



Aspen Ridge

Phase 1 Architectural Controls



ARCHITECTURAL CONTROLS

To enhance the street appeal of Aspen Ridge, Saskatoon Land has selected a variety of architectural controls aimed at creating an aesthetically pleasing streetscape and encouraging a variety of different exterior building materials.

The architectural controls selected by Saskatoon Land are an integral component in strengthening neighbourhood streetscapes and fostering diversity amongst housing choices, creating a warm and inviting environment.

INDEX

3	Architectural Controls by Lot Type
3	Standard Lot - Attached Garage
4	Executive Walk-Out Basement Lot - Attached Garage
5	Laned Lot - Detached Garage
6	Highly Visible Lots
7	Exterior Building Material Requirements
8	Exterior Building Material Requirements - Highly Visible Lots
9	Garage Placement
10	Architecturally Significant Garage Doors
11	Attached Garage Integration
12	Columns and Entry Features
13	Roof Pitch
14	General Design Considerations - All Lot Types
15	Building Permit Application - Plan Submittal Requirements



ARCHITECTURAL CONTROLS BY LOT TYPE

Phase 1 of Aspen Ridge features three lot types, Standard Lot Attached Garage, Executive Walk-Out Basement Lot Attached Garage and Laned Lot Detached Garage. The architectural controls for each type are noted below:

Standard Lot - Attached Garage

a) No dwelling shall be constructed on any of the lots which has an above grade floor area (excluding attached decks, patios and garages) less than:

- i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling.
- ii. 1,200 square feet in the case of a two-storey dwelling.

Standard Lot Attached Garage

- Lots 1 to 15, Block 701;
- Lots 1 to 13, Block 702;
- Lots 1 to 10, Block 703;
- Lots 16 to 28, Block 705;
- Lots 1 to 14, Block 706.

b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long.

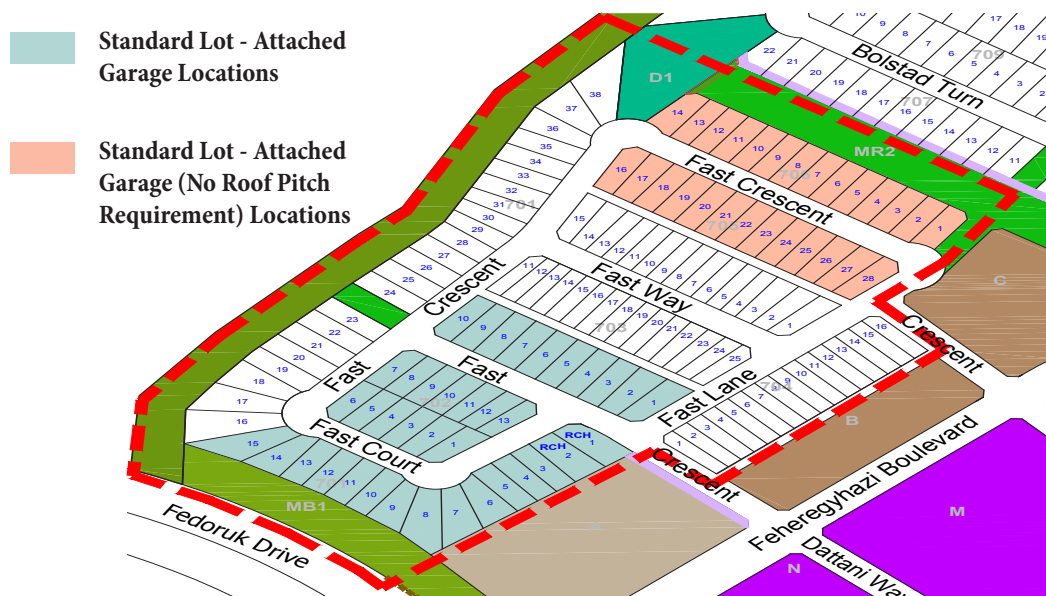
c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.

No roof pitch requirement exists for Lots 16 to 28, Block 705 and Lots 1 to 14, Block 706.

d) Attached garages shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.

e) All attached garages require architecturally significant garage doors consistent with the architectural style of the dwelling.

f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.



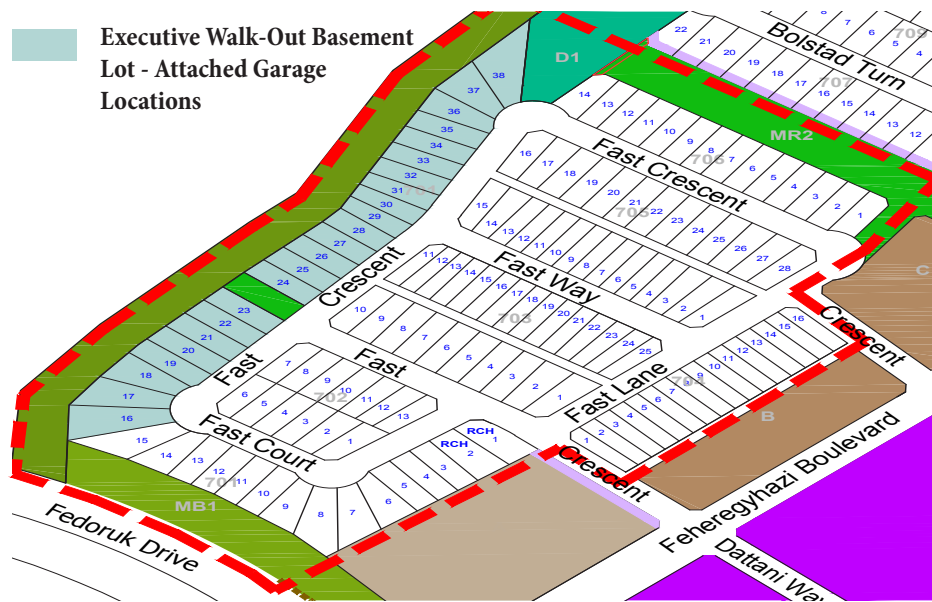


Executive Walk-Out Basement Lot - Attached Garage

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
- 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling.
 - 1,500 square feet in the case of a two-storey dwelling.
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long.
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.
- d) Attached garages shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.
- e) All attached garages require architecturally significant garage doors consistent with the architectural style of the dwelling.
- f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area. **No vinyl siding shall be permitted on any building elevation.**
- g) All dwellings shall be constructed with direct access from the basement level to the backyard (walk-out units).

Executive Walk-Out Basement
Lot - Attached Garage

- Lots 16 to 38, Block 701





Laned Lot - Detached Garage

a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:

- i. 1,000 square feet in the case of a bungalow or bi-level.
- ii. 1,200 square feet in the case of a two-storey dwelling.

b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted.

c) All dwellings shall be constructed with an architecturally significant entry feature which may include a covered veranda, a covered entry feature or a modern contemporary interpretation of a pergola. In the event that columns are used, column styles should be consistent with the overall architectural style of the dwelling.

d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.

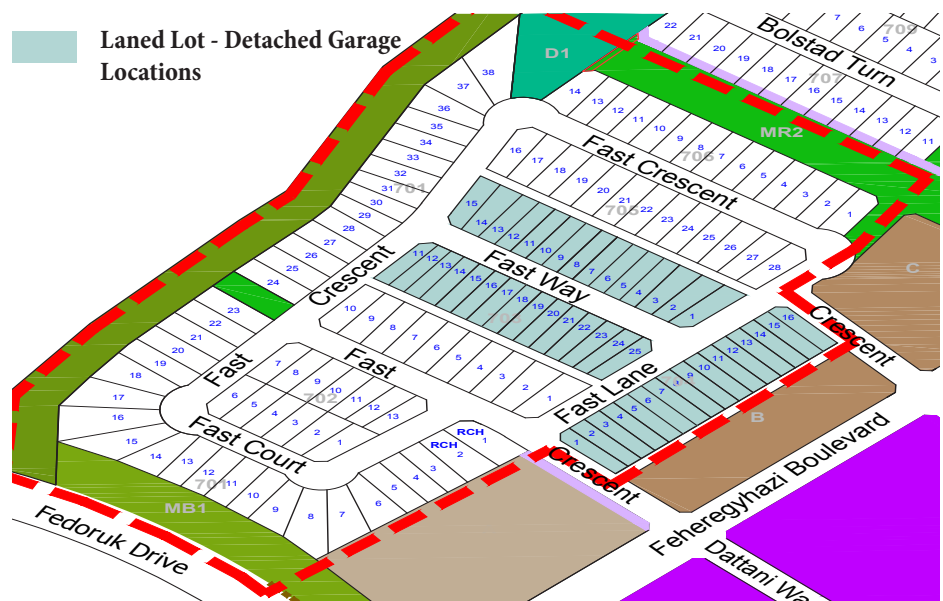
e) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the rear property line.

Please be advised that, as per the National Building Code (NBC), foundations for detached garages 55 square metres and larger must be designed by a design professional (engineer or architect) licensed to consult in the Province of Saskatchewan. The sealed design must be accompanied with a Letter of Commitment for field review.

f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

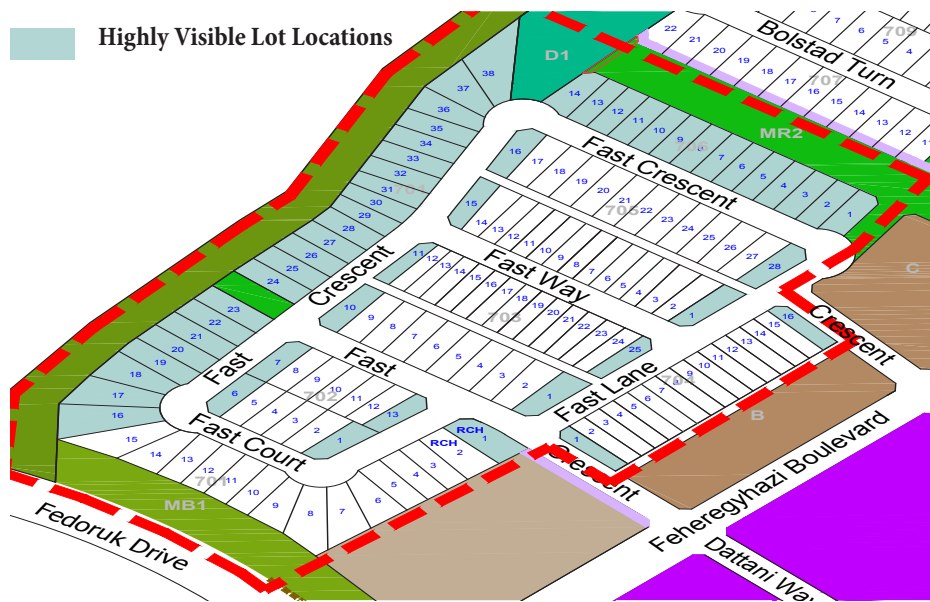
Narrow Lots - Detached Garage

- Lots 11 to 25, Block 703;
- Lots 1 to 16, Block 704; and
- Lots 1 to 15, Block 705



b) Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires the placement of windows and/or a door that occupy no less than five percent of the area of the subject building elevation.

- Lots 1, 16 to 38, Block 701;
- Lots 1, 6, 7, and 13, Block 702;
- Lots 1, 10, 11, and 25, Block 703;
- Lots 1 and 16, Block 704;
- Lots 1, 15, 16 and 28, Block 705;
- Lots 1 to 14, Block 706





EXTERIOR BUILDING MATERIAL REQUIREMENTS

Standard Attached Garage Lots and Laned Detached Garage Lots

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

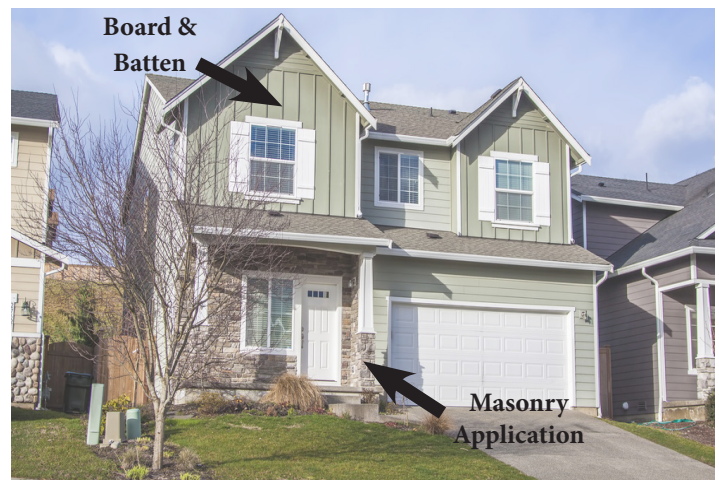
Executive Walk-out Basement Lots

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area. No vinyl siding is permitted on any building elevation.

Note: Material types and areas must be clearly identified on the drawings submitted in support of your Building Permit Application. Failure to do so may result in delays to the approval of your Building Permit Application.



This home utilizes cedar shakes along the roof line and stone accent features near the garage edges, with the balance of the facade consisting of cement fiber siding.



This home features board and batten siding along the dormers, stone accents along the veranda columns, with the balance of the front facade consisting of cement fiber siding.

- Trim features will not be counted as a material. In order to be included towards the required material amount, the material must be visible from the front street. Material wrapped around a column or architectural feature, facing a side or rear yard will not count towards the required material total.
- The materials being used need to be distinctly different and discernible from each other. Contrast with the trim materials and exterior building materials being used is also encouraged.



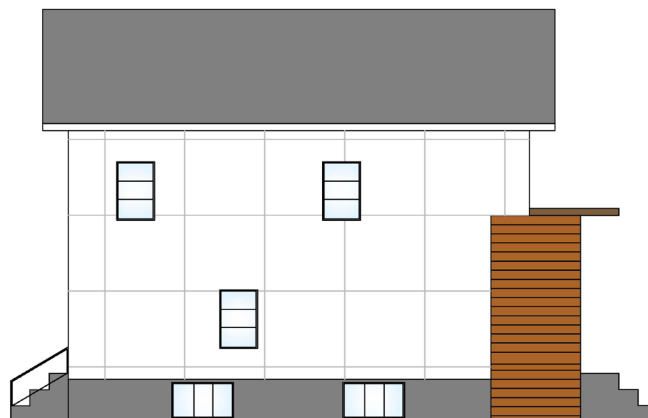
EXTERIOR BUILDING MATERIAL REQUIREMENTS HIGHLY VISIBLE LOTS - PARK & STREET FLANKING ELEVATIONS

Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires a secondary exterior building material no less than 40 square feet in area.

Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires the placement of windows and/or a door that occupy no less than five percent of the area of the subject building elevation. Illustrations of building facade requirements are shown below.



50 square feet of a cedar accent material is provided along the rear elevation of the dwelling which faces a linear park. The rear elevation has an area of 1,100 square feet, requiring the placement of a minimum of 55 square feet of window and/or door area. In this example, 124 square feet of window and door area has been provided.



80 square feet of cedar plank is provided along the side building elevation which faces the flanking street. The side elevation facing the flanking street has an area of 840 square feet, requiring the placement of a minimum of 42 square feet of window and/or door area. Five windows are provided resulting in a total window area of 75 square feet.



GARAGE PLACEMENT

For lots requiring an attached garage, one further requirement will also apply to all of the lots that indicates which side of the lot the garage must be placed.

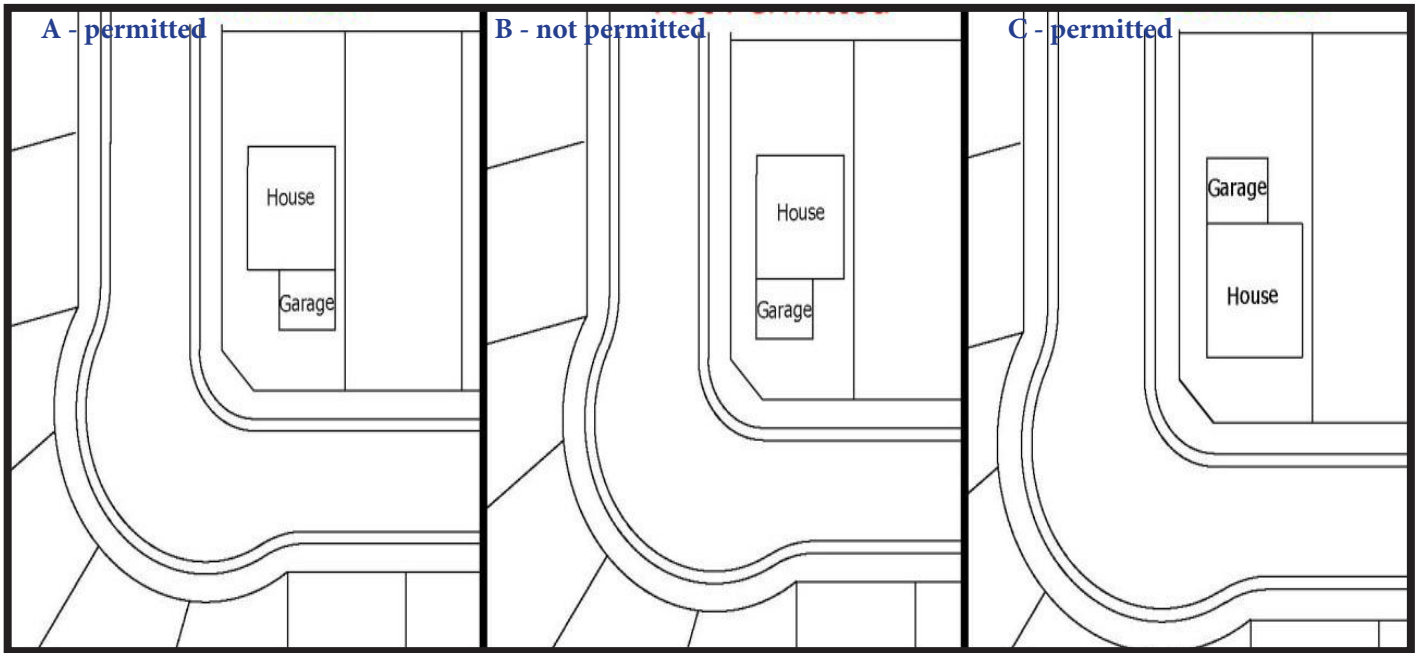
Garage sides on a given block are paired together against a common property line in order to provide a better streetscape appearance.

Corner Lots

For corner attached garage lots, the garage must be located on the side of the property that is furthest from the intersection.

Figure 1 demonstrates the permitted options (A & C) for the placement of an attached garage on a corner lot, attached to the front of the house furthest from the street corner or at attached to the rear of the house.

Figure 1 - Corner Lot Garage Placement





ARCHITECTURALLY SIGNIFICANT GARAGE DOORS

The street appeal of a home contributes to the general appeal of any residential area. Garage doors make up a significant portion of the facade of any attached garage home. Any home with a front or rear attached garage requires garage door styles that complement the home's exterior. The garage door must include some architectural features. Examples of garage door types, design elements and corresponding architectural styles are outlined below:

- Coped edges;
- Decorative glass;
- Designed inserts;
- Wide trim pieces;
- Natural woods; and
- Aluminum and Glass.

Garage door supplier and model information must be submitted along with your building permit application. Garage doors will be reviewed and approved



Aluminum composite garage door, suitable for modern contemporary architectural style.



Aluminum composite garage door with left side window placements suitable for modern contemporary architectural style.



Craftsman style garage door featuring wide trim pieces and decorative glass windows.



Garage door with dark finish and copied edges, suitable for traditional architectural style.



ATTACHED GARAGE INTEGRATION

For lots which require an attached garage, the attached garage shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.

Examples showing acceptable garage projections are illustrated below.



The attached garage projects 2.0 metres from the second storey of the dwelling.



The attached garage projects 2.4 metres from the second storey of the dwelling.



The attached garage projects 2.4 metres from the second storey bonus room.



COLUMNS & ENTRY FEATURES

For lots which require an architecturally significant entry feature, features should be consistent with the overall architectural style of the dwelling.

This may include the use of covered verandas, modern contemporary interpretations of pergolas or covered entry features.

In the event that columns are used, column styles should be consistent with the overall architectural style of the dwelling. This might include the use of wide-based, tapered columns with stone detailing at the column base for craftsman style homes, cedar clad columns for modern contemporary style homes, or columns with masonry cladding along the full length of the column for traditional style homes.



Modern interpretation of a pergola entry.



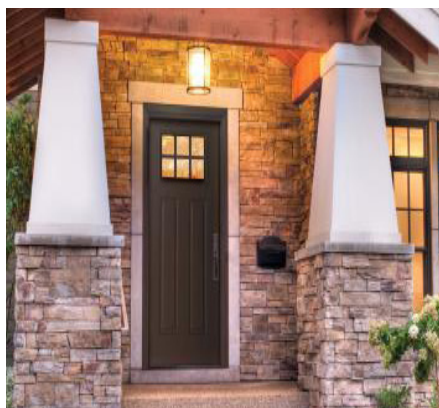
Covered entry feature, with supporting column.



Covered entry feature, with supporting column.



Covered veranda with substantial columns.



Wide-based, tapered columns, with stone detailing.



Wide-based columns, with stone detailing.



ROOF PITCH

The roof of the principal dwelling shall have a minimum 6-in-12 pitch except in instances where it can be demonstrated that a lesser sloped pitch contributes towards a consistent architectural style or enhanced level of street appeal.

Approval of roof pitches less than 6-in-12 will be at the discretion of Saskatoon Land. Some examples that outline the acceptable use of roof pitches less than 6-in-12 are identified below.



The use of a low-pitched gabled roof for a craftsman style home.



The use of a flat roof or low-sloped roof in a modern contemporary style home.



The use of a low-pitched hip roof, with wide overhanging eaves in a prairie style home.



GENERAL DESIGN CONSIDERATIONS - ALL LOT TYPES

Massing and Relief

All building volumes must incorporate intermittent variations in plan and elevation to encourage shadow lines on facades and visible elevations which will enhance the streetscape by introducing interesting architecture. This includes all building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.



Repetition

The same elevations should not be repeated on adjacent properties or directly across the street. For adjacent properties a change in architectural detailing is required.

Examples of acceptable changes are, but not limited to, the following: roof and dormer orientation and slope, front attached garage roof style or orientation, the size and location of windows and doors, colours and finish materials.



Front Door Placement

It is strongly encouraged that the front door of a dwelling be highly visible on the front facade by directly facing the fronting street.

If the door does not face the street, architectural elements such as foyer windows, additional accent materials or other architectural elements must be added to enhance the house entrance.





BUILDING PERMIT APPLICATION - PLAN SUBMITTAL REQUIREMENTS

As a summary to the requirements outlined in this document, please ensure the following information is included in your Building Permit Application:

Standard Lot Attached Garage & Executive Walk-Out Basement Lot Attached Garage Types

- Exterior building material types and areas along the front facade of the dwelling;
- For highly visible lots, exterior building material areas, and window and door areas for building elevations that flank a street or face a park; and
- Garage door supplier and model information.

Laned Lot Detached Garage

- Exterior building material types and areas along the front facade of the dwelling; and
- For highly visible lots, exterior building material areas, and window and door areas for building elevations that flank a street or face a park.

Failure to include this information may result in delays in the processing of your building permit application. Building permit applications must be submitted to the Building Standards Division.

Interpretation and application of the Aspen Ridge Architectural Controls are at the sole discretion of Saskatoon Land. Saskatoon Land's decision is final. Failure to comply with these controls may result in removal from Saskatoon Land's eligible contractor list.

For any questions on the requirements and guidelines included in this document, please contact Saskatoon Land at (306) - 975 - 3278 or by email at land@saskatoon.ca

