

Open Market Sale Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Application Deadline: 2:00 p.m. C.S.T., on Wednesday, June 7, 2017

PROPERTY REQUESTED

Lot Grouping #	
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

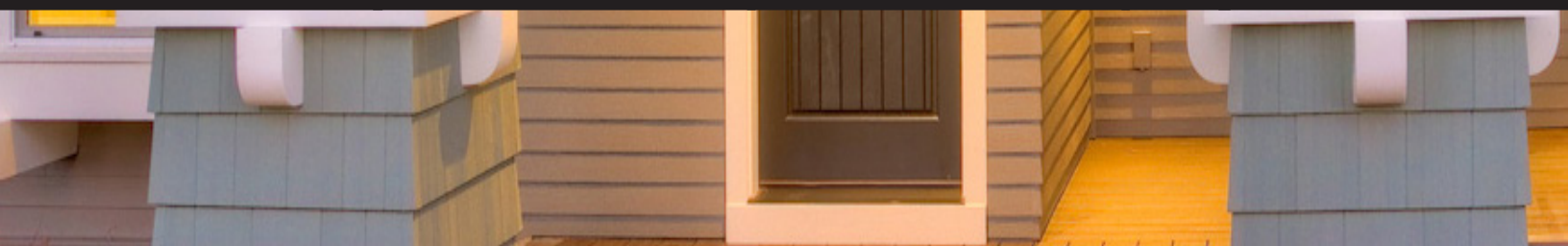
Name & Firm	
Phone #	
Fx #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.



CRAFTSMAN SERIES

KENSINGTON NEIGHBOURHOOD



KENSINGTON CRAFTSMAN
ARCHITECTURAL GUIDELINES
MARCH 2017



City of
Saskatoon
Saskatoon Land

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Introduction

The primary objective of these guidelines is to establish a consistent Craftsman architectural theme for the Bentley Manor, Bentley Court and Kensington Road areas in the Kensington neighbourhood.

Craftsman homes are typically characterized by low-pitched gabled roofs, broad eaves, exposed beams and accents, dormers, front porches, the use of natural materials and more. Everything about the exterior design of a Craftsman home expresses an attractive streetscape.

These guidelines provide a summary of key design elements builders must consider in their home designs. Homes within this phase do not have to incorporate every item listed in this document, however, house plans must demonstrate a substantial consistency with the spirit and intent of this document.



Entry Features

Architecturally significant entry features should be provided on the front elevation, including partial or full verandas, tapered columns, overhangs and broad eaves.



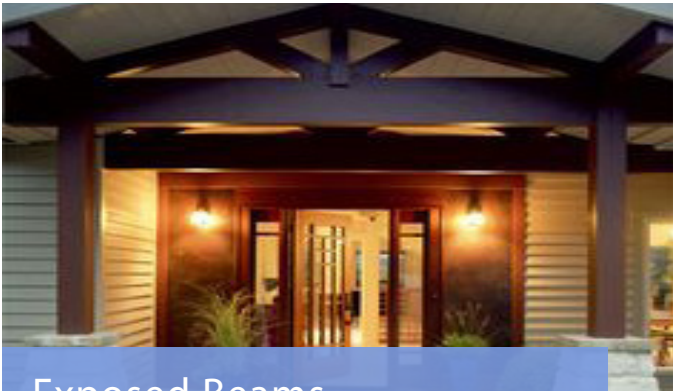
Tapered Columns

Wide based, tapered columns.



Front Doors

Partially paned front doors, with glass panels in the upper third of door, separated from the bottom paneled portion by thick trim.



Exposed Beams

Entry way columns supporting exposed overhead beams or supports.

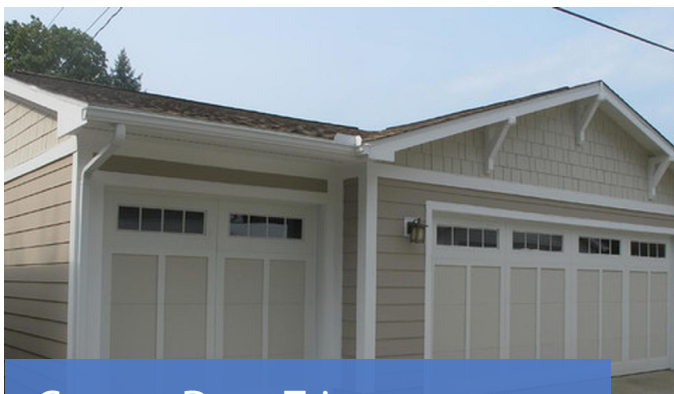


Verandas

Verandas which span a significant portion of the length of the front elevation.

Garage Doors

Overhead garage doors must utilize one of the styles as illustrated, appropriate to the design of the house. On attached garage lots, garage doors comprise a significant portion of the front elevation. As a result, a Craftsman style garage door is a mandatory design element.



Garage Door Trim

Garage doors with wide bands of trim, and windows on the upper portion of the door.

Insets

Garage Doors with insets with or without upper and lower sashes separated by muntin bars.

Exterior Materials & Colour

Craftsman style homes should be finished in siding, shakes or stone/brick. More than one dominant finish must be used on any elevation visible from a street or public space, installed in layers separated by a wide horizontally installed trim board.

Colours suited to the Craftsman style include deep earth tones and historic colours accented by heavy white trims.



Trim Separation

Cement fibre siding and cedar shakes separated by wide trim board.



Brick or Stone Accents

The use of brick or stone cladding on facade accents, including at the base of a tapered column.

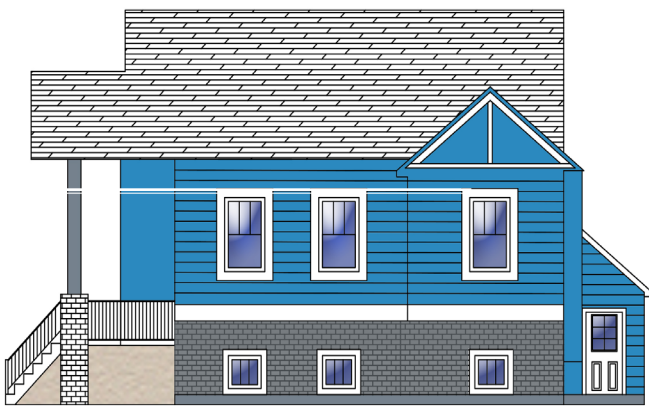


Board and Batten

The use of board and batten siding or shakes along roof gables.

Highly Visible Treatments

Homes on corner lots require additional design considerations. Street or park flanking side elevations on corner lots must have full front elevation treatment in terms of window placement and architectural detailing consistent with the front elevation.



Appropriate

Side street flanking elevation utilizes Hardie board siding, stone accents, wide trim, varying roof-line, bump-outs and exposed beams. In this case, side elevation detailing is consistent with what is expected along a front elevation.



Inappropriate

Side street flanking elevation primarily consists of Hardie board siding and a long wall, with minimal interruption in plane and one solid roof-line.

Roof Slope & Treatments

Craftsman designs should incorporate moderately pitched (front, side or cross) gabled roofs with wide overhangs and design treatments to facilitate a high quality built form.



Dormers

Dormers help to articulate the facade of a given elevation. The undulating roof shape enabled through the use of dormers helps break up long, straight sections of wall or roof areas.



Roof Pitch

Front and side gables at a 5/12 roof pitch.

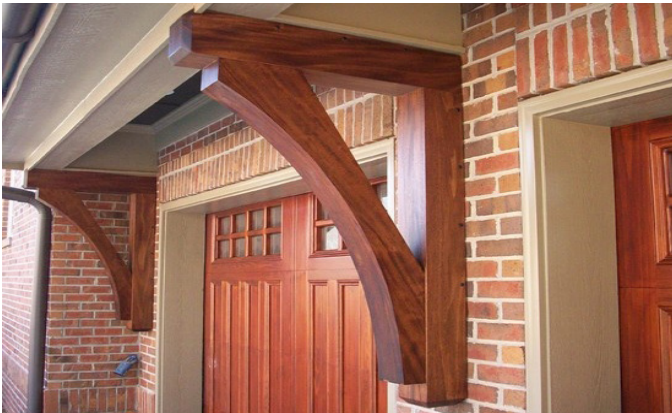


Multiple Lines of Integrated Roof Forms

Craftsman roofs should be made up of several integrated roof forms to reduce the overall mass of the home, while establishing visual interest.

Architectural Treatments

Various architectural treatments that complement the overall house design and add visual interest to the facade should be incorporated including, angle braces, rafter tails, exposed beams, broad eaves, etc.



Angle Braces

The use of decorative angle braces supporting canopy structure.



Exposed Rafter Tails

The use of open eaves or exposed rafter tails to increase visual interest and curb appeal.



Exposed Beams

The use of exposed beams above windows or below deep roof eaves.

Windows & Trim

Windows should utilize one of the styles as illustrated, appropriate to the design of the house, with the incorporation of wide trim.



Grills (both sashes)

Vertical orientation with grills in upper and lower window sashes.



Grills (top sash)

Vertical orientation with grills in the top sash only.



Trim

The use a wide trim around all windows of a colour easily discernible from the colour of the exterior materials.

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.

Plan Approval Process



Saskatoon Land's approval of building plans is required prior to the submission of a Building Permit Application. Builders are encouraged to meet with Saskatoon Land during the design stage to avoid potential delays.

The following information must be submitted to Saskatoon Land prior to the submission of a Building Permit Application:

- Completed application form;
- One hard or digital copy of the working drawings, including site plan, floor plan, and building elevations. All exterior building materials must be identified on the plans.

To avoid delays, application forms and building plans should be submitted to Saskatoon Land well in advance of applying for a building permit. Incomplete submissions will be returned without review. Plans will be reviewed for adherence to the guidelines.

Saskatoon Land may conduct meetings with applicants to discuss any significant revisions. Plans submitted will be reviewed by Saskatoon Land's Design Review Committee (DRC) to ensure that proposed plans meet the intent of these guidelines.

Upon approval of the drawing set, Saskatoon Land will issue an approval letter to the applicant. Following this, builders may apply for their respective building permit. At the building permit stage, Saskatoon Land will review the building permit drawings to ensure they are substantially consistent with the plans submitted during the review process.

Upon construction completion, Saskatoon Land will inspect the project to ensure it is in substantial accordance with the approved plans. Builders/homeowners will be responsible for correcting any deficiencies to building elevations which deviate from the approved building permit plans.

CRAFTSMAN SERIES

KENSINGTON NEIGHBOURHOOD



City of
Saskatoon
Saskatoon Land

For more information, contact Saskatoon Land at 306-975-3278.
saskatoonland.ca

ARCHITECTURAL REVIEW FORM

saskatoon land



201 3rd Ave N, Saskatoon, SK S7K 2H7
Tel. 306 975 3278

land@saskatoon.ca
saskatoonland.com

CONTACT INFORMATION



APPLICABILITY

Approval of this form is required prior to Building Permit submission in Saskatoon Land's development areas in the following neighbourhoods:

ASPEN RIDGE
EVERGREEN
KENSINGTON
PARKRIDGE

BUILDER _____
CONTACT PERSON _____
TELEPHONE _____
EMAIL _____
DRAFTSPERSON _____
EMAIL _____
(IF APPLICABLE)

LOT DETAILS

LOT _____ BLOCK _____
PLAN NO. _____
CIVIC ADDRESS _____

HOUSE SIZE & FORM

SQ. FT. (ABOVE GRADE) _____
excluding garage area, attached decks, patios

HOUSE TYPE _____
(i.e.two-storey, bungalow, bi-level)

ATTACHED GARAGE _____
interior dimensions

DETACHED GARAGE _____
pad dimensions

PRIMARY ROOF SLOPE _____

GARAGE SIDE _____
viewed when facing the home from the street

FRONT ELEVATION EXTERIOR MATERIALS

	MATERIAL TYPE	MANUFACTURER	SURFACE AREA (SQ.FT)	COLOUR
EXTERIOR MATERIAL 1	_____	_____	_____	_____
EXTERIOR MATERIAL 2	_____	_____	_____	_____
EXTERIOR MATERIAL 3 (if applicable)	_____	_____	_____	_____

Roof Shingles, door and window trim are not considered materials.

ARCHITECTURAL REVIEW FORM - PAGE 2

saskatoon land

HIGHLY VISIBLE LOTS

APPLICABILITY

This section applies to side elevations which face the street or public space and in the case of Aspen Ridge, rear elevations which face park space. Completion of this section is not required for Evergreen lots.

<input type="checkbox"/>	SIDE ELEVATION SURFACE AREA (SQ.FT.) _____	
<input type="checkbox"/>	SIDE ELEVATION MATERIAL 1 _____	AREA (SQ.FT.) _____
<input type="checkbox"/>	SIDE ELEVATION MATERIAL 2 _____	AREA (SQ.FT.) _____
<input type="checkbox"/>	SIDE ELEVATION WINDOW/DOOR AREA (SQ.FT.) _____	
<input type="checkbox"/>	*REAR ELEVATION MATERIAL 1 _____	AREA (SQ.FT.) _____
<input type="checkbox"/>	*REAR ELEVATION MATERIAL 2 _____	AREA (SQ.FT.) _____

* Required only for Aspen Ridge park/swale backing lots.

GARAGE DOOR INFORMATION

APPLICABILITY

This section applies only to attached garage lots in Aspen Ridge and Kensington's Bentley Manor Crastman area.

<input type="checkbox"/>	GARAGE DOOR PRODUCT NAME _____	GARAGE DOOR COLOUR _____
<input type="checkbox"/>	GARAGE DOOR MANUFACTURER _____	

REVIEW & APPROVAL



Saskatoon Land's approval of this form is required prior to the submission of any Building Permit Application. The approved Architectural Review Form must be submitted in conjunction with your Building Permit Application to the Building Standards Division. Failure to submit the form or submission of an incomplete form may delay the issuance of your Building Permit.



Saskatoon Land to complete this area:

APPROVED BY _____

Date _____