



3382 Glenwood Blvd. · Reminderville, Ohio 44202 - Municipal Building · Phone 330-562-1234 · Fax 330-562-9548

## ARCHITECTURAL BOARD OF REVIEW FILING AND PLAN PROCEDURES

The Architectural Board of Review board for the Village of Reminderville meets on the **fourth Monday** of each month at 7:00 p.m. in Council Chambers at the Village of Reminderville Municipal Center. Filing deadline is **two (2) weeks** prior to the meeting date. Any submissions after the filing deadline will not be heard. ***Applicants are required to be in attendance.***

**Applicable projects:** new construction (residential/nonresidential), additions, decks, docks, fences, and sheds all require ABR approval.

*Submission shall be as follows:*

1. Three (3) sets of construction quality drawings that will include:
  - a. Front, rear, and each side elevation
  - b. Foundation plan
  - c. Floor plan for each floor depicting outlets, switching, lighting, and smoke detectors
  - d. Cross section detail (a ¼" per foot scale is required for elevations, foundation, and floor plan)
  - e. Site plan
2. Five (5) copies of the topographical plan (new construction only)
3. Color photographs are required for each submission as follows:
  - a. Adjacent properties in single family developments
  - b. The area to be improved in the case of additions
4. Landscaping, site lighting, and signage (commercial construction only)
5. Material samples (brought to meeting)

**Any incomplete submissions will be deferred to the next meeting.**

Filing fees:

Residential

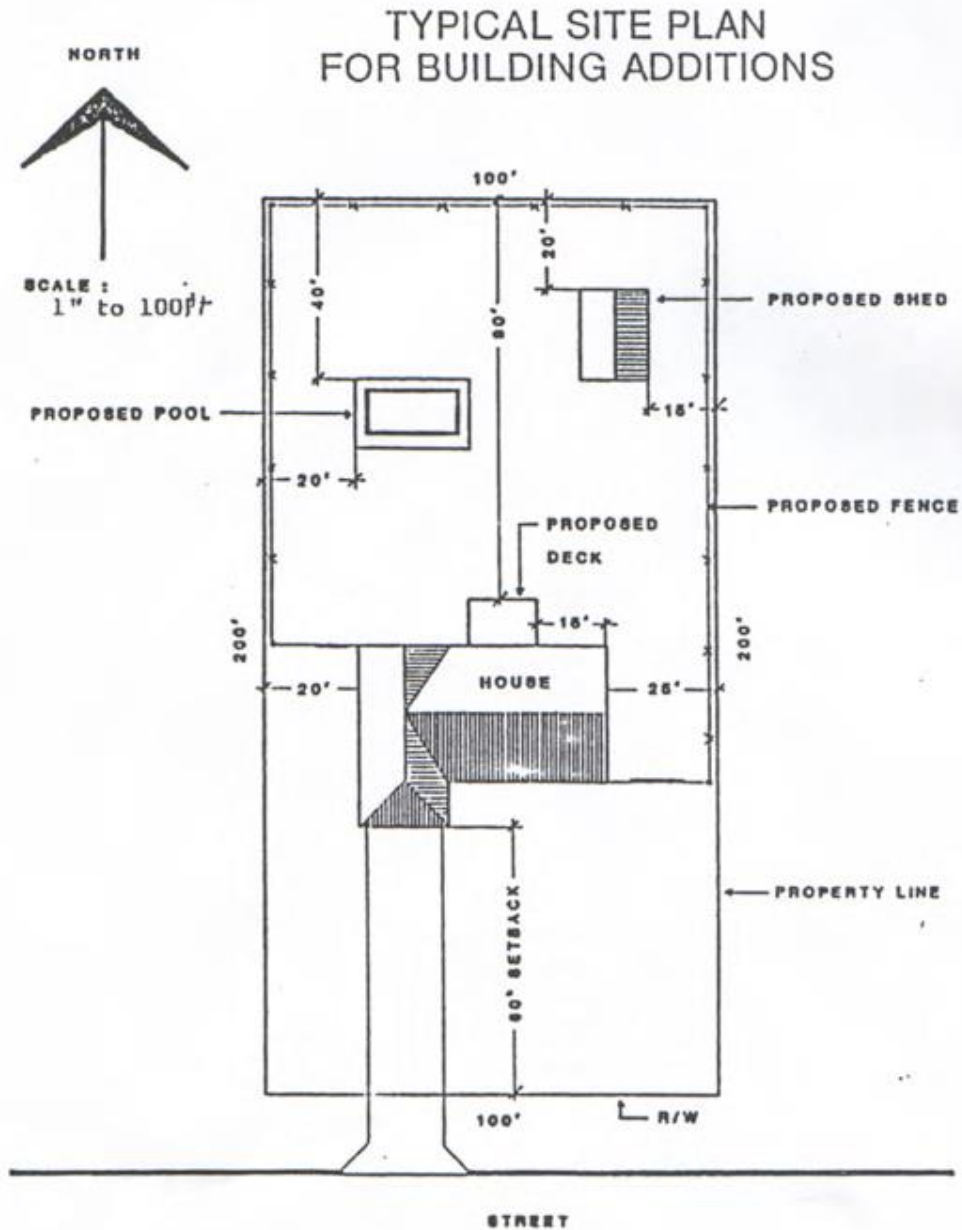
New single-family dwellings	\$100.00 each
Residential Code Plans Examination	\$100.00 each
Residential additions/alterations	\$ 30.00 each
Residential Code Plans Examination	\$ 25.00 each

Non-residential

Non-residential structures, signs	\$100.00 each
Non-residential Code Plans Examination	\$100.00 each

## Definition of Drawings

- 1) SITE PLAN - A site plan is required to show the following information:
- Location of all streets and proposed structures.
  - Setbacks of Structures - front, side and rear distances of structures from property lines.
  - Drainage Information - location of swales, sump pumps, yard drains.
  - Dimensions of lot and structures.

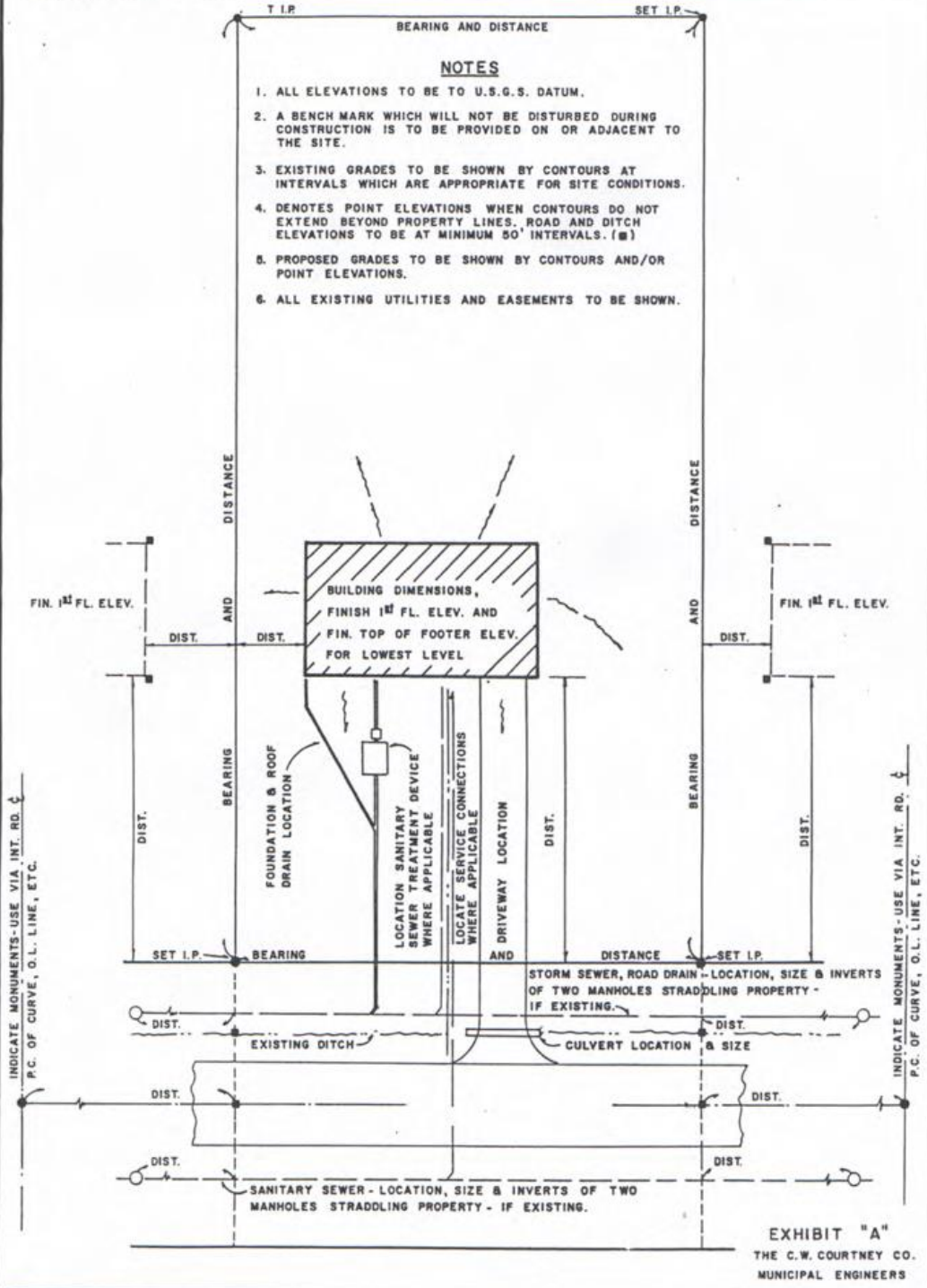


# SAMPLE TOPOGRAPHIC SURVEY & IMPROVEMENT PLAN

NAME OF OWNER \_\_\_\_\_  
 SUBLOT OR PERMANENT PARCEL NO. \_\_\_\_\_  
 NAME OF SUBDIVISION \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
 NAME OF BUILDER \_\_\_\_\_  
 PLAT PREPARED BY \_\_\_\_\_ ENGINEER - SURVEYOR REG. NO. \_\_\_\_\_  
 BUILDING PERMIT NO. \_\_\_\_\_

### NOTES

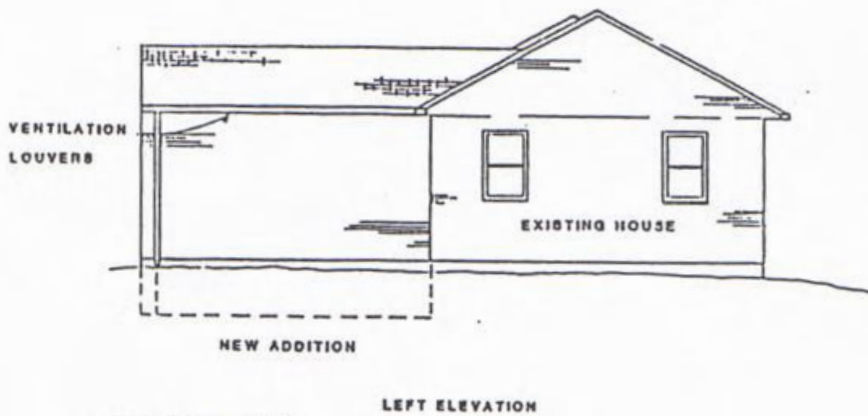
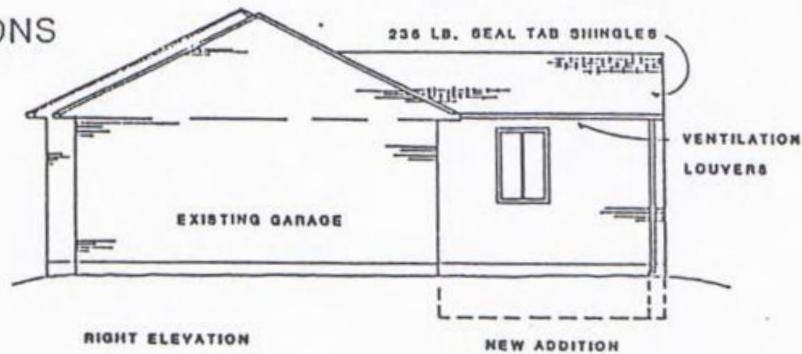
1. ALL ELEVATIONS TO BE TO U.S.G.S. DATUM.
2. A BENCH MARK WHICH WILL NOT BE DISTURBED DURING CONSTRUCTION IS TO BE PROVIDED ON OR ADJACENT TO THE SITE.
3. EXISTING GRADES TO BE SHOWN BY CONTOURS AT INTERVALS WHICH ARE APPROPRIATE FOR SITE CONDITIONS.
4. DENOTES POINT ELEVATIONS WHEN CONTOURS DO NOT EXTEND BEYOND PROPERTY LINES, ROAD AND DITCH ELEVATIONS TO BE AT MINIMUM 50' INTERVALS. (■)
5. PROPOSED GRADES TO BE SHOWN BY CONTOURS AND/OR POINT ELEVATIONS.
6. ALL EXISTING UTILITIES AND EASEMENTS TO BE SHOWN.



e) EXTERIOR ELEVATIONS - Elevations are drawn to show roughly what a building will look like when it is finished. The elevation drawings should show:

- Position and heights of windows, doors, and exterior vents.
- Position of roof slopes and overhangs.
- Type and color of exterior finish materials.
- Drawing should be drawn to scale.

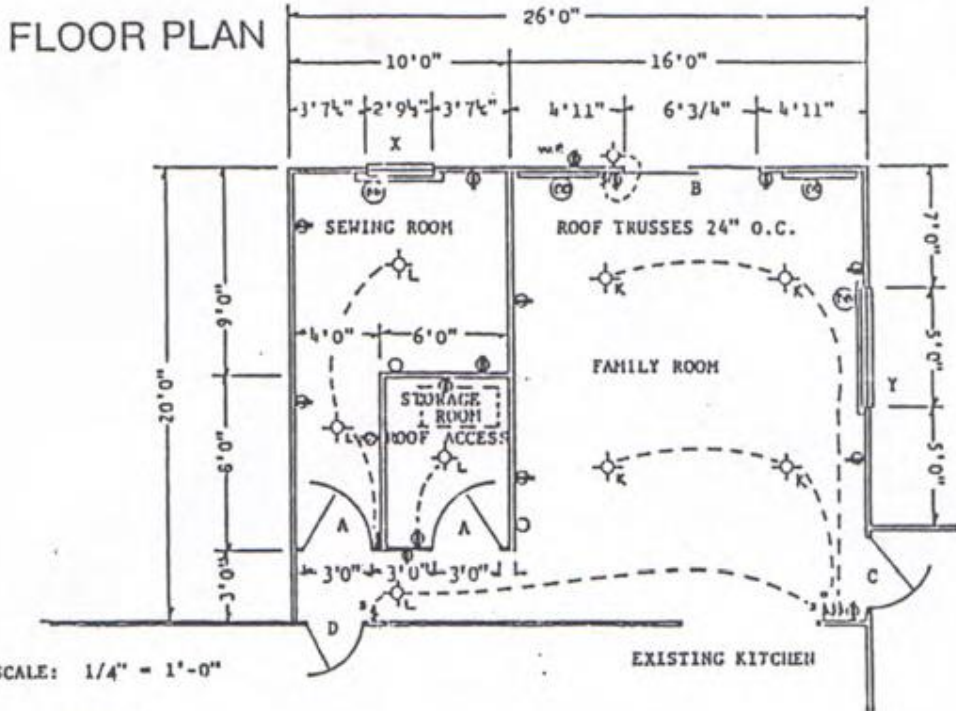
## ELEVATIONS



SCALE: 1/4" = 1'-0"

- c) CROSS SECTION - Section drawings literally slice through the building to show construction details. The drawings should show the following:
- How the wall frame connects to the foundation.
  - How walls connect to ceilings and the roof.
  - Roof slope -- Minimum 4/12 pitch.
  - Size of framing members (rafters, studs, joists).
  - Quality and type of materials used.

- d) FLOOR PLAN - The floor plan will show permanent or structural elements of your new construction, including the following:
- Dimensions and shape of rooms, walls, doors and windows.
  - Plumbing fixtures like bathtubs and toilets.
  - Electrical outlets and switches.
  - Closets and built-in counters.
  - Rooms should be labeled and plans must be drawn to scale.



**LEGEND**

- ⊕ 110 v. DUPLEX
- ⊕ 110 v. DUPLEX - WEATHERPROOF
- ⊕ POPUP LIGHT FIXTURE
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ SMOKE DETECTOR
- ⊕ SINGLE POLE SWITCH
- ⊕ THERMOSTAT
- ⊕ 3-WAY SWITCH
- ⊕ BASEBOARD HEATER
- ⊕ SWITCH W/DIMMER

**DOOR SCHEDULE**

MARK	QUANTITY	SIZE	TYPE	MATERIAL	NOTES:
A	2	1-3/8 x 36 x 6-1/8"	INT.	BIRCH	PREHUNG - HOLLOW
B	1	2 x 6-3/4 x 6-3/4"	EXT.	WOOD	ANDERSON DOUBLE INS.
C	1	1-3/4 x 36 x 6'	EXT.	SOLID CORE	FIRE-RATED
D	1	1-3/8 x 30 x 6'	EXT.	SOLID CORE	EXISTING

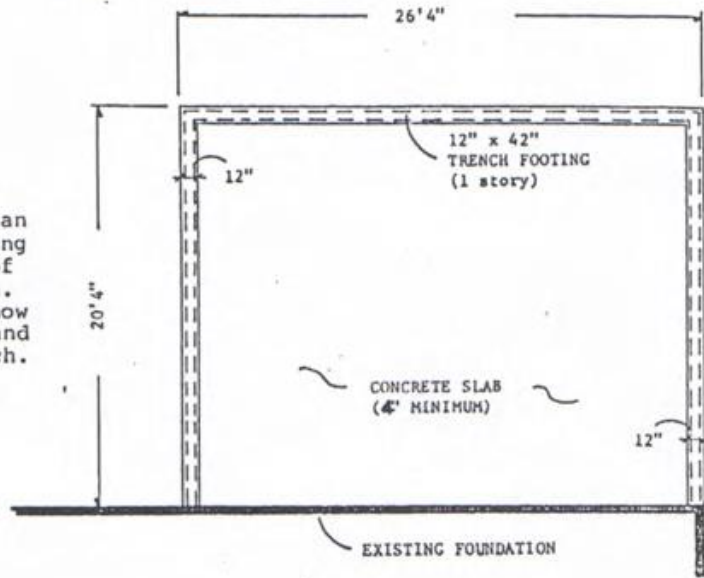
**WINDOW SCHEDULE**

MARK	QUANTITY	SIZE	TYPE - REMARKS
X	1	2-1/2 x 3-5/8"	DOUBLE INS. - CASEMENT - PELLA
Y	1	5-6" x 3-5/8"	DOUBLE INS. - CASEMENT - PELLA

# FOUNDATION PLAN

## b) FOUNDATION PLAN -

A foundation plan is required showing the dimensions of the footing trench. You will need to show the total length and width of the trench. This also must be drawn to scale.



NOTE: ALL FOOTINGS TO BEAR ON SOUND UNDISTURBED SOIL

SCALE: 1/8" = 1'-0"

# CROSS SECTION

