



3382 Glenwood Blvd. · Reminderville, Ohio 44202 · 330-562-1234 · www.Reminderville.com

GUIDELINES FOR NEW CONSTRUCTION & ADDITIONS

All new construction and addition projects must be approved for code by the Building Official, Engineering Department, and then submitted to the Architectural Board of Review. See ABR filing guidelines.

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, plumbing if applicable and smoke detectors
 - d. Cross section detail (a ¼" per foot scale is required for elevations, foundation, and floor plan)
 - e. Site plan shall indicate the size of the lot, length, and width and shall show all structures on the lot.
 - f. Grading plan
2. 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
3. Landscaping, site lighting, and signage (commercial construction only)
4. Material samples (brought to meeting)
5. Room additions shall include what room in the existing house will abut addition (code does not permit ingress into a bedroom from another bedroom).

The Residential Code of Ohio requires a smoke detector in each bedroom and on each level as well as a carbon monoxide alarm in the immediate vicinity of the sleeping area, but outside of the bedroom when there is work requiring a permit.

Any incomplete submissions will be deferred to the next meeting.

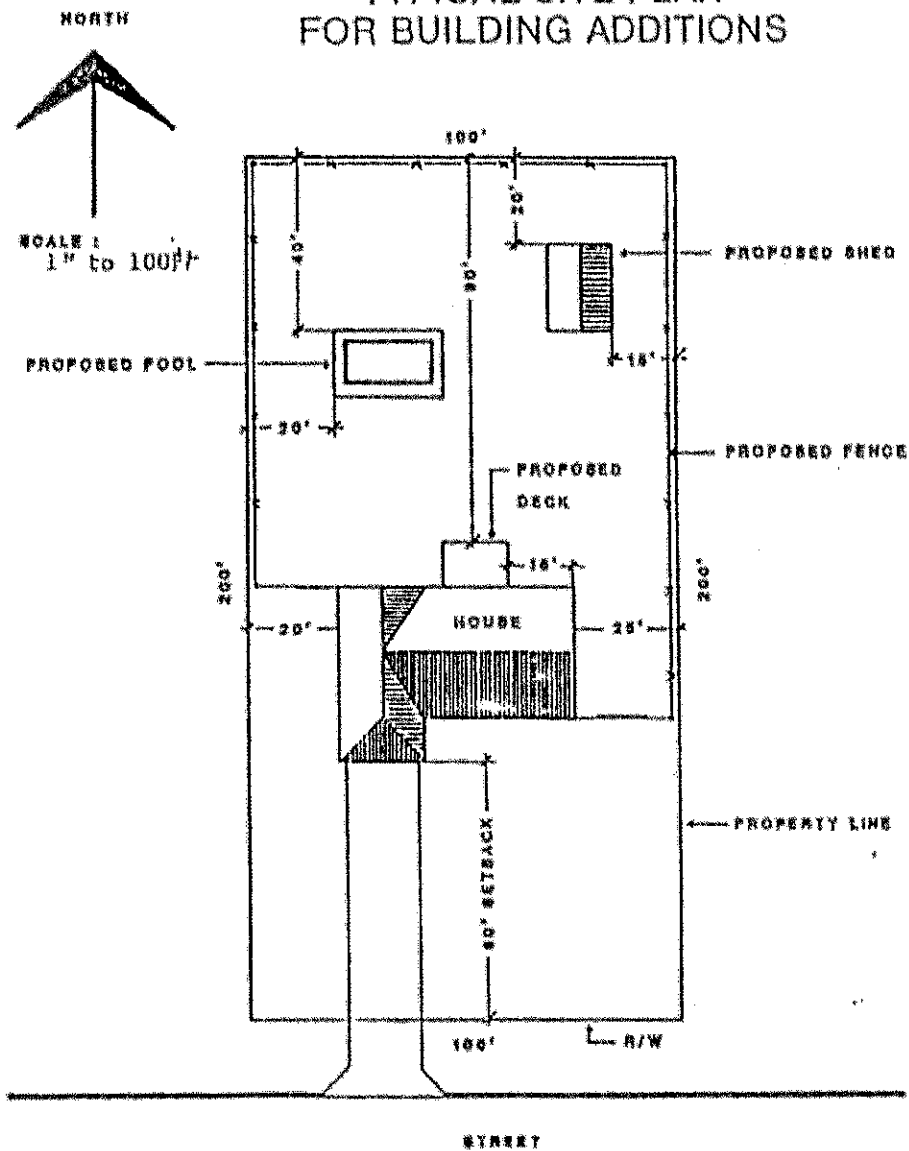
Please contact the homeowners' association to confirm approval before submitting plans to the City Building Department.

Definitions of Drawings on next pages.

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.

TYPICAL SITE PLAN FOR BUILDING ADDITIONS

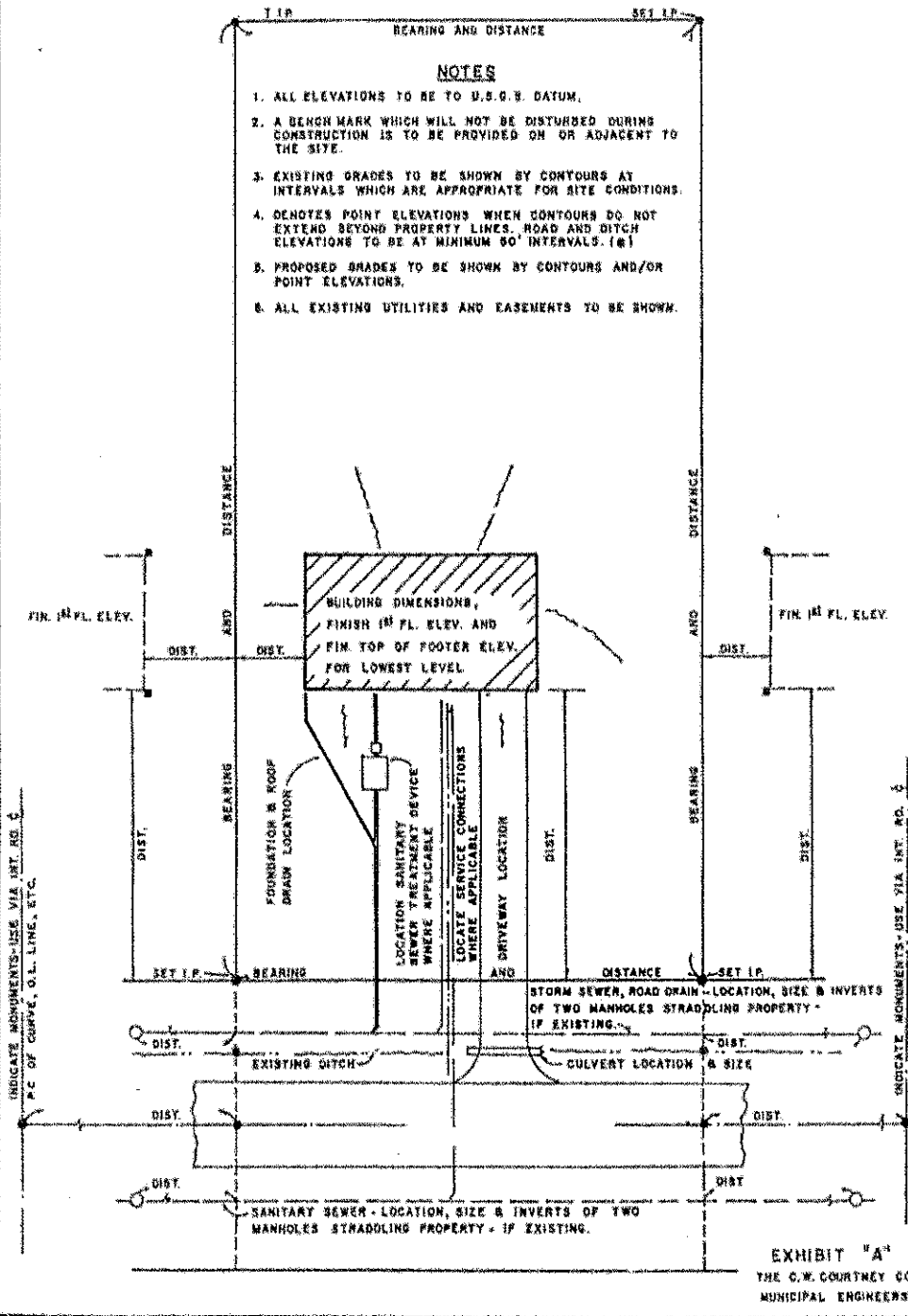


SAMPLE TOPOGRAPHIC SURVEY & IMPROVEMENT PLAN

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

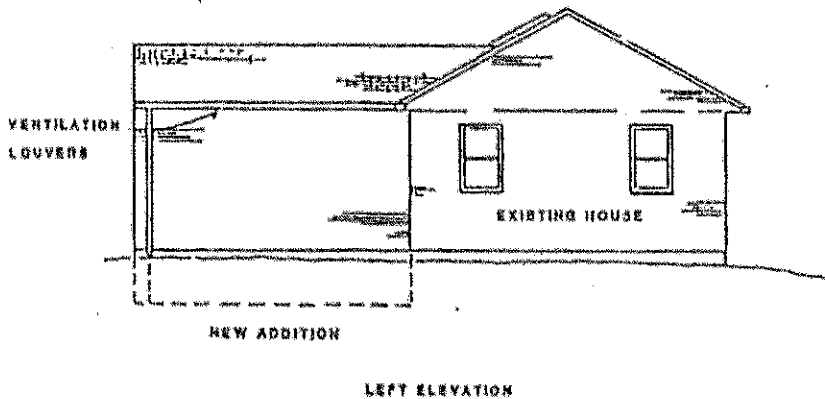
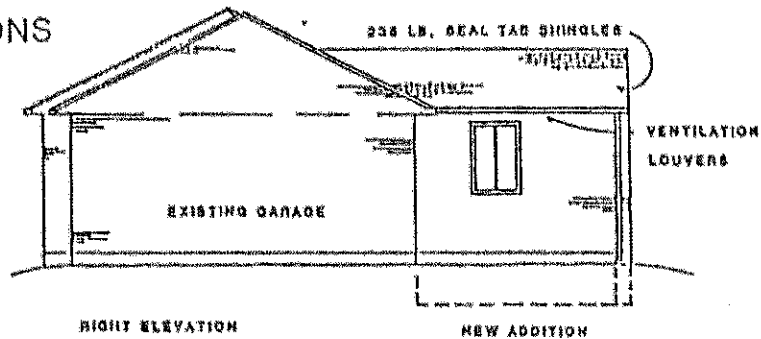
1. ALL ELEVATIONS TO BE TO U.S.G.S. DATUM.
2. A BENCH MARK WHICH WILL NOT BE DISTURBED DURING CONSTRUCTION IS TO BE PROVIDED ON OR ADJACENT TO THE SITE.
3. EXISTING GRADES TO BE SHOWN BY CONTOURS AT INTERVALS WHICH ARE APPROPRIATE FOR SITE CONDITIONS.
4. DENOTES POINT ELEVATIONS WHEN CONTOURS DO NOT EXTEND BEYOND PROPERTY LINES. ROAD AND DITCH ELEVATIONS TO BE AT MINIMUM 90' INTERVALS. (M)
5. PROPOSED GRADES TO BE SHOWN BY CONTOURS AND/OR POINT ELEVATIONS.
6. ALL EXISTING UTILITIES AND EASEMENTS TO BE SHOWN.



4) 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

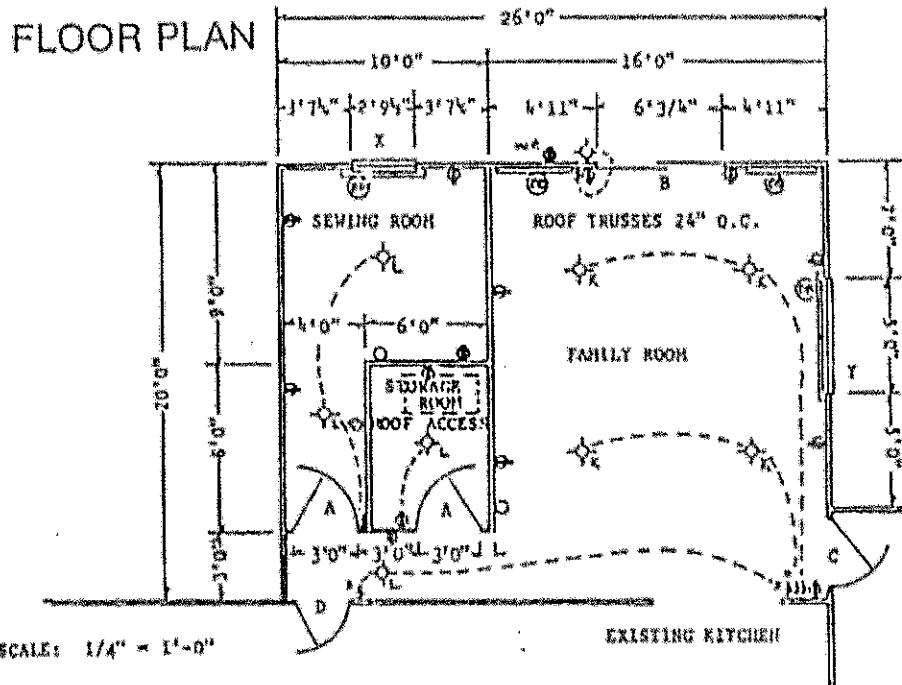


SCALE: 1/4" = 1'-0"

- 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
- ⊕ PORCELAIN 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 16 x 6-1/8"	INT.	BIRCH	PREHUNG - HOLLOW
B	1	2 x 6-3/4 x 6-3/4"	EXT.	WOOD	AMERSON DOUBLE INS.
C	1	1-3/4 x 16 x 6'	EXT.	SOLID CORE	FIRE-RATED
D	1	1-3/8 x 30 x 6'	EXT.	SOLID CORE	EXISTING

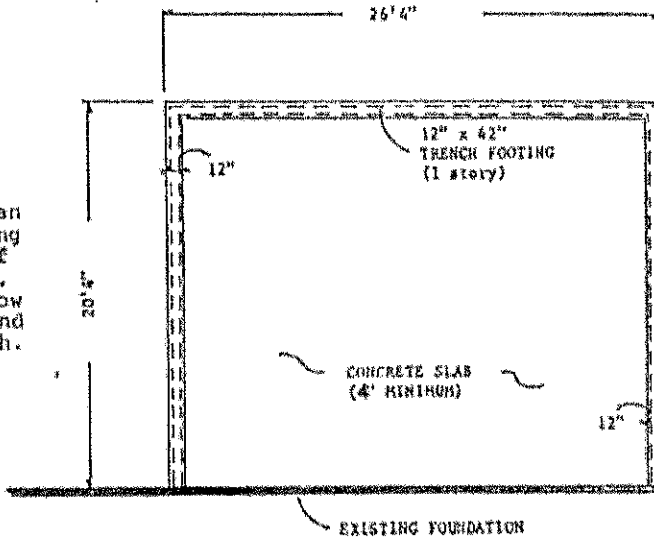
WINDOW SCHEDULE

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

