

## GREENWOOD VILLAGE NEW CONSTRUCTION REQUIREMENTS

New construction in Greenwood Village must conform to the requirements contained in the Architectural Control Committee for Existing Structures (ACCES) document entitled "Architectural Review Procedures and Rules."

To assist in designing architecturally acceptable new construction, the following is a list of requirements to be met. This list is intended to be a guide that provides rules specific to new construction. New construction must also comply with the rules and requirements of the Greenwood Village "Declaration of Covenants and Restrictions" and "ACCES Architectural Review Procedures and Rules", which are posted on the Greenwoodohio.org web site, as well as other requirements ACCES may impose.

1. No trees can be removed without ACCES approval.
2. Roofing – Must be asphalt shingles per ACCES Rules, Attachment 2a.
3. Roof pitch – minimum 6/12, maximum 12/12.
4. Exterior siding material – must be primarily wood, engineered wood or vinyl (brick/stone trim is acceptable).
5. Window styles – must be casement, horizontal slider or similar style, or double hung.
6. Foundation – above grade foundation must be covered with brick, stone or parging on concrete block. Exposed concrete block shall not be permitted.
7. Storm drain – rain water must be collected and deposited at a location approved by ACCES.
8. Shutters are acceptable.
9. Mutton bars in windows and doors are acceptable.
10. Driveways and sidewalks must be concrete, with control and/or expansion joints per customary design. Joint locations are to be noted on drawings.
11. Mailboxes must conform with the requirements of Attachment 5 of the ACCES Rules.
12. Exterior lighting must conform with the requirements of Paragraph III-M and Attachment 5 of the ACCES Rules.
13. Design of units must be architecturally similar to neighboring units.
14. Construction must be complete within one year of issuance of building permits.
15. ACCES to be advised of all owner approved change orders impacting prior ACCES approvals before work commences.

## SUBMISSION REQUIREMENTS:

### Initial Presentation: (to be attended by owners and builder)

1. Topographical survey which locates existing trees (including size), shows proposed storm drainage and erosion control, and locates house, driveways, decks, patios and similar structures relative to property lines and adjacent homes. Survey must include elevation of surrounding land, the new construction (finished first floor for new homes) and elevation of adjacent homes, streets, etc.
2. Building drawings are to show all exterior dimensions and specify all exterior materials of construction. Plans are also to include all final grading from new structure to all property lines, indicating any retaining walls, etc.
3. Exterior colors and styles of siding, trim, roofing, brick, or stone (if any) may be presented at this meeting or at a later date, but must be approved by ACCES a minimum of 2 weeks prior to construction.
4. Expected schedule indicating commencement and completion of construction.
5. Copy of Letter of Agreement signed and dated by the owners and builder.

Approval to proceed with construction will be subject to obtaining the required approvals and permits from the Sagamore Hills Zoning and the Summit County Building Departments.

### Subsequent Presentation: (Upon receipt and approval by ACCES all of the following, construction may commence.)

1. Final drawings.
2. Samples of exterior materials.
3. Location and storage site for building materials, including any temporary installations such as power, water, fencing, etc.
4. Identification of temporary access, if any.
5. Plan for disposal of surplus soil.
6. Detailed landscaping plan identifying types and sizes of plantings, screenings, treatment for high slope areas, plan for replacement of trees removed during construction, and topsoil installation of minimum three (3) inches of topsoil and seed, etc.
7. Mailbox plan.
8. Exterior light fixture specifications, including location, direction, and illustration of type and style.
9. Utilities plan.

Submit to ACCES when received:

1. Copy of Sagamore Hills Zoning Certificate.
2. Copy of Summit County Building Permit.
3. Copy of as-built drawings after construction.
4. Copy of Summit County Occupancy Permit.

Notes:

1. In order for the builder to proceed as promptly as possible with construction of the home, ACCES is willing to assemble to review the plans/specifications, etc., at a special meeting, given reasonable notice of a minimum of one (1) week, or at the regular monthly meeting. Please contact the GVCA Office at 330-467-7036 to make arrangements.
2. Final approval is contingent upon completion of all of the above items as well as any other item identified by ACCES.
3. ACCES reserves the right to conduct inspection during construction.
4. ACCES shall be copied on all submittals to the Sagamore Hills Zoning and Summit County Building Departments. ACCES shall copy Sagamore Hills Zoning and Summit County Building Departments on all ACCES approvals and disapprovals.
5. The requirement for neighbor signatures on Request for Approval forms for new construction may be waived upon request. However, ACCES shall notify the neighbors of the submittals. The neighbors are allowed to review the submittals at the GVCA office and attend meetings where the submittals are reviewed.
6. Per Sagamore Hills Township "Persons engaged in commercial enterprises, such as construction or remodeling, and/or private individuals working on their own homes, are not subject to the noise ordinance between the hours of 7:00 am and 9:00 pm."