

**Send 2 (two) sets of plans electronically to:**

Vista Pointe at River's Bend Architectural Review Board  
c/o SABO DESIGN ASSOCIATES  
550 Wards Corner Road Suite 201  
Loveland, OH 45140  
(513-683-1236) ([yj@saboda.net](mailto:yj@saboda.net))

Street Address \_\_\_\_\_

Lot Number \_\_\_\_\_

Date \_\_\_\_\_

**This Submission and ARB Fee For:**

- Architectural Design Approval
- Landscape Approval \$400.00 Total due upon submission
- Additions and Remodeling \$100.00 Total due upon submission
- Other – Fence, Deck, Pool, Basketball Hoop

Note: Please make remittance check to **SABO DESIGN ASSOCIATES** and mail to Sabo Design.

It is not the intent of these guidelines to review plans for structural integrity, like safety issues, code compliance or any technical applications, but only for design intent and character, consistent to the community.



**NEW HOME DESIGN REVIEW APPLICATION**

Application Submitted by: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: \_\_\_\_\_

Owner: \_\_\_\_\_

Builder: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

Landscape Architect/Designer: \_\_\_\_\_

**Building Program:** All house plans must bear an Architect or Residential Designer's name.

- Standard House Plan – show details of any variation from standard plans
- Custom/Architect Designed
- Other

**Finished Livable Square Footage (each level)**

First Level \_\_\_\_\_

Second Level \_\_\_\_\_

Lower Level \_\_\_\_\_

Attic/Bonus \_\_\_\_\_

Total \_\_\_\_\_

This Design Review Application shall be submitted for both Preliminary Design Review and for Final Design Review. This application serves (1) as a checklist to help in the consideration of the many decisions that will affect the design of your home at Vista Pointe at River's Bend and (2) to provide the ARB with the required basic data needed for proper understanding. This application is to be used in conjunction with the Vista Pointe at River's Bend Design Guidelines.

## Design Data

The following items must be considered in the preparation of the above document. Check off all items that have been implemented into your design.

### 1. Site Design

A. Lot Type (Check all that apply)

- Open  Level  
 Wooded  Sloping

B. Driveway

- Straight in from street (not preferred)  
 Curve in from street  Passes main entrance

C. Home Orientation

Private areas have been coordinated with neighboring lots:  yes  no

Home is oriented:

- Parallel to street  
 At an angle to street  
 Home is set on site so that it does not "line-up" directly with others

Garage Orientation:  Right  Left  Courtyard

D. Site Qualities

Indicate on site plan or grading plan:

- Trees to be removed – area  
 Areas to be preserved (no debris to be placed in ravines)  
 Views to be used (indicate direction with arrow)  
 Existing rainwater drainage pattern noted  
 Rainwater control during and after construction  
 Side and backyard grade differentials have been coordinated with neighboring lots  
 Downspout drainage lines located

### 2. Home Design

A. Type of Home

- One story  One and one-half story  
 Two story  Other – Describe \_\_\_\_\_  
\_\_\_\_\_

B. Building Height and Form

Ridge line height above finish grade of the lot at the main entrance \_\_\_\_\_

Maximum ridge height allowed \_\_\_\_\_

Did you include any wings or appendages to help your home "hug" the ground?

- yes  no

- C. Roof Form  
 Gable Roof  Other – Describe \_\_\_\_\_  
 Hip Roof \_\_\_\_\_

Roof Slope – Describe (10/12, etc.) \_\_\_\_\_

- D. Roof Features  
 Dormers  Other – Describe \_\_\_\_\_  
 Varying eave heights  
 Varying ridge heights \_\_\_\_\_

Roof fans, vents and flashing (except copper) will be painted to match roof.

- E. Exterior Walls  
 All exterior walls same material  
 Exterior walls combine different materials (brick, wood, etc.). Show transition detail with elevations; corner board, edge board, etc.

Special details (Indicate on elevations)  
 Bay Windows  Balconies/Railings  Skylights  
 Other – Describe \_\_\_\_\_

- F. Windows  
 Manufacturer \_\_\_\_\_ Trim Color \_\_\_\_\_  
 Type:  
 Casement  Wood  Other \_\_\_\_\_  
 Horizontal sliding  Wood  Other \_\_\_\_\_  
 Double Hung  Wood  Other \_\_\_\_\_  
 Fixed  Wood  Other \_\_\_\_\_

Same window type used on all sides of home?  Yes  No

Are you using divided light or grill?  Yes  No  
 Built-in  Clip-in

Are you using storm windows?  Yes  No  
 Wood  Color-coated metal

Are you using shutters?  Yes  No

If using shutters, is your home authentic period design?  Yes  No

Each shutter is proportioned to be one-half window width.

Are you using board trim around windows?  Yes  No

If yes, what size boards? \_\_\_\_\_

- G. Doors  
 Entrance Door  Stained  Painted  
 Other – Describe \_\_\_\_\_

Storm and/or Screen Door (type):  
 Wood  Stained  Painted  Color-coated metal

H. Garage Door

- Flush overhead       Stained       Painted       Natural Wood  
 Paneled overhead       Stained       Painted       Natural Wood  
 Wood siding covered       Stained       Painted       Natural Wood

Other – Describe \_\_\_\_\_

**3. Building Materials and Colors**

A. Roof Materials

- Handsplit shakes       Wood Shingles  
 Asphalt shingles – color, style and mfg. \_\_\_\_\_

- Slate  
 Tile  
 Gutters, Fascia and Rakeboards stained or painted to be complementary to roof color.

B. Exterior Sidewall Material

- Wood      Type \_\_\_\_\_  
 Stone      Type \_\_\_\_\_  
 Brick      Type \_\_\_\_\_  
 Other – Describe \_\_\_\_\_

C. Colors – Indicate color locations on elevations.

- Other colors
- Siding Color \_\_\_\_\_ Brick Mfg. \_\_\_\_\_ Color \_\_\_\_\_
- Trim Color \_\_\_\_\_ Roofing Mfg. \_\_\_\_\_ Color \_\_\_\_\_
- Accent Color \_\_\_\_\_

**4. Patios, Terraces, Decks, Etc. (Locate on Landscape Plan)**

- Patio – Materials \_\_\_\_\_ Color \_\_\_\_\_
- Decks – Materials \_\_\_\_\_ Color \_\_\_\_\_
- Swimming Pool – Size \_\_\_\_\_
- Trellis
- Basketball Backboard       Located behind front line of house

Trash cans and rubbish areas hidden from view by:

- Keep trash in garage  
 Visually screened area – Describe \_\_\_\_\_

Entry Walk

- Straight       Curved  
 Brick Pavers       Concrete       railroad tie steps or edges  
 Flagstone       Exposed Aggregate Concrete  
 Other – Describe \_\_\_\_\_

Decks

Uncovered     Covered                     Wood     Canvas

Other – Describe \_\_\_\_\_

Enclosed Areas

All enclosed exterior areas within buildable area.

Other \_\_\_\_\_

Type of Fence or Wall

Wood Fence    Type \_\_\_\_\_    Color \_\_\_\_\_

Brick Wall    Mfg. \_\_\_\_\_    Color \_\_\_\_\_

Stone Wall    Type \_\_\_\_\_    How Laid \_\_\_\_\_

Iron Fence    Type \_\_\_\_\_    Color \_\_\_\_\_

**5. Landscaping (Indicate on Landscape Plan)**

- |                                                  |                                                   |
|--------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Existing trees retained | <input type="checkbox"/> Foundation planting      |
| <input type="checkbox"/> Natural areas preserved | <input type="checkbox"/> "Private" spaces created |
| <input type="checkbox"/> Earth mounding used     | <input type="checkbox"/> Retaining walls used     |

**6. Utilities and Lighting**

- Underground service
- T.V. antennae concealed
- Air conditioning condensers, etc., concealed from view
- Yard lighting not "directed" towards street or neighbors
- Photos or cuts of exterior light fixtures enclosed with application