CRITERIA for PROJECT REVIEW

Ensuring A Successful Re-Submittal
Plan Re-Submission Template (Continuations and Denials)

Order of Presentation – Slides must follow this outline. The number of plan sheets will vary based on type of project.

1. Existing Conditions
2. Context/Adjacent Structures
3. Plans from the first review
4. Front Elevation – First review and revised plan
5. Left Elevation – First review and revised plan
6. Rear Elevation – First review and revised plan
7. Right Elevation – First review and revised plan
8. Streetscape Elevations – First review and revised plan
9. Architectural Details – Revised porch section, railings, roof boxing, windows, or others as needed
10. Floor Plans, if needed (not typically required)

Note: The images and graphics in this template represent the arrangement needed on the submissions, not specific design solutions.
Context/Adjacent Structures
First Plan Review
Front Elevations (Existing and Proposed)

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION
Rear Elevations (Existing and Proposed)

4. EXISTING REAR ELEVATION

GRAPHIC SCALE 1/4" = 1'-0"
Right Elevations (Existing and Proposed)

EXISTING RIGHT ELEVATION
Streetscape Elevations (Existing and Proposed)

Existing

New Construction

Proposed
Architectural Details

Overhang Details

Bracket Detail
Typical Window Trim Detail with Siding

Extend 1/2” to 1” beyond casing

1” Drip Cap

4” Casing

Simulated True Divided Light (STDL/SDL) exterior molded, permanently affixed Muntins (aka: grids/bars). Approved size: 1/2” to 1 3/8” wide

STDL/SDL bars should project ¼” or more off the face of the glass (exterior)

Extend 1/2” to 1” beyond casing

1-1/2” to 2” Sill

For traditional designs the window should be recessed from the wall.
Revised Plans_Month
Site Plan - First Review and Revised Plan
Front Elevation - First Review and Revised Plan

January

February
Left Elevation - First Review and Revised Plan

January

February
Rear Elevation - First Review and Revised Plan

January

February
Right Elevation - First Review and Revised Plan

January

February
Revised Architectural Details

Porch Details

- 2 1/2" GABLE RIDGE BOARD
- 1" V-GROOVE ROOF DECK
- 1 1/4" DRAWS SPACED @ 7" C.C.
- OVER VERTICAL 1X8'S
- 4" OUTRIGGER WITH DECORATIVE END CUT
- 5/4 BEAM BOTTOM TRIM

- 2X TRIM
- 3/4" COVE
- WOOD BEAD BOARD CEILING
- TAPERED WOOD COLUMN
- BRICK CROWN CAP
- 3/4" PAINTED WOOD GUARD Rail WIth 1X6 PICKETS @ 8" C.C.
- BRICK COLUMN BASE
- WOOD TO PORCH FLOOR-SLOPE TO FRONT EDGE
- WOOD TRIM
- 3/4" SKIRT BOARD

- BOTTOM RAIL: 2X5 OVER HORIZ. 2X4 (84"
- 3/4" COVE MOULD

Scale 1"=1'-0"
Revised Architectural Details

Overhang Details

Bracket Detail
**Typical Window Trim Detail with Siding**

1" Drip Cap

4" Casing

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