



Preliminary Design Approval from the IDC is required before submitting for Final Design Review. Your Deposit and Review fees must have been paid prior to submitting this application.

Note: Incomplete submittals will not be reviewed.

IDC Permit _____

Final Design New Home Construction- Review Application

The IDC approves architectural aesthetics only. IDC approval is not permission to build. A building permit from the TOMP & approval in writing from the IDC are both needed to build/install/enclose any structure on your property.

Date: _____

Address: _____ Lot Number: _____

Owner(s): _____

Address: _____

Phone: _____ Email: _____

Designer: _____

Address: _____

Phone: _____ Email: _____

Builder: _____

Address: _____

Phone: _____ Email: _____

Person Submitting Application: Owner Designer Builder

Submittal Requirements: One hardcopy of complete application package must be submitted, by the deadline, to the IDC for review. It's the homeowner's responsibility to print out & supply all requirements to complete the submittal and deliver it to the IDC office for review. This pertains to all additional items and/or revisions requested by the IDC after the initial review. Please also email, to the IDC, the complete submission in a .pdf format for filing purposes.

- Current survey by a licensed professional surveyor including existing trees. (Min. Scale 1/8"=1'-0" or 1'=20')
- Provide existing & proposed structural footprint overlaid on current survey indicating trees to remain and drainage & grading plan.
- Zoning letter from TOMP stating lot type.
- Photo of existing lot & street scape
- Floor Plans (Min. Scale 1/4"=1'-0")
- Elevation Plans (Min. Scale 1/4"=1'-0")
- Typical Wall Sections (Min. Scale 3/4"=1'-0")
- Typical Porch Sections (Min. Scale 3/4"=1'-0")

- Exterior Details (Min. Scale 1 1/2"=1'-0") for window, shutters, corner, eave, dormer, railing, stairs, foundation vents, water table
- Cutsheets & color of materials
- Exterior color chips
- Professional Landscape plan overlaid on survey with all Community elements, existing trees, all material details & detailed drawings/plans for any landscape structures. Indicate drainage plan. (Complete landscape plans must be submitted with Final Review)
- Signed Homeowner Agreement

Products and Materials Specifications:

Include color cutsheets and/or samples for all exterior elements & color chips for paint and stain.

<u>Exterior Element</u>	<u>Color</u>	<u>Manufacturer/Description/Specification</u>
Brick	_____	_____
Siding	_____	_____
Stucco	_____	_____
Exterior Trim	_____	_____
Chimney/Foundation	_____	_____
Roofing	_____	_____
Gutters	_____	_____
Windows	_____	_____
Shutters	_____	_____
Balcony/Porch Ceiling	_____	_____
Balcony/Porch flooring	_____	_____
Door - Entry	_____	_____
Door - Garage	_____	_____
Doors - Other	_____	_____
Exterior Lighting	_____	_____

Note: Complete hardcopy applications must be submitted by noon on Tuesday prior to an IDC meeting. The complete application should be e-mailed to idc_ion@outlook.com for filing purposes. IDC meetings are held the 1st and 3rd Tuesdays of the month unless otherwise noted. The IDC has 30 days from the submission date to notify you of their decision. IDC approval is valid for 6 months. If approved project isn't started within 6 months from approval date or if a reviewed application requiring additional items to be submitted has nothing submitted within 6 months, the application expires, and a new application will be required. Approved projects must be completed in 12 months from approval date.