



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - GUIDELINES OUTLINE

Part 1: Introduction

1. ARC Outline
2. Introduction on Design Guideline Use
3. ARC Rights and Responsibilities
4. Submittal and Review Instructions
5. Deficiencies and Violation
6. Violation Warning / Notice
7. Fin Schedule
8. Fee Schedule

Part 2: Design Standards

1. **Landscape**
 - A. Plantings
 - B. Hardscapes
 - C. Accessories
 - D. Outbuildings
 - E. Utilities
2. **Primary Building**
 - A. General Requirements
 - B. Building Components
 - i. Foundations
 - ii. Porches
 - iii. Walls
 - iv. Roofs
 - v. Garage
3. **Maintenance Standards**
 - A. Landscapes
 - B. Structures
 - C. Construction

Part 3: Applications

1. **Applications**
 - A. Professional Approval
 - B. New Home Construction
 - C. Modification
 - D. Variance / Change Request



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - GUIDELINES OUTLINE

E. Final Inspection

2. Application References

- A. Example House Plan Submittal
- B. Example House Elevations Submittal
- C. Example Site Plan Submittal
- D. Example Work Sample for professional approval (upon request)

Part 4: ARC Admin (Private)

- 1. ARC Meeting Calendar
- 2. Design Guideline Modification History
- 3. ARC Continuity Instructions
- 4. ARC Meeting Notes
- 5. Active Applications
- 6. Archived Applications



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - GUIDELINES INTRODUCTION

1. **ARC Guidelines Outline** (See External Document)

2. **Introduction on ARC Guideline Use**
 - These Guidelines provide the aesthetic, material, and sometimes functional standard for all exterior portions of each privately owned lot within Tanyard. Prior to any changes taking place on a private lot, owners will request and receive written approval for those changes from the Tanyard Architectural Review Committee (ARC) (per the Master Declaration of Protective Covenants (MDPC) of Tanyard Subdivision, Section 4(A)). These Guidelines explain how to most efficiently and effectively request those changes.

3. **ARC Rights and Responsibilities**
 - ARC Design Guideline Goals (See Articles of Incorporation: Article II)
 - Protect the investments each property owner has made in their home by outlining the standards which support a unified community aesthetic.
 - Encourage a peaceful and high quality lifestyle for all homeowners by requiring high quality materials and design standards for every lot.
 - Design Guideline Updates:
 - The most updated version of the Design Guidelines can be found on our Tanyard Property Owners Association website. The ARC reserves the right and duty to update design guidelines when they deem necessary.
 - Any design component not covered in these Design Guidelines will be decided by the ARC on a case by case basis through standard application procedures. No variances, approved or denied, set a precedent for future design decisions if not included in the Design Guidelines. All applications will be judged in accordance with the set of Design Guidelines current with the date of application.
 - Permits
 - The ARC is not responsible for building permits. Owners are responsible for securing building permits prior to commencing any exterior construction.
 - ARC approval only confirms compliance with ARC guidelines and should not be considered compliance with any external codes.
 - Variances:
 - Variances to the Design Guidelines shall be considered by the ARC on an individual lot basis. No precedent is created by the granting of a variance on one lot for a same or similar variance to be granted on another lot. A variance is considered only when circumstances such as topography, natural obstructions, hardship not created by the lot owner, aesthetic, or environmental considerations prevent compliance with the



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - GUIDELINES INTRODUCTION

Declaration and these Guidelines. The request for variance shall address the above circumstances in writing and may be supported by drawings, pictures, and independent professional findings and evaluations.

4. Submittal and Review Instructions

- Step 1: Navigate online to the Tanyard ARC Website - tanyardpoa.com/resident-login/
- Step 2: Find the folder and application form relevant to you.
- Step 3: Download a copy of the file and fill it out.
- Step 4: Reference the “ARC Fee Schedule” and the “ARC Application References”.
- Step 5: Mail the application form, its required attachments, and the appropriate fee to: Tanyard Property Owners Association, PO Box 1025 Louisa, VA, 23093 or drop off the complete physical packet to one of the ARC members.
- Step 6: The ARC will save your application to its “Active Application” folder within 60 days of your submittal with one of the following responses:
 - Approved: Owner may proceed to next step
 - Not Approved: (Reference MDPC Tanyard Subdivision 4(E))
 - Resubmit application if the ARC provided corrective feedback
 - canceling the project
 - Approved Subject to Stipulation: Owner may proceed to the next step while applying the ARC’s specified corrections.

5. Deficiencies and Violations

- The ARC reserves the right to conduct impromptu inspections of any property within the community from all public right of ways.
 - If violations are found, the ARC will deliver a physical Violation Warning to the mail box of the property, citing the Design Guideline which is in non-compliance. After delivery of the Violation Warning, occupants have 30 days to bring the property into compliance. If after 30 days the issue is not brought into compliance with the Design Guidelines (current as of the date of the Violation Warning), the ARC will deliver a Violation Notice in like manner, at which point the occupant is responsible to pay the appropriate fine in accordance with the Violation Fine Schedule.
 - After delivering a Violation Warning, recipients also have 30 days to submit a Change Request to the ARC, at which point the ARC has 60 days to respond as usual. If the ARC denies the Change Request, the occupant then has 30 final days to comply with the decision or face a fine. No further appeals will be accepted on the issue.
- Non-compliance with the Design Guidelines during the application process prior to approval, or with the Design Guidelines Maintenance Standards at any point can result in charges,



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - GUIDELINES INTRODUCTION

remediation costs that will be borne by the homeowner, or if necessary, liens on the property and additional legal remedies. (see Articles of Incorporation, Article V, Section 5)

- For all violations, the ARC will issue a Violation Warning. If compliance is not met within 30 days of notification, the ARC may issue a Violation Notice with a fine or other remedial actions. If compliance is still not met within 30 days of the Violation Notice issuance, consequences may increase or remain until compliance is met.

6. **Violation Warning Notice** (See External Document)
7. **Fine Schedule** (See External Document)
8. **Fee Schedule** (See External Document)



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ARC - VIOLATION WARNING / NOTICE

The Owner and Resident of address: _____ is receiving this:

- Violation Warning
 Violation Notice

For failure to comply with:

Please contact the Tanyard ARC for further information or report compliance.

Failure to comply within 30 days may result in the ARC administering further repercussions.

Signed,

Tanyard Architectural Review Committee

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ARC - FINE SCHEDULE

Violation Fines	\$Dependent on ARC
- Single violation	\$50.00
- Continuing offense (per Section 55.1-1819(D)).....	\$10.00 per day up to 90 days (maximum of \$900)
- Failure to comply within 90 days after Violation Notice	Any and all court costs



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ARC - FEE SCHEDULE

Professional Approval	
- Builder	\$50
- Architect and Landscape Architect	\$50
- Realtor	\$50
- Landscaper	\$25
<hr/>	
New Home Construction	\$100
- Professional Consultation Upcharge	Fee amount subject to change depending on consultant
<hr/>	
Property Modifications	\$100
- Professional Consultation Upcharge (for grading and structural)	Fee amount subject to change depending on consultant
<hr/>	
Change Request to an Approved Application	\$50
<hr/>	
Reinspection	\$100

- Make checks or money orders out to:
 - Tanyard Property Owners Association, PO Box 1025 Louisa, VA, 23093



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Louisa, VA

ARC - DESIGN GUIDELINES

1. Landscapes

A. Plantings

- i. Placement: Recommended adjacent to the primary dwelling and other out-buildings to blend them with the landscape

B. Hardscapes

- i. Driveways
 - a. Materials: black asphalt, light concrete, or tan chip-seal. Materials loosely placed on top of stone dust or dirt or constructed of wood or gravel are not normally permitted
 - b. Style: Between 10' and 20' wide with a continuous and neat linear edge without borders or curbs of a different material
- ii. Walkways
 - a. Materials: light concrete, stone larger than 15" surface area, or brick. No gravel, mulch, or asphalt
- iii. Fences
 - a. Placement:
 - Within property line, accounting for all setbacks, easements, and drainage patterns
 - Not to protrude or extend beyond front facade of house
 - b. Materials: wood, vinyl, wrought iron, composite, aluminum, steel. No chain-link, barbed wire, or solid privacy fences
 - c. Style:
 - A continuous bottom and top parallel the earth's surface. No segmented level jogs, sags, or humps
 - Wood fences are either untreated split post or framed hog-wire fence
 - Of uniform style, material, and color throughout property; matching existing neighboring fence style, material, and color if connecting or coming within 3'
 - d. Size:
 - Minimum height of 3', Maximum height of 4'
 - Post spacing is equal entire length of fence with the exception of corner and end posts as necessary
 - e. Color:
 - wood toned, black, or white

C. Accessories

- i. Mailboxes



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Louisa, VA

ARC - DESIGN GUIDELINES

- a. Location: One mailbox per driveway
- b. Style: Mounted on a 4x4 wooden post or metal post.
- c. Color: Solid color of forest green, tan, black, or white
- ii. Swimming Pools
 - a. Stone or masonry coping a minimum of 8" wide from pool water's edge, of natural earthen colors
 - b. Pool water surface when full is no more than 6" above adjacent ground surface level at its lowest point. (No above ground pools)
- iii. Playgrounds / children's equipment
 - a. Placement: In rear and side yards only
 - b. Maintained for originally intended functionality
 - c. Size: Structural components are 4" diameter or greater
- iv. Yard Ornaments
 - a. Definition: A non-living decorative object placed in a garden or yard like statues, sculptures, banners, or bird baths
 - b. Ornaments are strongly discouraged but may be reviewed through submitting a Landscape Plan as part of the Property Modification Application to the ARC
- v. Flags:
 - a. Flag poles may extend no higher than the roofline of the primary dwelling
 - b. Appropriate flags: unaltered country or state flags, schools, and sports teams.
 - c. No night illumination. USA flags not stowed overnight are the one exception where lighting is both allowed and required
 - d. ARC recommends flags extend from a porch post as opposed to a standalone pole

D. Outbuildings

- i. Typical outbuildings: Sheds, workshops, gazebos. Does not include garages
- ii. Requirements:
 - a. Placement: In rear and side yards only
 - b. Size:
 - Subordinate in scale to the primary residence
 - Square footage: Minimum 100 SF, Maximum 250 SF
 - c. Foundation: concrete pad and/or solid masonry foundation and/or cinder *block
 - d. Style: Of similar style (trim type, siding type, color palette, roof slope) to the primary dwelling
 - e. Use: Not for dwelling purposes

E. Utilities



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Louisa, VA

ARC - DESIGN GUIDELINES

- i. Typical utility types: solar, antenna, satellite dish, fuel tanks, HVAC, trash bins, recycling bins, charging stations, etc.
- ii. Visibility:
 - a. All utilities shall be screened from view from the public street and neighboring driveways every day of the year. Solar panels are allowed on any roof area not visible from the street or next door neighbor's sight lines and must be approved by the Board. No ground arrays are allowed
 - b. Appropriate screening types:
 - Evergreen plants cohesive with the landscape plan
 - Approved fences or walls with gaps no greater than ½" thick (see Hardscape - Fences)
 - Combination of deciduous plants and plant beds with a fence
 - Approved buildings
 - c. Air Conditioning window units are NOT permitted in any street-facing windows. Any other location on the house (either side or back) must be approved in advance by the ARC; however, it should be noted that window units must not be able to be seen from a street, grassy common area, or a neighboring house and thus the location will provide the basis for ARC approval or denial
 - d. Trash and recycling bins may be visible one day before and after pick up services but must be returned to their screened locations outside of this timeframe

2. Primary Building

A. General Requirements

- i. Appropriate Architectural Styles:
 - a. Craftsman, Colonial, Dutch Colonial, Queen Anne Victorian, Farmhouse, Cape Cod, Shingle, Contemporary, Transitional, and Ranch
- ii. Minimum conditioned square footage per unit: 1200 square feet
 - a. (unconditioned spaces like garages, porches, and attics are not included in the minimum square footage)
- iii. Maximum Height: 40 feet
- iv. No Multifamily or Accessory Dwelling Units (as defined by Louisa County Code, Chapter 86, Division 2, Section 86-13)
 - a. No more than one single family dwellings per lot
 - b. Multifamily Dwelling Units are prohibited

B. Building Components

- i. Foundations



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - DESIGN GUIDELINES

- a. Solid continuous stem or foundation walls of brick, concrete, or parging of neutral color.
No exposed or painted CMU, pier, or lattice
- ii. Porches
 - a. Porches are a highly encouraged and character defining aspect of our neighborhood
 - b. Every residence is encouraged to have a covered front porch
 - o Size: minimum of 5' deep and 8' wide
 - o Posts minimum of 4"x4" width and depth
 - c. Decking: painted wood, composite material, or treated lumber
- iii. Walls
 - a. Siding:
 - o Style: lap siding, brick, stone, shingle, board and batten. No corrugated steel, roofing metals, or log
 - o Material:
 - i. brick, fiber cement, stone, vinyl, or wood
 - ii. maintains consistency around external corners, but may change at inside corners
 - b. Windows
 - o Shutters shall be or appear functional with siding continuing behind them without interruption until meeting the window frame.
 - o Placement: Recommend windows align vertically on their centerline, horizontally either on centerline, header, or sill.
 - o Individual or groups of windows should generally center in the wall they are in.
 - c. Doors: If used, storm doors will be either solid clear glass in a frame which matches the door trim, or a fully retractable screen storm door
 - d. Trim: No more than two compatible trim colors per house. Colors must complement the primary color of the house
- iv. Roofs
 - a. Materials: Architectural shingle, standing seam metal, or 5-v metal shall make up the primary roofing material, with standing seam or 5-v on house roofs with a pitch of less than 3:12.
Rolled asphalt is not permitted if visible from the street, or neighboring house
 - b. Recommended Colors: Dark brown, grey, or black
- v. Garages
 - a. Of similar material and style as primary structure
 - b. Fully enclosable with functioning doors
 - c. Doors no higher than 10'

3. Maintenance Standards



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - DESIGN GUIDELINES

A. Landscapes

- i. Vehicles (including boats, RVs, house trailers, cars, trucks, bikes, etc.)
 - a. Must be parked in their entirety within the limits of the driveway or within the garage
 - b. Must be within the size to potentially fit within the garage
 - c. Must be functional and immediately mobile
 - d. Must maintain a current registration and licence
- ii. Lawns
 - a. All lawns must be maintained in a reasonable manner to protect the value of the other lots in the subdivision
 - b. Cut to less than ankle height at all times
 - c. Absent of mud spots and debris
 - d. Clean edges at all driveways, streets, hardscape paths, plant beds, fences, and forests
- iii. Landscape Plants (non-trees)
 - a. Planting beds are generally free of weeds
 - b. Planting beds have a continuous layer of mulch or pine straw covering full extents of plant bed - typically requires annual application
 - c. Shrubs and hedges are trimmed

B. Structures

- i. All structures must maintain a clean, well-kept exterior. This includes regular painting, repairing damages, and cleaning gutters and roofs
- ii. Homeowners should promptly address peeling paint, broken windows, or visible damage to preserve the community's overall appearance. Proper maintenance also protects the structure's longevity.

C. Construction

- i. Project Timeframe:
 - a. Site interventions may not begin until after receiving ARC Approval or Approval Subject to Stipulation on an application. All construction will conclude within 365 days of beginning construction. The commencement date shall be the the date of issuance of a building permit for such construction and construction on any lot in the subdivision shall be regulated by the Louisa County building code and by permits issued by Louisa County.
- ii. Mud control
 - a. A gravel surface to the construction area must always be maintained to keep mud from being tracked to adjacent streets. If mud is tracked onto the street from construction, the builder is responsible for cleaning after each day.
 - b. Silt fences will be deployed properly to minimize erosion and runoff onto adjacent properties.



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC - DESIGN GUIDELINES

- iii. Material storage
 - a. Trash and construction debris are contained and secured within the lot, unable to blow or wash outside the site.
 - b. Construction materials and tools may not be stored in the road or on adjacent lots.
 - c. Project parking must occur within the lot's property lines.
- iv. Damages: Builders are responsible to correct any damages they directly cause to public utilities or property outside the construction site. The ARC shall confirm when the standard of correction is met to previous conditions.



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - PROFESSIONAL APPROVAL

For contractors, property managers, architects, and handyman service providers

Company Name: _____ Date: _____
 Applicant: _____ Email: _____
 Phone: _____

Mark the left-hand column of each requirement to indicate its inclusion in your application.

- | | |
|--------------------------|---|
| <input type="checkbox"/> | 1. Statement of Qualification |
| <input type="checkbox"/> | 2. Portfolio |
| <input type="checkbox"/> | a. Photos of your work |
| <input type="checkbox"/> | b. Dates completed |
| <input type="checkbox"/> | c. Personal role in project |
| <input type="checkbox"/> | 3. Class A State of Virginia Contractor License |
| <input type="checkbox"/> | 4. Letter of Reference (from previous client) |
| <input type="checkbox"/> | 5. Letter of Reference (from a lending institution you have done business with in the past 12 months) |
| <input type="checkbox"/> | 6. Written Request (from a Tanyard Subdivision property owner indicating they are actively discussing doing a project with you. |

I, _____ (Print Name), certify that this submittal provides the required information listed above. I understand that if any of the above items are not completed, the ARC will not perform the review until submitted.

In addition, my signature below acknowledges that I have read the most current version of the Tanyard Subdivision Design Guidelines per their website and agree that any and all services provided by my company or any third party retained by my company will be performed in accordance with the Guidelines.

Signature: _____



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - NEW HOME CONSTRUCTION

Street Lot#: Date:

Applicant: Phone: Email:

Builder: Phone: Email:

Designer: Phone: Email:

Sales Agent: Phone: Email:

Mark the left hand column of each requirement to indicate its inclusion in your application. An architectural seal is also highly encouraged for all house plans but is not required. All attachments shall include lot#, name of person or company preparing the drawing, owner.

- 1. Application fee
 - a. Correct \$ amount according to Fee Schedule (non-refundable)
 - b. Check or money order made out to ARC according to Fee Schedule
- 2. Floor Plans
 - a. Title Block: Name of preparer, lot #, date of preparation
 - b. Minimum 1/4" scale
 - c. Complete floor plans of internal layout for each level
 - d. All doors and windows to exterior
 - e. All walkway locations at house
 - f. All stair locations
 - g. Dimensions and room names
 - h. Overall exterior dimensions
 - i. Square foot tabulation of all gross floor plan areas, decks, porches, garages, pools, and patios
- 3. Elevation Sheets
 - a. Title Block: Name of preparer, lot#, date of preparation
 - b. Minimum 1/4" scale
 - c. Elevation sheets for all exterior sides of all structures
 - d. Finished floor elevation for each floor level
 - e. Ceiling heights
 - f. Door and window head heights for all levels
 - g. Ridge of roof height
 - h. Roof slopes or angles
 - i. Material and color callouts for all visible walls, roofs, screens, trims, doors, and accessories
(This may be included as a schedule or annotated directly on plans)
- 4. Site / Grading Plans
 - a. Title Block: Name of preparer, lot#, date of preparation



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - PROPERTY MODIFICATION

Street Lot#: Date:

Applicant: Phone: Email:

Builder: Phone: Email:

Designer: Phone: Email:

Sales Agent: Phone: Email:

Mark the left hand column of each item to indicate its inclusion in your application (as applicable). An architectural seal is also highly encouraged for all house plans but is not required. All attachments shall include lot#, name of person or company preparing the drawing, owner.

- 1. Application fee
 - a. Correct \$ amount according to Fee Schedule (non-refundable)
 - b. Check or money order made out to ARC according to Fee Schedule
- 2. Floor Plans
 - a. Title Block: Name of preparer, lot #, date of preparation
 - b. Minimum 1/4" scale
 - c. Complete floor plans of internal layout for each level
 - d. All doors and windows to exterior
 - e. All walkway locations at house
 - f. All stair locations
 - g. Dimensions and room names
 - h. Overall exterior dimensions
 - i. Square foot tabulation of all gross floor plan areas, decks, porches, garages, pools, and patios
- 3. Elevation Sheets
 - a. Title Block: Name of preparer, lot#, date of preparation
 - b. Minimum 1/4" scale
 - c. Elevation sheets for all exterior sides of all structures
 - d. Finished floor elevation for each floor level
 - e. Ceiling heights
 - f. Door and window head heights for all levels
 - g. Ridge of roof height
 - h. Roof slopes or angles
 - i. Material and color callouts for all visible walls, roofs, screens, trims, doors, and accessories
(This may be included as a schedule or annotated directly on plans)
- 4. Site / Grading Plans
 - a. Title Block: Name of preparer, lot#, date of preparation



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - APPLICATION CHANGE / VARIANCE REQUEST

Street Address:

Lot#:

Date:

Applicant:

Phone:

Email:

Builder:

Phone:

Email:

Designer:

Phone:

Email:

Sales Agent:

Phone:

Email:

Mark the left hand column of each requirement to indicate its inclusion in your application. (as applicable)

1. Application Fee

a. Correct \$ amount according to Fee Schedule (non-refundable)

b. Check or money order made out to

2. Floor Plans

a. Complete floor plans of internal layout for each level

b. All doors and windows to exterior

c. All walkway locations at house connection

d. All stair locations

e. Dimensions and room names for each interior space

f. Overall exterior dimensions

g. Square footage tabulation of all gross floor plan areas, decks, porches, garages, pools, and patios

3. Elevation Sheets

a. Elevation sheets for all exterior sides of all structures

b. Finished floor elevation for each floor level

c. Ceiling heights

d. Door and window head heights for all levels

e. Roof ridge heights

f. Roof slopes or angles

g. Material and color callouts for all visible walls, roofs, screens, trims, doors, and accessories.
Included as a schedule or annotated directly on elevations

4. Site / Grading Plans

a. Minimum Scale: 1"=20'

b. North Arrow and Legend

c. Property line, setbacks, easements

d. Adjacent structures

e. Lot acreage

f. Permeable and impervious surface square footage

g. Proposed structures, driveways, walkways, porches, fences, and stairs with dimensions to setbacks



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - APPLICATION CHANGE / VARIANCE REQUEST

- h. Utilities and their screening with dimensions to setbacks
- i. Existing trees and those proposed for removal
- j. Existing and proposed grading (slope % arrows or labeled contours)
- k. Proposed house finish floor elevations; grade at driveway, road edge, and center of road
- l. Intended drainage pattern

(For variances: A variance to the Design Guidelines shall be considered by the ARC on an individual lot basis. No precedent is created by the granting of a variance on one lot for a same or similar variance to be granted on another lot. A variance is considered only when circumstances such as topography, natural obstructions, hardship not created by the lot owner, aesthetic, or environmental considerations prevent compliance with the Declaration and these Guidelines. The request for variance shall address the above circumstances in writing and may be supported by drawings, pictures, and independent professional findings and evaluations.)

Change from: (cite Design Guideline for variances)

Change to:

I, _____ (Print Name), as a representative of the Builder for the above property certify that this submittal provides the required information listed above. I (we) understand that if any of the above items are not completed, the Architectural Review Committee will not perform the review until submitted.

Signature:

Date:

ARC Decision:

Date:

- 1. Application Approved
- 2. Application Not Approved
- 3. Application Approved Subject to Stipulation:



TANYARD PROPERTY OWNERS ASSOCIATION

Louisa, VA

ARC APPLICATION - FINAL INSPECTION

Street Address: Lot#: Date:

Applicant: Phone: Email:

Builder: Phone: Email:

Designer: Phone: Email:

Sales Agent: Phone: Email:

Mark the left hand column of each requirement to indicate its inclusion in your application.

1. Application Fee (Reinspection only)

a. Correct \$amount according to Fee Schedule (non-refundable)

b. Check or money order made out to: Tanyard ARC

2. Requested ARC Final Inspection Dates:

a. Primary: _____

b. Alternate: _____

c. Contingency: _____

I/We, _____ (Print Name), the Builder/Owner of the above property, by requesting this:

Final Inspection

Final Reinspection

...confirm that the finished structures and landscaping of this lot abide by all Tanyard Design Guidelines and ARC Review Comments provided for this lot. I/We understand that any Design Guideline violations found will result in either a Final Re-inspection or a fine. I/We, therefore request an ARC Final Inspection to certify compliance.

Signature: Date:

ARC Decision: Date:

1. Approved

2. Not Approved

3. Approved Subject to Stipulation:

a.

b.

c.

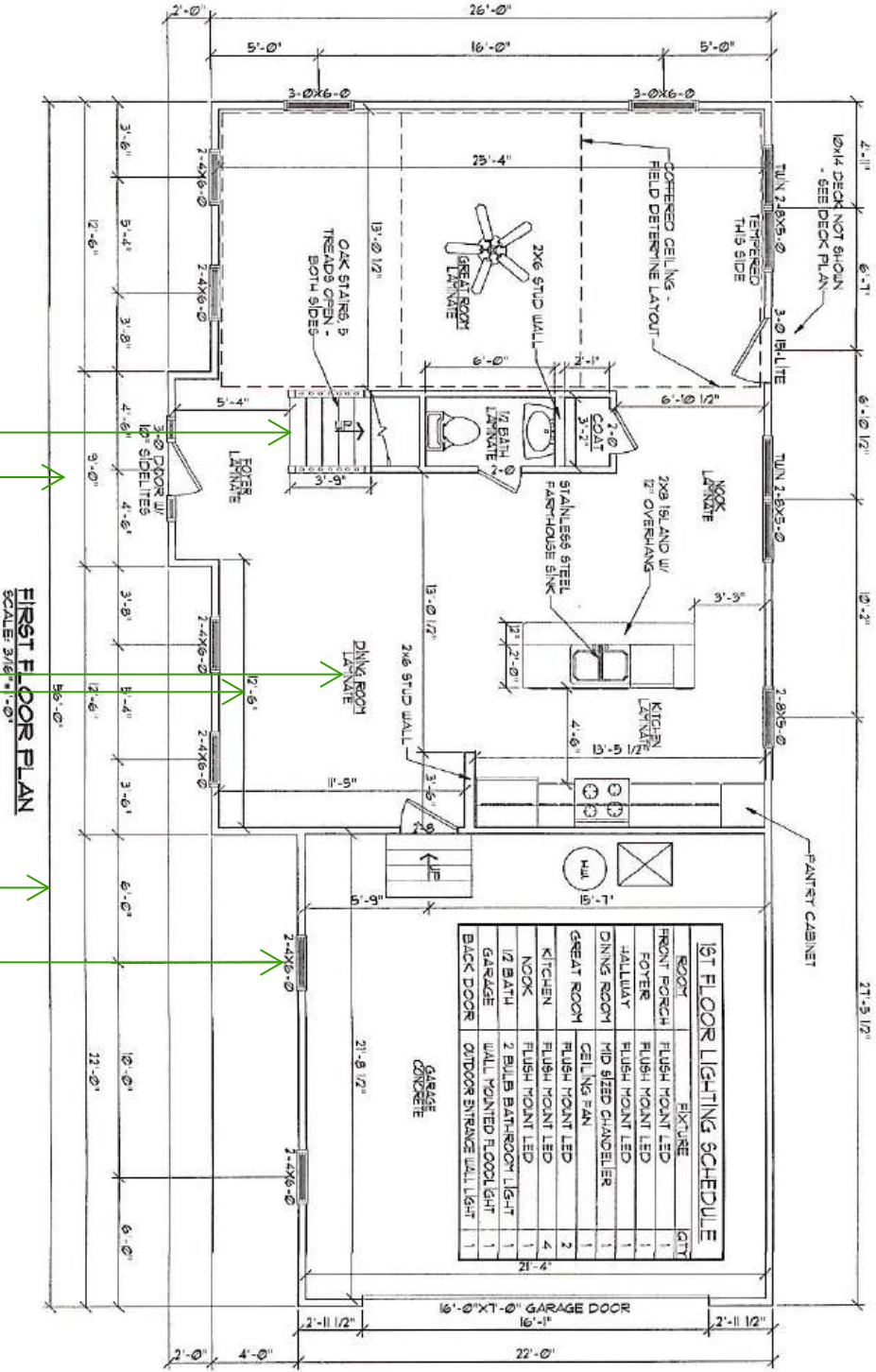
d.

- 2f. All stairs
 - 2e. All walkways
- (ARC Remark: Please include exterior walkways adjacent to house in next submit tal.)

- 2g. Room names & dimensions

- 2h. Overall exterior dimensions

- 2d. All exterior doors & windows



NOTE: THESE PLANS ARE DEEMED ACCURATE BUT ARE SUBJECT TO FIELD CHANGES DUE TO CODE REQUIREMENTS AND MECHANICAL AVAILABILITY. PLEASE CONSULT SALES CONTRACT FOR ACTUAL OPTIONS CHOSEN. BUILDER RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME.

- 2i. Square footages
- 2a. Title block
- 2a. Name of preparer (ARC Remark: Minimum scale is 1/4")
- 2b. Min. 1/4" scale
- 2a. Date of preparation

Liberty Homes
of Virginia

849 GROUND COLOUR PARKWAY
FREDERICKSBURG, VA 22308
www.LibertyHomesVA.com

DATE: JUNE 8, 2013
DRAWN BY: [Name]
SCALE: 3/8" = 1'-0"

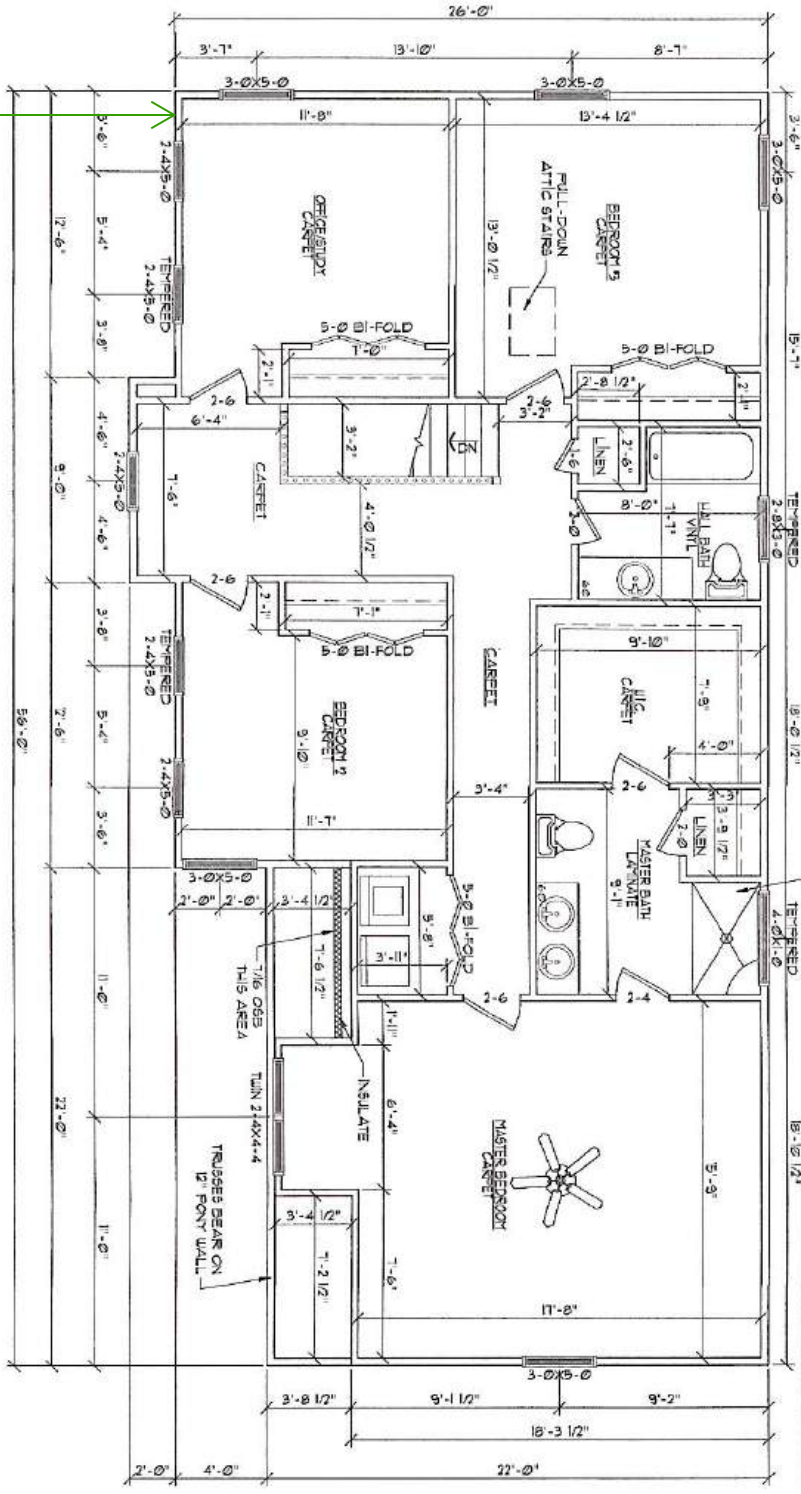
THE ROSS TANYARD LOT

NO.	REVISION	DATE

GENERAL NOTES	
FINISHED 1ST FLOOR AND FLOOR ATTIC TOTAL	927 SQFT 1325 SQFT 2241 SQFT
UNFINISHED GARAGE BASEMENT ATTIC	484 SQFT
ATTACHMENTS FRONT PORCH DECK	113 SQFT 140 SQFT

- 2a. Lot #

Plans for all floors



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

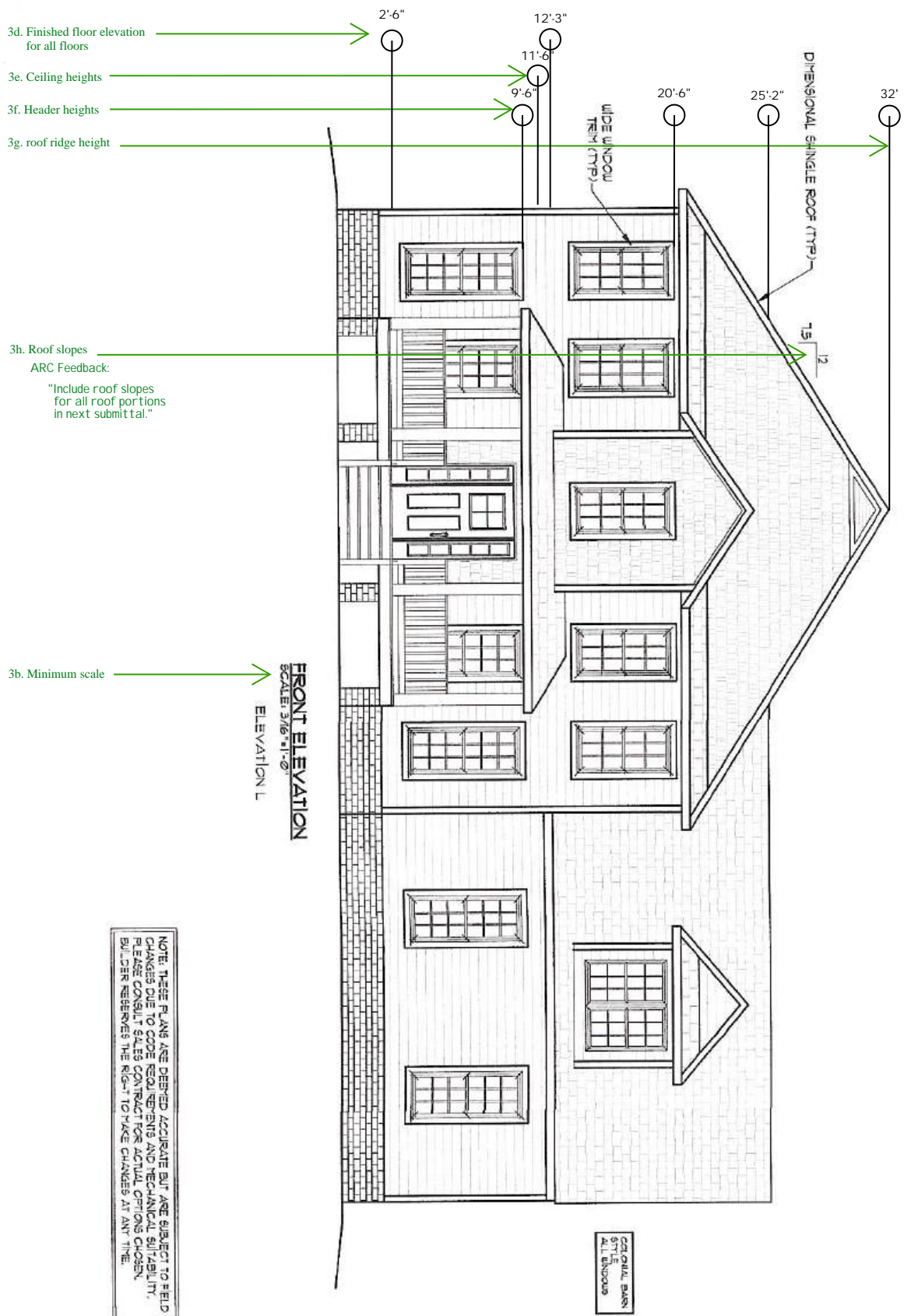
CERAMIC TILE SHOWER
w/ WALL NICHE

2ND FLOOR LIGHTING SCHEDULE			
ROOM	EXCISE	QTY	
MASTER BATH	FLUSH MOUNT LED	1	
2 BATH BATHROOM LIGHT	FLUSH MOUNT LED	2	
MASTER BATH	FLUSH MOUNT LED	1	
HALL BATH	4 BULB BATHROOM LIGHT	1	
HALLWAY	FLUSH MOUNT LED	3	
UTILITY	FLUSH MOUNT LED	1	
MASTER BEDROOM	CEILING FAN	1	
BEDROOM 2	FLUSH MOUNT LED	1	
BEDROOM 1	FLUSH MOUNT LED	1	
OFFICE/STUDY	FLUSH MOUNT LED	1	

NOTE: THESE PLANS ARE DERIVED ACCURATE BUT ARE SUBJECT TO FIELD CHANGES DUE TO CODE REVISIONS AND MECHANICAL SUITABILITY. PLEASE CONSULT SALES CONTRACT FOR ACTUAL OPTIONS CHOSEN. BUILDER RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME.

		THE ROSS TANYARD LOT #	
8245 GROUND CONCRETE PAVEMENT MEDIAN DRIVE VA 2306 (800) 888-8888 www.LibertyHomes.com		GENERAL NOTES FINISHED 5TH FLOOR 807 SQFT 2ND FLOOR 1335 SQFT ATTIC 2241 SQFT TOTAL 2241 SQFT	
DATE: JUNE 6, 2013 DRAWN BY: RAK SCALE: 3/16" = 1'-0"		UNFINISHED GARAGE 484 SQFT BASEMENT ATTIC ATTACHMENTS FRONT PORCH 113 SQFT DECK 140 SQFT	
3		NO. REVISION DATE	

Application Supporting Document Example: Elevations



ARC Feedback:
"Include roof slopes for all roof portions in next submittal."

NOTE: THESE PLANS ARE DERIVED ACCURATE BUT ARE SUBJECT TO FIELD CHANGES DUE TO CODE, SEQU. REPORTS AND MECHANICAL SCHEDULES. PLEASE CONSULT SELLER CONTRACT FOR ACTUAL OPTIONS CHOSEN. BUYER RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME.

- 3.a Title Block
- 3.a Name of preparer
- 3.a. date of preparation
- 3.a. lot #

848 CROWN COLONY PARKWAY
MECHANICVILLE VA 21106
PHONE (824) 126-1110
www.LibertyHomes.com

Liberty Homes
of Virginia

THE ROSS TANYARD LOT

GENERAL NOTES

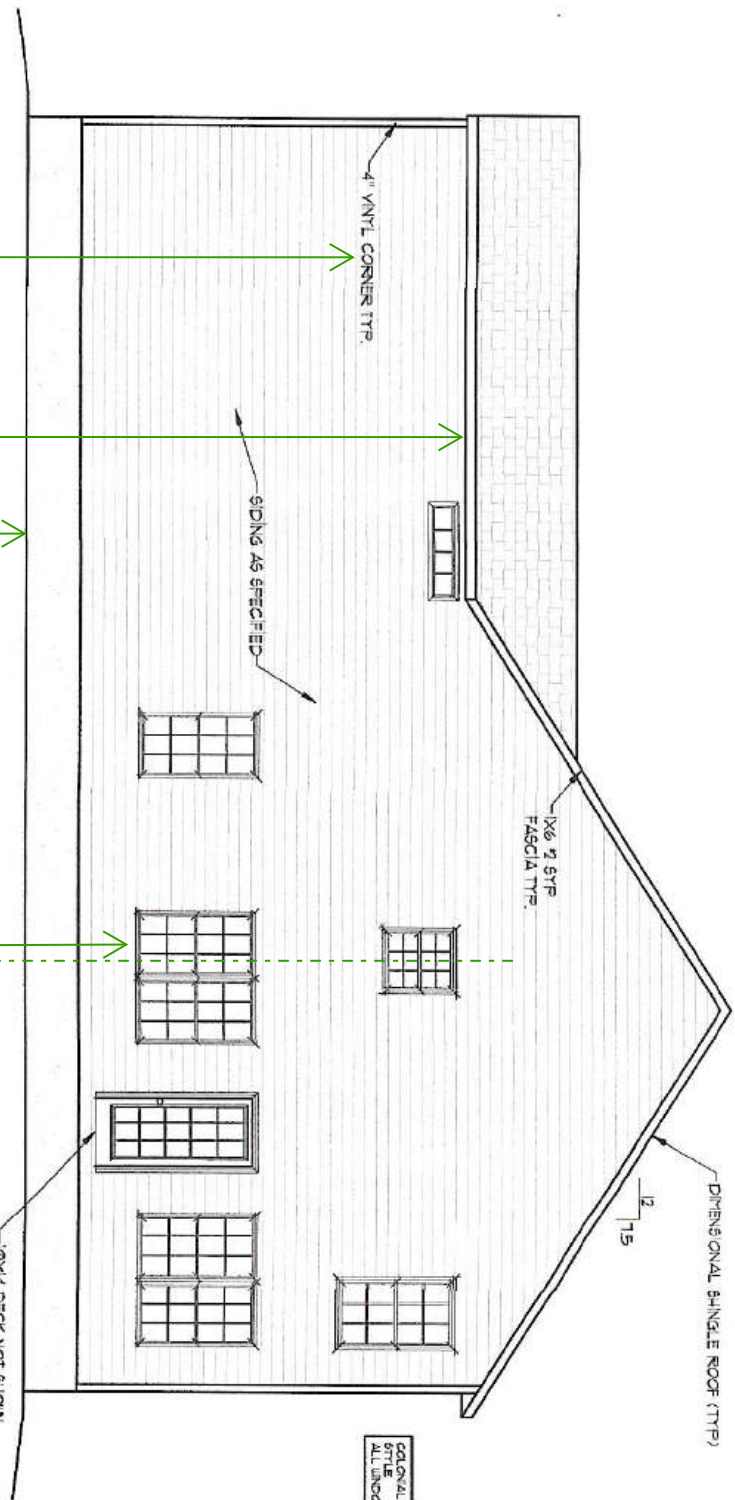
ENCLINED	922 SQFT.
1ST FLOOR	1329 SQFT.
2ND FLOOR	1329 SQFT.
ATTIC	
TOTAL	2221 SQFT.

LIVEN SHEED
GARAGE 484 SQFT.
BASEMENT
ATTIC
ATTACHMENTS
FRONT PORCH 113 SQFT.
DECK 140 SQFT.

NO.	REVISION	DATE

- 3i. Material and color callouts
 - ARC Feedback: "Include siding color in next submittal."
 - ARC Feedback: "Include roofing color and specification in next submittal."
 - ARC Feedback: "Show gutter and downspouts and include spec. This will also support the site plan's drainage strategy."
 - ARC Feedback: "Why are foundations seemingly of different materials from front elevation? Include material and color spec in next submittal."

REAR ELEVATION
SCALE: 3/16" = 1'-0"



ARC Feedback: "Center windows when vertically atop each other."

NOTE: THESE PLANS ARE DESIGNED ACCURATE BUT ARE SUBJECT TO FIELD CHANGES DUE TO CODE REQUIREMENTS AND MECHANICAL SUITABILITY. PLEASE CONSULT SALES CONTRACT FOR ACTUAL OPTIONS CHOSEN. BUILDER RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME.

20X14 DECK NOT SHOWN - SEE DECK PLAN

COLONIAL BARN
STYLE
ALL WINDOWS

**THE ROSS
TANYARD LOT #**

GENERAL NOTES	
FINISHED	572 SQFT
1ST FLOOR	572 SQFT
2ND FLOOR	1375 SQFT
ATTIC	
TOTAL	2247 SQFT

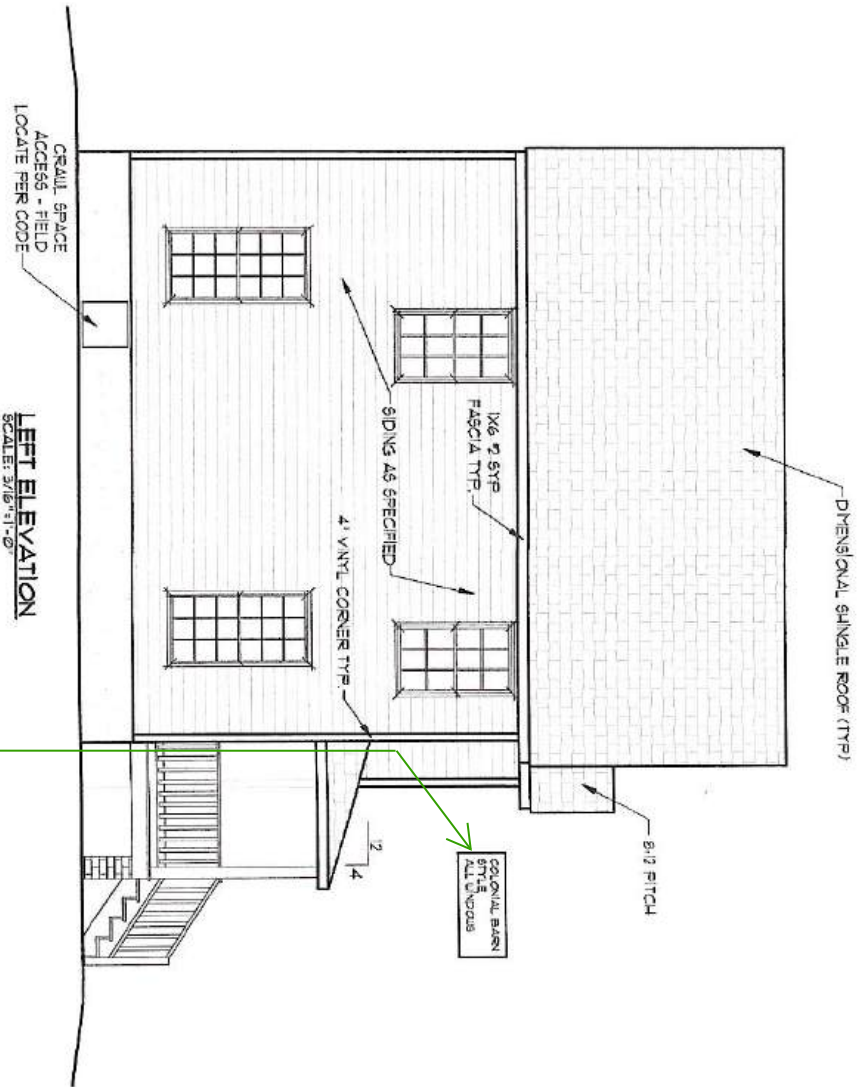
8

8 OF 11

DATE: JUNE 6, 2023

DRAWN BY: RAY

SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

3i. Material and color callouts
ARC Feedback:
"Include siding color in next submittal."

NOTE: THESE PLANS ARE DERIVED ACCURATE BUT ARE SUBJECT TO FIELD CHANGES DUE TO CODE REQUIREMENTS AND MECHANICAL SUBMITTALS. PLEASE CONSULT SALES CONTRACTOR FOR ACTUAL OPTIONS CHOSEN. BUILDER RESERVES THE RIGHT TO MAKE CHANGES AT ANY TIME.

GENERAL NOTES		
FINISHED	522 SQ.FT.	
1ST FLOOR	1319 SQ.FT.	
2ND FLOOR	1319 SQ.FT.	
ATTIC		
TOTAL	2241 SQ.FT.	
BASEMENT		
ATTACHMENTS		
FRONT PORCH	140 SQ.FT.	
DECK	140 SQ.FT.	
NO.	REVISION	DATE

THE ROSS
TANYARD LOT #

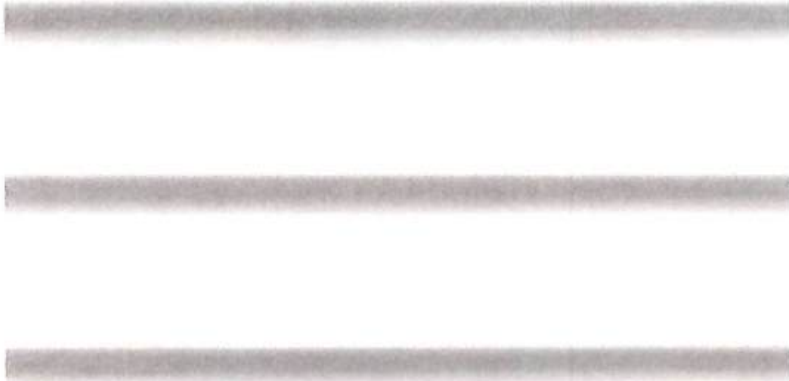
of Virginia

874 SPOON COUNTRY PARKWAY
TECHANICVILLE, VA 229
PHONE (804) 130-1110
EMAIL libertyhomesva.com

DATE: JUNE 6, 2013
DRAWN BY: RJK
SCALE: 3/16" = 1'-0"

10
SHEET
10 OF 11

Colors for Tanyard (lot #)



- Foundation -Brick , Savannah Gray
- Shingles- Colonial Gray
- Siding and Shake accent- Colonial White
- Front Door- Black
- Black Framed Windows
- Black Gutters

Picture attached



Application Supporting Document Example: Site Plan

- 4.c North arrow & legend
- 4.l Intended drainage pattern
ARC Feedback: "Include water flow arrows and/or label drainage techniques i.e. swales, dry well, french drain... in next submit tal."
- 4.e Adjacent Structures
ARC Feedback: "Include footprint of structures on adjacent lot to consider sight lines."
- 4.d Property line
- 4.j Existing and proposed grading
ARC Feedback: "Include labeled contour lines and / or slope % arrows with elevation benchmarks."
- 4.d Easement
- 4.d Setback
- 4.a Lot #
- 4.f Lot acreage & impervious surface %
ARC Feedback: "NEED permeable and impervious surface square footage!"
- 4.g Proposed structures, driveway, walkways, porches, fences, and stairs with dimensions to setbacks
- 4.i Trees to remain and to remove
ARC Feedback: "Please confirm there were no existing trees on the site!"
- 4.b Minimum scale
ARC Feedback: "Change scale to a minimum of 1"= 20'."
- 4.a Title Block
- 4.b Name of preparer

