

P A R A D I S E K E Y

S O U T H B E A C H

Architectural Review Application

Date Submitted: _____

Preliminary

Final

Lot No. _____ Street Address _____ Lot Typology: _____

Owner's Name: _____

Address: _____

Telephone: Home _____ Work _____

Email Address: _____

Architect/Designer's Name _____

Address _____ Phone _____

Landscape Architect/Designer's Name _____

Address _____ Phone _____

Contractor/Builder's Name _____ State License #: _____

Address _____ Phone _____

Conditioned Square Footage:

1st Floor _____ 2nd Floor _____ 3rd Floor _____ Total: _____

Covered Porch Square Footage_ Front _____ Side _____ Other _____

Garage Square Footage _____ Conditioned Space over Garage _____

Elevations/Grades:

Highest Elevation on Lot _____

Crown of Road _____

Finished Floor Elevation _____

Building Height _____

Sidewalk Required ___ Yes ___ No

Lot Coverage:

A: Lot Area (SF): _____

B: Added Community Area: _____

Total Area (A + B): _____

Total Lot Coverage: _____

Lot Coverage percentage: _____

Review Schedule: (For ARC Use)

A. Preliminary Review

B. Final Review

C. Additional Review

D. Site Meeting – Pre-con

E. Framing Inspection

F. Final Architectural Inspection

Date Received

Date Approved

Initials

Note (1) Final Plans must be approved by the ARC before a Building Permit will be issued. No lots may be cleared without a building permit..

Note (2) The foundation survey must be approved before proceeding with construction beyond slab stage.

Name: _____ Lot Number: _____

Requirements for Plan Reviews:

A. Preliminary Plan Review (2 sets of drawings required)

Check if Attached

- _____ 1. Preliminary Site Plan to Include:
 - _____ a. Boundary, Tree and Topographic Survey (Note 1)
 - _____ b. Location of Sidewalk/Driveway/Fences/Pool/Decks
 - _____ c. Location of Lot Easements/Lake Bank/Set Back Lines Construction Buffers
 - _____ d. Location of near sides of adjacent houses
 - _____ e. Location utilities
 - _____ f. Area take-offs for the house/garage/porches
- _____ 2. Preliminary Building Plan to Include:
 - _____ a. Floor Plan(s)
 - _____ b. All Street Elevations including notation of all exterior materials to be used
- _____ 3. Architectural Review Application and Fee (Note 3)

Note (1) This survey is to be done by a licensed surveyor, and as a minimum should include all specimen hardwood trees 4" or greater in diameter and all pines 8" or greater, and topographic contours at one (1) foot intervals.
 Note (2) The minimum finished floor elevation permitted is 28" above finish grade at front porch.
 Note (3) Fee payable to Paradise Key ARC (see current fee schedule)

B. Final Plan Review: (3 sets of drawings required)

Check if Attached

- _____ 1. Site Plan as approved in Preliminary Plan Review with drainage
- _____ 2. Building Plan for all improvements to include:
 - _____ a. Floor Plan(s) w/Space Calculations
 - _____ b. Elevations of All Sides
 - _____ c. Foundation Plan
 - _____ d. Wall Sections and Details
 - _____ e. Electrical Plan
 - _____ f. Other Structures Details
 - _____ g. Pool/Deck Plan
 - _____ h. Material Specifications (see below)
 - _____ i. Color Specifications including sample chips (see below)
- _____ 3. Landscape Plan to Include:
 - _____ a. Existing trees and natural vegetation to be preserved
 - _____ b. Plant layout and design plan
 - _____ c. Plant Materials List w/name, number, size, etc.
 - _____ d. Lighting Plan (if any)
 - _____ e. Drainage Plan of altered topographic contours at one (1) foot intervals

Name: _____ Lot Number: _____

EXTERIAL MATERIAL AND COLOR SPECIFICATIONS

Check Atch	Element	Material / Finish / Manufacturer	Color
	Exterior Wall Finish - Major		
	Exterior Wall Finish - Minor		
	Foundation Walls		
	Trim		
	Dormers, Cupola		
	Chimney		
	Fascia/Overhang		
	Porch columns		
	Porch piers		
	Porch railings		
	Porch flooring		
	Porch steps		
	Roof		
	Gutters/Downspouts		
	Front door		
	French/Patio doors		
	Garage doors		
	Windows		
	Shutters		
	Driveway		
	Front walk		
	Pedestrian sidewalk		
	Pool/spa deck		
	Pool/spa enclosure		
	Fence		
	AC/Equip screen		
	Retaining walls		
	Arbors/Trellis		
	Exterior lights		

CC: Professional Advisor
Paradise Key Architectural Review Committee File