

P A R A D I S E
K E Y

S O U T H B E A C H

Architectural Review Application

Form A: For Small Additions and Modifications

For additions up to 500 SF, modifications such as adding shutters, etc.; driveways; pools; patios; arbors (or similar)

Additions over 500 SF use New Construction Form

Master Form must accompany this form

Date Submitted: _____

Name: _____ Address: _____

Additions: Please indicate added square footage of the following (write N/A if not applicable):

Conditioned Square Footage:

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

Covered Porch Square Footage - Front _____ Side _____ Other _____

Garage Square Footage _____ Conditioned Space over Garage _____

Porches, patios, driveways – square footage: _____ Pool Size: _____

The following shall be provided for all increases in impervious area.

Lot Coverage:

Note: The PUD for Paradise Key sets a maximum area for impervious surfaces and coverage on the lot. This is determined by adding the square footage of the lot with the allocated community square footage (see the PUD)

Provide adjusted lot coverage for all added impervious areas – rooms, porches, garages, patios, paving

A: Lot Area (SF): _____

B: Community lot area allocation (see PUD) (SF): _____

C: Total Lot Area = A + B _____

Allowable Lot coverage = 49% (Per PUD) _____

D: Existing impervious area square footage: _____

E: Added impervious area square footage: _____

F: Total New Impervious Area = D + E: _____

Total Lot coverage % = F divided by C = _____ %

Building Height (if changed) _____

Name: _____ Lot Number: _____

Note: The following apply to small additions, paving, and other modifications. See other supplemental forms for items such as Form B: Repainting, Form C: Landscape Changes; Form D: Fencing

Requirements for Plan Reviews:

(Note: Preliminary review not required unless Owner desires prior to starting construction drawings.)

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

Note: Drawings must clearly indicate existing vs. new construction

Check if Attached

- _____ 1. Preliminary Site Plan to Include:
 - _____ a. As Built survey showing existing house and site improvements
 - _____ b. Location of Sidewalk/Driveway/Fences/Pool/Decks/Patios
 - _____ 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 additions plus existing
- _____ 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 See Fee Schedule

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

Check if Attached

Note: Items 1 and 3 from above are required with this application.

- _____ 1. Site Plan as approved in Preliminary Plan Review with drainage
- _____ 2. Building Plan for all improvements to include:
 - Clearly show existing vs. new construction**
 - _____ 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. Landscape plan showing layout and design
 - _____ 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
 - _____ f. Existing tree protection plan

Name: _____ Lot Number: _____

EXTERIAL MATERIAL AND COLOR SPECIFICATIONS

Complete only items that apply to your specific work. Leave others blank.

Check	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