

Building a Home

in Islands of Beaufort

Want to Build a Home in Islands of Beaufort?

We're as excited as you are about your desire to build a custom home here in our community. However, there are some things to consider before you get started in earnest. As a planned community, we have an Architectural Review Board (ARB) to carefully monitor home designs to ensure they complement the existing homes and meet our standards for low country architecture. These standards are outlined in our *Guidelines for Construction*. All homes must meet these standards.

Think of the ARB as a member of your design team. We will help guide you through the process of submitting your design, finding a builder, and monitoring construction to ensure conformance. By following the *Guidelines* (which offer ample room for diversity), your home will blend into the community and protect both your investment and the investments of other owners.

Neighborhoods Within Islands of Beaufort

IOB has several diverse neighborhoods, each with its own personality. ARB members will help you understand what is architecturally acceptable for each community.

The Village—A William E. Poole-designed neighborhood that sets the tone for IOB architecture. All new homes built in the Village must conform and blend in with the existing Village residences.

Belle Grove—A traditional neighborhood that offers cul-de-sac living, as well as marsh views. Several lots have dock permits but are not deep water.

Cotton Island—Features raised residences, lots with marsh views and some with dock permits, but not deep water. Note that substantial foundations, possibly including pilings, are required because of elevation and soil conditions.

Deer Island—A separately gated neighborhood within our community offering lots which require larger, traditional homes, many with exclusive deep water access.



Considering Building a Home in Islands of Beaufort?

What you need to do:

- Understand the philosophy of Islands of Beaufort and its architecture.
- Establish a relationship with the ARB.
- Provide a conceptual drawing and a "tree and topo" survey.
- Select an approved architect and builder.
- Request a preliminary design review when ready.
- Request a final architectural review when you have final drawings.
- Build your home.



Defining an Islands of Beaufort Home

A typical home at IOB averages 2500 heated sq. ft. plus porches and attached garages. Homes may be larger or smaller, depending on the extent of both interior and exterior requirements of owners. Specific square foot requirements depend on location within the community. To ensure diversity, no more than three of any home model will be approved.

Homes within IOB are characterized by traditional, low-country attention to exterior detail. Examples include windows with true or simulated divided light glazing; eaves with crown moldings; enclosed soffits or exposed rafter tails; copper flashing; working shutters with substantial hardware; copper or brass exterior lighting fixtures; metal or copper roofs; the use of brick or tabby in foundations, chimneys, walkways, and driveways; mortise and tenon construction for exposed porches; detailed column tops, bottoms, handrails and pickets; and full landscaping with in-ground irrigation systems.

Construction costs reflecting the exterior architectural detail expected within the Islands Of Beaufort range \$205-\$225 per heated square foot or more, depending upon topography, soil conditions and owner requirements.

The Building Process

Visit Islands of Beaufort

You should visit IOB and understand the architecture of the community as a whole. While there, establish a working relationship with the ARB and obtain a copy of the *Guidelines for Construction*. Early involvement with the ARB is time well spent. Fred Mueller, the ARB Administrator, or another ARB member can be available as guides. They can answer any of your questions and will be happy to informally review exterior elevations of homes you are interested in to help you better understand our architectural philosophy.

Provide the ARB with a Conceptual Drawing

Conceptual drawings of the exteriors give the ARB an idea of what the residence will look like, and more importantly, how the residence will fit into the general neighborhood. The ARB takes into account the dwelling's mass and scale, its relationship to other homes in the area, and architectural features in general. The conceptual drawings are a guide, and provide a basis for ARB input before you incur the expense of creating detailed architectural plans.

Obtain a "Tree and Topo" Survey

Your property will dictate the size and shape of your home. The survey will help you make sure that your dream house will fit on the property with adequate room for a driveway and a side-loading garage.

Select an Architect and Builder

We recommend partnering with architects and builders who are familiar with the approval process and construction at IOB. Residents who use professionals familiar with ARB requirements benefit from the value these professionals add by their experience.

There are two ARB-qualified builders. The builders below have demonstrated that they meet the quality requirements expected by IOB:

Eric Powell	Powell Brothers Construction	(843) 812-6616
Allen Patterson	Allen Patterson Residential	(843) 470-0400

You may also select a builder. However, the ARB will not review any plan until that builder is approved by the ARB. You and your proposed builder will need to acknowledge compliance with IOB *Guidelines for Construction* and to complete the *New Builder Review Form* (Attachment V, pp. 44 of the *Guidelines*). This process includes having an independent consulting firm, GuildQuality, survey 20 of the Proposed Builder's most recent customers to verify that your builder is able to build quality homes that meet community standards.

The ARB will review the *New Builder Review Form* and the GuildQuality report, and will notify you and your proposed builder regarding the builder's approval status. If approved, you will then be asked to contact the ARB Administrator regarding the Construction Application submittal process. If your builder is not approved, and you wish to pursue another builder, you will need to submit another *New Builder Review Form*.

Initiate the Design and Review Process

The design approval process has two stages, Preliminary and Final. Your Architect and Builder will work with you to prepare and present the plans to the ARB.

The Preliminary Architectural Review addresses the site plan, the siting of the residence on the property, the walkways, the driveway and its access to the attached garage, and both the interior floor plans and the exterior elevations. The ARB will review this preliminary submission and provide comments to be incorporated into the Final Architectural Review.

The Final Architectural Review is a review of the final, detailed architectural drawings. The drawings include: Sealed & signed site plan with drainage, topography, wet lands delineation, tree survey, and landscape plans; Mobilization plan; Floor plans; Building sections; Exterior elevations; Roof and Wall structure; Fascia and trim detail; Window and Exterior door/Garage door specifications; Patio/Deck/Dock/Screen Enclosure specifications; Mechanical Equipment location and screening details; Driveway materials and finish; Compliance Deposit and Impact Fee; and Final Stakeout. Color chips, samples of materials, and cut sheets of hardware used for Exterior details are also required.

Your team of professionals—architect and contractor—is tasked with presenting the details to the ARB in a timely manner. Generally the Design and Approval Process takes two months once the ARB, you and your professionals have agreed to the overall exterior design. The process may seem involved, but experience has shown that every step is logical and necessary for success.

Build Your Home

Once the Final Architectural Review is complete, you are free to start construction. The ARB will monitor the building process to ensure compliance with the approved house plan.

Additional Information

The ARB encourages you to visit Islands of Beaufort and familiarize yourself with the style, quality, and overall appearance of our community. An ARB member can be available to guide you and answer any of your questions. More information, which includes the IOB Covenants and the complete Architectural Review Board's *Guidelines For Construction at Islands of Beaufort*, can be found on our website, www.islandsofbeaufort.com, or contact Fred Mueller, ARB Administrator, at 843-816-2305 or iobarb@hotmail.com.

Building Resources

Surveyors

David Gasque	(843) 522-1798
Lorrick Fanning	(848) 575-5206

Designers who have existing homes at IOB

William E Poole Design	(910) 251-8980
Allison Ramsey Architects	(843) 986-0599
Moser Design Group	(843) 379-5630

Other ARB-qualified designers are available upon request.

ARB-Qualified Builders

Allen Patterson Residential	Allen Patterson (843) 470-0400
Powell Bros Construction	Eric Powell (843) 812-6616

Mortgage Bankers

Yadkin Bank	Sam McGowan III (843) 524-5240
South State Bank	Douglas Jacobs (843) 521-5607
First Citizens Bank	Jay Lovell (843) 522-0235



Fred Mueller
ARB Administrator

P: (843) 816-2305
E: iobarb@hotmail.com
www.islandsofbeaufort.com