

BUILDING RESOURCES

ARB ADMINISTRATOR

Fred Mueller: 843-816-2305
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LOCAL DESIGNERS WHO HAVE EXPERIENCE WITHIN THE ISLANDS OF BEAUFORT ARE:

Allison Ramsey Architects Inc.: 843-986-0559

Cobb Architects: 843-856-7333

Cole Design Studio: 843-525-1727

Frederick + Frederick Architects: 843-522-8422

JHN Residential Building Design: 843-605-6168

Moser Design Group Inc.: 843-379-5630

Montgomery Architecture: 843-522-8077

Thomas L. Hiatt Architect: 843-837-3300

William E. Poole Design: 910-251-8980



Belle Grove Cul-de-sac



Belle Grove Marshview

Islands
OF BEAUFORT®



BUILDING A HOME IN ISLANDS OF BEAUFORT

We're as excited as you are about your desire to build a custom home in our community. Here are some things to consider before you get started in earnest.

WHAT YOU NEED TO DO

- Understand the architecture of Islands of Beaufort. Drive through the neighborhoods; especially the one you will live in.
- Establish a relationship with the Architectural Review Board (ARB).
- Obtain a "Tree and Topo" survey.
- Select an approved architect and builder.
- Provide a Conceptual Drawing of your new home.
- Request Preliminary and Final Design Reviews.
- Build your home.

Established Building Partners at Islands of Beaufort

Allen Patterson Builders 843-470-0400

Powell Brothers Construction 843-812-6616

Builders Pursuing Building Partner Qualification

Live Oak Builders 843-524-2343

Lowcountry Custom Built Homes 843-815-5544

Lyle Construction 843-247-7407

Paradise Point Construction 803-934-6390

Islands
OF BEAUFORT®

NEIGHBORHOODS WITHIN ISLANDS OF BEAUFORT

THE VILLAGE—FiveOaks Circle

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

BELLE GROVE

A traditional neighborhood that offers vistas of marsh views as well as the privacy of cul-de-sac living.

COTTON ISLAND

Features raised residences, many with marsh views and dock permits, but not “deep water”. Note that substantial foundations are required because of elevation and soil conditions.

DEER ISLAND

A separately gated neighborhood within our community offering properties for larger residences, many with exclusive “deep water” access.



Cotton Island



Deer Island

DEFINING AN ISLANDS OF BEAUFORT HOME



The Village

Homes within IOB are characterized by traditional, lowcountry attention to exterior detail. Examples include metal roofs; a welcoming entry and porches; brick or tabby in foundations, chimneys, walkways and driveways; eaves with crown moldings; enclosed soffits or exposed rafter tails; copper flashing; copper or brass exterior lighting fixtures and full landscaping with in-ground irrigation. Construction costs for

custom homes at IOB vary, but one should budget a minimum of \$250/heated sq. ft. or more depending on location. Costs on interior properties average \$475,000 to \$550,000; costs on marsh view properties average \$650,000 to \$750,000; and costs on either Cotton or Deer Islands average \$950,000 to \$1,100,000.

THE BUILDING PROCESS

VISIT ISLANDS OF BEAUFORT

A visit to IOB will help you understand the architecture of the community as a whole and offer the opportunity to establish a working relationship with the ARB. 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.

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 that you partner with an architect and builder who is familiar with the approval process and construction at IOB. Residents who use professionals familiar with ARB requirements benefit from the value of their experience.

PROVIDE THE ARB WITH A CONCEPTUAL DRAWING

Conceptual drawings of the exteriors give the ARB an idea of what your 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.



Belle Grove

INITIATE THE DESIGN REVIEW PROCESS

The design review process has two stages, Preliminary and Final. Your team of professionals—architect and builder—is tasked with presenting the details of your home to the ARB in a timely manner. Generally the process takes two months once the ARB, you and your professionals have agreed to the overall exterior design.

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 your approved house plan.