



SEABROOK ISLAND
Property Owners Association

1202 Landfall Way, Johns Island, SC 29455
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Architectural Review • arc@sipoa.org

Application # (for office use only)

Additions and Remodels Design Plans Review Step 1: Request for Additions and Remodel Design Plans Review

Application Date: _____

The following is to be completed and signed by the Property Owner. This form must be accompanied by all information as outlined in the Review Process for Exterior Alterations to Existing Dwellings procedure (see SIPOA Policies and Procedures §III.A).

Property Location:

Property is in Regime: _____

Property Address: _____ Block: _____ Lot _____

Property Owner: _____ Architect/Designer: _____

Address: _____ Address: _____

Address: _____ Address: _____

Telephone #: _____ Telephone #: _____

Email: _____ Email: _____

Construction Company Name: _____

Project Manager: _____

Site Information:

Platted Lot Size (sq. ft.): _____ Highland (sq. ft.): _____ BFE (NAVD88): _____

Proposed Work & Information Required (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Deck (site plan & material information) | <input type="checkbox"/> Recreational Equipment (location & photo) |
| <input type="checkbox"/> Demolition (completion timetable) | <input type="checkbox"/> Roofing (brand & color) |
| <input type="checkbox"/> Dock Construction (site plan & dock plan) | <input type="checkbox"/> Room Addition (site plan & elevations) |
| <input type="checkbox"/> Driveways/Walks (site plan & material) | <input type="checkbox"/> Rot Repair (location & material information) |
| <input type="checkbox"/> Handicap Access (site plan & description) | <input type="checkbox"/> Screened Porch (site plan & description) |
| <input type="checkbox"/> Lighting (locations & cut sheets of fixtures) | <input type="checkbox"/> Siding (type & material. color) |
| <input type="checkbox"/> Paint (brand name, product #, & color) | <input type="checkbox"/> Swimming Pool (site plan, product, fencing) |
| <input type="checkbox"/> Patio (site plan & material information) | <input type="checkbox"/> Window Replacement (window details) |
| <input type="checkbox"/> Porch Enclosure (window details) | <input type="checkbox"/> Other (describe below) |

Description: _____

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Distance in feet from Property lines to proposed dwelling (include all eaves and overhangs):

Front	Left Side	Right Side	Rear Covered	Rear Uncovered

Distance in feet from Driveway to Property Sidelines: Left: _____ Right: _____

BUILDING (STRUCTURE) ELEMENTS:

	Existing		Proposed	
1. Area of residence footprint:		sq. ft.		sq. ft.
2. Area of covered decks and porches, screened porches, porticos:		sq. ft.		sq. ft.
3. Area of open elevated decks, stairs-to-grade, HVAC/generator platforms, pools, etc.:		sq. ft.		sq. ft.
4. Area of attached/detached garage, if applicable:		sq. ft.		sq. ft.
5. Other:		sq. ft.		sq. ft.
6. TOTAL COVERAGE BY STRUCTURE ELEMENTS		sq. ft.		sq. ft.
7. TOTAL COVERAGE BY STRUCTURE ELEMENTS AS PERCENT OF HIGHLAND:		%		%

HARDSCAPE ELEMENTS:

8. Area of driveway, turnaround space, and guest parking:		sq. ft.		sq. ft.
9. Area of walkways:		sq. ft.		sq. ft.
10. Area of on-grade decks and patios outside of building footprint:		sq. ft.		sq. ft.
11. Area of on-grade pool and pool decks:		sq. ft.		sq. ft.
12. Area of other hardscape elements:		sq. ft.		sq. ft.
13. TOTAL COVERAGE BY HARDSCAPE ELEMENTS:		sq. ft.		sq. ft.
14. TOTAL COVERAGE BY HARDSCAPE ELEMENTS AS PERCENT OF HIGHLAND:		%		%

Number of Guest Parking Spaces: _____

Exterior Lighting
Fixture Locations: **Quantity** / **Color** / **Brand, Model** / **Name and #** / **CRI** / **(Color Rendering Index)** / **K** / **(Kelvin)**

Ceiling Fan(s): _____

Deck/Stairs: _____

Foundation Level Door(s): _____

Front Door: _____

Garage Door: _____

Landscape Lighting: _____

Rear Door(s): _____

Other: _____

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Exterior Materials: Material(s) / Color (Brand, Product #, Name) / Light Reflectance Value (LRV) #

Decking/Stairs: _____

Driveway/Walkway: _____

Foundation Coating: _____

Front Door: _____

Garage Door: _____

Gutters/Downspouts: _____

Louvers/Lattice: _____

Other Door(s): _____

Railings: _____

Roof: _____

Shutters: _____

Siding: _____

Trim: _____

Window Trim: _____

Other: _____

Estimated Cost of Project: \$ _____

Review Fee: \$ _____ **Date:** _____ **Check/Receipt #** _____

Submitted By: _____

Please make checks payable to SIPOA

Deposit Required: \$ _____ **Date:** _____ **Check #** _____

Submitted By: _____ **SS#/EI#:** _____

Date

Approved by Architectural Review Administrator

Date

NOTE: Approval by the Architectural Review Committee (ARC) certifies that the plan meets the ARC requirements regarding appearance and in no way certifies the quality, strength, accuracy, etc., of the building design. All improvements must also comply with the applicable version of the SIPOA ARC Policies and Procedures. Alterations to multi-family dwellings must be approved by the Property Manager prior to requesting ARC approval. Application must be made to the *Town & Charleston County* for any required permits prior to commencing construction or other activity. **The omission of any stipulation or requirement of the Policies and Procedures is not a waiver of said requirement.** This approval is valid for **6 months** from date of ARC approval.

Additions and Remodel Design Plans Review

Step 1: Checklist for Additions and Remodel Design Plans Review, page 1 of 5

(See Section III.A.2.1 of SIPOA Policies and Procedures for Residential Development)

Owner / Architect Certification of Complete Documentation for the Additions and Remodel Design Plans Review

I, _____, the Property Owner, or Owner's Representative, certify that each item below has been prepared in accordance with the SIPOA Policies and Procedures, indicated by my initials in the respective boxes in the column on the left. I have personally checked to ensure the materials accurately correlate to the plan documents submitted for this review.

Signed: _____ Date: _____

Note: Incomplete submissions will not be reviewed.

The Additions and Remodels Review applies to projects that include changes and/or additions to the building footprint, to building square footage, and to relocation of hardscape. This "Step 1" Checklist applies to the first of three steps in the process.

General Requirements and Timeline:

1. The Architectural Review Staff is available by appointment to meet with the Property Owner and/or representatives in advance of initiating the process to clarify and discuss the intent of the project as well as the applicable Design Guidelines, policies, procedures, and submittal requirements. **Not all of the items listed below are required for every project. For that reason, it is important that the Property Owner and Contractor meet with the Architectural Review Staff to identify the specific items required for the particular project under consideration.**
2. The submission is to be complete, properly assembled, and delivered to the SIPOA office by the close of business on the day of the ARC meeting submission deadline.
3. The ARC strongly recommends that all remodeling plans be prepared and sealed by the Architect who is in responsible charge of the project and currently registered and licensed in S.C. For additions and for improvements that will change the footprint or expand the heated/cooled area of the home, it is required that plans be prepared and sealed by the Architect who is in responsible charge of the project and currently registered and licensed in S.C.
4. Any changes to the site's topography may lead to the requirement for a grading and drainage plan prepared and sealed by an Architect, Landscape Architect, or Engineer who is in responsible charge of the project and currently registered and licensed in S.C.
5. Any tree removal or trimming, or pruning of live canopy elements, will lead to the requirement to submit a separate Request form.
6. The ARC will not review any plans if there is any unpaid assessment on the property.
7. Additions and Remodels Design plans that are not approved shall be resubmitted within ninety (90) days of the Additions and Remodels Design Review date.
8. Following approval of the Additions and Remodels Design plans, the Property Owner may proceed to the next step, Additions and Remodels Project Initiation.
9. Additions and Remodels Design Approval is valid for a period of twelve (12) months from the date when ARC granted approval. If construction has not commenced within twelve (12) months, the Review Process shall be reinitiated and all review fees paid.

Required Materials (ten (10) sets of forms, checklists, and required supporting documents at 8.5" X 11" as well as ten (10) sets of all required plans and elevations at 11" x 17"; please confirm number of sets with Architectural Review Staff prior to submission):

- a. **Completed Request Form and Checklists for Additions and Remodel Design Plans Review, Step 1:** If the project involves demolition, review and follow instructions provided in Appendix P.

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Step 1: Checklist for Additions and Remodel Design Plans Review, page 2 of 5

(See Section III.A.2.1 of SIPOA Policies and Procedures for Residential Development)

	b. Non-refundable review fee per the fee schedule in Appendix A
	c. Letter of Intent
Page #	d. Tree and Topographic Survey prepared and sealed by a Surveyor or Engineer who is currently registered and licensed in S.C., dated not more than eighteen (18) months prior to the Design Review, and prepared at a scale of 1/8" = 1'-0" or 1/10" = 1'-0", showing:
	1. Property lines, all easements, setbacks, critical lines, and lot area (square feet) and total square footage of highland where applicable
	2. Location of adjacent residences and driveways indicating their approximate side-yard window locations
	3. Utility locations
	4. Base Flood Elevation
	5. All existing site features including topography at 1 foot (1'-0") intervals
	6. OCRM critical lines and wetlands delineated and certified by OCRM within five (5) years of the date of submittal; certifications shall meet current OCRM criteria
	7. All surveyed trees flagged with yellow surveyor's ribbon
	8. Location of all trees in excess of six inches (6") in diameter as measured four and one-half feet (4'-6") above the ground.
	9. All groupings of smaller trees and shrubs with an aggregate spread of ten feet (10'-0") or more in diameter
	10. Location of any grand trees (24" diameter or greater) as measured four and one-half feet (4'-6") above the ground
	11. Location and outline of tree canopies and critical root system areas for hardwoods twelve inches (12") in diameter or greater. Diameter of critical root zones shall be calculated at one and one-half feet (1'-6") for every inch of tree diameter. These trees are to have an identification number on the survey ribbon in the field which corresponds to the location/number shown on the Survey Plan drawing.
	12. Location of any diseased or damaged trees <i>Note: It may be beneficial to consult with an ISA Certified Arborist® when considering the site development and location of any changes/additions to the building footprint. Depending upon the site, the ARC may require that an Arborist report addressing the impact of the proposed Site Development Plan be provided prior to granting Conceptual approval.</i>
	13. Any other significant site features
Page #	e. Site Plan drawn on a copy of the Tree and Topographic Survey showing existing site conditions and characteristics, including:
	1. Site Plan(s) showing both the existing structure on the site and a revised Site Plan showing the proposed modification or area to be remodeled (including all eaves and overhangs) and all appurtenant structures on the lot (including utilities and utility items such as propane tanks). Site plan shall be 1/8"=1'-0" or 1/10"=1'-0".

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Step 1: Checklist for Additions and Remodel Design Plans Review, page 3 of 5

(See Section III.A.2.1 of SIPOA Policies and Procedures for Residential Development)

	2. Existing and proposed driveway and walkway locations, materials, and dimensions
	3. Existing and proposed drainage patterns
	4. Existing and proposed wildlife corridors
	5. Building area and lot coverage of Structure Elements and Hardscape (see Appendix K)
	6. Distances from property lines to edges of roof overhangs, decks, stairs, utility areas, HVAC/generator platforms, pools, and paved surfaces (see Appendix J)
	7. Elements on adjacent lots and streets which might impact site development
	8. Identification of all trees to be removed and/or transplanted and those that will remain, with trees scheduled for removal marked in red on the plan and trees to remain marked in green on the plan. Indicate on the plan any trees to be transplanted, showing both existing and planned locations.
	9. Proposed tree protection measures to prevent damage due to construction activity, compaction, or grading, including (if appropriate) site access and locations of material stockpile, sanitary facilities, and dumpster
	10. Proposed erosion control measures
Page #	f. Architectural Drawings , including:
	1. Floor Plans at a scale of ¼" = 1' showing both the existing floor plan(s) and a new floor plan indicating the proposed modification or area to be remodeled. It is recommended that these two plans be arranged together on one sheet; all materials are to be labeled.
	2. Roof Plans with roof pitch marked to show both existing roofs and the proposed modification or area to be remodeled. It is recommended that these two plans be arranged together on one sheet.
	3. Elevations for all elevations of the existing structure, showing both the existing design and the proposed improvements on separate elevation views. It is required that each view of both existing and proposed elevations be shown on the same sheet and that they show first and second floor elevations, building height above BFE, height to the tallest roof ridge, and the height restriction limit.
	4. Design Detail(s) showing that the proposed modification or area to be remodeled contains the same detailing as the existing structure
	g. Landscape Plan for the lot and the right-of-way, if applicable. <p>The Landscape Plan is to show location of all new plant materials and trees, along with the existing vegetation and trees that are to be incorporated into the landscape plan. The number and size of each species of plant shall be specifically identified in a planting schedule showing both common and scientific names, planting size, etc., and notes. The landscape plan shall address irrigation, grading and drainage, and landscape lighting.</p> <p><i>(Notes: A Landscape Architect registered and licensed in S.C. would not be needed for landscape plant material changes to existing single-family homes and villas/regimes. The approved landscape plan is subject to a field review of the in-place installation. At that time,</i></p>

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(See Section III.A.2.1 of SIPOA Policies and Procedures for Residential Development)

	<i>the ARC might require additional landscaping may be required to reduce the visual height of the structure, to provide erosion control or screening, to correct damage from construction activity, or for any other reason deemed appropriate by the ARC.)</i>
	h. Tree Mitigation and Tree Preservation Plan , if applicable <i>Note: The plan must be prepared and sealed by a Landscape Architect who is currently registered and licensed in S.C. or an ISA Certified Arborist®.</i>
	i. Exterior Lighting Plan , if applicable, including cut sheets for proposed fixtures
	j. Photos of the existing structure
	k. Complete specifications defining materials, finish, and colors
	l. Color samples of all proposed new exterior finishes , including but not limited to: <i>(Note: Approval of the color samples submitted at the Additions and Remodel Design Review does not constitute final approval of the color palette. Final approval will only be given following an onsite review.)</i>
	1. Roofing material sample
	2. One 6" x 6" minimum sample each of siding, foundation, and trim material painted with the proposed paint colors
	3. All exterior door colors on a sample of the door material
	4. Exterior accent samples (brick steps, tile, etc.)
	5. Catalog cuts of all exterior light fixtures proposed for use on buildings or as a part of the Landscape Plan
	6. Storm/hurricane protection systems and samples (e.g., cut sheets, details, photographs, etc.)
	m. Details on proposed energy conservation and any considerations for fire protection (e.g., sprinkler system) measures
	n. PDF document of all plans, details, specifications, cut sheets of lighting fixtures, and any other required documentation ; plans prepared manually shall be scanned at a minimum of 300 dpi into a PDF format and included in the combined PDF document; plans with color coding information are to be a color PDF; files shall be submitted on a CD/DVD/USB drive
Work Item to be Completed Prior to Review:	
Date	a. Property Staking/Marking Requirements, if applicable Photo(s) of the property staking and marking shall be provided to ARC staff with areas to be staked and required colors are:
	1. The perimeter of the property marked with stakes two to three feet (2'-3') tall, sprayed with orange paint and taped in orange tape with one foot (1') tails; stakes are to be located at all corners and changes in property line geometry and at mid-points along the side lot lines
	2. Location of changes to building footprint, including all appurtenances, marked with stakes and connected with yellow surveyor's tape; stakes at the corners of the footprint shall have plan location names marked on the stake

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Step 1: Checklist for Additions and Remodel Design Plans Review, page 5 of 5

(See Section III.A.2.1 of SIPOA Policies and Procedures for Residential Development)

	3. Location of changes to open decks, stairways, and pools marked with stakes and outlined with blue surveyors tape
	4. Location of changes to driveway, walkways, etc. marked with stakes and outlined with green surveyor's tape
	5. Trees to be removed marked with red tape
	6. Trees to remain marked with green tape