

SKETCH PLAN REVIEW: CHECKLIST OF MATERIALS

Owner(s) is encouraged to bring his/her/their architect to the sketch plan review meeting. The following materials shall be submitted to the ARB no less than seven (7) calendar days prior to the sketch plan review meeting. All plans, including landscape plans, shall be composed by a person of the applicable trade, qualified and recognized to do so.

Existing Conditions Survey:

To include the following information:

- Minimum scale: 1" = 20';
- Owner's name, address, telephone number, and fax number;
- Architect's name, address, telephone number, and fax number;
- North arrow and scale;
- Lot lines with dimensions and bearings;
- Setback lines;
- Easement lines;
- Adjacent streets;
- Existing utility structures; and
- Outline of building footprints and driveway on directly adjacent lots (if applicable).

Site Plan:

To include the following information:

- Minimum scale: 1" = 20';
- Proposed house/building locations;
- Proposed driveway, parking area, and walkway locations;
- Dimensions from corner of foundation to adjacent property lines;
- Proposed fences and retaining walls (may be incorporated with landscaping plans as below);
- Proposed pool or spa location (for pools, refer to deed restrictions for approved lots);
- Location, materials, and finishes of all outdoor living spaces (patios, decks, terraces, etc.);
- Proposed accessory structures (play structures, out buildings, etc.);
- Any/all other major site improvement locations;
- Both existing contours and proposed new final grading contours. Indicate both existing and final grading elevations;
- Finished floor elevation (FFE) of first level and garage/carport;
- Proposed Spot elevations on corners of driveways and walkways (with flow arrows showing drainage);
- Property boundary locations;
- Required setback lines;

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- Site drainage locations: Intended drainage outfall locations from the lot showing how the drainage plans tie into the drainage plan for the Development (drain locations, sizes, flow direction, invert elevations, and inverts of day-lighted drainpipe);
- Utility easements, right-of-way lines, and all other adjacent easement locations;
- Utility line locations; and
- Significant natural features such as adjacent beach dune complex and dune vegetation, adjacent lagoon amenities, adjacent common area amenities, etc.

Floor Plans:

Show the general layout of all rooms, exterior decks and porches, window and door openings, the total square footage of enclosed space for each level, the total proposed square footage of enclosed space for the overall structure, and the heated square footage of structure. Minimum scale: ¼” = 1’0”.

Exterior Building Elevations:

Front, rear, and two (2) side elevations in sufficient detail to indicate the architectural character of the residence, fenestration, massing, exterior decks, porches, and terraces, and existing and proposed finished grades. Elevations are also to show and include a description of all exterior materials and colors. Minimum scale: ¼” = 1’-0”.

Roof Plan:

Indicate the proposed roof pitches, overhang lines and lengths, flue and roof vent locations, skylight locations, locations of major ridge, valley, and cave line, and proposed roof materials. Minimum scale: ¼” = 1’-0”.

Site/Building Sections:

Site and building section cuts showing building walls, floors, and roof lines relative to the site grading, including retaining walls, and proposed major site improvements, such as patios, decks, major landscaping features, etc. The purpose is to demonstrate the relationship between the exterior and interior of the residence. Minimum scale: ½” = 1’-0”.

Landscape Plan:

To include the following information:

- Minimum scale: 1” = 20’;
- Owner’s name, address, telephone number, and fax number;
- Landscape architect’s name, address, telephone number, and fax number;
- North arrow and scale;
- Lot lines with dimensions and bearings;
- Setback lines—identification of any plants to be in that area;
- ***Note: Plant species taller than 7’ may not be installed in any side setback areas.***
- Easement lines;

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- Indicate all existing landscaping to remain and all existing landscaping to be removed (if any);
- Lot lines with dimensions and bearings;
- The location and sizes of all proposed landscape materials;
- Locations of all lawn areas and planting bed lines;
- Locations of all proposed plant materials;
- Plant list with quantities, botanical names, common names, sizes, and specifications;
- Specifications for seeded areas, including seed mix, mulch, arid-fertilizer type;
- ***Note: Nitrogen-pellet fertilizers are not allowed;***
- Locations of all site improvements, such as patios and decks, walkways, retaining walls, landscape walls, fences, etc.;
- Locations of additional drainage requirements and permanent erosion-control measures not indicated on the submitted site plan;
- Location and specifications of all exterior-lighting fixtures;
- Total area of irrigated lawn area in square feet; and
- Total area of irrigated lawn area as a percentage of the overall site/lot.

Sketch Plan Review Fee

Other Materials as Requested by the ARB at the Pre-Design Review Meeting.

SUITABLE LANDSCAPE PLANTS AND PERIMETER PLANTINGS

SALT-TOLERANT PLANTS

Gardening along the Gulf Coast has many advantages, as well as some disadvantages, foremost of which is dealing with the damaging effects of salt. Many things can be done to help alleviate the potential detrimental effects of salt damage. Some of these are:

1. Using vegetation that has a genetic or physiological tolerance to salty conditions.
 - a. Native seaside plants.
 - b. Desert plants: They usually have good tolerance to saline-soil conditions, but not for a salty atmosphere.
2. Buffer soil salts by using liberal amounts of organic matter in the soil.
3. Water your soil very heavily at regular intervals to leach out excess salts.
4. Hose off plants foliage on a frequent basis.

The more salt that accumulates, the more damage will be done. Warmer temperatures enhance salt damage. Simply, salt accumulations drain water out of plant tissues, causing the burn effect to foliage and stems. Plants that have a tolerance for saline conditions have adapted ways to reduce the actual contact of the salt with the foliage:

1. Very waxy leaf surfaces, which do not allow the salt crystals to directly come in contact with the leaf surface, by leaving them suspended above.
2. Hairy leaf surfaces which also hold the salt suspended above the leaf surface.

Additionally, some plants' root systems are able to "strain" out the salt and allow in only fresh water as a result of physiological adaptation.

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PLANT LIST

A. Ground Covers

Asian Jasmine
Algerian Ivy
Asparagus Sprengeri

Beach Morning Glory
Dollar Weed
Dwarf Junipers

Honeysuckle
Vinca Major

B. Vines

Boston Ivy
Carolina Jasmine
Confederate Jasmine

Honeysuckle
Trumpet Vine
Virginia Creeper

Wisteria
Wisteria, Evergreen

C. Shrubs

Pittosporum
Indian Hawthorne
Coppertone Loquat
Eleagnus
Carissa
Thevetia

Aucuba
Oleander
Junipers
Xylosma
Bottlebrush

Aralia Sigboldi
Mamonia
S. Waxmyrtle
Dwf. Japanese Yew
Yucca

D. Trees

Magnolia
Live Oak
Camphor
Mulberry
Japanese Yew
Monterrey Cypress
E. Red Cedar
Japanese Black Pine

Aleppo Pine
Olive
Norfolk Pine*
Italian Stone Pine
Tex Mountain Laurel
Callery Pear
Some Eucalyptus
Alder

Salt Cedar
Austrian Pine*
Vitex
Willow
Sweet Gum
Sand Pine
Carrotwood*

***Not Reliably Hardy**

E. Palms

Phoenix Species
Sabal Species
Serenoa

Washingtonia
Brahea
Chamaerops

Livistona
Acelloraphe
Sago

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F. Color

Hibiscus
Copper Plant
Croton
Vinca
Sweet Pea*
California Poppy*
Mallows
African Daisy
Altenanthera

Jatropha
Pentas
Bougainvillea
Allamanda
Calendula*
Kale*
Dianthus*
Pansy*

Alyssum*
Goldenrod
Gaillardia
Cleome
Agapanthus
Gerbera Daisy
English Daisy*
Bird of Paradise

***Cool Season Items**

G. Miscellaneous Plantscape

Rosemary
Artemesia
Shell Ginger

Althea
Heleconia

Crinum
Parsley

Papaya
Bananas

Thyme
Philodendrons

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