

Draper Lake Town Architect's FAQ (Frequently Asked Questions):

Q: *Who designed and developed the community of Draper Lake?*

A: Draper Lake was designed in 2004 by world-renowned town planners Duany Plater-Zyberk (**DPZ**), the creators of Seaside, Rosemary Beach, and Alys Beach. DPZ was engaged by Leucadia, the developer of Rosemary Beach, to create an exclusive, gated community on 30a that reflected the unique character of its location on wooded hills above a rare, coastal dune lake. The spirit of this setting inspired DPZ to design a walkable, bike-, board- and kayak-friendly community based on the Great Camps of the Adirondacks, Lake Champlain, and other turn-of-the-century lakefront retreats. Draper Lake has been featured in many fine publications since its creation, including a place on the cover of *Southern Living* magazine.

Q: *Are there architectural codes and community covenants in Draper Lake?*

A: Absolutely. These were developed by DPZ, and are extremely well-designed to protect the investment of all Draper Lake homeowners. Additionally, there is a Town Architect entrusted with the interpretation and enforcement of the code for all new construction. A copy of the **Architectural Code** as well as the **Covenants** is available on the website at www.draperlake.com.

Q: *I am interested in purchasing a lot in Draper Lake. What is the first step?*

A: Speaking to one of the Architects from the **Approved Architects List** (see www.draperlake.com) is a great first step. In conjunction with your realtor, the architect can advise you on the differences between the available lots based on the size, location, and lot type to help you choose the perfect lot for your needs.

Q: *I currently own a lot in Draper Lake and would like to build. What is the first step?*

A: If you already own a lot, speaking with one of the **Approved Architects** is the first step in getting underway with the design and construction process. They can advise you on builder selection, plan layouts, house size, views, and other vital issues. Your architect will also consult with the Town Architect prior to starting work on the house to verify the specific requirements for your lot.

Q: *What builder(s) can I work with in Draper Lake?*

A: There is a list of **Approved Builders** on the Draper Lake website whose licensure, portfolio, and references have been verified by the community. With the advice of your Architect (see previous question), you will select one or more builders from this list (see www.draperlake.com) to provide careful cost estimates for the project.

Q: *How does the **Design Review** process work?*

A: Your approved Architect will submit drawings to the Town Architect for two separate design reviews, at the Preliminary stage and later at the Construction Document stage. The **Design Review Fee** is **\$1,000** for a single structure (the main house OR carriage house), and **\$1,500** for the two structures submitted together. The fee covers both reviews, and is payable to:

Draper Lake Homeowners' Association, Inc.
P.O. Box 1247
Santa Rosa Beach, FL 32459

Approved drawings are returned to your architect, who will then coordinate with the contractor in applying to Walton County for a Building Permit. A **\$3,500 Construction Deposit** (all but \$700 of which is refundable) as well as a non-refundable **\$2,500 Construction Observation Fee** must be paid to the Homeowners' Association prior to commencing construction for damage and compliance purposes.

Q: *What do the roman numerals shown on each lot in the community Regulating Plan signify?*

A: There are three different lot types in Draper Lake, represented by a **I** ("Street House"), a **II** ("Park House"), or a **III** ("Lake House") on the official community Regulating Plan. Each lot type has its own unique setbacks, porch locations, and height requirements, all described in the Architectural Code and carefully master-planned by DPZ to bring their vision to life. Within these parameters, many different designs are possible. Your architect can explain the Design Code in greater detail.

Q: *What is the typical range of construction costs in Draper Lake?*

A: This depends on many factors, including project size, builder selection, interior finishes, etc. So far, we have seen construction costs ranging from \$200 to \$350 per square foot of conditioned space on recent projects. Higher or lower costs can possibly be achieved, but this range will likely apply to most of the homes in the community. As a rule of thumb, the homeowner's selections typically represent about one-third of the total cost of construction, with the other two-thirds embodied in the walls, roof, windows & doors, and the structure of the home.

Q: *Do I have to build a carriage house now, or at any future date?*

A: No. There is no requirement to build a carriage house along with the main house, although based on the history of Seaside and Rosemary Beach many homeowners will choose to do so. One advantage to building both structures together is a substantial cost savings, which may be a consideration. Regardless of whether a carriage house is built, a minimum of two on-site parking spaces must be provided. More on-site parking spaces are strongly recommended where possible. **Please note that a carriage house cannot be rented separately from the main structure.**