

Design Guidelines

The Lakefront

VISION

Inspired by the beautiful natural setting surrounding the lake, the architecture will follow building traditions deeply rooted in the Lowcountry and will take on a slightly more relaxed character that celebrates the outdoors and casual Lowcountry lifestyle.

With thoughtful attention to massing, architectural detail, siting, and landscaping, the few homes that grace the lakefront provide a unique opportunity to create Riverside's most exclusive address to date.

In addition to the architectural guidelines established for Riverside, "The Lakefront" will have a unique set of design standards to ensure the vision for this special area of the community is thoughtfully executed.



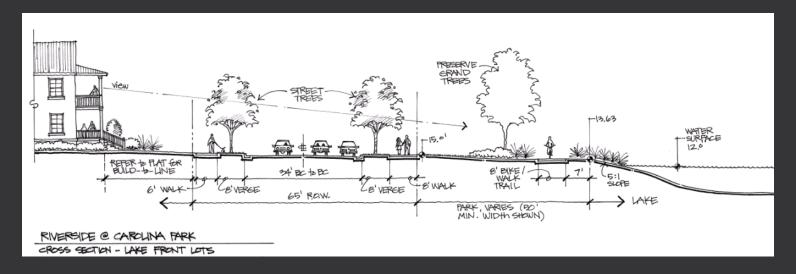
HOME SITING

Homes along Bolden Lake should be carefully sited to take advantage of views and the unique features offered by each home site. Special care should be given to preserving smaller groupings of hardwood trees. It is encouraged that all oak, large pine, or other significant trees be saved wherever possible. The Design Review Board must review tree removals and walk the lots with builders prior to any clearing. Trees removed without prior approval must be replaced with indigenous trees of 4" or greater in caliper.

Setbacks

- •Front 30 feet
- •Rear 20 feet Detached garages should be set back far enough to allow two 20 feet deep parking spaces. If not enough room is available behind the garage, 2 off-street parking spaces shall be provided with appropriate plantings and screening.
- •Side (interior) 10 feet for main structures / 6 feet for accessory structures
- •Side (corners) 15 feet unless special circumstances warrant an exception

Note: Setbacks may be flexible in certain cases in order to preserve significant trees.



Architectural Standards:

Roofs

• Metal roofs, while not required, are encouraged. Colors should be natural in tone such as galvalume, bronze, or zinc. Brightly colored roofs such as red, blue, or green will not be allowed. Corrugated metal will be allowed in select cases.

Eaves and Overhangs

- Minimum 12 inch overhangs are required and 18 inch overhangs are encouraged.
- Broader overhangs lend themselves to more interesting and well-crafted soffits that may include exposed timber rafters or tongue in groove decking.
- Exposed rafter tails are strongly encouraged when complimentary to the architecture of the home.

Windows

• Darker windows are encouraged depending on the style of the home. Homes without shutters may be required to have darker windows to provide more contrast and detailing.

Foundations

- Minimum finished floor elevations (FFE's) of 32 inches will be allowed which allow for porches with no railings and "X"-style railings i.e. (the FFE may be 32 inches which would make the porch elevation approximately 28 inches). Lower FFE's are encouraged, which promotes a more casual and connected feel.
- After foundations are built, builders must notify the DRB for an inspection to ensure the minimum FFE is met.

Porches

- Columns and railings should be detailed with simple designs. Traditional wood pickets are acceptable, however more diverse railings designs are encouraged. These include open porches without railings, "X" style railings, and horizontal railings.
- Columns are required to be a minimum of 10 inches unless double columns are used.
- All brick stairs or stairs with brick accents are encouraged.
- Recommended porch flooring includes tongue and groove pressure treated wood, ipe or similar, tabby concrete or brick. Tabby porches must have a brick rowlock.





Architectural Standards (cont'd):

Exterior Materials

- All doors must be wood unless otherwise approved.
- Gas lanterns, while not required, are encouraged.
- All roof penetrations may not protrude above the main roof line by more than 6 inches. Penetrations must match the color of the roof.

Corners Lots

- Both the front and side elevations must address the street
- Wrap-around porches are strongly encouraged.
- Homes with shutters on front elevations must also include them on the side facing the street. Note that not all windows need shutters as long as logic is applied (i.e. dormers and ganged windows).

Color Palette

- Inspired by traditional Lowcountry influences, homes along Bolden Lake should have a color palette that compliments its surroundings. Homes should typically have more muted, neutral tones to better integrate with the natural setting.
- Accents at doors, windows, and shutters are encouraged. Trim colors should not contrast significantly with the main body color.
- Some shades of white will be considered.





Hardscape Standards:

- •To establish a consistent streetscape and delineate between the public and private realm, a linear articulation element must be installed along all front and corner property lines. Design principles are detailed in the Landscape and Hardscape Linear Articulation exhibit found on the next page.
- •On corner lots, this linear element must wrap the corner and terminate into a landscaped area at the front setback line.
- •Each home will be required to have an Entry Statement at the entry walk, which will be defined by brick columns.
- •Entry walks will be required to be 6 feet in width and shall consist of brick or concrete tabby bordered by brick.
- •Either a low two-rail fence or landscape hedge will be required as part of the linear element.
- •An 8 foot grass verge and 6 foot sidewalk is required on the front property lines. On corner lots, the sidewalk will transition to 5 feet and the grass verge to 7 feet

Street Trees:

To obtain a more uniform and consistent look, the Developer will install the street trees. Trees will be live oaks and will be spaced every 75ft on center except where conflicts with utilities or other items exist.





Landscape and Hardscape Linear Articulation





Lot Exhibits, N.T.S.











LANDSCAPE DESIGN NARRATIVE:

A transition from street to front of house (property line articulation) provides a consistent streetscape aesthetic. This articulation defines the edge between public and private space. The design principles, on this sheet, provide a level of uniformity while allowing individuals to choose personal entry arrival touches.

LANDSCAPE DESIGN PROPERTY LINE ARTICULATION OPTIONS:

- (1) Columns
 - · 24" min. & 36" maximum height
- 2) Hedge Rows
- Fencing
 - · 30" maximum height
 - 6" minimum post size
 - · 8' maximum post separation

HARDSCAPE MATERIAL OPTIONS:

- Columns Required as an entry statement
 - · Tabby concrete or brick
- 5) Fencing
 - Wood 2 rail
 - · No pickets
 - · Color SW Enduring Bronze (7055) or Charleston Green
- 6 Walks
 - Brick
 - Tabby concrete
 - · 6' width

HEDGE ROW MATERIAL OPTIONS:

24" HT. min. x 18" W. min. (7 gal., typ.)

- 7 Boxwoods 30" O.C.
- 8) Podocarpus 2' O.C.
- 9 Japanese Hollies 30" O.C.
- (10) Anise 3' O.C.
- 11) Sandankwa Viburnums 3' O.C.

Precedent Images



"X" style railings, brick stairs, muted tones with dark accents



Expansive open porch, metal roof and natural earth tones



Open porch, metal roofing, double columns, brick stairs with tabby porch, dark colored windows



Open porch with tall bays, split rail fencing, metal roof



"X" style railings, Linear element



Expansive open porch, exposed rafters, metal roof and natural colors



Open porch, brick stairs, tree saves, natural colors



Exposed rafter tails with detailed soffits



Linear element with brick columns and fencing



Linear element with brick columns and hedge row



Linear element with hedge row and split rail fencing



Brick entry walk and stairs, open tabby porch