

An aerial photograph showing a wide river with marshy banks and a dense forest in the foreground. The text 'Riverside at CAROLINA PARK' is overlaid on the forest.

Riverside
at CAROLINA PARK

MOUNT PLEASANT, SC



Design Guidelines
Supplement

VISION

Inspired by the beautiful maritime forest overlooking the Wando River, 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 homes that comprise Sawyer's Island will provide a unique opportunity to create Riverside's most exclusive address to date.

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



HOME SITING

Homes in Sawyer's Island 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 trees. It is required that all trees 4" and larger 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

- Waterfront (Lots 2224 - 2226)
 - Front – 100 feet
 - Rear – 50 feet
 - Side (interior) – 10 feet for main structures / 5 feet for accessory structures
- Waterfront (Lots 2227 - 2233)
 - Front – 80 feet
 - Rear – 50 feet
 - Side (interior) – 10 feet for main structures / 5 feet for accessory structures
- Marsh front (Lots 2234 - 2236)
 - Front – 50 feet
 - Rear – 50 feet
 - Side (interior) – 10 feet for main structures / 5 feet for accessory structures
- Pond View (Lots 2237 - 2239)
 - Front – 50 feet
 - Rear – 20 feet
 - Side (interior) – 10 feet for main structures / 5 feet for accessory structures

HOME SITING (cont'd)

Setbacks

- Preserve Lots (Lots 2215 - 2221)
 - Front - 50 feet
 - Rear - 20 feet / 5 feet for accessory structures
 - Side (interior) - 10 feet for main structures / 5 feet for accessory structures
- Preserve Lots (Lots 2222 & 2223)
 - Front - 180 feet
 - Rear - 20 feet / 5 feet for accessory structures
 - Side (interior) - 10 feet / 5 feet for accessory structures

Note: Setbacks may be flexible in certain cases in order to preserve tree saves.



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.
- Minimum slopes on main roofs should be 8:12.

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 on lots without marsh views, which promotes a more casual and connected feel.
- Elevated ("Drive Under") homes are permitted on all lots **except** for Lots 2215 and 2239.
 - Acceptable facing materials for foundation walls and piers include, brick, tabby, or stucco.
 - Louvers are required between piers around the foundation. Filling between the piers with a continuous wall is also permitted. Louvers are also required under front and side stairways when visible from the street.

Garages

- Drive Under Homes
 - Side entry garages are strongly preferred, however up to one garage door may face the street. Dual front entry garages are discouraged but may be considered on a case-by-case basis.



Architectural Standards (cont'd)

- Courtyard-style Homes
 - Garages located in front of the home will be allowed provided the garage doors do not face the street and are appropriate in scale and proportion.
 - Driveways are required to be more decorative. Acceptable treatments include pavers, salt void, or tabby.
 - The front porch requirement (must span 55% of the main mass of the home) will be relaxed for courtyard-style plans; this should help defray the additional cost of the decorative driveway. Additional landscaping will likely be required to help soften the view of the driveway.
 - Garages are encouraged to be attached to the main house by an open breezeway or enclosed connector rather than appended to the main house (exception: when parking under the house).
- Driveways – Longer driveways should include curves and “straight shot” driveways are not permitted.

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.
- 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.

Exterior Materials

- All doors visible from the street 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.



Architectural Standards (cont'd)

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 in Sawyer's Island 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.

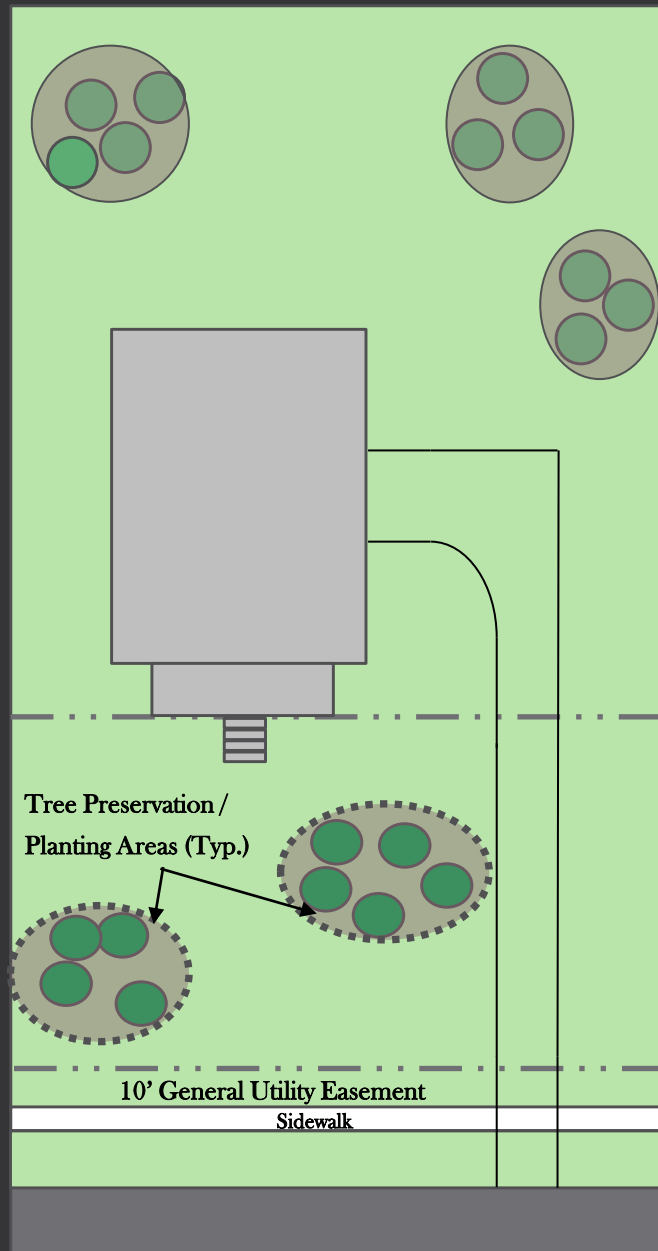
Landscaping Standards

The Sawyer's Island aesthetic is rooted in the maritime forest and the intent is for the landscape to look more natural and organic. The aesthetic is more focused on the preservation and augmentation of existing vegetation with native, adaptive, plants with lesser amounts of turf grass.

New landscaping should work around existing greenery to preserve and protect that vegetation. New plants placed adjacent to existing should feature more native trees and other indigenous species to complement what remains on site.



Tree Preservation & Plantings (in addition to Riverside's typical requirements)

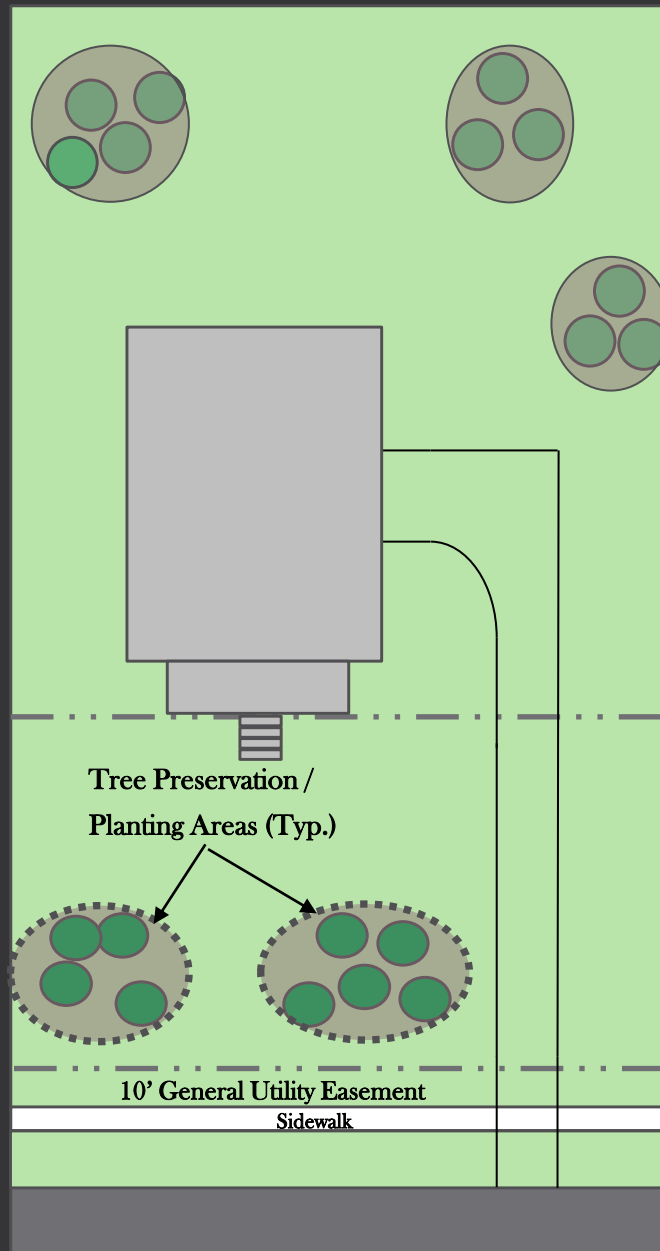


- Existing tree saves (including pines) are strongly encouraged, especially in the front yards.
- To aid in this effort, the developer will provide builders with a tree survey showing trees within the front setback.
- **Tree Save Requirements:** all lots are required to preserve or provide one tree for every 10 foot of lot width in the front yard. For example, a 90-foot-wide lot would require 9 trees to be saved or planted in addition to Riverside's typical requirements.
- This requirement may be accomplished by saving existing trees, planting new, or a combination of both.
- Existing tree saves less than 10" in diameter count 1:1 towards the requirement.
- Existing trees 10" and greater count 2:1 towards the requirement (i.e. a 10" tree save counts towards 2 out of the 9 trees).
- This requirement may also be met by planting new canopy trees provided they are a minimum of 3" in diameter. Trees smaller than 3" will not be counted towards the requirement.

Front Setback (Varies 50ft - 100ft)
Tree Preserve/ Natural Planting Area

Right of Way / Property Line

Additional Landscape Plantings (in addition to Riverside's typical requirements)



- On Drive Under homes, all foundation plantings must be $\frac{1}{2}$ the height of the foundation at the time of installation.
- Within the tree save/planting beds in the front yard, all lots are required to provide five shrubs for every 10 foot of frontage. For example, a 90-foot-wide lot would require 45 shrubs in addition to Riverside's typical planting requirements.
- All shrubs are to be minimum of 3 gallons and are to be native plant species. Examples include Saw Palmetto, Tea Olive, and Sweetgrass. Other approved examples may be found in the appendix of this supplement.

Front Setback (Varies 50ft - 100ft)
Tree Preserve/ Natural Area (50 feet)

Right of Way / Property Line

Precedent Images



Metal roof, exposed rafters, natural earth tones



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



Expansive open porch, metal roof and natural earth tones



Dormer windows, double columns, metal roof



Connections to the outdoors



Open porch, brick stairs, natural tree save areas



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



Exposed rafter tails with detailed soffits

Courtyard Style Homes



Tree Saves and Planting Beds



What to avoid - Blank, clear cut yards lacking in tree saves and native plantings



Preferred - Tree saves with native plantings in beds

Landscaped beds at front of lots, tree saves, native plant pallet



Landscaped beds at front of lots, tree saves, native plant pallet



Native Plants



White Iris



Sweet Grass



White Muhly Grass



Switch Grass



Chaste Tree



Wax Myrtle



Sabal Minor



Silver Saw Palmetto



Tea Olive



Yaupon Holly



Bay Tree



Sweet Bay Magnolia



American Beautyberry



Sabal Palmetto



Live Oak



Black Eyed Susan



Variegated Sedge



Shasta Daisy



Plumbago



Cast Iron



Dwarf Gardenia



Fan Palm



Podocarpus



Florida Anise



Southern Magnolia



Fig Tree



Red Bud



Philodendron



Oakleaf Hydrangea



Saucer Magnolia