

WATERBRIDGE

Pattern of Book

Architectural Details



WATERBRIDGE

Offered by Intracoastal Land Sales, Inc./Broker

854 Jason Blvd, Site F
Myrtle Beach, SC 29577
888-404-9933
www.WaterbridgeSC.com



Obtain the Property Report required by Federal Law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

This project is registered with the following states: New Jersey, Ohio, Illinois (089.0000345), Pennsylvania (OL001092) and New York. NY: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. H070018. Registration does not constitute endorsement of the merits or value of the project. This is not intended to be an offer to sell, nor solicitation of an offer to buy real estate in South Carolina to residents of any state or other jurisdiction where prohibited by law. All renderings, site plans, digital images, etc. are used to depict current development concepts, which are subject to change without notice. Except as set forth in the Property Report required by Federal Law, the developer has not guaranteed that the depicted facilities and planned amenities will be constructed, or if constructed, that they will be the same size and style depicted. Pictures used may not be photographs of the community, but are used to illustrate lifestyle only. Equal Housing Opportunity. Intracoastal Land Sales, Inc./Broker.

For more information about Waterbridge,
please contact:

Intracoastal Land Sales, Inc./Broker
854 Jason Blvd, Site F
Myrtle Beach, SC 29577
888-404-9933
www.WaterbridgeSC.com

Waterbridge
e
Carolina
Forest
Horry
County

This book has been developed by South Carolina Coastal Development I, Inc. for a graphic representation of Waterbridge. It also defines architectural design requirements for the design and building of the community. All property lines, dimensions, narrative descriptions and renderings are approximate. Plans, designs and amenities illustrated in the Waterbridge Pattern Book represent the developers intentions. The developer, architect and land planners reserve the right to change or modify plans without notice. These materials are intended to be used as a planning instrument which may be updated periodically.




 Obtain the Property Report required by Federal Law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This project is registered with the following states: New Jersey, Ohio, Illinois (089.0000345), Pennsylvania (OL001092) and New York. NY: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. H070018. Registration does not constitute endorsement of the merits or value of the project. This is not intended to be an offer to sell, nor solicitation of an offer to buy real estate in South Carolina to residents of any state or other jurisdiction where prohibited by law. All renderings, site plans, digital images, etc. are used to depict current development concepts, which are subject to change without notice. Except as set forth in the Property Report required by Federal Law, the developer has not guaranteed that the depicted facilities and planned amenities will be constructed, or if constructed, that they will be the same size and style depicted. Pictures used may not be photographs of the community, but are used to illustrate lifestyle only. Equal Housing Opportunity. Intracoastal Land Sales, Inc./Broker.



Table of Contents

Contact Information	2.....
Table of Contents	4.....
Welcome to Waterbridge	5.....
Main Entrance	7.....
Palmetto Club	8.....
Master Plan	10.....
Amenities Site Plan	11.....
Coastal Cottage	13.....
Coastal Cottage Collection	14...
Model A	16.....
Model B	17.....
Model C	18.....
Model D	19.....
Model E	20.....
Model F	21.....
Model G	22.....
Model H	23.....
Architectural Guidelines	24.....
Landscape Guidelines	32.....
Featured Architect	34.....
Bibliography	35.....

Welcome to Waterbridge

Imagine your life in a community with sweeping lakes bridged by cobblestone roads, a meandering sidewalk under the canopy of shade trees, and an entrance so grand that it will greet you each time you return home.

Here, you'll stroll along lushly landscaped paths and enjoy the view from a shaded, picturesque park bench. You might relax with friends by the pool, where you can quench your thirst at the outdoor refreshment center, gather around the dramatic sunken fire pit, or retreat to the comfort of a hammock.

When you crave activity, you can swim in the premier Olympic-sized pool, exercise at the cutting-edge fitness center, or round up your friends for a game of tennis or sand volleyball.

And, whether you've worked or played all day, you'll return to a home so thoughtfully designed that you'll feel as if you just walked into the pages of a beautiful design magazine. Using this Pattern Book, you can explore Waterbridge's extraordinary architectural style and the architectural style we call Waterbridge.



the amenities

Main Entrance

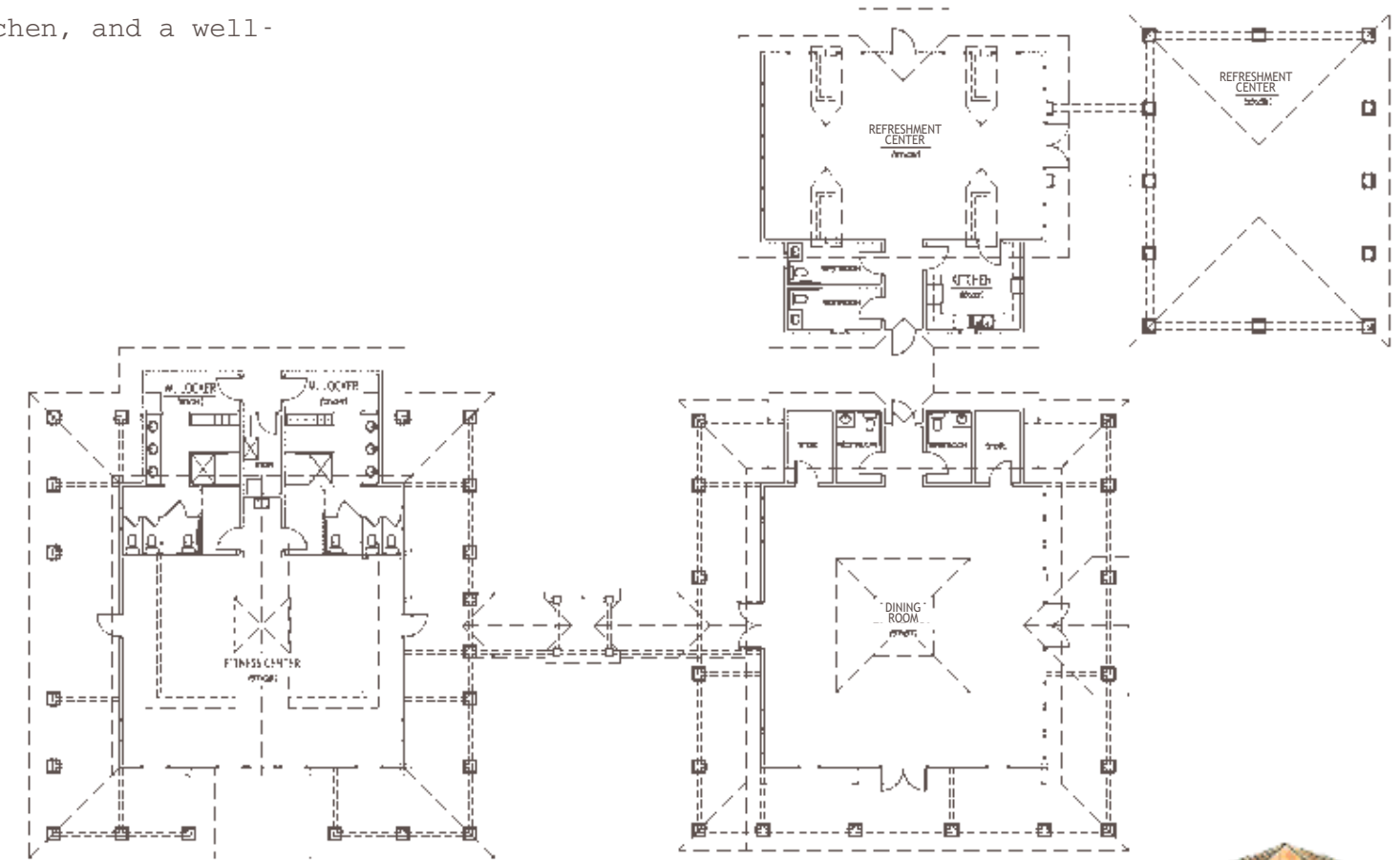
The outstanding 35-foot tall grand entrance to Waterbridge will make you proud to arrive. The drive under gate and four-lane combined entry and exit enables smooth traffic flow. A spectacular view from the look-out tower will lure you and your neighbors to walk or bike to the main entrance.



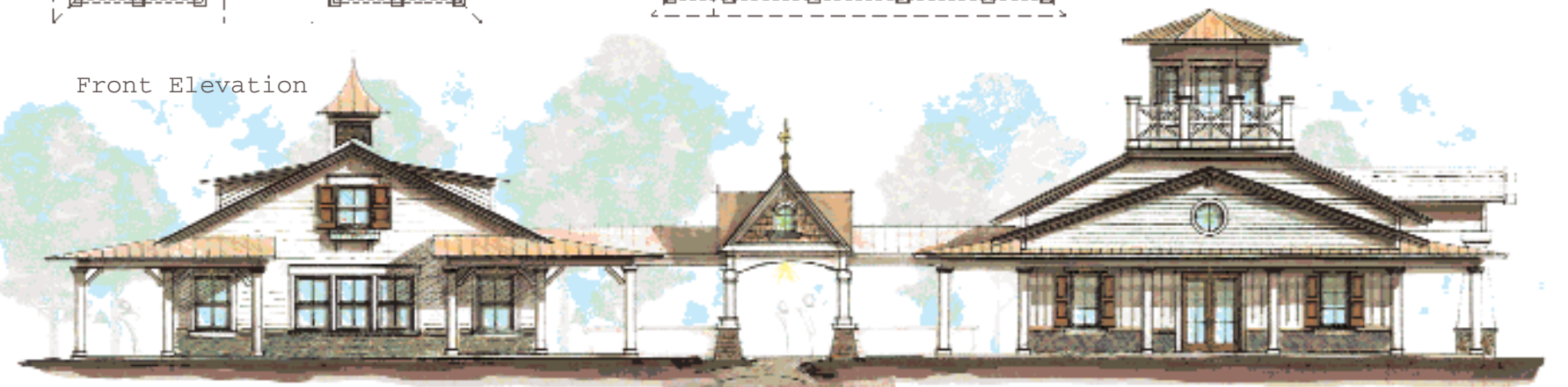
Palmetto Club

Perfect for fabulous entertaining, the thoughtfully-designed amenity center includes a refreshment center, a catering kitchen, and a well-appointed dining room.

The fitness center features an abundance of challenging workout equipment which will help you stay in fine form.

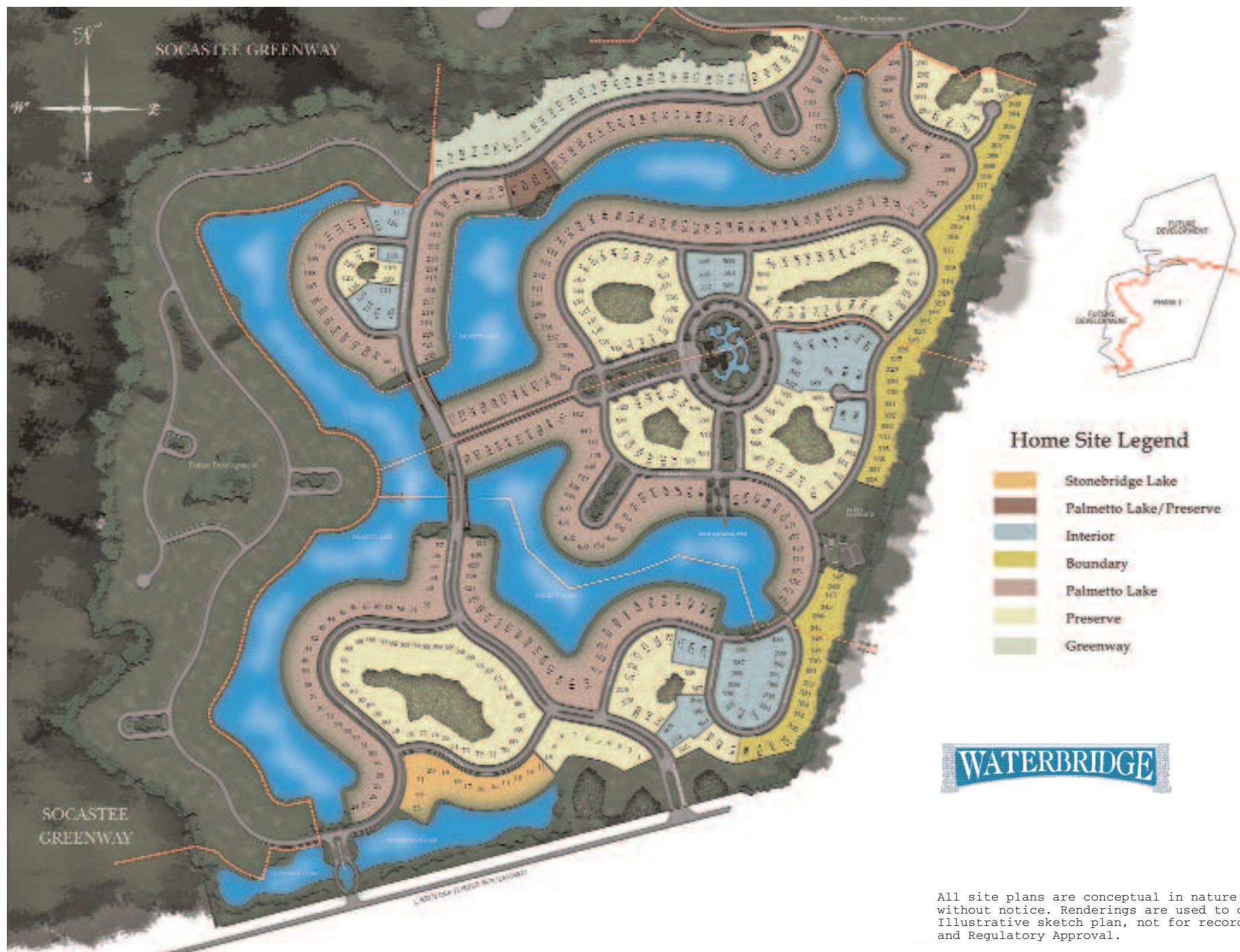


Front Elevation



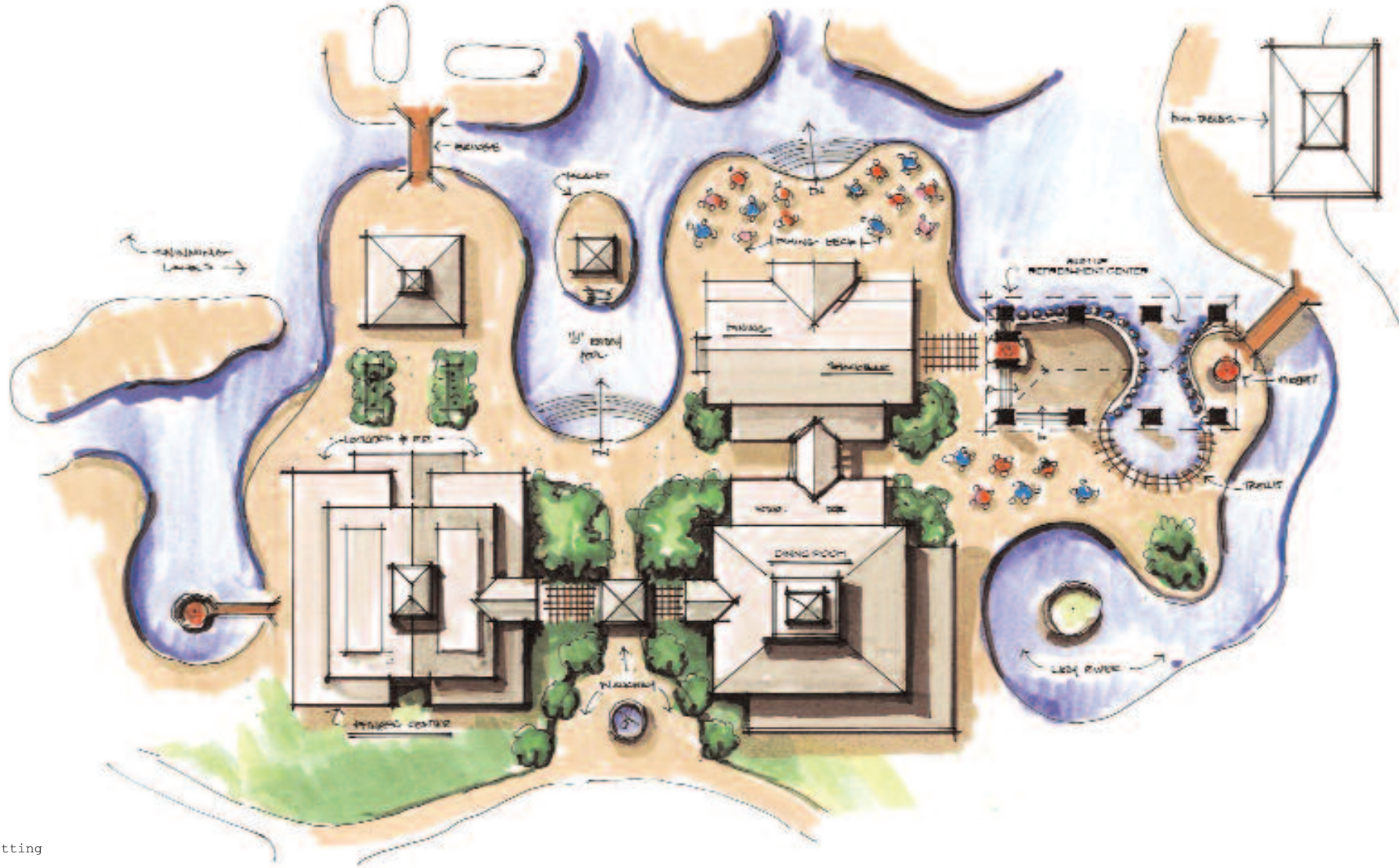
Fitness Center

Clubhouse



All site plans are conceptual in nature and subject to change without notice. Renderings are used to depict style, not size. Illustrative sketch plan, not for recording. *Subject to permitting and Regulatory Approval.

Every day will be like a day at an elegant resort when you visit the amenities center. From the charming pool waters to the outdoor dining area, island, fire pit, clubhouse, fitness center, and refreshment center, the amenities will be a guest in your own community.





the style



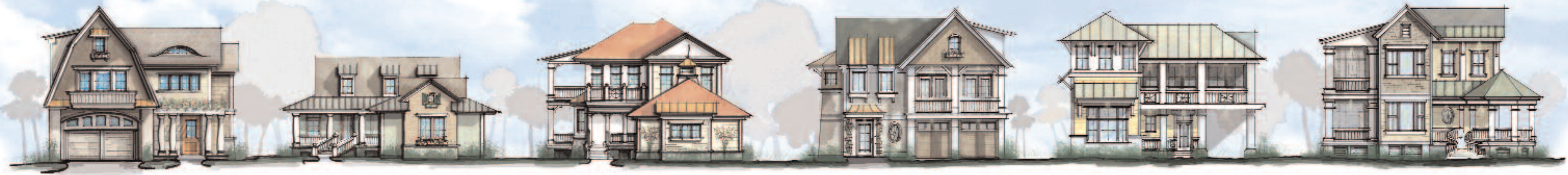
We've designed the Waterbridge community with architecture reminiscent of coastal homes, cottages, and bungalows—a style we like to call Coastal Cottage. It is drawn on historical references from Colonial, Federal, shingle-style, and Dutch and Flemish architecture, with influence to American Vernacular Revival and Neoclassical Victorian architecture. Features such as large dormers, gables, classical porch posts, Georgian or Federal entrance, and Dutch doors grace our style. And, unifying the design is an understated, familiar, and inviting charm.

The following pages define common features of the style we have in mind. We've also defined materials and finishes that are characteristic of this community. Illustration models are included and are now available for purchase as shown, or can be modified to fit your needs and wishes. Design



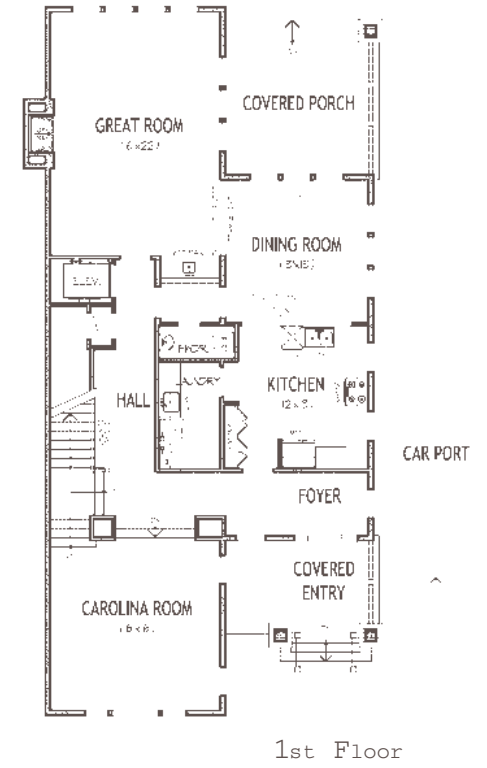
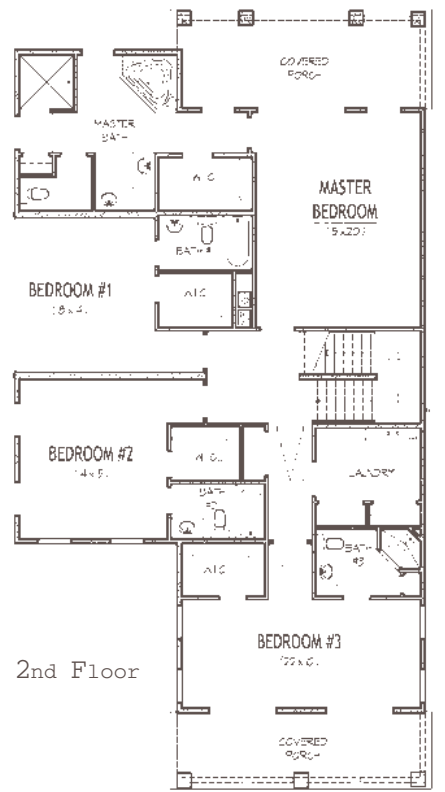
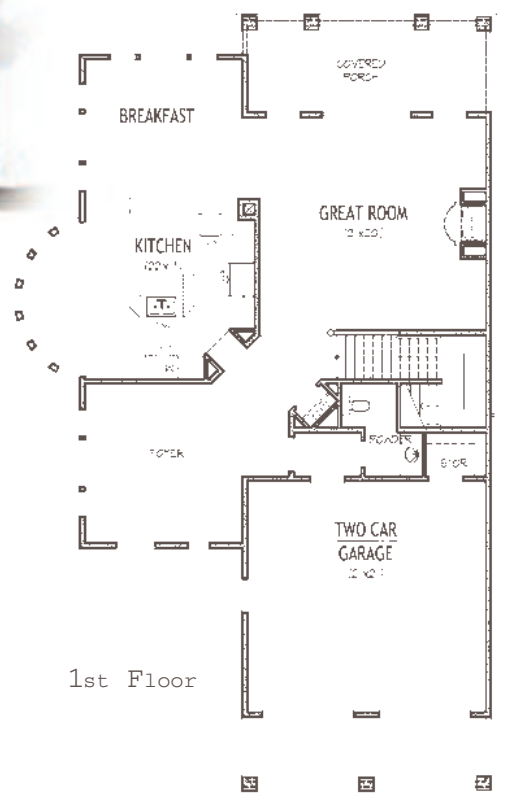
The Coastal Cottage Collection

As you walk or drive through your neighborhood at Waterbridge, you'll view wonderful homes that reflect influences from some of the most outstanding and inviting styles in American history. This is our Coastal Cottage Collection.

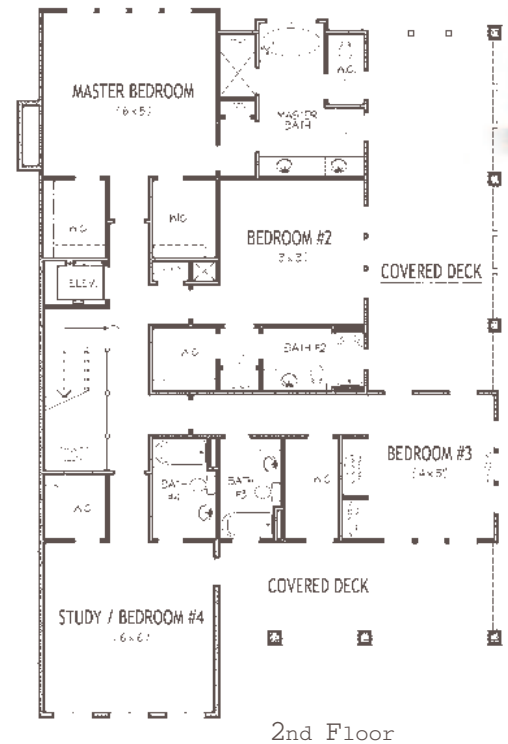


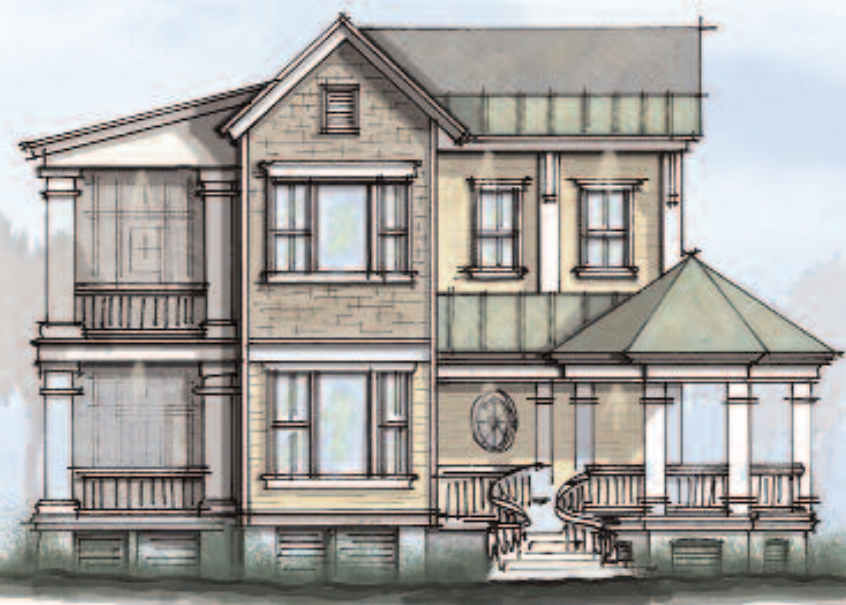


Approximate Square Footages
 First floor: 530
 Second floor: 440
 Total heated: 970
 Covered porch: 570
 Garage: 510

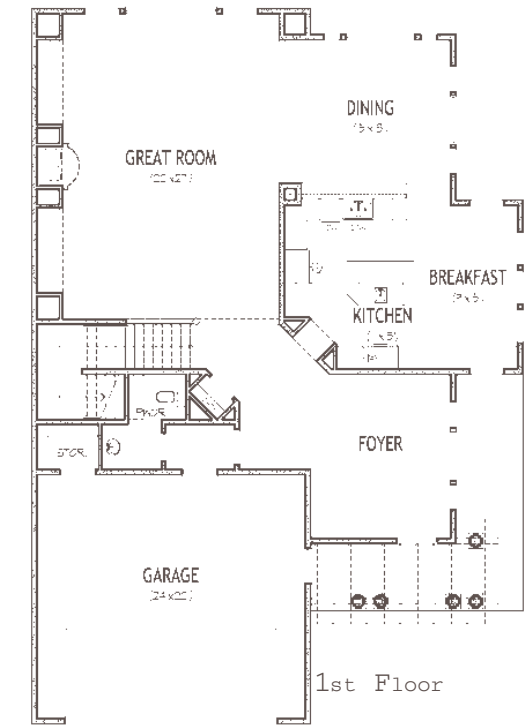
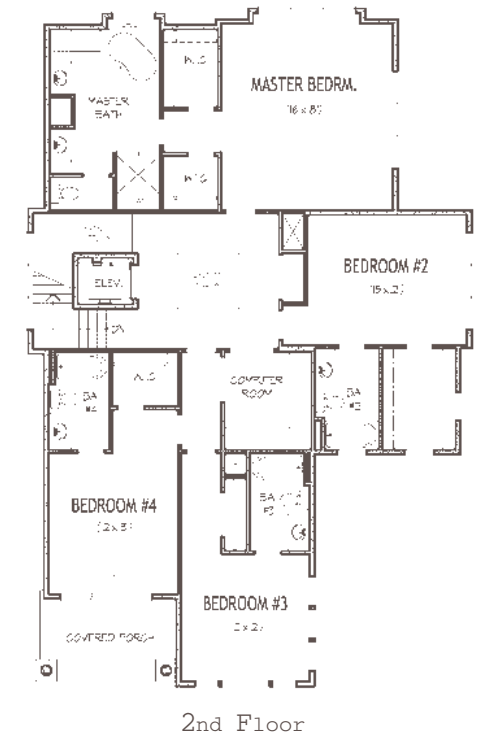
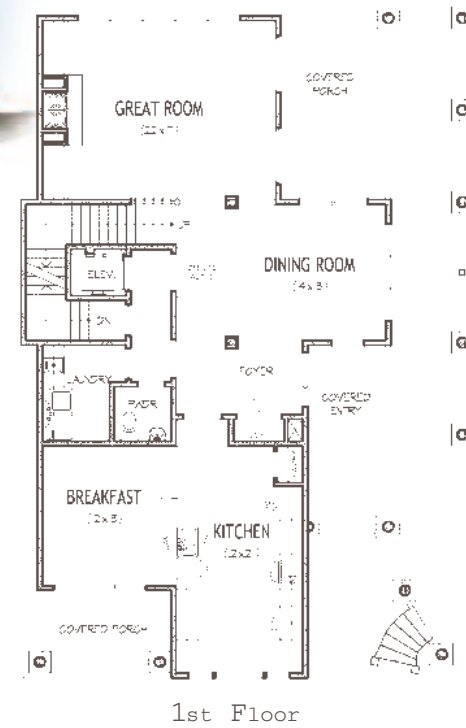


Approximate Square Footages
 First floor: 568
 Second floor: 932
 Total heated: 1500
 Covered porch: 308
 Garage: 631

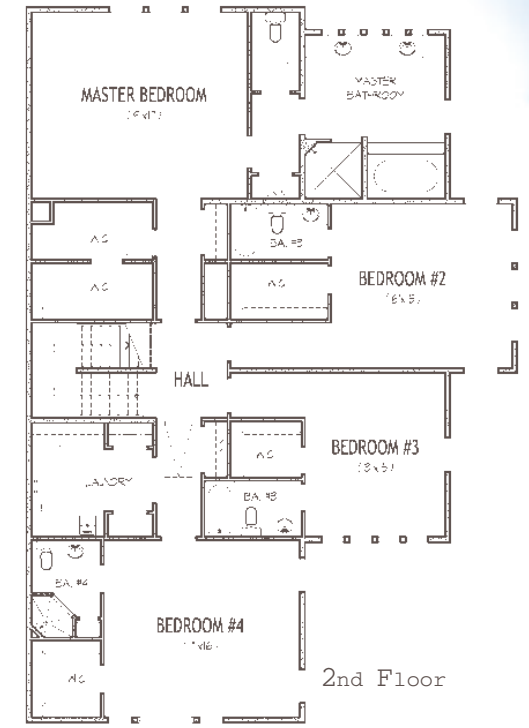


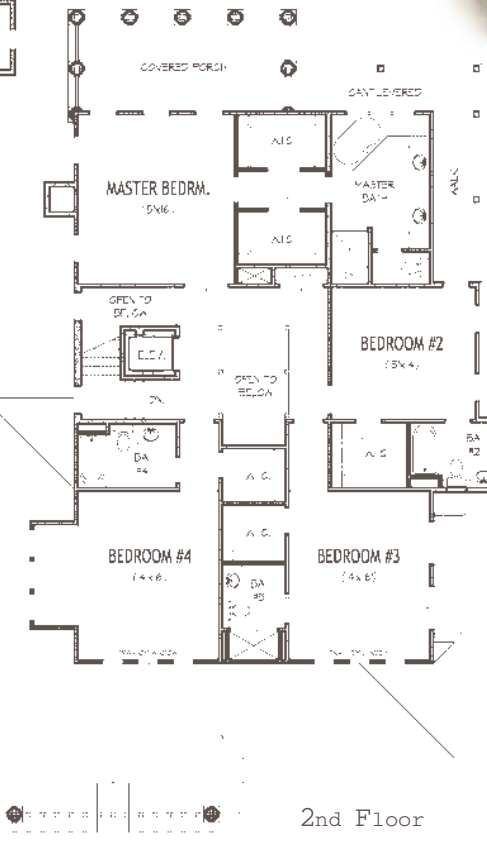
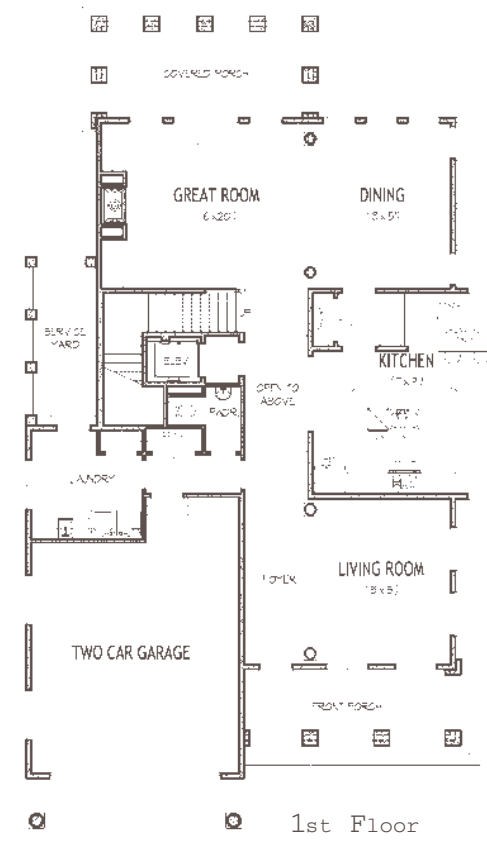
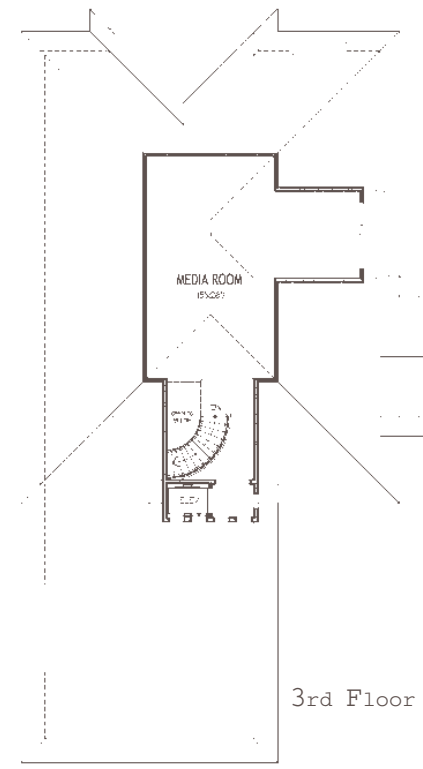
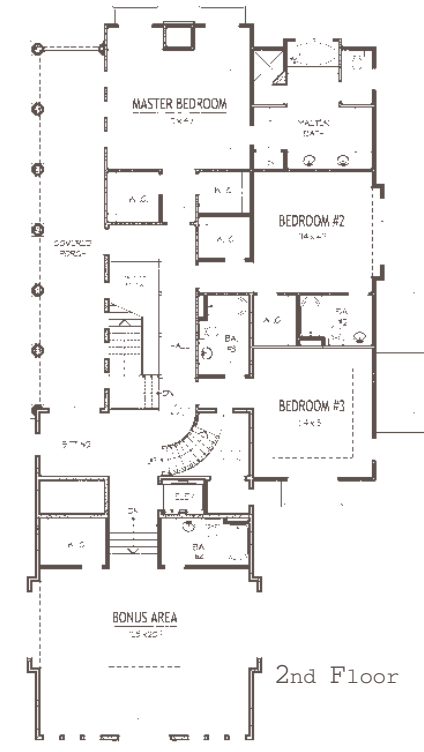
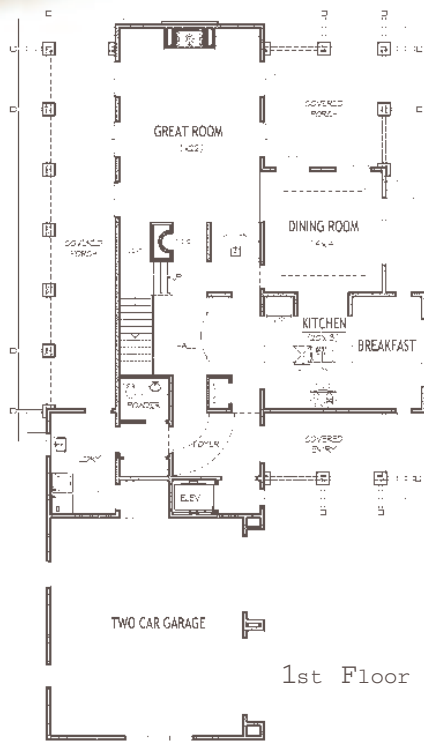


Approximate Square Footages
 First floor: 1,512
 Second floor: 930
 Total heated: 2,442
 Covered porch: 370



Approximate Square Footages
 First floor: 1,536
 Second floor: 296
 Total heated: 1,832
 Covered porch: 100
 Garage: 555



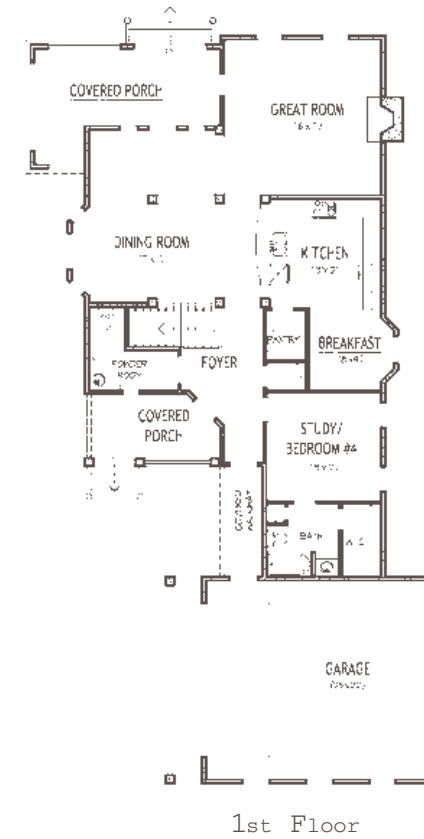
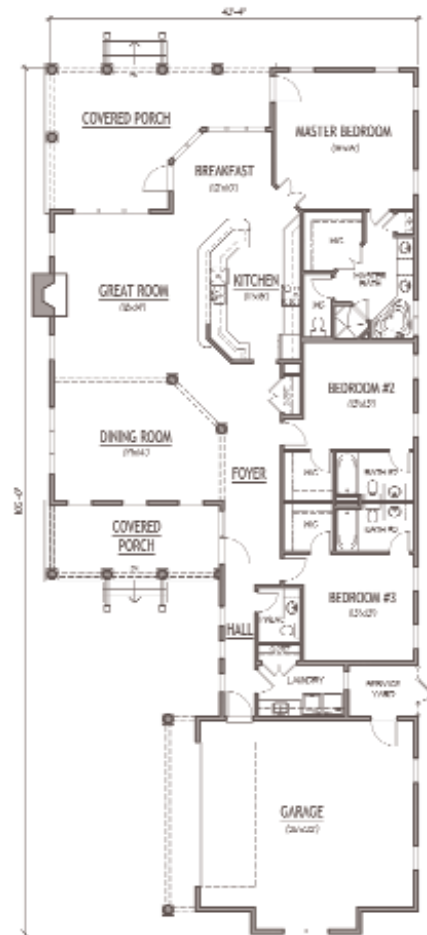


Approximate Square Footages	
First floor	2032
Second floor	2207
Bonus area	702
Media room	698
Total heat	4039
Covered porches	836
Garage	634

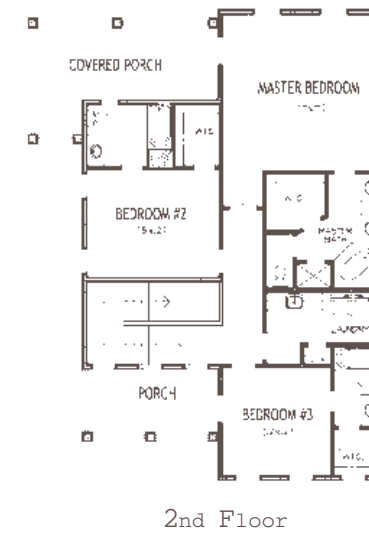
Approximate Square Footages	
First floor	2055
Second floor	2222
Total heat	4277
Porches	616
Garage	492



Approximate
Square Footages
First floor: 1412
Total heated: 1412
Covered porch: 495
Garage: 620



Approximate
Square Footages
First floor: 1409
Second floor: 316
Total heated: 1725
Covered porch: 492
Open porch: 84
Garage: 550



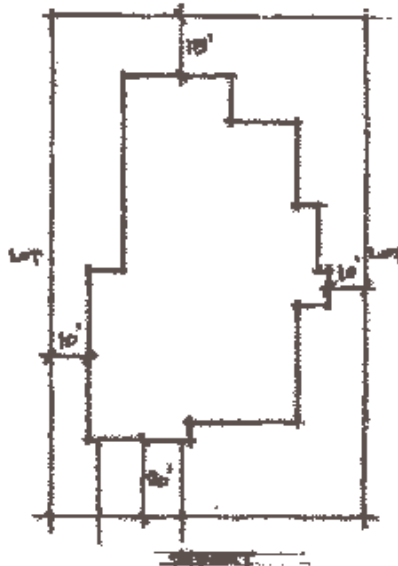
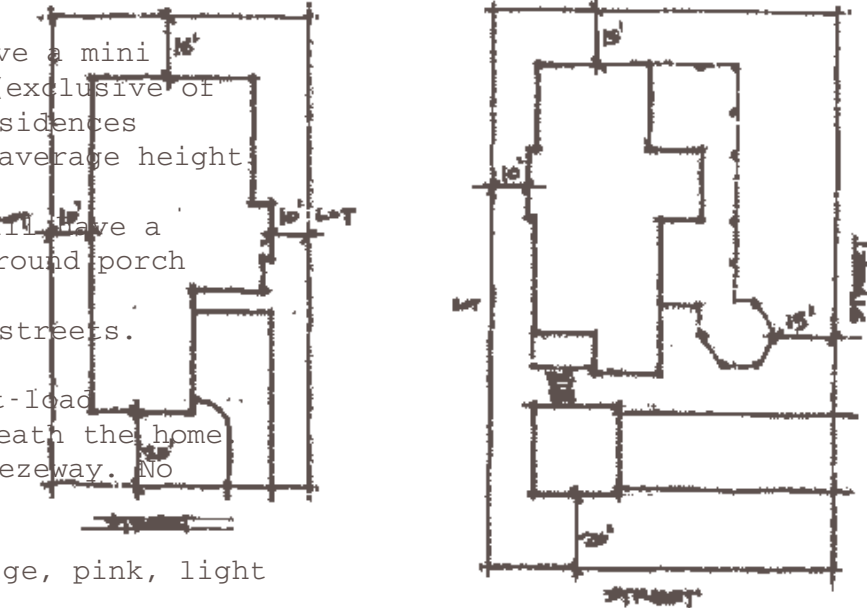
Site Composition: Please refer to the site composition diagrams on this page.

Square Footage: All residences to be constructed shall have a minimum of 2,400 square feet of enclosed living area (exclusive of porches, decks, garages and other unheated spaces.) Residences shall have a maximum of thirty-five (35) feet of mean average height.

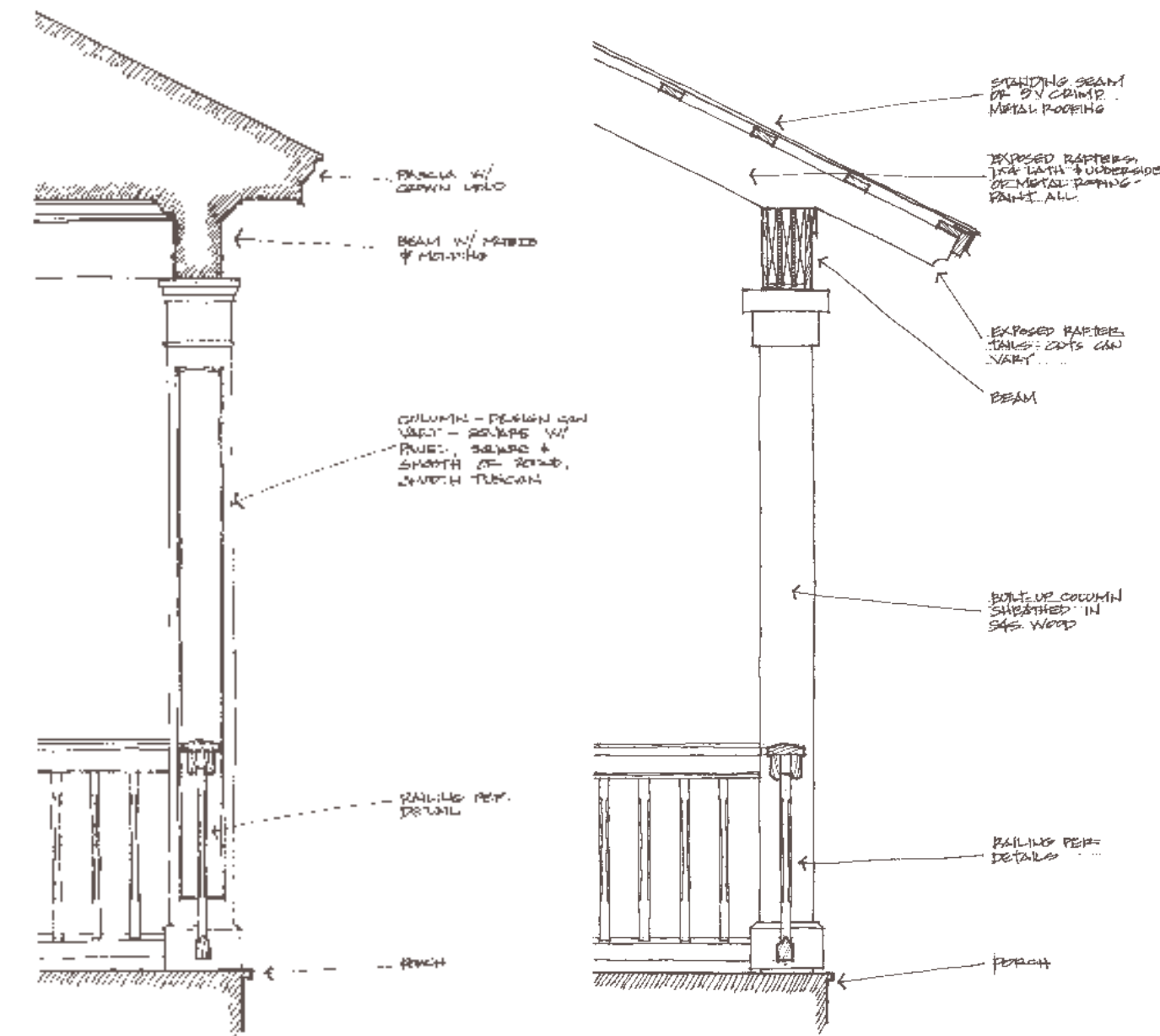
Corner Lots: Homes should be site-forward, corner lots will have a special design feature facing the corner, such as a wrap-around porch or special corner porch element. Most corner homesites are accessed from side streets.

Garage/Accessory Building Composition: Garages can be either front-loading, side-loading, or with garage access directly underneath the home. Garages must be attached or connected by a covered breezeway. No detached garages are permissible.

Colors: Acceptable colors for siding include: white, beige, pink, light Color Palette



Typical Porch Details



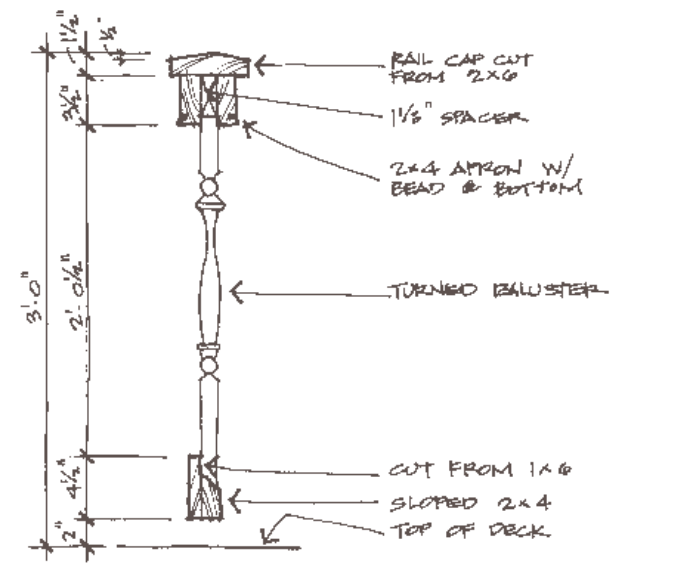
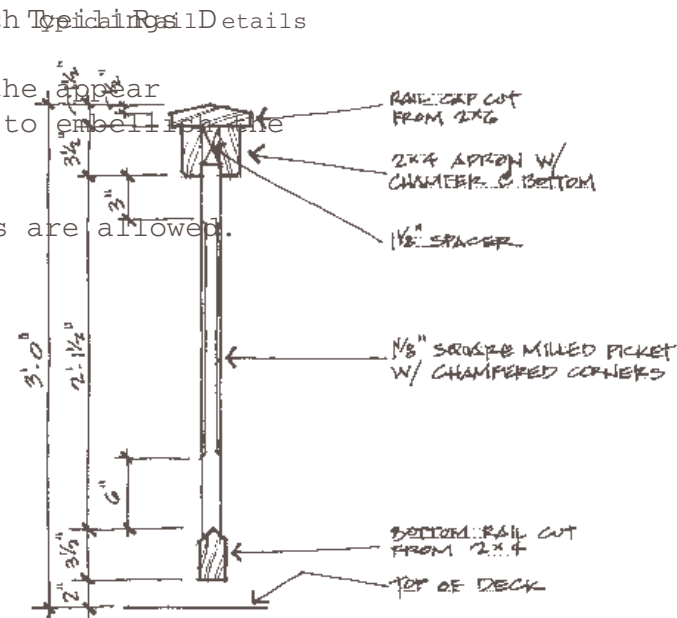
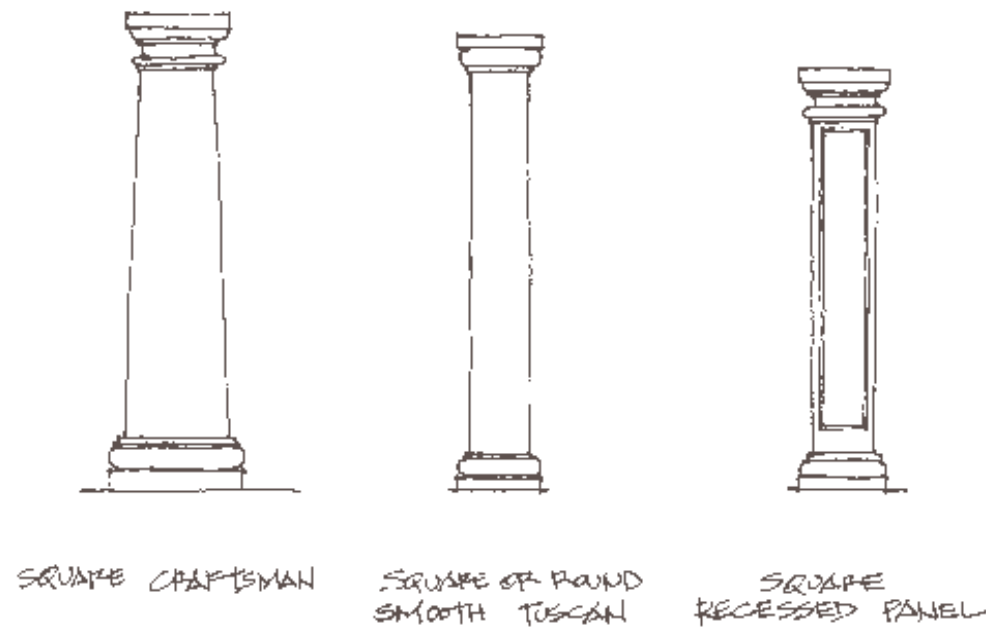
blue, light yellow. Please refer to the color palette below for acceptable colors. Preferable colors, however, are wood or cedar shake.

Porches: Porches are an important feature of the home, allowing interior & exterior living space to mesh. Porches do not extend across the main mass of the home and 2-story porches are acceptable. Rear and side porches may be screened or glass enclosed for additional living area, however front porches should remain open and aired. Porches should be a mini-

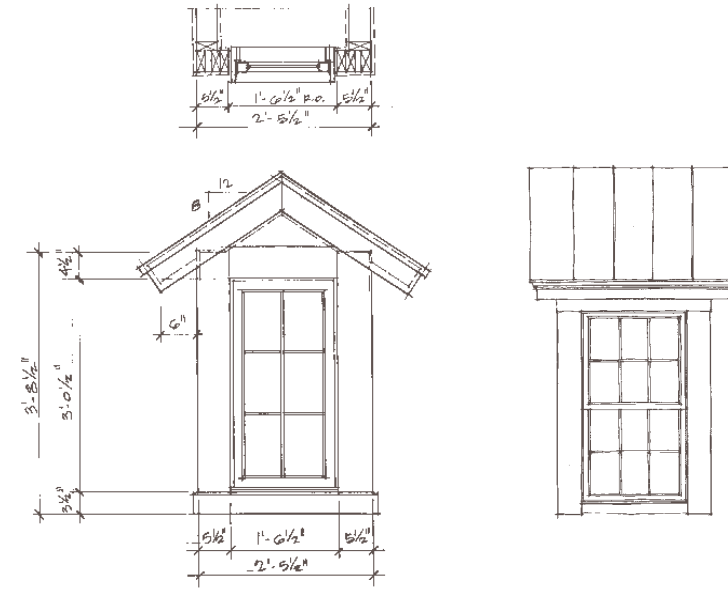
mum of 8 feet deep. Porch flooring should be brick or wood. Porch railing should be smooth, beaded, square-edged or tongue & groove. Board on board to form the appearance of rectilinear flat panels are approved, and may be trimmed to embellish panels. Finally, the ceiling may be open to show rafters.

Columns :Tuscan or Doric, square or round, with correct proportions are allowed. Ionic and Corinthian columns are not allowed.

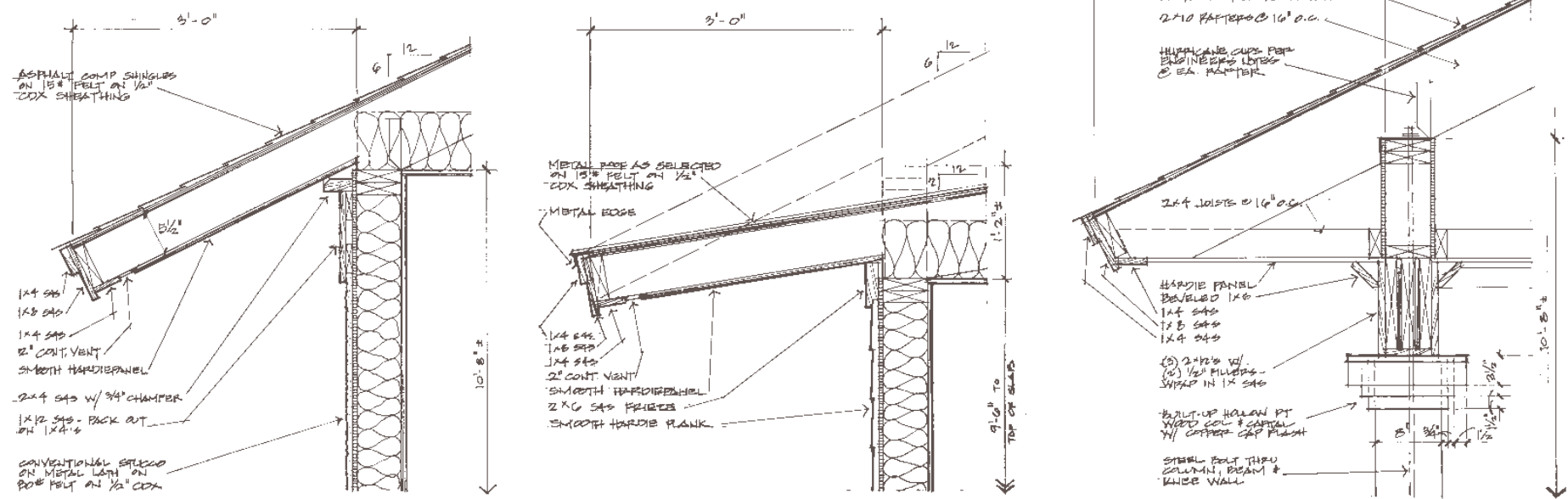
Typical Column Details



Typical Dormer Details



Typical Eave Details



Rails: Railings are to be fabricated from milled lumber or synthetic HB & G Permacast systems, no dimension lumber such as 2 x 4 s & 2 accepted. Railing designs should be compatible with column designs balusters should be used with more formal classical columns and square pickets with less formal square & built up columns.

Chimneys :Exterior chimney material is to match the foundation and masonry caps indigenous to coastal houses. Chimney height must be a minimum of 12 feet nearest roof ridge. Prefab fireplaces with metal flues are permitted ventless or vented by a 4 to 6 metal round flue that cannot be seen from the front elevation and painted to match exterior siding.

Roofing :Metal 5V Galvalume, painted, standing seam Galvalume-painted per. Also

permitted: Fiberglass shingle, Grand Manor, or Timberland Slate.

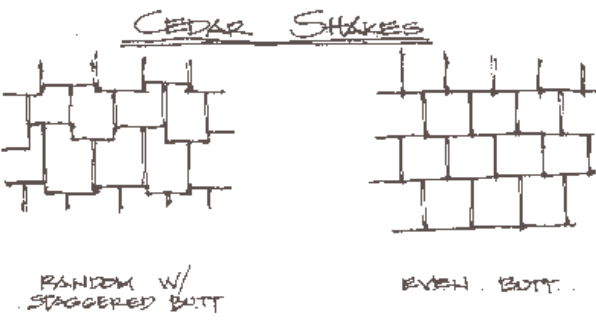
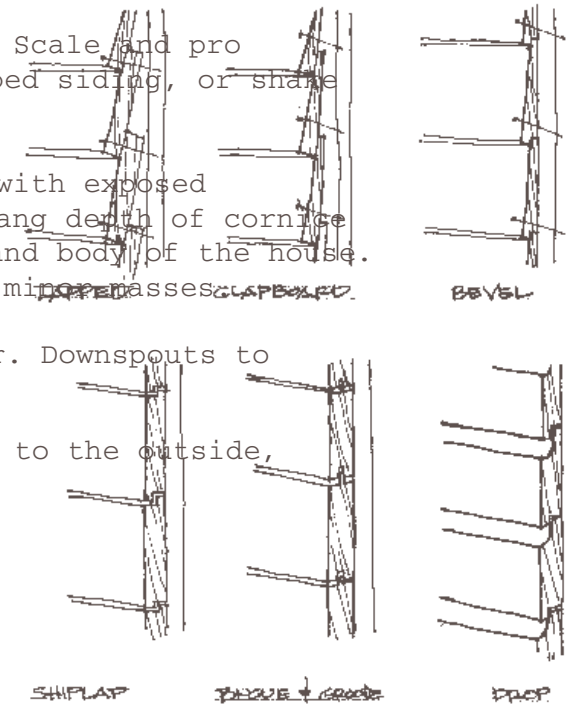
Dormers: Use of dormers is encouraged and may be gabled, shed, or flat. Scale and proportion is of utmost importance. Dormers may have lap siding, shiplapped siding, or shake shingles.

Cornices: Cornices may be enclosed with crown and bed mouldings or open with exposed rafter and roof decking, as the style dictates. Size, scale and overhang depth of cornice and frieze must be in proper proportion and appropriate to the style and body of the house. Major mass should generally have larger scale and higher cornice than minor masses.

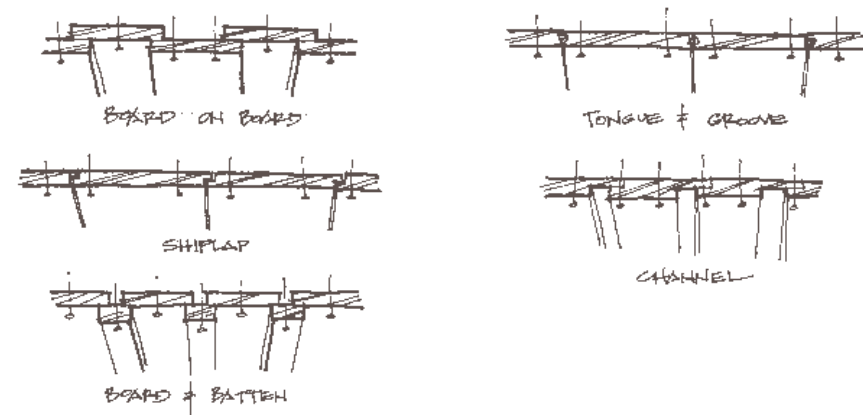
Gutters: Aluminum with baked on color, galvanized painted or aged copper. Downspouts to be round and match gutter color.

Siding & Corner Boards: Horizontal beveled or lapped with 4 to 6 exposure to the outside, Vertical Siding Details

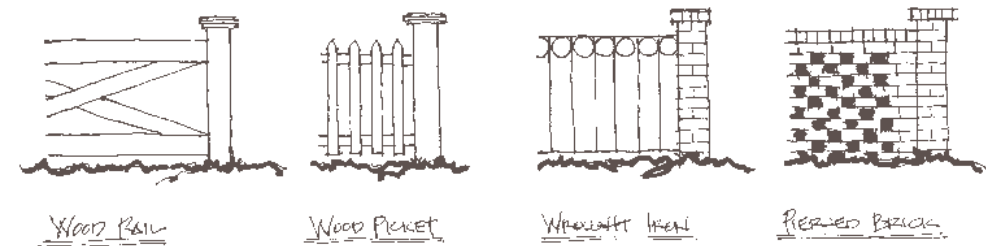
Horizontal Siding Details



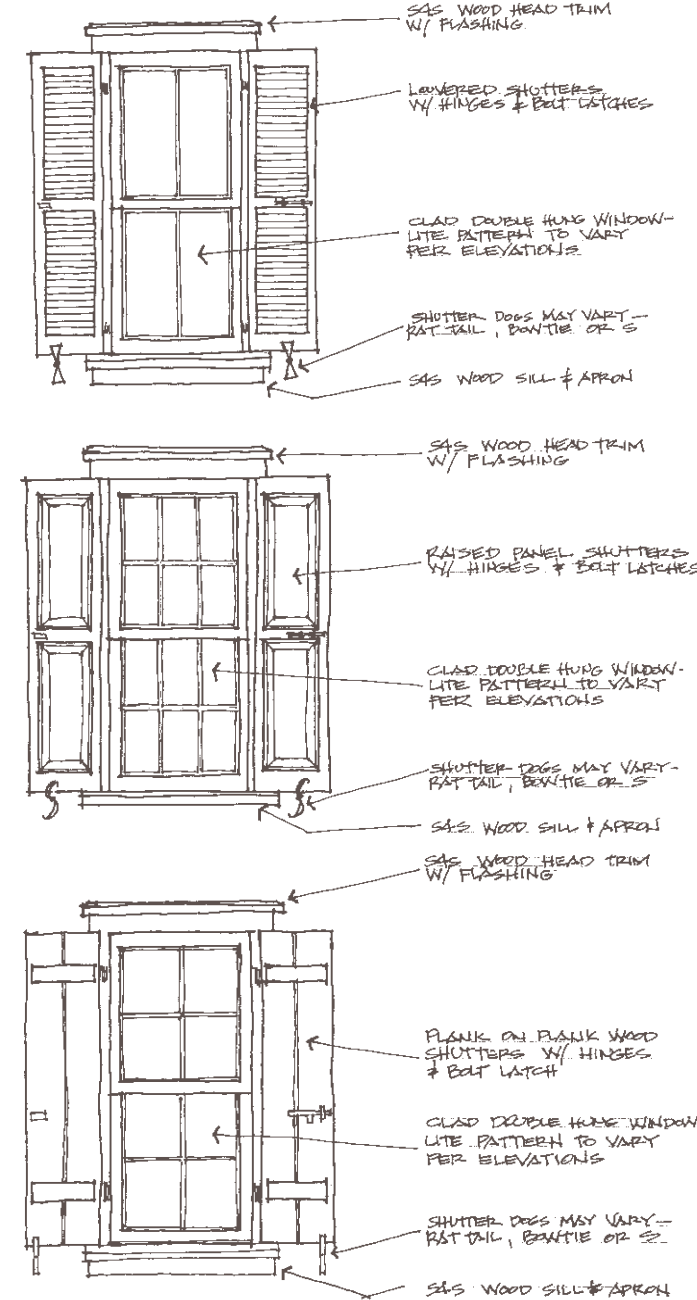
Vertical Siding Details



Fencing Detail



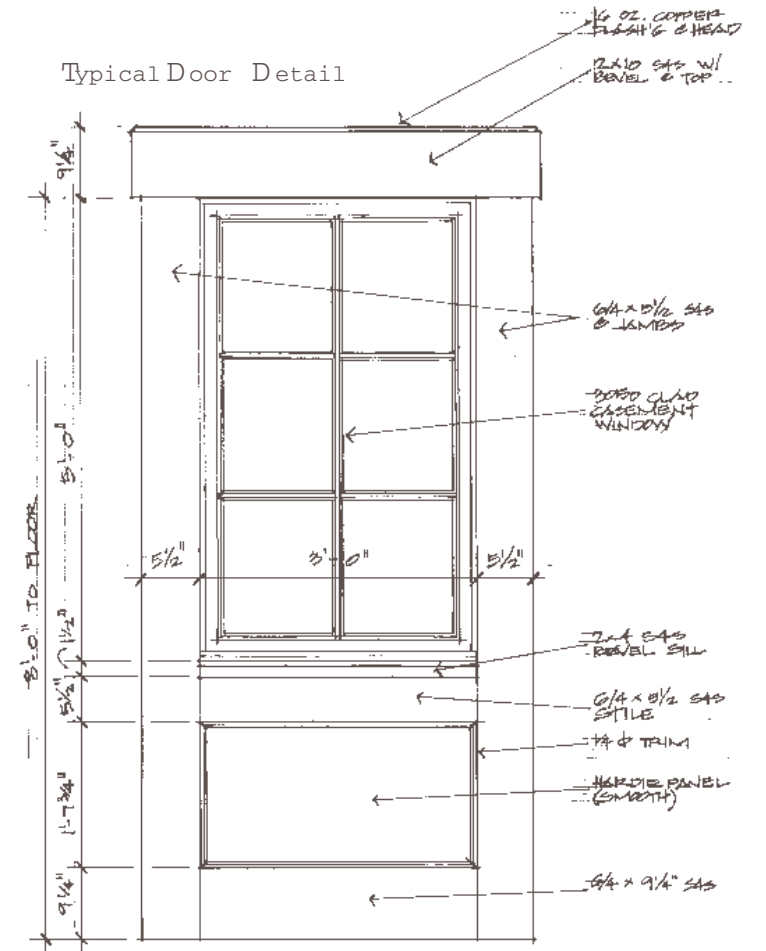
Typical Window Details



new wood hardiplank or equivalent. Cedar shingles, even beveled, staggered. Cedar shakes are allowed and encouraged.

Fencing: In general, fencing that will unnecessarily block views, amenities, lagoons and views to open spaces is discouraged. Fencing that is low, unobtrusive and designed with respect to the architecture may be acceptable when used to define and frame spaces.

Typical Door Detail

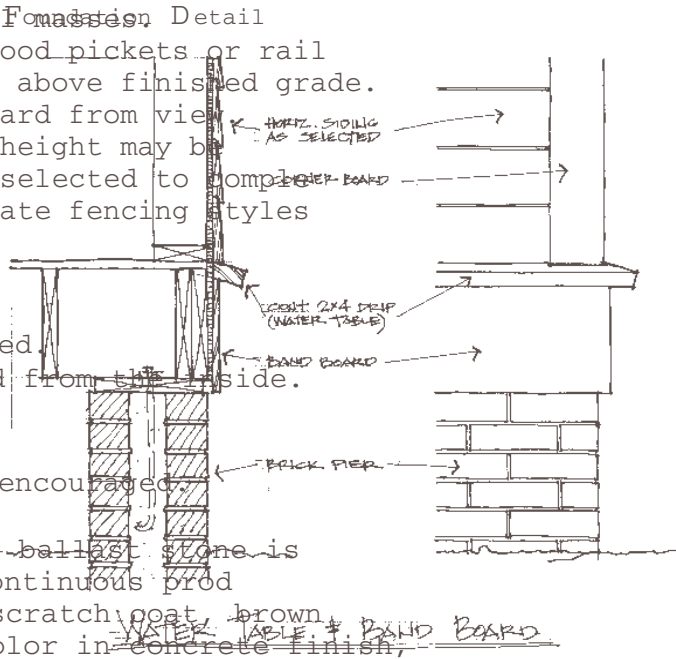


front entrance to the home and connect major and minor architectural masses. Detail Fencing materials should be limited to masonry, wrought iron, and wood pickets or railing. This type of fencing should be three (3) feet to five (5) feet above finished grade. Fencing at service yards should be designed to screen the service yard from view. Solid masonry or wood board on board not to exceed six (6) feet in height may be used in service yards. The fencing material and detailing shall be selected to complement the principal details of the house. The sketches below illustrate fencing styles that may be acceptable.

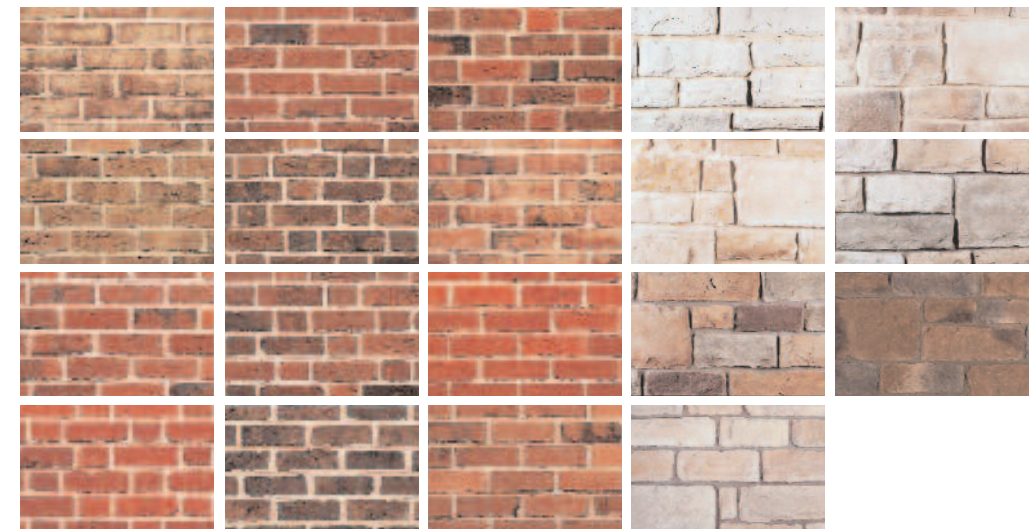
Windows :May be wood or clad. Shutters may be used, board or louvered. Functionally operable and with the ability to be closed and locked from the inside. See shutter details.

Doors :Main entry door should be simple, transoms & sidelights are encouraged.

Foundations :Brick or stucco permitted. Fieldstone, turned cobble, or ballast stone is also permitted. Stucco should be matte finish or tabby oyster shell, continuous product applied over vapor barrier and lath with 3 coat application (scratch coat, brown coat, and sand finish final coat). Final coat can be painted or color in concrete finish, no synthetic or use of foam is to be allowed.



Typical Foundation Materials



Typical Driveway Materials



the landscape

Landscape Guidelines

A good landscape doesn't just happen. Planning and design is the key to success, and ultimately the enjoyment of the scenery around your home. Please consult with a landscape professional in the designing of your residential property. Important things to discuss should include:

USE: Think of your landscape as more than plantings and you will be rewarded with outdoor living spaces that you use and enjoy for years to come.

Walkways, patios and decks should be considered on the front end of the design process. Remember form follows function.

ARCHITECTURE: Consider the landscape of your home as you would the frame and matting of a painting. Landscape elements and even form of bed lines & plant selections can and should bring out the best in your home's architecture, emphasizing key elements, softening hard edges, and complementing style.

PERSONAL STYLE: Your landscape should reflect your personal style, making you comfortable in your outdoor living space, reflecting the style and personality of your family.

DESIGN PRINCIPLES: The core principles and elements of good design apply to landscape. Line, form, shape, pattern, color, texture, balance, proportion, rhythm, movement, repetition, point/emphasis, and unity will all come into play in a quality landscape design. Ask your designer/architect where and how these elements

- Large Trees:**
 Bald Cypress (lakeside accent)
 Elm (street tree)
 Live Oak (shade tree)
 Magnolia varieties (accent)
 Maple (street tree)
 River Birch (lakeside accent)
 Sycamore (street tree & parks)
 Weeping Willow (lakeside accent)
 Willow Oak
 Zelkova (street tree)



- Small Trees:**
 American Hornbeam
 Crape Myrtle (Natchez; continuous-white)
 Foster Holly
 Kousa Dogwood (accent)
 Magnolia varieties
 Paperbark Maple
 Tea Olive
 Vitex (colonial blue fibrous)
 Yaupon Holly varieties



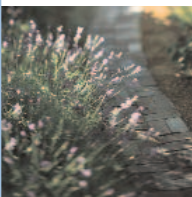
- Large Shrubs:**
 Arborvitae (vertical accent at structures)
 Arizona Cypress
 Buddleia (color accent)
 Camellia
 Fatsia
 Holly (corners of structure; screening)
 Juniper (foundations; embankments)
 Ligustrum (hedge rows; screening)
 Rose (color accents; foundations & climbing varieties)
 Viburnum (Carlisii, Lantana, etc.; border accent)



- Small Shrubs:**
 Azaleas (flowering borders)
 Blueberry
 Boxwood (structures; foundations)
 Caryopteris Blue Mist
 Compacta Holly (structures; foundations)
 Hydrangea (esp. blue cap varieties)
 Indian Hawthorn (groupings along foundations)
 Pittosporum (accent)
 Podocarpus (complemental accent)
 Rose (foundations, borders, accents, & climbing)
 Spirea (flowering accent at foundations)
 Weigela (flowering accent along borders)
 Yaupon Holly (foundations, borders & climbing)



- Perennials:**
 Achillea Yarrow (tall background)
 Agapanthus Africanus
 Ajuga (spring flowering ground cover)
 Allium (espec. Giganteum varieties - striking accent)
 Aquilegia
 Artemisia (Silver Queen; Valerie Fennis)
 Aster (mass planted borders)
 Astilbe (whites & pinks) mass planted borders



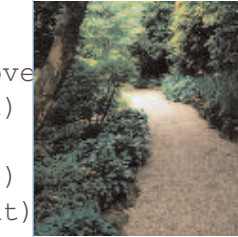
- Perennials (continued):**
 Baptisia (great blue color)
 Bergenia (low border accent)
 Caerlea
 Clematis (vine on trellis, shade)
 Coreopsis (moonbeam; rosea)
 Delphinium (bluebells)
 Dianthus (spring flowering ground cover)
 Digitalis (important vertical accent)
 Echinacea (Bright Star; Bravado)
 Gaillardia (borders &/or at natural areas)
 Hemerocallis (mass plantings & accent)
 Heuchera (in shaded corners)
 Hibiscus (lakeside)
 Hosta (foundation accent)



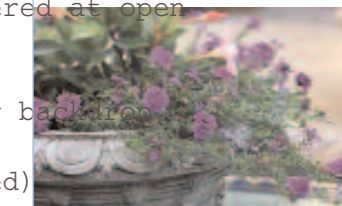
- Perennials (continued):**
 Iris (whites; purples lakeside)
 Lavandula (border plantings)
 Liatris
 Ligularia (great for taller broadleaf texture)
 Monarda (Bee Balm - natural areas)
 Narcissus (spring flowering scattered at open areas)
 Nepeta
 Perovskia (taller silver foliage for background)
 Phlox (purples & whites, mass planted)
 Rodgersia
 Rudbeckia



- Ornamental Grasses:**
 Blue Oat Grass (good color & texture)
 Miscanthus (variety - border accent)
 Pennisetum Hameln (mass waves & spot accent)



- Groundcovers:**
 Ajuga
 Cotoneaster
 English Ivy
 Juniper
 Parthenocle



Featured Architect

ICON Architecture & Planning, nē.
23 A Shelter Cove Lane, Suite 201
Hilton Head Island, SC 29928
Contact: Michael G. Thomas
843-341-6787
mthomas@iconap.com



Bibliography

Baker, John Milnes, AIA.
American House Styles: A Concise Guide
New York: W.W. Norton & Company; 1993

Blumenson, John J.G.
Identifying American Architecture
A Pictorial Guide to Styles and Terms,
1945.
New York: W. W. Norton & Company, 197

Foster, Gerald.
American Houses: A Field Guide
to the Architecture of the Home
Boston: Houghton Mifflin Company; 20

Scully, Vincent.
The Shingle Style Today
New York: George Braziller, 19



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

This project is registered with the following states: New Jersey, Ohio, Illinois (089.0000345), Pennsylvania (OL001092) and New York. NY: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR. FILE NO. H070018. Registration does not constitute endorsement of the merits or value of the project. This is not intended to be an offer to sell, nor solicitation of an offer to buy real estate in South Carolina to residents of any state or other jurisdiction where prohibited by law. All renderings, site plans, digital images, etc. are used to depict current development concepts, which are subject to change without notice. Except as set forth in the Property Report required by Federal law, the developer has not guaranteed that the depicted facilities and planned amenities will be constructed, or if constructed, that they will be the same size and style depicted. Pictures used are not photographs of the community but are used to illustrate lifestyle only. All Featured home builders and architects are independently owned and operated companies. The designation of any builder as a Featured Builder or any architect as a Featured Architect and the criteria and requirements established by the Declarant its successors or assigns, for them to qualify as a Featured Builder or Featured Architect are solely for the Declarant's protection and benefit and are not intended to, and shall not be construed to, benefit any lot owner or any other party whatsoever. Declarant makes no representation, express or implied to any lot owner or any other party whatsoever with regard to the Featured Builders or Featured Architects, including, without limitation, a Featured Builder's or Featured Architect's performance or ability to perform, solvency or financial status, compliance with applicable laws and regulations, use of construction substances and materials and performance pursuant to any or other reasonable standard of performance. Neither the Declarant nor any real estate broker is responsible in any manner for the performance of the obligations of a Featured Builder or Featured Architect chosen by a lot owner, who shall look solely to the builder or architect for enforcement of any claims for nonperformance, breach or warrant or any other matter relating to the construction of the lot owner's home. Each Owner acknowledges and agrees that Featured Builders and Featured Architects are not agents or employees of Declarant, the Association, or their respective agents, assigns, or employees. The Association, Declarant, and their respective agents, assigns, or employees shall not be held liable to and person for any loss, damage, or injury resulting from any decision, action, inaction, negligence, contractual breach, tort, or work performance of and Featured Builder or Featured Architect.
Equal Housing Opportunity, Intracoastal Land Sales, Inc./Broker