

Waterbridge Single Pass Review – Architectural Guidelines and Designer’s Checklist

July 1, 2018 Edition (2 pages) (Recorded in Horry County January 2019)

Waterbridge designs are predicated on custom homes with a Coastal Cottage theme. This includes Craftsman, Bungalow, Nantucket and the indigenous styles of the American East Coast. With some exceptions, cottage designs in the Dan Sater book “Cottage and Villa Home Plans” are often held out as the standard. However, Waterbridge has benefited from the talents of several custom home designers. A list of these individuals is available from the Association Manager.

Submit this checklist with your plans. Initial if accepted; N/A for not applicable; X for not met (explain separately)

SITE DESIGN

- _____ Elevations exposed to Carolina Forest Blvd (1-23; 356-363 and 385) require a high level of aesthetics.
- _____ Home is within setback requirements and the front face is similar distance to the street curb as adjacent home. Setbacks from property line: front - 20’; side - 10’; side at street - 15’; rear - 15’; lots on preserve or common area – 30’ in rear.
- _____ Home on lake or common area does not block 125 degree field of view of adjacent (or future) home.
- _____ Future home is projected with the same rear plane as your design where your home is centered left and right on your lot.
- _____ Any proposed swimming pool, deck or gazebo are fully detailed on the initial plan submittal. Do not block field of view
- _____ Drainage of rain water is either directed to the street or to the rear, but not sideways onto neighboring lots.
- _____ A landscape plan is required. See separate attachment.

OVERALL MASSING, EXTERIOR FINISHES

- _____ The overall mass of the home has good proportions and a complementary roof line. A single roof does not cover the majority of the home without the use of cross gables or dormers to provide a scale to the roof.
- _____ Floor plans and elevations are coordinated so that long blank featureless walls do not occur on any elevation.
- _____ Provide a complete architectural wall section from foundation through a window and through roof. Include frieze.
- _____ No more than 75% of a two story wall is comprised of a single material. Exclude foundations and windows in calculation. Approved exterior wall materials include cement products in traditional horizontal or vertical siding patterns such as beveled, ship lapped, tongue and groove, board and batten, or shake. Conventional three coat Portland Cement stucco is allowed where appropriate to the style of the home. EIFS, vinyl siding and Masonite are not approved.
- _____ Materials are consistent with coastal cottage aesthetic in type and color and balanced on all sides of the home.
- _____ Porch rails are required but may be eliminated as described under Porches below.
- _____ Residence has a minimum of 2,400 SF of enclosed heated living area (as measured by real estate standards) Exception: Lots 820 through 847 and lots 852 through 904: Heated living area is 1800 SF, 1200 SF main level. Measurement excludes porches, decks, garage, or other unheated spaces.
- _____ Residence does not exceed a maximum height of 35' above finished grade, measured by Horry County standards.
- _____ Finished main floor is not less than 24 inches above the foundation. Or three concrete blocks high set on foundations.
- _____ No one level porch, two stories high. In multi-story homes, ceiling height is at least 9' on the main level and 8' on the other levels. In a single story home, there is a minimum of 10' ceilings throughout, except storage, closets and baths.
- _____ Foundation materials are brick, stone or tabby stucco using #3 shell. One material is used fully around the home.

ROOF

- _____ No single roof material exceeds 75% of the total roof, except when roof is metal. Adjustments may be approved based on roof lines. Porch roofs, pediments and dormers must have standing seam metal roof, in an approved color.
- _____ Roof pitch minimum is 6:12 except where metal roof is used as is required for 3:12 to 5:12 pitch.
- _____ Shingles must be architectural, minimum 240# per square. (Minimum bundle weight 80#) No three-tab shingles.
- _____ Gutters are along all eave lines and complement trim color. Discharge is minimum 8’ from side property line.
- _____ Vents and exhaust piping are on rear of home and painted to match roof color.
- _____ Solar collectors should be placed flush to roof plane with no exposed structure, cable or piping.
- _____ Lightning protection cables should be placed so not exposed to street view in as much as possible.
- _____ Fireplace exhaust stacks which can be seen from the street or lakes should be enclosed in materials same as the home, with spark arrestors concealed in a shroud. Others may be metal painted to match the color of the roof.

WINDOWS, DOORS and SHUTTERS

- _____ Front entry door is prominent and inviting, having high level of detail and wide casing around doorway.
- _____ Windows align vertically with windows and dormers above. Paired windows have 4" mullion separation.
- _____ Windows in front and sides of home shall have 5/8" min. grills on upper sash as a minimum.
- _____ Windows shall be fully trimmed on all sides of the home. Minimum 4" casing.
- _____ Windows may be aluminum or vinyl clad. Full vinyl windows must be: Simonton-Master Pro; Jeld-Wen Select Vinyl; Ply-Gem Pro Series Classic; Windsor Legend or HBR; Pella 350; Viwinco-S; or any others if ASTM E1996/E1886 rated.
- _____ Single hung windows are approved. Full screens must be used on the front of all homes if screens are used.
- _____ Large picture windows and burglar bars are not approved. Glass blocks are not approved where street facing.
- _____ Designs for hurricane shutters shall consist solely of a single header track or channel and a lower channel both painted to match the color of the surface behind, wall or trim. Structural protective panels may be any material but may only be installed when an National Weather Service warning is issued for the region and must be removed within three days after the warning is lifted. Other types of hurricane protection will require a Minor Project A approval.
- _____ If window shutters are used, they should match window width and applied to all windows on front and sides.
- _____ No windows can be blacked out nor have signage, nor have non-neutral shades or curtains exposed.

GARAGES, PORCHES, DECKS

- _____ Two car garage minimum. Two single garage doors max/lot. Double lot may have two-double garage doors.
- _____ Detached garages are permitted. Observe Horry County setback rules.
- _____ Garage doors should be carriage-house in style, complement home color, have windows when forward facing.
- _____ Porches are substantial in appearance and match the architecture of the home. Screens shall be dark.
- _____ Porches have 10" minimum columns at all ground and main floor locations. 8" minimum columns upper level.
- _____ Porch railing shall be milled decay resistant material or approved synthetic material, or approved metal design. Railing may be eliminated where not required by code and 10" minimum column is placed over 16" base which is 48" H above porch; or where decoratively trimmed 8" minimum columns are paired at each required column location.
- _____ Railing should be painted to match trim. Approval of color is required.

FENCES AND SCREEN WALLS

- _____ Black aluminum fence: required on lake lots, 4 ft. Non lake lots up to 5 ft. Flat top rail only. (pup fence ok)
- _____ Fences may come to the back plane of the home or to side garage door, where 15 feet back from front plane.
- _____ Vinyl fence may be used in other locations. Meet 75MPH wind load; 5"x5" posts 8 feet o.c.; routed rails; 5 foot height only, except one foot lattice may be placed atop a five foot tall solid panel fence. White finish only.
- _____ Masonry fences may be used. The design details and location shall be submitted for review. Masonry enclosures are required for pool equipment. Emergency generators in sound containing enclosures shall be screened with evergreen shrubs.
- _____ Where portable gas tanks (max. 25 gallon allowable) are expected to be added to the home, a screen wall between the home and the street is required at a height to cover the tank and valves. (5 foot tall recommended). Larger tanks are required to be buried. If a buried gas tank is not part of the construction, and gas is used, the screen wall is required.
- _____ Place fence within 4 inches of lot lines or 5 feet off lot lines. Neighbors may utilize a portion of your fence.

DRIVEWAYS and MAILBOXES

- _____ Driveways shall be broom finished or tabby concrete, brick pavers, epoxy coated or stamped concrete. Asphalt is not permitted. Total width of all concrete drive(s) at the street shall not exceed 50% of lot width and no more than 24 feet wide at any one location. Imprints of symbols or images within concrete finishes must be pre-approved. Min. 2 feet off lot line.
- _____ A 15" RCP culvert is required at drainage swales. Sidewalks shall take precedence over driveway patterns and finishes.
- _____ No markers, signs, house numbers, contractor names or logos or reflectors are permitted at the end of the driveway.
- _____ Mailbox shall be placed to the inside of the drive. Use Carolina Mailbox, Imperial 310r-6. 3" high numbers.

OTHER ITEMS

- _____ A self contained trash can storage box or screened area matching construction of the home, as seen from the street and neighboring lot, is required with full concrete pad within. Show this area on the ground floor plan of the home.
- _____ Antennas for short wave or television and satellite dishes shall be screened. Roof installation requires approval.
- _____ Exterior lighting shall complement the home. No colored lights, except seasonal. No light directed to neighbor.
- _____ Flagpole 6 feet long with one US Flag, 4" x 6" maximum may be placed on your home. No flagpoles in the yard.
- _____ No unvented gas or wood burning appliances, including fireplaces are permitted on the interior of the home.