

The Natural Place to Live on John's Island

*Design Guidelines and Review Process*

Johns Island, South Carolina



**THE VILLAGES IN ST. JOHN'S WOODS  
ARCHITECTURAL REVIEW BOARD**

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## **Intent, Purpose, and Overview of the ARB**

The Architectural Review Board (ARB of Board) has the responsibility to review and the authority to approve or deny the design or all development on The Villages property, which is subjected to the covenants, Conditions, Restrictions and Easements (Covenants).

To Schedule a presentation, make submittals, obtain information/assistance, please contact:

IMC Charleston

545 Parkwood Estates Drive

Charleston SC, 29407

**Members of the ARB**

The Design Guideline manual is intended to serve as a reference for the members of the Architectural Review Board and staff, as well as for applicants submitting projects for review. The purpose of this manual is to present general policy, review procedures and design guidelines for The Villages in St. John's Woods. They are intended to refer, but not be limited to: architecture, design, construction, siting, landscaping, and exterior items for Residential design.

These guidelines have been adopted by The Board to assist applicants, such as homeowners and developers, with the design and review process regarding new construction, exterior improvement and miscellaneous items requiring Board approval. They provide a framework for maintaining consistency and continuity, architectural integrity and quality, while allowing flexibility for creative and innovative design solutions, since each application to The Board may involve unique circumstances.

- Any and all appointed members of the Architectural Review Board can at any time make revisions to this document by way of addendums.

The covenants are recorded among the Charleston County land records and encumber each respective parcel of land that is part of The Villages. Therefore, any clearing, grading, construction, and addition or exterior alteration must be reviewed and approved by The Board prior to implementation and a new document must be re-filed with the land record.

The Board considers any and all exterior elements of a project's design including: size, massing, architectural style, detail, color, material, quality, workmanship, and materials, that in the opinion of The Board, affect the appearance and compatibility of the project with its surroundings. The Board has the sole discretion to make final, conclusive and binding determinations on matters of aesthetic judgment, and such determinations shall not be subject to review, as long as made in good faith and in accordance with the procedures set forth.

The Board is the sole interpreter of the Design Guidelines, monitors their effectiveness and amends or revises them as necessary in order to administer the design review process. Since the guidelines presented within this manual may be reviewed and revised from time to time, it is strongly advised that applicants contact The Board if there are any questions and to confirm the status of a specific design issue.

Approval by The Board does not relieve the applicant of the responsibility of obtaining all other necessary approvals and permits require by the State of South Carolina, Charleston County, and any other agencies having jurisdiction over the project.

### **Submittal Steps**

- Design review Guidelines and Specifications shall govern minimum requirements for construction.

### **Scope of Review**

- The ARB reserves the right to review, approve or reject plans, specifications, materials and samples submitted to them by the builder and or applicant in order to verify that the proposed structure conforms to the surrounding neighborhood and the configuration of each lot. In reviewing each application and the related submission, the ARB may consider any factor it deems relevant, including harmony of the exterior structures and environment and consistency with the visual themes for The Villages in St. John's Woods.

### **Process**

- The Board shall make a determination on each application within 30 business days after receipt of a completed application and all required information. The Board may: (i) approve the application, with or without conditions, (ii) approve a portion of the application and disapprove other portions, or (iii) disapprove the application. The Board shall

notify the applicant, in writing, of the final determination on any application within 5 business days thereafter or, with respect to any determination by The Board subject to the Owner's veto right, within 5 business days after the earlier of: (i) receipt of notice of Owner's veto or waiver thereof, or (ii) expiration of the 10-day period for exercise of Owner's veto. All applications must be completed entirely prior to submittal.

The upfront fee covers two reviews. After the two architectural reviews, the developer is responsible to pay a \$1000 non-refundable architectural fee per review.

### **Before Construction – Process**

After completing the review process, and receiving Conditional Approval of the stakeout and construction documents from The Board, several steps must be followed before any lot clearing, material deliveries or construction may begin.

A Village's in St. John's Woods Approval Letter must be obtained for all new construction and renovations. Three (3) sets of construction drawings must be submitted and approved in writing by the Board. In addition, the contractor must submit the required deposit and fee for the new construction and improvements. At that time, The Villages in St. John's Woods Approval Letter will be issued for the project. The receipt of the letter does not preclude the necessity of also obtaining a City of Charleston Building Permit. Both an approval letter from the board and permit are required for construction, along with any additional permits that may be necessary from other agencies or control boards.

Every job site must contain a sign identifying the contractor, owner, and/or architect. All signs must be constructed and erected as specified by the ARB in accordance with the approved templates available at Real Estate Signs Turnkey on Maybank Highway, 843-559-2738. No other signs shall be placed on job sites. The Board must approve individual contractor and architect/designer signs. The job site sign must be erected on the edge of the street and must be in place, and the permits

1. Submit three (3) 11X17 copies of approved construction drawings for stamping, along with completed Construction Form and required deposit and fee. posted on the rear of the contractor's sign, before any cleaning or construction may begin or materials delivered. At no time shall a sign be nailed to tree. No signs are to be erected before a building permit is issued.

2. Obtain The Villages in St John's Woods Approval Letter  
In summary, the following steps must be completed before construction may begin:

3. Obtain City of Charleston Building Permit and other permits as may be required.
4. Erect approved job sign.
5. Post Building Permits.
6. Begin construction.

### **Building Requirements**

- All building plans must be submitted to the Villages in St. John's Woods ARB. Said plans shall only be considered valid building plans for the house on said lot with written authorization from ARB.
- All building forms and materials shall conform to local building codes. However, considerations can be made for significant architectural purpose.
- Any exterior modifications to any pre-approved plans are subject to the ARB review and approval process. Including new elevations for pre-approved plans.
- Windsor windows are the pre-approved windows in The Villages. Equal or better products will be considered for custom residences. Window manufacturer, type, style, pattern, etc. are subject to ARB review and approval.
- Modifications to submitted designs, and material changes that are installed in the field, are installed at the sole financial risk of the general contractor and are subject to attached fee schedule.
- Changes (in the field) to submitted plans are not permitted. All changes must be noted and submitted to an ARB member. Builder or builder's representative shall be given a receipt for such submitted information.
- Homeowner change request: Any exterior modification from the submitted and/or approved plans must be resubmitted in writing to the ARB, for our records, and must be approved, in writing, prior to implementing the change in the field.
- **NO VERBAL AGREEMENTS SHALL BE MADE.** All plans must be formally submitted to the ARB, in writing, with required drawings. No construction will be allowed, without cause toward builder, until written authorization from ARB has been given. It shall be the responsibility of the builder to have copies of appropriate forms with him/her at all times to receive written authorization.

- Changes include, but are not limited to, the following items:
  - Window grid patterns
  - Window manufacturer and style of window (circular top windows, arch windows, etc.)
  - Any and all porch details
  - Exposed rafter details
  - Eave and soffit details
  - Siding and boxing details
  - Roofing or foundation material changes (i.e. stucco to EIFS – **EIFS is not an approved material**)
  - Landscape plans revisions and or plant material size.
  - House and trim color – Must be from Duron Charleston Historic Colors
  - Driveway design and materials
  - Dormer details (including window size)
  - Screen porches and decks
  - Lattice design and/or details
  - Deletion of items from submitted and approved drawings. After drawings have been submitted, reviewed and approved, budget restrictions are not an acceptable reason.
  - Additions or deletion of any items listed above, or from a prospection home owner request prior to closing on a lot, are subject to ARB approval.
- The exteriors of all dwelling structure must be completed within twelve (12) months from commencement of construction; unless, due to strikes, fires, national emergency, natural calamities, or matters beyond their control, the builder concludes an extension is necessary.
- No dwelling or structure may be occupied until the exterior thereof has been completed and the appropriate governmental authority having jurisdiction has issued a certificate of occupancy.
- During the construction process, the Lot Owner shall require the contractor to maintain the Lot in a reasonably clean and uncluttered condition at all times and is subject to the attached Fee Schedules.

- Unforeseen circumstances are subject to review by the ARB.

## **Miscellaneous Requirements**

### Sound Devices

- No exterior speaker, horn, whistle, bell or other sound device that is unreasonably loud or annoying, except security devices used exclusively for security purposes, shall be located, used, or placed upon lands within The Villages.
- The playing of any loud music in vehicles or within any residence shall be considered noxious, offensive behavior, which constitutes a nuisance.

### Temporary Structures Prohibited

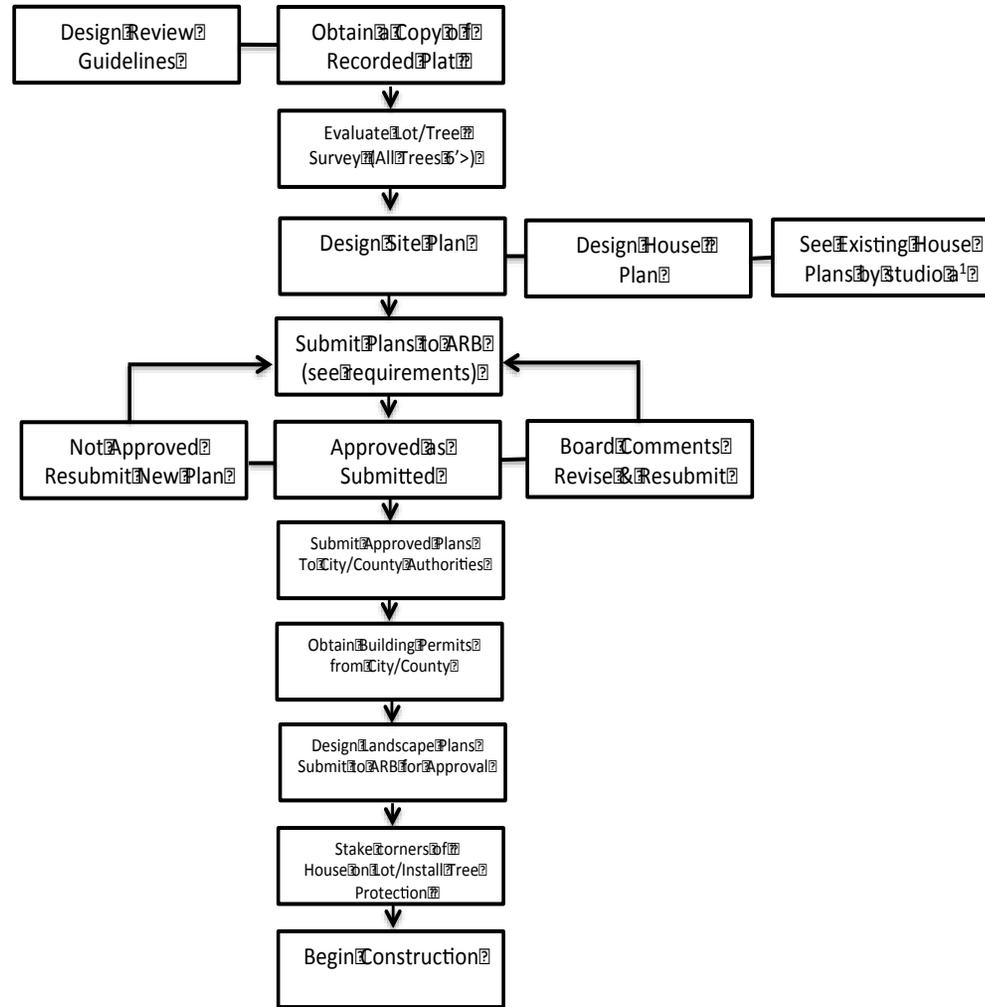
- During the construction of the main dwelling, no structures of a temporary character shall be placed upon any property at any time without the express and prior written consent of The Board. It being clearly understood that these latter temporary shelters may not, at any time, be used as residences or permitted to remain on the property after completion of construction. The design and color of temporary structures shall be subject to the aesthetic control of The Board.

### Antennas & Satellite Dishes

- No television antenna, satellite dish, radio receiver/sender, or other similar device shall be attached to or installed on the exterior of any building or structure on property within The Villages. Exception: that required by the Telecommunications Act of 1996 and implementing rules therefore issued by the Federal Communications Commission. An owner may install a small residential satellite dish, less than 20", or other equipment, not exceeding 1 meter in diameter, as necessary or essential for improved or enhanced television and/or telecommunications service; provided the same shall comply with the standards and guideline as established and amended by The Board from time to time.

- The above restriction shall not apply to master developer and their respective successors and/or assigns with regard to the installation of equipment necessary for a master antenna system, CATV, satellite dish, mobile radio and/or telephone systems nor as advances are made for the orderly operation of the Subdivision and/or within the Subdivision.
- The use of exposed spotlights on the front of homes shall not be approved.

## DESIGN REVIEW & APPROVAL FLOW CHART



## **Architectural & Site Design**

- Architectural creations with classical (low country) and inspired blending with surrounding environment.
- Subject to the provisions of these Declarations, homes may incorporate each homeowner's preference, though extreme care as to size, form, color, height, and materials will be of utmost importance to the ARB in reviewing architectural plans.
- Large or imposing "mansions" which draw undue attention to themselves, or which are not appropriate in the ARB's sole discretion, will not be permitted.
- Extreme care shall be taken to shape the building forms around specimen trees and groves of smaller trees.
- The ARB shall, generally, limit the development in the non-buildable areas of each home site to access ways such as driveways and pathways.
- Structures should be consistent with the classical low country style of architecture, which includes, but is not limited to: large porches, pale colored clapboard, brick, stucco and bond siding, dormer windows, and lattice work.
- Porches, balconies, and verandas are encouraged to increase shaded areas, shelter open windows and doorways, and enhance cross-ventilation.
- Building shapes should provide interest and be compatible with neighbors.
- Large homes can be made to appear smaller and small homes to appear larger by the manipulation of shapes, forms, and by the effective use of decks, garages, and screened porches.
- The roof-shape of each home should complement the design of the home, the natural surroundings, and neighboring designs.
- No mobile or manufactured homes are permitted.
- Lot lines facing open spaces or thoroughfares are designated as frontage lines and, as such, may be subject to special code requirements. On corner lots, one of the two frontage lines shall be designated as the primary frontage line.
- Maximum lot coverage for all buildings shall be 65%, considering setbacks.
- Maximum lot coverage for an ancillary shall be 864 sq.ft. (Arcades and open porches are excluded).

- Porches, stoops, and balconies without heated sq. footage above may encroach setbacks.
- Side wings shall be set back from the front façade of the Main Body by one-half or greater the width of the side wing.
- Heated area may not encroach into setbacks at all.
- Parking may not be accessed through established buffers.
- If on an ally, parking shall be accessed from the rear.
- When possible, parking pads or garages may not be accessed from side streets.
- Garages shall be located at a minimum 5', 15', or greater from the rear property line.
- No attached, or front loaded garages.
- A rear storage shed or detached garage is required and subject to all Design Review Guideline Minimum Standards.
- A coach light or hanging pendent fixture is required at all exterior entry doors.
- Ceiling fans on porches (where applicable) are required
- Corner lot home designs are encouraged to take advantage of both side street elevations and may require additional architectural or landscape elements (including, but not limited to: fencing, additional landscape material, larger material size, trellis, and arbors.).
- Only Duron Charleston Historic colors are allowed.

**Lots 1-9 Setbacks:**

- Front Yard: 25'
- Side Yard: 6' & 12' (as shown on recorded plat)
- Rear Yard: 25'
- Special Note:
  - Lots 1 & 5 shall locate the driveway, garages and/or parking areas on the east side of the lot.

**Lot 10 Setbacks:**

- Front Yard: 25' (This lot is considered a true corner lot and the front yard extends from the side property line of Lot 9 to the rear property line of Lot 11).
- Side Yard: 12' (adjoining Lot 9)
- Rear Yard: 25'
- Special Note:
  - The driveway and garage configuration may enter from the East.

**Lots 11-32 Setbacks (Park Lots and Phase IV):**

- Front Yard: 25'
- Side Yard: 6' & 12' (as shown on recorded plat)
- Rear Yard: 25'
- Special Note:
  - Lots 10-22 facing the park are encouraged to have flat facades and deeper front porches to take advantage of the porch encroachment.
  - Lot 29 has only one side yard setback that adjoins Lot 30 and is 6'.
  - Lots 10, 22, 23, & 32 driveways and garages shall be configured to enter from the front property line only.
  - Lots 23-28 & 29-32 are required to have all fronts of heated area set at the 25' setback line and shall have a 3' high picket fence (design to be approved by ARB) with an arbor or gated entrance at front walk. The fence is required to extend along entire front property line and is encouraged to return one full section at driveway cutouts.
  - 1,800 heated square feet minimum.
  - Minimum 1 ½ story height and 2 story only.

**Lots 33-49 Setbacks:**

- Front Yard: 25'
- Side Yard: 6' & 12' (as shown on recorded plat)
- Rear Yard: 25'
- Special Note:
  - Lots 37, 38, 40, & 41 have a utility 20' wide easement along the line and are encouraged to develop pedestrian mews connection to the future walking trail at the common area on the east side of the property.
  - Lot 49 may access driveway and garage/parking area from side alleyway.
  - Lots 46-49 are encouraged to have flat facades and deeper front porches with the front façade of the main structure set at 25'.

**Lots 50-65 Setbacks (Alley Lots):**

- Front Yard: 10'
- Side Yard: 3'
- Rear Yard: 10'
- Special Note:
  - These lots are intended to provide a unique “steplechase” environment and special attention must be placed on the architectural and landscape design of these lots. The intended streetscape environment should mimic the illustration provided for Phase II at The Villages.

**Lots 66-76 Setbacks:**

- Front Yard: 10'
- Side Yard: 3'
- Rear Yard: 10'
- Special Note:

- Lot 66 shall locate driveway on east property line.
- Lots 68 & 69 are considered true corners and maintain a 10' setback along East Amy Lane and Hydrangea Trail and shall access the driveway, and garage/parking area from Hydrangea Trail. These lots are also required to have a maximum 3' picket fence that extends from Lots 67 to 28 (for lot 68) and from 70 to 29 (for lot 69).
- Lots 73-76 are encouraged to have flat facades with deeper porches and steps that extend to sidewalks edge.

### **Height Massing**

- The intent of The Villages standards is to minimize massing on each home site, reinforcing the preferred dominance of extensive natural and added vegetative cover. The first floor of any dwelling shall be the dominant floor, and shall be constructed at an elevation no less than 36" above finished grade or sidewalk elevation, whichever is greater.
- The main body of the house may be combined with smaller side wings, porches and garages to create complex forms and larger living spaces, but should not read as a dominant element.
- Gable ends should be approximately 28 feet or less in width.
- The architectural character of the side and rear wings shall match that of the main body of the house.
- Small dormers with gabled, shed, or arched roofs may be added to provide light to half-story and attic spaces.
- Two-story homes shall have a minimum 9' first and second floor ceilings.
- One and a half story homes shall have 10' first floor ceiling or 9' ceiling with minimum 2' second floor knee wall. (i.e. roof framing bearing height at 11" above finish floor).
- One story homes shall have a minimum first floor ceiling of 10' and may be required to have additional height added in (the form of knee walls) due to height or style of adjacent homes.

### **Exterior Materials**

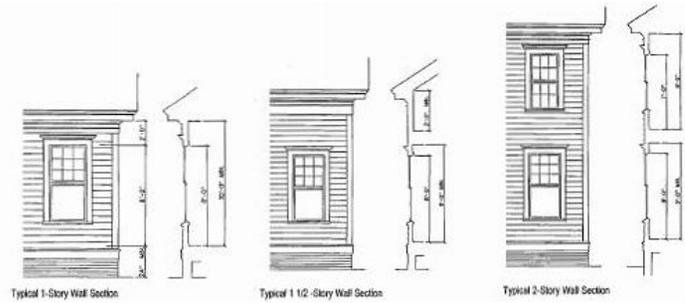
- The Board will favor classical materials, long associated with well-crafted homes. Each Owner, Builder and design shall emphasize the use of natural and blending colors that compliment and reflect natural vegetation.

### **Exterior Surfaces**

- Material style and design shall be consistent around entire perimeter of house and attached garage. No vinyl will be permitted.

### **Exterior Wall Materials**

- Hardi-plank siding is preferred, other cement board siding will be considered, no vinyl siding is allowed.
- Permitted exposure shall not exceed 8”.
- All joints on lap siding shall be caulked and sanded prior to painting. No caps are permitted.
- Hardi-plank shake is a preferred material and shall be installed, as individual shakes not panels. When using Hardi-shake, outside corner boards are permitted, but discouraged. Mitered corners are preferred.
- All exterior trim boards shall be installed with the smooth side exposed and shall be installed using appropriate sized nails.
- Exterior aluminum or metal are not preferred materials on the exterior of the structure and must be reviewed and approved by the ARB.
- The use of vinyl materials as an exterior finish is NOT permitted.
- Floodlights are only permitted on the rear corners of the house and are discouraged even at those locations,
- Frieze boards shall extend to meet at the corner (mitered or lapped) and not be interrupted by corner boards.



Typical 1-Story Wall Section

Typical 1 1/2-Story Wall Section

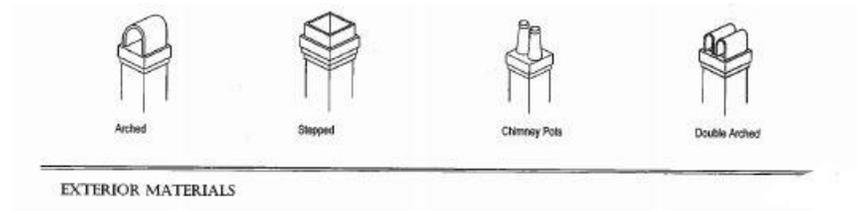
Typical 2-Story Wall Section

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HEIGHT/MASSING

## Chimneys

- Chimneys must be supported by foundations unless porch disrupts view.
- Chimneys that extend beyond second floor plane shall extend 2' above any surface within 10' (measured horizontally) and shall be constructed of masonry (i.e. brick, stone, or stucco). No full height siding chimneys are permitted.
- Chimneys should step in or break at transition point appropriate to style of house to a lesser width and be trimmed appropriate to style of house at cap.

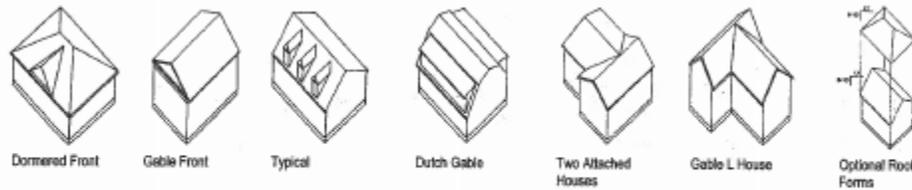


## Foundation Walls

- This will vary from site to site, and variances will be given on a case-by-case basis.
- All foundations shall be parged, brick, veneer or stucco.
- Cantilevers, box bay, etc. shall have foundations, however, bracketed supports may be approved on a case-by-case basis.
- All lattice and other foundation skirting material shall be pressure treated wood and shall be painted a dark accent color. All latticed venting on porches shall be continuous from the finished grade up to the underside of the skirt board.
- Soil masonry foundations are not permitted.

## **Roof Forms and Materials**

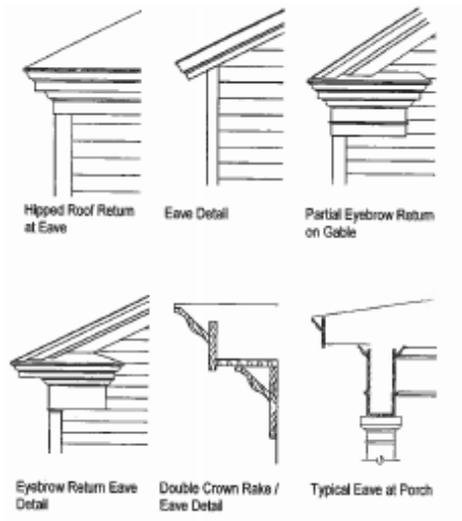
- Sloped roofs shall be clad in clay tile, slate, copper, galvanized metal (standing seam, “V” & 5” V crimp), concrete tile, wood shingles, or fiberglass shingles.
- Gutters, downspouts, and projecting drainpipes shall be made of galvanized metal, copper painted aluminum, or to match all roofing materials.
- All roof forms that have a continuous eave along the entire front façade must have some form of “decoration” to disrupt the monotonous appearance of shingle roof plane.
- All penetrations shall be painted either a color similar to the roofing material or black and approved by the ARB.



ROOF FORMS AND MATERIALS

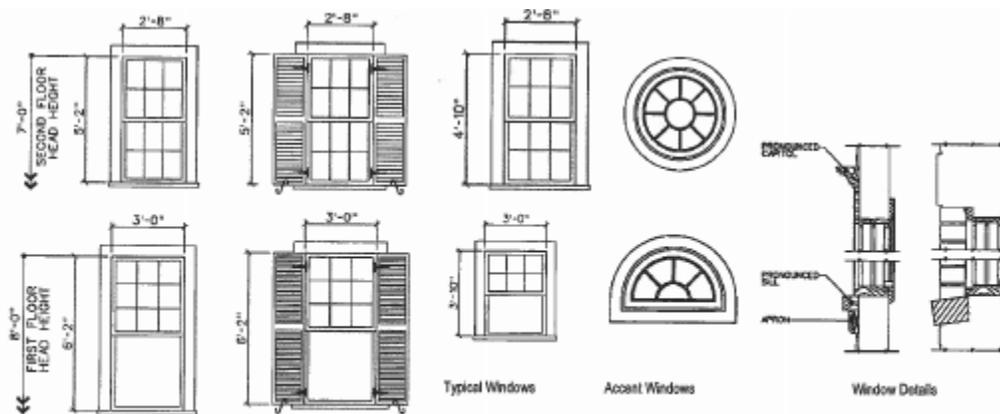
## Details

- Overlapping gables are permitted only when the smaller gable is associated with a balcony, porch, or entrance.
- Chasing gables
  - When gables are set one inside the other – limited to two gables
  - When three gables are lined up three or more in a row – NOT approved
- Principal Roofs, where sloped, shall be a symmetrical gable or hip, angled between 6:12 and 12:12. Arched roof forms of all types are permitted.
- Ancillary roofs, including sheds, may be angled no less than 1:12.
- Eaves are preferred to be continuous. Eaves that are not continuous must be approved by the ARB. Eaves that overhang less than one foot are preferred to have exposed rafters.
- Gutters shall be profiles with closed soffits and half-round at exposed eaves.
- Rafter tails shall not exceed 8 inches in depth at the end.
- Dormers shall be habitable and placed appropriately on the roof form.
- Skylights and/or solar “light tubes” will be approved on a case-by-case basis.
- Roof colors shall be selected from the Approved List.
- Asphalt shingles shall be 30-year raised Architectural minimum.
- Alternate materials shall be reviewed on a case-by-case basis.
- Pork chop returns are not permitted on the main house or attached garages.



## Windows and Shutters

- All windows shall be double hung or casement
- All window sashes and lights shall be square to vertical proportions
- All grids shall be true or simulated divided lights. **Snap-on grids are not permitted.**
- All first floor window heads shall be 8'0" (minimum) above the finished floor and shall align with door head heights. Second floor window head heights shall be 7'0" (minimum) above the finished floor and adjacent door(s) shall be trimmed appropriately so the top of trim is aligned.
- All window and door casing shall be a consistent minimum 3 ½" wide flat trim (do not combine brick mold and flat casing together). Window trim shall have "pronounced" sill "aprons" and additional sill pieces are encouraged and must be approved prior to installation. Picture frame trim is not permitted.
- Brick mold may only be used on brick or stucco veneer houses. Stucco return back to windows is also acceptable.
- Where shutters are part of the design, they must be working shutters that cover the whole window. No plastic shutters.
- Shutters shall be either louvered, panels, vertical slats, or Bahamas style and made of painted wood or aluminum.
- Shutters must be sized to match openings (each shutter equals ½ the width of the window sash) **and shall be operable with appropriate hardware** where applicable.
- Shutters are permitted only on single and double windows (as long as double window shutters equal the actual width of the window sash).
- First floor window height shall be minimum 5'-10' high unless located over sinks, commodes, tubs, etc.
- Second floor windows shall be 5'2" high. When windows are stacked on front elevation, first floor windows shall always be taller and wider than second floor windows.
- Arch-top windows shall not be approved when set in a front facing forward gable.



WINDOWS & SHUTTERS

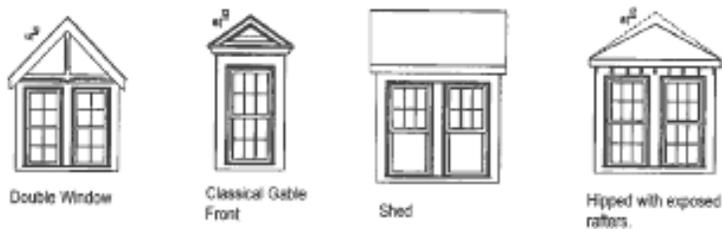
## **Doors**

- All door transoms, where applicable, shall be 12' minimum.
- Sliding glass doors are permitted on screened porches.
- Doors, except garage doors, are preferred to be side hinged or center hinged (no sliders).
- Garage doors facing a frontage line or directly visible from the street shall be a maximum of 9' wide. 16' and 18' wide doors are NOT permitted.



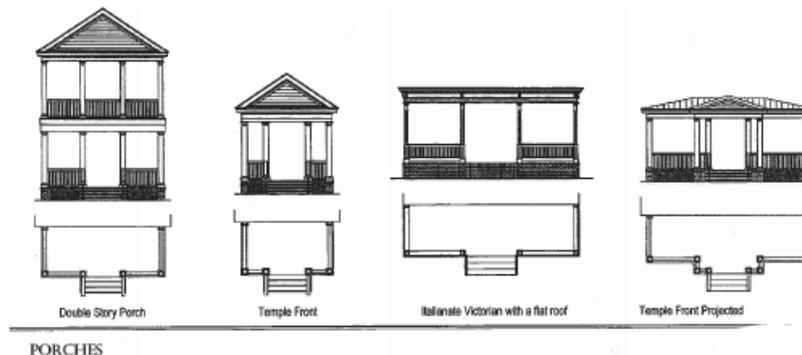
## **Dormers**

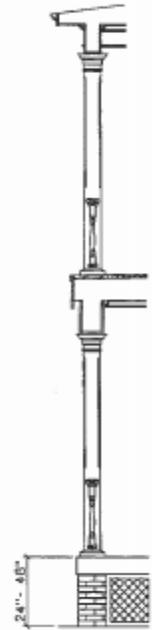
- Dormers with "A" framing gabled or hipped roof forms, which have single and double windows, shall not have any siding on front. If additional width is required it shall be done so with trim.
- Shed dormers may incorporate multiple window groupings and minimal siding shall be permitted. Dormers will be reviewed on a case-by-case basis and are subject to change from house to house.



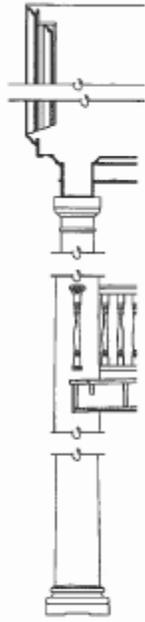
## Porches

- All front porches shall be 8' minimum in depth. 10' is strongly encouraged.
- Side porches and rear stoops shall not be less than 4' in depth.
- Minimum dimensions for all porch columns are: 6" for turned, 8" for circular options, and 8" for square columns.
- All porch columns shall be reviewed by ARB.
- Square and round columns are permitted.
- Stacked columns (for double story porches) shall share a common centerline. First floor columns shall be larger in width. (Example: first floor column – 10" diameter and therefore, second floor column width shall be 8" diameter.)
- All porch box headers shall be centered on columns; width of box header shall be equal to the top shaft of the column and be a minimum of 2" taller than its widest dimension.
- Square, rectangular and turned pickets are permitted. When using rectangular pickets the lesser dimension shall be turned perpendicular to top rail.
- Porch finish floor elevation shall be a minimum of 30" – 48" above finish grade or the sidewalk, whichever is higher.
- Porch piers shall be masonry construction and not less than 16" in width under "supporting" columns. Larger porch columns (16" and wider) shall have a minimum of 8" more in width than the largest dimension of the shaft of the column.
- All porch flooring shall be finished with either a paint or stain, as submitted to and approved by ARB. Homeowner color-change request must be submitted and approved by ARB.
- All pressure treated wood risers from all porches shall be painted, stained, or sealed. Pre-approved color for painted risers shall be the same as approved house trim color. Porch stair treads are not required to be painted, however, The Board encourages the practice.
- All pressure treated stair treads shall be installed with growth-ring face down (or bark-side face up).
- Screened front porches will be reviewed on a case-by-case basis and will be approved at the sole discretion of the ARB.





Double Porch with Box Columns



Double Porch with Round Tapered Columns



Double Porch with Victorian Details



Straight Picket



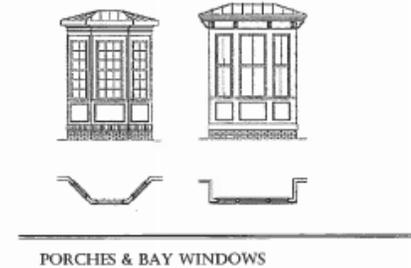
Turned Picket

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PORCH DETAILS

## Bay Windows

- Bay windows shall extend to the finished floor inside and to the ground outside. Visible brackets must support bay windows on upper levels.
- Bay windows should have angles from 40° to 60°



## Landscaping

- Creative landscaping solutions are preferred for each individual lot.
- Existing trees measuring 6" or more in diameter at DBH (diameter at breast height) shall not be removed without proper written identification and approval from ARB taking into consideration the health of the tree.
- Berms and plants may be used to create outdoor space.
- Care should be used in the selection of plants for size, tolerance of the coastal environment, resistance to drought and wildlife. Natural species are encouraged.
- Front and side yards shall be sodded. Side yard is defined as that portion of the yard on the side of the structure up to the rear façade of the structure.
- Irrigation systems are preferred for front and side yards and shall incorporate the planting strip between sidewalks and street due to the rapid drying rate of soil. Spray heads may not spray across sidewalks.
- All remaining trees shall be protected during all phases of construction; See: City of Charleston protection standards for individual trees as well as groupings.
- A landscape that combines turf and planting beds is encouraged. Extension of planting areas into the yard and planting adjacent to walkways is strongly encouraged. This aids in merging the built environment with the natural environment, a major goal of The Villages in St. John's Woods.
- Another goal of The Villages is to preserve as much natural vegetation as possible, particularly between homes. Therefore, preservation of vegetated areas for use as the perimeter of the lot is strongly encouraged.
- Exterior lighting should be used with an endless variety of effects that can be achieved with the use of low voltage lighting, up lighting, down lighting, stair lighting, wall lighting, and gas lanterns.
- The use of exposed spotlights on the front of homes will not be approved.
- Stain or paint colors are subject to ARB approval.
- When attached to the main house, arbors and trellises shall be constructed within building setback lines.
- Fire pits shall be considered on case-by-case basis and shall be consistent with overall landscape design theme.
- Adequate screening shall be provided for HVAC units, service yards, trash enclosures, as well as electric and gas meters.

- Compost poles shall be screened away from street and neighboring views and are subject to ARB assessment schedule.
- Upon completion of construction, landscape responsibilities, both aesthetic and financial, shall remain that of the general contractor until transfer of ownership. The maintained condition of the property shall be comparable or better in appearance than at the time of initial completion of construction, with normal wear-and-tear taken into consideration.
- When driveways are side-by-side, existing trees must be maintained between lots. Failure to comply with this guideline will subject the builder to the assessment schedule.
- Once construction has begun on site, Builder shall be responsible for coordination of correct marketing collateral within the developer's standards.
- Once construction has begun, there shall be **daily** cleanup of trash and/or construction debris. The builder must have an appropriate trash container on the property until the approved landscape design has been installed.
- When all trees between lots are removed, the Builder shall be responsible for any cost of tree replacement that is greater than that of the original landscape budget. Mitigation shall be at the discretion of the ARB.
- All landscape planting beds shall be built up a minimum of 8" above the finished grade.
- Landscaping plans must be submitted and approved prior to owner occupation.

## Fencing

- Fencing or screening of rear yards is not required. All fencing and screening materials are subject to field review and approval by ARB if not clearly identified on approved drawings.
- Fencing in the rear yard shall not exceed 48" in height.
- Fencing in front yard shall be 24" minimum and 36" maximum.
- No fence shall be allowed that will intrude on the view and enjoyment of common areas.
- Chain link and vinyl fencing are NOT permitted.
- Fencing shall be picket or living fence in design.
- Living fences constitute established, mature, plant material to be installed immediately following completion of constructed "framework".
- Solid walls and fencing, where permitted by ARB, shall be constructed within applicable setback lines and appropriate to architectural style of the house.
- Open fencing, arbors or trellises, shall be constructed in congruence with mature landscaping, with appropriate size and density, to substantially shield and soften the impact of a fence, arbor, or trellis.
- Location of open fencing shall be installed within building setback lines or centered on the property line with the "finished" side of the fence facing the adjacent properties.

## Sidewalks

- Sidewalks must connect from the front porch to street-side sidewalk. Stepping-stones are acceptable.
- Sidewalks extending to the street shall be approved by the ARB.

## **Landscaping Miscellaneous Items**

- All electrical meters, A/C compressors, garbage cans, and satellite dishes shall not be visible from sidewalk, side street, or alley intersection. Fencing or screening shall be required to deter all views.
- Clotheslines are not permitted.
- Driveway – cannot be a solid concrete form and must include a cut out that incorporates, plantation mix, chopped asphalt, grass or crushed shell.
- Nature clearing- lot-clearing guidelines
- Mulches- double hammered hardwood mulch (4” thick coverage minimum pine straw).

## **Lot-Clearing Guidelines**

- Prohibit removal of trees with 25” caliper and greater (excluding pines).
- Removal of unsightly vines and leaves of fallen trees.
- Preferred methods for removing approved trees and vegetation are: gryo-trac and hand clearing. Bulldozer and backhoe methods are frowned upon due to excess damage to surrounding trees and soil compaction outside the building footprint.
- Tree protection shall be installed according to City of Charleston guidelines. Builders are encouraged to save groupings of trees, especially near edges (referred to as nature curtains) and areas that will have the least impact to the roof zones.
- Protection of minimum nature curtain (excluding drive and garage).
- Nature curtain shall remain as an undisturbed natural buffer and will be protected from construction.
- Selective hand clearing is allowed only to remove damaged, diseased, or invasive/exotic plant material.
- Lay-down areas shall be set up as indicated on approved site plan, preferably in the location of the driveway.
- Storage of construction materials, tools, debris, and etc. outside of the designated lay-down area will be prohibited. This will ensure proper protection of trees and natural vegetation.
- Clear cutting of lots shall not be approved.
- Removal of organic material and backfilling is discouraged outside of the building/garage footprint and driveway locations. Plantings will do much better in organic soils rather than back filled soils.
- A silt fence should be erected around entire lot as per application.