



Point Hope Residential Design Principles

The Point Hope Vision:

- Timeless and Enduring
- Respect for the Natural Environment
- Neighborliness and Connections
- Commitment to the Guggenheim principles of Innovation, Creativity, Integrity, Excellence, Stewardship and Philanthropy
- Reflect Charleston and Lowcountry Roots
- Coastal Contemporary
- Respond to Place, Climate, Culture

Core Design Principles:

What is important to define Point Hope? What core ideals must be followed for this development to respect the Natural Environment, reflect the Guggenheim Principles, foster Neighborliness and a sense of Community, respond to Place, Climate, and Culture, and become Timeless and Enduring?

- People live here. Cars are required, but their storage is subservient. Garages are not front and center. Porches are important. The entry from the street to the front door of the home is important. Fences define space but are not "barricades."
- Respect for the natural environment means preserving it, enhancing it, and utilizing it to one's advantage. Siting of homes should respect existing trees and home designs should capitalize on their setting. Native plant species are strongly encouraged. Views from the home and between the homes should be considered.
- "Coastal Contemporary" as a design interpretation cannot be achieved without recognition of historic Charleston and Lowcountry architectural heritage and vernacular. The acknowledgement that the architectural influences of this area exists as a response to Place, Climate and Culture is the starting point that leads to creativity and innovation that may define that term. It will be the designer's responsibility to make that connection.
- Timeless and Enduring will be primarily rooted in recognition of historic Charleston and Lowcountry architectural heritage and vernacular. Well-proportioned forms and openings, sustainable material selections, and attention to detail are a hallmark of this principle irrespective of the style of the home or its foray into contemporary expression.

Point Hope Residential Design Principles

• Home Placement and Siting:

Objective: Home placement and siting may vary within the development based on Place and/or Address. Some sites will have a build-to line relative to the primary street to create a consistent streetscape. In other areas the build-to line may be more flexible to promote a variable streetscape, provide for preservation of existing trees, and/or allow the house to take advantage of solar orientation or views. Or it may be based on lot and house sizes. Please review Site Development Standards in Appendix for detailed instances. In all cases, setback lines are subject to the requirements of the Master Plan Zoning Text.

- a. Lot Coverage: Refer to Cainhoy Land & Timber PUD Zoning Text
- b. Finish floor of home:
 - i. Elevated Slab - expression of front of house being elevated above finish grade by a minimum of 18 inches.
 - ii. Structured wood floor framing - Code minimum height, one foot above flood; Enclosed foundations.
 - iii. Elevated first floor over parking- Enclosed foundations; Utilize architectural means and site grading and/or landscaping to visually reduce height from the street.
- c. Porches: The front of the home facing the primary street is strongly encouraged to include a porch with a minimum depth of 7 feet. Well-crafted, covered entry stoops of architectural character will be considered.
- d. Garage Placement:
 - i. On homesites with rear alleys, garage must be oriented for vehicle access from the alley.
 - ii. Garage doors shall be sized for the entry of one vehicle. Double-wide garage doors are prohibited where visible from a primary or secondary street, but are allowed in alleys

Garage doors may face the primary street when:
 - a) doors are a minimum of 15 feet behind the face of the main mass, including the front porch.

b) If the home is park under, doors should be recessed within the foundation a minimum of 4 feet.

Garage doors whose faces are less than ninety (90) degrees rotated from the street right-of-way shall be recessed under, and at least seven (7) feet behind, a front porch or front façade of the principal or accessory building. The total width of the garage door opening(s) shall not exceed twenty (20) feet. Accessory buildings may be located closer to the front property line than the principal building, up to the platted Front Setback Line, provided the garage doors are no less than ninety (90) degrees rotated from the street right-of-way.

- iii. Side Entry garage doors are allowed provided the garage is not forward of heated space. Garage doors may be perpendicular to the primary street provided that the wall of the attached garage parallel to the street is not forward of the main body of the house, or...
- iv. On corner lots Side Entry garages will be reviewed on a case-by-case basis.
- v. Auto court homes, where a garage structure is forward of the main body of the home, will be permitted in certain situations where the following criteria is met:
 - Lot width is generous enough to accommodate vehicle turns and to allow for visibility of the main mass of the house.
 - The architectural expression of the auto court garage is complementary to the composition of the main house. The garage doors shall not face the primary street.
 - The auto court garage does not shield or hide the entry porch or stoop.



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- **Home Placement and Siting / Garage Placement (cont.):**
 - The entry court reads as a courtyard with an organized combination of planted areas and hardscape surfaces. Hardscape should be minimized to that necessary for entry and exiting of the vehicle.
 - The entry drive is not in line with the front door of the house.
- e. **Corner Lots:** Houses on corner lots should present an architectural expression commensurate with the principles outlined herein on both the primary street and the secondary street.
- f. **Tree Preservation:** Tree preservation is a high priority in siting homes, drives, and other site elements. Owners/builders may not remove trees prior to final approval of plans by the DURB. A tree survey should be used as an aid in developing preliminary plans, showing the location, species, and canopy width of trees 8 inches in caliper and larger as well as any street trees. Please see Design Guidelines Supplement for specific requirements.
- g. **Home Plan Repetition:** At least three different exterior elevations shall separate a specific exterior elevation and the same exterior elevations shall not be located across the street from each other. For houses which are on a curve, only the house on the inside of the curve and the one house on the outside of the curve in the closest proximity to the inside curve house shall be considered to be directly across the street from each other.



Point Hope Residential Design Principles

- **Building Massing:**

Objective: Good proportions of the building mass and the architectural forms that comprise a building composition are essential as a foundational starting point for any house design. The house should exhibit a clarity of form.

- a. Single family homes should be larger than 1,100 heated square feet unless specifically excepted by the DURB.
- b. Utilize simple gable forms architecturally linked together, or a primary simple gable form with appropriately scaled, additive architectural elements, including smaller gables, shed roofs, bays, or smaller intersecting forms, plus porches.
- c. Vertical proportions are preferred.
- d. Complexity of forms, illogical offsets of walls from first to second floor, and complex roofs complicated with roof crickets are strongly discouraged.
- e. Avoid wide gable roofs as these tend to negatively impact building proportions and create gables that are taller than the typical floor to floor heights and are visually heavy.
- f. Building forms should be delineated by a change in plane. Avoid minimal building offsets and "nested gables."
- g. Accentuate first floor bearing plate heights. De-accentuate tall foundation heights.
 - i. One story or One-and-one-half story houses shall have a minimum 10-foot bearing plate height.
- h. Two story houses should be well proportioned with the second floor visually having a similar bearing height to the first floor (within one foot).



Point Hope Residential Design Principles

• Roofs:

Objective: Roof forms should exude simplicity and clarity of the building footprint. Complex roof forms should be avoided in favor of well detailed roof edges - eaves, rakes, soffits, and well-crafted roof appurtenances such as dormers and chimneys.

- a. Roof pitches should be between 6:12 and 12:12 for the main architectural expression, with lower pitches allowed where required to express the linkage of two primary forms, and for porch roofs or shed dormers.
 - i. (Hipped roofs, where architecturally appropriate, may be as low as 5:12)
- b. Provide simple eave lines to accompany simple roof forms, as continuous as possible in the horizontal direction, without gratuitous vertical offsets.
- c. Roof Returns, Eaves and Soffits
 - i. Roofs that terminate in plane, without roof returns at the rake, represent a more rural casual vernacular commensurate with the idea of a coastal contemporary aesthetic.
 - ii. Roof returns, if utilized, should be well executed, well proportioned and in keeping with the style of the house. The return roof shall be of a lower pitch than the primary roof and be metal clad (not shingled).
 - iii. Eaves and rakes may be boxed or exposed rafters. Avoid "pork chops" at the intersection of the eave to the rake.
 - iv. Boxed eave soffits may be cement fiber panels and battens, wood, or PVC/vinyl panel products simulating wood. Avoid stucco and synthetic stucco soffits.
 - o Generally, eaves should extend a minimum of 12 inches beyond the face of the house. Greater eave extensions and the use of brackets are encouraged.
 - o Rakes should extend a minimum of 8 inches beyond the face of the house.
- v. Roofs may be covered with architectural fiberglass asphalt shingles and corrugated or standing seam metal.
 - o Roofs of differing materials (i.e. metal to asphalt shingle) shall meet with a vertical offset for appropriate flashing and visual clarity.
 - o Brightly colored metal roofs such as bright red, green or blue are prohibited.
 - o Black metal roofs are not permitted.
 - o Single ply membrane roofs are allowed on "flat" or low-slope roofs only when not visible from the pedestrian way.
- vi. Gutters and Downspouts, if used, shall be incorporated into the overall design of the house so that they do not distract from the architecture. Gutters may be half round or K-style (including leaf guard type products). Ends of gutters shall be held flush with rake boards. All downspouts should empty onto splash blocks or other DURB approved method to disperse water away from the foundation without adversely affecting the adjoining property.
- vii. Solar roof panels, when utilized, should be organized on the visible roof plane in a rectilinear manner without interruption by other roof appurtenances. Panels with black edges are preferred.
- viii. Skylights shall not be utilized on roof slopes facing primary or secondary streets.



Point Hope Residential Design Principles



- (A) Exposed Outriggers**
Roof edges - rakes and eaves are more expressive of architecture than the actual roof covering. Expressing the structure is encouraged.
- (B) Bracketed Rake with Boxes Soffit**
Boxing the soffit of the rake and eave creates a clean, simple transition. Brackets at the rake provide function and visual interest.
- (C) Tapered Exposed Rafter Tails**
Tapering the end of the rafters whether exposed or boxed provides a contemporary look.
- (D) Exposed Rake**
The contrasting color of the exposed structure at the rake expresses the roof form and adds visual interest.

ROOF - RAKE DETAILS



Point Hope Residential Design Principles



Ⓐ Pork Chops

Tasty to eat, but not preferred as an eave to rake transition.

Ⓑ Roof Return

A roof return would typically be used on a high style or Georgian House, not for Coastal Contemporary. A roof return should never have shingles on the small return.

Ⓒ Pent Roof Across Gable

Like a roof return, only bigger. This makes the gable a hat.



Ⓓ ... If you have to do a roof return...

Do it well. Like this....

ROOF - DETAILS TO AVOID



Point Hope Residential Design Principles

• Windows and Doors:

Objective: Well proportioned, well ordered, and well detailed windows and doors are essential to the street appeal of a house. Front doors are the first impression of a visitor to a house. Primary facades are thus held to a high standard throughout the neighborhood.

- a. Within primary building form and facing a primary or secondary street, windows on multiple floors shall align or share a common centerline. Windows on primary facades should generally all be the same width, although they may be taller on the first floor.
- b. Vertical window proportions are preferred. Subdivision of windows by muntins should similarly have vertical proportions.
- c. Windows may be double hung, single hung, casement, tilt/turn or fixed. Diamond shaped, oval, and circular windows should be very limited in use, or avoided. Arched top or half-round windows or transoms should be avoided other than for a singular expression in a gable or at main entry doors.
- d. Front doors shall be 8 feet tall to share a common head height with the primary windows, or when associated with a transom, align with windows that have a head height higher than 8 feet.
- e. Front doors shall be visible from the primary street, and not secluded in an alcove.
- f. Windows may be aluminum clad or vinyl clad. All PVC, vinyl or fiberglass windows will be considered on a case-by-case basis for appropriate visual depth and quality.
- g. Grouping of windows, where visible from a primary street, should be individually separated by window trim in lieu of being mulled together.
- h. Window trim should generally be comprised of an expressed projecting windowsill, vertical jamb trim, and head trim with a window drip edge on top. Head trim may be slightly larger than vertical jamb trim. Head trim should typically be expressed as a separate element from any horizontal fascia boards of the house. "Picture framed" window trim is strongly discouraged.
- i. Shutters, if utilized, should appear to be functional operable shutters with the complete complement of shutter hardware and shutter dogs. When shutters are utilized, they should be consistent on all elevations facing primary or secondary streets at a minimum. Shutters should be constructed of durable materials.
- j. Bay Window projections shall be vertically proportioned, with an appropriate window to wall ratio.
- k. Fake Windows are generally discouraged and should only be utilized on elevations other than those facing primary or secondary streets.
- l. Dark tinted glass is not allowed.



Point Hope Residential Design Principles



(A) Large Feature Window

On a primary facade, be bold in fenestration size. Use ganged casement or fixed windows with minimal muntins, or no muntins.

(B) Bermuda Shutters

Look to Bermuda or the Caribbean for architectural influences for shading window, or porches. Bermuda Shutters not only shade window and porches, but give great depth to a facade.

(C) Minimize Muntins

Use thin, minimal muntins on double hung windows, Muntins should, however, be simulated divided light (i.e. not snap-in). Note here the use of true operable shutters with a more contemporary farmhouse style.



(D) Contrasting Color

Consider dark windows against lighter house body, or consider tone on tone. Manufacturers offer many more colors than just white. Find those interesting combinations.

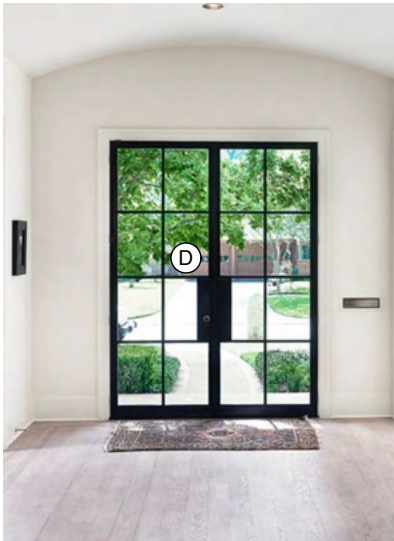
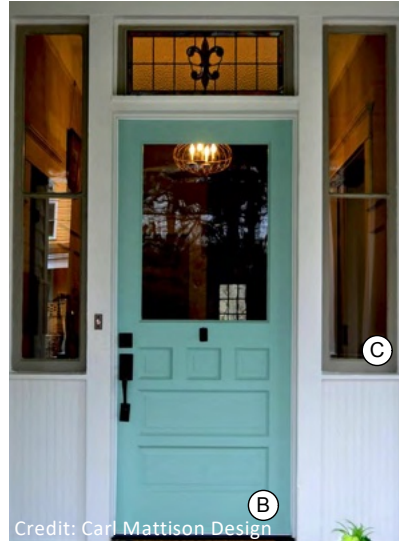
(E) Vertical Proportion

Individual windows should have vertical proportions, but muntin patterns may divide the window vertically or horizontally. Individual windows may be ganged together to make a horizontal composition. Note all windows should have head and jamb trim with a projecting window sill.

WINDOWS



Point Hope Residential Design Principles



Ⓐ Make a Statement

Doors are an important component of the house presence on the street. Choose doors impressive in materiality and amount of glass.

Ⓑ Clean Lines

Where doors are panelized, keep panel lines crisp and contemporary.

Ⓒ Sidelights and Transoms

Sidelights expand the glass width at the front door. Use transoms where window head heights are taller than door.

Ⓓ All Glass Entry

Steel or aluminum all glass doors with minimal or no muntins create a bold contemporary statement.

Ⓔ Align Head of Door and Windows

Use 8 foot doors to align head height with adjacent windows. If window head heights are higher than 8 feet, use taller door or transom.

DOORS - ENTRY



Point Hope Residential Design Principles

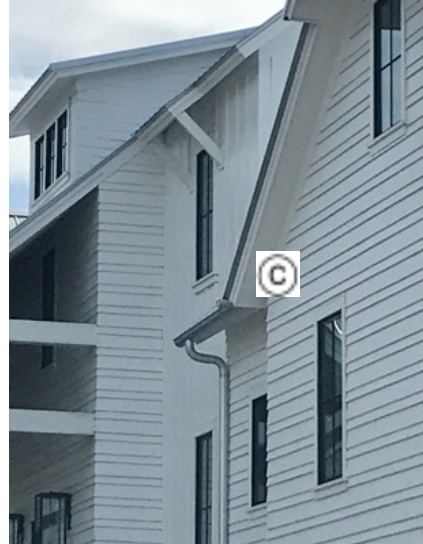
- **Walls and Exterior Body:**

Objective: Exterior Cladding Materials are encouraged to have depth, be sustainable in terms of durability and maintenance, and give consideration to the Core Design Principles.

- a. Familiar cladding might include Lap Siding, Ship-lap Siding, Board and Batten Siding, or Cedar Shake siding. These may be achieved in actual wood material, or a synthetic material such as cement fiber (although Vinyl Siding is prohibited). Mitered corner siding, held together by clips, is allowed.
- b. Alternative Claddings that seek to meet the Core Design Principles in unique and creative ways are encouraged and might include claddings such as Lap Siding with an alternating exposure, Corrugated or lock seam metal panels, Metal, Cement Fiber, or composite wall shingles.
 - i. Vinyl Siding is prohibited.
 - ii. A designer exploring alternative cladding materials is encouraged to meet with the DURB staff early in the process.
- c. Stucco, Masonry and Brick Claddings are appropriate for foundations and chimneys. Visually heavy all brick or stucco houses are discouraged. Georgian and other high style homes are not appropriate to the stated goal of Coastal Contemporary. Synthetic Stucco, i.e. EIFS, is prohibited.
- d. Number of Materials - Within the body of the building (exclusive of the foundation material) the number of different cladding materials should generally be limited to two, and in no case more than three.
- e. Continuity of materials - Changes in materials should make visual sense in regards to what is a primary form and what are form appendages. Under no circumstances should cladding materials change on an outside corner.



Point Hope Residential Design Principles



(A) Patterns in Fiber Cement
This house used common fiber cement board and fiber cement trim shapes to create unique wall patterns. This creativity is encouraged.

(B) Vertical Board and Batten
A southern classic, vertical board and batten is a timeless favorite. Tighter spacing can add more texture and visual interest.

(C) Lap Siding with Varied Exposure
This example creates a unique wall pattern by varying the siding exposure every fourth board. Note the mitered corner without corner trim.



(D) Pattern Division of Lap Siding
This technique is particularly effective to create an expression of porch infill or linking primary building masses.

(E) Varied Exposure / Mitered Corners
Another example of varying siding exposure. Mitered corners and window depth adds interest.

(F) Mitered Corners
Metal trim piece allows typical fiber cement siding to appear mitered.

EXTERIOR WALLS - MATERIALS



Point Hope Residential Design Principles

• Foundations

Objective: Foundation walls should be expressed to elevate a home above finish grade, but minimized where they exceed head-height. Where foundation walls exceed head-height the objective becomes to employ architectural and landscaping solutions to ground the house.

- a. A vertical expression of the structural load path (columns or piers) is preferred to a plain homogenous wall.
- b. Exposed foundation walls may be solid stucco or brick veneer, or of stuccoed or brick veneered pilasters, with an infill material between the columns or piers. Infill materials may be wood or composite slats, wood or composite louvers or lattice, or stuccoed masonry.
 - i. Stone veneers are not indigenous to coastal South Carolina and are prohibited.
 - ii. If lattice material is used as infill it must be recessed back from the face of the adjacent pier, have spacing no wider than 1-1/2", be framed on all sides, have a minimum thickness of 1/4", and be used in a horizontal orientation versus diagonal.
- c. Foundation vents or flood vents should be located in an organized manner.

All houses and their porches, additions and extensions may have an elevated foundation consisting of a continuous concrete block wall, backfilled to support a concrete slab floor. In instances where City of Charleston and FEMA regulations call for a crawl space, the crawl space must be enclosed. Houses on existing grade are not permitted except for garages, which may have slabs on existing grade.

Brick is the preferred facing material for visible portions of the foundation walls. However, poured concrete and concrete block with a stucco finish are also acceptable. Exposed concrete or block foundation walls are not permitted. Concrete block foundation piers must have a stucco or cement finish and be painted a color darker than the house.

Typically, houses should have the finish floor level of the first floor elevated above grade no less than 2 and no more than 4 feet unless required by FEMA. Fully enclosed crawl space foundations are strongly encouraged for all homes and the DURB may require a home to have a fully enclosed foundation if it is appropriate for the style of the house. Crawl space solutions need to consist of brick-faced or stucco-faced piers with a quality louver or lattice. Floor systems using brick-faced or stucco-faced piers with a quality louver or lattice material between piers are an acceptable foundation alternative for the crawl space. This solution is generally more suitable in areas of Point Hope where floor elevations need to be elevated above 6 feet because of special flood plain conditions. Louvered material is preferred by the DURB. However, if lattice material is used it must be recessed back from the face of the adjacent pier, have spacing no wider than 1 1/2 inches and be framed on all sides, and consist of wood with a minimum thickness of 1/4 inch. The lattice may not have a diagonal pattern and is required to be painted a darker color.

The foundation of the back of the house is to have the same treatment and finish as the front and sides of the house. Where the garage is an integral part of the house, the foundation walls for garages may be treated in the same manner as the rest of the house, although the floor of the garage may be a slab-on-grade, and thus below the top of a foundation wall that is uniform with the rest of the house. Decks and porches must have either brick or block pier foundations if visible from the street. Block piers must be finished as noted previously. The space below the deck must be enclosed with lattice or louvers.



Point Hope Residential Design Principles

• Porches and Balconies

Objective: Front porches are important for establishing a sense of neighborliness, connectivity, and community, and are strongly encouraged. Front porches shall have a minimum depth of 7 feet.

- a. Columns should exude a casual Lowcountry vernacular. To that end, columns should be rectilinear / square in plan as opposed to circular. Columns should be of appropriate proportion and visually support a horizontal structural element or entablature.
 - i. Columns should have a regular spacing with a visual relationship to windows and doors.
 - ii. Horizontal structural elements or entablatures returning to the body of the house should have an engaged column / pilaster at the house to visually receive that element.
 - iii. Avoid high style Doric, Corinthian, and Ionic columns and capitals.
 - iv. Heavy timber columns and porch structure may be utilized with architecturally expressive bolted connections.
- b. Porch Railings may be traditional wood pickets, however contemporary railings such as stainless steel cable rail, horizontal boards or louvers, wire mesh, metal rods, and profiled boards are encouraged.
 - i. If not required by Code due to minimum height above finish grade, railings may be omitted.
- c. Front Porch Ceilings are prominent architectural features of houses and should be given due consideration in their detailing. Ceilings may be panelized with a panel product and an organized pattern of battens, tongue and groove, beadboard, or exposed structure.
 - i. Exposed structure at porch ceilings are appropriate and encouraged, however care should be taken in the detailing.
- d. Screened Porches are most appropriate for rear and side porches, but will be considered on a case by case basis when proposed for partial front porches.
 - i. Primary front doors should be visible and accessible without passing through a screened porch.
 - ii. Porch screening should be located behind the porch columns and railing system, such that these elements are architecturally prominent.
 - iii. Screen porches that are proposed on corner lots, greenways or community association property are required to have a minimum of 8-inch columns.
- e. Balconies, if utilized, should reinforce the architectural style and be well detailed. Balconies should be of sufficient depth to be utilized. [Juliet balconies are discouraged].
- f. Covered front stoops, when utilized in lieu of a front porch, should be architecturally interesting and well crafted.
- g. Decks and porches on the front elevation and corner lots must have either brick or block pier foundations if visible from the street. Block piers must be finished as noted previously. The space below the deck must be enclosed with lattice or louvers.



Point Hope Residential Design Principles

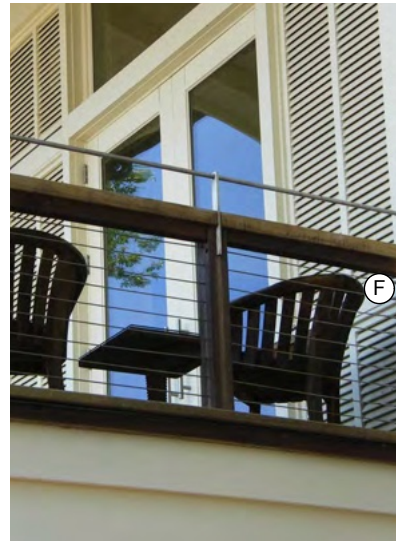
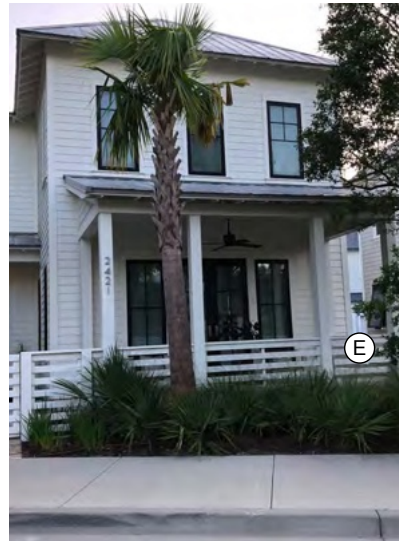


- Ⓐ **Square Shaped Columns**
Columns are preferred to be square as opposed to round. This creates a more casual Lowcountry appearance.
- Ⓑ **Porch Brackets**
Set off the porch columns with creative use of brackets incorporated into the design to extend the eave depth.
- Ⓒ **Exposed Roof Framing**
Expose the porch roof framing, i.e. joists and purlins to give the underside character and depth.
- Ⓓ **Simple Base and Capital**
Contemporary column expression should mean minimalist or no trim at column bases and capitals.
- Ⓔ **Caribbean Influence**
Caribbean architecture provides much inspiration for Lowcountry architectural expression.
- Ⓕ **Brick Edging**
On slab on grade porches, use brick edging.
- Ⓖ **Double Columns**
Double columns are often individually thinner, creating a composition in how they relate to each other.
- Ⓗ **Infill between Double Columns**
Create interest in the space between double columns. Be creative.

PORCHES - COLUMNS



Point Hope Residential Design Principles



(A) Tightly Spaced Horizontal Louvers
Louvers as porch railing can provide privacy.

(B) Minimal Railing
Where the porch is close to grade, railings may be minimal or omitted.

(C) Shading Devices
Upper shading devices can be functional and help provide scale and interest.

(D) Patterned Wood Railings
Technology in CNC machines makes this type of railing very economical. Don't get too Victorian, though!

(E) Horizontal Wood Slats
This type of railing is popular for fencing and porch rails. Vary the size and/or the spacing for interest.

(F) Cable Railing
Both contemporary and provides maximum visual openness. Great for views.

PORCHES - RAILINGS



Point Hope Residential Design Principles

• Exterior Architectural Elements

Objective: Architectural elements can add significant interest to the appeal of a house when well-crafted and executed. The use of such appurtenances should be well considered and not gratuitous.

- a. Dormers - Dormers should be well proportioned. As a general rule the face of a dormer should be comprised of the windows and window trim, avoiding small areas of primary wall cladding between the window and the corner of the dormer.
 - i. Dormers may have hipped roofs, gable roofs or shed roofs, but the type of roof must be consistent with the architectural character of the house and with other dormers on the house.
- b. Chimneys - Chimneys located on an exterior wall or freestanding should extend up from finish grade and convey a permanence in the material selection through the use of brick masonry or stucco. The detailing of masonry or stucco chimneys should include brick detailing and terminate with an appropriately scaled masonry chimney cap, terra cotta chimney pot, or architecturally detailed metal fabrication.
 - i. Chimneys that are exposed only after they penetrate the roof may be of wood siding or fiber cement cladding. In these cases, the chimney cap may be exposed spark arrestors or appropriately detailed metal shrouds.
- c. External Stairs - The step risers and porch skirt board should be painted to match the trim of the house. The underneath of all front entry stairs should be enclosed with lattice or louvers to match the foundation. Front porch stairs should extend down straight, to the right of way. Split stairs will be reviewed on a case by case basis. If a detached garage has livable space above, with an exposed staircase on a public right of way, the stairs are to be screened with lattice or louvers below.
- d. Brackets - When paired with broad overhangs, brackets are an effective way to add a Coastal Contemporary expression to a house. Brackets may be wood, fiberglass, or composite materials. Brackets should visually carry the element they support in proportional size, quantity, and spacing.
- e. Towers and Widow Walks - When utilized and in keeping with the style of the house, towers and widow walks shall be well proportioned, integrated into and complementary of the composition of the overall house, and of like cladding and detailing.
- f. Faux historic architectural elements should be avoided.



Point Hope Residential Design Principles



Ⓐ Bermuda Shutters

Caribbean and Bermuda influences are a great to explore ways to shade windows and porches.

Ⓑ Farmhouse Style Shutters

Farmhouse style shutters are simple, and simple works well with a theme of Coastal Contemporary.

Ⓒ Shaker Style Shutters

Similar to Farmhouse, simple in their architectural expression. All shutters used should be functional and include all appropriate hardware. Materials may be real wood or PVC, but not vinyl.

EXTERIOR ELEMENTS - SHUTTERS



Point Hope Residential Design Principles

- **Color Palettes**

Environmental Colors - Houses should have a muted, natural, and restrained color palette. Please refer to the pre-approved Color Palettes for specifics on exterior siding, accent colors for shutters and front doors, foundation color, garage door color and roof colors.

- i. Foundation walls should be of a darker tone than the body of the house.
- ii. The contrast between the body of the house and trim should be minimized; it is permissible for the house and the trim color to be the same.
- iii. Brightly colored metal roofs such as bright red, green or blue are prohibited.
- iv. Natural stained woods are encouraged.
- v. Accent colors at doors and window shutters are allowed.

The following monotony requirements apply for exterior colors: The same colors shall not be used on the exterior elevations of homes that are directly across the street from each other or within two (2) homes on either side of such home; however, exceptions will be allowed for homes painted white. For houses which are on a curve, only the house on the inside of the curve and the one house on the outside of the curve in the closest proximity to the inside curve house shall be considered to be directly across the street from each other.

- **Landscaping**

- i. Subordinate to Nature - Utilize existing trees in locating the house.
- ii. Utilize native plant species. Utilize less turf grasses, and more natural grasses. It is encouraged that the front yard not be all sod.



Point Hope Residential Design Principles

- **Fences Walls and Hedges**
 - i. Front Yard - Fences forward of the front corners of the house shall be 4'-0" or less in height and visually porous in nature.
 - ii. Back yard fences shall not exceed 6'-0" in height and may be privacy type fences.
 - iii. Please refer to the Supplemental Guidelines: Site Development Standards for specific information on fence requirements and details.

- **Exterior Lighting**
 - i. Front porch lights shall be decorative in nature. They may be selected from a pre-approved schedule or submitted for approval. Architectural lighting shall be stylistically appropriate to the house.
 - i. Front porches may utilize recessed downlights, with a color temperature of 2800K or warmer. Dimmers are recommended for these lights.
 - ii. Security lighting is not prohibited, but shall be directed so that it does not shine across property lines, cause glare to neighbors, and shall be a color temperature of 2800K or warmer.
 - iii. Low voltage lighting of specimen trees and landscaping is allowed.
 - iv. Lighting of the American flag is allowed.

These Point Hope Design Principles and the descriptions herein are based upon current development plans, which are subject to change without notice. These Principles are intended to provide guidance regarding architectural and landscape design characteristics which are either desired or required to be incorporated in the design of residences. These Principles and the accompanying Design Guidelines Supplement provide specific requirements over and above the Cainhoy Master Plan PUD zoning requirements. They are not intended to constitute a complete list of all criteria that must be satisfied in order to render proposed designs acceptable to the Point Hope Design and Use Review Board (DURB), nor will compliance with all of the requirements and criteria set forth insure the approval of any particular designs which may be submitted for approval. These Design Principles may be amended from time to time by the DURB. It is the Owner's responsibility to be sure that they have the most current edition.

March 2024

