



COOSAW POINT Pattern Book

March 2025

INTRODUCTION

The Community of Coosaw Point embodies the essence of Southern Lowcountry living by embracing the rich cultural heritage and natural beauty of the coastal regions of South Carolina and Georgia.

Lowcountry Architecture is rooted in South Carolina's historical traditions. It blends European influences with elements that evolved in response to our geographic environment. Expansive porches, elevated foundations, broad gable or hip roofs, large windows and doors, use of traditional lap siding, board and batten, stucco, brick, and tabby, and a color palette inspired by natural surroundings typify our homes and amenities.

Our community is committed to the preservation of trees and green spaces. By paying careful attention to landscaping for both individual homesites and common areas, we maintain our community's natural aesthetic appeal while providing solutions to environmental challenges.

Our community's building standards have been created to preserve the integrity of Lowcountry architecture. Each home in Coosaw Point contains characteristics that pay homage to Beaufort's storied past while embracing the needs of contemporary lifestyles. By adhering to the guidelines exemplified on the following pages and defined in the Coosaw Point Architectural Guidelines, we provide a path to help ensure that our neighborhood's character remains authentic and vibrant for generations to come.

Whether drawn to the timeless elegance of Lowcountry architecture or the cozy intimacy of cottage living, the Coosaw Point Pattern Book offers a wealth of ideas to help new owners bring their vision to life.

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Park Square



Park Square is an inviting neighborhood bordering the Park Square Pond and Gazebo. As the introduction to Coosaw Point, Park Square captures the character of Lowcountry living.

The Park Square neighborhood represents a variety of Lowcountry style, scale, and architectural features and details. Tree lined sidewalks, narrow landscaped front and side lawns, rear private spaces defined by one and two story garages with hardscapes contribute to a unique cohesiveness.





Coosaw Main



COOSAW MAIN

Defined by stately pines, ponds, and tree lined spaces, Coosaw Point Boulevard is an impressive Southern welcome to the center of Coosaw Point. From the entrance of our community to the River Club, the boulevard connects the neighborhoods of Flyway Drive, Miller's Pond, Coosaw Club Drive, Western Trace, Hendersons Way, Elizabeth Cove and Waterbird Drive. Each represents an appealing witness to the interpretation of Lowcountry style.

Evidence of details rooted in Southern scale and form links each of these neighborhoods with appropriate synergy.

The streets are lined with wide lawns supported by aesthetic landscapes of both traditional and formal styles.

Ponds, open green spaces, woodlands and panoramic views create a testament to these natural, Southern neighborhoods.







CHARLESTON ROW HOUSES

This collection of historically inspired Charleston style row houses is defined by exceptional wrought iron gates, fences, brick walled gardens with lined brick sidewalks and brick curbside parking.

Typical of this Charleston style architecture, these houses are narrow and vertical in scale with private side porch entrances. Refined details are found throughout, including shutters, significant architectural moldings, cornices, crowns and band board details. The historically saturated coral, blue, and clean white with complimentary trim colors provide a significant contrast to the Lowcountry architectural style found elsewhere in Coosaw Point.



Charleston Row Houses



THE RIVER COTTAGES

The River Cottages area is composed of a row of cottage style homes. A shared brick sidewalk, brick piers, brick paved curbside parking and boxwood hedges define this tree lined neighborhood.

The cottages share a similar size. Each is defined by individual details keeping with the theme of a Lowcountry cottage.

The front porches of the cottages provide a long open view of the tree lined River Park green space.

The River Cottages share a contiguous rear green space that includes individual covered parking structures with enclosed outdoor storage.



The River Cottages



THE HORSESHOE

The Horseshoe is known for its exceptional location, grand trees, white fences, brick walls and shaded walks. The Horseshoe is a notable asset for the Coosaw Community. Anchored by the River Club and pool, the Horseshoe has a limited number of homes that enjoy long, wide marsh views of the Coosaw River.

The substantial scale of these homes along with their interpretation of Lowcountry architectural styles, creates an impactful statement in the Horseshoe. Additional building sites surround the Horseshoe central park area defined by brick walks, mature trees and open green space.

The Horseshoe



THE WOODLANDS and LONG POND

The Woodlands and adjacent Long Pond locations represent Coosaw Point's largest residential area.

Separated by the Woodlands brick entrance, these areas share similarly inviting characteristics such as winding streets, cul-de-sacs, deep setbacks, wide lawns, ample landscaping, and mature wooded spaces.

These neighborhoods have a variety of established and newly constructed homes. A hallmark of these new and existing homes is the blend of the size and scale of classic Lowcountry architecture.

The Woodlands and Long Pond









STUCCO WITH SPARK GUARD



FULL HEIGHT BRICK



DOUBLE MASONRY CAP

Chimneys

Full height tabby, stucco, and brick chimneys with stepped back masonry molding details at the top termination are required. Metal spark guards, Bishop's caps, and other chimney caps as shown are encouraged.



STUCCO WITH METAL BISHOP'S CAP



FULL HEIGHT TABBY



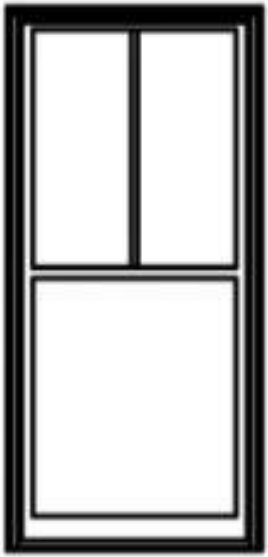
Front Doors, Entryways and Steps





Windows

TYPICAL MUNTIN BAR
CONFIGURATIONS



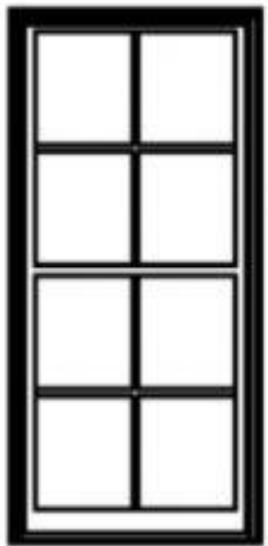
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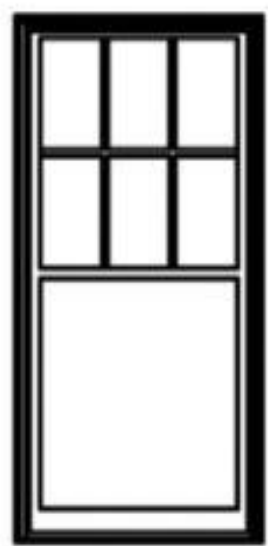
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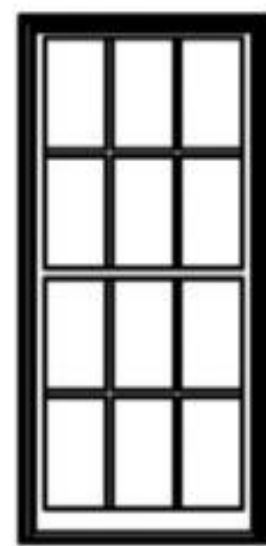
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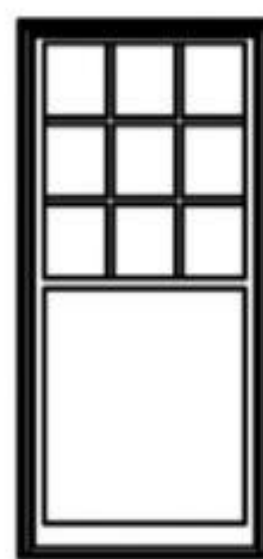
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MUNTIN BARS- SURFACE MOUNTED WITH SPACER BAR (SDL)



MUNTIN BARS BETWEEN THE GLASS (GBG) / APPROVED FOR RIVER COTTAGES ONLY.

Glass Specifications

Solar heat gain coefficient: .30 or less

Visible light transmittance: .48 or less

Clear low energy coating 2: faint gray

Porches and Railings







Front Walks



TABBY WITH BRICK



TABBY, BRICK LINED



GENTLY CURVED TABBY



DISTINCTIVELY CURVED



BRICK WITH CURVED APRON



PAVERS



STRAIGHT WITH BRICK INSERTS



HERRINGBONE BRICK



Landscape







Garages and Garage Apartments



Gables and Vents



Fences

LIVING FENCE



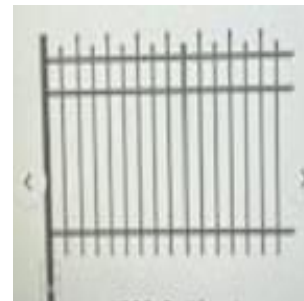
LIVING FENCE







Specifications for brick, painted wood board and picket, wrought iron, approved manufactured metal, and living fences are described in the ARB guidelines. Alternative materials require ARB approval. Fence designs are to be appropriate and complementary to the surrounding area.

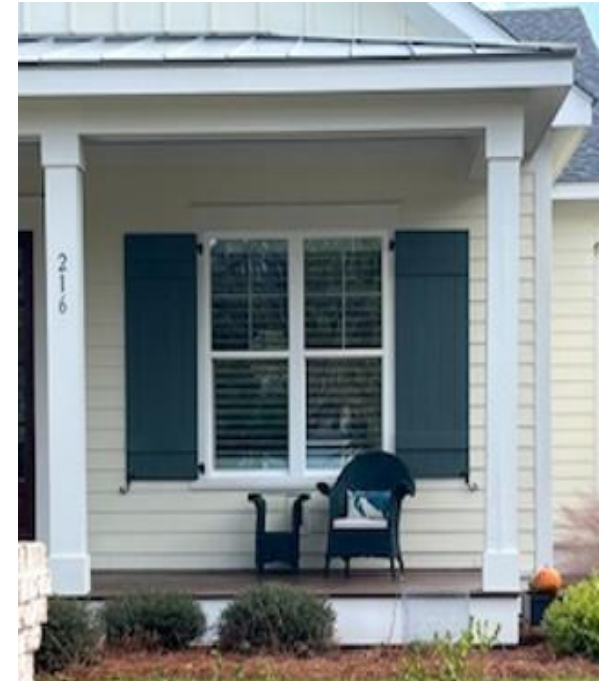




FULL HEIGHT OPERABLE SHUTTERS FOR
DOUBLE DOOR



FULL WIDTH SHUTTER FOR DOUBLE
WINDOW



ARB APPROVED 25" SHUTTERS FOR
DOUBLE WINDOW



SECOND STORY BERMUDA SHUTTER

Shutters



LOUVERED SHUTTER



PLANK SHUTTERS



BERMUDA SHUTTERS



BLIND SHUTTERS



OPERABLE SHUTTER DOG AND BOLT

PAINTED WOOD BEVELED PANEL SHUTTER WITH OPERABLE HINGES,
SHUTTER DOGS, AND BOLT

Shutter specifications for size and application can be found in the ARB guidelines. Alternative materials, designs, and construction require ARB approval. Operable hardware is required.

Driveways



CONCRETE



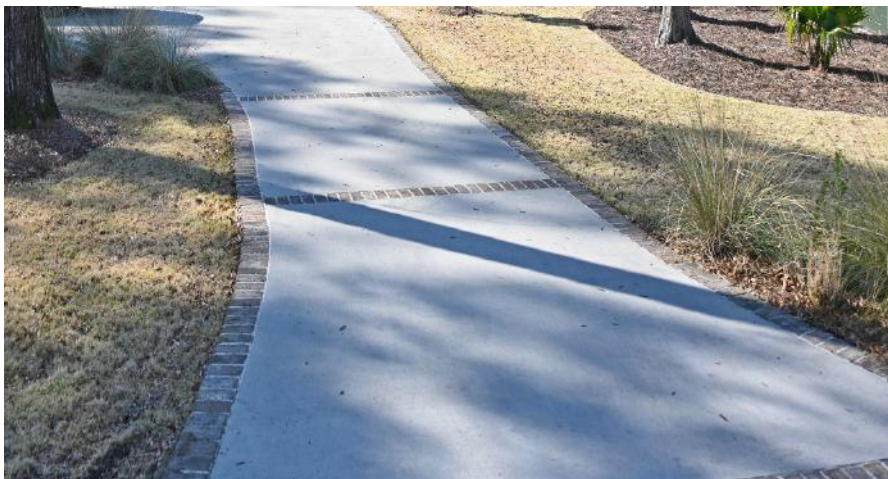
BRICK TABBY WITH BRICK INSERTS



CONCRETE DRIVE WITH BRICK TRIM



CRUSHER RUN



Mailbox



Service Yard





CONTRAST OF VARIED WIDTH BOARD
AND BATTEN



PLINTH WITH HEAVY TRIM AND DETAIL



CORBEL AND OPEN RAFTER TAILS

Architectural Details

CONTRAST OF VERTICAL BOARD AND
BATTEN AND HORIZONTAL LAP SIDING



DETAIL OF ARCHED OPENINGS,
COLUMN BASE AND TOP INTEGRATED INTO THE FASCIA



PANEL DETAIL





EYEBROW DETAIL OVER
GARAGE DOORS



ARCH FINIAL AT PEAK, COMBINATION
OF BOARD AND BATTEN AND
TRADITIONAL LAP SIDING



COLUMN DETAIL

Materials



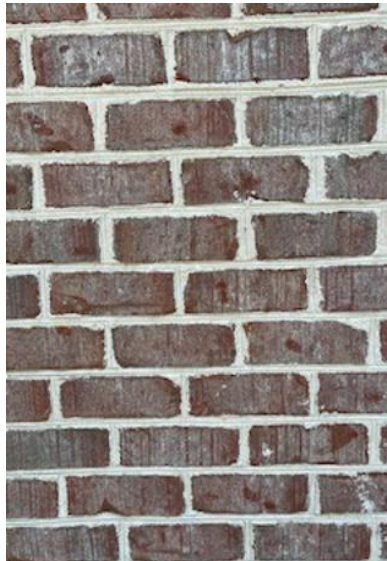
BOARD AND BATTEN



TRADITIONAL LAP SIDING



JUNCTURE OF
VERTICAL BOARD
AND BATTEN AND
HORIZONTAL LAP
SIDING



TUMBLED BRICK WALL
SURFACE AND
CHIMNEY



TUMBLED BRICK STAIR
TREADS



SHINGLE AND PAINTED METAL
STANDING SEAM ROOF



HEAVY TABBY



LIGHT TABBY



SHIPLAP SIDING



FINE TEXTURE STUCCO
(CORNER)

Traditional Lowcountry Colors

Haint Blue

A traditional lowcountry color that mimics the color of sky and water. This color is often used on porch ceilings.

Charleston Green

This black green is seen on doors, railings, and shutters.

Barn Red

Barn red is used on doors, shutters, and roofs for emphasis.

Additional Colors

Classic white, gray, neutral, and soft green and blue are prevalent in the Lowcountry,

Richly saturated darker shades of taupe, gray, and neutral colors are found throughout Coosaw Point.

Area Setbacks

Coosaw Point Minimum Building Standards		
Park (1400 sqft)	General (2000 sqft)	Estate (2400 sqft)
Front Set Back ~ 3.5'	Front Set Back ~ 30'	Front Set Back ~ 30'
PER side Set Back ~ 5'	PER Side Set Back ~ 10'	PER Side Set Back ~ 10'
Rear Set Back ~ 20'	Rear Set Back ~ 35'	Rear Set Back ~ 35'
Porch Depth ~ 8'	Porch Depth ~ 8'	Porch Depth ~ 8'
Elevation ~ 30"	Elevation ~ 30"	Elevation ~ 30"
Building Frontage ~ 50-80%	Building Frontage ~ 50-80%	Building Frontage ~ 50-80%



Suggested Colors for Coosaw Point





Suggested Colors for Coosaw Point

Suggested Colors for Coosaw Point



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453



454



455

 Benjamin Moore®



488



489



490

 Benjamin Moore®



530



531



532

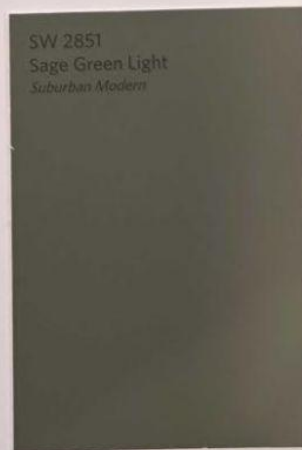
 Benjamin Moore®



SW 0041
Dard Hunter Green
Arts & Crafts



SW 9670
Olivetone



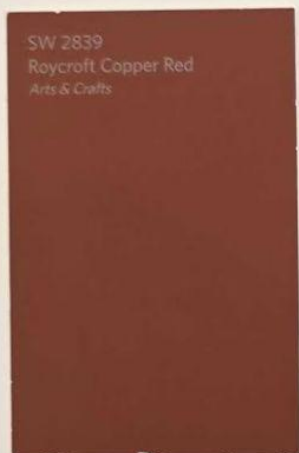
SW 2851
Sage Green Light
Suburban Modern

Suggested Colors for Coosaw Point

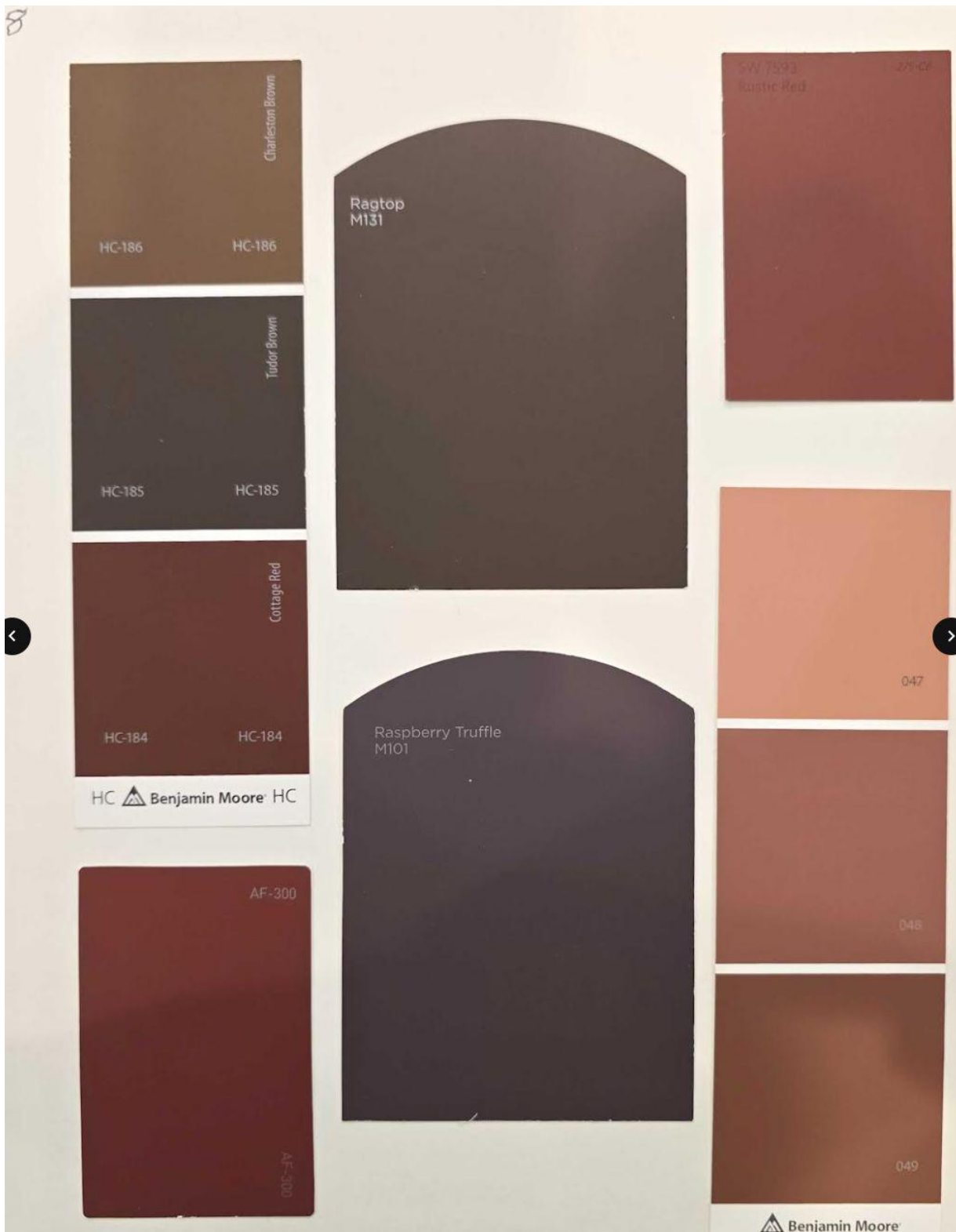
Suggested Colors for Coosaw Point



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Suggested Colors for Coosaw Point

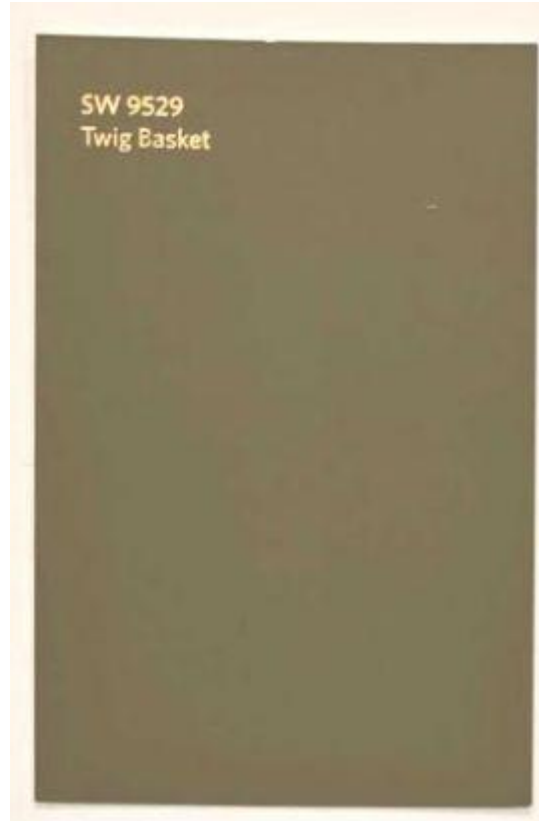
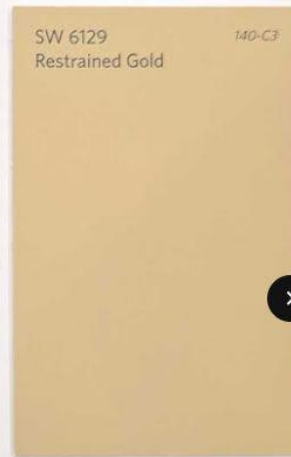
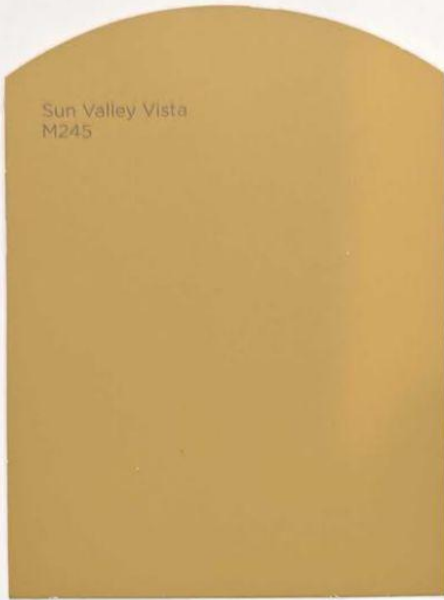


Suggested Colors for Coosaw Point

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HC  Benjamin Moore HC



Suggested Colors for Coosaw Point