A Guide for the Creation of Phase V WaterColor

Park District

22 March 2021

Guide for the Creation of Phase V WaterColor Park District

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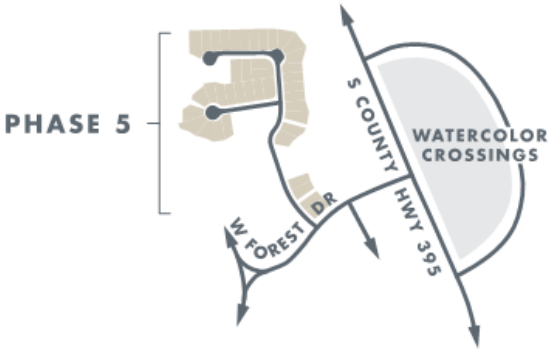

Guide for the Creation of Phase V WaterColor Park District

Introduction

WaterColor Phase V continues the traditional patterns found throughout the first four phases of WaterColor. The *Guide for the Creation of WaterColor Phase V Park District* incorporates lessons learned in Phases I-IV to enhance the quality of life in WaterColor. The goal remains to create a place that preserves the uniqueness of this spectacular locale while developing an authentic community that has an enduring embraceable character.

The vision of WaterColor's Southern origins, the respect for the existing natural features and intimate small-town planning are apparent. Distinct identifiable neighborhoods continue to be thoughtfully interwoven with the surrounding native landscape. The ongoing integration of pedestrian oriented neighborhoods and natural paths will further impart an appreciation for the ecologically sound plan. Conservation areas, public spaces and vernacular structures are too once again harmoniously co-exist to celebrate and confirm WaterColor's comfortable sense of unity and completeness.

Shaped by, and responding to the local environment, new houses shall, as in Phases I-IV be based on traditional plan forms, materials, architectural details and finishes typical of the American South. Owners and their architects are encouraged to investigate and develop a deep understanding of the region's vernacular precedents. The intent is to permit Owners to develop within these precedents and parameters a home composition that meets their vision and needs. The WaterColor Design Review Board encourages the development of individual houses that have a unique character, that contain moderately conservative whimsical features and incorporate tasteful elements that reflect the personality and spirit of the original owner. While flexibility and variety are desired for all, the architectural choices shall remain <u>unpretentious</u>, <u>relatively simple</u> and <u>restrained</u>, and in accordance with the best traditional Southern residential prototypes.

The *Guide for the Creation of WaterColor Phase V Park District* is derived from *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making*. The text incorporated herein is intended to amplify, clarify and in a few instances amend the requirements described in the original document. The WaterColor Design Review Board extends an open invitation to all Owners and Architects who may want or need more information concerning any aspect of their design. The WaterColor Design Review Board expresses its appreciation for each Owner's and Architect's commitment to help make WaterColor a true and vital community that will provide wonderful experiences and memories for generations to come.

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House Size

House size design parameters for Phase V WaterColor Park District:

- 1-1/2 to 2-1/2 Stories
- Half story shall be constructed with dormers, cupolas, light monitors etc. within attic area.
- The definition of a half story shown in *A Guide for the Creation of WaterColor* (phase I) is no longer applicable.
- A maximum 1'-6" knee wall or truss heel is permitted.
- Half story is not intended as full story

Building Site Setback Lines

Building Site Setback Lines define the area in which construction is permitted on each lot. The Building Site Setback Lines and accompanying numerical notation should be provided in Site Plan of all submittals. Only steps (not staircases), roof overhangs, and mechanical equipment may encroach upon the Building Site Setback Lines.

Front Site Setback	10'-0"
Side Site Setback	5'-0"
	0'-0"*(between lots 2 & 3, 6 & 7, 36 & 37) (adj. common area lot 4, 5, 24, 25, 41)
	* *No portion of construction is permitted over the property line*
Side Street Site Setback	10'-0" (lots 1, 27, 29)
Rear Site Setback	10'-0"
Minimum distance between house and any other structure (including staircases)	5'-0"

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Impervious and Pervious Lot Coverage

Per Plat Book 22 page 96, a maximum pervious area is permitted for each Park District Lot. The table below is provided as a courtesy, is cut and pasted directly from said page, and is not the responsibility of the WaterColor Design Review Board to interpret, verify, or account for.

IMPERVIOUS AREA TABULATION

LOT #	LOT AREA (SQFT)	MAXIMUM IMPERVIOUS AREA(65%)	MINIMUM OPEN SPACE (35%)
1	5975.67	3884.19	2091.48
2	5845.22	3799.39	2045.83
3	5767.06	3748.59	2018.47
4	5784.42	3759.87	2024.55
5	6577.14	4275.14	2302.00
6	6063.63	3941.36	2122.27
7	6616.43	4300.68	2315.75
8	6442.10	4187.37	2254.74
9	5362.50	3485.63	1876.88
10	5362.50	3485.63	1876.88
11	5362.50	3485.63	1876.88
12	5301.70	3446.11	1855.60
13	6290.18	*SEE NOTE	*SEE NOTE
14	7272.37	4727.04	2545.33
15	6307.47	4099.86	2207.60
16	5423.00	3524.95	1898.05
17	5644.94	3669.21	1975.73
18	5612.50	3648.13	1964.38
19	5612.50	3648.13	1964.38
20	5612.50	3648.13	1964.38
21	5612.50	3648.13	1964.38
22	5604.79	3643.11	1961.68
23	5685.38	3695.50	1989.88
24	9321.20	6058.78	3262.42
25	7170.51	4660.83	2509.68
26	5986.68	3891.34	2095.34
27	5904.27	3837.78	2066.49
28	5911.53	3842.49	2069.04
29	6977.86	4535.61	2442.25
30	5612.50	3648.13	1964.38
31	5612.50	3648.13	1964.38
32	5612.50	3648.13	1964.38
33	5612.50	3648.13	1964.38
34	5997.33	3898.26	2099.07
35	5409.19	3515.97	1893.22
36	6105.53	3968.59	2136.94
37	7048.83	4581.74	2467.09
38	8508.33	5530.41	2977.92
39	6371.29	4141.34	2229.95
40	5844.06	3798.64	2045.42
41	6058.49	3938.02	2120.47

* DUE TO WETLAND SETBACKS FOR LOT 13, THE MAXIMUM IMPERVIOUS AREA SHALL BE NO MORE THAN 3423.07 SQ. FT. THE MINIMUM OPEN SPACE SHALL BE 2,867.11 SQ. FT.

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Vertical Lot Development

Vertical lot development design parameters are:

- No more than 70% of the area inside the Building Site Setback Lines may be developed vertically.
- Percentage includes any vertical development inside the property lines.
- The intent of the design parameter is to reduce monolithic building mass, increase articulation, and create desirable exterior spaces that maintain privacy and native vegetation in order to improve the resident's quality of life and contribution to the community as a whole.
- The area includes all vertical development such as house, garage, carport, porch, raised decks, raised pools, raised spas, outdoor kitchens, staircases, stoops, landings, pergolas, arbors, etc.
- Does not negate Impervious Lot Coverage requirements (page 5)

Facade Zones

Facade Zones occur from Building Site Setback Lines inwards (i.e. offset from the setback line instead of the property line). Graphic examples of Facade Zones are located in *A Guide for the Creation of WaterColor* (phase I).

Front Facade Zone	20'-0"– This Zone is the region where the front porch and primary facade of the Main Body are located. Construction other than the Main Body and porches is only permitted to encroach 5'-0" into the Front Facade Zone. Pools are not permitted in this Zone.
Side Street Facade Zone	10'-0"– This Zone is the region where the side porch and facade of the house are located on a corner lot. Corner houses shall maintain a presence along the full length of the side street facade zone. Pools are not permitted in this Zone.
Rear View Facade Zone	Does not exist in Park District.

Automotive Parking and Drives

Automotive parking, automotive drives, carports, and garages shall be designed to minimize their impact on all adjacent neighbors and the community.

Required automotive parking is as follows:

- 3 Bedrooms or less — 2 spaces
- 4 bedrooms — 3 spaces
- 5 Bedrooms — 4 spaces
- 6 Bedrooms — 5 spaces
- Master Bedroom — 1 space each
- Bunk Room — 1 space per 4 pillows
- Two lavatories in a bathroom require (1) additional space unless shared between two bedrooms or associated with a bunk room.

Automotive parking space design parameters are:

- Minimum size of a parking space is 8’-6” (width) / 9’-0” (width between columns) x 18’-0” (length).
- Dimensioned rectangles for each automotive parking space are required in Site Plan of all submittals.
- All automotive parking to occur inside property lines.

Automotive drives and curb cuts design parameters are:

- Minimum 2’-6” from side property line
- May encroach Front Building Site Setback Line at one of the widths defined on page 41 of WaterColor phase III pattern book.
- Double track drives encouraged
- May only widen between the front property line and the Front Building Site Setback Line via a 5’-0” radius (one side only). Said radius will connect directly to the Front Building Site Setback Line.
- Not permitted to encroach the Rear Building Site Setback Line
- Curb cut for Lot 01 should occur adjacent Lot 02
- Curb cut for Lot 27 may occur adjacent Lot 26 or Lot 28 (garage doors must be a min. 30’-0” from the property line they face)
- Curb cut for Lot 29 should occur adjacent Lot 30
- Curb cut for Lot 36 should occur adjacent Lot 35
- Curb cut for Lot 37 should occur adjacent Lot 38

House Composition

House composition design parameters are:

- Defined Main Bodies with optional Side and / or Rear Wings that are distinct simple volumes.
- All 4 corners of the Main Body should be distinct and not engaged by Wings.
- Wings are to be a minimum 2’-6” from any corner of the Main Body.
- Only porches or enclosed porches may engage a corner of the Main Body.
- Main Body (20’-0” min width) is the primary and visually dominant mass, is where the entry door occurs, and is what the front porch and any required side porch is connected to.
- Wings are distinct simple volumes with proportionately smaller massing than the Main Body that can be located a maximum of 5’-0” into the 20’-0” Front Facade Zone.
- Wings should not engage other wings.
- Only porches or enclosed porches may engage Wings.
- Roof bearing plate line of Wings and side walls of Wings should not be higher than the roof bearing plate line of the Main Body.
- Ridge of Wings should be proportionately lower than the ridge of the Main Body.

House Style

Typical stylistic features of a WaterColor House are:

- Based on vernacular Southern wood houses
- Characterized by vertical proportions, deep roof overhangs, spare use of ornament, and ample shade and ventilation.
- Simplistic, straightforward volumes
- One or two story, full facade front porches
- Vertically proportioned windows and doors evenly spaced and centered within porch bays
- Horizontal drop, flush, or lap siding (wood or cementitious to simulate wood)
- Horizontal siding to have maximum 1'-0" exposure
- Alternating exposure depth not permitted
- Vertical boards with 2x battens or painted shingles may be used in a limited capacity for accent volumes
- Metal roofs to be 5-V galvalume, corrugated galvalume, or low-profile standing seam (color is to be natural / not painted)
- Exposed rafter tails
- House foundations are to be of pier and infill design clad in full dimension brick (thin set not permitted) or stucco (sand or tabby finish / smooth not permitted) with wood screening between

Height and Volume

Height and volume design parameters are:

- Wings shall be scaled proportionally to the Main Body
- Head height elevations of openings and overall height of openings shall be balanced and in proportion to their respective story
- Sill elevation of the majority first floor openings shall be less than 3-0 above the finish floor
- First floor finish floor heights for lots 1, 2, 3, 4, 13, 14, 15, and 16 shall be a min. 31'-0" above sea level while at the same time a min. 2'-6" – max. 3'-0" above adjacent grade (at front of lot)
- First floor finish floor heights for all other lots shall be a minimum 30'-0" above sea level while at the same time a min. 2'-6" – max. 3'-0" above adjacent grade (at front of lot)
- Final first floor finish floor height will be set in the field at the pre-construction site conference

Secondary Elements

Towers design parameters are:

- 225 SF maximum area (taken from outside face of stud)
- Square or rectangular
- Attached to Main Body (2'-6" behind front porch)
- In scale with the Main Body
- Two corners should be offset a minimum of 2'-6" from the Main body and expressed to grade
- Permitted one balcony (5'-0" max depth)
- Balcony to occur on one side only and not wrap the tower
- Exterior tower stairs not permitted
- Highest point of tower roof 15'-0" max. above ridge of Main Body
- Not permitted with a cupola

Cupolas design parameters are:

- 196 SF maximum area (taken from outside face of stud)
- Square or rectangular
- In scale with the Main Body
- Ridge of Main Body centered beneath (provides for equal side walls below ridge line)
- Hip or gable roof
- Highest point of cupola roof 7'-0" max. above ridge of Main Body
- Not permitted with a tower

Light monitors design parameters are:

- 50 SF maximum area (taken from outside face of stud)
- Square or rectangular
- Ridge of Main Body centered beneath (provides for equal side walls below ridge line)
- Does not contain inhabitable space

Widow's walks / roof level decks are not permitted on Park District lots.

Combinations of roof elements are as follows:

- Tower and light monitor
- Cupola and light monitor

Out Buildings and Storage Structures

Out building and storage structure design parameters are:

- Scaled as tertiary volume relative to house and parking structure
- Freestanding unless connected to garage (max. length is 1/2 that of facade to which it is connected)
- Hip or gable roof (typically lower pitch than house)

Carriage Houses and Garages

Carriage houses and garage design parameters are:

- Square or rectangular
- Scaled as secondary volume relative to house
- 625 SF max. area footprint (taken from outside face of stud)
- 25’-0” max. length of all facades
- 5’-0” minimum separation from House (including staircases)
- Connecting volume between Main Body and a carriage house or garage should have a lower roof line
- Enclosed connecting volumes should be offset a minimum 2’-6” from corners of house and carriage house
- Lots a min. 50’-0” wide at the 10’-0” Front Building Site Setback Line are permitted a carriage house on it with doors not facing the front. More than a 1-point turn may be required to enter garage
- Carriage houses located in the Front Facade Zone must have an enclosed garage below
- Garages without living above are not permitted in the Front Facade Zone regardless of lot width
- Carriage house facades in a Facade Zone should respect the traditional neighborhood intent to promote a friendly community
- A front facing balcony (5’ – 0” deep min.) or porch is required.
- Garage doors are not to face a street if located within 30’-0” of the street property line
- Garage and carport openings are to be for single bays only
- Garage doors are to be wood or wood clad detailed to appear as traditional swinging or sliding doors.
- Carports below carriage houses must be screened on two sides to reduce the impact of automobiles on the lot and community
- Knee walls not permitted above living volume of carriage house
- Garages foundations are to be slab on grade

Porches

Porches are considered as transitional spaces that should respect the traditional neighborhood intent to promote a friendly community and have the following design parameters:

- Full facade front porch required on Main Body of all houses
- Minimum width of front porch is 20’-0” (does not negate full facade requirement).
- Minimum depth of all porches is 8’-0”
- Side street porch required on lots 1, 27, and 29
- Minimum length of side street porch is 24’-0” (front porch depth shall count if contiguous)
- Conditioned enclosure of required porches should not exceed 1/3 their length and should have the appearance of a porch bay(s) infill with columns remaining visible
- Porches carved into the gable end of a structure not permitted
- Porches carved into the slope of roofs not permitted
- Porch flooring to be wood (faux wood, tile, stone not permitted)
- Columns shall be simply detailed and shall be in proportion to the height, span, and scale of the house
- Paneled columns not permitted
- Railings shall be traditional wood with closely spaced vertical members and small openings or wide wood boards with decorative cut-outs
- Porch screening should be charcoal, grey, or copper in color
- Screening should be centered above the top rail and on any subsequent horizontal or vertical members and should occur behind pickets below the top rail. The intent is that screening be framed between columns, railing, and other vertical and horizontal members.

Doors, Windows, and Shutters

Window, doors, and shutters design parameters are:

- False door and window openings are not permitted
- Windows are typically vertical in proportion and rectangular in shape with square or other shape accent windows being considered on a case by case basis
- Muntins are encouraged as a means of providing architectural detail and character and should create vertical patterns
- Muntin pattern typically no more than 4 over 4
- Majority of windows to be hung units
- Doors and windows are to be wood or aluminum clad
- Fiberglass doors and windows not permitted
- Shutters to be operable and sized appropriately
- Shutters to be wood or approved fiberglass (if manufactured)

Roofs

Roofs design parameters are:

- Galvalume 5-V crimp, corrugated galvalume, or low-profile standing seam (color is to be natural / not painted)
- Hip roof pitch between 3 and 8 in 12
- Gable roof pitch between 8 and 10 in 12
- Roof pitch of less than 3 in 12 not permitted (exception is dormer shed roof that will be considered as low as 2.5 in 12)
- Gutters to be 6” half-round galvalume or copper with minimal splicing and circular downspouts of the same material
- Exposed rafter tails
- Enclosed soffits not permitted
- Decks and porches carved into the slope of roofs not permitted
- All lots required to have gutter and downspout systems that collect all rainfall runoff from the roofs of all structures and connect and discharge into a storm water tap and drainage system at the front of the lot

Dormers

Dormer design parameters are:

- Massing of a roof element and not of an additional full floor
- Accent element of the roof whose primary function is the introduction of light into the attic
- Size is a function of glazing area
- Roof should not engage the ridge of the roof upon which it exists
- Outside face of wall should be recessed a minimum 1’-0” from outside face of wall below
- Length to be proportionately less than room it serves

Fireplaces

Fireplace design parameters are:

- Traditional wood stove, zero-clearance insert, authentic masonry construction or an Isokern or Superior Clay Rumford unit.
- Masonry, Isokern, and Superior chimneys shall be constructed from in full dimension brick (thin set not permitted) or stucco (sand or tabby finish / smooth not permitted) on reinforced masonry or concrete
- Wood stoves and zero-clearance inserts may have galvanized pipe flues braced to meet coastal wind load criteria
- Terra cotta chimney caps or simple metal shrouds are required
- Ventless fireplaces, if used, should not visually impact public view

Mechanical Screens

Mechanical screen design parameters are:

- Permanent screening required around all exposed sides of mechanical units with dense vegetation screening also required.
- Permanent screening to be 2’-6” min. from adjacent property line
- Mechanical units should be grouped to minimize their visual impact on street views, common areas, and adjacent lots
- Exposed vents, grilles, and other MEP components shall be coordinated with building elements and rhythms.

Exterior Lighting

Exterior lighting design parameters are:

- Kept to a minimum and limited to porches, courtyards and to mark paths where necessary.
- Intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars
- Light source shielded from view to the greatest extent possible
- Spotlights and floodlights prohibited
- Recessed fixtures closed with a Fresnel lens or other appropriate glass diffuser
- Globes shall be either uniformly opaque (i.e. frosted, acid etched etc.) or be hand blown with sufficient colonial era bubbles or a significant cage to obscure the lamp
- All fixtures with an exposed bulb must use half mirrored lamps with a blacked-out bottom or other deflecting and diffusing lamp types and techniques to shield the source of the light
- Brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A or equal bulb
- Brightness of any single exterior site light fixture is not to exceed the lumen value of a 20W A or equal bulb
- Above values reduced if multiple closely spaced fixtures installed
- Refined subtle fixtures exhibiting authentic and distinct character
- All metals to be corrosion resistant
- Specification sheets shall be shown and included in the permit set
- Refer to page 28 *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for exterior lighting images

Exterior Fans

Exterior fan design parameters are:

- UL listed for **WET** locations. Those fixtures rated for **DAMP** locations are not permitted
- Light kits are not permitted
- Approved colors are black, brown, copper, stainless steel bronze, galvanized metal, and nickel silver (white not permitted)
- All housings and blades are to be manufactured from non-corrosive galvanized or brushed nickel materials.

Exterior Surface Materials

Exterior surface material design parameters are:

- Hardscape is only permitted for on-grade use. Exterior above grade flooring (decks, porches, towers, above grade pool surrounds, etc.) and all steps and stairs to be wood
- Hardscape to be used minimally to maximize natural vegetation and plantings
- Sand, gravel, and crushed shell preferred in lieu of pavers
- Paths in Side Building Site Setbacks (2'-0" max width) to be minimal length
- Stepping-stones (1'-6" x 1'-6" max) are encouraged in lieu of pavers
- Foot path connecting porch steps to community path at front of lot is required (4'-0" max. width)
- Connection between community path and front property line permitted only in material of community path
- See WaterColor Amendment #WC-1 for additional hardscape design parameters.
- Refer to page D-7 *A Guide for the Creation of WaterColor – Patterns for Place Making* for exterior surface materials

Garden Structures

Trellis, arbor, and pergola design parameters are:

- Wood construction
- Scaled as garden structure and not as an outdoor extension of the house as are porches
- Latticework should be open while still allowing for the growth and spread of vegetation
- Trellises, due to their potential of being a solid wall, should be a maximum 8'-0" above adjacent grade with a length that allows consideration as an accent element in the landscape, not a site wall
- Pergolas are open structures with posts or columns supporting an open flat roof comprised of structural members
- Arbors are much smaller than pergolas and typically incorporate lattice on opposite sides and sometimes the roof (often arched).
- Metal or synthetic vegetation screening not permitted

Exterior Kitchens

Exterior kitchen design parameters are:

- Cabinetry to be spec built wood or clad in full dimension brick (thin set not permitted)
- Counter tops to be stone, stainless steel, or wood

Pools and Spas

Pool and spa design parameters are:

- Not to encroach Site Setback Lines (inc. pool surround, coping, seating area, etc.)
- Not permitted in Facade Zones
- Water's edge to be 2'-6" min. from any structure (incl. steps)
- Not permitted in porches
- Outside face of raised pool walls to be full dimension brick (thin set not permitted) or stucco (sand or tabby finish / smooth not permitted)
- Pool equipment should be screened as is mechanical equipment
- Pool equipment locations should account for noise disturbance to neighbors and the community
- Pool pumps to be low DB
- Pool "feature" wall to be of minimal length (accent only, not length of pool) and max. 2'-6" height above adjacent pool
- Outside face of pool "feature wall to be full dimension brick (thin set not permitted) or stucco (sand or tabby finish / smooth not permitted)
- Pool lighting to be minimal and designed for a single family residential pool, not a multi-family resort

Bike Racks

Bike rack design parameters are:

- Standard WaterColor bike rack
- Easily accessible and realistically usable location inside property lines
- Not permitted between front porch and front property line

Garbage Corral

Garbage Corral design parameters are:

- Standard WaterColor garbage corral design
- Easily accessible and inside property lines near front of lot

Exterior Paint Colors

Exterior paint colors are:

- Same palette as Long Leaf Park (WaterColor Phase III)

House Identification

House identification design parameters are:

- Front address identification in accordance with WaterColor established construction and graphic standards is required
- All houses shall be identified by the standard WaterColor wooden plaque available from Boardwalk Signs (850-265-0988)
- One plaque shall be located to the left of the pedestrian entrance on the standard WaterColor post and rail fence
- If Lot 27 vehicular entrance occurs adjacent Lot 26, an additional post and numbered wooden plaque adjacent to drive is required
- All temporary house numbers shall be removed when construction is complete

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Landscape

General landscape design parameters:

- Refer to “Landscape Criteria Phase IV WaterColor”

Additional landscape design parameters (installed by owner):

- Standard WaterColor post and rail fence required on street lot lines.
- No hedges in Right of Way
- No vines on fences
- Watercolor gravel path required in Right of Way between post and rail fence and right of way plantings
- One Live Oak (Quercus virginiana) required in the front Right of Way strip of all lots (including irrigation)
- Two Live Oaks required evenly spaces in the side yard Right of Way
- All Live Oaks to be specimen street tree quality and have a minuimum trunk diameter of 3 1/2” DBH when installed
- Trees should be planted in Right of Way plant bed 3’-6” from the back of the street curb
- All ground cover plants selections proposed for front Right of Way shall come from “Type A, B or C” plants of page 7 of “Landscape Criteria Phase IV WaterColor”
- Irrigation of the front and side yard Right of Way required (installation and maintainence).
- All ROW beds to be maintained with 3” thick (min.) layer of pine needle mulch.
- Dense vegetation required along side property lines adjacent common areas