

OCEAN PARK DESIGN GUIDELINES

May 23, 2018

Kiawah Partners has created a Master Plan that will preserve the environmental integrity of Ocean Park and blend human needs with nature. These guidelines are intended to provide direction for owners and their team of design professionals to site, landscape, and design homes that are of the highest standards of Designing with Nature.

All other standards of ARB guidelines regarding process, application requirements, fees, etc. will be applied, with addition of the following:

1. Site Assessment/ Pre-planning

- An initial meeting with owners and design professionals is encouraged for a positive start to design. This should be in addition to the Site Analysis meeting in the field to review specific site constraints. Emphasizing the relationship of architecture and landscape architecture will be extremely important to convey as the design develops.

2. Site Development Parameters

- The majority of homesites along the external shoreline are more elevated than other areas of Kiawah. This will allow home design that minimizes the separation of first floor and natural grade. Homeowners are encouraged to minimize the disruption to the natural topography.
- Homesites adjacent to tidal marshlands have prescribed setbacks within which are areas intended to be maintained in as natural condition as possible. Selective clearing will be permitted to allow for filtered views and homeowners are encouraged to supplement the landscape with indigenous plant material in order to maintain a natural look consistent with the existing conditions.
- Homesites adjacent to the maritime forest park will have setbacks within which are areas to be maintained and/or enhanced with plant material consistent and compatible with the concept of the park.
- Select homesites adjacent to the pond edge with deck zones are allowed a small uncovered seating area measuring 12 ft. by 12 ft. maximum in the deck zone beyond the property line. A low bench without a seat back may be located on the deck. Any storage must be integral to the design of the bench and deck. Lighting may consist only of low profile shielded luminaries and shall be positioned so that the pond is not illuminated. A boardwalk may connect the deck to the buildable area at a level near the existing grade. Handrails are discouraged except when crossing wetlands or as required by building codes.

3. Landscape Site Elements

- Every effort should be made to minimize removal of existing vegetation and maritime forest. Existing trees of all types and sizes are valued and must be included in coordinated landscape plans.
- When identified during the initial site assessment, every property owner will be asked to supplement existing vegetation with additional/complimentary indigenous vegetation to accelerate the evolution of natural progression.
- Non-native plant material is discouraged.

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- Every effort should be made to use soft, blending, pervious materials for general walkways and driveways, so as to minimize hard surface run-off.
- For homesites in the Marsh Walk neighborhood, at-grade decking and pervious paving elements may extend towards the parkland over the setbacks provided these elements are located within the property and are composed features in the landscape design.

4. Architecture Elements

- Exterior wall materials shall be dominated by wood (shingle, board & batten, shiplap, etc.) with simple but well-crafted detailing.
- Roofing is limited to wood shingle, slate, or standing seam metal in copper or dark painted neutral color.
- Masonry detailing will be limited to foundations, fire place chimneys, and/or other design elements where appropriate. Additional use of masonry detailing will be considered only when it is determined by the ARB that the material, texture, pattern, color, and related design attributes are consistent with the intent of blending with the natural vegetation.
- Massing should be executed within a low profile, with second floor generally embedded within roof and therefore minimize wall profiles of full two floor exposure. Allowances will be made for second floor area up to 60% of the first floor area provided the intent of low profile is met. Designs in the Marsh Walk neighborhood may increase the amount of second floor exposure and the prescribed floor ratio in order to accommodate the topographical and tree canopy impact on these homesites. Designs for South-facing lots along Victory Bay (lots 312-330) may also increase second floor exposure and floor ratio due to the unique site conditions of these lots. For Victory Bay South-facing lots 312, 314, 316, and 318, two-and-a-half story homes will be considered.
- Dominate roof pitch should be in range of 10/12 and 12/12 with secondary pitches varying and appropriate for overall goal of low profile. Height limit from minimum base flood elevation is 40 feet.
- Colors should be muted, mid/dark-tone, weather blending with minimal accent colors for windows/doors (weathering stains for primary body preferred). High contrast between body and trim colors will be discouraged. Particular attention should be given to minimizing the visual impact of the foundation by selecting colors that blend with the natural setting.

5. Home Size Limits

- Conditioned area is limited to 5,500 sq. ft. An additional increase of conditioned area of no greater than 10% may be allowed at the sole discretion of the ARB provided the overall space program is organized in multiple structures that are detached or semi-attached with open air covered walkways. This provision will only be considered by the ARB provided there is no singular structure greater than 4,500 sq.ft. of conditioned area and it is determined the original intent of minimizing the massing of the overall home design is accomplished by breaking the home apart to visually reduce size.
- Select homesites may have size limits that are greater or lesser based upon unique site conditions. Please verify with the ARB specific home size limits prior to initiating design.
- Homesite #100 may increase conditioned area to 6,000 sq. ft. with an additional 10% allowed provided no single structure is greater than 5,000 sq. ft. and intent of minimizing massing is met.
- Conditioned area for homesites in the Marsh Walk neighborhood is limited to 5,000 sq. ft.

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6. Design Style/Attributes

- Although a specific style is not prescribed, the site, landscape, and architecture should read as one, without the architecture drawing too much attention (i.e. the natural site dominates). Although not required, the wood shingle style has been found to be the most appropriate for coastal environments such as Ocean Park.
- Homes should quickly feel settled into the environment through color and landscape (i.e. supplement natural landscape).
- Neighborhood/homes should feel coastal with covered porches and deep overhangs which provide for comfortable outdoor living (i.e. imported styles from other geographic settings/context should be avoided).
- Homes should borrow from traditional analogs but allow for updated/contemporary life style (i.e. not replications of old homes).