

A Guide for the Creation of Watersound Origins



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Introduction

The Watersound Origins community, often described as a Coastal Village, provides the best of both worlds: abundant amenities in a well-designed, thoughtfully planned community surrounded by towering pines reaching the shores of Lake Powell and the excitement and activities of the Watersound Origins Town Center and legendary Highway 30-A.

These design guidelines are intended to provide direction to the architect with regard to house placement, building materials and clarify other parameters to ensure consistency with the engineering design for the community. Owners and their architects will be required to work within these parameters to develop a home composition that meets their vision and needs.

Each home should be designed to live as a full-time residence. Vacation rentals will not be permitted in this community preserving the enjoyment of neighborhood for its full time residents.

This Design Guideline replaces the original pattern book for the Watersound Origins community and are intended to clarify the certain design elements and criteria for designing or modifying a home in the community.

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House Size – Height/Stories

Minimum house size shall be 1 story. Maximum building height shall not exceed 50'. The maximum roof ridge shall be 35'. No portion of a widow's walk shall exceed 42'. No portion of a light monitor shall exceed 46' and no portion of a tower shall exceed 50'. Building height is measured from adjacent grade. Each lot shall have one single-family residence and associated parking.

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 shall be provided in Site Plan of all submittals. There are some encroachments allowed into the Building Site Setback Lines. These include steps, roof overhangs less than 30 inches, roof gutters, chimneys, parking, drives and walks, landscaping and mechanical equipment may encroach upon the Building Site Setback Lines. Some lots may have portions of wetland buffers located on the lot. No clearing or other construction activity can occur in the wetland buffers or in the Coastal Dune Lake protection zone outside of the lot boundary.

Front Building Site Setback	15'0"
Side Building Site Setback	5'0"
Rear Building Site Setback	10'0"
Minimum distance between house any other structure	5'0"
Free standing garage	5'0"
Fences, walls	0'0"
Pools, pool decks, patios, decks	2'6"
*Minimum distance from property boundary for any uses allowed in the building site setback	2'-6"

*Only for drives, walks, steps, chimneys, mechanical equipment, pool decks, decks patios. Landscape installation is allowed to the property boundary.

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Vertical Lot Development

No permanent structures shall be placed in any easements. Private docks are not permitted for any lot. With DRB approval, Lots 69, 70, 71, 72 and 73 may be allowed to install a pinestraw or sand footpath connection from the lot to the adjacent path. No new paths or trails outside of the lot boundaries will be permitted.

The minimum finished floor elevation of the first floor shall be consistent with the information provided in the recorded final plat of the development and as reviewed and approved by Walton County Planning & Zoning in accordance with the building permit application and review process.

Automotive Parking and Drives

Car parking, including trellis screens, carports, porch cocheres, carriage houses and garages shall be designed to complement the home.

All parking for the home shall be provided on site. On-street parking is not allowed. A minimum of 2 onsite spaces is required, however, to accommodate changing lifestyles, the following parking requirements are suggested:

Minimum of 2 parking spaces + 1 guest parking space

Add 1 parking space for 2nd master bedroom

Add 1 parking space for carriage house

The 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.

With the size of larger trucks and SUVs, garage bays should be 24' in depth with 9' 6" bay doors.

Automotive drives and curb cuts are to be clearly defined and dimensioned in Site Plan of all submittals with the following design parameters applicable:

- Minimum 2'-6" from side property line
- The driveway to the back of curb shall be shown on the landscape/hardscape plan.
- Acceptable materials include cobble stone, cut stone, concrete, pavers, compacted gravel, brick or a mix of no more than 3 materials.

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House Composition

Exterior walls must be finished in the same material and use consistent detailing and trim on all sides of the house, garage and any other structure on the lot. All windows, doors and edges of building masses must be detailed with painted or stained wood, PVC or fiber cement trim.

Trim must be in proportion to the scale of the opening or at least 3 ½" wide and should not be installed on top of shingles or clapboard. Details should be simple.

Lattice may be used over siding as an accent.

Acceptable materials for the home include the following: hardwood siding, wood shingles, wood shakes, hardboard or cementitious siding.

A mix of materials is encouraged, but should be limited to no more than 3.

Colors should be limited to a wall color, trim color and accent color. Color selections should complement the surrounding area.

The finished floor elevation shall match that established by the engineer of record.

Concrete and masonry foundations shall be clad in wood, brick, or tabby.

Secondary Elements, Accessory Structures

Pools, cabanas, patios and decks are permitted. Private docks are not allowed.

Accessory Structures may be distinct from the home or may be attached to the home. Examples of Accessory Structures include out buildings, storage structures, attached garage, detached garage with upstairs residence, guesthouse, pool house, cabana, greenhouse, gazebo, trellis, arbor.

Carriage Houses and Garages

Carriage houses or garages are permitted on all lots and are subject to the following design parameters:

- Single-story garages shall have a maximum roof height of 22'.
- Garages with granny flat shall have a maximum roof height of 27'4".
- Garage doors are to be for single bays only.
- Garages may be attached to or incorporated into the house.

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- Carports below carriage houses must be screened to reduce the impact of automobiles on the lot and the community
- Garage doors should be 9' wide minimum.
- Garages may incorporate ½ bay for golf cart parking, charging and storage.
- The exterior finish of the garage shall complement the home.

Porches, Decks, Verandahs and Balconies

Porches should adhere to the following design parameters:

- All houses should have at least one furnishable porch. Minimum depth of all porches is 8'-0" measured from inside of column to the wall.
- Conditioned enclosure of porches should have the appearance of a porch bay(s) infill with columns remaining visible.
- Porches and verandahs may be screened.
- Screens shall not run in front of the porch structure.
- Railings should meet all local building codes.
- Porch decking may be wood, wood substitute, or brick.
- Porches shall be designed with exposed rafter tails.

Windows, Doors, and Shading Devices

Windows, doors, and shutters should adhere to the following design parameters:

- Windows should be proportioned and placed to enhance the appearance of the exterior.
- Windows should be placed to enhance interior light quality.
- Windows may be wood frame, aluminum clad, aluminum or vinyl. Highly reflective material including foil is not allowed.
- Windows should be vertical in proportion. Circular, elliptical, octagonal or diamond-shaped windows may be used as accents only.
- Bay windows may be orthogonal, segmented or curved in plan.
- Window lites should be large and simple ranging from 1 over 1 to 6 over 6 for double-hung windows.
- Doors may be solid or include glazing and side lights.
- Shading devices include awnings, shutters, Bermuda shutters or lattice overhangs.
- Shutters should be operable and sized appropriately to fully close over the window opening.
- Shading device materials include fabric, wood, fiberglass, aluminum. Unless fabric, the shading devices must be painted, stained or powder coated. Shutters to be wood,

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aluminum or fiberglass (if manufactured).

Roofs

Roofs should adhere to the following design parameters:

- Galvalume 5V crimp, corrugated, low-profile standing seam, wood shakes, wood shingles, architectural shingles.
- Main house to be the same material. Accent roofs may be but is not required to be a different material.
- Gabel, Gambrel, Jerkin-head roofs are encouraged. Exposed rafters are encouraged.
- Roof pitch between 6:12 and 12:12. Shed roofs may have a shallower pitch. 3:12 is the minimum.
- Gutters may be K gutters or 6" half-round with downspouts of the same material or drip chains terminating in a decorative rain barrel or planter. K gutters should be white to match the trim.
- Roof elements such as dormers, monitors, cupolas, widow's walks, decks and terraces are permitted. Roof-level decks and terraces are limited to 225 square foot of floor area.
- Flat or bubble skylights are not allowed. Light monitors, clerestory windows and dormer windows are to be used for overhead light.
- Roof overhangs to be 12" minimum
- Solar energy devices will be allowed on the roof of any structure.
- Ground-based solar arrays will not be allowed.

Fireplaces and Chimneys

Fireplace design parameters are as follows:

- 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 brick or stucco veneer on reinforced masonry or concrete
- Chimneys shall be faced with tabby stucco, brick or the same material as the home and topped with a dark cap or clay cap scaled to fit the chimney.
- Chimney dimensions shall be compatible in scale to the structure

Mechanical Screens

Mechanical screen design parameters are as follows:

- Permanent screening required around all exposed sides of mechanical units.

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- Mechanical units shall be grouped to minimize their impact
- Exposed vents, grilles, and other MEP components shall be coordinated with building elements.
- Screening may be fencing or landscaping.

Exterior Lighting

Exterior lighting shall be limited to porches, courtyards and to mark paths where necessary. The 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.

The light source shall be shielded from view to the greatest extent possible. Spotlights and floodlights shall only be used where needed for safety and security and shall not shine light on any part of neighboring property.

Exterior Fans

All exterior fans are to be UL listed for **WET** locations. Those fixtures rated for **DAMP** locations are not permitted.

Light kits are not permitted for exterior fans. Exterior fans should not be white in color.

All exterior fan housings and blades are to be manufactured from non-corrosive galvanized or brushed nickel materials.

House Identification

Front address identification is required for all houses.

Fences

The outside face of the fence post shall be located on the property line. Front yard fences shall be limited to 3'0" and shall be a wooden picket fence design. Rear yard fences may be up to 6'0" in height. Side yard fences shall match the front yard fence design forward of the front façade of the house and shall match the rear yard fence along the house. Fences may be 100% opaque to a maximum height of 4'0" and 50% opaque above 4'0" high. All fence components shall be constructed of wood and painted white.

Each home may include a trash enclosure designed similar to the fence design.

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Landscape/Hardscape

When designing the landscape and irrigation plan for the home, the design shall include the property between the street and the lot boundary. This area is commonly known as the street frontage. The homeowner will be required to install and irrigate this landscape at the time of the landscape construction on the lot. On the street frontage, landscape planting shall include beds of trees, shrubs and ground cover plants. The property owner shall be responsible for irrigation of this area, while the Homeowners Association shall be responsible for regular pruning and maintenance. The irrigation controller shall be placed in an exterior location for access by the maintenance company. The street frontage shall be placed on a separate irrigation zone.

Fountains, fire pits, yard decoration, playground equipment must be included on the landscape plans.

All planting areas, sidewalks, paths, trails must be included on the landscape plan. Sidewalks shall be located 7' from the back of curb, shall be continuous the length of the street frontage

and shall be broom finished concrete. Paths and trails on the lot may be granite screenings, mulch, sand, pinestraw, pavers, stone, eco pavers, or concrete.

With DRB approval, Lots 69, 70, 71, 72 and 73 may be allowed to install a pinestraw or sand footpath connection from the lot to the adjacent path. No new paths or trails outside of the lot boundaries will be permitted.

Sod and turf should be used sparingly on the lot. Total lawn areas within a residential lot shall not exceed 10% of the lot because of high water usage and extensive maintenance requirements for lawns.

Pine straw mulch is used exclusively in Watersound Origins.

See attached schedule for approved plant materials.

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Trees

Fringe Tree	Red Bay	Sand Live Oak
Big Flowered	Swamp Bay	Turkey Oak
Silverbell	Sand Pine	Myrtle Oak
Dahoon Holly	Slash Pine	Pond Cypress
Yaupon Holly	Longleaf Pine	Bald Cypress
Southern Red Cedar	Longleaf Pine	Winged Elm
Southern Magnolia	Chickasaw Plum	Chaste Tree
Sweetbay Magnolia	Chapman's Oak	Yellow Haw

Shrubs

Red Buckeye	Gallberry	Winged Sumac
Salt Bush	Dwarf Yaupon Holly	Culinary Rosemary
Groundsel Bush	Florida Anise	Saw Palmetto
American	Rusty Lyonia	Silver Saw Palmetto
Beautyberry	Fetterbush	Sparkleberry
Florida Rosemary	Wax Myrtle	Shiny Blueberry
Woody Goldenrod	Wild Olive	Walter's Viburnum
Summersweet	Florida Azalea	Deerberry
Conradina	Sweet Azalea	Beargrass
St. Johns Wort	Swamp Azalea	

Ground Covers and Perennials

Butterfly Weed	Coral Bean	Garden Phlox
Sea Oxeye	Swamp Hibiscus	Prairie Coneflower
Red Calamint	Blanket Flower	Seaside Goldenrod
Vanilla Plant	Gaura	Black Eyed Susan
Wooly Golden Aster	Beach Sunflower	Jointweed
Lanceleaf Tickseed	Scarlet Hibiscus	Blue Eyed Grass
String Lily	Rose Mallow	Spiderwort
Twin Flower	Swamp Mallow	Ironweed
Purple Coneflower	Standing Cypress	Coontie
Coreopsis	Blazing Star	Stoke's Aster
Rattlesnake Master	Gopher Apple	Stalked Bulbine
Seaside Elder	Cardinal Flower	Lantana (non invasive)
Loriope	Jointweed	Wand Goldenrod

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Vines

Crossvine
Trumpet Creeper

Yellow Jessamine
Virginia Creeper
Coral Honeysuckle

Climbing Rose
Greenbrier
Muscadine Grape
Wisteria

Grasses

Splitbeard Bluestem
Chalky Bluestem
Wiregrass
Purple Lovegrass

Silver Lovegrass
Elliott's Lovegrass
Field Lovegrass
Gulf Muhly Grass
Dune Panic Grass
Switch Grass

Silk Grass
Little Bluestem
Sand Cordgrass
Purple Top
Fakahatchee Grass
Dwarf Fakahatchee Grass

Ferns and Non-Native Perennials

Cinnamon Fern
Royal Fern
Southern Shield Fern

Apple Blossom
Love-lies-bleeding
White Doll's Daisy
Russian Sage

Rose Moss
Yellow Coneflower
Mealycup Sage
Mock Vervain

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Submittal Requirements

Questions regarding submittals and requirements should be made to Mary Joule or DesignReview@joe.com.