

VI. ARCHITECTURAL DESIGN GUIDELINES

A. Architectural Character

The design of all tracts & lots in Myrtle Park must solve: SCALE, CONTEXT, COLOR, SIGNAGE, ENTRANCE & FACADE ARTICULATION.

Architects are required to use and work with some of the identifying elements of traditional Low Country architecture such as porches, dormers, single & double hung windows, horizontal wood siding, brick, metal standing seam roofs, use of columns and arches, Traditional Trim, large overhangs and human scale.

B. ARCHITECTURAL STANDARDS:

- To reflect Low country historical heritage in a contemporary way.
- To avoid large scale box, hi-tech, slick, and metal building design.
- To design buildings to a human scale.

	MATERIALS	DESIGN	GENERAL NOTES
Building Walls: Gable Ends	Horizontal wood (Hardie Plank, etc.) Tabby stucco, smooth stucco. Brick	Walls to appear to be thick. Use combination of 2 materials, not 3. <i>i.e.</i> brick & stucco, brick & wood, stucco & wood. Setback or stagger walls to break up.	Break up facade if length is 2x's height or more. (Interrupt or divide mass) Finish all sides of building. No metal, porcelain, stone, white, yellow or red brick
Porches/Walkways: Pilasters, Columns & Arches	Brick/Wood/Stucco	Human scale: square columns preferred but columns of Ionic, Tuscan or Doric order are acceptable. Arches: minimum 8" deep. Deep shadow/trim detail encouraged.	No Plastics. Porches & covered walkways are encouraged.



B. ARCHITECTURAL STANDARDS: (continued)

	MATERIALS	DESIGN	GENERAL NOTES
Roof: Overhangs, Cornices, Bracketed Cornices	Metal standing seam/ "V" crimp, 30 year asphalt, fiberglass, artificial slate, wood facsimile.	Pitched roofs, minimum 6 in 12.wide overhangs / brackets, ogee cornices, break up large expanses of roof.	Use ventilation cupolas, roof louvers, dormers, ventilating dormers, widow's walk. Shed roof against principal ledge only. Finish all sides. Partial, mansard, or long unbroken roofs not allowed. Flat roofs on large buildings only (must be hidden)
Windows/Glazing: Shutters, Lintels, Headers	Clear glass. Painted wood or vinyl/aluminum.	Proportion vertically. Punch windows into walls. Single, double hung or casement.	Shutters, if used must be sized to fit windows. Avoid Window bands/horizontal windows. Use decorative trim headers, etc. No solid sheets of glass or colored glass.
Doors/Entrances:	Wood/steel/ aluminum with half glass (small panes).	6 panel or other traditional design.	No solid sheets of glass or colored glass.
Service Areas:	Screened w/fences or walls.	Match or coordinate w/building. Solid fences on roadway side. See Section V- Page 16	Landscape walls & fences. Plant fences with climbing vines to cover 70% within 5 years. Landscape not sufficient alone. Note: all equipment shall also be screened from view.



C. EXCEPTIONS TO ARCHITECTURAL STANDARDS INCLUDING BEAUFORT COUNTY Z.D.S.O. AND DESIGN GUIDELINES (COLOR CODES MATCH SECTION 14- APPENDIX B.5.).

OAKS CONSTRUCTION

MARY LOU ULMER

MCREE (Yellow)

1. Commercial/Office 3 Story max. (3rd story in roof)
Roof Height 50' above average finished grade
2. YMCA 2 Story
Roof Height 50' above average finished grade
Note: Flat roof allowed if disguised.
3. Multi-Family 2 & 3 Story
Roof Height (2 story) 40' above average finished grade
Roof Height (3 story) 50' above average finished grade

Siding may be 6 inch matte finish, wood grain, beaded vinyl siding, premium grade as manufactured by Certain Teed Cedar Impressions, Tan, Grey, Clay, or Norandex Cambridge, Sand, Silver, or Tan.

Roofing colors may be:

1. Williamsburg Gray,
2. Prairie Wood,
3. Weathered Wood or
4. Graystone by Certain Teed, Horizon "Shangle"
25 year warranty.

ULMER LIMITED (Red)

FOREMAN HILL

1. Hotel 3 & 4 Story *Note: Flat roof allowed if disguised.*
Roof Height 50' above average finished grade
2. Big Box Retail 2 Story *Note: Flat roof allowed if disguised*
Roof Height 40' above average finished grade
3. Commercial/Office/Retail 3 Story
Roof Height 50' above average finished grade

ULMER ASSOCIATES (Orange) (Purple)

RAMSEY/GODFREY

1. Commercial/Office/Retail
Outdoor Storage Permitted if Screened
Roof Height 40' above average finished grade
- SALES, SERVICE & WAREHOUSE:**
- (a) Siding at warehouse portion may be metal. No metal siding shall face SC Highway 46.
 - (b) Roof pitch at warehouse shall be 2:12 or greater slope.
 - (c) Chain link fencing may be used without barbed wire or concertina wire if colored black and planted with vines.
Note: Solid fencing required on roadway side for storage yard.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #1



Example of muted color scheme, brick and stucco with asphalt shingles.
Note the masonry wall with brick and broken roof lines.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #2



Example of indigenous form in a larger building.
Note the sloping roof to disguise a large flat roof.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #3



Example of covered walks with doric columns to disguise flat roof.
Turrets are used to break up the long horizontals. Note the glass pattern



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #4



Example of a large building, visually broken into segments with pitched metal roof.
Note use of brick and split faced concrete masonry units.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #5



Apartments:
Note mixture of brick and horizontal siding.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #6



Apartments:
Note facade.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #7



Apartments:
Note simplicity of facade.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #8



Commercial:

Note brick watertable and horizontal siding. Simple traditional details.

Foundation plantings need to be wider. (9"min.)



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #9



Commercial: Note the clear story and many saved trees.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #10



Note use of shutters and covered walks.

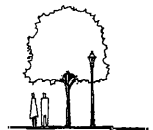


Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #11



Note traditional detailing, use of brick and stucco.

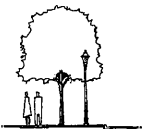


Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #12



Note use of porches, traditional details.



Myrtle Park at Bluffton, South Carolina

Architectural Design: Example #13



Note use of solid fencing and louvers; materials match building.



E. ACCEPTABLE COLORS:

	COLORS	DESIGN	GENERAL NOTES
Windows	Off-White or dark	Bright corporate colors may be used in very small amounts with CRB approval Keep colors muted.	No raw metal exposed. Use historic series of Benjamin Moore, Sherwin Williams, Pratt & Lambert, and/or Martin Senior . Use white or colored mortars.
Stucco	Medium Dark		
Wood Siding	Medium Dark		
Brick	Brown Range (New Savannah Grey		
Roofs	Natural, subdued colors.		

F. COLOR BOARDS:






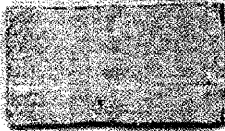



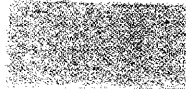

See following pages.



Myrtle Park at Bluffton, South Carolina

Scheme #1: Brick & Wood

Alternate Selections

Roof		Metal Roof 5 V Crimp Color: Charcoal Grey		Asphalt Shingles Timberline Color: Weathered Wood Blend
Wood Siding:		Glidden Solid Color Stain Color: Wood Smoke		Glidden SC Stain Color: River Birch
Wood Facia & Trim		Wood Glidden Solid Color Stain Color: Gatehouse Grey		Wood Glidden SC Stain Color: Antique Linen
Doors/Shutters		Semi-Gloss Paint Color: Charleston Green		Semi-Gloss Paint Benjamin Moore Color: Hadley Red
Stucco		Dryvit Finish Coat Color: Prairie Clay		Dryvit Finish Coat Color: Natural White
Columns & Windows		Wood Benjamin Moore Color: Montgomery White		



Myrtle Park at Bluffton, South Carolina

Scheme #2: Wood & Stucco

Alternate Selections

Roof



Metal Roof
Renolds Metals Co.
Color: Classic Green



Asphalt Shingles
Timberline
Color: Weathered
Wood Blend

Stucco - Body:



Dryvit Finish Coat
Color: Dover Sky



Dryvit Finish Coat
Color: Van Dyke

Stucco - Accent:
& Trim



Dryvit Finish Coat
Color: Gull Grey



Dryvit Finish Coat
Color: Honey Twist

Doors &
Windows



Semi-Gloss Paint
Color: Charleston Green



Semi-Gloss Paint
Benjamin Moore
Color: Hadley Red

Columns
& Railings



Wood
Benjamin Moore
Color: Lancaster Whitewash



Myrtle Park at Bluffton, South Carolina

Scheme #3: Stucco & Stucco

Alternate Selections

Roof



Metal Roof
Renolds Metals Co.
Color: Classic Green



Asphalt Shingles
Timberline
Color: Weathered
Wood Blend

Stucco - Body:



Dryvit Finish Coat
Color: Dover Sky



Dryvit Finish Coat
Color: Van Dyke

Stucco - Accent:
& Trim



Dryvit Finish Coat
Color: Gull Grey



Dryvit Finish Coat
Color: Honey Twist

Doors &
Windows



Semi-Gloss Paint
Color: Charleston Green



Semi-Gloss Paint
Benjamin Moore
Color: Hadley Red

Columns
& Railings

Wood
Benjamin Moore
Color: Lancaster Whitewash

