



PATTERNS FOR PLACEMAKING

A Design Guide for Planning & Architecture

Design Team & Table of Contents



SOUTHWOODSM demonstrates the St. Joe commitment to creating meaningful and vibrant communities that generate enduring value for their residents. Drawing upon the experience gained in building numerous master-planned communities, St. Joe has created this Pattern Book to deepen your understanding of the vision for the SouthWood community. The guidelines that follow have been drawn from appropriate regional and historical precedents for architecture and the unique qualities of this beautiful site. Please use these guidelines and examples as a tool to assist you in the design and execution of your new home in the SouthWood community.

MASTER DEVELOPER



MASTERPLAN

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Watertown, Massachusetts

ARCHITECTURAL DESIGN GUIDELINES

HUFFMAN/TARMEY ARCHITECTURE, P.A.
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LANDSCAPE DESIGN GUIDELINES

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Tallahassee, Florida



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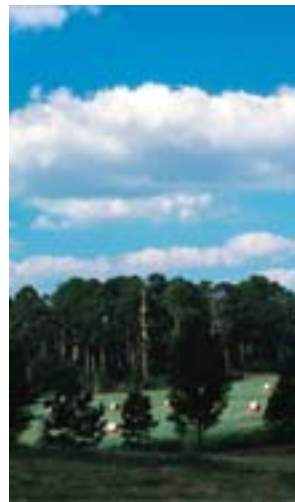
Philosophy of SouthWood

SOUTHWOODSM is an intricately balanced blend of the natural and the manmade. Crafted on the historic SouthWood Plantation, the land is a palette of rolling hills, spacious open pastures, forests of oaks and pines, and a chain of lakes. Nature is embraced and celebrated at SouthWood.

Into this beautiful preserve is crafted a dynamic and vibrant community. All of life's activities are possible within the perimeter of the SouthWood community. Campuses for learning and working are next to homes, shops, and houses of worship. At the heart of the community is Town Center, which captivates the essence of the traditional American Main Street.

SouthWood exalts its character and quality through the integrity of the design and building process. SouthWood is a new community with a traditional spirit.





This pattern book has been crafted as a guide to illustrate the founding principles that will define the SouthWood community. It is presented as a tool to cultivate a complete understanding of the St. Joe vision and to guide you through the design of a home in SouthWood. It is our hope that the guide will contribute to both the fulfillment of our intentions and your dreams. We hope you find this guide interesting, informative, and easy to use.

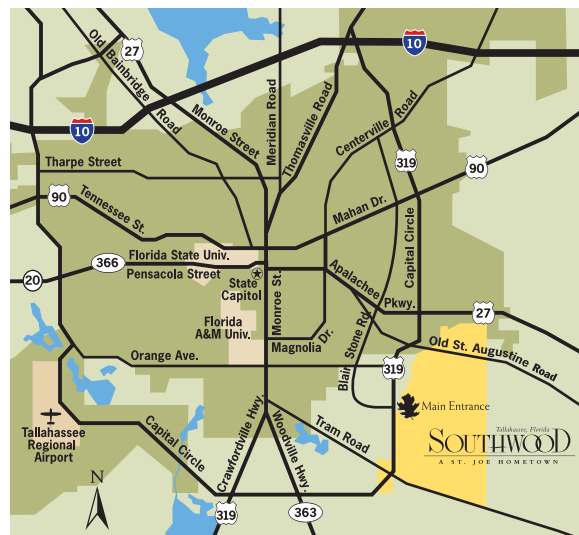
The guide has been developed in four sections. The first section provides an **Introduction to SouthWood**, including the region, site and the design philosophy behind its conception. The second, **Planning Considerations**, addresses issues that will ensure a cohesive and consistent village-scape. The third, **Architectural Character**, elaborates on the visual and material qualities of a home in SouthWood, with its blending of Northeastern and Southern vernacular styles. The fourth section, **Landscape**, deals with and develops environmental and ecological strategies for the design of the landscaping surrounding a home in the SouthWood community. Details regarding the submission and approval process for your SouthWood home shall be provided to you by your sales associate or the Reviewer.

The design guide is composed with detailed texts and diagrams and numerous illustrations and photographs, which attempt a suggestive, yet elaborate overview of the vision for the SouthWood community. This Pattern Book is intended as a working tool to aid in the conception, integration and construction of a new house in SouthWood. Capitalized terms, if not specifically defined in the Pattern Book, shall have the meanings ascribed to them in the SouthWood Declaration of Covenants, Conditions and Restrictions.



Drawing inspiration from the traditional regional architecture and the landscapes and landforms of North Florida, SouthWood is a community based on the values, character, and culture consistent with its place. The patterns for placemaking are derived from the traditions of building developed over time and exhibit a rational response to climate and topography. Simple massing and proportions and clear detailing of wood frame construction are combined with an accommodation of individual needs for the contemporary patterns of residential life.

SouthWood is located within the city limits of Tallahassee, the capital city of Florida, in Florida's Great Northwest. In a secluded yet central area south of the capital plaza downtown, SouthWood is at the heart of a premier region for Tallahassee's casual Southern living. This new community is approximately 40 miles north of the Gulf of Mexico.



Tallahassee Vicinity Map



Florida State Map

LEGEND

- 1 SouthWood Village
- 2 SouthWood Golf Course
- 3 Central Park
- 4 Town Center
- 5 Creative Child Learning Center
- 6 John Paul II Catholic High School
- 7 FSU Developmental Research School



Community Organization

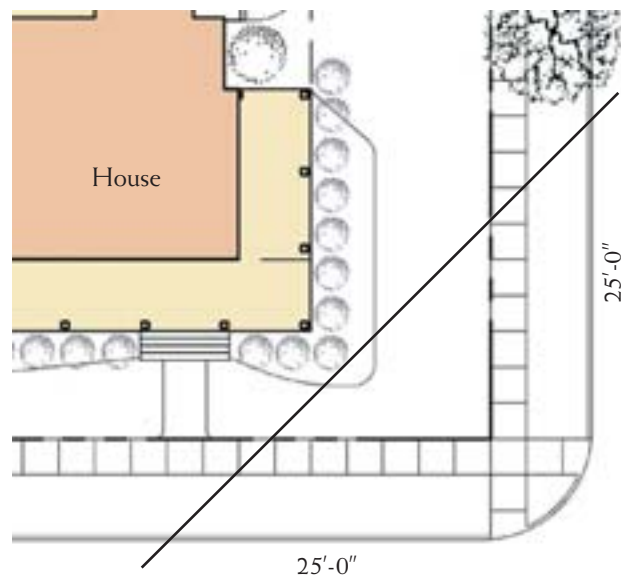


The masterplan of the SouthWood community is inspired by traditional small towns with an informal street pattern, intimate scale, and numerous casual green parks. Houses are organized in small neighborhoods around common landscape features, like Central Park and Lake, which become centers for social and recreational activity. While each park and strip of landscape preserve has a unique character and design, the common circulation spaces which link them – pedestrian walks, jogging paths, and streets – are built on a more consistent and unified manner throughout the community, lined with fences, porches, and trees.

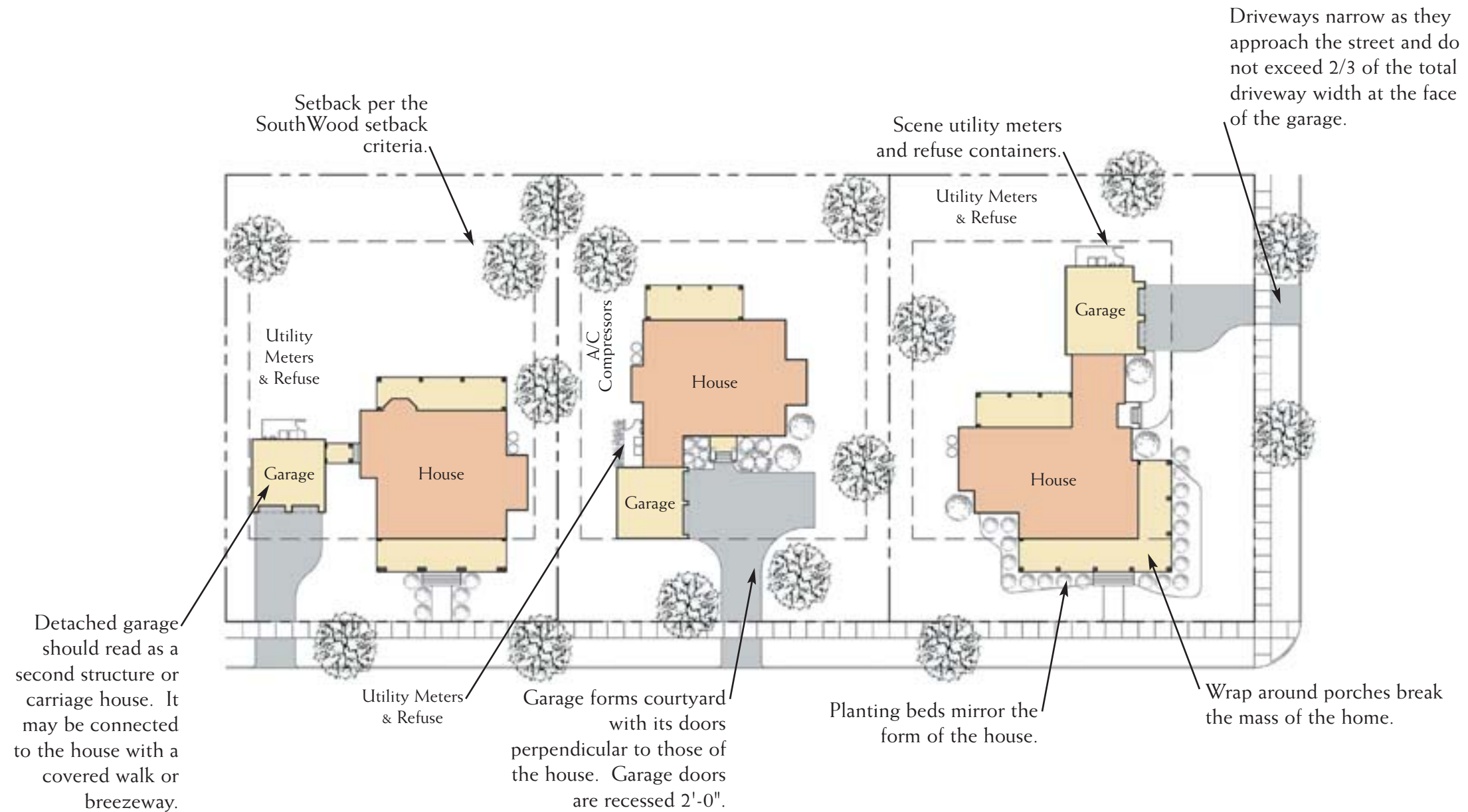
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Buildings should orient to the street, both functionally and visually. Front entries of corner and multiple frontage sites will be determined by the Reviewer (the person or persons designated by the Developer or, ultimately, the SouthWood Residential Community Association, to review site plans). Each building will have a walkway connection between the front entry and the street sidewalk.

Courtyard and carriage house garages are appropriate when designed as a secondary structure and when the style, materials and details are in keeping with the design of the house, also subject to the approval of the Reviewer.



On corner homesites facing two or more streets, no structure or other vision obstructing object, including landscaping, with the exception of existing trees over 4", should be placed within the triangular area formed by measuring 25'-0" along each curb line from the corner and connecting the points to form a triangle.



Guidelines for placement, set backs, orientation and other factors that influence the organization of streetscapes are depicted here. Each homesite at SouthWood has specific setback requirements, as specified in the Setback Criteria pages that follow.

Grading and Cut/Fill: At the discretion of the Reviewer and on sites that are deemed acceptable candidates, a contractor may propose a balanced cut and fill approach to grading for the installation of a foundation system. Sites with considerable grade changes or grade changes that affect natural systems, such as root systems of significant trees, are not considered good candidates for cut and fill.

Setback Criteria



		65' & 75' Lots	85' & 100' Lots	1/2 Acre Lots	1 Acre Lots
FRONT	Yard Setback	15'	20'	20'	25'
	Encroachment	10'	10'	10'	15'
REAR	Main House	10'	15'	15'	20'
	Yard Interior	7.5'	10'	10'	15'
SIDE	Yard Side Street	15'	20'	20'	25'
	Rear	5'	5'	5'	5'
POOL	Side	7.5'	10'	10'	15'
	Rear	5'	5'	5'	5'
POOL/PATIO DECK	Side	7.5'	10'	10'	15'

Each lot within the SouthWood community has defined setbacks from the property line. The following chart indicates the minimum setbacks in feet for different lot features.

The plan provided by the Developer establishes the minimum front, side, and rear setback distances. The front setback line is the "built-to" line and in most cases the front of the building should align with it. The main body of the building will normally be parallel to the front setback line.

In some cases, front setback requirements will be greater than indicated in the chart, therefore all setback requirements shall comply with the SouthWood PUD Typical Street Sections and Minimum Design Criteria.

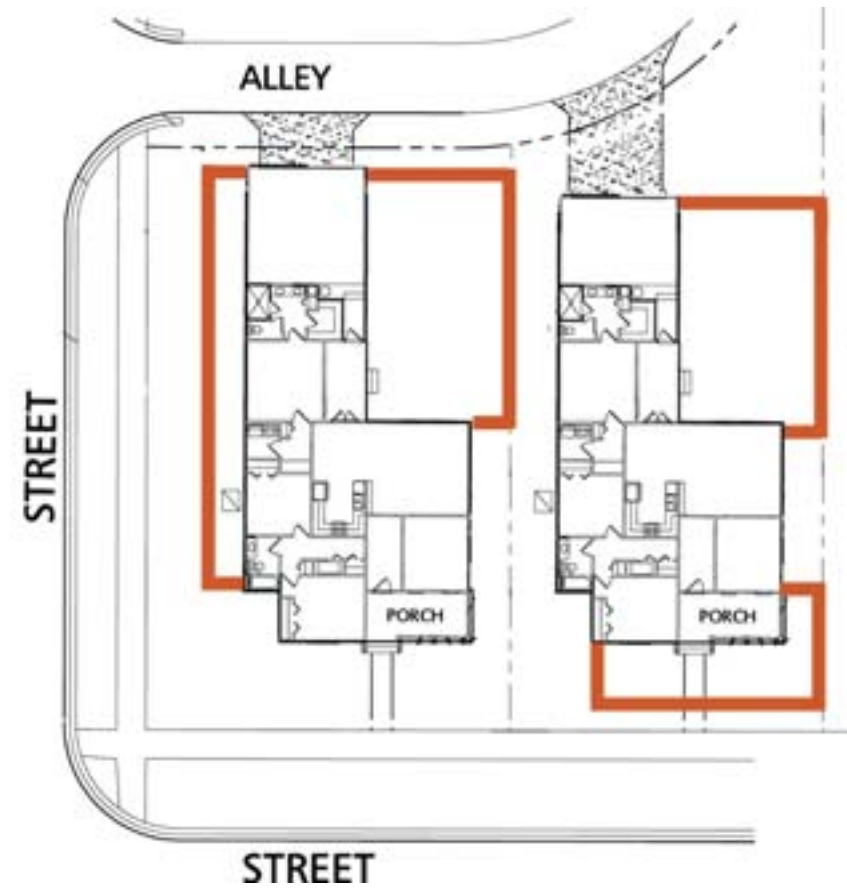
Minimum conditioned square footage per lot size are as follows:

- 1,900** s.f. for 65' and 75' lots,
- 2,100** s.f. for 85' lots,
- 2,300** s.f. for 100' lots,
- 2,500** s.f. for 1/2 acre lots, and
- 3,000** s.f. for 1 acre lots.

The articulation of property lines will help clearly distinguish between the private areas of the homesites and the common right-of-way areas, which include sidewalks, parks, streets, and lanes. The use of fences within the community shall be used to further bound and enclose exterior space, distinguishing private yard areas from common pedestrian areas.

Single faced fences shall be oriented outward from the property towards public view and adjacent properties. Fences shall not be used continuously around the perimeter of the property. Special consideration shall be given to the location where the fence returns to the house. A fence location plan shall be provided to the Reviewer for approval.

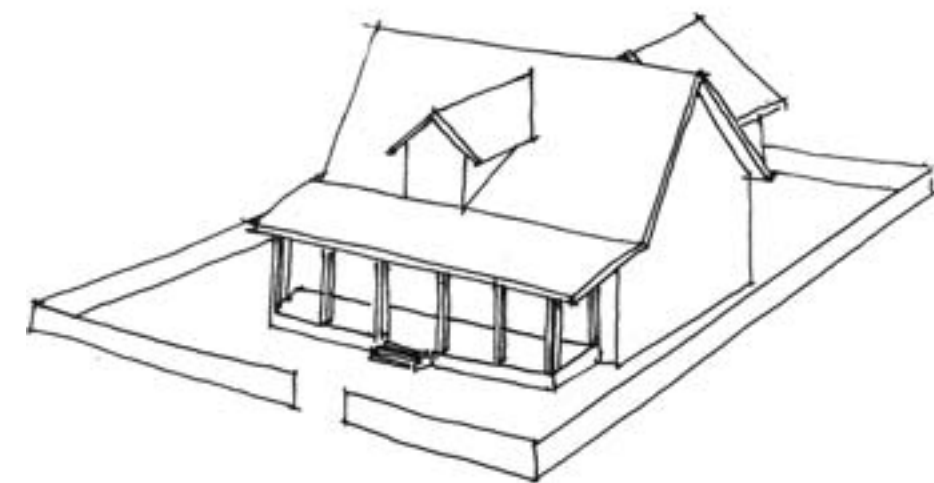
3' White Picket Fence shall be used to further distinguish between the private and public areas of the lot. 4' White Picket Fence shall be used for screening private areas of the lot at the rear of the property. 4' or 5' SouthWood Green or Standard Black Aluminum shall only be used for enclosing pools to provide a secure perimeter enclosure as required by code. 6' White Privacy Fence shall be used for screening private areas of the lot at the rear of the property. For additional fence requirements see page A18.



Fencing Plan Detail: Typical corner lot and typical interior lot layout.



Acceptable Fence Locations: Fences bound yard areas, return into buildings, and stop where structures are near property edges.



Unacceptable Fence Locations: Continuous fence along all property lines.

Tradition & Adaptation

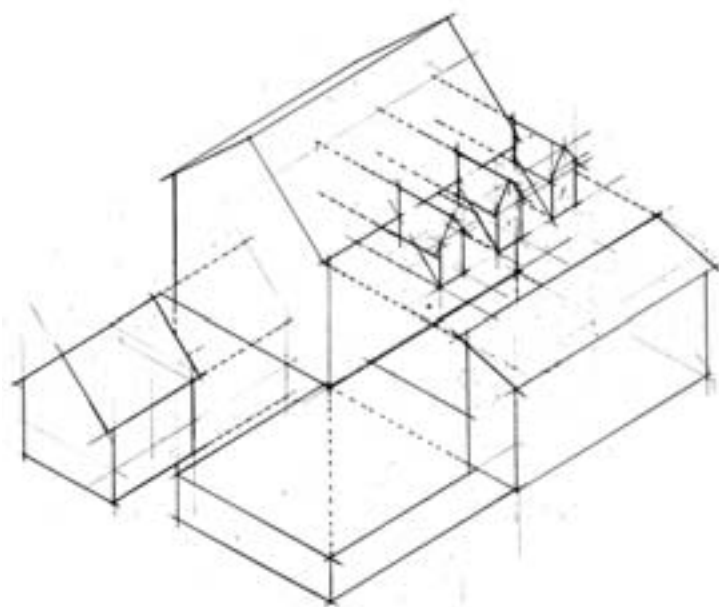


SouthWood's architecture is based on an interpretation of traditional regional building types. It is characterized by:

- Rational use of regional building materials
- Simple massing and roof forms
- Direct and clear detailing of wood frame construction and technology
- Sensible response to climate
- Accommodation of contemporary needs and informal living patterns

The resulting architecture is an adaptation of original styles that responds to the community planning requirements and sense of place that distinguishes the SouthWood community. The houses have simple volumes with architectural elements (porches, stairs, carriage houses, breezeways, and dormers) added to interpret and distinguish the original building typologies. Screened and covered porches (outdoor rooms) will extend the living space and connect the house with the community and landscape. Windows are numerous and tall for daylight and cross ventilation and shaded from the sun with deep overhangs and shutters. Materials include wood siding, cementitious siding or shakes, galvanized metal, asphalt, and wood shingle roofs, stone, painted or natural brick, and limited use of stucco.

The interpretation of the traditional building styles will connect a home in the SouthWood community to the climate and regional culture of North Florida.

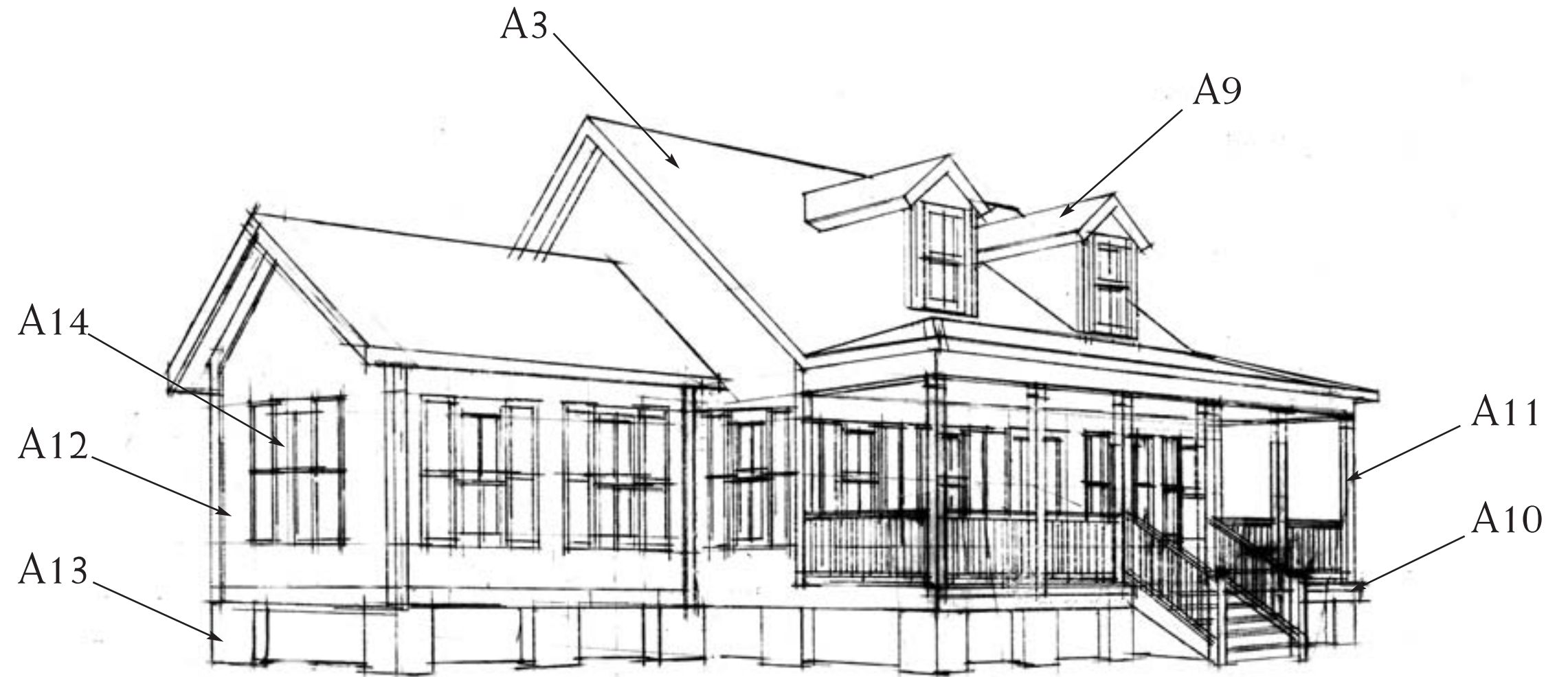




Elements of Composition

The architectural character of a home in the SouthWood community is determined by several significant elements which highlight the areas of transformation and interpretation that are key to the SouthWood design philosophy. This section of the Pattern Book describes those key elements of transformation, including massing, eaves, windows, and shading devices to highlight a few. When combined, these architectural qualities will form a distinctive character for SouthWood, familiar yet unique and specific to this time and place.

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A15



A16



A17



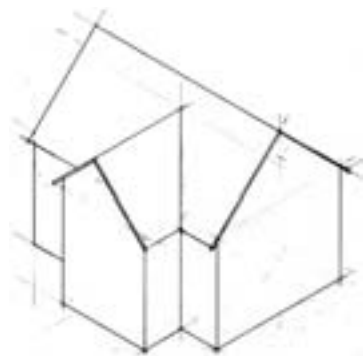
A18



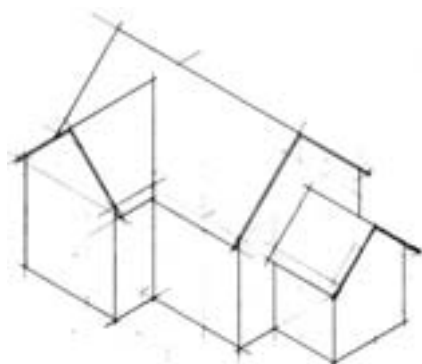
A19 - A22



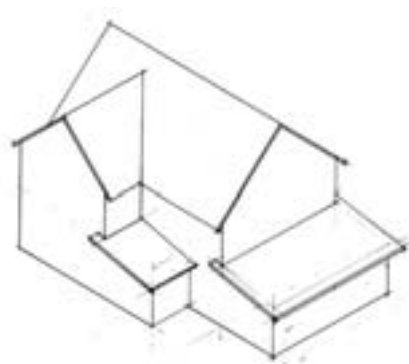
Each house shall have one primary mass and at least one secondary mass. Gable roofs with varying orientations are encouraged. Shed or other mono-pitched roofs are acceptable for secondary and tertiary massing. Gabled dormers are an integral element of a home in the SouthWood community and should be used throughout. Room-sized dormers with shed roofs are also acceptable for certain styles, such as the Bungalow.



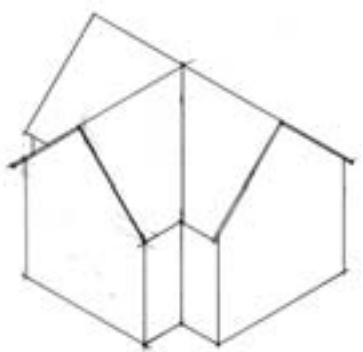
A hierarchal composition with one main mass is preferred.



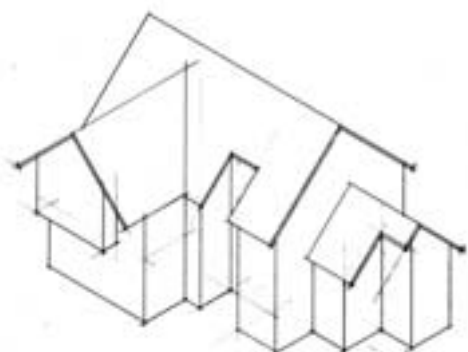
A composition of simple volumes is preferred.



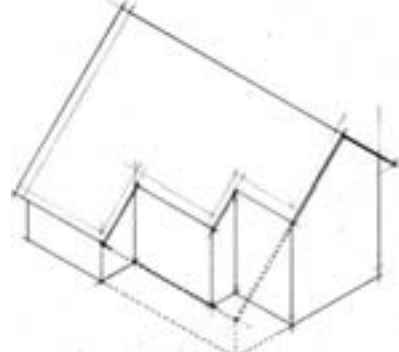
Traditional additive massing is required.



A non-hierarchal composition with many equal masses is discouraged.



A composition of complex cuts, notches, and cantilevers is not allowed.



Subtractive or ambiguous massing is not allowed.

The massing of the SouthWood house is to be simple and shall reflect the construction of straight forward roof massing of traditional house design. In these houses, the volume beneath the steep roof pitch is occupied as living space. In this sense, the massing and volume of the house are integrally connected with the roof form. The roof massing should be hierarchical, with a clear expression of main body, secondary, and/or tertiary masses. Roof design is also additive similar to a house that has grown over time. The requirements outlined below further refine roof selections in order to create a harmonious roofscape.

COMPOSITION

- Major roofs shall be used in the most straightforward way, to cover and highlight the primary masses of the buildings with a gable or hip shape that is easily framed in wood construction.
- The maximum height of a roof ridge shall be 35'-0" above the first occupied floor.
- Gable, Hip and shed roofs are encouraged. Shed roofs are prohibited on major roof masses. Mansard roofs are discouraged. Gambrel or other modified traditional roof masses shall be allowed with approval of the Reviewer.
- Sloped roofs on additive porches should be of a lesser slope than the primary roof.

- Shed or mono-pitched roofs are encouraged when used as additions to a primary mass.
- Repetitive or stacked gables, used decoratively to imply a more complex massing than actually exists, are prohibited.
- Minor additional volume porches and dormers may have a more shallow pitch.
- Roof massing and the orientation should address both the adjacent context and more distant view corridors. This approach will create interesting house forms and compositions that vary across any given block or cluster. With this in mind, care should be taken to build a house that is different in massing and color from those immediately adjacent to it.

PROPORTIONS AND SHAPES

- The slope of the primary roof gable shall be between 7/12 and 12/12. The preferred slope is 9/12 and 10/12. Minor additive volumes and dormers may have a shallower pitch.
- A main body Hip roof may have a pitch between 3/12 and 10/12.
- All roof heights must comply with local code and zoning requirements.



Tradition & Interpretation

The architecture of a home in the SouthWood community is adapted from several historical architectural precedents. Shown here and in the following **Tradition and Interpretation** pages are examples of architectural styles that are encouraged, accompanied by text that describes the history behind the designs. Other styles may apply and shall be evaluated by the Reviewer for approval.

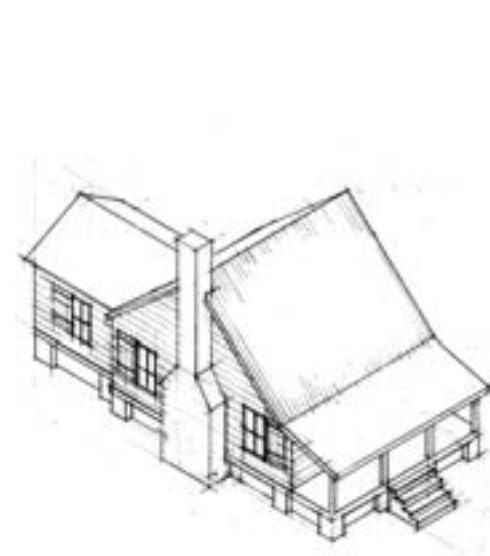
For further insight, consider the resources used to define each of the architectural styles:

A Field Guide to American Architecture, Carlole Rifkind, Penguin Books, 1980.

A Field Guide to American Houses, Virginia & Lee McAlester, Alfred A. Knopf, Inc., 1980.

American Homes: An Illustrated Encyclopedia of Domestic Architecture, Lester Walker, Black Dog and Leventhal, 2002.

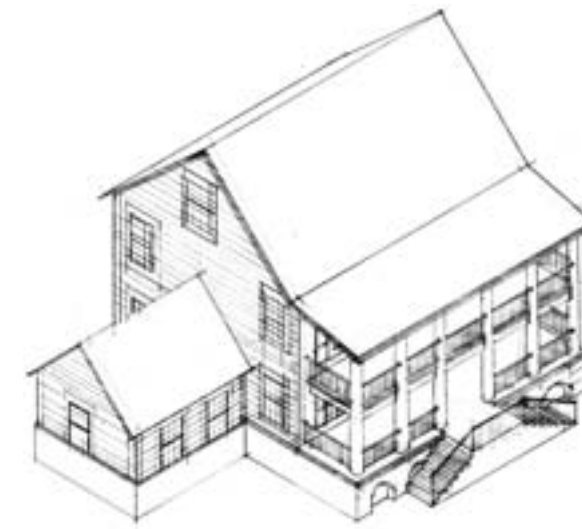
Classic Cracker: Florida's Wood Framed Vernacular Architecture, Ronald W. Hasse, Pineapple Press, 1992.



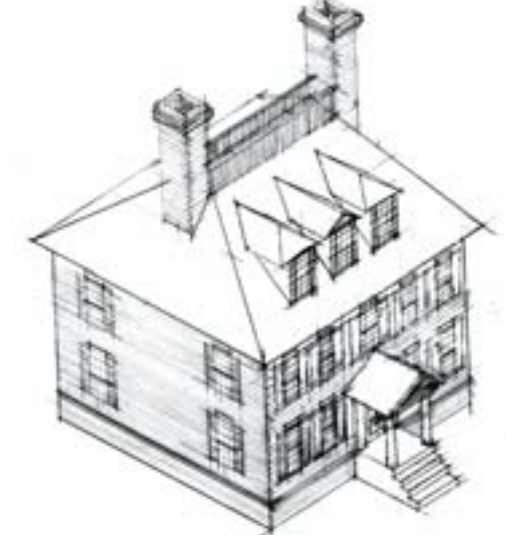
Southern Vernacular Cottage



Neoclassical



Tidewater



Georgian



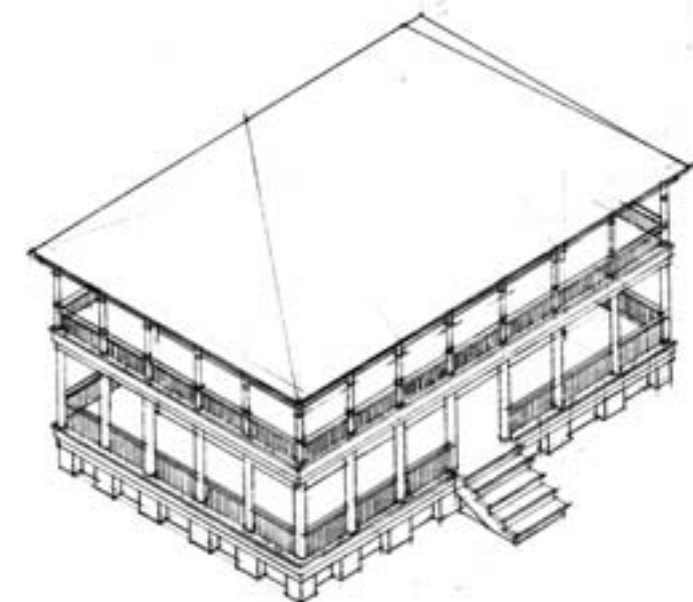
Craftsman/Bungalow Cottage



Greek Revival

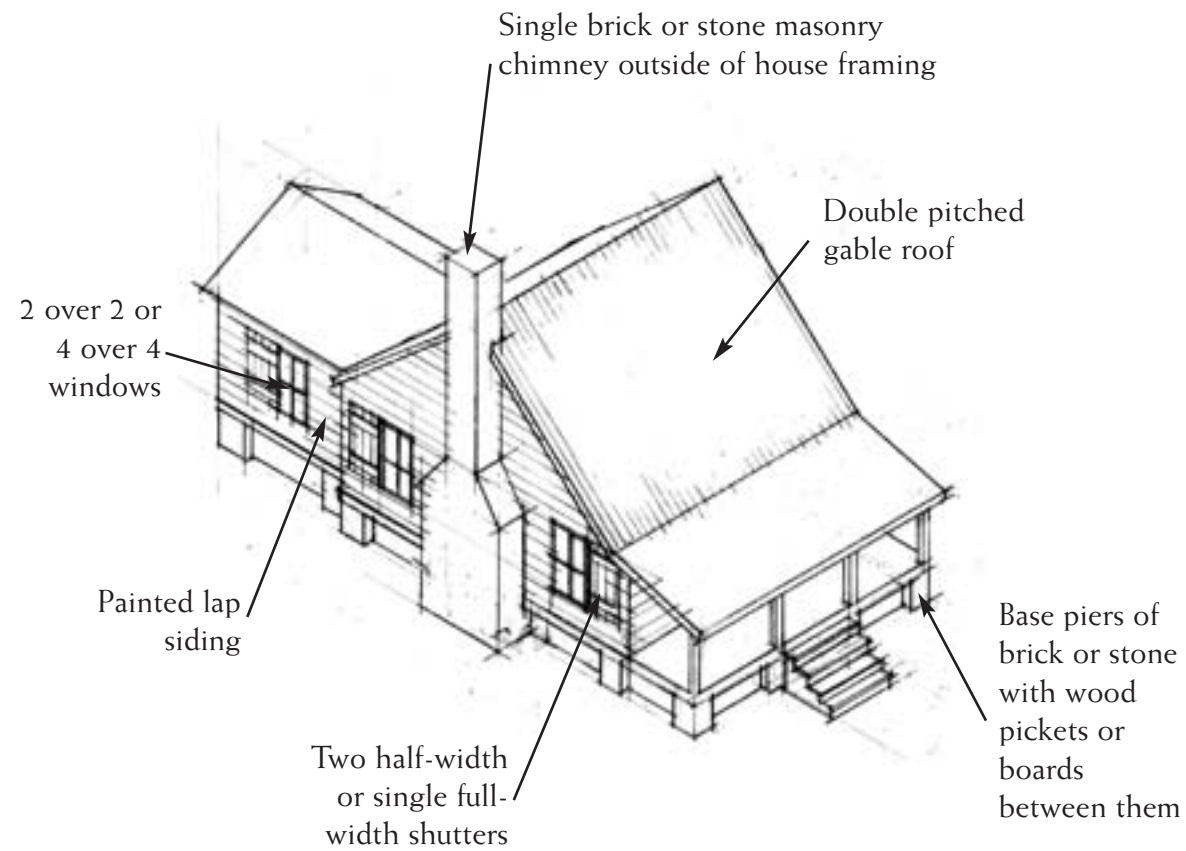


River Colonial

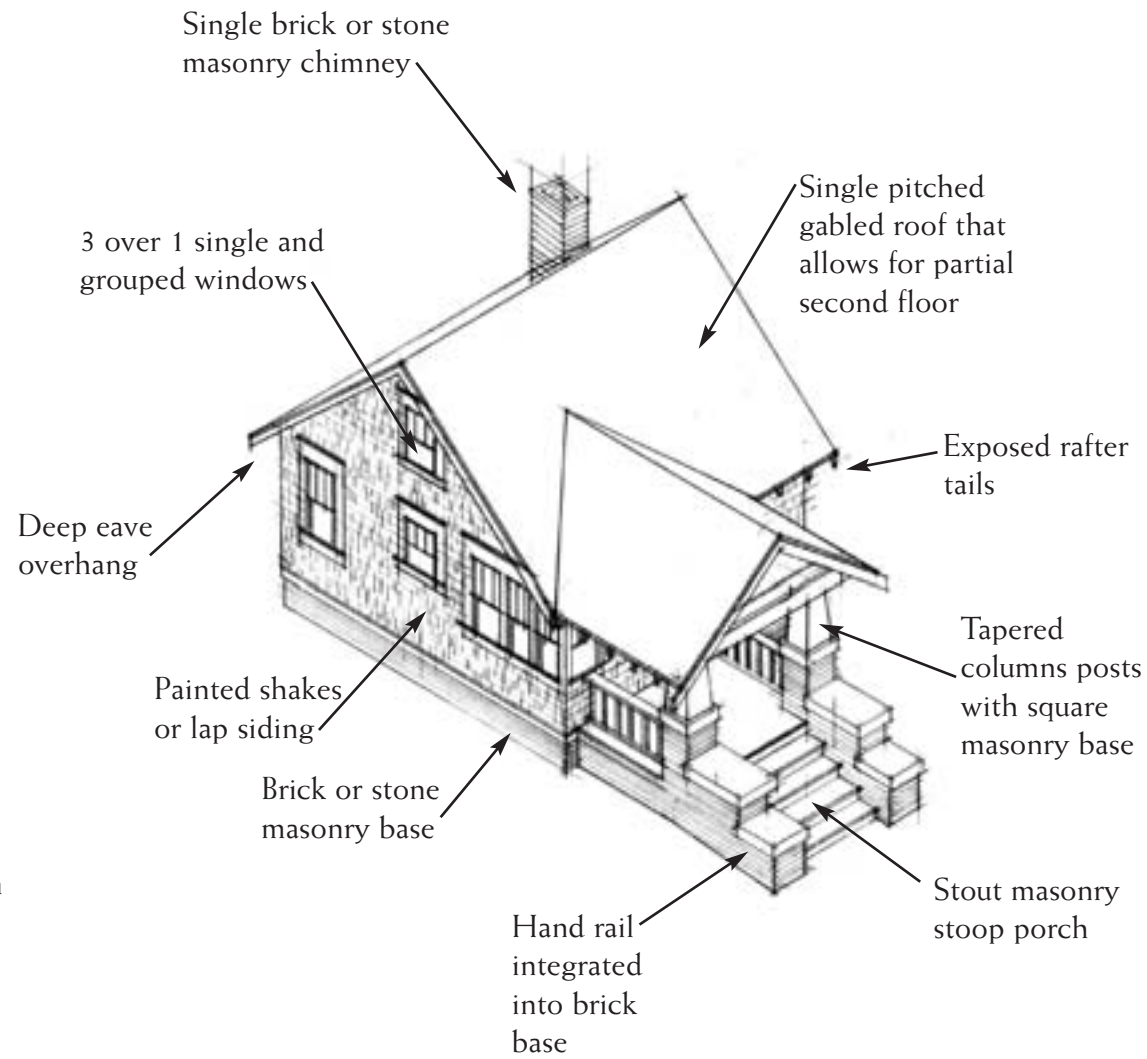


French Colonial

SOUTHERN VERNACULAR COTTAGE



CRAFTSMAN/BUNGALOW COTTAGE



SOUTHERN VERNACULAR

The clear and logical organization of spaces in the Southern Vernacular Cottage was based on designing within an established set of vernacular precedents in the Southeastern region of the United States. It was characterized by simple massing and roof profiles, deep eaves, screened porches, and straightforward detailing with minimal ornamentation. Each house was also characterized by its transformation over time. As more space was necessary, it was common for families to simply build additional volumes onto the house. The design language is, therefore, honest, unpretentious, and connected with the climate and traditions of North Florida.

BUNGALOW

The Bungalow was an outgrowth of the Craftsman style, a Japanese architecture derived from the tea houses built in the America primarily on the West coast. Built throughout the country from 1890-1930, the Bungalows were described as cottage-like dwellings, informal in plan with ordered elevations, hand-hewn detailing, and adapted into a multitude of different stylish modifications, Spanish Colonial, Swiss-Chalet, and Wood Log Cabins most notably. They were characterized by low simple forms with wide projecting roofs having two stories at most, but most commonly one. The style emphasizes large foundations, wall and roof areas, with sturdy columns and heavy-beam structures, often with a series of parallel gables.

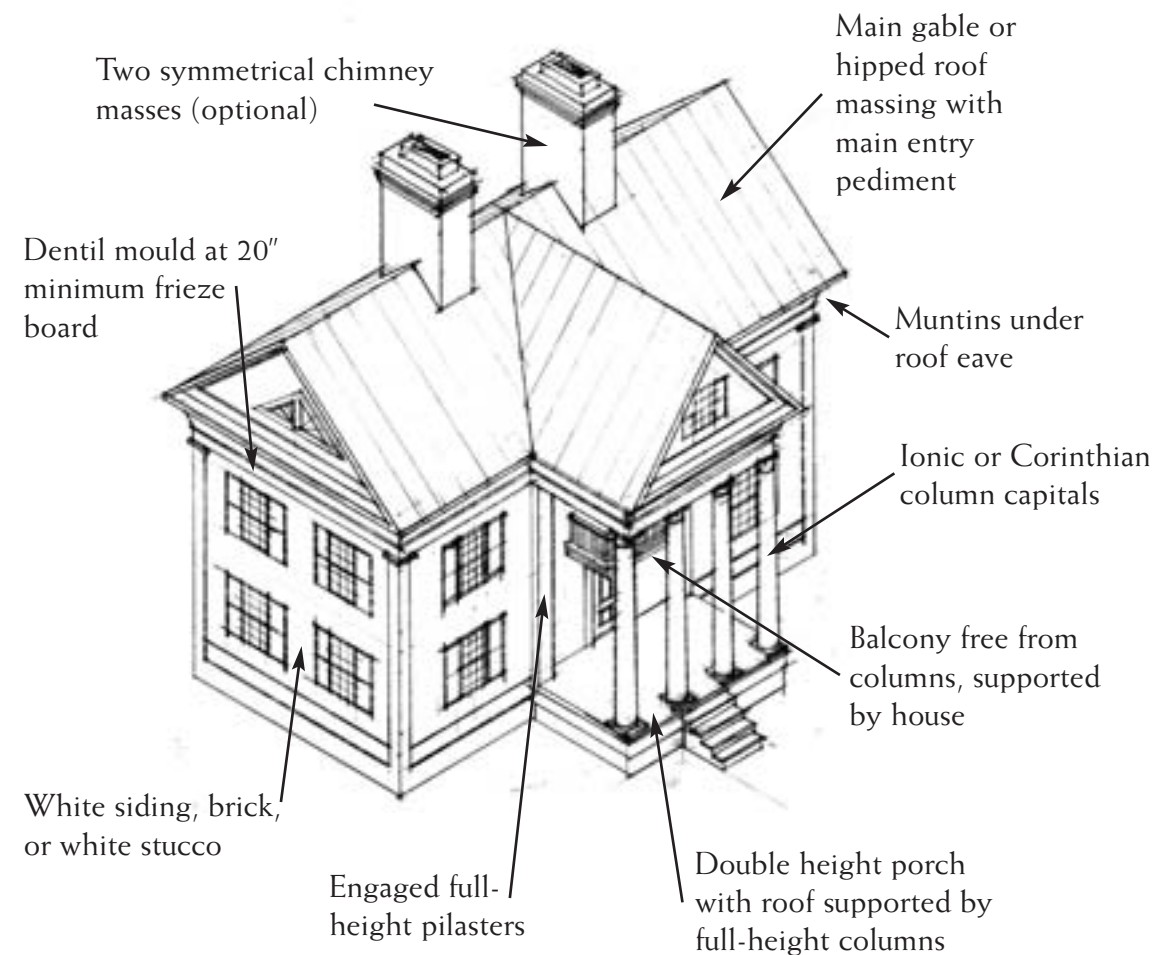
NEOCLASSICAL

Found primarily in townhouses and country villas, the style was based on Greek, and to a lesser degree, Roman architectural orders. This style is characterized by a symmetrical arrangement of forms, often with smooth or stone finished columns and porches. Windows are large, vertically oriented rectangular strips and often appear as geometric accent windows in attic stories. Parapet walls and fence-like escarpments were popular. This style was particularly well suited for suburban mansions or homes set in a park-like setting with lawns and extensive landscape complements.

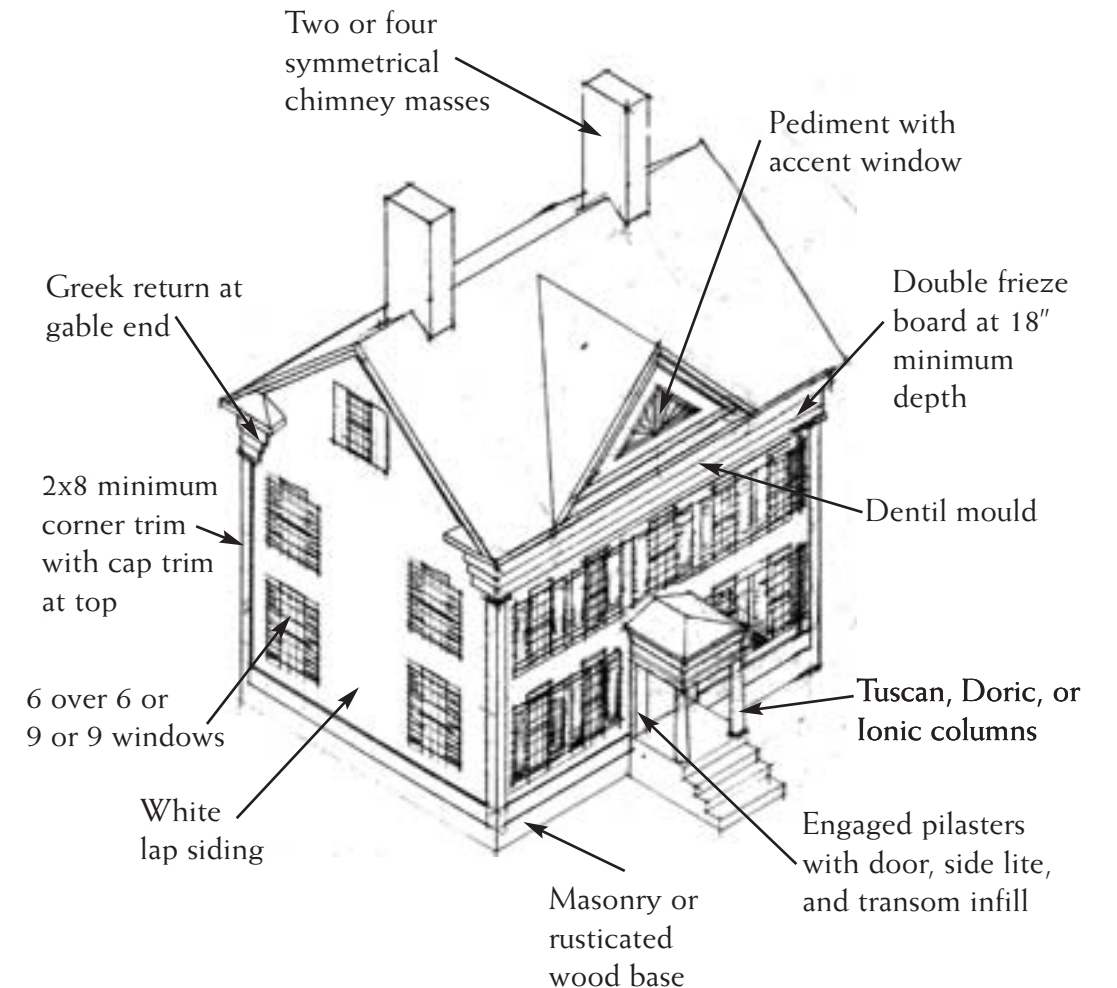
GREEK REVIVAL

The dominant style of domestic architecture of the period, Greek Revival appeared in versions from the largest estates to the simplest rural farmhouses. Being the primary language of Southern plantations and estates, Greek Revival was commonly referred to as Southern Colonial. Greek Revival ranged from strict adherence to classical orders and materials to local and regional adaptations, drawing examples from carpenter's guides and pattern books of the period. The Southern versions of this style had a basis in the French Colonial practices of building, adapting elements such as broad living porches or galleries, which materialized in full façade or full colonnade conformations of the plan. The stereotypical front gabled Greek Revival with its temple-like appearance was limited primarily to the Northern states, while the Southern tradition adhered to more subdued versions.

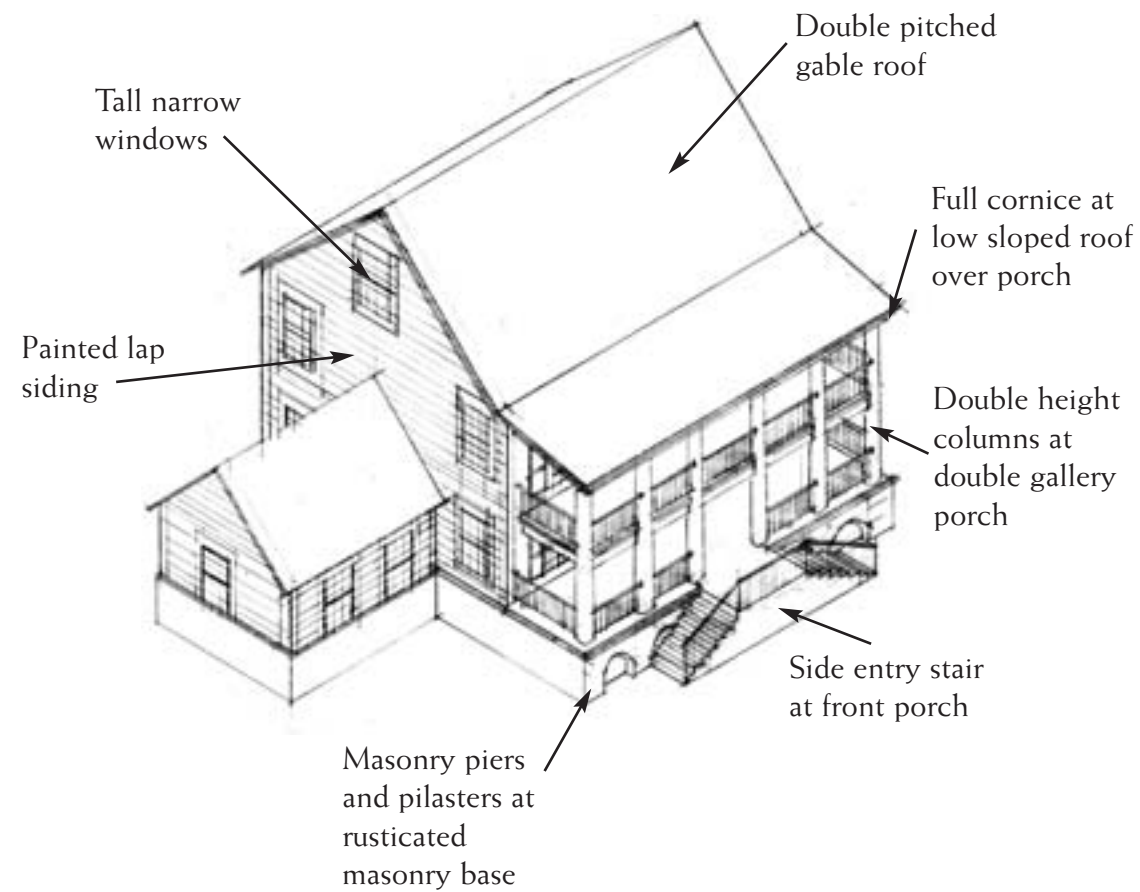
NEOCLASSICAL



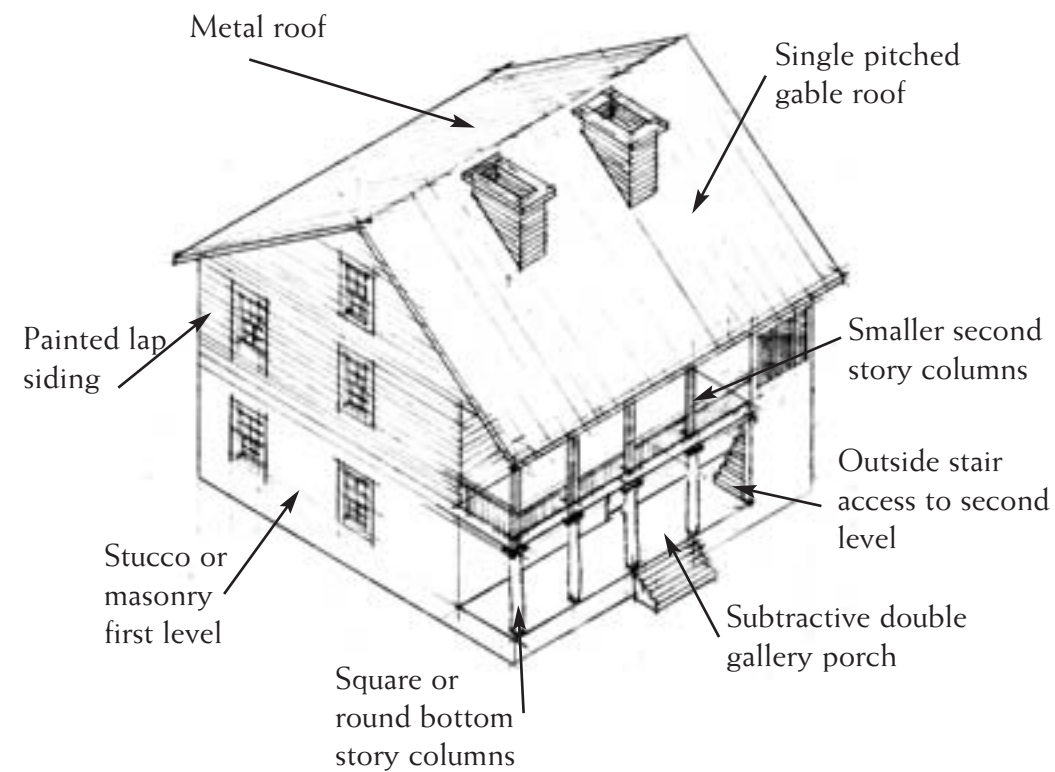
GREEK REVIVAL



TIDEWATER



RIVER COLONIAL



TIDEWATER

Tidewater developed as an adaptation of English colonial and Acadian styles to the hot coastal environment of the Southeastern United States. Extracting popular stylistic elements and using locally available materials and skills, the creators of houses developed styles that were in the truest sense vernacular. Cultural influences of popular regions extended the diversity of this style ranging from French influences of the Louisiana area to Spanish of Florida to the English of the Southern Atlantic seaboard. As the principal architectural language of rural settlements, Tidewater is both stately and informal and is an appropriate response to the climate and lifestyle of the region.

RIVER COLONIAL

Uniquely developed around 1740-50 by French settlers in Louisiana and Mississippi, this house had to be adapted to the special climate conditions of the South. These houses evolved from the French Colonial raised cottage style, complete with raised masonry stucco foundation, with a cellar where soil conditions allowed. Vernacular and Spanish influenced versions appeared in Florida, Texas, California, and by 1800 it was prominent in all of the Southern United States.

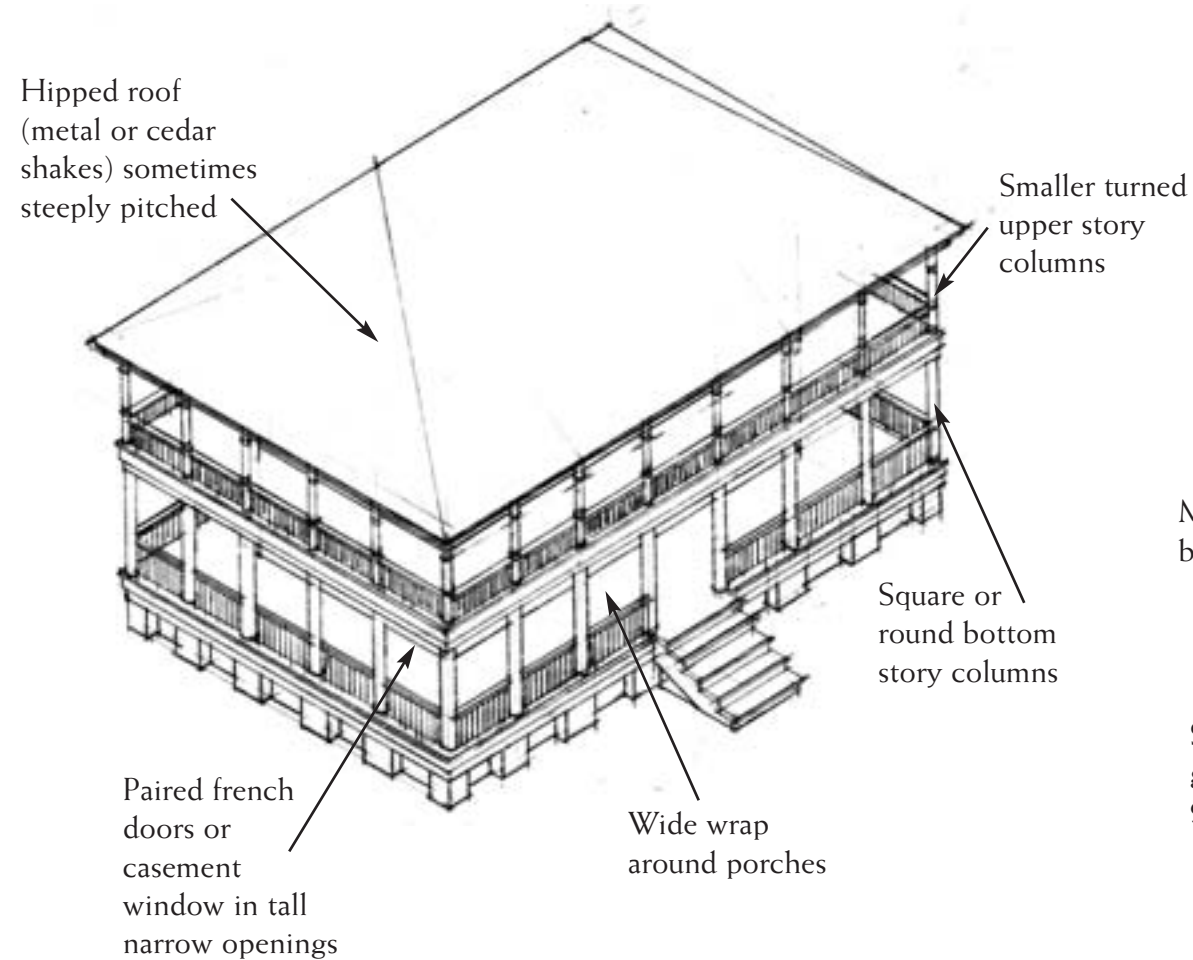
FRENCH COLONIAL

Originated in the Mississippi Valley territories with the influences from the West Indies, examples of this style survive primarily in the New Orleans area. This style can be viewed in two distinct categories: urban and rural traditions. Both of these traditions respond to the climate of the Gulf Coast and by focusing the plan characteristics of the house outward, with a lack of interior stairs or hallways, rooms typically had doorways, leading directly outside onto a "gallery" or Veranda, as well as rooms opening directly into one another. The "raised" cottage came about as a response in the bayou areas to keep out moisture, which in turn influenced the riverside plantations that still stand today.

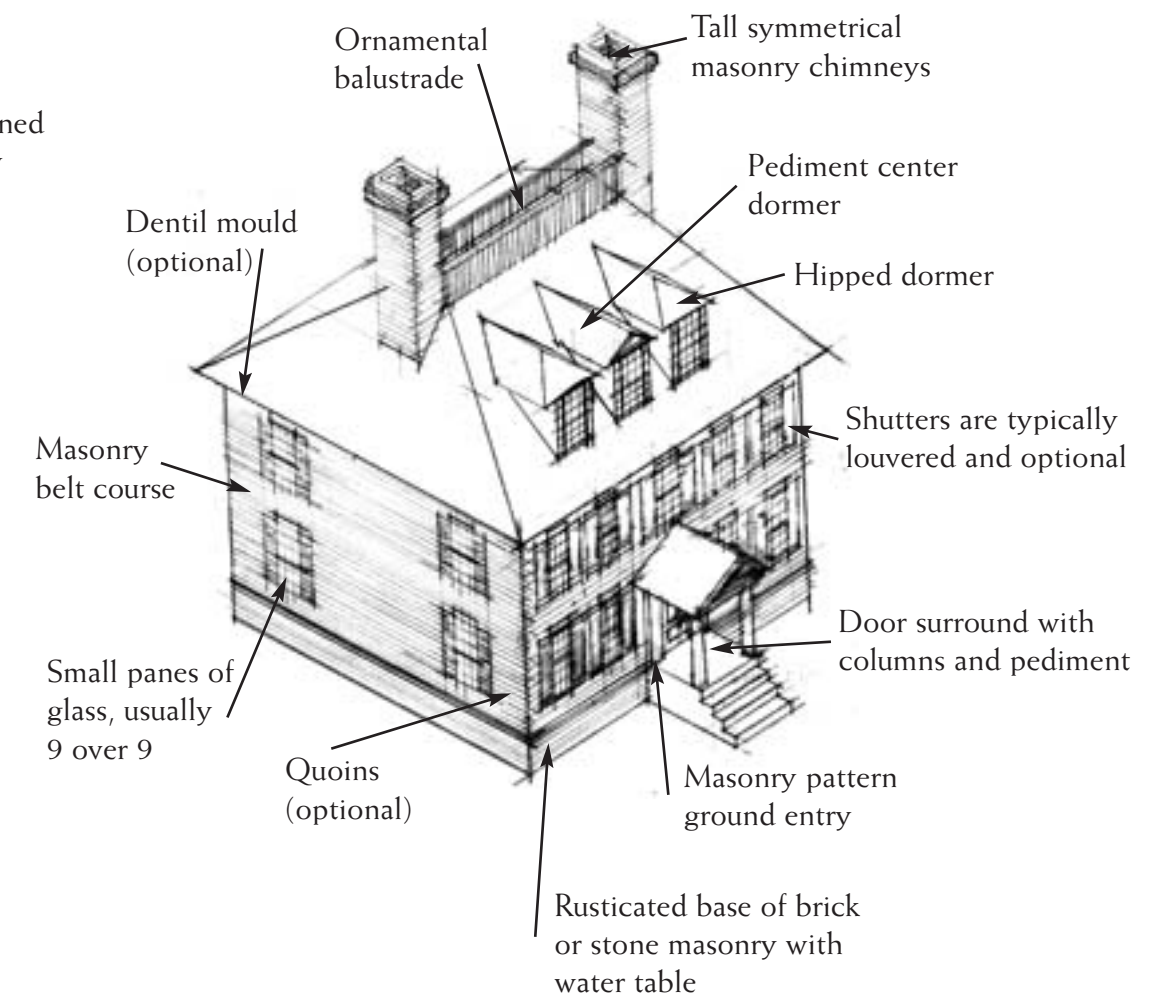
GEORGIAN

Georgian was the dominant style of the English colonies along the Eastern seaboard ranging from Savannah to Central Maine during the latter portion of the colonial period to the Revolutionary War. The Southern Georgian tradition, common to estates and plantations, is found to be an appropriate language for the North Florida area. Georgian is characterized by rigid symmetry, balanced proportion and strict attention to classical detail.

FRENCH COLONIAL



GEORGIAN



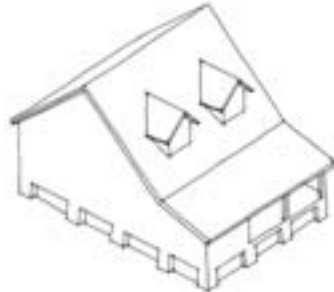
Roof Elements & Details



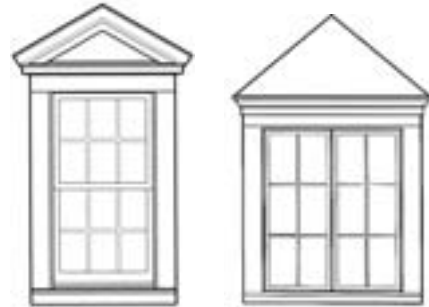
DORMERS



Shed Dormer



Gable Dormers



Dormers should have very minimal trim material to the sides of the window and the window head and cornice/trim should be tight to each other.

EAVES, CORNICES & RAKES



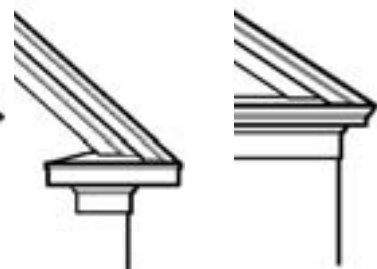
Exposed end rafter with fascia trim. 24" minimum for a shallow pitch at 6/12 or less.



Exposed end rafter with visible purlins. 18" minimum for a steeper pitch at 7/12 or greater.



On traditional scaled and detailed cornice designs the rake detail should incorporate crown or bed mold trim at roof edge in lieu of typical 1" x 2" board.



Gable ends shall have properly detailed cornice returns. Roofing or flashing material shall not be visible at ground level.



Shed dormer with exposed tapered rafters.

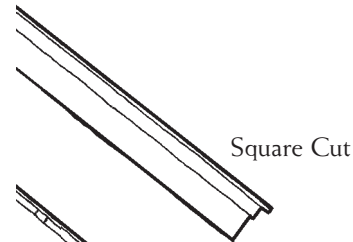


Eyebrow dormer with windows above main roof eave.

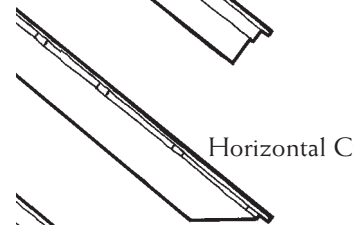


Gable dormers with Greek cornice return.

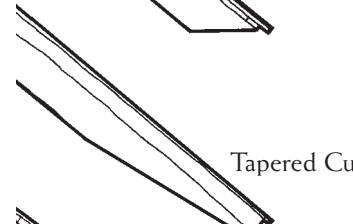
RAFTER TAIL PROFILES



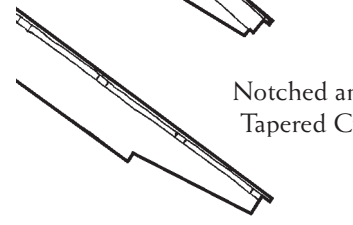
Square Cut



Horizontal Cut



Tapered Cut



Notched and Tapered Cut



Exposed tapered rafter tails with fascia trim.

The architectural character of a home in the SouthWood community is integrally related to its roofscape. The roofscape is partly defined by its roof profile lines – where the roof meets the eave – and is animated by roof elements, i.e. dormers. The design of the roofscape and its profile edge is one of the most critical details in a successful house design. These roof elements and profiles will add scale, texture, and articulation to the skyline of the SouthWood community.

In Florida, houses have evolved with generous overhanging eaves that provide protection from the harsh summer sun giving shade to a house's vertical surfaces. In addition to providing shade, the deep overhangs on screened and covered porches establish an aesthetic of sheltering forms and deep shadows. The design of eaves is often an expression of numerous regional influences, like vernacular construction methods, locally available materials, climate, and historic styles. A home in the SouthWood community should draw enthusiastically upon these visual and technical solutions that local examples provide.

COMPOSITION

- Roof elements, including dormers and terraces are encouraged.
- Deep eave overhangs in all directions, are required on all major building masses and should be proportioned to the scale of the building mass.

- Bubble skylights are prohibited. Natural overhead light should be captured by light clerestory windows and dormer windows.

PROPORTION AND SHAPES

- Widow's walks and roof-level decks are not permitted.
- No portion of any structure shall exceed 35' above the first floor elevation.

MATERIALS

Roofs shall be finished in:

- Galvanized or Galvalume 5V Crimp, corrugated, or standing seam metal. Batten seams are prohibited. All wood shingle roofs are to have a natural finish. Painted metal roofs are allowed with appropriate colors (see Color Palette pages).
- Fiberglass architectural shingles in a rectilinear or diagonal pattern. Where shingles are used, the eaves will have T&G, T-111, or P.T. plywood and purlins above rafter tails.

COLORS

Eaves, rafters, soffits, trim, and roofs (where necessary) should be painted to match the trim color of the house (see Color Palette pages).

Porches are an integral aspect of the SouthWood house. They create a vital transition between the privacy of the house and the community space of the sidewalk and street. Porches help keep the house cool by blocking the sun, and create shaded areas for outdoor living.

COMPOSITION

- All houses shall have at least one porch.
- Porches may be an additive form onto the primary mass of the house, or they may be subtractive, carved out of the primary volume.
- The porch shall be placed symmetrically or asymmetrically in the composition of the house.
- Houses may have more than one porch, including side and rear porches.
- Suggested and encouraged porch configurations are shown on this page, and throughout this book, including wrap-around porches, stacked porches, and porches at building corners. Architects are encouraged to explore additional porch variations that are derived from the various building types.

PROPORTION AND SHAPES

The primary porch shall be at least at least 8'-0" deep.

DETAILS

- Porch detailing, including posts and beams, should be simple, such as rough-sawn or smooth solid posts with square or chamfered corners.

- Porches may be screened. Screens shall not cover the vertical supports of the porch. The screens cannot run in front of the porch structure. Screen framing must be treated as an integral aspect of the architecture of the house.

- Square and rectangular posts and grouping of posts, ornamental classical columns and pilasters, round columns, and ornamental turned columns and pilasters are allowed. See Columns page.

- Ground floor porches shall be designed with railings or open balustrades. Knee-walls or solid parapets are permitted only up to 18" above the porch surface.

- Railings should follow the simple construction techniques and detailing found throughout the house's exterior.

MATERIALS

- The porch structure shall be wood or masonry. See Foundations and Exterior Walls and Trim Pages.

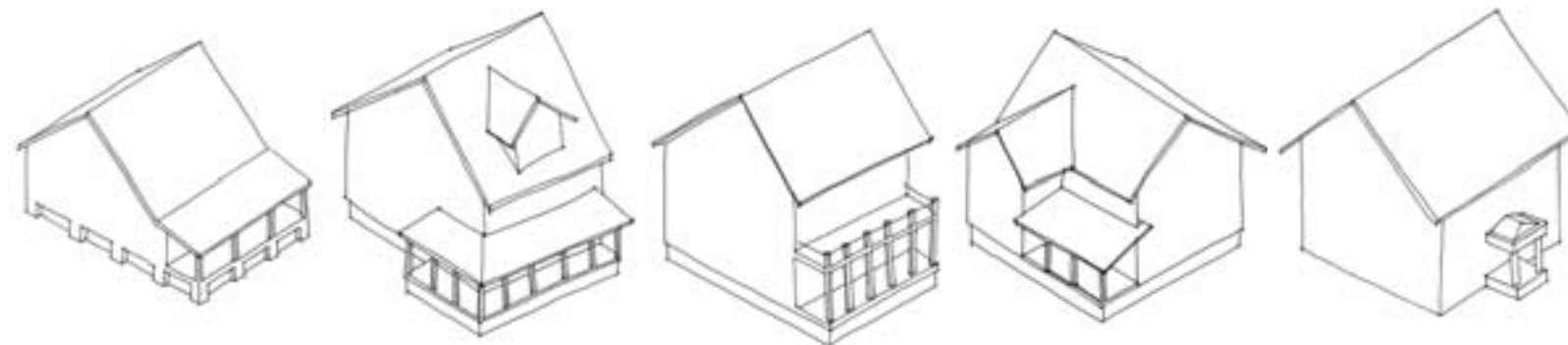
- Railings, posts, pickets, stairs, and all associated framing shall be constructed of primarily of wood, and be simply detailed.

- Wrought iron and composite materials as well as brick stairs may be permitted at the approval of the Reviewer.

COLORS

Porches and their associated railings, stairs, screens, etc. shall be painted or stained to match the house's trim color. Refer to Color Palette page.

ADDITIVE PORCHES



Front Porch

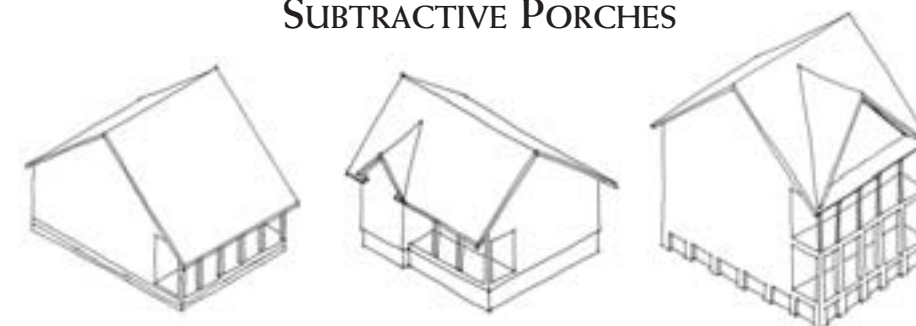
Wrap Around Porch

Terrace Over Porch

Corner Porch

Stoop Porch

SUBTRACTIVE PORCHES



Front Porch

Corner Porch

Stacked Porch



Gabled classical additive stoop porch entry.



Full width additive front porch.



Subtractive stacked porch.



Subtractive corner front porch.



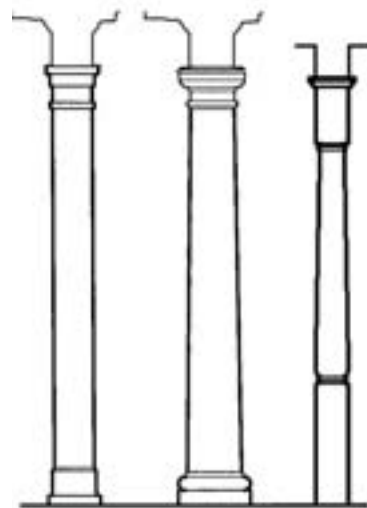
Round wood column and engaged square column with appropriate classical capital detailing and proportioning.



Appropriately proportioned double square columns.



Double round columns with appropriate scale, base and capital detailing and frieze and cornice detailing.



Job-built and manufactured columns must follow classic scale and proportions. 8"x8" or 10"x10" square timber columns are also appropriate when consistent with architectural style.



Freestanding and engaged tapered wood and brick columns. Large scale and brick base with wood or stone transition cap are consistent with Craftsman and Bungalow architectural style.



Free standing square columns with independent porch railing. Appropriate column to beam and soffit detailing.



Appropriate column base detail on brick porch.

COMPOSITION

The selection and implementation of columns is critical in complementing the design, style, and overall architectural aesthetic of a home in the SouthWood community. Whether free-standing or engaged, columns shall be an integral part of the façade composition on porch and stoop entry designs. Columns supporting trellis structures or secondary home entries should also embody the character of the home.

PROPORTIONS AND SHAPES

- The minimum column diameters in any situation are 8" round, 6" x 6" square, and 6" x 8" rectangular.
- Smaller pairing or grouping of columns may be substituted for single columns.
- Double gallery porches are to have columns with larger cross sections on the bottom floor.
- Two story full height columns are allowed in double gallery porches.

DETAILS

- The center of the structural beam is to be aligned with the center of the column.
- Column caps and capitals shall project beyond vertical faces of the beam.

- Piers for columns or posts shall be a minimum of 12" x 12".
- Posts shall have a minimum nominal cross section area of 6" x 6". Turned posts shall have a portion remaining with a minimum cross section area of 5 1/2" x 5 1/2".
- Chamfered, half chamfered, and tapered columns are acceptable.
- Column base should appear as solid. Visible aluminum vent blocks are inappropriate.

MATERIALS AND COLOR

- Columns shall be wood or fiberglass. Posts, if used, shall be made of No. 1 grade cedar or pressure treated wood. Aluminum columns are not acceptable.
- Vent blocks on column base shall be trimmed out with pressure treated wood, PVC, or cementitious fiber material.
- All columns and column detailing shall be finished in one of the acceptable colors. Refer to Color Palette page.

WALLS AND TRIM

- All exterior walls must be finished in similar materials and use consistent detailing on all sides of the main volume of houses, garages, and any other structure on the homesite. For example, a house with three sides finished in lap siding and one side finished in brick is not allowed.
- Simple pattern changes to distinguish volumes or define design elements are allowed. Numerous pattern changes in siding is discouraged.
- Stone may only be used to distinguish a volume or as base rustication; base material must be continuous around all visible sides of the building. Use of stone as the primary material on all sides of a structure is discouraged.
- All windows, doors and edges of building masses with siding must be edged with painted wood trim. Masonry building masses may implement stone lintels and jack arches over windows, doors, and doorways. Decorative brick surrounds or overscaled keystones and casings are discouraged.

DETAILS

- Siding and clapboard must stop at the edge of trim. Trim may not be installed on top of siding or clapboard. It may be installed on top of plywood or fiber-cement panels.
- Detailing surrounding windows and doors shall be simple. Classical ornament ogee and overly ornate crown molding is prohibited.

MATERIALS

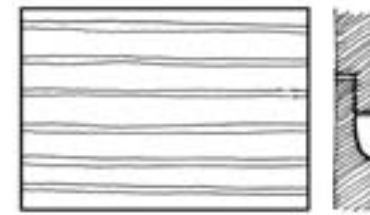
Wall materials shall be either of the following:

- Painted wood siding
- Painted or stained wood shingles
- Painted Fiber-cement board siding or panels (such as Hardiboard)
- Painted Stucco
- Painted or natural brick veneer
- Stone veneer

Trim shall be wood or wood/cement product.

COLORS

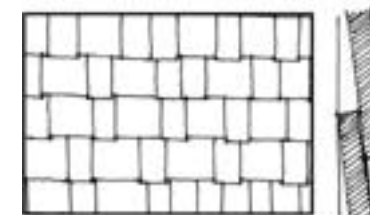
- Wood cladding must be painted in one of the colors featured in the "Wall Colors" section in the Color Palette. All other Cladding materials shall be painted in an approved color.
- Brick may be painted in one of the colors featured in the "Wall Colors" section in the Color Palette.
- Trim shall be painted or stained in one of the colors featured in the "Trim Colors" section in the Color Palette.
- Brick veneer shall be selected from the colors featured in the "Brick Colors" section in the Color Palette.



Drop Siding



Lap Siding



Shakes



Tongue & Groove, V Groove



Clapboard Siding



Painted stucco main volume material with painted brick base rustication.



Painted brick veneer with soldier course lintel.



Brick veneer with stone lintels. Dormers are finished in appropriately colored lap siding.



Rusticated stone base with lap siding and painted wood trim.



Clapboard siding and painted wood trim.



Painted shakes with painted wood trim and brick base.

FOUNDATIONS



Continuous brick base.

Horizontal wood lattice between stucco piers supports.



Continuous stucco base.



Continuous brick base with integrated brick stair.



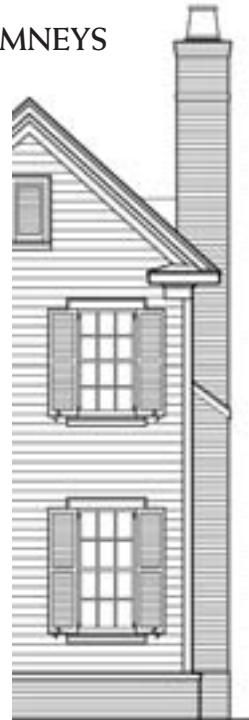
Stucco piers with louver screening.



Painted brick piers with horizontal boards crawl space screening.

Continuous brick base transition into low brick garden wall.

CHIMNEYS



Tall chimney has narrow width facing the street. Finish is stone or brick veneer or hard coat stucco that covers from grade to top.



Acceptable stucco and brick chimneys with appropriate chimney cap.

FOUNDATIONS

In order to ensure a regional character, all of the houses will be raised a minimum of 16" - 24" above the natural grade of the site so that they are integrated clearly into the surrounding landscape. The finished first floor level shall be 8" - 48" above the average natural grade below the building footprint, unless topography prohibits. Porches with finish floor elevations of 30" or more will require handrails by code.

- Foundation and piers shall be clad in stucco, brick, or stone.
- Any opening between piers must be covered with narrow-spaced pickets, lattice, or horizontal boards.
- Piers for columns or posts shall be a minimum of 12" x 12".
- The foundation screening material and trim shall be painted wood in an approved trim color (see Color Palette).

CHIMNEYS

In general, chimneys should be kept relatively simple in massing and articulation and appropriate to the architectural design of a building. Overly expressive or massive projected terminations are not appropriate. Where a chimney is visible from the street it should be at least 1'-0" taller than required by code.

- Chimneys shall be topped with either a galvanized or stainless steel cap or clay cap (as by Superior Clay Corporation, or equivalent) and shall be scaled to fit the chimney.
- Chimney projections on exterior walls shall extend to the foundation/grade. Cantilevered chimneys are not acceptable.
- Pre-fabricated spark arrestors will be screened with an approved decorative chimney cap.
- Chimneys shall be faced with stucco, brick, or stone. They may not be faced with siding materials such as shakes or lap siding.

Windows and their arrangement are two of the primary compositional tools available to create the casual quality of a home in the SouthWood community. The logical use of generously scaled windows in combination with more traditional window sizes and placement is an important aspect of the successful transformation and reinterpretation of historic precedents. While windows must always be balanced within wall space, groups of smaller windows and the occasional large window will emphasize the light and flexible qualities of wood frame construction.

COMPOSITION

- Windows shall be clearly used in one of two different compositional strategies. The first treats a window as a singular element punched out of a wall, creating a figural opening in that wall. The second strategy is to place a group of windows around a dining area, between a living room and porch, or in a shed dormer. Both compositional strategies, the singular punched opening and the repetitive groupings of windows, shall be utilized and in some cases both strategies should be used in the same house.
- All major vertical surfaces shall be articulated with windows.
- All façades should be given equal care and attention in window composition and placement.
- In selected locations, windows may be grouped together to create articulated glass walls.

PROPORTIONS AND SHAPES

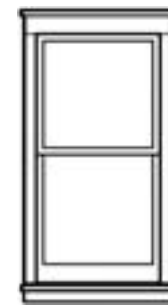
- Most windows shall be vertical in proportion, although windows may be combined in groups to create a horizontal element. A single window may not have a horizontal proportion.
- Diamond-shaped, round-top or "race track" windows are discouraged.
- Bay windows, if used, shall be orthogonal in plan. Curved or segmented bay windows are prohibited.
- All window lites are to be large and simple. See figures to the left for recommended sash divisions.
- Oval windows may be used in appropriate locations with appropriate orientation.

DETAILS

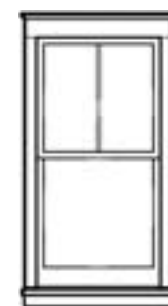
- All windows shall be surrounded by wood trim at least 3 1/2" wide. All windows shall have an expressed wood sill. Windows are to be actual or simulated divided lites.
- Muntins shall be equally applied to interior and exterior glass surfaces. Flat muntins are discouraged.
- Casement windows may be used for egress windows. Verify with applicable building codes.

COLORS

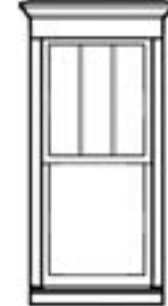
All window sashes and frames shall be painted or stained in an approved trim color. Refer to the Color Palette page.



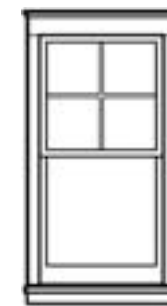
1 over 1



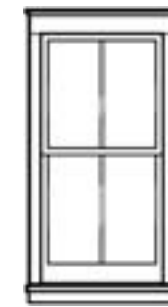
2 over 1



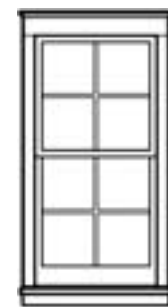
3 over 1



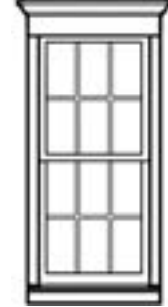
4 over 1



2 over 2



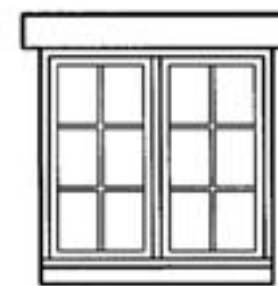
4 over 4



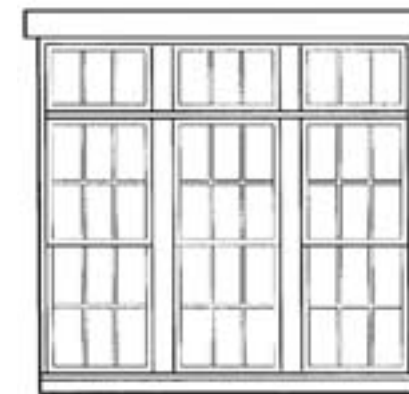
6 over 6



9 over 9



Casement windows are appropriate for window heights of 4'-0" or less.



Transom window height on transoms of divided lites should match the panel size of the windows below. Minimum transom height is 16". Preferred height is 20".



Two grouped 2 over 2 double hung windows with appropriate trim.



Four grouped 6 over 6 windows with appropriate trim and brick and siding surround. Groomed vine overgrowth is encouraged.



1 over 1 easement window.



4 over 2 double hung window.



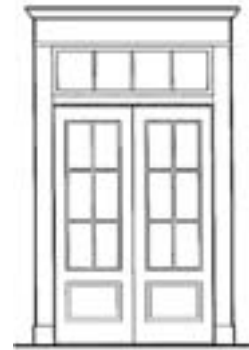
9 over 9 double hung window with classical cornice trim.



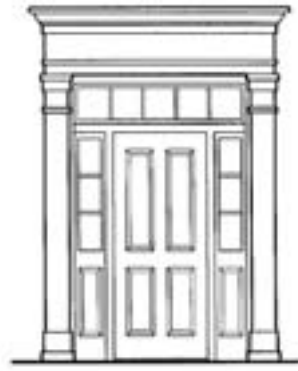
Double hung 6 over 6 windows with transoms and classical trim detailing and 6 over 6 double hung window with soldier course header and appropriate brick surround.



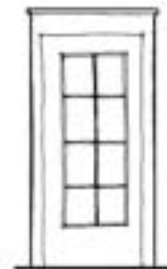
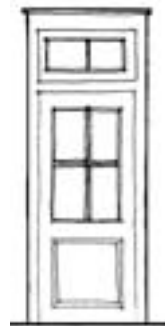
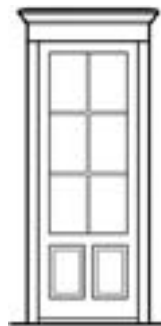
Six panel door with side lites and ellipse transom. Casing is substantial in width with back band edge.



Standard height door, tall transom, and appropriate casing and head trim. Use transom only when they are consistent with the architectural trim.



Standard height door with properly sized transom and Classical additive porch entry surround. Minimum glass height of transom in 12".



8'-0" and 6'-8" tall entry doors with various acceptable glass and door panel groupings.



8'-0" tall door with operable shutters.



6'-8" tall door with appropriate transom, casing, and head trim.



Craftsman style door with color, window grouping, paneling and hardware consistent with the historical Craftsman aesthetic.



Six panel wood door with appropriate side lites and casing.

COMPOSITION

Front entrance doors should be designed or selected to complement the design, style, and character of the entry and overall home architectural aesthetic. Doors and the wood trim that surrounds them are to be an integral part of façade compositions, and shall be located so as to combine with windows and other architectural elements to create a balanced design. Door designs are to reflect the simple traditions that have developed over time in response to historical precedents.

PROPORTION AND SHAPES

- Doors must be rectilinear and orthogonal and shall be simply detailed. They may be different combinations of paneled and glazed designs. Transom lites above doors must also be orthogonal.
- Four or six-panel metal or wood or 3/4" glass with wood panel below are generally appropriate styles.
- Molded or full-glass French doors are not appropriate for use as a front entrance door.
- 8'-0" tall entrance doors are encouraged. 6'-8" entrance doors and the use of side lites and transoms are appropriate only when the overall entry design is in keeping with the scale and proportion of the home.
- Doors may be combined in groups to create a horizontal element.
- Solid wood double entry doors are prohibited.

- Recommended transom heights are 20". Transoms must have minimum glass height of 16" and should be incorporated as a single door/transom unit with continuous casing trim. Over scaled, two story, or separate transoms are inappropriate.
- Split-level entries are prohibited.
- Storm or Security doors are only allowed if the design, material, and color match that of the entrance door.

DETAILS

- Sliding doors are allowed, but not as the primary entrance doors.
- The use of leaded or decorative glass on doors is discouraged.

MATERIALS AND COLORS

- Doors shall be constructed of wood, wood with aluminum cladding or fiberglass, or appropriately patterned metal with true or simulated divided lite glass.
- Screen doors shall be stained or painted wood. Screen materials are to be dark and non-reflective.
- In general, doors, their frames and trim, and screen doors shall be finished in one of the allowed Trim or accent Colors. Accent Colors on special doors are allowed and encouraged, as they will add color to the otherwise subdued natural palette of SouthWood.



Shading Devices & Balconies

Southern regional houses have evolved with features to control and reflect light and heat, rather than embrace them, as Northern houses must do. The exterior of a home in the SouthWood community is articulated with elements that shade the doors and the windows from the Florida climate. These elements include extended eaves and balconies to provide shade for sun-drenched walls. Wood lattice, pergolas, and awnings give shade to windows, doors, and outdoor living areas. Operable shutters provide residents with added protection from Florida's varied weather extremes, allowing residents to control the amount of daylight and heat entering the house on most days, as well as protecting windows during storms.

SHADING DEVICES

- Fiberglass resin or wood shading devices are allowed and encouraged. These may include traditional Colonial shutters, Bermuda shutters or lattice overhangs. Shutters, if used, must appear operable, and must appear to fully close over the window opening.

- Shading devices shall be painted or stained an approved accent color (refer to Color Palette Pages).

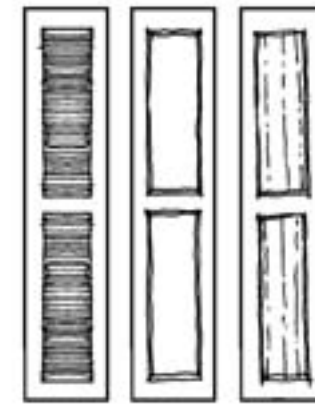
- Lattice and trellis color and shutters are to be accent colors.

BALCONIES

- Balconies, constructed of wood with exposed structure, are encouraged and should be simply detailed. Their color must be an approved trim color (refer to Color Palette Pages).

- Metal railings that are vertical in design and simply detailed are allowed. Overly ornate metal railing designs are not acceptable. Metal railings shall be painted an acceptable color (see Accent Trim Colors on the Color Palette pages) or SouthWood Green.

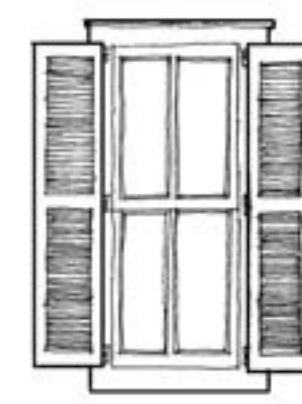
- Vinyl or PVC balcony railings are discouraged. These railings may be used at the discretion of the Reviewer.



Various acceptable shutter types



Bermuda Shutter - Open



Operable Shutters - Open



Light-Framed Lattice Over Window



Framed lattice over more than one window.



Operable Bermuda shutter in the open position.



Acceptable operable shutter design in the pen position. Operable 'shutter dogs' hold the shutters in place.



Uncovered terrace with classical guard rail detailing.



Acceptable metal balcony railing.



Uncovered terrace over stoop entry.



First and second level covered balconies in this double gallery porch.

Garages & Parking Structures



Single story parking structure with parking for one and two vehicles.



Front auto court garage that complements the main house.



Attached garage with appropriate set-back and pergola at entry.



Detached parking structure with carriage house living above.



Carriage house over enclosed two door garage totally detached from main house.



Corner side entry garage located away from the house with deep recessed carriage style doors.



The use of individual bay doors avoids the massive appearance of typical double doors. Doors should be recessed or a pergola or porch type covering can be used to reduce the massive appearance.



Painted wood door with cross bracing and expressed handles and hinges.



Recessed carriage style door.



Stained wood garage door with 2 over 2 glass window panels.



Acceptable garage door variations.

Many garages are located on primary streets and are highly visible. They should therefore make an architectural contribution to the neighborhood. To achieve this, the quality of their design, their detailing, and their materials should be of the same level as that of the main house.

COMPOSITION

- Garages shall be square or rectangular in plan, and have a roof slope of between 3:12 and 12:12.
- A living space or carriage house is encouraged and may be placed above the garage or carport, and accessed with exterior or interior stairs.
- One or both of the allowed garage spaces may be replaced by a carport. Carports may be covered with a sloped roof, a trellis/pergola, or Carriage House above.
- Garage doors are to be 9' maximum width with wood and glass (see examples to the right).
- The maximum size for a single car garage shall be 288 S.F. gross (12'-0" x 24'-0").
- The maximum size for a two car garage shall be 576 S.F. gross (24'-0" x 24'-0").
- Maximum size for a three car garage shall be 864 S.F. gross (24'-0" x 36'-0")
- Single-story garages shall have a maximum roof height of 22'-0" above the parking grade level.

- Garages and carports, including those with 2nd level carriage houses, should not have a roof peak higher than the main house.
- Porches or balconies facing the street from a garage's second story space are encouraged.

DETAILS

- All general "Architectural Character" requirements equally apply to all garages and carports.
- All sides of the garage structure must be architecturally articulated with trim and at least one window.
- Each car location should receive a separate garage door. Single width garage doors are preferred. 18' wide garage doors are not acceptable.
- Garage doors must be paneled or patterned and may incorporate glazing. They shall be carefully detailed as traditional swinging, folding or sliding doors. Segmented roll-up doors are permitted only if they are designed to appear as a traditional door types.

MATERIALS AND COLORS

All parking structures (garages, carports, etc.) shall match the material palette and detailing of the adjacent house (refer to Color Palette pages). Garage doors shall be constructed of wood.

Fences should follow the simple construction techniques and detailing found throughout the house's exterior. They may follow a similar articulation pattern to the railings on the porches. Where privacy fences are permitted, they shall be between 4'-0" and 6'-0" high and may be up to 75% opaque. In all other locations where fences are allowed they shall be between 30"- 36" high and no more than 50% opaque. All structures must be built inside of the fence.

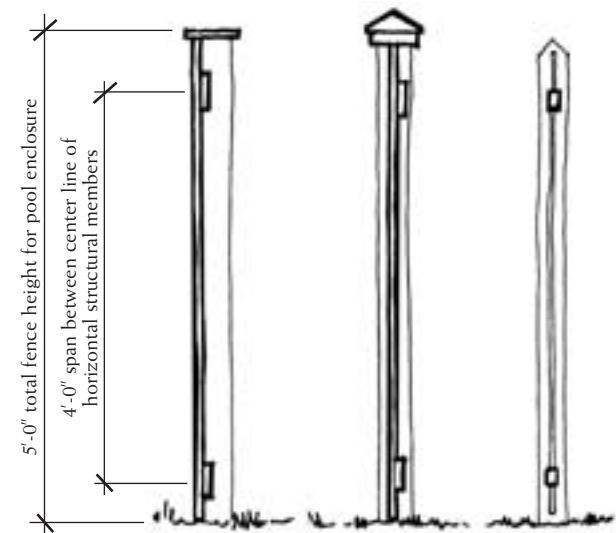
Fences, gates, posts, pickets and all of their component parts (except hardware), shall be constructed of wood or aluminum. Vinyl fence material is prohibited. They shall be painted or stained based on the approved fence colors. The approved aluminum fence is Delgard. Other aluminum fence manufacturers may be used as approved by the Reviewer.

TRASH ENCLOSURE

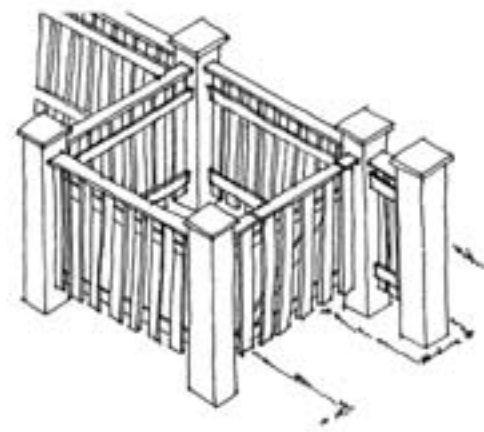
Each trash enclosure in the SouthWood community will be of similar size and shape, but the design will vary according to the homesite's fence design or raised structure design. As seen in the image on this page, the trash enclosure shall be built above the existing paved pad with an access gate, and shall connect into the fence or be a part of the screen enclosure below the house. The enclosure should be a minimum of 36" high. The trash container/enclosure must be "wildlife proof" per Florida Department of Environmental Protection standards.

POOL ENCLOSURE

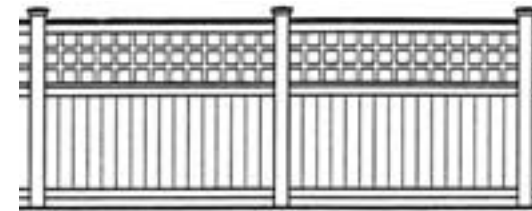
Each pool enclosure in the SouthWood community shall be consistent with the intent of Florida Statute 515.29, Swimming Pool Safety Act, Barrier Section.



Height and structural detail of fences for pool enclosures. Horizontal structural members must be on the inside of the fence. Aluminum fences with horizontal members centered on vertical members are acceptable.



Picket trash enclosure with access gate built above paved pad. Structural horizontal members are appropriately built inside the fence.



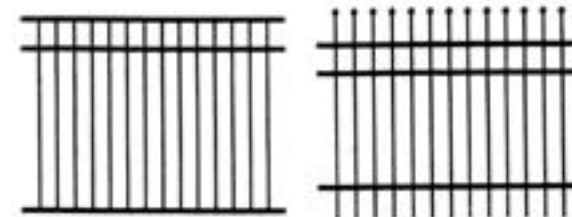
2/3 solid wood with 1/3 open above (any are but front yard)



White painted picket fence with cap detailing on pickets and post.



High wood fence painted white with 2/3 buttboards and 1/3 vertical lattice. See Pool Enclosures for acceptable heights.



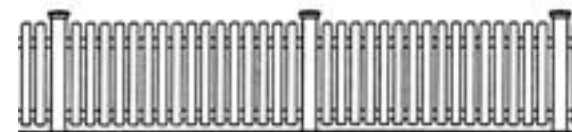
Painted aluminum fence (any are except front yard unless approved by the Reviewer)



Aluminum fences must be painted either black or SouthWood green.



Painted aluminum fence with triad finial accessories.



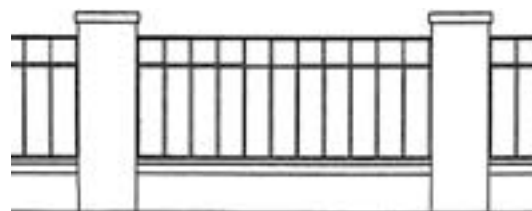
Simple wood picket fence



3' white painted wood picket fence with cap detailing on caps.



4' white "dropped curve" painted wood picket fence.



Masonry piers with aluminum or wood fence

Color Palette



The color palette for the SouthWood community seeks to follow the same aesthetic philosophy as the architectural style. The SouthWood palette includes earth-tone colors, slate grays, and soft tans, which are complemented by deep, rich trim, accent, and roof colors. The wall colors soften the bright Florida sunshine while contrasting colored trim and shading devices frame the house's massing window and door openings in the volume.

SouthWood is intended to be a homogeneous place created with a limited palette of forms, materials, and colors. This color palette displays a limited range of related colors. Care must be taken, however, to maintain the relationships between main body, accent trim, and roof colors as presented by the 15

selection choices. Residents who wish to use interrelated colors, within this range, shall obtain approval from the Reviewer. Also, within this limited palette of colors, a house's wall color should be different than adjacent houses.

Note that printing techniques used to produce this Pattern Book approximate the represented colors. Architects and contractors shall also provide owners with color chip samples and have them on hand for review.

DETAILS

- All-white buildings are not allowed. Most of the siding on each house must be painted in a single color, from the wall colors illustrated on this page.

Accent colors shall be restricted to special areas such as front doors, window sashes, crawl space screens, shutters or special small areas of wall surface. Trim colors shall be painted in a white or off-white color approved by the Reviewer.

- The color examples provided here are based on the SouthWood community's approved exterior paint color chart using Color Wheel Millennium Paints; approved brick colors are based on Boral Bricks finish selections; approved roof colors are based on Tamko Heritage Series roofs. Other paint, brick, and roof manufacturers that match the provided palettes may be used with the approval of the Reviewer.

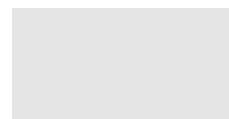
SELECTION NUMBER

MAIN BODY

ACCENT TRIM

ROOF

1



CW051W Solo White



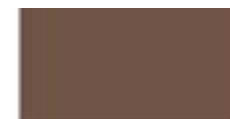
8596N Olympic Pine



AC144N Black Deco



Rustic Evergreen



Rustic Hickory



Shadow Grey



Harvest Gold



Rustic Black



Thunderstorm Grey

2



8604M Victoria Falls



8586A Metropolis



AC141N Domino



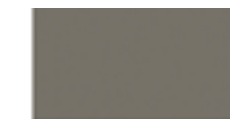
Shadow Grey



Rustic Black



Thunderstorm Grey



Oxford Grey

3



8200W Bleached Sand



8625D Shipyard



AC116N Roasted Pepper



Shadow Grey



Harvest Gold



Rustic Black



Rustic Cedar



Rustic Evergreen



Color Palette

SELECTION
NUMBER

MAIN BODY

ACCENT TRIM

ROOF

4



8664M Backpack



AC117N French Red



8666N Potting Shed



Shadow Grey



Harvest Gold



Rustic Black



Thunderstorm Grey

5



8642 Foggy London



856N Olympic Pine



AC141N Domino



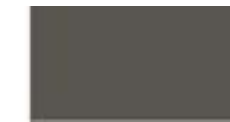
Rustic Evergreen



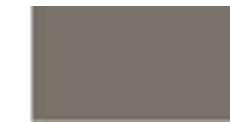
Shadow Grey



Rustic Black



Thunderstorm Grey



Oxford Grey

6



8164W Gumleaf



8666N Potting Shed



8456A Odyssey Blue



Rustic Hickory



Rustic Black



Thunderstorm Grey

7



8532W Light Showers



8456A Odyssey Blue



AC144N Black Deco



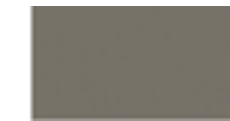
Shadow Grey



Rustic Black



Thunderstorm Grey



Oxford Grey

8



7751W Beach Grass



AC117N French Red



AC093N Alligator



Rustic Evergreen



Harvest Gold



Rustic Black



Thunderstorm Grey

Color Palette



SELECTION
NUMBER

MAIN BODY

ACCENT TRIM

ROOF

9



8673M Tavern Taupe



8725A Coach House



8605D English Pine



Rustic Evergreen



Rustic Hickory



Shadow Grey



Harvest Gold



Rustic Black



Thunderstorm Grey



Rustic Cedar

10



8605D English Pine



8284D Falling Leaf



AC141N Domino



Rustic Hickory



Shadow Grey



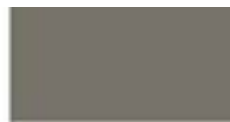
Harvest Gold



Rustic Black



Thunderstorm Grey



Oxford Grey

11



8734M Bark Mulch



AC114N Robust Red



8596N Olympic Pine



Rustic Evergreen



Rustic Hickory



Shadow Grey



Harvest Gold



Rustic Black



Thunderstorm Grey



Rustic Cedar

12



8584M Grey Expectations



8176N Pinon Green



AC141N Domino



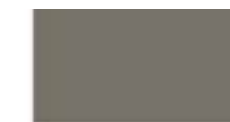
Shadow Grey



Harvest Gold



Rustic Black



Oxford Grey



Thunderstorm Grey



Philosophy & Approach

Landscaping of each homesite within the SouthWood community should be attractive and create a consistent harmonious image for the community while allowing for visual variety along each street and for individual expression by the homeowners. Each landscape plan should achieve the following objectives:

- Encourage neighborhood and neighbor interaction while respecting the privacy of each home through effective buffer-hedge perimeter area plantings.
- Generate creative solutions to individual home landscapes while promoting coherence to the overall community landscape design character.
- Develop site-specific designs that respond to existing topography, tree, understory vegetation and climatic conditions.

Landscape improvements must recognize that the SouthWood community is a distinctive landscape in and of the North Florida region, and should strive to reinforce the natural and cultural history of the site. New landscape development should preserve the site's pastoral character to the greatest extent possible by integrating into wooded areas with care to preserve the maximum amount of existing vegetation.





Plant materials and planting design shall be considered in the earliest stages of site planning and schematic building design in order to ensure that visual continuity and strong site/building relationships are established. To enhance and appropriately accentuate scale relationships, planting plans should address overhead, eye-level, and ground planes by utilizing combinations of trees, shrubs and groundcovers. Permanent plantings of flowering trees, shrubs, vines, and groundcovers are strongly encouraged, particularly in associations that offer multi-seasonal color.

The design and siting of all planting shall accommodate effective maintenance considerations including pruning; weed, insect and disease control; fertilization; and mowing and edging of lawns. All plant material shall be Florida #1 or better as described in *Grades and Standards for Nursery Plants*, 2nd Edition: February 1998, published by the Florida Department of Agriculture and Consumer Services. Planting design shall adhere to Xeriscape principles as identified by *Florida's Water Management Districts (WaterWise: Landscaping to Promote Water Conservation Using Principles of Xeriscape)*.

EASEMENTS AND RIGHT-OF-WAY

The siting of plant material between the sidewalk and back of curb is not allowed. While the siting of plant material is allowed within identified utility easements it is discouraged given the potential conflict with underground utilities. If plant material must be removed from a utility easement to gain access, the owner will bear the burden of paying for the plant material if replacement is desired. Locate all underground utilities prior to planting in the utility easement by contacting *Call Before You Dig* at 1-800-432-4770. The Reviewer must approve all plantings sited within the utility easement.

TREES

Use of large shade trees, particularly, live oak, shumard oak, red oak, white oak, magnolia, and maple shall be stressed in open areas and along streets to maintain and establish the significant canopy effect characteristic of Tallahassee and Leon County. In the absence of existing trees a minimum of two (2) shade trees shall be planted in the front yard of each of the LSF and LDR lots and one (1) for all other lots. All shade trees shall be container grown and have a minimum trunk caliper of 2-1/2" - 3"/45 gallon size. The Community Development District (CDD) shall provide and install street trees between the back of curb and the sidewalk based on the permitted plat documents for each parcel.

Special consideration should be given to the use of palm trees in the SouthWood community. The use of palms in the front yard is disallowed as it presents a conflict with the landscape design intent of streetscape along the public right-of-way. Rather, the use of palm trees is preferred in private spaces, i.e. backyards. The use of any palm tree in SouthWood requires proper site assessment based on, but not limited to, climatic zone, soil culture, and sunlight. The use of Cabbage / Sabal Palm (*Sabal palmetto*), Pindo Palm (*Butia capitata*) Chinese Fan Palm (*Trachycarpus fortunei*) and Washingtonia Palm (*Washingtonia robusta*) are discouraged while Sago Palm (*Cycas revoluta*) and European Fan Palm (*Chamaerops humilis*) are preferred.

SHRUBS

Shrub planting is encouraged to complement the transition between groundcovers and trees through the use of layering as well as visually tiering vertical structures to the ground plane. Furthermore, shrubs can serve as separation between public and private spaces in place of fences. Seventy five percent (75%) of all shrubs shall be a minimum three gallon



container size; 15% of all shrubs shall be seven gallon container size; the remaining 10% shall be 15 gallon container size or larger.

GROUNDCOVERS

Use of groundcovers is encouraged as opposed to turf lawns, although lawns are entirely acceptable in appropriate locations. Low growing evergreen groundcover plants such as Jasmine (*Trachelospermum* sp.), Juniper, Liriope, Vinca sp., etc. shall be a minimum 3" pot size if planted at a 12" on center spacing. However, on-center spacing may be increased (thereby reducing total quantity) if quarts or full gallons are utilized. Annuals, perennials, etc. shall be flat cells or larger.

LAWNS

All lawn areas shall be solid sodded with specific exceptions as follows:

- On lots that are 1/2 acre or greater in size, a minimum of 60% of lawn area must be solid sodded. Seed and mulch may be used on the remainder of the lawn area with the approval of the Reviewer.
- Slopes that are 4:1 or greater must be solid sodded.

- On lots that are 1/2 acre or greater in size, slopes that are less than 3:1 may be seeded and mulched with the approval of the Reviewer.

MULCH

All planting areas shall be mulched to a minimum 2" compacted thickness with an organic mulch material, i.e. Pine straw, shredded Eucalyptus, Cypress or Pine Bark. Mulching shall be provided to ensure 100% continuous coverage of planting bed areas.

IRRIGATION

Landscape plans shall utilize underground irrigation systems designed to meet water requirements of specific plant types and associations. Sprayhead configurations shall not produce over-spray onto pedestrian or vehicular circulation areas. Electro-mechanical automatic controllers and pop-up type sprayheads shall be used to the extent possible. All homesites shall have an automatic underground irrigation system installed to provide 100% coverage of all lawn, landscaped areas and road right-of-way area at the lot frontage (i.e. tree planting/grass strip between back of curb and sidewalk). The homeowner shall be responsible for the irrigation of any public right of way that abuts the property.





Slash Pine



Live Oak

DECIDUOUS CANOPY TREES

American Beech	<i>Fagus grandiflora</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Gum	<i>Nyssa sylvatica</i>
Blue Beech	<i>Carpinus caroliniana</i>
Bluff Oak	<i>Quercus austrina</i>
Chestnut Oak	<i>Quercus michauxii</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Drake Elm	<i>Ulmus parvifolia</i>
Durand Oak	<i>Quercus durandii</i>
Elm - Allee	<i>Ulmus parvifolia 'Emer II'</i>
Elm - Athena	<i>Ulmus parvifolia 'Emer I'</i>
Florida Elm	<i>Ulmus americana floridana</i>
Florida Maple	<i>Acer barbatum</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Overcup Oak	<i>Quercus lyrata</i>
Pond Cypress	<i>Taxodium ascendens</i>
Red Maple	<i>Acer rubrum</i>
River Birch	<i>Betula nigra</i>
Shumard Oak	<i>Quercus shumardii</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Weeping Willow	<i>Salix baylonica</i>
Willow Oak	

EVERGREEN & SEMIDECIDUOUS TREES

American Holly	<i>Ilex opaca</i>
East Palatka Holly	<i>Ilex x Attenuata</i>
Live Oak	<i>Quercus virginiana</i>
Live Oak - Highrise	<i>Pinus taeda</i>
Live Oak - Millenaire	<i>Quercus virginiana 'QVTIA'</i>
Live Oak - University	<i>Quercus virginiana 'CLTF2'</i>
Loblolly Pine	<i>Quercus virginiana 'IFAS'</i>
Longleaf Pine	<i>Pinus palustris</i>
Magnolia	<i>Magnolia grandiflora</i>
Slash Pine	<i>Pinus elliotii 'Improved'</i>
Spruce Pine	<i>Pinus glabra</i>

ORNAMENTAL TREES - DECIDUOUS

Crabapple	<i>Malus angustifolia</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Early Flowering Cherry	<i>Prunus serrulata</i>
Cherry Dogwood	<i>Cornus florida</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Peach	<i>Prunus persica</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Maple	<i>Acer palmatum</i>
Kwanzan Cherry	<i>Prunus serrulata 'Kwanzan'</i>
Plum	<i>Prunus Angustifolia</i>
Saucer magnolia	<i>Magnolia x Soulangiana</i>
Star Magnolia	<i>Magnolia Stellata</i>

ORNAMENTAL TREES - EVERGREEN

Burford Holly	<i>Ilex cornuta 'Burfordii'</i>
Cherry Laurel	<i>Prunus carolina</i>
Dahoon Holly	<i>Ilex cassine</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Leyland Cypress	<i>Cupressocyparis leylandii</i>
Loblolly Bay	<i>Gordonia lasianthus</i>
Loquat	<i>Eriobotrya japonica</i>
Podocarpus	<i>Podocarpus macrophyllus</i>
Southern Red Cedar	<i>Juniperus silicicola</i>
Sweetbay	<i>Magnolia virginiana</i>
Tea Olive	<i>Osmanthus fragrans</i>
Waxleaf Ligustrum	<i>Ligustrum japonicum</i>
Wax Myrtle	<i>Myrica cerifera</i>

All plant material shall be Florida #1 or better as described in *Grades and Standards for Nursery Plants, 2nd Edition: February 1998*, published by the Florida Department of Agriculture and Consumer Services.



Wax Myrtle



Youpon Holly



Bald Cypress



Tree Protection & Preservation

PRESERVATION

Preservation of existing trees is required. All trees of 4" caliper (DBH) or larger shall be retained unless clearing is approved by the Reviewer.

REMOVAL

When an existing 4" DBH tree(s) cannot be preserved with a reasonable site plan, removal may be permitted by the Reviewer. Transplantation is preferred to removal.

FERTILIZING

Trees to be preserved shall be deep-root fertilized 90 days prior to site development. Prune the trees to allow clearance for construction as soon as final building locations are determined. An ISA Certified Arborist shall perform all tree pruning.

DISTURBANCE

No disturbance of any kind (cut or fill) shall occur within five feet of any tree trunk of 12" DBH (56" above grade). Where grading cuts must occur within the drip line area, the grade shall not be lowered more than 1' at half the distance from the drip line to the trunk. Outside the drip line, grades shall not be cut steeper than 4:1 (horizontal:vertical) to the drip line. Retaining walls outside this limit shall not surround more than one half of the tree. Tree roots exposed by cuts shall be covered as soon as possible with a 3" depth of organic mulch and peat moss mixture.

BARRICADES

Where possible, tree protection barricades shall be erected at the drip line prior to any construction activity. When grading or excavation must occur within the drip line, barricades shall be placed at half the distance from the trunk to drip line or at a minimum of 5' from the trunk.

FILL

When fill must occur under and around existing trees, aeration shall be provided to buried roots and light-weight fill shall be utilized to reduce compaction of roots. When 18" or more of fill is placed within the drip area, one-half inch diameter drain pipes in a 1' deep gravel bed shall be installed to provide drainage.

UNDERSTORY

Existing understory vegetation shall be retained as buffers to the extent possible, particularly with evergreen and flowering species. Buffers shall be planted and enhanced when existing vegetation is not sufficient to provide desirable privacy screening or opacity. Native evergreen and flowering species such as Florida Anise, Ocala Anise, or Florida Leucothoe are recommended for these areas. Acceptable non-native buffer/hedge species include Azalea, Burford Holly, and Camellia.



Proper scale, proportions, details, and materials capitalize on heavily wooded site to create visual presence for the house among the large, mature trees.



House situated away from mature vegetation to remove only vegetation of a lower caliper.



Site designed to take advantage of mature vegetation.



Site and house design consider the height and drip line diameter of mature vegetation.

Shrubs & Groundcovers



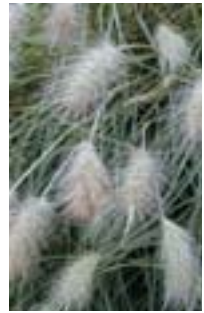
Azaleas



Roses



Lantana



Fountain Grass



Cast Iron Plant



Spider Lily



Banana Shrub

The use of indigenous and native species of shrubs and groundcovers is encouraged although the following plant list contains many non-native plants. Plants not listed are not necessarily excluded from use, but are subject to approval by the Reviewer.

SHRUBS/GROUNDCOVERS

African Iris	<i>Dietes vegeta</i>
Agapanthus Lily	<i>Agapanthus sp.</i>
Anise	<i>Illicium sp.</i>
Arborvitae	<i>Thuja orientalis</i>
Asian Jasmine	<i>Trachelospermum sp.</i>
Aucuba	<i>Aucuba japonica</i>
Azalea	<i>Rhododendron sp.</i>
Banana Shrub	<i>Michelia figo</i>
Beautyberry	<i>Callicarpa americana</i>
Border Grass	<i>Liriope sp.</i>
Boxwood	<i>Buxus sp.</i>
Butterfly Bush	<i>Buddleia</i>
Camellia	<i>Camellia sp.</i>
Canna Lily	<i>Canna flaccida</i>
Carolina Jasmine	<i>Gelsemium sempervirens</i>
Cast Iron Plant	<i>Aspidistra elatior</i>
Cleyera	<i>Ternstroemia gymnanthera</i>
Coontie Palm	<i>Zamia floridana</i>

Cordgrass	<i>Spartina bakeri</i>
Creeping Fig	<i>Ficus repens/pumila</i>
Crinum Lily	<i>Crinum sp.</i>
Daylilies	<i>Hemerocallis sp.</i>
Egyptian Papyrus	<i>Cyperus papyrus</i>
European Fan Palm	<i>Chamaerops humilis</i>
Fakahatchee Grass	<i>Tripsacum dactyloides</i>
Fatsia	<i>Fatsia japonica</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Florida Leucothoe	<i>Leucothoe populifolia</i>
Fountain Grass	<i>Pennisetum sp.</i>
Gardenia	<i>Gardenia sp.</i>
Heather	<i>Cuphea hyssopifolia</i>
Holly	<i>Ilex sp.</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Honeysuckle	<i>Lonicera sp.</i>
Hosta Lily	<i>Hosta sp.</i>
Hydrangea	<i>Hydrangea sp.</i>
India Hawthorn	<i>Rhaphiolepis sp.</i>
Iris	<i>Iris sp.</i>
Ivy	<i>Hedera sp.</i>
Junipers	<i>Juniperus sp.</i>
Lantana	<i>Lantana sp.</i>
Loropetalum	<i>Loropetalum sp.</i>
Maiden Grass	<i>Miscanthus sp.</i>

Mondo Grass	<i>Ophiopogon sp.</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Needle Palm	<i>Rhapidophyllum hystrix</i>
Pampas Grass	<i>Cortaderia sellowiana</i>
Panic Grass	<i>Panicum sp.</i>
Pittosporum	<i>Pittosporum sp.</i>
Primrose Jasmine	<i>Jasminum sp.</i>
Roses	<i>Rosa sp.</i>
Sago Palm	<i>Cycas revoluta</i>
Saw Palmetto	<i>Serenoa repens</i>
Spider Lily	<i>Hymenocallis sp.</i>
Tea Olive	<i>Osmanthus fragrans</i>
Viburnum	<i>Viburnum sp.</i>
Wax Myrtle	<i>Myrica cerifera</i>
Wax Privet	<i>Ligustrum japonicum</i>
Yew	<i>Podocarpus sp.</i>
Yucca	<i>Yucca sp.</i>

All plant material shall be Florida #1 or better as described in *Grades and Standards for Nursery Plants, 2nd Edition: February 1998*, published by the Florida Department of Agriculture and Consumer Services.



Grasses & Wildflowers

The following palette options are wildflower meadow mixes that are appropriate for varying site and seasonal conditions. Each option documents characteristics as recommended by the University of Florida Cooperative Extension service.

PERENNIAL MEADOW

This meadow type would be appropriate for large expanses in full sun and would create a subdued, prairie-like image similar in character to that of the current landscape. Plants are generally in the 2' to 4' height range.

Broomsedge	<i>Andropogon spp.</i>
Indian Grass	<i>Sorghastrum nutans</i> or <i>S. secundum</i>
Switch Grass	<i>Panicum virgatum</i>
Plume Grass	<i>Erianthus spp.</i>
Fakahatchee Grass	<i>Tripsacum spp.</i>
Love Grass	<i>Eragrostis spp.</i>
(Purple Love Grass)	<i>E. spectabilis</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Goldenrod	<i>Solidago spp.</i>
Mist Flower	<i>Conoclinium coelistinum</i>
Blazing Star	<i>Liatris spp.</i>
False Foxglove	<i>Agalinus purpurea</i>
Aster	<i>Aster spp.</i>
Sunflower	<i>Helianthus spp.</i>
Eupatorium	<i>Eupatorium spp.</i>

ANNUAL MEADOW

This spring-blooming meadow mix may be appropriate in areas where a more colorful flowering effect is desired. However, the effectiveness over time of this meadow would depend on the plants' abilities to self-seed, as most are annuals.

Indian Blanket	<i>Gaillardia pulchella</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>
Tickseed	<i>Coreopsis tinctoria</i>
Roadside Phlox	<i>Phlox drummondii</i>
Evening Primrose	<i>Oenothera speciosa</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Red Mexican Hats	<i>Ratibida columnaris</i>
Yellow Coneflower	<i>Echinacea paradoxa</i>
Scarlet Sage	<i>Salvia coccinea</i>
Lemon Mint	<i>Monarda citriodora</i>
Cosmos	<i>Cosmos bipinnatus</i>

TRANSITIONAL MEADOW - "Flowering Lawn"

This meadow is recommended for transitions between road or path edges, taller meadow areas, and for passive recreational areas requiring a lower height of plant growth to accommodate anticipated uses. Periodic mowing, once every one or two months, would be required. The effective height would be in the 5" to 12" inch range.

Crimson Clover	<i>Trifolium incarnatum</i>
Wood Sorrel	<i>Oxalis spp.</i>
Blue-eyed Grass	<i>Sisyrinchium spp.</i>
Rain Lily	<i>Zephyranthes atamasco</i>
Match Weed	<i>Lippia nodiflora</i>
Richardia	<i>Richardia brasiliensis</i>
Moss Verbena	<i>Verbena tenuisecta</i>
Lyre-leaf Sage	<i>Salvia lyrata</i>

SHADY MEADOW

This groundcover mix would be appropriate for wood-lands and areas beneath Live Oak and other tree canopies.

Violet	<i>Viola spp.</i>
Wild Ginger	<i>Hexastylis arifolia</i>
Woods Fern	<i>Thelypteris spp.</i>
Small Chain Fern	<i>Woodwardia areolata</i>
Christmas Fern	<i>Polystichum acrostichoides</i>
Partridgeberry	<i>Mitella repens</i>
Woods Grass	<i>Oplismenus setarius</i>
Lyre-leaf Sage	<i>Salvia lyrata</i>
Spiderwort	<i>Tradescantia virginiana</i>
Bloodroot	<i>Sanguinaria canadensis</i>
Trillium	<i>Trillium spp.</i>
River Oats	<i>Chasmanthium latifolia</i>
Spike Grass	<i>Chasmanthium sessiliflora</i>
Butterwort	<i>Senecio aureus</i>
Pennsylvania Sedge	<i>Carex spp.</i>
Indian Pink	<i>Spigelia marilandica</i>

AQUATIC EDGE

The following plants may be included for planting along privately owned aquatic edges. No landscape planting may occur within jurisdictional wetlands, wetland setbacks, bodies of water, or storm water management facilities.

Pickerel Weed	<i>Pontederia cordata</i>
Arrowhead	<i>Sagittaria spp.</i>
Blue Flag Iris	<i>Iris spp.</i>
Cardinal Flower	<i>Lobelia cardinali</i>
Spider Lily	<i>Hymenocallis caroliniana</i>
Crinum Lily	<i>Crinum americanum</i>
Lizard's Tail	<i>Saururus cernuus</i>
Soft Rush	<i>Juncus effusus</i>
Maidencane	<i>Panicum hemitomum</i>



Blue Flag Iris



Goldenrod



Broomsedge



Muhly Grass



Fakahatchee Grass



Trillium



The SouthWood Sales Center:
3255 Hemingway Boulevard, Tallahassee, FL 32311
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