**Massing and Roofs**

**Single-Pen**

1. A hierarchical composition with the primary mass (house type) and a secondary mass proportional to the first.

2. A similar composition to no. 1 that is raised above the ground with brackets supporting the secondary mass.

3. The addition of a tertiary shed roof element on brackets.

4. A raised single pen with a shed roof porch and gable dormer.

5. A steeply pitched hip roof on a Four Square house with an additive porch.

6. Similar roof massing and house type as No. 5 with a cupola.

7. Similar roof massing as No. 5 with a shed dormer that is proportioned by a typical room dimension.

8. Variation of the dog-trot type with a tower and shallow hip roofs.

**I-House**

The massing and roof profiles of a SummerCamp house shall be based on one of the “Old Florida” house types. Additive elements, including secondary volumes, porches, dormers, cupolas, and towers that respond to varying site and program conditions are encouraged. The massing is to be simple and shall reflect the construction of straightforward roof massing of traditional wood houses. 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 tertiary masses. Roof design is also additive and informal, similar to a house that has grown over time. The requirements outlined below further limit 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 raised floor.
- Gable and hip roofs are encouraged. Shed roofs are prohibited on major roof masses, but dormers are allowed on secondary and tertiary masses. Mansard roofs are prohibited.
- 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.
- The intent for SummerCamp is that the houses will relate to the coastal landscape. 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 which 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 6/12 and 12/12. The preferred slope is 7/12 to 10/12. Minor additive volumes and dormers may have a shallower pitch.
- A main body hip roof on a dog-trot or I-house type may have a pitch between 6/12 and 8/12. On a Four and Nine Square it may be between 6/12 and 10/12.
- All roof heights must comply with local code and zoning requirements, which is 15 feet maximum above the first occupied floor.

**Refer to Pages 12-18: Lot Layout Diagrams, for detailed information about allowable lot coverage and air-conditioned area requirements.**
The architectural character of the SummerCamp house 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, including dormers, widow’s walks, and cupolas. 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 SummerCamp.

In the Florida coastal environment, 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 style. The meeting of a roof gable and an eave will be resolved consistent with the “Old Florida” tradition, with an exposed wood structure, including rafters and purlins, which has become a hallmark of the Floridian vernacular dwelling. The SummerCamp house should draw upon the visual and technical solutions that local examples provide.

*Overhangs are to comply with all local building codes and zoning requirements.

**COMPOSITION**
- Roof elements, including dormers, monitors and cupolas, widow’s walks, decks 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. Exposed wood rafters are required.
- Skylights are prohibited. Natural overhead light should be captured with light monitors, cupolas, clerestory windows, and dormer windows.

**PROPORTIONS AND SHAPES**
- Widow’s walks and roof-level decks and terraces are permitted with up to 225 square feet of floor area. Their floor plate shall be square or rectangular in proportion. Widow walks must be accessible.
- No part of any structure will exceed 35 feet in height above the first occupied floor elevation.

**MATERIALS**
- The detailing of the roof plain, the eave and the soffit are critical to the design of the SummerCamp home. Where the roof is finished, using wood shakes or metal, exposed rafter tails are required. The underside of the soffit shall be detailed using cementitious panels, pressure treated wood and battens or tongue and groove pressure treated boards. Where metal roofs are used, exposed rafter tails are also required. The underside of the soffit shall be detailed exposing the roof decking material.
- No aluminum/vinyl facia, soffit or siding.
- Roofs shall be finished in: Wood shakes, treated and fire retardant, galvanized or galvalume 5V crimp, corrugated metal or standing seam metal. All metal roofs are to have a natural finish.

**COLORS**
- Eaves, rafters, soffits, and trim should be painted or stained to match the house’s trim color (see Page 35: Color Palette).
Porches are an integral aspect of the SummerCamp house. They are typical of coastal vernacular and “Old Florida” houses, creating a transition between the privacy of the house and the community space of the sidewalk, street, and camp cluster. 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 furnishable 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 “Old Florida” building types on pages 21 and 22.
- Consistent with the dog-trot house type, breezeways between garage and main house and screened porches in the center of the main house that channel breezes and promote outdoor living are permitted and encouraged.

**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 open or 100 percent screened. Screens shall not cover the vertical supports of the porch. The screens cannot run in front of the porch structure and framing must be treated as an integral aspect of the house’s architecture.
- Up to one-third of a porch on any level may be enclosed as a sunroom.
- Square and rectangular posts and grouping of posts are allowed. Formal classical columns and pilasters, round columns, and ornamental turned columns and pilasters are prohibited.
- Ground floor porches shall be designed with railings or open balustrades. Knee-walls or solid parapets are permitted at the discretion of the Design Review Committee.

**PROPORTIONS AND SHAPES**
- The primary porch shall be at least 7 feet deep.
- All porches shall be orthagonal. No angular edges or polygonal shapes will be allowed.

**MATERIALS AND COLORS**
- The porch structure shall be wood.
- Porches and their associated railings, stairs, screens, etc. shall be painted or stained to match the house’s trim color. Refer to Page 35: Color Palette.
The incorporation of towers will become an important feature of the SummerCamp house and play a key role in forming and defining the collective roofscape. Towers are encouraged as an ideal way of enhancing views to the Gulf, and of the surrounding natural landscape. Towers are allowed on every lot.

**COMPOSITION**
- No portion of a tower may exceed 35 feet above the first raised floor of the building.
- Towers may rise from the roof gable, they may be attached, or they may be free-standing.
- Towers may be enclosed, partially enclosed, screened, or open-air.

**PROPORTIONS AND SHAPES**
- Towers are permitted with up to 250 square feet of floor plate area. Their floor plate shall be square or rectangular in proportion with minor variations.
- Towers may have shallower roof pitches than required for major roof masses, and they may have a trellis or roof.

**DETAILS**
Towers shall comply with all general requirements as described in the Architectural Character section of this Pattern Book. It should be consistent with the design of the adjacent house. Weather vanes and finials are encouraged on towers above the primary roof. The tower feature is a visual icon that is both functional and symbolic. A tower can act as an elevated porch, viewing platform and social space. Towers become visually invaluable to the pedestrian experience, allowing residents and guests alike to easily orient themselves within and around the area. Towers can provide nearly any homesite with the opportunity for views of the surrounding natural landscape and the Gulf. Suggested tower locations occur on lots that turn corners, or frame or terminate vistas. Towers are neither required nor prohibited.

**MATERIALS**
Towers shall follow the same general material palette as applied to the exterior walls of the house. The siding materials shall be either wood or fiber-cement board, with wood trim, or wood shakes or metal roofing.

**COLORS**
Towers, including their walls, trim, windows, balconies, and all other visible parts, shall follow the same or complementary color palette and application strategy as applied to the house. Refer to Page 35: Color Palette.
Walls and Trim

**Trim Styles**

- Lap Siding
- Panel with Battens
- Beveled Lap Siding
- Shakes
- Drop Siding
- Tongue & Groove, V-groove
- Clapboard
- Board and Batten siding or Board on Board
- Stained Drop Siding
- Painted combination Board & Batten and Panel-Batten pattern
- Combination Board & Batten and Lap Siding
- Painted Cementitious Lap Siding
- Stained Board & Batten

**WALL**
- Most exterior walls must be finished in the same material, and use consistent detailing, on all sides of the house, garage, and any other structure built on the lot.
- Numerous pattern changes in siding are discouraged.
- Simple pattern changes to distinguish volumes or define design elements are allowed.
- Shakes may be cementitious or will be required to be labeled fire retardent wood per local codes.
- A variety of siding patterns, typically with the more dense pattern on the bottom, and lighter pattern above, such as Lap below with Board and Batten above may be used (see diagram below).
- Changes in materials shall be separated by a frieze board or skirt board in order to define the material changes and flush the transition.

**TRIM**
- All windows, doors and edges of building masses must be edged with painted or stained flat wood trim.
- Trim should be used in a simple manner around doors and windows.

**PROPORTIONS AND SHAPES**
- Trim should be designed in proportion to the scale of the opening or the mass but never less than 3 1/2 inches in width.
- Trim shall protrude a minimum of 1/4 inch past the leading edge of adjacent siding or clapboard.
- Trim with a simple flat profile is highly recommended.

**MATERIALS**
- Trim shall be wood or fiber-cement product.
- Wall materials shall be either:
  - Painted or stained wood siding
  - Painted, stained or natural Pressure Treated Wood Shingles
  - Painted fiber-cement board siding or panels (such as Hardiboard)
  - Board and Batten

**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.
- Primary cornices may be wider than other trim but should also be relatively simple.
- Detailing surrounding windows and doors shall be simple. Classical ornament ogee and crown molding is strongly discouraged.

**COLORS**
- Wood cladding may be left natural, stained, or painted in one of the colors featured in the "Main Body Colors" section on Page 35: Color Palette. All other Cladding materials shall be painted in an approved color.
- Trim shall be painted or stained in one of the colors featured in the "Trim Colors" section on page 33.
Due to coastal construction and floor elevation requirements, many of the houses will be raised above the ground with parking below while others shall be raised slightly above the natural grade of the site, so that they are still clearly integrated into the surrounding landscape.

Imaginative use of the space created below elevated houses will be a defining characteristic of the SummerCamp home. Designers are encouraged to plan a variety of outdoor functions and spaces below the home. Refer to local codes for classification of these spaces.

**COMPOSITION**
- All homes and other structures with parking below shall have a finished first floor elevation that meets the requirements of all applicable codes and standards.
- All other homes shall have a first floor elevation as permitted by code. The finished first floor elevation of houses that are not required to be elevated, will be between 2 feet and 4 feet above the natural grade of the site. These houses will be constructed on foundations or piers.
- Concrete or masonry foundations may be straight, tapered, or corbelled masonry. Any opening between piers (excluding tapered or corbelled) must be covered with narrow-spaced pickets, lattice, or horizontal boards. Diagonal lattice is prohibited.
- Pilings (below raised houses) may be round or square concrete or wood and must be screened on a minimum of two sides.
- No slab-on-grade, no monolithic slabs and no continuous stem wall construction will be allowed.

**MATERIALS AND COLORS**
- Foundation piers shall be clad in brick, oyster shell, tabby, salt finished, or stucco, or may be exposed tapered (battered) concrete.
- Raised houses are to have horizontal louvers or 2 x 8, 2 x 10, or 2 x 12 wood 'screens' to create a visual base for the mass above and screen the parking area. This screening must enclose a minimum of 50 percent of the area below the house.
- The foundation screening material shall be wood or fiber-cement, painted or stained in an approved trim color.
- Concrete pilings are to have a natural concrete color and finish.
- If round or square wood pilings are used, 2X diagonal bracing is encouraged and should not be concealed.
- Trim shall be painted or stained in one of the colors featured in the "Trim Colors" section on Page 35: Color Palette.
Windows

Windows and their arrangement are two of the primary compositional tools available to create the casual quality of the SummerCamp house. 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 "Old Florida" 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
- To create informal compositions and interesting scale juxtapositions, the artful combination of large-scale windows and small-scale windows is essential. While some windows may be symmetrically located, others should be placed asymmetrically to create overall compositional balance.
- 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 figurative opening in that wall. The second strategy is to place a group of windows around a dining area, between a living room and porch in a shed dormer or at the top of a tower. This type of window may also be used as an architectural glass wall between post and beam construction. 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 facades 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
- Each house shall incorporate a variety of window sizes that should reflect the uses inside.
- 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.
- Circular, elliptical, octagonal, diamond-shaped, half-circle, eyebrow, and round-top windows are prohibited.
- 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. Recommended sash divisions for double-hung windows are: 2-over-1, 4-over-1, 2-over-2, and 4-over-4 (see figures). Complex sash divisions into six lites or more, or diamond patterns, are prohibited.

DETAILS
- All windows are to have clear glass. Environmental issues are to be addressed by using the "Old Florida" house types and shading devices.
- Turtle glass shall be used anywhere it is required by SummerCamp's Community Covenants and Restrictions. See additional supplemental handouts regarding the use of turtle glass.
- All windows shall be surrounded by wood trim, at least 3 1/2 inches wide on the side and sill and 5 1/2 inches at the top.
- All windows shall have an expressed wood sill. Windows are to be actual or simulated divided lite.
- The profiles of muntins shall be dimensional. Muntins shall be equally applied to interior and exterior glass surfaces. Flat muntins are strongly discouraged.
- Casement windows may be used for egress windows. Verify with applicable building codes. Casement windows may be used for single and smaller groupings of windows.
-Verify egress and living load requirements with applicable building codes.

COLORS
- All window sashes and frames shall be painted or stained in an approved trim color, or have an appropriate aluminum cladding color. Refer to Page 35: Color Palette.
Doors and the wood trim that surrounds them are to be an integral part of facade compositions, and shall be located so as to combine with windows and other architectural elements to create a balanced but casual design. Door designs are to reflect the simple traditions that have developed over time in response to “Old Florida” precedents.

**COMPOSITION**

Doors and the wood trim that surrounds them are to be an integral part of facade compositions, and shall be located so as to combine with windows and other architectural elements to create a balanced but casual design. Door designs are to reflect the simple traditions that have developed over time in response to “Old Florida” precedents.

**PROPORTIONS AND SHAPES**

- Doors must be rectilinear and orthogonal and shall be simply detailed. They may be different combinations of paneled and glazed designs. Transom lights above doors must also be orthogonal.
- Doors may be combined in groups to create a horizontal element.
- Solid wood double entry doors are prohibited.
- Split-level entries are prohibited.
- Side lights shall be allowed at the discretion of the Design Review Committee.
- Recommended transom heights are 16 inches clear (glass dimension) or higher.

**DETAILS**

- The profiles of muntins should be dimensional. Muntins are to be integral or equally applied to interior and exterior glass surfaces and shall in all cases match those of the surrounding windows. Flat muntins are prohibited.
- Sliding doors are allowed, but not as the primary entrance doors.
- The use of leaded or decorative glass on doors is prohibited.

**MATERIALS AND COLORS**

- Doors shall be constructed of wood, wood with aluminum cladding or fiberglass, with true or simulated divided light 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 (see Page 35: Color Palette). Accent Colors on special doors are allowed and encouraged, as they will add color to the otherwise subdued natural palette of SummerCamp.
Southern coastal 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 SummerCamp house is articulated with elements that shade the doors and the windows from the Florida climate. These elements include extended eves 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 be operable, and be sized to fully cover the window opening. Shutter hardware such as ‘shutter dogs’ are required to secure shutters when not in use. Shading devices shall be painted or stained an approved accent color (refer to page 35). Accent colors should be used for lattice, trellis and shutters.
- Impact resistance of shutters is to be verified with applicable building codes.

BALCONIES
Balconies, constructed of wood with exposed structure, are encouraged and should be simply detailed. Rail patterns may be vertical, horizontal or diagonal. Their color must be an approved trim color.
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.
- Any enclosed space connecting the parking structure to the house shall be no more than 12 feet wide or at the discretion of the Design Review Committee.
- 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 feet in maximum width with wood and glass (see examples to the left).
- The maximum size for a single car garage shall be 288 square feet gross (12’ x 24’).
- The maximum size for a double car garage shall be 576 square feet gross (24’ x 24’).
- Maximum 3 car = 864 square feet ( 36’ x 24’)
- Single-story garages shall have a maximum roof height of 22 feet above the parking grade level.
- A carriage house must be built in sequence with the construction of the main house. A carriage house cannot be built and occupied prior to the completion of the main house.
- Garages and carports including those with second level carriage houses may 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. They may be additive, as a cantilevered balcony, or cut into the garage’s second-story volume.
- Enclosed outdoor shower and storage areas may not be more than 600 square feet on the ground floor. In a "V" zone there is maximum of 300 square feet of enclosed area allowed below the flood plane (or on the ground).

**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 shall receive a separate garage door. ‘Double-wide’ garage doors are prohibited.
- 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 (as by Designer Doors or an approved equal).
- Parking may occur below raised construction.
- A minimum of 50 percent of the area below raised construction is to be visually screened, see page 28.

**MATERIALS**
All parking structures (garages, carports, etc.) shall match the material palette and detailing of the adjacent house. Garage doors shall be constructed of wood.

**COLORS**
All parking structures (garages, carports, etc.) and garage doors shall be painted or stained in approved wall and trim colors (refer to Page 35), and should match the color palette applied to the adjacent house.
Fences & Railings

FENCES
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 fences are required, they shall be 30 to 36 inches high and no more than 50 percent opaque. In all other locations where fences are allowed, they shall be between 2 feet-6 inches and 6 feet high, and may be up to 75 percent opaque. Fences, gates, posts, pickets and all of their component parts (except hardware), shall be constructed of wood. They shall be painted or stained based on the approved fence colors.

Fences will help to clearly distinguish between the private areas of the homesite and adjacent boardwalks and pathways. In general, fences should establish a boundary and enclose areas of exterior space, distinguishing private areas from common pedestrian areas, rather than simply property lines. Fences should not end abruptly, but return into part of a built structure. Fences should not be continuous along property edges.

For example, it is not necessary to establish a fence along a front property line parallel to a porch just several feet away. Fences will be required along pedestrian access corridors in SummerCamp West and will be installed by the developer.

RAILINGS ON EXTERIOR STAIRS, BALCONIES AND PORCHES
Railings should follow the simple construction techniques and detailing found throughout the house’s exterior. Pickets can be designed to form rhythms or decorative patterns. The primary pattern may be vertical, horizontal or diagonal. Railings, posts, pickets, stairs and all other associated framing shall be constructed of wood, and be simply detailed. Wood shall be painted or stained an approved trim color (see page 35). Other material may be combined with wood to create interest or to match specific details of the main house. Creative use of other approved materials, metal mesh or steel cables, combined with wood, is encouraged.
CHIMNEYS
Chimneys shall be faced with stucco or tabby ("coastal concrete"). They may also be faced with brick or another approved masonry material. Chimneys may also be wire stayed galvalum flue pipe. 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. In general, chimneys should be kept relatively simple in massing and articulation.

TRASH ENCLOSURE
Each trash enclosure at SummerCamp will be of similar size and shape, but the design will vary according to the lot's fence design or raised structure design. As seen in the image, 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 trash container/enclosure must be "wildlife proof" per Florida Department of Environmental Protection standards and should be a minimum of 3 feet high. Curbside trash pickup is available. Air conditioning equipment must also be protected from damage as the result of storms or a rise in the water table. For elevated house structures the building code states that all air exterior conditioning equipment must be located at the same elevation as the first habitable level of the structure. In most cases this can be handled by locating the condenser units on a small platform or an extension of a stair landing or porch. The detail of the condenser platform shall follow the details of the main structure, railings or screen porch. Careful thought must be given to allow for easy accessibility for future maintenance and repair.

GAS
Gas (either natural or propane) is not allowed for residential use at SummerCamp. This does not preclude the use of gas for outside grills.

ENCLOSED AREA BELOW THE STRUCTURE
Areas beneath elevated houses may be enclosed consistent with the habitable/non habitable requirements of the Franklin County Building Ordinance. No enclosure beneath the structure shall exceed 35 percent of the first level above that area beneath the structure.

RAINBARRELS
Rainbarrels for irrigation and water conservation are encouraged. Rainbarrels must have overflow valves, child proof covers and mosquito donuts to prevent stagnation. As part of an overall "green-strategy", a variety of rainbarrels may be proposed, and the design of each shall be consistent with the intention and aesthetic of this Pattern Book and subject to the discretion of the Design Review Committee. Rainbarrels may be exposed if architecturally compatible or screened consistent with the Fences & Railings and Landscape sections of this book.
Color Palette

The color palette for SummerCamp seeks to follow the same aesthetic philosophy as the architectural style, which transforms the historic “Old Florida” cottage through regional and contemporary interpretation. The SummerCamp palette includes natural greens, golds, taupes, and rust/brown colors, weathered grays, slate, grey-blue, and muted stains, which are complemented by light or dark trim colors and rich accent colors. The wall colors soften the bright Florida sun while contrasting colored trim frames the house’s massing and highlights window and door openings in the volume. The SummerCamp color palette strives to harmonize with the surrounding nature creating a blend of earth and sea.

SummerCamp is intended to be a homogeneous place, created with a limited palette of forms, materials, and colors. The preferred colors for exterior walls for SummerCamp homes are natural tones derived from the landscape.

Residents who wish to use interrelated colors, within this range, shall obtain Design Review Committee approval prior to use. Also, within this limited palette of colors, a house’s wall color should always be different than adjacent houses. (Note that printing techniques used to produce this Pattern Book approximate the represented colors). Architects and contractors shall provide owners with color chip samples, and have them available for review.

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<th>Trim</th>
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<td>Restained Gold SW-6129</td>
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<td>Crownsville Gray BM HC-106</td>
<td>Robust Red Color Wheel AC114N</td>
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<td>Smokey Mountain BM AC-18</td>
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</tbody>
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DETAILS

- Natural wood or stained siding with light painted trim is encouraged.
- All-white buildings are not allowed. Most of the siding on each house, if painted or stained, must be done in a single color, from the main body colors illustrated on this page. Limited areas of siding, used or treated as an accent, may be painted white, off-white or another wall color.
- Accent colors shall be restricted to special areas such as front doors, window sashes, crawl space screens, shutters or details.
- Color examples have been derived from a variety of manufactured colors, Benjamin-Moore (BM) and Sherwin-Williams (SW) paints. Other paint and stain manufacturers that match the approved palette may be used.
SummerCamp is home to a coastal wetland ecosystem, which creates a rich natural landscape. A strong dedication to the conservation of this existing landscape is fundamental to the philosophy and approach of the landscape. Plant material selection and form should respond to the natural surroundings of the coastal environment. Simply said, the landscape design for a SummerCamp home must be an extension of the existing natural surroundings.

With such a unique landscape comes the responsibility of designing and planning to ensure that these ecosystems are sustained and even strengthened. Homeowners are encouraged to adapt such an ethic of care by following the principles described here for preserving and restoring the extraordinary nature of this place.

**LANDSCAPE**

The goal for the residential landscape within SummerCamp is to maximize retained natural vegetation and to restore any impact to the natural environment that may occur during the construction of a home.

As per Franklin County Ordinance, SummerCamp will generally follow a landscaping philosophy that utilizes native plant materials. Other plant materials may be approved, subject to the Design Review Committee, but only if they are selected from the appropriate and relevant sections of the Native Plant Materials list identified in “Waterwise Florida Landscapes” produced by Florida Water Management District. At SummerCamp, artificial irrigation will be kept to a minimum.

To prevent excessive use of artificial irrigation, common and recreational areas will utilize soil moisture sensors to monitor the need for irrigation.

In the ‘Waterwise Florida Landscapes’ publication, all homeowners are encouraged to utilize Xeriscape principles. Xeriscape can be defined as ‘a common sense way to landscape that conserves water and protects the environment’ (‘Waterwise, Landscaping to Promote Water Conservation Using the Principles of Xeriscape®’). More specifically, installing plant materials that match the conditions of the natural environment will dramatically reduce the need for watering or chemicals once established.

In addition to the use of native plant materials, minimal use of turf will also reduce the reliance on water. Subsurface (either temporary or permanent) irrigation systems are prohibited on all homesites. On all homesites, turf is to be limited to a maximum of 10 percent of the remaining developable area after the footprint of the home is determined and also limited to the 8-foot clear zone around the house. Just as the houses, paths and drives are carefully integrated into the natural environment so should lawns. Turf areas should serve as small private gathering spaces, which would facilitate play areas for children or pets.

Minimal watering and maintenance will be required by the resident due to the small amount of grass allowed. On all residential lots south of U.S. 98, turf grass within the 8-foot clear zone shall be limited to native Bahia Grass and native St. Augustine Grass. Edging is recommended to ensure a clean and kept appearance for lawn areas visible to the public. Pine straw mulch or bare sand are appropriate ground cover when integrated into the design. Additional groundcovers are recommended in the plant palette.

**CLEARING GUIDELINES**

Clearing of native vegetation during the construction of the home must be kept to a minimum. Accidental or inadvertent clearing in building setbacks must be avoided during the construction phase. Therefore, it is important that the architect and building contractor be informed of the setback requirements to prevent unnecessary clearing. See pages 10 through 18, as well as the Contractor’s Standards Book, for clearing limits, setback requirements, and proper clearing techniques.

If unnecessary or improper clearing does occur, it is the responsibility of the owner to replant the area with the appropriate native vegetation recommended in the plant palette.
Minimum Landscape Requirements

**EASEMENTS AND RIGHT-OF-WAY**

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. Locate all underground utilities prior to planting in the utility easement by contacting Sunshine One Call at 1-800-432-4770. The Design Review Committee must approve all plantings sited within the utility easement.

**TREES**

Use of overstory and midstory trees is desired in open areas of lots. In the absence of existing trees, a minimum of three trees shall be planted on each of the lots. (One shall be an overstory tree, one shall be a midstory tree, and the third shall be the owners’ choice of either overstory or midstory.) Trees shall be placed in natural formations and groupings to simulate native occurrences. All overstory trees shall have a minimum trunk caliper of 1-1/2” and 15-gallon size. All midstory trees shall have a minimum trunk caliper of 1-1/4” and 10-gallon size.

**GROUNDCOVERS**

Use of groundcovers is encouraged as opposed to turf lawns. Low growing groundcover plants such as Broomsedge, Gopher Apple, Muhly Grass etc. shall be a minimum 3 inch pot size if planted at 12 inch 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.

**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. Like trees, shrubs shall be planted to simulate native occurrences. Seventy five percent of all shrubs shall be a minimum 3-gallon container size, 15 percent of all shrubs shall be 5-gallon container size, the remaining 10 percent shall be 7-gallon container size or larger.

**MULCH**

All planting areas shall be mulched to a minimum 2 inch compacted thickness with an organic mulch material, i.e. Pine straw or Pine Bark. (Pine Bark shall be a by-product of the timbering process.) Mulching shall be provided to ensure 100 percent continuous coverage of planting beds and disturbed areas.

**PRESERVATION**

Preservation of existing trees is required. All trees of 4 inch Diameter at Breast Height (DBH) or larger shall be retained unless the Reviewer approves clearing.

**TRANSPLANTING/PRUNING/REMOVAL**

When an existing 4” DBH tree(s) cannot be preserved with a reasonable site plan, the Reviewer may permit removal. Transplanting is preferred to removal. Pruning of trees to allow clearance for construction may be permitted 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 5 feet of any tree trunk of 12 inch DBH or larger (56 inch above grade). Where grading cuts must occur within the drip line area, the grade shall not be lowered more than 1 foot 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. Tree roots exposed by cuts shall be covered as soon as possible with one layer of wet organic burlap and native soil found on site.
Plant Palette Zones

For the purposes of appropriate landscape materials selection, all homesites within SummerCamp Beach have been categorized into one of three basic ecosystems: the Pine Flatwoods Zone, the Sand Scrub Zone or the Wetland Ecotone Zone. A specific plant palette associated with each of these zones is outlined herein. These plant palettes are key elements in maintaining the beauty and unique character for SummerCamp Beach. All recommended plant species are native. The planting of exotic, non-native vegetation on any lot within SummerCamp Beach is prohibited. By selecting native materials, maintenance is reduced, watering needs are minimized and the existing wild life habitat is strengthened. Cross use of materials from zone to zone may be appropriate; however plants other than those listed must be approved by the Design Review Committee.

Chapman Rhododendron  Loblolly Bay
Sand Pine  Sand Live Oak
Pine Flatwoods Zone
Sand-Scrub Zone
Wetland/Ecotone Zone

East

Gulf of Mexico
SURFACES: MATERIALS & PAVING
The selected materials for hardscape surfaces will contribute to the character of SummerCamp. Limited walks, paths, driveways and parking areas should be constructed of natural materials such as stone, brick, wood or shell. These quality materials will strengthen the unique character of the landscape, with minimal disturbance to the existing environment.

To reduce the amount of paving, the driveway should be constructed with crushed shell, 67 rock or other approved stone or gravel product or pavers. The recommended design and materials listed here will provide an intimate and unique arrival to each residence. Paths are recommended not to exceed 3 feet wide to maintain the “Camp” setting.

Paving materials may include the following:
- Gravel and crushed shell.
- Wooden boardwalks raised slightly above the ground (built with cypress, cedar, pressure-treated pine).
- Pavers, Clay, Stone or Concrete.

Prohibited paving materials for homesites:
- Asphalt and stamped concrete.
- Unnatural colored pavers, concrete or stone.

GROUND MOUNTED EQUIPMENT
All ground mounted equipment (air conditioning units, etc.) shall be adequately screened by planting material. Such landscaping shall be set back from the equipment according to manufacturers’ guidelines or a minimum of 3 feet if no recommendations are available.

EXTERIOR LIGHTING
The clear night sky is another defining characteristic of SummerCamp. It is important to reduce the amount of light pollution to minimize disturbance to wildlife and surrounding residents. Porches, patios and paths shall be lit only where necessary. Hooded lanterns and other forms of subdued, indirect low-level lighting is recommended due to the Florida Department of Environmental Protection requirements. These lights should be set on timers or security sensors to illuminate SummerCamp during the off season. Incandescent bulbs 40 watts or below are recommended. Spotlight are not allowed. In addition, every SummerCamp home is required to meet lighting standards and regulations governing sea turtle habitat. Consult the Design Review Committee for specific requirements.
Pine Flatwood is the most common plant community in Florida and is characterized by acidic, sandy soil with a hardpan layer 1 to 3 feet below the surface. Moisture levels vary from dry to nearly saturated during the wet season. In natural settings, fires caused by lightning occur every 5-10 years, leaving ash to fertilize new growth. Long ago, the pine flatwoods floor was clear by fire. Now, without regular fires, a shrub strata dominates. In managed conservation areas, controlled burns are conducted to reduce the amount of fuel plants on the forest floor and to encourage growth of herbaceous species. The most dominant species include Longleaf Pine, Slash Pine or Pond Pine (depending on hydric conditions), Saw Palmetto, Gallberry, Fetterbush and Tarflower. The forest floor has herbaceous species such as Wiregrass, Muhly Grass, Blazing Star, Violets and Lilies - species adapted to both wet and dry conditions. Occasionally there are Dahoon Holly, Persimmon, Maple trees, Loblolly Bay, and Sweet Bay.

**Pine Flatwood Plant Palette**

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**OVERSTORY TREES**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Longleaf Pine</td>
<td>Pinus palustris</td>
<td>Specimen evergreen tree, prefers sandy or clay-sand soils, long lived tree, no pruning required, NSP</td>
</tr>
<tr>
<td>Loblolly Pine</td>
<td>Pinus taeda</td>
<td>Fast growing specimen evergreen tree, prefers well drained soils, no pruning required, NSP</td>
</tr>
<tr>
<td>Slash Pine</td>
<td>Pinus x sanddresleri</td>
<td>Fast growing specimen evergreen tree, prefers moist, slightly acid soils, long lived tree, no pruning required, NSP</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
<td>Large broadleaf evergreen, large fragrant flowers, no pruning required, NSP, EST</td>
</tr>
</tbody>
</table>

**MIDSTORY TREES**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dahoon Holly</td>
<td>Ilex x attenuata 'East Palatka'</td>
<td>Evergreen broadleaf tree, upright form, red fall fruit on female plants, NSP</td>
</tr>
<tr>
<td>East Palatka Holly</td>
<td>Persea borbonia</td>
<td>Broadleaf evergreen tree, no serious pests, tolerates various conditions</td>
</tr>
<tr>
<td>Redbry</td>
<td>Magnolia virginiana</td>
<td>Tolerates wet soils, evergreen with attractive silver/green foliage and white spring flowering, NSP</td>
</tr>
<tr>
<td>Sweet Bay</td>
<td>Ilex vomitoria</td>
<td>Evergreen with upright form and open branching, attractive red fruit, specify female plants, EST</td>
</tr>
</tbody>
</table>

**SHRUBS**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapman Rhododendron</td>
<td>Rhododendron minus var. chapmanii</td>
<td>Deciduous flowering shrub, prefers moist soils, filtered light, may suffer cold damage</td>
</tr>
<tr>
<td>Container</td>
<td>Zania papilla</td>
<td>Compact evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage</td>
</tr>
<tr>
<td>Scrub Mutt / Wild Rosemary</td>
<td>Corradiina canescens</td>
<td>Deciduous shrub with attractive flowers and blue/black fruit</td>
</tr>
<tr>
<td>Lowbush Blueberry</td>
<td>Vaccinium darrowii</td>
<td>Tolerates moist soil types, hardy evergreen shrub with dense, compact form, EST</td>
</tr>
<tr>
<td>Dwarf Yaupon Holly</td>
<td>Ilex vomitoria 'nana'</td>
<td>Evergreen shrub, no serious pests</td>
</tr>
<tr>
<td>Fetterbush</td>
<td>Ilex x attenuata 'Schellings Dwarf'</td>
<td>Evergreen shrub, prefers moist soils and shade, NSP</td>
</tr>
<tr>
<td>Gallberry / Inkberry</td>
<td>Ilex x attenuata</td>
<td>Evergreen shrub, prefers moist soil and shade, NSP</td>
</tr>
<tr>
<td>Hammockcreeper Azalea</td>
<td>Vaccinium corimbosum</td>
<td>Deciduous flowering shrub, prefers moist soil and shade</td>
</tr>
<tr>
<td>Highbush Blueberry</td>
<td>Laricina camara</td>
<td>Evergreen shrub, medium height, no serious pests, full sun to part shade, blue/black fruit in fall</td>
</tr>
<tr>
<td>Lantana</td>
<td>Ilex griffithii</td>
<td>Herbaceous flower, no pests, profuse flowering</td>
</tr>
<tr>
<td>Needle point Holly</td>
<td>Lonicera corolla 'Needle Point'</td>
<td>Non-native but excellent evergreen leaf shrub, NSP</td>
</tr>
<tr>
<td>Osula Anise</td>
<td>Illicium floridanum</td>
<td>Evergreen shrub, prefers moist soils and shade, excellent evergreen screening shrub, very aromatic, NSP (aka Yellow Anise)</td>
</tr>
<tr>
<td>Saw Palmetto</td>
<td>Vaccinium myrtillus</td>
<td>Predominant shrubs/groundcover, tolerates wide range of soils and conditions, erosion control, Ian-shaped leaves</td>
</tr>
<tr>
<td>Shiny Blueberry</td>
<td>Hypericum hypericoides</td>
<td>Deciduous shrub with attractive flowers and fruit</td>
</tr>
<tr>
<td>St Johns Wort</td>
<td>Ilex vomitoria 'nana'</td>
<td>Evergreen shrub, medium to large flowering fruit, specify female plants</td>
</tr>
<tr>
<td>Wax Myrtles</td>
<td>Myrica parviflora</td>
<td>Evergreen shrub with multi-trunk growth habit, tolerates variable and harsh conditions, EST</td>
</tr>
<tr>
<td>Yucca / Beagress</td>
<td>Yucca filamentosa</td>
<td>Accent evergreen shrub with sculptural foliage, full sun or partial shade, highly adaptable to varying soils, EST</td>
</tr>
</tbody>
</table>

**NATIVE GRASSES / GROUNDCOVERS**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanket Flower</td>
<td>Gaillardia pulchella</td>
<td>Herbaceous flower, no pests, profuse flowering in Spring/Summer</td>
</tr>
<tr>
<td>Blue Eyed Grass</td>
<td>Gaillardia pulchella</td>
<td>Herbaceous flowe, native</td>
</tr>
<tr>
<td>Bromus erectus</td>
<td>Bromus erectus</td>
<td>Full sun, prefers acid soils, showy fall flowering, NSP</td>
</tr>
<tr>
<td>Cinnamon Fern</td>
<td>Cinnamon Fern</td>
<td>Shade to sun locations and prefers acid, moist soil, NSP</td>
</tr>
<tr>
<td>Fakahatchee Grass</td>
<td>Fakahatchee Grass</td>
<td>Herbaceous grass, 4' height and spread (aka Gamma Grass)</td>
</tr>
<tr>
<td>Lopsided Indian Grass</td>
<td>Lopsided Indian Grass</td>
<td>Prefers shady locations and moist soil, NSP</td>
</tr>
<tr>
<td>Muhly Grass</td>
<td>Muhly Grass</td>
<td>Tall, finely textured grass, sun/shade tolerant</td>
</tr>
<tr>
<td>Wiregrass</td>
<td>Wiregrass</td>
<td>Finely featured, dense grass, excellent substitute for turf/lawn grass</td>
</tr>
</tbody>
</table>

**TURF GRASSES**

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bahia Grass</td>
<td>Pennisetum notatum</td>
<td>Low maintenance turf grass, drought resistant</td>
</tr>
<tr>
<td>St Augustine Grass</td>
<td>St Augustine Grass</td>
<td>Heavy textured, lush turf</td>
</tr>
</tbody>
</table>
### Sand Scrub Plant Palette

The Sand Scrub community is characterized by deep acid sand with virtually no organic matter except for surface litter, the soils are infertile and extremely well-drained, being low in moisture retention. Under natural conditions, high intensity fires occur at 20 to 80 year intervals. Plants of this community require good drainage and suffer from flooding and wet or heavy soils. They are drought and frost resistant and can endure light shade and slight salt exposure. Sand Pine Scrub has a canopy of Pinus clausa; when no pines are present, the scrub community can be viewed as a dwarf forest, where plants which are normally “understory” or ‘shrubs’ are the tallest woody plants, and function as canopy. Many beach front homesites are indicated for this palette. The planting plans for beach front homes should emphasize the use of the salt tolerant plants.

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<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OVERSTORY TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sand Pine</td>
<td>Pinus clausa</td>
<td>Medium sized, drought tolerant evergreen tree, compact habit of growth, adaptable to various soils, NSP</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
<td>Large broadleaf evergreen, large fragrant flowers, no pruning required, NSP, EST</td>
</tr>
<tr>
<td><strong>MIDSTORY TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapman’s Oak</td>
<td>Quercus chapmanii</td>
<td>Small broadleaf evergreen tree, dwarf form, dense glossy foliage, NSP</td>
</tr>
<tr>
<td>East Palatka Holly</td>
<td>Ilex x attenuata ‘East Palatka’</td>
<td>Evergreen broadleaf tree, upright form, red fall fruit on female plants, NSP</td>
</tr>
<tr>
<td>Myrtle Oak</td>
<td>Quercus myrtifolia</td>
<td>Small broadleaf evergreen tree, compact form &amp; foliage, tolerant of various soil conditions, NSP, EST</td>
</tr>
<tr>
<td>Sand Live Oak</td>
<td>Quercus geminata</td>
<td>Small broadleaf evergreen tree, compact form &amp; foliage, NSP</td>
</tr>
<tr>
<td>Turkey Oak</td>
<td>Quercus laevis</td>
<td>Deciduous tree, with attractive foliage, vivid fall color, drought tolerant, fast grower</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
<td>Evergreen with upright form and open branching; attractive red fruit, specify female plants, EST</td>
</tr>
<tr>
<td><strong>SHRUBS / NATIVE GRASSES/GROUNDCOVERS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blanket Flower</td>
<td>Gaillardia pulchella</td>
<td>Showy flowering herbaceous perennial, drought tolerant, MST</td>
</tr>
<tr>
<td>Blue Eyed Grass</td>
<td>Stenotaphrum secundatum</td>
<td>Heavy textured, lush turf</td>
</tr>
<tr>
<td>Coontie</td>
<td>Zamioculcas zamiifolia</td>
<td>Compact evergreen shrub, prefers sandy, dry shallow soils, sun or shade, cold &amp; drought tolerant, MST</td>
</tr>
<tr>
<td>Cumberland Rosemary</td>
<td>Corokia cotoneaster</td>
<td>Evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage</td>
</tr>
<tr>
<td>Dogwood Blueberry</td>
<td>Vaccinium darrowii</td>
<td>Deciduous shrub with attractive flowers and blue/black fruit</td>
</tr>
<tr>
<td>Dwarf Yaupon Holly</td>
<td>Ilex vomitoria ‘Nana’</td>
<td>Hardy evergreen shrub with compact form and dense branching foliage</td>
</tr>
<tr>
<td>Gopher Apple</td>
<td>Licania michauxii</td>
<td>Low growing evergreen spreading groundcover with bright green glossy foliage</td>
</tr>
<tr>
<td>Hopkirk Grass</td>
<td>Shibberia capilares</td>
<td>Full sun locations and moist soil, support one sided inflorescences, erosion control, NSP</td>
</tr>
<tr>
<td>Jack Pine</td>
<td>Pinus clausa</td>
<td>Tall, finely textured grass, sun/shade tolerant</td>
</tr>
<tr>
<td>Lopsided Indian Grass</td>
<td>Sorghastrum secundum</td>
<td>Predominant shrub/groundcover, tolerates wide range of soils and conditions, erosion control, fan-shaped leaves</td>
</tr>
<tr>
<td>Lowbush Blueberry</td>
<td>Vaccinium darrowii</td>
<td>Deciduous shrub with attractive flowers and fruit</td>
</tr>
<tr>
<td>Mahogany</td>
<td>Licania michauxii</td>
<td>Flowering herbaceous semi-woody shrub, moist soils, NSP</td>
</tr>
<tr>
<td>Saw Palmetto</td>
<td>Serenoa repens</td>
<td>Soild, fine texture, dense grass, sun to part sun, moist &amp; dry soils</td>
</tr>
<tr>
<td>Shrub Blueberry</td>
<td>Vaccinium myrsinites</td>
<td>Evergreen shrub with branching, attractive fruit, specify female plants, NSP</td>
</tr>
<tr>
<td>St. John’s Wort</td>
<td>Hypericum hypericoides</td>
<td>Accent evergreen shrub with sculptural foliage, full sun, highly adaptable to varying soils, EST</td>
</tr>
<tr>
<td>Turkey Oak</td>
<td>Licania michauxii</td>
<td>Flowering herbaceous perennial, cold sensitive, non-native but naturalized, drought tolerant</td>
</tr>
<tr>
<td>Wiregrass</td>
<td>Aristida stricta</td>
<td>Accent evergreen shrub with sculptural foliage, full sun, highly adaptable to varying soils, EST</td>
</tr>
</tbody>
</table>

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### Sand Pine-Screen Planting Palette

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OVERSTORY TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sand Pine</td>
<td>Pinus clausa</td>
<td>Medium sized, drought tolerant evergreen tree, compact habit of growth, adaptable to various soils, NSP</td>
</tr>
<tr>
<td><strong>MIDSTORY TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapman’s Oak</td>
<td>Quercus chapmanii</td>
<td>Small broadleaf evergreen tree, dwarf form, dense glossy foliage, NSP</td>
</tr>
<tr>
<td>East Palatka Holly</td>
<td>Ilex x attenuata ‘East Palatka’</td>
<td>Evergreen broadleaf tree, upright form, red fall fruit on female plants, NSP</td>
</tr>
<tr>
<td>Myrtle Oak</td>
<td>Quercus myrtifolia</td>
<td>Small broadleaf evergreen tree, compact form &amp; foliage, tolerant of various soil conditions, NSP, EST</td>
</tr>
<tr>
<td>Sand Live Oak</td>
<td>Quercus geminata</td>
<td>Small broadleaf evergreen tree, compact form &amp; foliage, NSP</td>
</tr>
<tr>
<td>Turkey Oak</td>
<td>Quercus laevis</td>
<td>Deciduous tree, with attractive foliage, vivid fall color, drought tolerant, fast grower</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
<td>Evergreen with upright form and open branching; attractive red fruit, specify female plants, EST</td>
</tr>
</tbody>
</table>

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### Turf Grasses

- **Bahia Grass**
  - Paspalum notatum
  - Low maintenance turf grass, drought resistant
- **St. Augustine Grass**
  - Zoysia latifolia
  - Heavy textured, lush turf

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### Additional Images

- [Coontie](image)
- [Yaupon Holly](image)
- [Blanket Flower](image)
- [Lowbush Blueberry](image)
- [St. John’s Wort](image)
- [Turkey Oak](image)
The recommended selections in this palette are intended to serve homesites which are located in close proximity to wetlands, seepage streams, or other seasonally wet areas. The plants included in this group thrive in wet soils but can also tolerate drier upland habitats, as well. Some homesites indicated for this particular palette may have site conditions present which are conducive to the use of plant selections from the Pine Flatwoods and Sand-Scrub palettes as well.

### Wetland Ecotone Planting Palette

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bald Cypress</td>
<td>Taxodium distichum</td>
<td>Deciduous conifer, reddish fall color, tolerates wet soils and periodic inundation, minimal pruning, NSP</td>
</tr>
<tr>
<td>Dahoon Holly</td>
<td>Ilex cassine</td>
<td>Tolerates wet soils &amp; salt air, evergreen with red attractive fruit on female plants, NSP, MST</td>
</tr>
<tr>
<td>Loblolly Bay</td>
<td>Gordonia lasianthus</td>
<td>Tolerates wet soils, evergreen, attractive white flowering in May, fall sun to part shade, NSP</td>
</tr>
<tr>
<td>Sweet Bay</td>
<td>Magnolia virginiana</td>
<td>Tolerates wet soils, evergreen with attractive silver/green foliage and white spring flowering, NSP</td>
</tr>
<tr>
<td>Wax Myrtle</td>
<td>Myrica cerifera</td>
<td>Evergreen tree with multi-trunk growth habit, tolerates variable &amp; harsh conditions, EST</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
<td>Evergreen shrub with attractive red fruit, female plants only, tolerates harsh environments, EST</td>
</tr>
<tr>
<td>Red Maple</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SHRUBS</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Coontie</td>
<td>Zamia pumila</td>
<td>Compact evergreen shrub, prefers sandy, dry shallow soils, sun or shade, cold &amp; drought tolerant, MST</td>
</tr>
<tr>
<td>Dwarf Yaupon Holly</td>
<td>Ilex vomitoria 'Schellings Dwarf'</td>
<td>Tolerates most soil types, hardy evergreen shrub with dense, compact form, EST</td>
</tr>
<tr>
<td>Saw Palmetto</td>
<td>Serenoa repens</td>
<td>Predominant shrub/groundcover, tolerates wide range of soils and conditions, erosion control, fan-shaped leaves</td>
</tr>
<tr>
<td>Shrub Mint / Wild Rosemary</td>
<td>Convolvulus canescens</td>
<td>Evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage</td>
</tr>
<tr>
<td>St. John's Wort</td>
<td>Hypericum hypericoides</td>
<td>Flowering herbaceous semi-woody shrub, moist soils, NSP</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
<td>Evergreen shrub with branching, attractive fruit, specify female plants, NSP</td>
</tr>
<tr>
<td>Yucca / Bentgrass</td>
<td>Yucca filamentosa</td>
<td>Accent evergreen shrub with sculptural foliage, full sun, highly adaptable to varying soils, EST</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>HERBACEOUS FLOWERS</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blanket Flower</td>
<td>Gaillardia pulchella</td>
<td>Showy flowering herbaceous perennial, drought tolerant, MST</td>
</tr>
<tr>
<td>Blue Flag Iris</td>
<td>Iris virginica</td>
<td>Prefers wet soils, NSP, attractive blue w/ orange &amp; white flowers, spring flowering, sun to part shade</td>
</tr>
<tr>
<td>Point Blue Flag</td>
<td>Iris hexagona sasmarum</td>
<td>Prefers wet soils, NSP, attractive blue w/ orange &amp; white flowers, spring flowering, sun to part shade</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>NATIVE GRASSES</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Eyed Grass</td>
<td>Svertichium angustifolium</td>
<td>Herbaceous, lovely blue flowers, native</td>
</tr>
<tr>
<td>Cordgrass</td>
<td>Spartina bakeri</td>
<td>Tolerates various environmental conditions, responds well to periodic cut-back pruning, NSP, EST</td>
</tr>
<tr>
<td>Lopsided Indian Grass</td>
<td>Tritomonas dactyloides</td>
<td>Full sun locations and moist soil, unique one sided inflorescences, erosion control, NSP</td>
</tr>
<tr>
<td>Moehlmann Grass</td>
<td>Sorghastrum secundum</td>
<td>Tolerates various environmental conditions, responds well to periodic cut-back, NSP (aka Gamagrass)</td>
</tr>
<tr>
<td>Purple Lovegrass</td>
<td>Eragrostis spectabilis</td>
<td>Full sun locations and moist soil, unique one sided inflorescences, erosion control, NSP</td>
</tr>
<tr>
<td>Seashore Passpalum</td>
<td>Paupaliopsis vaginatum</td>
<td>Drought resistant, mow at 1.5” HT, full sun, adapts to moist &amp; dry soils, EST</td>
</tr>
<tr>
<td>Soft Rush</td>
<td>Juncus effusus</td>
<td>Requires wet conditions, full sun to part shade, a pond accent plant</td>
</tr>
<tr>
<td>Wiregrass</td>
<td>Aristida stricta</td>
<td>Soft, fine texture, dense grass, naturalizes, full sun to part sun, moist &amp; dry soils</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>TURF GRASSES</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bahia Grass</td>
<td>Paspalum notatum</td>
<td>Low maintenance turf grass, drought resistant</td>
</tr>
<tr>
<td>St. Augustine Grass</td>
<td>Streptocarpus secundatum</td>
<td>Heavy textured, buds turf</td>
</tr>
</tbody>
</table>

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**HT**: Height
**NSP**: No Serious Pests
**EST**: Excellent Salt Tolerance
**MST**: Moderate Salt Tolerance

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**Wetland Ecotone Plant Palette**

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**Wetland Ecotone Zone**

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**Landscape 43**