

Massing and Roofs

Single-Pen

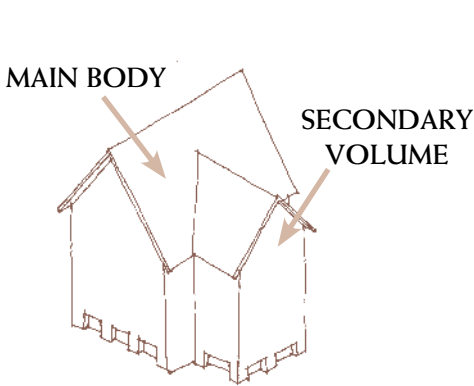


I-House

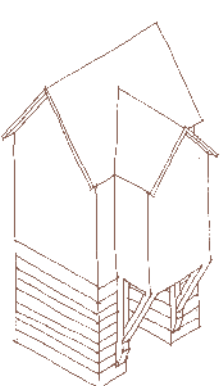


The massing and roof profiles of a SummerCamp house shall be based on one of the "Old Florida" house types. Additive elements, including secondary volumes, porches, dormers, cupolas, and towers that respond to varying site and program conditions are encouraged. The massing is to be simple and shall reflect the construction of straight forward 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

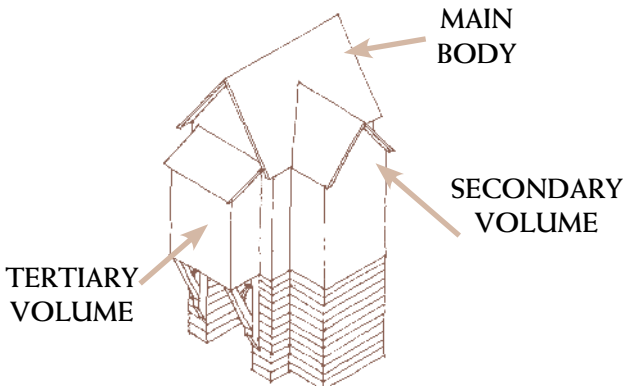
connected with the roof form. The roof massing should be hierarchical, with a clear expression of main body, secondary, and tertiary masses. Roof design is also additive and informal, similar to a house that has grown over time. The requirements outlined below further limit roof selections in order to create a harmonious roofscape.



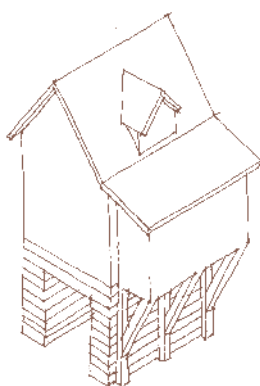
1. A hierarchical composition with the primary mass (house type) and a secondary mass proportional to the first.



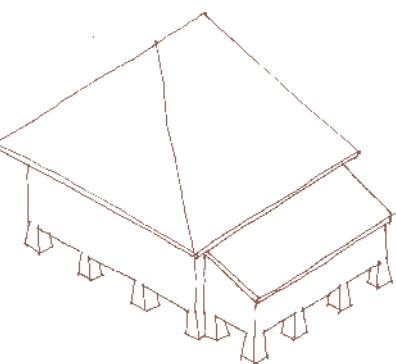
2. A similar composition to no. 1 that is raised above the ground with brackets supporting the secondary mass.



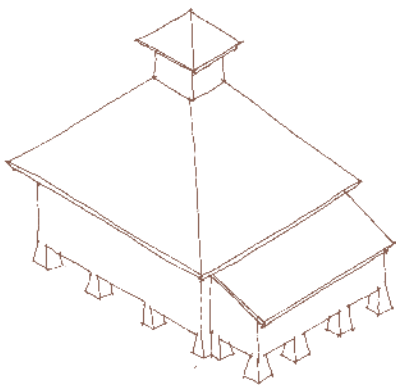
3. The addition of a tertiary shed roof element on brackets.



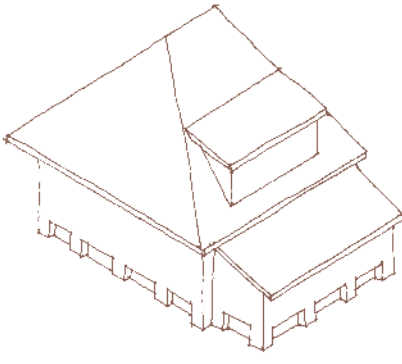
4. A raised single pen with a shed roof porch & gable dormer.



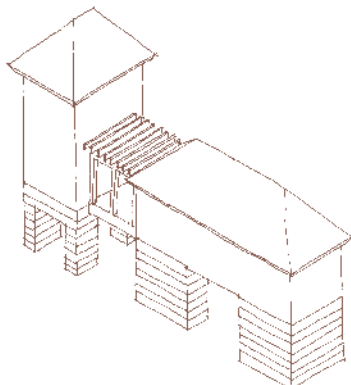
5. A steeply pitched hip roof on a Four Square house with an additive porch.



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.

COMPOSITION

- Major roofs shall be used in the most straight forward 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 3/12 and 8/12. On a Four & Nine Square it may be between 6/12 and 10/12.
- All roof heights must comply with local code and zoning requirements, which is 35 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.

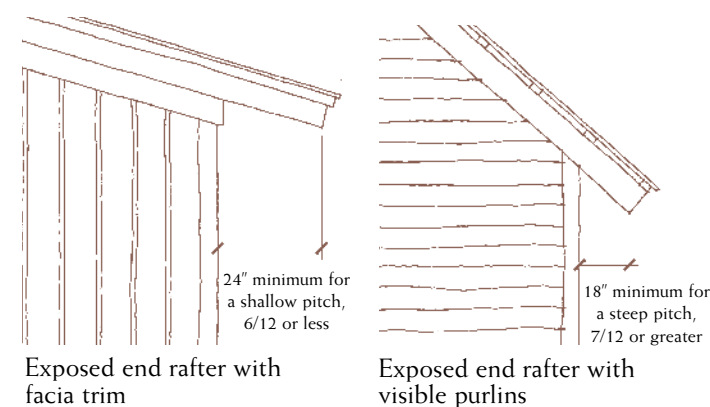
Roof Elements and Details

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, light monitors 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

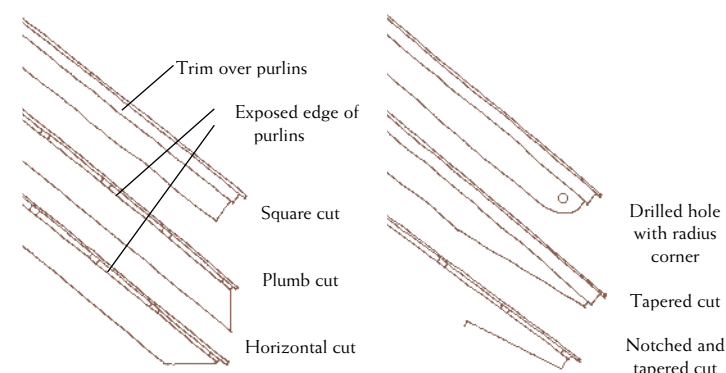
and covered porches establish an aesthetic of sheltering forms and deep shadows. The design of eaves is often an expression of numerous regional influences, like vernacular construction methods, locally available materials, climate, and historic style. The meeting of a roof gable and an eave will be 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.*

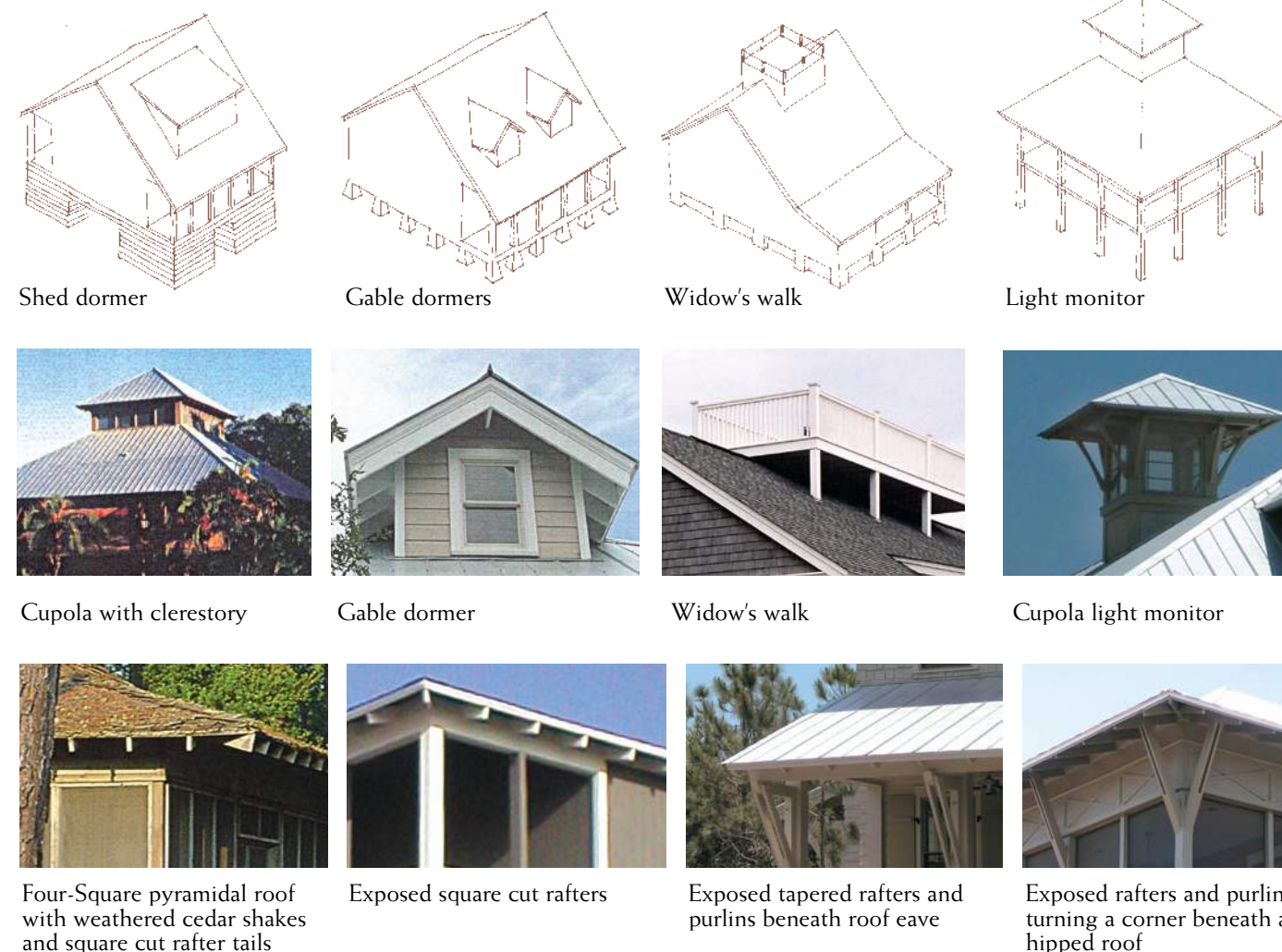
Eave Details



Rafter Tail Profiles



Roof Elements



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 fascia, 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

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.



Subtractive front porch

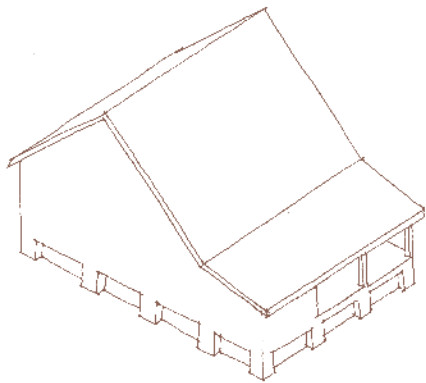


Additive side porch

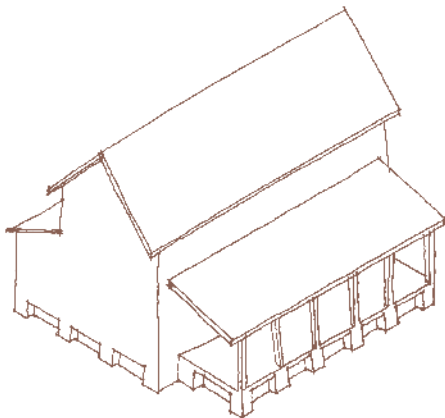


Subtractive stacked screened porch

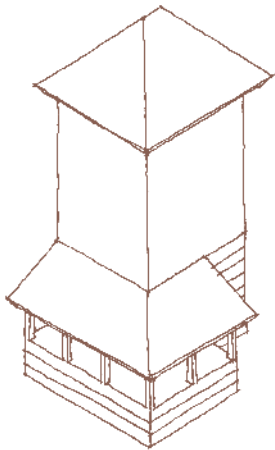
Ground Level Porches



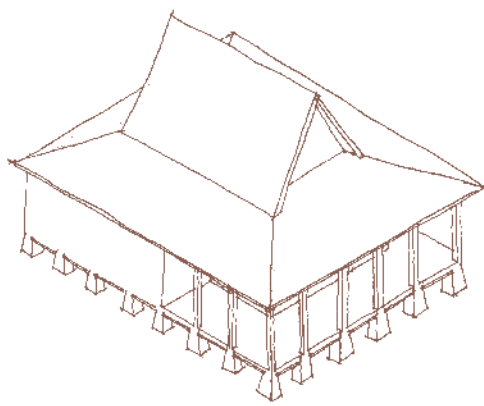
Subtractive front porch



Additive front porch

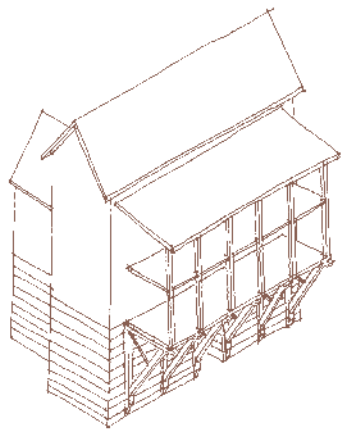


Corner porch

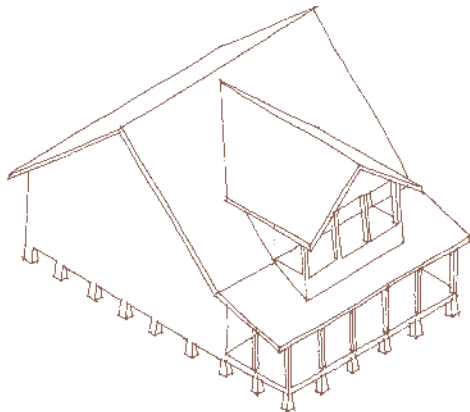


Wrap-around porch

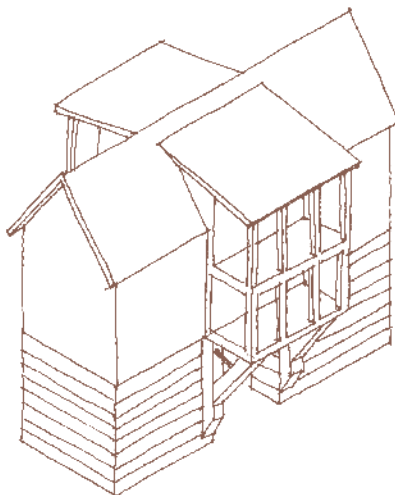
Two-Level Porches



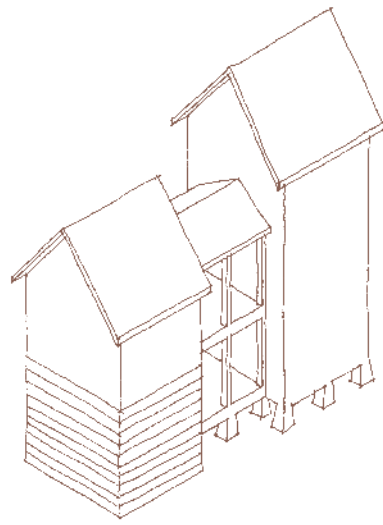
Stacked front porch



Dormer porch



Stacked shed porches



Stacked breezeway porch

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

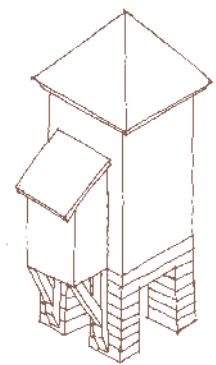
- The primary porch shall be at least 7 feet deep.
- All porches shall be orthogonal. No angular edges or polygonal shapes will be allowed.

MATERIALS AND COLORS

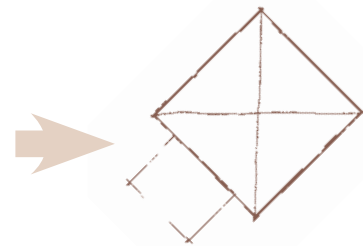
- The porch structure shall be wood.
- Porches and their associated railings, stairs, screens, etc. shall be painted or stained to match the house’s trim color. Refer to Page 35: Color Palette.

Towers & Cupolas

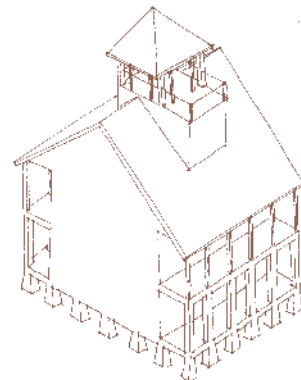
The incorporation of towers will become an important feature of the SummerCamp house and play a key role in forming and defining the collective roofscape. Towers are encouraged as an ideal way of enhancing views to the Gulf, and of the surrounding natural landscape. Towers are allowed on every lot.



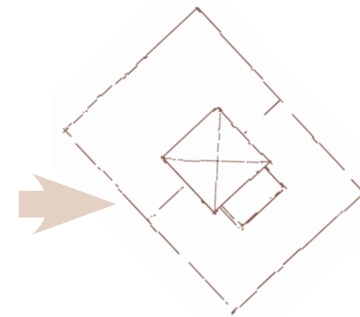
Tower house



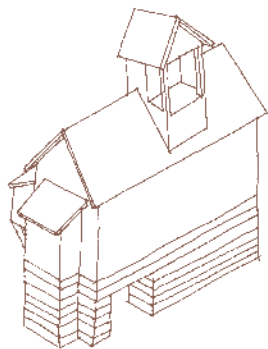
Roof plan diagram



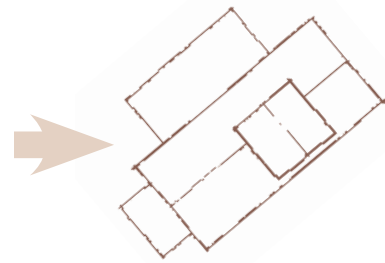
Tower at roof center



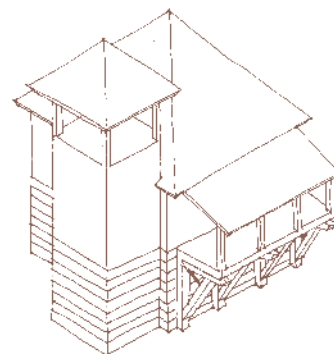
Roof plan diagram



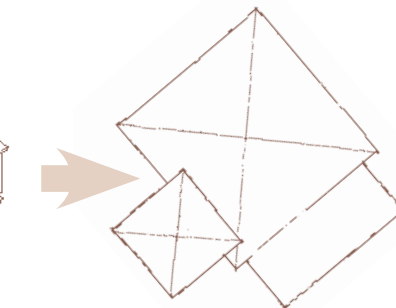
Tower on side of roof gable



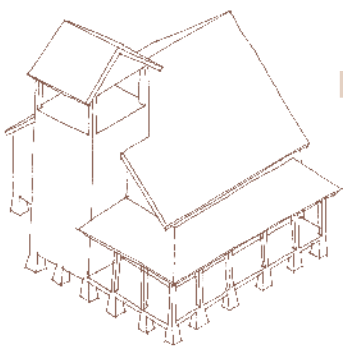
Roof plan diagram



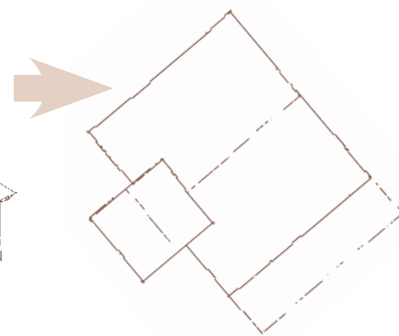
Corner tower



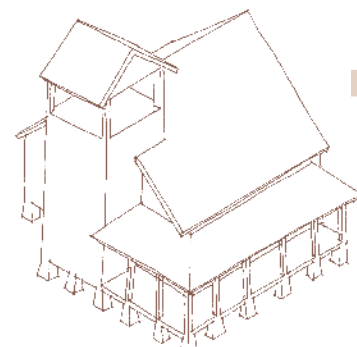
Roof plan diagram



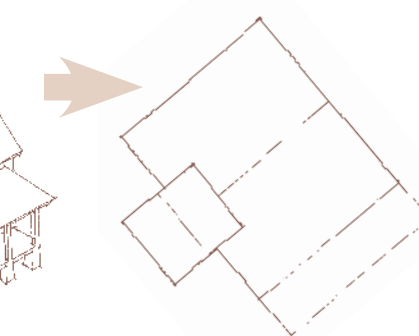
Attached tower



Roof plan diagram



Attached tower with integrated porch



Roof plan diagram



Side tower



Light monitor



A tower with an open-air viewing platform

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

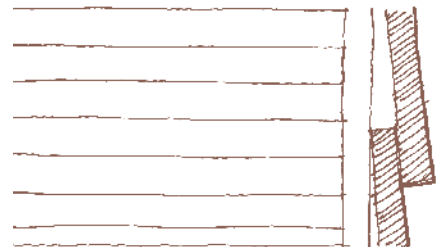
Towers, including their walls, trim, windows, balconies, and all other visible parts, shall follow the same or complementary color palette and application strategy as applied to the house. Refer to Page 35: Color Palette.



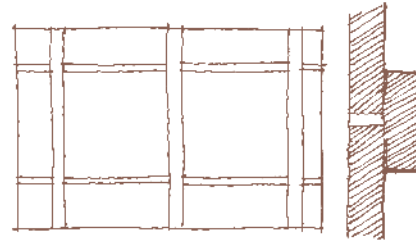
Walls and Trim



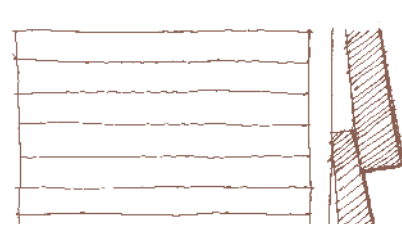
Trim Styles



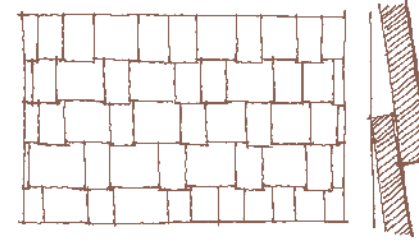
Lap Siding



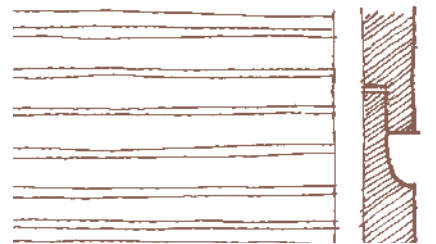
Panel with Battens



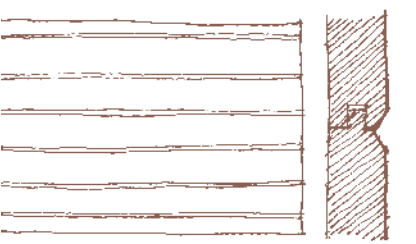
Beveled Lap Siding



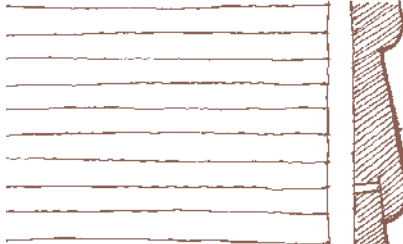
Shakes



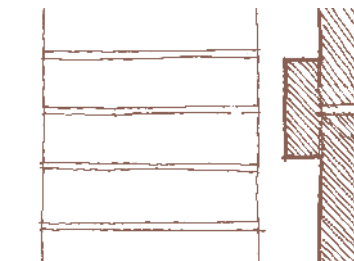
Drop Siding



Tongue & Groove, V-groove



Clapboard



Board and Batten siding or Board on Board



Combination Board & Batten and Lap Siding



Stained Drop Siding



Painted combination Board & Batten and Panel-Batten pattern



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 flash 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.
- | | |
|--|---------------------------|
| - Painted or stained wood siding | - Board on Board |
| - Painted, stained or natural Pressure Treated Wood Shingles | - Paneled with Battens |
| - Painted fiber-cement board siding or panels (such as Hardiboard) | - Galvanized or Galvalume |
| - Board and Batten | - Corrugated Metal |

Wall materials shall be either:

DETAILS

- Siding and clapboard must stop at the edge of trim. Trim may not be installed on top of siding or clap-board. 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 35.



Foundations



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.



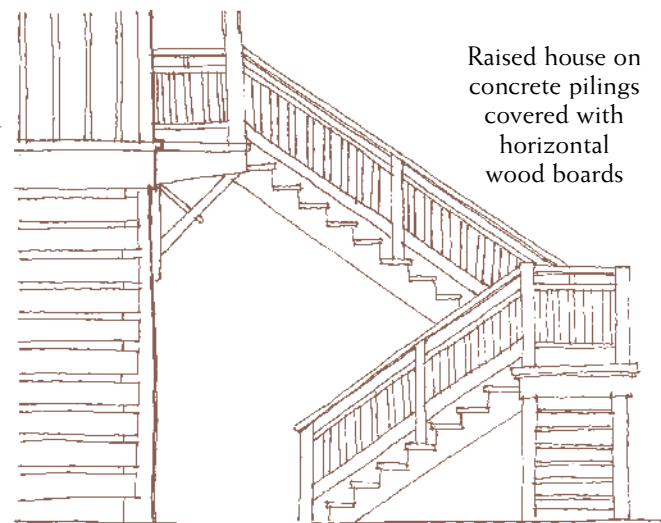
Raised house with crawl space



Concrete piers with vertical boards between

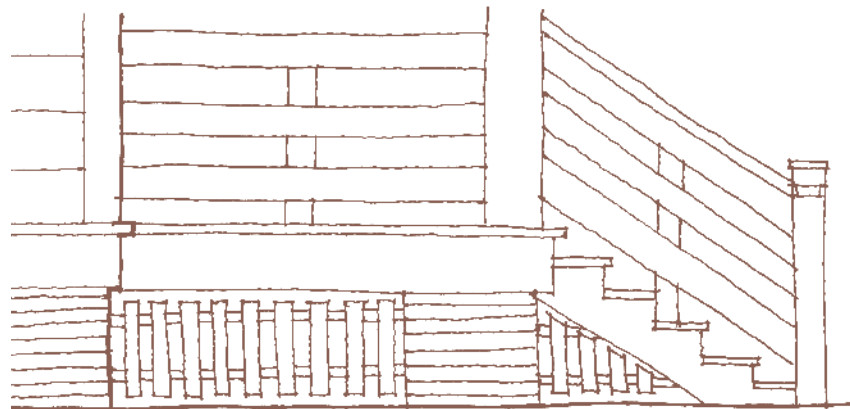


House raised on pilings with horizontal screen boards

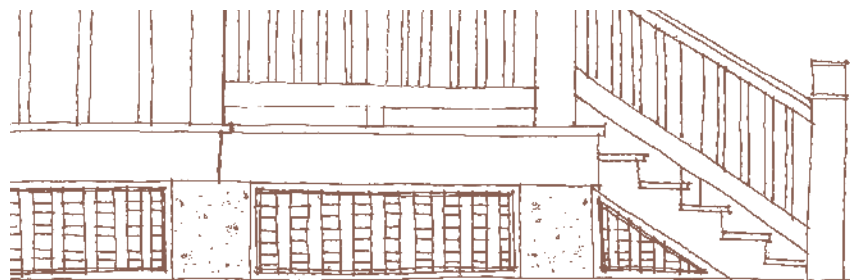


Raised house on concrete pilings covered with horizontal wood boards

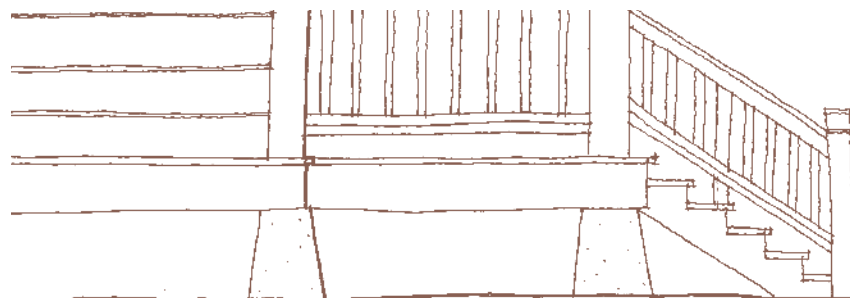
Imaginative use of the space created below elevated houses will be a defining characteristic of the SummerCamp home. Designers are encouraged to plan a variety of outdoor functions and spaces below the home. Refer to local codes for classification of these spaces.



Brick piers with vertical boards



Tabby-covered piers with lattice



Tapered concrete piers with open spaces between

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.

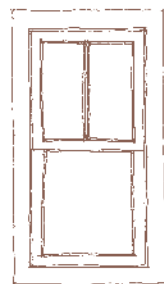
MATERIALS AND COLORS

- 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.

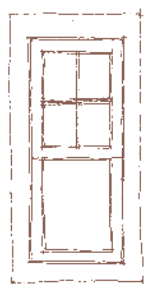


Windows

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.



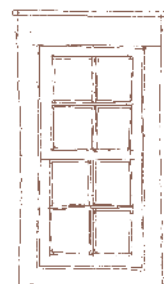
Two over one



Four over one



Two over two



Four over four



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 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 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.



Larger windows on the first floor.

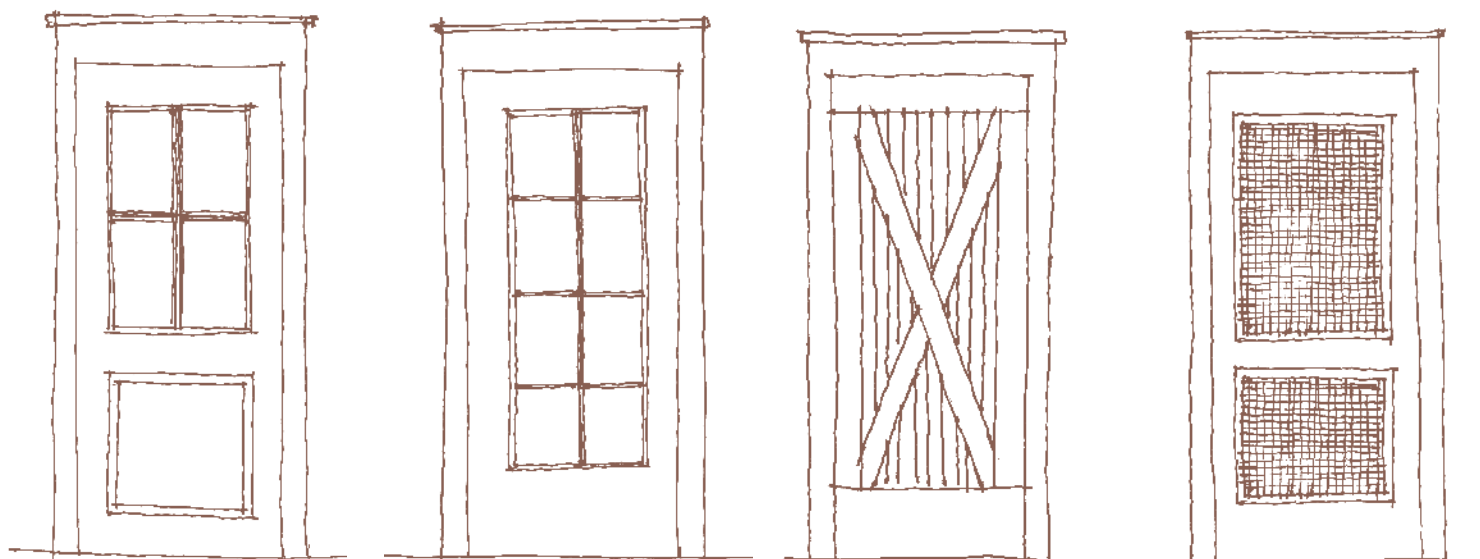


Casement accent window



Grouping of three dormer casement windows

Doors



Custom wood



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.

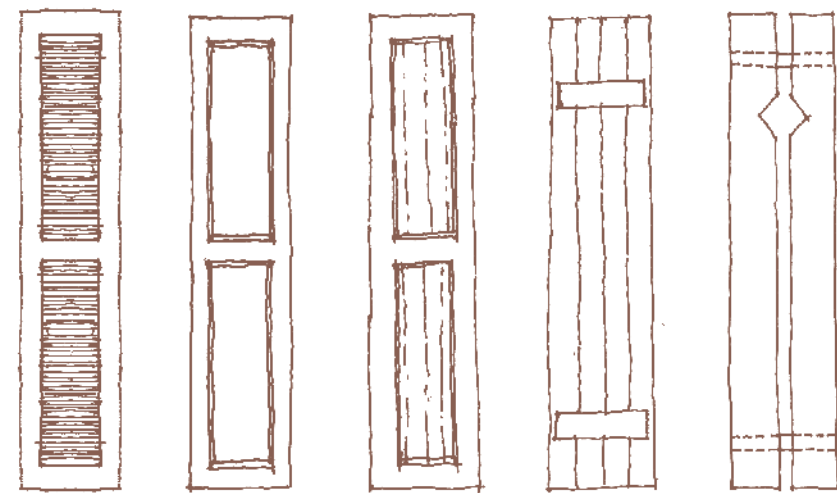
MATERIALS AND COLORS

- 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.

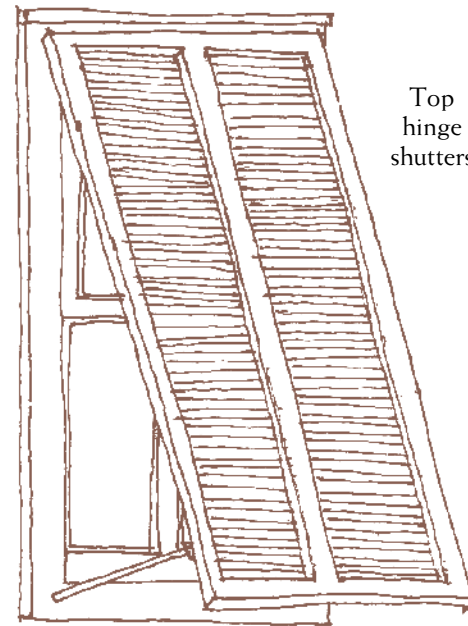


Shading Devices and Balconies

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 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.



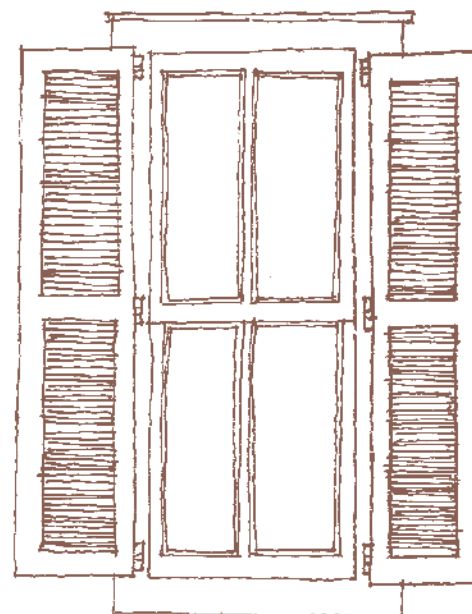
Typical shutter types



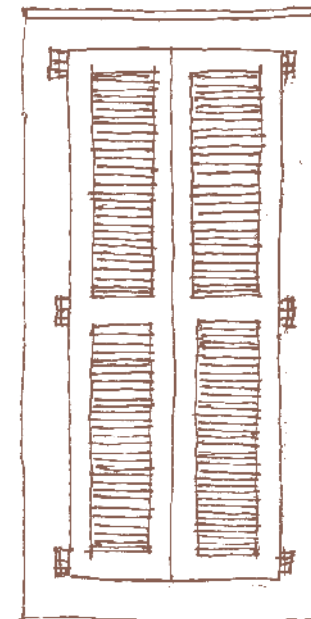
Top hinge shutters



Lattice awning



Side hinge shutters



Shed roof on brackets



SHADING DEVICES

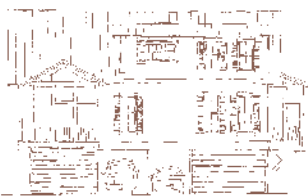
- Fiberglass resin or wood shading devices are allowed and encouraged. These may include traditional Colonial shutters, Bermuda shutters or lattice overhangs. Shutters, if used, must be operable, and be sized to fully cover the window opening. Shutter hardware such as "shutter dogs" are required to secure 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.

Garages and Parking Structures

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.

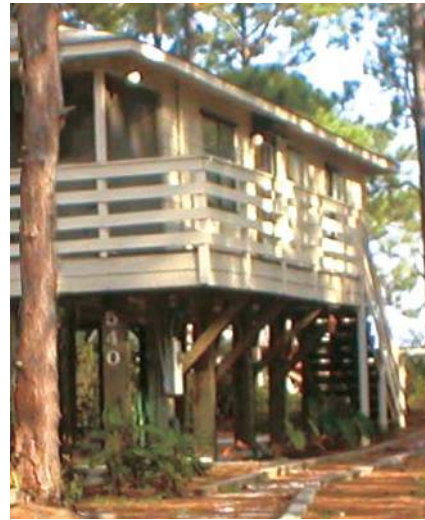
MATERIALS

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.

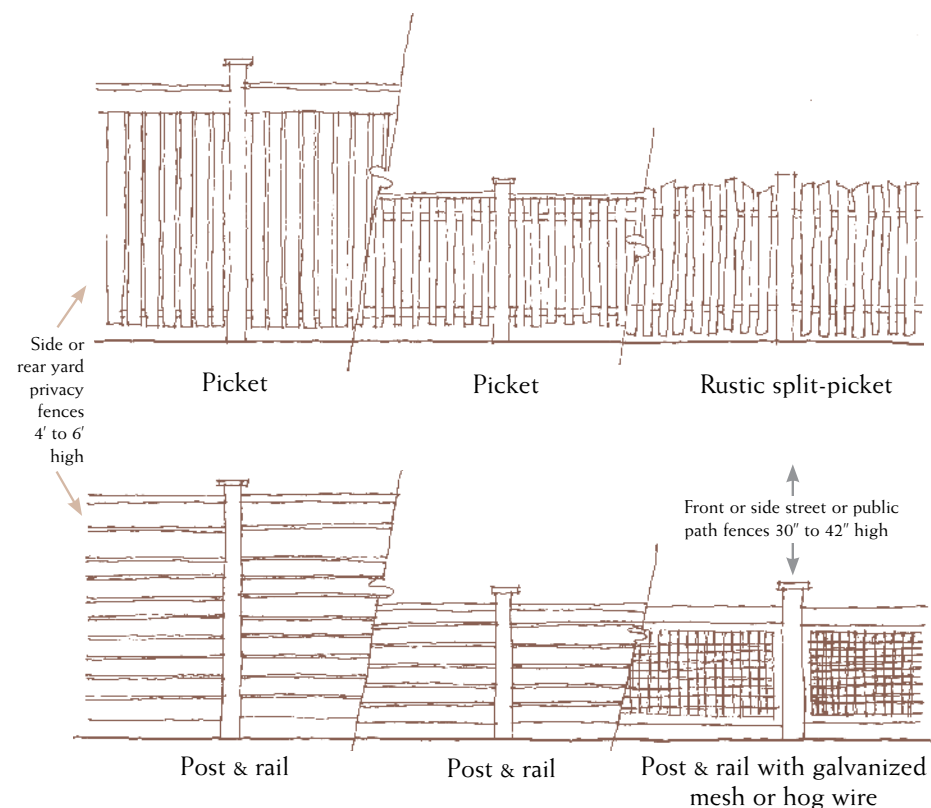
Fences will help to clearly distinguish between the private areas of the homesite and adjacent boardwalks and pathways. In general, fences should establish a boundary and enclose areas of exterior space, distinguishing private areas from common pedestrian areas, rather than simply property lines. Fences 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.



Details

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.

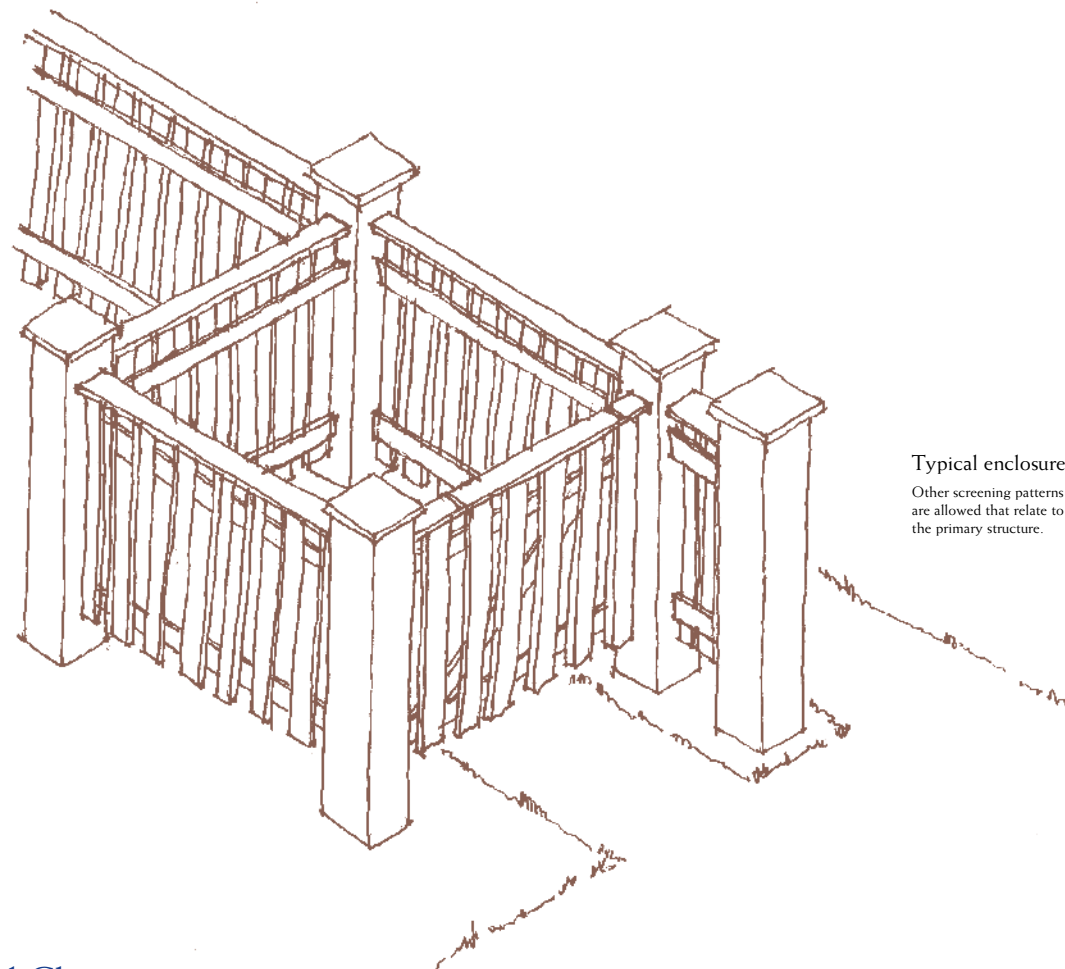
ENCLOSED AREA BELOW THE STRUCTURE

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.



Typical enclosure
Other screening patterns
are allowed that relate to
the primary structure.



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

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.

samples, and have them available for review.

Main Body	Accent	Trim
 Timber Signature Color EE2015C	 Bison Brown BM 2113-30	 Restrained Gold SW-6129
 Crownsville Gray BM HC-106	 Robust Red Color Wheel AC114N	 Favorite Tan SW-6157
 Smoky Mountain BM AC-18	 Dark Pewter BM 2122-10	 Smoke BM 2122-40
 Cimarron BM 2093-10	 Muddy River Olympic Paints C14-6	 Danville Tan BM HC-91
 Texas Leather BM AC-3	 Earthen Red Signature Colors EE2011C	 Ramie SW-6156
 Old Salem Gray BM HC-94	 Cayenne Eddie Bauer EB 27-2	 Earthy Ocher Olympic Paints C15-4
 Blair Gold BM HC-22	 Audubon Russet BM 252	 Bronze Beige BM 2151-50
 Gettysburg Gray BM HC-107	 Cayenne Eddie Bauer EB 27-2	 Gray Mirage BM 2142-50
 Sheraton Sage SW 0014	 Barrell Brown Olympic Paints BC-30	 Crewel Tan SW 0011
 Richmond Gold BM HC-41	 Sweet Annie Olympic Paints C11-4	 Pony Tail Olympic Paints C15-3

Philosophy and Approach

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.

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.

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.

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

Surfaces and Lighting

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. Spotlights 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.



Wooden Boardwalk



Concrete Pavers



Crushed Shell

Pine Flatwood Plant Palette

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 cleared 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 Zone



Longleaf Pine



Yucca



Slash Pine



Southern Magnolia

Pine Flatwood Planting Palette

COMMON NAME	BOTANICAL NAME	DESCRIPTION
OVERSTORY TREES		
Longleaf Pine	<i>Pinus palustris</i>	Specimen evergreen tree, prefers sandy or clay-sand soils, long lived tree, no pruning required, NSP
Loblolly Pine	<i>Pinus taeda</i>	Fast growing specimen evergreen tree, prefers well drained soils, no pruning required, NSP
Longleaf X Loblolly Pine	<i>Pinus x sondereggeri</i>	NSP, no pruning required
Slash Pine	<i>Pinus elliotti</i>	Specimen fast growing evergreen tree, prefers moist, slightly acid soils, long lived tree, no pruning required, NSP
Southern Magnolia	<i>Magnolia grandiflora</i>	Large broadleaf evergreen, large fragrant flowers, no pruning required, NSP, EST
MIDSTORY TREES		
Dahoon Holly	<i>Ilex cassine</i>	Tolerates wet soils & salt air, evergreen with red attractive fruit on female plants, NSP, MST
East Palatka Holly	<i>Ilex x attenuata 'East Palatka'</i>	Evergreen broadleaf tree, upright form, red fall fruit on female plants, NSP
Redbay	<i>Persea borbonia</i>	Broadleaf evergreen tree, no serious pests, tolerates various conditions
Sweet Bay	<i>Magnolia virginiana</i>	Tolerates wet soils, evergreen with attractive silver/green foliage and white spring fowering, NSP
Yaupon Holly	<i>Ilex vomitoria</i>	Evergreen with upright form and open branching; attractive red fruit, specify female plants, EST
SHRUBS		
Chapman Rhododendron	<i>Rhododendron minus</i> var. <i>chapmanii</i>	Deciduous flowering shrub, prefers moist soils, filtered light, may suffer cold damage
Coontie	<i>Zamia pumila</i>	Compact evergreen shrub, prefers sandy, dry thin soils, sun or shade, cold & drought tolerant, MST
Scrub Mint / Wild Rosemary	<i>Conradina canescens</i>	Evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage
Lowbush Blueberry	<i>Vaccinium darrowii</i>	Deciduous shrub with attractive flowers and blue/black fruit
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Schellings Dwarf'</i>	Tolerates moist soil types, hardy evergreen shrub with dense, compact form, EST
Fetterbush	<i>Leucothoe racemosa</i>	Evergreen shrub, no serious pests
Gallberry / Inkberry	<i>Ilex grabra</i>	Evergreen shrub, prefers moist soils and light shade, NSP
Hammocksweet Azalea	<i>Rhododendron viscosum</i>	Deciduous flowering shrub, prefers moist soil and shade
Highbush Blueberry	<i>Vaccinium corymbosum</i>	Evergreen shrub, medium height, no serious pests, full sun to part shade, blue/black fruit in fall
Lantana	<i>Lanatana camara</i>	Herbaceous flower, no pests, profuse flowering
Needle point Holly	<i>Ilex cornuta 'Needle Point'</i>	Non-native but excellent evergreen leaf shrub, NSP
Ocala Anise	<i>Illicium parviflorum</i>	Prefers moist soil and light shade, excellent evergreen screening shrub, very aromatic, NSP (aka Yellow Anise)
Saw Palmetto	<i>Serenoa repens</i>	Predominant shrub/groundcover, tolerates wide range of soils and conditions, erosion control, fan-shaped leaves
Shiny Blueberry	<i>Vaccinium myrsinites</i>	Deciduous shrub with attractive flowers and fruit
St. John's Wort	<i>Hypericum hypericoides</i>	Flowering herbaceous semi-woody shrub, moist soils, NSP
Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	Evergreen shrub, medium to large attractive fruit, specify female plants
Wax Myrtle	<i>Myrica cerifera</i>	Evergreen tree with multi-trunk growth habit, tolerates variable & harsh conditions, EST
Yucca / Beargrass	<i>Yucca filamentosa</i>	Accent evergreen shrub with sculptural foliage, full sun or partial shade, highly adaptable to varying soils, EST
NATIVE GRASSES / GROUNDCOVERS		
Blanket Flower	<i>Gaillardia pulchella</i>	Herbaceous flower, no pests, profuse flowering in Spring/ Summer
Blue Eyed Grass	<i>Sisyrinchium angustifolium</i>	Herbaceous; lovely blue flowers; native
Broomsedge	<i>Andropogon virginicus</i>	Full sun, prefers acid soils, showy fall flowering, NSP
Cinnamon Fern	<i>Osmunda cinnamomea</i>	Shade to sun locations and prefers acid, moist soil, NSP
Fakahatchee Grass	<i>Tripsacum dactyloides</i>	Herbaceous grass, 4' height and spread (aka Gamma Grass)
Lopsided Indian Grass	<i>Sorghastrum secundum</i>	Prefers shady locations and moist soil, NSP
Muhly Grass	<i>Muhlenbergia capillaris</i>	Tall, finely textured grass, sun/shade tolerant
Wiregrass	<i>Aristida stricta</i>	Finely featured, dense grass, excellent substitute for turf/lawn grass
TURF GRASSES		
Bahia Grass	<i>Paspalum notatum</i>	Low maintenance turf grass, drought resistant
St. Augustine Grass	<i>Stenotaphrum secundatum</i>	Heavy textured, lush turf

HT= HeightEST= Excellent Salt Tolerance

NSP= No Serious PestsMST= Moderate Salt Tolerance

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.



Sand Scrub Zone

Sand Pine-Scrub Planting Palette

COMMON NAME	BOTANICAL NAME	DESCRIPTION
OVERSTORY TREES		
Sand Pine	<i>Pinus clausa</i>	Medium sized, drought tolerant evergreen tree, compact habit of growth, adaptable to various soils, NSP
Southern Magnolia	<i>Magnolia grandiflora</i>	Large broadleaf evergreen, large fragrant flowers, no pruning required, NSP, EST
MIDSTORY TREES		
Chapman's Oak	<i>Quercus chapmanii</i>	Small broadleaf evergreen tree, dwarf form, dense glossy foliage, NSP
East Palatka Holly	<i>Ilex x attenuata</i> 'East Palatka'	Evergreen broadleaf tree, upright form, red fall fruit on female plants, NSP
Myrtle Oak	<i>Quercus myrtifolia</i>	Small broadleaf evergreen tree, compact form & foliage, tolerant of variuos soil conditions, NSP, EST
Sand Live Oak	<i>Quercus geminata</i>	Small broadleaf evergreen tree, compact form & foliage, NSP
Turkey Oak	<i>Quercus laevis</i>	Deciduous tree, with attractive foliage, vivid fall color, drought tolerant, fast grower
Yaupon Holly	<i>Ilex vomitoria</i>	Evergreen with upright form and open branching; attractive red fruit, specify female plants, EST
SHRUBS / NATIVE GRASSES/GROUNDCOVERS		
Blanket Flower	<i>Gaillardia pulchella</i>	Showy flowering herbaceous perennial, drought tolerant, MST
Blue Eyed Grass	<i>Sisyrinchium angustifolium</i>	Herbaceous; lovely blue flowers; native
Coontie	<i>Zamia pumila</i>	Compact evergreen shrub, prefers sandy, dry shallow soils, sun or shade, cold & drought tolerant, MST
Cumberland Rosemary	<i>Conradina verticillata</i>	Evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage
Lowbush Blueberry	<i>Vaccinium darrowii</i>	Deciduous shrub with attractive flowers and blue/black fruit
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'	Hardy evergreen shrub with compact form and dense branching foliage
Gopher Apple	<i>Licania michauxii</i>	Low growing evergreen spreading groundcover with bright green glossy foliage
Lopsided Indian Grass	<i>Sorghastrum secundum</i>	Full sun locations and moist soil, unique one sided inflorescences, erosion control, NSP
Muhly Grass	<i>Muhlenbergia capillaris</i>	Tall, finely textured grass, sun/shade tolerant
Saw Palmetto	<i>Serenoa repens</i>	Predominant shrub/groundcover, tolerates wide range of soils and conditions, erosion control, fan-shaped leaves
Shiny Blueberry	<i>Vaccinium myrsinites</i>	Deciduous shrub with attractive flowers and fruit
St. John's Wort	<i>Hypericum hypericoides</i>	Flowering herbaceous semi-woody shrub, moist soils, NSP
Wild Sage	<i>Lantana involucrata</i>	Flowering herbaceous perennial, cold sensitive, non-native but naturalized, drought tolerant
Wiregrass	<i>Aristida stricta</i>	Soft, fine texture, dense grass, naturalizes, full sun to part sun, moist & dry soils
Yaupon Holly	<i>Ilex vomitoria</i>	Evergreen shrub with branching; attractive fruit, specify female plants, NSP
Yucca / Beargrass	<i>Yucca filamentosa</i>	Accent evergreen shrub with sculptural foliage, full sun, highly adaptable to varying soils, EST
TURF GRASSES		
Bahia Grass	<i>Paspalum notatum</i>	Low maintenance turf grass, drought resistant
St. Augustine Grass	<i>Stenotaphrum secundatum</i>	Heavy textured, lush turf

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Coontie



Yaupon Holly



Blanket Flower



Lowbush Blueberry



St. John's Wort



Turkey Oak

Wetland Ecotone Plant Palette

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 Zone



Blue Flag Iris



Wax Myrtle



Fakahatchee Grass



Saw Palmetto



Sweet Bay



Dahoon Holly



Bald Cypress



Muhly Grass

Wetland Ecotone Planting Palette

COMMON NAME	BOTANICAL NAME	DESCRIPTION
TREES		
Bald Cypress	Taxodium distichum	Deciduous conifer, reddish fall color, tolerates wet soils and periodic inundation, minimal pruning, NSP
Dahoon Holly	Ilex cassine	Tolerates wet soils & salt air, evergreen with red attractive fruit on female plants, NSP, MST
Loblolly Bay	Gordonia lasianthus	Tolerates wet soils, evergreen, attractive white flowering in May, full sun to part shade, NSP
Sweet Bay	Magnolia virginiana	Tolerates wet soils, evergreen with attractive silver/green foliage and white spring flowering, NSP
Wax Myrtle	Myrica cerifera	Evergreen tree with multi-trunk growth habit, tolerates variable & harsh conditions, EST
Yaupon Holly	Ilex vomitoria	Evergreen shrub with attractive red fruit, female plants only, tolerates harsh environments, EST
Red Maple		
SHRUBS		
Coontie	Zamia pumila	Compact evergreen shrub, prefers sandy, dry shallow soils, sun or shade, cold & drought tolerant, MST
Dwarf Yaupon Holly	Ilex vomitoria 'Schellings Dwarf'	Tolerates most soil types, hardy evergreen shrub with dense, compact form, EST
Saw Palmetto	Serenoa repens	Predominant shrub/groundcover, tolerates wide range of soils and conditions, erosion control, fan-shaped leaves
Shrub Mint / Wild Rosemary	Conradina canescens	Evergreen shrub, prefers full sun and well drained soil, fragrant needle like foliage
St. John's Wort	Hypericum hypericoides	Flowering herbaceous semi-woody shrub, moist soils, NSP
Yaupon Holly	Ilex vomitoria	Evergreen shrub with branching; attractive fruit, specify female plants, NSP
Yucca / Beargrass	Yucca filamentosa	Accent evergreen shrub with sculptural foliage, full sun, highly adaptable to varying soils, EST
HERBACEOUS FLOWERS		
Blanket Flower	Gaillardia pulchella	Showy flowering herbaceous perennial, drought tolerant, MST
Blue Flag Iris	Iris virginica	Prefers wet soils, NSP, attractive blue w/ orange & white flowers, spring flowering, sun to part shade
Prairie Blue Flag	Iris hexagona savannarum	Prefers wet soils, NSP, attractive blue w/ orange & white flowers, spring flowering, sun to part shade
NATIVE GRASSES		
Blue Eyed Grass	Sisyrinchium angustifolium	Herbaceous; lovely blue flowers; native
Cordgrass	Spartina bakeri	Tolerates various environmental conditions, responds well to periodic cut-back pruning, NSP, EST
Fakahatchee Grass	Tripsacum dactyloides	Tolerates various environmental conditions, responds well to periodic cut-back, NSP (aka Gamagrass)
Lopsided Indian Grass	Sorghastrum secundum	Full sun locations and moist soil, unique one sided inflorescences, erosion control, NSP
Muhly Grass	Muhlenbergia capillaris	Tolerates various environmental conditions, responds well to periodic cut-back, full sun, NSP, EST
Purple Lovegrass	Eragrostis spectabilis	Tolerates various environmental conditions, erosion control, responds well to periodic cut-back, NSP
Seashore Paspalum	Paspalum vaginatum	Drought resistant, mow at 1.5'HT, full sun, adapts to moist & dry soils, EST
Soft Rush	Juncus effusus	Requires wet conditons, full sun to part shade, a pond accent plant
Wiregrass	Aristida stricta	Soft, fine texture, dense grass, naturalizes, full sun to part sun, moist & dry soils
TURF GRASSES		
Bahia Grass	Paspalum notatum	Low maintenance turf grass, drought resistant
St. Augustine Grass	Stenotaphrum secundatum	Heavy textured, lush turf

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