

A Guide for the Creation of Phase IV WaterColor

Cedar Woods & Turtle Ridge



water·colorSM
A Southern Coastal Landscape

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Guide for the Creation of Phase IV WaterColor Cedar Woods & Turtle Ridge

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Introduction

WaterColor Phase IV continues the traditional patterns found throughout the first three phases of WaterColor. The *Guide for the Creation of WaterColor Phase IV Cedar Woods & Turtle Ridge* incorporates lessons learned in Phases I, II, and III to enhance the quality of life in WaterColor. The goal remains to create a place that preserves the uniqueness of this spectacular locale while developing an authentic community that has an enduring embraceable character.

The vision of WaterColor's Southern origins, the respect for the existing natural features and intimate small-town planning are apparent. Distinct identifiable neighborhoods continue to be thoughtfully interwoven with the surrounding native landscape. The ongoing integration of pedestrian oriented neighborhoods and natural paths will further impart an appreciation for the ecologically sound plan. Conservation areas, public spaces and vernacular structures are to once again harmoniously coexist to celebrate and confirm WaterColor's comfortable sense of unity and completeness.

Shaped by and responding to the local environment, new houses shall, as in Phase I, II, and III, also be based on traditional plan forms, materials, architectural details and finishes typical of the American South. Owners and their architects are encouraged to investigate and develop a deep understanding of the region's vernacular precedents. The intent is to permit Owners to develop within these precedents and parameters a home composition that meets their vision and needs. The WaterColor Design Review Board encourages the development of individual houses that have a unique character, that contain moderately conservative whimsical features and incorporate tasteful elements that reflect the personality and spirit of the original owner. While flexibility and variety are desired for all, the architectural choices shall remain unpretentious, relatively simple and restrained, and in accordance with the best traditional Southern residential prototypes.

The *Guide for the Creation of WaterColor Phase IV Cedar Woods & Turtle Ridge* refers to and is derived from *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making*. The text incorporated herein is intended to amplify, clarify and in a few instances amend the requirements described in the original document. The WaterColor Design Review Board extends an open invitation to all Owners and Architects who may want or need more information concerning any aspect of their design. The WaterColor Design Review Board expresses its appreciation for each Owner's and Architect's commitment to help make WaterColor a true and vital community that will provide wonderful experiences and memories for generations to come.

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House Size

All single family residential structures for Cedar Woods & Turtle Ridge are to be 1-1/2 to 2-1/2 stories.

Half stories shall be constructed with dormers, cupolas, monitors etc. within attic area. The definition of a half story shown in *A Guide for the Creation of WaterColor* (phase I) is no longer applicable. The implied intent is that there shall not be a knee wall above the plate line of the floor below at the exterior wall. If knee walls are to occur they should be set in from the exterior wall(s) below.

Building Site Setback Lines

Building Site Setback Lines define the area in which construction is permitted on each lot. The Building Site Setback Lines and accompanying numerical notation should be provided in Site Plan of all submittals. Only steps, roof overhangs, and compressors may encroach upon the Building Site Setback Lines. Landings and porches may not.

Front Building Site Setback	10'-0" – The front porch is to be located on the Front Building Site Setback Line unless trees worth preserving are present. If the latter condition applies, architect should contact the Design Review Coordinator (tregan@ccmcnet.com) for verification prior to a preliminary review.
Side Building Site Setback*	5'-0" for lots with a minimum width less than 50'-0" 7'-6" for lots with a minimum width equal to or greater than 50'-0" and less than 70'-0" 10'-0" for lots with a minimum width equal to or greater than 70'-0" *5'-0" adjacent the common area between lot 18 and 19
Side Street Building Site Setback	10'-0"
Side Corner Building Site Setback	10'-0"
Side Alley Building Site Setback	10'-0"
Rear Building Site Setback	10'-0" (5'-0" at rear alleys)

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Lot Development

No more than 70% of the area inside the Building Site Setback Lines may be developed. The intent of the development parameter is to reduce monolithic building mass, increase articulation, and create desirable exterior spaces that maintain privacy and native vegetation in order to improve the resident's quality of life and contribution to the community as a whole. The developed area includes the building footprint, raised decks, garages, and out buildings. Carports will be considered as per their design and solidity. Walkways and small stoops are not to be included in the calculation for developed area.

The percentage of area developed within the Building Site Setbacks should be provided on sheet containing Site Plan.

Façade Zones

Facade Zones occur from Building Site Setback Lines inwards (i.e. offset from the setback line instead of the property line). Graphic examples of Façade Zones are located in *A Guide for the Creation of WaterColor* (phase I).

The applicable Façade Zones should be clearly defined in Site Plan.

Front Façade Zone	20'-0" – This Zone is the region where the front porch and primary façade of the Main Body are located.
Side Street Façade Zone	10'-0" – This Zone is the region where the side porch and façade of the house are located on a corner lot. Corner houses shall maintain a presence along the full length of the side street façade zone and the house, a parking structure or carriage house shall be located in the Side Street Façade Zone at the rear.
Rear View Façade Zone	Does not exist in Cedar Woods.

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Automotive Parking and Drives

The impact of cars, trellis screens, carports and garages shall be designed to minimize the impact on all adjacent neighbors and the community.

The number of required automotive parking spaces shall relate to the sleeping capacity and number of families that may inhabit the house. Generally, the required number of spaces shall be:

2 - 3 Bedrooms	2 spaces
4 Bedrooms	3 spaces
5 Bedrooms	4 spaces
6 Bedrooms	5 spaces

Houses with a carriage house or two master suites shall require one additional space.

The minimum size of a parking space is 8'-6" (width) / 9'-0" (width between columns) x 18'-0" (length). Architects are encouraged to plan for the large vehicles that are routinely used by owners and guests.

The usable width and length of automotive parking should be dimensioned in Site Plan.

Automotive parking pads are to be located a minimum of 3'-0" from the side property line.

The posts of parking structures are to be located a minimum of 5'-0" from the side property lines.

Written and graphic automotive drive information is located on page 41 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making*.

The automotive drive and curb cuts should be clearly defined in Site Plan of all submittals.

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House Composition

WaterColor residential structures should have defined Main Bodies and Wings that are distinct simple volumes.

The exterior walls of Side Wings and Rear Wings should not be in plane with the exterior walls of the Main Body.

Wings should not be connected to each other.

Wings are distinct volumes proportionately massed to the Main Body.

The roof of the Main Body should be distinct.

The ridge of Wings should be proportionately lower than the ridge of the Main Body.

Refer to page A-6 of *A Guide for the Creation of WaterColor (phase I)* for written and graphic examples of elements that comprise a WaterColor house including Main Body and Wings.

House Style

WaterColor Houses are based on vernacular Southern wood houses.

The style is characterized by vertical proportions, deep roof overhangs and spare use of ornament in simple houses that have ample shade and ventilation.

Typical qualities of a WaterColor House are:

- Simple, straightforward volumes
- One or two story, full façade and wrap around porches with simple wood columns
- Vertically proportioned windows and doors evenly spaced and coordinated with the porch bays.
- Wood siding
- Metal roofs with deep overhangs and exposed rafter tails

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Height and Volume

The first floor shall be set from 2'-6" to 3'-0" above grade

The floor to ceiling clear space on the principal floor shall be from 9-4 to 14-0.

The floor to ceiling clear space on the secondary floor shall be from 8-0 to 12-0.

The ceiling heights on each floor should relate to the functions of each level.

Volumes shall be proportional to the mass of the house.

The head height elevations of each floor's openings and the overall height of the openings shall be balanced and in proportion to their respective story.

The sill elevation of first floor and principal floor openings shall be less than 3-0 above the floor.

Grade elevation and all floor, ceiling, and plate heights should be defined in vertical dimensions in exterior elevations.

Secondary Elements

Towers for Cedar Woods and Turtle Ridge lots will be considered by the WaterColor Design Review Board on a case by case basis.

A cupola or a widow's walk is permitted on all Cedar Woods & Turtle Ridge lots.

A cupola or a widow's walk is not permitted in conjunction with a tower.

Cupolas and Widows Walks shall be centered within the mass of the Main Body.

Cupolas and Widows Walks may not be larger than one fourth of the footprint of the Main Body.

Cupolas and Widows Walks bearing plates may extend above the roof ridge by a maximum of 7'-0".

Cupolas and Widows Walks shall be in scale with the Main Body. Generally, the larger the area of the element, the lower it shall be in height.

Refer to page 20 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding towers.

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Out Buildings and Storage Structures

Out Buildings and Storage Structures shall be distinct from the Main Body.

These structures may be attached to the Main Body by a separate and lower connection.

They may not encroach upon Building Site Setback Lines.

Refer to page 26 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding outbuildings and storage structures.

Carriage Houses and Garages

Only lots that are a minimum 60'-0" width at the front and rear property lines are permitted to locate a carriage house in the Front Façade Zone.

The ground floor of a carriage house that exists in the Front Façade Zone shall be a garage.

When permitted to exist, a carport below a carriage house must be screened on the open sides to reduce the impact of automobiles on the lot and the community.

Carriage house doors are not to face the street if they exist within 30'-0" of the front property line.

The facades of a carriage house that exists in a Façade Zone should respect the traditional neighborhood intent to promote a friendly community.

If a carriage house is to exist in a Façade Zone, it should present an attractive solution that minimizes the impact of any cars that may be located there.

Attached garages should be designed as a carriage house connected to the main house only by a distinct structure with a distinct roof that is lower than that of the main house and the carriage house.

Garage doors must be paneled and they may incorporate glazing. Garage doors must be wood and shall be detailed to appear as traditional swinging, folding, or sliding doors. Segmented doors are permitted only if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

Refer to page 26 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding carriage houses and garages.

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Porches and Railings

A full facade first floor porch is required on all single family residential structures (page 4).

The minimum width of the front porch is 20'-0". Said width does not negate the previously mentioned full facade requirement.

Approximately 32-35% of the first floor front porch may be enclosed with conditioned area and should have the appearance of a porch bay(s) that has been enclosed.

The clear space between inside face of columns and siding for porches is 8'-0" minimum. The dimension should be provided in floor plan to verify the required depth.

A 24'-0" (length) x 8'-0" (inside width) porch is required for all corner lots. The front porch depth shall count towards the 24'-0" total if the side porch is contiguous with the front porch. The front porch depth shall not be counted if two distinct porches exist.

Columns shall be simply detailed and shall be in proportion to the height, span, and scale of the house.

Railings shall be traditional wood with closely spaced vertical members and small openings or wide wood boards with decorative cut-outs.

Top rails shall be shaped to shed water.

Refer to pages 17 and 18 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding porches and railings.

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Doors, Windows, and Shutters

The majority of windows in WaterColor single family residential structures are to be hung units.

Casement windows can be used as accents minimally as individual units or in select groupings and additionally in accent elements such as dormers, cupolas, and towers.

Windows and window muntin patterns are typically vertical in proportion. Accent windows may be an exception to the latter design parameter.

The use of muntins is encouraged as a means of providing architectural detail and character.

Shutters on all WaterColor single family residential structures are to be operable.

False door and window openings are not permitted for WaterColor single family residences.

Exterior sliding and accordion doors are not permitted for WaterColor single family residences

Refer to pages 23 and 24 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding doors, windows, and shutters.

Roofs

Hip roof pitch is typically between 3 and 6 in 12.

Gable roof pitch is typically between 8 and 10 in 12.

The roof of a tower may require a higher pitch in order to prevent a visual flatness that results from its unique location. Other exceptions to maximum pitch may be permitted by the Board upon review.

A roof pitch less than 3 in 12 is not permitted.

Rafter tails should be exposed. Enclosed soffits are not permitted for WaterColor single family residences.

Roof overhangs for WaterColor single family residences are not permitted closer than 2'-6" to the side property line.

Refer to page 25 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding roofs.

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Fireplaces

Fireplaces shall be a traditional wood stove, zero-clearance insert, authentic masonry construction or an Isokern or Superior Clay Rumford unit.

Wood stoves and zero-clearance inserts may have galvanized pipe flues braced to meet coastal wind load criteria.

Masonry, Isokern, and Superior chimneys shall be constructed from brick or stucco on reinforced masonry or concrete.

Masonry, Isokern, and Superior chimney caps shall be terra cotta or simple stone scaled to fit the chimney.

Ventless fireplaces are not recommended but if used, they may be installed only if they do not have an impact on the exterior walls visible by the community.

Refer to page 25 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding fireplaces.

Mechanical Screens

Permanent screening is required around all exterior mechanical units. The addition of vegetation screening is strongly encouraged.

Compressors, meters, and miscellaneous equipment shall be grouped and screened to minimize the impact on neighbors and the community.

Screens can be comprised of either landscaping or wood that is compatibly detailed to harmonize with the exterior.

Exposed vents, grilles, and other MEP components shall be coordinated with building elements and rhythms.

Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens. Where it is feasible, conceal other vents/grilles etcetera in the eaves.

Refer to page 27 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding mechanical screens.

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Exterior Lighting

Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

The light source shall be shielded from view to the greatest extent possible.

Spotlights and floodlights are prohibited.

Recessed fixtures shall be closed with a Fresnel lens or other appropriate glass diffuser.

Globes shall be either uniformly opaque (i.e. frosted, acid etched etc.) or be hand blown with sufficient colonial era bubbles or a significant cage to obscure the lamp.

All fixtures with an exposed bulb must use half mirrored lamps with a blacked out bottom or other deflecting and diffusing lamp types and techniques to shield the source of the light.

The brightness of any single exterior house light fixture is not to exceed the lumen value of a 30W A bulb. The brightness of any single exterior site light fixture is not to exceed the lumen value of a 20W A bulb. These values shall be reduced if multiple closely spaced fixtures are installed.

Refined and subtle fixtures that exhibit an authentic and distinct character are encouraged.

All metals of exterior light fixtures shall be corrosion resistant.

Specification sheets for all exterior light fixtures shall be shown and included in the permit set.

Refer to page 28 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding exterior lighting.

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Exterior Fans

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

Light kits are not permitted for exterior fans.

Exterior fans should not be white in color.

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

Refer to page 28 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding exterior fans.

House Identification

Front or front and rear address identification in accordance with WaterColor's established construction and graphic standards is required for all houses. All houses shall be identified by the standard WaterColor wooden plaque. The numbered wooden plaque is readily available from Boardwalk Signs (850-265-0988). One plaque shall be located to the left of the pedestrian entrance on the standard WaterColor post and rail fence. Houses with front drive entrances are not required to locate a post in the rear. Houses with rear vehicular entrances shall locate an additional post and numbered wooden plaque adjacent to the drive. All temporary house numbers shall be removed when construction is complete.

Double Lot Specifications

Only perimeter lots overlooking natural areas may be combined when approved by The St. Joe Company and the WaterColor Design Review Board. A combined double lot may not be adjacent to another double lot. Double-lot specifications shall be negotiated with The St. Joe Company at the time of purchase. Refer to page B9 in *A Guide for the Creation of WaterColor* (phase I) for additional double-lot information.

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Submittals

Architect is required to complete all components of “Review Submissions” on page 42 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* prior to a preliminary review submission.

Although not required, the submission of a roof plan to include roof slope is strongly encouraged and may be necessary in order to obtain a comprehensive understanding of the proposed structure.

All exterior dimensions should be provided for floor plans.

All height dimensions for exterior elevations should be provided from grade.

The notations for exterior materials and roof slopes should be provided in exterior elevations.

All documents submitted for review are required to meet the minimum scale standard defined on page 42 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making*.

A completed page 1 and page 2 of the Design Review Application are required with all submissions.

Only those names and email addresses provided in the application will be provided email copies of comments and correspondence.

An updated application is required with every submittal.

Hard-lined documents are required for all reviews in order to provide the information required for a comprehensive review. The lack of clarity of a sketch submittal often leads to more questions than answers and may result in misleading information that potentially results in a greater expenditure of time through additional reviews.

A copy of the landscape plans is to be included in all sets intended for permit set review.

Coordination of landscape documents and Site Plan is required prior to eligibility for a letter of final approval for building construction. Architect should coordinate documents with landscape architect of record prior to next submittal. Landscape documents and Site Plan will be compared by the Board during review for a letter of eligibility for final approval for building construction

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Submittals

All pathways, driveways, paved areas, alleys, curb cuts, etc. are to be delineated and dimensioned in Site Plan and coordinated with landscape documents.

A certified lot survey (signed raised seal) is required prior to Board consideration for a letter of eligibility for final approval for building construction and should include property lines, topography lines, significant trees, utilities' points of service such as transformers, cable boxes, phone boxes, etc..., pertinent easements, sewer stub outs, and any other physical attributes that might restrict, impede, or direct development of the lot.

The location of all exterior electrical items should be referenced between the electrical plan and the manufacturer's product sheets when submitted for permit set review (i.e. provide an indication of which specific fixture is designated in electrical floor plan rather than generic terms such as "decorative", "sconce", "pendant" etc.). The intent is to provide a clear understanding of where each exterior electrical fixture for which manufacturer's specification sheets are submitted is to exist. The fixtures should also be delineated in exterior elevations where visible.

It is the responsibility of the architect to notify the WaterColor Design Review Coordinator of all conditions for which a variance will be required. If applicable, notification is to be made in writing to tregan@ccmcnet.com, and on submitted documents.

Refer to page 42 of *A Guide for the Creation of Phase III WaterColor – Patterns for Place Making* for information regarding submittals.