



# PATTERNS FOR PLACEMAKING

*A Design Guide for Planning & Architecture*

# Design Team & Table of Contents



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

## MASTER DEVELOPER



## MASTERPLAN

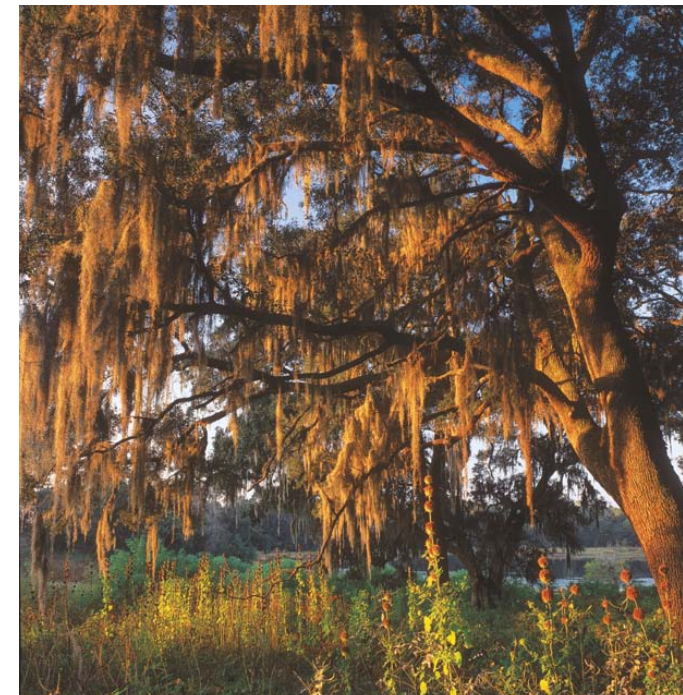
SASAKI AND ASSOCIATES  
Watertown, Massachusetts

## ARCHITECTURAL DESIGN GUIDELINES

HUFFMAN/TARMEY ARCHITECTURE, P.A.  
Tallahassee, Florida

## LANDSCAPE DESIGN GUIDELINES

HATCH, MOTT, MACDONALD  
Tallahassee, Florida



## INTRODUCTION TO SOUTHWOOD 1-4

Design Team & Table of Contents	1
Philosophy of SouthWood	2
Using This Pattern Book	3
Location	4

## PLANNING CONSIDERATIONS P1-P4

Community Organization	P1
Site Planning	P2
Setback Criteria	P3
Fence Locations	P4

## ARCHITECTURAL CHARACTER A1-A22

Tradition & Adaptation	A1
Elements of Composition	A2
Massings & Roofs	A3
Tradition & Interpretation	A4-A8
Roof Elements & Details	A9
Porches	A10
Columns	A11
Exterior Walls and Trim	A12
Foundations & Chimneys	A13
Windows	A14
Doors	A15
Shading Devices & Balconies	A16
Garages & Parking Structures	A17
Fences	A18
Color Palette	A19-A21

## LANDSCAPE L1-L7

Philosophy & Approach	L1
Design Elements	L2-L3
Residential Trees	L4
Tree Protection & Preservation	L5
Shrubs & Groundcovers	L6
Grasses & Wildflowers	L7



# Philosophy of SouthWood

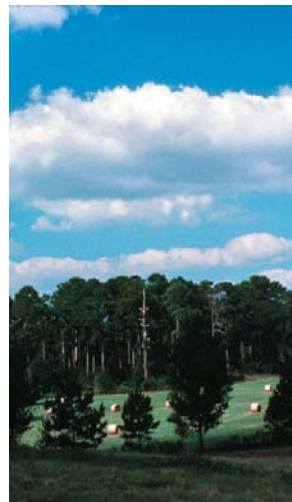
**SOUTHWOOD**<sup>SM</sup> is an intricately balanced blend of the natural and the manmade. Crafted on the historic SouthWood Plantation, the land is a palette of rolling hills, spacious open pastures, forests of oaks and pines, and a chain of lakes. Nature is embraced and celebrated at SouthWood.

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

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



# Using this Pattern Book



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

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

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



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

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



Tallahassee Vicinity Map



Florida State Map

### LEGEND

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





SouthWood Sales and Information Center  
3196 Merchants Row Boulevard, Suite 120, Tallahassee, FL 32311  
Telephone 850.513.3001; Toll-free 877.305.6365; Fax 850.513.1060  
[www.SouthWoodFlorida.com](http://www.SouthWoodFlorida.com)



© 2011 The St. Joe Company. "JOE," "SouthWood," and the "SouthWood Leaf" and "Taking Flight" designs are service marks of The St. Joe Company. These materials, and all photos, renderings, plans, prices, land uses, improvements and amenities depicted or described herein are conceptual in nature and are subject to change or cancellation (in whole or in part) without notice. Scenes may include artist's renderings, and may be of locations or activities not on the property. St. Joe does not guarantee the obligations of unaffiliated builders who may build and sell homes in the SouthWood community. Ownership of a residence in the SouthWood community does not grant any use of or access to any club which may be constructed in the community, and which may require the purchase of separate memberships pursuant to the club's rules. Void where prohibited by law. This does not constitute an offer to sell real property in any jurisdiction where prior registration or other advance qualification of real property is required. Broker participation welcome. Equal Housing Opportunity. Premier Construction & Development, Inc., Foundation Homes and The Naumann Group Real Estate, Inc. are independently owned and operated and are not affiliates of The St. Joe Company. The St. Joe Company does not guaranty the obligations of unaffiliated parties who build homes in SouthWood.

