



Initial St. James Bay Architectural Guidelines

CONTENTS

I.	INTRODUCTION.....	1
A.	Site Utilization	1
B.	Building Scale, Footprint, Articulation, and Placement	2
C.	Architectural Character	2
D.	Environmental Quality	2
II.	MASSING.....	2
A.	Floor Plate	2
B.	Setbacks	2
C.	Roofs	2
D.	Mechanical Equipment	2
III.	FACADE.....	2
A.	Entrances.....	2
B.	Fenestration.....	3
IV.	FOUNDATIONS	3
A.	Articulation	3
B.	Foundation Types.....	3
V.	MATERIALS	3
A.	Masonry	3
B.	Wood.....	4
C.	Glass.....	4
D.	Other Materials	4
VI.	COLORS.....	4
VII.	SITE ENVIRONMENT	4
A.	Site Lighting.....	4
B.	Placement of Buildings	5
C.	Setbacks	5
D.	Building Orientation	5
E.	Site Grading	5
F.	Driveway and Parking Areas	5
G.	Sidewalks, Pedestrian ways, and Bikeways	5
H.	Site Furnishings	5
I.	Ramps, Walls, and Fences	6
J.	Loading, Refuse Areas, and Trash Collections.....	6
K.	Satellite Discs.....	6
L.	Temporary Structures.....	6
M.	Utilities.....	6

N. Erosion Control.....6

VIII. SIGNAGE.....6

IX. LANDSCAPING DESIGN CRITERIA.....7

 A. Design Theme and General Requirements.....7

 B. Buffers, Natural Areas, Boundaries7

 C. Swimming Pools7

I. INTRODUCTION

St. James Bay seeks as a primary objective, the establishment and continuance of a livable rural community within the seaside wetland environment of Carrabelle, Florida. The St. James Bay Architectural Guidelines were written to promote positive interaction between this unique Northwest Florida environment and the people coming to live there. Homeowners choosing to live in St. James Bay will reap satisfactions arising from establishing thoughtful harmonies between the man-made and natural worlds.

St. James Bay has embraced a style of architecture used in Coastal Florida in the 1930's and 1940's, an era of passive ventilation for home cooling. The visual appeal in the romance of the Coastal Florida Style expressed using current home-building techniques will create a community of homes as attractive as they are practical. St. James Bay residents will enjoy the pride of owning a home with an appropriate sense of place that is beautiful, comfortable and compatible with the environment.

The architectural guidelines envision a community of visually compatible, livable homes in a setting protecting the natural environment. Variances to any of the guidelines can be appealed to the St. James Bay Architectural Review Board on the basis of outstanding architectural or environmental merit. The appeals process prevents the directives from impeding the development of individually expressive or identifiable buildings, or the protection of the environment.

A. Site Utilization: The Protection and Enhancement of Natural Features

- Respecting existing native trees and shrubs contributes significantly to community landscape quality and character. These key elements anchor the setting and signify the relationship the St. James Bay community has with the environment.
- Saving existing trees between building and street is a top priority. Tree removal only for the placement of buildings is preferred.
- The predominant use of replacement native plant material is required, in addition to the protection of the existing trees and shrubs. Native plants indigenous to the region will prove to be less wasteful of water resources, have much lower fertilizer and insecticide requirements, provide a greater biological diversity, and require a lower overall level of landscape maintenance on the part of the homeowner.
- Landscape themes utilizing native plants not reliant upon irrigation is encouraged.
- Large, manicured lawns are strongly discouraged as being inconsistent with the ecosystem of the surrounding wetlands, and the neighborhood landscape themes. Large, excessive lawns would require wasteful amounts of water resources in the highly filtratious soils found in St. James Bay
- Low water requirement xeriscape methods are required in grading, and plant selection and placement in residential landscapes.
- House plan documents, with sufficient detailing to ensure the quality of design, must be submitted for approval to the St. James Bay Architectural Review Board (SJBARB) prior to the onset of any construction.

- B. Building Scale, Footprint, Articulation, and Placement
 - Parameters regarding building massing and articulation are designed to create an ordered relationship between the buildings, and the streets.
- C. Architectural Character
 - Building design should reflect Coastal Florida architectural tradition in window and door openings, glazing, details and finishes, roof profile, accessory features, and as much as practical, traditional building materials.
- D. Environmental Quality
 - St. James Bay development intends to reflect the highest possible environmental standards. Practices supporting principles of sustainable design and construction are encouraged, as well as the appropriate use of technology to promote high standards in the conservation of energy and resources.

II. MASSING

- A. Floor Plate
 - Streetscapes on significant corners are encouraged to be two (2) stories.
 - The first floor elevation of 2 feet above finish grade and no more than 4 feet above finish grade will be required.
- B. Setbacks
 - Setbacks shall be as set out in the St. James Bay Land Use Covenants.
- C. Roofs
 - Sloped roofs are required on all buildings. Pitches can range from 4:12 to 8:12 depending on the design, and architectural style, of the individual building.
 - The roof expanse may be visually enhanced by height changes, pediments, gables, dormers, chimneys, clerestories, etc.
 - Roofing shall be fire resistant shake shingles in unpainted natural wood, concrete or slate tile, standing seam metal, or composition shingles; all of pre-approved color selection.
- D. Mechanical Equipment
 - All mechanical equipment (i.e., compressor units, pool equipment) must be screened in an integrated structure, an adjacent building, or a screened service yard located at grade.
 - Adjacent freestanding equipment must be screened on all sides. This screening is to be 8” taller than the equipment being screened.

III. FACADE

A. Entrances

- Elevated floors and porches are required to be no less than 24” above grade and no more than 48” above grade.
- Front porches must comprise a minimum of 40% of the front facade and are required to have a minimum depth of 6 feet with a maximum depth not to exceed 12 feet.
- Garage doors and carports must be a minimum of 20 feet behind the plane of the primary facade.

B. Fenestration

- Windows with multiple lights should be punched, vertically oriented rectangular openings.
- Windows of square proportion are discouraged on the lower floors of any building.
- All windows shall have significant architectural detail at their head and sill.
- First and second floor windows aligned on vertical centerlines is encouraged.
- The proportion of these individual lights must be either square or of vertical proportion.
- Corner windows are discouraged for not being consistent with Northwest Florida historical architecture.
- Reflective or darkly tinted glass is not permitted.
- Horizontal strip windows are discouraged as discordant in style and less effective as sources of light. Alternatively, skylights are encouraged.
- As a practical consideration, no windows below five feet from the floor are allowed on the first floor of the zero lot line side of any residence.
- Windows are to be of a design consistent with Coastal Florida Style Architecture, in terms of size proportion and materials.

IV. FOUNDATIONS

A. Articulation

- The foundation should read as a single element, separate from the massing of the building.
- Foundation walls exposed to view shall be either masonry, or a combination of masonry and wood lattice.

B. Foundation types

- Elevated post tensioned concrete slab
- Pier and beam.

V. MATERIALS

A. Masonry

- Masonry may be employed for the construction of brick piers, brick foundation walls, and brick columns. Generally masonry is discouraged for purposes other than those generally outlined as being inconsistent with the historical northwest Florida architecture.
- Masonry for the purpose of these guidelines includes brick.
- Modular brick sizes are preferred, as they reflect the Florida Style tradition.
- Exposed concrete block and econo or utility oversized bricks are not permitted as masonry materials.
- Brick colors shall be those already approved. Other brick colors will be considered on an individual basis.

B. Wood

- Wood siding shall be employed in a manner consistent with Coastal Florida Style Architecture seen in this region prior to the 1940's.
- On wood clad buildings brick piers with a quality lattice infill may be an acceptable foundation alternative. The lattice shall be recessed at least one half the depth of the pier, and the lattice shall be constructed of wood having a thickness no less than 3/4"
- Decks and porches on wood clad, as well as masonry, buildings must have treated wood or masonry pier foundations if visible from the street.
- On wood clad buildings all windows must have pediment trim, a sill and side trim with a minimum nominal dimension of 4". Doors should have pediment trim, sill and side trim with a minimum nominal dimension of 4".
- Porches are encouraged to be constructed of wood, and have a minimum depth of 6 feet and a maximum depth of 12 feet.

C. Glass

- Reflective or darkly tinted glass is not permitted.

D. Other Materials

- Cement fiber material may be used as a horizontal siding material.
- Vinyl or aluminum siding, soffit or trim materials will be allowed in appropriate colors and finishes.
- Stucco is permissible as a finish material.

VI. COLORS

- Color schemes should be selected from the approved color pallet provided by the SJBARB.
- Alternate color schemes may be submitted to the SJBARB for approval.

VII SITE ENVIRONMENT

A. Site Lighting

- Exterior lighting must be a white light source only. Only low light sources are permitted.
- All site lighting shall be positioned to minimize visibility of light sources from any public view and shielded to prevent glare or spill over onto adjacent sites.
- Light fixture housings, standards and supports shall be traditional in design and finished in a compatible palette of dark colors such as dark bronze, black, or forest green.
- Exterior illumination for buildings to enhance architectural elements is encouraged.
- Building mounted floodlights are not permitted.

B. Placement of Buildings

- The principal entrance to all buildings should face the principal streets as a general rule, and create a strong sense of "front" or relationship to the street.

C. Setbacks

- Setbacks are defined in the Declaration of the St. James Bay Land Use Covenants and are established to create and maintain a village scale urban landscape.
- Regularity of setbacks creates strong relationships between buildings, defines urban spaces, reinforces the sidewalk experience for pedestrians and helps prevent architectural conflicts.

D. Building Orientation

- Buildings should be oriented so that the main entrance is directed toward the primary street used to access the site.
- The relationship with existing buildings on adjoining sites should also be considered.

E. Site Grading

- Consideration will be given during construction to the quality, area, and location of indigenous plant materials.
- To prevent negative impact at a later date, nearby indigenous trees and shrubs should not be adversely impacted by filling on the root systems. Grading and fill on any lot is specifically discouraged.
- For restrictions on grading of lots adjacent to wetlands, refer to the Declaration off the St. James Bay Land Use Covenants.

F. Driveway and Parking Areas

- Access driveways should provide for the smooth and uninterrupted ingress and egress of all vehicle traffic. In some cases such driveways may be serving multiple properties by means of easements.
- All driveways and parking surfaces shall be paved with asphalt, darkened concrete, or special paving, such as brick or interlocking concrete pavers.
- Alternative paving solutions for driveway and parking areas should be submitted to the SJBARB for approval.

- Garages and carports are to be used solely for parking automobiles and other vehicles. Garages shall not be converted into habitable space or storage areas.

G. Sidewalks, Pedestrian Ways and Bike

- Each home in St. James Bay is required to link the front door with a paved walk to the sidewalk streetscape, pedestrian ways and bikeways abutting the property.

H. Site Furnishings

- Site furnishings shall be designed as an integral part of the site plan and complimentary to the surrounding architecture. This includes, but is not limited to, benches and seating, trash receptacles, planters, outdoor tables, etc.
- Residential lawn furnishings are prohibited in the front yard, as are home made furnishings of wood.
- Colored catalog pictures of all permanent site furnishings and appurtenances must be submitted for approval to SJBARB.

I. Ramps, Walls and Fences

- Fences will be discouraged, as they detract from the continuity of the wetland landscape.
- Ramps will be permitted when necessary for handicapped accessibility. When necessary, they should be placed in a fashion in such that their appearance does not detract from the appearance of the community.

J. Loading, Refuse Areas, and Trash Collection

- Trash and refuse shall be kept in approved containers in areas screened from public view at all times other than trash collection days. See the Land Use Covenants.

K. Satellite Discs

- Satellite receiving discs shall be contained within a building, or effectively screened from view from the roads or pedestrian ways. All approved satellite receiving discs shall be no larger than 25 inches in diameter.

L. Temporary Structures

- No temporary building shall be erected or placed on any site except as provided by the Declaration of the St. James Bay Land Use Covenants.

M. Utilities

- All utility lines and facilities shall be underground, or concealed under or within a building or other improvement.
- Temporary electrical power and telephone service poles may be permitted above ground during construction phase of the work, but shall be removed prior to the issuance of a Certificate of Compliance.
- Utility lines shall be routed to avoid damage to existing significant trees.

N. Erosion Control

- It will be the responsibility of the property owner's engineer to design an adequate erosion control plan to be included with the site plan package.
- The property owner is responsible for the installation and maintenance of all erosion control measures to prevent sediment deposition on adjacent downstream properties.

VIII. SIGNAGE - See the Declaration of the St. James Bay Land Use Covenants.

IX. LANDSCAPE DESIGN CRITERIA

A. Design Theme and General Requirements

- A Landscape Plan must be submitted to the SJBARB for approval, prior to any site preparations
- Landscape designs within should reflect this awareness by complementing the natural surroundings.
- The retention of existing tree cover, hedgerows, and natural edge vegetation is extremely important as the basis for acceptable landscape design.

B. Buffers, Natural Areas, Boundaries

- Xeriscaping is required.

C. Swimming pools

- Swimming pools that are not completely enclosed may be located on lots that back up to other residential lots or do not back up to the golf course or any wet lands. Lots backing to the golf course may only have a pool where the pool and any decking is completely behind the setback requirement and is completely enclosed. Lots backing to the wet lands may only have a pool where the pool and any decking are fenced and the pool, decking and fencing are completely behind the setback requirement.