



AMELIA PARK Design Code Guidelines

INTRODUCTION

The purpose of the Amelia Park Design Code Guidelines are to present the Town Founder's vision of translating the sophisticated genre of nostalgia into a timeless architectural style; built structures worth preserving into the future. The Code stresses the importance of commitment to quality and lasting value through use of superior materials and craftsmanship. The Code serves as a guide for the creation of the Amelia Park community. Holding true to the Code will ensure that the community maintains the quality of the Founder's vision; creating an enchanting jewel that will be recognized in future decades as an incubator of ideals of responsible land development, an edifying, visually sensuous community of environmentally responsive buildings, nestled on an island between the mainland and the sea. The publication *Traditional Construction Patterns* by Stephen A. Mouzon has also been adopted as part of these Design Code Guidelines.

Appropriate historical precedents of southern coastal towns such as Fernandina, St. Augustine, Key West, New Orleans, Charleston, and Atlantic Beach identify aesthetic and functional details inherent in these timeless architectural styles. Importance is placed on the architecture of these towns rooted in similar climate, topography, and available building materials. An emphasis is placed on simple and elegant, classically proportioned, massing, sheltering roofs, exterior spaces, and outdoor rooms with natural climate controls. These historical precedents are structures that afford good ventilation and ample shade, honoring historic architecture, local climate and building practices. The Code's architectural guidelines establish a mechanism for creating and enhancing the overall aesthetic direction of the Amelia Park community. Evaluation of each built structure is based on the following criteria:

- Quality of design
 - Relationship to surroundings
 - Preservation of natural landscaping
 - Historic character
 - Logic of design
- Opportunities suggested by each lot's natural setting taking advantage of shade, creating shade, capturing prevailing breezes and site placement that emphasizes the utilization of exterior space and compatibility to neighboring structures.

The Code is intended to allow flexibility and to encourage architectural variety while honoring local traditions. Informal, "Old Florida" buildings provide the primary design inspiration. Historically accurate architectural details are tailored to unique site qualities such as deep overhangs, porches, large well-proportioned windows, tall ceilings, louvered shutters, eaves, porch railings and columns, gutters and rain leaders, chimneys and flue caps, rafters that visibly

support roof overhangs, timber joinery and timber truss designs. Incorporating these traditions with sustainable design and high performance building technologies results in structures that are more comfortable, more energy efficient, and less costly to operate and maintain.

The following site planning and construction procedures are provided to encourage a culture of excellence in craftsmanship.

1. Develop methods of construction particular to flat, lowland sites addressing drainage issues by use of stem walls and piers.
2. Apply an ethic of design restraint and control hyperactive design tendencies.
3. Identify each lot's natural attributes such as prominent view corridors, topography and natural vegetation.
4. Physically locate and stake the footprint of all structures on each lot prior to construction.
5. Work with Builders to re-enforce the importance of construction quality.
6. Coordinate with Architects and landscape designers.

Care should be taken to integrate the human community with the natural habitat by the following:

1. Designing and siting structures to blend into the natural setting to minimize the visual effect as well as physical impact upon the natural landscape.
2. Incorporating different housing types, appropriate to the village concept and historical setting, maintaining the unique character of the coastal uplands.
3. Following an architectural philosophy that is built on deference to the natural landscape in its variations: lake shoreline, pine forest, and hardwood forests.
4. Carefully placing fences, landscaping and retaining walls to screen vehicles and utilities.
5. Using natural wood exteriors, appropriate finishes, and hidden light sources to minimize impact.
6. Using primarily native plants and trees to blend with the surrounding vegetation.
7. Developing site and landscape plans that eliminate visual property lines.
8. Aggressively safeguarding existing trees and watersheds, restoring natural vegetation where disturbed.
9. Using mulch for trails and erosion control, soil mix for rescued plants, liner for footpaths.
10. Trenching around footprint of foundations to prevent disruption of root systems.
11. Designating preservation zones. Institute program for adoption and maintenance of designated preservation zones, enhancing portions of the ecological fabric. Conserve and purify water wherever possible as most valuable natural amenity.
12. Honoring the historic character of nearby Fernandina and St. Augustine. The town and village concept accommodates economic diversity as well as environmental integration.
13. Promoting the neighborhood as a pedestrian friendly community by providing greenways and parks for community recreation.

ARCHITECTURAL GUIDELINES

The Code's approved material palette is selected for ageless qualities, durability and maintenance. These materials and minimum construction requirements are outlined below:

Walls

Wood framed walls may be finished in: wood siding, cedar shingles, wood clapboard, board and batten, or board on board. Siding may be rough sawn or smooth finish. Composite siding materials including "HardiBoard" or other cementitious materials are allowed on an approved basis only with appropriate detailing and caulking. Siding shall have a maximum 8" exposure and minimum 3" exposure, and shall be sealed with paint or stain. Staining is encouraged to penetrate the wood surface and reduce maintenance. Wood trim shall be minimum grade 'B' lumber and shall not exceed 6" width at corners and 4" width around windows and doors, except above windows and doors, 6" to 8" is allowed.

Concrete Block Structures

Walls may be finished in a stucco, smooth steel trowelled finish. Trowel marks shall be kept to a minimum. Shell aggregate "tabby" finishes are allowed but technique is subject to approval by the architectural review board. Stucco trim is subject to approval by the ARB. Stucco on foam trim is not permitted.

In the Town Center, Live Work and Townhouse Type structures, strong encouragement is given to designs with masonry first floors and wood frame second floors. This reflects the building techniques of the West Indies and early Spanish period of St. Augustine and New Orleans.

Foundation Walls

Piers shall be concrete block with either stucco finish or brick veneer or brick piers. Undercrofts between piers shall be skirted. Horizontal and vertical lattice is preferred between piers or brick screens between concrete piers. Block stem walls are encouraged and shall be properly vented.

Retaining Walls, Screening Walls and Fences

Walls and fences shall generally be of the same material as the first floor of the primary structure. Brick or stucco on block piers with wood fencing is allowed. It is suggested that gates be of pressure treated wood, cedar or mahogany. Wood fences shall be made of pressure treated wood or smooth cedar. Other fence materials will be considered on a case-by-case basis.

Roofs

Roofs shall be decked in asphalt or wood shingle, galvanized metal (corrugated, 5 V-Crimp), copper or tin shingle. Principal roofs shall have a minimum 6:12 and maximum 10:12 slope. Ancillary roofs may have a minimum 3:12 slope.

Parapets are encouraged in Town Center Commercial and Live Work buildings to reflect vernacular traditions of the West Indies trade routes as found in Bermuda and Dutch colonial islands. Broken pitch roofs are encouraged at the eaves. Eaves on the main building shall overhang a minimum of 8" and a maximum of 40".

Dormers are encouraged as light, habitable spaces, placed a minimum of 3' from side walls and have shed roofs with a minimum 3:12 slope or gabled with slope to match the principal structure.

Windows and Doors

Windows shall be made of wood or wood look-alike products. Exterior cladding is allowed. Aluminum windows are not permitted. It is recommended that muntins be either true divided lite or simulated divided lite where muntins are applied to front of glass. Acceptable window manufacturers include: Weathershield, Marvin, Kolbe and Kolbe, Lincoln, Pozzi, Andersen and Pella. Other window manufacturers will be considered on a case-by-case basis.

Windows shall be rectangular, vertically proportioned and operable. Transoms are encouraged over doors only. A min. 4" post shall separate multiple windows in the same opening.

Doors shall be a maximum 3'-0" wide x 8'-0" tall. 2'-8" or 2'-10" widths are encouraged. Mahogany or pine are suggested for stain grade doors exposed to the weather or paint grade fir where protected. French doors, a minimum width of 4' to a maximum width of 5', are encouraged at front entrances and porches.

Shutters shall be operable or made to look operable, sized and shaped to match the openings. Both louvered and plank shutters are allowed.

Building Elements

Chimneys shall be of brick or stucco on block. Wood chimneys are not permitted.

Porch posts shall be of wood (min. 6" x 6", max. 8" x 8" solid posts, 12" x 12" clad posts), or block (min. 16" x 16") with stucco finish or dimension appropriately for the given vernacular. Piers shall be no less than 12" x 12". Porch railings shall be made of wood or a material that has the appearance of a traditional wood rail, and have an eased top and bottom rail.

Porch decks shall be made of P.T. wood, stained concrete with brick border or approved brick (4" x 8" traditional size) or tile.

Porches may be enclosed with glass or screen with screens framed in wood. Exposed joists shall be painted or stained. Exposed metal hangers are strongly discouraged.

Wood elements and surfaces must be sealed with paint or stain, except walking surfaces which may be left natural.

Nails and screws, if exposed to the elements, shall be stainless steel 316 fasteners.

Exterior Colors

In reviewing requests for exterior colors (house body, porch, trim, doors, roof), the ARB shall consider the overall character of Amelia Park, the architectural style of the dwelling or structure location and proximity to other dwellings. Trim, door, and roof colors shall complement that of the body.

Not Allowed

Keystones, stucco covered foam moldings, exterior fluorescent lights, above ground pools, or prefabricated metal fireplaces are not allowed.

Plastic furniture or plants of any kind are not allowed on front porches, side porches, or where in any way visible from the public.

LANDSCAPE GUIDELINES

Amelia Park is located on Amelia Island, Florida's northern-most coastal barrier island. The plant environment of Amelia Park is part of the Amelia Island coastal, upland, maritime forest. In its undeveloped state, the property is classified as second or third-growth xeric scrub. The predominantly undisturbed vegetative cover consisting of indigenous species is a compelling attribute of Amelia Park. Plants that support this beautiful habitat have evolved over time to withstand the stresses of extreme heat, drought conditions, salt air and lack of nutrients. Existing plants are sensitive to disturbance and re-establishing the native plant cover can be a challenging and slow process. Therefore, in lieu of clearing and replanting, the practice of "PROTECTION and PRESERVATION" is the requirement for site development, where appropriate. The overall landscape theme is designed to reinforce, enhance and celebrate the natural systems by establishing a harmonious and consistent flow of natural and native landscape throughout the community.

Owners, Builders and Design Professionals are provided with these Landscape Guidelines to ensure that the natural character of Amelia Park will be maintained and enhanced as the community matures. The intended result of these Guidelines is to reinforce the visual fabric that blends the built environment with the site's natural landscape setting.

Design Professionals

The ability to integrate building improvements with the natural features of the home site is essential in preserving and enhancing the natural character of Amelia Park. Individual home sites will present a variety of opportunities that must be closely evaluated to determine the best Site Development Plan. Considerations include access, solar orientation, shade patterns, existing vegetation, soils, topography, drainage, utilities, building restriction lines and the relationships of indoor and outdoor use areas that create functional and aesthetic use of the property. Tree surveys, preservation plans and landscape plans are required with each Architectural Review submittal.

To assure that the vision of natural character for Amelia Park is maintained, Landscape Plans shall be prepared by Landscape Professionals licensed to practice in the State of Florida or a Landscape Designer approved by Amelia Park. Preliminary Landscape Plans to be submitted with the Final Plan Review Application. Final Landscape Plans must be submitted for ARB approval at 60 days prior to scheduled installation.

Xeriscape Landscaping

Local governments across the state have begun enforcing strict regulations for landscape water usage. The primary objective of Xeriscape is to create healthy landscapes by selecting plants that are compatible with existing site conditions. Once established, plants that are matched to their site conditions will thrive with little or no irrigation. Requirements for fertilizer and pesticides are reduced and can often be eliminated completely. Owners are strongly encouraged to apply principles of Xeriscape when planning their landscapes, avoiding future

consequences as a result of further restrictions on water use. The St. Johns River Water Management District offers a good reference document, *Waterwise Florida Landscapes: Landscaping to Promote Water Conservation Using the Principles of Xeriscape*. Please find this document online at <http://floridaswater.com/waterwiselandscapes/> (navigate to the Waterwise Landscaping link).

Preservation of Existing Vegetation

To the greatest extent possible, existing trees and vegetation throughout Amelia Park should be preserved. Preservation of native cover will help minimize the need for new landscape plantings and offset the potential for wind and water erosion during construction.

Before site planning efforts are initiated, lot owners are required to obtain a tree survey. Tree surveys shall include the names, sizes and location of all existing trees having a DBH of 3” and greater over the entire building site and any undisturbed right-of-ways. The limits and character of all understory vegetation should also be included on the survey. The information will allow the lot owner and Design Professional to fully evaluate potential building layouts considering the impacts to existing vegetation. Preservation of both canopy and understory vegetation is required when siting structures.

To protect preservation areas, the precise limits of clearing and grubbing must be established and maintained throughout the construction process. Temporary fencing is required to maintain construction activities within designated areas. Preservation plans shall include a site plan that depicts the building footprint, drives and walkways, trees to be removed, trees and natural areas to be preserved, and construction material delivery and storage areas.

Public Areas

Parks, buffers and open spaces adjacent to building sites shall have landscape and plants that preserve and enhance their existing natural character. The natural landscape of the public areas may be selectively thinned and pruned. All dead and diseased materials, noxious plants, invasive plants and non-native species shall be removed as necessary. All areas where native cover has been lost shall be re-vegetated and maintained with two or more inches of organic mulch. Sod shall be used sparingly and irrigated. Any area inadvertently disturbed by construction shall be returned to its pre-disturbed state.

Street Frontage / Front Yards

The semi-public front-yard areas in Amelia Park shall be landscaped to preserve and enhance the existing character of the natural environment. Each lot owner will participate in the creation of a unified street landscape that reinforces the community streetscape, which includes a portion of each lot between the front building line and the street. All areas within this zone not covered by walkways or other hardscape improvements shall be landscaped. Where existing trees and understory vegetation have been preserved, adjacent landscaping shall consist of compatible species, similar in character and growth requirements.

The front yard planting zone shall be planted with shrubs, ground covers and native grasses and shall include new shade and understory trees when an adequate number of existing trees cannot be preserved. It is recommended that all plant material be selected from the approved Plant Palette. Ground cover and native grass species shall be installed in sizes sufficient to present a mature, grown-in appearance (minimum one-gallon container). Introduced materials shall be a selection placed in a natural, random pattern that mimics nature. The use of turf grasses shall be restricted to not more than 25 percent of the front yard planting zone and limited to a contiguous area of 250 square feet.

Private Yard Landscaping

The side yard planting zones are those areas between each side of the building and its respective adjacent lot. The rear yard planting zone is the area between the rear building line and the rear property boundary or perimeter buffer. All areas within these zones not covered by walkways or other hardscape improvements shall be landscaped.

The side and rear yard planting zones shall be planted with shrubs, ground covers and native or turf grasses and shall include preserved vegetation and preserved shade and understory trees or planted trees from the approved Plant Palette. Turf grass shall be restricted to not more than 50 percent of the rear yard planting zone and limited to a contiguous area of 300 square feet.

All utilities (air conditioning units, tankless water heaters, propane tanks, etc.) be adequately screened from public view.

Irrigation

Irrigation for landscaping is not required for natural or preserved areas but is required for all sodded areas. It is recommended that provisions be made for temporary irrigation of new installations until plants are fully established. If irrigation is considered for planted areas, it is recommended that “drip” type systems be utilized that concentrate water at the plant bases where it is needed. Concentrating water where it is needed helps to discourage undesirable naturalization of nuisance species such as dollar weed and sand spurs. It is also recommended that species with similar irrigation requirements be grouped to assure that water usage is being optimized to support plant growth. If permanent irrigation systems are desired, the use of wells is prohibited and the use of time clocks and rain detection devices is required.

Plant Palette

As previously noted, Amelia Park is located within a coastal, upland, maritime forest. The mixed forest allows conditions that support several plant communities to exist within the larger area. Native plants that exist in Amelia Park have adapted over time to withstand the extremes of this environment. To maintain the natural character of the habitat, plants selected for use in Amelia Park are compatible, and achieve balance, with the life-sustaining elements that have allowed the existing, native vegetation to thrive. The intent is to maintain this balance as

the community develops, relying mainly upon native and indigenous species to enhance the community landscape. Landscape plans shall be designed to enhance the native vegetation. A detailed list of recommended landscape material is included in Amelia Park’s approved Plant Palette, to assist residents and designers in creating a coherent community consisting primarily of native canopy trees, understory shrubbery and ground covers.

Minimum Plant Specifications

Street Trees:	4” Caliper, 10’ + height, Florida #1 or better grade
Shade Trees:	30 gallon, 8-10’ height, 2-2 ½”caliper, 5-6’ spread
Understory Trees:	15 gallon, 6-8’ height, 1 ½ -1 ¾”caliper, 2-3’ spread
Shrubs:	3 gallon, 15-18” height, 12-15” spread
Ground cover:	1 gallon, full
Native Grasses:	As Available

Notes:

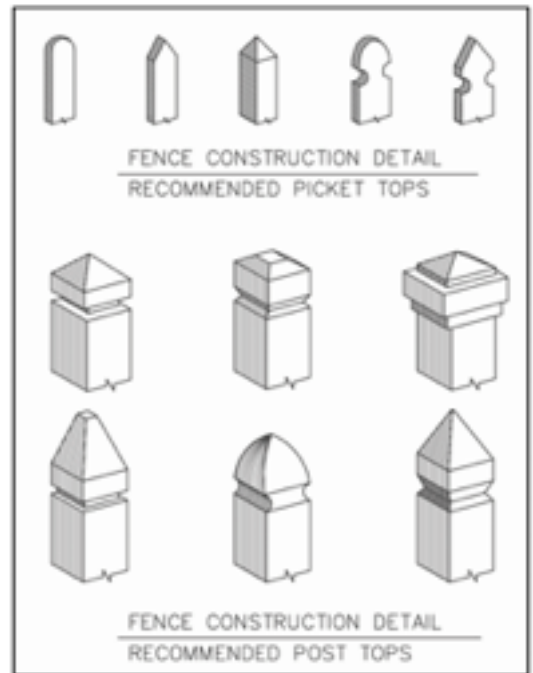
- Container size noted as guide only – height, spread and caliper are minimum standard requirements.
- Tree species listed as “shade” may also be used to fulfill understory tree requirements
- Palms may be used to fulfill understory tree requirements, but shall be restricted to side and rear yard planting zones only, except for the Street Trees along Azalea Street.
- Sodding and grassing with domestic species (i.e. St. Augustine or Bermuda, etc.) shall be utilized in one contiguous area and is restricted to not more than 25 percent of the front yard or 50 percent of the rear yard area.
- Fertilizer: Naturized reduced chemical fertilizer with naturally occurring soil microorganisms for macronutrients - e.g. nitrogen, potassium, and phosphorous or other comparable product, used in accordance with the manufacturer’s recommendations.

SITE IMPROVEMENTS

Fences and Gateways

Fences are a secondary element intended to unify the visual character of the community. Fences are not to be perceived as barriers, but more as opportunities to blend the architectural vernacular of individual home sites with the outdoor living rooms of the community.

Front yard fences shall not exceed 42” in height. Rear and side yard fences shall not exceed 6’ in height. Post and trim caps shall not extend more than 10” above the fence panel unless utilized as a component of an entry trellis or arbor. Entry gates and arbors, or trellises, as a component of the fence and entry are encouraged, but not required. Where utilized, these features should match or complement the fence design.



Wood fences, painted white, with vertical picket arrangements are the preferred style. However, panels may incorporate other arrangements of architectural detailing providing it supports the architecture vernacular of the home. PVC, aluminum or other fence materials will be considered on a case-by-case basis. Hardware and fasteners used in fence construction shall be corrosion resistant (i.e. bronze coated, stainless steel, hot-dipped galvanized).

Driveways

All home sites are required to have a driveway that extends from the edge of the alley to the garage, carport or parking area. ARB approval of the driveway design and layout and its connection to the alley is required prior to construction. Where possible, driveway should be sized to accommodate the parking of a car (minimum 18’ deep) or an on-site car parking space be provided adjacent to the alley. Driveways shall be of one consistent material and texture. Driveway material shall be one of the following:

- Brick or clay unit pavers on compacted base with edges retained.
- Brick or clay unit pavers on recessed concrete slab.
- Plain concrete, broom finished with 2” troweled edge.

Private Walkways

A minimum of one walkway for the front entry shall be provided. The walkway shall connect to the public sidewalk, where provided on the site plan. Walkways shall generally be a minimum of 3' and a maximum 4' in width. Walkways of varying width are encouraged to create a less structured, more natural setting. Materials for walkways shall be one of the following:

- Crushed natural stone or shell of light color, retained with wood timbers or other approved material. Concrete headers and plastic edging are not permitted for walkway.
- Brick or clay unit pavers on compacted base with edges retained.
- Brick or clay unit pavers on concrete slab.
- Concrete with shell or rock salt finish.

All brick and clay paver samples shall be submitted for ARB approval prior to installation.

Exterior Lighting

Exterior lighting can be beneficial for safety, security and aesthetic applications. However, exterior lighting also contributes to light pollution and is disruptive to natural habitats. Due to these influences, exterior lighting will be limited to the following forms:

- Wall mounted lamps
- Recessed lighting
- Down lighting

Broadcast up-lighting using bulbs of 50-watts or less is acceptable for accenting the landscape. Flood-type lighting is not permitted.

All lighting shall be carefully selected to complement the architectural styles of buildings and the natural character of the landscape. Lighting shall not be located as to interfere with streetscape or sidewalk mobility or present a nuisance of glare to adjacent properties. Spot-type lights shall be limited to rear yard areas and their use is prohibited on the front of homes. The ARB must approve all post mounted and wall mounted fixtures visible from surrounding properties.

Lighting Equipment

- All exterior lighting equipment in exposed locations shall utilize aluminum, stainless steel, copper, brass or bronze metal housing and shields.
- External plastic components or plastic lenses are not allowed.
- Lighting fixture mounting shall not display flexible or PVC conduit. All wiring must be within the fixture housing and mounting hardware.
- Junction boxes shall be dark bronze to black and shall not extend beyond 8" above adjacent finish grade.

- Lamping may include incandescent bulbs not exceeding 130-watts where exposed bulbs are not visible to the human eye. 60-watt bulbs maximum where the light source is visible to the eyes.
- Lamping choice may also include low-watt (70-150 watt) metal halide lamps that have a CRI (Color Rendering Index) of 96.
- Twinkle lights, strip lighting, color changing equipment, and exposed globe fixtures are not allowed.

Solar Panels

If there is any potential for the future installation of roof-mounted solar panels, the home's solar orientation and roof massing should be taken into consideration when planning the location of the future solar panels.

- All solar panels should be installed flat on the existing roof and should not be elevated (angled upwards).
- Panel placement should be minimized to one or two roof areas.
- Panels should be consistent in size and placement per roof area to provide pleasing balance and rhythm.
- Panels should not be visible from the street.

CONSTRUCTION STANDARDS

The existing native vegetation in Amelia Park is very sensitive and unique. The following construction practices shall be followed to protect the native vegetation from damage during construction.

Site Layout

All structures, driveways, pools, etc. shall be sited to preserve as many existing trees as possible, contribute to the overall streetscape of the community and take advantage of environmental orientations (sun, shade, breeze, etc.).

Site Approval

All structures and driveways must be staked out in the field and tree protection barricades must be erected prior to the required Stakeout Review. An ARB representative must approve the Stakeout prior to the commencement of construction. No clearing shall occur until this approval has been given in writing. All trees to be removed will be flagged with orange flagging tape. Root raking shall occur only within the building and driveway pads.

Tree protection barricades must be erected around all preserved natural areas and along the drip lines of protected trees outside of the natural areas. The barricades must remain erect until final approval. Fill is not permitted within natural areas or around the drip line of individual trees. Construction vehicles may not be parked under trees or within natural areas. Construction materials shall not be stored in the natural areas or under tree canopies.

The designated driveway shall be used for construction material delivery and storage. The site plan shall also show the proposed location for the dumpster, toilet and installation of underground utility services to the building.

Construction Time

The exterior of all improvements on Lots must be completed within one (1) year after construction of same has commenced, except where such completion is impossible or would result in great hardship to the Owner or its Builder due to strikes, fires, national emergency, natural or other calamities. Extensions to this time limit may be granted by the ARB only for special circumstances. Non-compliance with the construction time limit is subject to a \$25 per day fine for every day over the limit.

Stop Work Order

The ARB may issue a stop work order if there is evidence that the project is not conforming to the approved plans. No work may proceed until a continuation of work order has been issued by the ARB. Non-compliance with the stop work order is subject to a \$25 per day fine for every day in violation.