



# WATERSOUND PATTERN BOOK

Walton County, Florida

The 1,400-home community of WaterSound, located along Florida's Gulf Coast, sought a Pattern Book to ensure that development followed the traditional architectural rhythms of coastal towns in order to create a distinct sense of character through texture, scale, materials, and color.

The Pattern Book draws on historic maritime influences to lay out guidelines for new homes that are reflective of modern sensibilities, yet respectful of traditional precedents. Traditional town planning principles guide homes toward supporting the vision of walkable blocks, interesting building juxtapositions, neighborhood common areas, a carefully chosen visual palette, and paths that lead to community facilities and open spaces.

**Client:**  
St. Joe Company

**Project Status:**  
Partially built

- Project Overview:**
- Master plan and landscape architecture services for Gulf Coast resort community
  - Design guidelines based on traditional architectural rhythms of coastal towns

Lot types for each of the distinct districts are detailed in the Pattern Book, to create appropriate relationships between buildings and the street through careful placement and execution of garages, porches, and other elements. Architectural details are shown graphically through a variety of means including sketches, photographs, and narrative, to guide the homebuilder toward the WaterSound design philosophy.

The combination of architectural guidelines, and landscape guidelines that govern plantings, fences, and gardens, help form the basis for the distinct character of the WaterSound community that recalls an earlier time, yet is sensitive to current trends.

## ROOF ELEMENTS & DETAILS

**Asymmetrical roof shape**

**Gambrel or Gable with large dormers**

**Widow's walk or light monitor**

**Large dormers add volume to a small scale building**

**Exposed End Rafter and Trim**

**End Rafter with Visible Purlins**

**Horizontal Fascia "Return"**

**Block Return**

Not Allowed

In addition to form and slope, the shape and detail of an eave and other elements including dormers, widow's walks, light monitors and cupolas are important features in establishing the character of WaterSound. 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 of the WaterSound roofscape.

In the Southeastern United States, houses have evolved with generous overhanging eaves that provide protection from the harsh daily sun by giving shade to a home's vertical surfaces. The design of eaves is often an expression of numerous regional influences such as vernacular construction methods, locally available materials, climate, and tradition.

**COMPOSITION**

- Roof elements, such as dormers, monitors and cupolas, widow's walks, decks and terraces are encouraged.
- A typical eave is of wood construction with exposed rafters and purlins, which has become a hallmark of the Floridian vernacular dwelling.
- Deep eave overhangs, in all directions, are required on building masses and roof elements and should be in proportion to the scale of the building. Overhangs can be a minimum of 12"-18" and should be a minimum of 16" on eaves. Exposed wood rafters are encouraged.

**ROOF ELEMENTS**

**Gambrel Dormer**   **Widow's Walk**   **Light Monitor and Deck**   **Shed Dormer**

**EAVE DETAILS**

**Exposed Rafters and Purlins Beneath Roof Line**   **Deep eave overhang with exposed wood rafters**

**FLAT SKYLIGHTS AND BUBBLE SKYLIGHTS ARE PROHIBITED.** Natural overhead light should be captured with light monitors, clerestory windows, or dormer windows.

- Wood lattice and trellis with trailing vines are encouraged against the wall of a building, over a garage doorway and on low-slope roofs. It is especially useful on south and west side of a building where it receives a great deal of sun.

**PROPORTIONS & SHAPES**

- Widow's walks and roof-level decks and terraces are permitted with up to 225 SF of floor area. Their floor plate shall be square or rectangular in proportion.
- No portion of a widow's walk, roof-level deck or terrace may exceed 42'-0" above the average natural grade of the lot. No portion of a light monitor or cupola may exceed 46'-0".

**MATERIALS**

- Roofs shall be finished in one of the following:
  - Low Profile Stained Copper. (Batten seams are prohibited).
  - No. 1 Clear Cypress or No. 1 Clear Cedar or Pine Wood Shingles, machine cut.
  - Asphalt or Composition shingles with DRB approval of specific material, pattern and color.
  - Natural metal or painted with color palette to complement building, only on porches and other minor, additive volumes.

**COLORS**

- Eaves, rafters, and trim should be painted or stained to match the house's trim color. Refer to Color Palette.

**WATERSOUND**

ARCHITECTURAL CHARACTER

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## GARDENS

**CHARACTER OF THE PASTORAL GARDEN**

The character of pastoral gardens in WaterSound begins with a choice in palette and extends to the natural beauty of the site, the setting, vegetation and the nature plant species included in the site. The incorporation of multiple textures, colors, and heights in the garden design is further defined by the choice of site.

**ARCHITECTURAL SITE ELEMENTS AND GARDEN DIRECTIONS**

Garden elements include but are not limited to: organic walls, arbors, and trellises that support vines, rippled stone and other decorative planes. These can be used to define space within the garden, to frame views, and to define entrance, circulation and other garden design. All elements should be integrated and work with the overall design of the WaterSound architectural building direction.

**WATER IN THE GARDEN**

Water features, like fountains, reflecting pools, and other types of water elements are encouraged. Inspiration for the design form and the overall look of water can be drawn from the landscape and water play in the garden environment and historical water play in the landscape to the form of blue, ponds, springs, creeks, streams, and irrigation. Each feature is to be integrated and work with the overall design of the WaterSound architectural building direction.

**PLANTING ELEMENTS**

Elements of design, such as: garden beds, and other forms of art and ornamentation in the garden are encouraged. The use of natural materials in harmony with WaterSound architectural building direction: wood, stone, terra cotta, limestone, concrete, and any natural and/or painted materials.

**MATERIALS AND WOODS**

Woodwork throughout the exterior of public buildings such as walkways, benches, and other furniture, and signage should be made of natural materials, such as oak and pine.

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## LOT REGULATING ZONES

**LOT REGULATING ZONES**

**SAMPLE LOT ELEMENTS**

**LOT TYPE B**

**REGULATIONS**

- Front Yard
- Side Yard
- Rear Yard
- Front Porch
- Side Porch
- Rear Porch
- Garage
- Driveway
- Pool
- Deck
- Screened Pool

**NOTES**

Building design is subject to provide a minimum of 5 feet of clear parking space.

Lot Type B can be used for a variety of uses, including residential, commercial, and other uses. The use of the lot type B is subject to the approval of the local government. The use of the lot type B is subject to the approval of the local government. The use of the lot type B is subject to the approval of the local government.

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