



SANDY BANK BAY

Design Guidelines

March 1, 2013



PREFACE

Christophe Harbour at St. Kitts will have significant cultural, environmental, and economic benefits for St. Kitts and Nevis. These Design Guidelines for Sandy Bank Bay (“Guidelines”) are crafted to describe ways of building homes in this tropical, culturally-rich environment. Their primary purpose is to ensure that designs are compatible with the site, the environment, and the design objectives of Sandy Bank Bay.

Architectural traditions, aesthetic directions, and recommended sustainability measures are addressed for new buildings, additions, sitework, and landscaping. These Guidelines will be administered by the Christophe Harbour Design Review Board (the “DRB”).

These Guidelines are provided pursuant to the Declaration of Covenants, Conditions and Restrictions for Christophe Harbour, as may be modified, amended, and/or supplemented from time to time (the “CC&R’s”). These Guidelines may be modified, amended, and/or supplemented from time to time. As to any conflict between these Guidelines and the CC&R’s, the CC&R’s shall control.

The illustrations included herein are to convey “concepts,” not portray specific plans for construction nor vouch for construction methodology or sufficiency.

These Guidelines apply to any person or company intending to construct, reconstruct, or modify any permanent or temporary improvements or structure or alter any part of the natural or man-made setting of Christophe Harbour’s environment. Owners, consultants, and contractors should familiarize themselves with these Guidelines well prior to start of design or construction.

All capitalized terms not otherwise defined in these Guidelines have the meanings set forth in Appendix A of this document, or the CC&R’s.



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THE VISION

FOR SANDY BANK BAY

1

The guiding principle of the homes at Sandy Bank Bay

is to draw upon the island culture and environment to create a plan in harmony with the land. This “feet-in-the sand” beach community covers Sandy Bank Bay to the harbour through a framework of conservation and open space areas. The multiple landforms offer a diversity of homesite design opportunities oriented to take advantage of spectacular views and island breezes.

Sandy Bank Bay will be part of the larger community of Christophe Harbour which has many natural areas, including salt ponds, beaches, dunes, mountains, plateaus, mangroves, grass/acacia and dry forest. The land is accentuated by peaks nearly 1000’ above sea level juxtaposed against lower lands of the Great Salt Pond and expansive beaches of the Atlantic and Caribbean.

The intrinsic value of Christophe Harbour’s 2,500 acre peninsula lies in the beauty, vastness, and richness of this tropical island landscape.

Christophe Harbour will include diverse neighborhoods, communities and amenities, including Sandy Bank Bay and will grow into a comprehensive, balanced community. Sandy Bank Bay is in the northeast part of Christophe Harbour and is comprised of an idyllic beach, beachfront conservation area, and rugged hillsides to be interconnected by a pathway system. The homes are envisioned as an informally patterned series of pavilion-like structures celebrating indoor and outdoor living within diverse and expansive landscape settings and vantage points.



FIGURE 1.1 - Sandy Bank Bay Master Plan

I.1 THE MASTER PLAN FOR SANDY BANK BAY

A careful analysis of the land and an understanding of the early cultural influences that helped to shape St. Kitts and the Caribbean region led to a Master Plan which will evolve over time. Some of the components are:

- **The Sandy Bank Bay Marine Sanctuary** – With vibrant sea life, turtle nesting habitats, and an expansive beach, Sandy Bank Bay is planned to soon be part of a Marine Sanctuary. Much of the area will be designated as a conservation area in order to preserve its natural beauty and amenities.
- **The Oceanfront** – The Oceanfront area, adjacent to Sandy Bank Bay, includes Oceanfront Homesites and a private Beach Club of the Christophe Harbour Club. Oceanfront Homesites are located on the crescent-shaped beach at Sandy Bank Bay and have captivating views to the Atlantic Ocean.
- **The Harbourside** – The Harbourside area is located amongst the open space and trails network that connects Sandy Bank Bay to the rest of Christophe Harbour. Nestled along a protected corner of Sandy Bank Bay, each harbourside homesite features marina views and quick access to amenities including the Christophe Harbour trail system, the Beach Club, pools and dining, the Sandy Bank Bay boat launch to the marina and the Tom Fazio golf course.
- **The Hillside** – Perched high above Sandy Bank Bay, each Hillside homesite offers a bird's eye view of Christophe Harbour from the marina village across to the golf course at Priddies Plateau. The

soaring topography lends itself to stepped building foundations and loosely organized, “unbundled” buildings creating multiple levels for terraces, pools, and other building elements affording privacy and panoramic views.

- **Trails, Linkages, and Open Space** – Important components of the Sandy Bank Bay are the connection to the outdoors and preservation of the natural amenities. The use of cars is limited. Circulation will often be by foot, bike, or golf cart. Trails will connect Sandy Bank Bay to the balance of Christophe Harbour and offer easy access to the Beach Club. The open space areas also take full advantage of the views, natural amenities, and wildlife found on St. Kitts.



View looking over Sandy Bank Bay



1.2 SANDY BANK BAY – DESIGN OBJECTIVES

These Guidelines have been crafted with the intent of preserving and enhancing the island’s rugged beauty and diverse landscape settings. These Guidelines also draw from the region’s eclectic character, lifestyle, and elements of the British and French culture to create a unique sense of place.

Five design objectives are herein addressed, and Owners, Contractors, Architects and Landscape Architects should work together from the initial phases of design to ensure all aspects of the design are consistent with the following objectives:

1. **Responsive** – Establish a way of building that employs the tropical climate and setting to create buildings and landscapes that seem effortlessly “connected” with subtlety. All buildings, structures, and landscape improvements should take their cue from the site’s landforms, vegetation, and view corridors.
2. **Contextual** – Create a community that reflects the vibrant, island culture by drawing upon Caribbean architectural traditions, patterns, and indigenous materials. The Caribbean has a rich history of building traditions and mixture of cultures to draw upon. Buildings may present contemporary interpretations of this former British colony’s indigenous aesthetic, which evolved over time as a response to climate, cultural traditions, indigenous or regional materials, geography and in some examples, to European design approaches.

3. **Sustainable** – Commit to a long-term vision of developing in harmony with the land using sensitive design practices in order to preserve, restore and protect the land’s resources. Sustainable building concepts are encouraged in the planning and development of all Improvements. “Sustainable Design” is a philosophy that includes all aspects of site planning, building programming, and construction. Within Sandy Bank Bay this means creating environments that may draw from the proven building approaches of the past combined with the best new technological advances.
4. **Connectivity** – Create a pedestrian-oriented island community that encourages moving about by foot, bicycle or golf cart. The plan for Sandy Bank Bay is based on creating a community interconnected by a network of trails, pathways, informal streets, and open space areas. The trail system, streetscapes, and special outdoor gathering places will provide a layered network that reinforces the outdoor lifestyle and creation of an authentic sense of place.
5. **Spontaneity** – Ensure that the Guidelines and associated planning documents provide opportunities for individuality and spontaneity. The concepts outlined in these Guidelines are intended to create a community that values this special place and brings its own interests and distinctive personalities to the designs of Sandy Bank Bay.



1.3 THE EARLY ISLAND DESIGN TRADITIONS IN ST. KITTS – AN OVERVIEW OF THE MAIN PRINCIPLES

Architectural, cultural, and landscape influences shaped the emergence of a tropical Caribbean design aesthetic. The intent at Sandy Bank Bay is to build upon these important influences of traditional forms with a fresh look, lending a sense of history and presence, but adapted to today's lifestyle.

The Caribbean design aesthetic is an amalgamation or “creolization” of several layers of European and African building traditions and design sensibilities. These building traditions blended over time to respond to the tropical island setting and the need to use materials available on or near the island. This resulted in a distinctive, more organic approach to designing the built environment. This aesthetic may be characterized as having the following main elements or design principles:

1. **No barriers** – Island living is about living on the land with few barriers or indicators of what is inside or what is outside. The early European settlers brought with them the traditional rectangular, inward, and more formal forms of their homelands that were not particularly well suited for the tropical climate. Over time, these forms were adapted to local conditions. Some more superficial, formal elements were mostly eliminated, and in their place, additive elements that blurred the line between the indoors and outdoors were utilized. Verandas, porches, balconies, larger windows, louvered shutters, and walls composed entirely of doors were employed to emphasize the connections to the outdoors. This allowed the gardens and courtyards to become rooms in the island way of life.



2. **The dominant use of indigenous, imperfect materials** – As the region was settled, local artisans and craftsman predominantly used unrefined, less manufactured indigenous or regional materials. Local stone, lava rock, indigenous woods, hammered wrought iron, and woven thatch and wattle were crafted and built in adaptive, honest, and innovative ways that reflected their cultural tastes. The shutter details, simple balustrades and railings, dry stack informal rock walls, louvered windows, porches, and jalousie openings are all examples of many tropical details that emerged over time.
3. **Designs responsive to the climate, landscape setting, and needs of the Owner** – The need for structures that would offer protection from the sun and at times, heavy rains, created buildings well adapted to the climate. Cooling and sheltering architectural features such as wrap around verandas, overhanging eaves, deep balconies, porches, and louvered windows were responses to living in the Caribbean climate. Homes composed of a series of “living pavilions” that are each sited to address unique characteristics of the property, allow for an “additive architecture” design process to suit the individual, evolving needs of the Owner.
4. **Simple, elegant “island” designs** – Site, landscape, and architectural designs should draw from the patterns of the island design aesthetic to create contemporary, integrated environments suited to today’s lifestyles. This area of the Caribbean has a rich history of architectural design, from the early settler buildings to the great tradition of the informal, yet most elegant, Caribbean house. The resulting, unadorned forms and details are well suited for today’s interpretations.





This Chapter addresses the landscape architectural traditions, aesthetic guidelines, and sustainability measures for sitework and landscaping for homes at Sandy Bank Bay.

2.1 ESTABLISHING THE ISLAND NEIGHBORHOODS

Sandy Bank Bay is envisioned as an informal island enclave. Simple treatments rather than ornamental and formal approaches are to be favored to create buildings and landscapes that recede and blend into the natural island environment. The use of traditional and unrefined materials and “collections” of building volumes enveloped and complimented with abundant added vegetation is the ideal composition.



FIGURE 2.1 - Simple, informal landscape designs



FIGURE 2.2 - Designs are sensitive to the existing island setting

2.2 EMΦHASIΦING THE OUTDOOR ROOM – SITE, PLANNING, AND LANDSCAPE OBJECTIVES

The protection and enhancement of the island setting, while accommodating buildings and related improvements, is a primary goal of Sandy Bank Bay. Site planning and landscape design are to reflect a casual, relaxed, island lifestyle based on several design principles:

1. **Landscape is dominant** – The island landscape and setting should dominate the scene. Buildings and/or outdoor improvements are to be subordinate to the landscape. Colors may be rich but never garish or call too much attention. The landscape is to be restored and enhanced to create generous vegetative borders and/or screens that obscure buildings and landscape structures from off-site views and main public viewsheds while ensuring utmost privacy. Structures should take full advantage of existing and added vegetation for views, screening and/or to create varied patterns of sunlight and shade.

2. **Emphasis on creating a series of outdoor rooms** – Outdoor areas are to be designed as extensions of the indoors, with few barriers to define “inside” and “outside.” The combination of the indoor and outdoor areas should be thought of as home. A combination of paving, decking, walls, and vegetation may be used to create transition spaces, outdoor rooms and/or connections to the outside.
3. **Utilization of indigenous materials and plant palettes** – Plantings and associated walls, landscape structures, and details are to principally draw from the indigenous materials, architectural aesthetics and plant palettes of the Caribbean Islands. Tropical, drought tolerant plantings that are suited to the island’s relatively dry southern region and adapted to the specific micro-climates of the varied physical settings are preferred.
4. **Capture and preserve view corridors** – Views to the harbour, marina, ocean, beach, and hillsides may need to be maintained and enhanced by utilizing appropriate vegetation and landscape solutions that blend buildings, site walls, and driveways into the surroundings and direct views to reinforce prominent view corridors.



View from the hillside



Oceanfront Homesite Cluster



Harbourside Homesites Cluster



Hillside Homesites Cluster

FIGURE 2.3 - Homesite Types

2.3 HOMESITE TYPES

There are three Homesite types described below. Each is defined by its location, views, and particular landscape setting. These types are referred to in the companion documents Architectural Perspectives and Homesite Diagrams. These documents describe specific opportunities and constraints for the following homesite types:

Oceanfront Homesite – These Homesites are located on the sandy beach at Sandy Bank Bay and have expansive views to the Atlantic Ocean. These homes may be composed of a series of informal living pavilions and gardens, sited to take advantage of the views to the Atlantic Ocean and the hillside perimeters.

Harbourside Homesite – These are along a corner of Sandy Bank Bay and feature marina views and quick access to amenities.

Hillside Homesite – Perched well above Sandy Bank Bay, each hillside homesite offers a bird's eye view of Christophe Harbour from the marina village across to the Fazio golf course at Priddies Plateau. Hillside homes are organized and each sited based on unique property conditions, including topography, vegetation, and primary views.



FIGURE 2.4 - Homesite Types Location Plan

2.4 THE HOMESITE DIAGRAM AND SITE PLANNING CONSIDERATIONS

Objectives

- ◆ Optimize the relationship of the home to the overall community and landscape setting
- ◆ Blend Improvements into the site and surrounding landscape setting
- ◆ Respond to the unique existing site and landscape features of the Homesite
- ◆ Preserve view corridors

Site planning concepts emphasize preserving the island environment, orienting buildings to take advantage of daylighting, providing solar access and natural ventilation, and blending Improvements into the site. Each Homesite has development criteria in the Community Plan, Homesite Matrix, and Homesite Diagram to assist Owners in understanding each site's potential and characteristics.

The Homesite Diagram consists of two components:

1. A Homesite Diagram Base Map - showing existing environmental conditions and the principal design criteria (such as Improvement and Building Envelopes, Building Height, and Maximum Gross Square Footage and for the schematic home designs, maximum ridgeline height, and suggested driveway access) and;

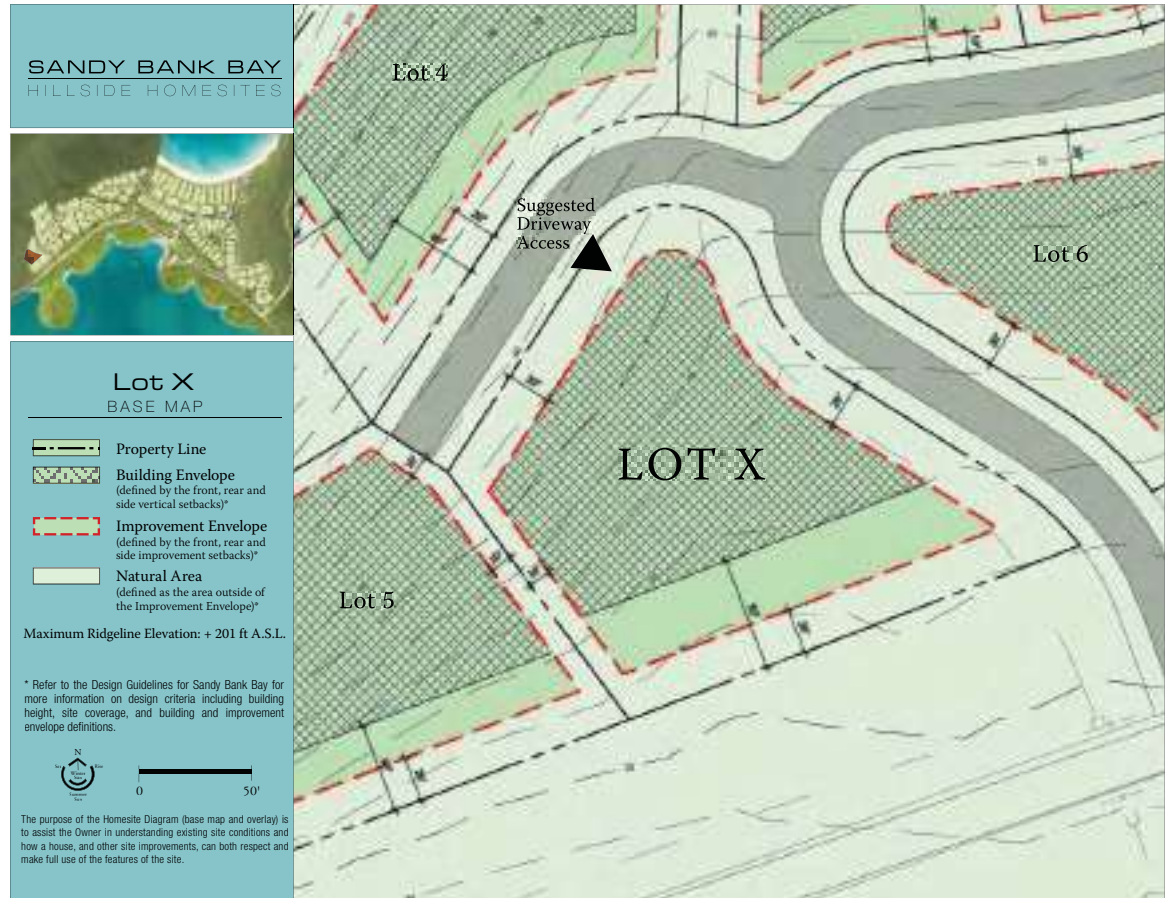


FIGURE 2.5 - Sample Homesite Diagram Base Map

2. A Homesite Diagram Overlay - illustrating potential locations for building and site Improvements that are examples of some designs that satisfy these Guidelines and the resource conservation objectives of Sandy Bank Bay.

New construction and alterations to existing structures are (absent most unusual circumstances) to utilize the Homesite Diagram together with the concepts outlined below in project planning:

- The selection of suitable building locations should include a thorough understanding of the design criteria and development requirements of the Homesite in order to preserve the island environment, capture preferred ocean/harbour/golf/mountain vistas, and take advantage of the prevailing breeze direction and other climatic influences.
- Solar orientation is to be considered when siting buildings to take advantage of daylight and breezes to reduce peak energy loads (locating shade and insulation on west-facing walls can reduce peak cooling requirements). Siting buildings that adapt to the climate reinforces the sense of connection to the natural environment.
- The siting of Main, Secondary, and Ancillary Structures should emphasize a hierarchy of buildings consistent with the massing concepts outlined in Section 3.5. A collection of buildings can create an informal pattern of “outdoor rooms.”
- Architects and designers are to explore ways to reduce building area requirements where feasible in order to reduce site disturbance and future energy and maintenance requirements.

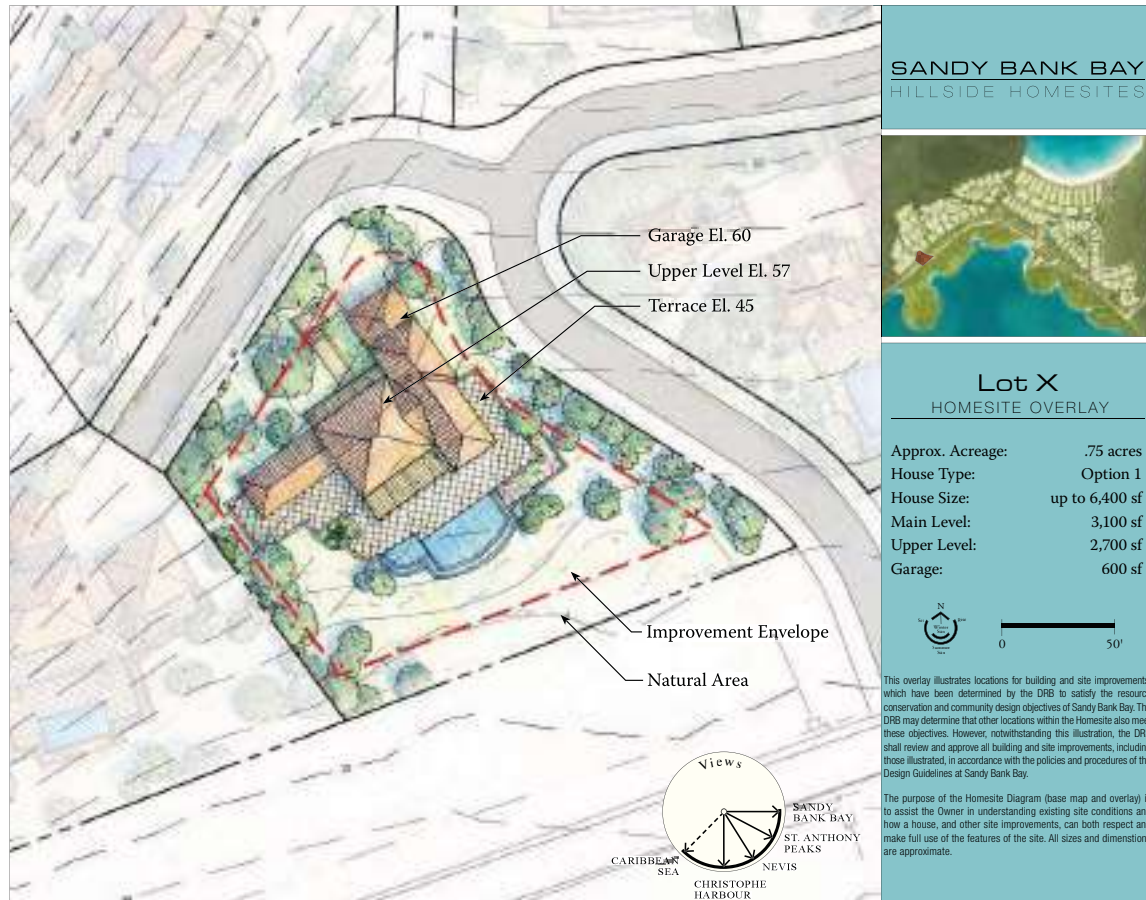


FIGURE 2.6- Sample Homesite Diagram Overlay



FIGURE 2.2 Building Height and Maximum Ridge Elevation Diagram

2.☒ DESIGN CRITERIA

Each Homesite within Sandy Bank Bay has been studied to propose buildings and other Improvements sited to optimize their relationship to the overall streetscape, adjacent homes, and viewsheds from public areas. Homesites have also been planned to preserve the diverse ecological habitats, steep slopes, and site features such as significant drainage features, rock outcroppings, and tree stands, which are parts of the sense of place.

2.5.1 IMPROVEMENT AND BUILDING ENVELOPES

Each Homesite has setback criteria and design standards that define an Improvement Envelope as well as a Building Envelope as shown on the applicable Homesite Diagram.

☒ *e Improvement Envelope*: All Improvements, including all terraces, unenclosed landscape structures, pools, and/or landscaping with the exception of utilities, driveways, paths, some site retaining walls, gates, and associated Improvements, are to take place within the Improvement Envelope.

☒ *e Building Envelope* (within the Improvement Envelope): Where all vertical, enclosed building volumes may occur, including all buildings, Ancillary Structures and/or enclosed garages, excluding carports and unenclosed landscape structures (such as arbors and/or trellis'). Together, the Maximum Ridgeline Height (as indicated on the Homesite Diagram), and the Maximum Building Height of 35 feet govern Building Heights on each Homesite. Please refer to Section 2.5.3 for definitions and applicability.

In addition to the specific criteria for Homesites, special care is to be taken to comply with all current and planned open space, and scenic vista setbacks and requirements.

The unique topography and site features within each Homesite result in Improvement Envelopes that vary from Homesite to Homesite. Owners are to consider desired proximity to the street/right of way, potential impact on adjacent vegetation and significant trees, privacy to/from neighboring Homesites, and/or visibility from public viewsheds, such as the trails, dunes, beaches and harbour, to develop a unique, Homesite-specific site plan based on the information and criteria set out on the Homesite Diagram and Homesite Matrix. Owners and their Consultants should have and consult an accurate site survey that confirms topography, vegetation cover, and tree locations.

2.5.2 NATURAL AREA

This is the area of the Homesite outside of the Improvement Envelope. The Natural Area is to remain essentially in a natural state to create screens that obscure built Improvements from off-site views and restore the land to a vegetated condition. Hardscape elements, such as terraces and/or buildings may not be located in the Natural Area. Informal, pervious paths may be located within this area as well as retaining walls as necessary. Plantings in this area should be indigenous or well-adapted native species from the surrounding regions.

2.5.3 SETBACK CRITERIA AND DEFINITIONS

The intent of establishing Improvement and Building Envelopes is to allow for flexibility in designing a house and landscape program responsive to the site. Site and building designs are not to cover the entire area of the Improvement and/or applicable Building Envelopes. The setback criteria defined below establish the Improvement and Building Envelopes for each site:

The Improvement Envelope is defined by the following setbacks:

Front Setback: Each Homesite contains a minimum Front Setback. The Front Setback line establishes the minimum distance between the front property line and any landscape Improvements (exclusive of driveways and related site retaining walls and paths).

Rear Setback: The minimum distance between the rear property line and any landscape Improvements (exclusive of driveways and related site retaining walls and paths).

Side Setbacks: The minimum distance between each side property line and any landscape Improvements. Left and Right Side Setbacks (when noted) have been established as viewed from the street facing the front property line.

The Building Envelope is defined by the following setbacks:

Front Vertical Setback: The Front Vertical Setback line establishes the minimum distance between the front property line and any vertical, enclosed, Improvements including all buildings, garages, and ancillary structures.

Rear Vertical Setback: The minimum distance between the rear property line and any vertical, enclosed Improvements.

Side Vertical Setbacks: The minimum distance between each side property line and any vertical, enclosed Improvements. Left and Right Side Vertical Setbacks have been established as viewed from the street facing the front property line.

Second Story Setbacks: The minimum distance between each front, rear and/or side property lines (as noted on Homesite Diagram) and any second story building forms.

Building Height Requirements

Maximum Ridgeline Height: A specified Maximum Ridgeline Height for each Building Envelope has been indicated on each Homesite Diagram in order to preserve view corridors and to ensure that buildings are in scale to their surroundings. Building Heights applicable to each Homesite shall be governed by either the Maximum Ridgeline Height or Maximum Building Height of 35 feet, whichever is less.

Maximum Building Height: The Maximum Building Height for any building at Sandy Bank Bay shall not exceed 35 feet. Building Heights applicable to each Homesite shall be governed by either the Maximum Ridgeline Height or Maximum Building Height of 35 feet, whichever is less. Refer to Section 3.3 – Building Height for height measurement calculation.

Building Coverage and Square Footage Criteria

Maximum Coverage Area: The maximum percentage of the total Homesite area that may be covered with building(s) and/or impervious surfaces, including but not limited to building footprint, impervious terraces and driveways, walkways, and excluding raised decks, roof overhang areas, and pervious paved areas. Refer to the Homesite Matrix for specific limitations for each Homesite.

Maximum Total Square Footage: A Maximum Total Square Footage is designated for each Homesite. This square footage is calculated as the gross conditioned space of the home. Please refer to Section 3.4 – Building Forms and Massing. The design intent within Sandy Bank Bay is to create a natural, informal and vegetated landscape that blends Improvements and/or buildings into the setting. The size of building volumes is limited to encourage smaller scale buildings (rather than one large mass) that create a “collection” of buildings. Refer to the Homesite Matrix for specific overall square footage maximums for each Homesite.

Maximum Individual Building Square Footage/Massing: The Square Footage maximum of any individual enclosed building mass (excluding

unimproved spaces such as garages, attics, mechanical rooms and/or basements) shall not exceed 4,500 square feet. There shall be only one primary structure for each homesite that has two floors with roof above. To minimize the potential adverse impact of oversized structures within a neighborhood, it is encouraged and strongly recommended the second floor area of the primary structure be integrated “within the roof” as much as possible. All other secondary structures shall be limited to 1 ½ floors with the second floor integrated within the roof. Building designs are to use “additive masses” such as attached Secondary structures or detached Ancillary Structures to add square footage, as described in Section 3.4 Building Forms and Massing.



FIGURE 2.8- Designs are responsive to the site

2.7 COMBINING HOMESITES

When an Owner combines two or more Homesites, the DRB will designate a new Improvement Envelope, sizing and design criteria based on the new property lines, existing utility easements, and the objectives of these Guidelines.

The buildings on such double lots are to be planned and designed such that, while somewhat larger, the home (including all structures or components) does not appear out of scale or character (in any one element or as an entire composition) to the rest of the Sandy Bank Bay.

2.8 IMPROVEMENT ENVELOPE ADJUSTMENT PROCESS

All structures are to adhere to the designated Improvement Envelope for the Homesite as described by the Homesite Diagram and the plan for Sandy Bank Bay. However, it is recognized that each Homesite presents its own unique design challenges. Owners and their Architects may develop design solutions involving encroachments into the Natural Area that may be appropriate. All proposals for construction within the Natural Area will be evaluated by the DRB for continuity with the Community Plan, adjoining Homesites, existing vegetation, and/or the goals of these Guidelines. All decisions regarding proposals for encroachments into the Natural Area shall be made solely at the discretion of the DRB.

2.8 GRADING AND DRAINAGE

Objectives

- ◆ *Preserve existing drainage patterns and significant topographical features*
- ◆ *Reduce water quality impacts and minimize erosion*
- ◆ *Promote the use of natural drainage systems including bioswales*
- ◆ *Detain drainage on site to the extent feasible*

Grading and drainage Improvements are to take into account the unique attributes of the site's soils, geology, topography and climatic effects on the particular Homesite in order to prepare ecologically sound grading and drainage solutions. The use of stormwater best management practices are to be integrated into the design to meet required stormwater runoff standards.

The following standards are to be integrated into all drainage and grading plans.

Grading Guidelines

Extent of grading and site disturbance is to be limited to those areas immediately adjacent to approved Improvements. Balancing cut and fill quantities on-site is preferred.

- Grading designs are to utilize natural and/or curvilinear shapes rather than straight and angular solutions.

- Cut and fill slopes are to be revegetated with approved revegetation planting solutions and blended into the surrounding environment.
- Retaining walls may be used when it is necessary to preserve unique site attributes such as existing vegetation or where they are designed as extensions of the architecture. Slopes may not exceed 3:1 unless it can be demonstrated that a steeper slope will not erode.

Drainage Guidelines

- Stormwater collection is to work with natural drainage systems to the greatest extent possible. Natural swales and native vegetation cover are to be used to naturally absorb and filter runoff and promote infiltration while directing water to the community drainage system.



FIGURE 2.9 - Hillside Homesites utilize retaining walls and terraces to reduce grading

- Impervious surfaces are to be minimized to the fullest extent feasible to encourage water percolation. The use of more pervious materials, such as compacted decomposed granite, crushed rock, porous concrete, or open-celled pavers, is encouraged. Additional measures should be taken to prevent water damage to house foundations. This may include sloping grades away from the house at a minimum of ½ inch to the foot and/or damp proofing foundations.
- Gutters and downspouts are to direct drainage away from foundations and paved surfaces into natural drainage systems such as crushed rock beds or naturalized swales wherever possible. Drainage is not to be directed onto adjacent Homesites, marine resources, the beach or trails.
- Grass, mulch or gravel is to be placed under the dripline of non-guttered roofs to prevent soil erosion and to increase ground absorption.
- Headwalls, lined ditches, and similar drainage structures are to be screened from public viewpoints. Where visible from other off site areas, they are to be built of, or lined with, an approved stone or treatment. Metal and concrete pipes are to be concealed.
- Small swale and water features, such as fountains and reflecting pools, may be built within the Improvement Envelope and are to serve both as aesthetic and drainage elements.



FIGURE 2.1 ☒ Pervious path blends in with setting

2.9 RETAINING WALLS

Objectives

- ◆ *Minimize impacts to the site and surrounding landscape.*
- ◆ *Integrate retaining walls with existing topography to reinforce the connection to the site.*
- ◆ *Integrate landscaping, such as vines and screen shrubs, with retaining walls to soften visual impacts.*
- ◆ *Utilize indigenous rock with regional dry-stack patterns.*
- A maximum retaining wall height has been designated per Homesite type as follows:
 - *Oceanfront Homesites – 4 foot maximum*
 - *Harbourside Homesites – 6 foot maximum*
 - *Hillside Homesites – 8 foot maximum*
- Retaining walls that exceed these height restrictions may be considered on a case by case basis provided that they are not obtrusively visible from off site. On Hillside Homesites, higher walls may be used when it is demonstrated to the DRB that such a solution would reduce the overall impacts to the site. Substantial landscape screens are required on walls that exceed 6 feet to reduce off-site visibility.
- Terraced wall structures with ample planting pockets (minimum 4 feet wide) are to be used where grade changes exceed the maximum retaining wall height for the Homesite.

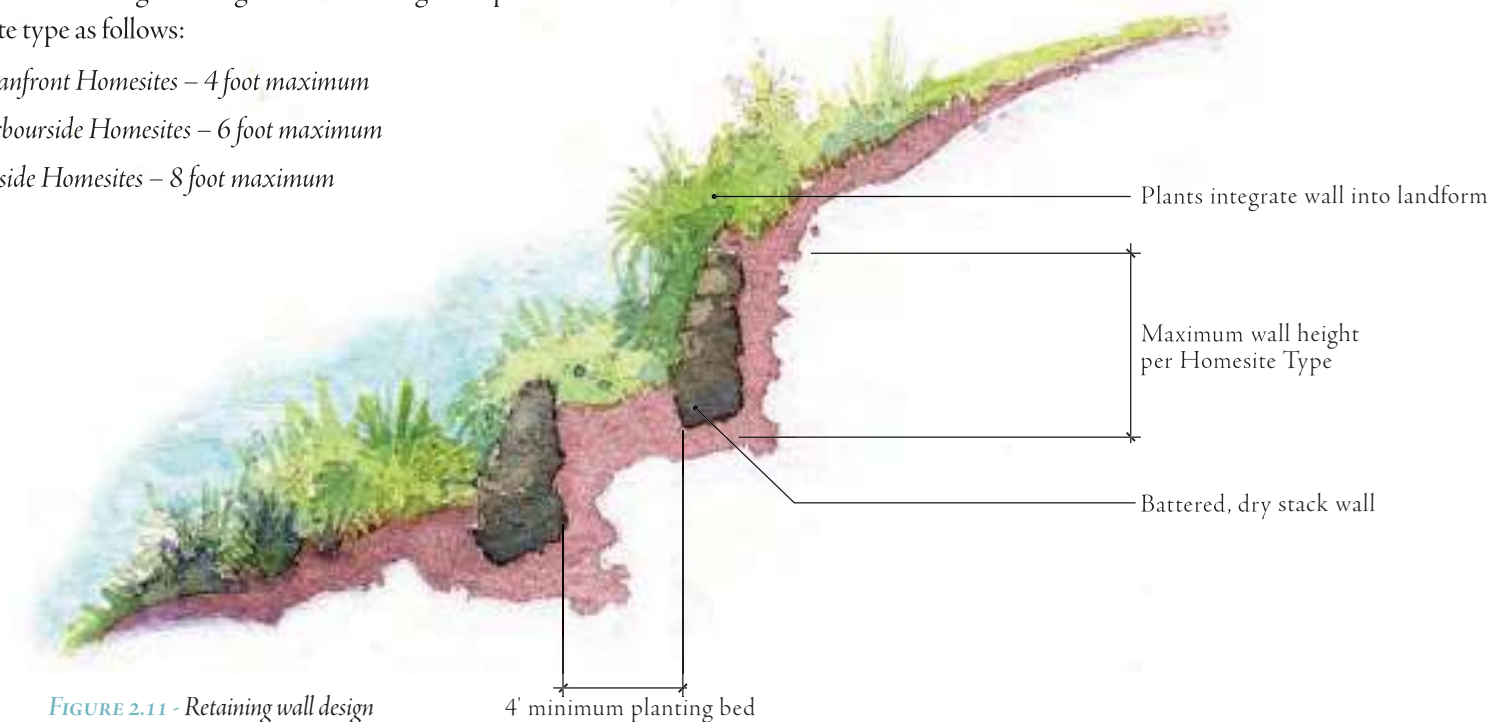


FIGURE 2.11 - Retaining wall design



FIGURE 2.12 - Retaining wall utilizing regional stone

- Retaining walls are to have a minimum batter of 1:12 when connected to buildings. Batter of retaining walls may be increased to 2:12 for site walls not associated with the site's architecture.
- Retaining walls are to be used in combination with plantings and utilize materials that complement the architecture such as indigenous, dry stacked, or understated mortar stone.
- Locally sourced lava rock or regional stone is preferred for all retaining walls. A dry stack pattern that draws upon the regional rock wall patterns is suggested. Walls are to incorporate a mix of sizes and shapes with larger stones predominating at lower levels. Horizontal coursing should predominate.
- Tops of retaining walls that transition into the site are to be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to create natural looking transitions with existing land forms and vegetation.
- All walls are to be designed with an integrated planting concept that uses layers of shrubs, vines and trees to soften and blend them into the site.
- In general, retaining walls may not delineate or parallel Improvement Envelopes or property lines for long distances. Walls should utilize multiple offsets and curvilinear alignments to respond to the site's topography. Geometric offsets may be used when walls are tied to the building's architecture and associated outdoor room and courtyard designs.

2.1.1 DRIVEWAYS AND GARAGES

Objectives

- ◆ Minimize visibility of garage doors, paving and associated parking areas from the street.
- ◆ Design driveways to follow existing contours of the land to minimize disruption when feasible. “Straight shot” drives are not favored.
- ◆ Utilize pervious materials to the extent practicable to increase water infiltration and create “softer” edges.

Driveways, garages, and parking areas are to be sited so that their visibility from adjoining properties or public viewpoints is minimized. The use of lush vegetative screening, architectural projections, and thoughtful siting all contribute to minimizing their visibility.

- The selection of pervious or porous paving materials versus impervious paving is encouraged with the exception of some Hillside Homesites where steep gradients limit the use of pervious materials. Where impervious materials are used, they are to be combined with pervious paving where feasible, such as tire strips and/or open-cell pavers, to maximize water infiltration.



FIGURE 2.13 - Tire strips with grass provide a pervious paving solution that blends driveway into setting

- On Harbourside and Oceanfront Homesites a minimum of 30% of auto court paved areas and driveway are to utilize pervious materials. Within Hillside Homesites, a minimum of 20% of the auto court area should utilize pervious applications, as slopes allow.
- One driveway entry is allowed for each Homesite and should generally not exceed 10-12 feet in width except at the driveway apron, guest parking, garage entrances and auto court areas. On Hillside Homesites where site walls are necessary along driveways a 12 foot width is permitted.
- Straight driveway alignments are to be avoided. Driveways are to be aligned so that they follow the natural contour of the land. A combination of indigenous plantings and curved alignments are to be used to ba×e views of driveways.
- Single-bay garage doors are to be used and are to be recessed a minimum of 12 inches.

PERVIOUS	IMPERVIOUS	EDGING
Fines and/or decomposed granite	Unit/pre-cast pavers	Stone
Steel	Integral colored concrete, banded with stone and/or seeded	
Crushed rock		
Compacted earth or sand		
Open-celled pavers		
Stone (sand set)		
Porous pavers		
Tire strips with grass or ground cover		
Stone(mortared)		

Inappropriate paving materials include the following:

PAVING	EDGING
Stamped concrete	Concrete block
Modern “antiqued” brick	Painted rocks
Untextured, uncolored concrete	Low wire fencing



FIGURE 2.14 - Decomposed granite driveway

2.1.11 PARKING REQUIREMENTS

Objectives

- ◆ *Minimize visibility of parking areas*
- ◆ *Provide for adequate long term and guest parking needs within the Homesite*
- The number of parking spaces is to be the minimum required to handle the Owner's parking needs. Each Homesite is to provide a minimum of two covered parking space and one guest and/or cart space (covered or uncovered).
- Outdoor parking areas are to be screened from adjacent roads and neighboring Homesites by utilizing thoughtful siting techniques in combination with planting, grading and/or low site walls.
- Parking spaces are to have a minimum dimension of 9 feet by 18 feet and cart parking spaces a minimum of 6 feet by 12 feet and are to be located within the Improvement Envelope. Enclosed parking spaces within a garage are to be located within the Building Envelope.

2.12 THE OUTDOOR ROOM CONCEPT

Objectives

- ◆ Incorporate indigenous stone and related tropical detailing to reinforce the “sense of place” and the connection to the land.
- ◆ Create a sequence of spaces, or layers of landscaped rooms, that are seamless extensions of the indoors.
- ◆ Utilize architectural projections to create outdoor living spaces.

The spatial organization of the buildings as well as the organization of the outdoor spaces is to be designed as one unified whole “home” should be thought of as the entire dwelling place, *inside and out*.

- Exterior areas are to be detailed and designed to complement the architectural style of the buildings and ameliorate the climate through the use of plantings, walls, and/or landscape structures.
- The use of building volumes to create outdoor rooms is to be carefully designed to create a comprehensive and connected living environment.
- The use of paving, landscape, walls, and overhead elements all should work together to define outdoor rooms.
- Outdoor spaces may be connected to interior spaces and volumes by the use of similar paving materials.



FIGURE 2.15 - Architectural projections create outdoor living spaces

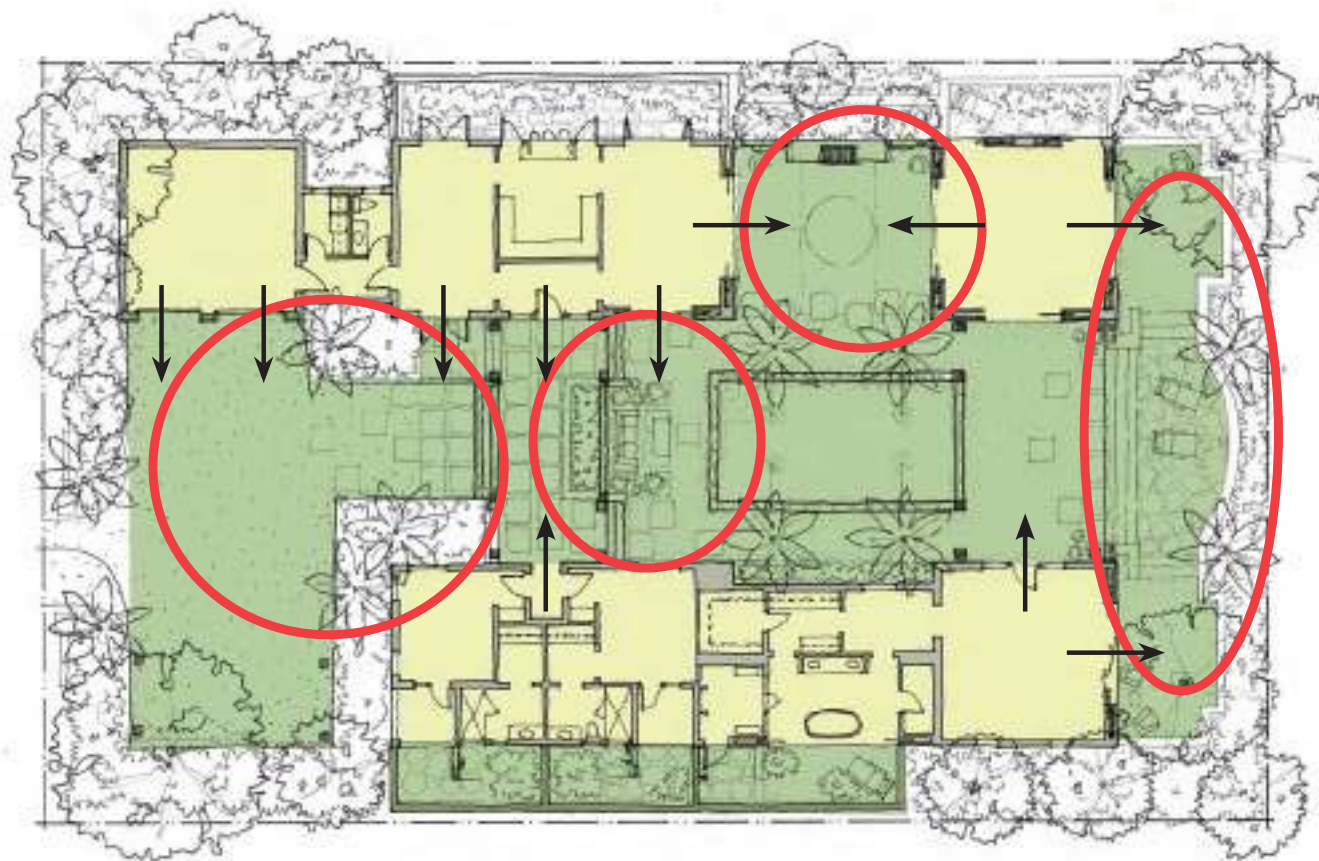


FIGURE 2.16 - ☒ e Outdoor Room - “Home” should be thought of as the entire dwelling place, inside and out.

- Indoor space
- Outdoor space
- Outdoor Room
- Connection to Outdoor Room



FIGURE 2.13 - Informally designed exterior stairs respond to the landforms of the site

2.13 EXTERIOR PAVING - PATIOS, TERRACES, PATHS, COURTYARDS AND OUTDOOR STAIRS

Objectives

- ◆ Utilize exterior hardscape treatments to transition gradually from the indoors to the outdoors.
- ◆ Utilize materials appropriate for specific Homesite Types.
- ◆ Utilize pervious materials to the extent feasible.

Exterior paving should enhance the connection between indoor and outdoor spaces of the home. Exterior paving materials should seamlessly integrate with interior materials and architectural elements and define use areas.

- All paths, outdoor stairs, patios, and terraces are to be located within the Improvement Envelope. Informal paths that utilize pervious materials may be located outside of the Improvement Envelope provided they are unobtrusive and minimize disruption to the landscape.
- Designs are to produce an understated, unified design often achieved by minimizing the use of several different types of paving materials. The use of regional and local materials is encouraged. Concrete may be used provided it is colored and textured to complement the home and surrounding landscape.



FIGURE 2.1 - Exterior paving alternatives

- Whenever feasible, impervious surface areas are to be limited and pervious materials utilized. Approved pervious paving solutions include:
 - *Fines*
 - *Crushed rock/pea gravel*
 - *Compacted decomposed granite, earth or sand*
 - *Open celled pavers*
 - *Mulch*
- If impervious surfaces are used, they are to be used in areas immediate to the house. As you move away from the house there is to be a gradual transition to pervious or “softer” surfaces. Impervious surfaces are to complement and be compatible with the architecture and should recede into the landscape. Approved impervious materials include:
 - *Native or regional stone*
 - *Integral colored concrete (colored, banded with stone and/or seeded)*
 - *Unit/precast pavers*
 - *Certain heat resistant faux stone around pools only*
- The selection of materials from local sources and the use of salvaged and rapidly renewable materials are encouraged. Layers of vines, shrubs, ground covers, and native site stone and boulders are to be planted on and adjacent to outdoor stairways, paths, building projections, and terraces to reinforce the dominance of the landscape. Paved areas are to be designed together with architectural devices such as balconies, trellises, arcades, verandas, and/or porches to establish a gradual transition from indoors to outdoors.

2.14 LANDSCAPING, REVEGETATION, AND PLANT MATERIALS

Objectives

- ◆ *Preserve and enhance the existing island vegetation communities and landscape.*
- ◆ *Establish a healthy, varied, and sustainable community landscape that dominates the scene.*
- ◆ *Utilize well-suited tropical and semi-arid plantings to decrease the need for intensive irrigation.*

Planting design is to respond to and preserve the existing island environment to emphasize the connection to the land and its setting. The landscape should be a sequence of layers with a mature overstory and a lush understory. Buildings and Improvements are to be “set into” this landscape framework so that the island landscape continues to dominate.



FIGURE 2.19 - Buildings are subordinate to the larger landscape setting

General Planting Guidelines:

- The existing island landscape and associated plant communities are to be maintained, extended, and enhanced on each Homesite so that all Improvements are set into and viewed through this landscape.
- Tree and shrub plantings should be clustered in naturalistic groupings rather than locating single trees in formal, rigid patterns. Where possible, extend and add onto existing clusters of plantings to create a network of “natural” outdoor rooms that create shade, shadow and texture.
- Existing trees and native vegetation communities are to be preserved to the extent feasible and should lend form to and “drive” the placement of buildings and related Improvements.
- The use of large specimen trees is preferred in areas close to structures to help blend buildings with the site, ameliorate climate, and reduce the use of mechanical cooling systems by providing shade and wind protection.
- Landscaping should complement the informal, natural surrounding setting with relaxed, informal, and “untamed” designs to reflective of the casual island lifestyle - rather than highly controlled or manicured.
- Landscape is to be pervasive and intertwined with built elements wherever possible: spilling over site walls, paving, steps, and fences to blend the built environment with the natural. Vines may be used to fill between structural components of walls and/or stairs.

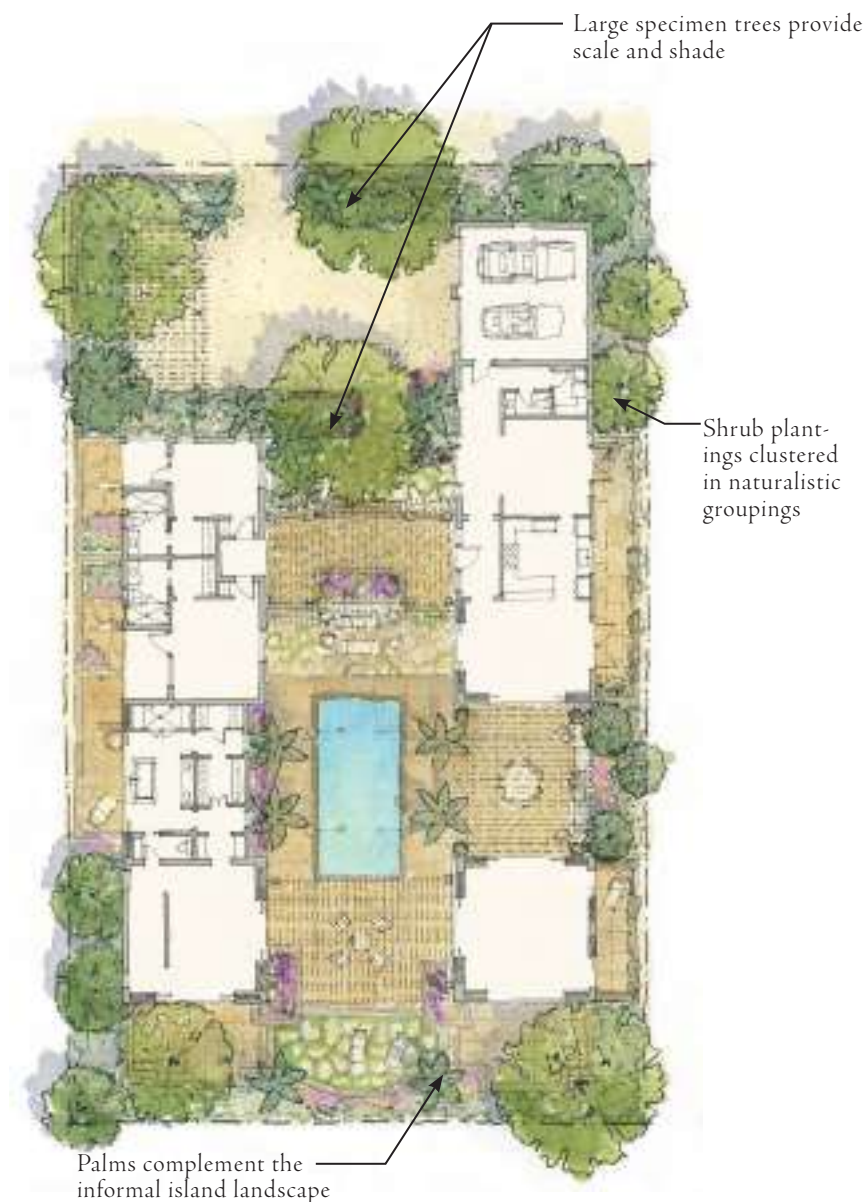


FIGURE 2.2 Landscape Design Concept

- ✦ Plantings, particularly along house foundations, are to appear informal and loose rather than formal and patterned.
- ✦ Planting materials are to be thoughtfully placed to obscure views of the garage and driveway. Plant materials may be combined with wire fencing to create a “living” fence. Planting of trees must take into consideration views from adjoining Homesites. The use of large scale palms or large canopy trees where views from adjoining Homesites would be impacted are not permitted.
- ✦ Planting and/or revegetation efforts within Natural Areas is to be limited to native and/or well-adapted plant species. Non-native plants are to be kept in courtyards, gardens and other outdoor areas close to the home. A gradual transition to all native species should occur as one moves away from the house towards the Natural Area.
- ✦ All areas disturbed by construction shall be revegetated with an approved native seed and shrub mixes.
- ✦ View corridors may be designated from time to time (e.g., between side yard setbacks and property lines on oceanfront lots) as shown on Homesites Diagrams, subdivision plans, individual lots plans or as otherwise defined in these Guidelines. Tree removals and pruning within these view corridors may be permitted following DRB review and approval. Plant material located within view corridors may not exceed six (6) feet above the highest grade elevation along the view corridor. Plant material located within a Single Story Structure Zone may not exceed the maximum wall height. Height of mature vegetation proposed for location within view corridors must be noted on landscape plans.



Wall utilizes integrated planting scheme



Tropical planting scheme frames outdoor room

FIGURE 2.21 - *Landscape materials*

2.1.1 SITE WALLS, FENCES, AND GATES

Objectives

- ◆ Utilize indigenous building materials and design motifs drawn from the Caribbean region.
- ◆ Design walls, fences, and gates that are related to and are natural extensions of buildings and landscapes.
- ◆ Create privacy through careful building and planting design, thereby minimizing the need for privacy walls and fences.

In general, walls, fences, and gates are to extend the architecture of adjoining buildings to help create “outdoor rooms” or screen outdoor storage and service areas. The need for fencing disconnected or unrelated to the house is not permitted; planting solutions may be used instead.

- In general, site walls and fences may not exceed 6 feet in height. Walls that extend the architecture of the building to enclose a terrace or courtyard may be up to 8 feet in height.

- Approved fence, gate and wall materials and types include:
 - Lava rock and/or indigenous or regional stone, may be combined with wood treatments above
 - Handcrafted wood that utilizes a dark or opaque stain, may be combined with latticework or similar tropical vernacular
 - Handcrafted simple wrought iron designs that draw upon island motifs, may be combined with stone at the base
 - Bamboo
 - Wire mesh fence with wood frame
 - Wire fencing combined with vines to create a “Living Fence”
- Inappropriate fence, gate and wall types include:
 - Unfaced concrete block
 - Chain link
 - Woven wood slat, solid board fence or solid gate designs



FIGURE 2.22 - Indigenous stone wall design

- Fences are to be located within the Improvement Envelope and are not permitted along the entire length of property lines.
- Walls, fences, and gate designs are to draw from the early island motifs. Designs are to be simple, rustic, unadorned, and should recede into the landscape.
- When using rock for site walls, a dry laid appearance is required. Walls are to be battered at 2:12 and incorporate a mix of sizes and shapes with larger stones predominating at lower levels.
- Privacy or screen fencing is to be constructed of wood with a natural finish and unrefined texture. The area enclosed by fencing is to be limited to a reasonable size and should be located to provide minimal impact on views from adjacent properties, roads, and open space areas.
- Driveway entry gates and associated monuments are permitted but are to be located within the Improvement Envelope. Gates and monuments should transition to a planted screen or vegetated border.



FIGURE 2.23 - Gate and fence designs draw from island traditions

2.1 ☒ LANDSCAPE STRUCTURES

Objective

- ◆ *Design landscape structures that appear as extensions and/or additional building components of the main home.*
- ◆ *Utilize landscape structures such as windscreens to ameliorate the natural climate and site conditions.*

Landscape structures (arbors, gazebos, pavilions, trellises, and cabanas that are not enclosed on all four sides) are to be located within the Improvement Envelope. In general, landscape structures are to be used to link building masses, create focal or special destination points in the landscape, and ameliorate the climate.

- Landscape structures are to be used to ameliorate the climate and create shade, shadow, and texture. Landscape structures are not to exceed 18 feet in height.
- Structures are to be designed with an integrated planting scheme of vines, shrubs, and understory trees that soften the structure and connect it to the landscape.
- The height, color, materials, and style used for outdoor structures should be the same as, similar to or compatible with the architectural style of the home.
- In general, the same guidelines that apply to architecture apply to the design of landscape structures.



Wood arbor covered with vines provides a welcoming entrance



Benches add individual character to

FIGURE 2.24 - Landscape Structure Samples



FIGURE 2.25 - Pavilion provides anchor to outdoor pool area

2.17 POOLS AND WATER FEATURES

Objectives

- ◆ *Design water features that are integral components of the overall design of the home and surrounding landscape.*
- ◆ *Locate pools and/or water features where they are out of public view.*
- ◆ *Incorporate water features into the landscape as multi-functional stormwater retention elements.*
- ◆ Swimming pools, spas, and fountains are to be located within the Improvement Envelope and are to be visually connected to the home through the use of privacy fences, walls, and/or courtyards.
- ◆ Water features are to be designed to complement the architecture, enrich landscaped areas, and create “focal” points. Water features are to draw upon the island environment and Caribbean design aesthetic that emphasizes informal and organic forms.
- ◆ Pools and water features are to utilize regional materials such as indigenous stone and native plantings and are to be designed using recirculating water. In general, prefabricated fiberglass pools are not permitted. Pumps and other equipment are to be screened from view and housed to prevent noise emission.

2.18 EXTERIOR LIGHTING

Objectives

- ◆ *Maintain the dark nighttime sky.*
- ◆ *Establish a warm, inviting character that provides the minimum amount of light required for safety.*
- ◆ *Restrict light spill to within the Improvement Envelope and directly adjacent to the home.*
- ◆ *Encourage the use of alternative power technologies to reduce energy consumption.*

The design intent within the community is to utilize low intensity, indirect light sources to the extent required for safety, security and subtlety. When designing exterior lighting, the light source should be directed down and the quantity of light limited in order to preserve the night sky and the quality of darkness.

- Lighting luminaires, sconces, and path lights are to be designed and finished using local, traditional design motifs, and materials and are to be consistent with the design of the home. The number of light sources should be minimized, concealed and fully shielded.
- Pole-mounted luminaires, sconces, and elevated path lights are to be avoided to reduce off-site visibility and light spill.
- Uplighting should be minimized and should be limited to areas that do not adversely impact adjacent property. Lighting, including light spillage, may not extend into the Natural Area and under no circumstance may light spill onto the beach. This is to protect Sea Turtle habitats.
- Low-intensity light sources are to be used, preferably with translucent or frosted glass lenses. Lamps with a maximum of a 40-watt bulb are allowed for site lighting and are to be shielded with simple shade devices. Lower intensity bulbs are to be used in architectural fixtures such as step lights. The use of alternative power technologies, such as solar photovoltaic or fuel cells for lighting is encouraged.
- High efficiency lighting such as light-emitting diode lighting, fluorescent, or other high efficient equivalents are recommended. Use automatic photocell, motion or time controls on exterior lights.



ARCHITECTURE

DESIGN GUIDELINES

3

The following section sets forth guidelines and sustainability approaches for all work relating to the renovation, alteration, or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, massing, color, materials, and sustainability measures.

This chapter also describes the particular characteristics, elements, and principles of the tropical Caribbean design aesthetic as applicable to the three Homesite Types as described in Section 2.3. These Guidelines are to be used in concert with the Community Plan, Homesite Matrix, and Homesite Diagram.

3.1 ESTABLISHING THE ARCHITECTURAL FABRIC – ARCHITECTURAL DESIGN OBJECTIVES

The architecture within these areas will reflect the overall community wide goals of creating a casual, outdoor, informal island lifestyle based on the following architectural design principles:

1. Draw upon the informal island design traditions of “unbundling” the traditional idea of home to create a connection of indoor and outdoor rooms. Designs that “ramble” to respond to the site topography and vegetation are encouraged. Structures may be connected by a series of verandas, breezeways, porches, and/or trellises to create a “home”.
2. Utilize the concepts of “additive architecture” as a guiding principle to create homes that are responsive to the Owners evolving needs. The “unbundled” concept is rooted in the architectural traditions of how homes evolved historically and were added to over time. As families grew or lifestyles changed, new structures were built to accommodate them.

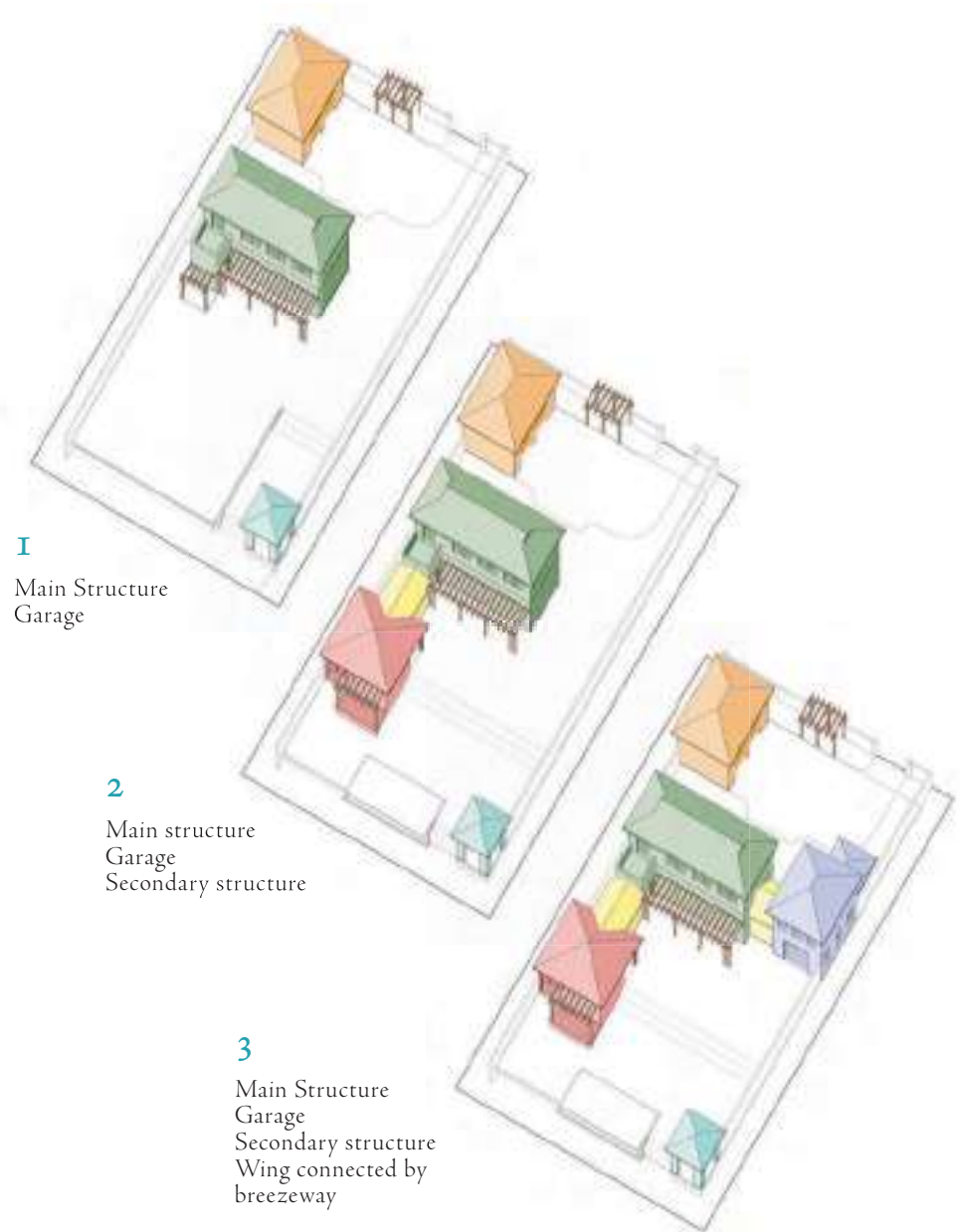


FIGURE 3.1 - “Additive” Architecture - unbundling the building



FIGURE 3.2 - Hillside Homesites Plan

3. *Create residential neighborhoods that are nestled into the island environment to preserve views from key community amenities, such as the golf course, harbour and open space areas. Designs are to take their cue from the unique attributes of the Homesite. Building designs are to be responsive to the landscape setting, community context, and microclimate in order to blend buildings into the island setting. Building footprints, heights, and colors are to work with existing and/or added vegetation massing, slope gradients, and tree heights to ensure that they are tucked into the landscape.*
4. *Draw upon the organic, outwardly focused and expressive design aesthetic of the island region for building detailing and stylistic direction. Homes are to be designed to utilize the more casual, honest, and informal island traditions appropriate to this Caribbean setting, its history, and climate. This style is a hybrid of historic design sensibilities that evolved to create a style that focuses on “outdoor living.”*
5. *Design buildings with “sustainable” building goals in mind. Owners are encouraged to utilize sustainable design concepts that help to preserve the environment, lower long-term energy costs, and improve the overall quality of life.*



3.2 ARCHITECTURAL STYLE – THE ELEMENTS

Architectural designs are to be more contemporary interpretations of the traditional, indigenous design aesthetic of the island that evolved as a response to the climatic, cultural and geographic influences of the region. The basic elements are a combination of the following:

1. Simple, informal compositions, low in height (one to two story) on a raised plinth.
2. Groups of rooms or masses, including indoor and outdoor spaces, arranged as individual “pavilions” linked by, for example, walkways, breezeways, trellises, and garden spaces.
3. Utilization of additive architectural approaches.
4. Broad, enveloping roofs that “float” above walls that have minimal vertical expression.
5. Large openings in the walls and one room wide, narrow volumes that create views clear through buildings.
6. Building projections that add texture and provide deep shade and protection from the climate, such as wrap around verandas, overhangs, and porches.
7. A reliance on regionally derived materials that are “imperfect” and closer to their natural state, (stained wood, rustic stone, hammered metal).



FIGURE 3.3 - *e* Elements

3.3 BUILDING HEIGHT

Objectives

- ◆ *Minimize the visual impacts of all buildings and ensure that they are subordinate to the landscape.*
- ◆ *Ensure that view corridors are preserved from each Homesite and from key public viewpoints and amenities.*

In order to maintain the dominance of the island landscape, Building Heights for homes are to be:

- ◆ In scale with the surrounding buildings, context, and size of Homesite.
- ◆ In scale with the existing and added tree and/or vegetation canopy on the Homesite or adjoining Homesites
- ◆ Responsive to preserving view corridors where appropriate from the beach, dunes, salt pond, golf course areas, and adjacent Homesites.

Buildings within Sandy Bank Bay are generally to be 1 to 2 stories. There shall be only one primary structure for each homesite that has 2 stories with roof above. To minimize the potential adverse impact of oversized structures within a neighborhood, it is encouraged and strongly recommended the second floor area of the primary structure be integrated within the roof as much as possible. Second row oceanfront homesites are allowed 2 ½ stories, where the half floor is substantially embedded within the roofline and does not exceed half of the conditioned space floor area of the largest floor below. All other secondary structures shall be limited to 1 ½ stories with the second floor integrated within the roof. For purposes of calculating stories, a raised basement would be considered the first Story if the finished floor height of the main floor is 6 feet or more above finished grade.

Maximum Building Heights are as follows:

- Main Residential buildings and pavilions - 35 feet (40 feet at second row oceanfront homesites)
- Ancillary buildings - 24 feet

No building at Sandy Bank Bay is to exceed 35 feet, regardless of the Maximum Ridgeline Height noted for the Homesite, except second row oceanfront homesites. Building Heights applicable to each Homesite are governed by either the Maximum Ridgeline Height or Maximum Building Height, whichever is less.

Building Height Measurement:

Building Height (exclusive of chimneys and minor roof projection) is defined as:

“The height measured from the mean grade between highest and lowest grade at the base of the building to the upper most point of the roof or parapet wall.”

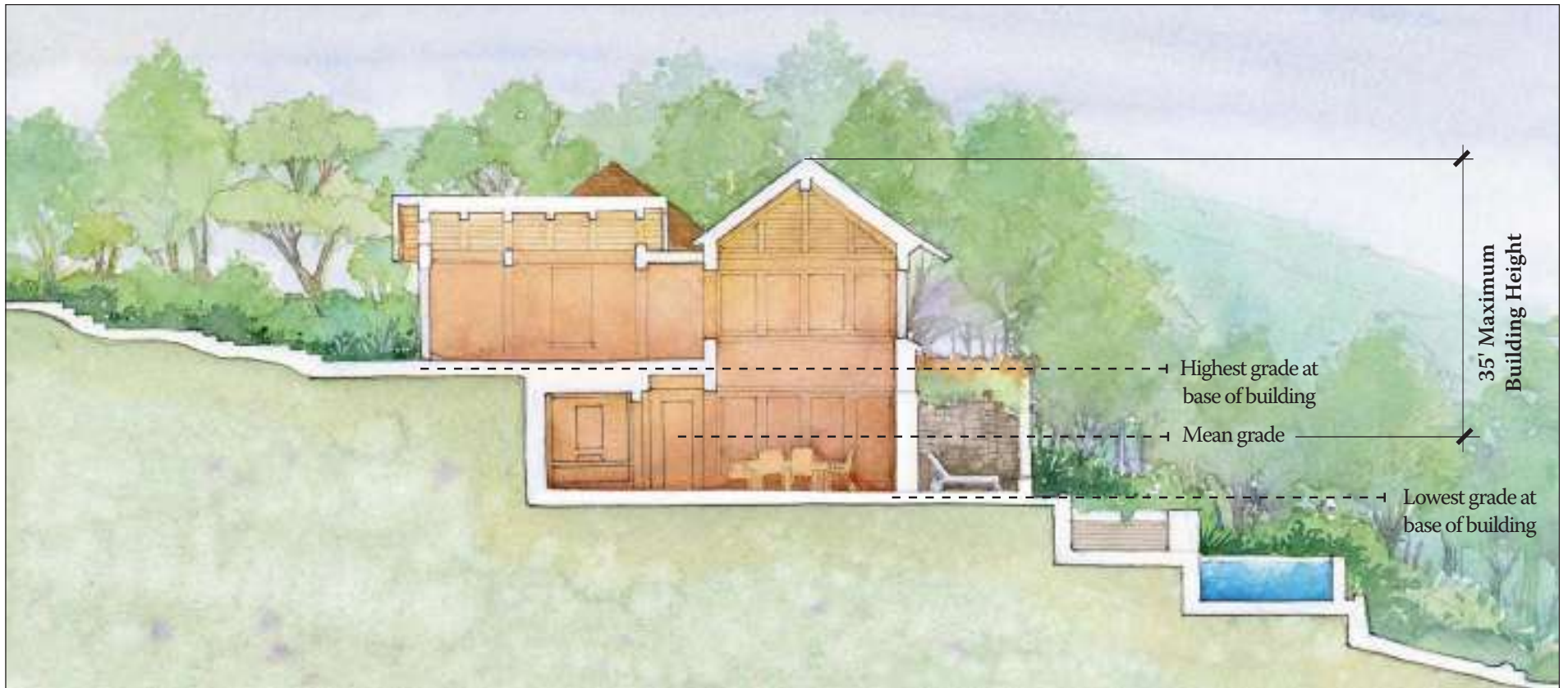


FIGURE 3.4 - Building Height Measurement



FIGURE 3.5 - House design incorporates many offsets to break down large volumes and capture more light

3.4 BUILDING FORMS AND MASSING

Objectives

- ◆ Create simple, interconnected forms that respond to the site's landforms and are in scale with the surrounding landscape.
- ◆ Break buildings into groups of smaller masses.
- ◆ Utilize building offsets and architectural projections to create strong shadow lines, deep shade, and texture.

In general, all new homes are to be broken up into several buildings (or masses) rather than one big “box.” A hierarchy of volumes is to be created so that there is a clearly dominant form (the Main Structure), with secondary forms added on as needed, surrounding the Main Structure.

- The size, massing, and placement of buildings are to be responsive to the context of the site. Every Homesite has particular attributes not necessarily shared by adjoining Homesites or those in other areas. This means that building arrangements respond to existing landforms and vegetation, available views, offsite views from community spaces (such as the golf course, Christophe Harbour, trails and/or beaches), and any other climatic conditions such as prevailing breezes and sunlight. Designing the building to promote effective and energy efficient use of shade, shadow, breezes and daylight will also decrease long-term energy costs and/or resource usage.
- Individual building masses are to be simple, rectangular volumes. Building masses are generally to be one room wide and narrow to create see through buildings that are connected by architectural elements such as breezeways and trellises to create outdoor rooms.



FIGURE 3.6- Secondary volumes are subordinant to main structure and are sited to frame outdoor living spaces

- The composition of structures should be organized in a hierarchy of structures with a clearly dominant volume, the Main Structure, with complementary “secondary” volumes such as wings, pavilions, accessory structures, and/or garages. The placement of individual masses and volumes should create “negative” spaces that become outdoor rooms.
- In order to maintain the scale of the island environment, the Individual Building Square Footage maximum of the primary mass shall be 4,500 square feet as measured from exterior face of walls. Refer to the Homesite Diagram and Community Plan for special requirements for each Homesite. Additional square footage may be placed in added, secondary wings or related pavilions or guest houses.
- Buildings are to be in scale with the size of the Homesite, and articulated with generous verandas, balconies, breezeways, overhangs, and large openings for windows and doors.
- Buildings are to be directed outward to reinforce the indoor/outdoor relationship. Each room may have an exterior door and ample amount of windows. Exterior stairways and/or breezeways may be used rather than relying solely on internal stairs and/or hallways. In general, structures should have the appearance of having broad, sheltering roofs with minimal walls so that the barriers to the outside are reduced.
- Homesites have a specified maximum Building Square Footage, as indicated on the Homesite Matrix. Regardless of the prescribed Maximum Building Square Footage, the massing of any home is to respond to the Homesite size and setting.

3.0 Roofs

Objectives

- ◆ *Design simple gable or hip roofs to create a “cluster” of sheltering roofs.*
 - ◆ *Utilize natural roof materials and colors to blend houses into the landscape.*
 - ◆ *Incorporate roof elements that provide ample amounts of shade.*
- Roof designs are to draw from the forms prevalent in the island traditions. Those roofs were generally hip or gable forms and smaller in size to increase strength:
 - Roof pitches for single pitch roof forms are to be 4:12 to 12:12. Double pitch roofs may utilize a minimum 5:12 roof for the main body of the roof and a minimum 3:12 roof over the porch elements. Shed roof elements may utilize 2:12 to 4:12 pitches. Flat roof sections may be acceptable on porches and connecting elements.



FIGURE 3.0- Simple roof forms draw from island traditions of providing shade and capturing breezes.



FIGURE 3.8- Roof incorporates cupolas to increase ventilation



FIGURE 3.9- Double pitch roof

- Approved roof and dormer shapes are the following:
 - Gable
 - Single or multiple hip
 - Double pitched roofs
 - Shed roof (to be used over porch element or on outbuildings).
- Roof forms should give the appearance of broad, enveloping forms that float above the walls to help increase ventilation.
- A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall “collection” of forms. A dominant “primary” roof plane with “secondary” roof planes is preferred.
- Roof materials are limited to wood shingles or shakes, slate, standing seam, or corrugated metal (40 lb weight or better). Roofing design shall meet Class Four Hurricane Standards. Colors of roofs may be weathered grays and browns selected and textured to blend the building into the island landscape. Colors of metal roofs should be limited to the naturally weathering patina of the base material and not impregnated color.
- Gutters and downspouts draining water from roofs are to be designed to empty away from foundations and paved surfaces and into natural drainage systems, such as crushed rock beds, naturalized swales, or cisterns.



FIGURE 3.1- Wood shutters complement wall finish.

3.1 EXTERIOR WALLS AND FINISHES

Objectives

- ◆ Utilize exterior wood and stone treatments inspired by the more organic and local island aesthetic.
- ◆ Apply materials to all elevations of a structure consistently.

Exterior walls and finishes are to reflect a logical and appropriate combination of colors, textures and forms to express the structure of the buildings and to complement the more organic aesthetic within Sandy Bank Bay.

General

- Walls are to be composed primarily of wood siding with stone treatments used for foundation elements, full height walls, columns, or supports for the roof.
- Detailing of all openings (windows, doors) should accentuate thick walls.
- Outbuildings, guest houses, and/or Accessory Structures are to utilize the same or similar treatments as the main structure.
- At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials. Materials are to be consistently applied to all elevations of the structure.

Stone/Rock

- On Harbourside and Oceanfront Homesites stone and rock is to be limited to foundations, garden, and site walls.
- Lava rock and/or indigenous or regional stone may be used as a foundation element to create a raised plinth with wood infill walls above on Hillside Homesites. Stone treatments may also be used on full height walls and/or for columns at the corners of buildings to support a large roof.



FIGURE 3.11 - Stone used on foundation level

- Stone surfaces are to have a structural, dry-laid, or understated mortar appearance. Mosaic patterns are not permitted. Stone masonry may be one of two styles that draw from regional patterns: A random, dry stack pattern with a mix of sizes and shapes with larger stones predominantly at the base or coursed stone with no or minimal grout showing (ashlar pattern similar to historic precedents) in most cases.



FIGURE 3.12 - Wood railing and posts combined with stone walls

Stucco

- Stucco is to be utilized primarily for foundation elements and is to be combined with wood components.
- Stucco is to be used in combination with other appropriate building materials and not applied as the only material along a building facade. Exterior Insulation Finish Systems are not permitted.
- Stucco is to have a smooth to lightly textured sand finish with a 3 coat application, (scratch coat, brown coat, and sand finish coat).

Wood

- Appropriate wood wall treatments include:
 - *Shakes and shingles*
 - *Board and batten*
 - *Vertical or horizontal siding*
- Stain finishes (weathering, semi-transparent, semi-solid, and solids with solids least preferred) are to be selected so that the natural grain and texture of the wood is reflective of the colors in the surrounding environment. Stains and paints should generally be a darker value than the surrounding tonal ranges of the mountains and vegetation.



FIGURE 3.13 - Wood siding

3.0 WINDOWS, DOORS, AND SHUTTERS

Objectives

- ◆ *Design custom window, door and shutter patterns that draw from regional island patterns and details.*
- ◆ *Utilize high performance windows and incorporate sustainable design measures to minimize heat gain, provide ventilation and maximize daylight.*
- ◆ *Utilize current hurricane protection standards to specify glass window, door and shutter types and details.*

All windows and doors are to be broad openings, deeply recessed, and shaded by overhanging roofs. Walls are to be mainly composed of a pattern of windows and doors that may be opened up to take advantage of the outdoors, views, and breezes.

- When specifying doors, windows, and/or shutters, consider using salvaged materials or reusing and refinishing existing doors.
- Glass, window, door, and shutter design is to conform to all applicable hurricane standards for specifications regarding glass, trim details, and construction.

Windows

- Windows or window groupings are to be sized to be in scale with the exterior wall on which they occur. Window design is to utilize a consistent style and/or vernacular on all sides of the building. All windows are to be recessed a minimum of 3 inches.



FIGURE 3.14 - Window and Shutter Samples



FIGURE 3.15 - Clareston windows allow for ventilation and increased daylighting opportunities.



FIGURE 3.16 - Generous door and window openings reinforce the connection to the outdoors

- Window vocabulary is to be based on regional patterns of multi-paned, vertically oriented, 6 over 6, 4 over 4, or multi-paned over single-paned designs as well as louvered applications. The following window types are approved for use within these areas:
 - Casement, double, and/or triple-hung, with a 3 inch sill
 - Wood or clad windows
 - Large windows that are subdivided with structural members or integral (not snap-in) muntins.
 - Windows made of wood slats or louvers, no glass slats.
 - Windows with wood louvered panels that swing out.
- Operable windows and shutters are to be recommended to take advantage of ambient cooling effects from prevailing breezes. Taller, double-hung, and vertically oriented operable windows allow for maximum ventilation because they can be opened from the top and bottom.

Doors

- Door types are to be multi-pane single or double door units that utilize patterns based on the regional vocabulary of the island. Doors are to have a handcrafted appearance and may utilize a combination of wood paneling, glass, and/or louvered treatments.
- Doors are to be recessed a minimum of 6 inches.
- Doors are to be painted or stained woods or wood clad in maintenance free metals such as copper, or steel with baked enamel finish.

Shutters

- Shutters may be used both for doors and window elements to create an additional “layer” of texture and color as well as to provide climate amelioration. Shutters are to be operable and utilize board or louvered designs (wood or synthetic).
- Shutters, louvered, or jalousie treatments utilizing wood are to draw from the historical patterns of the region.
- Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Single shutters are to be full sash height and the full sash width for the window or door they adjoin.



FIGURE 3.1☒ French doors provide larger openings to the



FIGURE 3.1☒ Awning provides shade while allowing for cooling breezes to enter

3.8 PORCHES, VERANDAS, DECKS, AND RAILINGS

Objectives

- ◆ Utilize additive elements, such as verandas, galleries, and porches, to provide a gradual transition from indoors to outdoors.
- ◆ Provide for increased ventilation.
- ◆ Lend texture, shade, and shadow to building masses.
- ◆ Create outdoor rooms.
- Porches, verandas, decks, and patios are to be designed as extensions of the indoor rooms and are recommended to have a minimum depth of 8 feet.

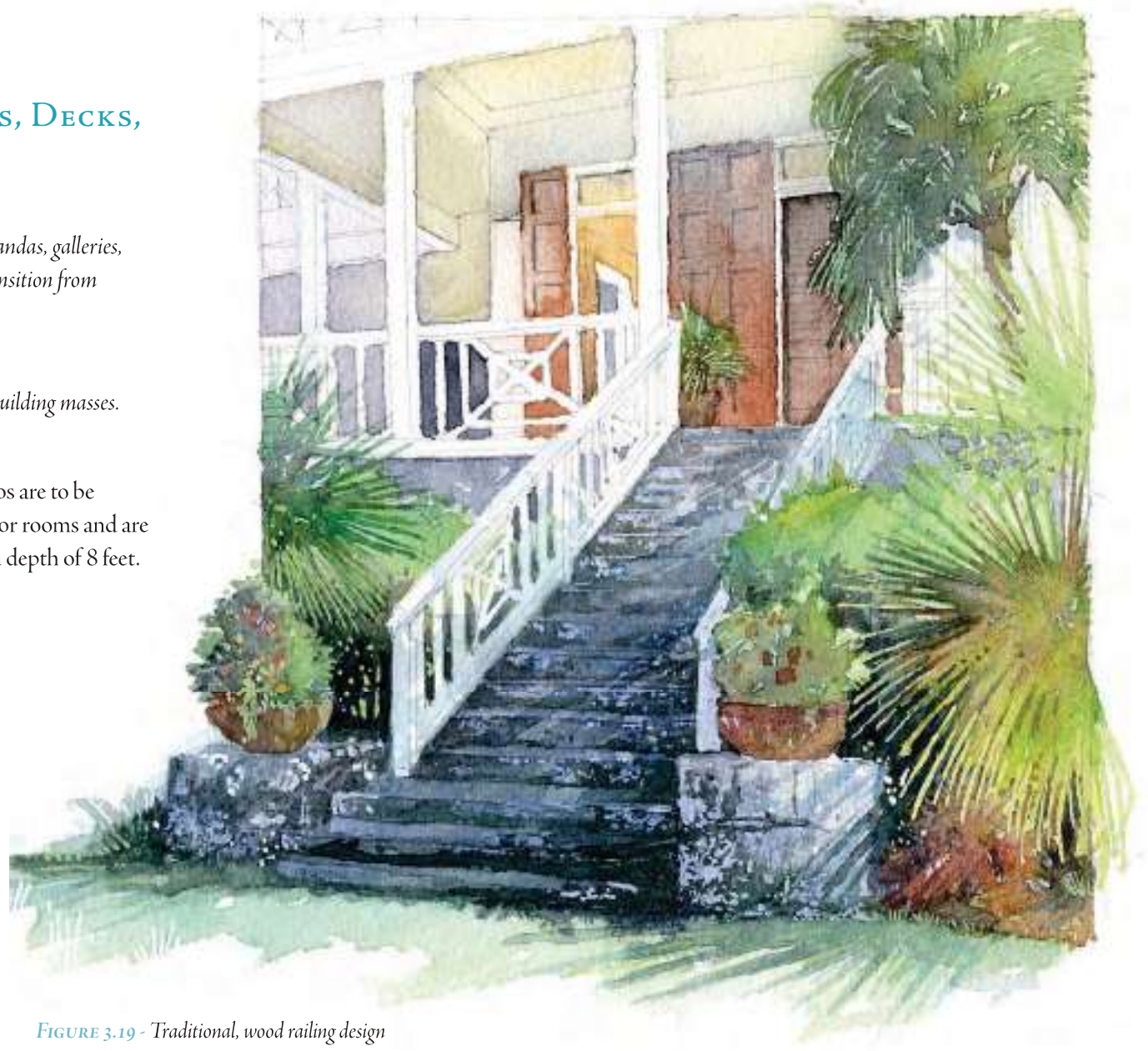


FIGURE 3.19 - Traditional, wood railing design



FIGURE 3.20 - Wrap around porch emphasizes traditional island aesthetics

- Wrap around verandas or porches are encouraged in order to reinforce the emphasis of outdoor island living. These architectural elements are to provide the connection and/or transitions to the outdoor garden spaces.
- Column and railing designs are to be consistent with the detailing of the house and the design objectives of a relaxed, informal, neighborhood nestled in the island setting. Highly decorated or ornate railing styles are inappropriate.



FIGURE 3.21 - Porch incorporates lowered enclosure walls to provide shade



FIGURE 3.22 - Accessory Structures are subordinate to the landscape

3.9 ACCESSORY STRUCTURES – GARAGES, CARETAKER UNITS, AND GUESTHOUSES

Objectives

- ◆ Utilize Accessory Structures to create an informal “collection” of buildings that reflects island traditions.
- ◆ Create simple, interconnected forms that respond to the landforms and are in scale with the surrounding landscape.
- ◆ Avoid large, obtrusive building forms that dominate the landscape.

The intent at Sandy Bank Bay is to use the early island design traditions of separate, individual buildings that make up the “home”. This creates an informal pattern of buildings responsive to the climate and landscape setting.

- Accessory Structures are to be subordinate to the main house and are to utilize the same or similar detailing and stylistic qualities. These buildings may include guesthouses, golf cart parking, garages, pavilions, gardening sheds, living units, home offices, and/or art studios.
- Outbuildings are to be a maximum of 1½ story and a maximum height of 24 feet.
- Outbuildings may be freestanding or connected to the main house by outdoor rooms and/or architectural projections such as breezeways or trellises.

3.1 ☒ COLORS AND FINISHES

Objectives

- ◆ *Select field and accent colors that blend buildings into the landscape setting.*
- ◆ *Utilize finishes with low levels of Volatile Organic Compounds (“VOCs”)*

The color of exterior elements is generally to be complementary of the primary colors found in the surrounding environment. Accent colors are to be used judiciously to add warmth and visual interest.

In order to ensure clean and healthy indoor air quality, the use of paints, coatings, and other finishes with low levels of VOCs is encouraged for use on interior and exterior walls, details and other elements.

- Generally, color palettes should reflect colors from the surrounding setting, which vary per Homesite Type. Oceanfront Homesites are to utilize lighter neutral tones. Mid-tone and darker more “natural” colors should be used on higher lands, including all Hillside Homesites, to blend into the hillsides.



FIGURE 3.23 - Colors and finishes respond to the surrounding landscape

- Painted or stained wood fence colors are to be dark browns or warm grays.
- Semi-transparent, semi-solid or solid stains or paints are to be used to protect wood and, where appropriate, allow for natural weathering to accentuate wood grain.
- Porch ceilings and eaves are to be painted in light tones for a pleasing visual and cooling aesthetic.



FIGURE 3.24 - Colors and finishes of the Oceanfront Residences are light to blend in with the surroundings.

3.11 SKYLIGHTS AND SATELLITE DISHES

Skylights, satellite dishes, and antennas are to be integrally designed into the roof structure and located on the back of structures so as not to be visible from the street or adjoining Homesites. Skylight glazing is not to be backlit or manufactured of reflective material. Skylights are to be located so that nighttime light emission does not uplight adjacent canopy trees. Skylight framing and glazing is to be colored or coated to match adjacent materials.

3.12 SOLAR EQUIPMENT

Solar power generating equipment is encouraged but should be integrated into the architectural design of the roof structure and in areas less visible from the street or neighboring Homesites.



APPENDIX A

A

Defined Terms

APPENDIX A - DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when capitalized in these Design Guidelines shall have the following meanings.

Ancillary Structures

Small enclosed or semi-enclosed structures, such as pool houses, pavilions, storage sheds, potting sheds, art studios, and/or cabanas, which do not include sleeping/living quarters.

Applicant

An Owner and/or Owner's consultant that is applying for approval on the new construction, renovation, alteration, addition, and/or any other Improvement to any building, site, and/or sign.

Architect

A person licensed to practice architecture or landscape architecture.

Building Envelope

The area where all vertical, enclosed building volumes may occur, including all buildings, Ancillary Structures, and/or enclosed garages, excluding carports and unenclosed landscape structures (such as arbors and/or trellises).

Building Height

Building Height (exclusive of chimneys and minor roof projections) is the height measured from the mean grade between highest and lowest grade at the base of the building to the upper most point of the roof or parapet wall.

Community Plan

The overall development plan for Sandy Bank Bay that illustrates the general relationship between private homes and the surrounding community spaces, such as streets, trails, the beach and open space.

Consultant

A person retained by an Owner to provide professional advice or services.

Contractor

A person or entity engaged by an Owner for the purpose of constructing any Improvement within Sandy Bank Bay.

Design Review Board (“DRB”)

The Design Review Board as provided in the CC&R’s to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Christophe Harbour and Sandy Bank Bay.

Front Setback

The minimum distance between the front property line and any landscape Improvements (exclusive of driveways and related site retaining walls, and paths).

Front Vertical Setback

The Front Vertical Setback line establishes the minimum distance between the front property line and any vertical, enclosed, Improvements including all buildings, garages, and Ancillary Structures.

Homesite

Private residential properties within Sandy Bank Bay.

Homesite Matrix

The chart that quantifies the design criteria, including but not limited to, Homesite Type, Maximum Gross Square Footage, Maximum Coverage Area, and Homesite Area.

Improvement

Any changes, exterior alterations, additions or installations on a Homesite including any grading, excavation, fill, clearing, home or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, mailboxes, sports and play equipment, or any structure of any type or kind. Please refer to the CC&R’s for a complete definition of “Improvement.”

Improvement Envelope

That portion of a Homesite, wherein all horizontal Improvements may take place, including, but not limited to, unenclosed landscape structures, pools and/or landscaping with the exception of utilities, driveways, paths, some site retaining walls, gates and associated Improvements. The area of the Improvement Envelope is established by the Front, Side and Rear setbacks.

Landscape Architect

A person licensed to practice landscape architecture.

Low Emissivity (“Low-e”)

Emissivity is a measure of how much heat is emitted from an object by radiation. Low-emissivity, or low-e, coatings are put on windowpanes to reduce the amount of heat they give off through radiation.

Main Structure

The dominant structure within a Homesite.

Mass or Massing

The overall size, volume, spread, expression, and articulation of building forms, including the Main and Secondary Structures, Ancillary Structures, outbuildings, covered terraces, and other roofed areas, as they relate to the topography and landscape of each particular property. A building’s compliance with the maximum Building Square Footage requirement is necessary but may not be sufficient to demonstrate a building has complied with Massing requirements as described in these Guidelines.

Maximum Coverage Area

The maximum percentage of the total Homesite area that may be covered with building(s) and/or impervious surfaces, including but not limited to building footprint, impervious terraces, driveways, walkways, and excluding raised decks, roof overhang areas, and pervious paved areas.

Maximum Gross Square Footage

The Square Footage maximum of the gross conditioned space within the Homesite.

Maximum Individual Building Square Footage

The Square Footage maximum of any individual enclosed building mass (excluding unimproved spaces such as garages, attics, mechanical rooms, and/or basements).

Maximum Ridgeline Height

The maximum, above sea level (“A.S.L”), elevation that any ridgeline within the Homesite may be.

Natural Area

The area of a Homesite that lies outside of the Improvement Envelope. The Natural Area is to remain essentially in a natural, undisturbed state to create screens that obscure built Improvements from off-site views and restore the land to a vegetated condition. With the exception of driveways, the Natural Area may not contain any hardscape elements, such as buildings, terraces, pools, spas, autocourts, and/or landscape structures.

Owner

See definition contained in the CC&R's.

Professional Engineer

A person licensed to practice as a professional engineer.

Rear Setback

The minimum distance between the rear property line and any landscape Improvements (exclusive of driveways and related site retaining walls, and paths).

Rear Vertical Setback

The minimum distance between the rear property line and any vertical, enclosed, Improvements.

Sandy Bank Bay Design Guidelines (“Guidelines”)

The architectural, design and construction regulations and restrictions adopted and enforced by the Design Review Board as set forth herein as may be modified, amended, and/or supplemented from time to time.

Second Story Setbacks

The minimum distance between each front, rear, and/or side property lines (as noted on Homesite Diagram) and any second story building forms.

Secondary Structures

Structures which are subordinate to the Main Structure within a Homesite.

Side Setback

The minimum distance between each side property line and any landscape Improvements. Left and Right Side Setbacks (when noted) have been established as viewed from the street facing the front property line.

Side Vertical Setbacks

The minimum distance between each side property line and any vertical, enclosed, Improvements. Left and Right Side Vertical Setbacks have been established as viewed from the street facing the front property line.

Square Footage

The conditioned spaces of all floors of buildings on a Homesite as measured from the exterior face of walls, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, above grade basements, bathrooms, closets.

Story

That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than six feet above grade, such basement shall be considered a Story.

Sustainable Design (“Sustainable” or “Sustainability”)

The implementation of environmentally sensitive and resource conserving techniques into the design of a building and associated landscape. Sustainable Design is intended to create buildings that are integrated with the local landscape and climate to create a healthier living environment for the building’s inhabitants and neighbors.

Volatile Organic Compound (“VOCs”)

Chemicals that contain carbon molecules and have high enough vapor pressure to vaporize from material surfaces into indoor air at normal room temperatures.