



CHRISTOPHE HARBOUR
HARBOURSIDE DESIGN REVIEW BOARD

HARBOURSIDE DESIGN
GUIDELINES
MARCH 1, 2013

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HARBOURSIDE HOMESITES PROCESS

1. MAXIMUM CONDITIONED AREA BY HOMESITE

- ✦ 401: 5,500 sq. ft.
- ✦ 402: 5,500 sq. ft.
- ✦ 403: 4,500 sq. ft.
- ✦ 404: 5,500 sq. ft.
- ✦ 405: 5,500 sq. ft.
- ✦ 406: 5,500 sq. ft.
- ✦ 407: 4,500 sq. ft.
- ✦ 408: 4,500 sq. ft.
- ✦ 409: 7,500 sq. ft.
- ✦ 410: 7,500 sq. ft.
- ✦ 411: 4,500 sq. ft.
- ✦ 412: 5,500 sq. ft.
- ✦ 413: 7,500 sq. ft.
- ✦ 414: 5,500 sq. ft.
- ✦ 416: 7,500 sq. ft.
- ✦ 418: 4,500 sq. ft.
- ✦ 420: 4,500 sq. ft.
- ✦ 422: 5,500 sq. ft.

2. MASSING/MAXIMUM STRUCTURE HEIGHT WILL BE LIMITED TO HEIGHT ABOVE OMSL AS FOLLOWS (REFER TO ATTACHED CROSS SECTION):

- ✦ Assume existing base elevation is +6'msl
- ✦ Primary buildable area (1 ½ habitable floors/conditioned) 40'msl
- ✦ Secondary buildable area (1 habitable floor/conditioned) 30'msl
- ✦ Over-water buildable area (1 habitable floor/open air) 4'msl (deck*), 20'msl structure

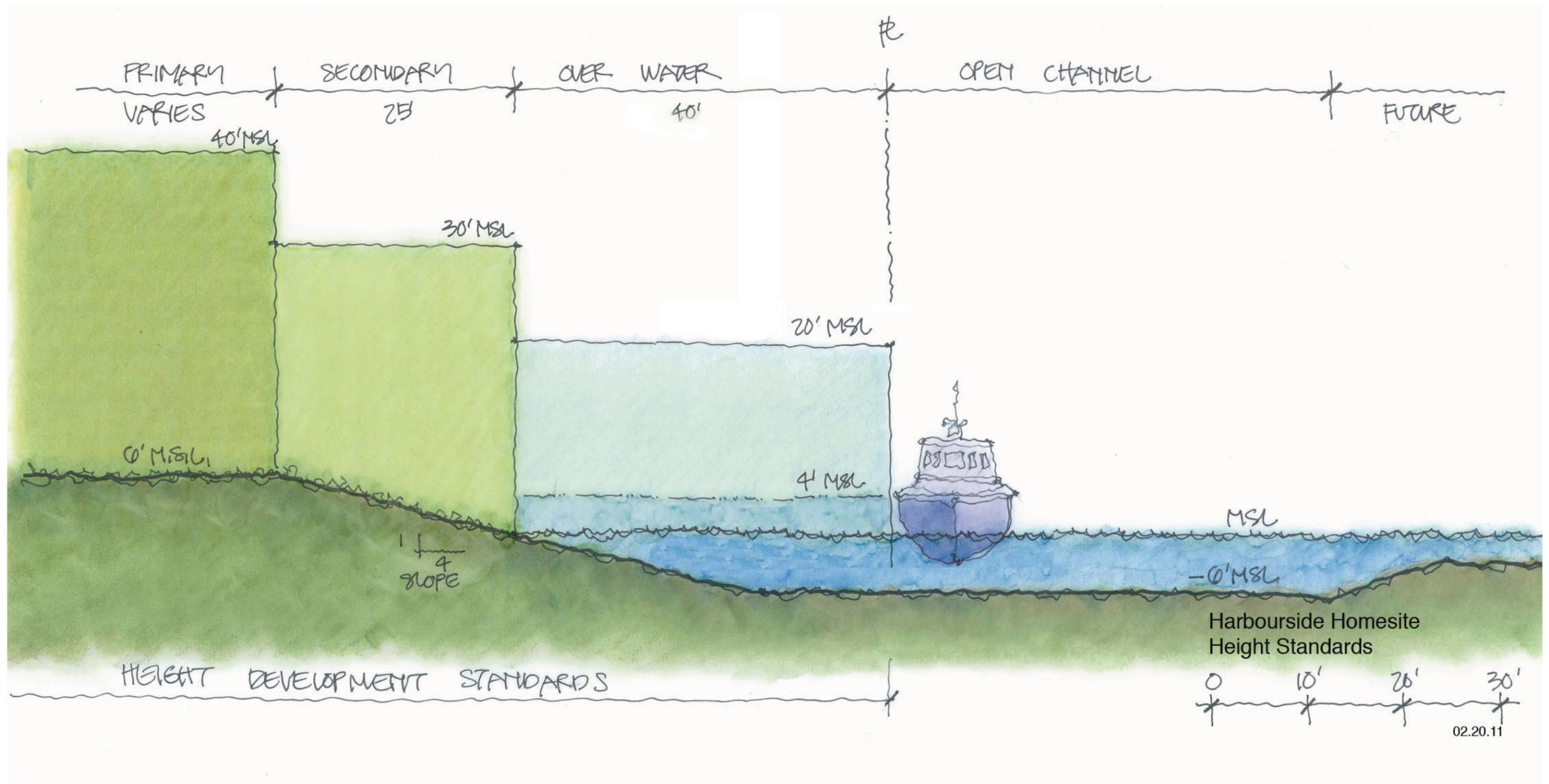
*Notation: Intent is to minimize height above water for the primary decking.

3. ADDITIONAL SITE DEVELOPMENT GUIDELINES

The over-water zone allows for up to 1,250 sq. ft. of open deck, 500 sq. ft. of roof cover and one structure, excepting homesites 409, 410, 413, and 416 which allow 2,250 sq. ft. of open deck, 1000 sq. ft. of roof cover and up to two structures.

The property owner is allowed the option to manipulate the shoreline within the primary and secondary zones and to create conditioned space above the "new" water area of the site with the intent to encourage original and distinctive designs that personalize the organization of each homesite. Shoreline manipulation may not occur beyond adjacent property lines or extend seaward of the existing shoreline, however. Please note that lot coverage calculations apply to the entire lot, including the over-water zone. The maximum lot coverage is 30% excepting homesites 407 and 411 which are 40% maximum lot coverage.

Sand used for shoreline manipulation must match the local color of Sandy Bank Bay sand and be of similar granular size. A sample is required for review prior to implementation.



Harbourside Homesite
Height Standards

0 10' 20' 30'

02.20.11