

BRADDOCK COVE CLUB
TOWNHOUSE DESIGN GUIDELINES

ARB

Jan 18, 1989

I BACKGROUND

INTRODUCTION

Because of the special nature and configuration of the townhouse lots being offered for sale in the Braddock Cove Club at South Beach, certain specialized architectural design guidelines have been developed in order to help achieve an architecturally attractive neighborhood of compatible building forms, materials, textures and colors. The existing procedure for submission of architectural plans to the Sea Pines Plantation Company Architectural Review Board for review and approval must be followed by each Braddock Cove Club property owner prior to commencing the construction of any improvements upon his lot. However, a more stringent review procedure will be conducted by the Board in order to ensure compliance with the intent of these guidelines.

TOWNHOUSE DEFINITION

The townhouse is a single-family attached dwelling unit with at least one common party wall shared with an adjacent townhouse. Each dwelling has its own front entry from parking provided outside the property limits. Townhouses may be individually designed and built, or they may be constructed as a group of several attached dwellings.

ADVANTAGES OF TOWNHOUSES

A major asset of the townhouse is that it enables the owner to occupy and enjoy virtually all of the land within his property lines with no building set-back requirements limiting the siting of the structure. Additionally, no family lives above or below another. Each owner can enjoy privacy, an attractive view of the marsh or marina, and freedom from extensive grounds maintenance.

II DESIGN REVIEW

REVIEW BOARD OBJECTIVES

The Board will conduct the review of plans submitted with the intent of ensuring that a homogeneous neighborhood is produced consisting of compatible forms and materials in which the privacy of each owner is respected and preserved. The process will not be so narrowly restrictive as to eliminate individual design initiative, but it will impose stricter controls on building massing, materials and color than are

required for normal single-family detached houses. Efforts will be made to see that each dwelling is afforded maximum view and sun orientation opportunities. Each owner will be required to solve his own storm water run-off problems in such a way that he creates no problems for his neighbors.

FINISHED FLOOR ELEVATIONS

Although no final decision has been made as of January 1st, 1977 regarding minimum finished floor elevations required for compliance with the Flood Disaster Protection Act, preliminary maps have been issued by the Department of Housing and Urban Development to the Beaufort County Joint Planning Commission. It seems certain that when the final elevations are established and the revised building codes are adopted, a minimum floor elevation of ~~thirteen or fourteen~~ feet above mean sea level will be required. Consequently, minimum floor elevations of ~~thirteen~~ ^{fourteen} feet will be required by the Architectural Review Board. Neither the Company nor the Board, however, makes any representation that compliance with the Board's requirement will ensure compliance with the Federal Flood Insurance Program.

BUILDING MASSING

Height limitations were imposed as a condition of sale of each of the lots and are reproduced herein for convenience:

Two Story	Lots 1,6,7,8,12,13,14,15
Three Story	Lots 2,3,4,5,9,10,11

The intent of these restrictions was to limit massing, particularly at the front and rear extremes of the property, and not to arbitrarily preclude the use of roof terraces, lofts, or small living areas raised above the highest main living level permitted by the covenants. Consequently, it will be possible to incorporate such spaces into designs which are acceptable provided such "extra" story height is accomplished within the roof line of a structure which otherwise presents the appearance of a two or three story building as established for each lot.

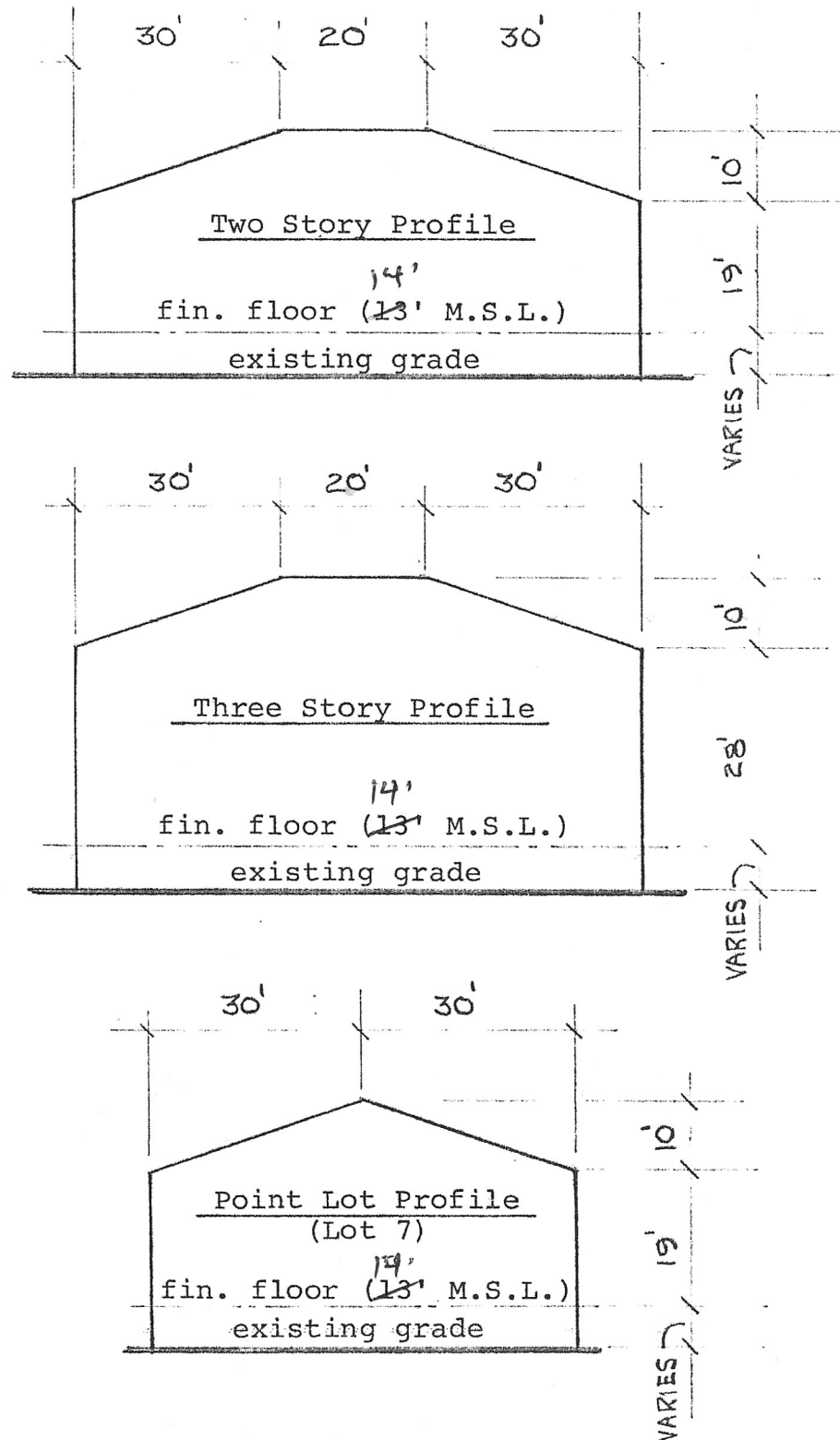
In order to avoid cumbersome definitions of story height and lengthy deliberation during design review, specific profiles have been developed which must contain any proposed structure. No structure will be approved if any portion (with the specific exception of chimney projections above roof surfaces required by applicable building codes) projects above or beyond the profile limits.

Two Story Profile: Commencing at a point on the front (entry side) property line a vertical line extending to a point at elevation 32 feet above mean sea level, thence extending upward at a slope of one (1) foot vertically for each three (3) feet horizontally in a vertical plane parallel to the side property line to a point 30 feet to the rear of the front property line at elevation 42 feet M.S.L., thence horizontally toward the rear property line for a distance of 20 feet, thence extending downward at a drop of one (1) foot vertically for each three

(3) feet horizontally to a point directly above the rear property line at elevation 32 feet M.S.L., thence vertically downward to the property line.

Three Story Profile: Same as above except that the height of the points above both the front and rear property lines shall be increased from 32 feet M.S.L. to 41 feet M.S.L.

Point Lot Profile: Same as Two Story Profile except that the center 20 feet is omitted



As can be quickly seen, these profiles will permit considerable flexibility in design, but will restrict overall size and massing. For example, the Two Story Profile extends to a height of 29 feet above finished floor level (in the center portion of the lot), providing an opportunity for a 3rd level of useable living area or a roof deck in this portion of the lot. Similarly, the Three Story Profile will permit a small fourth level in the center of the lot. Since both the location and size of these "extra" levels is restricted to a considerable degree by the established profile and since all such "extra" levels must be accomplished within the roof line of the structure, the lots to which the profiles apply are designated as 2 and 3 story lots respectively (instead of 3 and 4 story lots).

OPENINGS IN SIDE WALLS OF PROJECTING DWELLINGS

Because of the staggered lot arrangement, the stated desire to respect and preserve the privacy of each individual lot owner, and the objective of providing maximum view and sun orientation opportunities, some creative architectural solutions will be required. This will be particularly true on the side wall of a projecting house where the opportunity might exist to look back into the end wall of an adjacent dwelling. Openings in such side walls will be approved only if they have been designed to preclude this invasion of the neighbor's privacy. Solutions might include the use of baffles, recessed windows, angled glazing, building walls set back behind screening fences or any other design treatment which accomplishes the intent of privacy preservation.

LIMITED COMMON PROPERTIES

Easements have been provided to the front, to the rear, and/or to the side of each lot for the purpose of granting to the lot owner the exclusive use and enjoyment of such areas, designated as Limited Common Properties, within certain restrictions. These restrictions preclude the construction of any building, structure or fence within these easements but permit the adjacent lot owner to landscape and maintain such areas at his own expense. The intent of providing such easements was to provide for an appropriate transition and/or buffer between the owner's lot and the common properties which will be owned by the Sea Pines Braddock Cove Club Owners' Association, Inc. and will be available for the use of all owners. Further, it is intended that each owner be given the flexibility to design and provide the landscaping and limited grade-level terraces or walkways with appropriate low intensity outdoor lighting that compliments his own residence. All such landscaping and improvements must be accomplished in strict compliance with plans which have had the prior written approval of the Review Board.

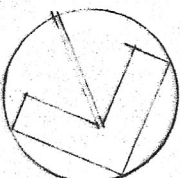
END-WALL PROJECTIONS

Notwithstanding that provision of the Class "A" Townhouse Covenants which provides that no element of any dwelling unit shall

project or extend over or beyond the boundary lines of any lot, the Board will look with favor upon the use of such elevated design elements as bay windows, shallow balconies or other minimal projections which will provide a sense of scale and architectural interest on the long side elevations of houses on end lots. This applies specifically to the side elevations of lot numbers 1, 7, 8, 13, 14 and 15, and does not apply to the end elevations of these or any other lots.

A PRELIMINARY
 PLAT OF
 SOUTH BEACH
 TOWNHOUSE SITE

A SECTION OF
 SEA PINES
 PLANTATION
 WILTON HEAD ISLAND
 SOUTH CAROLINA
 COUNTY OF BEAUFORT



SCALE: 1" = 50'
 DATE: NOVEMBER 15
 PREPARED BY: SPC

EXHIBIT "A"

