



DANIEL ISLAND PARK

Residential Planning Guide

These Design Guidelines may be periodically amended or revised to serve the needs of an evolving community.

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PLANNING AN ISLAND TOWN

The Concept

The Daniel Island Park Residential Planning Guide was developed as part of an ongoing design process to help shape the form and character of Daniel Island neighborhoods in ways that reflect the most valued qualities of the site and the Lowcountry region.

These guidelines begin with an understanding of the qualities of the site, the landscape forms, the vegetation and natural features, which are important to maintaining sustainable environments and preserving valued recreation areas. They are derived from a detailed study of the Charleston area's most admired traditional settlements of places that evoke a strong sense of place and are appropriate to their context, such as the Old Village of Mt. Pleasant, Rockville, The Crescent and areas of historic Charleston, as well as Myers Park in Charlotte and Cleveland Forest in Greenville. The organization of civic places, the character of streets and neighborhoods, and the human scale of architecture combine to create a distinct regional sense of place prized by residents and admired by visitors. This inherited regional style is a resource and the basis for the guidelines and design studies that follow. The guidelines also provide the means of ensuring the creation of good neighborhoods, good neighborhood streets, and environments that respond to the character and traditions of our region. The best communities incorporate many diverse styles from different eras. Because these communities are based on common principles, they have a timeless quality that endures from generation to generation. Though now regarded as a distinct vernacular, Charleston's architectural style is actually an amalgamation of myriad native and foreign influences, evolved to suit the city's unique setting and its citizens' lifestyles.

A distinctive characteristic of Lowcountry villages and towns is the elegance and gracious quality of the architecture. From small, attached houses in the center of town to large estates on the edge of town or on the water, there is a consistency in vocabulary, materials and form. The most striking quality is the simplicity of materials and color. This simple vocabulary is the hallmark of traditional elegance and character.

The Unique Character of Daniel Island Park

Daniel Island Park is designed as a series of small, intimate neighborhoods, each oriented around green space, a neighborhood park or the golf course. These spaces are connected to the open meadows, woodlands and marshlands surrounding the neighborhood and are interconnected by a bike trail system.

Inspired by the great old suburban neighborhoods of the 1920s and 30s and the work of Frederick Law Olmsted, Daniel Island Park recalls the relationship of those upscale neighborhoods to their town's country club and downtown. While the balance of Daniel Island is being developed on more of a village scale, Daniel Island Park will feature lower density. Landscape and architecture are intended to be integral elements, forged together to create a park-like setting. Both are understated, subtle and simple in form: homes do not overwhelm their site. The landscape is a serene, uncomplicated garden, providing a predominance of green throughout the neighborhood.

LANDSCAPE THEMES

The Concept

Throughout history, designed landscapes and gardens have been recognized as art forms reflecting contemporary cultural sensibilities. In this century, more pastoral and natural landscapes have been favored and are usually best reflected in the works of Frederick Law Olmsted, the "Father of Landscape Architecture." Best known for Central Park, Prospect Park, Biltmore Estate and the community of Riverside, Illinois, Olmsted's local work included Hampton Park on the peninsula, and The Crescent, a neighborhood west of the Ashley. For Olmsted, part of a region's beauty lay in its large open spaces that encouraged people to connect with the natural world. His goals and artistic sensibilities give Daniel Island Park its guiding set of principles.

Essential Elements

Generally favored will be landscape solutions that are in keeping with the goals of Daniel Island Park: simple, understated and park-like in appearance while still allowing for personal expression in design and plant materials. In all instances though, the preference will be for larger sizes and quantities of the selected plant material, yet less variety of species. Importance will be placed on side and rear yards as well as front; in instances where the home adjoins the golf course or other public realm, that elevation should be considered to be the "second" front yard. The homeowner's planting obligation begins with the back of curb and includes grass and irrigation between the sidewalk and back of street curbing.

Use of a Landscape Architect

The Daniel Island Park Residential Planning Guide requires the owner and/or builder to employ the services of a landscape architect registered in the state of South Carolina to develop a landscape plan reflecting the principles of Daniel Island Park.

Creation of a Visual Corridor

Deciduous and evergreen canopy trees and other significant plantings will frame views down streets. The intention is to produce an uninterrupted movement through adjoining front yards as well as to create pleasing windows that provide unique views of Daniel Island Park's natural and man-made green spaces. Also favored are landscape design solutions that provide buffered and filtered views through the employment of fore, middle and background elements and plantings.

For example, other than clustered trees and not including street trees, no canopy tree shall be planted closer than 20 feet or farther than 30 feet from another planted canopy tree, thereby framing or filtering views with elements at various depths in the landscape. Also, no landscape bed shall be farther than 20 feet from another landscape bed so as to provide interest in the landscape at various heights from the ground plane. Strong, organic and flowering bed lines on the ground plan are preferred over simple foundation plantings. (Please note that this can increase the requirements beyond those minimums listed in the

following section entitled "Minimum Planting Requirements.")

Evergreen trees, canopy trees and flowering trees placed along the street front, and the presence of ground cover and shrubs will create the frames for these visual corridors or "view windows." Trees planted in a natural manner and tree planting locations that cast shade and shadow on homes are strongly encouraged. To balance the street tree plantings, regimented and consistent distances from one tree to another or to property lines will be strongly discouraged.

Please see "Golf Course Lot Planting Requirements" for an explanation of "view corridors" as they relate to the rear of golf course lots.

Landscape Palette

A Daniel Island Park Landscape Palette has been developed for plant material selection intended for rights-of-way, front and side build-to zones and back or side yards adjoining public open spaces (see appendix, p. 25). For maximum appeal, the plant selections should carefully mix textures and colors, but the plan should be kept simple. Additional plant considerations should include using shrubs and groundcovers that are recognized as "deer proof." Furthermore, plant materials should complement native species and be compatible with the existing environment and ecological conditions, including, but not limited to, existing acidity or alkalinity, available light and moisture, and temperature. A soil sample, taken to the local horticultural extension service for analysis prior to planting, is strongly encouraged.

Site Clearing, Grading & Drainage

Every effort should be made to develop site plans consistent with natural drainage flow. Site clearing of a specific lot shall be kept to a minimum and alterations to natural drainage systems shall be avoided. All trees greater than six-inch caliper shall require approval before removal. On-site approval also shall be required for all clearing outside ten feet of the building footprint. Any necessary grading shall maintain a natural appearance, producing graceful contours and providing smooth transitions at the head and toe of slopes. Fill dirt brought on site must be placed to reflect the natural characteristics of the land. Excessive fill, which adversely affects existing trees, vegetation and adjoining property, is not permitted. Tree protection fencing should be in place prior to plan approval.

Once construction is completed, drainage easements belong to the City of Charleston, but homeowners are responsible for keeping drainage easements clear and maintaining them.

Preservation of Existing Trees

In an effort to preserve quality trees, the owner may be given credit for trees preserved; and minimum requirements eased relative to the lot as decided by the Daniel Island Park Architectural Review Board (ARB). Tree protection must be installed prior to commencement of construction and the trees are evaluated and cared for by a certified

arborist. At least two-thirds of the planted trees must be trees native to the Lowcountry. Please note that existing pine trees and palmetto trees do not count toward the minimum requirements, nor do tallow trees, which are considered an invasive nuisance species. It has also been noted that existing red oaks and sweet gums are particularly sensitive to any grading in their root zone; credit for the retention of existing sweet gums will be reviewed on a case-by-case basis. Mitigation requirements will be determined on a case by case basis and would not typically include other required trees. Both owners and builders will be held financially accountable for preserving trees.

Tree Planting

In the front yard of each lot, there shall be planted at least two canopy trees - selected from the Daniel Island Park Landscape Palette - of six-inch caliper diameter or greater, as measured 12 inches from the top of the root ball. An additional canopy tree - selected from the Daniel Island Park Landscape Palette - will be required in the front yard for each additional 25 feet of lot frontage (or fraction thereof) after the initial 50 feet of lot frontage; these trees must be of at least four-inch caliper diameter as measured 12 inches from the top of the root ball. Corner lots will be held to a higher standard as they present two facades and two front yards to the public realm. At least two-thirds of the planted trees must be trees native to the Lowcountry.

Lots which are less than or equal to 15,000 square feet, there shall be one tree planted per every 750 square feet of lot size. Lots greater than 15,000 square feet, there shall be one tree planted per every 1,000 square feet of lot size. As a rule, canopy trees should be planted no closer than 20' from one another, nor should they be planted further apart than 30'. Single palmettos trees do not count toward these calculations. Groupings of three palmetto trees will count as one canopy tree.

Hedges

Hedges can be an integral part of a landscape plan, particularly when used to create privacy, a backdrop for other plantings, a windbreak or as the walls of an "outdoor room" (please see the section "Outdoor Rooms, Porches & Decks" for more information concerning "outdoor rooms"). Additionally, hedges need not be formal, clipped vertical planes requiring constant shearing and clipping but can be massed as a dense thicket. The size and spacing of plantings used to create a hedge should be great enough and close enough that the desired hedge is quickly achieved, therefore, 15 gal. plants are required. Hedges must be a minimum of 3' tall at installation. Hedges planted at the front build-to line and extending along the side property lines to the rear property line are strongly encouraged. Generally speaking, when used to create privacy along property lines, evergreen plants are the best choice. When using deciduous plant materials, consideration should be given to the plants' flowering characteristics and structural appearance in winter.

Lawns

On all lots, approximately one-half (1/2) of the pervious surfaces in front yards shall be a lawn of warm season turf grass. These areas of residential lawns further contribute to the park-like appearance of the neighborhood by acting as a unifying, visual element which

provides an overall smooth, neutral setting for the stronger shapes, colors and textures of paving, fences, trees, shrubs, groundcovers and flowers. Adjoining lawns should be viewed as large, flowing open space. Therefore, a uniform turf grass of St. Augustine, Bermuda or Empire Zoysia has been chosen for characteristics such as shade tolerance, wear resistance and salt tolerance. Other higher quality turf grass varieties may be considered for special circumstances on a case-by-case basis. Centipede sod is not permitted for golf course lots.

Shrubs & Groundcovers

At least 50% of shrubs being planted must be from containers sized seven gallons or greater. The minimum acceptable plant size is three-gallon container for shrubs. All plantings immediately adjacent to the foundation of the house shall be no less than one-half the height of the foundation at time of installation. At least one-third (1/3) of the pervious surfaces on all yards shall be beds of shrubs and groundcovers. It is encouraged that groundcovers, rather than lawn, be used in areas of deep shade where turf grass will prove difficult to grow. In addition to the above plant material, seasonal color plantings and groundcovers are required in un-planted and non-lawn areas. Seasonal color and groundcovers are to be planted in sufficient quantity so that no exposed areas of mulch or pine straw are visible at those plants' average mature size. In the interim, no areas of open mulch or pine straw greater than 100 square feet will be permitted.

Vegetable & Herb Gardens

Vegetable gardens are permitted as long as they are located in rear yards and do not exceed 100 square feet. In the interest of preventing nuisance pests from becoming a problem, simple, attractive, well-maintained post and wire garden fencing is strongly encouraged. No garden may be located within 10 feet of side property lines. Vegetable gardens may be allowed within 20 feet of the rear property line on lots backing up to the golf course, but will be required to be screened from the golf course with evergreen plant materials.

Fences, Walls & Hedges

Fences and walls, when an integral part of the overall landscape theme and appropriate to the architecture of the house, may be approved. As part of the landscape design, fences should be softened by plantings that include vines and other plant materials.

Fences and walls on the front setback zone may be permitted by the ARB on a case-by-case basis. On lots that back up to the golf course, fences and walls must be ten feet from the rear property line and adequately softened and screened by plantings. The design and detail of fences around swimming pools must be approved by the ARB.

In some specific instances, fences and walls may be required, such as around trash receptacles, HVAC units and service yards, as well as along driveways in special situations where the driveway runs between two adjacent lots. For homes serviced by a rear or side alley, the rear property line contiguous with the alley is required to have a fence, wall or hedge 3'6" to 8' high.

The ARB may require fencing for purely aesthetic reasons if the neighborhood context or lot characteristics dictate such. The height of these structures is to be only that which achieves the purpose of screening from view the above-mentioned objects.

Materials: All fences must be of the highest quality. Generally favored will be fences of wood painted Charleston Green (unless another color solution is determined appropriate to the context of the home), brick, brick piers with wood or wrought iron infill, genuine stucco and authentic oyster-shell tabby.

Irrigation

An irrigation system controlled by an automatic timer or clock is required for the best possible maintenance of lawn and landscaped areas, thereby ensuring a healthy, park-like appearance through the neighborhood. An irrigation plan must be submitted with the landscape plans.

Site Lighting

Lighting solutions in Daniel Island Park should be subtle and designed as thoughtful integrations to the overall architecture and landscape plan. Better lighting solutions are achieved when the source of light is not visible or obvious. Lighting should be focused on the landscaping and not on the architecture of the house. When light sources are placed away from the house, rather than on the house, a greater feeling of spaciousness can be achieved in even the smallest of landscape gardens. However, no lighting shall be placed in street rights-of-way, drainage or utility easements or shine directly into another property or a marsh. Spotlights illuminating a house or structure will not be permissible.

ARCHITECTURAL STRATEGIES

The Concept

Architectural creations with classical and traditional styling, reflective of the Charleston and Lowcountry vocabulary, will always be preferred. Elements of this southern style include simple building forms, balanced design, pitched roofs, roof overhangs, porches, high ceilings and dominant rooflines.

The Daniel Island Park Residential Planning Guide requires the owner and/or builder to employ the services of a registered architect or utilize a home plan from an architectural plan service to develop a home reflecting the principles of Daniel Island Park.

Essential Elements

Form & Massing

Each home site will have a front setback line and a build-to line. This build-to line can also serve as the front setback line but reference to the recorded plats is required to verify this information. In planning the massing of the home, approximately 60 percent (60%) of the house on lots over 70 feet wide should be at the build-to line. Front porches, bay windows, entry stoops, steps and other ancillary elements may encroach into the front setback area. Lots less than 70' wide will be treated on a case by case basis.

Ceiling Heights

To achieve the appropriate verticality of the traditionally-designed home and to allow for gracious interior spaces, ceiling heights will be required to be at least ten feet on first floor and nine feet on the second floor.

Foundations

All houses should be on a raised crawl space or an elevated slab with appropriate foundation treatments. Preferred foundation materials are brick, genuine stucco and authentic oyster-shell tabby. In certain flood zone areas, a high-quality wood louver and pier system meeting the ARB's standards may be approved.

As a minimum, the finished floor levels must meet FEMA requirements for flood plain zones, but may not exceed the required flood plain height by more than two feet. Efforts should be taken to keep the first floor as close to grade as possible. Exposed foundation walls should not exceed 4'-5' as perceived from the street. When foundation height exceeds this height, it will be treated as an elevated home. The finish grade under the house must be no lower than the exterior grade at the foundation wall.

Elevated homes to Park Beneath

The ARB will require a site/building section showing existing and proposed topography, site retaining walls, building height and mass, FEMA flood elevation requirement, proposed first floor height, etc... for conceptual review. The purpose of this site section is to clearly show how altering existing grade (by cutting the existing grade or by adding fill

dirt) can visually minimize foundation height. This building site section will also be required to be in the permitted construction drawings so that the builder will be informed as to not place fill arbitrarily on the lot.

The following requirement applies to park beneath homes:

1. If 8' garage doors are used, the ARB will require that the maximum height between the garage slab and the underneath side of the first floor structure not exceed 10'-2". This would allow for 8' doors, a 9' garage ceiling height, and a maximum of 14" for ductwork beneath the first floor structure.
2. If 7' garage doors are used, the ARB will require that the maximum height between the garage slab and the underneath side of the first floor structure not exceed 9'-2". This would allow for 7' garage doors, an 8' garage ceiling height and a maximum of 14" for ductwork beneath the first floor structure.

Special consideration should be given to the placement of mechanical equipment so as not to interfere with the garage doors or parking bays.

Should you and your design team desire to park beneath your home, the ARB will require that the following three requirements are incorporated into the home design:

- a. **CUSTOMIZED FOUNDATION TREATMENTS:** The intent of these design details is to make the house appear to be closer to the ground. These treatments may include lowering the siding and band board, deleting the band board, darker foundation colors, and/or open pier porches with plants beneath. Additional details will be considered on a case by case basis.
- b. **CUSTOMIZED LANDSCAPING:** The intent of these design details is to effectively raise the foundation planting to make the house appear to be closer to the ground. These treatments may include planting climbing vines (fig vine, etc...) on the foundation wall, additional large foreground shrub massing or hedges, and an increase of the height of trees and shrubs in the front yard at the time of installation. Site fill will also be considered on a case by case basis where such fill does not adversely affect existing trees and vegetation.

The ARB now requires that all foundation plantings be 1/2 the height of the foundation wall at the time of installation.

- c. **ONE OR MORE OF THE FOLLOWING:** design details must also be required in the home design:
 1. Require that the face of the porch be placed behind the front build to line. This would allow for additional landscaped areas and shrub massing in the front yard.
 2. Require site fill to elevate front yards to lessen the amount of porch steps to grade. This solution would not be appropriate on lots where existing trees would be adversely affected. Site walls may also be required.

3. Require changes in floor plan elevations. These changes could include changes in floor plan elevations or adding steps at the exterior doors so that the porches appear to be lower to the ground.

Minor variations of floor levels within a home are permitted and may be encouraged to create a better relationship, between the first floor of the home to existing grade.

Exterior Wall Materials

Emphasis will be on materials appropriate to the traditional nature of Daniel Island Park.

Siding:

Wood or fiber cement products used in exterior applications may be cedar shingle, clapboard or beaded siding meeting certain exposure and finish requirements. Brick and conventional stucco are also approved materials, subject to the guidelines that follow:

- Exterior lap wood or fiber cement siding must have a four- to six-inch exposure and have a smooth finish. Textured cementitious lap siding products will not be allowed. Beaded siding is allowed.
- Brick selection must be of traditional southern colors in the brown and gray families or painted an approved color. It must be constructed with a horizontal running bond except at trim details. Oversized brick generally will not be approved.
- Conventional stucco in approved colors with a sand finish is acceptable. Detailing is very important. Horizontal and vertical control joints may be employed as needed. Synthetic stucco (EIFS) will not be permitted.
- Where building form and massing would allow, combinations of exterior building materials may be appropriate on the same residence.

Trim:

Trim on all homes shall be smooth wood, painted or with solid stain. Vinyl and aluminum soffit and fascia detail will not be allowed.

Chimneys:

Chimneys shall be constructed of brick or conventional stucco and must have a metal or masonry cap detail to conceal the spark arrestor.

Outdoor Rooms, Porches & Decks

Lowcountry architecture and lifestyles have always placed an importance and value on the outdoors as a place of recreation and leisure. While desiring to be closer to the environment, there continues to be, however, a need for shelter from the elements. Typically intimate spaces, outdoor rooms are created through the use of constructed structures such as masonry walls, arbors (a shelter usually of latticework covered with climbing shrubs or vines) and trellises (a frame of latticework used as a screen or as a support for climbing plants). Other outdoor retreats include semi-walled spaces such as cabanas, pavilions and gazebos. Furnishings and plantings are combined to create the atmosphere and ambiance of a room in an open flat space. Further examples include

courtyards, terraces, patios, garden rooms, or pool areas. These outdoor rooms are often connected to the main house structure by a pergola (parallel colonnades supporting an open roof of girders and cross rafters).

Porches and decks should be designed as an integral part of the house design and overall site plan. They may not appear to be "added on" elements or afterthoughts, but should blend equally with the house and landscape.

Bay windows and open front porches are permitted to encroach beyond the front setback / build to line. Screened porches may be allowed on the side street setback / build to line if the screened porch does not encroach over the side setback / build to line and if the street is a secondary street or alley. Additional detailing and landscaping will be required.

- Front porches should either frame doorways or extend across the main front facade of the house and must be at least seven feet deep.
- Porch columns, regardless of location, shall be at least eight inches square or eight inches in diameter. Smaller diameter columns with additional detailing will be reviewed on a case-by-case basis.
- Railings should be square or round section balusters with simple horizontal members. Railing detail variety can be achieved by using patterns and spacing.
- All decks shall have brick or stucco pier foundations. If used, lattice/louvered panels should be installed at the back of the pier to create depth and shadow to the foundation wall.
- All railings, pickets, skirt boards and step risers are to be painted to complement the color of the house.
- Screened porches must be designed with the screening on the inside of the porch columns and pickets.

Roofs

A variety of roof shapes consistent with southern vernacular (gable, hip, shed roof profiles) will be considered appropriate in Daniel Island Park. Home designs are encouraged to be roof dominant rather than wall dominant. Roof shapes within a home or between a home and ancillary structures on the property should be complementary to one another.

The pitch of the dominant roof should not be less than 8:12. One-and-a-half story homes should have pitches not less than 12:12. Gable dormer roof pitches should match the main roof pitch. Shed dormer roof pitches should not be less than 3:12. Lower sloped roofs will be considered on a case-by-case basis. Roof overhangs should be 18" at a minimum.

Building height should not exceed 2.5 stories in height where the one-half story doesn't exceed 50 percent (50%) of the floor directly beneath it*. Architectural features that exceed 2.5 stories may be approved on a case-by-case basis. Depending on the massing of the home, for designs that seek to maximize the allowable building width for the lot, portions of the second floor may be required to be incorporated into the first floor roof.

The architect and ARB will determine appropriate building height during the design review process, where existing site conditions including tree canopy and neighboring houses will be considered. The Maximum building height allowed in City of Charleston Zoning is 50', measured from finished grade at the front build-to line.

Porch roofs may have lower pitches but not less than 3:12. All roof slopes less than 4:12 are required to be metal.

Roof material selection for homes in Daniel Island Park may include slate, synthetic slate, wood shingles, 5V crimp, standing seam metal, barrel-vaulted tile (unglazed tile only and as permitted on a case-by-case basis) or a high-quality, 300-lb., 30-year architectural grade asphalt shingle.

Roof penetrations (vent stacks, roof vents, etc.) must be painted to match the roof. They are not permitted on front roofs and must be located on surfaces least visible from the street, golf course or other public space. Skylights, where visible from adjoining property or amenities, will not be permitted.

** As measured from outside face of wall stud, second floor areas to five feet plate height. Lots that are atypical in configuration may be handled on a case-by-case basis.*

Windows & Doors

Windows and doors should be seen as openings in an otherwise continuous surface. The following criteria should be considered when designing the homes' exterior elevations:

- Windows should be approximately twice as tall as they are wide.
- Second floor windows should be shorter than first floor windows.
- Windows and doors should align vertically or be balanced in their composition.
- Front entries should be inviting; doors should be of solid wood and have a high level of detail at the trim and casing around the doorway. Solid wood doors are preferred, other front door solutions will be reviewed on a case-by-case basis, but should relate in design to other fenestration patterns on the home. Two-story entrances are not permitted.
- Symmetry and/or balance to spacing and relationship of windows and doors are required.
- Windows materials should consist of wood or aluminum clad. Vinyl clad windows may be approved on a case by case basis by the ARB and will require a sample prior to the windows being ordered and installed. Aluminum clad and wood windows are the ARB's preferred option for looks, functionality, performance, durability, and maintenance. Those interested in utilizing vinyl clad should research the maintenance, longevity, and consider the negative impact on the future resale of their home.
- Authentic muntins or simulated true divided panes are required where applicable.
- Exterior grilles permanently applied to the window surface may be permitted.
- Picture windows, sliding or pivot windows will be considered when they are

- integrated with the overall patterns on the home.
- Window trim, pediments and sills are to be richly detailed.
 - All exterior window and door shutters are to be operable and sized to fit the opening.
 - Window vocabulary should be simplified so as to limit the use of "feature" windows. (Feature windows include, but are not limited to, isolated use of window shapes that do not relate to overall window fenestration or building composition.)
 - Window styles should be consistent on all sides of the home.
 - Random placement of windows on side elevations will not be permitted.
 - The use of window-installed air conditioner units will not be allowed.

Color & Texture

The colors of Daniel Island Park have been selected to provide a backdrop for the park-like setting of the neighborhoods. Emphasis will be on softer and subtler colors, considered complementary of the natural environment and compatible with the strong emphasis on landscape and green space in Daniel Island Park.

An on site sample panel, showing all exterior building materials is required for review by the ARB during the plan submittal process.

Structured Wiring Standard

The Daniel Island Architectural Review Board has adopted a structured wiring standard requiring specific wiring and other technological improvements to be installed in all homes within each Association ("Technological Improvements"). All Owners and their Builders are required to install all Technological Improvements in accordance with the Consumer Electronics Association's (CEA) TechHome Rating system (THRS). The minimum standard required by the ARB is a Bronze THRS rating; however, Gold and Platinum ratings are highly encouraged. It is the Owner's sole responsibility for ensuring compliance with these community structured wiring standards. For more information about THRS, you may visit the following link:

<http://www.ce.org/AboutCEA/CEAInitiatives/esc-rating-system.asp>

In addition, all new residential construction should include the need for either a dedicated AC (110VAC) outlet at the demarc location of each residence or the additional low voltage cable from the demarc location to either the service center or a location inside the house near a dedicated AC (110VAC) outlet for the battery back-up.

THE HOME SITING

The Concept

Homes and landscapes in Daniel Island Park are intended to blend: the flow of the landscape should be continuous from home to home, creating a park-like setting. Home size requirements have been developed, ensuring that built structures become careful and integral additions to their environment. In all cases, over-sized homes that draw attention to themselves or overpower their setting will not be considered appropriate.

Essential Elements

Tree Preservation

One of the primary goals of the guidelines for Daniel Island Park is to minimize the disturbance of the existing ecological systems and to preserve existing trees. Owners and builders may not remove any trees prior to final approval of plans by the ARB.

Survey & Topographic Requirements

The Owner and/or Builder will be required to provide a survey and topographical drawings that indicate the following:

- All oak trees over three inches in diameter and other trees over six inches in diameter
- Topographical information at one-foot intervals
- Utilities
- Easements
- Adjacent houses, decks and driveways
- Boundaries (including critical lines, etc.)
- Building setbacks

Protective Fencing Requirements

Existing trees and natural areas are regarded as an essential part of Daniel Island Park and must be preserved. Tree protection fencing will be required for all existing trees (including street trees) and natural areas shown to be preserved on the approved Site Plan. This fencing, as well as silt fencing to protect the Visual Buffer Zone and the Street from storm water runoff, will be required to be installed prior to plans being submitted for Final ARB Review.

All trees and significant clusters over 8 inches in diameter that are impacted by construction must be treated by a certified arborist prior to start of construction and monitored during construction. A letter from the arborist verifying the treatment will be required before construction deposits will be returned.

Ideal Site Building Areas

Please contact the ARB office for setback information prior to initiating building design.

Each home site has been planned with setbacks to take advantage of ideal building areas depicted on individual site plans. In Daniel Island Park the setbacks are generally further from the street than in other neighborhoods on the island. Heated square footage minimums and maximums are intended to sensitively match structures with discrete size, shape, topographic and vegetative nuances of the site.

Setbacks & Build-to Lines

Most home sites have been planned with a front setback line and a build-to line to take advantage of ideal building areas. These lines may not always be the same; in general, the build-to line will prevail. The recorded plat should be referenced to determine the exact situation for each lot. Unusually shaped lots may not be required to have a build-to line. On such lots, please contact the ARB for front setback information.

Each home site will also have requirements for side- and rear-yard setbacks that will vary depending on the lot size and lot location. Side setbacks will determine the buildable footprint of a lot and will vary depending on the width of the lot at the build-to line and natural features such as grand trees, wetlands and marshes.

- In general, the buildable footprint for sites with two-story homes will be equal to 60% of the lot width at the build-to line.
- For homes less than two stories, the buildable footprint will be equal to 70% of the lot width at the build-to line.
- For lots greater than 70 feet in width, no habitable structure will be allowed within ten feet of the side property line.
- On lots with rear views of the marsh, creeks, golf course or parks, detached garages must comply with the setbacks.
- On lots without rear views, a detached garage may be built within three feet of the side property line.

On narrower lots, smaller building setbacks will be created that help provide a continuous streetscape while still allowing for a sense of privacy. The goal on golf- and marsh-front lots is to create a separation between houses, allowing for landscaping in this corridor and providing a greater sense of privacy between neighbors and a continuation of the park-like setting of the overall neighborhood.

Home Sizes

To ensure the park-like setting of Daniel Island Park remains dominant, home square footage guidelines have been established. Single structures constructed setback to setback are generally not permitted.

The ARB will allow the following maximum heated square footage per lot width (measured at the build to line):

- For lots less than 65 feet in width: 3000 sq. ft.
- For lots more than 65 feet in width and less than ½ acre in size: 4800 sq. ft.
- For lots ½ acre – ¾ acre: 6000 sq. ft. provided that the main structure is not greater

than 4500 sq. ft.

- For lots greater than ¾ acre: 7500 sq. ft. provided that the main structure is not greater than 6,000 sq. ft.

Additional square footage may be captured in unfinished space over an attached garage or attic space but may be no larger than 50% of the square footage of the space below. It is intended that this space be within the roof form.

Where possible, home designs that incorporate a collection of separate structures are desirable.

Home site coverage guidelines will assure a limitation of ground coverage (by surfaces including house and garage, porches, decks, driveways and walks) based on the following criteria:

Lots ranging from 8,000-15,000 square feet have a base coverage of 3200sq ft with additional coverage based on the additional square footage above 8000 square feet. 40% of this additional lot area should be added to the base of 3200 square feet to determine the actual lot coverage percentage allowed for a lot. For example, a lot of 13,468 sq ft, starts with a base of 3200 square feet plus and additional 2,187 square feet for an overall lot coverage allowed of 5,387 square feet.

Lots ranging from 16,000- 25,000 square feet have a base coverage of 6,000 square feet with additional coverage based on the additional square footage above 15,000 square feet. 25% of this additional lot area should be added to the base of 6,000 square feet to determine the actual lot coverage percentage allowed for a lot. For example, a lot of 21,732 square feet, starts with a base of 6,000 square feet plus and additional 1,683 square feet for an overall lot coverage allowed of 7,683 square feet.

Lots above 26,000 square feet have a base coverage of 8,500 square feet with additional coverage based on the additional square footage above 25,000 square feet. 10% of this additional lot area should be added to the base of 8,500 square feet to determine the actual lot coverage percentage allowed for a lot. For example, a lot of 37,186 square feet, starts with a base of 8,500 square feet plus and additional 1,219 square feet for an overall lot coverage allowed of 9,719 square feet.

Pervious driveway solutions will be included in lot coverage percentage calculations. The ARB may allow for increases in the lot coverage percentage on internal and alley served lots where a privacy fence or hedge is shown or required. If the ARB approves of an overage in the lot coverage percentage allowed due to unusual lot conditions, the ARB will require landscape mitigation to mitigate excess lot coverage percentage. This mitigation shall include increases in tree and shrub sizes beyond the minimum requirements. The ARB will also require that lawn areas be reduced and planting beds be increased in size. Lot coverage overages will be reviewed on a case by case basis where, in the ARB's opinion, unusual conditions including lot shape and existing trees, warrant the variance request.

- Single-family detached homes will be approved with a minimum of 2,000 square feet of heated space. In some specific cases, smaller-type homes, such as cottages and townhomes, may be permitted.
- It is not the ARB's intent that the maximums described in these guidelines be combined to create a design that is inappropriate to the neighborhood context of Daniel Island Park.

Driveways

Location:

Only one curb cut per lot will be permitted. Driveways may be no closer than 50 feet to right-of-way at street intersection. Home sites with rear alleys may only have driveway access from the alley and shall be deep enough to allow parking between the garage door and the alley, typically a minimum of 15 feet from the property line. A minimum of 36 inches of planting area is to be maintained between the driveway and the house. The portion within the right of way is subject to city inspection.

Materials:

Driveway materials generally favored include concrete pavers, colored concrete, concrete with aggregate (pea gravel, oyster shell), brick pavers, asphalt with brick or concrete paver borders, and pervious surfaces, such as gravel with brick or concrete paver borders. Track type driveways are also encouraged. A concrete apron will be required between the sidewalk and edge of street paving. Track type driveways are allowed. Solid, plain concrete driveways will not be permitted. Portions of driveways within the right of way are subject to City of Charleston design standards. A permit is required from the City of Charleston Engineering Department for work within the right of way.

Garages

In keeping with the philosophy of Daniel Island's master plan, garages, in Daniel Island Park, are to be de-emphasized so as not to detract from the architecture of the home or the green space of the neighborhood. The incorporation of arbors or other landscape structures in garage design is encouraged. Garages may be attached or detached from the home. Only side or rear entry garages will be permitted when attached to the home. Detached garages should be located towards the rear corner of the lot unless special circumstances occur. If the garage is detached, the garage doors may face the street.

Double garage doors will not be permitted on detached front entry garages. Each parking space must have its own door. The ARB may consider a variance for alley served lots and side entry garages is lot conditions warrant. Doors that utilize glass and other customized details are encouraged if compatible with the overall house design. Carports, attached or detached, are permitted if materials and details match the main house. Larger garages will be reviewed on a case-by-case basis.

The Daniel Island master plan allows for the development of space over a detached garage for office and/or living areas.

NOTE: Special garage siting requirements may occur on home sites that back onto the golf course or other important long-range public views.

Sidewalks & Front Walks

In Daniel Island Park, five-foot concrete sidewalks parallel both sides of the streets. Construction of the sidewalks on all Street frontages is the responsibility of the builder. Sidewalk construction is subject to review and approval from the City of Charleston Engineering Department.

Each home is required to have a front walk leading from porch entry to the sidewalk. Brick, stone, pavers or concrete with a border are preferred materials for the walk; concrete alone will not be permissible. Walks should generally be four feet wide, but may widen to meet the front entry.

Swimming Pools

In-ground pools, meeting the building area and setback requirements for the home site, may be approved by the ARB. Hot tubs and spas are approved on a case by case basis. Pool equipment storage enclosures and pool houses must relate architecturally to the materials of the house. Fencing and lighting must meet City of Charleston and ARB requirements and guidelines.

Tennis Courts

The ARB may approve tennis courts on select sites of sufficient size to accommodate court(s) that conform to building area and setback requirements. Landscaping and lighting should be carefully planned and approved by the ARB.

Boat Docks

Boat dock design plans must be approved by the ARB.

Energy Saving Devices

Solar panels are approved on a case by case basis. If approved, any piping attached to the solar panels running down from the roof shall be painted to match the exterior body color of the home. In addition, tankless hot water heaters, if affixed to the exterior elevation, should be painted to match the exterior material as well.

THE REVIEW PROCESS

The Concept

The review process for home design approval has been established in order to ensure the highest level of compliance to the architectural standards. In order to achieve this goal, it is required that each home be designed by a registered architect or derived from a design service plan that meets ARB requirements, and each landscape plan be designed by a landscape architect registered in the State of South Carolina.

Essential Elements

Step 1:

Review the Design Standards, Daniel Island Master Plan/Zoning Text and the Daniel Island Declaration of Covenants, Conditions and Restrictions to become familiar with the procedure, concept and restrictions for building in the neighborhood. The builder, designer, and owner are responsible for adhering to the requirements of the Daniel Island Master Plan/Zoning Text.

The City of Charleston administers zoning for Daniel Island. This Zoning document, "The Daniel Island Master Plan / Zoning Text, is available at the City of Charleston Zoning offices at 75 Calhoun Street.

Step 2:

Retain your architect and landscape architect to assist you in the preparation of your site plan, architectural plans and landscape plans.

Step 3:

Obtain a topographical and tree survey of your home site, which should include:

1. Property lines with bearings and distances
2. All easements, setbacks, build-to lines and buffer zones
3. The location, species and size of all trees six inches in diameter (at a five-foot height from grade) or greater and any clusters of vegetation that may influence design
4. Topographic contours at one-foot intervals
5. Existing ditches, drainage ditches and drainage structures
6. Existing roads, sidewalks, curbs, utilities and other improvements
7. Water edge, water level, top of bank and critical line, if applicable
8. Location of neighboring homes and other improvements on adjacent lots
9. North arrow, flood zone classification and scale

Step 4: Conceptual Review by the ARB

A site meeting between the owner and/or builder, architect and landscape architect and the ARB Administrator is strongly recommended prior to conceptual review. The conceptual submittal must include the following:

1. A site plan of the house and driveway layout at 1/8 scale that includes all the information from the lot survey
2. Conceptual floor plans and at least four exterior elevations at either 1/8 or 1/4 scale that indicate the general style of the home, height above grade, overall height and square footage of the home
3. Any requests for variances in writing
4. Completed conceptual review form

Step 5: Preliminary Review by the ARB

The preliminary submittal must include the following:

1. Side property lines marked in string
2. Building footprint stakes and strung out
3. All trees to be removed shall be flagged in red on site
4. A site plan of the house, driveway, decks and porches at 1/8 scale incorporating the same information from the schematic submittal
5. A site section from the back of curb to the rear property line showing existing and proposed grades, FEMA and the first floor elevation.
6. Preliminary floor plans, including all decks and porches, at 1/4 scale with overall dimensions
7. All exterior elevations at 1/4 scale indicating overall heights, roof pitches and materials
8. Preliminary landscape plan identifying limits of proposed lawns, trees, shrubs and groundcover, walks, fences and other landscape features
9. Any requests for variances in writing
10. Completed preliminary review form
11. Submit required ARB review fee

Step 6: Final Review & Approval by the ARB

The final submittal must include the following:

1. Final dimensioned site plan at 1/8 scale showing trees to be removed, location of house and any other structures, decks, porches, driveway, walks, curb cuts and any other improvements
2. A clearing and grading and drainage plan produced by a landscape architect or engineer
3. Final landscape plan at 1/8 scale showing tree protection, clearing limits, all landscape improvements (including irrigation) and proposed landscape budget. Plant schedule is to indicate species, size and quantities of all plant material in conformance with the planting requirements outlined in the landscape standards.
4. Final floor plans at 1/4 scale indicating all heated and unheated spaces included garages, decks, porches, gazebos and other outbuildings; total enclosed heating and air conditioned space by floor; finish floor elevations; and a foundation plan
5. Final exterior elevations at 1/4 scale illustrating all sides; material identification; finish grades; overall height and roof pitches
6. Typical wall sections indicating materials and roof pitch of exterior wall, porch,

- fences and screens, etc.
7. Details of such items as window and door trim; column, rail, cornice and entablature; fascia, rake, soffit and frieze; and others as may be requested by the ARB
 8. Roof plan at 1/4 scale
 9. An on site sample panel, showing all proposed exterior building materials proposed for use.
 10. Any requests for variances in writing
 11. Completed final request form
 12. All required tree protection fencing and silt fencing must be installed on the lot prior to plans being submitted for Final Review.

Step 7: Final Approval Stamp

Upon approval, submit two sets of completed architectural and landscape plans to be stamped by the ARB. Submit another full set on disk, saved as a pdf. document, which will be retained by the ARB. All fees and deposits are required to be paid before plans are stamped.

Step 8: City of Charleston Approval

Submit stamped plans to the City of Charleston for approval and issuance of building permit. ARB approval is not to be construed as compliance with the requirements for the City of Charleston. Any changes or revisions required by the City must also be resubmitted to the ARB for re-approval before submitting to the City for the issuance of a building permit.

Step 9: Construction

As soon as the foundation is complete, a foundation survey must be submitted to the ARB. The ARB is available to answer questions during the construction process.

Step 10: Final Inspection

Within three months of receiving the Certificate of Occupancy, a request for a final inspection should be submitted to the ARB. If a final inspection is not requested within six months of receiving the Certificate of Occupancy the construction deposit is forfeited. The following items will be required to be submitted at the time of a Final inspection request:

1. A copy of the Certificate of Occupancy.
2. A copy of a final as-built survey.
3. A letter from the Registered Landscape Architect responsible for the approved landscape design, certifying that the landscape is installed in accordance with the final approved plans.
4. A letter from a certified Arborist stating that all trees over 8" within the construction zone have been inspected and treated, if need be.
5. Completed Final Inspection Request form.
6. Completed Construction Deposit Refund form.

The ARB will inspect your house for compliance with the ARB standards, and upon

ARB approval the construction deposit will be returned. Any items not in compliance with the ARB standards will have to be corrected before the deposit can be returned.

APPENDIX

Special Situation Requirements for Lots

Home Siting & Design Requirements for Lots Backing Up to the Golf Course

Homes that back onto the golf course enjoy an added opportunity yet an added responsibility to present a second "front" yard and home elevation to the public realm. No impervious structure, deck, pool or surface may occur in the zone from the rear property line and 30 feet toward the home. Ancillary structures, decking and pools may occur in the 30- to 50-foot zone from the rear property line. Ancillary structures placed within the 30- to 50-foot zone from the rear property line are subject to additional landscaping requirements, which will require additional landscape screening to filter views of the structure from the golf course. Homes that back up to the golf course are subject to an additional building height requirement in that the side elevation must step down in height as it approaches the rear setback line.

Golf Course Lot Planting Requirements

Golf course lot plantings shall allow framed and filtered views into and out of lots. However, no view corridor may be completely cleared of vegetation nor shall any view corridor that is created with either existing or new plant materials be wider than 20 feet. Plantings within 20 feet of the rear property line should be installed in a naturalistic manner with large evergreen shrubs, chosen from the Daniel Island Park landscape palette, planted at the rear lot corners. Upon maturity, this shrub mass should remain at a minimum height of six feet. Formal hedges within 20 feet of the rear property line will be reviewed on a case-by-case basis. The Daniel Island Park Architectural Review Board (ARB) has total discretion over approved plans.

In the rear yard of each golf course lot, there shall be planted at least two canopy trees - selected from the Daniel Island Park Landscape Palette - of six-inch caliper diameter or greater, as measured 12 inches from the top of the root ball. An additional canopy tree - selected from the Daniel Island Park Landscape Palette - will be required in the rear yard for each additional 25 feet of golf course lot frontage (or fraction thereof) after the initial 50 feet of lot frontage; these trees must be of at least four-inch caliper diameter as measured 12 inches from the top of the root ball. Trees employed on golf course lots must be recognized deciduous or evergreen canopy trees selected from the Daniel Island Park landscape palette and shall count toward the minimum tree requirements.

Corner Lot Planting Requirements

On corner lots, plantings will be required along both frontages as these lots present two facades and two front yards to the public realm. The length of the front property line will determine the minimum quantities needed for the typical front yard. The dimension measured from the front build-to line to the rear property line will determine the minimum quantities for the side property from the adjacent roadway.

Alley Planting Requirements

For homes serviced by a rear or side alley, the rear property line contiguous with the alley is required to have a fence or wall 3'6" to 8'0" high, or a hedge comprised of 15 gallon material, at the time of installation.

Special consideration should be given to planting canopy shade trees (evergreen and deciduous) in a mix of sizes, within 10' of the alley right-of-way and shall count toward the minimum tree requirements.

Visual Buffer Zone Planting Requirements

The following guidelines represent the Visual Buffer Zone Planting Requirements. These planting requirements are intended to preserve the scenic character of waterways and properties fronting salt water marshes, help filter storm water runoff, and prevent erosion. Due to the varying characteristics of marsh front properties within Daniel Island Park, these requirements are intended to be a Guide for thoughtful design. The Daniel Island ARB has total discretion over proposed plans. The ARB may require additional trees and shrubs beyond the minimum requirements listed below and in some instance may require a living fence (defined as a wood member fence with vinyl-coated wire mesh in-fill and planted with vines) to be installed or a hedge planted just outside of the Visual Buffer Zone:

Per 100 linear feet of Visual Buffer, the following shall be generally required:

Canopy Trees: A total of 24" of caliper diameter, comprised of existing (excluding pines & palms) and planted trees (typically live oaks). The minimum size of the trees at time of installation is 4" caliper diameter and the height of the tree is between 16-18'.

Shrubs: (3) 15 gallon, evergreen, native shrubs and (7) 7 gallon, native shrubs. Preferred species include wax myrtles, yaupons and other assorted shrub-like hollies, beautyberry, sparkleberry and buckeye.

Groundcovers: For areas of disturbed Visual Buffer Zone or those areas in the Visual Buffer Zone devoid of vegetation except for existing pasture grasses, 1 gallon, native groundcovers planted no farther apart than 24" on-center. Preferred species include native grasses (including sweetgrass), yaupons, buckeye, sparkleberry, native wildflowers, saw palms, sabal minor, native ferns and brackens, cross vine, Carolina jessamine and Virginia creeper.

For each increment of buffer less than or equal to 25 LF, the following shall be generally required:

Canopy Trees: A total of 8" caliper diameter, comprised of existing (excluding pines and palms) and planted trees (typically live oaks). The minimum size of the trees at time of installation is 4" caliper diameter and the height of the tree is between 16-18'.

Shrubs: (2) 15 gallon, evergreen, native shrubs and (3) 7 gallon, native shrubs

Groundcovers: For areas of disturbed Visual Buffer Zone or those areas in the Visual Buffer Zone devoid of vegetation except for existing pasture grasses, 1 gallon, native groundcovers should be used and planted at a spacing not to exceed 24" on-center.

Irrigation materials ought to be drip systems or heads throwing into the Visual Buffer. All main and lateral lines must be installed outside of the Visual Buffer Zone.

APPENDIX

Minimum Plant Size at Time of Installation

Plant Type	Size
Canopy Tree	Two at 6" caliper, the balance at 4" caliper (See required front yard and golf tree planting requirements.)
Evergreen Tree	8' - 10' height
Ornamental Tree	10'- 12' height If the proposed home first floor height is six feet or greater above grade, all evergreen and ornamental trees are required to be 12' – 14' in height.
Shrubs	50% at seven-gallon container or greater The minimum size for shrubs shall be three-gallon container
Groundcover	One-gallon container

APPENDIX

Daniel Island Park Landscape Plant Palette

Large Deciduous Trees (Native):

Canopy:

Acer barbatum (Southern Sugar maple)
Acer rubrum (Red Maple)
Carya species (Hickories)
Carya illinoensis (Pecan)

Liquidambar rotundiloba (Fruitless Sweet Gum)
Nyssa Sylvania (Black gum)
Quercus falcata (Southern Red Oak)
Quercus virginiana (Live Oak)
Quercus michauxii (Swamp Chestnut Oak)
Quercus phellos (Willow Oak)
Quercus Shumardii (Shumard oak)
Taxodium distichum (Bald Cypress)

Accent & Ornamental:

Betula nigra (River Birch)
Magnolia virginiana (Sweetbay Magnolia)
Magnolia acuminata var. subcordata (Cucumber tree)

Large Evergreen Trees (Native):

Canopy:

Quercus virginiana (Live Oak)

Accent & Ornamental

Magnolia grandiflora (Southern Magnolia)
Gordonia lasianthus (Loblolly Bay)
Ilex opaca (American Holly)
Juniperus virginiana (Virginia Red Cedar)
Magnolia grandiflora (Southern Magnolia)
Pinus taeda (Loblolly Pine)
Pinus echinata (Short-leaf Pine)
Pinus palustris (Longleaf Pine)
Pinus glabra (Spruce pine)
Sabal Palmetto (Cabbage Palm)

Small Ornamental, Flowering & Fruiting Trees (Native):

Cornus florida (Dogwood)
Cercis Canadensis (Red bud)

Small Ornamental, Flowering & Fruiting Trees (Non-Native):

Acer palmatum (Japanese Maple)
Cornus kousa (Japanese or Korean Dogwood)
Crataegus species (Hawthorns)
Lagerstroemia indica (Crape Myrtle)
Magnolia stellata (Star Magnolia)
Magnolia soulangeana (Saucer Magnolia)
Malus species (Crabapples)
Prunus specie (Plums & Cherries)
Pyrus calleryana Bradford (Bradford pear)
Stewartia pseudo-camellia (Stewartia)
Styrax species (Snowball)

Evergreen Shrubs (Native):

Ilex species (Hollies)
Myrica cerifera (Wax-Myrtle)

Evergreen Shrubs (Non-native):

Camellia japonica (Japanese Camellia)
Camellia sasanqua (Sasanqua Camellia)
Rhododendron species (Azaleas)
Pieris japonica (Japanese Andromeda)
Buxus species (Boxwoods)
Raphiolepis umbellata (Yeddo Hawthorn)
Nerium oleander (Oleander)
Osmanthus species (Osmanthus)
Skimmia species
Ilex species (Chinese and Japanese hollies)
Ligustrum japonicum (Japanese privet)
Pittosporum species (Pittosporum)
Cupressocyparis leylandii (Leyland cypress)
Ternstroemia japonica (Cleyera)
Raphiolepis indica (Indian hawthorn)
Sarcococca species (Sweet Box)
Podocarpus macrophylla (Japanese Yew)
Callistemon species (Bottlebrush)
Leucothoe axillaries (Coastal Leucothoe)
Jasminum floridum (Flowering Jasmine)
Loropetalum chinense (Loropetalum)

Deciduous Flowering & Fruiting Shrubs (Native):

Aesculus parvifolia (Bottlebrush Buckeye)
Alnus serrulata (Smooth Alder)
Aronia arbutifolia (Red Chokeberry)
Baccharis halimifolia (Groundsel)
Callicarpa americana (American Beautyberry)

Calycanthus floridus (Carolina Allspice)
Clethra alnifolia (Summersweet)
Euonymus americanus (Hearts-a-bursting)
Hydrangea quercifolia (Oak-Leaf Hydrangea)
Ilex species (Hollies)
Itea virginica (Sweet Spire)
Rhododendron species (Azaleas)
Rosa Carolina (Carolina Rose)
Viburnum species (Viburnums)
Sambucus canadensis (Elderberry)
Rhus species (Sumacs)
Styrax americana (American Snowbell)
Vaccinium species (Blueberries)

Deciduous Flowering & Fruiting Shrubs (Non-native):

Buddleia davidii (Butterfly Bush)
Chaenomeles species (Quince)
Cotoneaster species (Cotoneaster)
Forsythia intermedia (Yellow Bells)
Fothergilla species
Philadelphus coronarius (Sweet Mock Orange)
Viburnum species (Viburnums)
Hydrangea species (Hydrangeas)
Spireas species (Spireas)

Groundcovers:

Ajuga reptans (Bugleweed)
Hedera species (Ivy)
Various Ferns
Juniperus species (Junipers)
Liriope species (Lily-Turf)
Pachysandra procumbrens (Pachysandra/Allegheny Spurge)
Ophiopogon japonicus (Mondo-Grass)
Serenoa repens (Saw Palmetto)
Trachelospernum asiaticum (Asiatic jasmine)
Vinca minor (Common Periwinkle)
Vinca major (Large Periwinkle)
Various native grasses
Gelsimium sempervirens (Carolina Jessamine)
Parthenocissus quinquefolia (Virginia Creeper)
Bignonia capreolata (Cross Vine)

APPENDIX

Watroo Point Design Guidelines

Watroo Point is an extraordinary peninsula of wooded highland on the western edge of Daniel Island Park, bordered by Beresford Creek, with short marsh vistas framing the magnificent 18th hole of the Daniel Island Club's Fazio course and its clubhouse. A dense canopy of oaks, pines and cedar provided a lush natural environment. Through care in siting and thoughtful attention to massing, landscapes and architectural detail, the few homes that will be introduced into this incomparable setting provide a unique opportunity to create Daniel Island's most exclusive address.

In addition to Guidelines set forth for Daniel Island Park, special architectural and landscaping guidelines have been established for Watroo Point to ensure that development of this truly unique site occurs in a respectful manner.

Architectural Strategies

While individual architectural expression within Daniel Island's Lowcountry vernacular is encouraged – extreme care as to size, form, color, height and materials is critical.

Homes should be designed with one or two habitable floors such that the first floor is dominant and the second floor is positioned "within" all or most of the roof structure. Most homes will be elevated, allowing for parking underneath.

Colors reflective of the hues of the surrounding maritime forest will be favored. Transparent or semi solid stains that allow the wood grain to penetrate should be used. Darker trim and window colors will be favored over white. Allowable exterior building materials will be lap siding, shingle or board and batten.

Foundation materials may include tabby stucco, brick, or brick with stone accents.

Roof Materials considered for use will be wood shingle, standing seam metal in neutral colors, natural slate, or dark asphalt shingles. Manufactured slate will be considered on a case by case basis.

Home Siting

Homes on Watroo Point should be designed to complement the unique natural characteristics of this exclusive peninsula, with care taken to be environmentally sensitive to the site and respectful of existing trees and natural drainage patterns.

Homes should be nestled within the natural setting while affording filtered views of the golf course and clubhouse. From the golf course and clubhouse, homes on Watroo Point should appear to blend into the vegetation. No jarring elements, bright or white colors should detract from the natural, park-like ambience of the golf course.

Extra thought should be given to the design of the rear of homes, as this façade provides an aesthetic impression from the golf course and/or creek.

In siting a home, special care should be given to preserve smaller groupings of hardwood trees. If hard wood trees must be removed for placement of the house, consideration should be given to moving these trees to un-built portions of the home sites.

It is encouraged that all oak, large pine, cedar and palmetto trees be saved with ever possible. Tree removal must be reviewed by the Architectural Review Board. Trees removed without prior approval must be replaced with indigenous trees of 4" or greater caliper.

Landscaping

The home's landscaping and natural vegetation should remain dominant, minimizing the massing and impact of the structure.

Existing vegetation outside the building setbacks should be retained and supplemented with indigenous vegetation to enhance screening and privacy between neighbors. This vegetation should include native plant species shown in the appendix of the Daniel Island Park Residential Planning Guidelines.

Tree up-lights and indirect lighting are preferred solutions. No home or yard lights should be directed toward surrounding homes, the golf course or the marsh and creek.



Lots J-1 to J-3



Lots J-4 to J-8

This document serves as a supplement to the Residential Guidelines for Parcel G, Block A, Lots 43 & 44; Parcel G, Block E Lots 6 thru 12; Parcel G' Block F lots 1 thru 4; Parcel G, Block G, Lots 1 thru 8; Parcel I, Block j lots 4 thru 8 and Parcel I, Block K Lots 1-11

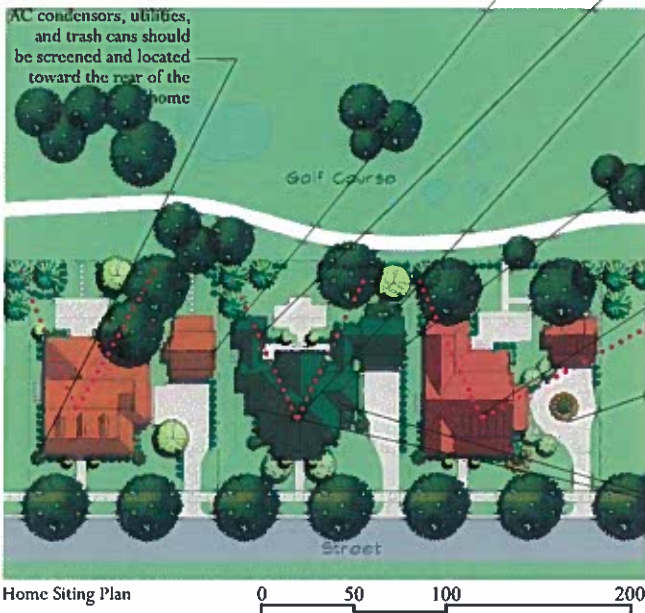
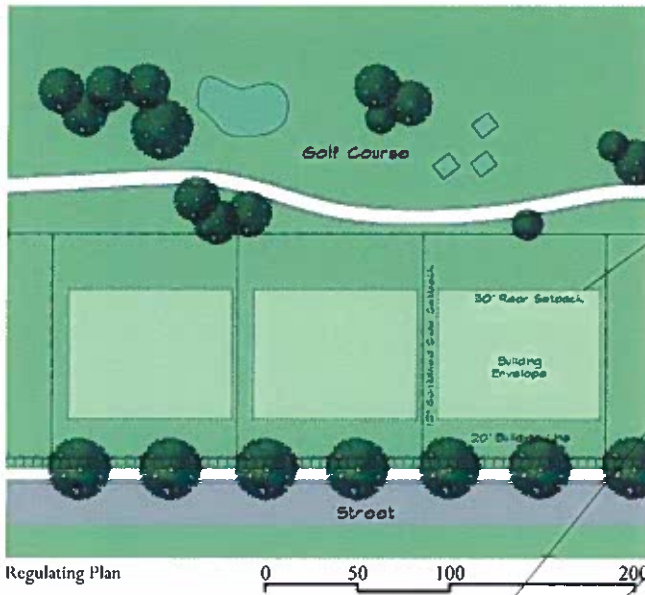
Homes that back up to the golf course and in highly visible locations in Daniel Island Park are considered special condition lots and require a higher design standard for their rear façade and yard spaces. The guidelines on the following pages are a supplement to the standards for homes on the golf course as listed in the Appendix to the Daniel Island Park Residential Planning Guide. Homes on these type lots are unique in that they have two fronts, the traditional front that faces the street and a second “front” that opens out to the golf course. It is critical that the golf course elevation of these homes have the same attention to scale, massing, proportion, and details as the front of the home. Standards for the positioning of outbuildings and landscape elements are provided to help create private yard spaces while maintaining views.

Two types of homes have been classified to allow flexibility in design and to ensure the golf course lots are designed sensitively for their prominent locations. The two types of homes that will be permitted on these lots are:

Rear Courtyard Homes feature outbuildings in the rear of the lot to shape private courtyard spaces. Any outbuildings are required to have architectural detailing and shall not exceed 1 1/2 stories in height.

Park Under Homes feature a ground-level garage with the primary living space 1/2 to 1 story above street and golf course grade.

The concept plans to the left demonstrate how homes can be situated based on the standards set forth in this guide. Lots J1 to J8 all fall under this special condition, with rear yards being highly visible from the course as well as from the perimeter roads.



Accessory buildings and main house wings are permitted to be located 30' from the golf course. These structures are not to exceed 1 1/2 stories. Patios and other hardscape elements must be softened and screened from the golf course

Garages and outbuildings must have architectural detailing and are encouraged to have porches facing the courtyard space and/or the golf course

Landscape should enhance existing vegetation and create yard privacy

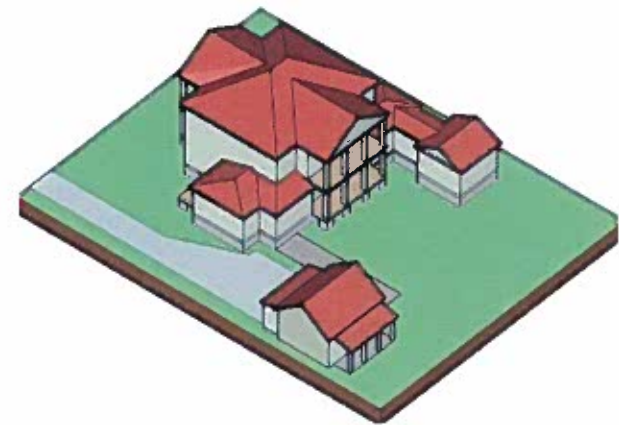
Raised one and two story porches are encouraged to take full advantage of the views and the courtyard space. All porches are to be painted or stained.

Rear walls of outbuildings should be landscaped with plantings and elements such as trellises and arbors to give an appropriate edge to the golf course

Porches should be oriented to provide wide views of the golf course while still maintaining yard privacy

Detached garages with front-facing doors are permitted provided they are located toward the rear of the lot and have appropriate massing

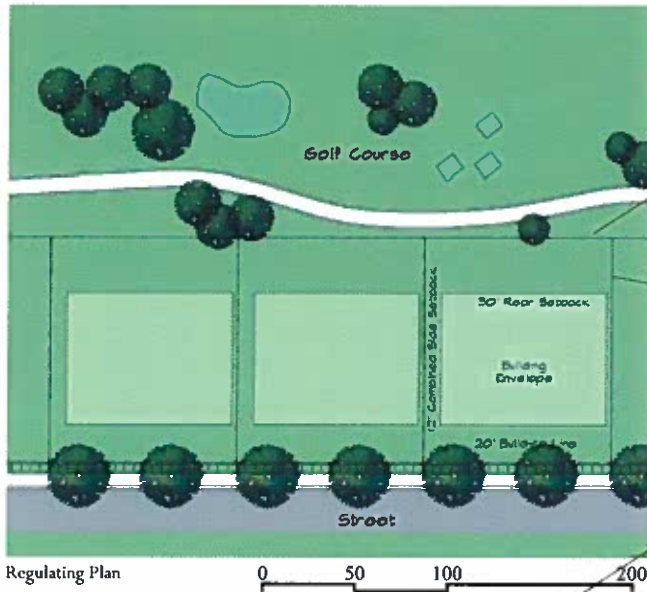
Courtyards can be shaped by wings, breezeways, and outbuildings that "step down" in scale from the main house



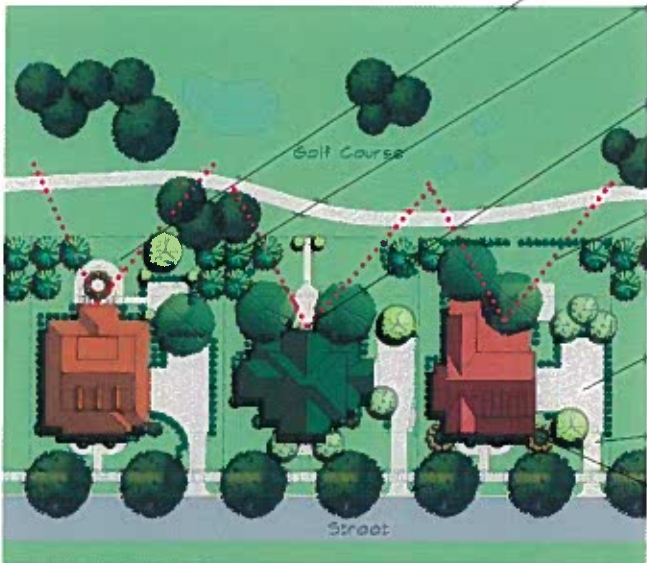
The Rear Courtyard Homes use detached garages, breezeways, and other accessory structures and landscape elements to create a private courtyard that opens to the golf course. Detached dwellings are permitted to be located up to 30' from the rear property line. A pattern of locating garages and driveways to the same side for all homes in a block will create a standard rhythm of yard spaces and help to establish private zones for each home. All structures behind the main mass of the home should step down in height and step out toward the perimeter of the lot to maximize the views. Special situation lots may be granted setback relief by the ARB.



Rear yard areas will utilize breezeways and out buildings to create privacy.



Regulating Plan 0 50 100 200



Home Siting Plan 0 50 100 200

Only plantings and landscaping elements are permitted in the rear yard setback zone. Patios and other hardscape elements must be softened and screened from the golf course

30' Rear Building Setback from the Golf Course

View corridors and clearings to the golf course are not to exceed 20' in width

Landscape should enhance existing vegetation and create yard privacy

Porch elements should have strong presence from the golf course and adjacent streets

Informal hedges and fences can be used to help define the private yard spaces of homes along the golf course

Garages are tucked under the homes out of view from the street and the golf course

Landscaping should be used to screen driveways and parked cars

Taller plantings help to lower the scale of the raised foundation



The Park-under homes will be raised out of grade and will offer commanding views over the golf course with the garages kept out of view. The park-under homes require a 1st floor level 5' to 6' above the street grade and a side entry garage below. These buildings are recommended to be 1 or 1 1/2 stories above this level and should not exceed 2 stories in height. These homes are also ideal in situations where floodplains and finish floor heights are an issue. All park-under homes should adhere to architectural and landscape standards on p. 11.



Where grades allow the first floor height can be raised to allow for park under garages and more elevated views to the golf course.

☑ Appropriate Golf Course Home Design

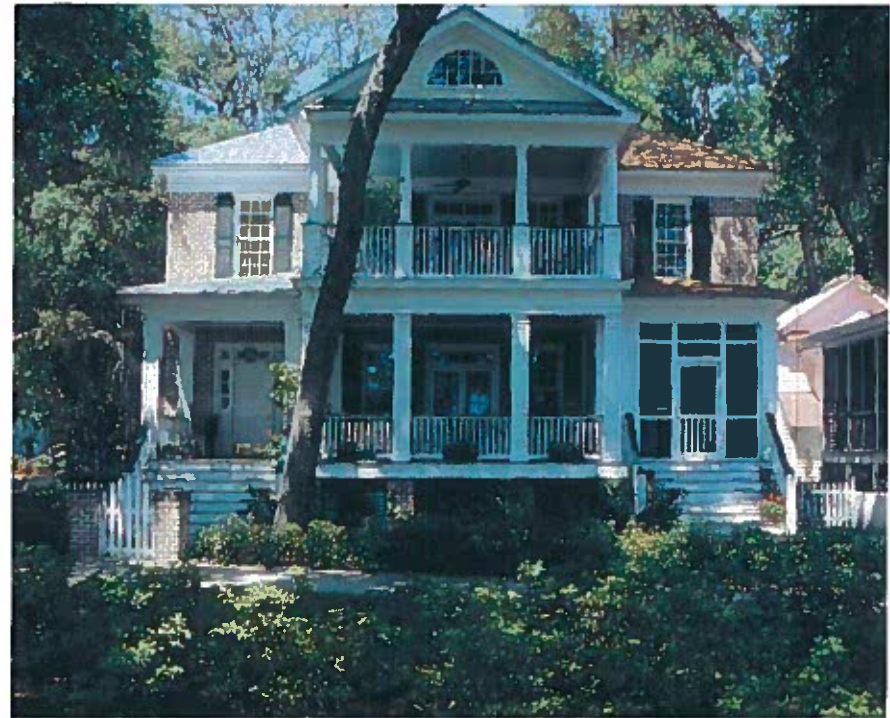
YES



Existing mature vegetation should be preserved and enhanced to provide filtered views and maintain yard privacy.



Two-story porches are encouraged to take advantage of the golf course and give these home prominence.



The facade of the home adjacent to the golf course should present a "front" with proper proportions and well-designed details.



Garages, guest houses and other outbuildings are encouraged to have porches.



The main mass of the house are not permitted within 30' of the rear property line.

☒ Inappropriate Golf Course Home Design

NO



Conventional pressure-treated rear decks are not permitted.



Homes shall not be located closer than 30' from the rear lot line.



Garage doors and driveways shall not be visible from the golf course.



Rear facades should present a "front", not be dominated by blank walls, oddly placed elements and massive roofs.

GOLF COURSE HOME DESIGN



APPENDIX

Daniel Island Park Design Review Fee and Construction Deposit Schedule

Prior to any design, it is highly recommended that the ARB office be contacted for the latest guidelines, forms, submittal deadlines, meeting dates, fee and deposit structure as well as additional information important to the Design Review Process and Construction Phase.

Daniel Island Architectural Review Board
130 River Landing Drive, Suite 1-C
Charleston, South Carolina 29492
Phone (843) 881-6122 Fax (843) 856-1728

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