



These Design Guidelines are being amended and updated to help better serve the needs of our evolving community. Please contact Mary Stuart Sutton, the Architectural Review Board Administrator, or Carson Jackson, the Architectural Review Board Associate for any questions you may have.

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DANIEL ISLAND COMMUNITY ASSOCIATION

Design Guidelines

Architectural Standards

Architectural Design

Landscape Standards

Amended September 2008

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



PURPOSE OF THE GUIDELINES

The objective of these Design Guidelines is to create an architectural and site planning statement for Daniel Island neighborhoods and to provide a comprehensive set of standards which will allow this unique community to develop in an orderly and cohesive manner. This basic guide to standards in design, construction and environmental management is intended to make it easy for you, the developer, the homeowner or builder, to understand how your participation may influence the course of our planned community.

The Guidelines establish criteria for architectural design and style, site improvements, and landscaping. Looking to the future, the Guidelines also lay forth a process for review of proposed construction and modifications affecting existing structures as neighborhoods evolve to ensure that all sites are developed consistent with the quality that initially attracted you to this community.



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Daniel Island
ARCHITECTURAL
REVIEW BOARD

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SECTION ONE: **DESIGN OF THE NEIGHBORHOODS**

The Standards in this section are intended to emphasize the development character as outlined in the Master Plan documents and provide guidance to the owner, site planner, architect, landscape architect, engineer, and other consultants involved in the planning and development of the residential neighborhoods.

The reader should note, however, that the rules and regulations in the following four documents take precedence over these Design Guidelines in the event they have a more restrictive standard than the standards set forth in these Design Guidelines.

1. The Declaration of Covenants, Conditions, and Restrictions for Daniel Island Residential, City of Charleston, Berkeley County, South Carolina.
2. The Daniel Island Participating Builder Master Agreement.
3. The Zoning Text of the Daniel Island Master Plan Documents
4. Local building codes and regulations.

The Design Guidelines may be amended to serve the needs of an evolving community.

The Master Plan

The Master Plan is designed to provide Charleston with an attractive, harmonious, coherent, and practical new place to live and work. One of the concepts of the Master Plan is to emphasize the importance of the architecture of community by drawing upon the architectural and planning traditions of the South Carolina Lowcountry and other successful historic American towns, villages, and rural settings. The predominant land use is a group of discrete but interconnected neighborhoods organized around an Island-wide open space network, which provides easy access to the waterfront for all residents. The residential neighborhoods at Daniel Island are designed to preserve as much of the existing natural environment as possible, including great trees and hedgerows, as well as the protected wetland areas.

Neighborhoods are set within a permanent natural framework of green public open space, made accessible by walkways, boardwalks, and bicycle trails. Streets are planned to interconnect neighborhoods; it is not necessary to go out on a main road to get from one neighborhood area to another.

Streets in each neighborhood are organized around a park or other focal point, so that each area has a distinctive identity. Smaller lots, generally placed around these focal points, are intended to create varied districts within each neighborhood. Daniel Island represents a long-term commitment to responsible regional growth management; to plans and strategies that have precedent and are flexible, principled, and feasible; to provide proper balance between the need for privacy and communal life, urbanity, and rural



character, familiar charm and the unexpected experience. It is a place that, in keeping with its historic neighbor, is both old and new; a place intended to last . . . and to have lasting value.

Street Design

The streets are designed as pleasant community spaces to encourage neighborhood interaction among the residents. Sidewalks will be provided on both sides of the street. Street trees will be planted to create shady, pleasant places to stroll. Attractive traditionally designed streetlights will be installed to promote extended use of the sidewalks to encourage pedestrian use.

As part of the design of each street, there is a uniform setback line mapped on both sides of the right-of-way. No part of a building except for bay windows, stoops, stairs, and open porches may be built between the street and the setback line. The setback line is also a build-to line. At least 60 percent of the building's frontage must be built to or within 5 feet behind the front setback line. Final placement will be determined by the ARB. The intent of these provisions is to define and shape the outdoor space on both sides of the street.

Whenever possible, the streets in the residential neighborhoods are designed to visibly go somewhere – towards a view of the water or marsh or an open space. This provision promotes the coherence of the community, and a sense that homeowners live in a community that is larger and more significant than a collection of individual lots.

Relationship of Homes to Street

Houses will be placed far enough back from the street to create attractive front yards, but will be close enough to the sidewalks to allow residents on their front porches or in their yards to converse with their neighbors strolling by.

To assure the correct relationship between the house and the street, houses are required to be built at the setback/build-to lines as established above.

On lots where the side yard fronts on a street, fences that meet the Daniel Island Standards are required along the setback/build-to-line or property line. Locating fences on the property lines will allow for increased privacy for homes on corner lots. In this way, all houses in a neighborhood have a coordinated relationship with the street system, and buildings and fences define the landscaped spaces adjoining the streets.



Relationship of Garages to Street

One of the key elements in establishing the architecture of community is to place emphasis on the architecture of the individual homes and to de-emphasize the role of the car and garage from the front street elevation of the home.

To assist in emphasizing the architecture of the house, all front-facing garages will be set back from the front setback/build-to line a minimum of 20 feet. "Courtyard" single family houses with the garage in front of the main body of the house and garage doors perpendicular to the street are not permitted.

There are several options available for relating the garage to the street:

Option 1: Front Entry Garages

Front entry garages are permitted on lots less than 85 feet in width although side entry garages are preferred. Detached front entry garages behind the house are strongly encouraged as the Daniel Island covenants allow for the development of space over a detached garage for office and/or living areas. The added benefits of a detached garage are better design flexibility of the house plan, more exterior wall area for better views, enhanced tree preservation opportunities, a more efficient use of the lot area, and a further de-emphasis of the garage element from the streetscape. Garages should usually be oriented so they are on the opposite side of the house from the main flow of street traffic. The reason for this orientation is to further emphasize the architecture of the house, and to downplay the car storage area.

To help screen garage doors and cars from the street, picket fences conforming to fence standards found later in these guidelines, or low brick walls, or evergreen hedges are encouraged on either side of the driveway at the setback/build-to line and may be required on a case by case basis.

Option 2: Side Entry Garages

Side entry garages on lots 85 feet wide and above are preferred although the ARB may allow a front entry garage based on lot configuration, house plan, tree location or other compelling criteria. Side entry garages on lots less than 85 feet are encouraged whenever the floor plan can accommodate the minimum back out space of 26 feet.

Option 3: Rear Entry Garages

The garage can be placed at the rear of the house, either attached to the house or detached on lots that do not back up on a greenway or open space. The garage can be accessed from the street in front of the house with a 10 foot maximum width driveway leading to a rear turnout.



Option 4: Detached or Rear

A major element of the development philosophy of Daniel Island is to downplay the presence of garages and accentuate the relationship of the house to the street. There are a number of advantages that occur by taking this design approach:

1. Enhancement of Streetscape — The placement of the garage element to the rear of the property provides a more varied and interesting streetscape as a part of the overall development pattern.
2. Better House Planning — The separation of the garage from the house allows for a more open and spacious floor plan since the garage does not block off a substantial exterior portion of the house. The detached garage can serve as a means to help define backyard areas and create privacy between neighbors.
3. Development of Space Above the Garage — In addition to allowing for added square footage, this creates the potential for income producing property, which can help offset the costs of owning a home.
4. Diversity of Design — The detached garage will allow for greater diversity in exterior house design, creating a more appealing neighborhood.
5. Preservation of Trees — The detached garage will allow more flexibility in home and garage placement on the lot so that more trees can be accommodated in site planning.

The design of a house plan with a detached garage must adhere to the following ARB guidelines:

1. The maximum height for a detached garage is 36 feet with a maximum of 2 stories.
2. The minimum front yard setback for a detached garage is 50 feet.
3. The minimum side yard setback for a detached garage is 1.5 feet, assuming that no easements or other legal restrictions take precedence.
4. The minimum rear yard setback for a detached garage is 5 feet from the property line adjoining an alley and 2 feet from the rear property line on properties with no alley, assuming that no easements or other legal restrictions take precedence. For rear facing detached garages on an alley, the recommended rear setback is 15 feet, which would allow cars to park behind the garage and not block the alley.
5. If the detached garage is completely off to one side of the principal building, the garage must be at least 6 feet away from the principal building.
6. A detached garage (with or without second floor development) cannot exceed a building footprint of 750 square feet for lots less than 2/3rds of an acre.
7. Attached garages are permitted if the entire garage is located to the back of the house.



Relationship of Homes and Garages to Alleys

Another approach to providing access to the garages is by providing alleys at the rear of the lots. Alleys have several advantages over traditional front-street driveway access to the garage:

1. By eliminating front driveways, the “curb-appeal” of the neighborhood streets is improved. The architecture of the house is emphasized and the frequent curb cuts are eliminated. A more consistent and pleasant streetscape can be established with continuous grass and landscaping uninterrupted by driveways.
2. By using alleys and removing the garage from the side of the house, the neighborhood plan can be designed to accommodate narrower lots with the same house widths and side yard widths. The narrower lots could result in an increase in the number of lots in the neighborhood without creating a more dense appearance. Driveways shall be 15 feet deep from the alley pavement.
3. Trash storage and collection can be restricted to the alleys and removed from the front and sides of the houses.
4. Utilities, meters, and electric boxes can be moved from the front street to the alley.

The cost of building an alley system to serve garages from the rear of the house can nearly be off-set by eliminating the long driveways required if the garage is served from the street in front of the house.



SECTION TWO: **SITE DEVELOPMENT STANDARDS**

Special care was taken in the planning of this community to integrate it with the site's natural features. Builders and owners should also strive to preserve existing vegetation and the natural drainage systems. This concern for the natural environment needs to be continued at all levels of the development. The Architectural Review Board (ARB) during the review process will place emphasis on how the site plan is designed to save existing trees or other important site features.

Setback Build-To Lines Adjoining a Street

Front setback lines and side setback lines adjoining a street, are also build-to lines, and are established to create and maintain continuity along the streets and help prevent architectural conflicts. Setback lines may vary among neighborhoods, based upon lot sizes, house sizes, and other considerations, but in no case shall the setback lines be less than the minimum requirements as established in the City of Charleston Zoning Ordinance.

The setback lines are to be approved by the ARB and shown on the Final Plat for each neighborhood.

The following structures and improvements may extend into the setback/build-to zones:

1. Open porches, bay windows, stoops, balconies, and roofs
2. Access drives from the public streets
3. Steps and walkways
4. Landscaping

The following standards apply to the front setback/build-to line:

1. At least 60 percent of the building's frontage, not including the garage, must be built to or within 5 feet behind the front setback lines on lots that are 65 feet or greater in width. Building frontage on lots that are less than 65 feet in width must be within 2 feet of the front build-to line. Lot width is measured at the build-to line.
2. There are setback/build-to lines on both streets on corner lots. The corner of the portion of the building built to the front setback line should also coincide with the side setback/build-to line.
3. On lots with curved frontages, unusual shapes, or with grand trees or other significant landscape features, the build-to requirement may be omitted from the plat for the lot in question. However, the front setback line will remain on these special lots to assure that the main structure of the house does not extend into the front setback zone.



Lots Adjoining Marshlands

A Visual Buffer Zone has been established to protect the marshland and deep-water areas. This line is defined as a protected zone between the Critical Line and a parallel line 20 feet landward of the Critical Line. Side or rear setback lines cannot include the Visual Buffer Zone. Prior to the removal of any trees, any grading, filling, excavation, or any other land altering activity on any lot adjoining a Visual Buffer Zone, the provisions of the Daniel Island Master Plan Zoning Text, Article D: Open Space, Section IV, page 43 of the City of Charleston Zoning Ordinance must be complied with and approval given by the Zoning Administrator.

Please refer to the Landscape guidelines for landscape requirements within the Visual Buffer Zone.

Home Sizes

In order to maintain visual consistency within the neighborhoods, minimum and maximum house sizes have been developed as part of the site development standards. The heated portion of a detached single family house must be no less than 1100 s.f. for lots that are 45 feet wide or greater. The maximum heated portion can be no more than 3200 s.f. on lots that are less than 45 feet wide. Any variations from this policy must be pre-approved in writing by the ARB.

Tree Preservation

Existing trees and natural areas are regarded as an essential part of Daniel Island and must be preserved where possible. One of the primary goals is to minimize the disturbance of the existing ecological systems and to preserve existing trees. Owners and builders may not remove trees prior to final approval of plans by the ARB.

The following measures will be undertaken to ensure preservation of existing vegetation:

1. A tree survey should be obtained that shows the location, species, and canopy width of trees 8 inches in caliper and above. It will ultimately be the responsibility of the builder/owner to verify that the information contained on the tree survey is accurate or has not been changed prior to the commencement of construction.
2. Mitigation requirements by the City of Charleston for the replacement of trees removed without permit or damaged during construction will be at the expense of the builder/owner (and not the development company).
3. The tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting homes, drives, and other site elements.
4. Final plans must clearly delineate trees to be preserved and a limit of disturbance line. This should be cross-referenced with all aspects of the development such as

- utilities, grading, layout, etc. Final grade should eliminate uneven low areas. No stones, roots, grass, weeds, debris or other foreign material should be left at final grade.
5. Tree protection fencing will be required for all existing trees and natural areas shown to be preserved on the approved Site Plan. Fencing should be placed at the limit of disturbance line and must be conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction and puddling over the root system and large enough to include the area within the drip-line of trees to be preserved. Sensitive root systems fall within this area and must be protected. Fencing must also meet all City of Charleston requirements.
 6. No equipment storage or parking will be allowed within these preservation areas. Weed and debris removal within these areas must be done with hand tools.
 7. Tree protection 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 permitted by the ARB. All fencing must be maintained in good condition until construction is completed.
 8. To ensure proper adherence to the above requirements, strict construction supervision will be required. The ARB will impose monetary fines for damage to trees during construction and for tree protection fencing that is not properly maintained.

Lot surveys

Surveyor error on lots surveys will not be considered a hardship by the ARB. It is the responsibility of the builder/owner to verify that lot information is correct prior to the commencement of construction.

As-built surveys are required as part of the ARB final inspection. Construction deposits will not be returned without this requirement. Foundation surveys cannot be used as substitutes for as-built surveys, as the information contained will not show all of the finished details that ensure ARB guidelines have been met.

Site Clearing, Grading and 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 8" or greater 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 dirt, 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.

Driveways

No driveway can be closer than 50 feet to a street intersection as measured from the right-of-way line to the edge of the driveway.

No lot shall have more than one driveway, which shall be no wider than 10 feet in the Front Setback Zone. Garage doors shall be a minimum of 20 feet behind the Front Setback Line. Individual garage doors are restricted to the width of a single car space; that is, for a two car garage, two separate garage doors are required on garages that are visible from a street. No more than two garage doors may face the street. Therefore, the maximum pavement width at the garage is 20 to 22 feet. The reason for two single garage doors is to keep the doors more in proportion to the front elevation of the house.

To improve vehicular circulation on small lots, the ARB will consider well-detailed double garage doors fronting on alleys and for detached front entry garages on a case by case basis where, in the ARB's opinion, the double garage proportion does not adversely affect the overall home design. Lots served by alleys are required to have access only from the alleys.

Driveway materials may consist of concrete, colored concrete (beige or gray tones), concrete pavers (beige or gray), pea gravel concrete, oyster shell concrete, brick pavers, or "grass block" paving systems. Drive-way paving materials may not be placed directly against the foundation of the house. A minimum of 16 inches of planting space must be provided between the driveway and the side of the house.

Asphalt drives are acceptable if they have a bordered edge of brick or concrete pavers. Driveways should be a maximum width of 10 feet (with the exception noted above for front entry garages). However, concrete "track" driveways, common to some of the older neighborhoods in this country, are also encouraged. A traditional concrete apron would be required at the street, but from the sidewalk back to the build-to-line, there would be two strips of concrete, each strip 2 ½ feet wide, three feet apart. The 3 feet in the center could be sodded, planted in a low groundcover, or filled with brick or some other form of attractive pavers. The track system would improve the looks of the streetscape by reducing the amount of pavement.

Sidewalks

Concrete sidewalks are required on both sides of the street in the residential areas of Daniel Island. The purpose for these sidewalks is to create a pleasant community space



to encourage neighborhood interaction among the residents. The sidewalks are to be 4 feet in width along the street frontage of the lot.

Walkways are also required from the front door of the house to the sidewalk next to the street. The width of this walk is to be a minimum of 4 feet in width unless site-specific conditions would warrant a variance from the ARB. Materials for the sidewalk may be concrete, brick pavers, concrete pavers or stone pavers. Front walks may continue beyond the sidewalk to the curb with approval from the ARB and receipt of an encroachment permit from the City of Charleston. Paved concrete walks from the driveway to the front door are strongly discouraged; however, an informal walk of stepping stones or other approved material may be incorporated as part of the landscape design.

Fences and Walls

The Master Plan concept is to encourage a feeling of open space and the unity of spaces throughout the community. Traditionally, fences have been used as a physical and visual separation of two pieces of property. Fences and walls must harmonize in character and color with the house.

The finished side of fences must always face out from the lot, including fences in the back or side of homes. Both sides of all fences are to be painted or stained, unless it is an ARB approved natural fence that meets the guideline requirements. Maintenance on all fences is the responsibility of the individual home owner.

The following is a summary of where fences are required, where they are permitted, and where fences are recommended to be constructed:

Fences are required:

1. On a corner lot, along the side street, a minimum 3 foot picket fence is required between the back corner of the house or garage and the back property line. This fence may be located on the side property line if less than 4 feet in height. Fences 4-6 feet in height must be located on the side street setback/build-to line unless otherwise approved by the ARB. The purpose of the fence is to define and shape the outdoor space on both sides of the side street and to help screen backyard activity areas from the street.
2. On a side yard adjoining a Neighborhood Focal Point Park, a designated Greenway, or greenway-served Neighborhood Park, a minimum 3 foot picket fence is required between the back corner of the house or garage and the rear property line. The fence is to be located on the lot property line to provide definition to the park or greenway.
3. On a side yard designated Greenway or Greenway-served Neighborhood Park, a minimum 3 foot picket fence is required from the front corner of the house to the



- rear property line to provide definition to the park or greenway. The fence is to be located on the property line.
4. On a rear yard adjoining a designated Greenway or Greenway-served Neighborhood Park, a minimum 3 foot picket fence is required on the side or rear property line to provide definition to the park or greenway.

On lots backing to major Daniel Island roads, a 6 foot solid fence is required to be built on the rear property line. This privacy fencing is required to be painted "Charleston Green".

A 3-6 foot tall fence is required on side and rear property lines adjacent to an alley. An evergreen hedge, minimum of 42 inches tall at installation, may be substituted for this fence requirement.

Fences are recommended:

On the front setback/built-to line, a minimum 3 foot picket fence (and perhaps a double gate) is recommended to extend from the front corner of the house to help screen the driveway and car storage area of the front-facing garage. Walls of the same height range, compatible with the masonry material of the house, or an evergreen hedge are also acceptable for this use.

Fences are permitted:

1. On side and rear lot lines, when backing or siding to other lots, a minimum 3 foot solid or open type fence or wall may be constructed. All fences must be located on the property line. Fences up to 6 feet may be allowed but must be approved in advance by the ARB. Walls (or columns used to separate sections of fence) must be compatible with the masonry material of the house. Unpainted wood fences must be approved by the ARB and will only be permitted on lots that are wooded heavily enough so that the fence disappears against the vegetation. Supplemental screen planting of tall growing landscape material may be used by the builder or homeowner if additional privacy is required.
2. In the visual buffer zone, fences must be an open style and left with a natural finish. All fences in the visual buffer zone must be approved in advance by the ARB.
3. In front yards, a minimum 36 inch (maximum 54 inch) picket fence or wall is permitted. In an effort to minimize any conflict with underground utilities, fences must be located 1 foot inside of the front property line and run from one side lot line to the other side lot line, turn and run down each side property line to a point where it can be turned in to meet the front corners of the house and/or garage. Gates or openings in the fence to accommodate the front walk or driveway are allowed. If the area between the fence and the sidewalk is less than 18 inches, this area is to be landscaped with ground cover or low ornamental grasses. Areas



larger than 18 inches may be landscaped with lawn or other plant material that will not hinder the use of the sidewalk. All plant material for these areas is to be indicated on landscape plans when they are submitted to the ARB for approval. In certain situations where it may not be possible for a front yard fence to tie back into the front corner of the house or garage, the post at the end of the fence shall be decorative post not less than 6" x 6" with a decorative cap. The posts on either side of the driveway or front walk shall also be treated in the same detail. Front yard fences on corner lots will generally not be permitted as this could conflict with the required side yard fence as noted above and also reduce the visibility at intersections.

The following is a list of approved material for the construction of fences and walls:

Fences

1. Picket and solid fences must be made of smooth cedar, cypress, redwood, or pressure treated pine. Wrought iron fencing is also allowed. Vinyl fencing and rough-cut lumber of any type are not allowed. Fences must be painted or stained white, Charleston green, black or to match an off-white trim color. Darker neutral colors may be permitted if appropriate with the house color and approved by the ARB.
2. Swimming pool fencing may be either pickets or solid fencing noted above, or wrought iron or anodized tubular aluminum. If the fences are made of metal, they should be dark in color – black, dark bronze, or forest green. Pool fence height must also meet all safety code requirements required by governmental agencies.
4. Chain link fencing constructed of black vinyl is acceptable for pet pens not visible from any public right of way. The fence must be landscaped on all sides.
5. The bottom of the fence should be 1" - 2" off finished grade, pickets should be spaced no farther than 1-1/2" apart, posts should have decorative caps and be no larger than 6" x 6". Requests for picket spacing greater than 1-1/2" will be considered by the ARB on a case by case basis.

Walls:

1. Freestanding walls: The preferred wall material is brick with a minimum width of 8", and capped with a minimum overhang of 1 inch. If the house is brick, the bricks in the wall should match. Gates in walls should be painted wood or wrought iron. If a stucco house is approved by the ARB, any attached walls may also be of stucco and of the same color as the house. The stucco wall should be a minimum of 8" thick with a cap detail that has a minimum overhang of 1 inch.
2. Retaining walls that are visible from the street should be built of or faced with brick. Retaining walls not visible from the street may be made of smooth plaster finished concrete or pressure treated wood.
3. Combination walls and fences: A low brick wall may be used as a base for a fence. Brick columns may also be used in conjunction with a fence. The brick



base should be a minimum width of 8", and brick columns should be a minimum size of 12" x 12".

Required Enclosures for A/C Units, Garbage Containers, and Tankless Hot Water Heaters

All garbage and trash containers shall be kept within a garage, or in a screened or landscaped area. To screen trash receptacles, air conditioner compressors and tankless hot water heaters from public view on lots adjoining parks, greenways, public right-of-way, including other streets not directly adjacent to the lot, and adjacent homes, an approved fence (picket, solid, or lattice) of adequate height, wall enclosure (louvered), or landscape screening is required. Trash can and HVAC screening is required to be shown on the site plan. Thru-wall or window air conditioning units are not permitted.

Pools and Fountains

The ARB will review all proposed pools on an individual basis. Pool and equipment enclosures must relate architecturally to the house and other structures in its placement, materials, and detailing. No above ground pools or inflatable bubble covers will be allowed.

Tennis Courts

Tennis courts are permitted on lots that are large enough to accept them without having an adverse effect on neighboring lots. The ARB will carefully inspect the impact of a proposed tennis court on the view corridors of adjoining lots. Tennis courts on residential lots will be required to be screened with landscaping.

Boat Docks

Prior to preparation of a dock permit application, the applicant should verify location criteria in the Daniel Island Dock Master Plan on file with the Office of Coastal Resource Management. The applicant should also be familiar with deed restrictions on the lot in regard to constructing a boat dock.

Site Lighting

All proposed site and landscape lighting shall be detailed on the Site or Landscape plans. Lighting should be subtle in nature. No exterior lighting shall be permitted when, in the opinion of the ARB, it would create a nuisance to the adjoining property owner or a hazard to the adjoining street. No glare or hot spots will be allowed that affect views from the public open spaces. All floodlights must be hooded.

Post lights are discouraged when not an integral part of the architecture or site lighting plan. Security lights are permitted if they do not create a glare that causes problems to adjoining property owners.



Mailboxes

Mailboxes and mailbox posts are made of heavy cast aluminum with a baked on satin black enamel finish that will be relatively maintenance free. Only approved mailboxes supplied via the Community Association will be allowed.

Satellite Antennas/Dishes

Satellite antennas/dishes will be allowed within the residential neighborhoods without approval of the ARB as long as they adhere to the following requirements. Only small roof mounted satellite dishes, one meter or less in diameter will be allowed. They must be mounted to the rear elevation, rear roof slope, or other area in the rear yard so that they are not visible from any public right of way or green space. Antennas, dishes, and wiring are required to be painted an inconspicuous color to blend in with the surrounding environment. Additional landscaping maybe required to screen views if mounted on elevations or within a rear yard. Should an installation require a different location than noted above, prior approval from the ARB will be required.

Signage

Numerical signage is to be displayed within the front entry zone for recognition by first responders and emergency services personnel.



SECTION THREE **ARCHITECTURAL STANDARDS**

Basic Plan and Massing Organization

Houses at Daniel Island shall have simple geometric shapes in plan and elevation, with pitched roofs, in keeping with the Southern American architectural tradition. Additions and porches should be simple rectangles in plan, and should be continuations of the main mass or built at right angles to the main mass of the house. Normally, additions should be articulated from the main mass; that is, a wall of the main part of the house should not simply be extended to form part of the addition. However, small breaks in plan, or additions that only extend the house a few feet, and require additional roofs and gables, are discouraged. These areas should be accommodated within the main mass of the house.

Foundations

All houses and their porches, additions and extensions must have foundation walls that enclose a crawl space. An elevated foundation consisting of a continuous concrete block wall, which is backfilled to support a concrete slab floor, is also permitted. Houses on existing grade are not permitted except for garages, which may have slabs on existing grade.

Brick is the preferred facing material for visible portions of the foundation walls. However, poured concrete and concrete block with a stucco finish is also acceptable. Exposed concrete or block foundation walls are not permitted. Concrete block foundation piers must have a stucco or cement finish and be painted a color darker than the house. Typically, houses should have the finish floor level of the first floor elevated above grade no less than 2 and no more than 4 feet unless required by FEMA. Fully enclosed crawl space foundations are strongly encouraged for all homes and the ARB may require a home to have a fully enclosed foundation if it is appropriate for the style of the house. Floor systems using brick-faced or stucco-faced piers with a quality louver or lattice material between piers are an acceptable but not preferred foundation alternative for the crawl space. This solution is generally more suitable in areas of Daniel Island where floor elevations need to be elevated above 6 feet because of special flood plain conditions. Louvered material is preferred by the ARB. However, if lattice material is used it must be recessed back from the face of the adjacent pier, have spacing no wider than 1 ½ inches and be framed on all sides, and have a minimum thickness of ¼ inch. Lattice is required to be painted a dark color. Attention should be given to traditional precedent for raised houses in the Lowcountry.

The main mass of the house should have all ground floor rooms at the same level. "Split-level" houses will be reviewed by the ARB on a case by case basis. Small differences in floor level between the main part of the house and additions and porches are permitted.



The foundation of the back of the house is to have the same treatment and finish as the front and sides of the house.

Where the garage is an integral part of the house, the foundation walls for garages may be treated in the same manner as the rest of the house, although the floor of the garage may be a slab-on-grade, and thus below the top of a foundation wall that is uniform with the rest of the house.

Decks and porches must have either brick or block pier foundations if visible from the street. Block piers must be finished as noted previously. The space below the deck must be enclosed with lattice or louvers.

Elevated Homes and Park Beneath

Should you and your design team desire to park beneath your home, the ARB will require that the following four 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 will require that all foundation plantings be ½ the height of the foundation wall at the time of installation.
- c. A Grading Plan will be required by a South Carolina licensed Landscape Architect or Engineer.
- d. **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.

Design of Elevations Visible from the Street

The design of elevations visible from the street should be governed by the rules of architectural composition traditional to Southern domestic architecture.

When external walls are visible from the street, windows and doors should be seen to be openings in an otherwise continuous surface. Window openings should be approximately twice as tall as they are wide, and window openings should be separated by a segment of wall at least as wide as the window opening. On corner lots, this will require that both street elevations be designed to present an attractive, interesting facade.

Second-story windows should be at least 10% less tall than ground floor windows. Second story and dormer windows should be aligned vertically with ground floor windows and doors. Second story windows should be the same width as ground floor windows. A front door may be part of a wider architectural composition that includes tall, narrow windows on both sides of the front door. The windows on the floor above such a door-window combination may be as wide as the combined width of the ground floor door and its side windows, and should in any case be centered on them.

For front facades in Southern architecture, a symmetrical composition with the door in the center and windows placed evenly on either side is traditional. Non-symmetrical compositions of doors and windows are permitted, but windows and doors should be evenly spaced and the front facade should have a strong geometric organization. Bay windows and paired windows on front facades are permitted if they are composed and aligned in the same way as individual windows.

The ARB prefers that double-hung windows with true divided panes be used on all residences. Recognizing that this may not always be possible, the ARB will make allowance for other window options, including decorative shapes, stained glass, and glass block. These window types will be reviewed on a case-by-case basis. Glass block is generally discouraged. Detailed drawings of these windows should be submitted as part of the ARB review process. Picture windows, sliding, or pivot/casement windows are not permitted. There is no maximum pane size, but all pane divisions should be proportionately correct; interior snap-on grilles simulating windowpane divisions are not permitted. Integral pane divisions, which are located between two panes of glass, are permitted with a 2 over 1 or a 2 over 2 appearances. Other window patterns may be used if prior approval is granted by the ARB. A well-detailed external grill accurately simulating real divided panes may be approved for individual houses. Unless windows have true divided lights, it is not recommended to have numerous pane dimensions.



The ARB prefers that all external window or door shutters are operable, and must be dimensioned so that, when closed, will meet at the center of the window or door. Shutters that are not operable must still be mounted as though they are operable. Shutters may not be mounted directly to the wall of the house.

All windows must be surrounded by a minimum of 4-inch trim board; doors should have 6-inch trim. Windows on the front elevations of a home that do not have shutters must have a more detailed pediment at the head of the window and a more elaborate sill. When used, it should follow simple, traditional designs. Trim details with dimensions may be required.

External Stairs

External staircases visible from the street should be either brick like the foundation wall or wood in instances where the architecture of the house would permit a wood porch with louvers or lattice below.

Wood steps should be made of clear cedar or redwood, and should either be received within the porch structure or, if external to the porch, be received by masonry cheek walls or enclosed underneath with either brick skirting to match the foundation or wood louvers/lattice. The step risers and porch skirt board are to be painted to match the trim of the house. Underneath all stairs should be enclosed with louvers or lattice to match the foundation.

Front porch stairs should extend down straight, to the right or to the left. A landing is acceptable with an extension straight, right, or left. Split stairs will be reviewed on a case by case basis by the ARB.

Design of Elevations Not Visible From the Street, Neighborhood Park, or Greenway Elevations not visible from the street, Neighborhood Park, or Greenway may be treated more freely. Larger areas of glass are permitted; glass windows and doors do not need to be divided; windows may not need to be aligned, symmetrical or geometric compositions of windows and door openings are not required. However, all other requirements for elevations, such as exterior materials requirements apply to these elevations as well.

Encroachment by Bay Windows, Porches and Stairs

Bay windows, open front porches, and stairs are permitted to encroach beyond the front setback/build-to line and also the street side setback/build-to line on corner lots.

Exterior Materials

Exterior wall materials should be either brick, horizontal siding, shingle, or board and batten. Vinyl siding is not permitted. Fiber cement siding material such as "Hardi-plank" is also acceptable in only smooth surfaces. Real stucco may also be permitted but the



Architectural Review Board (ARB) will only approve stucco on an individual basis after checking details for each house. Placement of expansion joints and the size and positioning of the trim are examples of details that are of concern.

All the facades of a house that are visible from the street should use the same materials. (That is, houses with brick fronts should also have brick sides and rear) When a portion of the front facade is a clearly defined and separated architectural element such as a wing, it may be finished with a different exterior material from the material of the main part of the house, provided that all external surfaces of the separate architectural element have the same external material.

Wood siding should either be Douglas Fir (D or better), Western Red Cedar, or Redwood (#2 select). Beveled, beaded, or ship-lapped siding should produce horizontal lines no less than 4 inches and no more than 6 inches apart.

Windows should be painted wood, or vinyl dimensioned and finished to look like painted wood. Metal windows are not allowed.

The ARB encourages a wide variety of roofing materials to be used within each neighborhood. Roofs should be slate, synthetic slate, wood shingles (not split shakes), standing seam metal, 5 V crimp metal, or architectural grade asphalt and fiberglass shingles. The minimum weight for asphalt and fiberglass shingles is 240 pounds per square.

Roof Shapes and Angles, Treatment of Gables, Dormers and Porch Roofs

All houses on Daniel Island shall have pitched roofs. The pitch of the roof shall have a ratio between 8:12 to 12:12 with the first number representing the height of the ridge above the eaves and 12 the horizontal distance from the ridge to the eaves. All houses should either have triangular gable ends or the roof may be hipped, that is, have a uniform eave line on all sides. The required roof pitch ratios apply to all slopes of a roof and should be consistent with each other. Dormer windows must have gabled or hipped roofs in the 8:12 to 12:12 pitch ratio to match main roof pitch. Shed dormers and shed roofs for porches may have a lower roof pitch. The ARB will require metal roofs for all roof slopes less than 4:12 pitch. Higher and lower roof pitches will be considered on a case by case basis where, in the ARB's opinion, a specific roof slope is desired to relate to a particular architectural style.

Skylights, solar panels, and vent stacks are not permitted on roof surfaces visible from the street and require ARB approval. All vent stacks and other roof penetrations are to be painted black or another color to blend with the roof.



Porches, garages, and extensions to the main house that are visible from the street shall also have pitched roofs with the same roof ratio. They can be a continuation of the roof pitch of the main part of the house, or may have an individual roof, either gabled or hipped.

Decks

As noted above, all decks visible from the street must have pier foundations. The space below the deck must be enclosed with lattice. All detailing of the deck must be in keeping with the architectural details of the main part of the house. The colors of the deck must also be in keeping with the main part of the house. All railings, pickets and skirt boards on decks visible from the street (especially on corner lots) must be painted to match the trim color of the house.

Design of Garage Doors Set back, or at Right Angles to Street

Where garage doors are set at right angles to the street, the garage wall facing the street does not need to be set back the 20 feet required for garage doors facing the street. In these instances, a minimum setback of 5 feet will be allowed.

On corner lots, garages, but not garage doors, may be placed at the setback/build-to line on the subsidiary street. This will be approved on an individual basis and the ARB encourages submission of a site plan early in the design process to determine if it will or will not be approved. Individual garage doors are restricted to the width of a single car space; that is, for a two-car garage, two separate garage doors are required where visible from any street. The ARB may allow for double garage doors on alleys where the garage doors are not visible from the street to increase design options for smaller lots. The ARB may require additional detailing for this type of garage door. No more than two such garage doors may face the street. Garage doors facing the street, or at right angles to the street, should be designed and detailed to be in keeping with the design of the house. They should be made of painted wood or designed and detailed to look like painted wood.

Porches: Column Sizes, Permitted Railing Types

Porch columns should normally be a minimum of 8 inches square, or if round, 8 inches in diameter minimum. Shaped and tapered columns that approximate the 8-inch minimum dimension are acceptable. Porch railings will normally be square or round section balusters and simple horizontal members. More elaborate railing and column designs will be reviewed on a case by case basis.

Porches should either frame doorways, or extend across the full length of the facade of the main house or of any extension to the main house. Porches should be a minimum of 7 feet and a maximum of 12 feet in depth.



Exterior Colors

Colors should be similar to those found in old Charleston. For a sample color chart please refer to the “Colors of Historic Charleston” and “Carolina Lowcountry Collection”, both researched by Historic Charleston Foundation and manufactured by Sherwin Williams.

The Architectural Review Board (ARB) may require an exterior material sample panel be constructed on site to review exterior materials proposed for use.

All vent pipes and other roof elements that penetrate the roof must be painted black or painted to match the color of the roofing material.

All house meter boxes and utility boxes must be painted to match the siding color or housing material.

Gutter and Downspout Details

Gutters and downspouts should be designed to be compatible with the architectural character of the house, and their color should match the trim color.

All downspouts will empty onto concrete splash blocks or other ARB approved method to disperse water away from the foundation without adversely affecting the adjoining property.



SECTION FOUR **THE REVIEW PROCESS**

Design Review Process

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 design team 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 must 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 eight 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. North arrow, flood zone classification and scale

Step 4: Conceptual/Preliminary Review by the ARB

If the plan has been used before on the island, the conceptual step may be skipped. All plans must be submitted as PDF documents/files on a disk, emailed, or uploaded to the ftp site for review.

1. A site plan of the house and driveway layout at 1/8 scale that includes all the information from the lot survey



2. At least four exterior elevations and interior floor plans 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/Preliminary Review Form

Step 5: Final Review by the ARB

The final submittal must include the following:

1. Final dimensioned site plan at 1/8 or 1/10 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 floor plans at 1/4 scale indicating all heated and unheated spaces including garages, decks, porches, gazebos and other outbuildings; total enclosed heating and air conditioned space by floor; finish floor elevations; and a foundation plan
4. Final exterior elevations at 1/4 scale illustrating all sides; material identification; finish grades; overall height and roof pitches
5. Typical wall sections indicating materials and roof pitch of exterior wall, porch, fences and screens, etc.
6. Details of such items as window and door trim; column, rail, cornice and entablature; fascia, rake, soffit and frieze, front door; and others as may be requested by the ARB
7. Roof plan at 1/4 scale
8. Complete Final Request form and submit any requests for variances in writing

Step 6: ARB Permitting

Plans must be stamped by the ARB office prior to City of Charleston permitting. The ARB fee, Community Impact Fee, and Construction Deposit must be paid before the plans are stamped by the ARB. (*Please refer to the ARB's fee schedule for specific amounts.) Upon approval, submit two sets of completed architectural and landscape plans to be stamped by the ARB and one complete set, saved as a PDF document saved on a disk. This disk will be retained by the ARB.

Step 7: City of Charleston Approval

All required tree protection and silt fencing must be installed on the lot prior construction.

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.



Step 8: Construction and Inspections

During construction builders are required to contact the ARB staff for foundation and framing inspections. These inspections are part of the Community Impact Fee paid prior to plans being stamped.

As soon as the foundation is complete, a foundation survey must be submitted to the ARB.

Once framing is complete, builders are required to schedule an inspection with the ARB staff to ensure that all elevations are being built according to the approved plan on file with Daniel Island.

In addition, routine site inspections are conducted by the ARB staff to ensure adherence to the Design Standards and Construction Guidelines.

Please refer to the ARB Inspection Timeline within this document for additional information about the inspection process. The ARB is available to answer questions during the construction process.

Step 9: Exterior Color Approval

An Exterior Color and Materials form must be submitted to the ARB for approval of all colors and materials prior to installation. An on site sample panel may be required, showing all proposed exterior building materials proposed for use.

Step 10: Landscaping Approval

A final landscape plan at 1/8 scale showing existing trees to remain and all landscape improvements (including irrigation) should be submitted to the ARB for approval within 30 days of the City permit being issued. Plant schedule is to indicate species, size and quantities of all plant material in conformance with the planting requirements outlined in the landscape standards.

Step 11: Final Inspection

Once the house is completed and the landscaping has been installed. A final inspection request must be submitted within 90 days of obtaining the Certificate of Occupancy from the City of Charleston.

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 the as-built survey.



3. A copy of the “Notice of Compliance – High Performance Home Wiring Certification.
4. Final Inspection form.
5. Request for Final Deposit.

Final Inspections are performed once a month by the ARB staff. The ARB will inspect your house for compliance with the ARB standards, and upon ARB approval the construction deposit will be returned, minus any fees or fines incurred during construction. Any items not in compliance with the ARB standards will have to be corrected before the deposit can be returned. The ARB will inspect a property once before fines will be issued due to lack of compliance.

Review Process for Modifications

The review of modifications shall require the submission of a Modification Application for review by the ARB. In its discretion, the ARB may require the submission of all or some of the plans and specifications required for the approval of new construction. In the alternative, the ARB may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction. Please contact the ARB office for a current fee schedule for review of modifications to new construction and existing structures.

1. These additions and improvements should be completed within a three month time frame. The builder must submit a work schedule and estimated time of completion for improvements proposed with an estimated construction time of greater than three months.
2. At the discretion of the ARB, a formal landscape plan may be required for additions and improvements to existing property.

Additions to Existing Homes

General rules and policies of the Daniel Island Architectural Review Board Guidelines should be followed when adding conditioned space to existing homes.

Screened Porch Enclosures or Sunroom Additions

1. Roof massing, materials and details should conform to the design guidelines and be consistent with other architectural detailing on the home.
2. Minimum roof slope 4:12.
3. Roof materials may include standing seam and 5V crimp and composition shingle. Pre-engineered roof panels are not appropriate to the traditional character of Daniel Island.
4. The goal of the design guidelines is to minimize the amount of wall space so that the final product still resembles a screened porch. Window options include: casement, sliding, double hung, and fixed.



5. Window materials used may include vinyl clad, metal, or wood. Shiny or reflective finishes will not be allowed. Darker colors are encouraged.

Conversion of a Screened Porch to Heated Space

General rules and policies of the ARB Guidelines should be followed when adding conditioned space to existing homes.

1. All skirt walls must be built using colors/materials consistent with the overall house design.
2. Exterior building materials and colors must be pre-approved by the ARB and will be handled on a case-by-case basis.
3. All additions and modifications that are visible from the street (including corner lots and public right of ways) will be held to a higher standard. Additional trees and under-story plants may be required to soften views of these improvements from adjoining properties.



SECTION FIVE CONSTRUCTION GUIDELINES

General Rules

The following rules apply to all employees of Daniel Island contractors and service personnel while on Daniel Island premises. Infractions of any of these rules may result in penalties of the complete construction deposit(s) being withheld.

1. The construction traffic will be allowed Monday through Friday, from 7:00 am until 6:00 pm and 7:00 am until 7:00 pm during daylight savings time. Construction traffic is permitted on Saturdays from 8:30 am to 4:30 pm. All construction related activities are prohibited on Sundays* and major holidays. *After Hours and Sunday work permits may be requested for an additional fee for inside quiet work only.
2. Contractors are required to keep their job sites as neat and clean as possible at all times. Trash and discarded materials must be removed in a timely manor. There will be no stockpiling or dumping on adjacent lots or on streets. Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back, streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Fines will be deducted from the Construction Deposit for nonconforming job sites.
3. Erosion control measures (silt fencing) on the perimeter of the property should be consistently maintained.
4. Builders are required to place a dumpster on site during construction. Should a builder be working on two adjacent homes, one dumpster can service both properties. Builders may use recycling services instead of a dumpster on a job site but the Builder is ultimately responsible for flying debris.
5. All adjacent vacant property shall be kept neat and cleared of debris, and shall be well and continuously maintained in its natural condition until construction commences on the job site. Should an adjacent property be needed for staging, prior approval from the property owner is required and should be forwarded in writing to the ARB.
6. Contractors will use only the utilities provided on the immediate site on which they are working.
7. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, etc. is the responsibility of the owner/builder.
8. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on the construction site, this includes paint as well.
9. Operators of vehicles are required to ensure that they do not spill any damaging materials while within Daniel Island. If spillage occurs, operators are responsible for cleaning up. Cleanups performed by Daniel Island



- personnel will be charged to the responsible party. Please report any spills as soon as possible to the ARB.
10. If any telephone, cable, TV, electrical, or water lines are cut, it is the builder's responsibility to report such an accident to the Community Association and appropriate utility service within 30 minutes.
 11. Loud radios or noise will not be allowed within the neighborhoods. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
 12. No vehicles (trucks, vans, cars, etc.) may be left in the job area overnight. Construction equipment may be left on the site while needed, but must not be kept on the street. Parking should be off streets whenever possible and never on vacant property.
 13. No contractor personnel will be permitted to bring pets to the job site.
 14. Construction Signage, for new construction and modifications, is restricted a standardized design to harmonize with the community. Permit boxes should be attached to the back of the temporary construction sign. The size and format of the signs is to be provided by the ARB.

Schedule of Fines

The following list represents a schedule of fines for homes during construction. These fines will be collected from the construction deposit.

a.	Littered site/No dumpster	\$250.00
b.	Damage to right-of-way	\$100.00, plus restoration
c.	Parking or dumpster on adjacent property or major road without designated parking spaces	\$100.00 per violation
d.	Building material or equipment on adjacent property	\$100.00
e.	No temporary sanitary facilities	\$100.00
f.	Nonconforming job sign	\$100.00
g.	Damage to natural areas	\$1,500.00 plus restoration deducted from deposit
h.	Damage to common areas	\$1,500.00 plus restoration deducted from deposit



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i.	Unauthorized plan change (minor)	\$250.00
j.	Unauthorized plan change (major)	\$1,500.00
k.	Unauthorized finishes (paint, stain, roof material)	\$1500.00
l.	Silt fences not installed or maintained properly	\$250.00
m.	Clearing site without permit	\$1,500.00
n.	Fill placed on tree roots	\$250.00
o.	Working on a Sunday without a permit	\$500.00
p.	Working After Hours without a permit	\$500.00
q.	Working on a Holiday	\$1,000.00
r.	Site fill or installation of landscaping without approval	\$1,500.00
t.	Lot damage to adjacent property	\$500.00, plus restoration deducted from deposit
u.	Dirt/Trash in the Street	\$100.00
v.	Dumpster overflowing more than 3 business days	\$500.00
w.	Unauthorized tree removal	\$1,500.00, plus mitigation
x.	Failure to maintain lot	\$100

ARB will assess fines on a case-by-case basis and may pursue legal action if necessary. The amounts of the fines given above are subject of periodic increases at the sole discretion of the ARB.

****Builder shall have 24 hours to remedy violation, unless otherwise noted by the ARB, before fines are doubled.**



Inspection Timeline

1. Meet ARB staff on site to review site conditions (silt fencing, tree protection, etc.) prior to commencement of construction
2. Provide ARB with copy of City of Charleston building permit within 10 business days of permit issuance
 - a. \$500 fine for copy of permit received after 10 business days
3. Within 10 days of City foundation sign-off provide ARB with stamped foundation survey and schedule meeting with ARB staff for foundation inspection
 - a. \$500 fine for foundation survey not submitted within 10 business days of survey being stamped by a registered land surveyor
4. Within 10 business days of City framing sign-off provide ARB with proof of city approval and contact ARB staff for framing inspection
 - a. \$500 fine for ARB staff not contacted within 10 business days of city approval
5. Provide ARB with copy of Certificate of Occupancy (CO) within 10 days of issuance
 - a. \$500 fine if not submitted within 10 business days of CO issuance
6. Request ARB perform final inspection within 90 calendar days of issuance of CO by City of Charleston
 - a. If final inspection is not requested within 90 calendar days of issuance of CO, builder's construction deposit will be forfeited

*Site conditions, Foundation and Framing inspections will be required for each home constructed on Daniel Island and may be waived at the ARB's sole and absolute discretion. Final inspections will never be waived.

*If inspections are waived all documentation must still be submitted to the ARB within the times prescribed above



SECTION SIX LANDSCAPING STANDARDS

Well planned landscaping is recognized as an asset to the Daniel Island neighborhoods, providing a more healthful and beautiful place to live, as well as being beneficial to home sales and property values.

The purpose and intent of these landscape guidelines is to achieve a neighborhood landscape, which provides the following:

1. A more or less continuous over-story of filtered shade in the front yards.
2. A partial over-story, and screening between lots in the rear yards.
3. Planting which is appropriate to the scale, setting and environmental conditions of the neighborhood. This includes the use of minimum size specifications, and appropriate (especially deer resistant), mainly native, plant material.
4. A landscape in which each front yard compliments its neighbors, where adjacent areas of sod and planting flow into each other across side property lines.
5. Foundation planting to 'ground' the individual home on its lot. This includes the use of 'layering' i.e., planting 2-3 levels of differently sized plant material around the foundation in the front yard.
6. Preservation of the maximum possible existing vegetation, and its integration into the planned landscaping.
7. Compatible and continuous landscape treatment throughout the residential neighborhoods. The intent is to have the "flow" of the landscape continuous from one lot to another between the street and the front of the house, rather than making each lot an autonomous island from site property line to property line. This can be achieved by using grass and mulch lines and continuous shrub masses that do not recognize property lines between adjoining lots.
8. The quality image of the development. Imaginative landscape design that solves the functions of screening, color, textures, and enhancement of the architecture can set the standard for a high quality development.
9. The plant material proposed is compatible with environmental conditions and tolerant of island wildlife for year-round landscape beauty.

The Daniel Island Landscape Palette

Only plant material from the Daniel Island Landscape Palette (Shown in the Appendix) may be used in rights-of-way, front Setback Zones, open spaces, and back or side yards of lots adjoining public open spaces. Plants of similar characteristics may be added to the list upon approval by the ARB. Plant selection criteria should consider those shrub and groundcover materials that are "deer proof" because of the proliferation of deer on the island, and their appetite for many varieties of plant material. Also, drought resistant plants should be considered in non-irrigated areas of the landscape.



The Natural Planting Approach

Plant materials should complement native species and be compatible with existing environmental and ecological conditions. Where there is existing vegetation, it should be preserved as much as possible. Views can be obtained without extensive clearing. The thinning of the forest under-story may be done to open up views but should be kept to a minimum, leaving the vegetation for buffering, privacy, and landscape definition. In cases where any under-story is not present, the addition of small flowering trees, grouped in clusters, should be considered in the landscape plan.

The landscaping approach should concentrate planting efforts adjacent to the house, especially near the entry. Ornamental plants, if used correctly, will provide a transition from the natural character of the site to the more finished areas closer to the house. For maximum appeal, mix textures and colors but keep the plan simple. A better effect can be achieved from using quantities of a few species rather than a few plants each of many species.

The planting plan itself should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure an adequate buffer within a year or two. Foundation plantings, likewise, should be able to screen any foundations or crawl spaces under house or decks. Utility uses such as cutting and vegetable gardens should be screened or incorporated into the garden so as not to be unsightly.

All street utility boxes should have adequate screening from the street. All plumbing and water shutoff valves should be flush to the ground.

Lawns

Centipede is the preferred grass for Daniel Island. It is hardy and requires low maintenance, and is relatively pest free. However, other permanent grasses, St. Augustine and the Hybrid Bermuda grasses, are acceptable.

Front yard – all unplanted area is to be sodded, including the portion from the sidewalk to the curb.

Rear yard – all unplanted areas are to be sodded. For alley lots, the lawn area must include the portion from the rear property line to the alley pavement.

Beds for existing trees can break the sod along the property line. Any beds for hedges, buffers, or shrub masses meeting the property line must be approved by the ARB, which will take into consideration the landscaping on the adjoining lot. Corner lots are considered as having two front yards. The area between the curb and back of sidewalks and between the alley pavement and rear property line is considered part of the owner's lot for purposes of maintenance of lawn areas.



Only natural colored mulch will be allowed.

Irrigation

An automatic irrigation system is required for maintaining lawn and landscape areas in healthy condition.

Street Trees

Street trees with a minimum caliper of 2 ½ inches 1 foot above the ground are to be planted on both sides of all streets and lanes in the right-of-way, with spacing no greater than 50 feet on center throughout the neighborhoods. Generally, these trees are planted by the developer once the street and house construction is completed. The timing is coordinated with the growing season. Initial trees are guaranteed for one year from the time of installation. Should the tree die after the one year guarantee, it is the homeowner’s responsibility to remove and replace the tree. If a different species is desired, the homeowner will need ARB approval before planting the new street tree.

Preservation of Existing Trees

In an effort to preserve existing quality trees, the owner may be given credit for trees preserved and minimum tree planting requirements eased relative to the lot as decided by the 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.

Landscape Definitions

Front Yard – The area extending from the sidewalk to the furthest penetration of the home into the rear yard, not including rear patios, decks, etc....

Front Yards Plantable Area – This is calculated as follows:

- Multiply: Lot frontage
- By: The distance from the front lot line to the furthest back, attached house corner.
- Divide by: 2



Trees:

1. Shade Tree – A medium to large canopy tree may be evergreen or deciduous (e.g. Live Oak).
2. Evergreen Tree – A non-canopy forming evergreen tree (e.g. Savannah Holly).
3. Ornamental Tree – A small to medium sized tree grown primarily for its flowering or other ornamental characteristics (e.g. Crape Myrtle).

Standard Planting Requirements

Following are minimum quantities/sizes. Credit may be given for existing, well preserved trees on a lot.

Front Yards:

Trees per 1000 SF Plantable Area —round up or down to the nearest 1000 S.F. (round down 1-499, round up 500-999):

- | | |
|-------------------|--|
| 1 Shade Tree | first tree min. 3.5” cal., others min. 2.5” cal. |
| 1 Evergreen Tree | min. 8’ ht. |
| 1 Ornamental Tree | min. 8’ – 10’ ht. |

Shrubs per 500 SF Plantable Area — round up or down to the nearest 500 S.F. (round down 1 – 249, round up 250 – 499):

- | | |
|-----------|------------------|
| 15 Shrubs | 5 @ min. 7 gal. |
| | 10 @ min. 3 gal. |

Rear Yards (per yard):

All unplanted areas are to be sodded. For alley lots, the lawn area must include the portion from the rear property line to the alley pavement.

- | | |
|---------------|--|
| 2 Shade Trees | min. 2.5” cal. |
| 5 Pines | min. 5’ ht. or 3 evergreen/ornamental trees (minimum height of 8’) |

A reduction in plant material in rear yards, in favor of larger trees will be considered by the ARB on a case by case basis for narrower lots. The ARB may require larger trees and shrubs in rear yards backing up to a Park or Greenway.

Substitutions/deletions/additions:

1. Two 1 gal. flowering plants may be substituted for each required 3 gal. shrub in the front yard, up to a maximum of 25% of the total 3 gal. shrub requirement.
2. One 7 gal. shrub may be substituted for each two of the required 3 gal. shrubs in the front yard, with no limit.
3. One ornamental tree 10’ – 12’ ht. may be substituted for one of the required shade trees in smaller rear yards, at the discretion of the ARB.
4. The required number of rear yard trees may be reduced in smaller rear yards, at the discretion of the ARB.



5. The required number of shade trees and/ or evergreen trees may be reduced at the discretion of the ARB where there are existing, well-preserved trees on the lot. Such existing trees must be clearly marked on the submitted landscape plan with location, species, and trunk caliper inches.

Special Condition Lots

Elevated Homesites/Park Beneath:

Standard requirements apply, with the following modification to the Front Yard sizes/quantities:

If more than one shade tree is required in the front yard, at least two of them shall be of 3.5" cal.

Add 1 Palmettos @ 10' – 20' ht. to the front yard planting.

The ARB will require that all foundation plantings for park under homes be half the height of the foundation at the time of installation.

All required evergreen trees must be min. 10' – 12' ht.

15 Shrubs per 500 S.F.: 5 @ min. 5' – 6' ht.

5 @ min. 7 gal.

5 @ min. 3 gal.

Corner Lots:

Standard requirements apply, with additional requirements for the area from the back corner of the house to the property line. This area is between the side setback/build-to line and the sidewalk, outside any required fence. All unplanted area must be sodded, including the portion from the sidewalk to the curb line.

Required planting per 1000 S.F. for this area is:

1 Shade Tree: min. 2.5" cal. (3.5" cal. If an elevated home)

1 Evergreen Tree: min. 8' ht. (All required evergreen trees must be min. 10' – 12' ht. if an elevated home)

10 Shrubs: min. 7 gal./ea. (5 @ min. 5' – 6' ht. if an elevated home)

Alley Served Lots:

A fence or 15 gallon hedge is required on the rear property line of alley served property. This fence or hedge will help to define privacy in the rear yards of homes and will provide scale for defining the alley. Fencing and hedges on side alleys will be reviewed on a case by case basis, but will generally be required. It is encouraged that one of the required shade trees be planted near the rear property line.

Vegetable/Flower Gardens

Vegetable and flower gardens are permitted as long as they are located in the rear yards.



In addition to the above plant material, seasonal color and groundcover is encouraged, especially in the area of the front entrance.

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, 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.



Smythe Park Landscape Supplement (September 2007)

This supplement applies to the following lots:

YD01 – YD08, YE01 – YE08, YF01 – YF04, ZE01 – ZE04, ZJ01 – ZJ20, ZK01 – ZK04, ZM16 – ZM19, ZN01 – ZN03, and, ZP01 – ZP13

Lowcountry architecture and lifestyles have always placed an importance on the outdoors as a place of recreation and leisure. With the desire to be closer to the environment, there continues to be a corresponding need for shelter from the elements. Typically intimate spaces, outdoor rooms are created through the use of structures such as masonry walls, arbors (a shelter usually of latticework covered with climbing shrubs and vines) and trellises (a frame of latticework used 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. 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).

As a minimum effort toward creating these outdoor rooms, as well as to immediately introduce a strong sense of separation between public and private spaces, these homesites shall be required to build either fences, walls or hedges along property lines. Such landscape features are required on the front property line, the rear property line demarking the boundary with Smythe Park, and on the side property lines behind the rear corners of the house. Along the front property line, fences and walls shall be no shorter than 36” or taller than 42”. Along the rear property line and rear side property lines, fences and walls shall be no shorter than 42” or taller than 72”. A gate will be required both at the place where the front walkway meets the sidewalk and at some point on the rear property line to serve as an entry into Smythe Park.

All fences and walls must be of the highest quality. Fences and walls shall be softened by plantings that include shrubs and vines. Should a hedge be desired, the minimum plant size at time of installation shall be 15 gallon containers.

Generally favored will be fences or walls constructed of the following materials: painted or stained wood with an opaque finish, brick, brick piers with in-fill of wood, wrought iron or a hedge, genuine stucco and authentic oyster shell tabby. The design and detailing of these landscape items must be approved by the ARB.

Designers, builders and owner should make concerted efforts to avoid conflicts with adjacent properties in terms of design, construction and drainage.

Homes with elevated yards will have additional mitigation requirements to ensure that proper screening from the park is achieved.



APPENDIX A:
Daniel Island Landscape Plant Palette

Large Deciduous Trees (Native):

Acer barbatum (Southern Sugar maple)
Acer rubrum (Southern 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)
Betula nigra (River Birch)
Magnolia virginiana (Sweetbay Magnolia)

Large Evergreen Trees (Native):

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)

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)
Ilex species (Chinese and Japanese hollies)
Ligustrum japonicum (Japanese privet)
Pittosporum species (Pittosporum)
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)
Philadelphus coronarius (Sweet Mock Orange)
Viburnum species (Viburnums)
Hydrangea species (Hydrangeas)
Spireas species (Spireas)

Groundcovers:

Hedera species (Ivy)
Various Ferns:
Juniperus species (Junipers)
Liriope species (Lily-Turf)
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 B:
ARB Forms

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.

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