

THE  
RETREAT  
DANIEL ISLAND PARK

**Architectural and Landscape Design Guidelines**

*The Retreat is an extraordinary island archipelago of wooded highlands connected to the northern edge of Daniel Island Park and defined by Ralston and Beresford creeks. Stunning marsh vistas framed by a tree canopy of oaks, pine and cedar provide a lush natural environment. Through care in siting and thoughtful attention to massing, landscaping and architectural detail, the homes that will be introduced into this incomparable setting provide a unique opportunity to create what will likely become Daniel Island's most exclusive address.*

These Guidelines serve as a supplement to the Daniel Island Park Guidelines and City of Charleston zoning requirements and in specific instances may have requirements over and above those Guidelines. The Design Guidelines set forth for Daniel Island Park should serve as the primary source for design requirements. Additionally, special architectural and landscaping requirements have been established for The Retreat to ensure that development of this truly unique neighborhood occurs in a respectful manner - in context with the natural and built environment. The timeless vision for The Retreat is based on traditional Lowcountry architecture and a rich, local classical precedent.

## **Architectural and Landscape Review Process**

The Architectural Review Board (ARB) review process for homes designed in The Retreat has been established to ensure the highest level of compliance to the architectural requirements and standards as stated in *The Retreat Architectural and Landscape Design Guidelines*. To achieve this goal, the essential elements for the review process are listed below. **Please note that it is required that each home be designed by a registered architect and each landscape plan be designed by a landscape architect registered in the State of South Carolina.**

### *Step 1: The "Orientation Meeting"*

After the purchase of your homesite, owners are required to meet with the ARB Administrator prior to commencing the design of their home. Architects, landscape architects, and builders, if selected by this time, are encouraged to attend this meeting. The intent is to review the Design Guidelines and to provide a question-and-answer exchange about building a home at The Retreat.

### *Step 2: Site Meeting*

Prior to the Conceptual Design Submittal, the architect and landscape architect are required to attend an onsite meeting with the ARB Administrator. The objective of the meeting is to discuss any applicable restrictions, setbacks, easements, significant natural site characteristics as well as to discuss the proposed home, grading, drainage, and landscape concepts. Owners and builders are highly encouraged to attend this meeting. A \$300 review fee is required to be paid prior to the site meeting.

### *Step 3: Conceptual Review*

The conceptual submittal provides the proposed home and site development based on previous meetings and discussions. Conceptual home and driveway locations along with the elevations and floor plans are included in this review. Conceptual landscape, grading and drainage plans are submitted at this time. Any variances to the applicable restrictions should be clearly presented at this time for consideration.

A \$5000 review fee is required to be paid prior to any architectural plan being placed on the ARB agenda for review.

A \$2000 review fee is required to be paid prior to any landscape, grading and drainage plan being placed on the ARB agenda for review.

### *Step 4: Preliminary Review*

The preliminary submittal provides additional information with a higher level of detail for the development of the home and site. The home, driveway, decks, porches and other improvements are shown on the site plan along with preliminary floor plans and elevations. Exterior materials, window, door and trim details are some of the design components that would be clearly illustrated on the plans. 3D renderings are required as part of this submittal.

The preliminary landscape, grading and drainage plans are submitted at this time.

### *Step 5: Final Review*

The final design submittal should reflect and address all previous comments and conditions including those for the landscape, grading and drainage plans.

Colored 3D renderings are required along with a mini material sample panel to help clearly demonstrate the proposed colors for the home.

### *Step 6: Final Approval Stamp*

Upon approval of the plans, a set of the complete architectural and landscape plans are submitted to be stamped by the ARB. The ARB's stamp is required to receive a building permit from the City of Charleston.

Please have your design team contact the ARB office for The Retreat Review Process Checklist which includes the specific requirements for each step listed above.

The ARB strongly encourages an orientation/familiarization with these guidelines in advance of starting your design process. This may happen prior to selection of design team. It is our goal to streamline your design and homebuilding experience.

### **Important Notes**

*The Daniel Island Town Association's Architectural Review Board has required the use of a South Carolina-licensed architect and landscape architect for each home designed for The Retreat. These design professionals will be required to sign a Daniel Island Town Association agreement signifying that they have read and understand the guidelines addendum adopted for the Retreat. The Board has developed a list of licensed design professionals who have demonstrated an understanding of the Daniel Island Park Design Guidelines and the vision and goals for the community. Please contact the Daniel Island ARB for a current list.*

*The City of Charleston has approved a single means of vehicular access to The Retreat neighborhood. As such, all homes designed, permitted and constructed for The Retreat will be required to have a fire sprinkler system. Please refer to your Purchase Agreement and Deed for details.*

### **Important Notes (continued)**

*The Design Principles for The Retreat and the descriptions herein are based upon current development plans, which are subject to change without notice.*

*The Retreat Design Guidelines are intended to provide guidance regarding certain architectural and landscape design characteristics which are either desired or required to be incorporated in the design of residences on the island. They are not intended to constitute a complete list of all criteria that must be satisfied in order to render proposed designs acceptable to the Daniel Island Architectural Review Board, nor will compliance with all of the requirements and criteria set forth ensure the approval of any particular designs which may be submitted for approval.*

*These Design Principles may be amended from time to time by the Daniel Island Architectural Review Board (ARB). It is the Owner's responsibility to be sure that they have the most current edition.*

## Home Siting

Homes at The Retreat should be designed to complement the unique natural characteristics of this neighborhood with care taken to be environmentally sensitive to the site and respectful of existing trees and natural drainage patterns.

In siting a home, special care should be given to preserving smaller groupings of hardwood trees. If hardwood trees must be removed for placement of the house, consideration should be given to moving these trees to unbuilt portions of the homesite.

It is encouraged that all oak, large pines, cedar and palmetto trees be saved whenever possible. Tree removal is prohibited prior to plans being reviewed and approved by the ARB. Unauthorized clearing or tree removal is subject to fines and mitigation.

As the homesites at The Retreat are generously sized, all setback requirements will be closely observed. A minimum 25' front setback for the main mass of the home, garage or accessory structure is required. Allowable buildable areas for each homesite, carefully considered based on lot size have been established. Larger homesites at The Retreat have larger side setback requirements. Please refer to the accompanying exhibit for specific requirements for each homesite.

When the garage or accessory structure (whether attached or detached) is forward of the main mass of the house, it should not block or intrude on the visibility of the front entrance of the house. If the lot width at the location of the accessory structure is greater than 100', then the accessory structure must have a 10' side setback from the shared side property line. If the lot width is less than 100' at the location of the accessory structure, a minimum 5' side setback will be required.

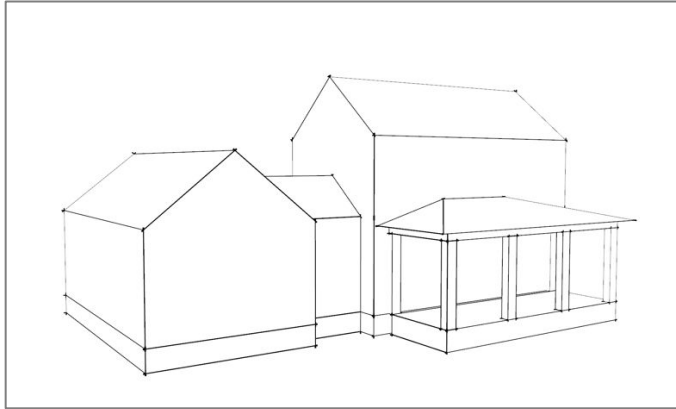
Additional zoning information The Retreat can be found under the Daniel Island Residential Island Zone of the Daniel Island Master Plan Zoning Text.

<https://www.charleston-sc.gov/DocumentCenter/View/27004/Daniel-Island-Zoning-Text-with-Drawings-through-06092020>

## Architectural Strategies

Homes at The Retreat should be based on traditional, classical design precepts, reflective of Southern Lowcountry vernacular architecture. Contemporary expressions will not be permitted.

Homes should be designed with logical massing with a clear hierarchy from the main house to its ancillary massing, while reducing the scale of the overall building. The primary mass of every building (typically the main living areas) should be easily distinguishable to its appendages or ancillary massing. Porches, bedroom wings and pool buildings are likely uses of smaller, appended forms.



The primary mass of every home should be easily distinguishable and establish a hierarchy from ancillary forms and appendages. The height of these appendages should be lower and subservient to the main structure or mass.

Designs should incorporate simple shapes and rectangular forms. Larger masses should be broken down in simple forms to reflect the vernacular context. Design elements to be avoided include unnecessary changes in plane, small bay projections, and nesting gables. Extra thought should be given to the design of the rear of homes, as this facade provides an aesthetic impression from adjacent properties and the water.

- **Building Height**

The architect and ARB will determine appropriate building height during the design review process, where existing and proposed site conditions including tree canopy and neighboring houses will be considered. Homes will be required to implement design strategies that will visually reduce the height of the home.

For crawl space home designs, where there is no ground level living or parking areas, the home may not exceed 2.5 stories in height. The half story should be incorporated into the roof and not exceed 50 percent (50%) of the floor directly beneath it.

For elevated park beneath home designs, where there is ground level living or parking areas, the following will be required:

- 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.

- Site fill will also be considered on a case-by-case basis where such fill does not adversely affect existing trees and vegetation. Site fill should be used 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.

-The use of 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 and/or darker foundation colors. Foundation lintels will be required under heated and non-heated spaces. Additional details will be considered on a case-by-case basis.

-The use of customized landscaping. The intent of these design details is to effectively raise the foundation plantings to make the house appear to be closer to the ground. These treatments may include planting climbing vines (fig vine, etc...) on the foundation walls, additional large foreground shrub massings or hedges, and an increase of the height of trees and shrubs in the front yard at the time of installation.

-The use of lower sloped roofs may be required.

-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 height of ancillary structures or appendages should be lower and subservient to the main structure or mass.

- *Materials*

Primary wall siding material options include wood and cementitious fiber boards in lapped, ship lapped, cedar shake and board-and-batten applications, as well as brick. If brick is selected as a material, handmade, distressed, whitewashed or tumbled brick that is traditionally sized is acceptable. Smooth, wire cut, doeskin and contemporary sized bricks will not be approved.

Exterior materials are limited to two siding materials and patterns. This does not include foundation or column bases. Material and color changes may only occur at inside corners. Trim should be flat or with simple profiles and should be similar in color and tonal value to the body of the house. Cementitious products must be smooth finish; wood grain will not be allowed.

Stucco and synthetic stucco will not be allowed as the primary exterior cladding material. Roof materials may be metal, asphalt or wood shake.

- *Foundation*

Foundation proportions and detailing should be carefully addressed to create a well-conceived and proportionate connection to the ground. Foundation materials may include brick veneered walls, brick piers or smooth or tabby stucco walls and/or piers. Foundations should be solid under the heated portion of the home; louvers, horizontal slat boards or brick "lattice" are appropriate as infill material under porches.

- *Windows*

Windows should be placed symmetrically in composition and have a vertical orientation or window and panes. Their scale should reflect traditional fenestration expressions. Windows should have divided lites and muntin pattern. All muntin patterns should project proud of the glass to reflect simulated divided lites. Window trim should include projecting sills that are a minimum of 2 inches tall and that project at least 1 inch proud of the jamb trim. Glazing shall be clear and not tinted.

- *Roofs, Eaves, Soffits and Overhangs*

Roof composition should typically be front and side-gabled or hipped roofs for the primary masses. Secondary masses may feature these shapes as well as shed roofs. Primary roof slopes should be between 8:12 and 10:12 and secondary slopes hierarchically shallower. A minimum overhang depth of 18" will be required.

- *Color palette*

Homes should typically have a more muted, neutral and restrained color palette to integrate with the natural setting, while still achieving the goal of creating a neighborhood comprised of diverse house colors. The Board will review color submittals in context to the existing homes and reserves the right to limit color repetition between nearby homes.

The trim color should not have a high degree of contrast or value difference from the body color. Color changes may only occur at inside corners. If vertical corner boards are used, they should be the same color as the body of the house.

Stucco and brick foundation colors will be required to be tonally darker than the body of the home. Metal roofs in bright colors or black will not be acceptable.

- *Exterior Features*

Chimneys should be of brick masonry or stuccoed masonry construction. Spark arrestors are required to be screened from view.

Towers, dormers, cupolas will be reviewed on a case-by-case basis. Tower elements should be scaled and designed as integral and intentional to the massing of the home and not appear as extraneous. Dormers and cupolas will be evaluated by the same standards. Faux-historic "elements" should be avoided.

Exterior stairs must be considered in respect to the volume of the home. Straight runs of stairs extending perpendicularly to the primary volume emphasize the vertical proportions of homes and are discouraged. Paired, curving stairs at the front entry are not considered to be in keeping with the vision for simply formed elements for homes here.

Traditional southern architecture places an emphasis on porches and a front porch, positioned forward of the main mass. Front porches will be required for all homes. Porches, particularly front porches, should be generously sized with a minimum 8-foot depth creating a space sizable enough for furnishings. The width of the front porch is required to extend beyond the width of the entry stairs creating a usable and welcoming feature. Stoops are not considered front porches and will not be permitted.

## Landscape Guidelines

The existing natural environment at The Retreat should be protected and enhanced, and the approach of development should be in response to the existing conditions as much as possible. Site development, grading and drainage improvements should focus on minimizing impacts to the site, protecting water quality, and the continued use of natural drainage systems. The retention of existing trees is critically important.

Outside spaces should be well considered and integrated into the site plan at the same time the house itself is being designed and sited. Such spaces should be partially enclosed and defined as a positive space with perceived boundaries. Outdoor spaces should be softened and screened to promote privacy between neighboring properties. Parking that is not accommodated by a garage or carriage house should be discreet and hidden from public view by a constructed wall or fence or by a natural wall of evergreen plant materials.

Landscape designs should be informal and responsive to the natural environment of a maritime forest. Use of native trees is required and can be complemented with shrubs and grasses that have historically been proven to be adaptable, and not invasive, to the Lowcountry. Generally, an emphasis should be placed on using fewer plant species and using individual plant species in greater quantities relative to the space provided for their installation.

Lawn areas are to be minimized and kept close to the home rather than extending to the sidewalk and curb. Shade and canopy trees are required to be spaced 20' - 30' from each other.

Fences and walls must be constructed of high-quality materials and provide the framework for creating positive outdoor spaces. Detailing of brick walls and wooden fences should complement the detailing of the house itself. Finishes of walls and fences should be similar to that of the home. Aluminum fences must have masonry columns at corners and gates or other openings. Fences proposed to weather on their own will be reviewed on a case-by-case basis. Front yard fences, i.e., those forward of the front corner of the house, should be 4'-0" or less in height, and visually porous in nature. Hedges composed of evergreen materials should be initially installed with large enough plant material to adequately provide the desired effect.

Foundation plantings are required to be layered with smaller plants in the foreground graduating to increasingly larger plants closer to the foundation. Foundation plants are required to be evergreen and at least ½ the height of the foundation at the time of installation. This height is measured from the grade to the top of the foundation board.

Paving materials may be brick, bluestone, cobbles, tabby/oyster shell concrete and plantation mix, pea gravel or asphalt. Monolithic slabs of concrete are not permitted.

Solid plain and/or rock salt finish driveways and walkways are not allowed without brick edging and banding to help visually break up the amount of concrete. Please ensure that the portion of the driveway or walkway that passes through the ROW (sidewalk and apron) is plain broom-finished concrete as is required by the City of Charleston.

Swimming Pool exterior exposures will be reviewed. If an infinity edge is incorporated into the design, exterior tile colors will be reviewed as part of the submittal. Swimming pools will be required to have landscaping to soften and screen views of it from the neighboring properties and streets.



Dock installation and locations are governed by the additional Covenants and Restrictions for docks at The Retreat. Please reference them for additional information. Dock installation is also required to be reviewed and approved by the ARB.

Water quality buffers have been established by the City of Charleston. Please refer to your deed and the associated Covenants and Restrictions for additional information.

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*The ARB does not assume liability for adequacy of design, sufficiency of materials, durability of structure, nor does it insure against damage caused to property or neighboring property during construction.*