



Design Principles



The Captain's Island Design Principles and the descriptions herein are based upon current development plans, which are subject to change without notice. These Principles serve as an addendum 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 Captain's Island Design Guidelines are intended to provide guidance regarding certain architectural 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 insure 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.



2026 Notice of Amendment, Update, and Interpretation

The following Design Guidelines are currently being amended and updated to better reflect the evolving needs, priorities, and character of the evolving Daniel Island community. As development patterns, building practices, and community expectations continue to change over time, periodic updates to the Guidelines are necessary to ensure they remain relevant, effective, and aligned with the intent of the Governing Documents and applicable regulations. These updates are intended to provide clearer guidance to property owners, designers, and applicants while maintaining the Architectural Review Board's discretion to evaluate each application on a case-by-case basis. The adoption of these amended Guidelines does not create vested rights, guarantee approval of any application, or limit the ARB's authority to interpret and apply the Guidelines in a manner consistent with the overall goals of the community.

These amended Guidelines are intended to provide general direction regarding architectural, site, and design considerations; however, they are not intended to constitute a complete or exhaustive list of all standards, requirements, or review criteria applicable to any proposed project. Compliance with these Guidelines, whether in whole or in part, shall not be deemed to confer any vested rights, entitle any applicant to approval, or obligate the ARB to approve any application. All applications shall continue to be reviewed on a case-by-case basis, taking into consideration site-specific conditions, overall design quality, compatibility with surrounding development, and consistency with the intent of the community. The ARB retains full discretion to approve, approve with conditions, or deny any application, notwithstanding compliance with these Guidelines, and nothing herein shall be construed to limit or waive the ARB's authority as granted under the Governing Documents or applicable law.

Please contact Carson Gruber, the Daniel Island Architectural Review Board Administrator, at the following contact information should you have any questions.

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DESIGN PRINCIPLES

Introduction and Vision

Captain's Island's magnificent setting is quintessentially "Lowcountry:" views of the open water and marshes along Ralston Creek and the Wando River, a diverse ecosystem of dense wooded areas of grand live oaks, pines, palmettos and other native species, freshwater wetlands and an abundant and diverse array of wildlife. The few homes that will be gently and respectfully introduced into this incomparable landscape provide a unique opportunity to create Daniel Island's most exclusive address.

In addition to Design Guidelines set forth for Daniel Island Park, the following special architectural and landscaping principles have been established for Captain's Island to ensure that development of this truly unique site occurs in a thoughtful manner. The intent of these principles is to provide clarity and guidance related to the character and design of residential additions to the island, through care in siting and thoughtful attention to massing, landscaping and architectural detail.

Note: Architectural designs with unique integrity and merit that do not precisely meet the principles within this document may be considered on a case-by-case basis.



QUINTESSENTIAL CAPTAIN'S ISLAND



A Captain's Island home is relaxed and sits nestled in its surroundings. Its color palette draws from nature resulting in a reserved presence against the landscape.



Every part of a Captain's Island home, from its siting, to the materials, to the details rooted in local practices, speaks to its coastal setting.



QUINTESSENTIAL CAPTAIN'S ISLAND



The best homes are designed around their site's most important natural assets whether they be trees or wetlands. New landscape complements the native in such a way that the house is nestled in seamlessly.



QUINTESSENTIAL CAPTAIN'S ISLAND



Homes and outbuildings can be quite simple when a high level of attention is paid to the layering and patterning of materials resulting in appealing textures. Here both buildings are simple boxes but the selective use of brick with infilled walls of glass or screen wall create much interest. The home's integration into its site and creation of enjoyable outdoor "rooms" reflects the island lifestyle. The fence design complements the home's architectural expression. Note the metal roofs, exposed rafter tails and roof overhangs, and distinctive chimney detailing.



D E S I G N P H I L O S O P H Y

The history of the island extends from Native Americans and land ownership by the Lords Proprietors, and includes subsequent settlement in the 1700s and 1800s. The architecture that will define Captain's Island should be rooted in history, tradition, and a sense of place. This recognition should be handled in an authentic manner, employing proper materials, proportions, and architectural elements.

While the design of Captain's Island homes should be influenced by traditional Lowcountry vernacular architecture, the

vision for Captain's Island allows for design elements that are updated and contemporary in expression. Homes should typically be composed of simple masses and details, but be executed with high quality materials that age gracefully. Homes should be relaxed and more informal in nature, reflective of a coastal lifestyle. The existing natural environment should be protected and enhanced, and the approach of development should be in response to the existing conditions as much as possible.



This home is an example of logical massing. There is a clear hierarchy from the main house to the appendages that tells a story while reducing the scale of the overall building.



Much variety and interest can be added with secondary additive masses, such as porches and shed additions. Designing a home in this manner allows for flexibility in laying out the interior program, often resulting in playful exterior forms.



Here, the influence of time is suggested through a generational approach to home design. Primary and secondary masses are supplemented by wings, additions, and bumpouts that appear to be added on in an informal manner.



Homes have floor plans distributed into distinct massings and buildings that evoke the idea that they grew over time. The primary mass of every building should be easily distinguishable and establish a hierarchy from original massing to ancillary massing.

In some cases such as this, the front porch is an integrated part of and subtractive from the primary mass, maintaining a simple overall mass.



As depicted here, slight wall projections with a corresponding roof form can frame an off-center entrance for emphasis and terminate an axis within the landscape.

ARCHITECTURE

Massing

Homes may be a collection of separate buildings linked together or have the appearance of expansion over time. Simple shapes, rectangular forms and volume are in keeping with the vision of Captain's Island. Larger masses should

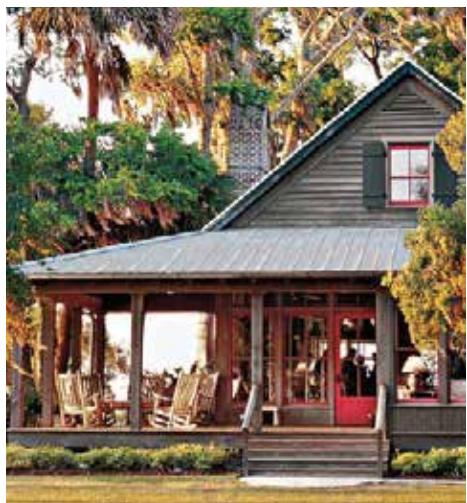
be broken down into simple, related forms to better reflect the vernacular context and maintain a logical hierarchy. Porches, bedroom wings and pool buildings are likely uses of these smaller, appended masses.





Secondary roofs are not always at the edges and can connect between two primary roofs. This roof combination harkens back to a simpler island architecture where two structures (or cabins) would have been connected together over time.

Roof slopes are important to reinforcing the massing hierarchy. Secondary additive masses should often have lower roof slopes than the primary. Here, the primary slope is 10:12 and secondary slope is 3:12.



Cascading roofs with decreasing slopes help break down large building masses. In this case, the lower roof defines the porch space.

ARCHITECTURE

Roofs

In the interest of community consistency, all roof materials on Captain's Island will be limited to metal: allowable variations are standing seam, V-crimp and corrugated.

Roofs are encouraged to be naturally colored materials such as copper, zinc, lead-coated stainless steel or clear galvalume. Muted colored roofs with a Kynar finish on galvanized steel, galvalume or aluminum will be considered. Brightly painted roofs in red, blue or green will not be acceptable.

Roof composition should typically be front and side-gabled or hipped roofs for the primary masses. Secondary masses may

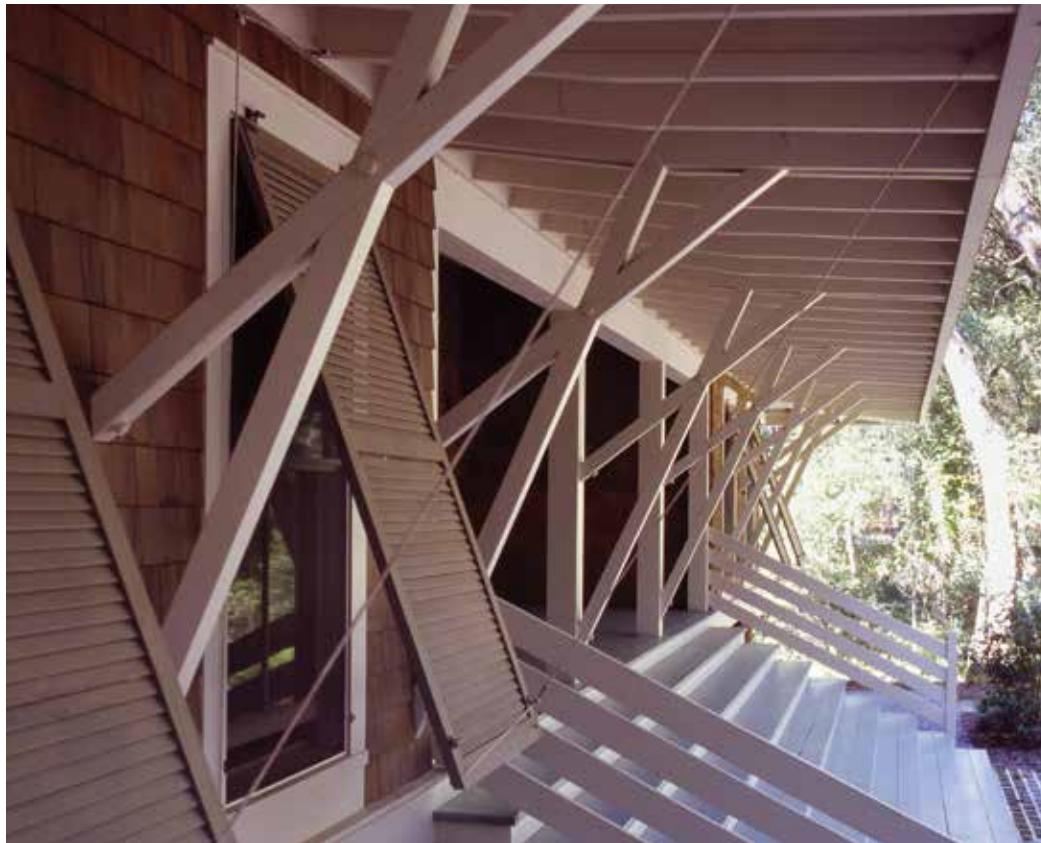
feature these shapes as well as shed roofs. Primary roof slopes should be between 6:12 and 10:12 and secondary slopes hierarchically shallower - between 3:12 and 5:12. Roofs with a 2:12 pitch will be allowable for porches and dormers. Flat roofs should typically be allowed only for walk-outs or widow walks but would be evaluated on a case-by-case basis if designed as an appropriate and integral part of the whole. Porches may be either executed as an addition to a main mass, in which case their roof would be secondary in composition, or as an integrated part of the main mass incorporated under the main roof (see top image on page 9).



Half round gutters with either round downspouts or rain chains are the preferred method of capturing water from roofs. In most cases the metal finish should match the metal finish of the roof.



Sloped boxed soffits are a permissible simple eave detail. Horizontal boxed soffits should have an appropriate eave return with roof on gable ends (not boxed returns).



Deep eaves provide significant shading to the home's exterior walls. Designs that incorporate deep eaves require an equal expression of structural support. Most often, deep eaves occur on taller or larger homes, but with careful design, they can occur on smaller homes such as the one pictured at right. Incorporation of more contemporary and progressive design expressions is welcomed.



Roof Eave depth and design should reflect the aesthetic of the home. Open rafter tails lend themselves to the relaxed Lowcountry setting. Rafter tails can be squared or shaped.

Eaves and Soffits

Roof eaves should project 18 to 24 inches, however, instances that are greater than 24 inches may be considered in the case of an exceptional design. Roof eaves of less than 18" will be considered on a case-by-case basis for special situations that require less overhang. Eave overhangs on dormer windows and bay windows may be proportionately less.

Special attention should be paid to the detailing of the soffits. Broader overhangs

dictate that soffits are interesting and well-crafted. Architectural concepts for soffits may include exposed timber rafters, exposed natural wood decking, natural or painted stained T&G soffits, or cement fiber board and batten soffits with an articulated pattern. Solid soffits are allowed, but should be in keeping with the Lowcountry architectural vernacular. Submittals should include an explanation of the soffit concepts that cannot be discerned from elevational drawings.



Large walls of glass should be broken down to vertically proportioned components to reflect traditional patterns. This is achieved by placing mulls between windows and muntin bars dividing glass panes. Proportions of window and door panes should strive to be consistent throughout.



Shutters are integral to the Captain's Island aesthetic. Shutters should be fully operable and matched to the window size either as a pair or single. Not all windows need to have shutters as long as logic is applied (i.e. dormers and ganged windows).



Large amounts of glass transmit light and scenery of the outdoors to the indoors. French doors, when paired with transoms and sidelights, can make for “transparent walls” that are also sensitive to traditional designs. Here darker window and doors create a handsome composition against the trim.



A variety of window shapes and sizes are allowable, but must work in harmony with one another and be well composed on the exterior elevations. Localized symmetry and balanced composition are key.

Windows and Doors

Generously scaled and numerous windows and doors that are symmetrical in composition are key to the out-of-doors coastal lifestyle and vision for Captain's Island. Windows may be wood or aluminum clad, and double-hung, triple-hung, or casement. Vinyl windows may be considered on a case-by-case basis, when of high quality, and reflective of traditional depth and detailing. Certain fixed window uses will be considered. 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. Darker windows are encouraged. Glazing shall be clear and not tinted.

Exterior shutters should be operable when utilized, and thus must be sized appropriately to the window opening.

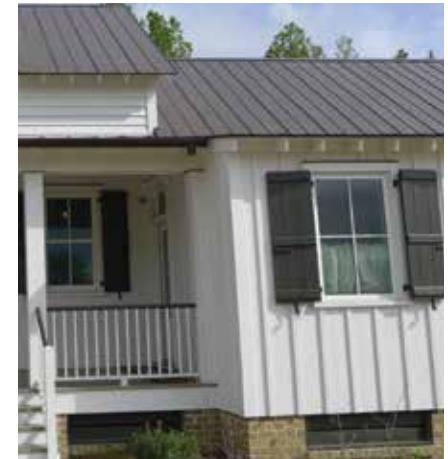




Conscientious application of materials can greatly influence how a facade reads. Here the choice of shingles and no cornerboards at the upper floor provides a “lighter” appearance from the main floor with board and batten walls with corner boards.



Wall materials, whether natural or synthetic, should emulate the historically available materials of the area. Stone and/or brick not common to the region should not be used.



Material selections should be authentic to their application. A simple plank door and flat trim with heavy hardware can be an appropriate level of finish for a garden structure or other secondary building. Brick should have an irregular, tumbled appearance as opposed to machine cut faces.

Brick veneer walls should not be extensive, but when used, should incorporate authentic details such as jack, full, and segmented arches and projecting brick sills at openings. Cast stone is an acceptable alternative in this location. Care should be taken to course brick with openings to avoid thinly cut brick.

Changes in wall materials can add interest, even when the color is consistent. Board and batten, lap, and butt board siding (inside the porch) come together in this small area, which lends to the sense that the house grew over time.



Wall material (and color) changes should occur at inside corners in most cases. Corner boards are common when using lap or shingle siding in the Lowcountry, however mitered edges can be achieved with thicker siding products.

Walls and Exterior Body

Primary wall siding options include wood and cementitious fiber boards in lapped, shiplapped, cedar shake and board-and-batten applications. The Hardie “Artisan series” product, or similar product with a thickness that offers a deeper shadow line, is a preferred siding solution. Material and color changes may only occur at inside corners. Trim should be flat or with simple profiles; it should be similar in color and tonal value to the body of the house. Cementitious products shall be smooth finish, wood grain will not be allowed.

Consideration will be given to the use of brick veneer, if integrated in a relaxed, coastal Lowcountry aesthetic that is complementary to the vision. Handmade, distressed, whitewashed, and

tumbled bricks are acceptable, whereas smooth, wirecut, and doeskin bricks are not acceptable. Brick piers and foundation walls can successfully be used with the body of the house being primarily wood or cementitious cladding. A house entirely clad in brick veneer is discouraged as it will tend to be heavy in its massing. Utilizing brick forms or elements interconnected by lighter materials is perceived to be more successful. If brick is selected as an exterior material, careful design attention needs to be paid to its integration with a metal roof via band boards, reveals and other coastal design solutions. Brick quoins are not permitted.

Stucco and synthetic stucco will not be allowed as the primary exterior cladding for the body of a house on Captain’s Island.



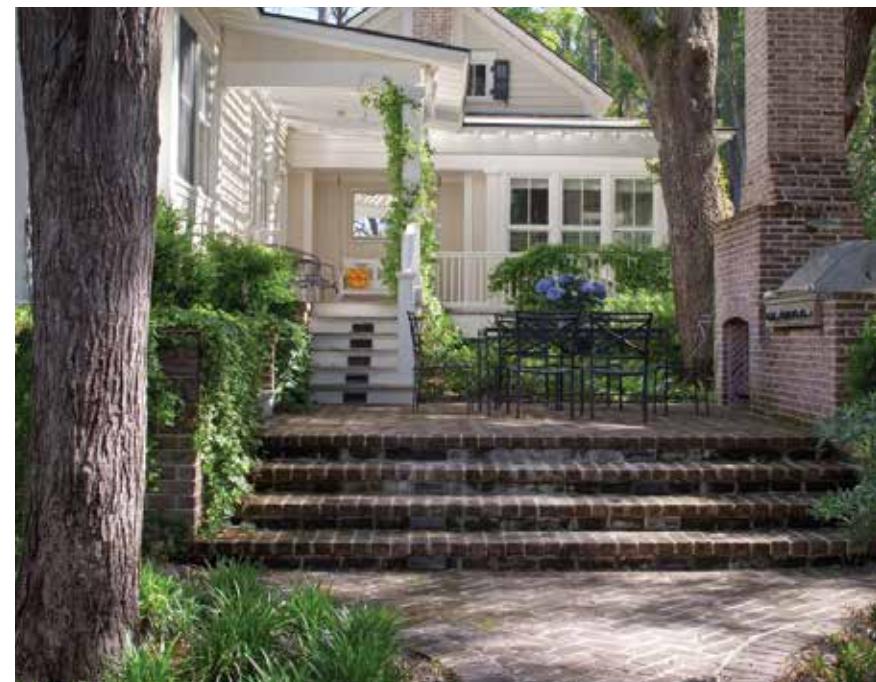
Homes elevated to provide parking beneath should treat garage doors discreetly. Overhead doors can be masked to appear as foundation infill (horizontal foundation boards in this case). Note that it is important for the foundation piers to remain proud, with the doors recessed.



Pierced brick walls are commonly found in the Lowcountry. This wall treatment is interrupted by piers (min. of 16" wide) that align with columns (or solid walls) above. Pierced brick can be painted or unpainted.



Tall foundations can be visually minimized by terraced planters and transitions in pathways, essentially changing the point where the building meets the ground. Stucco piers with horizontal foundation boards (painted a deep earthy green) are a traditional foundation treatment.



Elevated homes benefit by having intermediate outdoor spaces that result in a more natural connection to the ground. Note the rich layering of spaces and transition from path to door in this image.



Foundation walls should never be completely solid, but instead express verticality in their design. Design approaches can include piers (far right), walls with punched openings (below the porch), or walls with recessed panels (stair landing).



The plane of the foundation walls should generally align with the corner boards and siding above. When foundation walls are used versus piers, openings for vents should align with window openings in the wall above. In most locations, foundation plantings are recommended to protect the foundation from splash up, and also create an accent of where architecture and landscape meet.



In most cases the main floor level should strike an evident horizontal line on a facade. This can be with a material change or particular detail, such as a watertable. Foundations must always portray strength and support to elements above (i.e. piers should align with columns.)

ARCHITECTURE

Foundations

Homes on Captain's Island will be elevated a minimum of 30" above grade and will require careful attention to foundation proportions and detailing to create a well-conceived and proportionate connection to the ground. Because of the prominence of the foundation wall, careful attention to proportion, material and detailing is required. Foundation materials may include brick

veneered walls, brick piers, or smooth or tabby stuccoed walls and/or piers. Infill materials should typify those originating in the Lowcountry, and may include heavy wood lattice, horizontal slat boards, brick "lattice" or an expressed and set-back infill of brick veneer or stucco or tabby stucco. Stone is not an allowed building material as it is not an indigenous material to the Lowcountry.



Porches can be the accent to a facade showcasing particular design details not found in the rest of the facade.



With an overall goal of clarified massing for Captain's Island homes, a single porch mass could incorporate interior program and screened portions to offer a variety of living spaces. With this approach, it is important to maintain the column expression with walls and windows appearing as infill between columns.



A deep porch (min. 8') expands the living area of a Captain's Island home. Screen walls, ceiling fans and welcoming furniture are important to providing a space that will be used in all seasons. Shutters in the upper panels of the screen wall allow for a taller porch ceiling while limiting the sun exposure to the porch.



Porch railings should be simple (and not ornate), but not without some character that is complementary to the overall home design. Railings can also be designed to disappear, such as the cable example to the right.

Two-story porches are a common sight in the Lowcountry where many hours are spent catching coastal breezes. Stacked columns may share the same design between floors or they may differ, in which case the upper should be thinner than the lower.

Balconies should be visually supported with cantilevers or brackets. Depth should be a minimum of 40". Balconies can be as deep as a porch but the supports need to be up-scaled appropriately. Roofs or awnings over balconies are strongly encouraged.



A deep porch can truly be a living room when furniture arrangements support internal interaction. This light-colored paint scheme and dormer windows provide an abundance of natural light that is transmitted to the interior through clerestory windows and french doors.

Porches and Balconies

Porches are an integral element of the Lowcountry vernacular and are a signature characteristic of Charleston and Daniel Island homes. They should be designed to respond to views, streetscape, neighboring homes and solar orientation. In keeping with the more relaxed, coastal architectural intent of Captain's Island, the porch should be generously sized and serve as a natural extension of the home's living space. Porches should be painted or stained to match the home's trim color.

Stacked two-story porch columns should typically share the same design between floors, but creative and aesthetically pleasing alternatives will be considered.

Columns and railings should be detailed with simple designs. While traditional wood pickets are acceptable, simple, contemporary railing design expressions are welcomed, including horizontal boards, wire mesh and cable railing, and metal rods.



CUPOLAS, WIDOW'S WALKS & MONITORS

Cupolas, Widow's Walks and Monitors
(which are elongated along the ridge) add a capping accent to a home design and are sometimes accessible from the interior. In all cases, these should be centered on ridges and be proportional.



DORMERS

Dormers must be detailed appropriately relative to the house and have thin walls such that the dormer face is comprised of trim, absent of siding material. The size and number of windows should be chosen to fill the dormer making the window trim and corner board of the dormer become one, and the space between the window head and eave be minimal. The window sill should be expressed (2" min.) and sit just above the primary roof.



CHIMNEYS

In most instances, Chimneys should be constructed of masonry and rest on the ground when on an exterior wall. Brick is the preferred material but stucco over masonry is acceptable. Chimney caps should be distinctive and may be of cast stone or brick. Chimney design should taper as it rises in a graceful manner.



TOWERS

Towers are best designed when their full height is expressed and their base rests on the ground. Towers should express the most detail at their top in order to draw attention upwards. As the most common vantage point is low and close, care should be taken in the design of the underside of eaves and balconies, and the proportion of elements such as windows should be taller to account for the visual foreshortening.

This family of chimneys represent the most common array of chimney designs in the Lowcountry. Whether brick or stucco over brick, detailing is based on brick dimensions. Simple bands, corbels and recessed panels bring subtle, yet distinct, punctuation to the chimney, whether on an exterior wall or inboard. Chimney caps deserve to be articulated. Exposed spark arrestors or metal shroud coverings are not permitted.



These stairs are beautifully incorporated into the primary volume of the home. Note the detailing on the underside of the staircase.

ARCHITECTURE

Exterior Features

Chimneys should be of brick masonry or stuccoed masonry construction when expressed on the exterior of the house to grade. Chimneys that are expressed penetrating the roof may be of wood siding or cement fiber cladding that is in character with the body of the house. The inclusion of distinctively “Lowcountry” chimney cap designs is strongly encouraged. Exposed spark arrestors or metal shroud coverings are not permitted.

Tower elements should be scaled and designed as integral and intentional to the massing of the home and not appear as extraneous. They should be relevant and

appropriate in context to the entire home design. Dormers and cupolas will be evaluated by the same standards.

Faux-historic “elements,” applied in a imitative manner, should be avoided.

Exterior stairs must be considered in respect to the volume of the home. Successful homes mitigate the large vertical transition by incorporating stairs into the primary volume of the home. Straight runs of stairs extending perpendicularly to the primary volume emphasize the vertical proportions of homes and are discouraged.





The Captain's Island home should exhibit a color palette that complements its surroundings. Natural tone-on-tone color palettes are preferred with accents at doors and windows allowed. The trim color should not have a high degree of contrast or value difference from the body color.



Taking cues from nature's color palette, a home can be grounded in the environment of Captain's Island.



Here, weathered siding and a grey metal roof draw on the colors of the oak trees and their spanish moss.



Monochrome or tone-on-tone color palettes emphasize the form of the home or outbuilding rather than accenting each part. This approach highlights facade components such as lighting and door hardware, and foregrounds the surrounding landscape.

Color selection and restrained design can work together to produce a handsome facade. In these cases, a monochrome facade is highlighted at openings with darker toned elements.



An earthen color palette has a range of possibilities. Window sashes may match trim color or may be contrasting.

Natural cedar siding with a light, coastal trim color are combined in this home for a pleasing combination. Dark colored windows provide an appealing contrast. Note the roof eave depth and soffit detailing.

ARCHITECTURE

Color Palettes

Captain's Island homes should typically have a more muted, neutral and restrained color palette - drawing from traditional Carolina influences - to better integrate with the natural setting. Some shades of white with low reflectivity will be considered.

The color palette should also limit the contrast between the trim and the exterior wall color. Foundation colors should typically be tonally darker than the body of the home. Accent colors at doors and windows are allowed.



Garage doors should be designed as carriage doors that swing open, or can be overhead doors as long as vertical window proportions are maintained. (The exception to this is where garage doors are part of the foundation of a raised home.) Inset arched windows within square doors are prohibited.



Outbuildings should have as much charm as the home they support. Materials and design elements should complement other structures.



The garage mass, much like the home, should be broken down to reduce its scale. Utilitarian details harken back to carriage houses or small barns, telling a story about the property.



Stepping the garage massing down and back, as well as using single garage doors reduces the garage's otherwise imposing presence. Awnings over the doors provide protection for the doors and also serve as a needed horizontal break on the facade. A living suite above a garage is tucked within the roof so as to limit the wall height.



Garages and Outbuildings (such as guest houses) are often connected to the main house by a covered breezeway. This provides covering from the elements while allowing reasonable separation of buildings. Walking along a breezeway should be an experience with views to gardens and a welcoming entry to the main house.

Garages and Outbuildings

Garages and outbuildings should always be architecturally expressed as subordinate structures to the main body of the house. The form of the roof should be similar to the main house. The exterior materials and colors shall complement the main house though not necessarily replicate it.

Garage doors should be single doors of high quality and in keeping with the style of the house.

Garages and outbuildings can successfully be used to create outdoor “rooms” and privacy spaces between neighboring homes.





Using rich materials and a color palette that complements the landscape, this home demonstrates a successful connection to the ground through effective plantings and foundation design.



Buildings here are intended to be subordinate to nature and the landscape.
The existing natural environment should be protected and enhanced.

HOME SITING AND LANDSCAPING

Principles and Vision



In keeping with the vision for Captain's Island, homes are respectfully blended into the island's natural beauty, lawn areas are minimized and foundation plantings layered.

The unique nature of exemplary waterfront communities such as Rockville on Wadmalaw Island, Sullivan's Island, and the Old Village of Mount Pleasant is based on a thoughtful diversity of expression and siting. Captain's Island features a variety of homesite types, views and sizes, providing the opportunity for a rich and eclectic rhythm to the streetscape. Buildings here are intended to be subordinate to nature and the landscape. The existing natural environment 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.

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. Foundation plantings should be layered with smaller plants in the foreground graduating to increasingly larger plants closer to the foundation. Foundation plants should be large enough at time of installation to minimize the perceived height of the house. Lawn areas are to be minimized and kept close to the home. Paving materials should be regional as well (brick, bluestone, cobbles, tabby/oyster shell concrete and plantation mix for example). Monolithic slabs of concrete are not permitted.

Use of landscape lighting is encouraged; however up-lighting is not due to residual light pollution. Home facades should not be directly lit.





Captain's Island zoning allows a garage building to be in front of the home and the main body of the home sited further back toward the view.

HOME SITING AND LANDSCAPING

Home Placement



This home is sited to maximize its water view and solar orientation. Note how the rear porch steps down in concert with the site-defining oak tree.

In addition to property line and setback requirements, there are many influencing conditions that should inform the location of a Captain's Island home. Homes should respond to unique lot configurations, neighbors, solar orientation, vistas, water, existing trees, and other important criteria. The result of this sensitive approach is an appropriate and dynamic - and often asymmetrical - site placement.

Unlike other Daniel Island neighborhoods, Captain's Island's "Residential Island" zoning allows different setback opportunities for homes rather than a uniform adherence to front setbacks and front build-to lines. Home siting can be responsive to view opportunities or plan organization preferences. For instance, Captain's Island zoning allows a garage building to be in front of the home and the home sited further back toward a view. (The garage doors may not be front facing in this

instance.) The neighboring house may be sited differently.

Captain's Island homes should not exceed 50% lot coverage. When homes are built to less than the maximum lot coverage allowance, there is more open space for homeowners to enjoy and neighbors to access visually.

Homes on corner lots or lots adjacent to public spaces should take into consideration the corner obligation via the home siting and architectural design on all public-facing sides. Homes should not turn away from public spaces but create relationships with them and provide appropriate landscaping and boundary conditions; this is particularly vital when two or more edges adjoin public space. Good homes support both private realms and engage with the public realm.



These four examples of exterior “rooms” demonstrate creative landscape and site planning that anticipate the homeowners’ relaxed island lifestyle and enjoyment of time spent out of doors.



Outdoor living space is created between the main house and an outbuilding/garage.

Here a terrace connects two walks.

This effective use of a wall and hedges discreetly shields guest parking from public view, provides a private outdoor living space, and successfully minimizes the elevation of the home.

Outdoor Rooms and Exterior Parking

Outside space should be well considered as places to eat, cook, play, watch, or relax. These spaces should not be considered “leftover” spaces but should be integrated into the site plan at the same time the house itself is being designed and sited. They should be partially enclosed and defined as a positive space with perceived boundaries.

As with interior rooms, consider the use of a focal point to anchor outdoor rooms.

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.





A pierced or “pigeon-holed” brick wall creates a visually porous screening solution. It can also serve as a complement to brick used in the foundation and chimney of the home.



Walls and hedges define an upper terrace and lower garden.

Fences, Walls and Hedges



A combination of hedges and walls helps create a private yard in this instance. The landscape provides a graduated step up to the elevation of the home.

Good fences and walls are critical to the friendly ambiance of a community. They must be constructed of high quality materials and provide the framework for creating positive outdoor spaces. Locations for walls and fences should respond to the desire for privacy and protection from not only passing vehicles and pedestrians but also from winter breezes. They should take into account views from the outdoor room, courtyard, or garden. Brick pigeon-holed walls or simple picket fences are preferred solutions. There are almost limitless variations that can be made to the top of a simple picket to give it

variety and interest. 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. 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 comprised of evergreen materials should be initially installed with large enough plant material to adequately provide the desired effect.





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