

# Fish Tale

ISLAND

DRAFT

## DESIGN GUIDELINES

*Fish Tale Island is an incredibly unique and private enclave of seven properties located on the northwestern edge of Daniel Island Park, with long reaching views of marsh and Beresford Creek but within close proximity to the Daniel Island Club's Fazio course and its clubhouse.*

*A tree canopy of oaks, pine and cedar provides a lush natural environment. Through care in siting and thoughtful attention to massing, landscaping and architectural detail, the few homes that will be introduced into this incomparable setting provide a unique opportunity to create Daniel Island's most exclusive address.*

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

## ARCHITECTURAL STRATEGIES



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

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

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

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

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

## HOME SITING



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

Homes should be nestled within Fish Tale Island's natural setting and should appear to blend into the vegetation. No jarring elements, bright or white colors should detract from the natural ambience of the island.

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 un-built portions of the homesite.

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

Zoning specific to this island allows homes to be sited anywhere within a homesite's setbacks. There is no front build-to line. The ARB Administrator is available to meet with future residents to further explain the guidelines.

## LANDSCAPING

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

Existing vegetation outside the building setbacks should be retained and supplemented with indigenous vegetation to enhance screening and privacy between neighbors. Given the strong tree canopy on Fish Tale Island, ground cover may be the preferred solution over turf grass.

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

