



Architectural Design Standards for Pinckney Retreat Homes

- Up to date tree & topography survey
- Site plan showing the following:
 - Minimum scale 1/16"
 - Setbacks and easements clearly labeled
 - All proposed vertical construction (building footprints, etc.)
 - All proposed horizontal improvements (drives, walks, curb cuts, outdoor features, patios, materials, etc.)
 - Proposed Tree removal and Tree protection methods
 - Pervious /Impervious calculations (total lot coverage)
 - Service yard's location and fence detail
 - Grading and Drainage plan including finish floor elevations
 - Site mobilization features (Temp facilities, dumpster location, tree, and silt fencing, etc.)
- Architectural floor plans, elevations, wall sections, details, etc.
 - ¼" scale minimum or plans to a scale when printed to 11x17
 - Total square footage indicated (heated and unheated, by floor)
 - Finished MSL (finish floor elevation) indications
 - Floor plans (foundation, all living floors, roof, etc.)
 - Exterior elevations of all sides, depicting adjacent vertical grade (finished and existing), all materials specified (including lighting), dimensions from first floor to uppermost ridge
 - Typical wall sections for vertical construction, porches, fences, trim profiles and details, column profiles, railing profiles, overhang details, etc. (required for final submittal)
 - Exterior electrical lighting plans
- Landscape / Hardscape plan including the following (Required for final submittal):
 - Location of proposed trees, shrubs, groundcovers and lawn areas.
 - Irrigation limits
 - Walkway /driveway locations and materials
 - Plant schedule depicting size of plants at time of planting



- Roof Massing
 - Maintain a minimum 6/12 roof slope on main roof masses
 - Maintain a minimum typical roof overhang is 18"
 - Maintain a maximum typical gable end overhang of 12"
 - Maintain a minimum of 3/12 roof slope on major porch roof masses
 - Metal (5V-crimp or standing seam) is preferred (but not required) for all porch surfaces
 - Maintain a minimum of 25yr architectural grade roof shingles on all roof surfaces
- Chimneys
 - Stucco or brick veneer is required on all exposed chimneys (no siding)
 - A metal windscreen or masonry cap is required at all chimneys (no exposed spark arrestors)
- Windows
 - Grid between the glass windows (windows may be vinyl)
 - Window muntin (grid) patterns are to be consistent with the design character of the community
 - Shutters and hardware are required for appropriate single windows on all street elevations
 - Where shutters are used, they are to be appropriately sized to each window
- Foundation
 - Main house foundations are to be raised a minimum of 24" above adjacent finish grade
 - Porches are to be raised a minimum of 18" above adjacent finish grade
 - Main porches (all sides) are to have an 8' minimum depth
 - No exposed concrete (block or slab) at any foundation surface (veneer finish may be tabby stucco or brick)



- Siding
 - With the exception of SDL windows, vinyl is not an acceptable material for any exterior building application
 - While stucco may be an acceptable siding material in some applications, the appearance of wood siding (horizontal, board & batten, shake , etc.) is preferred
 - Hardiplank or similar cementitious siding products are acceptable

Other Items

- Architectural designs are intended to remain true to the southern lowcountry vernacular architecture.
- All ACC submittals must include a complete materials list for all exterior building products
- All exterior lighting should be consistent with the design character of the community (lighting selections must be provided for ACC review)
- Minimum porch coverage on street facades is 40%