

# *Lake Shore on Lake Wylie*

## *Architectural Review Committee Design Guidelines*

### **Porches**

#### ***General Considerations***

Porch additions shall be designed as an integral part of the house. The initial design of many houses may have included porches, decks, patios and privacy screens as options. Porch designs included in the initial design package shall be utilized whenever possible.

Porch/screened porch additions shall be compatible with the existing house in style, scale, massing and the consistent use of architectural elements, materials, colors and other details.

#### ***Specific Guidelines***

- The size and location of the porch should be appropriate to the existing house and space available on the property.
- The design and location should consider any adverse impact on neighboring properties, including changes in grade or drainage.
- New windows and doors should be the same or be compatible with the material and color of the existing house.
- Where more substantial porches/screened porches are to be constructed on upper-level decks, special attention must be given to the massing of the addition in order to visually integrate the porch with both the house and the ground.
- Supplemental landscaping may be required to compensate for the removal of vegetation and to visually soften the addition.

#### ***Submission Requirements***

- A copy of the existing site plan showing the house and any fencing, accessory structures, significant vegetation, property lines, easements and the location of the proposed porch
- Photographs showing the house and site of the addition

- Complete plan and elevation drawings, to scale, showing the existing house and the proposed addition
- A list of all exterior materials and samples of proposed colors, if applicable.
- Catalogue photographs or manufacturer's "cut sheets" of "off-the-shelf" items, as applicable, including sizes, materials and colors
- A landscape plan, as applicable

15 May 2014