

# *Lake Shore on Lake Wylie*

## *Architectural Review Committee Design Guidelines*

### **Patios**

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

A patio shall be designed and located to be harmonious with the architecture of the house and to mitigate the impact of its use upon neighboring properties.

In general, the patio shall be an appropriate size for the area in which it is to be located and should be constructed of wood, concrete, slate, brick or other masonry or stone material. Landscaping is recommended for screening.

Modifications to existing patios must incorporate the same materials and detailing as the approved existing patio.

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

- The patio shall be designed as an integral part of the house and property.
- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- The preferred location is in the rear or side of the house. Front or street facing side yard patios will not be approved.

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

- A copy of the existing site plan showing the house, property lines, easements, significant vegetation, existing patios and decks, fencing, accessory structures and the location of the proposed patio
- Photographs showing the proposed location of the patio
- A plan, to scale, showing the existing house and the proposed patio, including materials
- Detailed construction drawings of railings, steps, etc.

- A landscape plan, as applicable

15 May 2014