

# *Lake Shore on Lake Wylie*

## *Architectural Review Committee Design Guidelines*

### **Additions/Alterations**

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

Additions/alterations may include any room additions or extensions, garages, carport enclosures, sunrooms, greenhouses, porches, etc. Additions shall be planned and designed with the same care and consideration as initial house construction.

The addition/alteration shall be visually integrated with the existing house through the consistent and complementary use of architectural elements, materials, colors and other details. The design must be compatible with the existing house in style, character, scale, massing, materials and colors.

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

- The size and location of the addition should be appropriate in relation to the existing house and space available on the property.
- The addition should minimize any tree removal.
- Changes in grade or drainage patterns must not adversely affect adjacent properties.
- The design of the addition should repeat significant architectural elements of the existing house such as roof lines, windows, trim details, materials and colors.
- The new roof pitch should, if possible, match that of the existing roof pitch.
- New windows and doors should be the same type, material and color as those of the existing house.
- Supplemental landscaping may be required to compensate for the removal of significant vegetation.

### ***Submission Requirement***

- A copy of the existing site plan showing the house, property lines and easements, and any accessory structures, significant vegetation; and the location of the proposed addition/alteration
- Complete plan and elevation drawings, to scale, showing the existing house and the proposed addition/alteration
- Photographs showing the house and the site, marked to show the location of the proposed addition/alteration
- A list of all exterior materials and samples of proposed colors
- Catalogue photographs or manufacturer's "cut sheets" of items, such as exterior light fixtures, as applicable, including sizes, materials and colors
- A landscape plan, as applicable, or required

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