

Lake Shore on Lake Wylie

Architectural Review Committee Design Guidelines

Decks

General Considerations

In general, the deck shall be an appropriate size for the area in which it is to be located. It shall be harmonious (in configuration, detail, material and color) with the architecture of the house.

Modifications or additions to an existing deck must incorporate the same materials, colors and detailing as the approved existing deck.

Specific Guidelines

- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- Decks are to be located at the rear of the house.
- Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks.
- Decks should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections.
- Privacy screens, arbors, trellises, gazebos, screen porches or similar structures of significant mass shall not be located on that portion of the deck that projects beyond the side of the house.
- Deck should be constructed in such a way that braces are not required.
- A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking.
- Under-deck screening (lattice) should be compatible with the architecture of the house and deck. Any under-deck screening must have finished edging. If lattice is used, it must be properly framed and recessed.

- Decks shall be constructed of either a composite material, or wood.
- If wood is used then it should be left to weather naturally or painted/stained in a muted color that is harmonious with the colors of the house.
- The standard railing design is a simple 1-1/2" x 1-1/2" vertical picket railing at the minimum height required by the City of Tega Cay Code. Decorative railings and balusters will be considered on a case-by- case basis.
- For enclosed upper level decks (screened porches), see also the design guidelines for porches/screened porches and additions/alterations.

Submission Requirements

- A copy of the existing site plan showing the house, property lines and easements, including significant vegetation, existing patios and decks, fencing, accessory structures and the location of the proposed deck
- Photographs showing the house and site marked to show the location of the proposed deck
- A plan, to scale and dimensioned, showing the house and the proposed deck
- For upper level decks and decks of more than one level, provide elevation drawings, to scale, showing the house and the proposed deck, including the height above grade, stairs and any other proposed elements
- Detailed drawings of railings and any benches, planters, privacy screens, etc.
- A landscape plan, as applicable

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