

# Stone's Lake Design Guidelines

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As adopted by:

**Stone's Lake Architectural Control Committee**

Prepared by:

**Scott R. Melrose & Associates, P.A.**  
**Landscape Architecture / Land Planning / Environmental Design**

3 White Oak Road  
Arden, North Carolina 28704  
Phone: 828-684-5155

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# Stone's Lake Design Guidelines

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A Vision for Stone's Lake

## **A Vision of Stone's Lake**

The guidelines set forth in the document represent a vision for a community of homes compatible to the natural environment. The architecture will communicate its unique approach to natural surroundings with deliberate choices in the building site, materials and the imaginative incorporation of appropriate design features.

Two forms of architecture, which emphasize their natural environmental in scale and detail, have been referenced to describe Stone's Lake. They are the Adirondack style and the Craftsman style. The Adirondack style is derived from the lodges and camps of the Adirondack region of New York State. This style is chosen, in part, due to the abundance of summer camps and vacation lodges located in the mountain community surrounding Stone's Lake. These local structures may provide further design inspiration. The Craftsman style is based on the Arts and Crafts movement that began at the end of the 19<sup>th</sup> century. When these two styles are used as reference points, the result will be traditionally proportioned and detailed homes that compliment their surroundings and enhance the charm of this community.

The building should be designed with natural materials, emphasis on simple rooflines, appropriately scaled forms on the building mass and a natural color palette.

With these guidelines, our objective is to provide a framework of details and characteristics from which architects can draw on in the design of these homes. Stone's Lake Architectural Control Committee will enforce these documents. This group of industry professionals will review each stage of the design process, beginning with schematic design and ending with a final approval of the completed building. A set of construction documents, a landscape plan, and any additional changes to the plan will also be reviewed by this committee. With the homeowner, architect, and the Architectural Control Committee working together, the result should be a community that contributes to the beauty of its surrounding landscape.



Virginia & Lee McAlister - A Field Guide to American Houses



Virginia & Lee McAlister - A Field Guide to American Houses

## Site Planning

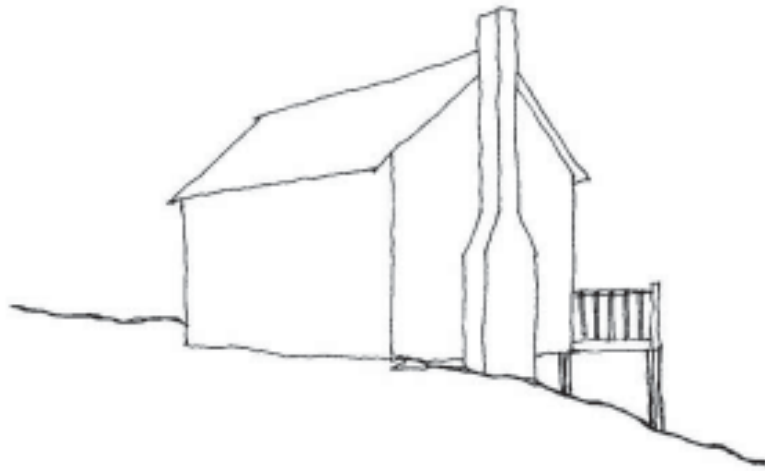
At Stone's Lake, there is a strong desire to retain the natural beauty of the site by making modest and restrained building moves. It is important that buildings be placed in a way that minimizes their presence from the street and from surrounding properties. The building should be designed to fit the site conditions rather than making massive changes in the site to fit the design. This is especially important on ridge lots where houses may not be viewed from below. Houses should be designed so that they are well rooted and anchored onto their site.

1. The Architectural Control Committee (ACC) along with the architect and homeowner shall meet to establish specific setbacks and limitations necessary to avoid overwhelming the lot and impeding neighboring views and will evaluate each site on an individual basis.
2. Each site plan is subject to the discretion of the ACC on an individual basis with concerns of the homeowner, the community and the natural surroundings in mind.
3. In compliance with the Stone's Lake Covenants, it is important to remove as few trees as possible, and to get approval for each tree or other such vegetation that the homeowner or builder desires to remove.
4. Site plans should be designed with the intention to disturb as little of the property as possible. Driveways should follow the natural topography, and large formal auto courts are prohibited. Likewise, excessive grading for other purposes is subject to approval by the developer.

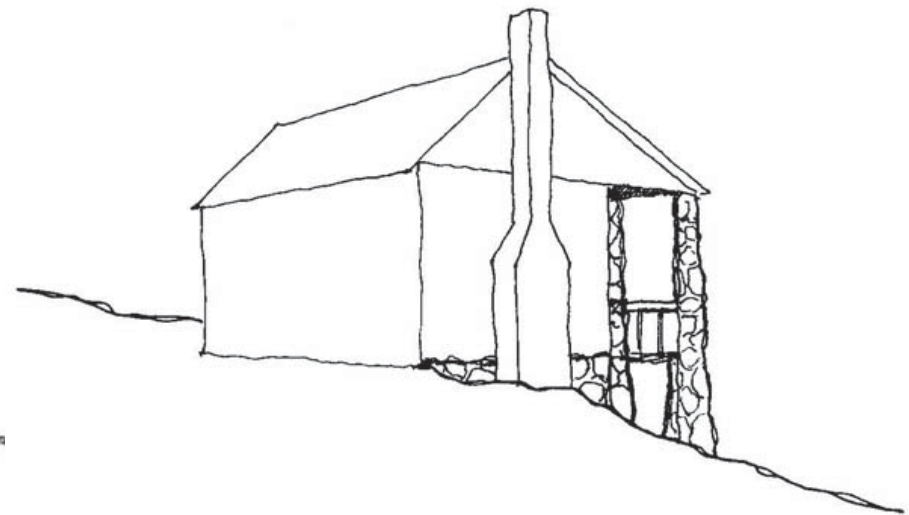
## **Building Mass**

In order to maintain the harmony of Stone's Lake, it is important that building mass be ordered and restrained. As the building becomes more complex, chaos can be avoided by using the traditional additive approach to expand the mass. Specific site conditions also must be used to determine the appropriate massing for each house. Massing will be evaluated on an individual basis with consideration for order, balance and restraint.

1. Additive massing, where one mass prevails and secondary masses are joined appropriately is preferred.
2. Subtractive massing can be ambiguous and is generally inappropriate for this style of architecture.
3. Cantilevered masses are discouraged and will be reviewed based on their articulation and scale.
4. Buildings should not overwhelm their lot. Appropriate set backs and landscaped buffer information will be determined in conjunction with a representative of the ACC.
5. Buildings may have detached accessory buildings such as garages, guest houses, or storage buildings provided that they are of equal quality to the main house and that there is adequate space. Breezeways between buildings are encouraged.



Inappropriate



Appropriate

## Exterior Materials & Colors

The exterior colors of the building should be natural or stained finishes. Color may be used on windows, doors, casings, and small accents. All materials and colors are subject to approval by the ACC.

### Acceptable Exterior Wall Materials

1. Wood shingles / shakes
  - a. Cedar-natural or stained in natural colors preferred.
  - b. Paint in natural colors needs approval.
2. Stone
  - a. Natural stone in earth tones preferred.
  - b. No flat veneer stone.
  - c. Cultured stone with special approval.
3. Board and batten
  - a. True board and batten siding is encouraged, however cedar plywood with ½” cedar battens will be the only acceptable plywood. T-111 style siding will not be permitted.
  - b. V-groove tongue & groove is acceptable.
  - c. Natural cedar preferred.
  - d. Natural stain.
  - e. Paint in natural colors needs approval.
4. Wood horizontal lap
  - a. Natural cedar preferred.
  - b. Natural stain preferred.
  - c. No plywood, fiberboard, plastic, or metal siding will be accepted.
  - d. Paint in natural colors needs approval.

5. Bark shingles
  - a. 18" exposure
6. Feather-Edge siding
  - a. Natural stain preferred.  
Paint in natural colors needs approval.

Materials for Additional Elements

1. Trim
  - a. Cedar or fir preferred.
  - b. Trim may be painted or stained.
  - c. No clad trim.
2. Shutters
  - a. Operable shutters are strongly encouraged.
  - b. Stationary shutters are permitted, provided they fit the window size exactly.
  - c. Shutters may be painted.
3. Chimneys
  - a. Must be stone or approved limited stucco with approved color.
4. Foundations
  - a. Stone on front of house is preferred.
  - b. Traditional stucco foundations are allowed on the sides and rear of house.

## **Roofs, Cornices & Roof/Wall Junctures**

### Roofs

1. Flat roofs are discouraged (except for terraces).
2. Roofs should be gabled. No hip roofs (except for small porches).
3. No mansard roofs.
4. No turrets or cupolas.
5. Wide overhangs are required (30" or more). Exposed roof rafters and brackets are encouraged.
6. Slate, cedar shingles or shakes. Pine shingles or shakes, 40-year architectural asphalt shingles, and painted metal are acceptable roofing materials. Color must be approved by developer and manufacturer of all types of roofs.
7. No tile or concrete roofs will be acceptable.
8. Half round gutters and round downspouts are preferred. Square downspouts are allowed. (Gutters are not required).
9. All flashing must be copper or pre-finished aluminum.
10. All roof accessories, vent stacks, and roof vents must be located away from front elevation and painted to match roof color (wood shingle roofs shall have flat black roof accessories).

11. Roofs should be simple in form, but should be used to enhance the “rambling” look of small masses of buildings.
12. All gabled roofs should have a slope of no less than 6:12, and no more than 12:12. Exception: Porches and sheds may have a minimum slope of 4:12, provided they maintain the overall character of the house.
13. Shed roofs are permitted over small porches.

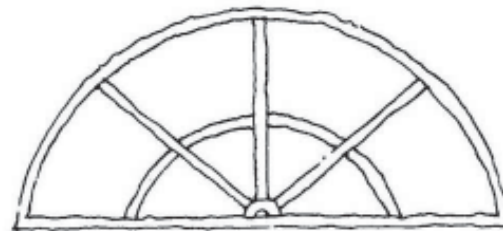
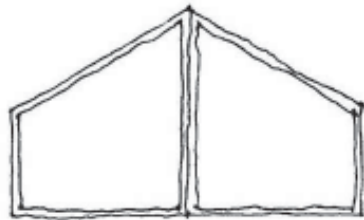
Cornices and Roof/Wall Junctures

1. Exposed rafter tails are encouraged.
2. Knee braces and brackets are appropriate to this style; logs or rough sawn timbers are preferred.
3. Trellises and gazebos are encouraged, provided the design and materials reflect the style of the home.

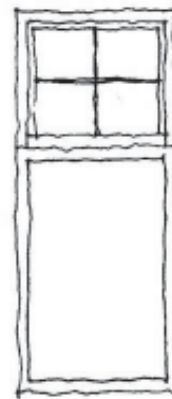
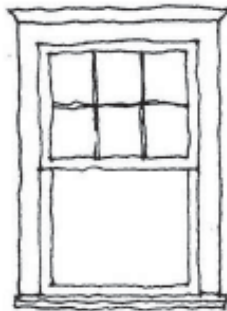
## Windows, Dormers & Doors

### Windows and Dormers

1. Windows seen from the street should have true divided lites, or simulated divided lites.
2. No large areas of glass will be accepted on the front or sides of any house.
3. Windows must be all wood with clad exterior sashes. No clad trim.
4. Window glass must be plain, no color (no stained glass).
5. No Palladian (semi circular), or triangular windows are allowed.
6. Dormers are encouraged, however they must be traditionally scaled and detailed. The overhangs for dormers should not exceed 6".
7. Windows can be double hung, casement, or awning and must be traditional in style, size, and proportion.
8. Large "view" windows should be composed of traditionally sized and scaled windows so as to maintain the scale and detail of the house. Divided lites are still encouraged on "view" windows.
9. If the design is appropriate for the use of shutters, they must match the window style and size exactly when closed.
10. No extravagant casing around windows or dormers. All trim should be simple and appropriate to the home's vernacular.



Inappropriate



Appropriate

Doors and Entryways

1. True divided lights are encouraged in doors with glazing.
2. Sliding glass doors are discouraged.
3. Doors should be scaled appropriately to the size and style of the house.
4. Hardware should be appropriate to the size and style of the door. Acceptable finishes include black iron, bronze, or other natural finish metals. No protected bright brass.
5. No arched transoms. Transom lights must be equal height to the door lights.
6. Storm doors are discouraged.
7. Screen doors must be wood and compliment the design of the door.



Inappropriate

Appropriate

## **Chimneys**

Chimneys must be made of suitable materials and properly proportioned. The form of the chimney top is also important, including the choice of a chimney pot or cap, which suits the style of the house.

1. Stone and limited stucco are preferred materials for chimneys. (Cultured stone is discouraged.)
2. Chimneys may be tapered, straight, or corbelled.
3. Chimney tops should be simple in form, void of accessory with the exception of clay chimney pots.

## **Porch Columns & Railings**

1. No oversized, fluted, aluminum, or overly ornate columns.
2. All columns must be wood. Columns may be logs with bark, provided the height and diameter fit the scale of the house. Columns may be roughed hewn.
3. Simple details, which follow classic proportions, are required in all porch support and rail designs.
4. Low piers with square columns are encouraged.
5. Columns may be grouped in two's and three's. Columns may be tapered or straight.
6. Railings must be wood. (Laurel branches are appropriate for rail construction.)

## Landscaping & Fences

Landscaping and fences are an important aspect of anchoring a home on a mountain site and integrating it with its mountain surroundings. It is particularly important at a development such as Stone's Lake where buildings should have limited visibility from any other vantage within or surrounding the community. All landscaping, fence and retaining walls preserve the subtlety of the Stone's Lake Community.

1. Stained wood, or stone are the preferred fence materials.
2. Fences should be simple in design, and compatible with the home's vernacular.
3. Fences may occur on property lines.
4. Fences in the front yard may not exceed 3 feet in height while side and rear fences may not exceed 6 feet with only the bottom 4 feet being sight-proof. Trellises may not exceed 8 feet in height.
5. Parking areas should be screened from the road with a landscape buffer.
6. The buffer should consist of shrubs and other plants arranged in groups or rows along the landscape buffer to provide a maximum screening effect. Shrubs should be evergreen and at least 4 feet tall when planted, projecting an average of 6+ feet normal mature growth.
7. Entry from the street should be understated. No tall piers, or ornate lampposts will be permitted. Yard art is discouraged, and must be reviewed by the ACC.

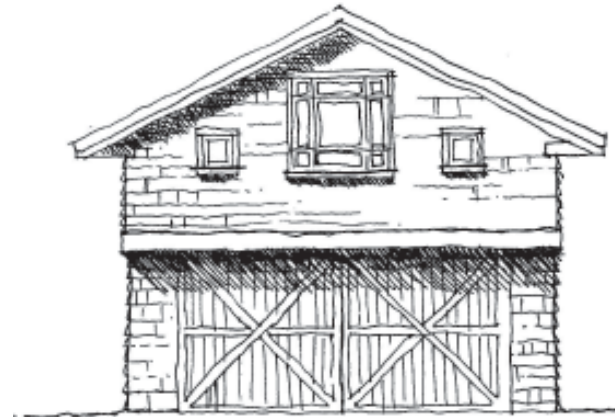
## **Garages & Driveways**

Garages must be designed with a minimizing scale to create the feeling of a simpler, more utilitarian structure. Individual structures are preferred, however they may be connected to the house as long as they are clearly separated from the main building mass. If connected by a breezeway, the breezeway must be clearly secondary to the house. Garages must match the house in quality of finish materials.

1. Garage doors will have a maximum width of 9 feet. They must be single doors, treated in a way that complements the main house. V-groove paneling, board and batted, raised or flat panels are options and may be painted to match the trim color or stained.
2. All garages visible from the street must have an overhang or shade element such as a trellis in front of garage doors.
3. Garage dormers must be appropriately scaled and placed and must have windows. Vent dormers are not allowed. Garages and garage doors may not have fan lights, Palladian or half round windows, or any other windows inconsistent with the traditional style of the house.
4. All vents must be located in the center or just below center of the gable end of garages.
5. Lanterns must be appropriately sized and placed.
6. Finish materials for driveway include: concrete pavers, exposed aggregate concrete, asphalt pavement, crushed pea gravel (including on asphalt), and concrete stained black. No white or bright colors will be permitted
7. Driveways shall be kept narrow and single lane with a maximum width of 12 feet wide.



Inappropriate



Appropriate

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## Stone's Lake Design Guidelines

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Appropriate & Inappropriate  
Architectural Images



Virginia & Lee McAlister - A Field Guide to American Houses



Inappropriate





Virginia & Lee McAlister - A Field Guide to American Houses



Appropriate

## **Builder Restrictions and Regulations**

All residential building programs require contractor, subcontractor and tradesmen to comply with all building program restrictions. It will be the responsibility of the owner to inform his builder of these, and assume direct responsibilities for compliance with all the restrictions and regulations listed below. The General Contractor is responsible for all on-site activities of his subcontractors and vendors. The ACC will strictly enforce and monitor these builder restrictions in both their building operations and those of the owner-builder.

1. Contractor must contact Architectural Control Committee prior to beginning any site work.
2. No advertisement signs are to be placed on the job site. Building permits and job site telephones must be installed to a post or structure, not a tree trunk.
3. Hours of work will be 8:00am – 5:00pm May through October, and 7:30am – 5:30pm November through April. There shall be no work on weekends or holidays without written permission from the Property Owners Association (POA).
4. Stone's Lake POA requires an owner-builder to show proof of his contractor's liability insurance regulations prior to a building start.
5. Visitors to job sites, other than owner authorized guests, or persons on project related business with the contractor, are not allowed.
6. Personal pets of contractor, subcontractor and tradesmen are excluded from job site properties without exception.
7. Roads and private driveways are not to be blocked for any reason.
8. The speed limit on Stone's Lake's roads is 14 mph. Violators will have their passes permanently revoked.

9. Properties other than those where construction is taking place are private; no trespassing is allowed.
10. There will be no loitering on job sites or Stone's Lake property after working hours.
11. Fishing and hunting are specifically prohibited.
12. All vehicles are required to have proper muffler systems, and all job site noise is to be kept to a reasonable level. Worker's job site radios, if used, are to be kept to a reasonable decibel level as determined by the POA.
13. The contractor is required to provide a litter container at the building site for use of his employees, subcontractors and tradesmen. It is to be kept functional and is to be removed from the site at the end of the job.
14. The contractor will be required to keep the job site in a clean and orderly condition at all times.
15. Contractor, subcontractor, and tradesmen are required to comply with all OSHA safety regulations in the course of their work.
16. Contractors will be required to notify the POA prior to any road trenching done in conjunction with his duties. The Stone's Lake Property Owners Association will issue a permit for such work.
17. Job site fires are to be contained within wire surrounds and are not to be left unattended for any reason. Fires are to be completely extinguished at the end of the workday. No burning of noxious materials.
18. Absolutely no blasting is permitted on-site without six (6) hours notice to the Environmental Impact Coordinator. Steel mesh blankets or large quantities of dirt must be used to control dynamiting activities. There will be a charge for any "off-limits" damage from blasting.
19. The owner or contractor will not be permitted to change the design of the structure during construction without the approval of the ACC.

1. Erosion control measures: The following protection will be required:
  - a. Prior to stripping soil, install temporary sediment barriers along property lines in low areas and at drain inlets where runoff will occur.
  - b. As cleaning progresses, provide temporary diversions, barriers, mulch, etc. to minimize erosion.
  - c. Periodically remove collected sediment to maintain the barriers in an effective condition.
  - d. Revise temporary protective measures as site conditions are changed. Do not permit gaps in the protection.
  - e. Install utilities early in the construction work and stabilize slopes promptly thereafter.
  - f. Place temporary aggregate base course on driveways until time for paving.
  - g. Complete any pavements or walks, as called for on the drawings.
  - h. Finish grade and establish permanent cover.
  - i. Remove and dispose of temporary protective devices and accumulated sediments and provide final stabilization where required.
  - j. Contractor is responsible for repair of roads and shoulders of public roads.
  - k. Contractor shall protect the on and off-site property from siltation, especially the streams, lakes and ponds.

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## Stone's Lake Design Guidelines

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Submission Process

### **Homeowner's steps for Stone's Lake**

The following steps will begin with your purchase of a lot at Stone' Lake and take you through the process of designing and building on your property.

1. Upon purchasing a lot at Stone's Lake, pick up 2 copies of the Stone's Lake Design Guidelines, one for you and one for your architect.
2. Meet with your architect and a representative from the ACC at your lot to look over the property and discuss the best approach to your individual site.
3. Upon completion of a schematic design for your home, have your architect supply the required drawings for submission and the "Application for Preliminary Design Approval" to the Architectural Control Committee. This submittal must be accompanied by a Deposit of compliance of \$5,000, which will be returned under the condition that at final approval of your home, all site improvements are in compliance with the Design Guidelines and Protective Covenants. In addition to the deposit, a non-refundable "Review Fee" of \$750 must accompany the submission. Ample time should be allowed in your schedule for this step of the process as it may require several submissions to receive schematic design approval.
4. Following schematic design approval, the architect will further develop the plans and submit the completed set of construction documents and the "Application for Final Design Approval" to the ACC.
5. By 50% of completion of the construction of your home, a landscape plan must be submitted to the ACC for approval.
6. Once completed, you must apply for final approval of the building and landscaping of your home from the ACC.
7. If at any time there is a need or desire to make changes to previously approved plans, an "Application for Change" is included in this submission process.

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## Stone's Lake Design Guidelines

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Submittal Forms

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**Stone's Lake Design Guidelines**

Stone's Lake Restrictive Covenants