

Additions/Alterations (Major)

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.

In general, additions/alterations to **attached housing**, such as townhouses, shall be limited to the options available in accordance with approved project standards established by the builder.

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 Requirements

- A copy of the existing property plat showing the house, property lines, easements, any accessory structures, and significant vegetation. In addition, the proposed addition/alteration must be drawn (to scale) on the property plat showing its location and measurements.
- Brief description of the project
- Scaled drawings showing all elevations of the finished project, in relation to the house including measurements.
- If lattice is used, provide a detailed drawing of location. Lattice must be properly framed in and recessed.

BROADLANDS
Modifications Subcommittee Design Guidelines

Additions/Alterations (Major) - *continued*

- Photographs showing the house and the site, marked to show the location of the proposed addition/alteration.
- Brochures, catalogues, photos, or manufacturer's "cut sheet" of all exterior materials/items including size and colors.
- Any lighting requires a photo of the fixture, size, color, wattage and location; specify the direction of light projection for any spotlighting
- Detailed drawing of proposed grading, if applicable.
- Detailed drawing and location marked on the property plat for any fireplaces and fire pits with measurements.
- Provide color sample if staining or painting is part of the project
- A landscape plan, if applicable showing proposed vegetation or if any trees are to be removed.