

BROADLANDS
Modifications Subcommittee Design Guidelines

Gazebos

General Considerations

Gazebos should be planned and designed with the same care and consideration as initial house construction.

The Gazebo shall be an appropriate size for the area in which it is to be located, with consideration for visual and physical impact on adjacent properties.

Specific Guidelines

- The design and location should consider any adverse impact on neighboring properties through either the elimination of privacy or the removal of existing vegetation. Gazebos should be located to minimize any tree removal.
- Gazebos must be located at the rear of the house.
- When located on a deck, the gazebo should be integrated both visually and structurally with the deck and no part may extend beyond the side walls. 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.
- Where the gazebo is to be located on an upper-level deck, special attention must be given to the massing of the addition; including the incorporation of structural skirting and/or landscaping to hide the understructure and visually integrate the gazebo with the house.
- When constructed of wood or a composite material, for example Trex, the Gazebo shall either be left to weather naturally or stained/painted in a muted color that is harmonious with the house.
- Supplemental landscaping may be required to compensate for the removal of vegetation or to provide screening from adjacent properties.

Submission Requirements

- Signed and dated application form.
- Brief description of the project.
- A copy of the property plat showing the house and any deck, patio, fencing, accessory structures, significant vegetation, property lines, and easements. The gazebo location must be drawn on the property plat.
- Photographs showing the house and the location of the gazebo.
- Complete plan and elevation drawings, scale, showing the house and the gazebo.
- Detailed construction drawings, including how the gazebo will be anchored.
- A list of all exterior materials and colors.
- Catalogue photographs or manufacturer's "cut sheets" of off-the-shelf items, as applicable, including sizes, materials, and colors.
- A landscape plan, as applicable