

Porch/Screened Porch

General Considerations

Porch additions shall be designed as an integral part of the house. The initial design of many houses may have included porches, decks, patios and privacy screens as options. Porch designs included in the initial design package shall be utilized whenever possible.

Porch/screened porch additions shall be compatible with the existing house in style, scale, massing and the consistent use of architectural elements, materials, colors and other details.

In general, porch additions to **attached housing** shall be in accordance with approved project standards established by the builder. In the absence of defined project standards, the following *Specific Guidelines* shall apply.

Specific Guidelines

- The size and location of the porch/screened porch should be appropriate to the existing house and space available on the property.
- The design and location should consider any adverse impact on neighboring properties, including changes in grade or drainage.
- New windows and doors should be the same or be compatible with the material and color of the existing house.
- Where more substantial porches/screened porches are to be constructed on upper-level decks, special attention must be given to the massing of the addition in order to visually integrate the porch with both the house and the ground.
- Supplemental landscaping may be required to compensate for the removal of vegetation and to visually soften the addition.

Submission Requirements

- A copy of the existing property plat showing the house and any fencing, accessory structures, significant vegetation, property lines and easements. In addition the proposed porch/screened porch must be drawn (to scale) on the property plat showing its location and measurements.
- Brief description of the project
- Photographs showing the location and site of the addition
- 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

Porch/Screened Porch – continued

- 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
- If staining or painting is part of the project, provide color sample
- A landscape plan, if applicable showing proposed vegetation or if any vegetation is to be removed.