

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

## **Patios**

### ***General Considerations***

A patio shall be designed and located to be harmonious with the architecture of the house and to mitigate the impact of its use upon neighboring properties.

All construction including stairs, stair railings, and landings shall conform to the Virginia Residential Building Codes and any other applicable codes.

In general, the patio shall be an appropriate size for the area in which it is to be located and should be constructed of wood, concrete, slate, brick or other masonry or stone material. Landscaping is recommended for screening.

Modifications to existing patios must incorporate the same materials and detailing as the approved existing patio.

### ***Specific Guidelines***

- The patio shall be designed as an integral part of the house and property.
- Design and location should minimize any tree removal.
- Changes in grade or drainage pattern must not adversely affect adjoining properties.
- The preferred location is in the rear or side of the house. Front or street facing side yard patios will not be approved.
- Generally, the patio should extend no farther than 20' from the rear or side of the house.
- Rear yard patios in attached housing must include a drainage plan to ensure water runoff does not impact neighboring lots to the side or rear.

### ***Submission Requirements***

- Signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house, property lines, easements, significant vegetation, existing patios and decks, fencing, and accessory structures. The location of the proposed patio must be drawn on the property plat.
- Photographs showing the proposed location of the patio.
- A plan drawing, to scale, showing the existing house and the proposed patio, including materials and measurements.
- Detailed construction drawings of railings, steps, seating walls, and any other patio features.
- Drainage plan drawing showing where any extension pipes will be buried including the termination point on the property. Include a picture or manufacturer's cut sheet of emitter used at the termination point.
- Photos of any lighting fixtures including wattage and location drawn on the property plat.
- A landscape plan, as applicable.