

BROADLANDS
Modifications Subcommittee Design Guidelines

Porches

General Considerations

Porch/screen 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.

Screen porch additions are not permitted on **attached housing** upper-level decks.

Specific Guidelines

- The size and location of the 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

- Signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house indicating the location and size, to scale, of the proposed porch. Also indicate any fencing, accessory structures, significant vegetation, property lines, and easements on the plat. Project must be drawn on the plat showing the proposed location.
- Pictures showing the house and location of the porch.
- Complete architectural plans including drawings, to scale, showing the existing house and the proposed addition including all measurements.
- Elevation drawings of the complete rear and both sides of the existing house with the porch shall be provided.
- Photos showing the entire existing rear and side elevations of the house are required.
- A list of all exterior materials and pictures of proposed colors.
- Pictures of railings showing material used and color.

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- Location, wattage, color and photo or manufacturer's "cut sheet" of any new lighting.
- Catalogue photographs or manufacturer's "cut sheets" of "off-the-shelf" items, as applicable, including sizes, materials, and colors.
- If lattice is used, provide a drawing or picture of the location, and details indicating how the lattice will be framed and installed including materials and measurements.
- A landscape plan, as applicable.