

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.
- Roof shingles shall match the color, style, and material of the existing roof.
- 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

- Signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house, property lines and easements, and any accessory structures, significant vegetation; and include the location of the proposed addition/alteration on the plat.
- Complete plan and elevation drawings, to scale, showing the existing house and the proposed addition/alteration.

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.
- A list of all exterior materials and samples of proposed colors.
- 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.
- Catalogue photographs or manufacturer's "cut sheets" of items, such as exterior light fixtures, as applicable, including sizes, materials, and colors.
- A landscape plan, as applicable, or required.