

BROADLANDS
Modifications Subcommittee Design Guidelines

Chimneys/Flues

General Considerations

Chimney and metal additions should be planned and designed with the same care as initial construction and should be visually integrated with the architecture of the house. The design and location must be compatible with the house in style, scale, materials and colors.

Metal flues shall be selected, located and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street.

The installation of a chimney/flue in **attached housing** shall be in accordance with the approved project standards for chimneys/flues established by the builder.

Specific Guidelines

- An exterior masonry chimney must be constructed to grade and must not appear to be suspended above the ground.
- Chimneys should be constructed of materials and colors that match, or are harmonious with, the materials and color of the house.
- A masonry chimney should be constructed to match stone, brick and/or other masonry materials used elsewhere on the house.
- A rooftop metal flue should be on the side least visible from neighboring properties (usually the rear sloping roof), be no higher than the minimum required by the County building code, and be painted flat black or a flat finish paint to match the roof color.
- Wooden enclosures of flues shall be constructed of the same materials as the house siding, trim and color.
- Generally, through-the-wall (direct-vent) metal flues will not be approved on an elevation that is visible from the street.
- Direct-vent metal flues shall be painted a flat finish of the same color as the wall through which installed.

Submission Requirements

- Signed and dated application form.
- Description of the project.
- A copy of the existing property plat showing the house and any accessory structures, fences, significant vegetation, and property lines. The proposed location of the chimney or flue must be drawn on the property plat.

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Chimneys/Flues – *continued*

- Photographs showing the house and property and the location of the proposed chimney/flue.
- Elevation drawings, to scale, showing the addition of the chimney or flue, and the location of windows, doors overhangs, and other pertinent details.
- A list of materials and proposed colors.
- If architectural enclosure of the flue is proposed, a list of all materials and proposed colors.
- Catalogue photographs or manufacturer's "cut sheets" of rooftop and direct-vent metal flues, associated spark arrestors and other accessories, including dimensions, and color.