

ADDITIONS/ALTERATIONS

General Considerations

All additions/alterations require review and approval prior to construction. Additions/alterations may include room additions or extensions, garages, porches, or other changes to elevation or structure of the home. Additions shall be planned and designed with the same care and consideration as initial house construction. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surrounds. The size of the proposed modification and the Lot size and percentage of green space are all considerations when evaluating an application. For example, a large addition to a small house or Lot may be inappropriate.

The addition/alteration shall be visually integrated with the existing house through the consistent use of architectural elements, materials, quality, style, colors, and other details. The scale and massing of each addition/alteration shall reflect the architectural style and intent that relates all parts of the structure as a whole. The design of the structure should be a consideration of all four sides. The design must be compatible with the existing house and surrounding homes in character, materials, and builders color palette. When extending an area with siding, the matching siding must be used. When extending an area with brick or stone, the matching brick or stone must be used.

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.

Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Hip and gable-style rooflines are acceptable. Shed-style rooflines are permitted for additions/alterations that are consistent with adjacent shed-style rooflines on the home or found within a section whose builder incorporated this style as part of their initial architecture or as an option.

Roof materials must match that of the existing house or be compatible (i.e. standing seam metal roof in a consistent color); siding must match existing siding in color, material, size, quality, and style. Windows and doors must match those used in the applicant's house, or be of a similar style, material, and quality, and are to be located in a manner which relates well to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated and include detailed plans. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Specific Guidelines

1. The size and location of the addition must be appropriate in relation to the existing house and space available on the property.
2. The design and location should consider any adverse impact on neighboring properties that may result in the elimination of privacy or the removal of existing views.
3. Changes in grade or drainage patterns must not adversely affect adjacent properties. If

- adjacent properties are adversely affected, the applicant responsible for the change is responsible for the correction of the drainage problem.
4. The design of the addition should repeat architectural element details of the existing house, such as roof lines, windows, trim details, materials and colors.
 5. The new roof pitch should be consistent with the existing roof pitch and, if possible, match that of the existing roof pitch.
 6. New windows and doors are to be the same or similar, size, type, material, color, and quality as those of the existing house.
 7. Supplemental landscaping may be required to compensate for the removal of significant vegetation or to provide appropriate screening where necessary.

Submission Requirements

1. A copy of the existing official record plat showing the house, property lines and easements, and any accessory structures, significant vegetation; and the location of the proposed addition/alteration.
2. Complete plan and elevation drawings, to scale, showing the existing house and the proposed addition/alteration.
3. Photographs showing the house and the site marked to show the location of the proposed addition/alteration.
4. A list of all exterior materials and samples of proposed colors.
5. Catalog photographs or manufacturer's examples of items, such as exterior light fixtures, as applicable, including sizes, materials, and colors.
6. A landscape plan, as applicable, or required.

Maintenance Requirements and Future Considerations

Additions/alterations to the original home and Lot must be maintained in keeping with Brambleton Community Association's Property Maintenance Standards. If changes to a previously approved or installed Addition/Alteration are desired, a new Design Review Application is required and must be submitted for review prior to making any changes.