



Sunrooms & Screen Porches

ARC Submittal Guidelines 2025

Foot note: This is a synopsis of the Landfall architectural review process and is not meant to take the place of, or be used instead of the Architectural Review Guidelines. The latest revision of the ARC's Guidelines will take precedence to any discrepancies herein. ARC Guidelines are available at <https://www.landfall.org/arc/>



Guidelines

Screen Porches: A divider pattern for the screening must be clearly shown on the elevation drawing, as well as, a wall section. If the screen tight system for screening is utilized, the screen tight panels must be divided by a minimum of 3”X4” wooden vertical/horizontal members. The framing dividers must be expressed a minimum of 1” beyond the screen mesh on the exterior and must not be covered by a vinyl or aluminum strip. Two screen tight panels cannot abut one another. The panels must be installed within the framework of the wood. Neither vinyl nor aluminum may be utilized for construction framing materials.

Sunrooms: Sunrooms must be compatible with the home regarding building materials, color, and style. Sunroom windows must be the same color as the other home windows, and detailed and installed in a manner consistent with the rest of the house. This means that the custom window/door trim must be sized and installed in a manner similar to the remainder of the house. Trim between wood columns and sunroom windows must be made of wood, and cut, installed, then caulked and painted without visible fasteners. Aluminum or vinyl infill panels, flanges with visible edges or exposed fasteners surrounding windows are not approved. Horizontal sliding windows with fixed transoms or hoppers are not approved for sunroom enclosures, unless the house already has horizontal sliding windows with transoms or hoppers.



Submittal Details

- For the submittal, please provide the following:
 - ❖ Complete the Modification to Existing Home Form available at www.landfall.org.
 - ❖ Provide ¼” scaled, dimensioned elevation drawings with materials labeled. This will dimension all portions of the proposed structure and label all materials including above, below and between the windows/screens. It should also include the adjacent portions of the home so that the ARC can review how the addition will look with the existing home.
 - ❖ Include ¼” scaled, dimensioned floorplans coordinated with the elevation drawings. Show all framing to reflect custom construction as pre-fabricated wall units are not approved.
 - ❖ Provide material and color samples including window make and model.



Examples

