

PRIVATE FRONTAGE SECRETS

CNU 17

Denver

09 June 13

STEPHEN A. MOUZON, AIA CNU LEED

THE NEW URBAN GUILD

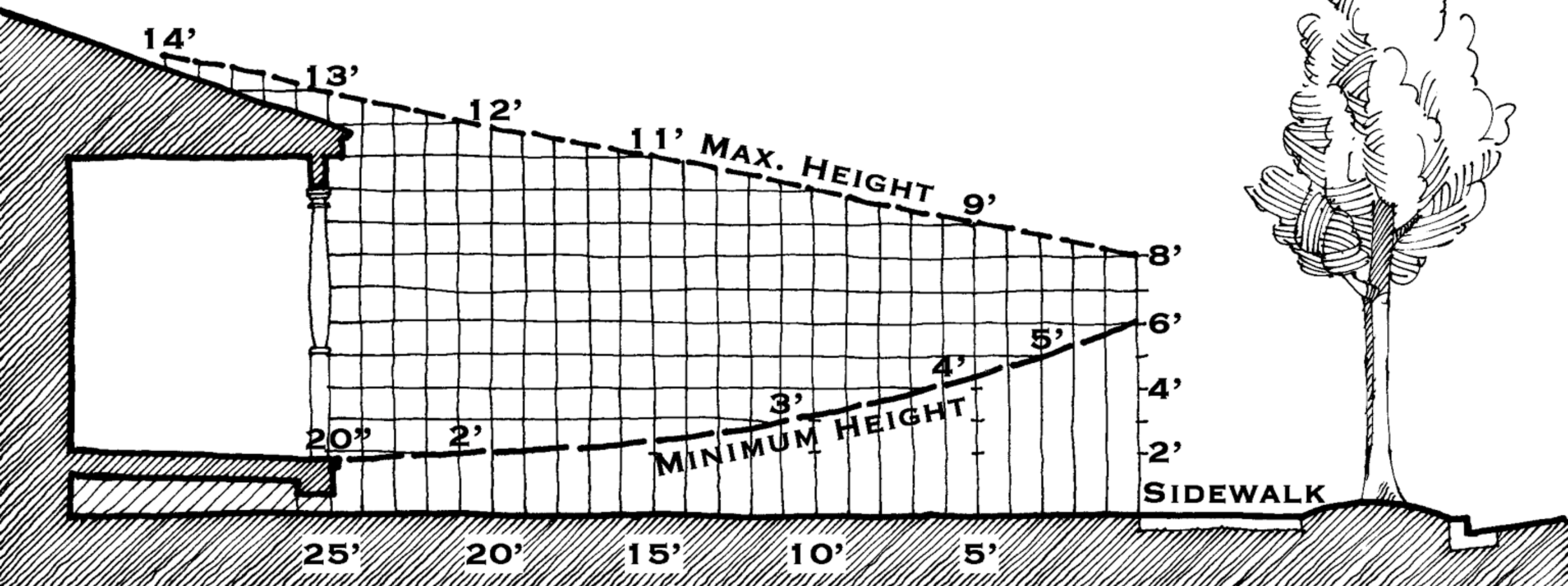
Miami Beach, Florida, USA

SETTING *the* STAGE



PORCH FLOOR HEIGHT

(ABOVE SIDEWALK, MEASURED AT FRONT EDGE OF PORCH)



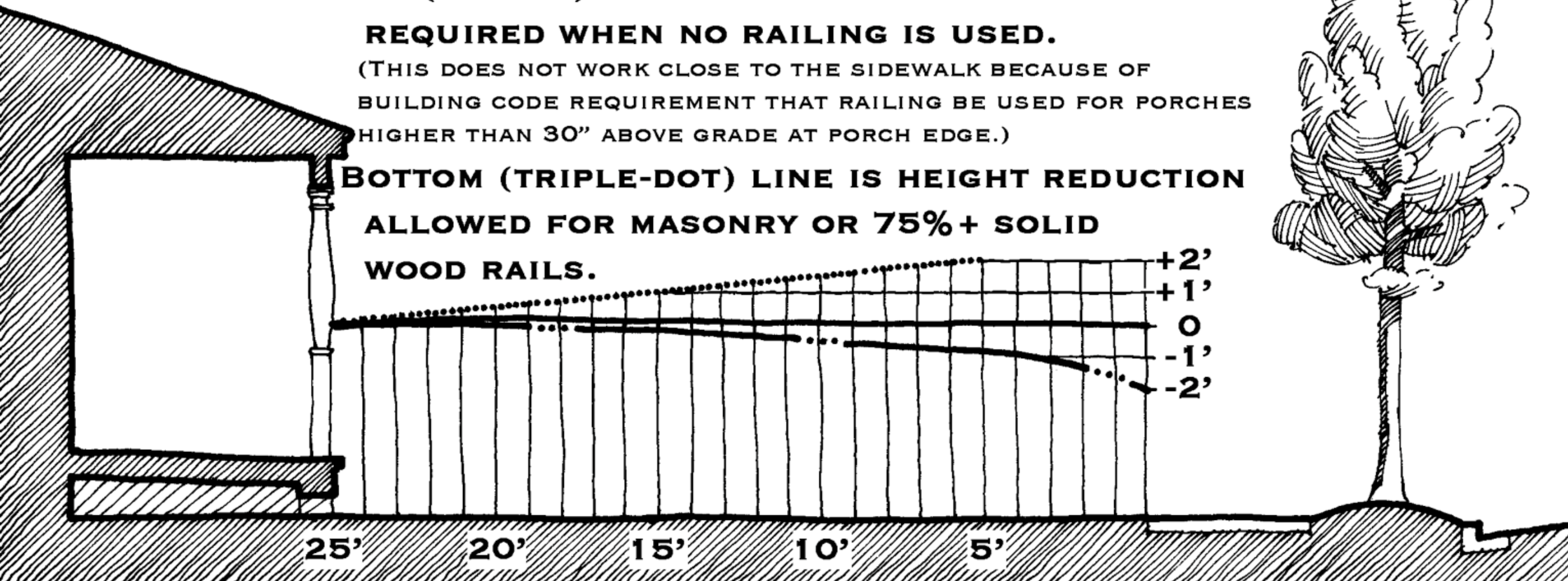
PORCH RAILING ADJUSTMENT FACTORS

(ADJUST MINIMUM REQUIRED PORCH FLOOR HEIGHT)

**TOP (DOTTED) LINE IS ADDITIONAL HEIGHT
REQUIRED WHEN NO RAILING IS USED.**

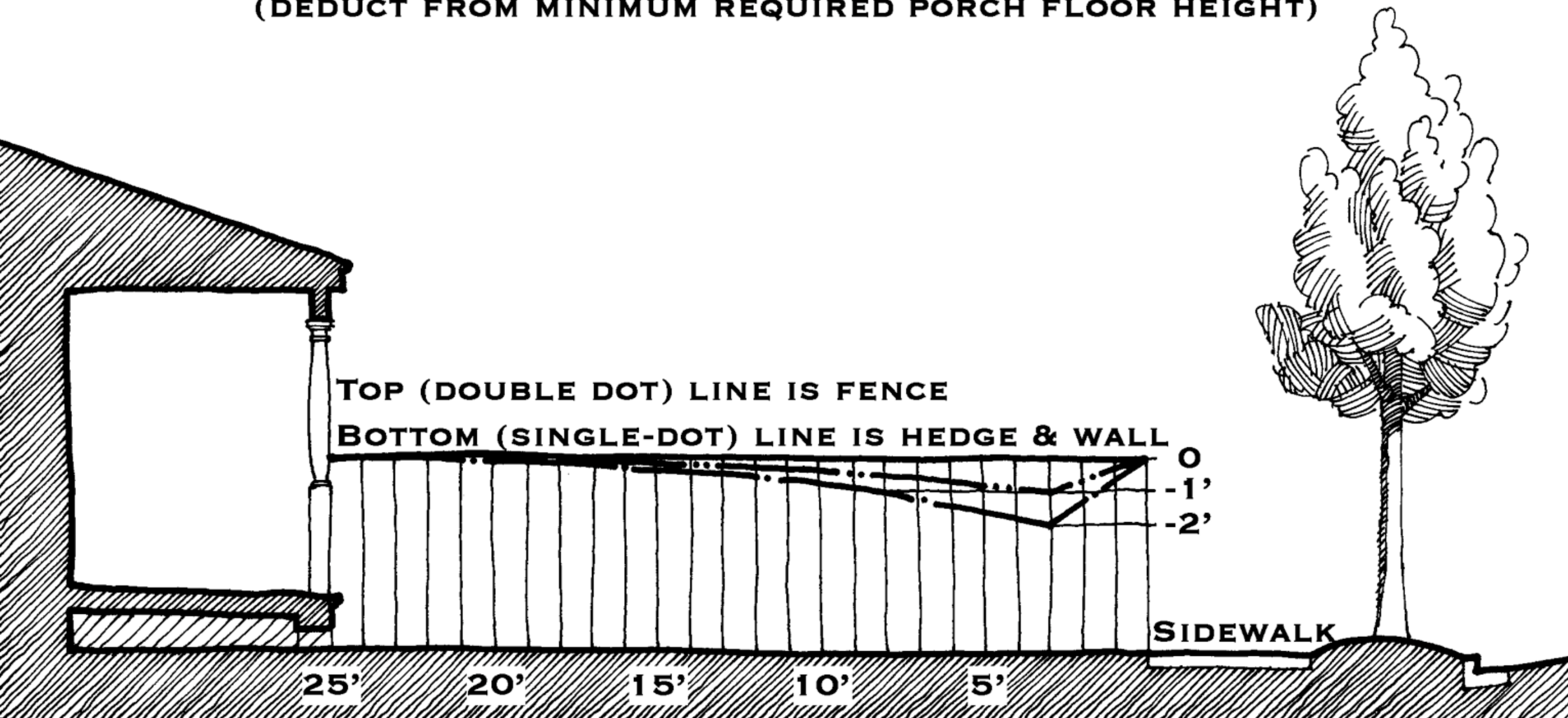
(THIS DOES NOT WORK CLOSE TO THE SIDEWALK BECAUSE OF
BUILDING CODE REQUIREMENT THAT RAILING BE USED FOR PORCHES
HIGHER THAN 30" ABOVE GRADE AT PORCH EDGE.)

**BOTTOM (TRIPLE-DOT) LINE IS HEIGHT REDUCTION
ALLOWED FOR MASONRY OR 75%+ SOLID
WOOD RAILS.**



FENCE, HEDGE & WALL REDUCTION FACTORS

(DEDUCT FROM MINIMUM REQUIRED PORCH FLOOR HEIGHT)



SIGNS *of* LIFE



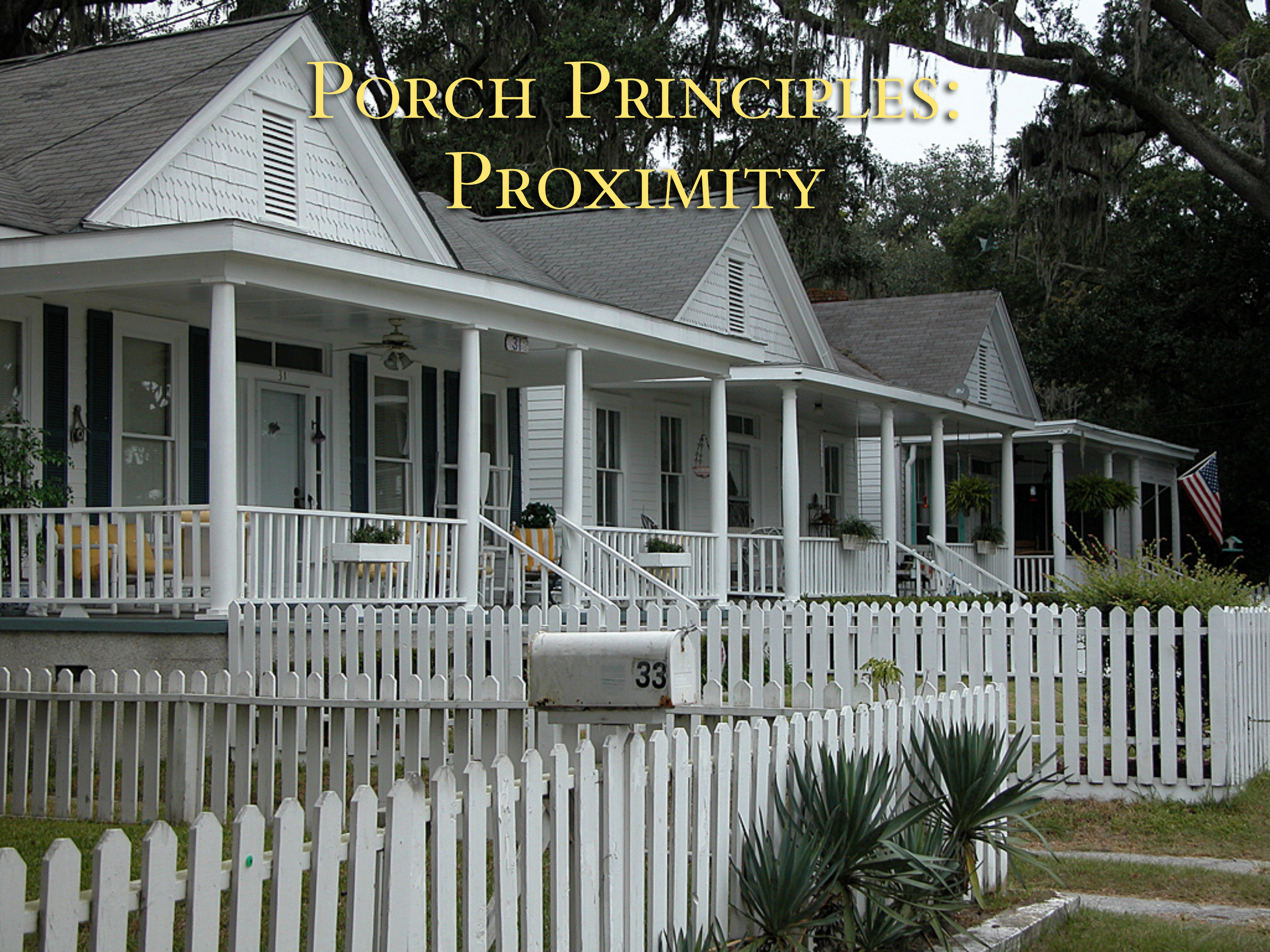
SIGNS *of* LIFE



SIGNS *of* LIFE



PORCH PRINCIPLES: PROXIMITY



LARGE SETBACK



LARGE SETBACK



MEDIUM SETBACK



MEDIUM SETBACK



MEDIUM & SHORT SETBACKS



TOWNHOUSES



COVERED STOOP



PORCH ENCROACHMENT



PORCH ENCROACHMENT



MAKING *the* SALE





HEAVY BALUSTERS



SOLID WALL



SOLID BOARDS

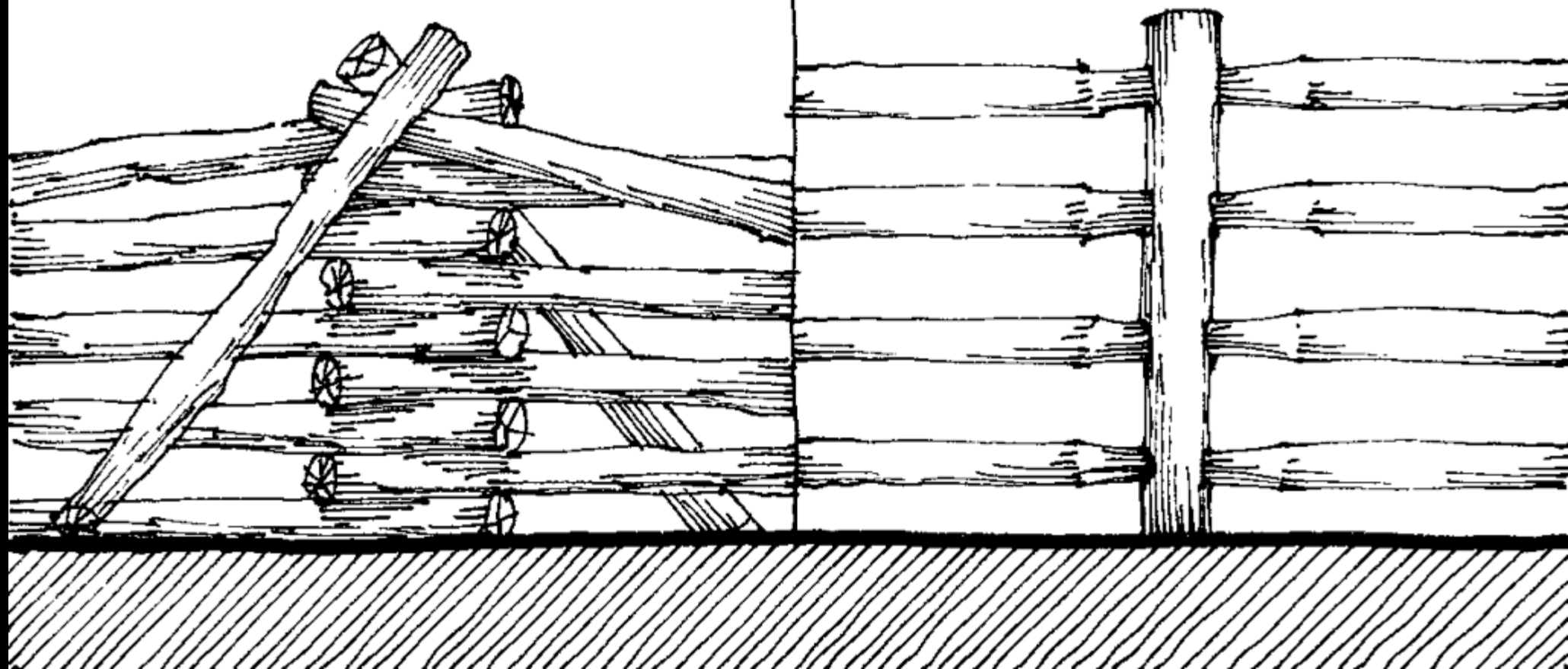




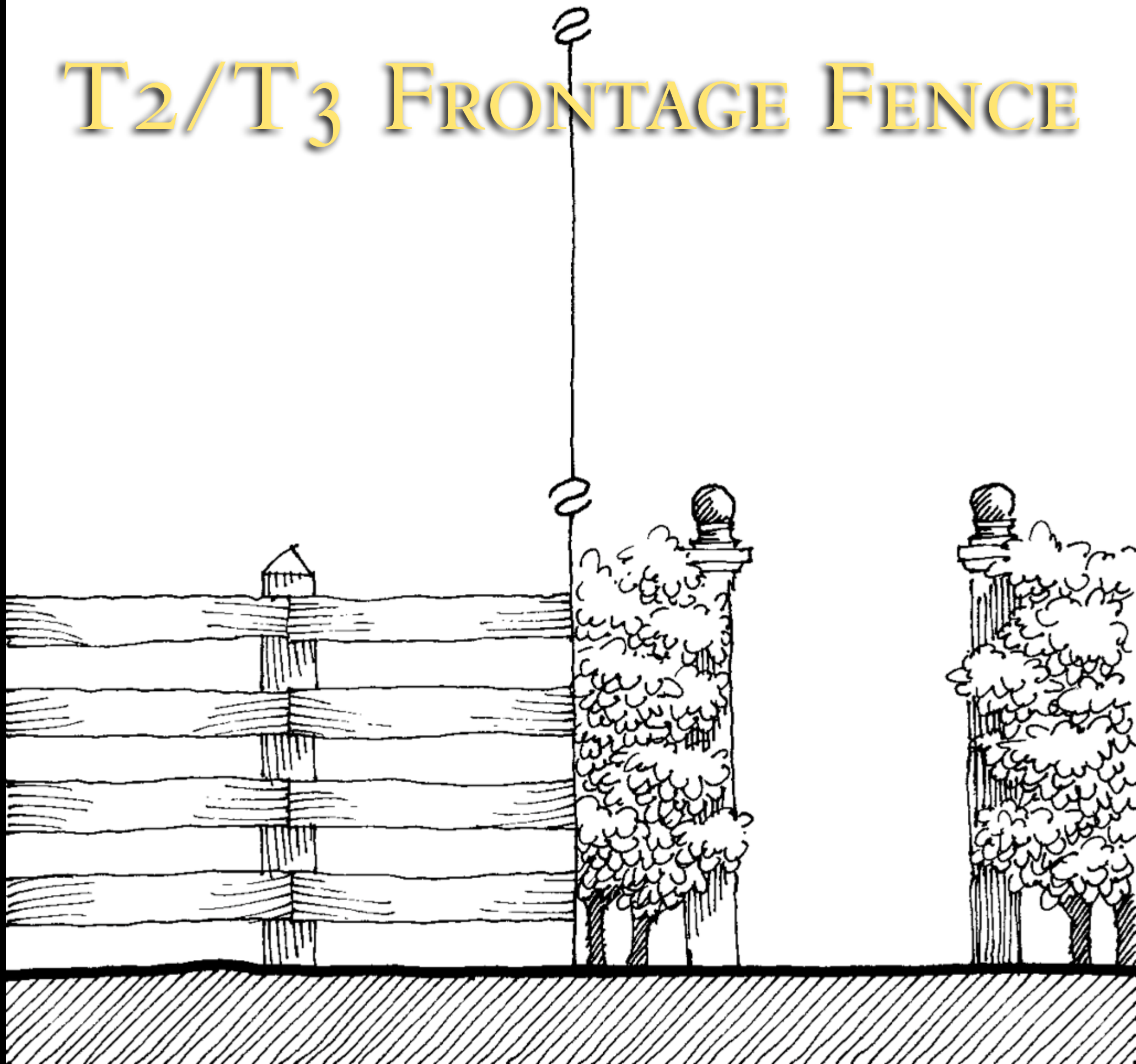




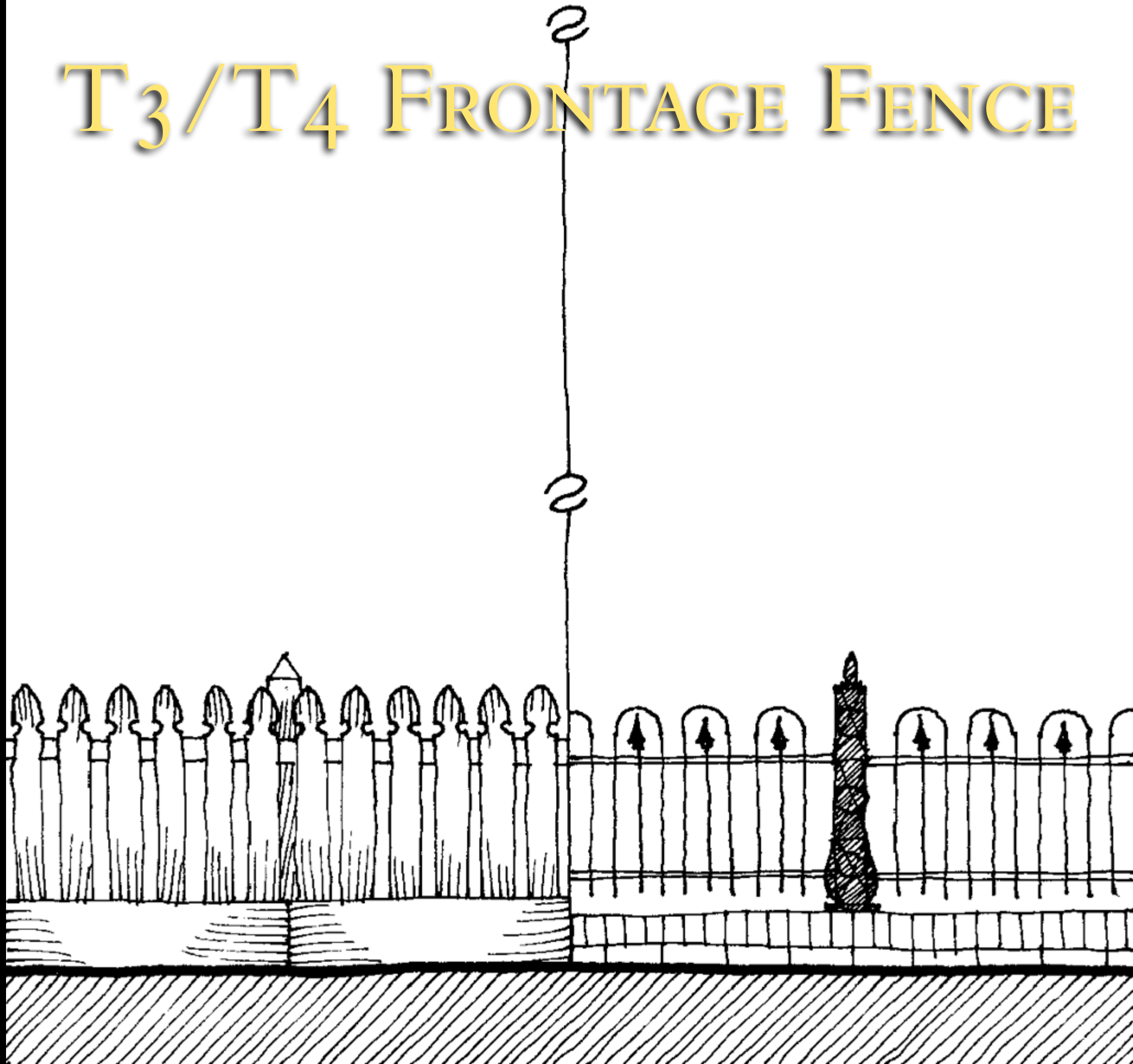
T₁/T₂ FRONTAGE FENCE



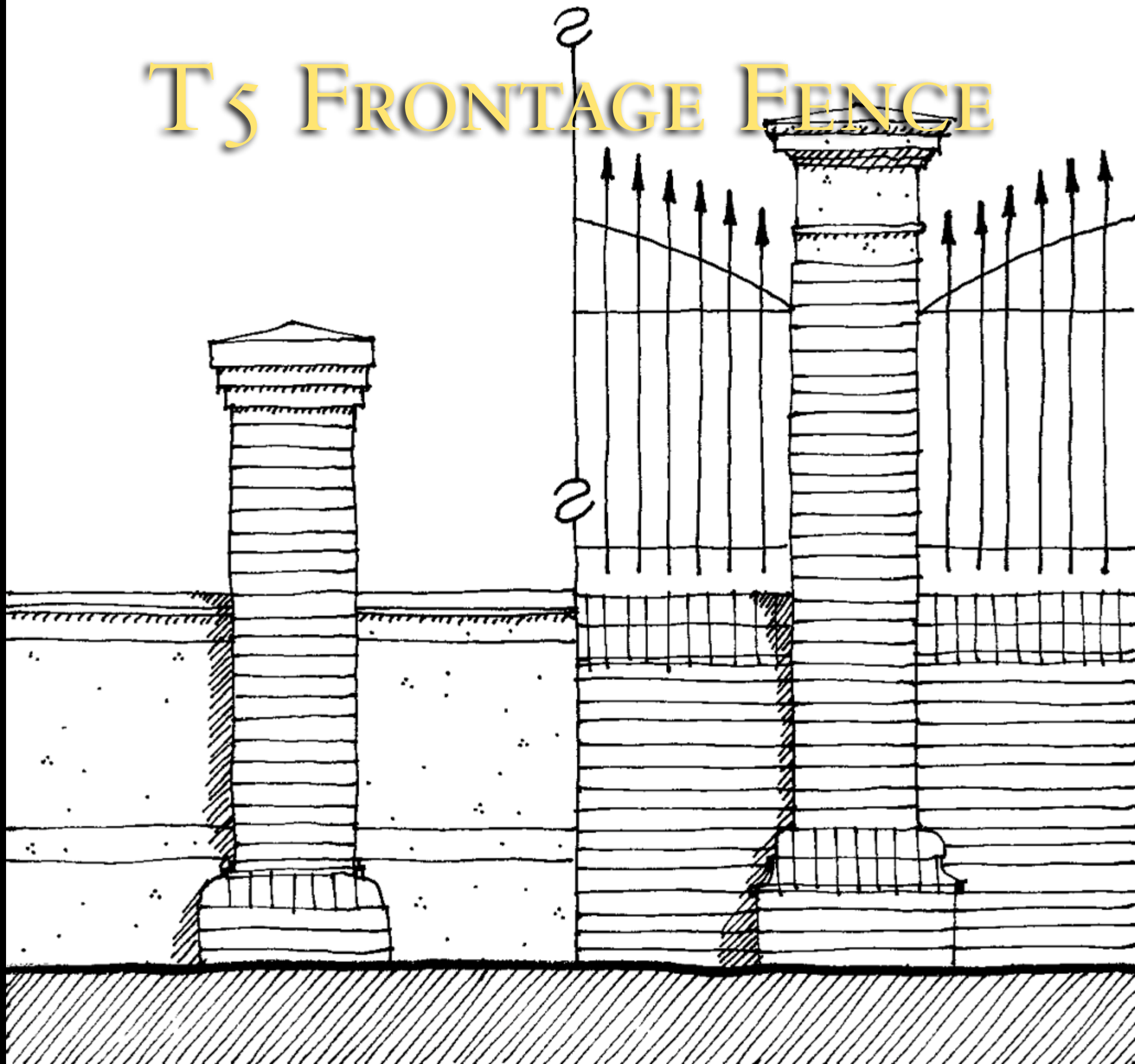
T₂/T₃ FRONTAGE FENCE



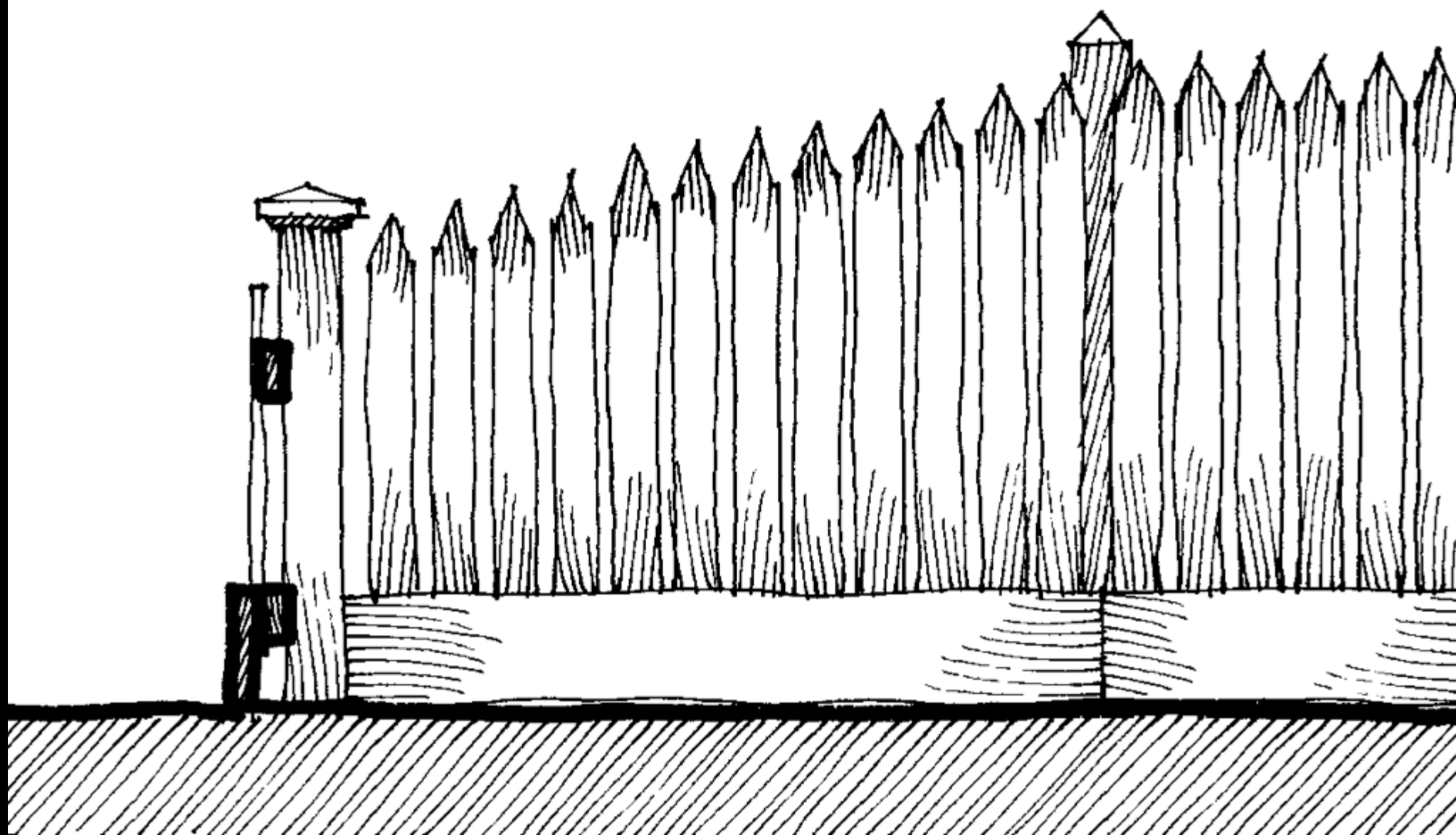
T₃/T₄ FRONTAGE FENCE



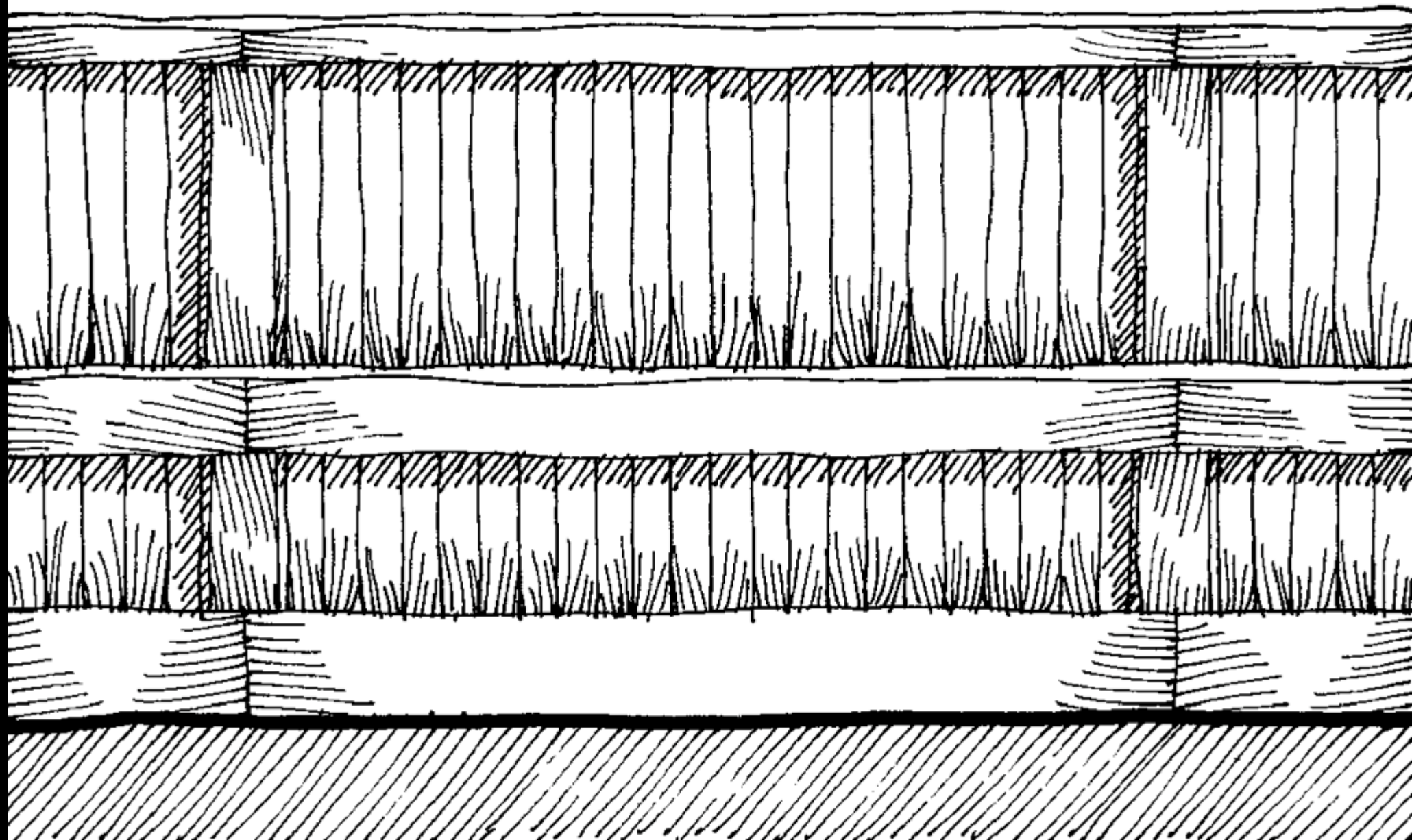
T5 FRONTAGE FENCE



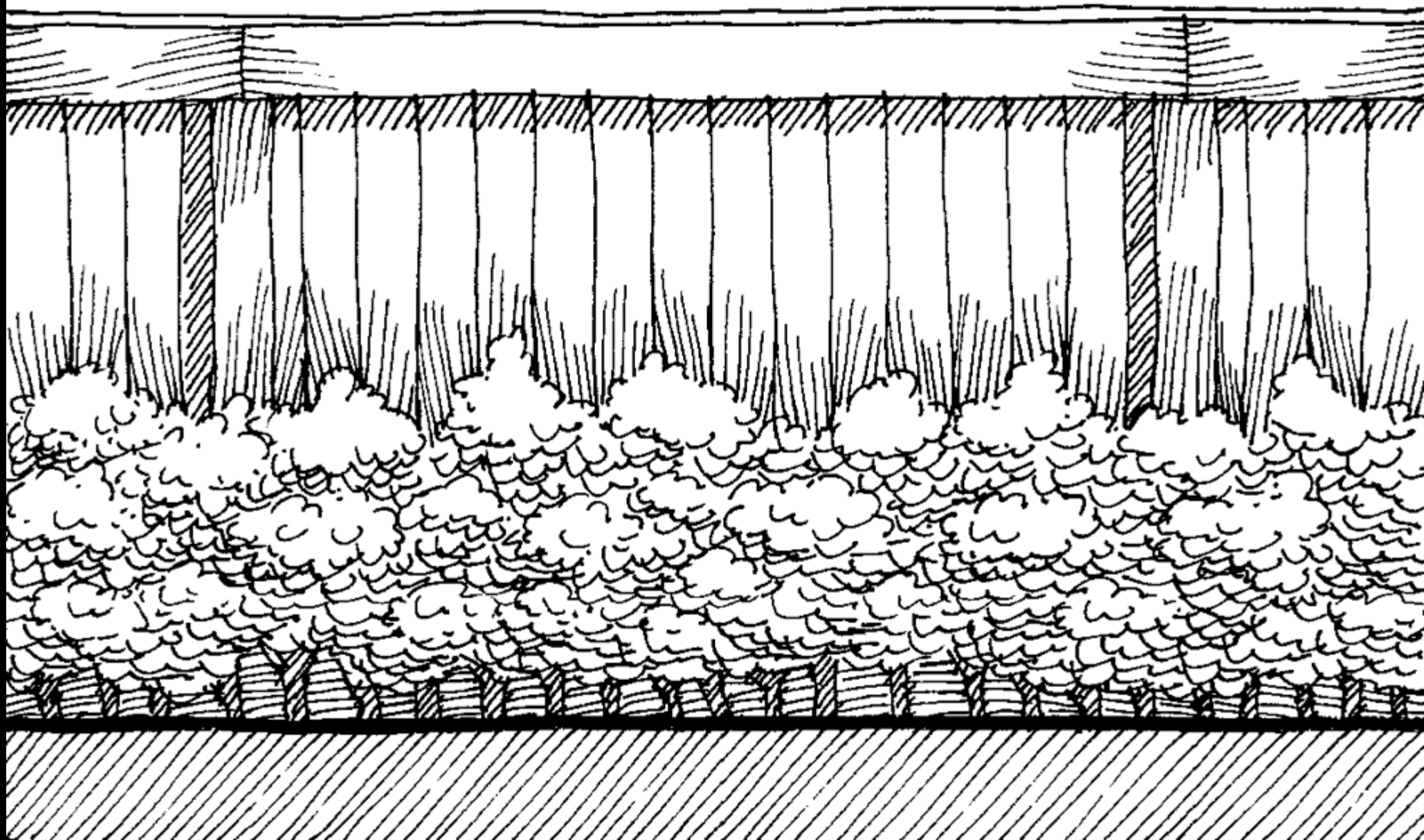
NEIGHBOR'S FENCE



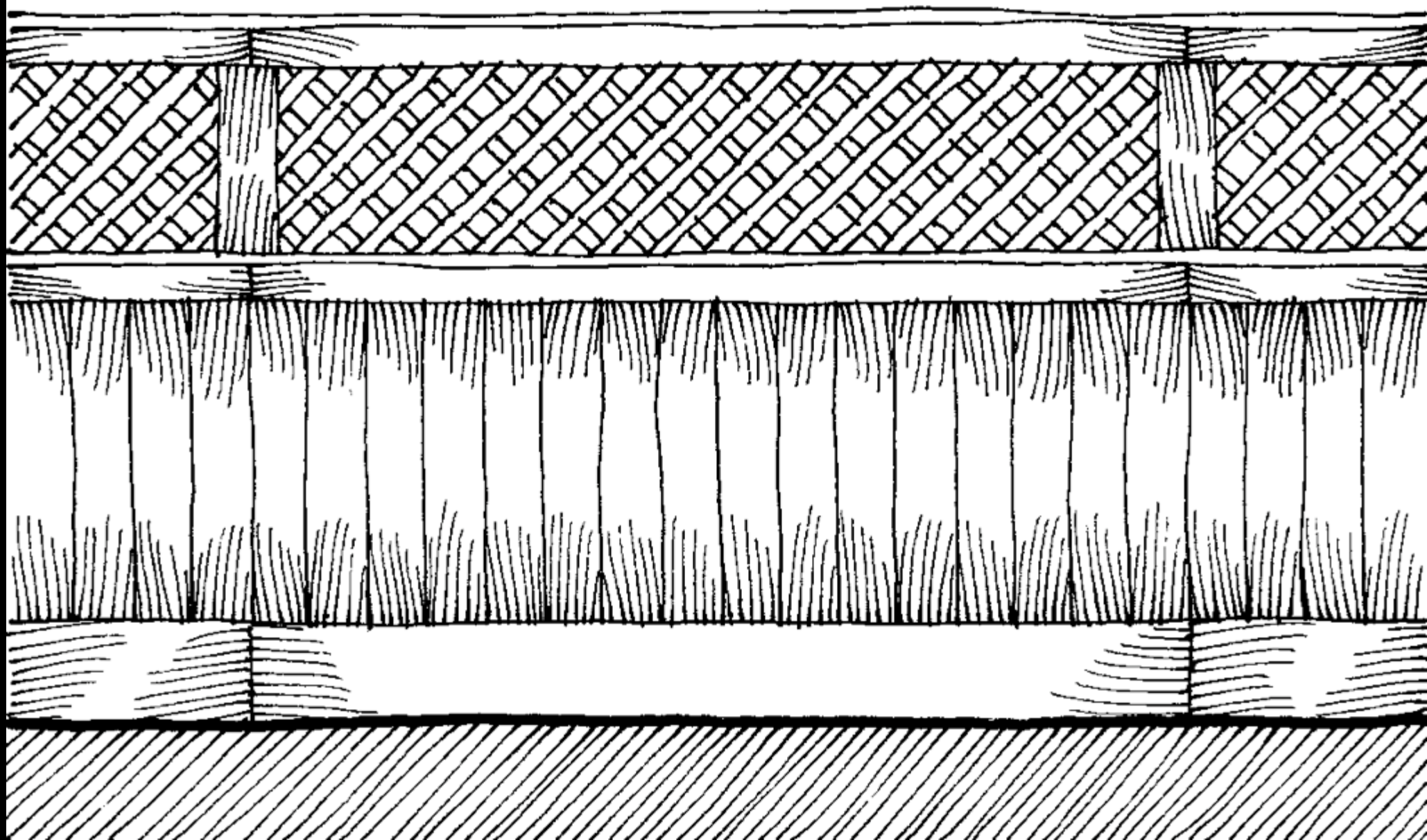
PRIVATE YARD FENCE



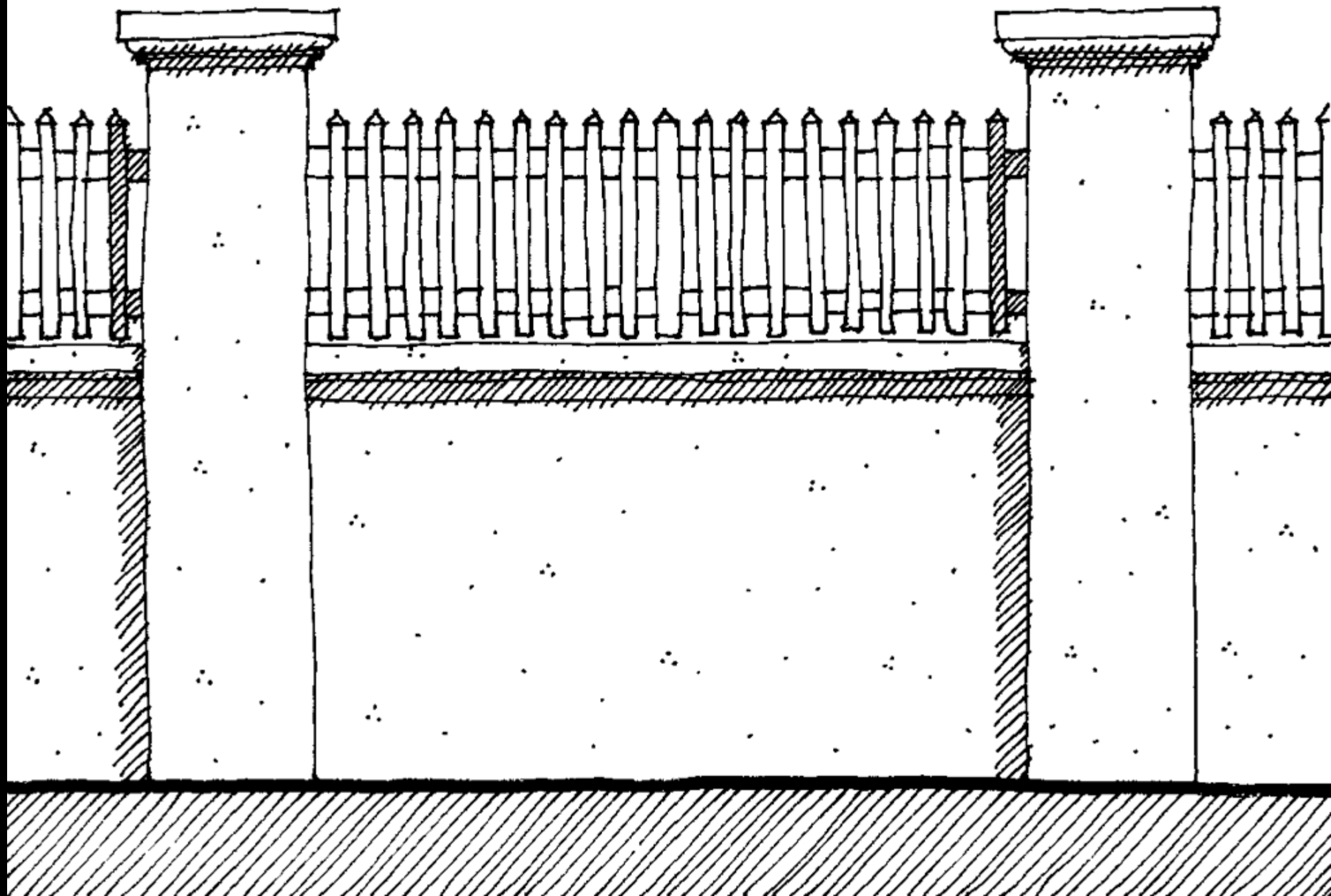
PRIVATE YARD FENCE



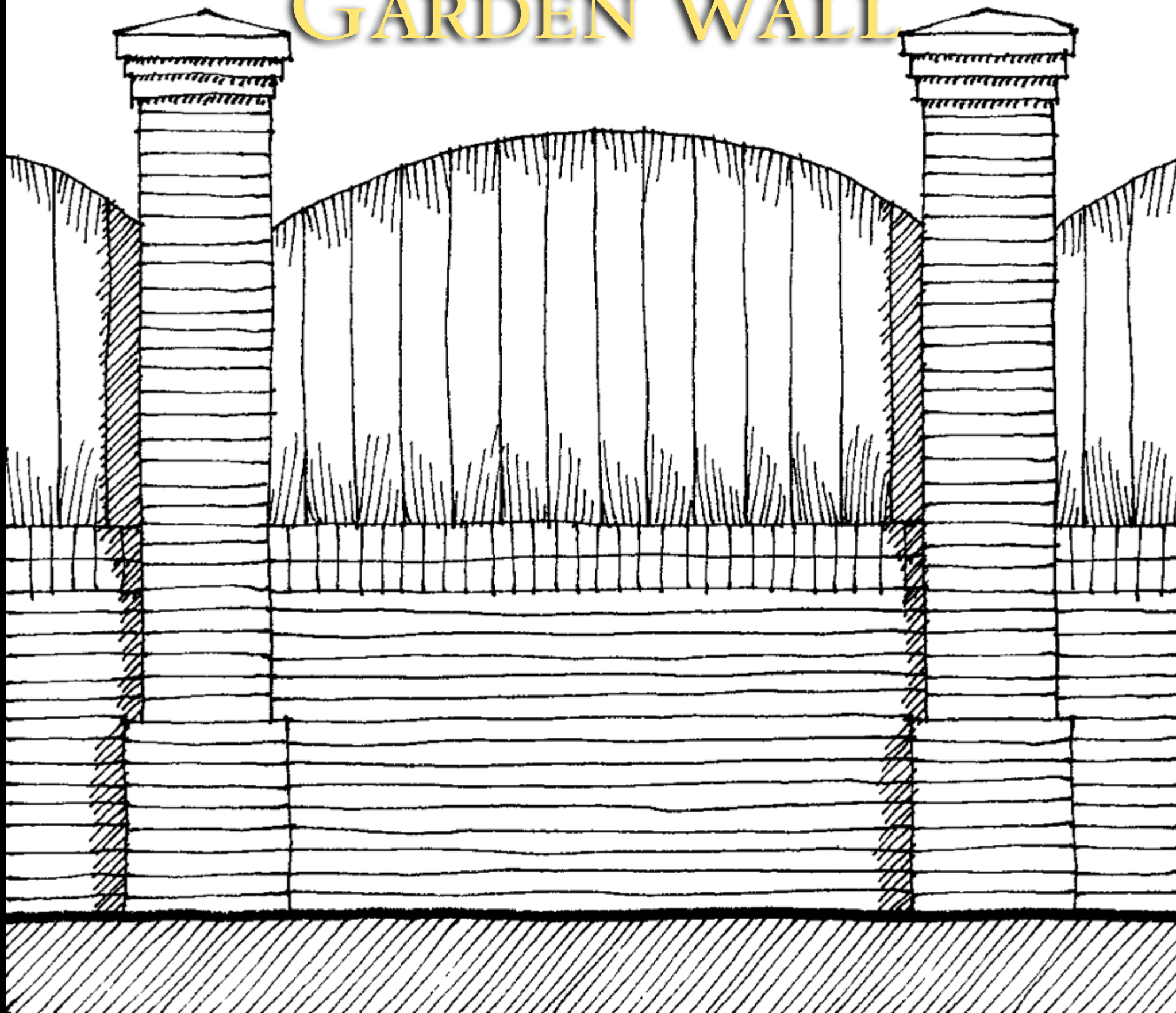
LANE *or* ALLEY FENCE



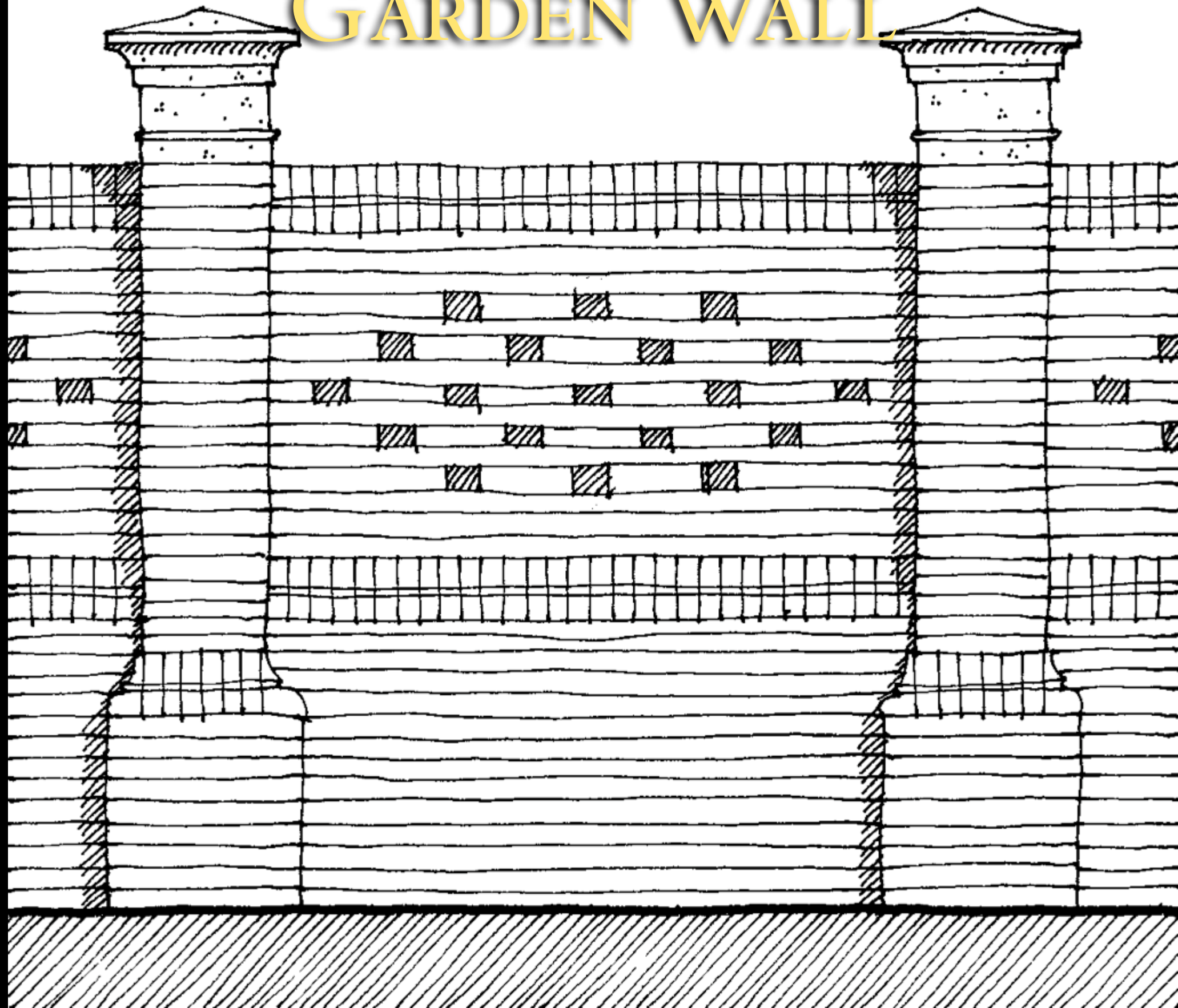
LANE *or* ALLEY FENCE



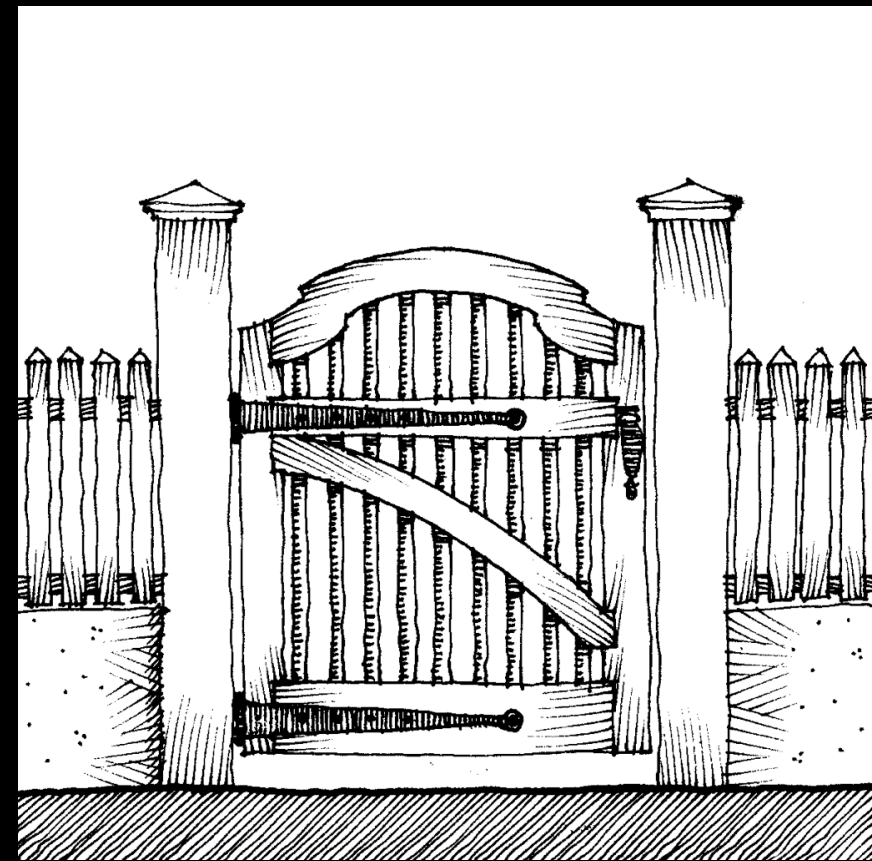
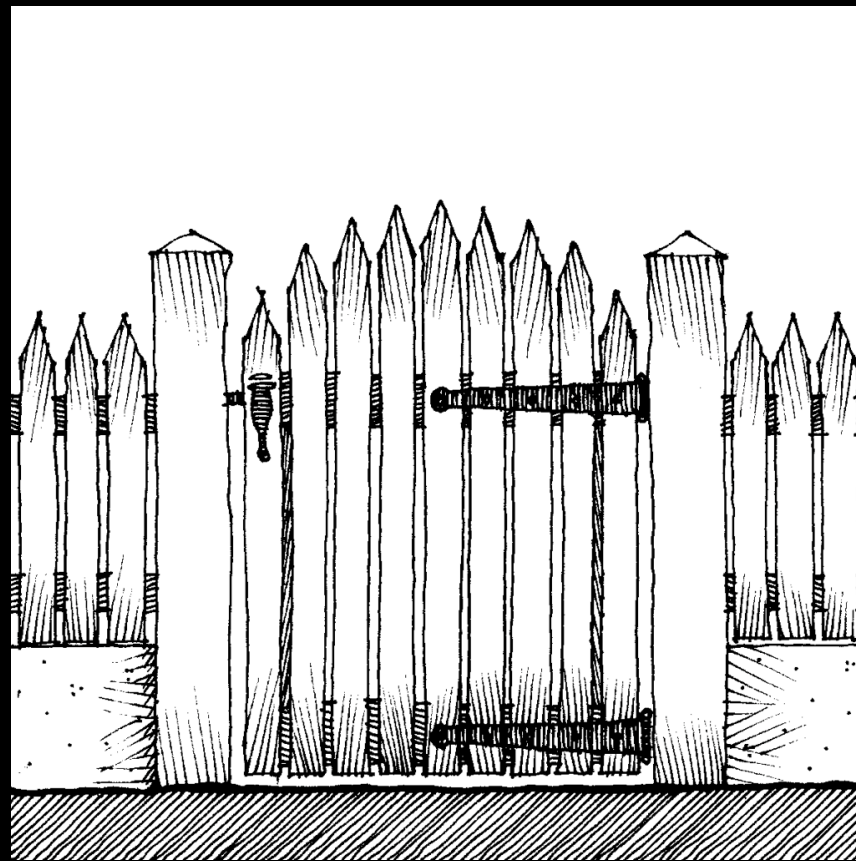
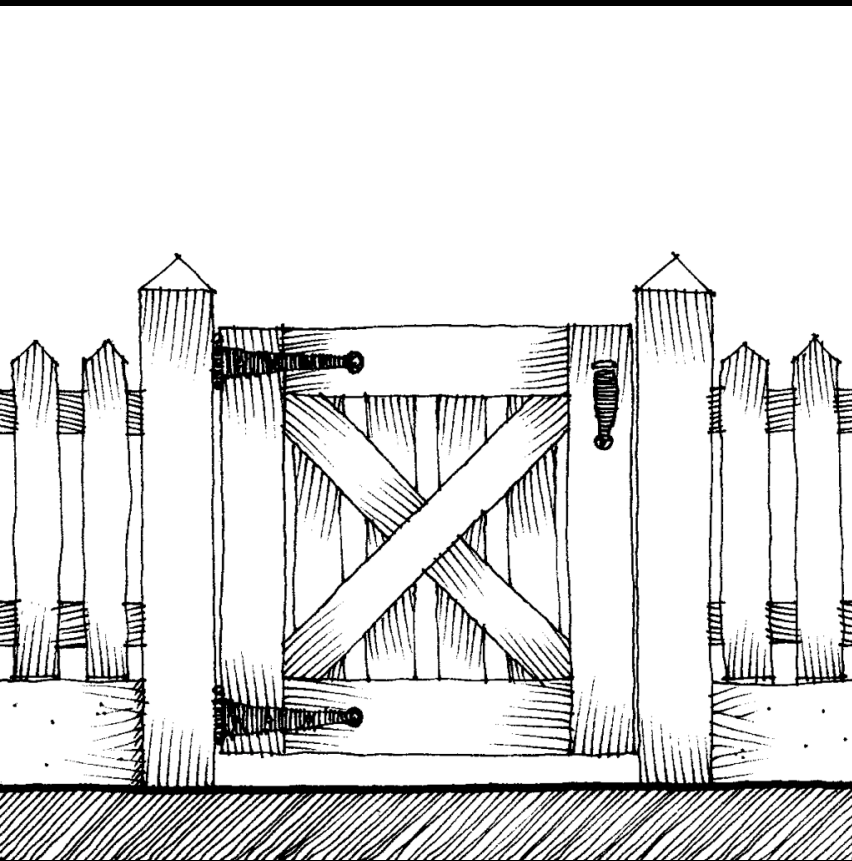
GARDEN WALL



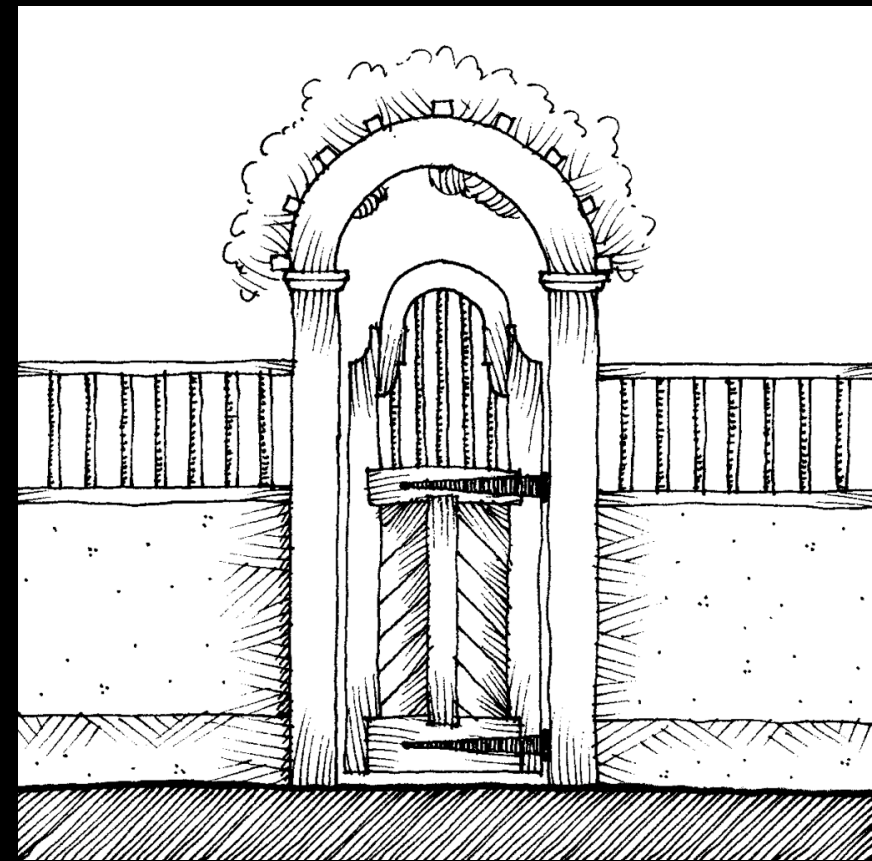
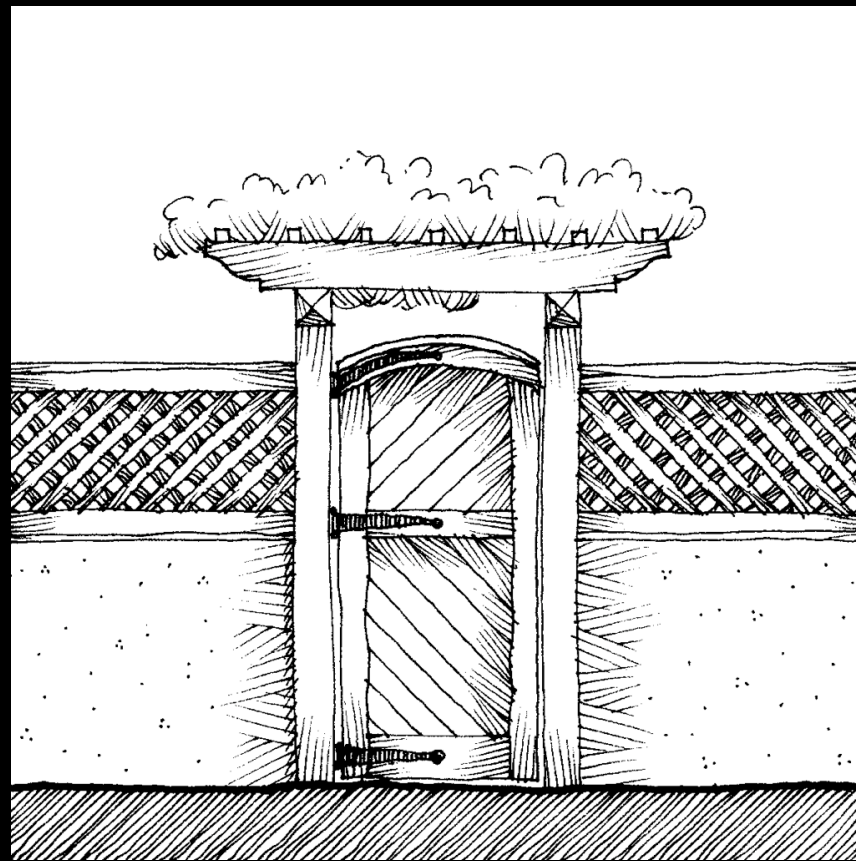
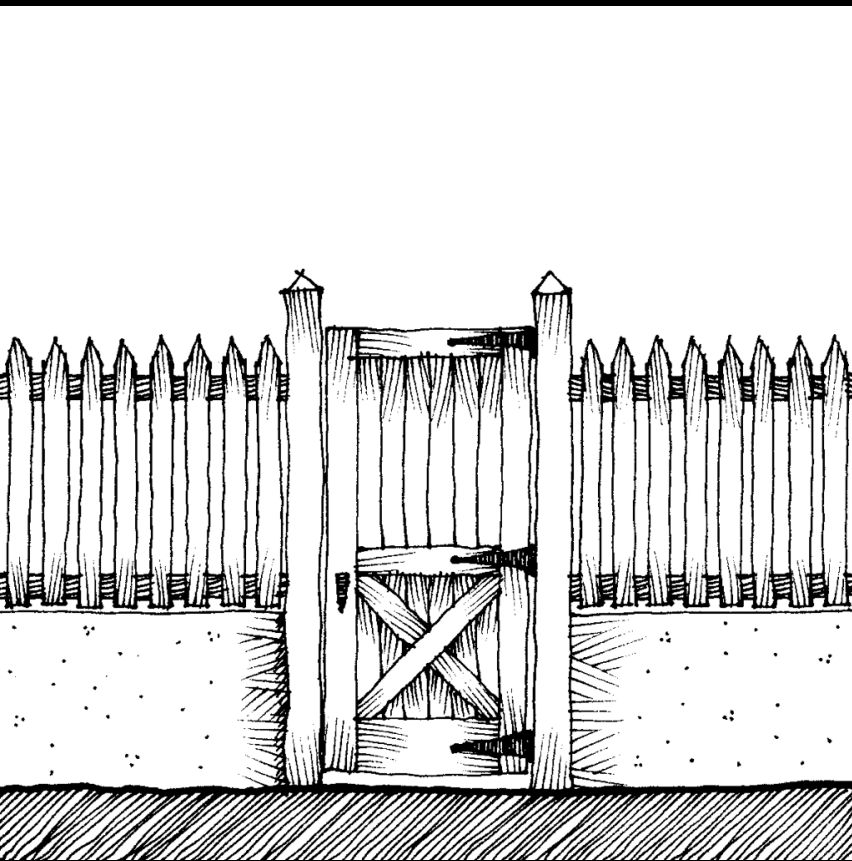
GARDEN WALL



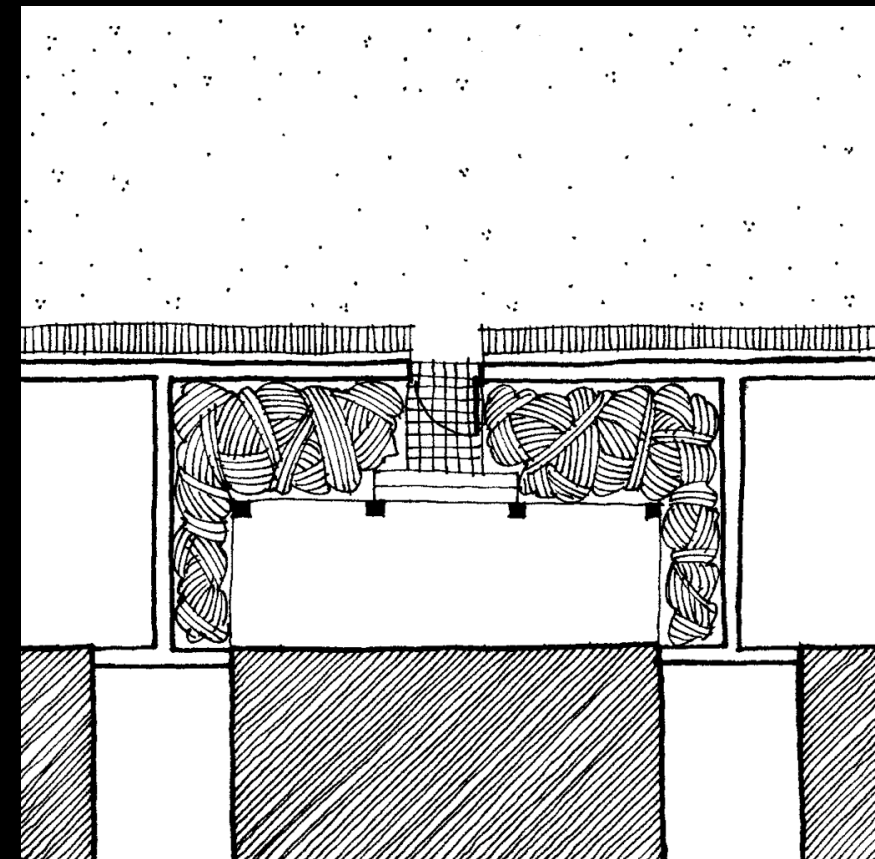
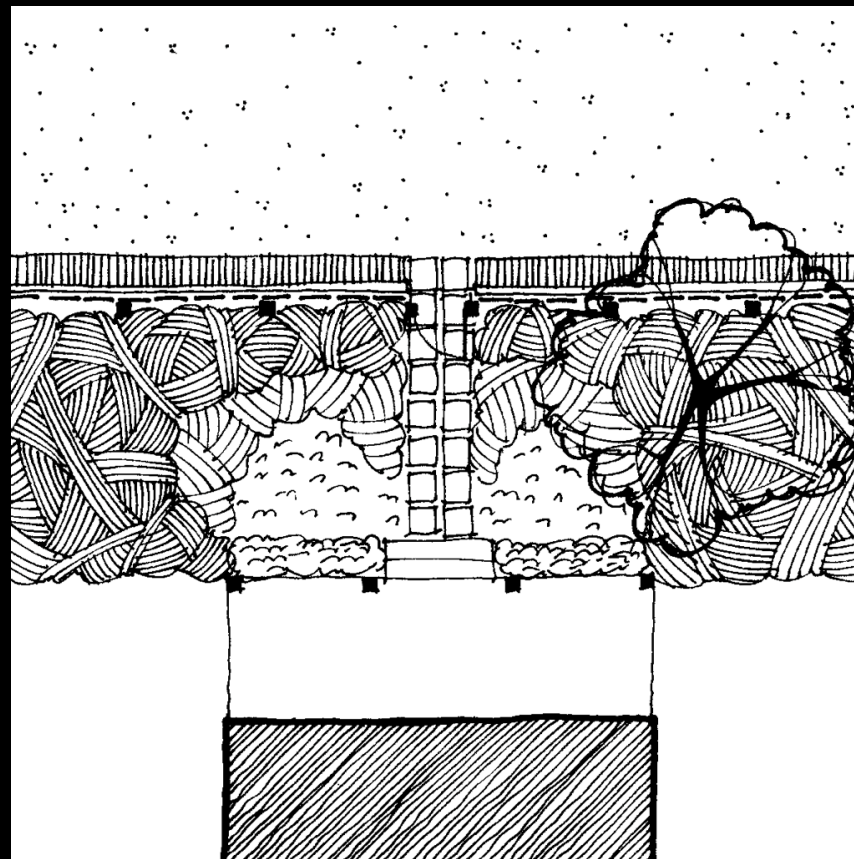
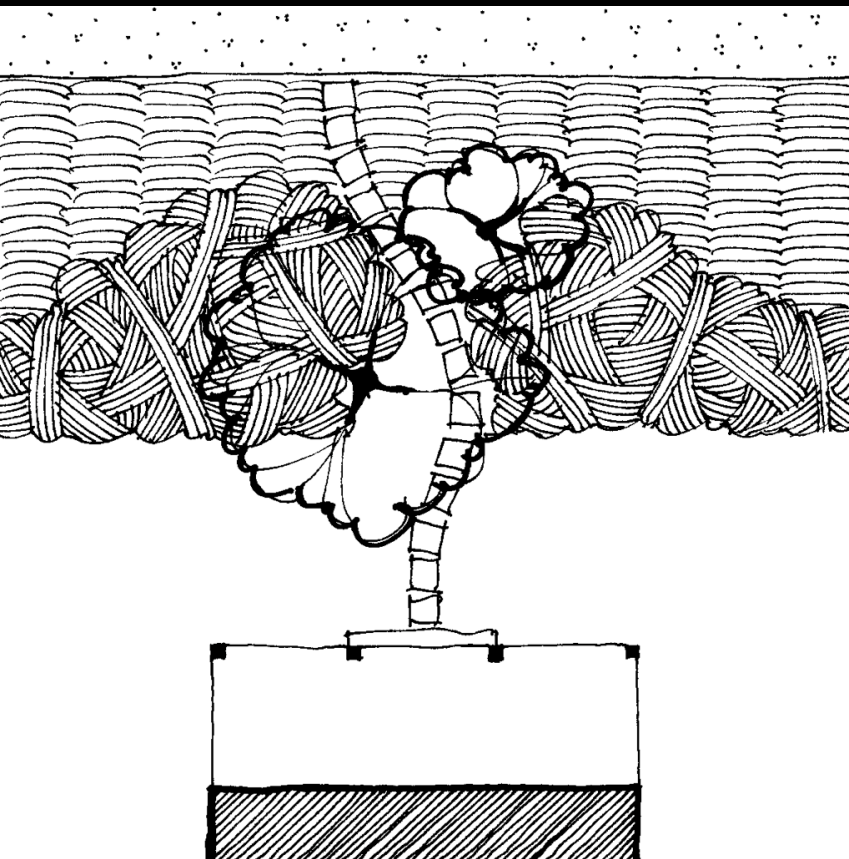
FRONT GATES



GARDEN GATES



FRONTAGE GARDENS



DOUBLE FENCE



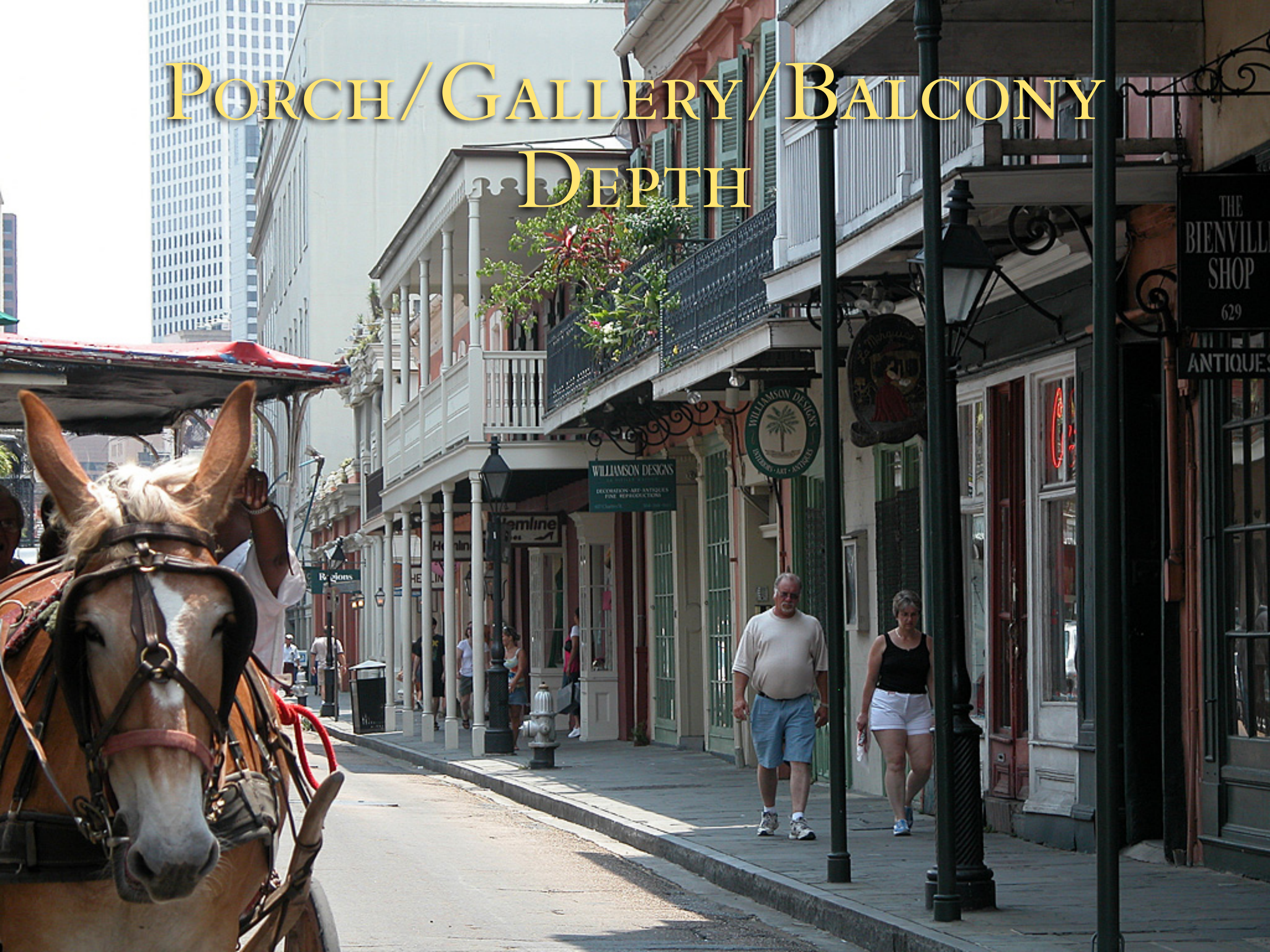
GREAT VARIETY



GREAT VARIETY *in a*
NARROW RANGE



PORCH/GALLERY/BALCONY DEPTH



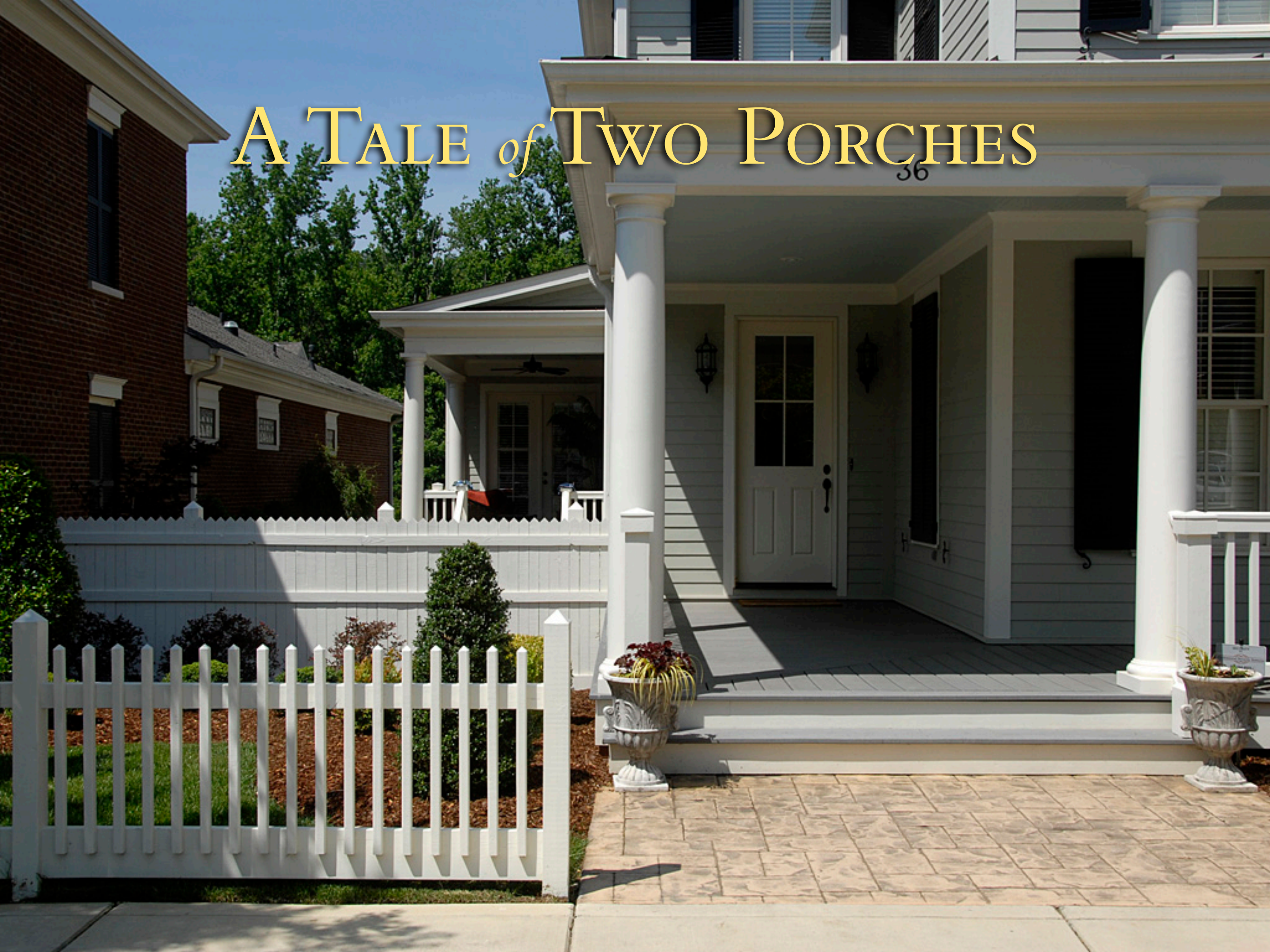
SOUTH FACING PORCHES



SCREENED PORCH LOCATIONS



A TALE *of* TWO PORCHES

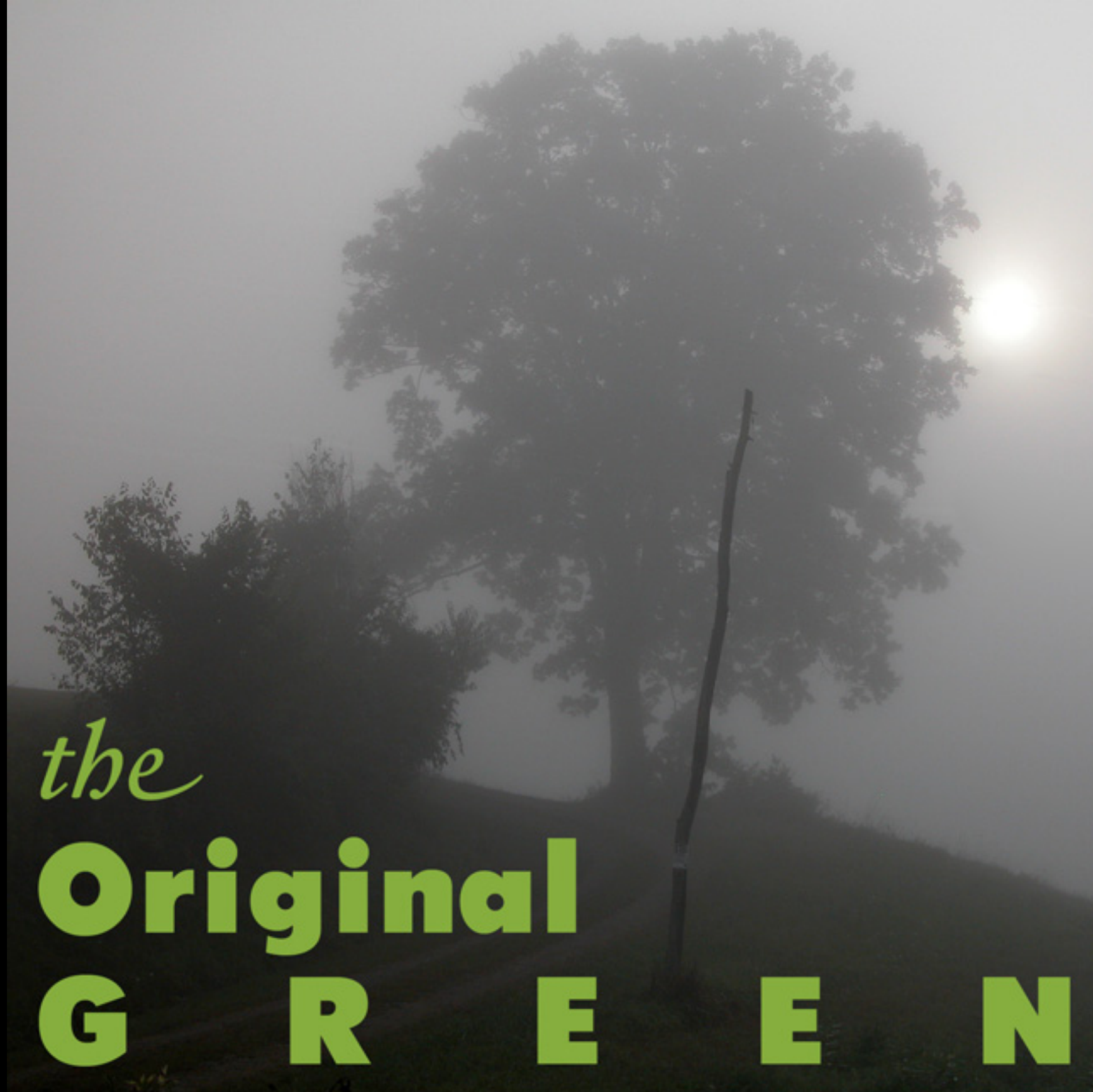


UNINHABITABLE



INHABITABLE





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