

ACCESSIBLE COMMUNITIES: ACCOMMODATING OUR BOOMING POPULATION

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CNU XVI

AUSTIN

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♥**PORCH, BALCONY & GALLERY PRINCIPLES**♥

Build porches according to these principles and techniques so that people will feel comfortable using them.

PORCHES & BALCONIES

LEED
CREDIT

EAI
POINTS

1-10
%

contributes indirectly to EAI by assisting environmental acclimation (see Wellness)

WE DO THIS BECAUSE: People sit on porches only if they feel comfortable. People walking by on the sidewalk will stop and talk to them only if the people on the porches seem accessible enough. The Techniques, especially the bottom three charts, indicate the ranges of space within which these seeming conflicts can be resolved. Only by getting this right can a T4 or T3 zone be a neighborhood rather than a warehouse for unacquainted residents.

ORGANIC



*****WHAT MATTERS:** Set a steeply pitched roof over the core of the house. Set a lower-pitched shed over the porch and outer rooms all around.

WHAT DOESN'T: Pitch of the shed roof, which can vary according to the widths of the porch or outer rooms.

MEDIAN



****WHAT MATTERS:** Set a steeply pitched roof over the core of the house. Set a somewhat lower-pitched shed roof over the porch and outer rooms. All lower-pitched sheds on the building should be the same pitch.

WHAT DOESN'T: Precise roof pitches, so long as they are within the ranges specified in Roof Slopes.

REFINED



*****WHAT MATTERS:** Design the entire roof so that the roof pitches out evenly to the porch eave, with no break in the roof.

WHAT DOESN'T: Precise roof pitch, so long as it is within the range specified in Roof Slopes for primary roof.



REALMS: 4th Realm (National): Porch Principles are a major environmental pattern, but are of national instead of regional scope. Getting these things right, especially the Techniques, are the most effective things you can do to get people out of buildings and get them acclimated to local climatic conditions, reducing the need for interior conditioning.

ATTRIBUTES: Delight: There are many delights of a porch done well, from simply catching a late afternoon breeze to these. Wellness: These Techniques are huge contributors to both the walkability of a place and the creation of human relationships. Walking, of course, is of great physical benefit, while setting the stage for human relationships to develop results in stronger communities, with all of the attendant psychological benefits.

TECHNIQUES

***PORCH & BALCONY DEPTH

Porches & galleries should be at least 8' deep unless limited by sidewalk widths. Balconies should be no more than 4' deep maximum, 3' deep preferred. There are no intermediate acceptable settings between a porch width and a balcony width.

***PORCH FLOOR HEIGHT

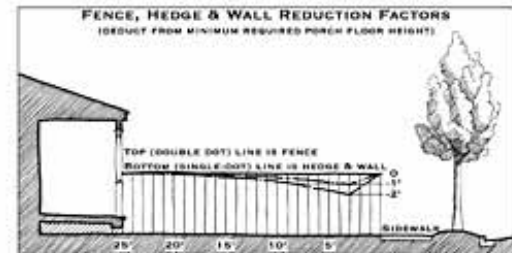
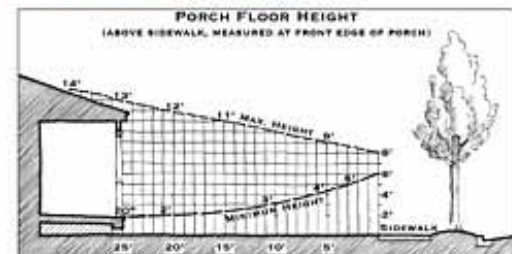
This diagram illustrates the height that porch floors must be above the sidewalk at various distances to the sidewalk in order to provide proper psychological protection so people will choose to sit on the porch. But the porch can be too high, too. This chart shows the proper range & is based on no Frontage Fence between the porch and the sidewalk.

***FENCE/HEDGE/WALL

Adding a Frontage Fence, Frontage Hedge or Frontage Wall allows the minimum porch floor height to be reduced according to this diagram because each of the three provides varying levels of psychological protection to people sitting on the porch. The maximum height remains unchanged.

***RAILING

The porch railing also provides psychological protection to people sitting on the porch. Removing the railing requires the porch to be higher, but it cannot be raised higher than 30" with no railing because of building codes. Using heavier wood railings or masonry railings provides more protection and reduces the minimum height.



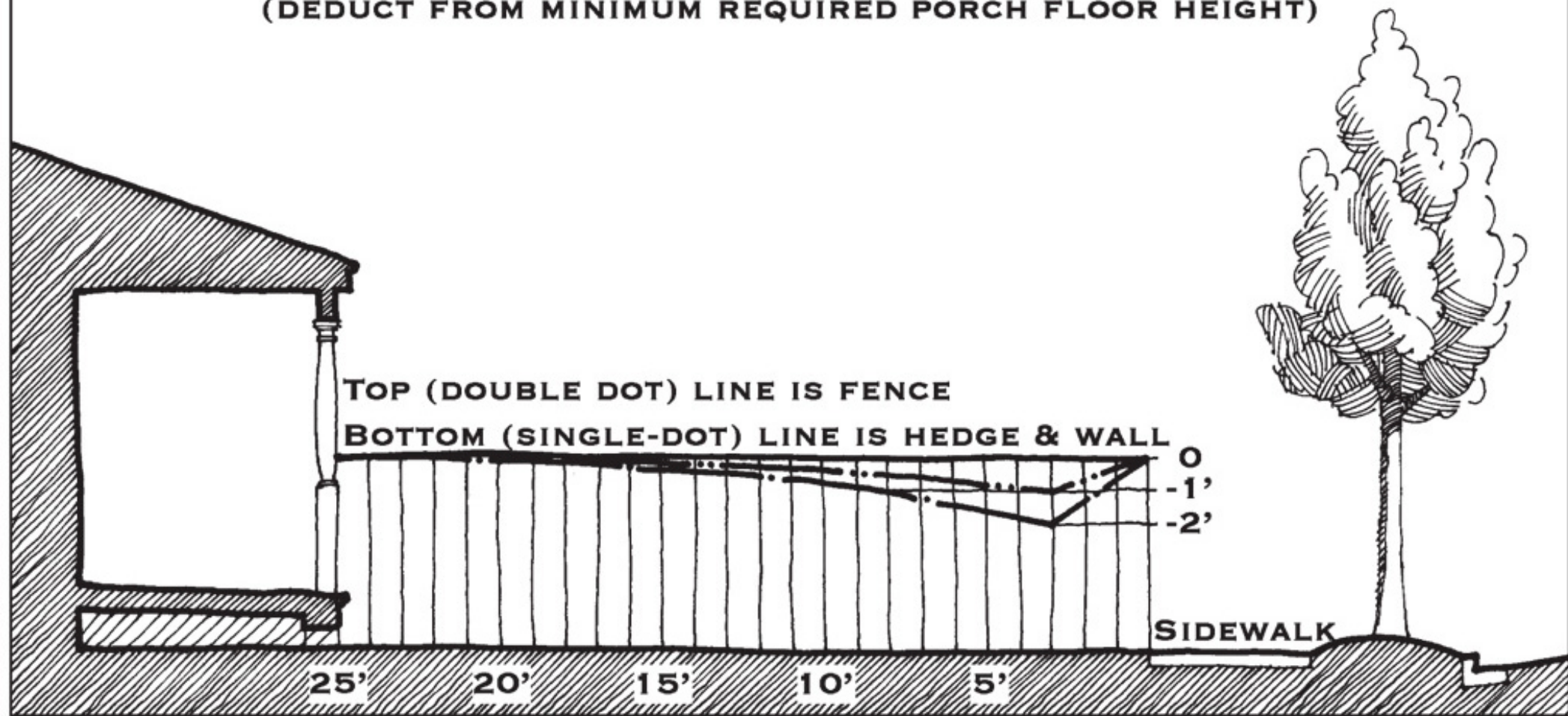
PORCHES & BALCONIES

Porch Principles

This, with Light Wings and Shelter From The Parking, is one of the most important patterns in this entire book. Get these Techniques right, and you'll still create a great place even if every architectural detail isn't perfect. Screw these up, and the place won't be walkable no matter how good the architecture is.

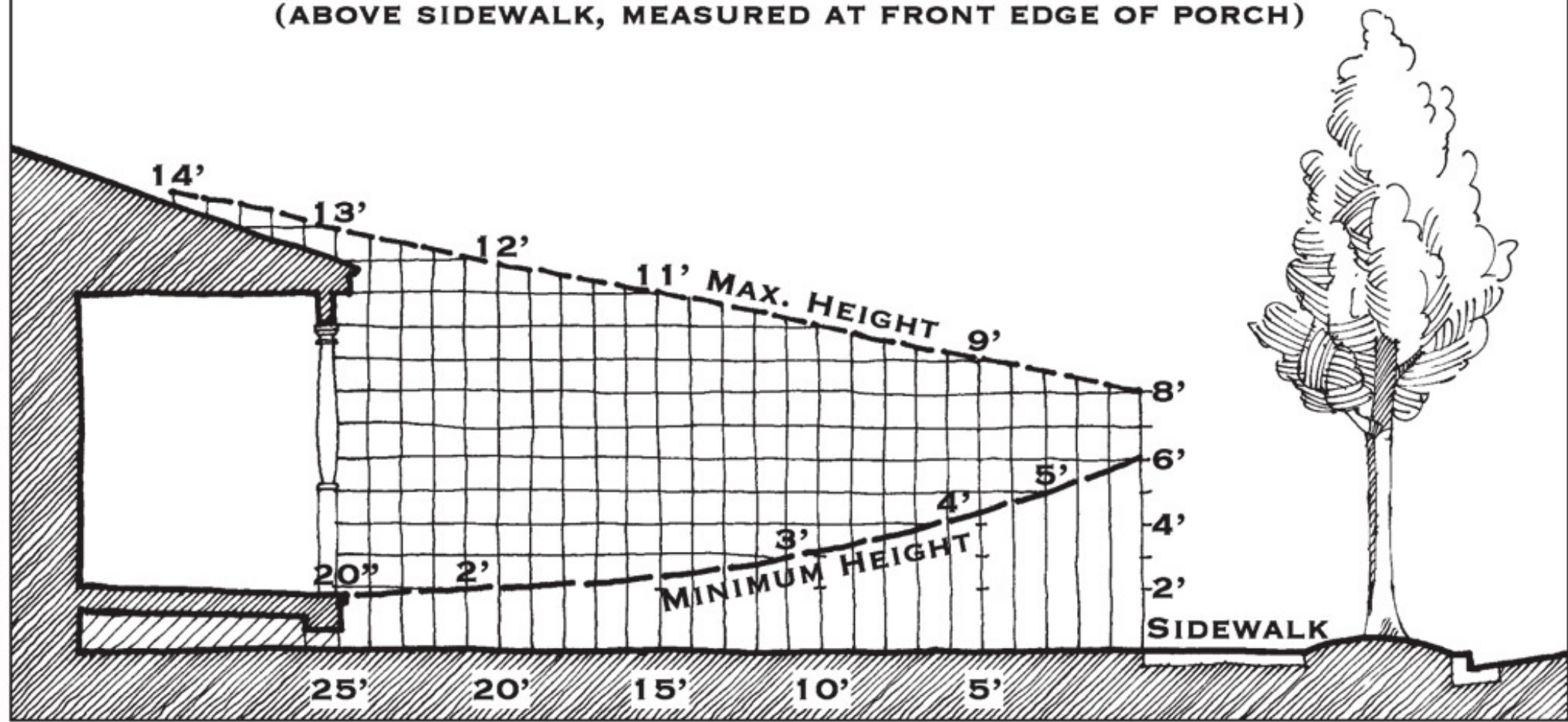
FENCE, HEDGE & WALL REDUCTION FACTORS

(DEDUCT FROM MINIMUM REQUIRED PORCH FLOOR HEIGHT)



PORCH FLOOR HEIGHT

(ABOVE SIDEWALK, MEASURED AT FRONT EDGE OF PORCH)



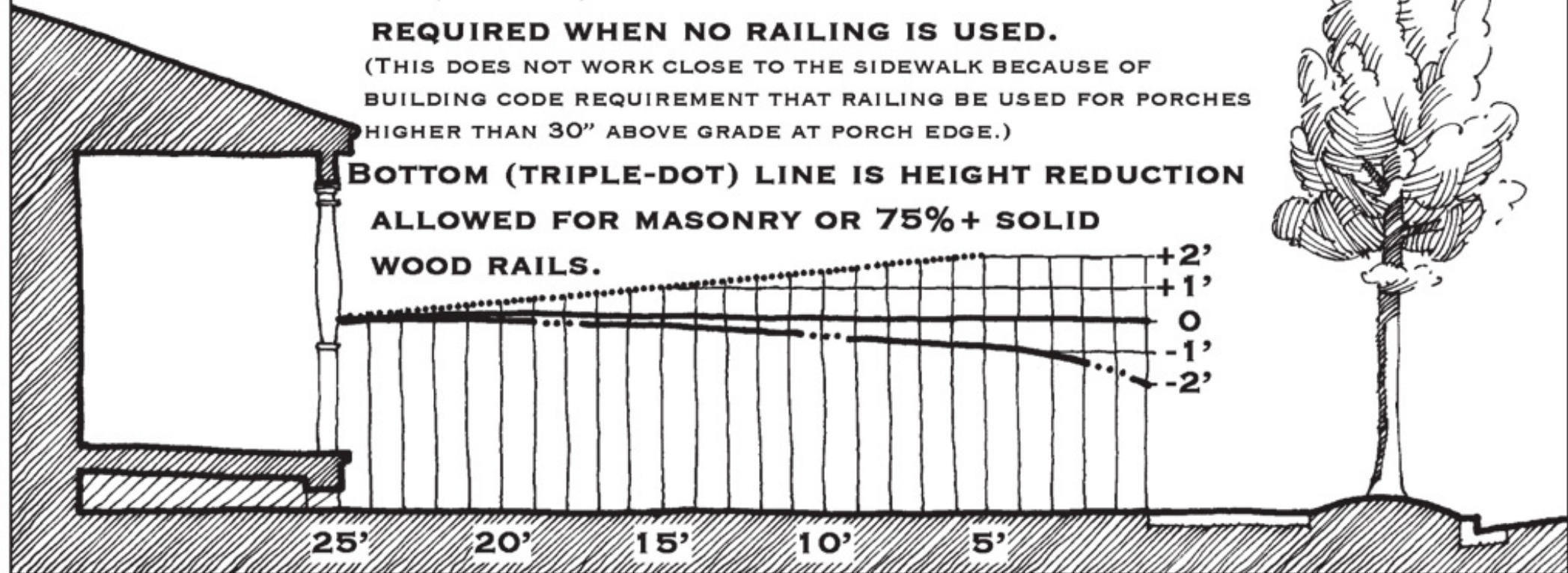
PORCH RAILING ADJUSTMENT FACTORS

(ADJUST MINIMUM REQUIRED PORCH FLOOR HEIGHT)

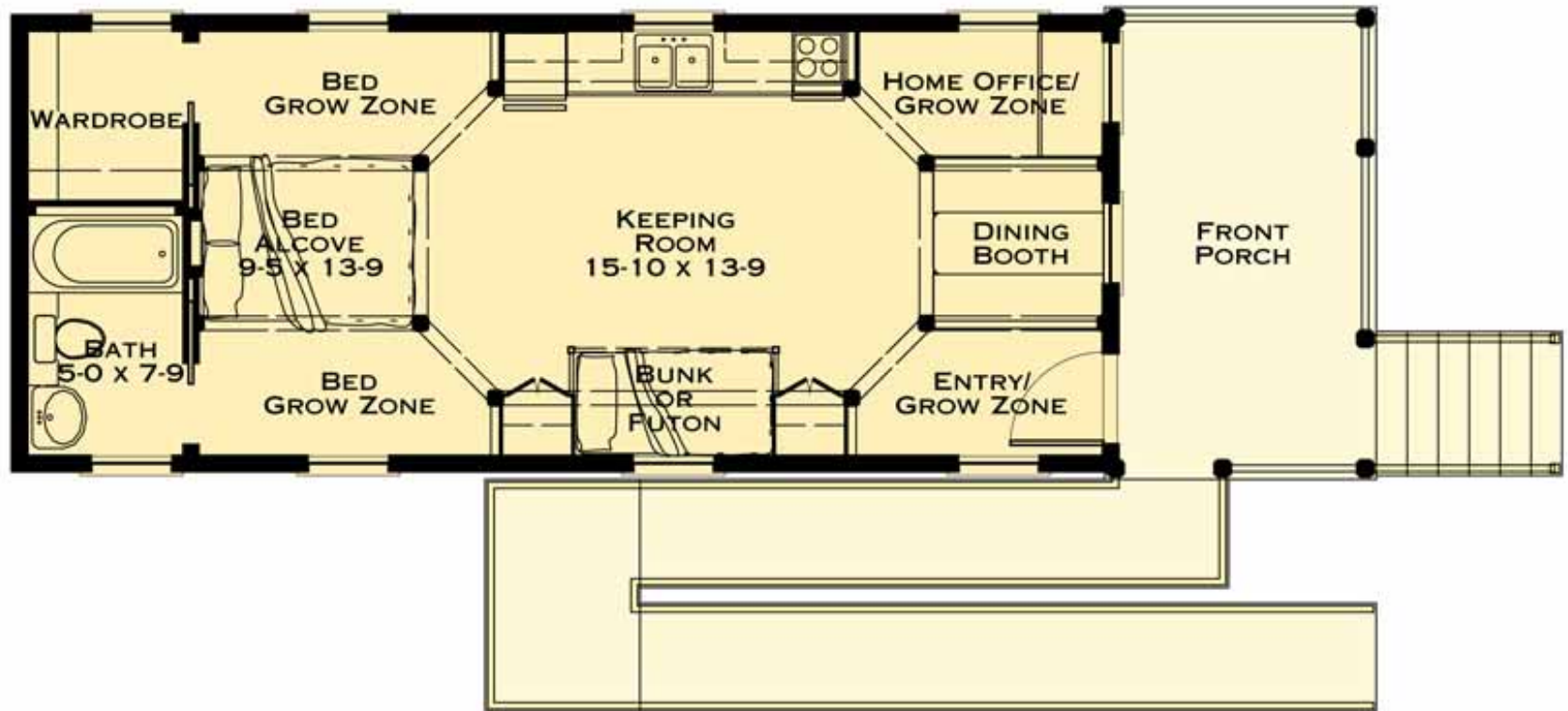
**TOP (DOTTED) LINE IS ADDITIONAL HEIGHT
REQUIRED WHEN NO RAILING IS USED.**

(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.**







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