

TEARDOWN/IN-FILL

SINGLE FAMILY DETACHED
CLUSTER DETACHED

OBJECTIVE/GOAL To harmoniously relate and visually integrate the proposed house with the prevailing character of the neighborhood through the use of appropriate scale, siting, massing, materials, color, architectural elements, and other details.

REVIEW PROCESS

FOR ALL PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN YOUR **NEIGHBORS' SIGNATURES***. YOUR APPLICATION WILL BE REVIEWED BY THE FULL DESIGN REVIEW BOARD, WHO WILL APPLY THE FOLLOWING GUIDELINES:

* Extended neighbor notification may be required. Please contact Covenants Administration (703) 435-6530 for a list of neighboring owners who should be notified of your proposal.

DEFINITION Teardown is the demolishing and clearing of an existing single family detached house in a neighborhood or cluster and the construction of a new single family detached house on a lot within an established neighborhood.

In-fill is the construction of a new single family detached house on a previously vacant lot, or subdivision of an existing larger lot, within an established neighborhood.

ADVISORY The first presentation of plans for the proposed house will be for review and information only. Neighbor notification must be provided prior to the meeting, so the DRB may receive timely comment from the community. No decision will be made at that meeting in order to permit adequate deliberation by the DRB.

The project shall be presented for review in a format that would progress from preliminary conceptual designs to further design development, final designs, and construction documents.

SIZE & LOCATION The size should be appropriate in scale and massing with existing houses in the neighborhood and the size of the lot. No newly constructed house should be located so as to unreasonably obstruct views of neighboring houses.

CONSISTENCY All sides of a building should be of like or compatible materials and consistently detailed.

DESIGN The architectural elements should be compatible and integrate with the prevailing character of the neighborhood. See also Design Guideline, "Architectural Design", Initial Construction. For example,

- **Siding** should be carried to grade or the foundation covered with an appropriate material compatible with the basic design and character of the building.
- Brick or stucco **façades** should be made to “wrap” corners of the building; brick or stucco quoins must “wrap” to the width of the quoin detail.
- **Doors and windows** should be consistent in proportion, detailing and style, and compatible with the architectural character of the building.
- The design, pitch and detailing of **roofs and dormers** should be consistent with the architectural style of the building.
- **Roof-top vents and mechanical equipment** must be located on the least visible roof plane or screened from view.

PRESERVING LANDSCAPE	The design and location should minimize any tree removal and alteration of a natural area or other significant landscaping.
IMPACT ON NEIGHBORS	The design and location should reflect consideration for adverse impact of its presence and use on neighboring properties. Windows, decks, and outdoor living areas should be located to protect privacy between neighboring structures.
SETBACK	The front setback should not be any closer to the street than the closest setback of adjacent houses on the street.
GRADING/DRAINAGE	Changes in grade or drainage patterns must not adversely affect neighboring properties.
ON SITE PARKING	Appropriate accommodations for parking construction-related vehicles on-site should be made to minimize the impact of additional vehicles on the neighboring properties.

APPLICATION CHECKLIST

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

PLAT/SITE PLAN

- An enlarged and drawn-to-scale plat/site plan (at a minimum 1"=30'), showing the footprints of the existing and proposed house (and associated elements), existing utilities, property lines and houses on contiguous lots, and significant existing vegetation, including species, caliper, and drip-line of those trees that are to be removed.

GRADING PLAN

- A grading plan of the existing grade and any proposed changes to the existing grade (1"=30' minimum scale).

ELEVATION DRAWINGS

- Complete elevation drawings (1/4" or 1/2"=1' minimum scale), accurate and to scale, of the proposed house.

SCHEMATIC DESIGN DRAWINGS

- Complete schematic design drawings, to scale, that fully illustrate the proposed construction.

STREETSCAPE ELEVATION

- A streetscape elevation that shows the proposed house in relation to adjacent houses.

PHOTOGRAPHS

- Photographs of the existing house, site conditions, and neighboring houses.

MATERIALS & COLORS

- A list and samples of all exterior materials.

CATALOG PHOTOGRAPHS

- Catalog/specifications of light fixtures, windows, etc.

LANDSCAPING PLAN

- Include size and species of existing trees to be removed, retained and size and species of trees to be planted.

SCALE MODEL

- A scale model of the proposed house may be helpful for complex projects.

PROPOSED SCHEDULE

- Submit a project schedule to be implemented upon receipt of final Design Review Board approval that includes dates for the initiation and completion of construction.*

*The Deed requires that construction begin within 6 months of receipt of final approval and be substantially completed within 18 months of approval, unless other periods are specified and approved by the Design Review Board during the review process.

COMMENTS

HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

PRE-MANUFACTURED HOUSES Pre-manufactured houses may not be considered suitable for some sites. In other cases, significant customization of their design, dimensions, colors and materials may be required to bring such units into conformance with the Design Guidelines.

THE DRB WILL INCLUDE THE FOLLOWING REQUIREMENTS WITH ITS APPROVAL OF THE PROPOSED HOUSE:

CHANGES	Any changes to your approved construction plans or elements which may not have been shown or presented during previous reviews, including exterior light fixtures, skylights, supplementary mechanical equipment, etc., must be reviewed prior to installation.
EXPOSED HARDWARE	The DRB generally requires that the color of all exposed hardware (such as chimney flues, vent caps, gutters and downspouts, etc.) be the same as the color of the surface to which they are attached.
MISS UTILITY	Please remember to call “Miss Utility” (1-800-257-7777) prior to beginning construction to arrange for all utility lines to be located and flagged.
NATURAL AREAS	<p>Access to the construction area must be provided via the applicant’s own property. Reston Association property may not be utilized for access, nor encroached upon in any way, without the specific approval of the RA Environmental Resource Manager.</p> <p>If the addition, clearing, or construction activity extends near or into natural area, the Board will require that silt fencing or other barrier be used to delineate the limits of disturbance.</p>
PROTECTED AREAS	The protected areas are not to be intruded upon by construction equipment, storage of supplies, excavated earth or trash and debris.
WORK AREA	The work area should be kept clear of trash, and construction materials should be neatly stored and secured against the elements.
RESTORATION OF DISTURBED AREAS	Upon completion of the project all disturbed areas must be restored to stable condition, i.e., seeded, sodded or mulched.