



MONTGOMERY VILLAGE FOUNDATION, INC.

**10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000**

MAJOR PROJECTS AND POOLS CRITERIA

Major Project Design Criteria and Considerations

Major projects include, but are not limited to, house additions, house enclosures, house breezeways, sunrooms, screened porches, conservatories, and swimming pools. All applications for major projects will be considered on an individual basis, factoring in the location of the modification, its visual impact on the community, and how well it integrates into the existing design of the house. Major projects that are attached to the main house must be designed so as to give the appearance of being part of the original design of the house. This includes using siding, trim, and roofing colors and profiles that match the house siding, trim, and roofing colors and profiles. Roof style, roof pitches, and roof overhangs should integrate well with the existing roof style, pitch, and overhangs.

Swimming pool additions will be considered according to the size of the property, relationship to adjacent residences, and the size of the pool and related accessory structures. Swimming pools will be considered if the location in the rear yard is at a reasonable distance from adjacent properties, and screening may be required to reduce the impact on adjoining properties and common areas. Mechanical equipment and other related accessories must be located where overall visual impact on adjacent properties will be minimized. Fencing as required by county regulations will be considered on a case by case basis, and may include wrought iron or black aluminum fencing around the pool area only, not to enclose the entire rear yard. No permanent above-ground pools will be permitted.

Major Project Submission Requirements

Below is a list of plan details, specifications and technical information generally required for review by the MVF Architectural Standards Department and the MVF Architectural Review Board (ARB) for major projects as described above. This list is not all-inclusive and detailed further information may be required at the time of plan review. The plan reviewer may request additional information from the homeowner if there is insufficient information or plans submitted, and the ARB may choose to deny the application for lack of information if all requested information is not supplied. Homeowners also have the option of applying for a "concept-only" approval if they wish to explore their options regarding a major project before investing in acquiring the information required for a full approval.

The ARB meets on the first Wednesday of the month, and applications for major projects must be received by 5:00pm the Tuesday two weeks prior to the ARB meeting for it to be considered at that meeting. Otherwise, it will be referred to the following month's ARB meeting.

A. House Location Plat or Site Plan (plot plan) (typical scale: 1"= 30')

- a. The proposed modification must be dimensioned accurately, showing how the existing structures such as the house or garage, etc. relate to the proposed new modification.
- b. The site plan or house location plan must show site features such as driveways, walkways, patios, pools, retaining walls, fences, landscape areas, etc., and the proposed modification(s) in relation to those existing features.
- c. For swimming pool applications, the location, size, and shape of the pool, accessory units, fences, and patios must be included as applicable.

B. Architectural plans drawn to scale and dimensioned (typical scale: 1/4"= 1')

- a. Architectural floor plans (horizontal overview of a proposed project including architectural details, materials to be used, location of proposed windows, doors, walls, etc.) that shows how the modification will relate to the existing house floor plan. Must include all measurements of the new space.
- b. For swimming pools, must include detailed drawings including construction details, colors, materials, and measurements of the pool and all accessory structures and patios.

C. Elevations of existing building and proposed addition (Scale: 1/4" = 1')

- a. Elevations refer to front, rear and side views of the property. All elevations from which the proposed addition/modification or pool can be seen must be included, and the entire elevation of the existing house must be shown to provide context for the addition/modification or pool.
- b. Elevations must be drawn to scale and must be dimensioned accurately, showing prominent features of the existing house and proposed modification such as doors, windows, shutters, louvers, roof pitches, skylights, chimneys, vents, trim, gutters, exterior finishes/materials, and colors.

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- c. All sizes of structural members and trim elements must be included (example: 6' x 6" wood post; 12" x 16" masonry pier; double 2' x 10" beams; 1" x 8" fascia, 2" x 2" rail pickets; 2" x 4" rails).
- d. For pool applications, the pool, accessory structures, patios, fences, and location of mechanical equipment must be shown on the elevations accompanied by measurements, colors, and materials.

D. Sections

- a. Drawings must show an elevation where the building or other structure is cut through vertically (as if you are looking at the inside of the structure rather than the horizontal overview of the structure).

E. Details

- a. All measurements of all parts of the project such as trim boards, corner boards, cap plates covering wood beams, concrete base, doors and windows, gutter boards, roof overhangs, deck parts including steps and risers and treads, roof pitch, etc.
- b. Colors of parts such as trim boards, rake boards, corner boards, siding, gutters and downspouts, roof shingles, deck parts, skylights, windows, shutters, doors including garage doors, vents, porches, etc.
- c. For swimming pools, details of the pool design and dimensions as well as the dimensions, materials, and colors of any accessory units, fences, and patios must be included.

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