

# RESTON TOWN CENTER

## DESIGN GUIDELINES AND REVIEW PROCESS

For  
Residential - Modifications

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Residential - Modifications

December 2005

Supersedes All Previous Versions

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## I. TOWN CENTER PROTECTIVE COVENANTS

Reston is a 7,400 acre planned community that provides a balance of residential, retail, office-industrial and recreational uses. Within Reston's 460 acre Town Center District, (see Appendix for map) certain properties have been subjected to a Declaration of Covenants, Conditions and Restrictions ("Covenants") that have been recorded among the Fairfax County Land Records. The original Covenants for the residential properties (Reston Residential Center) were recorded on August 31, 1992, and can be found in Deed Book 8238 beginning at page 1350. The basic purpose of these Covenants was to impose upon the properties described mutually beneficial restrictions under a general plan of improvement for the benefit of all property owners within Town Center.

These Covenants, along with the By-Laws of the Reston Town Center Joint Committee ("RTCJC"), also establish design standards and guidelines ("Design Guidelines") and a design review process pursuant to which all improvements made upon property subject to the Covenants must be reviewed and approved by the Town Center Design Review Board ("TCDRB"). The design standards, guidelines and the review process presented in this document apply to residential properties within the Town Center District including. A separate set of guidelines and procedures has been developed for office and commercial properties within the Town Center District.

One of the reasons that Reston Town Center is such a special place is the importance placed upon design review and design guidelines. The intent of design controls is to:

- Encourage architectural and design excellence.
- Preserve the overall image and character.
- Uphold high design standards.
- Maintain property values.

It is important to note that other residential properties in Reston outside of the Town Center District fall under the administration of the Reston Association Design Review Board, which has its own set of design guidelines and procedures.

## **II. GENERAL INFORMATION**

### **A. AUTHORITY**

The Town Center Design Review Board ("TCDRB") has the authority to review and approve the exterior design of all improvements made upon property subject to the Covenants. Specifically, any clearing, grading, excavation, construction, planting, removal of trees or plants, exterior addition, material alteration or improvement to any site, structure or building must be reviewed and approved by the TCDRB prior to commencement of the work. No such work may begin until and unless written approval has been obtained from the TCDRB. Such improvements include but are not limited to all permanent as well as temporary structures, decks, patios, fences, storm/screen doors, storm windows, exterior light fixtures, shutters, major landscaping, and changes to colors and materials for siding, roofs, trim etc.

The Covenants also grant to the TCDRB the authority to prepare and, on behalf of the Board of Directors of the Reston Town Center Joint Committee ("RTCJC"), to promulgate design guidelines and standards for Town Center and to amend those guidelines, standards and procedures from time to time.

### **B. COMPOSITION**

The TCDRB consists of five members which are appointed by the Board of Directors of the RTCJC. Under current requirements, at least three members of the TCDRB must be registered architects. A Design Review Board Administrator ("Administrator") or secretary to the TCDRB is responsible for processing applications, providing information to applicants, scheduling TCDRB meetings and other similar administrative activities.

### **C. RESPONSIBILITY**

All property owners are responsible for assuring that changes or additions are made in accordance with all applicable codes and ordinances, the Design Guidelines and Review Procedures for Reston Town Center and the By-Laws of the Town Center Joint Committee. Although the terms "owner" and "applicant" may be used interchangeably in this document, the responsibility for submitting all required information and for obtaining all approvals lies with the property owner.

## **D. CLUSTER STANDARDS**

In addition to these general Design Guidelines, there are specific cluster standards for items such as decks, fences and exterior light fixtures that have been established by the builder and have been approved by the TCDRB. Although such supplementary standards and guidelines may be distributed separately, they are by this reference, incorporated within these Design Guidelines with the same authority. Some of these standards and guidelines can be found in the Appendix.

Information about the Design Guidelines, cluster standards and the review process as well as application forms are available online at [www.restontc.org](http://www.restontc.org). Applications should be emailed to the Administrator at [drb@restontc.org](mailto:drb@restontc.org). Questions can be emailed to this same address or call 703-435-6600.

### **III. REVIEW PROCESS**

#### **A. REQUIREMENTS FOR ALL APPLICANTS**

The review process begins when a property owner or applicant ("Applicant") submits an application form with plans, drawings, review fee and other relevant information ("Application") to the Administrator for processing. The Application must be accompanied by the following information as appropriate, depending upon the type of improvement, addition or alteration.

- A plan (site plan or sketch to scale) showing the location of the proposed improvement, addition or alteration, the existing residence, and any adjacent property lines.
- Construction drawings to scale showing the nature of the project and details regarding the height, width, length, shape, color, materials and location of the proposed improvement.
- Samples of materials and colors and/or photographs of similar completed projects, if available.
- Catalogue clippings or manufacturer's "cut sheets" for items such as light fixtures, storm doors, and other standard items.
- A landscape plan as applicable or as required.
- Construction schedule, if applicable.
- Any other information that would be helpful or any information required by the TCDRB.

Any proposed improvement or addition must be submitted for review even if the intended improvement may conform to the Design Guidelines, or even when a similar or identical alteration or addition has previously been approved.

Approval of any improvement by the TCDRB does not waive the necessity of obtaining the required governmental approvals or permits, and obtaining a governmental permit does not waive the need for TCDRB approval. The TCDRB does not guarantee whether or not an improvement is in conformance with the County building or zoning codes.



## **B. ROUTINE ADMINISTRATIVE REVIEW**

Standard specifications and designs that have been developed by builders and approved by the TCDRB are on file with the Administrator for the following items:

- a. decks
- b. fences
- c. storm/screen doors
- d. exterior light fixtures
- e. shutters
- f. colors and materials for siding, roof shingles, doors, windows, and trim

Administrative review and approval applies only to the items pre-approved by the TCDRB and only to the extent that the item requested and subsequently installed conforms exactly with the approved specifications and conditions. Any variation requires a formal TCDRB review and approval.

Once an Application and the required fee is received, the Administrator will review the submission for completeness. Applications deemed to be incomplete by the Administrator will be returned promptly to the Applicant with an explanation of the reasons for the Administrator's action.

The Administrator will determine whether the proposed improvement conforms exactly with the standards and specifications approved by the TCDRB. If the proposed improvement conforms exactly with the standards and specifications, the Administrator is authorized to approve the Application.

If the proposed improvement in any way varies from the approved standards and specifications, the Administrator shall schedule the Application for review by the TCDRB at their next regular monthly meeting.

## **C. DESIGN REVIEW BOARD REVIEW**

The Applicant will be notified of the date and time of the next regular TCDRB meeting at least 5 business days in advance of the meeting subject to the receipt of a complete Application and review fees. The Applicant or a duly authorized representative of the Applicant may be requested to present the design to the TCDRB in person.

At the discretion of the Administrator and with the concurrence of the TCDRB, a special meeting may be called to consider any particular Application.

The TCDRB may, at its discretion, suggest alternative design solutions in connection with any Application. Such suggestions shall not be construed as an approved design solution.

Any suggestion made by the TCDRB is made without warranty or representation of compliance with applicable governmental regulations, codes or other requirements.

The decision of the TCDRB and review comments will be sent to the Applicant by the Administrator within 45 days after submission of the completed Application and generally within 10 days after a TCDRB meeting. The decision of the TCDRB will be communicated to the Applicant in writing. If any Application is disapproved, the letter shall include the reasons for disapproval.

#### **D. APPEALS**

**a) *Request for Reconsideration:*** Within 10 business days after notice of a TCDRB decision has been delivered to the Applicant, the Applicant may file with the Administrator, a written request that the TCDRB reconsider such decision. Any such request shall include an explanation of the basis for such request and any other information supporting such request which the Applicant may consider relevant. The TCDRB may require additional information from the Applicant in connection with any request for reconsideration. The Applicant may personally address the TCDRB at its next scheduled meeting.

Requests for reconsideration will be reviewed on a case-by-case basis, and the granting of a request for reconsideration with respect to one Application does not imply or warrant that a similar request will be granted to any other Application.

**b) *Appeal to the Board of Directors:*** the Board of Directors of the RTCJC may provide to an Applicant a right of appeal regarding decisions of the TCDRB. Appeals shall be filed by the Applicant within 15 days following the date of receipt (by the Applicant) of a decision from the TCDRB. The Applicant shall file a written notice of appeal with the Board of Directors of the RTCJC which shall contain the following information:

- a statement of the decision which is the subject of the appeal
- the date when the decision was made by the TCDRB
- a general statement of the Applicant's reason for appeal

Upon receipt of a notice of appeal, the Board of Directors of the RTCJC shall notify the TCDRB and shall set a date and time for hearing. The Board of Directors of the RTCJC shall process appeals as expeditiously as possible and shall render a decision within at least 30 days following the date of hearing. They may affirm or reverse, in whole or in part, or may modify the decision which is the subject of the appeal. An appeal may be withdrawn by the Applicant at any time prior to a decision by written notice to the Board of Directors of the RTCJC.

## **E. AFTER APPROVAL**

The Applicant shall not deviate from the approved plans unless any such deviation or revision to the approved plans is submitted to and approved by the TCDRB.

Upon completion of any improvements made in conformity with the approved plans and the Design Guidelines, the Applicant (or the current owner of the property if different from the Applicant), may request that the Administrator inspect the improvements and that the TCDRB issue a written certificate of compliance as evidence that such improvements have been constructed in compliance with the approved plans.

## **F. COMPLETION OF IMPROVEMENTS**

Any approval given by the TCDRB is valid for two years from the date of the approval. If the work has not commenced within two years following the date of approval by the TCDRB, the approval shall lapse and a new Application must be submitted for review.

## **G. ADDITIONAL REQUIREMENTS**

The Applicant is responsible for careful and neat storage of building materials, tools, equipment, etc. These items may not be stored in front yards, parking areas or on Common Areas.

The Applicant is responsible for the removal of trash and debris generated during construction. Debris may not be stored on Common Areas.

## **IV. PROCEDURES FOR MONITORING COMPLIANCE**

### **A. INSPECTION**

The TCDRB shall designate either the Reston Town Center Joint Committee Managing Agent, the Administrator, or a representative of the Condominium/Cluster Association to periodically survey the Property for compliance with design standards.

The exterior of lots and homes may be inspected upon resale pursuant to the Virginia Property Owners Association Act.

### **B. ALLEGED VIOLATION**

Any reports of alleged violations must be submitted in writing to the Community Manager, Administrator, or other person designated by the Board of Directors of the RTCJC.

If it is determined that a violation exists, the Manager, Administrator or appropriate person shall attempt informally to obtain compliance through letters and personal contact. If those efforts fail, then the property owner will be informed of the violation in writing with a copy to the TCDRB, giving the property owner a specified period of time in which to correct the violation.

If the violation is not corrected within the specified period, the matter shall be turned over to the Board of Directors of the RTCJC which shall then determine the appropriate disposition of the matter.

Pursuant to, and subject to any limitations contained in the Covenants or the By-Laws, the Board of Directors of the RTCJC has the authority to enforce in a court of competent jurisdiction the decisions of the TCDRB, which sanctions may include fine(s), enforcement of the rules by self-help, or a suit at law or in equity.

## **V. DESIGN GUIDELINES**

### **A. GENERAL REVIEW CRITERIA**

#### **1. Validity**

All applications are reviewed on the basis of the Design Guidelines for Reston Town Center as they may be amended from time to time, on the individual merits of the application, on the soundness of the design concept, appropriateness to surroundings, and the character of the cluster and the neighborhood.

#### **2. Design Consistency**

The proposed improvement must be consistent with the established architectural character of the neighborhood. Consistency is defined as conformance to existing architectural style, quality of workmanship, materials, color and construction details.

#### **3. Scale**

The relative size of the proposed improvement, alteration or addition; its height, width and bulk is considered in relationship to the adjacent structures.

#### **4. Colors and Materials**

Only existing colors from the builder's approved color scheme and the same or compatible materials that were used in the original construction are permitted. In the event a particular material or component becomes unavailable, the TCDRB may approve an alternative.

#### **5. Workmanship**

The quality of workmanship should be equal to or better than that originally used.

#### **6. Location and Impact on Neighbors**

The proposed improvement or addition should relate favorably to the existing structure and the neighborhood. Primary concerns are access, view, sunlight, ventilation and drainage. The Applicant should discuss the proposed improvement or addition with neighbors who might be impacted by the project.

### **B. ARCHITECTURAL DESIGN GUIDELINES**

#### **1. Accessory Structures/ Storage Sheds/ Doghouses**

Storage sheds are discouraged because of their size and visibility. If a storage shed is proposed, it must be located in the rear yard, must be designed as an integral part of the townhouse or rear privacy fence and must be compatible with the architectural design, including materials and colors. Storage sheds or structures must not project above the privacy fence and must not exceed a size of approximately 6' x 8'. Landscaping may be required to screen the shed.

Accessory structures such as dog houses must be located in the rear yard, should be no larger than 12 square feet in size and should be screened by fencing or plant material.

## **2. Antennas/Satellite Dishes**

Antennas and satellite dishes must be selected and located to minimize their visibility from the street and neighboring properties. The location should take advantage of screening provided by existing structures, vegetation and/or fencing.

No more than one dish is allowed on each property.

Applications for the installation of a digital satellite dish will be considered on a case-by-case basis in conformance with FCC and other applicable regulations. A satellite dish must be no larger than 1 meter (39") in diameter, and should not be located in a front yard, attached to the front of a house or placed within any Common Area. Recommended locations are on the ground at the rear of the house or attached to the rear deck. Depending on location, the dish should be painted a color that blends with the deck or house siding color. Commercial advertising on the dish is prohibited. Any exterior cable shall be minimized and painted the color of the surface behind it.

## **3. Attic Ventilators**

Ventilators shall be located on the rear roof slope, shall be no higher than 12" above the roof surface, shall not be visible from the front of the building, and shall be painted a flat black or a color to match the roof color.

## **4. Basketball Backboards**

Permanently attached basketball backboards are not allowed on any individual private lot. Temporary poles and backboards are not permitted within any Common Area or street.

## **5. Barbecue Pits**

Permanent free-standing grills, barbecue pits and smokers are prohibited.

## **6. Clotheslines**

Exterior clotheslines are prohibited.

## **7. Common Areas**

Common Areas are the responsibility of the Cluster Association. Individual property owners shall not make alterations/improvements to any Common Area, including open space, natural areas, any activity area, tot lot, streets, parking lots, lighting, mailboxes, or any other Common Area elements.

No deciduous or evergreen tree with a trunk four inches or more in diameter as measured approximately two feet above the ground may be removed without specific approval by the TCDRB unless the tree is dead and/or there is imminent danger to people or property.

## **8. Decks and Patios**

The design of any upper level deck, including size, materials and color, must conform to the design of the builder's originally approved deck which is adopted as the cluster standard. These standards can be found in the Appendix in Section VII.

The design of any patio or lower level deck, including size, materials and color, must be in conformance with the cluster standard if such exists. If no standard design exists, the Applicant must submit their design to the TCDRB. Patios and ground level decks must be within the boundaries of the rear lot and must not adversely affect adjoining properties regarding visual privacy, acoustical privacy or drainage.

## **9. Doors and Windows**

Replacement doors and windows must match the design and color of the approved existing doors and windows. Storm/ screen doors must be a "full view" type and should generally match the color of the house trim or door trim. Applicants should contact the Administrator to confirm the specifications and color for doors, windows and storm/ screen doors.

New hardware should be compatible with existing hardware in terms of style, color and size.

The location and design of any new doors and windows must be in harmony with the architecture of the existing building.

## **10. Exterior Surfaces**

Exterior materials and colors have been selected and approved to present a uniform architectural theme for the cluster. Any replacement roofing, siding, trim, etc., must match the existing. In the event a material or color is not available or if there is a problem with any material, the TCDRB may approve a similar alternate material and/or color.

Generally, painted surfaces may only be repainted, stained surfaces may only be re-stained, and unpainted and unstained surfaces (such as brick) must remain unpainted and unstained to weather naturally.

## **11. Fencing**

The location, design, height, materials, detailing and color of fencing shall match that of the builder's approved standard. No other type of fence is permitted. Rear yard privacy fences must have horizontal (level, non-sloping) tops that step to accommodate any change in slope. The bottoms of fences may either step with or be parallel to the ground in the case of steep slopes. Specific cluster standards can be found in the Appendix in Section VII.

## **12. Flagpoles**

Free-standing flagpoles are prohibited. Temporary, building-mounted flagpoles should be no longer than 6 feet, with a flag no larger than approximately 15 square feet in size.

### **13.Fountains/Sculptures**

Lawn ornaments such as fountains, sculptures, bird baths, decorative balls, etc. are discouraged; however, depending upon their size, ornaments may be allowed in a rear yard within the context of an approved landscape design.

### **14.Landscape Design Elements**

Decorative landscaping of individual properties is allowed to the extent that it is kept within the scale and context of the overall community design. Turf, low ground cover, flower beds, small flowering trees or shrubs and the use of native materials are encouraged.

Trees and shrubs must be located so as not to obstruct significant views from neighboring residences or to restrict sight lines for vehicular traffic.

Sand, rocks, bricks, timber and similar materials may be used minimally as design elements but should not dominate the landscape design. Monolithic paving or covering front or side yards with pebbles, gravel, or decorative stones as a principle design element, is not permitted.

Retaining walls should be as unobtrusive as possible and built to the minimum height needed. Brick, heavy timbers, concrete or stone may be appropriate, depending upon location. The top of any retaining wall must be level and step to accommodate a change in grade. Retaining walls must not create any adverse drainage problems and may require landscaping to soften the visual impact of the wall, depending on its size, material and location.

### **15.Lighting**

Individual property light fixtures including post lights must match or be compatible with the fixtures originally approved by the TCDRB and installed by the builder.

Light sources must be a "white" light or incandescent light. High pressure sodium (yellow-orange) lights are prohibited.

Spotlights or floodlights generally create glare and high intensity light "spill-over" and are not permitted. Any rear yard security lighting should be provided by wall-mounted decorative fixtures (with or without motion detectors).

### **16.Mailboxes**

Mailboxes are the cluster's responsibility. Supplemental identification, individual mailboxes or modifications to cluster mailboxes are not permitted.

### **17.Numbers**

Unit identification numbers must conform to the approved cluster specifications. Supplemental identification is not permitted.



### **18. Play Equipment**

Permanently installed play equipment is not permitted on individual lots. Any such equipment should be provided within the Common Areas subject to TCDRB approval.

### **19. Security Devices**

Any security equipment including cameras, fixtures and conduits shall be designed, located and installed so as to be an integral part of the architecture of the building and not detract from its design and appearance. Barred or ornate metal security doors or grilles are prohibited.

### **20. Signage**

No sign or billboard of any kind shall be displayed to the public view on any portion of the property or any lot, except one (1) sign for each unit advertising the property for sale or rent. Any "For Sale" sign must be removed immediately after the unit has been sold. An "Open House" sign may also be used the day of the open house.

### **21. Skylights**

Skylights are not permitted on the front roof slope. Any skylights proposed must be located on the rear roof slope, must have a low, flat profile (no "bubble" type skylights), and be installed so that they are parallel with the roof edges, with their trim painted to blend with the roof color.

### **22. Solar Collectors**

Solar collectors are prohibited.

### **23. Swimming Pools and Hot Tubs**

Swimming pools, either permanent or temporary, are prohibited except for small children's wading pools which must be located in the rear yard.

Hot tubs are permitted only in the rear yard, must be located on a ground level deck or patio, and must be screened from view by fencing and/or landscaping. Any mechanical equipment, pipes, wiring, etc., must be concealed from public view.

### **24. Trees**

No deciduous or evergreen tree with a trunk four inches or more in diameter as measured approximately two feet above the ground, may be removed without specific approval from the TCDRB unless the tree is dead and/or there is imminent danger to people or property.

## **VI. MISCELLANEOUS PROVISIONS**

### **A. ENFORCEMENT**

Enforcement of the TCDRB's decisions as well as enforcement of the Covenants is carried out through provisions stated in the Reston Town Center Declaration of Covenants, Conditions and Restrictions, and the By-Laws. The Board of Directors of the RTCJC has the authority to enforce in a court of competent jurisdiction the decisions of the TCDRB. Sanctions may include fine(s), enforcement of the rules by self-help, or a suit at law or in equity.

### **B. REGULATORY COMPLIANCE**

Plans submitted for TCDRB review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the improvement. It is the responsibility of the Applicant to obtain all necessary permits. It is not the responsibility of the TCDRB or Administrator to review submissions for compliance with applicable governmental regulations. The Applicant must ensure compliance with all such regulations and requirements. Regulatory approvals do not preclude or supersede the authority and responsibility of the TCDRB for design review and approval.

### **C. AMENDMENT AND THIRD PARTY BENEFIT**

The TCDRB has the right from time to time to amend or modify these Design Guidelines and Review Process. Neither the TCDRB nor its agents, representatives or employees, including the Administrator shall be liable for failure to follow these Guidelines or Review Process. Furthermore, these Design Guidelines and Review Process do not confer any third party benefits or rights upon any entity, person, owner or Applicant.

### **D. NON-LIABILITY**

Neither the TCDRB nor its respective members, Administrator, successors, assigns, agents or representatives shall be liable for damages or otherwise to anyone submitting plans for approval, or to any Applicant, by reason of mistake in judgment or negligence arising out of any action of the TCDRB with respect to any submission, or for failure to otherwise follow these Design Guidelines and Review Process. The role of the TCDRB is directed toward review and approval of site planning, architectural design and aesthetics. The TCDRB assumes no responsibility with regard to design or construction, including without limitation, the structural, mechanical or electrical design, methods of construction, or technical suitability of materials.

#### **E. ACCURACY OF INFORMATION**

Any Applicant submitting plans to the TCDRB shall be responsible for verification and accuracy of all components of such submission including without limitation, all dimensions, grades, elevations, utility locations and other pertinent features of the construction or improvement.

#### **F. APPLICANT'S REPRESENTATION**

The Applicant represents by the act of entering into the design review process with the TCDRB, that all representatives of the Applicant, including but not limited to the Applicant's architect, engineer, contractors, subcontractors and their agents and employees, shall be made aware by the Applicant of all applicable requirements and shall abide by these Design Guidelines and Review Process and the Covenants with respect to approval of all construction or improvements.

#### **G. CONFLICTS WITH THE COVENANTS OR THE BY-LAWS**

In the event of a conflict between these Design Guidelines and Review Process and the terms of the Reston Town Center Declaration of Covenants, Conditions and Restrictions and/or the By-Laws, the Covenants and/or the By-Laws shall prevail.

## VII. APPENDIX

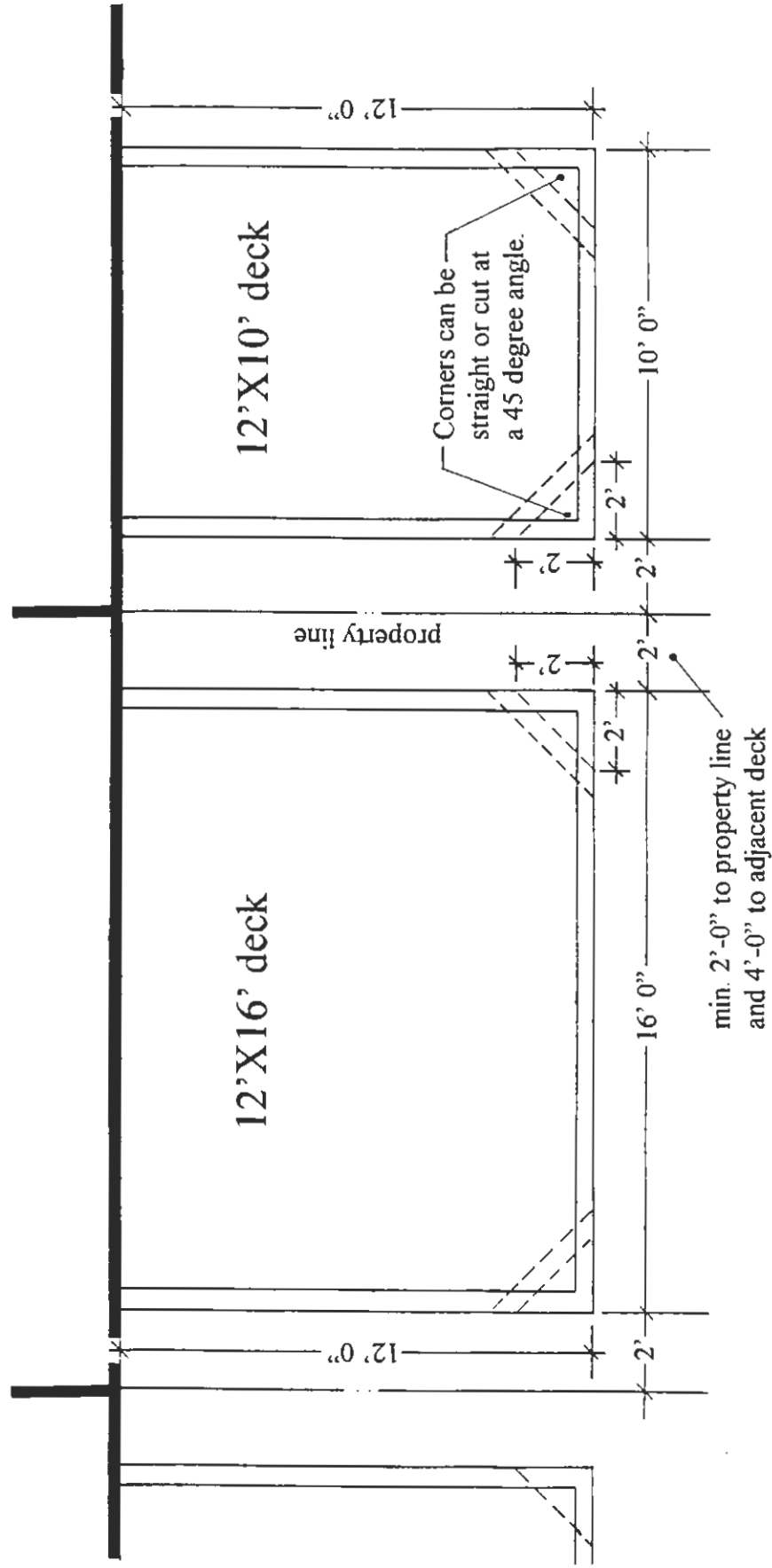
- A. Edgewater Design Standards
- B. West Market Design Standards

## A. EDGEWATER - HARMON TOWNHOUSES

### UPPER LEVEL DECKS

- The design of any upper deck including size, materials and color must be in conformance with the design and specifications of the builder's originally approved deck. Approved sizes are 10' wide x 12' deep or 16' wide x 12' deep. As an alternative to the standard rectangular deck design, the two outer corners of the deck may be cut at a 45 degree angle approximately 2' x 2' in size. Color must be white to match the existing decks, except for horizontal walking surfaces which may be left unpainted to weather naturally. Other components including railings, pickets, posts and trim boards must be painted white to conform to the builder's standard.
- Decks must be set back at least 2' from the side of the unit so that adjacent decks are at least 4' apart.
- Stairs have not been provided as part of the standard builder design and are generally not recommended. However, the TCDRB would consider approving a cluster standard if a suitable design is prepared and submitted for review.
- Designs for decks incorporating elements such as sunrooms, screened decks, trellises or arbors must also be submitted for approval as a cluster standard. Any such sunroom, screened deck or other enclosure must be architecturally integrated with the house in terms of size, design and detailing.

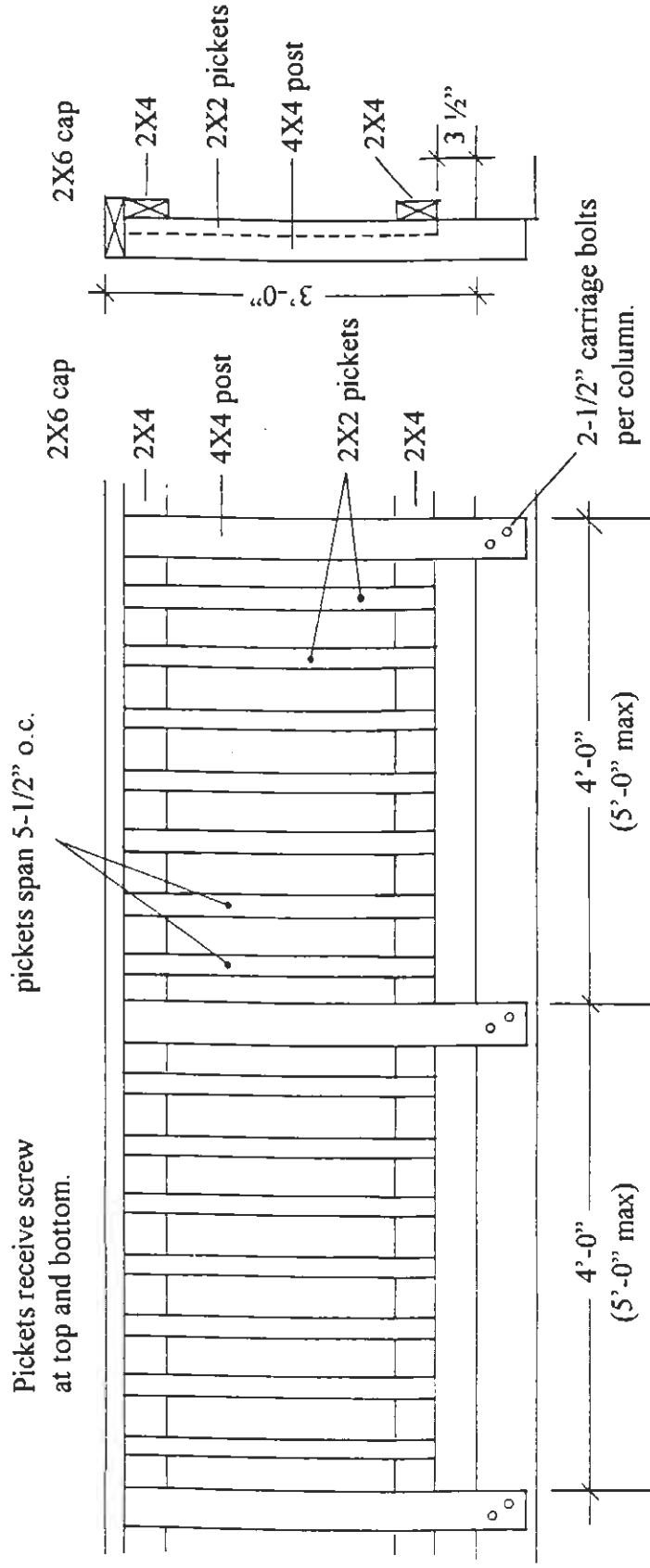
# Edgewater Deck Design - Harmon Townhouses



Deck Detail

Deck Dimensions and Specifications must meet County Code.

# Edgewater Rail Design - Harmon Townhouses



Deck Railing Detail

Railing Section

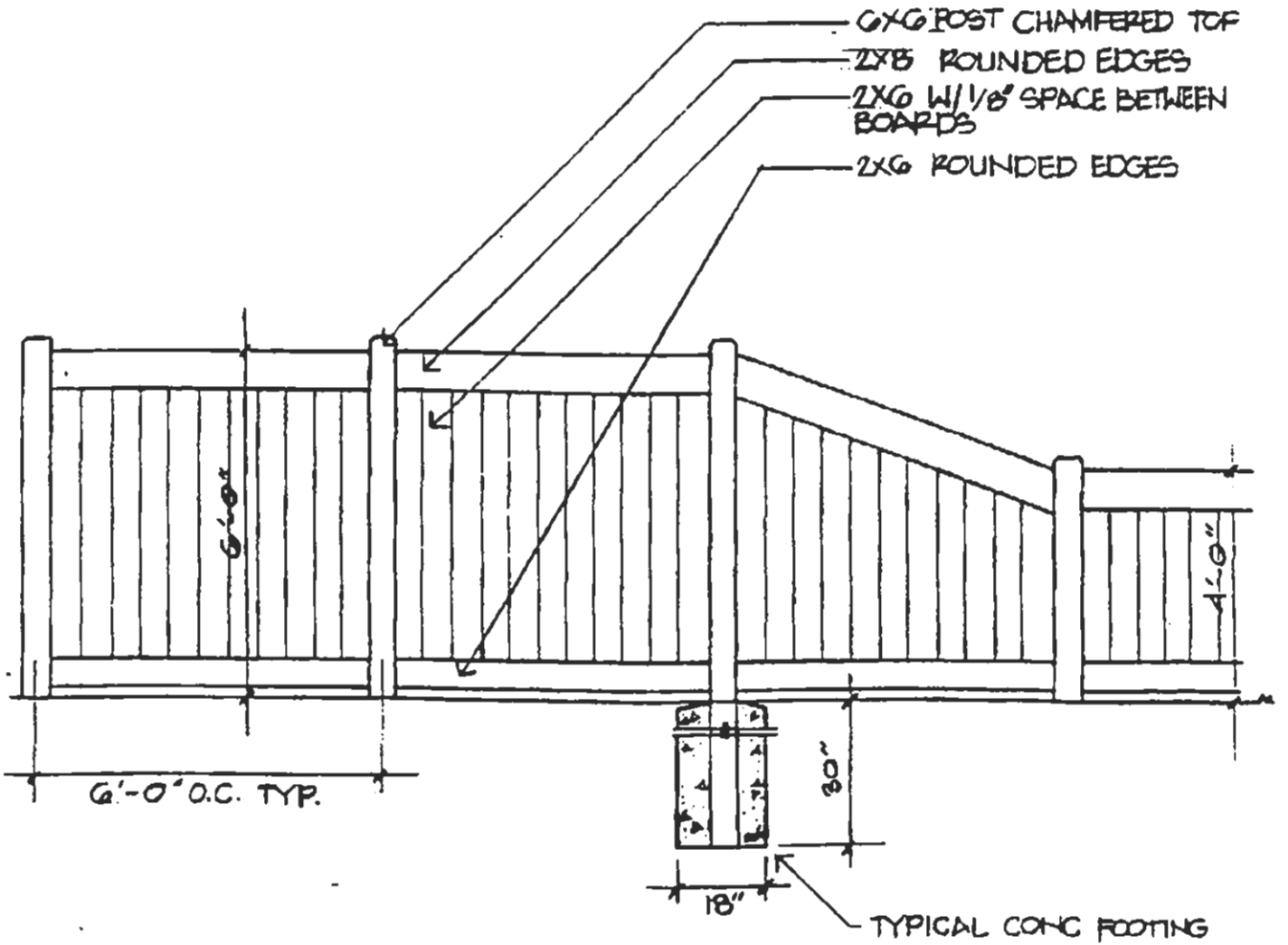
Deck Dimensions and Specifications must meet County Code.

## EDGEWATER TOWNHOUSES

### FENCES

- The location, design, materials, detailing and color (white) of rear privacy fences shall match that of the approved cluster standard. No other type of fence and no front yard fencing is permitted.
- Additional sections of rear privacy fencing may be approved; however, the materials, color (white), and design including detailing, length of fence sections, height and posts shall match that of the existing side privacy fences. The tops of fences must be horizontal (level) and step to accommodate any change in grade. The bottoms of fences must either step with grade or be parallel to grade with a space no greater than 6" between the bottom of the fence and the ground.
- The height of fencing shall not exceed 6 feet. Fences must be located within the boundaries of the rear yard property lines.
- On end units, fences may extend out to the side property line and along the side property line, but must tie back into the unit at the rear corner of the unit.





**EDGEWATER FENCE STANDARD**

# EDGEWATER TOWNHOUSES

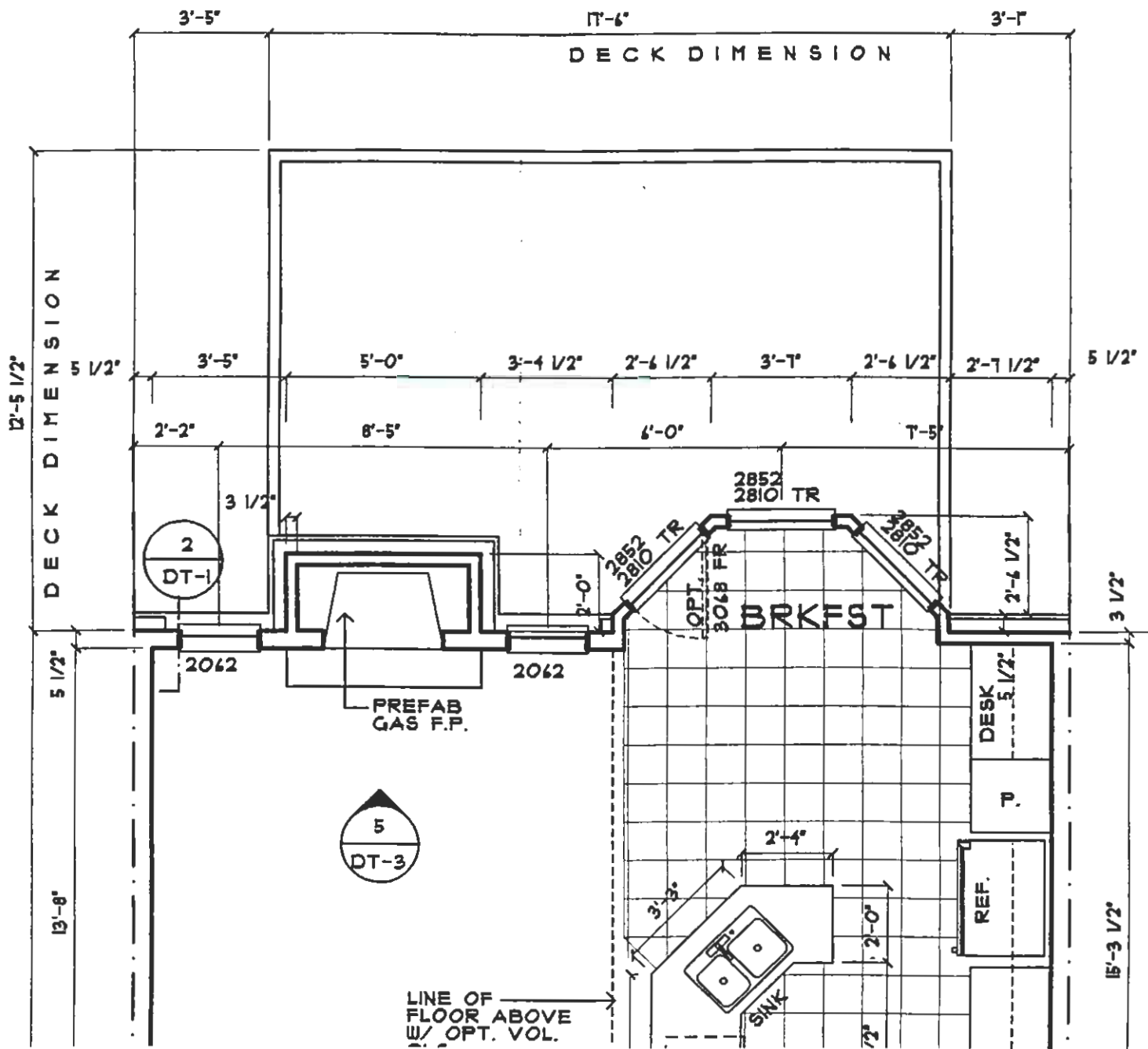
## PATIOS AND GROUND LEVEL DECKS

- A patio or ground level deck must be located in the rear lot only. Ground level decks on end units must not extend beyond the side of the unit.
- Materials, colors and detailing must be compatible with the existing architecture. Modifications to existing decks must incorporate the same materials, colors and detailing.
- Patios should be constructed of brick, concrete, pavers, flagstone, etc.
- Walking surfaces of ground level wood decks may be left to weather naturally or may be painted white to match the color of the upper deck. Any lower deck must include a skirt board or trim board to screen exposed structural elements such as the joists. Any railings provided on a ground level deck shall match the standard design of the upper level deck railings and must be painted white to match the upper level deck railings.
- Patios or decks should not adversely affect adjoining properties regarding drainage.

## **EDGEWATER TOWNHOUSES**

### **STORM/SCREEN DOORS**

- Any storm or screen door must be a full-view or full-lite door without any ornamentation or grille work.
- The approved color of storm or screen doors is white to match the door trim.



WEST MARKET - CHRISTOPHER COMPANIES

17'-4"

4'-3"

4'-3"

4'-3"

4'-3"

3'-5"

3'-0"

PREFORMED TOP & BOTTOM RAILS

BEVELED PREFORMED CAP OR EQUAL

6" x 6" PREFORMED NEWEL & RAILING

5/4" x 10" WOOD BAND BOARD WITH  
1" x 4" WOOD TRIM

BEAM SET BACK 1'-4" FROM BAND  
BOARD FACE

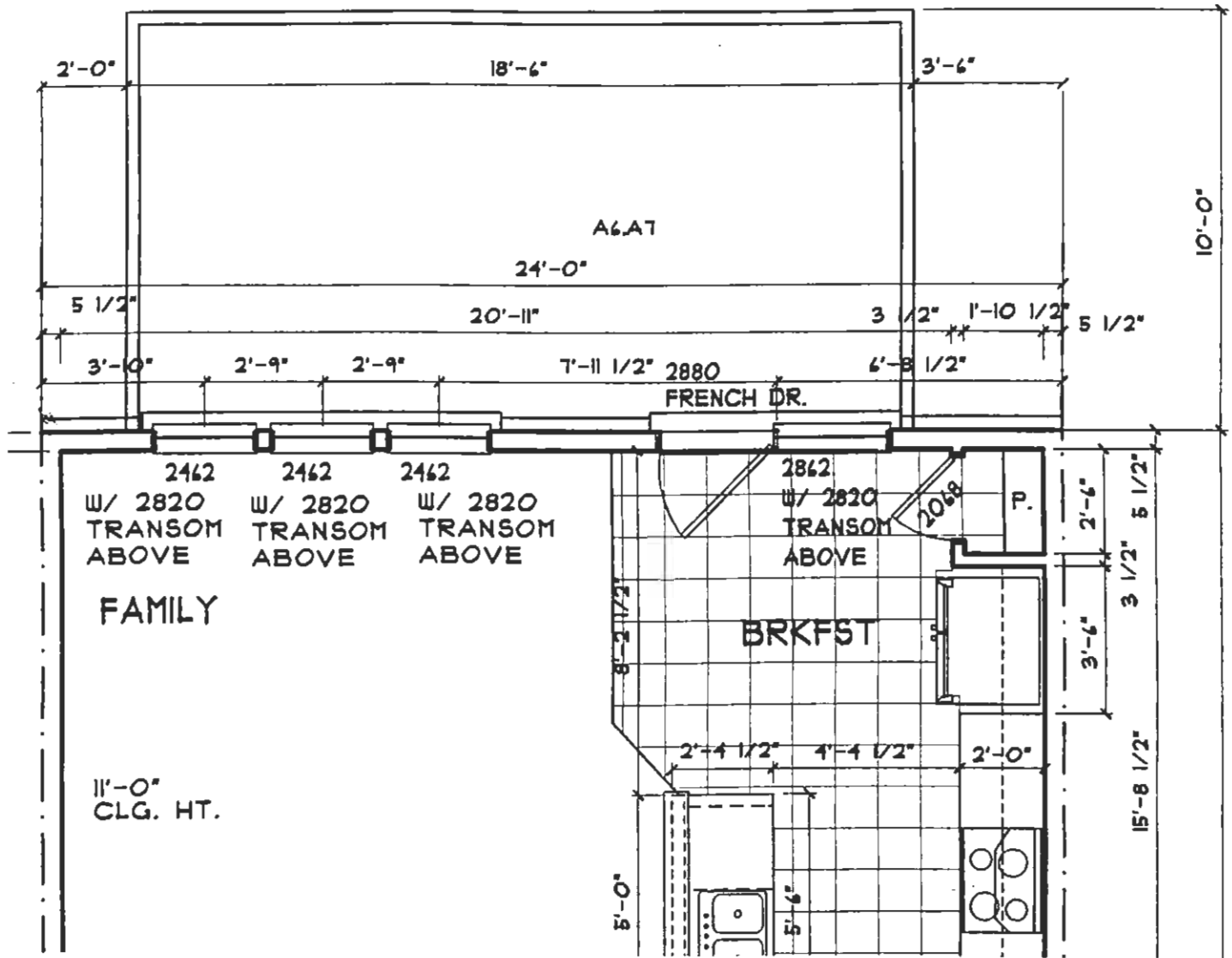
6" x 6" PRESSURE TREATED POST

NOTE: ALL CONNECTIONS,  
SPANS AND LUMBER SIZES TO  
COMPLY WITH THE FAIRFAX COUNTY  
TYPICAL DETAILS

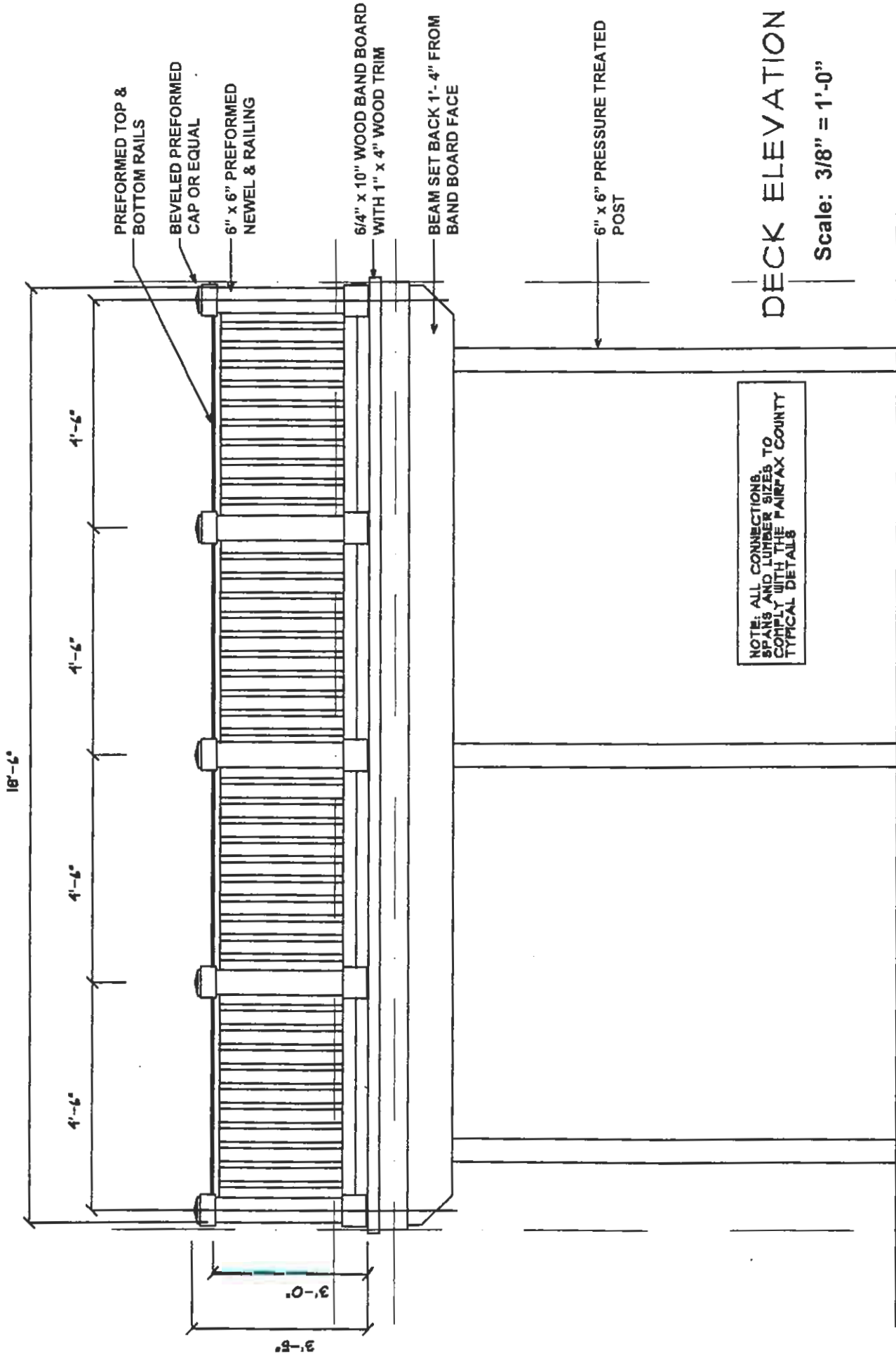
# DECK ELEVATION

Scale: 3/8" = 1'-0"

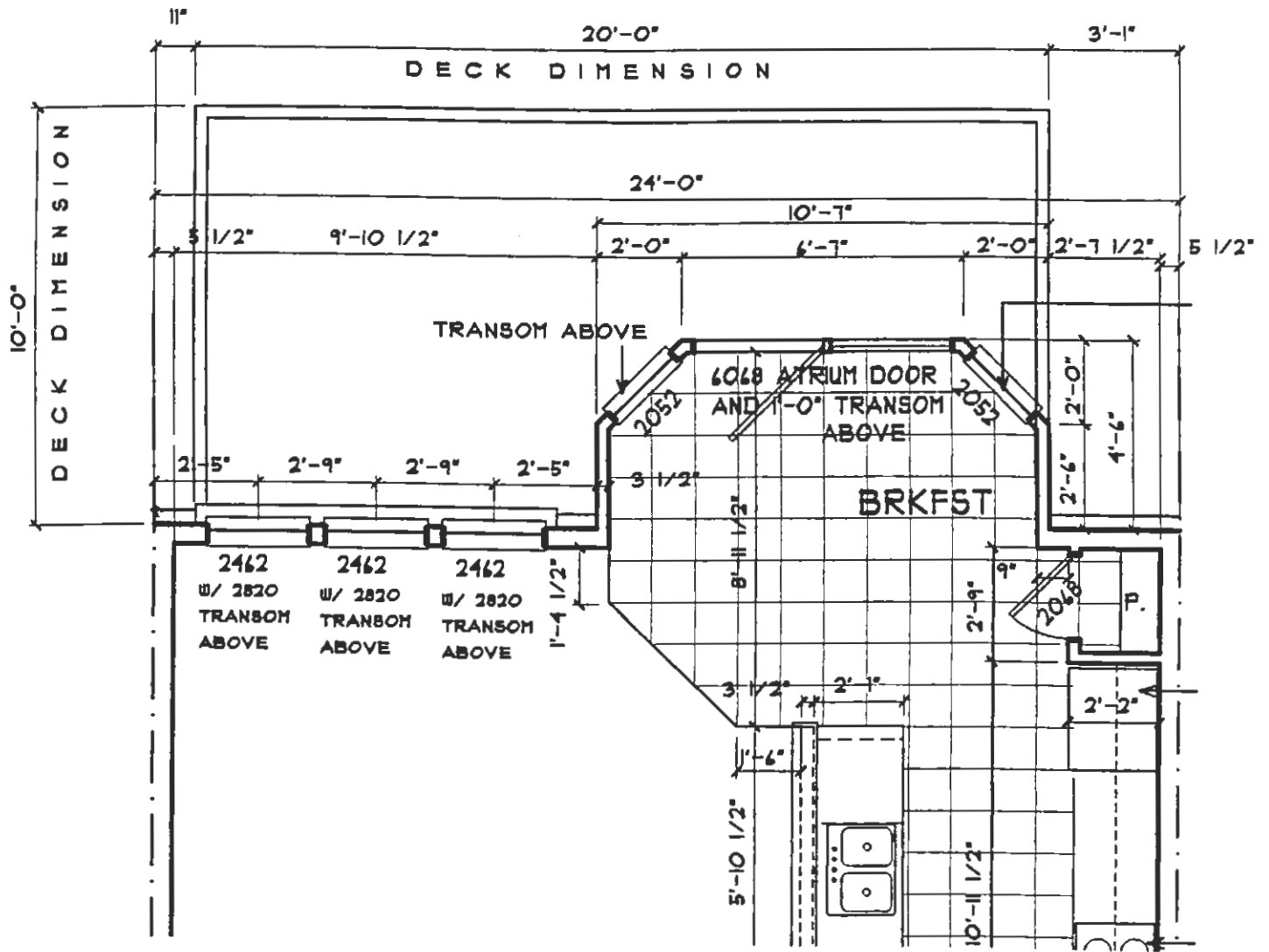
WEST MARKET - CHRISTOPHER COMPANIES



WEST MARKET - CHRISTOPHER COMPANIES



WEST MARKET - CHRISTOPHER COMPANIES



WEST MARKET - CHRISTOPHER COMPANIES



20'-0"

4'-10 1/2"

4'-10 1/2"

4'-10 1/2"

4'-10 1/2"

PREFORMED TOP & BOTTOM RAILS

BEVELED PREFORMED CAP OR EQUAL

6" x 6" PREFORMED NEWEL & RAILING

5/4" x 10" WOOD BAND BOARD WITH 1" x 4" WOOD TRIM

BEAM SET BACK 1'-4" FROM BAND BOARD FACE

6" x 6" PRESSURE TREATED POST

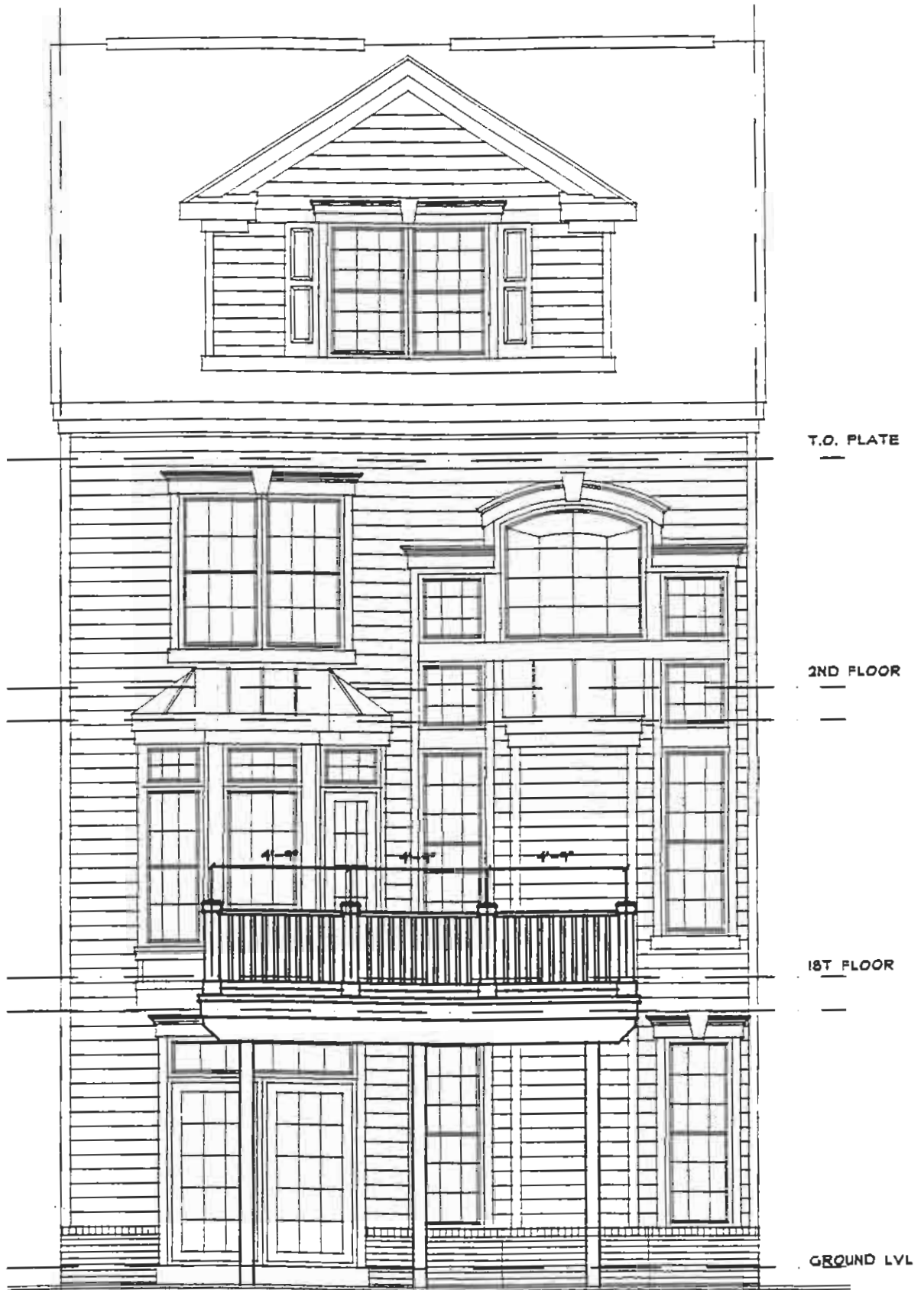
3'-0"

NOTE: ALL CONNECTIONS, SPANS AND LUMBER SIZES TO COMPLY WITH THE AIRMAX COUNTY TYPICAL DETAILS

# DECK ELEVATION

Scale: 3/8" = 1'-0"

## WEST MARKET - CHRISTOPHER COMPANIES



WEST MARKET - CHRISTOPHER COMPANIES

REAR ELEVATION W/ 2-STORY VOL.

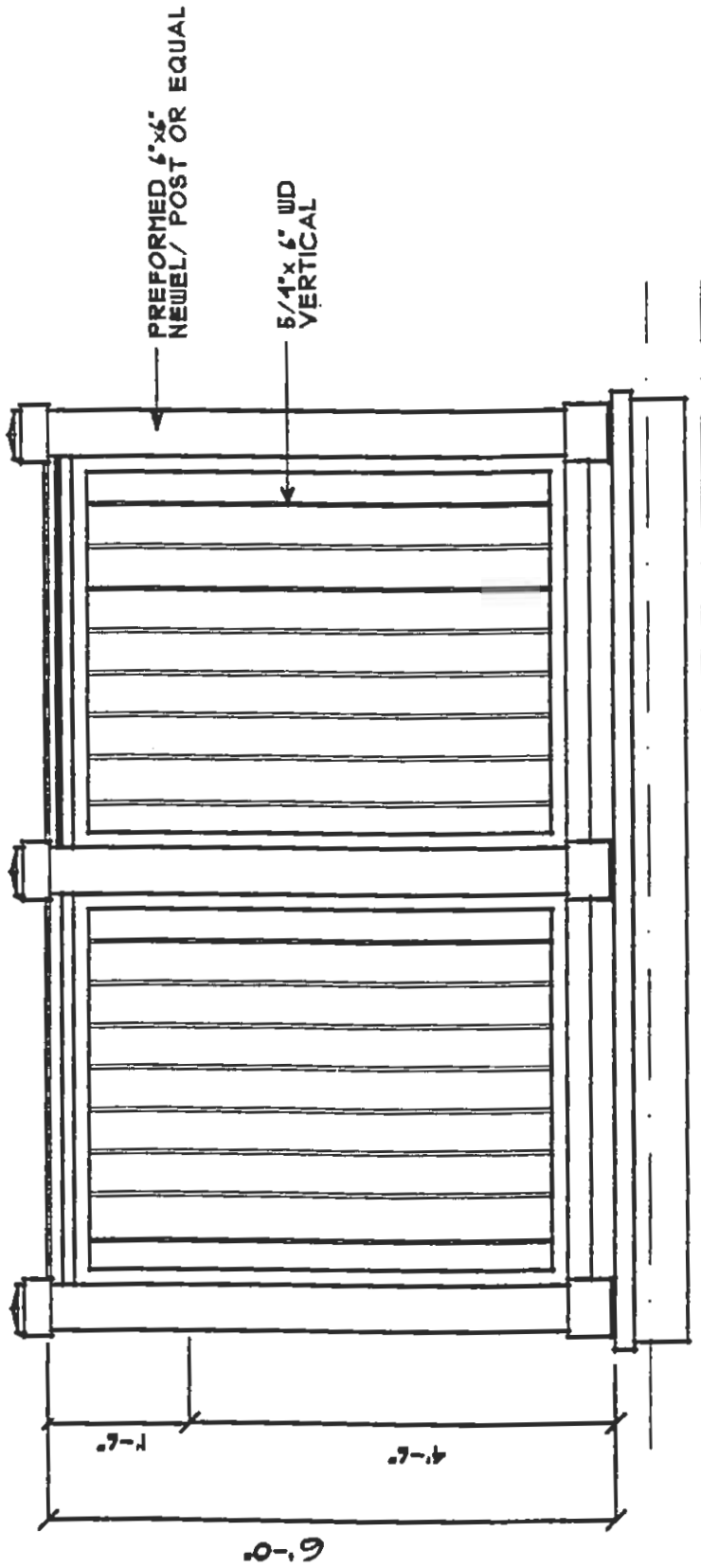
SCALE: 1/4"=1'-0"

## **B. WEST MARKET DESIGN STANDARDS**

### **WEST MARKET - CHRISTOPHER TOWNHOUSES**

#### **FENCES**

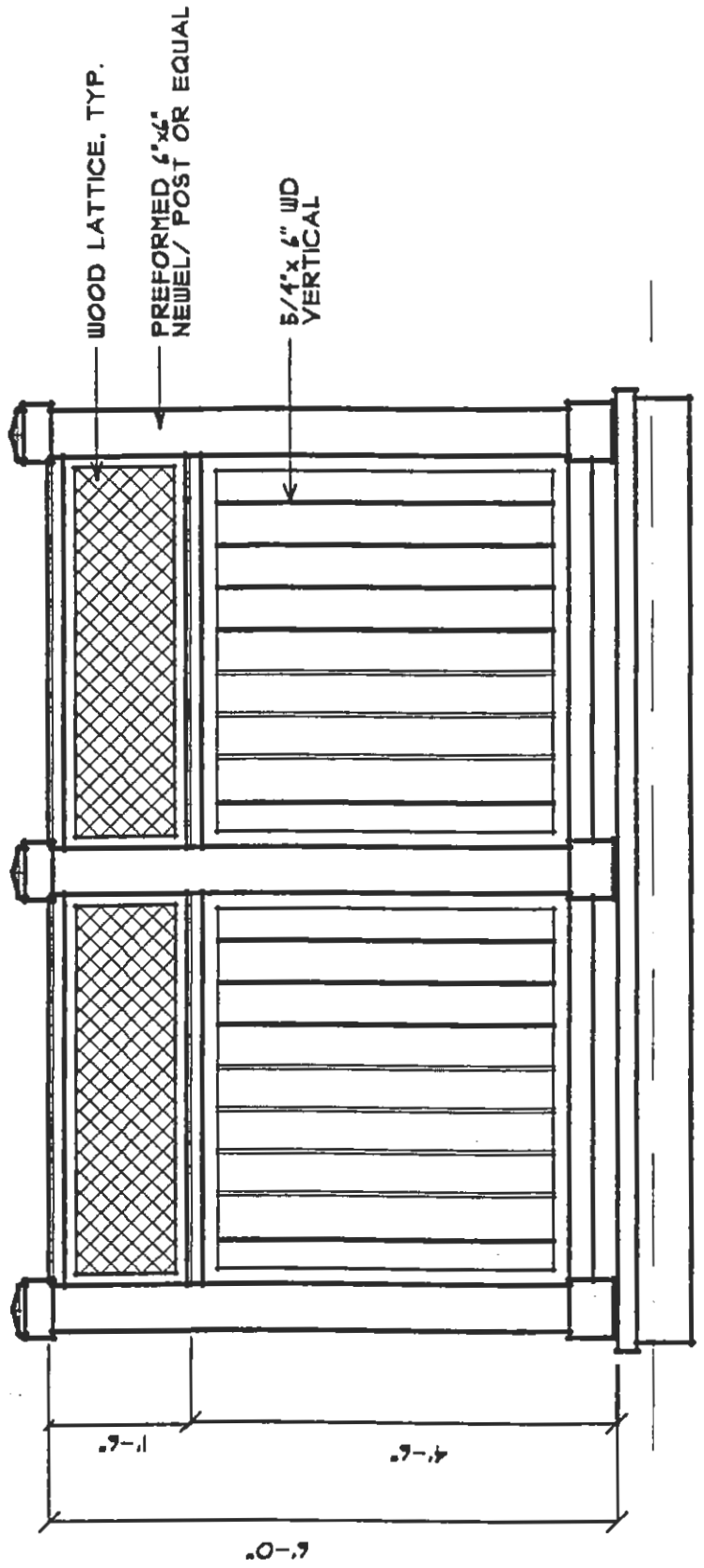
- The location, design, materials, detailing and color of rear privacy fences shall match those of the cluster or builder's standard as approved by the Town Center Design Review Board. No other type of fence and no front yard fences shall be installed.
- Additional sections of rear yard privacy fencing may be installed in order to enclose a rear yard; however, the material, color and design, including detailing, length of sections and height shall match that of the existing privacy fences.
- The tops of fences must be horizontal (level) and the bottoms of fences must be parallel to the ground or step along with the ground, with a space no greater than 6" between the bottom trim piece and the ground.
- The height of fences must not exceed 6 feet. Fences must be located within the boundaries of the homeowner's rear yard property lines and may not encroach onto association or common property.
- On end units, fences may extend out to the side property line and along the side property line, but must tie back into the unit at a point no further than approximately 14 feet from the rear corner of the unit. The location of fences is subject to limitations imposed by utilities, easements and existing grade.



ELEV @ PRIVACY FENCE

AT SIDE LOT LINES

WEST MARKET - CHRISTOPHER COMPANIES



**ELEY 8 PRIVACY FENCE**

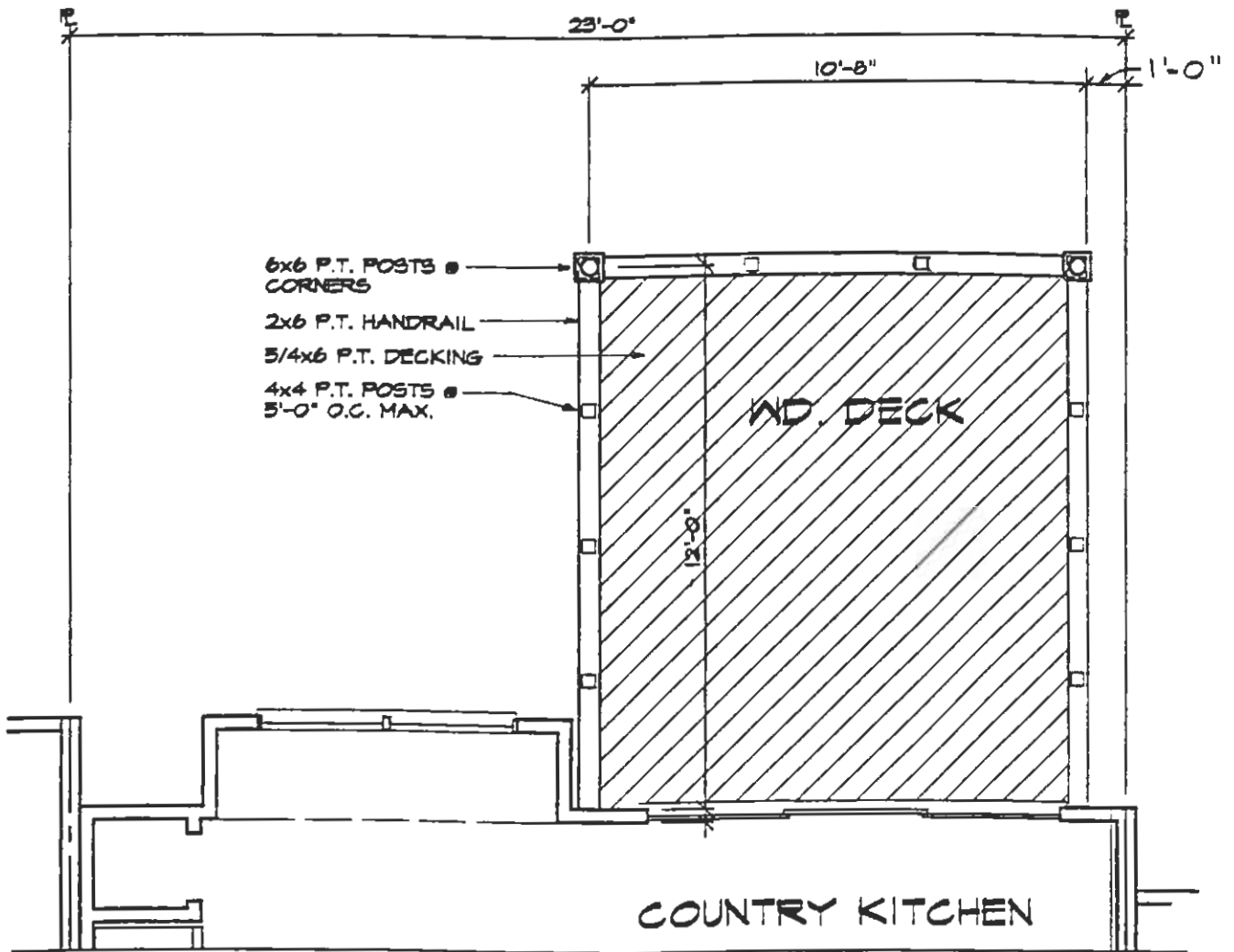
**AT REAR LOT LINES**

**WEST MARKET - CHRISTOPHER COMPANIES**

## WEST MARKET TRAFALGAR TOWNHOUSES

### UPPER LEVEL DECKS

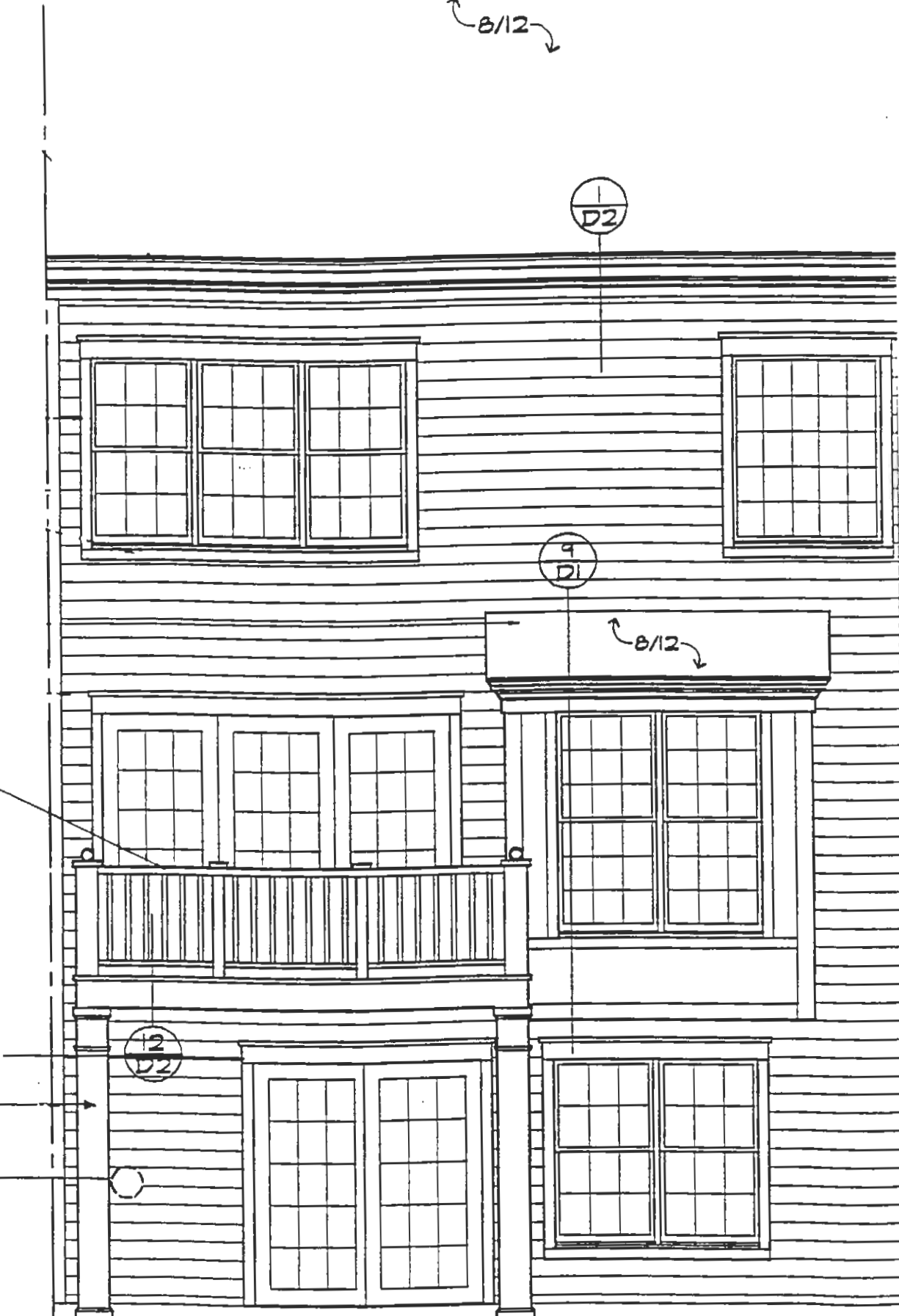
- The design of any upper level deck including size, materials and color must be in conformance with the design and specifications of the builder's originally approved deck. Approved sizes for units without a sunroom are 10'-8" wide x 12' deep or 21' wide x 12' deep. For units with a sunroom, standard approved sizes are 8'-4" wide x 10' deep (measured from the bay window). Subject to a separate review, the Town Center Design Review Board may approve a deck that is 12' deep (measured from the bay window) on units with a sunroom.
- Decks must be set back 1'-0" from the side property lines. On end units, decks must not project beyond the side edge of the unit.
- Decks, including all support posts, railings, trim and any privacy screens must be painted white to match the house trim, except for walking surfaces of the deck which are to be left natural pressure treated wood.
- In situations where there is the potential for two decks to be built directly adjacent to each other, the first deck to be built must incorporate a privacy screen, which shall conform to the builder's standard design. Screens are to be painted white, with a height of 6'-0" and a maximum length of 10'-0".
- Stairs have not been provided or approved as part of the builder's standard deck design. However, if stairs are proposed, they must be a spiral stair design.



**DECK PLAN #1**

SCALE: 1/4" = 1'-0"

**WEST MARKET - TRAFALGAR HOUSE**



8/12

1  
D2

9  
D1

8/12

36" H. WD. RAIL W/  
PICKETS @ 4" O.C.

10" SQUARE  
WOOD COLUMN

VENT FOR OPT. GAS  
DIRECT VENT F.P.

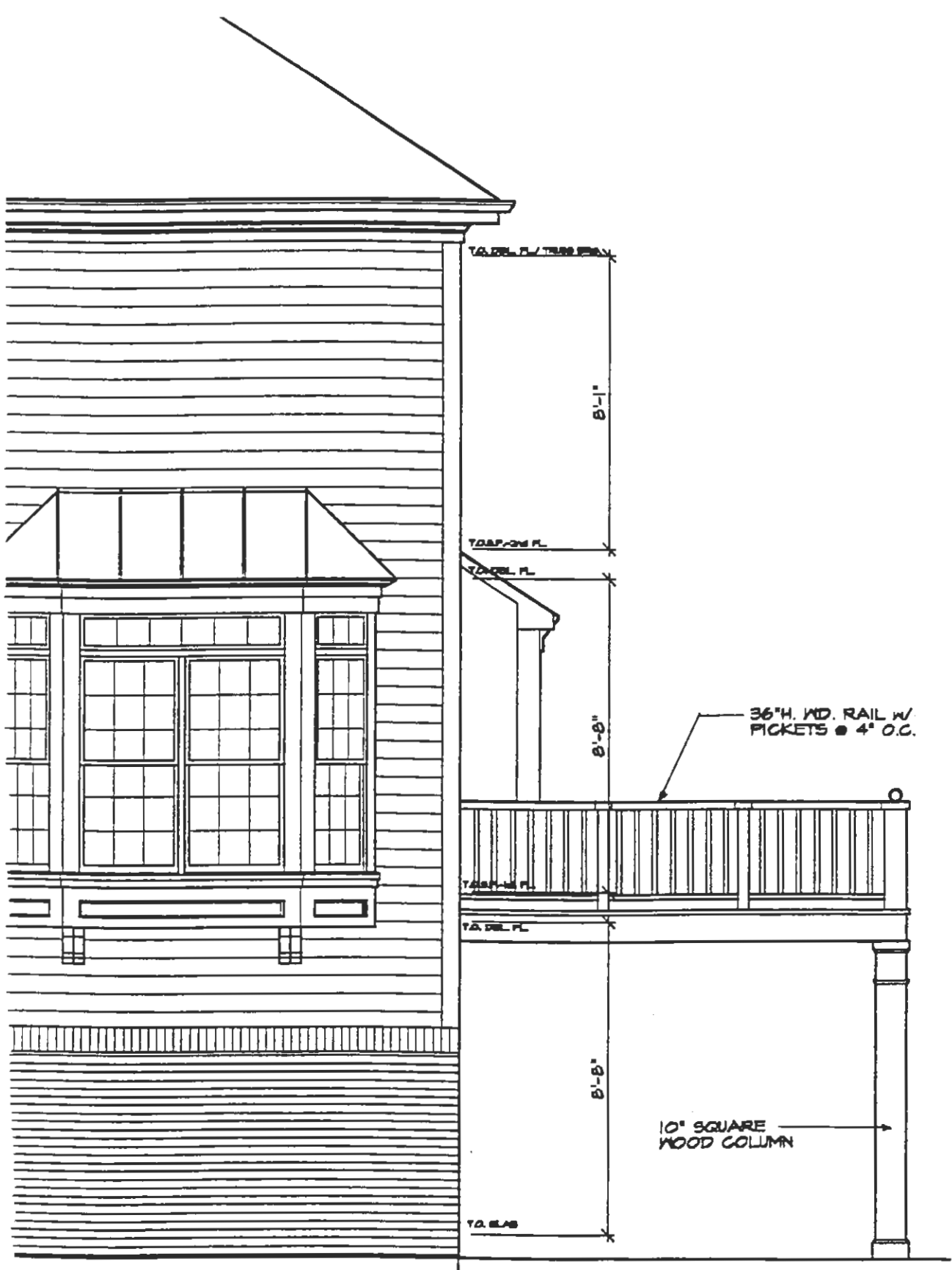
APPROX. GRADE

WEST MARKET - TRAFALGAR HOUSE

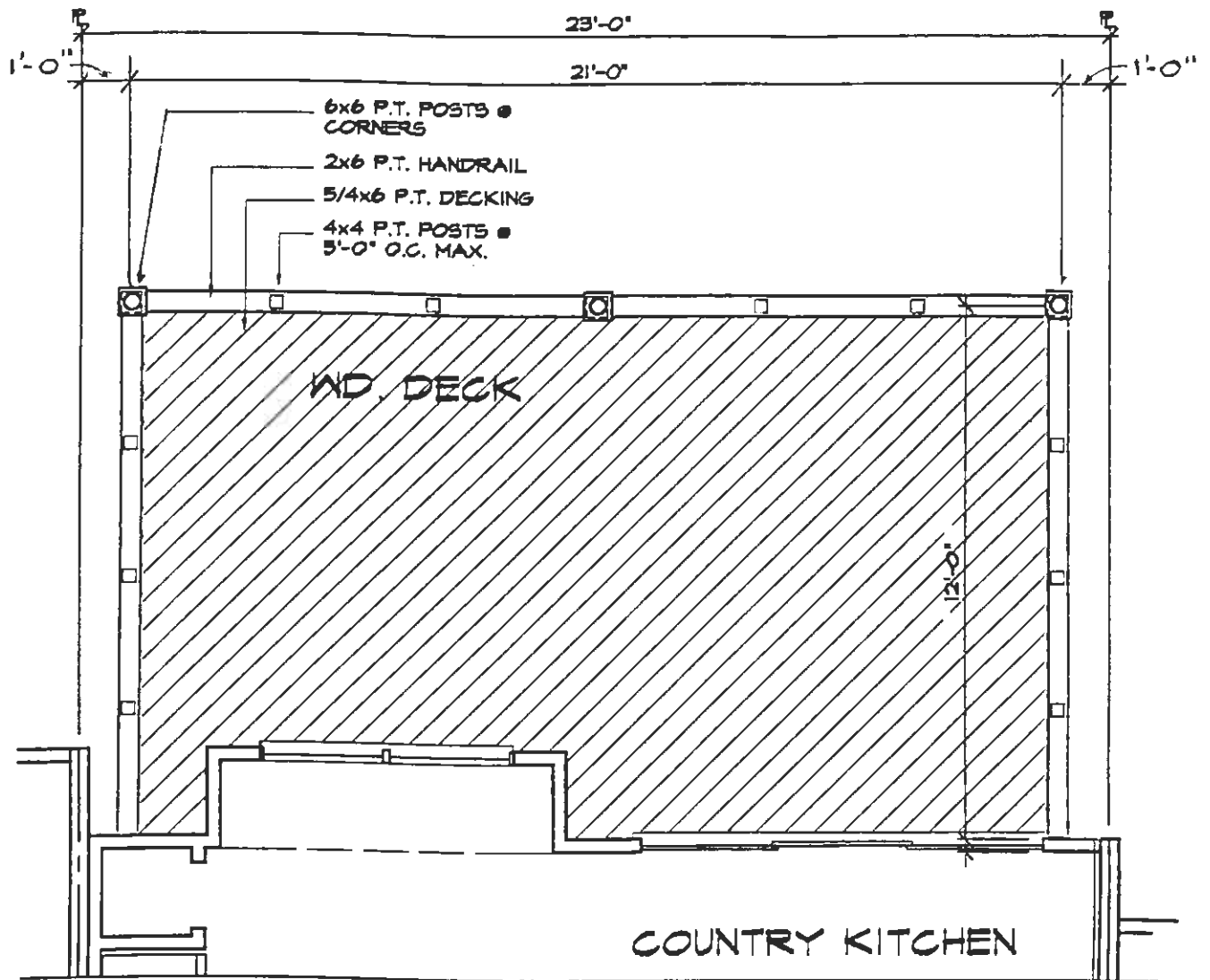
REAR ELEVATION @ MID UNIT

SCALE 1/4" = 1'-0"





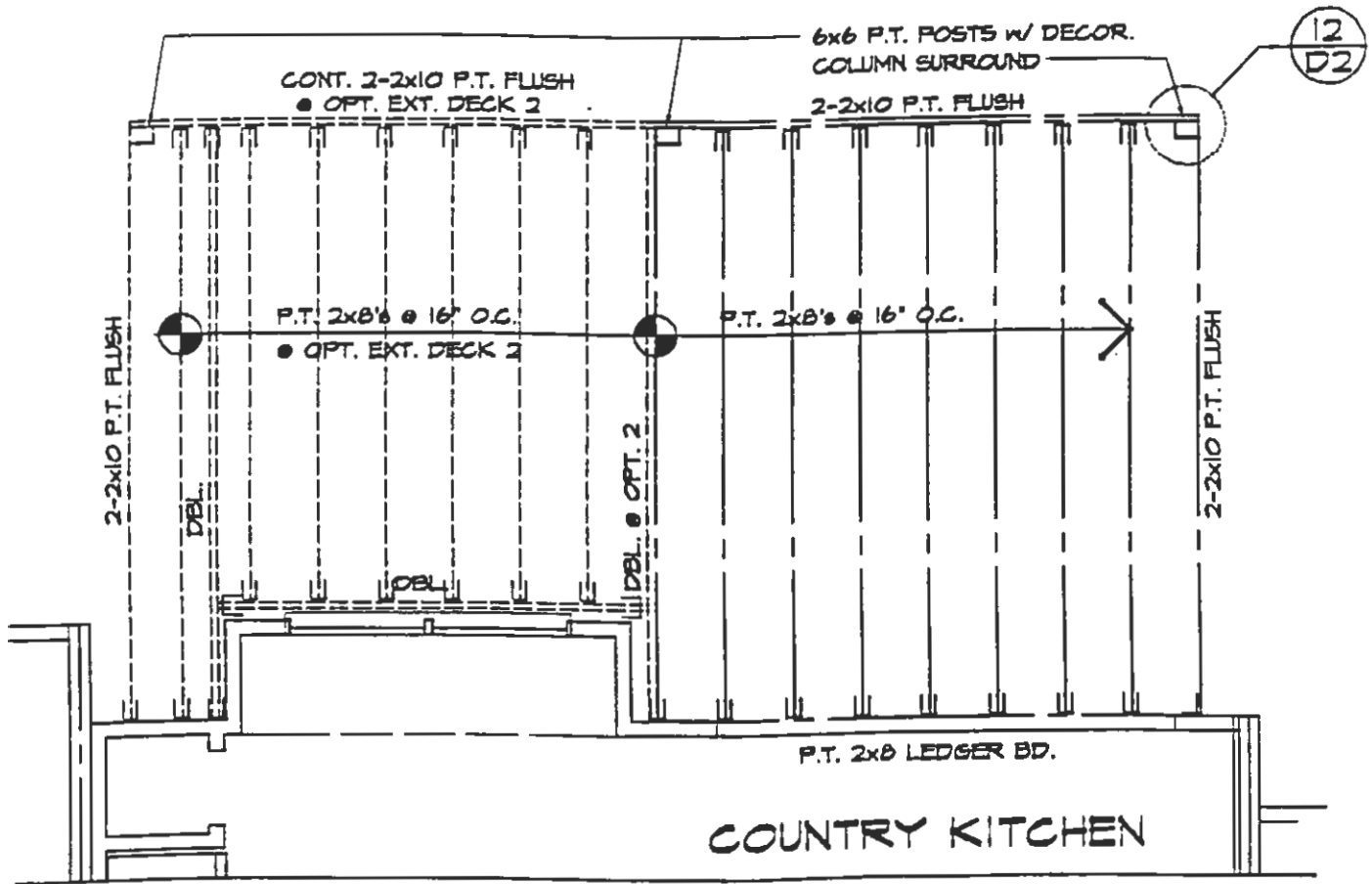
WEST MARKET - TRAFALGAR HOUSE



## DECK PLAN #2

SCALE: 1/4" = 1'-0"

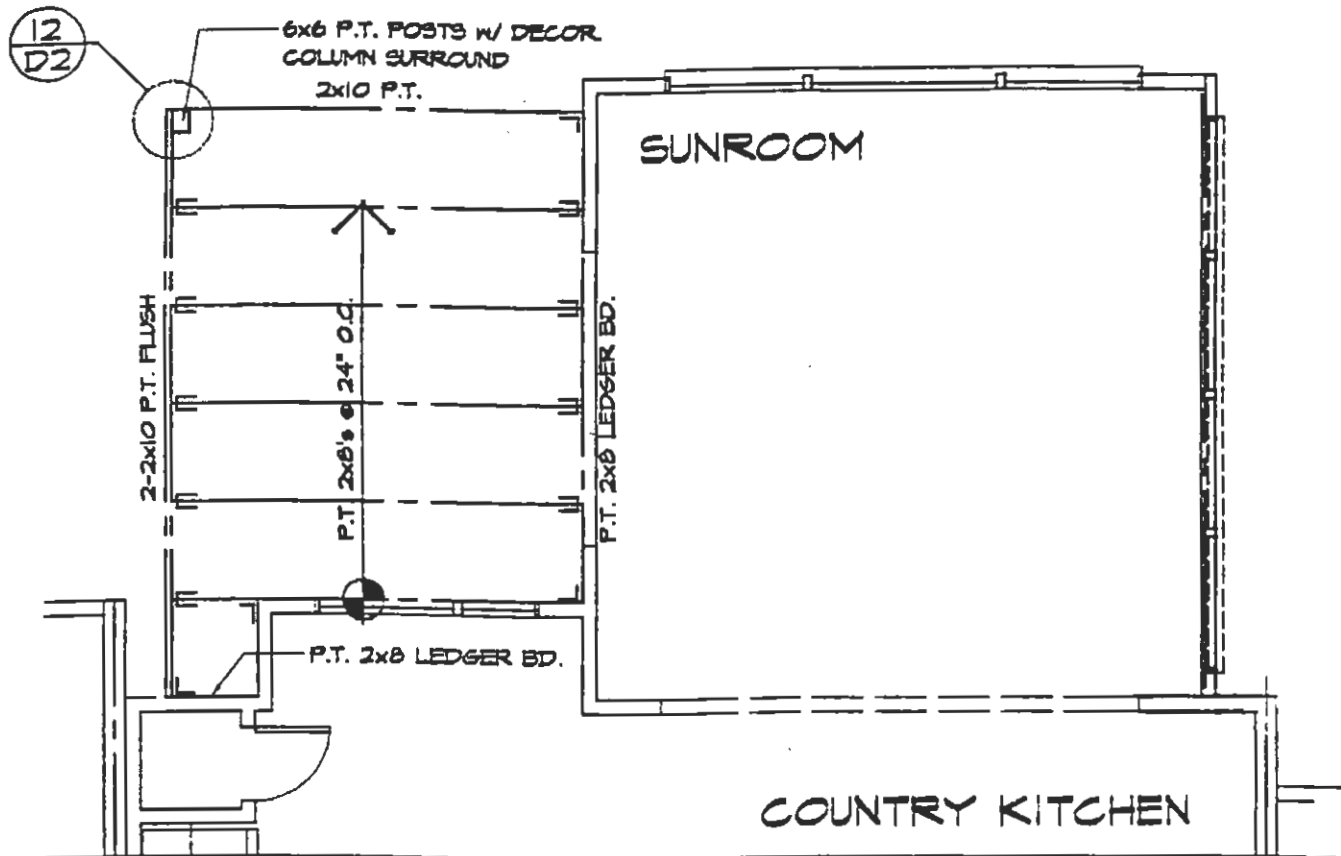
WEST MARKET - TRAFALGAR HOUSE



# DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"

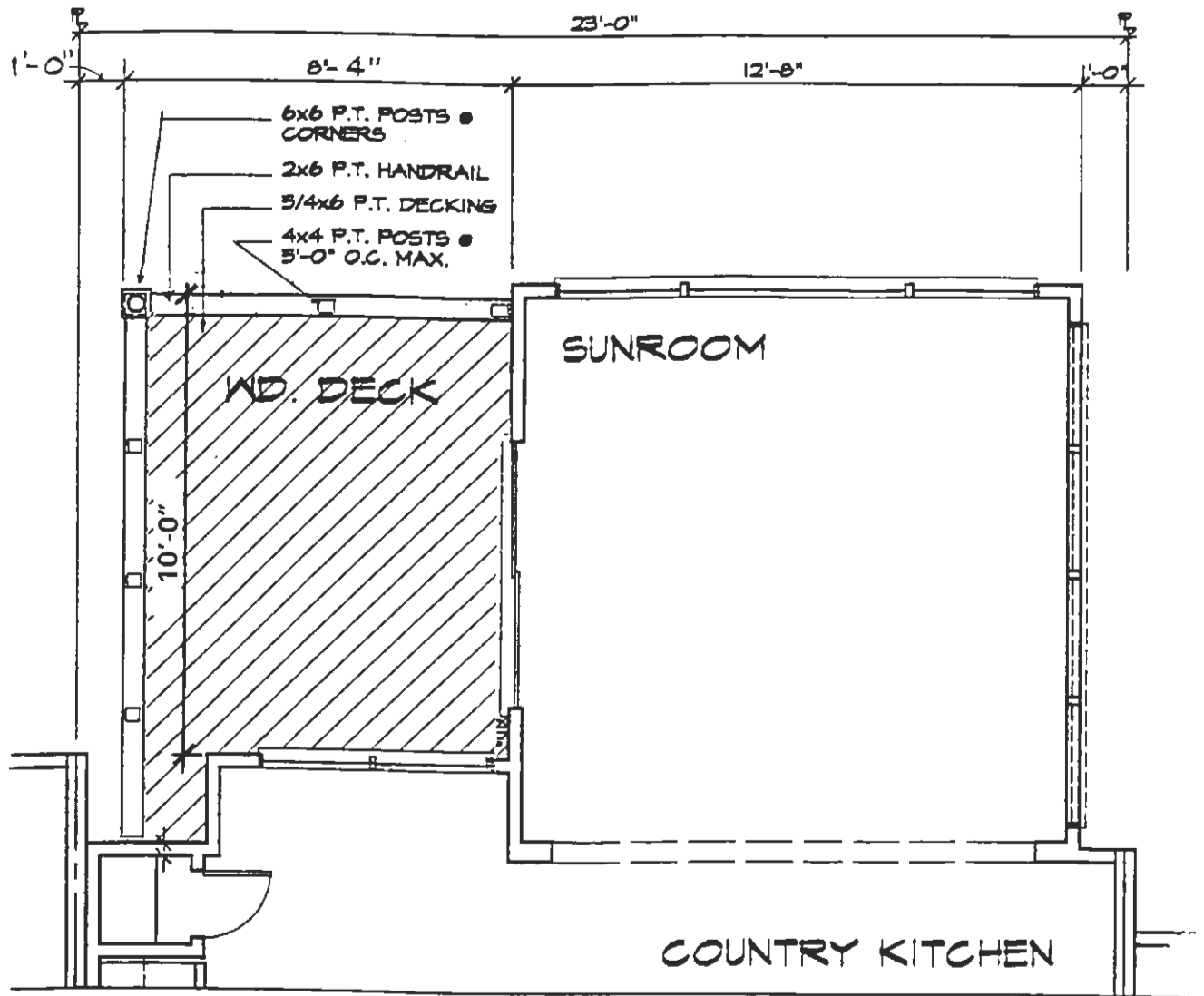
WEST MARKET - TRAFALGAR HOUSE



## DECK FRAM. PLAN W/ SUN ROOM

SCALE: 1/4" = 1'-0"

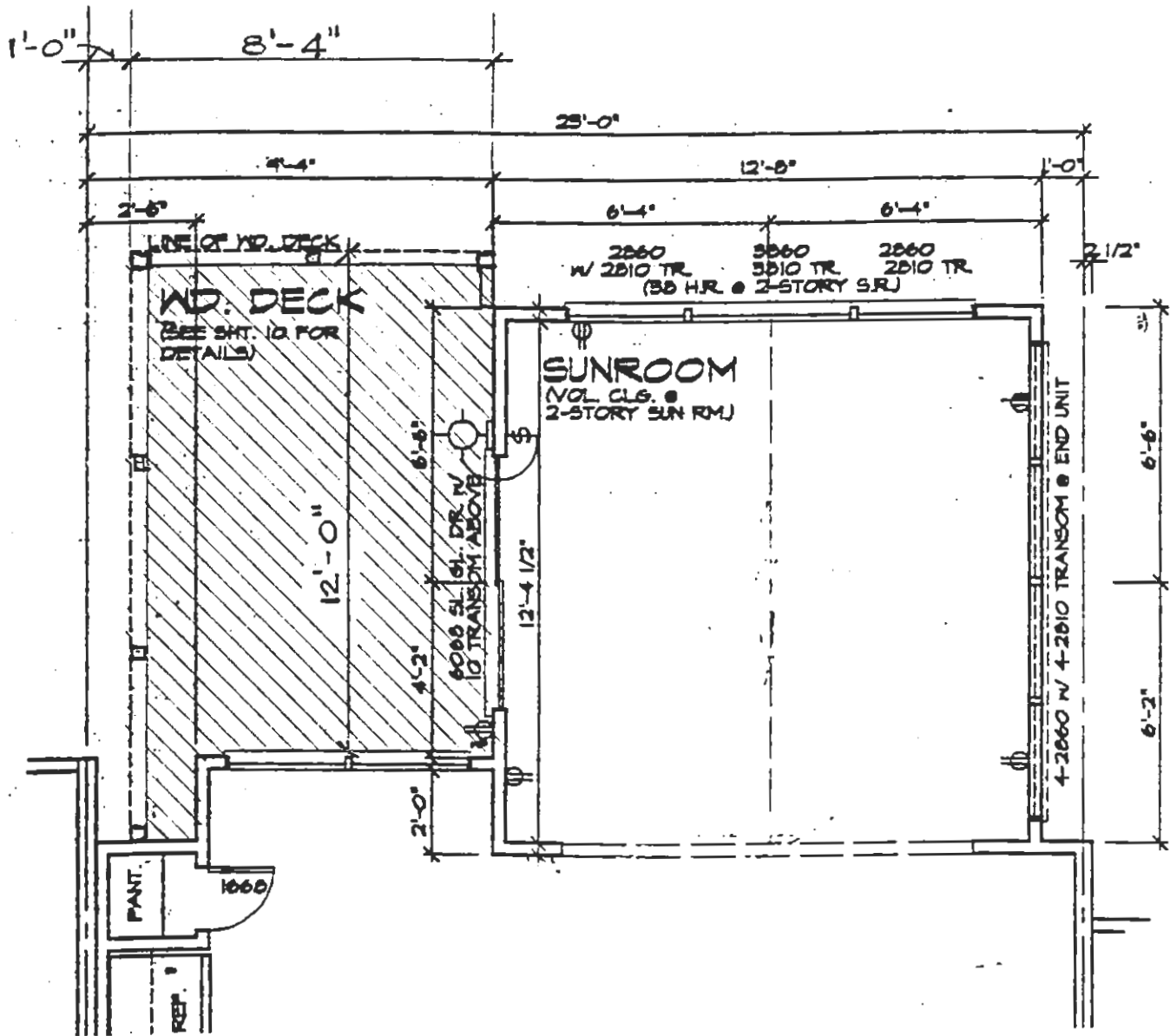
WEST MARKET - TRAFALGAR HOUSE



**DECK PLAN w/ SUN ROOM - 10' long deck**

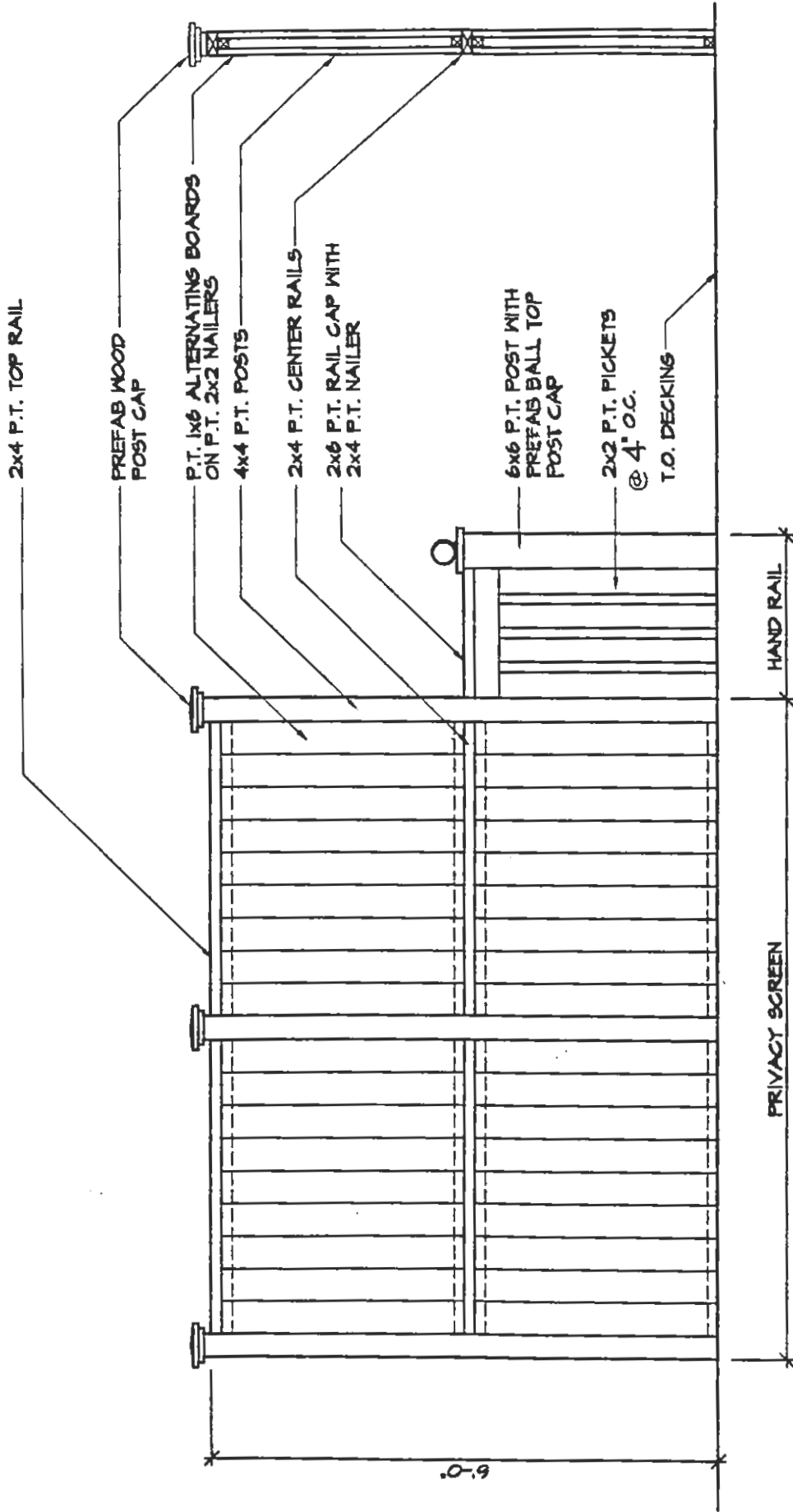
SCALE: 1/4" = 1'-0"

**WEST MARKET - TRAFALGAR HOUSE**



**DECK PLAN W/ SUN ROOM - 12' long deck**  
 SCALE: 1/4" = 1'-0"

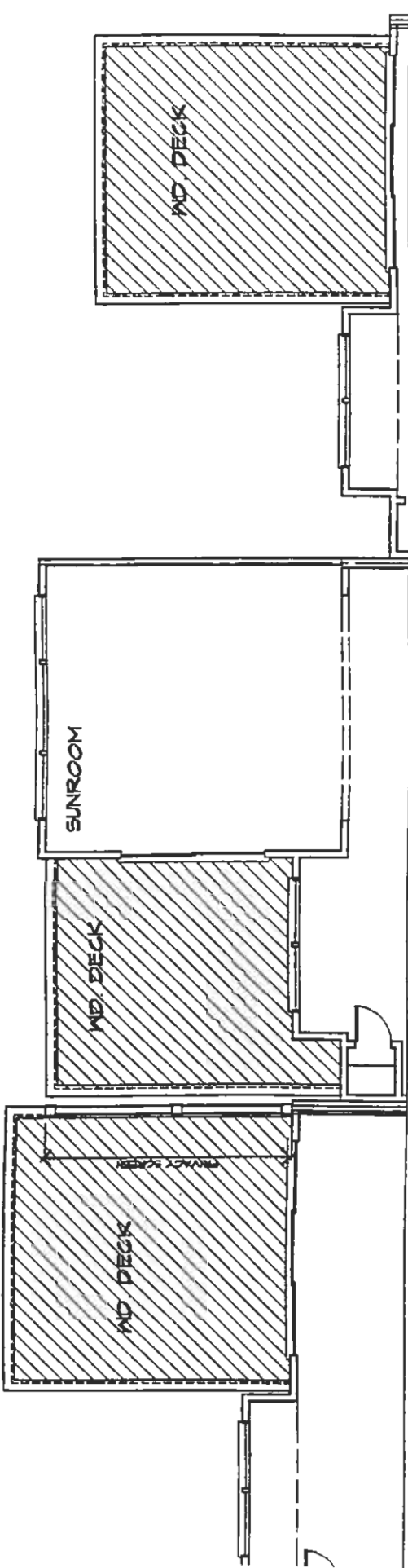
WEST MARKET - TRAFALGAR HOUSE



# ELEVATION & SECTION OF PRIVACY SCREEN

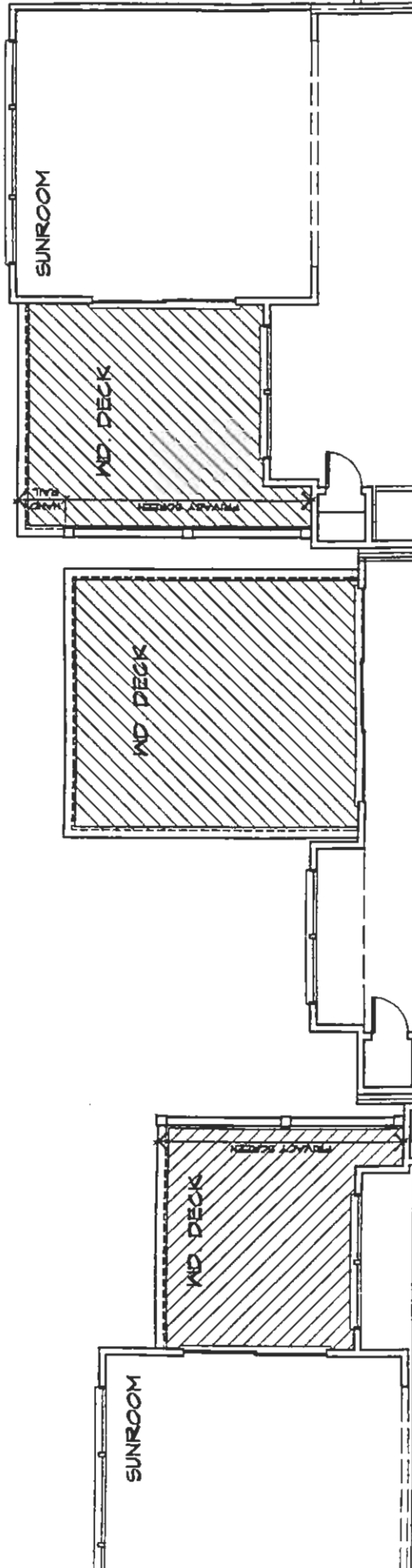
SCALE: 1/2" = 1'-0"

WEST MARKET - TRAFALGAR HOUSE



SCREEN ON OUTLET UNIT'S DECK

NO SCREEN WITH  
ADDRESSING SUN ROOM



SCREEN DECK AT REVERSE PLAN

PARTIAL SCREEN WITH  
HAND RAIL EXTERIOR

**PRIVACY SCREEN APPLICATIONS**

SCALE 1/4" = 1'-0"

**WEST MARKET - TRAFALGAR HOUSE**



## WEST MARKET - TRAFALGAR TOWNHOUSES

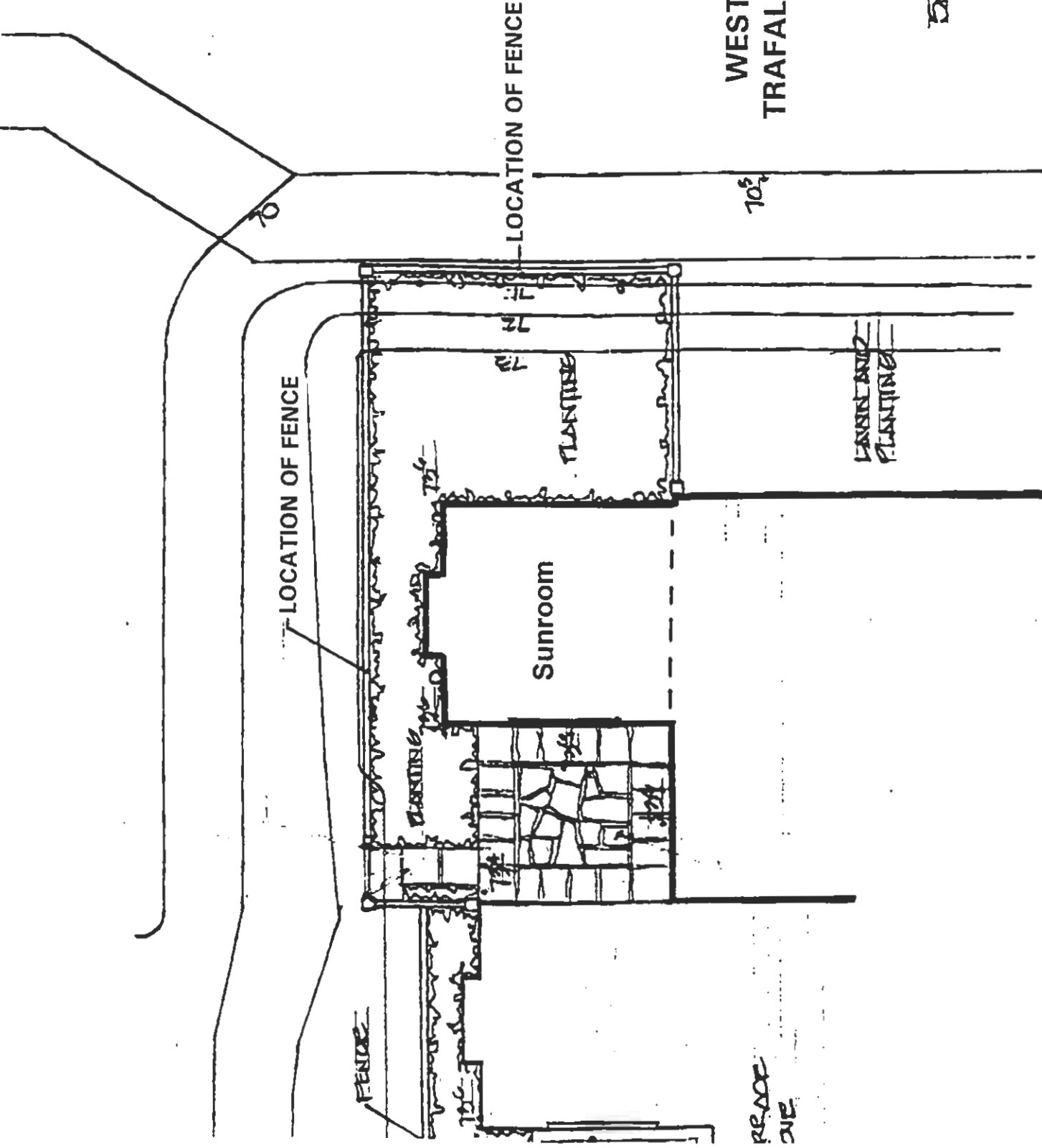
### FENCES

- The location, design, materials, detailing and color of rear privacy fences shall match those of the cluster or builder's standard as approved by the Town Center Design Review Board. No other type of fence and no front yard fences shall be installed.
- Additional sections of rear yard privacy fencing may be installed in order to enclose a rear yard; however, the material, color and design, including detailing, length of sections and height shall match that of the existing privacy fences.
- The tops of fences must be horizontal (level) and the bottoms of fences must be parallel to the ground or step along with the ground with a space no greater than 6" between the bottom trim piece and the ground.
- The height of fences shall not exceed six (6) feet. Fences must be located within the boundaries of the homeowner's rear yard property lines and must not encroach onto association or common property.
- On end units, fences may extend out to the side property line and along the side property line, but must tie back into the unit at the rear corner of the unit. In the case of a unit with a sunroom, the fence must tie back into the unit at a point no further than approximately 13 feet from the rear corner of the sunroom.
- The height and appearance of any gate must match the height and appearance of the fence.

WEST MARKET  
TRAFALGAR HOUSE

1/20/10

SCALE 1/8" = 1'-0"



LOCATION OF FENCE

LOCATION OF FENCE

Sunroom

PLANTING

PLANTING

FENCE

ROAD