

ARCHITECTURAL STANDARDS AND PROCEDURES

Adopted by the Council Square Board of Directors on March 20, 2008 and

Amended by the Board to Replace All Appendices on December 8, 2011

ARCHITECTURAL STANDARDS AND PROCEDURES APPENDIX A (REPLACING ALL FORMER APPENDICES)

ARCHITECTURAL CHANGE PROPOSAL

COUNCIL SQUARE HOMEOWNERS ASSOCIATION Architectural Review Committee ("ARC") 515 Council Court Vienna, VA 22180

Submit all requests for improvements, changes or additions to the above address. Please attach any drawings and/or sketches that will aid in making a decision regarding your request. Please review the Council Square Homeowners Association Architectural Standards before submitting an application. If you do not have a current copy of the Architectural Standards, please contact a member of the ARC and one will be sent to you.

PROPERTY OWNERS NAME: Aurelio and Barbara Perrone
PROPERTY ADDRESS: 416 Council Dr NE, Vienna, VA
TELEPHONE NUMBER: HOME# 703 9945143 **WORK#** _____
ESTIMATED COMPLETION DATE: Dec 2020 - MAR 2021 - dependant on permits and weather

1. **Narrative description.** Enter a description of the proposed improvement, change or addition. Cite materials and color(s) to be used. State similarities to existing structures as appropriate. Use a separate sheet of paper if necessary.
A 13' x 16' Hybrid (Wood/Composite Wood) Deck with Brown floor boards and Top Rails with Black Aluminum Balusters. There will be 11 steps coming down onto a flag stone patio - 260 sq ft under the deck. The existing window will be replaced by a sliding door to access the deck. A fence will be added to adjoin with neighbors on either side in keeping with existing design. (6' tall fence)
2. **Please include:** two copies of color samples for changes involving painting and specifications, drawings, pictures and other supporting information for landscape or construction changes.
3. **Copy to Nearby Homeowners.** A copy of this change proposal must be provided to the owners of the next two numerically closest addresses in your same row of homes at the same time as provided to the ARC. Also, in the case of a fence, a copy of this change proposal must be provided to the owner of any property that the fence borders in a different row of homes. If you need the name(s) and address(s) of the homeowners to whom you must provide copies, please contact any member of the Board of Directors.

Please list at the top of the next page the name(s) and address(s) of the homeowners to whom a copy of this change proposal was provided in accordance with the above and the date and manner in which it was provided.

Each of such homeowners will have 14 days from the date of receipt of this change proposal to make any written comments to the ARC, unless the homeowner signs below to approve the change proposal and waive the comment period.

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A. 414 Council Dr, NE Vienna Va

Signed Approval (Waiving the 14-day Comment Period): _____

B. 418 Council Dr, NE Vienna Va

Signed Approval (Waiving the 14-day Comment Period): _____

C. (Only needed if a fence and another adjacent homeowner)

414 Council Dr, NE Vienna, VA

418 Council Dr, NE Vienna, VA

Signed Approval (Waiving the 14-day Comment Period): _____

4. Owner understands and agrees to the following:

A. **Permits.** A permit and inspection by Fairfax County or the town of Vienna may be needed. It is the sole responsibility of the homeowner to ensure compliance with all relevant building practices, codes, permits, and licensing requirements as such matters are beyond the scope of the Architectural Review Committee's review.

B. **Permission to Enter Property:** Owner agrees to give the Architectural Review Committee and/or Board of Directors express permission to enter the Owner's property at a reasonable time to inspect the proposed project, project in progress and completed project.

C. **Completion According to Plan:** Owner understands that any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approved plan and specifications for said alterations

5. The following procedures shall apply in the approval or disapproval of this change proposal and in the function of the ARC:

A. **Architectural Review Committee Action.** Unless comments from the above homeowners objecting or requesting revisions to the change proposal are received by the ARC within 14 days of its receipt of the change proposal ("Timely Comments"), the ARC will generally approve the application by unanimous written consent without further inquiry. However, if Timely Comments are received by the ARC or, despite the absence of Timely Comments, a member of the ARC believes that the change proposal is substantially non-compliant with the Architectural Standards, the ARC will appoint a representative to work with the Owner submitting the change proposal and any homeowners submitting Timely Comments to reach mutually agreeable revisions. If mutually agreeable revisions are reached, the revised change proposal will be approved by the ARC by unanimous written consent. If mutually agreeable revisions cannot be reached within 28 days of the receipt of the change proposal, the ARC will inform the Owner and any above homeowners in writing that the change proposal will be

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A. 414 Council Dr, NE Vienna Va

Signed Approval (Waiving the 14-day Comment Period): JSS 11/30/2020

B. 418 Council Dr, NE Vienna Va

Signed Approval (Waiving the 14-day Comment Period): _____

C. (Only needed if a fence and another adjacent homeowner)

414 Council Dr, NE Vienna, VA

418 Council Dr, NE Vienna, VA

Signed Approval (Waiving the 14-day Comment Period): 414 COUNCIL DR. NE - JSS 11/30/2020

4. Owner understands and agrees to the following:

A. **Permits.** A permit and inspection by Fairfax County or the town of Vienna may be needed. It is the sole responsibility of the homeowner to ensure compliance with all relevant building practices, codes, permits, and licensing requirements as such matters are beyond the scope of the Architectural Review Committee's review.

B. **Permission to Enter Property:** Owner agrees to give the Architectural Review Committee and/or Board of Directors express permission to enter the Owner's property at a reasonable time to inspect the proposed project, project in progress and completed project.

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A. **Architectural Review Committee Action.** Unless comments from the above homeowners objecting or requesting revisions to the change proposal are received by the ARC within 14 days of its receipt of the change proposal ("Timely Comments"), the ARC will generally approve the application by unanimous written consent without further inquiry. However, if Timely Comments are received by the ARC or, despite the absence of Timely Comments, a member of the ARC believes that the change proposal is substantially non-compliant with the Architectural Standards, the ARC will appoint a representative to work with the Owner submitting the change proposal and any homeowners submitting Timely Comments to reach mutually agreeable revisions. If mutually agreeable revisions are reached, the revised change proposal will be approved by the ARC by unanimous written consent. If mutually agreeable revisions cannot be reached within 28 days of the receipt of the change proposal, the ARC will inform the Owner and any above homeowners in writing that the change proposal will be

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further considered by the ARC at the next regularly scheduled meeting of the Board of Directors which is at least 10 days later.

B. Action at Board of Directors Meeting. If not approved by the ARC under A, the change proposal will be reviewed by the ARC at the next Board of Directors meeting which is at least 10 days after the written notice is provided to the Owner submitting the change proposal and the above nearby homeowners. The ARC will attempt to make a decision regarding the change proposal at such Board meeting, unless it determines further information is needed. If the ARC determines additional information is needed, the ARC will request such information and will make a decision regarding the change proposal at the next regularly scheduled meeting of the Board of Directors.

C. Enforcement. The ARC or Board of Directors will generally seek to remedy a failure of a homeowner to comply with the Architectural Standards and these procedures by "self-help" measures such as phone calls or meetings with or correspondence to any non-complying homeowners. The ARC or Board of Directors will seek to remedy a failure by a homeowner to comply with the Architectural Standards and these procedures by judicial action only if legal counsel to the Council Square Homeowners Association advises the ARC or Board that it will more likely than not prevail in the event of litigation.

6. Signature(s) of the Owners Submitting the Change Proposal:

Owner's Signature: Arcelio & Pina, Date 11/25/2020
Co-Owner's Signature: B. Z. V. Berrone, Date 11/25/2020

7. Decision of the ARC regarding the Change Proposal

ARCHITECTURAL REVIEW COMMITTEE:

Approval: _____

Approval, with Revisions Stated Below: OK

Revisions: All applications meet our guidelines as long as the Vienna Town and Fairfax county have approved the addition of Deck and additional Fencing.

Disapproval: _____

Signed: George Hoadley
Chairperson, ARC

Date: 12/28/2020

111 Berry St., #103 Vienna, VA 22180

Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

All work to comply with VRC 2015 and manufacturer's requirements

Aurelio Perrone
416 Council Drive NE
Vienna, VA 22180
703-994-5143

DECK

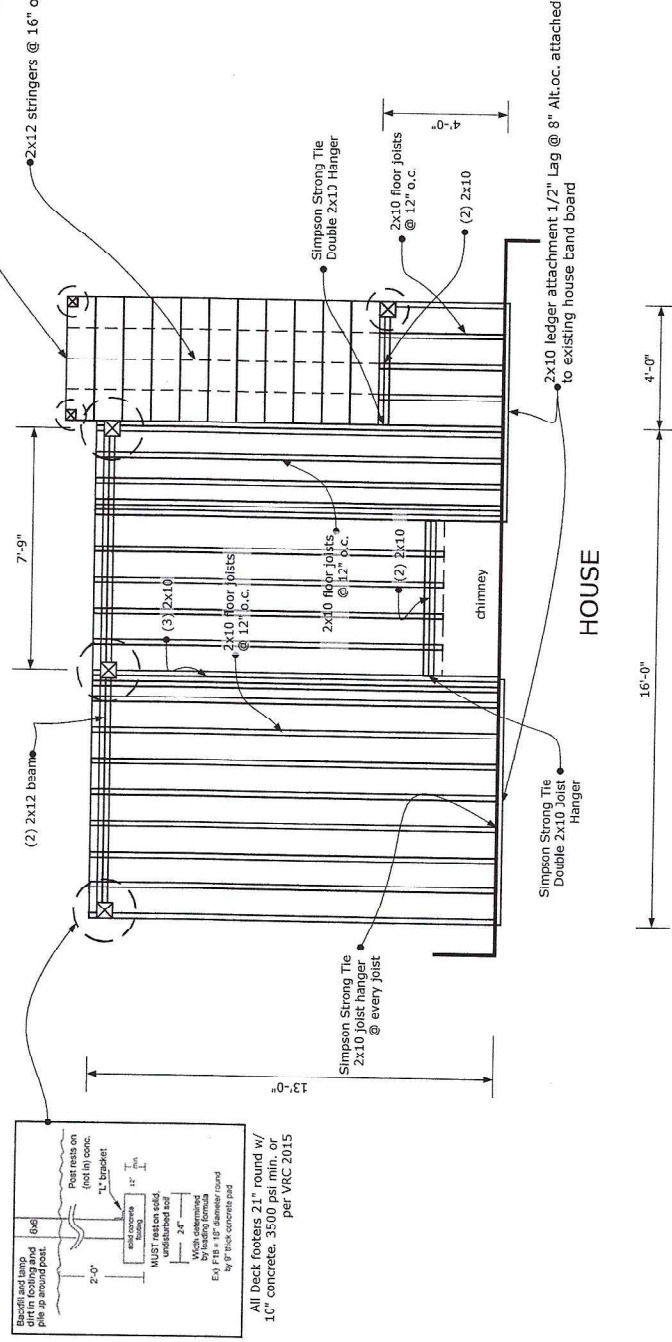
- Notes:
 1. Guardrails are required "or decks & porches more than 30" above grade or floor.
 2. The greatest riser height shall not exceed the smallest by more than 3/8".
 3. Secure the pickets at top & bottom with 1"x4" corrosion resistant screw or 2x6 galv. rails.
 4. Stairs with 3' or more risers require foot bootings & handrails.
 5. Graspable handrails to be continuous the full length of the stairs ends to be returned to post.

New structure is not blocking any existing egress at any level

County Deck Details are attached as part of the approved permit for any missing details.

$$\boxtimes = 6 \times 6 \text{ post}$$

DECK FRAMING

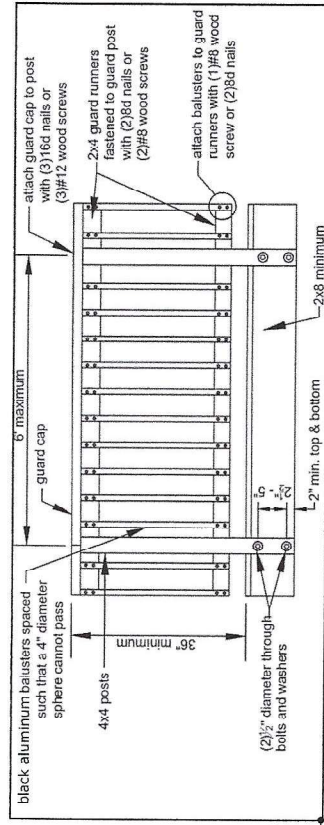


DECK

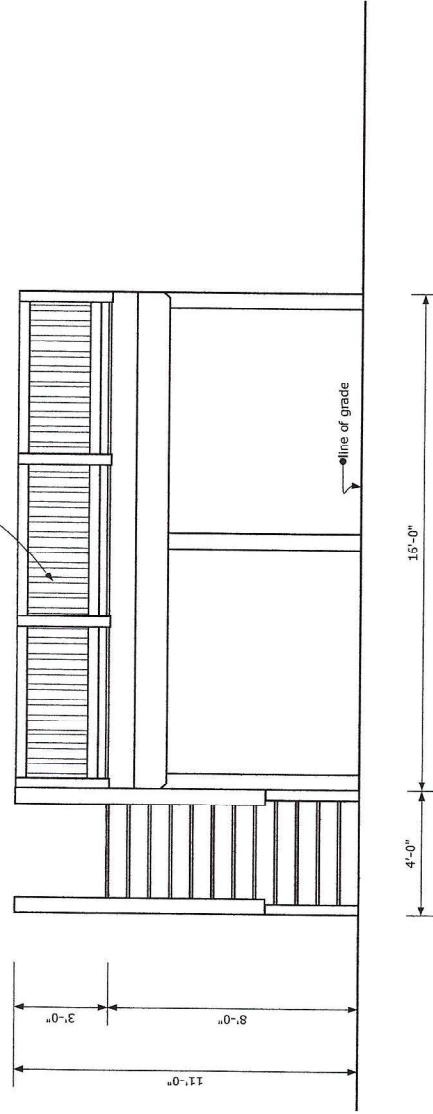
STEADFAST CONSTRUCTION 111 Berry St., #103 Vienna, VA 22180

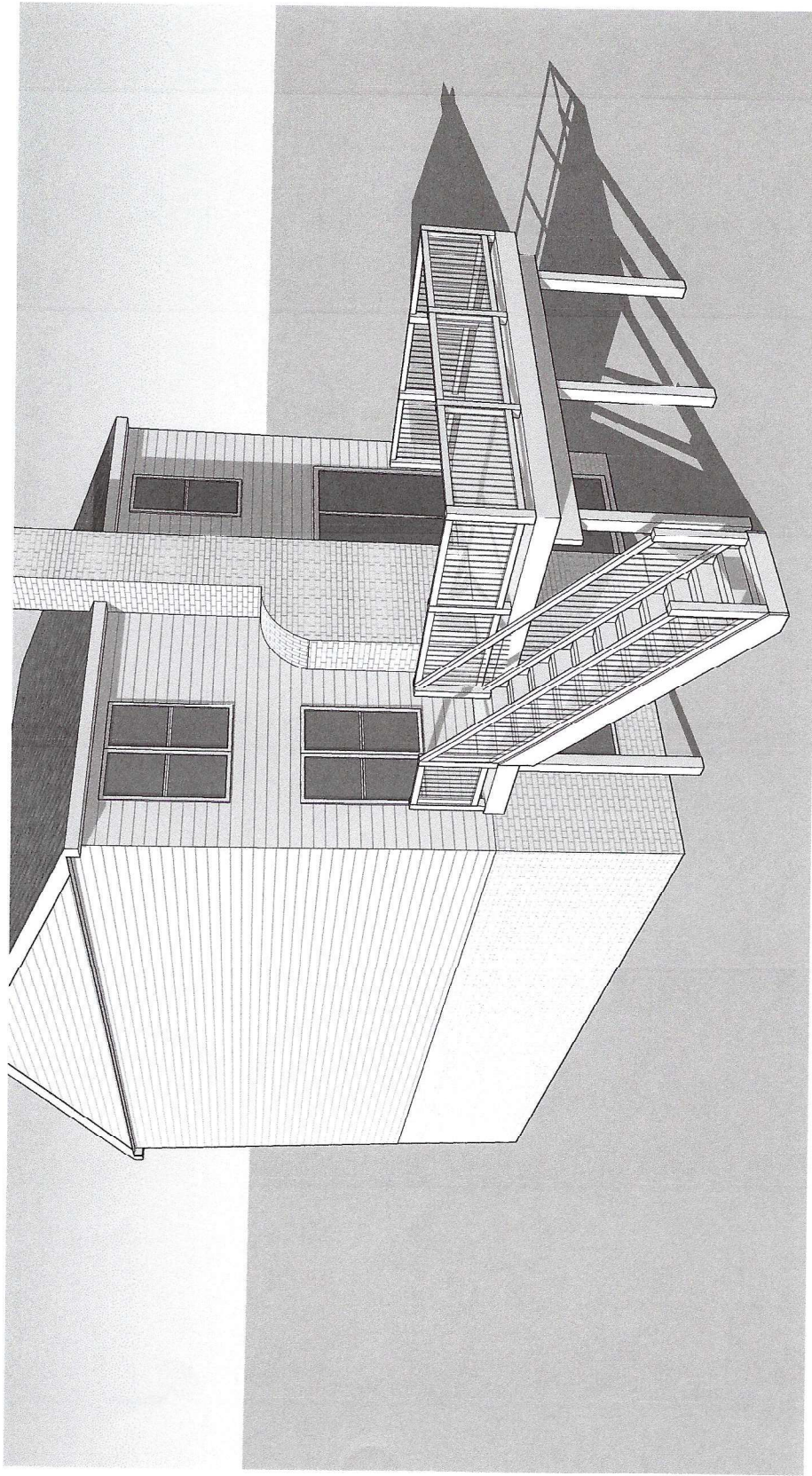
Drawing by: Omar Ruiz - Manager Scale: 1/4" = 1'

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ELEVATION





Steadfast Construction
111 Berry St SE # 103
Vienna, Va 22180
703.385.2525 Office
703.352.8185 Fax

Aurelio Perrone
416 Council Drive NE
Vienna, Va 22180
703.994.5143

PATIOS

We excel at hardscaping with patio pavers to turn patios into the natural extension of a home. Whether its simple garden paths or an elaborately artistic hardscape pattern, Steadfast's custom stone patio builder team can make the threshold of your home an interactive and enticing space.

