

OBJECTIVE/GOAL

To design and locate the deck so as to be harmonious with, and enhance, the architecture of the house and mitigate the impact of its presence or use upon neighboring properties.

REVIEW PROCESS

 **IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, YOU MUST COMPLETE AN APPLICATION FORM AND OBTAIN A CLUSTER BOARD OFFICER AND TWO (2) NEIGHBOR SIGNATURES. STAFF MAY REVIEW YOUR APPLICATION.**

CLUSTER STANDARDS The deck conforms to the cluster standards for decks in design, dimensions, location, materials and color, with a 2' set back from a shared property line unless cluster standards permit otherwise;

STAIRS The deck has no stairs or conforms to the cluster standards for stairs;

CONSTRUCTION It is constructed in such a way that knee braces are not required for support or required knee braces are a maximum depth of 2' below the deck floor/joist;

RAILINGS If railings are proposed, they match the cluster standard railing in color, design, and dimensions and all deck railings on the house are consistent;

HEIGHT ABOVE GRADE For decks less than a full story above grade, the deck is set in at least 2' from the fence unless the fence retains an effective height of 5' above the deck floor, in which case it may be closer or abut the fence.

BENCHES If benches are proposed, they are simple, backless benches or they are located behind, and no higher than, the railing and do not alter its outward design, and appearance; and

PLANTERS If planters or flower boxes are proposed, they are visually integrated into the design of the deck.

DECKS, ELEVATED

18" OR HIGHER ABOVE GRADE

CLUSTER



FOR ALL OTHER PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN A **CLUSTER BOARD OFFICER AND TWO (2) NEIGHBOR SIGNATURES**. YOUR APPLICATION WILL BE REVIEWED BY STAFF IN CONSULTATION WITH A DRB MEMBER OR BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES.

CLUSTER STANDARDS

If the DRB has approved standards for decks and stairs in the cluster, the proposed deck should comply with those standards.



IN THE ABSENCE OF **DRB-APPROVED CLUSTER STANDARDS REGARDING THE SIZE, LOCATION AND DESIGN OF DECKS:**

SIZE AND LOCATION

For attached properties, the deck should be set back at least 2 feet from adjacent residential properties if there is no effective screening, or for decks less than a full story above grade, if the effective height of the fence above the deck floor is less than 5 feet.

DESIGN

It should be designed to be harmonious (in configuration, detail, color and material) with the architecture of the house and similar installations on other properties in the cluster.

CONSTRUCTION

The DRB discourages the use of "knee braces". The deck should be built using materials and construction techniques that provide adequate strength and stability without the use of angled support members. If the county requires angular braces, they should be a maximum depth of 2 feet below the deck floor/joist.

STAIRS

The stairs should be located and configured to integrate with the mass of the deck and minimize their impact on neighboring properties. Spiral stairs are generally considered an acceptable alternative to wood stairs, as they require less space and are usually less intrusive, visually.

RAILINGS

All deck railings on the house should be consistent in design, color, and material.

UNDERDECK SCREENING

Underdeck screening should be compatible with the architecture of the house and deck, and must be recessed with all cut edges framed. For decks higher than 5 feet above grade, screening should be limited to small areas, to lessen its visual impact.

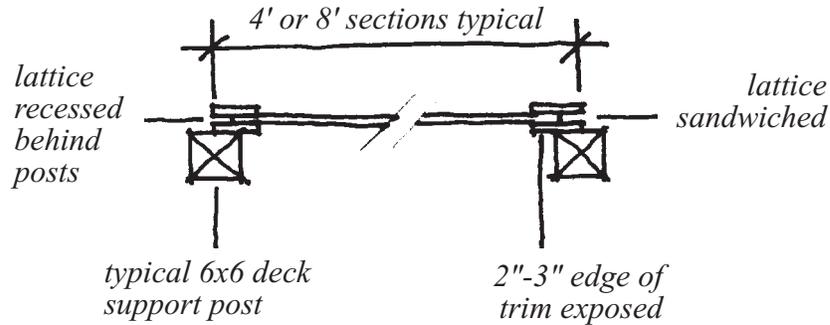


DECKS, ELEVATED

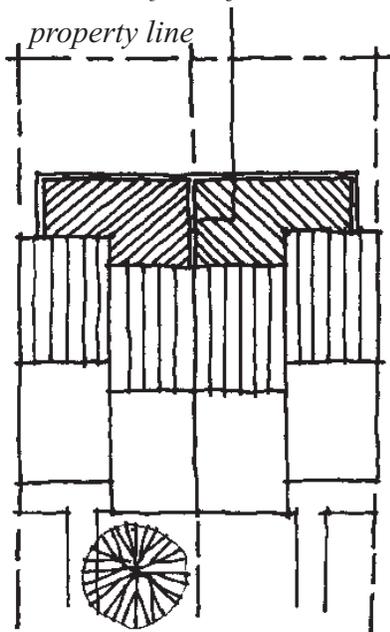
18" OR HIGHER ABOVE GRADE

CLUSTER

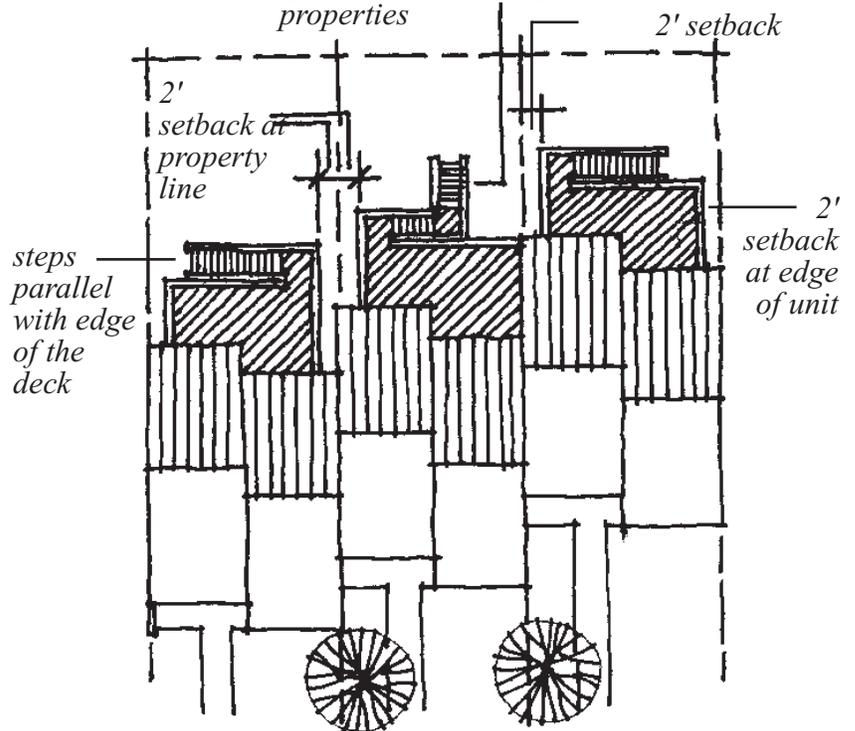
lattice detail



privacy screen may be an alternative for adjacent decks



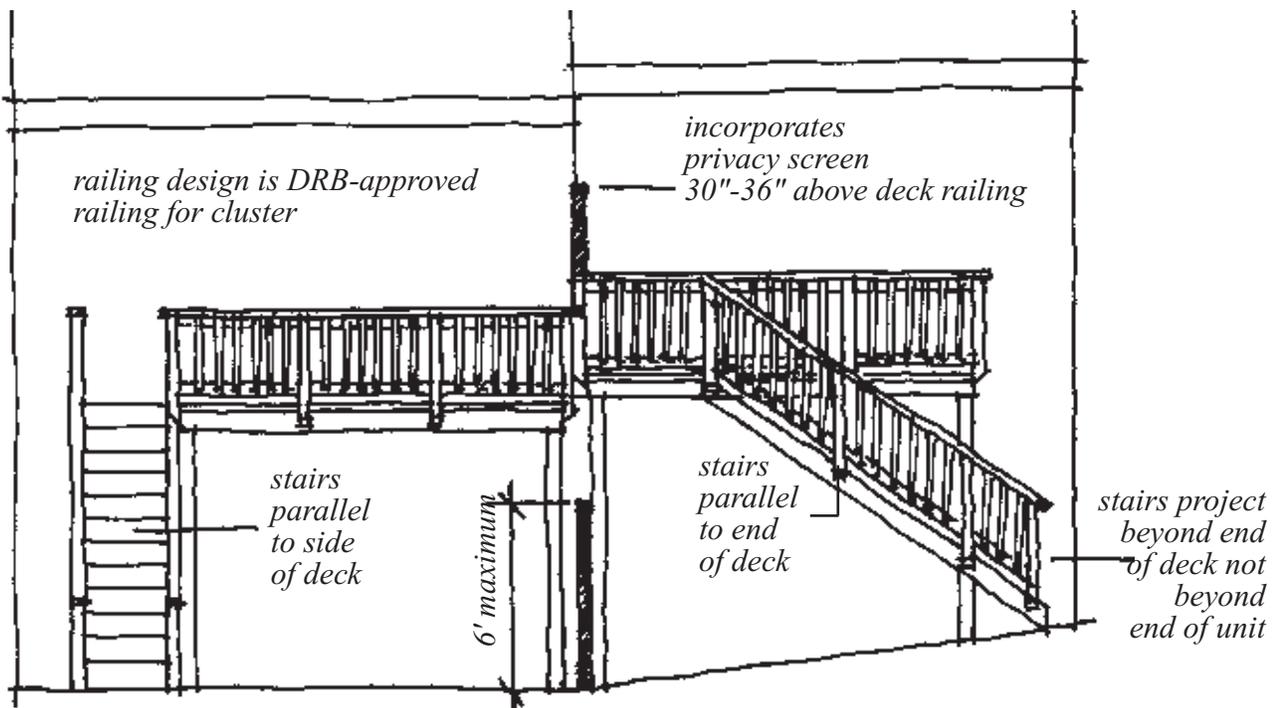
stairs located and configured to minimize impact on neighboring properties



DECKS, ELEVATED

18" OR HIGHER ABOVE GRADE

CLUSTER



APPLICATION CHECKLIST

 INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

SITE PLAN

- A copy of your site plan, drawn to scale, showing the house, property lines, the proposed deck, and any existing or proposed fencing and/or vegetation

DIMENSIONS

- The specific dimensions of the deck, including height above grade

DRAWINGS

- Detail drawings of any benches, planters, railing, or other features

COLOR AND MATERIAL

- Information regarding the color and material of the deck

ELEVATION DRAWINGS

- For decks of more than one level, an elevation drawing, to scale, showing the house, ground, deck, stairs, and any other existing or proposed elements

PHOTOGRAPHS

- Photo and specifications, including color and material, of spiral stair



COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

FENCING

When planning a deck that is less than a full story above grade, be careful to consider the elevation of the deck floor in relation to any property line fencing. You should set the deck back from the fence if it will intersect the fence higher than 2 feet above the ground.

HEIGHT

“Stepping” the deck by dividing it into more than one level will help minimize its height above the ground.

LANDSCAPING

Add landscaping around the perimeter of your deck to screen the open area or soften the appearance of underdeck latticework, and integrate the structure into its surroundings.

ADDITIONAL INFORMATION

For additional information regarding privacy screens, heat pump screens, hot tubs, fences, trellises, or arbors, please see the appropriate sections of the Design Guidelines.

COMPOSITION MATERIALS

No application is required to substitute wood/plastic composition material for deck flooring, provided its color is close to that of the deck itself. Such material may also be used for the deck railing if the approved color, appearance, dimensions and design are maintained.

FAIRFAX COUNTY CODE

Applicants are reminded to comply with all applicable Fairfax County codes for railings and construction techniques.

QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 435-6530

