



ESTIMATED STARTING DATE OF CONSTRUCTION: \_\_\_\_\_  
(After approval by the ARC)

ESTIMATED COMPLETION DATE: \_\_\_\_\_

Neighbors' Acknowledgments:

Acknowledgement is generally required of at least four (4) lot owners who are most affected because they are adjacent and/or have a view of your change. Should one of your neighbors have concerns and decline to sign please so indicate. Asking for signatures of your neighbors is a courtesy to them so they are aware of your proposed change. It **does not** constitute approval or disapproval on their part. If there are no neighbors to the sides, back or front of home please state that on the signature lines.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Lot \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Lot \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Lot \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Lot \_\_\_\_\_  
Signature: \_\_\_\_\_

Owners' Acknowledgments: I/we understand and agree: (please initial each)

1. \_\_\_\_\_ that approval by the Committee shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. \_\_\_\_\_ that approval by the Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. \_\_\_\_\_ that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. \_\_\_\_\_ that no work on the proposed change shall begin until written approval of the Committee has been received by me; that, if work is begun prior to approval, I may be required

to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.

5. \_\_\_\_\_ that there shall be no deviations from the plans, specifications, and location approved by the Committee without prior written consent of the Committee; any variation from the original application must be resubmitted for approval.

6. \_\_\_\_\_ that I/we authorize members of the Committee or managing agent to enter upon my Property to make one or more routine inspection(s).

7. \_\_\_\_\_ that construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Committee shall be deemed conclusively to have lapsed and to have been withdrawn.

8. \_\_\_\_\_ that it is our responsibility and obligation to obtain all required building permits and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.

9. \_\_\_\_\_ that we are responsible for any damage and all cost to repair green space or community property that result from the proposed modification.

Owner/Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Co-Owner/Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

***IMPORTANT: Please note if the application is for a new deck, or an addition or improvement to an old deck, then please review and complete the three following extra pages which will assist the ARC in evaluating your request. This will also serve as a check list for the homeowner to help ensure all applicable items are considered and/or covered accordingly. Remember you cannot provide the ARC too much information.***

**DECK**

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_

*This deck application is for the following:*

\_\_\_\_ *New Construction*

\_\_\_\_ *Addition*

\_\_\_\_ *Improvement*

*Overall dimensions:* \_\_\_\_\_

*Side Setbacks:* \_\_\_\_\_

*Rear Setback:* \_\_\_\_\_

*House Trim Color:* \_\_\_\_\_

*Trim color is defined as the color found on the gable, soffit, garage door, finished wood or metal around the garage door and similar treatments around windows.*

*Additional Documents Required:*

\_\_\_\_ **Site Plan:** *Showing building and proposed deck with overall dimensions, and side and rear setbacks.*

\_\_\_\_ **Plat:** *with deck drawn on the plan as close to correct as possible with distances marked to each lot line.*

\_\_\_\_ **Deck plan:** *Showing structure, height, size, stairs, railing style, and any additional structures such as benches, bump outs etc.*

\_\_\_\_ **Photos of Back Yard**

*Picket Material:* \_\_\_\_\_ *Color:* \_\_\_\_\_

*Deck material :* \_\_\_\_\_ *Color:* \_\_\_\_\_

*Railing/Post Material:* \_\_\_\_\_ *Color:* \_\_\_\_\_

*The following features will be present in this deck:*

\_\_\_\_\_ *Bench seating areas*

*Materials to be used:* \_\_\_\_\_

*Length:* \_\_\_\_\_ *Width:* \_\_\_\_\_ *Height:* \_\_\_\_\_ *Depth:* \_\_\_\_\_

\_\_\_\_\_ *Overhead timber for shade and hanging plants*

\_\_\_\_\_ *Planter areas*

\_\_\_\_\_ *Exterior lights*

*Where:* \_\_\_\_\_ *How Many:* \_\_\_\_\_ *Lumens:* \_\_\_\_\_

\_\_\_\_\_ *Landscaping*

\_\_\_\_\_ *Other – Lattice work will be painted to match the trim of the deck.*

*My initials on each of the following lines indicate that I have read, understand and will follow the requirements for decks in Kensington Square as set forth in the design guidelines.*

\_\_\_\_\_ *All visible vertical surfaces of decks (including, but not limited to, pickets, rails, risers, stair faces, support posts, support beams, band boards, and lattice) shall be painted/stained to match the house trim color.*

\_\_\_\_\_ *Where PVC or vinyl are used the color shall match the house trim color as close as possible. Trim color is defined as the color found on the gable, soffit, garage door, finished wood or metal around the garage door and similar treatments around windows. Where composite material, cedar, or higher quality wood product is used it shall be stained to match the house trim color.*

\_\_\_\_\_ *Walking surfaces and top rails may be painted or stained, may be treated with transparent preservative stain, or may be of composite material. The stain color must be submitted to the ARC for approval.*

\_\_\_\_\_ *Any adverse drainage, which might result from the construction, shall be considered and remedied. An approval by the ARC does not relieve the home owner of the responsibilities to correct any drainage issues that surface after the construction of a deck or porch, be it on the home owner's property, neighbor's property or a common area.*

\_\_\_\_\_ *Railing pickets must be 2x2" square (not round or sculptured)*

\_\_\_\_\_ *Railings must be sweeper style with 2x4 top & bottom rails & 2x6 cap; Railing Posts must be square with plain caps.*

\_\_\_\_\_ Deck must be within county code. Decks must meet Fairfax County minimum setback specifications and should not be constructed across Building Restriction Lines (BRL) shown on individual site plans (plats), unless Fairfax County approval is requested and received.

\_\_\_\_\_ Stairs must meet Fairfax County building codes.

\_\_\_\_\_ No part of the deck structure or stairs may break the side plane of the home.

\_\_\_\_\_ Deck sides (including railings) must be offset at least 12" clearance from adjoining buildings if in townhouse.

\_\_\_\_\_ Deck support post & beams should be cantilevered 18" from the deck sides & 24" from the main deck face. However cantilevering of the deck is a structural consideration and could vary according to design and load, in any case it should be approved by Fairfax County.

\_\_\_\_\_ Double joists may be needed to support the cantilevered grill bump out. Separate posts under bump-out are not approved.

\_\_\_\_\_ Deck fascia board must be 10" wide.

\_\_\_\_\_ No under deck storage that is visible to the surrounding neighbors shall be allowed.

\_\_\_\_\_ Stone or any other building material under the deck this must also be submitted with the plan.