

Standard Townhouse Deck/Patio Application Checklist

Please read both sides of the attached application form and complete the specified portion on the front side.
INCOMPLETE APPLICATIONS WILL BE RETURNED.

Your deck or patio application **MUST** contain the following items and information. Please check off each item as you address it in your application. A sample deck application is shown in Appendix C of the Community Guidelines Handbook.

1. Please indicate the following on a copy of your legal site plat. (The site plat should be located with your settlement documents.)

_____ location of deck or patio drawn to scale
_____ exact dimensions of deck or patio
_____ distances from deck or patio to both side property lines. (This shall be no less than one foot (1') for an upper level deck. Ground level decks and patios may extend to the side property lines.)
_____ distance from rear property line
_____ length of back yard (from back of house to rear property line)

2. Please indicate the following on separate drawings.

_____ floorplan, with dimensions, of deck or patio (top view)
_____ specify location of benches (if any) on floorplan
_____ front elevation showing deck against house
_____ height of decking off ground
_____ style and height of railing (Height must be 36" and style must be vertical picket with spacing between pickets being 6" on center.)
_____ dimensions and elevation (side view) of steps

3. Please indicate here:

- A. Type of wood _____ (must be pressure treated pine or a naturally weather-resistant wood)
- B. State that the wood will be left to weather naturally _____
- C. Specify if lattice will be used. _____ (Please note that lattice on ground level decks may not exceed the height of the deck floor.) **PROPOSED LATTICE ON UPPER LEVEL DECKS MUST BE SUBMITTED FOR FORMAL REVIEW BY THE NAC AND DRC.**
- D. If benches will be used, specify height _____)Bench height may not exceed one-half (1/2) of the height of the railing, if any, or eighteen inches (18").

4. For patios only:

- A. Indicate type of material _____ (brick, stone, or concrete.)
- B. Indicate whether landscape timbers will be used _____ (must be flush with the patio)

Please see “Appendix A - Standards and Neighborhood Guidelines” in the Community Guidelines Handbook for more information.

Will deck incorporate a screened porch? _____Yes _____No

If “yes,” please indicate the following on deck drawings or separately.

- _____ floorplan (show on deck floorplan)
- _____ elevation (show as part of deck elevations)
- _____ all dimensions
- _____ roof slope (minimum is 3/12)
- _____ style or detail of door

5. Will deck incorporate an underdeck shed? _____Yes _____No

If “yes,” please indicate the following on deck drawings or separately.

- _____ location
- _____ dimensions
- _____ elevation (show on deck elevations)

6. Will deck incorporate an overhead trellis? _____Yes _____No

If “yes,” please indicate the following on deck drawings or separately.

- _____ location
- _____ dimensions
- _____ elevation (show on deck elevations)

7. Will deck incorporate a hot tub? _____Yes _____No

If “yes,” please provide a manufacturer’s brochure and indicate the following on deck drawings or separately.

- _____ location (show on deck floorplan)
- _____ exterior finish

8. Please indicate here:

A. Type of wood _____ (must be pressure treated pine or a naturally weather-resistant wood)

B. Any other visible construction materials _____ (Indicate on drawings where other materials will be placed.)

C. Color of wood or other materials.

- _____ natural
- _____ stained
- _____ painted

If stain or paint is to be used, 8 color chips must be provided. Also indicate color of house: _____ and color of trim _____/

D. Will lattice be used? _____Yes _____No

If “yes,” please show location on drawings. The DRC recommends landscaping for large pieces of lattice under the deck to soften the visual impact.

Please see the Community Guidelines Handbook sections on DECKS, GAZEBOS, HOT TUBS and SPAS, and SCREENED PORCHES for more information.