



To: MUIRFIELD DESIGN CONTROL COMMITTEE

Application for: **Deck Installation or Change**

Date: _____ Lot #: _____ Phase # _____

Name: _____ Address: _____

Phone: _____ Email: _____

This application is presented to the Muirfield Design Control Committee (MDCC) to request approval for proposed changes to my home. I understand that the Committee meets regularly, that they may take up to 30 days to respond to this request and will respond sooner, if possible. To expedite the process, please find enclosed 2 copies of this application, all relevant details and the design review fee. One copy of this application will be kept on file at the Association office and the other will be returned to me. I understand that approval is granted on a case-by-case basis. Pertinent parts of this application include:

- Site plan showing the location and dimensions of the deck and the distance from the property lines.
- Construction drawings
- Deck railing detail sheet
- Samples of proposed materials and colors
- A landscaping site plan showing the location, size and type of landscape materials existing, those to be added, and those to be removed
- Photos of the proposed deck location
- Design Review fee payment as determined by the Association, between \$50 and \$100, depending on scope of work
- Expected Date of Completion: _____

My signature below certifies my commitment to comply with all the requirements as outlined in the Design Standards and on the Guidelines.

Owner Signature: _____ Date: _____

MUIRFIELD ASSOCIATION, INC.

GUIDELINES FOR DECK INSTALLATION

Whether you are planning to install a new deck, replace or add to an existing one, written approval from the Muirfield Design Control Committee (MDCC) must be obtained prior to starting this project. This guide sheet will assist you in preparing to submit an application to the MDCC. These guidelines are in accordance with the Muirfield Design Standards. The following are required for compliance:

1. Submit 2 applications including applicable drawings, brochures and samples.
2. Decks must be located within the buildable area of the property. It is prohibited to encroach onto an easement or no-build zone.
3. The MDCC will consider cedar, redwood and various other woods. Certain composite materials may be considered for **horizontal decking and stairs only**, such as Trex, Timbertech, etc.
4. Upright posts, stair risers, balusters and top rails must be cedar, redwood or treated lumber. If composite materials are approved for the upright posts and top rails, these pieces must be the trim color of the home.
5. All vertical components of the deck (railings, balusters, top caps, stringers, risers, skirt boards, etc.) must be stained the trim color of the home. When standing in the yard viewing the deck, all visible portions must be the trim color on the home.
6. When researching composite materials, ask your contractor if the material is algae resistant? Does it bleed? Is it scratch resistant? Slippery when wet? Is it hot to walk on during summer months? Is it fade resistant? What are the nailing requirements? How is end facing finished?
7. Decks with walking surface over 18" from grade must have lattice or wood skirting of an approved style.
8. The committee will consider glass panels, metal spindles, cable systems, wood and other types of railings, depending on the appropriateness with the architecture of the home.
9. Plans for upper decks which cantilever over a walk-out basement or similar area must include a plan describing how all exposed areas will be finished. These areas may include slopes, banks, retaining walls, railings, stairs, walkways, below decking ceiling panels, and various other screening and landscaping.
10. Provide a site plan of the property showing the footprint of the house on property, no-build lines and property lines, easements, location of the new deck or replacement deck, deck dimensions and distance from property lines.
11. Provide Construction Drawings (same as those submitted to City of Dublin for a building permit) including the railing detail sheet.
12. Provide samples of materials, colors, finishes and other applicable information.
13. Provide photographs of the elevations where proposed work is to take place.
14. Provide a Landscaping Plan indicating the location of all existing landscaping. Identify any landscaping you propose to remove as well as what will be added.
15. Provide design review fee payment as determined by the Association office, between \$50 to \$100, depending on scope of work.

Decks, Patios and Terraces:

Traditionally, the favorite hangouts in the home have been the kitchen and family room. Today, the backyard is taking over as the favorite gathering space for cooking, entertaining and relaxation. More homeowners are bringing all the comforts of the indoors to the outside by creating multipurpose outdoor living spaces that function as inviting extensions of their homes. Outdoor living spaces such as patios, terraces and decks must be coordinated with the style of each home. When designed to provide privacy, consider enclosing with plantings, tree groupings, privacy fences, walls, or carefully mounded earth.

Decks are to be large enough to be usable and built from materials similar to those used on the home. Wood decks constructed of cedar or redwood should be stained the trim color of the house or left untreated to age naturally. If made of treated wood, the deck must be stained the trim color of the home. Certain synthetic and composite materials can be considered for use on horizontal deck surfaces. Experience has shown that some composite materials have not met with good long-term results and have been taken off the market or sold to other companies. Due diligence is required before selecting a composite material. Be sure the contractor is experienced and ask questions about possible algae development in shaded areas; how the material is affected by sun glare; does it get too hot to walk on or is it subject to fading; does the grain (rough side) accommodate amounts of rain or snow to avoid slipping; does the color bleed onto the landscaping or siding around it. A knowledgeable contractor will be able to answer these questions.



Screening the underside of the deck from less desirable views and pests should be done with solid skirting, lattice or other materials similar to the deck material. All vertical portions of the deck – railings, top caps, balusters, spindles, etc. must be stained the trim color of the house. Other railing systems, such as cable, glass panels or bench railings may emphasize the architectural interest of the home.

Natural concrete, brick pavers and stamped concrete have become very popular when designing patios and walkways. Seat walls, columns, lighting, outdoor kitchens, and fire pits can add beauty and function in this outdoor living area. Look for natural colors and patterns that will complement the house and avoid a disconnected appearance. Patio areas must be integrated into the living area of the home, not detached as a separate element in the yard. The MDCC will review all requests for these projects.