

## SECTION III – TERMS AND ILLUSTRATIONS

### F. GLOSSARY OF TERMS

TERM	DEFINITION
<b>ABOVE-GRADE</b>	Extending above the surface of the ground (see also GRADE).
<b>ABUTTING</b>	Immediately next to and/or touching another surface or object.
<b>ADJACENT PROPERTY</b>	All property, including Conservancy and Cluster open space, which immediately borders, or has a direct view of an applicant's property.
<b>ALTERNATING-BOARD</b>	See BOARD-ON-BOARD.
<b>APRON</b>	Decorative boards and/or moldings below windows.
<b>ARBOR</b>	A vertical, decorative structure for supporting plantings. It typically has two sides and a top, and allows passage of an individual through it (see Illustrations G.1.).
<b>ATTACHED</b>	Immediately next and fastened to another surface or object.
<b>AWNING</b>	A fabric cover attached to a dwelling, deck or porch, supported by a frame and extending over an area such as a deck, door, window, porch or patio.
<b>BALCONY</b>	A platform that projects from the wall of a building and is enclosed by a parapet or railing.
<b>BOARD-ON-BOARD FENCE</b>	A fence consisting of posts, horizontal and vertical slats (1" x 4" or 1" x 6" width) in which the vertical members are fastened to alternating sides of the rails, with a rail cap fastened along the top. Also known as alternating board (see Illustrations G.2.).
<b>CANOPY</b>	A fabric cover supported by a frame or a set of stand-alone poles and typically erected on a deck, patio or porch.
<b>COMMERCIAL</b>	Non-Residential, or profit, entity.
<b>COMMON AREA</b>	"All real property and improvements thereon owned or leased by the Conservancy for the use and enjoyment of the Members."
<b>COMPATIBLE</b>	Able to exist together in harmony and without conflict. The concept applies to color, material, style, dimension, architecture and appearance. Visual harmony among the components of a structure or structures on a property. Color harmony derives from color shade, hue and/or brightness.
<b>COMPOSITE/SYNTHETIC MATERIALS</b>	Current technology has produced synthetic materials (wood/plastic composites and plastics) that are intended to replicate wood, or manmade materials such as brick or masonry. Composite/Synthetic materials may be approved if they resemble wood, brick, masonry or stone original materials in terms of color, texture, style, dimension and appearance.
<b>CONSISTENT</b>	Matches in material, size, style or color typically necessary for the sake of uniformity; matches in color may include variations in shade/brightness due to age/weathering of dwelling components.

<b>CORNICE</b>	Horizontal Board running below a soffit and within the plane of the wall.
<b>DECK (GROUND LEVEL)</b>	A deck that is no more than 8" above grade.
<b>DIRECT VIEW</b>	See VISIBLE.
<b>DOG-EARED</b>	Vertical fence boards with angled corners on the board top. Used on dog-eared spaced picket fences. (See Illustrations G.2.).
<b>DOOR TRIM</b>	Horizontal and/or vertical boards and/or moldings around the edges of doors.
<b>DRAWING</b>	A to-scale drawing showing an object or multiple objects in relation to each other.
<b>DRY CREEK BED</b>	A rock filled trench designed to mimic a natural flowing, terrain-following creek bed, whose purpose is to divert storm water drainage or prevent erosion. Components include a trench varying in depth up to 8 inches, lined with landscape fabric and covered with ½ inch of crushed pea gravel, and topped by river rock in varying sizes.
<b>EARTH TONE</b>	Brown, tan, sand, hunter (dark) green, or medium to dark gray.
<b>ESTATE FENCE</b>	A fence consisting of vertical posts, have one horizontal 1" x 6" board, followed by two crossed 1" x 4" boards, and ended with two horizontal 1" x 6" boards, the bottom horizontal boards spaced evenly, the top plank lining up with the top of the fence posts, with the finished side facing out and <i>without</i> a rail cap fastened along the top. Also known as crossbuck. (See Illustrations G.2.).
<b>FAÇADE</b>	The front of a building, or the part of the building facing the street/parking lot.
<b>FASCIA BOARD</b>	Horizontal board along the top of a structure just below the roof.
<b>FIELDSTONE</b>	A building construction material; an architectural stone used in its natural shape and can be applied to stones recovered from the topsoil or subsoil. Generally used to describe such material when used for exterior walls, it has come to include its use in other ways including garden features and interiors.
<b>FINIAL</b>	A decorative part of an object that is symmetrically shaped and extends above the object (see Illustrations G.4).
<b>FLAT TOP</b>	Vertical boards with 90-degree corners and a flat top on both ends. Used on board on board, solid board, Mount Vernon dip, and estate style fencing.
<b>FREESTANDING</b>	Refers to a structure that is not supported by anything other than itself; one that has no structure adjacent to it or adjoining it.
<b>FRENCH DOOR</b>	A full-length exterior door consisting of a frame and full-length light (panel of glass) with or without mullions.
<b>FRENCH DRAIN</b>	A sod- or natural-covered trench filled with pea gravel, crushed gravel, or pea/crushed gravel and sand, surrounding a perforated drainpipe covered with landscaping fabric that redirects and dissipates storm water, surface water and groundwater away from an area.
<b>FRIEZE BOARD</b>	Horizontal (or angled when installed on gables) board at the top of a

	finished wall under the roof's edge.
<b>FRONT ELEVATION</b>	A drawing of an object or collection of objects that represents the view as seen from directly in front of the object(s).
<b>FRONT VIEW</b>	See FRONT ELEVATION.
<b>FRONT YARD</b>	A yard extending across the full width of the lot and lying between the front lot line and the principal building. On a corner lot, the two (2) yards lying between the principal building and the intersecting streets shall both be deemed to be front yards.
<b>GABLE</b>	The triangular portion of the end of a dwelling formed by the slope of the roof and the top of the uppermost story. (See Illustrations G.6).
<b>GABLE VENT</b>	A vent located in the gable of a dwelling. (See Illustrations G.6).
<b>GAZEBO</b>	A free-standing roofed structure that is open on all sides.
<b>GRADE</b>	1) The ground level around a building; 2) The top surface of undisturbed soil; 3) The degree of rise or descent of a sloping surface; or 4) The quality of material or item (e.g., low-grade).
<b>GUTTER</b>	The trough that serves as the water removal component of roofing, mounted along the lowest edges of a roof.
<b>HARDIPLANK</b>	A composite "fiber cement siding," material.
<b>HEADER</b>	Decorative trim board and/or molding above windows and doors.
<b>INSECT HOUSE</b>	A structure built to attract, feed and/or house insects. Typically consisting of wood logs with drilled holes, wood chips, wood shavings, dry leaves and/or bamboo shoots.
<b>INTEGRAL</b>	Immediately next to and sharing material with another surface or object or being a part of the makeup of an object or material.
<b>INVASIVE SPECIES</b>	A species that is not native to a specific location (an introduced species), and that has a tendency to spread to a degree that causes damage to the environment, human economy or human health.
<b>LATTICE</b>	An openwork structure of crossed strips of wood or vinyl resembling wood.
<b>LITE</b>	1) A pane of glass that is part of a window or found in a door.
<b>MAJOR MODIFICATION</b>	A modification or alteration to a property that creates a significant change to the property. Significance may be based on size, expansiveness, visual impact or change to the existing condition or structure(s) of the property.
<b>MATCH</b>	See CONSISTENT.
<b>MOUNT VERNON DIP FENCE</b>	A straight spaced-board fence with a scoop or dip cut along the top edge of the fence, <i>without</i> a rail cap fastened along the top. (See Illustrations G.2.).
<b>MULLION</b>	A vertical wood strip or simulated wood strip that divides a window into two or more panes. (See also MUNTIN).
<b>MUNTIN</b>	Any wood strips or simulated wood strips used to support or simulate support of panes of glass in a window. (See also MULLION).

<b>NATIVE SPECIES</b>	A species that occurs naturally within a region, either evolving there or arriving and becoming established without human assistance.
<b>NATURAL MATERIALS</b>	Wood, bark, thatch or stone indigenous to the Burke Centre area.
<b>NON-OBTRUSIVE</b>	Not undesirably prominent.
<b>NON-RESIDENTIAL</b>	A property with a primary purpose other than living space.
<b>NON_UNIFORM TOWNHOMES OR CONDOMINIUMS</b>	A townhome or condominium structure designed to visually appear as a structure consisting of individual dwelling units. The structure typically has visually separated, or physically staggered front façades and rooflines. Dwelling units within a non-uniform townhome or condominium structure typically have compatible, but not matching, exterior style, materials and color schemes. The dwelling units may have one or more exterior elements that are by design consistent (matching) in material, style, color, dimensions, and/or location. The consistent (matching) elements may be items such as exterior façade, roofing, siding, trim (corner posts, rake boards, fascia, soffits, window trim, door trim, etc.), entry doors, entryways, front stoops, porches, handrails, house numbers, vents, chimneys, balconies, windows, and/or gutters and downspouts.
<b>ON-GRADE</b>	Even with the surface of the ground. (See also GRADE).
<b>OPEN SPACE</b>	See COMMON AREA.
<b>PADDOCK FENCE</b>	A fence consisting of vertical posts, with (3) three horizontal 1" x 6" board planks spaced evenly, the top plank lining up with the top of the fence posts, with the finished side facing out and <i>without</i> a rail cap fastened along the top. (See Illustrations G.2.).
<b>PATHWAY</b>	A paved or unpaved route for walking located in the side or rear yard.
<b>PERGOLA</b>	An open structure usually formed by a double row of posts or pillars with joists above. (See Illustrations G.1.).
<b>PICKET FENCE</b>	See SPACED PICKET FENCE.
<b>PLAN ELEVATION</b>	A drawing of an object or collection of objects that represents the view as seen from directly above the object(s).
<b>PLAN VIEW</b>	See PLAN ELEVATION.
<b>PLAT</b>	A legal scale drawing representing a piece of land that constitutes a property lot. This is contained in the owner's property settlement (closing) papers and may also be found in Fairfax County Tax Administration Maps. See also SITE PLAN.
<b>RAIL CAP</b>	A fence board, typically 1"x4" or 2"x6", that is laid flat on the top of the vertical fence boards and fastened to a top horizontal stringer board.
<b>RAIN GARDEN</b>	A designed depression that allows rainwater runoff from impervious urban areas, like roofs, driveways, walkways, and compacted lawn areas, the opportunity to be absorbed. The primary purpose of a rain garden is to improve water quality in nearby bodies of water and to ensure that rainwater becomes available for plants as groundwater. The depression contains plants, a selection of wetland edge vegetation, such as wildflowers, sedges, rushes, ferns, shrubs and small trees, that take up excess water flowing into the rain garden, and allow water to filter through

	soil layers before entering the groundwater system.
<b>RAKE BOARD</b>	Inclined trim along the edge of a gable roof that extends from the roof ridge/peak to the lower roof edge.
<b>REAR YARD</b>	A yard extending across the full width of the lot and lying between the rear lot line and the principal building. NOTE: Due to the structure and lot line configuration of quadruplex properties, the side yards may be considered as rear yards.
<b>RESIDENTIAL</b>	A property where the primary purpose is living space.
<b>ROCK GARDEN</b>	Consists of a rocky area in which plants particularly adapted to such terrain are cultivated. Typically used on sloped or tiered areas. Also located where rocks are arranged, and plants cultivated in a carefully designed decorative scheme.
<b>ROOFLINE TRIM</b>	See RAKE BOARD.
<b>ROOF RIDGE VENT</b>	An opening along the topmost peak of a roof, used for ventilation purposes.
<b>SCRIPTED NUMBERS</b>	House numbers written as a word rather than as numeral, e.g., Seven Twenty-Four.
<b>SIDE ELEVATION</b>	A drawing of an object or collection of objects that represents the view as seen from one side directly adjacent to the object(s).
<b>SIDE VIEW</b>	See SIDE ELEVATION.
<b>SIDE YARD</b>	The yard from the edge of the principal building to the side lot line between the front yard and rear yard.
<b>SIDELITE</b>	A fixed window adjacent to an entry door.
<b>SITE PLAN</b>	A surveyor's plat of the property, showing man-made objects.
<b>SKETCH</b>	A simple rough drawing or design done rapidly and without much detail. A sketch is inadequate for submission with an application.
<b>SOFFIT</b>	Covering for the underside of an eave, the overhanging area of a roof that extends beyond the house to keep rainwater away from the lower part of the house.
<b>SOLID-BOARD FENCE</b>	A fence consisting of posts, horizontal rails and vertical slats (1" x 4" or 1" x 6" in width) abutting each other and fastened to the same side of the rails, with a rail cap fastened to a top horizontal stringer board. (See Illustrations G.2.).
<b>SPACED PICKET FENCE</b>	A fence consisting of posts, horizontal rails and narrow vertical slats with a comparable space between slats, fastened to the same side of the rails. (See Illustrations G.2.).
<b>SPLIT RAIL FENCE</b>	A fence consisting of vertical posts, with (2) two or (3) three horizontal rails spaced evenly. (See Illustrations G.2.).
<b>STORAGE BOX</b>	Storage unit constructed of wood, vinyl or resin, which does not exceed 5'W x 3'D x 4'H, and is compatible in design and color with the dwelling, deck or fence. (See E.60. Storage Boxes).

<b>SWALE</b>	Hollow depression in the grade of a lot's surface; may result in water collection.
<b>TEMPORARY</b>	Exterior item or fixture that is portable and easily removed changed or stored properly out of view after each use.
<b>TRELLIS</b>	A structure of thin strips of wood crossing each other in an open pattern of squares, diamonds, etc., on which vines or other creeping plants grow. (See Illustrations in G.1.).
<b>TRIM</b>	Finishing boards and/or moldings on a building, such as the edging of openings and other features on the face of a dwelling. (See also Apron, Cornice, Door trim, Fascia board, Frieze board, Header, Rake board, Soffit, Window trim).
<b>TURF</b>	Grass or lawn landscaped on a lot.
<b>UNIFORM TOWNHOMES OR CONDOMINIUMS</b>	A townhome or condominium structure designed to visually appear as a single structure with consistent design, style, material and color for all dwelling units. The structure typically includes a continuous front façade and roofline with no discernable separation to delineate individual dwelling units. Exterior structure elements that are typically consistent (matching) in terms of material, style, color, dimensions, location, etc., include the exterior façade, siding, trim (corner posts, rake boards, fascia, soffits, window trim, door trim, etc.), windows, shutters, entry doors, entryways, front stoops, porches, hand railings, house numbers, roofing, chimneys, vents and gutters and downspouts.
<b>VISIBLE</b>	Able to be seen by an individual at ground level.
<b>WALKWAY</b>	A brick, slate, stone, or concrete route from the street, sidewalk, driveway or parking lot to the front of a dwelling.
<b>WINDOW TRIM</b>	Horizontal and/or vertical boards around the edges of windows.