

CLIFTON ARCHITECTURAL REVIEW BOARD  
TOWN OF CLIFTON, VIRGINIA  
APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

DATE OF APPLICATION: Jeff Sealy + Cindy Sealy 4/13/26  
 NAME OF APPLICANT OR AGENT: Jeff + Cindy Sealy  
 ADDRESS: 12718 Chestnut St.  
 TELEPHONE: 703 507 1424 Email je Sealy@yahoo.com  
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
 NUMBER: 12718 Chestnut St tax # 0754020051  
 GENERAL DESCRIPTION OF PROPOSAL:

building a screened in patio in place  
of existing old shed

ATTACHMENTS:

- APPLICATION FEE\*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

Jeff Sealy  
 SIGNATURE OF APPLICANT OR AGENT

4/13/26  
 DATE

Is the applicant or owner a member of a homeowners' association (HOA)?  Yes  No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) \_\_\_\_\_ DATE OF HOA APPROVAL \_\_\_\_\_  
 CERTIFICATE ISSUED: YES NO  
 (When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN, ARB  
 ARB MEMBERS' INITIALS: \_\_\_\_\_  
 CONDITIONS: \_\_\_\_\_

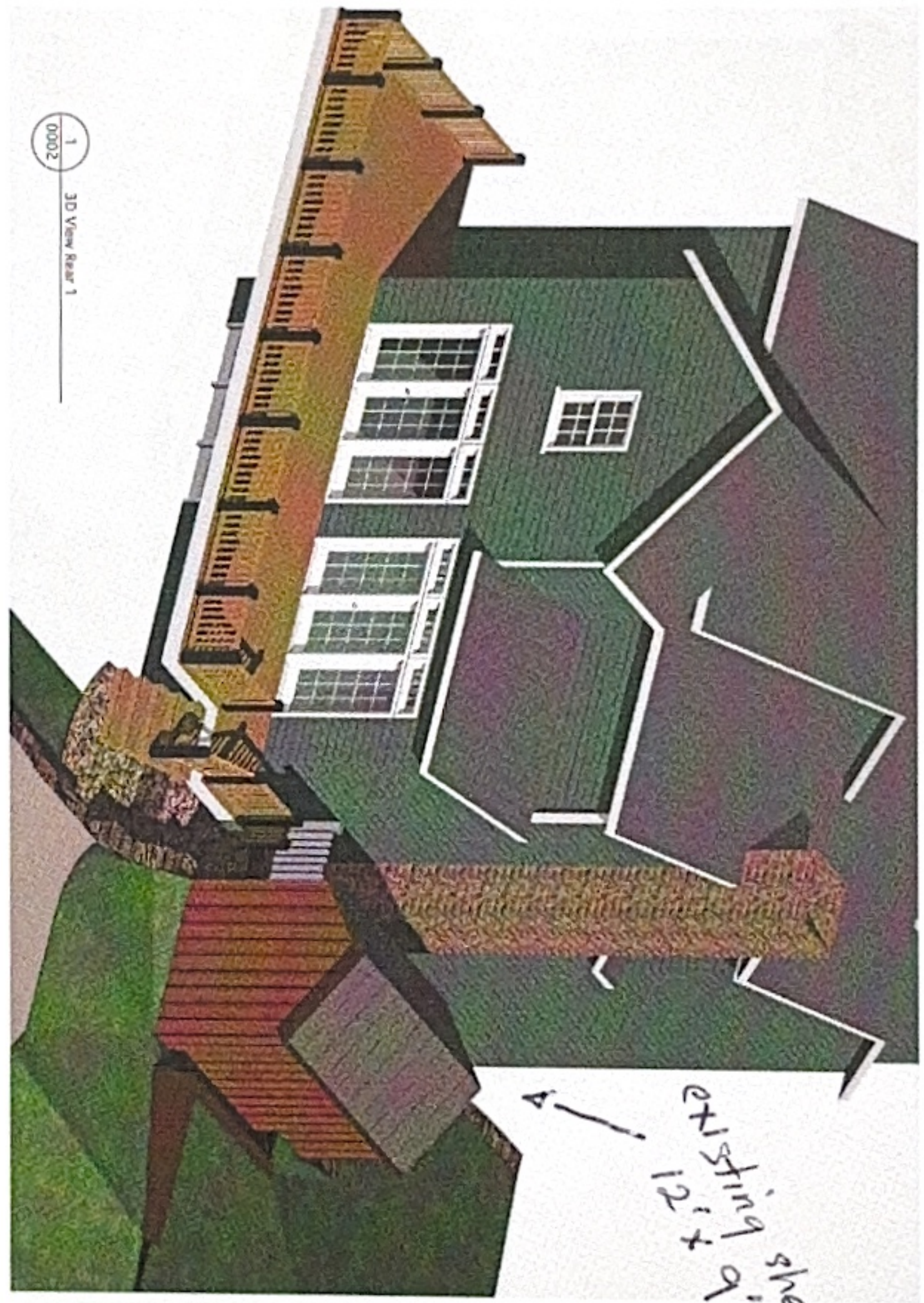
IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: \_\_\_\_\_

- \*Application fee:
- Sign/Fence: \$10.00; if after installation: \$50.00
- Addition/remodeling project up to 200 SF: \$100.00
- Addition/remodeling project exceeding 200 SF \$250.00
- New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



3 3D View Rear 3  
0002 SCALE: 1/32"=1'



1 3D View Rear 1  
0002



2 3D View Rear 2  
0002

**Williams design group**

© Williams Design Group, LLC  
7581 Eden Road, Clifton, VA, 20124  
phone: 703.851.4038  
email: scd@williamsdesign.com

**Sealy Screen Porch**

12718 Chestnut St.  
Clifton, VA 20124

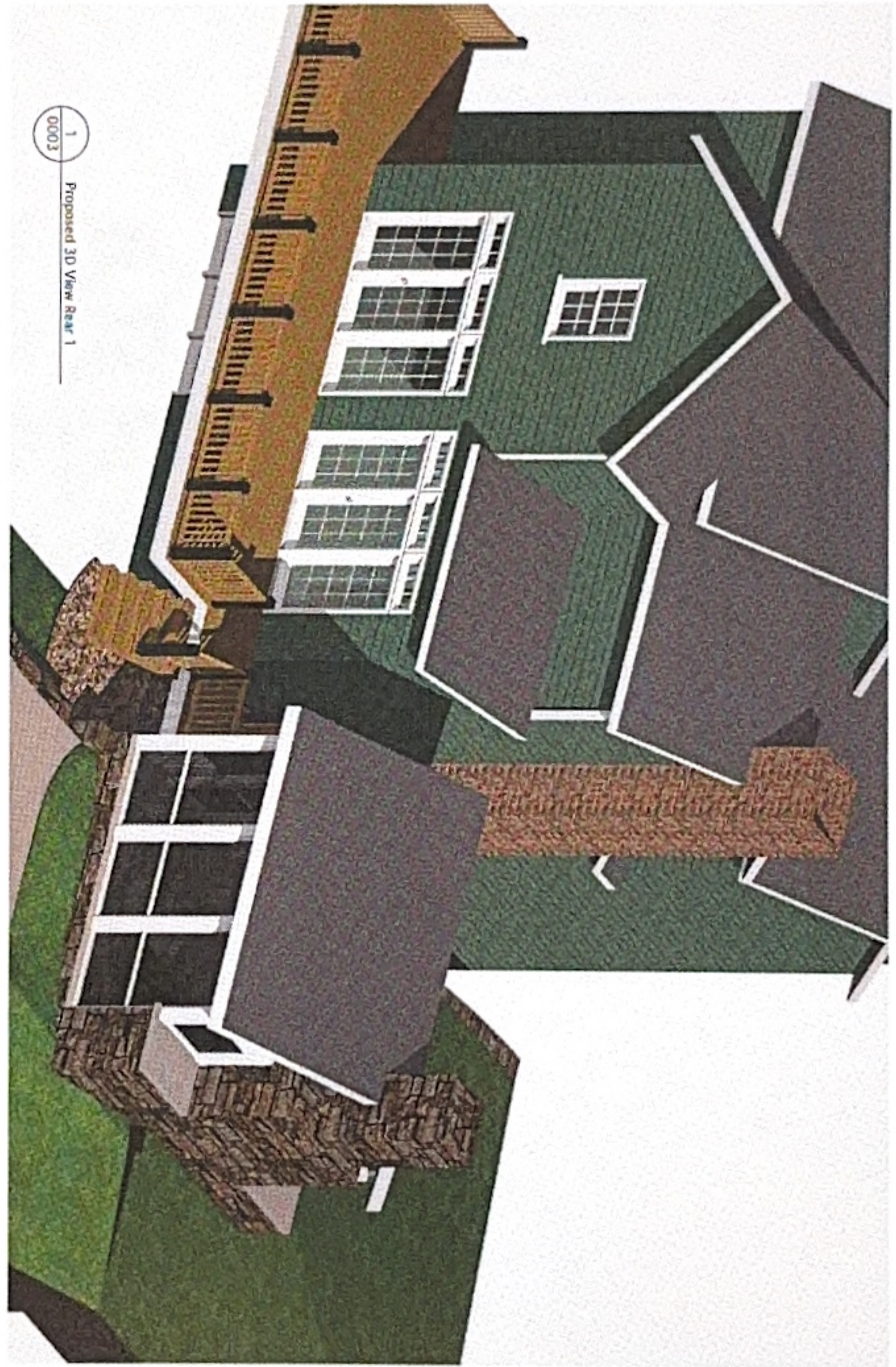
Project Name	Sealy Screen Porch
Project No.	0002
Client	
Architect	Williams Design Group, LLC
Designer	
3D Views Existing	

Design Scheme 2  
04-06-2026

Date	04-06-2026	Sheet	
Scale			
Client			
Project No.	<b>0002</b>		
			3 of 5



3 Proposed 3D View Rear 3  
0003 SCALE: 1/32" = 1'-0"



1 Proposed 3D View Rear 1  
0003



2 Proposed 3D View Rear 2  
0003

**Williams design group**

© Williams Design Group, LLC  
7261 Chestnut Road, Clifton, VA 20124  
phone: 703.851.4033  
email: wdesign@williamsdesigngroup.com

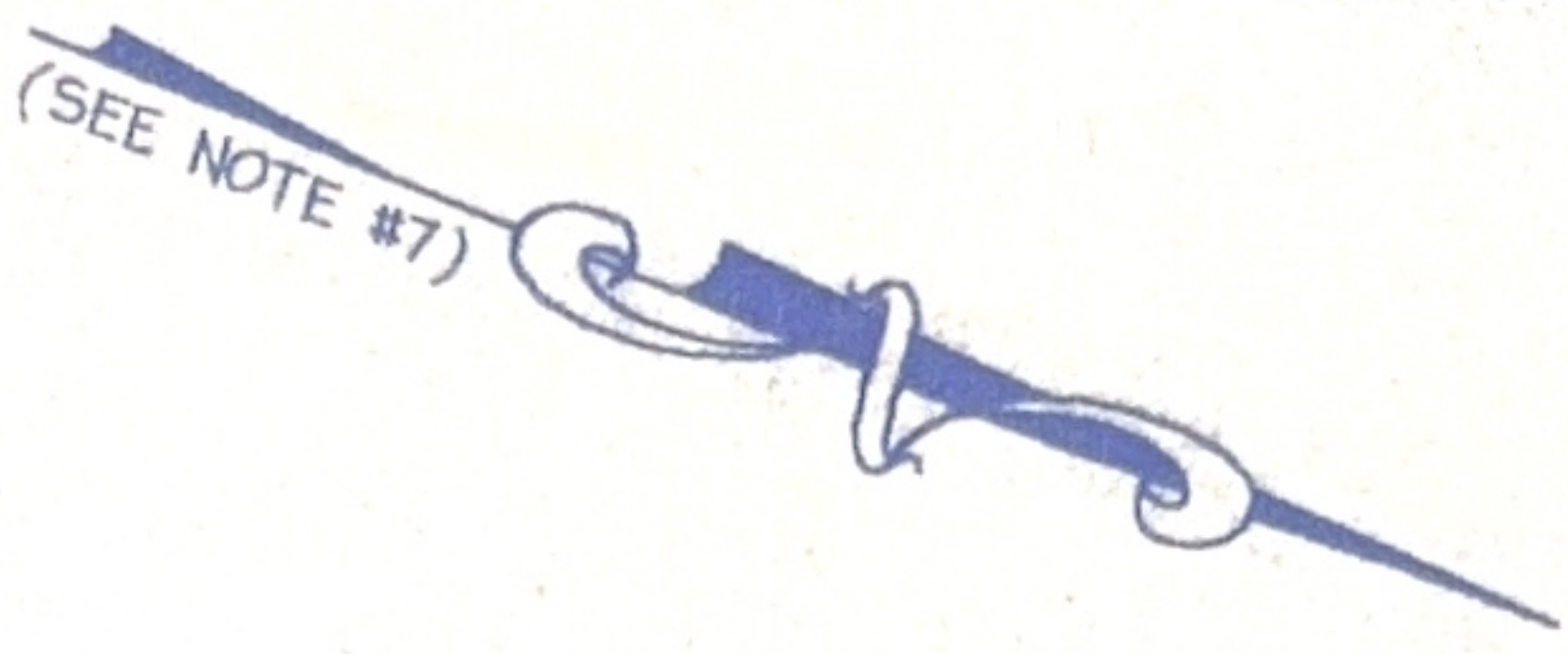
**Sealy Screen Porch**

12718 Chestnut St.  
Clifton, VA 20124

Project Name	
Client	
Architect	
Contractor	
3D Views Proposed	

Design Scheme 2  
04-06-2026

Date	04-06-2026	Sheet	
Scale			
Drawn			
Check			
Project No.	0003		3 of 5



NOT TO SCALE  
DB 759, PG 288

NOT TO SCALE  
DB 16238, PG 288

**AREA**  
14,245 SQ. FT.  
OR  
0.3720 ACRE

NOT TO SCALE  
DB 5946, PG 1659



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# Sealy Screen Porch

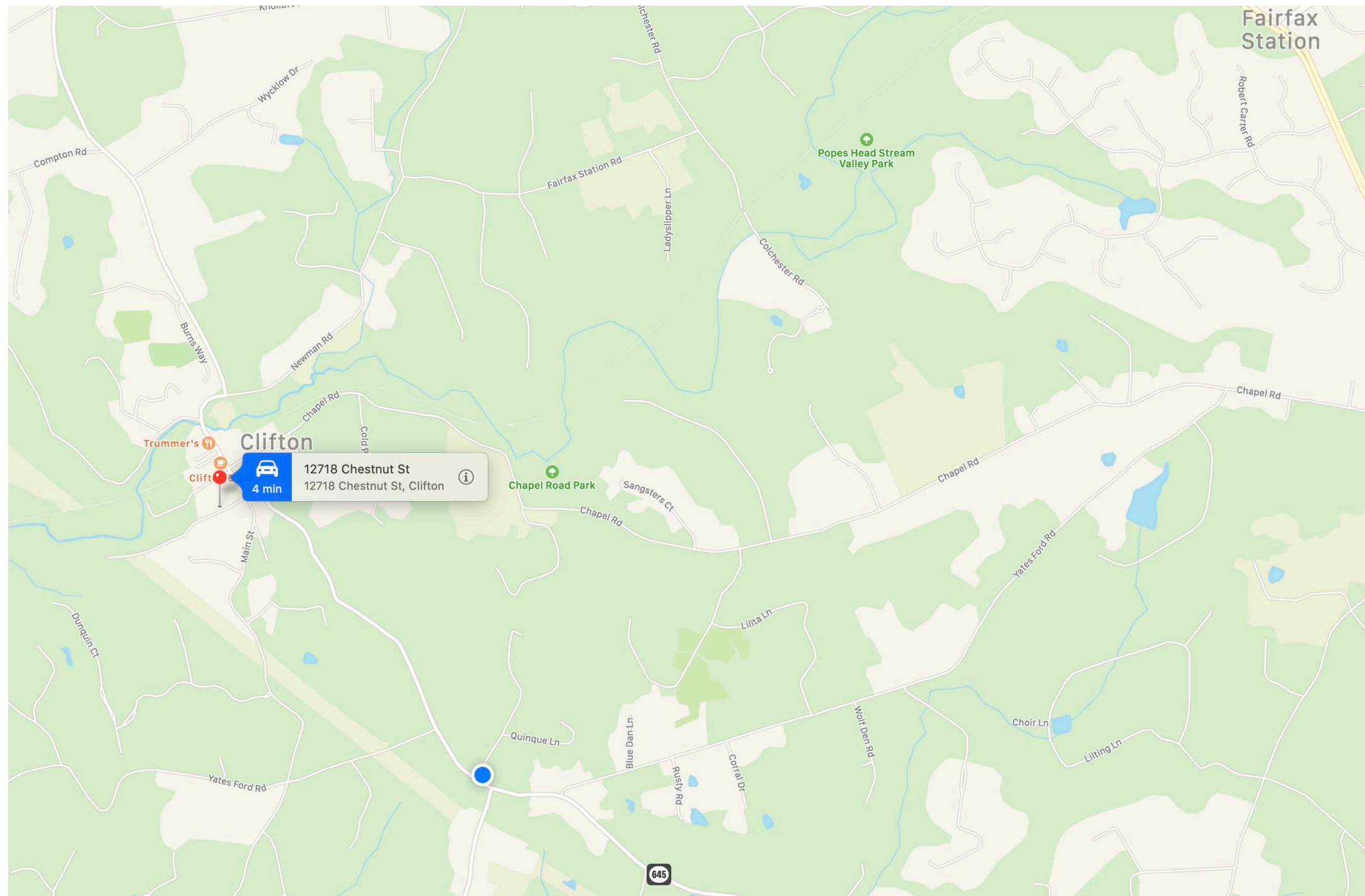
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- 0002 - 3D VIEWS EXISTING
- 0003 - 3D VIEWS PROPOSED

- A001 - EXISTING PLAN & SITE PLAN
- A002 - EXISTING SECTIONS
- A003 - EXISTING ELEVATION
- A004 - PROPOSED PLAN & SITE PLAN
- A005 - PROPOSED SECTIONS
- A006 - PROPOSED ELEVATION

## PROJECT DESCRIPTION

1) Replace existing dilapidated wood shed with new 15'W x 16'D screen porch



### FAIRFAX COUNTY CODE - LOCAL DESIGN LOAD CRITERIA:

The following load criteria are based on Chapter 16 of the Virginia Construction Code, Chapter 3 of the Virginia Residential Code.

MINIMUM DESIGN LIVE LOAD VALUES per Virginia Residential Code (IRC) Table R301.5:

- Exterior Balconies = 60 psf
- Decks = 40 psf
- Fire Escapes = 40 psf
- Passenger Vehicle Garages = 50 psf
- Alicia Without Storage = 10 psf
- Alicia With Storage = 20 psf
- Rooms Other Than Sleeping Rooms = 40 psf
- Sleeping Rooms = 30 psf
- Stairs = 40 psf
- Guardrails and Handrails = 200 PSF

Type	Criteria	
Ground snow load	25 psf	1.25 kN/m <sup>2</sup>
Ultimate Wind Speed (V <sub>ult</sub> ):		
Risk Category I	105 mph	47 m/s
Risk Category II and Residential	115 mph	51 m/s
Risk Category III	120 mph	54 m/s
Frost depth	24 in.	600 mm
Earthquake spectral response acceleration	at short periods: 0.129	
For site-specific designer may obtain information from:	at 1 second period: 0.053	
	<a href="https://hazards.atccouncil.org/">https://hazards.atccouncil.org/</a>	
Residential Seismic Design Category	A	
Weathering probability for concrete	severe	
Termite infestation probability	moderate to heavy	
Decay probability	slight to moderate	
Ice shield underlayment required	yes	
Flood hazards (date of entry into National Flood Insurance Program)	3/5/1990	
Winter Design Temperature	17°F	-9°C
Air freezing index	<=1500°F	<=815°C
Mean annual temperature	50°F	10°C

### FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2021 International Codes as published by the International Code Council.

#### Statewide Codes

- 2021 Virginia Construction Code (IBC) | USBC, Part I
- 2021 Virginia Existing Building Code (EBC)
- 2021 Virginia Mechanical Code (IMC)
- 2021 Virginia Plumbing Code (IPC)
- 2021 Virginia Fuel Gas Code (IFGC)
- 2020 National Electrical Code (NFPA 70) | www.nfpa.org
- 2021 Virginia Property Maintenance Code (IPMC)
- 2021 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2021 Virginia Energy Conservation Code (IECC)
- 2021 International Swimming Pool and Spa Code (ISPSA)
- 2021 Virginia Amusement Device Regulations
- 2021 Virginia Industrialized Building Safety Regulations
- 2021 Building and Related Laws Package
- 2021 Virginia Manufactured Home Safety Regulations
- 2017 ICC/ANSI 117.1 for Accessibility Standards

- 2021 Virginia Residential Code (IRC) (For Residential Projects Only)
- County publications

#### County Code

- Chapter 61, Building Provision
- Chapter 62, Fire Prevention Code
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 117, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112.1, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

## Sealy Screen Porch

12718 Chestnut St.  
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Cover Sheet Sealy**

Drawing Issue:  
**ARB Review Set**  
**04-13-2026**

Date:	04-13-2026	Sheet
Scale:		
Drawn:		
Chd:		
Project No.:		

**0001**

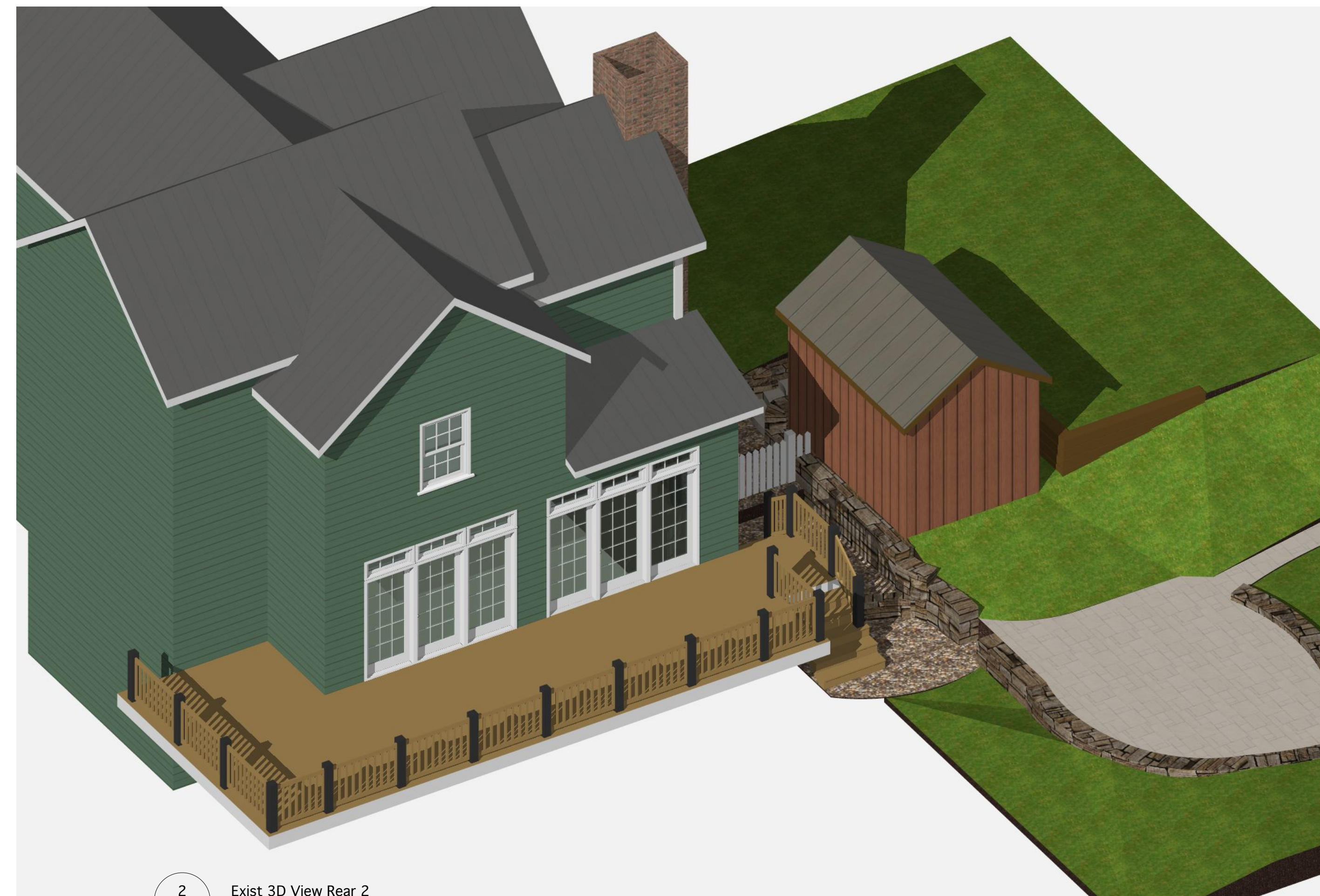
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3  
0002 Exist 3D View Rear 3  
SCALE: 1:0.71



1  
0002 Exist 3D View Rear 1



2  
0002 Exist 3D View Rear 2

**Sealy Screen Porch**  
12718 Chestnut St.  
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**3D Views Existing**

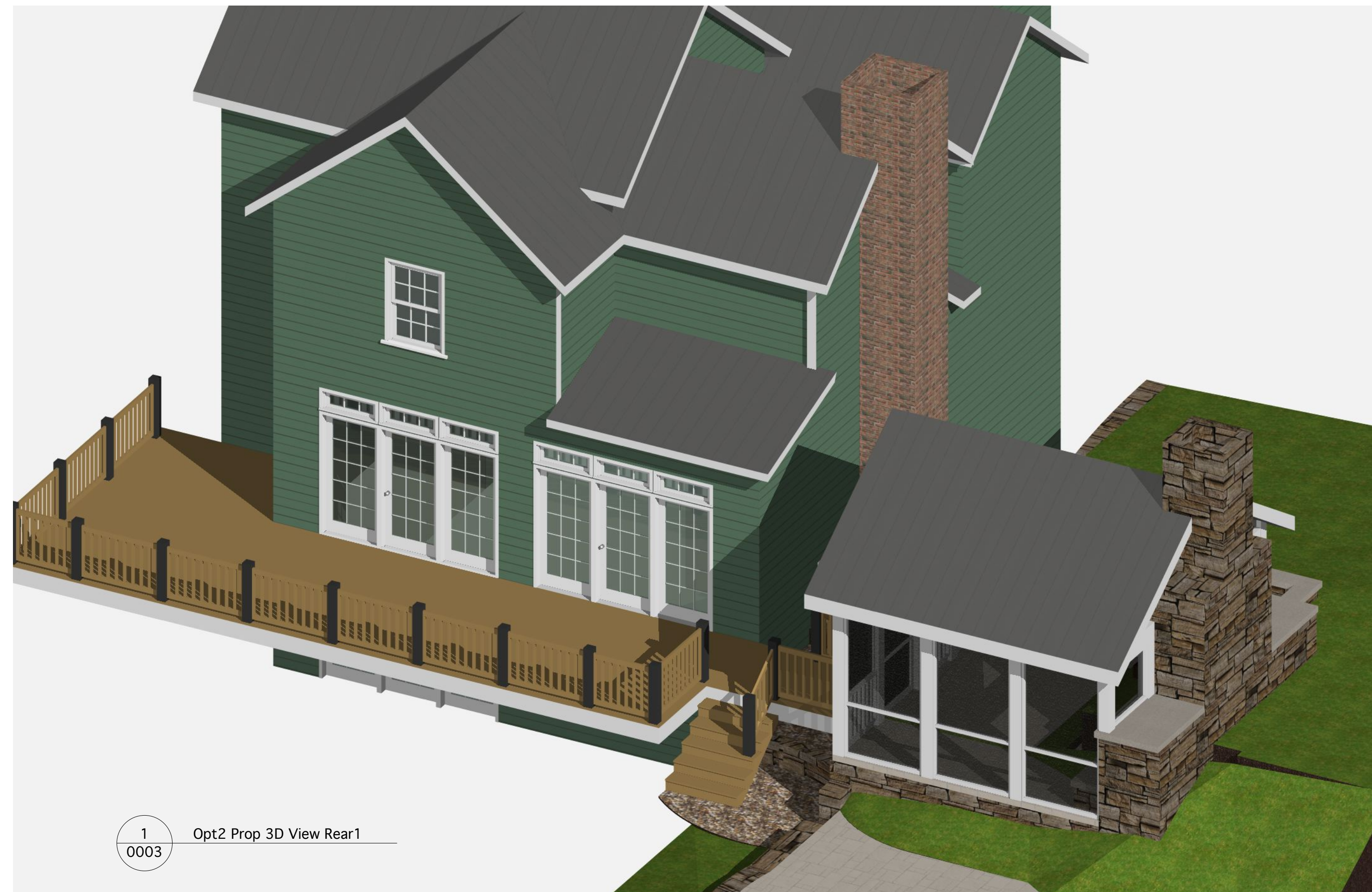
Drawing Issue:  
**ARB Review Set  
04-13-2026**

Date:	04-13-2026	Sheet
Scale:		<b>0002</b>
Drawn:		
Chd:		
Project No.:		

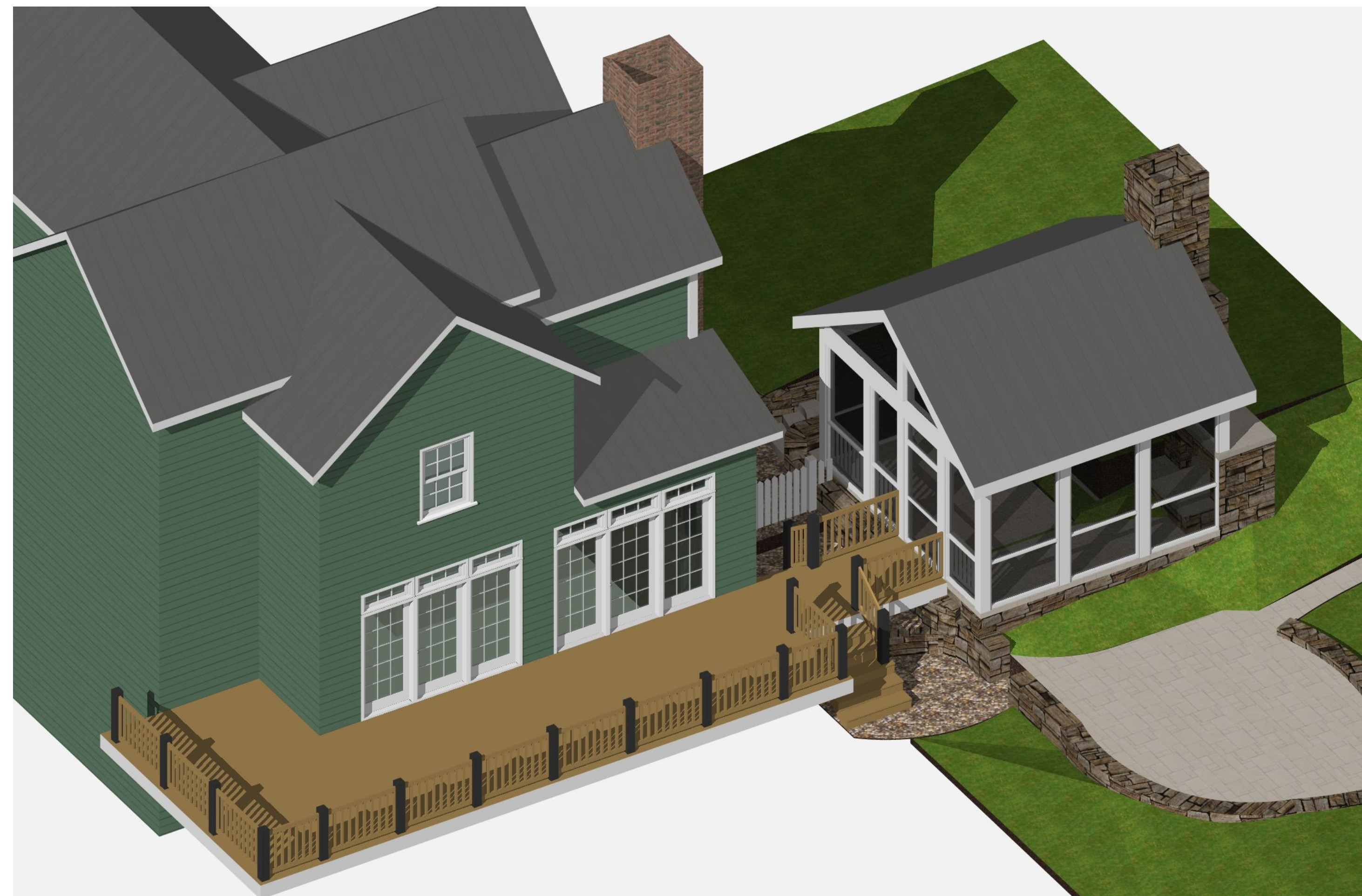
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2  
0003 Option2 Prop 3D View Rear3



1  
0003 Opt2 Prop 3D View Rear1



3  
0003 Opt2 Prop 3D View Rear2

**Sealy Screen Porch**  
12718 Chestnut St.  
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**3D Views Proposed**

Drawing Issue:  
**ARB Review Set**  
**04-13-2026**

Date:	04-13-2026	Sheet
Scale:		<b>0003</b>
Drawn:		
Chd:		
Project No.:		

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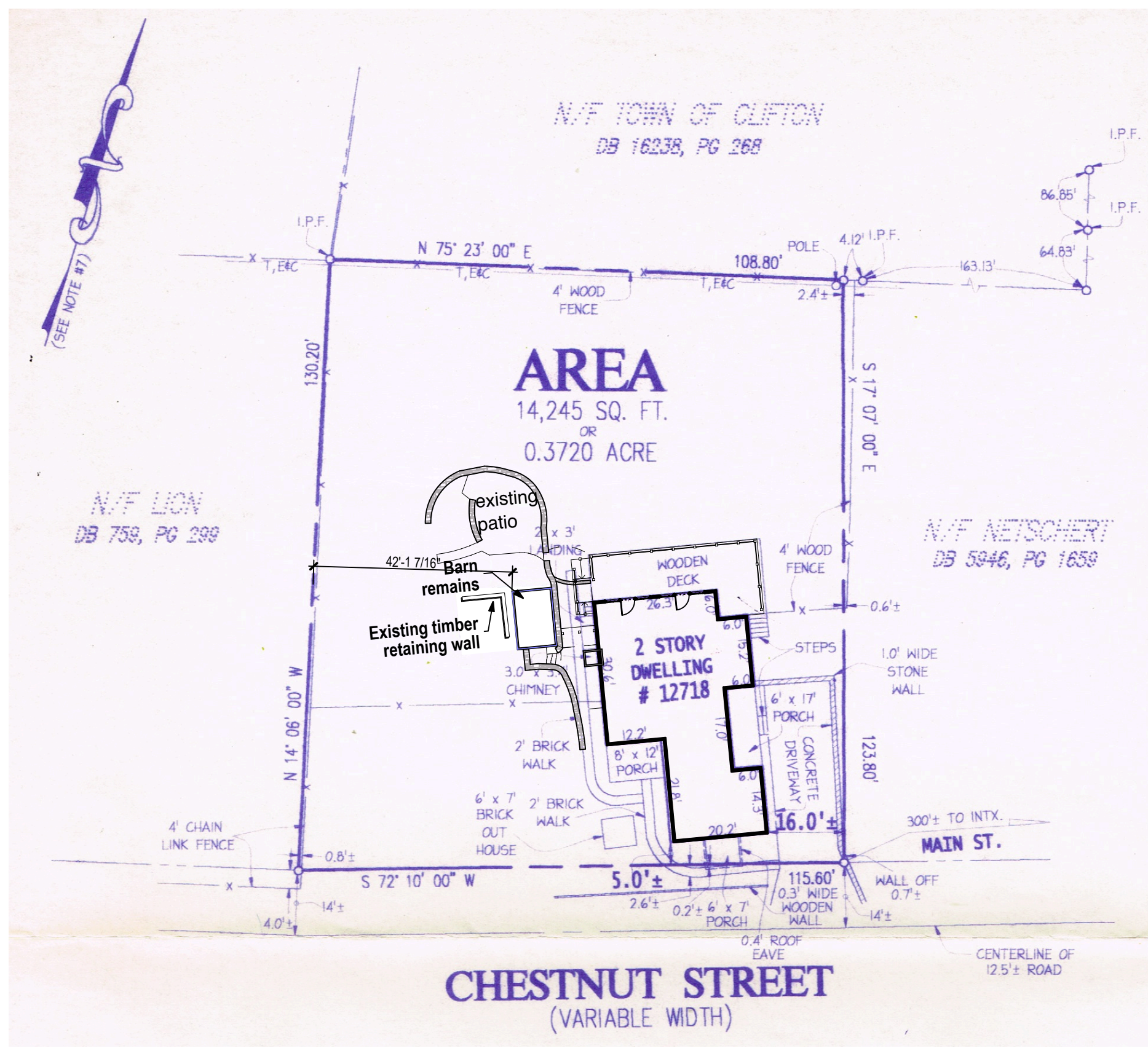
**Sealy Screen Porch**  
 12718 Chestnut St.  
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Existing Plan 1st Floor**

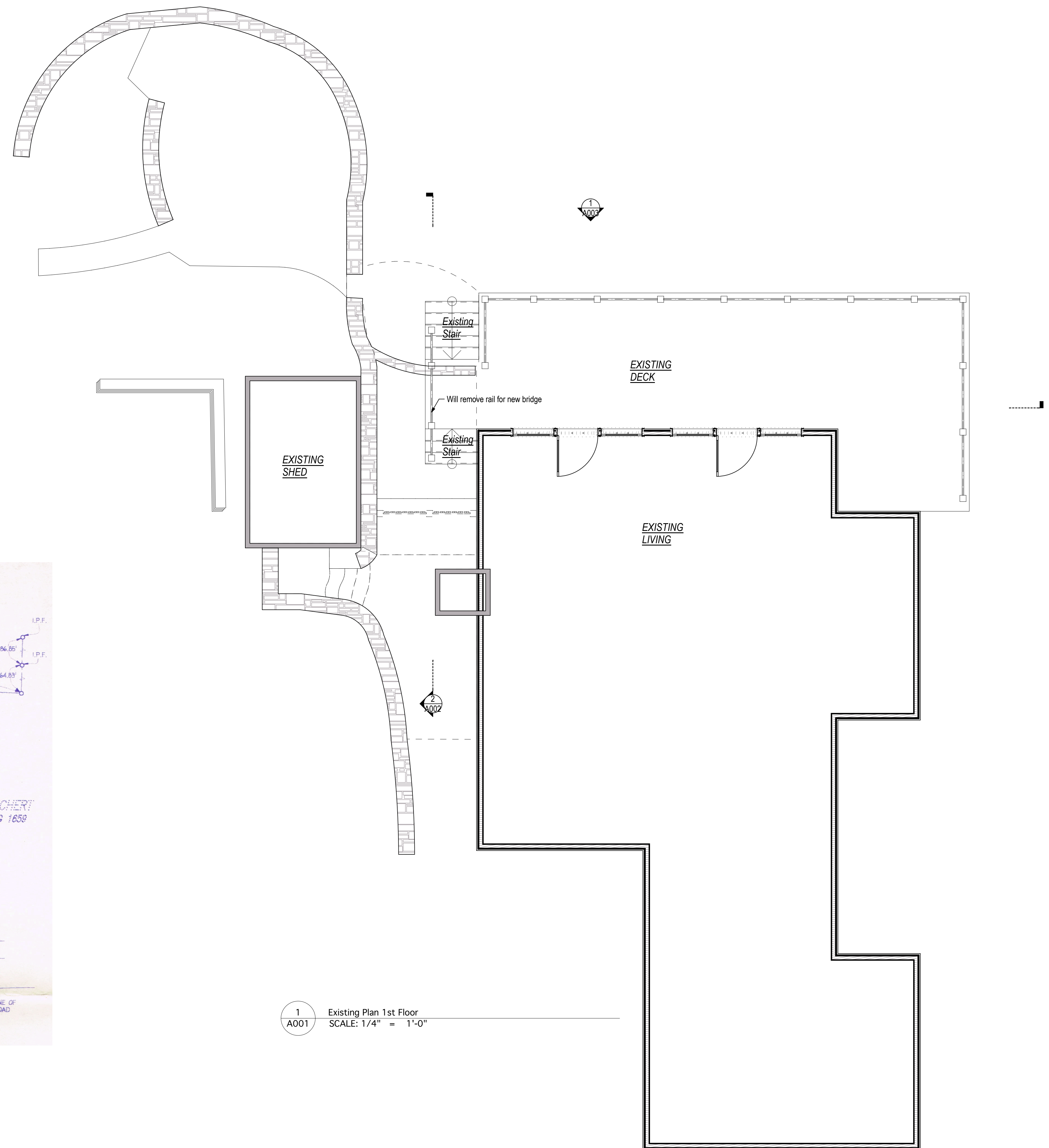
Drawing Issue:  
**ARB Review Set**  
**04-13-2026**

Date:	04-13-2026	Sheet
Scale:		<b>A001</b>
Drawn:		
Chd:		
Project No.:		

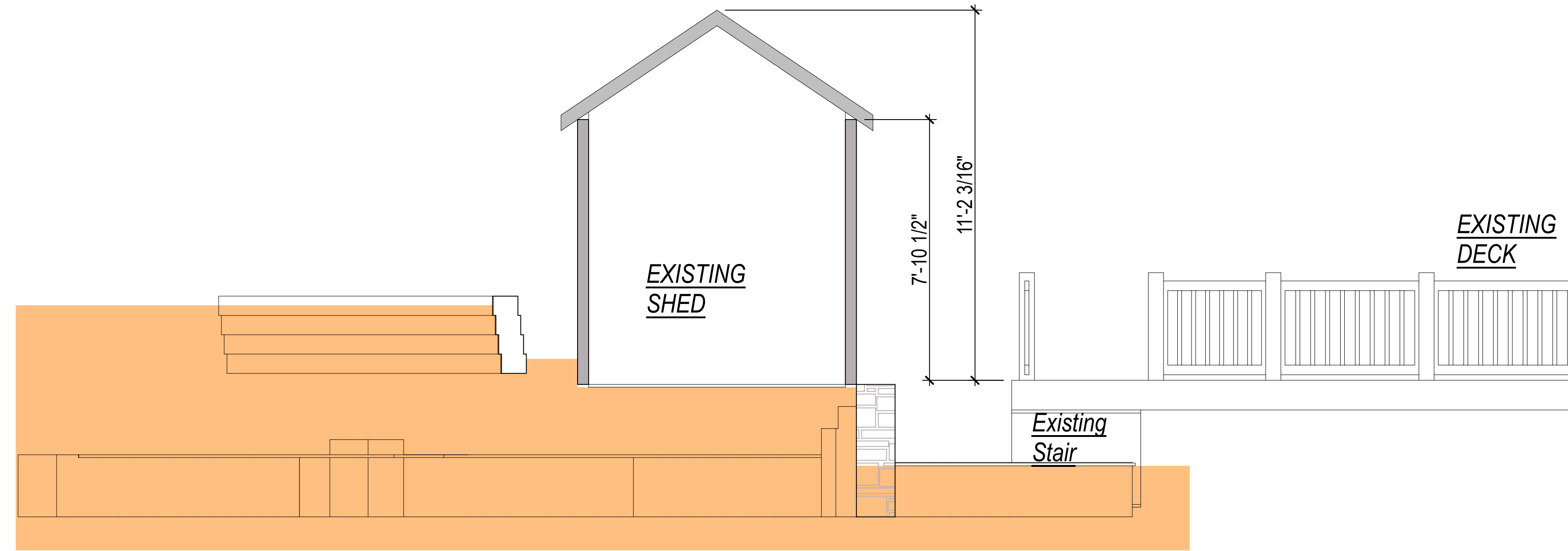


2 Site Plat Sealy existing  
 A001 SCALE: 1:300

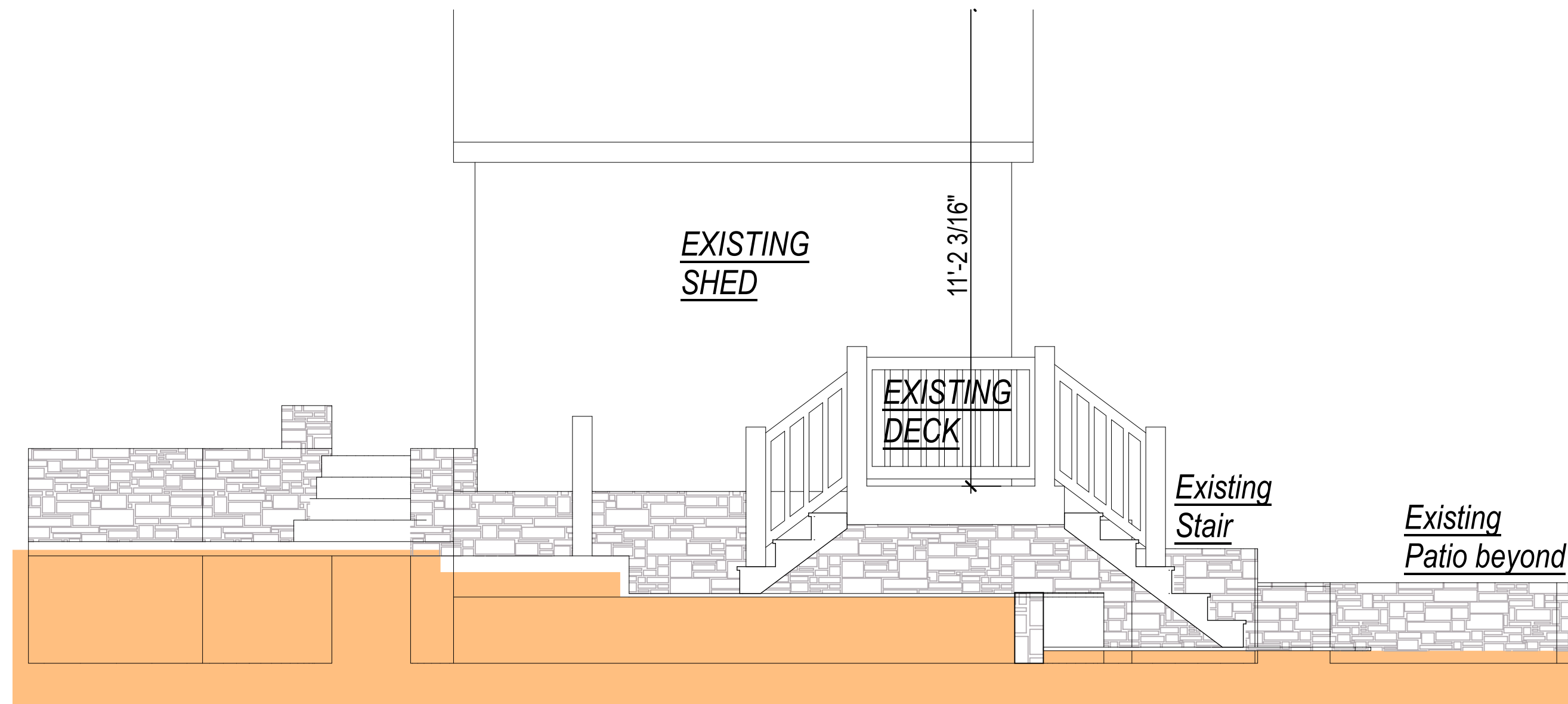
1 Existing Plan 1st Floor  
 A001 SCALE: 1/4" = 1'-0"



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1 Existing Section 1  
A002 SCALE: 3/8" = 1'-0"



2 Existing Section 2  
A002 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.  
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Existing Sections**

Drawing Issue:  
**ARB Review Set**  
**04-13-2026**

Date: 04-13-2026  
Scale:  
Drawn:  
Chd:  
Project No.:

Sheet  
**A002**

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1 Existing Rear Elevation  
 A003 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.  
 Clifton, VA 20124

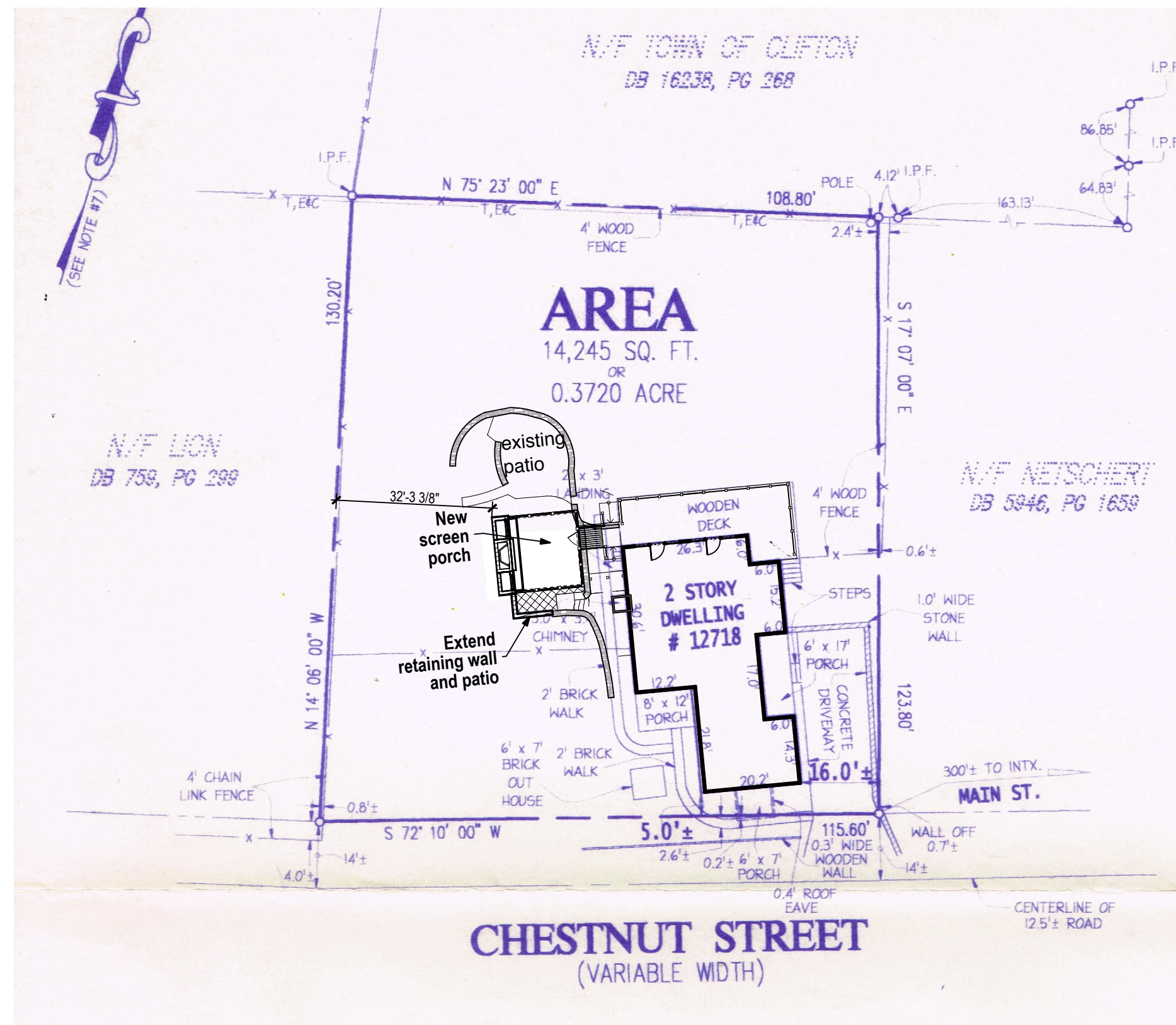
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Existing Elevation**

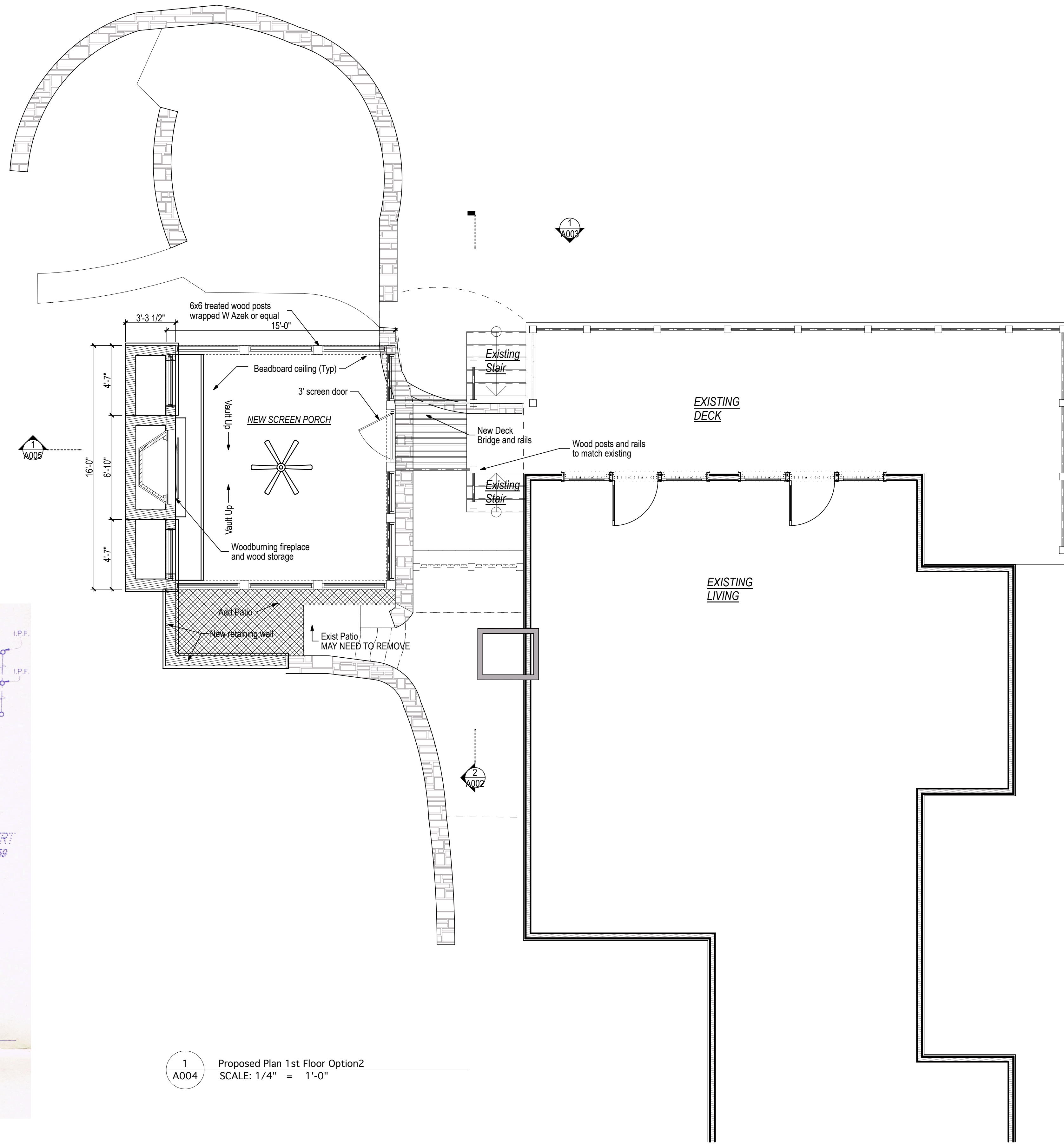
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**ARB Review Set**  
**04-13-2026**

Date: 04-13-2026	Sheet
Scale:	<b>A003</b>
Drawn:	
Chd:	
Project No.:	

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2  
A004 Site Plat Sealy Proposed  
SCALE: 1:300



1  
A004 Proposed Plan 1st Floor Option2  
SCALE: 1/4" = 1'-0"

**Sealy Screen Porch**

12718 Chestnut St.  
Clifton, VA 20124

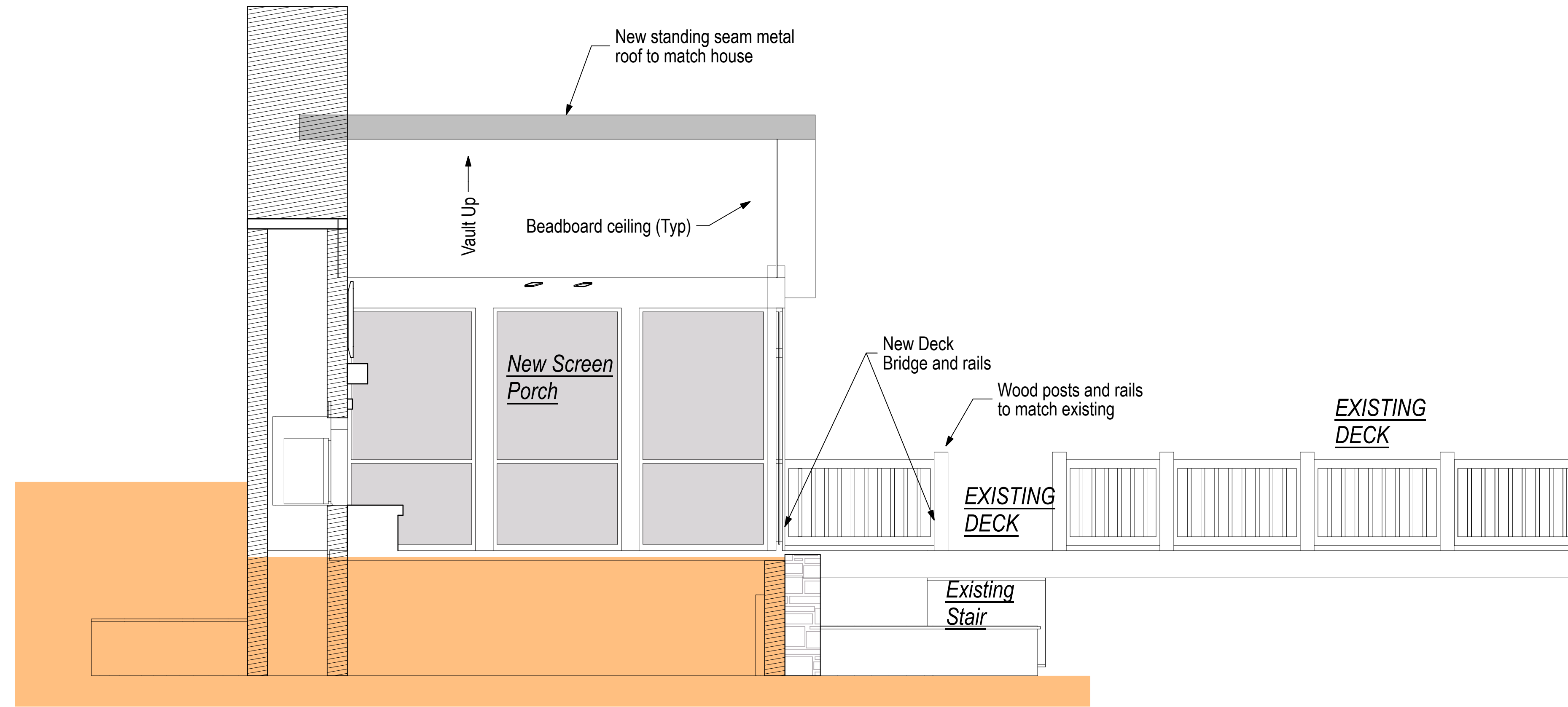
Revision Date:	Rev. No.	Description:

Drawing Title:  
**Proposed Plan 1st Floor  
 Opt2**

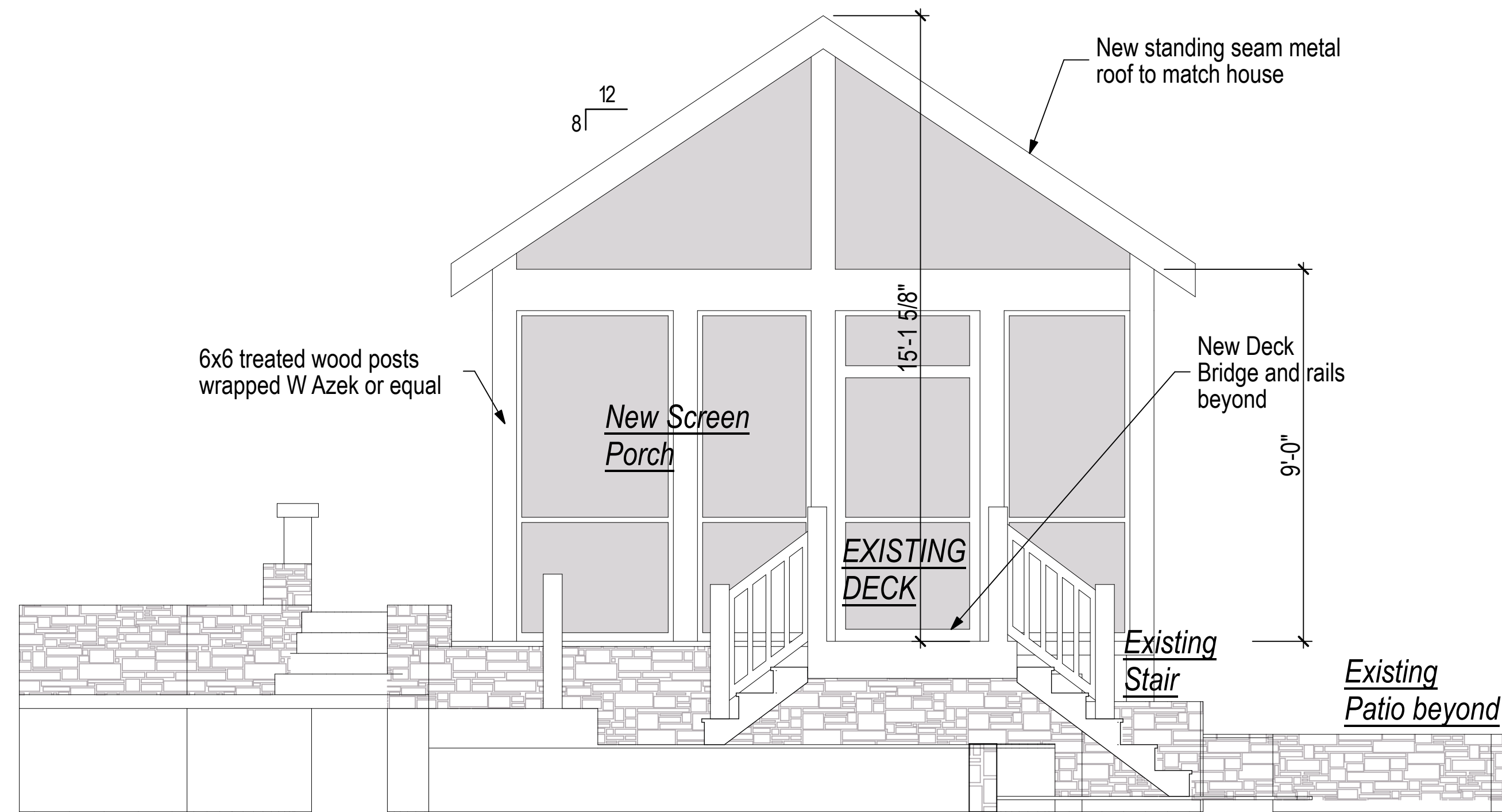
Drawing Issue:  
**ARB Review Set  
 04-13-2026**

Date:	04-13-2026	Sheet
Scale:		<b>A004</b>
Drawn:		
Chd:		
Project No.:		

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1  
A005 Proposed Section 1 Opt2  
SCALE: 3/8" = 1'-0"



2  
A005 Proposed Section 2 Opt2  
SCALE: 3/8" = 1'-0"

**Sealy Screen Porch**  
12718 Chestnut St.  
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

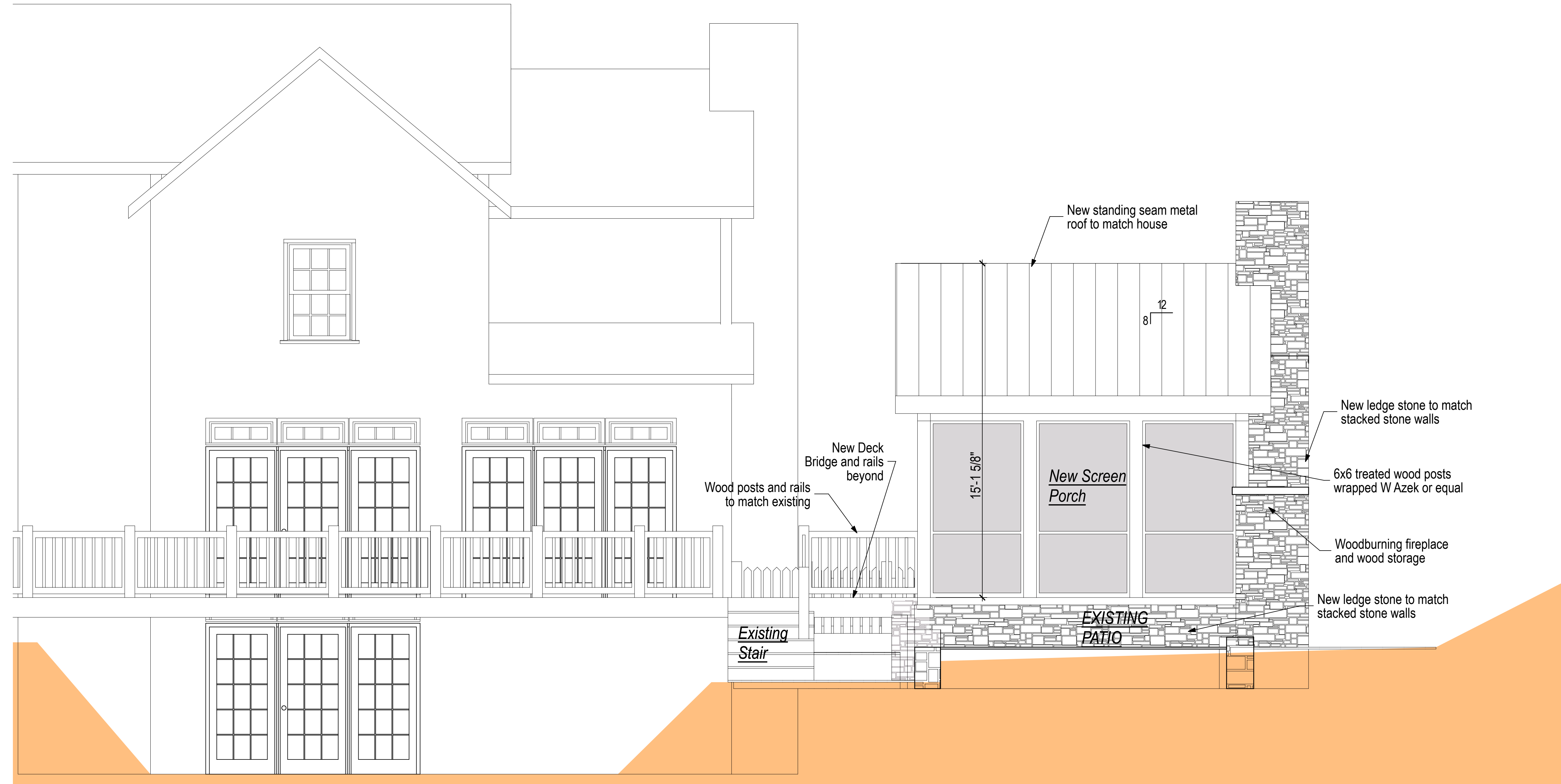
Drawing Title:  
**Proposed Sections Opt2**

Drawing Issue:  
**ARB Review Set**  
**04-13-2026**

Date: 04-13-2026  
Scale:  
Drawn:  
Chd:  
Project No.:

Sheet  
**A005**  
6 of 5

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1 Proposed Rear Elevation Opt2  
 A006 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

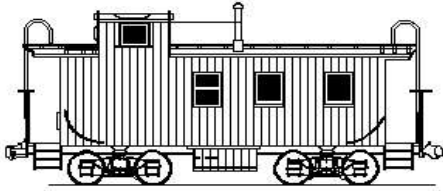
12718 Chestnut St.  
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:  
**Proposed Elevation Opt2**

Drawing Issue  
**ARB Review Set**  
**04-13-2026**

Date: 04-13-2026	Sheet
Scale:	<b>A006</b>
Drawn:	
Chd:	
Project No.:	



CLIFTON ARCHITECTURAL REVIEW BOARD  
TOWN OF CLIFTON, VIRGINIA  
APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

DATE OF APPLICATION: 04/15/26

NAME OF APPLICANT OR AGENT: Rachel Sposa, AIA

ADDRESS: 12726 Clifton Heights Lane

TELEPHONE: 703-505-6581

Email sposadesignllc@gmail.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP

NUMBER: Clifton Height Lane 0852 12 0004

GENERAL DESCRIPTION OF PROPOSAL:

The project consists of a new 12'11" x 8' addition and 12'11" x 13'8" deck on the rear facade of the house. The addition will be a shed roof with siding, trim and asphalt shingles on a poured concrete foundation to match the existing residence.

The deck will be 6x6 posts with white railings and composite decking to match the existing deck. A natural stone patio will be added at the basement level entrances, and stone pathway and stairs will connect to the existing pool deck.

ATTACHMENTS:

- APPLICATION FEE\*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

*Rachel Sposa*

04/15/26

SIGNATURE OF APPLICANT OR AGENT

DATE

Is the applicant or owner a member of a homeowners' association (HOA)?  Yes  No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE)

DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES

NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY:

CHAIRMAN, ARB

DATE

ARB MEMBERS' INITIALS:

CONDITIONS:

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

\*Application fee:

Sign/Fence: \$10.00; if after installation: \$50.00

Addition/remodeling project up to 200 SF: \$100.00

Addition/remodeling project exceeding 200 SF \$250.00

New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

# 12726 clifton heights lane rear addition & renovation

## CLIFTON ARB SUBMISSION



SPOSA  
DESIGN

### drawing index

- 000 cover sheet
- A001 existing pictures & site plat
- A010 existing/demo plans
- A101 floor plans
- A201 elevations
- A202 enlarged elevations

sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581

No.	Description	Date

hill residence  
kitchen renovation  
& addition  
cover sheet

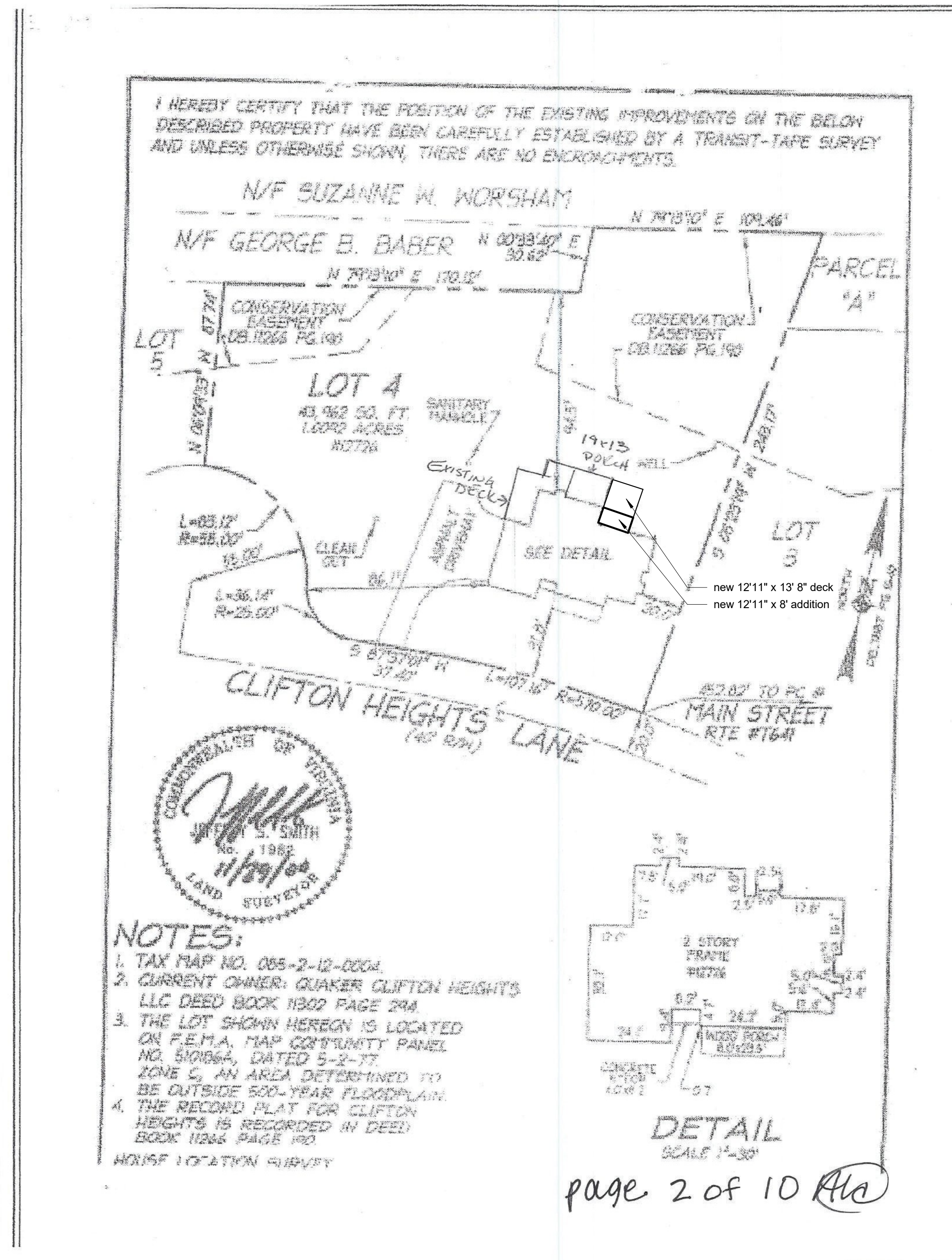
Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/mh

000

Scale



1 Existing Pictures  
3" = 1'-0"



2 Site Plat  
6" = 1'-0"

SPOSA DESIGN

sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581

No.	Description	Date

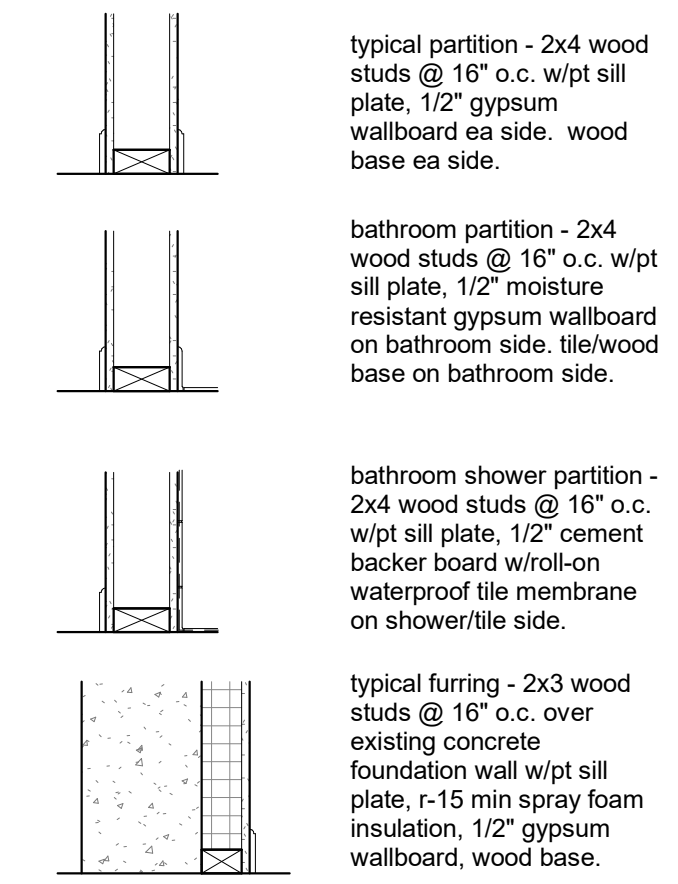
hill residence  
kitchen renovation & addition  
existing pictures & site plat

Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/mh

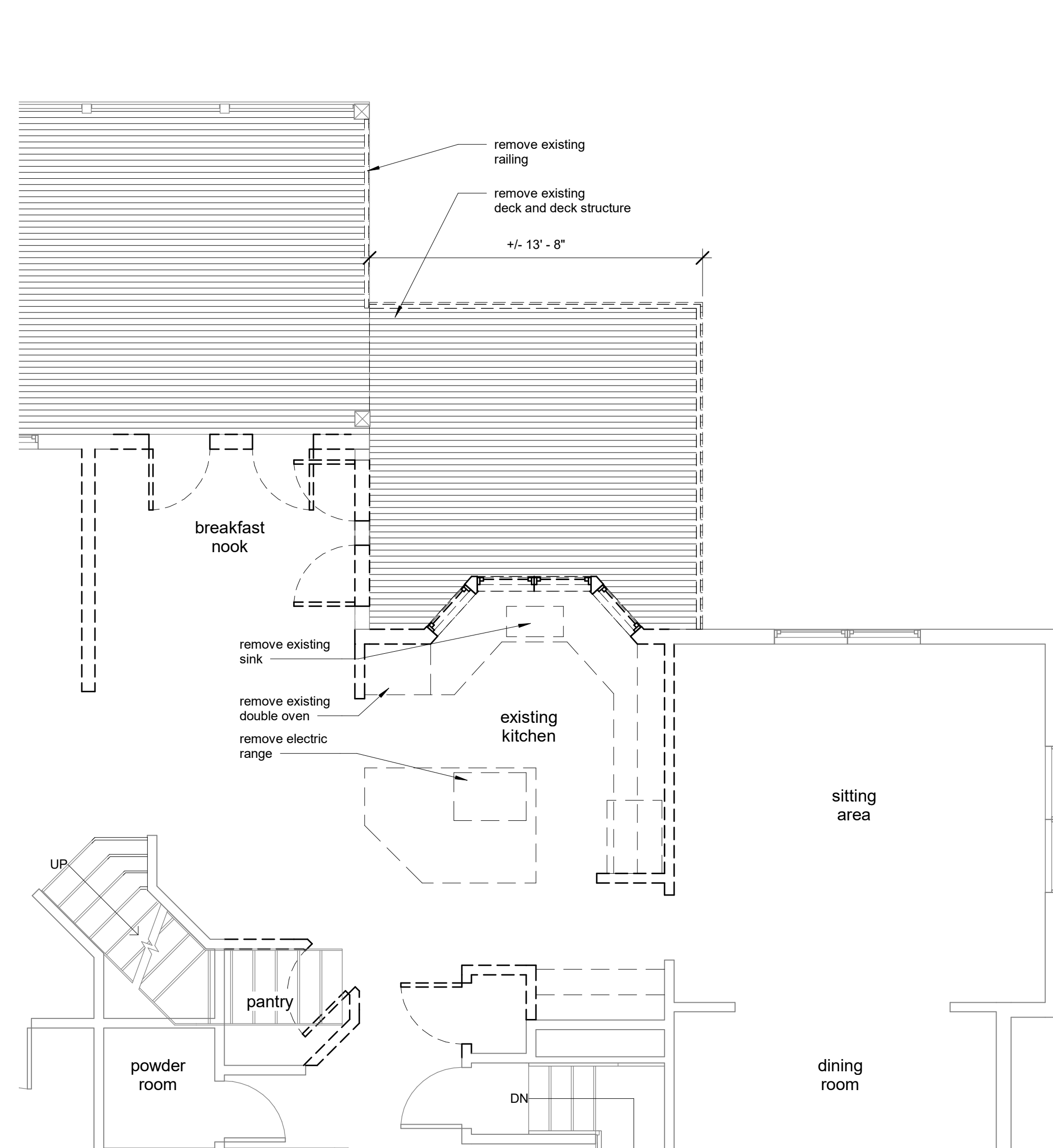
A001

Scale As indicated

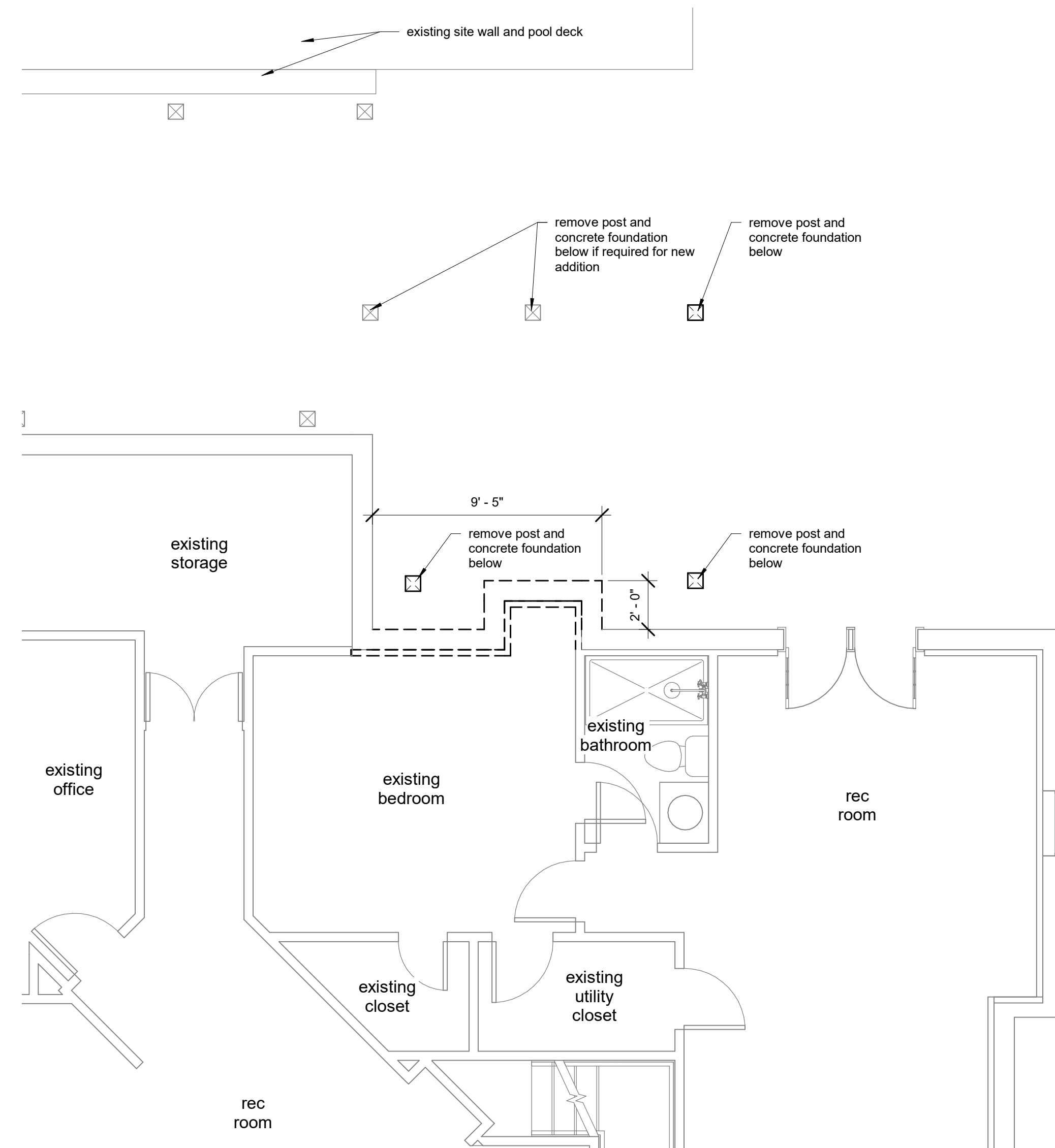
sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581



10 Partitions  
1" = 1'-0"



1 first floor - demo  
1/4" = 1'-0"



2 basement - demo  
1/4" = 1'-0"

No.	Description	Date

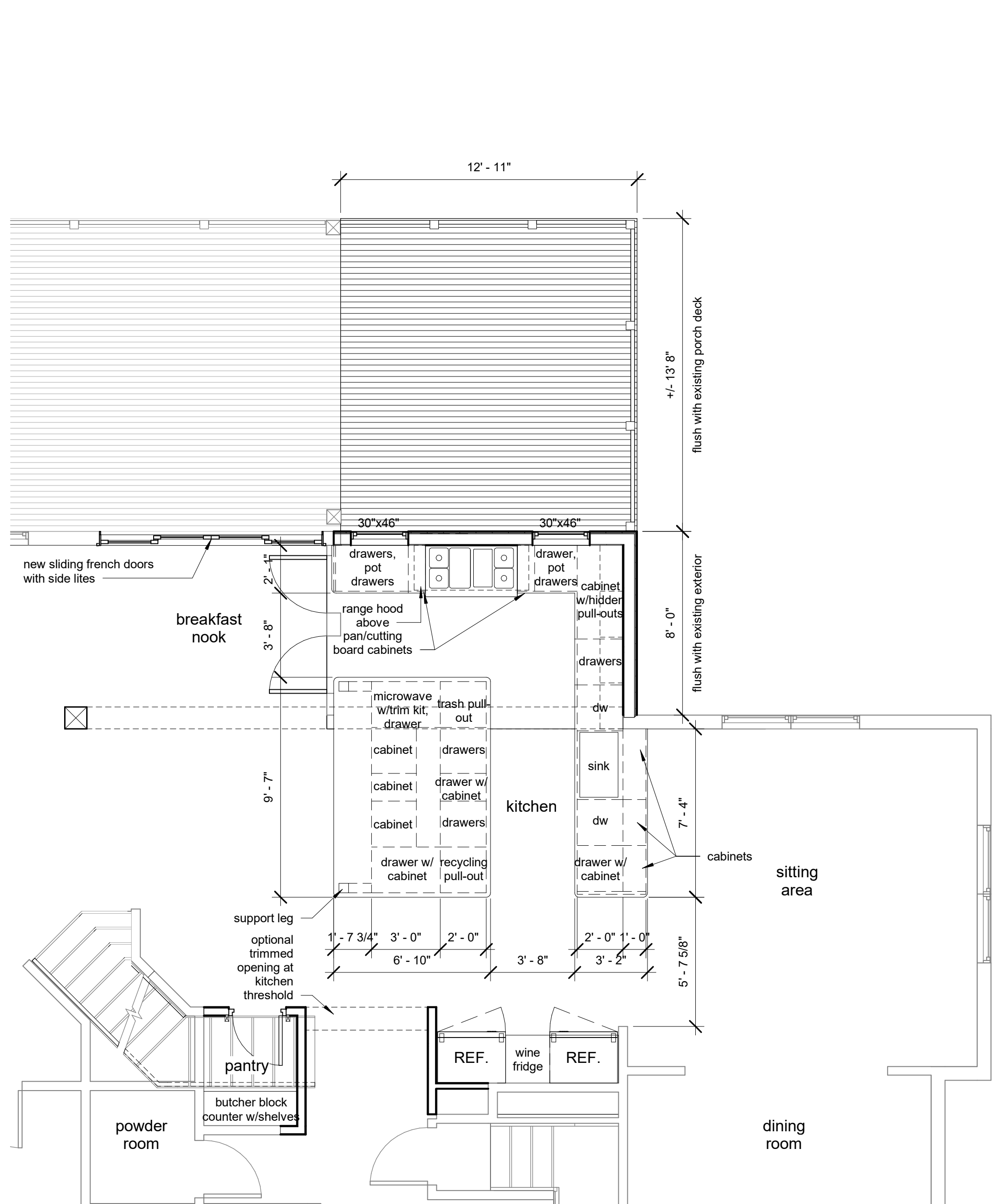
hill residence  
kitchen renovation  
& addition  
existing/demo plans

Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/mh

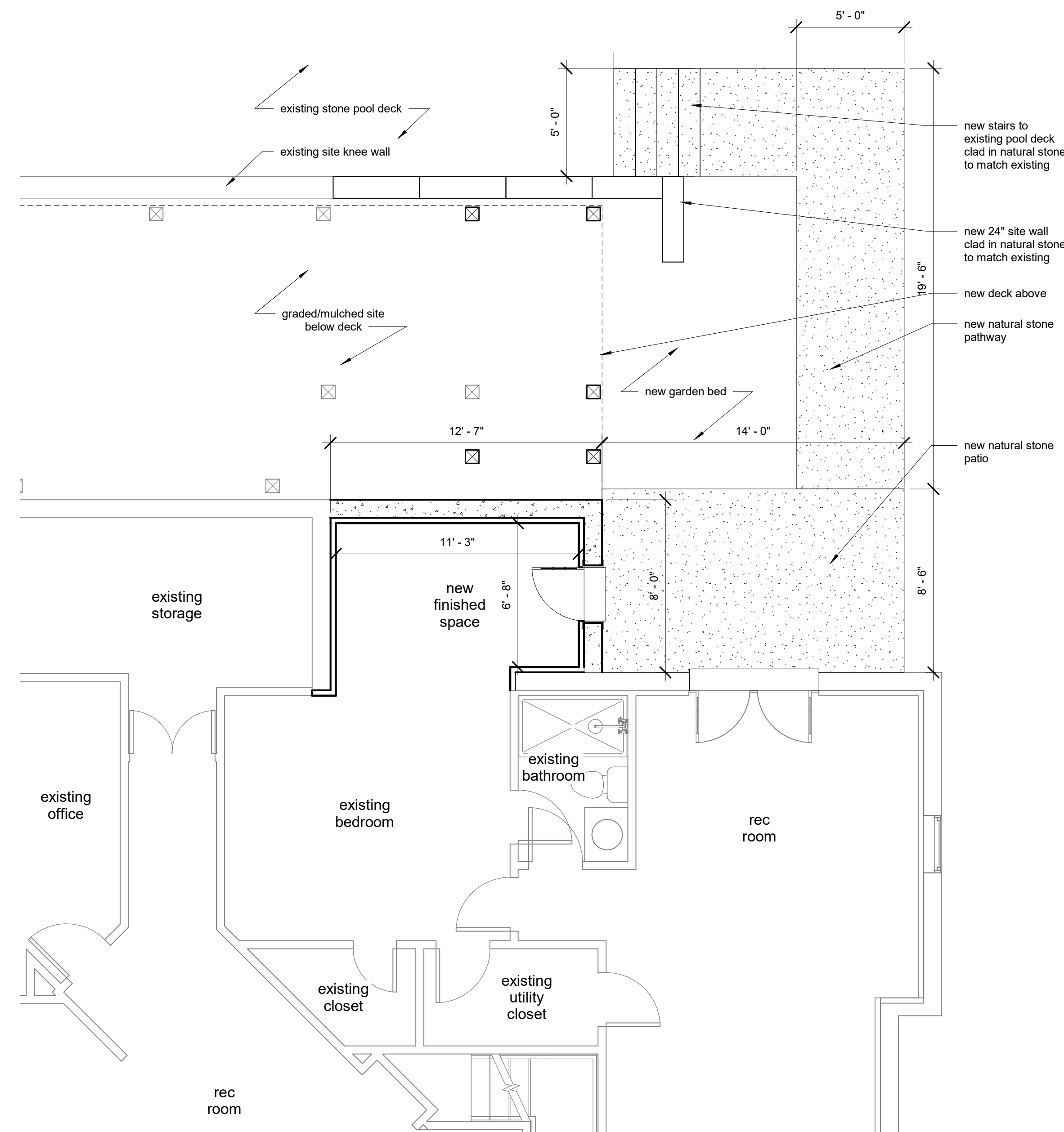
**A010**

Scale As indicated

sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581



1 first floor - new floorplan  
1/4" = 1'-0"



2 basement - new floorplan  
1/4" = 1'-0"

No.	Description	Date

hill residence  
kitchen renovation  
& addition  
floor plans

Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/mh

**A101**

Scale	1/4" = 1'-0"
-------	--------------

sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581



② East  
1/4" = 1'-0"



① North  
1/4" = 1'-0"

No.	Description	Date

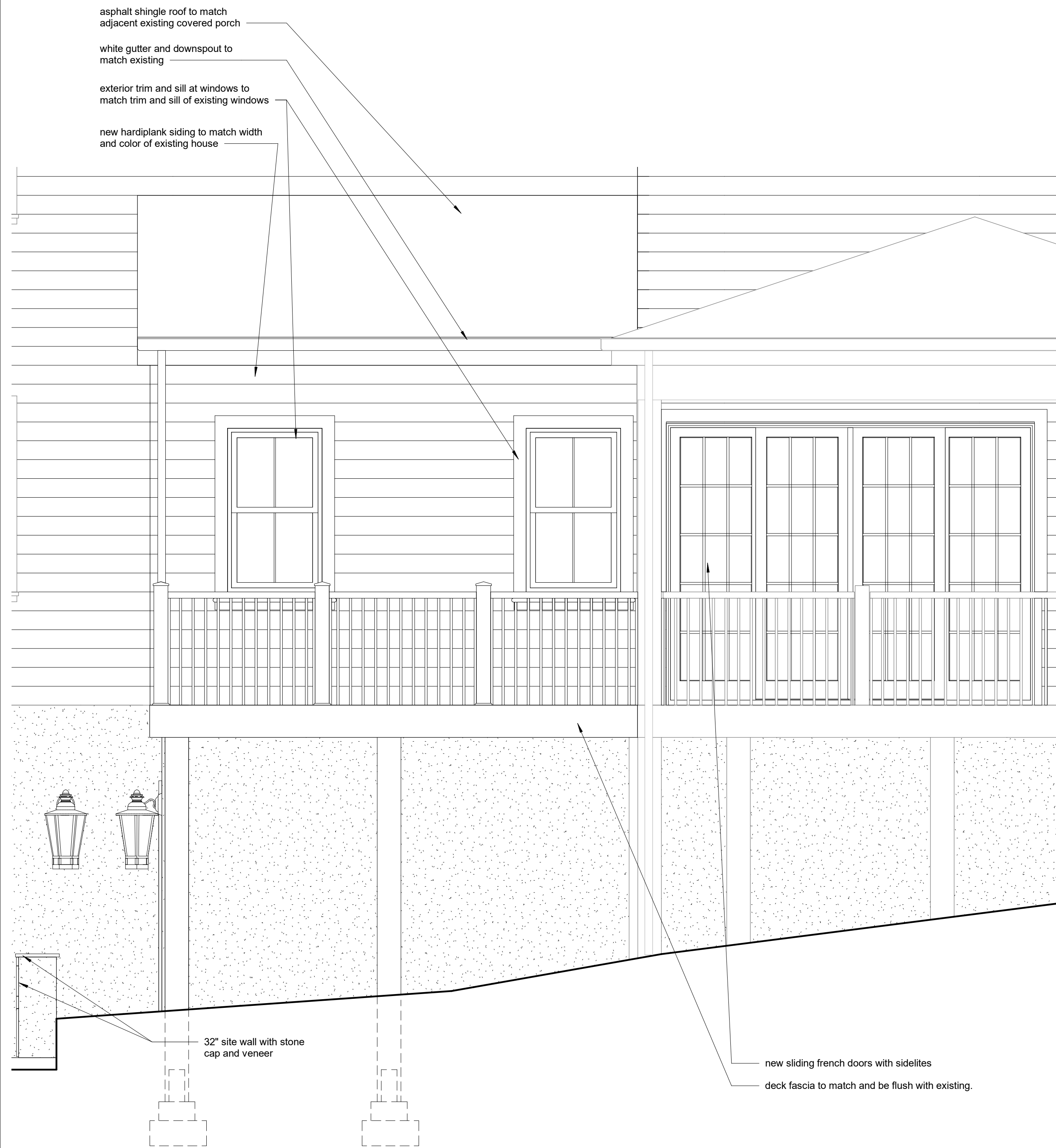
hill residence  
kitchen renovation  
& addition  
elevations

Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/ms

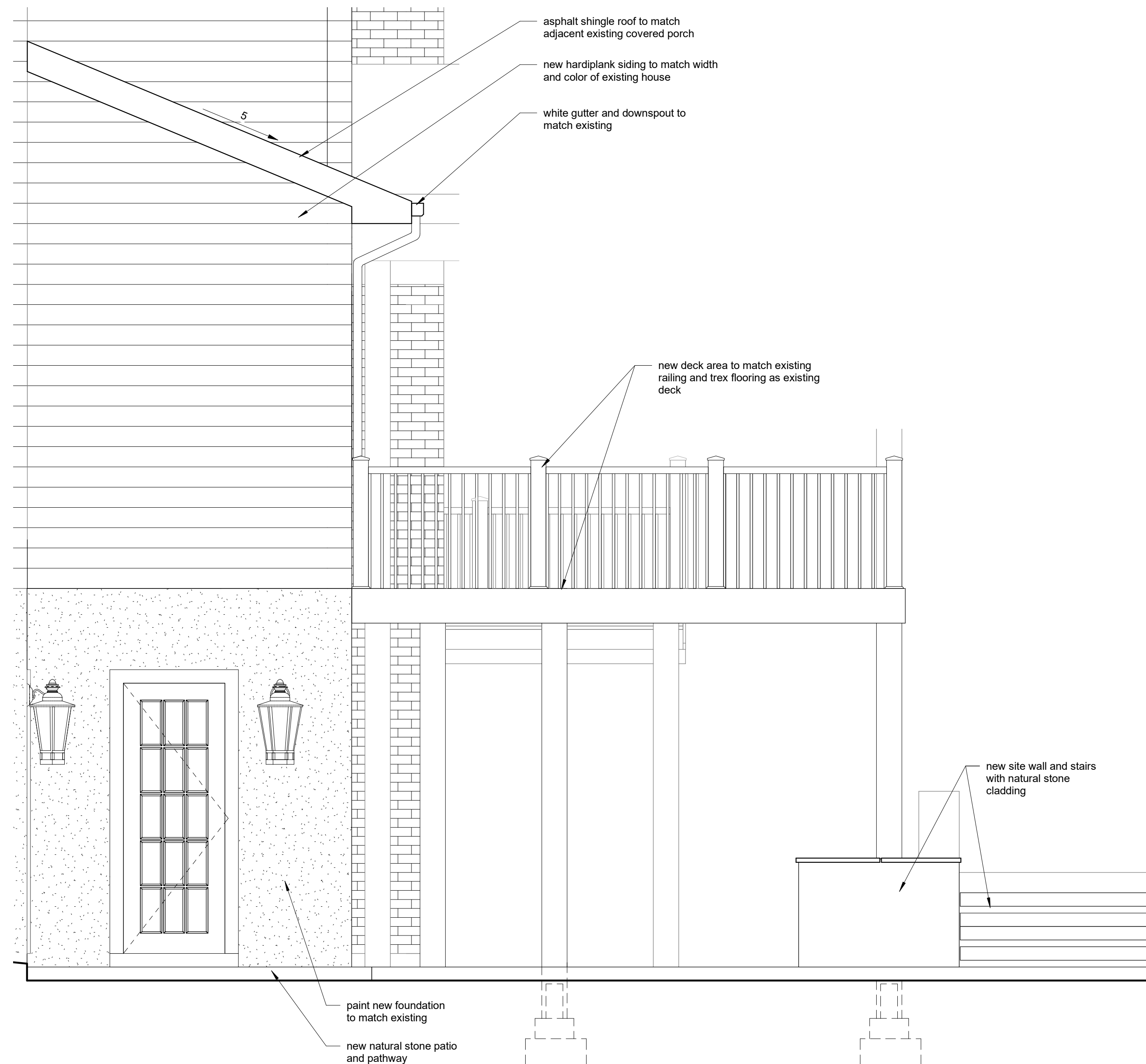
**A201**

Scale	1/4" = 1'-0"
-------	--------------

sposa design, llc  
3236 wynford drive  
fairfax, va 22031  
703.505.6581



① Enlarged North Elevation  
1/2" = 1'-0"



② Enlarged East Elevation  
1/2" = 1'-0"

No.	Description	Date

hill residence  
kitchen renovation  
& addition  
enlarged elevations

Project Number	hill
Date	04/15/26
Drawn By	rs
Checked By	kh/mh

**A202**

Scale	1/2" = 1'-0"
-------	--------------