

Halstead Glen Cluster Design Standards

January 2017



Halstead Glen Cluster Information

Architectural Style: Traditional Townhomes

Builder: William L. Berry

Date of Construction: 1987

Section: 61 Block: 2 Lots: 1-67

Streets: Heritage Oak Court and Heritage Oak Way

General Materials: Brick, wood siding

Color Palette

****All color samples shown are not a true representation of the actual color. DO NOT match to these samples, as you could end up with the wrong color. Reston Association will not reimburse for color matching errors. You must go to the paint store that sells the manufacturer's paint and obtain the specified color ****

COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

Siding



Benjamin Moore
"Brushed Aluminum"
1485



Benjamin Moore
"Crown Point
Sand" HC-90



Benjamin Moore
"Fieldstone"
1558



Benjamin Moore
"Fairway Oaks"
1075



Benjamin Moore
"Oakwood Manor"
1095

<https://www.benjaminmoore.com/en-us/store-locator>

Trim/Garage Doors/Front Porch Railing

THESE ELEMENTS MUST BE ONE COLOR AND MUST MATCH



McCormick
"Amber White" 101



McCormick
"Wheat" 108



McCormick
"Greystone" 110



Benjamin Moore
"Oakwood Manor"
1095

<https://www.mccormickpaints.com/stores>

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COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

Front Doors/Shutters

THESE ELEMENTS MUST BE ONE COLOR AND MUST MATCH



McCormick
"Cobblestone Grey" 215



McCormick
"Farm House Red" 217



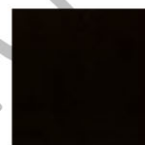
McCormick
"Foxhall Green" 202



McCormick
"Hearthstone" 216



McCormick
"Old Colonial Red" 225



McCormick
"Old Carriage Brown" 223

<http://www.mccormickpaints.com/stores>

Front Entry Storm Doors

Match front entry door or house trim

Garage Doors

Match house trim and front porch railing

Fences

Left to weather naturally, or treated with a clear colorless (non-tinted) sealant

Decks

All elements including railing and understory left to weather naturally or treated with a clear colorless (non-tinted) sealant, painted/stained to match the house siding or painted/stained to match the house trim

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Roofing



GAF
Timberline
"Antique Slate"



GAF
Timberline
"Barkwood"



GAF
Timberline
"Burnt Sienna Blend"



GAF
Timberline
"Hickory"



GAF
Timberline
"Weathered Wood"

[GAF Timberline Roofing](#)

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COLOR CHANGES MUST BE APPROVED BY THE DESIGN REVIEW BOARD

Brick

No Sample Available

Graymont



Cushwa 82

<http://www.potomac-masonry.com/products.html>

No Sample Available

Sanford 174



Glen Gery
Danish

No Sample Available

Sanford 267

NOT FOR COLOR MATCHING

Upper Level Decks

Color

All elements including railing and understory left to weather naturally, or treated with a clear colorless (non-tinted) sealant, painted/ stained to match the house siding or painted/ stained to match the house trim

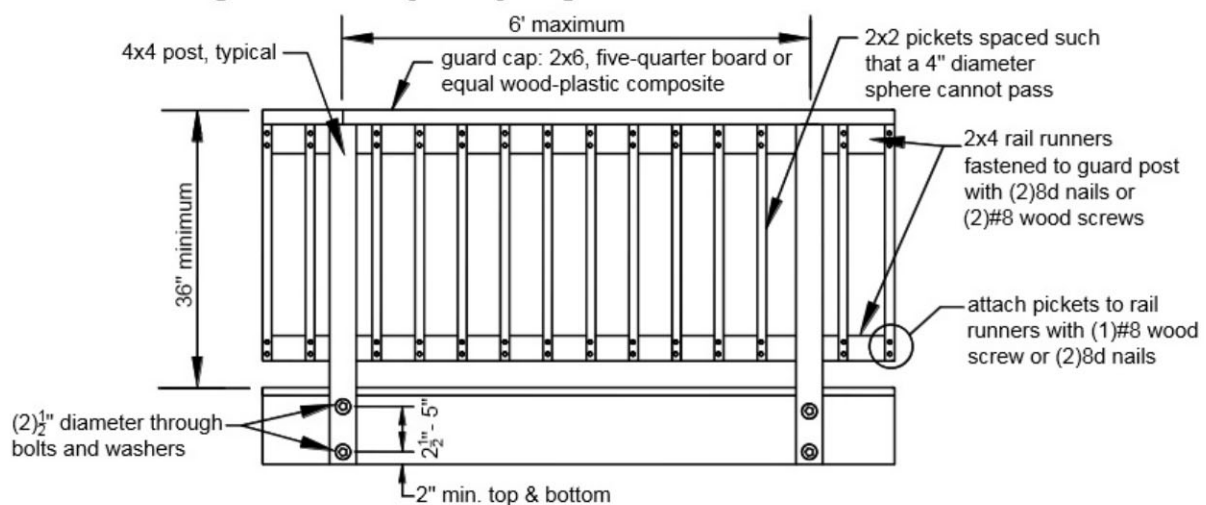
Railings

Simple 2" x 2" vertical pickets, 4" x 4" wooden posts, with 2" x 6" cap board and 1" x 4" upper trim board.



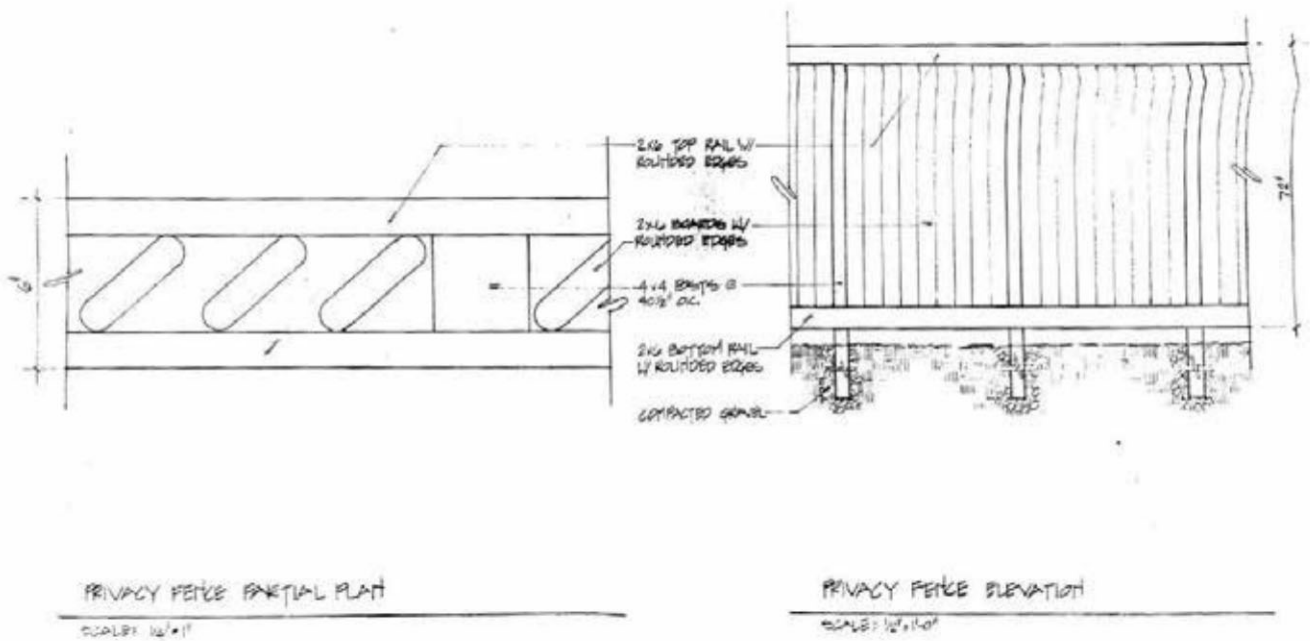
Note: Decks should have a 2' minimum inset from the property line on each side

(Below is Fairfax County's typical railing design 2015)



Deck Privacy Screen

Louvered design, color to match deck



Privacy Screen Detail (to be adapted for decks)

Deck Spiral Staircase

Staircase must have wood treads, black wrought iron railing and must be built inside the deck



Doors

Storm Door

Full view to match the entry door or house trim color

Entry Doors



6 Panel door
See color palette

Garage Doors

Recessed Panel Garage Doors painted to match house trim (no glass allowed)



[C.H.I. Overhead Doors](#)

Residential Recessed Panel Sandwich Style
Model 2298



Original Builder Garage Door



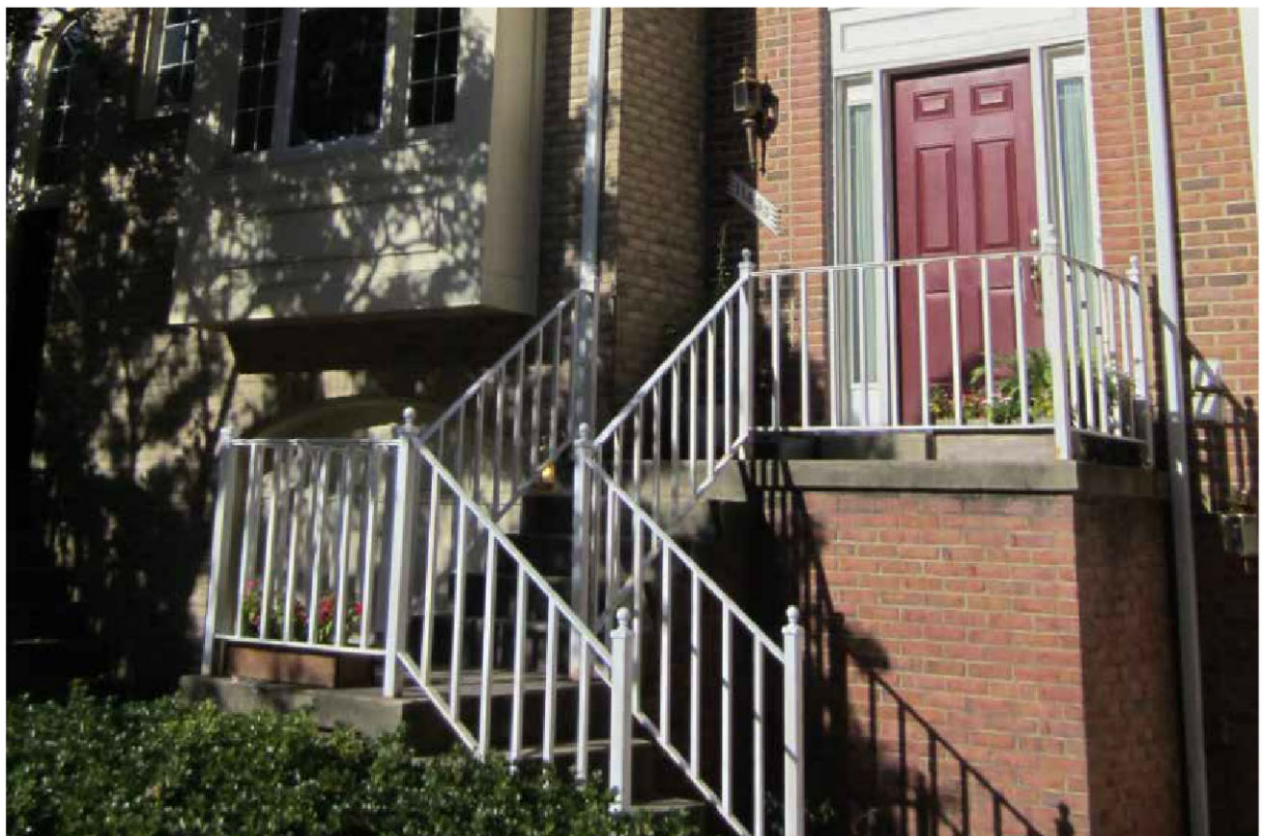
Original Builder Garage Door



Original Builder Garage Door

Entry Railing

Railings are wrought iron or wood construction and must be painted to match house trim



Rear Fences

Materials

Cedar or pressure treated wood

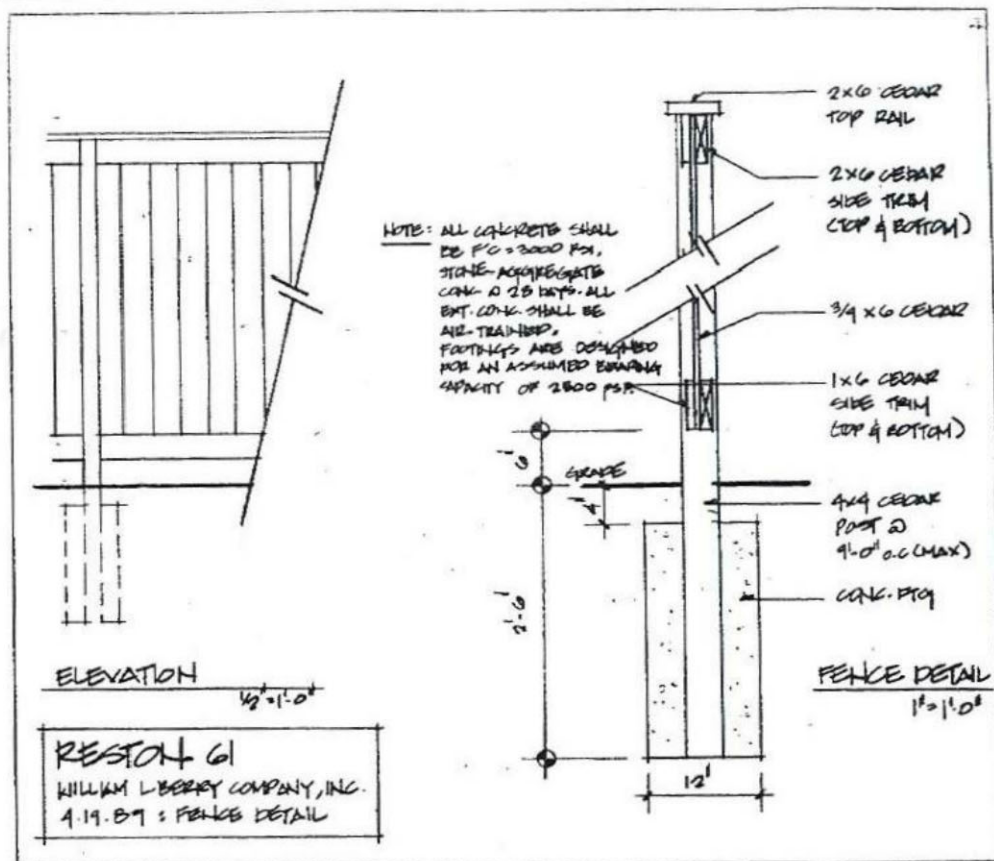
Color

Left to weather naturally, or treated with a clear colorless (non-tinted) sealant

Fence Design

Must be constructed flat and level with sections stepped,
not sloped to accommodate any change in grade.





Fence Details

Gates Rounded tops



Gate Exterior



Gate Interior

Lights

Note: Members may use any light fixture manufacturer provided the that all lights on a single side of the house be replaced at the same time with fixtures that match the standard. Locations are: adjacent to front entry door, adjacent or above garage door, and adjacent to rear entry doors.

Front Entry, Garage and Rear Light Fixture

Polished brass colonial style lamp with single bulb and clear glass, maximum height 18", maximum width 7"



Front or Rear Fixture



Front or Rear Fixture



Above Garage Door Fixture



Rear Fixture

[https:// www.lowes.com](https://www.lowes.com)

Original Light Fixtures



Front Entry Location



Garage Door Location

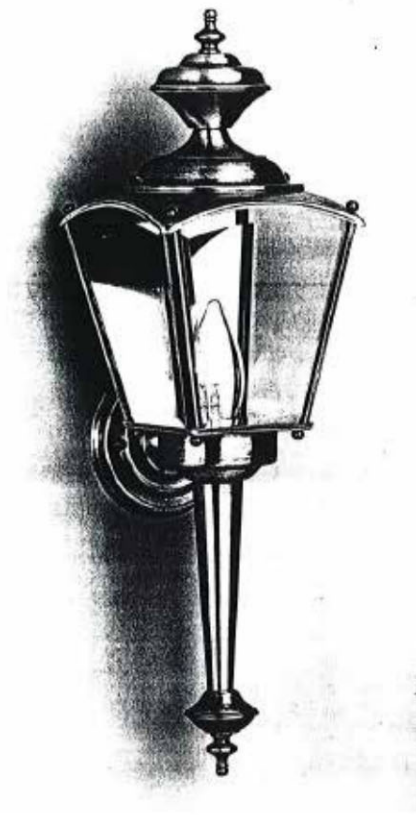


Above Garage Door

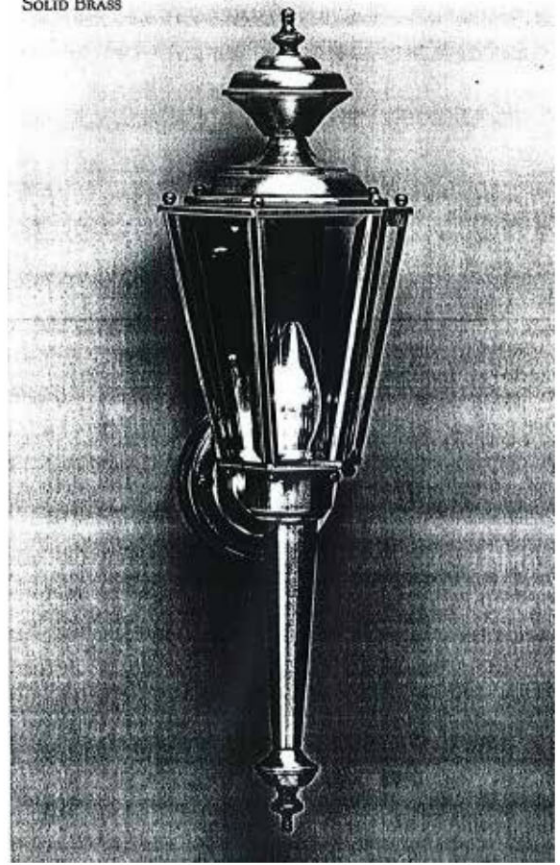


Rear Location

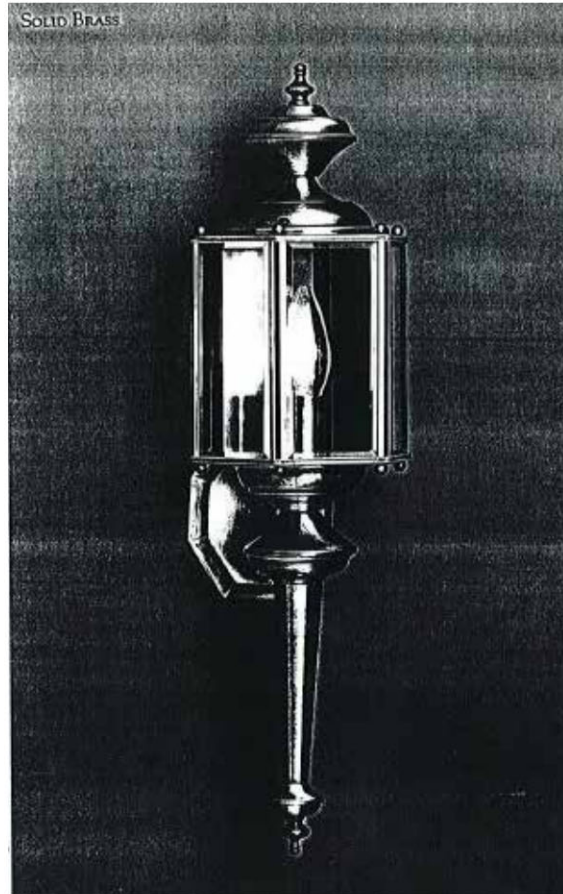
SOLID BRASS



SOLID BRASS

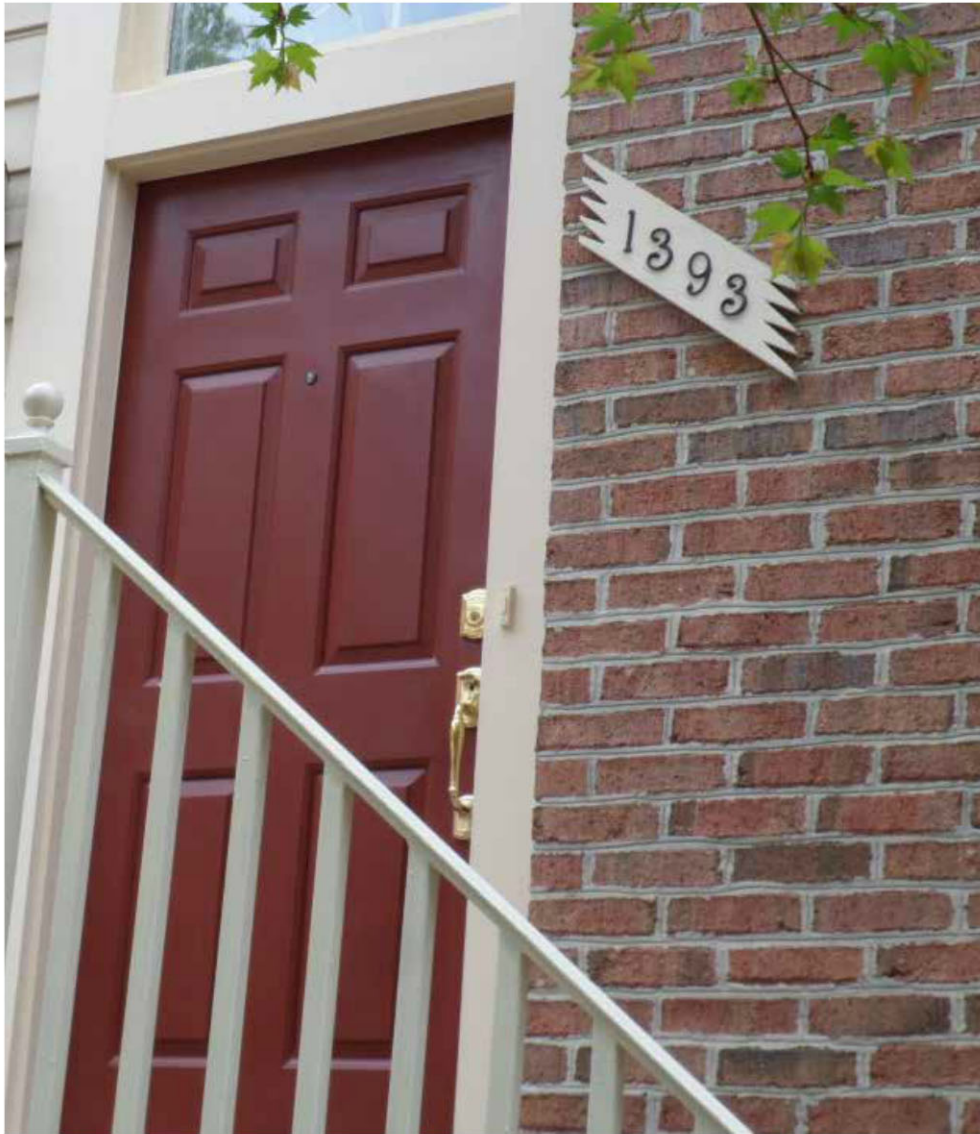


SOLID BRASS



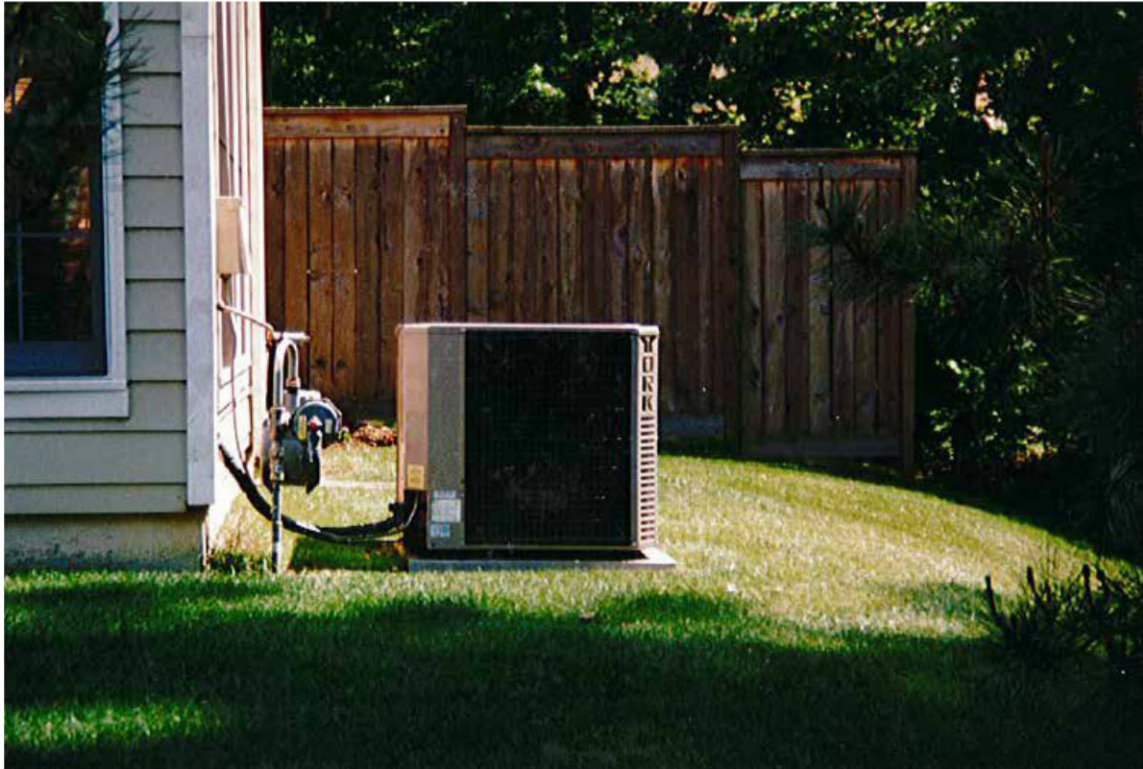
House Numbers

Located adjacent to front door or adjacent to garage door for side entry houses
(information only, not an enforced standard)



HVAC

Located at rear and unscreened



Skylights

Builder installed

NEW FROM PAECO

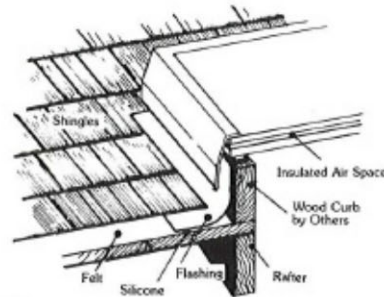


'CG' Model Skyliner

- DESIGNED FOR APPLICATION TO WOOD CURB
- ECONOMICAL
- EASY TO INSTALL

Featuring:

- $\frac{7}{8}$ " insulated safety glass.
- Heavy duty, bronze-tone aluminum frame.
- Pre-drilled holes and non-corrosive screws provided for easy application to wood curb.
- Special PVC condensation break and foam gasket for weather-tight seal.
- Live load capacity of 275 psf.
- Comprehensive warranty including full five-year glass guarantee.



Standard Sizes:

'CG' Model

Model #	Roof Opening Dimensions	Inside Opening Dimensions (Glass)	Outside Dimensions	Height (without curb)	
- CG2222	22½" x 22½"	22½" x 22½"	27½" x 27½"	3"	\$ 160.00
- CG2246	22½" x 46½"	22½" x 46½"	27½" x 51½"	3"	\$ 225.00
CG3030	30½" x 30½"	30½" x 30½"	35½" x 35½"	3"	\$ 195.00
CG3046	30½" x 46½"	30½" x 46½"	35½" x 51½"	3"	\$ 265.00
4646	46½" x 46½"	46½" x 46½"	51½" x 51½"	3"	\$ 275.00

REINFORCED PLASTICS

10241 KENSINGTON PKWY.
KENSINGTON, MD 20895

(301) 946-4683 946-2891

REAR OF SHOPPING CENTER





Windows and Patio Doors

There is no cluster standard for replacement windows. All window replacements require an application to be submitted for review by the Design Review Board.

Window Style

Double-hung, fixed, transom and bay with muntins and mullions (grids)

Window Frame Color

Match window trim



Fixed Above Entry



Fixed Geometric Above Entry



Bay



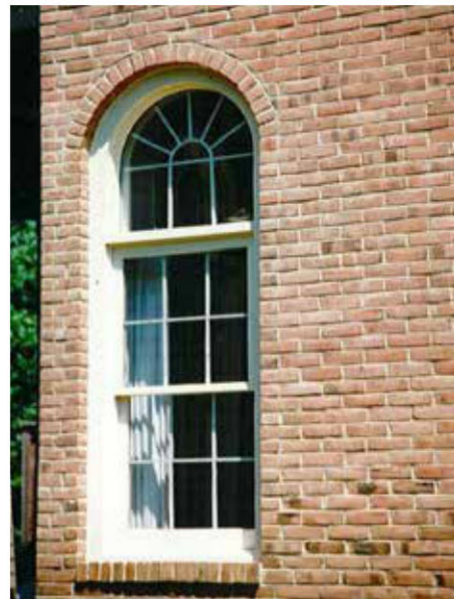
Double-hung and Fixed Geometric



Fixed Geometric



Double-hung



Double-hung and Fixed Geometric

Rear Patio Door Style

Sliding doors with or without grids and fixed or transom with muntins and mullions (grids) or
Sliding doors with or without grids and small transom without grids

Rear Patio Door Color

White



Sliding doors without grids
and fixed window with (grids)



Sliding doors without grids and
transom without grids

General Photographs – Elevations



Front Elevation (Row)



Front Elevation (Row)



Rear Elevation (Row)



Rear Elevation (Row)



Front Elevation



Front Elevation



Front Elevation



Front Elevation



Side Elevation



Elevation of Side Entry Home



Front Elevation



Front Elevation



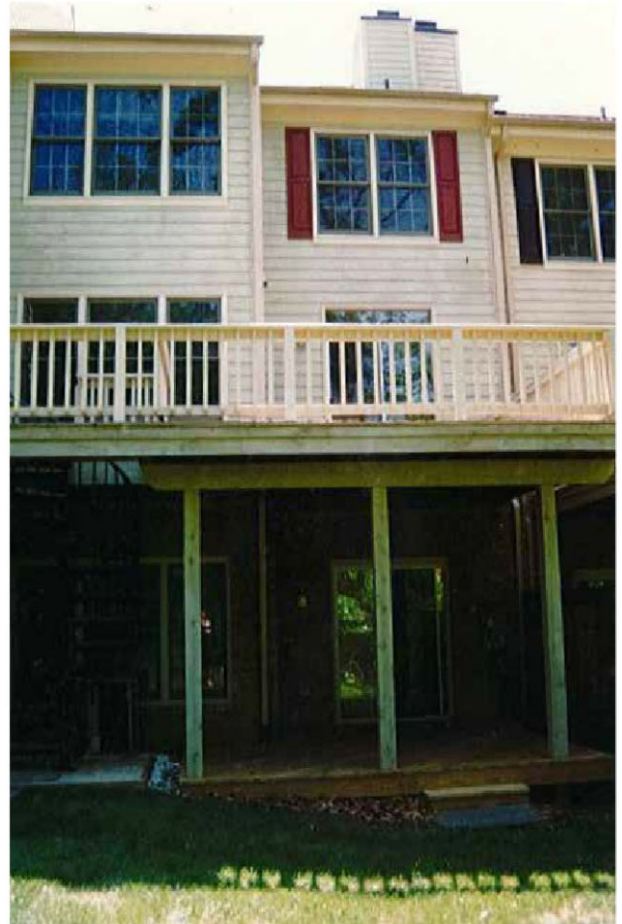
Front Elevation



Front Elevation



Rear Elevation



Rear Elevation

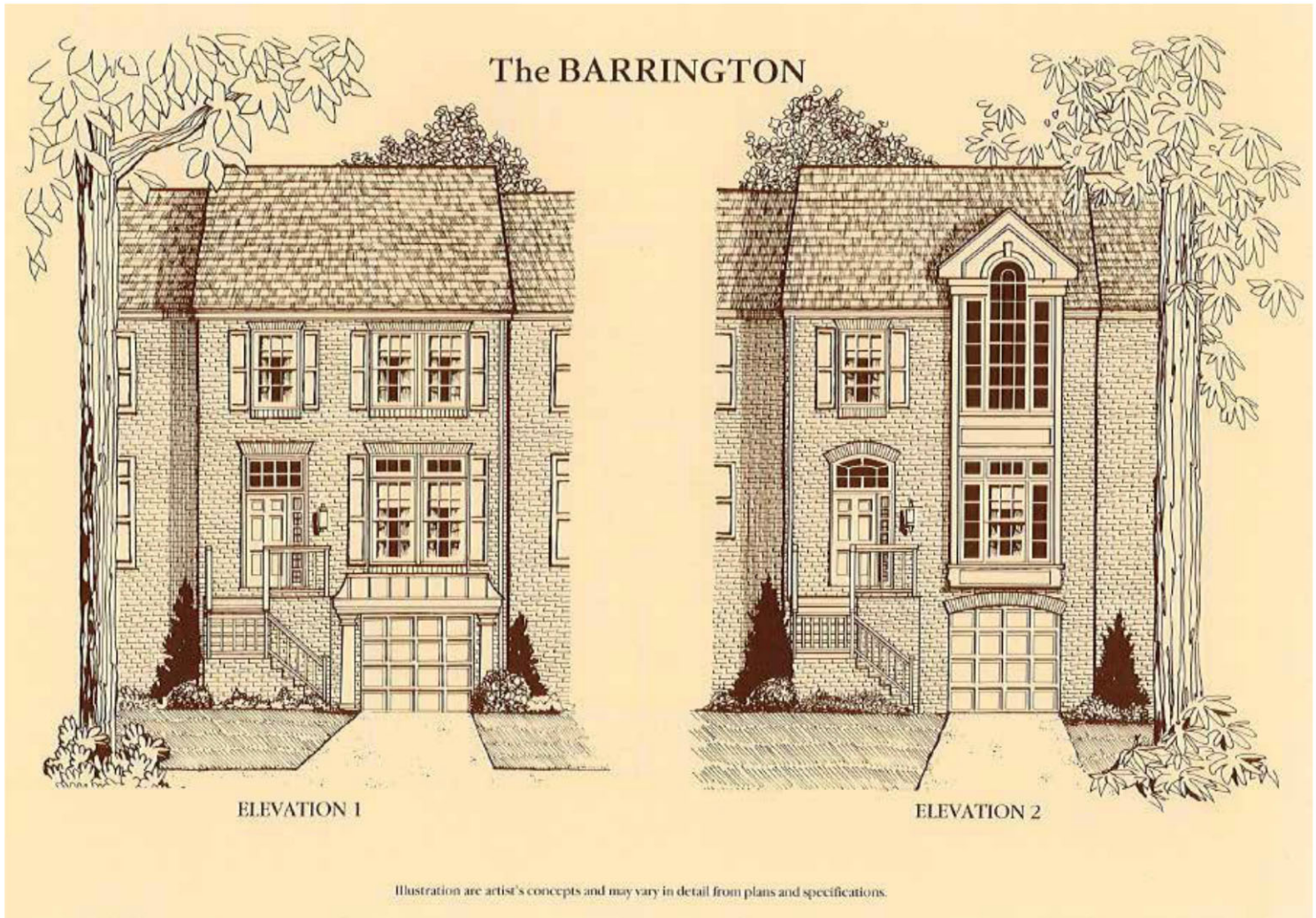


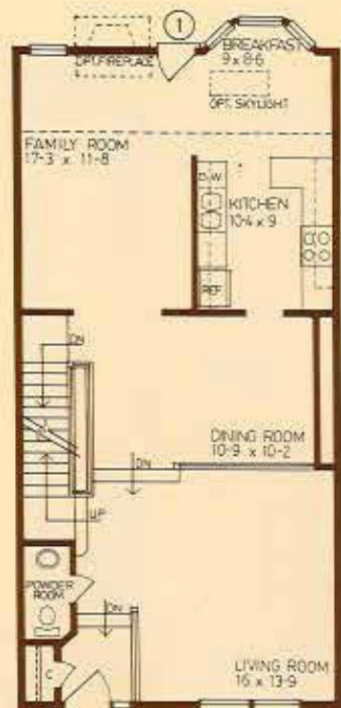
Rear Elevation



Rear Elevation with Sunroom Addition

General – Original Concept Elevations and Floor Plans





FIRST FLOOR
ELEVATION 1



FIRST FLOOR
ELEVATION 2



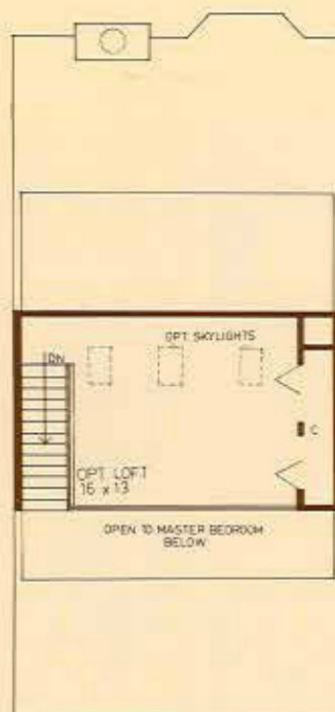
LOWER LEVEL W/ GARAGE



SECOND FLOOR



SECOND FLOOR
ELEVATION 2



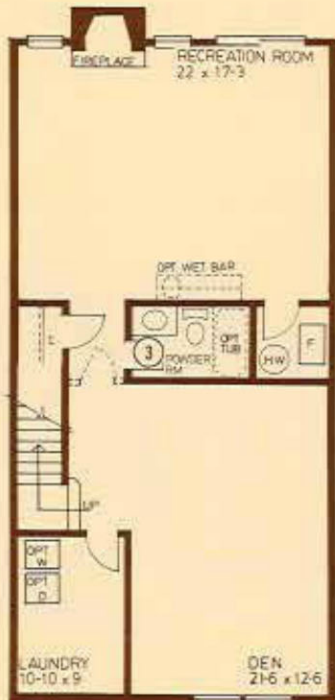
OPT. LOFT

The BARRINGTON

The Barrington is the luxurious townhome you've always dreamed of owning. The traditional floor plan flows beautifully beginning with a charming foyer which is the perfect vantage point for an impressive view of the spacious first floor. To the left is a lovely sunken living room with elegantly designed windows.

Next, step up to the large formal dining room which leads to both the kitchen and the family room. Beyond the dining room is a beautiful, light-filled cozy part of the home - a combination kitchen/breakfast room and family room. The breakfast area includes a lovely bay window and optional skylight which brightens the room, and the comfortable family room may include an optional fireplace. In the state-of-the-art kitchen you will discover the finest appliances, a double sink, a large pantry and the spaciousness which allows for ease of movement by the busy cook.

On the second floor you will be pleasantly surprised by a spacious master bedroom suite with dramatic cathedral ceiling, a roomy closet and luxurious master bath. The master bath has all the extras - a double bowl vanity, garden-style tub and separate shower. Also on this floor is a second full bath, a linen closet, and two additional bedrooms, both with vaulted ceilings. An exciting optional feature, exclusive to the Barrington, is a huge loft overlooking the master bedroom - it includes three optional skylights and a closet for extra storage, and can serve as a cozy hideaway, a game room, a study, computer center, anything you like! Downstairs, on the lower level, you will discover a large recreation room with powder room and laundry room. To top it all off, the Barrington includes a one-car garage or if you select the English basement plan, a spacious lower level den. The Barrington is truly the house of your dreams!



LOWER LEVEL W/ ENGLISH BASEMENT

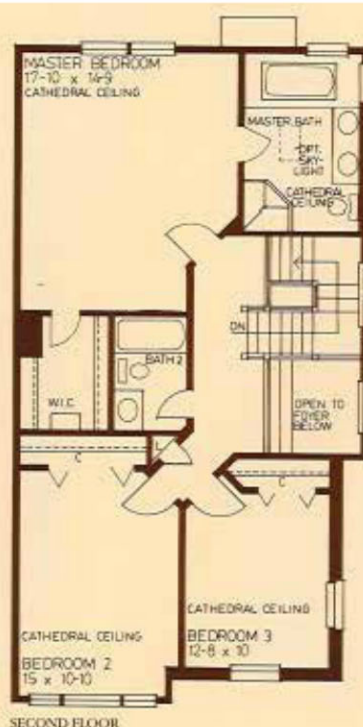
The CAMERON



ELEVATION 1

ELEVATION 2

Illustration are artist's concepts and may vary in detail from plans and specifications.

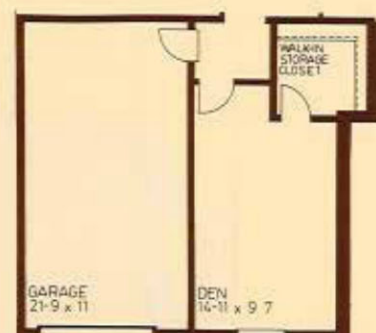


The CAMERON

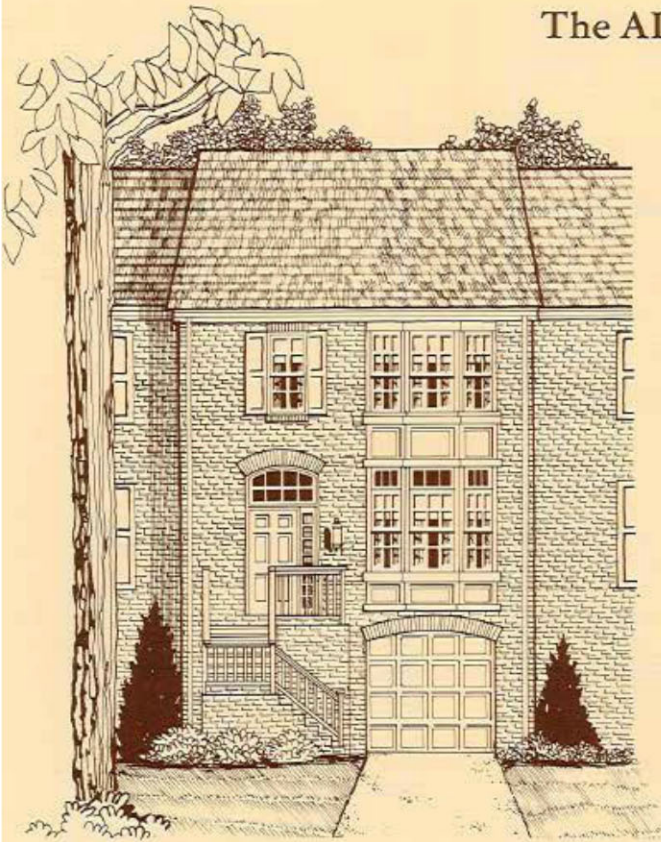
The Cameron is a spacious, light-filled home – and as Newberry's only end unit model – it's especially private. One enters the elegant two-story foyer which leads directly to the formal dining room. To the left of the dining room is an immense sunken living room with beautiful window designs. To the right of the dining room is the state-of-the-art kitchen with the most up-to-date appliances, double sink and pantry. Beyond the kitchen is a bright, sunny breakfast room with bay window and a french door which may lead to an optional deck. Adjoining the breakfast room is a cozy family room with optional fireplace and windows on two walls.

The dramatic staircase rises past spectacular windows to the second floor where you will discover the huge master bedroom suite with soaring cathedral ceiling, large walk-in closet and luxurious master bath with garden-style tub, separate shower and double bowl vanity. Outside the master bedroom suite is a convenient linen closet and next to that, a full bath with ceramic floor and wall tile. The second and third bedrooms are both spacious and light-filled with the added drama of cathedral ceilings.

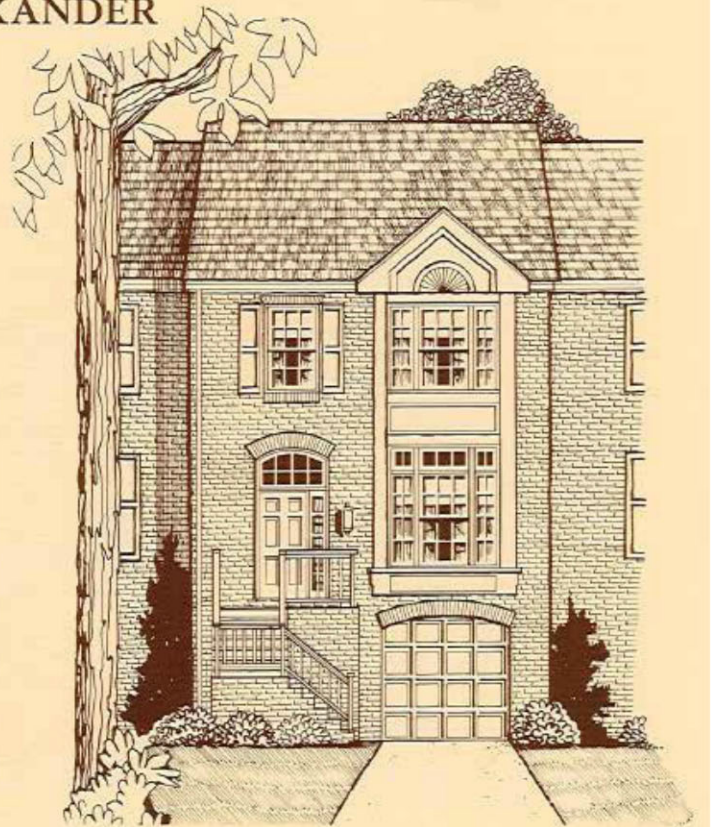
Downstairs is a finished recreation room with windows on 2 walls and sliding glass doors to the rear. Also on the lower level is a laundry room and a powder room. Finally, the Cameron includes a convenient one-car or two-car garage or you may choose the English basement which features a fully finished lower level with large den. The Cameron is a spacious, bright home with special features which make the home truly unique.



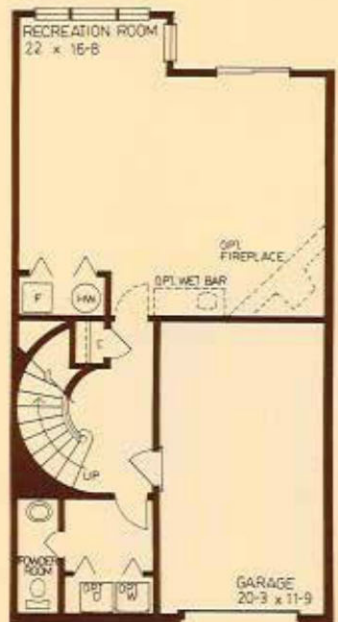
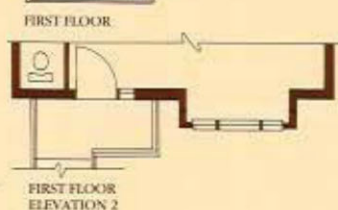
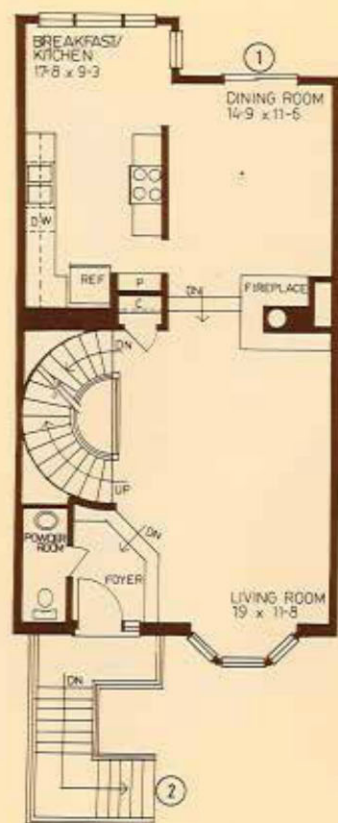
The ALEXANDER



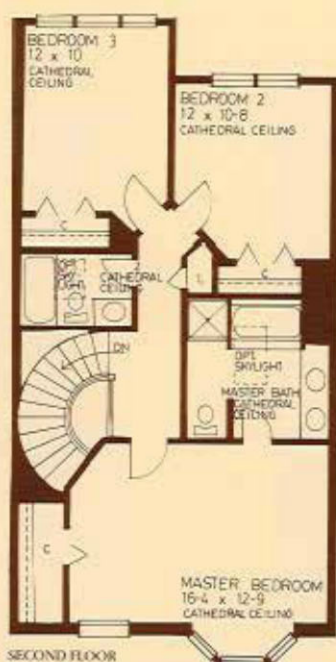
ELEVATION 1



ELEVATION 2



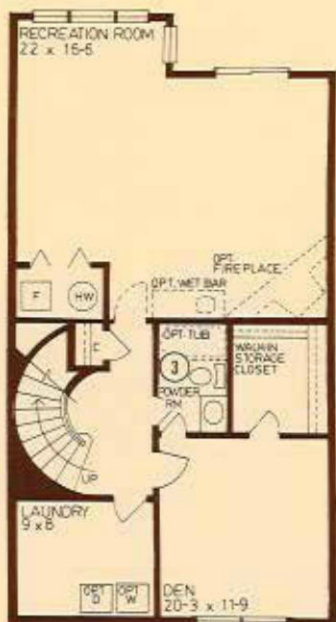
LOWER LEVEL W/GARAGE



SECOND FLOOR



SECOND FLOOR ELEVATION 2



LOWER LEVEL W/ENGLISH BASEMENT

The ALEXANDER

The Alexander represents true excellence in luxury townhome design. At the elegant foyer you get your first impressive view of the home. To one side of the foyer is a convenient powder room. To the other side - step down to the immense living room featuring a dramatic circular staircase with the classic sense of style which characterizes this home. A lovely 3-sided glass peninsula fireplace serves the living room and the dining room. The Alexander's formal dining room includes sliding glass doors leading to an optional wood deck. Next to the dining room is a large kitchen which features a breakfast area with light streaming through side-by-side windows. The state-of-the-art kitchen includes the finest appliances to please even the most demanding gourmet.

The curving stairway leads to the second floor where you will discover a huge master bedroom suite with striking windows, dramatic cathedral ceiling, a roomy closet and luxurious master bath. This bath includes a garden-style tub, double bowl vanity, separate shower, cathedral ceiling and optional skylight. Also on this floor is a second full bath and a convenient linen closet. Vaulted ceilings enhance the spacious feel of the large second and third bedrooms.

On the lower level is a huge recreation room with several windows plus sliding glass doors to the rear. The recreation room may include an optional fireplace and an optional wet bar, and always includes a standard powder room and laundry room. Finally, on the lower level you will find a convenient one-car garage or you may choose an English basement which adds a spacious den and full bath option. The Alexander is truly a classic design.

General Photographs – Cluster Common

Cluster Identification Sign



Cluster Lighting

Matte black carriage style lamp post



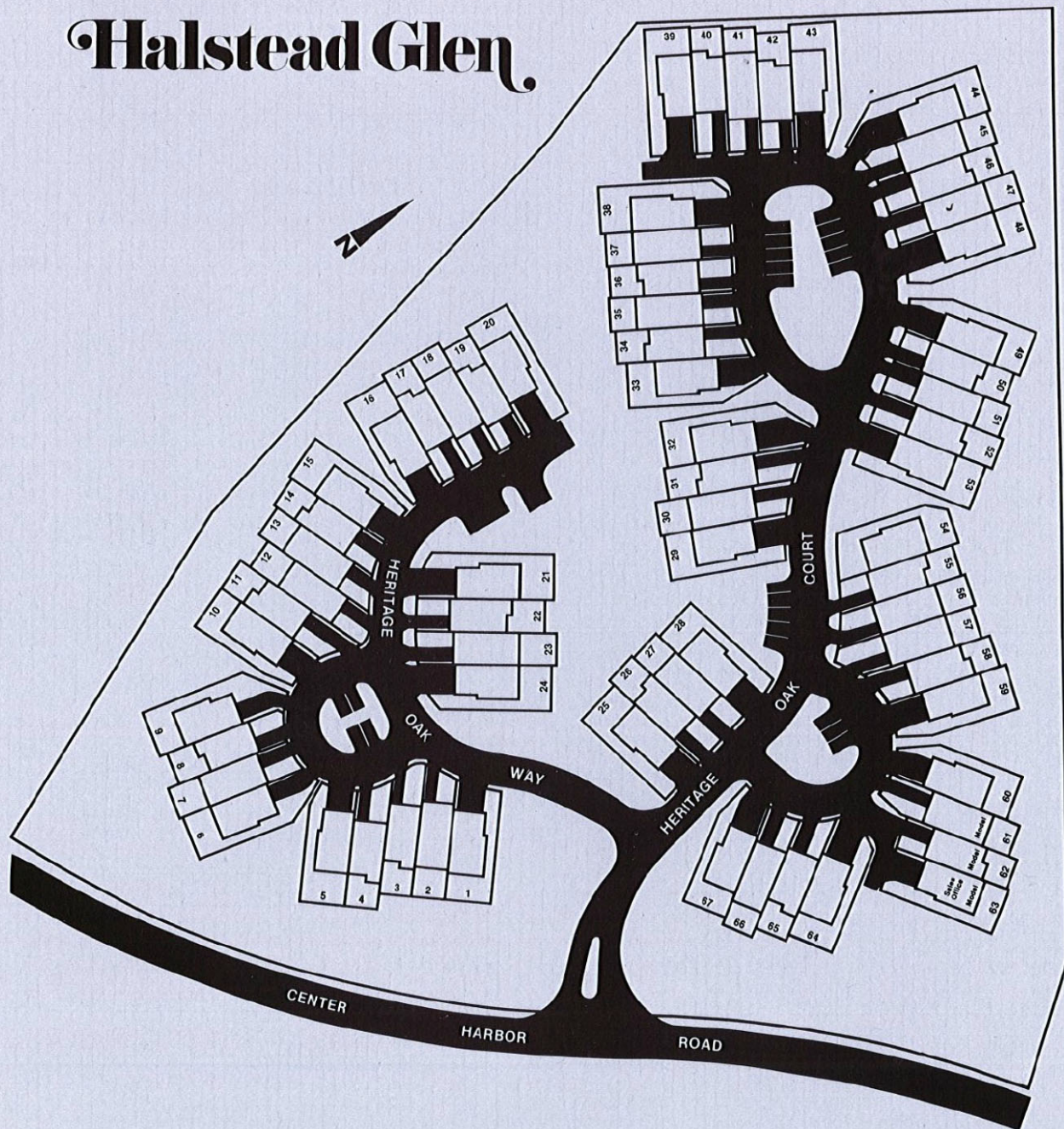
Mailboxes



Center Islands



Halstead Glen



If you need additional assistance please contact your cluster advisor to set up an appointment.

[Click here to find your covenants advisor](#)