

# **Moorings Cluster Design Standards**

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July 2021

# Moorings Cluster Information

Architectural Style: Contemporary

Builder: Ron Taylor, Architect- builder not documented

Date of Construction: **1971**

Sister Clusters: **None**

Section: 17 Block: 2A Lots: 1-48

Streets: Moorings Drive, Waters Edge Lane

# RESTON STREET MAP

QUADRANT A

QUADRANT

*Moddings Cluster*

*H-5*

RESTON MASTER PLAN

*HOOKINGS CLUSTER*

*H-5*



Fox Mill Center

**\*\*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 Palette

### Siding/Fence/Gates/Trim/Downspouts/ Garage Doors

- Previously approved/grandfathered are permitted to remain until the townhome is completely repainted. When the home is repainted, the color must come from the above approved list. For past colors, please contact the Moorings Cluster Covenants Advisor.

#### Stipulation:

- All downspouts and trim should match the color of the house or garage they are attached to.

\*Approved Valspar Duramax colors. Please ask you paint retailer to mix on of the listed below in Valspar Duramax if using another brand.

VIENNA PAINT OF HERNDON  
FERRET  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 3X (Gallon)**

Y3 3x 24.0000  
S1 2x 7.0000  
W1 2x 17.2500  
R3 0x 21.0000

Calculated match quality may not be accurately predicted  
benmoorestains.com



“Ferret”

VIENNA PAINT OF HERNDON  
GREIGE  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 3X (Gallon)**

Y3 3x 8.2500  
S1 0x 28.0000  
W1 7x 6.7500  
R3 0x 7.7500

Calculated match quality may not be accurately predicted  
benmoorestains.com



“Greige”



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VIENNA PAINT OF HERNDON  
HOT CHOCOLATE  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 3X (Gallon)**

Y3 4x 7.0000  
S1 6x 8.7500  
R3 1x 12.7500

Calculated match quality may not be accurately predicted  
benmoorestains.com



“Hot Chocolate”

VIENNA PAINT OF HERNDON  
BEL AIR GRAY  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 3X (Gallon)**

Y3 1x 22.5000  
S1 2x 10.7500  
W1 4x 21.7500  
R3 0x 8.7500

Calculated match quality may not be accurately predicted  
benmoorestains.com



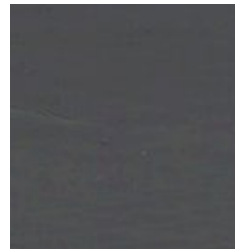
“Bel Air Gray”

VIENNA PAINT OF HERNDON  
COLONIAL PEWTER  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 3X (Gallon)**

Y3 1x 16.0000  
S1 5x 27.2500  
W1 1x 13.2500  
R3 0x 7.2500

Calculated match quality may not be accurately predicted  
benmoorestains.com



“Colonial Pewter”

VIENNA PAINT OF HERNDON  
CREAMY GLEN  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 1X (Gallon)**

Y3 0x 22.5000  
S1 0x 9.7500  
R3 0x 3.7500  
G1 0x 0.5000

Calculated match quality may not be accurately predicted  
benmoorestains.com



“Creamy Glen”

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VIENNA PAINT OF HERNDON  
MODERN AVACADO  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 4X (Gallon)**

Y3	8x	0.5000
S1	2x	17.5000
W1	1x	11.5000
B1	0x	2.5000

Calculated match quality may not be accurately predicted  
benmoorestains.com



"Modern Avacado"

VIENNA PAINT OF HERNDON  
PUFFY CLOUDS  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 1X (Gallon)**

Y3	0x	6.0000
S1	0x	11.5000
W1	0x	14.2500
R3	0x	0.2500

Calculated match quality may not be accurately predicted  
benmoorestains.com



"Puffy Clouds"

VIENNA PAINT OF HERNDON  
SILVER MINE  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 1X (Gallon)**

Y3	1x	5.7500
S1	1x	7.5000
R3	0x	9.7500

Calculated match quality may not be accurately predicted  
benmoorestains.com



"Silver Mine"

VIENNA PAINT OF HERNDON  
WINTER BEACH  
Custom Color Match Rev: 06/27/2019  
Mixed On: 06/29/2019  
Mixed For: MOORINGS CLUSTER

**640 - 2X (Gallon)**

Y3	3x	18.0000
S1	1x	25.2500
R3	0x	11.5000

Calculated match quality may not be accurately predicted  
benmoorestains.com



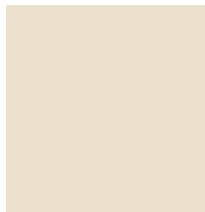
"Winter Beach"

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### Masonry Walls to include Cap Flashing

- Common wall capping must be McCormick “Amber White”, or a similar factory painted McCormick “Amber White”.

McCormick “Amber White” which can be purchased at McCormick Paints on Tyco Road in Tysons, or on Lee Highway in Chantilly. Benjamin Moore Paints on Spring Street in Herndon has “McCormick Amber White” on file (MoorGard Low Luster 100% Acrylic- Pastel Base N10331B) Home Depot Formula: take this formula into Home Depot with you and ask them to enter the appropriate formula:



McCormick “Amber White



### Downspouts/Gutters

- Must match the color of the house siding/trim or garage to which they are attached.
- A similar factory painted color is acceptable

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## Doors

### Front Door

- There is no color cluster standard for front doors and front storm doors **not visible** from the home's main street; they may be painted any color of the homeowner's choosing.
- Front doors facing and visible from the home's street must match or closely match in color American Paint Products, Inc. (See colors below)

No  
Sample  
Available  
Regal Yellow  
#2503



Green Isle  
#2541



Bittersweet Orange  
#2507



Chinese Red  
#616

### Storm Doors

- Front storm doors **facing and visible** from the home's main street must match the color of the door they enclose or the house trim color.
- Rear storm doors are to match the color of the door they enclose or the house trim color.

### Garage Doors

Must match the house siding color



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### Garage Capping

- Must match the color of house. A closely matching factory painted color is acceptable as well as factory painted brown.
- Any existing brown garage capping is grandfathered in until replaced
- Garage capping must match the color of the house. A closely matching factory painted color is acceptable as well as the factory painted brown.
- The existing brown garage capping that many residents have is grandfathered in until the garage roof is replaced, at which point the capping must match the house color. If the capping cannot be factory matched to the house color, then the garage capping must match the home's window casing color.

### Roofs

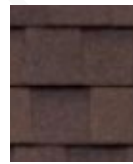
Pitched or Angled MCA roof should use a shingle type material-either strip, dimensional, or premium asphalt.



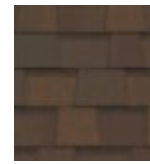
CertainTeed Landmark architectural  
"Burnt Sienna"



CertainTeed Landmark, architectural  
"Heather Blend"



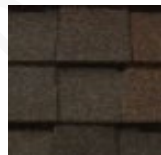
CertainTeed Landmark Pro, architectural  
"Burnt Sienna"



CertainTeed Landmark Pro, architectural  
"Heather Blend"



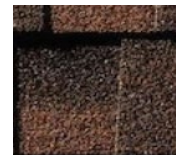
CertainTeed Landmark Premium, architectural,  
"Burnt Sienna"



CertainTeed Landmark Premium, architectural,  
"Heather Blend"



GAF Timberline HD, architectural,  
"Hickory"



GAF Timberline HDZ architectural  
"Hickory"



GAF Timberline 3-tab  
"Autumn Brown"

No

Sample

Available

Phillip Carey asphalt shingles  
"Cedar Brown"

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## **Flat Roofs**

- Flat roofs within MCA may have advanced technologies such as UV reflection to help prevent heat absorption. The roof color guidelines **must** conform to cluster standards.



CertainTeed, Flintlastic SA CAP,  
White, or a close match



CertainTeed, Flintlastic SA CAP,  
Moire Black, or a close match

## **Fences**

- **Front:** fence & gate must match house siding color
- **Rear Privacy Wing:** left to weather naturally or match house siding (some rear fences are stained with one of the two original trim colors that have since been eliminated from the color palette)

## **Decks Materials**

- **Decking:** pressure-treated wood or Trex/composite
- **Deck railings:**
  - cable or metal railings
  - Plexiglass, or clear glass (with stainless steel silver capping)
  - Railings are intended to facilitate visibility and non-transparent, solid material or paneling is not permitted.
- **Posts:** must match the siding of the home, or match brown/bronze window frame color of the home.
- **Deck flooring:** Pennsylvania flagstone, varied rectangular pattern, color: natural grey

### **Stipulation:**

- Due to safety issues, applicant **must** submit an **approved Fairfax County building permit with application** when Pennsylvania flagstone is proposed for above ground decks.
- Fascia material must be consistent with decking material (pressure-treated wood, or Trex/composite).
- Alternate brands of replacement composite decking in similar colors require submission of a DRB application which may be reviewed by RA staff.

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### **Balconies**

- Removal of the builder-original upper-level deck (also known as a third-floor deck, a balcony, or a Juliet balcony) is permitted. Residents do not need DRB approval for the removal of said upper-level decks. Residents must follow Fairfax County permitting.
- All above-ground level decks must match in design, color, and material

### **Deck Colors**

- Wooden decks must be painted with a clear, colorless stain, or stained with an approved color that must match the siding of the home.
- Composite decking and deck boards must match a color from the Trex "grey", or "brown" categories of colors listed: (See below)

### **TREX COLORS**



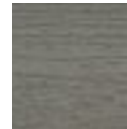
Trex Foggy Wharf



Trex Gravel Path



Trex Rocky Harbor



Trex Clam Shell



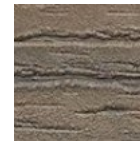
Trex Island Mist



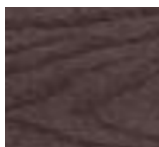
Trex Pebble Grey



Trex Winchester Grey



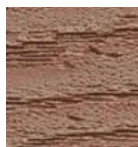
Trex Coastal Bluff



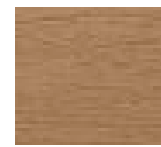
Trex Woodland Brown



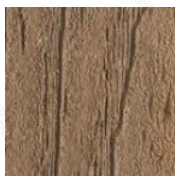
Trex Toasted Sand



Trex Tree House



Trex Beach Dune



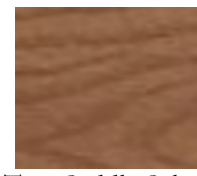
Trex Havana Gold



Trex Rope Swing



Trex Saddle Enhance



Trex Saddle Select



Trex Spiced Rum



Trex Tiki Torch



Trex Vintage Lantern

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### **Additional Guidance**

- If one deck is completely replaced using different material, all above-ground level decks must be replaced at the same time, to match in design, color, and material.
- No deck extension shall allow or increase a view into a neighbor's house.
- No extension of a deck or spiral staircase at the second or higher floor on an interior townhouse shall go beyond a party wall unless it is cut at an angle to protect occupants and neighbors from visual intrusion.
- The original builder exterior spiral staircase must be black or painted to match the color of the house siding.

### **Dock Colors**

**\*\*Note:** Additional colors may match Trex composite colors located in Deck Color Palette above.

<b>No Sample Avaliable</b>	<b>No Sample Avaliable</b>	<b>No Sample Avaliable</b>
Great Northern Docks composite, finish: Synthetic Cedar	Great Northern Docks composite, finish: Synthetic Gray	Wood left to weather naturally

<http://www.greatnortherndocks.com/>

### **Docks and Deck Boats Materials**

Docks and Deck Boats should be constructed with non-treated wood (such as Cedar or Redwood) or wood treated with non-arsenic, non-chromium preservatives. Environmentally friendly alternatives to wood are also acceptable, to include composite decking, aluminum, or wood-polymer composite decking, made of 100% recycled wood and plastic. If treated wood is used, it should be coated with an eco-friendly Marine wood sealer product to seal the wood and reduce leaching of pesticides and chemicals into the environment. Application of the sealer is required to be done away from the lake and should be allowed time for the sealer to dry completely before the deck boat is placed in the lake.

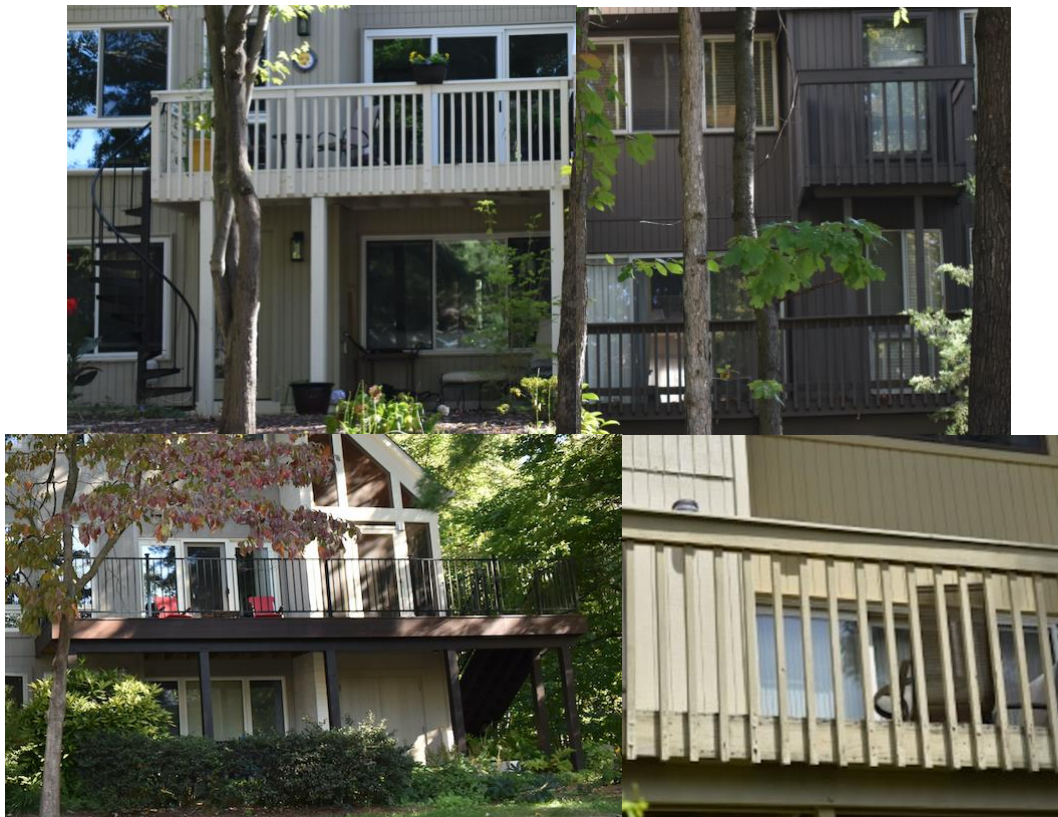


# Decks

## Ground Level Decks/Patios



## Standard Deck Railings



## Standard Railings with Sweep Space



## Railing with Spiral Stairs



Click [here](#) for more information on decks in Fairfax County.

# Doors

(See Color Palette for Door Colors)

## Storm Door

- Front storm doors facing and visible from the home's main street must be full-view, without grids
- Rear storm doors design must be full view without grids.



## Front Entry Door

- Front entry door design may be full light (clear or frosted glass panels) or a solid door (simple or smooth).



## Rear Entry Doors

- Sliding glass doors also are featured front and back
- Clear glass panels in wooden frames



## Garage Doors

- Shall remain solid, flush, flat overhead doors
- Garage doors will not include glass or trim
- Homes with higher garage ceilings may require more panels if this option is selected
- Not to be stored in the open or raised position for extended periods of time
- Garage doors are to match the color of the home
- Garage doors shall be in conformance with current cluster standards when the garage door is next replaced.

**Note:** The existing brown garage capping that many residents have is grandfathered in until the garage roof is replaced, at which point the capping must match the house color must match the home's window casing color.





## Alternate Garage Doors

Raised panel Garage Door



Recessed Panel with Windows



# Fences

## Color/Design

- Must match existing fencing in this cluster in material, Height, color and design
- See color palette for details

## Fence Design

- Solid board fence with upper and lower trim boards and a cap board
- Top and bottom of fence to be maintained horizontal
- If the ground slopes, the fence is to be stepped





### Gate

- The gate must match the fencing in material, color, height, and design.
- The top is to be straight and flush with the top of the fence (not rounded)



### Sheds/Outside Storage/Pet Pens

- Outside sheds, dock boxes and pens shall be as unobtrusive as possible



- Located in the rear under a deck if possible, abutting rear wall of house
- Constructed of siding material and asphalt shingles that match the house in color and roof in color
- Roof sloped away from the house
- No free-standing storage containers are allowed at the Water's edge or on dock for lake front properties.





# Lights

## Front Entry Light Fixture

Soft white/warm style bulbs. All lighting shall be in conformance when lights are next replaced.

### Approved Replacement Lights

**Home with Brown  
or Bronze window  
frame**



Maxim 5000FTOI (Incandescent)  
Oil-Rubbed Bronze



Maxim 56005FTOI (LED) Oil-  
Rubbed Bronze

**Homes with White  
or Aluminum  
window frames**



Maxim 5000FTSST (Incandescent)  
Stainless Steel



Maxim 56005FTSST (LED)  
Stainless Steel

The standard light fixture for Moorings Cluster townhomes, front and back, is a white rectangle with a black base

### Builder Original Lights



# Windows

- The windows are a mixture of sliders, casements, awnings, and fixed glass units, with no grids
- If there is trim (wood, Hardie board, plastic, etc.) around the installed window, the trim must match the house siding (the color of the home) and must not exceed 3.5 inches in width. The window casing (metal, aluminum, etc.) must be brown/bronze, white/cream, or aluminum in color.
- Window replacements require an application to be submitted for review by the Design Review Board if the replacements convert or modify the original design and size layout of the windows.

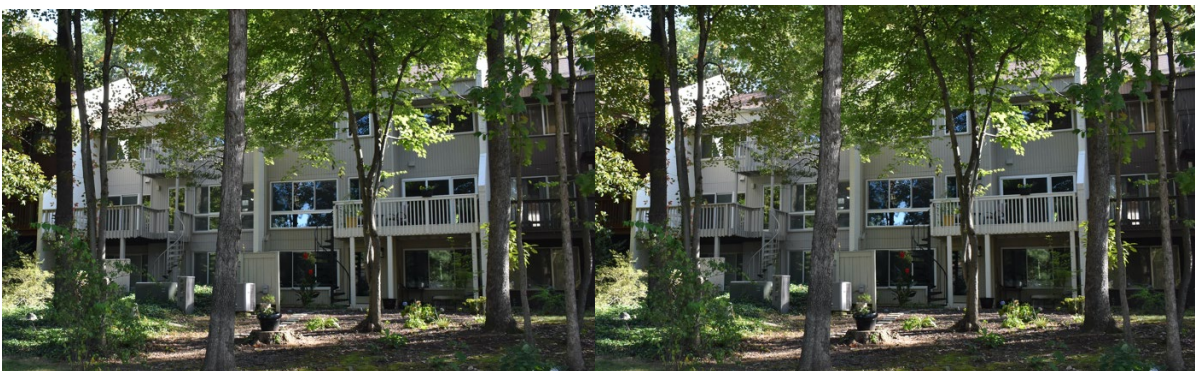


# General Photographs – Elevations

## Front Elevations



## Rear Elevations





Garages Elevations



Dividing Unit Walls



Roof Lines/Divider walls/Roof Hardware



End Unit Elevations



End Unit pop-out





# General Photographs – Misc.

## HVAC/Meters



## House Numbers

The DRB notes that house numbers are not required

- 4"-6" high, metal
- Silver or black

Stipulation

- House numbers be placed 2" above the bottom of the front garage fascia on the side adjacent to the courtyard entry



## Retaining Walls/Street Parking

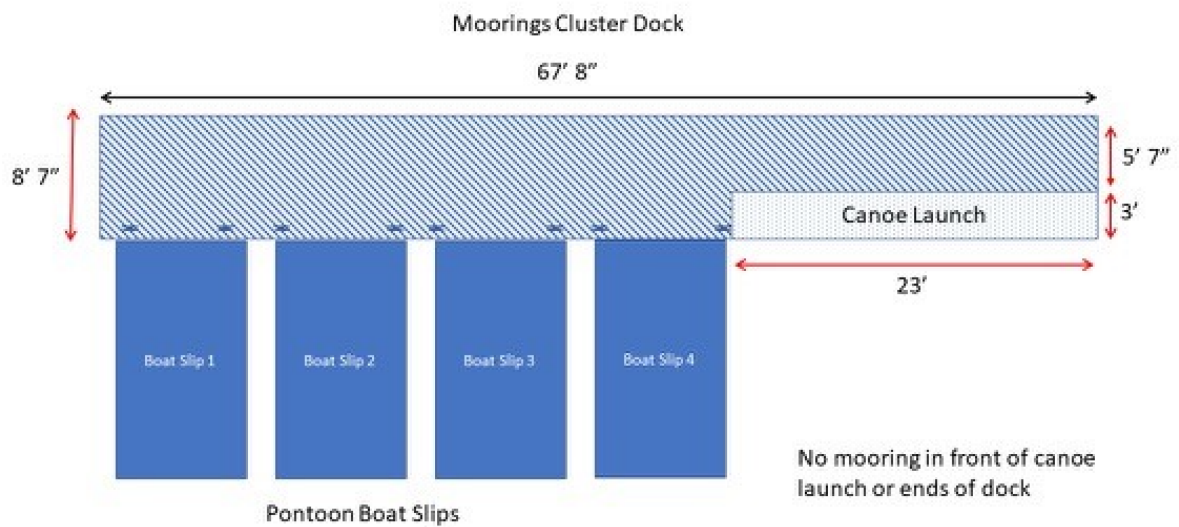




# Tot Lot



# Docks





# General Photographs – Cluster Common

## Signs

Cluster Identification



Cluster Sculpture



Information Sign



Dock Sign



## Cluster Light Poles

A ball jar fixture, with eight small light bulbs inside, on a pole



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

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