

Brookshire Cluster Design Standards



May 2024

Revision Date: May 2024

Brookshire Cluster Information

Architectural Style: Traditional Townhouses with mansard roofs and pop-outs, offset back and front on ordinary lots

Builder: Lakeview Mall Associations, Donald J. Oliviola

Date of Construction: 1966

Sister Clusters: None

Section: 5 Block: 1 Lots: 1A-5F

Streets: Brookshire Court

****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 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

Shutters and Door Colors

Behr Premium Plus Exterior Paint

 Cherry Bark ECC-15-3	 Twilight Forest ECC-47-3	 Sea Fern ECC-38-3	 Rain Shadow ECC-22-3
 Night Tide ECC-30-3	 Canoe ECC-13-1	 Eagle Ridge ECC-46-2	 Daisy Field ECC-11-2
 Black G9-7			

Siding

White aluminum siding

Brick

Natural brick, no paint

Trim, Gutter, Downspouts

White, matches siding

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Roof

Match existing roof or request DRB approval for alternate

Deck

Simple black wrought iron railing, understructure left to weather or painted house siding color.

Fence

Board on board, left to weather naturally or stained one of 2 colors

<p><u>Left</u> <u>To</u> <u>Weather</u></p>	 <p>“Cape Cod Gray” Olympic Solid Stain</p>	 <p>“Stonehedge” Olympic Solid Stain</p>
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Decks

Upper-Level Decks

Rear only, cantilevered deck, with or without deck trim board, with one or three support posts



Railings

Black Wrought Iron



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

Doors

Storm Door

Full view or self-storing, color of trim or door it encloses, or white

Front Entry Doors

Solid 6-panel or 4-panel with two top lites



Rear Entry Doors



Fences

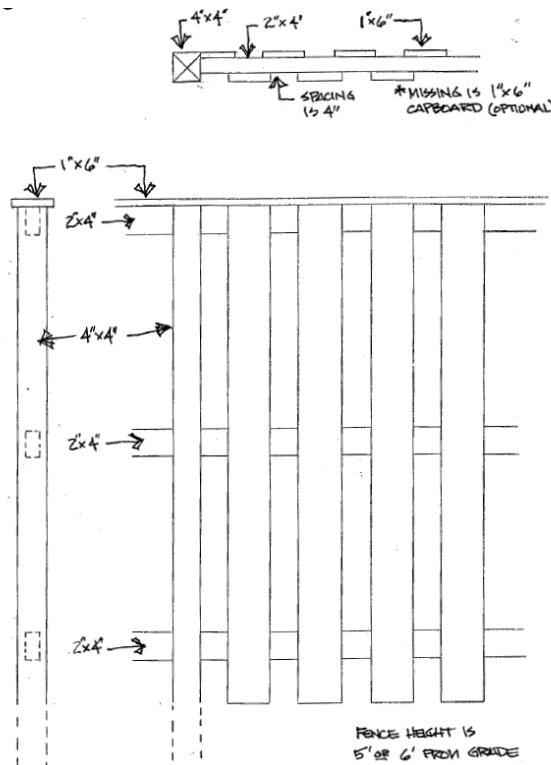
Color

- Left to weather naturally
- Olympic Solid Stain: Cape Cod Gray
- Olympic Solid Stain: Stonehedge

Fence Design

Board-on-board, with or without cap board, at a height of 6 feet or lower, stepped to accommodate any change in grade. Board tops should be flat and level, not dog-eared.

- Fence not to exceed 6' in height at any point.
- The top of the fence to be maintained horizontal, if the ground slopes the fence is to be stepped down.
- The bottom of the fence to be no more than 6" above grade level at any point (slope to follow grade).
- Fence to be board-on-board type constructed in design, material, color and height to match existing fences in this Cluster.
- Vertical members are not to extended above the horizontal top rail wood cap. Metal caps on posts specifically not allowed, since no metal capping element is acceptable.
- The gate is to match the fence in material, height, design and color. The top should be flush with the top of the fence and may be either straight or rounded.





Entryways

End Units have entryway canopies with decorative turned-wood post



Other entryways have Neo-Classic Peaked Cap pediments (triangular wood trim and molding with cement keystone above the door)



Front stoops have optional iron railings (simple picket, black) that match railings on cluster common steps. Stoops are poured concrete with brick sides and walkways are poured concrete

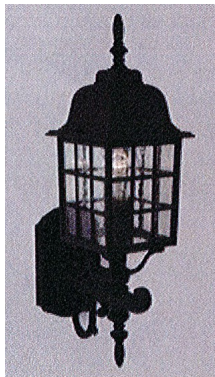


Lights

Front and Rear Decorative Light Fixture

- Any matte black, lantern-style, top-mounted, chain-hung pendant light is acceptable. Entryway pendant lights should be mounted such that the bottom of the fixture does not reach the top of the entryway door frame.
- Progress Lighting, P5607 Outdoor Wall Lantern, part #337256-31, clear glass, finish: Black
- Progress Lighting Wall-Mount Outdoor Lantern, Model #P5846-31, clear glass, finish: Black
- Craftmade Light & Sound, Z274 Cast Aluminum Grid Cage Outdoor Sconce, part# 3307345, glass: clear seeded, finish: "Matte Black"
- Hampton Bay, Seville Wall-Mount Outdoor Lantern, Model #Y38016A-279, frosted glass, finish: "Seville Bronze"
- Hampton Bay, Wall Mount Outdoor Medium Lantern, Model #GFC1611P-2, frosted glass, finish: "Rubbed Bronze"

Note: Any fixture with clear glass be fitted with a standard shape (not swirled) light bulb with a maximum of 60 watts



Decorative Front Door Light: Mounted under canopy



Decorative Front Door Light: Mounted on brick wall



Windows and Patio Doors

All window replacements require an application for review by the Design Review Board.

Windows

Double hung with grids, white



Patio Doors

- Hinged French doors, full light, with grids, white
- Single pedestrian door, 1/2-light or full light, with grids, white



Trim capping

- Trim capping for window and external door replacements should result in an apparent trim width for vertical trim (or height for horizontal trim) of not more than 5/8" more than the original trim width or height
- Trim capping can be vinyl or aluminum
- Trim capping must match window trim color

Shutters

- Optional, louvered, approved door color (does not have to match door)
- Some units have upper and lower level shutters and some upper level shutters only

General Photographs – Misc.

Chimneys

Brick in a variety of styles



House Numbers

Black wrought iron, located on brick walls or wood door trim



Mailboxes

Any USPS-approved black, metal or plastic, wall-mounted residential mailbox.

Brass mail slot in front pedestrian door.



HVAC Units

Located at rear of property with no screen.



General Photographs – Cluster Common

Cluster Light Poles



Step Railing



Tot Lot



Brick Retaining Walls, Concrete Steps, and Walks



Brick Wall Joins House wall



General Photographs – Elevations

Front Elevations



Rear Elevations



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

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