

## Appendix I

### HCA Air Conditioners



1/97

HVAC UNIT, Patio home and some Townhouses



HVAC UNIT, Townhouse

## Appendix 2

### HCA Color Palette

### Hemingway Exterior Colors (3/26/24)

House Number	Cedar Siding	Trim and Deckrail	Wrought Iron Railings	Metal Chimney Cap	Garage Door	Front Door
1400	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1402	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1404	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1406	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1408	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1410	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1412	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1414	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1416	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1418	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1420	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
1422	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11500	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11501	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11502	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11504	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11505	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11506	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11508	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11509	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11510	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11512	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11513	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11514	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11516	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11517	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11518	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11520	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11521	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11522	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11524	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11525	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11526	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11528	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11529	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11530	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11532	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11533	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11534	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11535	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11536	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11537	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11538	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*

House Number	Cedar Siding	Trim and Deckrail	Wrought Iron Railings	Metal Chimney Cap	Garage Door	Front Door
11539	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11540	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11541	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11542	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11543	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11544	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si or B*	Choice W or B or P*
11545	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11546	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11547	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si or B*	Choice W or B or P*
11548	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11549	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11550	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11551	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si or B*	Choice W or B or P*
11552	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11553	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11554	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11555	Chamois Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11556	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si or B*	Choice W or B or P*
11558	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si*	Choice W or B or P*
11560	Sandstone Mix	Wheat	Black	Cobblestone	Choice W or Si or B*	Choice W or B or P*
11561	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11562	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11563	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11564	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11565	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11566	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11568	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11570	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11571	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11572	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11573	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11574	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11575	Chamois Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11576	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*
11578	Sandstone Mix	Wheat	n/a	Cobblestone	Choice W or Si*	Choice W or B or P*

\*W = Wheat, B = Black, P = Provincial, Si = same color as Cedar Siding

## Hemingway Exterior Colors:

- **Sandstone Mix** refers to a 50/50 mixture of the exterior stains called “Sandstone” and “Beige Gray” by Olympic Paint. We have been informed by PPG Industries (parent of Olympic Paint) that Olympic no longer makes the “Sandstone” color exterior stain. However, the Vienna Paint store in Herndon at 282 Sunset Park Dr., Herndon VA 20170 has color-matched “Sandstone” Mix using Benjamin Moore products. You should be able to obtain the matched color by asking the salesperson to check the file for the Hemingway Cluster color match for Sandstone Mix. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.
  - **NOTE:** If you are applying Sandstone Mix to the approved James Hardie siding product be sure to ask for Sandstone Mix **paint**, not stain. The Sandstone Mix stain should be used only on wood products (cedar siding, wood garage doors, etc.).
- **Chamois Mix** refers to a 50/50 mixture of the exterior stains called “Chamois” and “Beige Gray” by Olympic Paint. The Vienna Paint store in Herndon at 282 Sunset Park Dr., Herndon VA 20170 has color-matched “Chamois Mix” using Benjamin Moore products. You should be able to obtain the matched color by asking the salesperson to check the file for the Hemingway Cluster color match for Chamois Mix. Of course, as always, you may also obtain a color match at another store for any other brand you wish to use.
  - **NOTE:** If you are applying Chamois Mix to the approved James Hardie siding product be sure to ask for Chamois Mix **paint**, not stain. The Chamois Mix stain should be used only on wood products (cedar siding, wood garage doors, etc.).
- **Wheat** refers to McCormick paint #108. McCormick paint stores are currently located in Herndon (next to the Elden Street Safeway), Tyson’s corner and Chantilly. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.
- **Black** refers to McCormick paint #200. McCormick paint stores are currently located in Herndon (next to the Elden Street Safeway), Tyson’s corner and Chantilly. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.
- **Cobblestone** refers to McCormick oil-based paint #215 (Cobblestone Grey). McCormick paint stores are currently located in Herndon (next to the Elden Street Safeway), Tyson’s corner and Chantilly. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.
- **Provincial** refers to a McCormick semi-transparent wood stain. The McCormick store in Tyson’s Corner has informed us that it does not itself make this wood stain, but it does carry a “Provincial” wood stain made by Old Masters. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.
- **Georgetown** refers to McCormick paint #220 (Georgetown Green). McCormick paint stores are currently located in Herndon (next to the Elden Street Safeway), Tyson’s corner and Chantilly. Of course, as always, you may obtain a color match at another store for any other brand you wish to use.

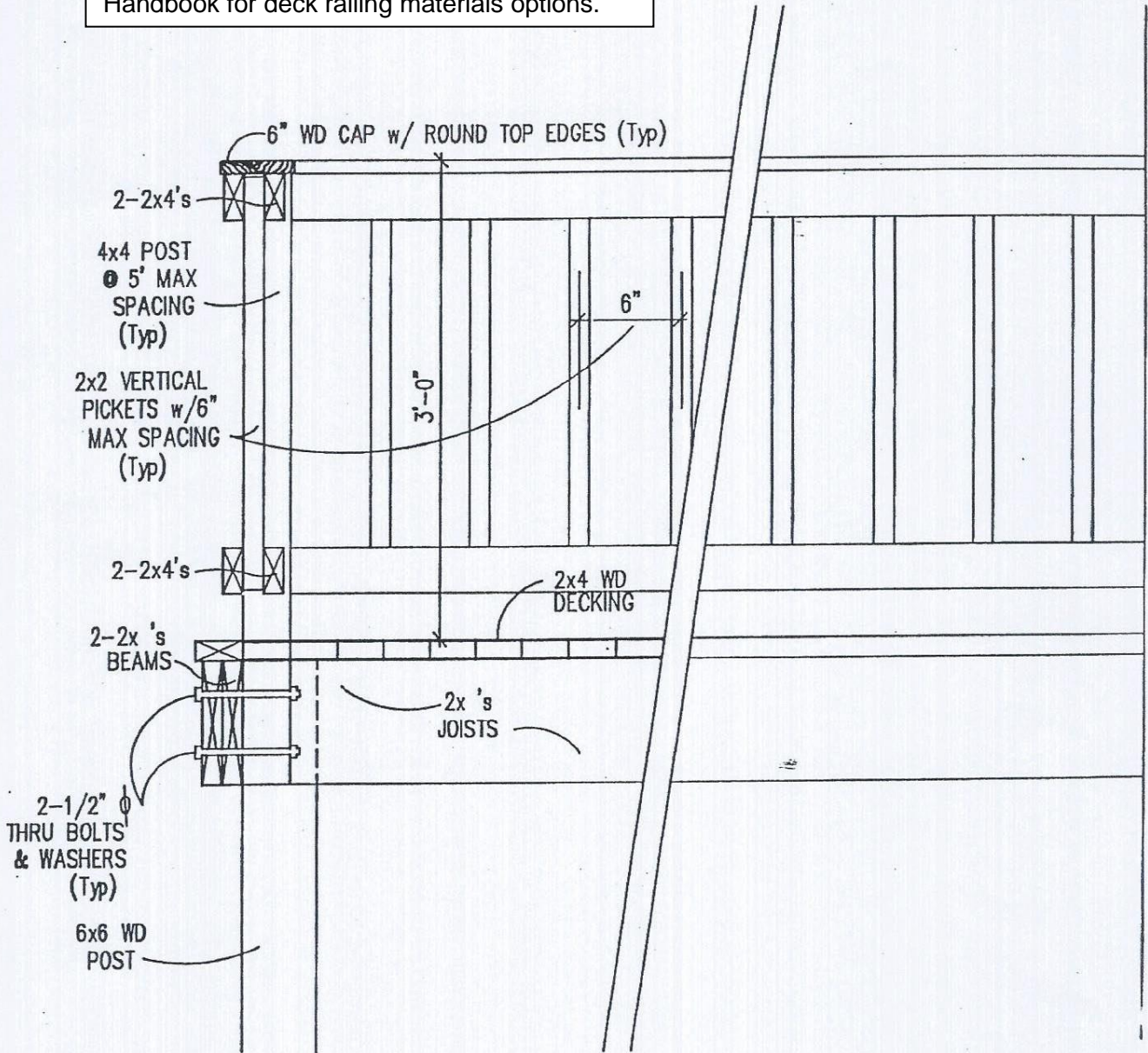
## Appendix 3

### HCA Deck Specifications

# HEMINGWAY CLUSTER

See "Decks" (p. 10 of the HCA Handbook) for Fairfax County's required maximum picket spacing - changed since Hemingway was built.

See "Siding and Exterior Materials" in Handbook for deck railing materials options.



DETAIL 1





1/97

### DECKS

(See specification sheet on previous page. Note privacy walls. Deck railing is same color as house trim.)



Townhouse fascia elevated decks

Townhouse fascia ground level deck



HEMINGWAY CLUSTER

1/97

### DECK

(Decks appear on both the patio homes and the townhouses. See reverse for railing detail. Privacy wall matches house siding in detail, material, and color. Not all decks have privacy wall.)



See "Siding and Exterior Materials" in Handbook for deck railing materials options.

## Deck Color Standard

Effective May 13, 2020, deck posts and related structures must match the color of the deck floorboards. There are 3 groups of floorboard color/material choices, and for each floorboard group there is an associated group of deck post stains that have been deemed to be matching colors:

Deck Floorboard Choice(s)	Matching Deck Post color choice(s)
Natural wood (unstained or clear colorless stain) or Envision brand Evergrain (Weathered Wood color) composite flooring	Natural wood (unstained or clear colorless stain).
Wood stained Olympic Rustic Cedar (semi-transparent or solid) or Trex (Tiki Torch color) composite flooring	Wood stained Olympic Rustic Cedar (semi-transparent or solid)
Trex (Spiced Rum color) composite flooring or wood stained Sherwin Williams Lodge Brown (solid) or Sherwin Williams Charwood (semi-transparent) or Benjamin Moore Sierra Spruce (solid)	Wood stained Sherwin Williams Lodge Brown (solid) or Sherwin Williams Charwood (semi-transparent) or Benjamin Moore Sierra Spruce (solid)

For deck posts that have already been stained, when changing to a different color stain the **solid** version of the new stain should be used (to fully cover the previous color).

Note that there are no approved paint colors, only stains.

Samples of the Trex floorboard color options are shown below. The stains and Trex options grouped together were selected to match colors as closely as possible.



**Trex Tiki Torch**

**Trex Spiced Rum**

See [https:// www.olympic.com/colors/stain/semi-transparent](https://www.olympic.com/colors/stain/semi-transparent) to see the Rustic Cedar color. Olympic stains are currently available at Lowes and Sears stores.

CERTIFIED LETTER  
RETURN RECEIPT REQUESTED

December 21, 2012

Hemingway Cluster Association  
c/o Todd Shea  
P.O. Box 2545  
Reston, VA 20195

Re: Section 33, Block 7A-1, Lot 78

Dear Mr. Shea:

At its meeting of December 18, 2012 the Design Review Board (DRB) took the following action on your submission:

Approved addition to cluster standards for deck flooring in Hemingway Cluster as follows:

- Trex Transcend (color: Spiced Rum)
- Left to weather naturally
- Clear colorless sealant

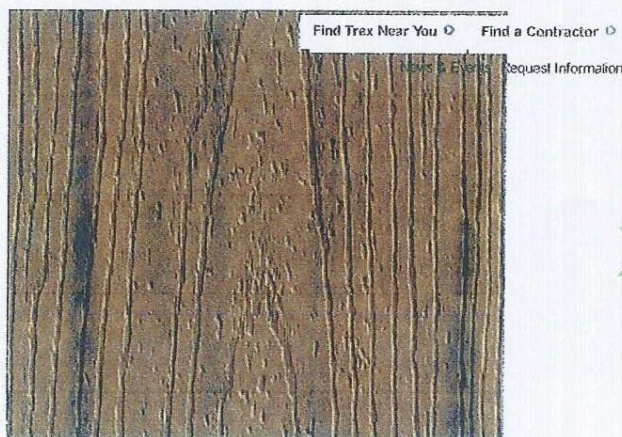
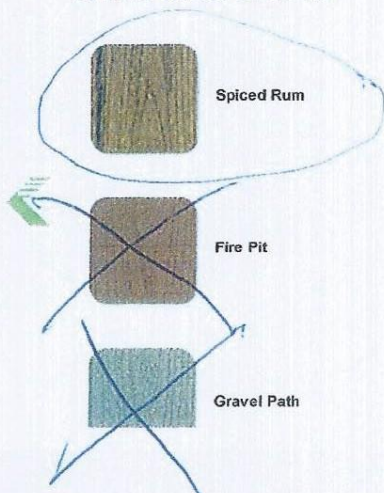
as proposed.

**Article VI Protective Covenants and Easements of the Reston Deed**  
Section VI.1.(d)(2) Limitations.

Transcend Porch Colors | Trex

<http://www.trex.com/plan/products/porch/trex-transcend-porch/colors/...>

## Trex Porch Colors



## Appendix 4

### HCA Door and Window Specifications

## **Installation Caveats For Hemingway Cluster Replacement Windows And Doors**

1. Single frame replacement (windows): Shall match existing windows in same elevation.
2. Single or multiple elevation, or whole house replacement: May use wood, clad, MI Windows and Doors V4000 Sunrise Series vinyl, or Anderson A Series fibrex replacements.

Homeowners can choose to replace either:

- A. All of the windows on one or more elevations
- B. All of the sliding glass doors on one or more elevations

OR

C. All of the windows and sliding glass doors on one or more elevations to include the following stipulations:

- The sliding glass doors on an elevation must all be of the same manufacturer, material and brand.
- The windows on an elevation must all be of the same manufacturer, material and brand.
- The sliding glass doors on an elevation may be of a different manufacturer than the windows on that elevation.
- The sidelights, transoms, and other windows connected to, or adjacent to, a sliding glass door are considered to be part of the sliding glass door and must be of the same manufacturer and material as the sliding glass door.
- All windows and sliding glass doors must be from among those included in the cluster standard unless approval for alternative windows/doors has been received from Reston Association.

3. Sliding door replacement: Shall use either a sliding door or French door replacement.
4. Front door replacement: Shall be completed as part of either an entire elevation replacement (all windows and door/sidelight(s)/transom(s) on a given elevation), or just the door/combo replacement. The combo shall be replaced with in its entirety, or by major door/combo component (door/ sidelight(s), transom(s)).
5. Comparable products manufactured by Pella and Anderson will be considered by the Board as substitutes for the currently approved units. If the homeowner would like the Board to consider one of these alternative units, the homeowner shall submit a notification/application, for review/approval, to the Hemingway Homeowners Association Board that includes a description of the proposed replacement unit, replacement installation, and trim out. The homeowner shall be responsible for meeting all installation and product specifications as delineated in the Installation Specification (Tab 3), the Product Specifications (Tab 4) and the Cluster Standard Paint and Stain Color Specification (Tab 5).
6. Homeowners shall forward all questions and issues concerning window and door replacement contracts, product specification, installation specifications and caveats, and product and installation warranties to the Hemingway Cluster Association Board

## Specifications for Trim Capping

Effective August 16, 2022 trim capping is permitted for trim elements surrounding

- Approved vinyl windows and sliding glass doors
- Jeld-Wen windows and sliding glass doors clad with metal

With the following stipulations:

1. 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 3/8" more than the original trim width or height.
2. Trim capping material should match the frame or frame cladding material (e.g. trim around vinyl-framed windows should be capped in vinyl, trim around aluminum-clad wood-framed windows should be capped in aluminum, etc.)
3. Trim capping color must match existing trim color

## Specifications For

### E. Front Doors

	<b>Options (make and model)</b>	
<b>Features</b>	Jeld-Wen M7100 or M7106	Effective 6/6/23: Provia brand, Signet or Embarq lines, Style 006
Design	Six or Eight Panel Pine	Six Panel Fiberglass
Door Size	Height – 79.1/4 Width – 36	Same
Jam Depth	6.9/16	Same
Jam Width	2.1/2.	Same
Trim-Out	Various Sizes & Styles, trim color Wheat	Same Sizes and Styles, trim color Wheat
Handset and Deadbolt	See Handbook	See Handbook
Sidelights	Wood Top – 4.11/16 Sides – 2.1/8 Bottom – 9.1/4	Same
Transoms	Various Sizes, Shapes, Combos, Mainly Direct Set	Same
Door Colors	Wheat, Provincial, Black (see Appendix 2)	Wheat, Provincial, Black (see Appendix 2)
Fiberglass Surface and Paint Specs		Wheat: <ul style="list-style-type: none"> <li>- Smooth skin</li> <li>- Request Provia custom color match to Hemingway Wheat, or paint door to match Wheat trim</li> </ul> Provincial: <ul style="list-style-type: none"> <li>- Oak or Mahogany skin</li> <li>- Caramel stain</li> </ul> Black: <ul style="list-style-type: none"> <li>- Oak or Mahogany skin</li> <li>- Provia prepainted color: Coal Black</li> </ul>



Hemingway Doors and Windows By Lot

Type	Model	Lot #	Description	Loc	Photo
Patio	Eaton w/o	16	Front Door X2 Sides,, & Top Rect Trans/	Rt	36
Patio	Mod-K	19	Dbl Stk, 2/small Top Windows & Qrt Rnd	Frt	29
Patio	Mod-K	19	Small X4 Small Qrt Rnd	Frt	30
Patio	Mod-K	19	Large X4 Wood	Lt	31
Patio	Mod-K	19	w/ Large Qtr Rnd	Lt	32
Patio	Mod-K	19	Round Small 1/8 Rnd Single Stand Alone	Bk	33
Patio	Mod-K	19	Round Medium Circle Stand Alone	Rt	34
Patio	Mod-K	19	Front Plane Door no sides/top trans	Frt	35
Patio	Fitz	21	Large X2 Double Stk (substitued picture from lot 26)	Frt	26
Patio	Fitz	21	Large X3 Wood	Bk	27
Patio	Fitz	21	Large X3 Wood - Flat Top	Frt	28
Patio	Fitz - w/o	25	Front Door w/Transom	Fr	1
Patio	Fitz - w/o	25	Medium X1 Brick	Frt	2
Patio	Fitz - w/o	25	Large X3 Double Stk Flat Top	Frt	3
Patio	Fitz - w/o	25	Large X3 Wood	Frt	4
Patio	Fitz - w/o	25	Medium X2 Qrt Rnd	Lft	5
Patio	Fitz - w/o	25	Extra Large X1 Wood	Bk	6
Patio	Fitz - w/o	25	Front Doorw/Trans	Frt	7
Patio	Fitz - w/o	25	Large X3 Trans wood	Rt	8
Patio	Fitz - w/o	25	Large X1 Wood	Bk	9
Patio	Fitz - w/o	25	Medium X3 Wood	Bk	10
Patio	Mod K w/o	27	Medium X4 Brick	Rt	37
Patio	Mod K w/o	27	Medium X4 Wood	Rt	38
Patio	Mod K w/o	27	Medium X1 w/ 1/4 Qtr Rnd Wood	Bk	39
Patio	Mod K w/o	27	Slider X2 With two Small Std Side Lights	Bk	40
Townhome	Harvard1	31	Front Door	Frt	41
Townhome	Harvard1	31	Slider x2 w/Trans Brick	Frt	42
Townhome	Harvard1	31	Back x3 w/Qrt Rnd	Bk	43
Townhome	Jamesport2	37	Front Door X2 Sd and Trans Split	Frt	11
Townhome	Jamesport2	37	Large X3 Transom Brick	Frt	12
Townhome	Jamesport2	37	Slider Brick	Bk	23

Hemingway Doors and Windows By Lot

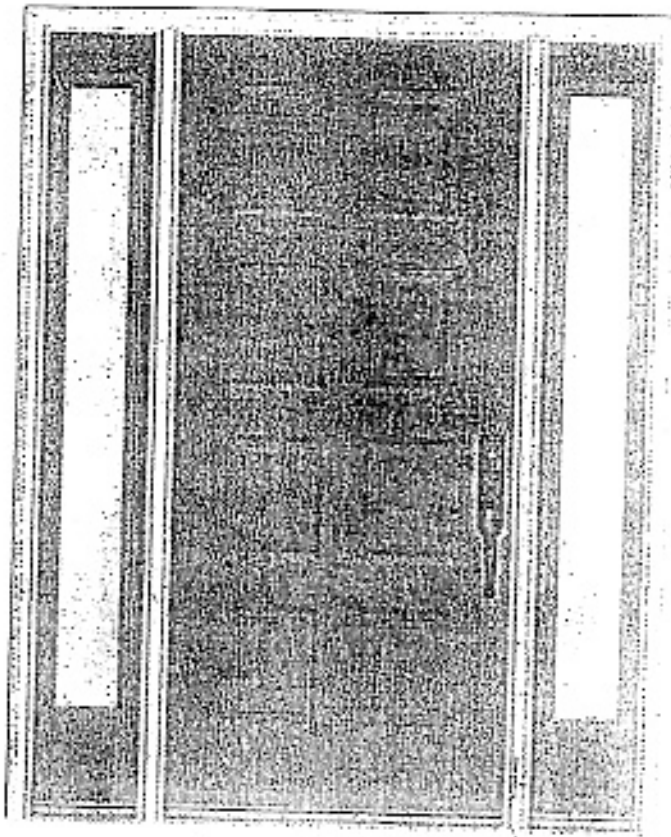
Townhome	Jamesport2	37	Slider X2 Pane W/ Trans Brick	Bk	26A
Townhome	Georgetown	38	Front Door X2 Sd and 1/4 Rnd Split	Frt	13
Townhome	Georgetown	38	Large X3 Double Stk w/trans w/flat 1/4 Rnd	Frt	14
Townhome	Georgetown	38	Medium X1 Brick	Rt	15
Townhome	Georgetown	38	Large X1 Brick	Rt	16
Townhome	Georgetown	38	Medium X3 Brick	Rt	17
Townhome	Georgetown	38	X3 w/Qrt Rnd Brick	Rt	18
Townhome	Georgetown	38	Large X2 w/split Trans Brick	Rt	19
Townhome	Georgetown	38	Large X2 Wood	Bk	20
Townhome	Georgetown	38	Large X1 Trans Brick	Bk	21
Townhome	Georgetown	38	Slider X2 Pane Brick	Bk	22
Townhome	Georgetown	38	Slider X3 Pane w/Trans Wood	Bk	24
Townhome	Georgetown	38	Slider X1 Payne w/ Trans	Bk	25
Townhome	Gracehall	42	3rd Floor, Lg x1 Fixed w/2 Sides	Bk	59
Townhome	Hadley 2-Ext	43	X3 w/Trans Brick	Frt	51
Townhome	Hadley 2-Ext	43	Front Door	Frt	52
Townhome	Gracehall	51	Double Stack Front	Frt	53
Townhome	Gracehall	51	Front Door	Frt	54
Townhome	Gracehall	51	X3 w/Trans Brick	Side	55
Townhome	Gracehall	51	Single Lg Arch	Side	56
Townhome	Gracehall	51	Small/Fat 1/4 Rnd	Side	57
Townhome	Gracehall	51	x2 Slider, w/2 sides, 3 Trans	Bk	58
Townhome	Harvard2	71	X2 Slider wood w/x2 sides, 3x trans	Bk	46
Townhome	Hadley 1-Ext	72	x4 Wood	Bk	45
Townhome	Hadley 1-Ext	72	X1 Transome	Side	47
Townhome	Hadley 1-Ext	72	x2 W/Trans Brick	Side	48
Townhome	Hadley 1-Ext	72	Front Door	Frt	49
Townhome	Hadley 1-Ext	72	Double Stack Front	Frt	50
Townhome	Hadley 1-Ext	72	x2 Slider w/x2 sides, 3x trans ???	Bk	45A
Townhome	Harvard 2	75	Front Door	Frt	44

## APPROVED JELD-WEN REPLACEMENT DOOR UNIT

### Description:

3'-0" x 6'-8" 6 panel or 8 panel Wood Door  
Mulled Sidelites w/insulated glass  
Pre-Hung in 6' 9/16 jamb  
Painted interior and exterior  
Emtek hardware and deadbolt lock  
Exterior 2" brick mold to match existing  
Interior casings to match existing  
Transom (where required) to match existing

Drawing is not to scale.

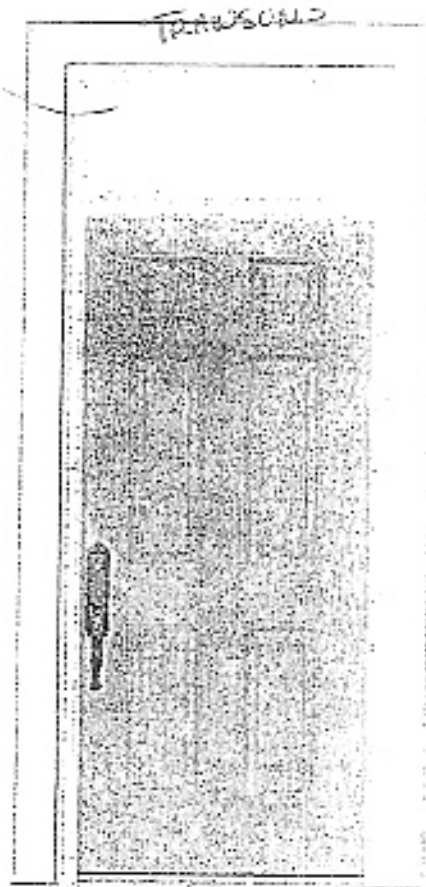


## APPROVED JELD-WEN REPLACEMENT DOOR UNIT

### Description:

3'-0" x 6'-8" 6 panel or 8 panel Wood Door  
Mulled Sidelites w/insulated glass  
Pre-Hung in 6' 9/16 jamb  
Painted interior and exterior  
Emtek hardware and deadbolt lock  
Exterior flat mold to match existing  
Interior casings to match existing  
Transom (where required) to match existing

Drawing is not to scale.

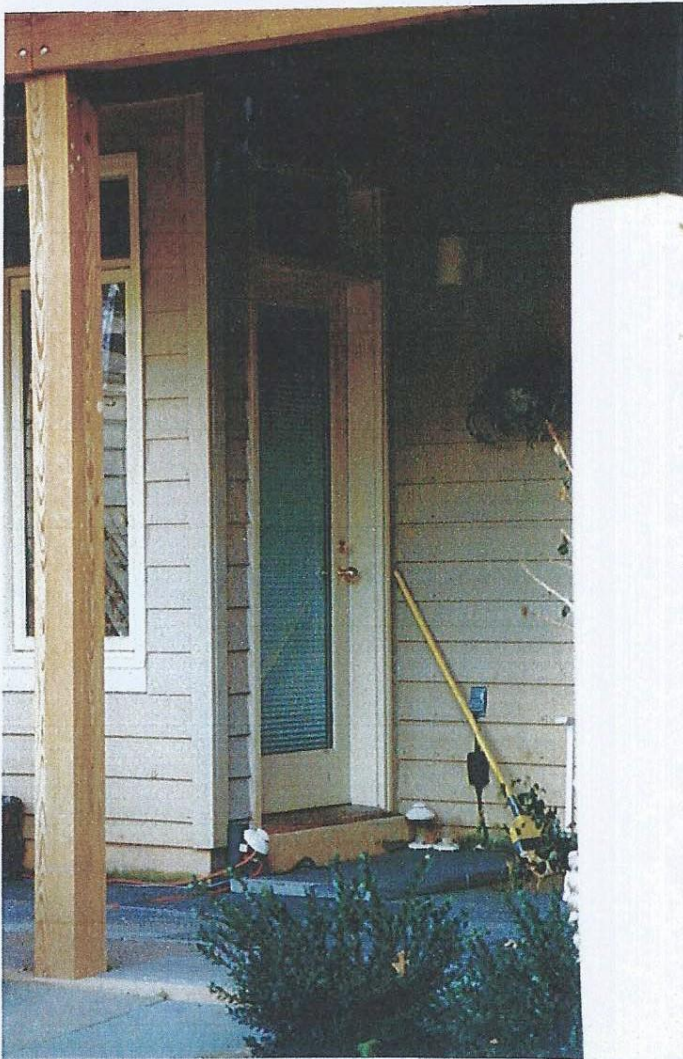


HEMINGWAY CLUSTER

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**SIDE ENTRY DOOR, Townhouses**  
(Painted trim color.)



**REAR ENTRY DOOR, Townhouses**  
(Painted trim color. Under rear deck.)

HEMINGWAY CLUSTER

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**FRONT ENTRY DOOR, Townhouses**  
(8-panel wood door painted black, dark green, trim color, or semi-transparent stain.)

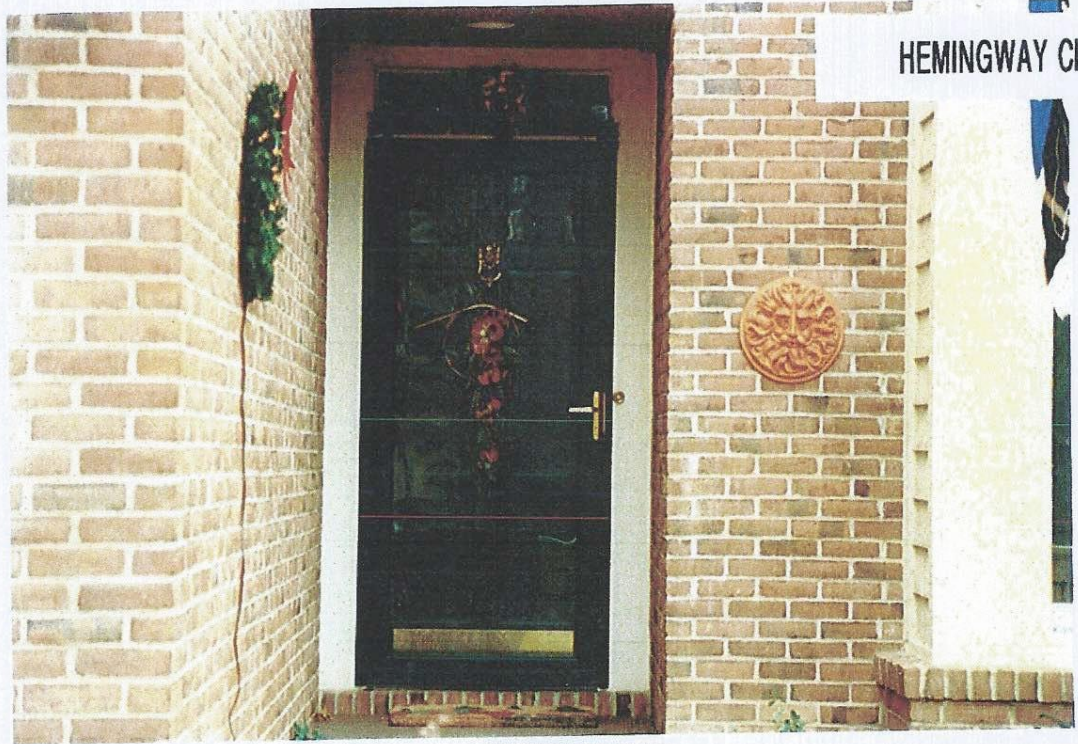


HEMINGWAY CLUSTER

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**FRONT ENTRY DOOR, Patio homes**  
(8-panel wood door painted black, trim color, or semi-transparent stain.)





**STORM DOOR**

(For patio homes and townhouses. Storm door must be full view with "Almond" finish. For black front doors, storm door must also be black.)



## Specifications For A. Framed Windows

<b>Features</b>	<b>Options (make and model)</b>		
	Jeld-Wen Custom: Wood and Clad	Sunrise Verde and MI Windows and Doors V4000 Sunrise Including Sunrise Vanguard: Vinyl	Anderson A Series: Fibrex
Sash	1-7/8 in.		
Mullions	5.0 in.		
Jam Depth	6-9/16 in.		
Trim-Out	7 Various Sizes & Styles		
Wood Color	Wheat (see Appendix 2 for specifications)		
Clad Color	Heirloom White (approved match to Wheat color)		
Window Color		Wheat *	Canvas

\*All exterior frame surfaces of vinyl windows and sliding doors must be painted the DRB approved color for trim, McCormick “Wheat” #108. Primer and paint specifically formulated for application to vinyl should be used, and professionally recommended preparation and application procedures should be followed. MI Windows and Doors has indicated they will apply a polymeric coating in Wheat color to Sunrise windows or sliding doors, as a custom order, which is an acceptable alternative to paint.

## Specifications For

### B. Direct Set Windows

	<b>Options (make and model)</b>		
<b>Features</b>	Jeld-Wen Custom: Wood and Clad Patio Doors	Sunrise Verde and MI Windows and Doors V4000 Sunrise Including Sunrise Vanguard: Vinyl	Anderson A Series: Fibrex
Styles and Sizes	27 Different Styles and Sizes		
Trim Out	Various sizes and styles		
Jam Depth	6-9/16 in.		
Wood Color	Wheat (see Appendix 2 for specifications)		
Clad Color	Heirloom White (approved match to Wheat color)		
Window Color		Wheat*	Canvas (approved match to Wheat color)

\*All exterior frame surfaces of vinyl windows and sliding doors must be painted the DRB approved color for trim, McCormick “Wheat” #108. Primer and paint specifically formulated for application to vinyl should be used, and professionally recommended preparation and application procedures should be followed. MI Windows and Doors has indicated they will apply a polymeric coating in Wheat color to Sunrise windows or sliding doors, as a custom order, which is an acceptable alternative to paint.

## Specifications For C. Slider and French Patio Doors

<b>Features</b>	<b>Options (make and model)</b>		
	Jeld-Wen Custom: Wood and Clad Patio Doors	Sunrise Verde and MI Windows and Doors V4000 Sunrise Including Sunrise Vanguard: Vinyl	Andersen A Series hinged Patio French Doors
Combinations	X2 Glass X3 Glass		
Sash - Slider	3 in.		
Sash – French Patio	4.75 in. – Top 4.75 in. – Sides 7.0 in. - Bottom		
Jam Width	7.5 in.		
Jam Depth	6-9/16 in.		
Trim-Out	Various Sizes & Styles		
Wood Color	Wheat (see Appendix 2 for specifications)		
Clad Color	Heirloom White (approved match to Wheat color)		
Door Color		Wheat*	Canvas (approved match to Wheat color)

The sidelights, transoms, and other windows connected to, or adjacent to, a sliding glass door are considered to be part of the sliding glass door and must be of the same manufacturer and material as the sliding glass door.

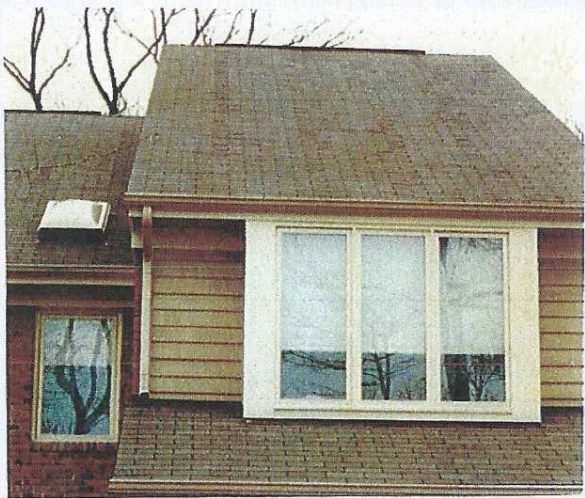
\*All exterior frame surfaces of vinyl windows and sliding doors must be painted the DRB approved color for trim, McCormick “Wheat” #108. Primer and paint specifically formulated for application to vinyl should be used, and professionally recommended preparation and application procedures should be followed. MI Windows and Doors has indicated they will apply a polymeric coating in Wheat color to Sunrise windows or sliding doors, as a custom order, which is an acceptable alternative to paint.

Specifications For  
D. Single Panel Glass Deck Doors

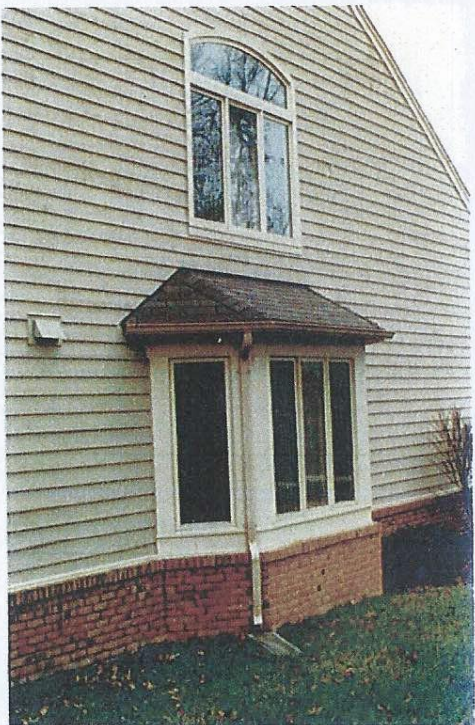
	<b>Options (make and model)</b>	
<b>Features</b>	Jeld-Wen Custom Wood and Clad Patio Doors	
Door Size and Style	29-3/4 – 79-1/4 Some with Fixed Transom	
Surround	4-5/8 in. – Top 4-5/8 in. – Sides 9.0 in. - Bottom	
Jam Depth	6-9/16 in.	
Trim-Out	Various Sizes & Styles	
Wood Color	Wheat (see Appendix 2 for specifications)	
Clad Color	Heirloom White (approved match to Wheat color)	

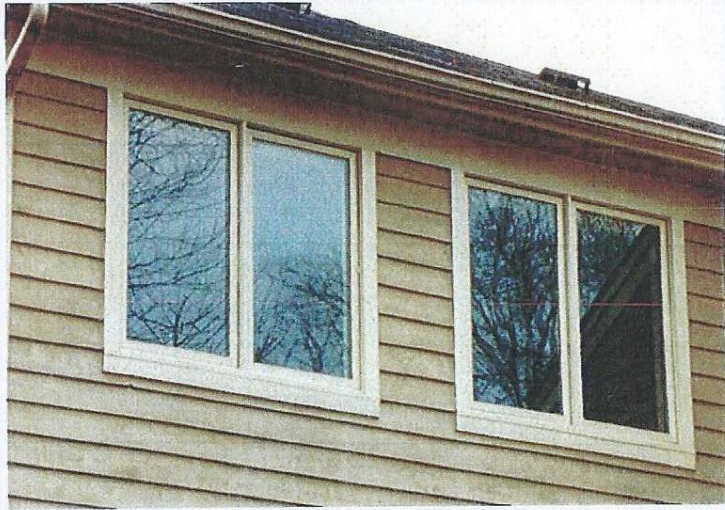
HEMINGWAY CLUSTER

1/97

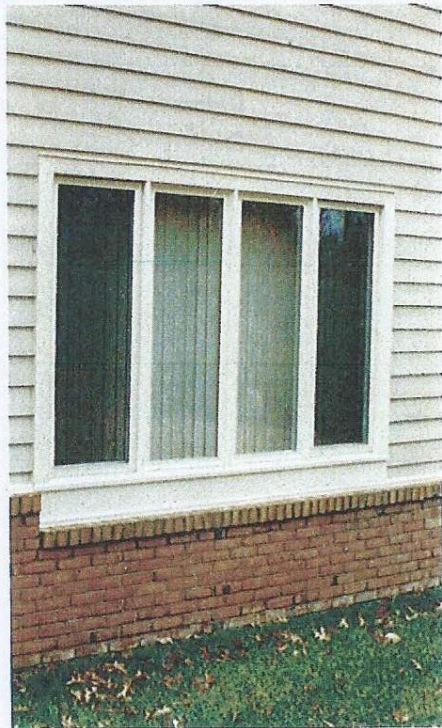


WINDOWS, Patio homes





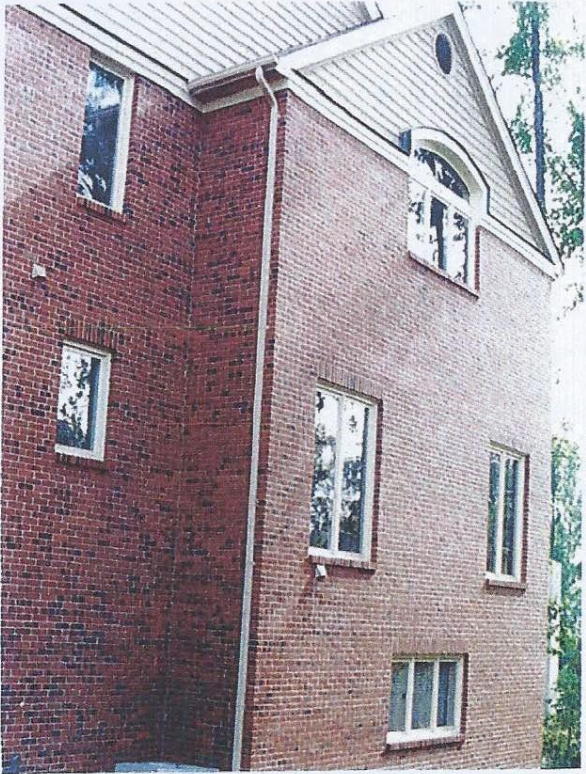
**WINDOWS, Patio homes and townhouses**



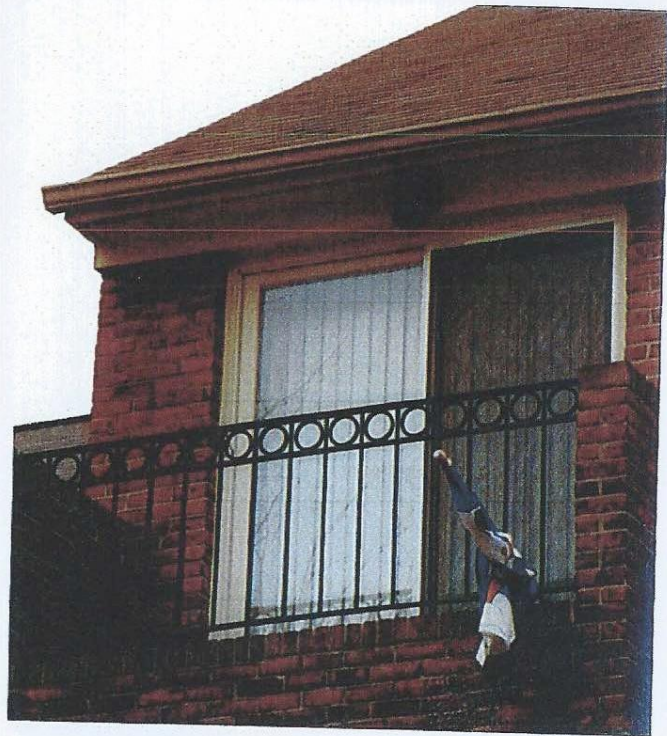


**SLIDING GLASS DOORS, Patio homes**





**WINDOWS AND SLIDING GLASS DOORS**  
**(Townhouses)**





## Appendix 5

### HCA Garage Door Specifications

## HCA Garage Door Purchase and Installation Specifications

1. Steel garage doors made by C.H.I. can be purchased from Academy Door Corp. in Chantilly (703 541-0300).
2. Steel doors shall be ordered in white color only. This will provide an ideal neutral color for the application of the final coat of paint using an HCA approved palette/address color. In order to ensure proper adhesion of paint, homeowners must follow all manufacturer's instructions for preparing and painting the door. Use of a primer such as INSL-X Stix Waterborne Bonding Primer is suggested.
3. Steel and Wood doors shall be ordered without an external lock. All cluster homes have automatic door openers, and do not require external locking mechanisms.
4. Steel doors shall be ordered with one external door handle. The handle is required to lift the door in the event of a power failure or mechanical failure.

D. New/Augmented Standard: Steel Door Make/Model Specification

Home Type	Material	Style/Make/Model/Size	Color
Patio (2 car garage)	Steel	Flush, Insulated/C.H.I./2217, 16'x7'	White/finished in HCA approved palette/address specific color
Patio (2 car garage)	Steel	4 panel/long insulated/C.H.I./2294, 16'x7'	White/finished in HCA approved palette/address specific color
Townhouse (2 car garage)	Steel	Flush insulated/C.H.I./2217, 16'x7'	White/finished in HCA approved palette/address specific color
Townhouse (2 car garage)	Steel	4 panel/long insulated/C.H.I./2294, 16'x7'	White/finished in HCA approved palette/address specific color
Townhouse (1 car garage)	Steel	Flush insulated/C.H.I./2217, 8'x7'	White/finished in HCA approved palette/address specific color
Townhouse (1 car garage)	Steel	4 panel/short insulated/C.H.I./2298, 8'x7'	White/finished in HCA approved palette/address specific color

D. New/Augmented Standard: Wood Door Make/Model Specification:

Home Type	Material	Style/Make-Model/Size	Color
Patio (2 car garage)	Wood	Flush, Wood/Hardboard, Wayne Dalton/43, 16'X7'	Primed/finished with HCA approved color palette/address specific color
Patio (2 car garage)	Wood	4 panel/long, Wood/Hardboard, Wayne Dalton/105, 16'X7"	Primed/finished with HCA approved color palette/address specific color
Townhouse (2 car garage)	Wood	Flush, Wood/Hardboard, Wayne Dalton/43, 16'X7'	Primed/finished with HCA approved color palette/address specific color
Townhouse (2 car garage)	Wood	4 panel/long, Wood/Hardboard, Wayne Dalton/105, 16'X7'	Primed/finished with HCA approved color palette/address specific color
Townhouse (1 car garage)	Wood	Flush, wood/Hardwood, Wayne Dalton/43, 8'X7'	Primed/finished with HCA approved color palette/address specific color
Townhouse (1 car garage)	Wood	4 panel/short, Hardboard, Wayne Dalton/105, 8'X7'	Primed/finished with HCA approved color palette/address specific color

D. New/Augmented Standard: Garage Door Design Specification (BY ADDRESS)  
 \* HOMEOWNER MUST SELECT DESIGN AS INDICATED BELOW \*

Lot Number	House Number	House Model	Garage Door * Design	Lot Number	House Number	House Model	Garage Door * Design
1	11575	K	4 P/L	40	11536	H1	4 P/L
2	11573	F1	F/L	41	11534	H2	F/L
3	11571	K	4 P/E	42	11532	G	4 P/L
4	1400	F2	4 P/L	43	11530	J1	F/L
5	1402	F1	F/L	44	11528	H2	4 P/L
6	1404	F2	4 P/L	45	11526	J2	F/L
7	1406	F1	F/L	46	11524	G	4 P/L
8	1408	F2	4 P/L	47	11522	J2	4 P/L
9	1410	F1	F/L	48	11520	H2	F/L
10	1412	F2	4 P/L	49	11518	H1	4 P/L
11	1414	K	F/L	50	11516	J2	F/L
12	1416	F	4 P/L	51	11514	G	4 P/L
13	1418	F1	F/L	52	11512	G	4 P/L
14	1420	F2	4 P/L	53	11510	H2	F/L
15	1422	F	F/L	54	11508	J1	4 P/L
16	11565	E	4 P/L	55	11506	J2	F/L
17	11563	F1	F/L	56	11504	H1	4 P/L
18	11561	E	F/L	57	11502	J1	F/L
19	11578	K	F/L	58	11500	G	4 P/L
20	11576	F2	F/L	59	11501	G	4 P/L
21	11574	F1	F/L	60	11505	J2	F/L
22	11572	F2	F/L	61	11509	H1	4 P/L
23	11570	F1	F/L	62	11513	G	4 P/L
24	11568	E	4 P/L	63	11517	J1	4 P/L
25	11566	F2	4 P/L	64	11521	H2	F/L
26	11564	F1	F/L	65	11525	H1	4 P/L
27	11562	K	4 P/L	66	11529	J2	F/L
28	11560	J2	F/S	67	11553	G	4 P/L
29	11558	H2	F/S	68	11535	G	F/L
30	11556	J1	4 P/S	69	11537	H2	F/L
31	11554	H1	F/S	70	11539	H1	4 P/L
32	11552	G	4 P/S	71	11541	J1	F/L
33	11550	G	4 P/S	72	11543	G	4 P/L
34	11548	J2	4 P/S	73	11545	G	4 P/S
35	11546	H1	F/S	74	11547	J2	F/S
36	11544	J1	4 P/S	75	11549	H2	F/S
37	11542	H2	F/S	76	11551	J1	4 P/S
38	11540	G	4 P/S	77	11553	H1	F/S
39	11538	J1	F/L	78	11555	G	4 P/S

KEY TO DESIGN ABBREVIATIONS:

4 P/L - 2 CAR PATIO / TH - 16' X 7' - 4 PANEL LONG  
 F/L - 2 CAR PATIO / TH - 16' X 7' - FLUSH LONG  
 4 P/S - 1 CAR TH - 8' X 7' - 4 PANEL SHORT  
 F/S - 1 CAR TH - 8' X 7' - FLUSH SHORT

HEMINGWAY CLUSTER

1/97



**GARAGE DOOR, Patio homes**  
(Two different styles. Painted same color as house siding.)





HEMINGWAY CLUSTER

1/97

**GARAGE DOORS, Townhouses**  
(Two different styles. Painted black or trim color.)



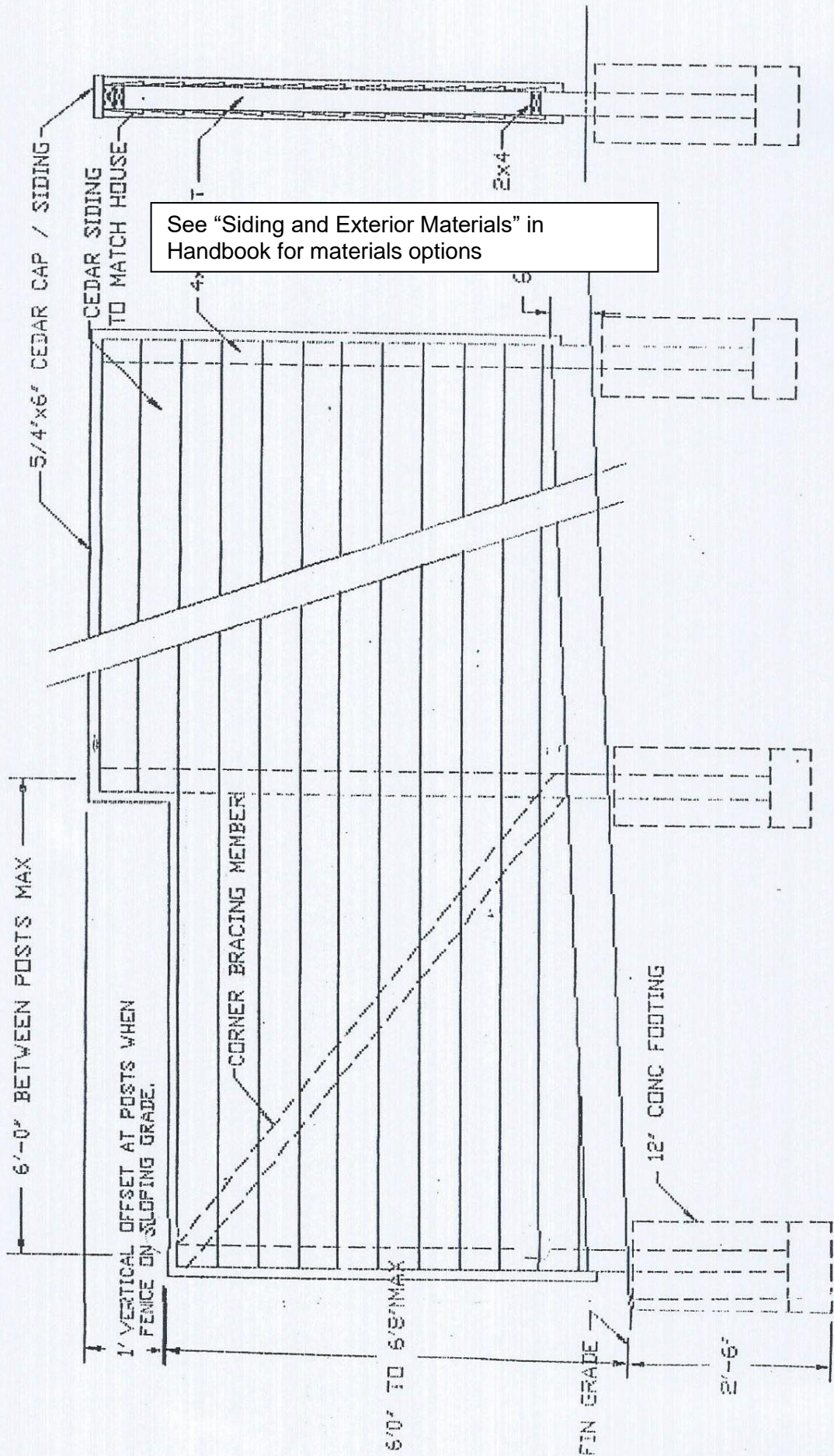
## Appendix 6

### HCA Fence Specifications (including Gates)



HEMINGWAY CLUSTER

E TYPICAL PRIVACY FENCE DETAIL



HEMINGWAY CLUSTER

TITLE HOUSE NO. / BRICK WALL

SCALE 1/2" = 1'-0"

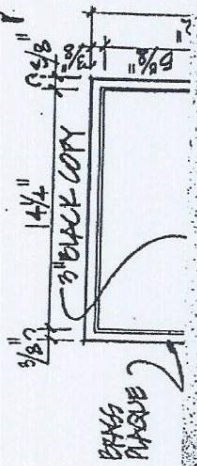
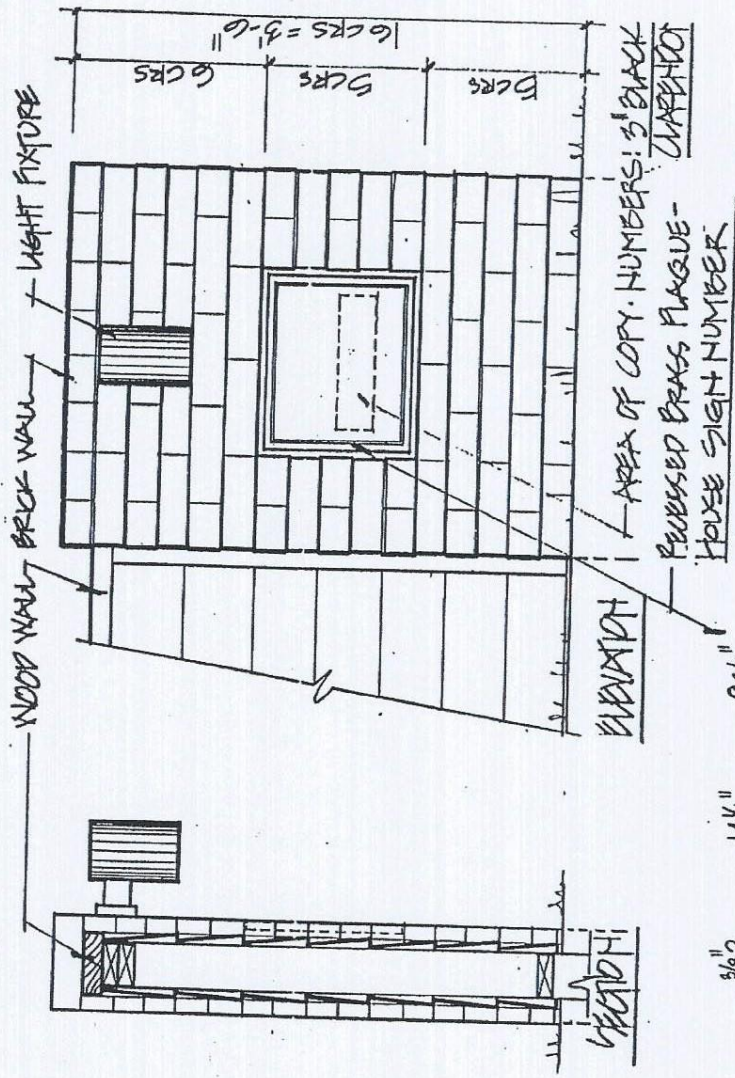
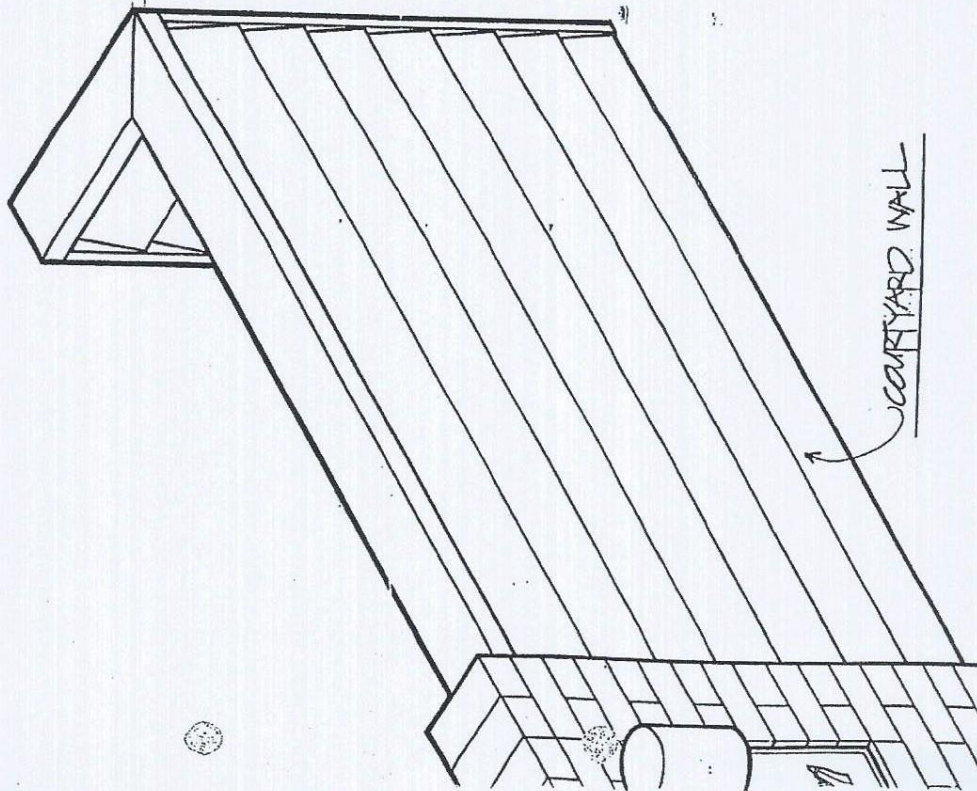
DATE 2.12.87

WRENN JOB NO. \_\_\_\_\_

PROJECT \_\_\_\_\_

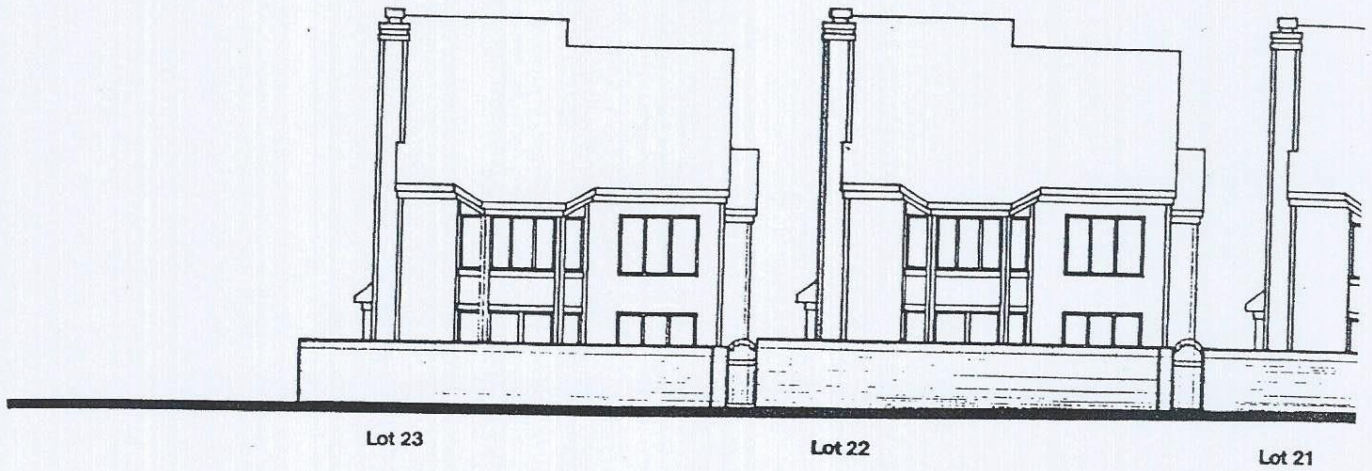
OPTION ITEM NO. \_\_\_\_\_

LOT NO. \_\_\_\_\_

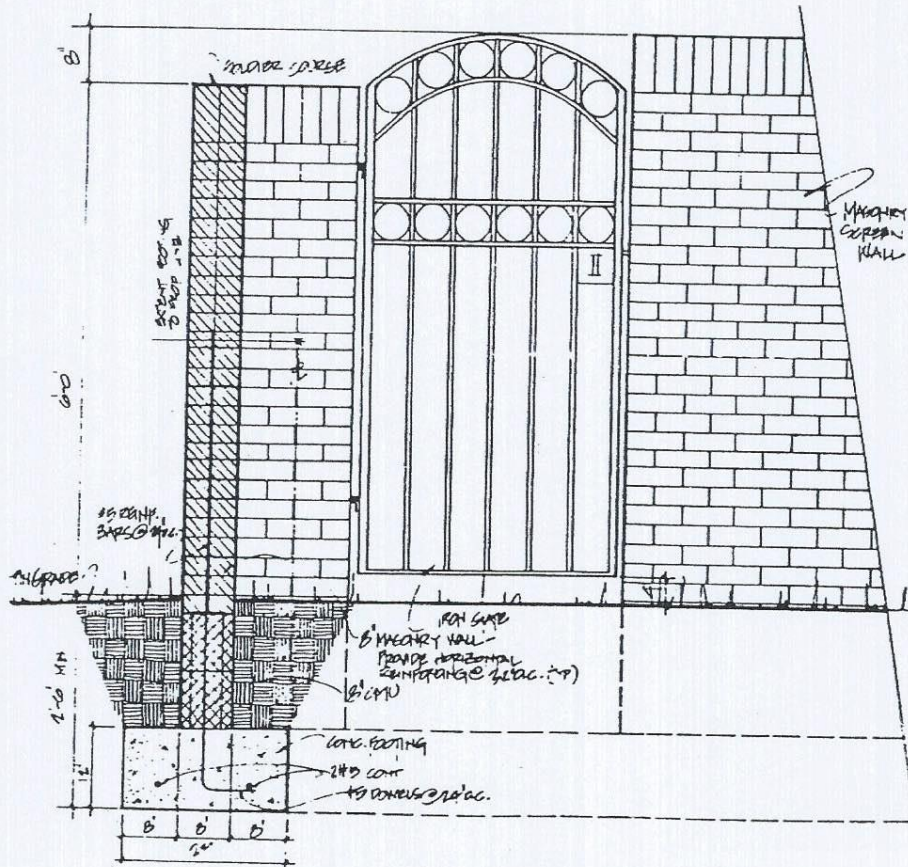


PATIO FINISHES

HEMINGWAY CLUSTER



BUILDING ELEVATION - Center Harbor Masonry Screen



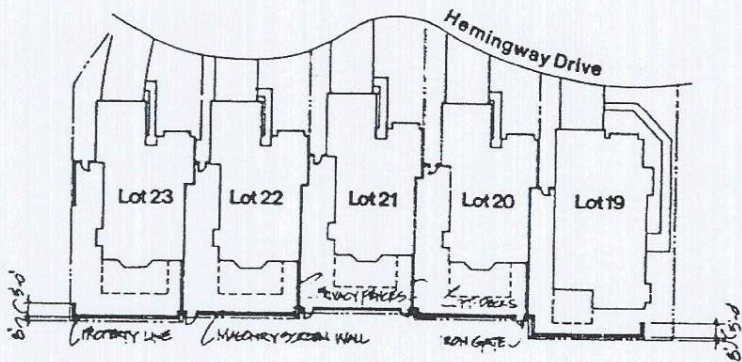
SECTION / ELEVATION  
1/2" = 1'-0"



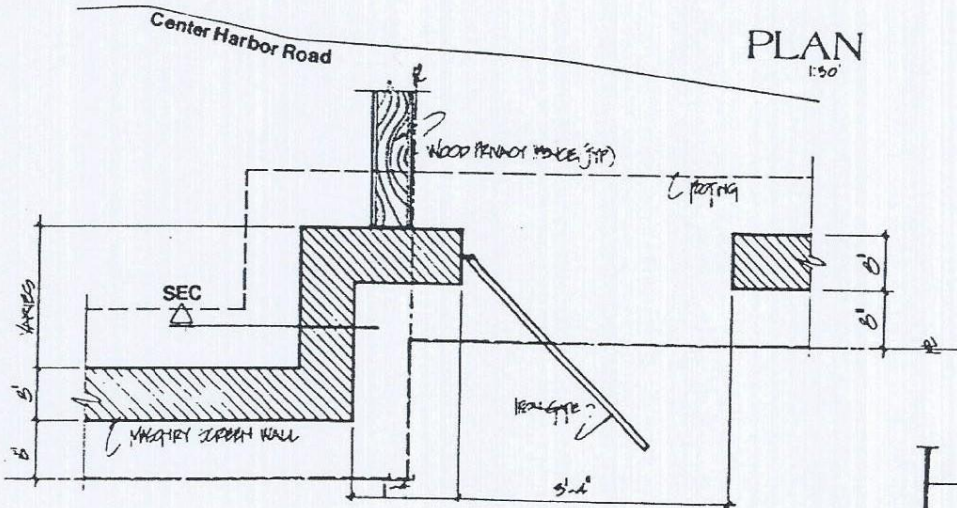
Lot 20

Lot 19

1/8" = 1'-0"



PLAN  
1/80



PLAN DETAIL  
1/4" = 1'-0"

HEMINGWAY  
by Wrenn



1/97

**FENCE/GATE, Patio homes**

(Installed as separation between patio homes. Same color, materials, and details as house siding.)

See "Siding and Exterior Materials" in Handbook for materials options.

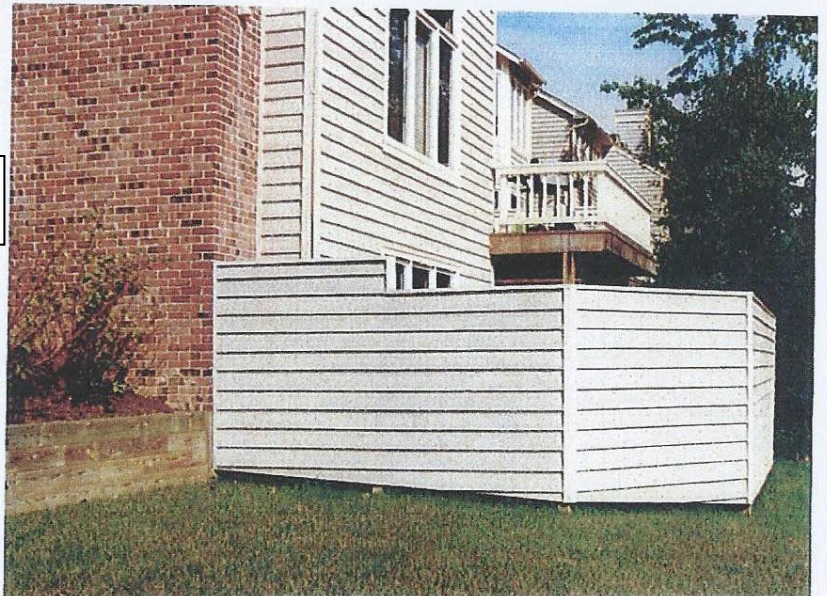
## HEMINGWAY CLUSTER

1/97



See "Siding and Exterior Materials" in Handbook for materials options.

**FENCE, Patio homes and townhouses**  
(In rear and side yards. Same color, materials, and detail as house siding. See specification sheet on reverse.)





HEMINGWAY CLUSTER

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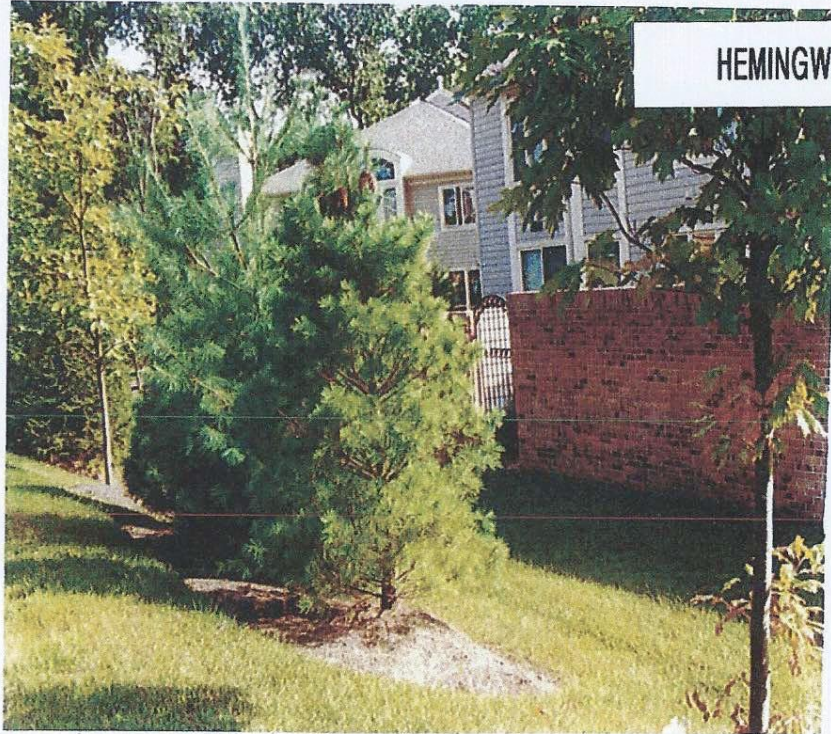
**COURTYARD FENCE, Patio homes only**  
(Same color, details, and materials as house siding. See specification sheet on reverse.)



See "Siding and Exterior Materials" in Handbook for materials options.

## HEMINGWAY CLUSTER

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### FENCE/GATE

(Fence is brick to match house brick and gate is wrought iron. Behind patio home lots 19 - 23 only which back up to Center Harbor Road. See specification sheets on reverse and following page.)





## Appendix 7

### HCA External Lighting (Decorative) Specifications



HEMINGWAY CLUSTER

1/97

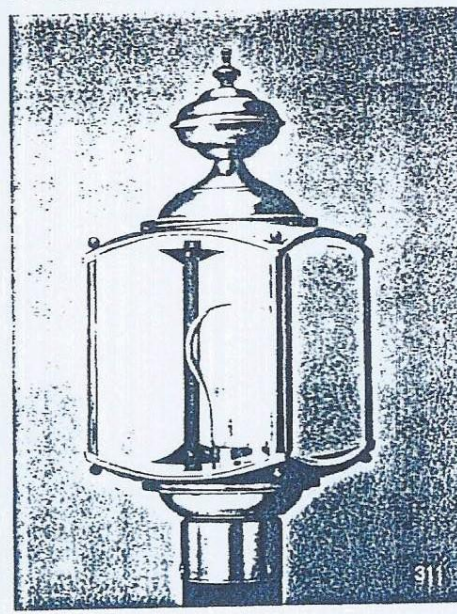
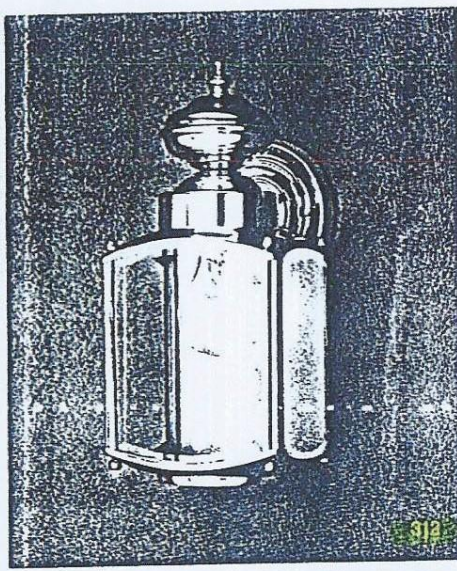
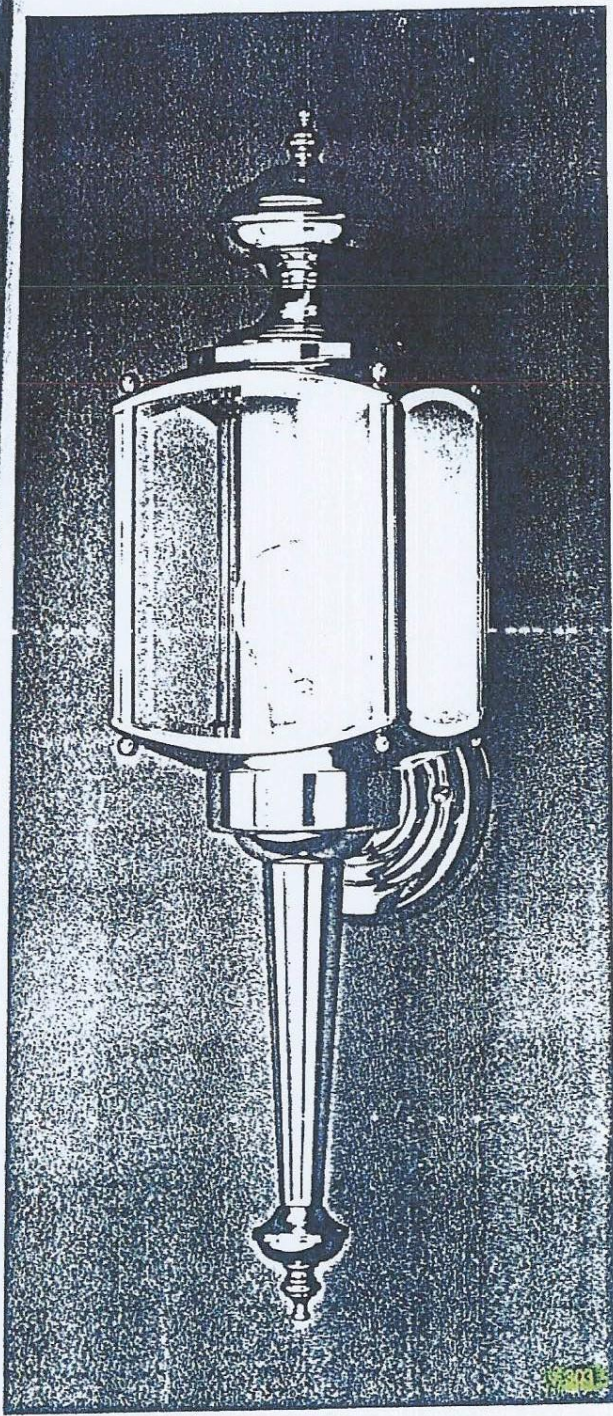
**LIGHT FIXTURE, Townhouses**

(Brass carriage lamps adjacent to front entry door and garage door. See detail sheet on reverse.)





# HEMINGWAY CLUSTER



STYLE NUMBER	FINISH AVAILABLE	GLASS AVAILABLE	WIDTH	LENGTH	EXT. OR O.A.	MAX. WATTAGE	
303	-06 (PB), -53 (WB)	-01 (CL, Bc)	5 1/2"	21 1/2"	5"	100M	→ TOWNHOUSE FRONT DECK LIGHT
311	-06 (PB), -53 (WB)	-01 (CL, Bc)	5 1/2"	15 1/2"	5"	50M	
312	-06 (PB), -53 (WB)	-01 (CL, Bc)	5 1/2"	12"	5"	50M	→ TOWNHOUSE GARAGE LIGHT

\* Standard  
All brass construction

AMERICAN LANTERN 1988

## Townhouse - Exterior Garage Light Fixture

The light fixtures pictured below and on the following pages are examples of lighting fixtures that comply with October 2022 cluster standards.

### Bay Shore™ 10.25" 1 Light Wall Light Polished Brass

97

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#### SPECIFICATIONS

##### Certifications/Qualifications

Prop65	Yes <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>
--------	---

##### Dimensions

Base Backplate	4.50 X 7.25
Extension	6.75"
Weight	4.00 LBS
Height from center of Wall opening (Spec Sheet)	3.75"
Height	10.25"
Width	5.75"

##### Light Source

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"

##### Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	4.00 LBS

#### FIXTURE ATTRIBUTES

##### Housing

Diffuser Description	Clear Beveled
Primary Material	LIFEBRITE SOLID BRASS

##### Product/Ordering Information

SKU	9711PB
Finish	Polished Brass
Style	Traditional
UPC	783927109376

##### Finish Options



#### ALSO IN THIS FAMILY



9712PB



9713PB



9913PB

**ROSETO**

Item # bci3951266

## **Roseto Coffey Single Light 11-1/4" High Outdoor Wall Sconce with Clear Glass Shade**



Model: **MVWS3614MYB**

from the [Coffey Collection](#)

Finish: Mystic Black

### **Dimensions**

- Height: 11-1/4"
- Width: 5-1/2"
- Extension: 6-1/4"
- Product Weight: 2.7 lbs
- Backplate Height: 4"
- Backplate Width: 5"

### **Electrical Specifications**

- Bulb Base: Medium (E26)
- Number of Bulbs: 1
- Bulb Included: No
- Watts Per Bulb: 100 watts
- Wattage: 100 watts
- Voltage: 120 volts

This product is listed under the following manufacturer number(s):

- [Roseto MVWS3614MYB](#)

Mystic Black

- Requires (1) 100 watt Medium (E26) bulb
- Capable of being dimmed when used with incandescent bulbs
- ETL rated for wet locations
- Covered under a manufacturer limited warranty.



*Because Lighting Speaks Volumes*

# V9510-2

Catalog #:

Type:

Project:

Prepared By:

1-Light Indoor or Outdoor Polished Brass Lamp / Lantern / Coach Light Wall Mount or Wall Sconce with Clear Tapered Beveled Glass Panes



## Description

This indoor or outdoor polished brass lamp / lantern / coach light wall mount or wall sconce features clear tapered beveled glass panes. Feel confident in your choice of classic elegance. Delight in traditional design that complements homestyle surroundings and décor. Perfect for many indoor or outdoor areas. Enjoy rain or shine—conveniently suitable for wet locations. Beautifully finished in polished brass.

Mounting Deck Height (in.)	TBD
Mounting Deck Width (in.)	TBD
Mounting Deck Shape	Circle
Installation Location	Wet
Light #	1
Watts per Light (W)	100
Total Wattage (W)	100
Light Bulb(s) Included?	No
Dimmable?	Yes
Base	E26
Voltage (Volts)	120V
Safety Ratings	cULus Listed
Assembly	Assembly Required

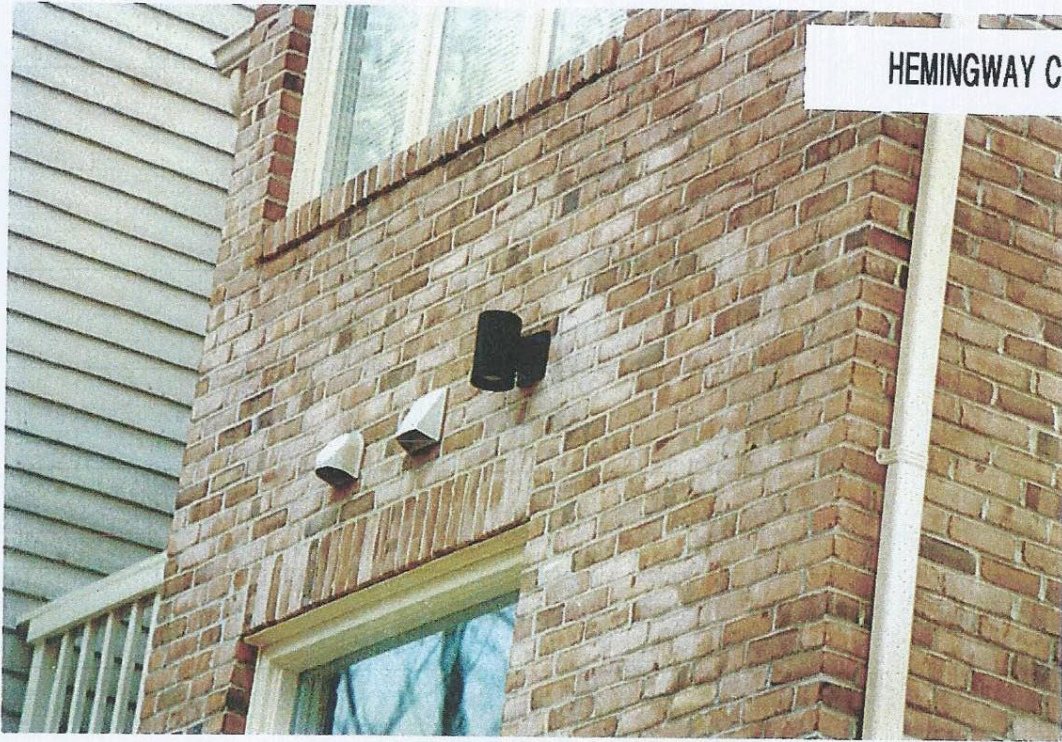
## Specifications

Style	Traditional
Type of Lighting	Indoor or Outdoor Wall Lighting
Product Type	Wall Mount
Product Subtype	Sconce
Height (in.)	15
Width (in.)	4.75
Length or Extension/Projection (in.)	5.5
Finish	Polished Brass
Main Material	Steel
Other Material	Clear Tapered Beveled Glass Panes
Glass Model #	TBD
Light Direction	Ambient
Installation/Mounting Position	Upward

## At a Glance

- Sturdy, Exquisite Construction
- Tapered Clear Beveled Glass Panes
- Perfect for Many Indoor or Outdoor Areas
- Beautiful Polished Brass Finish
- Traditional Lamp / Lantern / Coach Light Design
- Mounts Up Only
- Medium Base (E26) Compatible with Incandescent, Halogen, Self-Ballast-Fluorescent, and LED Light Bulbs
- Compatible with All Dimmers
- Enjoy Rain or Shine—Conveniently Suitable for Wet Locations
- Heat-Resistant Components Withstand Up to 100 Watts
- 1-Light Fixture (Bulb Not Included)
- Individually Inspected for Quality Assurance
- cULus Listed for Safety

*Thank you for your business! Visit us at [www.VolumeLighting.com](http://www.VolumeLighting.com). All rights reserved. Subject to change without notice.*



HEMINGWAY CLUSTER

1/97

**LIGHT FIXTURE, Townhouses**

(Black can light at rear of one-car garage townhouses and can light painted same color as trim at rear of two-car garage townhouses.)





**LIGHT FIXTURE, Townhouses**

(Recessed black can light above balcony)



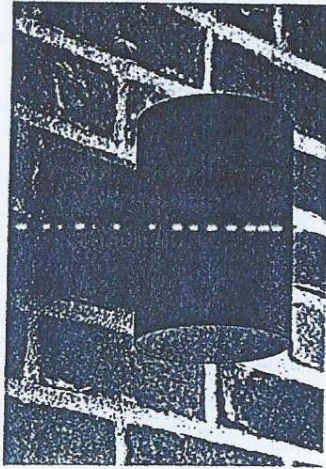




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**LIGHT FIXTURE, Patio homes**  
(Black can light at front and rear of the property. See detail sheet on reverse.)





**5" CYLINDER**

Deep drawn aluminum. 5" dia., 7 1/4" ht.  
Extends 8". One [M] bulb. 75w R-30,  
50w PAR-20 or 50w PAR-30.

**P5674-31** Black

**P5674-20** Bronze

**P5674-30** White

REAR LIGHTS (BLACK) - TOWNHOUSES & PATIHOUSES

PATIO PIER FENCE (BLACK) - PATIHOUSES  
(FRONT)



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View Hamat Faucets

Kitchen Bathroom Lights & Fans Irrigation

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Sortby...










1 - 9 of 20 Items

Page

Narrow this search by:

GO

Items per page

COMPARE <input checked="" type="checkbox"/> ITEMS	ADD <input checked="" type="checkbox"/> ITEMS TO WISH LIST	ADD <input checked="" type="checkbox"/> ITEMS TO
 <p>Progress Newport II Bracketed Cylinder Light Metallic Gray Width/Diameter: 5" Model P5675-82</p> <p>\$ 81.42</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress Newport II Bracketed Cylinder Light Bronze Width/Diameter: 5" Model P5675-20</p> <p>\$ 81.42</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress II Bracketed Cylinder Light Metallic Gray Width/Diameter: 5" Model 82</p> <p>\$ 52.48</p> <p>Select Item <input type="checkbox"/></p>
 <p>Progress Newport II Bracketed Cylinder Light Metallic Gray Width/Diameter: 6" Model P5642-82</p> <p>\$ 102.89</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress Newport II Bracketed Cylinder Light White Width/Diameter: 6" Model P5642-30</p> <p>\$ 102.89</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress II Bracketed Cylinder Light Bronze Width/Diameter: 5" Model 20</p> <p>\$ 52.48</p> <p>Select Item <input type="checkbox"/></p>
 <p>Progress Newport II Bracketed Cylinder Light White Width/Diameter: 6" Model P5741-30</p> <p>\$ 67.28</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress Newport II Bracketed Cylinder Light Bronze Width/Diameter: 6" Model P5741-20</p> <p>\$ 67.28</p> <p>Select Item <input type="checkbox"/></p>	 <p>Progress II Bracketed Cylinder Light Black Width/Diameter: 5" Model 31</p> <p>\$ 52.48</p> <p>Select Item <input type="checkbox"/></p>
COMPARE <input checked="" type="checkbox"/> ITEMS	ADD <input checked="" type="checkbox"/> ITEMS TO WISH LIST	ADD <input checked="" type="checkbox"/> ITEMS TO

View Items as Text-only

## Appendix 8

### HCA External Lighting (Security) Specifications



HEMINGWAY CLUSTER

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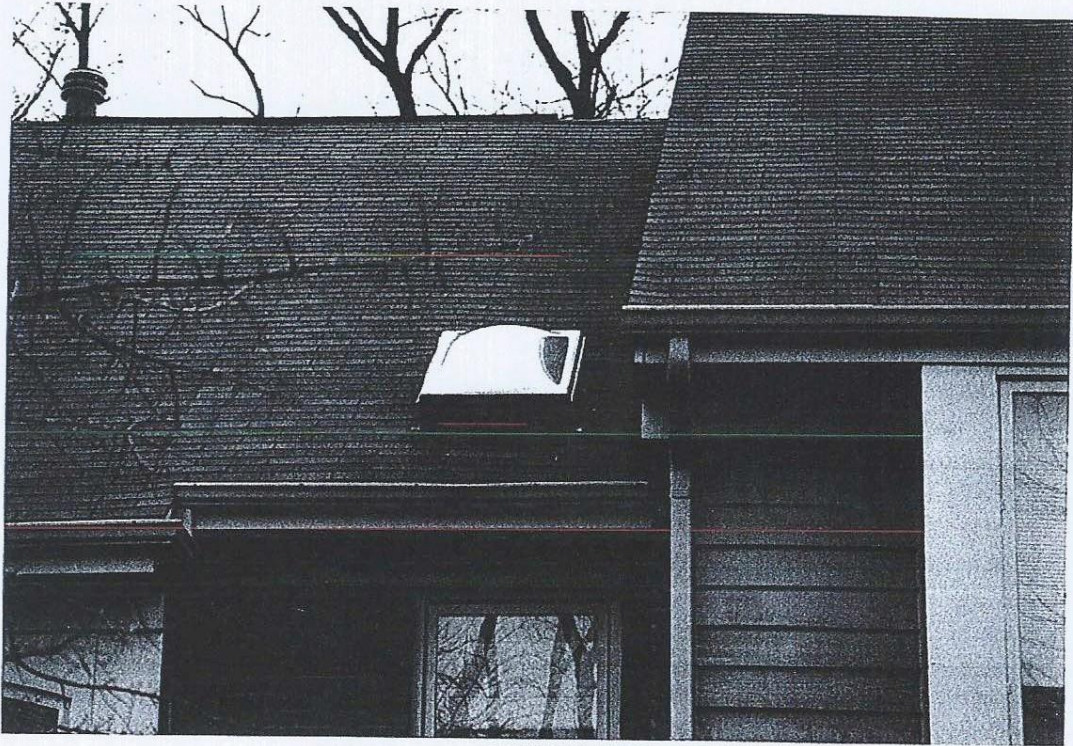
**FLOODLIGHTS, Patio homes and townhouses**

(Sound Alert "Deluxe" #LA1000H or similar model with or without motion sensor. Must be shielded. For houses with upper level decks, the floodlights must be installed under the deck. If no deck, the floodlights must be installed on the rear wall.)



Appendix 9

HCA Skylights



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**SKYLIGHTS, Patio homes or townhouses**

## Appendix 10

### HCA House Number Signs



## House Number Signs



### Requirements for replacement signs:

#### Sign Dimensions

- Townhomes: 8" x 15"
- Patio Homes: 12" x 15"
- Note: if niche in brick wall is smaller than required dimensions, sign may be trimmed to fit in niche

#### Materials

- Backing panel is gloss black Dibond, 3mm aluminum composite, as shown in photo above
- Numbers are white vinyl Clarendon TMed Regular font, 2.625" in height
- Signs are to be attached to brick walls with silicone

FastSigns of Tysons, in McLean, has provided most of the cluster's current house number signs and is a recommended source for replacement signs.