

# **Bentana Woods West Cluster Standards**

Updated January 22, 2008

Includes House and Trim Colors; Siding Specifications;  
Replacement Doors; Railings; Windows; Deck Stain Colors;  
Outdoor Light Fixtures; Air Conditioning Grills; Fences and Gates;  
Gutters and Downspouts.

## Bentana Woods West Cluster Standards

**Review Date:** October 12, 1993

**Design Category:** Cluster Standards : Siding

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved siding replacement (8" horizontal wood-grained vinyl-coated aluminum) as an alternate cluster siding standard for houses presently sided with horizontal lap siding. Until a coordinated color palette is proposed by the cluster and approved by the DRB, colors will be evaluated on a case-by-case basis for conformity with the approved palette of exterior siding stains for the cluster.

**Review Date:** September 12, 2006

**Design Category:** Cluster Standards : Siding

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved modification of standards for siding and all associated trim in Bentana Woods West Cluster, to include fiber cement equivalents manufactured by, among others, Certaineed (WeatherBoards), James Hardie (Hardiplank/Hardipanel), and Cemplank (Cemplank/Cempanel) in the following styles:

- Horizontal Lap Siding

Dimensions shall be exactly as the current cedar siding used, i.e. 3/4" thick, at the outermost exposed edge, with 7" of exposure. Texture shall be rough, to match the exterior texture of the original siding. Smooth texture is specifically disapproved.

- Vertical T1-11 Siding

Siding with grooves on 8" centers is only approved for siding replaced with fiber cement material. This approval is not extended to other replacement material. Texture shall be rough, to match the exterior texture of the original siding; smooth texture is specifically disapproved.

- Trim

The "3D" architectural effect produced by the original use of 1 3/4" thick trim around doors, windows, garages, eaves, and corners must be retained. Trim sections of fiber cement are unavailable in this thickness, therefore the trim sections must be "built up" or wooden trim installed; cedar is available and recommended, of the correct dimensions.

and with the following stipulations:

1. that the entire house be re-sided at the same time, i.e., partial re-siding is specifically disapproved;
2. that the finish on all siding be a rough finish to match the original siding;
3. that the siding and trim be stained in accordance with the Design Review Board (DRB)-approved color palette for Bentana Woods West Cluster; and
4. that replacement of existing vertical T1-11 siding with horizontal lap siding (and vice versa) must be reviewed by a Panel of the DRB on a case-by-case basis.

## Bentana Woods West Cluster Standards

**Review Date:** March 31, 1998

**Design Category:** Cluster Standards : Exterior Colors/Materials

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved addition of vinyl siding/trim colors as an alternate cluster standard as follows:

Siding:

Alside:

“Cape Cod Gray”

“Mission Beige”

“Monterey Sand”

“Pebble”

“Slate Gray”

“Chestnut”

Trim:

Alside:

“London Brown”

In order to match, as closely as possible, the appearance of the existing houses (as previously required by the DRB), the Board requires the following:

1. that all existing trim be wrapped with the same material, not removed or replaced; and
2. that the paneling be applied without horizontal flashing.

The Board notes that homeowners with existing vertical board and batten siding must use wood-grained vinyl-coated aluminum in 8” vertical board and batten design, and that homeowners with existing horizontal siding must use 8 inch wood-grained vinyl-coated aluminum presented with horizontal lap siding design.

The Board also notes that the document proposed by the cluster dated March 16, 1998, was not approved in its entirety. While the DRB encourages homeowners to maintain the siding installation standards suggested by the cluster, it is not the purview of the DRB to review detailed specifications for re-siding (i.e., type of caulking, grade of siding, thickness of siding, etc.)

## Bentana Woods West Cluster Standards

**Review Date:** March 31, 1998

**Design Category:** Cluster Standards : Exterior Colors/Materials

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved replacement door colors as follows:

Duron Glossy Enamel Door Colors:

“Carolina Slate”

“Cobblestone Gray”

“Incense”

“Chadwicke Tan”

“Amber White”

“Foxhall Green”

“Mahogany”

“Oxford Brown”

“Farm House Red”

The Board notes that the Cluster wishes to maintain Duron Glossy Enamel Door Colors “Bertram” and “Basil” from the previous color palette.

The Board also notes that existing homes painted in the old palette colors may remain in their existing approved colors indefinitely.

Once a homeowner chooses a color from the new palette, he must continue to select colors from the new palette from that point forward.

**Review Date:** August 12, 2003

**Design Category:** Cluster Standards : Exterior Colors/Materials

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved the addition of Alside 7” board and batten wood grained vinyl siding to the Bentana Woods West Cluster standards for siding. The Board notes that there is no change to the Cluster's exterior color palette.

## Bentana Woods West Cluster Standards

**Review Date:** March 31, 1998

**Design Category:** Cluster Standards : Light Fixtures

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved decorative light fixture (6" black cylinder, bi-directional up/down fixture or down light) for both front and rear entrances to be located on either side of the entrance with the stipulation that a maximum of one light fixture be used on each elevation. The fixture was chosen from the Progress Lighting Product Catalog (1996-1997) available from Branch Electric Supply Company (703) 378-5900, item number P5642-31 for Up/Down Cylinder and item number PS641-31 for Down Light Cylinder.

**Review Date:** March 31, 1998

**Design Category:** Cluster Standards : Light Fixtures

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved standard for landscape lights as proposed (i.e., a maximum of 10 lights per property, as spacing permits, to be determined by RA staff under staff review procedures).

## Bentana Woods West Cluster Standards

**Review Date:** July 22, 2003

**Design Category:** Cluster Standards : Doors

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Disapproved front entry doors with oval, round, square, and half-moon (crescent) windows as incompatible with the architecture of the cluster.

**Review Date:** July 22, 2003

**Design Category:** Cluster Standards : Doors

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved revised standards for replacement front entry doors in concept as follows:

1. the main entry door may consist of either a plain, flat door with no panels or a paneled door with no more than six panels; all panels must have 90-degree corners;
2. the door may have a doorknob, dead bolt, door knocker, mail slot, peephole and/or a kick panel;
3. the door may have a single window which may consist of multiple panes; stained glass windows are permitted;
4. the window may not consist of more than 25 percent of the door's surface;
5. if the window is a horizontal rectangle, it must be in the upper half of the door; if the window is a vertical rectangle, it must be on the doorknob side of the door.
6. door colors are described in the DRB-approved cluster color palette; natural wood doors may remain in the natural wood color; and door decorations such as wreaths, name plaques, seasonal posters, etc., of a reasonable size and color(s) are permitted.

For final approval, please provide photographs or catalog cuts for each type of door.

**Review Date:** September 23, 2003

**Design Category:** Cluster Standards : Doors

**Reviewed By:** Design Review Board Panel (appeal)

**The following decision was made on your recent application to the Design Review Board:**

Upon appeal, the DRB upheld its decision of July 22, 2003, specifically: "Disapproved front entry doors with oval, round, square, and half-moon (crescent) windows as incompatible with the architecture of the cluster."

The DRB found no new and/or additional information or evidence of a misapplication of the Design Guidelines on which to overturn or modify the previous decision.

## Bentana Woods West Cluster Standards

**Review Date:** September 23, 2003

**Design Category:** Cluster Standards : Doors

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved revised standards for replacement front entry doors as follows:

1. the main entry door may consist of either a plain, flat door with no panels or a paneled door with no more than six panels; all panels must have 90-degree corners;
2. the door may have a doorknob, dead bolt, door knocker, mail slot, peephole and/or a kick panel;
3. the door may have a single window which may consist of multiple panes; stained glass windows are permitted;
4. the window may not consist of more than 25 percent of the door's surface;
5. if the window is a horizontal rectangle, it must be in the upper half of the door; if the window is a vertical rectangle, it must be on the doorknob side of the door.
6. door colors are described in the DRB-approved cluster color palette; natural wood doors may remain in the natural wood color; and
7. door decorations such as wreaths, name plaques, seasonal posters, etc., of a reasonable size and color(s) are permitted.

## Bentana Woods West Cluster Standards

**Review Date:** September 23, 2003

**Design Category:** Gutters and Downspouts : Removal

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved the removal of the front roof gutter/trough due to its compatibility with the architecture of Bentana Woods West Cluster with the following stipulations:

1. that the shingles be installed in such a way that the sloping section is continuously shingled over the area from which the gutter has been removed and the position of the removed gutter is not discernible;
2. that the brown or brown stained flashing around the perimeter of the flat section of the roof be retained;
3. that the resulting drainage pattern not detrimentally impact, or alter the drainage patterns on, adjoining properties; and
4. that all roof flashing, gutter troughs, and horizontal gutters must be either brown or brown stained (Olympic solid color stain in "Oxford Brown" or "Mahogany") to match the trim.

## Bentana Woods West Cluster Standards

**Review Date:** June 08, 2004

**Design Category:** Cluster Standards : Windows

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Deferred decision on the addition of replacement doors (sliding glass and swinging hinged) to standards for Patio doors in the Bentana Woods West Cluster to:

- a. allow the applicant to propose standards that include specific manufacturers, style names and colors; and
- b. address the visual impact of the following conditions:

Sliding glass doors with transom window above

Sliding glass doors with no transom window

Swinging hinged doors with transom window above

Swinging hinged doors with no transom window

Please restudy and resubmit to the DRB for review.

## Bentana Woods West Cluster Standards

**Review Date:** May 30, 2006

**Design Category:** Cluster Standards : Miscellaneous

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved addition to cluster standards for HVAC grille replacement, to include:

1. Houses with wooden siding:
  - a. Preferably remove the wooden trim/frame and replace completely with a single sheet of T1-11 siding matching exactly the existing house siding in texture and stain color; the same to apply to horizontal cedar lap siding except, obviously, multiple boards must be used.
  - b. Houses with wooden siding may alternatively replace the grille only with
2. exact matching siding, again if T1-11 use a single sheet, then stain both the trim/frame and the siding insert to match the body of the house. The grooves within the frame must align with the existing grooves on the house siding.
3. Houses with brick facing without a garage:

Replace the grille only with a single sheet of the exact matching siding (T1-11) used on these houses in the entry way and at the sides of the dormers; stain both the insert and trim/frame to match existing approved trim color of the house, currently Olympic solid color stains Oxford Brown or Mahogany.
4. House with brick facing with a garage:

Replace the grille only with a single sheet of siding that matches exactly the immediate surrounding siding; stain both trim and insert to match the surrounding siding; the trim, insert and surrounding siding may be optionally all stained to match the garage door.

## Bentana Woods West Cluster Standards

**Review Date:** January 22, 2008

**Design Category:** Cluster Standards : Railing

**Reviewed By:** Design Review Board Panel

**The following decision was made on your recent application to the Design Review Board:**

Approved cluster standard handrails (color: black, wrought iron 1/2" square pickets with 1" square posts, standard top rail and half curl finish) for townhouse entry steps and cluster common walkways in location indicated on submitted photos in Bentana Wood West Cluster.

## Bentana Woods West Cluster Standards

### **Additional/Original Standards:**

#### Garage Doors:

Same color as house siding or entry door.

#### Storm Doors:

Full-view or self-storing painted same color as door it encloses or same color as house trim.

#### Decks:

Option of either left to weather naturally or same color as house trim (walking surface not to be painted).

#### Fences:

Board-on-board style with sections stepped to accommodate any change in grade. Stained same color as house trim.

1. Fence to be six feet in height;
2. Fence to match in design, material, construction, and color other approved fences in the area;
3. The top of the fence to be maintained horizontal, if the ground slopes the fence is to be stepped;
4. The bottom of the fence to be no more than 6" above grade level at any point (follow the grade);

and

5. If a gate is required it must match the same design, material, construction, height and color of the fence. Top to be straight and flush with the top of the fence (not rounded).

#### Roofs:

Cedar shake.

#### Chimney:

Materials to match house siding and trim.

#### Windows:

Thin-framed aluminum sliders (no specific alternative standard has been established).