AGENDA ITEM: 5
AGENDA DATE: 10/9/2025

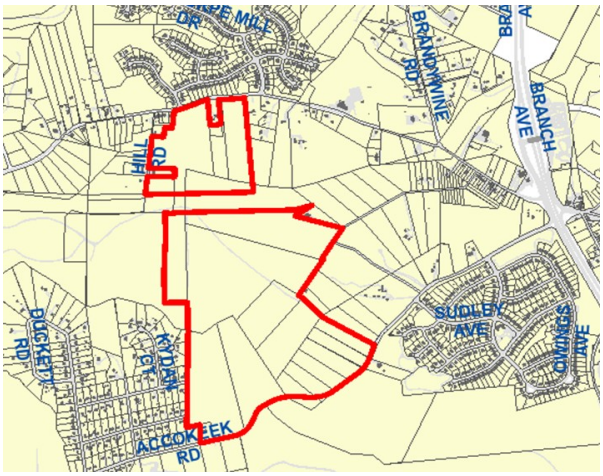
The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

*Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings*

# Specific Design Plan SDP-2501
# Saddle Ridge

| REQUEST | STAFF RECOMMENDATION |
|---|---|
| Umbrella architecture for 19 single-family detached and nine single-family attached home models. | With the conditions recommended herein:<br>• APPROVAL of SDP-2501 |

| | |
|---|---|
| **Location:** On the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. | |
| Gross Acreage: | 289.36 |
| Zone: | LCD |
| Prior Zone: | R-S |
| Reviewed per Prior Zoning Ordinance: | Section 27-1704(g) |
| Dwelling Units: | N/A |
| Gross Floor Area: | N/A |
| Planning Area: | 85A |
| Council District: | 09 |
| Election District: | 11 |
| Municipality: | N/A |
| 200-Scale Base Map: | 217SE06, 218SE06 and 219SE06 |
| **Applicant/Address:**<br>D.R. Horton, Inc.<br>137 Mitchells Chance Road, Suite 300<br>Edgewater, MD 21037 | |
| **Staff Reviewer:** Dexter E. Cofield<br>**Phone Number:** 301-952-4325<br>**Email:** Dexter.Cofield@ppd.mncppc.org | |




| | |
|---|---|
| Planning Board Date: | 10/09/2025 |
| Planning Board Action Limit: | 10/15/2025 |
| Staff Report Date: | 09/24/2025 |
| Date Accepted: | 07/07/2025 |
| Informational Mailing: | 03/12/2025 |
| Acceptance Mailing: | 06/23/2025 |
| Sign Posting Deadline: | 09/09/2025 |

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2501
Saddle Ridge

The Urban Design staff have reviewed the specific design plan (SDP) for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

## EVALUATION

This property is located within the Legacy Comprehensive Design (LCD) Zone. Pursuant to Section 27-4205(c)(3) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved Basic Plan, conceptual design plan (CDP), specific design plan (SDP), and with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions. Section 27-1704(g) states that property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of this Ordinance (prior Zoning Ordinance). Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Suburban (R-S) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this SDP:

a. Zoning Map Amendment (Basic Plan) A-10060 as amended;

b. The regulations of the prior Prince George's County Zoning Ordinance in the Residential Suburban Development (R-S) Zone;

c. Comprehensive Design Plan CDP-22001;

d. Preliminary Plan of Subdivision 4-24013;

e. Specific Design Plan SDP-2304;

f. 2010 Prince George's County Landscape Manual;

g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; and

h. Community feedback.

## FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

**1.** **Request:** This application requests approval of an umbrella architecture package of nine single-family attached home models and 19 single-family detached home models for the Saddle Ridge subdivision.

**2.** **Development Data Summary:**

| | EXISTING | APPROVED WITH CDP-22001 | EVALUATED |
|---|---|---|---|
| Zones | LCD | R-S (prior) | R-S (prior) |
| Use | Vacant | Single-family Detached and Attached Dwelling Units | Single-family Detached and Attached Dwelling Units |
| Gross Total Acreage | 289.36 | 289.36 | 289.36 |
| **Total Dwelling Units** | **1** | **Up to 954** | **783** |
| Single-Family Attached | 0 | Up to 333 | 253 |
| Single-Family detached | 0 | Up to 621 | 530 |

**3.** **Location:** The Saddle Ridge development is located on the north side of MD 373 (Accokeek Road), approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. The subject property is in Planning Area 85A and Council District 9.

**4.** **Surrounding Uses:** The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone (prior Rural Residential (R-R) Zone) beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373, with land also zoned RR (prior R-R Zone) beyond, developed with the Millville Quarry. The subject site is bisected by an approximate 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development bisected by this PEPCO-owned tract is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 mile west of its intersection with MD 5. To the west of the site lies land in the Residential Estate (RE) Zone (prior Residential-Estate (R-E) Zone) developed with single-family detached homes, with land in the Agricultural-Residential Zone (prior Residential-Agricultural Zone) beyond. To the east of the site lies land in both the RE and RR (prior R-E and R-R) Zones sparsely developed with single-family detached homes, and also abutting The Maryland-National Capital Park and Planning Commission-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.

**5.** **Previous Approvals:** The subject property was rezoned from the R-E and R-R Zones to the R-S Zone through the approval of Zoning Map Amendment (Basic Plan) A-10060, on October 17, 2022, by the Prince George's County District Council (Zoning Ordinance

No. 9-2022). This approved the development of up to 955 dwelling units, with no conditions.

On November 9, 2023, CDP-22001 and Type I Tree Conservation Plan TCPI-012-2023, were approved by the Prince George's County Planning Board (PGCPB Resolution No. 2023-108), subject to nine conditions and two considerations. This CDP was approved for 954 dwelling units, which included the development of up to 621 single-family detached and 333 single-family attached dwelling units, on approximately 289.36 acres of land.

On July 11, 2024, Specific Design Plan SDP-2304, with Type 2 Tree Conservation Plan TCP2-011-2024 for Saddle Ridge, was approved by the Planning Board (PGCPB Resolution No. 2024-057) for infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management facilities. On October 29, 2024, the District Council affirmed the Planning Board's decision.

On July 31, 2025, Preliminary Plan of Subdivision (PPS) 4-24013, with TCPI-012-2023-01, was approved by the Planning Board (PGCPB Resolution No. 2025-060). The approval was for 783 lots and 97 parcels for residential development.

**6. Design Features:** The subject application requests approval of nine single-family attached and 19 single-family detached architectural models by D.R. Horton. This architecture SDP will apply to the entire Saddle Ridge community. The following models and gross floor areas are proposed with this application:

| **D.R. Horton – Single-Family Attached** | | | |
|---|---|---|---|
| **Model** | **Elevations** | **Base Finished Square Feet** | **Garage** |
| Brentwood II | A3, B1, C1, D3, E5, F5, G5 | 2,042 SF | 2-Car |
| Columbus | N4, P5, Q6, S8, T8 | 1,962 SF | 2-Car |
| Crofton | F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, U8 | 2,313 SF | 2-Car |
| Delmar | A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, C1 | 1,500 SF | 1-Car |
| Delmar II | A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, Q2 | 1,509 SF | 1-Car |
| Lafayette | WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4 | 1,969 SF | 1-Car |
| Norris | N4, P5, Q6, S8, T8 | 1,763 SF | 2-Car |
| Regent | N4, P5, Q6, R7, S8, T8 | 2,208 SF | 2-Car |
| Royal | WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, WC5 | 2,471 SF | 2-Car |

| D.R. Horton – Single-Family Detached | | | |
|---|---|---|---|
| **Model** | **Elevations** | **Base Finished Square Feet** | **Garage** |
| Bristol | A4, B4, C4, L4 | 1,748 SF | 2-Car |
| Cabral | B4, C4, D4, F4 | 1,657 SF | 2-Car |
| Clifton | A4, B4, C4, D4 | 1,865 SF | 2-Car |
| Deerfield | A2, B2 | 1,906 SF | 2-Car |
| Denver II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,386 SF | 2-Car |
| Elm | A4, B4, C4, D4 | 2,415 SF | 2-Car |
| Galen | A2, B2 | 2,340 SF | 2-Car |
| Hadley | A4, B4, C4, E4 | 2,628 SF | 2-Car |
| Hampshire | A4, B4, C4, H4 | 3,233 SF | 2-Car |
| Hampton II | T1, T2, T3, T4, C1, C2, C3, C4 | 5,217 SF | 2-Car/3-Car option |
| Hanover | G, H | 2,804 SF | 2-Car |
| Hayden | B4, C4 | 2,511 SF | 2-Car |
| Jamestown II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,126 SF | 2-Car/3-Car option |
| Laurel | A4, B4, C4, D4 | 1,738 SF | 2-Car |
| Neuville | A4, B4, C4, L4 | 1,700 SF | 2-Car |
| Penwell | E4, F4 | 2,148 SF | 2-Car |
| Pine | A4, B4, D4, F4 | 1,953 SF | 2-Car |
| Stonehaven II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,916 SF | 2-Car/3-Car option |
| Summit | A4, B4, C4, F4 | 3,150 SF | 2-Car |

**Architecture**

The included models of single-family attached (townhouse) units range in size from 1,500 to 2,582 square feet. Each model includes a variety of finishes to ensure a mix of materials and colors. Of the nine models provided, six are front loaded and three are rear loaded. The units range from two-story to four-story and include roofline variation through the use of dormers and offsets between individual units. Further options include bay windows, brick or stone water tables, various types of shutters, balconies on the rear elevations, and multiple garage door trims. One model, the Delmar, has two proposed front elevations,

A-1 and C-1, which contain only one primary material, horizontal siding. Staff find that to maintain high-quality architectural consistency throughout the project, elevations with all-siding front elevations should be removed. A condition is included herein to remove these two front elevations.

The proposed one- and two-story single-family detached models range in size from 1,657 to 5,217 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options, with features such as brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. Garages for several of the model types can be either front loaded or side loaded. The proposed front façades offer finishes including brick, stone, vinyl, shake siding, shutters, specialty windows, stone or brick water tables, and front porches.

High-visibility side elevations were provided for each single-family attached and detached model. A condition is included herein ensuring that all highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

An exhibit identifying the exterior finish selections was provided including color options for the front door, siding, shutters, and garages, as well as material finishes including the available options for brick, stone, and siding.

Note that a subsequent SDP application will be required for the overall development of the site. The architecture approval herein shall not be determinative of the site layout and/or any modifications to the development to be analyzed under separate future SDP applications.

## COMPLIANCE WITH EVALUATION CRITERIA

**7. Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:

a. This SDP is in general conformance with the requirements of the R-S Zone, as the single-family attached and detached dwellings are permitted uses.

b. Section 27-480 of the prior Zoning Ordinance contains the following required findings for the general development regulations in the comprehensive design zone as they relate to this SDP for architecture:

**(a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

The minimum lot area requirement for townhomes was set in the approved CDP-22001. The subject SDP is for architecture only and proposes no changes to the standards set forth in CDP-22001. Multifamily dwellings are

not proposed. The above requirements will be further reviewed during a subsequent SDP application for site development.

**(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

The minimum of 60 percent of townhouses to have a full front façade of brick, stone, or stucco was established with CDP-22001. This SDP provides model types that have full front façades of brick or stone. To ensure that upon construction 60 percent of façades will be full brick or stone, a façade tracking chart should be provided on the SDP as conditioned herein.

**(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.**

The subject SDP proposes townhouses with a minimum building width of 20 feet and base square footage of 1,500 square feet, meeting the above-requirements.

c. Section 27-528 of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

**(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(l.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(l)(B) and (a)(ll), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. As the application is for approval of architecture only, many of the site-related review components do not apply to this SDP.

**(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was evaluated at the time of PPS 4-24013 and with the accompanying approved Certificate of Adequacy ADQ-2024-019.

**(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county SWM regulations.

**(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, TCP2-011-2024, was approved with SDP-2304 on July 11, 2024, for development of infrastructure on the Saddle Ridge site.

**(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the previously approved SDP-2304 demonstrated conformance with this requirement.

8. **Zoning Map Amendment (Basic Plan) A-10060:** Basic Plan A-10060 was approved on July 29, 2021, with no conditions, to rezone the site from the R-E and R-R Zones to the R-S or LCD Zone.

9. **Comprehensive Design Plan CDP-22001:** CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108). The following conditions of approval and consideration are relevant to this SDP:

**3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

The applicant submitted documentation of the green building techniques that will be used in the home models proposed for this development. Utilizing the HERS Index, a nationally recognized home energy rating system, the applicant asserts that the homes they provide perform approximately 30 percent more efficiently than a standard new home. This increased efficiency will be achieved through the installation of energy-saving products such as high-efficiency lighting, water heaters, air conditioning, and Energy Star-rated windows and doors. During construction, the applicant will use recycled concrete for temporary drives. As this application is for umbrella architecture, further site sustainability measures will be evaluated with subsequent SDP applications for site development.

**8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.**

This condition will be addressed with future SDPs for site development.

**Consideration(s):**

**1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.**

This consideration will be addressed with future SDPs for site development.

**10. Specific Design Plan SDP-2304:** SDP-2304 and TCP2-011-2024 were approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2025-057) and further approved by the District Council on October 29, 2024 for Saddle Ridge, for infrastructure improvements, including public streets, water, sewer, stormdrain utilities, and stormwater management facilities, subject to six conditions and one consideration. The subject SDP plans are consistent with SDP-2304 and none of the conditions are relevant to the subject SDP.

**11. Preliminary Plan of Subdivision 4-24013:** On July 31, 2025, the Planning Board approved PPS 4-24013 (PGCPB No. 2025-060), which provided for 783 lots and 108 parcels, subject to 23 conditions. Four conditions are relevant to SDP review for the residential development, but are not relevant to architecture to which the subject application pertains. Conditions from PPS 4-24014 shall be further evaluated with subsequent SDP applications for site development.

**12. 2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.

**13. Prince George's County Woodland Conservation and Wildlife Habitat Conservation Ordinance:** TCP2-011-2024 was approved with SDP-2304. This subject SDP is for umbrella architecture and proposes no changes to the approved tree conservation plan.

**14. Community feedback:** At the time of the writing of this technical staff report, the Planning Department has not received any written comments from the community on the subject application.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2501, for Saddle Ridge, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:

    a. Remove front elevations "A1" and "C1" from the Delmar elevations.

    b. Correct Sheet A.2.3 for the Columbus black and white elevations, to identify the left side elevation as high visibility.

    c. Correct Sheet A.2.5 for the Columbus black and white elevations, to identify the right-side elevation as high visibility.

    d. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

    e. Add the following note to the plans:

    "No two houses directly adjacent to each other or across the street from one another shall have the same elevation."

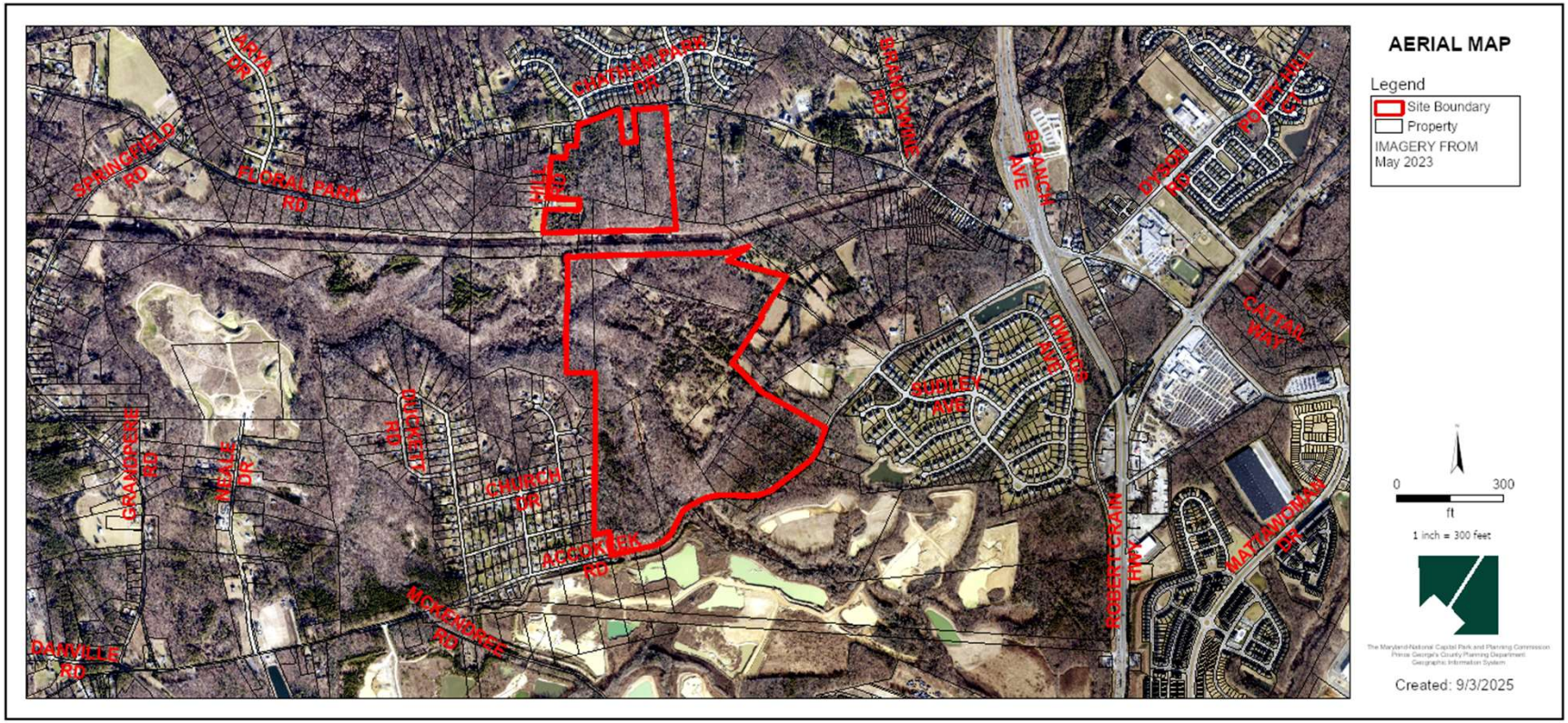
    f. At least 60 percent of the total number of single-family attached dwelling units shall have full brick or stone front façades and be tracked using a façade tracking chart, pursuant to Section 27-480(c) of the prior Prince George's County Zoning Ordinance.

    g. Add additional brick color scheme options for the single-family detached dwelling units to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.

# SADDLE RIDGE

Specific Design Plan

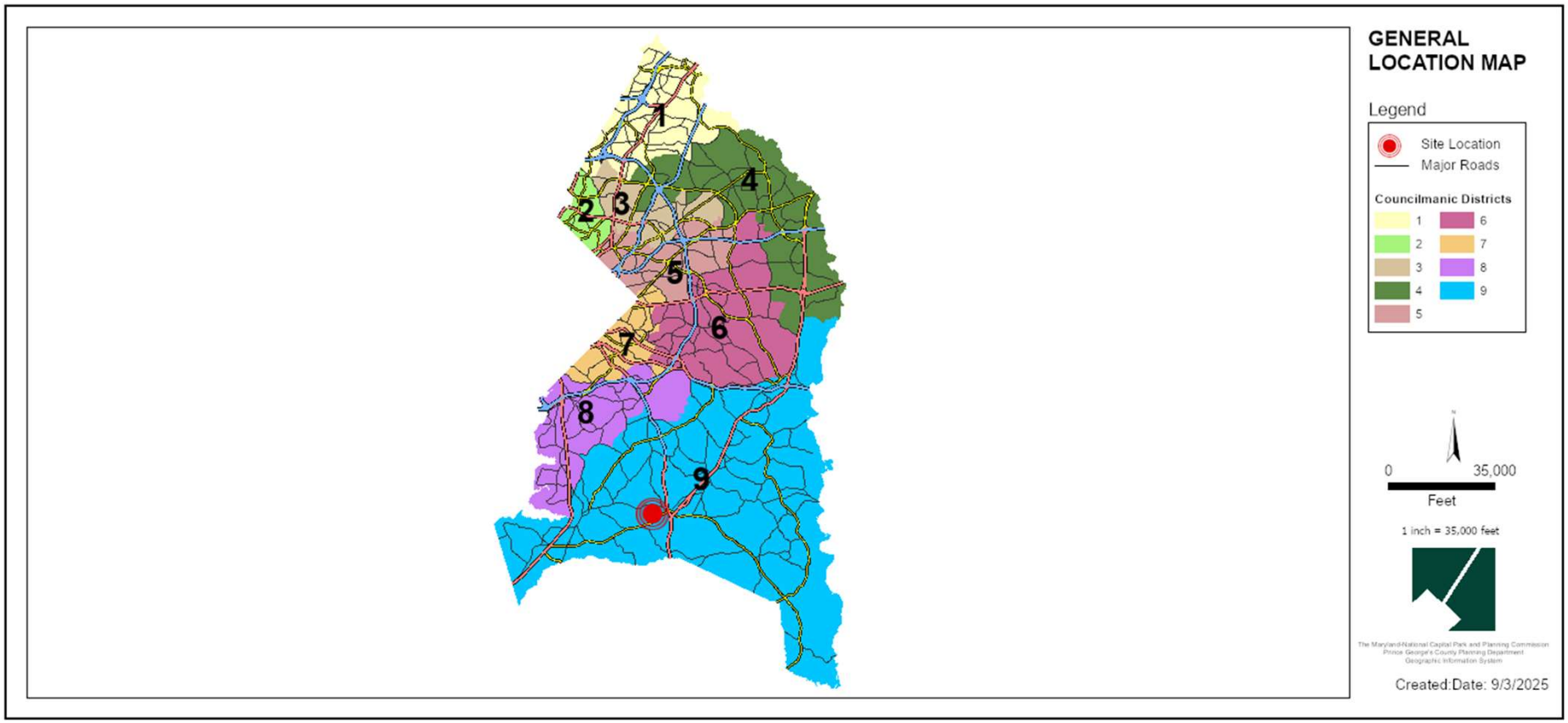
**Staff Recommendation**: APPROVAL with conditions



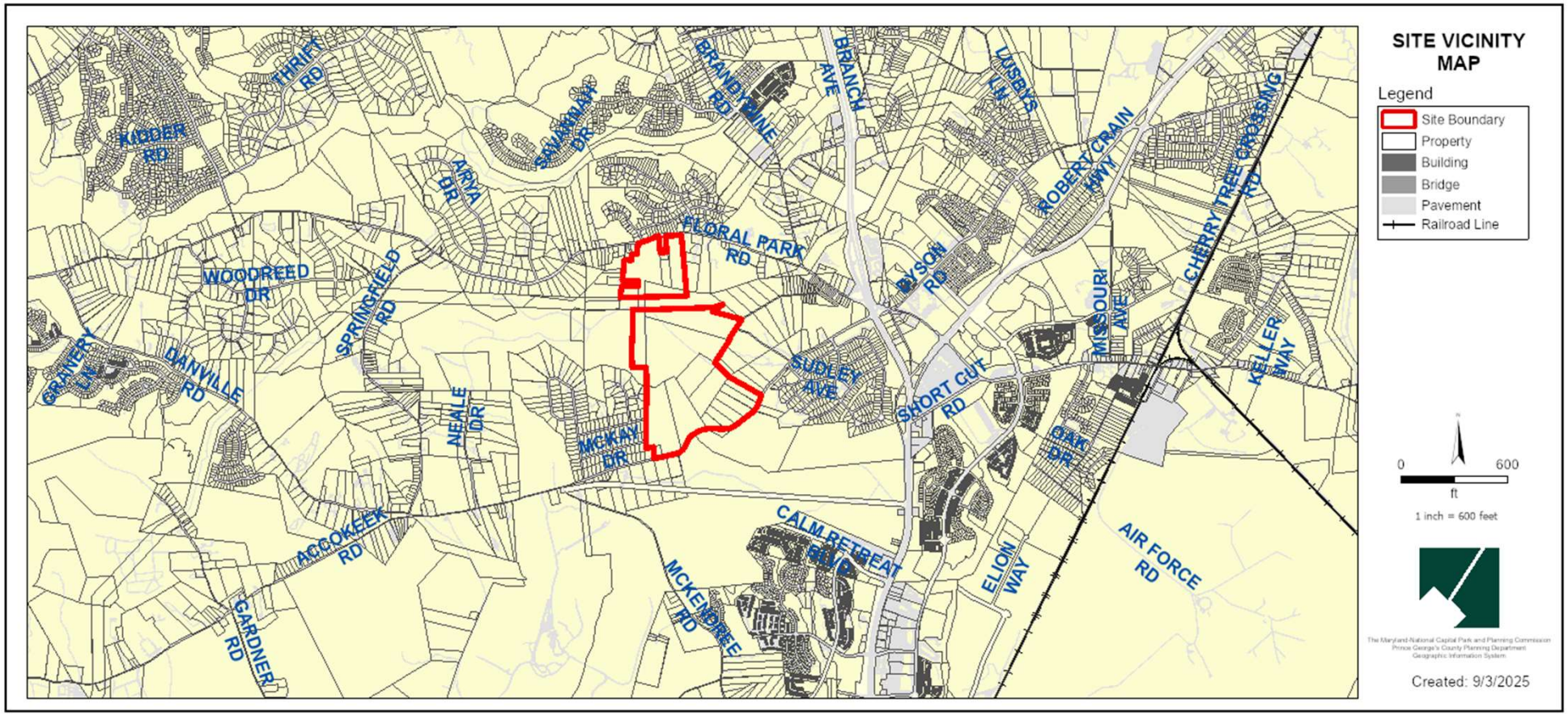
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

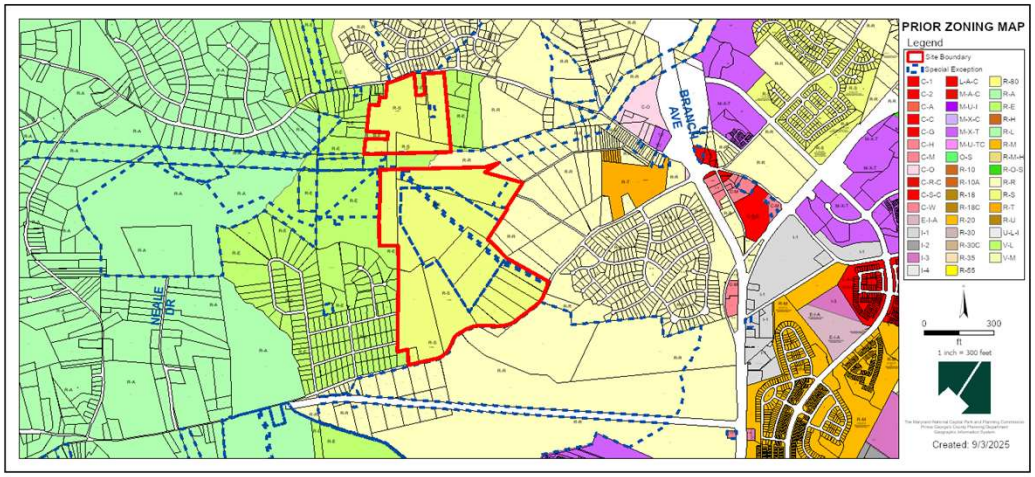


# SITE VICINITY MAP

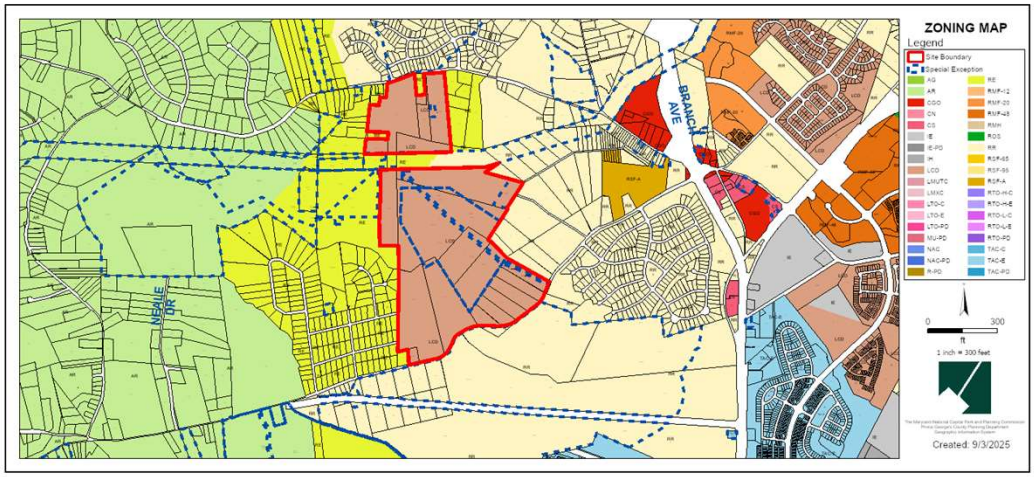


# ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: R-S

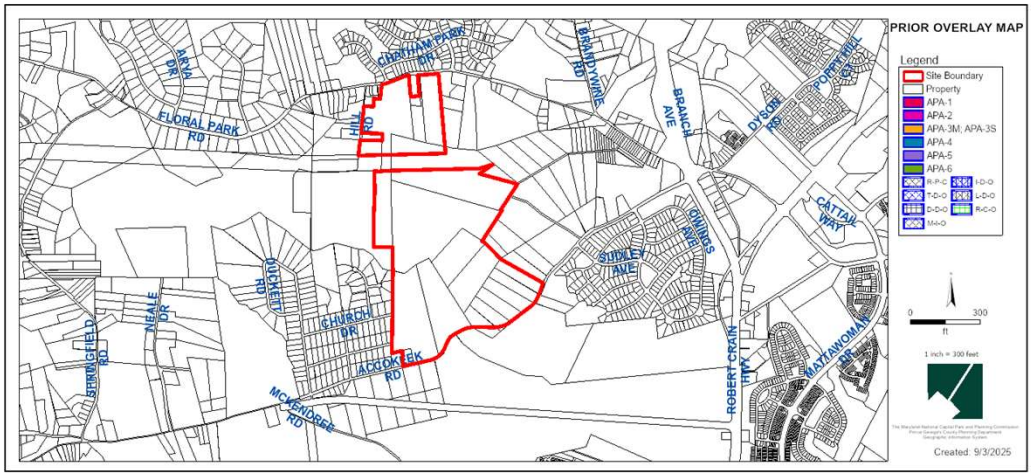



Current Zoning Map: LCD

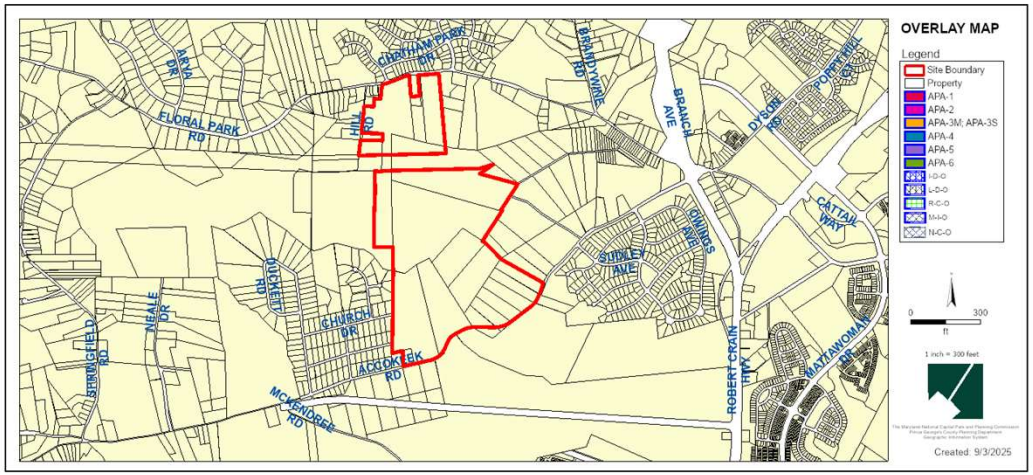


# OVERLAY MAP (PRIOR AND CURRENT)

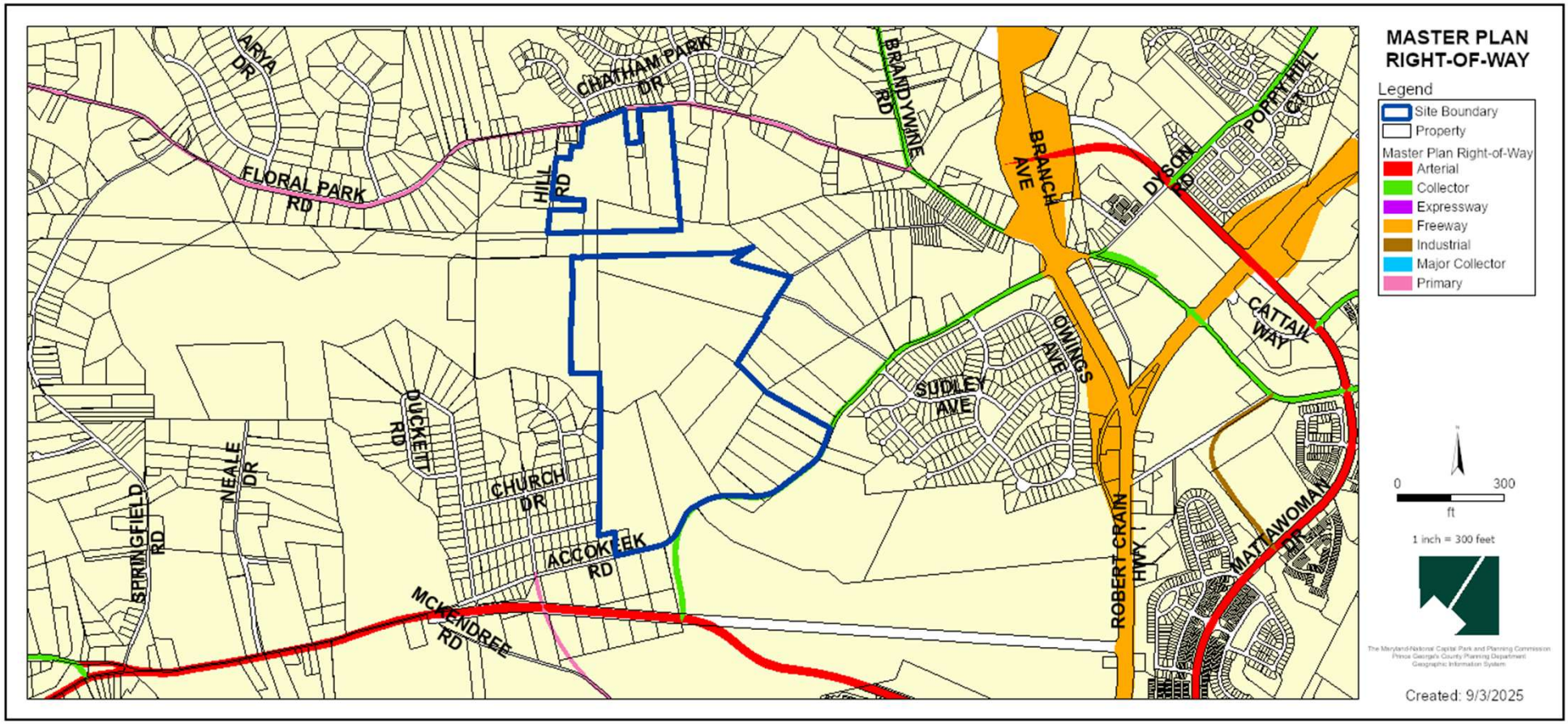
Prior Overlay Map



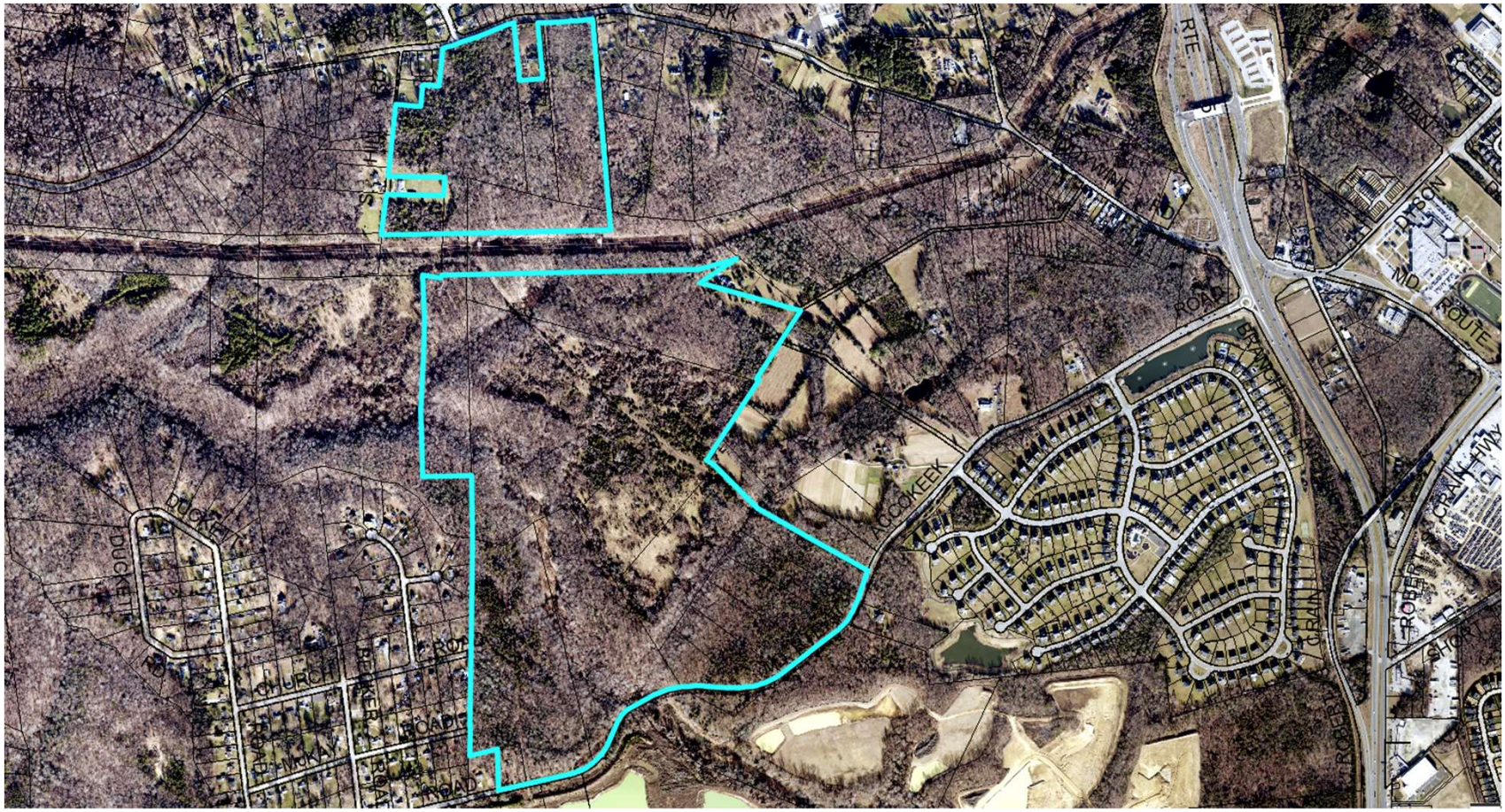

Current Overlay Map



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SPECIFIC DESIGN PLAN



# ELEVATIONS (NORRIS)



ELEVATION N4 ELEVATION P5 ELEVATION Q6 ELEVATION S8 ELEVATION T8

# ELEVATIONS (CROFTON)



ELEVATION F-2 ELEVATION G-2 ELEVATION J-4 ELEVATION K-4

# ELEVATIONS (ROYAL)



Elevation WT8 | Elevation WN4 | Elevation WQ8 | Elevation WP5 | Elevation WN4

# ELEVATIONS (REGENT)



ELEVATION N4 ELEVATION P5 ELEVATION Q6 ELEVATION R7 ELEVATION S8

# ELEVATIONS (LAFAYETTE)



ELEVATION N6 ELEVATION P8 ELEVATION Q8 ELEVATION R4 ELEVATION S4

# ELEVATIONS (DELMAR)



ELEVATION A-3 ELEVATION B-3 ELEVATION C-5 ELEVATION D-5 ELEVATION E-5

# ELEVATIONS (DELMAR II)



ELEVATION A-2 ELEVATION B-2 ELEVATION C-4 ELEVATION D-4 ELEVATION E-4

# ELEVATIONS (COLUMBUS)



# ELEVATIONS (BRENTWOOD)



# ELEVATIONS (BRISTOL)



# ELEVATIONS (GALEN)



# ELEVATIONS (SUMMIT)



# ELEVATIONS (STONEHAVEN II)



# ELEVATIONS (PINE)



# ELEVATIONS (PENWELL)



# ELEVATIONS (NEUVILLE)



# ELEVATIONS (LAUREL)



# ELEVATIONS (JAMESTOWN II)



# ELEVATIONS (HAYDEN)



# ELEVATIONS (HANOVER)



# ELEVATIONS (HAMPTON II)



# ELEVATIONS (HAMPSHIRE)



# ELEVATIONS (HADLEY)



# ELEVATIONS (ELM)



# ELEVATIONS (DENVER II)



# ELEVATIONS (DEERFIELD)



# ELEVATIONS (CLIFTON)



# ELEVATIONS (CABRAL)



# STAFF RECOMMENDATION

**APPROVAL** with conditions

- SDP-2501

**Issues**

- None

**Applicant Required Mailings**:

- Informational Mailing: 03/12/2025
- Acceptance Mailing: 06/23/2025

# STATEMENT OF JUSTIFICATION

## SADDLE RIDGE
**Specific Design Plan for Architecture**
**SDP-2501**

~~March 14, 2025~~
~~June 3, 2025~~
**Revised August 29, 2025**

**APPLICANT:** **D.R. Horton, Inc.**
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**APPLICANT REQUEST:** Specific Design Plan (SDP) for Architecture for the future development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, developing under the requirements of the prior R-S Zone.

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# I. INTRODUCTION AND HISTORY

The Applicant is requesting architectural approval of SDP-2501 in order to keep the entitlements process moving forward for this project. It is acknowledged and understood that this review will be limited to suitability of the submitted architecture and will not gain the applicant any ability to develop the property. Preliminary Plan of Subdivision PPS 4-24013 is currently in the DRD review process and future Specific Design Plans will follow. Requesting and processing an architectural DSP/SDP is not without reasonable precedent, and this unified approval will maintain architectural consistency and connectivity as the Property is developed.

Saddle Ridge, located in the southernmost part of Prince George's County, (hereinafter the "Property") is located south of Floral Park Road and north of Accokeek Road (MD 373) and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection. The irregularly shaped 289.36± acre Property is characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the Property. The Burch Branch and its system of associated tributaries are significant features and amenities on the Property. These substantial water systems provide stunning views and are important environmental assets. A PEPCO transmission line bisects the northern section of the Property. No vehicular access is proposed to cross the wide PEPCO easement, however, a trail will connect the north and south portions of the Property, providing bike and pedestrian access to amenities through the new neighborhood. The Property can be found on Tax Map 144 in the southernmost area of Prince George's County.

The Property is an assemblage of parcels and lots as demonstrated on the ALTA boundary exhibit submitted with this application and detailed property information can be found in Appendix "A" attached hereto. A few single-family detached homes are located on the perimeter of the Property, including large parcels along Brandywine Road and Floral Park Road, and the Arthur Lusby Estates linear subdivision along South Springfield Road. The Pleasant Springs subdivision is on the north side of Accokeek Road just west of the subject Property. Just south of the neighborhood, across Accokeek Road, is Lakeview at Brandywine, a community of single-family detached homes on half acre lots. Just north, across Floral Park Road, is the Village of Savannah-Chatham Village, another community of single-family detached homes on half-acre lots. Saddle Ridge is depicted on PPS 4-24013 (Accepted for review on February 18, 2025), and was previously described with approved Basic Plan A-10060 and Comprehensive Design Plan CDP-22001.

The Property is in the LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 17, 2022, after its hearing on September 19, 2022. (*See* Zoning Ordinance No. 9-2022.) This property is within the LCD Zone; however, this application is being proposed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(g) of the Zoning Ordinance. Section 27-1704(g) allows any property in the LCD Zone to proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of the Zoning Ordinance, subject to the terms and conditions of the development approvals, which it has received as detailed herein.

Furthermore, as provided below, CDP-22001 has been approved, and pursuant to Section 27-1704(b) during the validity of that approval, "the project may proceed to the next steps in the approval process (*including any subdivision steps that may be necessary*) and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations. Finally, Section 27-1704(d) provides that "if the development approval is for a . . . CDP, development approvals shall have access to and utilization of *the prior Zoning Ordinance* and prior Subdivision Regulations for all purposes until April 1, 2042 . . . ." Thus, this application is being reviewed pursuant to the prior Zoning Ordinance.

Procedural History

Saddle Ridge was the subject of **Zoning Map Amendment A-10060**, which was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-92, adopted on July 29, 2021. The Basic Plan associated with A-10060 requested that the Property be rezoned from the prior R-E and R-R Zones to the prior R-S (Residential Suburban) Comprehensive Design Zone.

After the evidentiary hearing before the ZHE on October 27, 2021, the record was closed; however, on October 28, 2021, the Planning Board endorsed the County-Wide Sectional Map Amendment ("CMA"). As a result, and pursuant to Section 27-1905(c)(1) of the prior Zoning Ordinance, on November 8, 2021, the ZHE issued a notice advising that A-10060 would be postponed until such time that the District Council took final action on the CMA. On November 29, 2021, the County Council adopted CR-136-2021; thereby, approving the CMA, with an effective date of April 1, 2022.

Consequently, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance, the applicant and owner sent timely notice to the ZHE of its intention to proceed with A-10060. Further, as a result of the approval of the CMA, and as confirmed by The Maryland-National Capital Park and Planning Commission (M-NCPPC) by its Principal Counsel, in written correspondences dated December 18, 2021, the applicant and owner requested that the originally requested R-S Zone be replaced with the new LCD Zone ("Legacy Comprehensive Design") as the appropriate replacement zone directed by the Approved Guide to New Zones. By letter dated January 5, 2022, the ZHE further advised that she was re-opening the record to obtain certain additional evidence related to the CMA and LCD Zone. The determination of the proper replacement zone to the LCD Zone was thoroughly vetted with and confirmed by M-NCPPC, its Principal Counsel, and Technical Staff – including staff charged with preparing the CMA and new Zoning Ordinance. M-NCPPC confirmed that A-10060 would proceed pursuant to the transitional provisions provided in Section 27-1703(a), which allows the pending zoning request to be reviewed and decided under the current Zoning Ordinance even after the effectuation date of the new Zoning Ordinance, and, among other things, provides that "[a]n application for zoning classification decided after the effective date of th[e] [new] Ordinance must result in a zone set forth within th[e] [new] Ordinance." To that end, on January 20, 2022, James Hunt, Division Chief of the Development Review Division, submitted a memorandum to the ZHE noting that Technical Staff's (and indirectly, the Planning Board's) recommendation of approval would not change if the property were rezoned to the LCD

Zone. On or around January 20, 2022, upon receipt of all of the requested additional evidence, the ZHE again closed the record for A-10060.

The CMA took effect on April 1, 2022, and the ZHE decision, released on May 3, 2022, recommended approval of the R-S Zone. On September 19, 2022, the District Council held oral argument on A-10060, and at the conclusion of the hearing, adopted a motion for preparation of an order of approval to rezone the Property to the LCD Zone. The District Council's Order of Approval (Zoning Ordinance No. 9-2022) was enacted on October 17, 2022. Subsequently, the ZHE certified the Basic Plan on November 21, 2022. Pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, the requirements of the prior R-S Zone shall apply.

On November 9, 2023, the Planning Board approved **Comprehensive Design Plan CDP-22001**, for Saddle Ridge (PGCPB Resolution No. 2023-108). The CDP approved a residential development, with a mix of housing types consisting of up to 954 dwelling units, subject to 9 conditions and 2 considerations.

Saddle Ridge was the subject of a **Specific Design Plan for Infrastructure (SDP-2304)**, which proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 13, 2024, SDP-2304 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-057 adopted on July 11, 2024.

Most recently, Saddle Ridge became the subject of a **Preliminary Plan of Subdivision (PPS 4-24013),** which was Accepted for review on February 18, 2025 and was discussed at SDRC on March 14, 2025. The Preliminary Plan demonstrates a comprehensively designed land plan for single-family detached and single-family attached dwelling units, fulfilling prior approval expectations and Prince George's County planning and environmental policy goals.

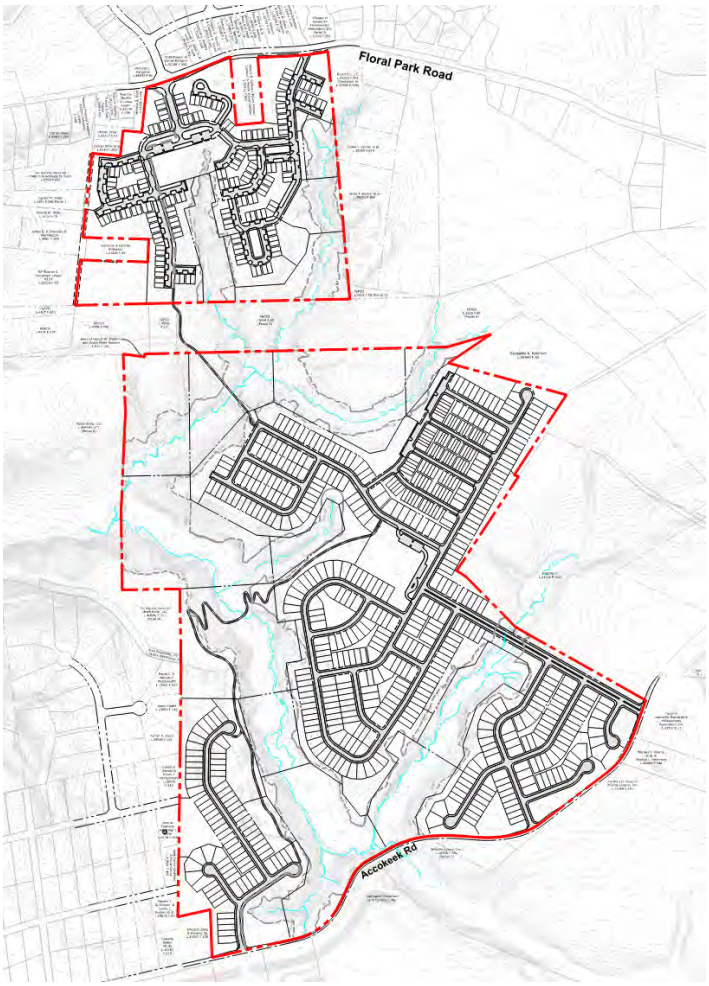
## II. SUMMARY OF THE DEVELOPMENT PROPOSAL

D.R. Horton, Inc. (hereinafter the "Applicant") is requesting the approval of a Specific Design Plan for Architecture for the future development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone. Architectural elevations and plans for the proposed clubhouse serving the new community will be included with a subsequent Specific Design Plan demonstrating in detail the further development of the entire Property.

**Approved Development Data Table**

| | |
|---|---|
| **Gross Tract Area:** | **289.36 acres** |
| **Floodplain:** | **33.24 acres** |
| **½ Floodplain:** | **16.62 acres** |
| **Net Tract Area:*** | **272.74 acres** |

*(Gross tract area – ½ floodplain)




As depicted with the Preliminary Plan of Subdivision, Saddle Ridge proposes approximately 783 units with a mix of single-family detached and attached dwellings in conformance with Basic Plan A-10060 and Comprehensive Design Plan CDP-22001.

In conformance with Section 27-568(a)(1) of the Prior Zoning Ordinance, the following is a tabulation of required and proposed parking spaces. Visitor spaces and off-street parking counts will be finalized with the subsequent Specific Design Plan for the Property.

| **Residential Parking Calculations** | **Parking Count** |
|---|---|
| | |
| **Spaces Required** per 27-568(a)(1) | |
| Townhouse (253 x 2.04 sp) | 517 Spaces |
| Single Family Detached (530 x 2.00 sp) | 1,060 Spaces |
| **Total** | 1,577 Spaces |

| Residential Parking Calculations | Parking Count |
|---|---|
| | |
| **Spaces Provided (Off-Street Parking)** | |
| **Single Family Attached (253 Total Units)** | |
| **Driveway Spaces** | **456 Spaces** |
| 20' Front Load Townhouses (50) | 50 Driveway Spaces |
| 24' Front Load Townhouses (40) | 80 Driveway Spaces |
| 28' Front Load Townhouses (163) | 326 Driveway Spaces |
| **Garage Spaces** | **456 Spaces** |
| 20' Front Load Townhouses (50) (1 car gar) | 50 Driveway Spaces |
| 24' Front Load Townhouses (40) (2 car gar) | 80 Driveway Spaces |
| 28' Front Load Townhouses (163) (2 car gar) | 326 Driveway Spaces |
| | |
| **Single Family Detached (530 Units)** | |
| Driveway Spaces | 1,060 Spaces |
| Garage Spaces (2 car gar) | 1,060 Spaces |
| **On-Street Visitor Parking** | (to be shown with full SDP) |
| **Total Parking Provided** | **3,032 Parking Spaces** |

**Architecture – Single-Family Attached:**

| Model | Elevations | Base Square Footage |
|---|---|---|
| **20' Townhouse** | | |
| Columbus | N4, P5, Q6, S8, T8 | 1,962 SF |
| Lafayette | WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4 | 1,969 SF |
| Norris | N4, P5, Q6, S8, T8 | 1,763 SF |
| Delmar | A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, C1, | 1,500 SF |
| Delmar II | A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, Q2 | 1,509 SF |
| **24' Townhouse** | | |
| Regent | N4, P5, Q6, R7, S8, T8 | 2,208 SF |

| | | |
|---|---|---|
| Royal | WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, WC5 | 2,471 SF |

| Model | Elevations | Base Square Footage |
|---|---|---|
| **28' Townhouse (Villa)** | | |
| Brentwood II | A3, B1, C1, D3, E5, F5, G5 | 2,042 SF |
| Crofton | F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, U8 | 2,313 SF |

## Architecture – Single-Family Detached:

| Model | Elevations | Base Square Footage |
|---|---|---|
| **30' Single Family Detached** | | |
| Cabral | C4, B4, F4, D4 | 1,657 SF |
| Elm | B4, A4, D4, C4 | 2,415 SF |
| Pine | B4, A4, F4, D4 | 1,953 SF |

| Model | Elevations | Base Square Footage |
|---|---|---|
| **40' Single Family Detached** | | |
| Deerfield | B2, A2 | 1,906 SF |
| Galen | B2, A2 | 2,340 SF |
| Hadley | B4, A4, E4, C4 | 2,628 SF |
| Hampshire | B4, A4, H4, C4 | 3,233 SF |
| Hanover | G, H | 2,804 SF |
| Hayden | C4, B4 | 2,511 SF |
| Neuville | L4, B4, C4, A4 | 1,700 SF |

| | | |
|---|---|---|
| Penwell | F4, E4 | 2,148 SF |
| Summit | B4, A4, C4, F4 | 3,150 SF |

| Model | Elevations | Base Square Footage |
|---|---|---|
| **40' Single Family Detached (First Floor Living)** | | |
| Bristol | B4, A4, L4, C4 | 1,748 SF |
| Clifton | B4, A4, D4, C4 | 1,865 SF |
| Laurel | B4, A4, D4, C4 | 1,738 SF |

| Model | Elevations | Base Square Footage |
|---|---|---|
| **50' Single Family Detached** | | |
| Denver II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,386 SF |
| Hampton II | T1, T2, T3, T4, C1, C2, C3, C4 | 5,217 SF |
| Jamestown II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,126 SF |
| Stonehaven II | T1, T2, T3, T4, C1, C2, C3, C4 | 3,916 SF |

## III. CONFORMANCE WITH BASIC PLAN (A-10060)

Basic Plan A-10060 was approved by the District Council on October 17, 2022, for development of up to 955 single-family detached and attached dwelling units, in the prior R-S Zone. No conditions were imposed with the approval of A-10060; A-10060 was certified by the ZHE on November 22, 2022. The approval had no applicable conditions related to SDP-2501.

The following Land Use Types and Quantities were approved in the Basic Plan (A-10060):

**737 - 955 single-family attached and detached dwellings**
**Open Space and Trails**
**Homeowner Recreation Facilities**

Based on the Development Data Table in Section II above, the following density ranges were established for the Property pursuant to the Basic Plan:

**R-S Base Density 272.98 acres at 2.7 du/acre: 737 units**
**R-S Maximum Density 272.98 acres at 3.5 du/acre: 955 units**

This application is in conformance with the Basic Plan's density requirements since the Preliminary Plan of Subdivision 4-24013 proposes a total of 783 dwelling units which is below the 955 maximum dwelling units allowed and this SDP application is related to architecture only. The allocation of dwelling units by type and quantity are in conformance with the generalized pods as shown on the approved Basic Plan.

Pursuant to Section 27-511 of the prior Zoning Ordinance, development regulations are established at the Comprehensive Design Plan stage. Development standards approved with CDP-22001 are as follows:

| **Residential Development Standards*** | Single-Family Attached Dwellings | Single-Family Detached Dwellings |
|---|---|---|
| Net Lot Area (Minimum square feet) | 1,800 sq ft | 4,000 sf |
| Front Yard Minimum | 15 ft | 15 ft |
| Rear Yard Minimum | 15 ft | 15 ft |
| Side Yard Minimum (One side / Combined) | 0 ft | 5 ft / 10 ft |
| Lot Width Minimum at Front Street Line | 20 ft | 40 ft |
| Lot Width Minimum at Front BRL | 20 ft | 40 ft |
| Minimum Frontage on cul-de-sac | 20 ft | 30 ft |
| Minimum Space Between End Buildings | 10 ft | N/A |
| Maximum Height | 40 ft | 40 ft |

*Note: Modifications to the standards can be granted by the Prince George's County Planning Board and/or the District Council, on a case-by-case basis, with the approval of an SDP.

**Other Design Standards**

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.

For all alley-loaded townhouses, a deck with a minimum depth of four feet shall be a standard design option. Any deck may encroach on a rear setback by up to 10 feet.

Highly visible end units (for dwelling units) require additional design and finish treatments; locations will be decided at the time of full specific design plan (SDP) application and approval.

## IV. CONFORMANCE WITH COMPREHENSIVE DESIGN PLAN (CDP-22001)

Comprehensive Design Plan CDP-22001 was approved by the Prince George's County Planning Board on November 9, 2023, for residential development with a mix of housing types consisting of up to 954 dwelling units, subject to 9 conditions and 2 considerations (PGCPB Resolution No. 2023-108). CDP-22001 was certified on February 15, 2024. The applicable conditions related to SDP-2501 are as follows:

> **3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

COMMENT: A set of documents are included with this application submittal demonstrating green building techniques to be used in the development. Sustainable site techniques will be discussed with subsequent Specific Design Plan phases.

## V. CONFORMANCE WITH SPECIFIC DESIGN PLAN FOR INFRASTRUCTURE (SDP-2304)

Specific Design Plan for Infrastructure (SDP-2304) proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 13, 2024, SDP-2304 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-057 adopted on July 11, 2024. The approval had no applicable conditions related to SDP-2501.

## VI. MASTER PLAN AND GENERAL PLAN

Approved Basic Plan A-10060, approved Comprehensive Design Plan CDP-22001, and their associated texts describe in detail how Saddle Ridge is both in conformance with and supports the various land use policies of both the 2013 *Subregion 5 Master Plan* (Master Plan) and the *General Plan* (Plan 2035).

With prior approvals and the subject application, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the Master Plan, which both recommend residential development of up to 3.5 dwellings per acre. The current plan proposes 2.87± dwelling units per acre and respects the density recommendations of the Master

Plan by proposing an amount of dwelling units below the suggested maximum in the Residential Low Density land use area.

The Master Plan goes into great detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas. The mapped Green Infrastructure network on the Property contains regulated and evaluation areas over a majority of the site. The regulated areas are mapped in association with the Burch Branch and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. This Specific Design Plan for Architecture continues the process of prioritizing conformance with the environmental goals and land use policies established in the Master Plan and Plan 2035.

In 2014, the County approved a new General Plan, *Plan Prince George's 2035* ("Plan 2035"). Plan 2035, which provides a new vision for Prince George's County, abandons the three-tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. Plan 2035 places the Property in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium density development. The Generalized Future Land Use Map in Plan 2035 specifically recommends Residential Low land use for the Property. Plan 2035 defines Residential Low land use as primarily single-family detached residential areas up to 3.5 dwelling units per acre. The Property is in Water Category W-4 and Sewer Category S-4 which is appropriate for the residential dwelling typologies proposed with prior approved plans and this Specific Design Plan for architecture.

## VII. RELATIONSHIP TO THE PROVISIONS OF THE PRIOR ZONING ORDINANCE

This Specific Design Plan for Architecture has been prepared in compliance with the applicable requirements of the prior Zoning Ordinance. Sections 27-525 through 27-530 of the prior Zoning Ordinance set forth the procedures for Specific Design Plans, while Section 27-511 through 27-514 sets forth the purposes and regulations for design and approval of development withing the Residential Subdivision Zone (R-S), a Comprehensive Design Zone. The procedures of application, review, and approval for Specific Design Plans are in progress with this application for SDP Architecture. All applicable design regulations will be adhered to in concurrent and subsequent applications, while fulfilling the purposes of the R-S Zone which have been presented in detail in other associated application texts. The proposed architectural elevations with SDP-2501 are in conformance with the design intentions for the project as established with the initial Zoning Map Amendment (A-10060) and will be implemented in lotting patterns and dimensions in alignment with the prior approved development standards.

## GENERAL CRITERIA FOR SPECIFIC DESIGN PLAN APPROVAL

***Sec. 27-528. - Planning Board action.***

**(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:**

**(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

COMMENT: This Specific Design Plan for Architecture conforms to the requirements of the approved Comprehensive Design Plan CDP-22001. The *2010 Prince George's County Landscape Manual* requirements will be addressed at time of full Specific Design Plan. This SDP proposes Architecture for the future development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone.

**(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

COMMENT: This Specific Design Plan for Architecture does not contain property currently designated as, or proposing, a Regional Urban Community.

**(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

COMMENT: A Traffic Impact Analysis was conducted at the time of Comprehensive Design Plan CDP-22001 and has been updated for the on-going review of PPS 4-24013. Roadway circulation internal to the site has been designed to provide easy movement throughout the community, with multiple access points from McKendree Road. Pedestrian circulation will be provided with extensive sidewalks and trails, connecting residents to all of the development areas and the various site amenities.

During the on-going Preliminary Plan of Subdivision review process, the site will be further tested for all adequate public facilities serving this development and will ensure adequate levels through conditioned traffic improvements and contributions to the Brandywine Road Club as appropriate. The residential dwelling units to be proposed with subsequent

development applications will be served with adequate public facilities including water, sewer, schools, and fire and rescue services.

**(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

COMMENT: A Stormwater Management Concept Plan (#24297-2023-00) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with the PPS application, and will be included with full Specific Design Plan applications. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

**(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;**

COMMENT: A Type 2 Tree Conservation Plan (TCP2-011-2024) was approved with SDP-2304 for Infrastructure. Future phased TCP2 plans will be submitted in conjunction with future full SDP applications.

**(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP2 approved with SDP-2304, and will be reviewed in greater detail with subsequent SDP and TCP2 application phases.

**As referenced from Section 27-528(a)(1):**

**Section 27-274(a)(1)(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.**

**Sec. 27-274. – Design Guidelines.**

**(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:**

**(10) Architecture**

**(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**

**(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**

**(C)These guidelines may be modified in accordance with Section 27-277.**

COMMENT: The approved Comprehensive Design Plan CDP-22001 text states that "the Applicant will propose architecture with an appropriate variety of building forms, and a harmonious use of materials and styles" at the time of Specific Design Plan. This SDP for Architecture application includes a wide range of architectural elevations, as listed in this document, for both single-family detached and single-family attached products, each with a variety of building widths. This omnibus application of architecture for review enables a comprehensive and unified presentation of the harmonious use of materials and styles proposed for the entire Property. The proposed architecture is in keeping with the character and purpose of the residential development in the former R-S Zone. This development is proceeding from a Zoning Map Amendment where development pods were proposed with the approved Basic Plan. No modifications in accordance with Section 27-277 are requested due to the development history of approvals.

**(11) Townhouses and three-family dwellings.**

**(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

**(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

**(C)Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

**(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

**(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of**

**townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**
**(F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

COMMENT: Areas of mature trees are preserved to the greatest extent possible with the proposed plan for the Property. The two development pod areas in which townhouses are proposed are currently mostly clear, previously disturbed land so that the possibility to preserve healthy trees in the areas prioritized with this section is not applicable in this instance. There will be a substantial number of trees planted in accordance with the Landscape Manual in conjunction with subsequent Specific Design Plans, and buffering rears of dwelling units is a primary goal.

The majority of townhouse arrangements for the site, as demonstrated with the Preliminary Plan of Subdivision, is notably in sections at right angles to each other rather than along long, internal curves. Recreation areas in the vicinity to townhouse units will be carefully situated to provide distinct separation and appropriate buffering from the proposed units.

The architectural elevations included with this application employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials in order to convey the individuality of each unit, avoiding repetition, and maintaining a cohesive character for this new community.

As shown on the in-review PPS and as will be shown in the subsequent SDPs for the site, the proposed land plan has taken careful consideration to avoid orienting the rears of townhouses towards public rights-of-way and parking lots. In all required locations, landscaping, berming, fencing, or a combination of these techniques may be used as the detailed level of site design progresses.

Precise attention has been given to the aesthetic appearance of the offsets of buildings, particularly how it assists in conveying the individuality of each unit as well as creating an effective human scale environment for the future residents and their visitors.

**Section 27-433(d) R-T Zone (Townhouse) - Dwellings**

COMMENT: This Specific Design Plan for Architecture is related to Property in the LCD Zone (formerly R-S Zone) so this section of requirements does not apply.

**Section 27-480(d) and (e) General Development Regulations**

COMMENT: The regulations set forth in Section 27-480(d) and (e) for property in the L-A-C Zone and within one-half (1/2) mile of an existing Washington Metropolitan Area Transit Authority Metrorail station are not applicable as this Specific Design Plan for Architecture is related to Property in the LCD Zone (formerly R-S Zone).

# VIII. CONCLUSION

With this Specific Design Plan for Architecture, Saddle Ridge continues the process of presenting multiple housing opportunities within a single development, replete with significant open space, including active and passive opportunities, an extensive trail system, and its respectful treatment and preservation of the natural environment. The SDP and the development scheme improves upon the total environment by prioritizing the preservation of the Burch Branch and its tributaries. With prior approvals and throughout this text, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the applicable Master Plan, which both recommend residential development of up to 3.5 dwellings per acre.

Finally, the Applicant has demonstrated that the proposed Architecture SDP is in harmony with the purposes of the prior R-S Zone, primarily in how the proposed architecture is compatible with surrounding development and presents a cohesive level of quality in design and materials.

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of SDP-2501, as they are in conformance with the requirements of Subtitle 27 of the prior Prince George's County Code.

Respectfully submitted,

**MCNAMEE HOSEA, P.A.**



Matthew C. Tedesco, ESQ.
*Attorney for the Applicant*



Dominique Lockhart, AICP
*Senior Land Use Planner*

**RODGERS CONSULTING, INC.**



Christine Gillette, PLA
*Senior Landscape Architect / Senior Associate*

## APPENDIX A

| Street Address | Tax Account No. | Parcel | Liber | Folio |
|---|---|---|---|---|
| 6301 Floral Park Rd. Brandywine, MD, 20613 | 11-1182534 | 110 | 35214 | 42 |
| 6315 Floral Park Rd. Brandywine, MD, 20613 | 11-1140235 | 143 | 35214 | 42 |
| 6405 Floral Park Rd. Brandywine, MD, 20613 | 11-1174572 | 37 | 35214 | 42 |
| 6411 Floral Park Rd. Brandywine, MD, 20613 | 11-1189125 | 66 | 35214 | 42 |
| 6600 Accokeek Rd. Brandywine, MD 20613 | 11-1161199 | 157 | 35214 | 42 |
| 6500 Accokeek Rd. Brandywine, MD 20613 | 11-1189190 | 86 | 35214 | 42 |
| 6306 Accokeek Rd. Brandywine, MD 20613 | 11-1189182 | 188 | 35214 | 42 |
| South Hill Road | 11-5528410 | 236 | 34550 | 552 |

**This application includes the following Lots in the Littleworth Subdivision (Plat Book SDH 3 Plat No. 86):**

Note: There are no block designations for the Littleworth Subdivision.

| Street Address | Tax Account No. | "Littleworth" Lots | Liber | Folio |
|---|---|---|---|---|
| 6920 Accokeek Rd. Brandywine, MD 20613 | 11-1189091 | p/o Lots 45, 46 & 47 | 35214 | 42 |
| 6910 Accokeek Rd. Brandywine, MD 20613 | 11-1137017 | p/o Lots 45, 46 & 47 | 35214 | 42 |
| 6940 Accokeek Rd. Brandywine, MD 20613 | 11-1137025 | Lot 61 & p/o Lots 62-66 | 35214 | 42 |
| 6900 Accokeek Rd. Brandywine, MD 20613 | 11-1189109 | p/o Lots 62-66 | 35214 | 42 |
| 6980 Accokeek Rd. Brandywine, MD 20613 | 11-1189141 | p/o Lot 44 | 35214 | 42 |
| 13535 Brandywine Rd. Brandywine, MD 20613 | 11-1189323 | p/o Lot 44 | 35214 | 42 |

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Office of the Clerk of the Council
301-952-3600

October 19, 2022

**RE: A-10060 Saddle Ridge**
**D.R. Horton, Inc./ Saddle Ridge, Applicant**

# *NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL*

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 9 - 2022 setting forth the action taken by the District Council in this case on October 17, 2022.

## *CERTIFICATE OF SERVICE*

This is to certify that on October 19, 2022 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: A-10060
Saddle Ridge

Applicant: D.R. Horton, Inc./Saddle Ridge

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 9–2022

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 10060 ("A-10060 or Application") is a request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone. The subject property is located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5)/Brandywine Road/Accokeek Road intersection; and

WHEREAS, the application was advertised and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Planning Department's Technical Staff; and

WHEREAS, on June 3, 2021, Technical Staff recommended that the Application be approved without conditions; and

WHEREAS, on July 8, 2021, the Planning Board made the same recommendation and on July 29, 2021, adopted Resolution PGCPB No. 2021-92; and

WHEREAS, on October 27, 2021, the Zoning Hearing Examiner ("Examiner") held an evidentiary hearing on the application; and

WHEREAS, Mr. Mark Calhoun resides near the subject property and appeared in order to learn more about the Application and he was listed in opposition to this request; and

WHEREAS, shortly after the close of the hearing the Application was tolled pending final District Council action on the Countywide Map Amendment ("CMA"); and

WHEREAS, on November 29, 2021, the District Council adopted CR-136-2021, thereby approving the CMA, with an effective date of April 1, 2022; and

WHEREAS, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance (2019 Edition), Applicant submitted a written request that the consideration of its Application proceed as amended to request a rezoning to the Legacy Comprehensive Design ("LCD") Zone, and revised its Basic Plan accordingly; and

WHEREAS, on January 20, 2022, the Technical Staff submitted a memorandum noting that its recommendation of approval would not change if the property were rezoned to the LCD Zone, and the record was closed at that time; and

WHEREAS, on May 3, 2022, the Examiner recommended that the application request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) Zone, be approved; and

WHEREAS, on June 2, 2022, Mr. Mark Calhoun ("Opponent" or "Opposition") filed an appeal in opposition of the Zoning Hearing Examiner's Decision; and

WHEREAS, on September 9, 2022, Applicant filed a response to the June 2, 2022 Exceptions and Request for Oral Argument filed by Opponent; and

WHEREAS, a hearing was held before the District Council on September 19, 2022; and

WHEREAS, having carefully considered the issues raised by the opposition at oral argument on September 19, 2022, the District Council adopts, and incorporates by reference, the Examiner's

findings and conclusions on each issue raised by the opposition, except as otherwise indicated herein; and

WHEREAS, the District Council makes the following additional findings and conclusions:

I. A-10060 does not include any land owned by Opponent and does not reduce the size of Opponent's land.

Opponent asserts that A-10060 seeks to "take some of [his] property as [its] own." Specifically, Opponent contends that his property is 1.99 acres, and that in some way A-10060 now reduces Opponent's property to 1.60 acres. Opponent asked the District Council to "resolve this issue." Although Opponent raises no issue regarding the required findings that the District Council must make in approving the application, in response to the sole issue raised, the District Council finds that this issue is moot since the size of Opponent's property is not reduced by the application.

The District Council finds that Opponent's property is and remains 1.99 acres, as alleged, and A-10060 has no impact, whatsoever, on the total acreage of Opponent's property. In response to the issue raised, and to resolve the same, the District Council takes note that on June 7, 2022, five (5) days after Opposition filed his exceptions, Applicant's counsel responded to Opponent to affirmatively advise that the limits of Opponent's property are not changing with A-10060. (Applicant's Apx. A).[1] Further, Rodgers Consulting, the civil engineer of record for A-10060, conducted an ALTA survey of the subject property where existing monuments of all four corners of Opposition's property (6401 Floral Park Road; Parcel 141) were field located. (*See* Ex. 15). To memorialize the same, Applicant provided Opponent with a copy of the survey of his property, which memorialized that Opponent's property totaled 1.99 acres, as alleged by Opponent.

[1] In addition to the June 7, 2022, correspondence, Applicant followed up with Opponent on June 22, 2022, July 24, 2022 (Applicant's Apx. D), July 18, 2022, and July 21, 2022 regarding the acreage issue. (*See* Applicant's Apx. A).

(Applicant's Apx. B). Based on the located corners for the subject property, the acreage of Opponent's property is and will remain 1.99 acres notwithstanding the proposed rezoning of the subject property. Thus, the sole issue raised by Opponent is moot.

> A. A-10060 seeks to rezone approximately 289.36 acres, which excludes lands owned by Opponent.

During the Examiner's hearing on October 27, 2021, Opponent cross-examined Applicant's expert land planner, Mr. Joe Del Balzo, and questioned whether A-10060 will "change" Opponent's property "or would this [(i.e., A-10060)] just be for the 289 acres that you guys [i.e., Applicant] have?" Below is an excerpt of that exchange:

> MR. CALHOUN:Because whether my property will be specifically changed or my zoning practice, or would this just be for the 289 acres that you guys have?
>
> MR. DEL BALZO: So no, your property would not be rezoned through this. It would just be for the 289 acres. And all of the development activity would be on that property, not on yours.

(Tr. at p. 93, Lines 12 – 18). Further, Mr. Del Balzo testified that, "[n]o [Opponent's] property is not part of the rezoning application and would not be rezoned." (*Id*. at p. 94, Lines 2 – 4). Opposition concluded by indicating that "if anything else comes up, I will try to contact with these people or make my request. But right now, there's nothing else." (*Id*. at Lines 23-25).

Again, the District Council finds that the issue raised by Opponent is moot – the size of Opponent's property is, and will remain, 1.99 acres notwithstanding the approval of A-10060. Moreover, and more importantly, Opponent raised no issues regarding the Examiner's findings or legal conclusions that the application failed to satisfy the legal requirement for approval.

Further, the Examiner's decision indicated approval of the R-S Zone and not the LCD Zone. On this issue, the District Council adopts, and incorporates by reference, the People's Zoning Counsel's analysis regarding the application and approval of the LCD Zone. In opining that the

LCD Zone may not be imposed, the Examiner relies on Sections 27-3601(b)(2) and 27-4205(a); however, those sections of the new Zoning Ordinance are not applicable to A-10060. That is, Section 27-3601 deals with a zoning map amendment ("ZMA") filed pursuant to the new Zoning Ordinance, and not the prior Zoning Ordinance. A-10060 is not a ZMA filed pursuant to Section 27-3601; instead, it is a ZMA filed pursuant to Section 27-195 of the prior Zoning Ordinance.

A-10060 was accepted for review on April 7, 2021, a year prior to the effectuation of the new Zoning Ordinance. The publication of the Technical Staff Report (June 3, 2021); the Planning Board hearing (July 8, 2021); the adoption of the Planning Board's resolution (July 29, 2021); and the Examiner's hearing (October 27, 2021) not only all occurred prior to the adoption of the CMA (November 29, 2021), but also occurred prior to the effectuation of the new Zoning Ordinance (April 1, 2022). Moreover, Section 27-1703(a) specifically provides:

> Any development application, including a permit application or an application for zoning classification, that is filed and accepted prior to the effective date of this Ordinance may be reviewed and decided in accordance with the Zoning Ordinance and Subdivision Regulations in existence at the time of the acceptance of said application. An application for zoning classification decided after the effective date of this Ordinance must result in a zone set forth within this Ordinance.

Thus, the District Council agrees with the People's Zoning Counsel, Technical Staff, and Applicant that A-10060 must be reviewed and decided in accordance with Section 27-195 of the prior Zoning Ordinance (which it is). Further, since the decision of A-10060 is now occurring after April 1, 2022 (the effective date of the new Zoning Ordinance), it must result in a zone set forth within the new Zoning Ordinance pursuant to Section 27-1703(a). Based on this and given the inapplicability of Section 27-3601 (of the new Zoning Ordinance), the Examiner's conclusion that that section prohibits the ability to impose the LCD Zone for this ZMA application is incorrect.

The Transitional Provisions of Section 27-1703(a) contained in the new Zoning Ordinance contemplated this very scenario and made accommodations for the same when it unambiguously provided that a pending ZMA may continue to be reviewed and approved under the prior Zoning Ordinance (in this case Section 27-195), but that the decision to approve the pending ZMA after the effectuation date of the new Zoning Ordinance (April 1, 2022) must result in a zone set forth in the new Zoning Ordinance.

With the endorsement of the CMA by the Planning Board on October 28, 2021, and the adoption of the CMA by the District Council on November 29, 2021, Applicant, in conformance with Part 19 of the prior Zoning Ordinance, was required to elect to move forward with A-10060 and elect a new replacement zone based on the new Zoning Ordinance, which it did on December 20, 2021. (Ex. 46, with attachments). This not only ensured compliance with Section 27-1905(c)(2) of the prior Zoning Ordinance (which was still applicable until April 1, 2022), but also ensured future conformance with Section 27-1703(a) (which is now applicable).

On January 20, 2022, James Hunt, Planning Division Chief of the Development Review Division, of M-NCPPC, confirmed, in response to Applicant's December 20, 2021 letter (Ex. 46) and at the request of the Examiner (Ex. 47), that "Technical Staff finds that a new technical staff report is unnecessary as the requested [replacement] from the originally requested R-S Zone to the new LCD Zone has no impact on staff's recommendation in any manner." (Ex. 49).

Consequently, the Examiner's decision to approve the R-S Zone, as the required findings of Section 27-195 have been satisfied and are supported by substantial evidence, results in the affirmative ability for the District Council to approve A-10060 and, pursuant to Section 27-1703(a), impose the LCD Zone as the appropriate replacement zone for the R-S Zone; and

WHEREAS, the Applicant's request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone is hereby APPROVED subject to the following Development Data and all other information shown on the Basic Plan submitted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone, located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5)/Brandywine Road/Accokeek Road intersection.

SECTION 2. The request to rezone approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the LCD (Legacy Comprehensive Design) Zone, is hereby APPROVED, subject to the following Development Data and all other information shown on the Basic Plan submitted (Ex. 48):

**Development Data Table**

| | |
|---|---|
| Gross Tract Area | 289.36ac. |
| Mattawoman Floodplain | 32.75.ac. |
| ½ Floodplain | 16.38ac. |
| Net Tract Area* | 272.98ac. |
| *Net Tract Area- Gross Tract Area-1/2 Floodplain | |
| Base Density | 272.98ac@2.7 DU/ac. 737 Units |
| Max. Density | 272.98@3.5 DU/ac. 955 units |

**Parcel Identification Table**

| Tax Map | Grid | Parcel | Parcel ID | Street Address (Brandywine, MD 20613) | Liber | Folio |
|---|---|---|---|---|---|---|
| 144 | C2 | 110 | 11-1182534 | 6301 Floral Park Road | 35214 | 42 |
| 144 | C2 | 143* | 11-1140235 | 6315 Floral Park Road | 35214 | 42 |
| 144 | C2 | 37* | 11-1174572 | 6405 Floral Park Road | 35214 | 42 |
| 144 | C2 | 66 | 11-1189125 | 6411 Floral Park Road | 35214 | 42 |
| 144 | C4 | 157 | 11-1161199 | 6600 Accokeek Road | 35214 | 42 |
| 144 | C4 | 86 | 11-1189190 | 6500 Accokeek Road | 35214 | 42 |
| 144 | C4 | 188 | 11-1189182 | 6306 Accokeek Road | 35214 | 42 |
| 144 | B3 | 236* | 11-5528410 | South Hill Road | 34550 | 522 |

*Parcels have been added since previous application.

This application includes the following Lots in the "Littleworth" Subdivision (Plat Book SDH 3 Plat No. 86):

Note: There are no block designations for the Littleworth Subdivision.

| Tax Map | Grid | "Littleworth" Lots | Parcel ID | Street Address (Brandywine, MD 20613) | Liber | Folio |
|---|---|---|---|---|---|---|
| 144 | D3 | p/o Lots 45, 46 & 47 | 11-1189091 | 6920 Accokeek Road | 35214 | 42 |
| 144 | D3 | p/o Lots 45, 46 & 47 | 11-1137017 | 6910 Accokeek Road | 35214 | 42 |
| 144 | D4 | Lot 61 & p/o Lots 62-66 | 11-1137025 | 6940 Accokeek Road | 35214 | 42 |
| 144 | D4 | p/o Lots 62-66 | 11-1189109 | 6900 Accokeek Road | 35214 | 42 |
| 144 | D2 | p/o Lot 44 | 11-1189141 | 6980 Accokeek Road | 35214 | 42 |
| 144 | D2 | p/o Lots 43 & 44 | 11-1189323 | 13535 Brandywine Road | 35214 | 42 |

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 17th day of October, 2022, by the following vote:

In Favor: Council Members Franklin, Harrison, Hawkins, Medlock, Streeter, Turner and Taveras.

Opposed: Council Members Burroughs, Dernoga and Ivey.

Abstained: Council Member Glaros.

Absent:

Vote: 7-3-1.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Calvin S. Hawkins, II, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

RECEIVED
November 14, 2023
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

November 14, 2023

D.R. Horton, Inc.
181 Harry S. Truman Parkway, Suite 250
Annapolis, MD 21401

Re: Notification of Planning Board Action on
**Comprehensive Design Plan CDP-22001**
**Saddle Ridge**

Dear Applicant:

This is to advise you that, on **November 9, 2023,** the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-523 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice **(November 14, 2023)** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Very truly yours,
James R. Hunt, Chief
Development Review Division

By: Dominique Lockhart
Reviewer

Attachment: PGCPB Resolution No. **2023-108**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-108 File No. CDP-22001

# RESOLUTION

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, the applicant, D.R. Horton, Inc., submitted an application for approval of a comprehensive design plan; and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on October 19, 2023, regarding Comprehensive Design Plan CDP-22001 for Saddle Ridge, the Planning Board finds:

1. **Request:** This comprehensive design plan (CDP) approves development of up to 621 single-family detached and up to 333 single-family attached units, for a total of 954 dwelling units.

2. **Development Data Summary:**

| **Zone(s)** | LCD (Prior R-S) |
|---|---|
| **Gross tract area** | 289.36 acres |
| 100-year floodplain | 33.24 acres |
| Net Comprehensive Design Zone (CDZ) Area* | 272.74 acres |
| Density permitted | 2.7 to 3.5 du/ac |
| Base density of the prior R-S-zoned property (2.7 du/ac x 289.36 acres less 50% of the floodplain) in terms of number of dwelling units** | 736 |
| Maximum density (3.5 du/ac x 289.36 acres less 50% of the floodplain) in terms of number of dwelling units** | 954 |
| Approved maximum density 3.5 du/ac x 289.36 acres (less 50% of the floodplain) in terms of dwelling units | 954 |

**Notes:** *Per Section 27-486(a) of the prior Prince George's County Zoning Ordinance, residential density determinations in the Residential Suburban Development (R-S) Zone shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain.

**At the time of the basic plan, the area of the floodplain was 32.75 acres. The net tract area at the time was 272.98 acres (289.36 -16.37 = 272.98). The result was a base density of 737 units and a maximum density of 955 units. The approved site plan shows a slight increase in the floodplain area to 33.24 acres. The net tract area at this time is 272.74 acres (289.36-16.62 = 272.74). This results in a base density of 736 units and a maximum density permitted of 954 units.

3. **Location:** The subject 289.36-acre property is located on the north side of MD 373 (Accokeek Road), approximately 2,500 feet east of its intersection with McKendree Road, in the southern portion of Prince George's County.

4. **Surroundings:** The subject site is bounded to the north by Floral Park Road, with single-family dwellings in the Residential, Rural (RR) Zone beyond; to the east by undeveloped land in the Residential Estate (RE) Zone; to the south by MD 373, with single-family dwellings in the RR Zone beyond; and to the west by single-family dwellings in the RE Zone. The property is also divided into two development areas, the northern and southern development areas, which are separated by an existing Potomac Electric Power Company (PEPCO) high tower power line easement.

5. **Previous Approvals:** Portions of the property have been used for surface mining operations permitted by special exception and listed below. The property has been cleared of the mining operation and the majority of the site remains wooded. The following applications were previously approved for the subject property:

In 1966, the Prince George's County District Council approved Special Exception SE-1299, which approved a sand and gravel mine on a larger tract of land that included the subject property.

In 1967, the District Council approved SE-1589, SE-1590, and SE-1593, which were requested by the Washington Gas Light Company for three separate parcel areas for gas storage field operations. No conditions were required for these special exceptions. Further information can be found in Zoning Resolution Nos. 444-1967, 445-1967, and 450-1967.

In 1976 and 1992, the District Council approved SE-2903 and SE-4043. The applications were requested by Lone Star Industries for several parcels for sand and gravel mining operations. No conditions were required for these special exceptions.

In the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA), the subject property was retained in the Residential-Estate (R-E) and Rural Residential (R-R) Zones.

The subject property was the subject of Zoning Map Amendment (Basic Plan) A-10060, which was recommended for approval by the Prince George's County Planning Board pursuant to PGCPB Resolution No. 2021-92, adopted on July 29, 2021. The basic plan associated with A-10060 requested that the property be rezoned from the prior R-R and R-E Zones to the prior R-S Zone. The evidential hearing was held before the Zoning Hearing Examiner (ZHE) on October 27, 2021, and the record was closed. On October 28, 2021, the Planning Board endorsed the Countywide Sectional Map Amendment (CMA). As a result, and pursuant to Section 27-1905(c)(1) of the prior Zoning Ordinance, on November 8, 2021, the ZHE issued a notice advising that A-10060 was postponed until such time that the District Council takes final action on the CMA. On November 29, 2021, the Prince George's County Council adopted Prince George's County Council Resolution CR-136-2021; thereby approving the CMA, with an effective date of April 1, 2022.

Consequently, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance, the applicant and owner sent timely notice to ZHE of their intention to proceed with A-10060. The Maryland-National Capital Park and Planning Commission (M-NCPPC) confirmed that A-10060 would proceed pursuant to the transitional provisions provided in Section 27-1703(a) of the Zoning Ordinance, which allowed the zoning request to be reviewed and decided under the current Zoning Ordinance.

The CMA took effect on April 1, 2022, and on September 19, 2022, the District Council adopted a motion for preparation of an order of approval, to rezone the property to the Legacy Comprehensive Design (LCD) Zone since A-10060 was allowed to proceed after the effectuation of the CMA, but was required to result in a zone set forth in the new Zoning Ordinance. The District Council's Order of Approval (Zoning Ordinance No. 9-2022) was enacted on October 17, 2022. Subsequently, ZHE certified the basic plan on November 22, 2022. Pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, the requirements of the prior R-S Zone now apply.

The density range permitted with the basic plan was 737 to 955 dwelling units. This calculation was determined by Section 27-486(a). Residential density determinations, in the prior R-S Zone, shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain. The gross acreage is 289.36 acres and the area of 100-year floodplain was 32.75 acres, 50 percent of which is 16.38 acres. Therefore, the net comprehensive design zone area is 272.98 acres. The R-S Zone permits a base density of 2.7 dwelling units per acre, and a maximum density of 3.5 dwelling units per acre.

The area of the floodplain, at the time of the basic plan, was 32.75 acres. The current site plan shows a slight increase in the floodplain area to 33.24 acres. The net tract area at this time is 272.74 acres (289.36-16.62 = 272.74). This results in a base density of 736 units and a maximum density permitted of 954 units.

6. **Design Features:** The subject CDP fronts along Floral Park Road to its north and MD 373 to its south. Five distinct pods of development have been approved. Pod A, located north of the PEPCO transmission line, was approved to be developed with single-family dwelling units (duplexes), recreation amenities, trail connections, and two vehicular access points to Floral Park Road. Pod B was approved to remain undeveloped, in accordance with the approved Basic Plan (A-10060), to reduce the number of stream crossings and to preserve the existing environmental features to a greater extent. Pod C was approved to be developed with single-family detached and attached dwelling units, recreation amenities, and trail connections. Pod C will feature the primary recreational features of the southern Pods (C, D, and E). Pod D was approved to be developed with single-family detached dwellings with access from MD 373. Pod E is a separate pod that has its own direct access from MD 373, located west of the Burch Branch Stream, and linked to the community by a pedestrian trail connection. Single-family detached dwellings are approved for this area, as it is adjacent to an existing residential neighborhood of the same character.

   All pods are stated to include various open spaces and several sites for passive and active recreation areas, which will be determined and evaluated, at the time of specific design plan (SDP). The potential recreation amenities may include a community clubhouse, dog park, fitness areas, walking trails, gardens, and various seating areas to promote gatherings.

   The phasing plan consists of five phases of development. In each stage, a specific number of residential units and types have been identified, along with amenities and recreational facilities. The phasing plan and the recreation facilities are preliminary in nature and will be fine-tuned with the progression of the development.

   **Development Standards**
   This CDP also includes development guidelines governing the development of this project, including bulk standards for the single-family detached and attached units. Modifications to the standards can be granted by the Planning Board and/or the District Council, on a case-by-case basis, with the approval of an SDP.

   **Single-Family Detached Units**

| | |
|---|---|
| Minimum Net Lot Area | 4,000 square feet |
| Minimum Front Yard Setback | 15 feet |
| Minimum Rear Yard Setback | 15 feet |
| Minimum Side Yard Setback (one side/combined) | 5 feet/10 feet |
| Minimum Lot Width at Front Street Line | 40 feet |
| Minimum Lot Width at Front BRL | 40 feet |
| Minimum Frontage on Cul-De-Sac | 30 feet |
| Maximum Height | 40 feet |
| Maximum Building Coverage | 40% |

**Single-Family Attached (Townhouse) Units**

| | |
|---|---|
| Minimum Net Lot Area | 1,800 square feet |
| Minimum Front Yard Setback | 15 feet |
| Minimum Rear Yard Setback | 15 feet |
| Minimum Side Yard Setback (one side/combined) | 0 feet |
| Minimum Lot Width at Front Street Line | 20 feet |
| Minimum Lot Width at Front BRL | 20 feet |
| Minimum Frontage on Cul-De-Sac | 20 feet |
| Minimum Space between End Buildings | 10 feet |
| Maximum Height | 40 feet |
| Maximum Building Coverage | 65% |

**Single-Family Attached (Duplex) Units**

| | |
|---|---|
| Minimum Net Lot Area | 1,800 square feet |
| Minimum Front Yard Setback | 15 feet |
| Minimum Rear Yard Setback | 15 feet |
| Minimum Side Yard Setback (one side/combined) | 0 feet |
| Minimum Lot Width at Front Street Line | 24 feet |
| Minimum Lot Width at Front BRL | 24 feet |
| Minimum Frontage on Cul-De-Sac | 24 feet |
| Minimum Space between End Buildings | 10 feet |
| Maximum Height | 40 feet |
| Maximum Building Coverage | 50% |

**Other Design Standards**

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. There shall also be no more than six townhouses per building group in any comprehensive design zone, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six dwelling units (but not more than eight dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than 6 dwelling units exceed 20 percent of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of 24 feet in width. In no event shall there be more than nine dwelling units in a

building group. Highly visible end units for dwellings will provide additional design and finish treatments and shall be determined, at the time of SDP approval.

The approved development standards that will govern this development are generally acceptable because they are consistent with the master plan's recommendations for this property. Specifically, the Subregion 5 Master Plan and SMA envisions lower density single-family neighborhoods with an emphasis on protection and preservation of environmentally sensitive areas.

**Green Building Techniques**
A development project of this large scale, with multiple phases, has numerous opportunities to apply green building and sustainable site development techniques to achieve green building certification and environmental excellency. The applicant should apply those techniques, as practical, at the time of SDP. A condition has been included herein, requiring the applicant to provide green building techniques at the site, with the submittal of the SDP.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10060:** The District Council approved Basic Plan A-10060 on October 17, 2022, for development of up to 955 single-family detached and attached dwelling units, in the prior R-S Zone, with no conditions. The subject CDP approves a maximum of 954 dwelling units, due to the increase in the floodplain area.

8. **Prince George's County Zoning Ordinance:** This application has been reviewed for conformance with the requirements of the prior Zoning Ordinance, governing development in the R-S Zone, as follows:

   a. **Uses**—The R-S Zone, which is one of nine comprehensive design zones, is envisioned as a moderate-density suburban residential zone, that will provide flexibility and imaginative utilization of the land, to achieve a balanced and high-quality residential development that cannot be achieved through conventional zoning designation. The general principle for land uses in this zone is that uses should be either residential in nature, or necessary to serve the dominant residential uses. In accordance with Section 27-515(b) of the prior Zoning Ordinance, the approved residential uses consisting of both single-family detached and attached dwelling units are permitted in the R-S Zone, pursuant to the approved basic plan.

   The following section discusses the purposes of the R-S Zone.

**Section 27-511. – Purposes.**

**(a) The purposes of the R-S Zone are to:**

**(1) Establish (in the public interest) a plan implementation zone, in which (among other things):**

**(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;**

**(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and**

**(C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.**

The development of the site as an R-S-zoned property allows a density of 2.7 to 3.5 dwelling units per acre. Public benefit features are approved, in order to achieve density above 2.7 dwelling units per acre. As stated above, the location of the zone is in conformance with the standards of the Subregion 5 Master Plan and SMA and the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). Section 27-515(b) permits residential dwellings in the R-S Zone. The approved CDP meets the requirements of this purpose.

**(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;**

The approved CDP meets this purpose, as this property was rezoned to the R-S Zone and conforms with the approved amended basic plan and the Subregion 5 Master Plan and SMA.

**(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

The area immediately surrounding the subject site is composed of undeveloped land and single-family detached residences. The application

includes a conceptual layout for both single-family attached and detached dwellings. The townhouses and duplexes in the conceptual layout are shown either interior to the development, or near the periphery of the property where they are separated from adjoining uses by PEPCO transmission lines and/or natural features. Public facilities are present and will be further tested, at the time of preliminary plan of subdivision (PPS). Private recreational facilities are also shown throughout the development.

The development is situated in the larger Brandywine community, where further residential development will help to stimulate the commercial businesses in the area. To support the residential-low land use suggested by the Subregion 5 Master Plan and SMA, but also allow the flexibility allowed by comprehensive design zones, a varied housing stock is appropriate. This will ensure a more integrated layout, with both single-family detached and attached dwelling units of varying lot sizes, which will provide for a varied ownership interest that will support an integrated development. The conceptual layout exhibits compatibility with existing and surrounding land uses and is found to promote the health, safety, and welfare of the present and future inhabitants of the regional district.

**(4) Encourage amenities and public facilities to be provided in conjunction with residential development;**

The CDP meets this purpose of the R-S Zone, as the project incorporates public benefit features into the development and receives density bonuses in return. The public benefit features requested and supported include approximately 36 acres of open space recreational facilities and a pedestrian trail system. The requested public benefit features are discussed in more detail below, in subsection (b).

**(5) Encourage and stimulate balanced land development;**

The development of the site is purely residential in nature, which will help to stimulate the economic activity of the Brandywine community. The approved development will offer a set of housing types and lot sizes that are unique to the surrounding zones, thereby encouraging varied yet balanced land development. The approved housing types include single-family detached dwellings, townhouses, and duplexes.

**(6) Improve the overall quality and variety of residential environments in the Regional District; and**

According to the Subregion 5 Master Plan and SMA, the subject property is intended for larger lot sizes and less density. Development of the property will improve the overall quality and variety of surrounding residential environments by allowing density and lot sizes that will help to preserve natural features on-site, such as the Burch Branch Stream, and wooded and open space areas. The approved CDP will address flood mitigation and preservation of natural assets such as tree canopy, riparian buffers, and wetlands through various site design features. The existing environmental features of the site are shown to be protected, to the greatest extent possible, and be visually integrated into the residential spaces as part of the community and surrounding neighborhoods.

**(7) Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.**

All approved uses are permitted in the R-S Zone. The development is not associated with uses pertinent to the Employment and Institutional Area (E-I-A) Zone. Therefore, this purpose does not apply.

b. **Density Increments**—The subject site is in the LCD Zone and previously in the R-S Zone, which has specific density requirements and factors that can be utilized to increase density, subject to development caps established in the basic plan. In the R-S Zone, in accordance with Section 27-513 of the prior Zoning Ordinance, the base density is 2.7 dwelling units per acre and the maximum density is 3.5 dwelling units per acre. The approved 954 dwelling units are at a density of 3.5 dwelling units per acre, which is above the base density, but still within the maximum allowed density.

To achieve a density that is above the base density, the applicant has included public benefit features and density increment factors. Per Section 27-486(d) of the prior Zoning Ordinance, "Increments shall not be allowed for any improvement which is required to be made by the developer (by other laws or regulations)." All requested public benefit features have been evaluated according to this regulation. The applicant has included public benefit features and density increment factors, as stipulated in Section 27-513(b) of the prior Zoning Ordinance, as follows:

**(b) Public Benefit Features and Density Increment Factors.**

**(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed 25% in dwelling units. (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the property.)**

The applicant requested a density increment using this factor, with this CDP. The maximum amount that can be requested is a 25 percent

increase in dwelling units. The applicant will provide 26 acres of permanent open space. This open space qualifies the applicant for an increment factor of up to 25 percent in dwelling units. Thus, a total of 184 additional dwelling units can be achieved by utilizing this density increment factor.

The applicant provided an exhibit showing the location and area of the open space used for this density increment. The Planning Board supports this density increment factor as requested, with an increase of 25 percent in dwelling units.

**(2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed 2.5% in dwelling units.**

The applicant did not request a density increment using this factor.

**(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed 5% in dwelling units.**

The applicant requested a density increment using this factor, with this CDP. The maximum amount that can be requested is a five percent increase in dwelling units. The applicant will construct approximately 5,040 linear feet of trails throughout the community, in excess of the approximately 3,550 linear feet of the master-planned Burch Branch Trail. A total of 36 dwelling units can be achieved by using this density increment factor.

**(4) For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed 10% in dwelling units.**

The applicant did not request a density increment using this factor.

**(5) For public facilities (except streets and open space areas) an increment may be granted, not to exceed 30 percent in dwelling units.**

The applicant did not request a density increment using this factor.

**(6) For creating activity centers with space provided for quasi-public services (such as churches, day care center for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed 10 percent in dwelling units.**

The applicant did not request a density increment using this factor.

**(7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed 5 percent in dwelling units.**

The applicant did not request a density increment using this factor.

In summary, the applicant has conceptually provided density increments based on Criterions (1) and (3), as noted above. The Planning Board approved both requested density increments, which results in a potential total of 220 additional dwelling units. When added to the base density of 736 units, the resulting 956 dwelling units would exceed the maximum 954 dwelling units allowed. Therefore, the subject application approves a maximum of 954 dwelling units, or 218 dwelling units above the base density.

| Factor Number | Density Increment (%) | Density Increment (# of units) |
|---|---|---|
| 1 | 25 | 184 |
| 3 | 5 | 36 |
| **Total** | | **220** |

c. **Development Standards**—A comprehensive set of development standards for residential uses, including single-family detached and attached dwelling units, have been provided with this CDP, as discussed in Finding 6 above. In addition to the development standards, development within the R-S Zone must also comply with additional regulations, as stated in Section 27-513(d) of the prior Zoning Ordinance, as follows:

**(d) Other regulations.**

**(1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The approved CDP is consistent with this requirement. The single-family detached development areas are conceptually shown with frontage on and direct vehicular access to a public street. Single-family attached development areas are conceptually shown with a network of private streets and alleys, which will be further reviewed in accordance with Subtitle 24 of the Prince George's County Code, at the time of PPS.

**(2) Additional regulations concerning development and use of property in the R-S Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

The CDP shows parking, in accordance with the requirements for residential parking. Parking, signage, and landscaping will be fully analyzed with the future SDP application.

**(3) Notwithstanding any other requirement of this Subdivision, the types of dwelling units permitted shall be limited to one-family detached and attached dwellings. No more than thirty-five percent (35%) of the total number of dwelling units shall be attached units; however, the restrictions for attached dwelling units of this subsection, above, shall not apply to Mixed Retirement Development in the R-S Zone.**

Basic Plan A-10060 approved a maximum of 955 dwelling units containing a mix of detached and attached dwelling units. The subject CDP approves a maximum of 954 dwelling units, due to the increase in the floodplain area.

As approved, the residential development is noted to consist of up to 621 single-family detached units, up to 170 single-family attached townhouse units, and up to 163 single-family attached duplexes. The total unit count adds up to a maximum of 954 dwelling units. In addition, the approved attached dwelling units make up a total of 34.9 percent of the total development, which complies with the maximum 35 percent threshold allowed.

**(4) Notwithstanding any other provision of this Subtitle, a grading permit to support the development of uses permitted in the E-I-A Zone on land in the R-S Zone pursuant to Section 27-515(b) may be issued so long as it is in conformance with an approved Comprehensive Design Plan.**

This regulation is not applicable, as the CDP does not include any uses permitted in the prior E-I-A Zone.

**(5) Notwithstanding the provisions of Section 27-123 of this Code, the minimum standards set forth in the Landscape Manual for landscaping, buffering, and screening for all uses permitted in the E-I-A Zone on land in the R-S Zone pursuant to Section 27-515(b) may be modified by the approved Comprehensive Design Plan.**

This regulation is not applicable, as the CDP does not include any uses permitted in the prior E-I-A Zone.

d. Section 27-521 of the prior Zoning Ordinance requires the Planning Board to find conformance with the following findings, for approval of a CDP:

**(1) The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

As discussed in Findings 5 and 7 above, the overall site was rezoned by the District Council in October 2022, from the R-E and R-R Zones to the R-S or LCD Zones, through Basic Plan A-10060, with no conditions.

The approved CDP is in conformance with the governing basic plan for development types, quantities, and general spatial relationship among the different types of residential dwellings.

**(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;**

The flexibility inherent in comprehensive design zones, such as the prior R-S Zone, will allow the applicant to produce a much better environment and achieve high standards for the development than in regular Euclidean zones. This CDP creates a better environment when compared to existing development in the surrounding area. Urban design elements imposed in a suburban setting, the preservation of environmental features (and the views into them), recreational trails, and accessible recreational areas create a development that would satisfy the needs of residents and guests on the subject property.

The approved CDP will have approximately 26 acres of the property preserved in green open space, including regulated environmental features (REF), by using a compact urban development pattern. This fusion of urban-and suburban-style development cannot be achieved under Euclidean zoning regulations designed solely for suburban settings.

**(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

Approval is warranted because the CDP includes design elements and a land use vision that are consistent with the approved basic plan. The CDP does include bulk standards for the approved single-family detached and attached dwelling units, as discussed in Finding 6 above. The CDP shows careful consideration for the environmental features on the subject property which includes the Burch Branch Stream Valley within the Piscataway Creek Watershed, on-site recreation, and the Burch Branch Trail alignments. It is expected that future residents of the subject development will use facilities in the Accokeek-Brandywine region. Nearby park facilities include the undeveloped Floral Park Road Park, located west of the subject site across Floral Park Road; Accokeek East Park, located approximately 3.5 miles west of Saddle Ridge; and the Southern Area Aquatics and Recreation Complex (SAARC) approximately 3.8 miles to the east. The Saddle Ridge development site is also adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the east on MD 373.

Further evaluation of the urban design elements will be evaluated, at the time of SDP. The Planning Board approved this CDP because it includes various housing types, multiple locations for recreational facilities, and amenities that are consistent with the approved basic plan, subject to conditions included herein.

**(4) The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;**

The approved development is compatible with existing and land uses, zoning, and facilities in the immediate surroundings. The surrounding area is generally a mix of undeveloped land and single-family detached dwellings, on lots ranging from 0.5 acre to 2 acres. The residential development, as conditioned, will be compatible with the existing residential environment. The attached housing lots are shown on the CDP illustrative plan to be located either interior to the development or buffered from undeveloped properties, in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The combination of a variety of lot sizes, with the smallest lots located to the interior of the development or adequately buffered, will create a transition from any abutting larger lot developments.

In addition, the approved development is purely residential in nature, which will help to stimulate the economic activity of the surrounding Brandywine community. The subject CDP offers a set of housing types and lot sizes that are unique to the surrounding zones, thereby encouraging varied yet balanced land development.

**(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:**

**(A) Amounts of building coverage and open space;**

The maximum building coverage approved is 65 percent for the townhomes, 50 percent for the duplexes, and 40 percent for the single-family detached dwellings. The applicant has also requested a public benefit density increment factor through providing approximately 26 acres of open space, of which the Planning Board is in support. The building coverage and open space is compatible with the residential land uses approved, and exact percentages will be determined at SDP.

**(B) Building setbacks from streets and abutting land uses; and**

The approved mixed residential development features a compact design, while preserving and enhancing the natural environment. The building setbacks for the three housing types were previously discussed in Finding 6. The setbacks for the attached dwelling units are comparable to the standards found in the prior Zoning Ordinance for townhouses in residential base zones. In addition, where applicable, the approved development will conform to the requirements of the Landscape Manual to ensure compatibility with abutting properties.

**(C) Circulation access points;**

The subject CDP approves two primary access points from Floral Park Road to Development Pod A. The master-planned Burch Branch Trail will connect Pod A, located north of the PEPCO transmission lines, to Pod C. The remaining development pods are accessed via three access points from MD 373. The pods will be further connected through pedestrian trails, sidewalks, and private roadways located throughout the development.

Additional evaluation, analysis, and review of these elements will be carried out, at the time of PPS and SDP reviews.

**(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**

The CDP includes a phasing plan that consists of five stages to fully construct the approved development. The applicant will start the development from the furthest north section of the property, with single-family attached units in Pod A. Phases two through four progresses south to northeast on the property, with development of single-family attached and detached units within Pods C and D. The fifth phase will occur on the southwestern portion of the property, with single-family detached units in Pod E. As compact residential neighborhoods,

each of these sections can exist as a unit, capable of sustaining an environment of continuing quality and stability.

**(7) The staging of development will not be an unreasonable burden on available public facilities;**

The approved development will be subject to a PPS, at which time adequacy of public facilities will be evaluated and tested. However, at this time, the Planning Board found that the approved development, which is anticipated to be completed in five phases, will not create an unreasonable burden on available public facilities.

**(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:**

**(A) The proposed adaptive use will not adversely affect indistinguishing exterior architectural features or important historic landscape features in the established environmental setting;**

**(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**

**(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

The CDP does not include an adaptive re-use of an historic site.

**(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);**

This plan incorporates the applicable design guidelines of Section 27-274 of the prior Zoning Ordinance, and the Planning Board found that the CDP conforms, subject to conditions included herein. The design guidelines will also be fully evaluated, at the time of SDP.

**(10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

A Type 1 Tree Conservation Plan, TCP1-012-2023, was submitted with the CDP application and approved.

**(11) The Plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130-(b)(5).**

This application area contains REFs, including steep slopes, floodplain, wetlands, streams, and their associated buffers, which comprise the primary management area (PMA).

Impacts to the REFs should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare.

Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REFs. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The information submitted on the TCP1 shows impacts to the PMA for new and up-grading of existing road crossings, grading associated with road placement, and utility extensions. All impacts to the PMA and REFs will be further reviewed as part of the PPS application, when more detailed information and an approved SWM concept plan are available.

**(12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

This provision is not applicable to the subject application because it was not placed in a comprehensive design zone, pursuant to Section 27-226(f)(4) of the prior Zoning Ordinance, regarding a comprehensive design zone being included as part of a sectional map amendment.

**(13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

This provision is not applicable to the subject application because this development is not a regional urban community.

9. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance:** This CDP has been reviewed for conformance with the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Tree Canopy Coverage Ordinance, as follows:

   a. **Woodland Conservation Ordinance**—This property is subject to the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

      Based on the TCP1, the overall site contains a total of 202.91 acres of net tract woodlands and 29.24 acres of wooded floodplain. The plan shows a clearance of 115.19 acres of on-site woodlands, 2.02 acres of wooded floodplain, and 7.22 acres of off-site woodlands. The subject application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 51.22 acres (20 percent), and the total woodland conservation requirement is 89.29 acres. Currently, the plan and woodland conservation worksheet shows 80.16 acres of on-site preservation, 7.41 acres of reforestation, and 1.72 acres of off-site woodland credits for a woodland conservation provided of 89.29 acres.

      The approved TCP1 shows off-site woodlands to meet the requirement. At the time of PPS submission, the applicant shall make an effort to meet the entire woodland conservation requirement on-site.

   b. **Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit for more than 5,000 square feet of disturbance or gross floor area. Properties in the prior R-S Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

10. **Referral Comments:** This application was referred to the following agencies and divisions. The Planning Board has reviewed and adopts referral comments that are incorporated herein by reference and are summarized, as follows:

   a. **Community Planning**—In a memorandum dated September 06, 2023 (Calomese to Lockhart), pursuant to Section 27-521(a)(1) of the prior Zoning Ordinance, this application conforms to the design guidelines or standards intended to implement the development concept recommended by Basic Plan A-10060. Plan 2035 places this application in the Established Communities Growth Policy Area. The Subregion 5 Master Plan and SMA recommends the future land uses of residential low and residential low-transition on the subject property. Residential low areas are designated for single-family detached suburban development that may have up to 3.5 dwelling units per acre. The subject CDP approves a residential development with a mix of housing types and is consistent with the Subregion 5 Master Plan and SMA.

b. **Transportation Planning**—In a memorandum dated September 22, 2023 (Patrick to Lockhart), a comprehensive review was provided of the application's conformance with the requirements of previous approvals, the prior Zoning Ordinance, the 2009 *Approved Countywide Master Plan of Transportation,* and the traffic impact analysis (TIA) dated November 1, 2022, summarized as follows:

The Southeast Site Access along MD 373 does not pass the three-tier test for unsignalized intersections. A TIA for the development will be provided, at the time of PPS.

In addition, a memorandum was received from the Site/Road Plan Review Division of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated August 29, 2023 (Lord-Attivor to Hancock), which contains the comments from both DPIE and the Prince George's County Department of Public Works and Transportation (DPW&T). Upon review of the TIA, DPIE and DPW&T identified two intersections to be analyzed for signal warrants. DPIE offered the following statement regarding signalization, "Prior to submitting a permit application, the applicant shall be required to perform a traffic signal warrant analysis at the intersection of Brandywine Road and Floral Park Road." DPW&T identified the intersection of MD 5 (Branch Avenue) and Moores Road to be analyzed for signal warrants. This intersection is under the jurisdiction of the Maryland Department of Transportation State Highway Administration (MDOT SHA); as such, the Planning Board will defer to the operating agency and this will be further evaluated, at the time of the PPS.

Having reviewed the traffic study, one of the areas of concern is queuing along Floral Park Road, as well as high left turn volume from Brandywine Road to Floral Park Road. A new TIA will be submitted, at the time of PPS. An updated TIA reflecting these changes will allow the Planning Board to better determine adequacy, at the PPS stage of development. At the time of PPS, the applicant will be required to demonstrate adequate dedication of 40 feet from centerline along MD 373. Dedication of 30 feet from centerline along Floral Park Road will also be required at time of PPS.

In addition, a conceptual location of the master-planned Burch Branch Trail is shown on the circulation plan providing pedestrian connectivity from MD 373 to Floral Park Road. The planned trail may need to be shifted within the internal circulation network which would impact the public and private right of way. The location of the trail will be evaluated during subsequent development applications. It appears that bicycle and pedestrian movement is facilitated throughout the site while protecting the site's environmental features. At the PPS stage of development, bicycle and pedestrian adequacy will be further evaluated.

c. **Environmental Planning**—In a memorandum dated September 18, 2023 (Schneider to Lockhart), a review of this CDP application and TCP1-011-2023 was provided, which is summarized herein.

**Existing Conditions/Natural Resource Inventory**
An approved Natural Resource Inventory Plan (NRI-150-06-01) was submitted with the review package, which was approved on August 19, 2022. The TCP1 shows the required information in conformance with the NRI.

**Woodland Conservation**
This property is subject to the WCO because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. Based on the TCP1, the overall site contains a total of 202.91 acres of net tract woodlands and 29.24 acres of wooded floodplain. The plan shows clearance of 115.19 acres of on-site woodlands, 2.02 acres of wooded floodplain, and 7.22 acres of off-site woodlands. The subject application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 51.22 acres (20 percent), and the total woodland conservation requirement is 89.29 acres. Currently, the plan and woodland conservation worksheet shows 80.16 acres of on-site preservation, 7.41 acres of reforestation, and 1.72 acres of off-site woodland credits for a woodland conservation provided of 89.29 acres.

**Specimen trees**
The site contains 275 on-site specimen trees with 147 rated in good condition, 36 rated in fair condition, and 6 specimen trees rated in poor condition. A variance request and full evaluation regarding specimen tree removal will be required with the acceptance of a PPS when more detailed information is available.

**Regulated Environmental Features**
This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers which comprise the PMA.

The information submitted on the TCP1 shows impacts to the PMA, are shown for new and up-grading of existing road crossings, grading associated with road placement, and utility extensions. The impacts to the PMA and REFs will be further reviewed as part of the PPS application when more detailed information and an approved SWM concept plan are available.

**Stormwater Management**
No SWM concept plan or approval letter was submitted with the subject application. A site development concept will be reviewed and approved by DPIE.

**Erosion and Sediment Control**
This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland, as designated by the Maryland Department of Environment, that are afforded special protection under Maryland's anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District (SCD) requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by SCD. This Tier II buffer is

shown on the approved NRI and TCP1. The SCD will review the buffer impacts with the future erosion and sediment control plans.

d. **Subdivision**—In a memorandum dated September 15, 2023 (Diaz-Campbell to Lockhart), the approved development will require a PPS, in accordance with Section 24-107 of the prior Prince George's County Subdivision Regulations, because the development proposal includes the division of land and the construction of multiple dwelling units. A CDP must be approved prior to or concurrently with approval of a PPS for the subject site, pursuant to Section 27-516(a) of the prior Zoning Ordinance. Final plats of subdivision will be required following approval of a PPS before permits may be approved for the subject property.

e. **Historic Preservation**—In a memorandum dated August 23, 2023 (Stabler, Smith, and Chisholm to Lockhart), a Phase I archeological survey was completed on the 278.09-acre Estates of Pleasant Valley property in September 2007. Three 20th century archeological sites were identified: 18PR915, 18PR916, and 18PR917. Site 18PR915 is the remains of a farmstead dating to the second and third quarters of the 20th century. Site 18PR916 is a late 19th to 20th century barn ruin. Site 18PR917 is an extensive mid-20th century artifact scatter that likely represents contract refuse removal from the Statler Hotel in the District of Columbia in the 1940s and manure spreading subsequent to feeding the mixed refuse to swine. All of these sites were disturbed by their subsequent demolition and no intact archeological deposits or features were noted in the Phase I survey. Therefore, no further work was recommended on the Estates of Pleasant Valley property.

The subject application includes several tracts of land that were not included in the initial Phase I archeology survey. These areas have a moderate probability of containing prehistoric archeological resources. Therefore, a condition has been included herein, requiring the applicant to conduct a Phase I archeology survey on the portions of the property that were not previously surveyed.

The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites or historic resources.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated August 28, 2023 (Thompson to Lockhart), discussion was provided as follows:

The Subregion 5 Master Plan and SMA indicates that Brandywine has sufficient local parkland to meet the needs through 2030. Nearby park facilities include the undeveloped Floral Park Road Park, located west of the subject site across Floral Park Road; Accokeek East Park, located approximately 3.5 miles west of Saddle Ridge; and the SAARC approximately 3.8 miles to the east. The Saddle Ridge development site is also adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the

east on MD 373. While the subject property is adjacent to M-NCPPC-owned property, there are no current plans for development.

The Burch Branch Stream is a larger tributary and a secondary environmental corridor that is part of the Piscataway Creek Watershed (Subregion 5 Master Plan and SMA page 67). This secondary corridor, identified in the 2017 *Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, is best managed by DPR as land steward experts. Conveyance to M-NCPPC provides the public benefit of improving natural resource conservation in this area. The Land Management and Environmental Stewardship Division recommended conveyance of approximately 90+ acres for park dedication, including woodland conservation area Pod B. The Planning Board supports the placement of woodland conservation easements on lands to be dedicated to M-NCPPC.

g. **Prince George's County Fire/EMS Department**—At the time of the writing of this resolution, the Fire/EMS Department did not provide any comments.

h. **Prince George's County Health Department**—In a memorandum dated August 31, 2023 (Adepoju to Shelly), the Health Department noted that a desktop health review of the CDP submission had been completed. Technical comments were provided:

(1) Health Department permit records indicate there are no existing carry out/ convenience stores and one grocery food facilities within a half mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors have a significantly higher prevalence of obesity and diabetes.

(2) Indicate how the project will provide connections to neighboring communities and public transportation.

(3) The SDP should include open spaces and "pet friendly" amenities for pets and their owners, such as the dog park, which includes pet refuse disposal stations and would promote proper pet waste disposal resulting in a clean environment.

(4) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.

(5) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 *Maryland Standards and Specifications for Soil Erosion and Sediment Control.*

i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 11, 2023 (Giles to Lockhart), DPIE offered comments to be addressed as part of the permitting process.

j. **Washinton Suburban Sanitary Commission (WSSC)**—At the time of the writing of this resolution, WSSC did not provide any comments.

11. **Community Feedback:** At the time of the writing of the technical staff report for this application, the Prince George's County Planning Department did not receive any written correspondence from the community. On October 19, 2023, the Planning Board held a public hearing for CDP-22001, Saddle Ridge. The public hearing began with a technical staff presentation, followed by an applicant presentation. The applicant and staff were in agreement with all proposed revisions to the conditions of approval, as outlined in Applicant Exhibit 1, with one minor edit to the suggested revision. The revised language was read into the record and is reflected in Finding 8b of this resolution.

During the Planning Board hearing, several residents expressed concerns regarding the location of amenities, transportation facilities, the number of traffic lanes, traffic congestion, emergency services response times, school capacity, and adequate utilities and infrastructure. These items will be reviewed in further detail during subsequent development applications. The applicant provided further testimony to address the concerns raised. Following the discussion, the Planning Board voted to approve CDP-22001 and TCP1-011-2023, subject to conditions as revised by Applicant Exhibit 1 and the correction made in Finding 8b that was read into the record.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 1 Tree Conservation Plan TCP1-011-2023, and further APPROVED Comprehensive Design Plan CDP-22001 for the above-described land, subject to the following conditions:

1. An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.

2. Prior to approval of the associated preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 *Guidelines for Archeological Review*, are recommended on the portions of the developing property that were not previously surveyed to determine if any cultural resources are present. The parcels to be surveyed include Parcel 143 (Tax ID 1140235); Parcel 037 (Tax ID 1174572); Parcel 236 (Tax ID 5528410); Parcel 188 (Tax ID 1189182); and the portion of Parcel 110 (Tax ID 1182534) south of the Potomac Electric Power Company right-of way. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations are required, prior to signature approval of the PPS.

3. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

4. Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

5. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation.

6. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation.

7. At the time of preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.

8. The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.

9. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, a plan for evaluating the resource at the Phase II level, the Phase III level, or avoiding and preserving the resource in place shall be provided, prior to Prince George's County Planning Board approval of the final plat. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to approval of any grading permits.

**CONSIDERATIONS**

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, October 19, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of November 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:DL:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

Dated 11/2/23

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Office of the Clerk of the Council
301-952-3600

November 1, 2024

**RE: SDP-2304 Saddle Ridge**
**D.R. Horton, Inc., Applicant**

# *NOTICE OF FINAL DECISION*
## *OF THE DISTRICT COUNCIL*

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on October 29, 2024

## *CERTIFICATE OF SERVICE*

This is to certify that on November 1, 2024, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: SDP-2304
Saddle Ridge

Applicant: D.R. Horton, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER AFFIRMING SPECIFIC DESIGN PLAN

On October 7, 2024, using oral argument procedures, this matter was considered by the District Council based on an appeal from Mark Calhoun, a person of record. Having reviewed the appeal from Mr. Calhoun, the written response from the Applicant, and arguments from the parties, Planning Board's decision to approve Specific Design Plan (SDP)-2304, requesting approval for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities, on property located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior R-S Zone)), in Council District 9, is hereby AFFIRMED.

Unless stated otherwise, the District Council adopts the findings and conclusions of the Planning Board in Resolution No. 2024-057.

Response to the Appeal

- SDP-2304 will not cause any flooding nor negatively affect well water levels.

The Saddle Ridge development is designed in accordance with all applicable Federal, State and local environmental regulations. These regulations include, but are not necessarily limited to, groundwater resources. Specifically, in accordance with the State of Maryland and the County's applicable regulations, Environmental Site Design facilities are to be designed and constructed within the Property to treat stormwater runoff and promote recharging of groundwater. Based on the record, regulations and Applicant's efforts will help to ensure that no flooding will occur and water levels in

Appellant's well will remain unchanged.

Moreover, based on the uncontroverted evidence in the record, SDP-2304 conforms to Section 27-528(b) of the Zoning Ordinance, which requires, among other things, that the specific design plan for infrastructure prevents offsite property damage. An approved SWM Concept Plan (24297-2023-00) was also submitted with SDP-2304. The Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 8, 2024. Moving forward, and prior to the issuance of any grading permit(s), DPIE will review and approve technical site development plans and the Soil Conservation District will review and approve technical soil and erosion sediment control plans. All grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property, thereby preventing off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

- SDP-2304 will not cause any damage to foundation.

Based on the record, the proposed storm drains, and stormwater management systems will be designed to meet or exceed all applicable State and County regulations to ensure that rainfall will be appropriately managed and conveyed in a manner that prevents any adverse effects. The drainage pattern across Appellant's property will remain unchanged under the approval of SDP-2304.

Stormwater runoff from Appellant's property will be conveyed to appropriate outfalls through the proposed storm drain system. And proposed stormwater management systems include, among other things, stormwater retention facilities and appropriate grading that will ensure water does not accumulate near or on Appellant's property.

Moreover, Planning Board found that before any permits are issued and before construction begins, various State and County agencies must approve the proposed development to ensure compliance with the otherwise very strict regulations regarding environmental impacts and stormwater management. As noted above, an approved SWM Concept Plan (24297-2023-00) was submitted with SDP-2304, which was approved on May 8, 2024. DPIE will review and approve future technical site development plans and the Soil Conservation District will review and approve technical soil and erosion sediment control plans. All grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property to prevent off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

- SDP-2304 will not impede stormwater drainage.

Based on the record, project consultants carefully studied existing drainage patterns to ensure that grading design for the proposed development will adequately maintain existing stormwater drainage

patterns. Pursuant to the Stormwater Ordinance (Subtitle 32), the proposed development will require a storm drain system and flood control facilities. The proposed development must also provide an adequate overland flow path for rain events. The proposed drainage solutions for the development will meet or exceed regulations in Subtitle 32 to ensure that stormwater is directed away from adjacent properties, including Appellant's property, to prevent flooding.

Finally, the Planning Board found that before any permits are issued and before construction begins, various State and County agencies must approve the proposed development to ensure compliance with strict regulations regarding environmental impacts and stormwater management. Moreover, all grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property to prevent off-site property damage and environmental degradation. The proposed grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge. PGCPB No. 2024-057.

As such, Appellant provides no evidence that the Planning Board's decision was not supported by substantial evidence in the record, or was arbitrary, capricious, or otherwise illegal. *Zimmer Dev. Co*., 444 Md. 490, 120 A.3d 677 (2015) (the District Council may only reverse the decision of the Planning Board to approve an SDP if the decision is not supported by substantial evidence, arbitrary, capricious, or otherwise illegal).

Planning Board's decision to approve SDP-2304 and Type 2 Tree Conservation Plan TCP2-011-2024, based on the findings of facts and conclusions set forth in Resolution No. 2024-057, for the land described above, is hereby AFFIRMED, subject to the following conditions:

1. Prior to certification of the specific design plan, the plan shall be revised to provide the limits of disturbance to match Type 2 Tree Conservation Plan TCP2 011-2024, as revised.

2. Prior to certification of the specific design plan for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

   a. A 10-foot-wide, shared-use path along the site's frontage of Accokeek Road and Floral Park Road and label shared roadway markings along the frontage of Accokeek Road and Floral Park Road, unless modified with written correspondence from the operating agency.

   b. The details, location, and timing of construction of the master-planned trail.

3. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

   a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 within the proposed residential lots.

   b. Provide a statement of justification and full evaluation regarding primary management area impacts within the proposed residential lot area and for Impact Area D.

4. No grading or building permits shall be approved for the subject property prior to the approval of a preliminary plan of subdivision.

5. Prior to signature approval of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

   a. Revise the limits of disturbance and specimen tree table on Sheet 2, to show that Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 are to remain, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

   b. Revise the limits of disturbance and primary management area impacts to remove requested Area D from the plan view, unless these impacts are approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

   c. The Liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

      "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

   d. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

e. Add the following note to the plan under the specimen tree table, unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan:

> "NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 22 specimen trees (Section 25-122(b)(1)(G)), ST-2 (30-inch Tulip polar), ST-4 (33-inch White oak), ST-10 (33-inch Sweet Gum), ST-24 (32-inch Tulip polar), ST-26 (30-inch Tulip polar), ST-33 (41-inch Tulip polar), ST-34 (35-inch Pin Oak), ST-36 (33-inch Tulip polar), ST-37 (39-inch Tulip polar) , ST-74 (30-inch Tulip poplar), ST-81(39-inch Tulip polar), ST-90 (43-inch Northern Red oak), ST-125 (34-inch White oak), ST-126 (30-inch American Beech), ST-147 (37-inch Tulip polar), ST-176 (33-inch Tulip polar), ST-177 (30-inch Tulip polar), ST-219 (38-inch White oak), ST-221 (33-inch Tulip polar) , ST-235 (32-inch Tulip polar), ST-248 (30-inch Southern Red oak), and ST-249 (32-inch Tulip polar)."

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

6. Prior to the issuance of any permits which impact 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

**Consideration**

1. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission and any such areas shall be credited as on-site.

ORDERED this 29th day of October 2024, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Fisher, Harrison, Ivey, Olson, and Watson.

Opposed:

Abstained:

Absent: Council Members Hawkins and Oriadha.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: Jolene Ivey
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Donna J. Brown
Clerk of the Council

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

August 5, 2025

Walton Maryland, LLC
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037

Re: Notification of Planning Board Action on
**Preliminary Plan of Subdivision 4-24013**
**Saddle Ridge**

Dear Applicant:

This is to advise you that, on **July 31, 2025,** the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice **(August 5, 2025)**. Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: Jason T. Bartlett
Reviewer

Attachment: PGCPB Resolution No. **2025-060**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2025-060 File No. 4-24013

R E S O L U T I O N

WHEREAS, Walton Maryland, LLC ETAL are the owners of a 289.36-acre tract of land known as Lots 44 through 47, Lots 61 through 66, and Parcels 37, 66, 86, 110, 143, 157, 188, and 236, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Legacy Comprehensive Design (LCD); and

WHEREAS, on February 28, 2025, Walton Maryland, LLC filed an application for approval of a Preliminary Plan of Subdivision for 783 lots and 97 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24013 for Saddle Ridge was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on July 10, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid comprehensive design plan, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence at the time of the approval of the comprehensive design plan; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the July 10, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-012-2023-01, APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-24013 for 783 lots and 97 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

    a. Delineate the right-of-way along Floral Park Road and MD 373 (Accokeek Road), to include the center line, and provide dimension lines from centerline of each to the property line in the areas identified for road dedication.

b. Provide a minimum of 10 feet between Lots 4 and 5, Block B.

c. Label all internal roads to indicate that they are private.

d. Ensure General Notes 7 through 10 reflect consistency with the Type 1 tree conservation plan or revise the plans for consistency.

e. Revise General Note 26 to indicate that mandatory dedication of parkland requirement is met by provision of on-site recreational facilities.

f. Revise General Note 28 to show the approved Stormwater Management Concept Plan number as SDC No.24297-2023.

g. Revise General Note 30 to remove Type 1 Tree Conservation Plans TCP1-012-2023 and TCP1-044-07 and only leave TCP1-012-2023-01.

2. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along Floral Park Road and MD 373 (Accokeek Road), in accordance with Section 24-123(a)(1) of the prior Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.

b. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, and in accordance with the approved preliminary plan of subdivision.

3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

f. Short-term bicycle parking at any proposed recreational areas.

4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.

5. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:

a. Add to the "00" approval line in the Environmental Planning Section approval block: C. Schneider, January 26, 2024, Comprehensive Design Plan CDP-22001.

b. Add the following note to the plan under the Specimen Tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with 4-24013 for the removal of 54 specimen trees (Section 25-122(b)(1)(G)): ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247."

c. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.

7. At the time of final plat, in accordance with Section 24-121(a)(7) of the prior Prince George's County Subdivision Regulations and Comprehensive Design Plan CDP-22001, approximately ±102.87 acres of parkland as public benefit, as shown on the preliminary plan of subdivision (Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V,X and Z), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, along with the application of the first final plat.

b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that the land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by or to be conveyed to M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be a need for conservation or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR, and DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.

h. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

9. The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

11. Prior to approval of building permits, in accordance with Section 24-121(a)(7) of the prior Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the homeowners association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-012-2023-01, in conformance with Section 25-121 of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

> "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-012-2023-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

13. Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

14. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

15. The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.

16. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning and Environmental Stewardship Division for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records, and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for construction of the trail, established with the specific design plan.

17. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation, for the construction of the master-planned trail.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.

19. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft public use access easement and maintenance agreement or covenant for the master-planned trail to the Prince George's County Department of Parks and Recreation, of The Maryland-National Capital Park and Planning Commission (M-NCPPC), for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved specific design plan.

20. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County *Park and Recreation Facilities Design Guidelines*.

21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Prince George's County *Park and Recreation Facilities Design Guidelines*, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.

22. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreement (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Book and page of the RFA shall be noted on the final plat prior to plat recordation.

23. In accordance with Section 24-135(b)(2) and (3) of the prior Prince George's County Subdivision Regulations, prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The subject property is located on the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road. The property currently consists of 10 lots and 8 parcels. Lots 44 through 47 and Parcels 37, 66, 110, 143, and 236 are recorded by deed in the Land Records of Prince George's County, in Book No. 43670, page 95. Parcels 86, 157, and 188 are recorded by deed, in Book No. 43542 page 409, and Lots 61 through 66 are recorded in Plat Book SDH 2, page 86.

   The 289.36-acre property is in the Legacy Comprehensive Design Zone. However, this preliminary plan of subdivision (PPS) was submitted for review in accordance with the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the "prior Zoning Ordinance" and "prior Subdivision Regulations"), pursuant to Section 27-1704 of the current Zoning Ordinance. Therefore, this PPS is reviewed pursuant to the standards of the prior Residential Suburban Development (R-S) Zone, which were effective prior to April 1, 2022. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) and other applicable plans, as outlined herein.

   The subject property was included in Comprehensive Design Plan CDP-22001, which was approved by the Prince George's County Planning Board and adopted by resolution on November 9, 2023 (PGCPB Resolution No. 2023-108). Pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid CDP, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a) of the Zoning Ordinance, may be reviewed and decided in accordance with the Subdivision Regulations in existence at the time of the approval of the CDP.

In accordance with Section 24-4503(a)(4) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-019.

This PPS allows subdivision of the property into 783 lots and 97 parcels for development of 783 residential dwelling units, specifically 530 single-family detached and 253 single-family attached dwelling units.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, to allow removal of 54 specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting**—The subject property is located on Tax Map 144, Grids C1–C4, D2–D4, and E4, and is within Planning Area 85A. The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone (prior Rural Residential (R-R) Zone) beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373 (Accokeek Road), with land also zoned RR (prior R-R Zone) beyond, developed with the Millville Quarry. The subject site is bisected by an approximate 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development bisected by this PEPCO-owned tract is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 miles west of its intersection with MD 5. To the west of the site lies land in the Residential Estate (RE) Zone (prior Residential-Estate (R-E) Zone) developed with single-family detached homes, with land in the Agricultural-Residential Zone (prior Residential-Agricultural Zone) beyond. To the east of the site lies land in both the RE and RR (prior R-E and R-R) Zones sparsely developed with single-family detached homes, and also abutting The Maryland-National Capital Park and Planning Commission-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.

The site is undeveloped, wooded, and characterized by rolling terrain, with steeper slopes associated with the Burch Branch, which runs generally north-south through the western portion of the property. The Burch Branch and its system of tributaries are a notable feature of the area.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

| | EXISTING | EVALUATED |
|---|---|---|
| Zones | LCD | R-S |
| Use(s) | Vacant | Residential |
| Acreage | 289.36 | 289.36 |
| Parcels | 8 | 97 |
| Lots | 10 | 783 |
| Outlots | 0 | 0 |

| | EXISTING | EVALUATED |
|---|---|---|
| Dwelling Units | 1 | 783 |
| Subtitle 24 Variation | No | No |
| Subtitle 25 Variance | No | Yes, Section 25-122(b)(1)(G) |

The subject PPS, 4-24013, was accepted for review on February 28, 2025. Pursuant to Section 24-119(d)(2) of the prior Prince George's County Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee and comments were provided to the applicant at its meeting on March 14, 2025. Revised plans and documents were received on April 25, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—The property is the subject of several prior approvals, which include several Special Exceptions (SE-1589, SE-1590, SE-1595, SE-2903 and SE-4043), a Sketch Plan (S-07002), a PPS (4-07076), a Zoning Map Amendment (Basic Plan) A-10060, a Comprehensive Design Plan (CDP-22001), and a Specific Design Plan (SDP-2304). The applicable prior approvals are separately discussed in detail below:

SE-1589, SE-1590, and SE-1595 were approved by the Prince George's County District Council in 1967, for a gas storage use by a utility company. These approvals are not relevant to the subject PPS.

SE-2903 and SE-4043 were approved by the District Council on April 26, 1976, and October 9, 1992, respectively. The applications were for sand and gravel mining operations on Lots 45 through 47, which were conditioned to expire five years after approval and are no longer valid or relevant to the subject PPS.

S-07002 and 4-07076 were for a sketch plan and for a conservation subdivision titled Estates of Pleasant Valley, and were approved for this property in 2007 and 2008, respectively. However, this property was never platted, pursuant to the 4-07076 approval, which has since expired. Therefore, neither of these prior approvals are applicable to the review of this PPS.

Zoning Map Amendment A-10060 was recommended for approval by the Prince George's County Planning Board, pursuant to PGCPB Resolution No. 2021-92, on July 29, 2021. The zoning map amendment and basic plan were approved by the District Council on October 17, 2022 (Zoning Ordinance No. 9-2022), which rezoned the property from the prior R-E and R-R Zones to the prior Residential Suburban Development (R-S) Zone, and approved development of up to 955 dwelling units. There are no conditions of A-10060, however, the following development data for the site applies per the basic plan:

**Development Data**

| | |
|---|---|
| **Gross Tract Area** | **289.36 acres** |
| **Mattawoman Floodplain** | **32.75 acres** |
| **1/2 Floodplain** | **16.38 acres** |
| **Net Tract Area (Gross Tract Area-1/2 Floodplain)** | **272.98 acres** |
| **Base Density (272.98 acres at 2.7 dwelling units per acre)** | **737 units** |
| **Max. Density (272.98 acres at 3.5 dwelling units per acre)** | **955 units** |

This PPS approves 783 dwelling units and includes a density of 2.87 dwelling units per acre, which is in conformance with the development approved with the basic plan.

CDP-22001 was approved by the Planning Board on October 19, 2023, for development of 954 residential dwelling units, and adopted pursuant to PGCPB Resolution No. 2023-108 on November 9, 2023. The Planning Board approved this CDP subject to nine conditions and two considerations. Of those, the following are relevant to the review of this PPS and are provided below in **bold**, with analysis provided in plain text:

1. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

   An approved stormwater management (SWM) concept plan and letter were submitted with this PPS. The plan, SCD No. 24297-2023, was approved by the Prince George's County Department of Permitting Inspection and Enforcement (DPIE) on April 11, 2024, and the letter, 24297-2023-SDC, was approved by DPIE on May 8, 2024. Therefore, this condition has been satisfied.

2. **Prior to approval of the associated preliminary plan of subdivision (PPS), Phase I (Identification) archeological investigations, according to the Prince George's County Planning Board's 2005 *Guidelines for Archeological Review*, are recommended on the portions of the developing property that were not previously surveyed to determine if any cultural resources are present. The parcels to be surveyed include Parcel 143 (Tax ID 1140235); Parcel 037 (Tax ID 1174572); Parcel 236 (Tax ID 5528410); Parcel 188 (Tax ID 1189182); and the portion of Parcel 110 (Tax ID 1182534) south of the Potomac Electric Power Company right-of-way. Evidence of Maryland-National Capital Park and Planning Commission concurrence with the final Phase I report and recommendations are required, prior to signature approval of the PPS.**

A Phase I archeological survey of the area referenced in this condition was completed in March 2024 and submitted with this PPS. The findings were reviewed and it was determined that no further archeological investigation is required. Therefore, this condition has been satisfied.

4. **Prior to approval of the associated final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

This condition remains in effect until satisfied, prior to approval of a final plat. Four archeological sites were identified on the subject property, three late 19th to early 20th century sites and one indigenous site. The sites were heavily disturbed, and no subsurface features were identified, and no further work was recommended. However, given the manner in which Phase I archeological testing is conducted, it can never fully determine if subsurface features are intact. To do so would require opening up large areas of land, which due to the cost and time required to perform such an investigation, is not recommended, unless it is very clear that there is a possibility of finding something further. Further work is unnecessary on this property, which means that the sites will be destroyed during construction, and any other potential information will be lost. In such cases, when a significant number of sites are identified, it is typical that interpretive signage be placed on the site for public awareness of a site's past history, even though artifacts of note have not been retrieved. This is typically done in areas of the County where there is a particularly long history, as is the case with this site and the areas along Floral Park Road and Accokeek Road. Therefore, these signs are important and are going to be the only record of what was recovered on the property.

7. **At the time of preliminary plan of subdivision. the applicant shall coordinate with the Prince George's County Department of Parks and Recreation on the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B to be conveyed to The Maryland-National Capital Park and Planning Commission, which may include Woodland and Wildlife Habitat Conservation Ordinance easements for on-site conservation.**

The applicant has coordinated with the Prince George's County Department of Parks and Recreation (DPR) and the exact acreage of the Burch Branch Stream Valley, the adjacent woodlands/forests, and Pod B have been established to be approximately 102.87 acres. This conveyance is provided as a condition of approval, as are conditions that the area of dedication be shown on the PPS prior to signature approval, and that conveyance to The Maryland-National Capital Park and Planning Commission (M-NCPPC) occur at the time of final plat. Therefore, this condition has been satisfied.

**9. Upon receipt of the Phase I report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist in the project area, a plan for evaluating the resource at the Phase II level, the Phase III level, or avoiding and preserving the resource in place shall be provided, prior to Prince George's County Planning Board approval of the final plat. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner, prior to approval of any grading permits.**

This condition was satisfied with the Phase I archeological studies submitted. No intact archeological deposits or features were noted in the Phase I surveys, and therefore, no further archeology is required to be done on the property.

**Considerations**

**2. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission.**

A companion Type 1 tree conservation plan (TCP1) was submitted with this PPS showing on-site preservation and reforestation and off-site woodland credits to meet the woodland conservation requirement. Due to the distance required to connect to an off-site sewer line and the associated woodland clearing (7.23 acres), the woodland conservation requirement cannot fully be met on-site. The TCP1 shows that the woodland conservation requirement is met by on-site preservation, on-site reforestation, and off-site woodland credits. Therefore, this condition has been satisfied.

SDP-2304 was approved by the Planning Board for infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities on June 13, 2024, and adopted pursuant to PGCPB Resolution No. 2023-108 on July 11, 2024. On October 29, 2024, the District Council affirmed the Planning Board's decision subject to five conditions and one consideration. Those that are applicable to the review of this PPS are listed below in **bold** text, with analysis provided in plain text:

**3. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

**a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-1, ST-3, ST-25, ST-56, ST-58, ST-59, ST-60, ST-61, ST-62, and ST-64 within the proposed residential lots.**

**b. Provide a statement of justification and full evaluation regarding primary management area impacts within the proposed residential lot area and for Impact Area D.**

The variance request for specimen tree removal and a statement of justification for impacts to the primary management area (PMA) were provided with this PPS. The analysis of these requests is discussed in the Environmental Review section of this resolution. Therefore, this condition has been satisfied.

**4. No grading or building permits shall be approved for the subject property prior to the approval of a preliminary plan of subdivision.**

There is no evidence that a grading or building permit has been approved for this property.

**Consideration**

**1. At the time of the preliminary plan of subdivision submission, the applicant shall make every effort to meet the entire woodland conservation requirement on-site, to include areas that may be conveyed to The Maryland-National Capital Park and Planning Commission and any such areas shall be credited as on-site.**

The TCP1 submitted with this PPS shows on-site preservation, on-site reforestation, and off-site woodland credits to meet the woodland conservation requirement. Due to the distance required to connect to an off-site sewer line and the associated woodland clearing (7.23 acres), the woodland conservation requirement cannot fully be met on-site. The TCP1 shows that the woodland conservation requirement is met by on-site preservation, on-site reforestation, and off-site woodland credits. Therefore, this condition has been met.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is discussed, and conformance with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) is evaluated, as follows:

**Plan 2035**
Plan 2035 places the subject property in the Established Communities Growth Policy Area. The vision for the Established Communities growth policy area is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met" (page 20).

While this PPS is not required to conform to Plan 2035, it is consistent with multiple goals stated in Plan 2035. Plan 2035 also provides the following land use, housing and neighborhood goals that affect the subject property:

- **Preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development** (page 163)**.**

- **Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity** (page 181)**.**

This PPS accomplishes these goals by constructing medium-density housing in an environmentally sensitive manner, in the Piscataway Creek Watershed.

**Master Plan**
The master plan recommends residential low land use on the subject property. The intent for the residential low designation is for residential areas up to 3.5 dwelling units per acre, with primarily single-family detached dwellings (page 31). Basic Plan A-10060 rezoned the subject property from the prior Residential-Estate (R-E) and Rural Residential (R-R) Zones to the prior R-S Zone. Per Section 27-513(a) of the prior Prince George's County Zoning Ordinance, the R-S Zone permits density ranges of either 1.6 to 2.6 dwelling units per gross acre, or 2.7 to 3.5 dwelling units per gross acre. Basic Plan A-10060 established a residential density of 2.7 to 3.5 dwelling units per net acre for the subject site. As this PPS includes a residential density of 2.87 dwelling units per net acre (based on 272.74 net acres), the proposed use conforms with the recommended land use of the master plan.

Provisions of the master plan and other functional master plans, including policies and strategies that are found applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed throughout this resolution.

**Zoning**
The 2013 Sectional Map Amendment associated with the master plan retained the subject property in the R-E and R-R Zones. Zoning Map Amendment A-10060 reclassified the subject property from the R-E and R-R Zones to the R-S Zone. On November 29, 2021, the District Council approved Prince George's County Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-S Zone to the Legacy Comprehensive Design Zone. However, this PPS is reviewed according to the prior R-S zoning.

**Aviation/Military Installation Overlay Zone**
This PPS is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

7. **Stormwater Management**—Per Section 24-130(b)(3) of the prior Subdivision Regulations, an application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM Concept Plan (SDC No.24297-2023) and SWM letter (24297-2023-SDC/P54603-2024-SDC) were approved by DPIE on May 8, 2024, and expire on May 8, 2027, and were submitted with this PPS. The SWM concept plan proposes to use 25 microbioretention ponds and 12 submerged gravel wetlands. No further information pertaining to SWM is required, at this time.

Development of the site, in conformance with the SWM concept plan and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the master plan, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation and facilities.

Formula 2040 provides goals and policies related to parks and recreation (pages 135–140). Formula 2040 also indicates that M-NCPPC owns approximately 261 acres of local and parkland in the planning area.

The subject subdivision is adjacent to existing M-NCPPC-owned parkland known as Pleasant Springs Park (Park ID W07), which contains 67 acres and is undeveloped. It is also semi-adjacent to the undeveloped 11.26-acre Floral Park Road Park (Park ID W16), which lies just to the northwest of the property, across Floral Park Road. Nearby developed M-NCPPC park facilities include Accokeek East Park (Park ID) located approximately 3.5 miles west of the subject site, and the Southern Area Aquatics and Recreation Complex (Park ID) located 3.8 miles to the east. It is expected that future residents of the subject development will use facilities in the Accokeek-Brandywine Region.

The provisions of the prior Subdivision Regulations, Sections 24-134 and 24-135, which relate to the mandatory dedication of parkland, stipulate that the applicant dedicate land, pays a fee-in-lieu, and/or provides on-site recreational facilities to meet the active recreational needs of the residential development. With a permissible density of 2.7 to 3.5 dwelling units per acre, and in accordance with Section 24-134(a)(1) of the prior Subdivision Regulations, five percent of the net residential lot area (or 13.64 acres) would be the required amount of suitable and adequate land for active and/or passive recreation for dedication to M-NCPPC for public parks.

The PPS indicates land being dedicated to M-NCPPC and to satisfy the mandatory dedication of parkland requirement. However, the land for dedication is provided (in part) to satisfy density increment bonuses awarded as part of the CDP, for the comprehensive rezoning of the property. The land for dedication is further encumbered by regulated environmental features (REF) which will be required to be placed in a non-disturbance easement and is not part of a stream valley park in the master plan. Therefore, the land is unsuitable to meet the mandatory parkland dedication requirement, pursuant Section 24-134. However, the PPS identifies areas for on-site recreational facilities to serve the residents.

In accordance with Section 24-135(b) of the prior Subdivision Regulations, the Planning Board may approve the provision of recreational facilities to meet the mandatory dedication of parkland requirement, if the proposed recreational facilities will be superior or equivalent to those that would have been provided under the provisions of Section 24-134. Based upon information provided by the applicant, the recreational facilities proposed with this PPS include a clubhouse with a swimming pool and indoor fitness center, three multiage playgrounds, one multipurpose

sports court, two open lawn areas, eight sitting areas, a community garden, a dog park, and exercise stations along the trail system. The applicant also provided an Open Space and Recreation Exhibit which highlights areas identified for recreational facilities. These areas are generally evenly distributed around the development, with the clubhouse in a central location. These facilities are sufficient to meet the mandatory dedication of parkland requirement, in accordance with the 2024 *Park and Recreation Facilities Design Guidelines*.

Recreation areas are disbursed throughout the site. However, the parcel table on the cover sheet of the PPS does not designate the parcels identified for on-site recreation areas. Comparing the Open Space and Recreation Exhibit and the PPS, Parcels B, C, C2, A3, G1, G3, I1, K3, L, O1, R2, R3, and X1 were identified as locations for on-site recreation facilities. Some of these parcels (Parcel B, G1, G3, I1, and R2) are also identified as locations for SWM facilities, and therefore, may not be appropriate for providing sufficient areas for recreation. It is noted that the clubhouse is conceptually located south of the Potomac Electric Power Company (PEPCO) right-of-way, which divides the subject property. This location for the clubhouse would be accessible by the northern portion of the subdivision through the intervening PEPCO property via a trail, or by vehicle via the portion of the subdivision accessed from MD 373. The PPS does not designate the recreation areas associated with each specific recreation facility, except for the location of the clubhouse. The details of the on-site recreation facilities, including location, will be further evaluated at the time of SDP. The disbursement of recreation facilities for convenient accessibility of the residents shall be maintained and continue to meet the mandatory dedication of parkland requirement, in accordance with the *Park and Recreation Facilities Design Guidelines.*

Based on the preceding findings, the provision of mandatory dedication of parkland will be met through the provision of on-site recreational facilities, in accordance with Section 24-135(b).

9. **Transportation**—This PPS was reviewed for conformance with the MPOT, the master plan, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

**Transportation Related Master Plan Conformance**

**Master Plan Right-of-Way**
The subject property has frontage along master-planned roadway Floral Park Road (P-512), which is identified per the MPOT and the master plan as a primary roadway with a recommended right-of-way width of 60 feet. The subject property also has frontage along master-planned roadway Accokeek Road (C-527), which is identified per the MPOT and the master plan as a collector roadway with a recommended right-of-way width of 80 feet. The PPS appears to provide the right-of-way dedication required along both roadways, in accordance with the master plan requirements. However, neither roadway is properly delineated. Therefore, the PPS shall be revised to delineate the right-of-way along Floral Park Road and Accokeek Road (MD 373), to include the center line and dimension lines from centerline to the property line in the areas identified for road dedication.

**Master Plan Pedestrian and Bike Facilities**
The MPOT recommends the following pedestrian and bike facilities relevant to the review of this PPS:

- **A Planned side path along Floral Park Road**

  This path is provided and shown on the PPS.

- **MD 373 as a planned shred roadway**

  Shared roadway pavement markings (sharrows) shall be provided along the property frontage, unless modified by the Maryland State Highway Administration (SHA). The frontage improvements have been identified in the traffic impact study provided with the PPS. However, final design plans have not been completed. At the time of SDP, the applicant will be required to show the master-planned facility to meet the intent of the master plan. This facility will be located within the public right-of-way and is subject to approval by SHA. Any modifications to master-planned facilities must be reviewed by the Transportation Planning Section of M-NCPPC and shall include written correspondence from the permitting agency.

- **Burch Branch Trail (planned a hard surface trail)**

  The PPS identifies the alignment of the trail as a 10-foot-wide shared-use path along the frontage and within the site. The intent of this facility has been met, and the timing of construction will be further evaluated at the time of SDP, excluding any SDPs for infrastructure only.

The master plan also recommends the following pedestrian and bike facilities relevant to the review of this PPS (page 119):

- **On-road dual-route bicycle facilities: Floral Park Road**

- **On-road dual-route bicycle facilities: Accokeek Road (MD 373)**

  The master plan describes on-road dual-route bicycle facilities as follows (page 115):

  > **Dual routes are roads that contain an off-road bicycle and pedestrian facility and an on-road bicycle facility. An appropriate on-road component of a dual-route facility would be a shared-use roadway, where the bicyclist shares the road with vehicles, or a painted bike lane. Even a wide, outside curb lane or a paved road shoulder can be used by bicyclists. Off-road components of a dual-route facility would be either a side path or a wide sidewalk that could be used by bicyclists, equestrians, and pedestrians.**

> The subject site is provided access along Floral Park Road, which is shown in the master plan as a master plan primary facility. While the applicant has acknowledged the MPOT recommendations of a side path along Floral Park Road, and a shared roadway along Accokeek Road, on-road dual-route bicycle facilities must be provided to meet the recommendations of the master plan as well. Therefore, on-road dual-route facilities shall be provided along Floral Park Road and Accokeek Road, subject to the approval of the applicable permitting agency.

In addition, the master plan recommends the following policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The planned development includes a shared-use path along the property frontage, a comprehensive internal network that connects to a trail, and a continuous sidewalk network within the site. The frontage along Floral Park Road and MD 373 shall be improved with a 10-foot-wide shared-use path and shared roadway markings and signage. Paved shoulders can also meet the intent of the master plan for the on-road component of a dual-route facility.

These pedestrian and bicycle improvements will need to be further evaluated at the time of SDP, in conjunction with any frontage improvements required by the operating agency. As part of the bicycle and pedestrian impact statement, the development will also create a new shared-use path along Floral Park Road, in the vicinity of adjacent properties, meeting the intent of these policies.

**Access and Circulation**
The subject PPS shows five access points for the property. Three access points are provided along MD 373, and two along Floral Park Road. As part of the traffic impact study evaluated with Certificate of Adequacy ADQ-2024-019, the applicant analyzed each of the five access points identified in the exhibit below to determine any required frontage improvements. The results of the analysis showed that four access points meet the adequacy requirements, as provided (access points A, B, D and E). The fifth access point (access point C) would meet the requirements with the improvement of a deceleration lane along MD 373.

Within the site, a 10-foot-wide shared-use path for the alignment of the Burch Branch Trail, bikeway facilities, and sidewalk along both sides of the roadway are provided. Exhibits were provided showing parking, pedestrian circulation, trail location, and truck turning plans, all of which were found to be acceptable.

Given the above findings, multimodal transportation facilities will exist to serve the subdivision, as required under Subtitle 27, and will conform to both the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The master plan contains the following goals (page 129):

- **Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.**
- **Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment. .**
- **Priority is given to funding public facilities to support development in the Developing Tier policy area.**
- **All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.**

The proposed development will not impede achievement of any of the above-referenced goals. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property. The ADQ process evaluates the infrastructure necessary to support a proposed development is allocated.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

The subject project is located in Planning Area 85A - Brandywine and Vicinity. The 2025–2030 *Fiscal Year Approved CIP Budget* does not identify any new construction projects proposed for this area.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed the property in the water and sewer Category 4, "Community System Adequate for Development Planning." This category comprises properties where water and sewer lines are available and/or accessible for extending.

An administrative amendment will be required to advance the site to water and sewer Category 3 prior to approval of the final plat. Category 4 is sufficient for PPS approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public rights-of way. PUEs must be located outside of the sidewalk, and must be contiguous to the right-of-way. The subject site has frontage along Floral Park Road at its northern boundary, and MD 373 along its southern boundary. The PPS provides the required 10-foot-wide PUE along the frontage of both roadways abutting the existing and ultimate right-of-way lines.

In addition, Section 24-128(b)(12) of the prior Subdivision Regulations requires that all private streets have a 10-foot-wide PUE along at least one side of the right-of-way. The PPS includes private streets throughout the development, and shows PUEs along at least one side of all private streets.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site, or applicable to the proposed development. A stated goal of the master plan is to preserve and protect historic resources that are significant for their archeological value (page 155), through the strategy of encouraging interpretive plaques about archeology, as part of the development review process (page 159).

A Phase I archeological survey was completed on the 278.09-acre Estates of Pleasant Valley property, in September 2007. Three 20th-century archeological sites were identified—18PR915, 18PR916, and 18PR917. Site 18PR915 is the remains of a farmstead dating to the second and third quarters of the 20th century. Site 18PR916 is a late 19th to 20th-century barn ruin. Site 18PR917 is an extensive mid-20th-century artifact scatter that likely represents contract refuse removal from the Statler Hotel in the District of Columbia in the 1940s, and manure spreading after feeding the mixed refuse to swine. These sites were disturbed by their subsequent demolition; no intact archeological deposits or features were noted in the Phase I survey. Therefore, after analysis of this information, no further work was recommended on the Estates of Pleasant Valley property.

A Phase I archeological survey of 11.3 acres, including Parcel 143 (Tax ID 1140235), Parcel 037 (Tax ID 1174572), Parcel 236 (Tax ID 5528410), and Parcel 188 (Tax ID 1189182) was completed in March 2024. One archeological site, 18PR1259, was identified. It is a precontact lithic concentration located in the northwest corner of Parcel 188. Shatter, early, and biface reduction flakes were identified in one shovel test pit. Archeological Site 18PR917, the extensive mid-20th-century artifact scatter identified during the 2007 archeological survey, was expanded to include all of Parcel 236. These sites were highly disturbed, and no intact archeological features were identified.

Therefore, no further archeological work was recommended on Parcels 037, 143, 188, and 236 and no further archeological investigation is required.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

| Development Review Case | Associated TCP(s) | Authority | Status | Action Date | Resolution Number |
|---|---|---|---|---|---|
| SE-1589 | N/A | District Council | Approved | 9/20/1967 | ZO No. 444-1967 |
| SE-1590 | N/A | District Council | Approved | 9/20/1967 | ZO No. 445-1967 |
| SE-1593 | N/A | District Council | Approved | 9/20/1967 | ZO No. 450-1967 |
| SE-2903 | N/A | District Council | Approved | 4/26/1976 | |
| SE-4043 | TCPII-225-91<br>TCPII-213-91 | District Council | Approved | 10/9/1992 | Z.O. No. 44-1992 |
| NRI-150-06 | N/A | Staff | Approved | 3/9/2007 | N/A |
| S-07002 | N/A | Planning Director | Certified | 11/7/2007 | N/A |
| 4-07076 | TCP1-044-07 | Planning Board | Approved | 3/22/2012 | 08-64 |
| S-09001 | N/A | N/A | Dormant | 3/18/2016 | N/A |
| A-10060 | N/A | District Council | Approved | 10/17/2021 | 2021-92<br>ZO No. 9-2022 |
| NRI-150-06-01 | N/A | Staff | Approved | 8/19/2022 | N/A |
| CDP-22001 | TCP1-012-2023 | Planning Board | Approved | 10/19/2023 | 2023-108 |
| SDP-2304 | TCP2-011-2024 | Planning Board | Approved | 6/13/2024 | 2024-057 |
| 4-24013 | TCP1-012-2023-01 | Planning Board | Approved | Approved | 2025-060 |

**Grandfathering**

This property is subject to the grandfathering provisions of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 WCO and the 2018 Environmental Technical Manual (ETM). The property is also subject to the environmental regulations of the prior Subdivision Regulations and prior Zoning Ordinance because there are previously approved development review entitlements, Comprehensive Design Plan CDP-22001 and SDP-2304.

**Environmental Site Description**

The entire site is within Environmental Strategy Area 2 (formerly the Developing Tier) as designated by Plan 2035. The mapped green infrastructure network on this site contains regulated and evaluation areas. The regulated areas are mapped in association with the on-site Burch Branch stream, a tributary to Piscataway Creek, and its own tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys, which provide wildlife connections between the streams. The on-site stream (Burch Branch) is a Secondary Corridor to the Piscataway Creek, a Primary Corridor, and it is identified in the Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* as containing unique environmental features requiring careful consideration when proposing land development. The prior sand and gravel mining operations in the southern development area between the PEPCO land/easement/Transmission lines and MD 373 can be seen on the 1980 and 1984 aerial photographs on PG Atlas. Woodland clearing and installation of a gas line are also visible on the 1968 aerial photograph, along the western boundary.

According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property.

The property included in the PPS, verified with Natural Resources Inventory Plan NRI-150-06-01, contains mapped REF including streams, wetlands, and 100-year floodplain. The site contains mapped forest interior dwelling species habitat. Marlboro clays and Christiana complexes are not mapped on-site. The on-site stream, Burch Branch, flows into the Piscataway Creek. The Piscataway Creek and Burch Branch are designated by the state as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. The entire property is within the Piscataway Creek watershed, which is further discussed below.

The conservation methods of the WCO require priority be placed on the preservation of the on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasize the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped forest interior dwelling species habitat, which is another high priority for preservation and enhancement of on-site woodland.

**Plan 2035**
While this PPS is not required to conform to Plan 2035, the site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, and in the Established Communities of the General Plan Growth Policy map, as designated by Plan 2035. However, the site is not within the boundaries of a transit-oriented center as identified in Plan 2035.

**Environmental Conformance With Applicable Plans**

**Master Plan Conformance**
The Environmental Infrastructure section of the master plan (Section V, page 67) contains goals, policies, recommendations, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

**Policies** (page 71)**:**

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**

- **Protect, preserve and enhance the identified green infrastructure network within Subregion 5.**

The overall project site does contain REF, woodland areas, and elements of the GI Plan; the site is required to provide bioretention and infiltration per the approved SWM concept letter. Open space requirements will be reviewed with subsequent development applications. The previous SDP approved impacts to REF for infrastructure only (SWM and road crossings). This PPS approves three new impacts to on-site 100-foot stream buffers for the two trail connections and one road tie-in grading area.

Conformance with the GI Plan is discussed further below in this finding.

**Policies** (page 76)**:**

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**

- **Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.**

In accordance with this master plan policy and Section 24-130(b)(3), the proposed development is subject to current SWM requirements. This PPS approves 783 lots and 97 parcels for residential development consisting of 530 single-family detached and 253 single-family attached dwellings on a fully wooded parcel. The SWM design is required to be reviewed and approved by DPIE, to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code of the Prince Geore's County Code. This requires that the environmental site design (ESD) be implemented to the maximum extent practicable. The approved SWM concept plan shows the use of microbioretention ponds and submerged gravel wetlands.

**Policies** (page 82)**:**

- **Ensure that, to the extent that is possible, land use policies support the protection of the Mattawoman Creek.**

- **Conserve as much land as possible in the rural tier portion of the water shed as natural resource land (forest, mineral, and agriculture).**

- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

The site is within the Piscataway Creek watershed in the Developing Tier and not in the Rural Tier. This site is in Environmental Strategy Area 2. This PPS is not a conservation subdivision and is not located within the Brandywine Community Center. In accordance with this master plan policy and Section 24-130, the development of the site is subject to

the current SWM regulations, which require that ESD be implemented to the maximum extent practicable.

The property is divided by a PEPCO and Washington Gas Light Company utility line easement. The development areas have been designed to stay outside the REF areas, other than the required stream crossing, utility lines, and SWM outfalls. Twenty impacts to the primary management area (PMA) were approved with the SDP-2304 for infrastructure. This PPS approves impacts for road tie-in grading and trail connections for community connectivity. The remaining sensitive areas will be preserved within protective easements in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations.

**Policy** (page 83)**:**

- **Enhance the County's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located within the Chesapeake Bay Critical Area.

**Policies** (page 84)**:**

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**

- **Promote "climate-friendly" development patterns through the planning processes and land use decisions.**

- **Increase awareness of the sources of air pollution and green-house gas emissions.**

The development of this site is subject to the WCO and current tree canopy coverage requirements. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change.

**Policy** (page 86)**:**

- **Encourage the use of green building techniques that reduce resource and energy consumption.**

In accordance with this master plan policy, development applications for the subject property that require architectural approval should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented to the greatest extent possible.

**Policy** (page 87)**:**

- **Ensure that excessive noise-producing uses are not located near uses that are particular sensitive to noise intrusion.**

Excessive noise producing uses are not proposed.

**Conformance with the Green Infrastructure Plan**
The GI Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017). According to the GI Plan, a majority of the site is either in a regulated or evaluation area within the designated network of the plan. There are five areas that are not within the network area but are surrounded by both regulated and evaluation areas. The regulated areas contain intermittent and perennial streams, associated stream buffers, and adjacent woodlands. Impacts are shown within both the regulated and evaluation areas for residential development.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI Plan and the plain text provides comments on plan conformance:

**POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.**

**1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**

**a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**

**b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**

**c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

**d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**

The previously approved CDP and SDP applications showed the development of a mostly wooded site, with a design to preserve as much of the on-site REF woodland as possible. All infrastructure impacts were approved with the SDP.

The on-site Burch Branch and unnamed tributaries were maintained to the fullest extent practicable with minor impacts for SWM outfall structures, utility line and road crossing. This PPS evaluates impacts to the stream for several required stream crossings. The PPS design provides an extensive amount of on-site woodland preservation and reforestation planting that will be placed in a conservation easement. This easement will ensure that the existing wooded Burch Branch stream corridor will be preserved.

The PPS includes SWM impacts to REF areas which were reviewed and approved with the SDP for infrastructure application. These impacts were limited to woodland clearing and impacts to REF areas for the construction of required stormwater structures and are consistent with the SWM concept plan approved by DPIE.

**POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.**

**2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping and/or street trees.**

The subject property contains both evaluation and regulation areas and, therefore, does not contain network gap areas. In accordance with this master plan policy and strategy, Section 24-132 of the prior Subdivision Regulations and Section 25-121(b) of the WCO, woodland preservation is shown, which will improve the green infrastructure network.

**2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

The PPS shows infrastructure impacts to REF for woodland clearing disturbances that were reviewed and approved with SDP-2304, to construct the required infrastructure in the form of road crossings, utilities (water and sewer connections), and SWM structures that were approved by DPIE. Mitigation to streams, wetlands, and wetland buffers will be reviewed by the Maryland Department of the Environment (MDE). Woodland replacement for infrastructure clearing will be included in the overall woodland conservation requirement per the WCO. This PPS includes three additional PMA impacts to the on-site REF for trail connections and a road tie-in grading location, which are discussed further below.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

**3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

**b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

In accordance with this master plan strategy, this PPS shows the construction of a trail connection to a future master-planned stream valley trail across Burch Branch. There is another interior pedestrian trail impact evaluated with this PPS. This master-planned trail alignment will be coordinated with the Prince George's County Department of Parks and Recreation (DPR).

This PPS evaluates two trail sections that were not approved under prior applications. The REF impacts approved with this PPS for pedestrian trails is discussed in the Regulated Environmental Features section of this finding.

**3.4 Ensure full compliance with and enforcement of all existing regulations including the Chesapeake Bay Critical Area (CBCA) and the Woodland and Wildlife Conservation Ordinance.**

**b. Enhance enforcement efforts associated with state-mandated tree conservation and CBCA plans.**

This subject property is not located within the Chesapeake Bay Critical Area. The PPS is reviewed using the WCO. The woodland requirement is met with on-site woodland preservation and reforestation, and off-site woodland credits.

**POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

**4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

In accordance with this master plan policy, Section 24-130(b)(5), and Section 25-122(d) of the WCO, the on-site woodland preservation and reforestation areas will be placed in a woodland and wildlife habitat conservation easement with the Type 2 tree conservation plan (TCP2) review.

The applicable area of this PPS is part of the Piscataway watershed system. Only the mainstream of Piscataway Creek is identified by the master plan as a special conservation area. The property does not contain special conservation areas associated with tributaries to Piscataway Creek. All on-site woodland preservation and reforestation areas will be placed in a conservation easement in accordance with Section 24-130(b)(5), to further protect the on-site Burch Branch stream valley system.

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

**5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

This master plan policy, and Sections 24-130(b)(3), 24-130(b)(5), and 24-130(c) of the prior Subdivision Regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The proposed outfall structures are located on-site within the stream system and will be reviewed by DPIE and the Prince George's County Soil Conservation District (PGSCD).

**5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

This PPS proposes to preserve on-site woodland within stream and wetland areas. Any impact to these areas are for required SWM facilities, sewer line connections, the requested trail connections, and road grading. These areas cannot be replanted due to access and maintenance requirements. The PPS includes reforestation along the on-site wooded stream buffer systems, which will expand forested stream buffers to improve the water quality.

**POLICY 7: Preserve, enhance, connect, and restore forest and tree canopy coverage.**

***General Strategies for Increasing Forest and Tree Canopy Coverage***

**7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

This PPS meets its woodland conservation requirement with woodland preservation, reforestation, and off-site woodland credits, in accordance with this master plan policy and Section 24-132(a) of the prior Subdivision Regulations, and not through the use of fee-in-lieu.

**7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.**

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

**Other Environmental Review**

**Natural Resources Inventory/Environmental Features**
Section 24-120(a)(22) of the prior Subdivision Regulations requires an NRI plan with PPS applications. NRI-150-06-01 was approved on August 19, 2022, and was provided with this PPS. The Type 1 tree conservation plan (TCP1) shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

**Woodland Conservation**
TCP1-012-2023-01 was submitted with this PPS. The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/prior Residential Suburban Development (R-S) Zone). The development proposes to clear 123.41 acres of woodland in the net tract, 2.31 acres of wooded floodplain, and 7.23 acres of off-site clearing, resulting in a woodland conservation requirement of 91.62 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP1 and woodland conservation worksheet shows 73.39 acres of on-site preservation, 14.55 acres of reforestation, and 3.68 acres of off-site woodland credits, for a provided woodland conservation of 91.62 acres.

**Specimen Trees**
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual."

The site contains 275 on-site specimen trees with 151 rated in good condition, 108 rated in fair condition, 10 rated in poor condition, 1 rated in fair/poor condition, and 5 specimen trees not rated. The recently approved SDP approved the removal of 22 specimen trees, specifically Specimen Trees ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74, ST-81, ST-90, ST-125, ST-126, ST-147, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249.

The current PPS requests the removal of an additional 54 specimen trees and preserving 199 specimen trees. The 54 specimen trees are identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247. The 54 specimen trees requested for removal have condition ratings of good (40 specimen trees), fair (10 specimen trees), poor (3 specimen trees), and poor/fair (1 specimen tree).

**Review of Subtitle 25 Variance Request**
A Subtitle 25 WCO Variance application and a statement of justification (SOJ), in support of a variance, was received for review with this PPS and was dated August 2024. The following is the evaluation for the removal of 54 specimen trees.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The letter of justification submitted by the applicant seeks to address the required findings for the 54 specimen trees.

**Statement of Justification Request:**
A variance from Section 25-122(b)(1)(G) of the WCO was requested for the clearing of 54 on-site specimen trees. The requested 54 specimen trees are shown within development areas on the approved TCP2 associated with SDP-2304 and were not shown within preservation areas. The Saddle Ridge development is mostly outside of the REF and limited the PMA impacts for infrastructure to preserve these sensitive areas. Three of the requested 54 trees are located inside of the PMA, specifically ST-18, ST-45, and ST-193. The submitted variance provided an analysis for every individual specimen tree to be removed with consideration of the species construction tolerance, the amount of critical root zone impact, the condition of the tree, and the distance to the PMA.

This variance was requested from Section 25-122 of the WCO, which requires that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The subtitle variance application form requires a SOJ of how the findings are being met.

The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

**(A) Special conditions peculiar to the property have caused the unwarranted hardship;**

The applicant states that special conditions peculiar to the property have caused unwarranted hardship because the site is split in two by a PEPCO transmission line and has extensive REF throughout the applicable areas of this PPS. Development of the residential lots is generally located outside the PMA, with the exception of the SWM structures and utility line connections. In accordance with Part C of the 2018 ETM, utility connections and SWM outfalls are considered necessary impacts to the PMA for development of a site to provide adequate stormwater drainage and sewage flow.

It was, therefore, found that retaining the 54 specimen trees throughout the site and not impacting their critical root zone is not feasible due to the extent of on-site PMA and the large amount of specimen trees. There are 275 specimen trees scattered throughout the Saddle Ridge property, both inside and outside of the PMA. Out of the requested 54 specimen trees to be removed, over 68 percent (37 specimen trees) of the trees are Tulip poplar. This species of tree is fast-growing and has poor construction tolerance. Tulip poplars do not tolerate construction activity and will likely become hazard trees and need removal if left adjacent to grading activities. Grading for the housing development to provide adequate slope to drain the stormwater is required by DPIE. The requirement to develop property in conformance with the zoning regulations for attached and detached residential dwellings, and providing the required parking and circulation, are not a special requirement peculiar to the property and are not considered a hardship. The management

of stormwater is a requirement for any development in Prince George's County and is not considered peculiar to this property or an unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the property would cause unwarranted hardship if the applicant were required to retain the 54 specimen trees with their critical root zones. The applicable areas of this PPS have significant REF and PMA, and the majority of the 54 trees are scattered throughout the area outside the PMA. The three specimen trees inside of the PMA requested for removal are ST-18, ST-45, and ST-193.

The proposed use for a residential development consisting of 534 single-family detached and 252 single-family attached dwellings is a significant and reasonable use for the subject site within the Legacy Comprehensive Design Zone. Requiring the applicant to retain these 54 specimen trees on the site would further limit the area of the site available for development to the extent that it would cause the applicant an unwarranted hardship.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of the WCO and the 2018 ETM for site-specific conditions.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow. These specimen trees are scattered throughout the 289.36-acre site. This site had mining activities in the past and the woodland areas not affected by the mining grew to larger sizes. These undisturbed woodland areas were both within and outside the on-site PMA. The development is limiting the woodland clearing to the areas outside the PMA to preserve the REF. Based on the location and species of the specimen trees requested for removal, retaining the trees and avoiding disturbance to the critical root zone would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.**

Not granting the variance would prevent the Saddle Ridge project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential developments were mostly wooded with significant REF and amounts of specimen trees scattered outside the PMA, it would be given the same considerations during the review of the required variance application.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;**

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. Removal of the 54 specimen trees is the result of their location within the proposed residential development, outside the significant on-site PMA. These trees are requested for removal to achieve a reasonable development for a residential community with associated infrastructure.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

There are no existing conditions, existing land uses, or building uses on the site or on neighboring properties that have any impact on the location or size of the 54 specimen trees.

These specimen trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

**(F) Granting of the variance will not adversely affect water quality.**

The granting of the variance to remove 54 specimen trees will not adversely affect water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by PGSCD. Both SWM and sediment and erosion control requirements are to be met in conformance with State and local laws to ensure that the quality of water leaving the site meets the State standards to ensure that no degradation occurs.

**Analysis of Specimen Tree Removal Variance**
The applicant submitted a variance request to remove 54 specimen trees (ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, ST-240 through ST-247), for the proposed development of the Saddle Ridge residential subdivision. These specimen trees were requested for removal due to their construction tolerance, distance from impact to the tree, condition of the tree, and location outside the PMA.

The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of 54 specimen trees. Therefore, the variance for removal of 54 specimen trees identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247 is approved.

**Regulated Environmental Features**
The applicable areas of this PPS contain REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Section 24-130(b)(5) states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25 of the WCO. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27 of the prior Zoning Ordinance, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF areas should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to develop the site in conformance with the County Code.

The previously approved SDP-2304 approved 20 PMA impacts (A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U) for stormwater control facilities and sanitary service connections with the infrastructure application. This PPS evaluated three additional PMA impacts. An SOJ was received with the PPS, dated December 2024, for approval of three impact areas (D, V, and W).

**Analysis of Impacts**
Based on the SOJ, the applicant requested a total of three impacts, as described below:

| Impact Area | Impact Type | Prop. PMA Impact Sq. Ft. | Prop. Stream Impact Lf. | Prop. Wetland Impact Sq. Ft. | Prop. Wetland Buffer Impact Sq. Ft. | Prop. Stream Buffer Impact Sq. Ft. | Prop. Floodplain Impact Sq. Ft. |
|---|---|---|---|---|---|---|---|
| D | Trail | 5,906 | 39 | - | - | 5,810 | - |
| V | Trail | 43,551 | 17 | - | - | 6,121 | 1,922 |
| W | Road Grading | 4,482 | - | - | - | - | - |

PMA = primary management area
SWM = stormwater management
Sq. Ft. = square feet
Lf. = linear feet

| Totals | | | |
|---|---|---|---|
| **Impact Area** | **Square Feet** | **Acres** | **Linear feet** |
| Primary Management Area | 42,168 | 0.97 | - |
| Streambed | - | - | 56 |
| Stream Buffer | 11,931 | 0.27 | - |
| Floodplain | 1,922 | 0.04 | - |

**Road - Tie-In Grading – one road impact– Impact Area W**
An interior road is located outside of the PMA, but due to the adjacent steep slopes, impacts are required to tie in proposed grades with existing contours. This impact is required to give the adequate slope grade off the roadway to prevent soil failure.

**Trail Crossing – Impact Area D**
This trail impact is to convert an existing farm road stream culvert crossing into a pedestrian trail crossing. The trail will connect two of the on-site development areas and continue with a subdivision trail system.

**Trail Construction – Impact Area V**
This trail impact is for a pedestrian trail from the residential area to a future master plan trail. The trail will connect the residential subdivision through the wooded PMA area to the master-planned trail, impacting stream buffer, steep slopes, stream, and floodplain.

This PPS will provide trail connections and adequate road tie-in grading for the Saddle Ridge residential subdivision. Therefore, the three impact areas (D, V, and W), as necessary impacts for development of this subdivision, are approved.

Based on the level of design information provided with this PPS, the REF on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the SOJ for Impacts to Regulated Environmental Features and associated exhibits from Rodgers dated August 2024, requesting three PMA impacts (Impact Area D, V, and W). Therefore, the three impacts are approved.

**Soils**
Section 24-131 of the prior Subdivision Regulations states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Croom gravelly sandy loam, Croom-Marr complex, Grosstown-Woodstown-Beltsville complex, Hoghole-Grosstown complex, Lenni and Quindocqua soils, Leonardtown silt loam, Marr-Dodon

complex, Potabac-Issue complex, Udorthents soils, and Westphalia and Dodon soils. Marlboro and Christiana clay are not found to occur on this property.

The site was previously mined for sand and gravel. Undocumented existing fill materials were encountered over majority of the southern portion of the site, where reclaiming activities took place, on which direct structural support is not suitable. The geotechnical report provided by the applicant for review with SDP-2304 provided recommendations such as lowering proposed grades, undercutting unsuitable subgrade and replacing them with compacted fill, proof rolling, etc. to improve the uncontrolled fill areas for the structural support of the residential subdivision development. Settlement evaluation on loose of soft fills is required according to the report. This geotechnical mitigation work shall be further analyzed and approved by DPIE with the grading permit review.

**Erosion and Sediment Control**
This site is within a Tier II catchment area which are high-quality waters within the State of Maryland, as designated by MDE, that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with PGSCD requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP1. PGSCD will review the proposed buffer impacts with the future erosion and sediment control plans.

14. **Urban Design**—This development requires filing an SDP in accordance with Section 27-478 of the prior Zoning Ordinance. The general uses proposed for this property in the R-S Zone are permitted per Section 27-515 of the prior Zoning Ordinance. Under the prior Zoning Ordinance, conformance to, but not limited to, the following regulations will be required to be demonstrated, at the time of SDP review:

- Section 27-480 – General development regulations (Comprehensive Design Zones)
- Section 27-511 – Purposes of the R-S Zone
- Section 27-513 – Regulations (R-S) Zone
- Section 27-528 – Planning Board action (Specific Design Plans)
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage

Conformance with the requirements of the Landscape Manual and the Prince George's County Tree Canopy Coverage Ordinance will also be evaluated at the time of SDP. Per Section 27-511(a)(5) of the prior Zoning Ordinance, one of the purposes of the R-S Zone is to encourage and stimulate balanced land development. The submitted PPS achieves the intent of this Ordinance, in part, by providing a lotting pattern that separates each of the 11 groups (sticks) of townhomes in the northern development pod by 10 feet, except for one separation of these

sticks, between Lots 4 and 5, Block B, which provides a 5-foot separation. Therefore, the applicant shall increase the distance between these two townhouse sticks (Lots 4 and 5, Block B) to 10 feet, in keeping with the intended design of the PPS, in accordance with Section 27-511(a)(5), prior to signature approval of the PPS.

15. **Community Feedback**—The Planning Board received seven items of additional backup regarding the subject PPS, prior to the noon deadline on July 8, 2025. The first item (Applicant's Exhibit 1) was submitted by the applicant to request a revision to Condition 18 in the technical staff report. Exhibit 4 was a letter from the Prince George's County Council Budget and Policy Analysis Division, which included a policy analysis and fiscal impact statement on Council Bill CB-29-2025. Opponent Exhibits 5 through 9 were letters from citizens and community or homeowners associations. In the letters, the citizens and community associations expressed concerns regarding the impact of the development on the surrounding community and the issue of adequate public facilities, with regard to police response times.

It is noted, however, that the adequacy of public facilities such as, for example, transportation, police, and schools were evaluated and approved by the Planning Director during the ADQ process and not before the Planning Board for its review of this PPS.

16. **Planning Board Hearing**—At the July 10, 2025 Planning Board hearing, staff presented a slide-by-slide presentation of the PPS to the Board. Staff provided information on the revisions to Condition 18 requested by the applicant and, instead, recommended revised language. The revised language for Condition 18 would allow the construction drawings for the master-planned trail to be reviewed at the time of future SDP. The applicant's attorney, Matthew C. Tedesco, then spoke on behalf of the applicant, beginning his summary by stating that, notwithstanding the fact that this PPS has a supporting approved ADQ that allowed for mitigation of failed police response times through the payment of a fee under an applicant-executed mitigation agreement, the applicant reserves their rights to appeal the conditions of approval of the ADQ, which includes the condition requiring a mitigation agreement. Mr. Tedesco then continued by providing a brief history of the project and its prior uses, emphasizing the project's consistency with prior approvals and the residential low development recommended by the General Plan and the master plan. He further noted the various housing styles at different price points proposed throughout the development. He then concluded his remarks by listing the applicant's citizen outreach efforts and that the applicant is in agreement with staff's recommendations and the revised language for Condition 18, as read into the record by staff.

One resident and two representatives of community and homeowners associations (Villages of Savannah Homeowners Association and Brandywine TB Southern Region Neighborhood Coalition) provided testimony, in opposition of this case. All three speakers testified to the same general concerns regarding safety, inadequate infrastructure, quality of life, increased traffic, police adequacy, and overburdened schools. The speakers also mentioned lack of health care facilities in the area, environmental degradation and the removal of specimen trees, and lack of outreach to the community by the applicant. The applicant then addressed the testimony its rebuttal. The Planning Board then approved the PPS unanimously, with conditions, as recommended by staff, and approved revised Condition 18, as read into the record by staff.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Barnes voting in favor of the motion at its regular meeting held on Thursday, July 10, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:JB:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: July 22, 2025

# SADDLE RIDGE

## SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

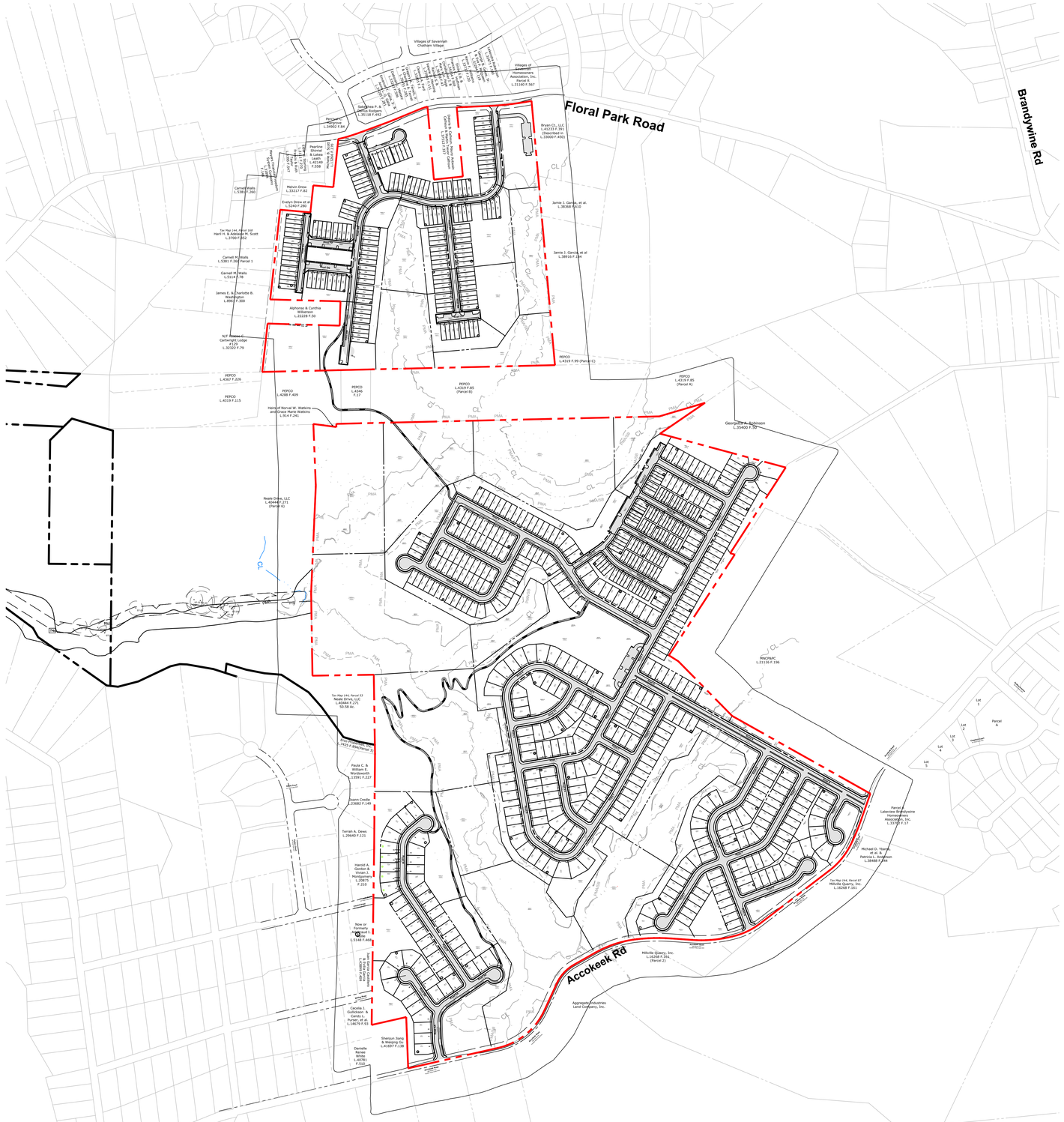
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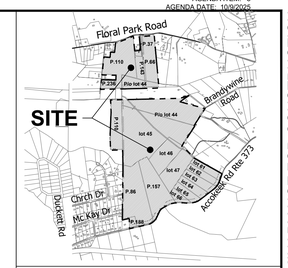
GENERAL NOTES

1. Subject Property: Saddle Ridge
   (See PPS 4-24013 Sheet 2 for Existing Property Information)
2. Tax Map: 144
3. WSSC Grids: 217SE06, 128SE06, 219SE06
4. Proposed Subdivision: Residential
5. Prior Approvals: CDP-22001, A-10060, SDP-2304, TCP1-012-2023, TCP2-011-2024
6. Gross Property: ±289.36 Ac
7. Net Property: ±256.12 Ac
8. Net Developable Area Outside of PMA: 210.46 Ac
9. Acreage of Environmental Regulated Features: 78.90 Ac (PMA)
10. Acreage of 100-Year Floodplain: 33.24 Ac
11. Acreage of Road Dedication: 27.60 Ac
12. Existing Zoning / Use: LCD (Legacy Comprehensive Design) / Vacant
13. Proposed Use of Property: 783 Residential Lots and 97 Parcels / Open Space
14. Proposed Dwelling Unit by Type:
    530 Units of Single Family Detached
    253 Units of Single Family Attached
15. Residential Density: 2.87 DU/Ac
16. Minimum Lot Size Required:
    Single Family Detached - 4,000 SF
    Single Family Attached - 1,800 SF
17. Minimum Lot Width:
    Single Family Detached - 40 FT
    Single Family Attached - 20 FT
18. Sustainable Growth Tier: Yes (1 & 2)
19. Military Installation Overlay Zone: No
20. Center or Corridor Location: N/A
21. Existing Non-Residential Gross Floor Area: 0 SF
22. Proposed Non-Residential Gross Floor Area: 0 SF
23. Stormwater Management Concept Plan Number: SDC No.24297-2023
24. Water/Sewer Category Designation:
    Existing = W-4 / S-4
    Proposed = W-3 / S-3
25. Aviation Policy Area (APA): No
26. Mandatory Park Dedication of Open Space:
    Requirement is met by provision of on-site recreational facilities.
27. Public Benefit Features (CDP-22001):
    (1) Open Space land in excess of 26 Acres - Provided as shown on the associated Open Space, Conservation, and Dedication Exhibit. This open space land is not required for dedication.
    (3) Pedestrian System/Trails - Conceptually demonstrated with this PPS, to be fully established at time of Specific Design Plan.
28. Cemeteries on or contiguous to the Property: No
29. Historic Sites on or in the vicinity of the Property: No
30. Type 1 Tree Conservation Plan: TCP1-012-2023-01
31. Within Chesapeake Bay Critical Area (CBCA): No
32. Wetlands: Yes
33. Streams: Yes
34. In or adjacent to an easement held by the Maryland Environmental Trust, the Maryland Agricultural Land Preservation Foundation, or any local trust or organization: No

| PARCEL TABLE | | |
|---|---|---|
| USE | PARCEL | OWNERSHIP |
| PRESERVATION / OPEN SPACE | D, E, E1, G, I, J, M, P, R, S, T, U, X, V, Z | M-NCPPC |
| SWM / OPEN SPACE | A, A3, B, C, C2, C3, D1, D2, E2, E3, E4, F, F1, F2, G1, G2, G3, H, H1, I1, I2, I3, I4, J1, J2, J3, J4, K, K1, K2, K3, L, L1, L2, L3, M1, N, O, O1, P1, P2, P3, Q, R1, R2, R3, S1, S2, T1, U1, V1, W, X, X1, Y, Y3, Z1, Z2, AA, AA1, BB, BB1, BB2, BB3 | HOA |
| ROADWAY | A1, A2, B1, B2, C1, D3, D4, E5, F3, F4, G4, G5, W1, X2, Y1, Y2, Z3, Z4 | HOA |

| DEVELOPMENT STANDARDS | | |
|---|---|---|
| | SFA-TH | SFD |
| NET LOT AREA MINIMUM | 1,800 SF | 4,000 SF |
| FRONT YARD MINIMUM | 15 FT | 15 FT |
| REAR YARD MINIMUM | 15 FT | 15 FT |
| SIDE YARD MINIMUM (ONE SIDE / TOTAL) | O FT | 5 FT / 10 FT |
| LOT WIDTH MINIMUM AT FRONT STREET LINE | 20 FT | 40 FT |
| LOT WIDTH MINIMUM AT FRONT BRL | 20 FT | 40 FT |
| MINIMUM FRONTAGE ON CUL-DE-SAC | 20 FT | 30 FT |
| MINIMUM SPACE BETWEEN BUILDINGS | 10 FT | N/A |
| MAXIMUM HEIGHT | 40 FT | 40 FT |
| MAXIMUM BUILDING COVERAGE | 65% | 40% |




VICINITY MAP
1" = 2,000'

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY
- CL — EXISTING STREAM
- PMA — PRIMARY MANAGEMENT AREA

GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

**D.R. HORTON, INC.**
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

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Walton Maryland, LLC

SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

COVERSHEET

SCALE: 1"=300'
JOB No.
DATE: AUG 2025
SHEET No. 1

PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |
| | |
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| | |
| | |
| | |

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# SADDLE RIDGE

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| REVIEWED | | |

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RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

# APPROVALS

SCALE:

JOB No.

DATE: AUG 2025

SHEET No. 2

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plans_Umbrella Architecture\2 APPROVALS.dwg
SDP-2501_Proposed Architecture Plans.pdf - 2 of 208

# DR HORTON

## COLUMBUS

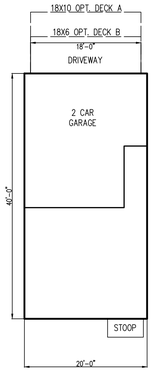
**SINGLE FAMILY ATTACHED 20' X 40' GARAGE REAR**

**TOTAL BASE FINISHED AREA = 1,962 SF**

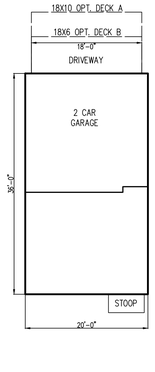
**BUILDING HEIGHT = 35' - 4 1/8"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS N4, P5, Q6, S8, T8**




**OPT. 40' DEPTH**




**OPT. 36' DEPTH**

## DELMAR

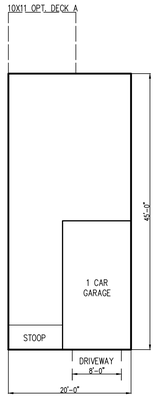
**SINGLE FAMILY ATTACHED 20' X 45' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,500 SF**

**BUILDING HEIGHT = 24' - 5 3/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, C1**




## LAFAYETTE

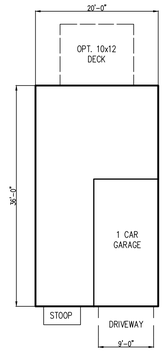
**SINGLE FAMILY ATTACHED 20' X 36' GARAGE FRONT**

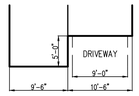
**TOTAL BASE FINISHED AREA = 1,969 SF**

**BUILDING HEIGHT = 35' - 3 5/16"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4**




**ALT. ENTRY**

## DELMAR II

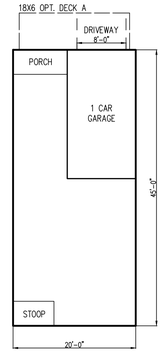
**SINGLE FAMILY ATTACHED 20' X 45' GARAGE REAR**

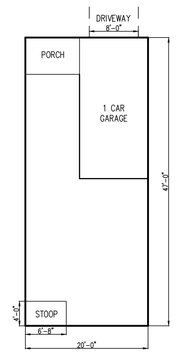
**TOTAL BASE FINISHED AREA = 1,509 SF**

**BUILDING HEIGHT = 24' - 10 1/2"**

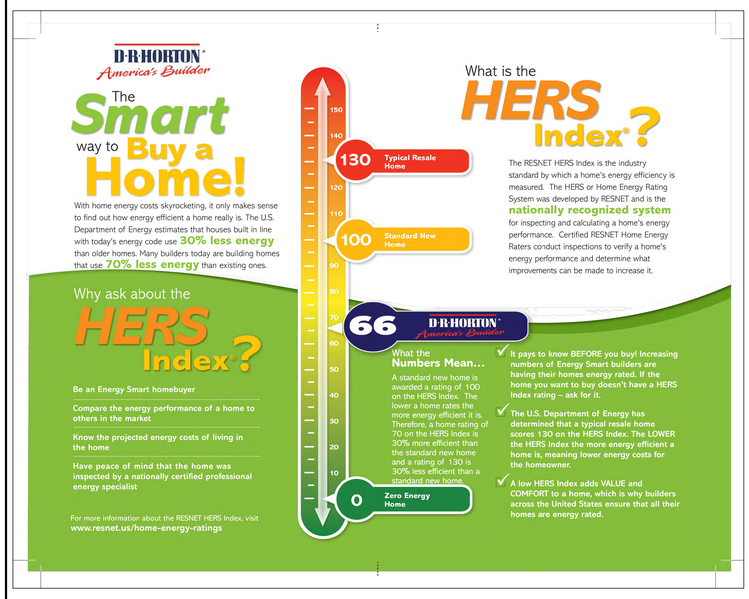
**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, Q2**




**OPT. 2' EXT.**




## HIGH PERFORMANCE DETAILS

- Energy star rated appliances
- Recycled concrete for temporary drives
- HERS inspected homes for all construction
- Pressurized blower door test on all finished homes - less than 3 air turns per hour
- Duct blast testing on all ductwork in unconditioned space
- Low VOC glues
- Low VOC paint
- Energy Star Rated Windows and Doors
- High Efficiency gas furnaces

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

ROGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 3

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Umbrella Architecture\3-13_TEMPLATES.dwg
SDP-2501_3-Revised Architecture Plans.pdf - 9/4/2025

PRELIMINARY NOT FOR CONSTRUCTION

# DR HORTON

## NORRIS

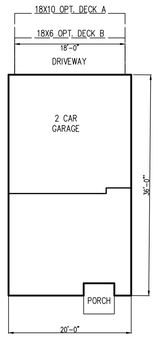
**SINGLE FAMILY ATTACHED 20' X 36' GARAGE REAR**

**TOTAL BASE FINISHED AREA = 1,763 SF**

**BUILDING HEIGHT = 34' - 11 $\frac{3}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS N4, P5, Q6, S8, T8**




## REGENT

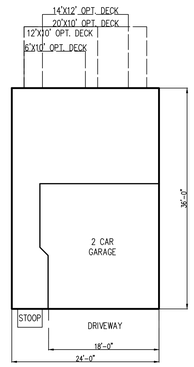
**SINGLE FAMILY ATTACHED 24' X 36' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,208 SF**

**BUILDING HEIGHT = 35' - 3 $\frac{7}{8}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS N4, P5, Q6, R7, S8, T8**




## ROYAL

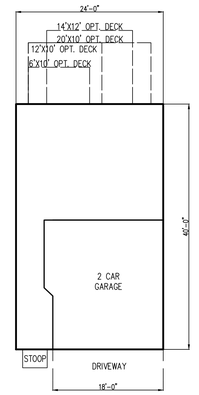
**SINGLE FAMILY ATTACHED 24' X 40' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,471 SF**

**BUILDING HEIGHT = 35 - 4" , 37' - 10 $\frac{7}{8}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, WC5**




PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com


| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 4

# DR HORTON

PRELIMINARY NOT FOR CONSTRUCTION

## BRENTWOOD II

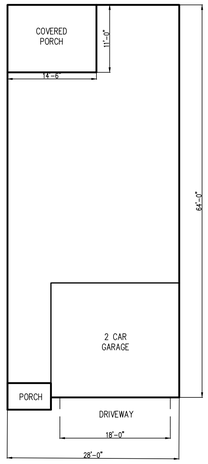
**SINGLE FAMILY ATTACHED (VILLA)**
**28' X 64' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,042 SF**

**BUILDING HEIGHT = 24' - 3 3/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS A3, B1, C1, D3, E5, F5, G5**




## CROFTON

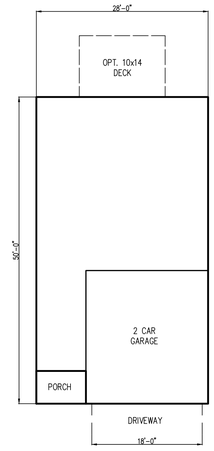
**SINGLE FAMILY ATTACHED (VILLA)**
**28' X 50' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,313 SF**

**BUILDING HEIGHT = 25' - 7"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, U8,**




| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 5

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Landscape Architecture\3-13_TEMPLATES.dwg
SDP-2501_-Notebook Architecture Plans.pdf - 9/9/2025

# DR HORTON

## CABRAL

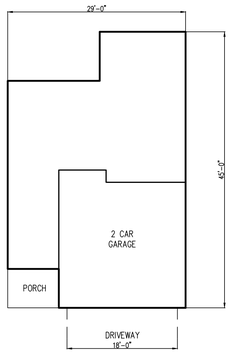
**SINGLE FAMILY DETACHED 29' X 45'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,657 SF**

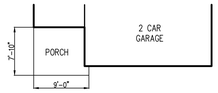
**BUILDING HEIGHT = (C4) 22'-8", (B4) 23'-5", (F4) 24'-0", (D4) 25'-0"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS C4, B4, F4, D4,**




**ELEVATIONS B4**




**ELEVATIONS C4, F4, D4**

## ELM

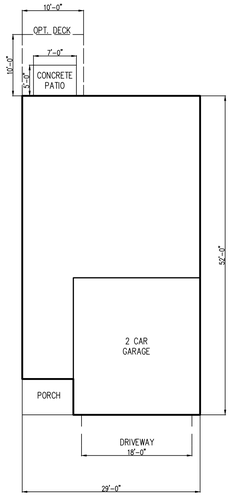
**SINGLE FAMILY DETACHED 29' X 52'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,415 SF**

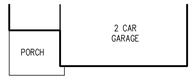
**BUILDING HEIGHT = (B4) 25'-6", (A4, C4) 22'-7", (D4) 24'-9"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, D4, C4**




**ELEVATIONS A4**




**ELEVATIONS B4, D4, C4**

## PINE

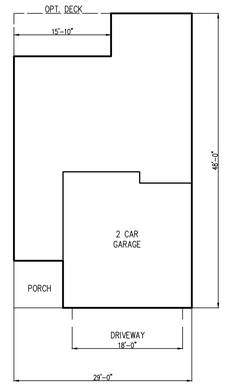
**SINGLE FAMILY DETACHED 29' X 48'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,953 SF**

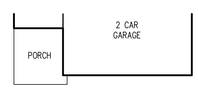
**BUILDING HEIGHT = (B4) 23'-11", (A4) 22'-5", (F4, D4) 24'-5"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, F4, D4**




**ELEVATIONS A4,**




**ELEVATIONS B4, F4, D4**

PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE _____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 6

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Updated Architecture (version) 1_13_TEMPLATES.dwg
SDP-2501_Proposed Architecture Plans Part 1 6 of 328

# DR HORTON

PRELIMINARY NOT FOR CONSTRUCTION

## DEERFIELD

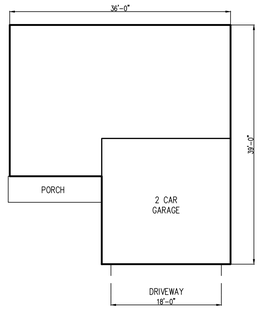
**SINGLE FAMILY DETACHED 39' X 36'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,906 SF**

**BUILDING HEIGHT = 23' - 6 $\frac{1}{4}$",**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B2, A2**




## GALEN

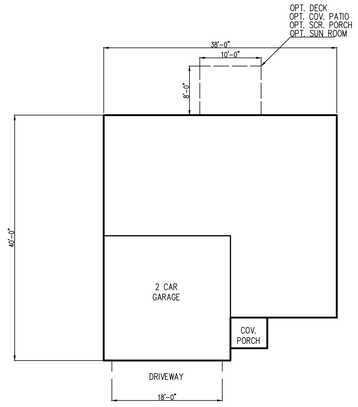
**SINGLE FAMILY DETACHED 38' X 40'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,340 SF**

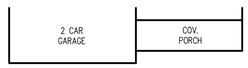
**BUILDING HEIGHT = 24' - 3 $\frac{59}{64}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B2, A2**




### ELEVATIONS A2




### ELEVATIONS B2

## HADLEY

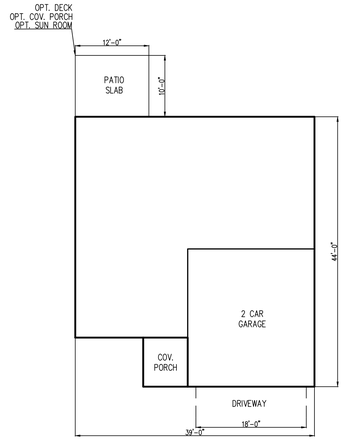
**SINGLE FAMILY DETACHED 39' X 44'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,628 SF**

**BUILDING HEIGHT = (A4, E4, C4) 24' -8",
(B4) 24'-6"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, E4, C4**




### ELEVATIONS A4, C4




### ELEVATIONS B4, E4

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

**D.R. HORTON, INC.**
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

# TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 7

# DR HORTON

## HAMPSHIRE

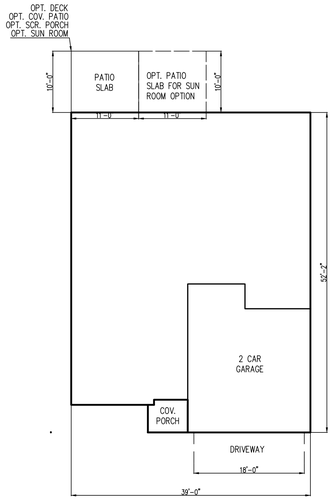
**SINGLE FAMILY DETACHED 39' X 52'-2"**

**TOTAL BASE FINISHED AREA = 3,233 SF**

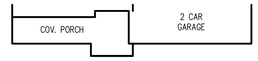
**BUILDING HEIGHT = 25' - 5"**

**DRIVEWAYS TO BE IN = CONCRETE**

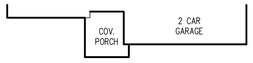
**ELEVATIONS B4, A4, H4, C4**



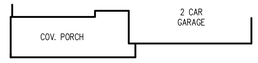

**ELEVATIONS A4**




**ELEVATIONS B4**




**ELEVATIONS C4**




**ELEVATIONS H4**

## HANOVER

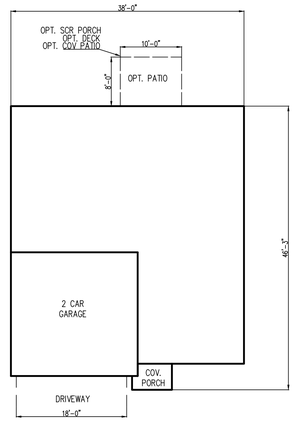
**SINGLE FAMILY DETACHED 38' X 46' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,804 SF**

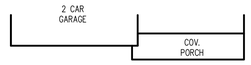
**BUILDING HEIGHT = (H) 25' - 0 $\frac{1}{4}$", (G) 25' - 3 $\frac{1}{4}$ "**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS G, H**




**ELEVATIONS G**




**ELEVATIONS H**

## HAYDEN

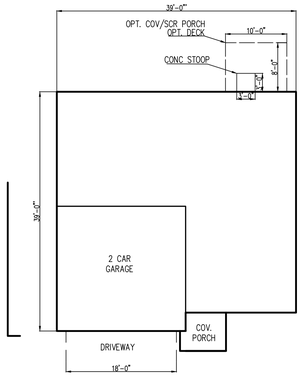
**SINGLE FAMILY DETACHED 39' X 42' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,511 SF**

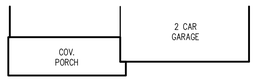
**BUILDING HEIGHT = 24' - 5 $\frac{1}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS C4, B4**




**ELEVATIONS C4**




**ELEVATIONS B4**

PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
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| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 8

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Landscape Architecture\1-13_TEMPLATES.dwg
SDP-2501_Notebook Architecture Plan(Sht 1 - 13 of 13)

# DR HORTON

PRELIMINARY NOT FOR CONSTRUCTION

## NEUVILLE

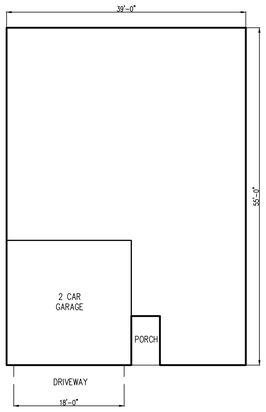
**SINGLE FAMILY DETACHED 39' X 55'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,700 SF**

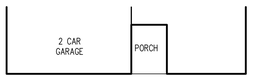
**BUILDING HEIGHT = (L4) 17'- 4 $\frac{1}{2}$"**
**(B4, A4) 13'- 6" (C4) 14'-4 $\frac{1}{2}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

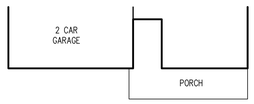
**ELEVATIONS L4, B4, C4, A4**




**ELEVATIONS B4, A4**




**ELEVATIONS L4**




**ELEVATIONS C4**

## PENWELL

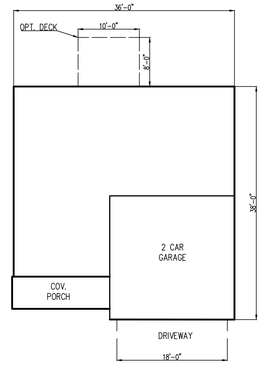
**SINGLE FAMILY DETACHED 36' X 38'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,148 SF**

**BUILDING HEIGHT = 24' - 1"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS F4, E4**




**ELEVATIONS F4, E4**

## SUMMIT

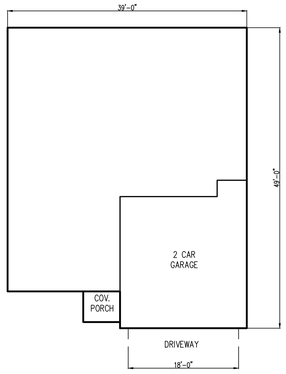
**SINGLE FAMILY DETACHED 39' X 49'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,150 SF**

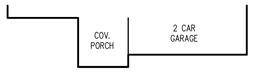
**BUILDING HEIGHT = 25' - 4"**

**DRIVEWAYS TO BE IN = CONCRETE**

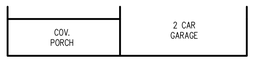
**ELEVATIONS B4, A4, C4, F4**




**ELEVATIONS A4**




**ELEVATIONS C4, F4**




**ELEVATIONS B4**

| REVISION | DATE |
|---|---|
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| | BY | DATE |
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| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 9

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Landscape Architecture\1-13_TEMPLATES.dwg
SDP-2501_Proposed Architecture Plan(Part 1 of 2).pdf

# DR HORTON

## BRISTOL

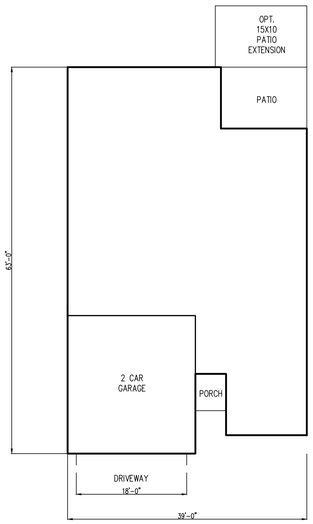
**SINGLE FAMILY DETACHED 39 X 63'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,748 SF**

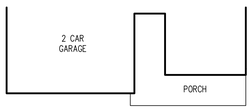
**BUILDING HEIGHT = (A4, B4, C4) 16' - 11"**
**(L4) 17' - 10"**

**DRIVEWAYS TO BE IN = CONCRETE**

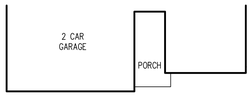
**ELEVATIONS B4, A4, L4, C4**




**ELEVATIONS A4, B4**




**ELEVATIONS C4**




**ELEVATIONS L4**

## CLIFTON

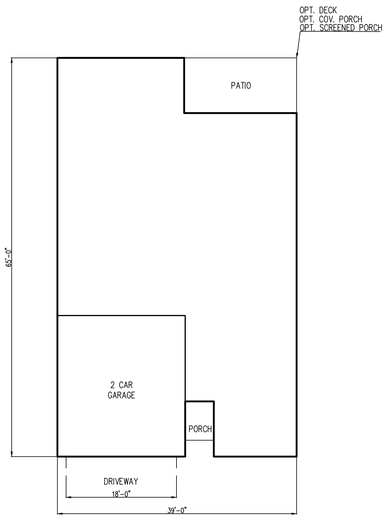
**SINGLE FAMILY DETACHED 39' X 65'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,865 SF**

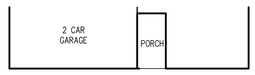
**BUILDING HEIGHT = 16' - 11"**

**DRIVEWAYS TO BE IN = CONCRETE**

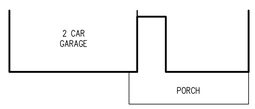
**ELEVATIONS B4, A4, D4, C4**




**ELEVATIONS A4**




**ELEVATIONS B4, D4**




**ELEVATIONS C4**

## LAUREL

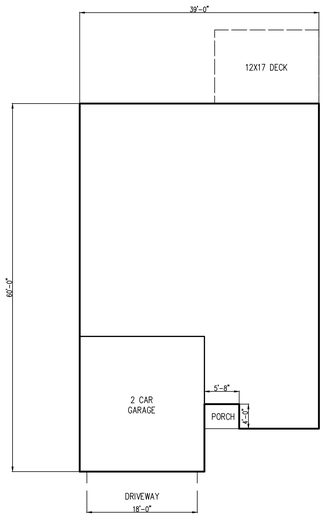
**SINGLE FAMILY DETACHED 39' X 60'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,738 SF**

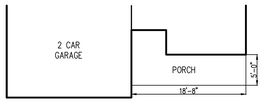
**BUILDING HEIGHT = 18' - 5"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, D4, C4**




**ELEVATIONS A4, B4, D4**




**ELEVATIONS C4**

PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
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| | BY | DATE |
|---|---|---|
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| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 10

# DR HORTON

PRELIMINARY NOT FOR CONSTRUCTION

## DENVER II

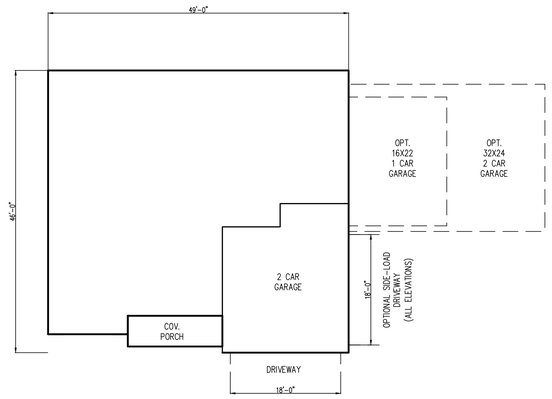
**SINGLE FAMILY DETACHED 49' X 46'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,386 SF**

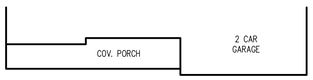
**BUILDING HEIGHT = (T1-T2, T4, C1-C4) 30' - 5 1/4"**
**(T3) 30' - 9 1/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

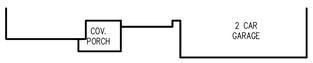
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**




### ELEVATIONS C2, T1, T2



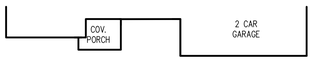

### ELEVATIONS T3, T4




### ELEVATIONS C1




### ELEVATIONS C3




### ELEVATIONS C4

## HAMPTON II

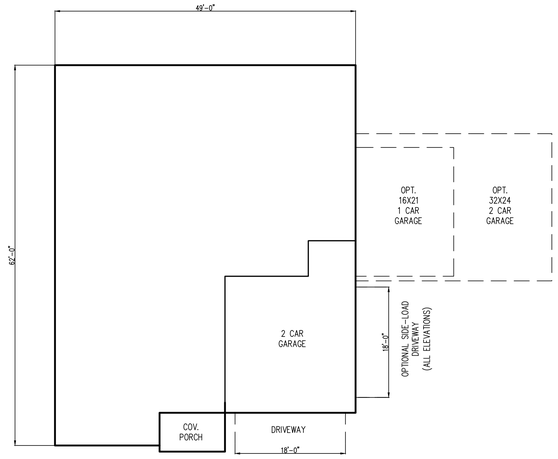
**SINGLE FAMILY DETACHED 49' X 62'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 5,217 SF**

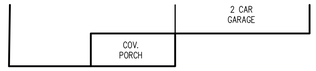
**BUILDING HEIGHT = 31' - 3 1/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

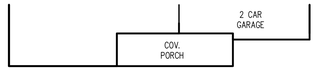
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



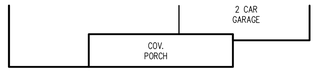

### ELEVATIONS C4, T4



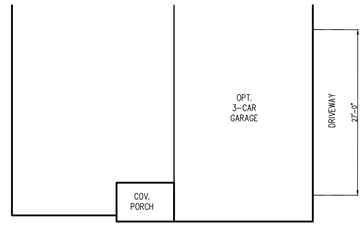

### ELEVATIONS C2, T2



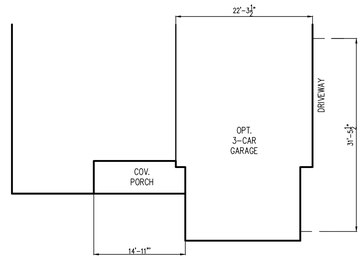

### ELEVATIONS C1, T1




### ELEVATIONS C3, T3




### ELEVATIONS C4
**OPT. 3-CAR GARAGE**




### ELEVATIONS C2, T2
**OPT. 3-CAR GARAGE**

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |


APPLICANT / DEVELOPER:

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Phone: 301-310-6043
Contact: Matt Muddiman
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**WALTON MARYLAND, LLC**
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Contact: Barry Dluzen
Walton Maryland, LLC


SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND


RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com


| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |
| RODGERS CONTACT: Charlie Howe | | |

RELEASE FOR
BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 11

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan Hyperlink Architecture 1-13 TEMPLATES.dwg

# DR HORTON

PRELIMINARY NOT FOR CONSTRUCTION

## JAMESTOWN II

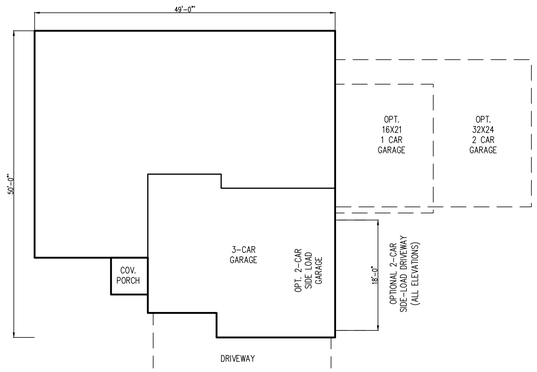
**SINGLE FAMILY DETACHED 49' X 50'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,126 SF**

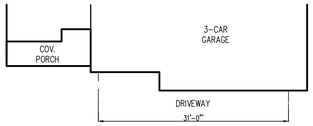
**BUILDING HEIGHT = (T1-T2, T4, C1, C3, C4) 30' - 7 $\frac{1}{4}$", (T3, C2) 28' - 5 $\frac{3}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

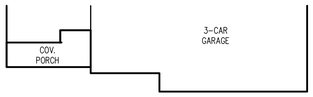
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



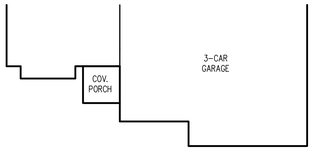

### ELEVATIONS T1




### ELEVATIONS T2

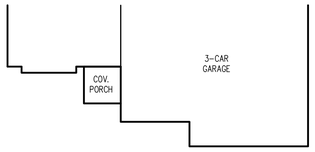


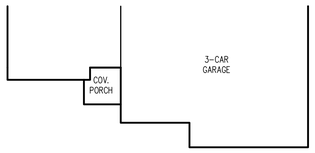

### ELEVATIONS T3, T4



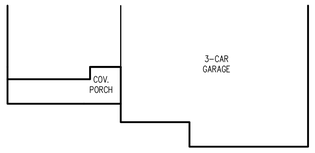

### ELEVATIONS C1

### ELEVATIONS C2




### ELEVATIONS C3




### ELEVATIONS C4

## STONEHAVEN II

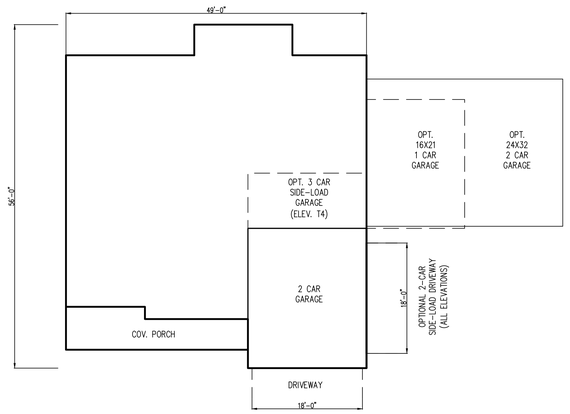
**SINGLE FAMILY DETACHED 49' X 56'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,916 SF**

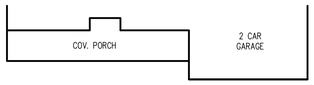
**BUILDING HEIGHT = 30' - 11 $\frac{1}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

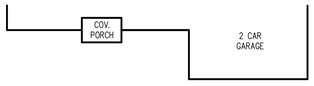
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



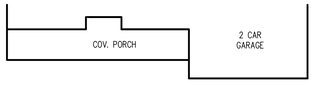

### ELEVATIONS T1, T2, T3, C4




### ELEVATIONS T4, C1




### ELEVATIONS C2




### ELEVATIONS C3

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

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SADDLE RIDGE
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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com


| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY _____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUG 2025
SHEET No. 12

PRELIMINARY NOT FOR CONSTRUCTION

## BLOCK A | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |

## BLOCK B | UNIT TRACKING

| UNIT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |

## BLOCK C | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |

## BLOCK D | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |
| 26 | TH | | |

## BLOCK E | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |
| 26 | TH | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |

## BLOCK F | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
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| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
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| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |

## BLOCK G | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |

## BLOCK H | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
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| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |

## BLOCK I | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
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| 51 | SF | | |
| 52 | SF | | |
| 53 | SF | | |
| 54 | SF | | |
| 55 | SF | | |

## BLOCK J | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
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| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
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| 33 | SF | | |
| 34 | SF | | |
| 35 | SF | | |
| 36 | SF | | |
| 37 | SF | | |

## BLOCK K | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
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| 33 | SF | | |
| 34 | SF | | |
| 35 | SF | | |
| 36 | SF | | |

## BLOCK L | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
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| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |

## BLOCK M | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
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| 14 | SF | | |
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| 16 | SF | | |
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| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |

## BLOCK N | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |

## BLOCK O | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |

## BLOCK P | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
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| 22 | SF | | |
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| 37 | SF | | |
| 38 | SF | | |
| 39 | SF | | |
| 40 | SF | | |
| 41 | SF | | |
| 42 | SF | | |
| 43 | SF | | |
| 44 | SF | | |
| 45 | SF | | |
| 46 | SF | | |
| 47 | SF | | |
| 48 | SF | | |
| 49 | SF | | |
| 50 | SF | | |

## BLOCK Q | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |

## BLOCK R | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |

## BLOCK S | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |
| 29 | SF | | |
| 30 | SF | | |
| 31 | SF | | |
| 32 | SF | | |

## BLOCK T | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |

| PRODUCT TYPE LEGEND |
|---|
| TH = TOWNHOUSE |
| SF = SINGLE FAMILY DETACHED |

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 6/29/25 |

APPLICANT / DEVELOPER:

**D.R. HORTON, INC.**
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

**WALTON MARYLAND, LLC**
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

# SADDLE RIDGE
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR ☐

BY_____ DATE_____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

# UNIT TRACKING

SCALE: N/A
JOB No.
DATE: AUG 2025
SHEET No. 13

C:\ACC\ACCDocs\Rodgers Consulting\PG-Saddle Creek\Project Files\autocad\Plot Plans\Specific Design Plan - Upsdell Architecture\13_UNIT TRACKING.dwg

**BLOCK U** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |

**BLOCK V** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |

**BLOCK W** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE / HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |
| 26 | TH | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |

**BLOCK X** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE / HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |

**BLOCK Y** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE / HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | TH | | |
| 6 | TH | | |
| 7 | TH | | |
| 8 | TH | | |
| 9 | TH | | |
| 10 | TH | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |
| 26 | TH | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |
| 34 | TH | | |
| 35 | TH | | |

**BLOCK Z** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE / HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | TH | | |
| 20 | TH | | |
| 21 | TH | | |
| 22 | TH | | |
| 23 | TH | | |
| 24 | TH | | |
| 25 | TH | | |
| 26 | TH | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |

**BLOCK AA** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |

**BLOCK BB** | UNIT TRACKING

| LOT # | PRODUCT TYPE | FINISHED LIVING SPACE | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | SF | | |
| 2 | SF | | |
| 3 | SF | | |
| 4 | SF | | |
| 5 | SF | | |
| 6 | SF | | |
| 7 | SF | | |
| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |
| 29 | SF | | |
| 30 | SF | | |
| 31 | SF | | |
| 32 | SF | | |
| 33 | SF | | |
| 34 | SF | | |
| 35 | SF | | |
| 36 | SF | | |
| 37 | SF | | |
| 38 | SF | | |
| 39 | SF | | |
| 40 | SF | | |
| 41 | SF | | |
| 42 | SF | | |
| 43 | SF | | |
| 44 | SF | | |

PRELIMINARY NOT FOR CONSTRUCTION

| PRODUCT TYPE LEGEND |
|---|
| TH = TOWNHOUSE |
| SF = SINGLE FAMILY DETACHED |

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

APPLICANT / DEVELOPER:

**D.R. HORTON, INC.**
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037
Phone: 301-310-6043
Contact: Matt Muddiman
Email: MTMuddiman@drhorton.com

OWNER:

**WALTON MARYLAND, LLC**
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen
Walton Maryland, LLC

# SADDLE RIDGE

11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2501

# UNIT TRACKING

SCALE: N/A
JOB No.
DATE: AUG 2025
SHEET No. 14

A CREATIVE VISION FOR

D·R·HORTON®

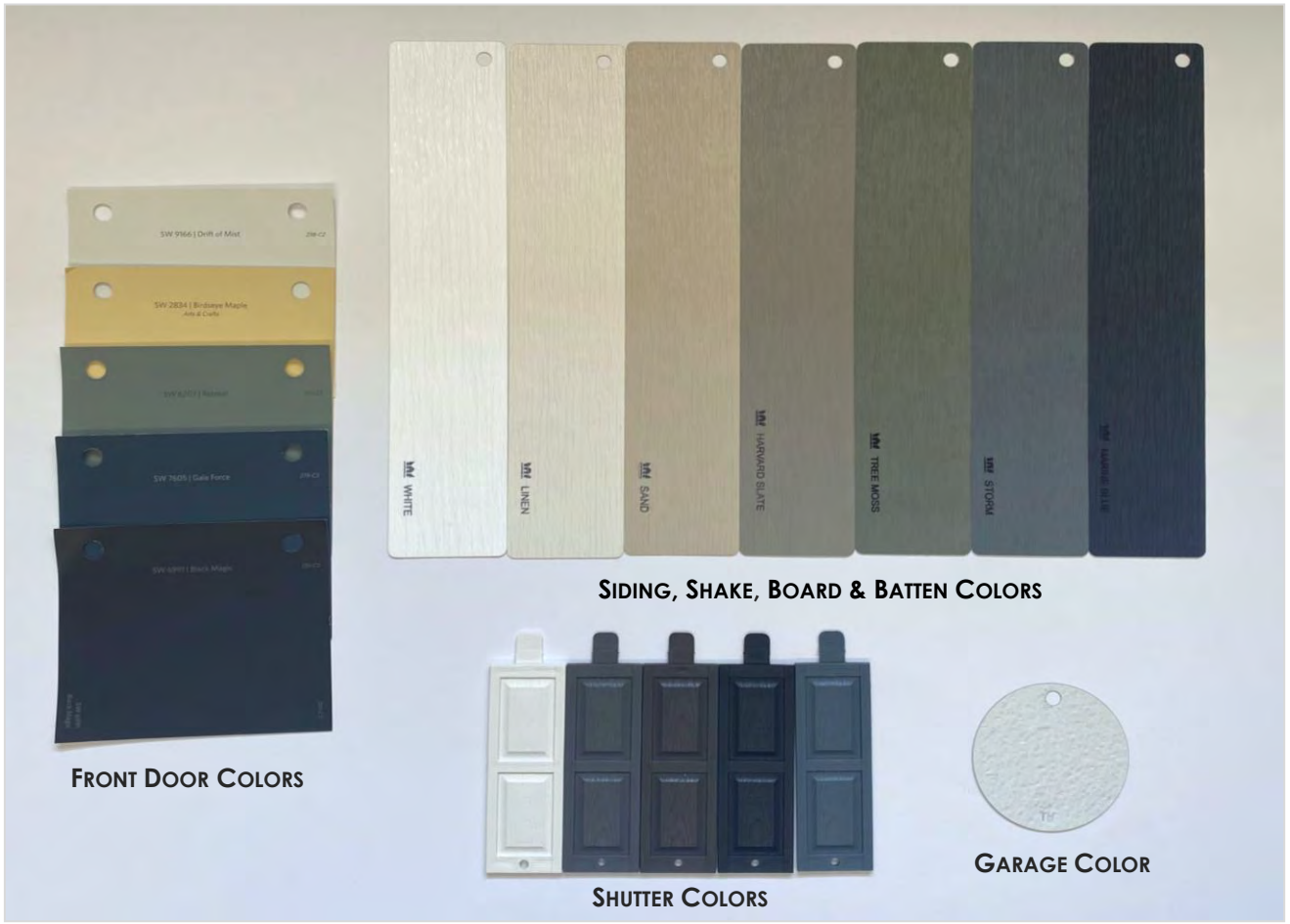
*America's Builder*

# EXTERIOR FINISH SELECTIONS

NOTE: THE COLOR PALETTE EXHIBIT HAS BEEN PROVIDED TO SHOW THE CHARACTER AND INTENT OF THE PROJECT. WE RESERVE THE RIGHT TO MAKE COLOR CHANGES AS THE PROJECT PROGRESSES.



NOT FOR CONSTRUCTION





Environmental Stone Works | Carolina Ledge Stone PA


Environmental Stone Works | Kentucky Ledge Stone PA


Continental Brick | 485 Colonial White


Continental Brick | 276 Jefferson Colonial

# MATERIALS OVERVIEW



NOT FOR CONSTRUCTION


GAF | Timberline NS in Charcoal


Continental Brick | 485 Colonial White


Environmental Stone Works | Carolina Ledge Stone PA


Royal Building Products | Vinyl Shake or B&B in White


Mid America Components in Black


FRONT DOOR: SW6991 BLACK MAGIC


Royal Building Products | Royal Vinyl – Estate in White



NOT FOR CONSTRUCTION





















NOT FOR CONSTRUCTION


GAF | Timberline NS in Charcoal


Continental Brick | 485 Colonial White

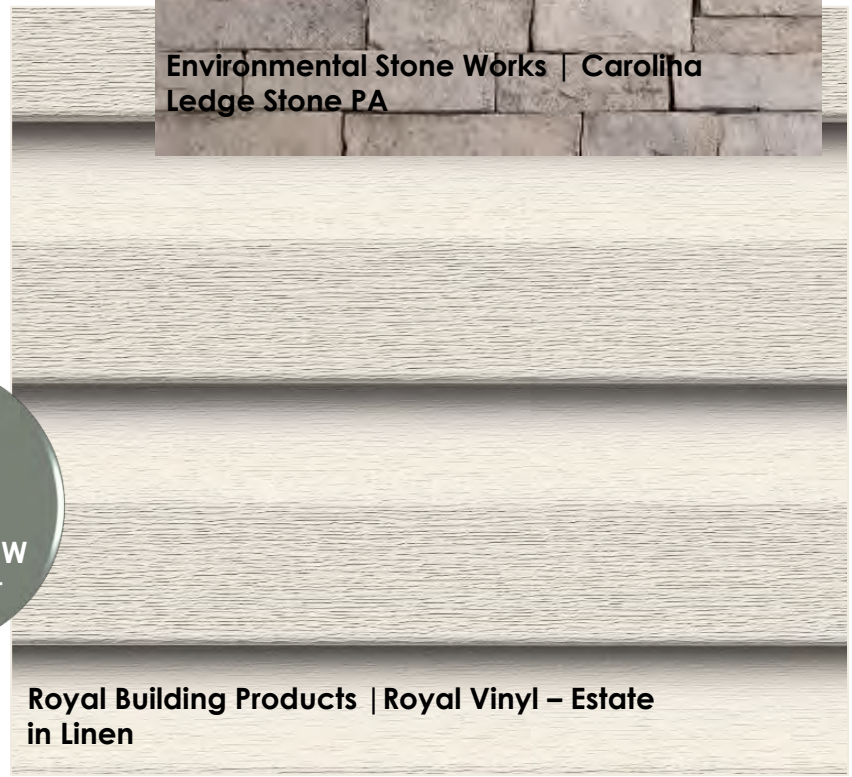

Environmental Stone Works | Carolina Ledge Stone PA




Mid America Components in Tuxedo Gray


Royal Building Products | Vinyl Shake or B&B in Linen





Royal Building Products | Royal Vinyl – Estate in Linen



NOT FOR CONSTRUCTION






















SCHEME # 4



NOT FOR CONSTRUCTION






















SCHEME # 5



NOT FOR CONSTRUCTION
















FRONT DOOR:
SW7605
GALE FORCE




SCHEME # 6



NOT FOR CONSTRUCTION




























NOT FOR CONSTRUCTION






















SCHEME # 8



NOT FOR CONSTRUCTION


GAF | Timberline NS in Charcoal


Continental Brick | 276 Jefferson Colonial


Environmental Stone Works | Kentucky Ledge Stone PA


Mid America Components in White


Royal Building Products | Vinyl Shake or B&B in Storm


Front Door: SW 2834 Birdseye Maple


Royal Building Products | Royal Vinyl – Estate in Storm



NOT FOR CONSTRUCTION


GAF | Timberline NS in Charcoal


Continental Brick | 489 Colonial Black Sand


Environmental Stone Works | Kentucky Ledge Stone PA


Mid America Components in Black


Royal Building Products | Vinyl Shake or B&B in Storm


FRONT DOOR: SW6991 BLACK MAGIC


Royal Building Products | Royal Vinyl – Estate in Storm

SCHEME # 10



NOT FOR CONSTRUCTION
























NOT FOR CONSTRUCTION









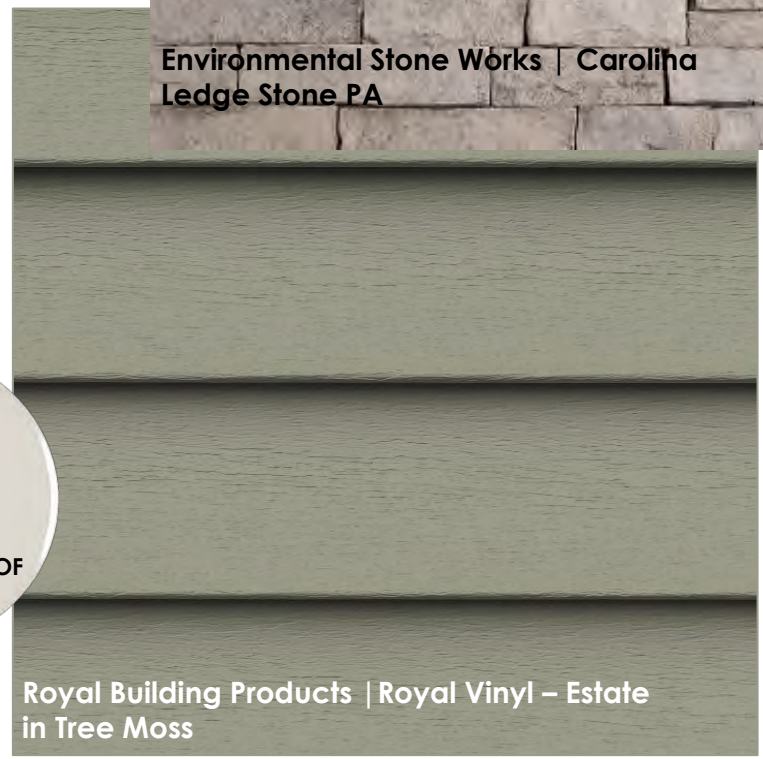













SCHEME # 12



NOT FOR CONSTRUCTION






















SCHEME # 13



NOT FOR CONSTRUCTION


GAF | Timberline NS in Charcoal


Continental Brick | 276 Jefferson Colonial


Environmental Stone Works | Kentucky Ledge Stone PA


Mid America Components in White


Royal Building Products | Vinyl Shake or B&B in Marine Blue


Front Door: SW 2834 Birdseye Maple


Royal Building Products | Royal Vinyl – Estate in Marine Blue





NOT FOR CONSTRUCTION



ELEVATION A-3 | ELEVATION B-1 | ELEVATION E-5 | ELEVATION F-5

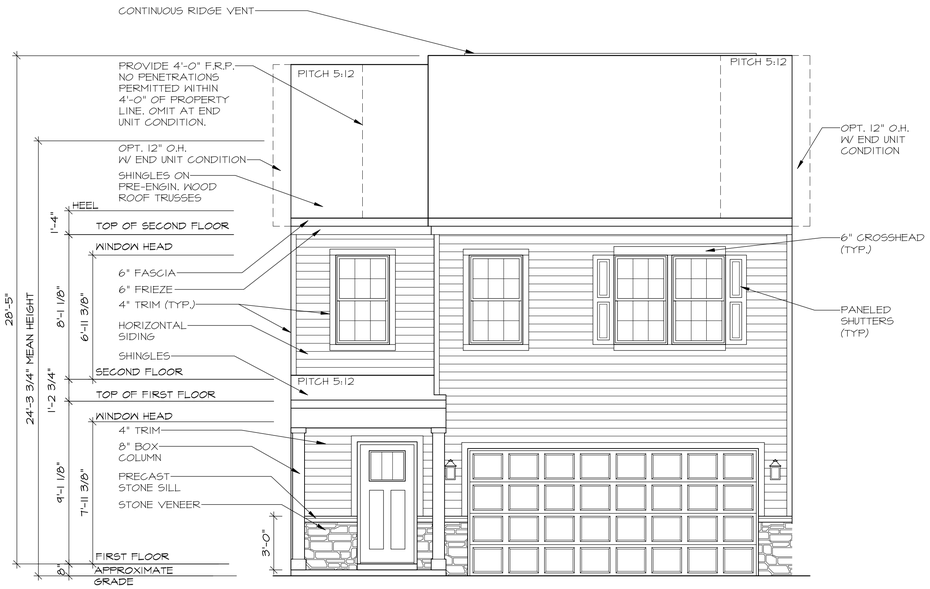
# Brentwood II

## 28' x 66' Single Family Attached
## Front Elevation

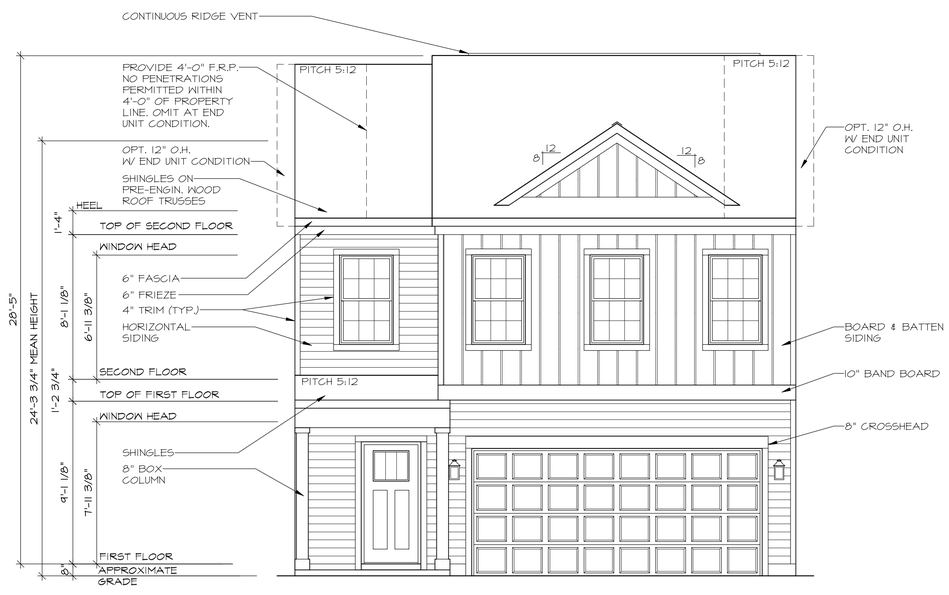
NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the different color options of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



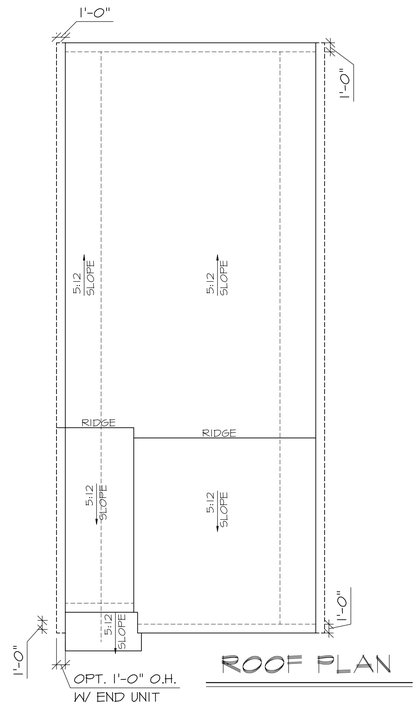
NOT FOR CONSTRUCTION



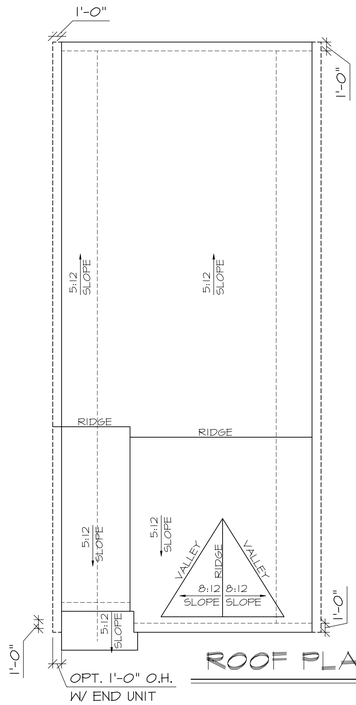

FRONT ELEVATION "A3"




FRONT ELEVATION "B1"




ROOF PLAN




ROOF PLAN

1/23/2024

D·R·HORTON® America's Builder

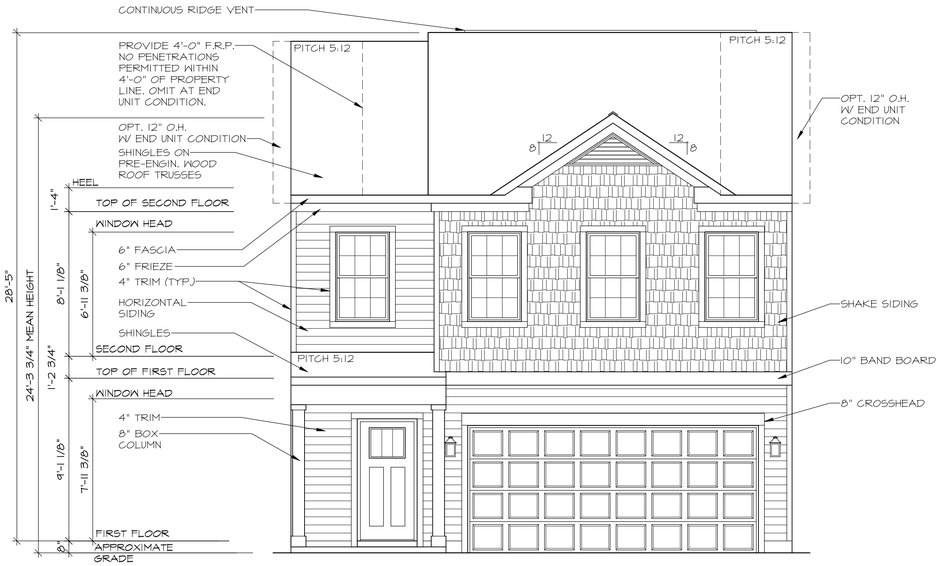
WADE ARCHITECTURE HAGERSTOWN, MD 240-452-4638

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 01/23/2024 |
| PROJECT NO. DT47 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

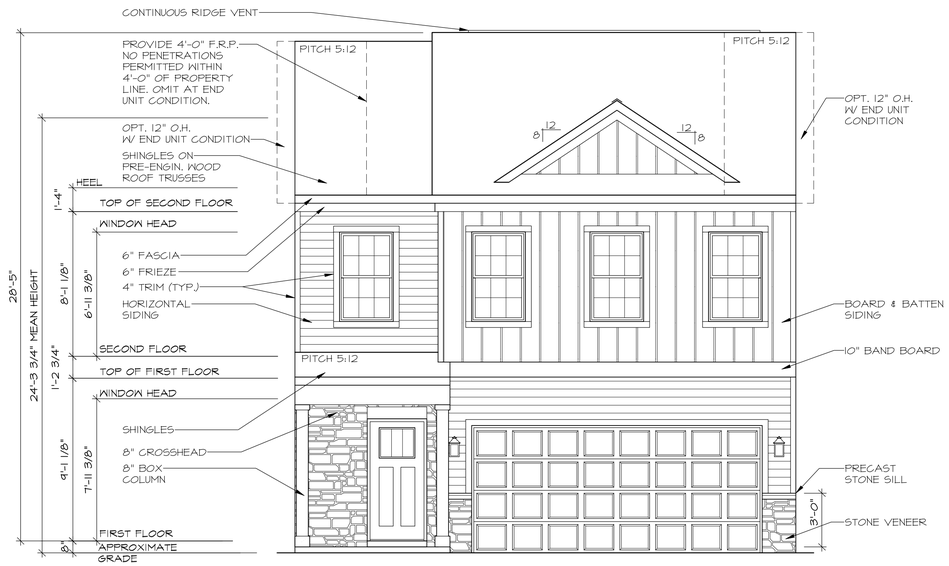
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

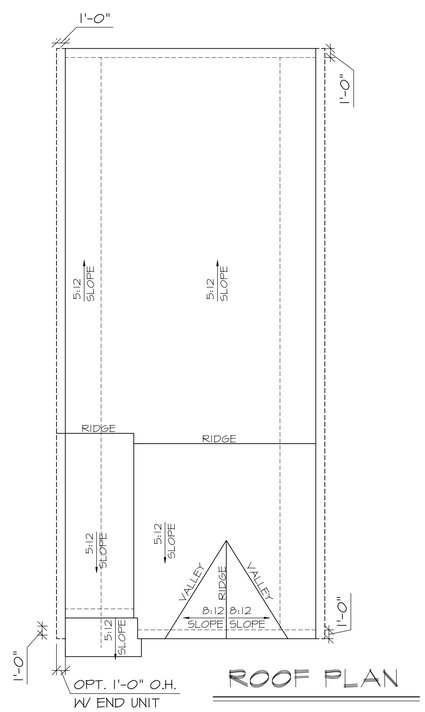
SHEET No. A.1.1



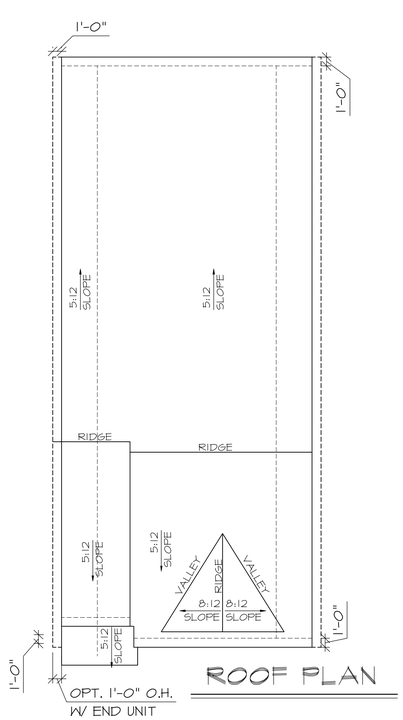

FRONT ELEVATION "C1"




FRONT ELEVATION "D3"




ROOF PLAN




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

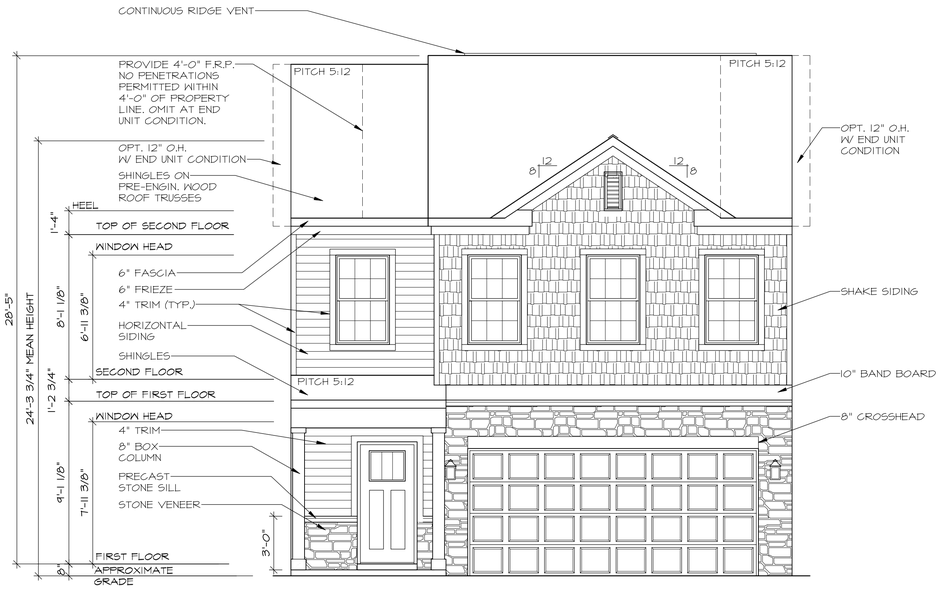
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 01/23/2024 |
| PROJECT NO. DT47 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

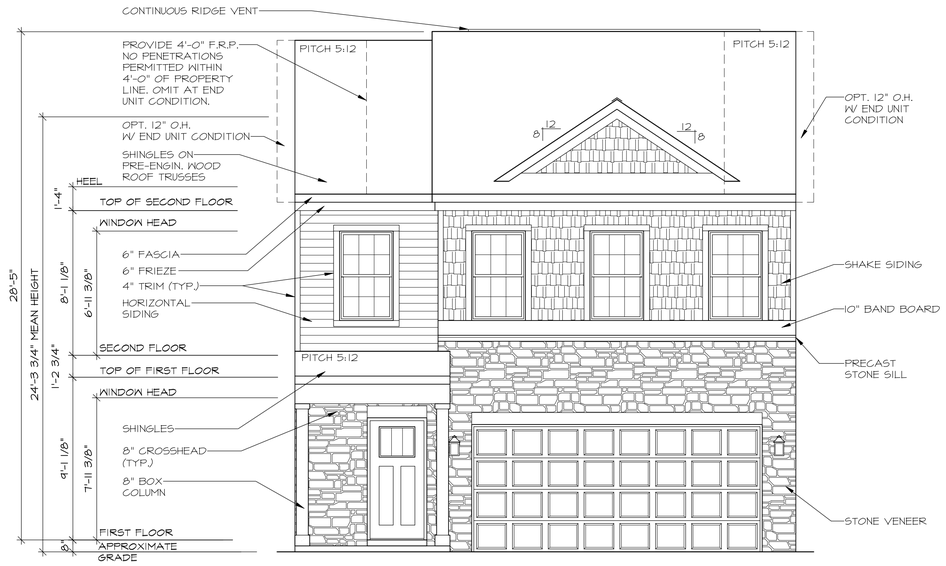
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

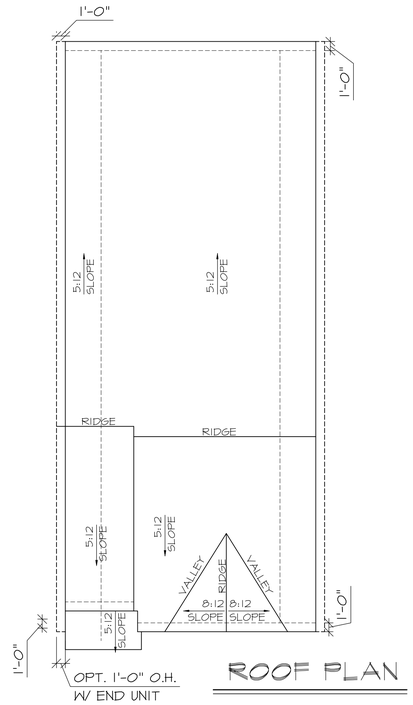
SHEET No. A.1.2



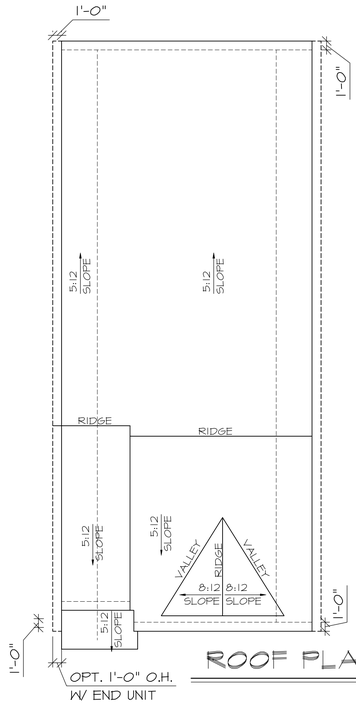

FRONT ELEVATION "E5"




FRONT ELEVATION "F5"




ROOF PLAN




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

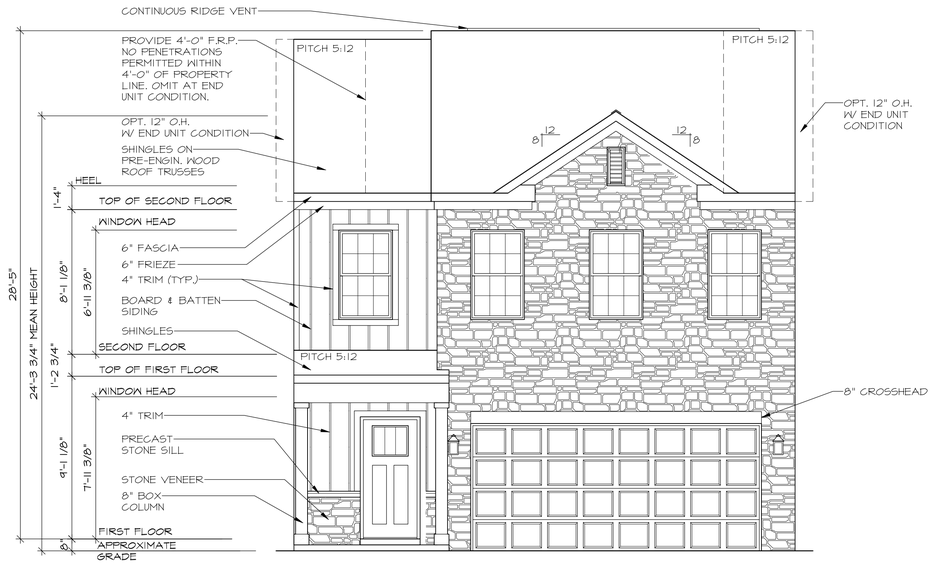
D·R·HORTON®
America's Builder

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| DRAWN BY: G. DANNER |
| DATE: 01/23/2024 |
| PROJECT NO. DT47 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

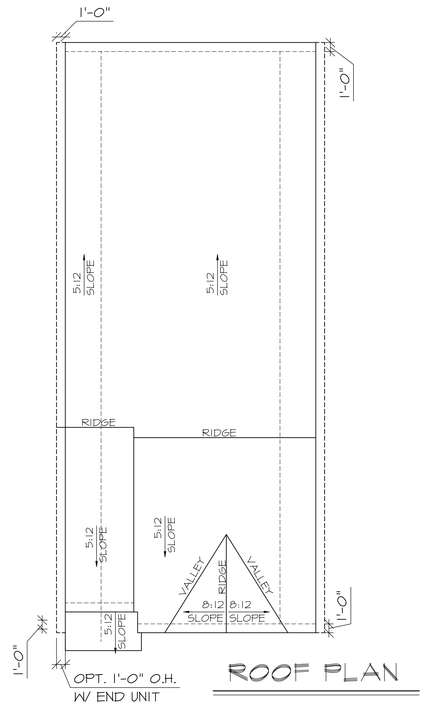
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




FRONT ELEVATION "G5"




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 01/23/2024 |
| PROJECT NO. DT47 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




## RIGHT SIDE ELEVATION

SHOWN W/ ELEVATION "A3"




## LEFT SIDE ELEVATION

SHOWN W/ ELEVATION "A3"

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

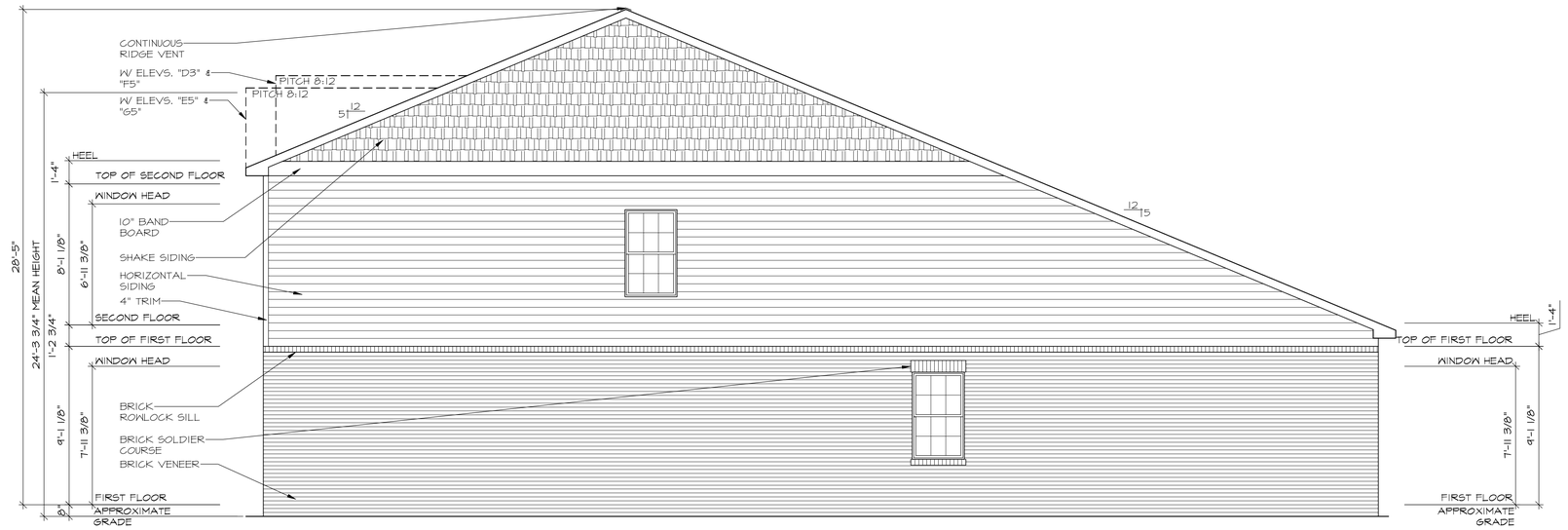
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/18/2025 |
| PROJECT NO. | DT47 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: BRENTWOOD II

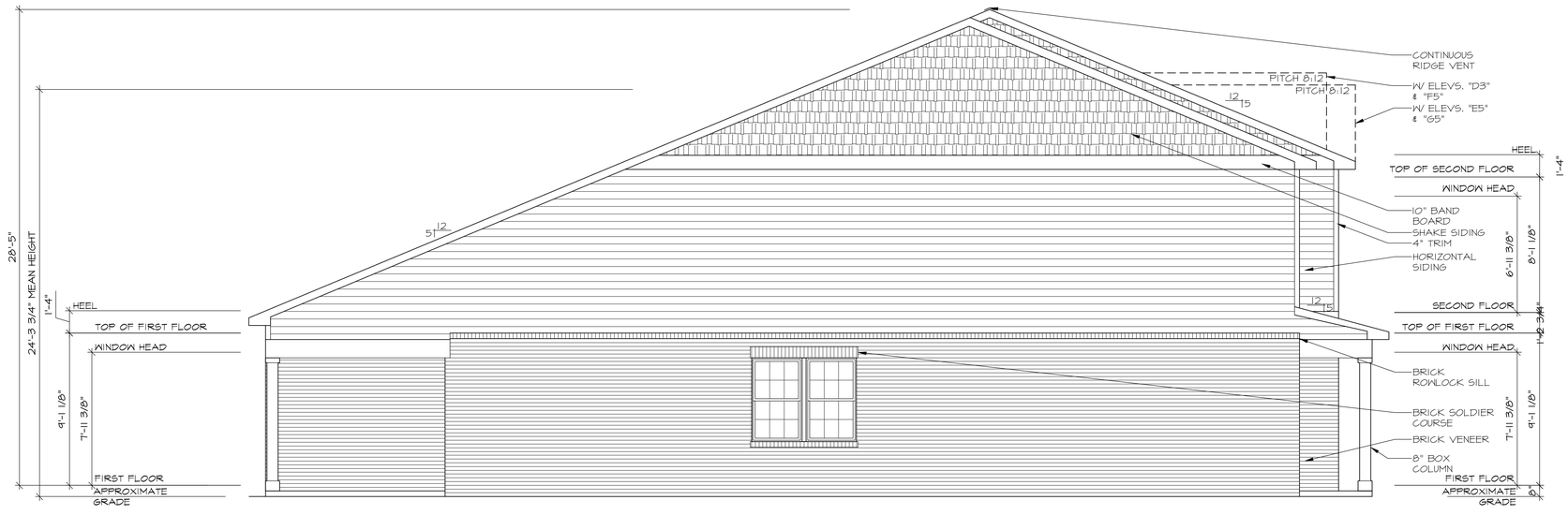
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




## RIGHT SIDE ELEVATION

HI-VIZ
SHOWN W/ ELEVATION "A3"




## LEFT SIDE ELEVATION

HI-VIZ
SHOWN W/ ELEVATION "A3"

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

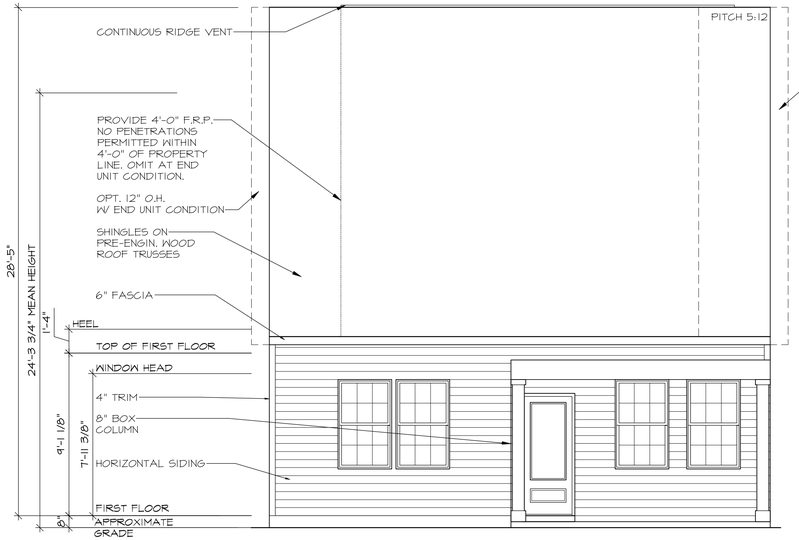
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/18/2025 |
| PROJECT NO. | DT47 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: BRENTWOOD II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




REAR ELEVATION

D·R·HORTON® America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

1/23/2024

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 01/23/2024 |
| PROJECT NO. DT47 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: BRENTWOOD II

DRAWING TITLE: REAR ELEVATION

SHEET No. A.2.4

## KEY NOTES:

MASONRY:

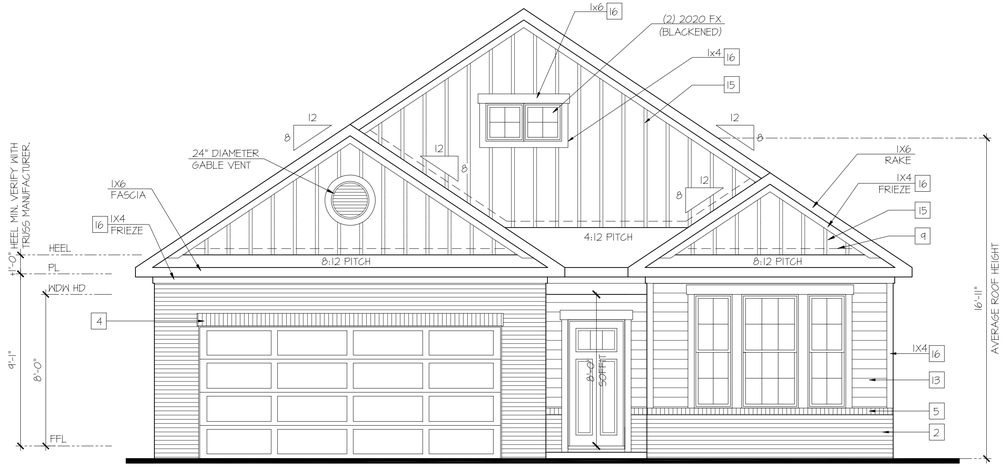
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

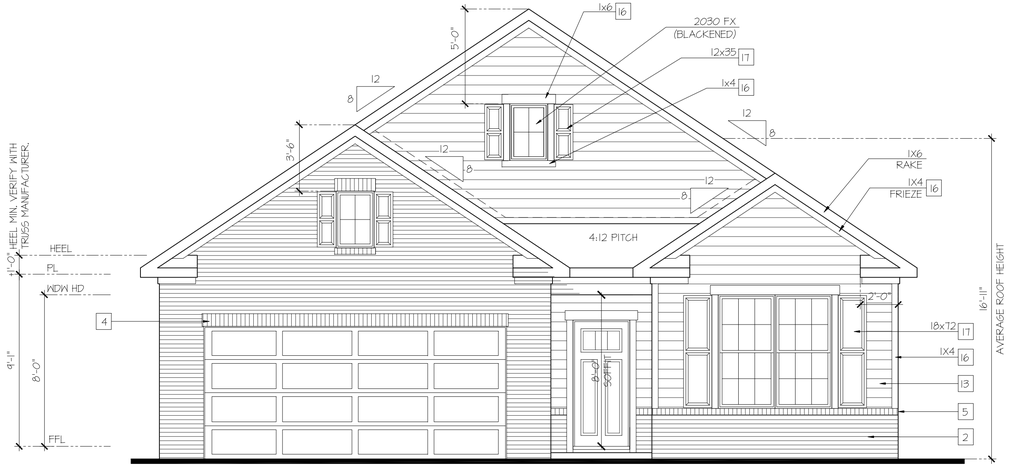
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

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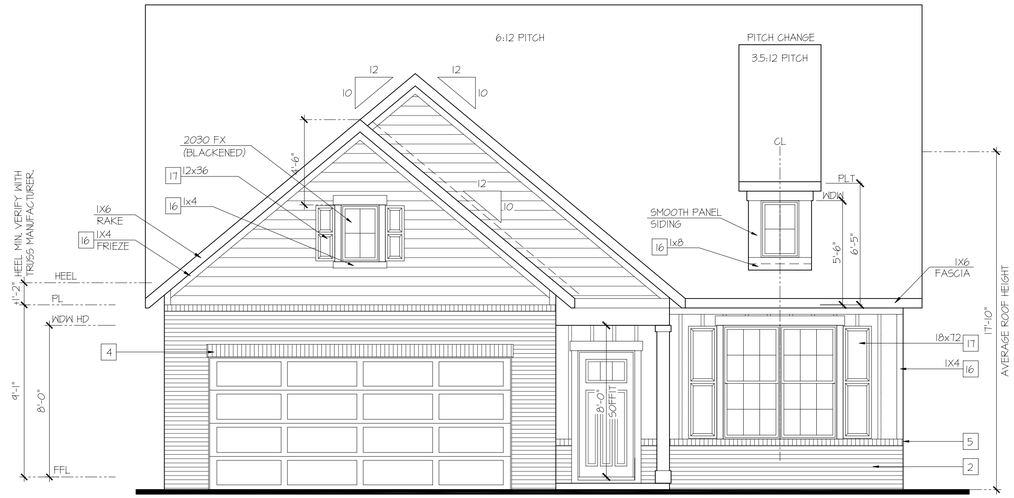
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

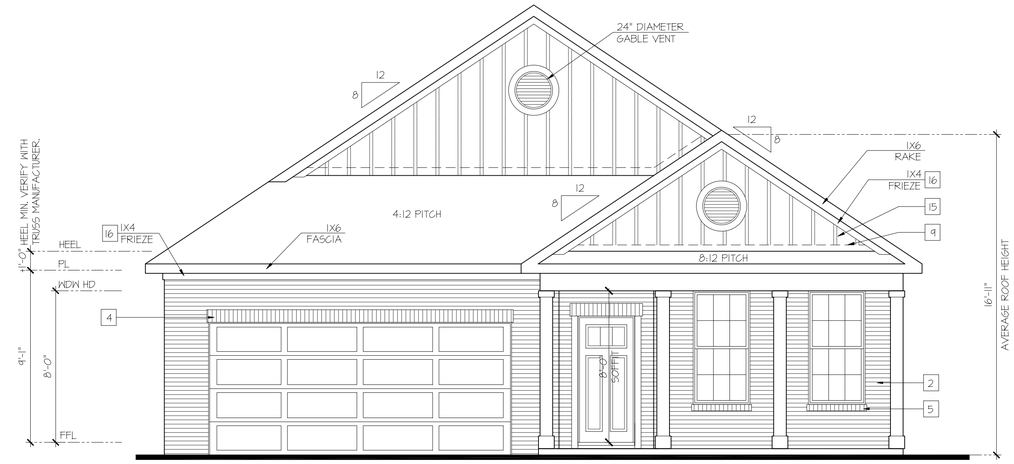
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

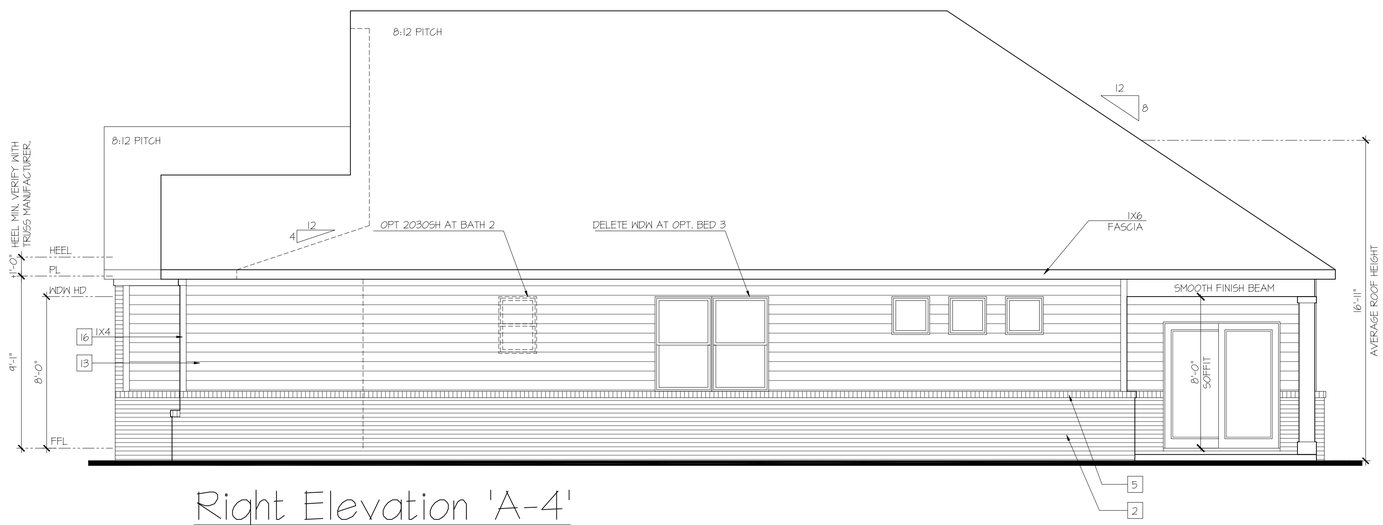
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

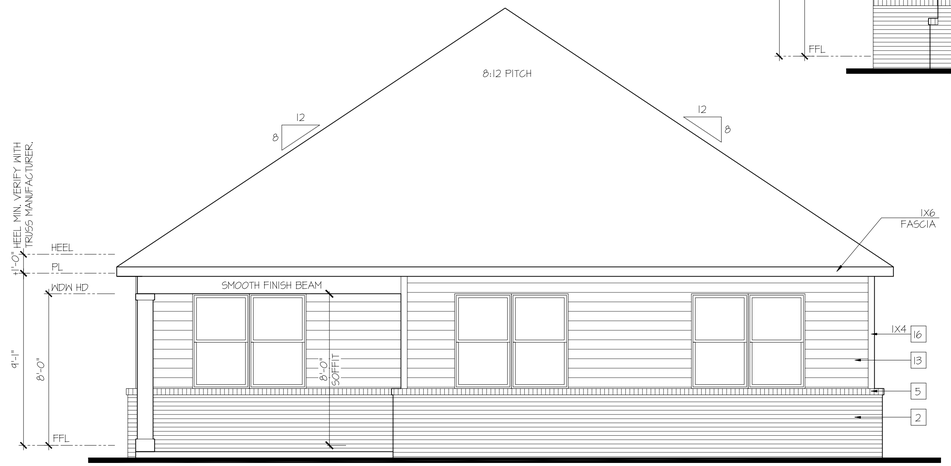
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



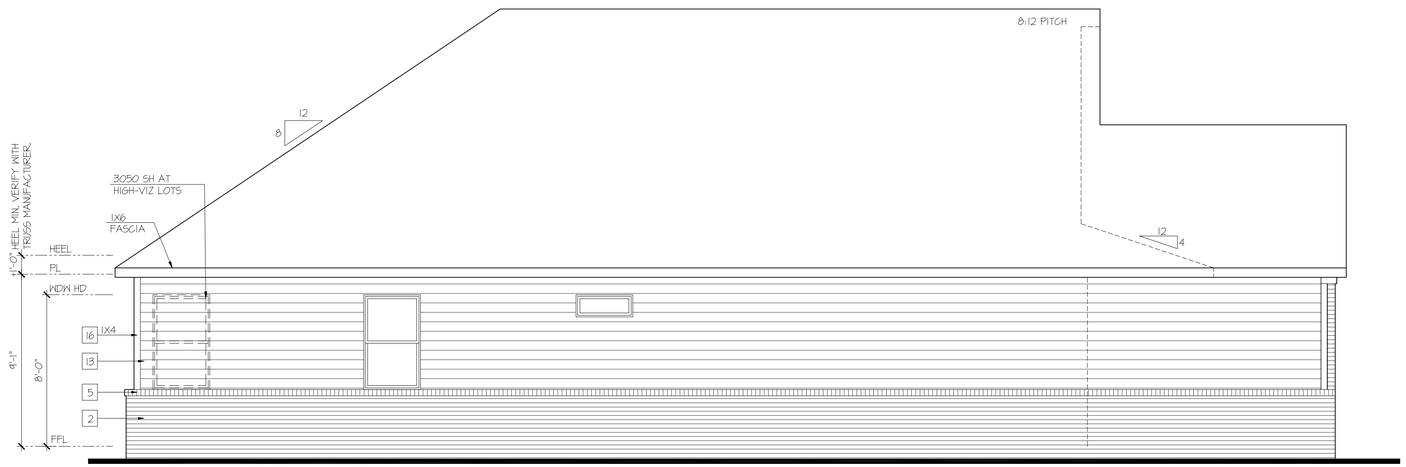

## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

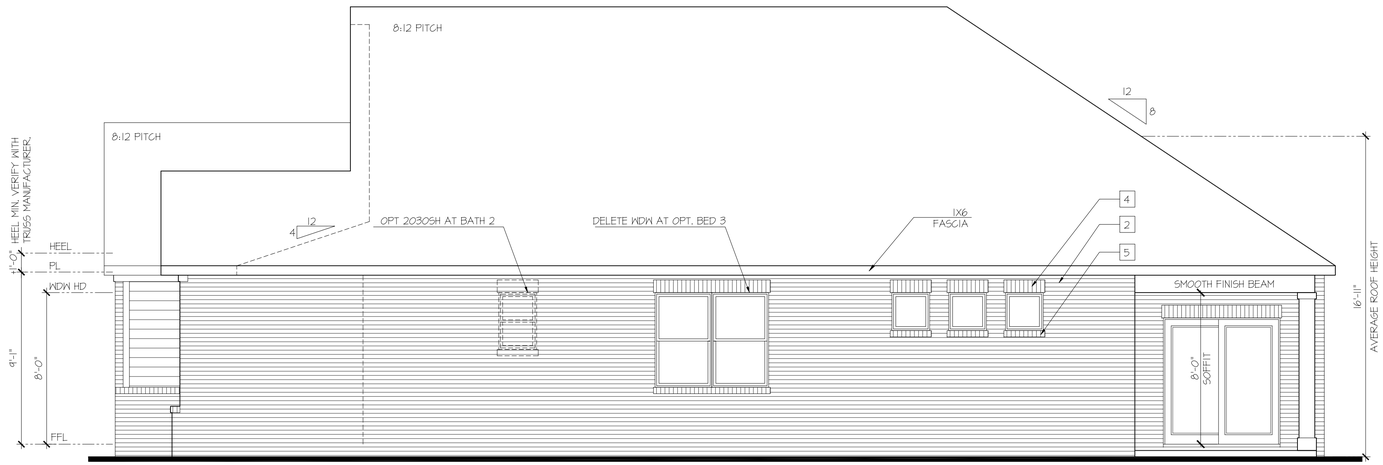
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

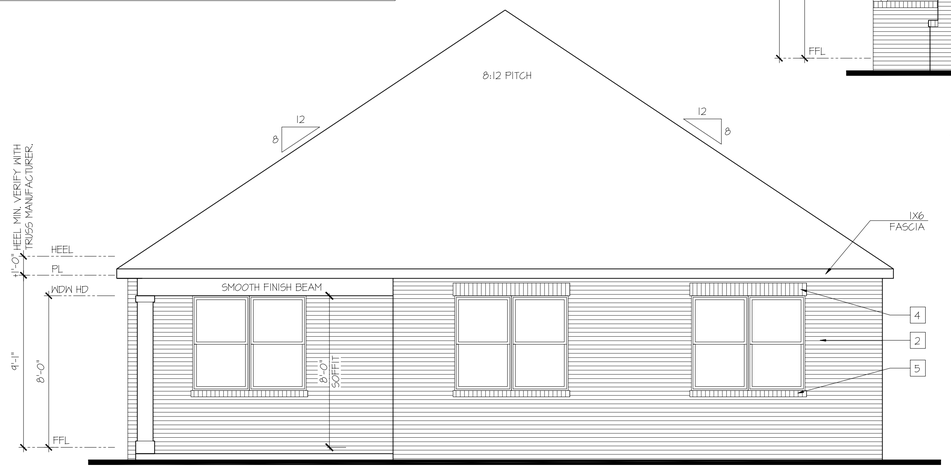
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



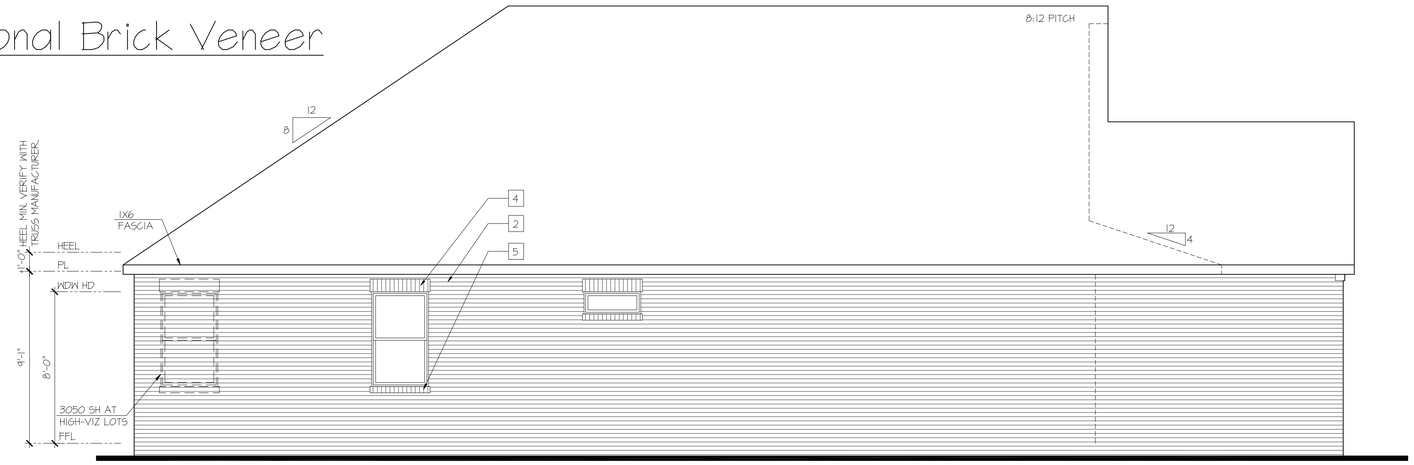

## Right Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

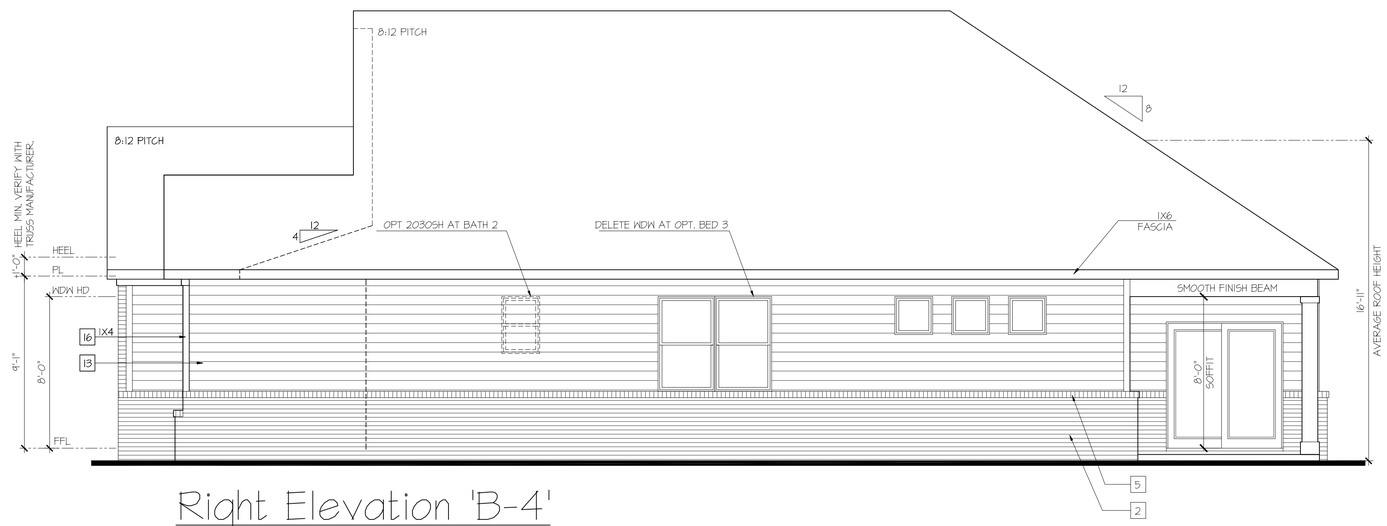
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

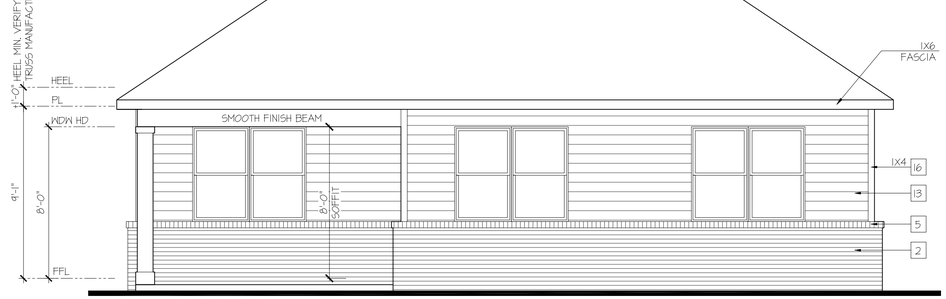
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



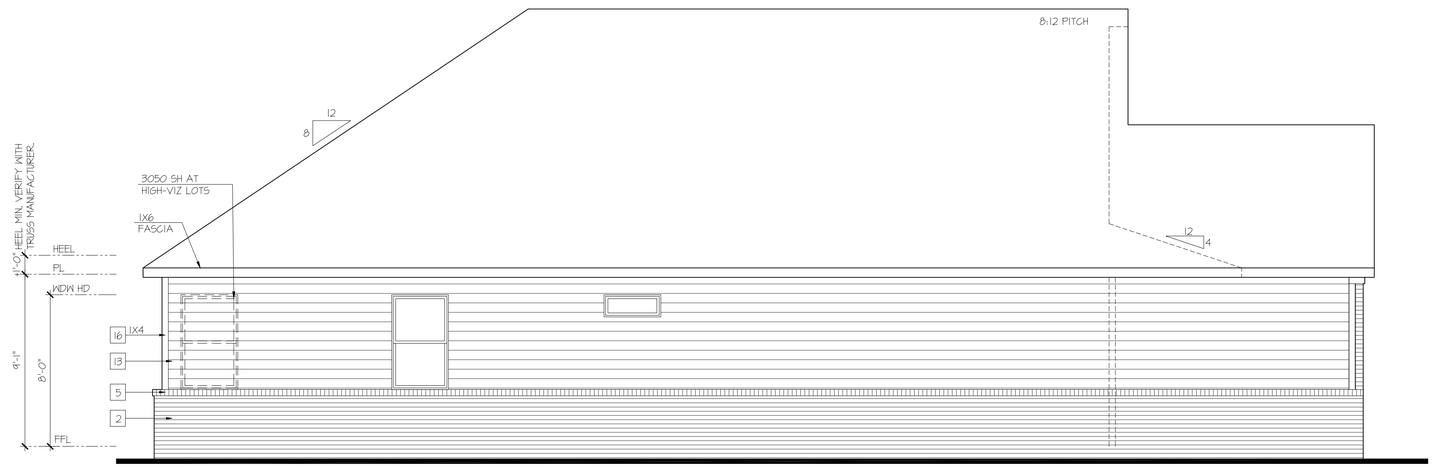

## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

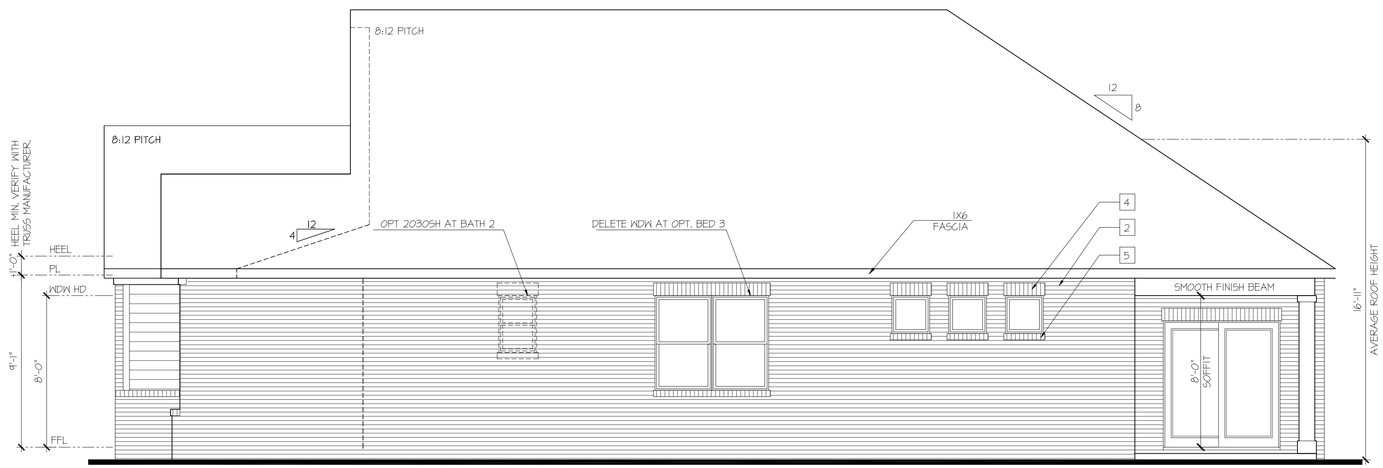
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

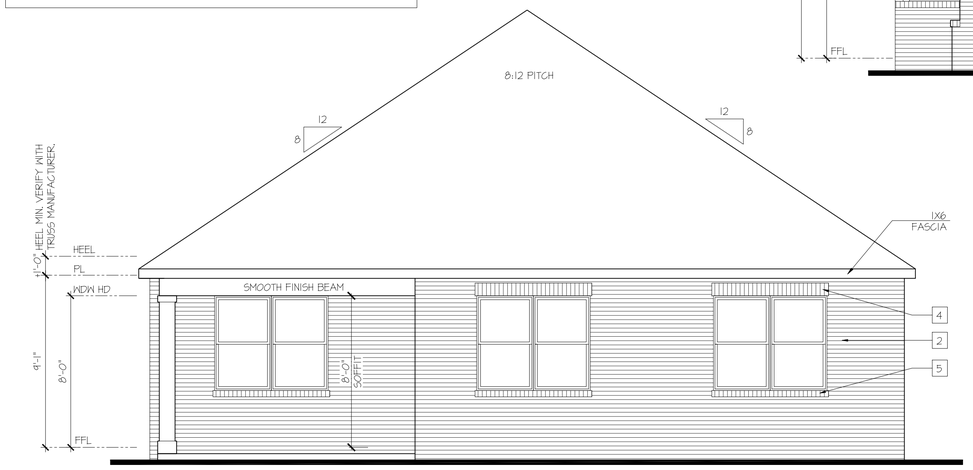
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



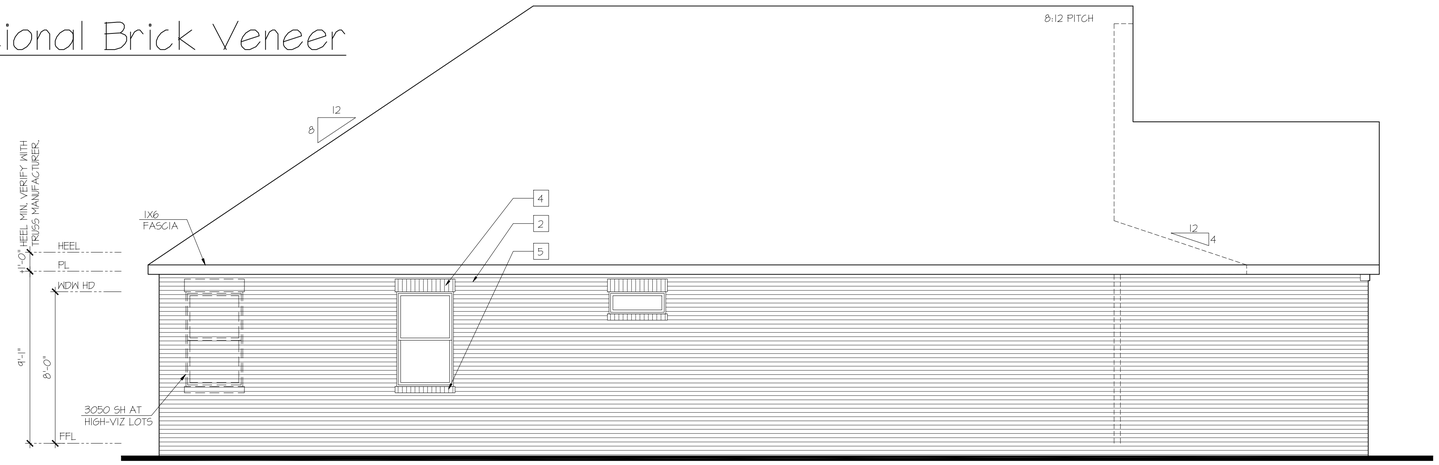

## Right Elevation 'B-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

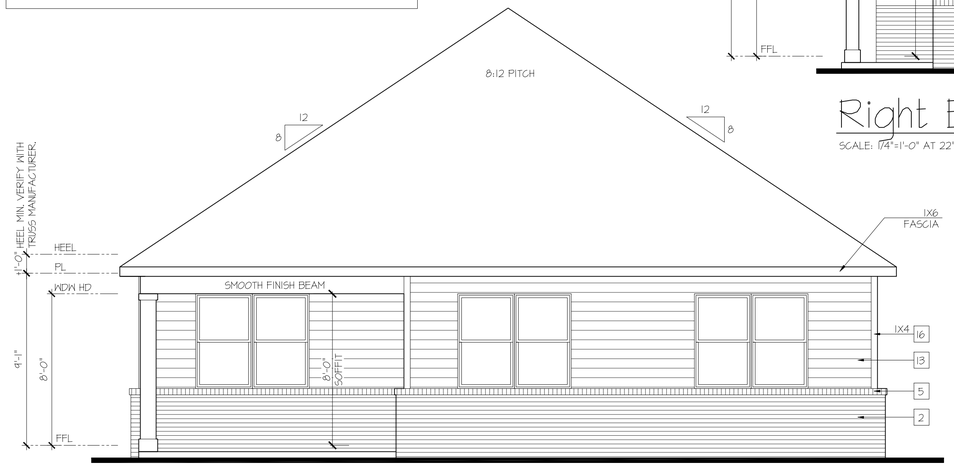
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



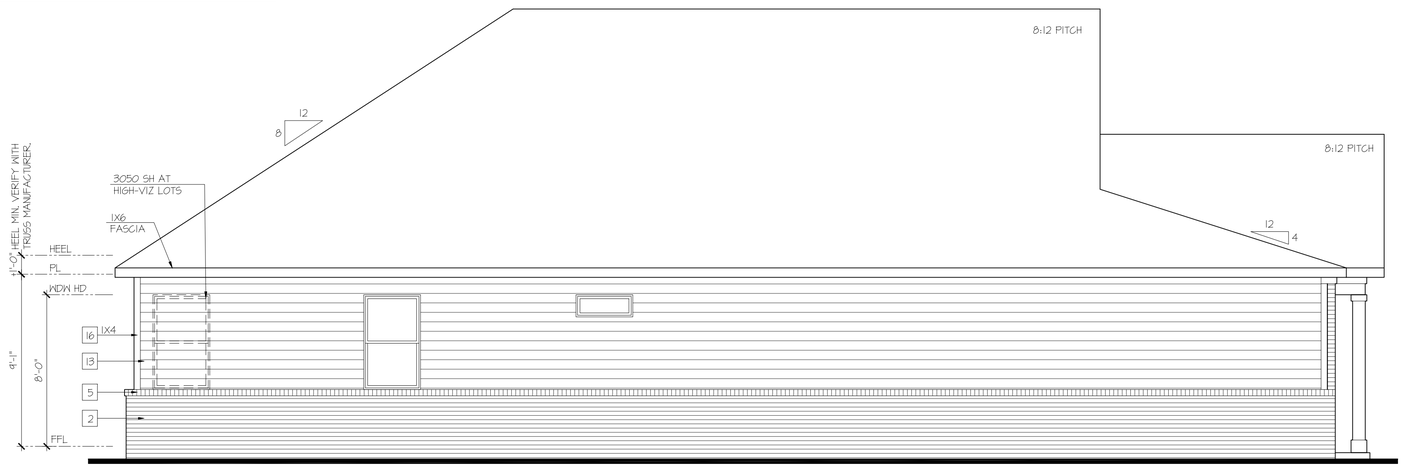

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

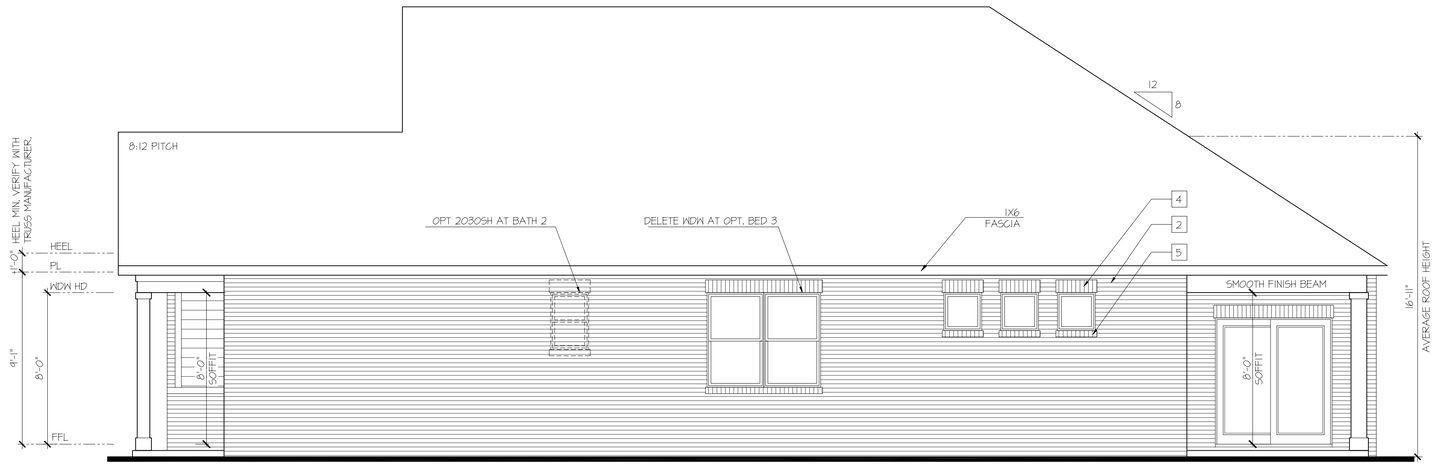
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

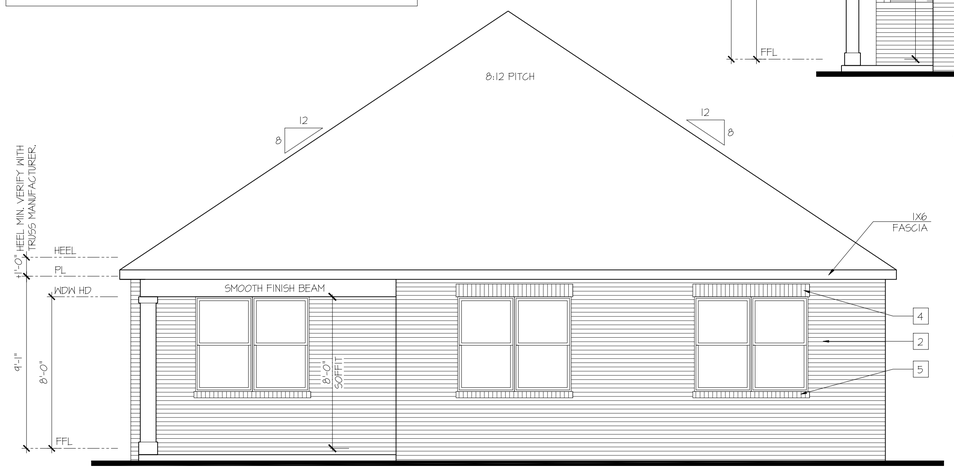
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



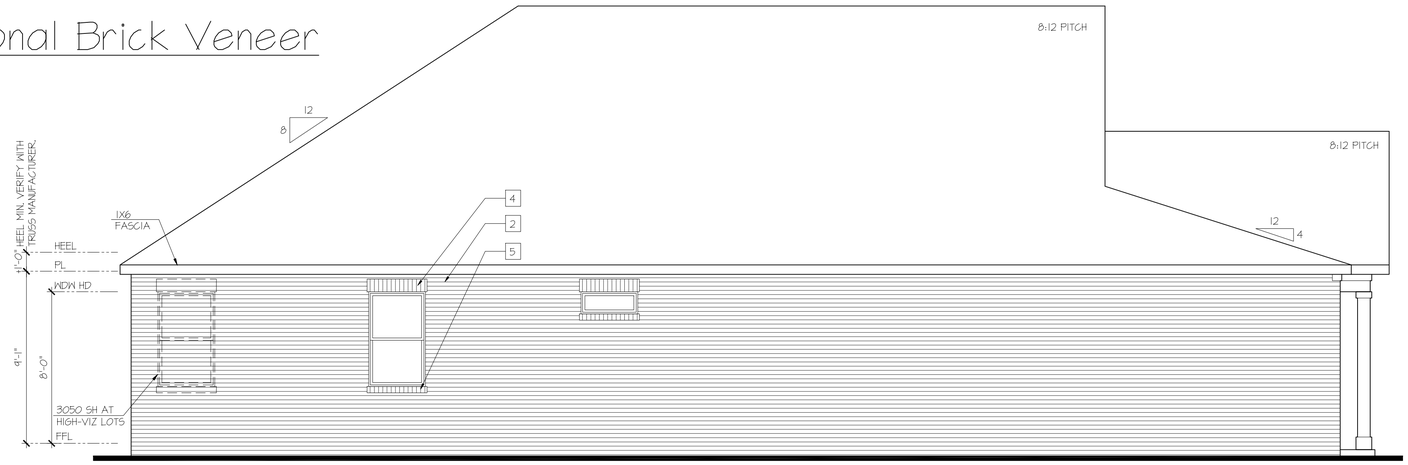

## Right Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

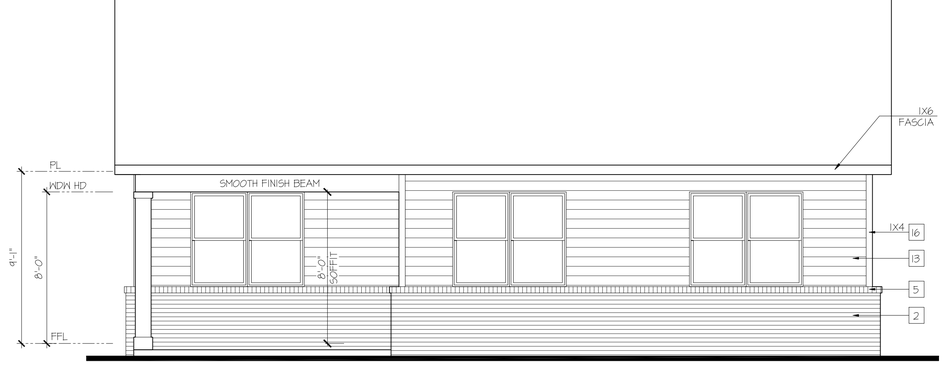
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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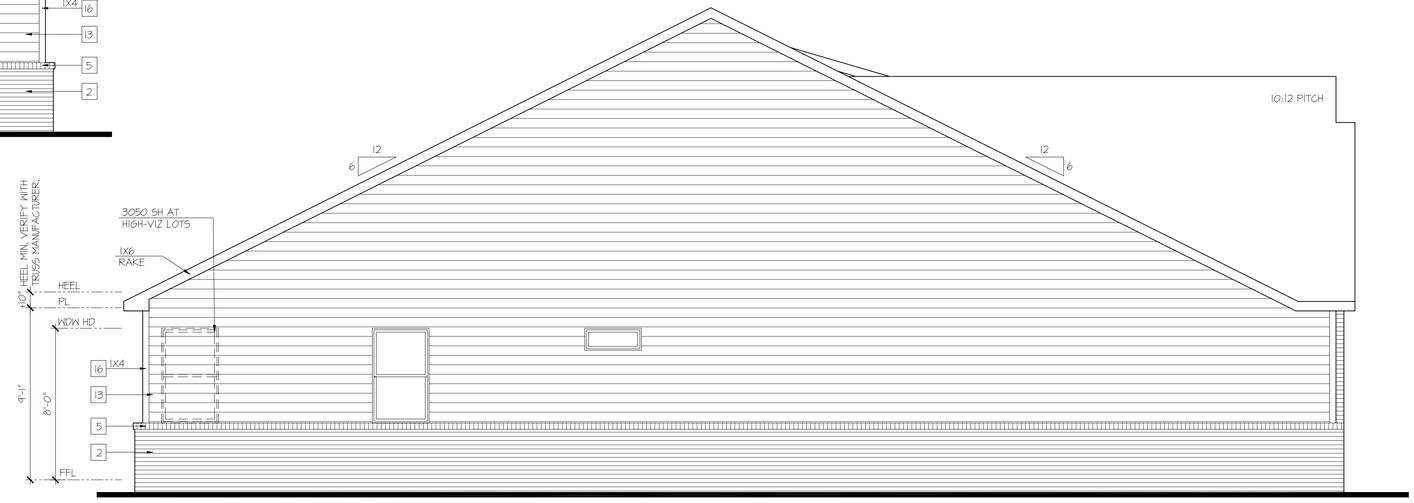

## Right Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **L2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

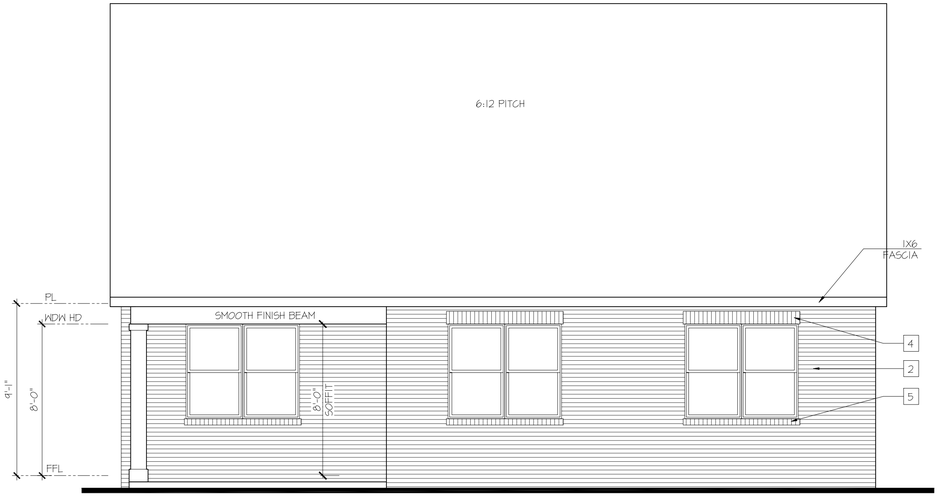
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



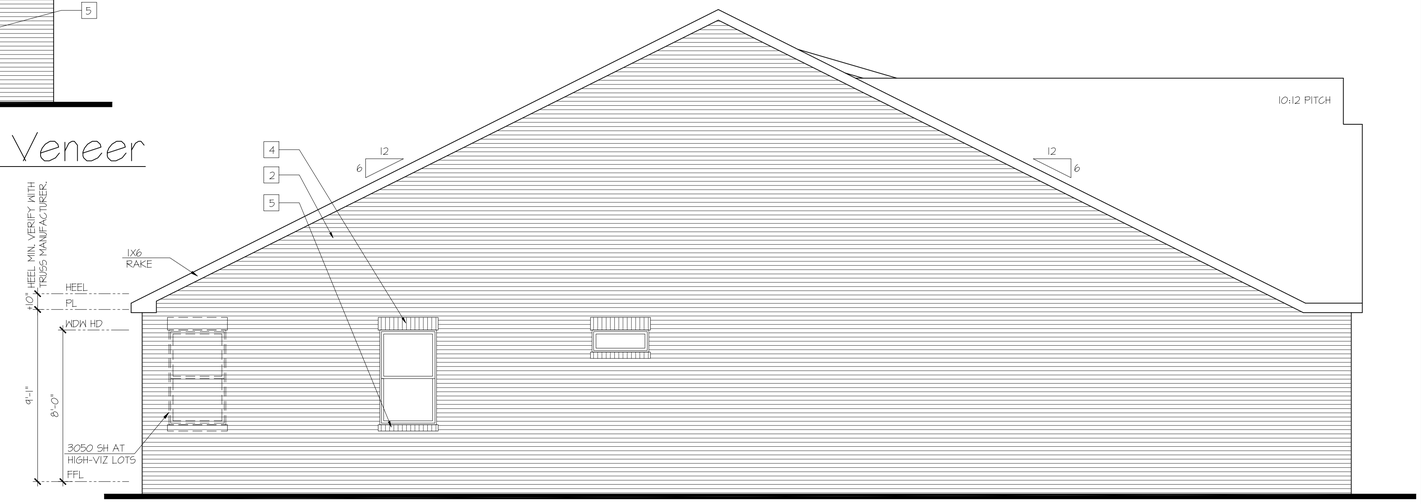

## Right Elevation 'L-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'L-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'L-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Bristol 'F401'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **L3**



Elevation B-4

# Bristol

## 39’ x 63’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



Elevation B-4

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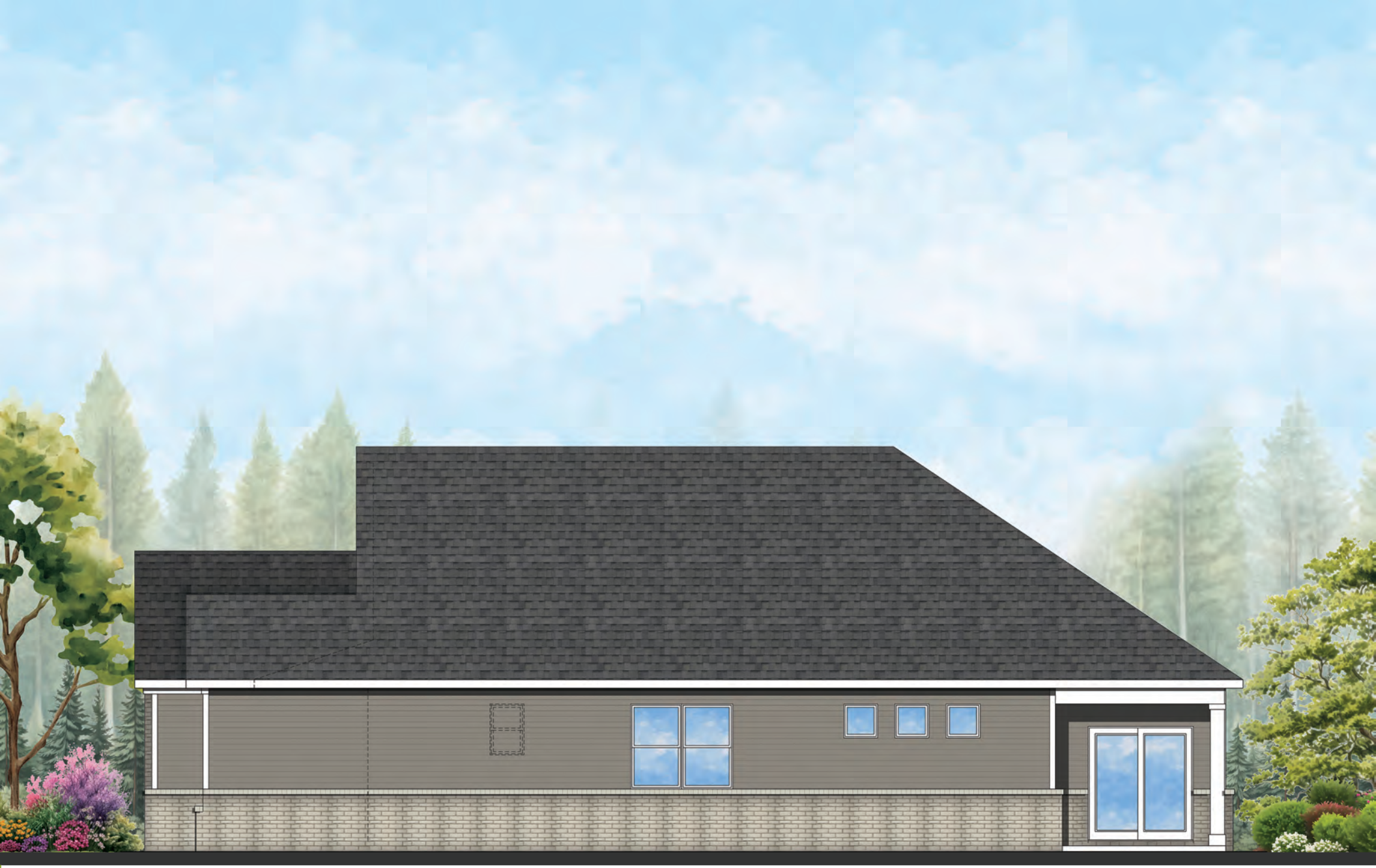
# Bristol

## 39' x 63' Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation B-4

# Bristol

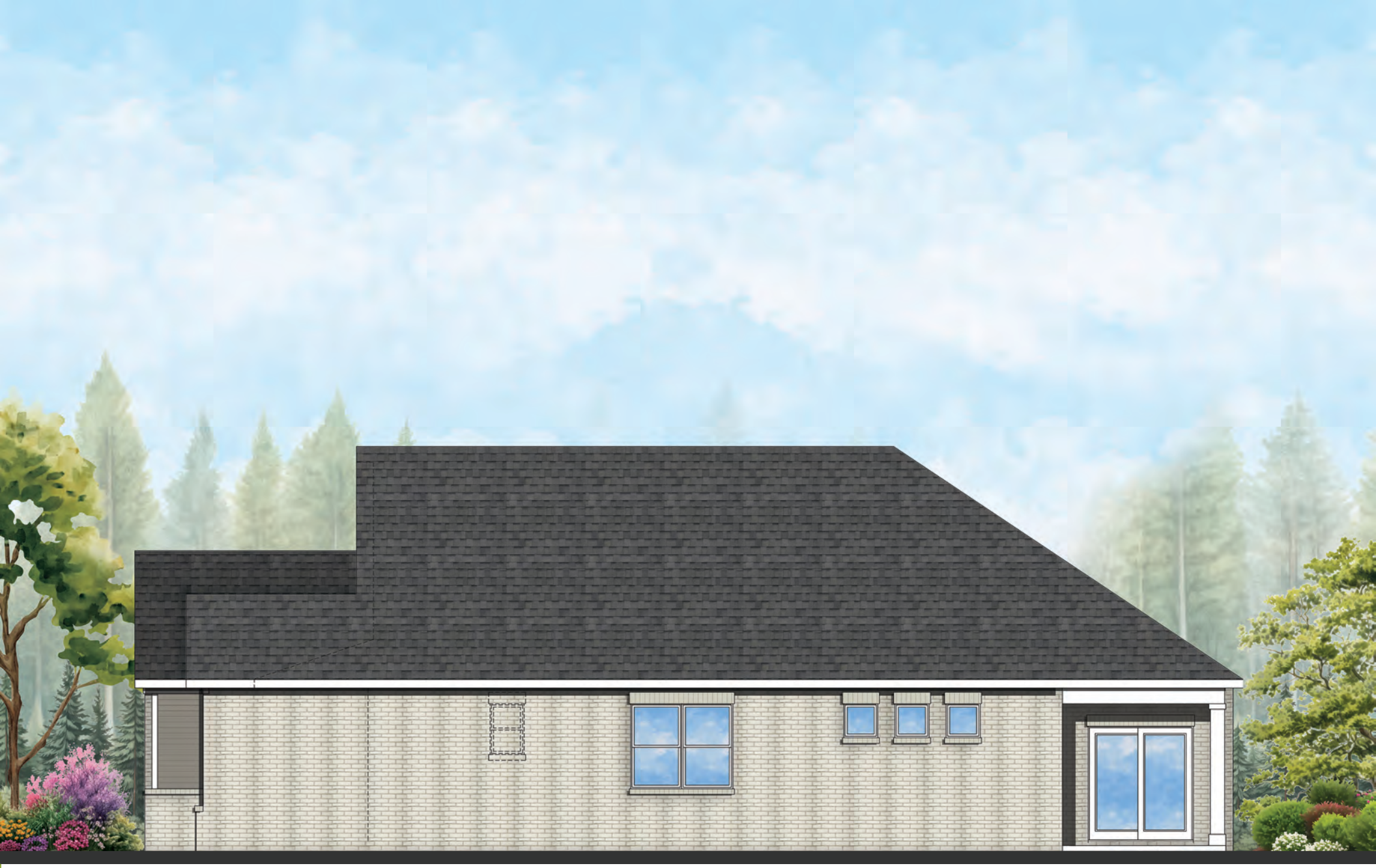
## 39' x 63' Single Family Detached

## Right Side Elevation

(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette

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Elevation B-4

# Bristol

## 39’ x 63’ Single Family Detached

## Right Side Elevation - High Visibility

### at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

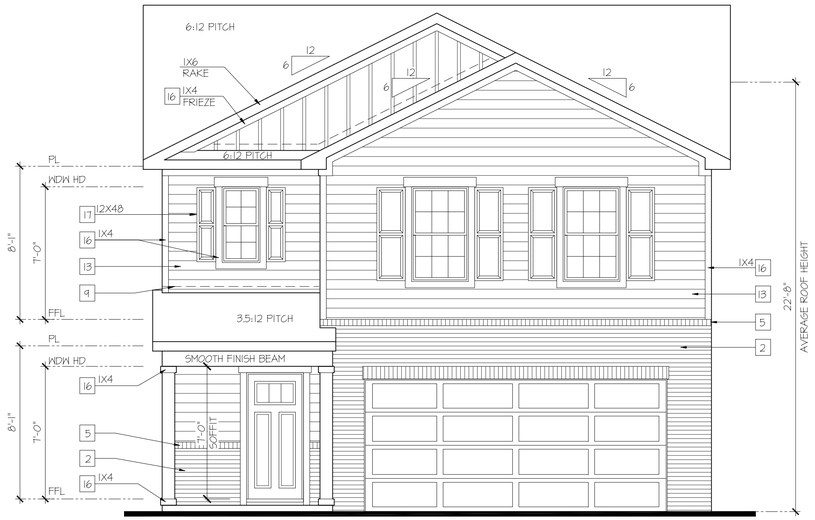
TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

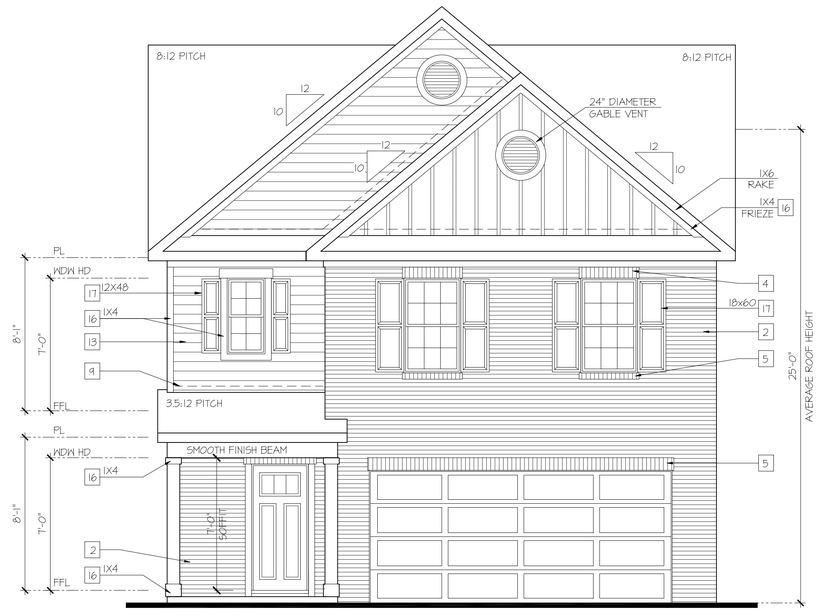
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

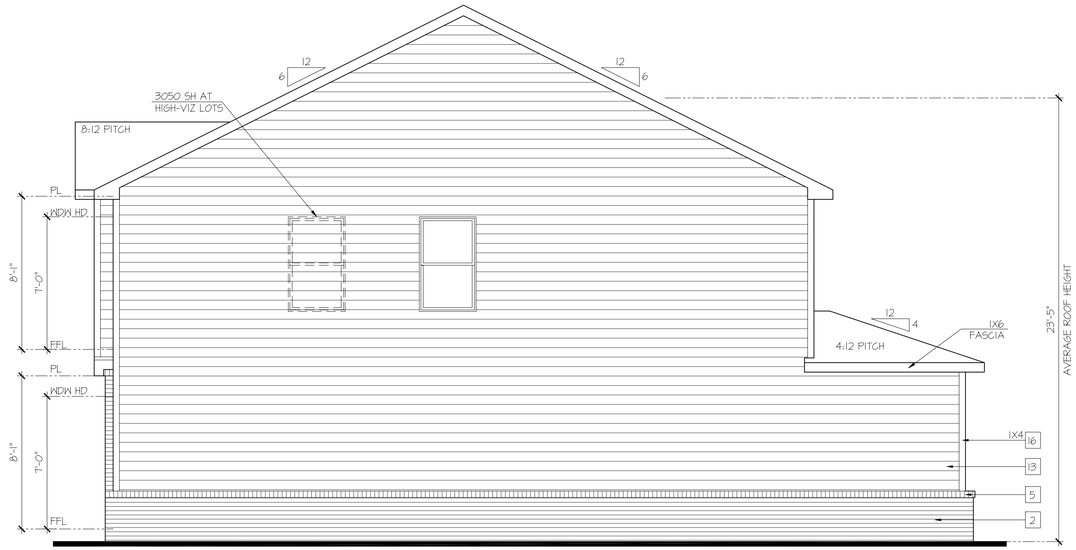
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



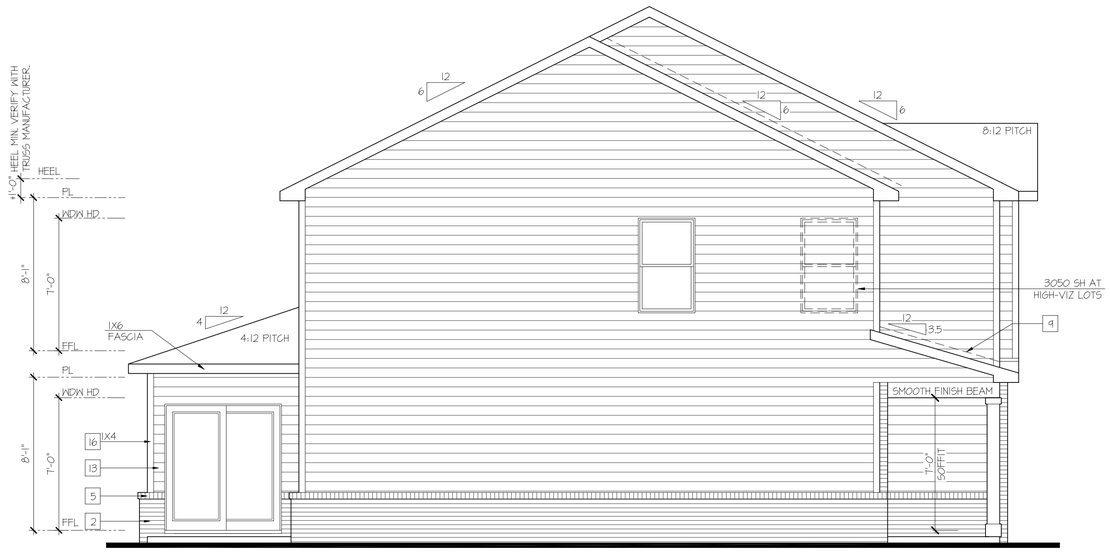

## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

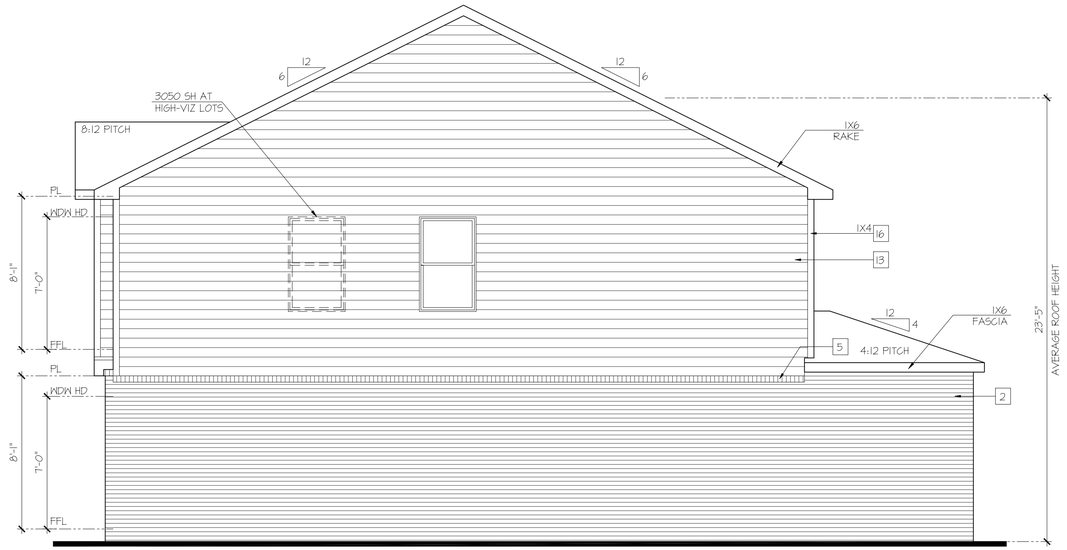
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S KRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



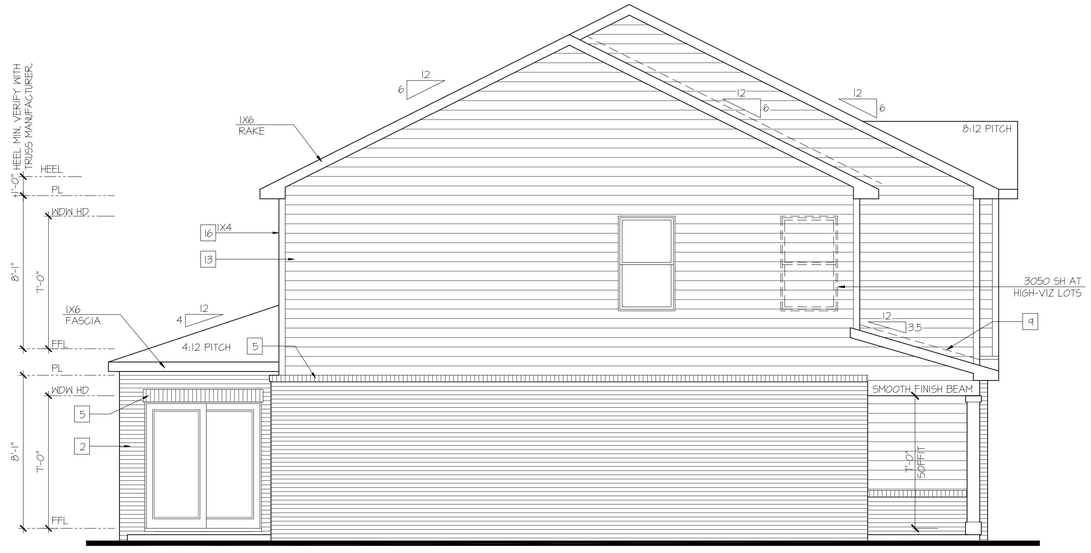

## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

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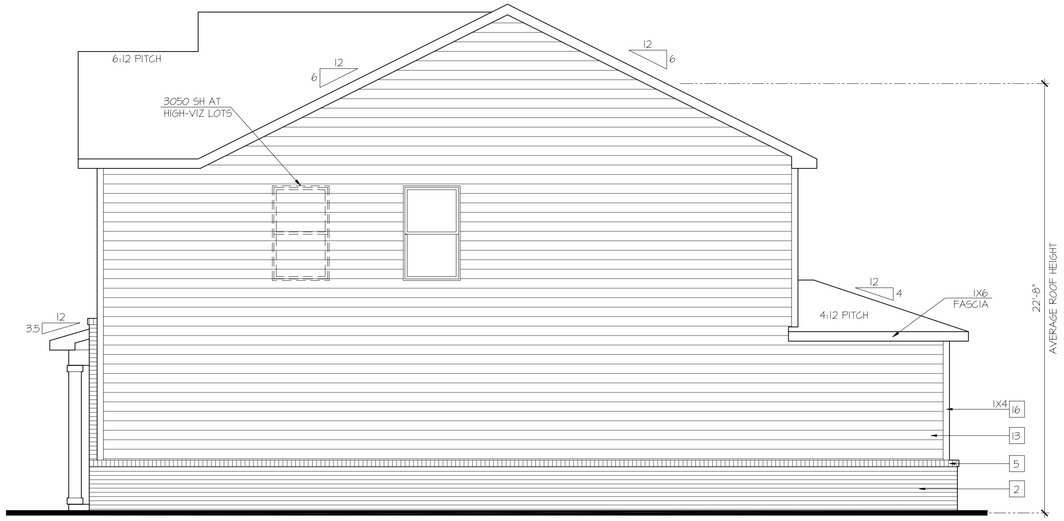
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



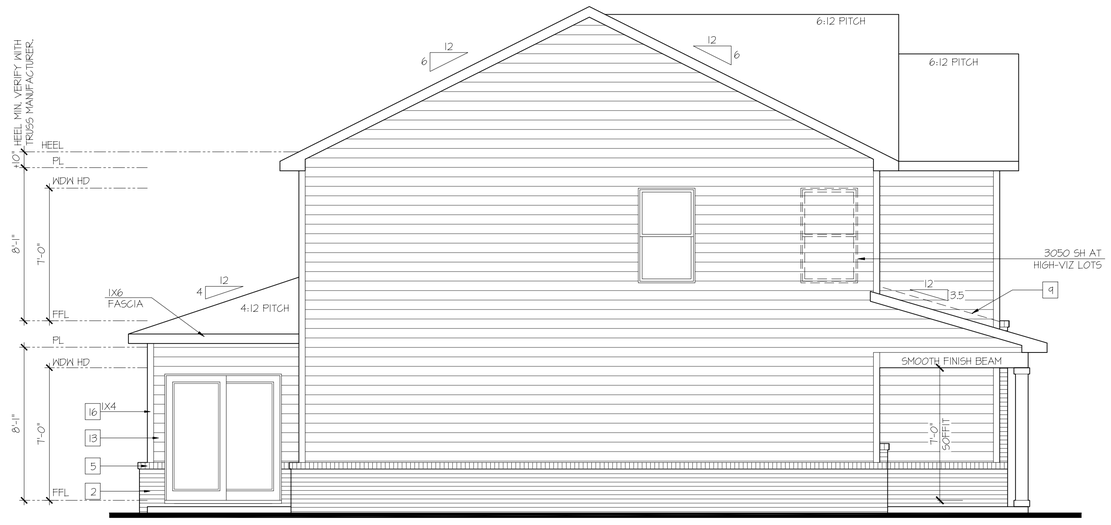

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

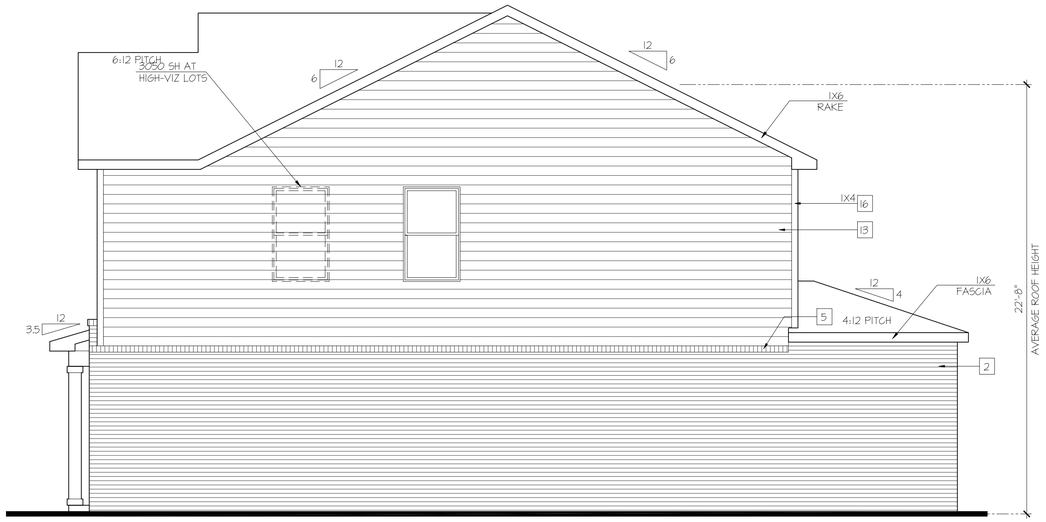
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



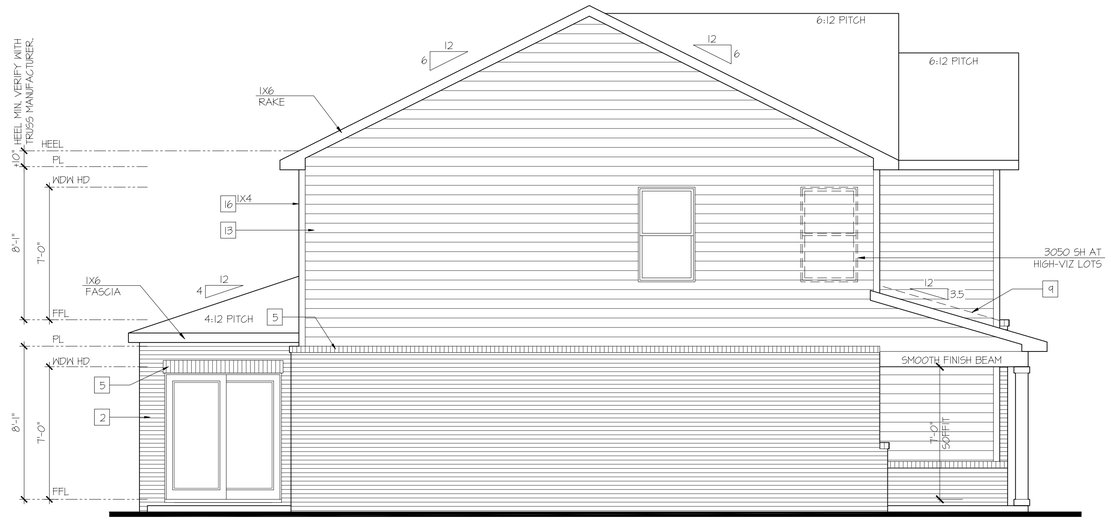

## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

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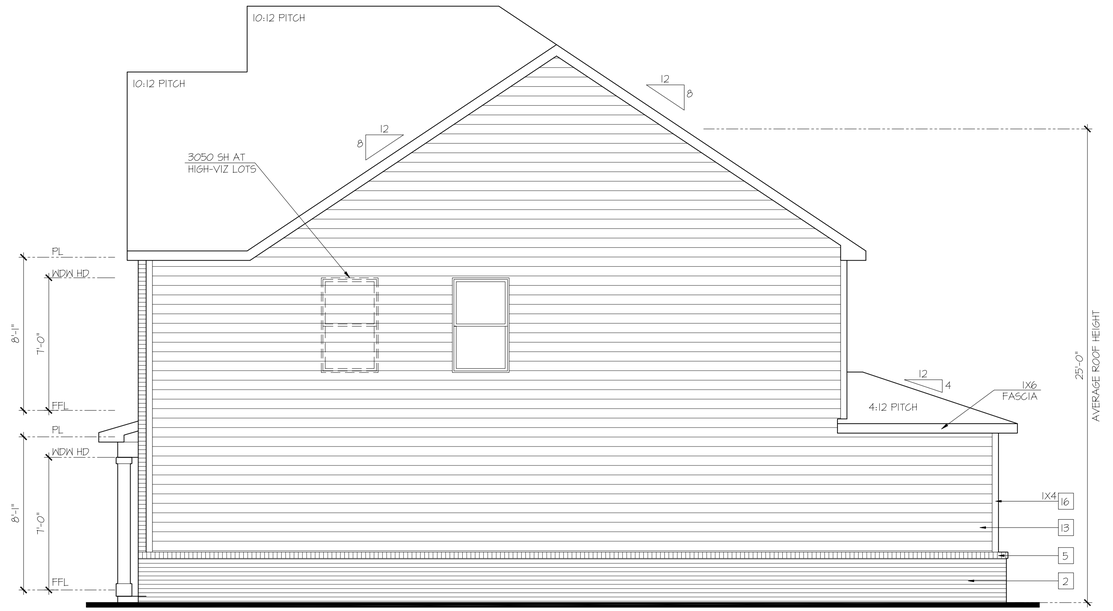
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

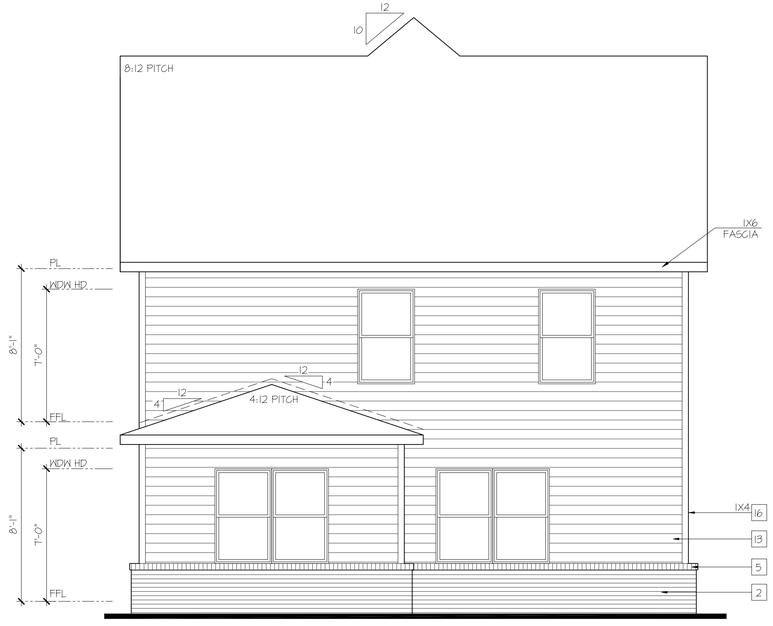
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



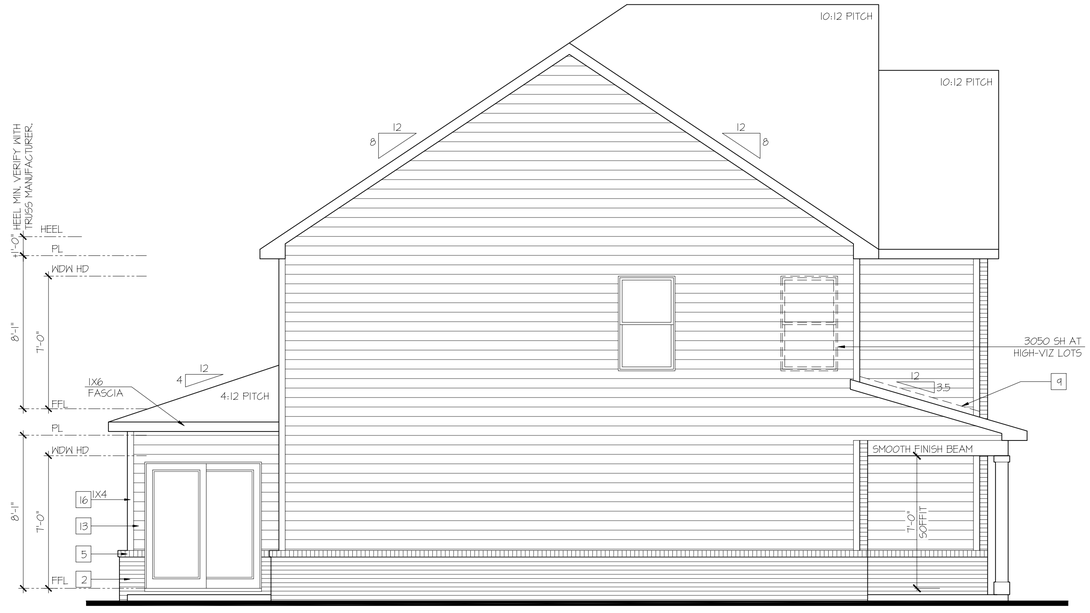

## Right Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

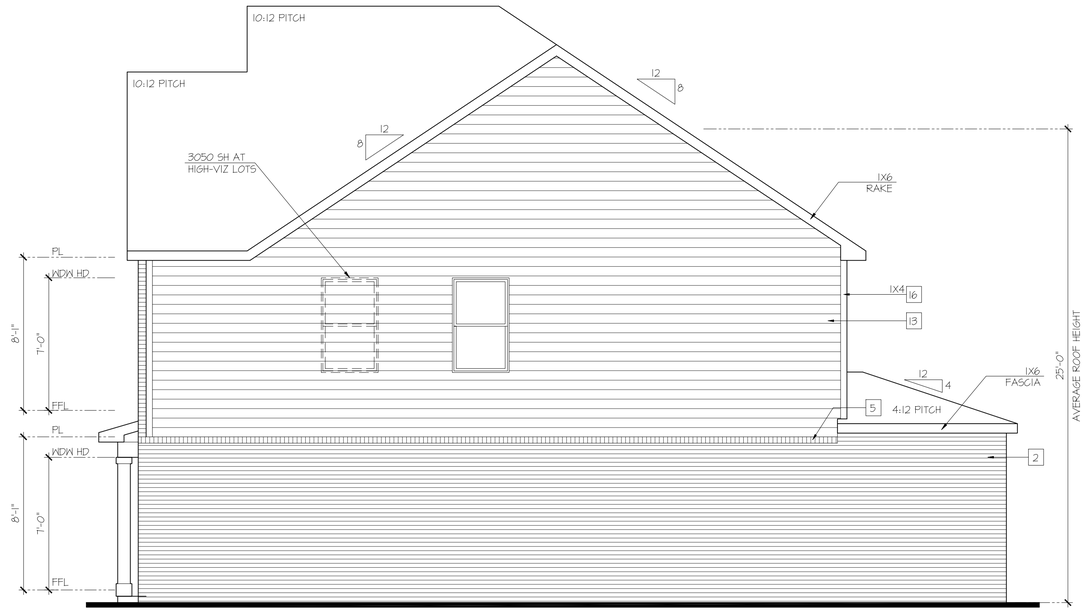
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11 DECORATIVE WROUGHT IRON, SEE DETAILS.

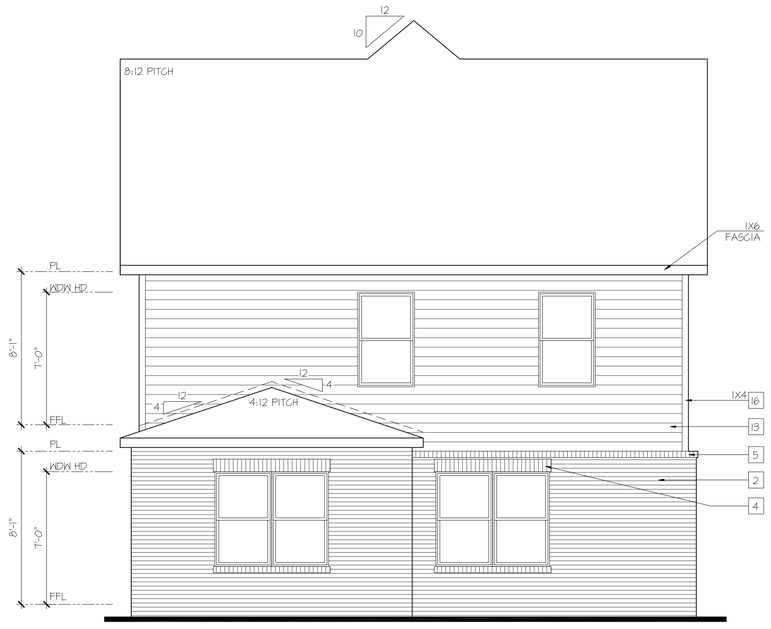
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



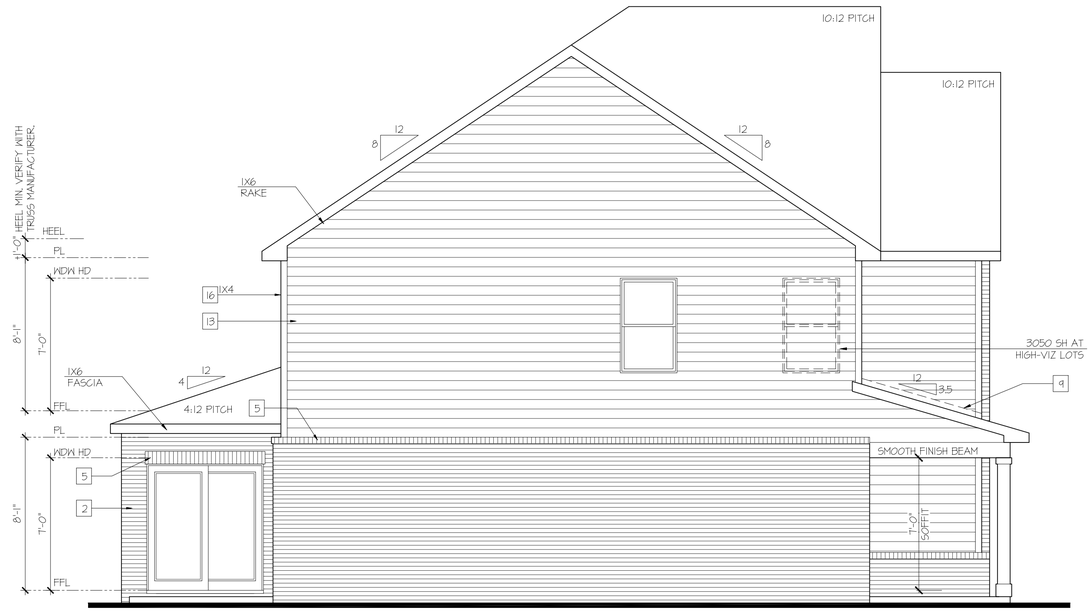

## Right Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



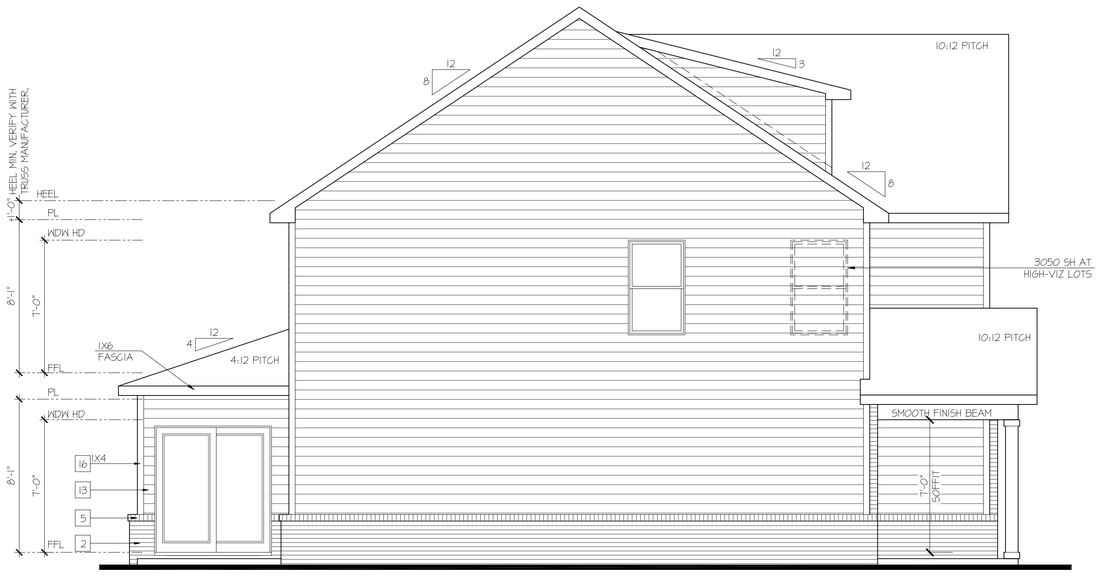

Right Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



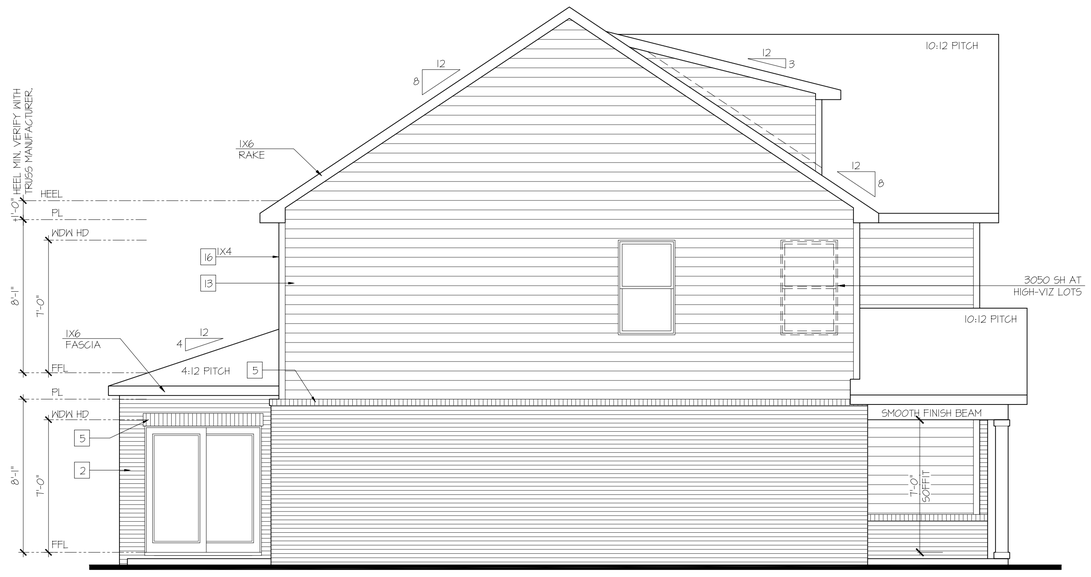

Right Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Cabral 'X301'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F3**



Elevation B-4

# Cabral

## 29’ x 45’ Single Family Detached

## Front Elevation

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NOT FOR CONSTRUCTION

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



Elevation B-4

# Cabral

## 29’ x 45’ Single Family Detached

## Left Side Elevation



NOTE: Color palette on front facade to match side and rear elevations.



Elevation B-4

# Cabral

## 29’ x 45’ Single Family Detached

## Rear Elevation



NOTE: Color palette on front facade to match side and rear elevations.

## KEY NOTES:

MASONRY:

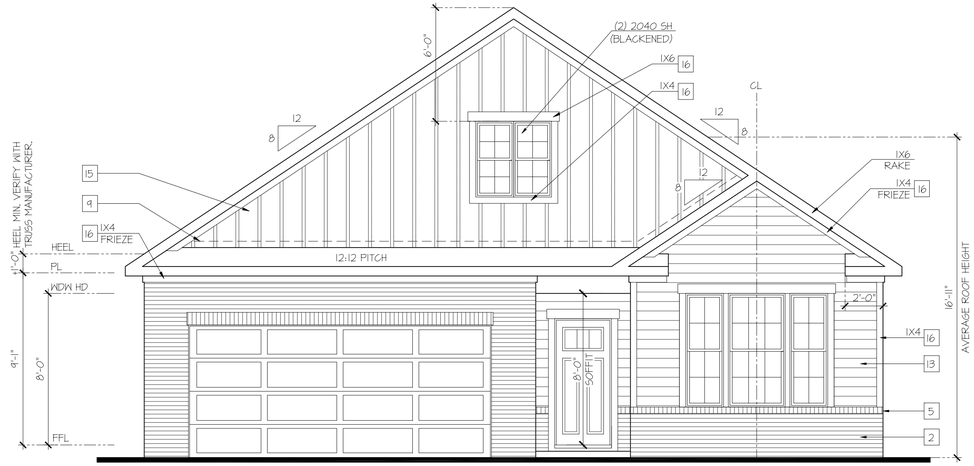
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON, SEE DETAILS.

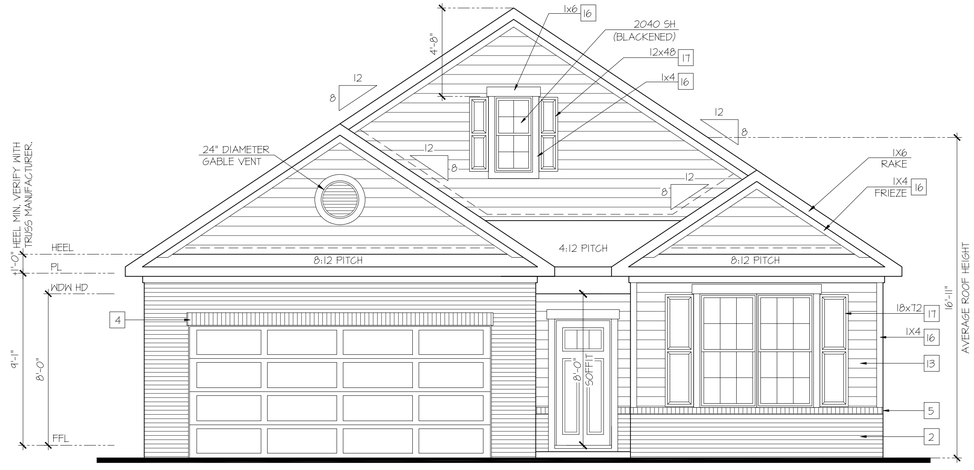
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

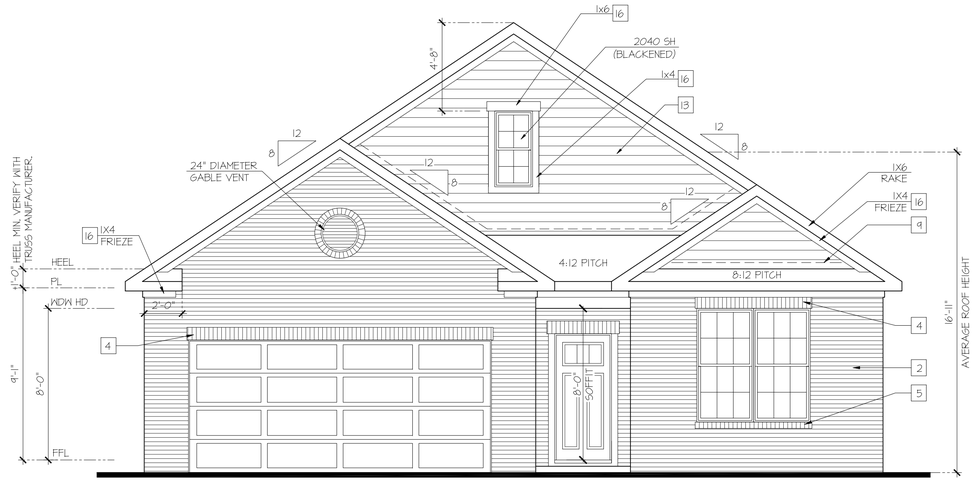
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

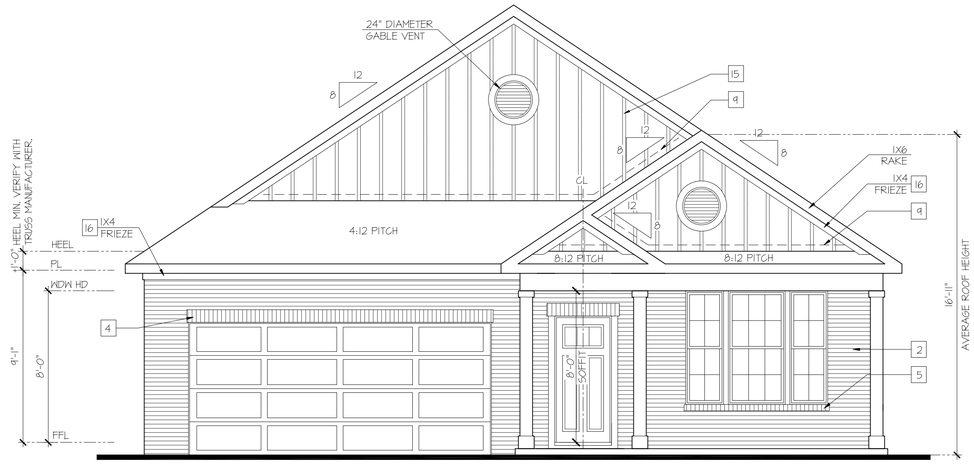
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

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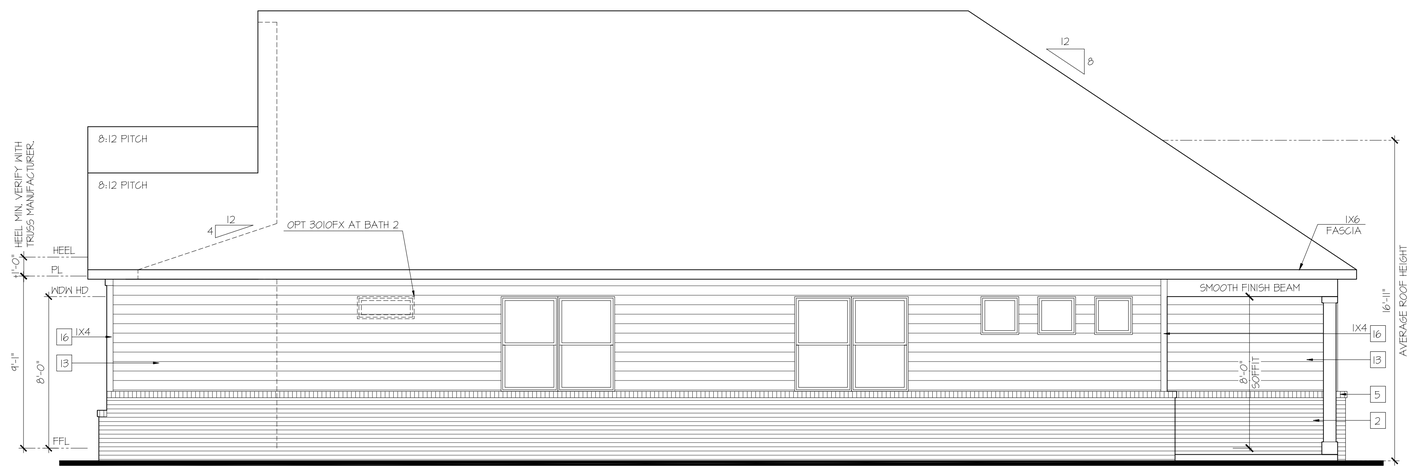
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON, SEE DETAILS.

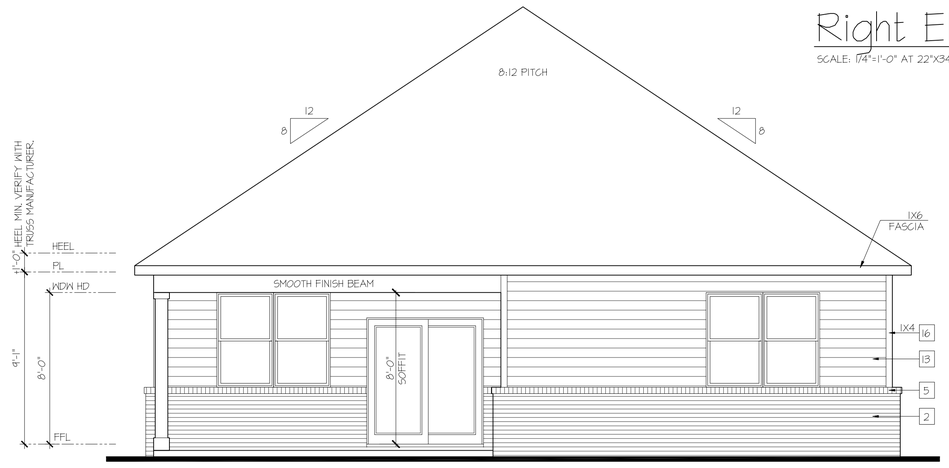
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



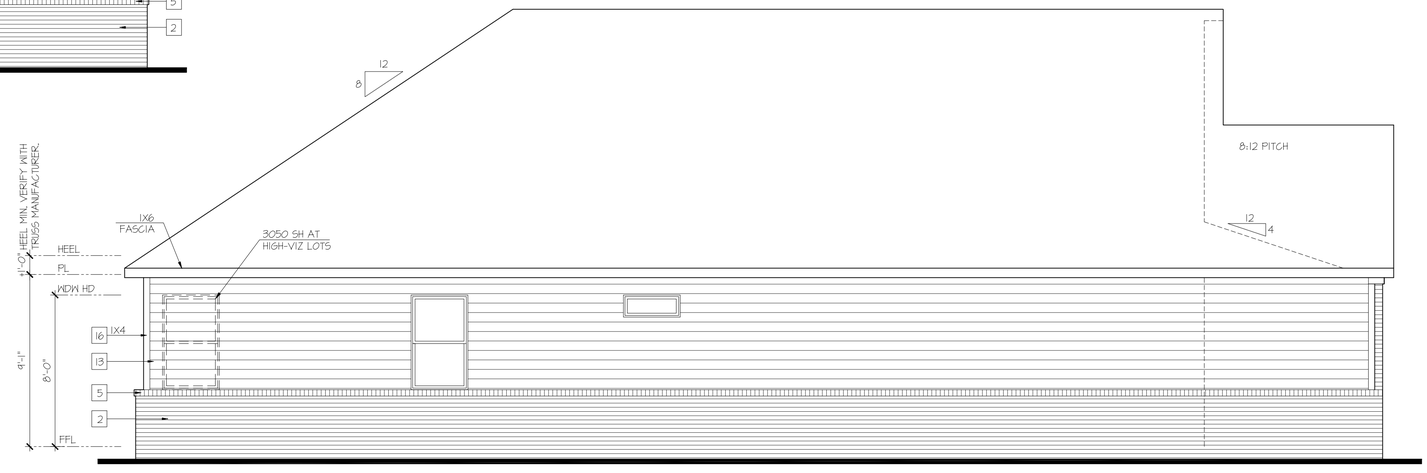

## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

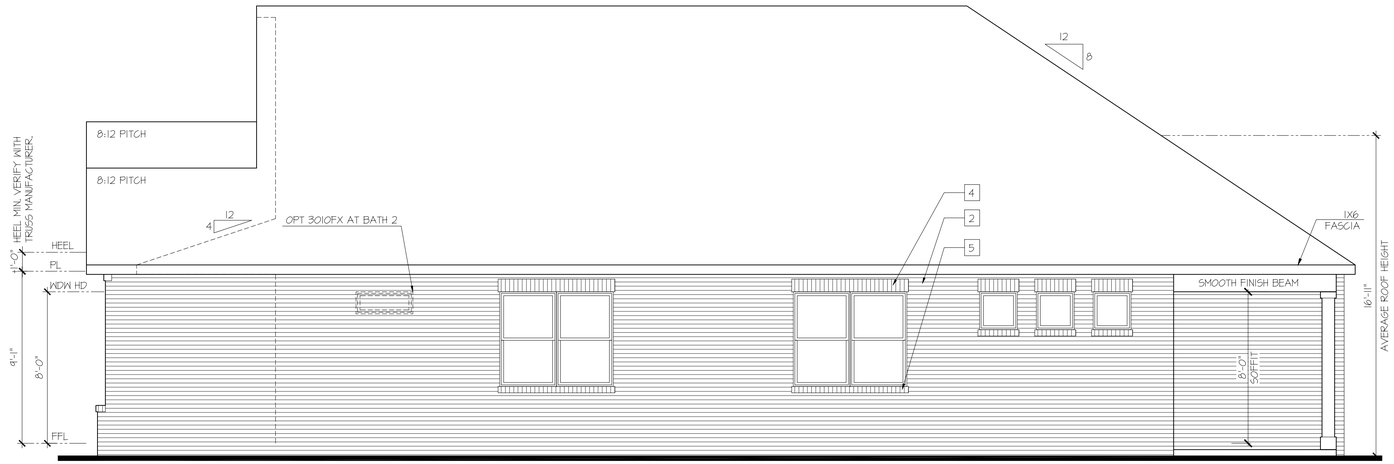
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

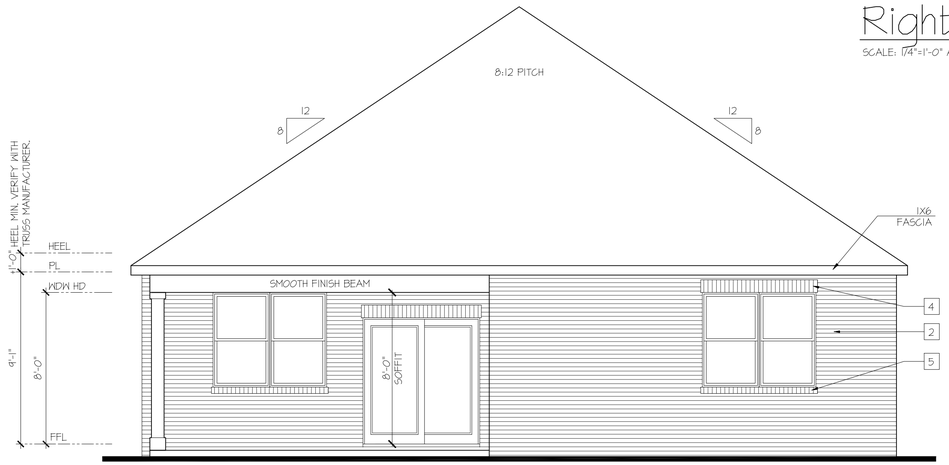
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



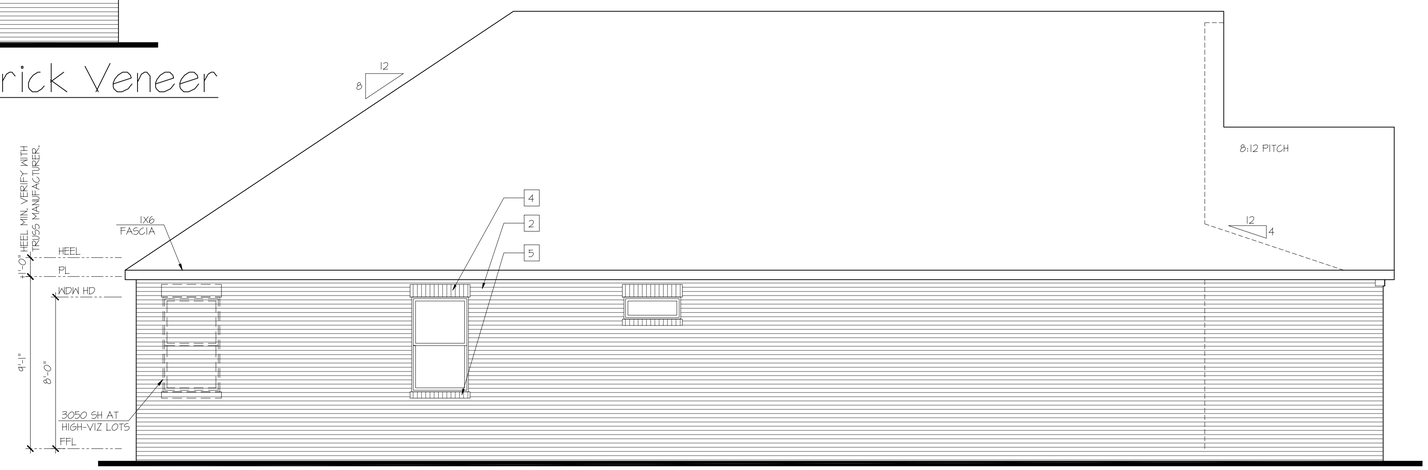

## Right Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

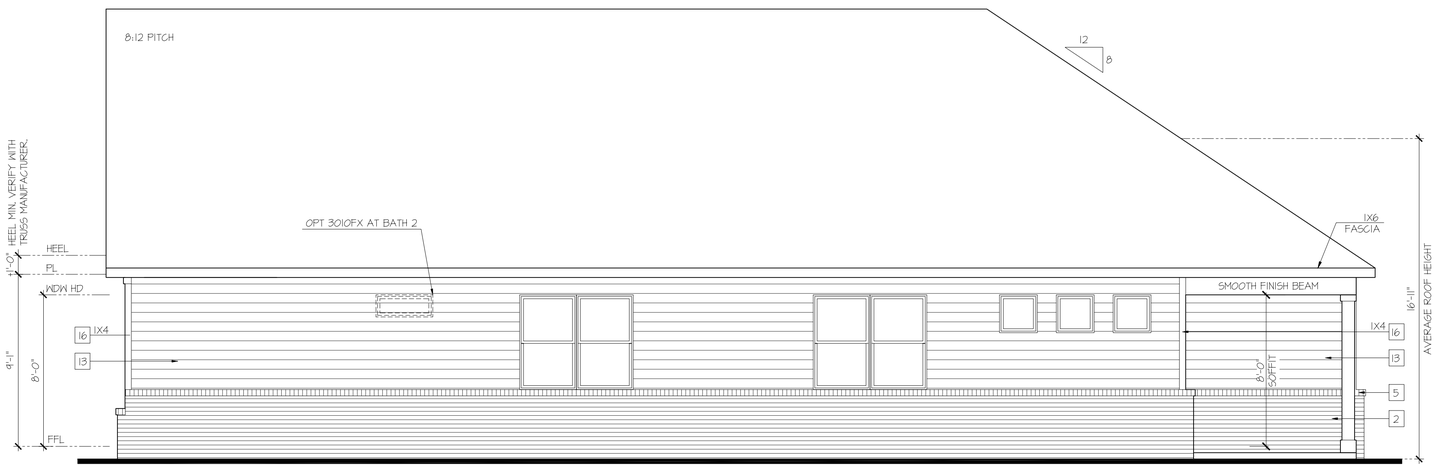
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

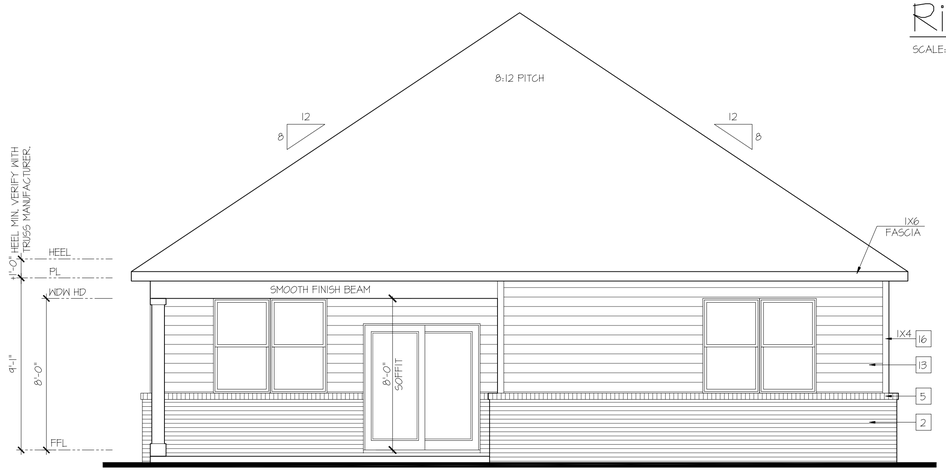
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



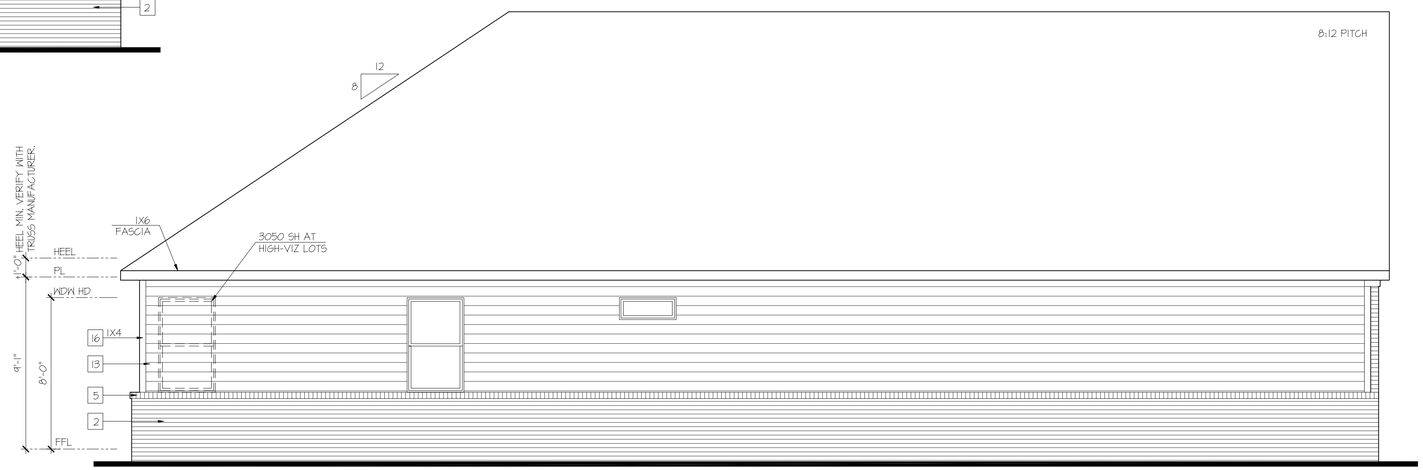

## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

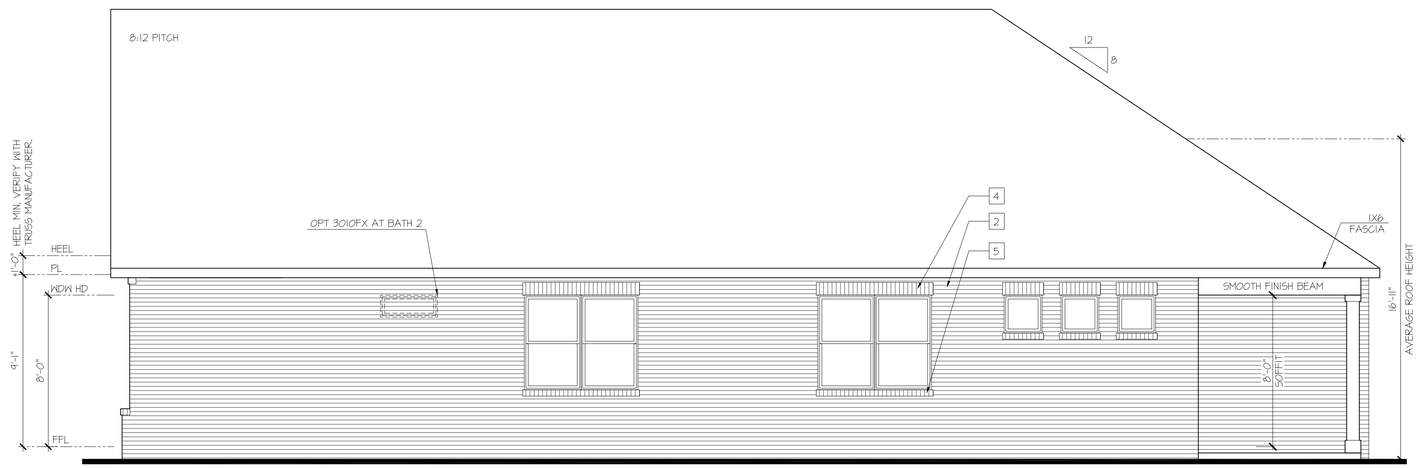
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

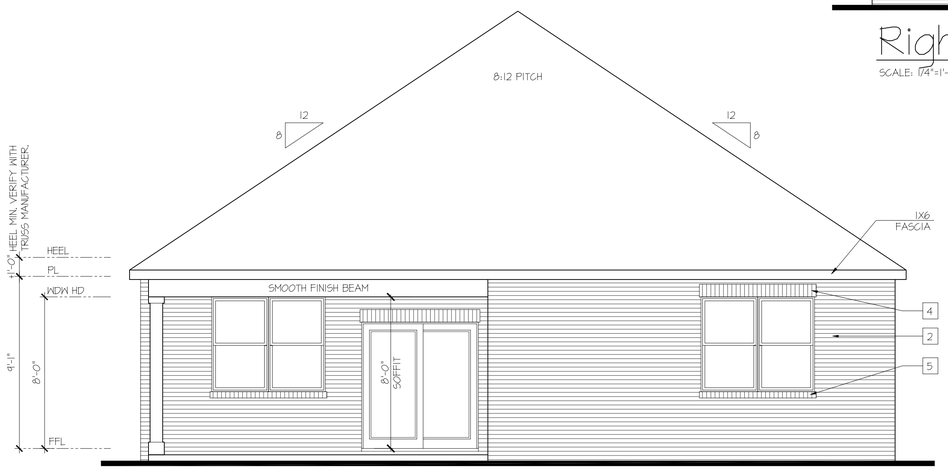
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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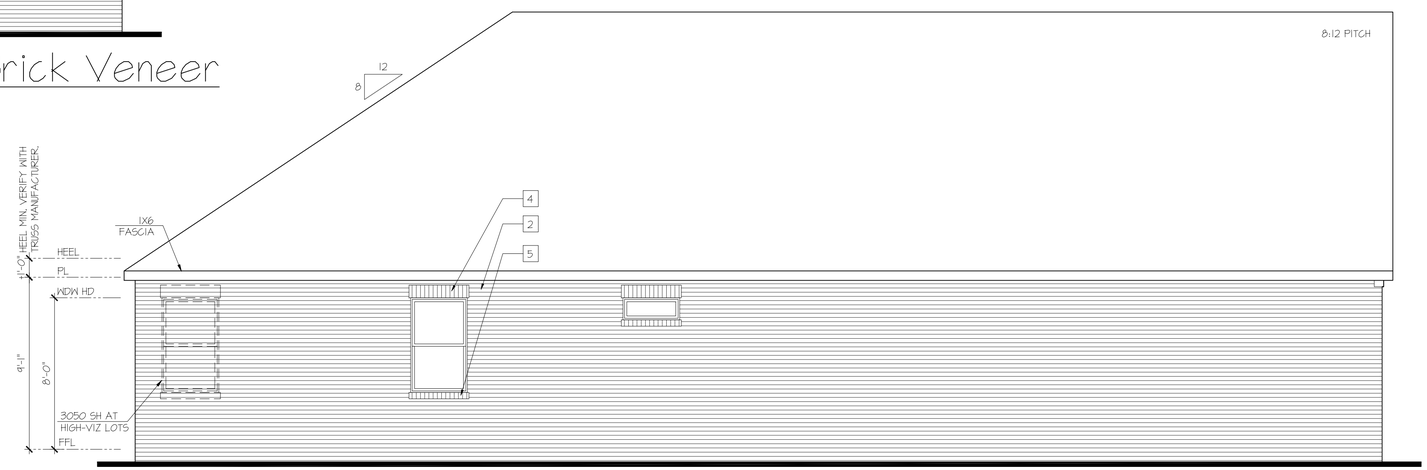

## Right Elevation 'B-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

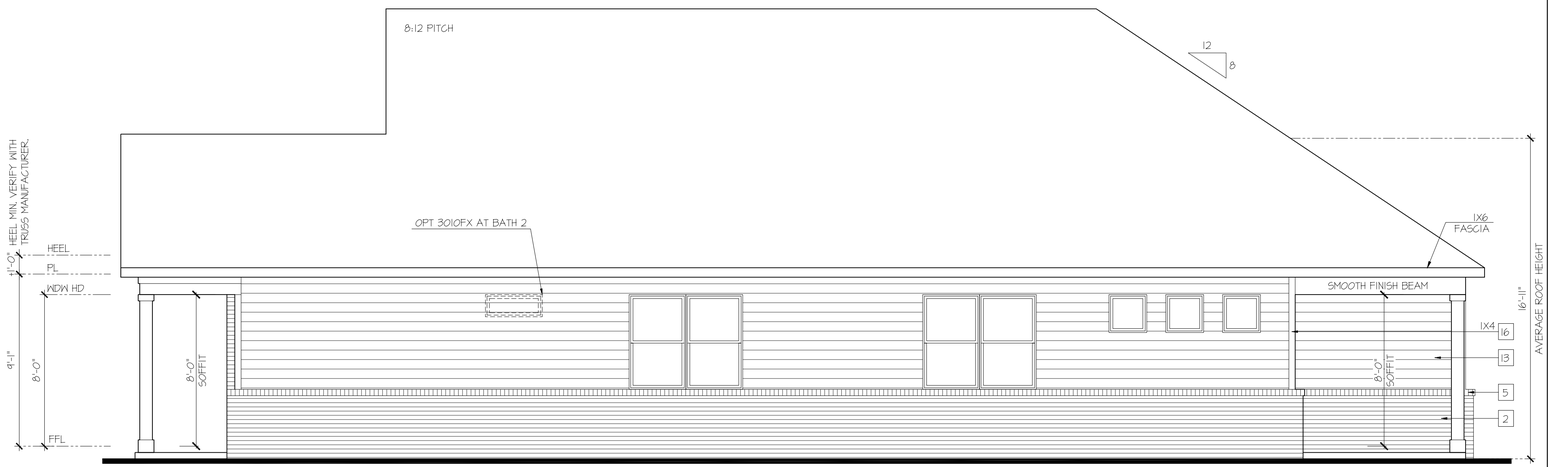
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

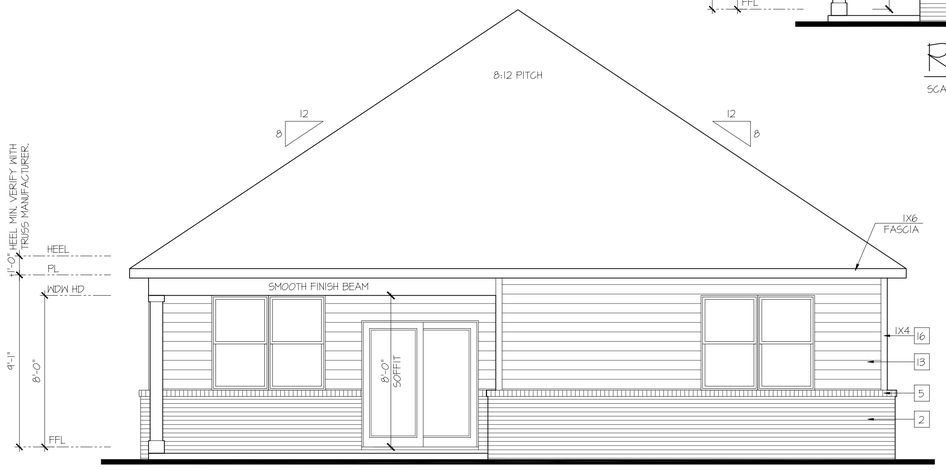
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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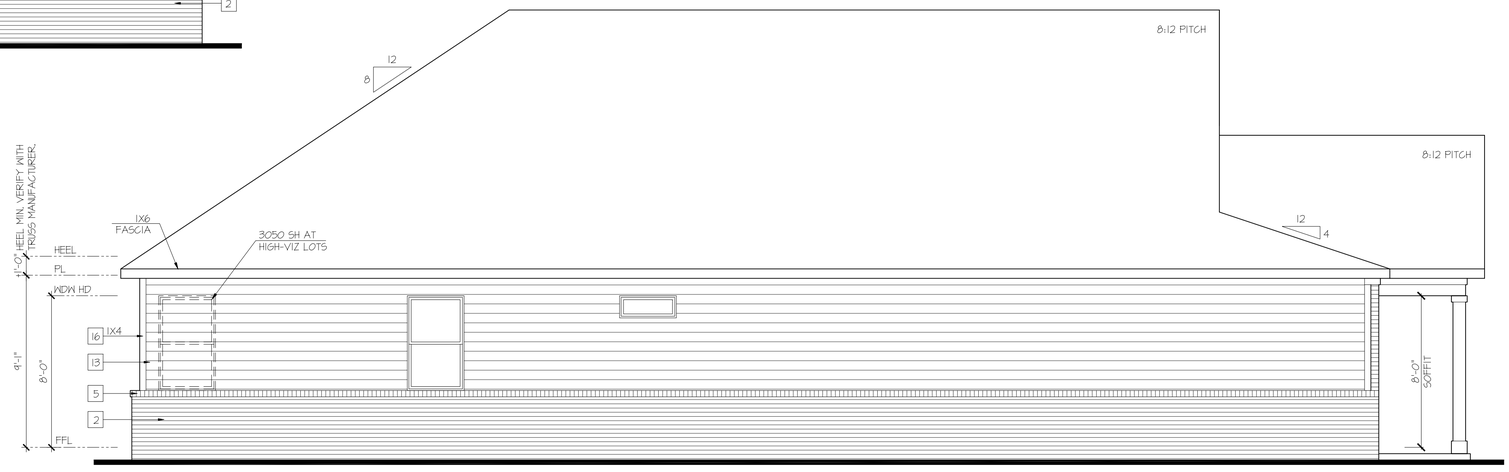

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

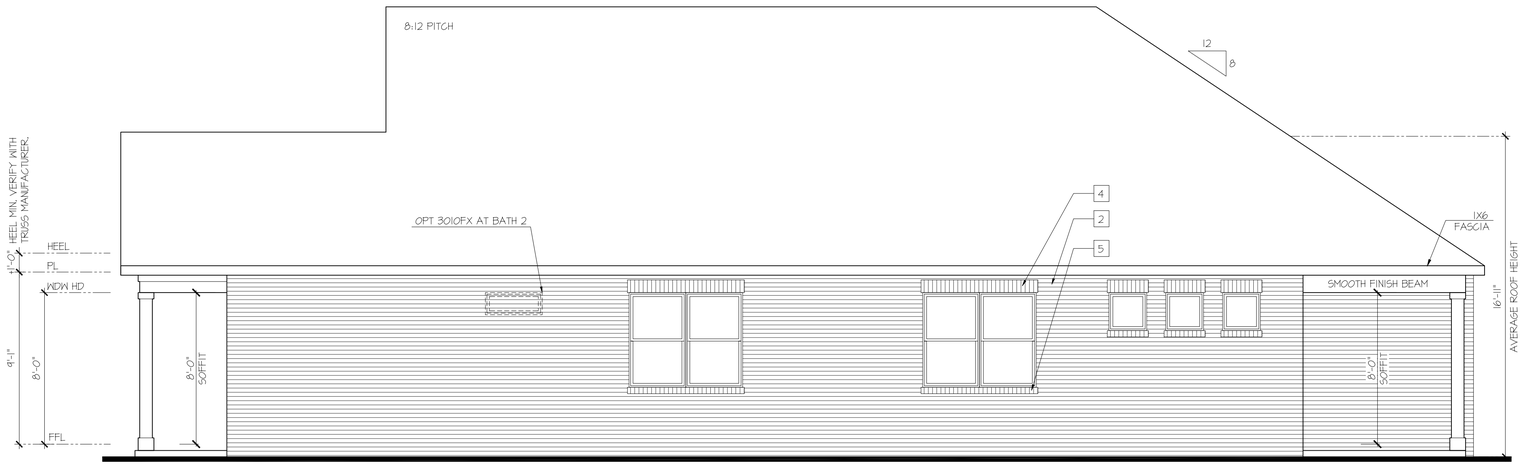
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

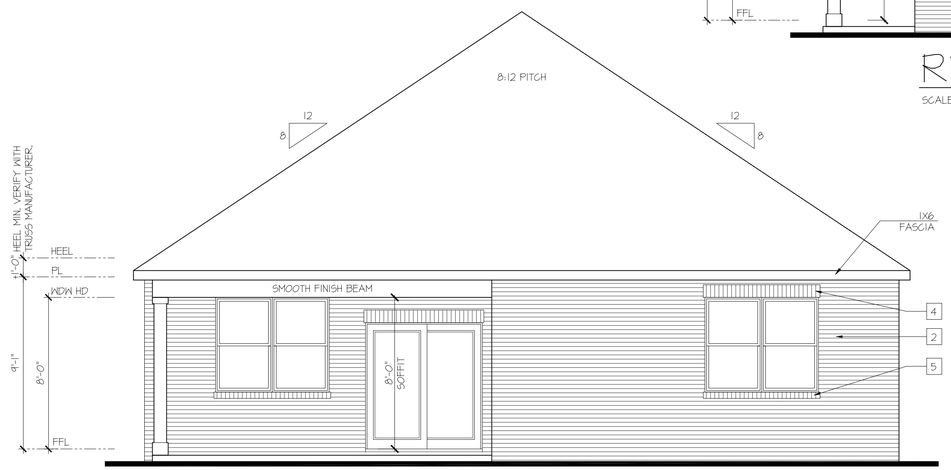
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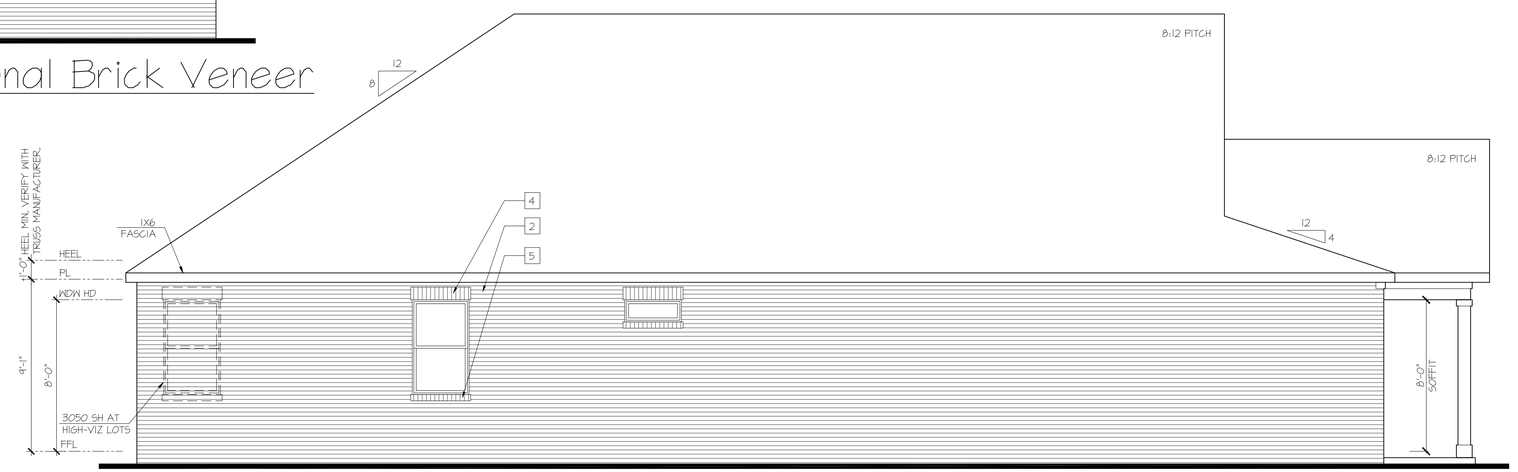

## Right Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

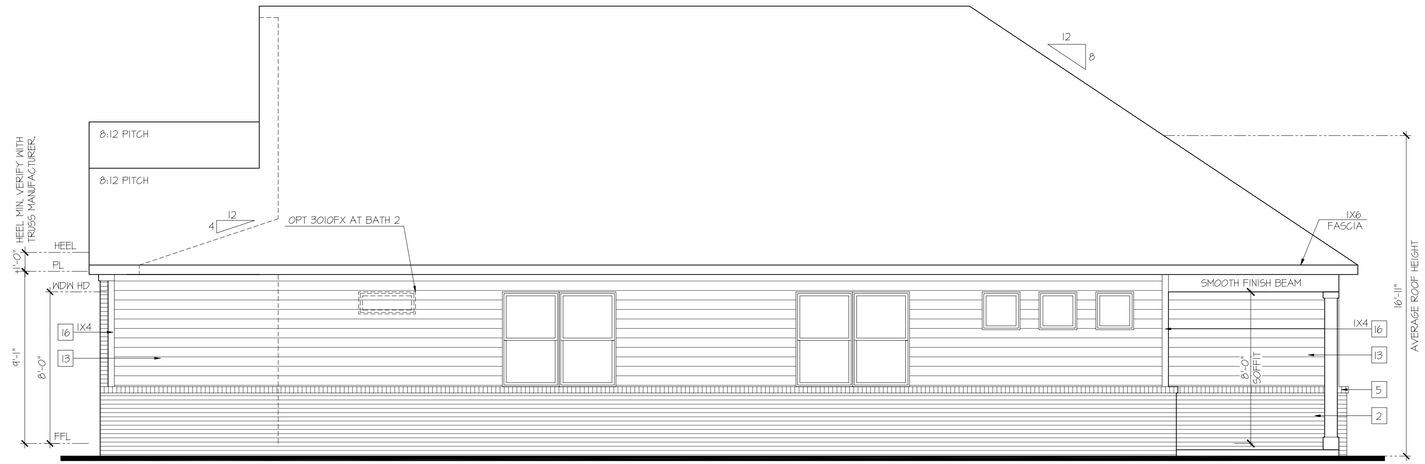
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

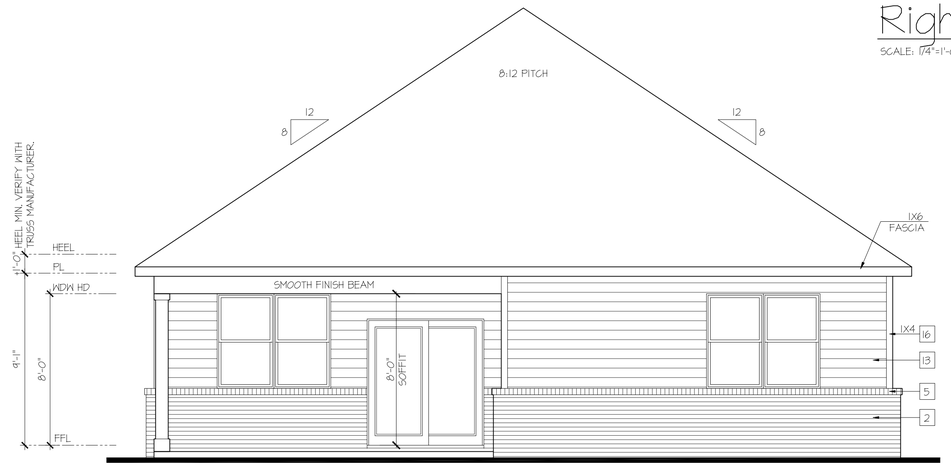
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12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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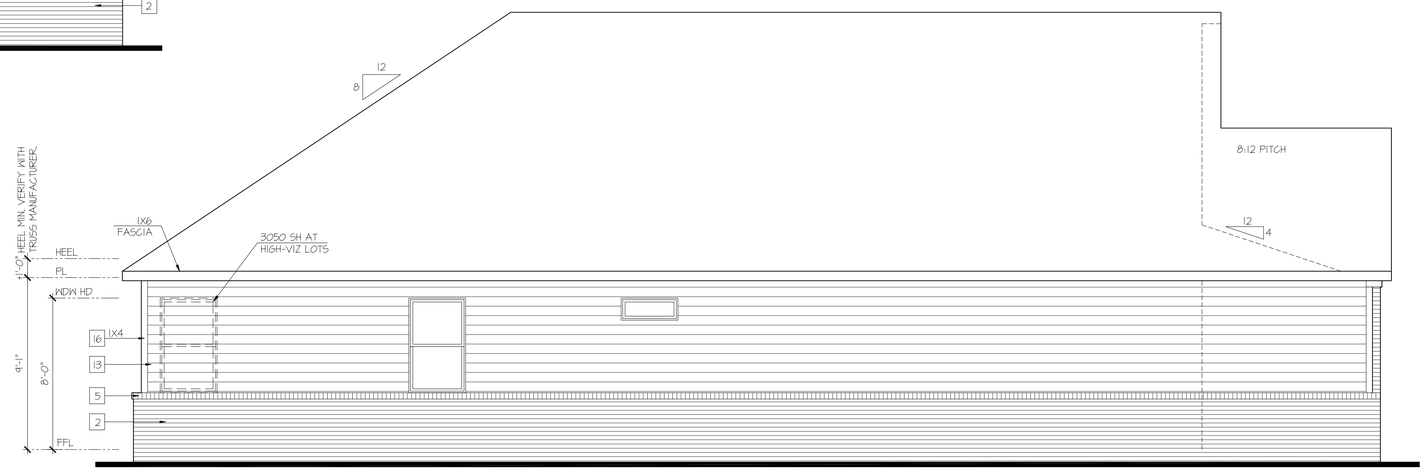

## Right Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

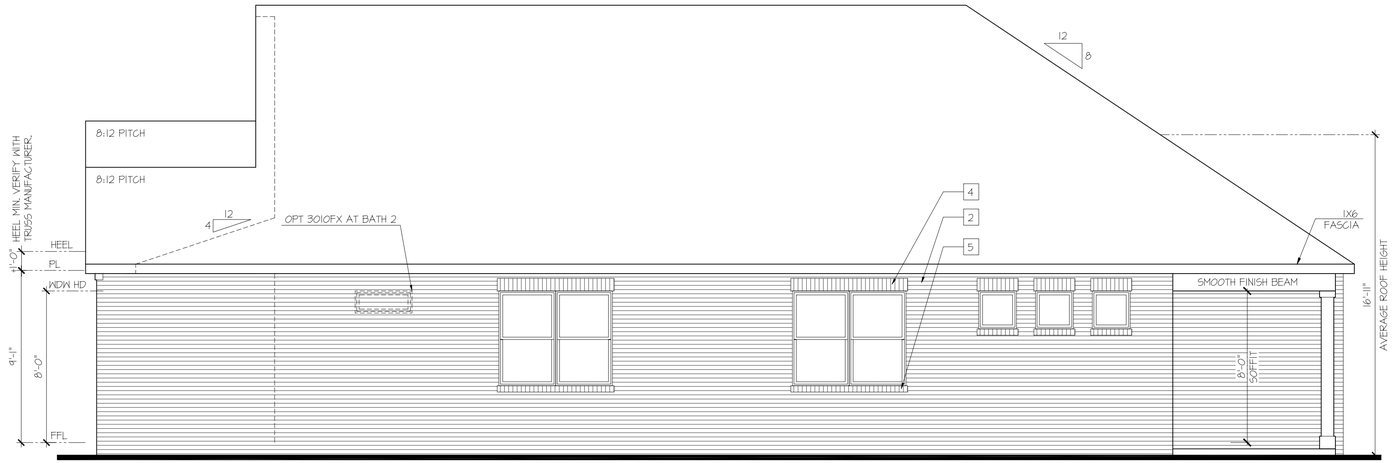
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

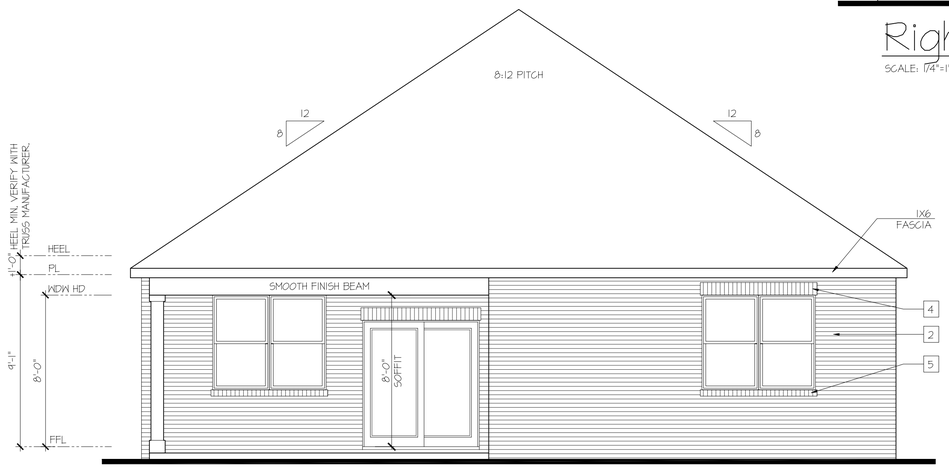
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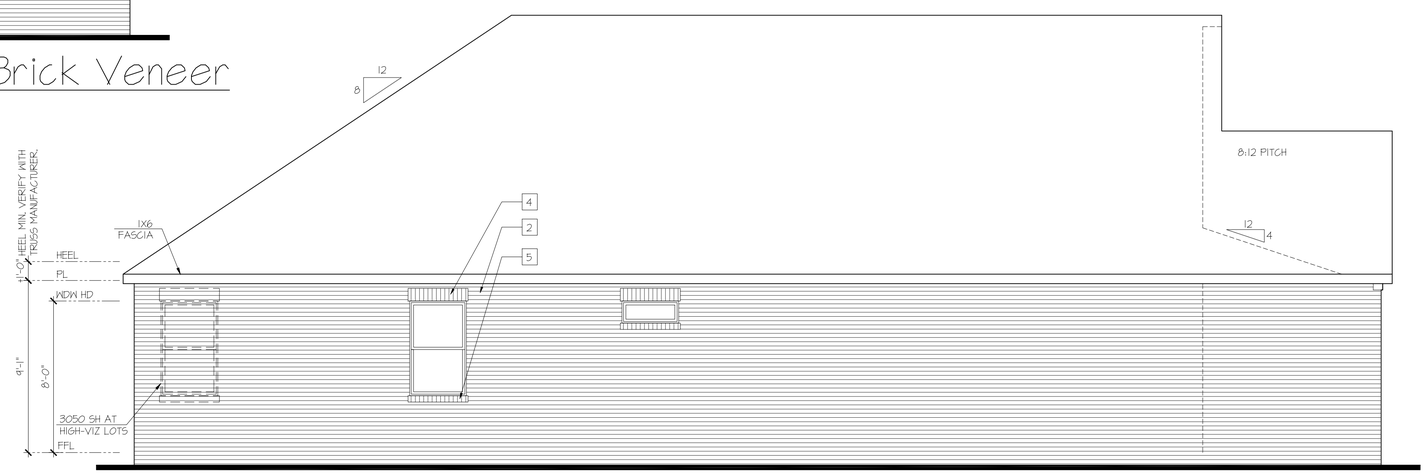

## Right Elevation 'D-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4' at Optional Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Clifton 'F402'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D3**



Elevation D-4

# Clifton

## 39’ x 65’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



Elevation D-4

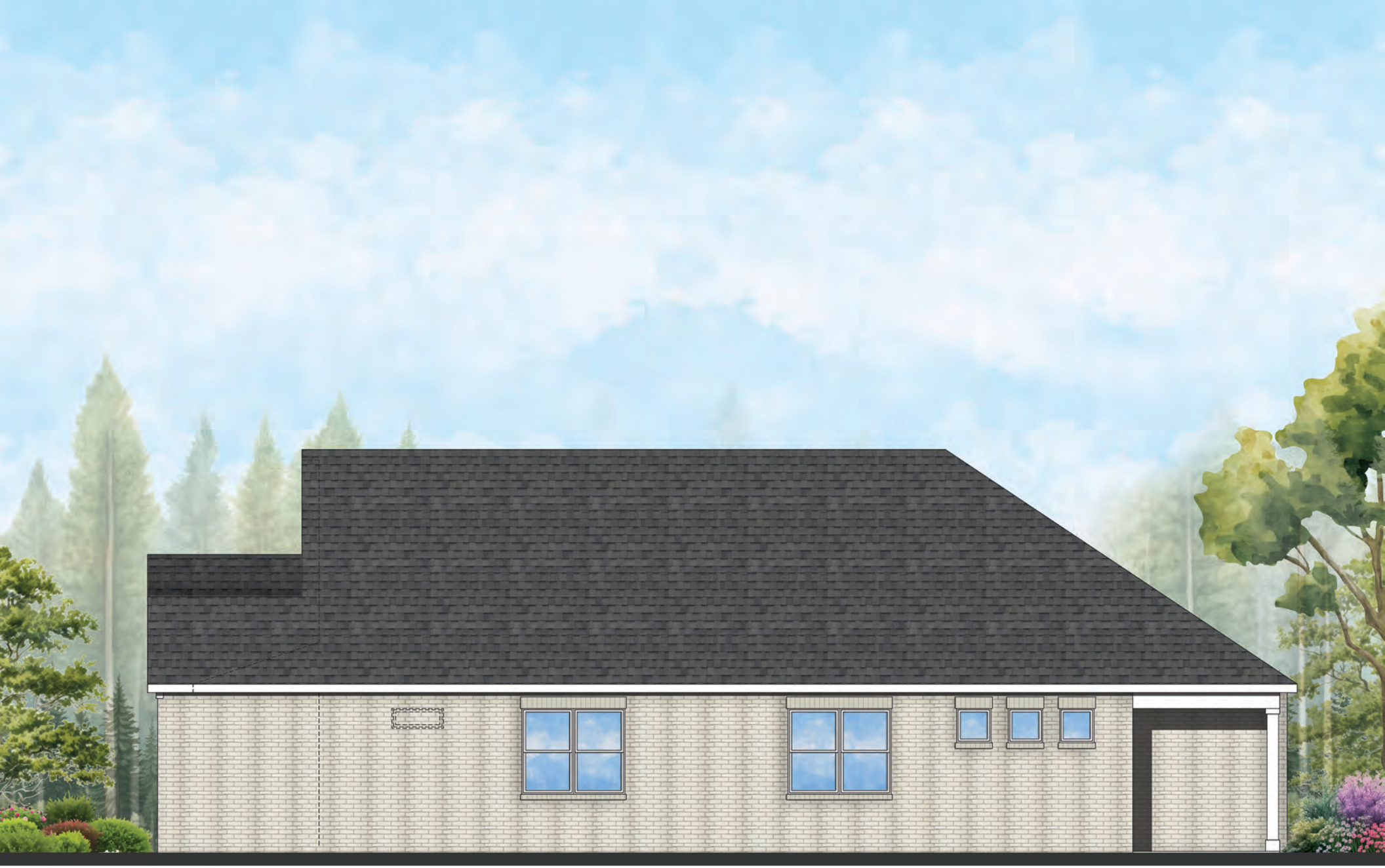
# Clifton

## 39’ x 65’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation D-4

# Clifton

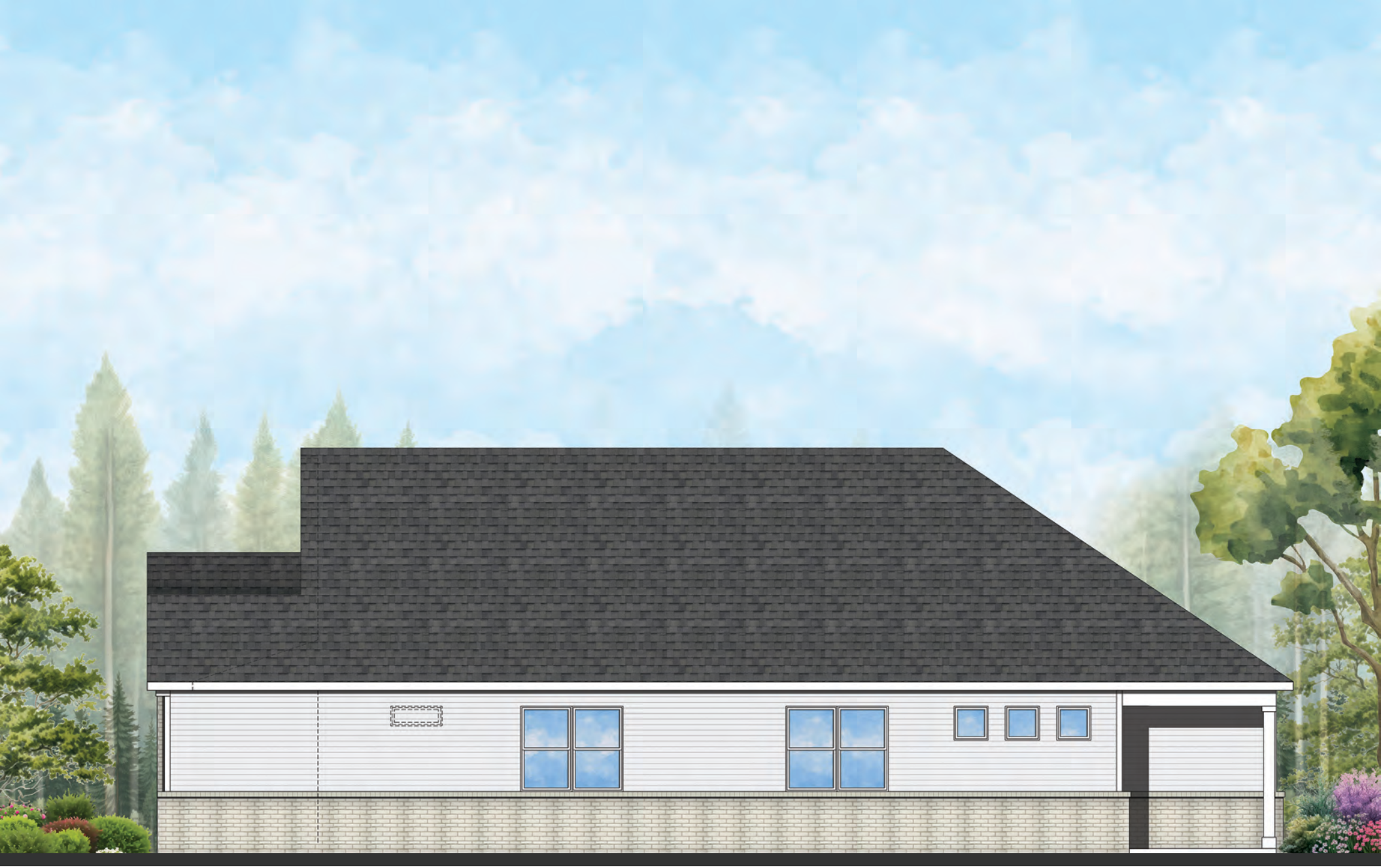
## 39' x 65' Single Family Detached

## Right Side Elevation - High Visibility

at Optional First Floor Brick



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation D-4

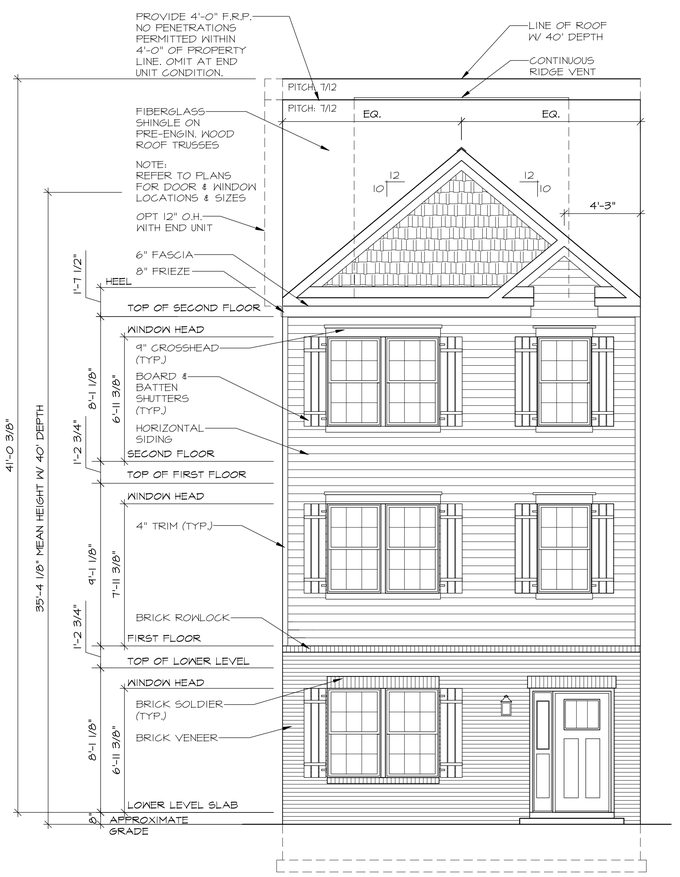
# Clifton

## 39’ x 65’ Single Family Detached

## Right Side Elevation - High Visibility

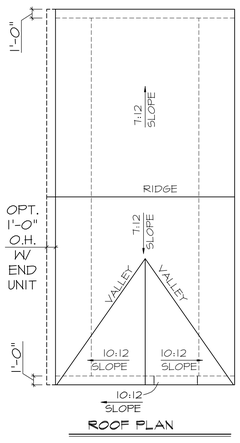
(and Standard Right Side Elevation)

NOTE: Side and Rear Elevations to match Front Facade Color Palette




FRONT ELEVATION "N4"

W/ BRICK WATERTABLE




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STATE OF MARYLAND · GARRETT W. SMOLEN · 15137 · ARCHITECT

04/03/2023

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

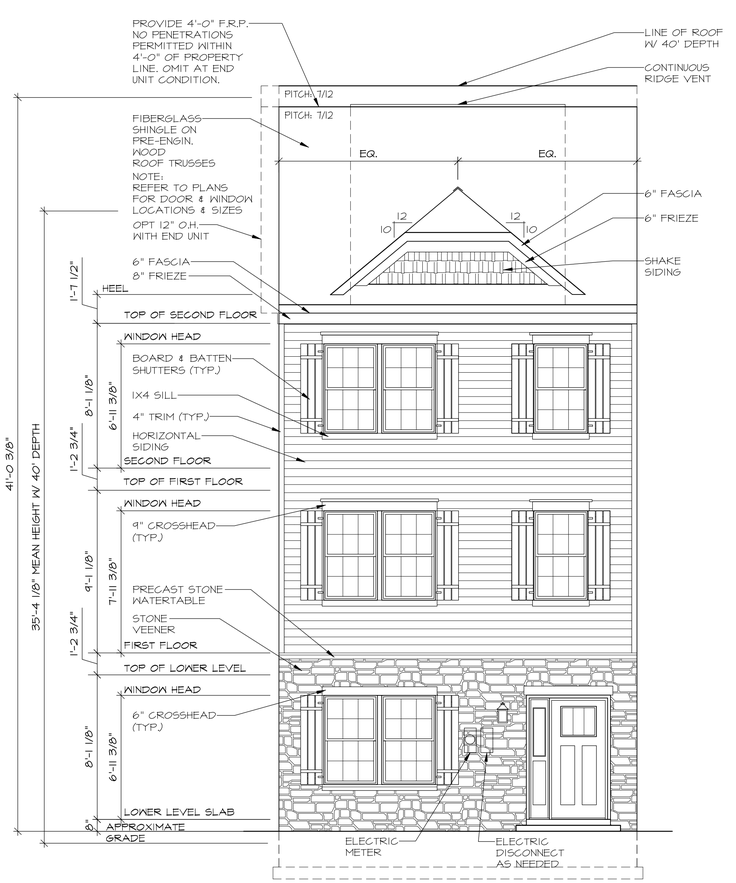
D·R·HORTON®
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| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 05/25/2022 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

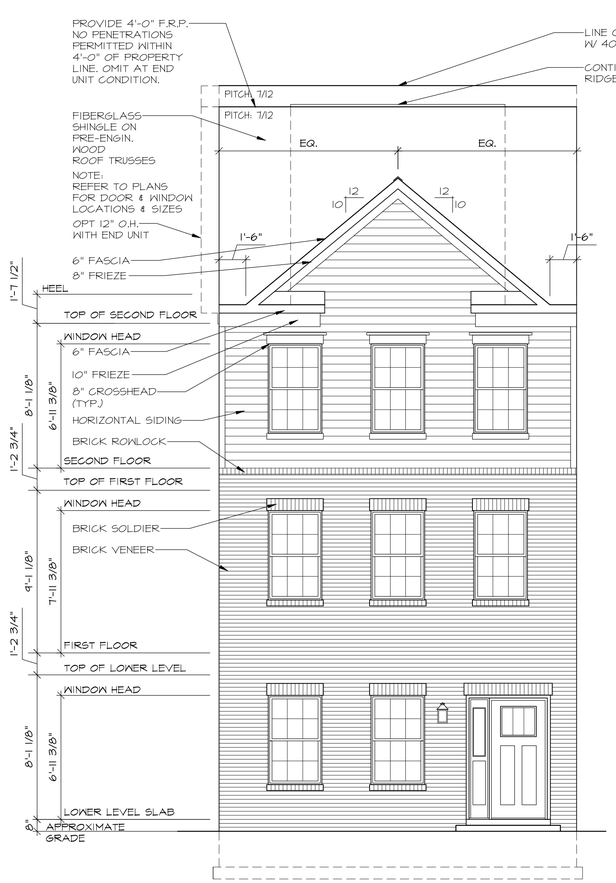
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6



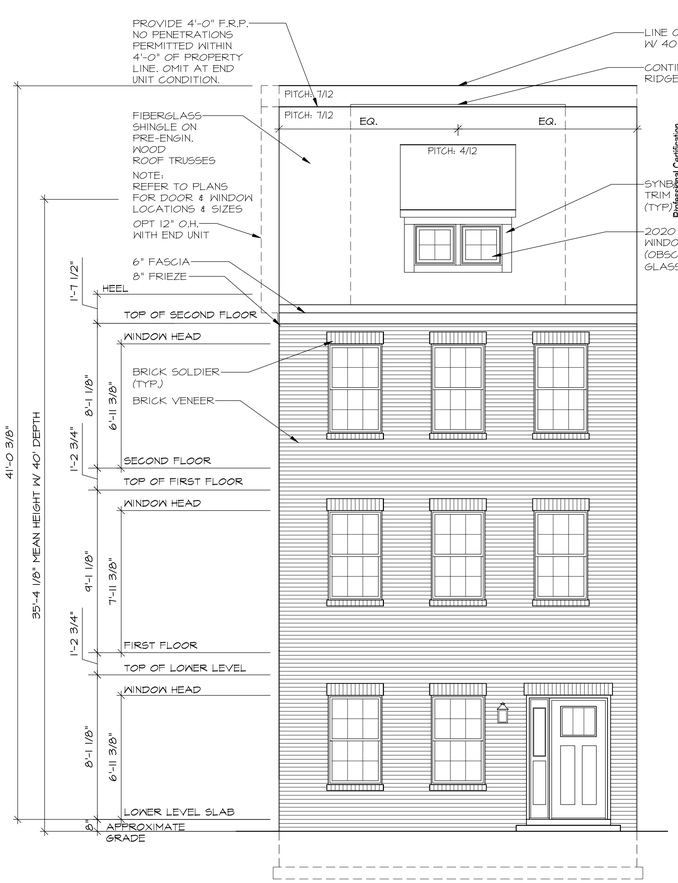

## FRONT ELEVATION "P5"

W/ STONE WATERTABLE

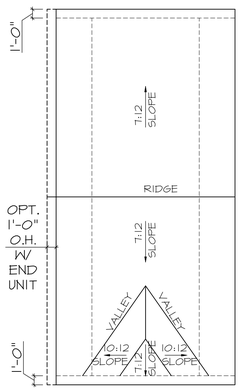



## FRONT ELEVATION "Q6"

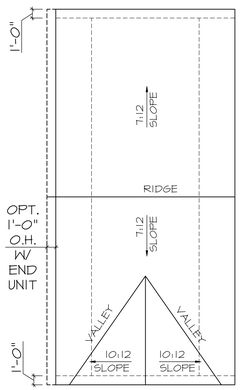
W/ HIGH BRICK WATERTABLE



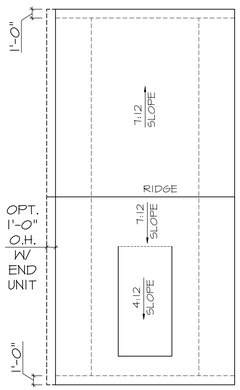

## FRONT ELEVATION "S8"




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STATE OF MARYLAND
DANIEL W. SMITH, JR.
15137
ARCHITECT
09/05/2022

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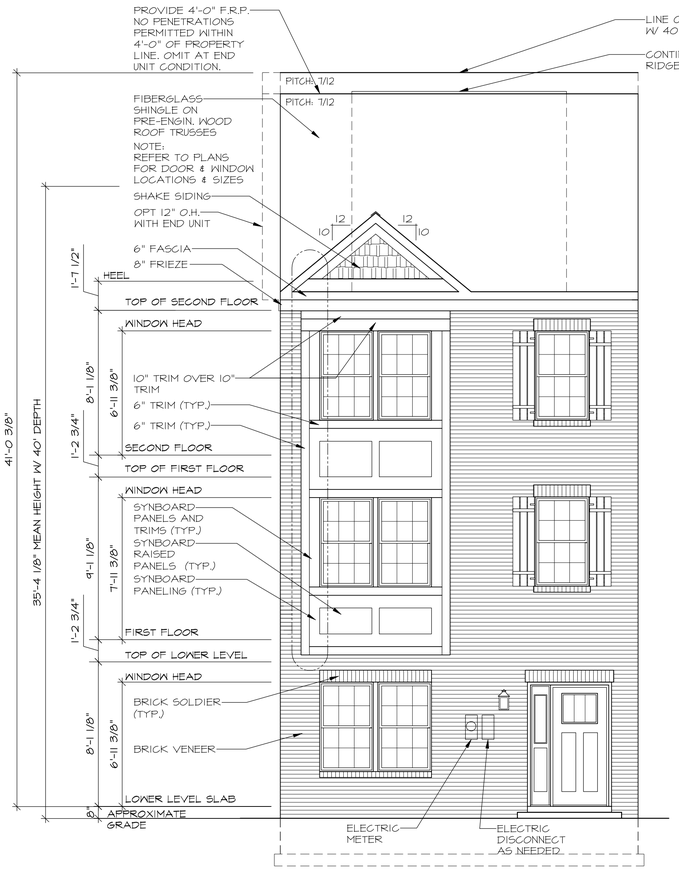

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License number 15137, expiration date 08/31/2023.

| |
|---|
| DRAWN BY: L. GABB |
| DATE: 05/25/2022 |
| PROJECT NO. DT10 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

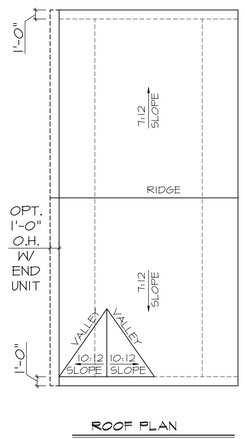
HOUSE NAME: COLUMBUS

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




FRONT ELEVATION "T8"




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15137
ARCHITECT

09/03/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

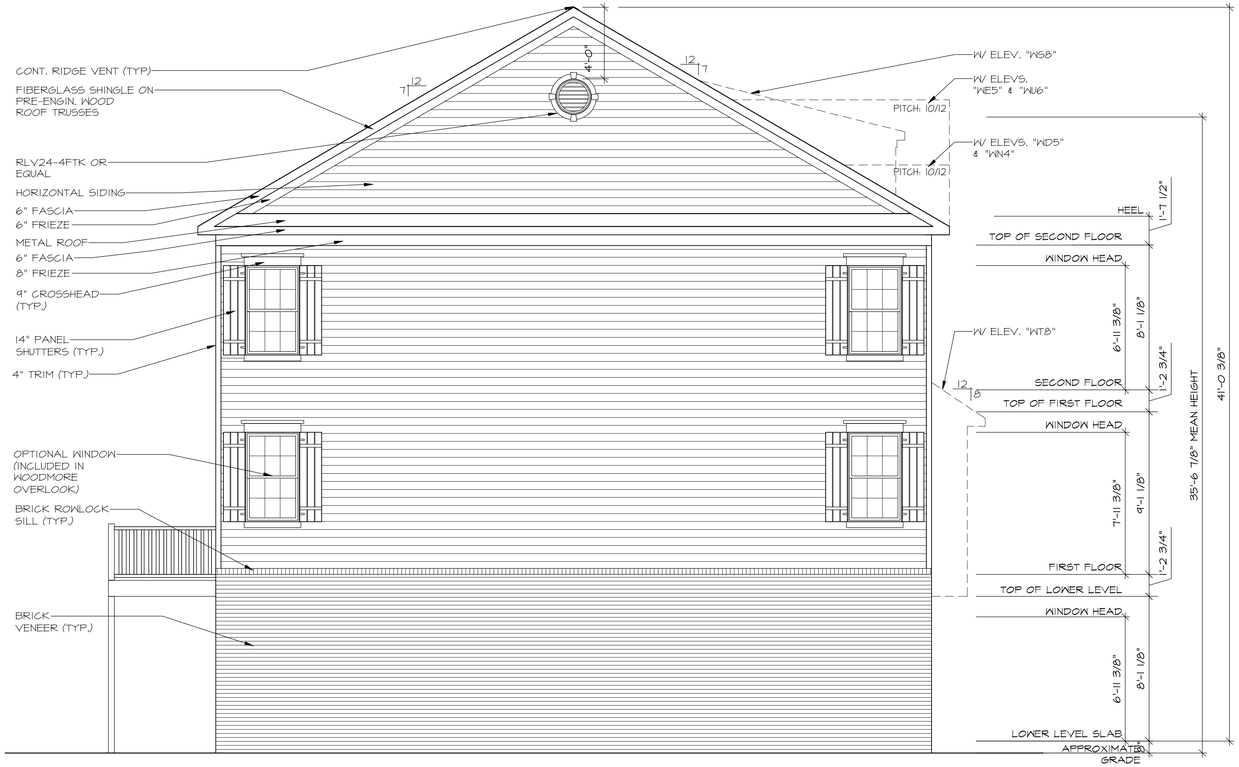
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| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 05/25/2022 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8

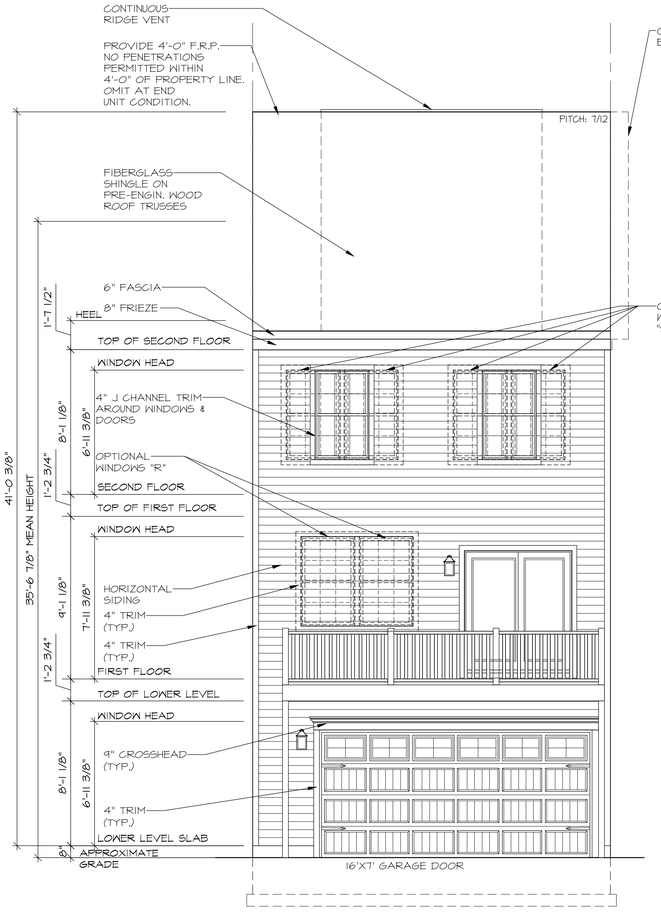



## LEFT SIDE ELEVATION

W/ ELEVS. "WD5"-"WU6" SHOWN

NOTE:
WINDOW FEATURES TO MATCH FRONT ELEVATION

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT




## REAR ELEVATION

HI-VIZ #1

09/03/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: D. WILL |
| DATE: 08/28/2025 |
| PROJECT NO. DT10 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: SIDE AND REAR ELEVATIONS

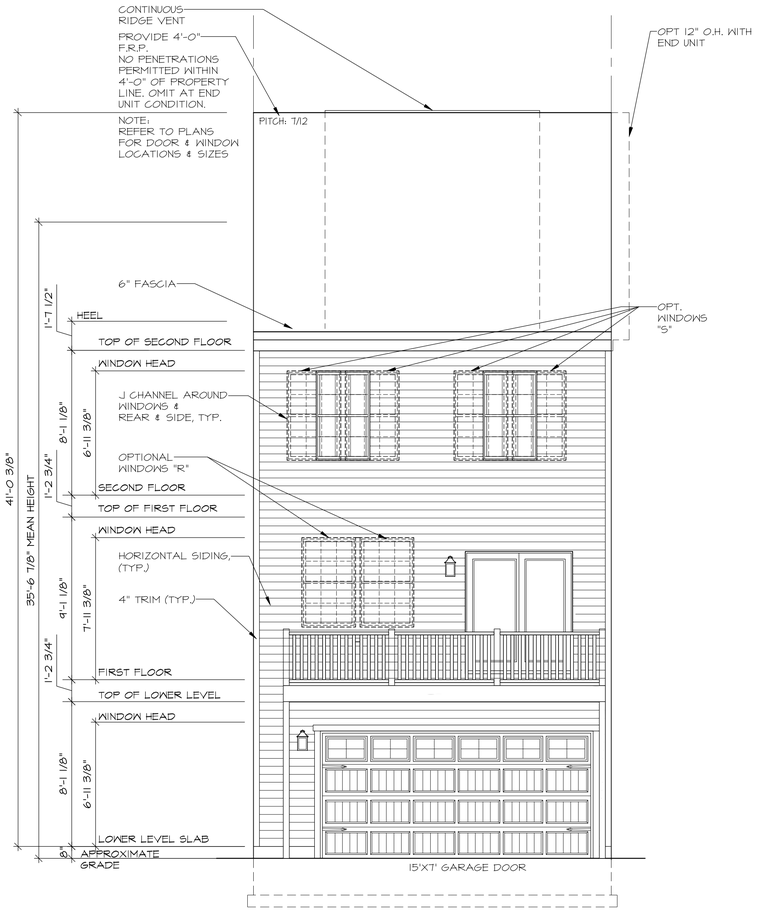
SHEET No. A.23




NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

## LEFT SIDE ELEVATION

W/ ELEV. "WD5"-"WW6" SHOWN




## REAR ELEVATION

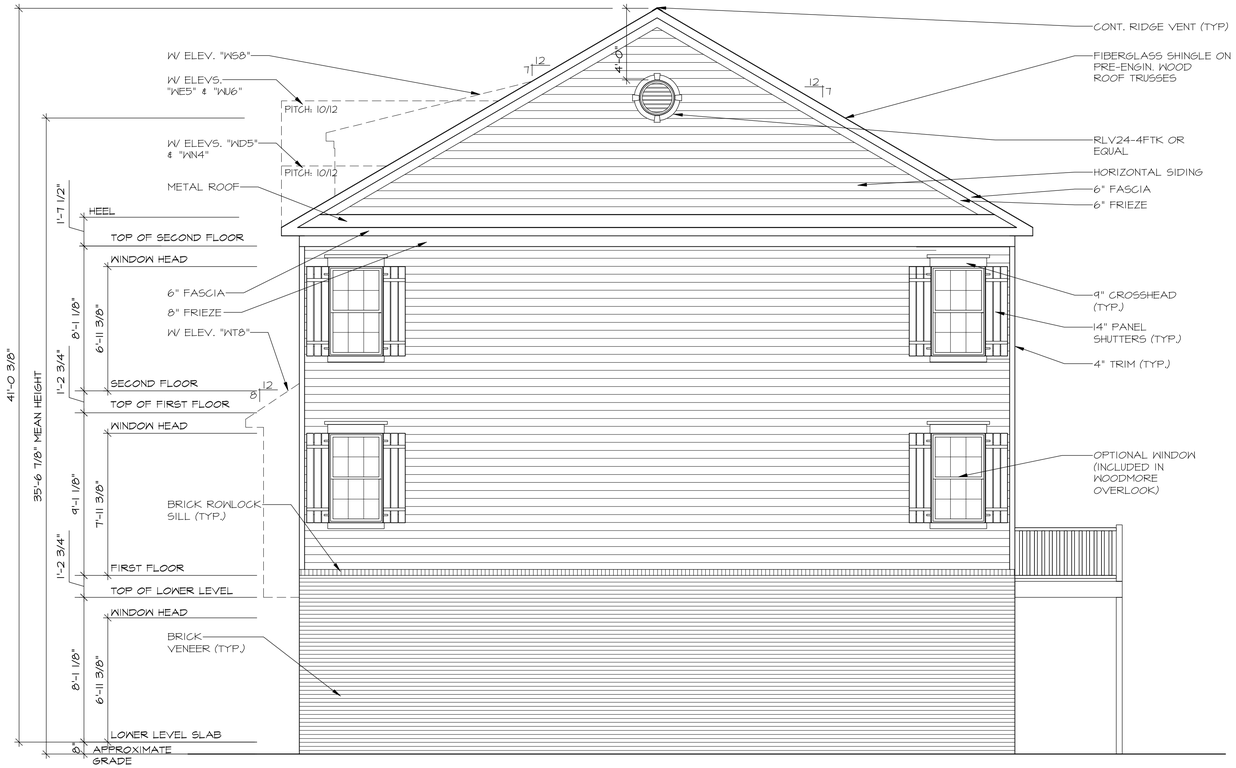
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DRAWN BY: D. WILL
DATE: 08/28/2025
PROJECT NO. DT10
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: COLUMBUS
DRAWING TITLE: SIDE AND REAR ELEVATIONS

SHEET No. A.2.5

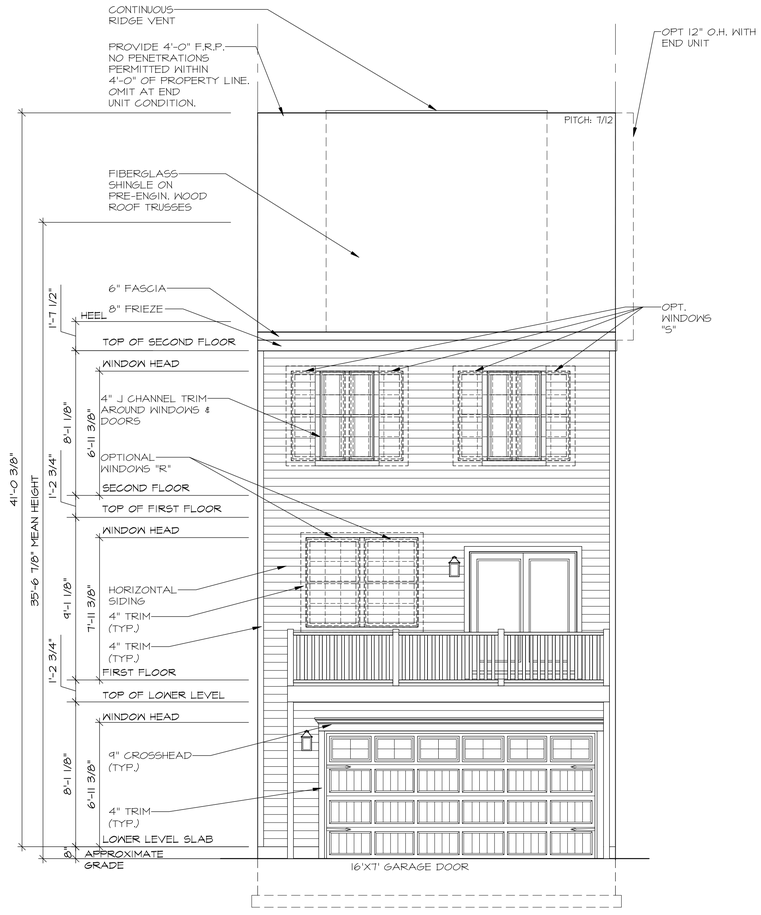



## RIGHT SIDE ELEVATION

W/ ELEVS. "WD5"-"WW6" SHOWN

NOTE:
WINDOW FEATURES TO MATCH FRONT ELEVATION

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT




## REAR ELEVATION

HI-VIZ #1

09/03/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

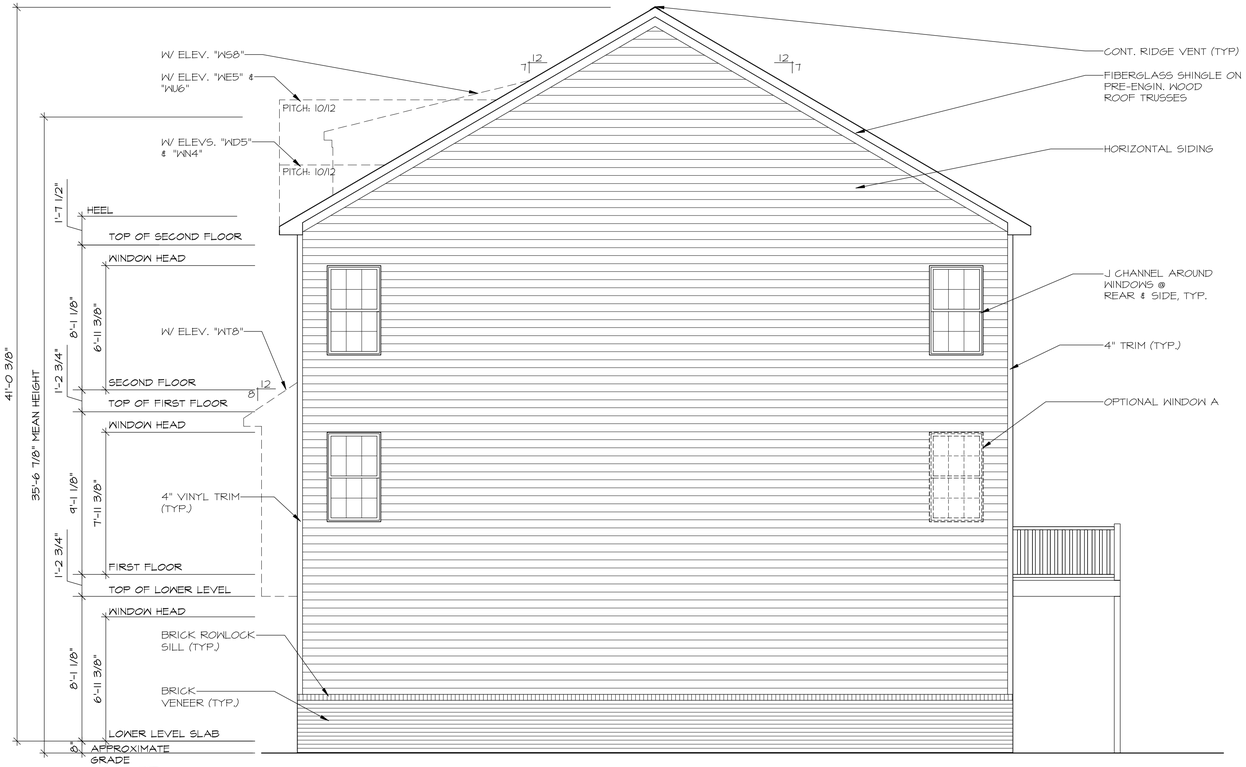
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 08/28/2025 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: SIDE AND REAR ELEVATIONS

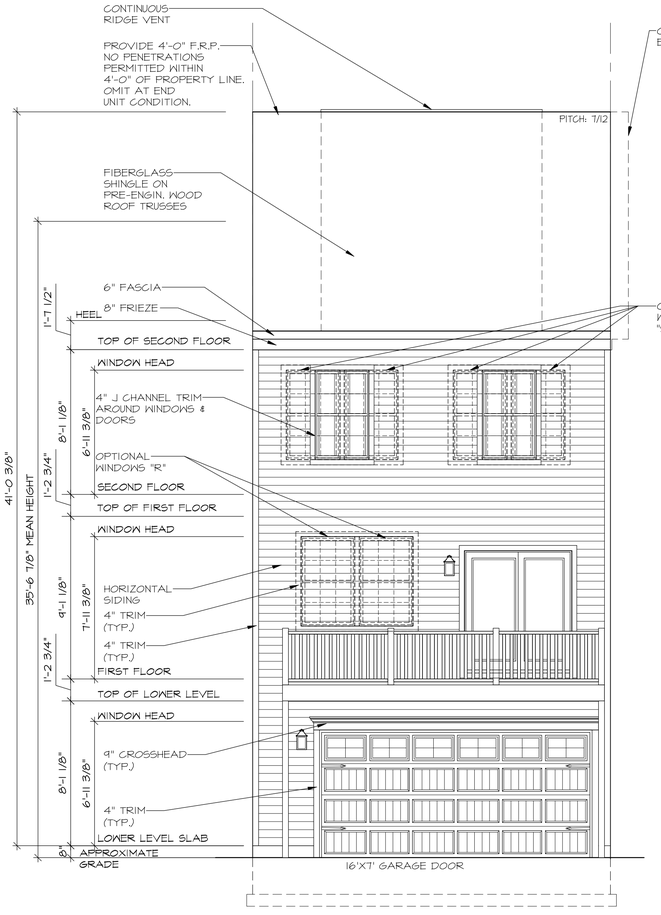
SHEET No. A.2.6




NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

## RIGHT SIDE ELEVATION

W/ ELEV. "WD5"-"WW6" SHOWN




## REAR ELEVATION

HI-VIZ #1

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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 08/28/2025 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: SIDE AND REAR ELEVATIONS

SHEET No. A.2.7



Elevation T8 | Elevation S8 | Elevation T8 | Elevation S8 | Elevation T8 | Elevation S8

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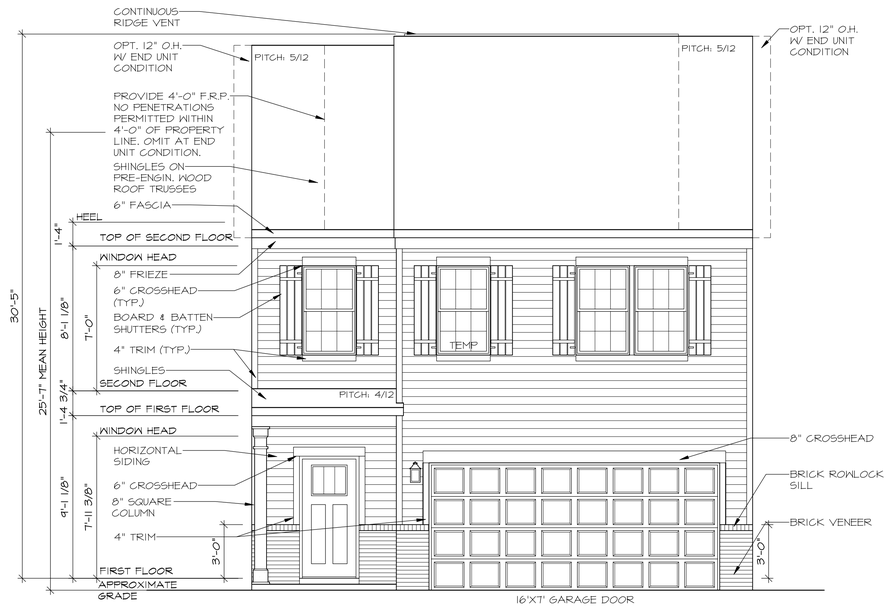
# Columbus

## 20' x 40' Single Family Attached
## Front Elevation

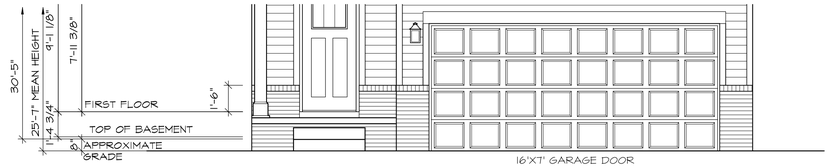


NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.

NOT FOR CONSTRUCTION

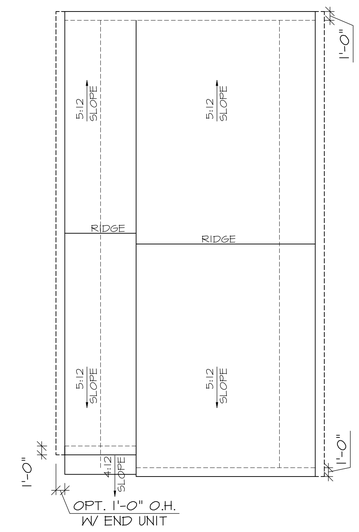



FRONT ELEVATION "F2"




FRONT ELEVATION "F2"

W/ OPT. BASEMENT




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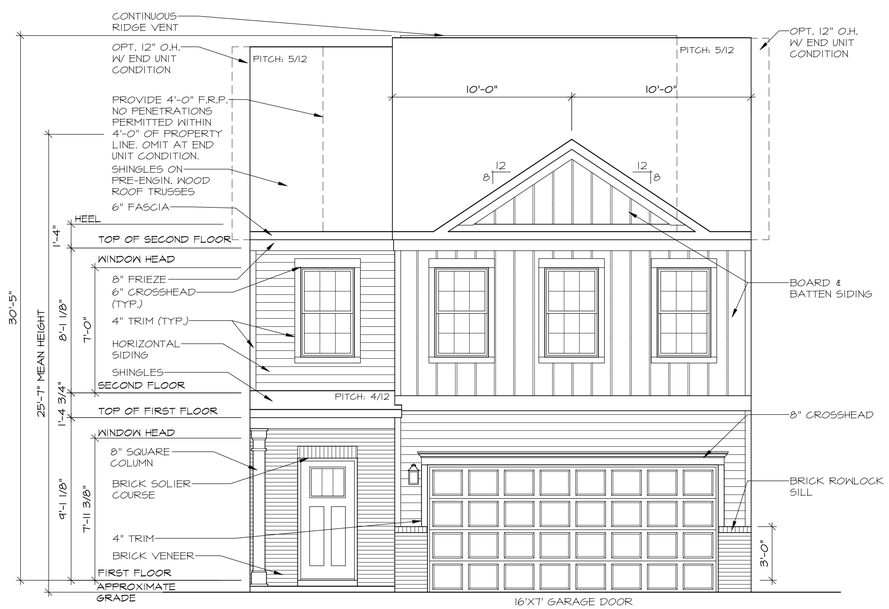
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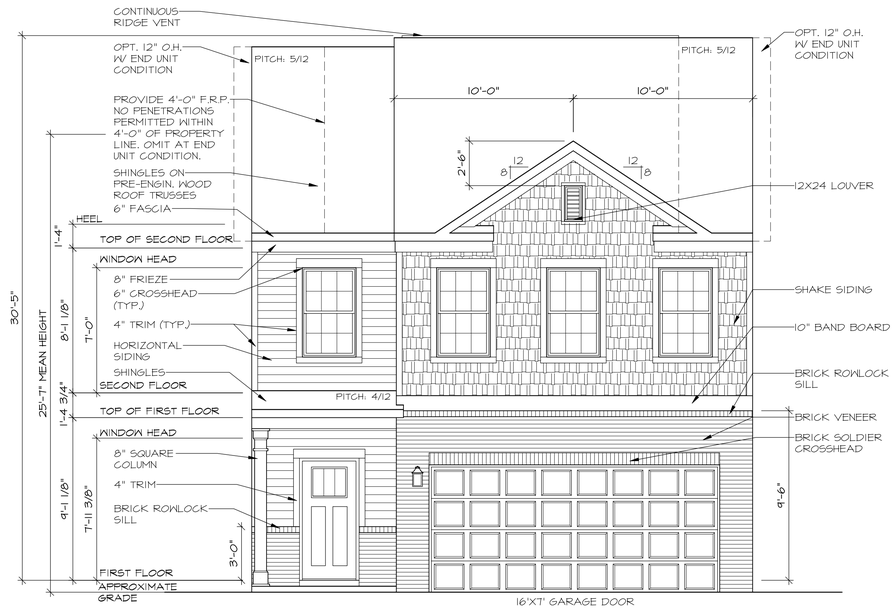
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




## FRONT ELEVATION "G2"

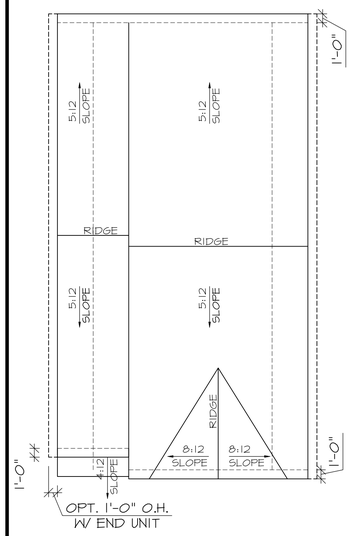



## FRONT ELEVATION "H4"

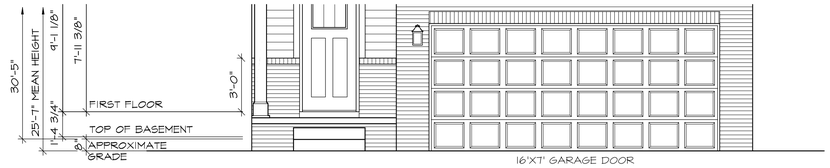



## FRONT ELEVATION "G2"

W/ OPT. BASEMENT

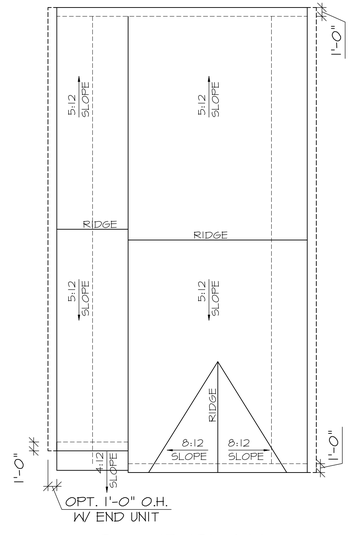



## ROOF PLAN




## FRONT ELEVATION "H4"

W/ OPT. BASEMENT




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3/10/2022

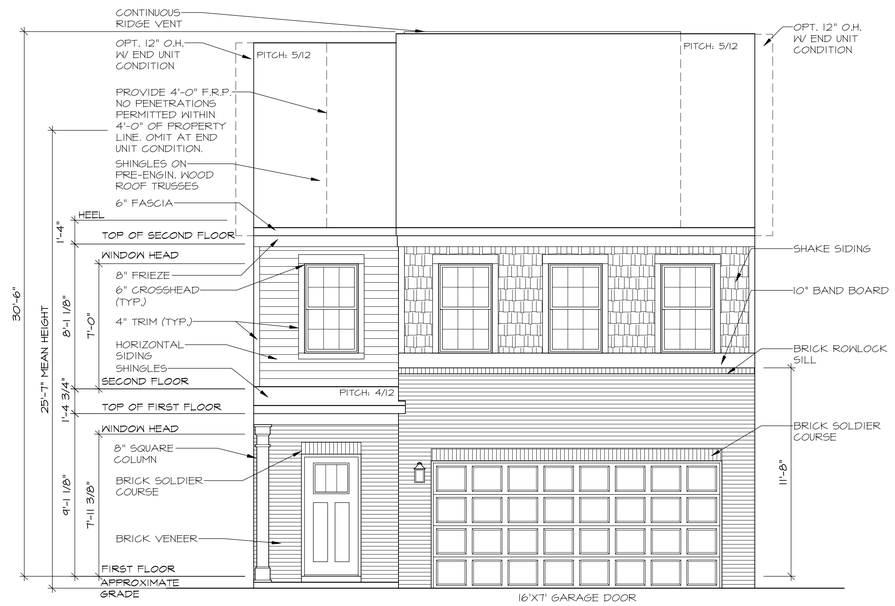
WADE ARCHITECTURE
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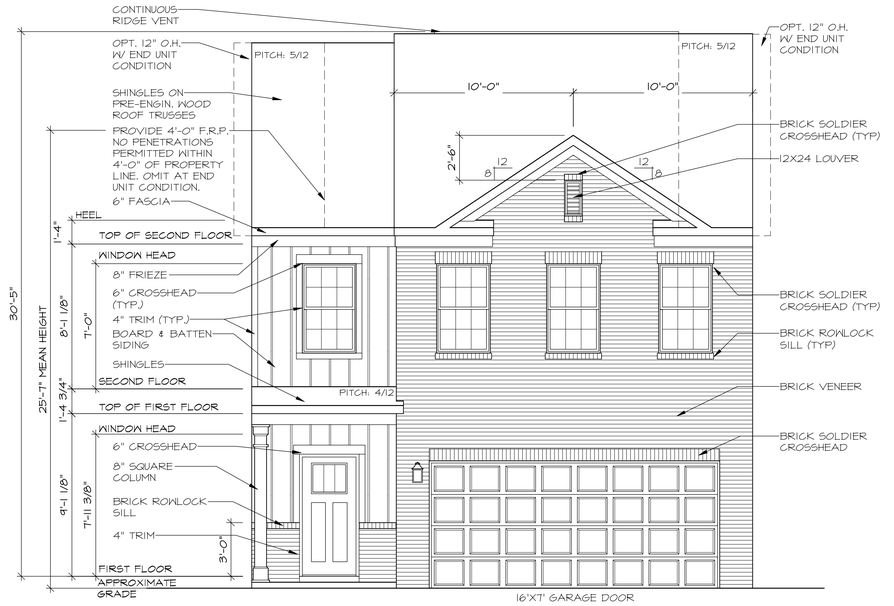
| |
|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

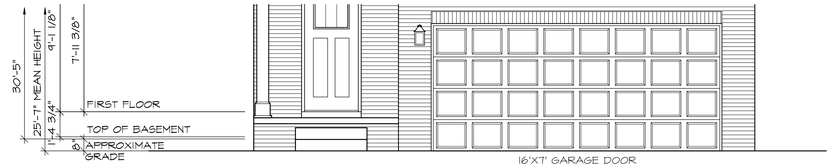
SHEET No. A.1.4



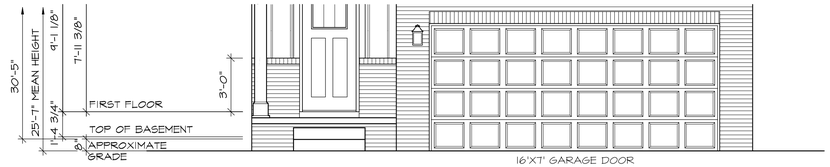

## FRONT ELEVATION "J4"



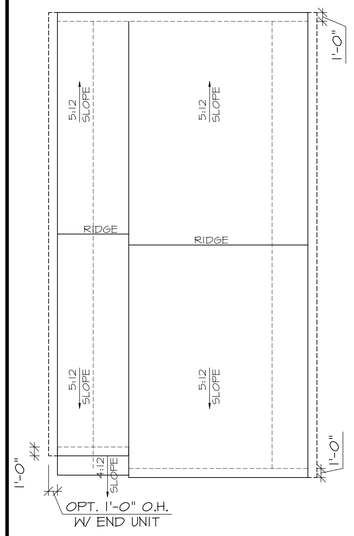

## FRONT ELEVATION "K4"



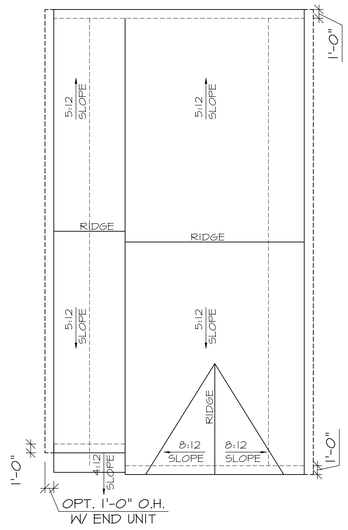

## FRONT ELEVATION "J4"
### W/ OPT. BASEMENT




## FRONT ELEVATION "K4"
### W/ OPT. BASEMENT




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3/10/2022

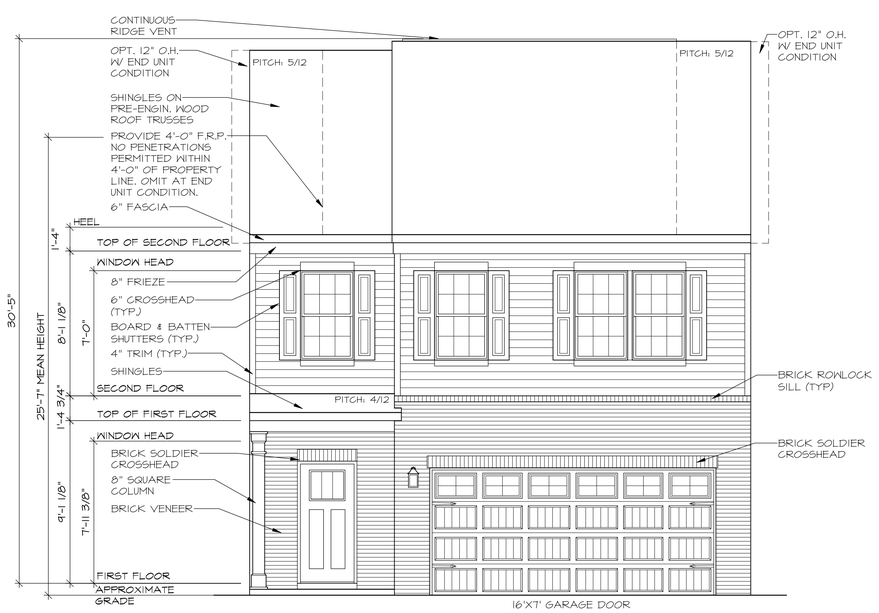
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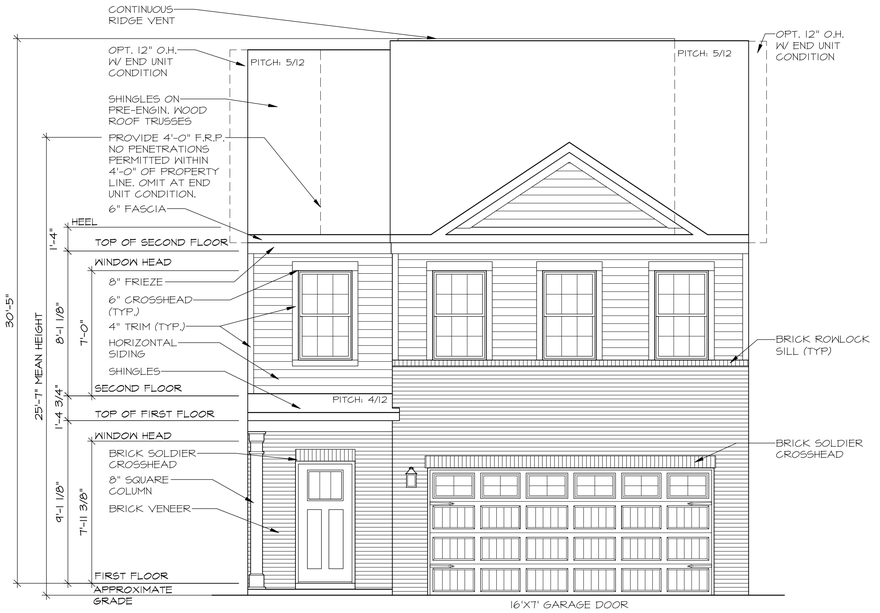
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




## FRONT ELEVATION "L4"




## FRONT ELEVATION "M4"



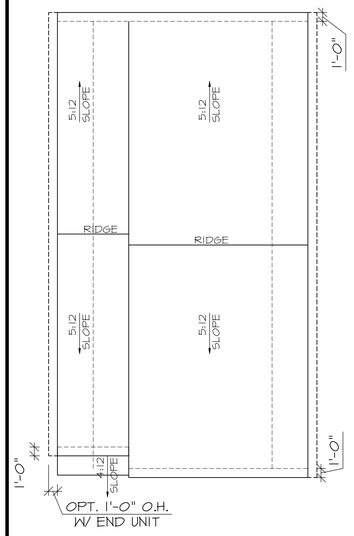

## FRONT ELEVATION "L4"

W/ OPT. BASEMENT

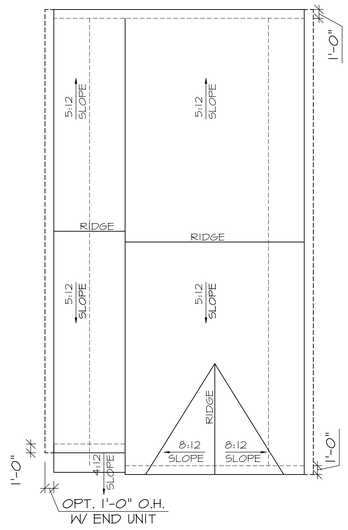



## FRONT ELEVATION "M4"

W/ OPT. BASEMENT




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License number 15137, expiration date 08/31/2023.

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3/10/2022

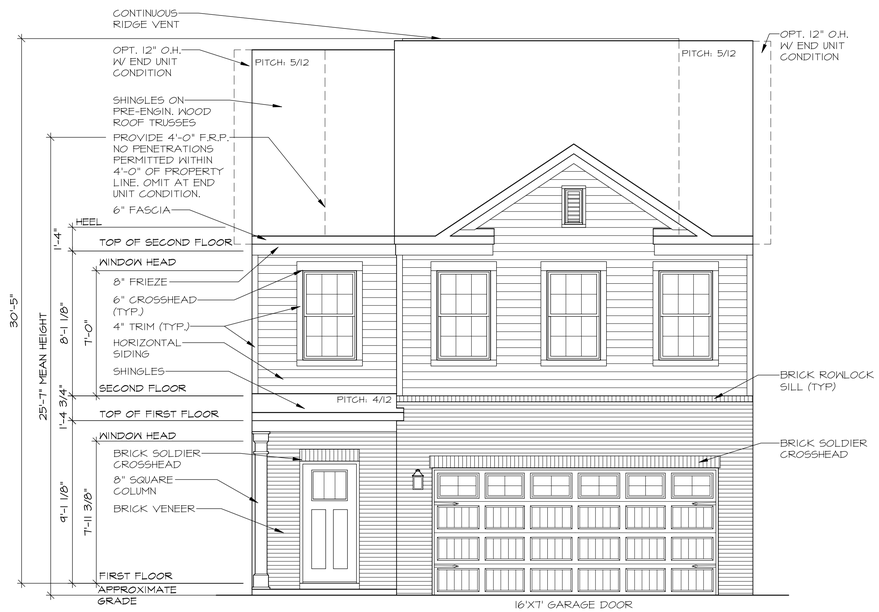
WADE ARCHITECTURE
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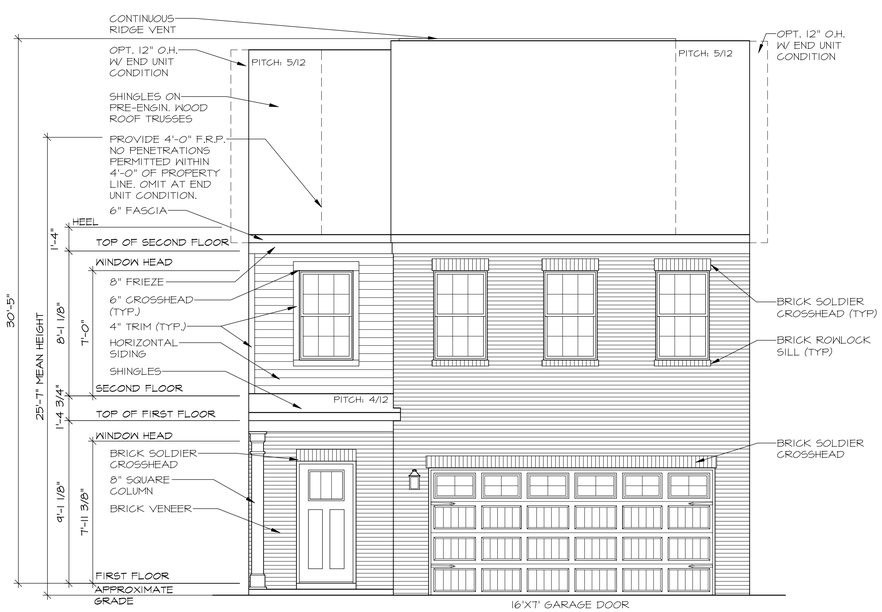
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|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6




## FRONT ELEVATION "N4"




## FRONT ELEVATION "P4"



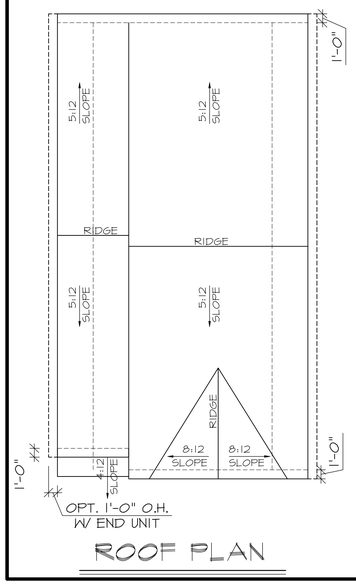

## FRONT ELEVATION "N4"

W/ OPT. BASEMENT

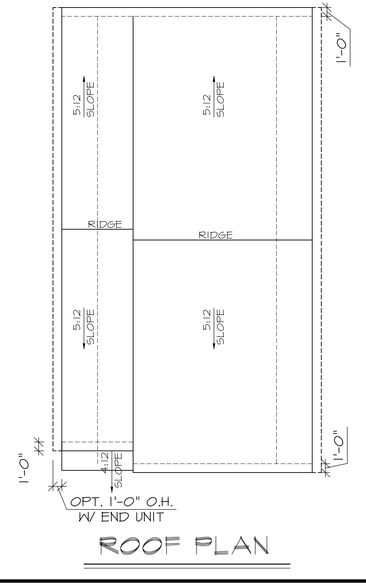



## FRONT ELEVATION "P4"

W/ OPT. BASEMENT




## ROOF PLAN




## ROOF PLAN

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3/10/2022

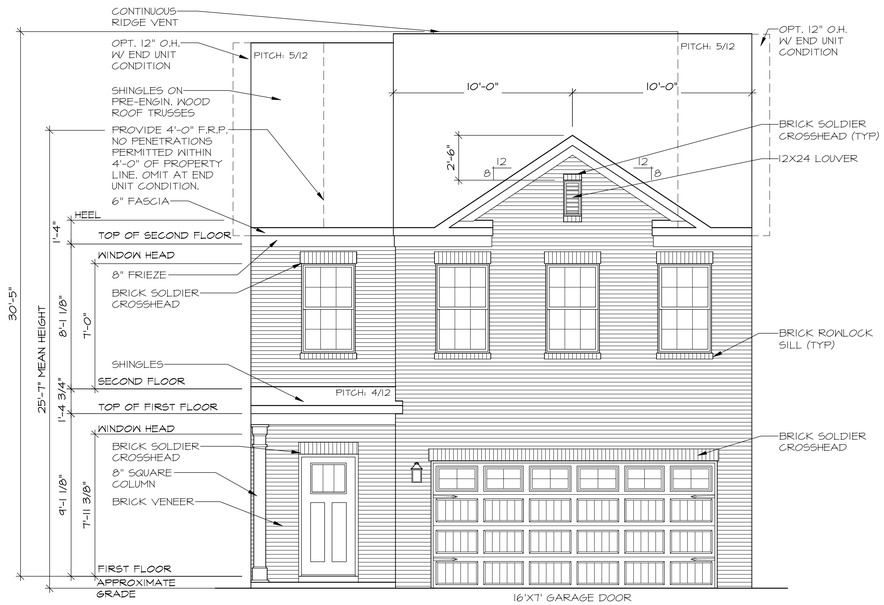
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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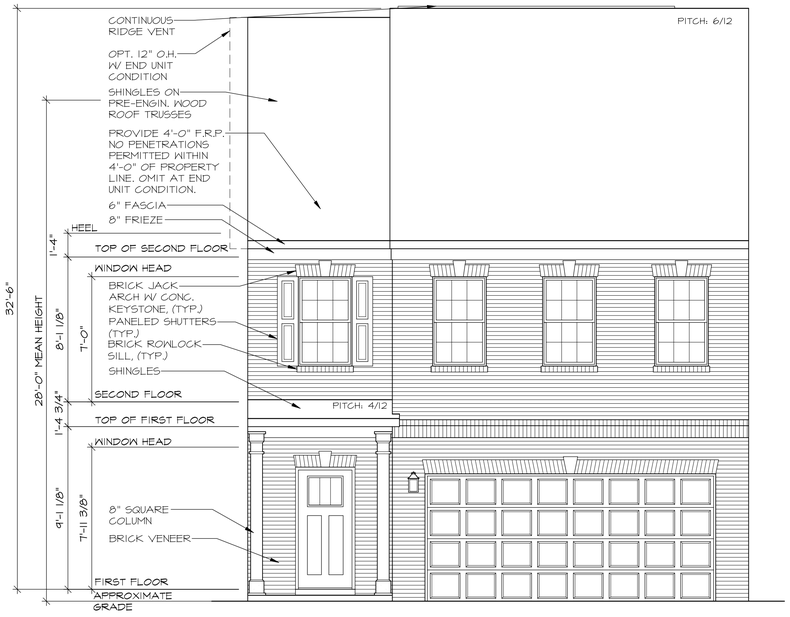
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|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




## FRONT ELEVATION "Q8"




## FRONT ELEVATION "R8"



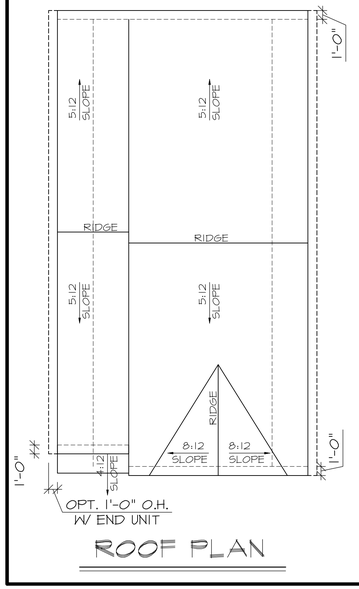

## FRONT ELEVATION "Q8"

W/ OPT. BASEMENT

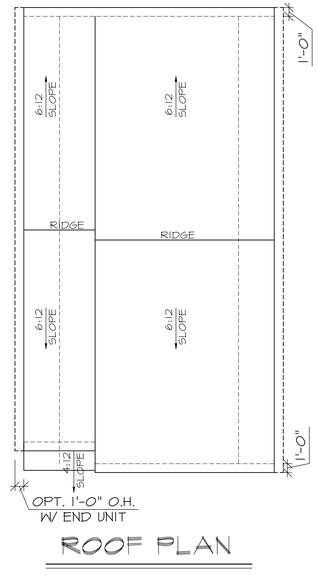



## FRONT ELEVATION "R8"

W/ OPT. BASEMENT




## ROOF PLAN




## ROOF PLAN

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3/10/2022

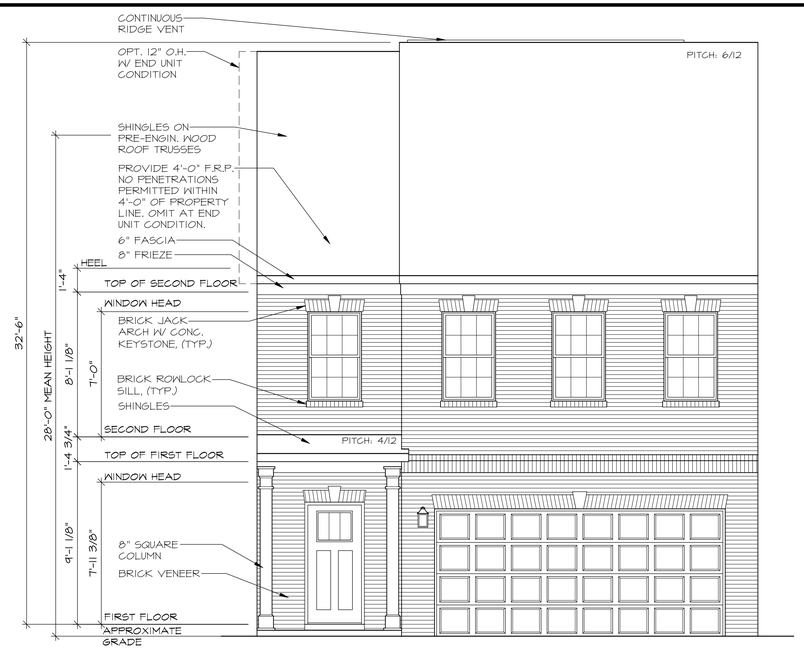
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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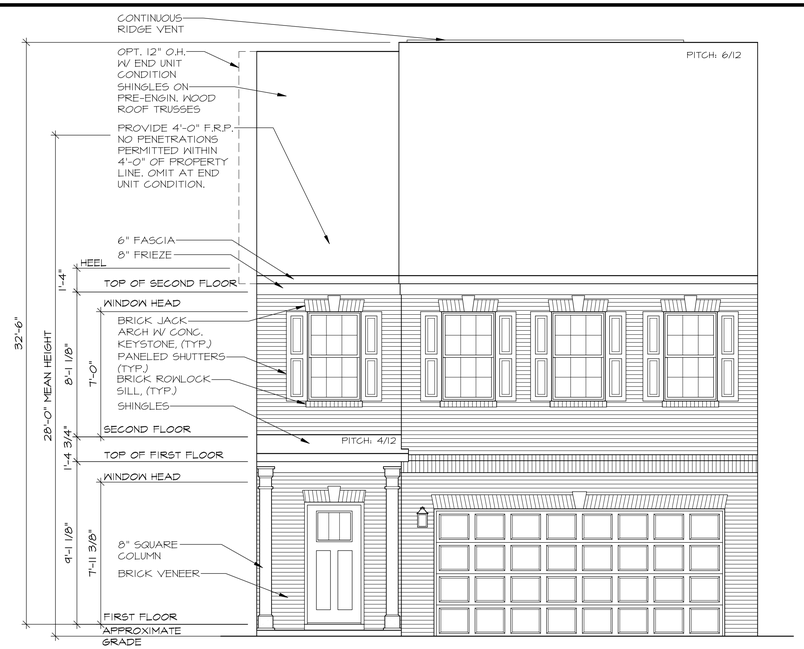
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8




FRONT ELEVATION "S8"



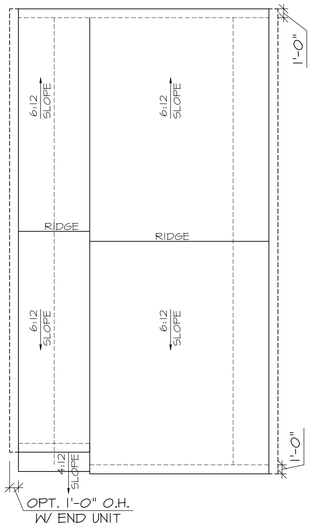

FRONT ELEVATION "U8"



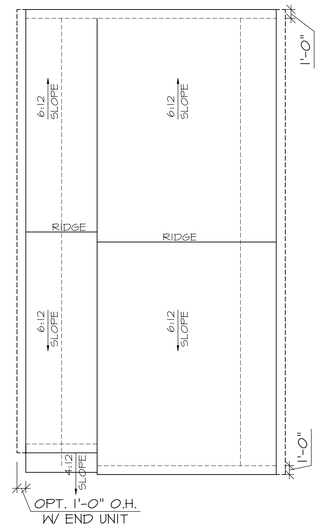

FRONT ELEVATION "S8"
W/ OPT. BASEMENT




FRONT ELEVATION "U8"
W/ OPT. BASEMENT




ROOF PLAN




ROOF PLAN

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3/10/2022

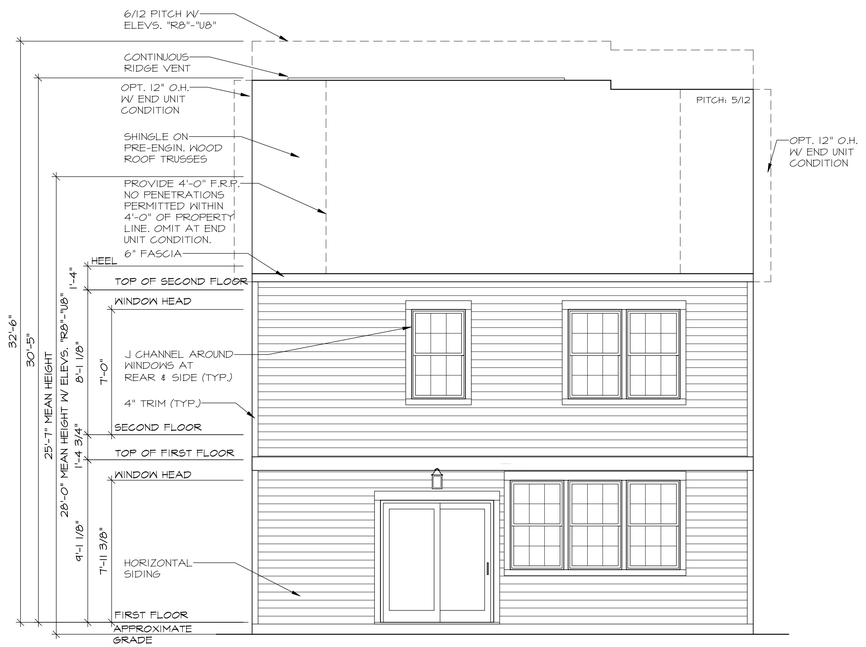
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

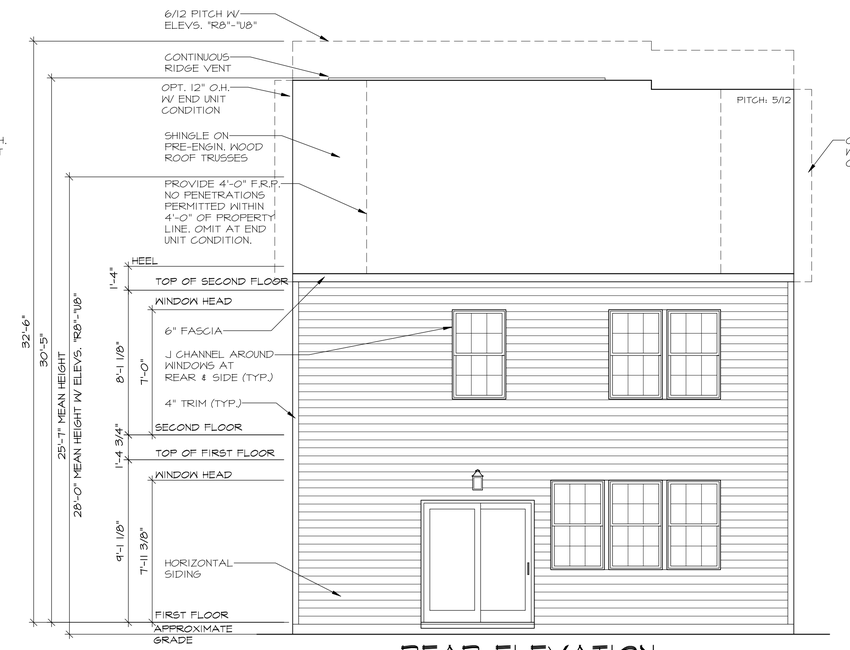
HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9

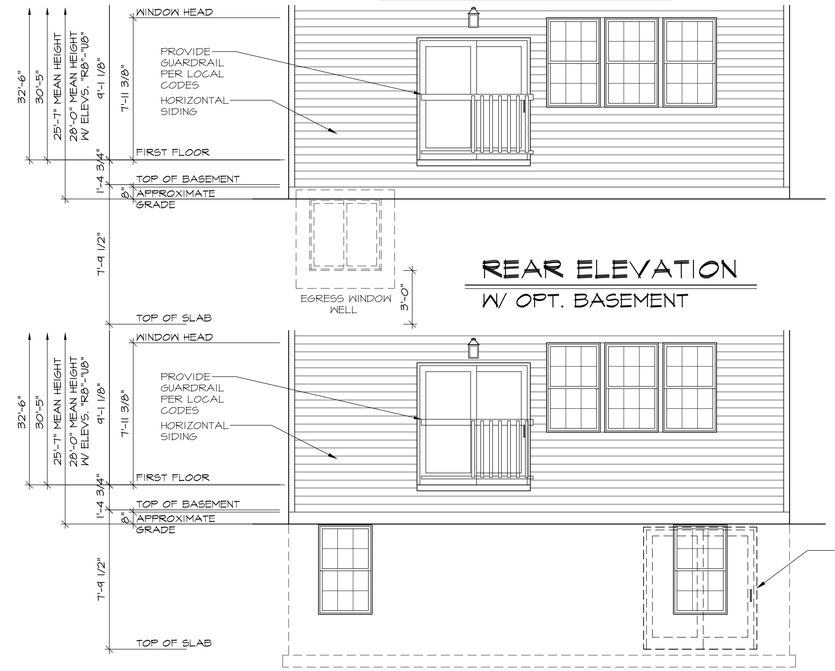



## REAR ELEVATION

SHOWN W/ HI-VIZ




## REAR ELEVATION




## REAR ELEVATION

W/ OPT. BASEMENT

W/ OPT. LOOKOUT

W/ OPT. WALKOUT

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|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 03/10/2022 |
| PROJECT NO. | DT41 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

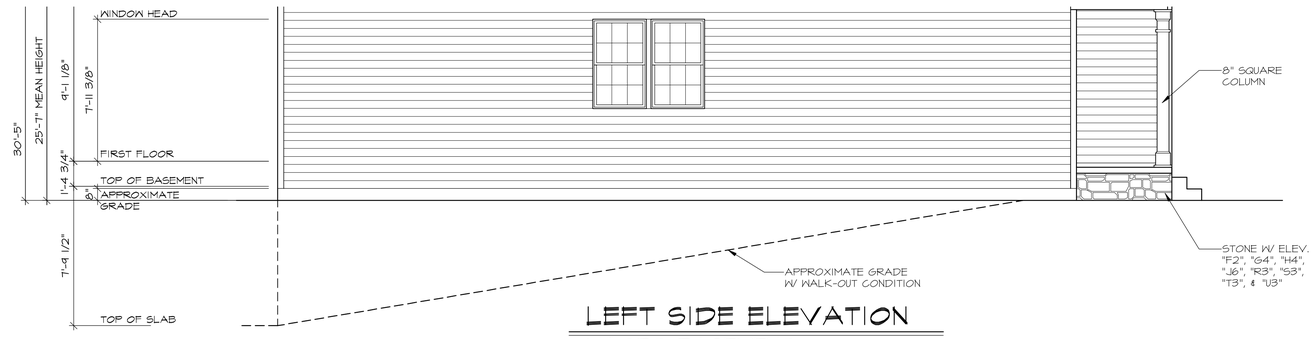
HOUSE NAME: CROFTON

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1




## LEFT SIDE ELEVATION




## LEFT SIDE ELEVATION
### W/ OPT. BASEMENT

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| DRAWN BY: | L. GABB |
| DATE: | 03/10/2022 |
| PROJECT NO. | DT41 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.2




LEFT SIDE ELEVATION

W/ HI-VIZ




LEFT SIDE ELEVATION

W/ HI-VIZ

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|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON

DRAWING TITLE
SIDE ELEVATIONS

SHEET No.
A.2.4

## RIGHT SIDE ELEVATION




## RIGHT SIDE ELEVATION
W/ OPT. BASEMENT

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License number 15137, expiration date 09/31/2023.

STATE OF MARYLAND
CHARLES W. SMITH, JR.
15137
ARCHITECT

3/10/2022

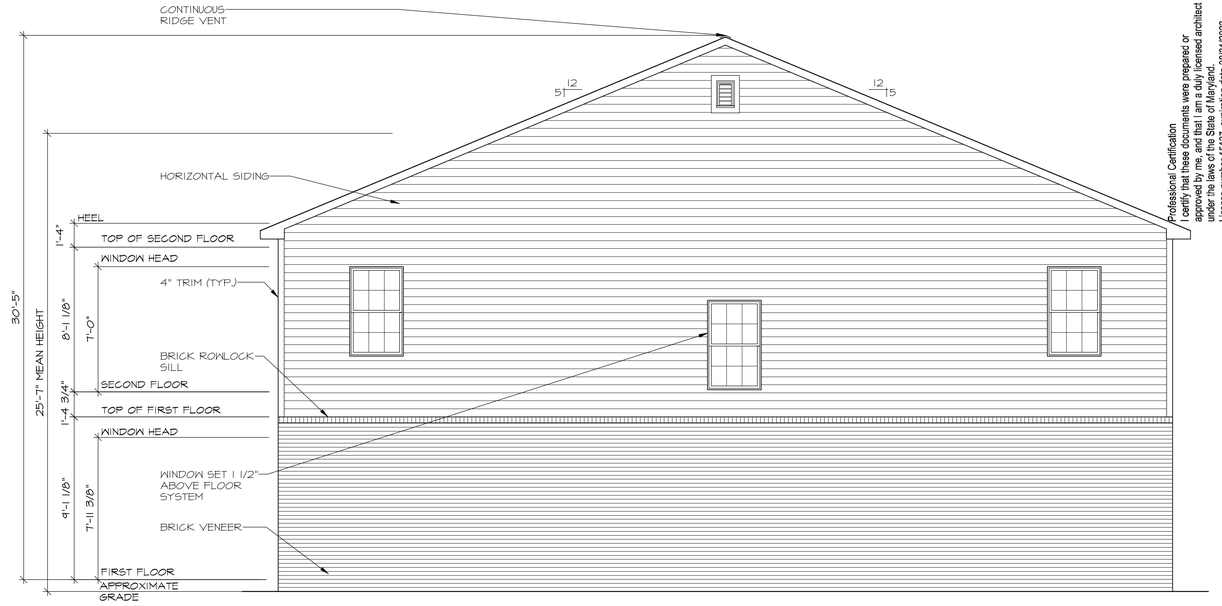
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 03/10/2022 |
| PROJECT NO. | DT41 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.6




RIGHT SIDE ELEVATION

SHOWN W/ HI-VIZ




RIGHT SIDE ELEVATION

SHOWN W/ HI-VIZ

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|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7



ELEVATION F-2 | ELEVATION G-2 | ELEVATION J-4 | ELEVATION K-4

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# Crofton

## 28′ x 50′ Single Family Attached
## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the potential character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



# Crofton

## 28' x 50' Single Family Attached

## Right Side Elevation - High Visibility

### at Optional First Floor Brick



NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Crofton

## 28’ x 50’ Single Family Attached

## Right Side Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Crofton

## 28′ x 50′ Single Family Attached
## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

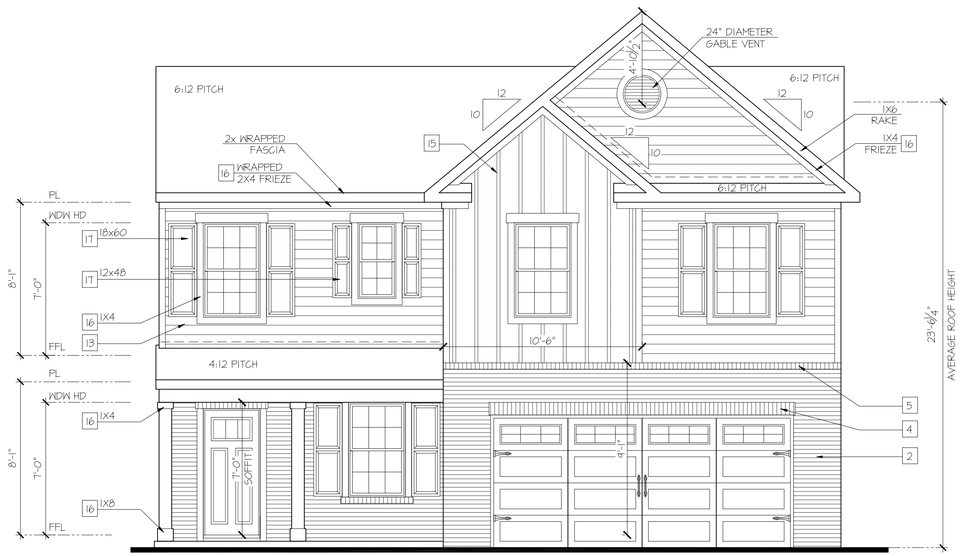
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.24 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Deerfield 'X421'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

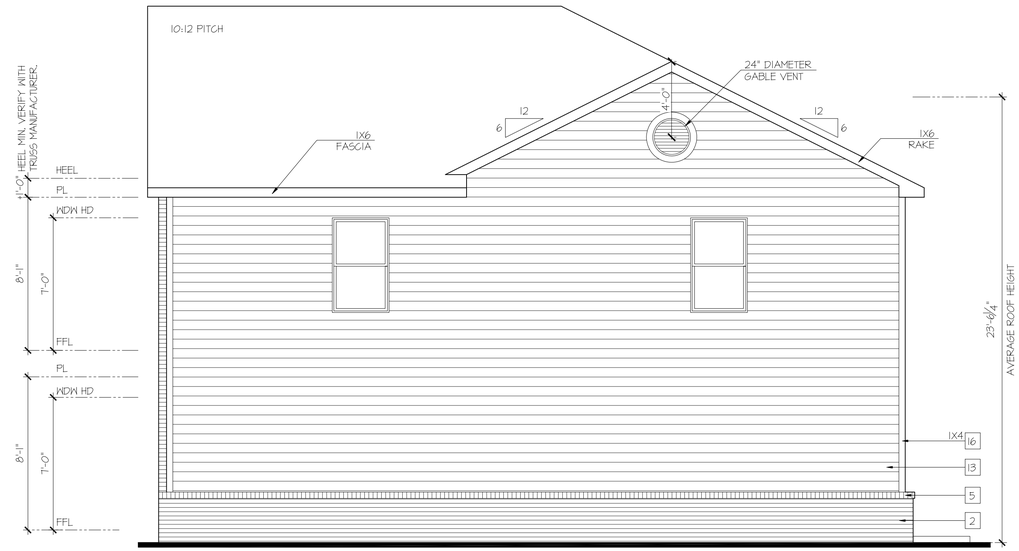
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



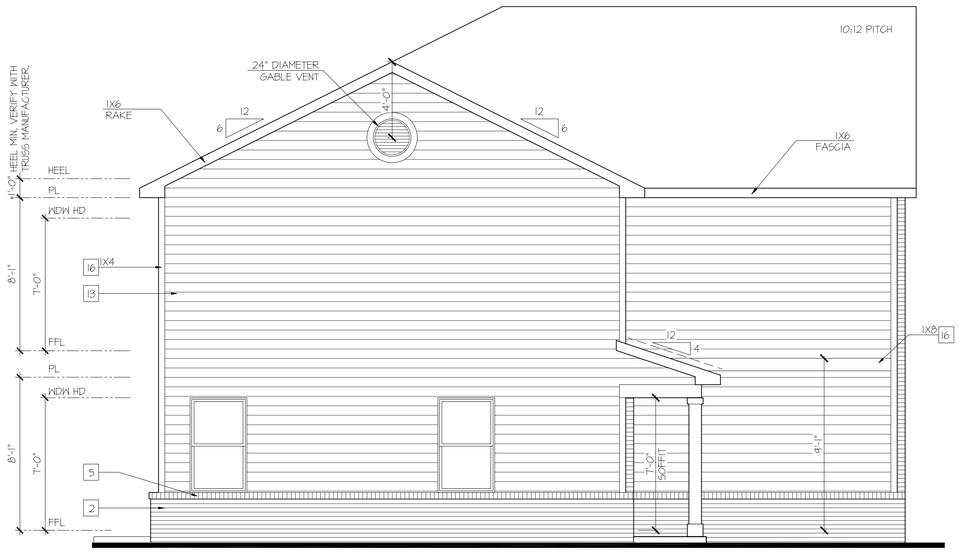

## Right Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.24 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Deerfield 'X421'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

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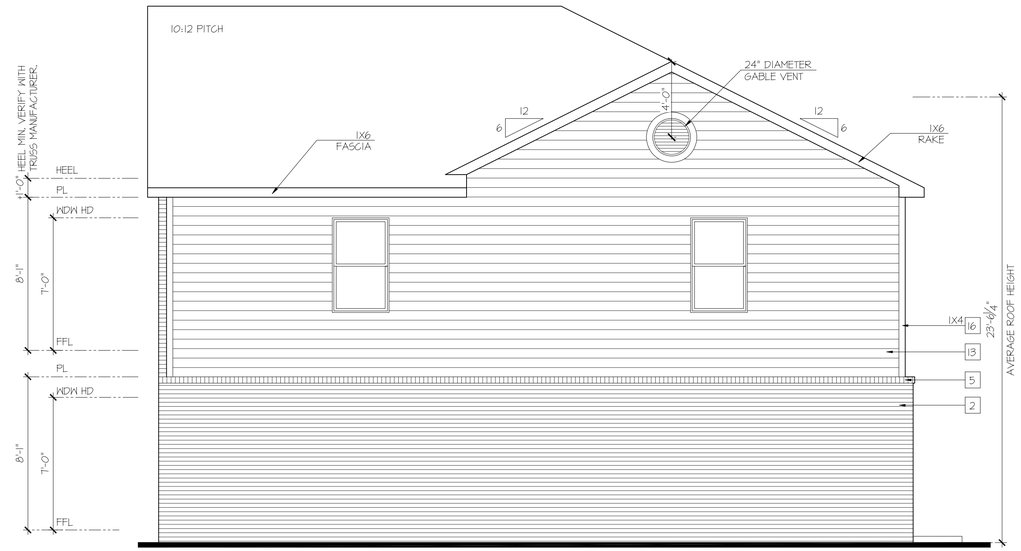
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S KRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.24 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Deerfield 'X421'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

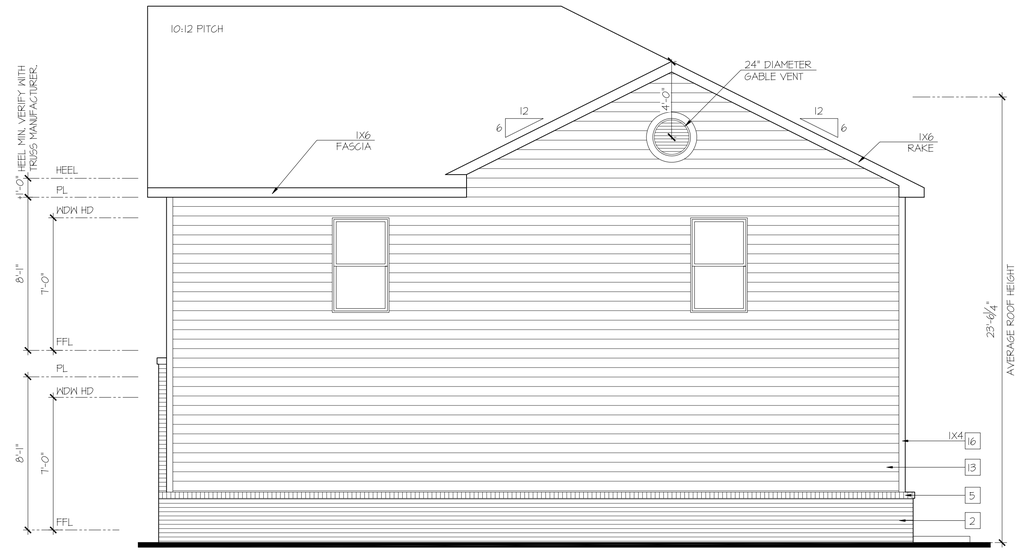
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



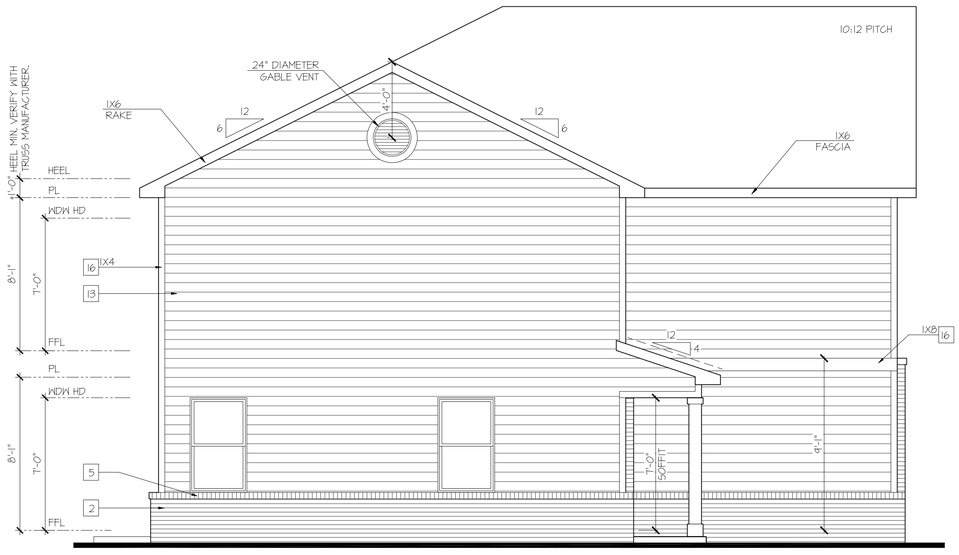

## Right Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.24 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Deerfield 'X421'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

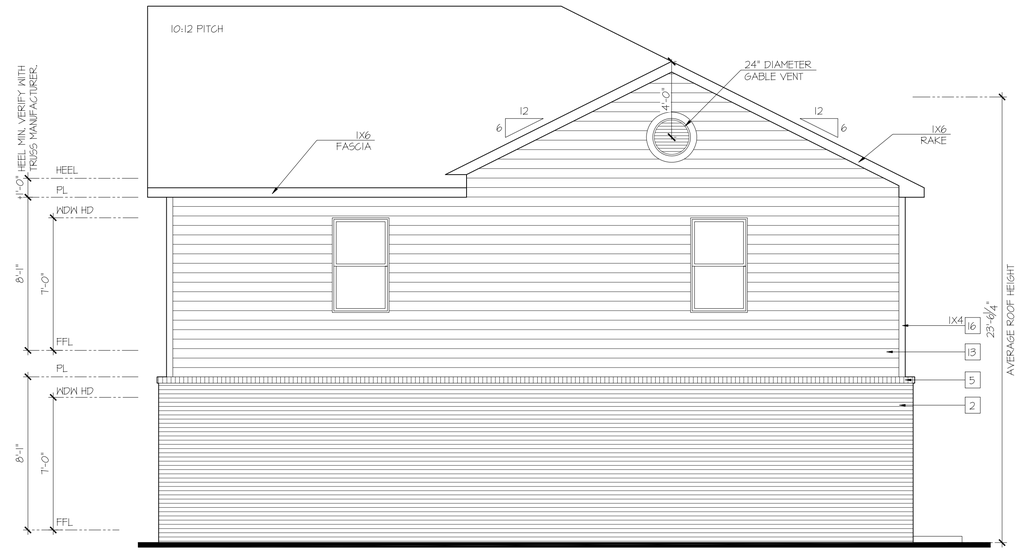
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.24 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Deerfield 'X421'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **B3**



Elevation A-2

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America's Builder

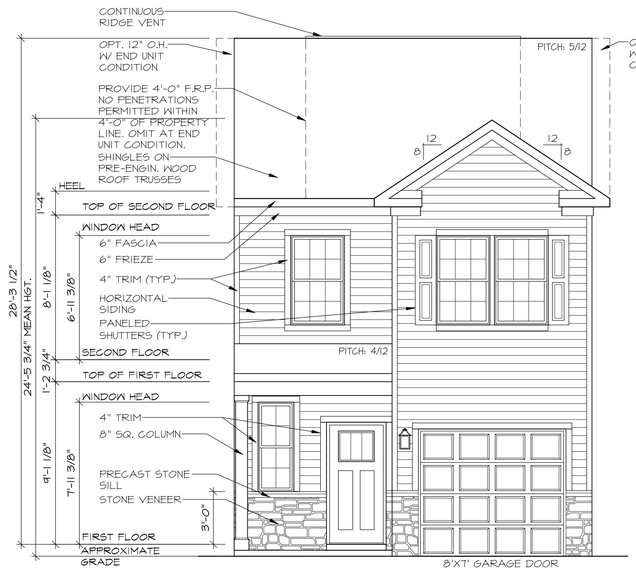
# Deerfield

## 39′ x 36′ Single Family Detached
## Front Elevation

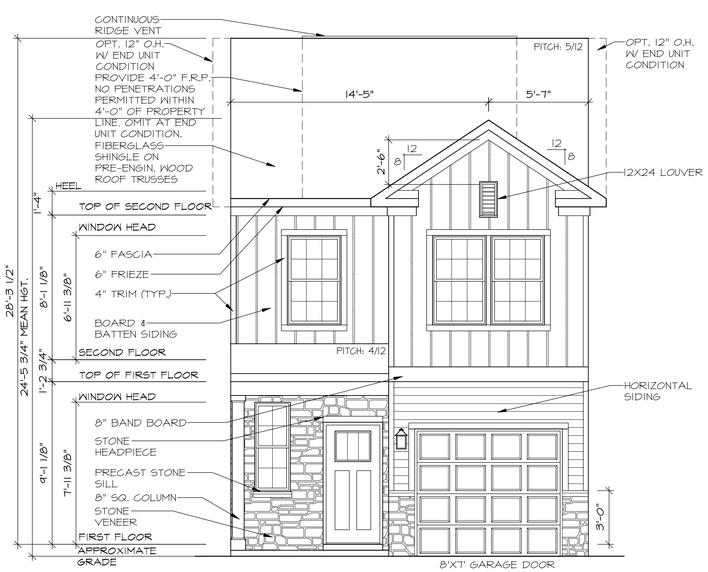
NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



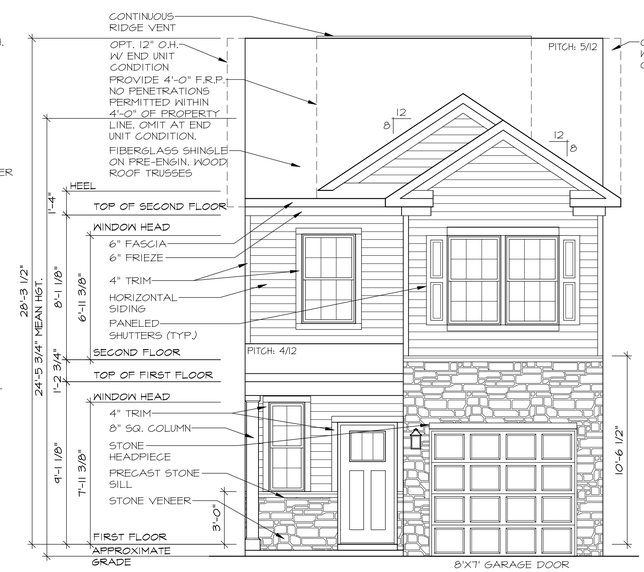
NOT FOR CONSTRUCTION



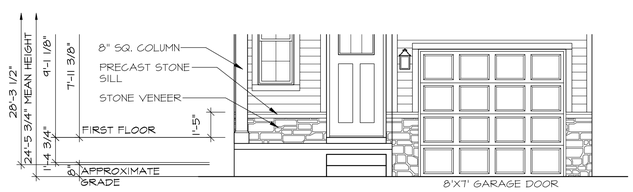

## FRONT ELEVATION "A3"



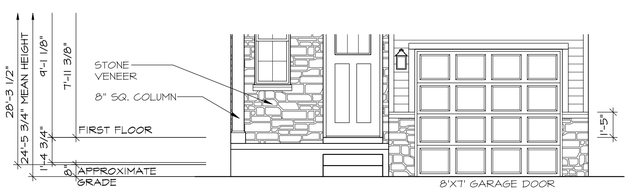

## FRONT ELEVATION "B3"



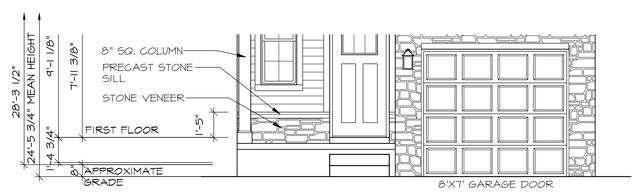

## FRONT ELEVATION "C5"



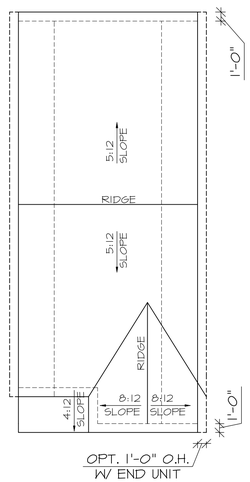

## FRONT ELEVATION "A3"
W/ OPT. BASEMENT




## FRONT ELEVATION "B3"
W/ OPT. BASEMENT

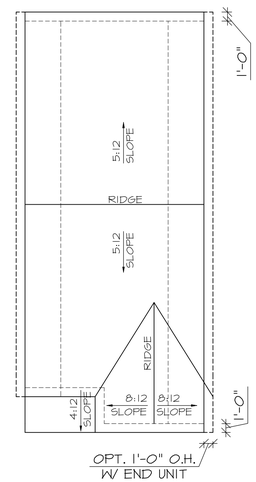



## FRONT ELEVATION "C5"
W/ OPT. BASEMENT



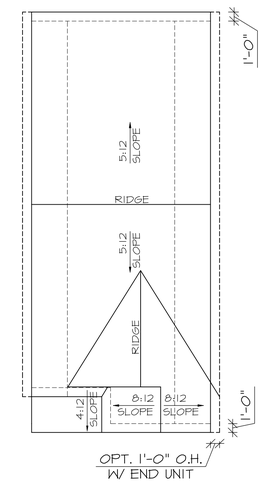

OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "A3"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "B3"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "C5"

11/12/2021

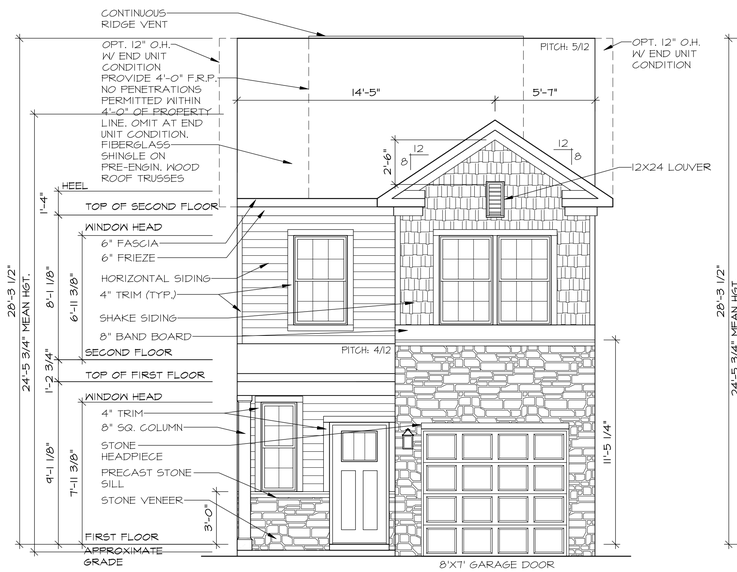
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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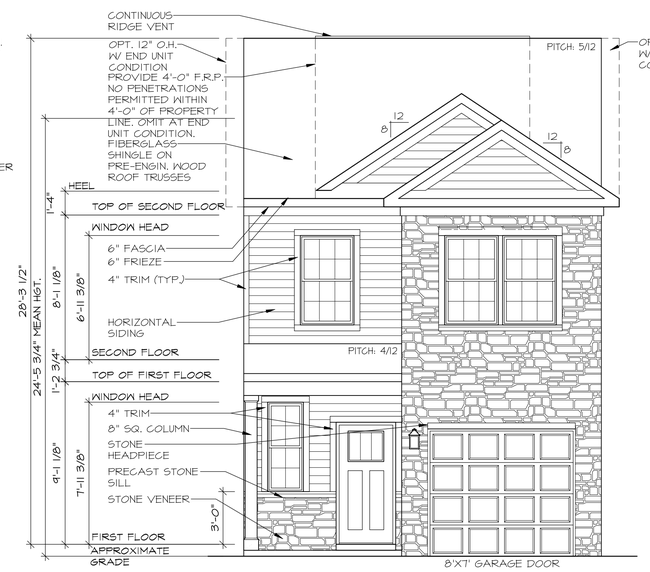
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1




## FRONT ELEVATION "D5"



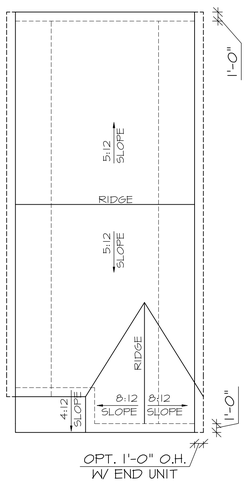

## FRONT ELEVATION "E5"




## FRONT ELEVATION "D5"
W/ OPT. BASEMENT

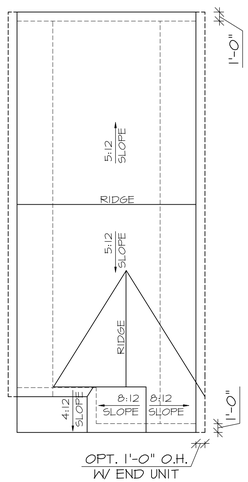



## FRONT ELEVATION "E5"
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "D5"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "E5"

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

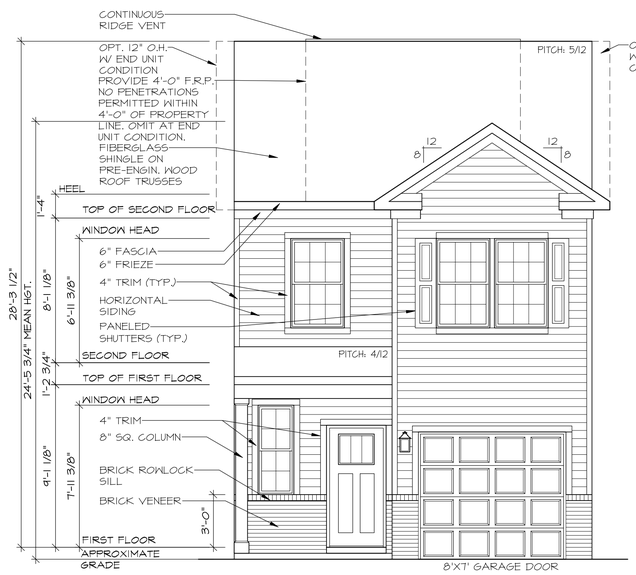
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| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

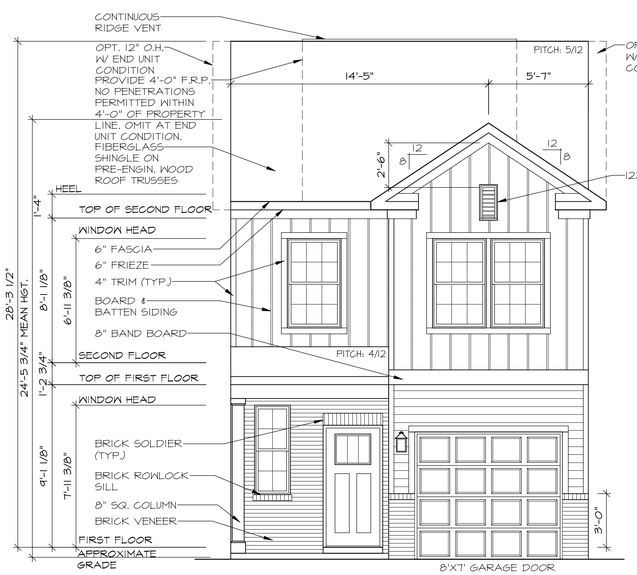
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

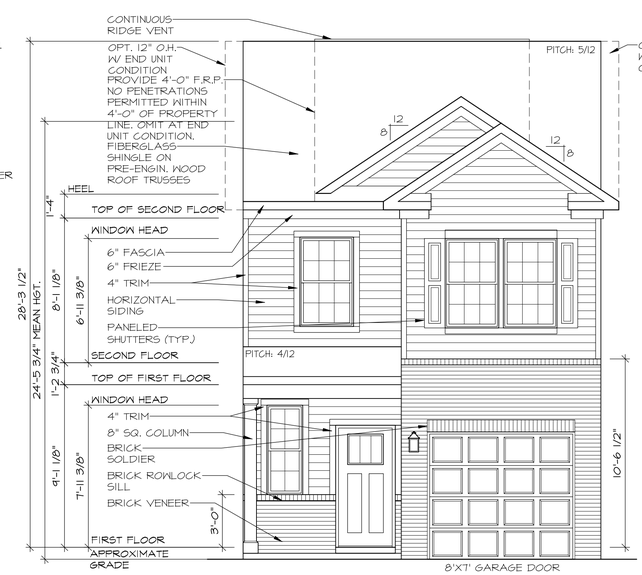
SHEET No. A.1.2



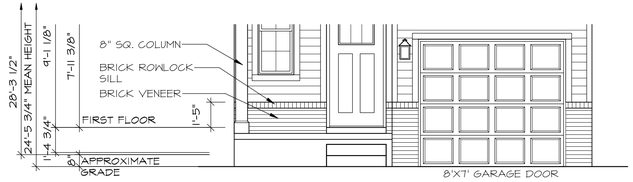

## FRONT ELEVATION "F2"




## FRONT ELEVATION "G2"



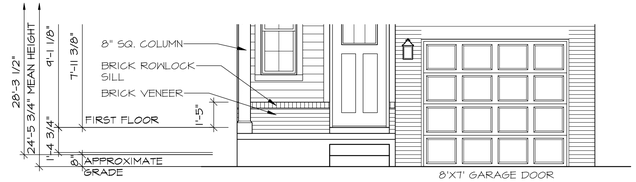

## FRONT ELEVATION "H4"



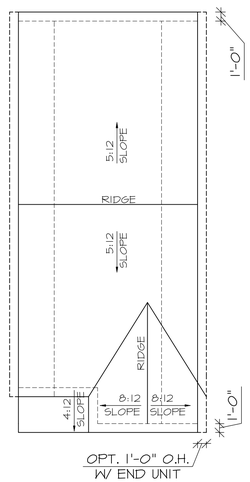

## FRONT ELEVATION "F2"
W/ OPT. BASEMENT



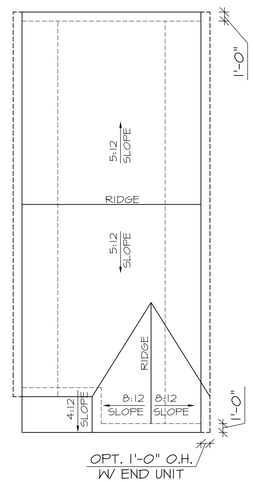

## FRONT ELEVATION "G2"
W/ OPT. BASEMENT



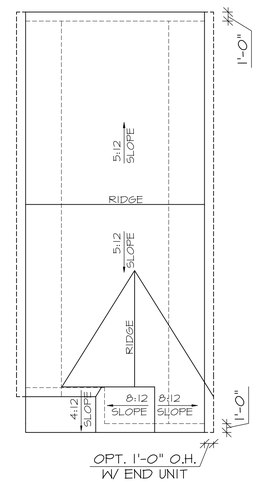

## FRONT ELEVATION "H4"
W/ OPT. BASEMENT




## ROOF PLAN
ELEV. "F2"




## ROOF PLAN
ELEV. "G2"




## ROOF PLAN
ELEV. "H4"

11/12/2021

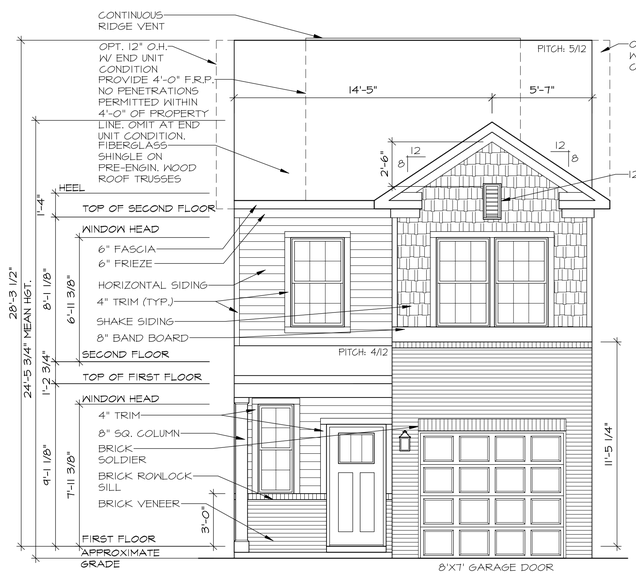
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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

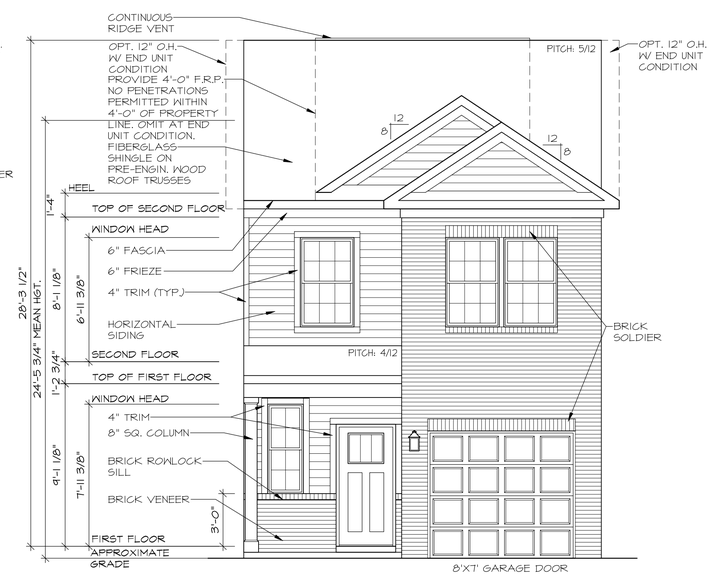
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




## FRONT ELEVATION "J4"




## FRONT ELEVATION "K4"



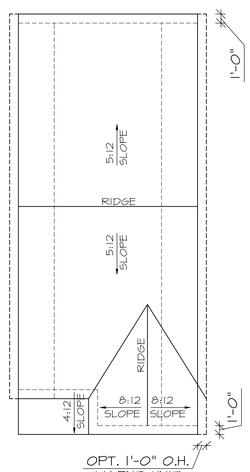

## FRONT ELEVATION "J4"

W/ OPT. BASEMENT




## FRONT ELEVATION "K4"

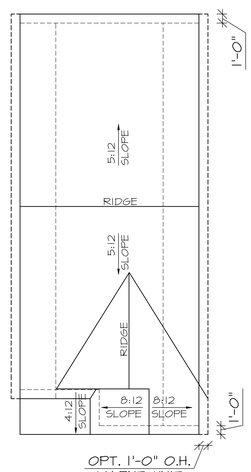
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

ELEV. "J4"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

ELEV. "K4"

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

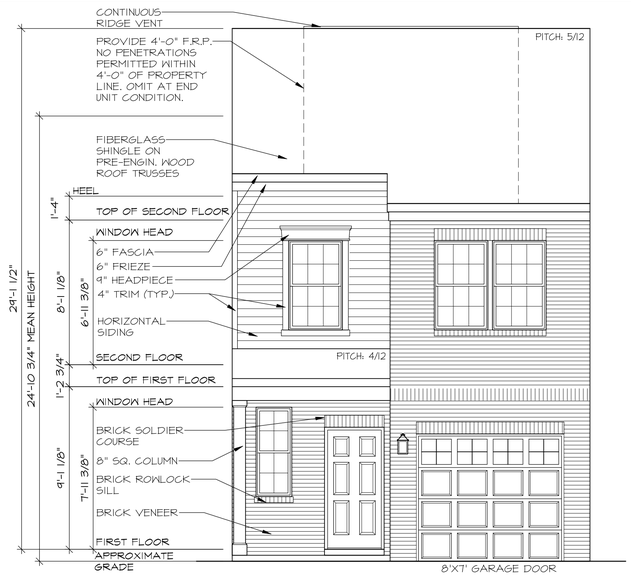
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| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

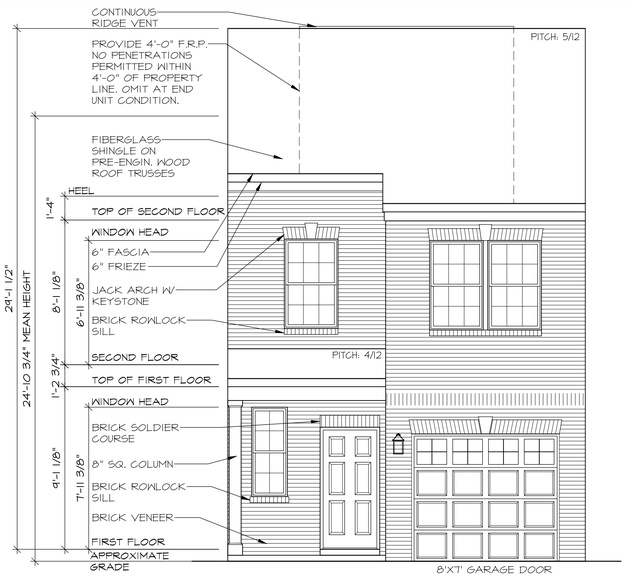
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

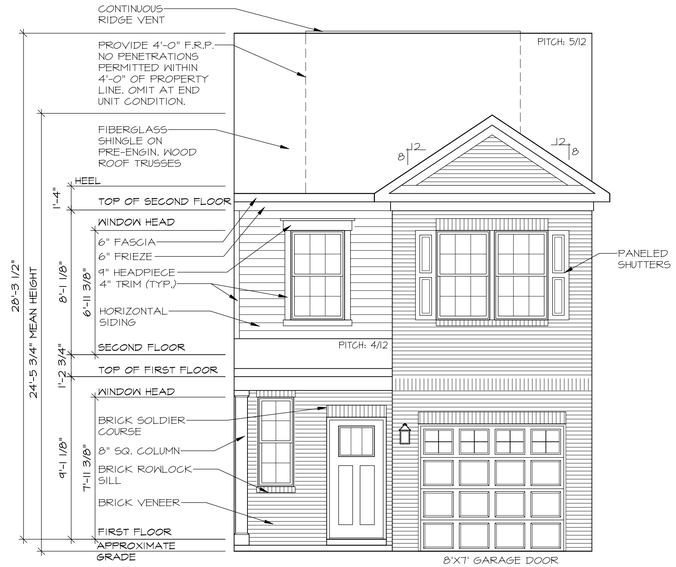
SHEET No. A.1.4



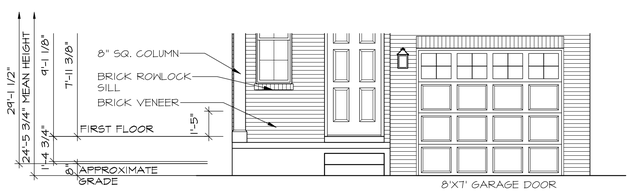

## FRONT ELEVATION "L6"



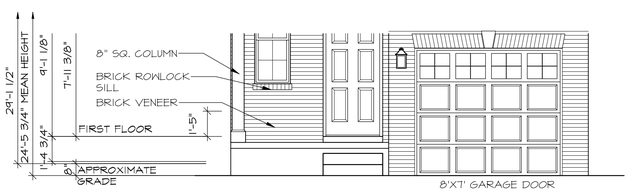

## FRONT ELEVATION "N8"




## FRONT ELEVATION "P6"



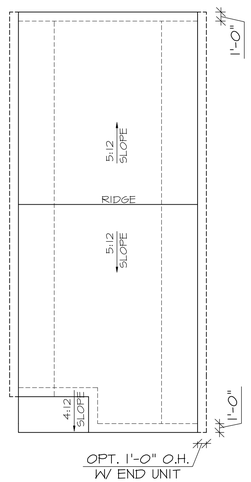

## FRONT ELEVATION "L6"
W/ OPT. BASEMENT




## FRONT ELEVATION "N8"
W/ OPT. BASEMENT

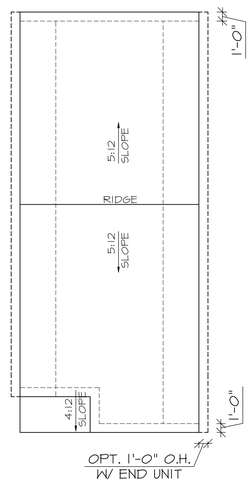



## FRONT ELEVATION "P6"
W/ OPT. BASEMENT



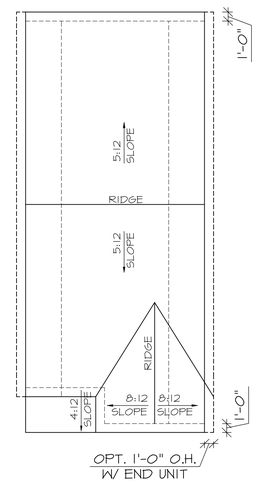

OPT. 1'-0" O.H.
W/ END UNIT

## ROOF PLAN
ELEV. "L6"




OPT. 1'-0" O.H.
W/ END UNIT

## ROOF PLAN
ELEV. "N8"




OPT. 1'-0" O.H.
W/ END UNIT

## ROOF PLAN
ELEV. "P6"

11/12/2021

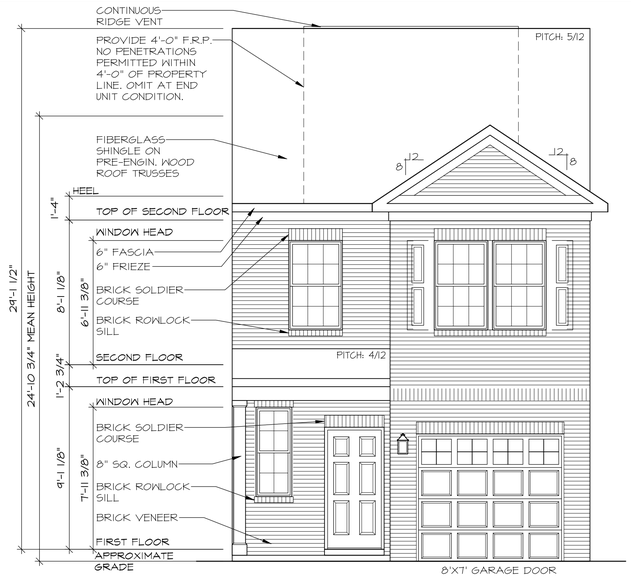
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

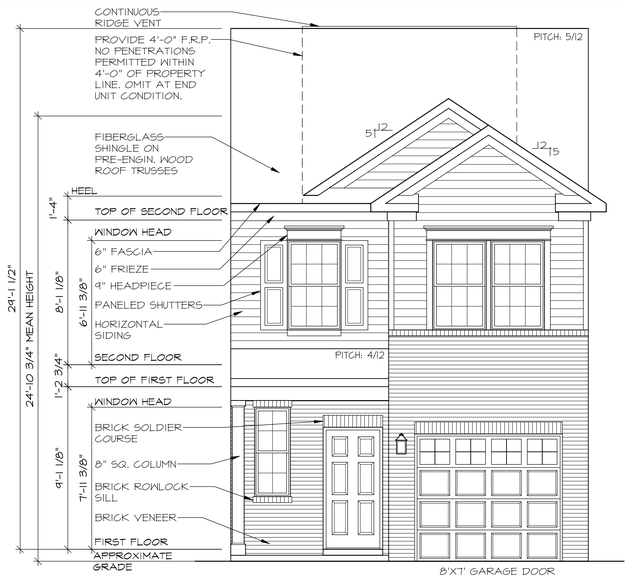
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

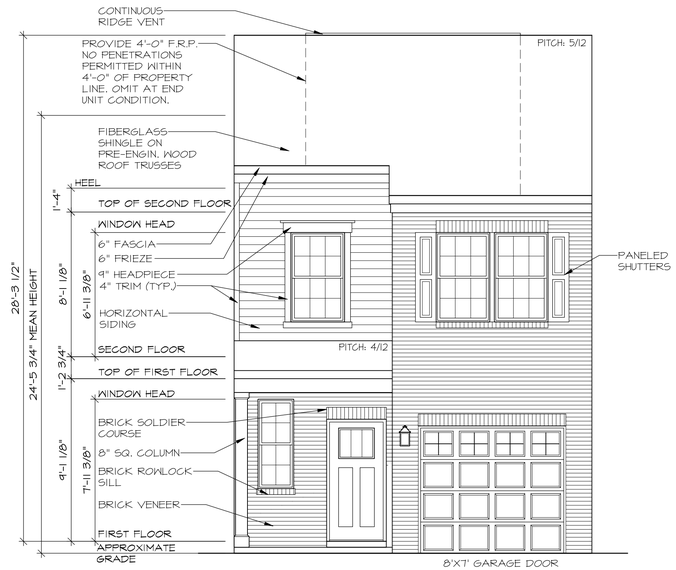
SHEET No. A.1.7



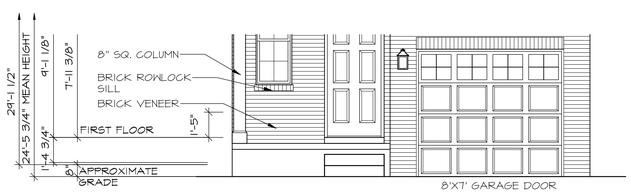

# FRONT ELEVATION "P8"




# FRONT ELEVATION "Q6"

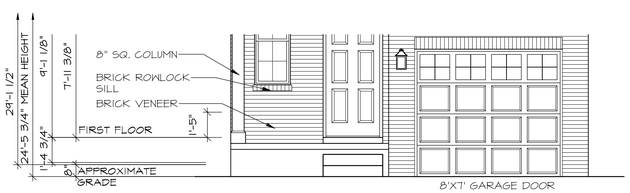



# FRONT ELEVATION "R6"




# FRONT ELEVATION "P8"

W/ OPT. BASEMENT



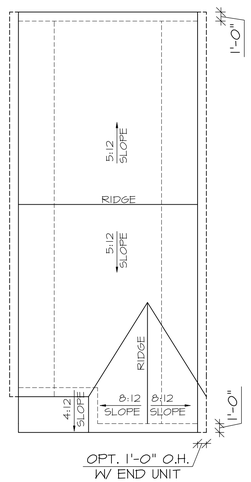

# FRONT ELEVATION "Q6"

W/ OPT. BASEMENT




# FRONT ELEVATION "R6"

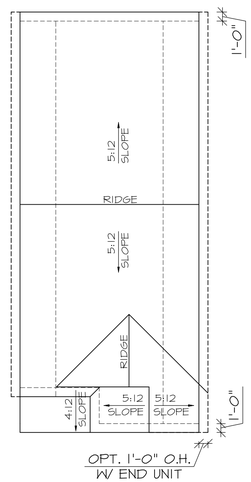
W/ OPT. BASEMENT




OPT. 1'-0" O.H.
W/ END UNIT

# ROOF PLAN

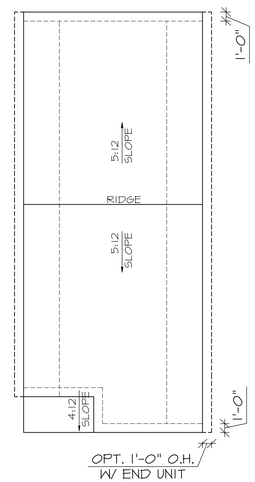
ELEV. "P8"




OPT. 1'-0" O.H.
W/ END UNIT

# ROOF PLAN

ELEV. "Q6"




OPT. 1'-0" O.H.
W/ END UNIT

# ROOF PLAN

ELEV. "R6"

11/12/2021

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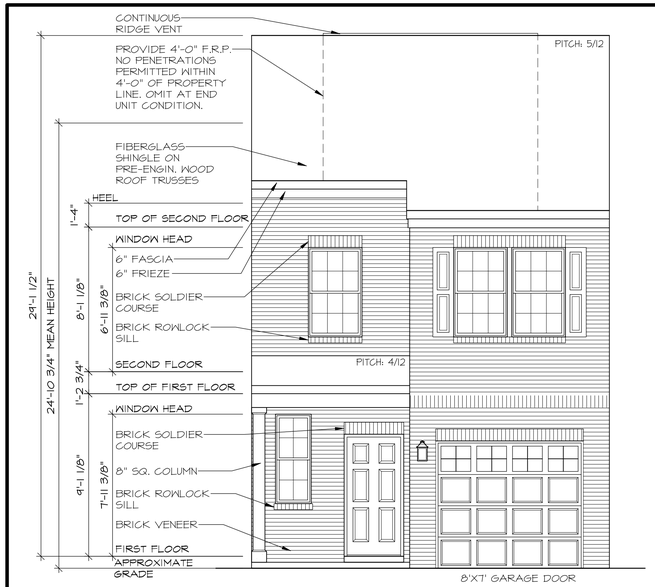
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

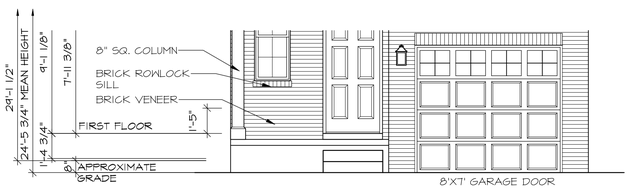
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8

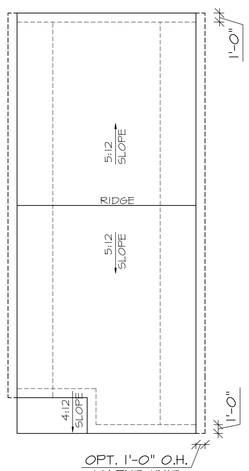



FRONT ELEVATION "R8"




FRONT ELEVATION "R8"

W/ OPT. BASEMENT




ROOF PLAN

ELEV. "R8"

11/12/2021

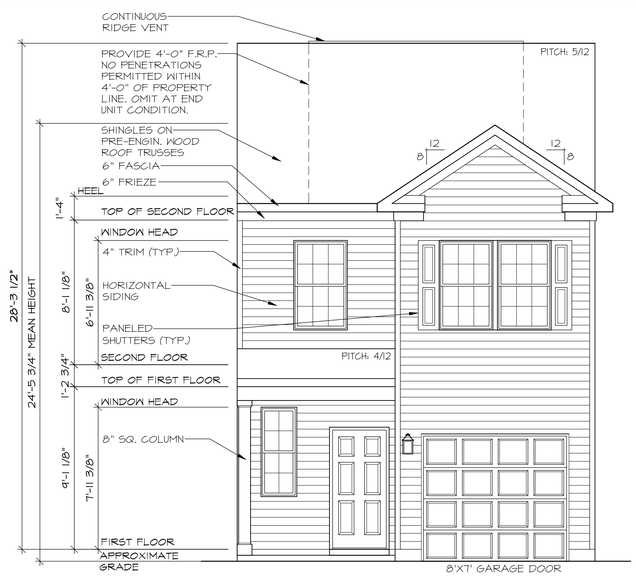
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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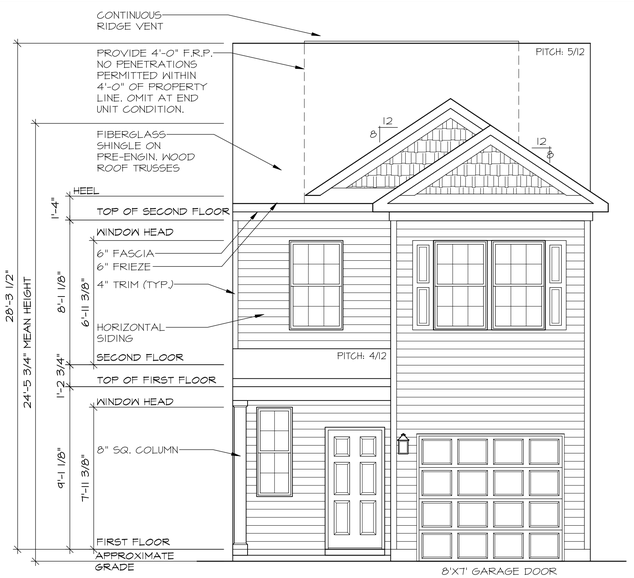
DRAWN BY: G. DANNER
DATE: 12/21/2021
PROJECT NO. DT39
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

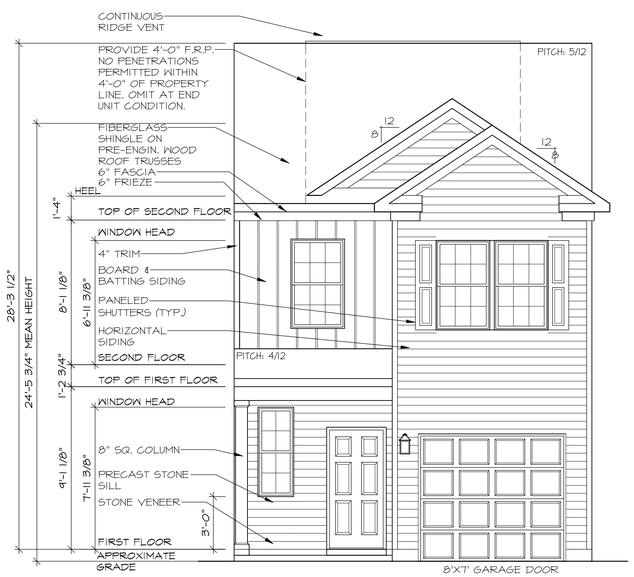
SHEET No. A.1.9




## FRONT ELEVATION "A|"




## FRONT ELEVATION "E|"




## FRONT ELEVATION "F|"




## FRONT ELEVATION "A|"

W/ OPT. BASEMENT



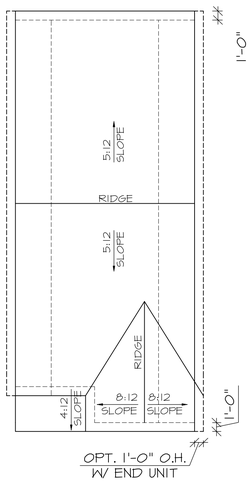

## FRONT ELEVATION "E|"

W/ OPT. BASEMENT




## FRONT ELEVATION "F|"

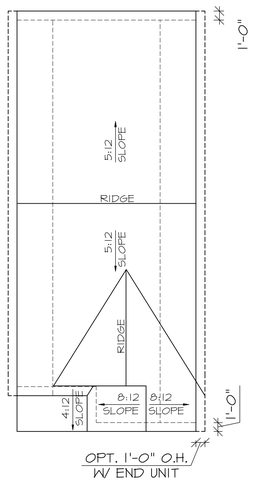
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

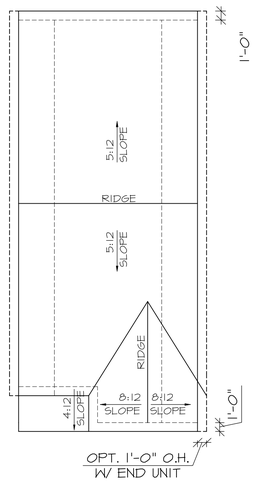
ELEV. "A|"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

ELEV. "E|"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

ELEV. "F|"

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

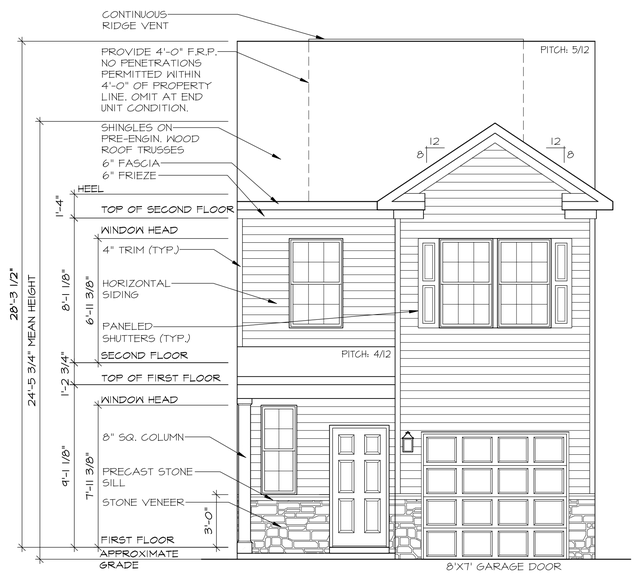
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| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

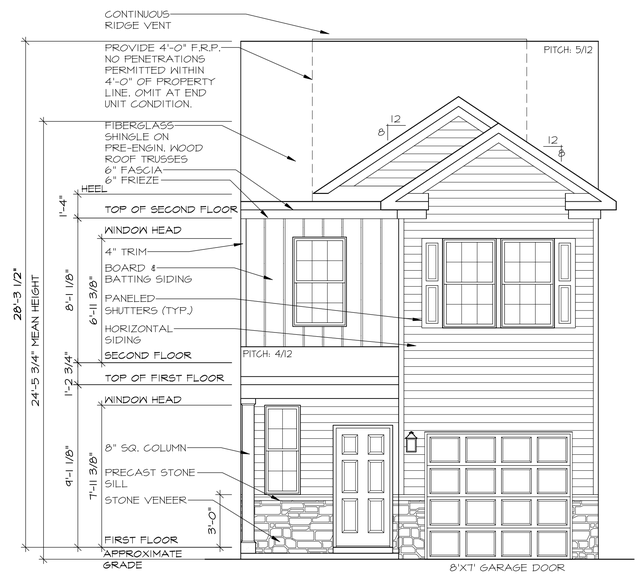
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

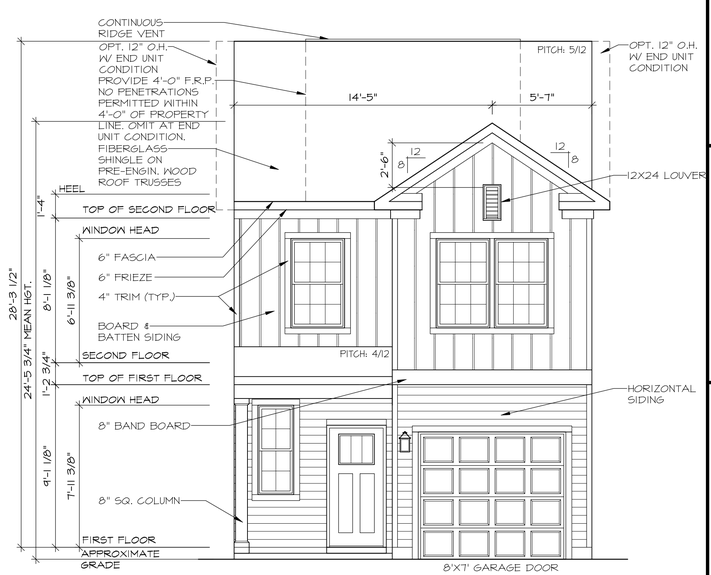
SHEET No. A.1.10



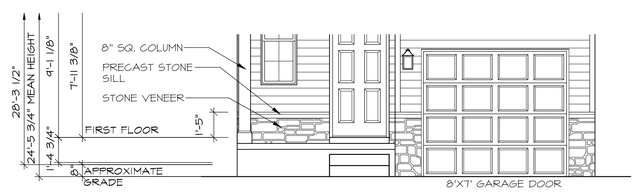

## FRONT ELEVATION "B32"



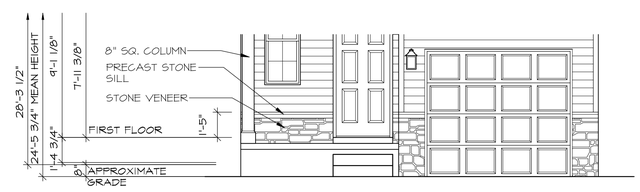

## FRONT ELEVATION "F3"



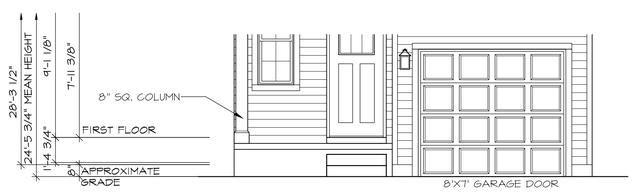

## FRONT ELEVATION "B1"



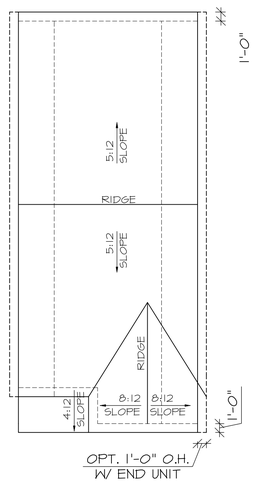

## FRONT ELEVATION "B32"
W/ OPT. BASEMENT




## FRONT ELEVATION "F3"
W/ OPT. BASEMENT

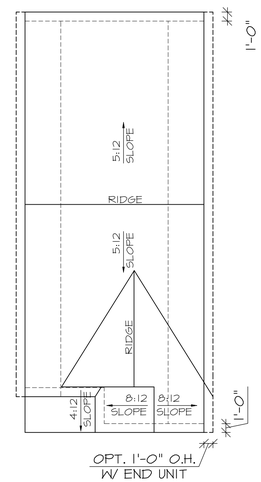



## FRONT ELEVATION "B1"
W/ OPT. BASEMENT



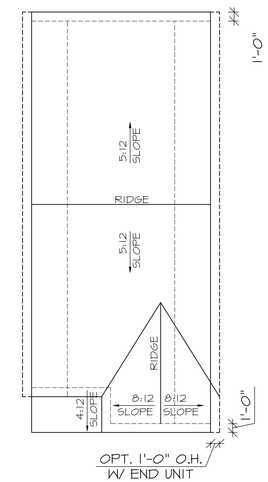

OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "B3"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "C5"




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN
ELEV. "B3"

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

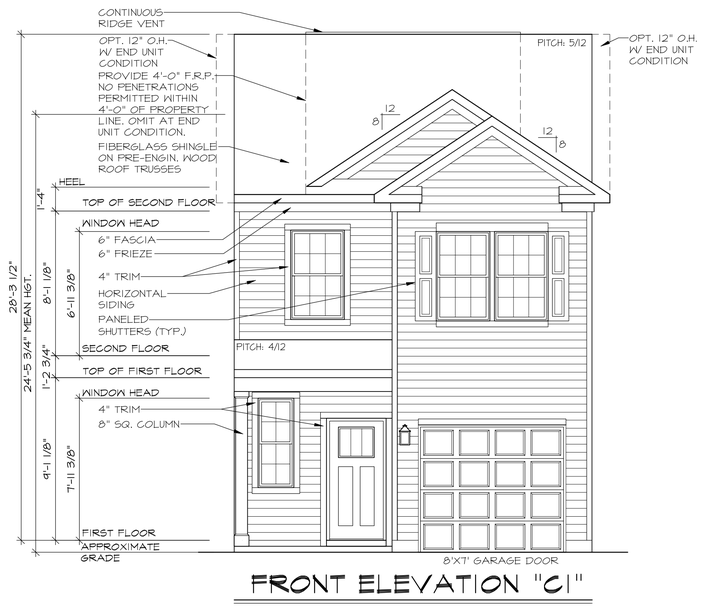
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

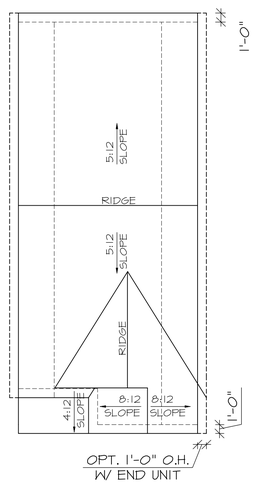
SHEET No. A.1.11




FRONT ELEVATION "C1"




FRONT ELEVATION "C1"
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

ROOF PLAN
ELEV. "C5"

11/12/2021

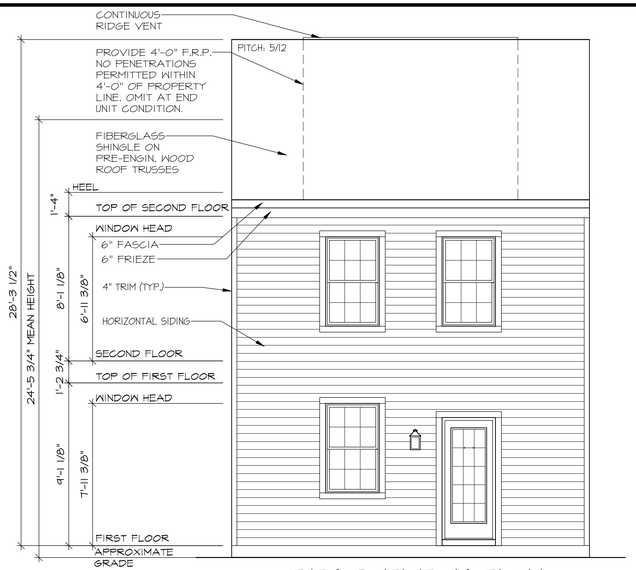
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 12/21/2021 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

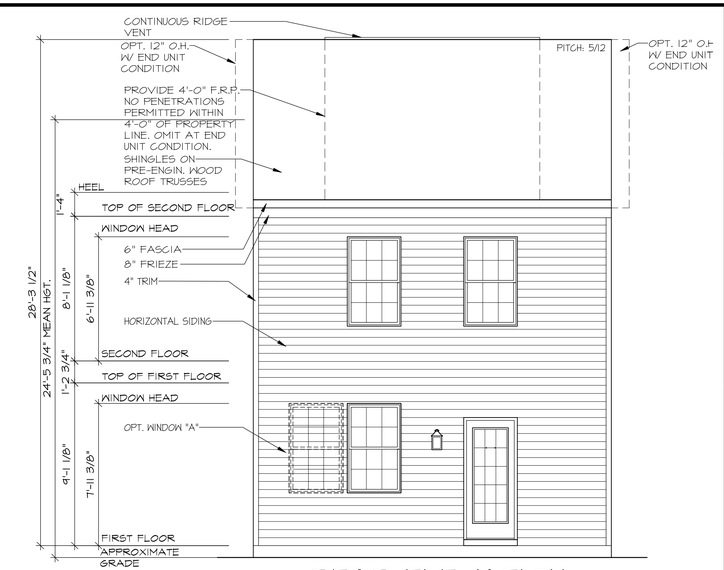
HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

SHEET No.
A.1.12




REAR ELEVATION

HI-viz




REAR ELEVATION




REAR ELEVATION

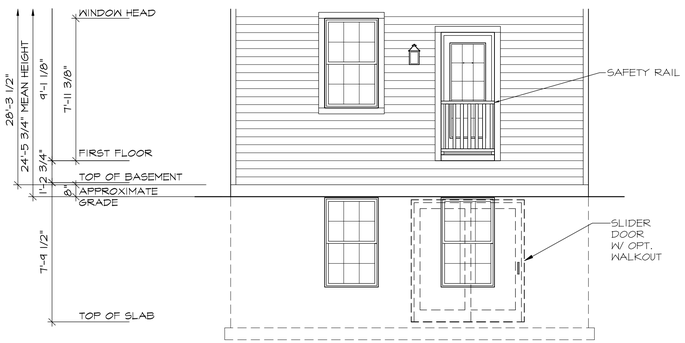
HI-viz

W/ OPT. BASEMENT




REAR ELEVATION

W/ OPT. BASEMENT

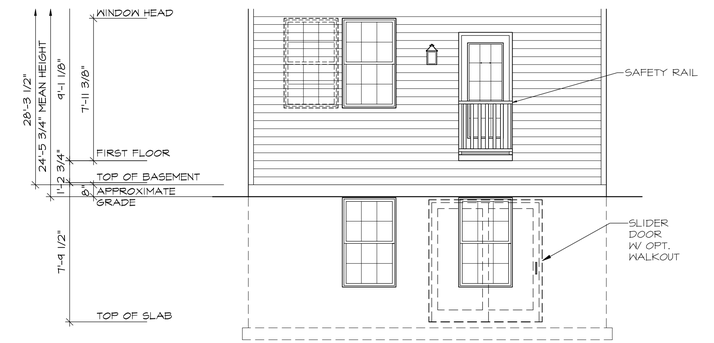



REAR ELEVATION

HI-viz

W/ OPT. BASEMENT

W/ OPT. LOOKOUT




REAR ELEVATION

W/ OPT. BASEMENT

W/ OPT. LOOKOUT

W/ OPT. WALKOUT

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

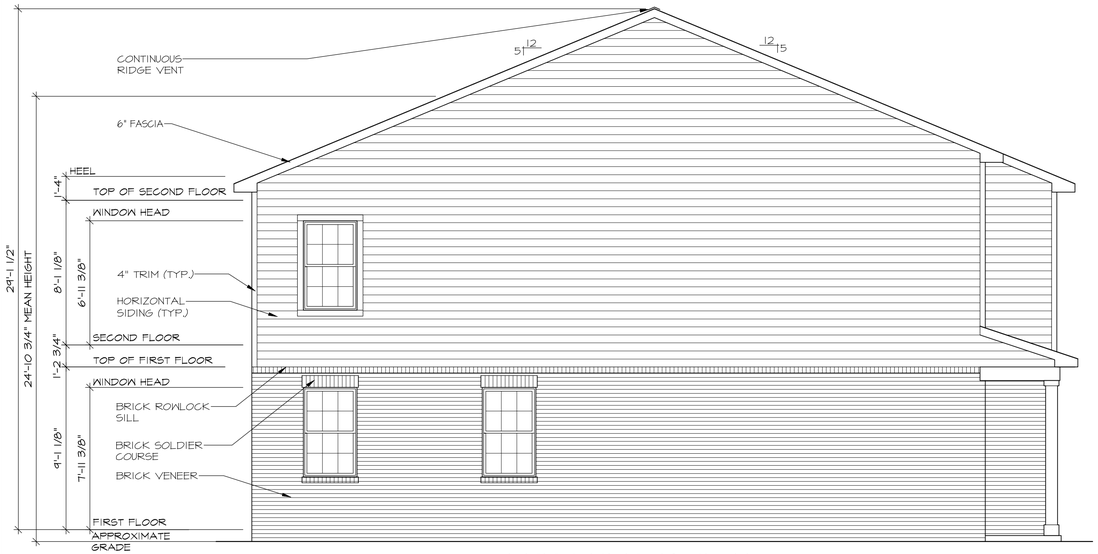
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 12/21/2021 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR

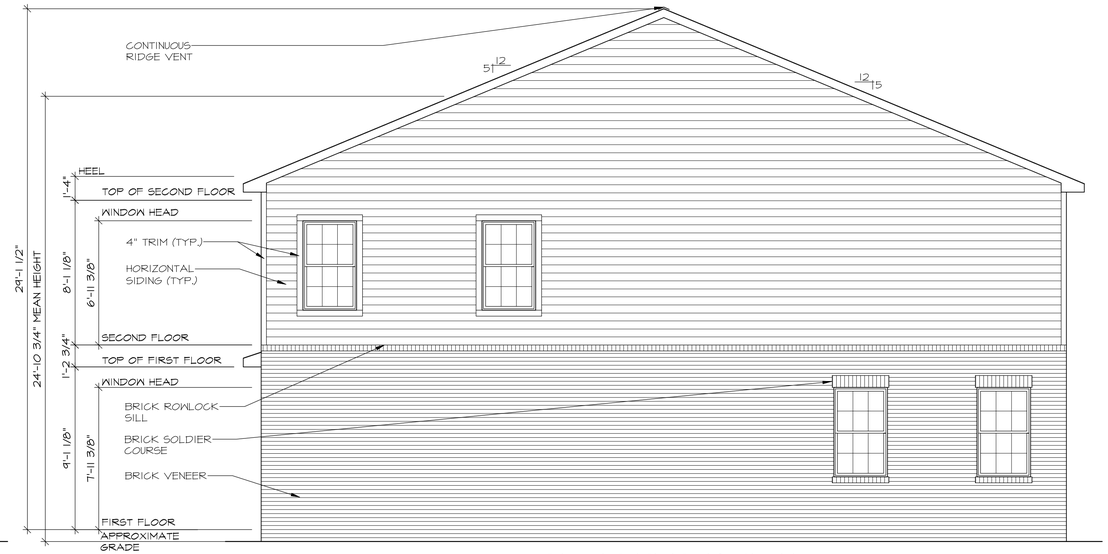
DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.4



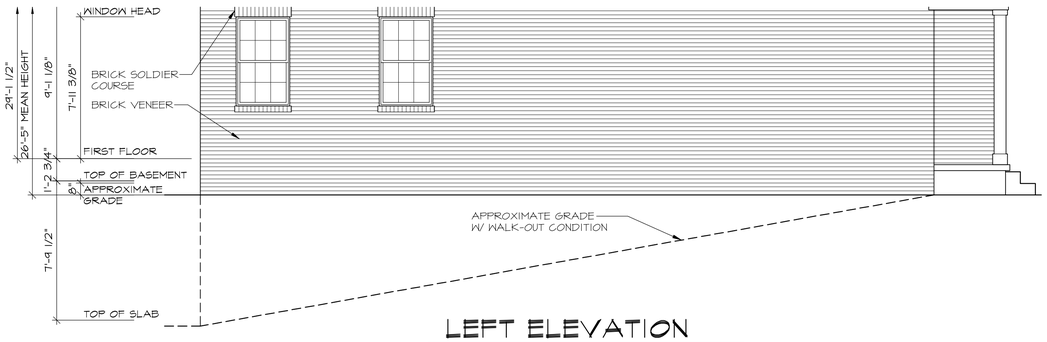

## LEFT ELEVATION

HI-VIS



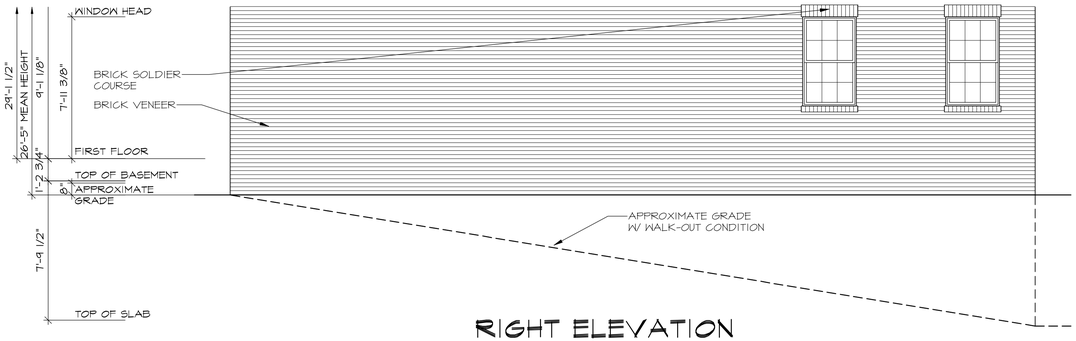

## RIGHT ELEVATION

HI-VIZ




## LEFT ELEVATION

HI-VIS
W/ OPT. BASEMENT




## RIGHT ELEVATION

HI-VIZ
W/ OPT. BASEMENT

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/18/2025 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR-01

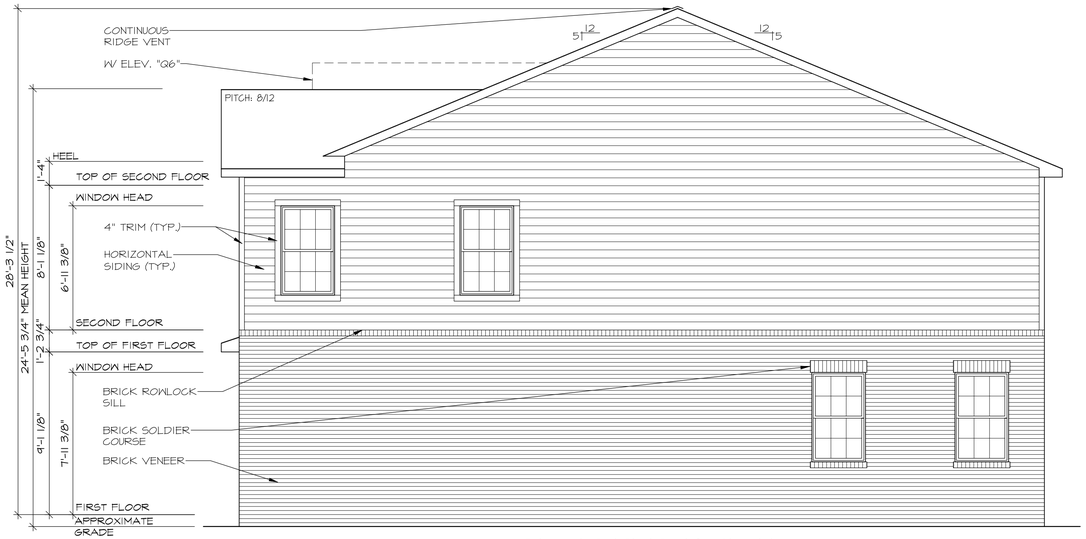
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.23



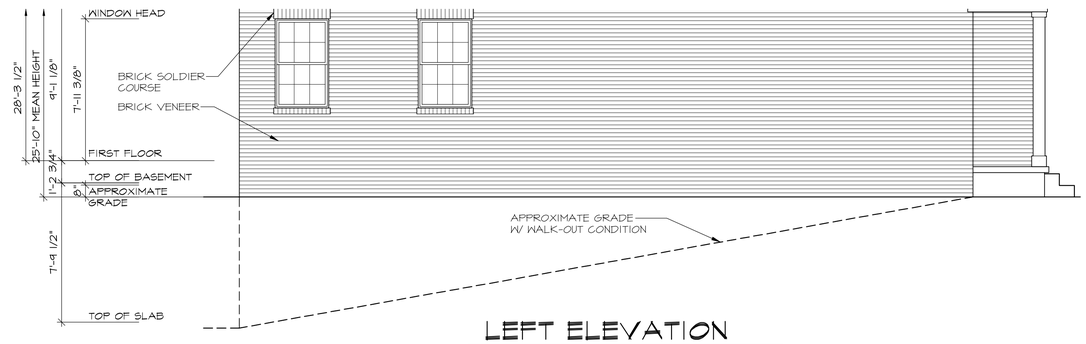

## LEFT ELEVATION

HI-VIS



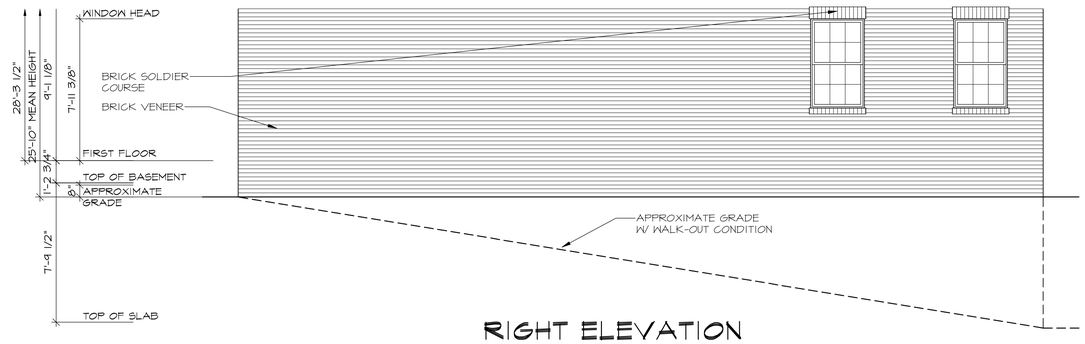

## RIGHT ELEVATION

HI-VIZ




## LEFT ELEVATION

HI-VIS
W/ OPT. BASEMENT




## RIGHT ELEVATION

HI-VIZ
W/ OPT. BASEMENT

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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DRAWN BY: B. DAWLEY
DATE: 08/18/2025
PROJECT NO. DT39
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DELMAR-01
DRAWING TITLE: SIDE ELEVATIONS

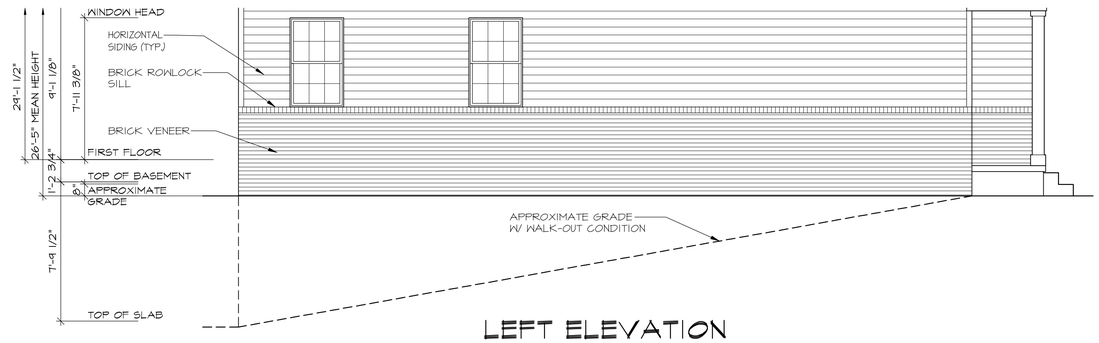
SHEET No. A.2.4



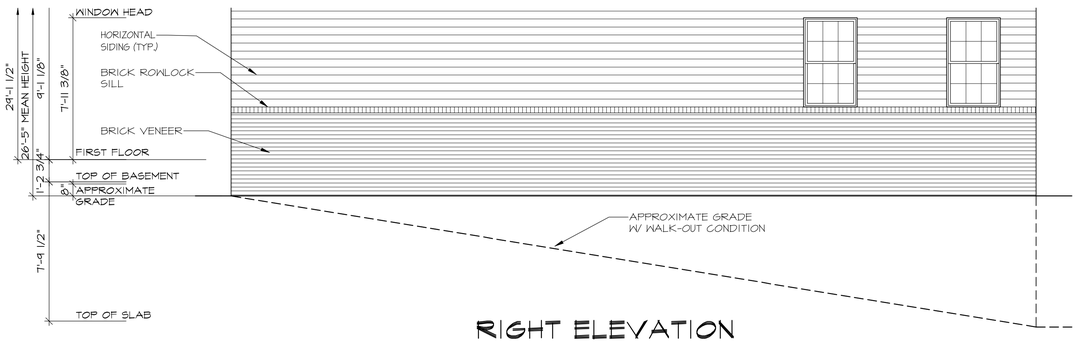

LEFT ELEVATION




RIGHT ELEVATION




LEFT ELEVATION
W/ OPT. BASEMENT




RIGHT ELEVATION
W/ OPT. BASEMENT

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: B. DAWLEY |
| DATE: 08/18/2025 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR-01

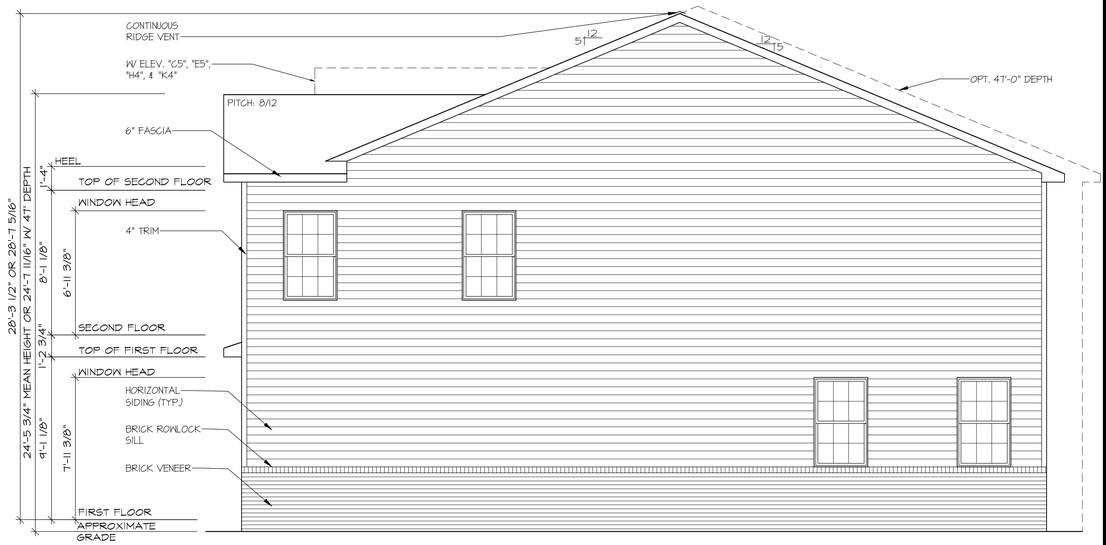
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.5



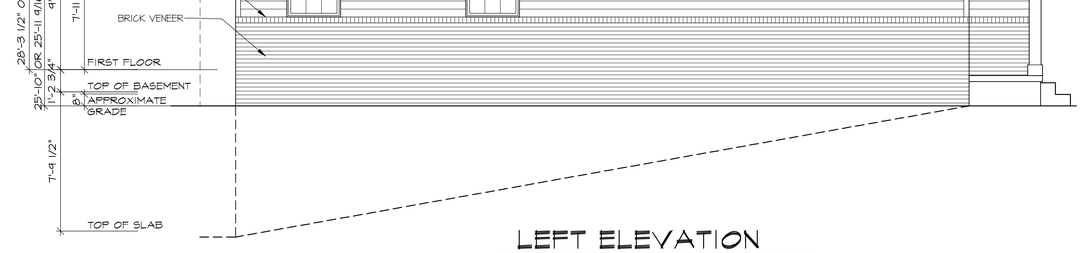

## LEFT ELEVATION

SHOWN W/ ELEV. "A3"



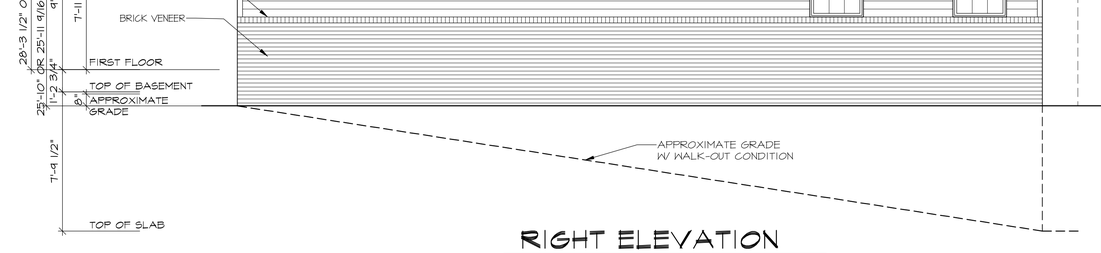

## RIGHT ELEVATION

SHOWN W/ ELEV. "A3"




## LEFT ELEVATION

SHOWN W/ ELEV. "A3"
W/ OPT. BASEMENT




## RIGHT ELEVATION

SHOWN W/ ELEV. "A3"
W/ OPT. BASEMENT

8/18/2025

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| 11 X 17 SCALE 1/8" = 1'-0" |
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HOUSE NAME: DELMAR-01

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6



ELEVATION A-3 ELEVATION B-3 ELEVATION C-5 ELEVATION D-5 ELEVATION E-5

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# Delmar

## 20' x 45' Single Family Attached
## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION

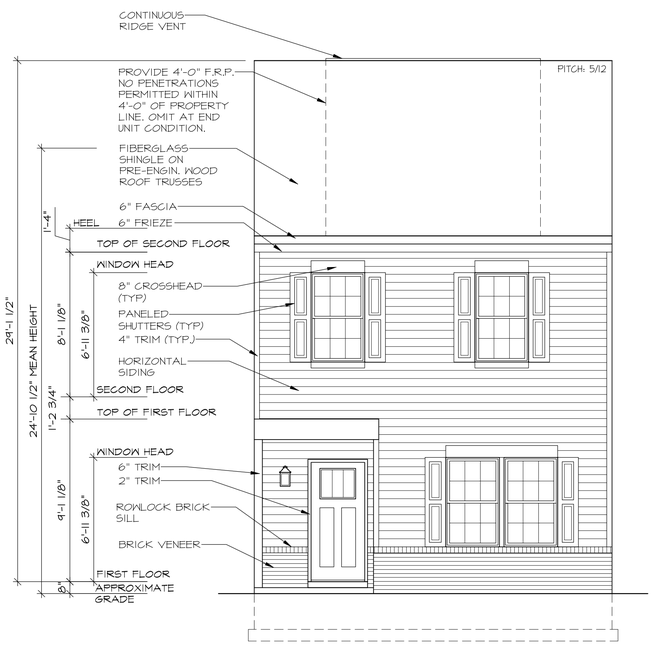


# Delmar

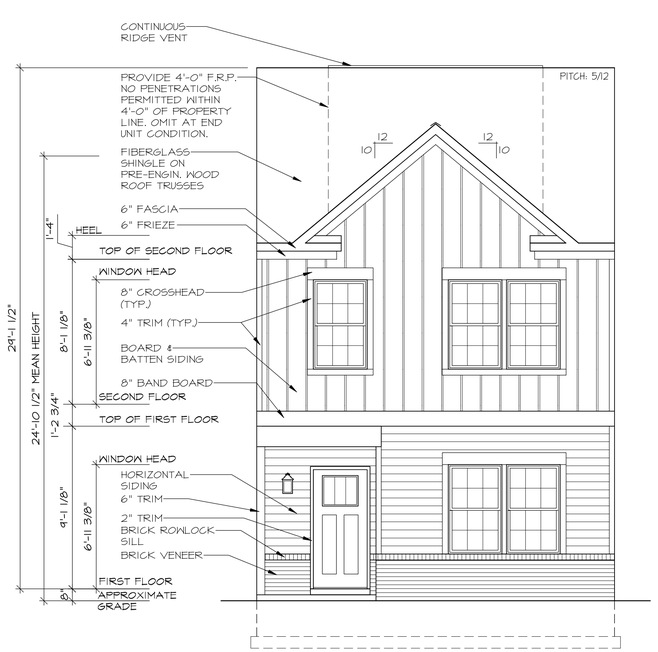
## 20’ x 45’ Single Family Attached
## Rear Elevation



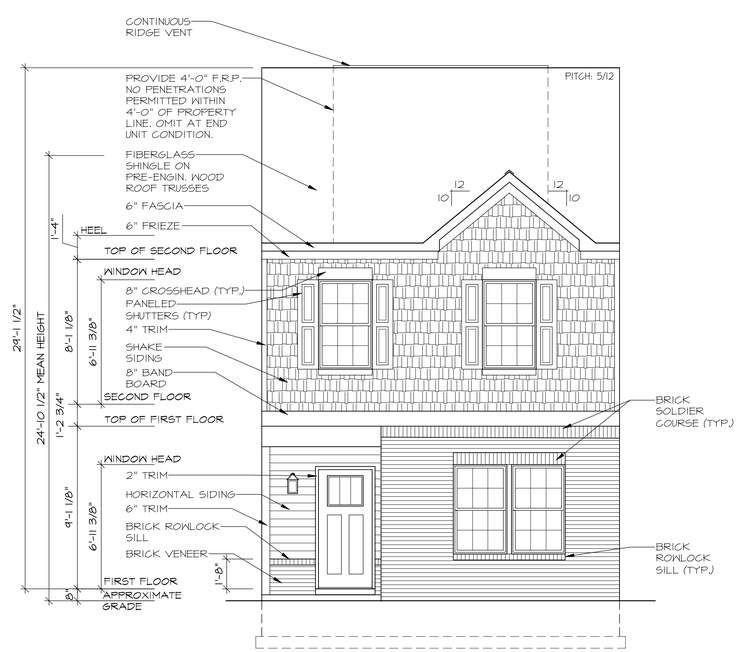
NOTE: Side and Rear Elevations to match Front Facade Color Palette



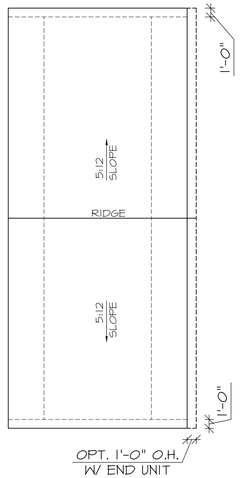

FRONT ELEVATION "A2"




FRONT ELEVATION "B2"

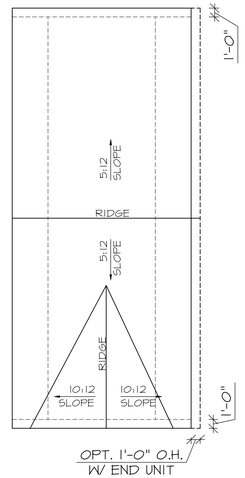



FRONT ELEVATION "C4"



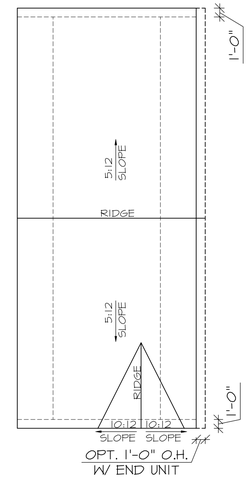

ROOF PLAN

ELEV. "A3"




ROOF PLAN

ELEV. "B2"




ROOF PLAN

ELEV. "C4"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

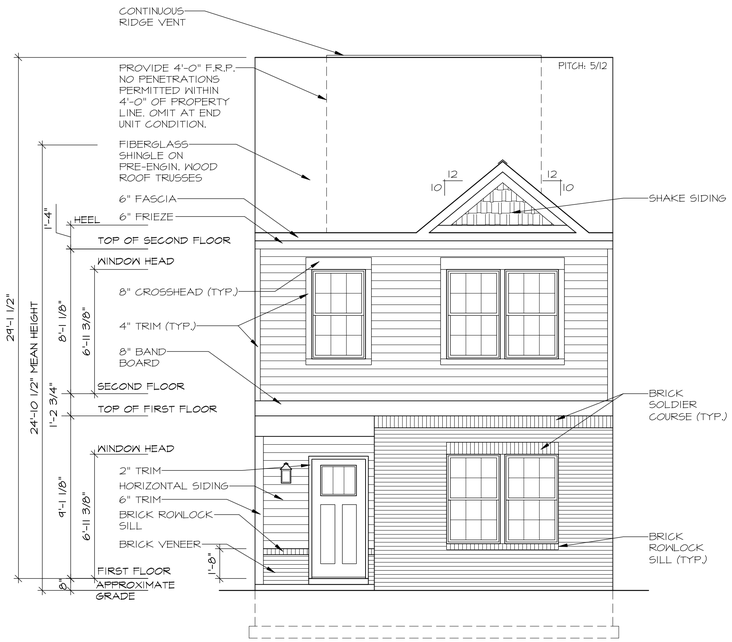
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| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
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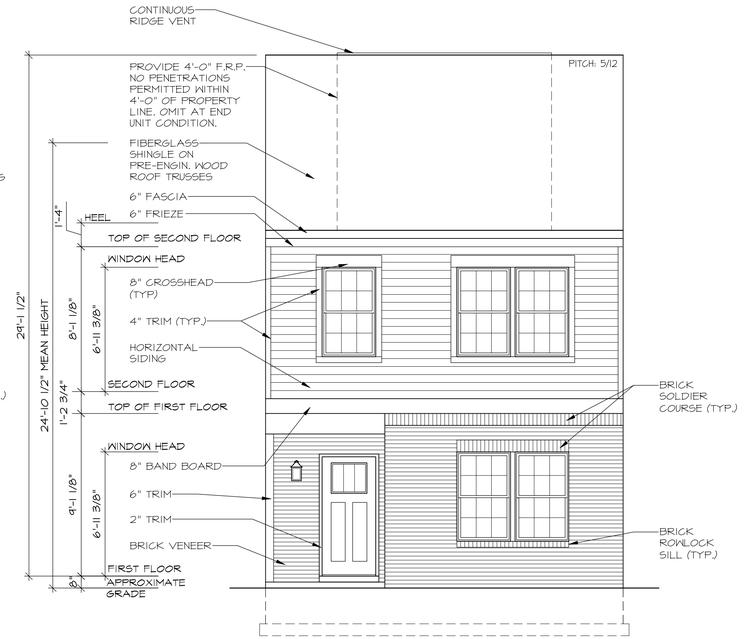
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

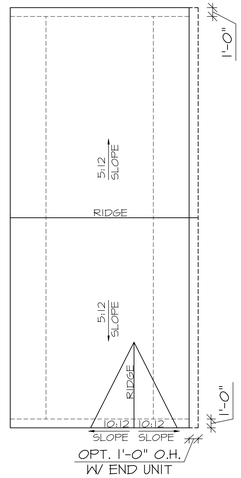
SHEET No. A.1.1




FRONT ELEVATION "D4"

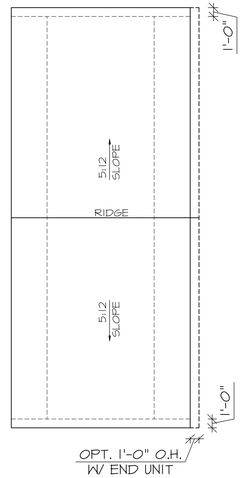



FRONT ELEVATION "E4"




ROOF PLAN

ELEV. "D4"




ROOF PLAN

ELEV. "E4"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

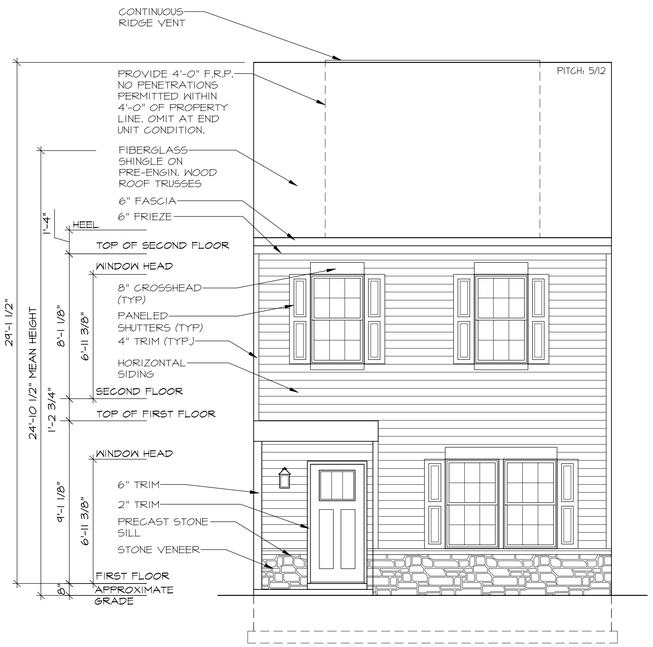
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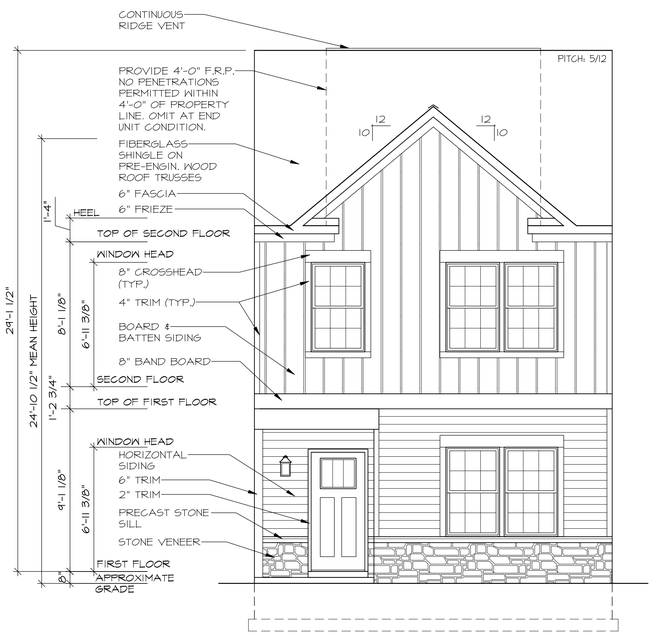
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

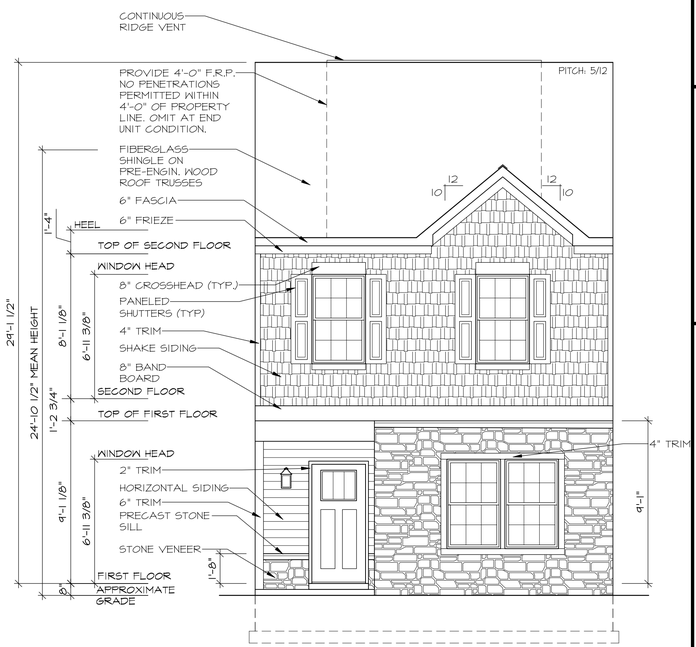
SHEET No. A.1.2



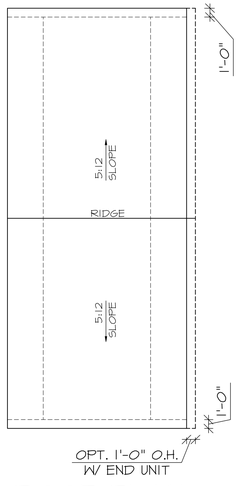

FRONT ELEVATION "F3"




FRONT ELEVATION "G3"

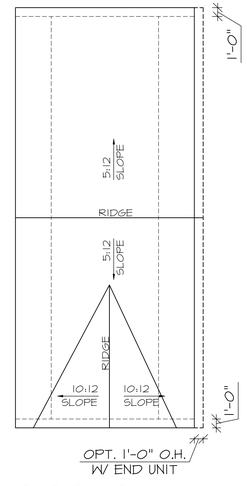



FRONT ELEVATION "H5"



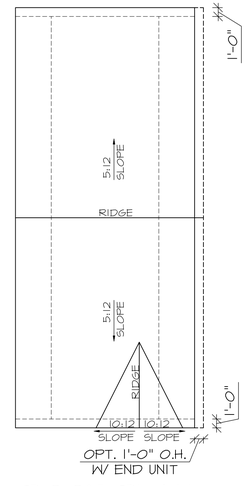

ROOF PLAN

ELEV. "F3"




ROOF PLAN

ELEV. "G3"




ROOF PLAN

ELEV. "H5"

11/18/2021

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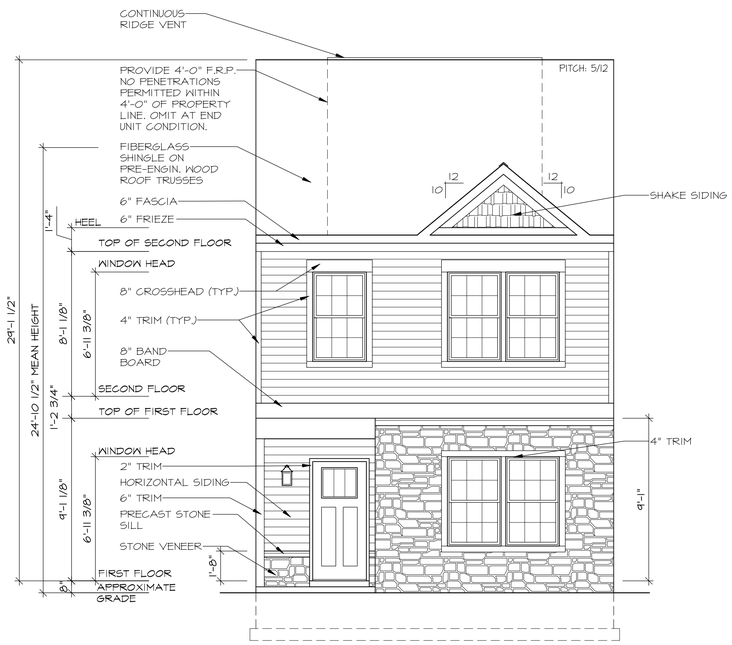
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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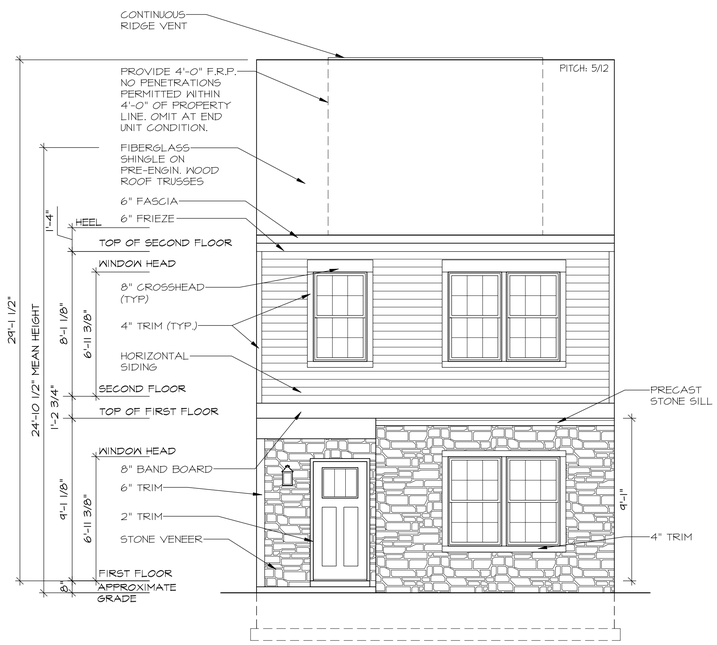
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

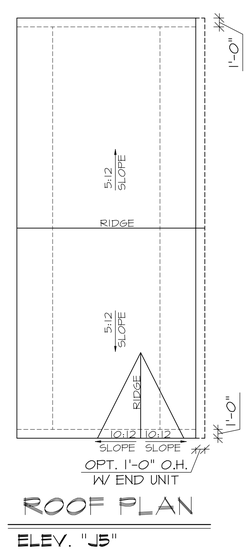
SHEET No. A.1.3




FRONT ELEVATION "J5"

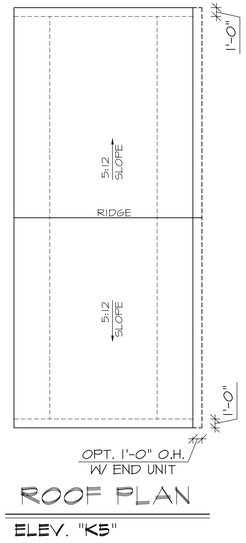



FRONT ELEVATION "K5"




ROOF PLAN

ELEV. "J5"




ROOF PLAN

ELEV. "K5"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

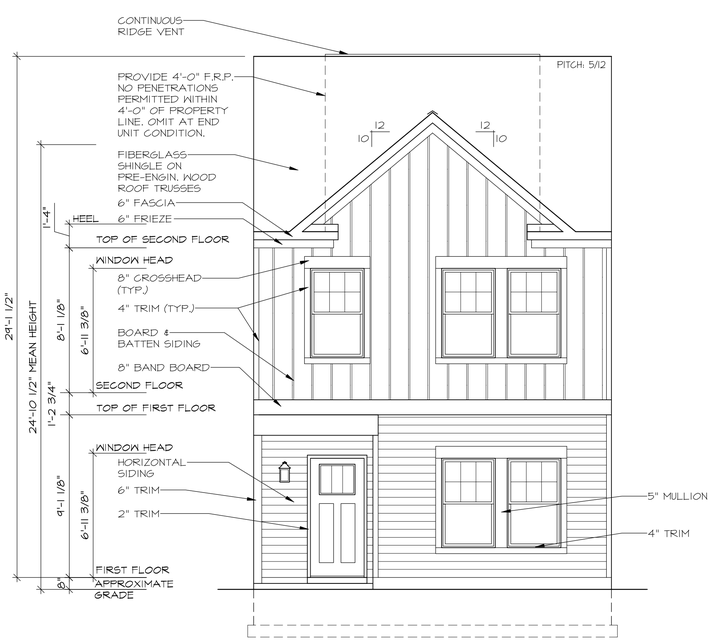
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| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
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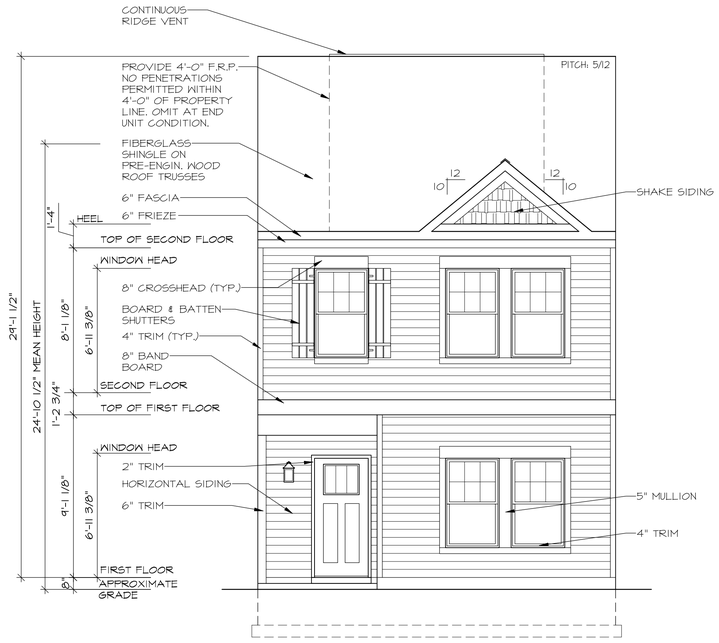
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

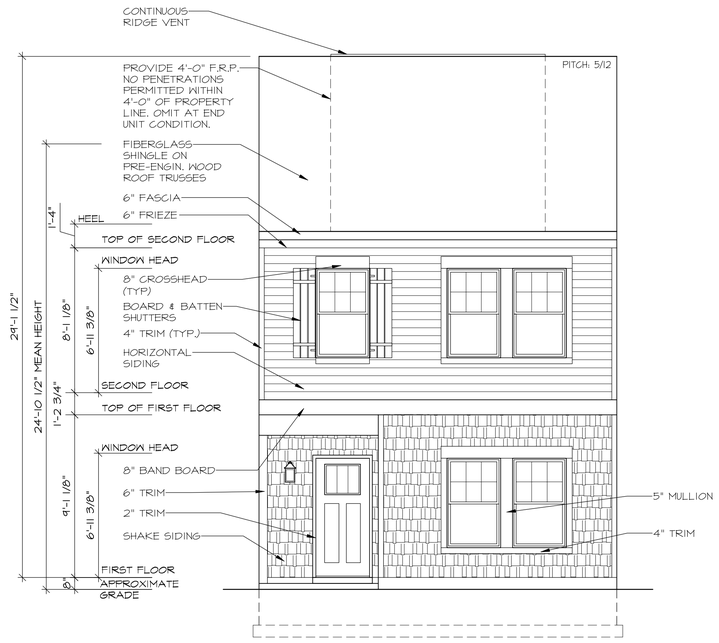
SHEET No. A.1.4



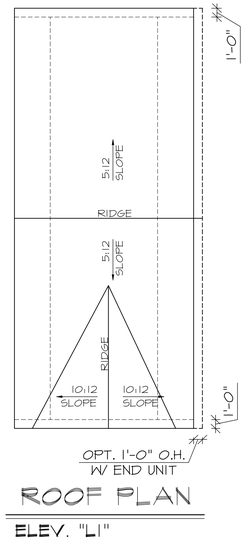

FRONT ELEVATION "LI"




FRONT ELEVATION "MI"

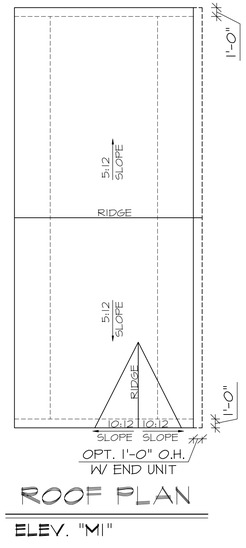



FRONT ELEVATION "NI"



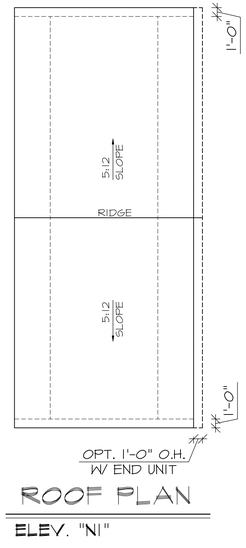

ROOF PLAN

ELEV. "LI"




ROOF PLAN

ELEV. "MI"




ROOF PLAN

ELEV. "NI"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

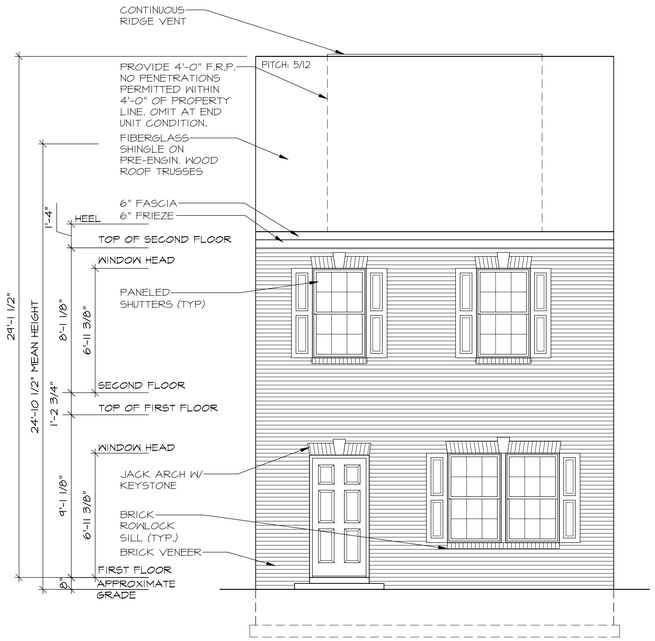
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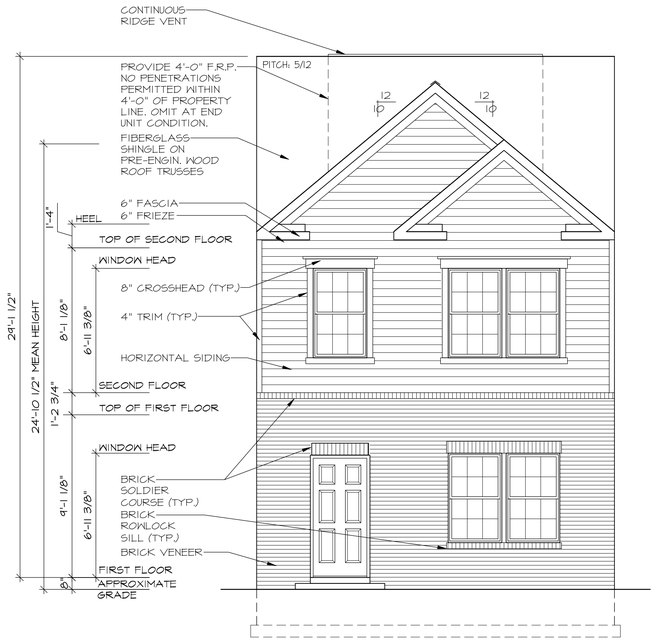
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

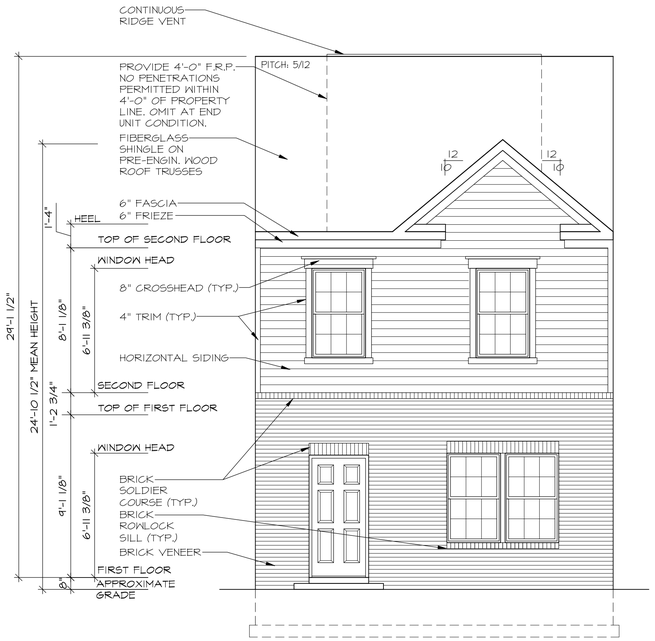
SHEET No. A.1.5



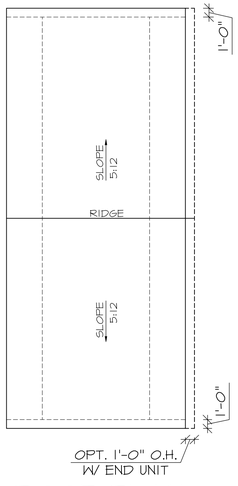

FRONT ELEVATION "L8"




FRONT ELEVATION "M6"

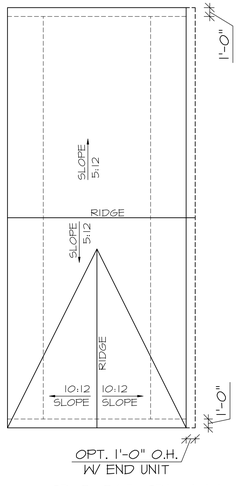



FRONT ELEVATION "N6"



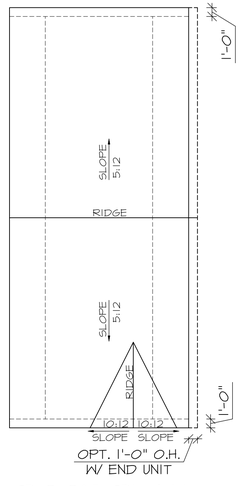

ROOF PLAN

ELEV. "L8"




ROOF PLAN

ELEV. "M6"




ROOF PLAN

ELEV. "N6"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

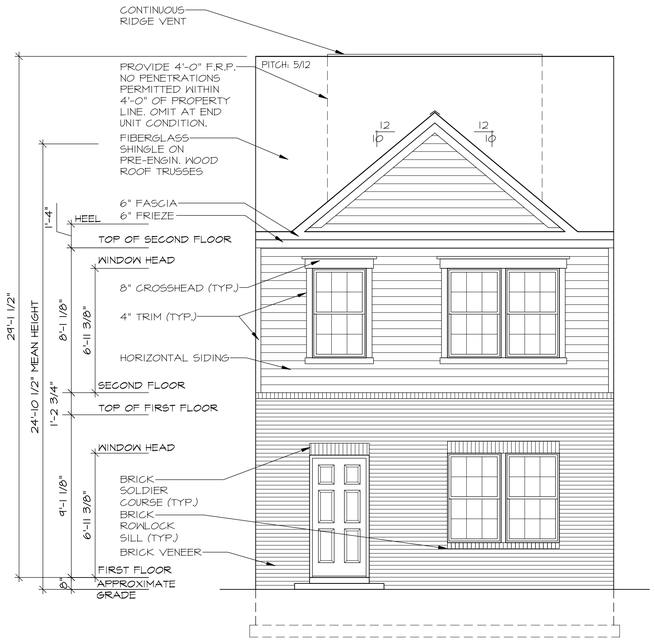
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| | |
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| PROJECT NO. | DT40 |
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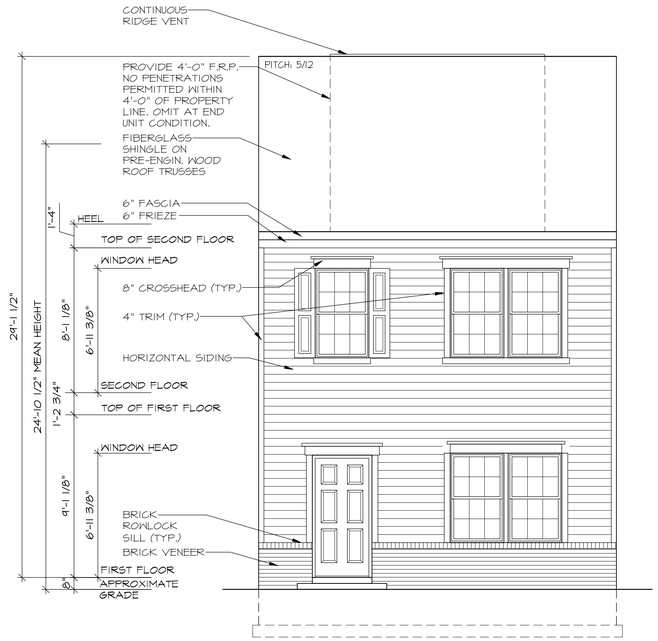
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

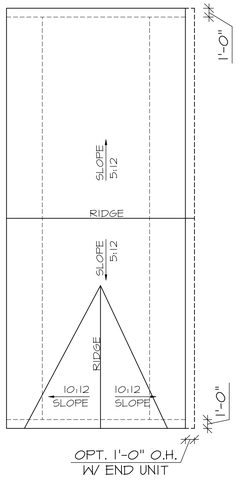
SHEET No. A.1.6




FRONT ELEVATION "P6"

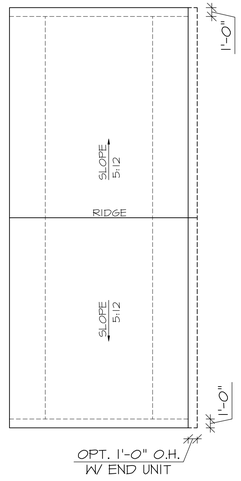



FRONT ELEVATION "Q2"




ROOF PLAN

ELEV. "P6"




ROOF PLAN

ELEV. "Q2"

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

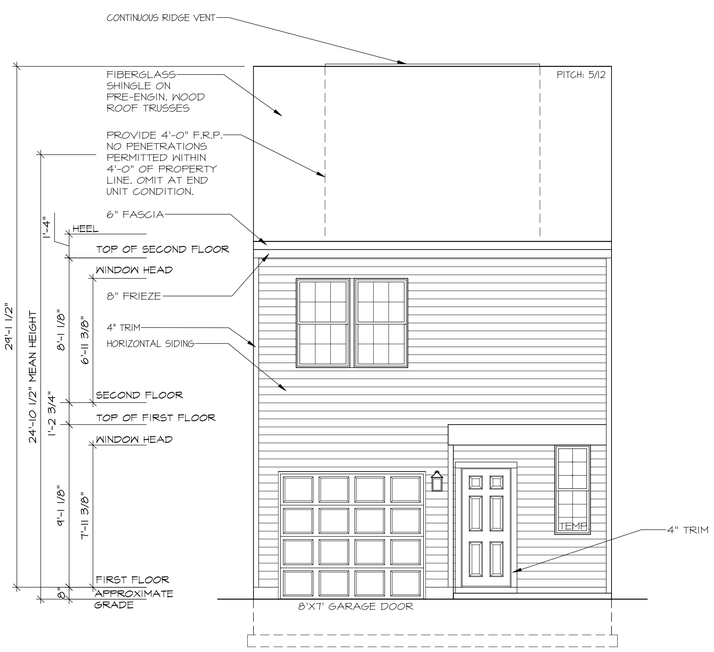
11/18/2021

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

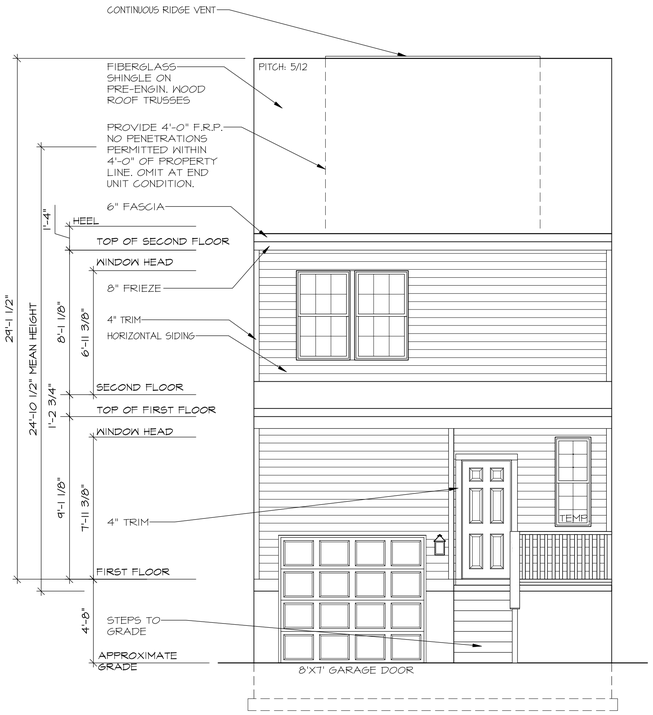
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




REAR ELEVATION




REAR ELEVATION
W/ 2' EXTENSION

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America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

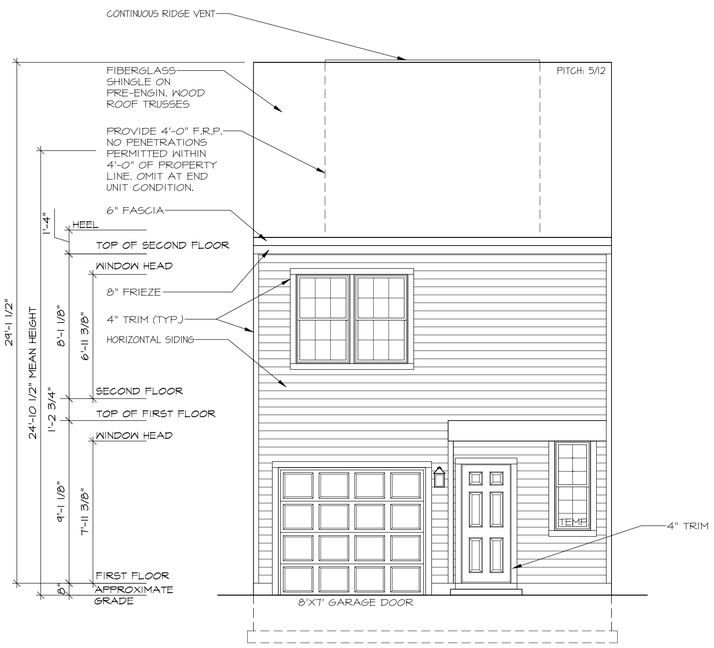
11/18/2021

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|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
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| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

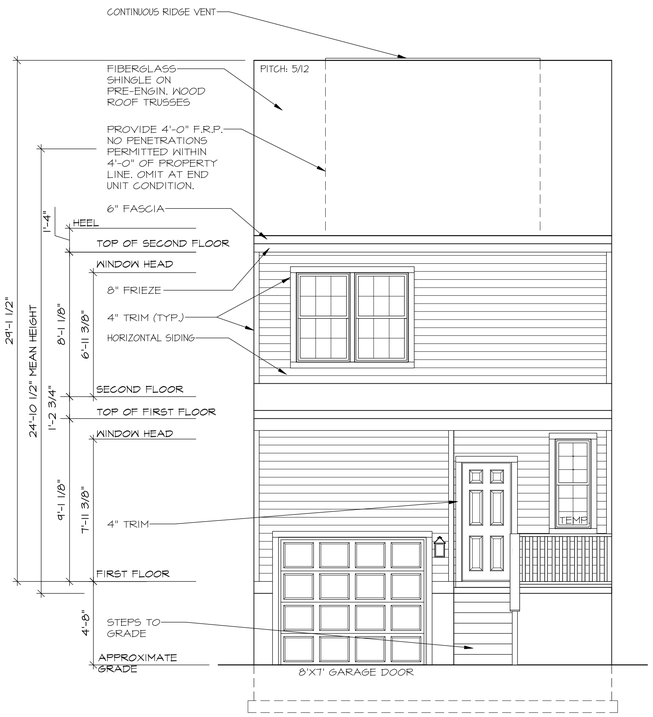
DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1




## REAR ELEVATION

HI-VIS




## REAR ELEVATION

HI-VIS W/ 2' EXTENSION

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

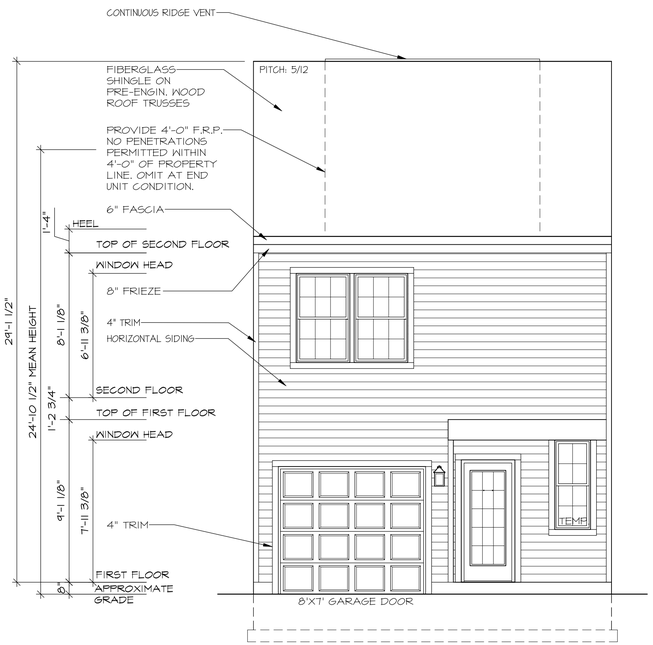
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|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.2




REAR ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

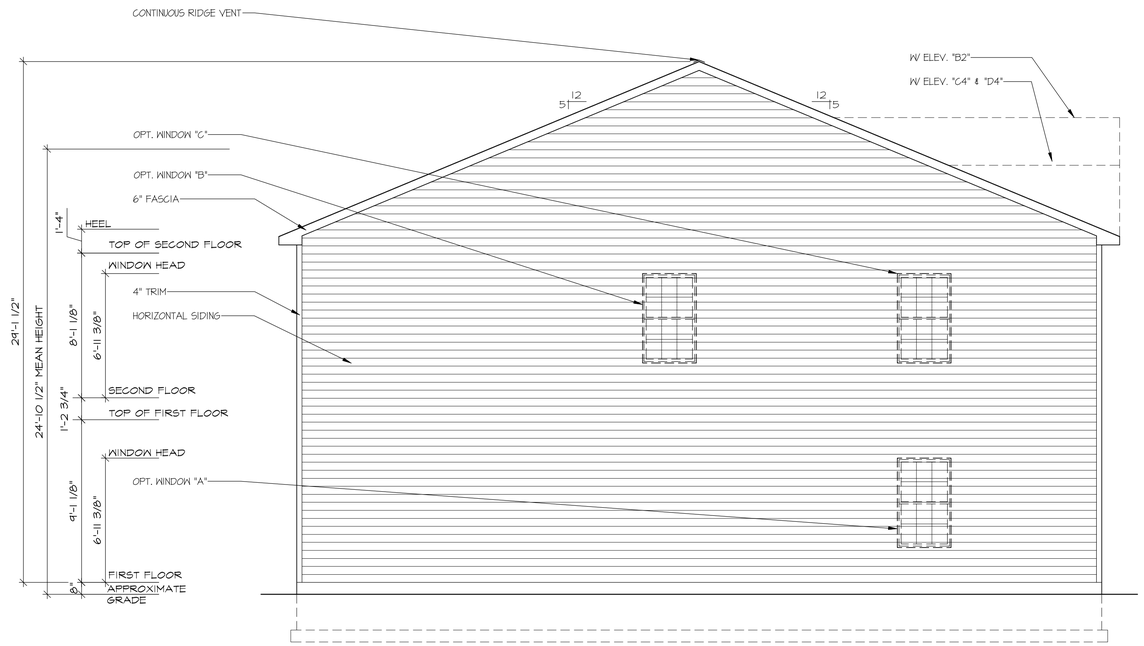
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|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
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| 24 X 36 SCALE 1/4" = 1'-0" |

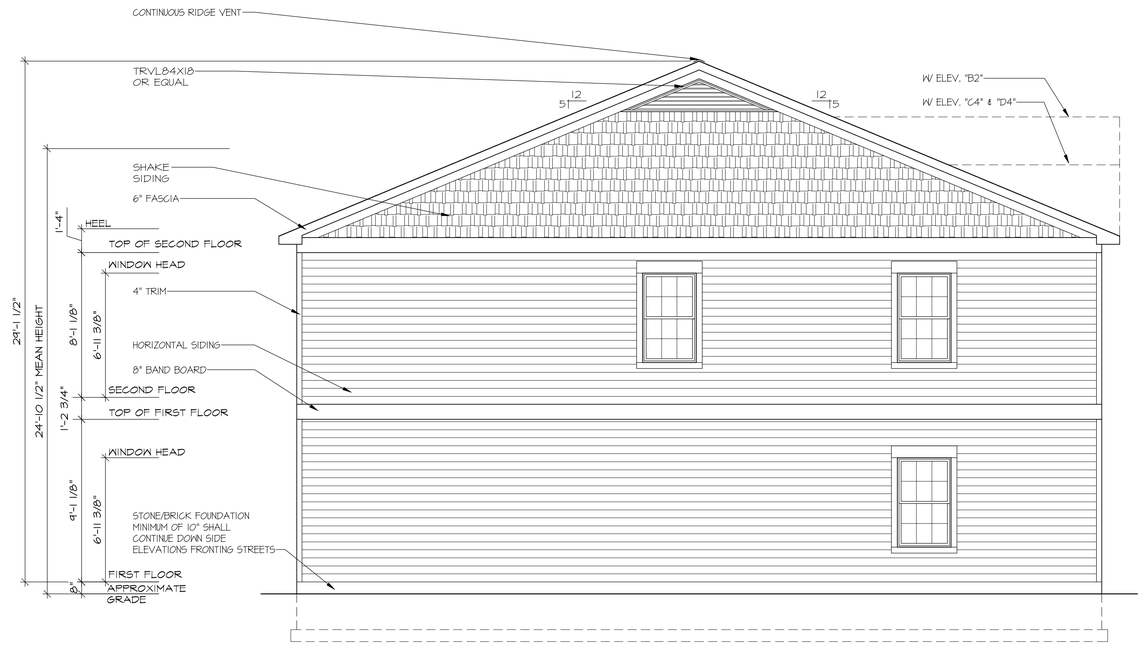
HOUSE NAME: DELMAR II

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.3




LEFT ELEVATION




LEFT ELEVATION
HI-VIZ

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

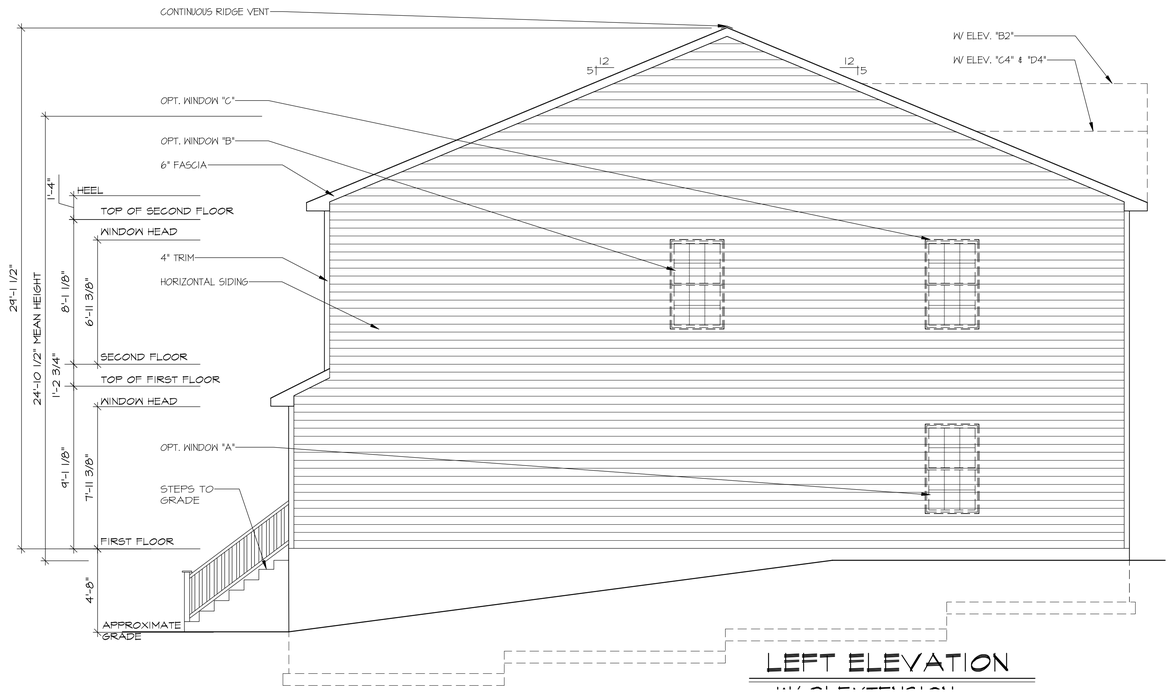
D·R·HORTON® America's Builder

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
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| 24 X 36 SCALE 1/4" = 1'-0" |

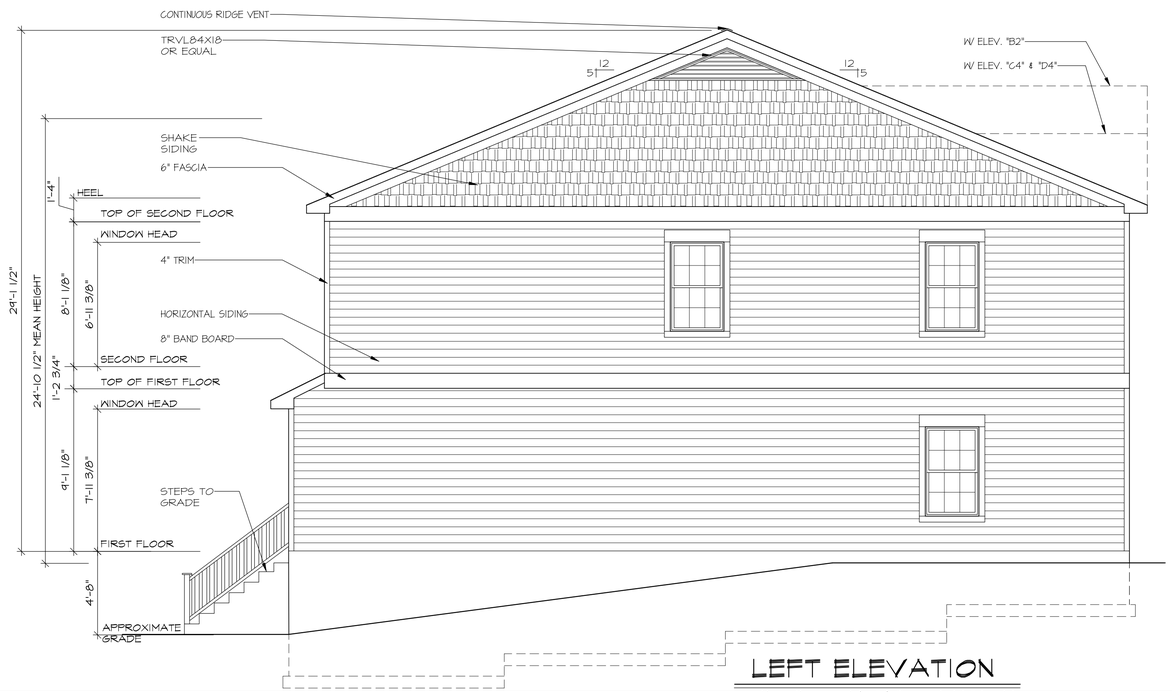
HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION




LEFT ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

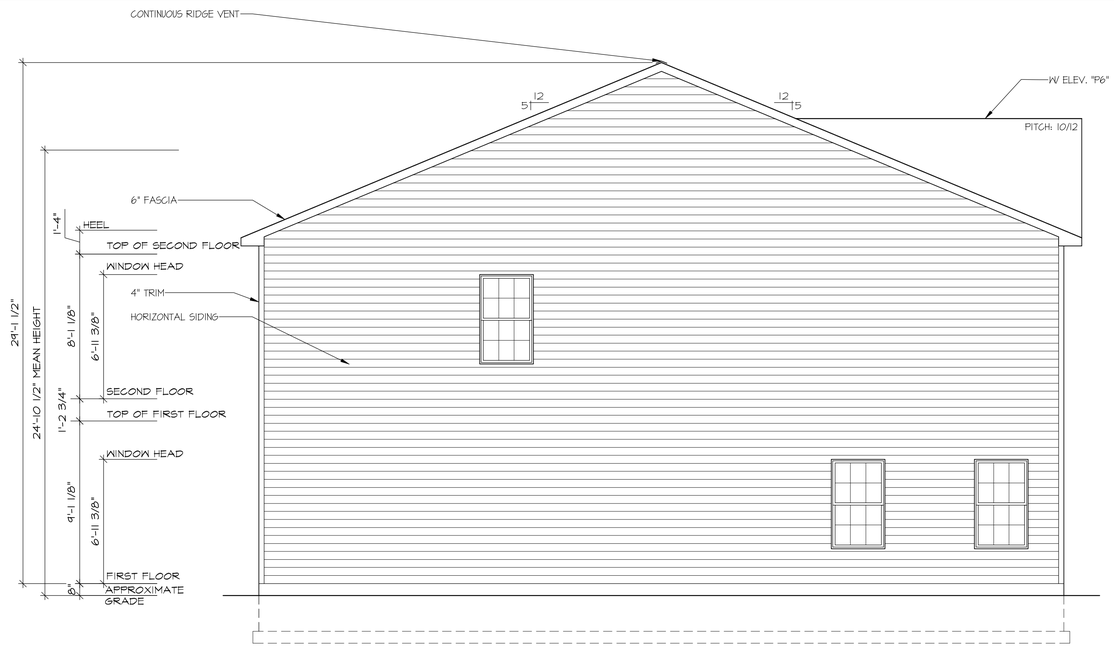
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




LEFT ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

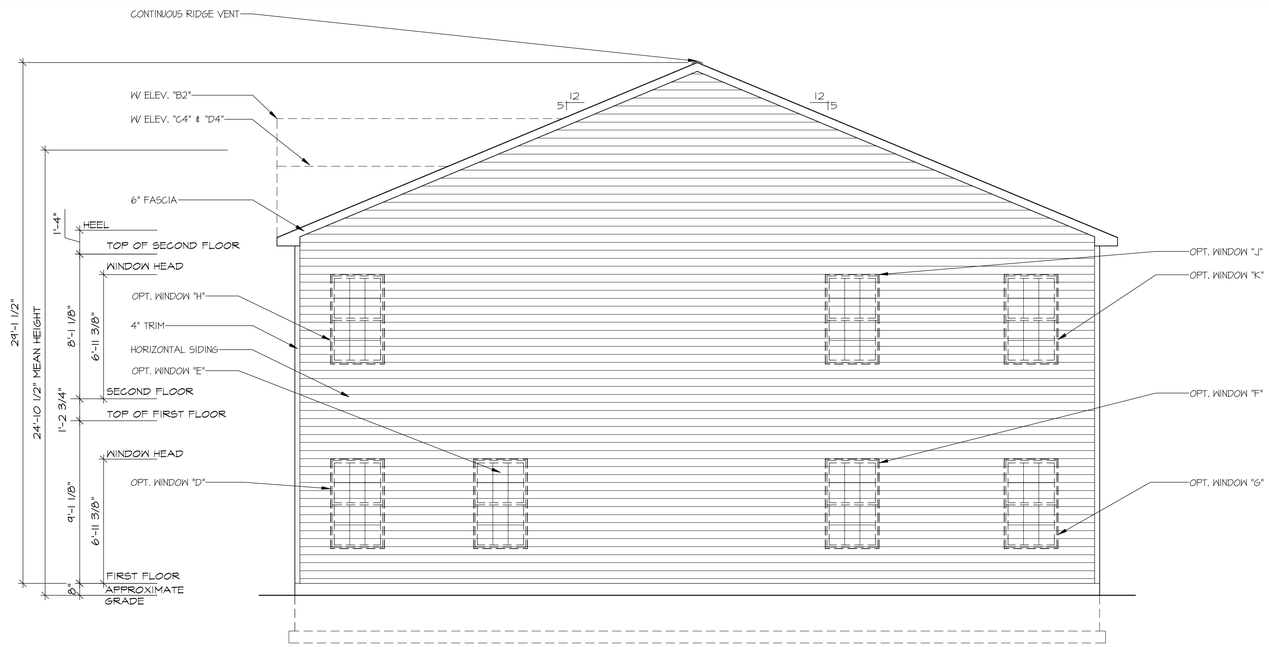
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| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

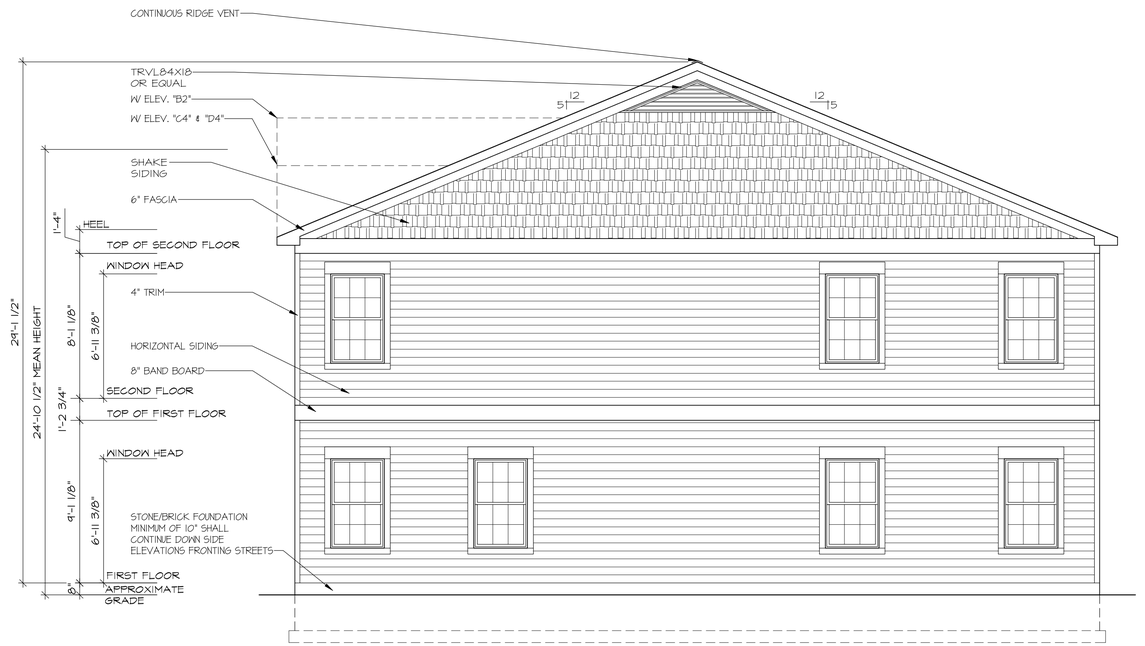
HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.6




RIGHT ELEVATION




RIGHT ELEVATION
HI-VIZ

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

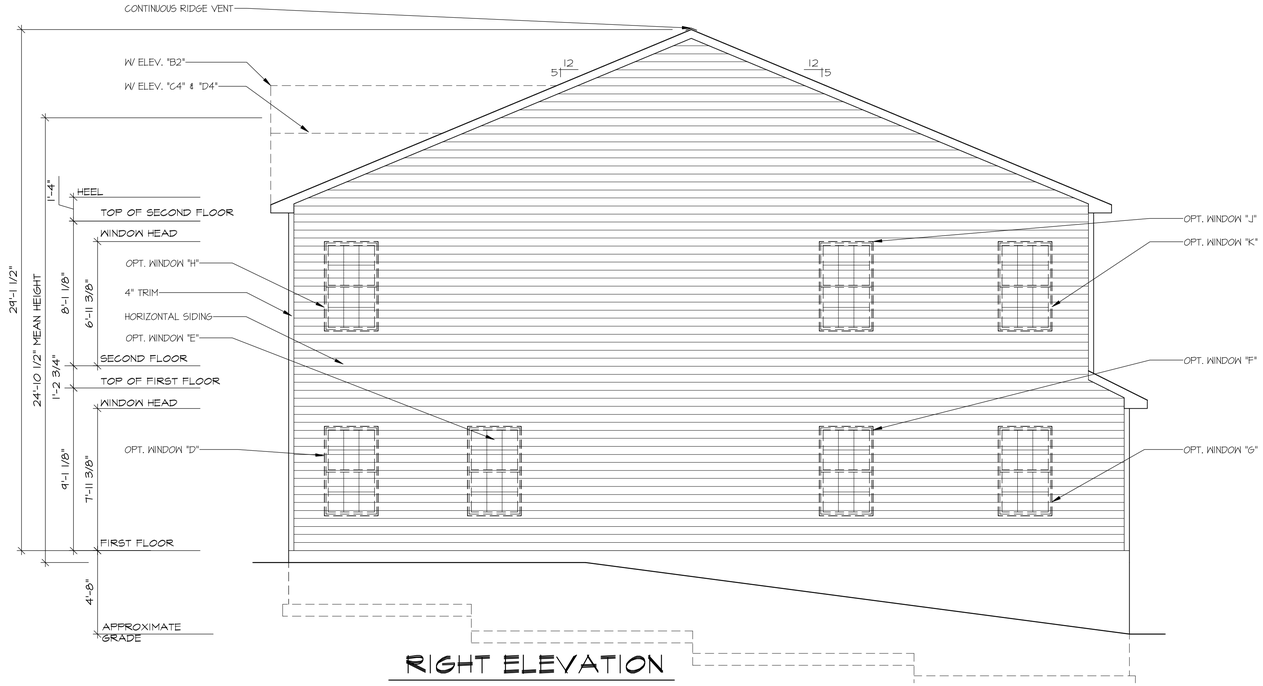
D·R·HORTON®
America's Builder

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|---|
| DRAWN BY: G. DANNER |
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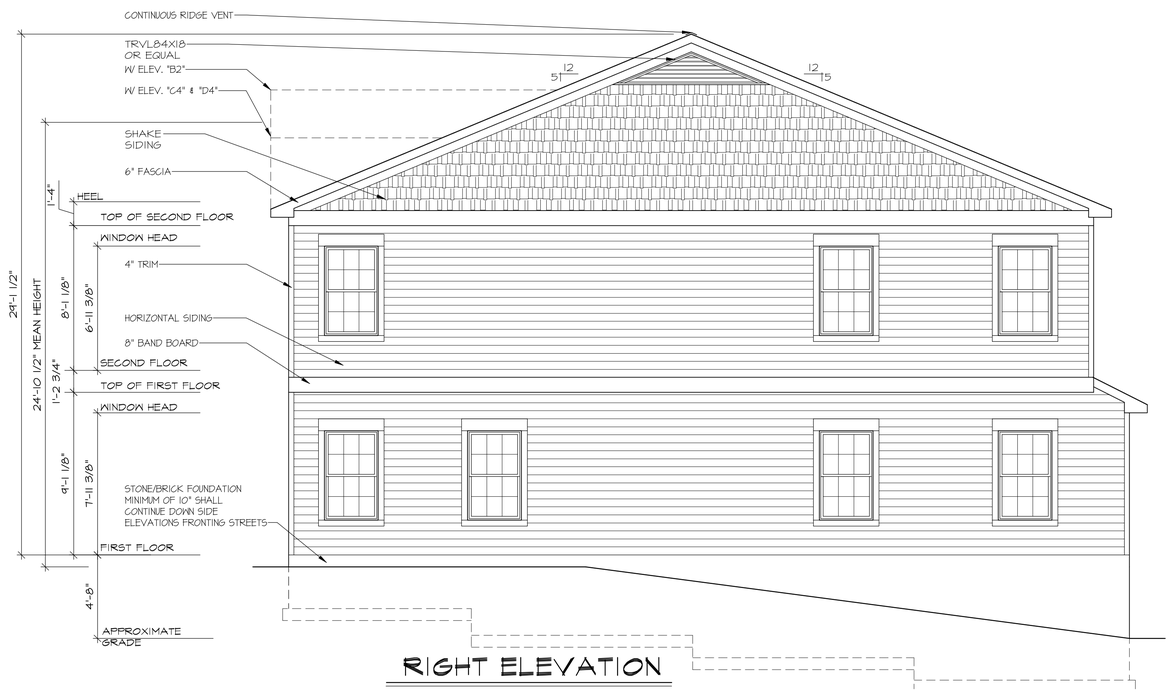
HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7




RIGHT ELEVATION




RIGHT ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

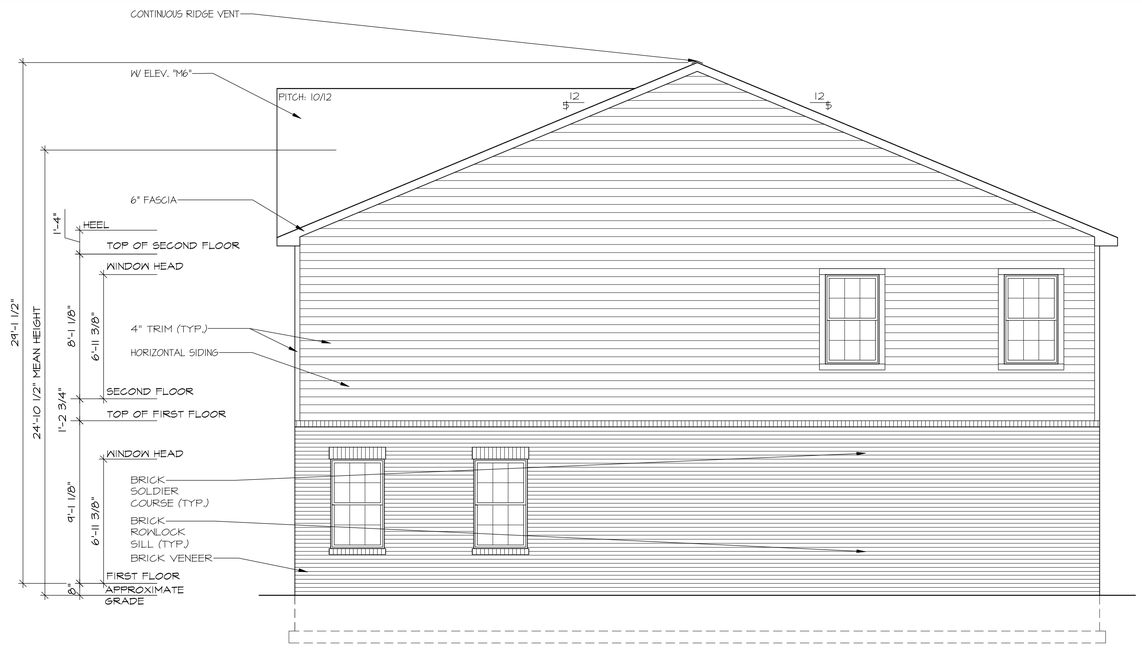
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| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.8




## RIGHT ELEVATION

HI-VIS

11/18/2021

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| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.9



ELEVATION A-2 ELEVATION B-2 ELEVATION C-4 ELEVATION D-4 ELEVATION E-4

# Delmar II

## 20' x 45' Single Family Attached
## Front Elevation

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NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project.
For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



# Delmar II

## 20’ x 45’ Single Family Attached

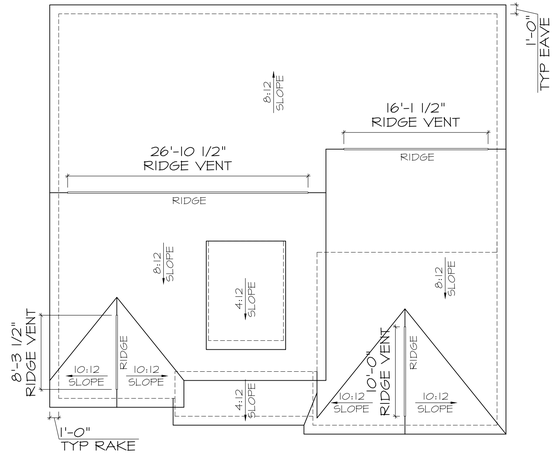
## Rear Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette




FRONT ELEVATION "T|"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T|"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1

FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

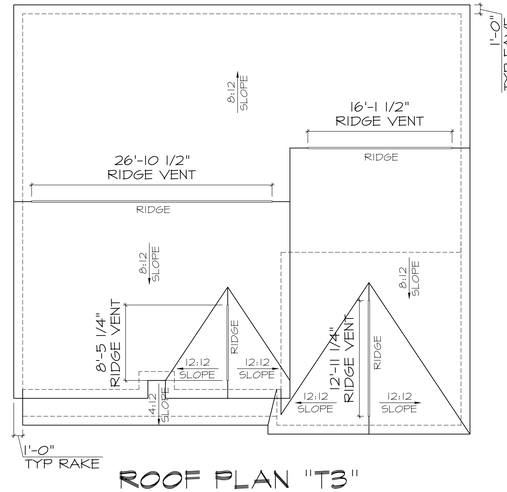
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T3"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
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HOUSE NAME: DENVER II

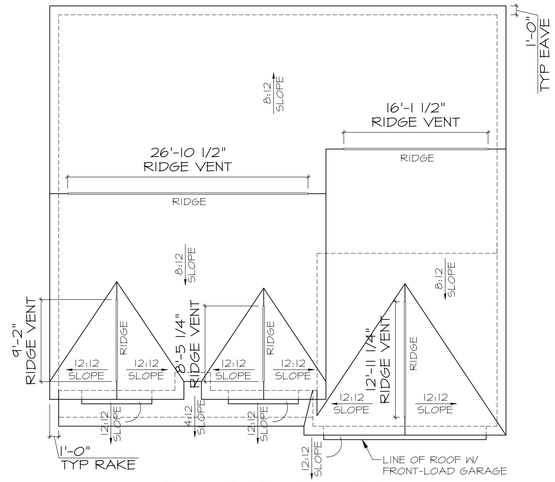
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




FRONT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

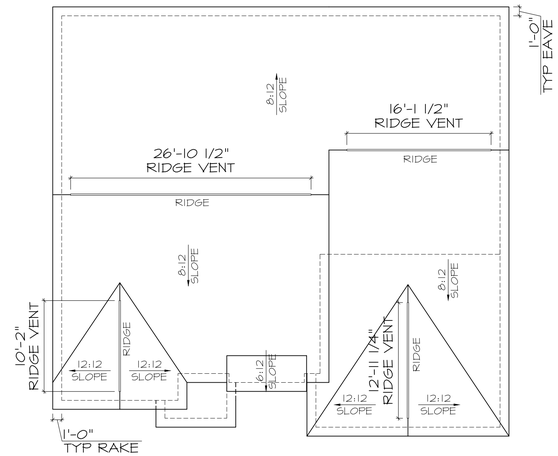
HOUSE NAME: DENVER
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




FRONT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C1"

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

6/5/2024

DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

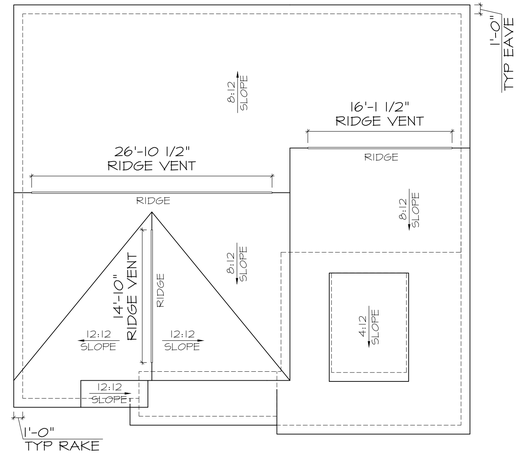
HOUSE NAME: DENVER — C1
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

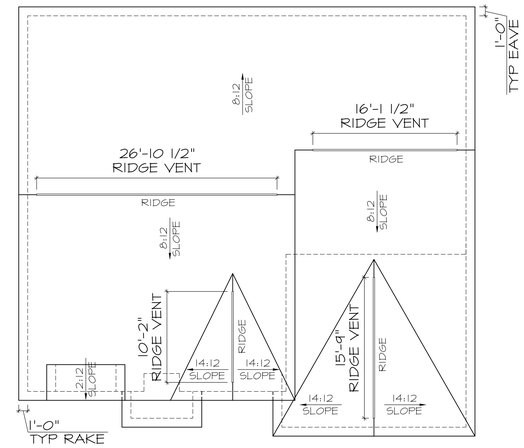
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6




FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C3"

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

6/5/2024

DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

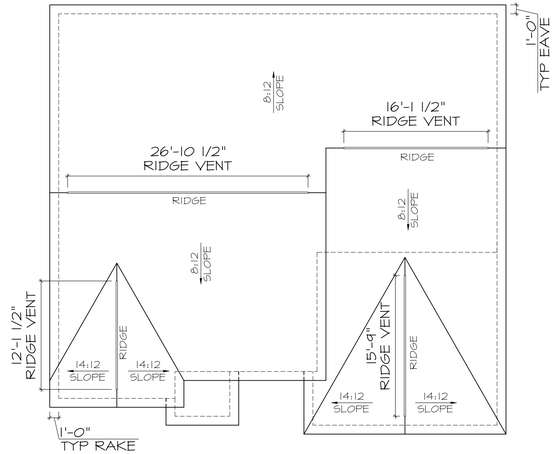
HOUSE NAME: DENVER
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




## FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

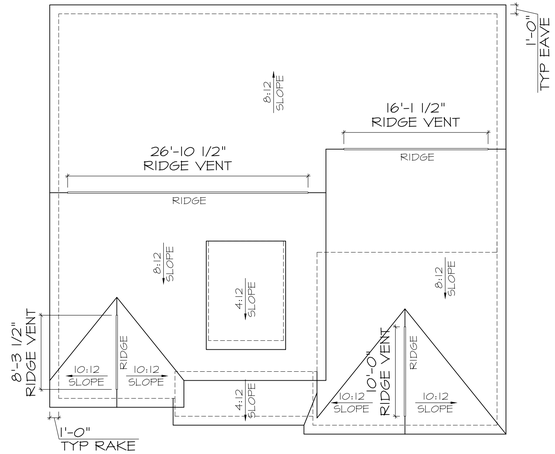
HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8




FRONT ELEVATION "T1"




ROOF PLAN "T1"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9

FRONT ELEVATION "T2"




ROOF PLAN "T2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.10

FRONT ELEVATION "T3"




ROOF PLAN "T3"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.11

FRONT ELEVATION "T4"




ROOF PLAN "T4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.12

FRONT ELEVATION "C1"




ROOF PLAN "C1"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
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| 24 X 36 SCALE 1/4" = 1'-0" |

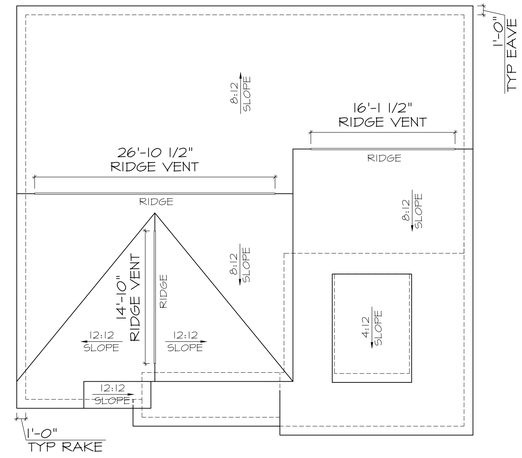
HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.13




FRONT ELEVATION "C2"




ROOF PLAN "C2"

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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6/5/2024

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

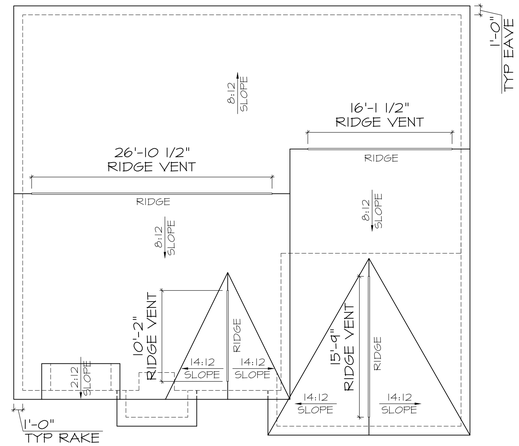
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.14




FRONT ELEVATION "C3"




ROOF PLAN "C3"

6/5/2024

WADE ARCHITECTURE
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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
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| 24 X 36 SCALE 1/4" = 1'-0" |

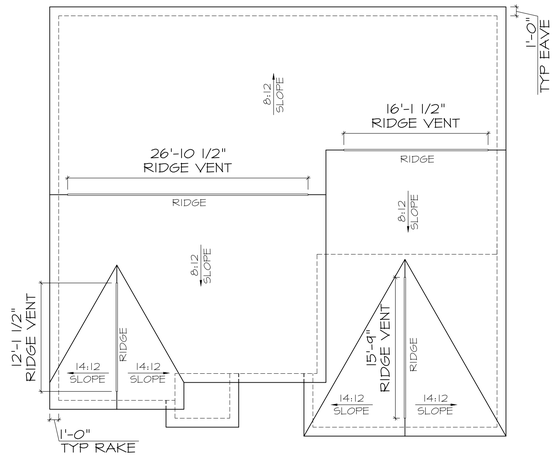
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.15




FRONT ELEVATION "C4"




ROOF PLAN "C4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

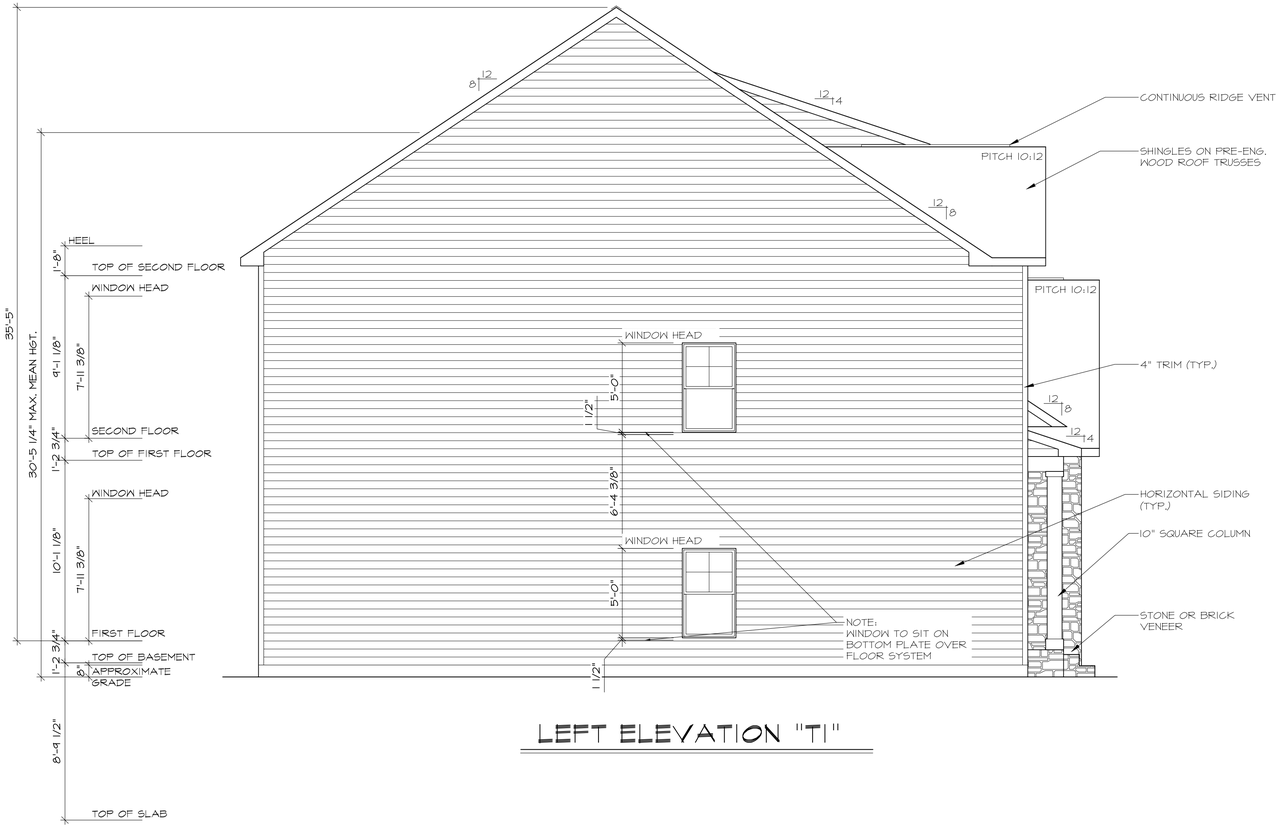
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

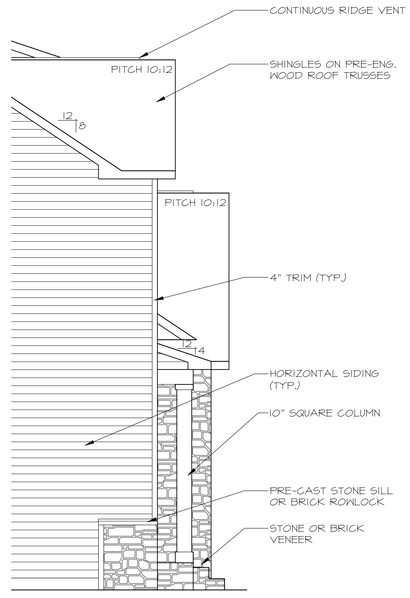
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.16




## LEFT ELEVATION "T1"




## LEFT ELEVATION "T1"

W/ OPT. HI-VIZ

6/5/2024

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

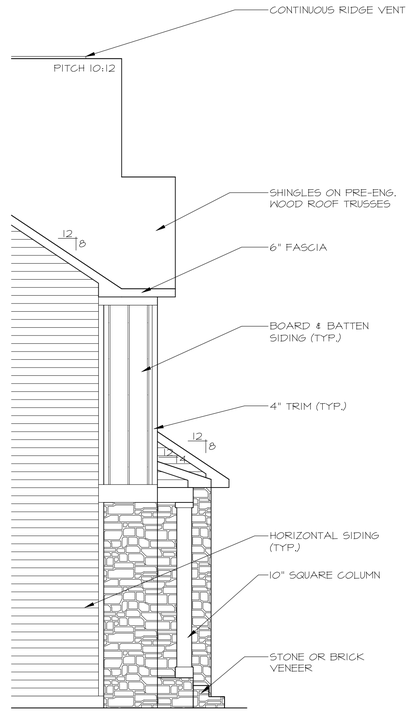
HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1




## LEFT ELEVATION "T2"




## LEFT ELEVATION "T2"

W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.2




LEFT ELEVATION "T3"

6/5/2024

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

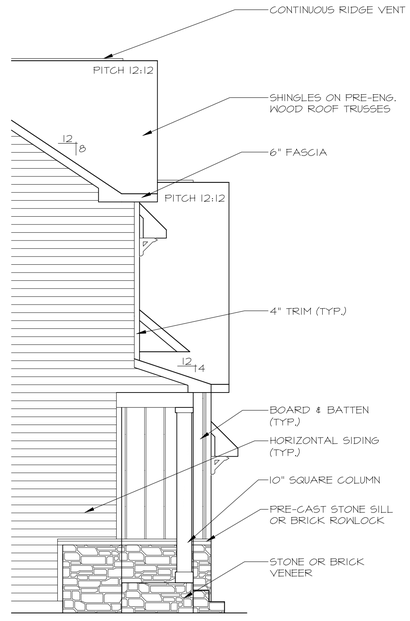
HOUSE NAME: DENVER II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.3




## LEFT ELEVATION "T4"




## LEFT ELEVATION "T4"

W/ OPT. HI-VIZ

6/5/2024

D·R·HORTON®
America's Builder

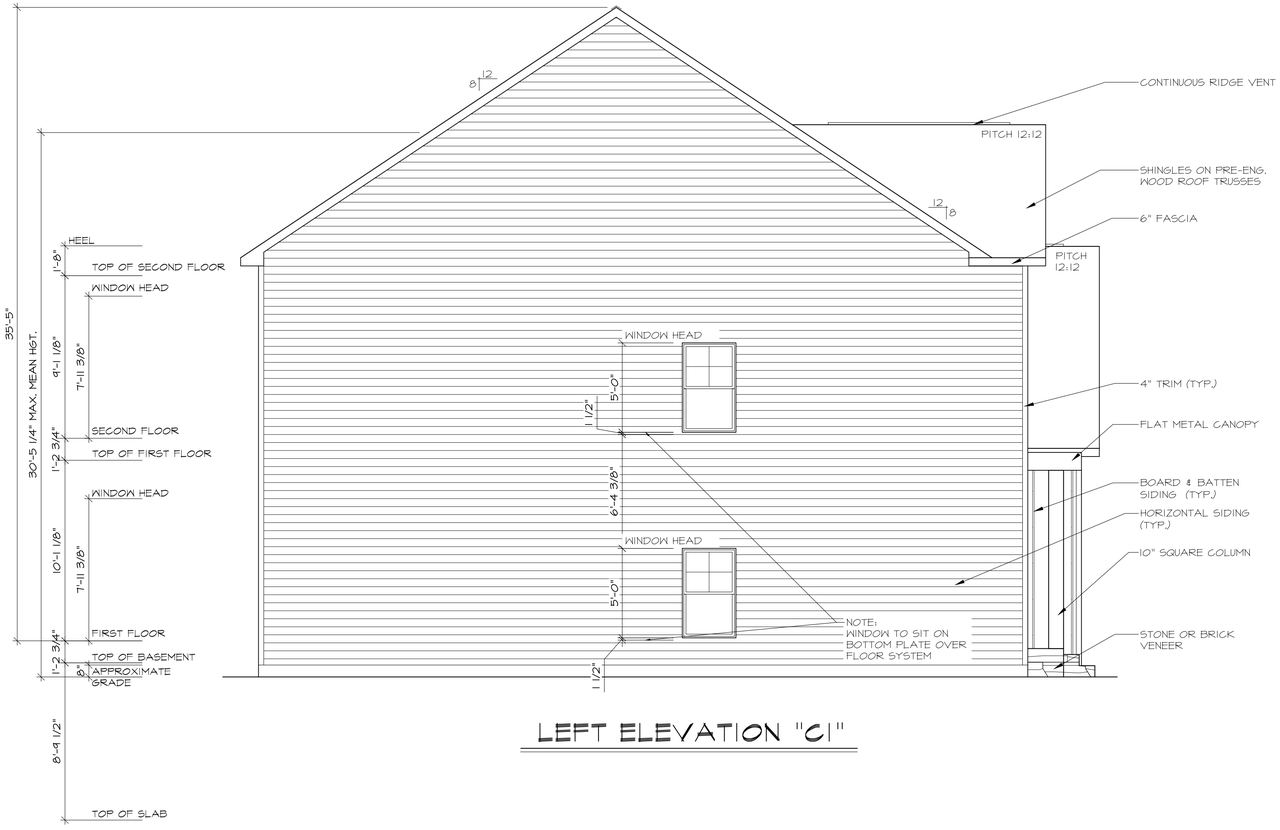
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

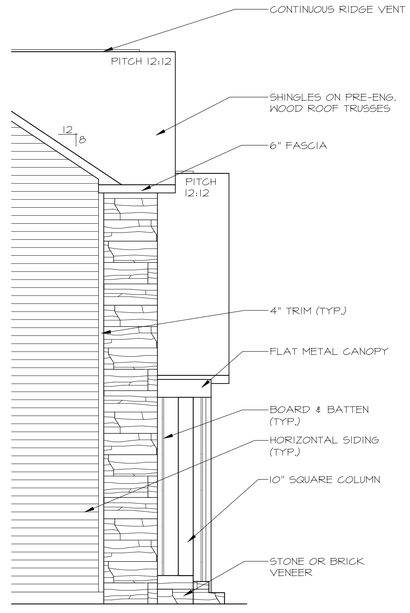
HOUSE NAME: DENVER II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION "C1"




LEFT ELEVATION "C1"
W/ OPT. HI-VIZ

6/5/2024

D·R·HORTON®
America's Builder

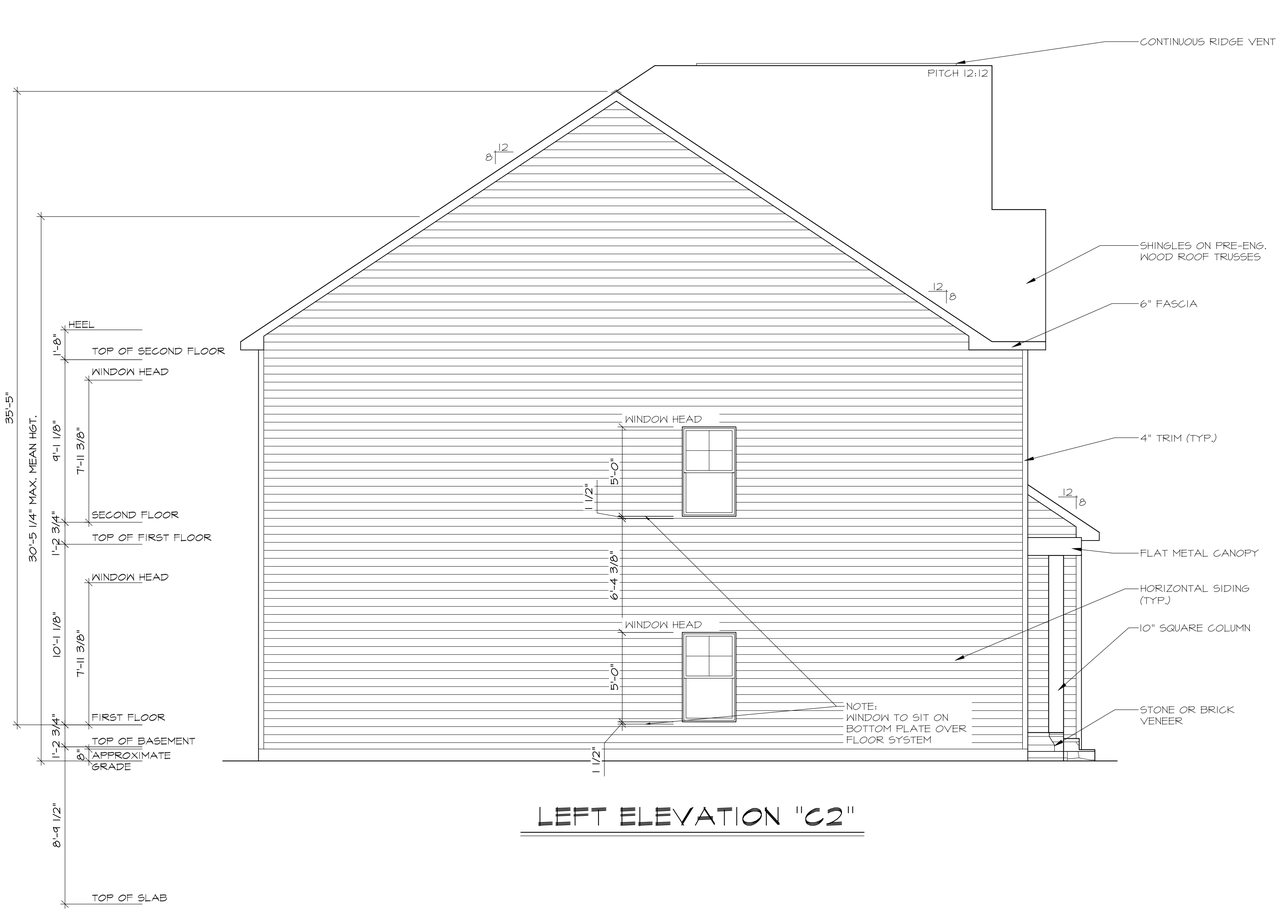
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| |
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| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

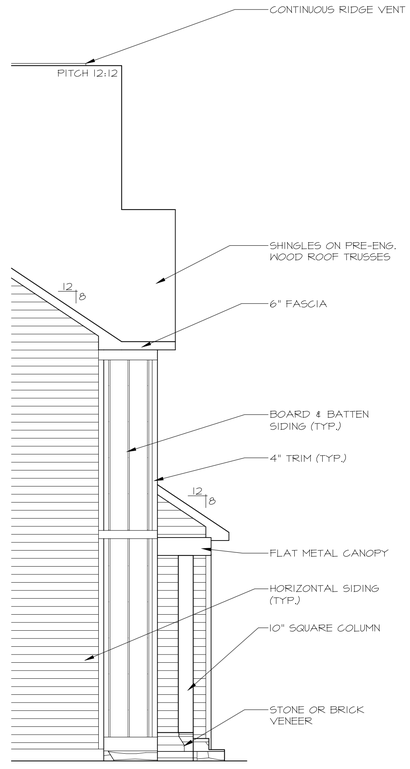
HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.25




## LEFT ELEVATION "C2"




## LEFT ELEVATION "C2"

W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

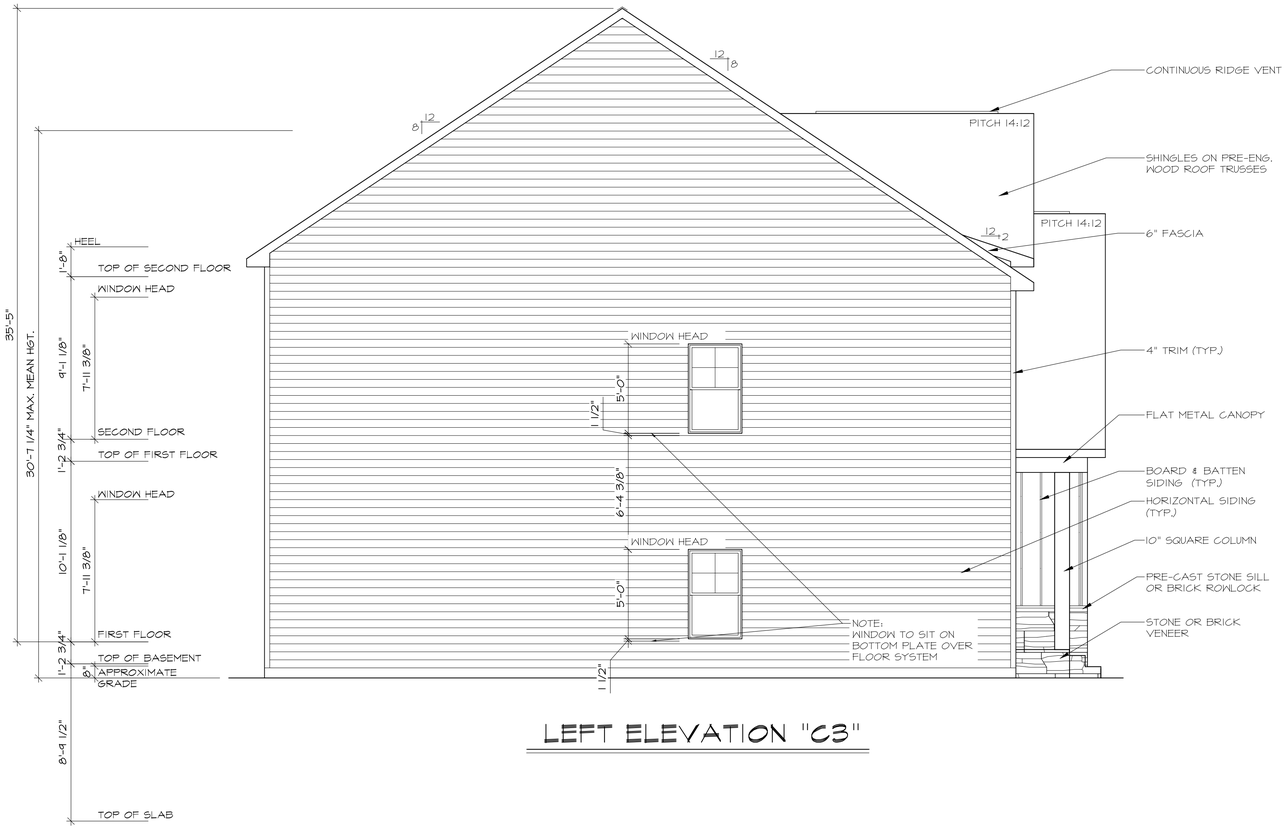
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

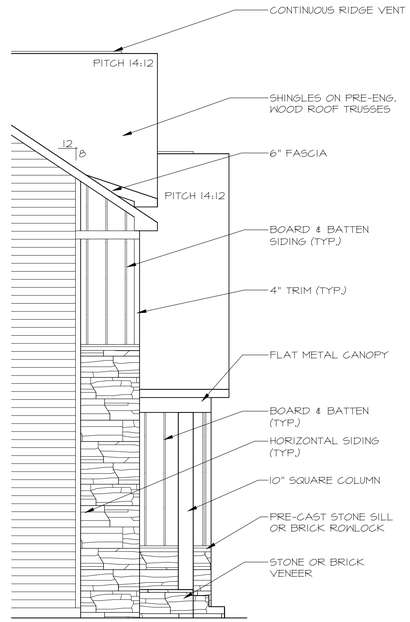
HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6




## LEFT ELEVATION "C3"




## LEFT ELEVATION "C3"

W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

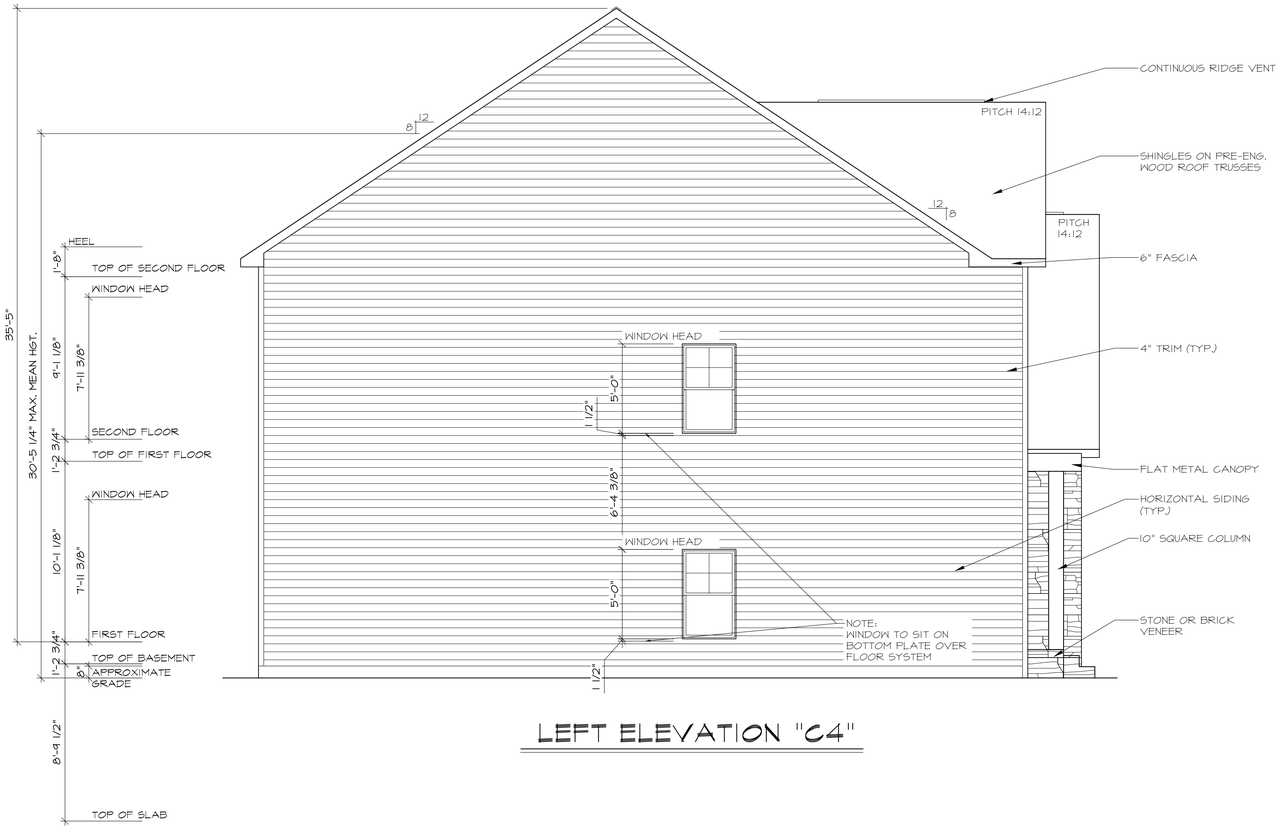
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

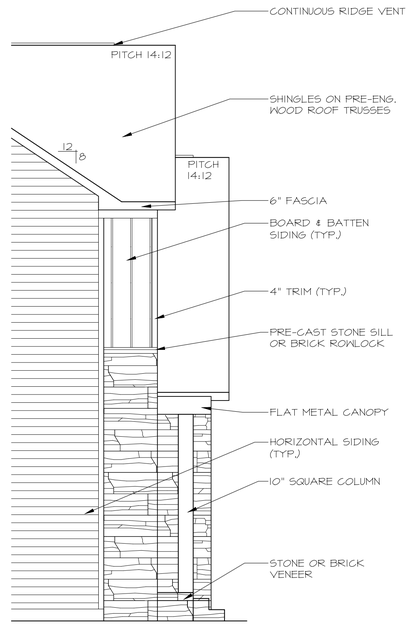
HOUSE NAME: LEYDEN

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7




LEFT ELEVATION "C4"




LEFT ELEVATION "C4"
W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

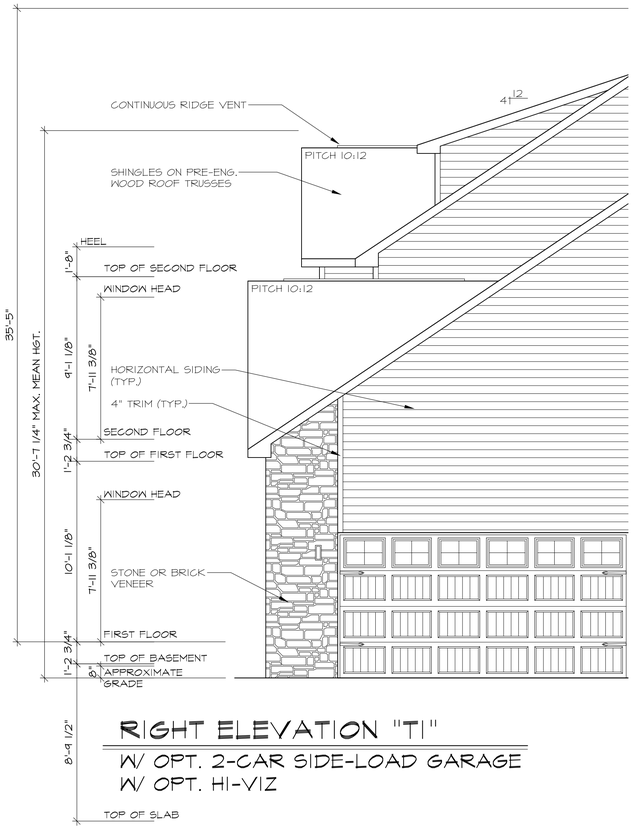
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

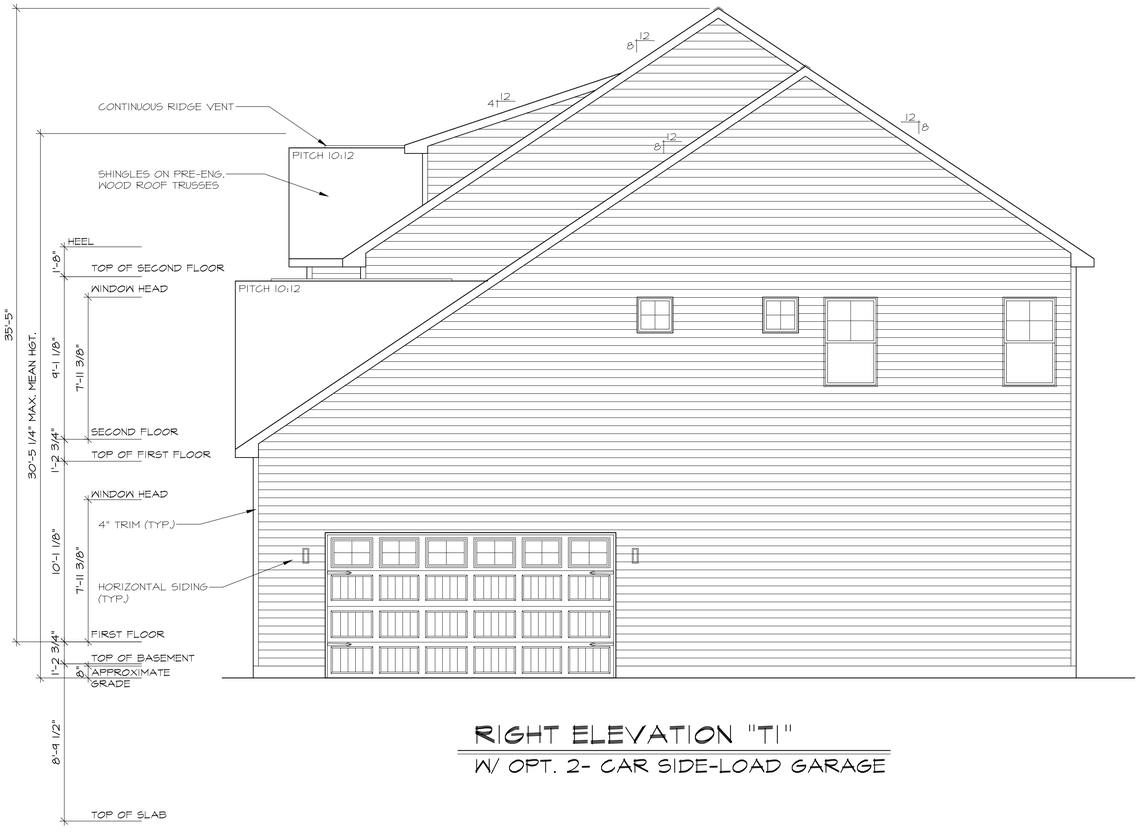
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.8




RIGHT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




RIGHT ELEVATION "T1"

W/ OPT. 2- CAR SIDE-LOAD GARAGE

6/5/2024

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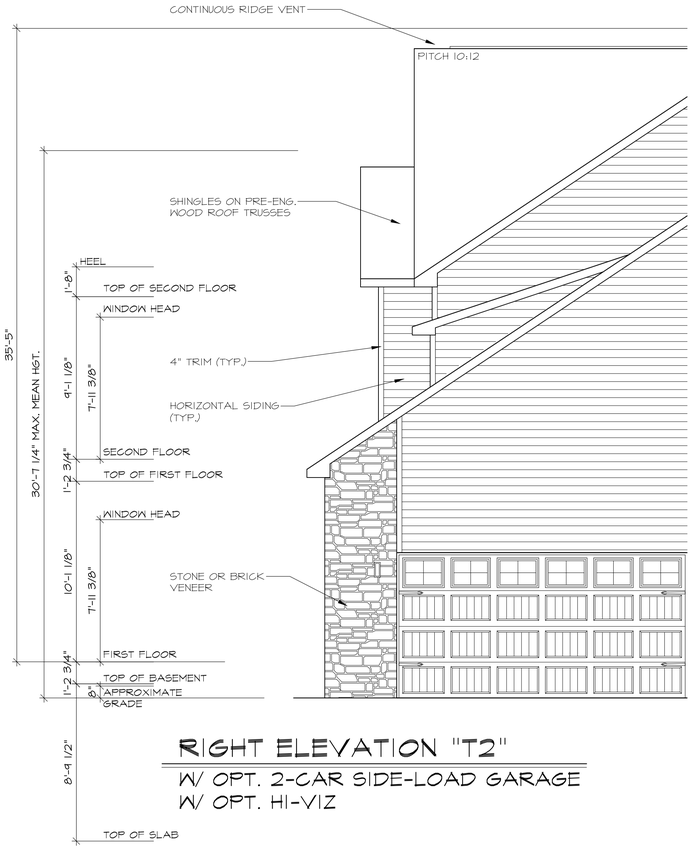
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

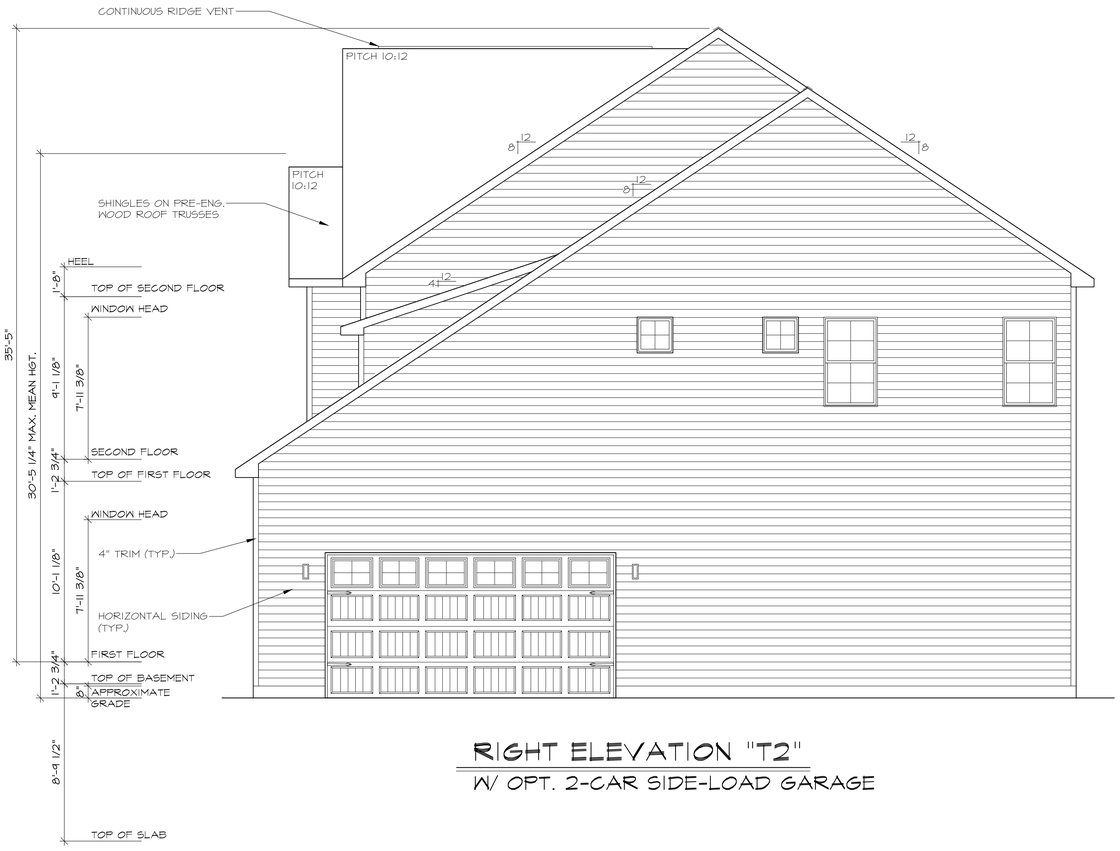
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.9




## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

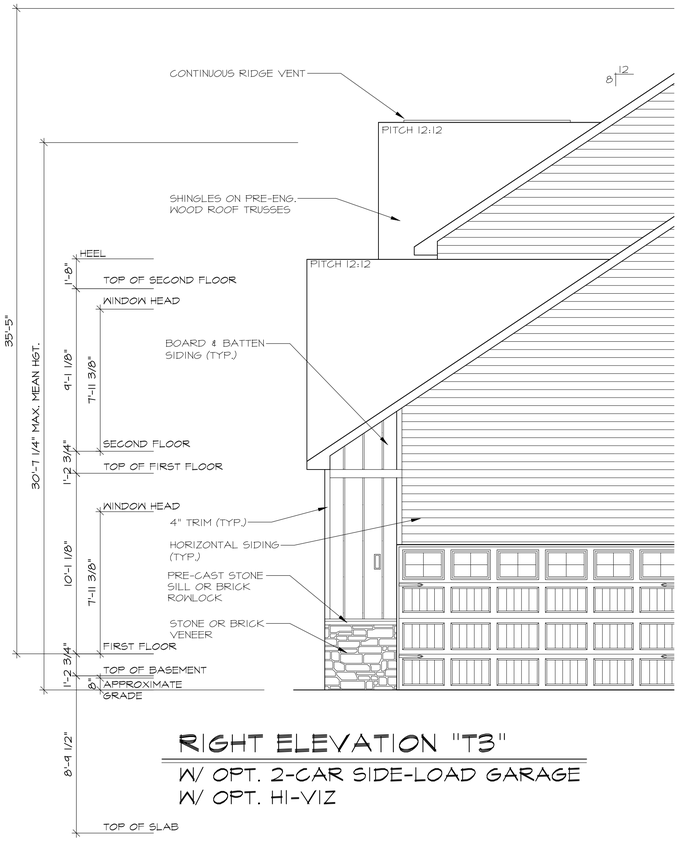
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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

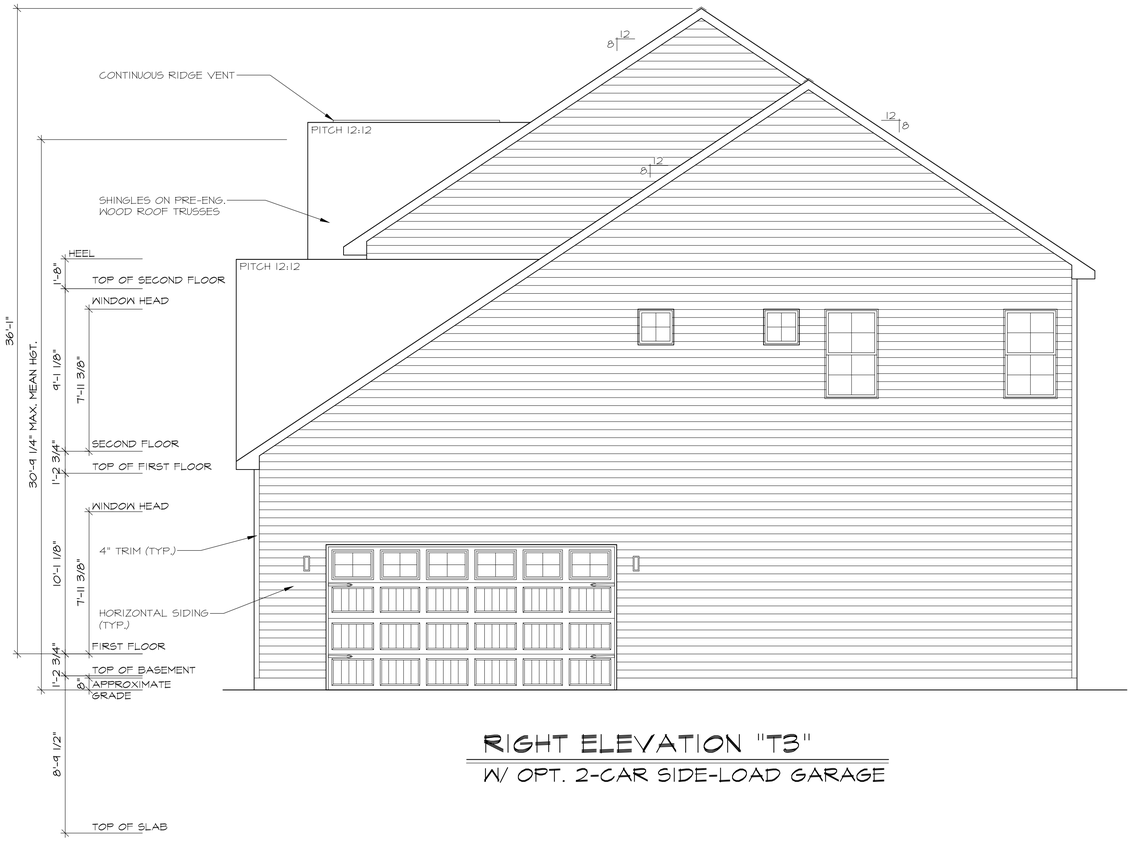
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.10




## RIGHT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

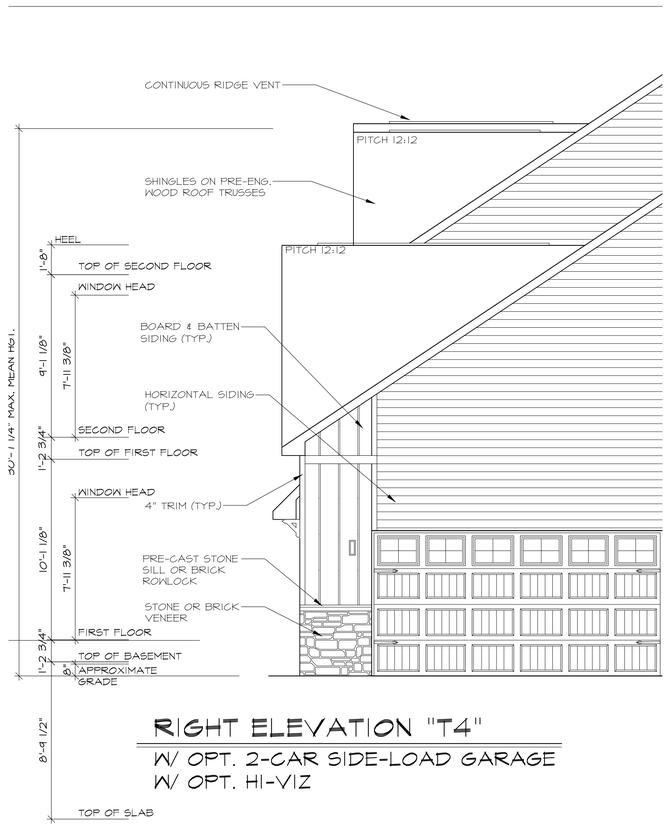
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

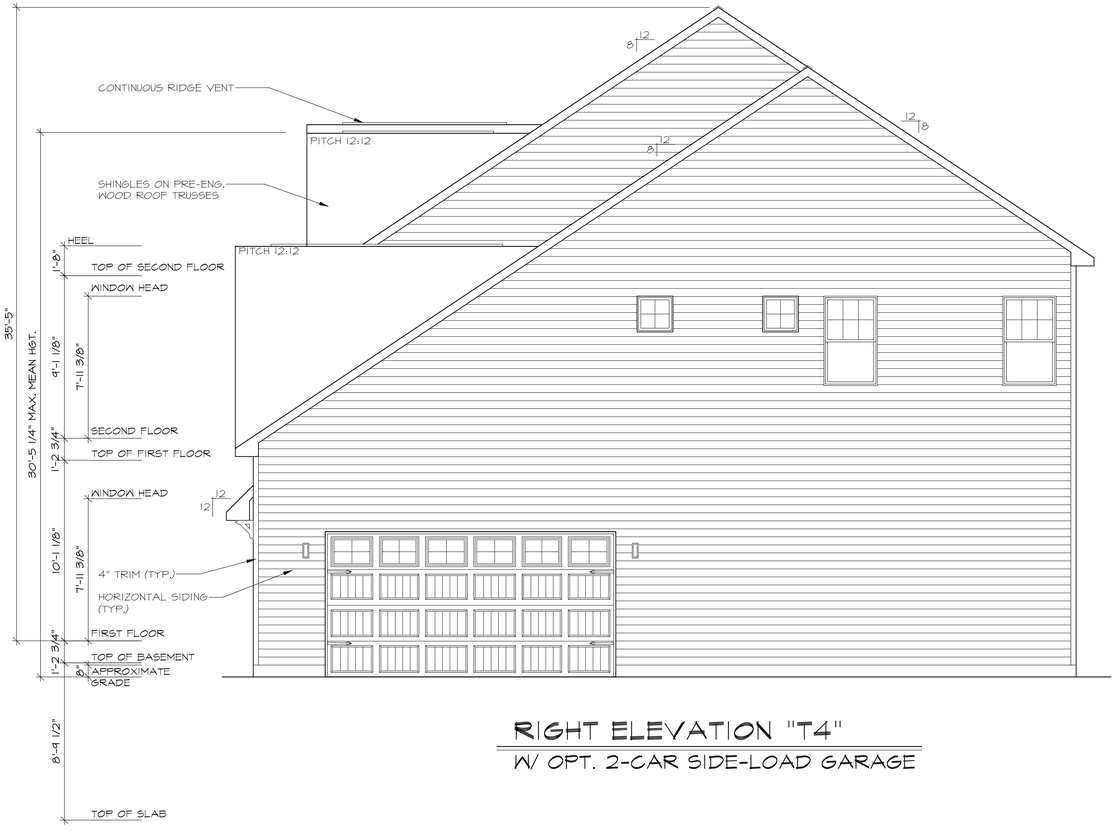
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.11




## RIGHT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

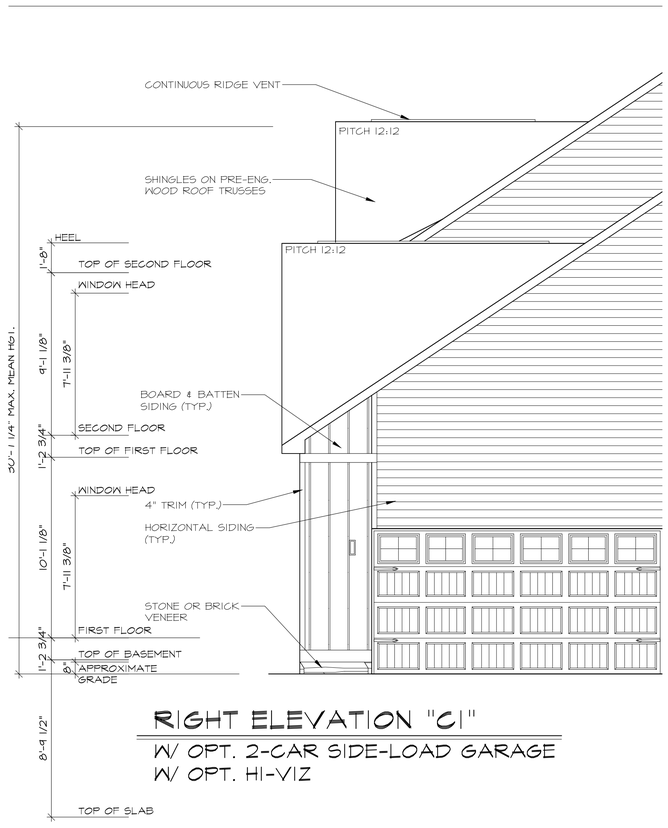
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.12




RIGHT ELEVATION "C1"
W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




RIGHT ELEVATION "C1"
W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.13

RIGHT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

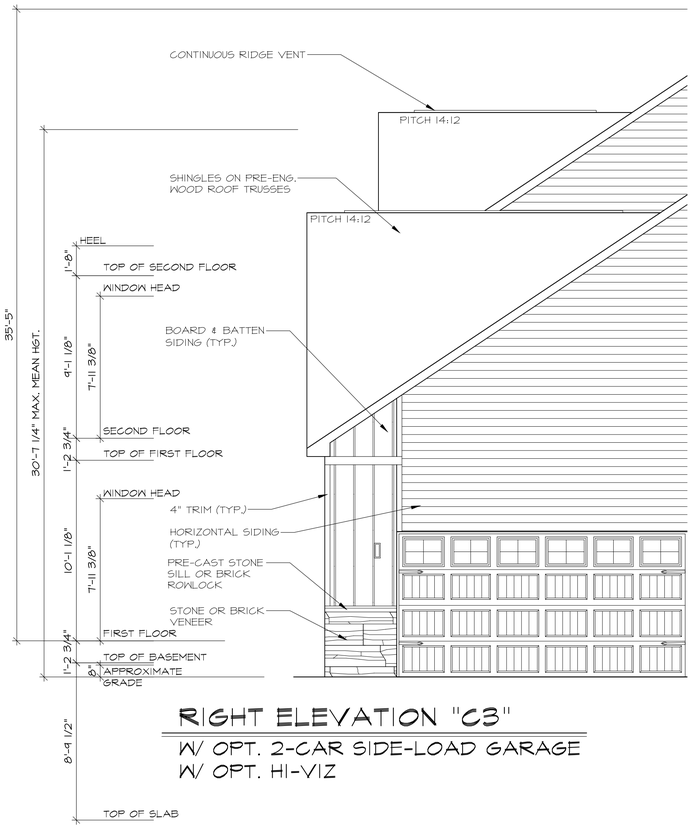
D·R·HORTON® America's Builder

| |
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| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

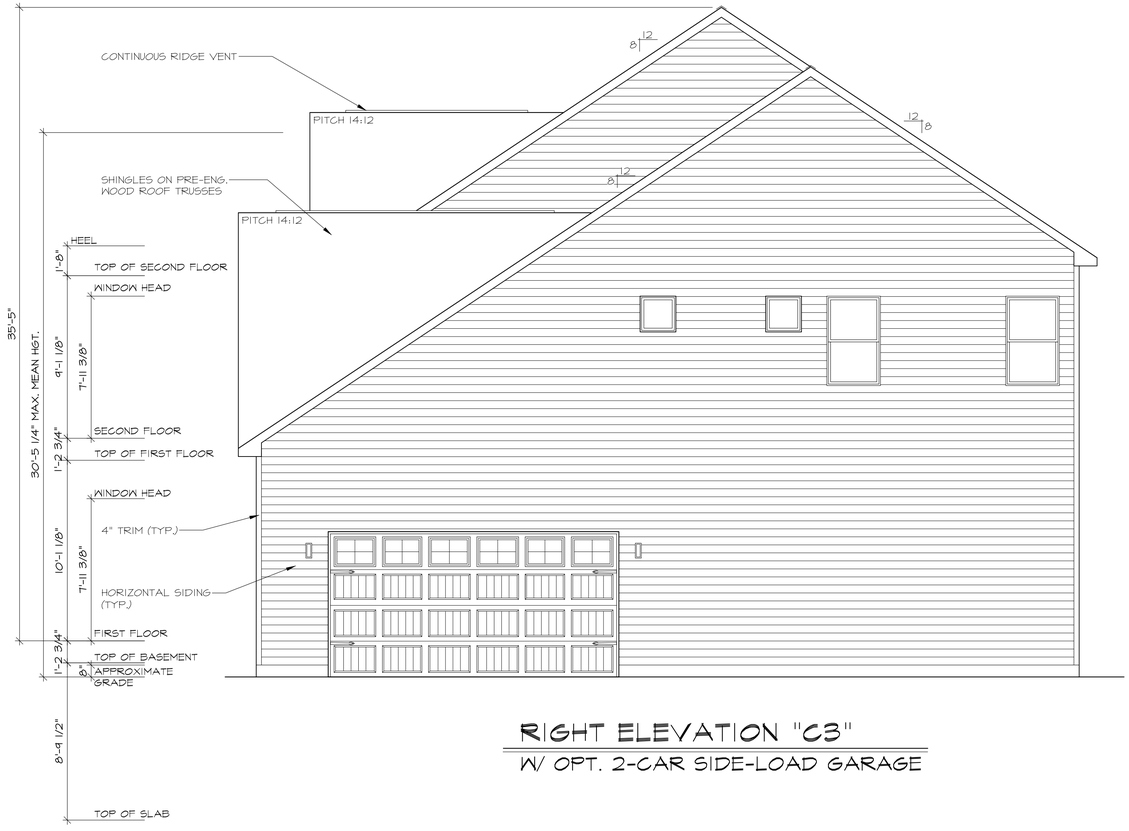
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.14




## RIGHT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

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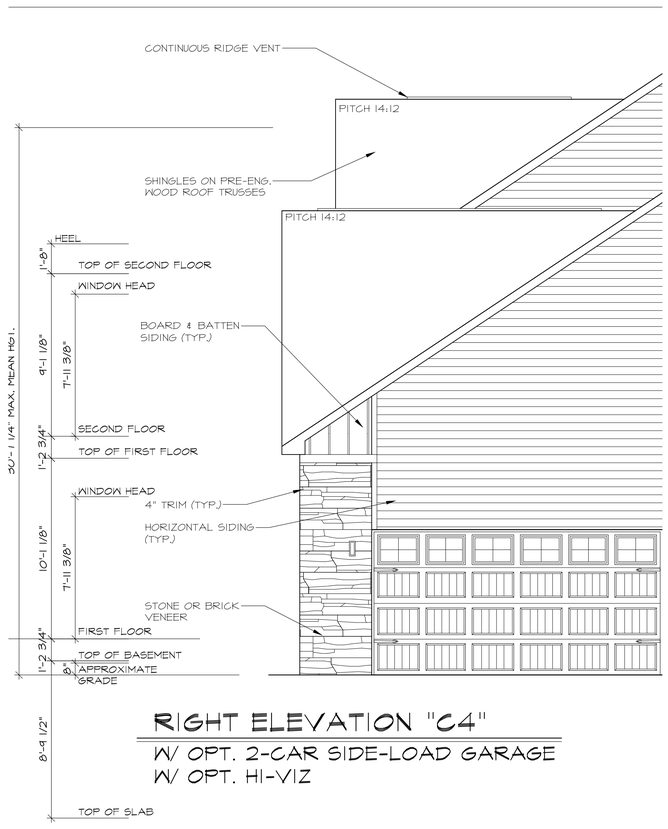
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

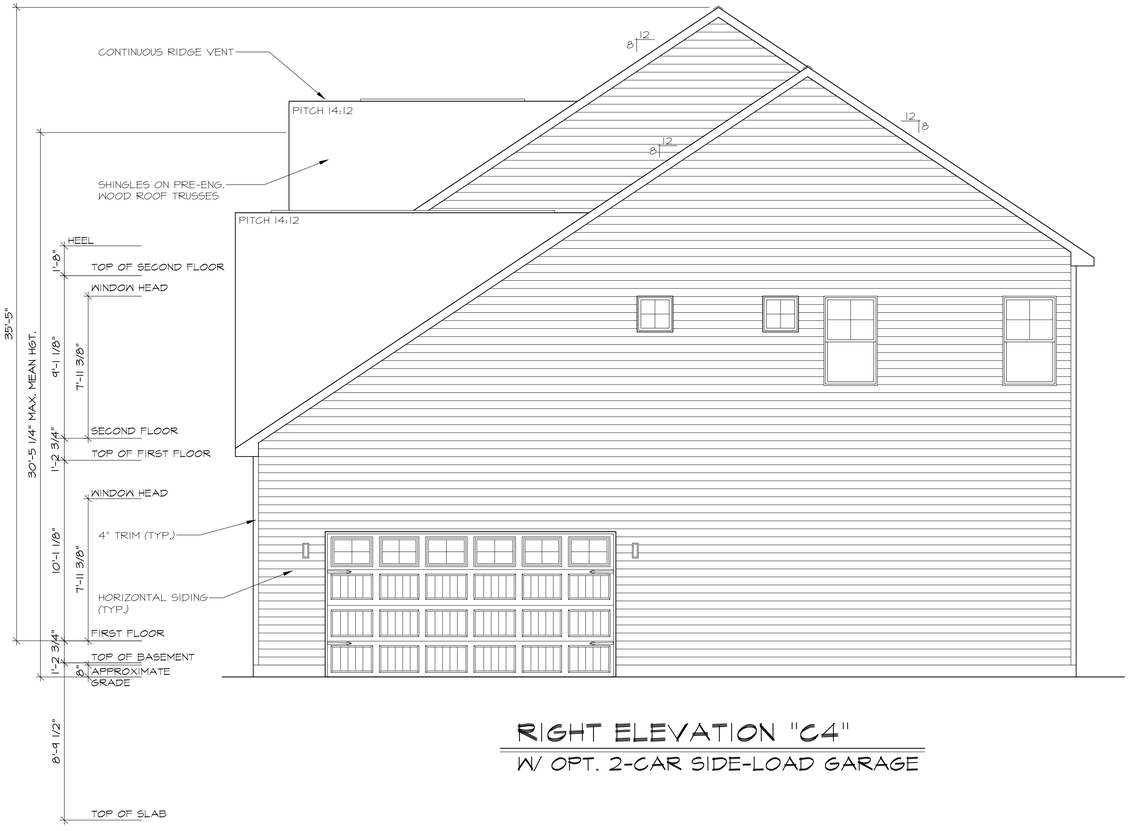
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.15




## RIGHT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

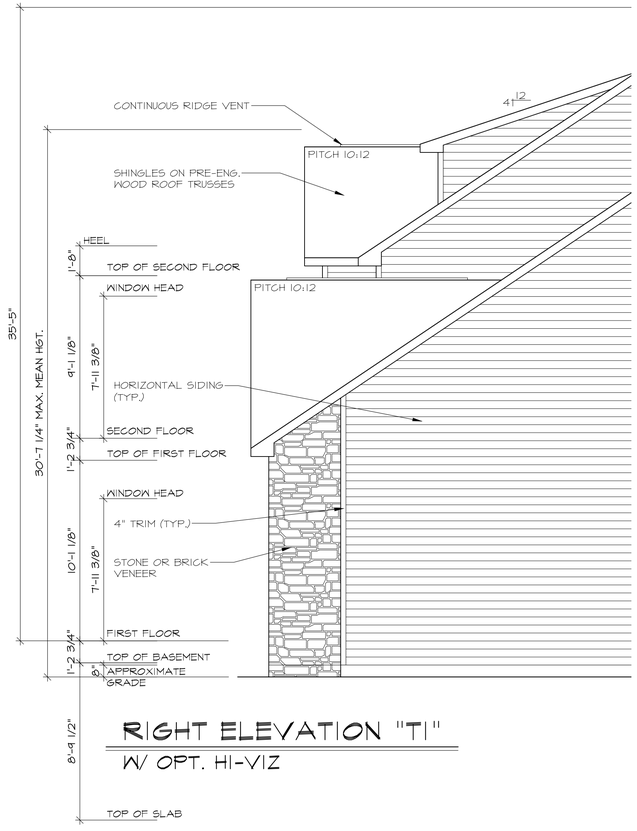
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

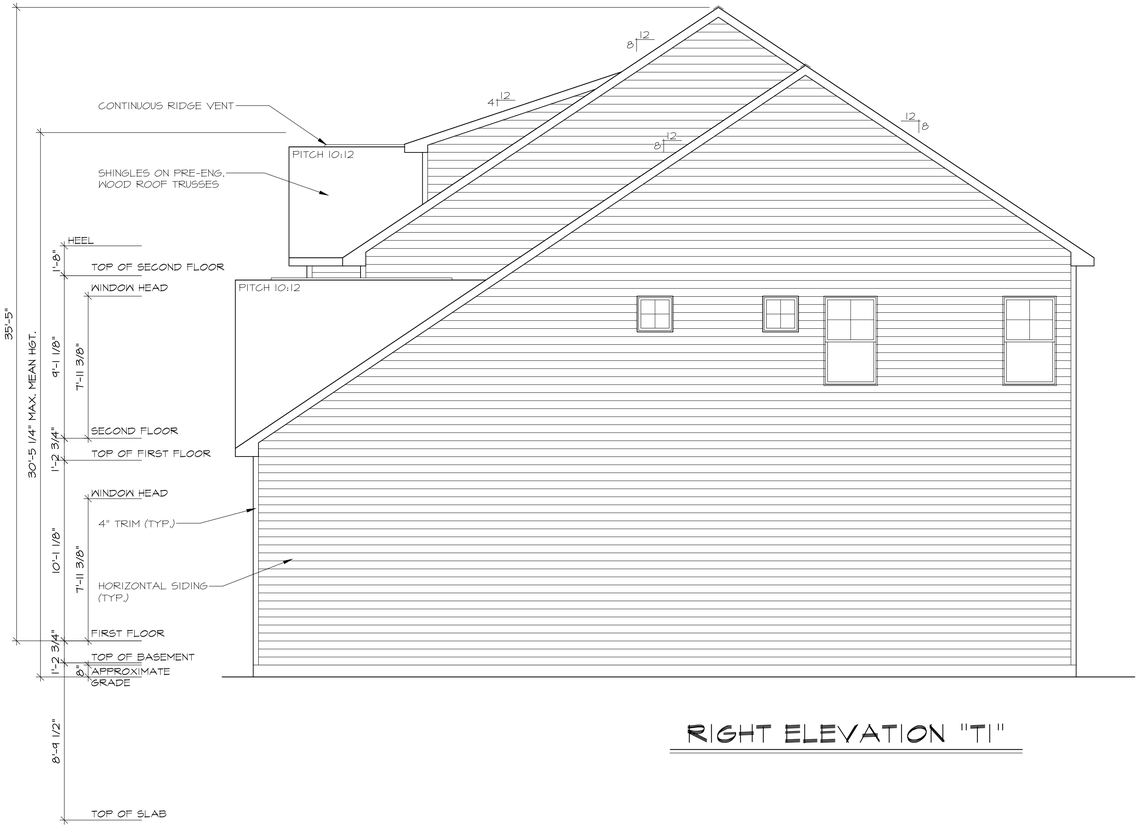
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.16




RIGHT ELEVATION "T|"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T|"

6/5/2024

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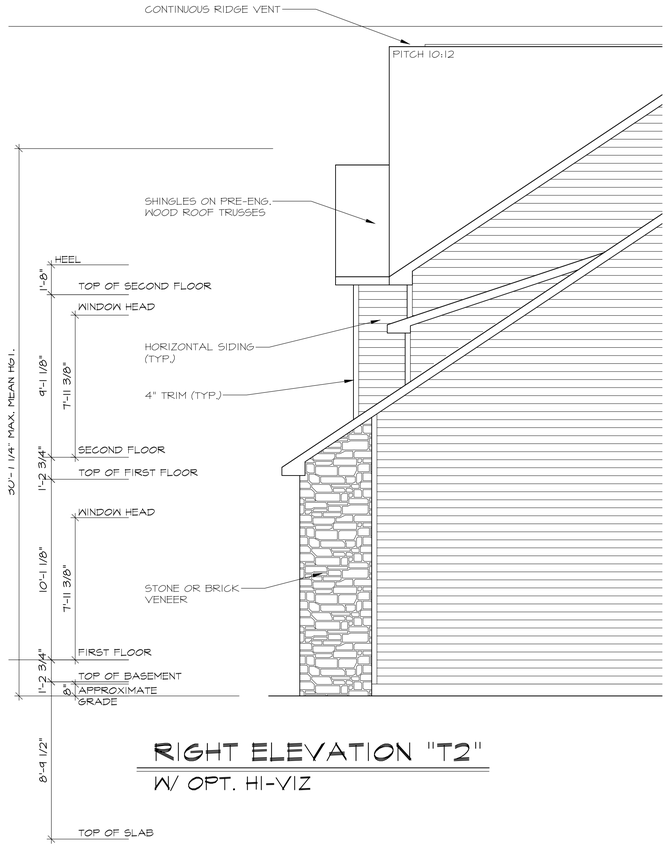
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

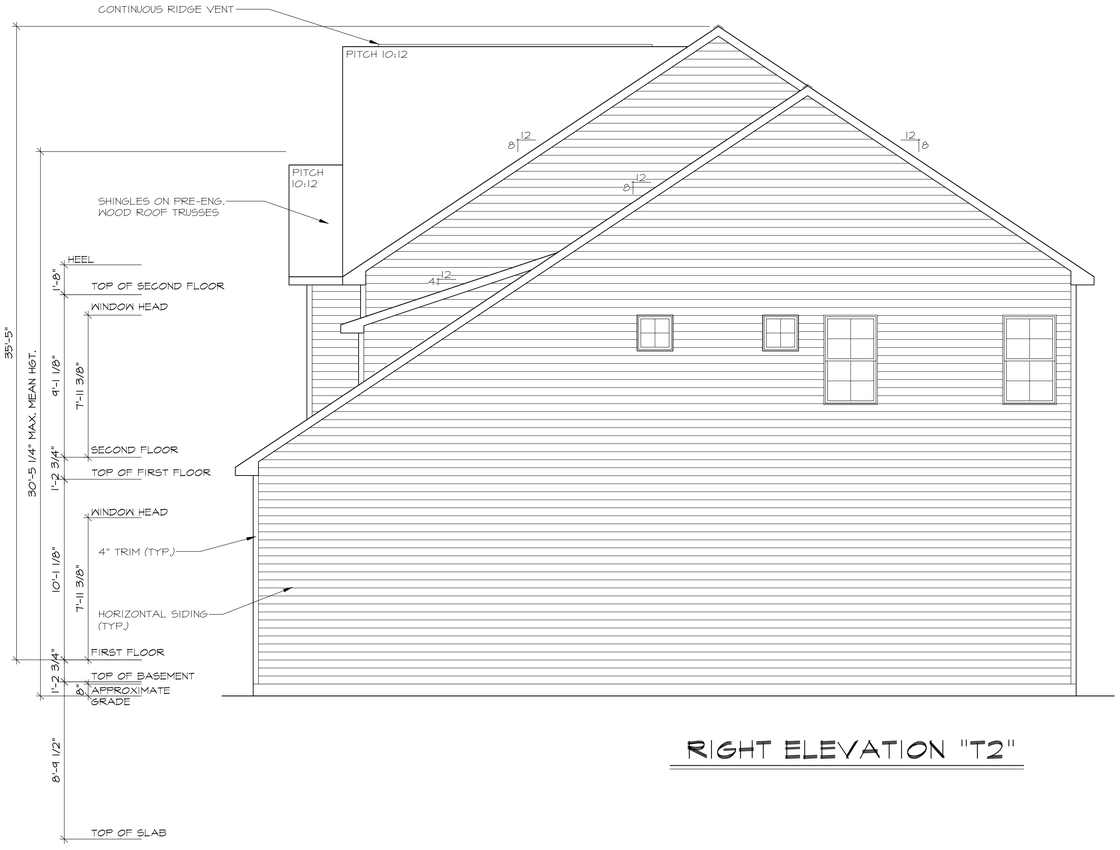
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.17




RIGHT ELEVATION "T2"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

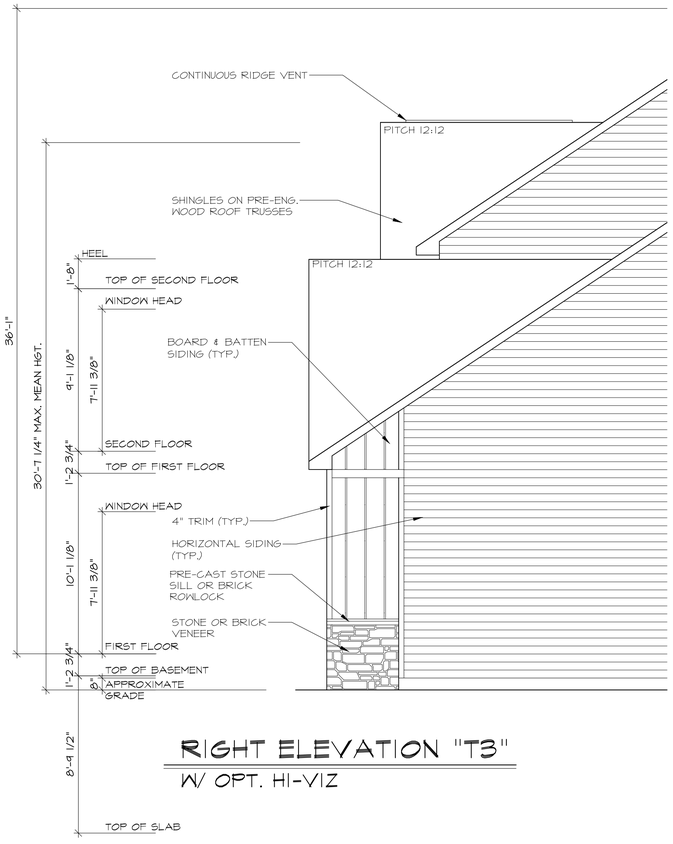
D·R·HORTON®
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DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER

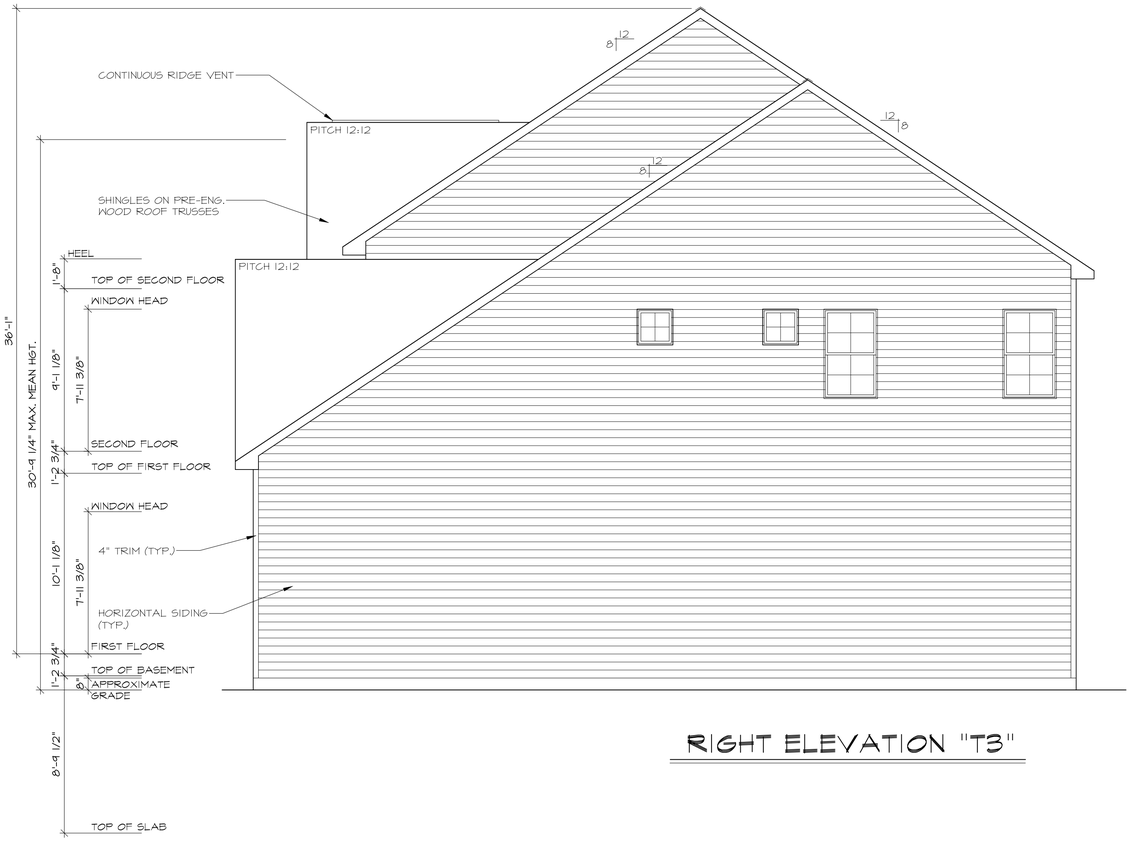
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.18




RIGHT ELEVATION "T3"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T3"

6/5/2024

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

DRAWN BY: W. TYLER

DATE: 06/05/2024

PROJECT NO. D548

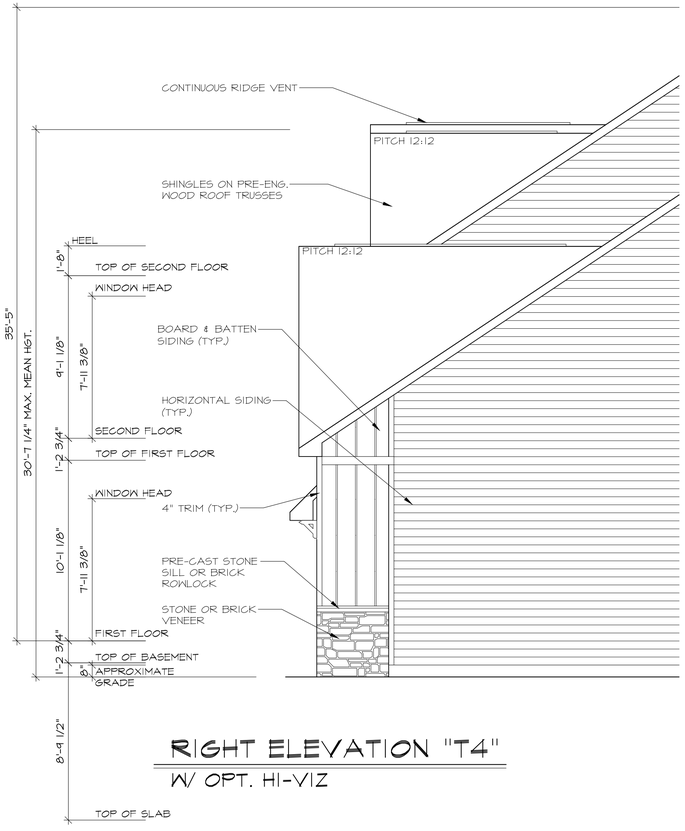
11 X 17 SCALE 1/8" = 1'-0"

24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER

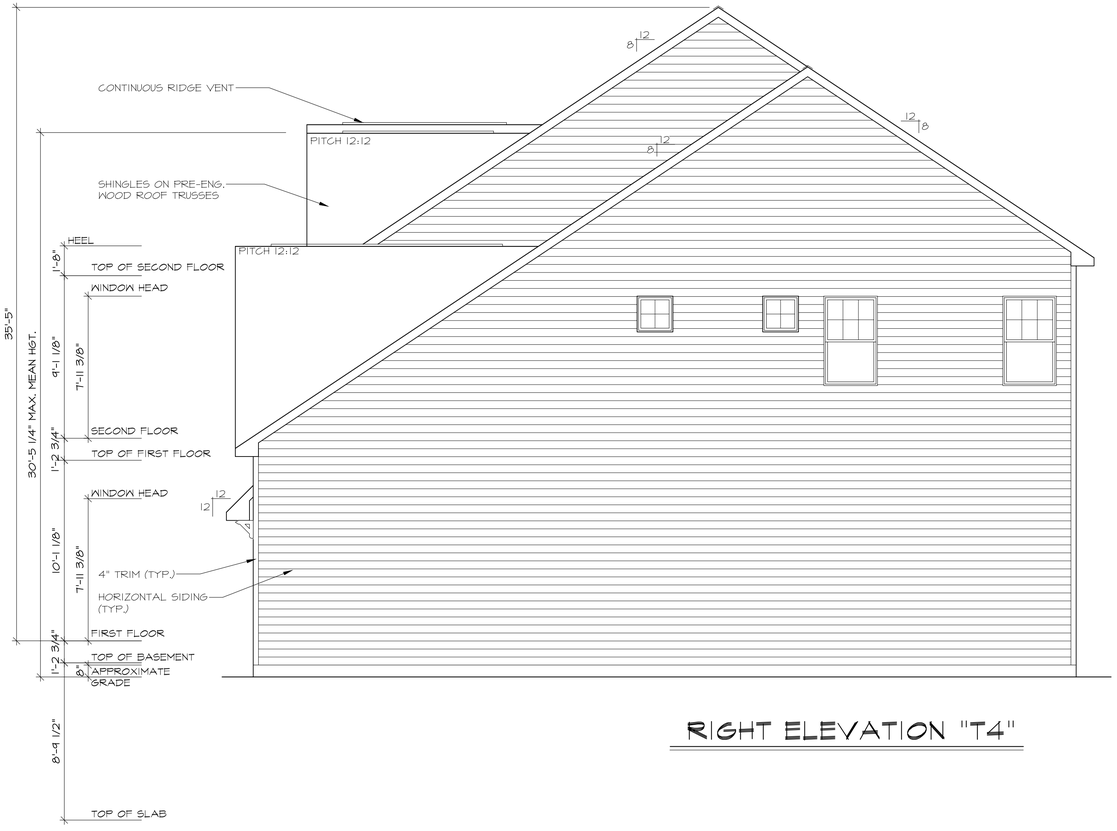
DRAWING TITLE SIDE ELEVATIONS

SHEET No. A.2.19




RIGHT ELEVATION "T4"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T4"

6/5/2024

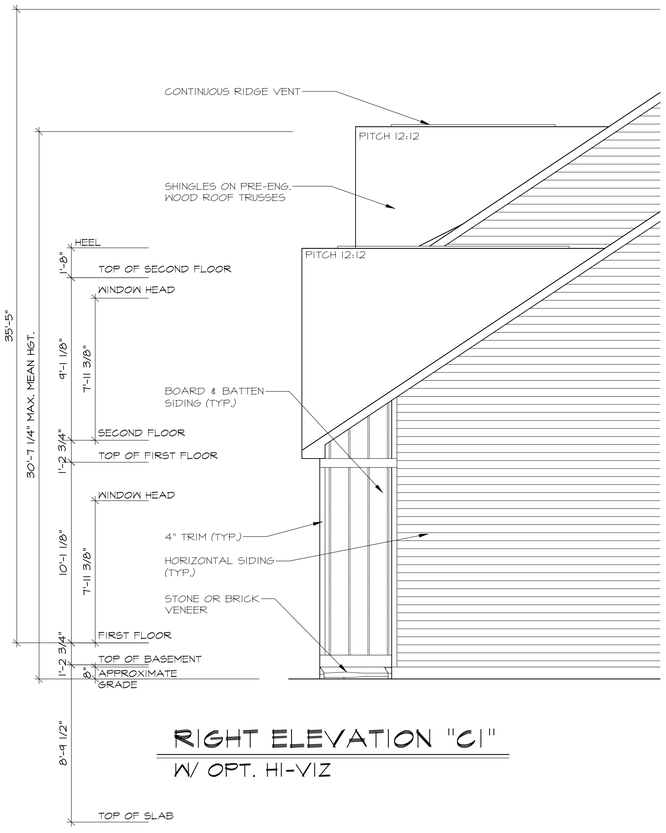
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America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

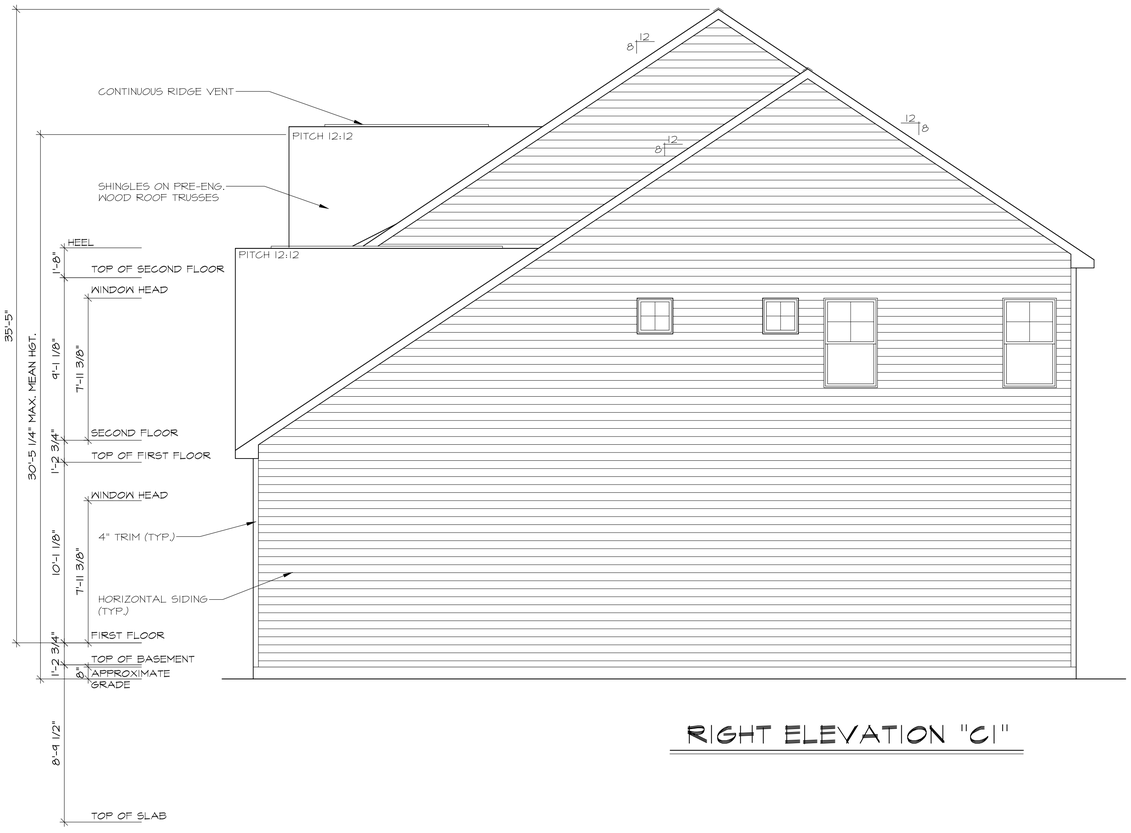
HOUSE NAME: DENVER
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.20




RIGHT ELEVATION "C1"

W/ OPT. HI-VIZ




RIGHT ELEVATION "C1"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.21

RIGHT ELEVATION "C2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

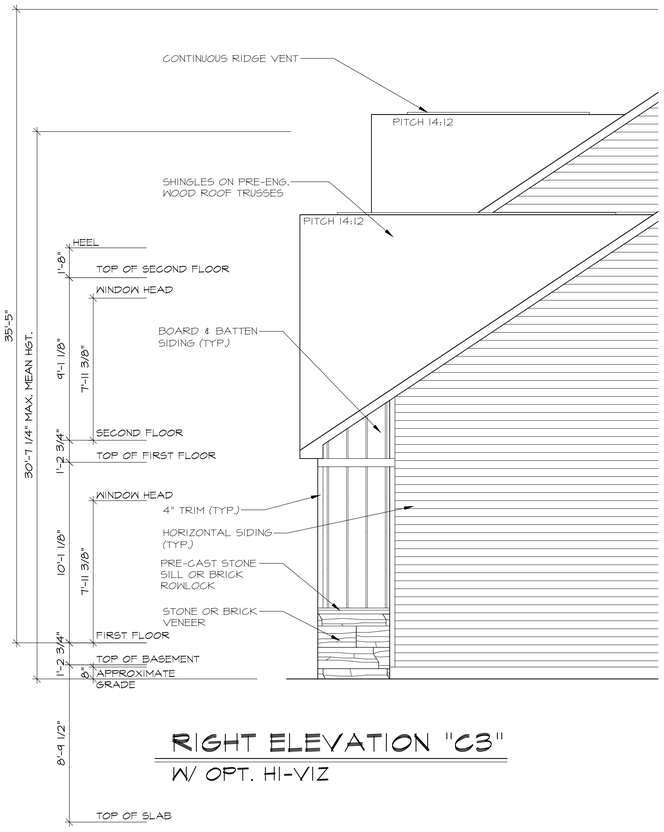
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|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

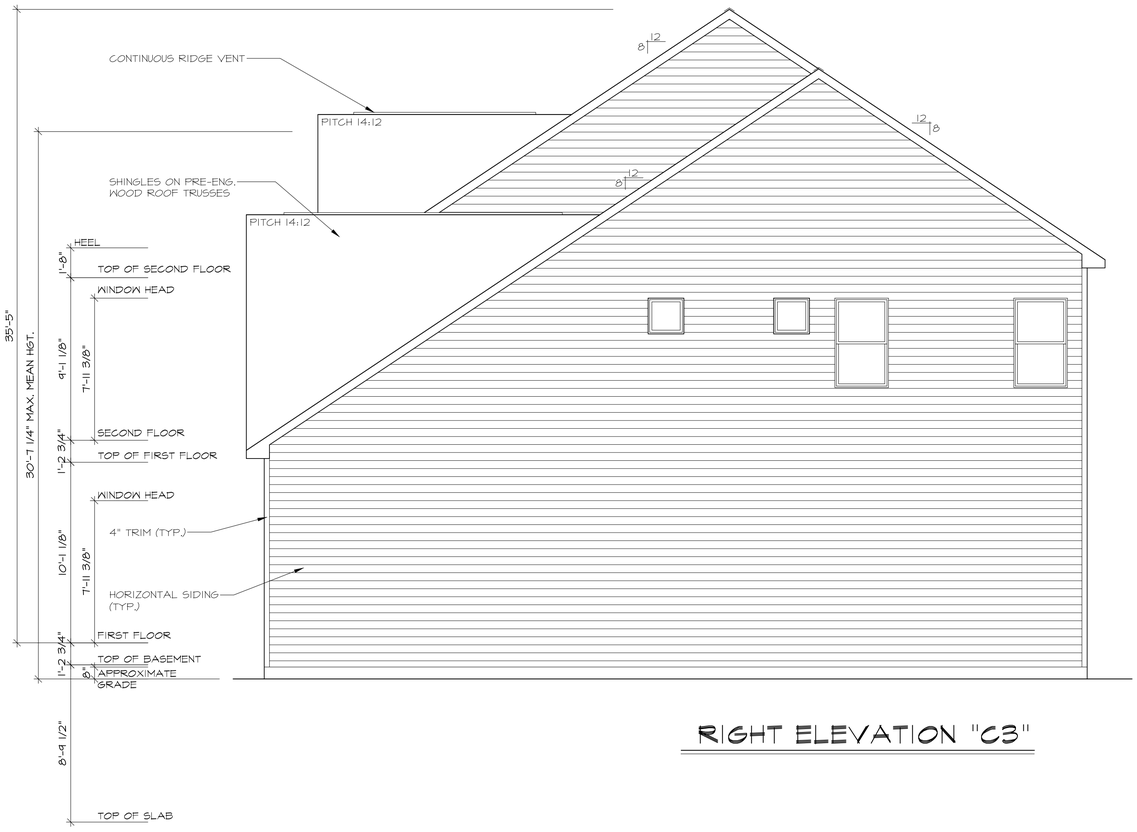
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.22




RIGHT ELEVATION "C3"

W/ OPT. HI-VIZ




RIGHT ELEVATION "C3"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

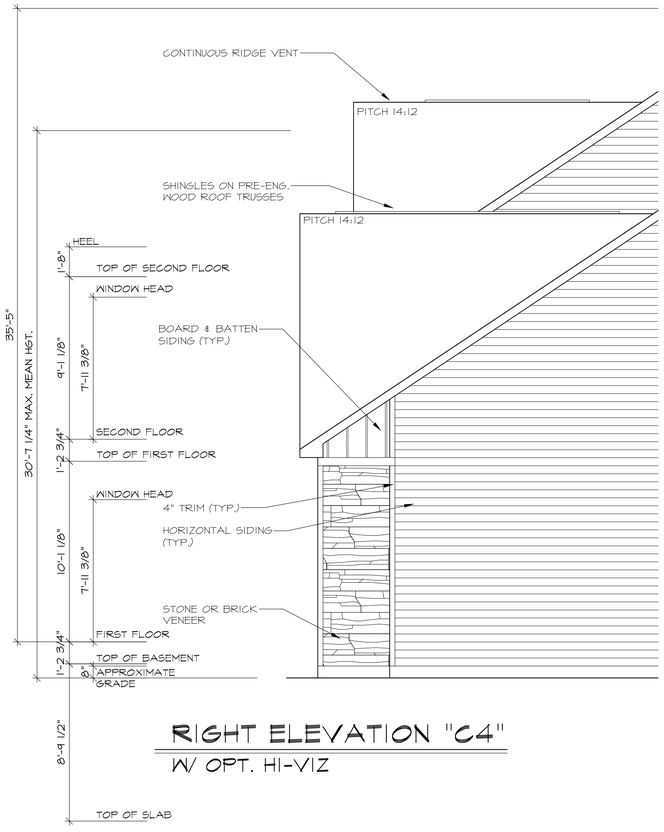
D·R·HORTON® America's Builder

DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER

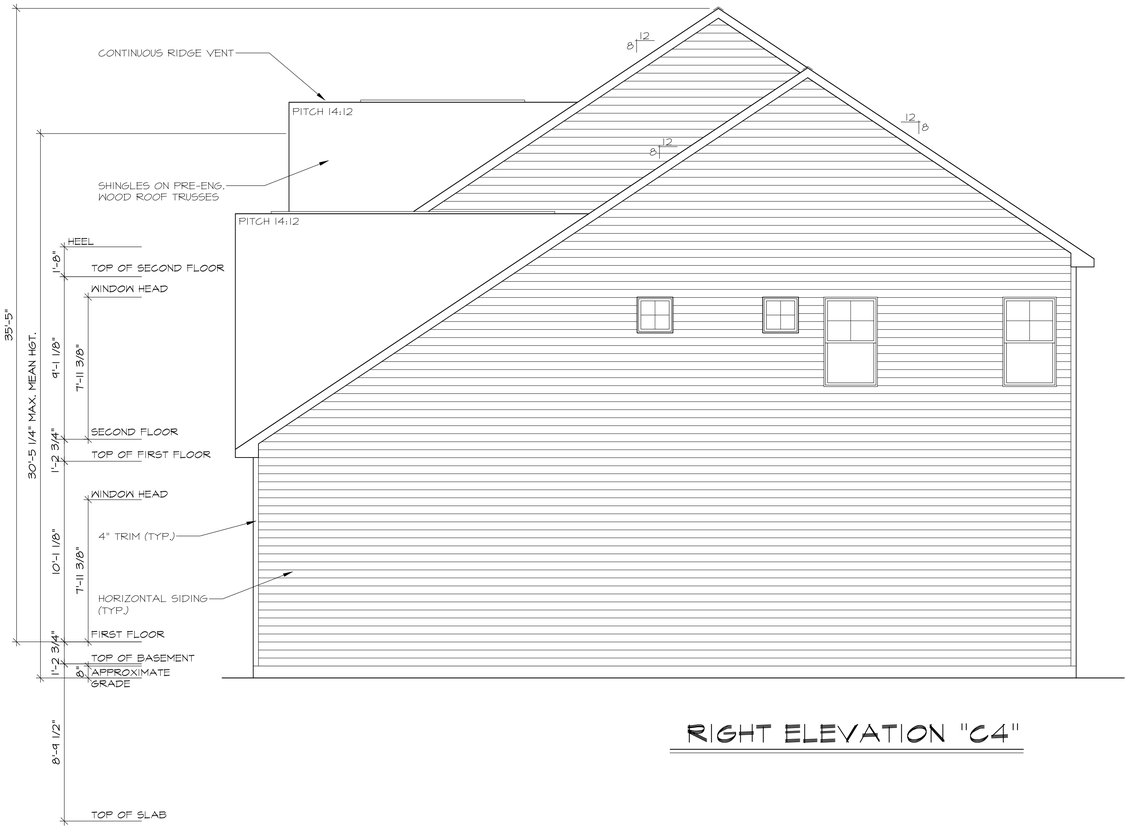
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.23




RIGHT ELEVATION "C4"

W/ OPT. HI-VIZ




RIGHT ELEVATION "C4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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America's Builder

DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.24




6/5/2024

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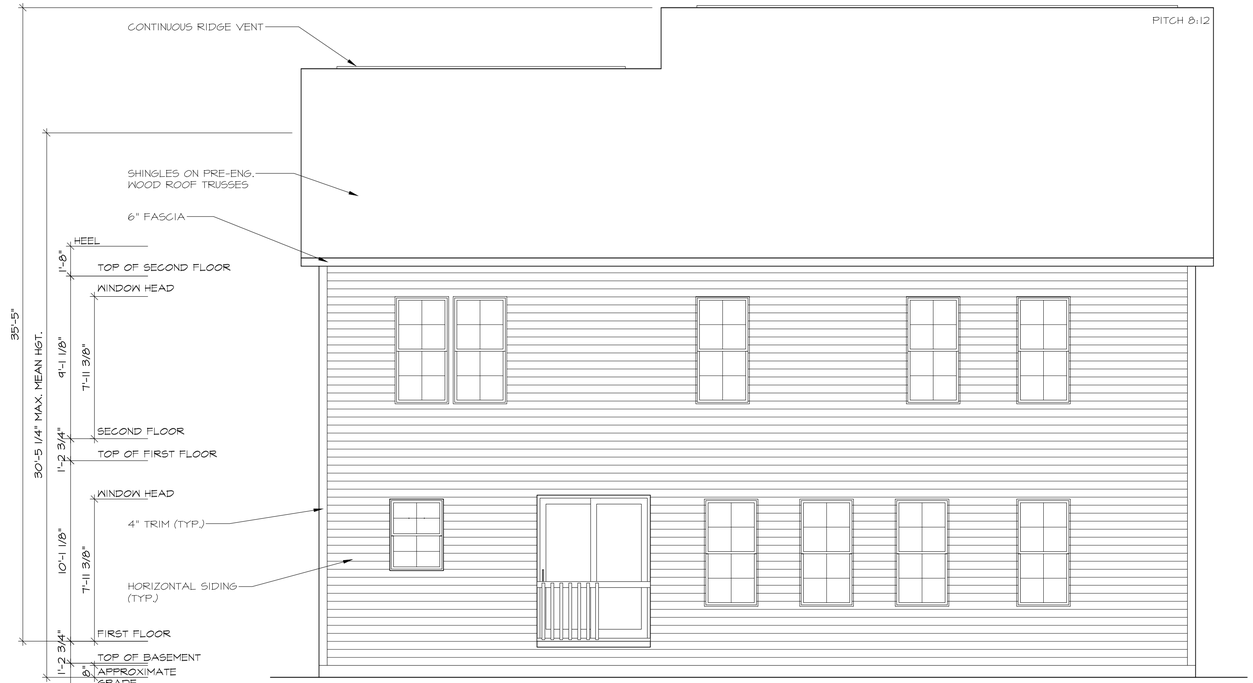
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

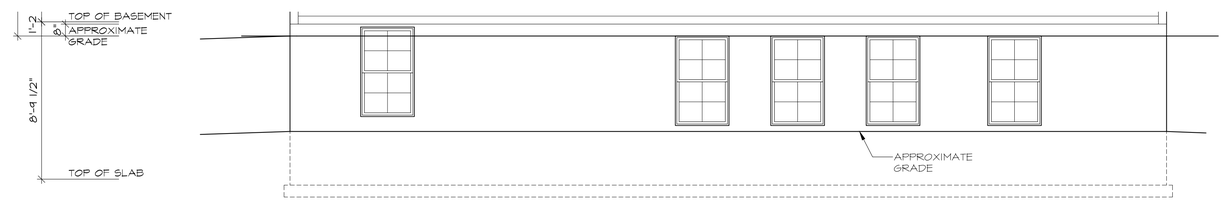
HOUSE NAME: DENVER II

DRAWING TITLE: REAR ELEVATIONS

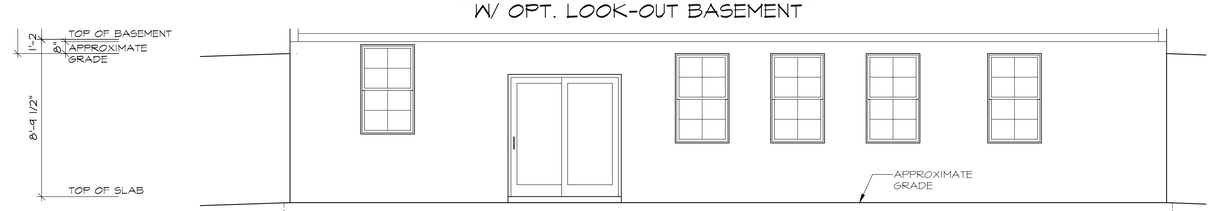
SHEET No.
A.2.25




REAR ELEVATION "T2"




REAR ELEVATION "T2"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T2"
W/ OPT. WALK-OUT BASEMENT

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

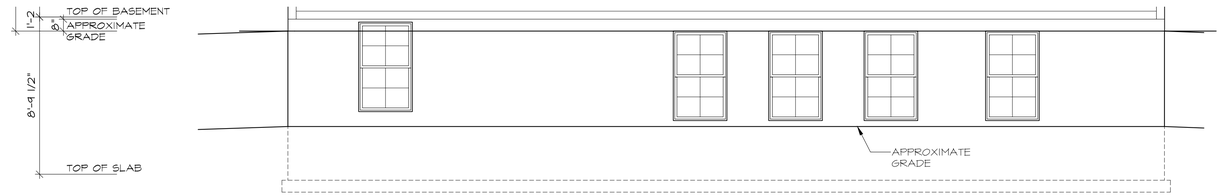
HOUSE NAME: DENVER

DRAWING TITLE: REAR ELEVATIONS

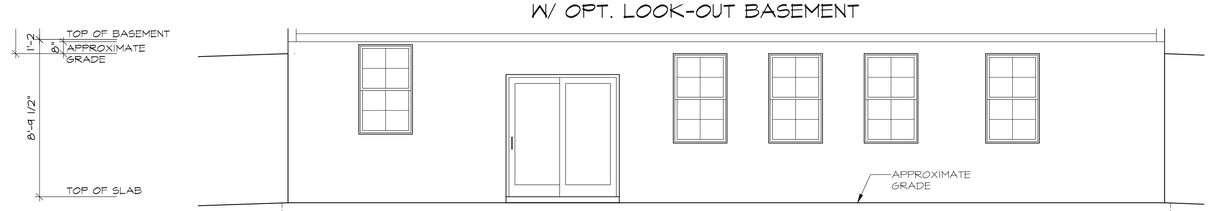
SHEET No.
A.2.26




REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

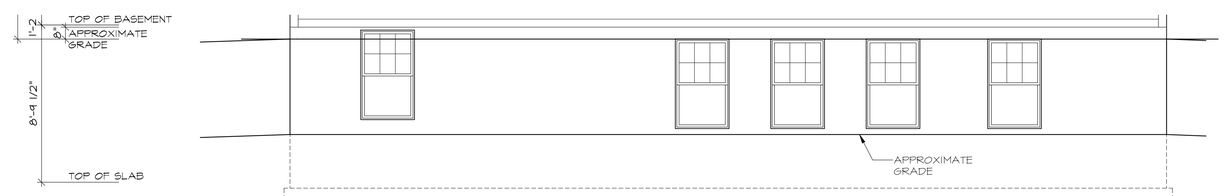
HOUSE NAME: DENVER

DRAWING TITLE: REAR ELEVATIONS

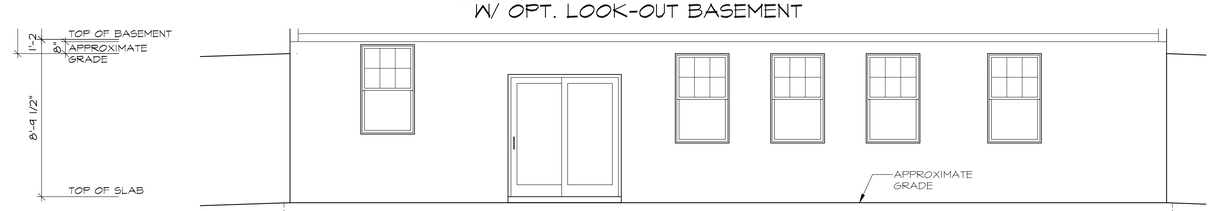
SHEET No. A.2.27




REAR ELEVATION "T4"




REAR ELEVATION "T4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T4"
W/ OPT. WALK-OUT BASEMENT

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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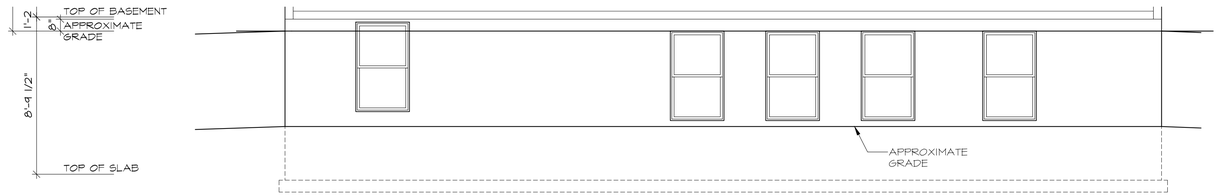
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
DRAWING TITLE: REAR ELEVATIONS

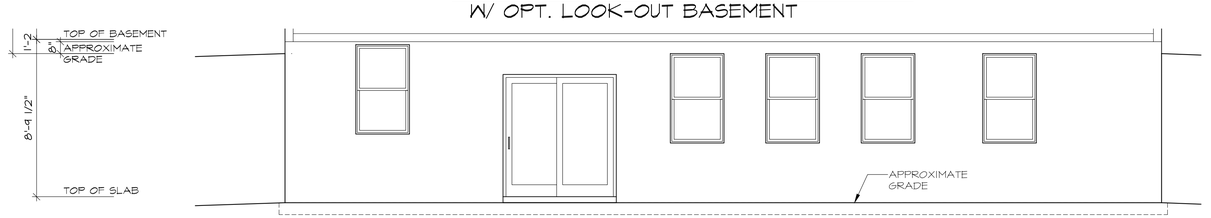
SHEET No. A.2.28




REAR ELEVATION "C2" & "C3"




REAR ELEVATION "C2" & "C3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C2", & "C3"
W/ OPT. WALK-OUT BASEMENT

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
DRAWING TITLE: REAR ELEVATION

SHEET No.
A.2.2



ELEVATION T-2

# Denver II

## 49’ x 46’ Single Family Detached

## Front Elevation

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ELEVATION T-2

# Denver II

## 49' x 46' Single Family Detached

## Left Side Elevation - High Visibility



ELEVATION T-2

# Denver II

## 49’ x 46’ Single Family Detached

## Left Side Elevation

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ELEVATION T-2

# Denver II

## 49' x 46' Single Family Detached

## Rear Elevation

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ELEVATION T-2

# Denver II

## 49' x 46' Single Family Detached

## Right Side Elevation - High Visibility

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ELEVATION T-2

# Denver II

## 49’ x 46’ Single Family Detached

## Right Side Elevation

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America's Builder

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

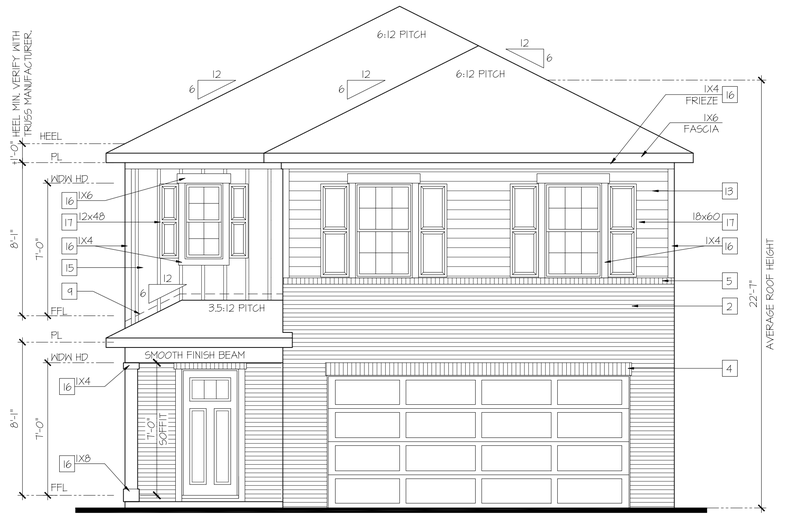
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Elm 'X305'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

**PROFESSIONAL SEAL:**

**PROJECT TITLE:**

**30' Series Elm 'X305'**

**Prince George's County**

**PROJECT NO:** GMD-GAI6082.1

**SHEET TITLE:** FRONT ELEVATIONS

**PRINT DATE:** March 28, 2025

**SHEET NO:** 1.1

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

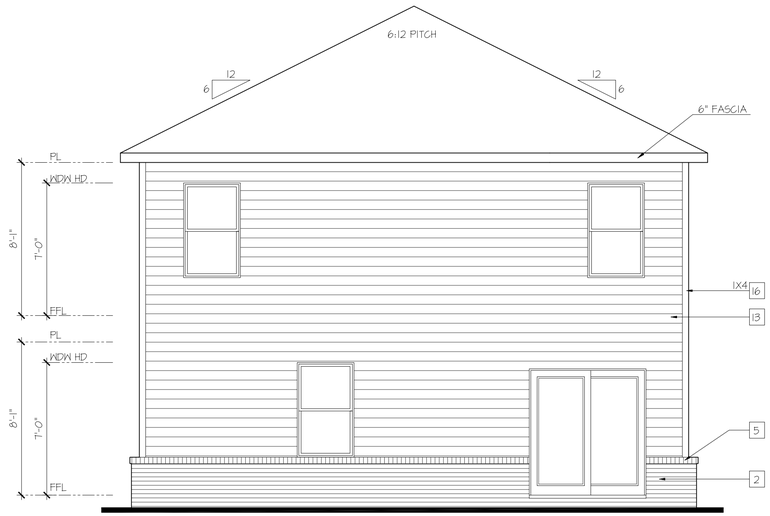
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

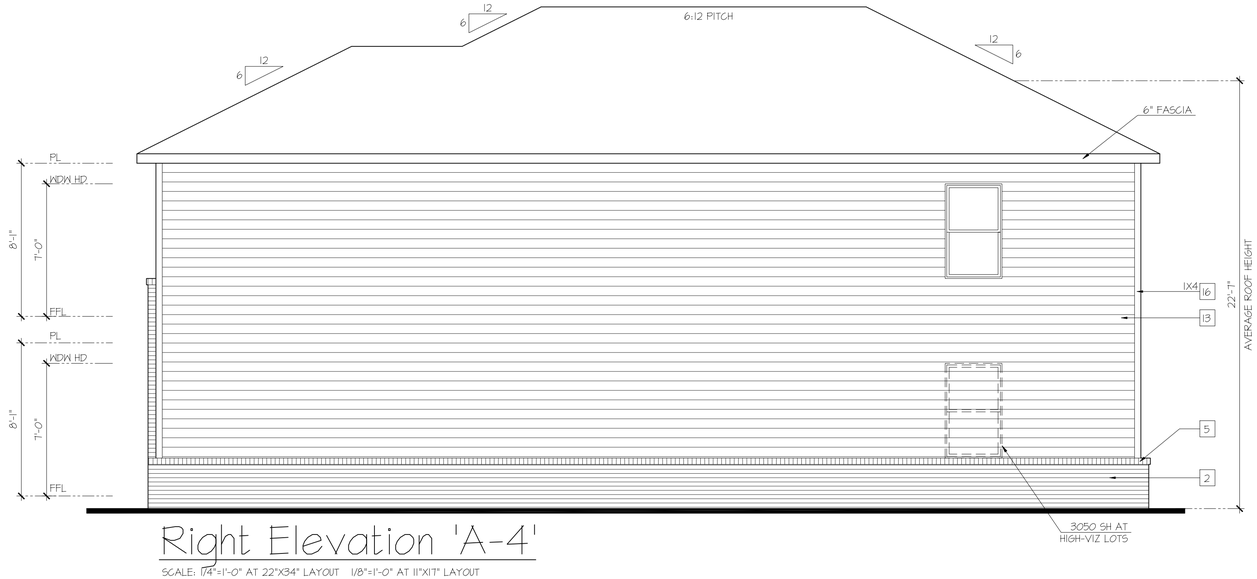
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



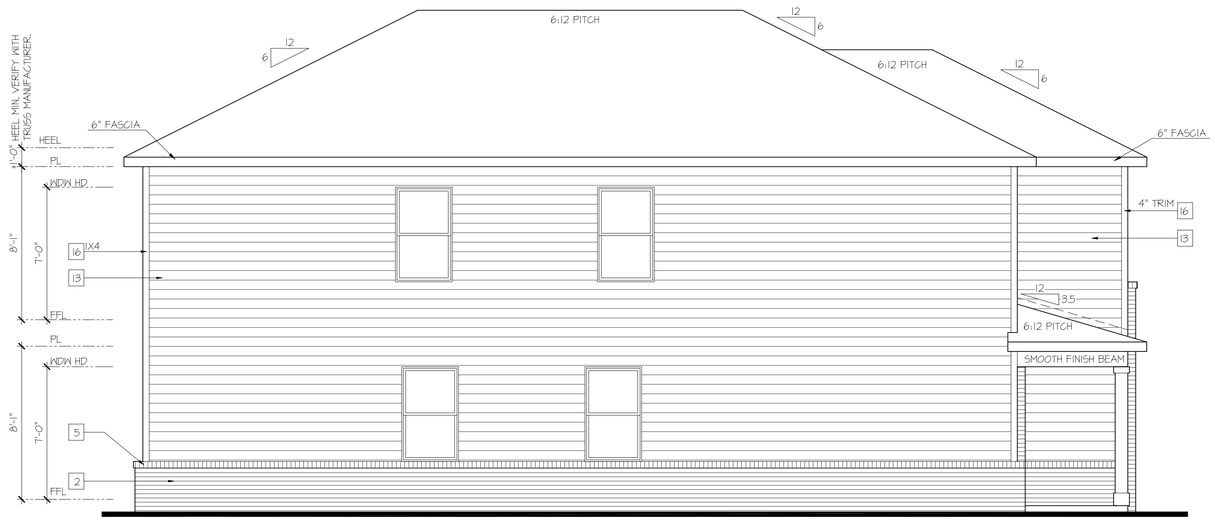

Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**
**Elm**
**'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

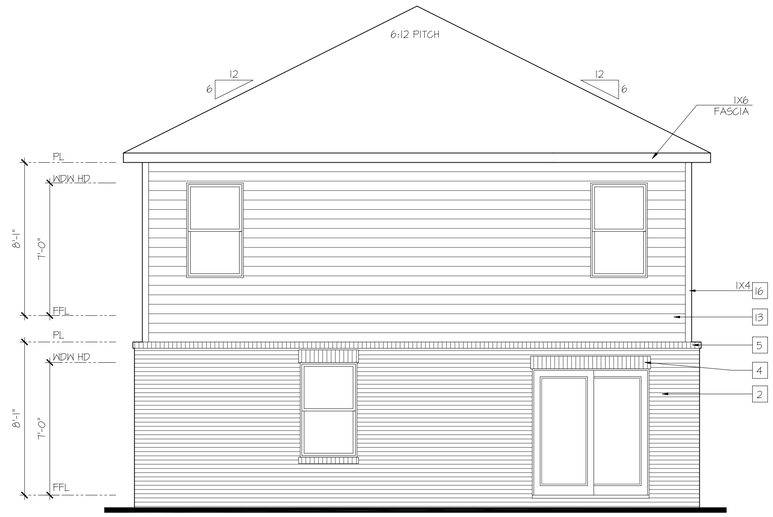
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

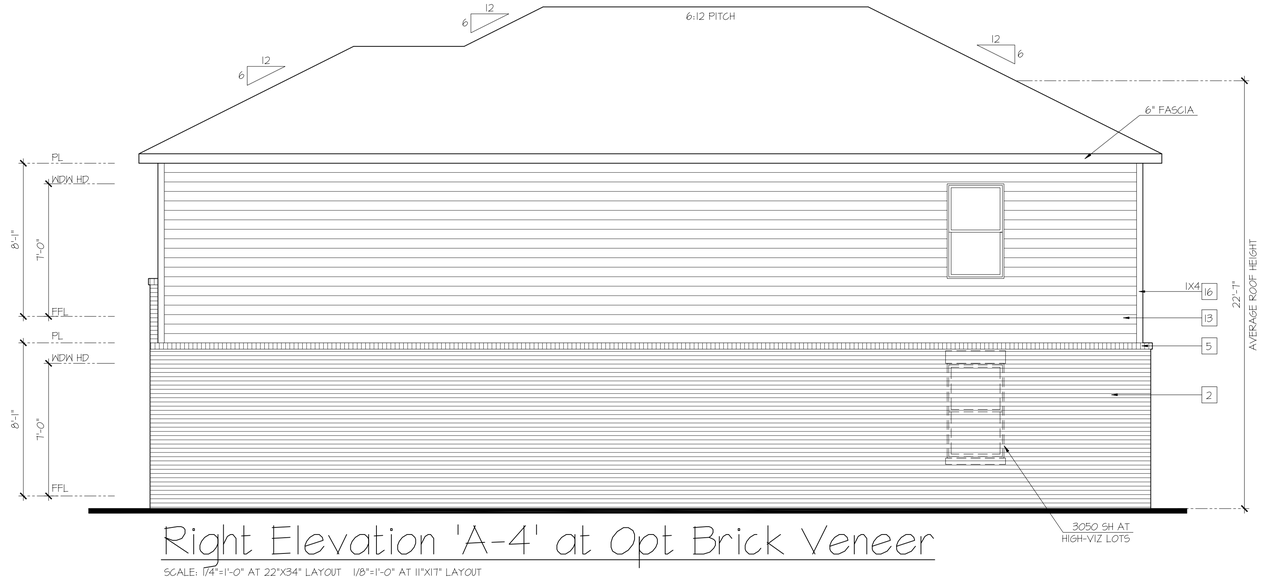
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. TYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**
**Elm**
**'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

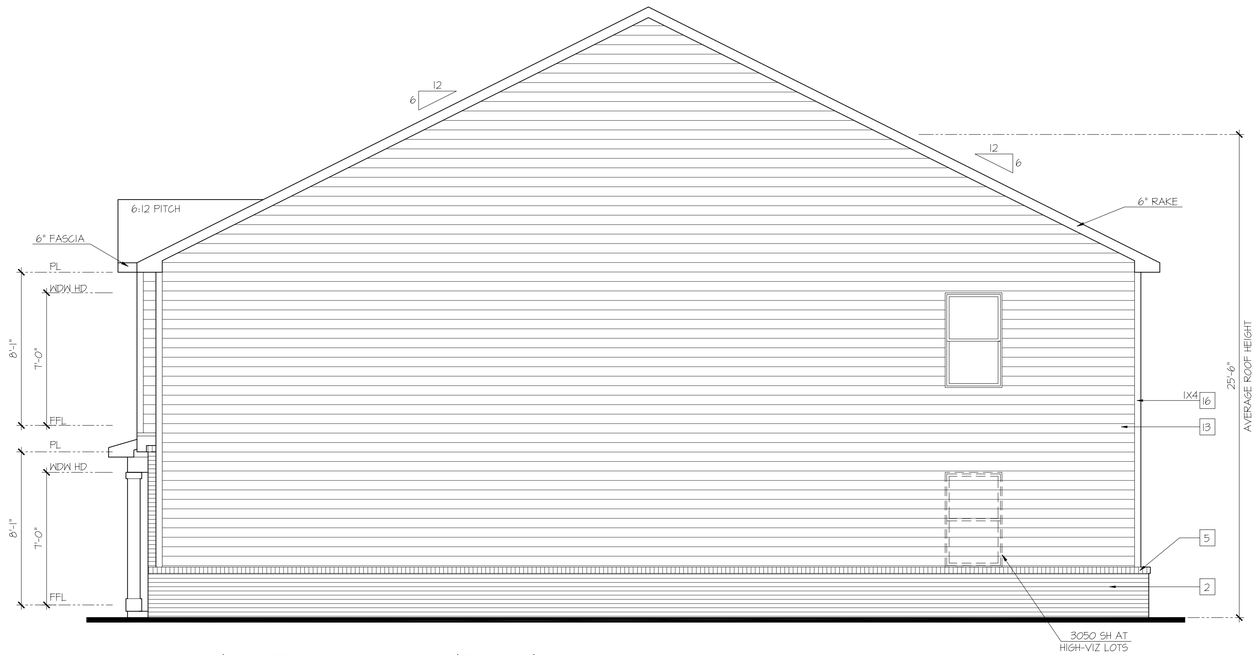
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Elm 'X305'**

**Prince George's County**

PROJECT NO: GMD-GAI60821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

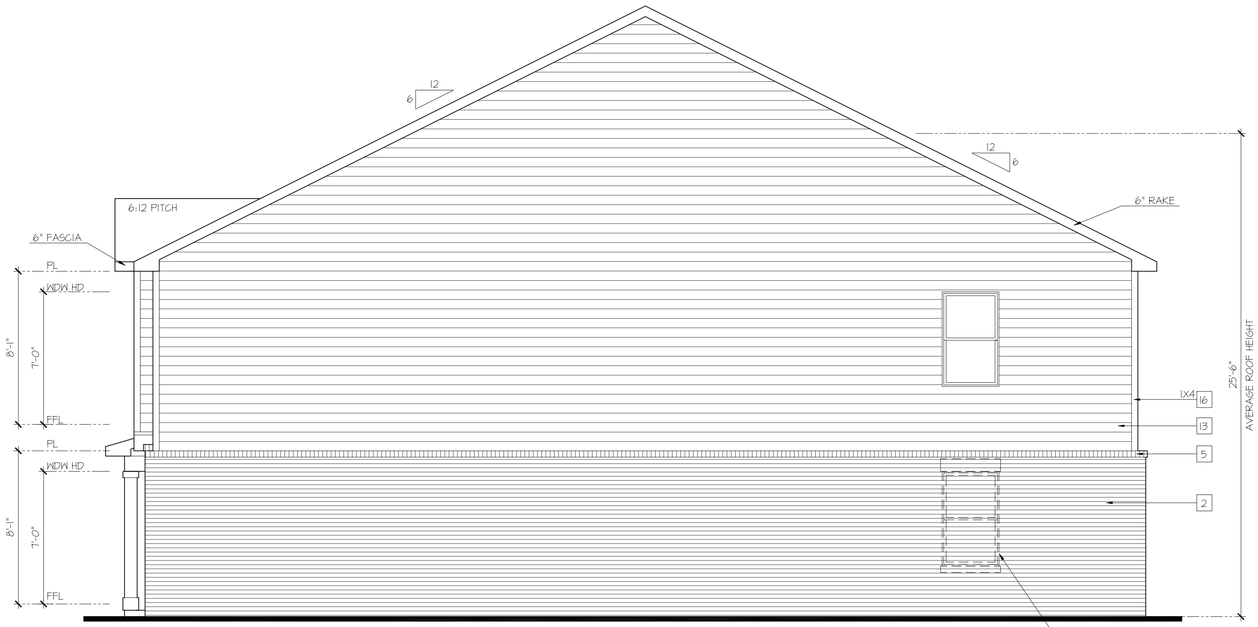
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**
**Elm**
**'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

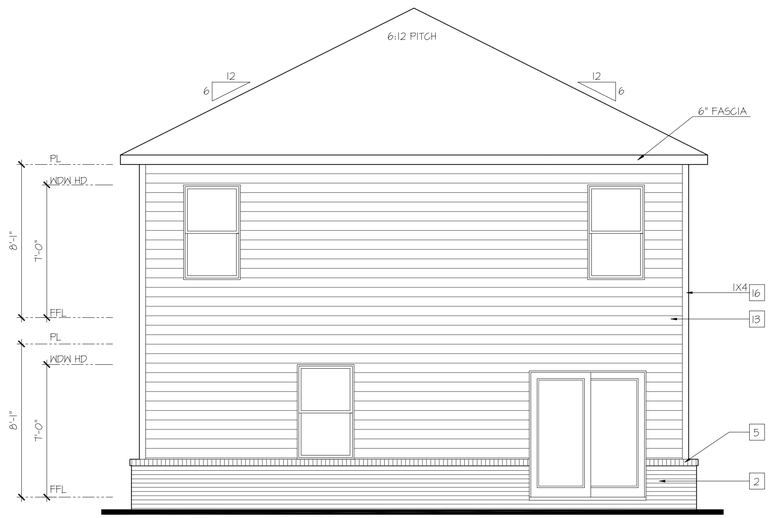
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

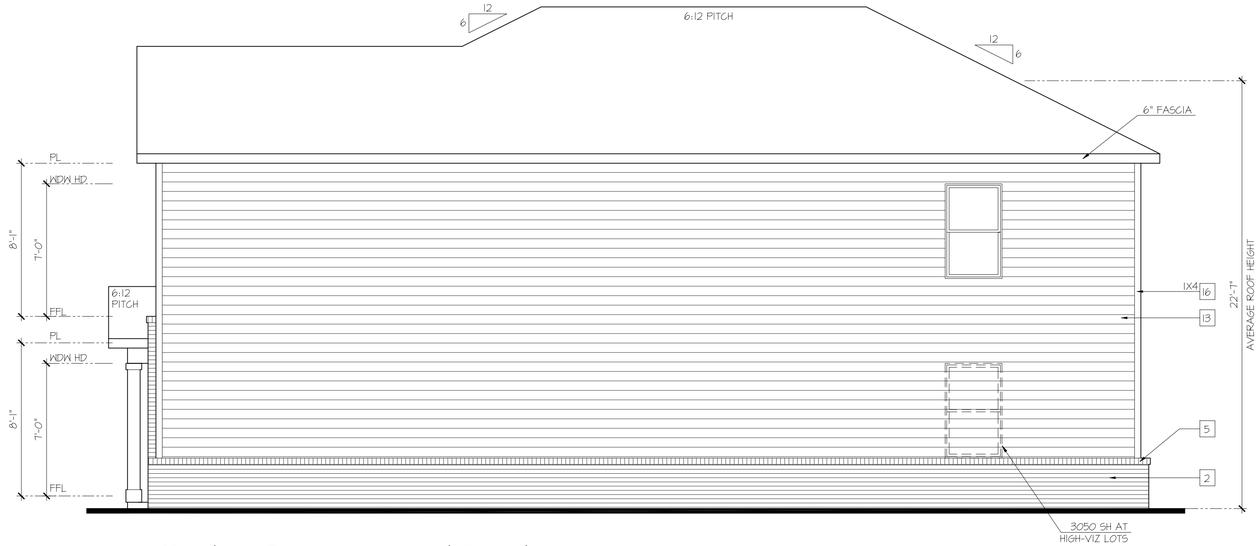
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



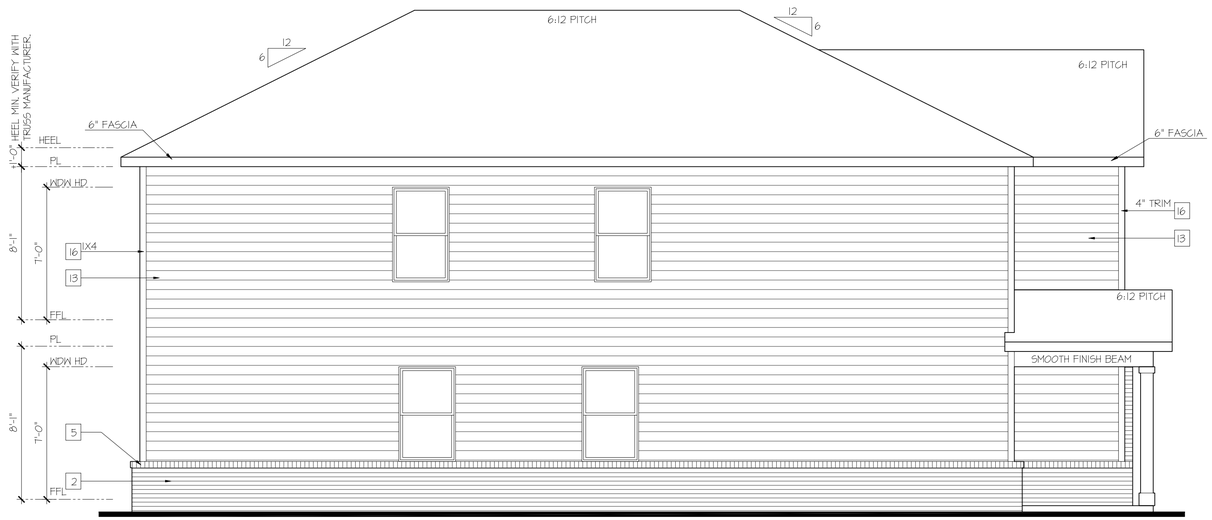

## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Elm 'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

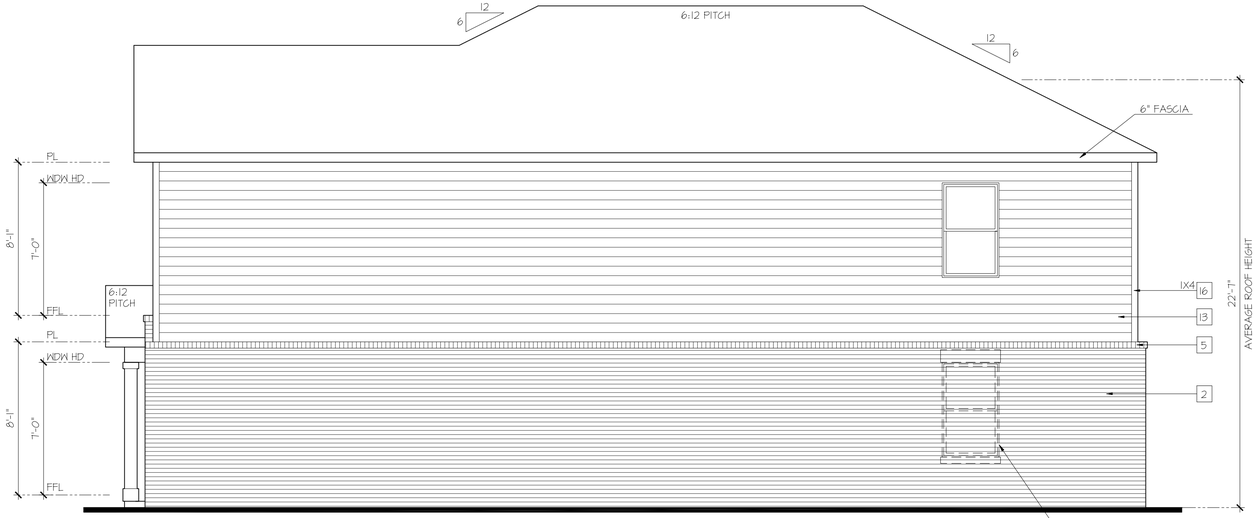
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

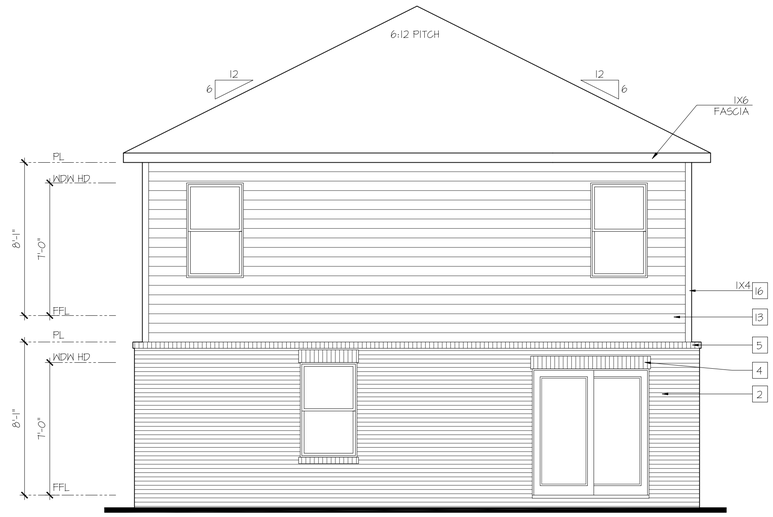
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**
**Elm**
**'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

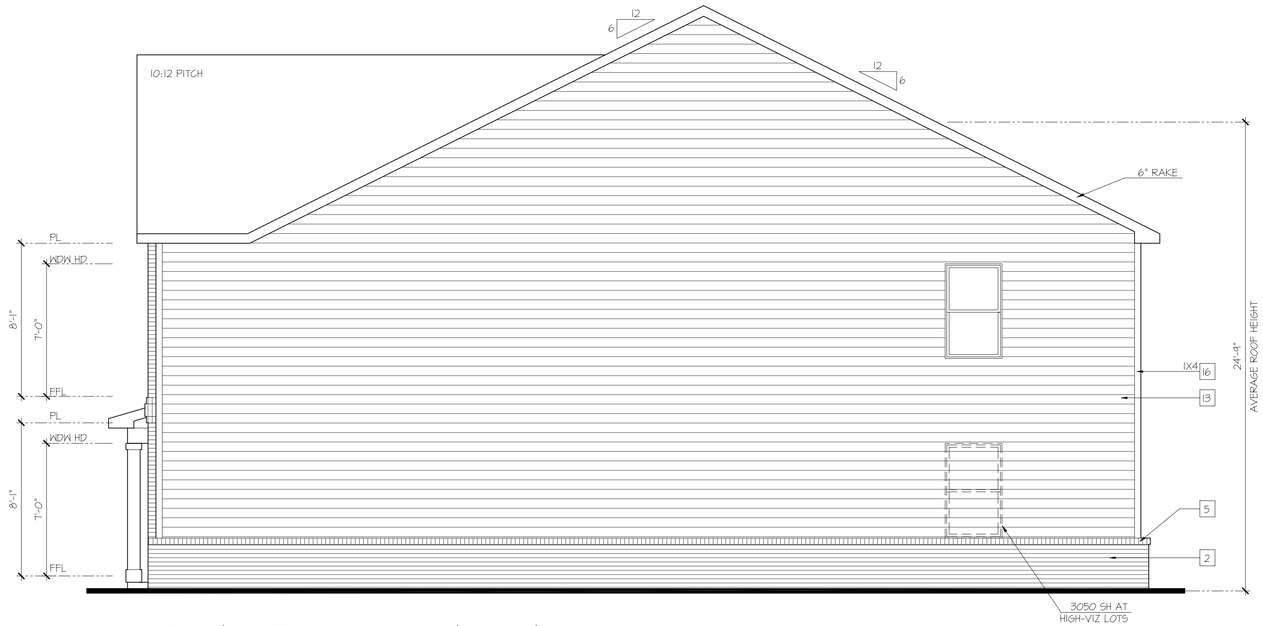
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




## Rear Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Elm 'X305'**

**Prince George's County**

PROJECT NO: GMD-GAI60821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

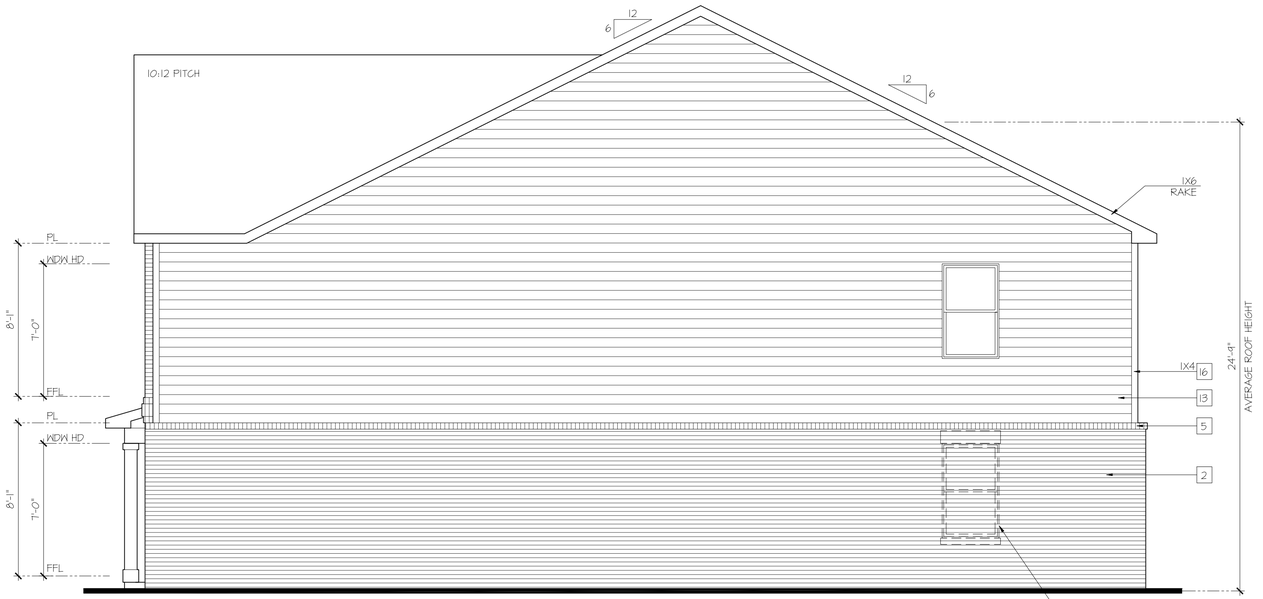
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**
**Elm**
**'X305'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D3**



Elevation C-4

# Elm

## 29’ x 52’ Single Family Detached

## Front Elevation

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NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.

NOT FOR CONSTRUCTION



Elevation C-4

# Elm

## 29' x 52' Single Family Detached

## Left Side Elevation - High Visibility

at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation C-4

# Elm

## 29’ x 52’ Single Family Detached

## Left Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation C-4

# Elm

## 29’ x 52’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

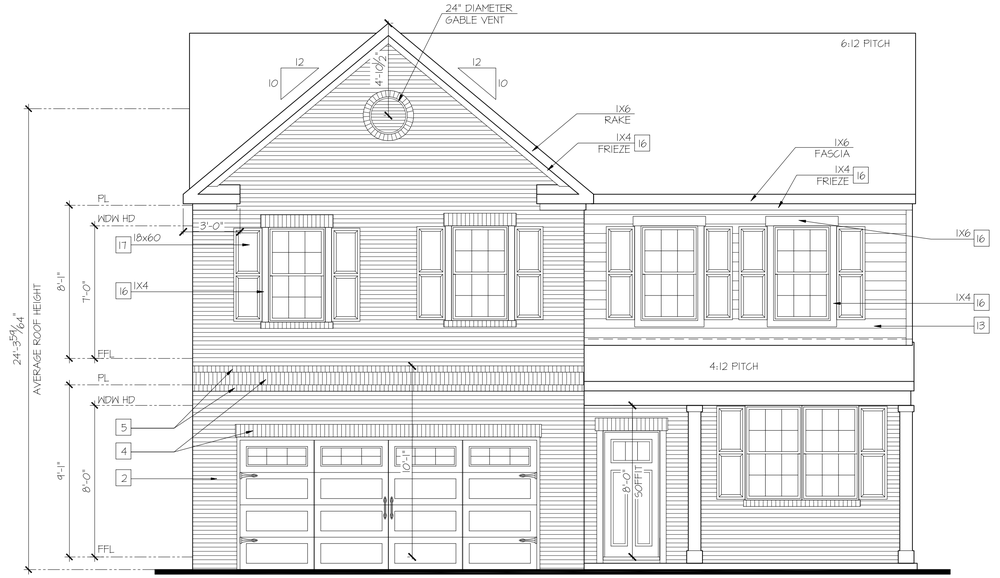
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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5 ROWLOCK COURSE
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TYPICALS:

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9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

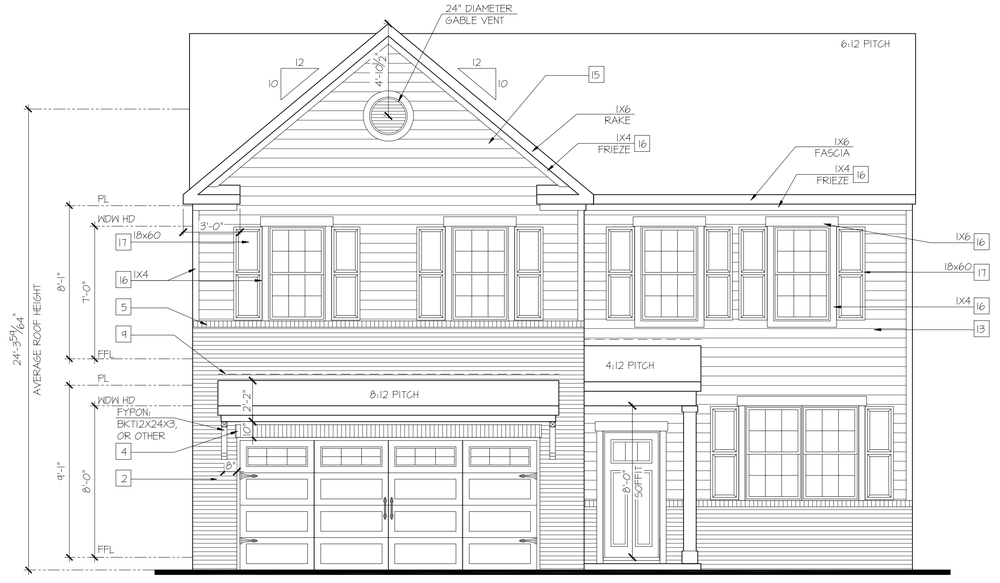
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 19685, EXPIRATION DATE JULY 28, 2023.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Galen 'X413'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'A-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 07.15.22 | |

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Galen 'X413'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



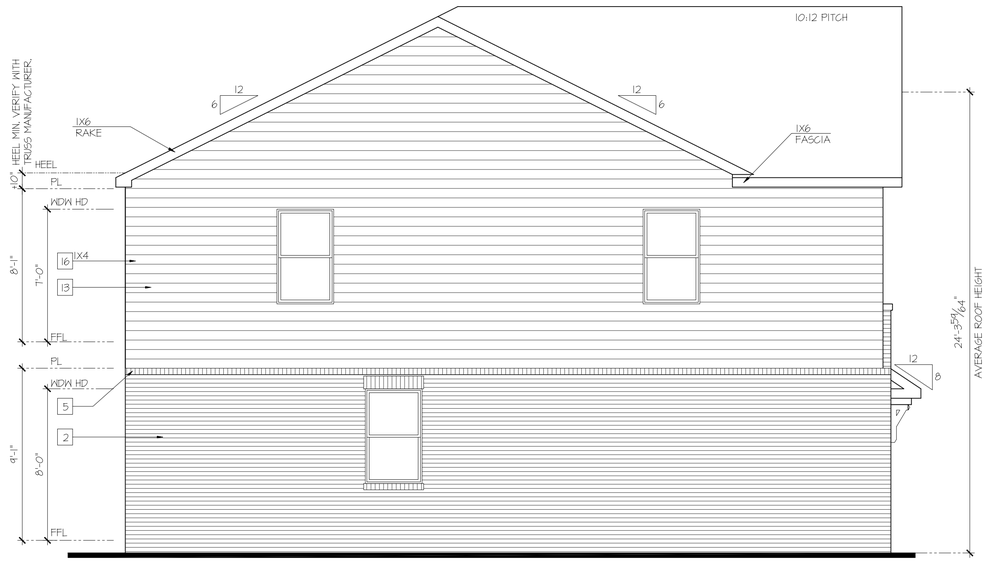

Right Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'A-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Galen 'X413'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-2'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Galen 'X413'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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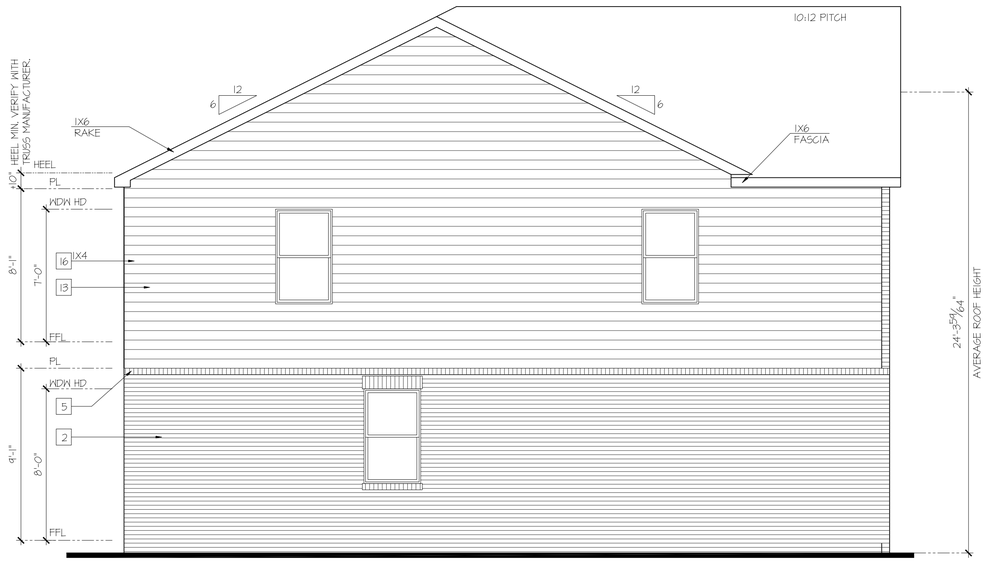

## Right Elevation "B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation "B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation "B-2' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Galen 'X413'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **B3**



# Galen

## 38′ x 40′ Single Family Detached

### Front Elevation

Elevation A-2

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NOT FOR CONSTRUCTION

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



# Galen

## 38' x 40' Single Family Detached

## Left Side Elevation
(and HI-VIZ)

Elevation A-2

NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation A-2

# Galen

## 38' x 40' Single Family Detached

## Right Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette

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## KEY NOTES:

MASONRY:

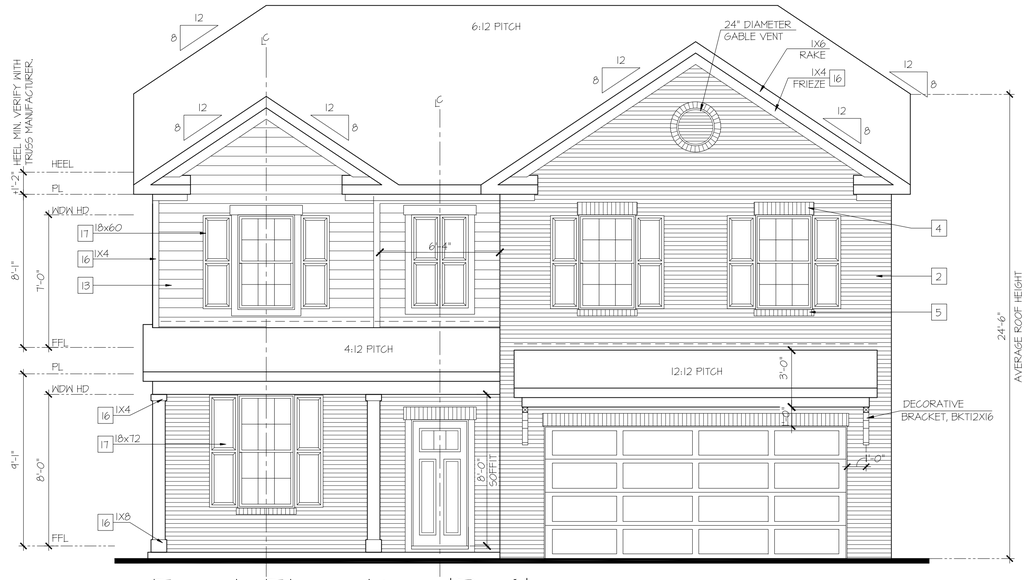
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3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

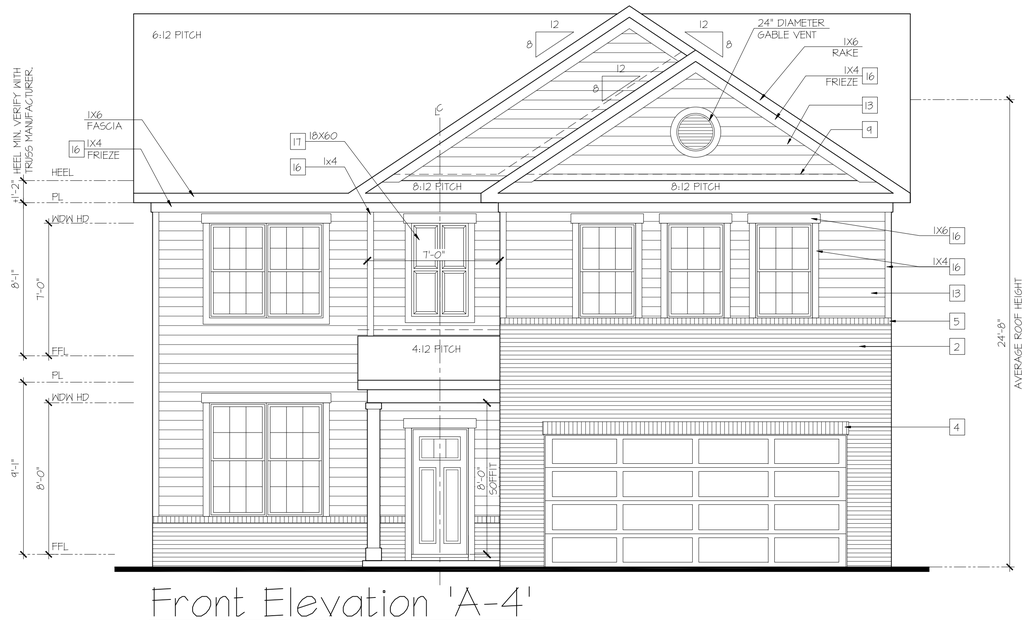
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

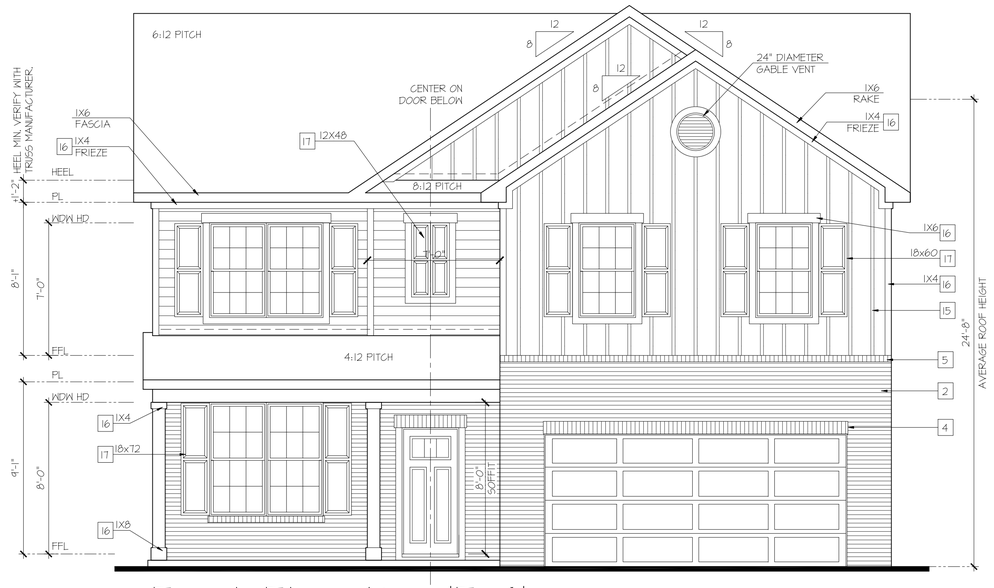
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3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
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11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

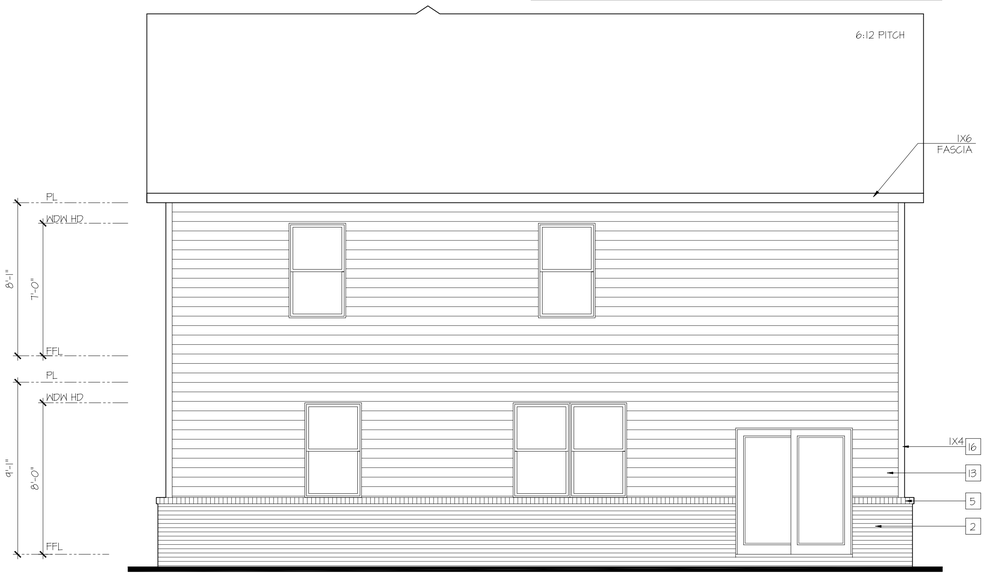
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2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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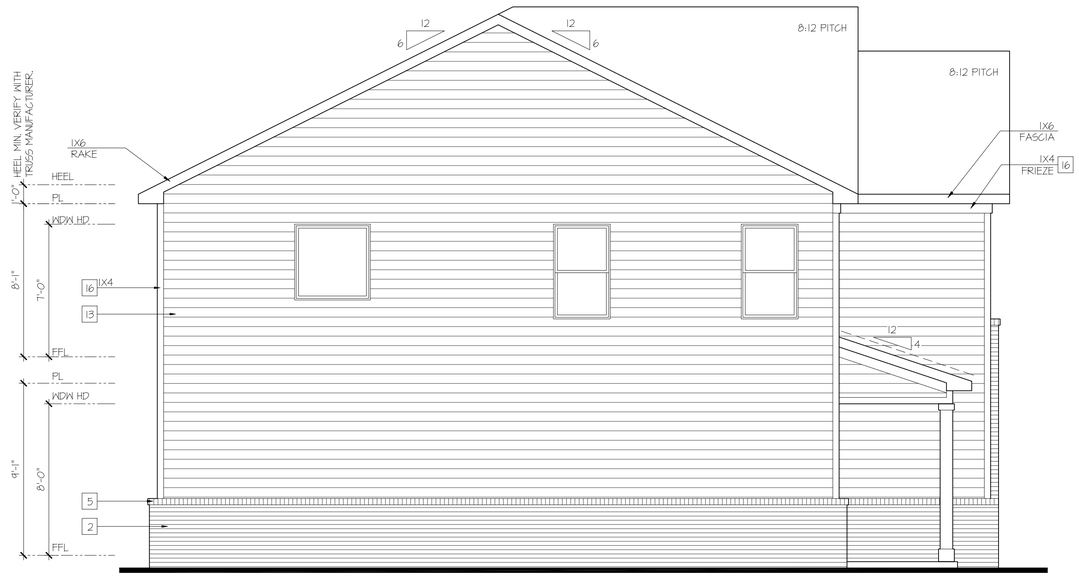

Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

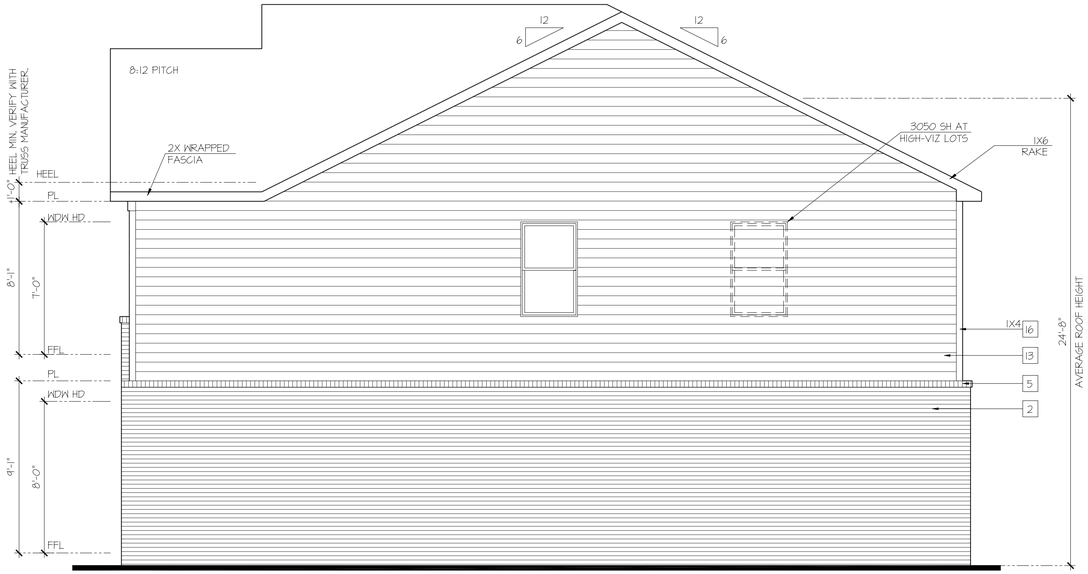
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



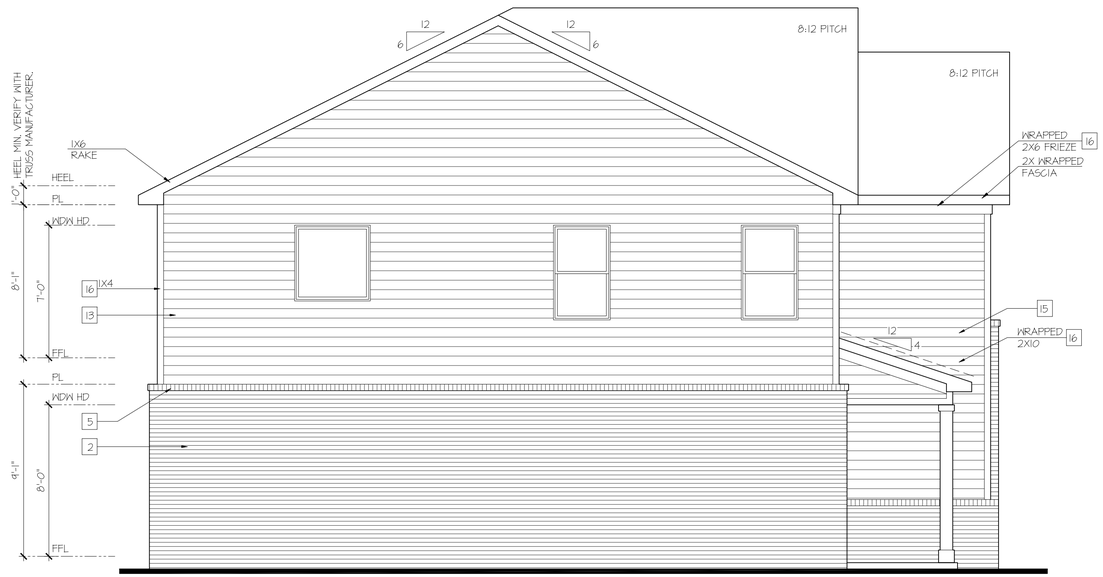

## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GA16082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

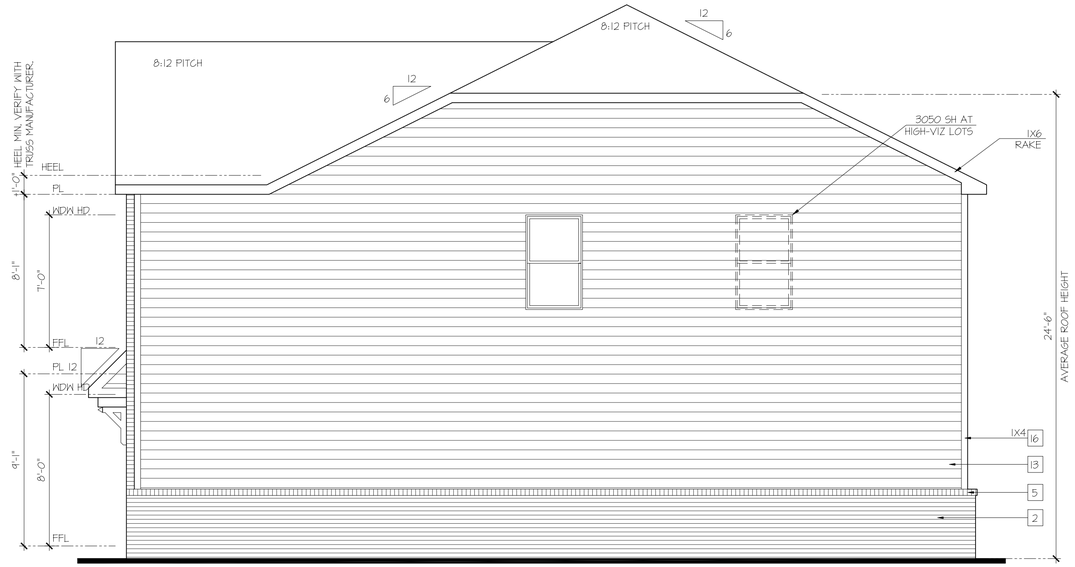
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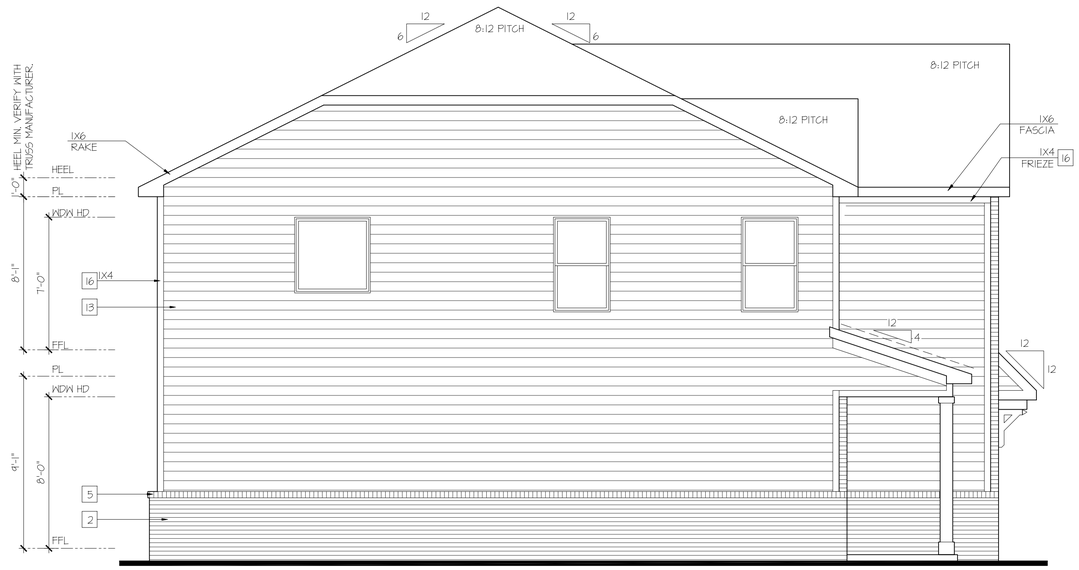

## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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5. ROWLOCK COURSE
6. N/A

TYPICALS:

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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

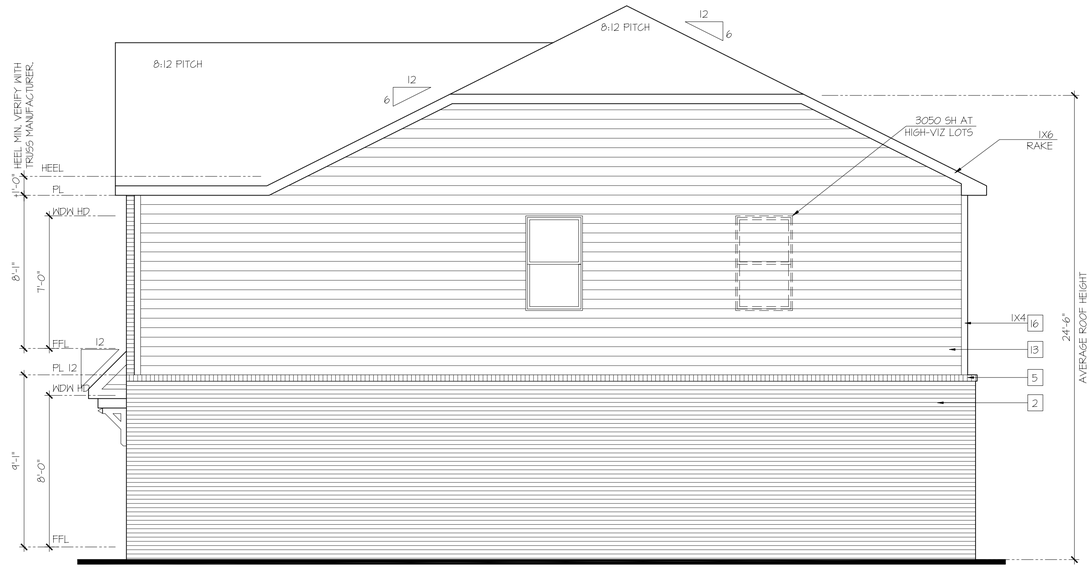
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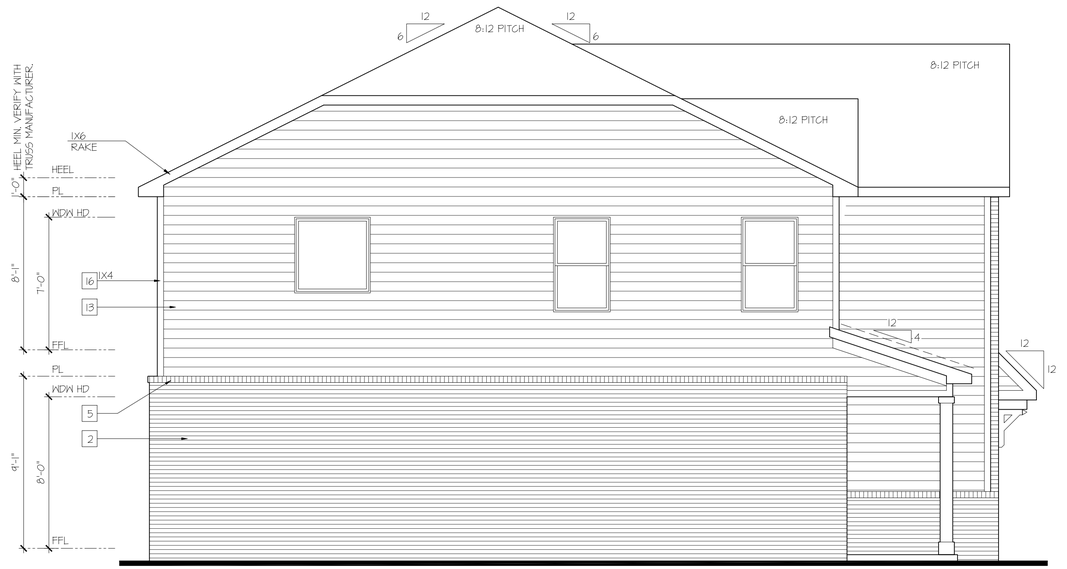

## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
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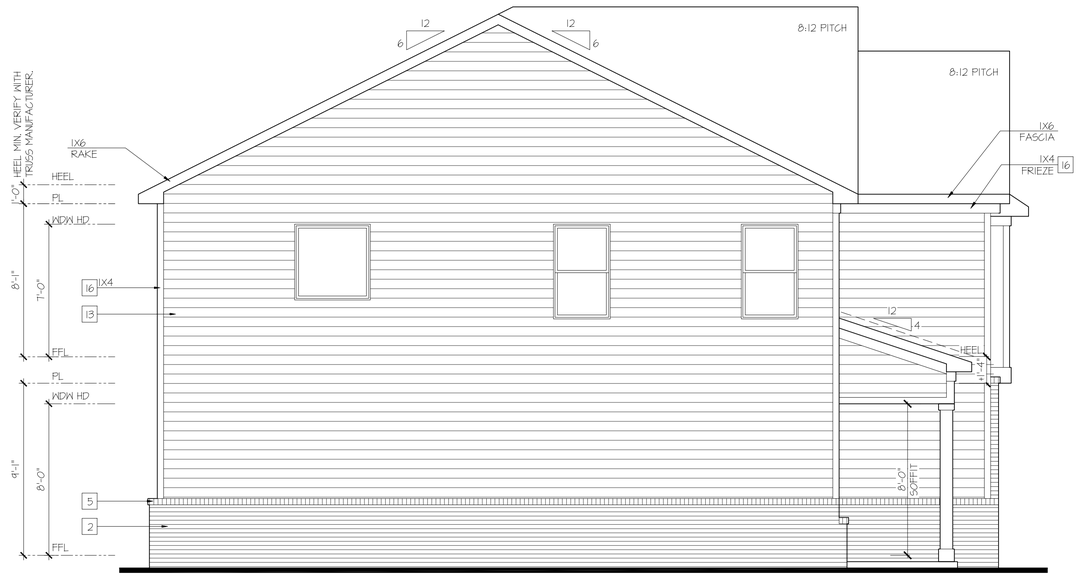

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

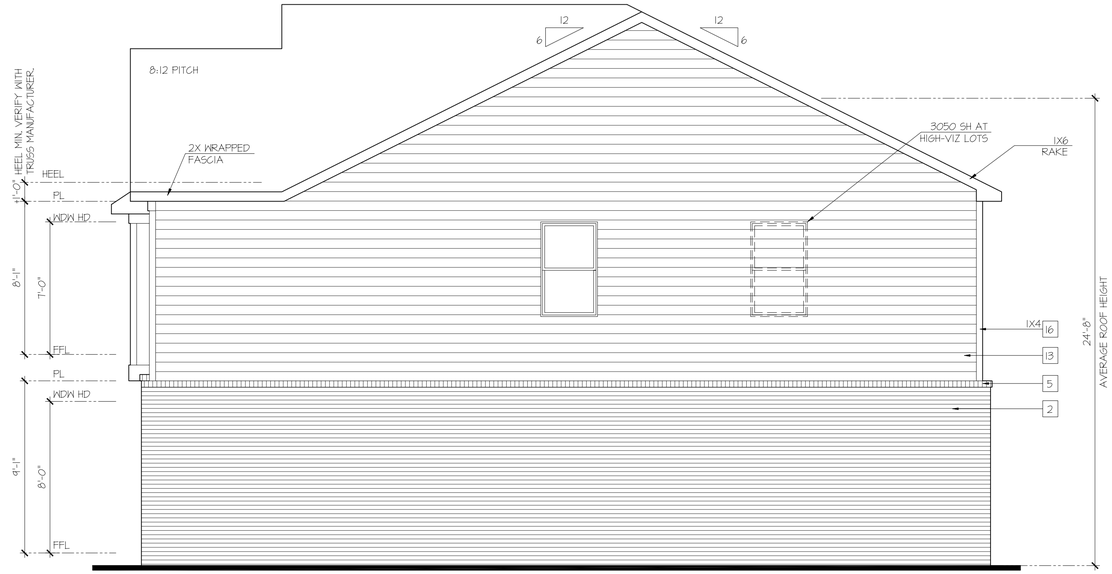
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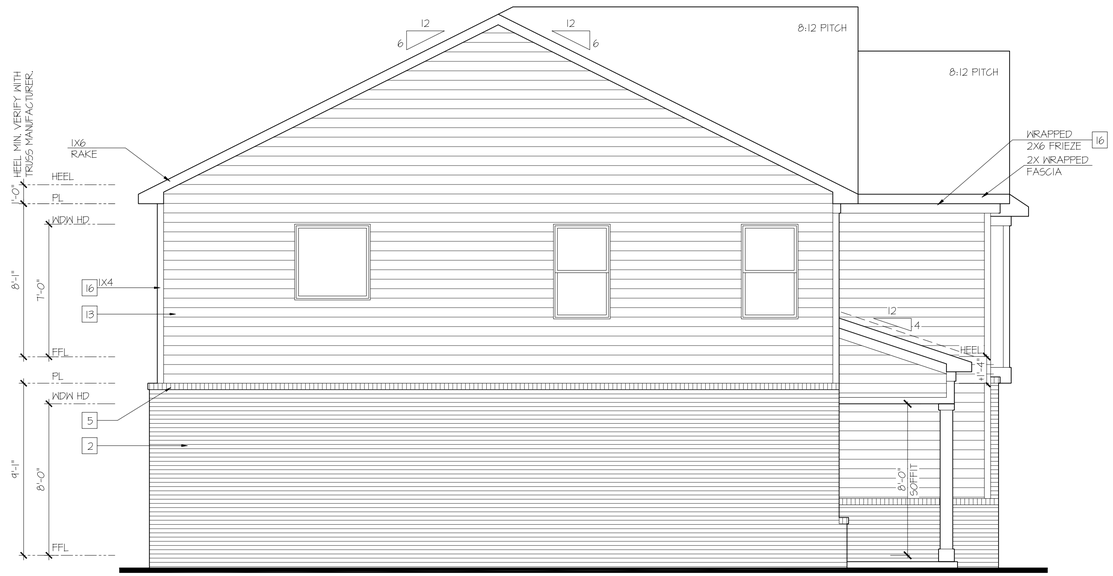

## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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SIDING:

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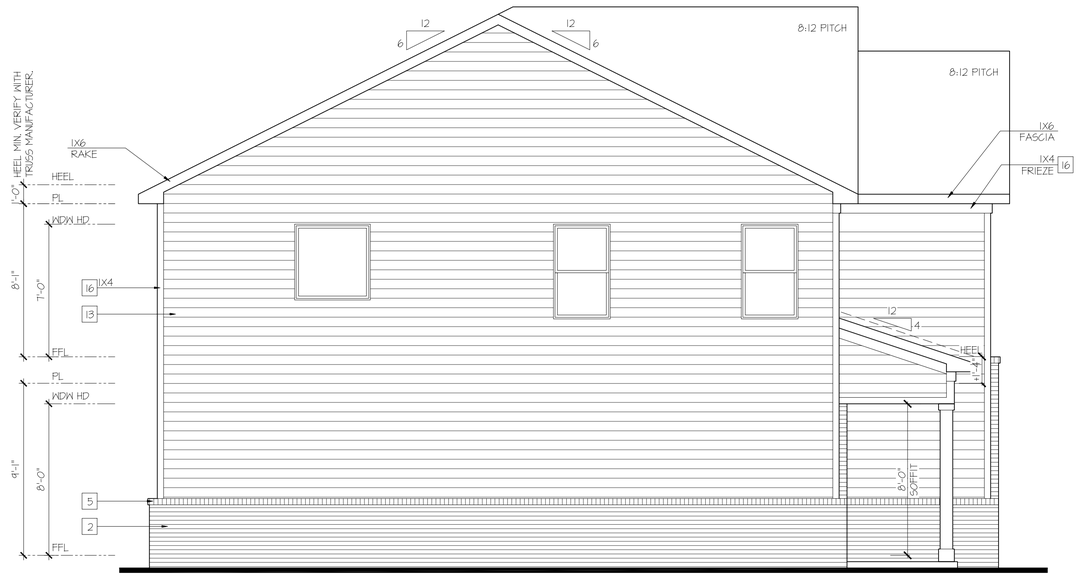

## Rear Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **E2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

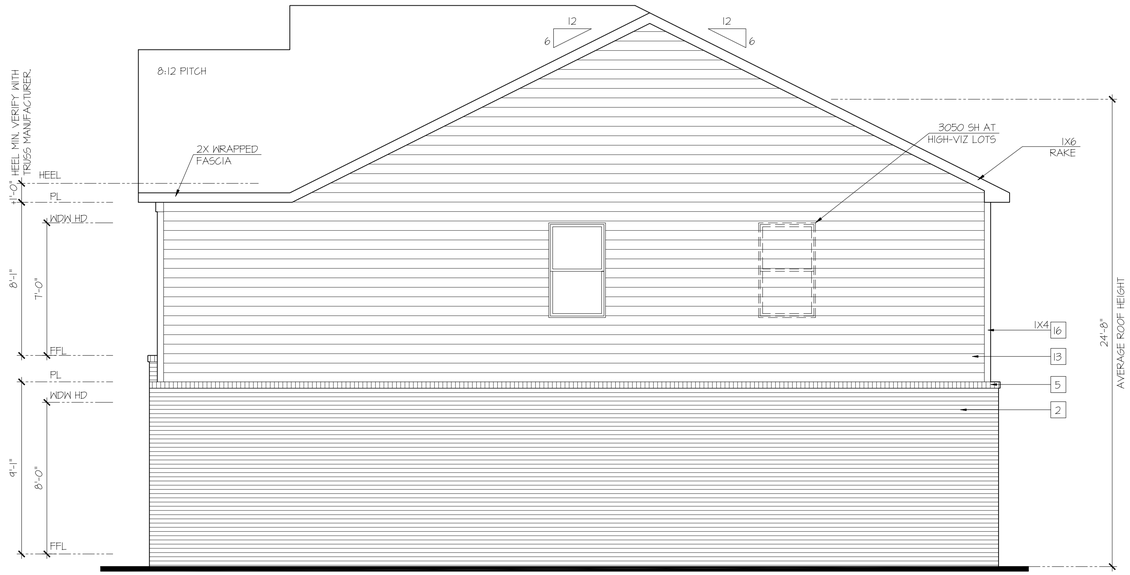
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TYPICALS:

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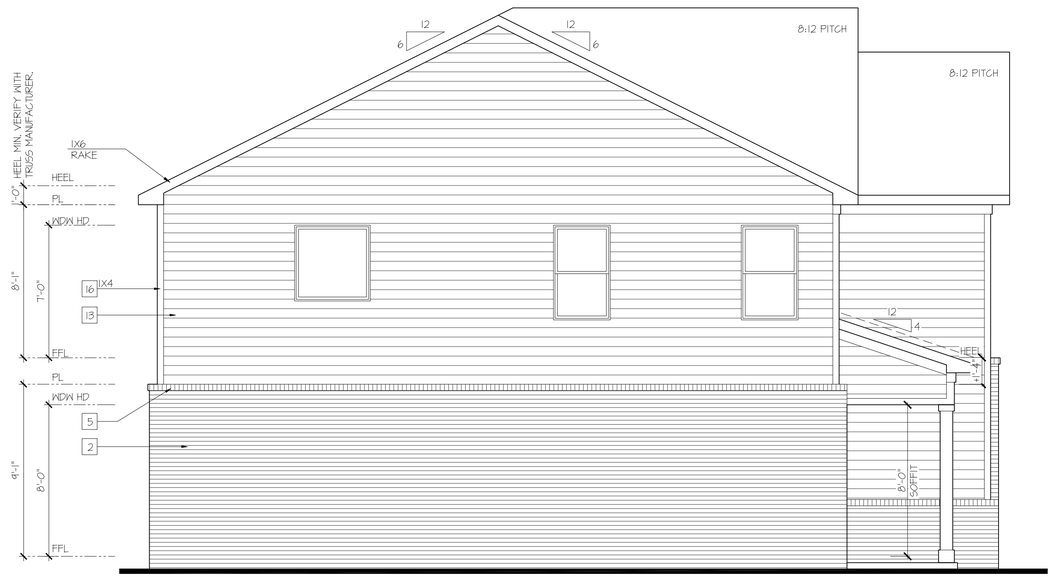

## Right Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

| NO: | DATE: | REVISION: |
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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hadley 'D405'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **E3**



ELEVATION B-4

# Hadley

## 39' x 44' Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



ELEVATION B-4

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America's Builder

# Hadley

## 39′ x 44′ Single Family Detached
## Left Side Elevation - High Visibility
## at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION B-4

D·R·HORTON
America's Builder

# Hadley

## 39' x 44' Single Family Detached
## Left Side Elevation
## (and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION B-4

# Hadley

## 39’ x 44’ Single Family Detached

## Rear Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
11 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'H-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

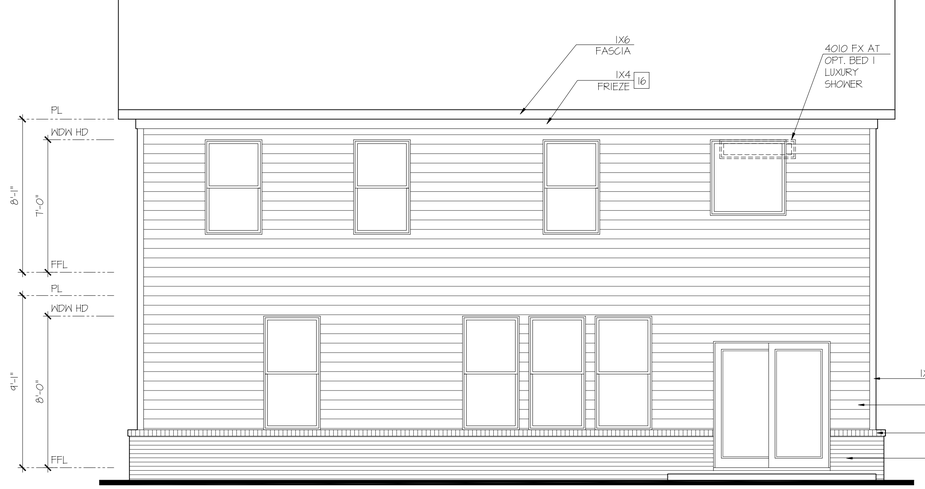
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. TYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

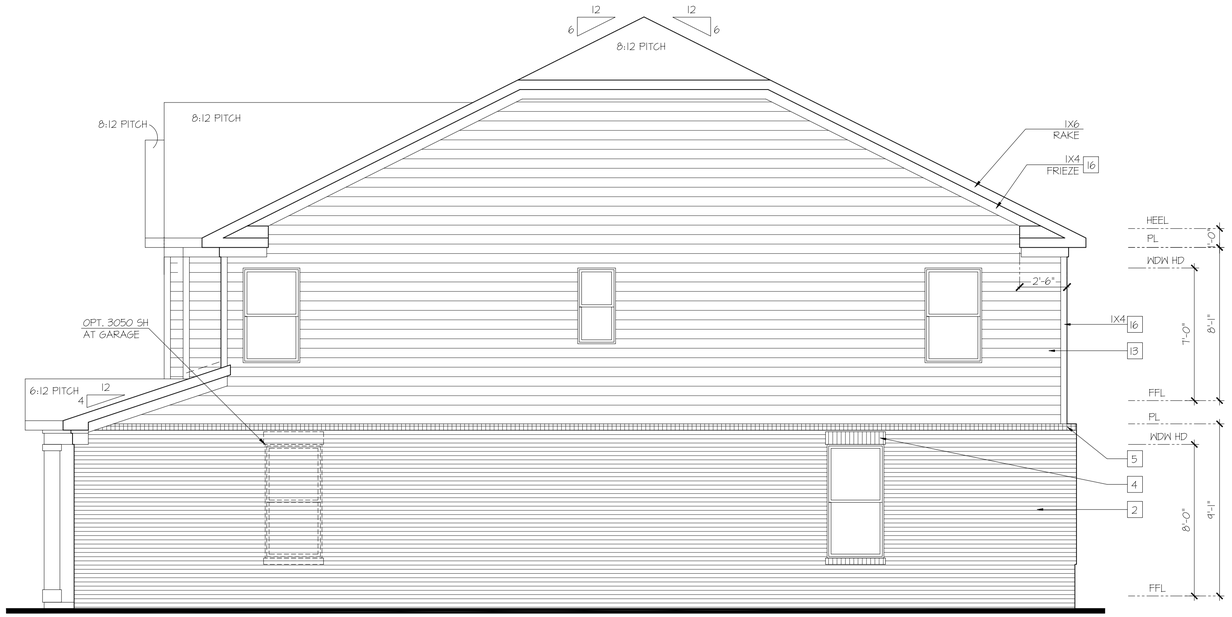
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

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8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

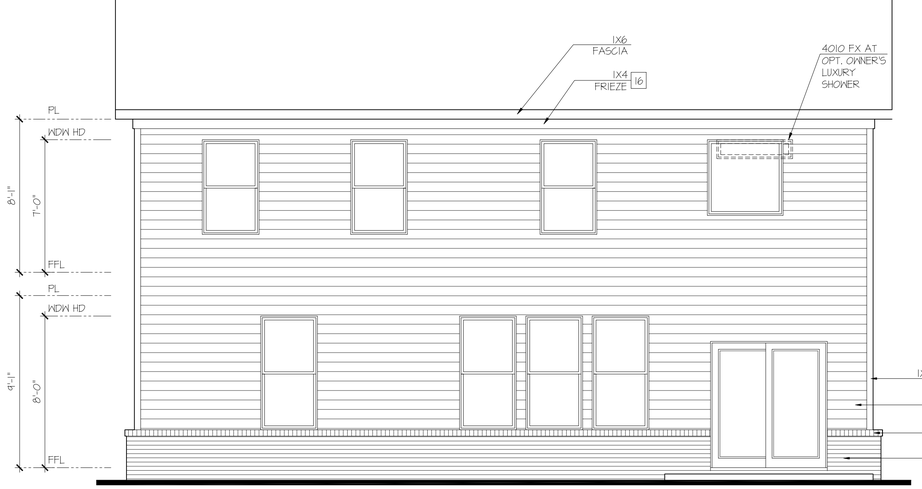
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'H-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'H-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'H-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **H2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'H-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'H-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'H-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hampshire 'D401'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **H3**



ELEVATION C-4

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# Hampshire

## 39′ x 52′-2″ Single Family Detached

## Front Elevation



NOT FOR CONSTRUCTION

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



# Hampshire

ELEVATION C-4

## 39′ x 52′-2″ Single Family Detached

## Left Side Elevation - High Visibility at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION C-4

# Hampshire

## 39′ x 52′-2″ Single Family Detached

## Left Side Elevation

## (and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION C-4

# Hampshire

## 39′ x 52′-2″ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Hampshire

## 39′ x 52′-2″ Single Family Detached

## Right Side Elevation

## (and HI-VIZ)

ELEVATION C-4

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NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Hampshire

ELEVATION C-4

## 39′ x 52′-2″ Single Family Detached

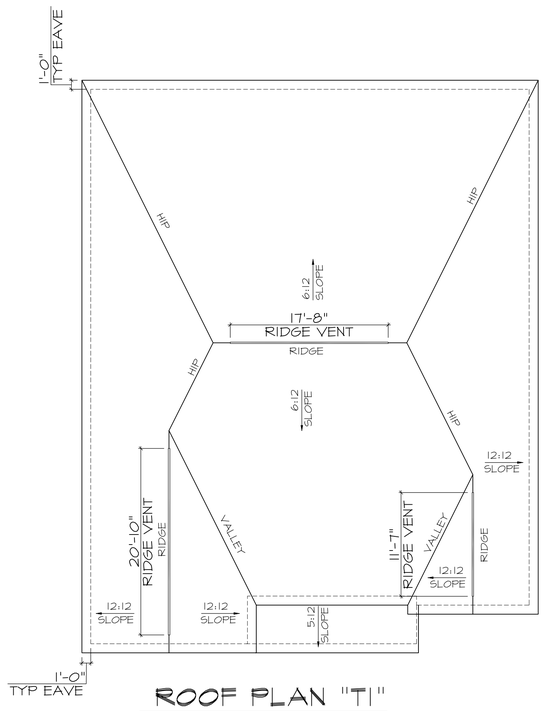
## Right Side Elevation - High Visibility

## at Optional First Floor Brick

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NOTE: Side and Rear Elevations to match Front Facade Color Palette




ROOF PLAN "T1"




FRONT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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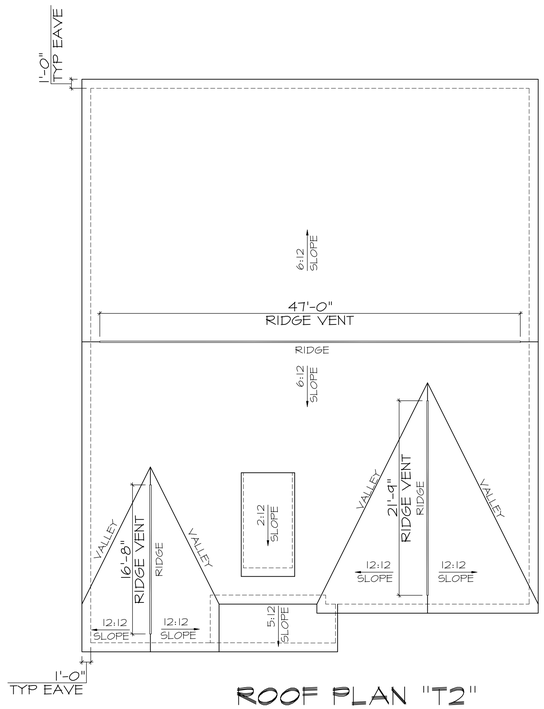
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No.
A.1.1




ROOF PLAN "T2"




FRONT ELEVATION "T2"

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|---|
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| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

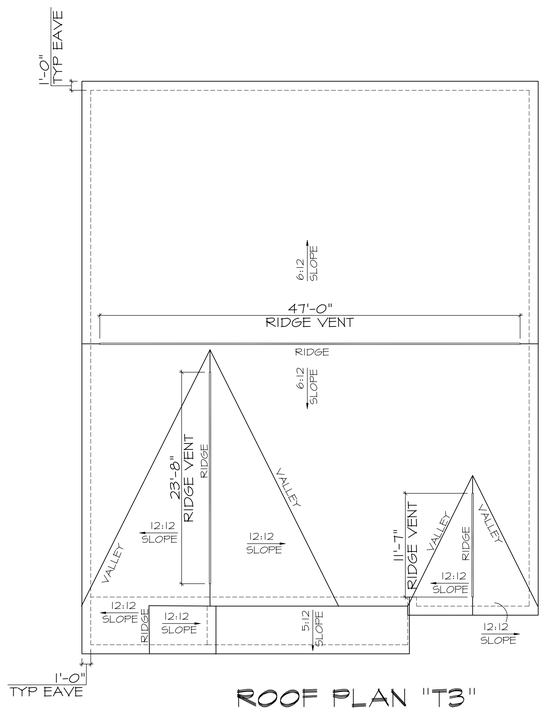
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




## FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "T3"

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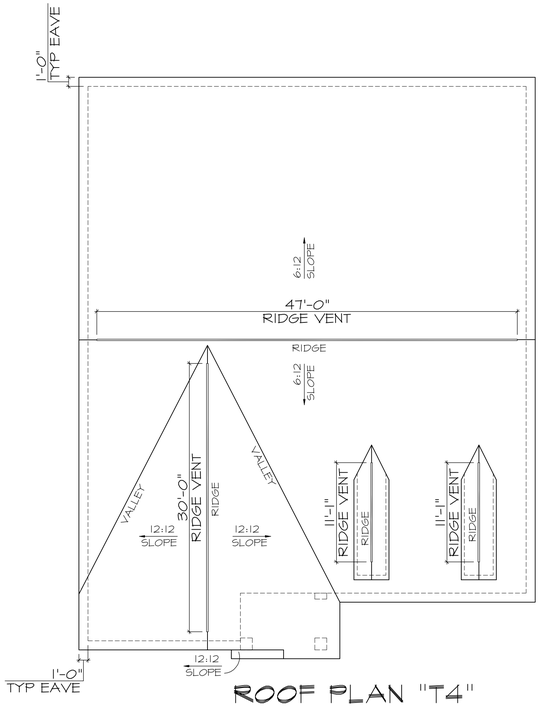
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

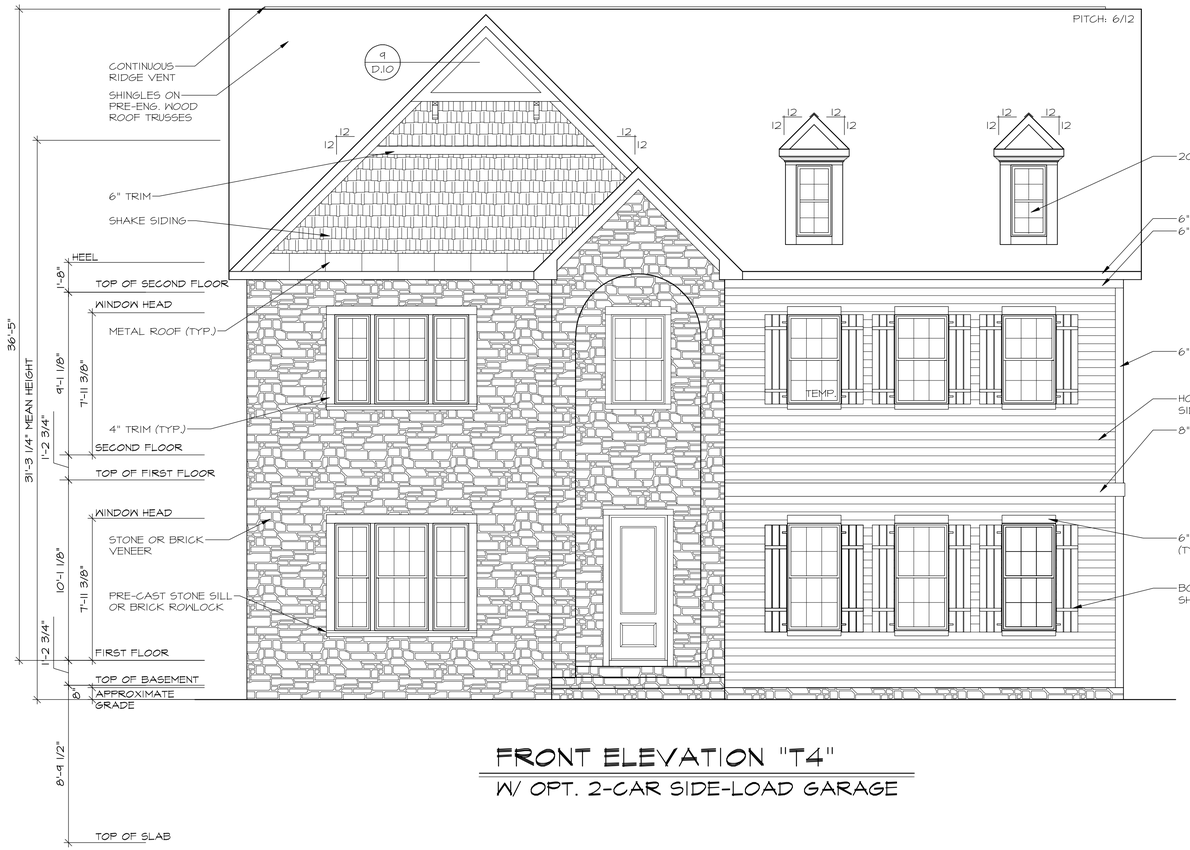
HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




ROOF PLAN "T4"




FRONT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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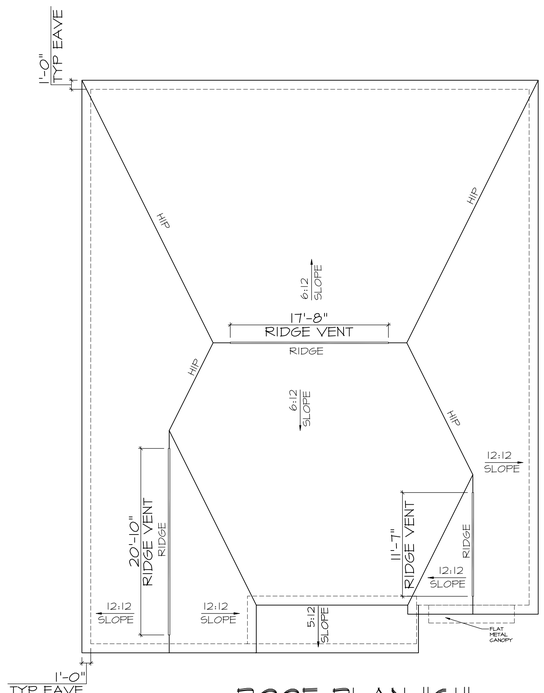
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

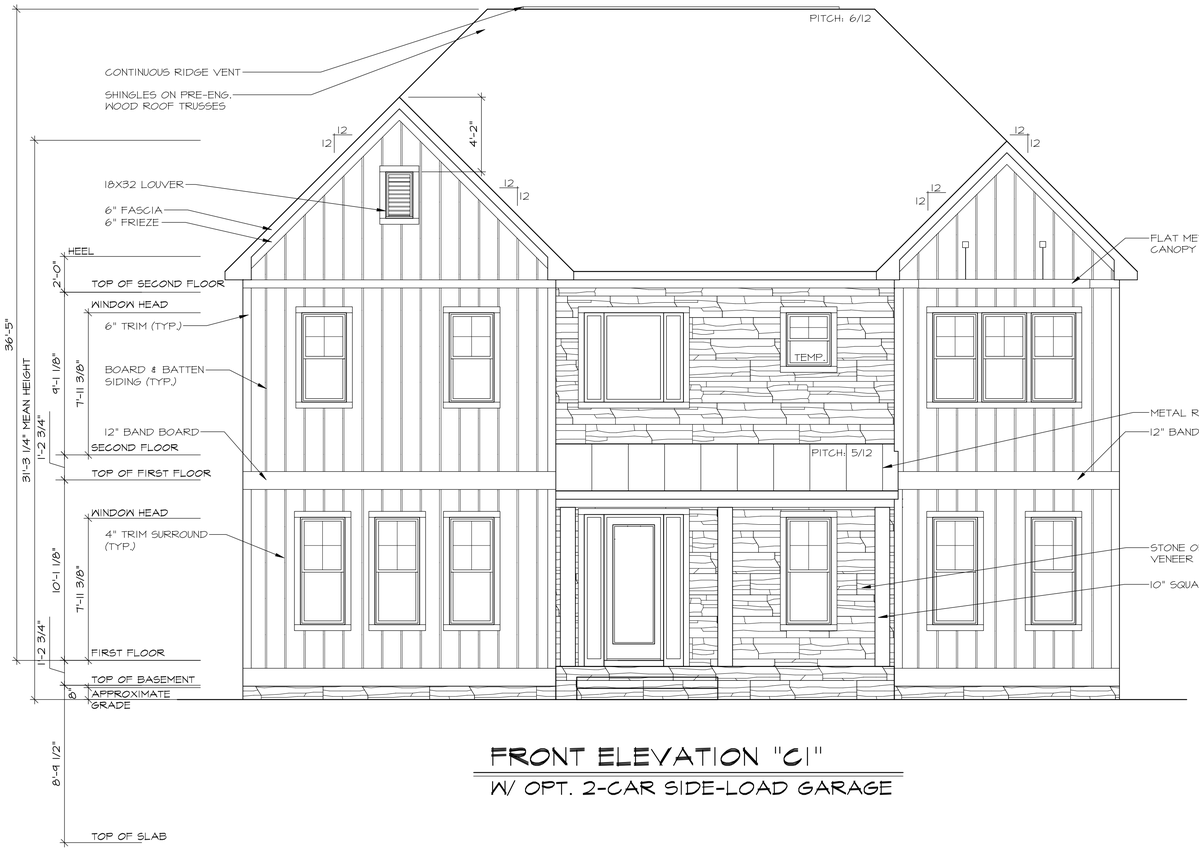
HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




ROOF PLAN "C1"




FRONT ELEVATION "C1"
W/ OPT. 2-CAR SIDE-LOAD GARAGE

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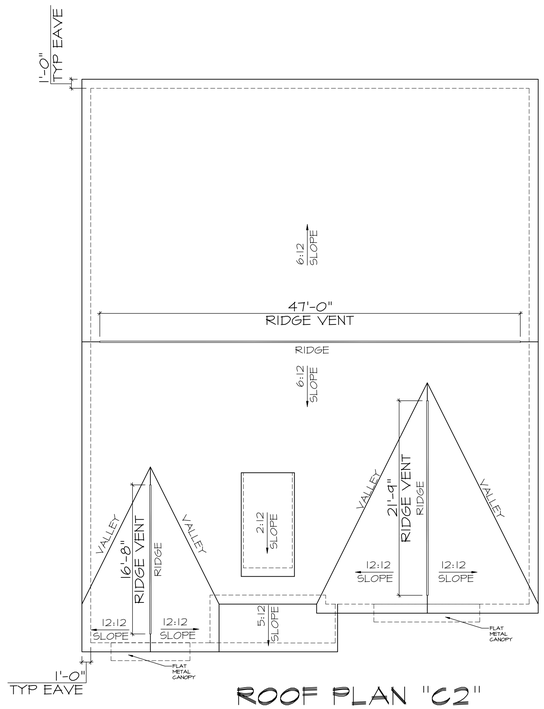
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




ROOF PLAN "C2"




FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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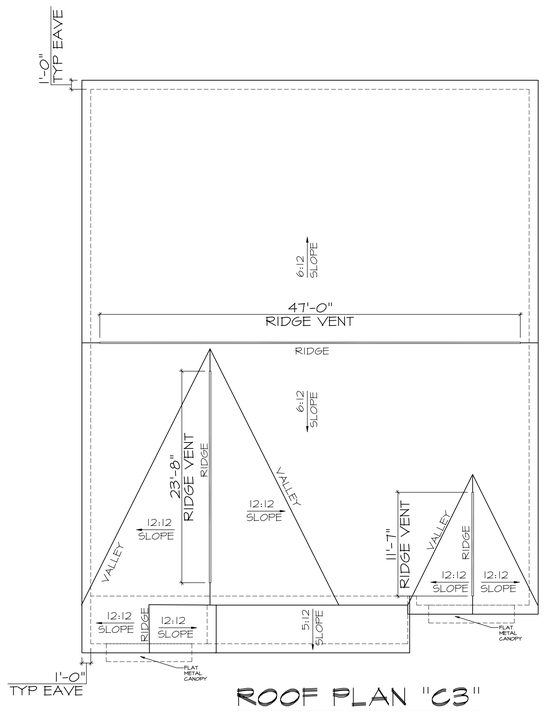
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No.
A.1.6




ROOF PLAN "C3"




FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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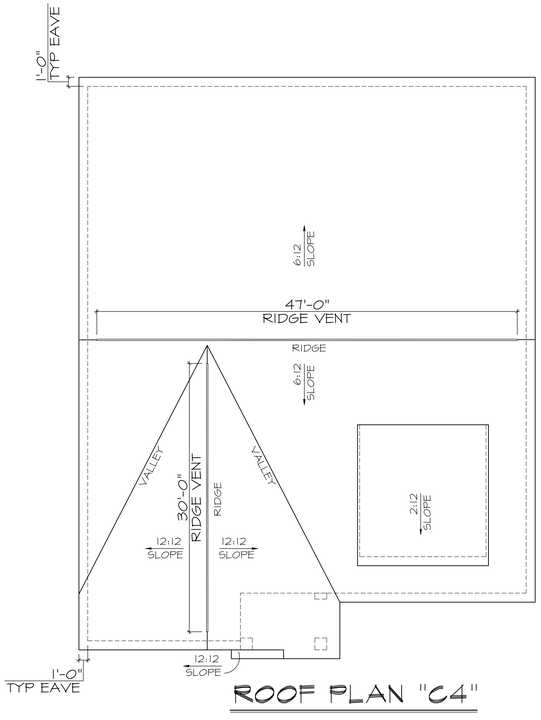
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




ROOF PLAN "C4"




FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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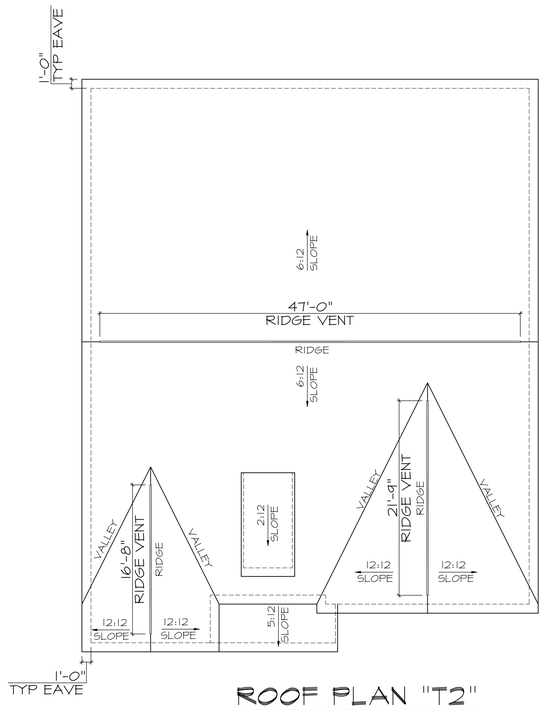
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| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8




ROOF PLAN "T2"




FRONT ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE

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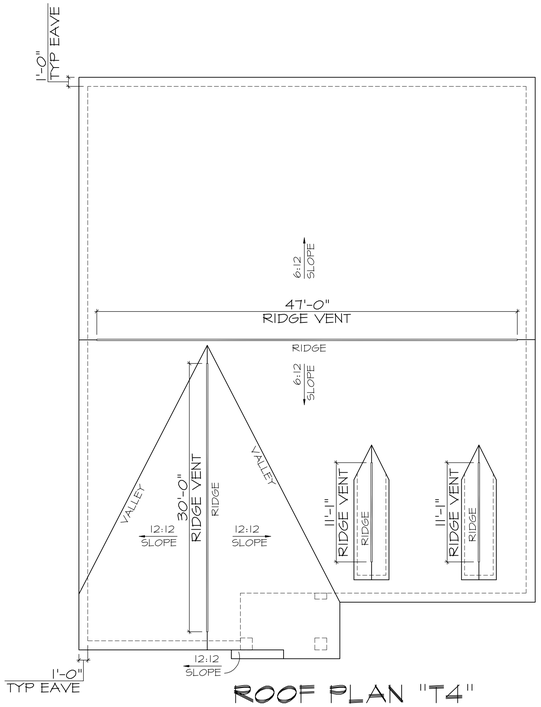
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| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9




ROOF PLAN "T4"




FRONT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE

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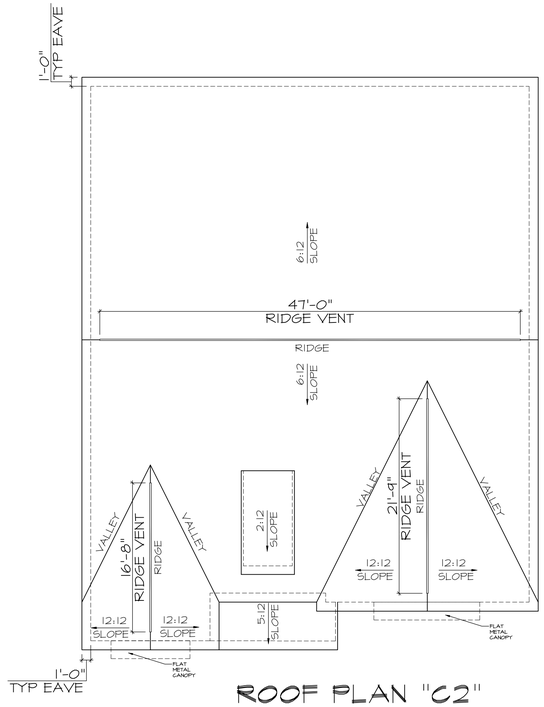
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| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.10




ROOF PLAN "C2"




FRONT ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE

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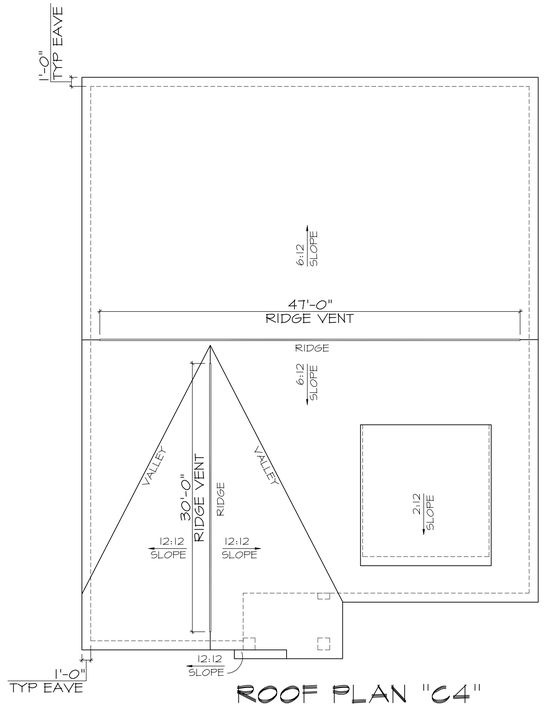
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.11




ROOF PLAN "C4"




FRONT ELEVATION "C4"

W/ 2-CAR FRONT LOAD GARAGE

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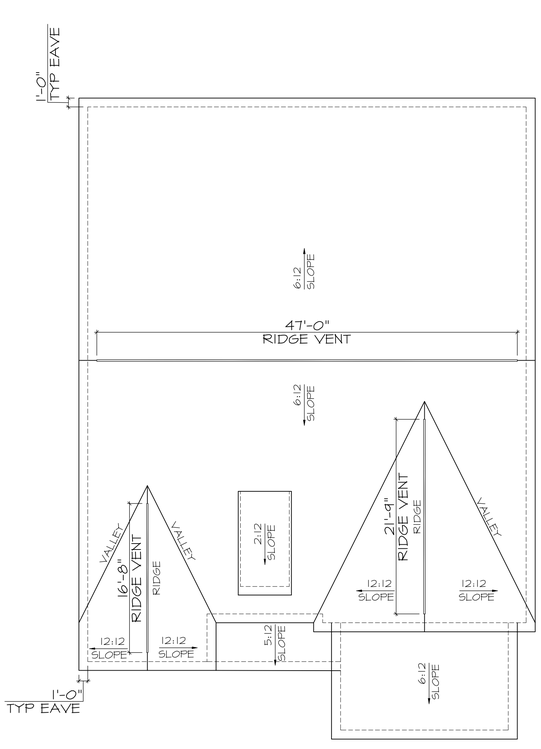
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| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




ROOF PLAN "T2"




FRONT ELEVATION "T2"
W/ OPT. 3-CAR SIDE-LOAD GARAGE

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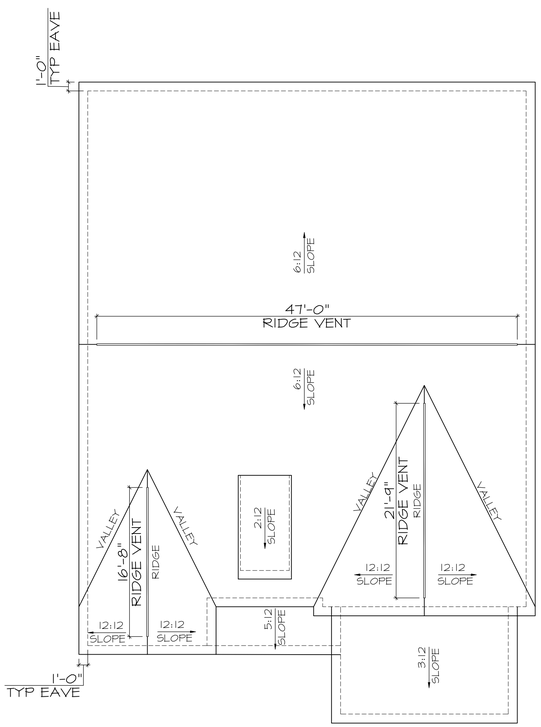
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No.
A.1.13




ROOF PLAN "C2"




FRONT ELEVATION "C2"

W/ OPT. 3-CAR SIDE-LOAD GARAGE

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HAGERSTOWN, MD 240-452-4638

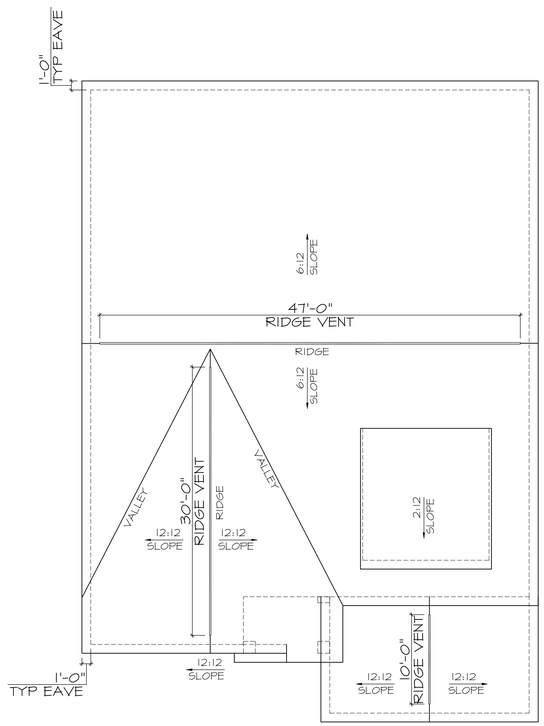
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| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.14




## ROOF PLAN "C4"




## FRONT ELEVATION "C4"

W/ OPT. 3-CAR SIDE-LOAD GARAGE

Professional Certification:
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1/8/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

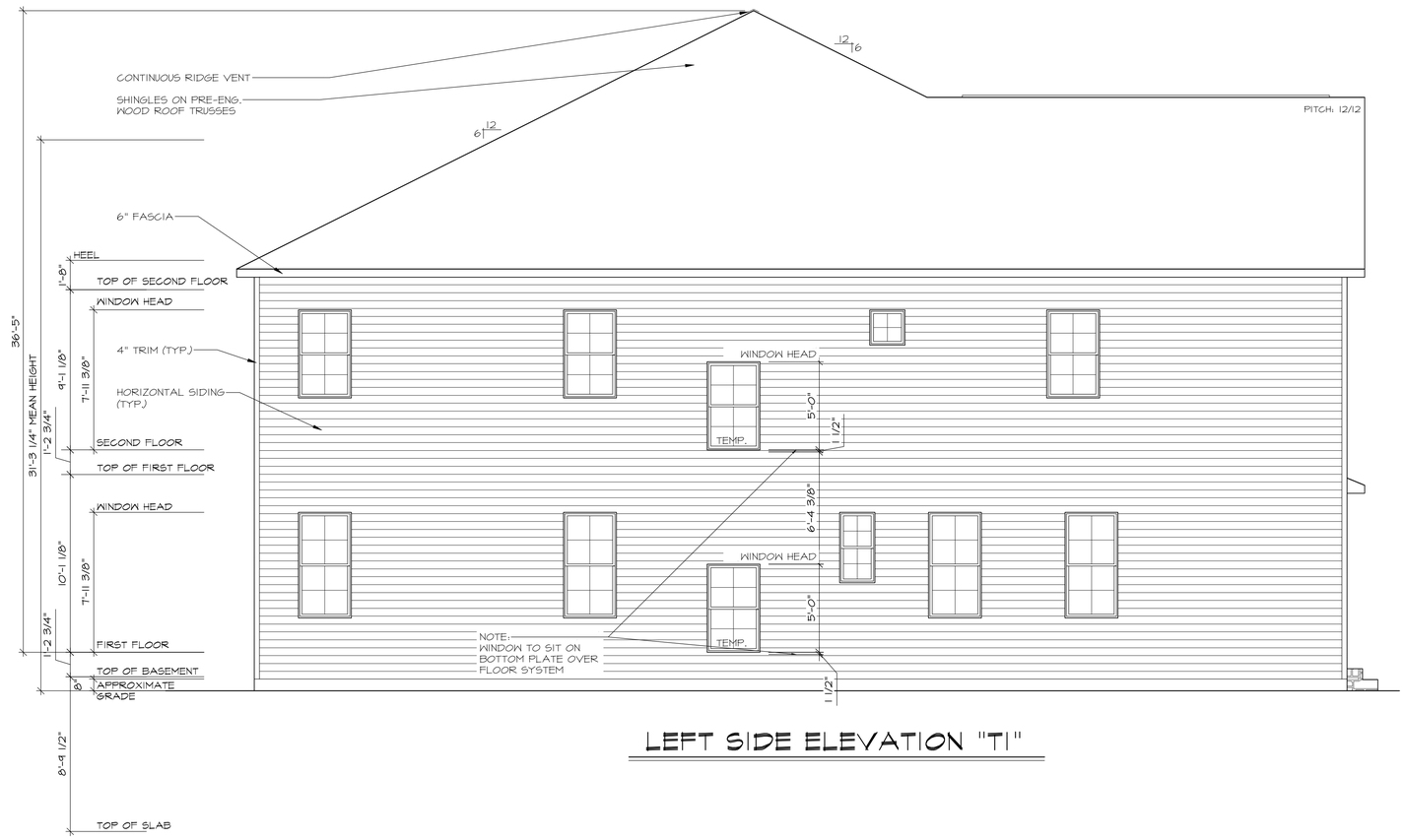
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

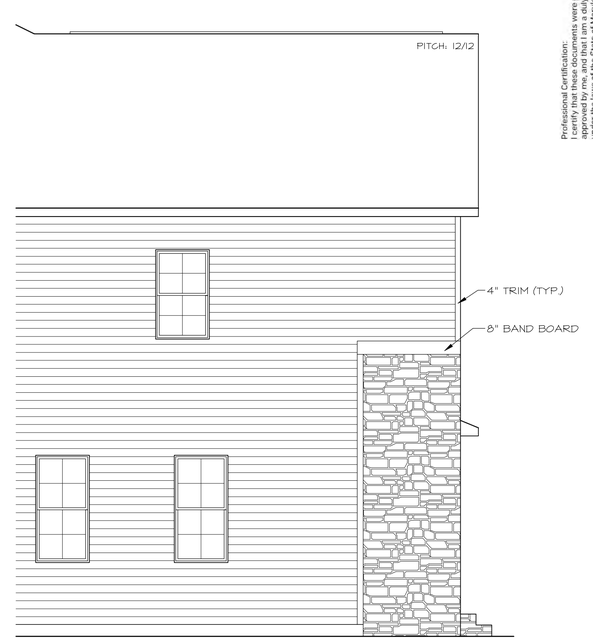
HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.15




LEFT SIDE ELEVATION "T1"




LEFT SIDE ELEVATION "T1"
W/ OPT. HI-VIZ

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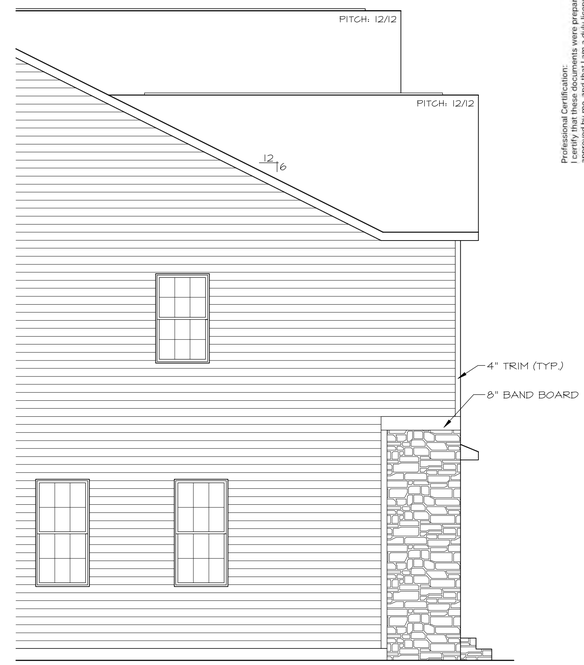
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1




LEFT SIDE ELEVATION "T2"




LEFT SIDE ELEVATION "T2"

W/ OPT. HI-VIZ

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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

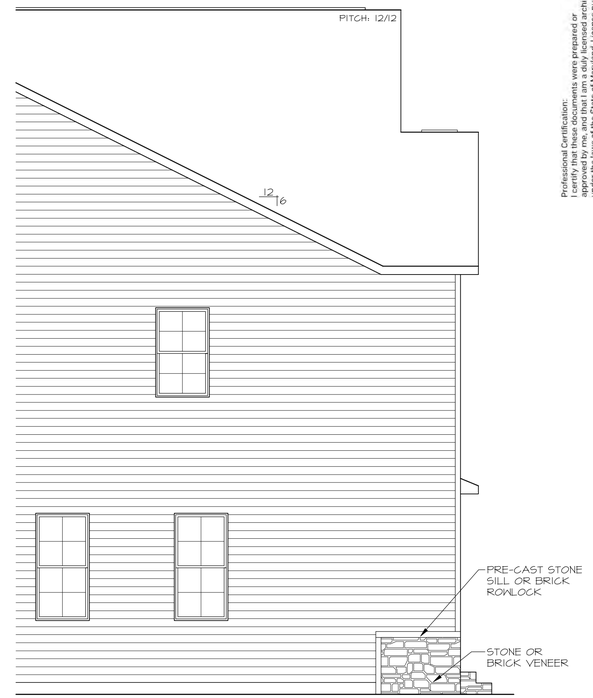
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.2




## LEFT SIDE ELEVATION "T3"




## LEFT SIDE ELEVATION "T3"
W/ OPT. HI-VIZ

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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

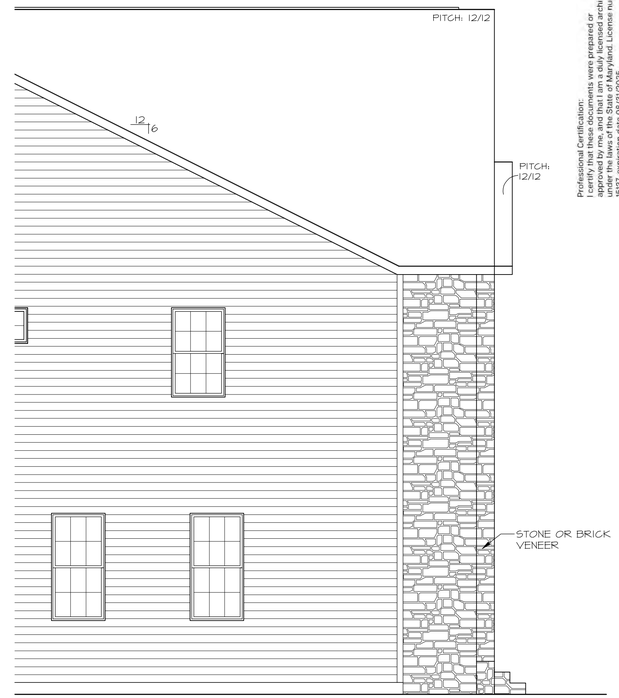
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.23




LEFT SIDE ELEVATION "T4"




LEFT SIDE ELEVATION "T4"

W/ OPT. HI-VIZ

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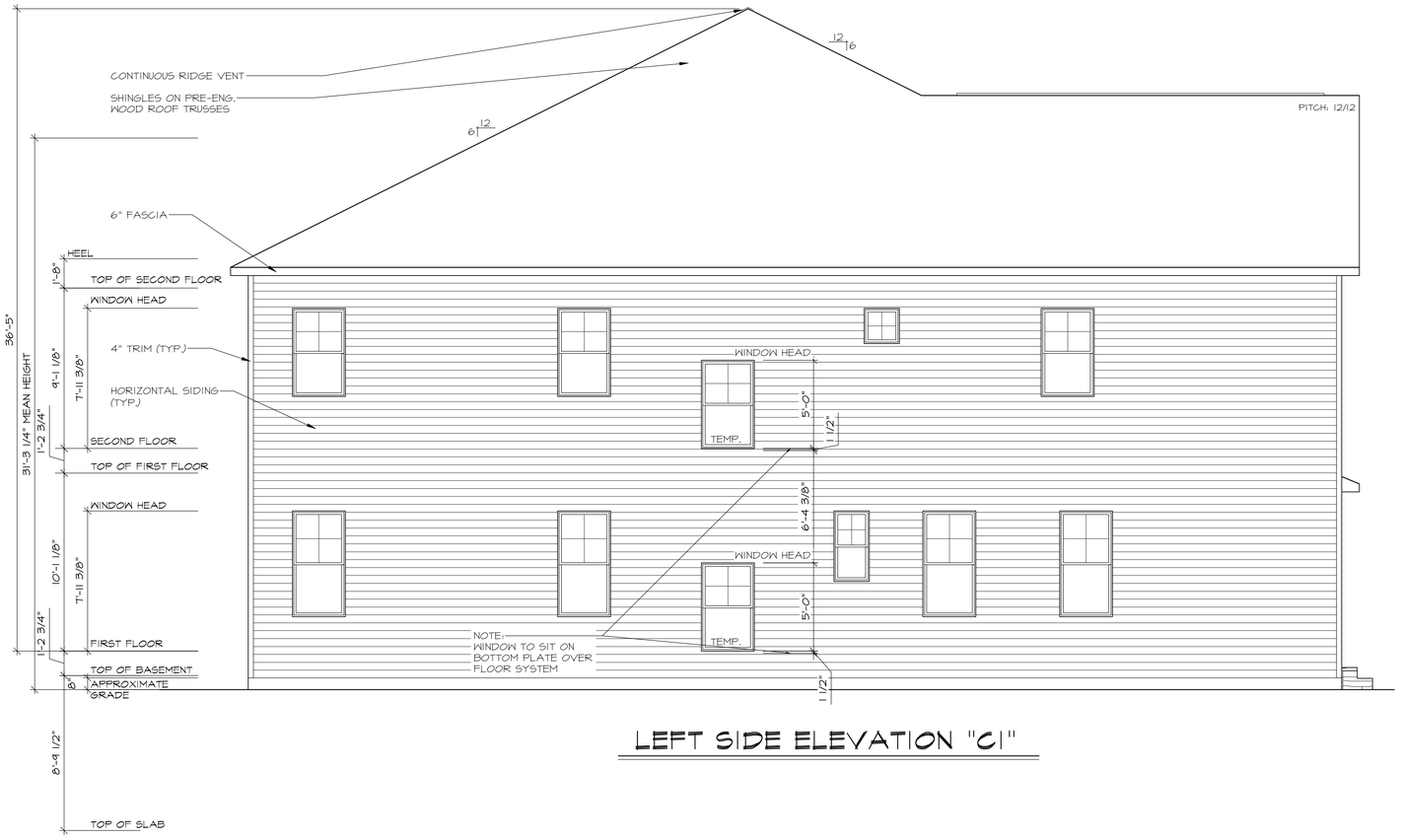
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

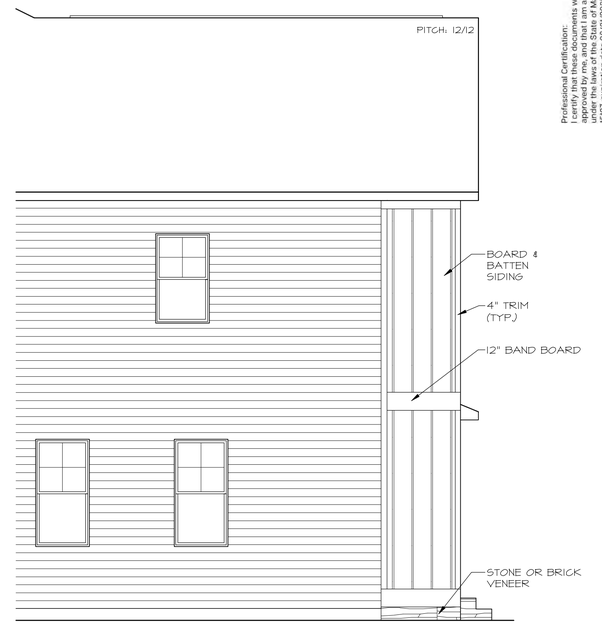
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




## LEFT SIDE ELEVATION "C1"




## LEFT SIDE ELEVATION "C1"
W/ OPT. HI-VIZ

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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

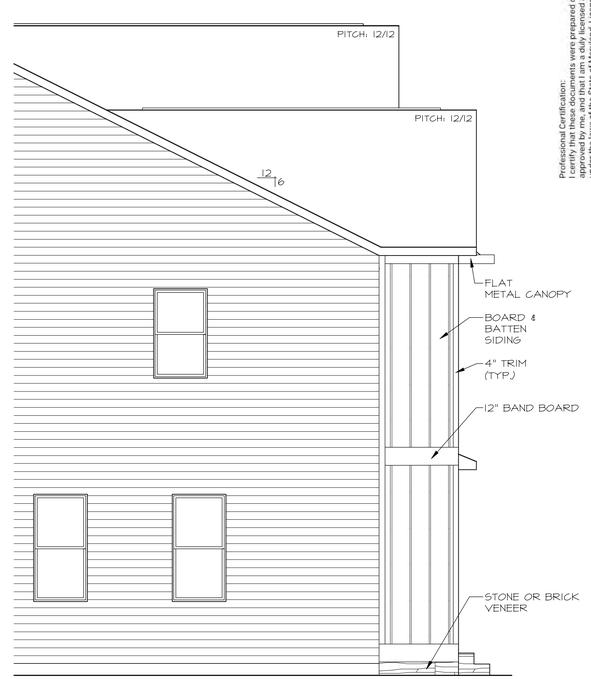
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




LEFT SIDE ELEVATION "C2"




LEFT SIDE ELEVATION "C2"

W/ OPT. HI-VIZ

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| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

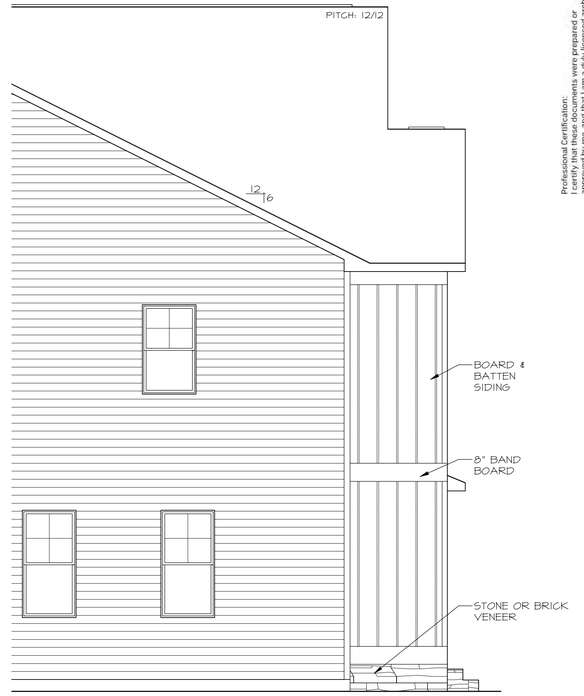
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6




LEFT SIDE ELEVATION "C3"




LEFT SIDE ELEVATION "C3"
W/ OPT. HI-VIZ

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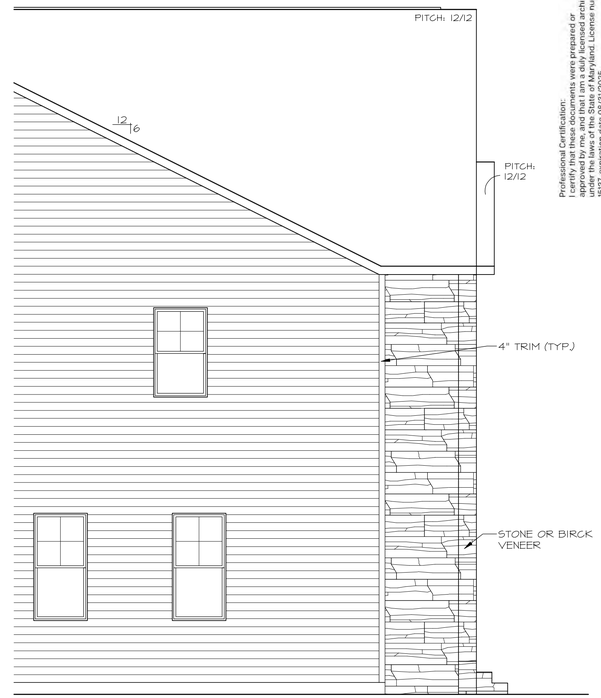
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.1




LEFT SIDE ELEVATION "C4"




LEFT SIDE ELEVATION "C4"
W/ OPT. HI-VIZ

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| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

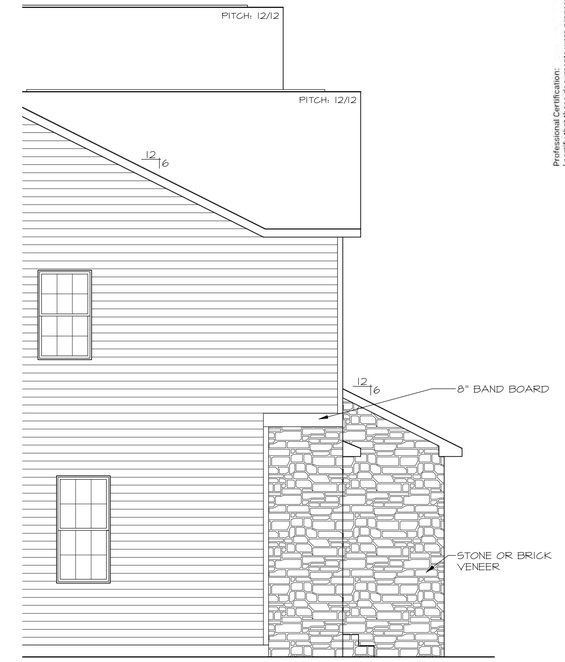
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.8




## LEFT SIDE ELEVATION "T2"

W/ OPT. 3-CAR SIDE-LOAD GARAGE




## LEFT SIDE ELEVATION "T2"

W/ OPT. 3-CAR SIDE LOAD GARAGE
W/ OPT. HI-VIZ

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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

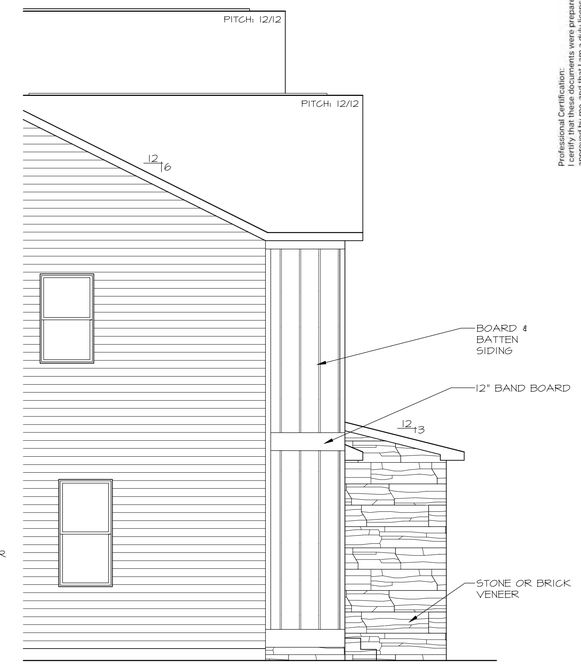
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.9




## LEFT SIDE ELEVATION "C2"

W/ OPT. 3-CAR SIDE-LOAD GARAGE




## LEFT SIDE ELEVATION "C2"

W/ OPT. 3-CAR SIDE LOAD GARAGE
W/ OPT. HI-VIZ

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1/8/2025

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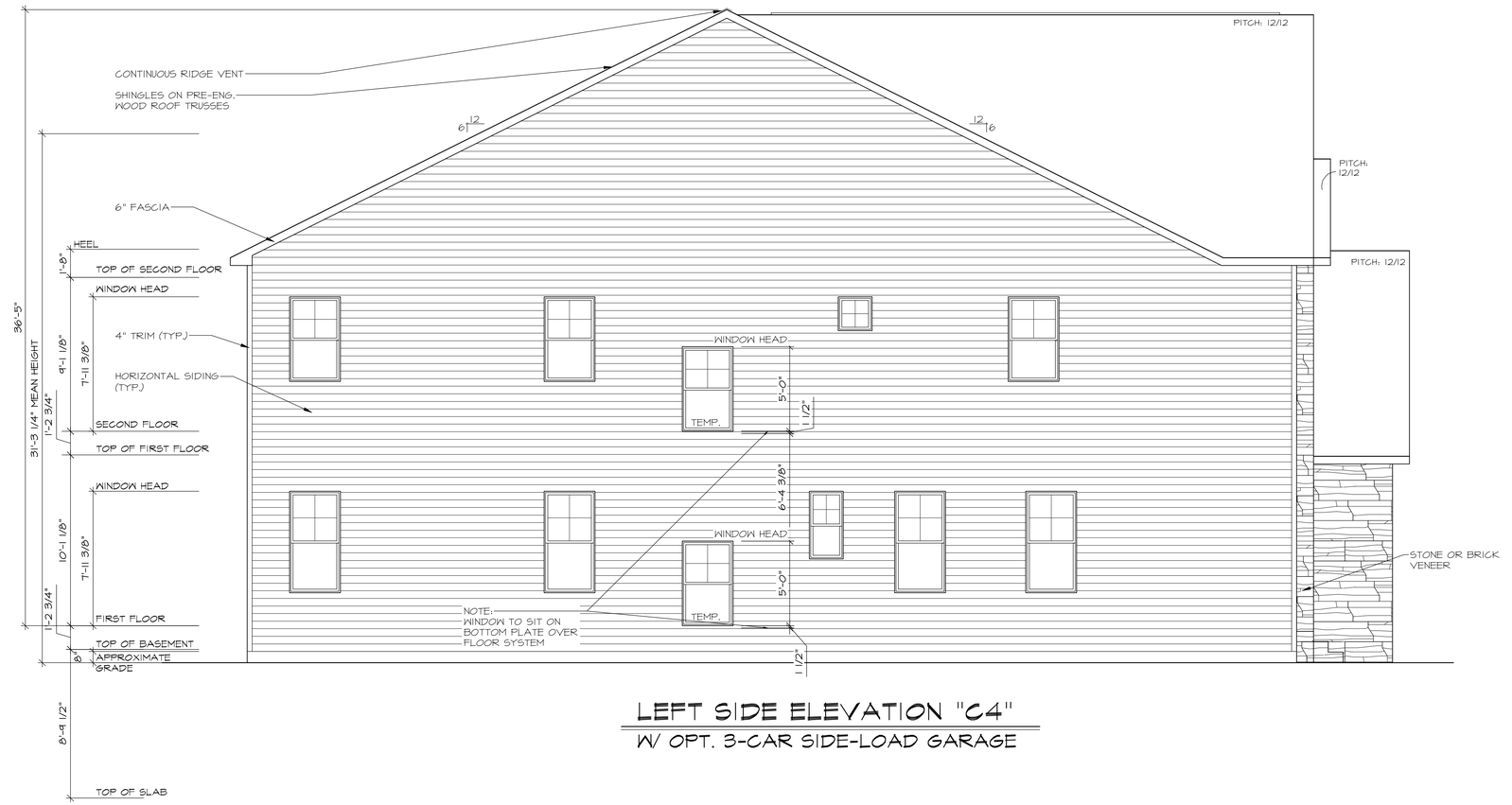
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

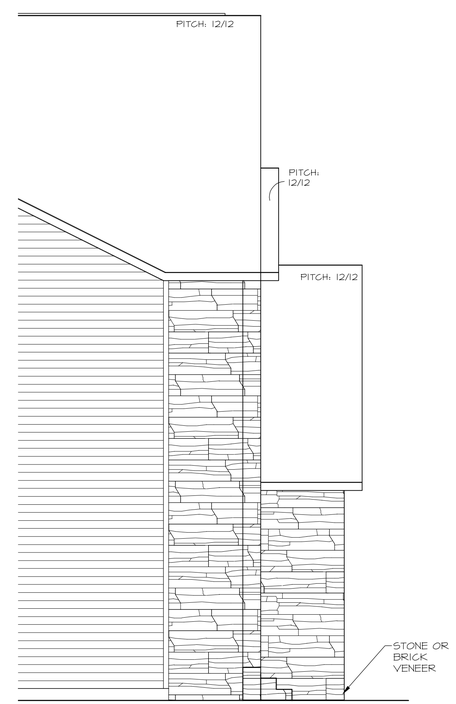
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1




## LEFT SIDE ELEVATION "C4"

W/ OPT. 3-CAR SIDE-LOAD GARAGE




## LEFT SIDE ELEVATION "C4"

W/ OPT. 3-CAR SIDE LOAD GARAGE
W/ OPT. HI-VIZ

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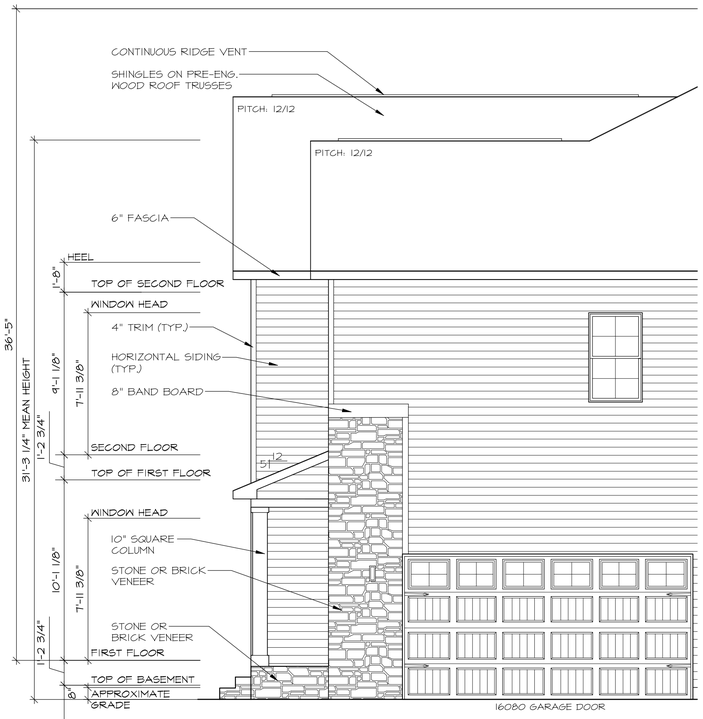
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1




## RIGHT SIDE ELEVATION "T|"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "T|"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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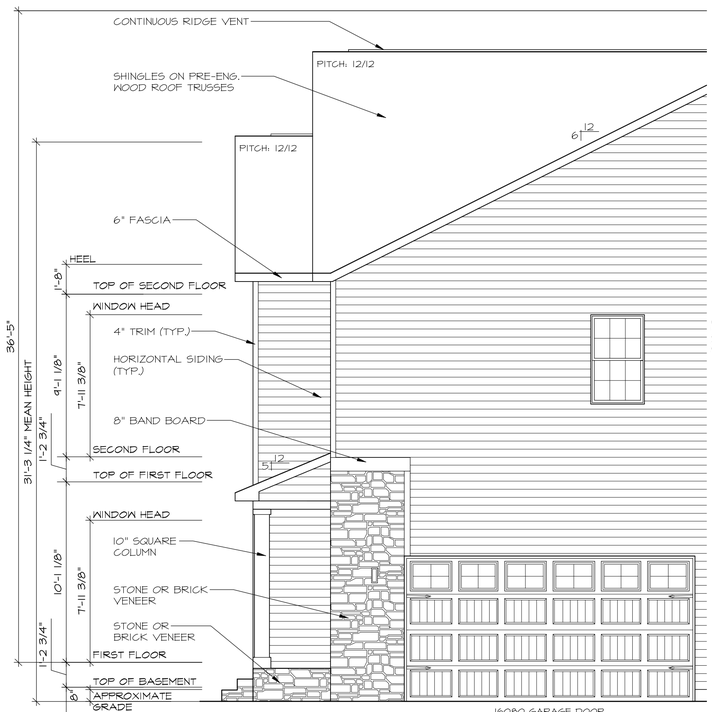
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.12




## RIGHT SIDE ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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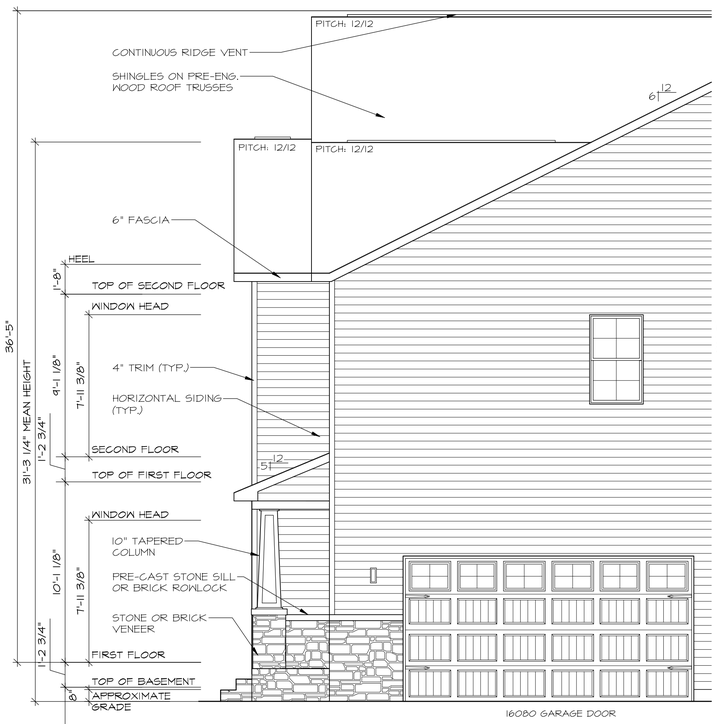
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.13




## RIGHT SIDE ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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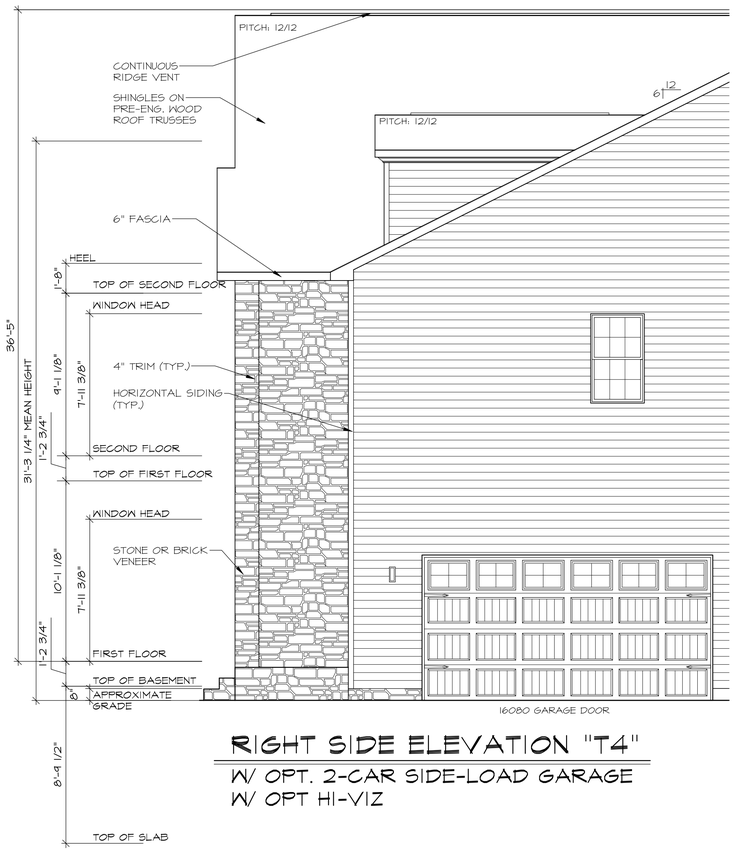
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.14




## RIGHT SIDE ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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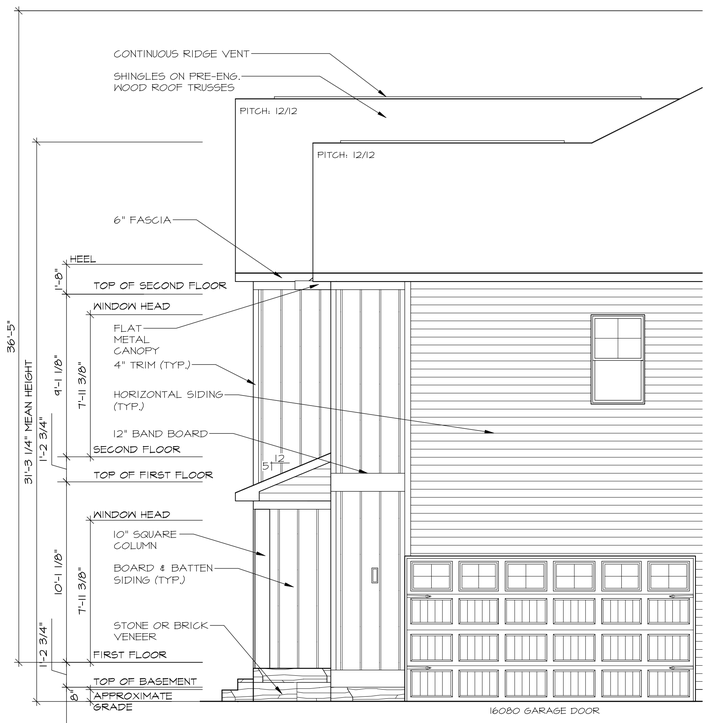
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.15




## RIGHT SIDE ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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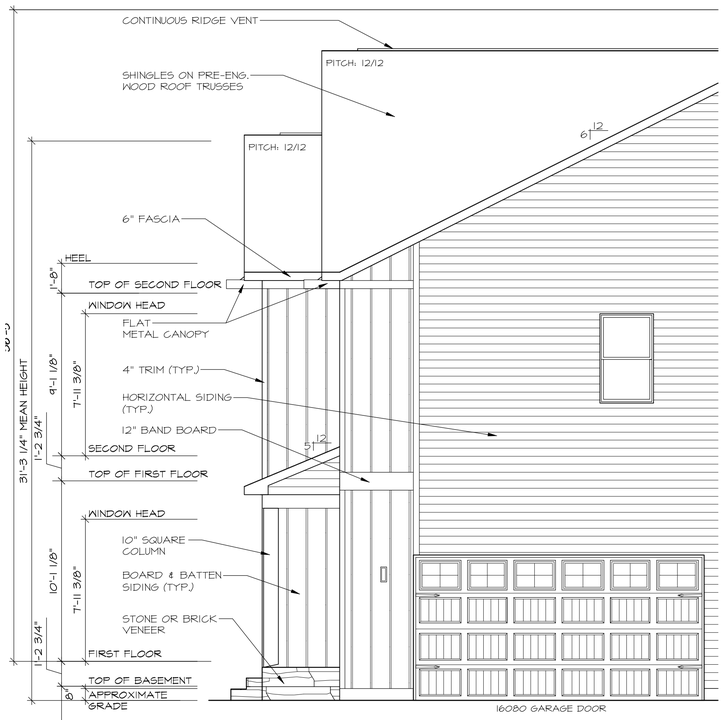
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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.16




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ

8'-9 1/2"
TOP OF SLAB




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

8'-9 1/2"
TOP OF SLAB

Professional Certification:
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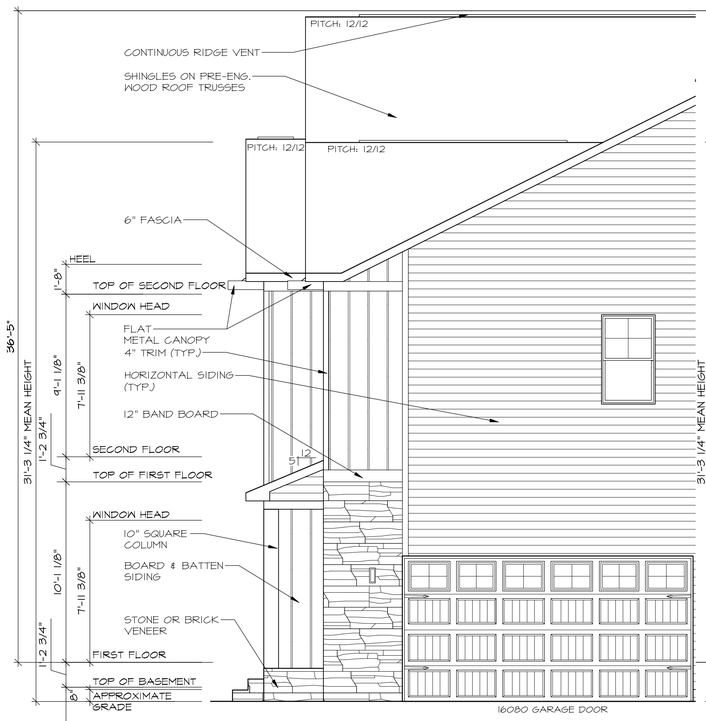
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| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.17




## RIGHT SIDE ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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1/8/2025

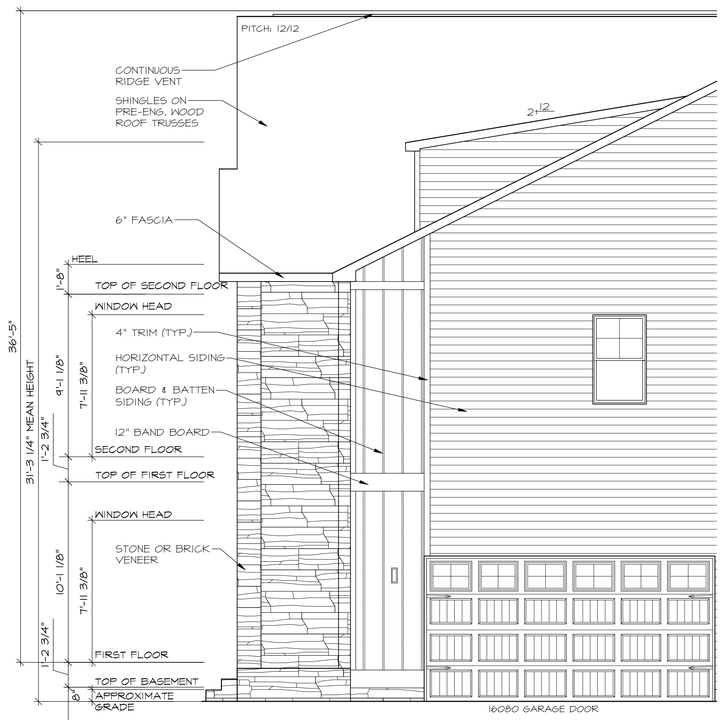
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.18




## RIGHT SIDE ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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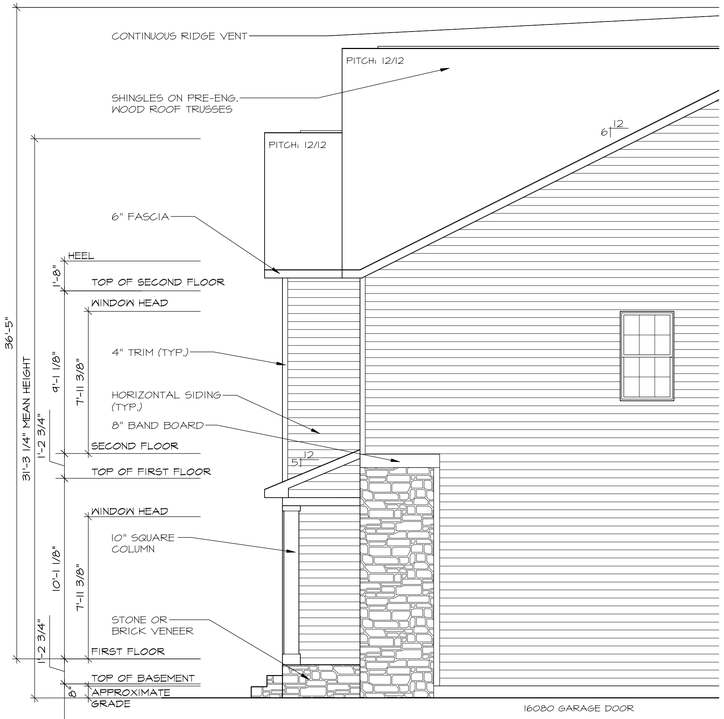
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.19




## RIGHT SIDE ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE

TOP OF SLAB

TOP OF SLAB

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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.20




# RIGHT SIDE ELEVATION "T4"

## W/ 2-CAR FRONT-LOAD GARAGE

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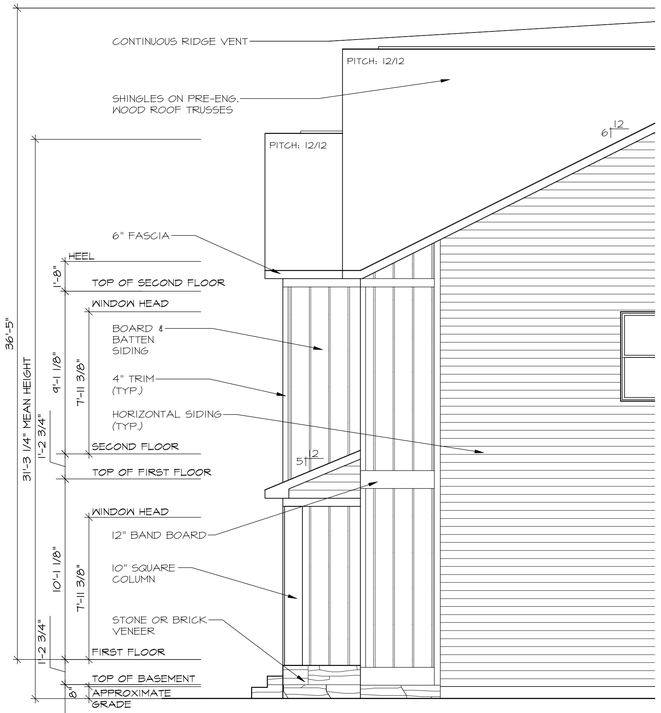
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.2




## RIGHT SIDE ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE

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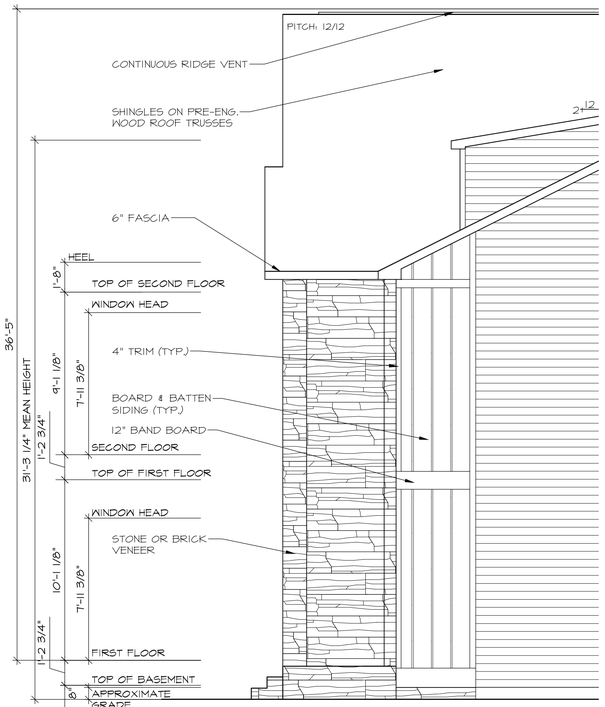
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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.22




## RIGHT SIDE ELEVATION "C4"

W/ OPT. 2-CAR FRONT-LOAD GARAGE
W/ OPT HI-VIZ




## RIGHT SIDE ELEVATION "C4"

W/ 2-CAR FRONT-LOAD GARAGE

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| | |
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

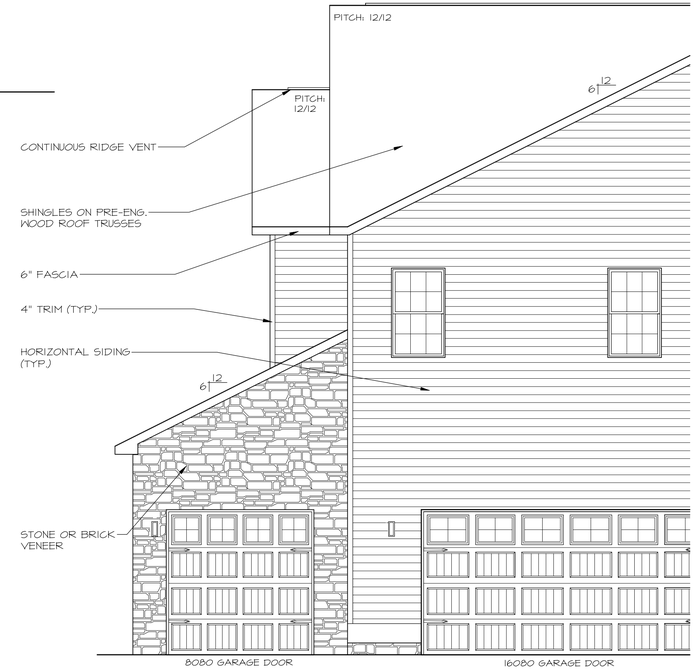
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.2




# RIGHT SIDE ELEVATION "T2"

## W/ OPT. 3-CAR SIDE-LOAD GARAGE




# RIGHT SIDE ELEVATION "T2"

## W/ OPT. 3-CAR SIDE-LOAD GARAGE
## W/ OPT. HI-VIZ

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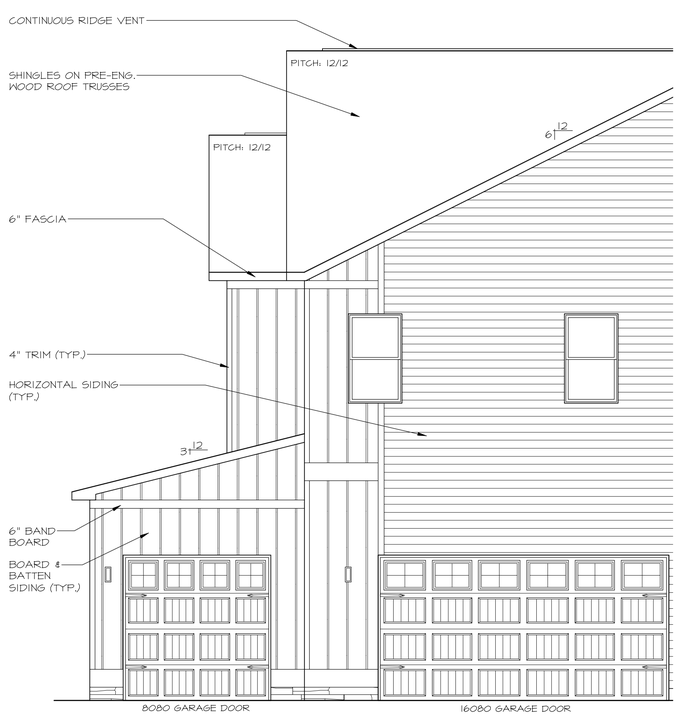
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| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.24




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 3-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 3-CAR SIDE-LOAD GARAGE

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|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.25




# RIGHT SIDE ELEVATION "C4"

## W/ OPT. 3-CAR SIDE-LOAD GARAGE

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|---|
| DRAWN BY: D. JIMENEZ |
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| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

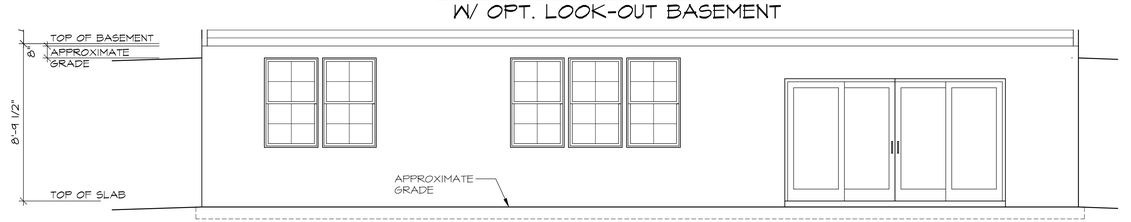
SHEET No.
A.2.26




REAR ELEVATION "T1"




REAR ELEVATION "T1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T1"
W/ OPT. WALK-OUT BASEMENT

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| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
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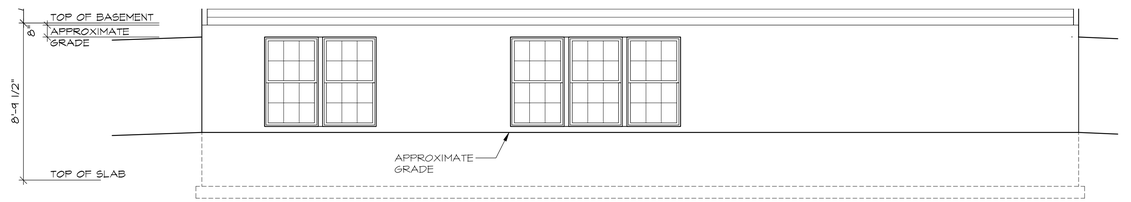
HOUSE NAME: HAMPTON II

DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.27

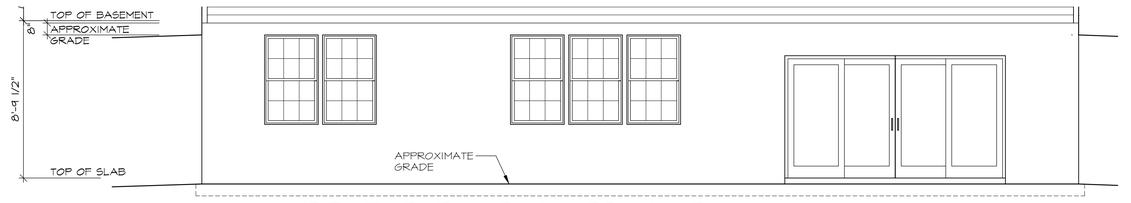



REAR ELEVATION "T2" & "T4"




REAR ELEVATION "T2" & "T4"

W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T2" & "T4"

W/ OPT. WALK-OUT BASEMENT

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1/8/2025

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HAGERSTOWN, MD 240-452-4638

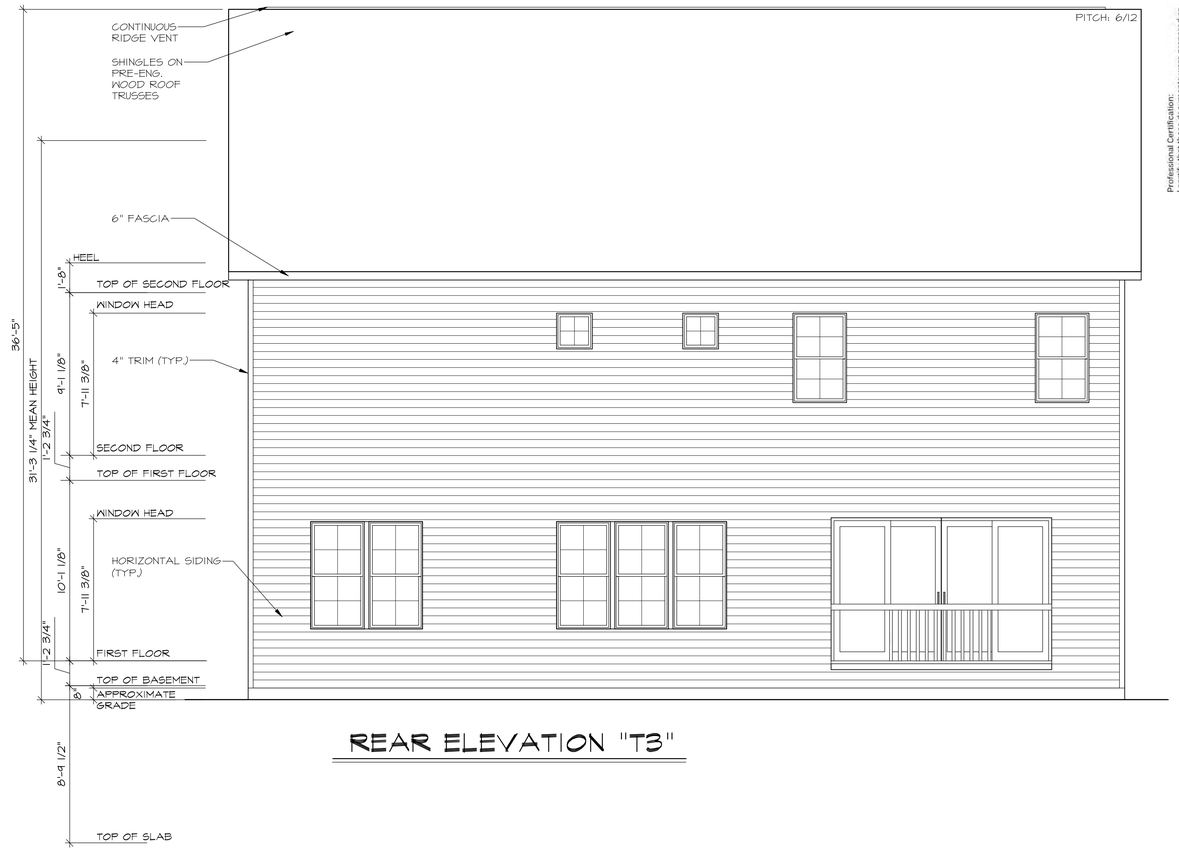
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|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

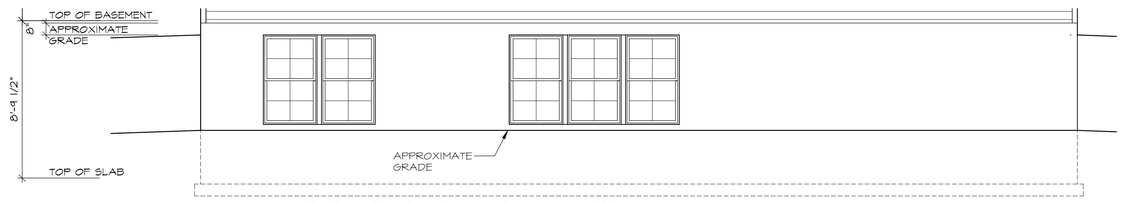
HOUSE NAME: HAMPTON II

DRAWING TITLE: REAR ELEVATIONS

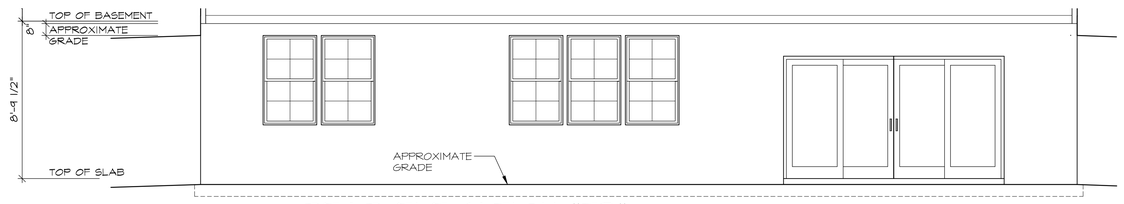
SHEET No.
A.2.28




REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

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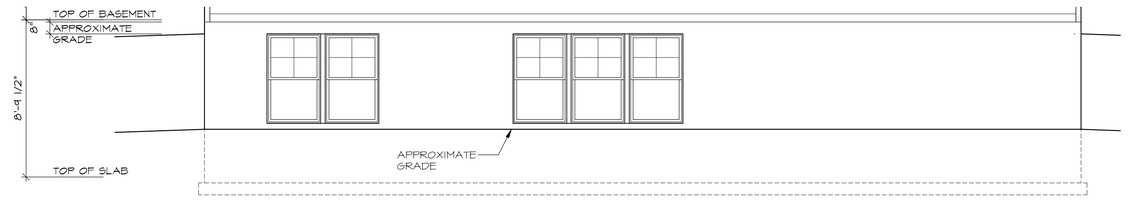
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| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: REAR ELEVATIONS

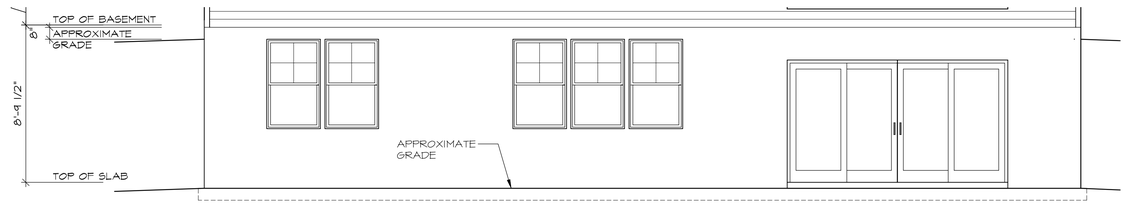
SHEET No.
~~A.2.29~~




REAR ELEVATION "C1"




REAR ELEVATION "C1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C1"
W/ OPT. WALK-OUT BASEMENT

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| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
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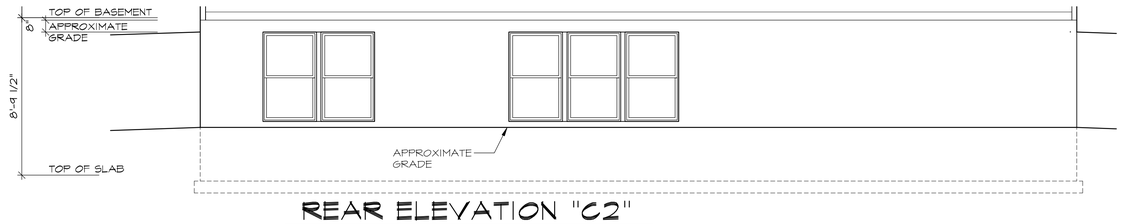
HOUSE NAME: HAMPTON II

DRAWING TITLE: REAR ELEVATIONS

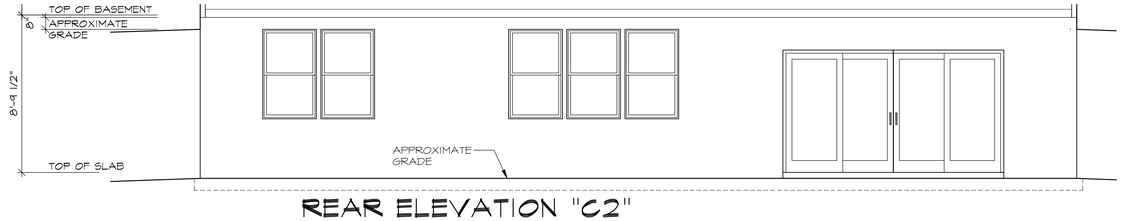
SHEET No.
A.2.30




REAR ELEVATION "C2"




REAR ELEVATION "C2"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C2"
W/ OPT. WALK-OUT BASEMENT

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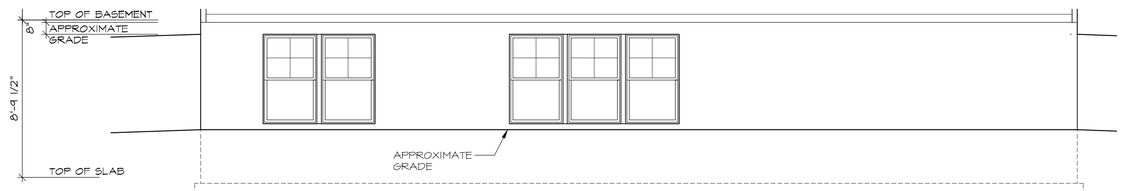
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| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: REAR ELEVATIONS

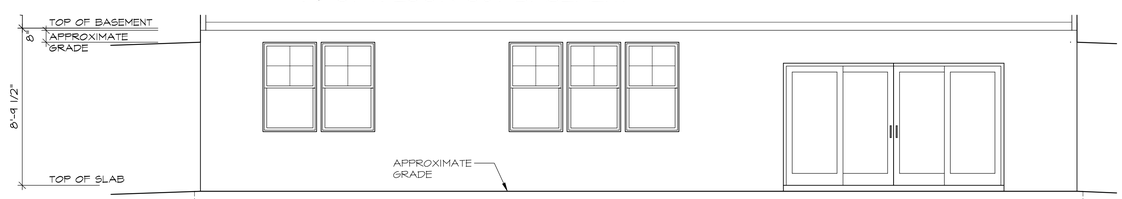
SHEET No. A.2.3




REAR ELEVATION "C3" & "C4"




REAR ELEVATION "C3" & "C4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C3" & "C4"
W/ OPT. WALK-OUT BASEMENT

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DRAWN BY: D. JIMENEZ
DATE: 01/08/2025
PROJECT NO. D545
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: HAMPTON II
DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.32



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America's Builder

# Hampton II

## 49' x 62' Single Family Detached
## Front Elevation

ELEVATION T-2



ELEVATION T-2

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# Hampton II

## 49' x 62' Single Family Detached

## Left Side Elevation - High Visibility



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# Hampton II

## 49' x 62' Single Family Detached
## Left Side Elevation

ELEVATION T-2



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# Hampton II

49' x 62' Single Family Detached

Rear Elevation

ELEVATION T-2



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America's Builder

# Hampton II

49' x 62' Single Family Detached

Right Side Elevation - High Visibility

ELEVATION T-2



ELEVATION T-2

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# Hampton II

## 49' x 62' Single Family Detached

## Right Side Elevation

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

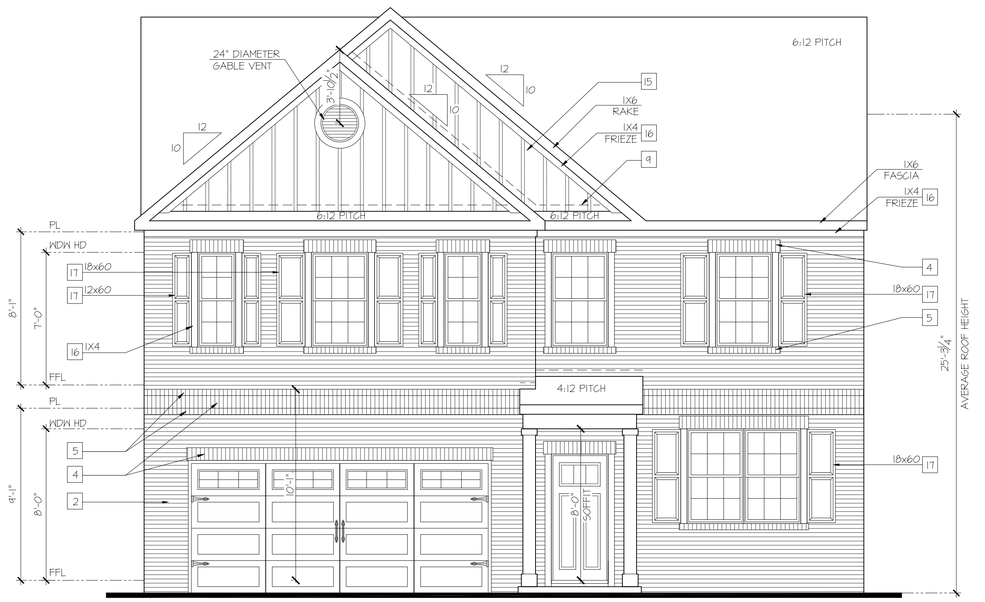
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'H'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'G'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hanover 'X427'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

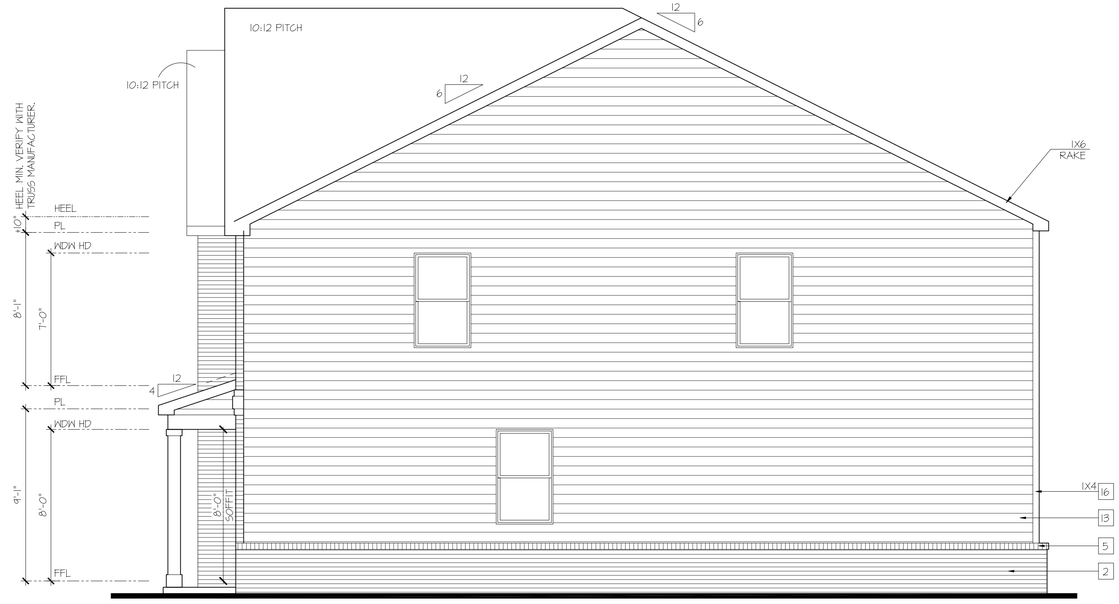
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

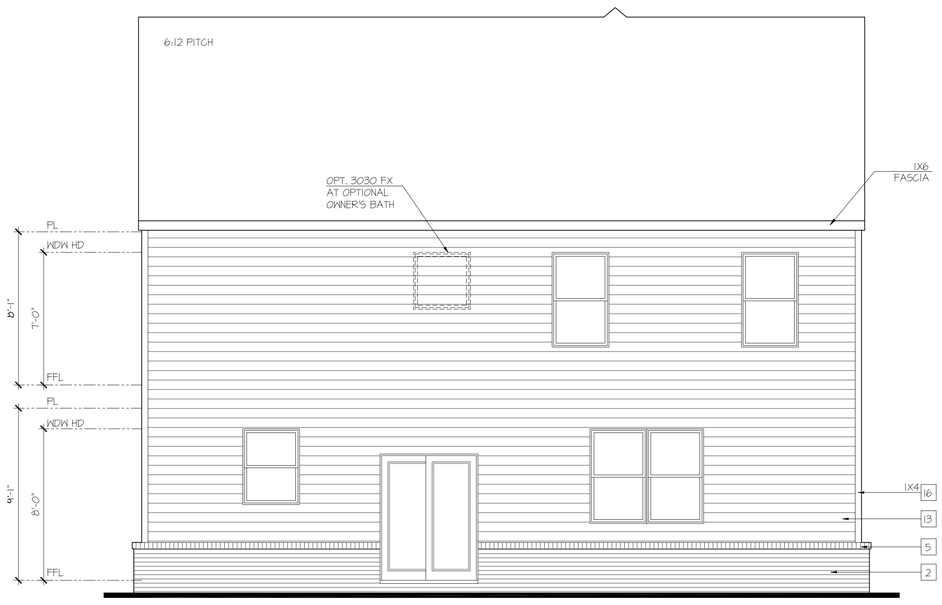
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'G'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'G'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'G'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hanover 'X427'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **G2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

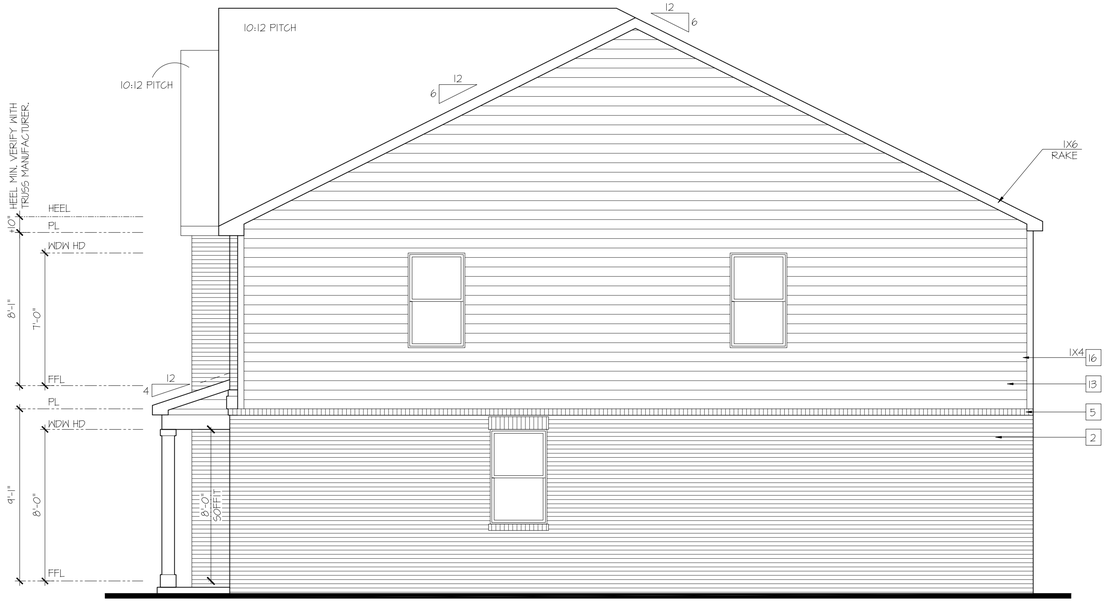
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'G' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'G' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'G' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hanover 'X427'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **G3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

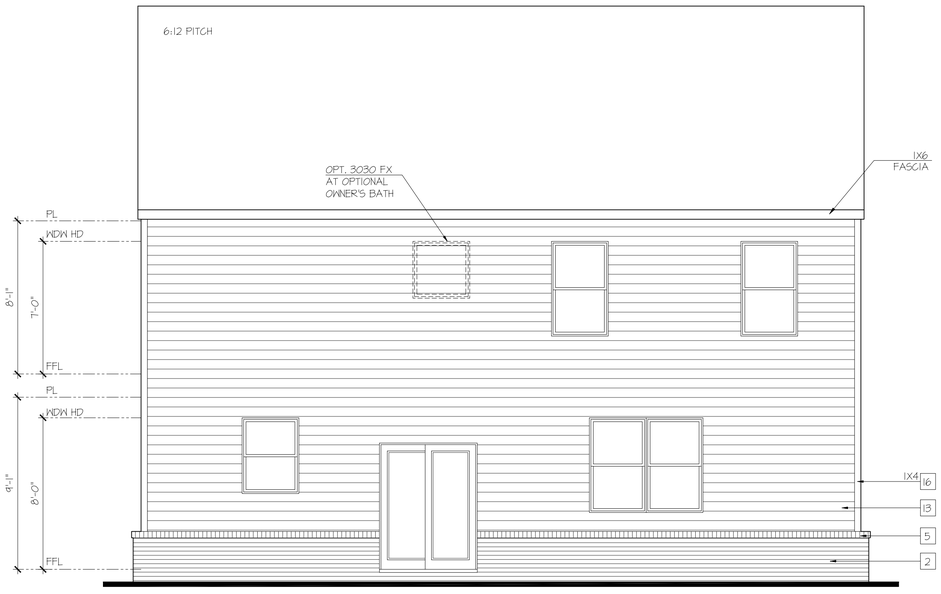
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'H'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'H'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'H'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hanover 'X427'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **H2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

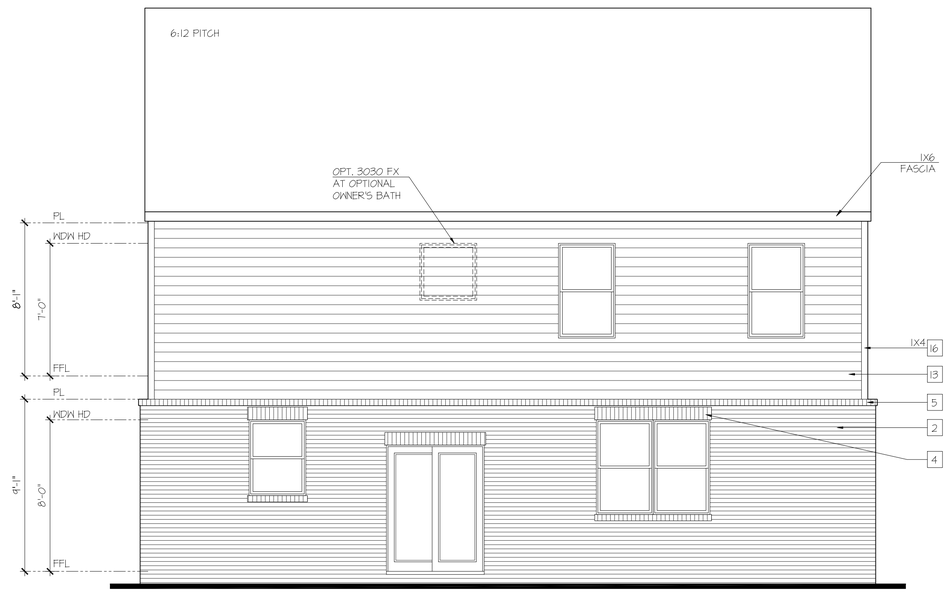
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'H' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'H' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'H' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hanover 'X427'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **H3**



ELEVATION G

# Hanover

## 38’ x 46’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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**PROFESSIONAL SEAL:**

**PROJECT TITLE:**

**40' Series Hayden 'X414'**

**Prince George's County**

**PROJECT NO:** GMD-GAIT063

**SHEET TITLE:** FRONT ELEVATIONS

**PRINT DATE:** May 07, 2021

**SHEET NO:** 1

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

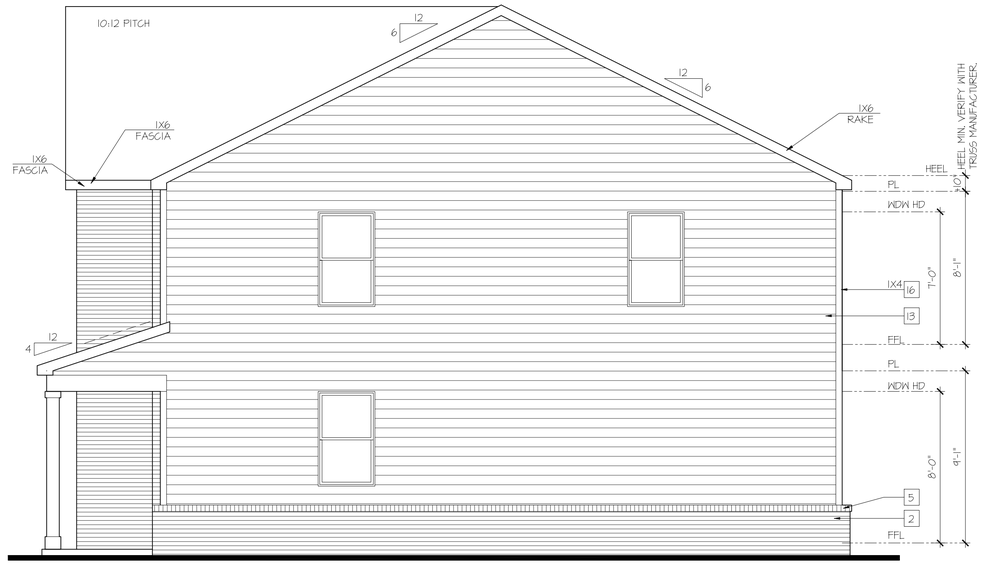
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

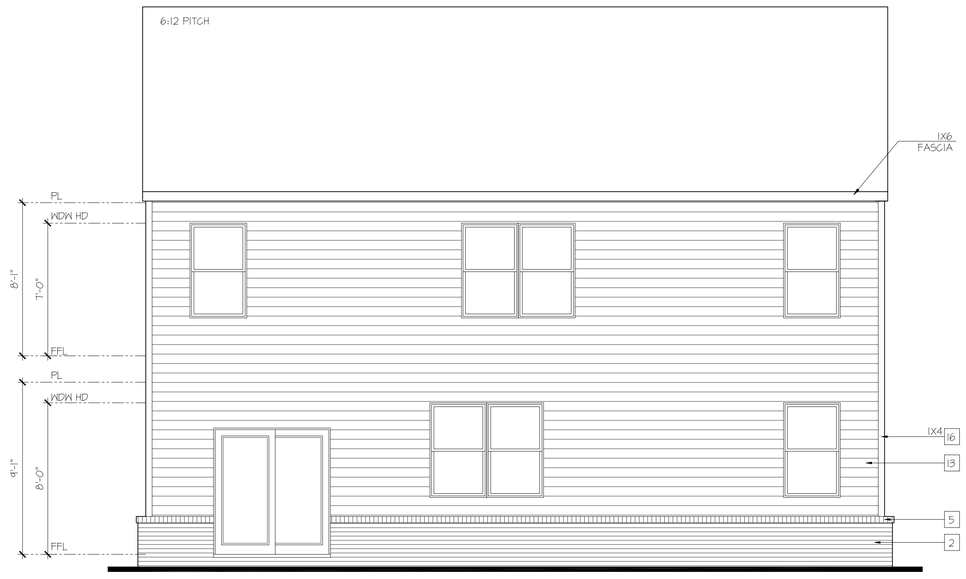
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hayden 'X414'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Hayden 'X414'**

**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

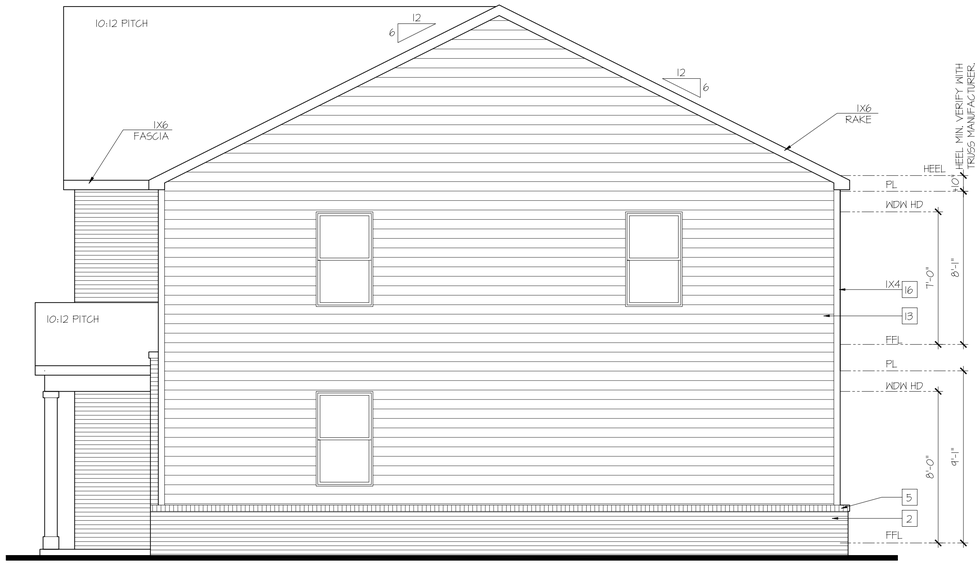
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

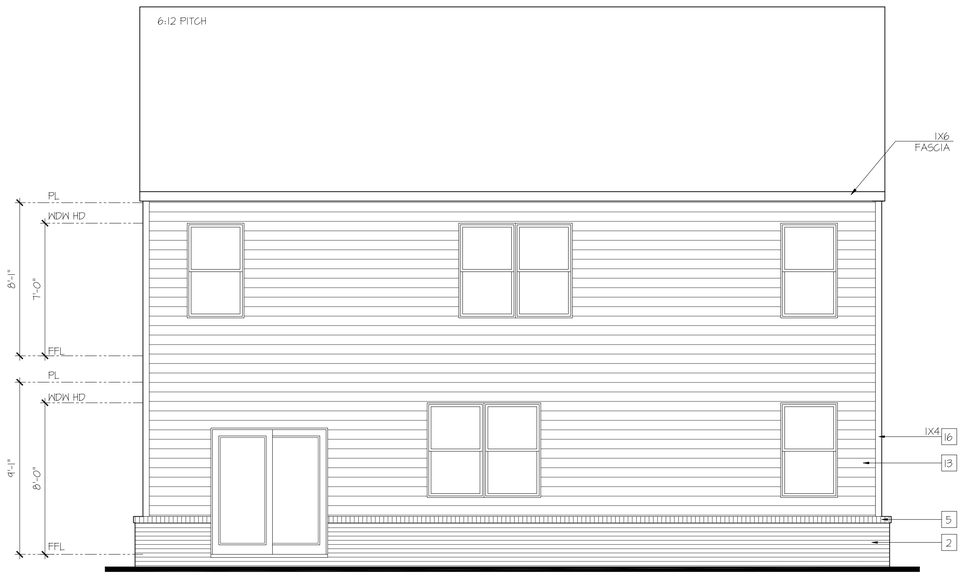
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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**PROFESSIONAL SEAL:**

**PROJECT TITLE:**

**40' Series Hayden 'X414'**

**Prince George's County**

**PROJECT NO:** GMD-GAIT063

**SHEET TITLE:** SIDE & REAR ELEVATIONS

**PRINT DATE:** May 07, 2021

**SHEET NO:** B2

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

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**Prince George's County**

PROJECT NO: GMD-GAIT063

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **B3**



ELEVATION C-4

# Hayden

## 39’ x 42’ Single Family Detached

## Front Elevation

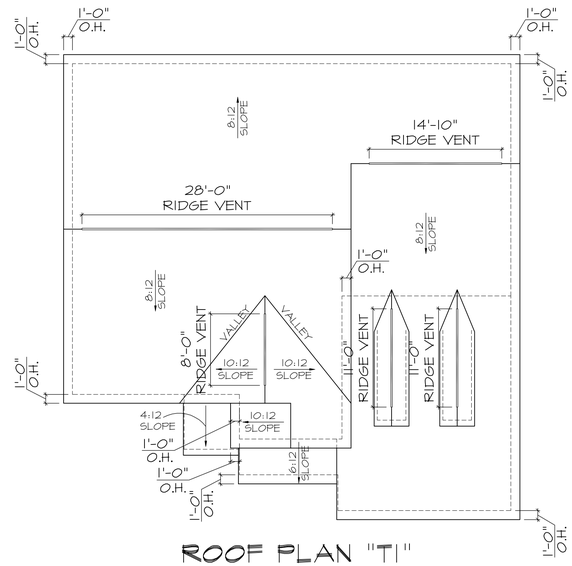
NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION




## FRONT ELEVATION "T1"
### W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "T1"

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|---|---|
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| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

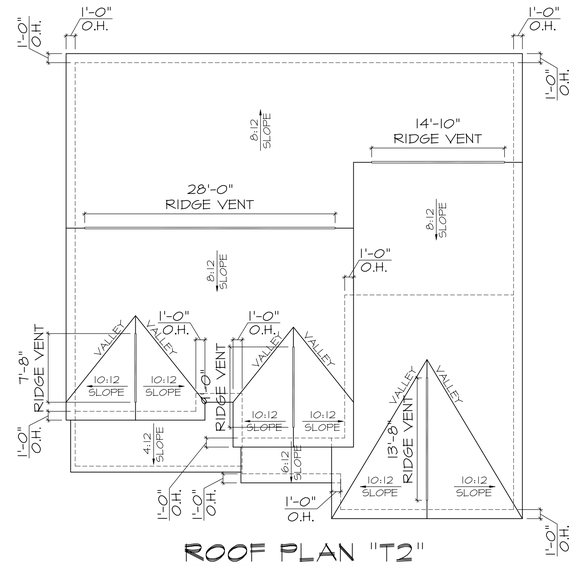
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.1




## FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




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| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

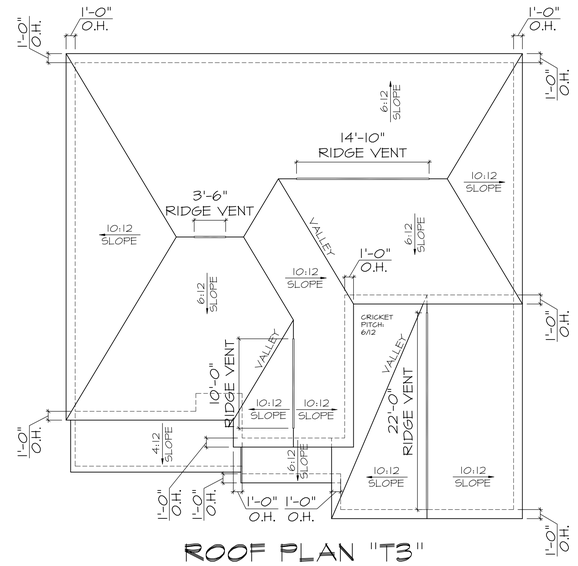
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.2




## FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "T3"

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| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

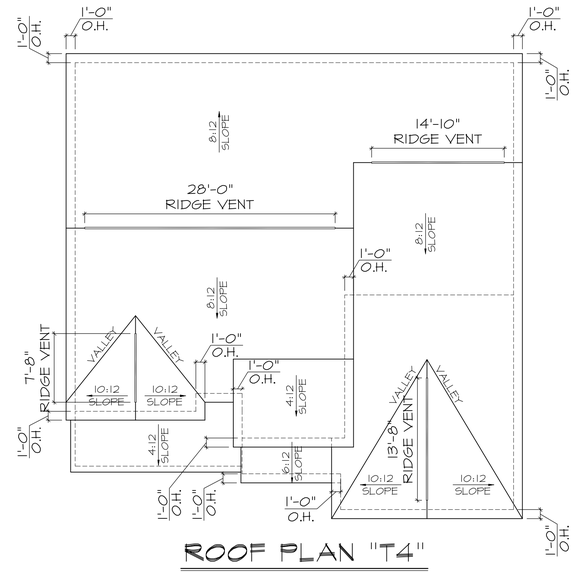
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.3




FRONT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T4"

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| DRAWN BY: W. TYLER |
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| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

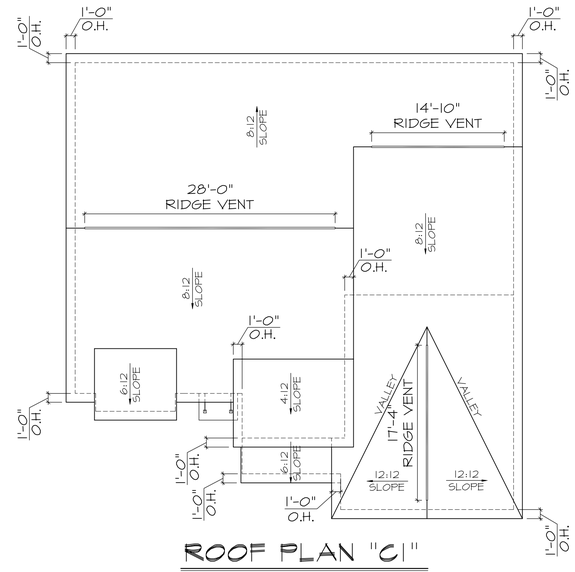
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.4




## FRONT ELEVATION "C1"
W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C1"

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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

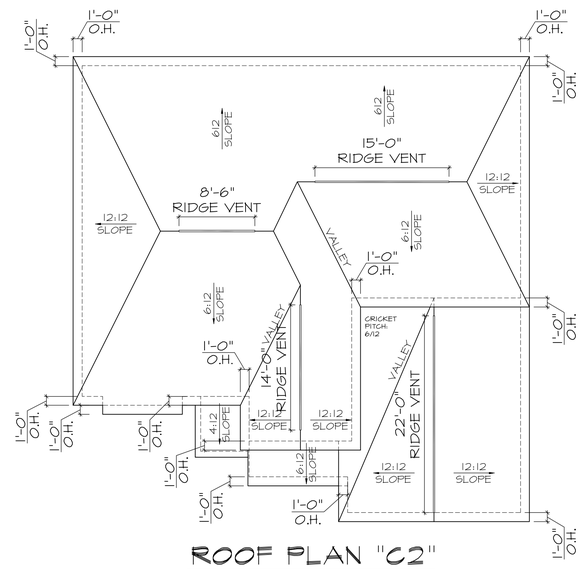
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A1.5




## FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C2"

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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

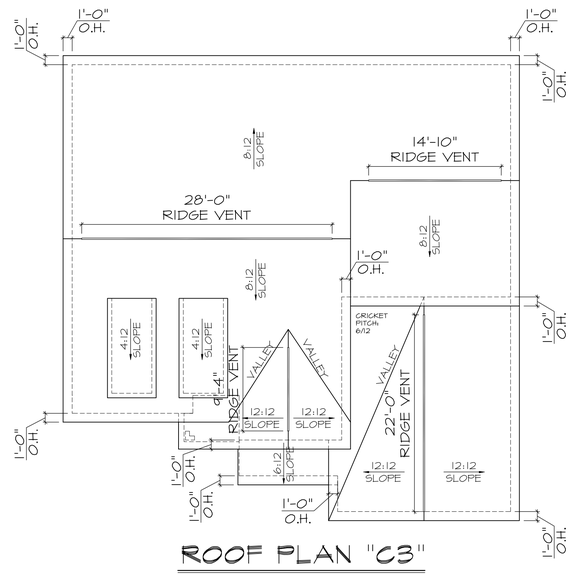
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.6




## FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C3"

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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

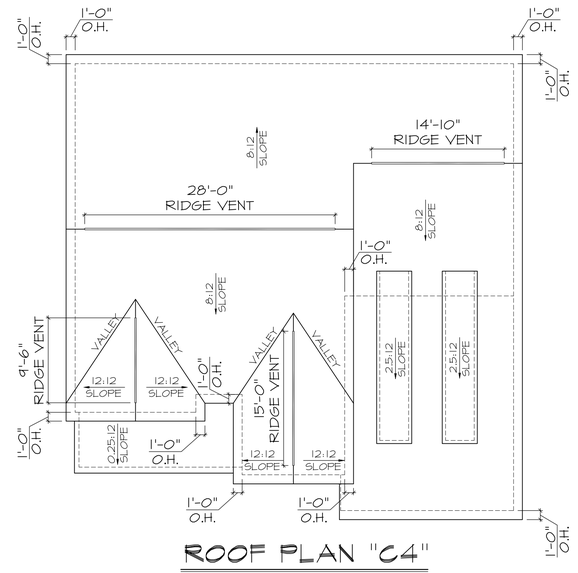
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.7




## FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C4"

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| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

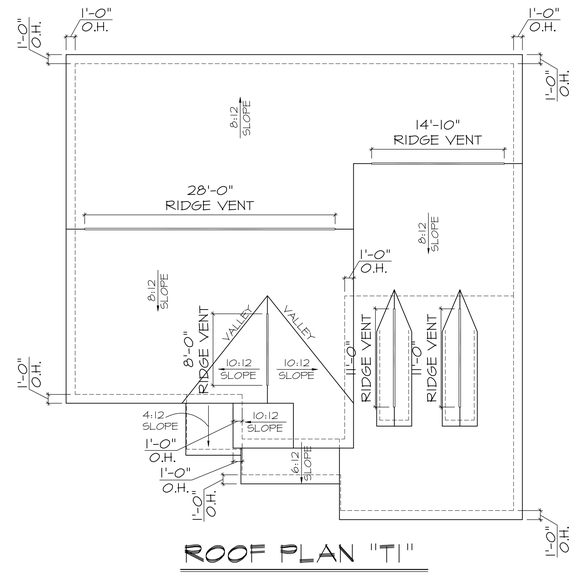
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.8




## FRONT ELEVATION "T1"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T1"

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DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

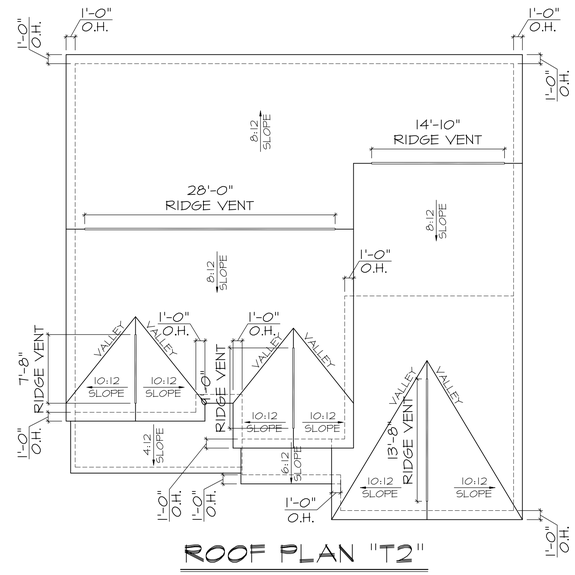
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.9




## FRONT ELEVATION "T2"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T2"

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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

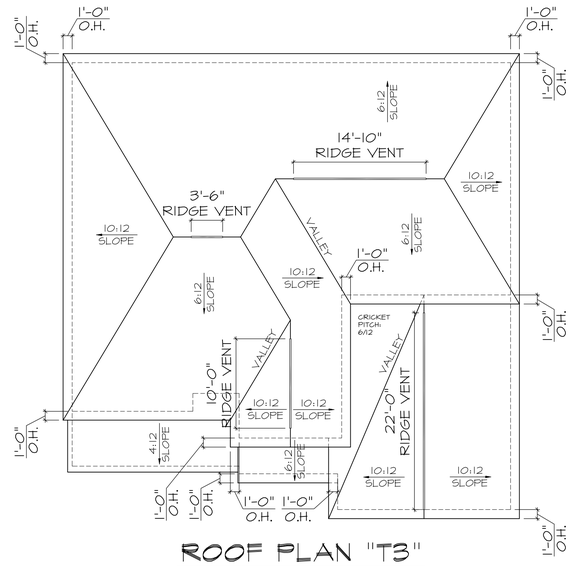
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.10




## FRONT ELEVATION "T3"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T3"

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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

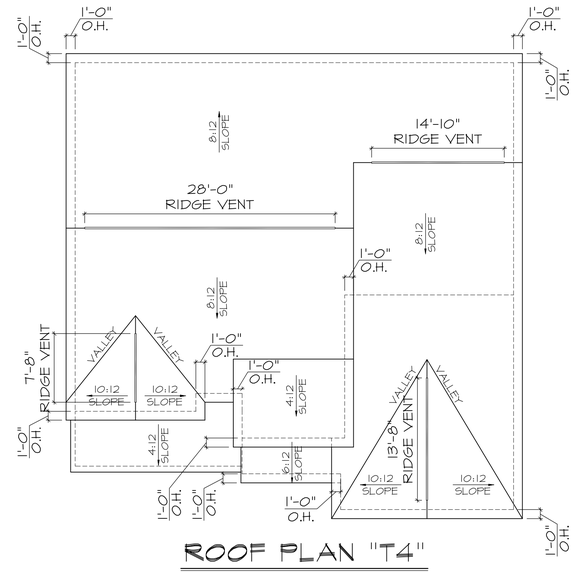
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.11




## FRONT ELEVATION "T4"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T4"

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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

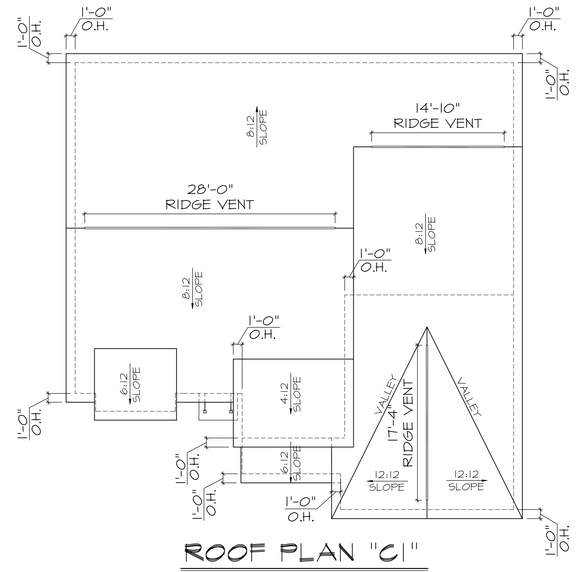
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.12




## FRONT ELEVATION "C1"
### W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C1"

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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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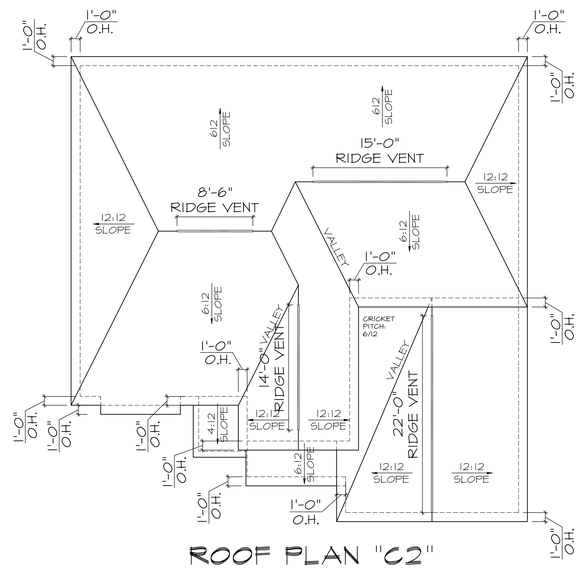
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.13




# FRONT ELEVATION "C2"

## W/ 3-CAR FRONT-LOAD GARAGE




# ROOF PLAN "C2"

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

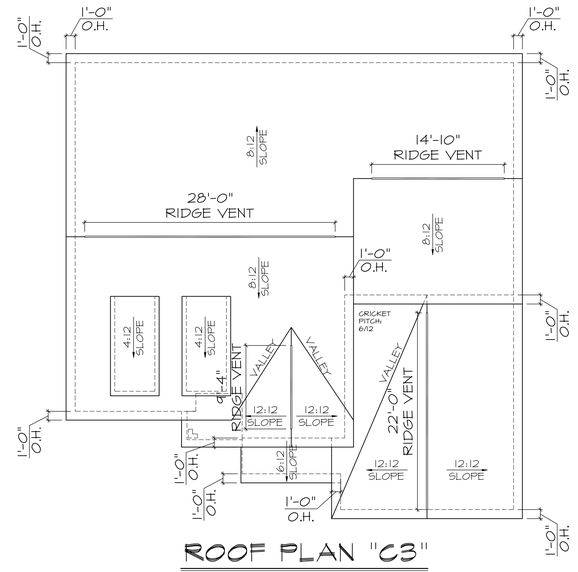
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.14




## FRONT ELEVATION "C3"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C3"

Professional Certification:
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HAGERSTOWN, MD 240-452-4638

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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

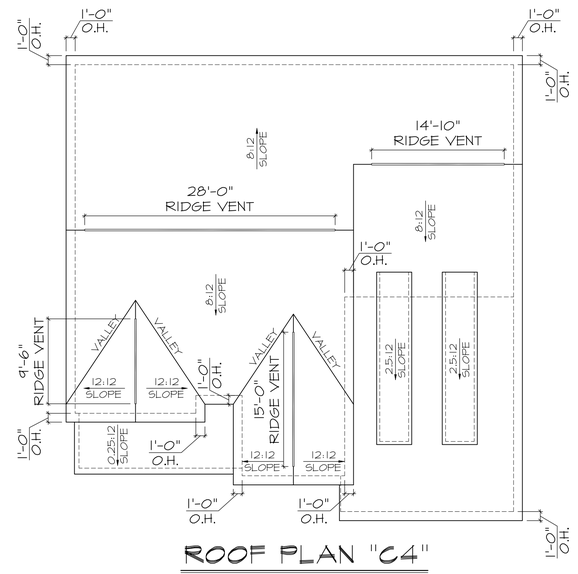
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.15




## FRONT ELEVATION "C4"
### W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C4"

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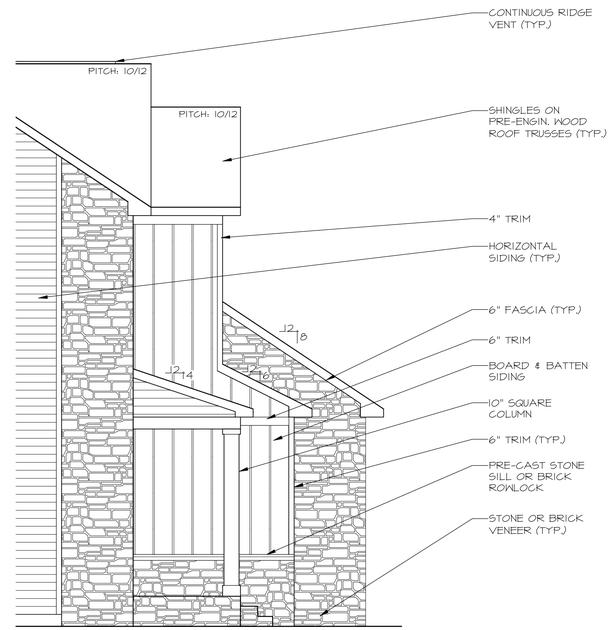
DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.16




LEFT SIDE ELEVATION "T1"




LEFT SIDE ELEVATION "T1"
W/ OPT. HI-VIZ.

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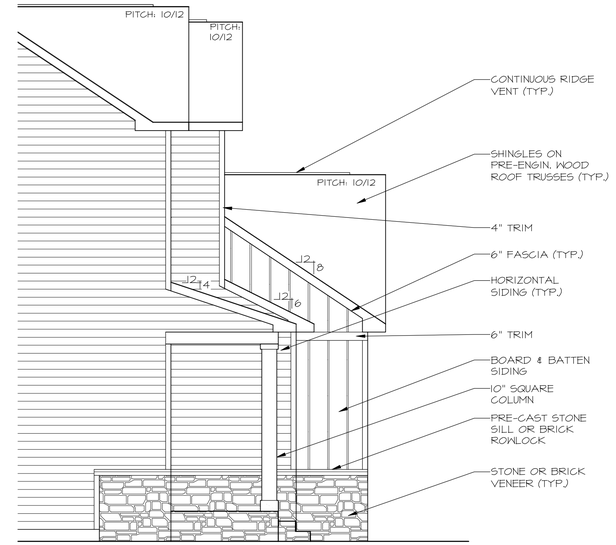
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| DRAWN BY: W. TYLER |
| DATE: 08/08/2024 |
| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.1




LEFT SIDE ELEVATION "T2"




LEFT SIDE ELEVATION "T2"
W/ OPT. HI-VIZ.

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8/8/2024

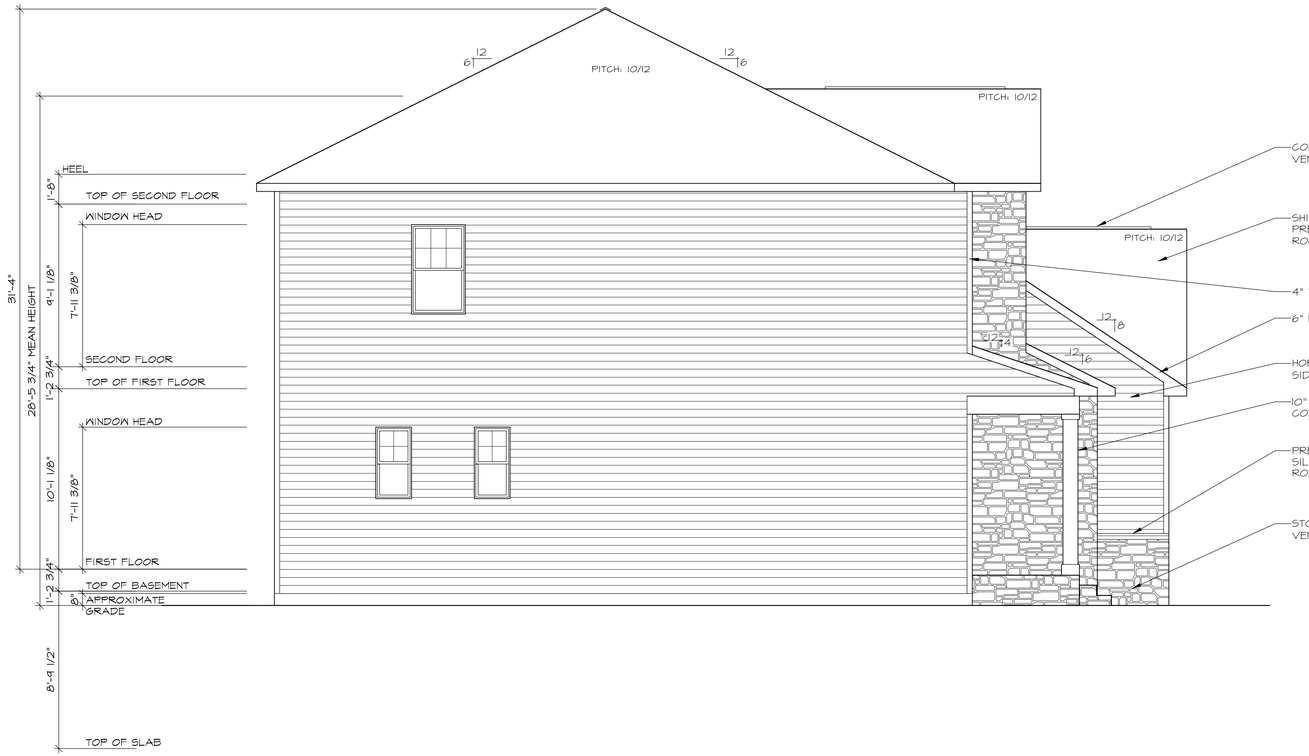
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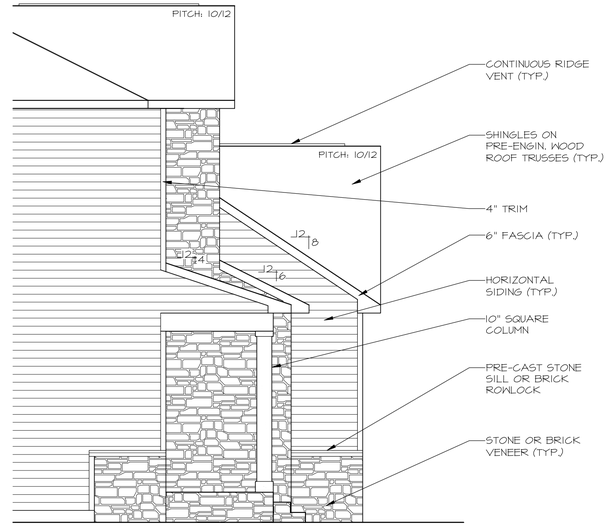
DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.2




LEFT SIDE ELEVATION "T3"




LEFT SIDE ELEVATION "T3"
W/ OPT. HI-VIZ.

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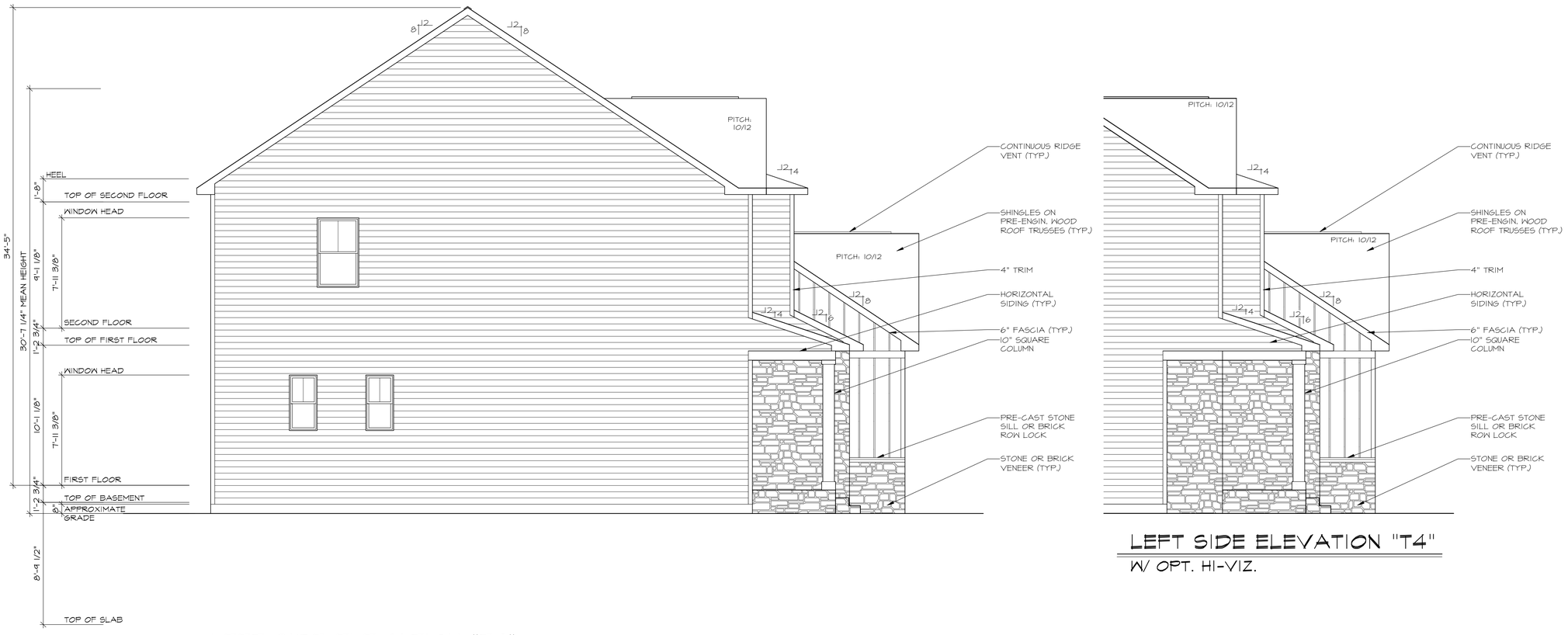
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|---|
| DRAWN BY: W. TYLER |
| DATE: 08/08/2024 |
| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.3




LEFT SIDE ELEVATION "T4"




LEFT SIDE ELEVATION "T4"
W/ OPT. HI-VIZ.

Professional Certification:
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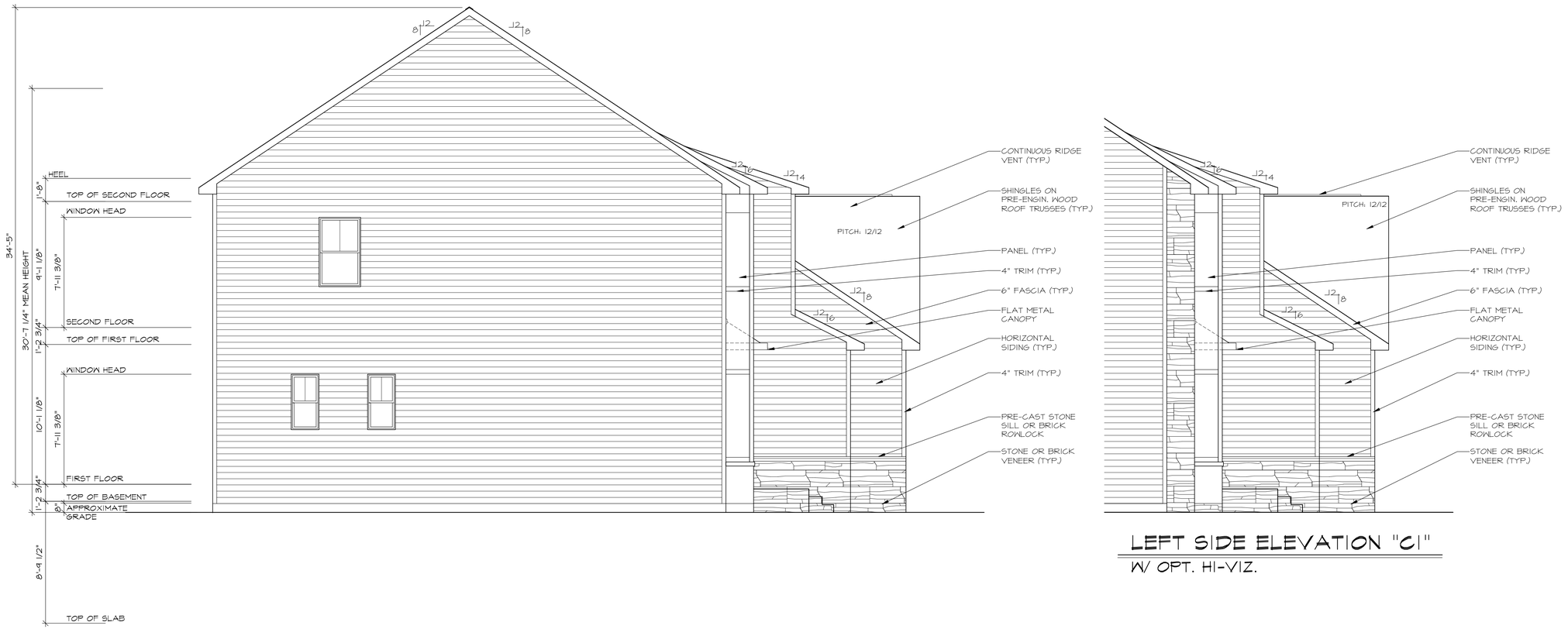
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DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.4




LEFT SIDE ELEVATION "C1"




LEFT SIDE ELEVATION "C1"
W/ OPT. HI-VIZ.

Professional Certification:
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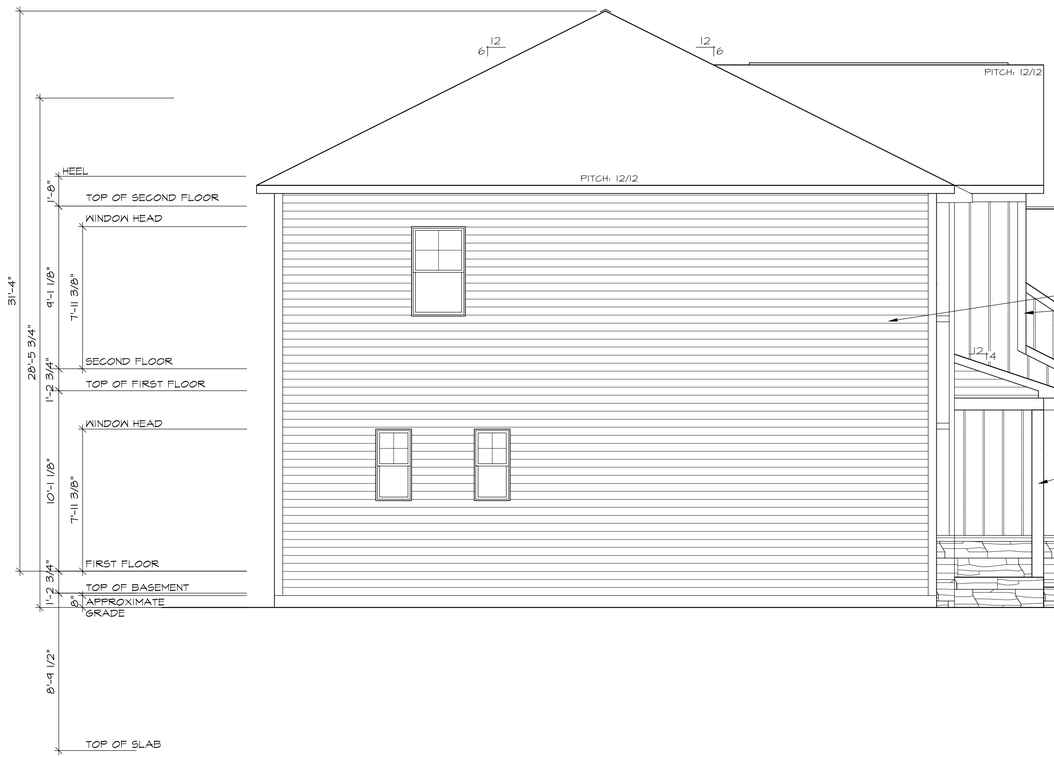
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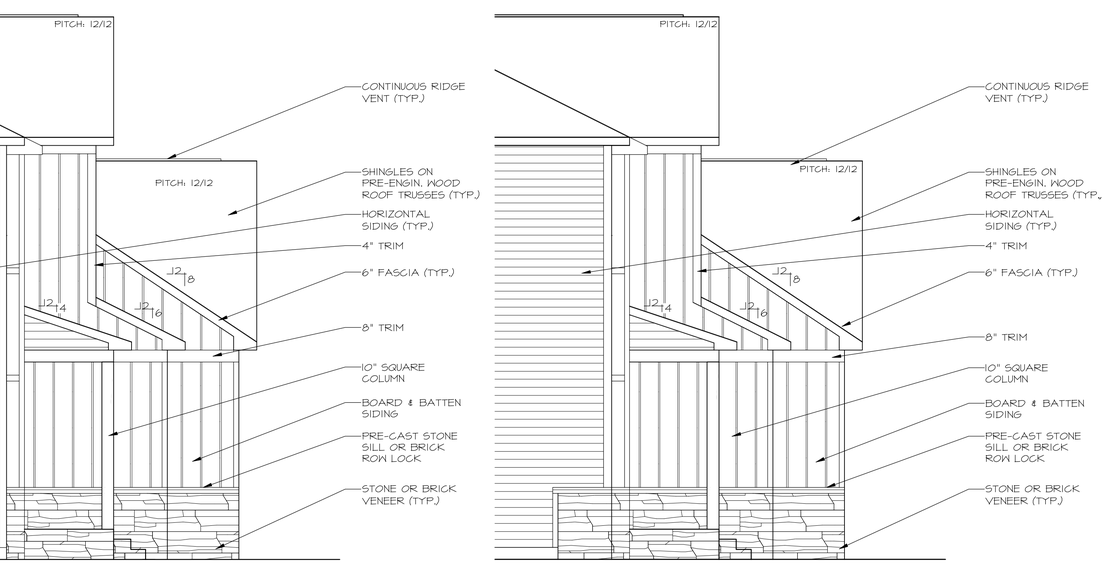
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.5




LEFT SIDE ELEVATION "C2"




LEFT SIDE ELEVATION "C2"
W/ OPT. HI-VIZ.




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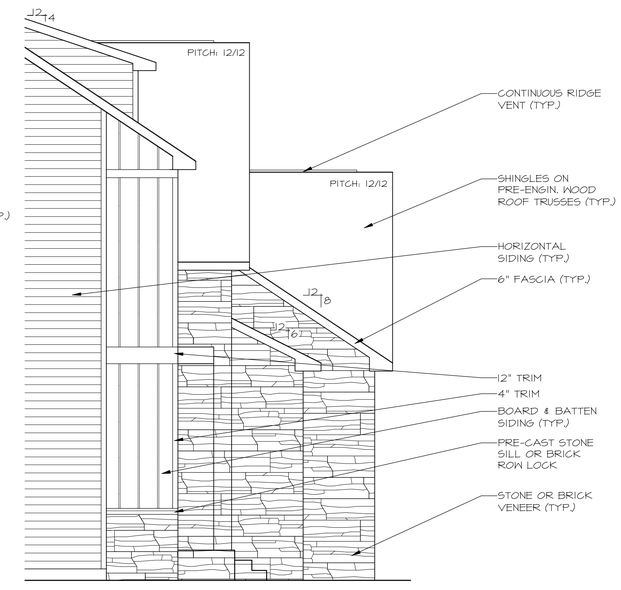
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.6




LEFT SIDE ELEVATION "C3"




LEFT SIDE ELEVATION "C3"
W/ OPT. HI-VIZ.

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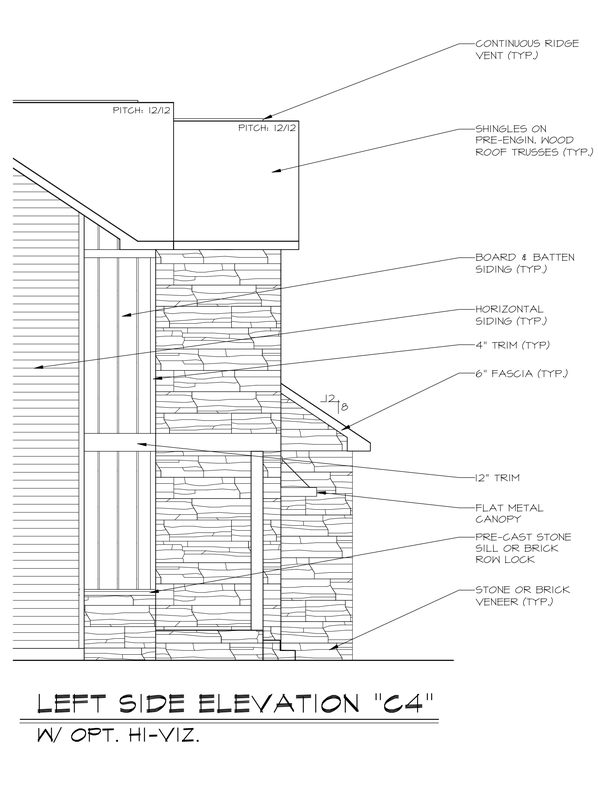
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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.7




LEFT SIDE ELEVATION "C4"




LEFT SIDE ELEVATION "C4"
W/ OPT. HI-VIZ.

Professional Certification:
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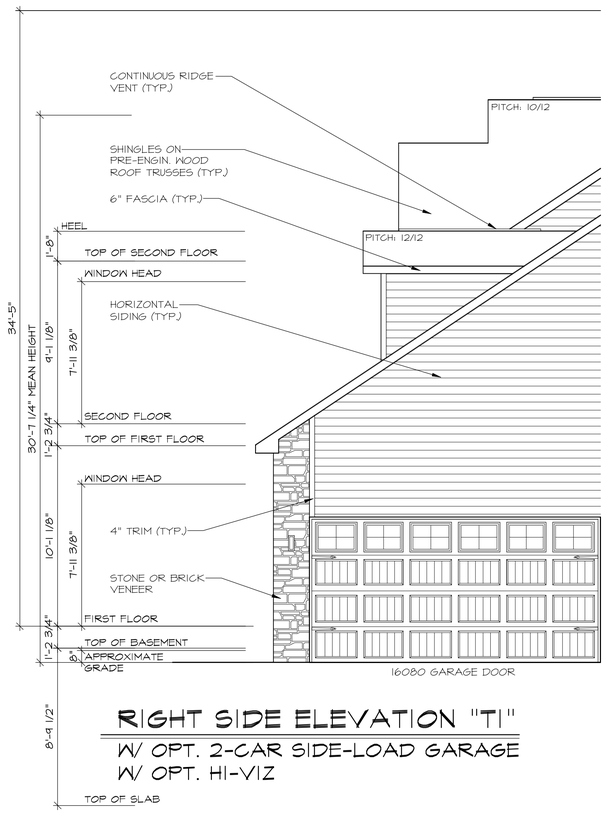
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.8




## RIGHT SIDE ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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8/8/2024

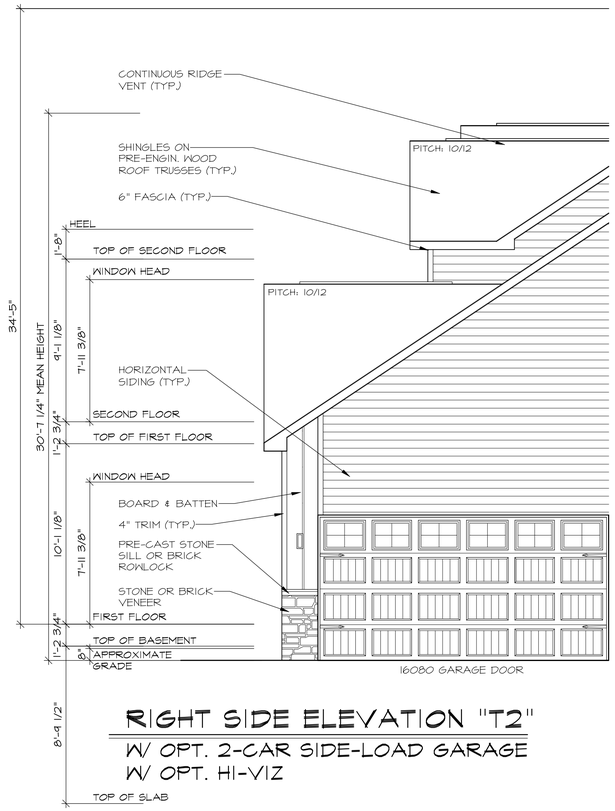
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.9




## RIGHT SIDE ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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DANIEL N. SMIDEKIND
19137
ARCHITECT

8/8/2024

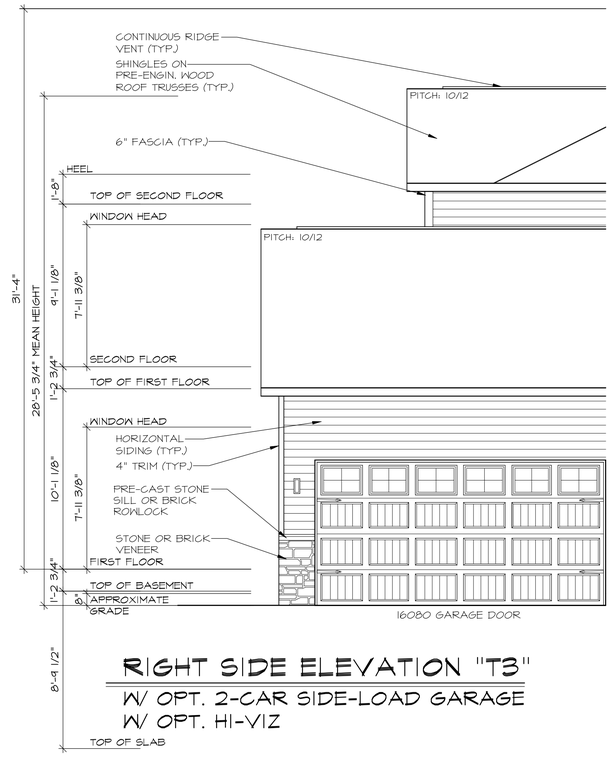
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.10




## RIGHT SIDE ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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DANIEL H. SMIDEKIND
15137
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8/8/2024

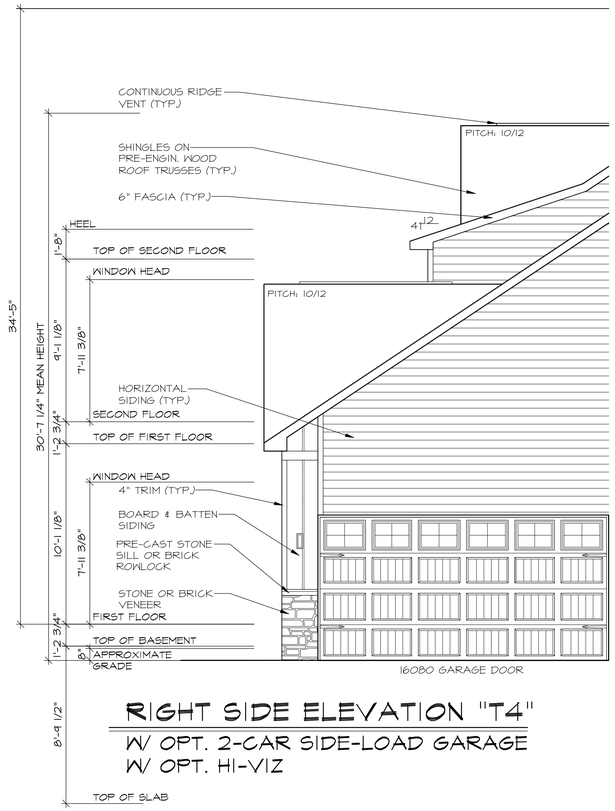
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.11




## RIGHT SIDE ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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DANIEL N. SMIDEBUSH
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8/8/2024

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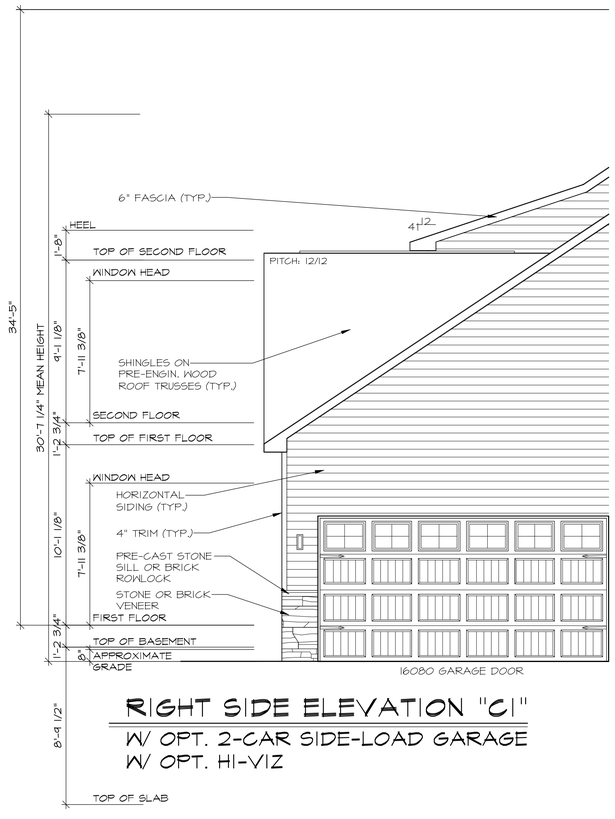
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.12




## RIGHT SIDE ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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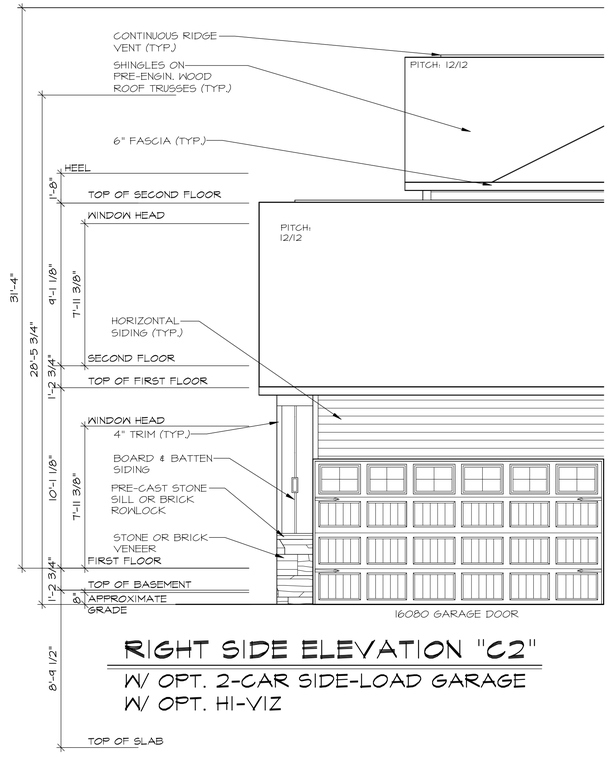
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DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

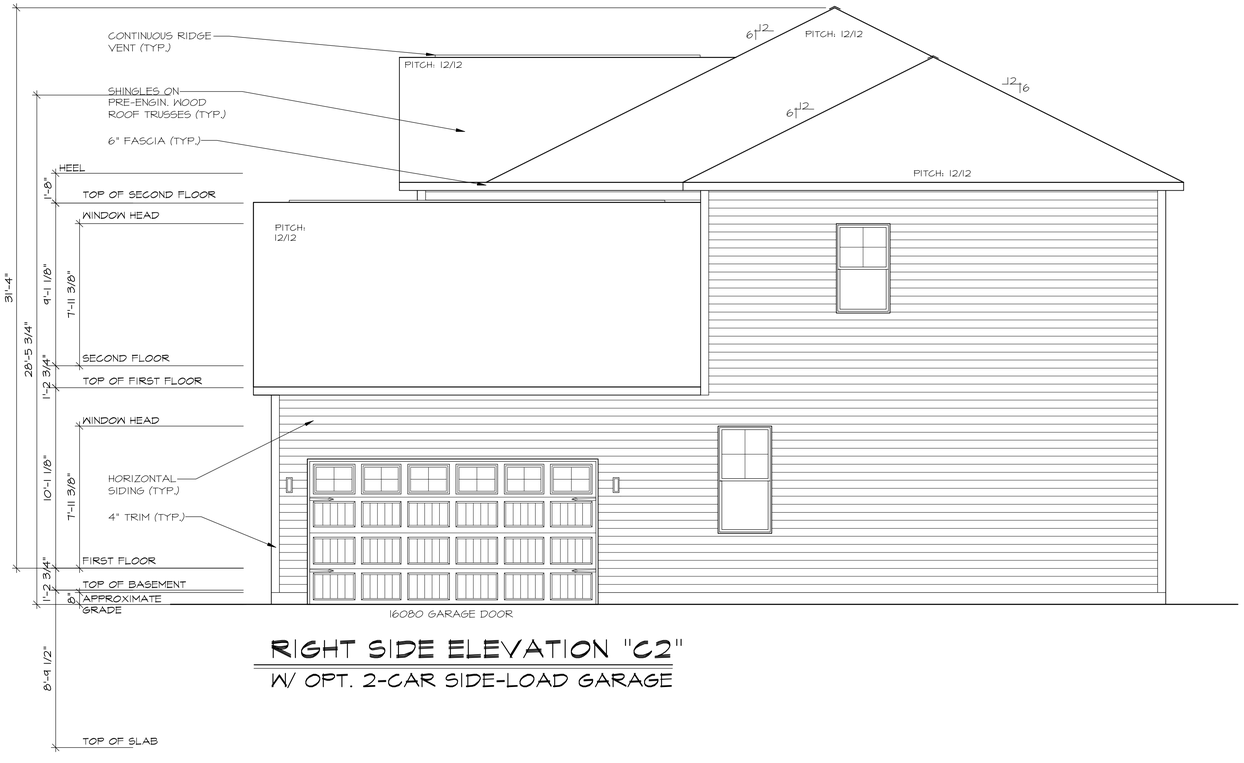
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.13




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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8/8/2024

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HAGERSTOWN, MD 240-452-4638

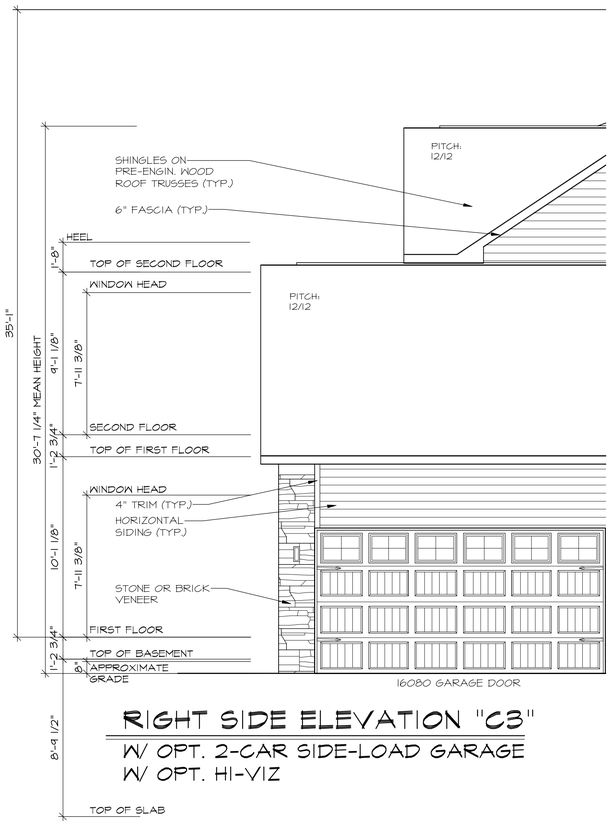
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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No.
~~A.2.14~~




## RIGHT SIDE ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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DANIEL N. SMIDEKIND
19137
ARCHITECT

8/8/2024

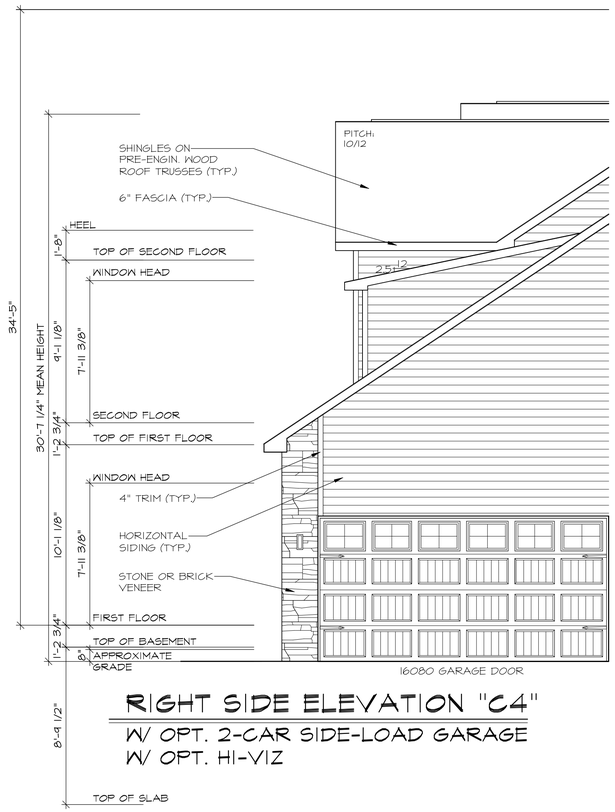
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.15




## RIGHT SIDE ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

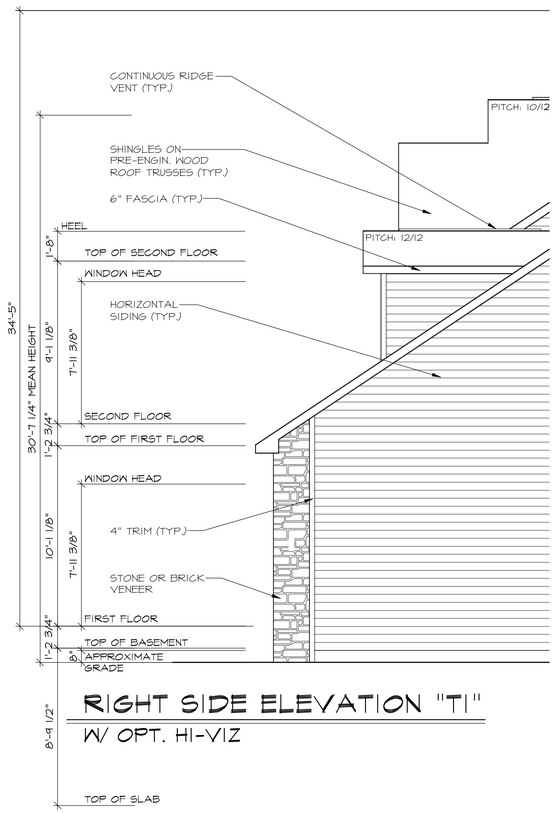
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.16




RIGHT SIDE ELEVATION "T1"

W/ OPT. HI-VIZ




RIGHT SIDE ELEVATION "T1"

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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

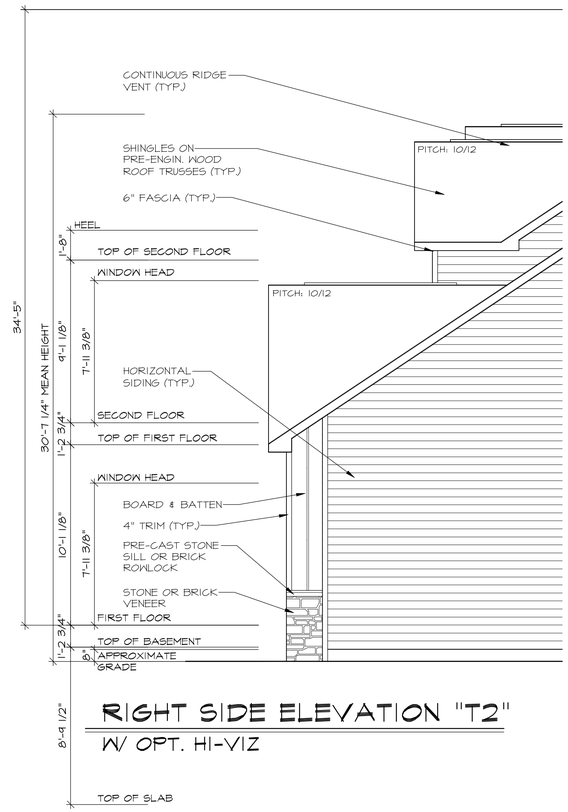
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.17




RIGHT SIDE ELEVATION "T2"

W/ OPT. HI-VIZ




RIGHT SIDE ELEVATION "T2"

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DANIEL N. SMIDEBUSH
19137
ARCHITECT

8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

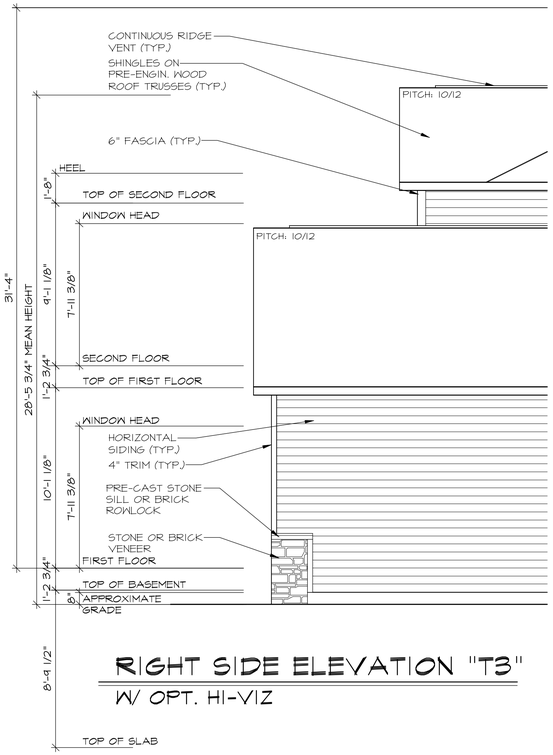
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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

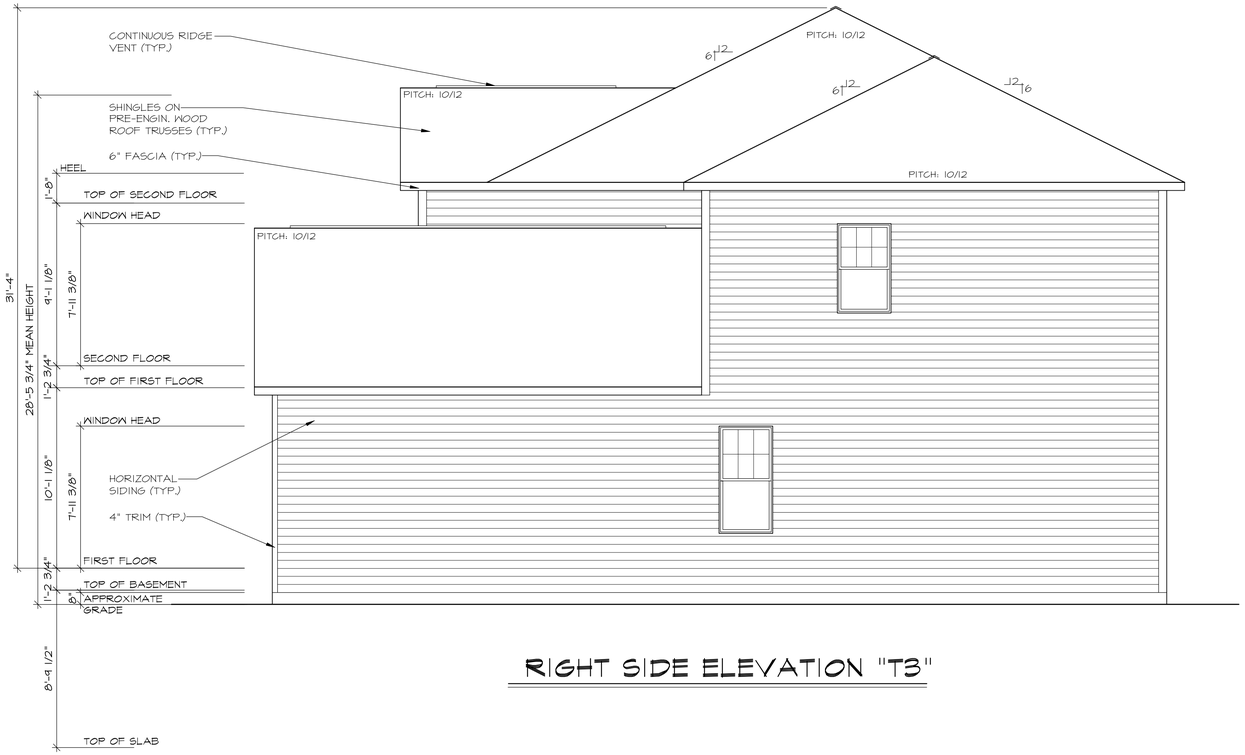
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.18




## RIGHT SIDE ELEVATION "T3"

W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T3"

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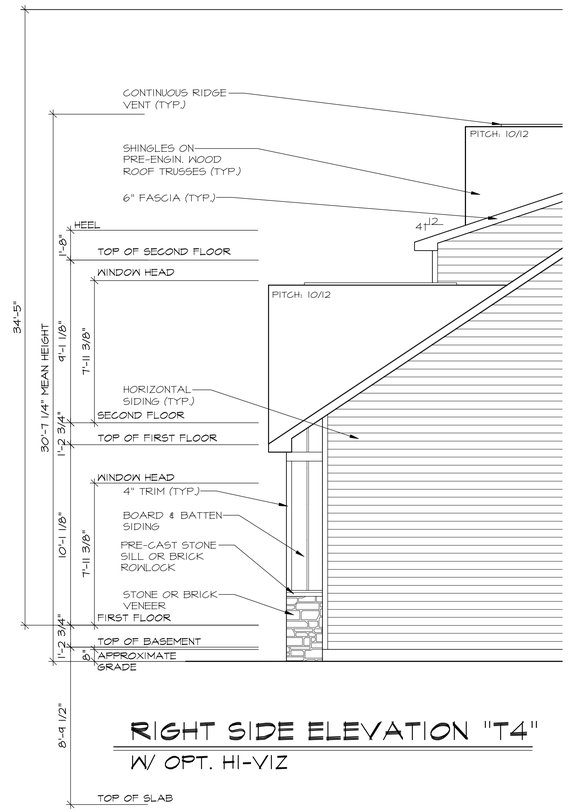
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.19




## RIGHT SIDE ELEVATION "T4"

W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T4"

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HAGERSTOWN, MD 240-452-4638

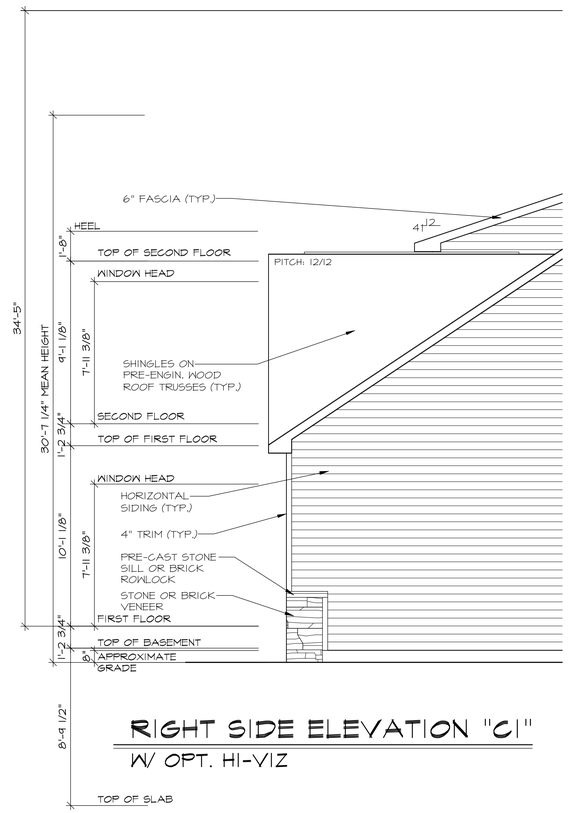
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.20




RIGHT SIDE ELEVATION "C1"

W/ OPT. HI-VIZ




RIGHT SIDE ELEVATION "C1"

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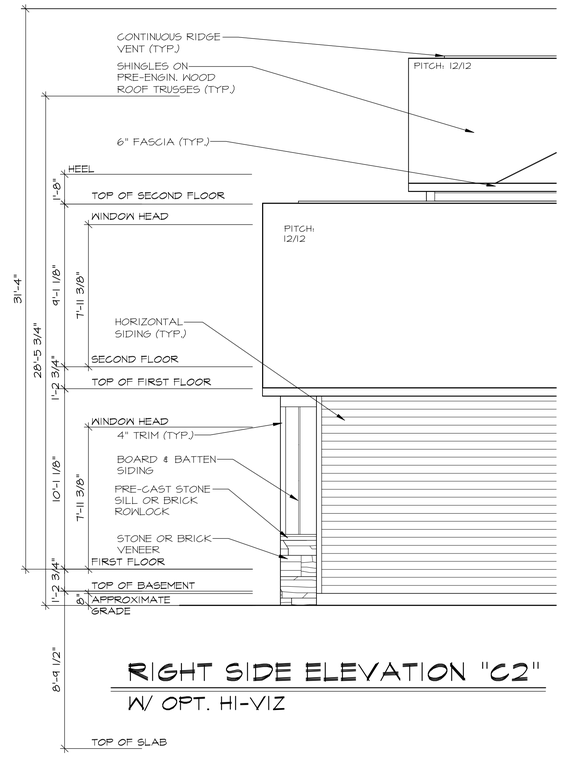
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.21




RIGHT SIDE ELEVATION "C2"

W/ OPT. HI-VIZ




RIGHT SIDE ELEVATION "C2"

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8/8/2024

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HAGERSTOWN, MD 240-452-4638

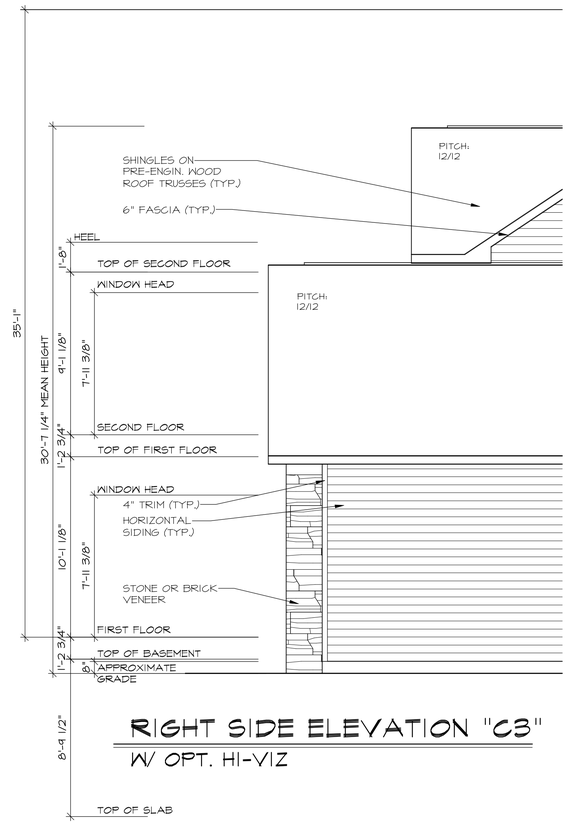
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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

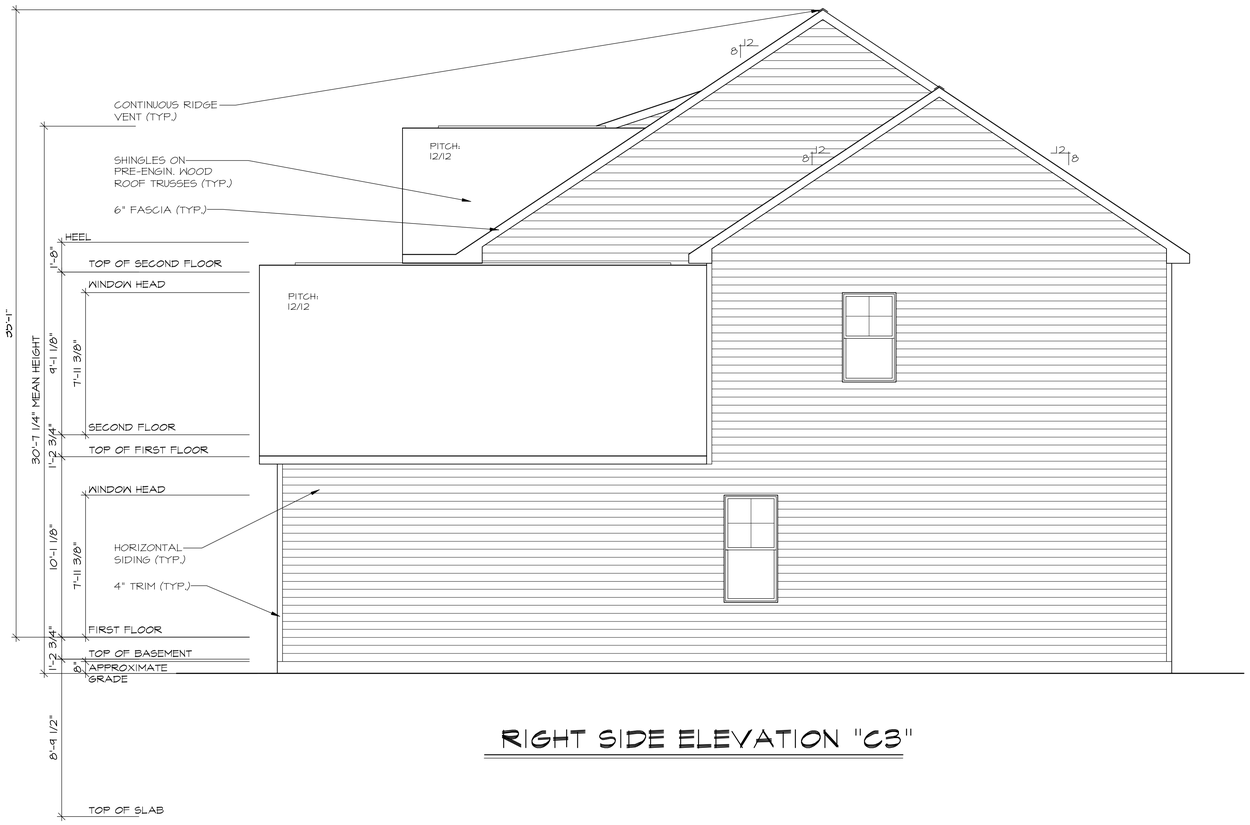
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.22




## RIGHT SIDE ELEVATION "C3"
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C3"

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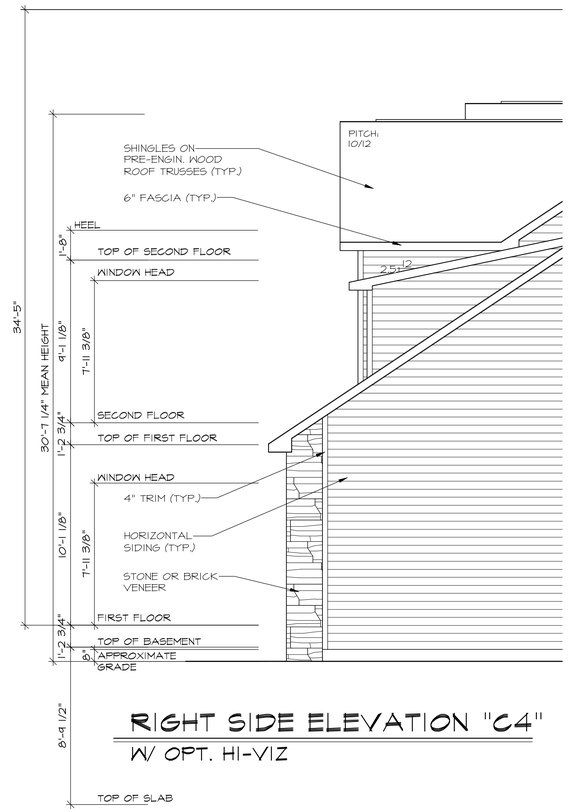
WADE ARCHITECTURE
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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 08/08/2024 |
| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.23




RIGHT SIDE ELEVATION "C4"

W/ OPT. HI-VIZ




RIGHT SIDE ELEVATION "C4"

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

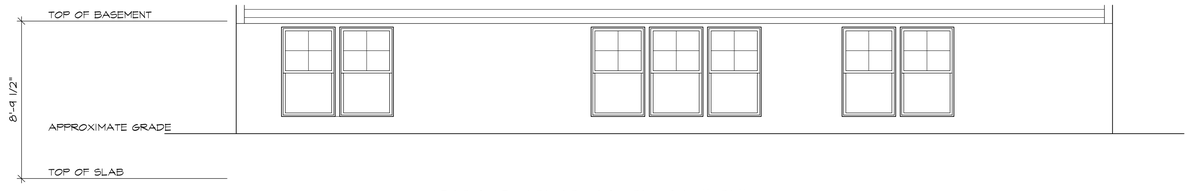
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

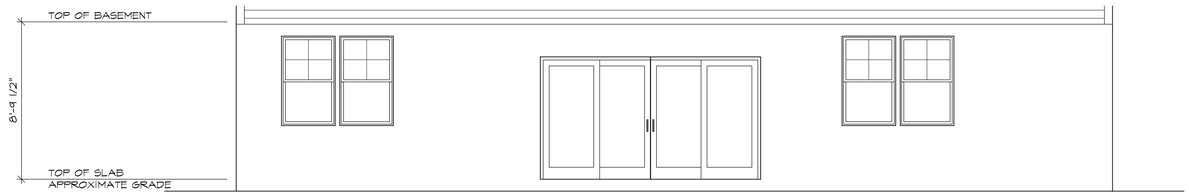
SHEET No.
A.2.24




REAR ELEVATION "T1"




REAR ELEVATION "T1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T1"
W/ OPT. WALK-OUT BASEMENT

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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

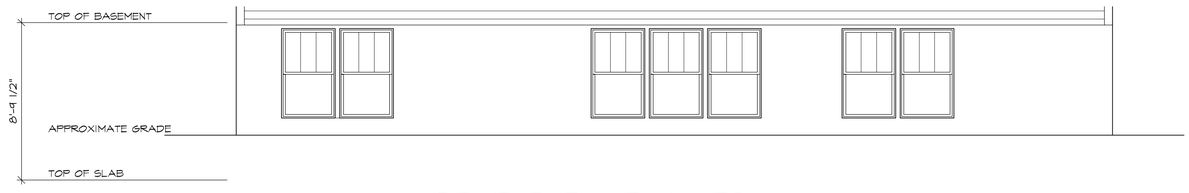
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: REAR ELEVATION

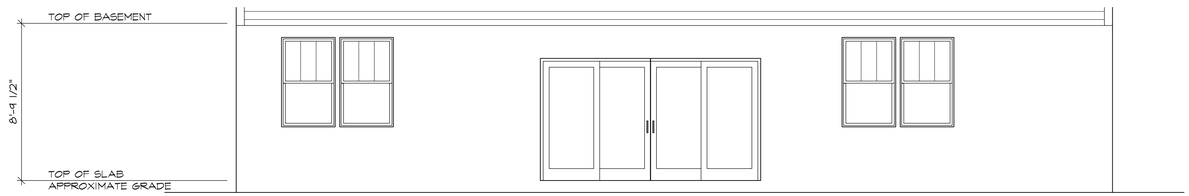
SHEET No.
A.2.25




## REAR ELEVATION "T2"




## REAR ELEVATION "T2"
### W/ OPT. LOOK-OUT BASEMENT




## REAR ELEVATION "T2"
### W/ OPT. WALK-OUT BASEMENT

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8/8/2024

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HAGERSTOWN, MD 240-452-4638

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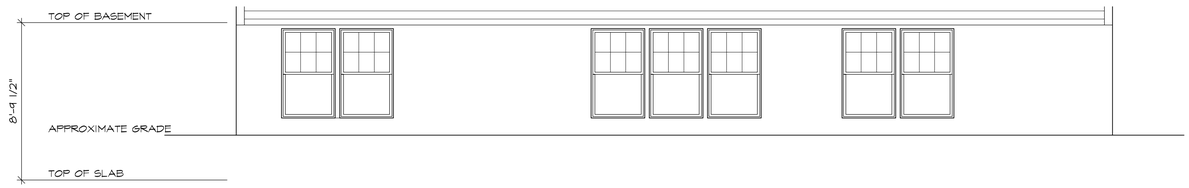
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

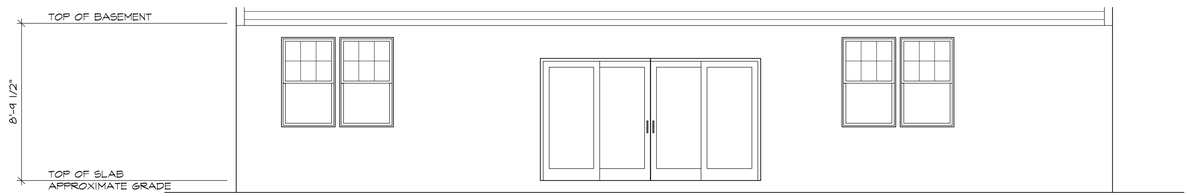
SHEET No.
A.2.26




REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

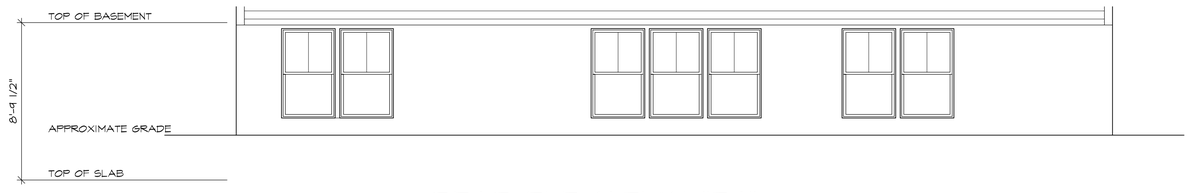
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: REAR ELEVATION

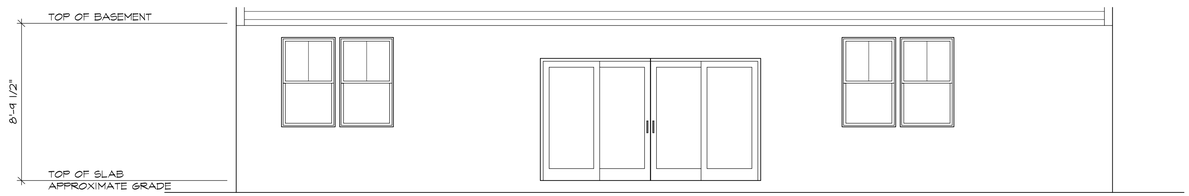
SHEET No.
A.2.27




## REAR ELEVATION "T4"




## REAR ELEVATION "T4"
### W/ OPT. LOOK-OUT BASEMENT




## REAR ELEVATION "T4"
### W/ OPT. WALK-OUT BASEMENT

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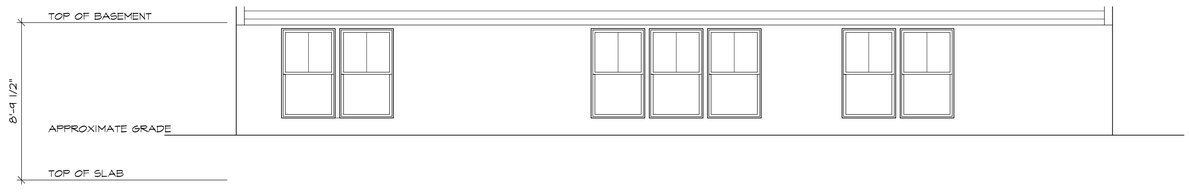
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|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

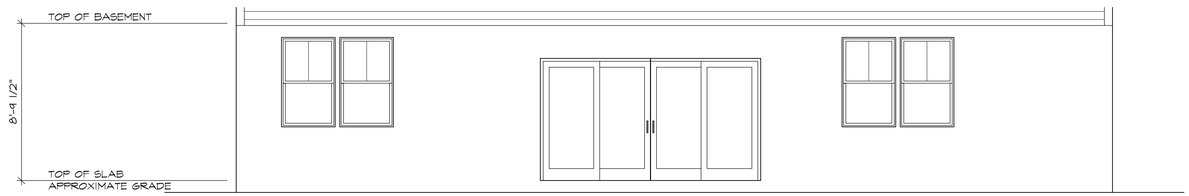
SHEET No.
A.2.28




## REAR ELEVATION "C1"




## REAR ELEVATION "C1"
### W/ OPT. LOOK-OUT BASEMENT




## REAR ELEVATION "C1"
### W/ OPT. WALK-OUT BASEMENT

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8/8/2024

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HAGERSTOWN, MD 240-452-4638

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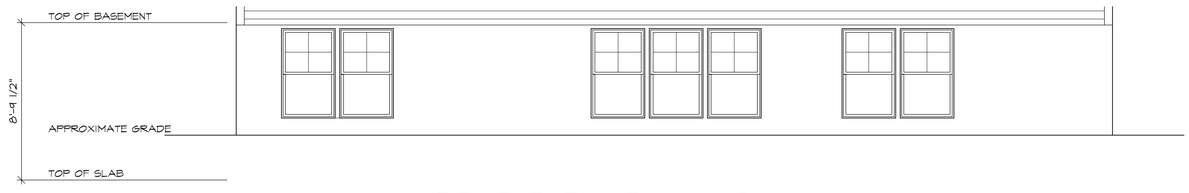
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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

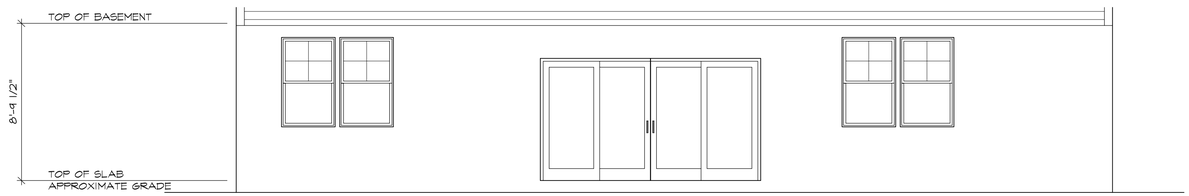
SHEET No.
A.2.29




## REAR ELEVATION "C2"




## REAR ELEVATION "C2"
### W/ OPT. LOOK-OUT BASEMENT




## REAR ELEVATION "C2"
### W/ OPT. WALK-OUT BASEMENT

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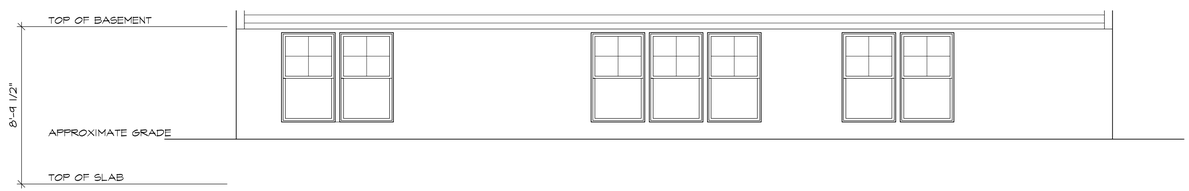
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| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

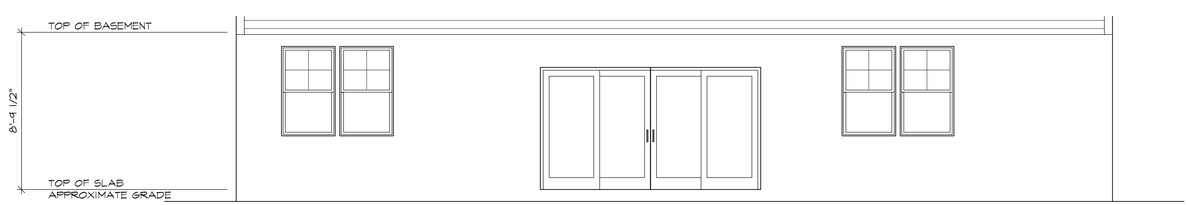
SHEET No.
A.2.30




REAR ELEVATION "C3"




REAR ELEVATION "C3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C3"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

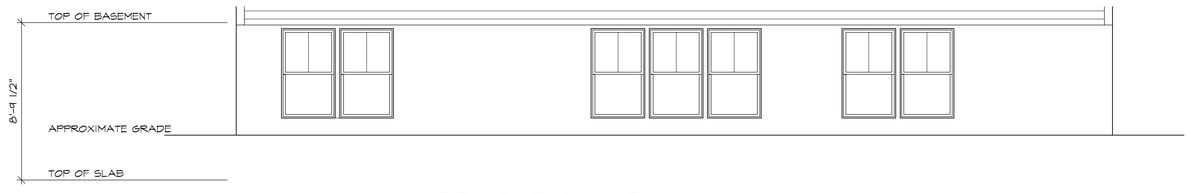
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: REAR ELEVATION

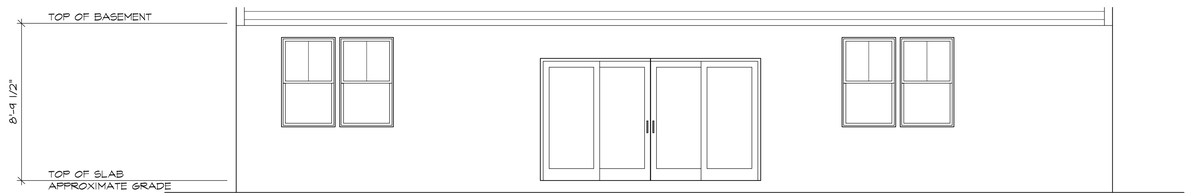
SHEET No.
A.2.3




REAR ELEVATION "C4"




REAR ELEVATION "C4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C4"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 15137, expiration date 09/31/2025.

STATE OF MARYLAND · DANIEL W. SMITH, JR. · 15137 · ARCHITECT

8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: REAR ELEVATION

SHEET No. A.2.32



ELEVATION T-4

D·R·HORTON
America's Builder

# Jamestown II

## 49' x 50' Single Family Detached
## Front Elevation



ELEVATION T-4

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America's Builder

# Jamestown II

## 49' x 50' Single Family Detached

## Left Side Elevation - High Visibility



ELEVATION T-4

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America's Builder

# Jamestown II

## 49' x 50' Single Family Detached

## Left Side Elevation



ELEVATION T-4

D·R·HORTON
America's Builder

# Jamestown II

## 49' x 50' Single Family Detached

## Rear Elevation



ELEVATION T-4

D·R·HORTON
America's Builder

# Jamestown II

## 49' x 50' Single Family Detached

## Left Side Elevation - High Visibility



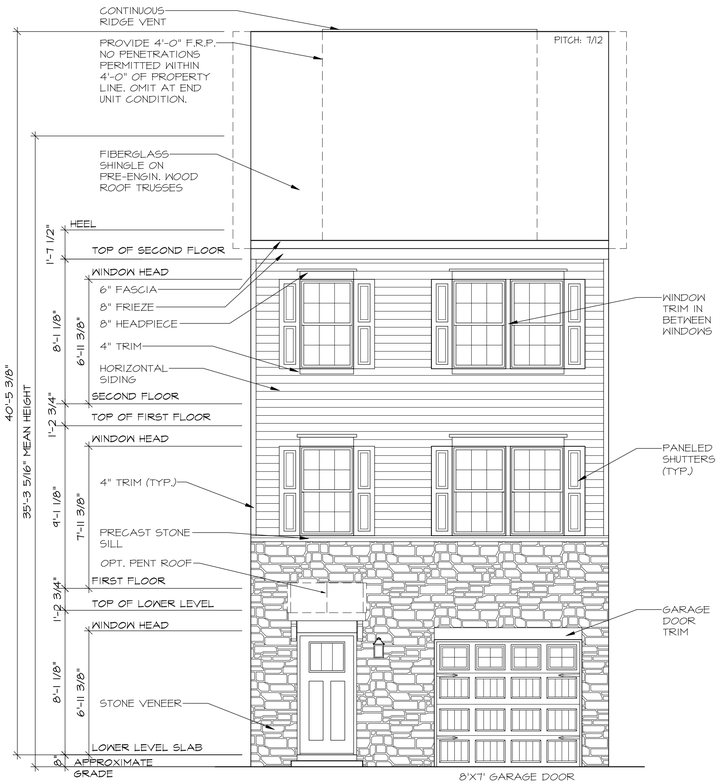
ELEVATION T-4

D·R·HORTON
America's Builder

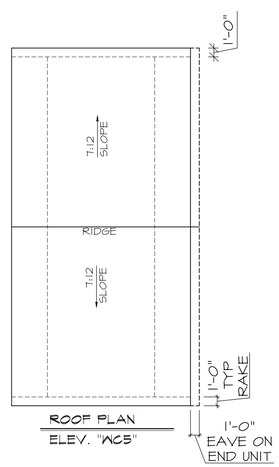
# Jamestown II

## 49' x 50' Single Family Detached

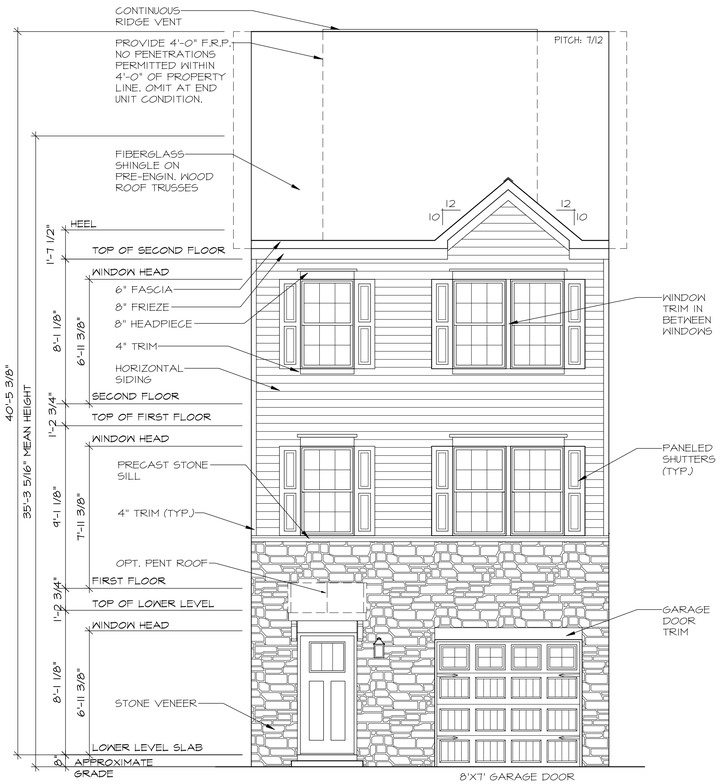
## Left Side Elevation



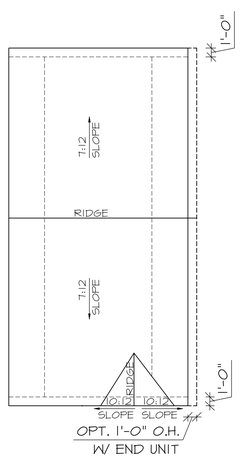

## FRONT ELEVATION "WC5"



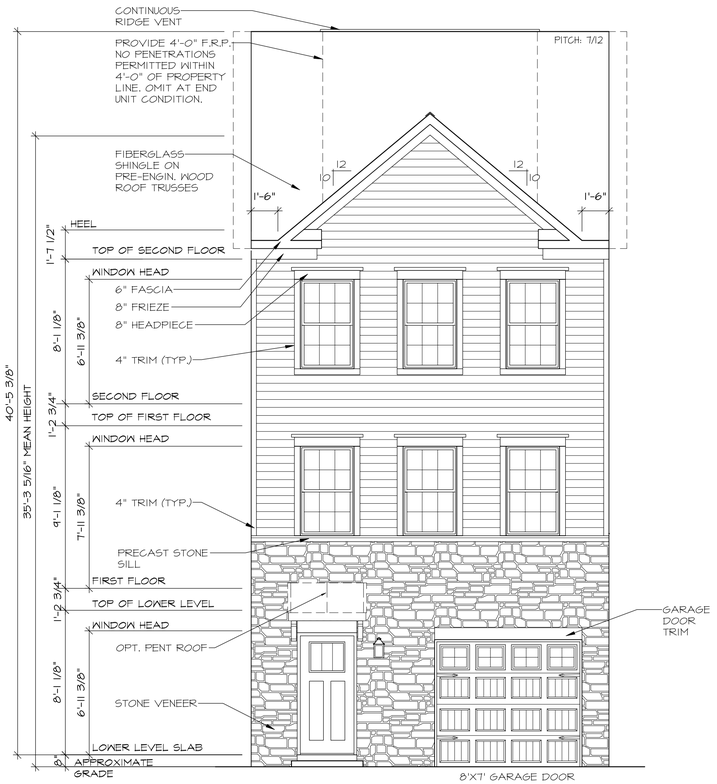

ROOF PLAN
ELEV. "WC5"



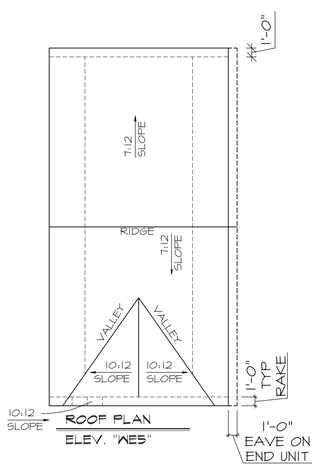

## FRONT ELEVATION "WD5"




ROOF PLAN
ELEV. "WD5"




## FRONT ELEVATION "WE5"




ROOF PLAN
ELEV. "WE5"

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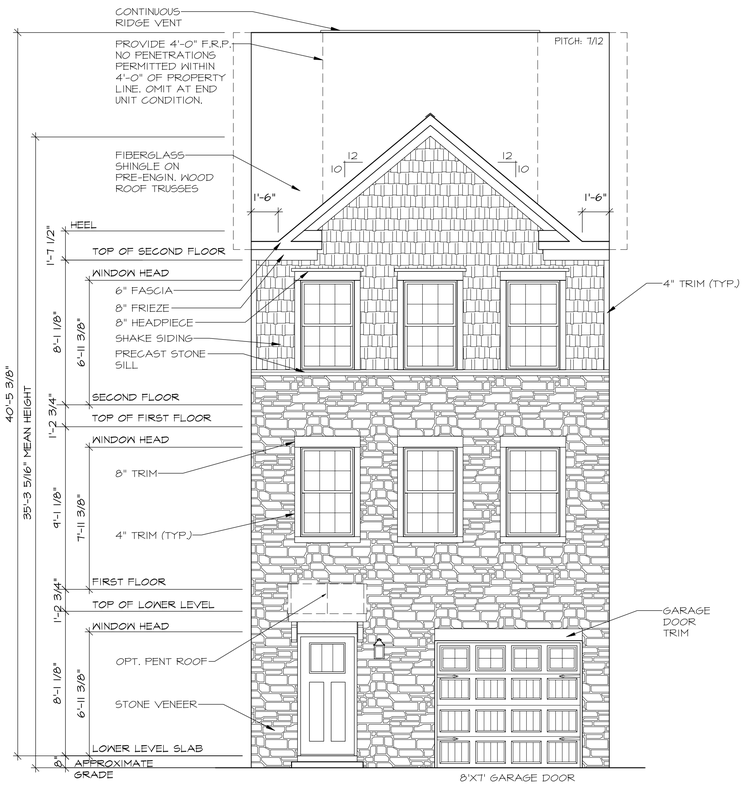
8/7/2025

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

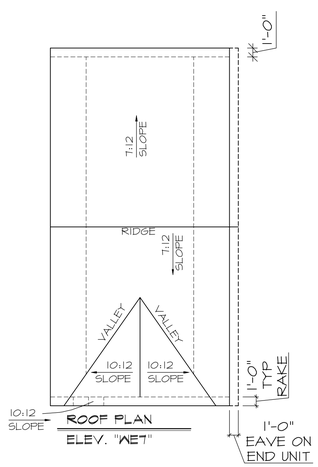
HOUSE NAME: LAFAYETTE-01

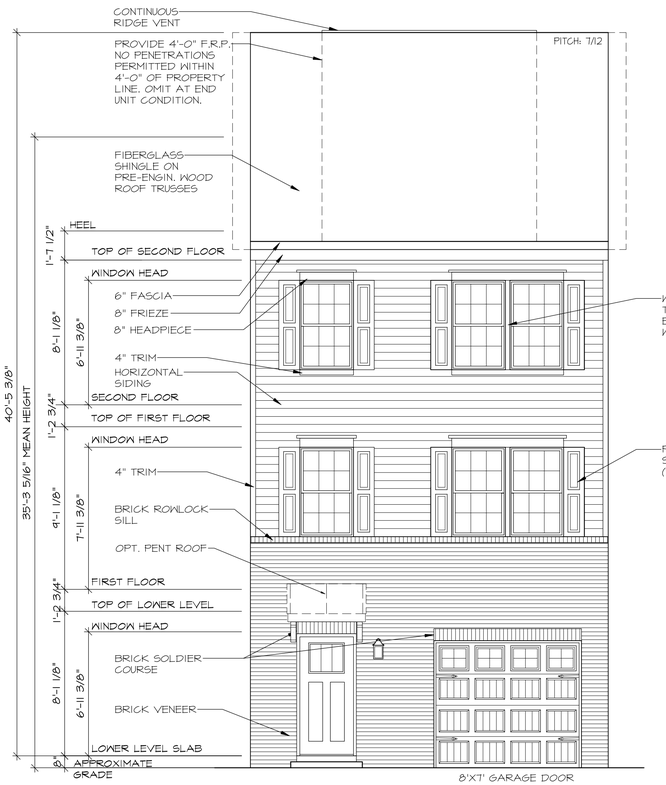
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1

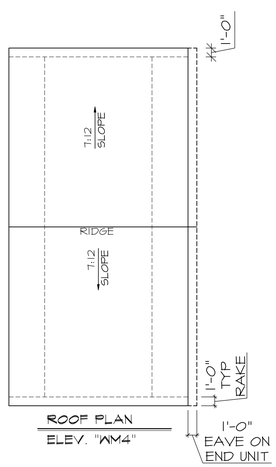


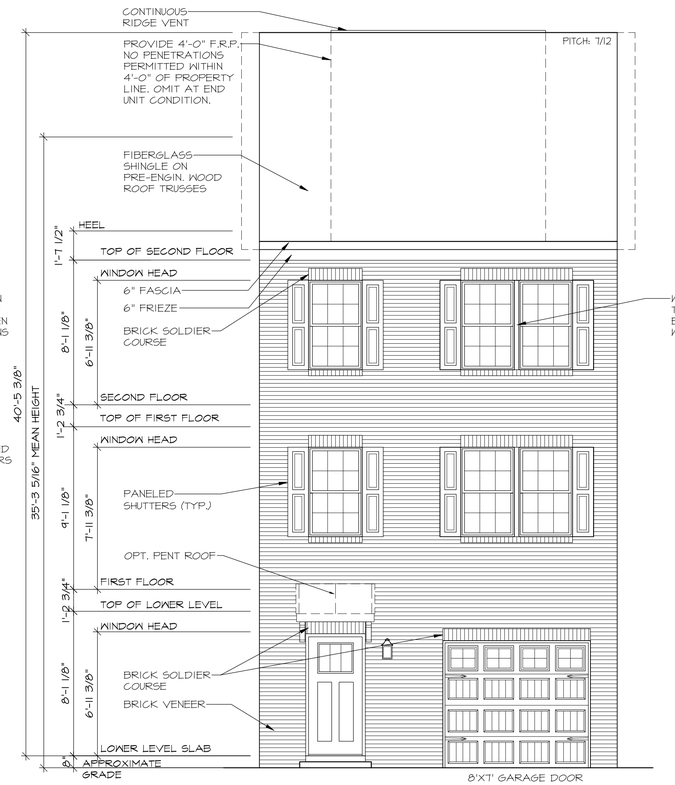

## FRONT ELEVATION "WE7"



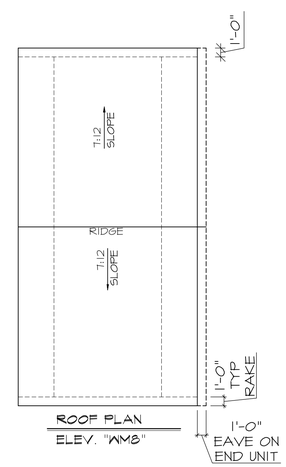




## FRONT ELEVATION "WM4"




## FRONT ELEVATION "WM8"




8/7/2025

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HAGERSTOWN, MD 240-452-4638

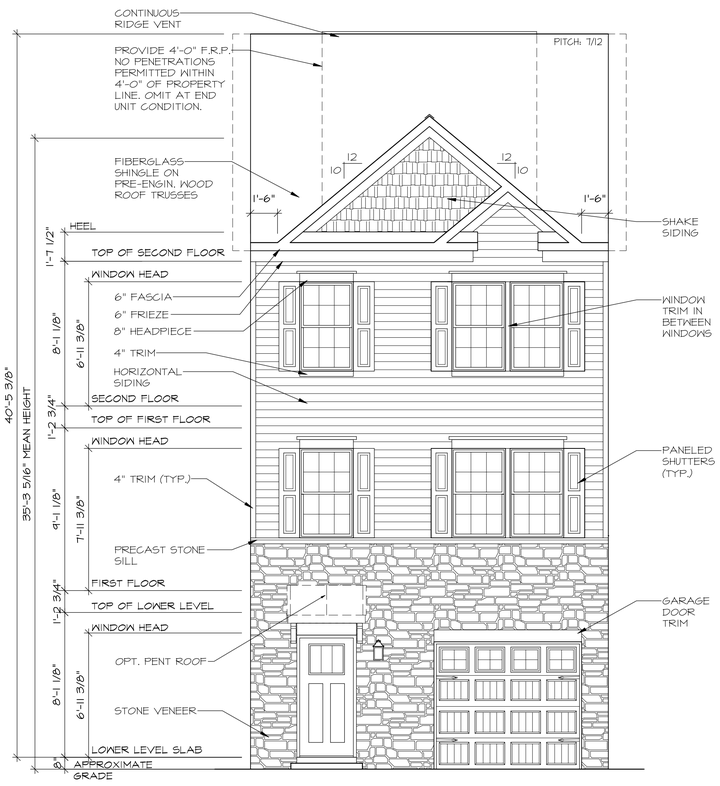
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America's Builder

| | |
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT42 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

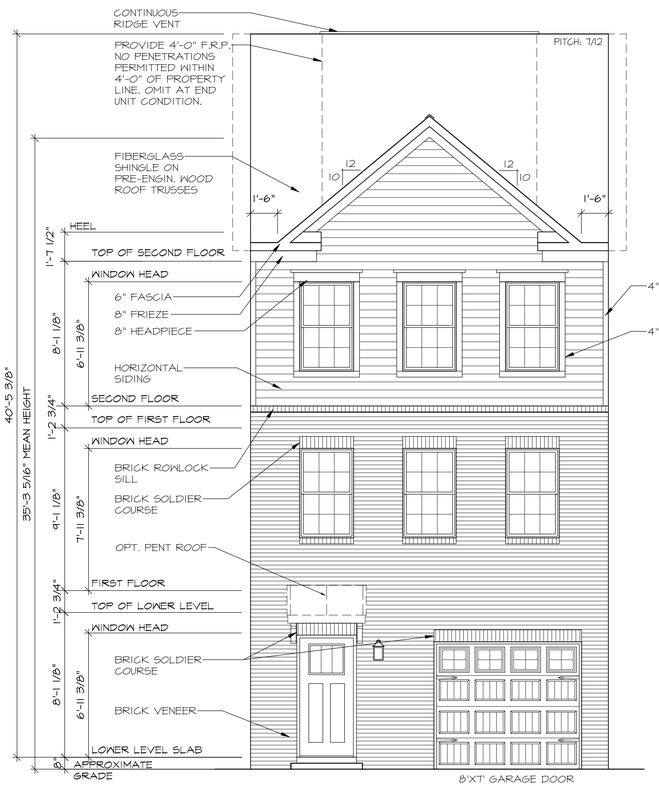
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: FRONT ELEVATIONS

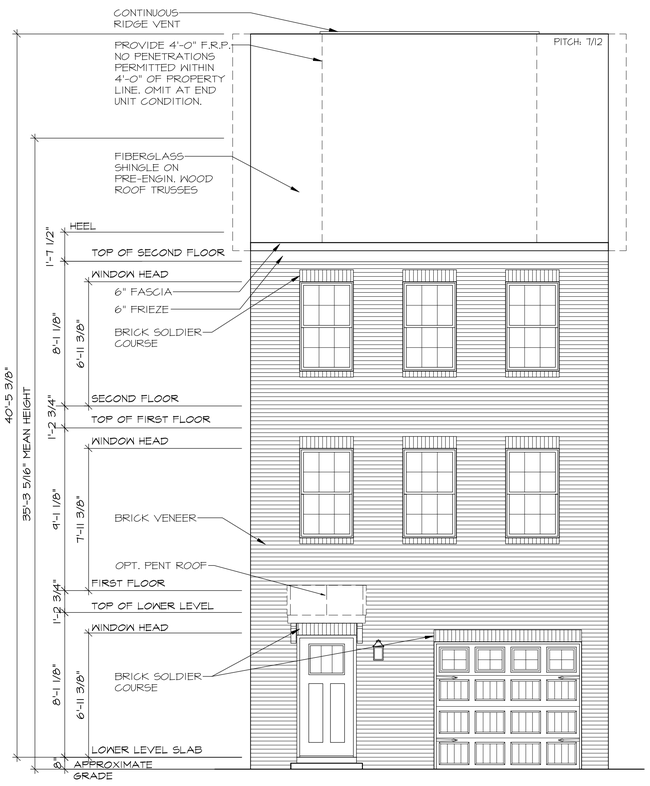
SHEET No. A.1.2



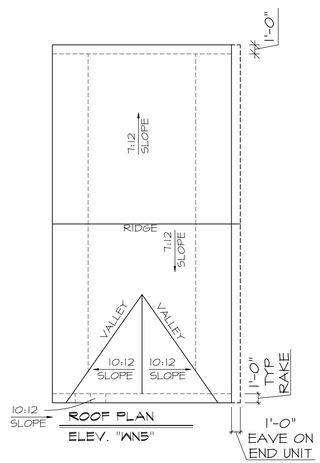

## FRONT ELEVATION "WN5"



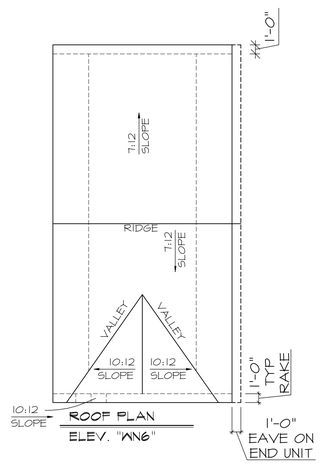

## FRONT ELEVATION "WN6"



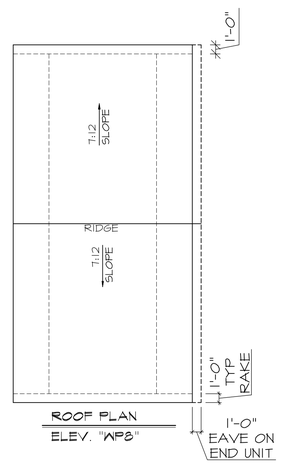

## FRONT ELEVATION "WP8"




ROOF PLAN
ELEV. "WN5"




ROOF PLAN
ELEV. "WN6"




ROOF PLAN
ELEV. "WP8"

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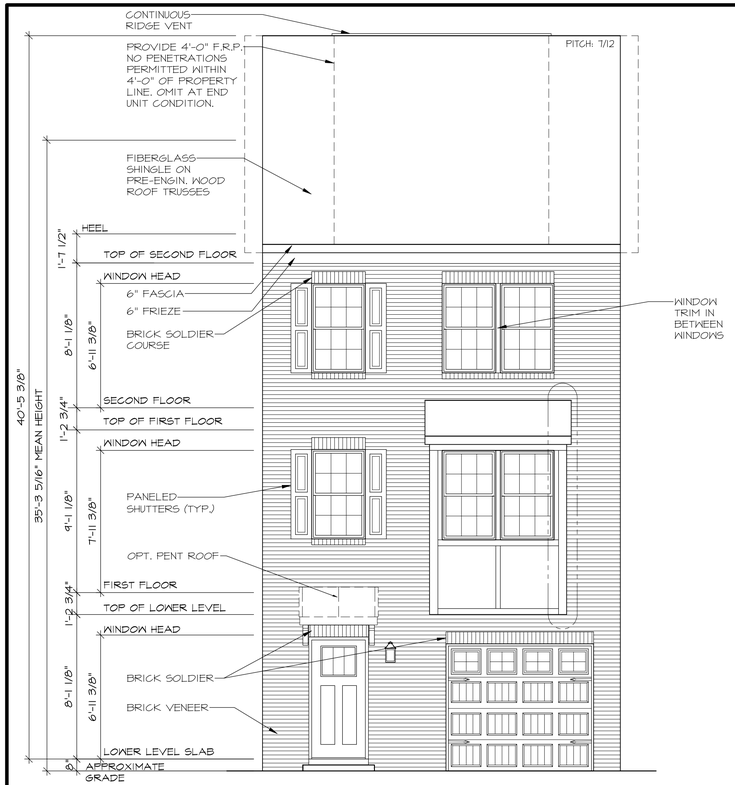
8/7/2025

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

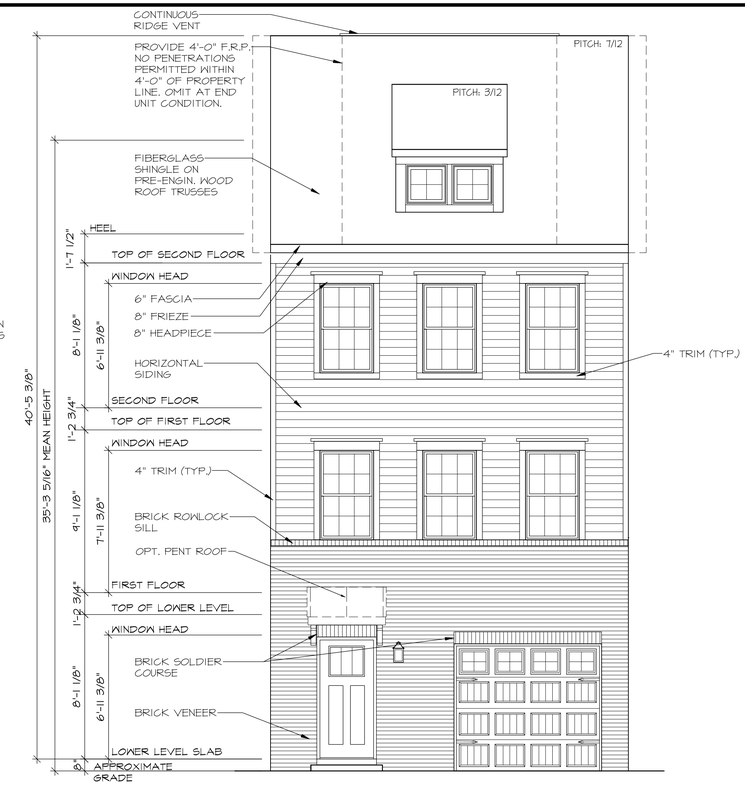
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: FRONT ELEVATIONS

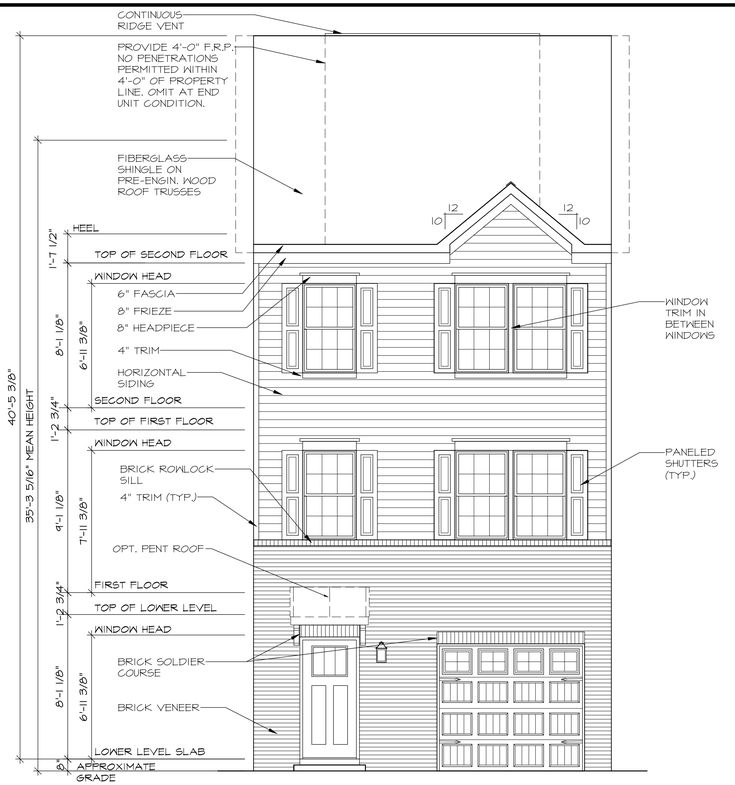
SHEET No. A.1.3



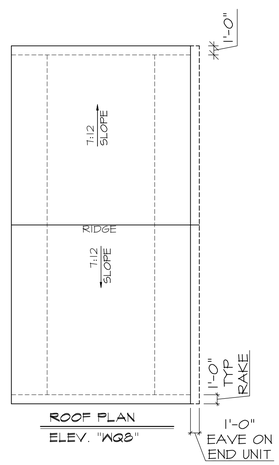

## FRONT ELEVATION "WQ8"

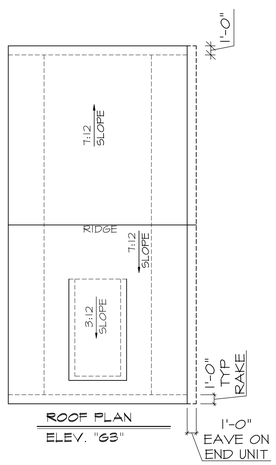


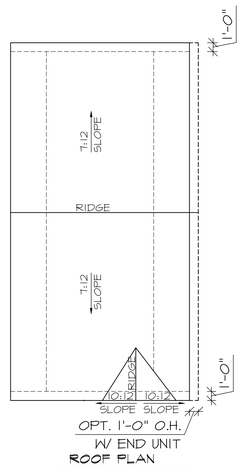

## FRONT ELEVATION "WR4"




## FRONT ELEVATION "WT4"

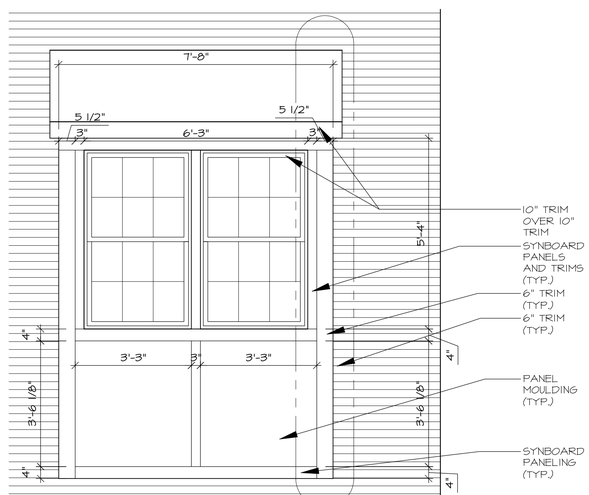



## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

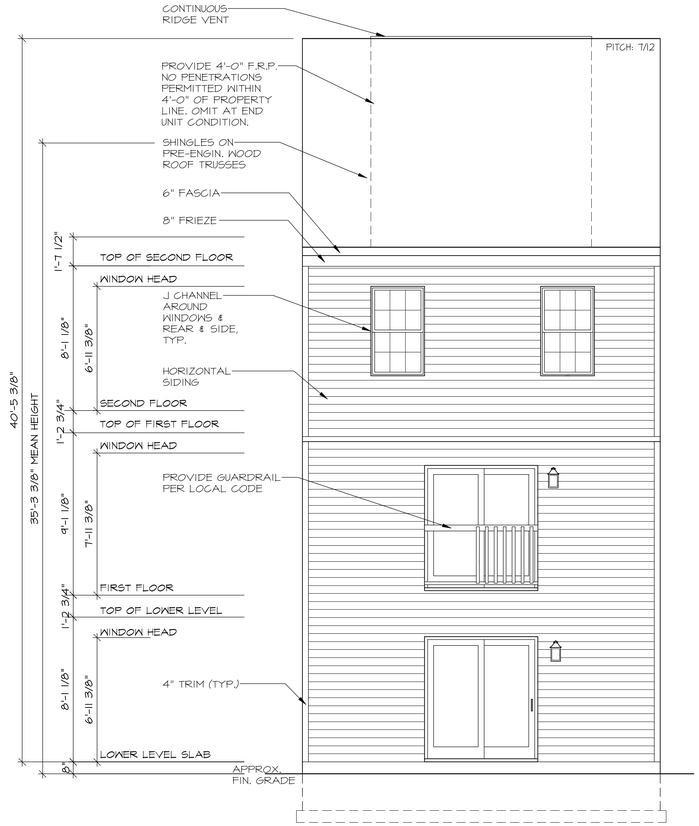
8/7/2025

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

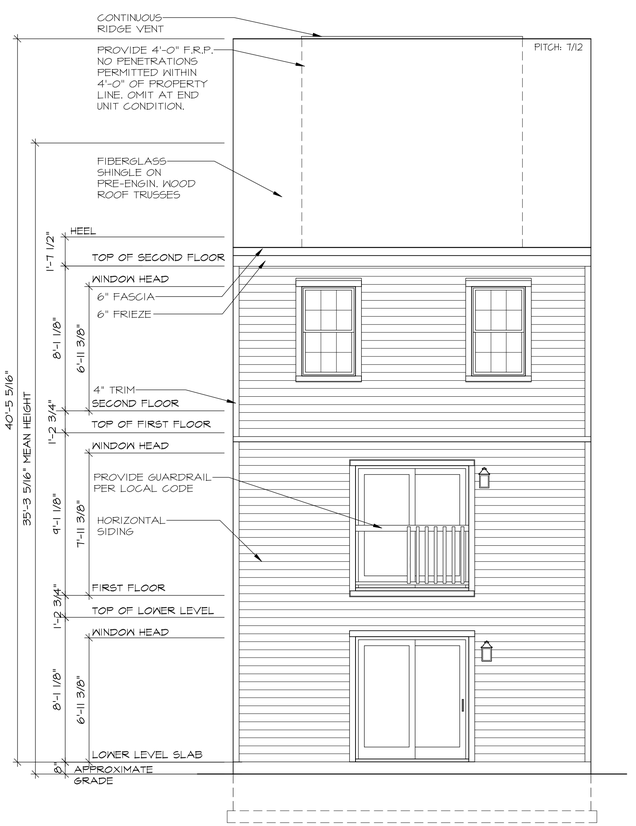
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




REAR ELEVATION




REAR ELEVATION

HI-VIZ

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

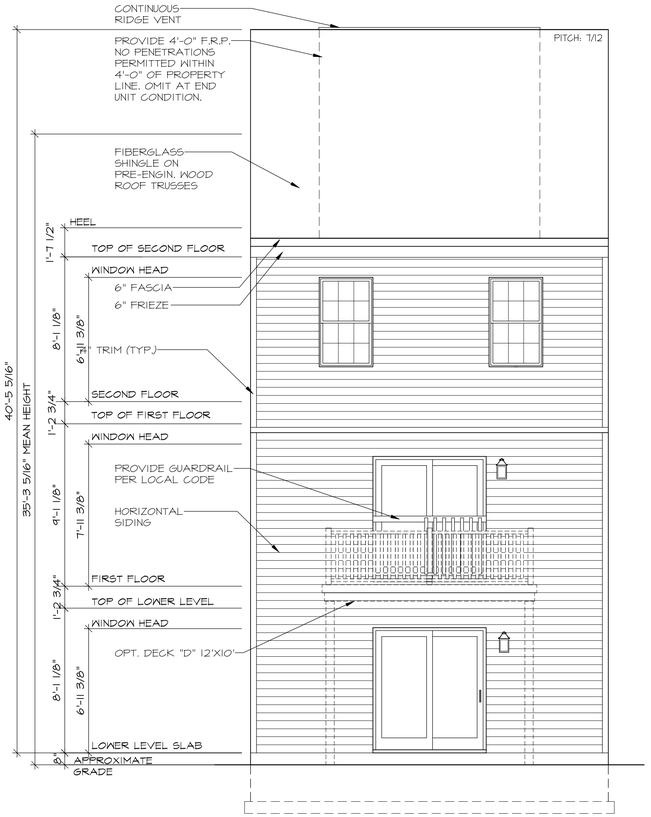
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| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

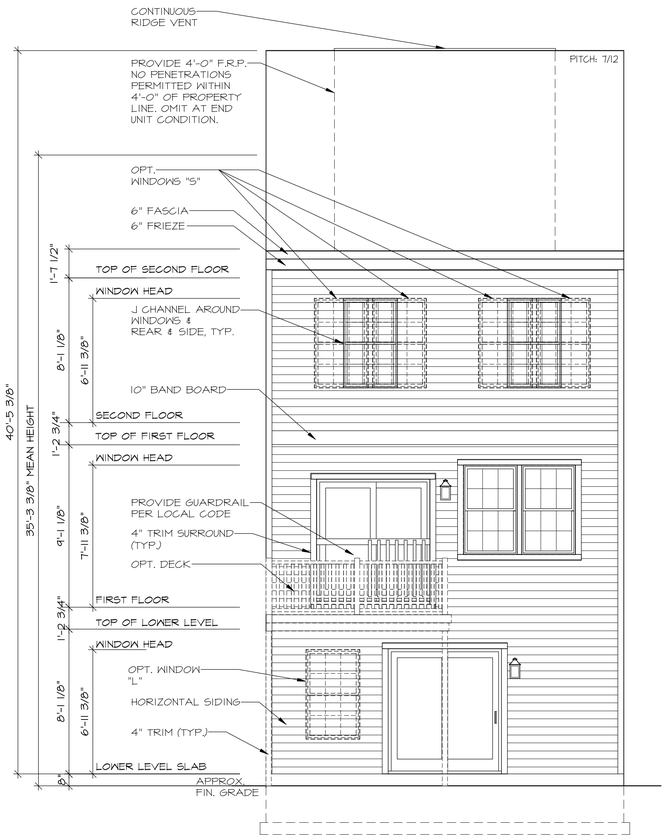
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1




REAR ELEVATION




REAR ELEVATION

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

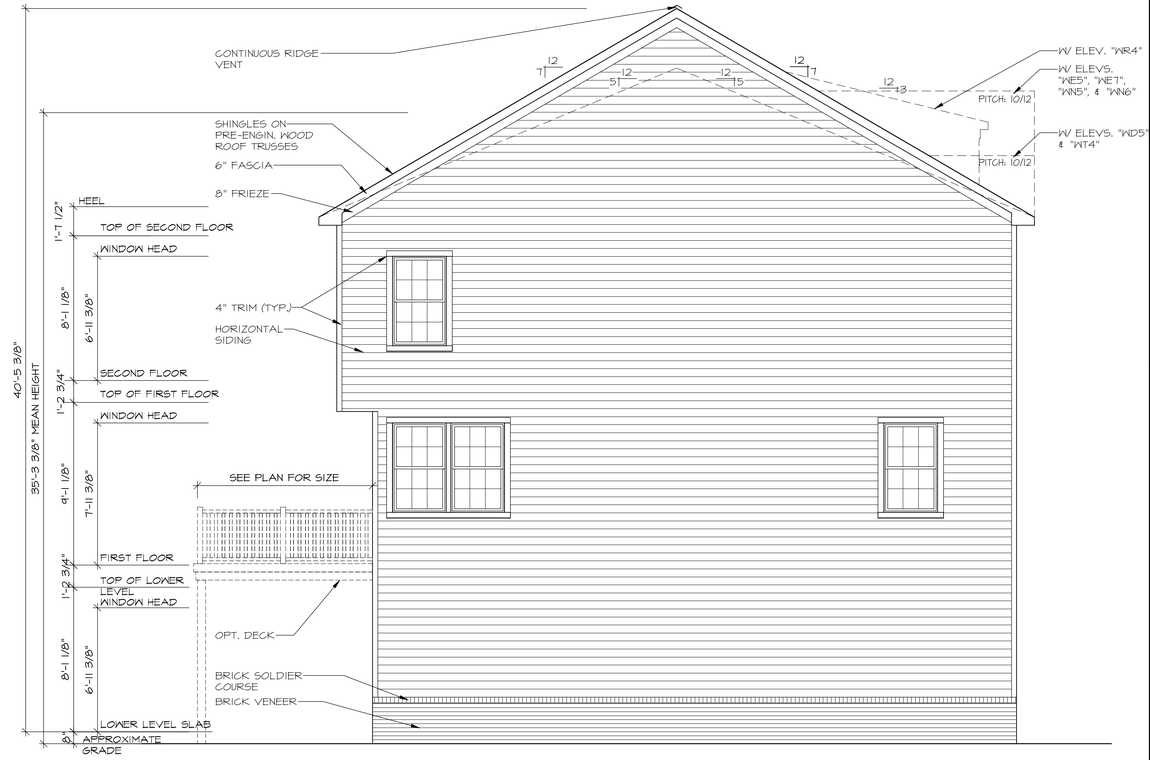
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

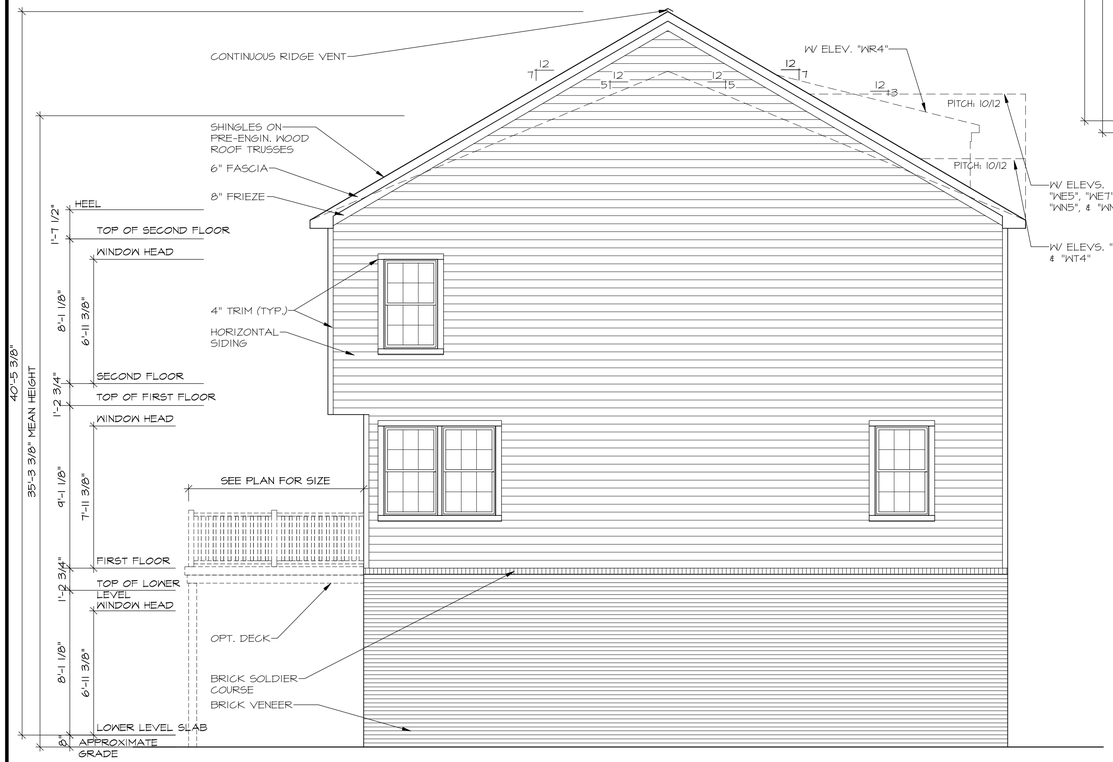
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.2




LEFT SIDE ELEVATION




LEFT SIDE ELEVATION

HI-VIZ

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

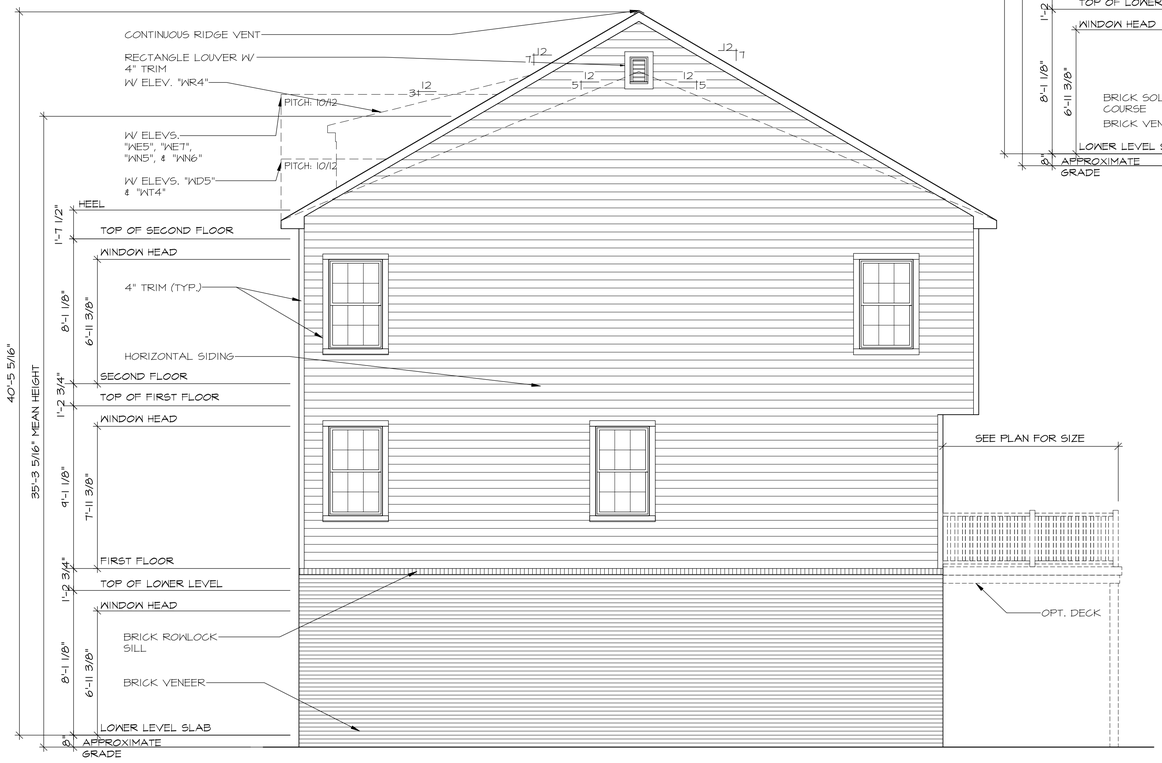
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| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/14/2025 |
| PROJECT NO. | DT42 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: LAFAYETTE-01

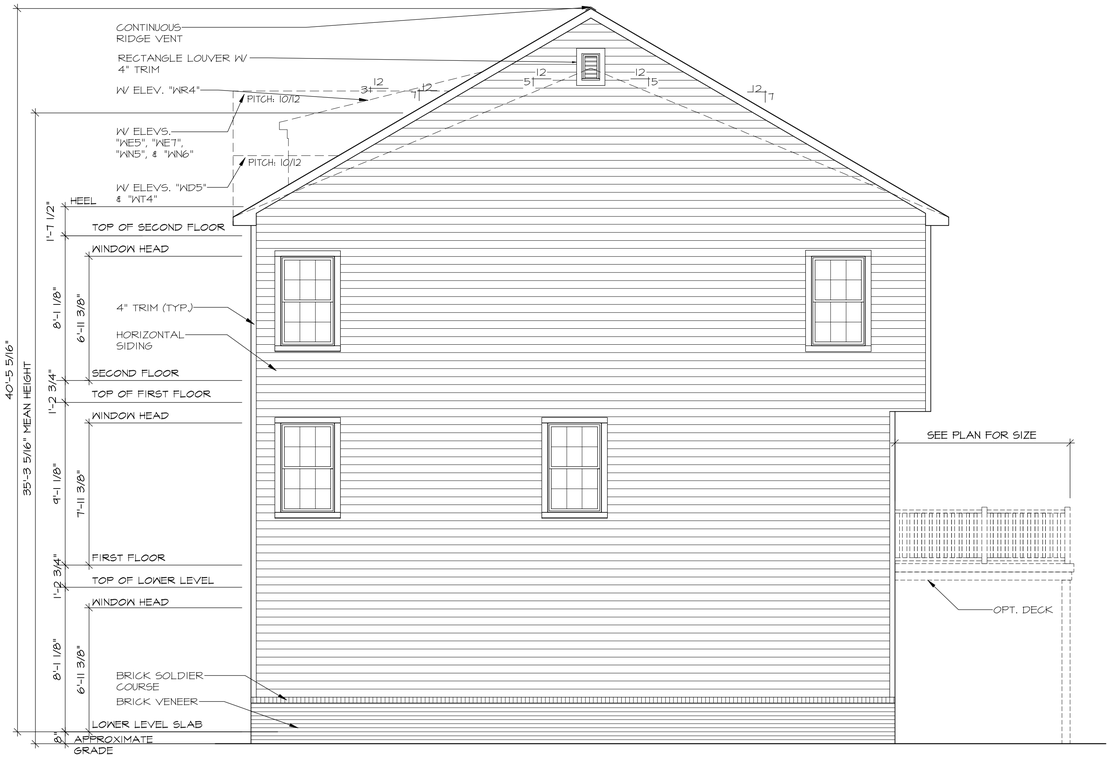
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




RIGHT SIDE ELEVATION

HI-VIZ




RIGHT SIDE ELEVATION

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/14/2025 |
| PROJECT NO. | DT42 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.10



ELEVATION N6 | ELEVATION P8 | ELEVATION Q8 | ELEVATION R4 | ELEVATION S4

# Lafayette

## 20’ x 36’ Single Family Attached
## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the front elevations. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



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America's Builder

# Lafayette

## 20' x 36' Single Family Attached

## Left Side Elevation - High Visibility



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America's Builder

# Lafayette

## 20' x 36' Single Family Attached

## Rear Elevation



D·R·HORTON
America's Builder

# Lafayette

## 20' x 36' Single Family Attached

## Right Side Elevation - High Visibility

## KEY NOTES:

MASONRY:

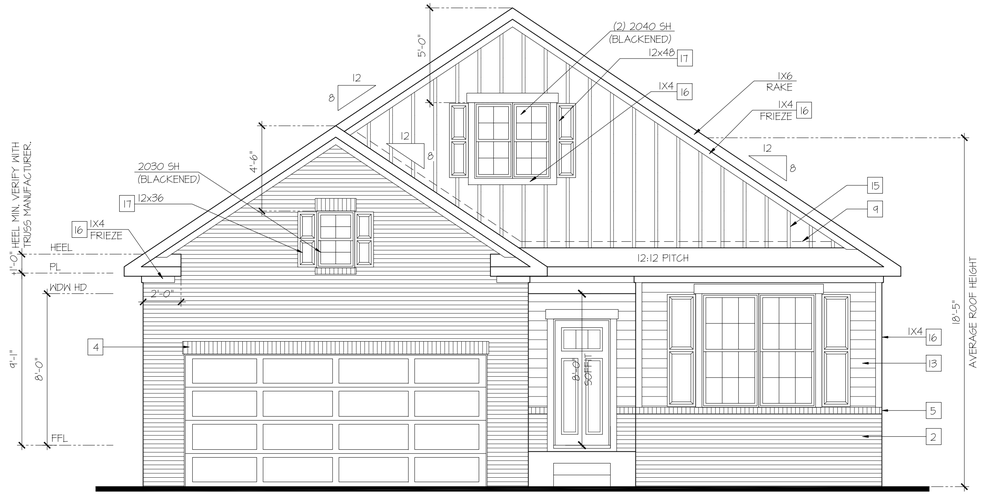
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

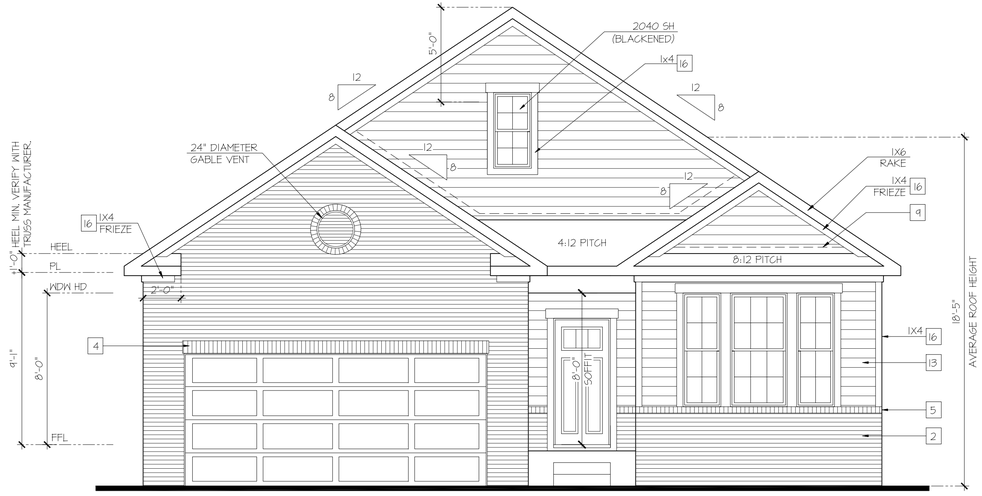
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

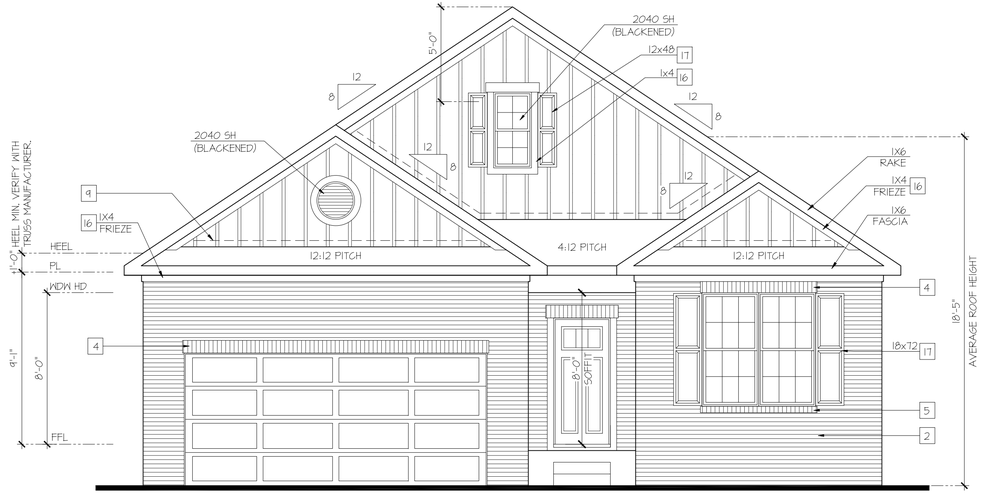
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

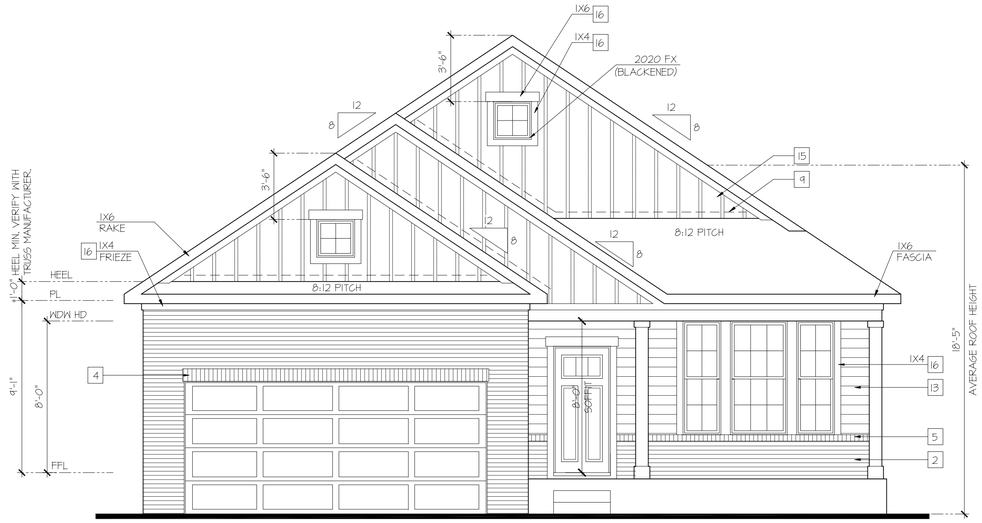
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




# Front Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

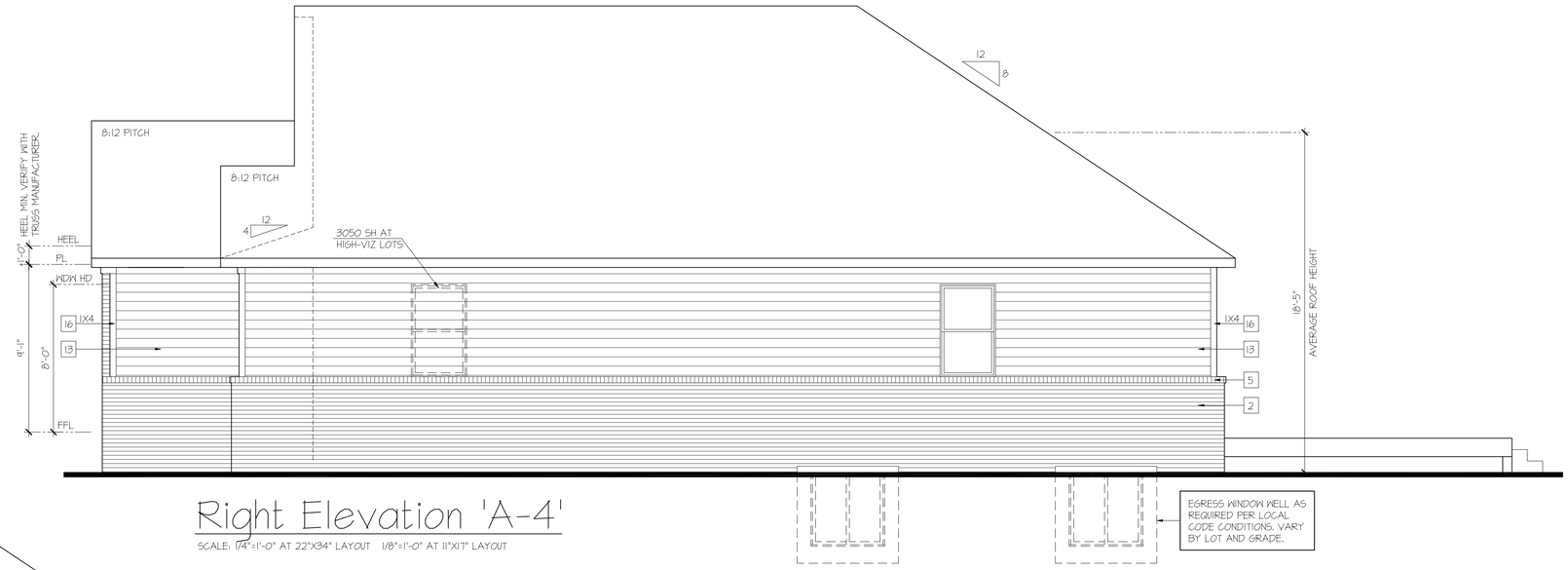
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON, SEE DETAILS.

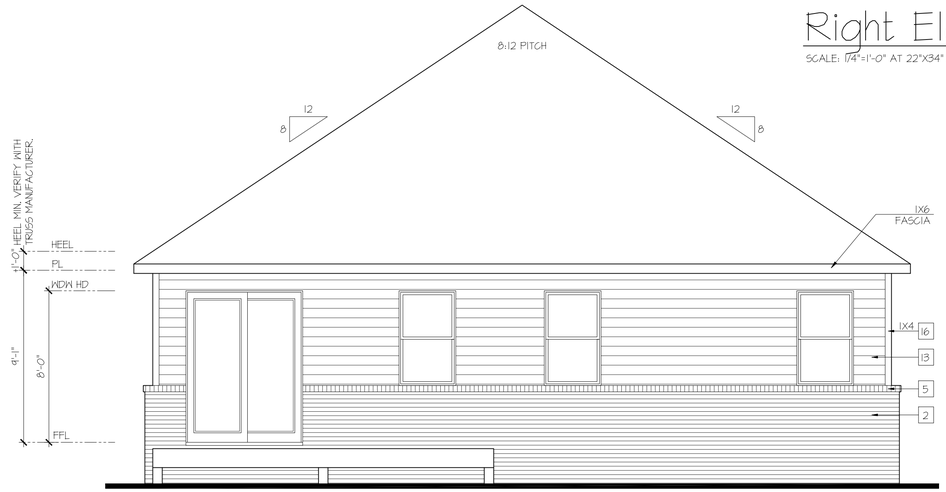
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



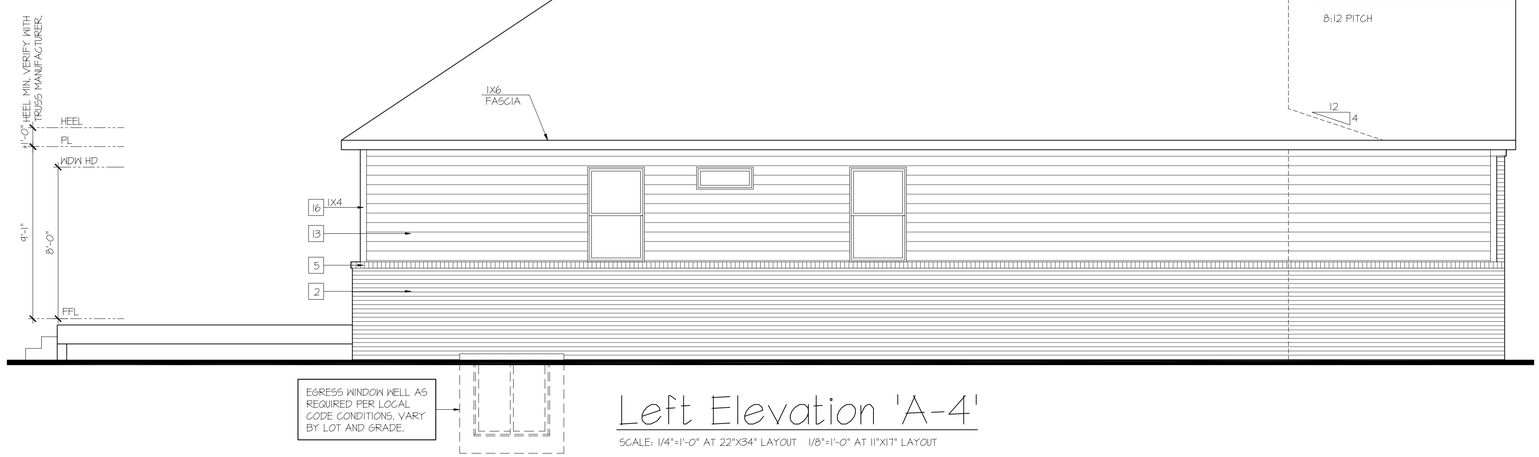

## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

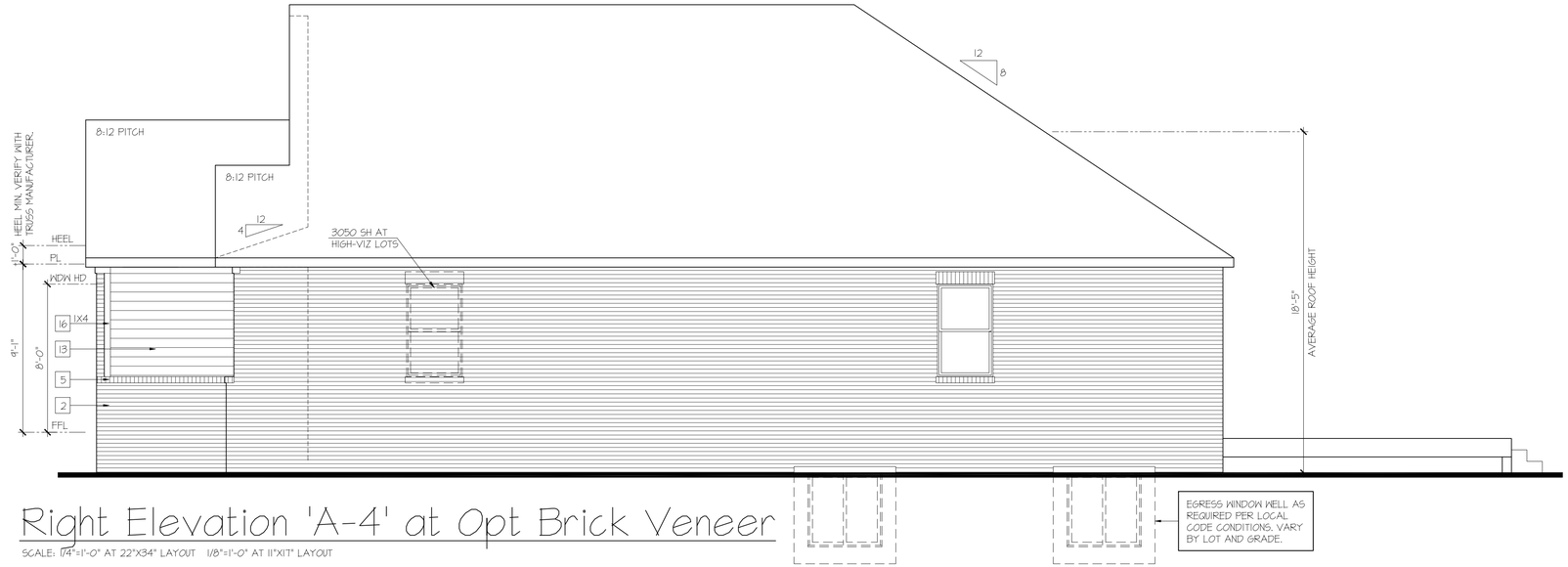
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



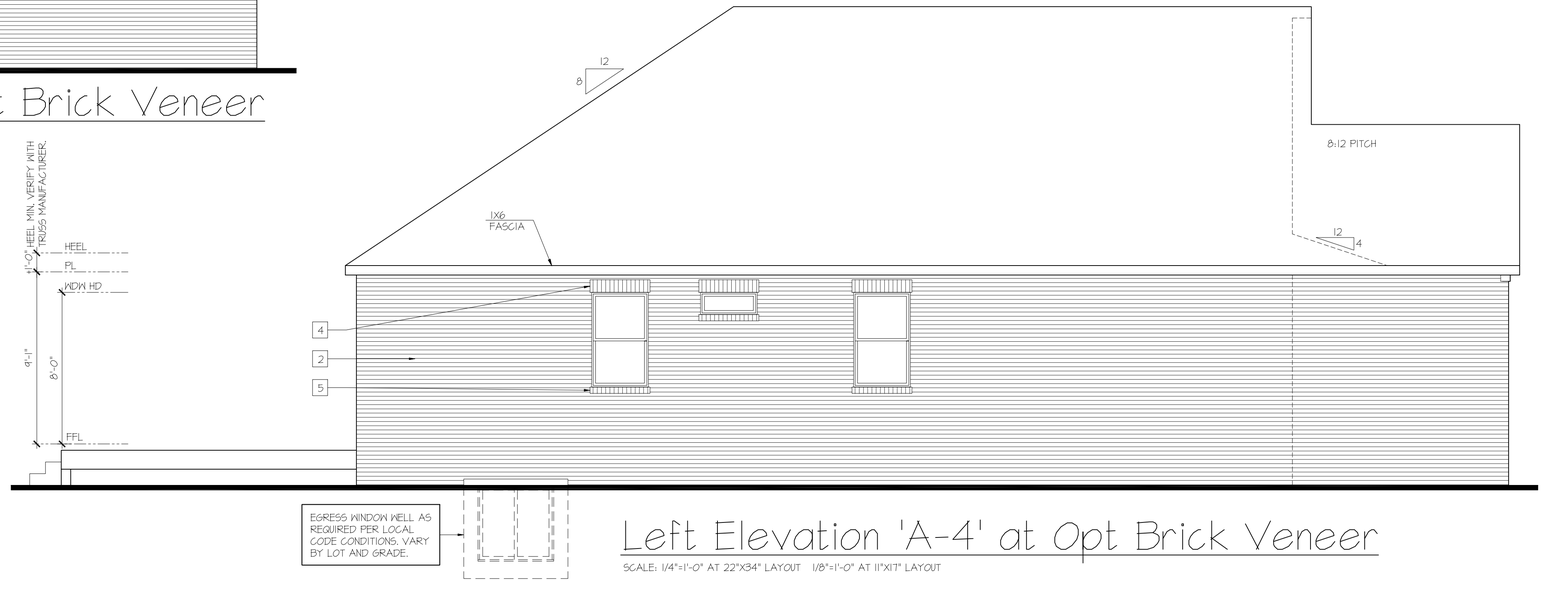

## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

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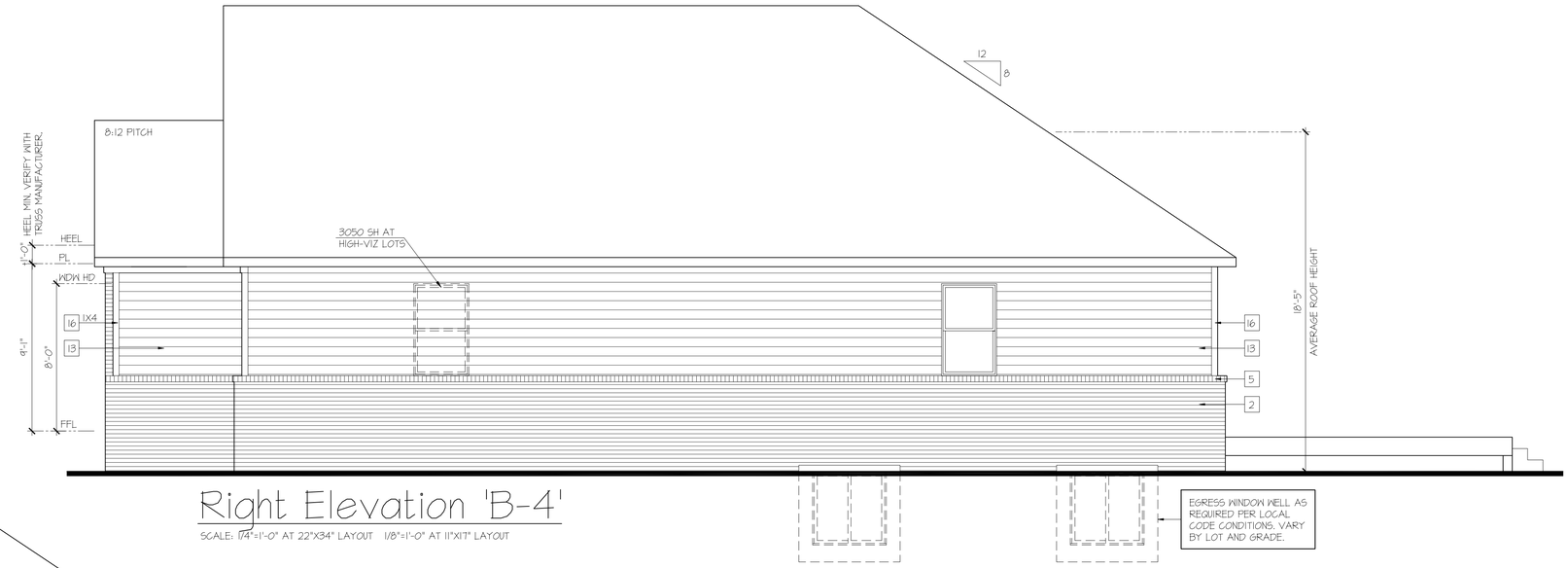
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

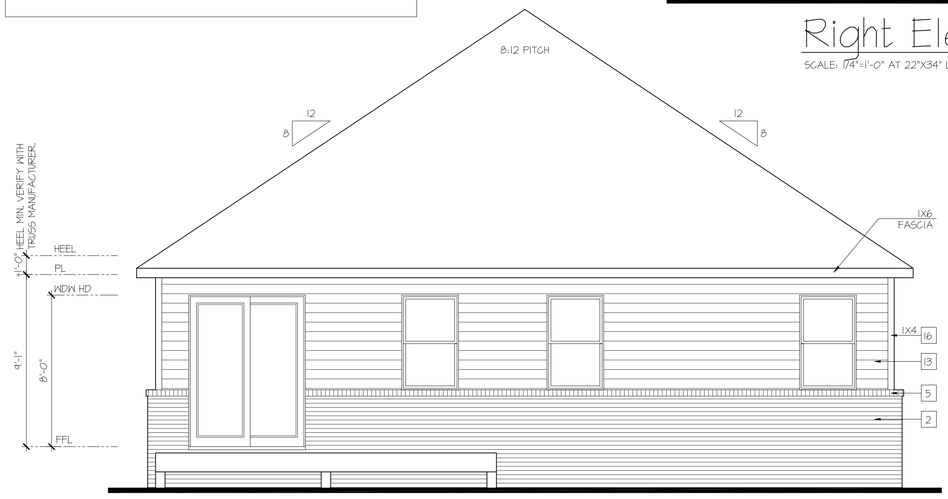
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



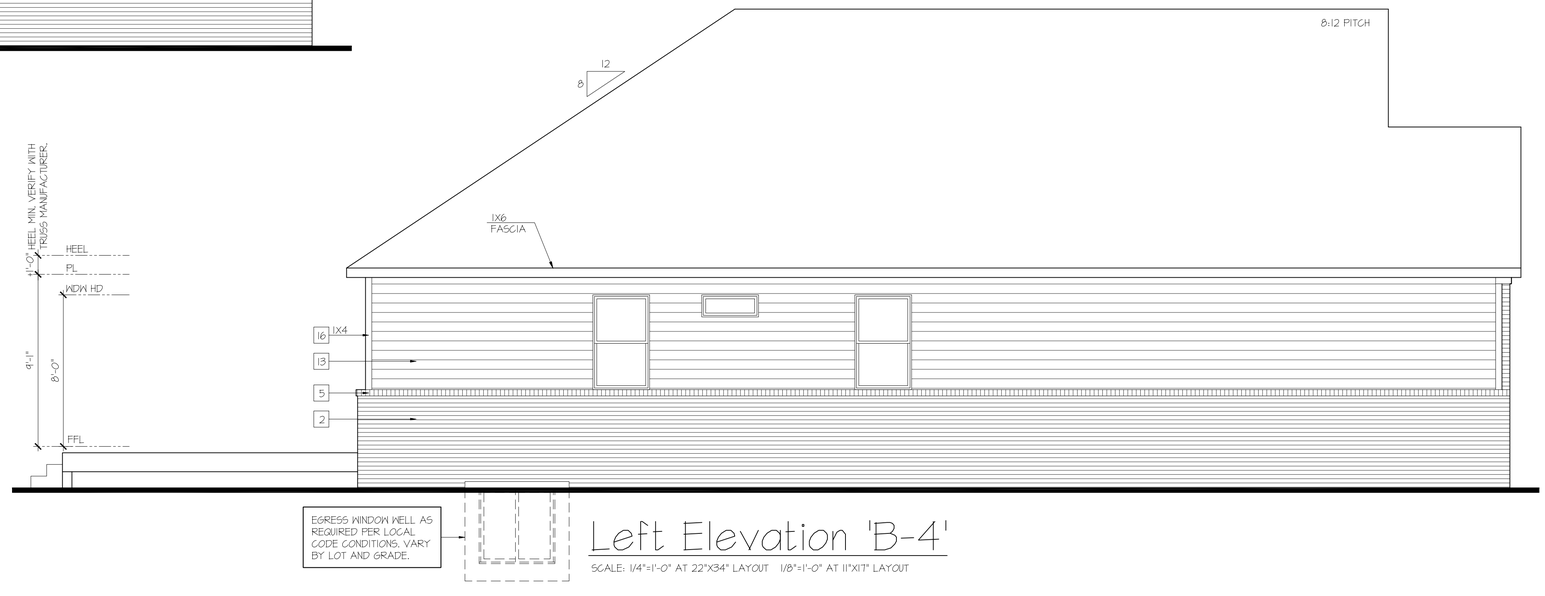

## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

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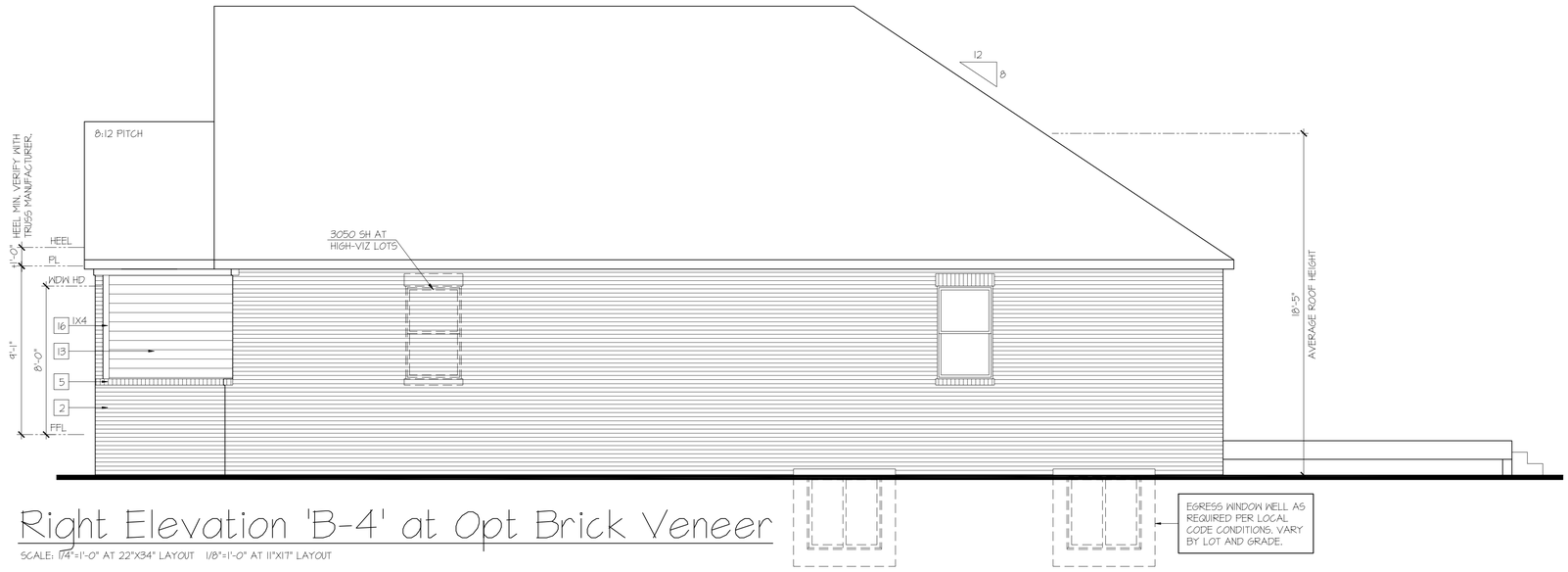
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON, SEE DETAILS.

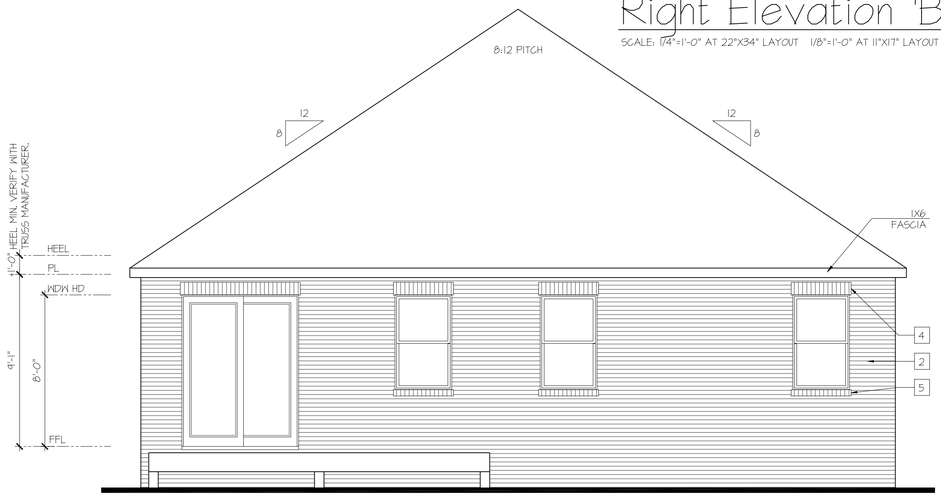
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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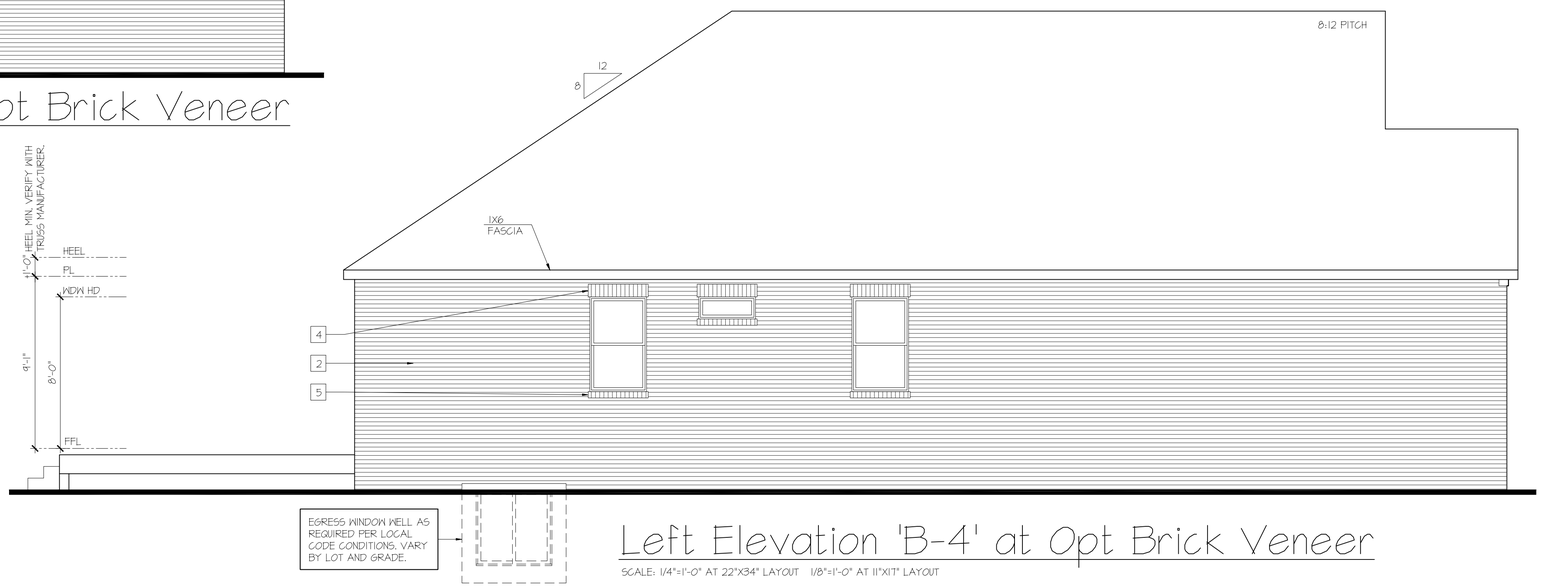

## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

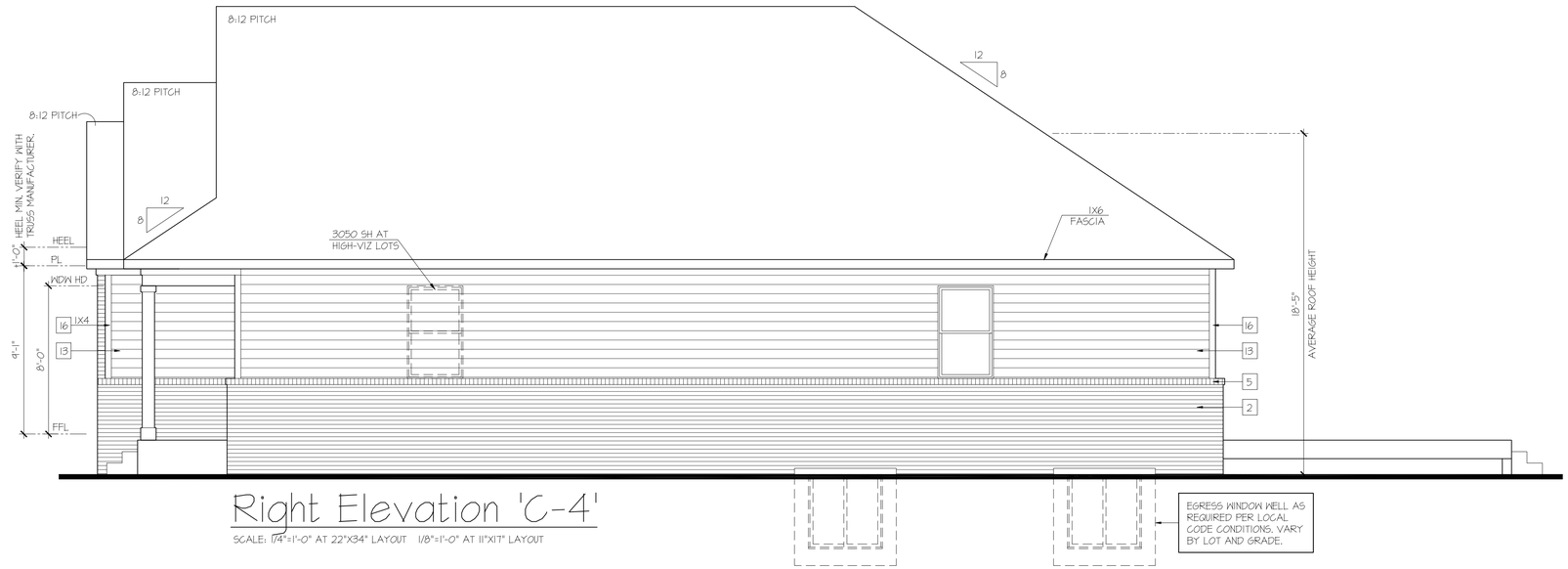
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

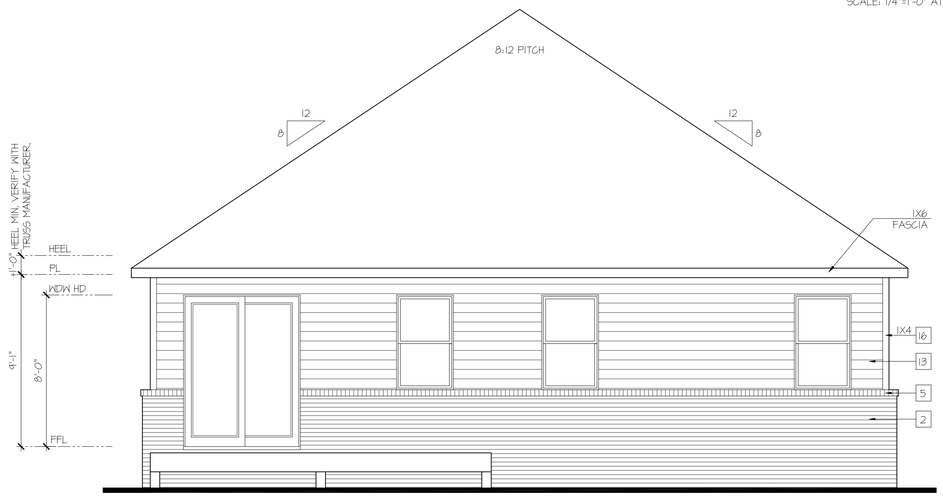
SIDING:

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13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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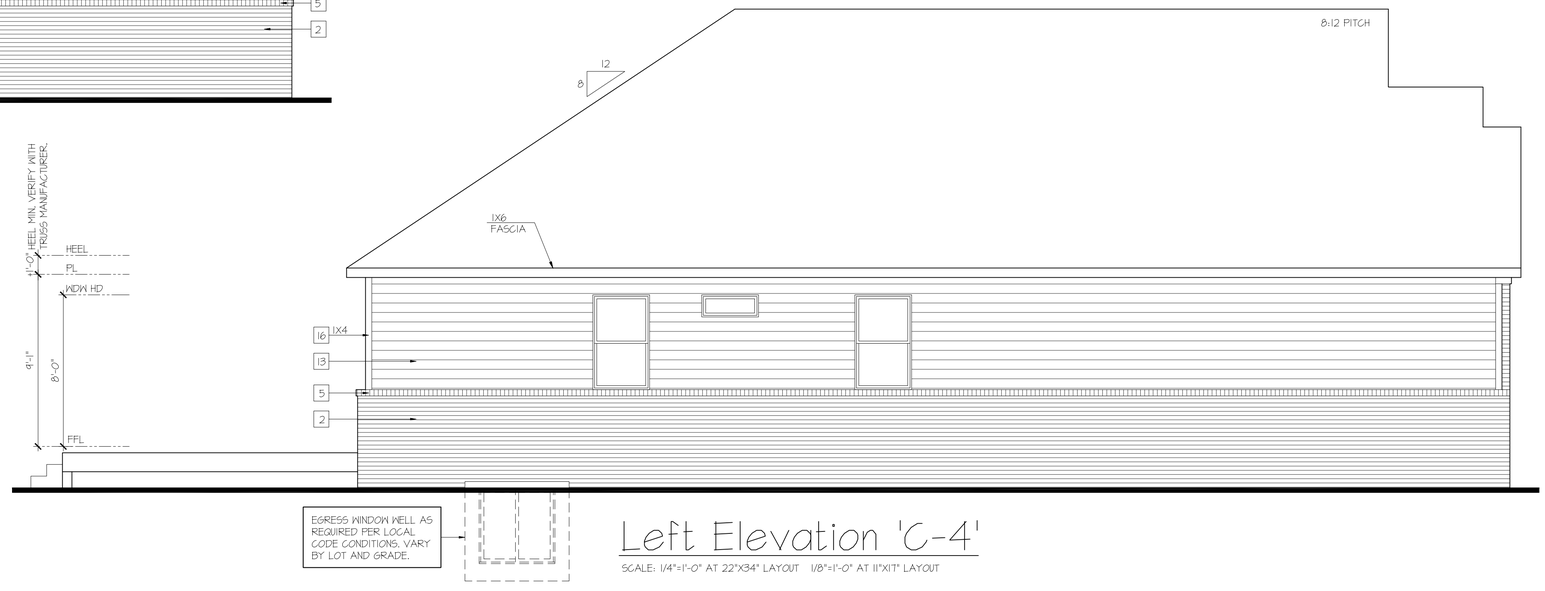

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

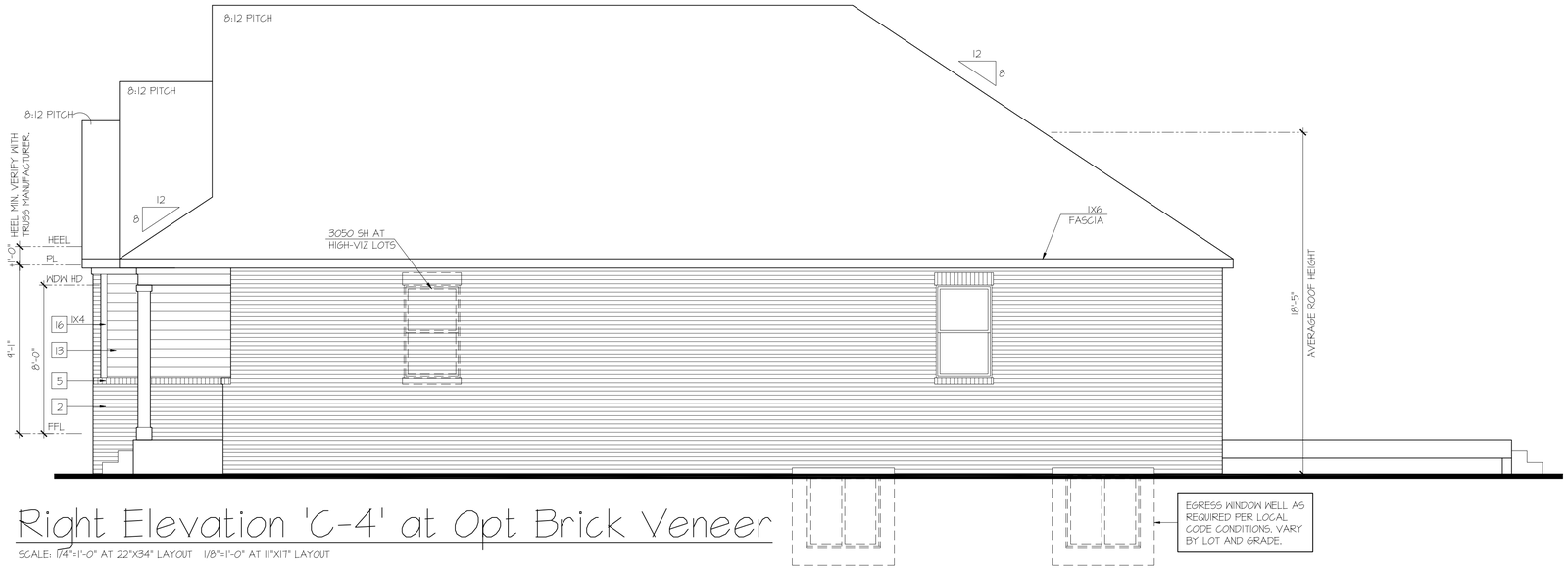
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14. VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



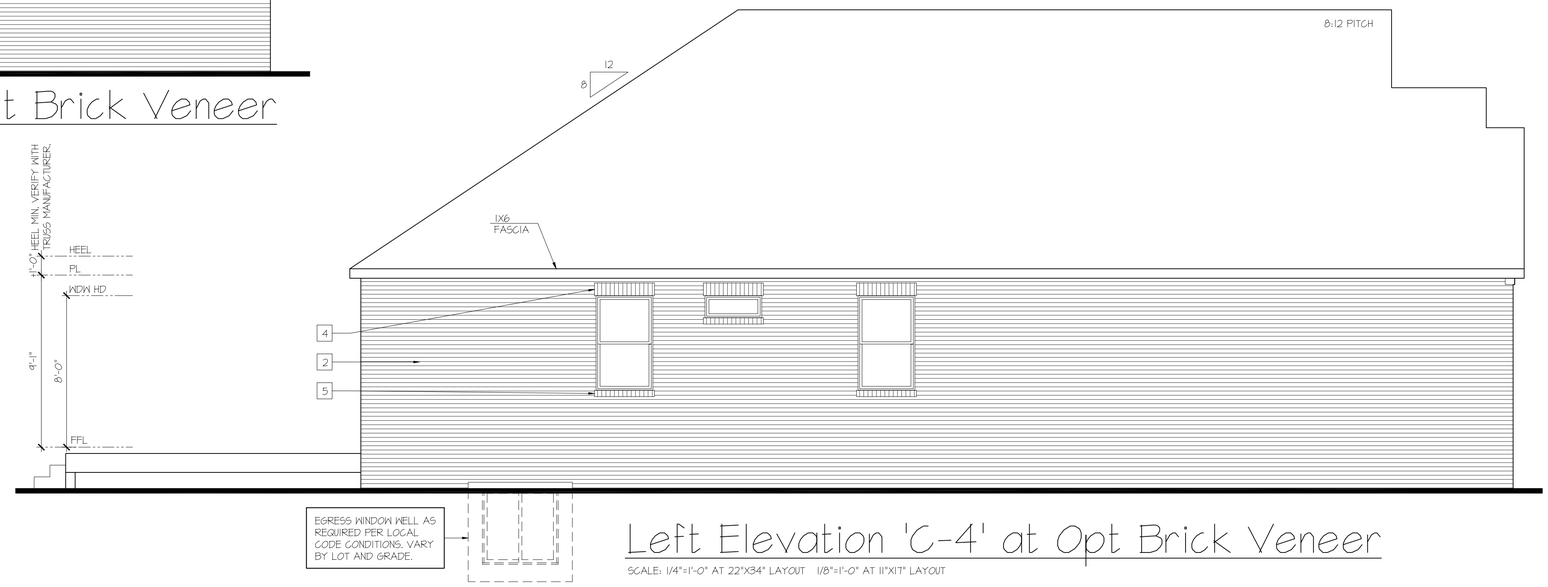

## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GAI6053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

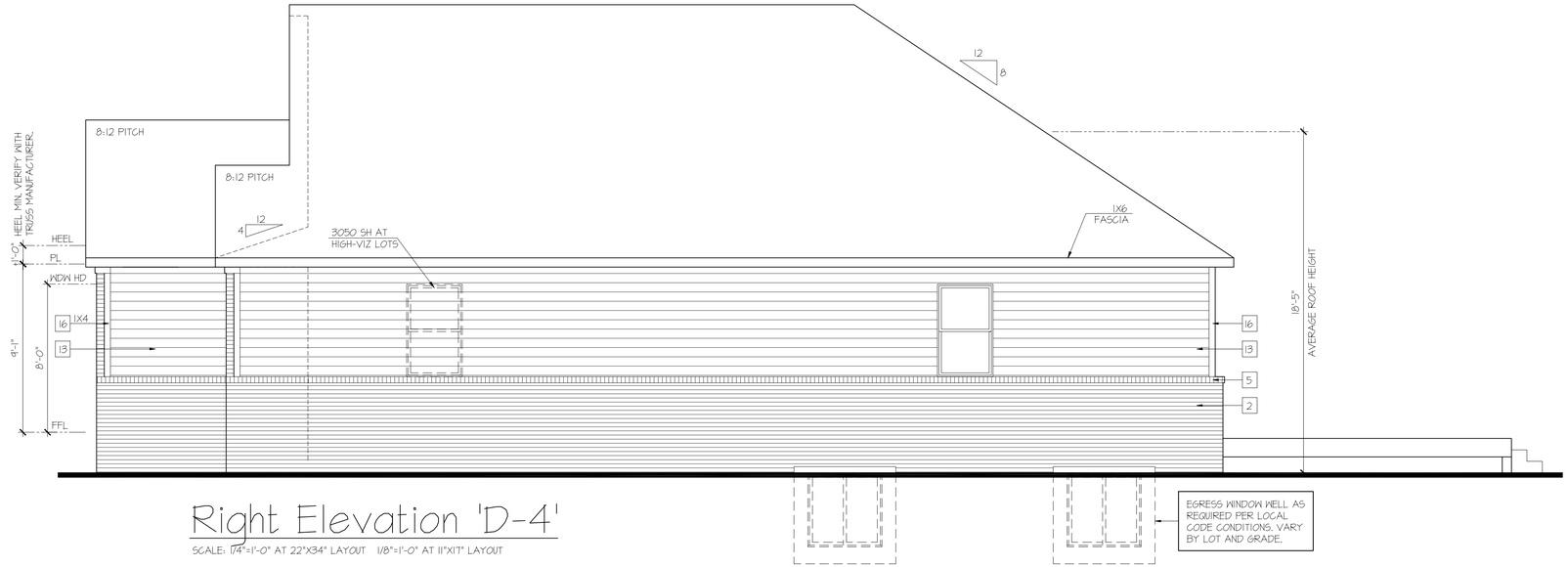
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

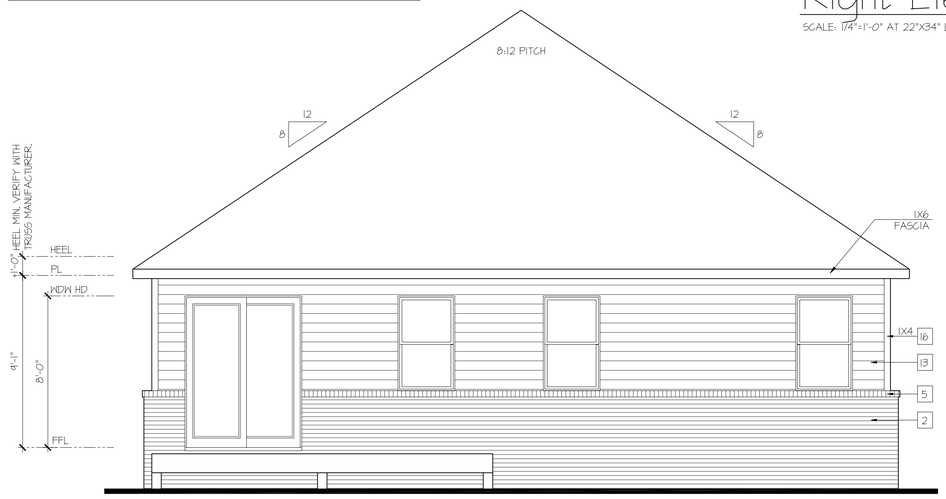
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



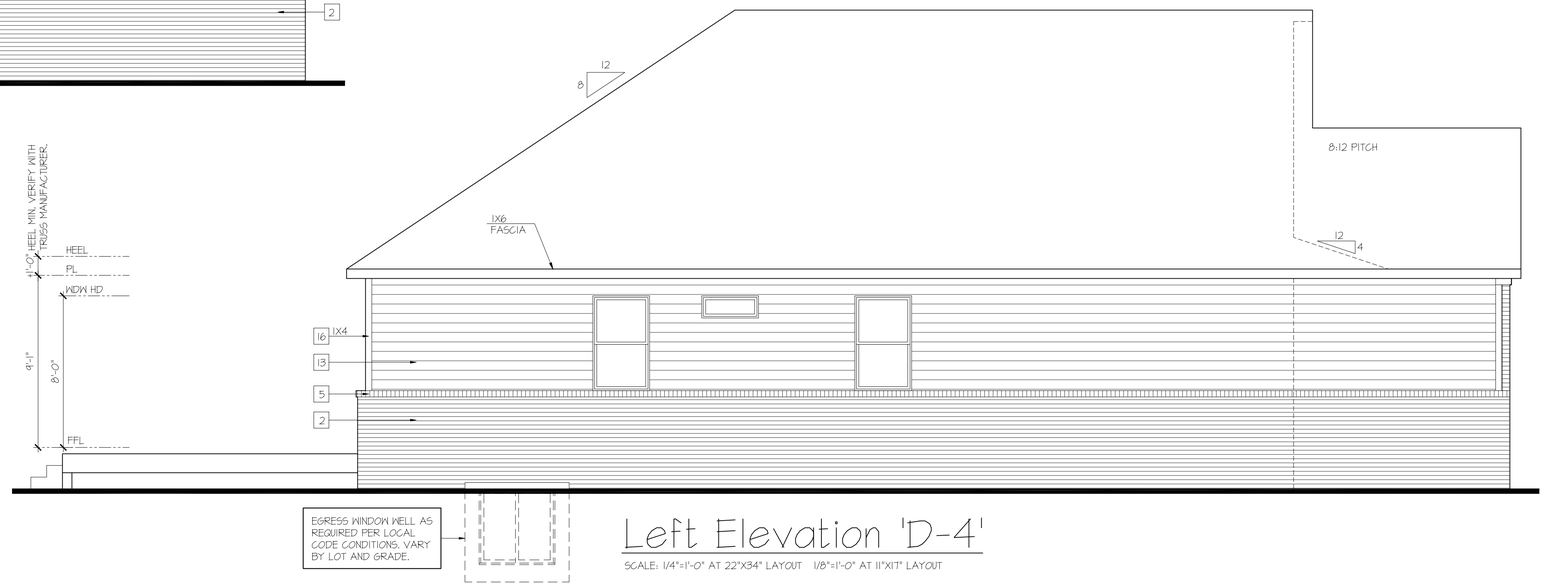

## Right Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

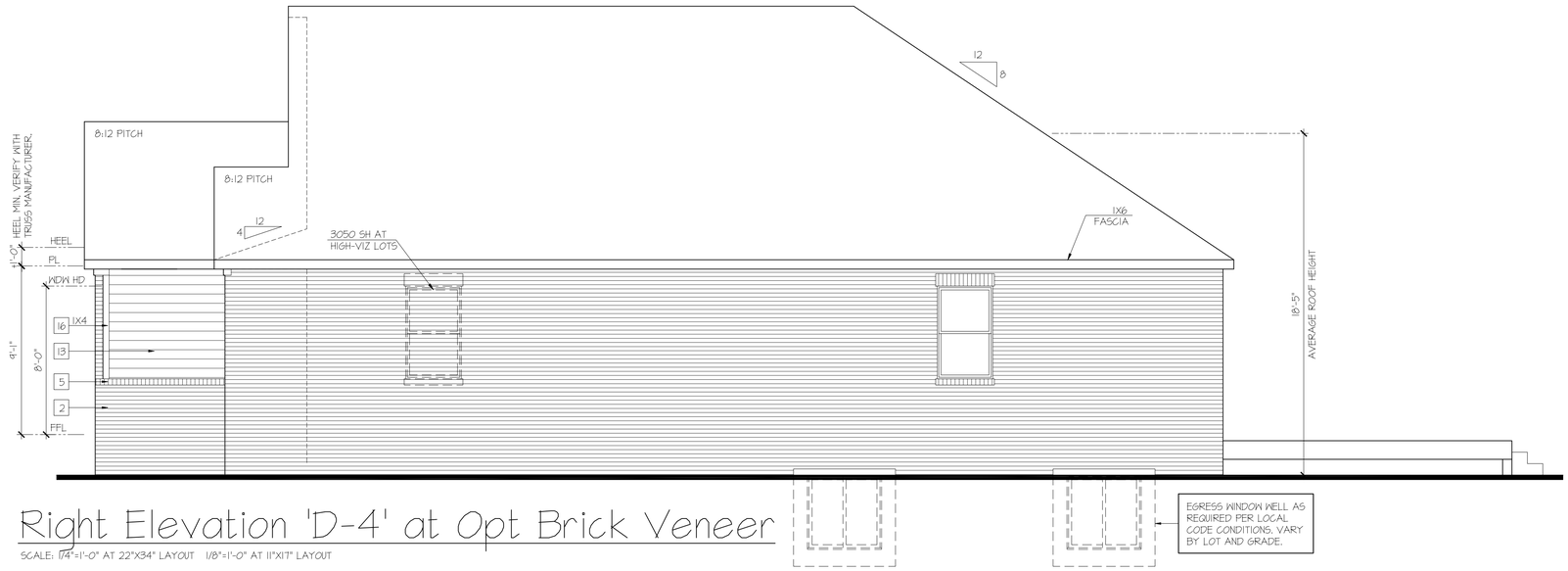
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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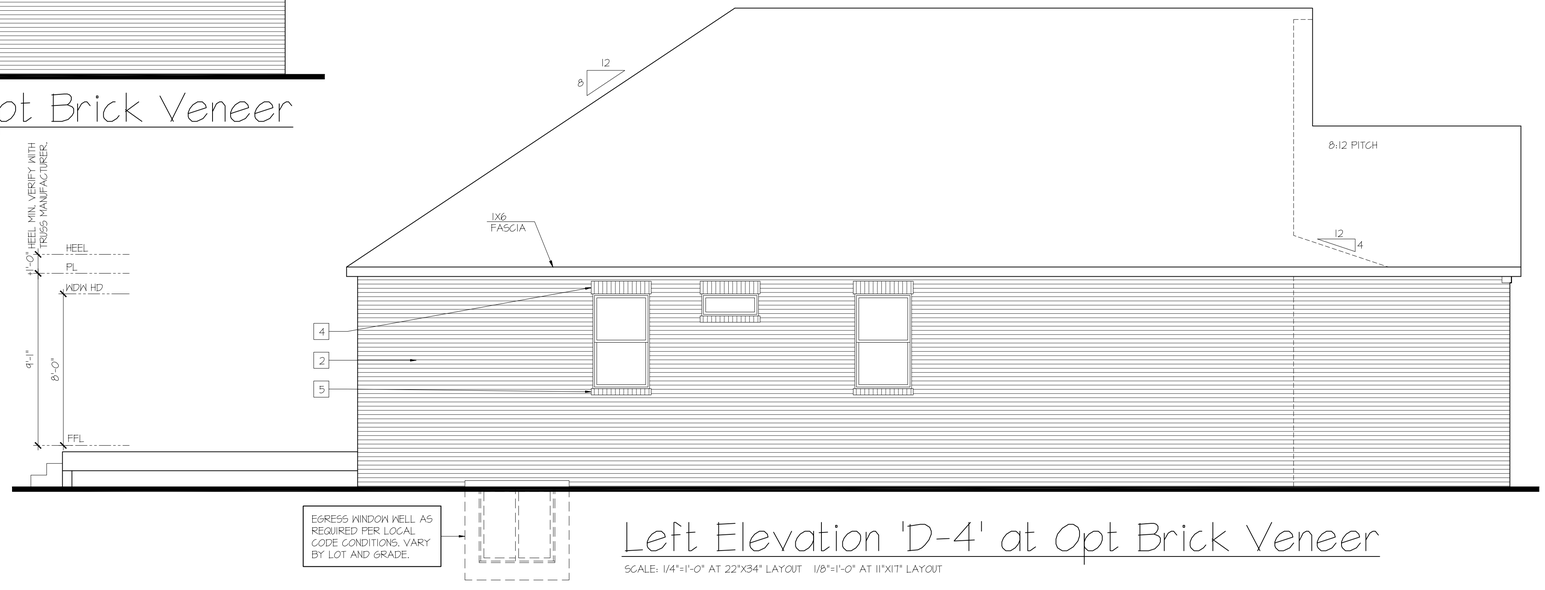

## Right Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**Freedom Series Laurel 'F404'**

**Prince George's County**

PROJECT NO: GMD-GA16053

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D3**



Elevation C-4

# Laurel

## 39’ x 60’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



Elevation C-4

# Laurel

## 39′ x 60′ Single Family Detached

## Right Side Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation C-4

# Laurel

## 39′ x 60′ Single Family Detached
## Rear Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Laurel

Elevation C-4

## 39' x 60' Single Family Detached
## Left Side Elevation - High Visibility
## at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Laurel

Elevation C-4

## 39′ x 60′ Single Family Detached
## Left Side Elevation
## (and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

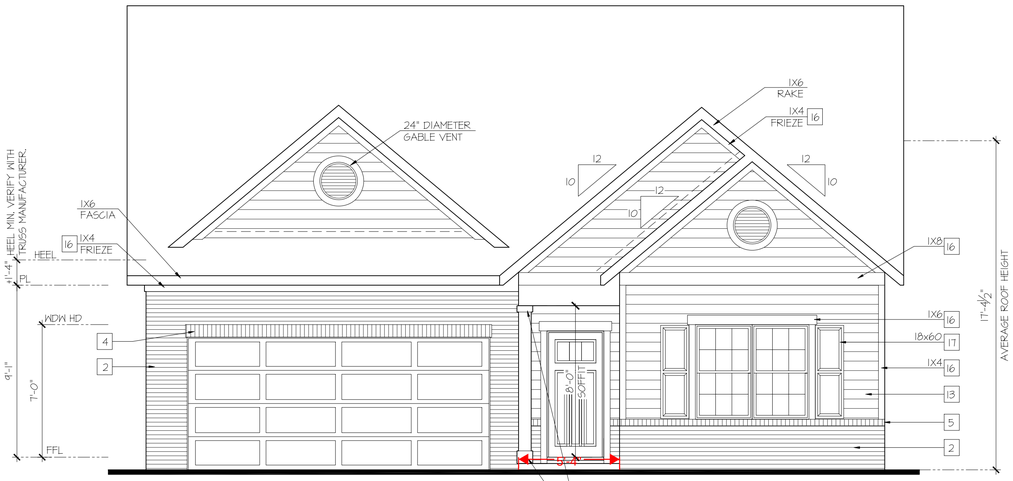
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3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
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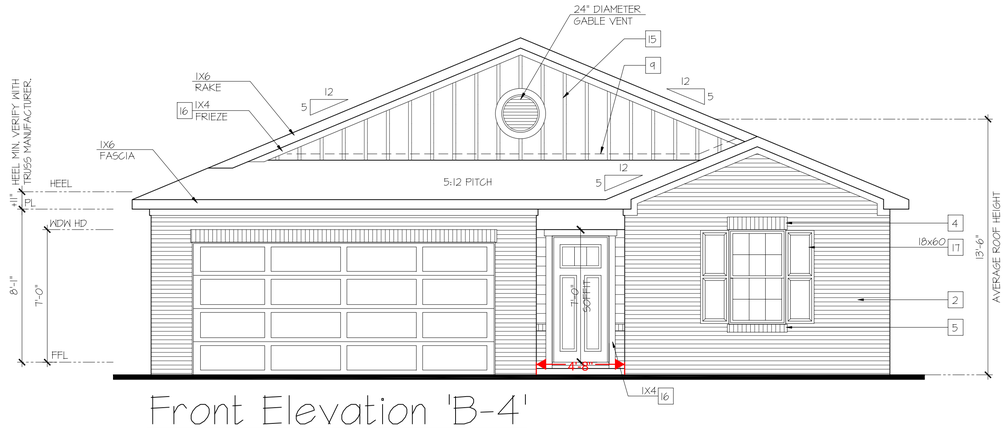
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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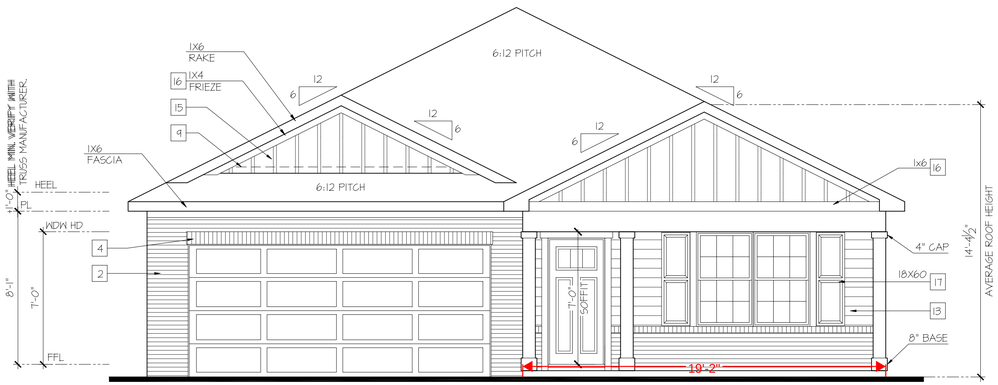

# Front Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



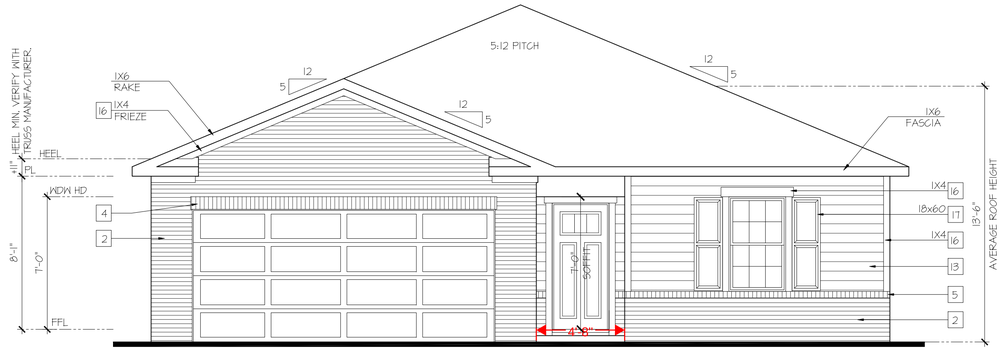

# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

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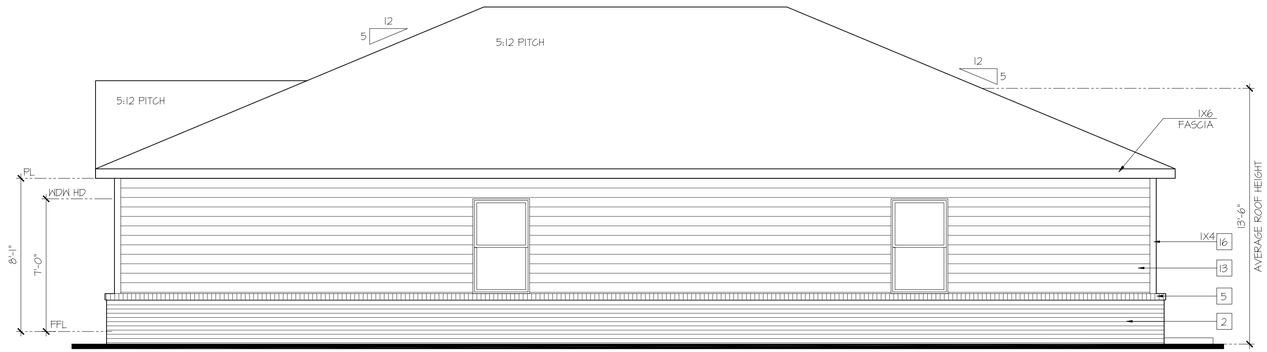
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2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
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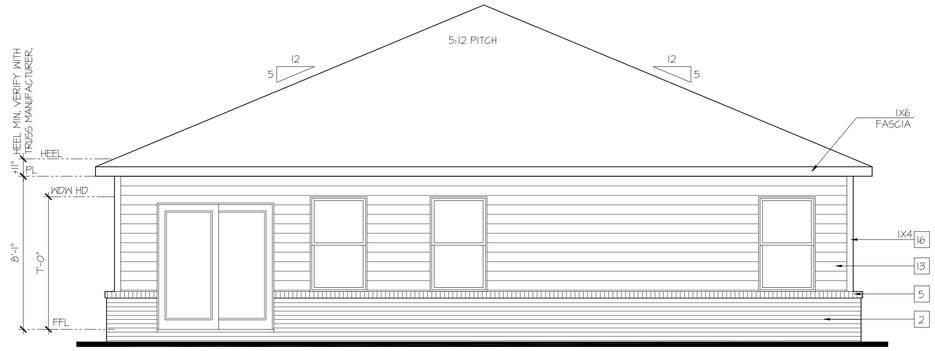
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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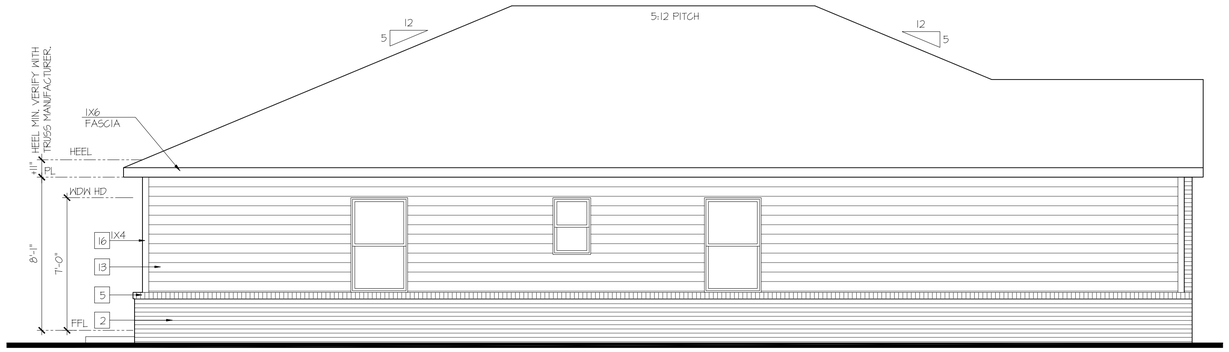

## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

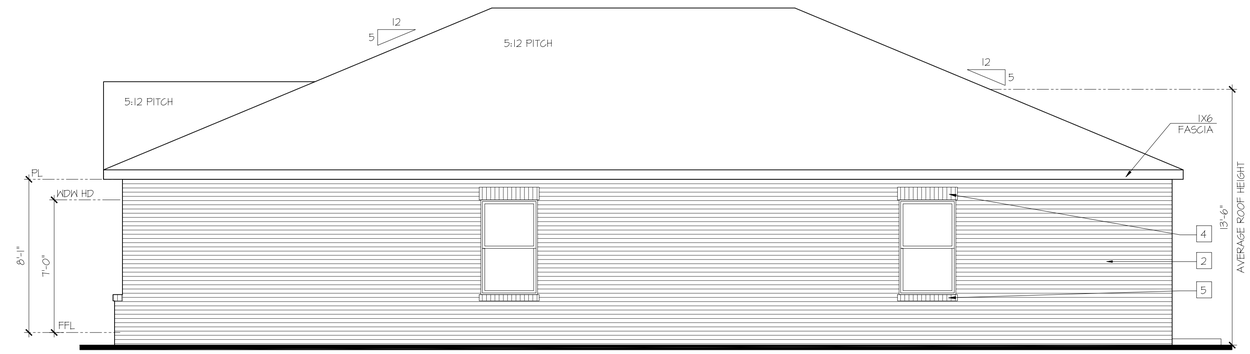
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5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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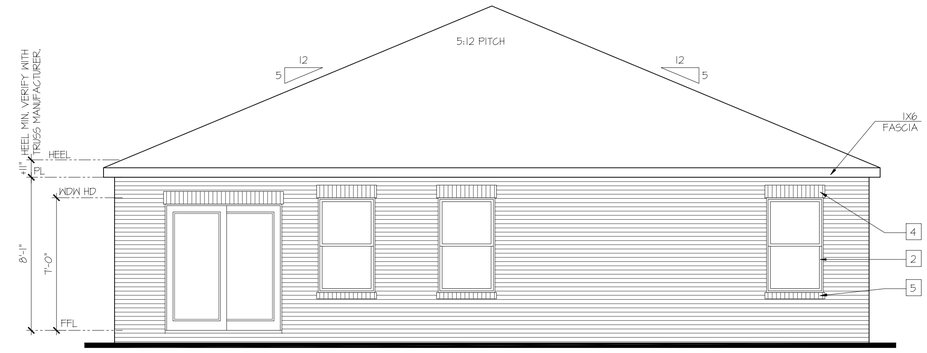
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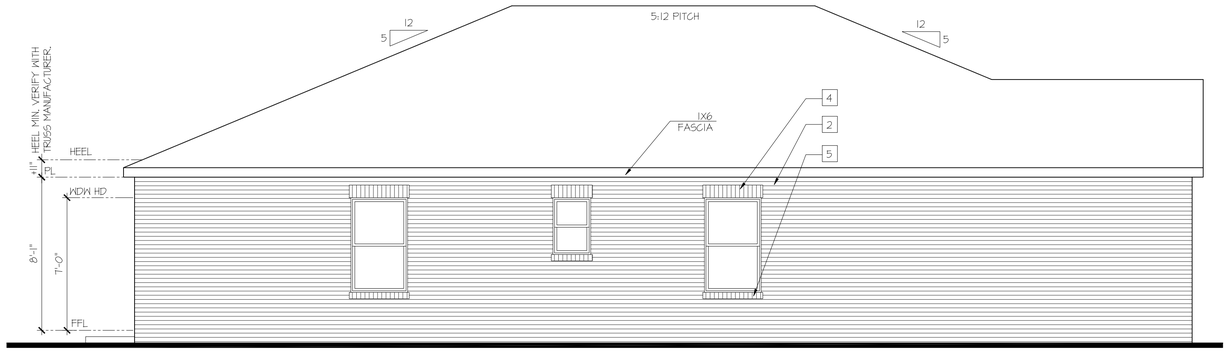

## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

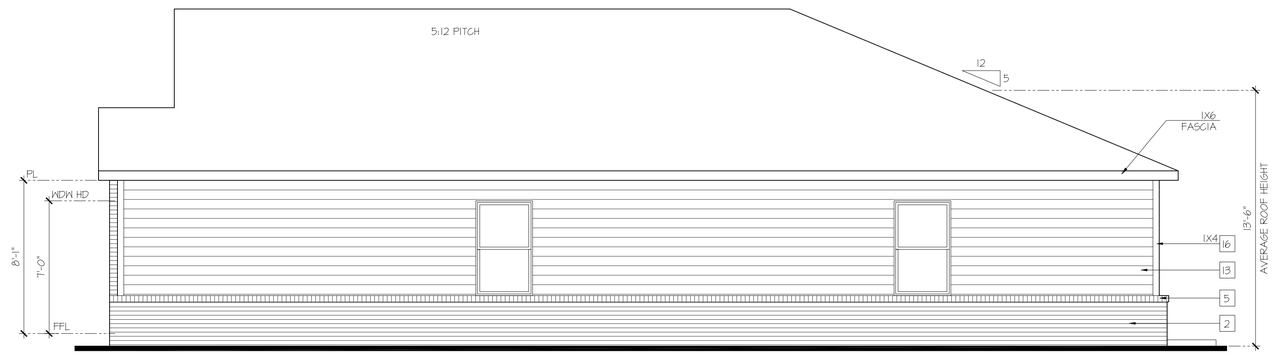
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

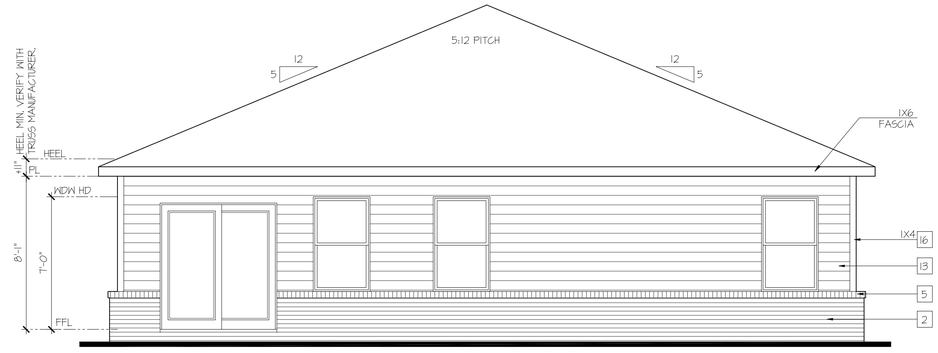
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



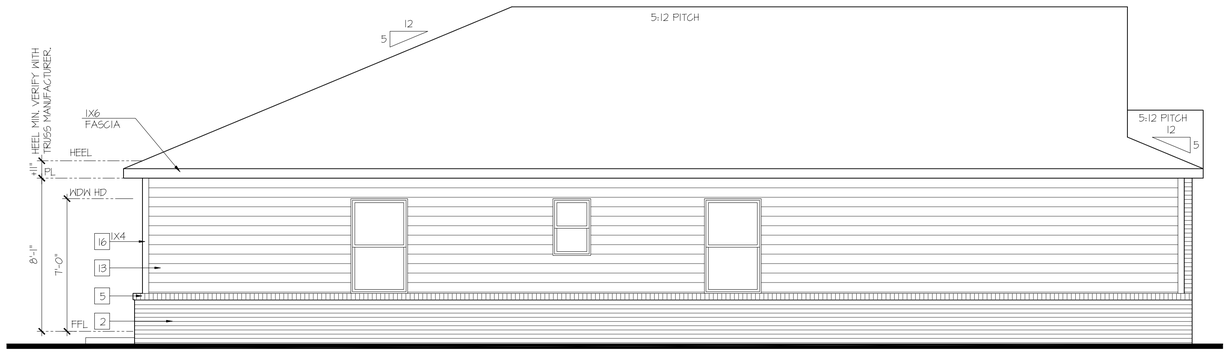

## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

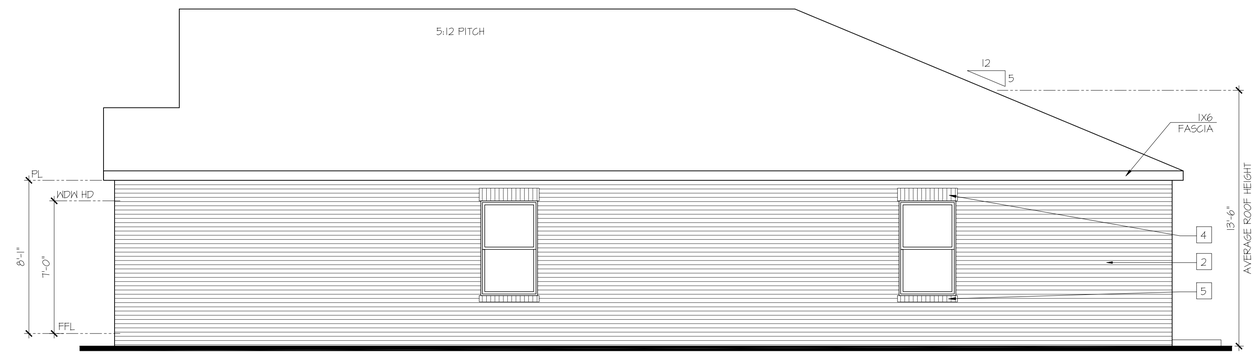
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

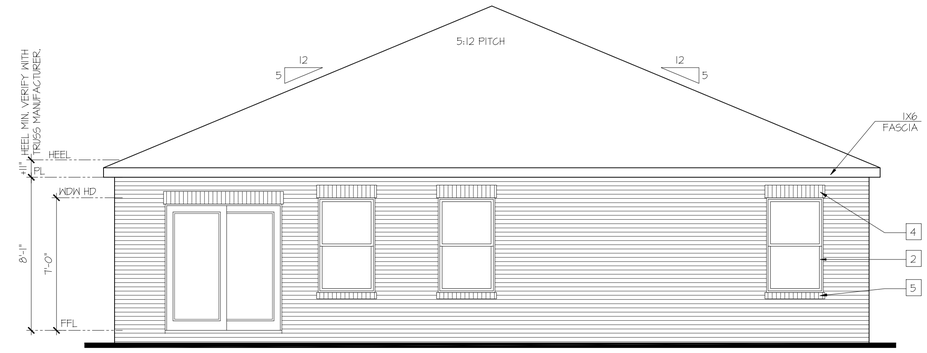
SIDING:

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13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



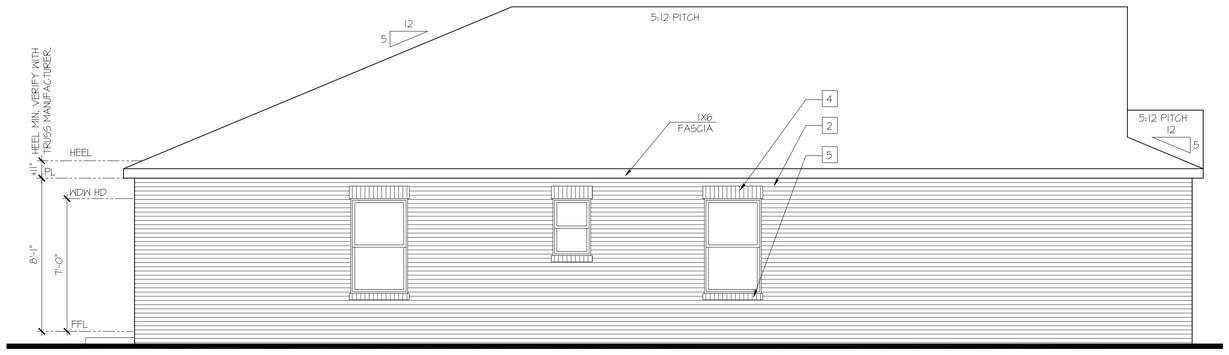

Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

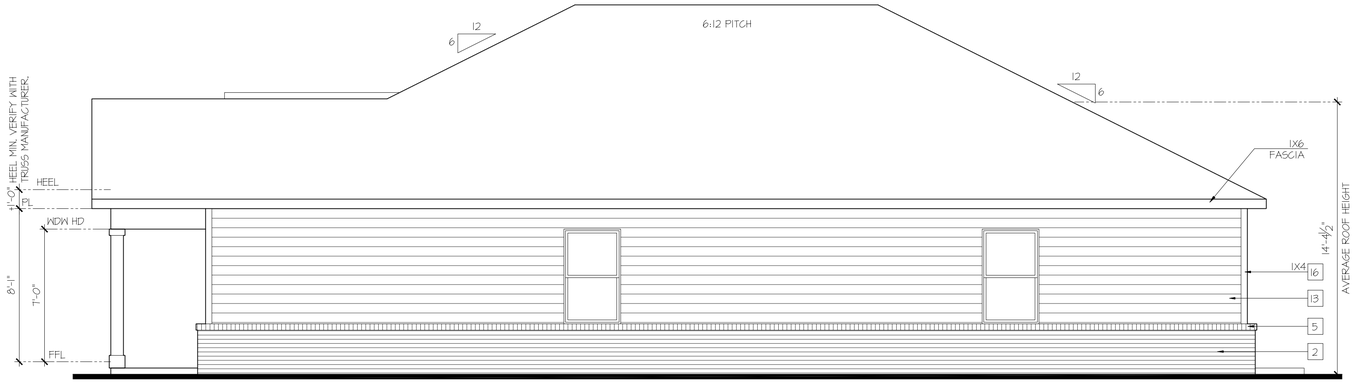
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

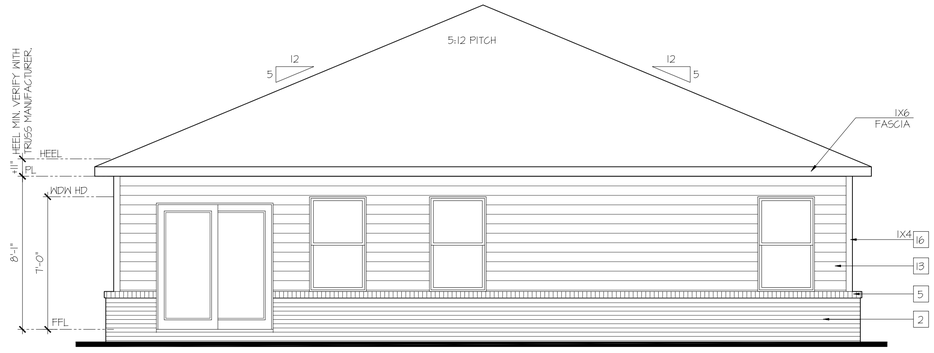
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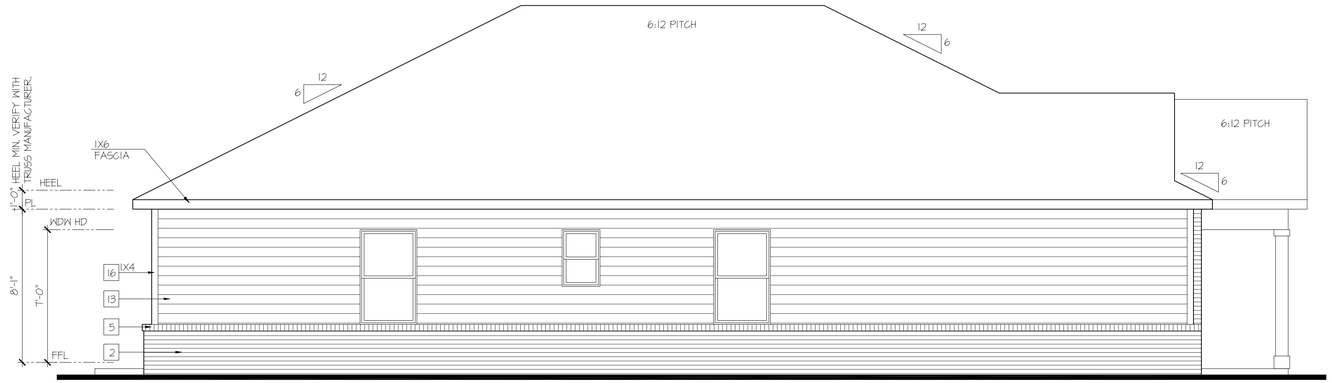

## Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

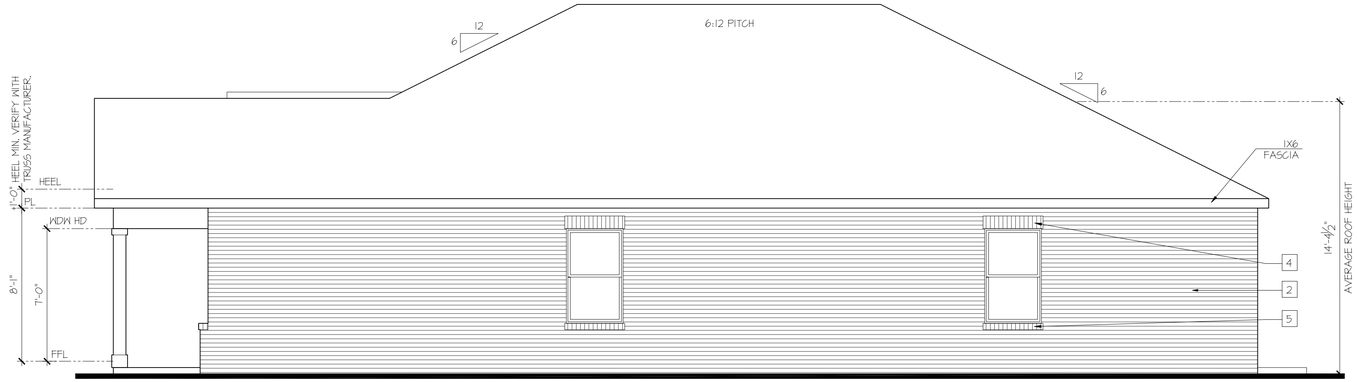
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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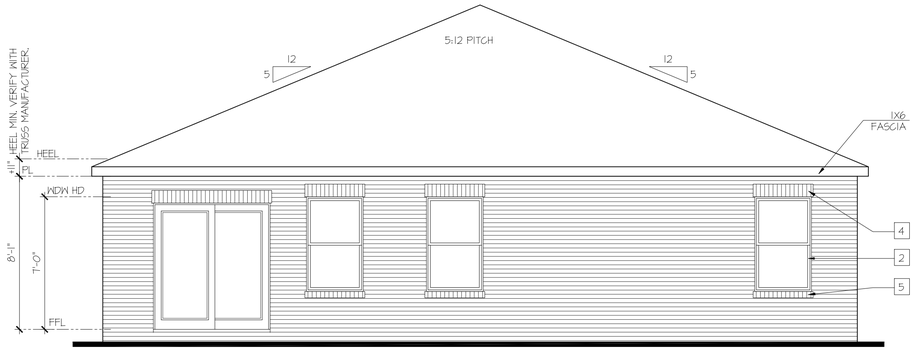
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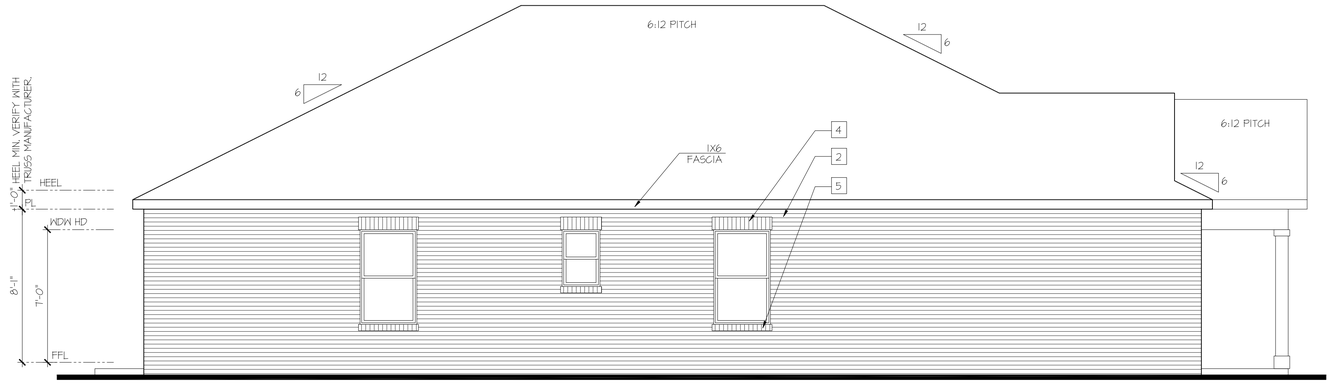

## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

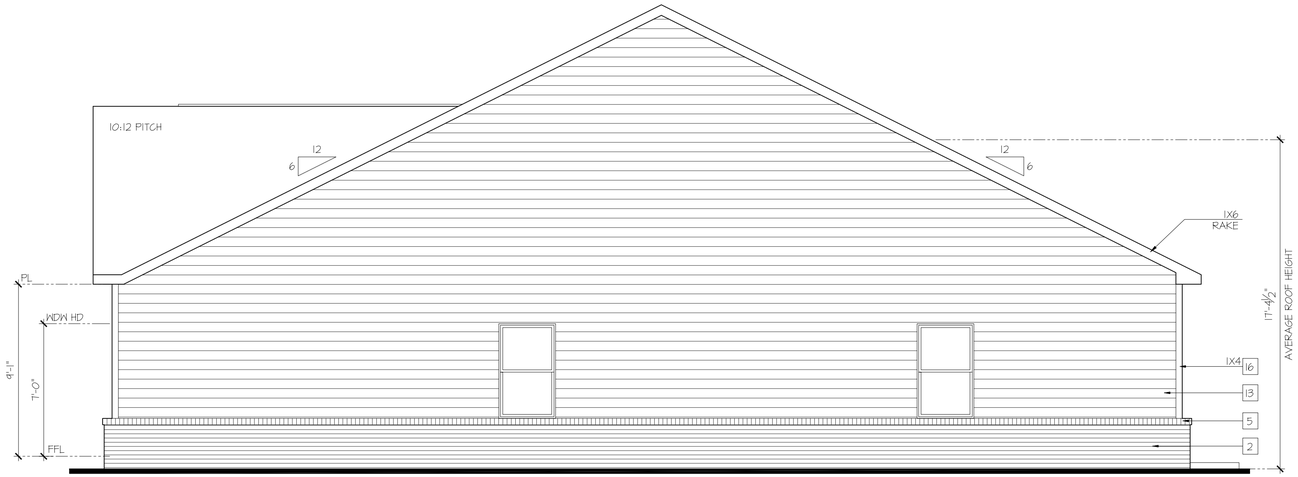
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4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

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8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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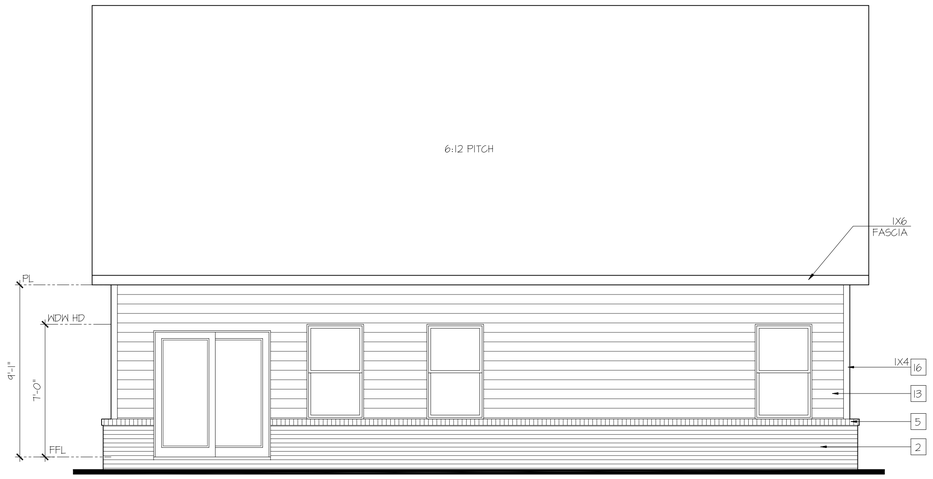
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **L2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

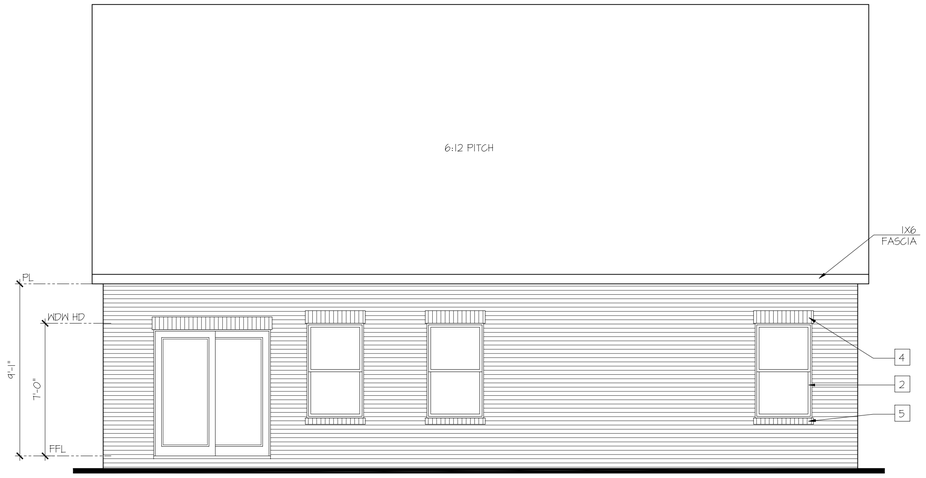
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'L-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'L-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'L-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **L3**



ELEVATION A-4

# Neuville

## 39’ x 55’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



ELEVATION A-4

# Neuville

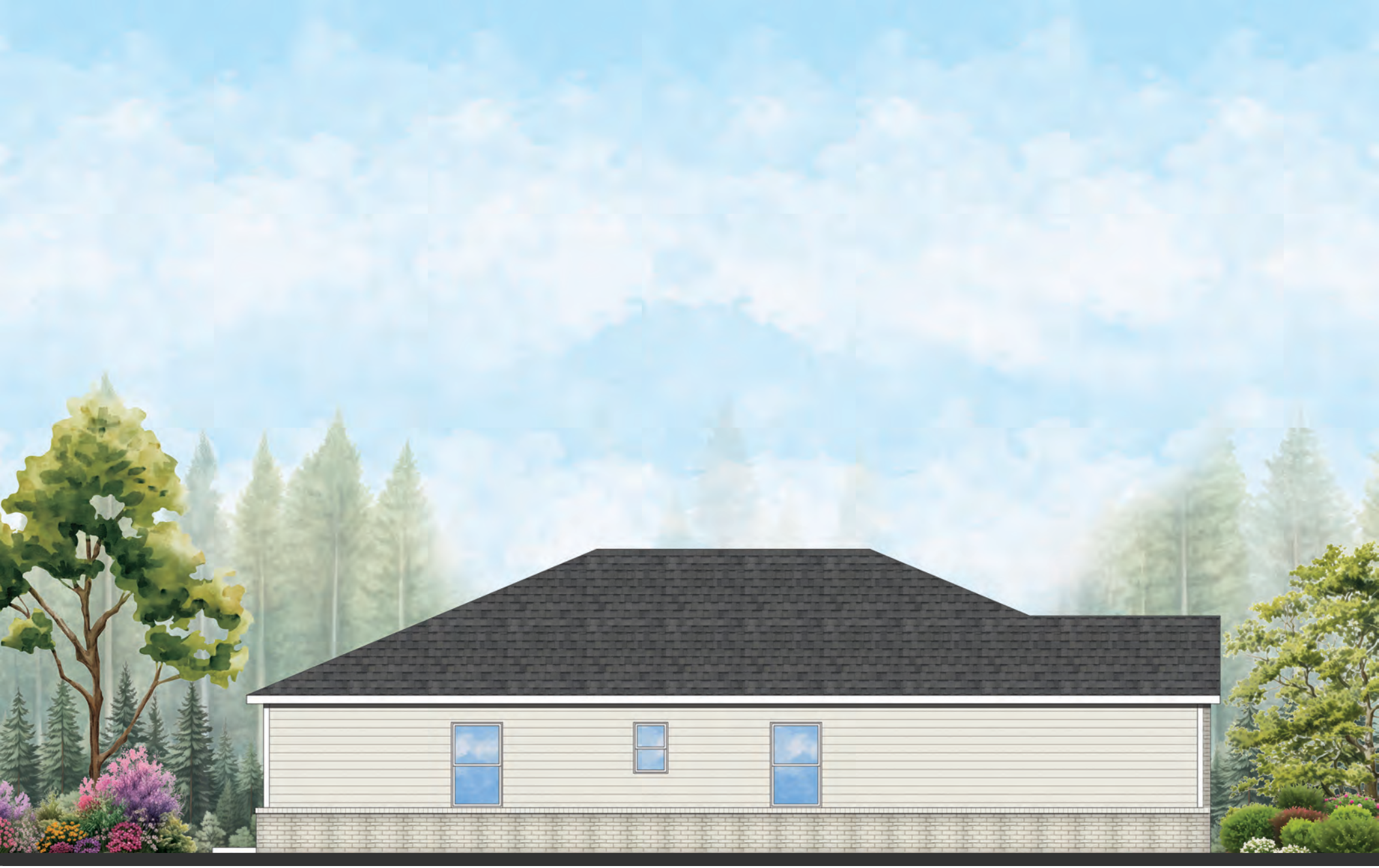
## 39′ x 55′ Single Family Detached

## Left Side Elevation - High Visibility
at Optional First Floor Brick

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America's Builder



NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION A-4

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America's Builder

# Neuville

## 39' x 55' Single Family Detached

## Left Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION A-4

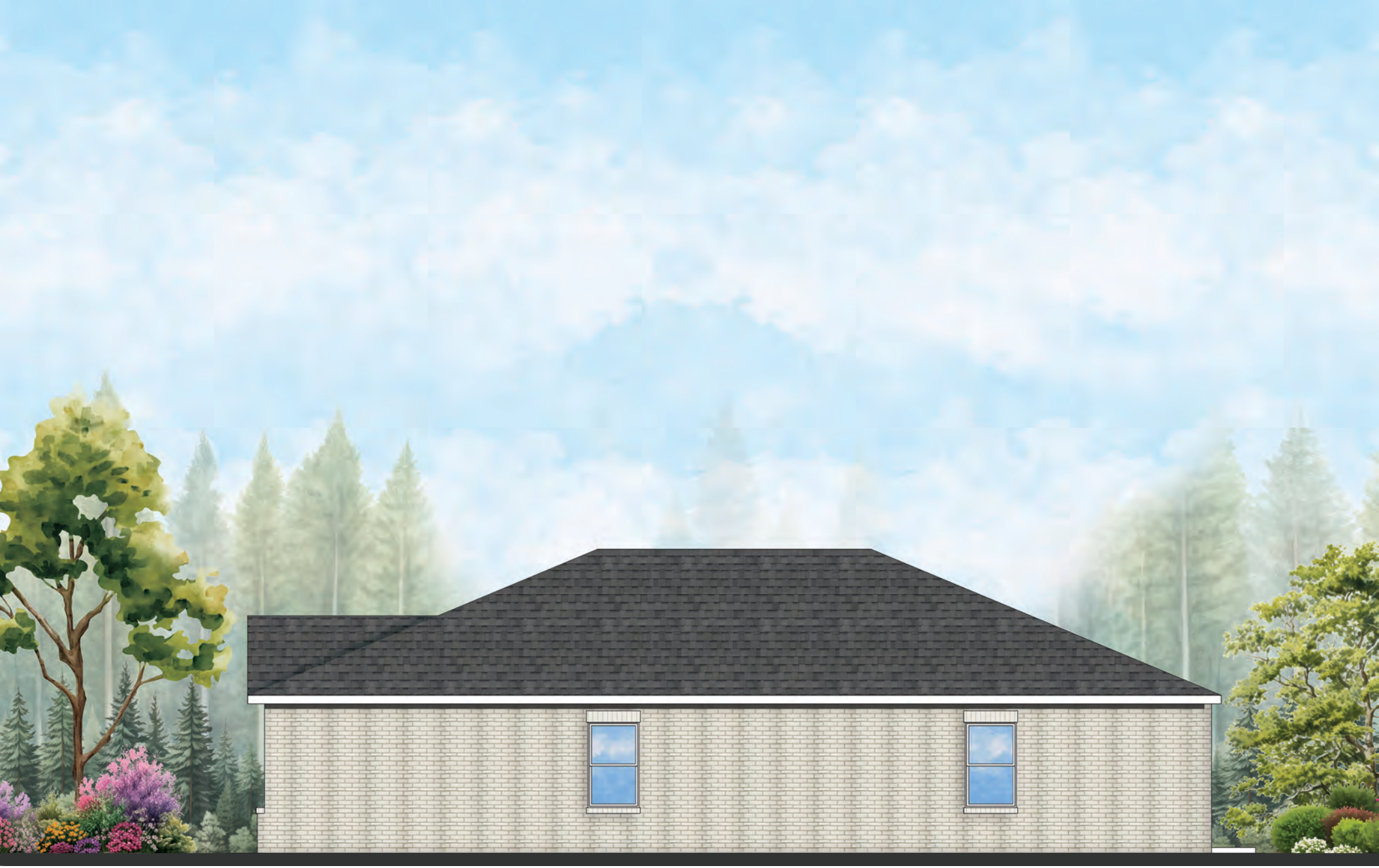
# Neuville

## 39’ x 55’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION A-4

# Neuville

## 39′ x 55′ Single Family Detached

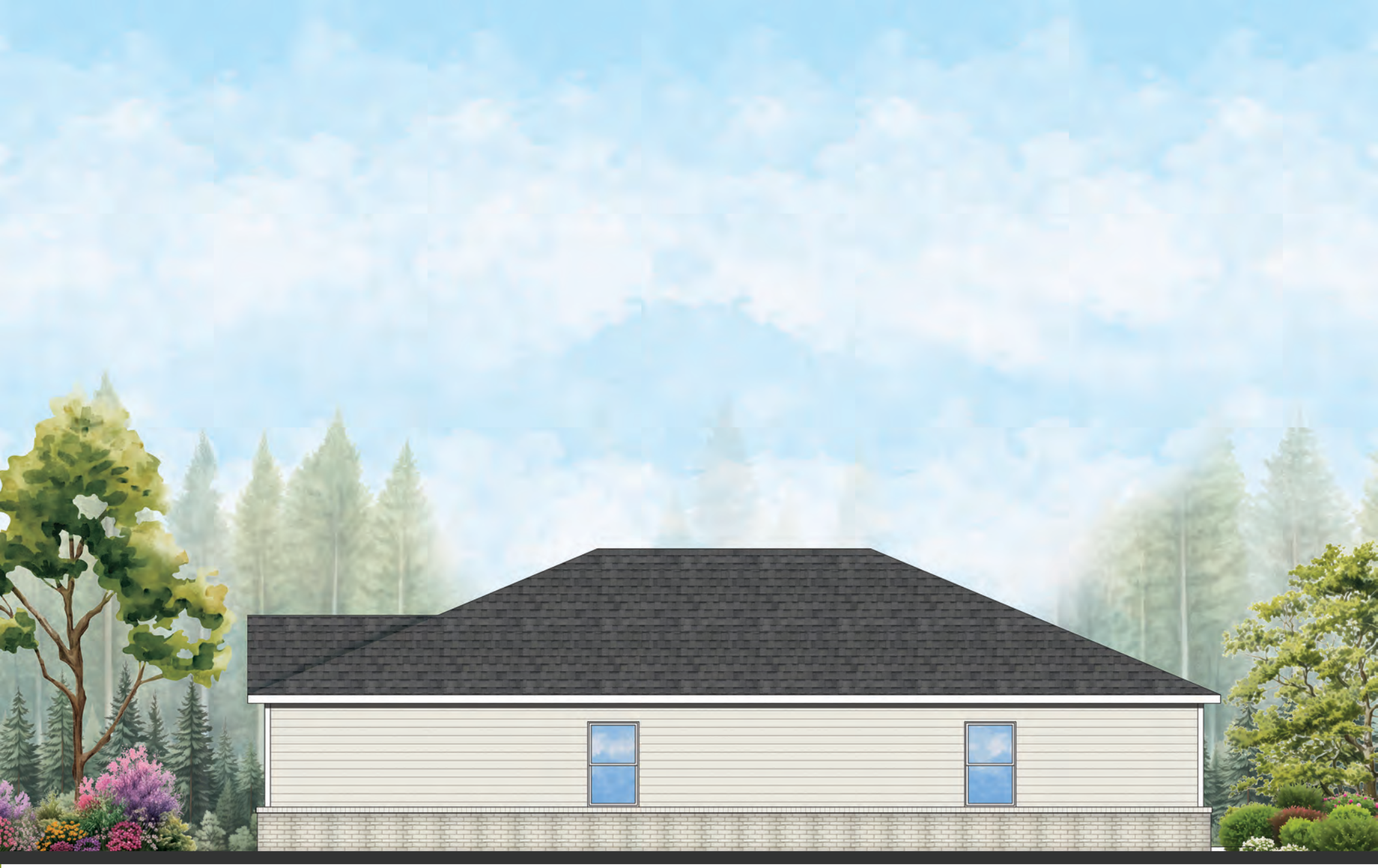
## Right Side Elevation - High Visibility

## at Optional First Floor Brick

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America's Builder



NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION A-4

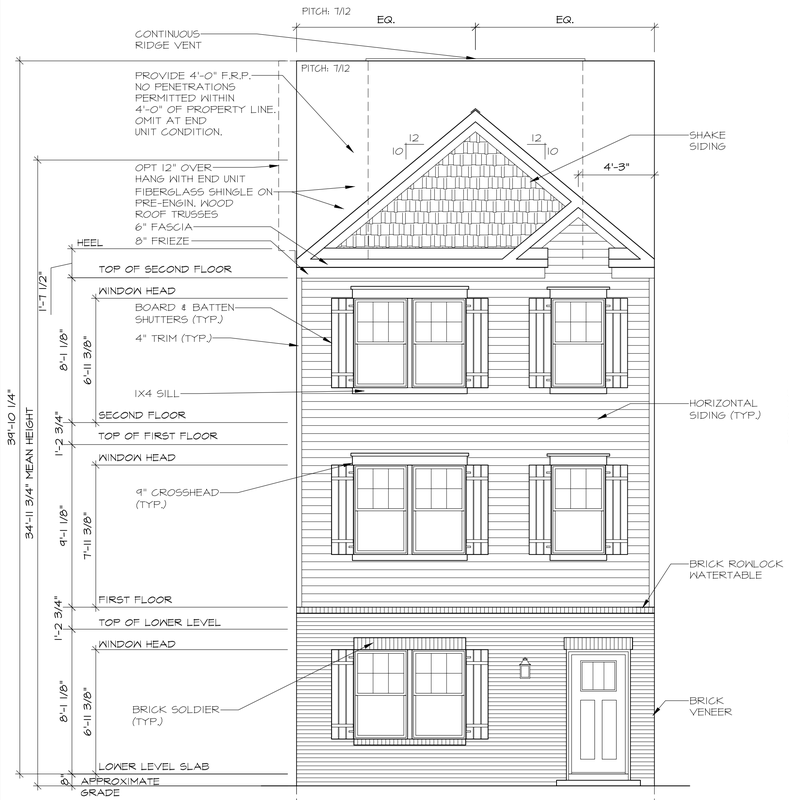
D·R·HORTON
America's Builder

# Neuville

## 39′ x 55′ Single Family Detached

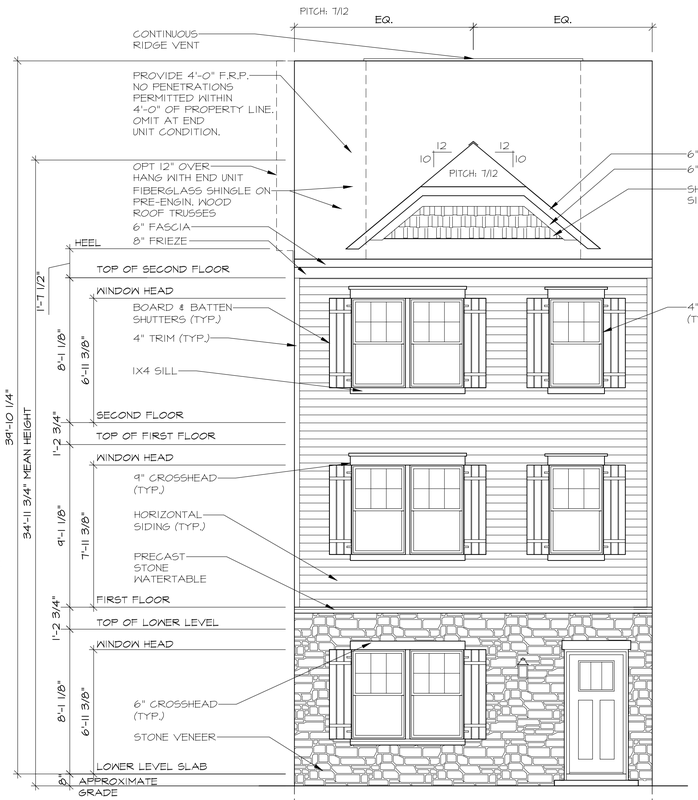
## Right Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



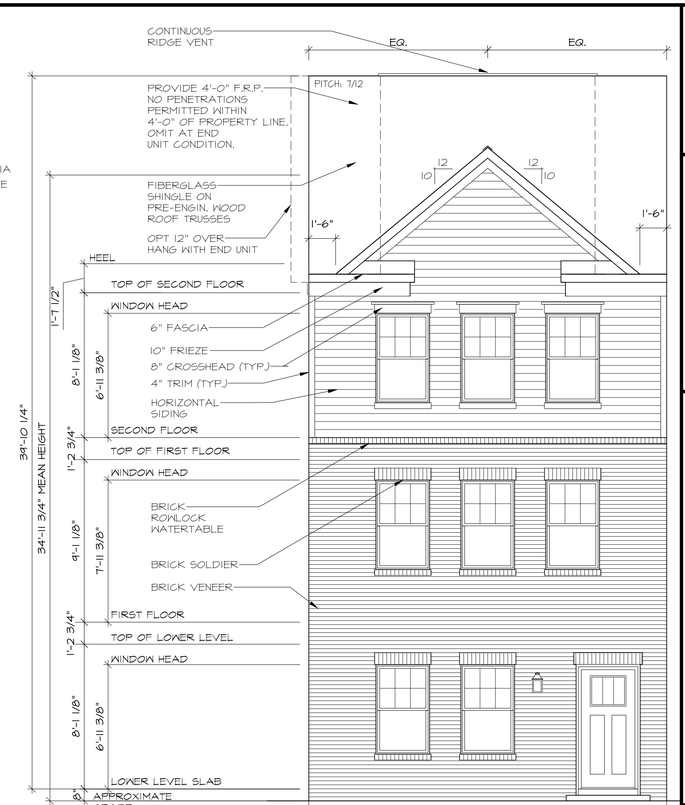

## FRONT ELEVATION "N4"

W/ BRICK WATERTABLE



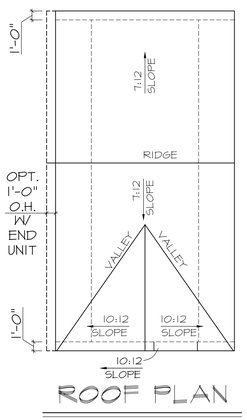

## FRONT ELEVATION "P5"

W/ STONE WATERTABLE

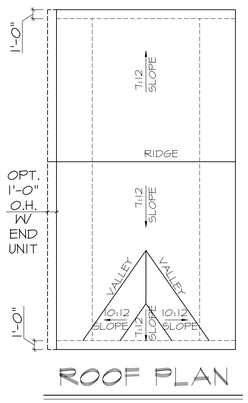



## FRONT ELEVATION "Q6"

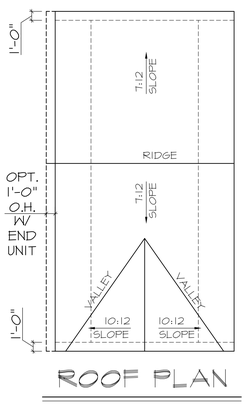
W/ HIGH BRICK WATERTABLE




## ROOF PLAN




## ROOF PLAN




## ROOF PLAN

6/6/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

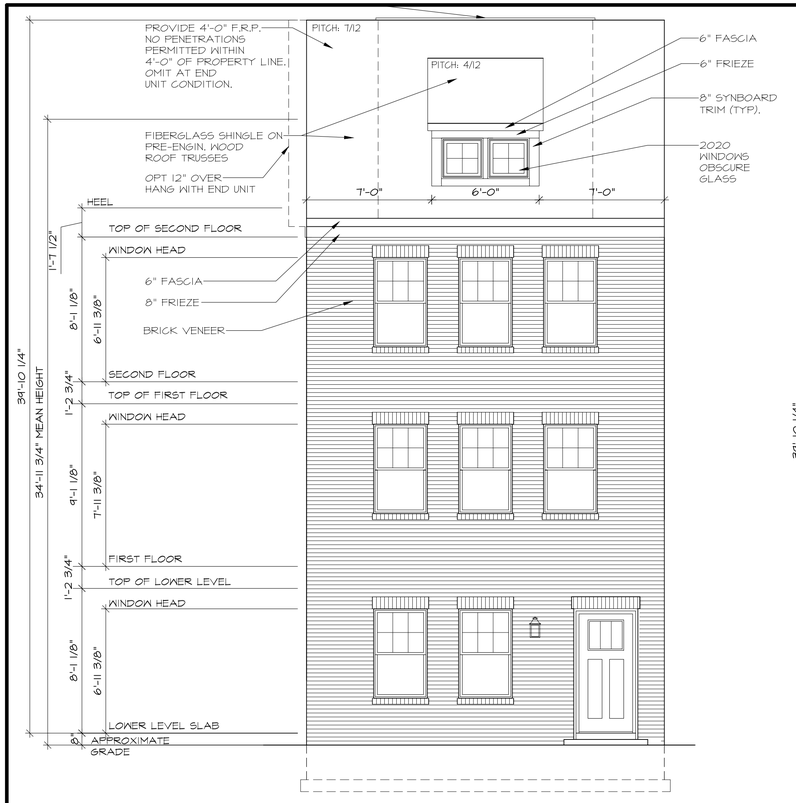
D·R·HORTON® America's Builder

| |
|---|
| DRAWN BY: R. KEEFER |
| DATE: 06/06/2024 |
| PROJECT NO. DT21 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

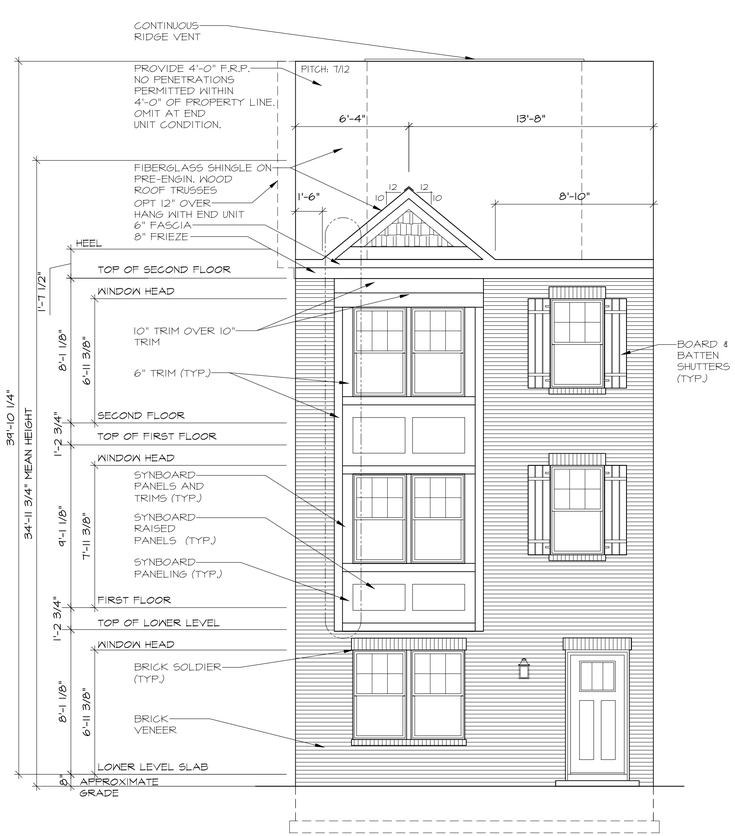
HOUSE NAME: NORRIS

DRAWING TITLE: FRONT ELEVATIONS

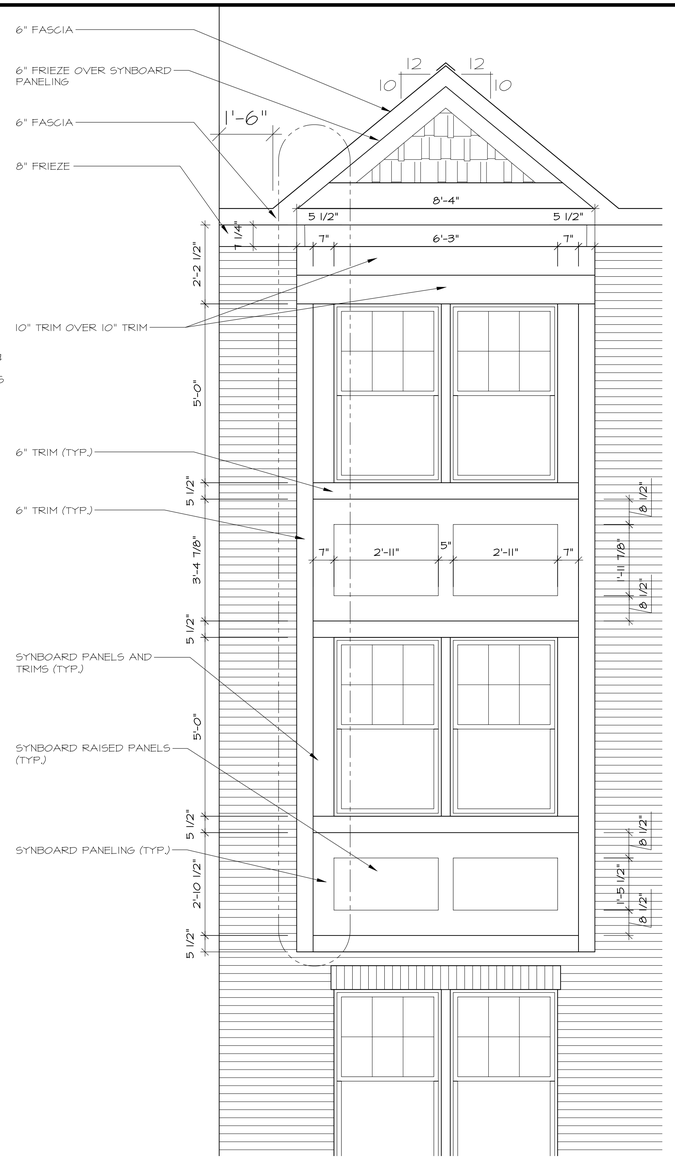
SHEET No. A.1.1




FRONT ELEVATION "S8"

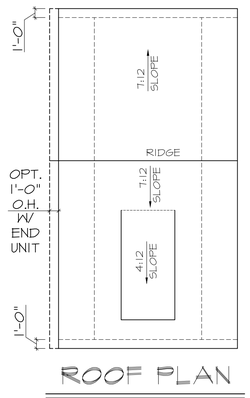



FRONT ELEVATION "T8"

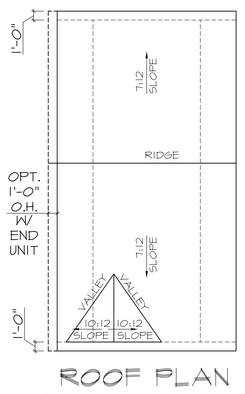



BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




ROOF PLAN




ROOF PLAN

6/6/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

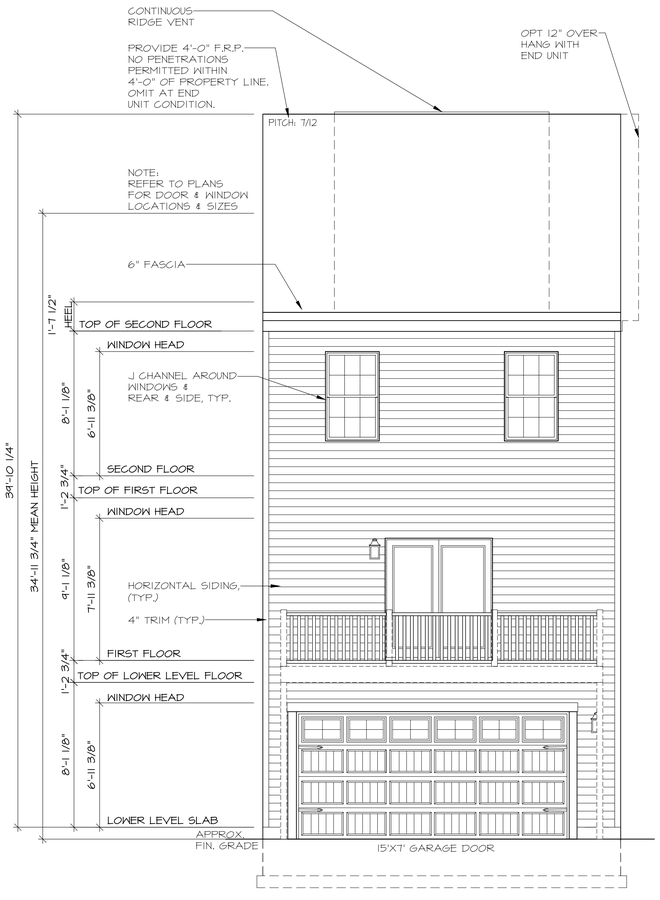
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | R. KEEFER |
| DATE: | 06/06/2024 |
| PROJECT NO. | DT21 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: NORRIS

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




# REAR ELEVATION

3 BEDROOM FLOOR PLAN
W/ ELEVS. "N4"-"T8"

6/6/2024

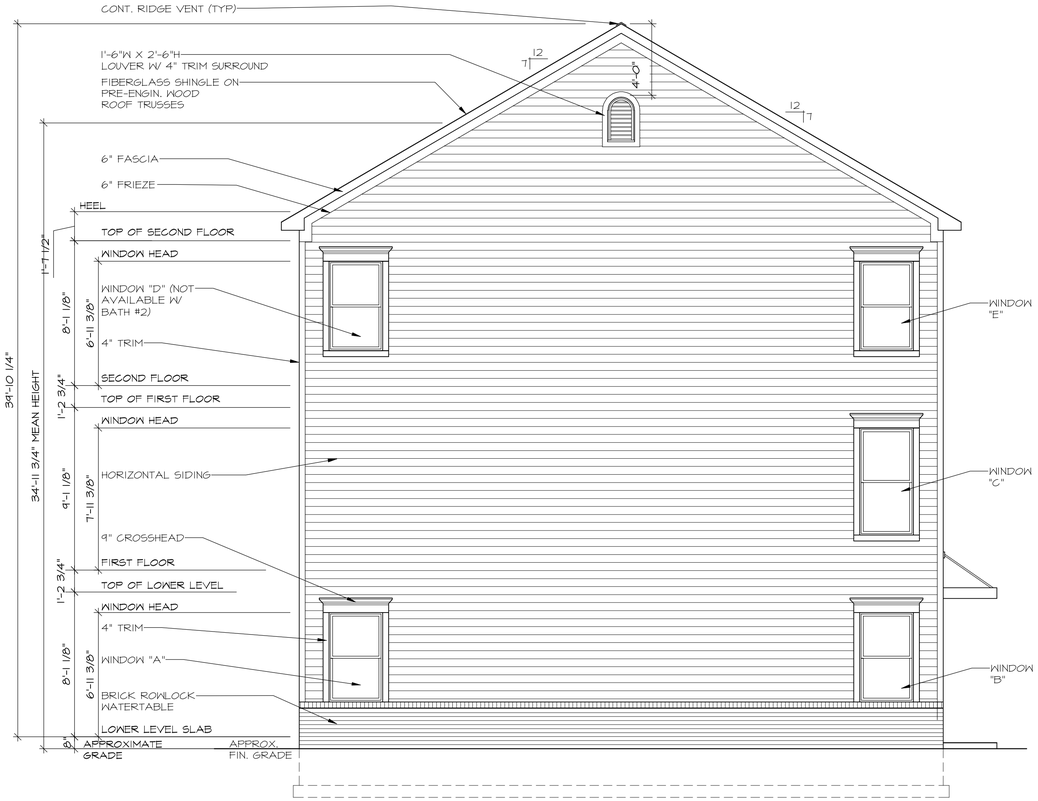
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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America's Builder

| |
|---|
| DRAWN BY: R. KEEFER |
| DATE: 06/06/2024 |
| PROJECT NO. DT21 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

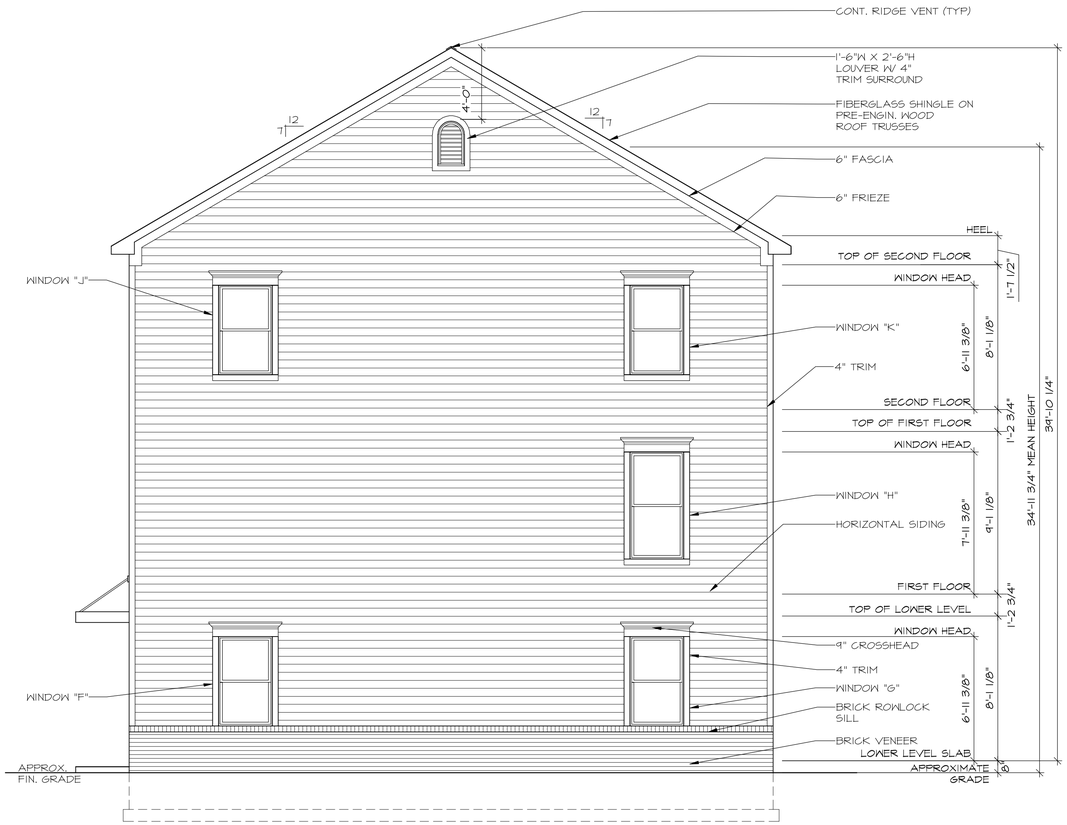
HOUSE NAME: SIENNA
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.1




## LEFT SIDE ELEVATION

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT




## RIGHT SIDE ELEVATION

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

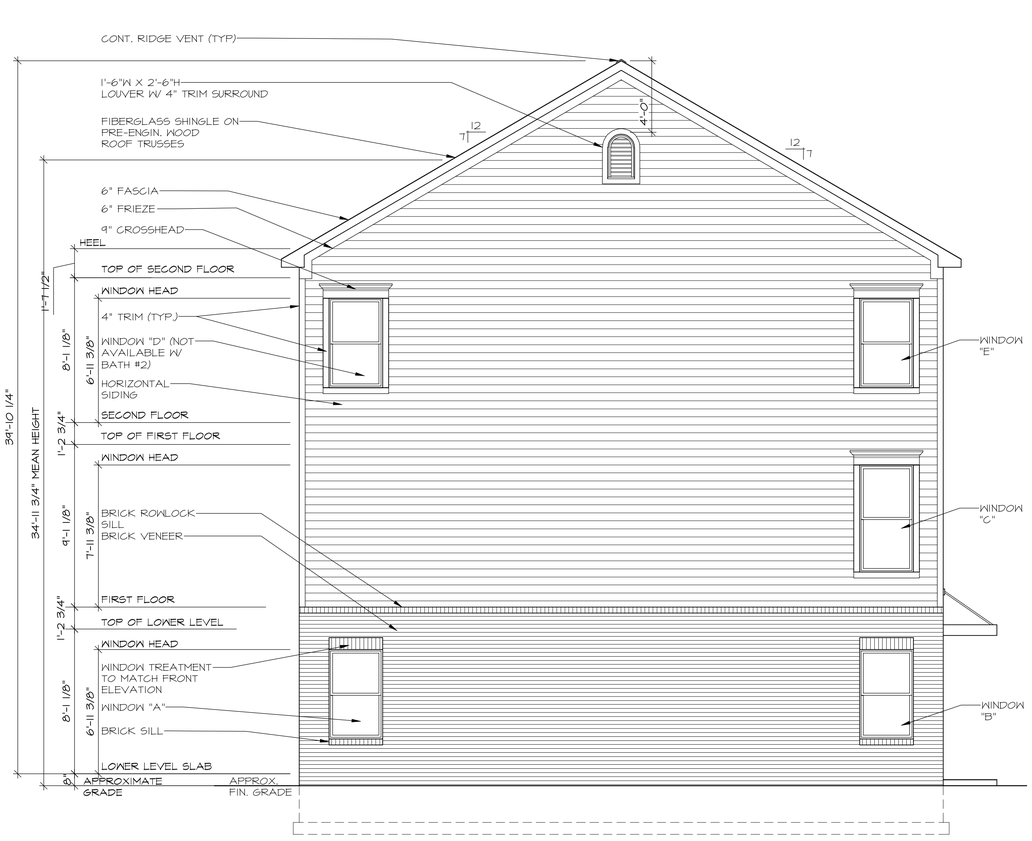
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | B. DAWLEY |
| DATE: | 08/14/2025 |
| PROJECT NO. | DT21 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: ~~ARIES~~ ORION

DRAWING TITLE: SIDE ELEVATIONS

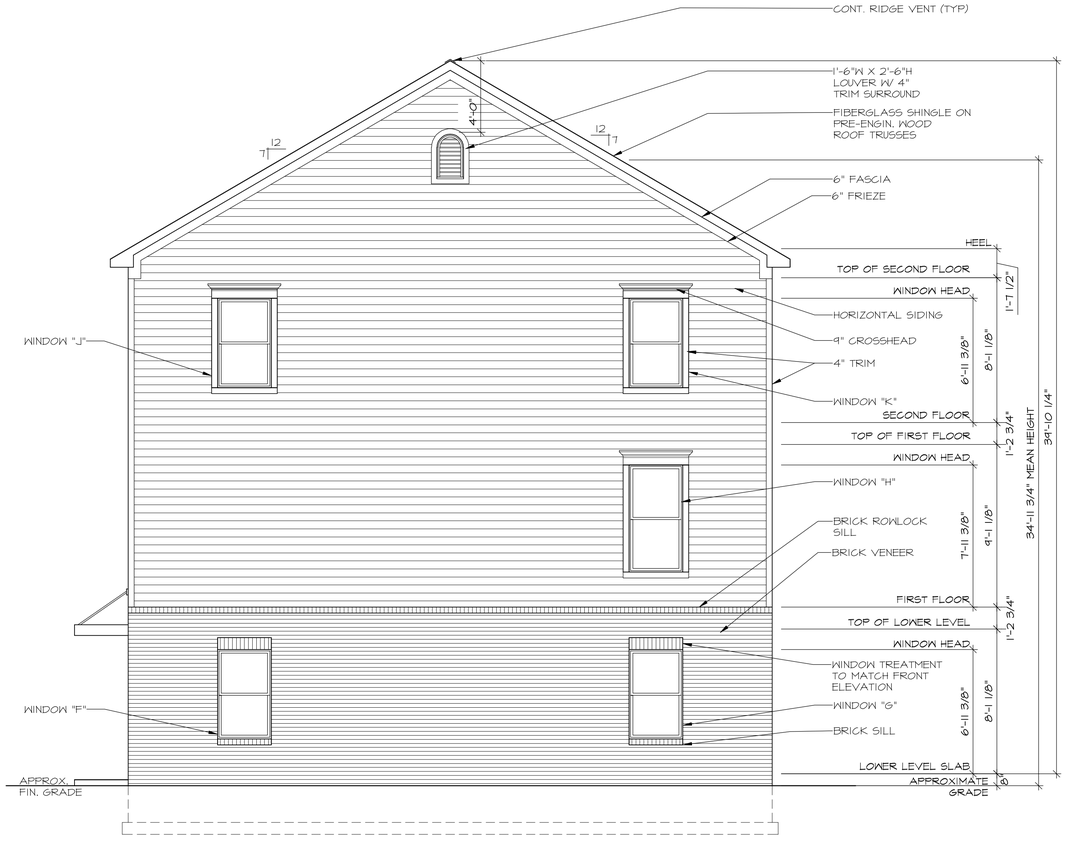
SHEET No.
~~A.2.15~~




## LEFT SIDE ELEVATION

W/ HI-VIZ

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT




## RIGHT SIDE ELEVATION

W/ HI-VIZ

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

DRAWN BY: B. DAWLEY
DATE: 08/14/2025
PROJECT NO. DT21
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: NORRIS
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.20



ELEVATION N4 | ELEVATION P5 | ELEVATION Q6 | ELEVATION S8 | ELEVATION T8

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America's Builder

# Norris

## 20' x 36' Single Family Attached
## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



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# Norris

## 20' x 36' Single Family Attached

## Left Side Elevation - High Visibility



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# Norris

## 20' x 36' Single Family Attached
## Rear Elevation



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America's Builder

# Norris

## 20' x 36' Single Family Attached

## Right Side Elevation - High Visibility

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Penwell**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

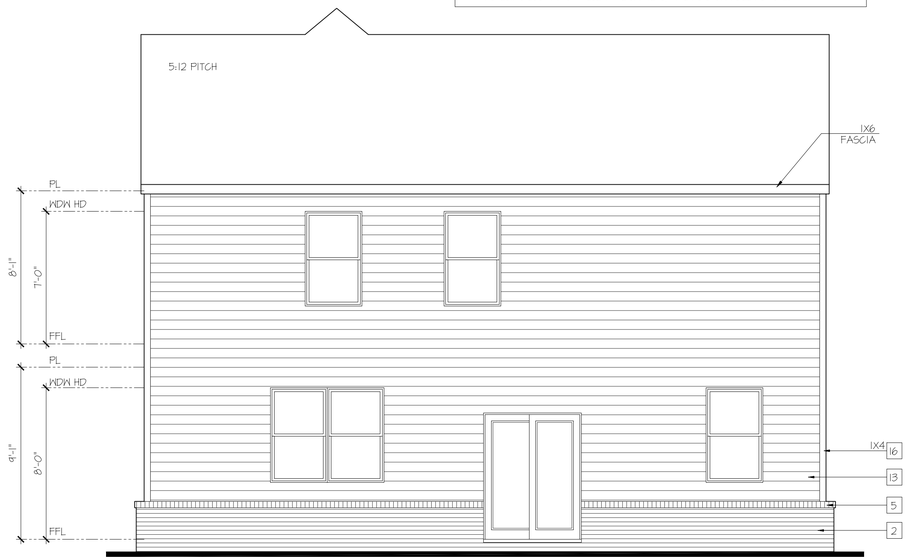
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

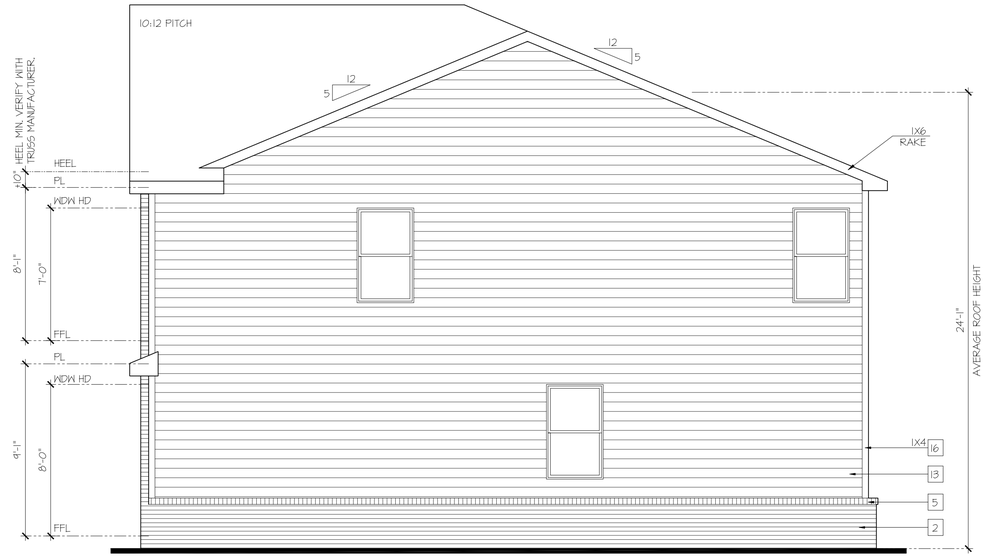
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Rear Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'E-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Penwell**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **E2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




Right Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Rear Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'E-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON® America's Builder

| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Penwell**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **E3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

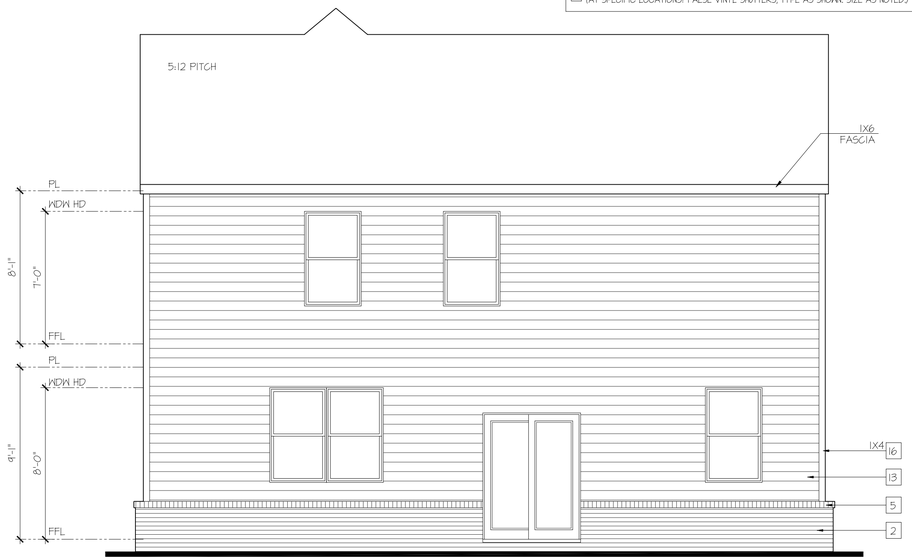
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

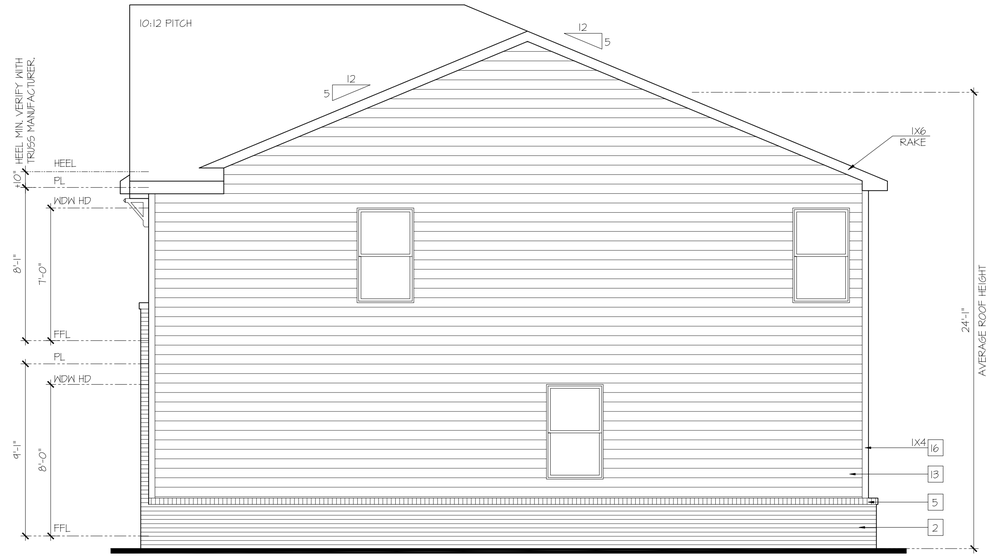
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT







## Left Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Penwell**

**Prince George's County**

PROJECT NO: GMD-GAI60821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




Rear Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Penwell**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F3**



ELEVATION F-4

D·R·HORTON
America's Builder

# Penwell

## 38′ x 36′ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



ELEVATION F-4

# Penwell

## 38' x 36' Single Family Detached

## Left Side Elevation - High Visibility at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Penwell

ELEVATION F-4

## 38' x 36' Single Family Detached

## Right Side Elevation - High Visibility

## at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

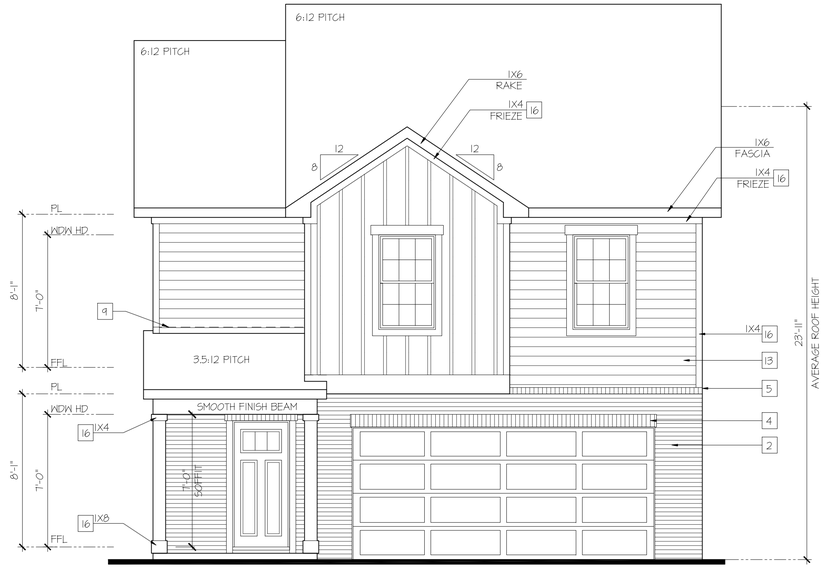
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.25 | |

**PROFESSIONAL SEAL:**

**PROJECT TITLE:**

**30' Series Pine 'X303'**

**Prince George's County**

**PROJECT NO:** GMD-GAI6082.1

**SHEET TITLE:** FRONT ELEVATIONS

**PRINT DATE:** March 28, 2025

**SHEET NO:** 1

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

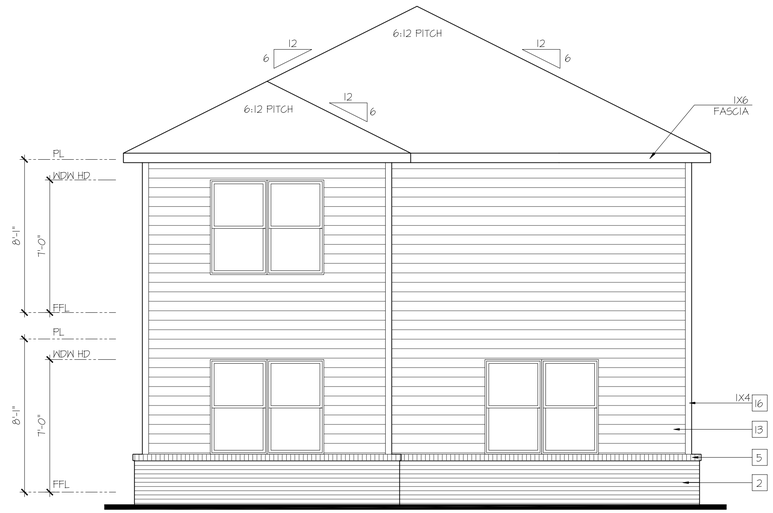
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

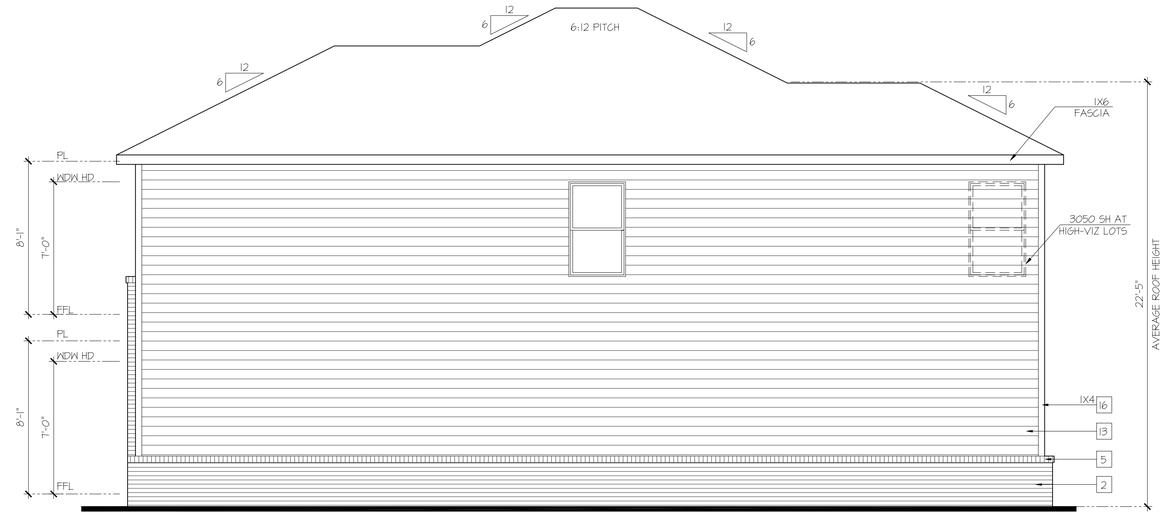
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDINGS PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



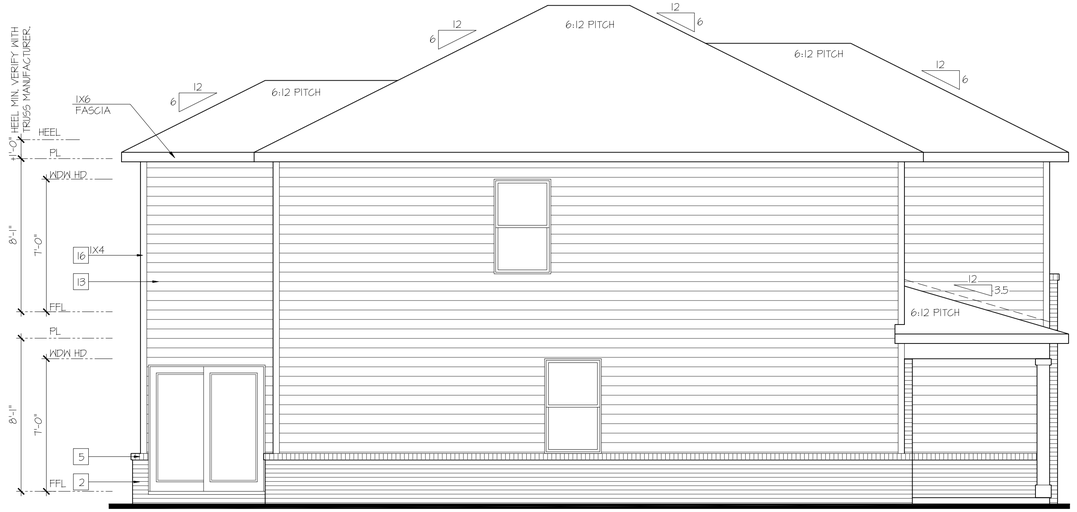

## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

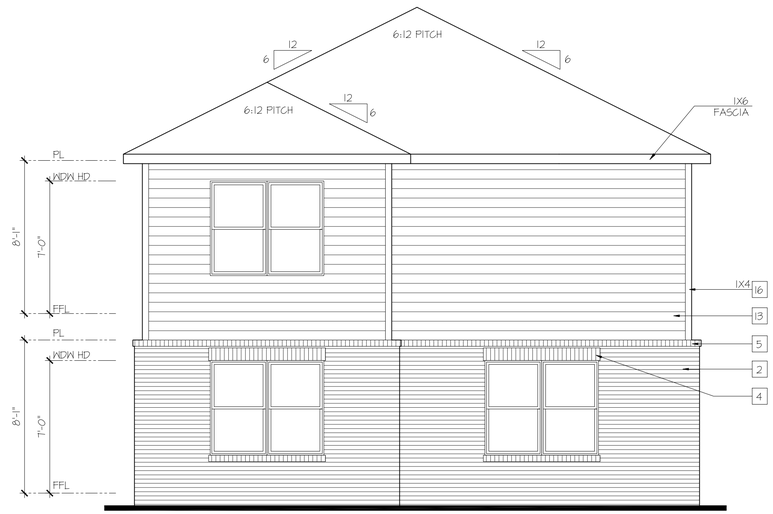
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON, SEE DETAILS.

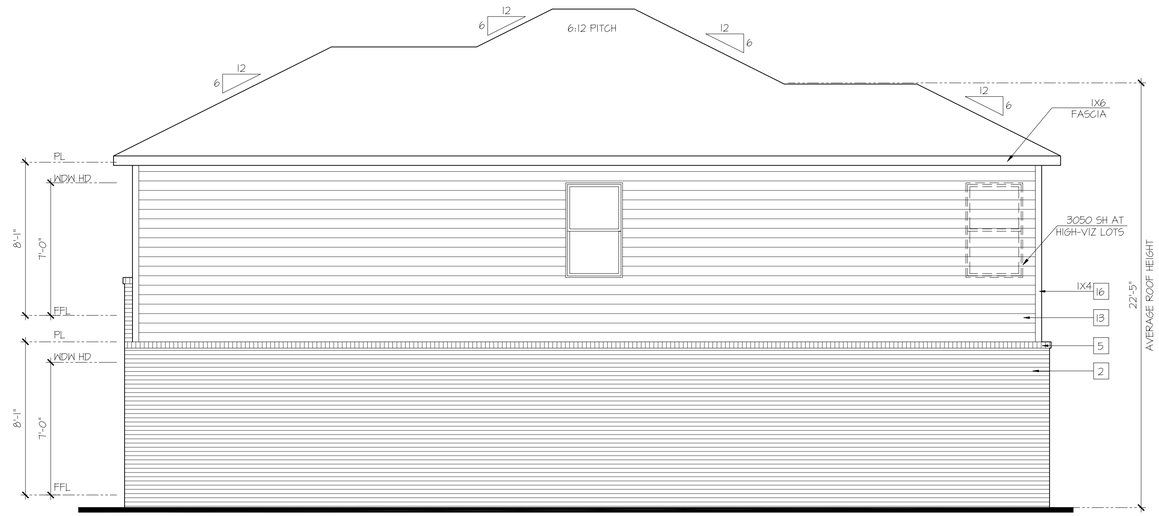
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



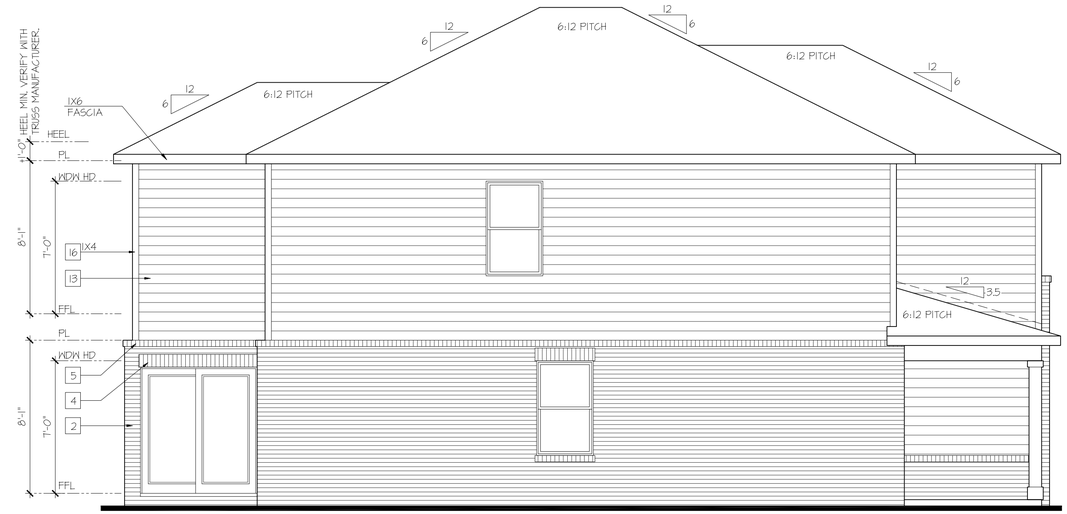

## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

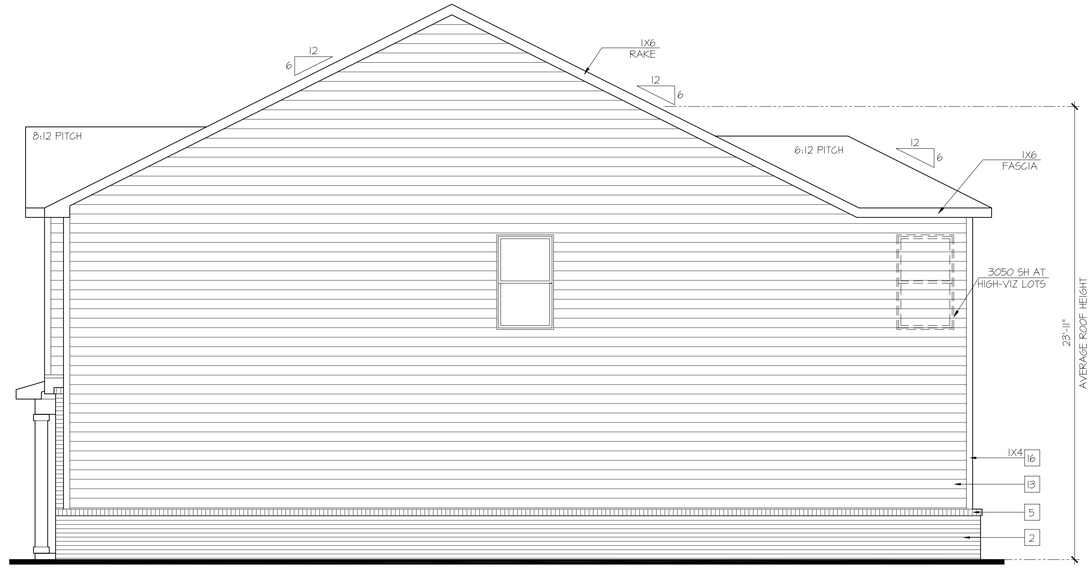
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS. TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



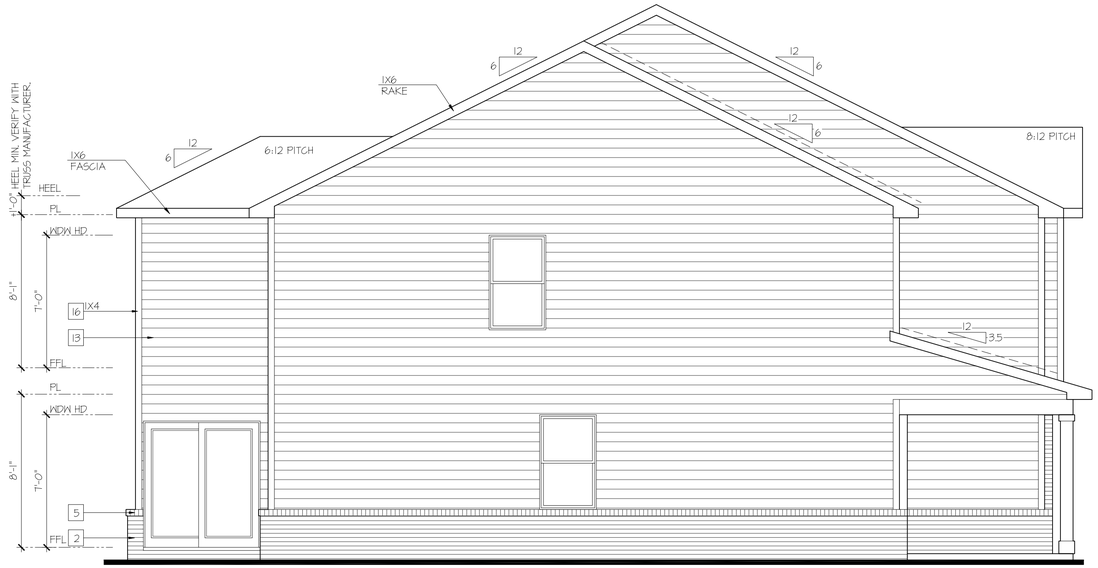

## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

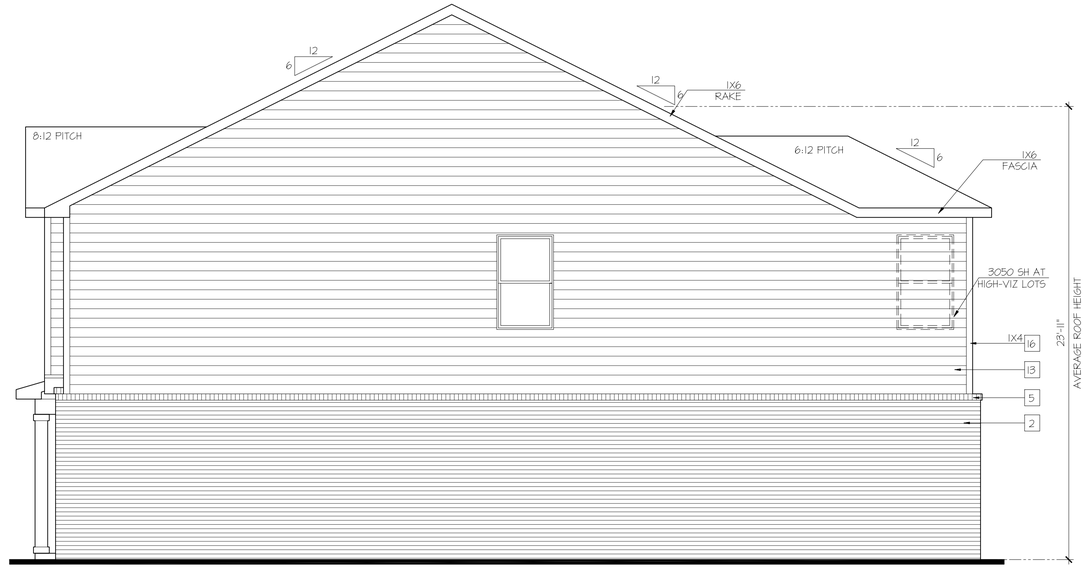
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



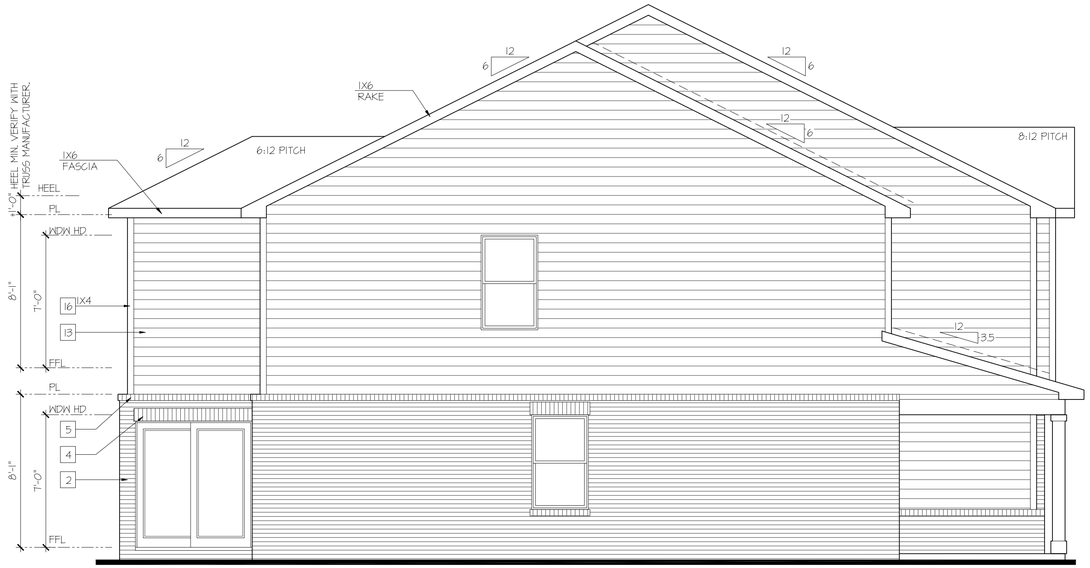

## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'D-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

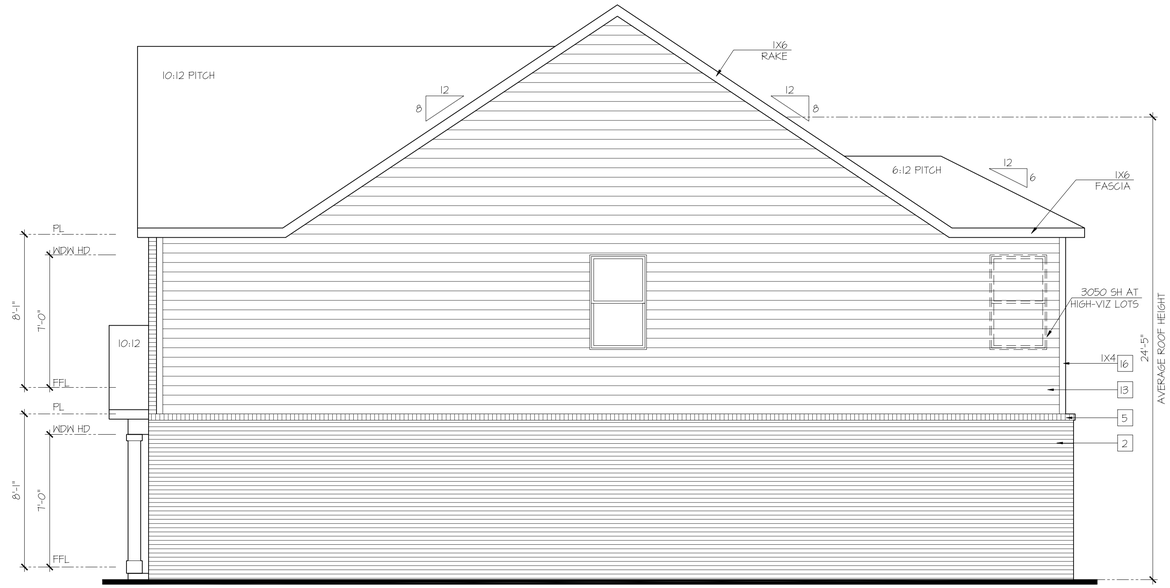
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
11. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)




Rear Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'D-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **D3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

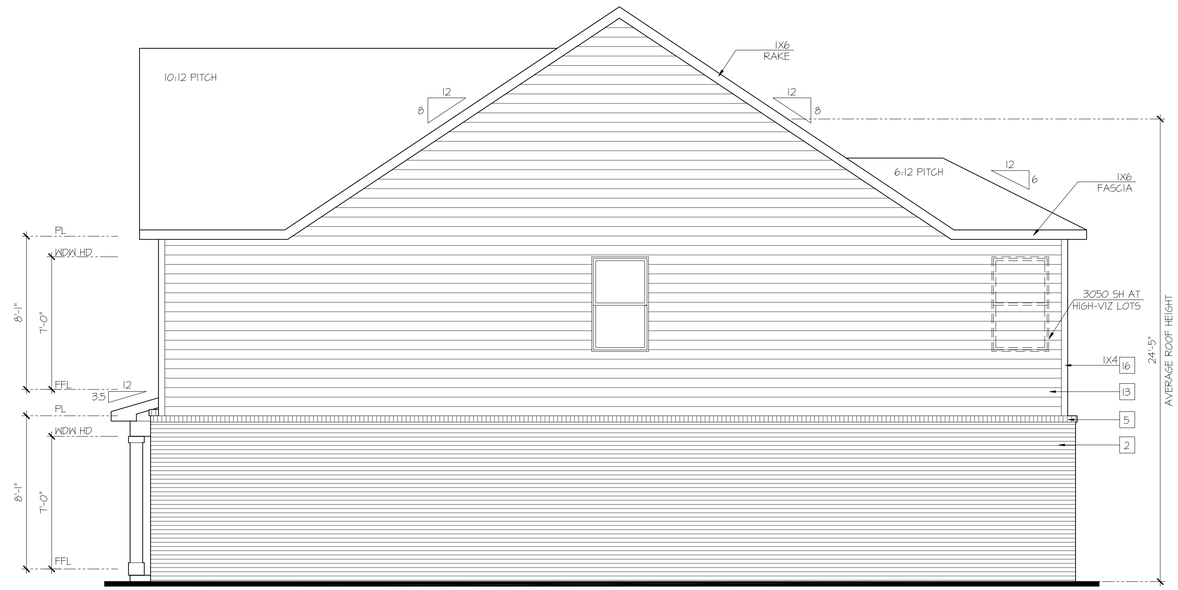
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## Rear Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F3**



ELEVATION F-4

# Pine

## 29’ x 48’ Single Family Detached

## Front Elevation

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NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



ELEVATION F-4

# Pine

## 29’ x 48’ Single Family Detached

## Left Side Elevation - High Visibility
at Optional First Floor Brick

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION F-4

# Pine

## 29′ x 48′ Single Family Detached

## Left Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION F-4

# Pine

## 29’ x 48’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION F-4

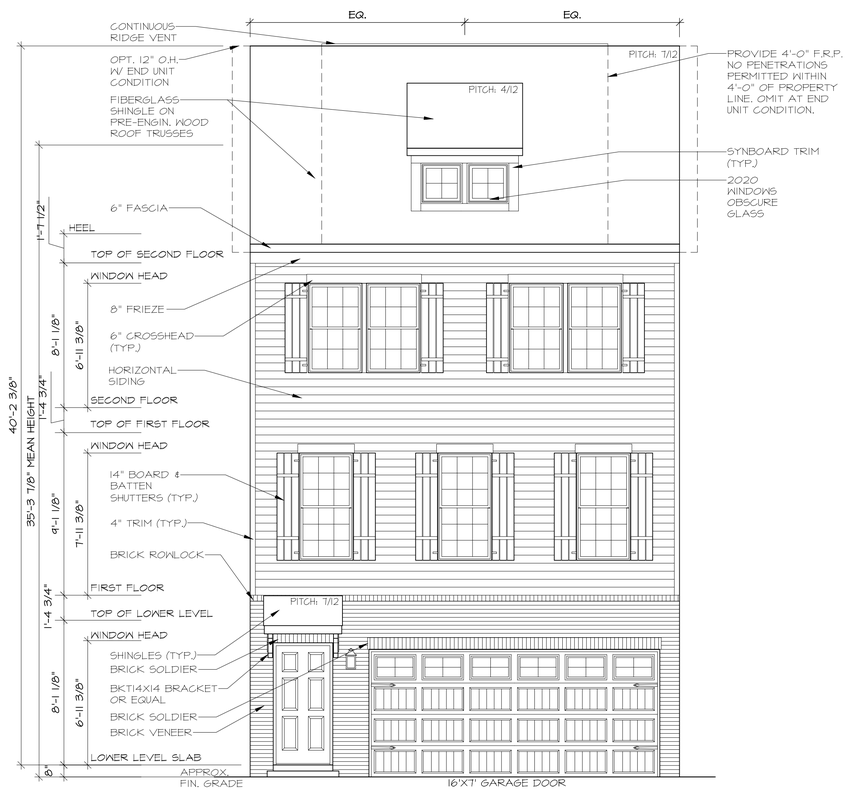
# Pine

## 29′ x 48′ Single Family Detached

## Right Side Elevation



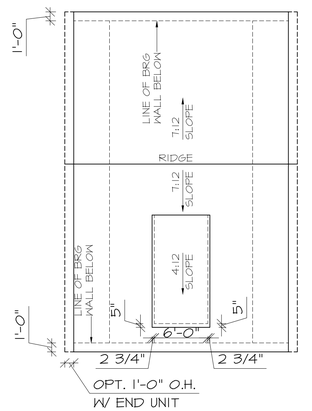
NOTE: Side and Rear Elevations to match Front Facade Color Palette




**NOTE:**

PORCH CANOPY IS NOT DESIGN FOR WAN LOAD

## FRONT ELEVATION "N4"




## ROOF PLAN

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6/12/2024

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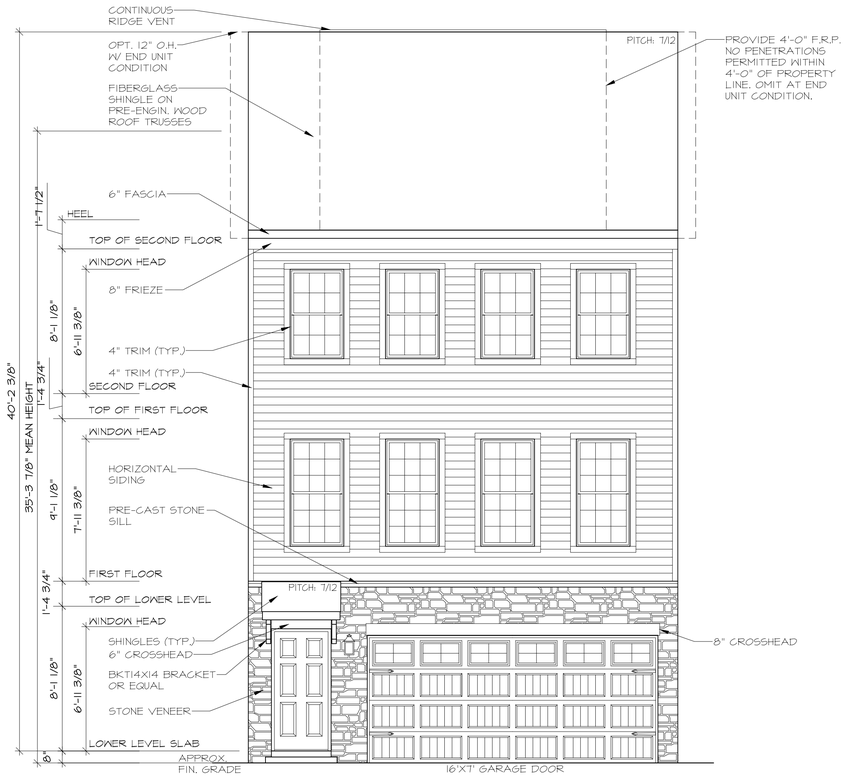
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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

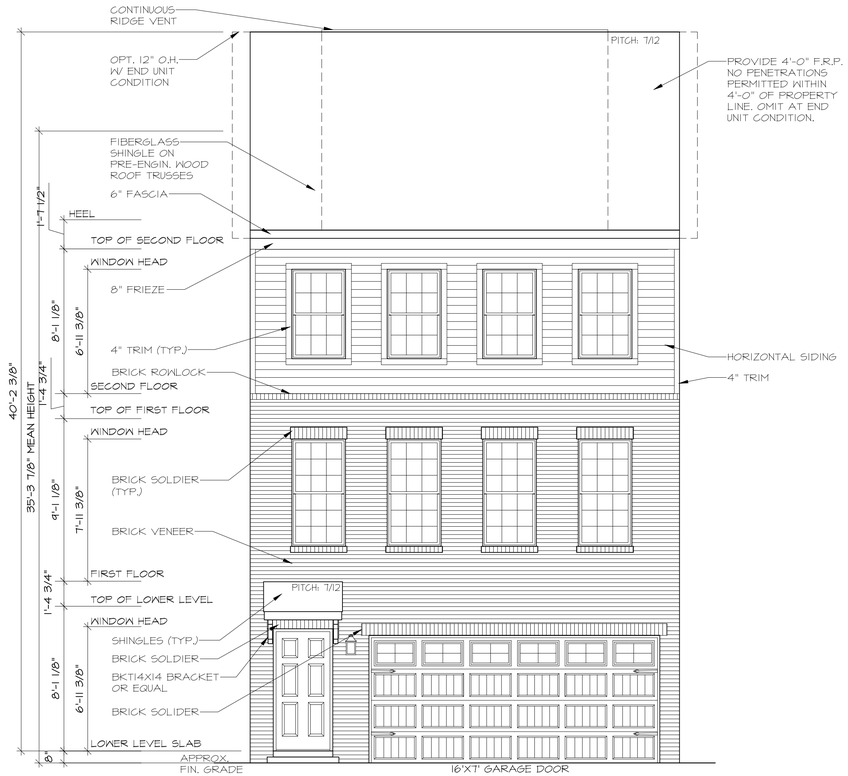
HOUSE NAME: TRENT

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2



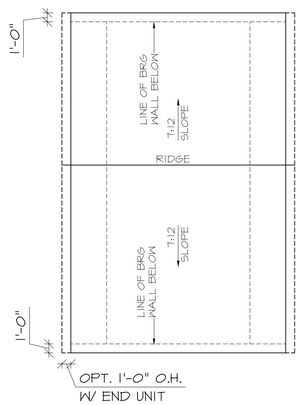

## FRONT ELEVATION "P5"



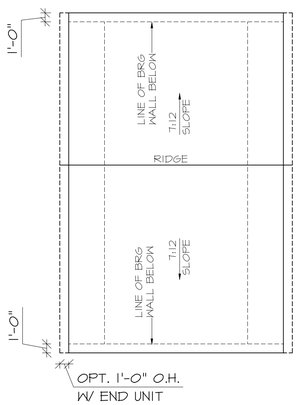

## FRONT ELEVATION "Q6"

**NOTE:**

PORCH CANOPY IS NOT DESIGN FOR MAN LOAD




## ROOF PLAN




## ROOF PLAN

Professional Certification:
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6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

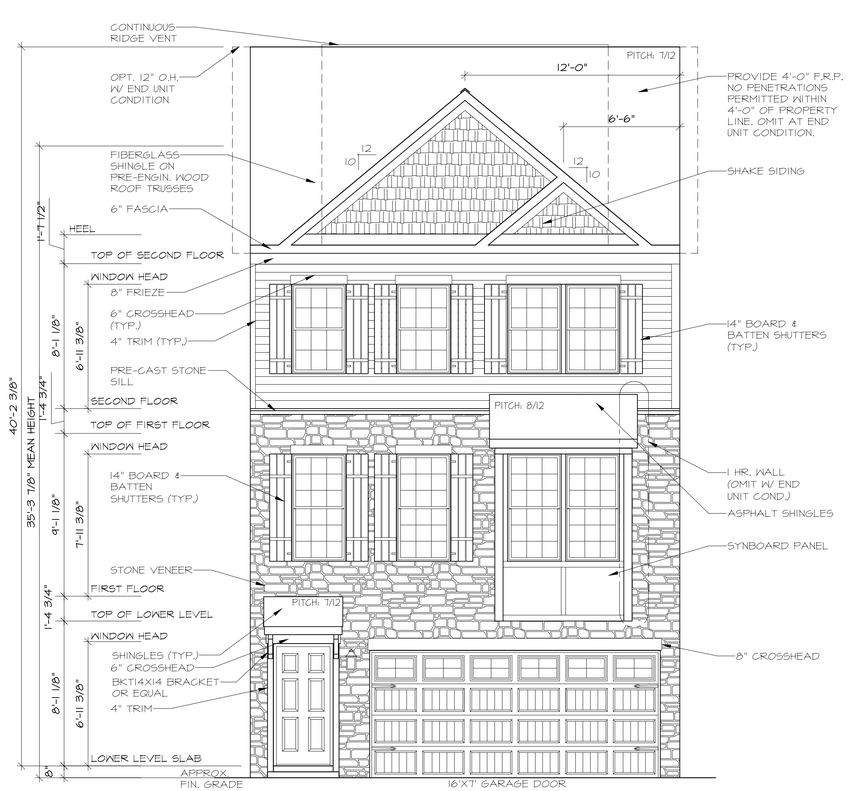
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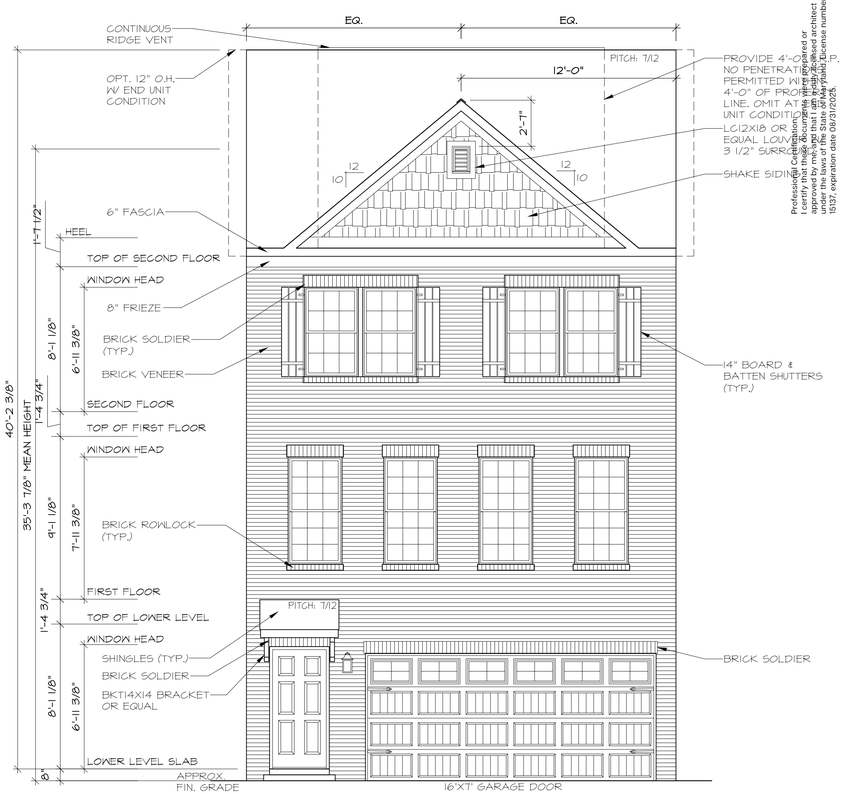
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: PRESENT

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 15137, expiration date 09/31/2025.

STATE OF MARYLAND DANIEL W. SMELAND 15137 ARCHITECT

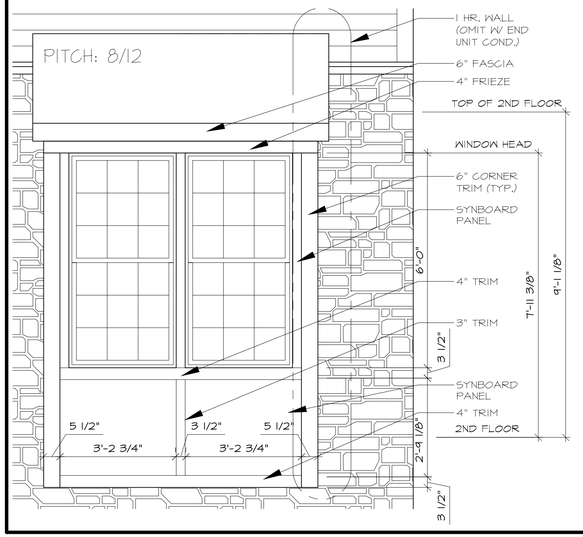
6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

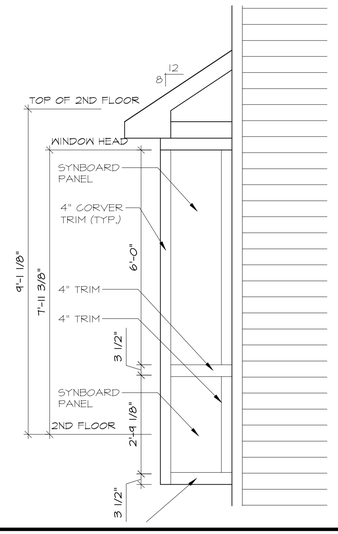
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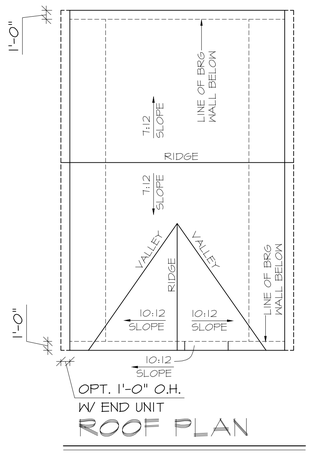
## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"



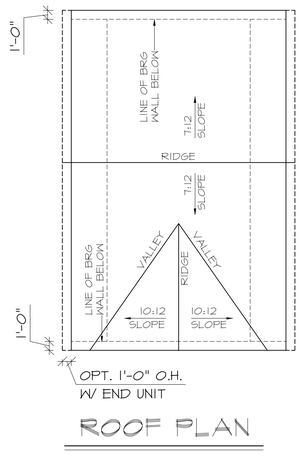

## FRONT ELEVATION "R7"




## ROOF PLAN

## FRONT ELEVATION "S8"



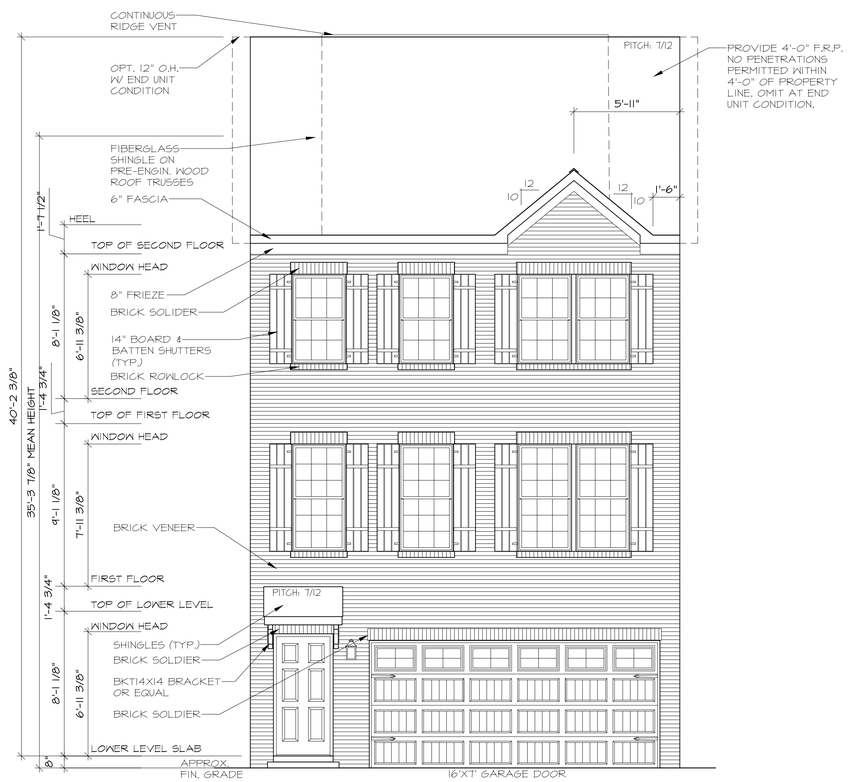

## ROOF PLAN

| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/12/2024 |
| PROJECT NO. | DT46 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: PRESENT

DRAWING TITLE: FRONT ELEVATIONS

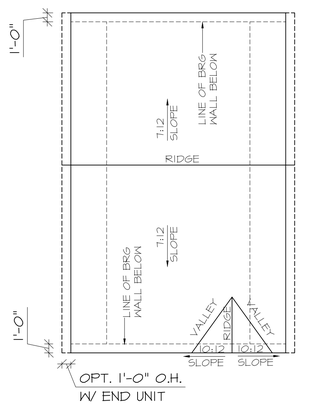
SHEET No. A.1.4




NOTE:

PORCH CANOPY IS NOT DESIGN FOR MAN LOAD

## FRONT ELEVATION "T8"




## ROOF PLAN

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ARCHITECT

6/12/2024

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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: TRENT

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5

REAR ELEVATION

Professional Certification:
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DANIEL W. SMITH, JR.
15137
ARCHITECT

6/12/2024

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HAGERSTOWN, MD 240-452-4638

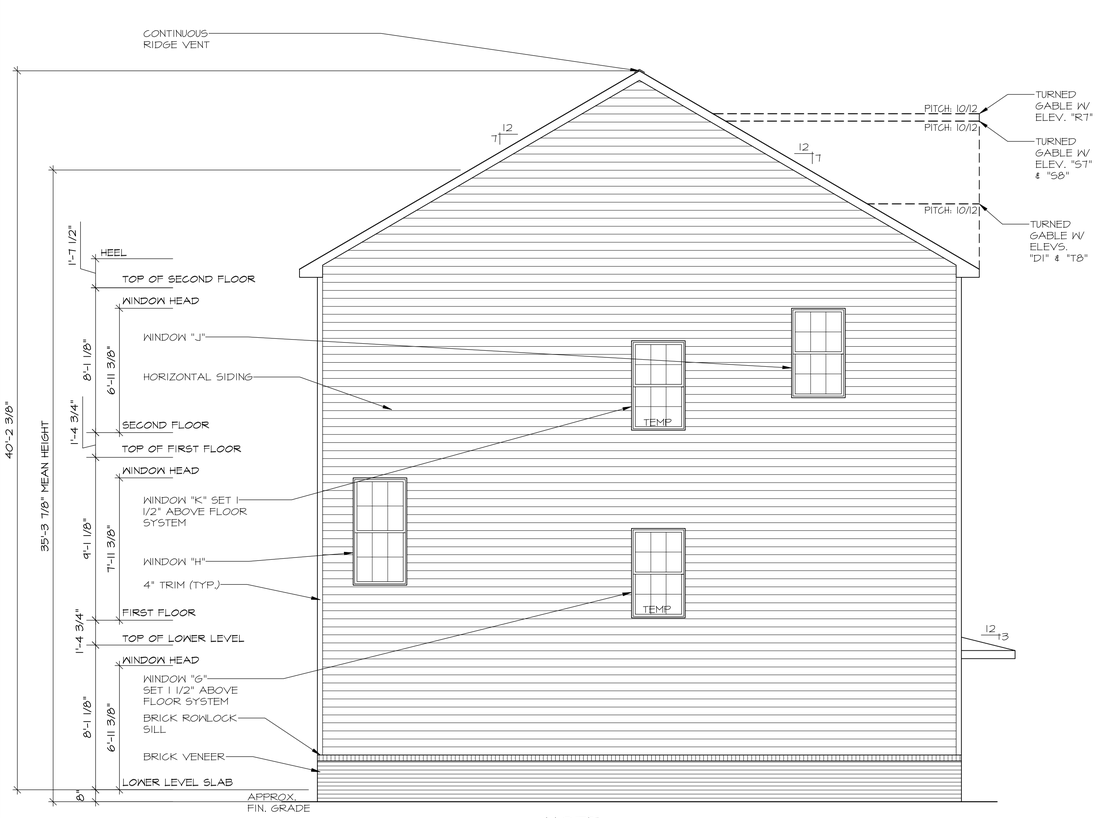
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| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: PRESENT

DRAWING TITLE: REAR ELEVATIONS

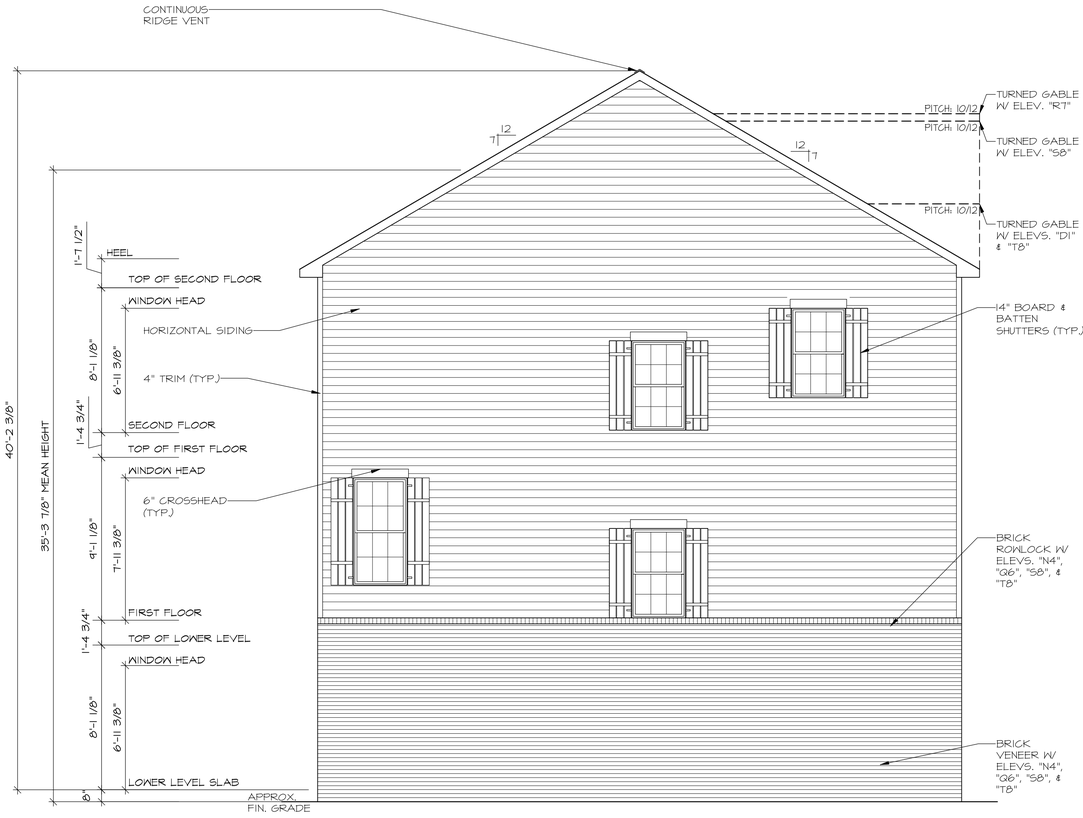
SHEET No. A.2.1




NOTE:
SHOWN WITH ELEVATION A1
OTHER ELEVATIONS SIMILAR

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

## LEFT ELEVATION




NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

NOTE:
WINDOW FEATURES TO MATCH FRONT ELEVATION

## LEFT ELEVATION

HI-VIZ

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

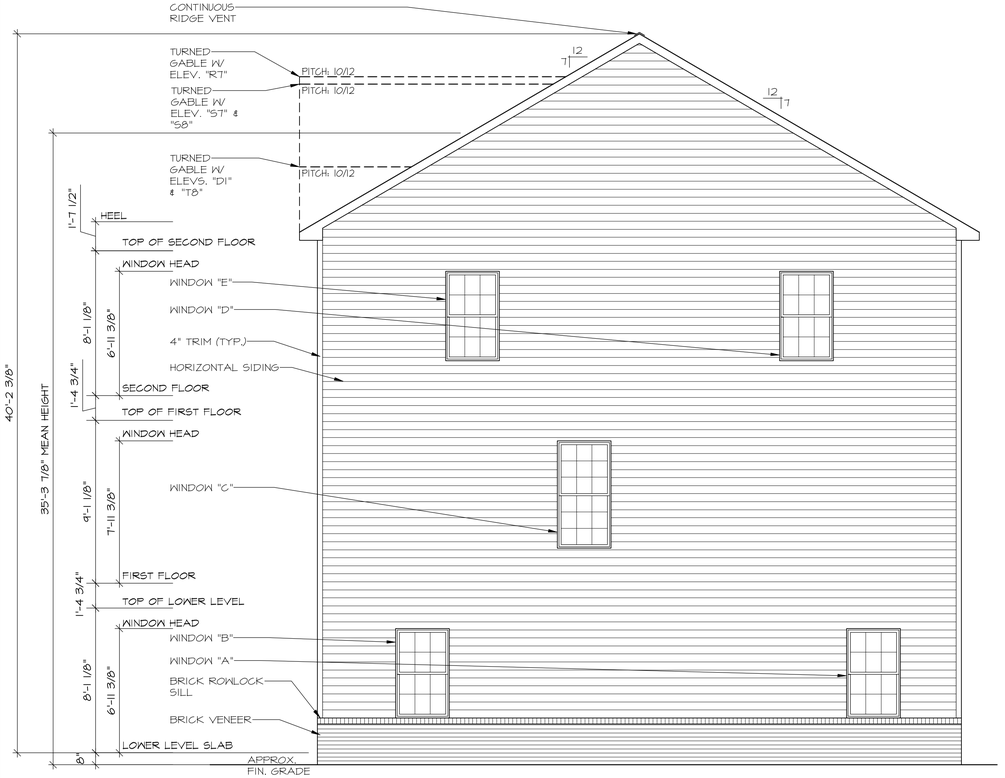
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| | |
|---|---|
| DRAWN BY: | B.DAWLEY |
| DATE: | 08/14/2025 |
| PROJECT NO. | DT46 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: REGENT

DRAWING TITLE: SIDE ELEVATIONS

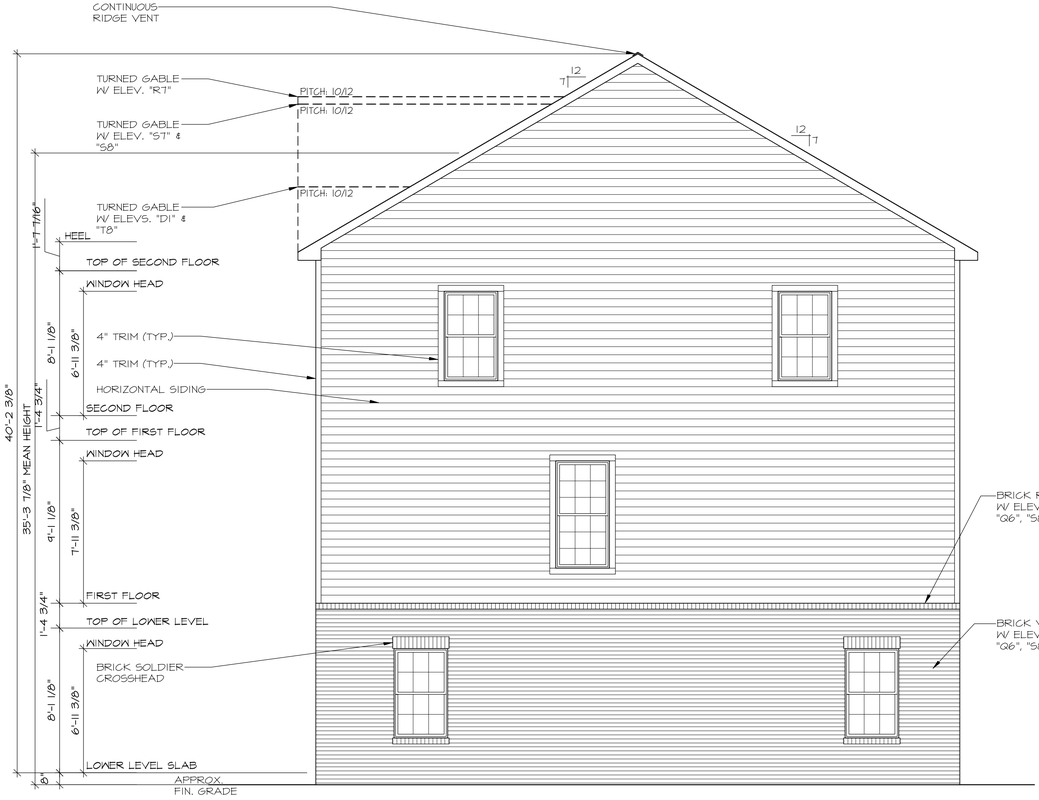
SHEET No.
A.2.6




NOTE:
SHOWN WITH ELEVATION A1
OTHER ELEVATIONS SIMILAR

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARANGEMENT

## RIGHT ELEVATION




## RIGHT ELEVATION

HI-VIZ

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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| | |
|---|---|
| DRAWN BY: | B.DAWLEY |
| DATE: | 08/14/2025 |
| PROJECT NO. | DT46 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: REGENT

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1



ELEVATION N4 | ELEVATION P5 | ELEVATION Q6 | ELEVATION R7 | ELEVATION S8

# Regent

## 24' x 36' Single Family Attached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



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America's Builder

# Regent

## 24' x 36' Single Family Attached
## Left Side Elevation - High Visibility

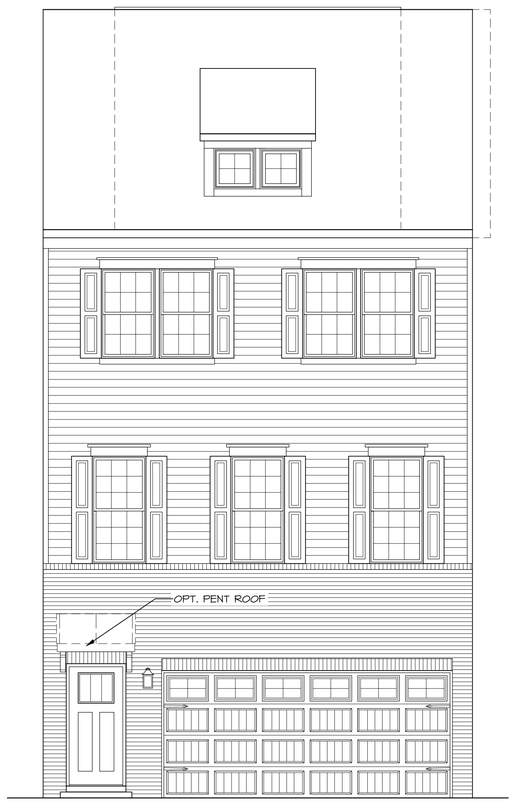


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America's Builder

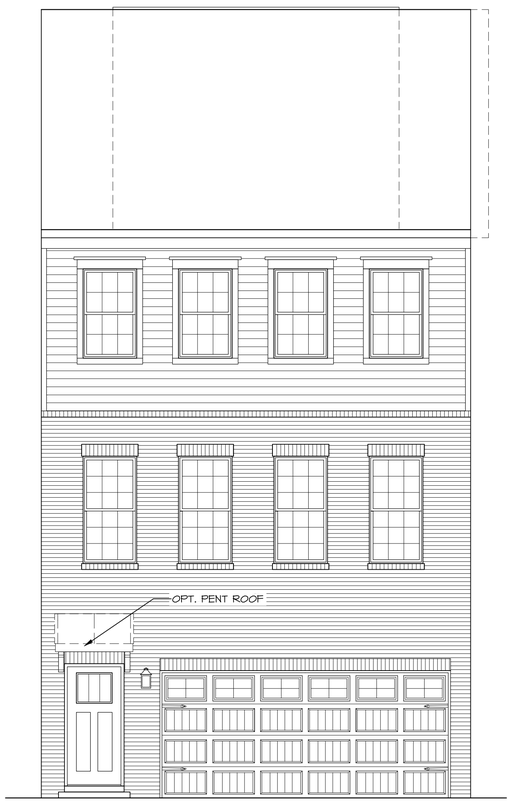
# Regent

## 24' x 36' Single Family Attached

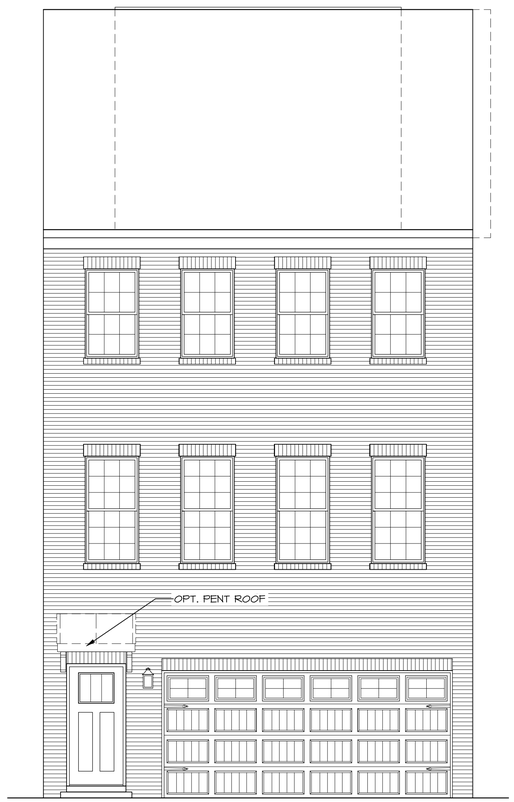
## Rear Elevation



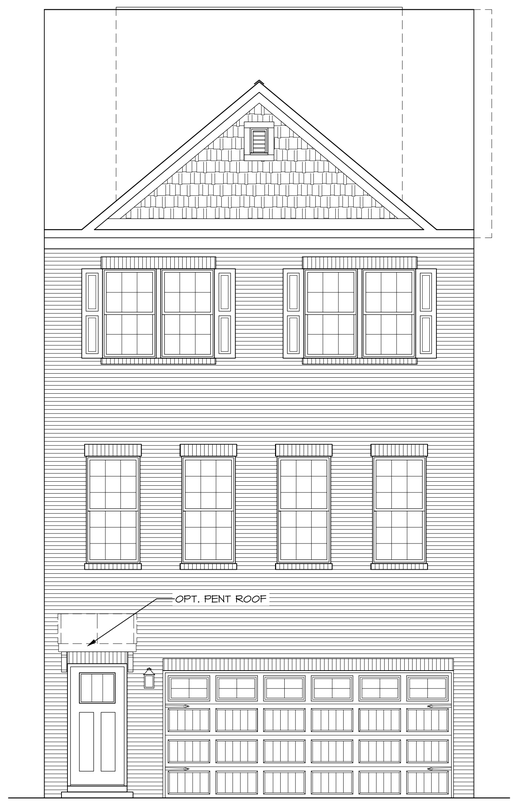

FRONT ELEVATION "WN4"




FRONT ELEVATION "WQ6"




FRONT ELEVATION "WQ8"




FRONT ELEVATION "WS8"

8/7/2025

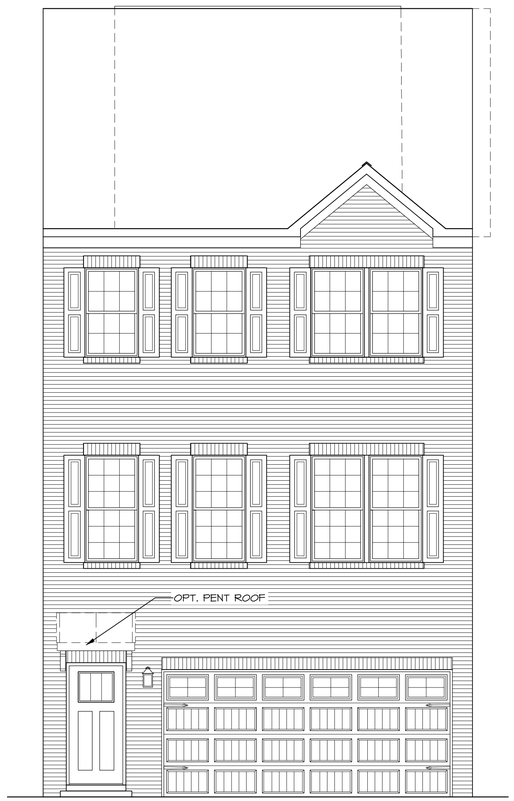
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

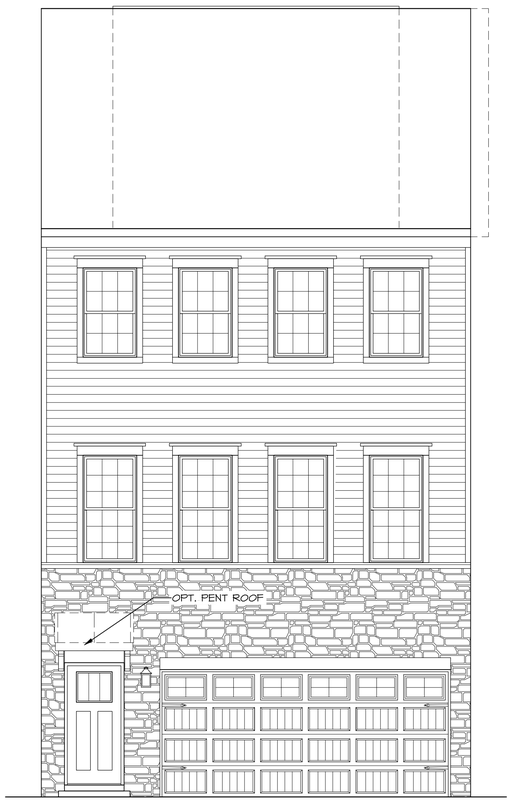
DRAWN BY: D.MAYA
DATE: 08/07/2025
PROJECT NO. DT03
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: ROYAL
DRAWING TITLE: FRONT ELEVATIONS

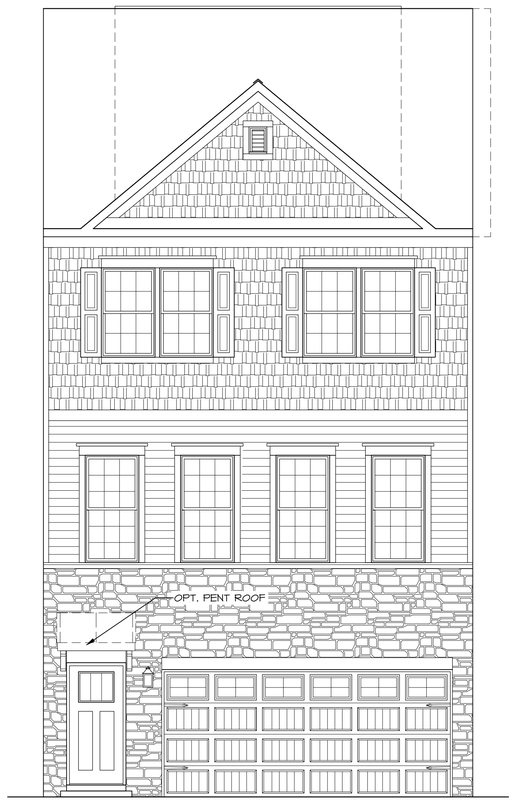
SHEET No. A.0.1




FRONT ELEVATION "WT8"




FRONT ELEVATION "WP5"




FRONT ELEVATION "WF5"




FRONT ELEVATION "WR7"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

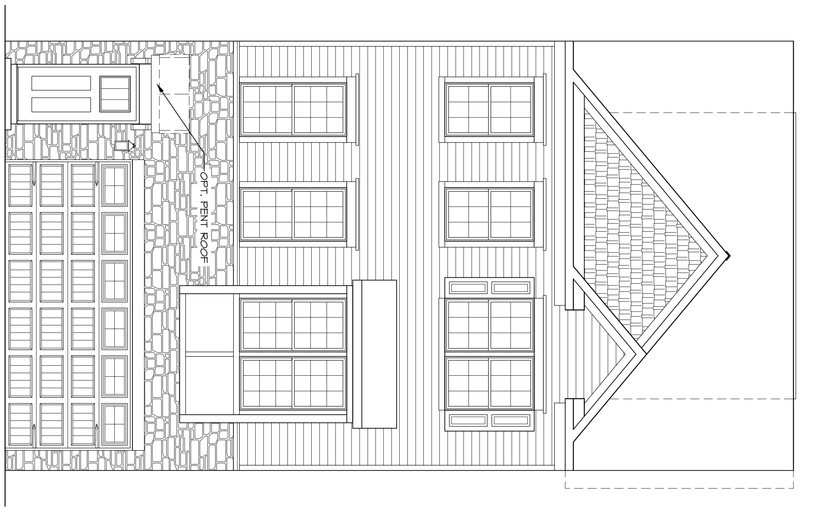
D·R·HORTON®
America's Builder

DRAWN BY: D.MAYA
DATE: 08/07/2025
PROJECT NO. DT03
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: ROYAL
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.0.2

## FRONT ELEVATION "MC5"

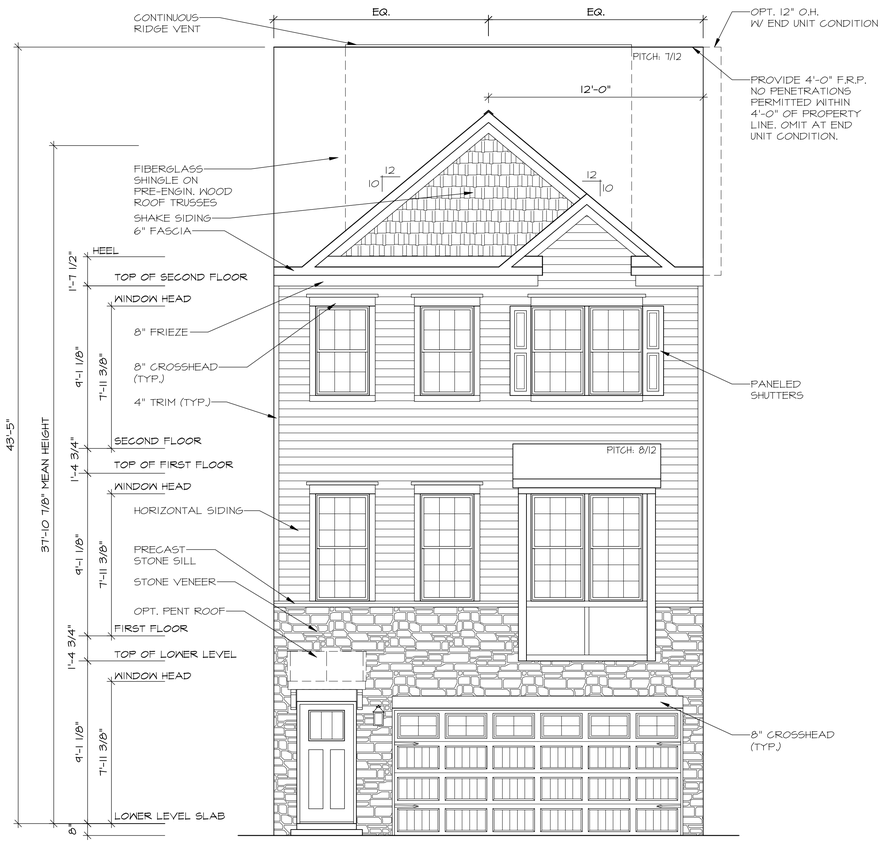



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| SHEET No. A.0.3 | HOUSE NAME: ROYAL<br>DRAWING TITLE: FRONT ELEVATIONS | 11" X 17" SCALE 1/8" = 1'-0"<br>24" X 36" SCALE 1/4" = 1'-0" | DRAWN BY: D.MAYA<br>DATE: 08/07/2025<br>PROJECT NO. DT03 |

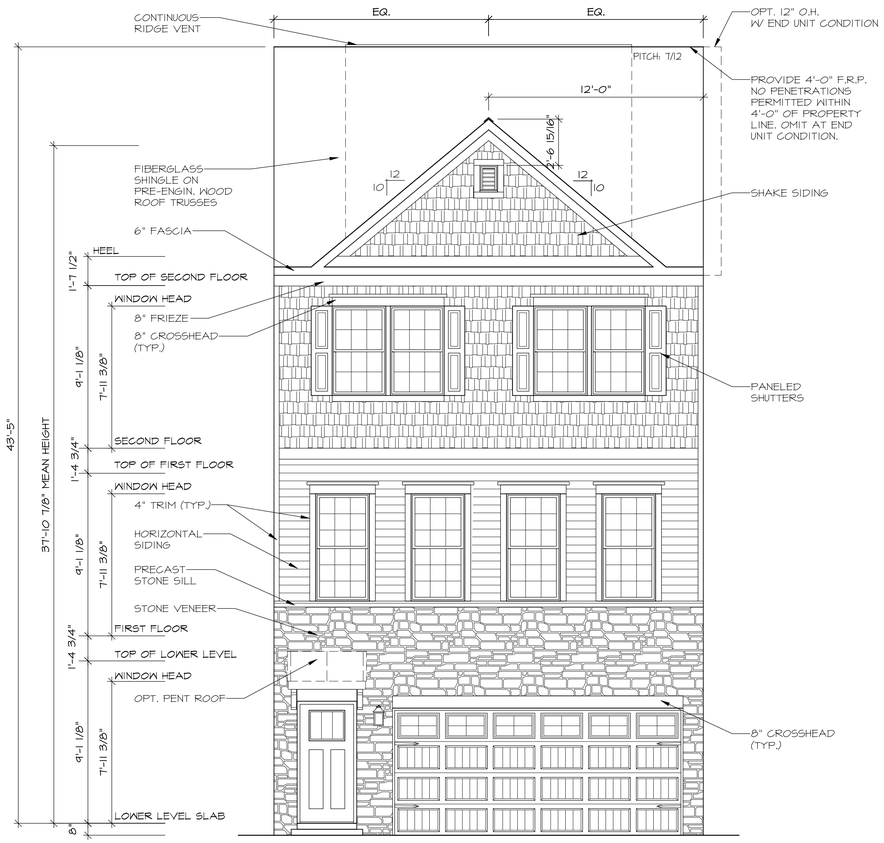
D·R·HORTON® America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

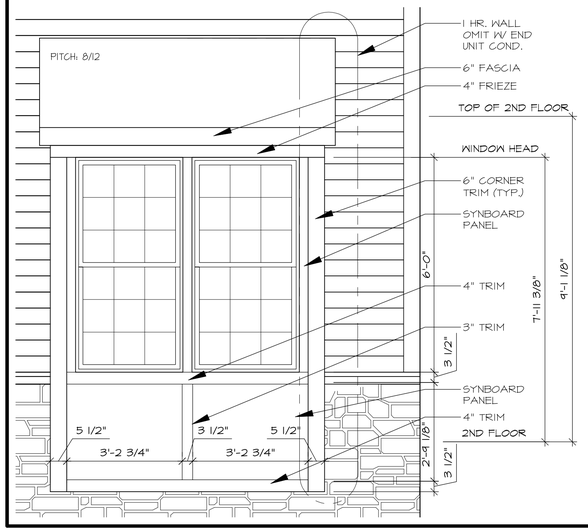
8/7/2025

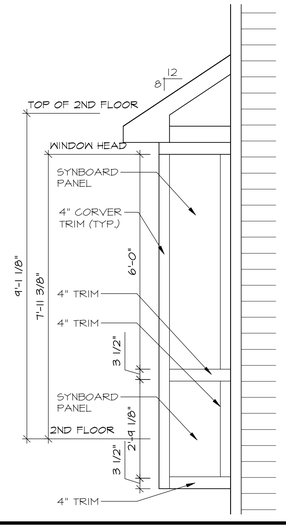



## FRONT ELEVATION "WC5"



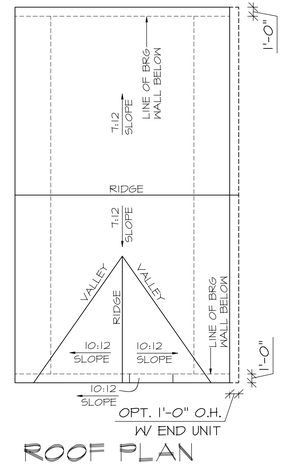

## FRONT ELEVATION "WF5"



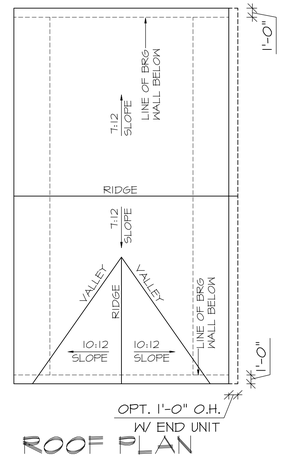

## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




## ROOF PLAN

ELEV. "WC5"




## ROOF PLAN

ELEV. "WF5"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

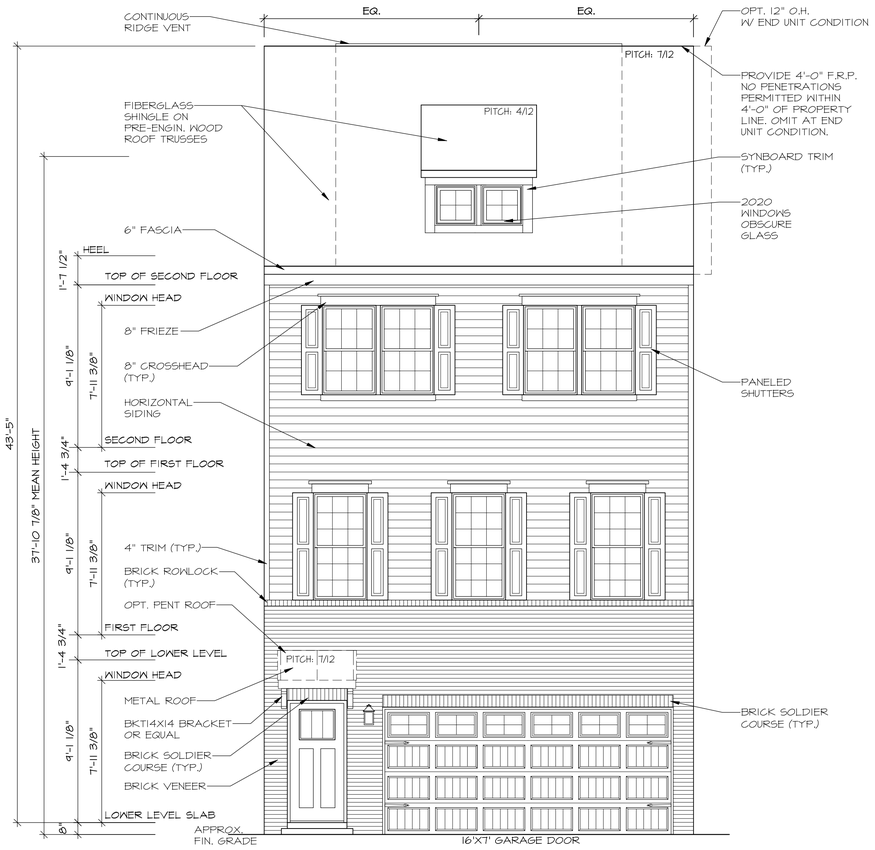
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

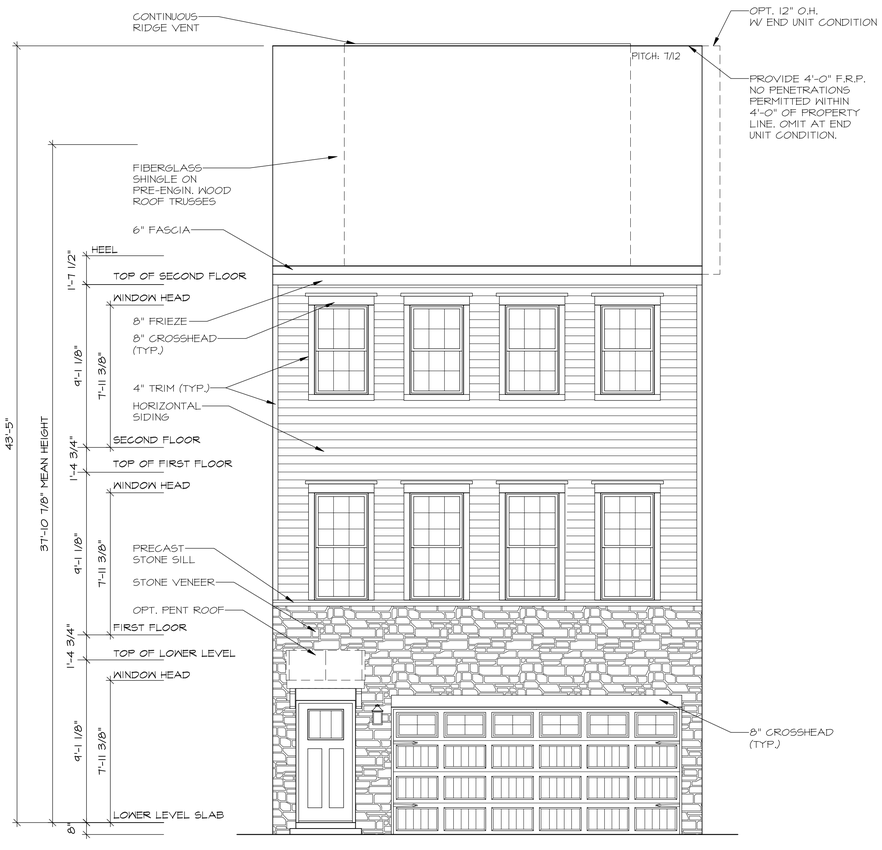
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

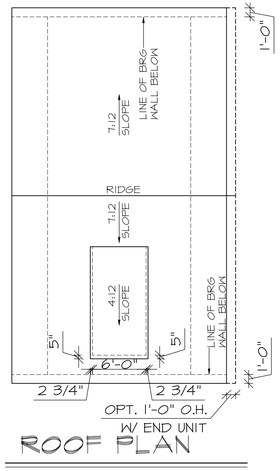
SHEET No. A.1.1




## FRONT ELEVATION "WN4"

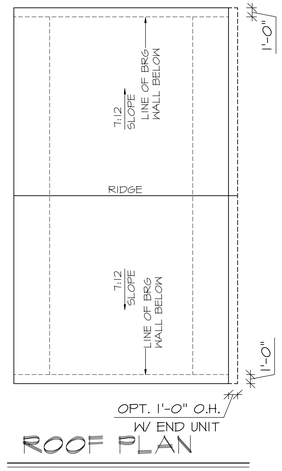



## FRONT ELEVATION "WP5"




## ROOF PLAN

ELEV. "WN4"




## ROOF PLAN

ELEV. "WP5"

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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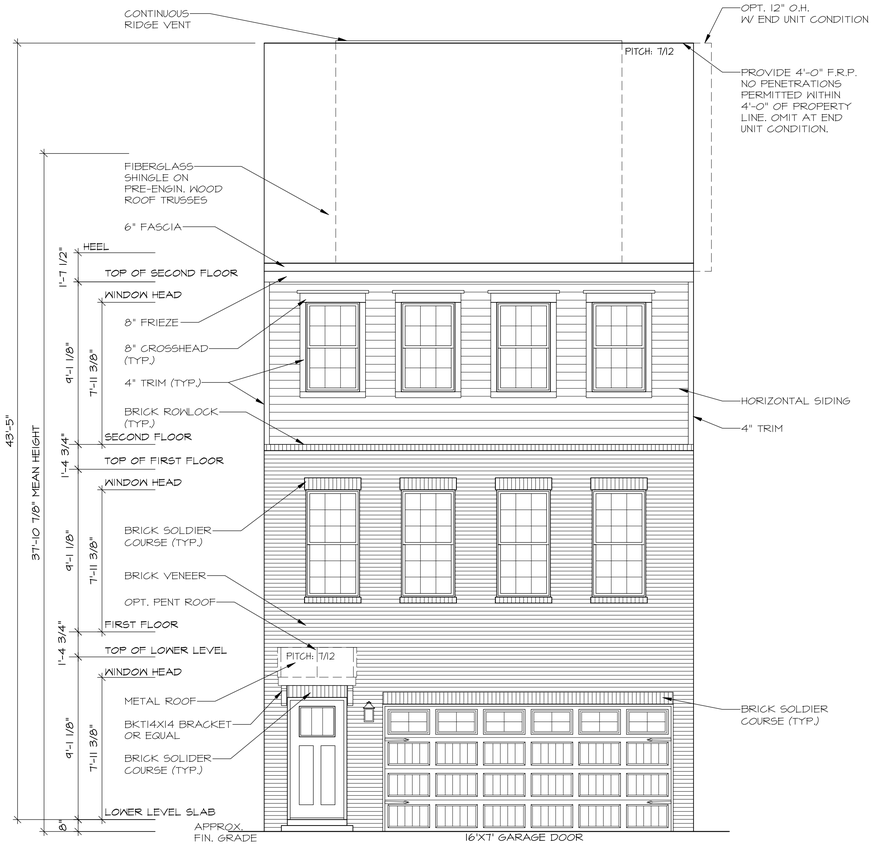
8/7/2025

| | |
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

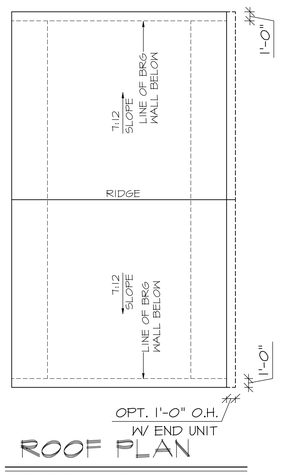
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2

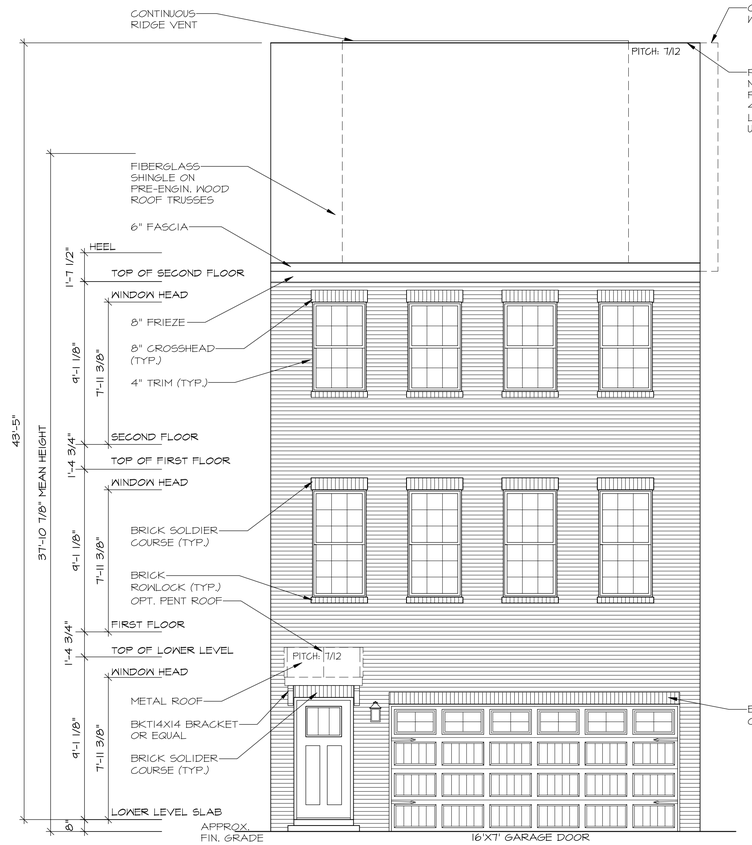



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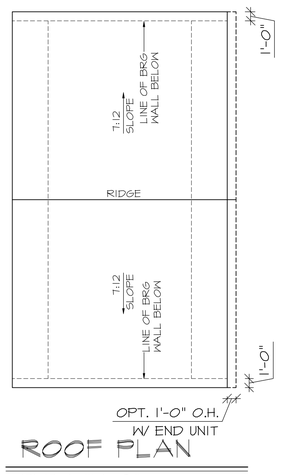



## ROOF PLAN

ELEV. "WQ6"




## FRONT ELEVATION "WQ8"




## ROOF PLAN

ELEV. "WQ8"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

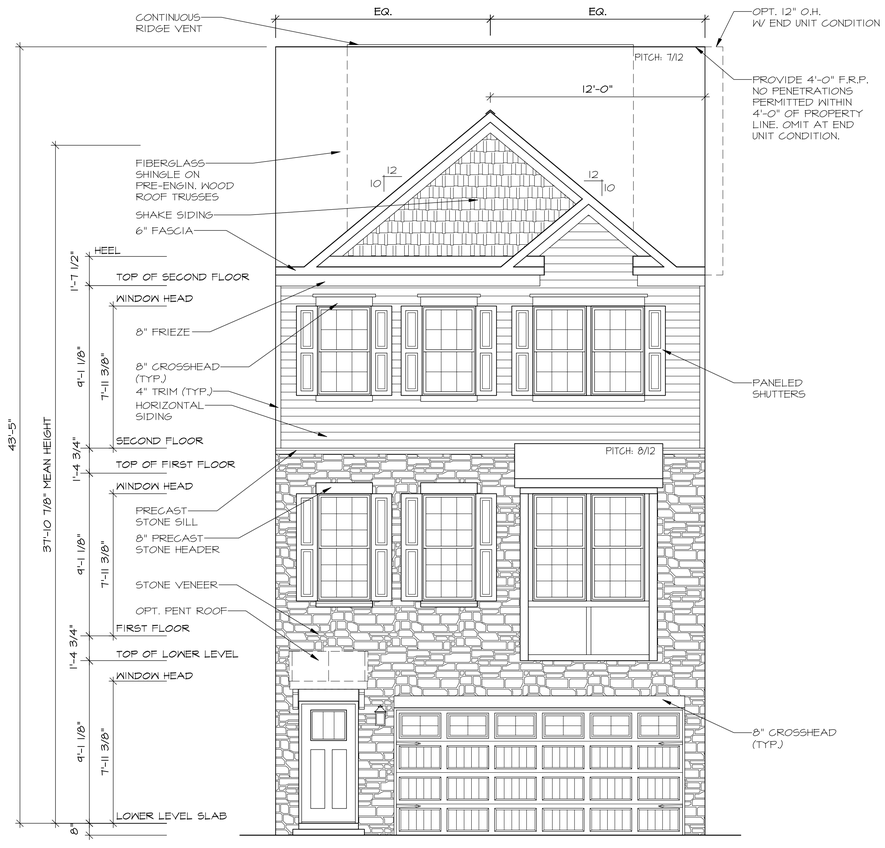
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

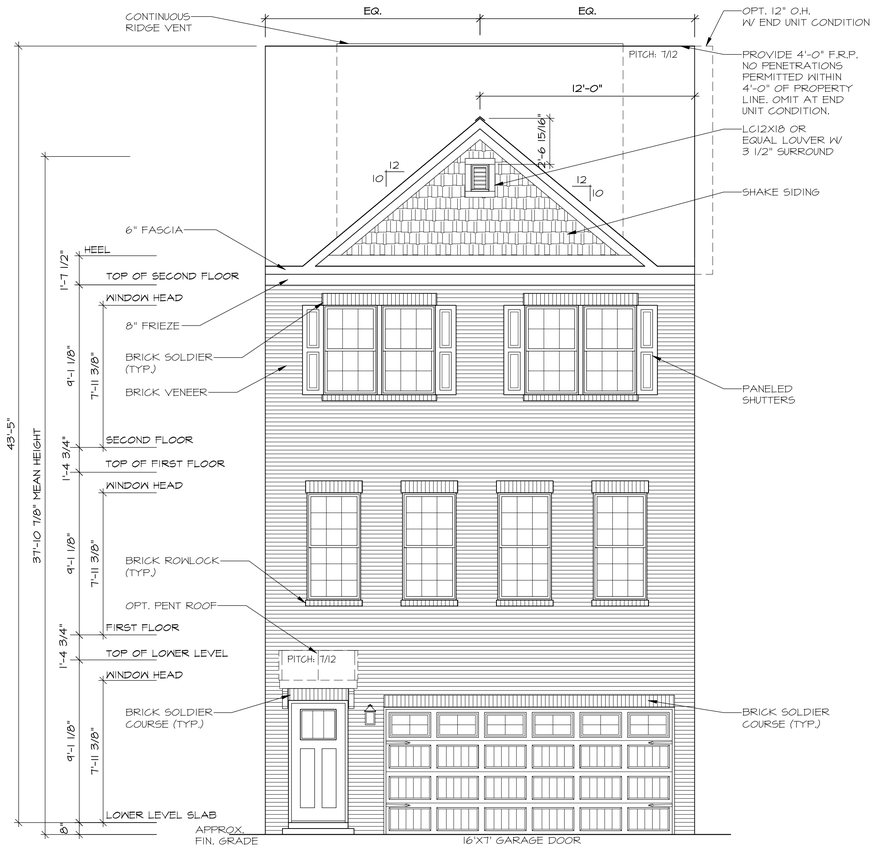
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

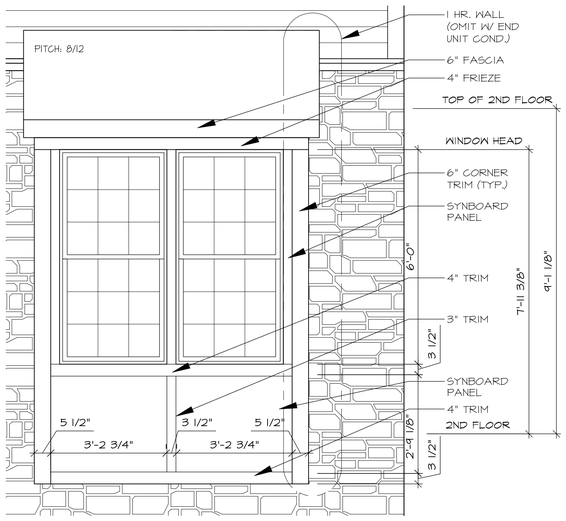
SHEET No. A.1.3

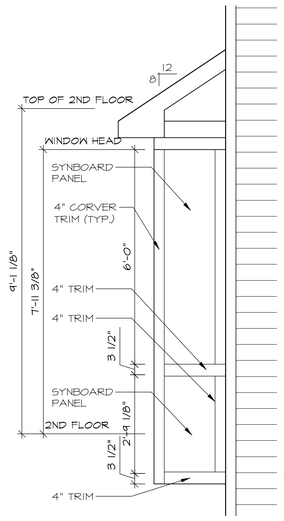



FRONT ELEVATION "WR7"



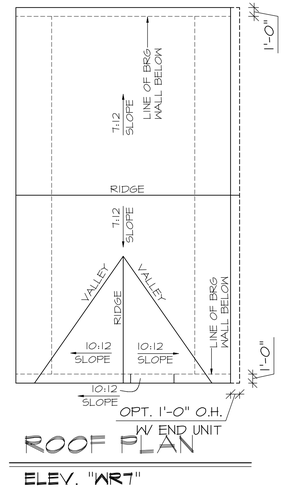

FRONT ELEVATION "WS8"



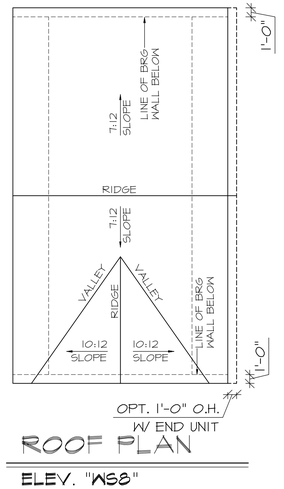

BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




ROOF PLAN

ELEV. "WR7"




ROOF PLAN

ELEV. "WS8"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT03 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4

FRONT ELEVATION "WT8"




ROOF PLAN

ELEV. "WT8"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT03 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5

REAR ELEVATION

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

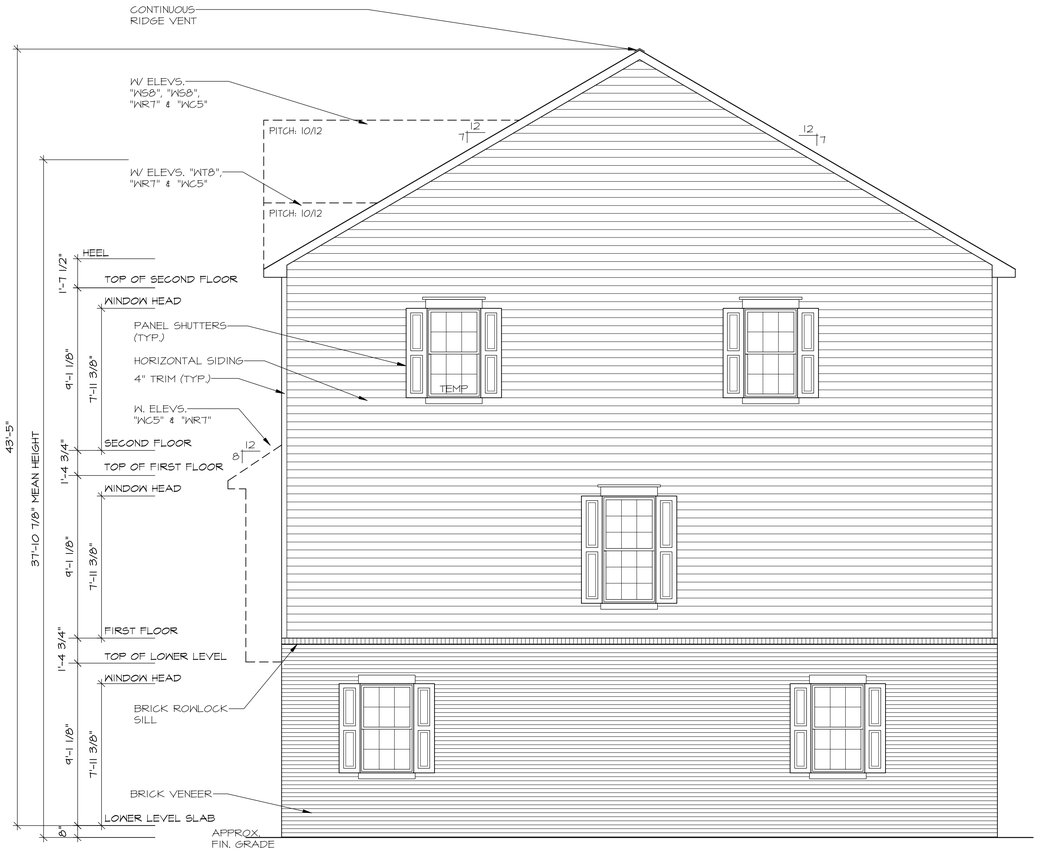
D·R·HORTON®
America's Builder

| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT03 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.1

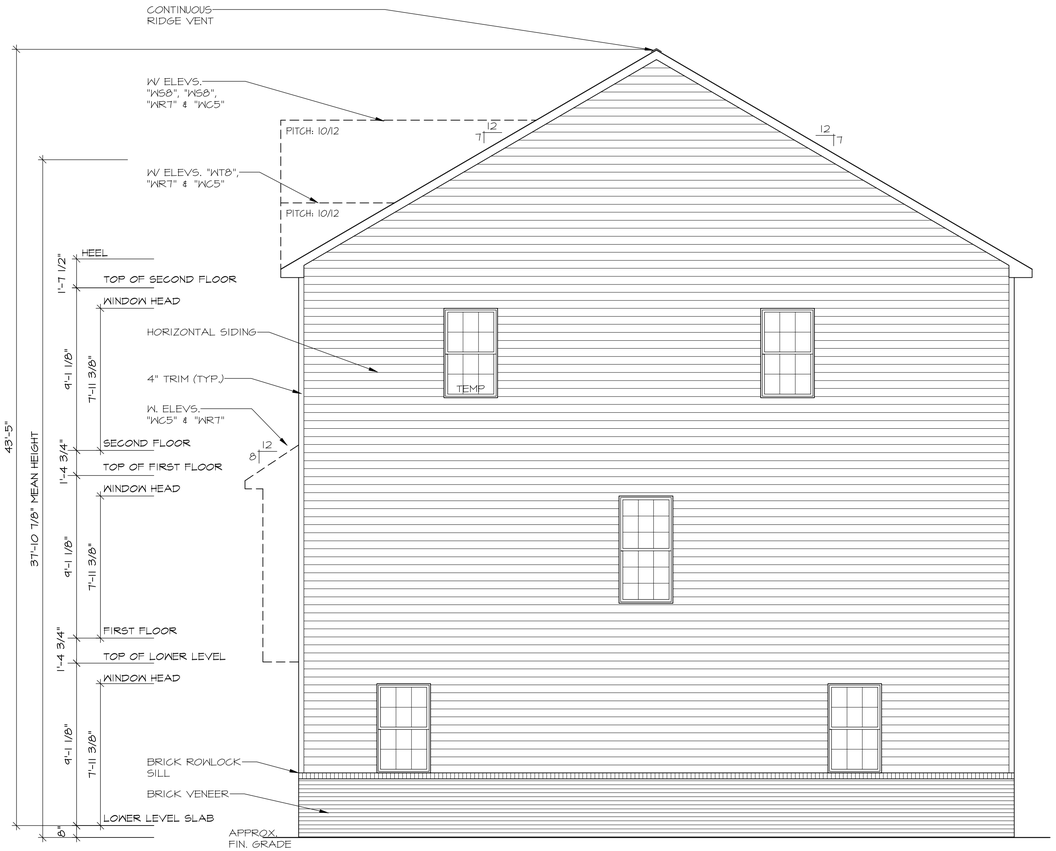



NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

NOTE:
WINDOW FEATURES TO MATCH
FRONT ELEVATION

## RIGHT ELEVATION

END UNIT CONDITION
"HI-VIZ"




NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

## RIGHT ELEVATION

END UNIT CONDITION

8/28/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

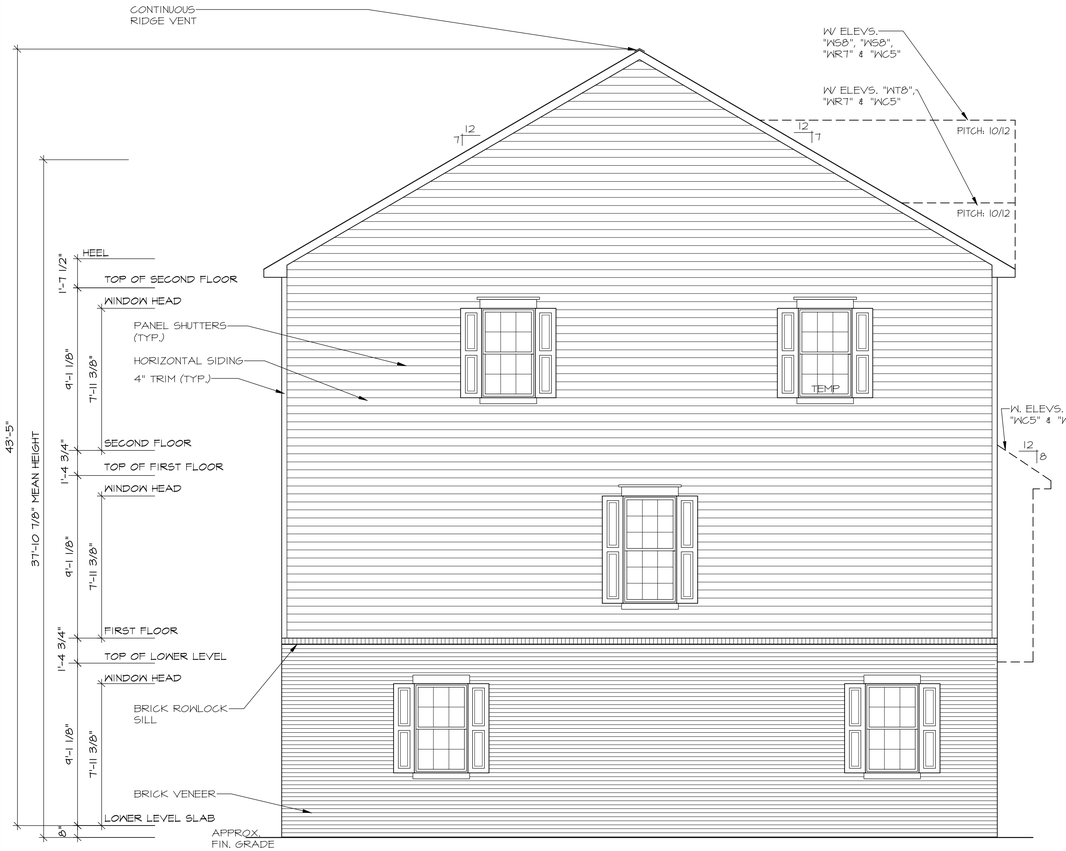
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 08/28/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.3

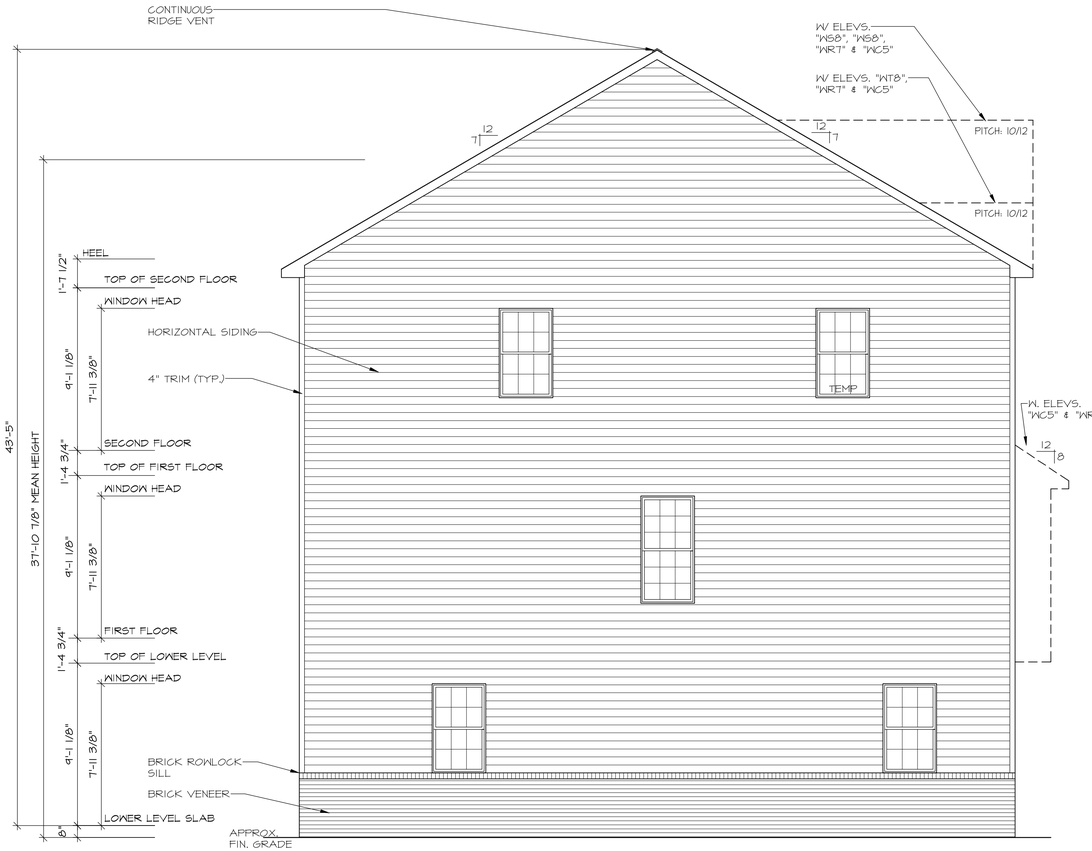



NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

## LEFT ELEVATION

END UNIT CONDITION
"HI-VIZ"

NOTE:
WINDOW FEATURES TO MATCH
FRONT ELEVATION




NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

## LEFT ELEVATION

END UNIT CONDITION

8/28/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

DRAWN BY: D. WILL
DATE: 08/28/2025
PROJECT NO. DT03
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: ROYAL
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.4



Elevation WT8 | Elevation WN4 | Elevation WQ8 | Elevation WP5 | Elevation WN4

# Royal

## 24' x 40' Single Family Attached
## Front Elevation

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America's Builder

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.

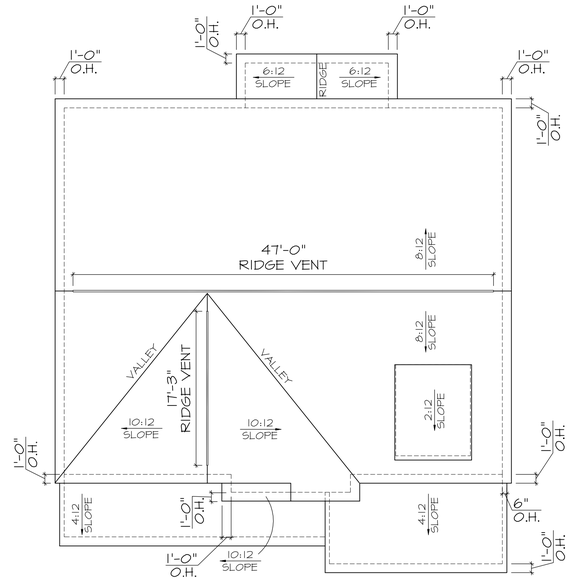


NOT FOR CONSTRUCTION




FRONT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T1"

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 15137, expiration date 08/31/2025.

STATE OF MARYLAND · DANIEL W. SMIDEL · 15137 · ARCHITECT

11/19/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

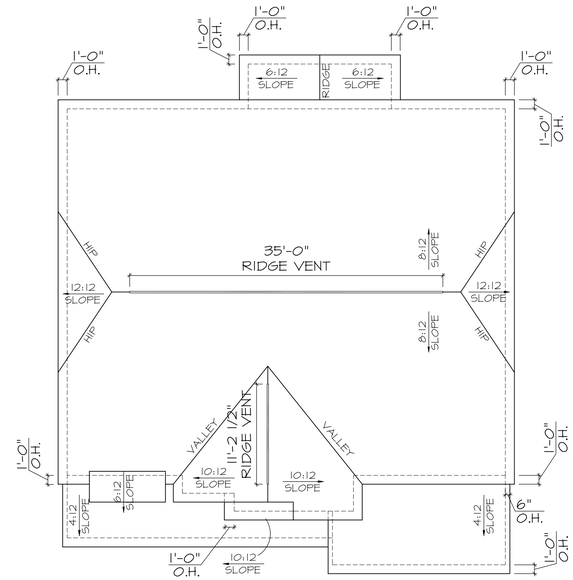
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1




FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T2"

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number 15137, expiration date 09/31/2025.

STATE OF MARYLAND
DANIEL W. SMIDEL
15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
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24 X 36 SCALE 1/4" = 1'-0"

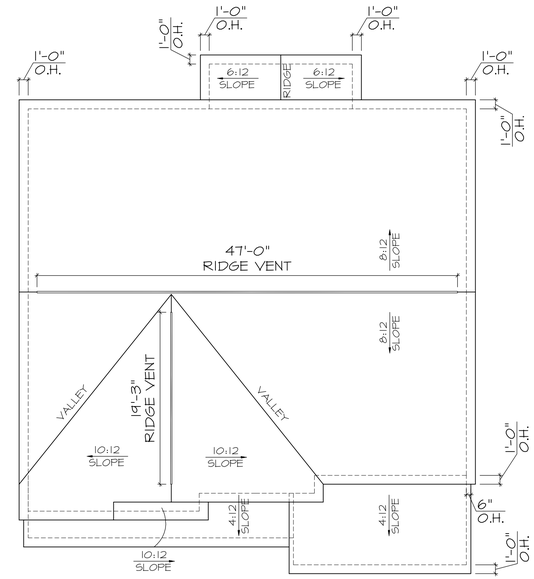
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T3"

Professional Certification:
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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

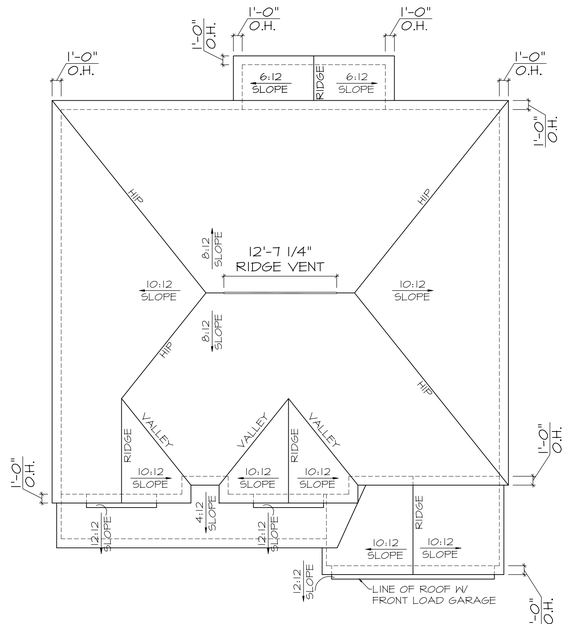
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3

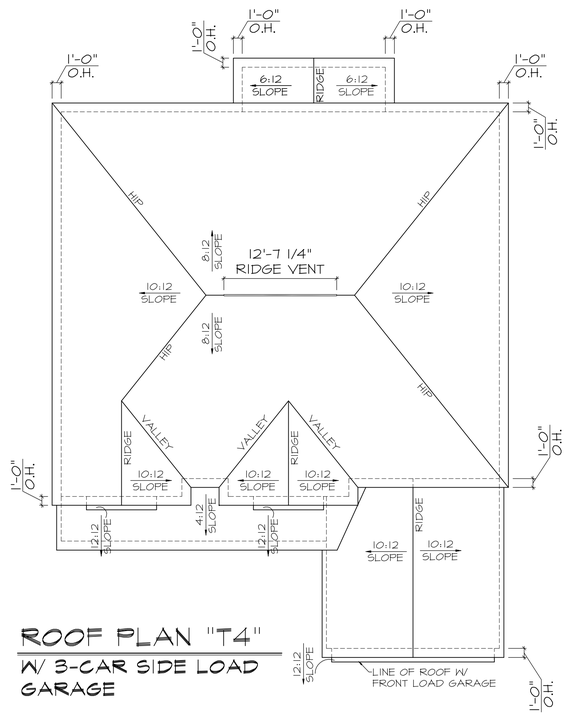



## FRONT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. 3-CAR SIDE-LOAD GARAGE




## ROOF PLAN "T4"




## ROOF PLAN "T4"

W/ 3-CAR SIDE LOAD GARAGE

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| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

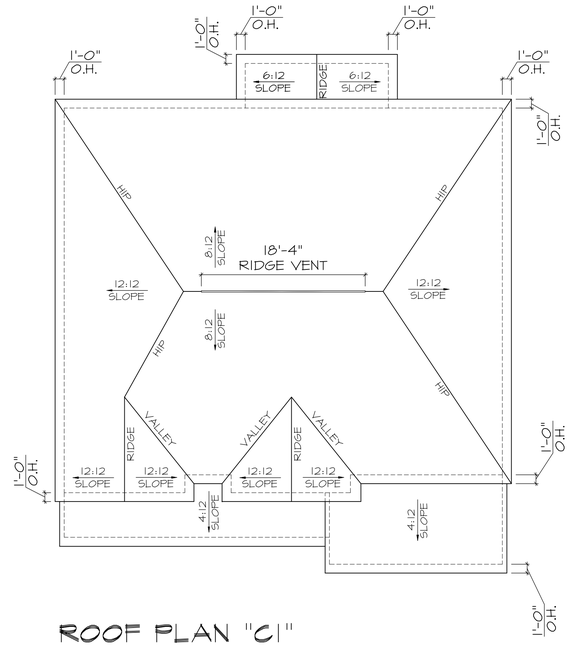
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




FRONT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

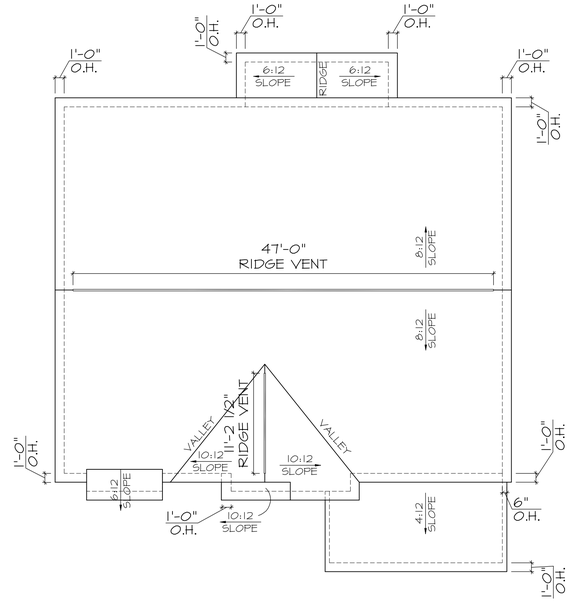
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

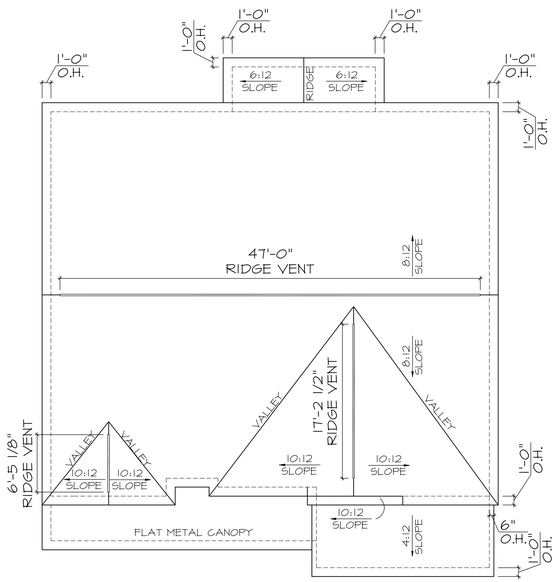
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6




## FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C3"

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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

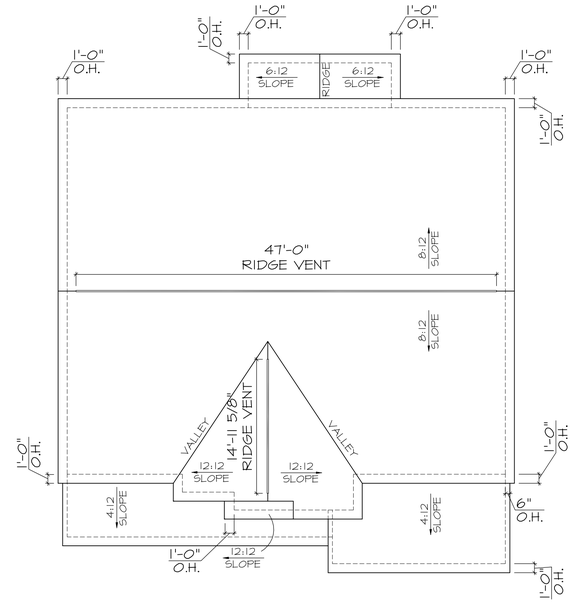
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




## FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C4"

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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

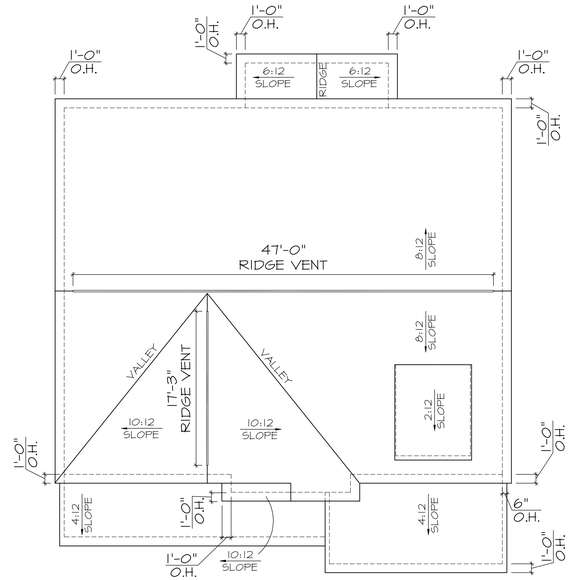
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8




## FRONT ELEVATION "TI"

### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "TI"

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| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

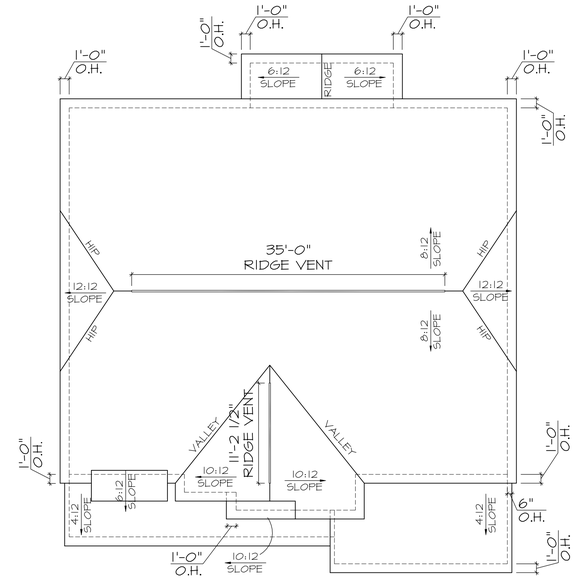
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9




## FRONT ELEVATION "T2"

### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T2"

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DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

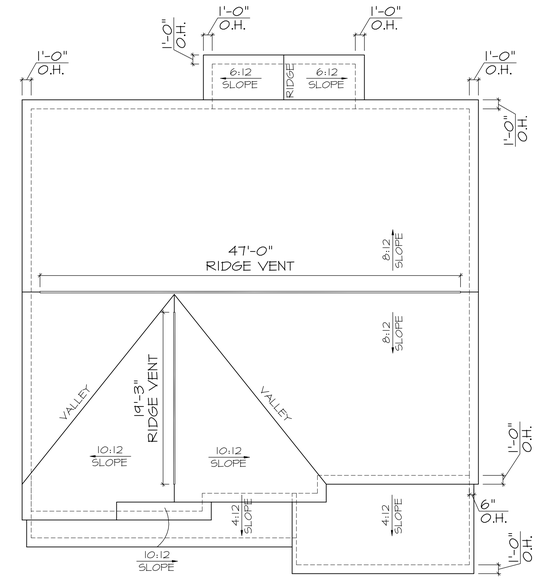
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.10




FRONT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE




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| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

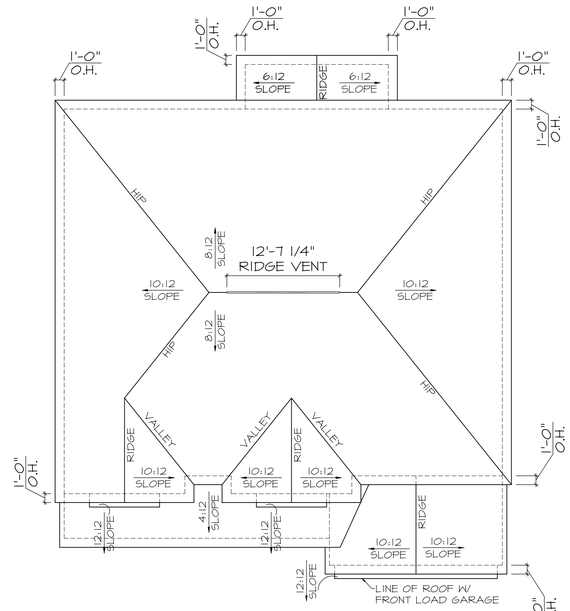
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.11




## FRONT ELEVATION "T4"
### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T4"

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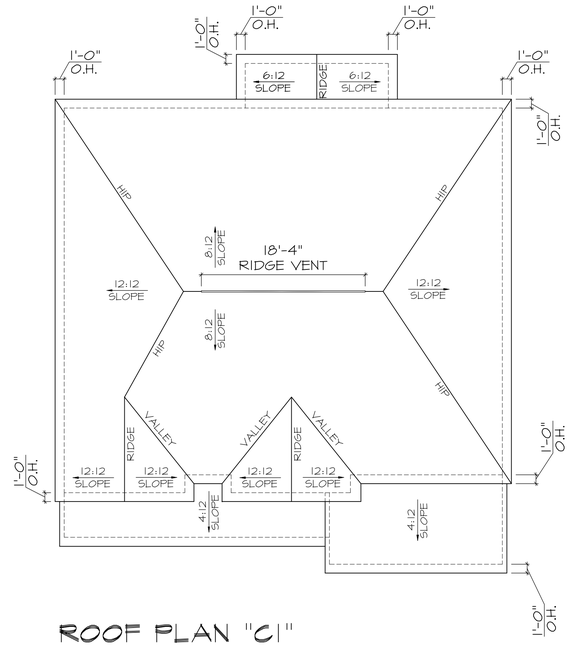
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|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




## FRONT ELEVATION "C1"
### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C1"

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| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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HOUSE NAME: STONEHAVEN II

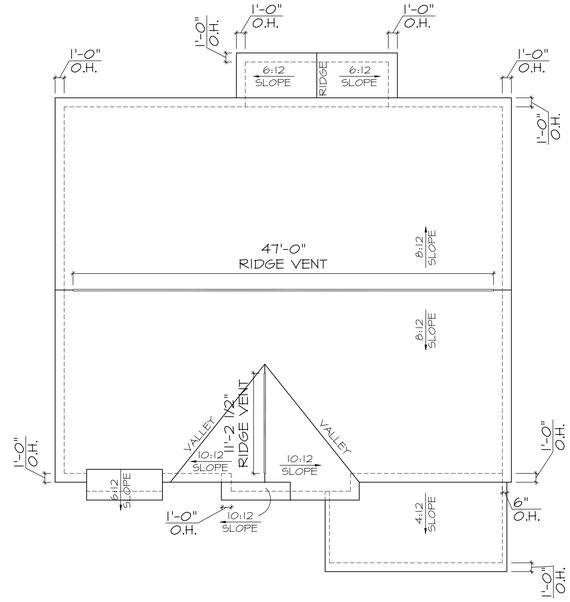
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.13




FRONT ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE




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| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

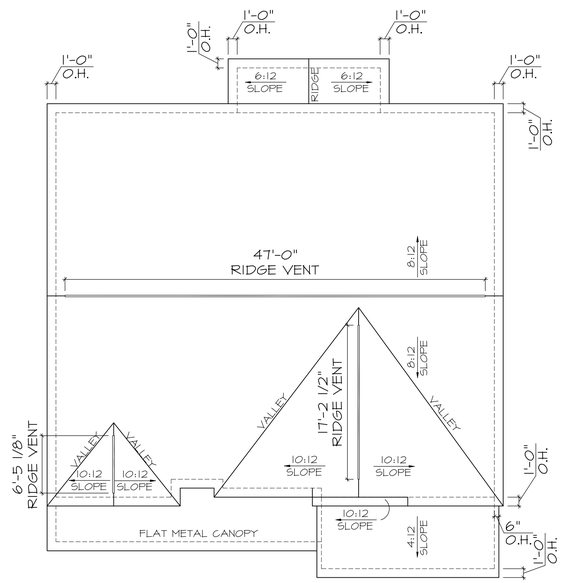
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




## FRONT ELEVATION "C3"

### W/ 2-CAR FRONT-LOAD GARAGE




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| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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HOUSE NAME: STONEHAVEN II

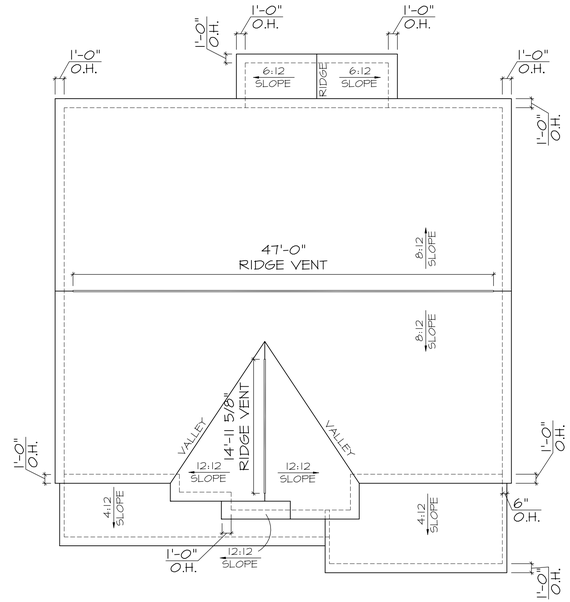
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




## FRONT ELEVATION "C4"

### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C4"

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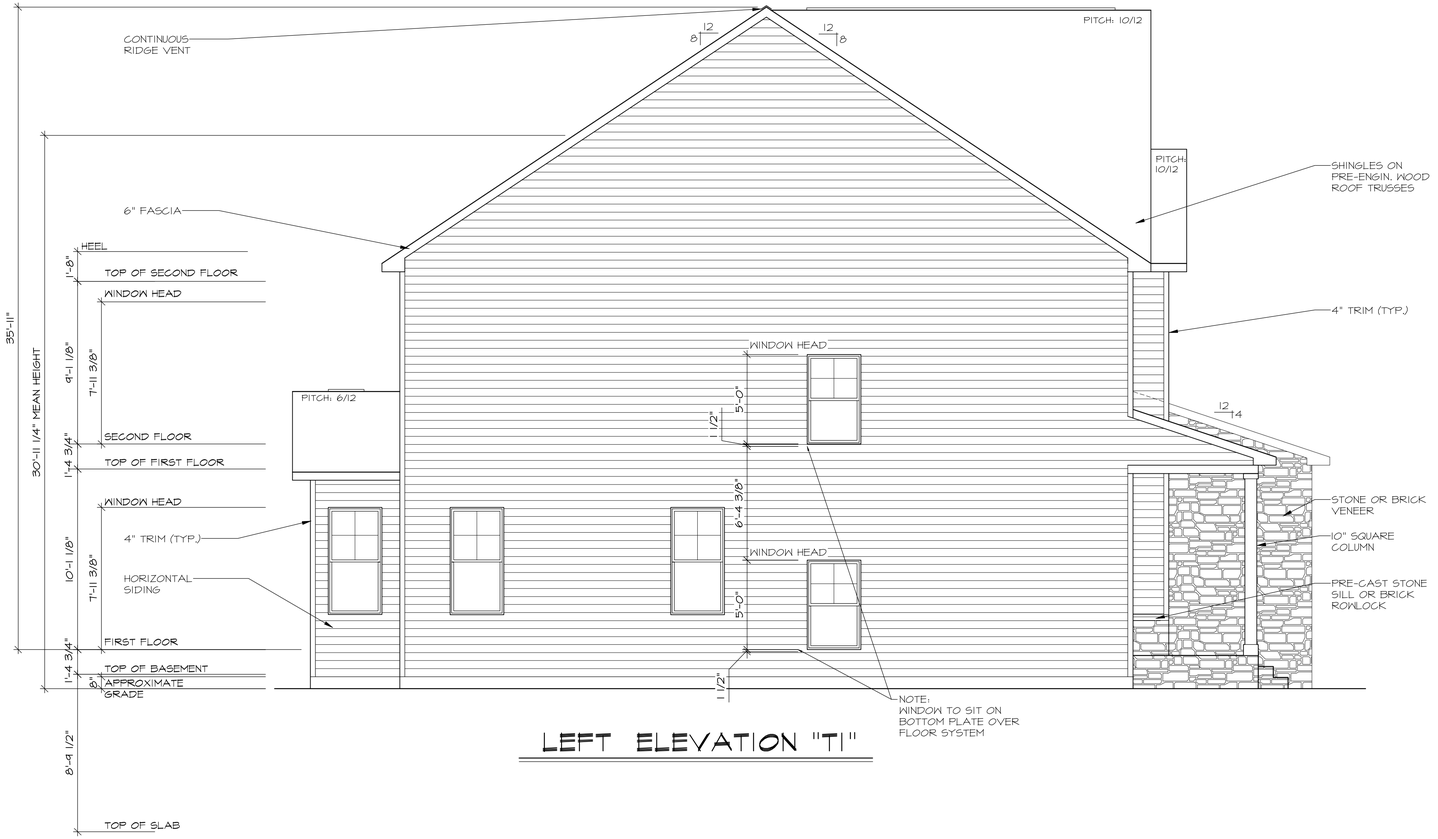
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| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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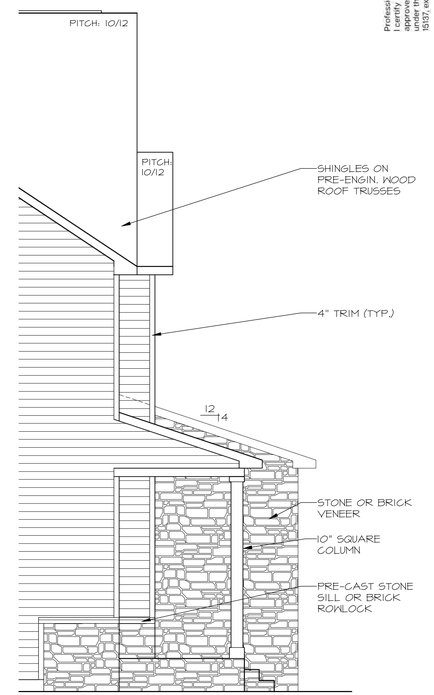
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.16




LEFT ELEVATION "T|"




LEFT ELEVATION "T|"

W/ OPT. HI-VIZ

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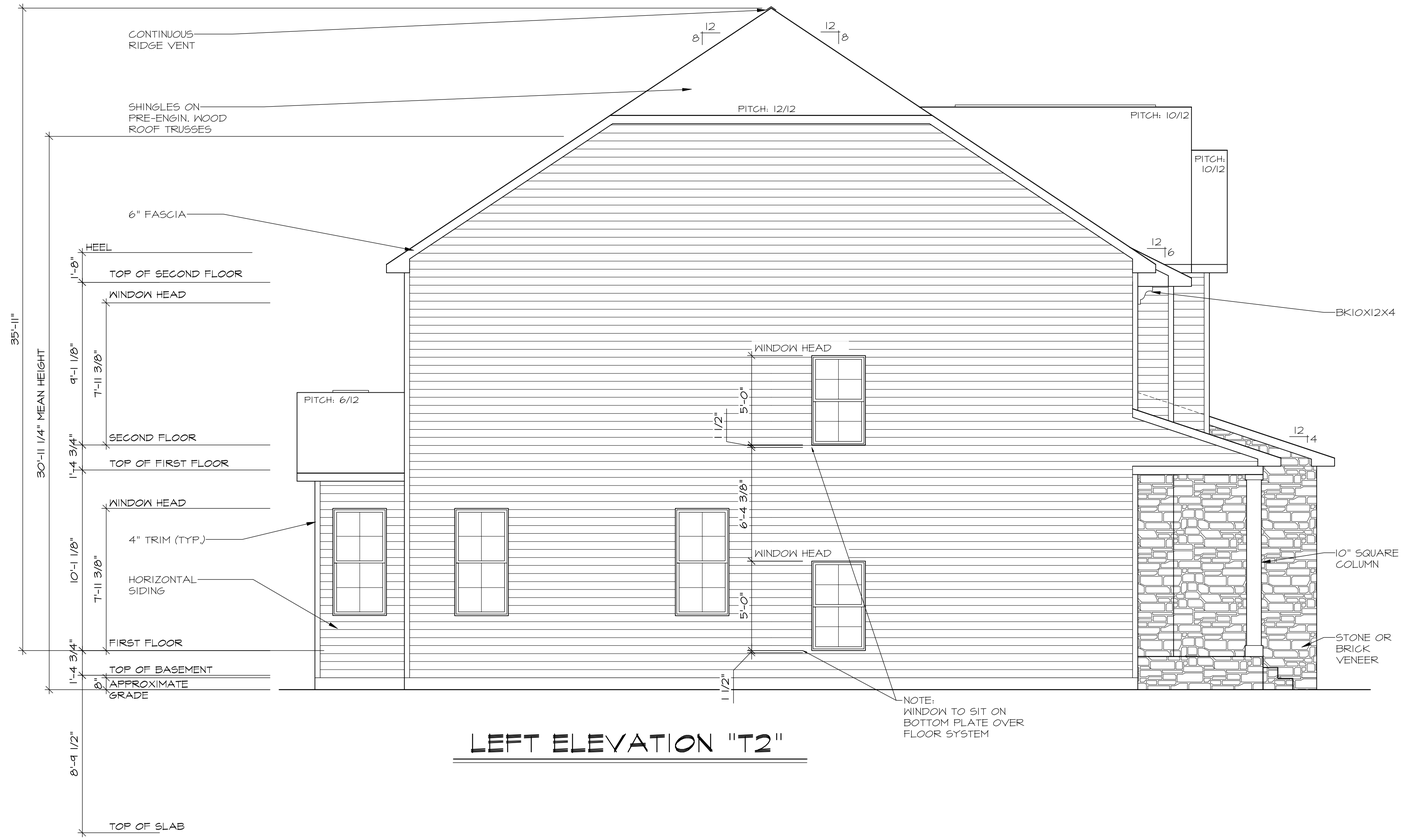
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| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

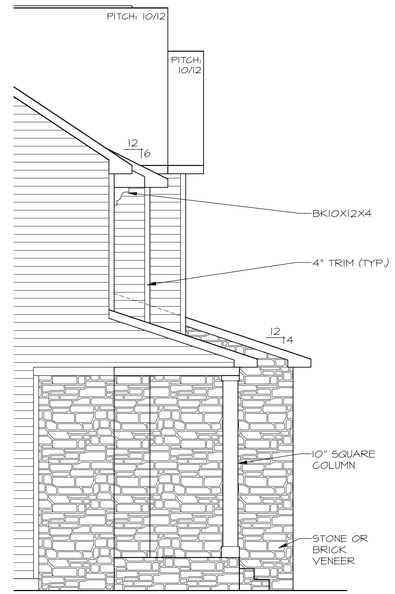
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.1




LEFT ELEVATION "T2"




LEFT ELEVATION "T2"
W/ OPT. HI-VIZ

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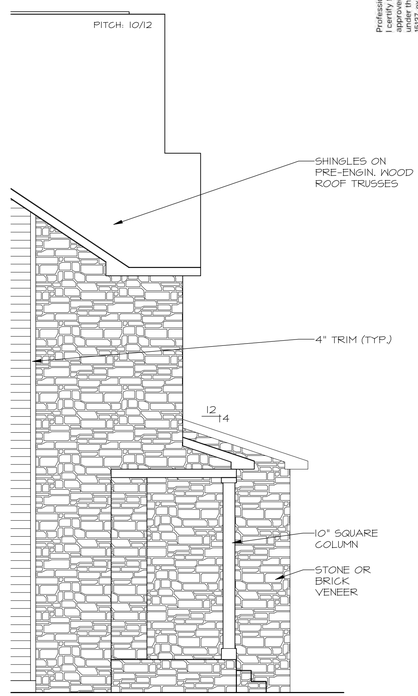
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.2




LEFT ELEVATION "T3"




LEFT ELEVATION "T3"
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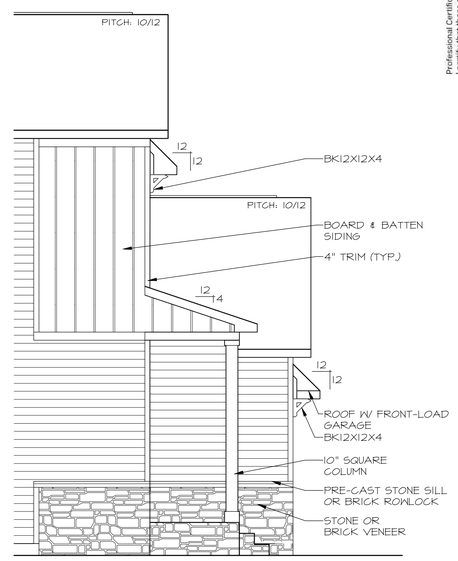
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

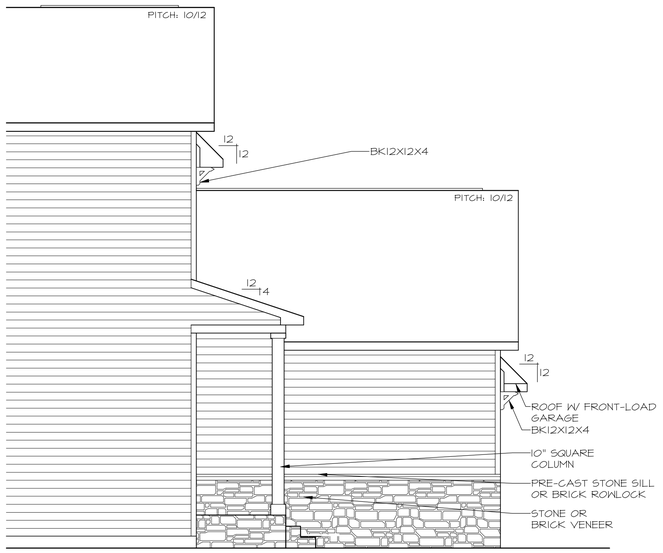
SHEET No.
A.2.3



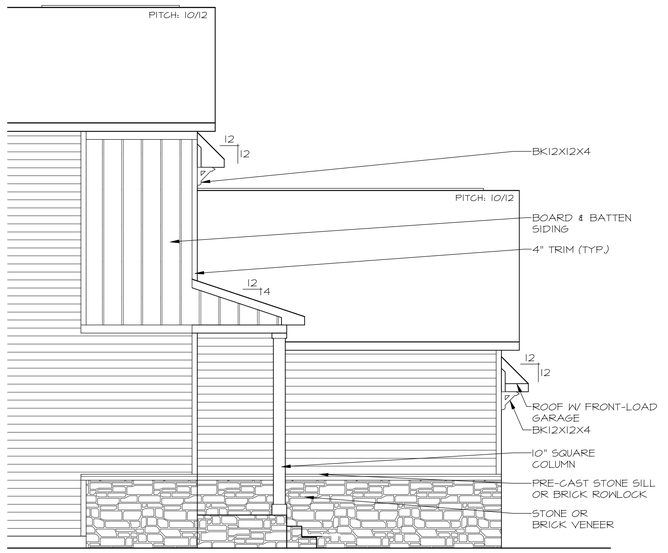

## LEFT ELEVATION "T4"




## LEFT ELEVATION "T4"
W/ OPT. HI-VIZ




## LEFT ELEVATION "T4"
W/ OPT. 3-CAR SIDE-LOAD GARAGE




## LEFT ELEVATION "T4"
W/ OPT. HI-VIZ
W/ OPT. 3-CAR SIDE-LOAD GARAGE

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WADE ARCHITECTURE
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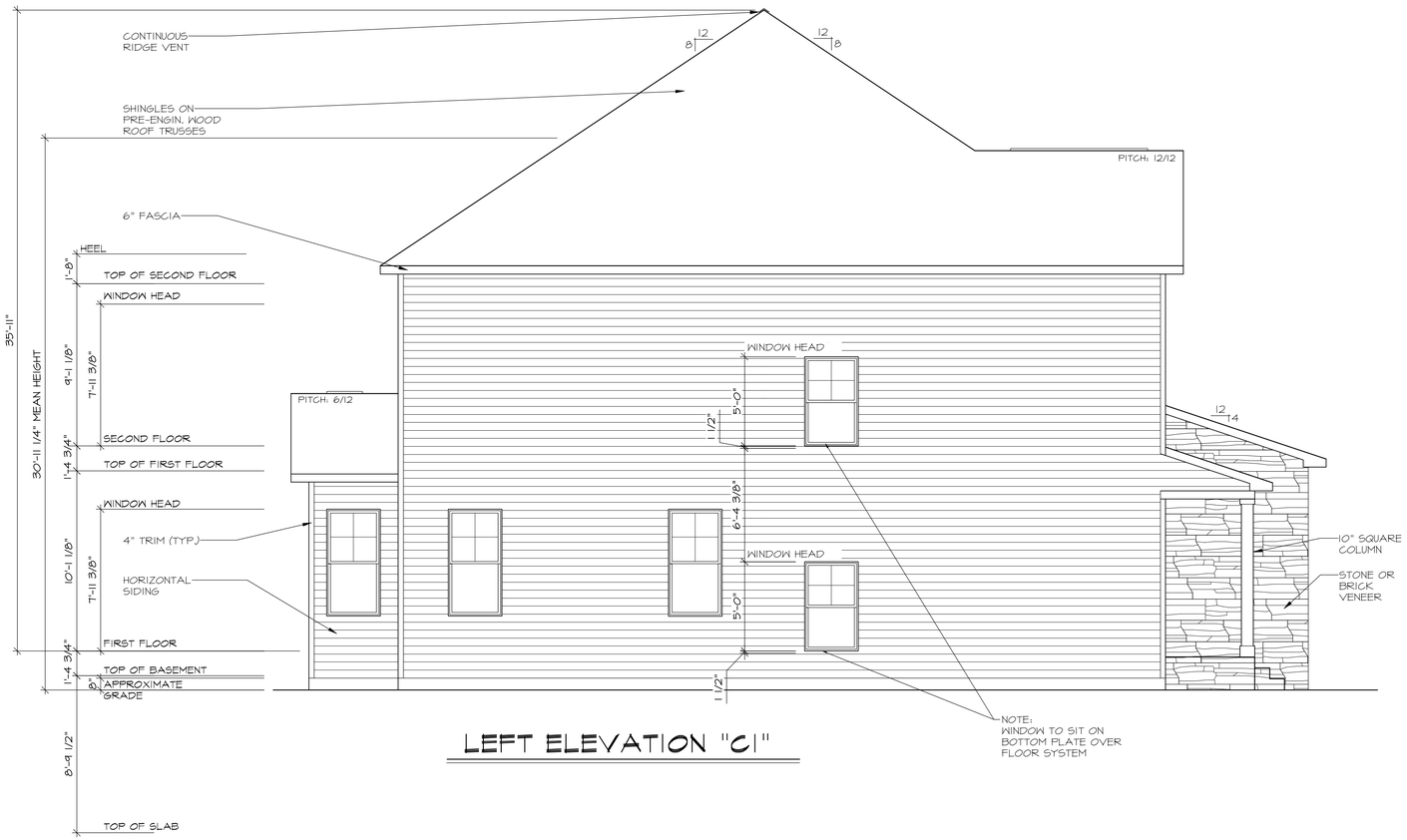
D·R·HORTON® America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

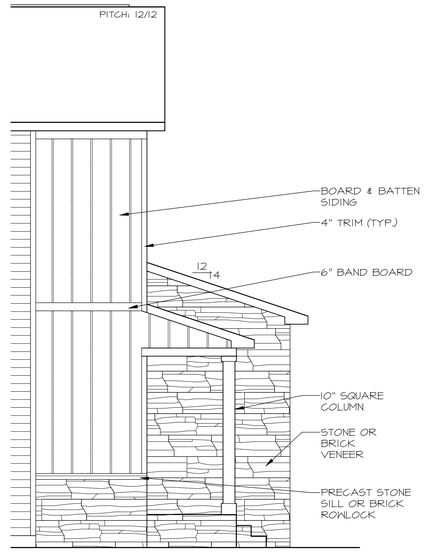
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION "C1"




LEFT ELEVATION "C1"
W/ OPT. HI-VIZ

Professional Certification:
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ARCHITECT

11/19/2024

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HAGERSTOWN, MD 240-452-4638

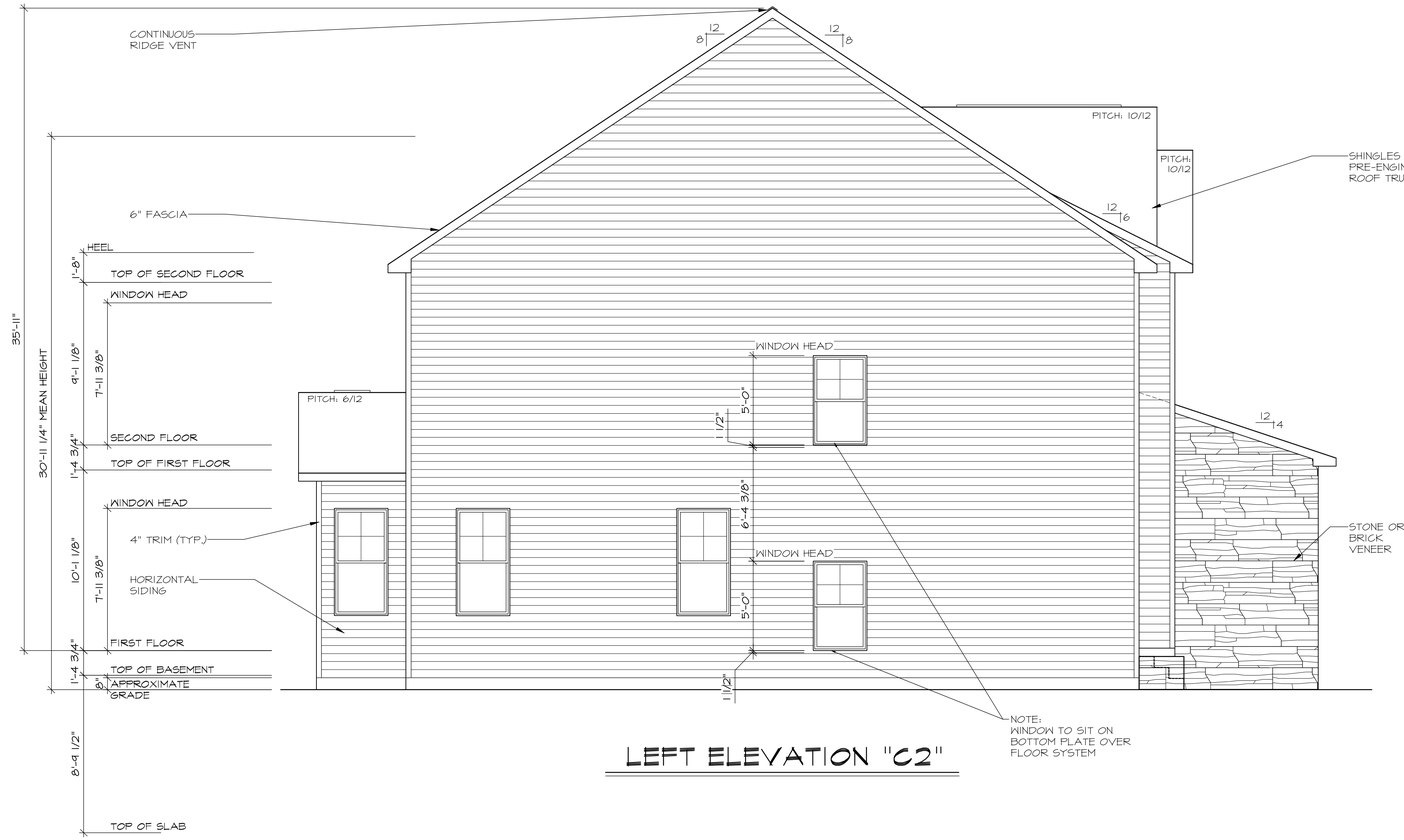
D·R·HORTON®
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

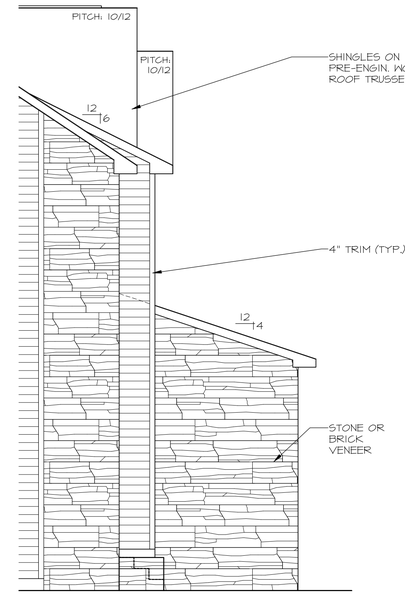
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




LEFT ELEVATION "C2"




LEFT ELEVATION "C2"
W/ OPT. HI-VIZ

Professional Certification:
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HAGERSTOWN, MD 240-452-4638

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| |
|---|
| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6




LEFT ELEVATION "C3"




LEFT ELEVATION "C3"
W/ OPT. HI-VIZ

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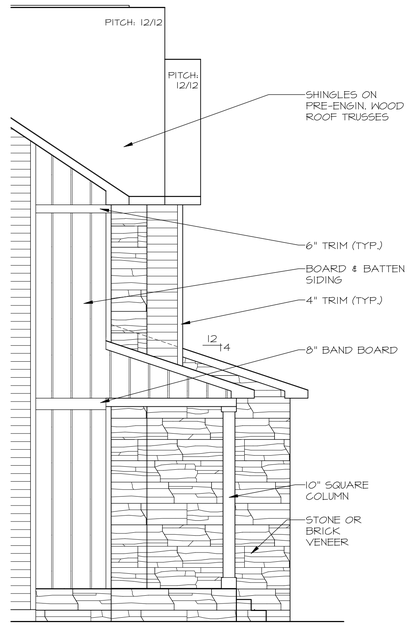
DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7




LEFT ELEVATION "C4"




LEFT ELEVATION "C4"
W/ OPT. HI-VIZ

Professional Certification:
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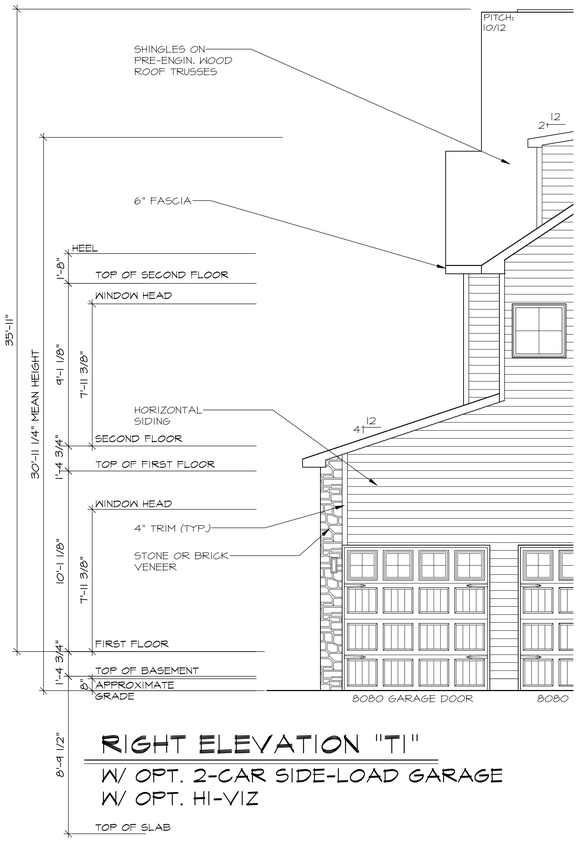
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.8




## RIGHT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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DANIEL W. SMIDEL
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11/19/2024

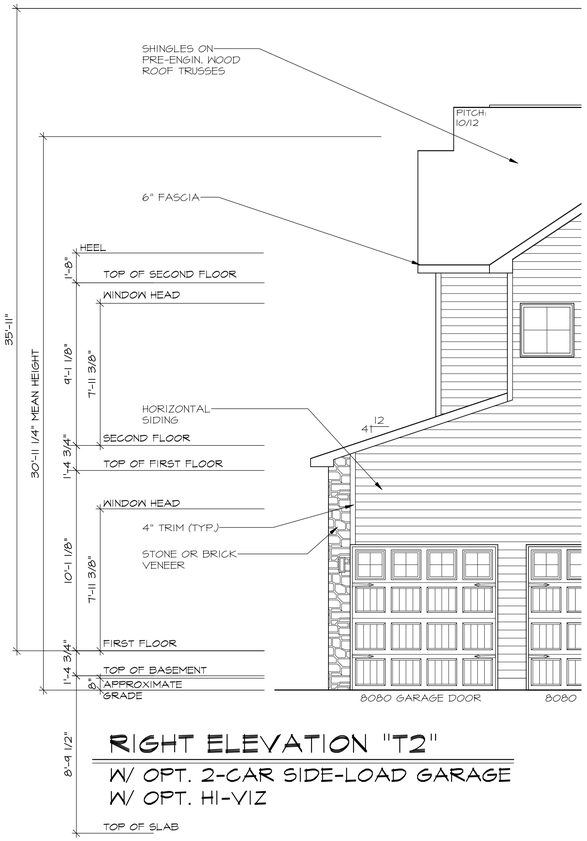
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HAGERSTOWN, MD 240-452-4638

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America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.9




## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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11/19/2024

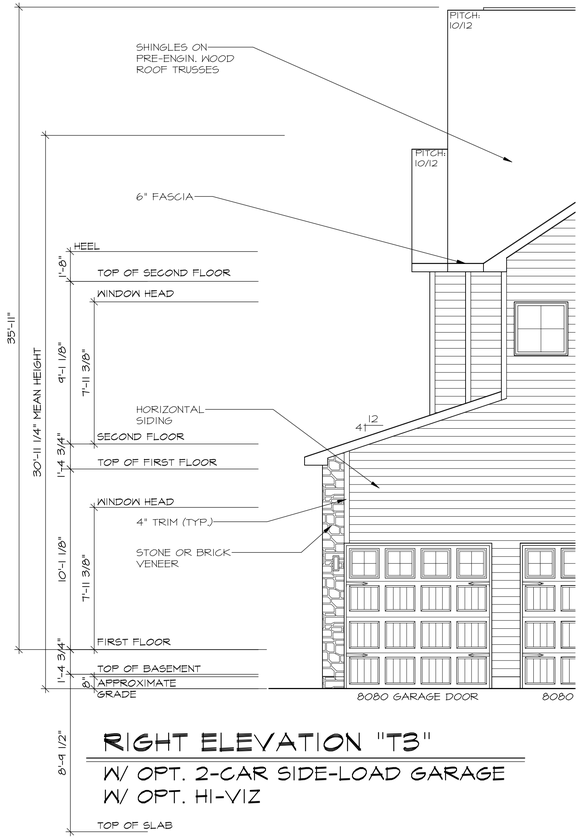
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.10




## RIGHT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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11/19/2024

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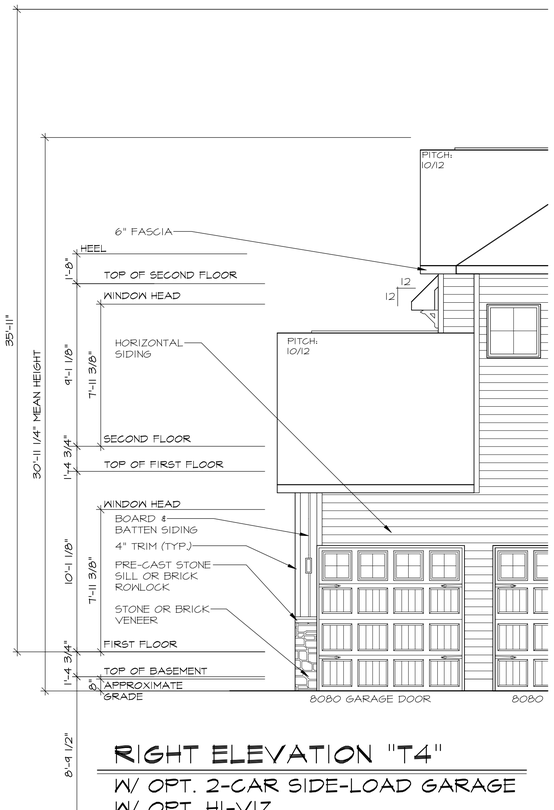
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.11



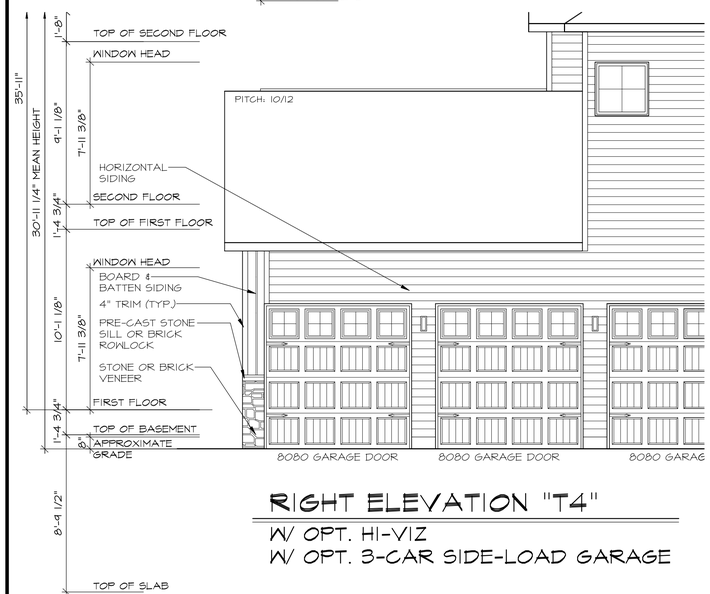

## RIGHT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## RIGHT ELEVATION "T4"

W/ OPT. HI-VIZ
W/ OPT. 3-CAR SIDE-LOAD GARAGE




## RIGHT ELEVATION "T4"

W/ OPT. 3-CAR SIDE-LOAD GARAGE

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11/19/2024

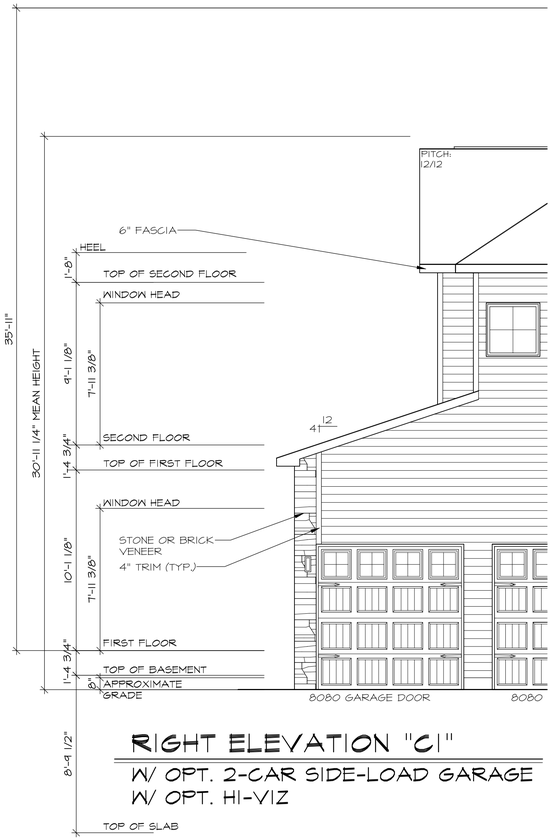
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.12




RIGHT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

W/ OPT. HI-VIZ




RIGHT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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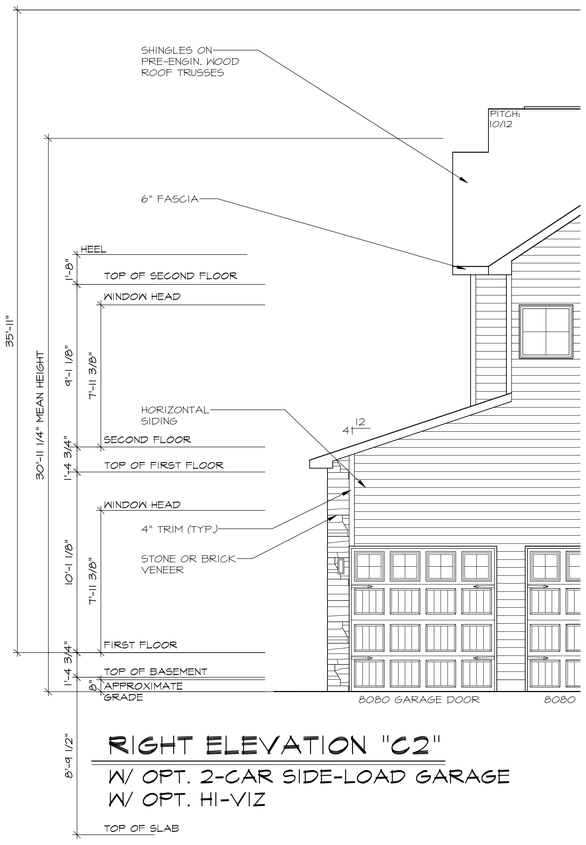
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| |
|---|
| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.13




## RIGHT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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15137
ARCHITECT

11/19/2024

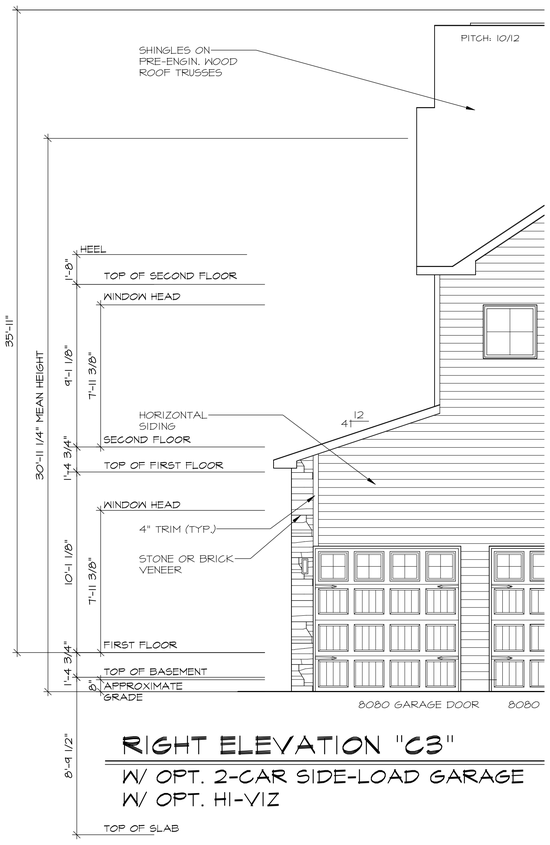
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.14




## RIGHT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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STATE OF MARYLAND
DANIEL W. SMIDEBUSH
15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

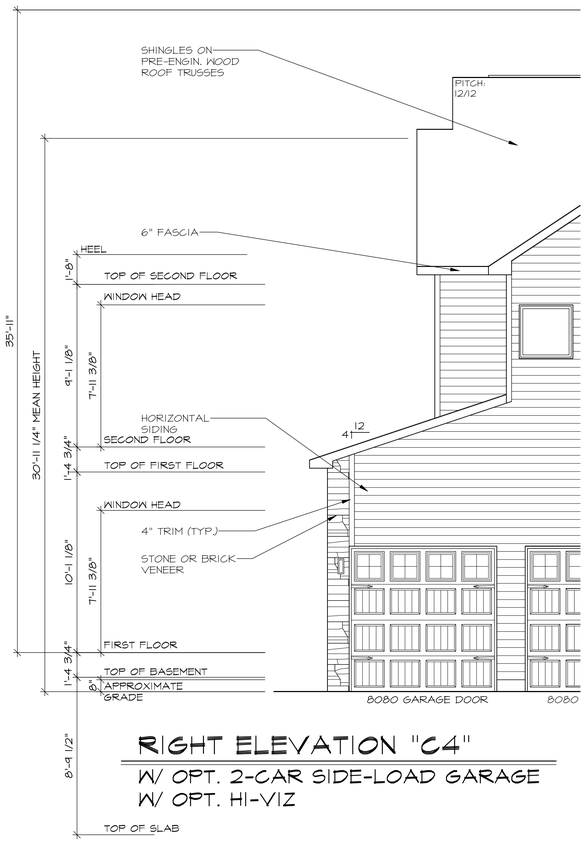
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.15




## RIGHT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

Professional Certification:
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11/19/2024

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HAGERSTOWN, MD 240-452-4638

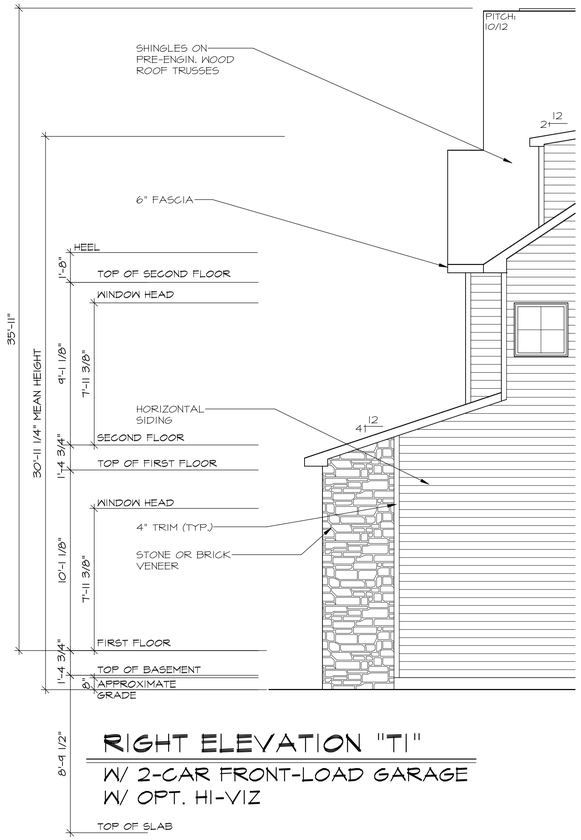
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.16




## RIGHT ELEVATION "T|"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T|"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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DANIEL W. SMIDEL
15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

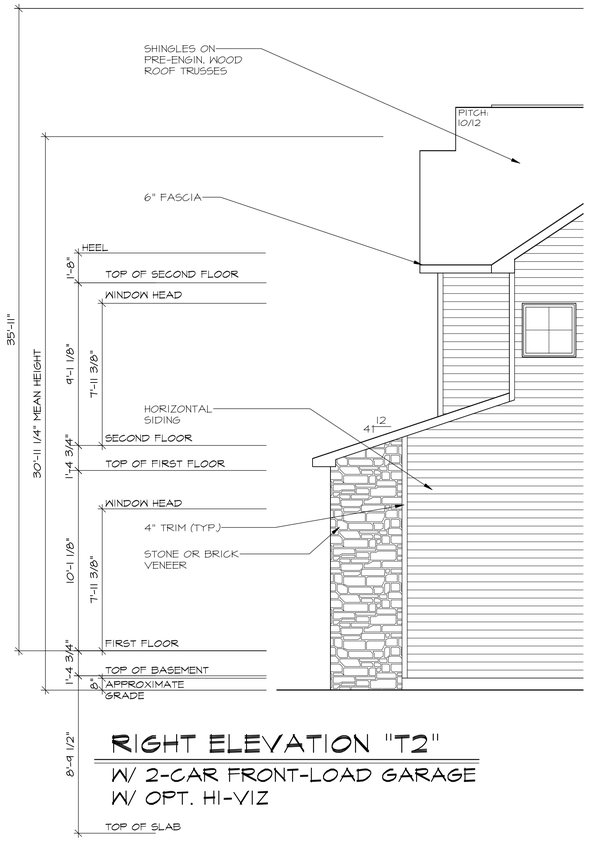
D·R·HORTON®
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

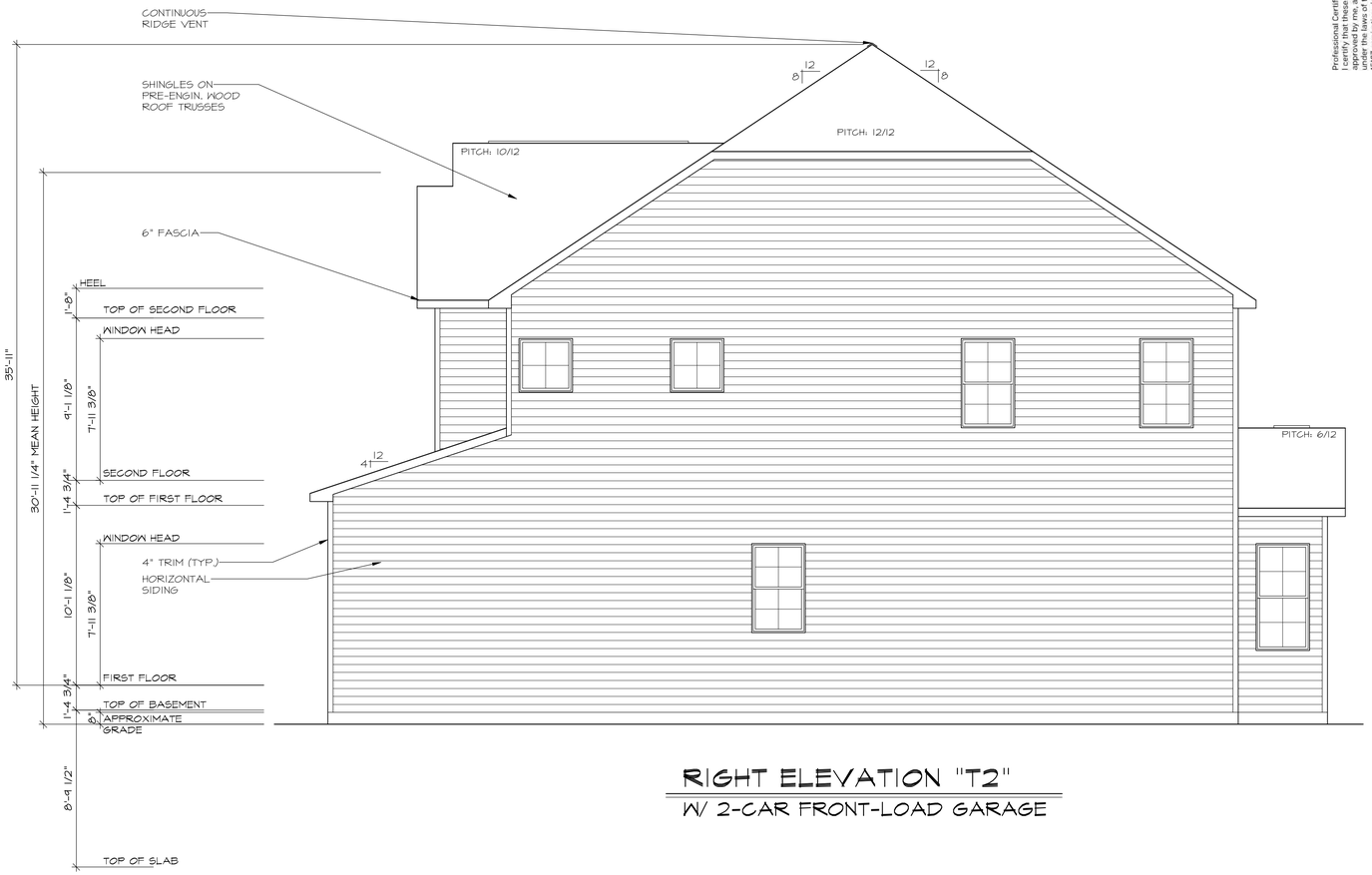
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.17




## RIGHT ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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11/19/2024

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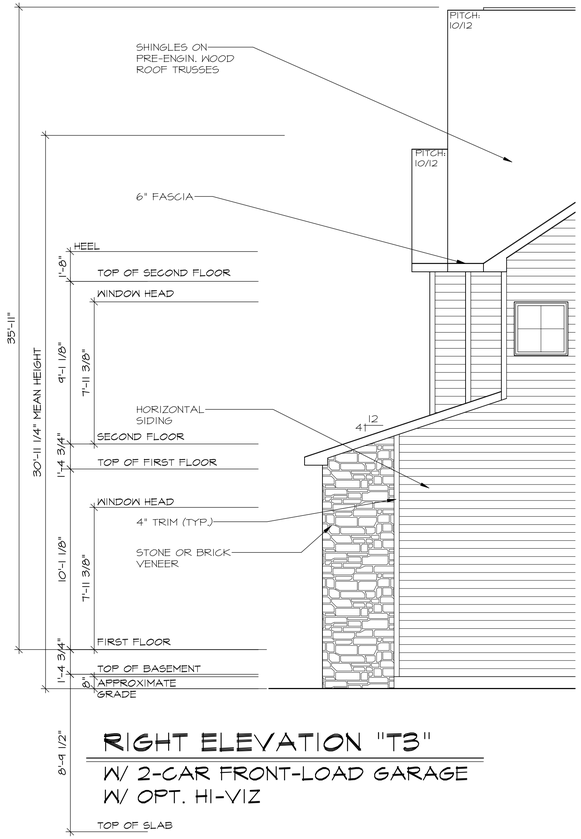
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.18




## RIGHT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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11/19/2024

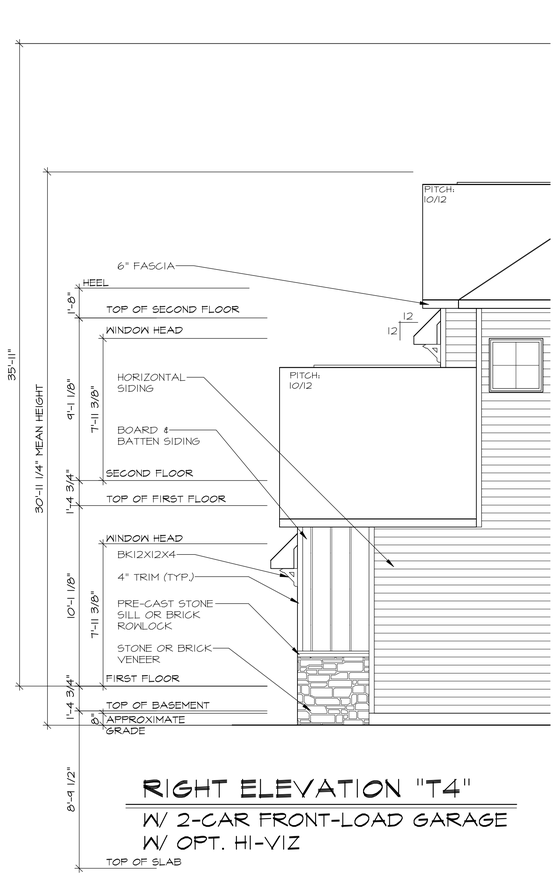
WADE ARCHITECTURE
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

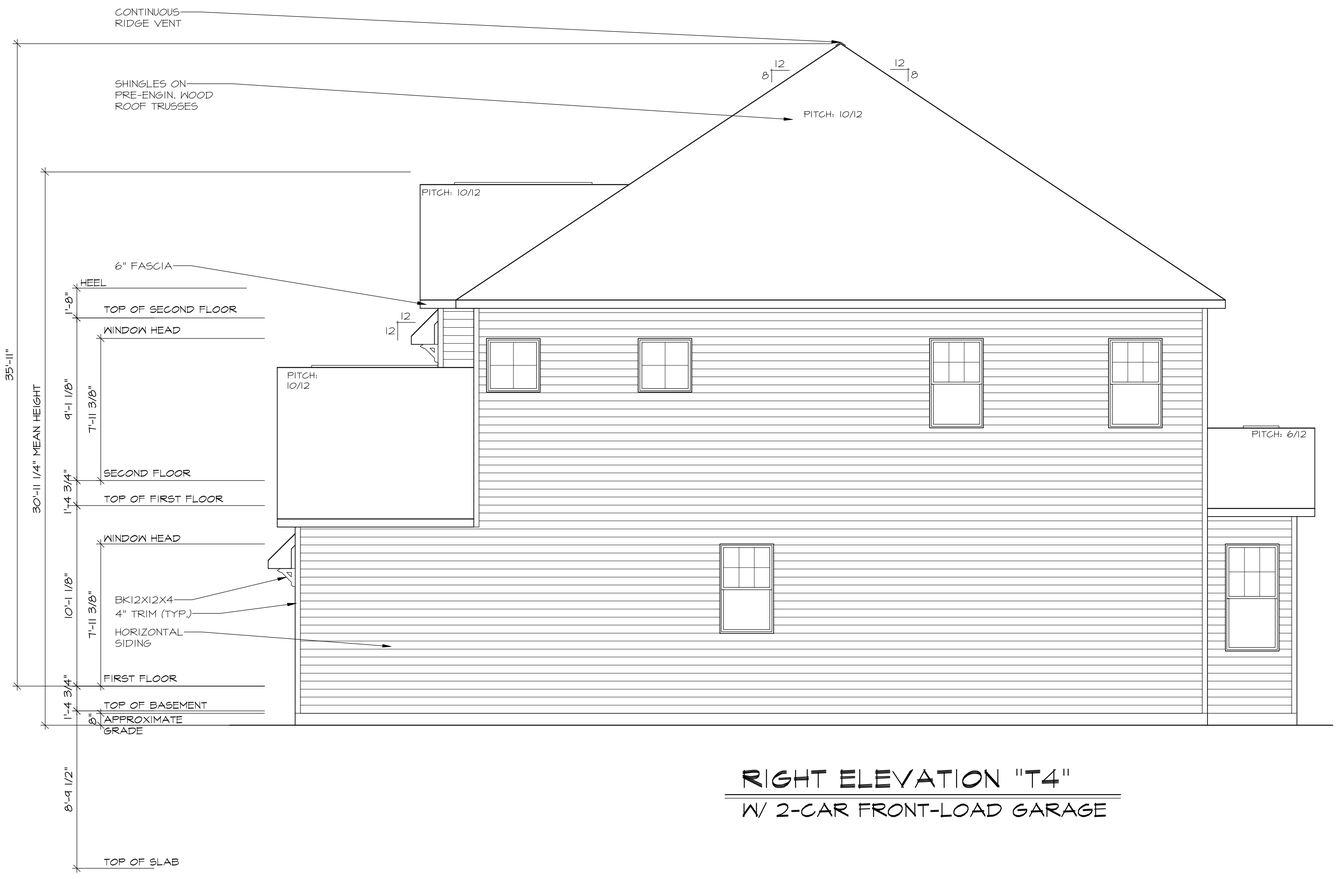
SHEET No.
A.2.19




RIGHT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE

W/ OPT. HI-VIZ




RIGHT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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STATE OF MARYLAND
DANIEL W. SMIDEBUSH
15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

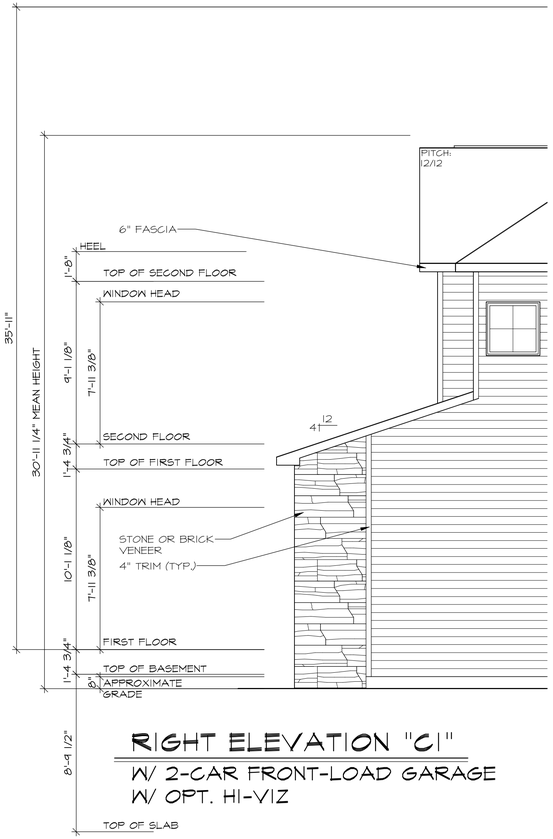
D·R·HORTON®
America's Builder

| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

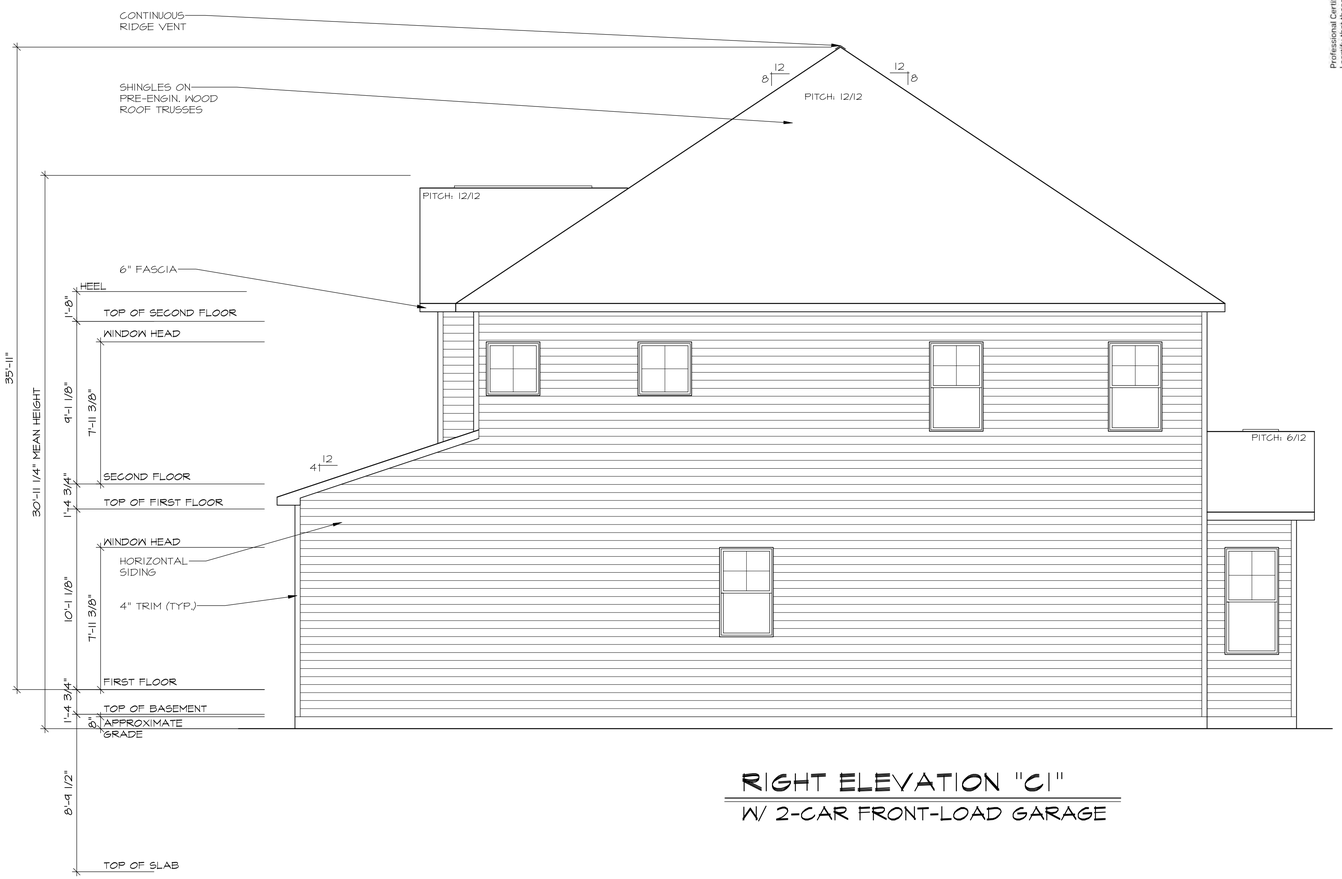
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.20




## RIGHT ELEVATION "C1"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C1"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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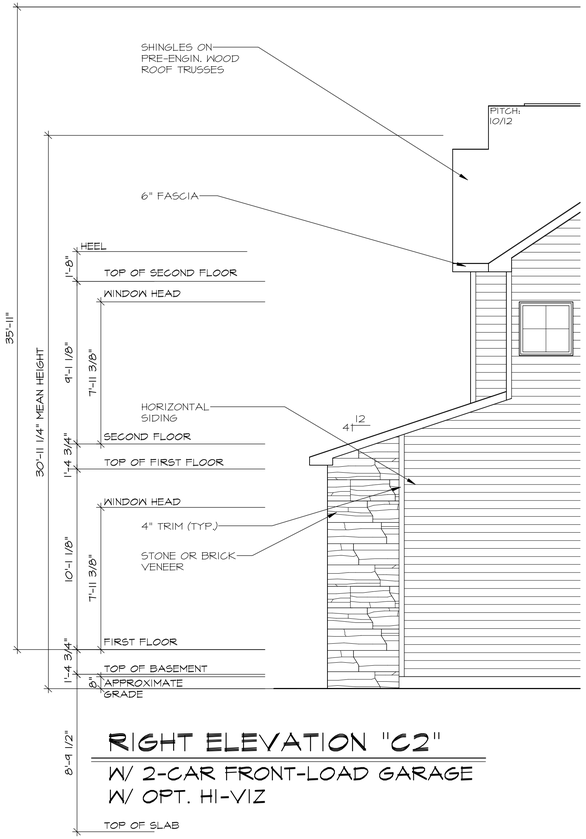
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

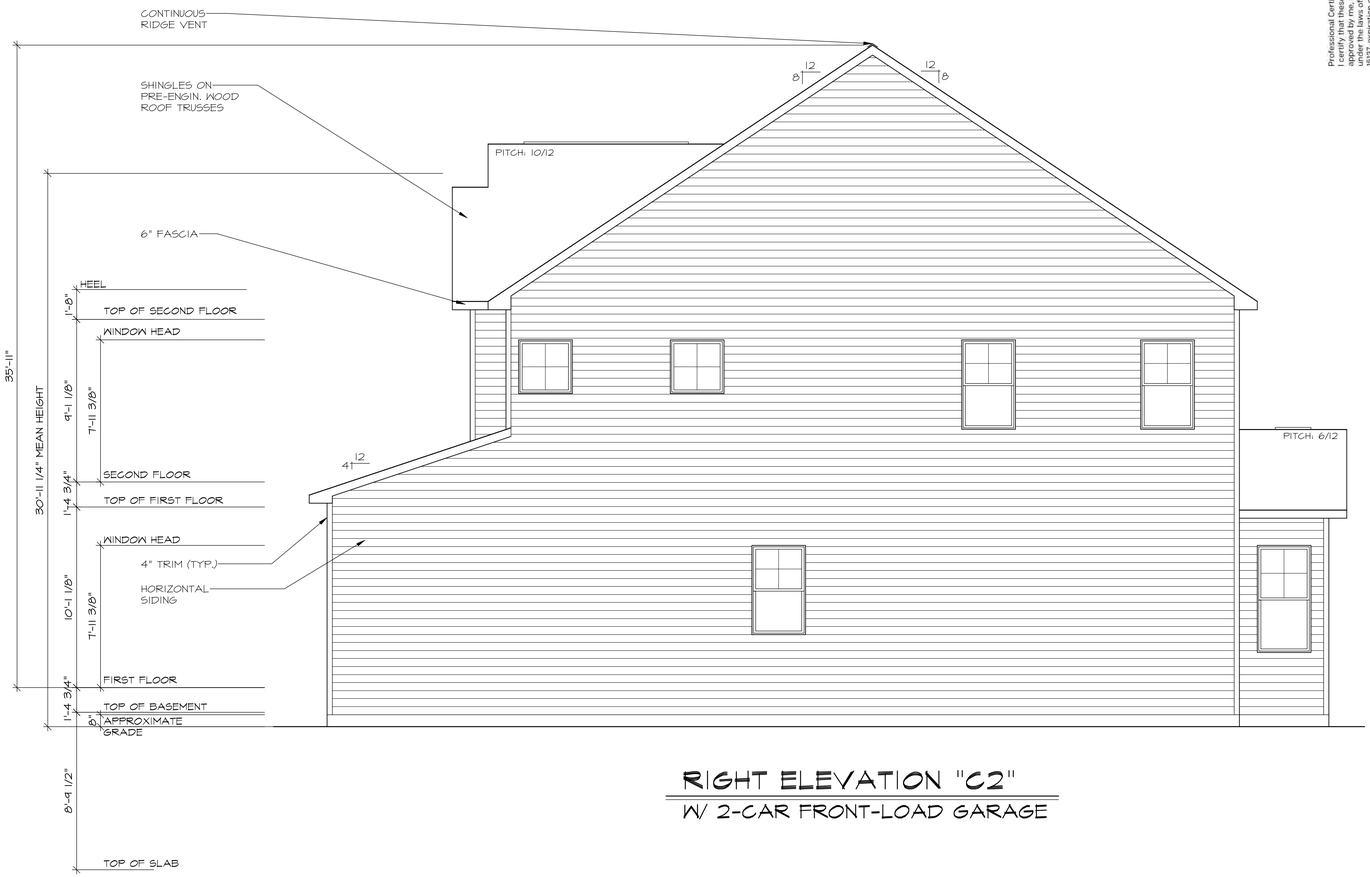
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.2




## RIGHT ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE

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ARCHITECT

11/19/2024

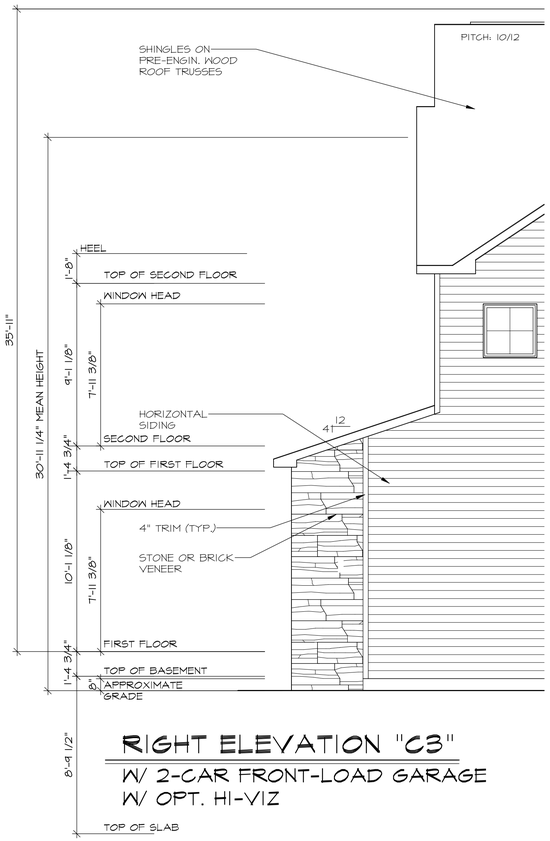
WADE ARCHITECTURE
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|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

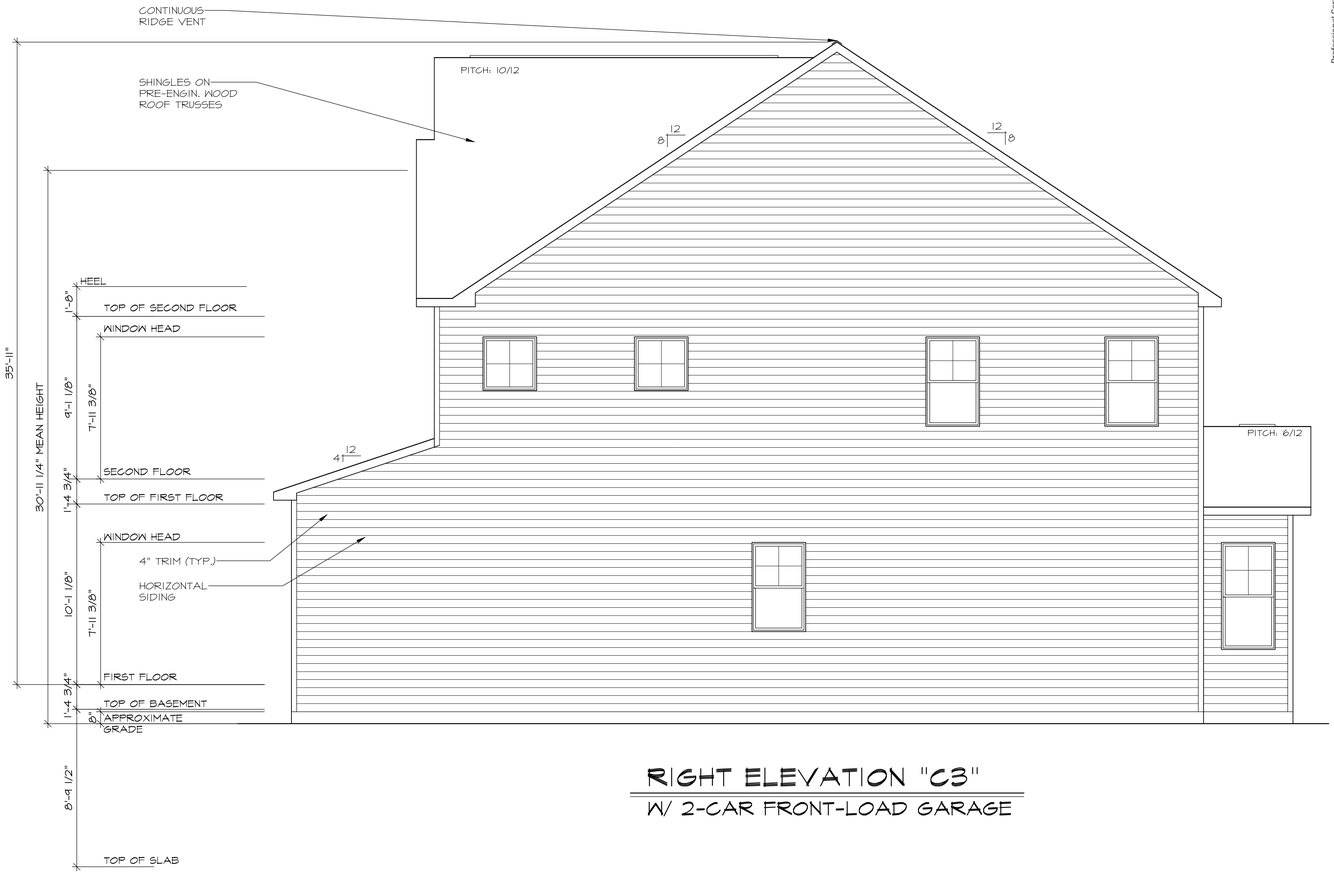
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.22




## RIGHT ELEVATION "C3"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C3"

W/ 2-CAR FRONT-LOAD GARAGE

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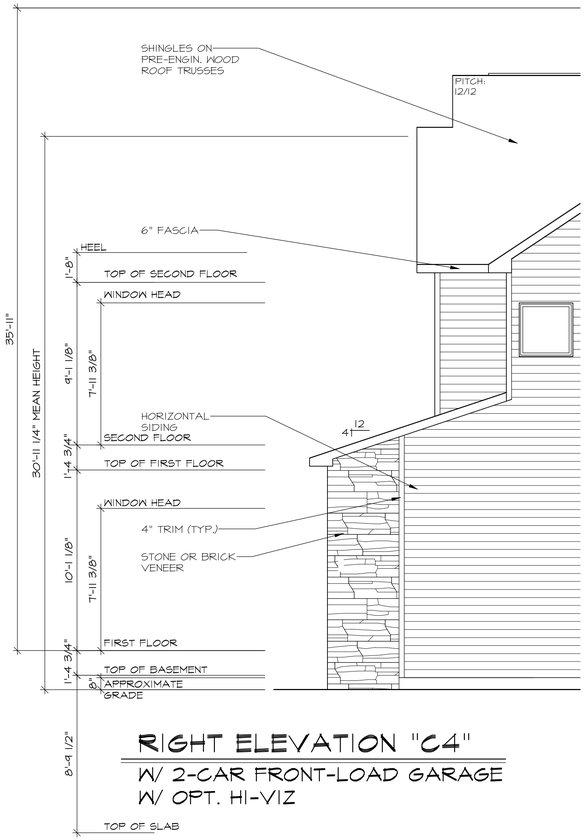
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| |
|---|
| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

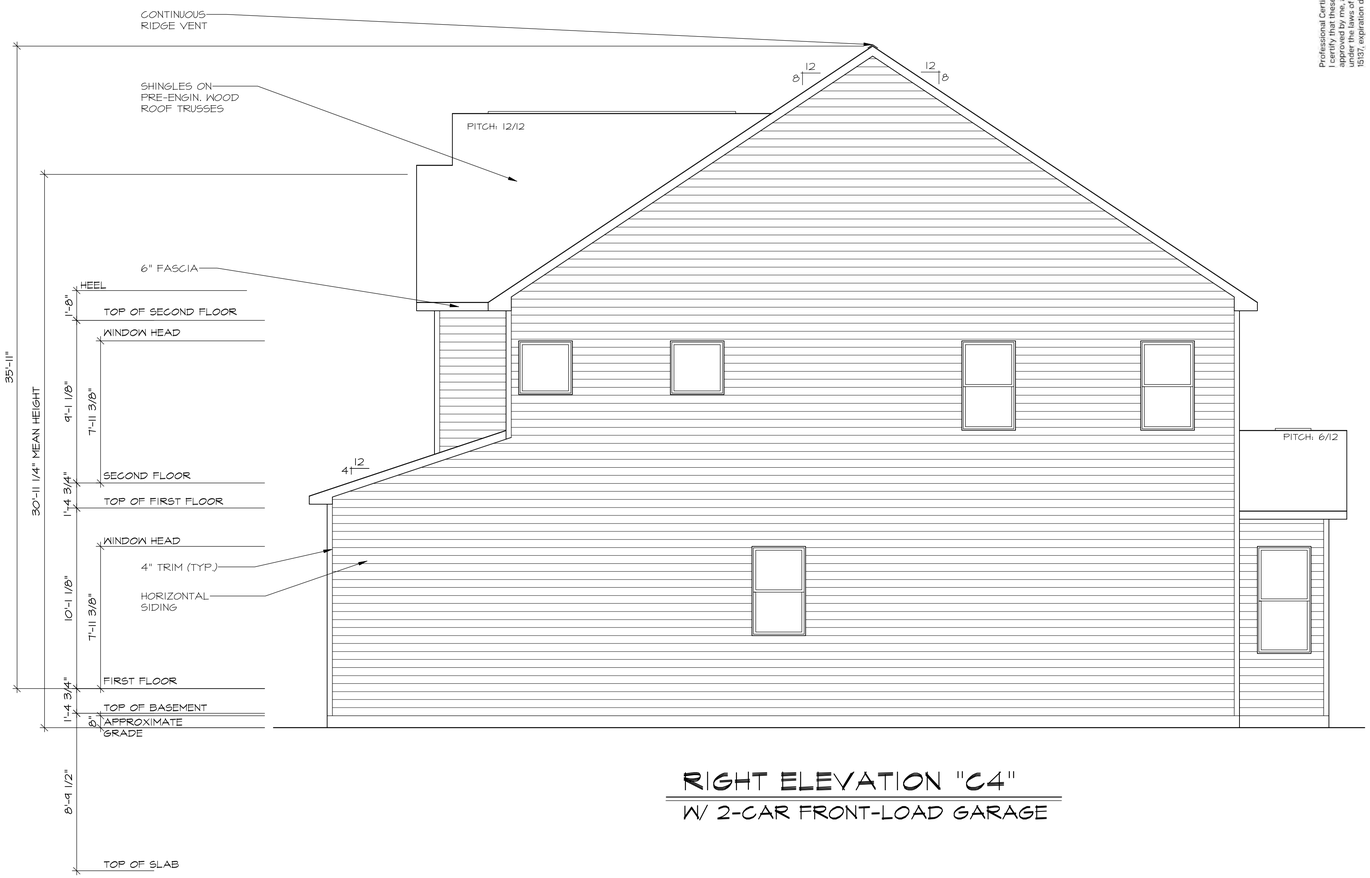
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.23




## RIGHT ELEVATION "C4"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C4"

W/ 2-CAR FRONT-LOAD GARAGE

Professional Certification:
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

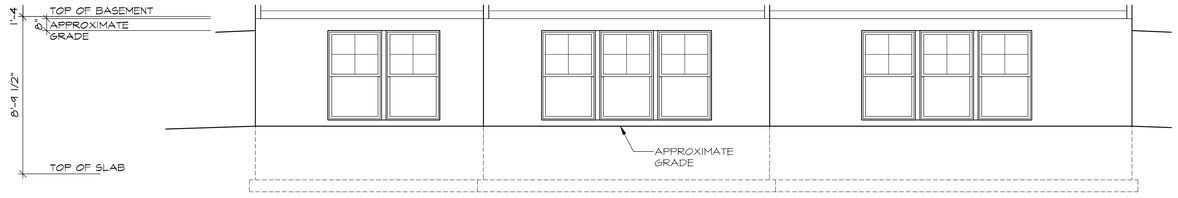
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.24

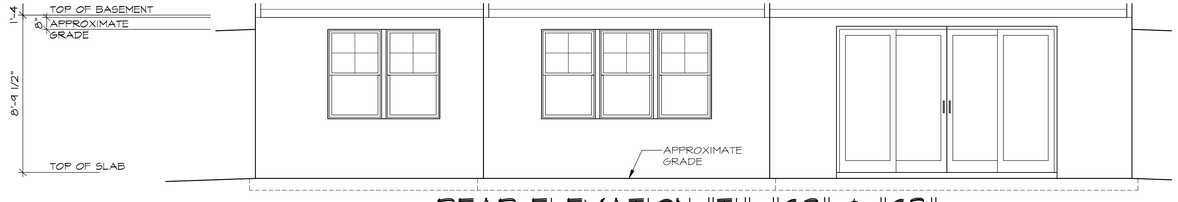



REAR ELEVATION "T1", "C2" & "C3"




REAR ELEVATION "T1", "C2" & "C3"

W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T1", "C2" & "C3"

W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

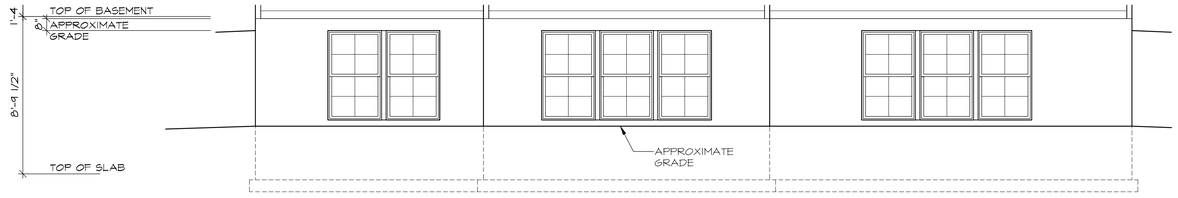
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: REAR ELEVATIONS

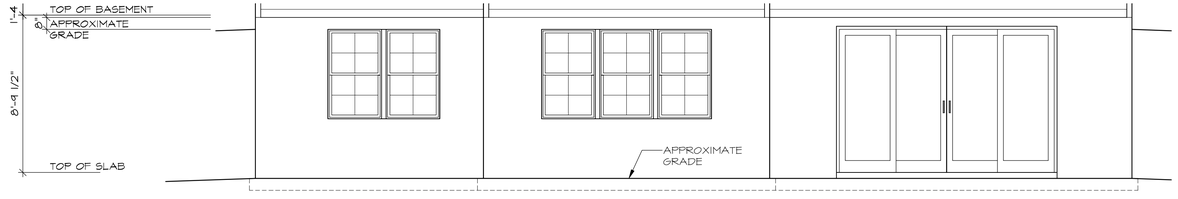
SHEET No. A.2.25




REAR ELEVATION "T2"




REAR ELEVATION "T2"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T2"
W/ OPT. WALK-OUT BASEMENT

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|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.26




REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

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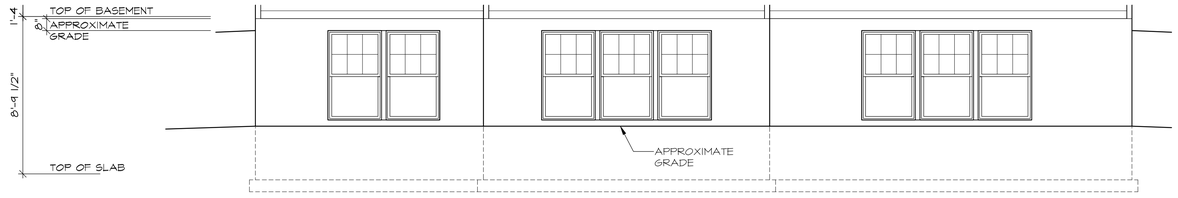
| | |
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

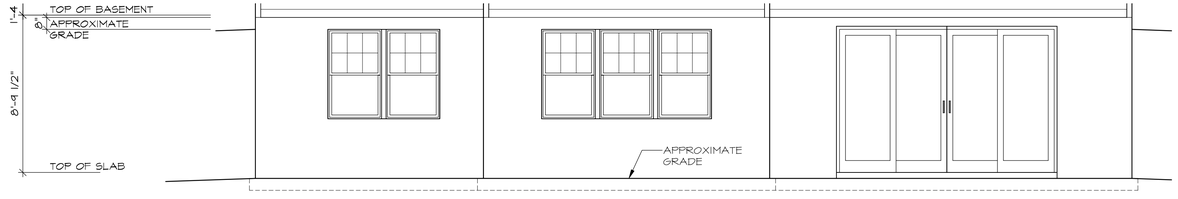
SHEET No.
A.2.27




REAR ELEVATION "T4"




REAR ELEVATION "T4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T4"
W/ OPT. WALK-OUT BASEMENT

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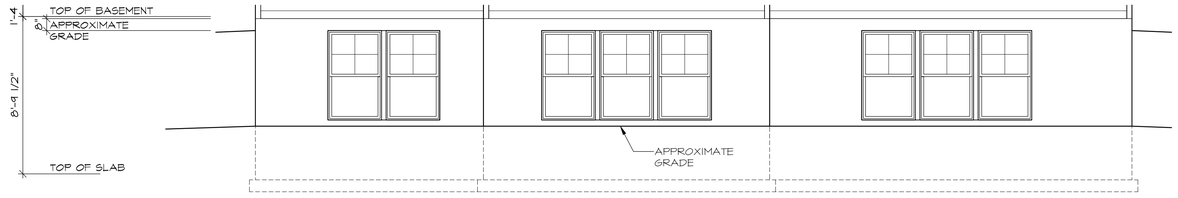
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|---|
| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

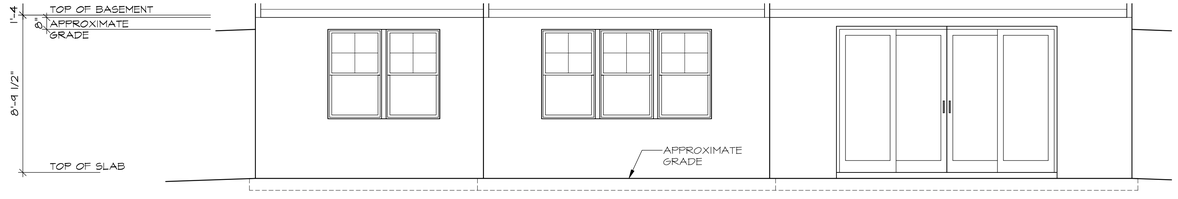
SHEET No.
A.2.28




REAR ELEVATION "C1"




REAR ELEVATION "C1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C1"
W/ OPT. WALK-OUT BASEMENT

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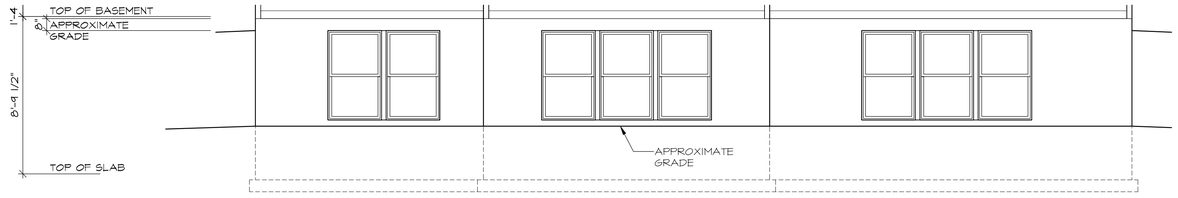
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|---|
| DRAWN BY: D. WILL |
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

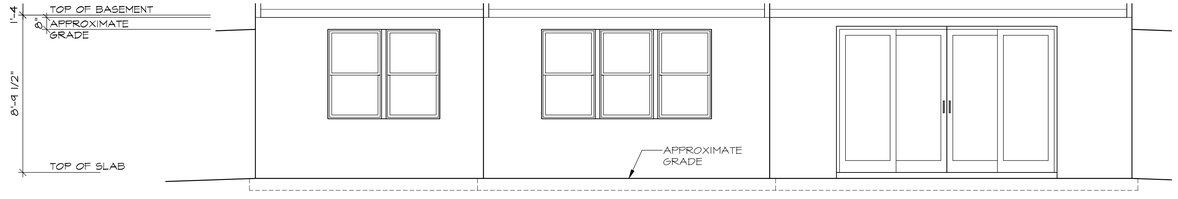
SHEET No.
A.2.29




REAR ELEVATION "C4"




REAR ELEVATION "C4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C4"
W/ OPT. WALK-OUT BASEMENT

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|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.30



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# Stonehaven II

## 49' x 56' Single Family Detached

## Front Elevation

ELEVATION T-2



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# Stonehaven II

## 49' x 56' Single Family Detached

## Left Elevation

ELEVATION T-2



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# Stonehaven II

## 49' x 56' Single Family Detached

## Rear Elevation

ELEVATION T-2



ELEVATION T-2

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# Stonehaven II

## 49' x 56' Single Family Detached

## Right Elevation



ELEVATION B-4

# Summit

## 39’ x 49’ Single Family Detached

## Front Elevation

NOTE: A wide range of color renderings for the Umbrella Architecture submittal has been provided that shows the intent and character of the project. For additional information, please see color palette exhibit and black and white elevations which include material callouts.



NOT FOR CONSTRUCTION



# Summit

ELEVATION B-4

## 39' x 49' Single Family Detached

## Left Side Elevation - High Visibility at Optional First Floor Brick



NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Summit

ELEVATION B-4

## 39' x 49' Single Family Detached

## Left Side Elevation
(and HI-VIZ)

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America's Builder



NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION B-4

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America's Builder

# Summit

## 39′ x 49′ Single Family Detached
## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Summit

ELEVATION B-4

## 39′ x 49′ Single Family Detached
## Right Side Elevation - High Visibility
## at Optional First Floor Brick

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America's Builder

NOTE: Side and Rear Elevations to match Front Facade Color Palette



# Summit

## 39′ x 49′ Single Family Detached
## Right Side Elevation

ELEVATION B-4

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America's Builder



NOTE: Side and Rear Elevations to match Front Facade Color Palette

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

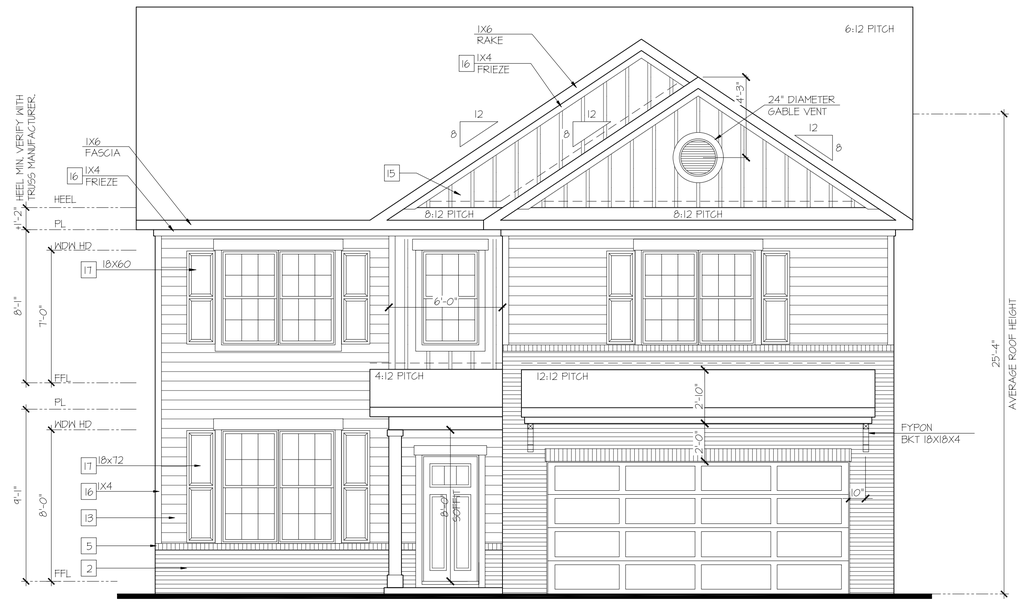
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

**PROFESSIONAL SEAL:**

**PROJECT TITLE:**

**40' Series Summit 'D403'**

**Prince George's County**

**PROJECT NO:** GMD-GAI6082.1

**SHEET TITLE:** FRONT ELEVATIONS

**PRINT DATE:**

March 28, 2025

**SHEET NO:**

1

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# Front Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




# Front Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

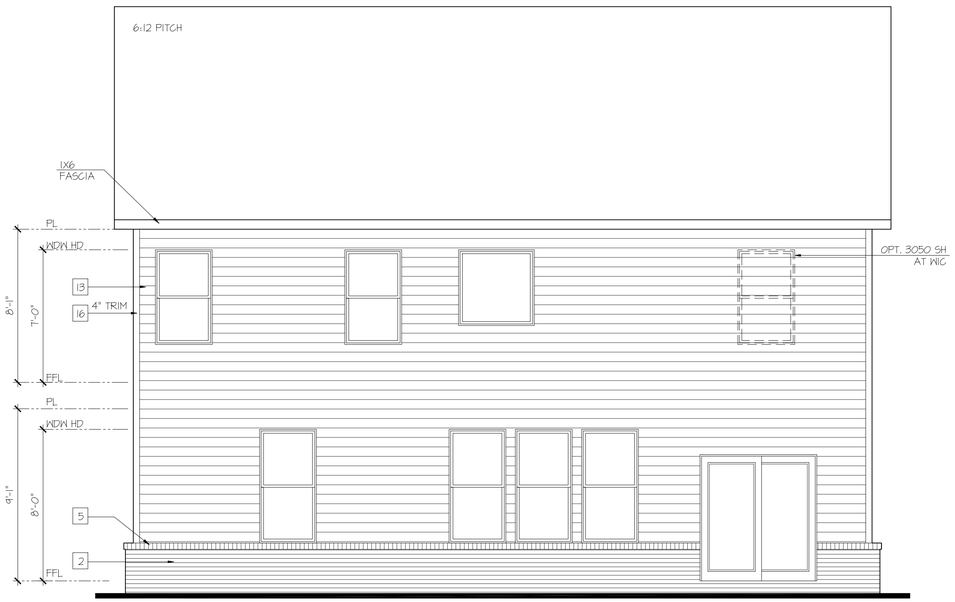
TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

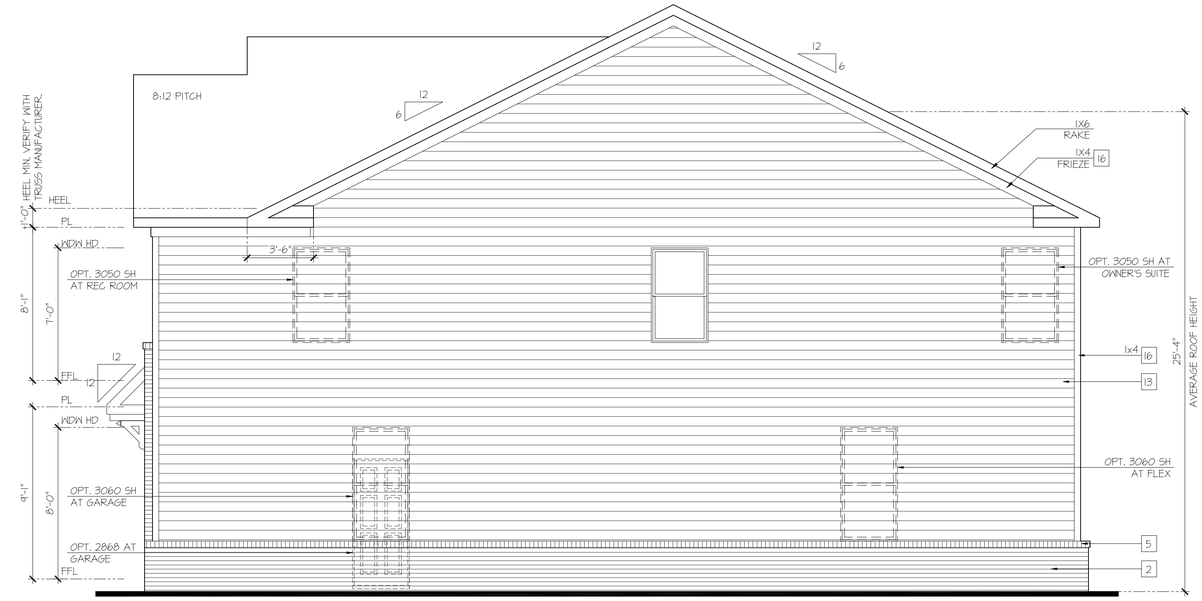
12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



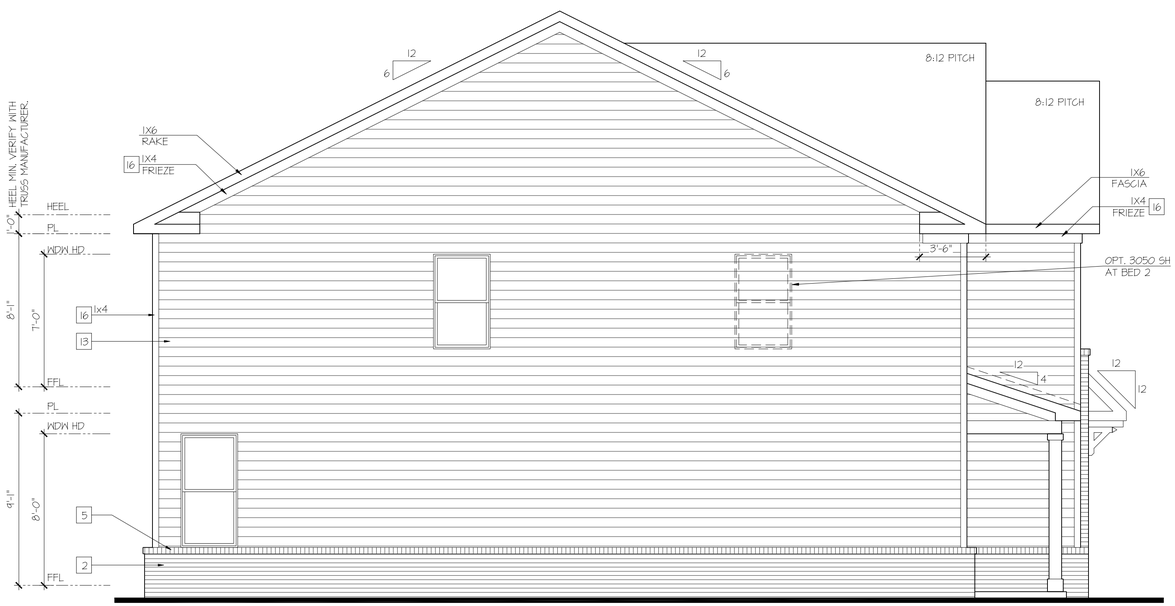

Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

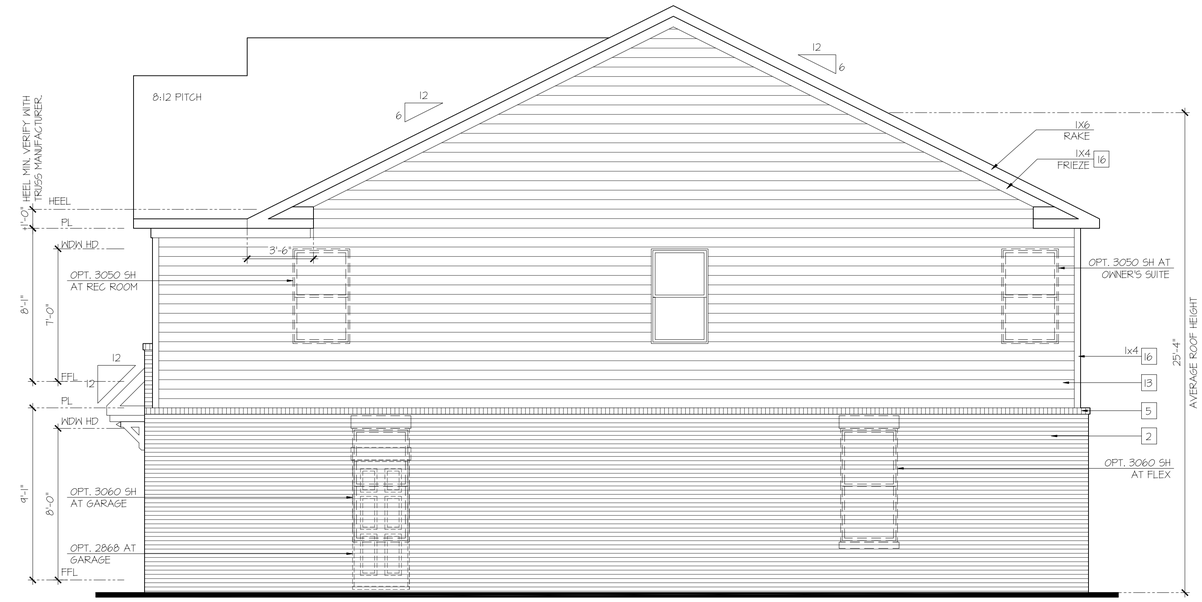
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
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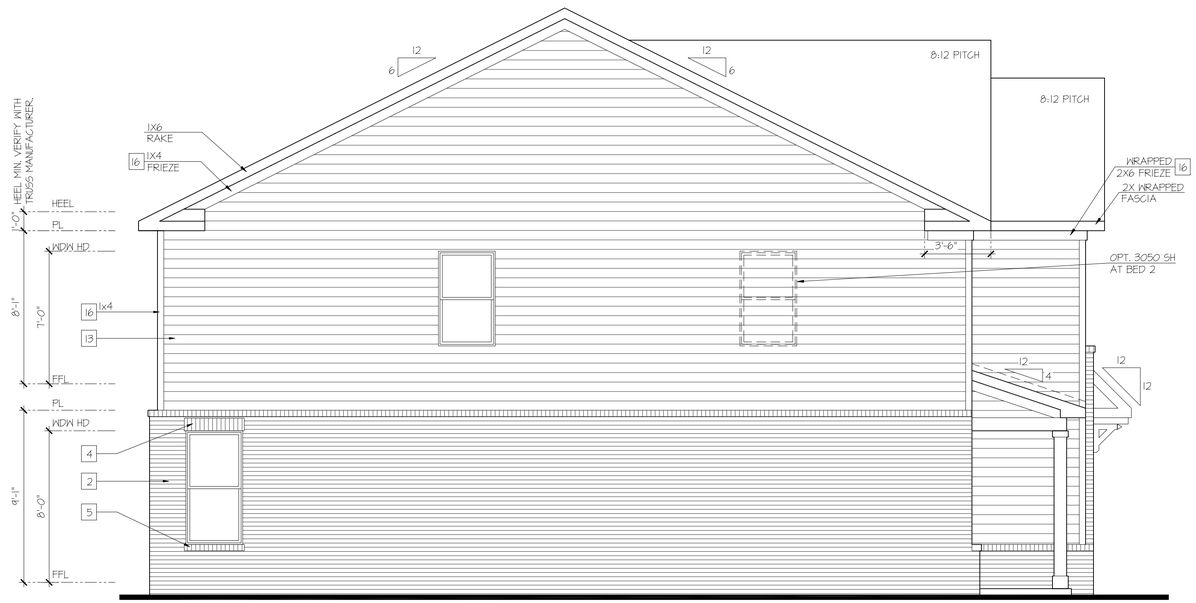

## Rear Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'A-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

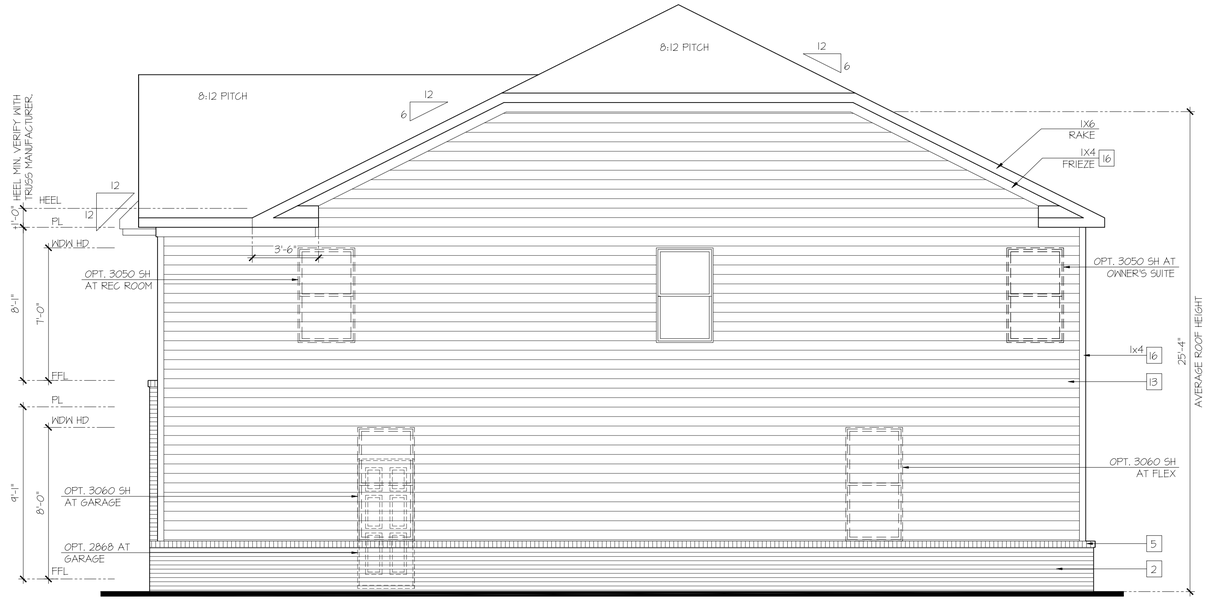
SIDING:

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15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
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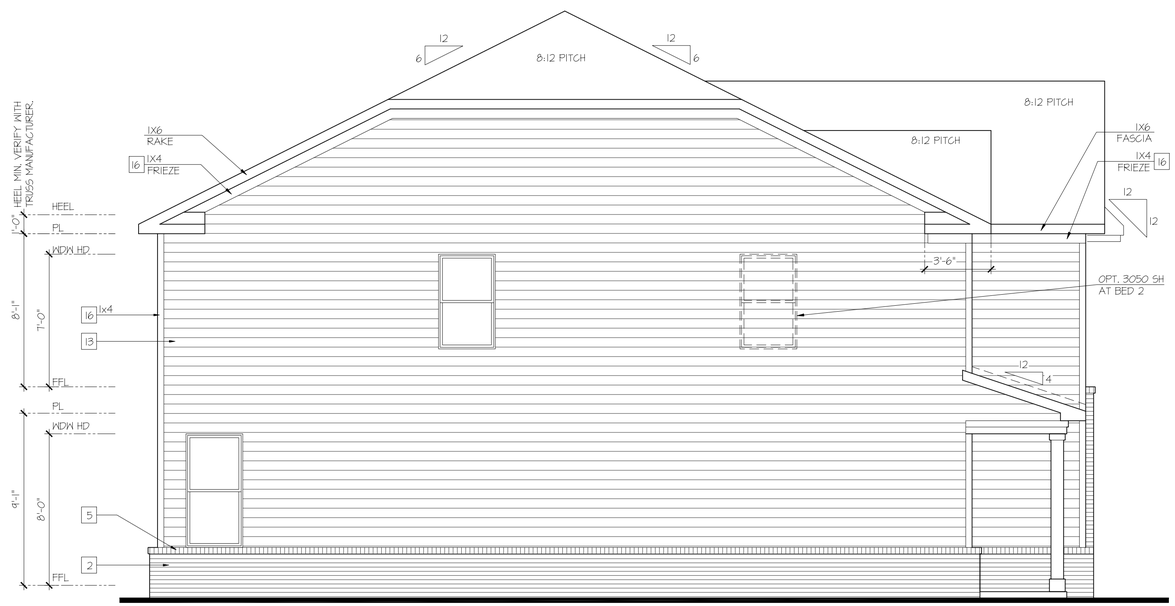

## Rear Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **B2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

TYPICALS:

7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

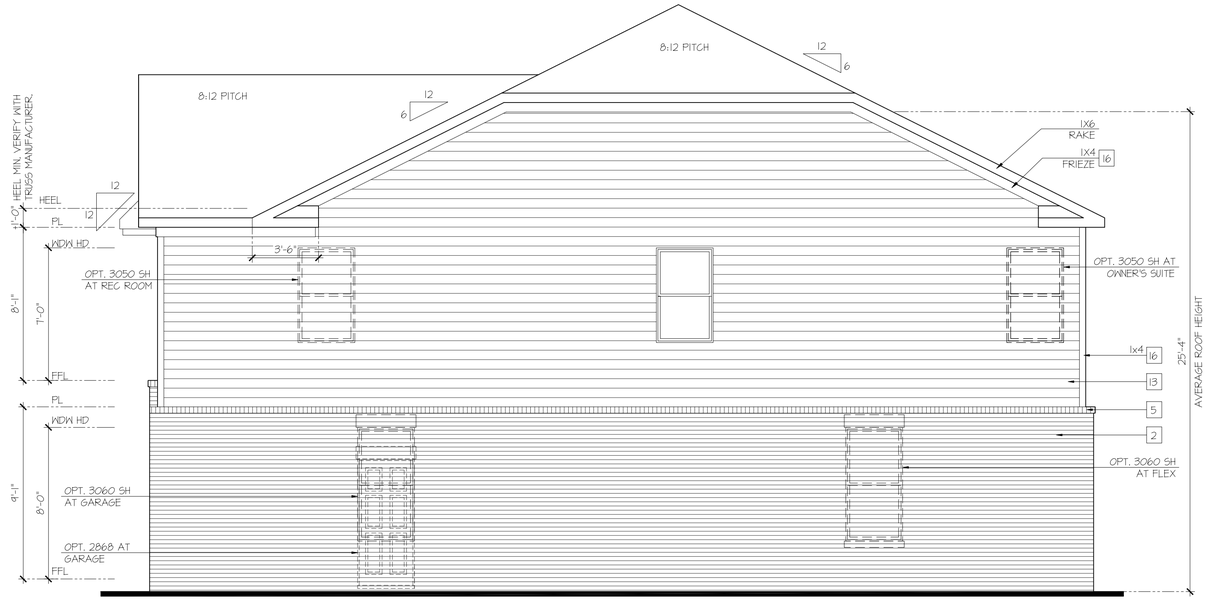
SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
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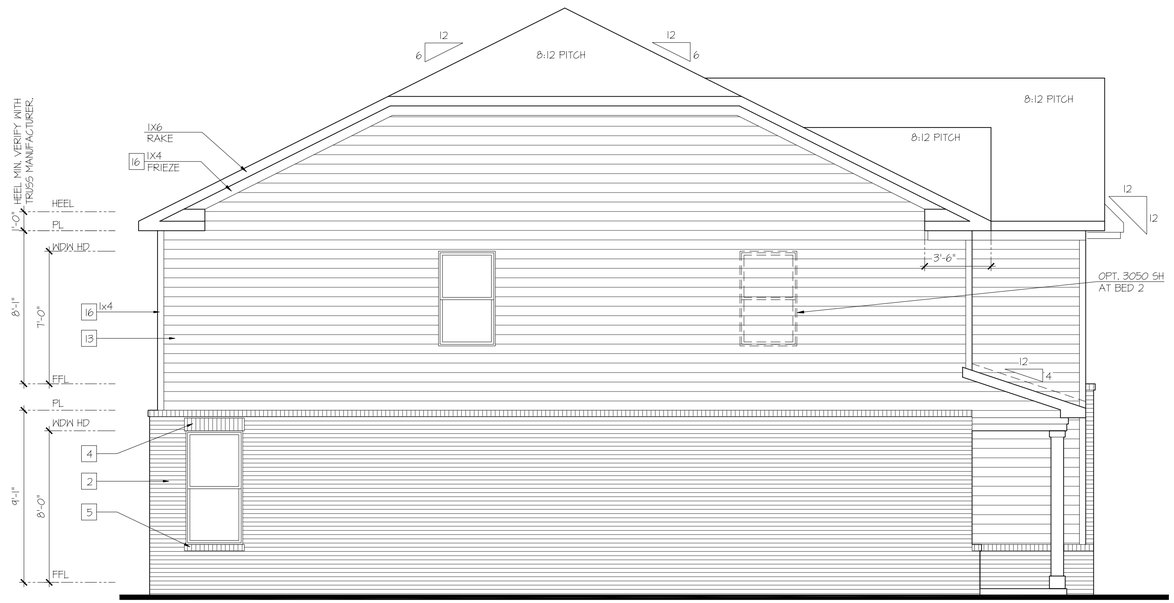

## Rear Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Right Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'B-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:
**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE:
**SIDE & REAR ELEVATIONS**

PRINT DATE:
March 28, 2025

SHEET NO:
**B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

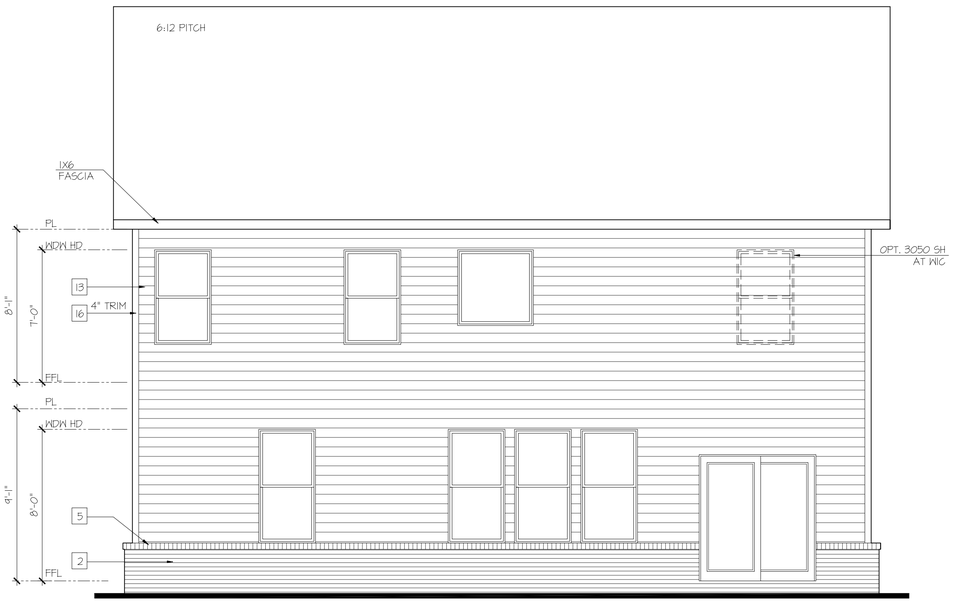
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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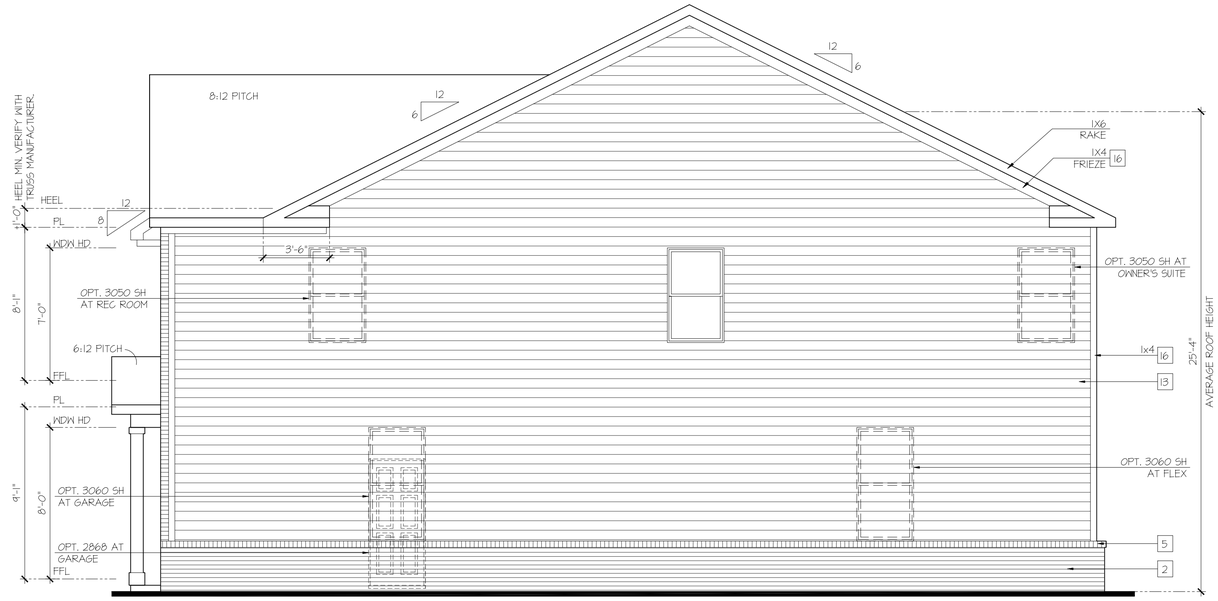
SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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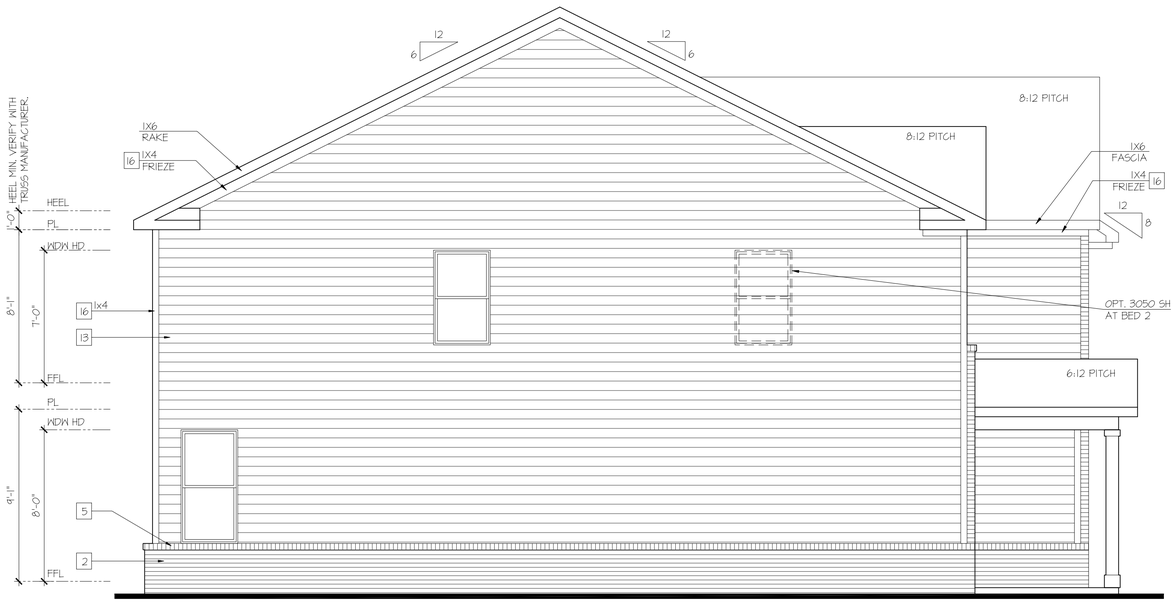

Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

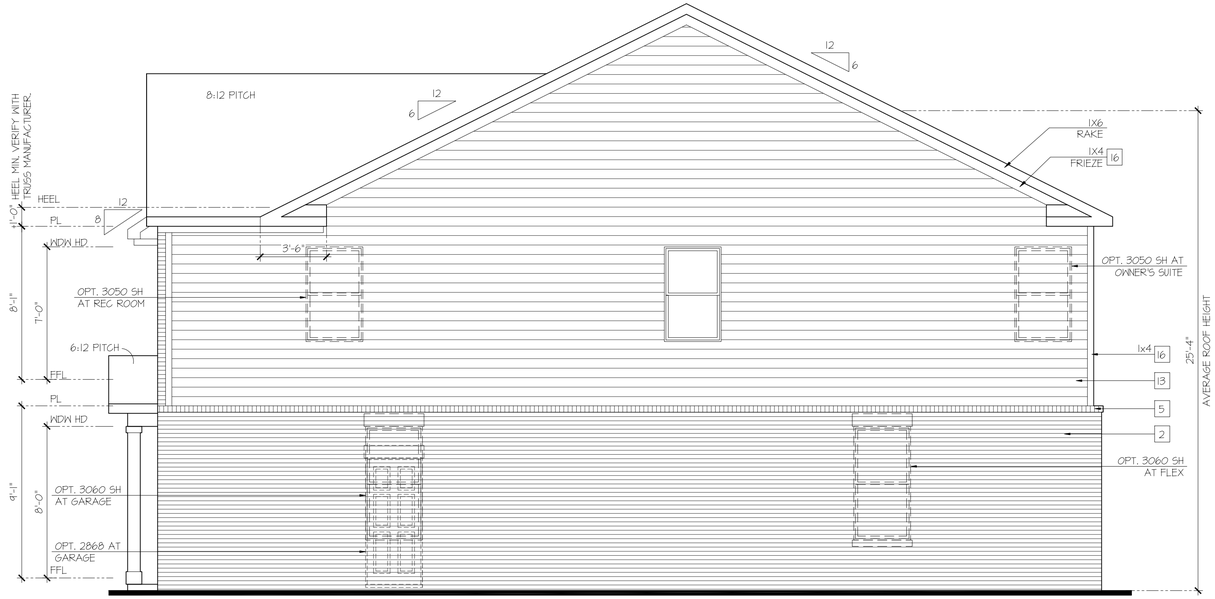
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3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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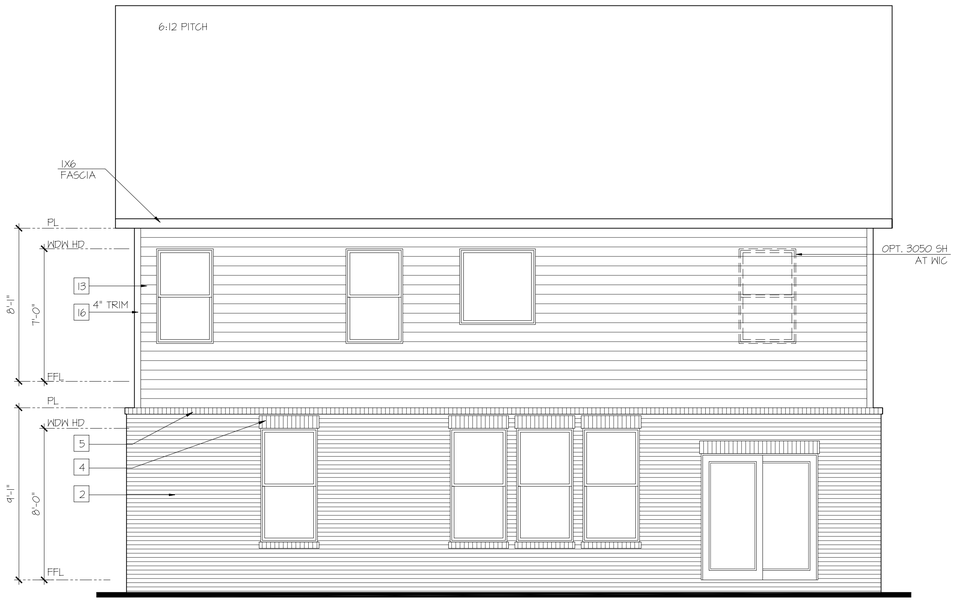
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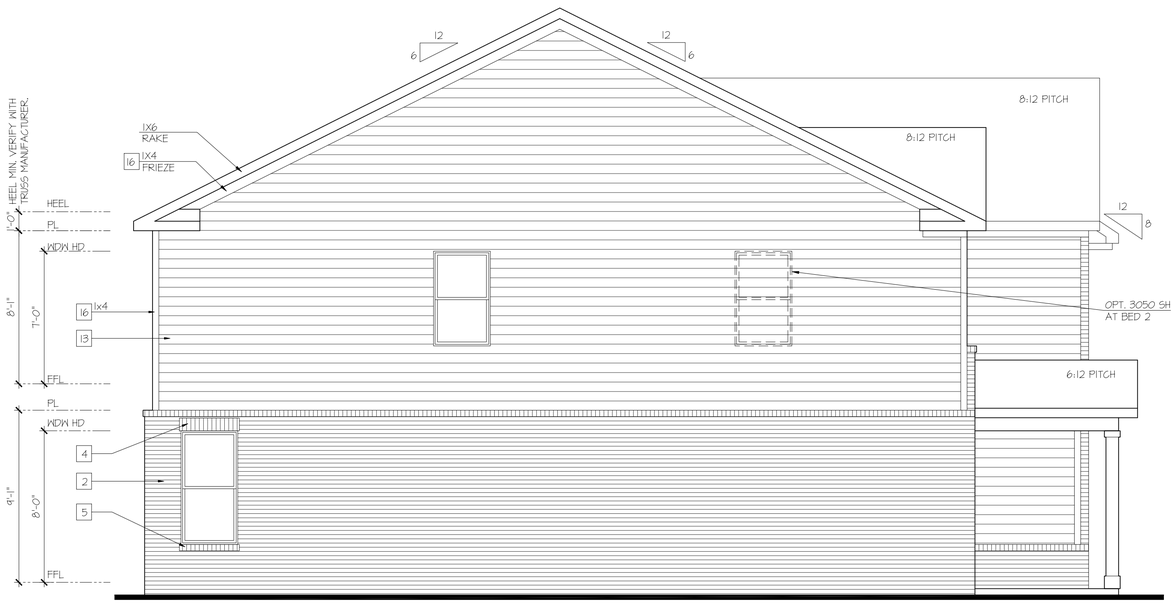

## Right Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

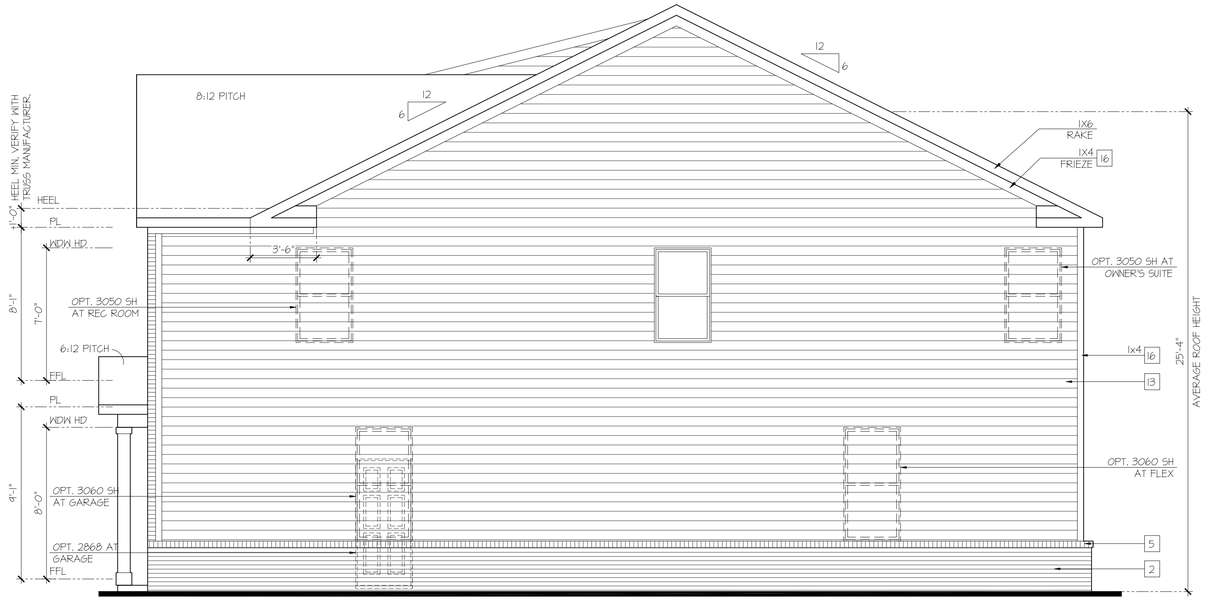
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2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

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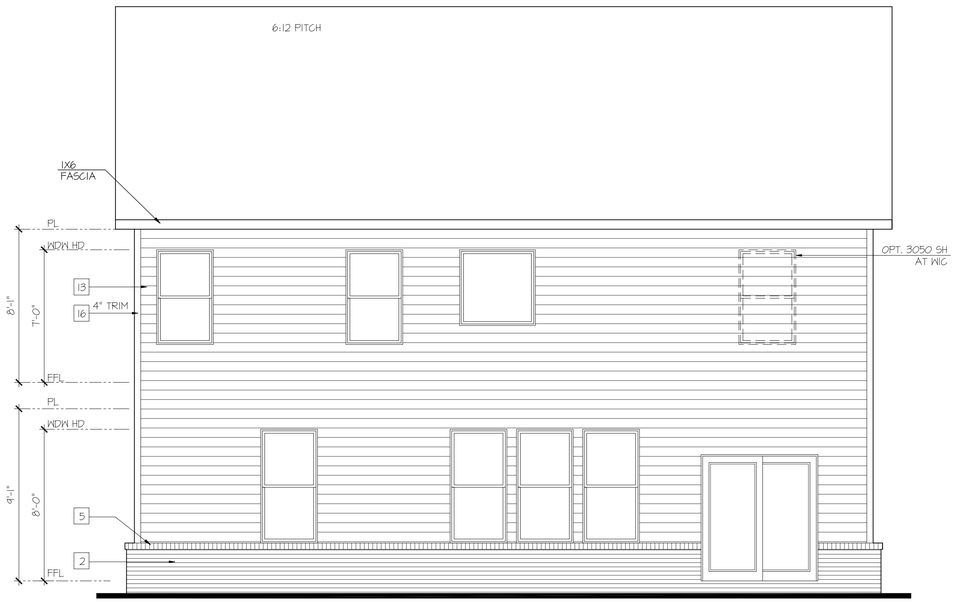
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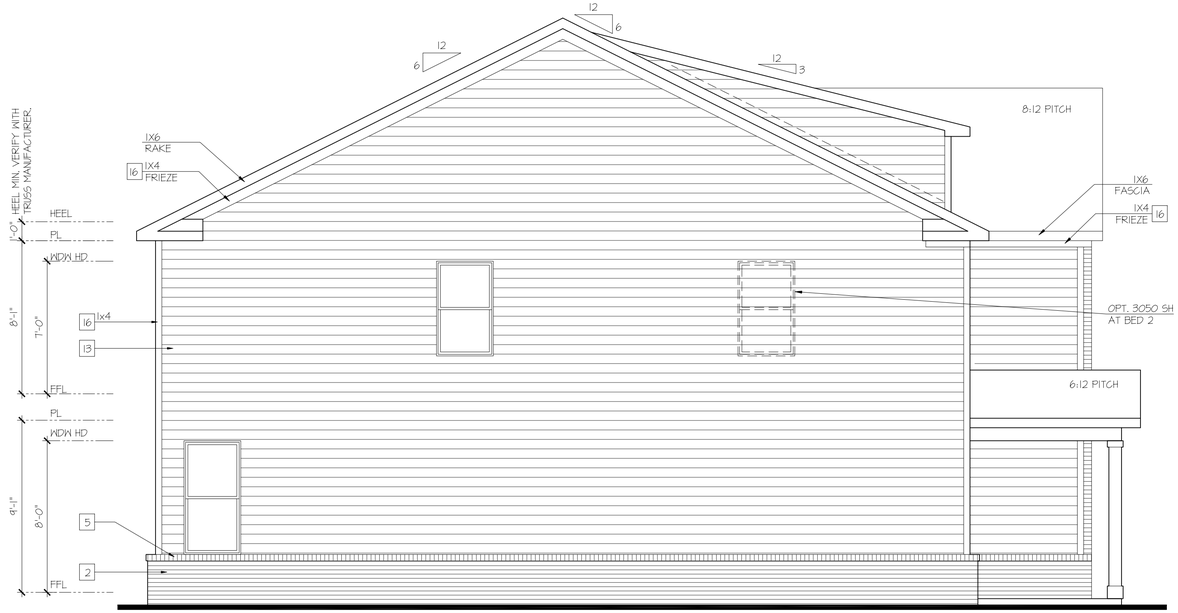

## Right Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Left Elevation 'F-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GA160821

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

TYPICALS:

7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13. VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15. VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



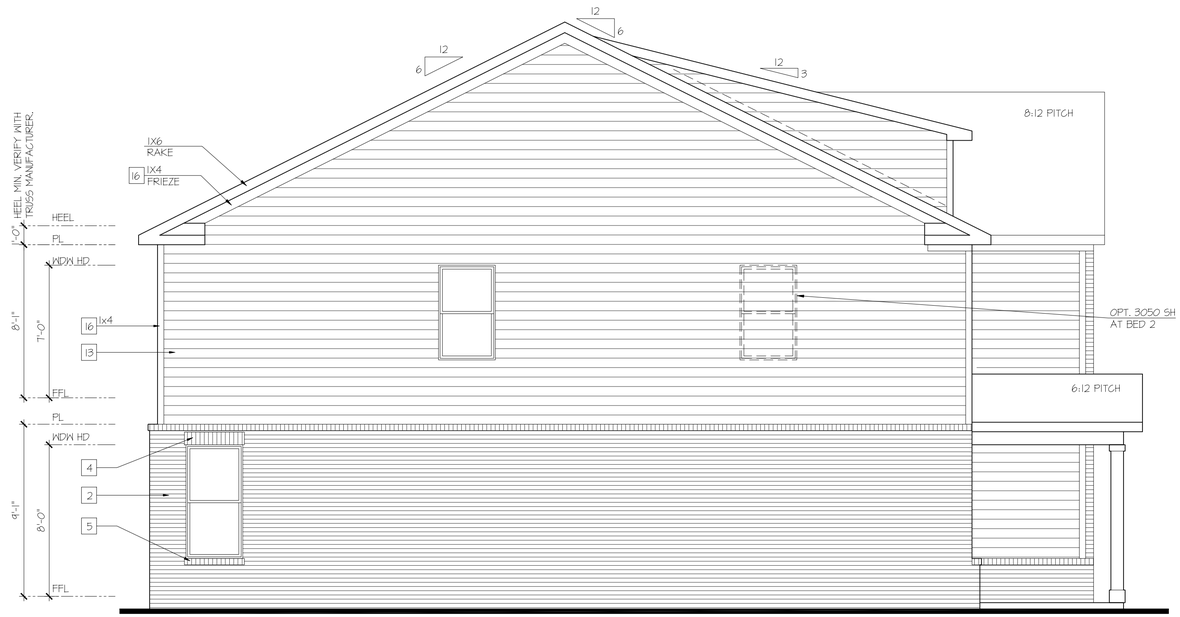

Rear Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Right Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




Left Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 03.28.25 | |

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series Summit 'D403'**

**Prince George's County**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **F3**

AGENDA ITEM: 5
AGENDA DATE: 10/9/2025

# Additional Back-up

# For

# SDP-2501
# Saddle Ridge

Brandywine/TB Southern Region Neighborhood Coalition

Many Communities • One Voice • Keeping Community Informed

***October 7, 2025***

*Maryland-National Capital Park*
*and Planning Commission (MNCPP-C)*
*Prince George's County Planning Board*
*14741 Governor Oden Bowie Drive*
*Upper Marlboro, MD 20772*

***Subject:*** *Formal Objection for the Record – Jurisdictional Bar to SDP-2501 & SDP-2503*

## TESTIMONY OF THE BTB COALITION

***Agenda #11 Saddle Ridge (PPS 4-24013 / ADQ-2024-019) and Agenda #12 Dobson Farms (PPS 4-24014 / ADQ-2024-020)***

*Dear The MNCPP-C, Prince George's County Planning Board:*

*Please include this correspondence in the official record for* ***Saddle Ridge (SDP-2501)*** *and* ***Dobson Farms (SDP-2503).*** *On behalf of the Brandywine/TB Southern Region Neighborhood Coalition (BTB Coalition), We formally* ***object*** *to the Board's consideration of these Site Development Plans because the* ***associated Preliminary Plans (PPS 4-24013 and PPS 4-24014) are presently under Judicial Review*** *in the Circuit Court for Prince George's County.*

*Under* ***Md. Rule 7-202*** *and* ***Land Use § 22-407****, the filing of a petition for judicial review divests the Planning Board of jurisdiction over the contested approvals and any directly related applications. Proceeding with the SDPs while those cases remain active would constitute a* ***procedural irregularity*** *and could render subsequent actions void.*

*We therefore request that these items be* ***deferred or removed*** *from the agenda pending the outcome of the judicial review proceedings.*

---

***The law, the record, and the people demand nothing less.***

*Respectfully submitted,*
On behalf of Brandywine/TB Southern Region Neighborhood Coalition (BTB Coalition)[1],
/s/ Kamita Gray, President
The Directorial Chair, ECCB – Executive Community Citizen's Board Neighborhood Leadership Council (NLC)

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[1] ***Anti-SLAPP Notice:***
*This submission constitutes protected advocacy under the* ***First Amendment*** *to the United States Constitution and* ***Maryland's Anti-SLAPP statute*** *(Md. Code Ann., Cts. & Jud. Proc. § 5-807). The BTB Coalition's public participation—through testimony, appeals, organizing, and policy challenges—falls squarely within the constitutionally guaranteed right "to petition the Government for a redress of grievances."* ***Any attempt to chill, penalize, or retaliate*** *against the Coalition or its leadership—whether through litigation, threats, intimidation, or administrative obstruction—may constitute a* ***Strategic Lawsuit Against Public Participation (SLAPP)****. Such tactics are* ***expressly disfavored under Maryland law****, which provides for the expedited dismissal of meritless claims brought to deter public engagement in civic and governmental affairs. The BTB Coalition* ***reserves all rights to assert anti-SLAPP defenses, seek sanctions, and pursue legal remedies*** *under applicable federal and state law. See also: Timothy Branch v. Gray, 2013, Circuit Court for Prince George's County — Dismissed with Prejudice.*

# Additional Back-up

# For

# SDP-2501
# Saddle Ridge

**Parsons, James**

**From:** Matthew C. Tedesco <mtedesco@mhlawyers.com>
**Sent:** Wednesday, October 8, 2025 2:53 PM
**To:** PPD-PGCPB
**Cc:** Cofield, Dexter; Conner, Sherri; Hunt, James; Warner, David; Carly H. Landolfi; Dominique A. Lockhart; Garland, Hyojung; Alex Villegas - Rodgers Consulting (AVillegas@RODGERS.COM)
**Subject:** Saddle Ridge (SDP-2501); Response to Additional Back-Up Material

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

PGCPB:

On behalf of the applicant, D.R. Horton, Inc., we respectfully submit this correspondence in response to the letter filed by the Brandywine/TB Southern Region Neighborhood Coalition (the "Coalition"), dated October 7, 2025, which was recently added to the record as additional back-up. Because the letter was only made available early today through the Planning Board's website, the applicant neither knew nor had the opportunity to respond prior to the 12:00 p.m. filing deadline on October 7, 2025. Accordingly, in the interest of maintaining a complete and accurate record, we respectfully request that the Planning Board suspend its rules to accept this correspondence as the applicant's formal written response to the Coalition's October 7th letter regarding SDP-2501.

The Coalition's letter incorrectly asserts that the Planning Board lacks jurisdiction to consider SDP-2501 because of a pending petition for judicial review of the associated Preliminary Plan of Subdivision (to wit: 4-24013). This assertion is misplaced and unsupported by Maryland law. Under Maryland Rule 7-205, the filing of a petition for judicial review "does not stay the order or action of the administrative agency." Similarly, Section 10-222(e)(1) of the State Government Article provides that "the filing of a petition for judicial review does not automatically stay the enforcement of the final decision." The law is unequivocal – the Planning Board's final decision in 4-24013 remains in full force and effect. Therefore, the Planning Board retains jurisdiction and must proceed with its consideration of SDP-2501.

To the extent the Coalition argues that the filing of a judicial review petition divests the Planning Board of authority to act in any subsequent related matter, that argument reflects a fundamental misunderstanding of Maryland case law. The limitation on agency action applies only when the agency seeks to take action that would directly affect the subject matter of the pending appeal. *See County Comm'rs of Carroll County v. Carroll Craft Retail, Inc*., 384 Md. 23 (2004); *Service Development Co. v. Prince George's County*, 28 Md. App. 518 (1975). This principle explains why the Planning Board properly denied the Coalition's motion for reconsideration in 4-24013 on September 18, 2025 – because granting reconsideration of the PPS would have directly affected the decision currently under judicial review. In contrast, the pending Specific Design Plan (SDP-2501) is not the subject matter of the judicial review petition. Thus, consideration of SDP-2501 neither alters nor impacts the preliminary plan decision and is, therefore, well within the Planning Board's lawful authority.

For all of these reasons, the Planning Board must deny the Coalition's request to defer or remove SDP-2501 from the October 9, 2025 agenda, and should proceed with full consideration of the application.

Respectfully submitted,

McNamee Hosea
Attorneys & Advisors

**Matthew C. Tedesco**
*Principal**

**McNamee Hosea, P.A.**
6404 Ivy Lane, Suite 820 O 301.441.2420
Greenbelt, Maryland 20770 F 301.982.9450

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**Admitted in Maryland*

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**ITEM 5 – SPECIFIC DESIGN PLAN SDP-2501 SADDLE RIDGE**

Proposed Architecture Plans

Part 1

Part 2

These documents are also located on the Planning Board's website at https://www.pgplanningboard.org/participate/attend-contribute-to-a-planning-board-meeting/.