AGENDA ITEM: 8
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-2503
# Dobson Farms

| REQUEST | STAFF RECOMMENDATION |
|---|---|
| Umbrella architecture package of nine single-family attached home models and 19 single-family detached home models. | With the conditions recommended herein:<br>• APPROVAL of SDP-2503 |

| | |
|---|---|
| **Location:** On the south side of McKendree Road approximately 1,400 feet west of its intersection with Robert Crain Highway | |
| Gross Acreage: | 581.06 |
| Prior Zone | R-S |
| Current Zone: | LCD |
| 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: | 221SE05, 221SE06, 222SE05, 222SE06, |
| **Applicant/Address:**<br>D.R. Horton, Inc.<br>137 Mitchells Chance Road, Suite 300<br>Edgewater, MD 21037 | |
| **Staff Reviewer:** David Myerholtz<br>**Phone Number:** 301-780-3411<br>**Email:** David.Myerholtz@ppd.mncppc.org | |

| | |
|---|---|
| Planning Board Date: | 10/09/2025 |
| Planning Board Action Limit: | 10/09/2025 |
| Staff Report Date: | 09/23/2025 |
| Date Accepted: | 06/30/2025 |
| Informational Mailing: | 03/12/2025 |
| Acceptance Mailing: | 06/16/2025 |
| 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.

# Table of Contents

EVALUATION ..... 3
FINDINGS ..... 4
1. Request ..... 4
2. Development Data Summary ..... 4
3. Location ..... 4
4. Surrounding Uses ..... 4
5. Previous Approvals ..... 4
6. Design Features ..... 5
COMPLIANCE WITH EVALUATION CRITERIA ..... 7
7. Prince George's County Zoning Ordinance ..... 7
8. Zoning Map Amendment (Basic Plan) A-10059-C: ..... 9
9. Comprehensive Design Plan CDP-22002 ..... 9
10. Preliminary Plan of Subdivision 4-24014 ..... 11
11. Specific Design Plan SDP-2303 ..... 11
12. 2010 Prince George's County Landscape Manual ..... 11
13. Prince George's County Woodland and Wildlife Conservation Ordinance ..... 11
14. Community feedback: ..... 11
RECOMMENDATION ..... 12

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2503
Dobson Farms

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), and 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-10059-C;

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-22002;

d. Preliminary Plan of Subdivision 4-24014;

e. Specific Design Plan SDP-2303;

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 Dobson Farms subdivision.

**2. Development Data Summary:**

| | EXISTING | APPROVED WITH CDP-22002 | 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 | 581.06 | 581.06 | 581.06 |
| **Total Dwelling Units** | **0** | **Up to 1,106** | **1,024** |
| Single-Family Attached | 0 | Up to 387 (approx. 35% of the total) | 346 |
| Single-Family Detached | 0 | Up to 719 (approx. 65% of total) | 678 |

**3. Location:** The Dobson Farms development is located on the south side of McKendree Road, west of its intersection with MD 5/US 301 (Branch Avenue/Robert Crain Highway) and bordering Charles County. The subject property is in Planning Area 85A and Council District 9.

**4. Surrounding Uses:** The site is bounded to the north and west by the mostly vacant land and single-family detached homes in the Agriculture-Residential (AR) Zone, (prior Residential-Agriculture (R-A) Zone). To the east is land currently under development in the Residential Single-Family-Attached (RSF-A) Zone, (prior Residential-Townhouse (R-T) Zone). To south is Mattawoman Creek, and beyond is land and residential uses in Charles County.

**5. Previous Approvals:** The following applications were previously approved for the subject property:

In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

The subject property was rezoned from the R-A and Residential-Estate (R-E) Zones to the Residential-Suburban (R-S) Zone through the approval of Zoning Map Amendment (Basic Plan) A-10059-C, by the Prince George's County District Council (Zoning Ordinance No. 8-2022), on October 17, 2022. This resulted in an approved residential dwelling unit range of up to 1,106 dwelling units, subject to five conditions.

On January 22, 2024, the District Council ordered a final decision of approval for Comprehensive Design Plan CDP-22002 for Dobson Farms. The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions and one consideration.

On June 21, 2024, the Prince George's County Planning Board approved Specific Design Plan SDP-2303 (PGCPB Resolution No. 2024-051), which proposed infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management (SWM) facilities.

On July 31, 2025, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-24014 (PGCPB Resolution No. 2025-059) for 1,024 lots and 140 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 one builder, D.R. Horton. This architecture SDP will apply to the entire Dobson Farms community. The following models and gross floor areas are proposed with this application:

| **Single-Family-Attached** | | | |
|---|---|---|---|
| **Model** | **Elevations** | **Base Finished Square Feet** | **Garage** |
| Brentwood II | A3, B1, C1, D3, E5, F5, and G5 | 2,042 sf | 2-Car |
| Columbus | N4, P5, Q6, S8, and T8 | 1,962 sf | 2-Car |
| Crofton | F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, and 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, and C1 | 1,500 sf | 1-Car |

| Single-Family-Attached | | | |
|---|---|---|---|
| Delmar II | A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, and 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, and T8 | 1,763 sf | 2-Car |
| Regent | N4, P5, Q6, R7, S8, and T8 | 2,208 sf | 2-Car |
| Royal | WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, and WC5 | 2,471 sf | 2-Car |

| Single-Family Detached | | | |
|---|---|---|---|
| **Model** | **Elevations** | **Base Finished Square Feet** | **Garage** |
| Bristol | A-4, B-4, C-4, and L-4 | 1,748 sf | 2-Car |
| Cabral | B-4, C-4, D-4, and F-4 | 1,657 sf | 2-Car |
| Clifton | A-4, B-4, C-4, and D-4 | 1,865 sf | 2-Car |
| Deerfield | A-2 and B-2 | 1,906 sf | 2-Car |
| Denver II | T1, T2, T3, T4, C1, C2, C3, and C4 | 3,386 sf | 2-Car |
| Elm | A-4, B-4, C-4, and D-4 | 2,415 sf | 2-Car |
| Galen | A-2 and B-2 | 2,340 sf | 2-Car |
| Hadley | A-4, B-4, C-4, and E-4 | 2,628 sf | 2-Car |
| Hampshire | A-4, B-4, C-4, and H-4 | 3,233 sf | 2-Car |
| Hampton II | T1, T2, T3, T4, C1, C2, C3, and C4 | 5,217 sf | 2-Car 3-Car option |
| Hanover | G and H | 2,804 sf | 2-Car |
| Hayden | B-4 and C-4 | 2,511 sf | 2-Car |
| Jamestown II | T1, T2, T3, T4, C1, C2, C3, and C4 | 3,126 sf | 2-Car/3-Car option |
| Laurel | A-4, B-4, C-4, and D-4 | 1,738 sf | 2-Car |
| Neuville | A-4, B-4, C-4, and L-4 | 1,700 sf | 2-Car |
| Penwell | E-4 and F-4 | 2,148 sf | 2-Car |
| Pine | A-4, B-4, D-4, and F-4 | 1,953 sf | 2-Car |
| Stonehaven | T1, T2, T3, T4, C1, C2, C3, and C4 | 3,916 sf | 2-Car/3-Car option |
| Summit | A-4, B-4, C-4, and F-4 | 3,150 sf | 2-Car |

**Architecture**

The included models of single-family attached (townhouse) units range in size from 1,500 to 2,471 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 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, 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. This exhibit did not include material schemes that appear on the color elevations for some townhouse models. A condition is included herein requiring that the applicant add additional brick color scheme options for the single-family detached models to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.

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 prior 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 general development regulations for comprehensive design zones 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 proposed architecture meets the above requirements for height, established with CDP-22002, which has a maximum building height of 40 feet. The lotting pattern approved with PPS 4-24014 is consistent with the above requirements and 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 facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

The applicant included a façade tracking chart in order to track that this requirement is met in future permitting. The architecture provided shows options for full front façades constructed of brick or stone. A condition is included herein that will ensure conformance with this regulation.

**(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 0lies 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 proposed architecture for single-family attached dwelling units conforms to this regulation. The minimum building width proposed is 20 feet, and the minimum gross living area proposed is 1,500 square feet.

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 made at the time of PPS 4-24014, with the accompanying approved Certificate of Adequacy ADQ-2024-020.

**(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, a Type 2 Tree Conservation Plan, TCP2-008-2024, was approved with SDP-2303 on June 27, 2024, for development of infrastructure on the Dobson Farms 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-2303 demonstrated conformance with this requirement.

8. **Zoning Map Amendment (Basic Plan) A-10059-C:** Basic Plan A-10059-C was approved on October 17, 2022, subject to five conditions, to rezone approximately 581.06 acres of R-E and R-A zoned land to the LCD Zone. None of the conditions are relevant to the review of this umbrella architecture SDP.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100(C)), and affirmed by the District Council on January 25, 2024, for a residential development with a

mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The following conditions of approval are relevant to this SDP:

**12. 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.

**13. At the time of specific design plan, 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 Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.**

This application is solely for umbrella architecture and does not include site improvements like signage. This will be further evaluated with subsequent SDP applications for site development.

**14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.**

This application is solely for umbrella architecture and does not include site improvements or development. This will be further evaluated with subsequent SDP applications for site development.

**15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:**

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

**b. During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate**

**intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

This application is solely for umbrella architecture and does not include any site development. This will be further evaluated with subsequent SDP applications for site development.

19. **At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.**

    A variety of dwelling unit sizes are included with this architecture submittal, as discussed in Finding 6. The variety and location of these residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition of approval with PPS 4-24014 and will continue to be evaluated with subsequent SDP applications.

10. **Preliminary Plan of Subdivision 4-24014:** On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB No. 2025-059), which provided for 1,024 lots and 140 parcels, subject to 20 conditions. Three 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.

11. **Specific Design Plan SDP-2303:** SDP-23023and TCP2-008-2024 were approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051) for Dobson Farms, for infrastructure only, subject to 5 conditions. The subject SDP plans are consistent with SDP-2303 and none of the conditions are relevant to the subject SDP.

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 and Wildlife Conservation Ordinance:** This SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.

14. **Community feedback:** At the time of the writing 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 recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2503, for Dobson Farms, 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. Remove the Ansted model from the civil plans, for consistency with the submitted architecture.

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

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

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

    f. 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."

    g. 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.

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

# DOBSON FARMS UMBRELLA ARCHITECTURE

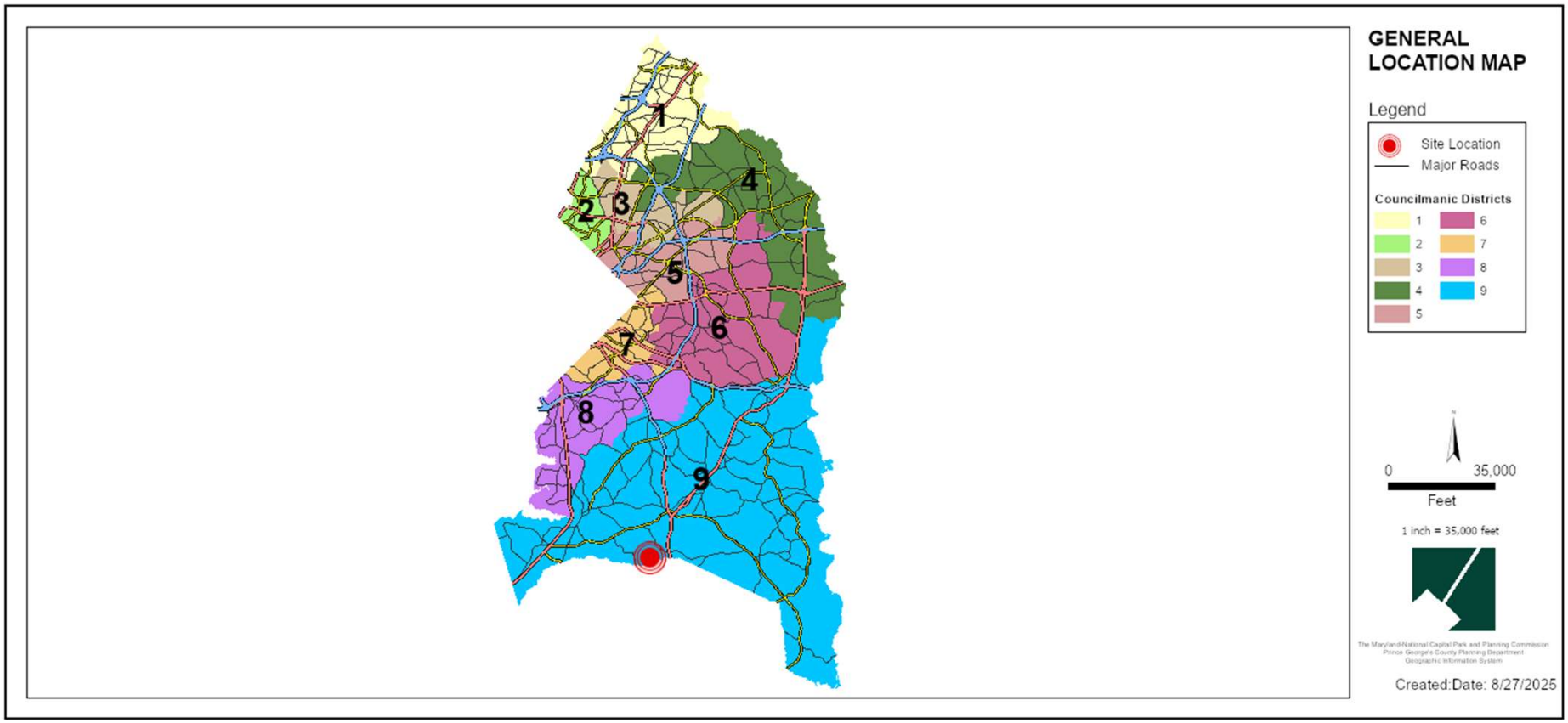
Specific Design Plan

**Staff Recommendation**: APPROVAL with conditions

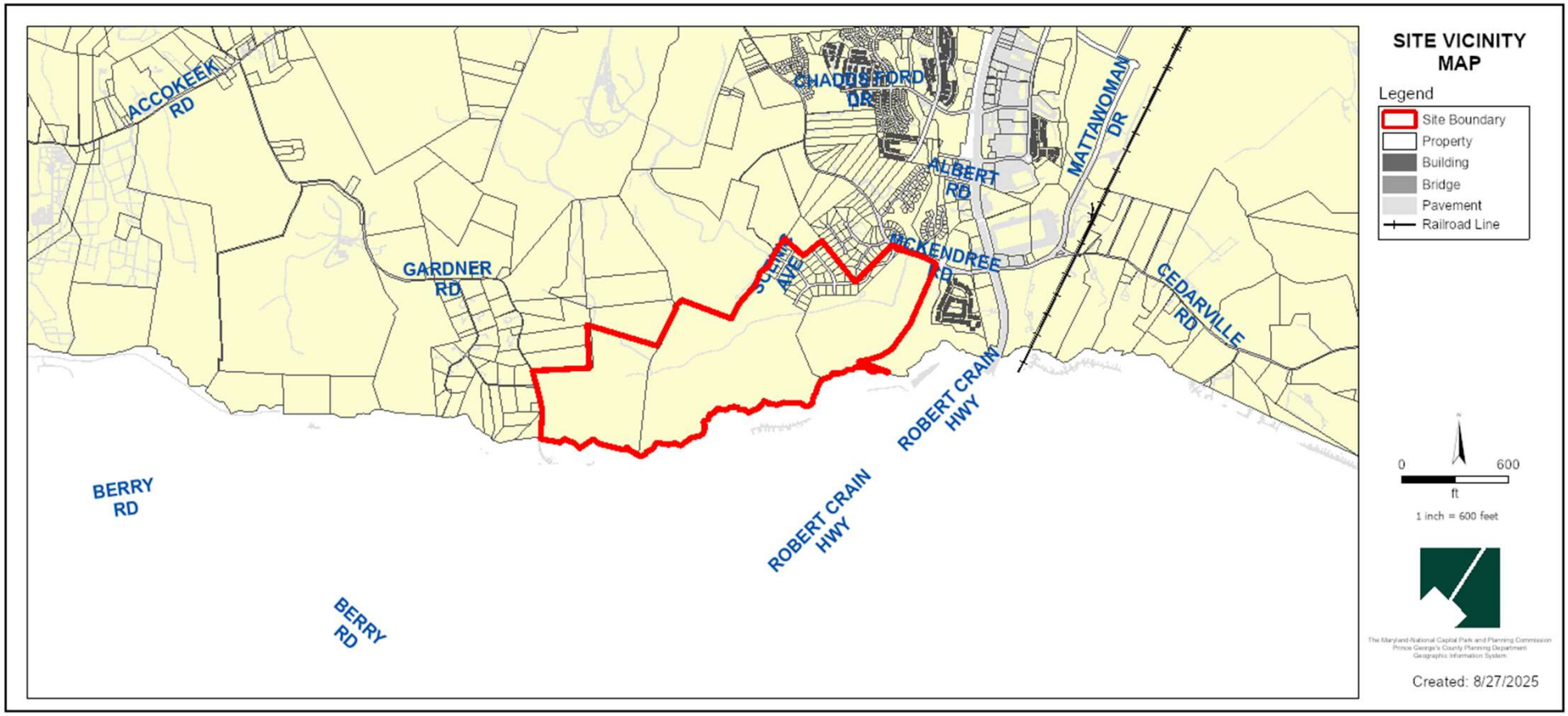
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

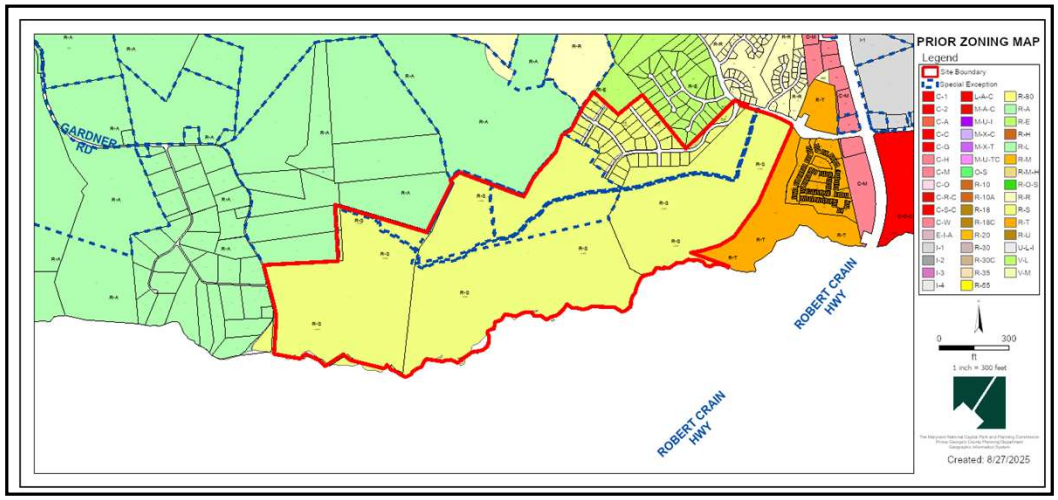


# SITE VICINITY MAP

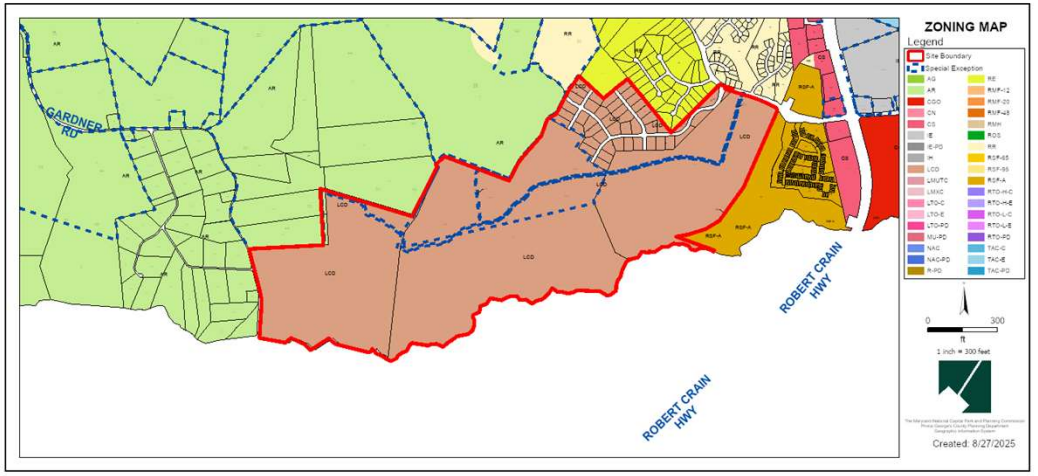


# ZONING MAP (PRIOR AND CURRENT)

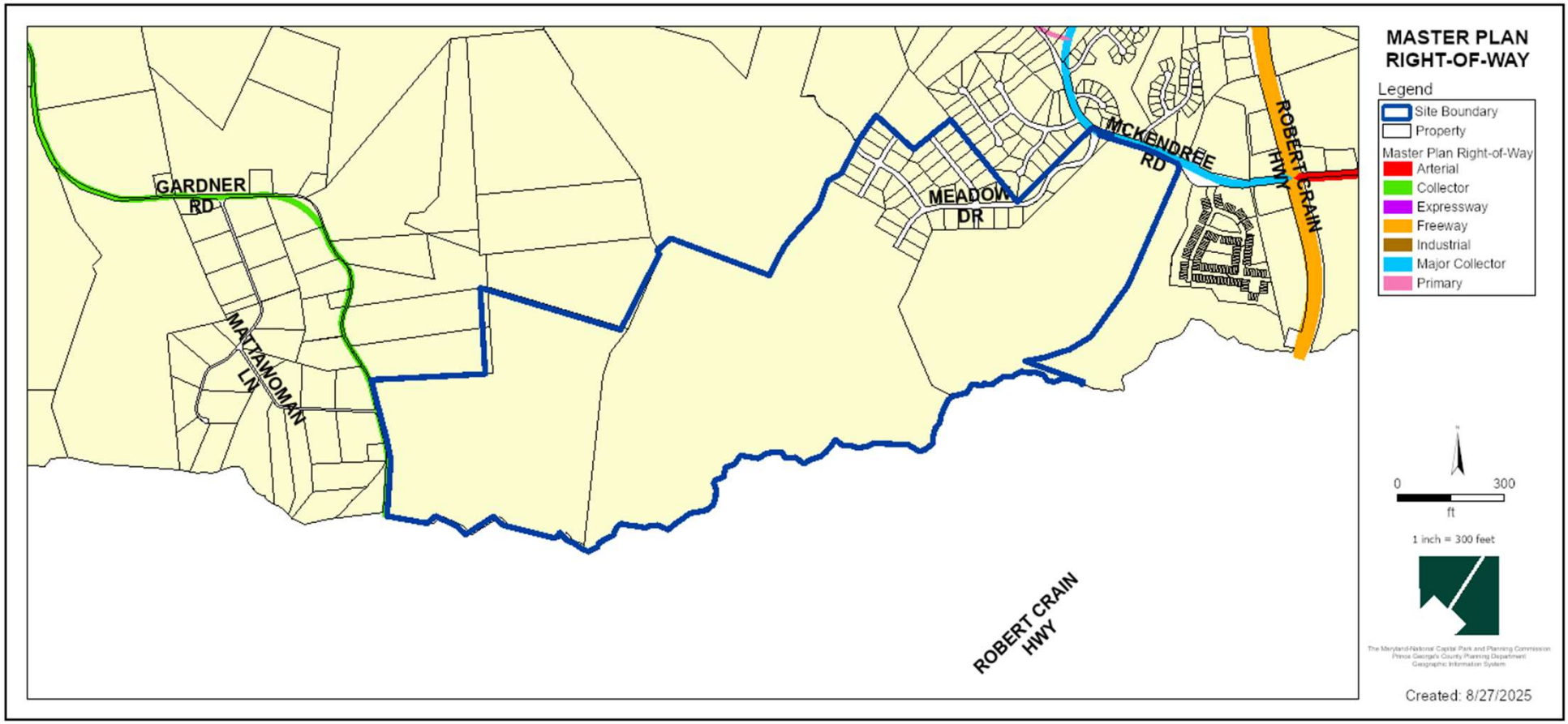
Prior Zoning Map: R-S



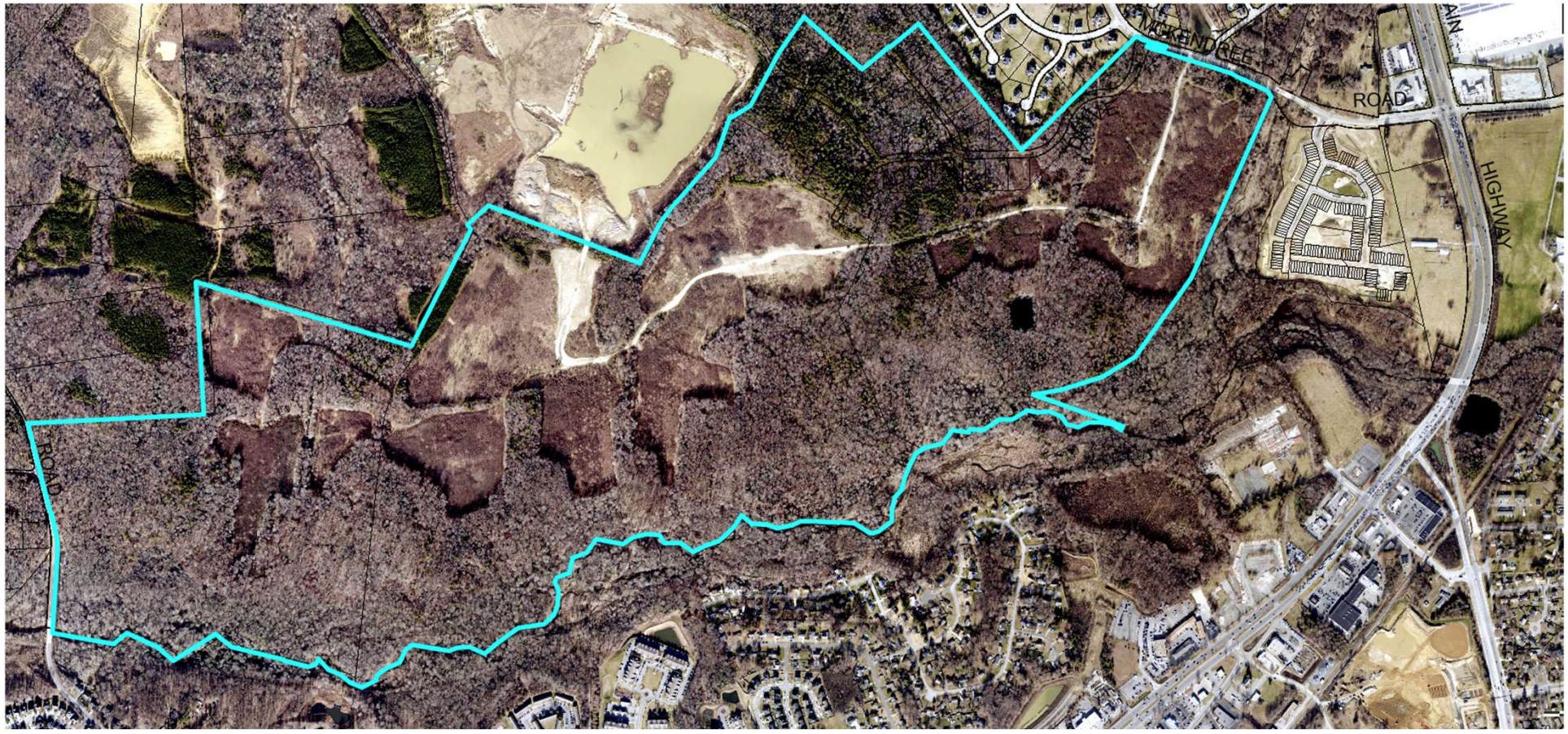

Current Zoning Map: LCD



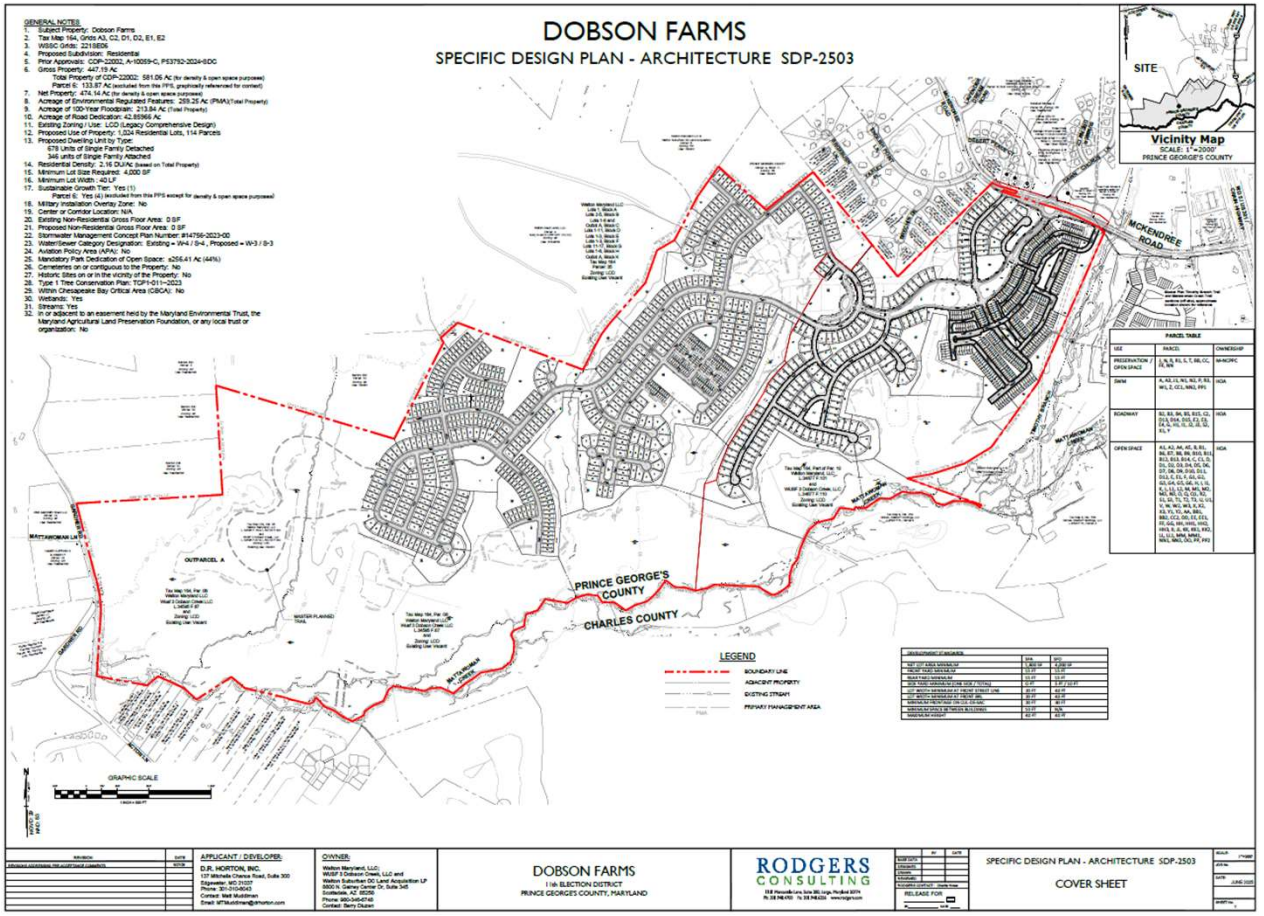
# MASTER PLAN RIGHT-OF-WAY MAP



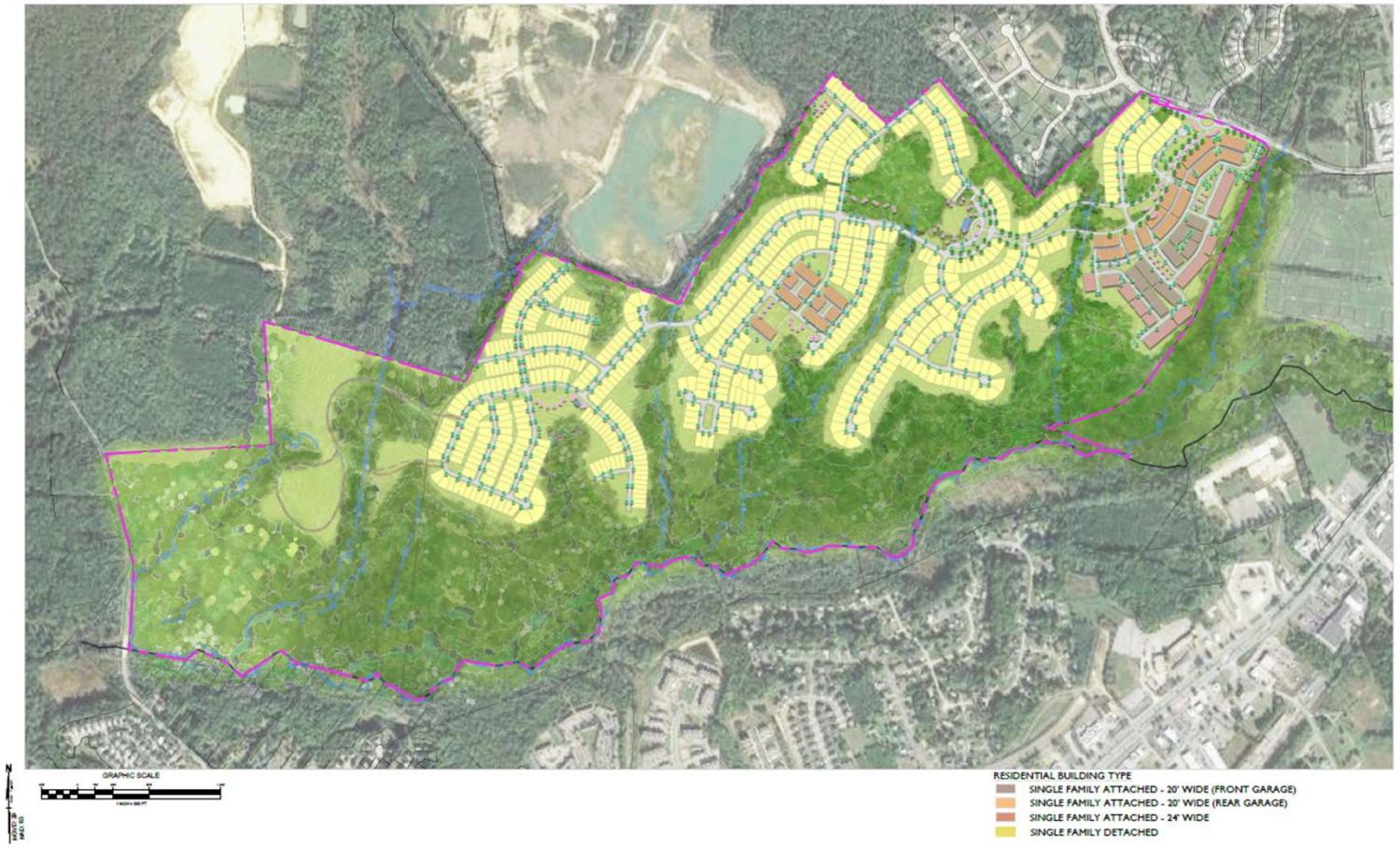
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SPECIFIC DESIGN PLAN



# ILLUSTRATIVE EXHIBIT



# ELEVATIONS (COLUMBUS)

Elevation T8 | Elevation S8 | Elevation T8 | Elevation S8 | Elevation T8 | Elevation S8

# ELEVATIONS (LAFAYETTE)

# 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 (BRENTWOOD II)

ELEVATION A-3 ELEVATION B-1 ELEVATION E-5 ELEVATION F-5

# ELEVATIONS (CROFTON)

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

# ELEVATIONS (NORRIS)

ELEVATION N4 ELEVATION P5 ELEVATION Q6 ELEVATION S8 ELEVATION T8

# ELEVATIONS (REGENT)

ELEVATION N4 ELEVATION P5 ELEVATION Q6 ELEVATION R7 ELEVATION S8

# ELEVATIONS (ROYAL)

# ELEVATIONS (DEERFIELD)

# ELEVATIONS (NEUVILLE)

# ELEVATIONS (BRISTOL)

Elevation B-4

# ELEVATIONS (CABRAL)

Elevation B-4

# ELEVATIONS (CLIFTON)

Elevation D-4

# ELEVATIONS (DEERFIELD)

Elevation A-2

# ELEVATIONS (DENVER II)

ELEVATION T-2

# ELEVATIONS (ELM)

Elevation C-4

# ELEVATIONS (GALEN)

# ELEVATIONS (HADLEY)

# ELEVATIONS (HAMPSHIRE)

# ELEVATIONS (HAMPTON II)

# ELEVATIONS (HANOVER)

# ELEVATIONS (HAYDEN)

# ELEVATIONS (JAMESTOWN II)

# ELEVATIONS (LAUREL)

# ELEVATIONS (PENWELL)

# ELEVATIONS (PINE)

# ELEVATIONS (STONEHAVEN II)

# ELEVATIONS (SUMMIT)

# STAFF RECOMMENDATION

**APPROVAL** with conditions

- SDP-2503

**Issues**:

- None

**Applicant Required Mailings**:

- Informational Mailing: 03/12/2025
- Acceptance Mailing: 06/17/2025

# STATEMENT OF JUSTIFICATION

## DOBSON FARMS
**Specific Design Plan for Architecture**
**SDP-2503**

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

| | |
|---|---|
| **APPLICANT:** | **D.R. Horton, Inc.**<br>137 Mitchells Chance Road, Suite 300<br>Edgewater, Maryland 21037 |
| **OWNER:** | **Walton Maryland, LLC**<br>8800 N. Gainey Center, Suite 345<br>Scottsdale, Arizona 85258 |
| **ATTORNEY / CORRESPONDENT:** | **McNamee Hosea, P.A.**<br>Matthew C. Tedesco, Esq.<br>Dominique Lockhart, AICP<br>6404 Ivy Lane, Suite 820<br>Greenbelt, Maryland 20770<br>(301) 441-2420 Voice<br>(301) 982-9450 Fax<br>mtedesco@mhlawyers.com<br>dlockhart@mhlawyers.com |
| **CIVIL ENGINEER / LAND PLANNER:** | **Rodgers Consulting**<br>Charlie Howe, PE<br>Christine Gillette, PLA<br>1101 Mercantile Lane, Suite 280<br>Largo, Maryland 20774<br>(301) 948-4700<br>chowe@rodgers.com<br>cgillette@rodgers.com |
| **TRAFFIC ENGINEER:** | **Lenhart Traffic Consulting**<br>Mike Lenhart<br>645 Baltimore Annapolis Blvd<br>Severna Park, Maryland 21146 |
| **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. |

# Table of Contents

I. Introduction and History 3

II. Summary of the Development Proposal 5

III. Conformance with Basic Plan (A-10059) 9

IV. Conformance with Comprehensive Design Plan (CDP-22002) 10

V. Conformance with Specific Design Plan for Infrastructure (SDP-2304) 11

VI. Master Plan and General Plan 11

VII. Relationship to the Provisions of the Prior Zoning Ordinance 13

VIII. Conclusion 18

Appendix A 19

# I. INTRODUCTION AND HISTORY

The Applicant is requesting architectural approval of SDP-2503 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 4-24014 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.

Dobson Farms is located in the southernmost part of Prince George's County. The "Property" is south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Robert Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardener Road. The 447.19 acre Property can be found on Tax Maps 154 and 164 (581.06 acres total before exclusion of adjusted Parcel 6, see page 5).

The Property has been farmed extensively; more recently, the property was the site of surface mining operations. While the central portion of the Property has been cleared for the mining operation, northern, eastern and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch. These existing natural features provide stunning views and are important environmental assets. The Preliminary Plan continues the land development approach, established with earlier applications, of taking full advantage of these features by integrating them into the residential neighborhoods while preserving these environmental treasures to the fullest extent possible.

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. As depicted on Preliminary Plan of Subdivision PPS 4-24014, and as further described with approved Basic Plan A-10059 and Comprehensive Design Plan CDP-22002, Dobson Farms is located on the southside of McKendree Road and west of Timothy Branch, approximately 1,400 feet west of Robert Crain Highway (US 301/MD 5). Along the southern portion of the Property runs the Mattawoman Creek with Gardner Road to the southwest. The irregularly shaped Property is characterized by rolling terrain, with steeper slopes associated with the Mattawoman Creek, which runs east-west along the southern portion of the Property and serves as the boundary between Prince George's County and Charles County. Timothy Branch and Mattawoman Creek, with their associated tributaries, are significant features and amenities on the Property. These substantial water systems provide stunning views and are important environmental assets.

A single-family detached residential subdivision is located on the perimeter of the Property to the northeast, as part of the Timber Village subdivision along McKendree Road. The future Dobson Ridge subdivision, consisting of single-family attached townhomes, is located to the east of the subject Property beyond Gardner Road. The Property is in Planning Area 85A and Councilmanic District 9. The Property is currently in Water Category 4 and Sewer Category 4 (Community Systems Adequate for Development Planning). This category includes all

properties inside the Sewer Envelope for which the subdivision process is required and facilitates the filing of this application.

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 12, 2022. (*See* Zoning Ordinance No. 8-2022.) 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-22002 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 Subdivision Regulations, but is required to obtain a Certificate of Adequacy.

Procedural History

Dobson Farms was the subject of **Zoning Map Amendment A-10059**, which was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-109, adopted on September 9, 2021. The Basic Plan associated with A-10059 requested that the Property be rezoned from the prior R-A and R-E Zones to the prior R-S (Residential Suburban) Comprehensive Design Zone. 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-10059 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.

After the evidentiary hearing before the ZHE on March 2, 2022, the record was held open for receipt of an updated traffic analysis, and then closed on March 4, 2022. The CMA took effect on April 1, 2022, and the ZHE decision, released on May 25, 2022, recommended approval of the R-S Zone subject to conditions. On September 19, 2022, the District Council held oral argument on A-10059-C, 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. 8-2022) was enacted on October 17, 2022. On November 11, 2022, the District Council issued its Final Conditional Zoning Approval whereby it acknowledged receipt of the owner and applicant's acceptance of the conditional zoning approved pursuant to Zoning Ordinance No. 8-2022. 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 September 14, 2023, the Planning Board approved **Comprehensive Design Plan CDP-22002**, for Dobson Farms (PGCPB Resolution No. 2023-100). The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions.

Dobson Farms was then the subject of a **Specific Design Plan for Infrastructure (SDP-2303)**, which proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 6, 2024, SDP-2303 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-051 adopted on June 27, 2024. On August 5, 2024, the Clerk of the Council issued an Intra-Office Memorandum confirming that the District Council waived its right to review SDP-2303, no appeal was received during the thirty-day appeal period, and, therefore, the Planning Board's decision is now final.

Most recently, Dobson Farms became the subject of a **Preliminary Plan of Subdivision (PPS 4-24014),** 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.

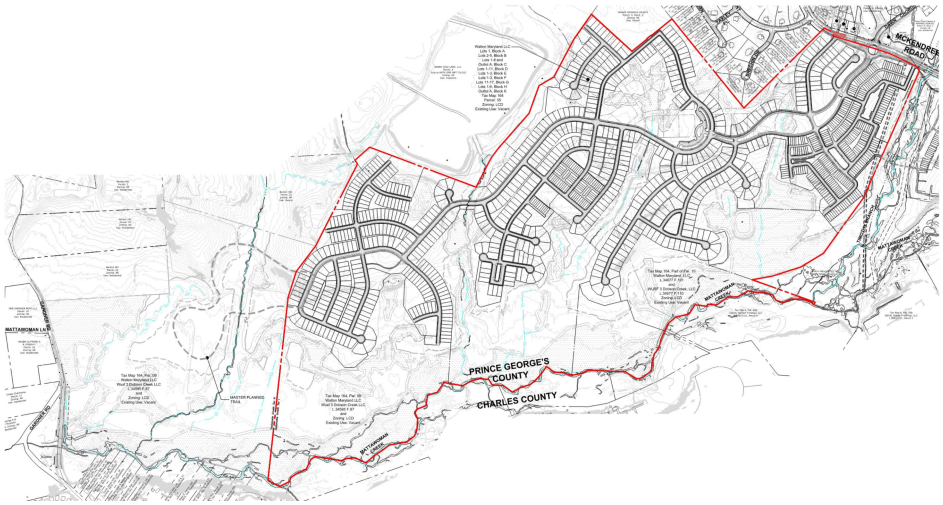
## II. SUMMARY OF THE DEVELOPMENT PROPOSAL

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:** | **581.06 acres** |
| **Floodplain:** | **213.84 acres** |
| **½ Floodplain:** | **106.92 acres** |
| **Net Tract Area:*** | **474.14 acres** |

*(Gross tract area – ½ floodplain)




As depicted with the Preliminary Plan of Subdivision, Dobson Farms proposes approximately 1,024 units with a mix of single-family detached and attached dwellings in conformance with Basic Plan A-10059 and Comprehensive Design Plan CDP-22002.

| **Residential Parking Calculations** | **Parking Count** |
|---|---|
| | |
| **Spaces Required** per 27-568(a)(1) | |
| Townhouse (346 x 2.04 sp) | 706 Spaces |
| Single Family Detached (678 x 2.00 sp) | 1,356 Spaces |
| **Total** | 2,062 Spaces |
| **Residential Parking Calculations** | **Parking Count** |
| | |
| **Spaces Provided (Off-Street Parking)** | |
| **Single Family Attached (346 Total Units)** | |
| **Driveway Spaces** | **614 Spaces** |
| 20' Front Load Townhouses (78) | 78 Driveway Spaces |
| 20' Rear Load Townhouses (187) | 374 Driveway Spaces |
| 24' Front Load Townhouses (81) | 162 Driveway Spaces |
| **Garage Spaces** | **614 Spaces** |
| 20' Front Load Townhouses (78) (1 car gar) | 78 Driveway Spaces |
| 20' Rear Load Townhouses (187) (2 car gar) | 374 Driveway Spaces |
| 24' Front Load Townhouses (81) (2 car gar) | 162 Driveway Spaces |
| | |
| **Single Family Detached (678 Units)** | |
| Driveway Spaces | 1,356 Spaces |
| Garage Spaces (2 car gar) | 1,356 Spaces |
| **On-Street Visitor Parking** | (to be shown with full SDP) |
| **Total Parking Provided** | **3,940 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-10059)

Basic Plan A-10059 was approved by the District Council on October 17, 2022, for development of up to 1,106 single-family detached and attached dwelling units, in the prior R-S Zone. A total of five conditions were imposed with the approval of A-10059, which resulted from a shared goal between the applicant and the reviewing agencies to improve the Property from its current condition with innovative environmental strategies. The five conditions of approval were subsequently satisfied, as applicable, and A-10059 was certified by the ZHE on November 22, 2022. The approval had no applicable conditions related to SDP-2503.

The following Land Use Types and Quantities were approved in the Basic Plan (A-10059):

**857 – 1,106 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 474.14 acres at 1.6 du/acre: 758 units**
**R-S Maximum Density 474.14 acres at 2.6 du/acre: 1,232 units**

This application is in conformance with the Basic Plan's density requirements since the Preliminary Plan of Subdivision 4-24014 proposes a total of 1,024 dwelling units which is below the 1,232 maximum dwelling units allowed. 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-22002 are as follows:

**Residential Development Standards**

| 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-22002)

Comprehensive Design Plan CDP-22002 was approved by the Prince George's County Planning Board on September 14, 2023, for residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions (PGCPB Resolution No. 2023-100). CDP-22002 was certified on February 11, 2024. The applicable conditions related to SDP-2503 are as follows:

> **12. 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.

**19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.**

COMMENT: A variety of dwelling unit sizes (organized by approximate widths) are included with this architecture submittal. The variety and location of these residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition of approval with the Preliminary Plan of Subdivision PPS 4-24013 currently in review and then subsequent Specific Design Plan phases.

## V. CONFORMANCE WITH SPECIFIC DESIGN PLAN FOR INFRASTRUCTURE (SDP-2303)

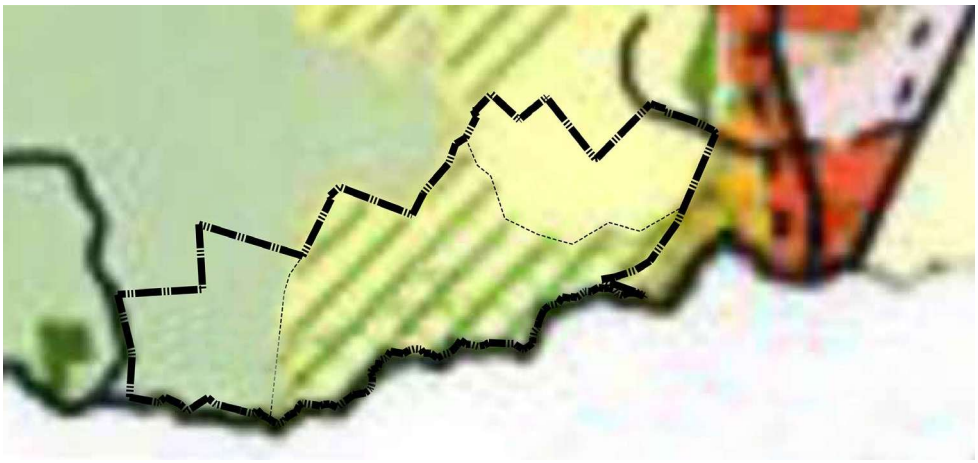
Specific Design Plan for Infrastructure (SDP-2303) proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 6, 2024, SDP-2303 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-051 adopted on June 27, 2024. The approval had no applicable conditions related to SDP-2503.

## VI. MASTER PLAN AND GENERAL PLAN

Approved Basic Plan A-10059, approved Comprehensive Design Plan CDP-22002, and their associated texts describe in detail how Dobson Farms is both in conformance with and supports the various land use policies of both the *2013 Subregion 5 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 2.16± dwelling units per acre and respects the step-down density recommendations of the Master Plan by concentrating higher density in the eastern Residential Low Density land

use area, decreasing density through the Residential Low-Transition area, and finally leaving the Rural and Agricultural Area undeveloped (Future Land Use Map - Map VI-1; p. 32).



*Property location on Future Land Use Map.*

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 Mattawoman Creek and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the Green Infrastructure Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. 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 northern, southern, and eastern portions of 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 northern, southern, and eastern portions of 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 western portion of the Property is in the Rural and Agricultural Areas policy area, as defined by Plan 2035 and placed in the Priority Preservation Area. The vision for rural and

agricultural areas is the protection of large amounts of land for low-density residential uses with areas of agricultural and forestry production, including agricultural land (cropland, pasture, farm fields), forest, and very low-density residential. Plan 2035 recommends rural and agricultural land use for the western portion of the Property of less than 0.5 dwelling units per acre. The approved Conceptual Design Plan, which is consistent with the approved Basic Plan, proposed no development in the Rural and Agricultural Area, which will further enhance and protect the environmental features of the Property.

The portion of the Property proposed for development 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. The western parcel associated with the Dobson Farms application and approvals history is in Water Category W-6 and Sewer Category S-6 and will remain undeveloped as discussed.

## 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-22002 and has been updated for the on-going review of PPS 4-24014. 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 (#14756-2023-00) 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 (TCP2-008-2024) was approved with SDP-2303 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-2303, 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-22002 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 primary area in which townhouses are proposed is 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. The arrangement of some townhouse units does relate to the primary road accessing the site, which has a very long, slowly curved design. 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. Neo-traditional style attached units, utilizing rear-loaded garages and private alleys, have their front facades oriented towards the public neighborhood roadways resulting in a high-quality aesthetic and thoughtful placemaking result. 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, Dobson Farms 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. 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-2503, 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 |
|---|---|---|---|---|
| McKendree Road, Brandywine, MD 20613 | 11-1156447 | 8* | 34595<br>50133 | 78 & 87<br>391 |
| Meadow Drive, Brandywine, MD 20613 | 11-1156447 | 35 | 34004<br>41072 | 498<br>211 |
| 16305 McKendree Road, Brandywine, MD 20613 | 11-1152032 | 10 | 34677 | 101 & 110 |

* Note: As discussed on page 5 of the Statement of Justification text, the Subject Property's existing Parcel 6 and a portion of Parcel 8, located on the west side of the Property, are within the Sustainable Growth Tier IV, and therefore, cannot be included in this PPS. However, this area was still properly included with CDP-22002 for the purpose of providing open space amenities and calculating density of the development. A boundary line adjustment has been done pursuant to Section 27-107(c)(9) of the prior Subdivision Regulations in order to adjust the parcel boundary lines between Sustainable Growth Tier IV and Sustainable Growth Tier I. Subsequently, and pursuant to Condition 16 of CDP-22002, this open space area within Sustainable Growth Tier IV will be the subject of minor plat to record the land within Sustainable Growth Tier IV as outparcel(s). As a result, this PPS is able to exclude this area of the Property since the parcel boundaries will coincide with the Sustainable Growth Tier, yet also allowing the open space amenities and calculation of density to still be consistent with the approved CDP. (*See* PGCPB No. 2023-100(C) at pp. 26-27). Parcel 6 has been removed from this table.

**This application includes the following Lots in the "Country Club Estates" Subdivision (Plat Book WWW 61 Plat No. 51) and acquired by deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211:**

| Street Address | Tax Account No. | Lot - Block |
|---|---|---|
| 7100 Meadow Drive, Brandywine, MD 20613 | 11-1156462 | 1-A |
| Meadow Drive, Brandywine, MD 20613 | 11-1156454 | **1-B |
| 6901 Meadow Drive, Brandywine, MD 20613 | 11-1156470 | 2-B |
| 6809 Meadow Drive, Brandywine, MD 20613 | 11-1156488 | 3-B |
| 6805 Meadow Drive, Brandywine, MD 20613 | 11-1156496 | 4-B |
| 6801 Meadow Drive, Brandywine, MD 20613 | 11-1156504 | 5-B |
| 16304 Meadow Court, Brandywine, MD 20613 | 11-1156520 | 1-C |
| 16308 Meadow Court, Brandywine, MD 20613 | 11-1156538 | 2-C |
| 16312 Meadow Court, Brandywine, MD 20613 | 11-1156546 | 3-C |
| 16400 Meadow Court, Brandywine, MD 20613 | 11-1156553 | 4-C |
| Meadow Road, Brandywine, MD 20613 | 11-1156454 | **5-C |
| 16408 Meadow Court, Brandywine, MD 20613 | 11-1156561 | 6-C |
| 16412 Meadow Court, Brandywine, MD 20613 | 11-1156579 | 7-C |
| 6808 Meadow Court, Brandywine, MD 20613 | 11-1156587 | 8-C |
| 6900 Meadow Drive, Brandywine, MD 20613 | 11-1156512 | Outlot A-C |
| 16305 Meadow Court, Brandywine, MD 20613 | 11-1156595 | 1-D |

| | | |
|---|---|---|
| 16309 Meadow Court, Brandywine, MD 20613 | 11-1156603 | 2-D |
| 16313 Meadow Court, Brandywine, MD 20613 | 11-1156611 | 3-D |
| 16401 Meadow Court, Brandywine, MD 20613 | 11-1156629 | 4-D |
| 6708 Meadow Drive, Brandywine, MD 20613 | 11-1156637 | 5-D |
| Meadow Drive, Brandywine, MD 20613 | 11-1156454 | **6-D |
| 16412 Green View Lane, Brandywine, MD 20613 | 11-1156645 | 7-D |
| 16408 Green View Lane, Brandywine, MD 20613 | 11-1156652 | 8-D |
| 16404 Green View Lane, Brandywine, MD 20613 | 11-1156660 | 9-D |
| 16310 Scenic Avenue, Brandywine, MD 20613 | 11-1156678 | 10-D |
| 16306 Scenic Avenue, Brandywine, MD 20613 | 11-1156686 | 11-D |
| 16313 Scenic Avenue, Brandywine, MD 20613 | 11-1156694 | 1-E |
| 16309 Scenic Avenue, Brandywine, MD 20613 | 11-1156702 | 2-E |
| 16305 Scenic Avenue, Brandywine, MD 20613 | 11-1156710 | 3-E |
| 16401 Scenic Avenue, Brandywine, MD 20613 | 11-1156728 | 1-F |
| 16405 Scenic Avenue, Brandywine, MD 20613 | 11-1156736 | 2-F |
| 16409 Scenic Avenue, Brandywine, MD 20613 | 11-1156744 | 3-F |
| 16406 Scenic Avenue, Brandywine, MD 20613 | 11-1156751 | 11-G |
| 16401 Green View Lane, Brandywine, MD 20613 | 11-1156769 | 12-G |
| 16405 Green View Lane, Brandywine, MD 20613 | 11-1156777 | 13-G |
| 16409 Green View Lane, Brandywine, MD 20613 | 11-1156785 | 14-G |
| 16413 Green View Lane, Brandywine, MD 20613 | 11-1156793 | 15-G |
| 6608 Meadow Drive, Brandywine, MD 20613 | 11-1156801 | 16-G |
| 6604 Meadow Drive, Brandywine, MD 20613 | 11-1156819 | 17-G |
| 6709 Meadow Drive, Brandywine, MD 20613 | 11-1156827 | 1-H |
| 6705 Meadow Drive, Brandywine, MD 20613 | 11-1156835 | 2-H |
| 6701 Meadow Drive, Brandywine, MD 20613 | 11-1156843 | 3-H |
| 6611 Meadow Drive, Brandywine, MD 20613 | 11-1156850 | 4-H |
| 6605 Meadow Drive, Brandywine, MD 20613 | 11-1156868 | 5-H |
| 6601 Meadow Drive, Brandywine, MD 20613 | 11-1156876 | 6-H |
| 16301 McKendree Road, Brandywine, MD 20613 | 11-1156884 | p/o Outlot A-K |

** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164.

Case No.: A-10059-C
Dobson Ridge (Farms)

Applicant: D.R. Horton, Inc./Dobson Farms

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

ZONING ORDINANCE NO. 8–2022

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. 10059 ("A-10059" or "Application") is a request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone. The Subject Property is located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village. The Property is also identified as Tax Map 154 and 164 (7 lots and 52 parcels) (see ZHE Exhibit 38, Appendix A for specifics); 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 28, 2021, Technical Staff recommended that the Application be approved without conditions; and

WHEREAS, on July 29, 2021, the Planning Board made the same recommendation and on September 9, 2021, adopted Resolution PGCPB No. 2021-109; and

WHEREAS, on November 29, 2021, the District Council adopted CR-136-2021, thereby approving the Countywide Map Amendment ("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 February 19, 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

WHEREAS, on March 2, 2022, the Zoning Hearing Examiner ("Examiner") held an evidentiary hearing on the application; and

WHEREAS, Ms. Evelyn Williams ("Opponent" or "Opposition") testified in opposition; and

WHEREAS, at the conclusion of the evidentiary hearing, the record was kept open for the receipt of the updated traffic analysis and the record was closed on March 4, 2022; and

WHEREAS, on May 25, 2022, the Examiner recommended that the application request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) Zone, be approved subject to conditions; and

WHEREAS, on June 21, 2022, Opponent filed a request for oral argument in opposition of the Zoning Hearing Examiner's Decision; and

WHEREAS, on September 9, 2022, Applicant filed a response to the June 21, 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-10059 meets the requirements of approval pursuant to Section 27-195 of the prior Zoning Ordinance and is supported by substantial evidence.

Opponent generally contends without substantiated evidence that A-10059 will have a significantly negative impact on Prince George's County's "current poor and lagging educational system, the environment (neighboring streets and land), the current residential areas, and proposes no convincing improvement in the surrounding area . . . ." (Opposition Request for Oral Argument). However, the substantial evidence presented in this case (consisting of 82 exhibits and 1,113 pages) supports the conclusion that all of the required findings provided for in Section 27-195 of the prior Zoning Ordinance as well as the applicable purposes (Section 27-511 of the prior Zoning Ordinance) have been met and are supported by uncontroverted substantial evidence. Opponent's contentions are not supported by probative or substantial evidence in the record and do not make any of the Examiner's findings fairly debatable.

a. Transportation and other existing or planned private and public facilities will be adequate for the uses proposed.

The District Council finds that the substantial evidence in the record supports a finding that the transportation facilities will be adequate pursuant to Section 27-195(b)(1)(C) of the prior

Zoning Ordinance. A Traffic Impact Study and transform model was prepared and submitted to Transportation Planning Staff for the purposes of providing traffic data for M-NCPPC's use in analyzing the master plan roads utilizing M-NCPPC's TransForm modelling software. (Ex. 10, 13 – 17; Ex. 79 and 82; *see also,* Ex. 48; Tr. pp. 51 - 63). Further the Subject Property is located within Planning area 85A and is subject to the Brandywine Road Club (CR-9-2017). Future entitlement applications will require additional traffic impact analyses as well the participation in the Brandywine Road Club, pursuant to Section 24-124 of the prior Subdivision Regulations.

Pursuant to CR-9-2017, and at the time of the preliminary plan of subdivision, the Brandywine Road Club fee for the future development will be imposed at $1,338 per dwelling unit to be indexed by the appropriate cost indices to be determined by the Department of Permitting, Inspection, and Enforcement ("DPIE"). Further, in accordance with CB-22-2015, once the appropriate payment is made to the satisfaction of DPIE, at the time of building permit, no further obligation will be required regarding fulfillment of transportation adequacy requirements of Section 24-124(a) of the prior Subdivision Regulations. Consequently, although transportation facilities will be addressed again at the time of the preliminary plan of subdivision pursuant to Subtitle 24, the record shows, and M-NCPPC agreed, that transportation facilities will be adequate once certain mitigation efforts required by the Brandywine Road Club are addressed by Applicant, as required by Section 27-195(b)(1)(C). Thus, transportation and other exiting or planned private and public facilities will be adequate for the uses proposed.

> i. Other public facilities are adequate, and in the case of schools, are and will be adequate once the applicable School Facility Surcharge is paid at the time of building permit.

Opponent asserts that the rezoning will not enhance the current "poor educational system in PG County." (Opposition Request for Oral Argument). At the time of preliminary subdivision,

pursuant to Section 24-122.02 of the prior Subdivision Regulations, the impact on school facilities will be analyzed. Further, the District Council takes notice that the Subject Property is located within School Cluster 6, and based on the 2021 Update of the Pupil Yield Factors and Public School Clusters, published on March 22, 2022, provides the following:

- Elementary School Cluster 6 – 78% capacity
- Middle School Cluster 6 – 90% capacity
- High School Cluster 6 – 72% capacity

Furthermore, Section 10-192.01 of the County Code establishes a school facility surcharge that includes an annual adjustment for inflation, unrelated to the provision of adequacy determination in Subtitle 24 or Section 27-195(b)(1)(D) of the prior Zoning Ordinance. The current amount of this surcharge is $18,900 for building permits issued for all buildings outside of the Capital Beltway that are not adjacent to a mass transit rail station operated by WMATA. This fee will be required to be paid to DPIE at the time of issuance of each building permit. Thus, and notwithstanding the fact that the school capacity is adequate, Applicant will be required to pay the applicable School Facility Surcharge to DPIE in satisfaction of any adequacy requirement.

ii. The Opposition's contention that A-10059 should include provisions to build new quality medical facilities is not a requirement of approval.

Neither Section 27-195 nor 27-511 of the prior Zoning Ordinance require the Examiner or the District Council to find that Applicant must propose to "build new quality medical facilities." (Opposition Request for Oral Argument). Notwithstanding, the District Council takes note that there are a number of high-quality medical facilities that currently exist in the area surrounding the Subject Property. For example, the Greater Baden Medical Services at Brandywine building (located at 7450 Albert Road, Brandywine, Maryland 20613) is approximately 0.38 mile from the

Subject Property; the MedStar Health building (located at 13590 Brandywine Road, Brandywine, Maryland 20613) is approximately 2.37 miles from the Subject Property; MedStar Southern Maryland Hospital Center and MedStar Health Primary Care at Clinton (located 7503 Surratts Road, Clinton, Maryland 20735) is approximately 5.61 miles from the Subject Property; and Brandywine Volunteer Fire Department (Station 840) (located at 13809 Brandywine Road, Brandywine, Maryland 20613) is approximately 2.45 miles from the Subject Property. Despite Opponent's contentions to the contrary, which are unsubstantiated, the District Council finds that Brandywine is served by a number of high-quality medical facilities that provide a wide range of medical services that are easily accessible.

> b. The environmental relationship reflects compatibility between the requested uses and surrounding uses, and proposes significant improvements through preservation, wetland enhancements, understory enhancement, ecological enhancements, and increasing habitat and biodiversity.

Opposition next argues that the approval of A-10059 will negatively effect the "already poor environment with even more debris on the . . . extremely dirty neighboring streets, green land, and main highways. . . ." (Opposition Request for Oral Argument). However the record is replete with substantial evidence that the proposed rezoning of the Subject Property, in conjunction with the Examiner's recommended conditions (which were proffered by Applicant) will be in conformance with and improve upon the requirements and policies of the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the Subregion V Master Plan; will expand upon wetland protection and growth; and will preserve or enhance sustainability of stream and wooded floodplain. (*See* Ex. 43; Tr. at pp. 35 – 48; Ex. 63, 64, 65, 70, and 71; Ex. 38 at Sec. 7, p. 52 and pp. 32 and 24).

The proposed concept allots for approximately 16% of the site to be cleared for development, and approximately 423.67 acres (72.9%) of the Subject Property will remain as open space. (Ex. 71). It is anticipated that there will be no net loss of woodland on the site and the development will add woodland acreage above and beyond the woodland conservation required. The District Council finds that the application – along with Applicant's proffers (adopted as conditions herein) – provides a springboard for thoughtfully designed habitat creation with interwoven neighborhoods.

The District Council agrees that the preservation of the expansive Mattawoman floodplain and woodland along with the diverse existing ecology onsite sets the stage for a marquee project showcasing what is environmentally possible in Prince George's County. (*C.f.* Ex. 43; *See also*, Tr. at pp. 35 – 48; Ex. 63, 64, 65, 70, and 71; Ex. 38 at Sec. 7, p. 52 and pp. 32 and 24). The Subject Property sits abandoned, unmaintained, and its habitat value challenged by encroaching invasive species and undesirable habitats. Applicant's expert arboriculturist and landscape architect, Steve Allison, testified that every inch of the Subject Property has been walked and mapped over a period of months to investigate all of the unique features of the Subject Property. (Tr. at p. 37, Line 1-14). In doing so, among other things that are detailed in testimony and exhibits (including Exhibit 43 and Exhibit 40), the Basic Plan includes a comprehensive plan that provides for (i) stream corridor assessment surveys with Natural Resource Inventory ("NRI") plan review; (ii) on-site woodland conservation; (iii) creation and enhancement of wetlands with adjoining meadows that focus on providing wildlife habitat; (iv) enhancing biodiversity in woodland understory; and (v) ecological enhancements through selective environmental site design that both replicate and increase biodiversity of the local ecology. The District Council agrees that the

preservation and enhancement of the existing woodland and wetland systems will benefit the Mattawoman watershed by providing nearly 400 acres of woodland for this unique site.

The substantial evidence in the record supports a finding that the environmental relationship reflects compatibility between the requested uses and surrounding uses. The application and the Basic Plan satisfies Section 27-195(b)(1)(E) of the prior Zoning Ordinance.

II. In approving A-10059, neither Sections 27-195 nor 27-511 require the District Council to find that the rezoning will not slow or negate growth in the current residential property values.

Although Opponent asserts that the approval of A-10059 will negatively affect current property values, there is no evidence in the record to support such a contention nor is there a requirement that the District Council find that A-10059 will not negate residential property values. Instead, and as the substantial evidence in the record shows, A-10059 satisfies the applicable goals, policies, and strategies of the applicable planning documents – namely *Plan Prince George's 2035 Approved General Plan* ("Plan 2035") and the *Subregion 5 Master Plan.*

Beginning on Page 100, Plan 2035 sets forth twelve (12) Land Use and eight (8) Housing and Neighborhood Policies. These policies include goals and strategies aimed at promoting the health, safety and welfare of current and future residents and workers. The policies aim to direct higher density development to Regional Transit Districts and Local Centers and aim to ensure that a mix of housing is provided, including accessibility and affordability across the County and within developments. The application meets these goals notwithstanding that not all of the policies are within Applicant's control, but A-10059 helps advance those that are. (*See* Ex. 38 at pp. 13 – 28; and Ex. 48 at pp. 5 – 15; *See also* Tr. at pp. 77 – 84 (regarding Master Plan conformance); Ex. 45). The District Council finds that A-10059 conforms to the principles and guidelines of the Master

Plan related to environmental issues and with respect to the number of dwelling units for Residential Low and Residential Low Transition areas.

Further, other public facilities are adequate (libraries and fire facility) or, in the case of schools, will be once appropriate surcharges are paid at the time of preliminary plan of subdivision review. Police facilities are not mentioned within subsection 27-195(b)(1)(D), but the record addressed the fact that Applicant may either seek waiver from the adequacy test for police via Council Resolution, or other mitigation may be needed if police response times are not met. Police response times, however, will be tested with the subdivision, and the District Council notes that based on the current 12-month rolling average, police response times in the vicinity of the Subject Property are currently being met. In addition, the areas proposed for development are within Water and Sewer category 4 (Community System Adequate Development Planning). Section 27-195(b)(1)(D) is met.

Finally, 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-10059. 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-10059 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-10059 was accepted for review on February 17, 2021, more than a year prior to the effectuation of the new Zoning Ordinance. The publication of the Technical Staff Report (June 28, 2021); the Planning Board hearing (July 29, 2021); the adoption of the Planning Board's

resolution (September 9, 2021); and the Examiner's hearing (March 2, 2022) all 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-10059 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-10059 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-10059

and elect a new replacement zone based on the new Zoning Ordinance, which it did on December 20, 2021. (Ex. 51, 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 February 19, 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. 51), 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. 55).

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-10059 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 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone is hereby conditionally APPROVED.

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 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone, located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village. The

Property is also identified as Tax Map 154 and 164 (7 lots and 52 parcels) (see ZHE Exhibit 38, Appendix A for specifics).

SECTION 2. The request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone, is hereby APPROVED, subject to the following Conditions, Development Data, and all other information shown on the Basic Plan:

**Development Data Table**

| | |
|---|---|
| Gross Tract Area | 581.06 ac. |
| 100-year Floodplain | 213.84 ac. |
| ½ Floodplain | 106.92 ac. |
| Net Tract Area* | 474.14 ac. |

*Net Tract Area=Gross Tract Area-1/2 Floodplain

Base Density recommended 474.14ac@1.6DU/ac 758
Units Max. Density recommended 474.14ac@2.6DU/ac
1,232 Units Density Proposed 857-1,106 Units

**Parcel Identification Table**

| Tax Map | Grid | Parcel | Parcel ID | Street Address (*Brandywine, MD 20613) | Liber | Folio |
|---|---|---|---|---|---|---|
| 164 | A3 | 6 | 11-1133958 | Gardner Road, Waldorf, MD 20601 | 34595 | 78 & 87 |
| 164 | C2 | 8 | 11-1156447 | *McKendree Road | 34595 | 78 & 87 |
| 164 | E2 | 10 | 11-1152032 | *16305 McKendree Road | 34677 | 101 & 110 |

This application includes the following Lots in the "Country Club Estates" Subdivision (Plat Book WWW 61 Plat No. 51) and acquired by deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211:

| Tax Map | Grid | Lot-Block | Parcel ID | Street Address (Brandywine, MD 20613) |
|---|---|---|---|---|
| 164 | E1 | 1-A | 11-1156462 | 7100 Meadow Drive |
| 164 | E1 | **1-B | 11-1156454 | Meadow Drive |
| 164 | E1 | 2-B | 11-1156470 | 6901 Meadow Drive |
| 164 | E1 | 3-B | 11-1156488 | 6809 Meadow Drive |
| 164 | E1 | 4-B | 11-1156496 | 6805 Meadow Drive |
| 164 | D1 | 5-B | 11-1156504 | 6801 Meadow Drive |
| 164 | D1 | 1-C | 11-1156520 | 16304 Meadow Court |
| 164 | D1 | 2-C | 11-1156538 | 16308 Meadow Court |
| 164 | D1 | 3-C | 11-1156546 | 16312 Meadow Court |
| 164 | D1 | 4-C | 11-1156553 | 16400 Meadow Court |
| 164 | D1 | **5-C | 11-1156454 | Meadow Road |
| 164 | D1 | 6-C | 11-1156561 | 16408 Meadow Court |
| 164 | D1 | 7-C | 11-1156579 | 16412 Meadow Court |

| | | | | |
|---|---|---|---|---|
| 164 | E1 | 8-C | 11-1156587 | 6808 Meadow Court |
| 164 | E1 | Outlot A-C | 11-1156512 | 6900 Meadow Drive |
| 164 | D1 | 1-D | 11-1156595 | 16305 Meadow Court |
| 164 | D1 | 2-D | 11-1156603 | 16309 Meadow Court |
| 164 | D1 | 3-D | 11-1156611 | 16313 Meadow Court |
| 164 | D1 | 4-D | 11-1156629 | 16401 Meadow Court |
| 164 | D1 | 5-D | 11-1156637 | 6708 Meadow Drive |
| 164 | D1 | **6-D | 11-1156454 | Meadow Drive |
| 164 | D1 | 7-D | 11-1156645 | 16412 Green View Lane |
| 164 | D1 | 8-D | 11-1156652 | 16408 Green View Lane |
| 164 | D1 | 9-D | 11-1156660 | 16404 Green View Lane |
| 164 | D1 | 10-D | 11-1156678 | 16310 Scenic Avenue |
| 164 | D1 | 11-D | 11-1156686 | 16306 Scenic Avenue |
| 164 | D1 | 1-E | 11-1156694 | 16313 Scenic Avenue |
| 164 | D1 | 2-E | 11-1156702 | 16309 Scenic Avenue |
| 164 | D1 | 3-E | 11-1156710 | 16305 Scenic Avenue |
| 164 | D1 | 1-F | 11-1156728 | 16401 Scenic Avenue |
| 164 | D1 | 2-F | 11-1156736 | 16405 Scenic Avenue |
| 164 | D1 | 3-F | 11-1156744 | 16409 Scenic Avenue |
| 164 | D1 | 11-G | 11-1156751 | 16406 Scenic Avenue |
| 164 | D1 | 12-G | 11-1156769 | 16401 Green View Lane |
| 164 | D1 | 13-G | 11-1156777 | 16405 Green View Lane |
| 164 | D1 | 14-G | 11-1156785 | 16409 Green View Lane |
| 164 | D1 | 15-G | 11-1156793 | 16413 Green View Lane |
| 164 | D1 | 16-G | 11-1156801 | 6608 Meadow Drive |
| 164 | D2 | 17-G | 11-1156819 | 6604 Meadow Drive |
| 164 | D1 | 1-H | 11-1156827 | 6709 Meadow Drive |
| 164 | D1 | 2-H | 11-1156835 | 6705 Meadow Drive |
| 164 | D1 | 3-H | 11-1156843 | 6701 Meadow Drive |
| 164 | D1 | 4-H | 11-1156850 | 6611 Meadow Drive |
| 164 | D2 | 5-H | 11-1156868 | 6605 Meadow Drive |
| 164 | D2 | 6-H | 11-1156876 | 6601 Meadow Drive |
| 164 | E1 | p/o Outlot A-K | 11-1156884 | 16301 McKendree Road |

** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164.

**Conditions:**

At the appropriate stage of development:

1. The Applicant shall provide a stream corridor assessment survey with a NRI plan review.

2. The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.

3. The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.

4. The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.

5. The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

The Approved Basic Plan is ZHE Exhibit 56.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the R-E (Residential Estates) and R-A (Rural Agricultural) Zones.

SECTION 5. 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

Case No. CDP-22002
TCP1-011-2023
Dobson Farms

Applicant: D.R. Horton, Inc.

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

FINAL DECISION – ORDER AFFIRMING PLANNING BOARD

On January 22, 2024, using oral argument procedures, the District Council reviewed, based on its motion, the Planning Board's decision, embodied in Resolution 2023-100, to approve Comprehensive Design Plan (CDP)-22002 and Type 1 Tree Conservation Plan (TCP1-011-2023) for Dobson Farms, a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway), and within Planning Areas 85A, Council District 9. (1/22/2024, Tr.).

Having reviewed the record, and argument of the parties, the District Council finds that the Board's decision was supported by substantial evidence in the record, and was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by the Board in Resolution No. 2023-100.

Approval of CDP-22002 and TCP1-011-2023 is subject to the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the following revisions shall be made, or information shall be provided:

   a.Provide an open space exhibit showing the following:

   (1) The location and acreage of open space that qualifies the development for a density increment factor of 25 percent. The open space shall not be located in an area designated for woodland conservation.

   (2) The location of woodland conservation areas.

b. Add the public benefits density increment table to the coversheet of the CDP, showing the additional units associated as awarded with density increment factors (1), (3) and (4).

c. Revise General Note 3 on the coversheet of the CDP, to note the correct number of maximum dwelling units, based on the awarded density increment factors, which are added to the base residential density allowed.

d. Revise the CDP to comply with the 35 percent cap on the total number of attached dwelling units, per Section 27-513(d)(3) of the prior Prince George's County Zoning Ordinance.

e. Revise General Note 3 on the coversheet of the CDP, to note the associated percentages with each of the approved residential uses.

f. Add a general note stating that all well and septic structures discovered during the development of the site are to be abandoned and backfilled, according to regulatory standards.

g. Add perimeter bearings and distances to the redline property boundary on Sheet 6 of the plan set, consistent with those shown on the property boundary survey.

h. Identify the portion of the subject property that is located in Sustainable Growth Tier IV.

i. Add a general note stating that the portion of the subject property, located in Sustainable Growth Tier IV, shall be limited to open space uses and shall not be developed with residential lots.

j. The Type 1 tree conservation plan (TCP1) shall be revised, as follows:

   (1) Add "TCP1-011-2023" to the required TCP1 approval block and woodland conservation worksheet.

   (2) Have the revised plan signed and dated by the qualified professional who prepared it.

k. Revise Sheet 6 of the Conceptual Design Plan (CDP) to add the letter notations to the legend.

l. Revise the circulation plan and legend to distinguish the 14,000 linear feet of trails that qualifies the development for a density increment factor of 5 percent.

m. Revise the CDP to update the minimum development standards for the single-family detached dwellings, to correspond with the removal of the proposed "villas."

2. Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.

3. Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.

4. The preliminary plan of subdivision application shall include a detailed soils study, demonstrating that the site is geologically suitable for the approved development.

5. 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.

6. At the time of preliminary plan of subdivision, the applicant shall provide a plan for:

   a. Evaluating archeology Site 18PR1195, at the Phase II level, and

   b. Avoiding and preserving the resource in place.

7. 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 at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to approval of any grading permits.

8. The preliminary plan of subdivision application shall include a bicycle and pedestrian impact statement.

9. At the time of preliminary plan of subdivision, a new traffic impact analysis shall be submitted.

   a. In a supplemental analysis, the applicant shall show whether a roundabout at the entrance would be an alternative to address capacity, operational, and safety concerns.

   b. The Traffic Impact Study Scoping Agreement shall include a second site access point, as recommended by the operating agency.

10. At the time of preliminary plan of subdivision application submittal, the applicant shall submit a traffic signal warrant analysis for McKendree Road and Site Access/Dawn Chorus Lane.

11. Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*, to be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of specific design plan.

12. 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.

13. At the time of specific design plan, 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 Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.

14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.

15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:

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

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

16. Prior to, or concurrent with, approval of the first final plats, the applicant shall record the portion of the property within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete recordation of the outparcel(s) in the Prince George's County Land Records.

17. 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 at $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.

18. 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 at $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.

19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.

**CONSIDERATION**

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

Ordered this 22nd day of January, 2024, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

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 Board | Office of the Chairman

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

PGCPB No. 2024-051 File No. SDP-2303

# RESOLUTION

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

WHEREAS, the applicant, D.R. Horton, Inc., submitted an application for approval of a Specific Design Plan; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); 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 Zoning Ordinance in existence prior to April 1, 2024, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, the subject property was included in Comprehensive Design Plan CDP-22002, which was approved by the Prince George's County Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100); and

WHEREAS, pursuant to Section 27-1704(a) of the Zoning Ordinance, CDP-22002 remains valid for a period of twenty (20) years from April 1, 2022; 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 June 6, 2024, regarding Specific Design Plan SDP-2303 for Dobson Farms, the Planning Board finds:

1. **Request:** This application requests approval of a specific design plan (SDP) for infrastructure improvements, including public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities.

2. **Development Data Summary:**

| | EXISTING | EVALUATED |
|---|---|---|
| Zones | LCD | Prior R-S |
| Use | Vacant | Grading Infrastructure |
| Gross Total Acreage | 581.06 | 581.06 |
| Floodplain Acreage | 194.73 | 194.73 |
| **Net Acreage of SDP** | **386.33** | **386.33** |

3. **Location:** This site is located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).

4. **Surrounding Uses:** The subject site is bounded to the north by undeveloped land and single-family residences in the Agricultural-Residential (AR) and Residential, Rural Zones beyond; to the south by Charles County; to the east by McKendree Road, with townhouses in the Residential, Single-Family-Attached Zone beyond; and to the west by Gardner Road, with a variety of non-agricultural uses in the AR Zone beyond. The property also abuts Mattawoman Creek, which runs east-west along the southern portion of the property and serves as the boundary between Prince George's County and Charles County.

5. **Previous Approvals:** The following applications were previously approved for the subject property:

In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

Zoning Map Amendment (Basic Plan) A-10059 was accepted for review on February 17, 2021, prior to the effective date of the new Prince George's County Zoning Ordinance. Publication of the technical staff report (June 28, 2021); the Prince George's County Planning Board hearing (July 29, 2021); adoption of the Planning Board's A-10059-C-10 Resolution No. 2021-109 (September 9, 2021); and the Zoning Hearing Examiner's hearing (March 2, 2022) and decision recommending approval to the Residential Suburban Development (R-S) Zone, all occurred prior to the effective date of the new Zoning Ordinance. The District Council's decision of A-10059 (Zoning Ordinance No. 8-2022) also occurred after April 1, 2022, which resulted in a zone set forth within the new Zoning Ordinance, pursuant to Section 27-1703(a) of the Zoning Ordinance. In October 2022, the overall site was rezoned to the LCD Zone, by the District Council, as the appropriate replacement for the R-S Zone, through A-10059, for 857 to 1,106 dwelling units, subject to five conditions. The density range permitted with the basic plan was 857 to 1,106 dwelling units.

On September 14, 2023, the Planning Board approved Comprehensive Design Plan CDP-22002, for Dobson Farms (PGCPB Resolution No. 2023-100). The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions.

6. **Design Features:** The irregularly shaped 581-acre property follows Mattawoman Creek and the Charles County boundary along the southern property line. Grading and the limits of disturbance are shown on the SDP together with existing environmental features on the property such as topography, streams, floodplain, wetlands, and primary management areas (PMAs). Details of the layout and site design for this development will be determined when a full-scale SDP is submitted for review.

   The subject SDP includes infrastructure improvement designs for public streets, water, sewer, stormdrain utilities, and SWM facilities, all of which will be essential to further develop the site as a residential community.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10059:** The District Council approved Basic Plan A-10059 on October 17, 2022, for development of up to 1,106 single-family detached and attached dwelling units, pursuant to the requirements of the prior R-S Zone. The approved basic plan was subject to five conditions. The conditions that are relevant to the review of this SDP are provided as follows:

   1. **The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

      An updated Natural Resources Inventory Plan (NRI-001-2022-01) was approved on March 31, 2022, with the required stream corridor assessment survey.

   2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.**

      The approved Type 1 Tree Conservation Plan (TCP1-011-2023) certified with the CDP showed the entire woodland requirement met on-site and using the prior zoning (R-S) woodland conservation threshold. The Type 2 Tree Conservation Plan (TCP2-008-2024) submitted with this SDP application shows the entire woodland requirement will be met on-site.

   3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

The approved TCP1 certified with the CDP application showed four types of habitat creation areas planned for the open and forested areas on-site. The TCP2 submitted with this application shows the locations of the required habitat enhancement areas. These habitat areas will be further reviewed with the preliminary plan of subdivision (PPS). Below are summary descriptions of each habitat enhancement area:

**Wetland Creation**—New areas of wetlands will be created through minimal grading and the introduction of native wetland species local to the region. These areas will be located in lower topographic regions, within the vicinity of the Mattawoman floodplain and its connected wetlands. The goal of these new wetlands is to create a habitat extension of the Mattawoman watershed system, creating a more robust transitional buffer between the approved development and the mature woodlands along Mattawoman Creek.

**Meadow Habitat Creation**—In areas that are not planned for reforestation plantings, native meadows will be created utilizing minor grade changes and purposeful plantings to create a different type of habitat edge adjacent to the existing woodlands. These areas are envisioned to create connections from isolated wetlands to forest edge regions.

**Forest Edge Treatment**—Forest edge treatments are selective plantings of new tree and shrub species that can protect vulnerable, mature, canopy edges of existing woodlands. The planting of understory, flowering, and canopy species along the forest edge is included to ensure a greater natural buffer between the approved development and the adjacent woodlands, protecting the existing woodlands from windthrow and invasive species encroachment.

**Woodland Understory Enhancement**—Opportunities exist throughout the existing woodlands for selective low-footprint woodland enhancement. This would be accomplished through the planting and establishment of native herbaceous species, along with infill planting of shrubs and understory trees. The strategic establishment of lower and mid-canopy species within the existing woodland provides the opportunity to balance the existing forest ecosystem with a suitable understory of native trees, shrubs, and herbaceous plantings.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

   The previously approved TCP1 showed woodland understory enhancement areas. These habitat areas will be further reviewed with the PPS.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

   The previously approved TCP1 showed a variety of ecological enhancement areas. These habitat areas will be further reviewed in the PPS.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the applicable SDP requirements of the prior Zoning Ordinance.

a. Section 27-527 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP:

**(a) The applicant shall demonstrate to the Planning Board that, in the preparation of the Specific Design Plan, he has devoted adequate attention to building and landscape design, and engineering factors. The signatures of a qualified design team (including an architect, a landscape architect, and a professional engineer) on the Specific Design Plan shall be prima facie evidence that the respective factors within the scope of the signer's profession have been considered.**

The subject plan conforms to the requirements of this Section by establishing infrastructure improvement designs for public streets, water, sewer, stormdrain utilities, and SWM facilities, to further development of the site, in conformance with CDP-22002. The subject SDP does not include any landscape, building, or architectural components. The site plan was prepared by Rodgers Consulting Inc. and signed by the appropriate civil engineer, in accordance with this requirement. This criterion will be evaluated again with the full SDP.

**(b) The Specific Design Plan shall include (at least) the following with all plans prepared at the same scale:**

**(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them; and in the V-M and V-L Zones, a three-dimensional model and a modified grid plan, which may include only the Village Proper, and any Hamlet, which incorporates plan concepts, spatial and visual relationships, streetscape, and other characteristics of traditional rural villages shall be provided prior to Planning Board and District Council review;**

**(2) Reproducible preliminary architectural plans, including floor plans and exterior elevations;**

**(3) A reproducible landscape plan prepared in accordance with the provisions of the Landscape Manual;**

**(4) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or Standard Letter of Exemption;**

**(5) An approved Natural Resource Inventory; and**

**(6) A statement of justification describing how the proposed design preserves or restores the regulated environmental features to the fullest extent possible.**

This SDP has been prepared to meet all the applicable drawing and plan submission requirements. It should be noted that the application is for infrastructure only, to support the ultimate development of the property. Thus, no architectural elevations are included at this time. Such plan details will be reflected in future SDP revisions. A TCP2 has been submitted in conjunction with this application and reflects all approved infrastructure improvements and impacts.

According to the previously approved NRI-001-2022-01, the property contains mapped regulated environmental features (REF) including streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. A statement of justification (SOJ) was submitted that describes how the REFs are preserved to the fullest extent possible. The conservation methods of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) require priority to be placed on the preservation of the on-site woodland and wildlife habitat areas and the planting of stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network.

**(c) An applicant may submit a Specific Design Plan for Infrastructure in order to proceed with limited site improvements. These improvements must include infrastructure which is essential to the future development of the site, including streets, utilities, or stormwater management facilities. Only those regulations, submittal requirements, development standards, and site design guidelines which are applicable shall be considered. The Planning Board may also consider the proposal in light of future requirements, such that the plan cannot propose any improvements which would hinder the achievement of the purposes of the zone, the purposes of this Division, or any conditions of previous approvals, in the future. The Planning Board shall also consider any recommendations by the Department of Permitting, Inspections, and Enforcement and the Prince George's Soil Conservation District. Prior to approval, the Planning Board shall find that the Specific Design Plan is in conformance with an approved Type 2 Tree Conservation Plan and must also approve a Type 2 Tree Conservation Plan in conjunction with approval of the Specific Design Plan for Infrastructure.**

This SDP is for infrastructure only. Specifically, the application includes infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities for the property. All areas shown to be impacted by this application will ultimately be developed with residential units, in conformance with the approved CDP applicable to the property. A TCP2 has been submitted for review with this application. An approved SWM Concept Plan

(14756-2023-SDC) was also submitted with this application. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 2, 2024.

b. Section 27-528 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP for infrastructure:

**(b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This application conforms to the approved CDP-22001, as mentioned herein. Further, the approved layout and associated infrastructure will not be detrimental to the health, safety, or welfare of any resident or property owner within the County.

This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers which comprise the PMA. This SDP application is only for impacts needed for on-site infrastructure. The applicant included 27 PMA impact areas as part of this infrastructure application.

The approved infrastructure is necessary to implement the planned residential development for the property, as reflected in the approved basic plan and CDP. The ultimate development of the residential uses for the property will promote the health, safety, and welfare of the existing residents of the County by providing a variety of new living opportunities, as well as increasing the overall tax base for Prince George's County. In addition, 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 approved grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100), and affirmed by the District Council on January 25, 2024, for a residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The conditions that are relevant to the review of this SDP are provided as follows:

**2. Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed**

**impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.**

An SOJ was included in the application package for the PMA impacts of the approved infrastructure improvements. All other PMA impacts will be reviewed with the PPS.

3. **Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.**

Variance requests were included in the application package for specimen tree removals due to the infrastructure impacts. All other specimen tree removal requests will be reviewed with the PPS.

5. **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 SWM Concept Plan (14756-2023-SDC) was submitted with this application. DPIE issued the approval on May 2, 2024.

The remaining applicable conditions (11–15) contain requirements for density increments, green building techniques, interpretive signage, and shared-use path specifications. Conformance with these conditions will be evaluated when a full-scale SDP is submitted for consideration.

10. **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* (Landscape Manual). The development of infrastructure only is exempt from conformance with Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips along Streets; Section 4.6, Buffering Development from Streets; and Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because it does not impose a change in intensity of use, or an increase of impervious area for parking or loading spaces or gross floor area on the subject property. Future SDPs that include development of the site will be reevaluated for conformance with the applicable sections of the Landscape Manual.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance**: This property is subject to the WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. TCP2-008-2024 was submitted with the SDP application.

Based on the TCP2, the overall site contains a total of 198.36 acres of net tract woodlands and 184.03 acres of wooded floodplain. The plan shows a proposal to clear 94.63 acres of on-site woodlands, 1.96 acres of wooded floodplain, and 0.93 acre of off-site woodlands. This application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 103.80 acres. Currently, the woodland conservation worksheet shows 101.98 acres of on-site preservation and 1.82 acres of on-site reforestation to meet the woodland requirement on-site.

12. **Prince George's Country 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 or building permit for more than 5,000 square feet of disturbance. Properties applying the prior R-S Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be evaluated when a full-scale SDP is submitted for consideration.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

    a. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated February 20, 2024 (Calomese to Lockhart), the Community Planning Division noted that the applicable master plan is the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (master plan). Master plan conformance was determined with the approval of Basic Plan A-10059. The residential development consists of 1,106 dwelling units with a mix of housing types. The approved use conforms with the master plan's recommended land use.

    b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated May 8, 2024 (Ryan to Lockhart).Transportation staff provided an analysis of previous conditions of approval that have been incorporated in the findings above. The memorandum noted that the subject property fronts along McKendree Road (MC-502) to its north. This portion of McKendree Road falls within the 2009 *Approved Countywide Master Plan of Transportation*, which recommends this portion of McKendree Road as a four-lane master plan collector roadway, with 100 feet of right-of-way. At the time of PPS for the subject property, the applicant will be required to dedicate right-of-way for the portion that fronts the site. The planned right-of-way for these facilities will incorporate the design and construction of the shared-use path along the site's frontage, as recommended. In addition, the following comments were offered:

    **Transportation Planning Review**
    The applicant's submission displays vehicular, bicycle, and pedestrian movement throughout the site. Two points of vehicle access have been provided along the site's frontage of McKendree Road. Circulation is confined to the site, thereby ensuring no cut through traffic will impact operations. The applicant has also included a conceptual traffic calming exhibit. This exhibit displays a series of traffic calming devices, including raised crosswalks, standard crosswalks, street trees, street lighting, and signage. However, the traffic calming exhibit only displays Road A until its intersection with Road C and Road D. At subsequent stages of development, Transportation staff will make further recommendations related to traffic calming measures for Roads C and D.

    The applicant has also included a bicycle and pedestrian facilities plan demonstrating bicycle and pedestrian movement through the site. Sidewalks are shown along both sides of all roads throughout the subdivision. The bicycle and pedestrian exhibit shows a

bicycle lane along both sides of Road A. However, the SDP plans only display a 10-foot-wide shared-use path along the north side of Road A. Prior to certification of the subject application, Transportation staff requests that the applicant update plans to display a bicycle lane along both sides of Road A, from its origin along McKendree Road, to its terminus at its intersection with Road C and Road D.

The bicycle and pedestrian facilities plan, and the SDP plans display a 10-foot-wide shared-use path along the north side of Road C. Road C moves west-southwest and serves the westernmost point of the development. The shared-use path is shown on the entirety of Road C. In addition, the bicycle and pedestrian facilities plan shows a conceptual trail originating along Road A, which runs east and departs the subject property. This trail would connect with an existing trail to the adjacent development to the east of the subject site, which is known as Dobson Ridge, and was approved under PPS 4-20002. A notation is added to this trail which reads "Trail connection via private roadways to be demonstrated at time of Preliminary Plan." Transportation staff concur with this notation and will further examine direct pedestrian trails between the subject site and the Dobson Ridge site, at the time of PPS.

c. **Subdivision**—The Planning Board has reviewed and adopts the memorandum dated May 7, 2024 (Diaz-Campbell to Lockhart). Subdivision staff provided an analysis of previous conditions of approval which are incorporated in the findings of this resolution. In addition, the following comments were offered:

(1) The SDP does not show public utility easements provided along both sides of all public streets, as required by Section 24-122(a) of the prior Prince George's County Subdivision Regulations. Conformance with this requirement will be required at the time of PPS.

(2) The layout of all streets will be evaluated in accordance with the prior Subdivision Regulations, at the time of PPS, and may require revisions to the layout shown on this SDP.

(3) Parcel 6, and a portion of Parcel 8 (located on the west side of the property) are located in Sustainable Growth Tier IV, and in Water and Sewer Category 6. Restrictions on the future subdivision and development of this area were discussed with CDP-22002. The portion of the property in Tier IV is required to be recorded as one or more outparcels and will not be developed (see Findings on page 17 and Condition 16 of PGCPB Resolution No. 2023-100).

(4) Final plats for the property will be required following approval of the PPS and SDP before permits may be approved for the subject property.

(5) Prior to approval of the final plats of subdivision, a vacation petition must be approved to vacate the existing public right-of-way for Meadow Drive, Meadow Court, Green View Lane, and Scenic Avenue.

d. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated May 6, 2024 (Schneider to Lockhart). A review of the site's environmental features and prior conditions of approvals was presented. The site has an approved Natural Resources Inventory Plan (NRI-001-2022-01) which shows the existing conditions of the property. The TCP2 requires technical corrections, with conditions recommended herein.

**Specimen Trees**
Section 25-122(b)(1)(G) of the Prince George's County Code 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 Technical Manual." The Code, however, is not inflexible.

The authorizing legislation of the WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the WCO are set forth in Section 25-119(d) of the County Code. Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

The site contains 189 specimen trees, and the current proposal for infrastructure seeks to remove 21 specimen trees leaving 168 specimen trees. These requested 21 specimen trees for removal have condition ratings of good (15 specimen trees), fair (2 specimen trees), poor (2 specimen trees) and fair–poor (2 specimen trees).

**Evaluation**
Environmental Planning staff support the removal of 19 of the 21 specimen trees requested by the applicant. Specimen trees ST-126 and ST-127 are requested for removal, but are part of mass grading of the application area and not infrastructure. These two trees will be evaluated for removal with the PPS. After the removal of 19 specimen trees, the remaining specimen trees on-site will be 170, in compliance with Section 25-122(b)(1)(G) of the County Code. Furthermore, retaining majority of the specimen trees on-site aligns with one of the policies of the WCO, which is to conserve and protect trees through planning techniques and construction practices in order to prevent adverse effects on any sensitive environmental features.

Section 25-119(d) contains six required findings [text in **bold** below] to be made before a variance from the WCO can be granted. An evaluation of this variance request for the removal of 19 specimen trees, with respect to the required findings, is provided below.

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

In relation to other properties in the area, special conditions peculiar to the property would cause an unwarranted hardship if the applicant were required to retain these 19 specimen trees identified as ST-5, ST-6, ST-19 through 21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71 through 73, ST-80, ST-107, ST-219, and ST-220. Requiring the applicant to retain the 19 specimen trees on-site would further limit the required infrastructure impacts for development to the extent that it would cause the applicant an unwarranted hardship. The subject specimen trees are located within or adjacent to approved limit of disturbance areas for stream road crossings, SWM structures and water and sewer extension pipelines. Retaining these 19 specimen trees would hinder the approved infrastructure development. The large amount of specimen trees (189) located throughout the entire property makes it impossible to develop the site as contemplated by the basic plan and CDP without affecting a single specimen tree. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development.

**(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. The site contains 189 specimen trees, and the applicant seeks to remove 19 of these trees (10 percent). The 19 trees are being removed due to their location within the approved infrastructure limit of disturbance. The applicant is providing all their woodland conservation requirements on-site, and 170 specimen trees are located within the area for preservation.

**(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 hinder the infrastructure project and the overall Dobson Farm subdivision 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 infrastructure developments were partially wooded with REFs and substantial amounts of specimen trees in similar conditions and locations, 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 actions leading to the conditions or circumstances that are the subject of the variance request. The site is currently vacant, and the removal of the 19 specimen trees would be the result of their location within the approved infrastructure limits of disturbance and preserving the woodland

conservation requirement on-site to achieve optimal development for the residential subdivision.

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

There are no existing conditions relating to land, building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The 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 removal of 19 specimen trees will not adversely affect water quality. Furthermore, the approved Dobson Farm development will not adversely affect water quality because the project will be subject to the requirements of the Prince George's County Soil Conservation District, and the approval of a stormwater concept plan by DPIE. The approved SWM plan includes micro-bioretention ponds, submerged gravel wetlands, grass swales, and disconnect areas.

The applicant submitted a variance request to remove 21 specimen trees (ST-5, ST-6, ST-19–21, ST26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71–73, ST-80, ST-107, ST-126, ST-127, ST-219, and ST-220) required for infrastructure construction for the approved Dobson Farm residential subdivision. Two of the requested specimen trees for removal (ST-126 and ST-127) were for mass grading of the site and not for infrastructure. A condition has been included herein, requiring the applicant to provide a variance request and full evaluation regarding the removal of Specimen Trees ST-126 and ST-127 within the residential lots, with the acceptance of a PPS when more detailed information is available.

Environmental Planning staff recommend the Planning Board grant the variance removal request for 19 specimen trees identified as ST-5, ST-6, ST-19–21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71–73, ST-80, ST-107, ST-219, and ST-220.

**Regulated Environmental Features**
This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers, which comprise the PMA. This SDP application is for impacts needed for on-site infrastructure only. The applicant sought 27 PMA impact areas, as part of this infrastructure application, for SWM outfall structures, one trail connection, four road crossings, one interior road grading area, and four sewer connections. These planned impact areas require infrastructure to adequately develop the approved Dobson Farm subdivision.

Two requested impact areas for trail connection (Impact E) to the adjacent subdivision to the east, and an interior road grading (Impact L), do not meet the standard as required infrastructure for this SDP and are not recommended for approval with this SDP application.

Environmental Planning staff recommend approval of 25 impact areas (A, B, C, D, F, G, H, I, J, K, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and AA) and do not recommend approval of Impact Areas E and L, a trail connection and interior road grading. A condition has been included herein, requiring the applicant to provide a SOJ and full evaluation regarding PMA impacts within the planned residential lot area, for Impact Areas E and L, with the acceptance of the PPS when more detailed information is available.

e. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated February 20, 2024 (Smith, Chisholm, and Stabler to Lockhart). Historic Preservation staff noted that a Phase I archeology survey was conducted on the subject property, from September to December 2020. The study consisted of background research and an archeological field survey of the portion of the property planned for development. The subject property is located south and west of McKendree Road, and primarily includes fallow agricultural fields, forests, and wooded floodplain. The property is characterized by relatively level terrain in the north that slopes gently southward toward Mattawoman Creek and its expansive floodplain.

One previously identified site, 18PR602, a Late Archaic prehistoric short-term camp, and early to mid-20th century artifact scatter associated with a farm outbuilding, is located in the south-central portion of the property. A total of 5,954 shovel test pits (STPs) were excavated. Of these, 45 positive STPs contained 379 artifacts resulting in the identification of 12 isolated finds, 5 new archeological sites, and an expansion of previously recorded Site 18PR602. Sites 18PR1193, 18PR1194, and 18PR1197 are late 19th- to 20th-century artifact scatters, associated with former farm buildings. Site 18PR1195 is a prehistoric Late Woodland artifact scatter and Site 18PR1196 is a precontact lithic scatter of unknown temporal affiliation. The applicant's archeological consultant concluded that Sites 18PR1193, 18PR1194, 18PR1197, and the expansion of Site 18PR602, retain low potential to provide significant data on historic or precontact lifeways. The applicant's consultant recommended no further work on these sites. The Late Woodland prehistoric component of Site 18PR1195 represents an archeological resource type that has not been significantly studied along the upper Mattawoman Creek drainage. The applicant's consultant recommended that Site 18PR1195 either be avoided, or subjected to Phase II archeological investigations, to evaluate its integrity and significance.

f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated March 18, 2024 (Guzman to Lockhart). DPIE offered several comments to be addressed at the time of permitting.

g. **Prince George's County Health Department**—The Health Department did not comment on the subject SDP.

h. **Prince George's County Department of Parks and Recreation (DPR)**— The Planning Board has reviewed and adopts the memorandum dated April 5, 2024 (Thompson to Lockhart). DPR provided an analysis of previous conditions and noted that any DPR-related impacts and conditions will be reviewed with subsequent development applications.

i. **Special Projects**—The Planning Board has reviewed and adopts the memorandum dated February 23, 2024 (Walker to Lockhart). The Special Projects Section noted that, pursuant to adopted tests and standards, public safety facilities (fire) and water and sewer service are adequate to serve the approved development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries planned on the subject property. The staging of development will not be an unreasonable burden on available public facilities. Another public facilities review will be conducted at the time of PPS.

14. **Planning Board:** The Planning Board held a public hearing on this application on June 6, 2024. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures.

Prior to the hearing, and in accordance with the Planning Board's procedures, the applicant provided an exhibit, known as Applicant Exhibit 1, which provided revised findings and conditions regarding the technical staff report. The exhibit revised the Transportation Planning referral on page 11 of the technical staff report, replacing "throughout the subdivision. As a condition of approval, prior to acceptance of the SDP for full site development, staff request that the applicant submit a traffic calming exhibit displaying calming measures throughout the development" with "for Roads C and D." The exhibit also replaced "show" with "label" in Condition 1c and deleted Condition 2a. In addition, the exhibit added "unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan (TCP1)" to Conditions 4a and 4b, respectively. Finally, the exhibit added "unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan (TCP1)" to Condition 4e and deleted "ST-126 (33.5 White oak), ST-127 (32 inch White oak)" from this condition. These revised conditions were agreed upon by staff and the applicant.

In addition to the document submitted by the applicant, two letters of opposition from the Brandywine/TB Southern Region Neighborhood Coalition (BTB Coalition), known as Opposition Exhibits 1 and 2, were sent to the Planning Board's Office, expressing their concerns about the subject development. The letters opposed the overall project and use, the adequacy of public facilities, discharges from nearby power plants, the impacts of ground disturbance on off-site properties, and impacts on equity and inclusion. As detailed above, the project and proposed uses were approved by the District Council (A-10059 rezoning and Basic Plan) and further delineated in CDP-22022. This SDP for infrastructure's conformance with each is addressed in Findings 7 and 9 if this resolution, respectively. The adequacy of public facilities is

reviewed at the time of PPS and is not an applicable finding for an SDP for infrastructure. Power plant discharges and issues concerning equity and inclusion, to the extent applicable, were issues before the District Council at the time of rezoning and are not findings applicable to an SDP for infrastructure. In addition, the potential impacts of the infrastructure work proposed in this SDP on nearby properties are required to be addressed at the time of permitting, where all regulations governing such issues as erosion, sediment control, and SWM apply.

The hearing began with a technical staff presentation, followed by the applicant's presentation. Ms. Kamita Gray, President of the BTB Coalition, reiterated the concerns outlined in Opposition Exhibits 1 and 2. The Planning Board agrees with staff that the subject SDP is for infrastructure only. Subsequent applications will further elevate the issues raised by Ms. Gray.

Following this discussion, the Planning Board voted to approve Specific Design Plan SDP-2301 and Type 2 Tree Conservation Plan TCP2-50-2023, subject to the recommended conditions of approval within the technical staff report, as revised by Applicant Exbibit 1.

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 2 Tree Conservation Plan TCP2-008-2024, and further APPROVED Specific Design Plan SDP-2303for the above-described land, subject to the following conditions:

1. Prior to certification of the specific design plan, the plan shall be revised as follows:

    a. Revise the coversheet to add the following note under the parcel identification table, which is carried forward from the coversheet of Comprehensive Design Plan CDP-22002:

        "** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164."

    b. Provide the limits of disturbance to match Type 2 Tree Conservation Plan TCP2-008-2024.

    c. Revise the site plan to label a bicycle lane along both sides of Road A, from its origin along McKendree Road to its terminus at its intersection with Road C and Road D.

2. 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-126 and ST-127 within the residential lots.

b. Provide a statement of justification and full evaluation regarding primary management area Impact Areas E and L within the residential lot areas.

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

4. Prior to certification, 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-126 and ST-127 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 the requested Impact Areas E and L for the plan view, unless these are approved for removal 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 19 specimen trees (Section 25-122(b)(1)(G)), ST-5 (31 inch Loblolly pine), ST-6 (31inch Tulip poplar), ST-19 (30 inch Red maple), ST 20 (37 inch Red maple), ST-21 (36 inch Red Maple), ST-26 (41 inch Pin oak), ST-27 (50 inch Willow oak), ST-34 (48.5 inch Red maple), ST-37 (34.5 inch Red maple), ST-51 (33 inch Willow oak), ST-52 (34 inch Tulip poplar), ST-68 (30 inch Tulip poplar), ST-71 (42 inch Tulip poplar), ST 72 (38 inch Willow oak), ST-73 (32.5 inch Tulip poplar), ST-80 (38 inch Red maple), ST-107 (31.5 inch Tulip poplar), ST-219(36 inch Silver maple), and ST-220 (32-inch Red maple)."

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

5. 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.

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 Doerner, with Commissioners Washington, Doerner, and Bailey voting in favor of the motion and with Commissioners Geraldo and Shapiro absent at its regular meeting held on Thursday, June 6, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of June 2024.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:TH:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: June 14, 2024

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. 2025-059 File No. 4-24014

R E S O L U T I O N

WHEREAS, Walton Maryland, LLC ETAL are the owners of a 447.19-acre tract of land known as Parcel 8, Parcel 10, and Parcel 35, 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, D.R. Horton, Inc. filed an application for approval of a Preliminary Plan of Subdivision for 1,024 lots and 140 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24014 for Dobson Farms 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 TCP1-011-2023-01, APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-24014, including a Variation from Section 24-128(b)(7)(A), for 1,024 lots and 140 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. Show and label the extent and limits of the ultimate right-of-way and dedication to meet the required 50 feet from road centerline along the subject property's frontage of McKendree Road.

b. Add a general note reflecting the variation request to Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow 94 lots to be served by private alleys without frontage on public streets.

c. Revise General Note 25 to "141.35 acres of stream valley parkland and provision of on-site master planned trail."

d. Correct General Note 28 to reflect TCP1-011-2023-01.

e. On Sheet 4 of the plan set, add the block label to the block abutting Road JJ, Road LL, and Road II.

f. On Sheet 4 of the plan set, correct the proposed 10-foot-wide public utility easement located on Lot 26 along the intersection of Road II and Road LL, to be a minimum of 10 feet wide.

g. On Sheet 3 of the plan set, label the parcel in Block E adjacent to Road JJ and Parcel D6.

h. On Sheet 7 of the plan set, label the parcel adjacent to Lot 11 in Block M.

i. On Sheet 8 of the plan set, label the parcel adjacent to Lot 25 and Road M in Block Y, the parcel adjacent to Lot 16 and Road L in Block X, and the parcel adjacent to Lot 10 and Road M in Block X.

2. Prior to signature approval of the preliminary plan of subdivision, a corrected statement of justification (SOJ) for primary management area (PMA) impacts shall be submitted. The corrected SOJ shall indicate that PMA Impact Area L is no longer requested. The numbering of all subsequent PMA impact areas shall be revised accordingly.

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

a. Right-of-way dedication along McKendree Road in accordance with the approved preliminary plan of subdivision.

b. Right-of-way dedication of all public streets in accordance with the approved preliminary plan of subdivision.

c. In accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, 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 the approved preliminary plan of subdivision.

d. A note indicating approval of a Variation from Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow Lots 29–50, Block B; Lots 17–42, Block D; Lots 1–16, Block G; Lots 1–10, Block X; Lots 1–10, Block Y; and Lots 1–10, Block Z to be served by private alleys, while fronting on private streets or

open space. This note shall only appear on the final plats on which the above-listed lots appear.

4. 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 McKendree 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 Mattawoman Creek Trail throughout the site.

   c. A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined 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. Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.

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

5. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

   a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:

      "NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G)): (ST-32 (32 inch Red maple), ST-33 (32 inch Red maple), ST-35 (36 inch White oak), ST-48 (30 inch Willow oak), ST-49 (30 inch Tulip poplar), ST-55 (32 inch Tulip poplar), ST-62 (31 inch Willow oak), ST-65 (30 inch Tulip poplar), ST-67 (37 inch Tulip poplar), ST-125 (32.5 inch Black oak), ST-126 (33.5 inch White oak), ST-127 (32 inch White oak), ST-216 (34 inch Pin oak), ST-217 (31 inch Red Maple), and ST-218 (34 inch Red maple.

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

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

7. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±142 acres of parkland as shown on the preliminary plan of subdivision (Parcels N, R, R1, S, CC, and NN) 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 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 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 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 land to be conveyed shall not include any areas of applicant-proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Prince George's County Planning Department staff.

i. The applicant is responsible for the plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment, and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.

j. 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, 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, TCP1-011-2023-01, in conformance with Section 25-121 of the Prince George's County Code. 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 (TCP1-011-2023-01 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 the issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, 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, 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 with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

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 & Environmental Stewardship Division (PP&ES) 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 the construction of the trail established with the specific site plan. The public RFA shall include the portion of the master plan trail located on existing Parcel 6.

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 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 Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, 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. Prior to, or concurrent with, approval of the first final plats, the applicant shall record adjoining Parcel 6 within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete the recordation of the outparcel(s) in the Prince George's County Land Records.

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 south of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway). The property consists of all the lots of the Country Club Estates subdivision recorded in Plat Book WWW 61, page 51 in the Prince George's County Land Records, as well as tax parcels known as Parcel 8 (recorded in Book 50133, page 391 of the Land Records), Parcel 10 (recorded in Book 34677, pages 101 and 110), and Parcel 35 (recorded in Book 41072, page 211).

   The 447.19-acre property is in the Legacy Comprehensive Design (LCD) 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-22002, which was approved by the Prince George's County District Council on January 22, 2024, pursuant to the prior Zoning Ordinance. 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), 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-2024-020.

This PPS allows subdivision of the property into 1,024 lots and 140 parcels for development of 1,024 residential dwelling units, specifically 678 single-family detached and 346 single-family attached dwelling units.

The applicant filed a request for a Variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations, to allow lots in the R-S Zone to be served by private alleys without frontage on public streets. This request is discussed further in the Transportation finding of this resolution.

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 (WCO), to allow removal of 15 specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting—**The subject property is located on Tax Map 164, Grids A2, A3, B2-B4, C1-C3, D1-D3, E1-E3, F1, and F2, and it is within Planning Area 85A. The subject site is bounded to the north by undeveloped land in the Agricultural-Residential (AR) and Residential, Rural (RR) Zones, single-family dwellings in the Residential Estate (RE) Zone, and McKendree Road with single-family dwellings in the RR Zone beyond. The property is bound to the south by Charles County; to the east by townhouses in the Residential, Single-Family-Attached (RSF-A) Zone; and to the west by undeveloped land in the LCD Zone. The property also abuts Mattawoman Creek, which runs east-west along the southern portion of the property and serves as the boundary between Prince George's County and Charles County.

Portions of the property have been farmed extensively. More recently, certain parts of the property were the site of surface mining operations, which have since ceased. While the central portion of the property has been cleared for the mining operation, the northern, eastern, and southern areas remain generally wooded, especially along Mattawoman Creek.

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/Agricultural | Residential |
| Acreage | 447.19 | 447.19 |
| Parcels | 3 | 140 |
| Lots | 43 | 1,024 |
| Outlots | 1 | 0 |
| Dwelling Units | 0 | 1,024 |
| Variation | No | Yes, 24-128(b)(7)(A) |
| Subtitle 25 Variance | No | Yes, 25-122(b)(1)(G) |

The subject PPS, 4-24014, was accepted for review on February 28, 2025. Pursuant to Section 24-119(d)(2) of the prior 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. Pursuant to Section 24-113(b) of the prior Subdivision Regulations, the requested Variation from Section 24-128(b)(7)(A) was also received on February 28, 2025. Revised plans and documents were received on April 11, 2025, which were used for the analysis contained herein.

5. **Previous Approvals—**The property is the subject of several prior approvals, which include a zoning map amendment and basic plan, a comprehensive design plan (CDP), a specific design plan (SDP), and special exceptions (SE). The applicable prior approvals are separately discussed in detail below:

**Zoning Map Amendment A-10059** was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-109 and was adopted on September 9, 2021. The zoning map amendment and basic plan were approved by the Prince George's County District Council on October 17, 2022 (Zoning Ordinance No. 8-2022), rezoning the property from the prior Residential-Agricultural (R-A) and Residential-Estate (R-E) Zones to the prior R-S Zone, and approved development of up to 1,106 single-family detached and attached dwelling units. The following development data for the site applies to A-10059:

**Development Data Table**

| | |
|---|---|
| **Gross Tract Area** | **581.06 ac.** |
| **100-year Floodplain** | **213.84 ac.** |
| **½ Floodplain** | **106.92 ac.** |
| **Net Tract Area*** | **474.14 ac.*** |

***Net Tract Area=Gross Tract Area-1/2 Floodplain**

**Base Density recommended 474.14ac@1.6DU/ac 758**
**Units Max. Density recommended 474.14ac@2.6DU/ac**
**1,232 Units Density Proposed 857-1,106 Units**

Of the five conditions of A-10059, the following are relevant to the review of this PPS and are provided below in **bold,** with analysis provided in plain text:

**1. The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

An updated natural resources inventory (NRI) with stream corridor assessment was approved prior to the CDP review.

**2. The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.**

The Type 1 tree conservation plan (TCP1) approved with the CDP for the site shows the entire woodland requirement met on-site using the prior woodland conservation threshold for the R-S Zone, as required by this condition. The Type 2 tree conservation plan (TCP2) submitted with SDP-2303 also showed the entire woodland conservation requirement as met on-site. The TCP1 submitted with the subject PPS continues to show the entire woodland conservation requirement for the development to be met on-site.

**3. The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

The approved TCP1 shows four types of habitat creation areas for the open and forested areas on-site. The amended TCP1 submitted with this PPS shows the locations of the required habitat enhancement areas. All details regarding this requirement shall be finalized and shown on the subsequent SDP and associated TCP2, prior to their certification.

The applicant provided a description of what they envisioned these environmental habitat proffer areas would look like for this PPS. Below are the applicant's habitat descriptions, with minor technical revisions:

**Wetland Creation—**New areas of wetlands will be created through minimal grading and the introduction of native wetland species local to the region. These areas will be located in lower topographic regions, within the vicinity of the Mattawoman floodplain and its connected wetlands. The goal of these new wetlands is to create a habitat extension of the Mattawoman watershed system, creating a more robust transitional buffer between the development and the mature woodlands along Mattawoman Creek. These created wetland areas will add to and enhance the existing wetland network, meeting the three criteria for wetlands by containing wetland hydrology, hydric soils, and dominant hydrophytic vegetation. Native pollinator vegetation is anticipated to consist of herbaceous, shrub, and tree species to create a diverse ecosystem. These wetland habitat pockets and extensions will be placed in areas that are currently unforested and will not require the clearing of any woodlands. PPS 4-24014 shows wetland creation habitat area located within Parcels H, CC, and OO.

**Meadow Habitat Creation—**In areas that are not proposed for reforestation plantings, native meadows will be created utilizing minor grade changes and purposeful plantings, to create a different type of habitat edge adjacent to the existing woodlands. These areas are envisioned to create connections from isolated wetlands to forest edge regions. A mix of both wet and dry meadows will be utilized to ensure maximum plant diversity that will serve as a habitat for birds and pollinating insects. These types of habitats are rarely proposed with development applications, and this development offers a unique opportunity to create something different on this site. These meadows will be situated in areas that are currently unforested and will not require the clearing of any woodlands. The PPS shows meadow creation habitat area located within Parcels CC, CC1, and OO.

**Forest Edge Treatment—**Forest edge treatments are selective plantings of new tree and shrub species that can protect vulnerable mature canopy edges of existing woodlands. The planting of understory, flowering, and canopy species along the forest edge will ensure a greater natural buffer between this development and the adjacent woodlands, protecting the existing woodlands from windthrow and invasive species encroachment. These forest treatment areas will be selected specifically based on the adjacent woodlands, and their proximity to the development footprint. These reinforced edges will be prioritized in locations where woodland is to be cleared, and a new forest edge can be created in areas where there are opportunities to further protect more mature forests. The PPS shows forest edge treatment area located within Parcels L1, L2, S3, BB2, 00, and W3.

**Woodland and Understory Enhancement—**Opportunities exist throughout the existing woodlands for selective low-footprint woodland enhancement. This will be accomplished through the planting and establishment of native herbaceous species along with infill planting of shrubs and understory trees. The strategic establishment of lower and mid-canopy species within the existing woodland provides the opportunity to balance the existing forest ecosystem with a suitable understory of native trees, shrubs, and herbaceous plantings. To ensure survivability of these areas, extensive deer protection will be utilized such as fencing and other methods.

These enhanced vegetation areas will create a new seed source for the surrounding forest, raising the probability of these plants spreading into the adjacent woodlands. The PPS shows the woodland and understory enhancement areas located within Parcels N, L, CC, BB2, and OO.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

The approved TCP1 showed the understory enhancement areas for the open and forested areas on-site. The amended TCP1 approved with this PPS shows the same location of the understory enhancement areas as the prior TCP1. Each subsequent development application shall include greater detail regarding this requirement. The final details regarding this requirement shall be shown on the subsequent SDP and associated TCP2, prior to their certification.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

The approved TCP1 showed four types of habitat creation areas for the open and forested areas on-site. The TCP1 approved with this PPS shows the locations of the ecological enhancement through selective environmental site design planting motifs areas. Each subsequent development application shall include greater detail regarding this requirement. All details regarding this requirement shall be finalized and shown on the subsequent SDP and associated TCP2, prior to their certification.

**CDP-22002** was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 23-100) and on January 22, 2024, the District Council ordered a final decision of approval. The CDP approved residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. Existing Parcel 6, located on the west side of the property included in the CDP, is within the Sustainable Growth Tier IV and, therefore, cannot be included in this PPS. Of the 19 conditions of CDP-22002, the following are relevant to the review of this PPS and are provided below in **bold,** with analysis provided in plain text:

2. **Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.**

   Primary management area (PMA) impacts, for infrastructure design only, were approved with prior SDP-2303. A statement of justification (SOJ) for three additional impacts to the PMA was submitted for review with this PPS. The PMA impacts are further reviewed in the Environmental finding of this resolution. The additional impacts approved with this PPS are for trail connections and are not associated with the creation of lots.

3. **Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.**

   A variance request for removal of 19 specimen trees was approved for infrastructure design with SDP-2303. A variance request and SOJ for removal of an additional 15 specimen trees was submitted for review with this PPS. All specimen tree removal requests and critical root zone (CRZ) impacts are reviewed further in the Environmental finding of this resolution.

4. **The preliminary plan of subdivision application shall include a detailed soils study, demonstrating that the site is geologically suitable for the approved development.**

   This PPS includes 1,024 residential lots and 140 parcels. The site was previously mined, and the lands were reclaimed. As part of these mining practices, disturbed and unsafe soils were created. A geotechnical report was submitted on May 2, 2024, dated November 3, 2023, for Dobson Farm. The geotechnical report stated the existing fills encountered at the prior gravel mines are considered unsuitable for direct support of the proposed structures. Therefore, the report provided a geotechnical recommendation to remove the fill and replace it with compacted fill, which will make the development feasible.

5. **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 (14756-2023-SDC) was submitted with this PPS. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued its approval on May 2, 2024.

6. **At the time of preliminary plan of subdivision, the applicant shall provide a plan for:**

   a. **Evaluating archeology Site 18PR1195, at the Phase II level, *[and] or**

   b. **Avoiding and preserving the resource in place.**

   The archeological Site 18PR1195 is clearly identified on Sheet 19 of the PPS and will be avoided for development and preserved.

7. **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 at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to approval of any grading permits.**

   No Phase II excavations will need to be completed.

8. **The preliminary plan of subdivision application shall include a bicycle and pedestrian impact statement.**

   A bicycle and pedestrian impact statement was submitted with this PPS, the details of which are contained in the Transportation findings of this resolution.

9. **At the time of preliminary plan of subdivision, a new traffic impact analysis shall be submitted.**

   a. **In a supplemental analysis, the applicant shall show whether a roundabout at the entrance would be an alternative to address capacity, operational, and safety concerns.**

   b. **The Traffic Impact Study Scoping Agreement shall include a second site access point, as recommended by the operating agency.**

   A new traffic analysis was provided with this PPS and determined that a roundabout at the entrance of McKendree Road and Dawn Chorus Lane is acceptable. A second site access point is also shown, providing a total of three access points.

10. **At the time of preliminary plan of subdivision application submittal, the applicant shall submit a traffic signal warrant analysis for McKendree Road and Site Access/Dawn Chorus Lane.**

The roundabout configuration was found to be adequate, and a traffic signal warrant is no longer required.

16. **Prior to, or concurrent with, approval of the first final plats, the applicant shall record the portion of the property within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete recordation of the outparcel(s) in the Prince George's County Land Records.**

Parcel 6, located on the west side of the property, is included in the boundaries of the CDP. Parcel 6 is located within Sustainable Growth Tier IV and therefore cannot be included in a major residential subdivision pursuant to Section 24-119(a)(2) of the prior Subdivision Regulations. Therefore, Parcel 6 is not included in the subject PPS, but is labeled as Outparcel A on the PPS. However, a master plan trail loop is shown on Parcel 6, with timing for construction to be established with a future SDP. To ensure that the land within Sustainable Growth Tier IV is not developed, but to allow construction of the master plan trail, this CDP condition required that the land within Sustainable Growth Tier IV be platted as one or more outparcels, prior to or concurrently with approval of final plats of subdivision.

To accomplish this platting, the applicant has completed a lot line adjustment by deed, pursuant to Section 24-107(c)(9) of the prior Subdivision Regulations, so that the boundary between prior Parcels 6 and 8 coincides with the boundary between Sustainable Growth Tier IV and Sustainable Growth Tier I. This was completed prior to the filing of the subject PPS for the remaining area within Sustainable Growth Tier 1. All or part of the land within Sustainable Growth Tier IV may be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), if requested by the Prince George's County Department of Parks and Recreation (DPR) and agreed to by the applicant. This may necessitate division of the land into two or more outparcels if part of the land is to be conveyed and part of the land is to be retained by the owner. To ensure the platting of Parcel 6 as one or more outparcels, this condition has been carried forward as a condition of approval of this PPS.

19. **At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.**

The lotting pattern and submitted exhibits support this condition for the purposes of this PPS. This condition will be further evaluated at the time of SDP.

**SDP-2303** was approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051) for infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities, subject to five conditions. One of the conditions is applicable to this PPS and is listed below in **bold** text, with analysis provided in plain text:

**2. 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-126 and ST-127 within the residential lots.**

**b. Provide a statement of justification and full evaluation regarding primary management area Impact Areas E and L within the residential lot areas.**

Removal of Specimen Trees ST-126 and ST-127 and PMA Impact Areas E and L were evaluated with this PPS. The two specimen trees are approved for removal with this PPS. With SDP-2303, PMA Impact Areas E and L were previously requested for a trail connection and interior road grading. PMA Impact Area E was subsequently requested for approval with this PPS, since more detailed information is available. PMA Impact Area L has been removed and is no longer requested. The variance request for specimen tree removal and PMA impacts is evaluated further in the Environmental finding of this resolution.

There are several special exceptions previously approved for the subject property, which permitted the use of the site as a golf course, a country club, and a sand and gravel mine. Prior approvals which are relevant to the review of this PPS are further discussed in the Environmental finding of this resolution.

6. **Community Planning—**The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is discussed, and conformance with the 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 with Plan 2035, this PPS is consistent with multiple goals stated in Plan 2035. Plan 2035 also makes the following land use and housing and neighborhood goals that affect the subject property:

> **Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources.** (page 93)

> **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 low-density housing in an environmentally sensitive manner in the Mattawoman Creek Watershed, near a planned transit center.

**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-10059 reclassified the subject property from the R-A and R-E Zones into the R-S Zone. Per Section 27-513 (a) of prior Zoning Ordinance, the R-S Zone permits one of two density ranges: a range of either 1.6 to 2.6 dwelling units per acre, or 2.7 to 3.5 dwelling units per acre. This PPS includes primarily single-family detached dwellings, with a density of 2.16 dwelling units per acre, based on the total net area of the subject property as approved in the basic plan. Therefore, the proposed use and density conforms with the land use and density recommended by 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-A and R-E Zones. Basic Plan A-10059 reclassified the subject property from the R-A and R-E Zones to the R-S Zone. On November 29, 2021, the District Council approved Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-S Zone to the LCD 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—**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 (14756-2023-SDC) and an associated letter approved by DPIE on May 2, 2024, and expiring on May 2, 2027, were submitted with the subject PPS. The plan proposes to use 19 microbioretention ponds, 18 submerged gravel wetlands, three grass swales, and 15 disconnect areas (sheet flow to conservation areas). A SWM fee is also required for providing on-site attenuation and quality control measures. 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;* 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.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* provides goals and policies related to parks and recreation(pages 135–140). The master plan indicates that M-NCPPC owns approximately 261 acres of local and parkland in the planning area.

The master plan recommends that local parkland acquisition should be pursued due to expected increases in population. The master plan recommends acquisition of additional land along Timothy Branch and Mattawoman Creek. Mattawoman Creek is a highly sensitive environmental feature designated as the Mattawoman Creek Special Conservation Area (page 78). Additional acquisitions along the Mattawoman Watershed Stream Valley Park and the Timothy Branch (page 138) are recommended to meet long-term parkland needs. The master plan also includes a 50-acre floating park symbol near the western edge of Dobson Farms along the Mattawoman Watershed Stream Valley Park (page 139). This development aligns with the intention of the master plan, to provide natural undeveloped land in the subregion and to support existing development for future residents.

The PPS shows environmental features on the property which include Timothy Branch and Mattawoman Creek, on-site recreation, and trail alignments. The subject property is adjacent to existing M-NCPPC-owned property, approximately 47 acres of land directly east of the subject property along the Mattawoman and Timothy Branch stream valley that was conveyed to M-NCPPC with PPS 4-20002, Dobson Ridge (PGCPB No. 2021-04). In addition to on-site recreational amenities, future residents of the subject development will use facilities in the Accokeek-Brandywine Region. Nearby park facilities include the Rose Creek Connector Trail, located in the Rose Creek Estates community directly across from Dobson Farms on McKendree Road. This trail continues in the Chaddsford community, located approximately one mile north of the subject property. Other Park facilities include the Southern Area Aquatic and Recreation Complex approximately 4.5 miles northeast of Dobson Farms, Brandywine-North Keys Park located 6 miles northeast, and Accokeek East Park approximately 5 miles southeast. Also, Cedarville State Forest is located 3.5 miles east of Dobson Farms.

This PPS will generate an additional 2,734 people (2.67 persons per dwelling unit) for Planning Area 85A. Sections 24-134 and 24-135 of the prior Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities, to serve the active recreational needs of residential development.

Based on the development density, 5 percent of the net residential lot area (22.36 acres) is the required amount of land for dedication to M-NCPPC for public parks. However, per the CDP, the applicant proposed dedicating approximately 165.83 acres to M-NCPPC. The land dedication to M-NCPPPC by the applicant aligns with the environmental goals, policies, and strategies contained in the master plan. The M-NCPPC Dedication Exhibit, which was submitted by the applicant along with the PPS and TCP1, was reviewed. It was determined that it is not in the best interest of the Prince George's County Department of Parks and Recreation (DPR) to accept Parcel J, Parcel T, Parcel BB, and Parcel FF as additions to the M-NCPPC park system (red hatched areas outlined in yellow on the M-NCPPC Dedication Exhibit). By excluding these areas, the park dedication is reduced from 165.83 acres to 141.35 acres. The remaining area shown in pink, (not outlined in yellow) as well as Outparcels A, B, and C (outlined in blue on the exhibit), will be dedicated to M-NCPPC as an addition to the park system and critically important for the protection of the Mattawoman Creek, a designated special conservation area.

The three Outparcels A, B, and C, totaling 133.82 acres and shown on the M-NCPPC Dedication Exhibit, are collectively shown as Outparcel A on the PPS. This outparcel will be platted prior to or concurrently with approval of final plats of subdivision, pursuant to Condition 16 of the CDP. This outparcel will be conveyed to M-NCPPC once reforestation of all areas proposed to meet the WCO requirements has been completed by the applicant.

The applicant provides all woodland conservation on-site, inclusive of land for conveyance to M-NCPPC. The 2022 *Land Preservation, Parks, and Recreation Plan*'s stated goal to acquire land adjacent to the Timothy Branch and Mattawoman Creek, as well as increase the retention of forests and wetlands, supports the placement of woodland conservation easements to the County on lands which will eventually be conveyed to M-NCPPC. Establishment of these easements further preserve areas identified for woodland preservation, afforestation, reforestation, and natural vegetative regeneration. On the TCP1 submitted with this PPS, there are some areas of forest edge treatment and woodland understory enhancement (environmental proffers) provided on the parkland dedication areas. DPR does not accept areas where environmental proffers of meadow habitat and wetland creation are provided by the applicant. If these habitat creation areas are located within the parkland dedication area, they shall be revised to forest habitat proffer areas and include native tree and/or shrub planting. The TCP2 will be reviewed with subsequent development applications and comments related to the details of the plantings on parkland dedication areas will be provided, at that time.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends a planned public trail along the Mattawoman Stream Valley Watershed Park and the Timothy Branch in Brandywine. The PPS shows construction of approximately 14,000 linear feet of trails, including the master plan Mattawoman Creek Trail, throughout the community. The best possible alignment of the master-planned trail on the subject site was determined, considering the sensitive environmental features and woodland conservation requirement. The master-planned trail will be constructed within dedicated parkland and/or along internal roads or open space parcels within the subdivision. A public use easement will be granted to M-NCPPC to cover the area of the master plan trail not located within public rights-of-way (ROWs).

Section 24-134(a)(4) of the prior Subdivision Regulations allows land, shown for preservation as part of a stream valley park on an official master plan, to be dedicated in lieu of active recreation, provided that the Planning Board finds that there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided. In addition to preserving the Mattawoman Stream Valley Watershed Park as dedicated parkland, the PPS also shows construction of the Mattawoman Creek Trail as a 10-foot-wide shared use path along and within internal roads and open space parcels. The PPS also shows active and passive recreational facilities for the residential development including a clubhouse and approximately 10 acres of open space.

Based on the preceding finding, the provision of mandatory dedication of parkland will be met through the dedication of approximately 141.35 acres of parkland and provision of on-site master-planned trail, in accordance with Section 24-134(a)(4) of the prior Subdivision Regulations.

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 McKendree Road (MC-502), which is identified per MPOT and the master plan as a major collector roadway, with recommended width of 100 feet of ROW. The PPS shows the ROW of McKendree Road along the property frontage and the required dedication; however, these are not labeled. The PPS shall delineate the ultimate ROW width as 50 feet from the road centerline and the dedication for McKendree Road, to meet the master plan requirement.

**Master Plan Pedestrian and Bike Facilities**
The MPOT recommends a planned shared roadway along McKendree Road that impacts the subject site. Shared roadway pavement markings (sharrows), provided along the property frontage, satisfy MPOT recommendations. However, DPIE has identified that this improvement should not be implemented along McKendree Road. Therefore, the frontage of McKendree Road shall include a 10-foot-wide shared-use path to accommodate multimodal use and meet the intent of this facility. The MPOT also recommends a planned hard surface trail along the Mattawoman Creek. The PPS identifies the alignment of the trail as a 10-foot-wide shared use path within the site. The trail is located within the ROWs of public roads or homeowners association-owned open space parcels. A public use easement granted to M-NCPPC will be required to cover the width of the trail in locations where it is not located within public ROWs. The intent of this facility also has been met.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling (MPOT, pages 9–10):

**Complete Streets**

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

The plan sheets identify sidewalks and/or a 10-foot-wide shared-use path along either side of all internal roadways.

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The plan sheets include a 10-foot-wide shared-use path along the frontage of McKendree Road. Crosswalks crossing each vehicular access point shall be provided.

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities.***

The frontage of McKendree Road includes a 10-foot-wide shared-use path to accommodate multimodal use. The plan sheets also include bikeway facilities internal to the site.

In addition, the master plan recommends the following:

- **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 of McKendree Road, and a comprehensive internal network that connects to trail and bikeway facilities within the site. As part of the bicycle and pedestrian improvements, the development will also create new sidewalk connections and crossing to the adjacent properties, meeting the intent of these policies.

**Access and Circulation**

The subject PPS shows three access points for the property that will all facilitate right-in/right-out movements. The central access point is via a roundabout circle. The PPS shows the overall 42.86 acres of public roadway dedication. Within the site, a 10-foot-wide shared-use path for the alignment of the Mattawoman Creek Trail, bikeway facilities, and sidewalk along both sides of the roadway are provided. The overall circulation of the site is found to be sufficient.

The property also includes the undeveloped public ROWs of Meadow Drive, Meadow Court, Green View Lane, and Scenic Avenue, which will be required to be vacated, in order to achieve the approved lotting pattern. A minor vacation petition will be required to be approved for the vacation of the undeveloped public roadways, prior to final plat approval for the subject PPS.

Pursuant to Section 24-128(a) of the prior Subdivision Regulations, a private road, ROW, or easement cannot be the sole means of vehicular access to any lot and every building must be located on a lot or parcel of land having frontage on and direct vehicular access to a public street. In the R-S Zone, however, access to townhouses via private alleys is permitted pursuant to Section 24-128(b)(7)(A) of the prior Subdivision Regulations, provided the lots served have frontage on and pedestrian access to a public ROW.

Ninety-four of the lots are served by alleys and do not have frontage on a public ROW. The applicant submitted a request for a variation from Section 24-128(b)(7)(A), to allow these units to instead front on private streets and open spaces.

**Variation Request**
The below listed criteria are contained in Section 24-113 of the prior Subdivision Regulations and must be met for a variation to be approved. The criteria are listed below in bold text, and findings regarding each criterion are given in plain text.

**(a) Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:**

**(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

The intent of the requirement, that townhouses be located on a lot or parcel of land having frontage on and direct vehicular access to a public street, is to ensure such dwellings are adequately served by fire, rescue, and service vehicles. All private streets are designed to accommodate and provide unimpeded access to fire, rescue, and service vehicles. All lots are also accessed by public or private streets, which provide unimpeded access to McKendree Road. Since adequate access to all units is provided via the private streets, alleys, and pedestrian circulation systems, there is no need for additional public streets within the development. For these reasons, the development, as designed, will not impact public safety, health, or welfare, nor is there evidence that the proposal will be injurious to other properties if this variation is approved.

**(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The site is unique in that it is encumbered by streams, wetlands, woodlands, significantly rolling terrain, and the prominent Mattawoman Creek along the entire southern boundary. To achieve the densities envisioned by the master plan, basic plan, and CDP, and to create a comprehensively planned community that is burdened by unique environmental features, a variation is necessary for 94 out of 1,024 residential lots to not front on public streets. The site constraints encourage a compact development form in order to place dwellings in the area of the site most suitable for development, and alleys help achieve this development form. Furthermore, in accordance with the conditions of the basic plan and CDP, the majority of the property is preserved as parkland, woodland, and open space. These factors are unique to the property and not generally applicable to other properties.

**(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and**

No law, ordinance, or regulation are known which would be violated by the granting of this variation. The granting of a variation is unique to the Subdivision Regulations and under the sole authority of the Planning Board.

**(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

As described above, there are several aspects of the site's conditions and physical surroundings which constrain the site layout, including streams, wetlands, woodlands, rolling terrain, and the prominent Mattawoman Creek along the entire southern boundary. If the strict letter of Section 24-128(b)(7)(A) of the prior Subdivision Regulations were to be carried out, a particular hardship to the owner would result because, in order to continue to provide alleys to the affected units, public streets would have to be provided for the units to front on, which would be a greater amount of infrastructure required, compared to private streets. Public streets are generally wider and limit the ability for on-street parking. Given the unique conditions which include extensive environmental features throughout the site, the requirements of prior development approvals which limit the site development areas, and, since the development can be effectively served by private streets and alleys, there is no need for greater infrastructure investment. The private streets allow more compact development while serving the needs of residents. Strict compliance with this regulation presents a hardship to the applicant, as it would require additional infrastructure, but would not result in a superior design outcome. For these reasons, this criterion is met.

**(5) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24 113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The site is evaluated in accordance with the prior R-S Zone. Therefore, this criterion is not applicable.

Based on the aforementioned findings, extraordinary hardship or practical difficulties would result from strict compliance with this Subtitle and the variation request is supported by the required findings. Approval of the variation also does not have the effect of nullifying the intent and purpose of the Subdivision Regulations, but instead results in a better outcome than could be achieved through strict compliance with the Subdivision Regulations. Therefore, the Variation from Section 24-128(b)(7)(A) is approved to allow Lots 29–50, Block B; Lots 17–42, Block D; Lots 1–16, Block G; Lots 1–10, Block X; Lots 1–10, Block Y; and Lots 1–10, Block Z to be served by private alleys, while not having frontage on a public ROW.

10. **Public Facilities—**This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). The master plan contains the following policies:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students**. (page 132)

- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the Public Safety Facilities Master Plan.** (page 134)

The proposed development will not impede achievement of any of the above-referenced policies. The analysis provided with this resolution and approved ADQ-2024-020 illustrates that, pursuant to adopted tests and standards, public safety facilities and water and sewer services are adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

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.

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 10 feet wide along both sides of all public ROWs. The subject property has frontage on the public ROW of McKendree Road. The dedication of public ROWs is also shown on this PPS to access the lots and parcels. The required PUEs are provided along McKendree Road and both sides of all public ROW within the project.

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 ROW. The PPS includes private streets within the single-family attached portion of the development. The PPS 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 Phase I archeology survey was conducted on the subject property from September to December 2020. The study consisted of background research and an archeological field survey of 730 acres, including the 580-acre portion of the property planned for development. Background historical research indicated that various parcels within the subject property were primarily part of the late seventeenth-century land patents called Blackwell and Bullwick, surveyed for Richard Brightwell and Thomas Gantt. The land surrounding these patents was acquired by Thomas Gantt, Jr.; most of the property likely served as open agricultural areas until the twenty-first century.

One previously identified site, 18PR602, a Late Archaic-period indigenous short-term camp and early- to mid-twentieth-century artifact scatter, associated with a farm outbuilding, is in the south-central portion of the property.

A total of 5,954 shovel test pits (STPs) were excavated. Of these, 45 positive STPs contained 379 artifacts, resulting in the identification of 12 isolated finds, five new archeological sites, and an expansion of previously recorded Site 18PR602. Sites 18PR1193, 18PR1194, and 18PR1197 are late nineteenth- to twentieth-century artifact scatters associated with former farm buildings. Site 18PR1195 is an indigenous late woodland-period artifact scatter, and Site 18PR1196 is a pre-contact lithic scatter of unknown temporal affiliation. The applicant's archeological

consultant concluded that Sites 18PR1193, 18PR1194, and 18PR1197, and the expansion of Site 18PR602, retain low potential to provide significant data on historic or pre-contact lifeways and recommended no further work on those sites.

The late woodland-period component of Site 18PR1195 represents an archaeological resource type that has been minimally studied along the upper Mattawoman Creek drainage. The applicant's consultant recommends that Site 18PR1195 either be avoided (preserved in place) or be subjected to Phase II archeological investigations, to evaluate its integrity and significance. The subject PPS shows archeological Site 18PR1195 avoided for disturbance and preserved in place. No further archeological investigations are required.

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

| Development Review Case | Associated Tree Conservation Plan or Natural Resources Inventory | Authority | Status | Action Date | Resolution Number |
|---|---|---|---|---|---|
| SE-2970 | N/A | District Council | Approved | 6/12/1978 | 48-1978 |
| SE-4669 | TCP2-061-09 | District Council | Approved | 5/13/2013 | 5-2013 |
| A-10059 | TCP2-061-09 | District Council | Approved | 10/11/2022 | 2021-109 |
| NRI | N/A | Staff | Approved | 3/23/2021 | N/A |
| NRI | NRI-001-2202 | Staff | Approved | 3/31/2022 | N/A |
| CDP-22002 | NRI-001-2022-01 | Planning Board | Approved | 9/14/2023 | 2023-100 |
| SDP-2303 | TCP1-011-2023 | Planning Board | Approved | 6/6/2024 | 2024-051 |
| 4-24014 | TCP2-008-2024 | Planning Board | Approved | Approved | 2025-059 |

**Grandfathering**
This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual (ETM). The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there are previously approved development review entitlements, CDP-22002 and SDP-2303.

**Site Description**
The property included in this PPS is 447.19 acres; however, the PPS is part of the overall TCP1 approved with CDP-22002, which was a 581-acre site located between McKendree Road to the north and the border of Charles County to the south, bounded to the west by Gardner Road, and to the east by the Dobson Ridge subdivision. Most of the site is within Environmental Strategy Area 2. Parcels 6 and 8 are within Environmental Strategy Area 3 and priority preservation area as designated by the Plan 2035.

The Green Infrastructure Plan (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* (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 areas, but are surrounded by both regulated and evaluation areas. The regulated areas contain intermittent and perennial streams, associated stream buffers, and adjacent woodlands. Evaluation areas include patches of land known to contain one or more sensitive environmental features of concern such as interior forests, areas of predicted wetland migration, and protected lands. The regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys providing wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the GI Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not mapped on-site.

As documented on the approved NRI-001-2022-01, the site contains 382.39 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, which permitted the use of a 102-acre tract of land as a sand and gravel mine. This area is currently used for agriculture. SE-4669 was approved in 2011 and was approved to use a haul road across Parcels 8 and 10.

According to the approved NRI, the property contains mapped regulated environmental features (REF) including streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. The site contains mapped forest interior dwelling species (FIDS) habitat. The on-site Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have a water quality that is significantly better than the minimum water quality standards. The entire property is within the Mattawoman Creek watershed.

The conservation methods of the 2010 WCO require priority to be placed on the preservation of on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped FIDS, which is another high priority for the preservation and enhancement of on-site woodland.

**Plan 2035**
The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map. It is within the Established Communities of the General Plan Growth Policy Map. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

## ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

**Conformance with the 2013 *Approved Subregion 5 Master Plan***
Chapter V of the master plan includes applicable goals, policies, and recommendations. The following policies are applicable to the current project with regards to natural resources

preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides analysis on plan conformance:

**A. Green Infrastructure:**

**Policies:**

- **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 contains REF, woodland areas, and regulated and evaluation areas as identified in the GI Plan. The site is also required to provide bioretention and infiltration per the approved SWM concept letter. SDP-2303 approved impacts to REF for infrastructure (SWM and road crossings) only. This PPS approves three additional PMA impacts to the on-site 100-foot-wide stream buffers and 100-year floodplain for the trail connections.

  All woodland conservation (woodland preservation, natural regeneration, and stream buffer planting) will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d). Conformance with the GI Plan is discussed further in this resolution.

**B. Water Quality, Stormwater Management (SWM), and Groundwater:**

**Policies:**

- **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 areas of streams.**

  In accordance with this master plan policy, and Section 24-130(b)(3) of the prior Subdivision Regulations, the development will be subject to current SWM requirements. This PPS allows for construction of the residential community on a partially 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 County Code. This requires that the environmental site design be implemented to the maximum extent practicable. A SWM Concept Approval Letter 14756-2023-SDC and

associated plan are submitted with the PPS. The approval was issued from DPIE on May 2, 2024. The concept plan reflects the overall development and proposes to construct 19 microbioretention ponds, 18 submerged gravel wetlands, three grass swales, and 15 disconnect areas (sheet flow to conservation areas).

**C. Watersheds:**

**Policies:**

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**

- **Conserve as much land as possible, in the Rural Tier portion of the watershed, 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 geographic area of the PPS is within the Mattawoman Creek watershed in Environmental Strategy Area 2 (formerly the Developing Tier) and is not in the Rural Tier. In accordance with this master plan policy, and Section 24-130 of the prior Subdivision Regulations, the development of the site will be subject to the current SWM regulations, which require that environmental site design be implemented to the maximum extent practicable.

The southern portion of the subject property contains the main stem and floodplain of Mattawoman Creek. This main stem and floodplain of Mattawoman Creek is identified as a special conservation area in the GI Plan. Also, the Mattawoman Creek is identified in the master plan as a primary corridor. These corridors include the mainstems of the major waterways within the study area and are identified for conservation and preservation. The master plan also identifies Timothy Branch as a Secondary Corridor, which is also located on the site and runs from north to south along the eastern portion of the site. Secondary corridors are areas where connectivity is critical to the long-term viability and preservation of the green infrastructure network, and they are critical to preserving the subregion's water quality. The confluence of these two major waterways occurs on the southeastern portion of the site.

The proposed development is outside the environmentally sensitive areas, except for PMA impacts approved for infrastructure with SDP-2303 and the three new PMA impacts approved with this PPS. These impacts were not reviewed previously because the prior SDP application was for infrastructure only. This PPS approves three new impacts to the green infrastructure network for trail

connections. The remaining PMA areas will be preserved within protective easements in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations.

**D. Chesapeake Bay Critical Area:**

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

  This property is not located in the Chesapeake Bay Critical Area.

**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* (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 areas, 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 text in **bold** is the text from the GI Plan, and the plain text provides findings 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 Prince George's 2035.**

***Strategies***

**1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, 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.**

Pursuant to Basic Plan A-10059, the applicant is required to provide environmental habitat enhancement and creation areas to improve the on-site woodland and adjacent open areas to improve the Mattawoman Valley water quality. The subject site was previously mined, and the open areas and adjacent woodland areas were impacted by the mining activity. Previously approved TCP1 and TCP2s showed the locations of four types of habitat creation areas: wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement. These four habitat areas are described in the Previous Approvals finding of this resolution. The environmental habitat enhancement and creation areas are discussed further in this finding.

The SWM concept impacts to REF for infrastructure were reviewed and approved with SDP-2303. The limited woodland clearing and impacts to REF areas are the minimum to construct stormwater structures that were approved by DPIE. These impacts are consistent with the approved SWM Concept Plan 14756-2023-SDC.

**1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**

**a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

This subject property has Mattawoman Creek and Timothy Branch within its boundary. The GI Plan has identified the Mattawoman Creek Stream Valley as a special conservation area (number 10 in the plan). These are areas of countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity, to ensure that their ecological functions are protected or restored and that critical ecological connections are established and/or maintained. The main stem of the Mattawoman Creek is located on-site and runs east to west along the southern portion of the property.

The site contains mapped regulated area within the GI Plan along the stream valleys. The woodland adjacent to the regulated areas is mapped as evaluation area within the GI Plan. These areas are the highest priority for preservation of REF and woodland.

The Dobson Farms area was previously used for surface mining for sand and gravel. The area contains open fallow areas and woodlands. The open areas are former mining locations. The on-site regulated areas are mostly wooded along the on-site intermittent and perennial stream systems. The evaluation areas are located in the open fallow areas and woodlands that are adjacent to regulated areas. Any development within the on-site woodlands and previously disturbed areas will impact portions of the green infrastructure network. The on-site REF areas contain impacts that were previously approved for infrastructure with the SDP application. This PPS approves three additional impacts for trail connections. One of these trail connections is required as part of a master plan trail system and the other two are internal trail system connections. In accordance with this master plan policy and strategies, and Section 24-130(b)(5), the remaining on-site REF woodlands will be preserved in a conservation easement with the final plat of subdivision.

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

**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.**

Impacts to REF were reviewed and approved with SDP-2303. These REF impacts were limited to infrastructure, to construct the required road crossings, utilities (water and sewer connections), and SWM structures that were reviewed and approved by DPIE. Mitigation to streams, wetlands, and wetland buffers will be reviewed by the Maryland Department of the Environment. Woodland replacement for infrastructure clearing will be included in the overall woodland conservation requirement per the 2010 WCO.

This PPS approves additional impacts on-site for three trail connections. One trail impact is for a required master plan trail connection to the adjacent Dobson Ridge subdivision. The other two trail connections are part of the interior pedestrian trail system for the Dobson Farms subdivision.

In accordance with this master plan policy and strategies, and Section 24-130(b)(5) and Section 25-121(b), on-site woodland preservation is shown with additional areas of natural regeneration and planting, which will buffer the green infrastructure network while allowing construction of the development.

**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.**

The property does contain special conservation areas associated with Mattawoman Creek and Timothy Branch. In accordance with this master plan policy, Section 24-130(b)(5) and Section 25-122(d), the REF will be placed in a conservation easement established with the final plat, and the on-site woodland conservation areas, including areas of woodland preservation, natural regeneration, and stream buffer afforestation areas, will be placed in a woodland and wildlife habitat conservation easement granted to Prince George's County with the TCP2.

**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.**

In accordance with this master plan policy and Sections 24-130(b)(3), 24-130(b)(5), and 24-130(c) of the prior Subdivision Regulations, state 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 outfall structures are located on-site outside the boundaries of the REF. However, some stormwater outfall structures are located within the REF and will be reviewed by DPIE and the Prince George's County's Soil Conservation District.

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

The PPS meets the entire woodland conservation requirement on-site with the preservation of 101.98 acres of existing woodlands and 1.82 acres of reforestation. With the exception of areas for impacts, preservation and replanting are a priority along the REF and associated buffers to contribute to improved water quality.

**Policy 7: Preserve, enhance, connect, restore, and preserve 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.**

In accordance with this master plan policy, Section 24-132(a), and Subtitle 25 (Division 2,) the woodland conservation requirement is met entirely on-site. The use of off-site banking credits or fee-in-lieu was not requested or approved. This PPS meets all its woodland conservation requirement on-site with woodland preservation and reforestation. The woodland conservation requirement is met with 101.93 acres of woodland preservation and 1.82 acres of on-site reforestation.

**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*. Most of the on-site preservation is preserved within the on-site regulated areas.

## OTHER ENVIRONMENTAL REVIEW

**Natural Resources Inventory/Environmental Features**
Section 24-120(a)(22) of the prior Subdivision Regulations requires an approved NRI with PPS applications. The site has an approved NRI-001-2022-01, which was approved on March 31, 2023, shows the existing conditions of the property, and was submitted with this PPS.

No revisions are required for conformance to the NRI.

**Environmental Habitat Enhancement and Creation Areas**
As part of A-10059, the applicant was required to maintain the prior woodland conservation threshold, minimize stream impacts, and provide additional woodland habitat enhancement and creation. The subject property is identified as a special conservation area in the GI Plan as part of the Mattawoman Stream Valley.

The applicant provided a stream corridor assessment survey with the NRI plan review, to meet the entire woodland conservation requirement for the R-S Zone on-site. This survey provided environmental recommendations for additional woodland conservation credits such as:

- Creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat,
- Selective woodland understory enhancement focusing on habitat and biodiversity,
- Ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology,
- Develop and foster an interconnected community of complimentary micro-ecosystems,

- Establish local hydrology that benefits the overall health of the Mattawoman's floodplain biome.

The above recommendations will expand wildlife habitat within the Mattawoman and Timothy Branch stream valleys.

There will be four types of habitats enhanced and created by the applicant (four wetland creation areas, five meadow habitat creation areas, seven forest edge treatment areas, and 14 woodland understory enhancement areas) as part of this overall Dobson Farms subdivision.

As part of the previous tree conservation plans for this site, the applicant provided more detailed information such as specific location and proposed seeding mixtures, and tree and shrub species. With the SDP and TCP2 for residential development (not architecture), the applicant shall provide all final planting schedules, planting notes, details, construction schedule, various soil amendments and grading, if required, for the creation of these four habitat areas on the SDP and TCP2, prior to their certification. Regarding the subject TCP1, there are no additional concerns or comments on the environmental habitat enhancement and creation areas at this time.

**Woodland Conservation**
This property is subject to the provisions of the 2010 WCO because the property has previously approved tree conservation plans. This project is also subject to the ETM. TCP1-003-2019-01 was submitted with this PPS.

The overall site contains a total of 198.36 acres of net tract woodlands, 184.03 acres of wooded floodplain, and has a woodland conservation threshold of 77.25 acres (20 percent). This project includes clearing of 94.63 acres of woodland in the net tract, 1.96 acres of wooded floodplain, and 0.93 acre of off-site clearing, resulting in a woodland conservation requirement of 103.80 acres. The PPS meets this woodland conservation requirement all on-site with 101.98 acres of woodland preservation and 1.82 acres of reforestation.

**Specimen Trees**
Tree conservation plans are required to meet all requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, per Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the construction tolerance chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification (LOJ) stating the reasons for the request and how the request meets each of the required findings.

**Review of Subtitle 25 Variance Request**
A Subtitle 25 Variance Application and an SOJ dated August 2024 in support of the variance were received on October 17,2024.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the variance. A variance to Section 25-122(b)(1)(G) was requested for the clearing of the 15 specimen trees on-site. This variance is requested to the 2010 Woodland and Wildlife Conservation Habitat Ordinance (WCO) which requires, in Section 25-122, 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 an SOJ of how the findings are being met.

The text below 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.**

In order to establish an unwarranted hardship, the applicant has the burden of demonstrating that, without a variance, the applicant would be denied a use of the property that is both significant and reasonable. In addition, the applicant has the burden of showing that such a use cannot be accomplished elsewhere on the property without a variance.

The previous application for infrastructure approved the removal of 19 specimen trees. This PPS includes residential lots and interior road network for a residential subdivision. The 15 specimen trees requested for removal are located within the areas shown with development on the prior entitlements. The 15 trees were not associated with required infrastructure and, as such, could not be approved with the previous SDP for infrastructure application.

The 15 specimen trees were identified as Specimen Trees ST-32, ST-33, ST-35, ST-48, ST-49, ST-55, ST-62, ST-65, ST-67, ST-125, ST-126, ST-127, ST-216, ST-217, and ST-218. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development. The requested 15 specimen trees are outside of the PMA. Requiring the applicant to retain the 15 specimen trees on the site would further limit the development to the extent that it would cause the applicant an unwarranted hardship. The overall site contains 189 specimen trees. The Planning Board approved the removal of 19 specimen trees with the SDP-2303, and the applicant requested to remove 15 additional specimen trees with this PPS. The preservation of the requested 15 specimen trees would be difficult because SDP-2303 approved all the requested on-site woodland clearing, but not the specimen trees within the cleared woodland area. The efforts to save the specimen trees around the approved woodland cleared areas would hinder the development of the property and leave hazardous specimen trees for the homeowner to remove later.

The proposed use, for residential development, is a significant and reasonable use for the subject site. The Dobson Farm development includes a mix of single-family attached and detached dwellings. A similar residential development is located on the adjacent property to the east (Saddle Ridge). This adjacent new development contains only single-family attached dwellings, but like Dobson Farm, the Saddle Ridge development has a significant amount of on-site REF areas. Both sites are impacted by Mattawoman Creek and Timothy Branch. The other properties to the north are existing single-family lots and future mining areas.

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

Denying the variance would deprive the applicant of rights commonly enjoyed by others in similar areas because an adjacent subdivision with the same significant amount of on-site REF had limited developable area. This similar subdivision was previously farmed, and woodlands were left undisturbed within and adjacent to REF area. Specimen trees would then be saved because of their location within the REF areas. The subject site was formerly mined and used for various mining operations. Woodland areas were cleared where the mining product was located and woodland preserved where the product was absent, and REF was present. The woodland areas on the property area were left to mature and specimen trees grew throughout the preserved woodland areas. With significant on-site REF areas that are undevelopable, the woodland areas outside the REF are the only areas where development could occur.

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. The 15 specimen trees are being removed due to their location within the grading areas for the residential lots and roadways. The applicant is providing all of the woodland conservation requirements on-site, and the remaining 155 specimen trees are located within the woodland conservation areas which will be placed in preservation.

**(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 residential project and the overall Dobson Farms subdivision 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 reclaimed mining sites and partially wooded with REF and specimen trees in similar conditions and locations, 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. The removal of the 15 specimen trees would be the result of their location within the interior area of the residential development, limits of disturbance, and preserving the woodland conservation requirement on-site to achieve optimal development for the single-family attached dwelling subdivision 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, or existing building uses on the site, or on neighboring properties that have any impact on the location or size of the specimen trees. The 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 removal of 15 specimen trees will not adversely affect water quality. Furthermore, the Dobson Farms development will not adversely affect water quality because the project will be subject to the sediment and erosion control requirements of the Prince George's County Soil Conservation District, and the approval of a SWM concept plan by DPIE. The plan proposes to use microbioretention ponds, submerged gravel wetlands, grass swales, and disconnect areas. The applicant meets the woodland conservation requirement with on-site woodland preservation and reforestation.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of 15 specimen trees identified as Specimen Trees ST-32, ST-33, ST-35, ST-48, ST-49, ST-55, ST-62, ST-65, ST-67, ST-125, ST-126, ST-127, ST-216, ST-217, and ST-218.

The variance for removal of 15 specimen trees, for development of the site, is therefore approved.

**Preservation of Regulated Environmental Features/Primary Management Area**
This subject site contains REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Section 24-130(b)(5) of the prior Subdivision Regulations states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject area 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 ETM established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, 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 should be limited to those that are necessary for 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 REF.

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 development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

With SDP-2303 the applicant requested 27 PMA impacts; however, the Planning Board approved 25 impacts, specifically Impact Areas A through K, M through Z, and AA. Condition 2b of SDP-2303 requires that with the acceptance of the PPS, the applicant provide an SOJ and full evaluation of the PMA impact areas E and L.

With this PPS, the applicant determined that Impact Area L was no longer needed and removed it from the request. However, in doing this, the applicant incorrectly re-lettered the prior SDP Impact Areas M through AA, identifying SDP Impact M as L. This is not correct as the Impacts L through AA were evaluated and approved previously with SDP-2303. Prior to signature approval of this PPS, the applicant shall correct the PMA SOJ to add prior Impact Area L to the list and indicate that Impact Area L is no longer requested.

The PMA impact request for this PPS is for the remaining impacts needed for residential development that were not approved with SDP-2303. The applicant proposed three PMA impact areas as part of this PPS and provided an SOJ with the initial application dated September 2024 for all PMA impacts throughout the subject site. The approved SDP-2303 granted 25 PMA infrastructure impacts for road crossing, stormwater facilities, and water and sewer connections. The new impact areas requested with the PPS were identified as Impact Areas E, AA, and BB in the applicant's SOJ. Due to the deletion of Impact Area L, the impact areas requested with this PPS should be identified as Impact Areas E, BB, and CC.

The applicant submitted an SOJ for three PMA impact areas E, AA, and BB, which are to be identified as PMA Impact Areas E, BB and CC with this PPS, for three trail connections. For the analysis of the PMA impacts submitted with this PPS, requested Impact Area AA is identified as Impact Area BB, and the requested Impact Area BB is identified as Impact Area CC. Impact Area E is the same impact as identified with the SDP, there is no change to this impact identification. One of these trail impacts is for a required master plan trail connection, and the other two trail connections are part of the interior trail system for the Dobson Farms subdivision.

| Impact Area | Impact Type | PMA Impact Sq. Ft. | Stream Impact LF | Wetland Impact Sq. Ft. | Wetland Buffer Impact Sq. Ft. | Stream Buffer Impact Sq. Ft. | Floodplain Impact Sq. Ft. |
|---|---|---|---|---|---|---|---|
| E | Trail Connection | 939 | - | - | - | - | 939 |
| BB | Trail Connection | 6,534 | - | - | - | 4,108 | 6, 534 |
| CC | Trail Connection | 4,240 | - | - | - | 4,240 | 789 |

PMA = primary management area
Sq. Ft. = square feet
LF = linear feet

**Totals**

| Impact Area | Square Feet | Acres |
|---|---|---|
| Primary Management Area | 11,713 | 0.27 |
| Streambed | - | - |
| Wetland | - | - |
| Wetland Buffer | - | - |
| Stream Buffer | 8,348 | 0.19 |
| Floodplain | 8,262 | 0.19 |

**Impact 1 Trail Crossing – One Trail Crossing – Impact Area E**
The trail impact is for constructing a connection with the approved master plan trail crossing to the adjacent Dobson Ridge subdivision in Block F, east of Lots 6 and 7. This trail section will be comprised of natural surface materials.

**Impact 2 Trail Crossing – One Trail Crossing – Impact Area BB**
This trail impact is for an interior trail loop design in the westernmost portion of the property, outside of the geographic area of this subdivision. The trail surface will use an existing roadbed and existing stream crossing. No existing forest or wetlands will be impacted with this trail section.

**Impact 3 Trail Crossing – one trail crossing – Impact Area CC**
This trail impact is for an interior trail loop design in the westernmost portion of the property, outside of the geographic area of this subdivision. The trail surface will use an existing ford crossing. No existing forest or wetlands will be impacted with this trail section.

The PPS provides master plan and interior pedestrian trail network systems to the Dobson Farms residential subdivision. Based on the level of design information available at the present time, and in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations, 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 Type 1 tree conservation plan, and in the SOJ for impacts to REF and associated exhibits dated September 2024. The three impact areas (E, BB, and CC), for interior pedestrian trail connections, 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 U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Marr complex, Dodon fine sandy loam, Fallsington sandy loam, Grosstown gravelly silt loam, Lenni and Quindocqua soils, Leonardtown silt loam, Marr-Dodon complex, Potabac-Issue complex, and Udorthents soils. Marlboro and Christiana clay are not found to occur on this property.

**Erosion and Sediment Control**
Section 24-130(b)(3) of the prior Subdivision Regulations requires the submission of a sediment control concept study with the PPS. 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 requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by the Soil Conservation District. This Tier II buffer is shown on the approved NRI and submitted TCP1. The Soil Conservation District will review the proposed buffer impacts with the future erosion and sediment control plans.

14. **Urban Design—**This development requires filing a specific design plan (SDP) in accordance with Section 27-478 of the prior Zoning Ordinance. The general uses evaluated for this property in the R-S Zone are permitted per Section 27-515. Under the prior Zoning Ordinance, conformance to the following regulations, but not limited to, 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 Tree Canopy Coverage Ordinance will be evaluated at the time of the specific design plan.

15. **Community Feedback—**The Planning Board received two items of additional backup regarding the subject PPS, prior to the noon deadline on July 8, 2025. The first item was a letter submitted by the applicant to request a revision to Condition 18 in the technical staff report. The second item was a letter from the Brandywine/TB, Southern Region Neighborhood Coalition (BTB Coalition). In their letter, BTB 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 adequacy of transportation facilities, police, schools, and other public facilities were not evaluated as part of this PPS and were evaluated with the certificate of adequacy.

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 representative of BTB Coalition provided testimony in opposition of this case. The speaker testified to the general concerns regarding safety, inadequate infrastructure, pollution, increased traffic, police adequacy, and overburdened schools. The speaker also mentioned lack of outreach to the community by the applicant. The applicant addressed the issues raised by the representative including evidence of the outreach made to directly to the representative. The Planning Board 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:MV:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: July 22, 2025

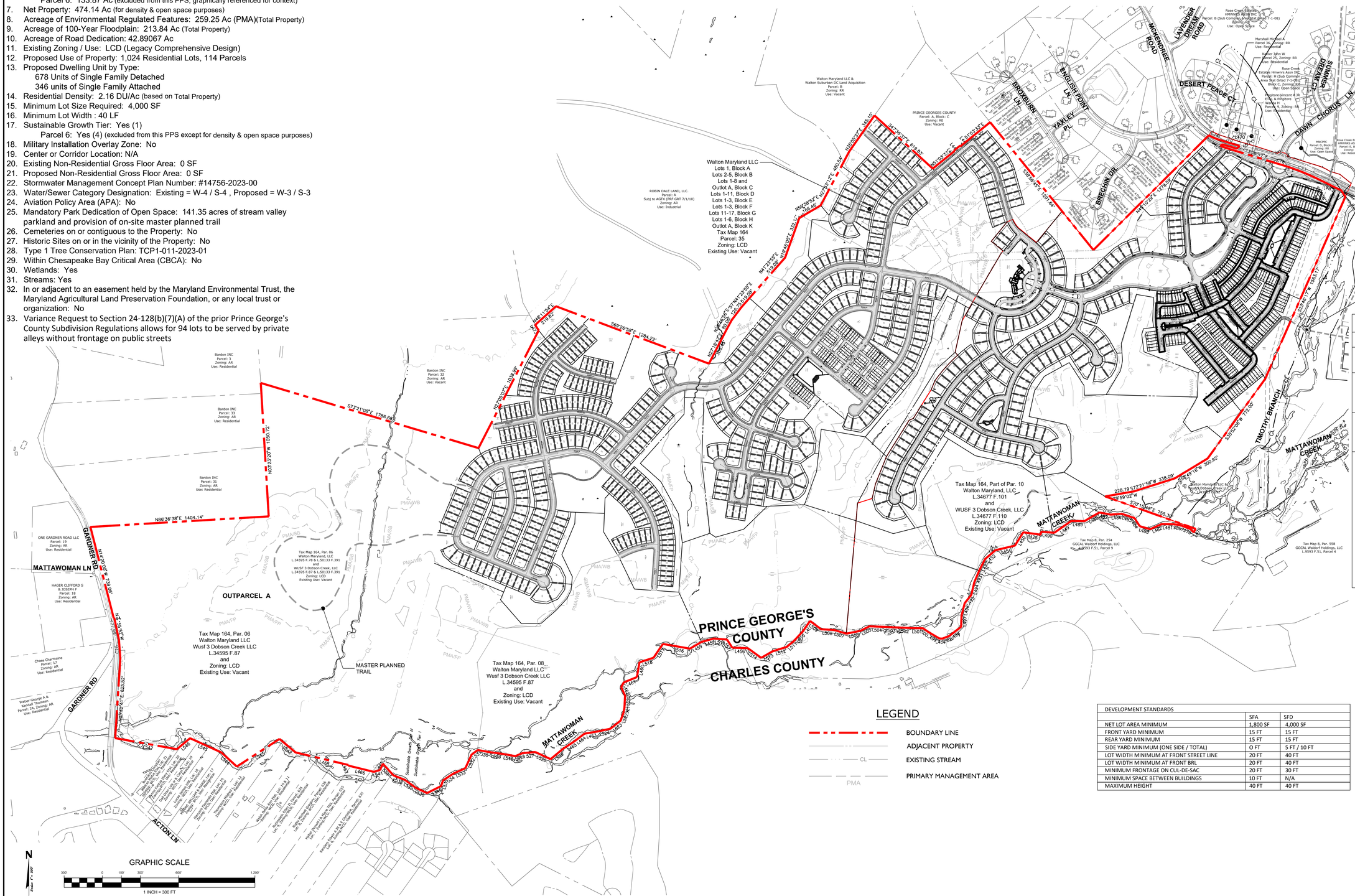
PRELIMINARY NOT FOR CONSTRUCTION

# DOBSON FARMS

## SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2503

GENERAL NOTES

1. Subject Property: Dobson Farms
2. Tax Map 164, Grids A3, C2, D1, D2, E1, E2
3. WSSC Grids: 221SE06
4. Proposed Subdivision: Residential
5. Prior Approvals: CDP-22002, A-10059-C, P53792-2024-SDC
6. Gross Property: 447.19 Ac
   Total Property of CDP-22002: 581.06 Ac (for density & open space purposes)
   Parcel 6: 133.87 Ac (excluded from this PPS, graphically referenced for context)
7. Net Property: 474.14 Ac (for density & open space purposes)
8. Acreage of Environmental Regulated Features: 259.25 Ac (PMA)(Total Property)
9. Acreage of 100-Year Floodplain: 213.84 Ac (Total Property)
10. Acreage of Road Dedication: 42.89067 Ac
11. Existing Zoning / Use: LCD (Legacy Comprehensive Design)
12. Proposed Use of Property: 1,024 Residential Lots, 114 Parcels
13. Proposed Dwelling Unit by Type:
    678 Units of Single Family Detached
    346 units of Single Family Attached
14. Residential Density: 2.16 DU/Ac (based on Total Property)
15. Minimum Lot Size Required: 4,000 SF
16. Minimum Lot Width : 40 LF
17. Sustainable Growth Tier: Yes (1)
    Parcel 6: Yes (4) (excluded from this PPS except for density & open space purposes)
18. Military Installation Overlay Zone: No
19. Center or Corridor Location: N/A
20. Existing Non-Residential Gross Floor Area: 0 SF
21. Proposed Non-Residential Gross Floor Area: 0 SF
22. Stormwater Management Concept Plan Number: #14756-2023-00
23. Water/Sewer Category Designation: Existing = W-4 / S-4 , Proposed = W-3 / S-3
24. Aviation Policy Area (APA): No
25. Mandatory Park Dedication of Open Space: 141.35 acres of stream valley parkland and provision of on-site master planned trail
26. Cemeteries on or contiguous to the Property: No
27. Historic Sites on or in the vicinity of the Property: No
28. Type 1 Tree Conservation Plan: TCP1-011-2023-01
29. Within Chesapeake Bay Critical Area (CBCA): No
30. Wetlands: Yes
31. Streams: Yes
32. 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
33. Variance Request to Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations allows for 94 lots to be served by private alleys without frontage on public streets


Walton Maryland LLC
Lots 1, Block A
Lots 2-5, Block B
Lots 1-8 and
Outlot A, Block C
Lots 1-11, Block D
Lots 1-3, Block E
Lots 1-3, Block F
Lots 11-17, Block G
Lots 1-6, Block H
Outlot A, Block K
Tax Map 164
Parcel: 35
Zoning: LCD
Existing Use: Vacant
MCKENDREE ROAD
LAVENDER DREAM ROAD
DESERT PEACE CT
ENGLISH POINT LN
BROXBURN LN
YAXLEY PL
BREGUIN DR
DAWN CHORUS LN
MD 5 / US 301 CRAIN HIGHWAY
Master Plan Timothy Branch Trail and Mattawoman Creek Trail sections (off-site), approximate location shown for reference
TIMOTHY BRANCH
MATTAWOMAN CREEK
PRINCE GEORGE'S COUNTY
CHARLES COUNTY
GARDNER RD
MATTAWOMAN LN
ACTON LN
OUTPARCEL A
MASTER PLANNED TRAIL
Tax Map 164, Par. 06
Walton Maryland LLC
Wusf 3 Dobson Creek LLC
L.34595 F.87
and
Zoning: LCD
Existing Use: Vacant
Tax Map 164, Par. 08
Walton Maryland LLC
Wusf 3 Dobson Creek LLC
L.34595 F.87
and
Zoning: LCD
Existing Use: Vacant
Tax Map 164, Part of Par. 10
Walton Maryland, LLC
L.34677 F.101
and
WUSF 3 Dobson Creek, LLC
L.34677 F.110
Zoning: LCD
Existing Use: Vacant
S57°21'08"E 1786.68'
N03°23'05"W 2,400.01'
N86°36'38"E 1404.14'
N13°50'04"W 779.56'
N04°24'41"E 625.52'
S85°26'58"E 1784.22'
N00°30'07"E 1038.98'
N43°11'54"E 378.82'
N13°50'04"W 2,400.01'
N03°23'05"W 1,404.14'
S57°21'08"E 1,786.68'
S85°26'58"E 1,784.22'
N00°30'07"E 1,038.98'
N43°11'54"E 378.82'
N28°58'52"E 1,607.13'
N61°01'08"W 1,127.58'
S28°58'52"W 1,607.13'
S61°01'08"E 1,127.58'
S28°58'52"W 1,607.13'
S61°01'08"E 1,127.58'
N28°58'52"E 1,607.13'
N61°01'08"W

PRELIMINARY NOT FOR CONSTRUCTION

| 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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Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen

# DOBSON FARMS

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-2503

# APPROVALS

SCALE:
JOB No.
DATE: AUGUST 2025
SHEET No. 2

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan - Umbrella Architecture\2-APPROVALS.dwg
SDP-2503_Architecture Plans 2 of 58

# DR HORTON

## COLUMBUS

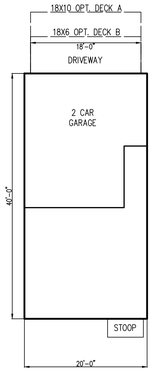
**SINGLE FAMILY ATTACHED 20' X 40' GARAGE REAR**

**TOTAL BASE FINISHED AREA = 1,962 SF**

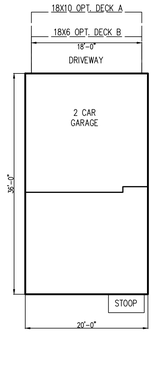
**BUILDING HEIGHT = 35' - 4 1/8"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS N4, P5, Q6, S8, T8**




**OPT. 40' DEPTH**




**OPT. 36' DEPTH**

## DELMAR

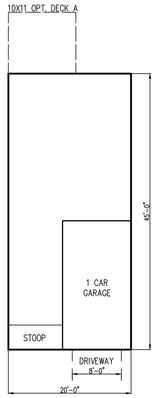
**SINGLE FAMILY ATTACHED 20' X 45' GARAGE FRONT**

**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

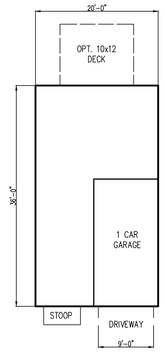
**SINGLE FAMILY ATTACHED 20' X 36' GARAGE FRONT**

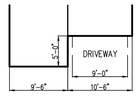
**TOTAL BASE FINISHED AREA = 1,969 SF**

**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

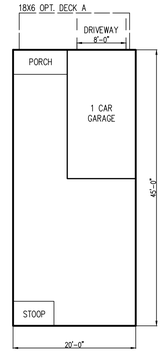
**SINGLE FAMILY ATTACHED 20' X 45' GARAGE REAR**

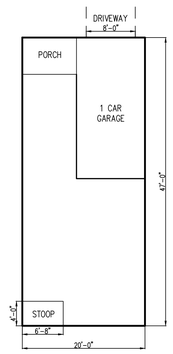
**TOTAL BASE FINISHED AREA = 1,509 SF**

**BUILDING HEIGHT = 24' - 10 1/2"**

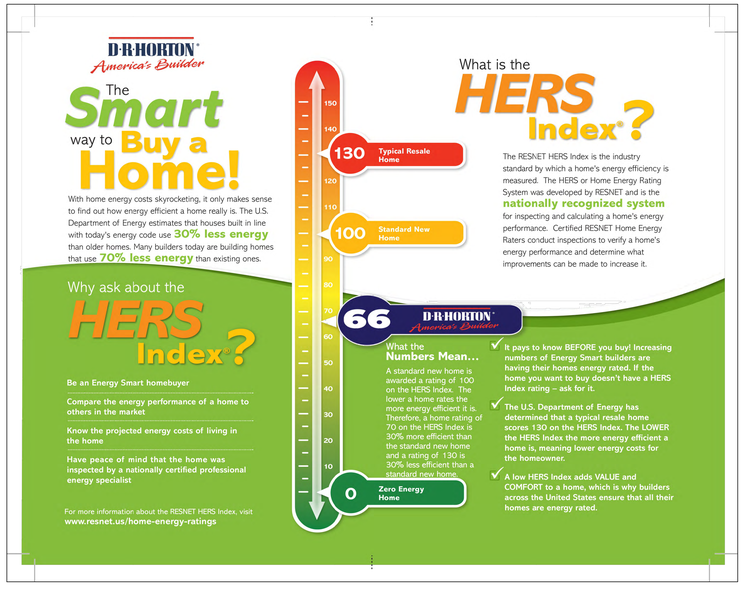
**DRIVEWAYS TO BE IN = CONCRETE**

**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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DOBSON FARMS
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| | BY | DATE |
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| BASE DATA | | |
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| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR _____

BY_____ DATE ____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 3

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SDP-2503_Addressing Plans 1 of 1.pdf

PRELIMINARY NOT FOR CONSTRUCTION

# DR HORTON

## NORRIS

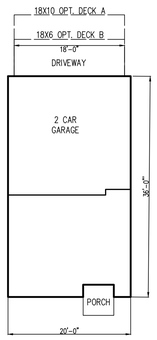
**SINGLE FAMILY ATTACHED 20' X 36'
GARAGE REAR**

**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

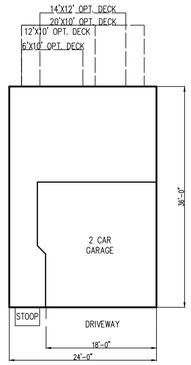
**SINGLE FAMILY ATTACHED 24' X 36'
GARAGE FRONT**

**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

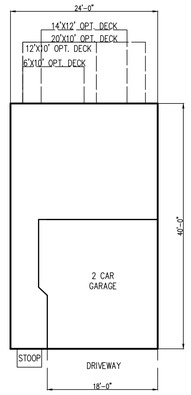
**SINGLE FAMILY ATTACHED 24' X 40'
GARAGE FRONT**

**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

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| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

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DOBSON FARMS
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND


RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
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RODGERS CONTACT: Charlie Howe

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SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 4

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SDP-2503_Architecture Plans 4 of 208

# DR HORTON

## BRENTWOOD II

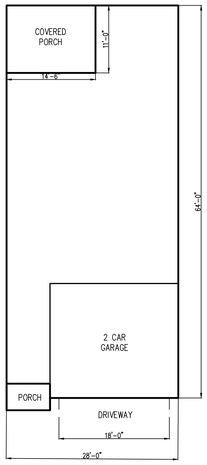
**SINGLE FAMILY ATTACHED (VILLA)**
**28' X 64' GARAGE FRONT**

**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

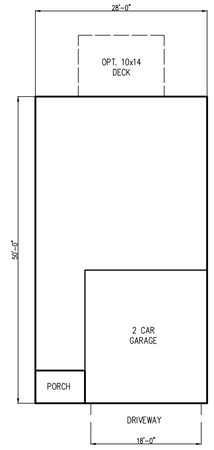
**SINGLE FAMILY ATTACHED (VILLA)**
**28' X 50' GARAGE FRONT**

**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,**

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| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

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Email: MTMuddiman@drhorton.com

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**Walton Maryland, LLC;**
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RODGERS CONTACT: Charlie Howe

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TEMPLATES

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DATE: AUGUST 2025
SHEET No. 5

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SDP-2503_Architecture Plans 5 of 5.pdf

# DR HORTON

## CABRAL

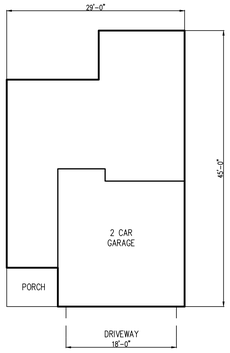
**SINGLE FAMILY DETACHED 29' X 45'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,657 SF**

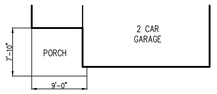
**BUILDING HEIGHT = (C4) 22'-8", (B4) 23'-5",
(F4) 24'-0", (D4) 25'-0"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS C4, B4, F4, D4,**




**ELEVATIONS B4**




**ELEVATIONS C4, F4, D4**

## ELM

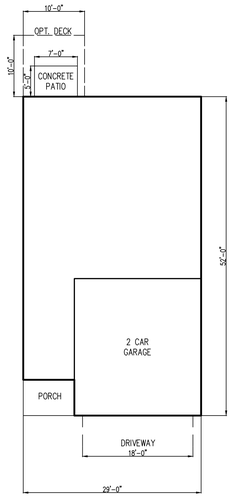
**SINGLE FAMILY DETACHED 29' X 52'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,415 SF**

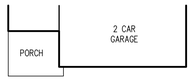
**BUILDING HEIGHT = (B4) 25'-6", (A4, C4)
22'-7", (D4) 24'-9"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, D4, C4**




**ELEVATIONS A4**




**ELEVATIONS B4, D4, C4**

## PINE

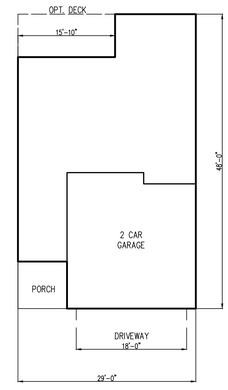
**SINGLE FAMILY DETACHED 29' X 48'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,953 SF**

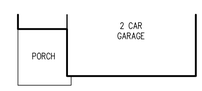
**BUILDING HEIGHT = (B4) 23'-11", (A4)
22'-5", (F4, D4) 24'-5"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B4, A4, F4, D4**




**ELEVATIONS A4,**




**ELEVATIONS B4, F4, D4**

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SDP-2503_Submission Plans 8.29.2025

# DR HORTON

## DEERFIELD

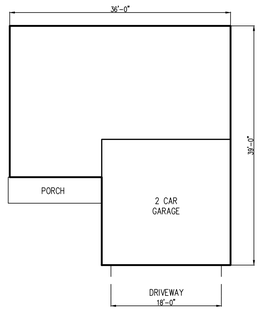
**SINGLE FAMILY DETACHED 39' X 36'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,906 SF**

**BUILDING HEIGHT = 23' - 6 $\frac{1}{4}$",**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B2, A2**




## GALEN

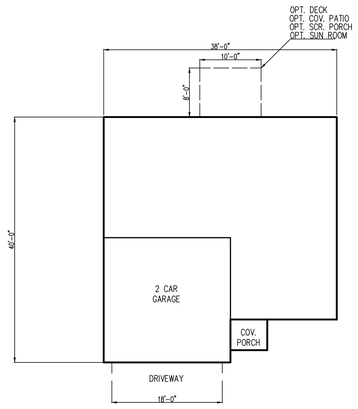
**SINGLE FAMILY DETACHED 38' X 40'
GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,340 SF**

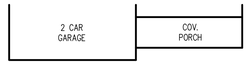
**BUILDING HEIGHT = 24' - 3 $\frac{59}{64}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS B2, A2**




**ELEVATIONS A2**




**ELEVATIONS B2**

## HADLEY

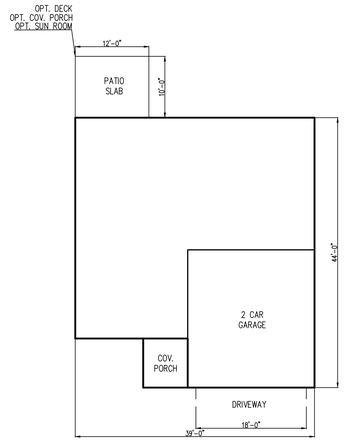
**SINGLE FAMILY DETACHED 39' X 44'
GARAGE FRONT**

**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**

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| REVISIONS ADDRESSING STAFF REVIEW COMMENTS | 8/29/25 |

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SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 7

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# DR HORTON

## HAMPSHIRE

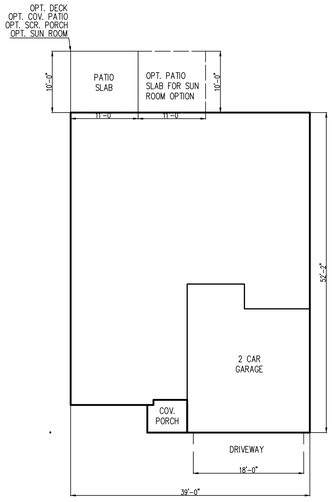
**SINGLE FAMILY DETACHED 39' X 52'-2"**

**TOTAL BASE FINISHED AREA = 3,233 SF**

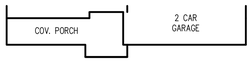
**BUILDING HEIGHT = 25' - 5"**

**DRIVEWAYS TO BE IN = CONCRETE**

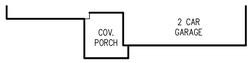
**ELEVATIONS B4, A4, H4, C4**



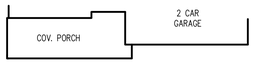

**ELEVATIONS A4**




**ELEVATIONS B4**




**ELEVATIONS C4**




**ELEVATIONS H4**

## HANOVER

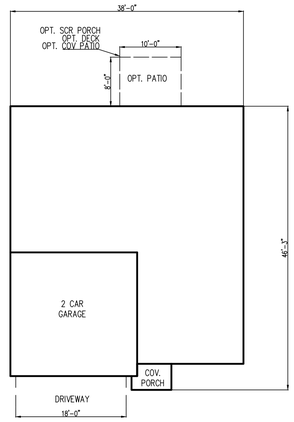
**SINGLE FAMILY DETACHED 38' X 46' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,804 SF**

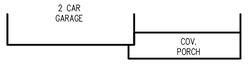
**BUILDING HEIGHT = (H) 25' - 0 $\frac{1}{4}$", (G) 25' - 3 $\frac{1}{4}$ "**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS G, H**




**ELEVATIONS G**




**ELEVATIONS H**

## HAYDEN

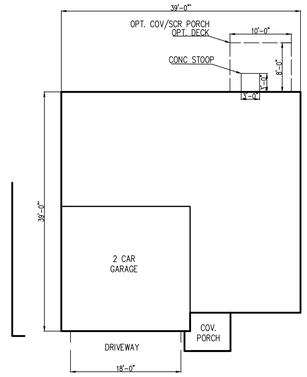
**SINGLE FAMILY DETACHED 39' X 42' GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 2,511 SF**

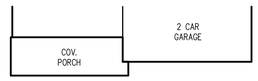
**BUILDING HEIGHT = 24' - 5 $\frac{1}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

**ELEVATIONS C4, B4**




**ELEVATIONS C4**




**ELEVATIONS B4**

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DATE: AUGUST 2025
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SDP-2503_Architecture Plans 1 of 358

# DR HORTON

## NEUVILLE

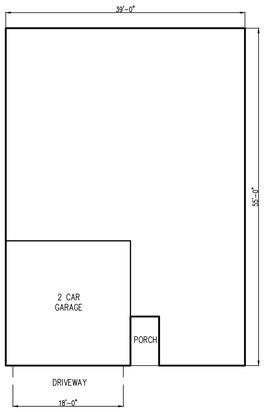
SINGLE FAMILY DETACHED 39' X 55'
GARAGE FRONT

TOTAL BASE FINISHED AREA = 1,700 SF

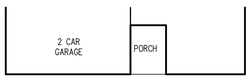
BUILDING HEIGHT = (L4) 17'- 4 $\frac{1}{2}$"
(B4, A4) 13'- 6" (C4) 14'-4 $\frac{1}{2}$"

DRIVEWAYS TO BE IN = CONCRETE

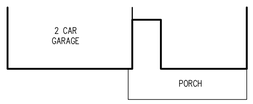
ELEVATIONS L4, B4, C4, A4




ELEVATIONS B4, A4




ELEVATIONS L4




ELEVATIONS C4

## PENWELL

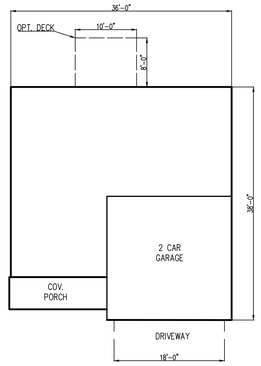
SINGLE FAMILY DETACHED 36' X 38'
GARAGE FRONT

TOTAL BASE FINISHED AREA = 2,148 SF

BUILDING HEIGHT = 24' - 1"

DRIVEWAYS TO BE IN = CONCRETE

ELEVATIONS F4, E4




ELEVATIONS F4, E4

## SUMMIT

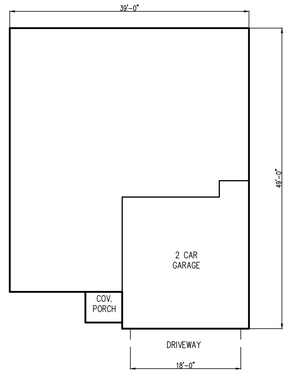
SINGLE FAMILY DETACHED 39' X 49'
GARAGE FRONT

TOTAL BASE FINISHED AREA = 3,150 SF

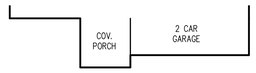
BUILDING HEIGHT = 25' - 4"

DRIVEWAYS TO BE IN = CONCRETE

ELEVATIONS B4, A4, C4, F4




ELEVATIONS A4




ELEVATIONS C4, F4

ELEVATIONS B4

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SDP-2503_Architecture Plans 8/29/2025

# DR HORTON

## BRISTOL

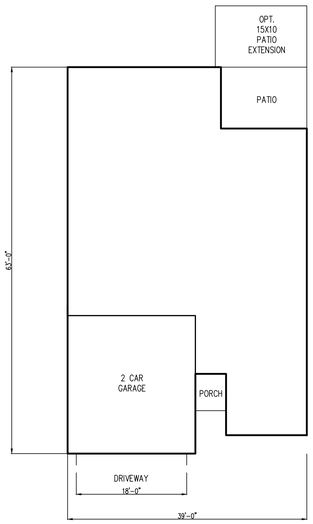
**SINGLE FAMILY DETACHED 39 X 63'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,748 SF**

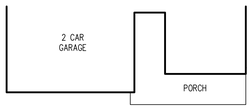
**BUILDING HEIGHT = (A4, B4, C4) 16' - 11"**
**(L4) 17' - 10"**

**DRIVEWAYS TO BE IN = CONCRETE**

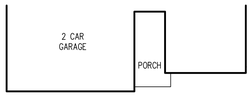
**ELEVATIONS B4, A4, L4, C4**




**ELEVATIONS A4, B4**




**ELEVATIONS C4**




**ELEVATIONS L4**

## CLIFTON

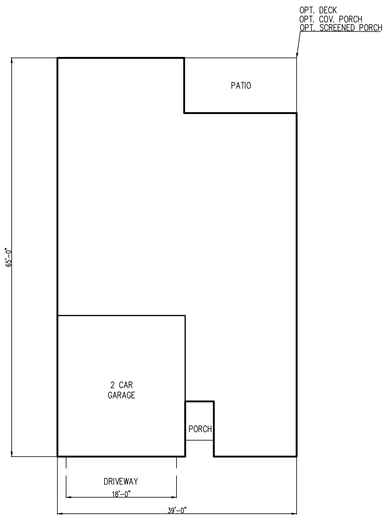
**SINGLE FAMILY DETACHED 39' X 65'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,865 SF**

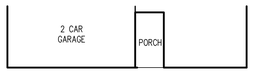
**BUILDING HEIGHT = 16' - 11"**

**DRIVEWAYS TO BE IN = CONCRETE**

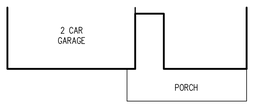
**ELEVATIONS B4, A4, D4, C4**




**ELEVATIONS A4**




**ELEVATIONS B4, D4**




**ELEVATIONS C4**

## LAUREL

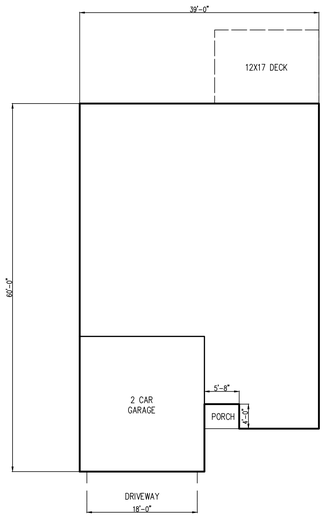
**SINGLE FAMILY DETACHED 39' X 60'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 1,738 SF**

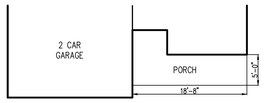
**BUILDING HEIGHT = 18' - 5"**

**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 |
| 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;**
**WUSF 3 Dobson Creek, LLC and**
**Walton Suburban DC Land Acquisition LP**
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Phone: 980-346-6748
Contact: Barry Dluzen

DOBSON FARMS
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-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 10

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan – Umbrella Architectural TEMPLATES.dwg
SDP-2503_Architectural Plans 10 of 10

# DR HORTON

## DENVER II

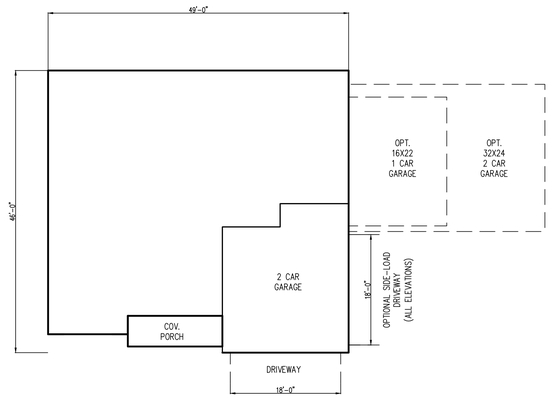
**SINGLE FAMILY DETACHED 49' X 46'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,386 SF**

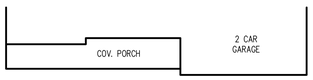
**BUILDING HEIGHT = (T1-T2, T4, C1-C4) 30' - 5 1/4"**
**(T3) 30' - 9 1/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

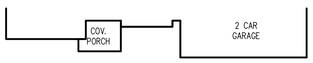
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



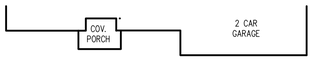

### ELEVATIONS C2, T1, T2



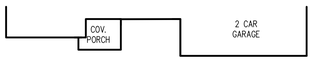

### ELEVATIONS T3, T4




### ELEVATIONS C1




### ELEVATIONS C3




### ELEVATIONS C4

## HAMPTON II

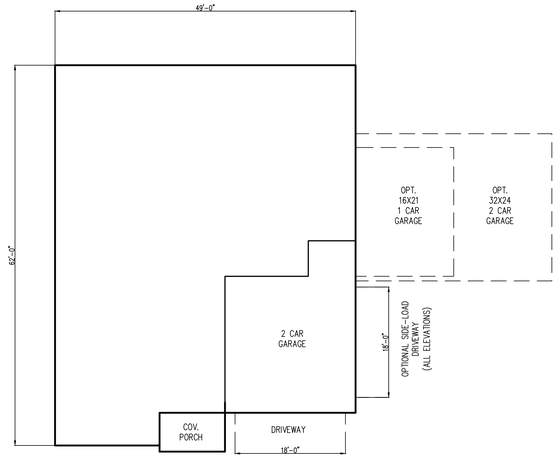
**SINGLE FAMILY DETACHED 49' X 62'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 5,217 SF**

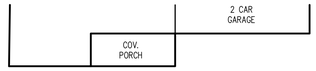
**BUILDING HEIGHT = 31' - 3 1/4"**

**DRIVEWAYS TO BE IN = CONCRETE**

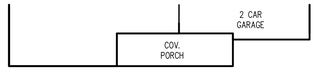
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



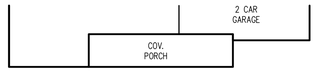

### ELEVATIONS C4, T4



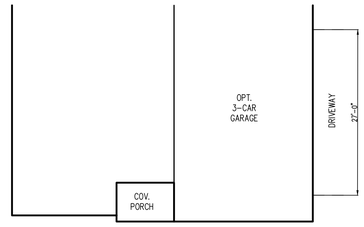

### ELEVATIONS C2, T2



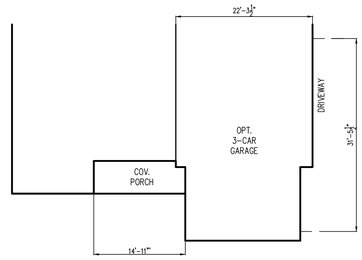

### ELEVATIONS C1, T1




### ELEVATIONS C3, T3




### ELEVATIONS C4
**OPT. 3-CAR GARAGE**




### ELEVATIONS C2, T2
**OPT. 3-CAR GARAGE**

PRELIMINARY NOT FOR CONSTRUCTION

| REVISION | DATE |
|---|---|
| REVISIONS ADDRESSING PRE-ACCEPTANCE COMMENTS | 5/27/25 |
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| | BY | DATE |
|---|---|---|
| BASE DATA | | |
| DESIGNED | | |
| DRAWN | | |
| REVIEWED | | |

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

SPECIFIC DESIGN PLAN - ARCHITECTURE SDP-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 11

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan - Umbrella Architecture\TEMPLATES.dwg
SDP-2503_Architecture Plans 11 of 358

# DR HORTON

## JAMESTOWN II

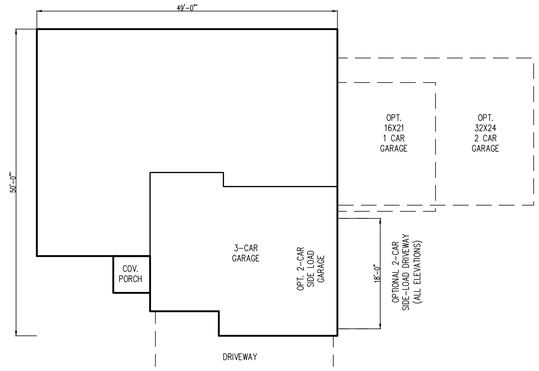
**SINGLE FAMILY DETACHED 49' X 50'**
**GARAGE FRONT**

**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**

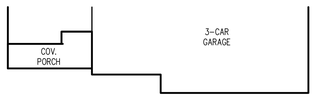
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



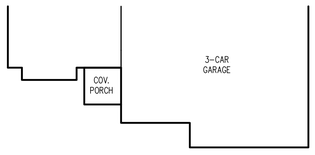

### ELEVATIONS T1



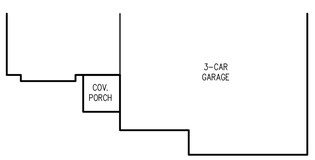

### ELEVATIONS T2



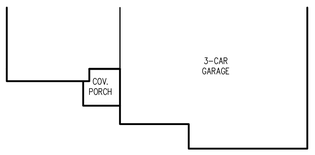

### ELEVATIONS T3, T4



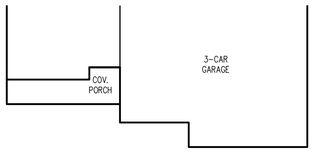

### ELEVATIONS C1




### ELEVATIONS C2




### ELEVATIONS C3




### ELEVATIONS C4

## STONEHAVEN II

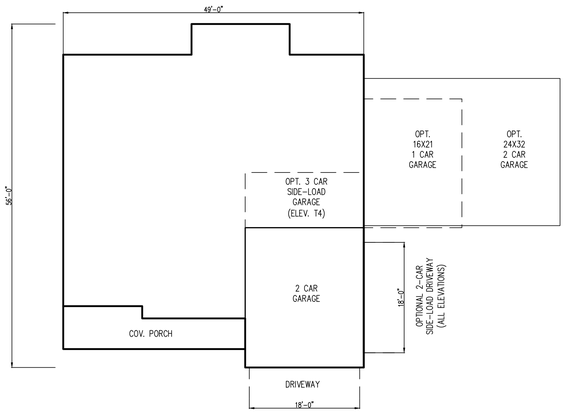
**SINGLE FAMILY DETACHED 49' X 56'**
**GARAGE FRONT**

**TOTAL BASE FINISHED AREA = 3,916 SF**

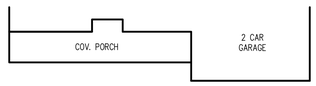
**BUILDING HEIGHT = 30' - 11 $\frac{1}{4}$"**

**DRIVEWAYS TO BE IN = CONCRETE**

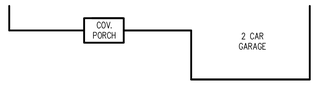
**ELEVATIONS T1, T2, T3, T4, C1, C2, C3, C4**



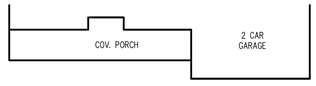

### ELEVATIONS T1, T2, T3, C4




### ELEVATIONS T4, C1




### ELEVATIONS C2




### ELEVATIONS C3

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-2503

TEMPLATES

SCALE: NOT TO SCALE
JOB No.
DATE: AUGUST 2025
SHEET No. 12

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan – Umbrella Architecture\TEMPLATES.dwg
SDP-2503_Architecture.pdf 12.5.2025

PRELIMINARY NOT FOR CONSTRUCTION

## BLOCK A | UNIT TRACKING

| LOT # | PRODUCT TYPE | 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 | 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 | | |

## 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 | | |
| 25 | TH | | |
| 26 | TH | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |
| 34 | TH | | |
| 35 | TH | | |
| 36 | TH | | |
| 37 | TH | | |
| 38 | TH | | |
| 39 | TH | | |
| 40 | TH | | |
| 41 | TH | | |
| 42 | TH | | |
| 43 | TH | | |
| 44 | TH | | |
| 45 | TH | | |
| 46 | TH | | |
| 47 | TH | | |
| 48 | TH | | |
| 49 | TH | | |
| 50 | 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 | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | 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 | | |
| 27 | TH | | |
| 28 | TH | | |
| 29 | TH | | |
| 30 | TH | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |
| 34 | TH | | |
| 35 | TH | | |
| 36 | TH | | |
| 37 | TH | | |
| 38 | TH | | |
| 39 | TH | | |
| 40 | TH | | |
| 41 | TH | | |
| 42 | 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 | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |
| 34 | 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 | | |
| 11 | TH | | |
| 12 | TH | | |
| 13 | TH | | |
| 14 | TH | | |
| 15 | TH | | |
| 16 | TH | | |
| 17 | TH | | |
| 18 | TH | | |
| 19 | 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 | | |
| 25 | TH | | |

## BLOCK H | 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 | | |
| 31 | TH | | |
| 32 | TH | | |
| 33 | TH | | |
| 34 | TH | | |
| 35 | TH | | |
| 36 | TH | | |
| 37 | TH | | |
| 38 | TH | | |
| 39 | TH | | |
| 40 | TH | | |
| 41 | TH | | |
| 42 | TH | | |
| 43 | TH | | |
| 44 | TH | | |

## BLOCK I | 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 | | |

## BLOCK J | 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 | | |

## 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 | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | 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 | | |
| 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 | | |

## 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 | | |
| 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 | | |
| 45 | SF | | |
| 46 | SF | | |
| 47 | SF | | |
| 48 | SF | | |
| 49 | SF | | |
| 50 | SF | | |
| 51 | SF | | |
| 52 | 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 | | |
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| 11 | SF | | |
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| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
| 17 | SF | | |
| 18 | SF | | |
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| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |
| 29 | SF | | |
| 30 | SF | | |
| 31 | 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 | | |

## 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 | | |

## 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 | | |

## 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 | | |

## 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 | | |

## 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 | | |
| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |

## 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 | | |

## 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 | | |
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| 8 | SF | | |
| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
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| 17 | SF | | |
| 18 | SF | | |
| 19 | SF | | |
| 20 | SF | | |
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| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |

## BLOCK W | 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 | | |

## BLOCK X | 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 | | |
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| 27 | TH | | |
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| 29 | TH | | |
| 30 | TH | | |

| 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;**
**WUSF 3 Dobson Creek, LLC and**
**Walton Suburban DC Land Acquisition LP**
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen

# DOBSON FARMS

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-2503

# UNIT TRACKING

SCALE: N/A
JOB No.
DATE: AUGUST 2025
SHEET No. 13

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan – Umbrella Architecture\13 UNIT TRACKING.dwg
SDP-2503_Architecture Plans 13 of 28

## BLOCK Y | UNIT TRACKING

| LOT # | PRODUCT TYPE | HV | FULL MASONRY FRONT FAÇADE |
|---|---|---|---|
| 1 | TH | | |
| 2 | TH | | |
| 3 | TH | | |
| 4 | TH | | |
| 5 | TH | | |
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| 29 | TH | | |
| 30 | TH | | |

## BLOCK Z | 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 | | |

## 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 | | |
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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 | | |

## BLOCK CC | 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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| 20 | SF | | |
| 21 | SF | | |
| 22 | SF | | |
| 23 | SF | | |
| 24 | SF | | |
| 25 | SF | | |
| 26 | SF | | |
| 27 | SF | | |
| 28 | SF | | |

## BLOCK DD | 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 | | |

## BLOCK EE | 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 | | |

## BLOCK FF | 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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| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
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| 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 GG | 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 | | |

## BLOCK HH | 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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| 9 | SF | | |
| 10 | SF | | |
| 11 | SF | | |
| 12 | SF | | |
| 13 | SF | | |
| 14 | SF | | |
| 15 | SF | | |
| 16 | SF | | |
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| 19 | SF | | |
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| 22 | SF | | |
| 23 | SF | | |

## BLOCK II | 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 | | |

## BLOCK JJ | 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 | | |

## BLOCK KK | 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 | | |

## BLOCK LL | 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 MM | 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 NN | 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 | | |

## BLOCK OO | 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 | | |

## BLOCK PP | 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 | | |

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;**
**WUSF 3 Dobson Creek, LLC and**
**Walton Suburban DC Land Acquisition LP**
8800 N. Gainey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Barry Dluzen

# DOBSON FARMS

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-2503

# UNIT TRACKING

SCALE: N/A
JOB No.
DATE: AUGUST 2025
SHEET No. 14

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Plot Plans\Specific Design Plan – Umbrella Architecture\14 UNIT TRACKING.dwg
SDP-2503_Architecture Plans - 14 of 208

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

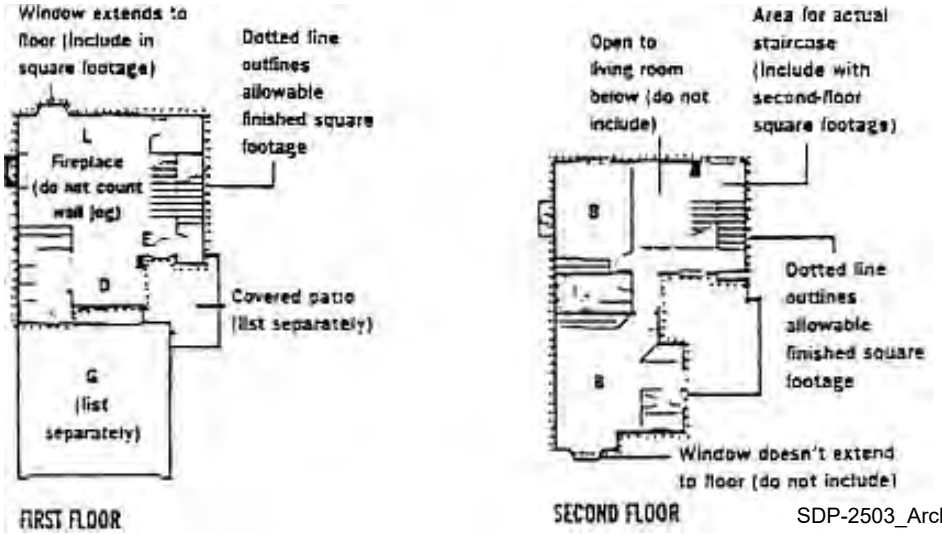
How to measure:

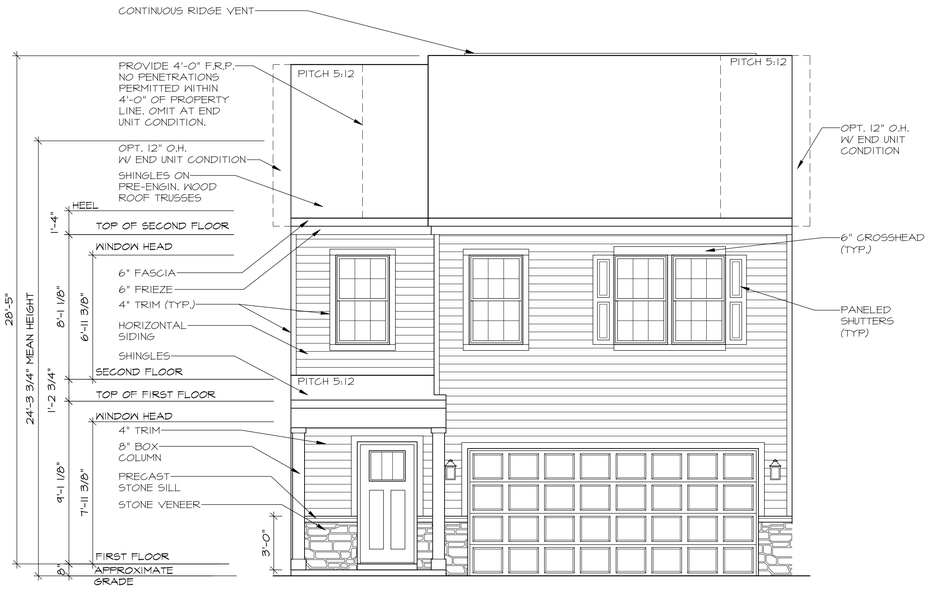
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

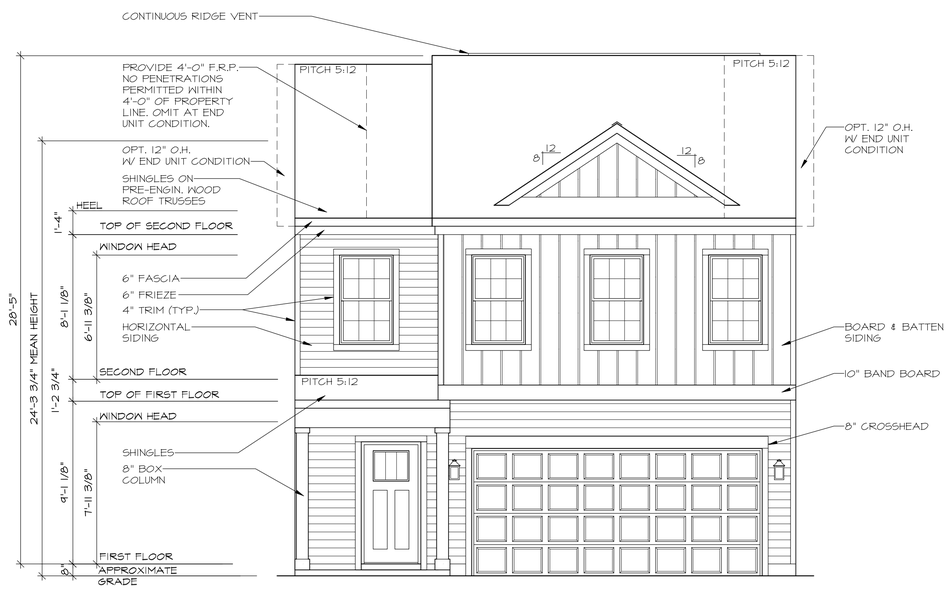
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN

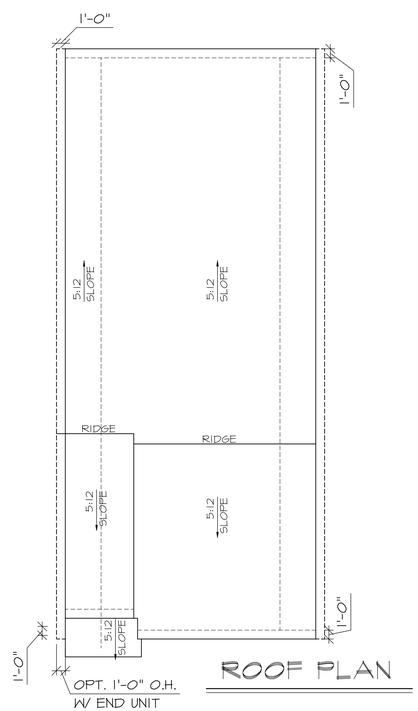




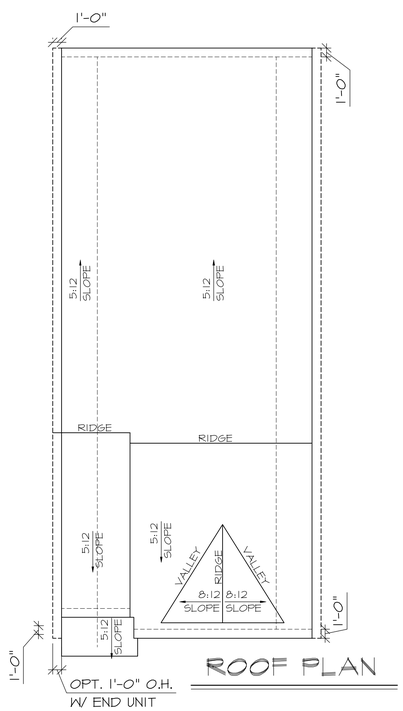

FRONT ELEVATION "A3"




FRONT ELEVATION "B1"




ROOF PLAN




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

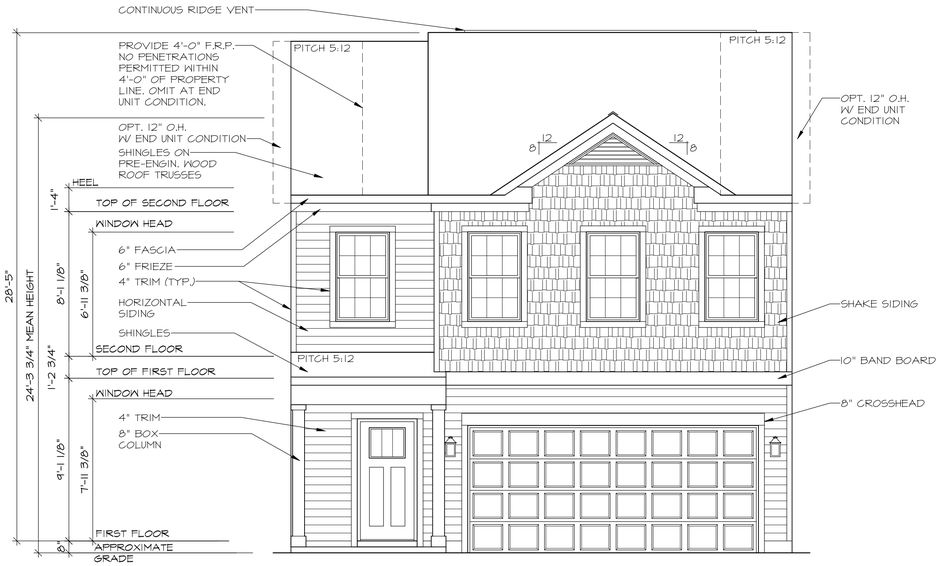
D·R·HORTON®
America's Builder

| |
|---|
| 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" |

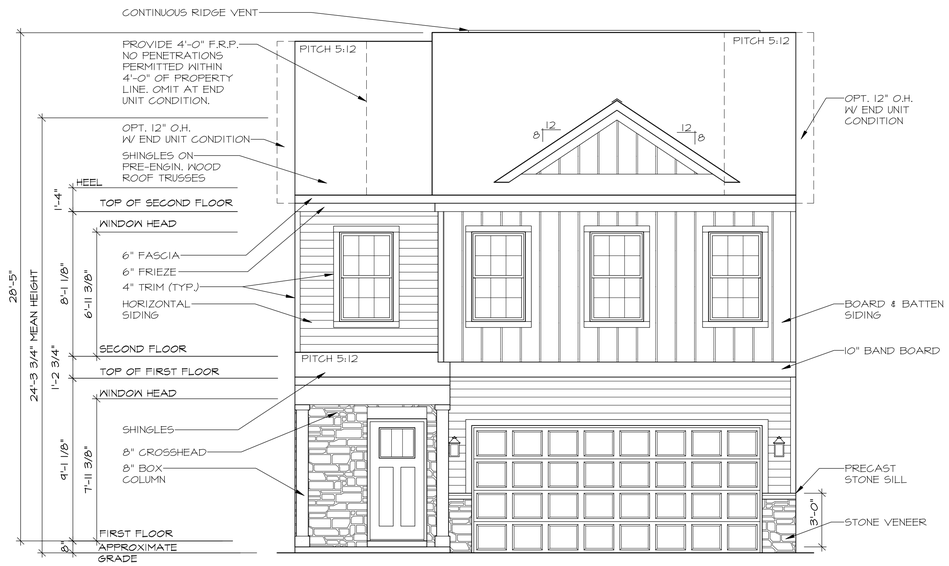
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

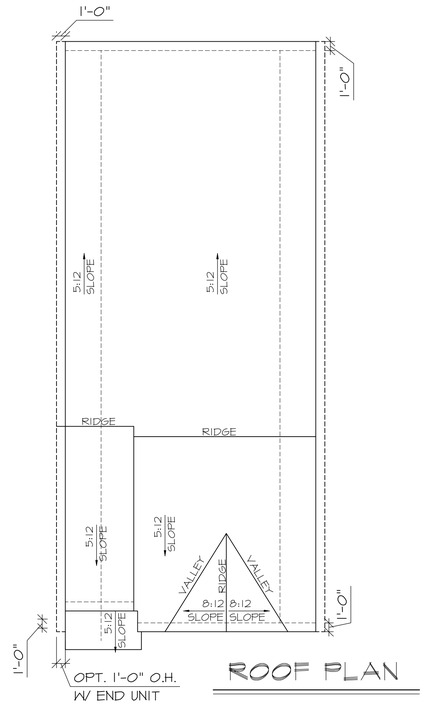
SHEET No. A.1.1



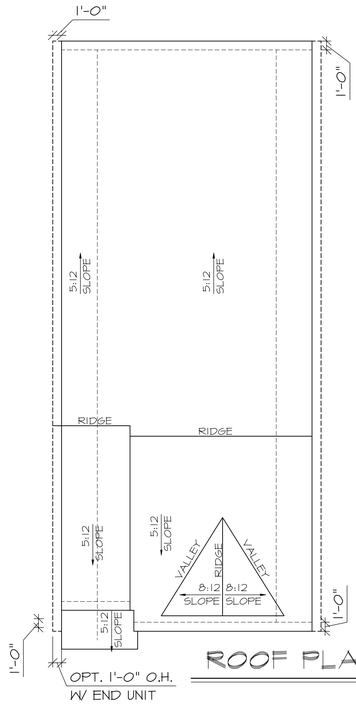

FRONT ELEVATION "C1"




FRONT ELEVATION "D3"




ROOF PLAN




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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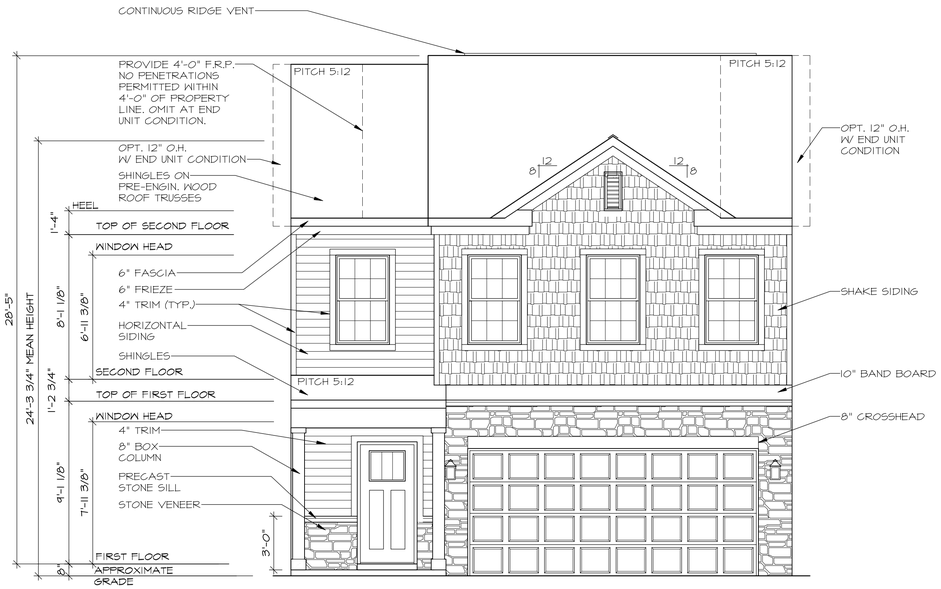
America's Builder

| |
|---|
| 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" |

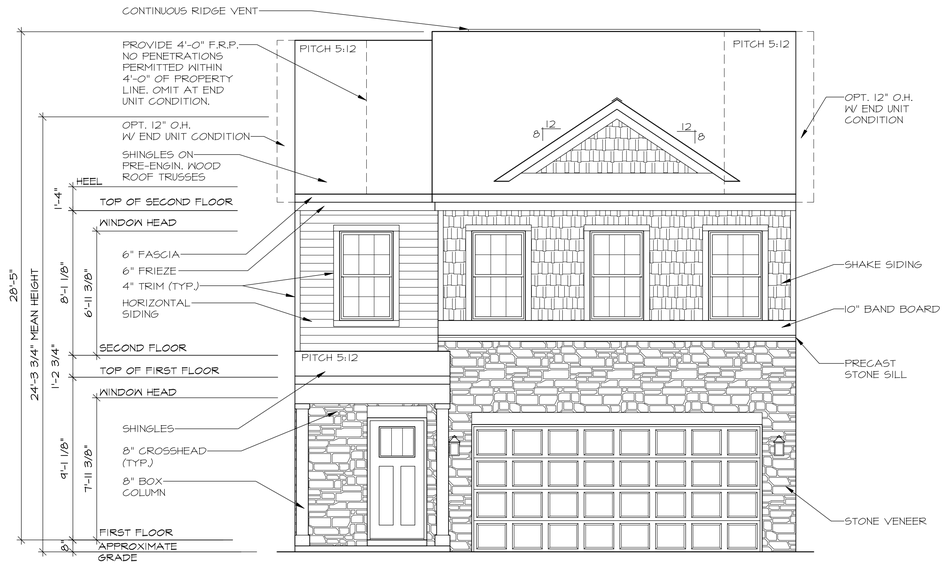
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

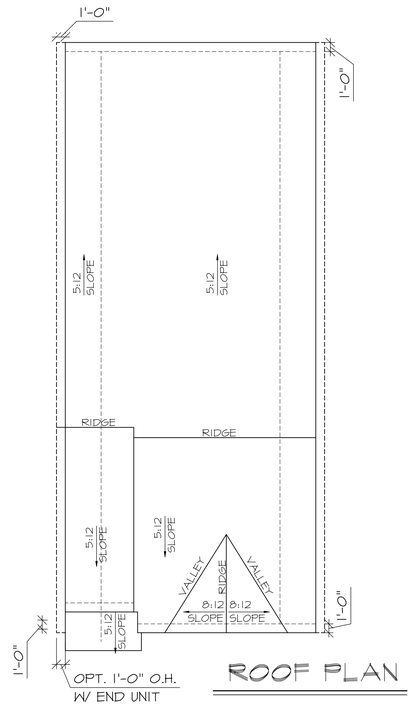
SHEET No. A.1.2



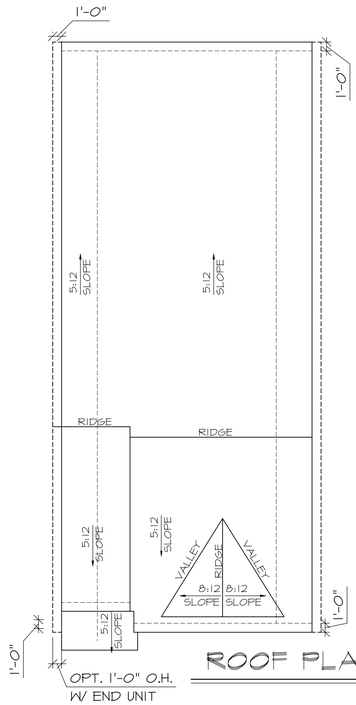

FRONT ELEVATION "E5"




FRONT ELEVATION "F5"




ROOF PLAN




ROOF PLAN

1/23/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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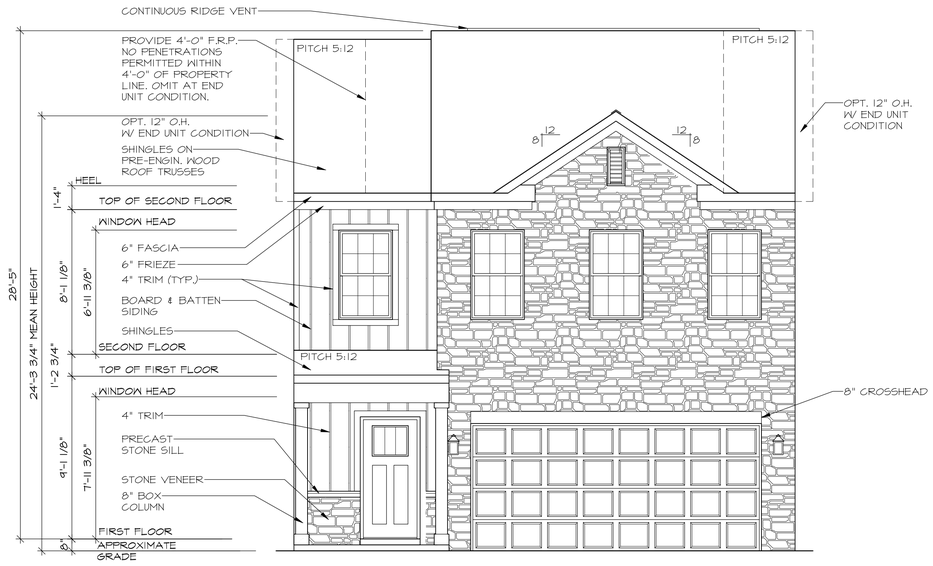
America's Builder

| |
|---|
| 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" |

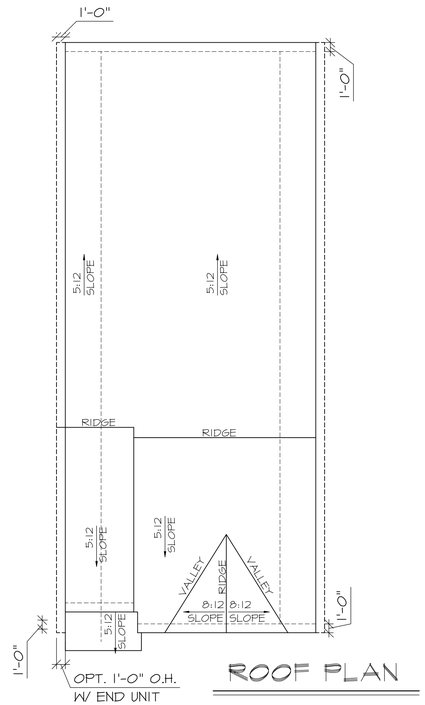
HOUSE NAME: BRENTWOOD II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




FRONT ELEVATION "G5"




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.1.4

## RIGHT SIDE ELEVATION

SHOWN W/ ELEVATION "A3"

## LEFT SIDE ELEVATION

SHOWN W/ ELEVATION "A3"

8/18/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

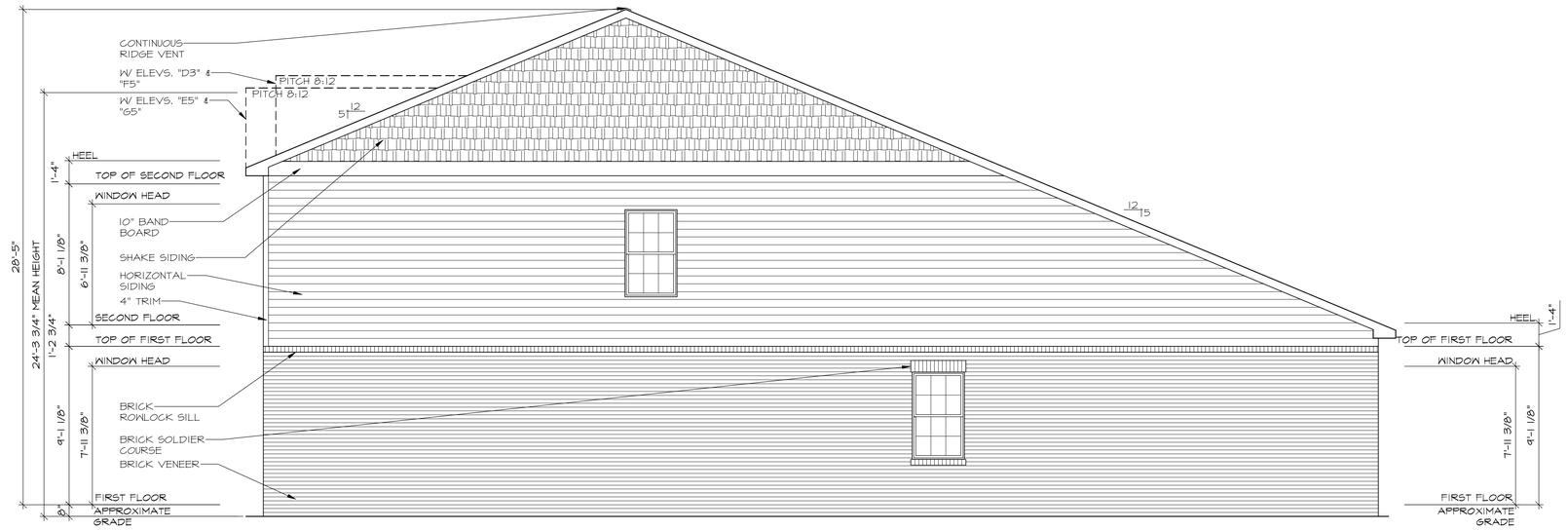
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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

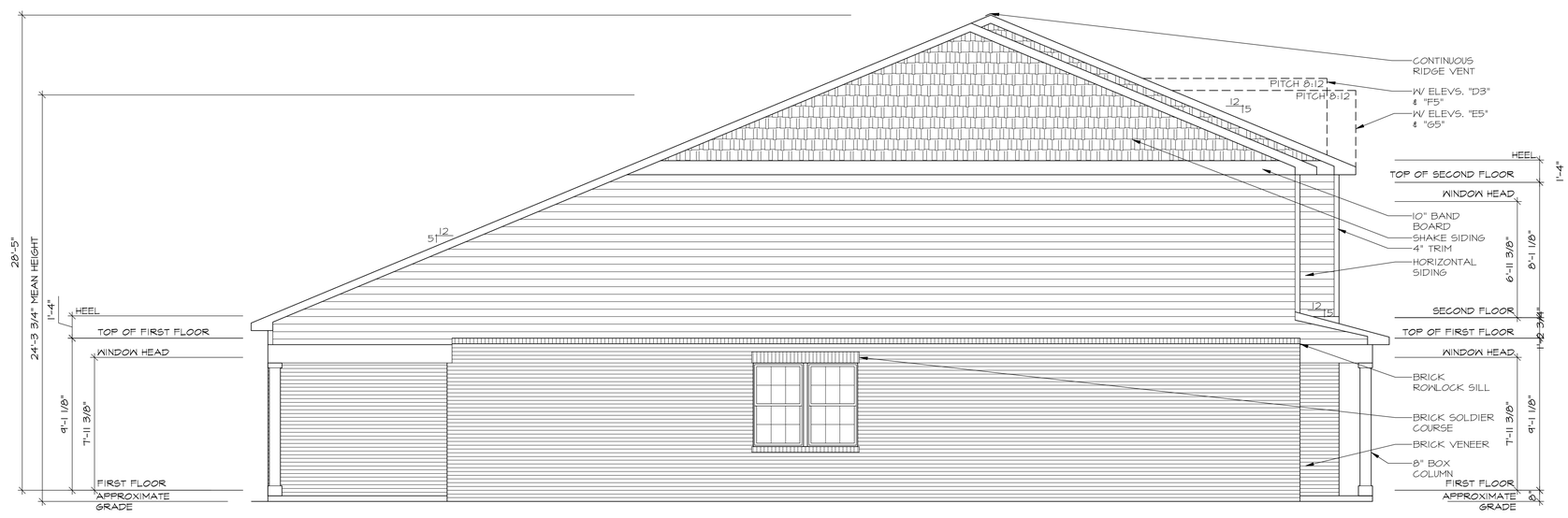
DRAWING TITLE: SIDE ELEVATIONS

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

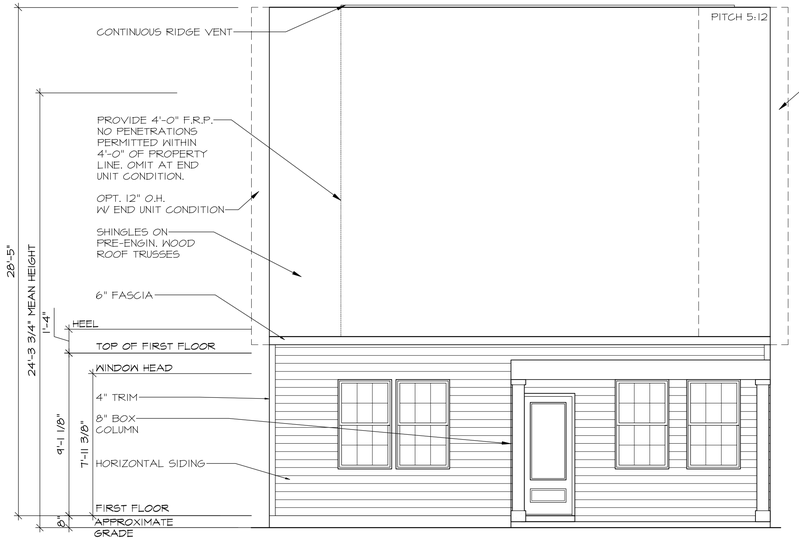
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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

ELEVATION A-3 | ELEVATION B-1 | ELEVATION E-5 | ELEVATION F-5

D·R·HORTON
America's Builder

# 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 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

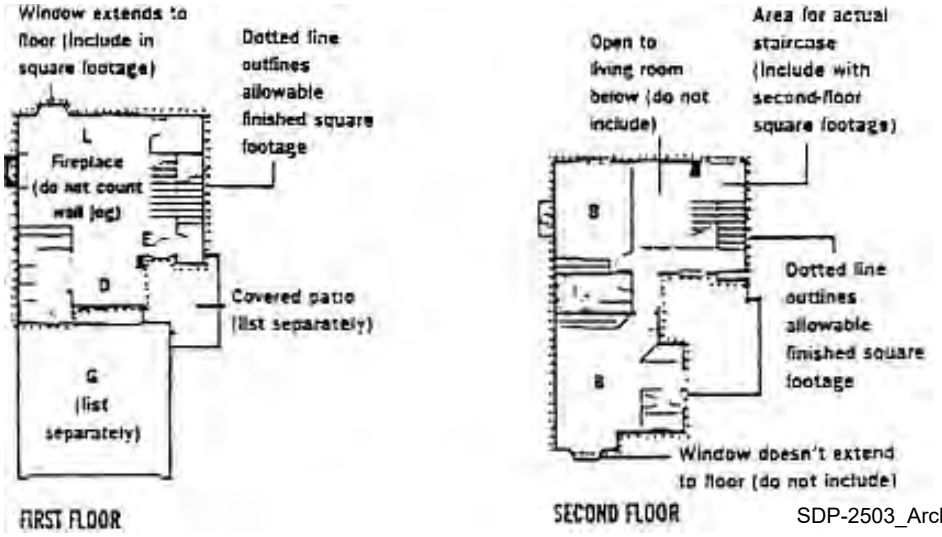
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

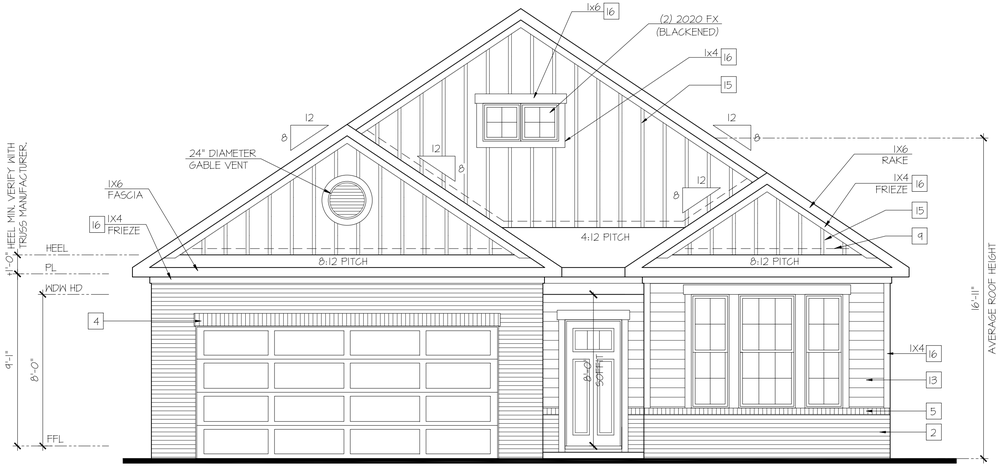
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

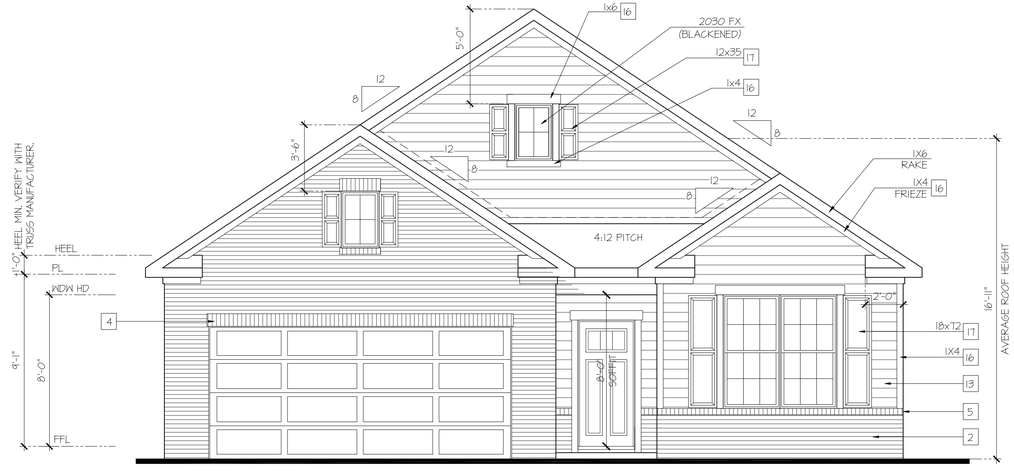
SIDING:

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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| 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:

MASONRY:

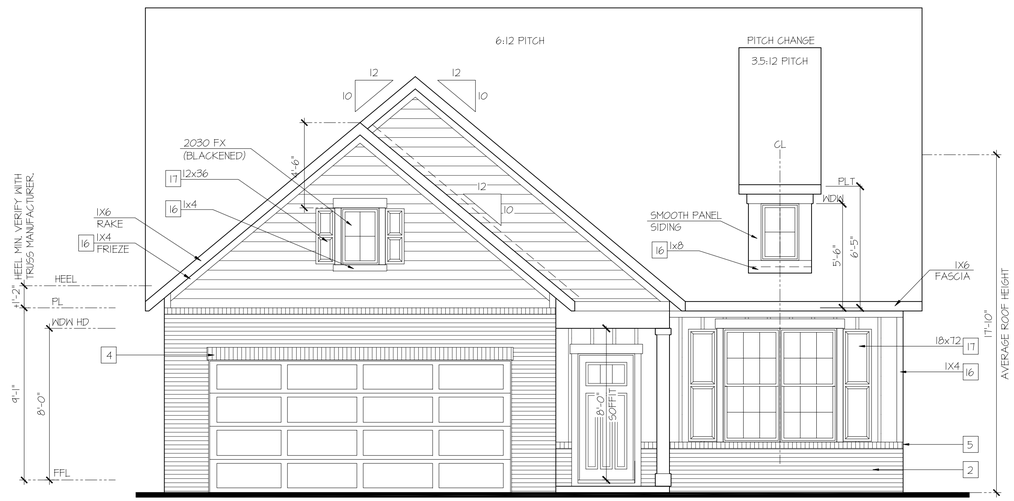
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

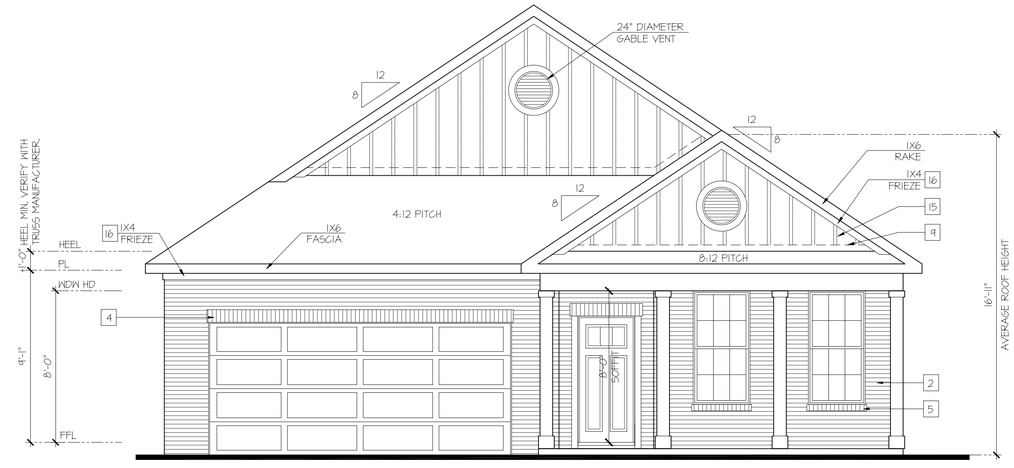
SIDING:

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
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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| 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:

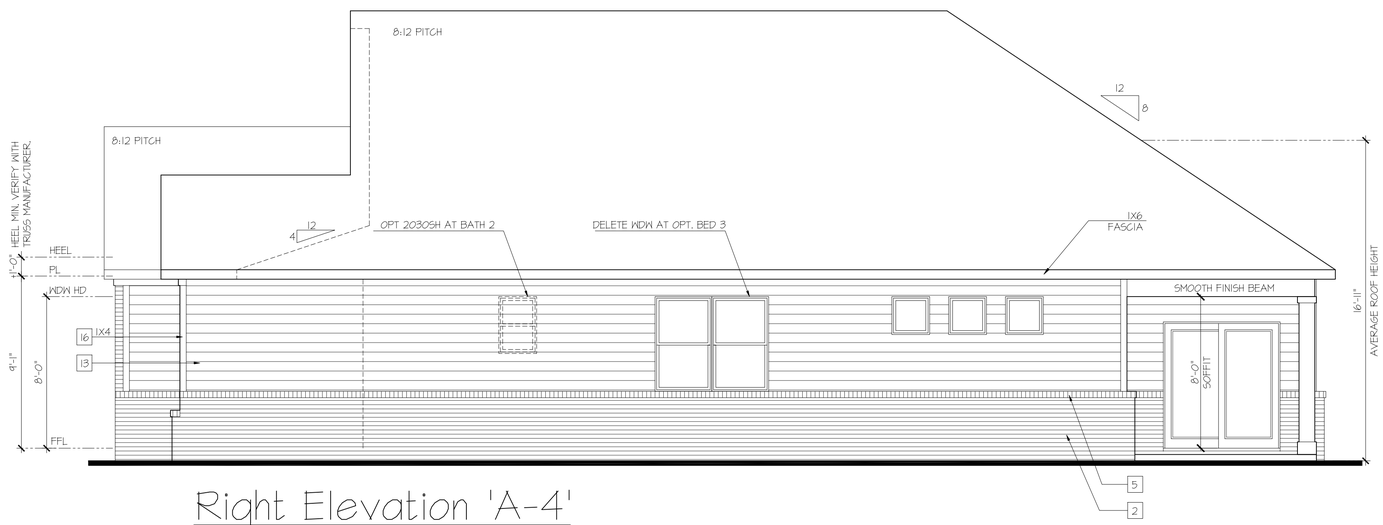
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 RONLOCK COURSE
6 N/A

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.

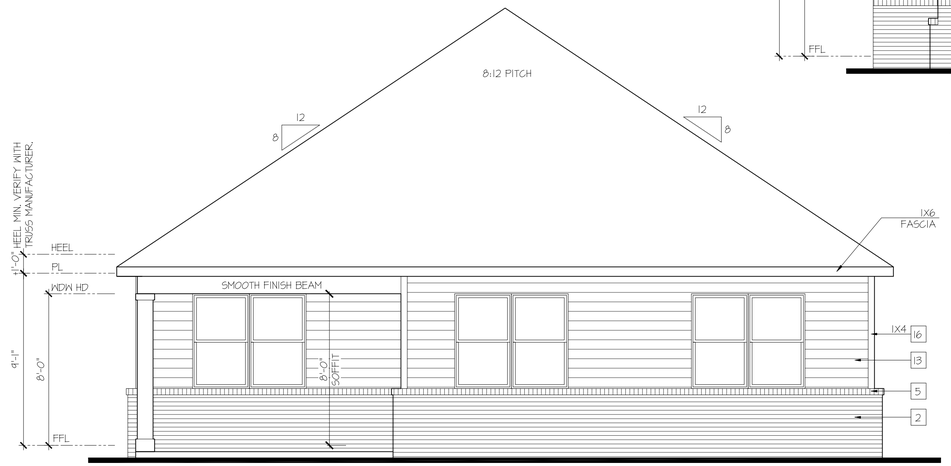
SIDING:

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.)



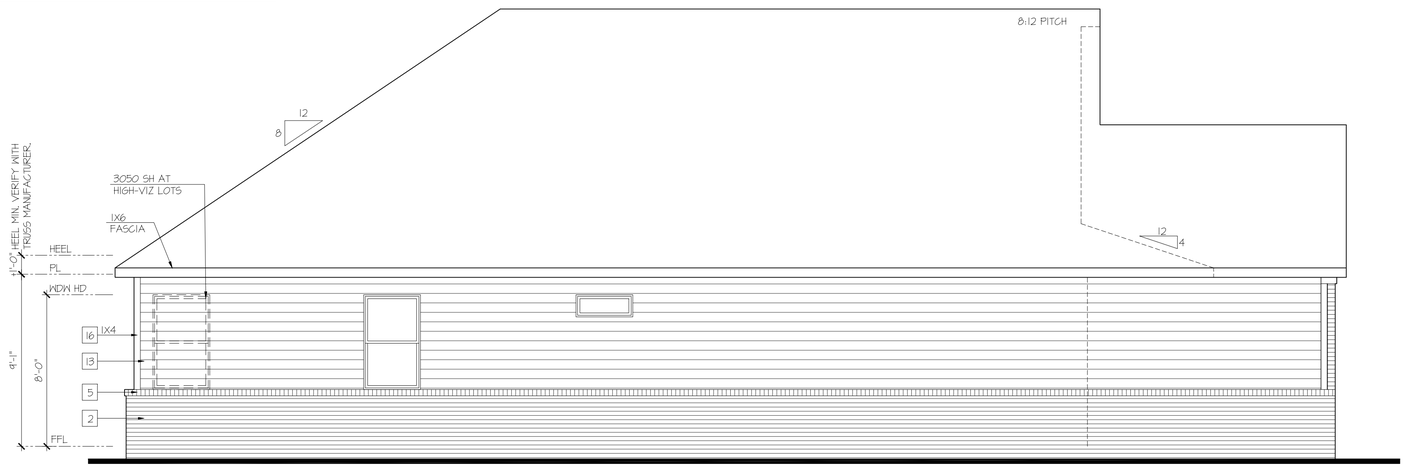

## Right Elevation 'A-4'

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 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:

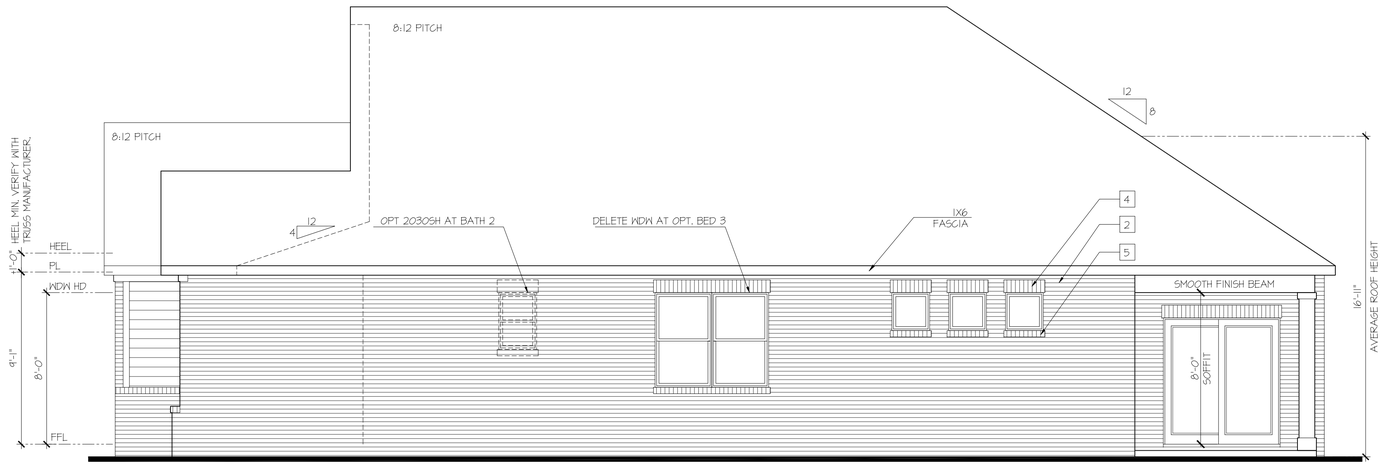
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

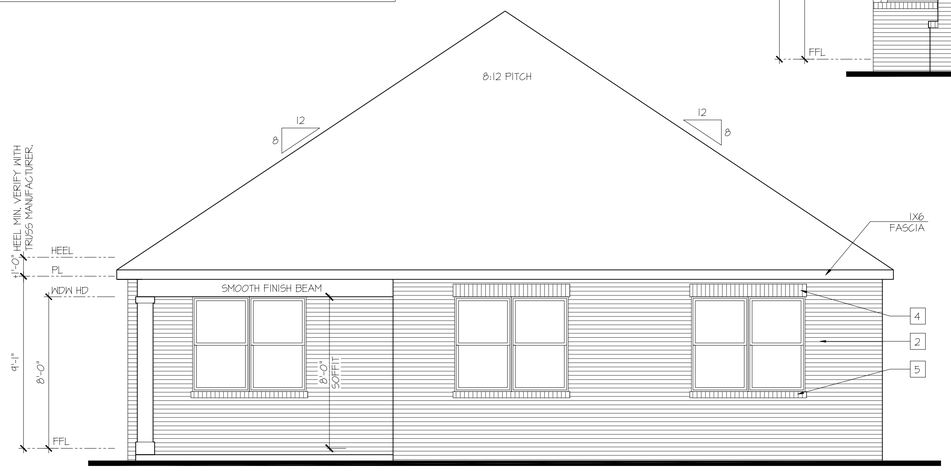
SIDING:

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.)



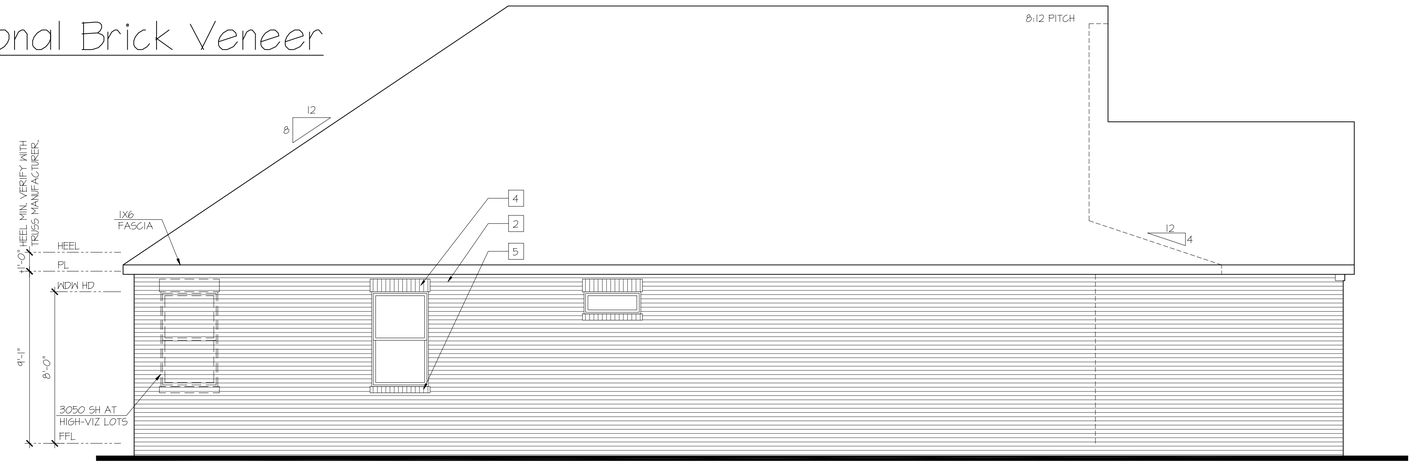

## Right Elevation 'A-4' at Optional Brick Veneer

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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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:

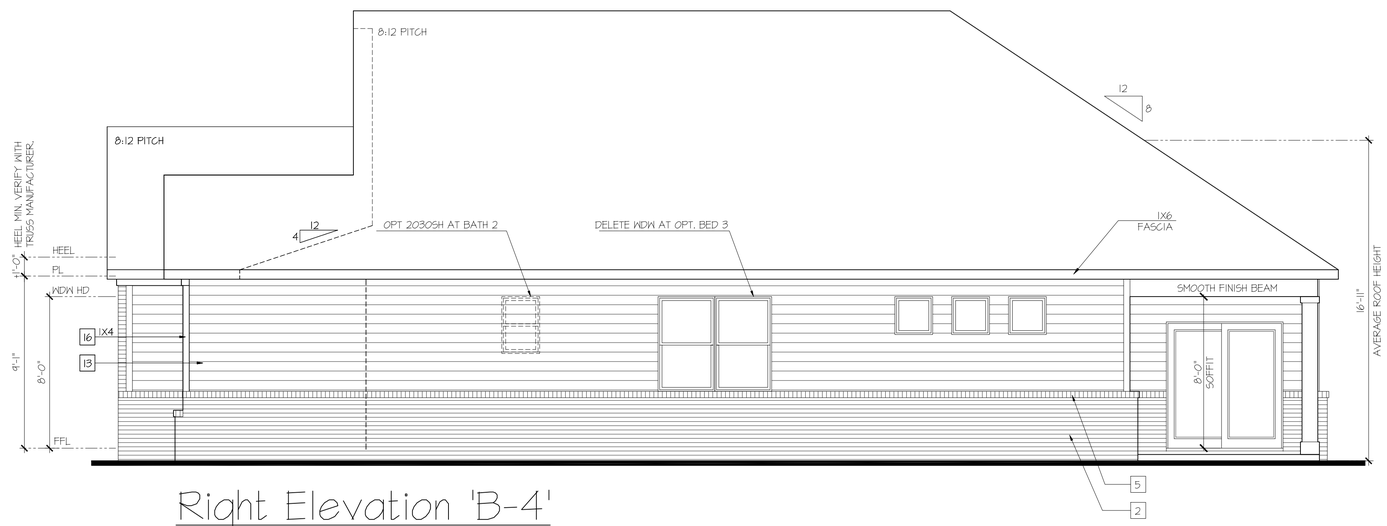
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

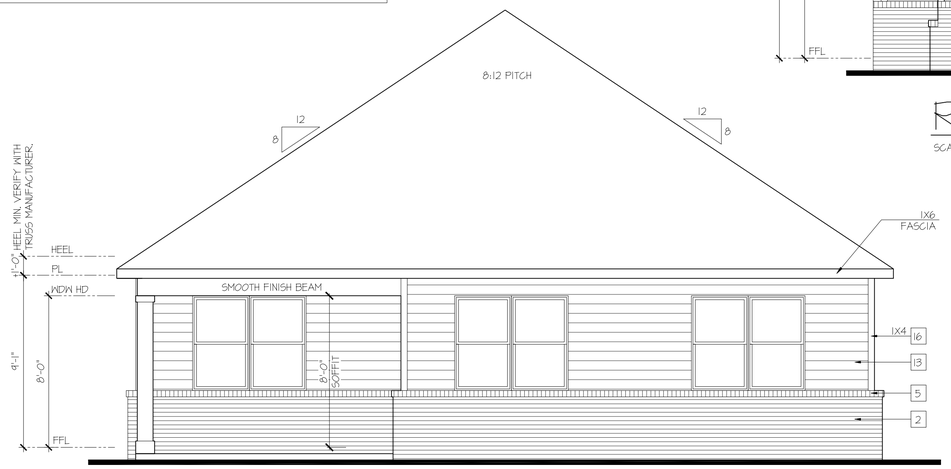
SIDING:

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.)



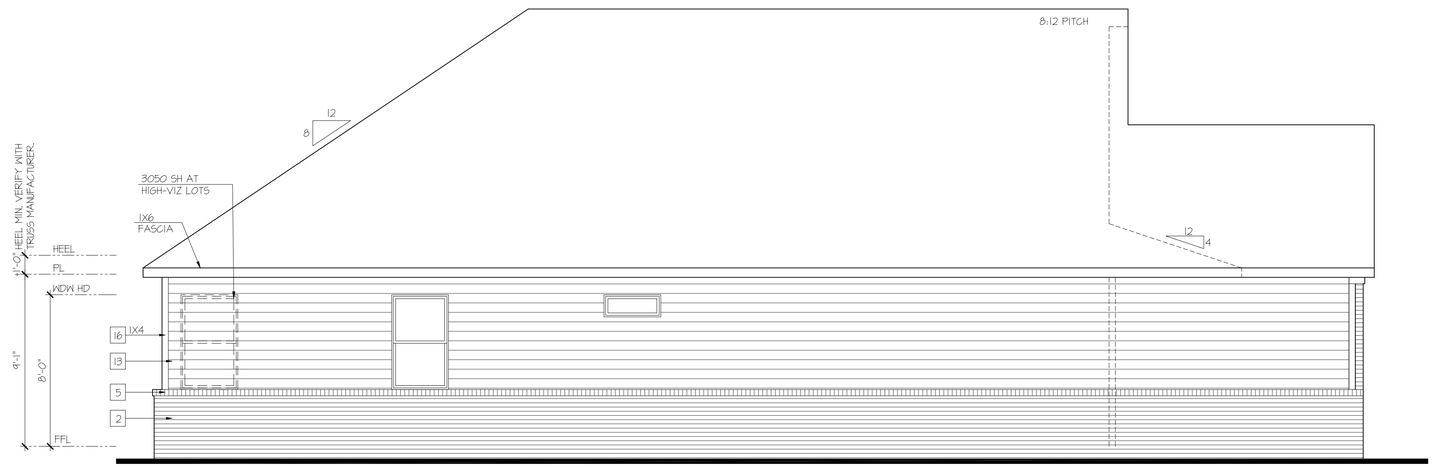

## Right Elevation 'B-4'

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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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:

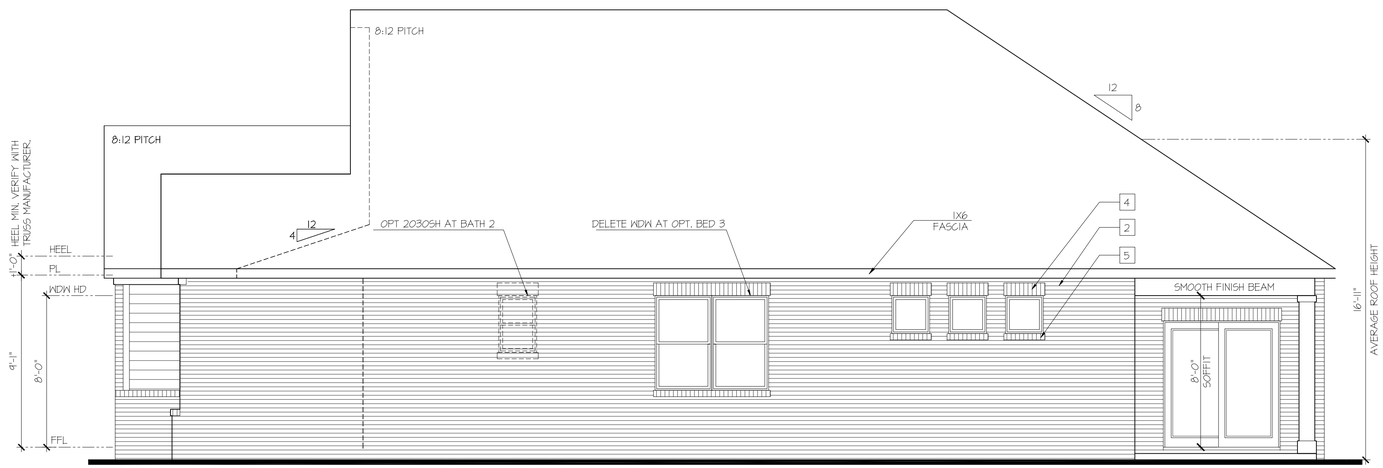
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

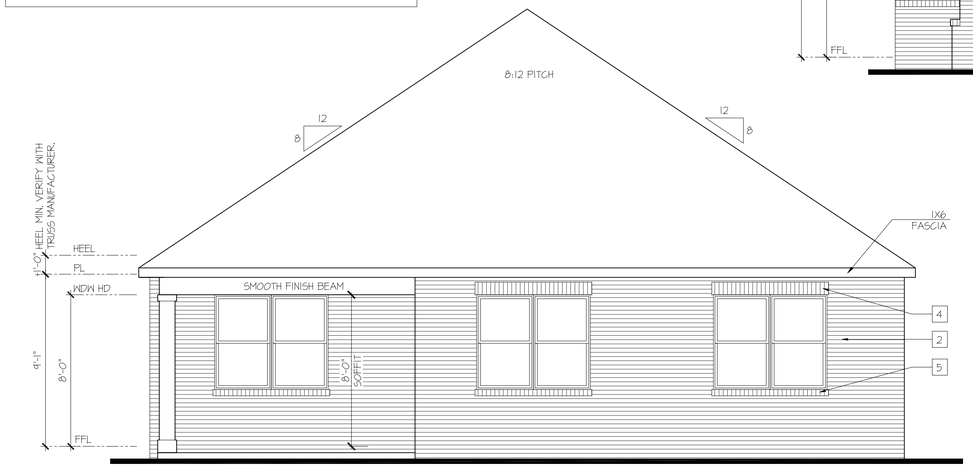
SIDING:

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.)



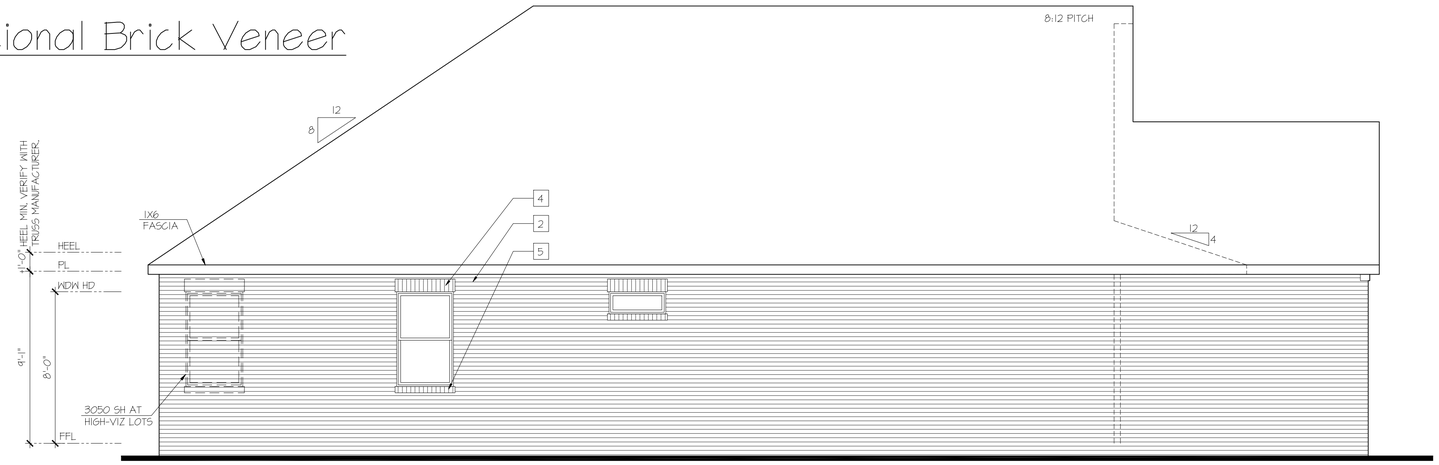

## Right Elevation 'B-4' at Optional Brick Veneer

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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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.)
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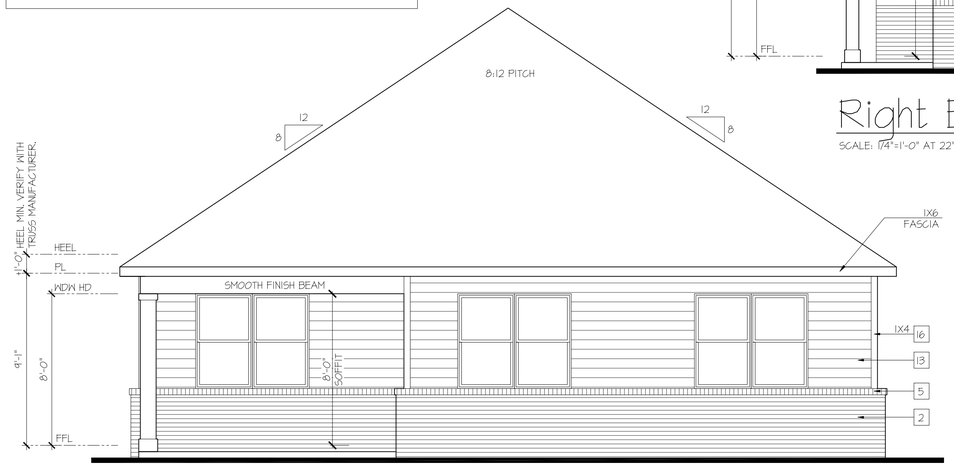
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

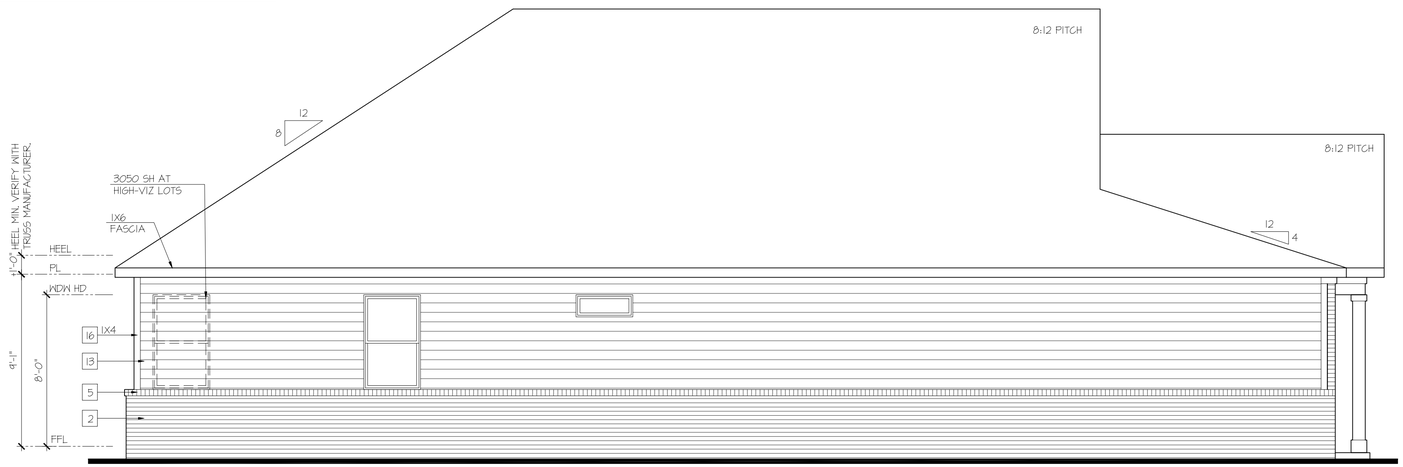
## Right Elevation 'C-4'

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:

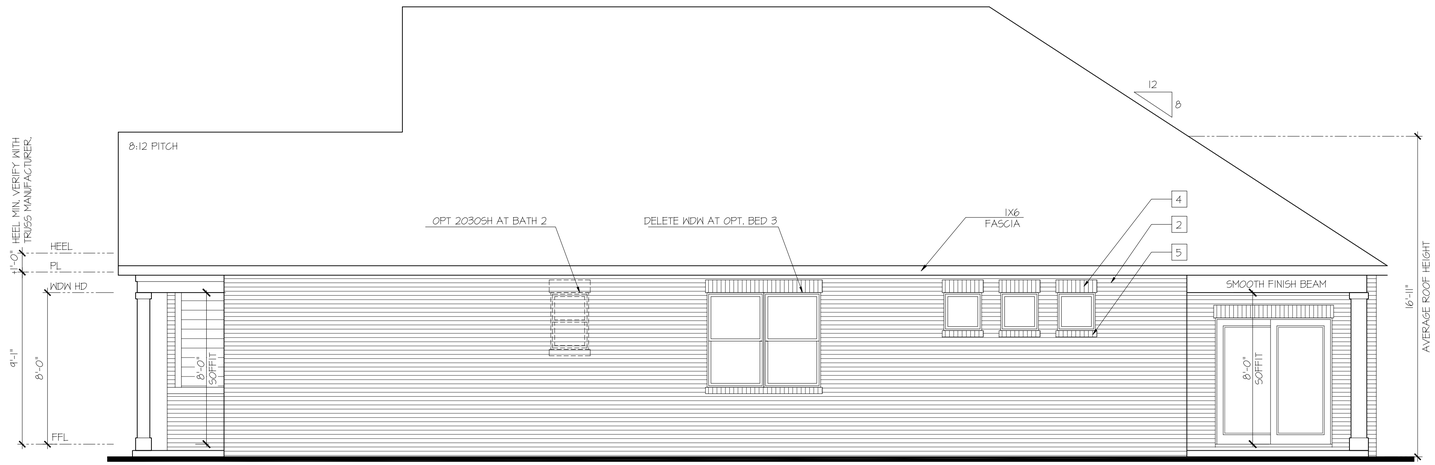
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

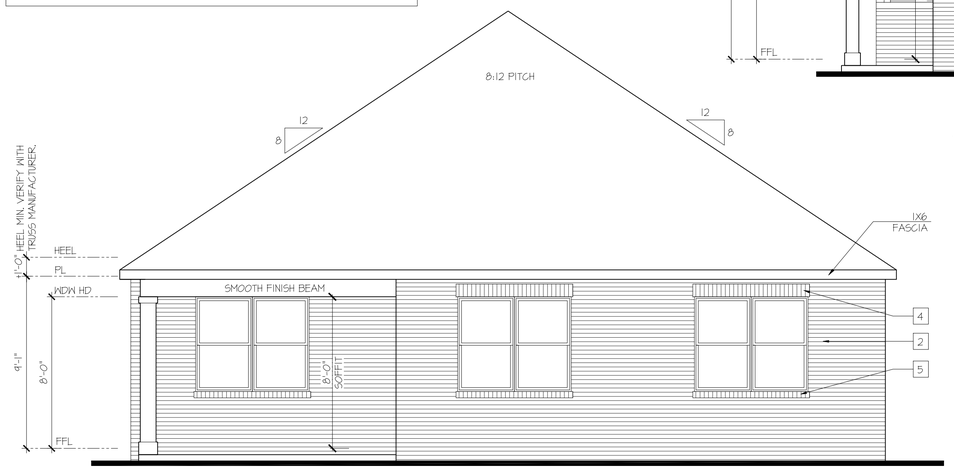
SIDING:

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.)



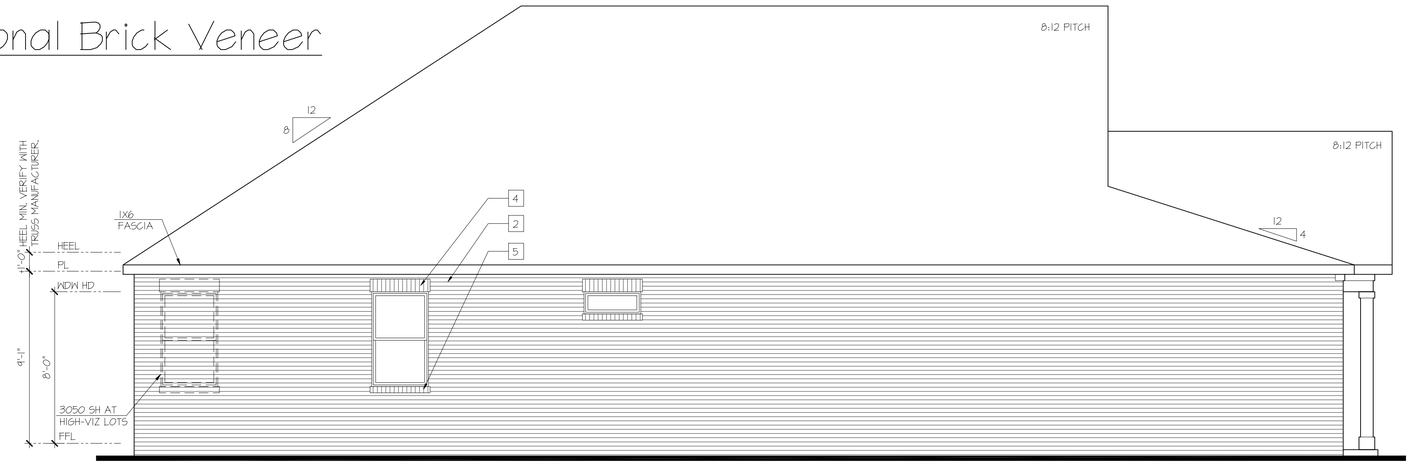

## Right Elevation 'C-4' at Optional Brick Veneer

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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| 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:

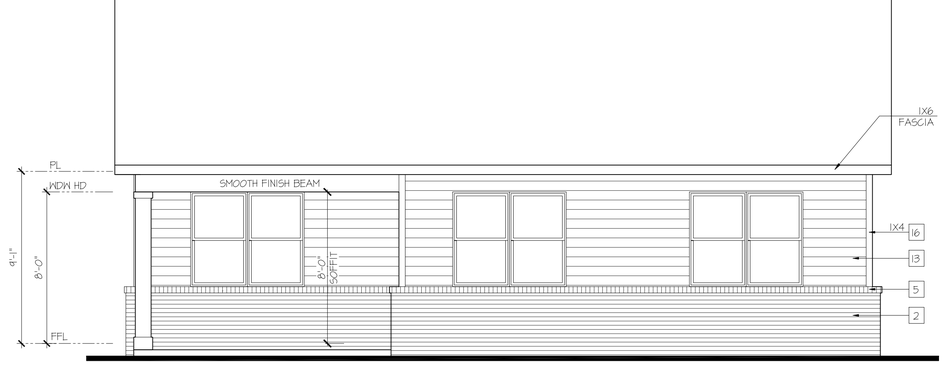
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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.)
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.)

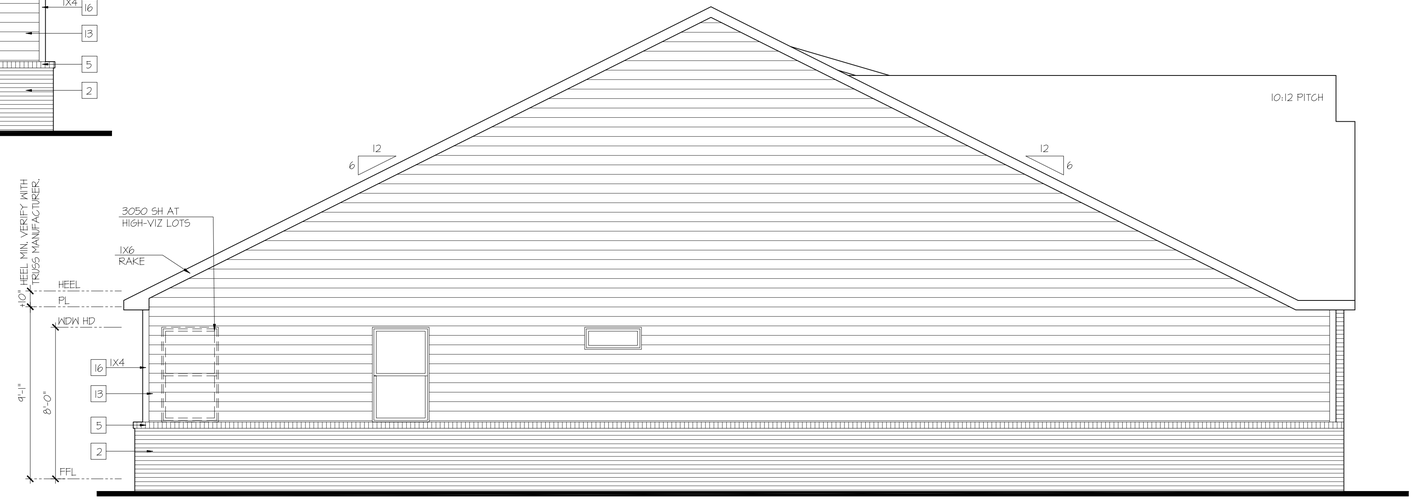
## Right Elevation 'L-4'

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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| 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: **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.

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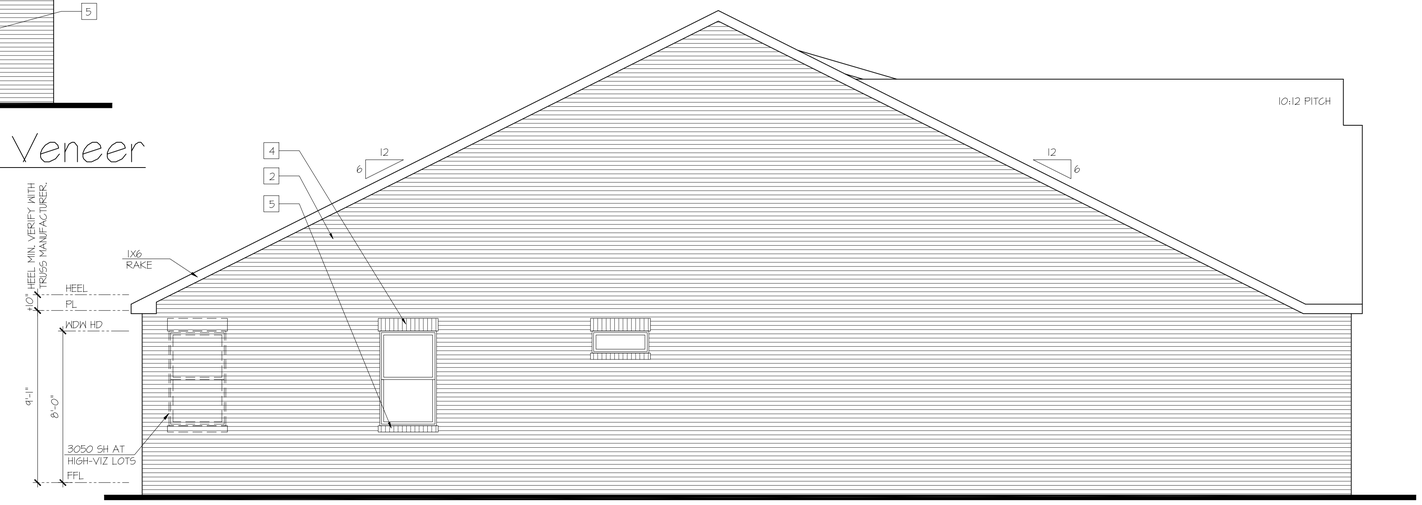
## Right Elevation 'L-4' at Optional Brick Veneer

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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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

D·R·HORTON
America's Builder

# 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

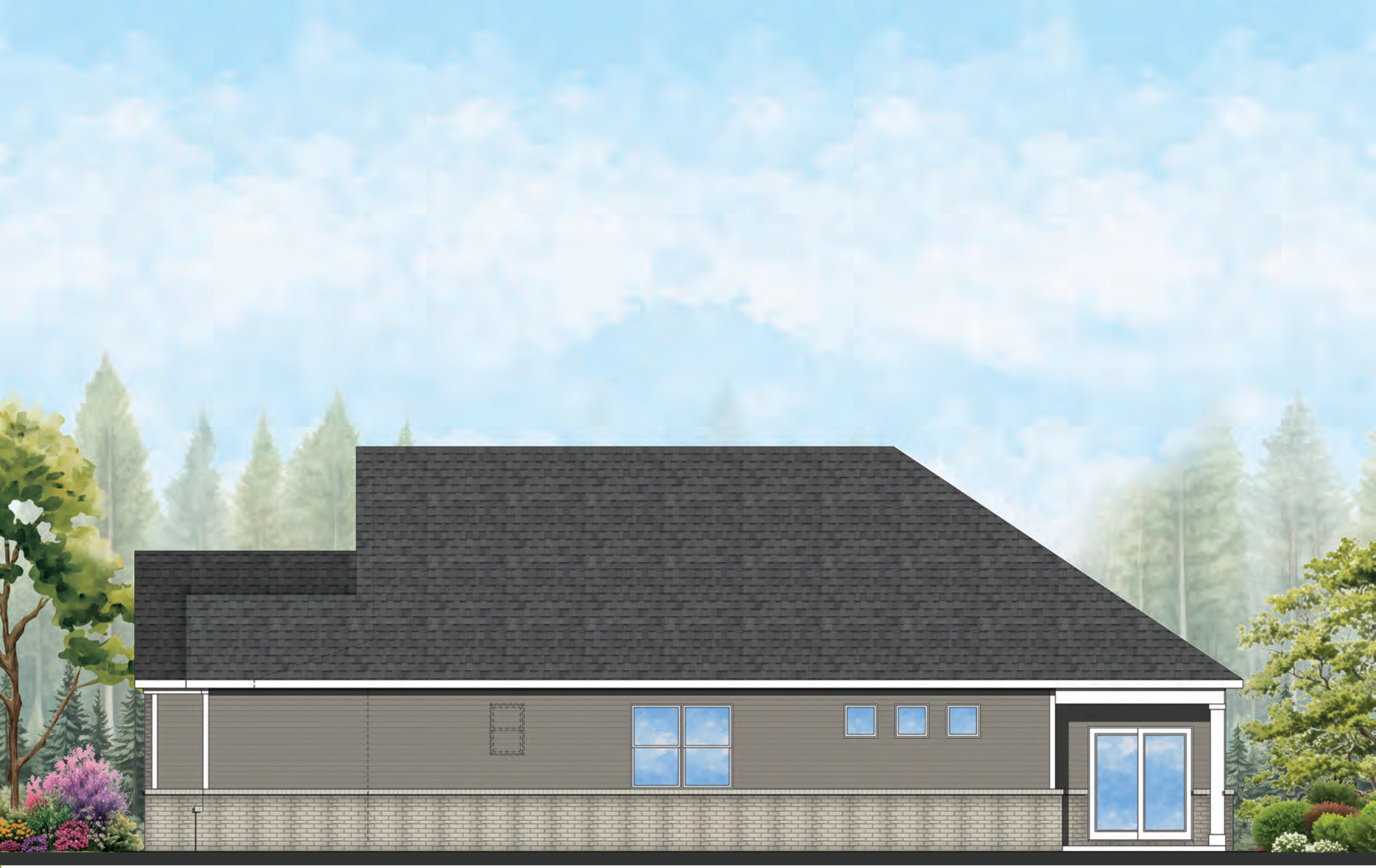
# Bristol

## 39’ x 63’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation B-4

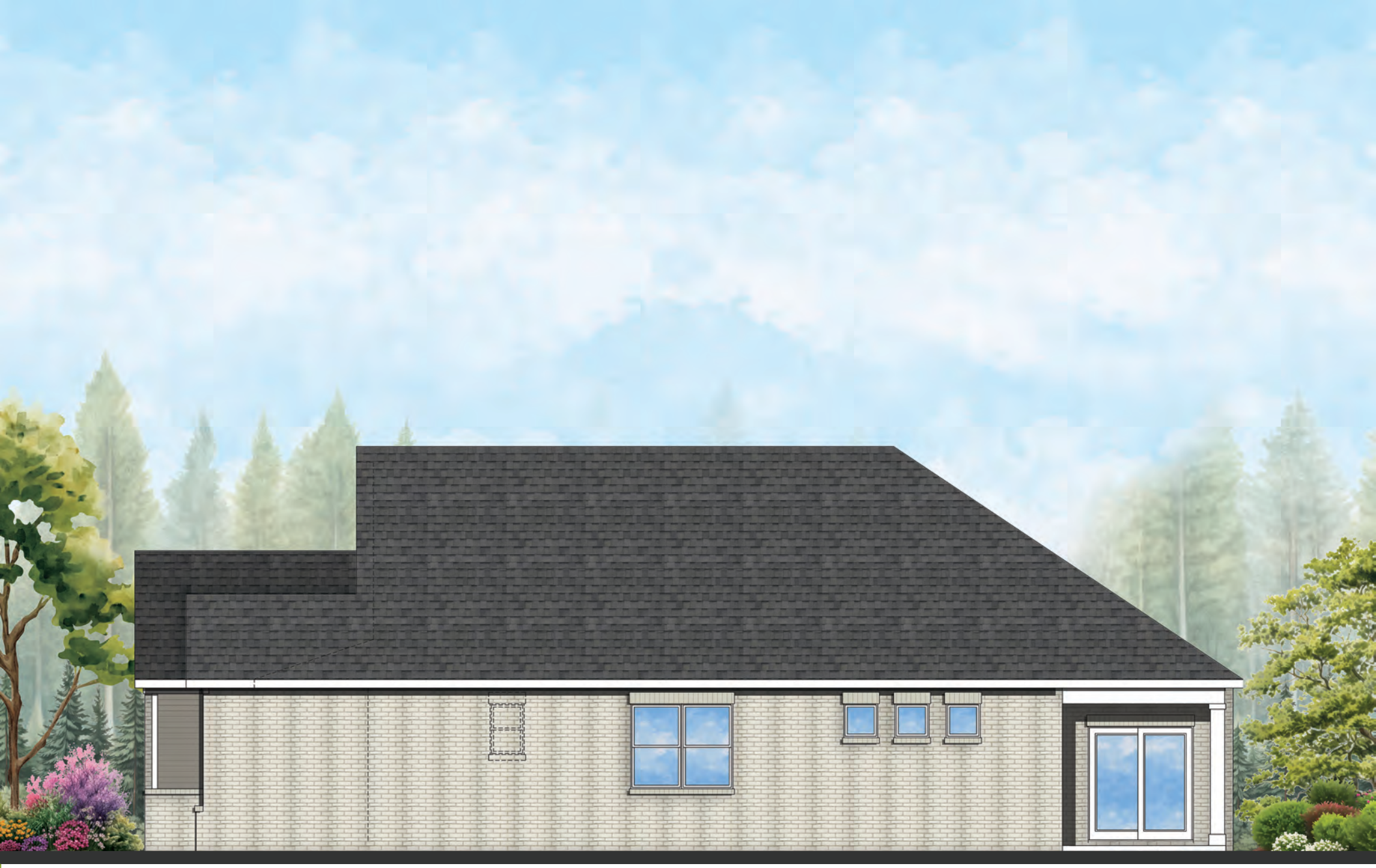
# Bristol

## 39' x 63' Single Family Detached

## Right Side Elevation

(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation B-4

D·R·HORTON
America's Builder

# 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

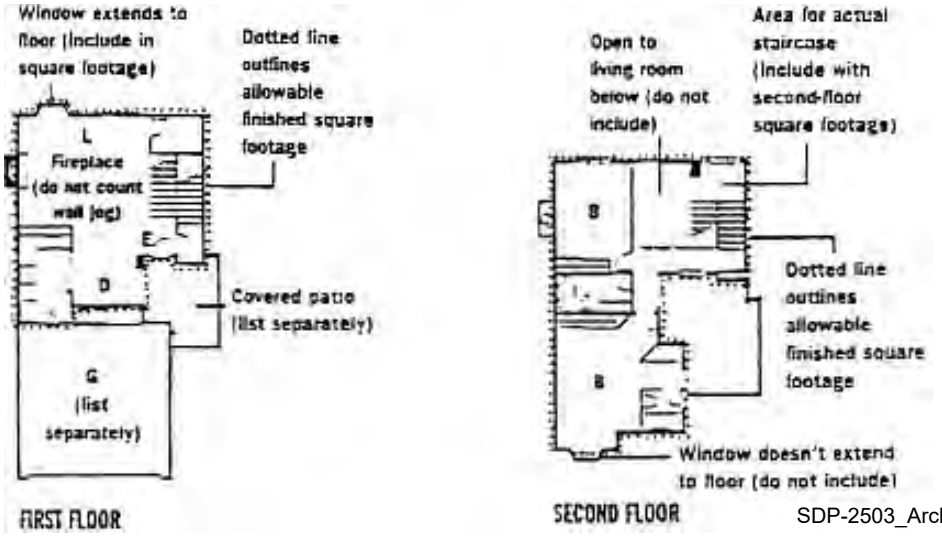
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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

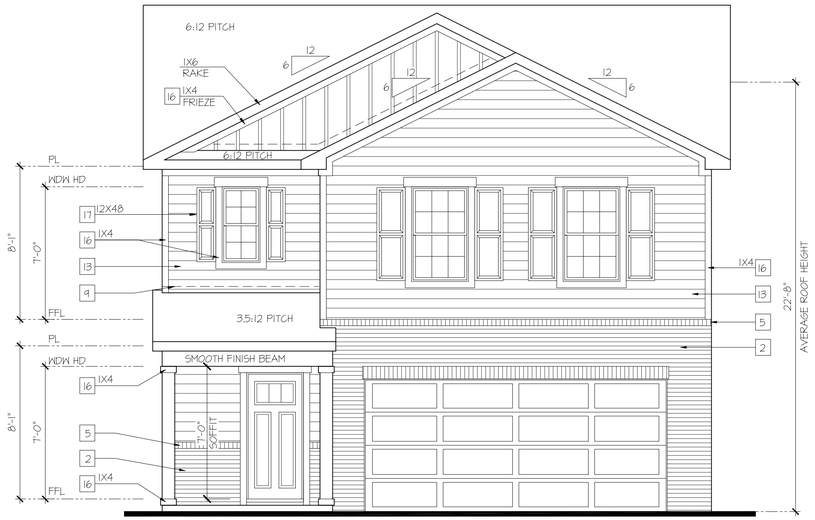
TYPICALS:

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.
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11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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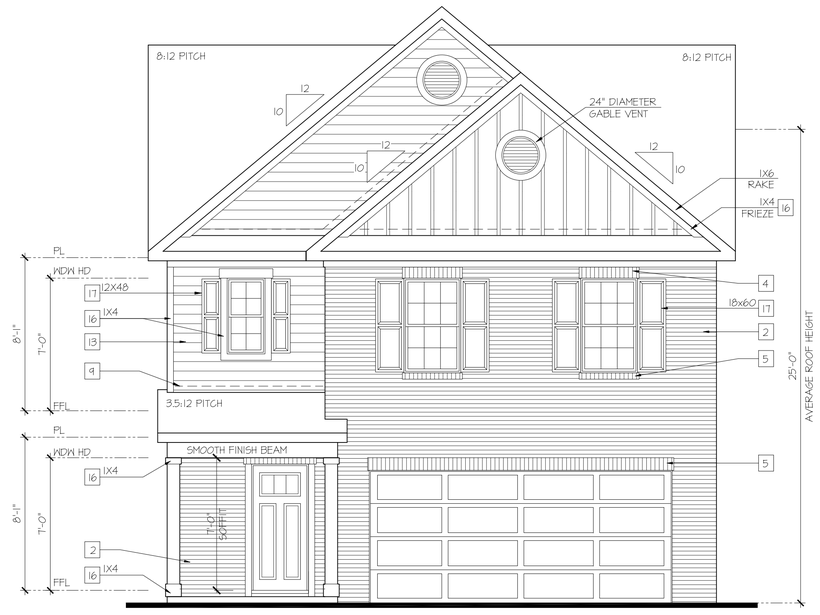
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

# 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: |
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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.)
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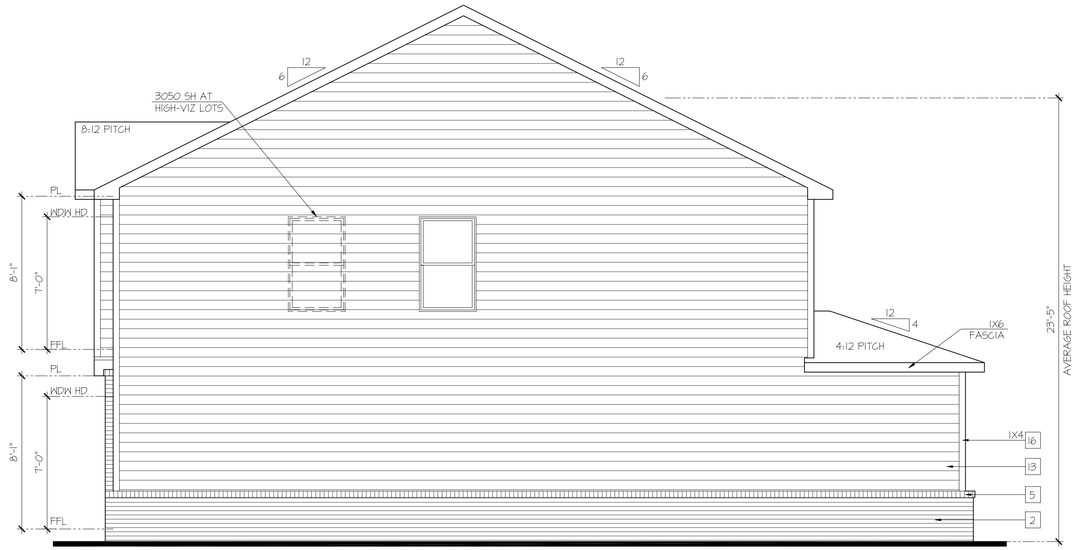
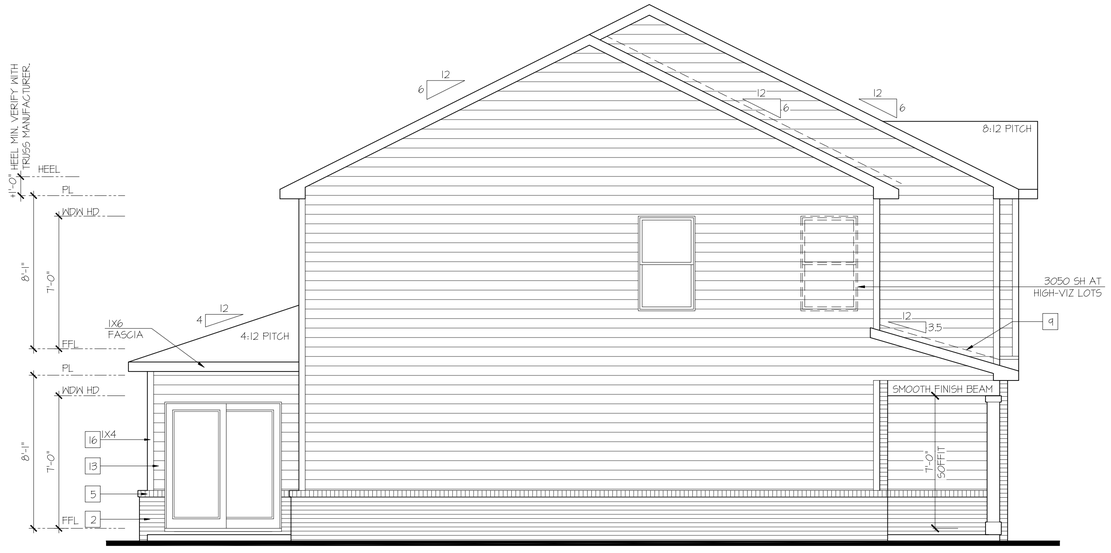



## Right Elevation 'B-4'

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:

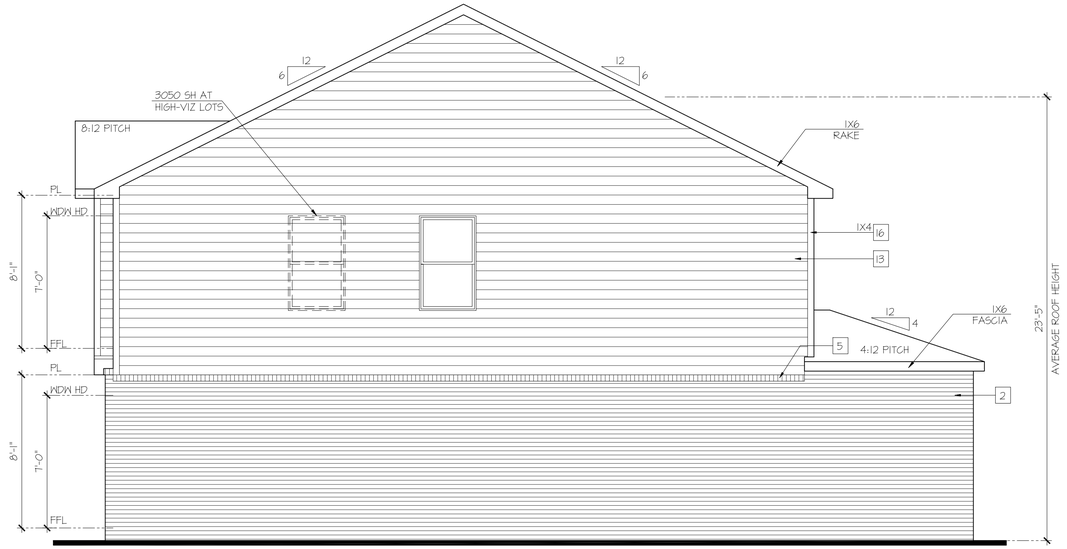
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.)

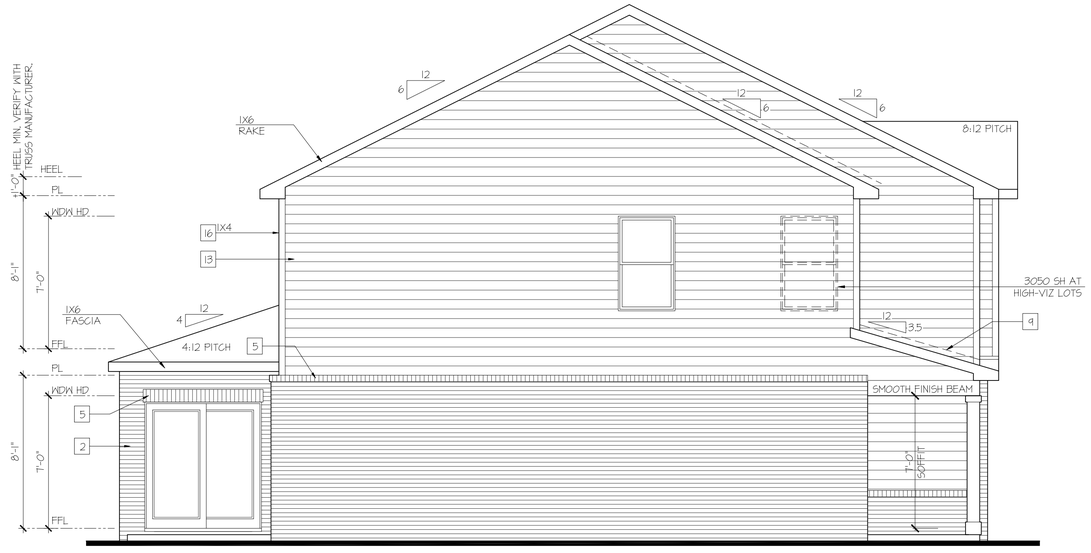



## Right Elevation 'B-4' at Opt Brick Veneer

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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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:

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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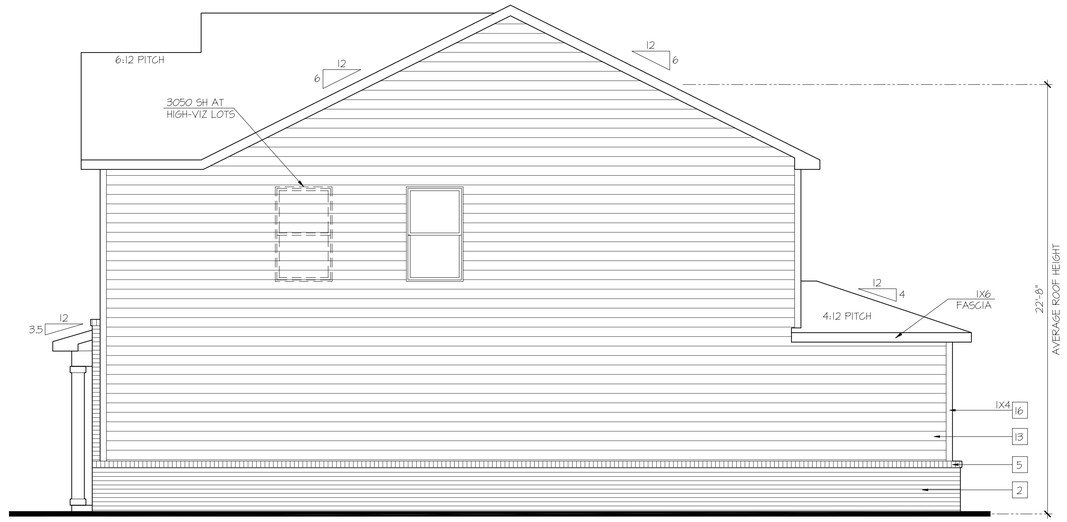
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

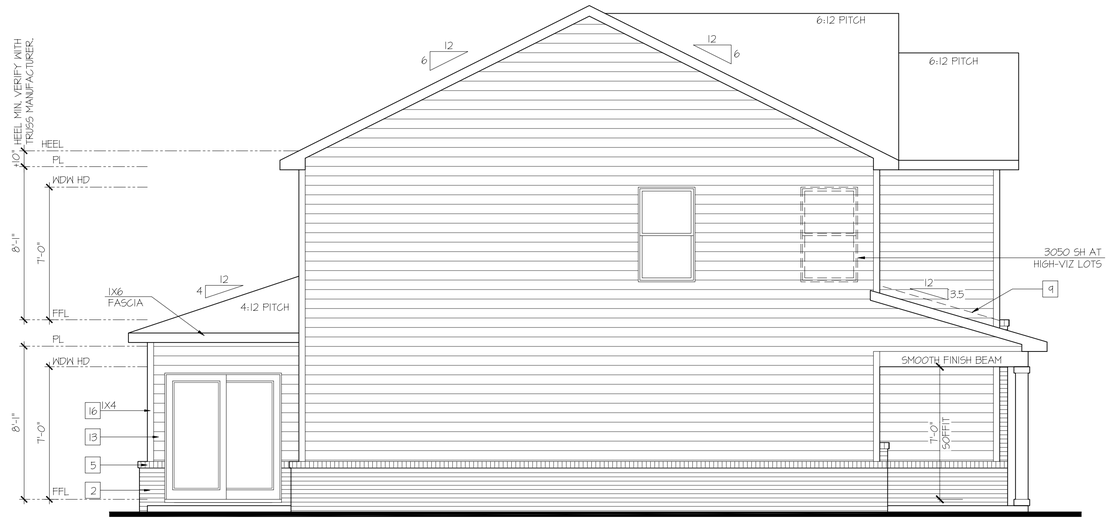



## Right Elevation 'C-4'

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:

**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.

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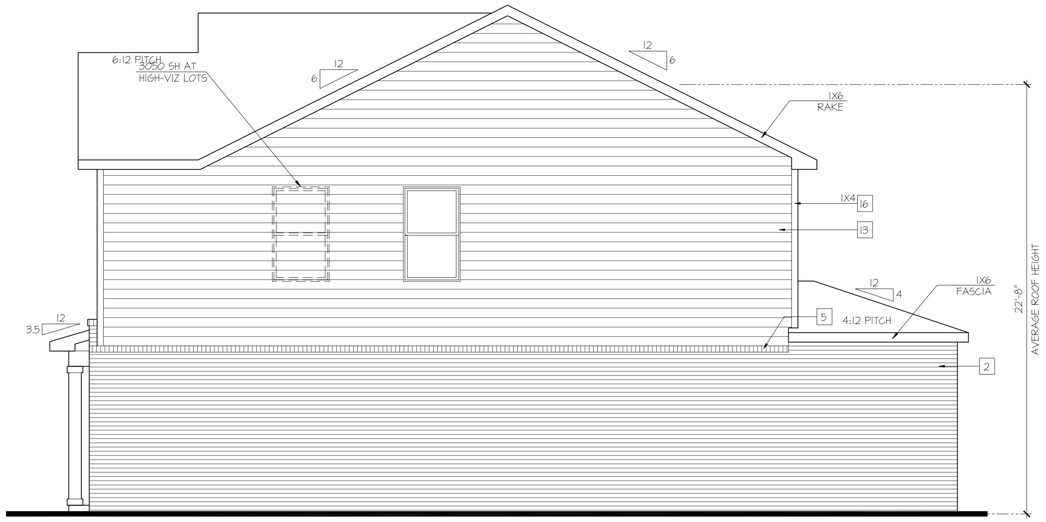
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




## 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

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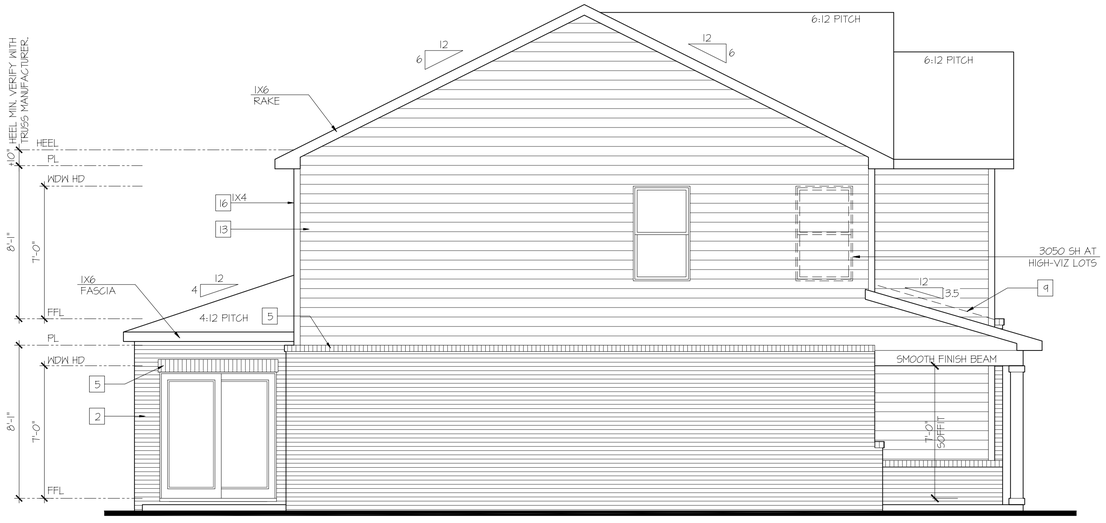
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## 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:

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**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:

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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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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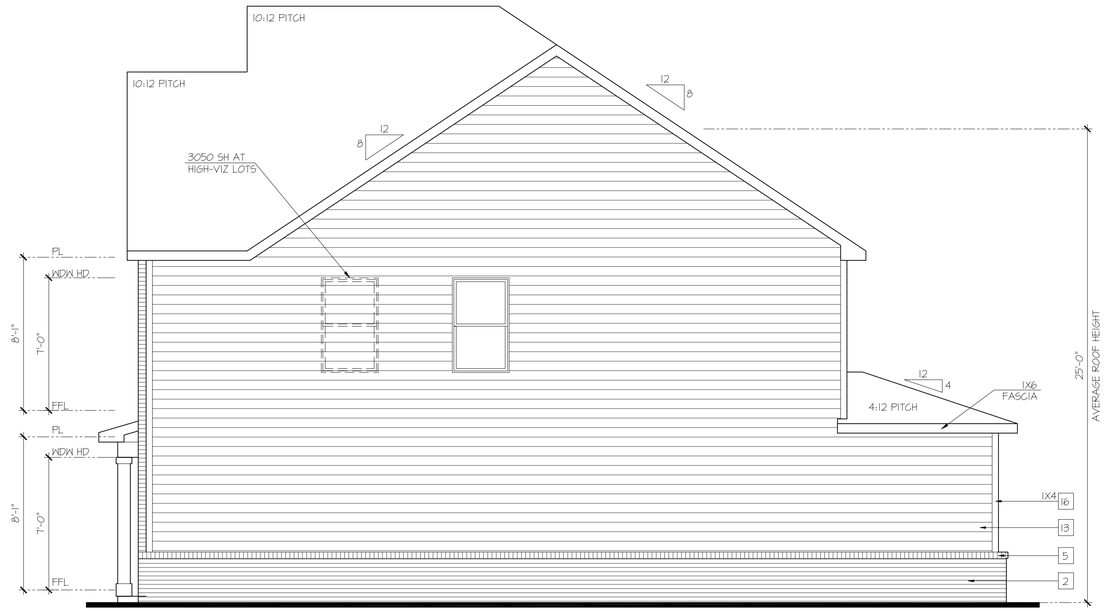
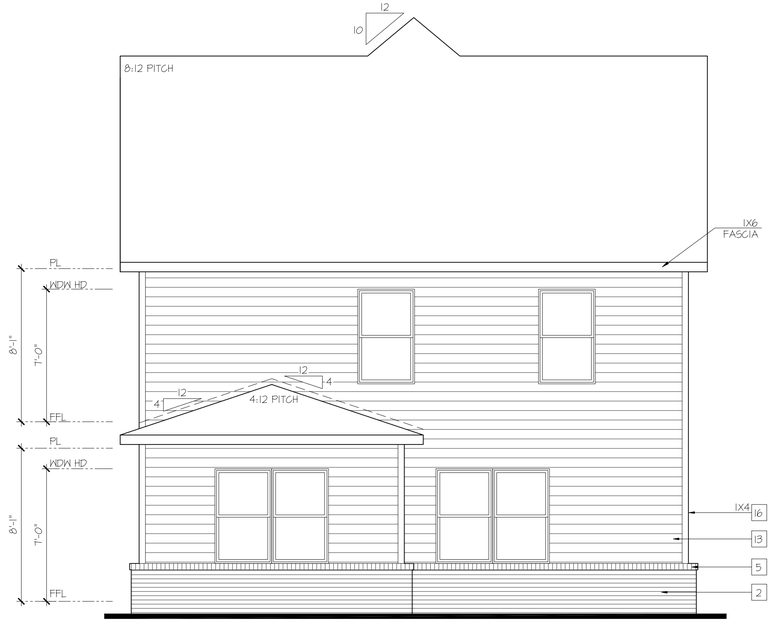
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



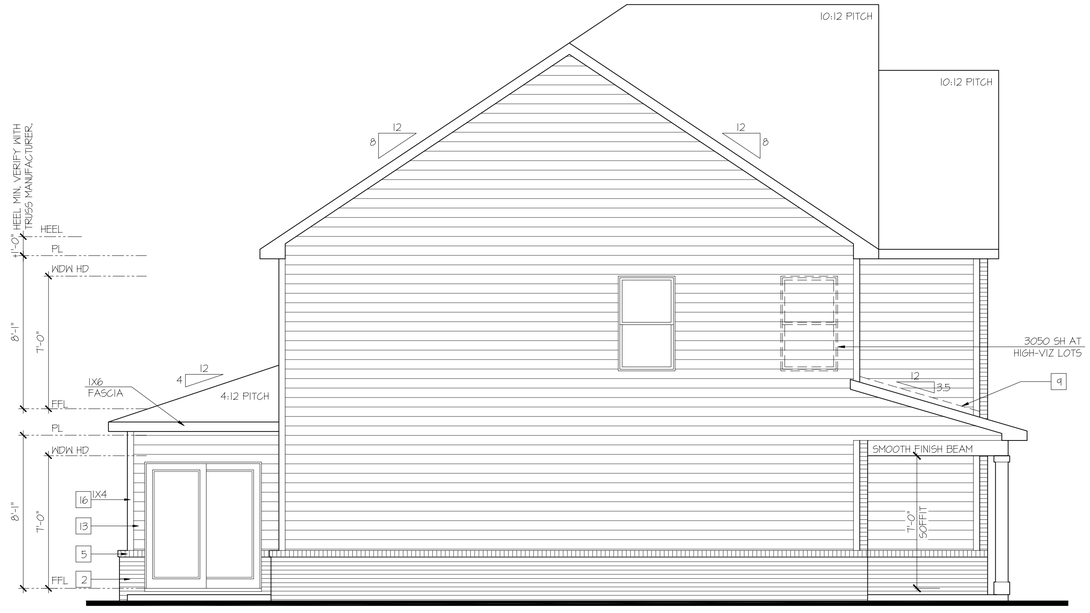

## Right Elevation 'D-4'

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:

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**30' Series Cabral 'X301'**

**Prince George's County**

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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.)
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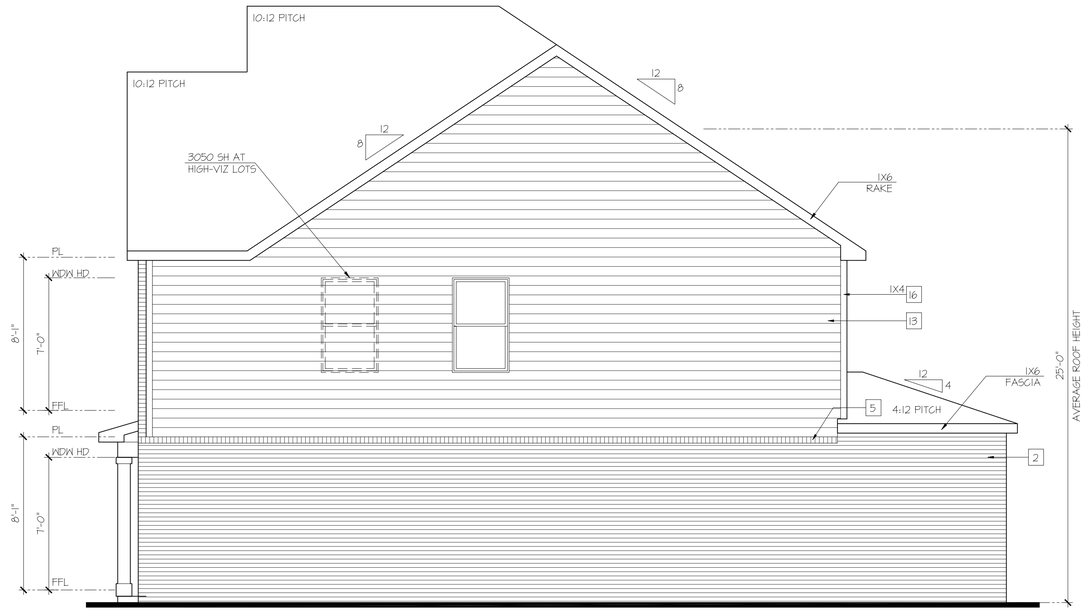
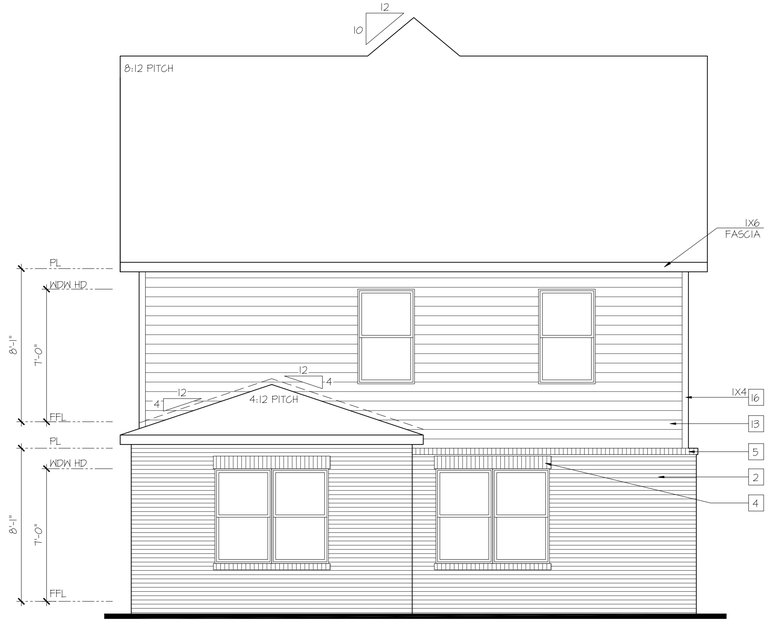
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



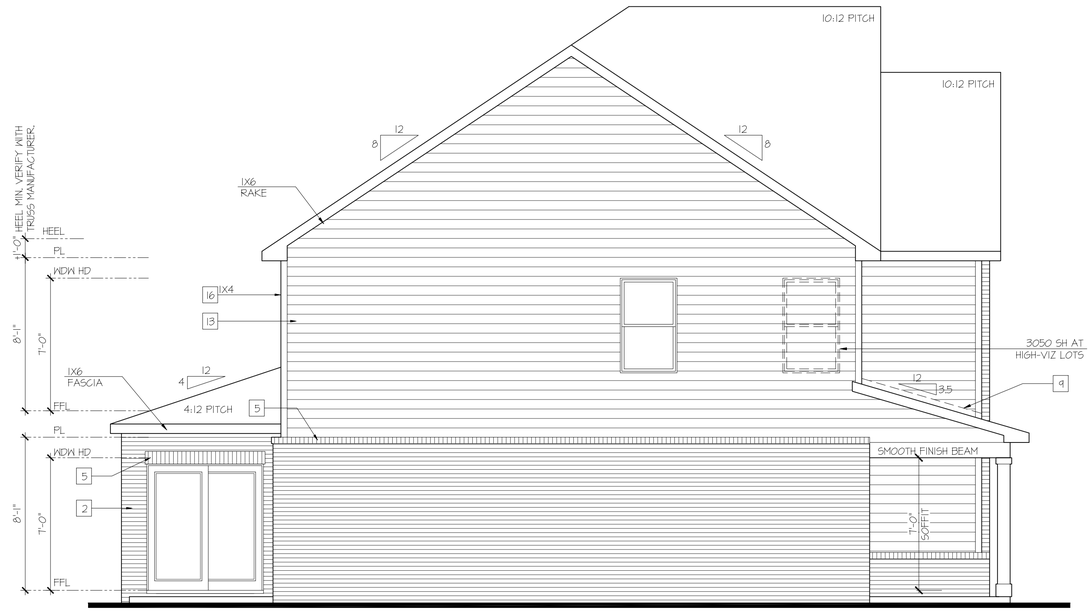

## Right Elevation 'D-4' at Opt Brick Veneer

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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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:

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5. ROWLOCK COURSE
6. N/A

TYPICALS:

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8. CODE APPROVED TERMINATION CHIMNEY CAP.
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SIDING:

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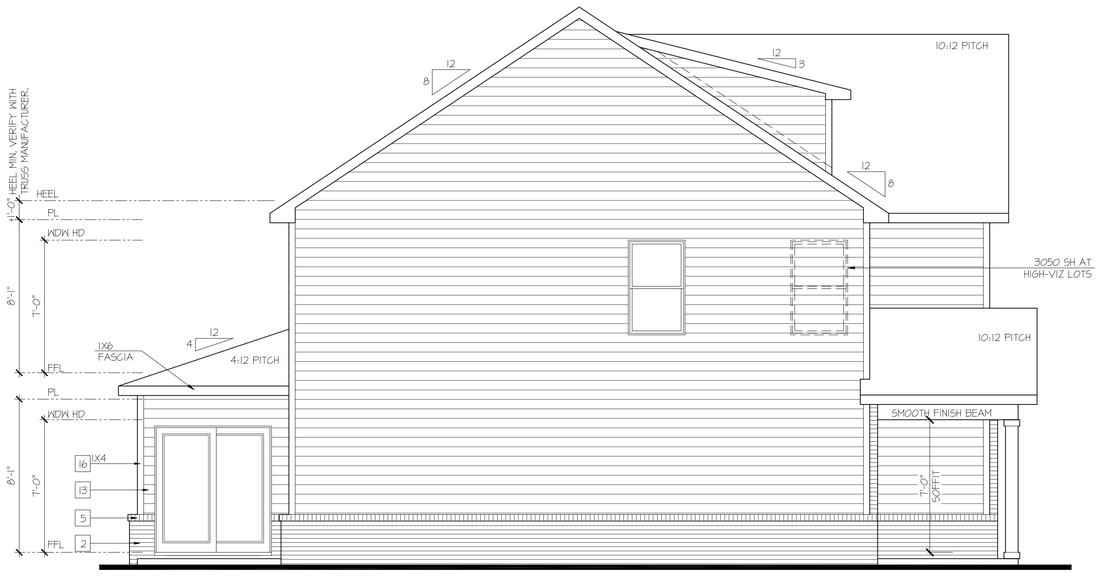
Right Elevation 'F-4'

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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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:

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TYPICALS:

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SIDING:

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## 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

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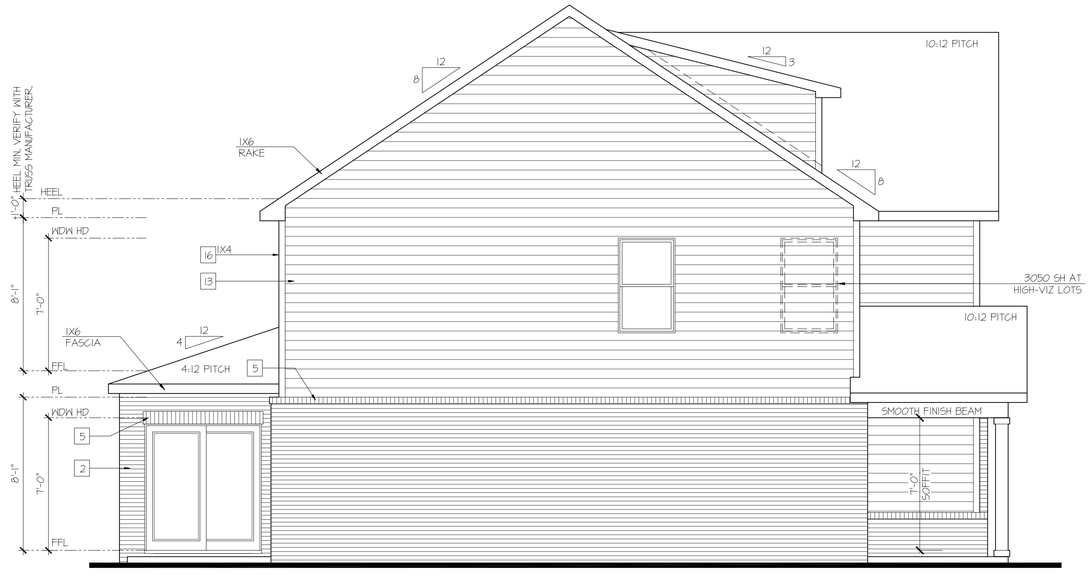


## Left Elevation 'F-4' at Opt Brick Veneer

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

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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.

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

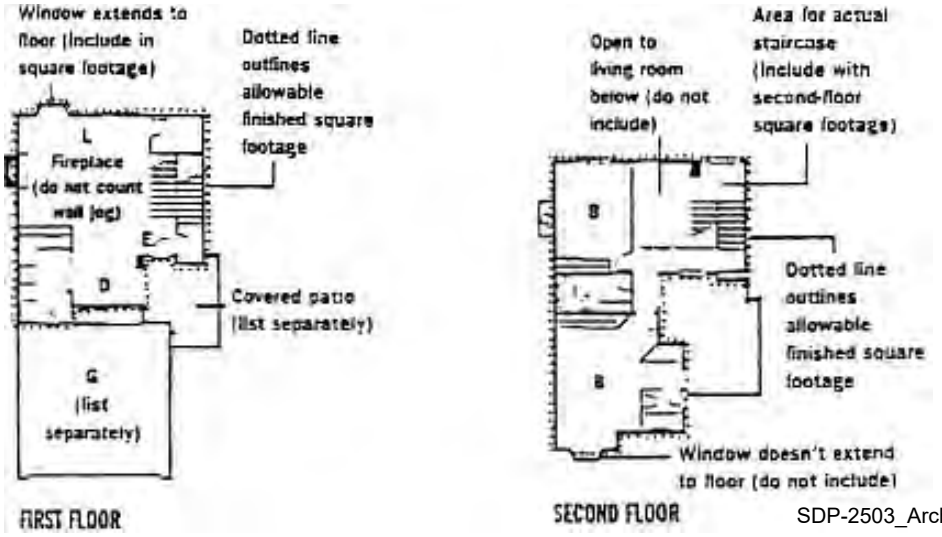
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

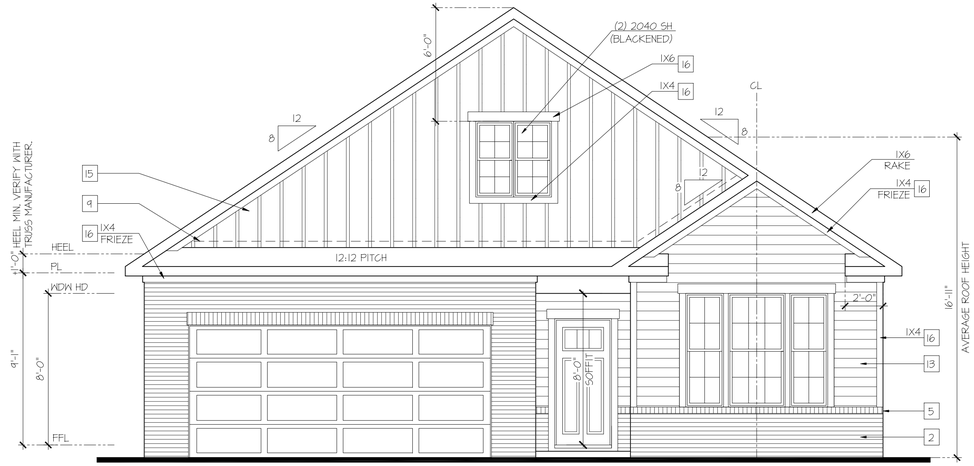
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

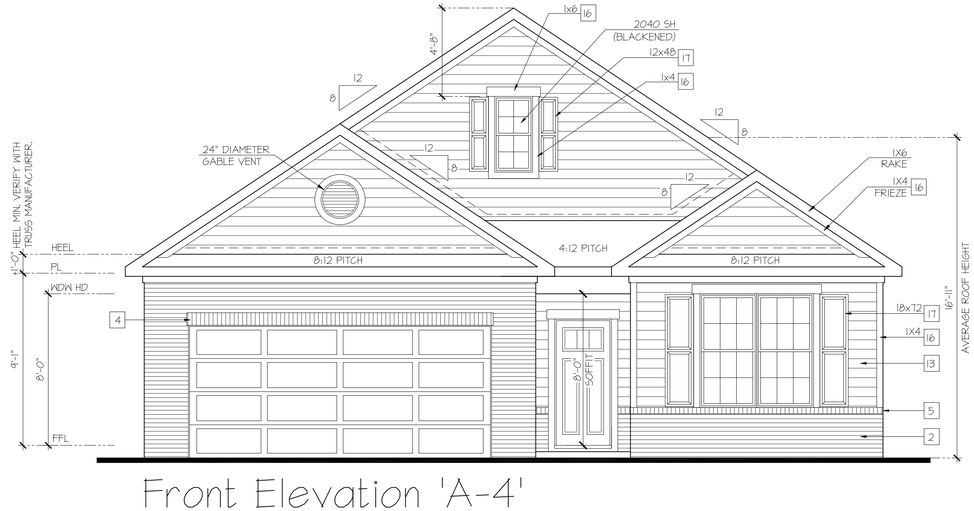
SIDING:

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: |
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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: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

## KEY NOTES:

MASONRY:

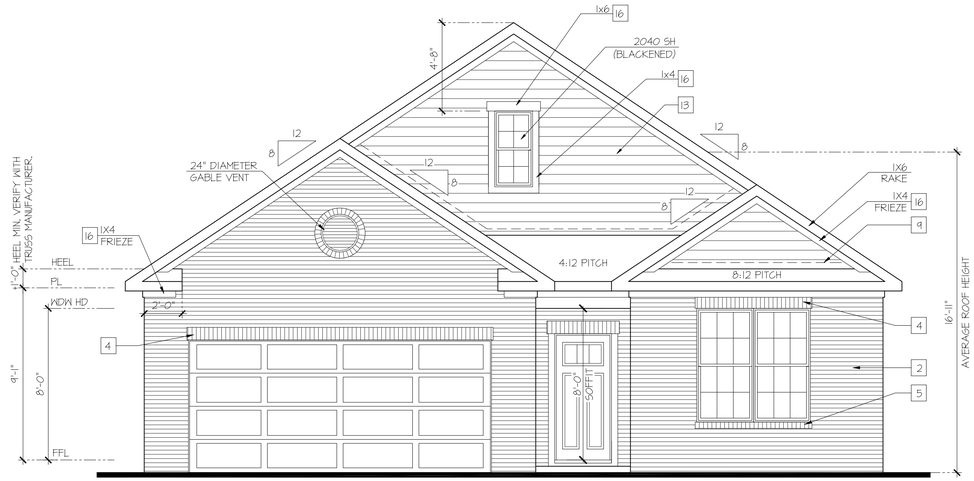
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

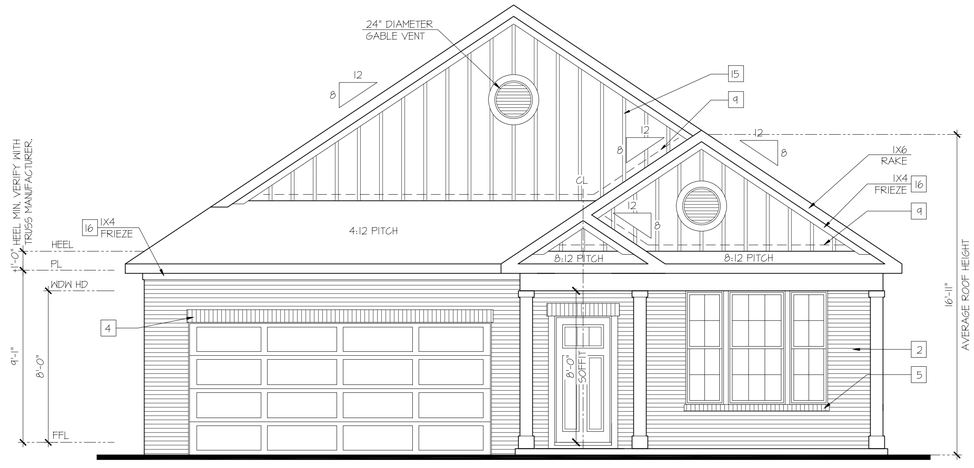
SIDING:

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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| NO: | DATE: | REVISION: |
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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:

MASONRY:

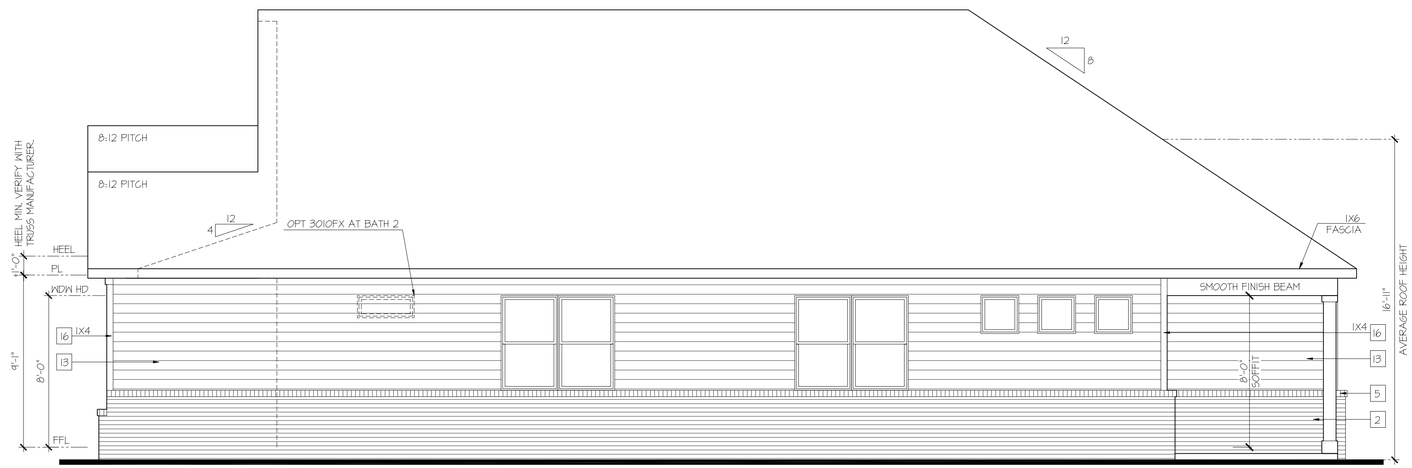
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

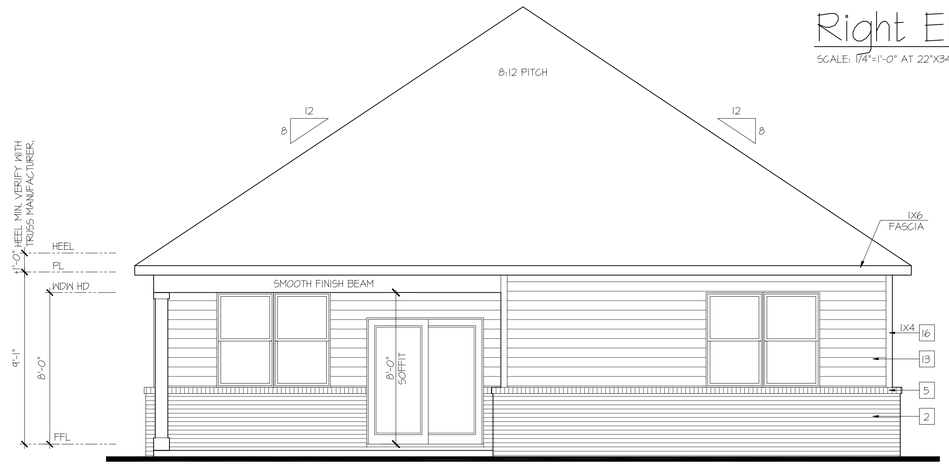
SIDING:

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.)



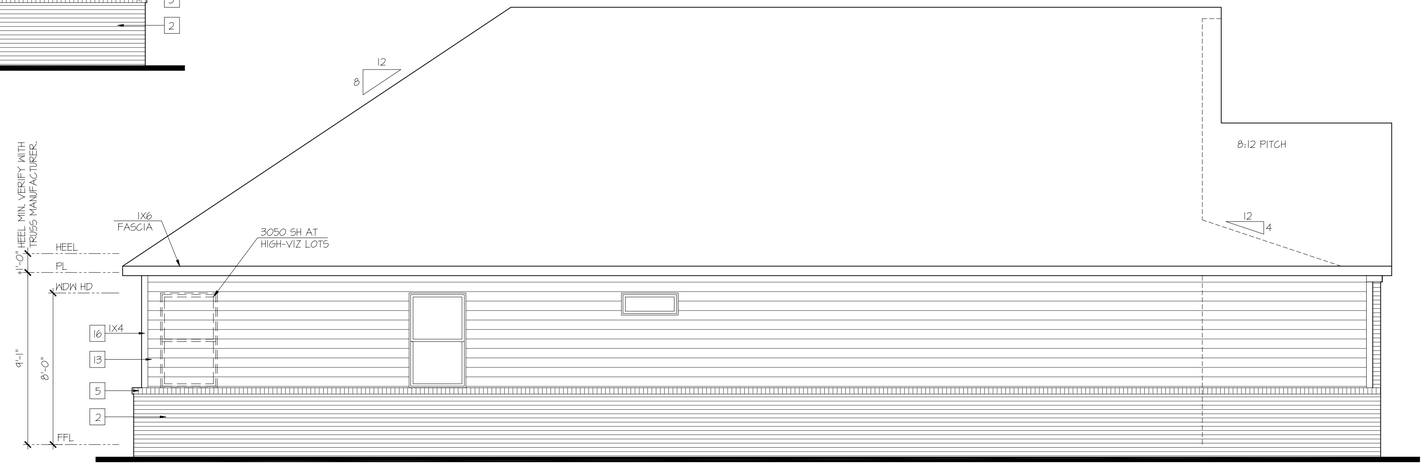

## Right Elevation 'A-4'

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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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.)
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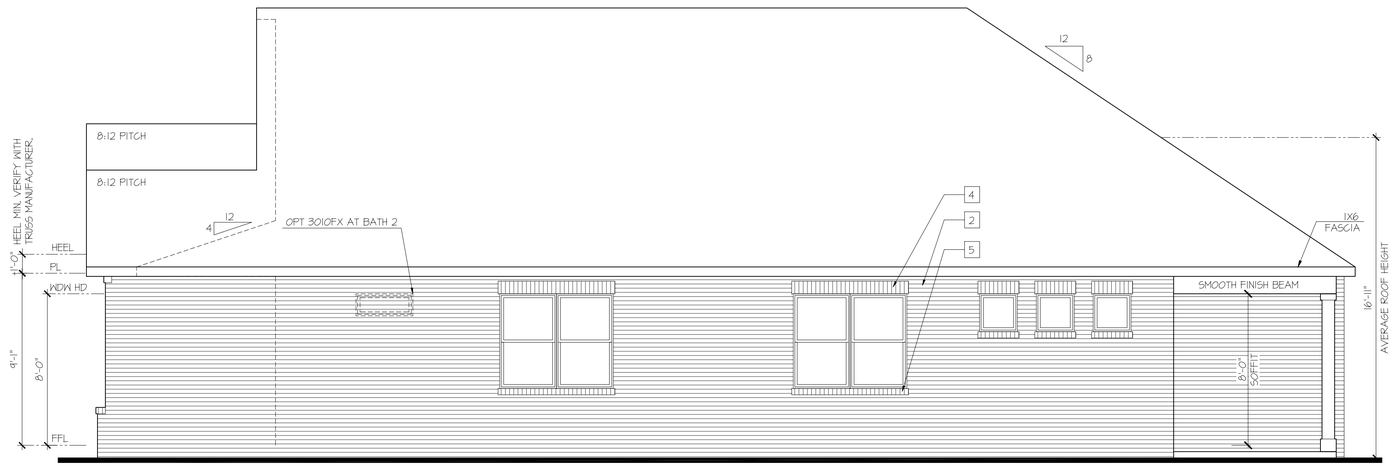
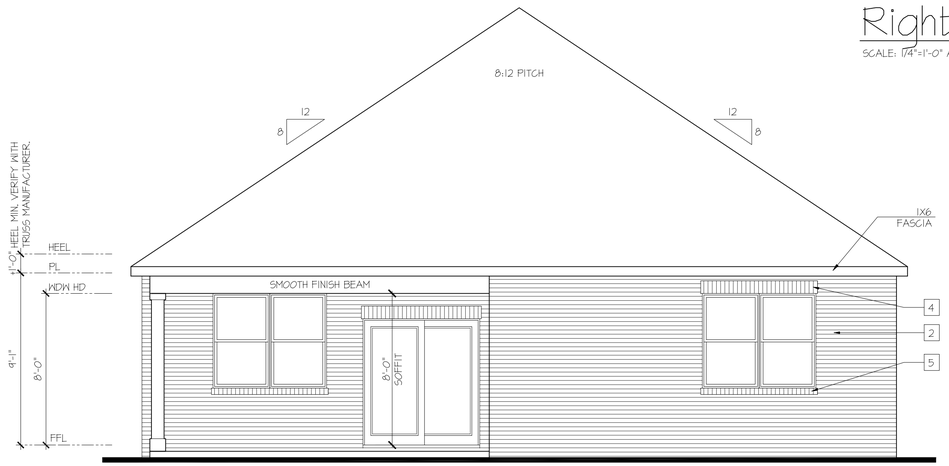
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



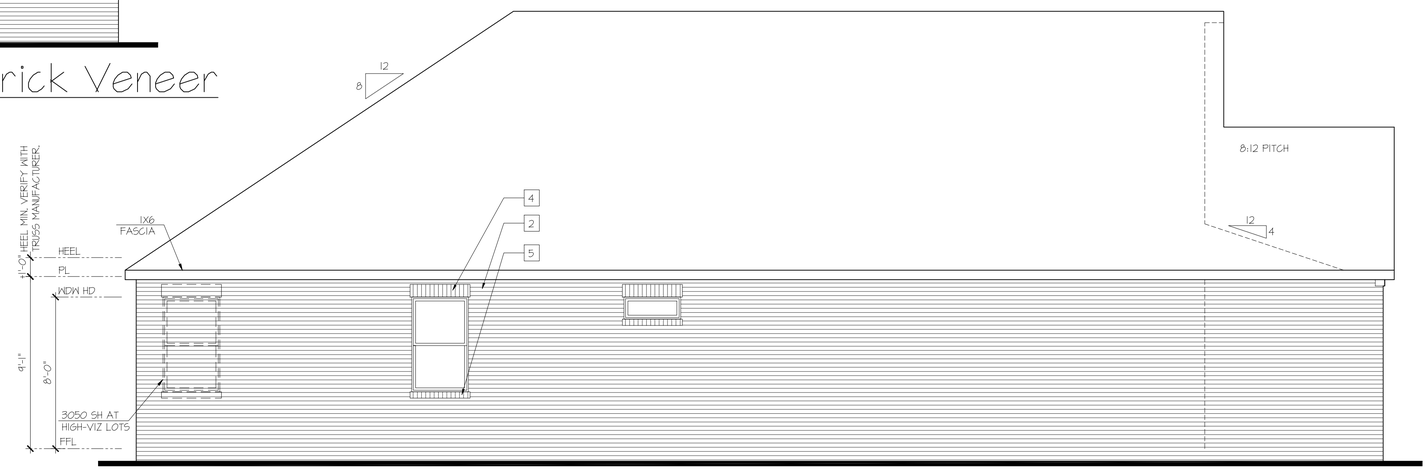

## Right Elevation 'A-4' at Optional Brick Veneer

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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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:

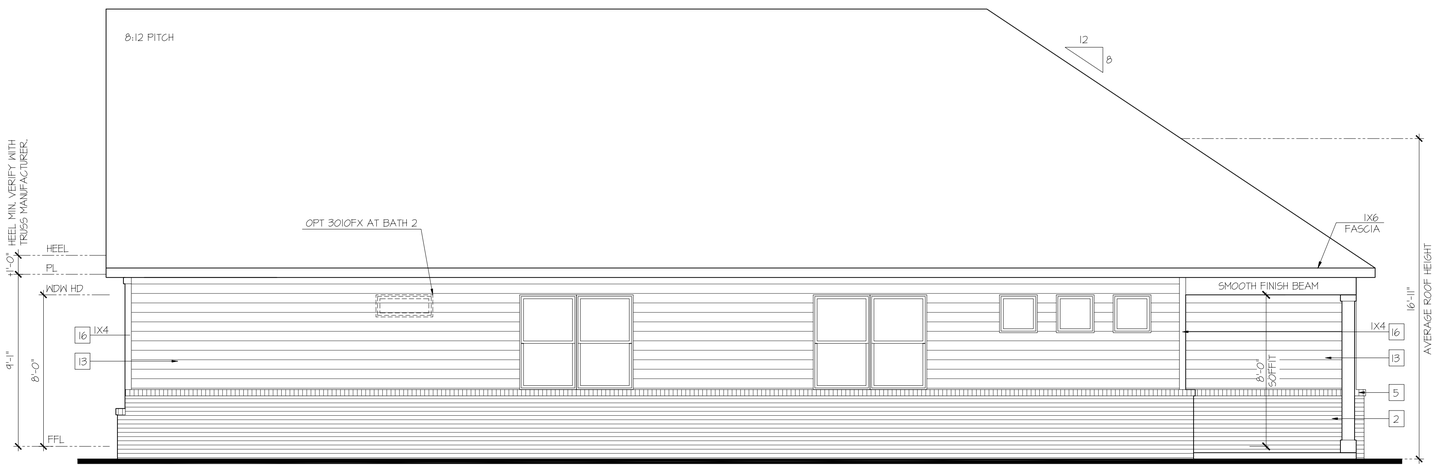
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

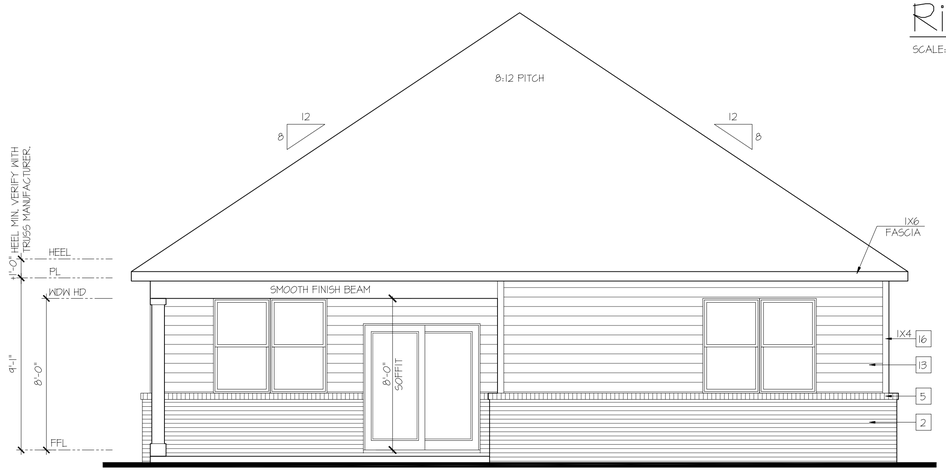
SIDING:

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.)



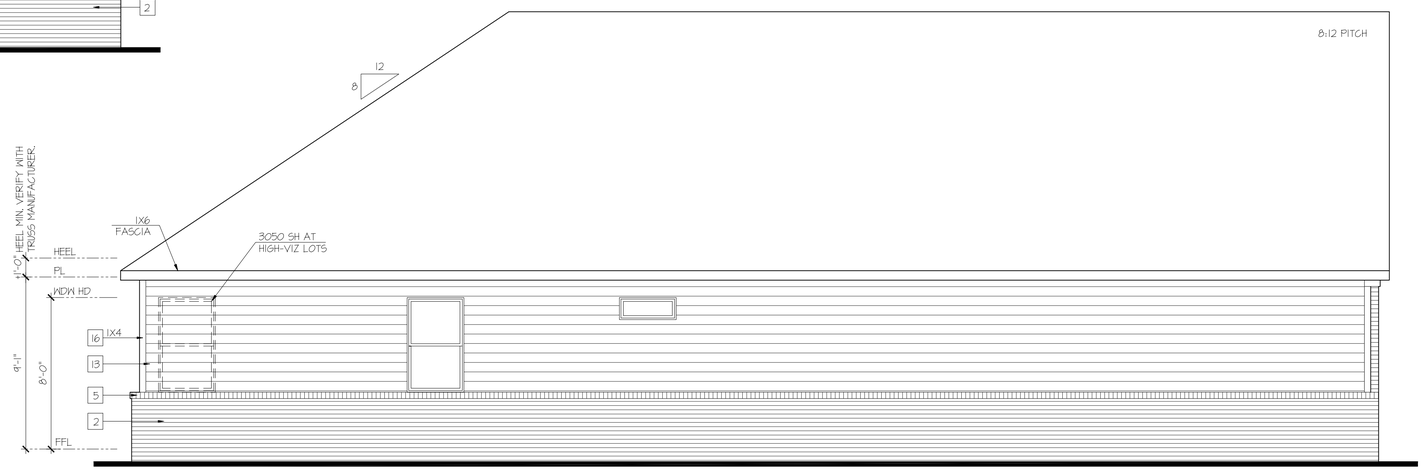

## Right Elevation 'B-4'

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: |
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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: **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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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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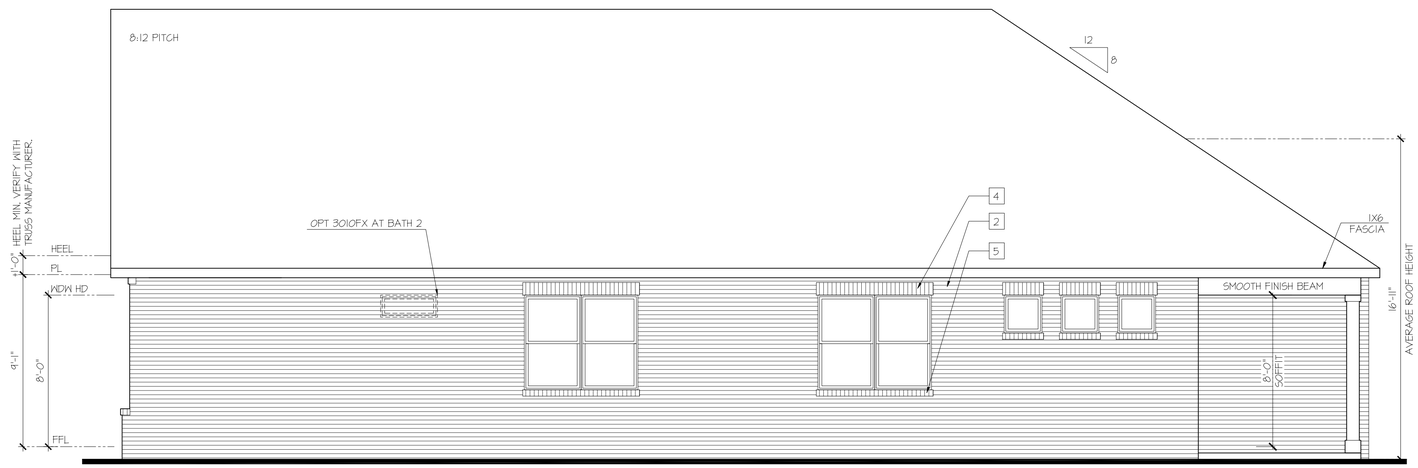
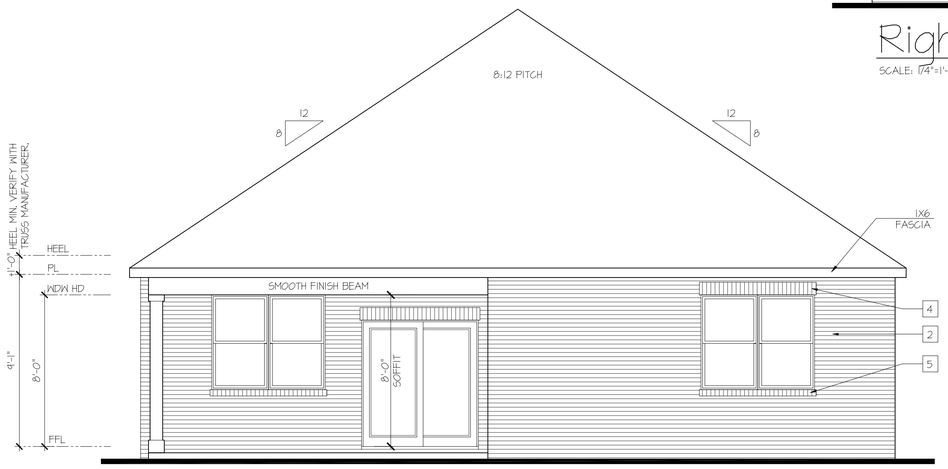


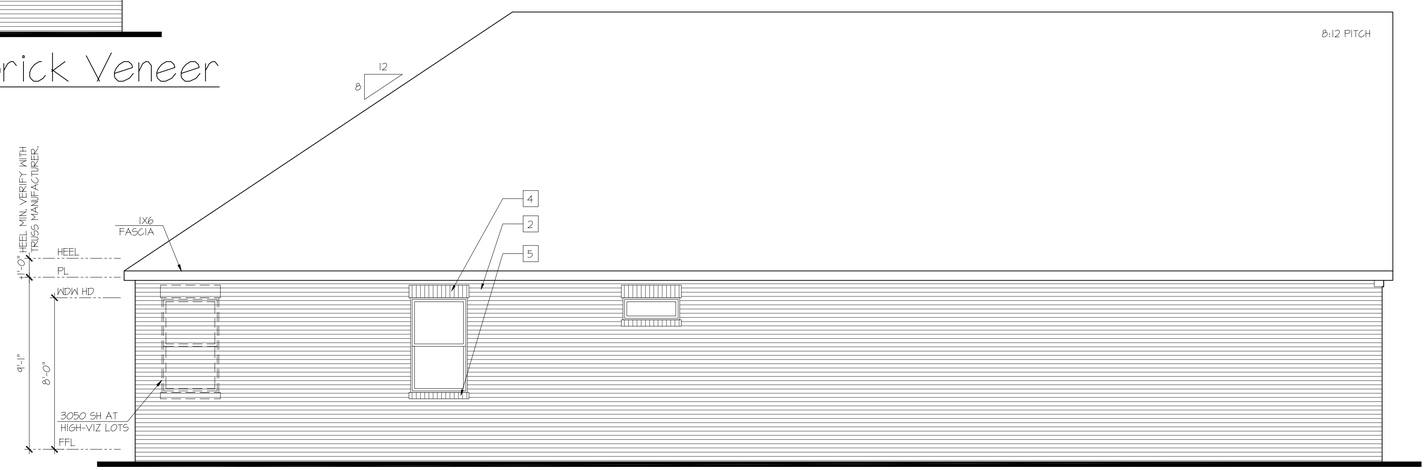

## Right Elevation 'B-4' at Optional Brick Veneer

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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| 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: **B3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

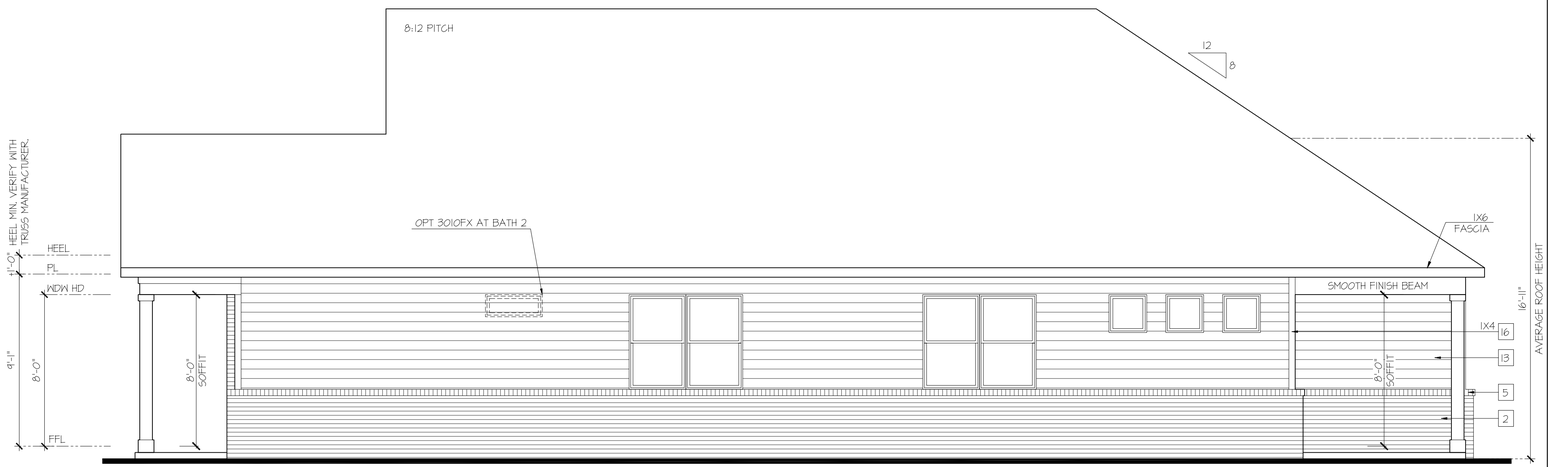
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

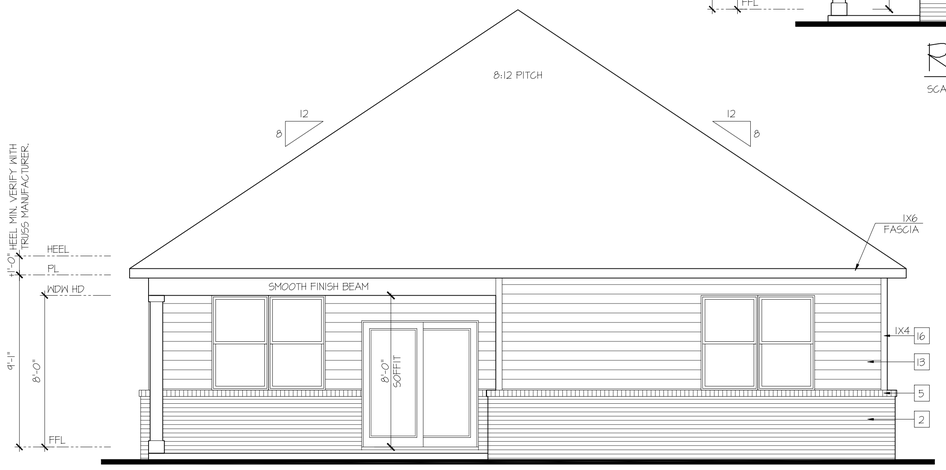
SIDING:

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.)



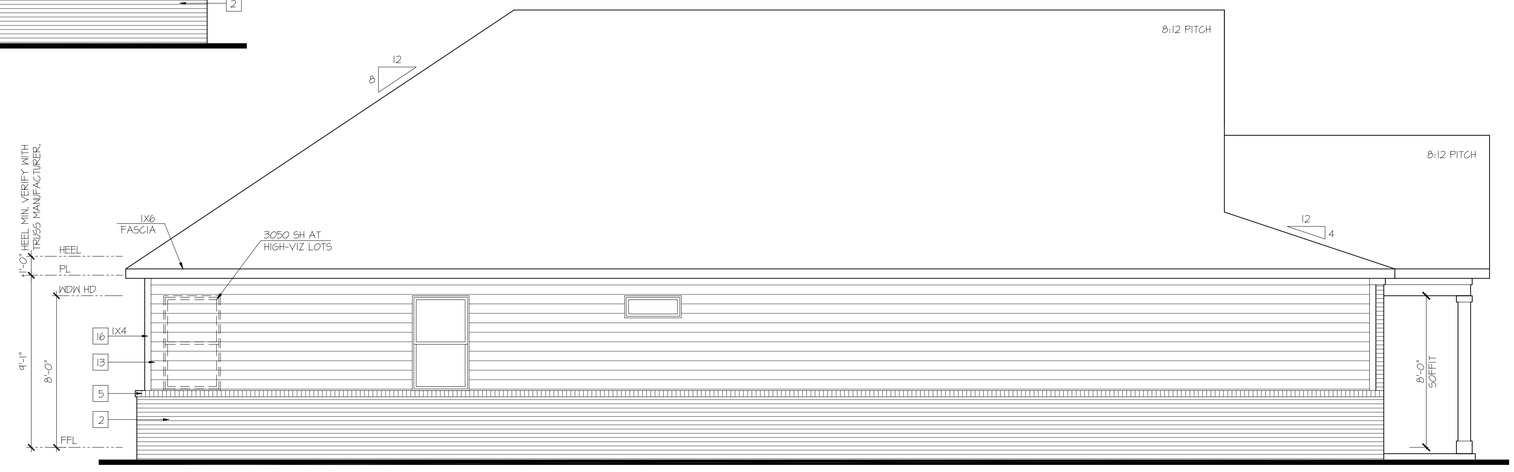

## Right Elevation 'C-4'

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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| 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: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

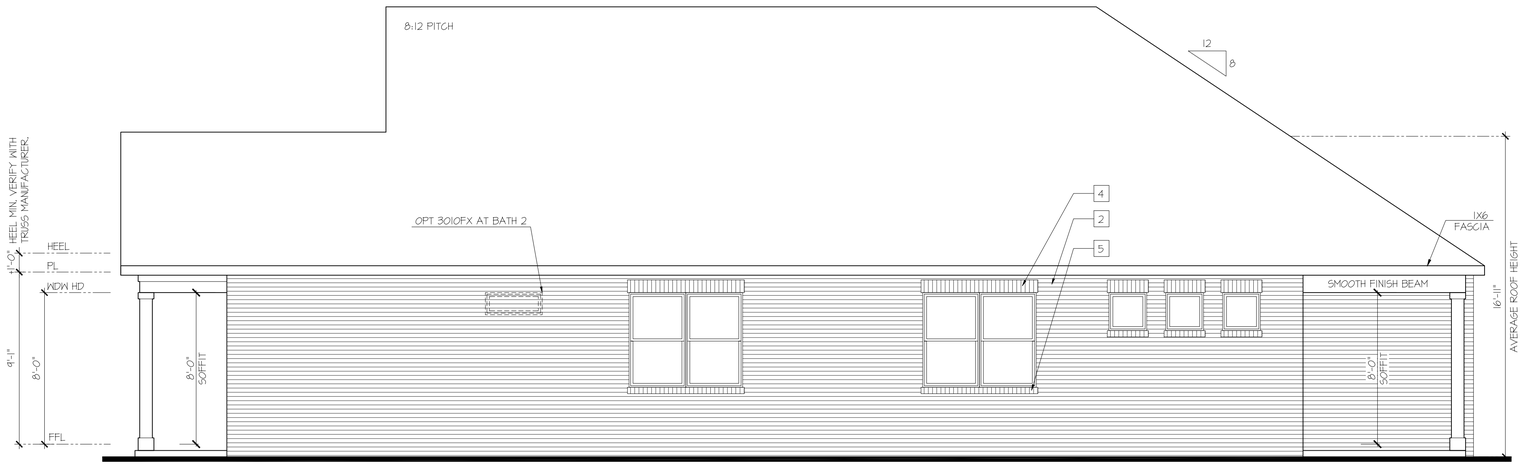
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

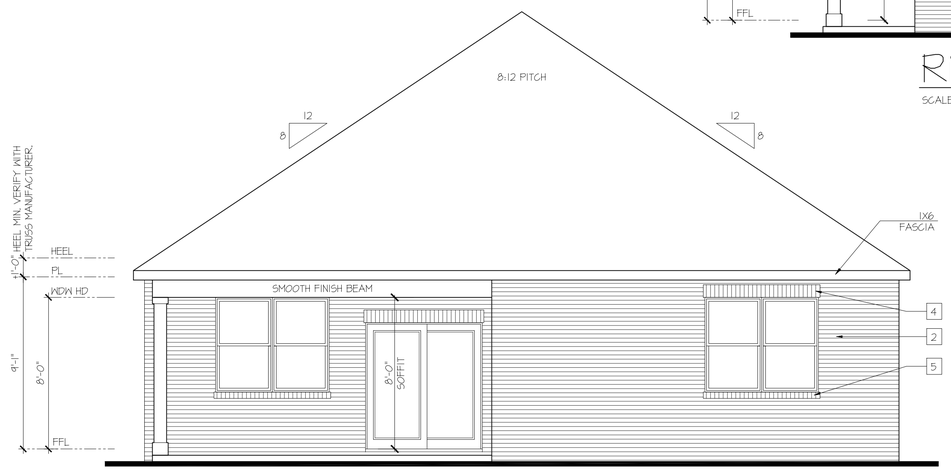
SIDING:

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.)



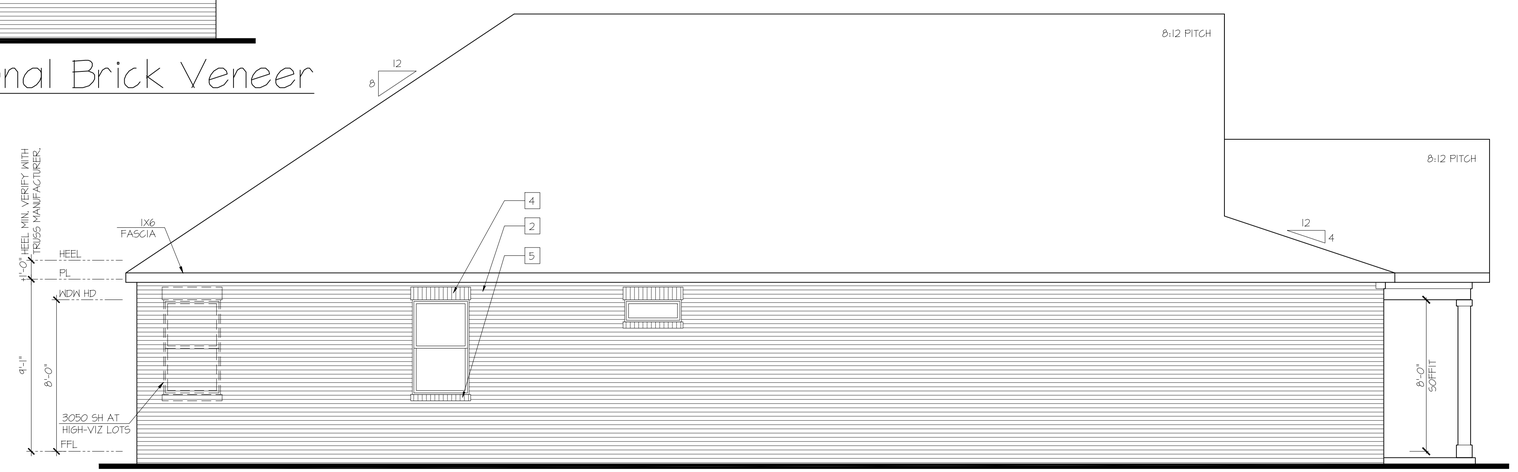

## Right Elevation 'C-4' at Optional Brick Veneer

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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| 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: **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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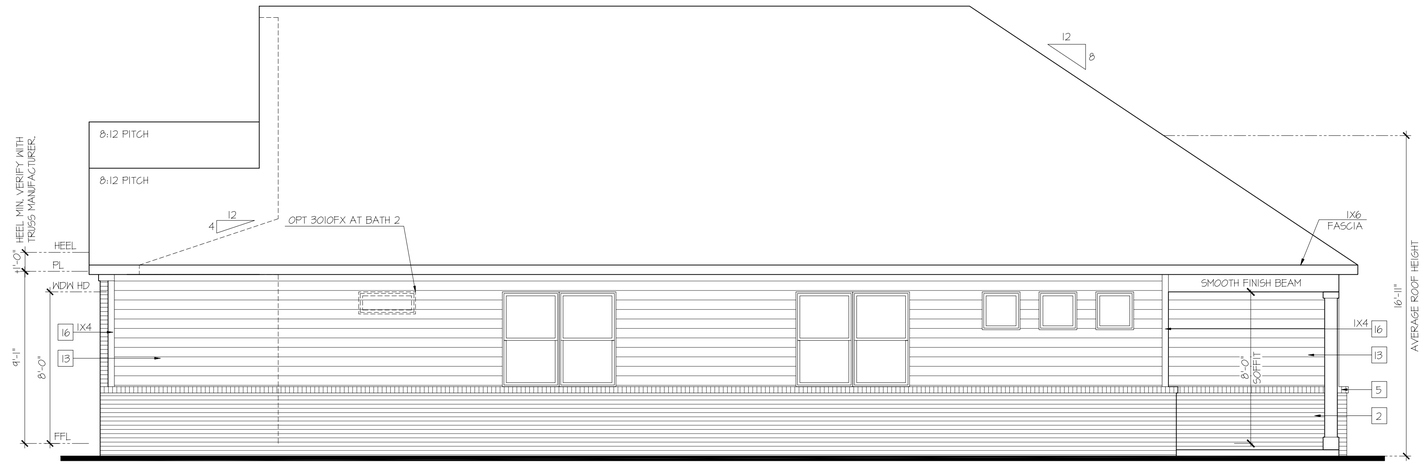
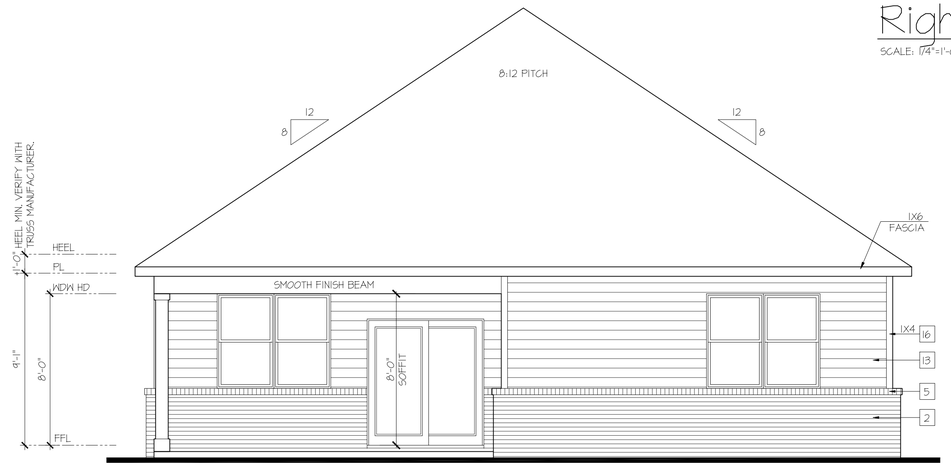


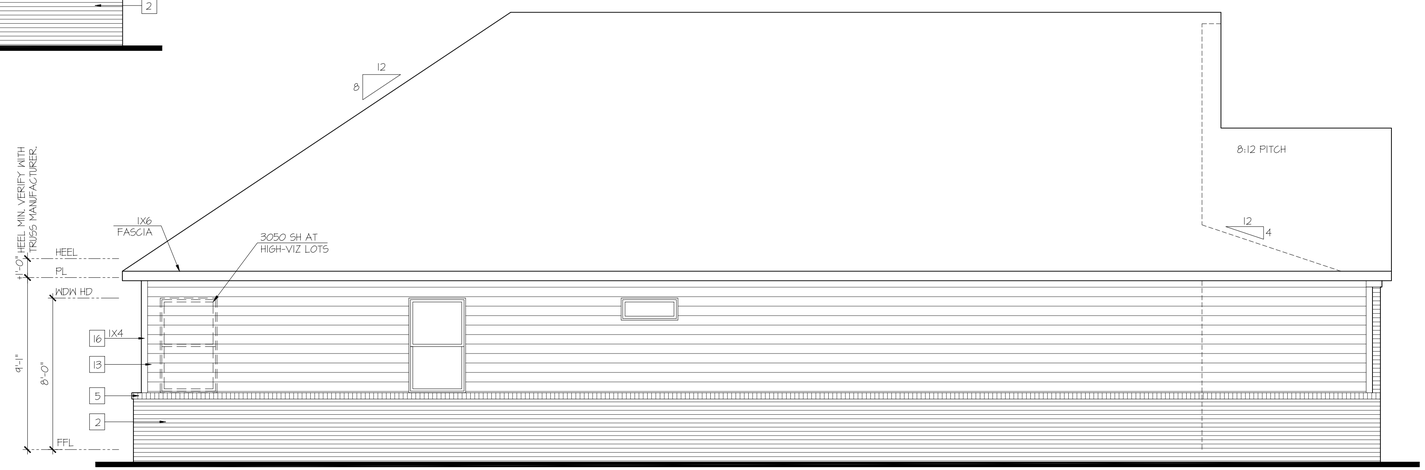

## Right Elevation 'D-4'

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 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:

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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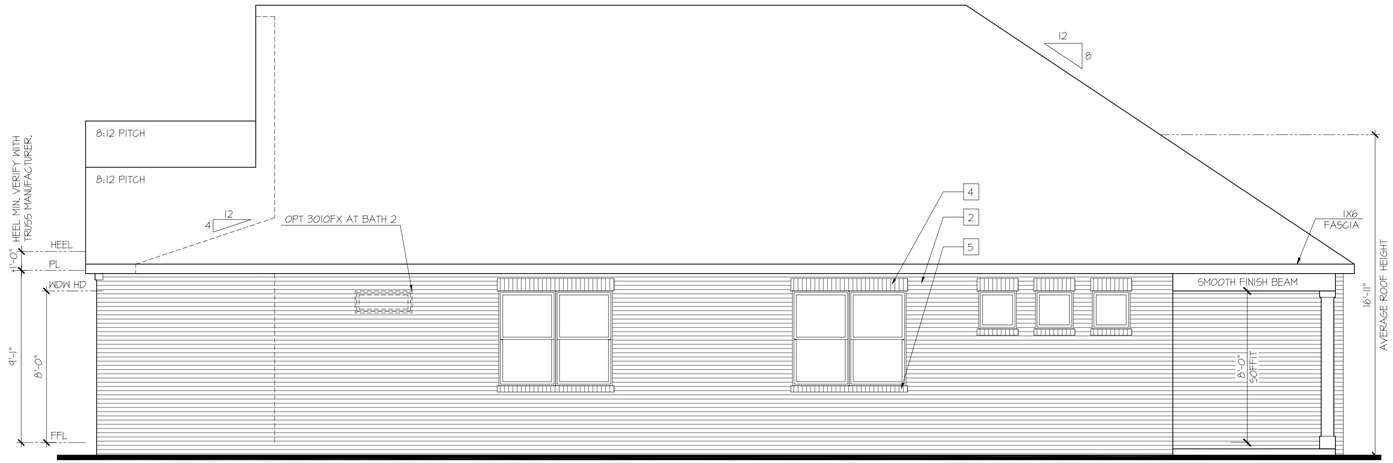
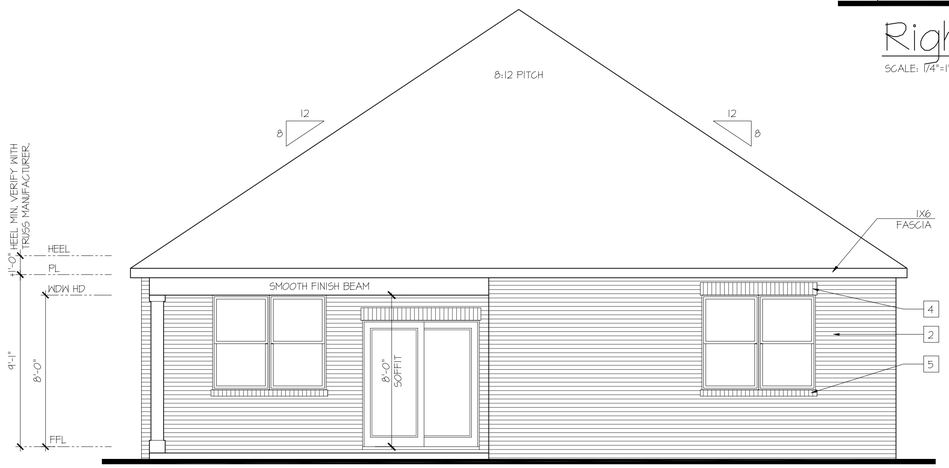


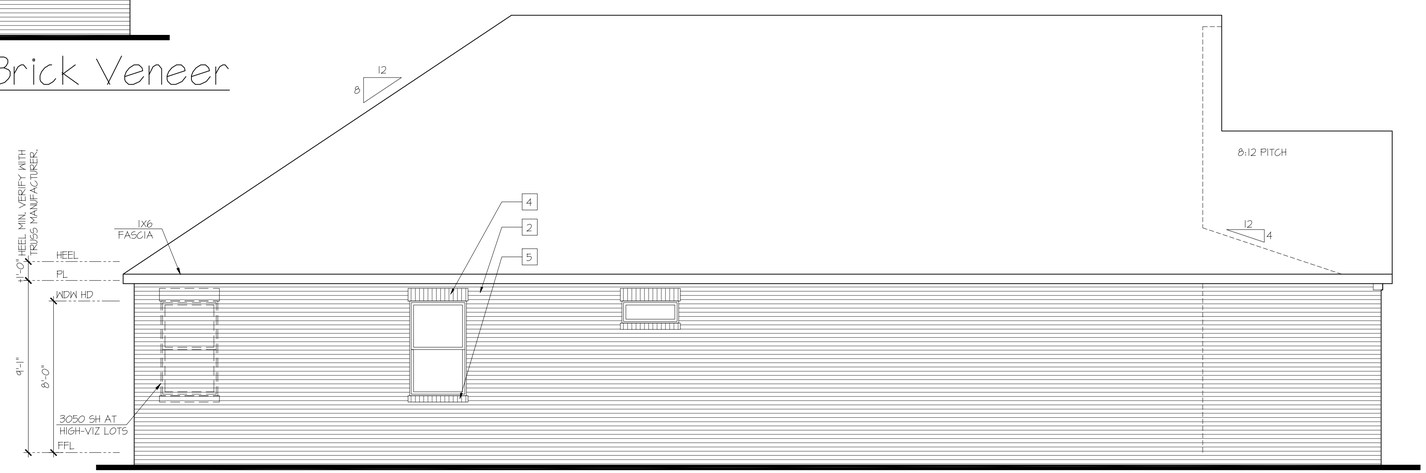

## Right Elevation 'D-4' at Optional Brick Veneer

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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|---|---|---|
| 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: **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

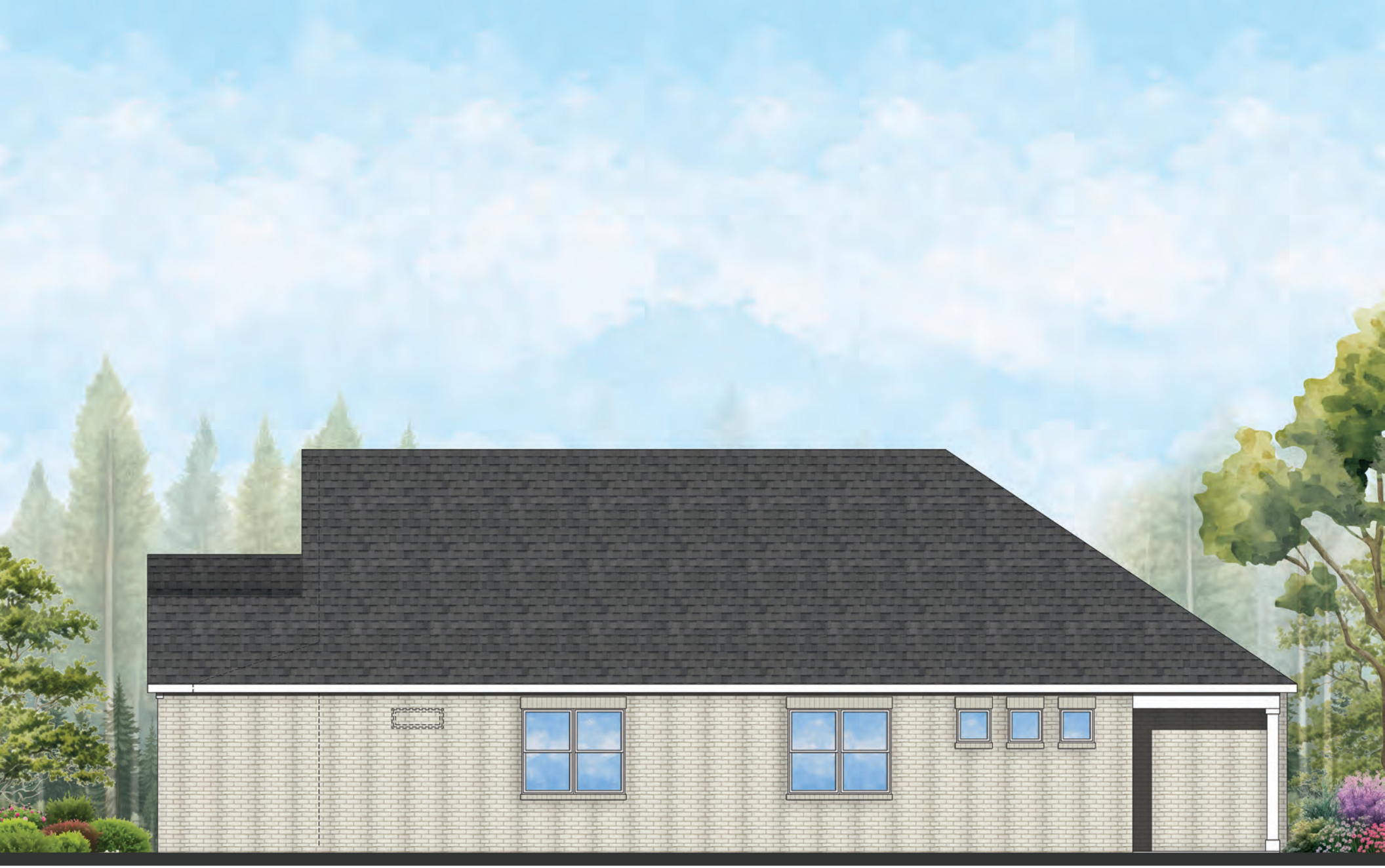
# Clifton

## 39’ x 65’ Single Family Detached

## Rear Elevation



NOTE: Side and Rear Elevations to match Front Facade Color Palette



Elevation D-4

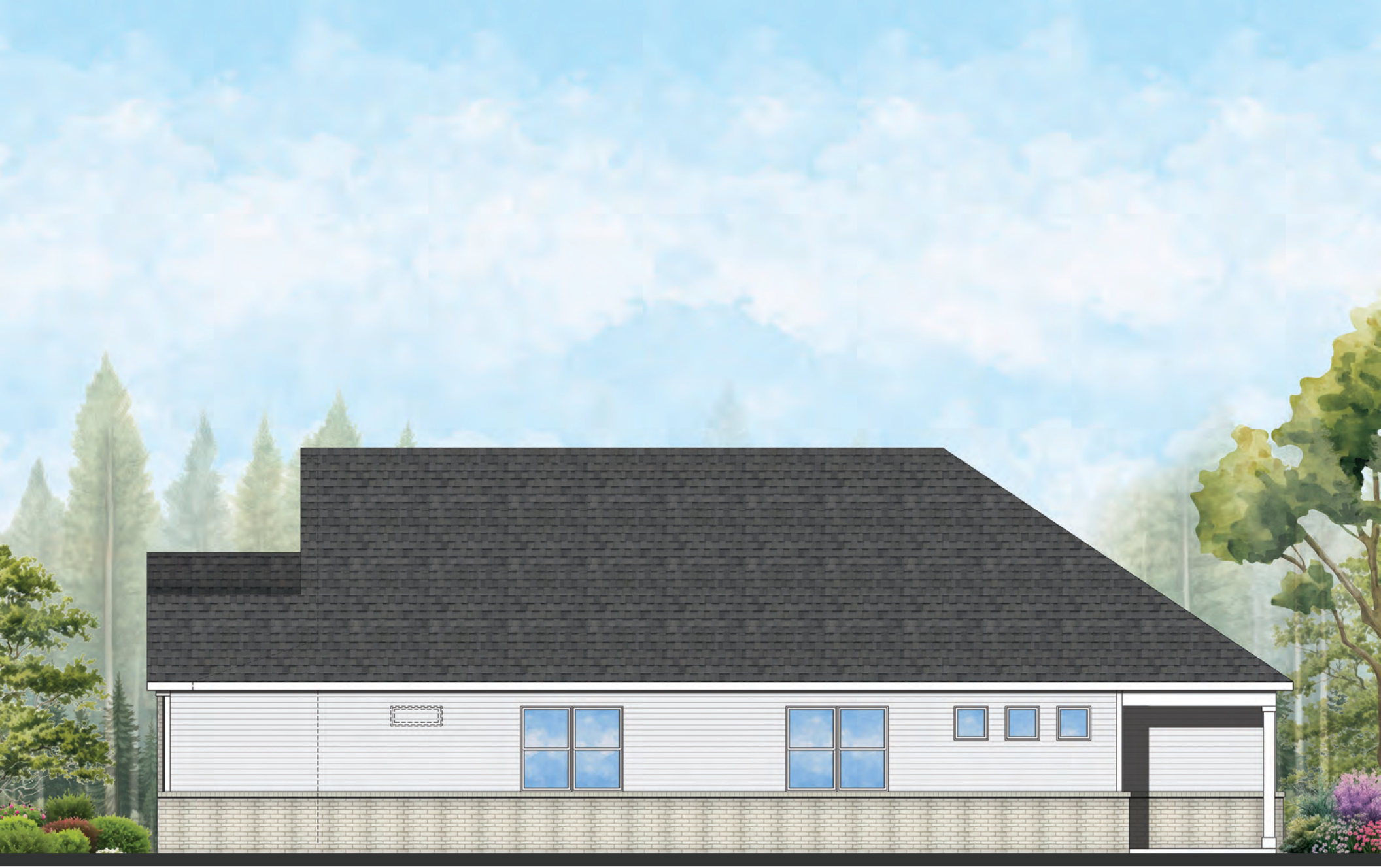
# Clifton

## 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

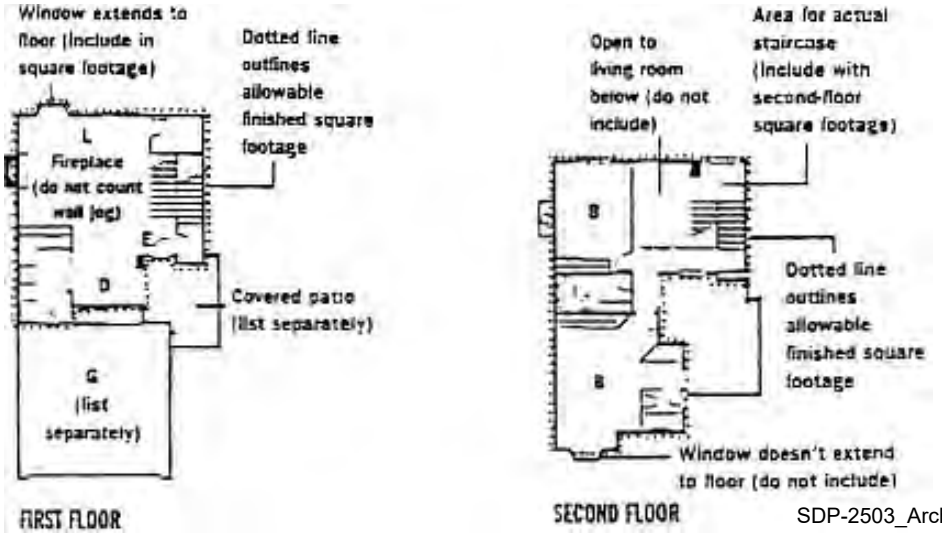
How to measure:

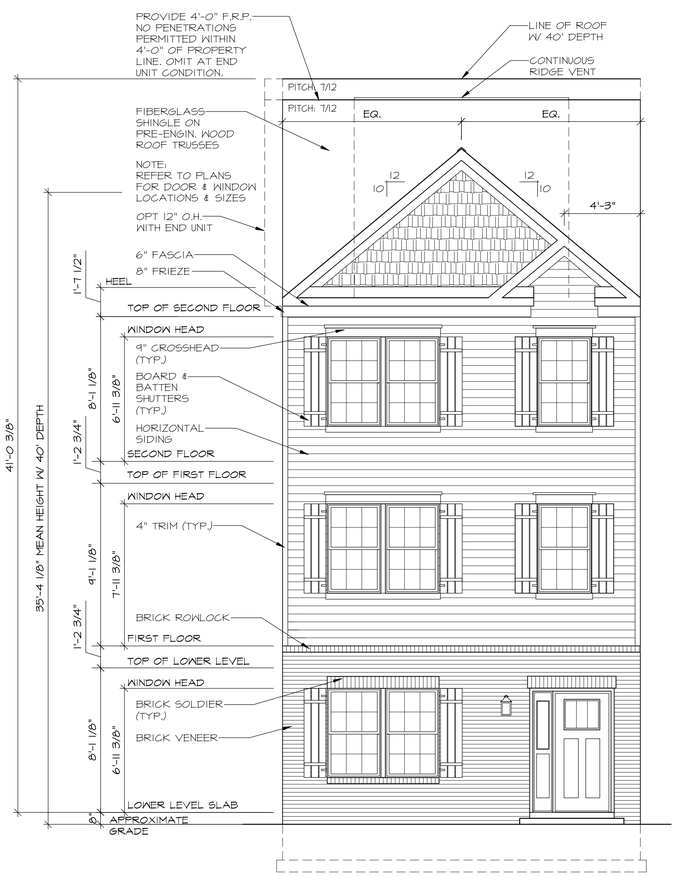
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

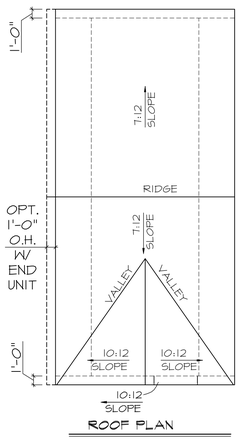
SAMPLE FLOOR PLAN






FRONT ELEVATION "N4"

W/ BRICK WATERTABLE




ROOF PLAN

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 06/31/2023.

STATE OF MARYLAND · GARRETT W. SMOLEN · 15137 · ARCHITECT

04/03/2023

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

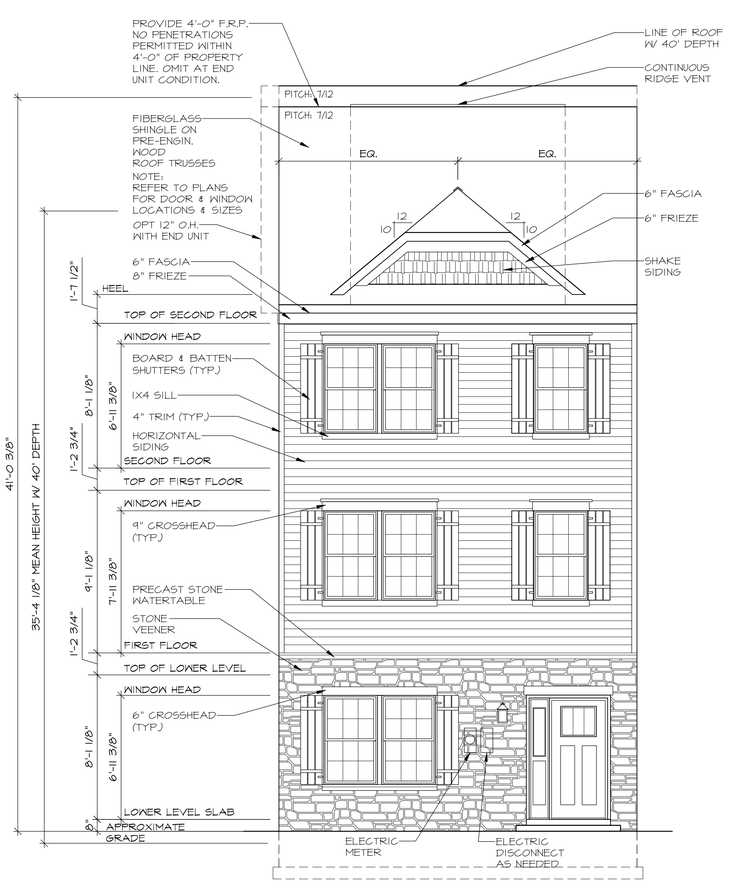
D·R·HORTON®
America's Builder

| |
|---|
| 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

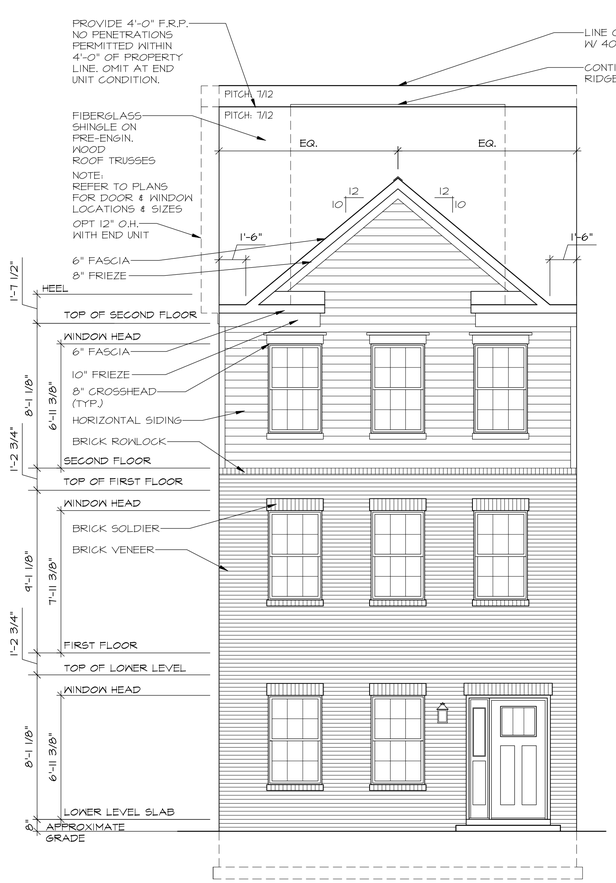
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6



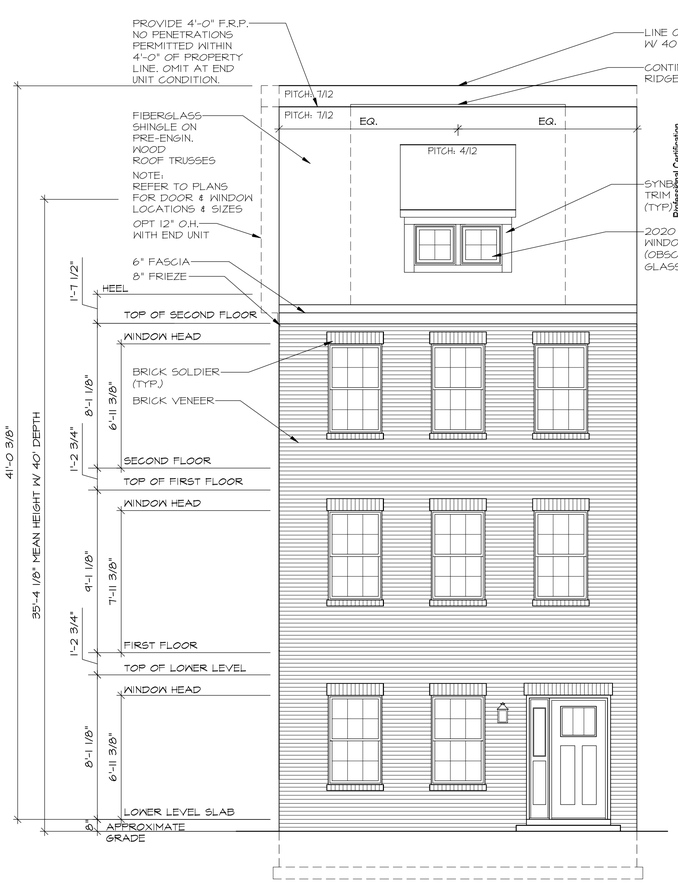

## FRONT ELEVATION "P5"

W/ STONE WATERTABLE

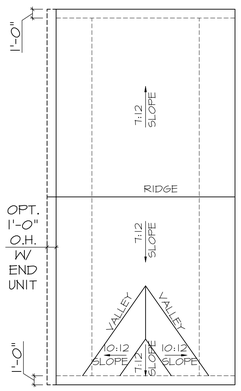



## FRONT ELEVATION "Q6"

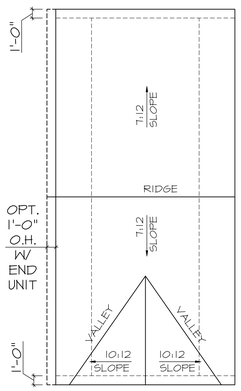
W/ HIGH BRICK WATERTABLE



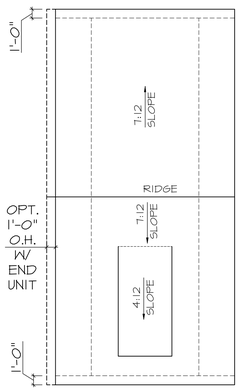

## FRONT ELEVATION "S8"




ROOF PLAN




ROOF PLAN




ROOF PLAN


STATE OF MARYLAND
DANIEL W. SMITH, JR.
15137
ARCHITECT
09/05/2022

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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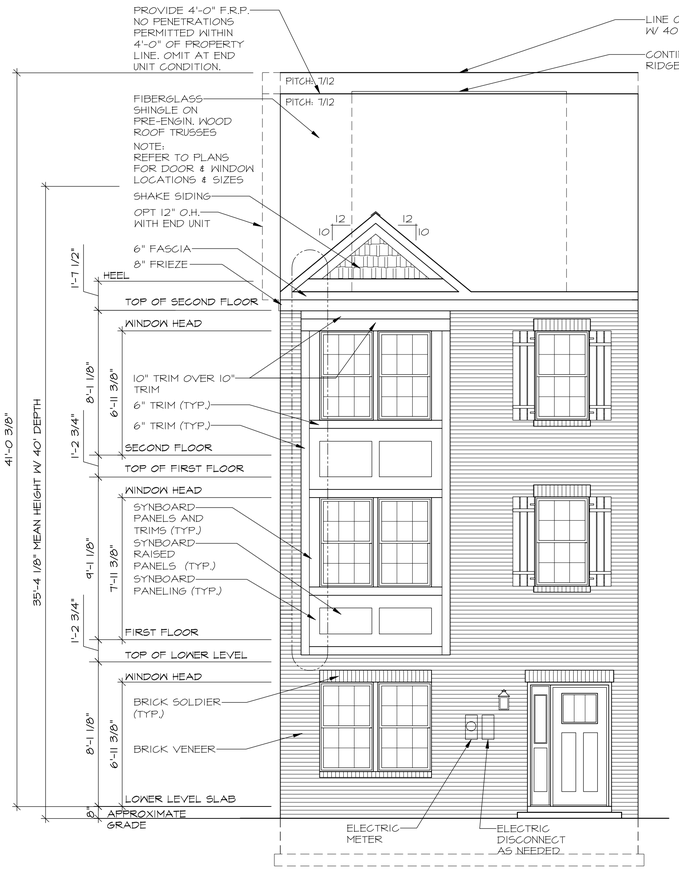
License number 15137, expiration date 08/31/2023.

| | |
|---|---|
| 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" |

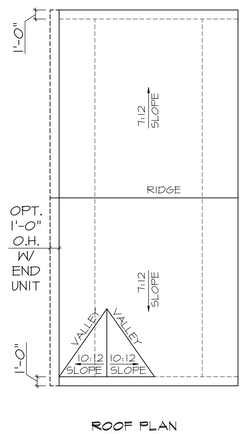
HOUSE NAME: COLUMBUS

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




FRONT ELEVATION "T8"




ROOF PLAN

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STATE OF MARYLAND
DARRELL W. SMITH JR.
15137
ARCHITECT

09/03/2021

WADE ARCHITECTURE
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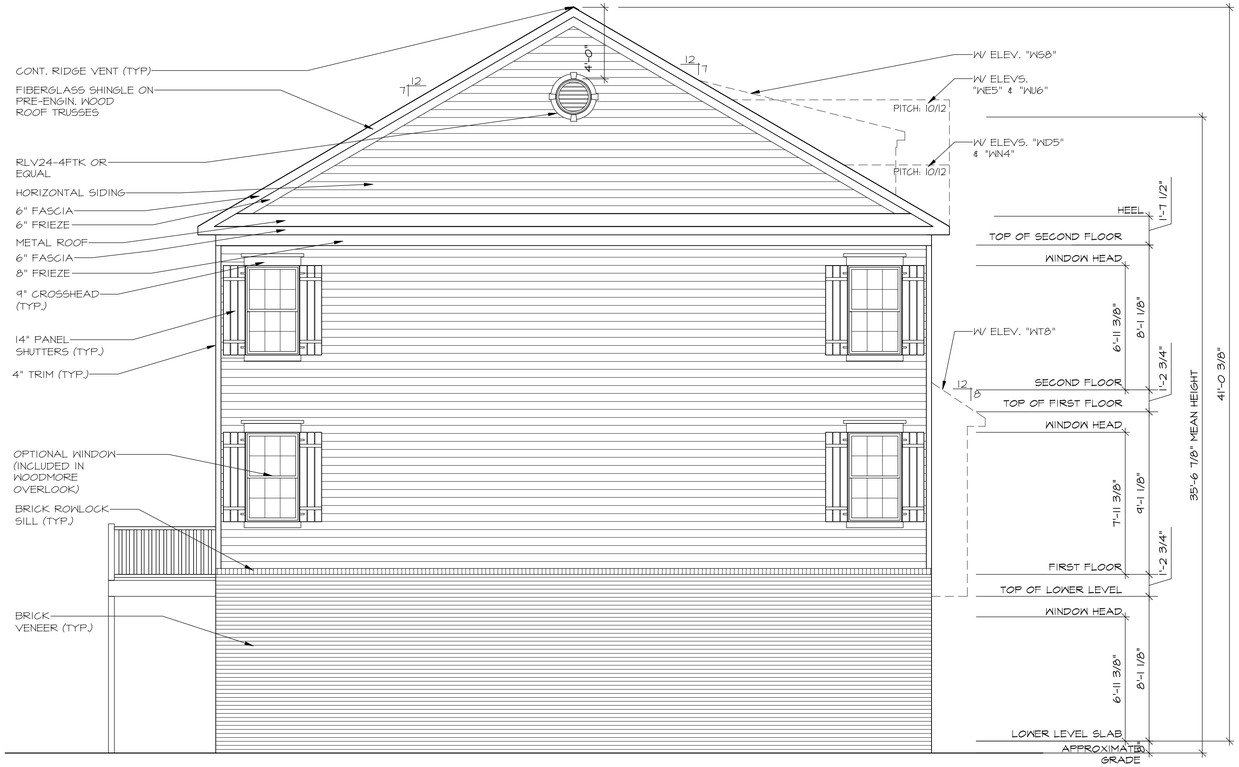
| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 05/25/2022 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8

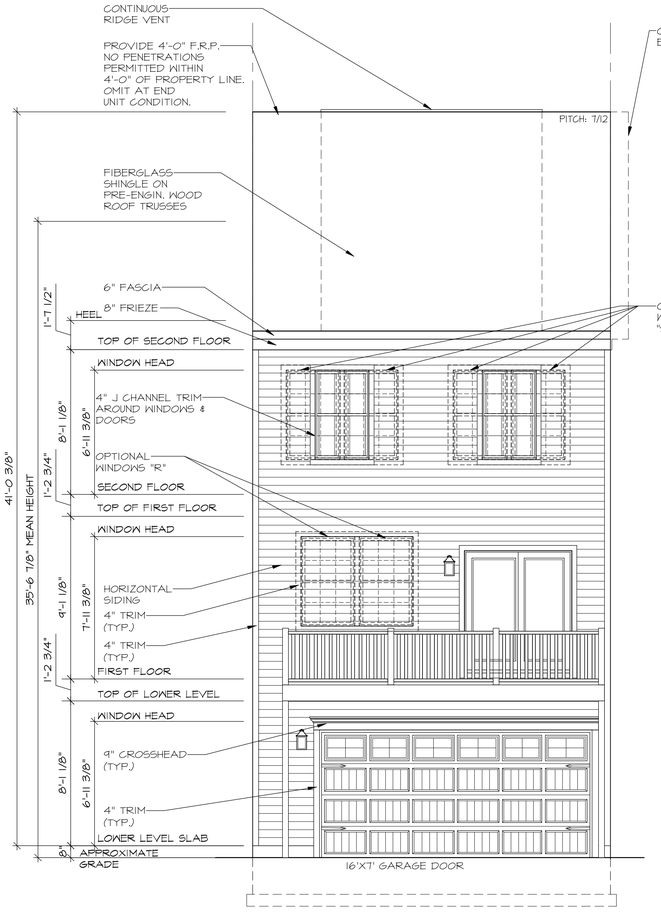



## LEFT SIDE ELEVATION

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

WADE ARCHITECTURE
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09/03/2021

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"

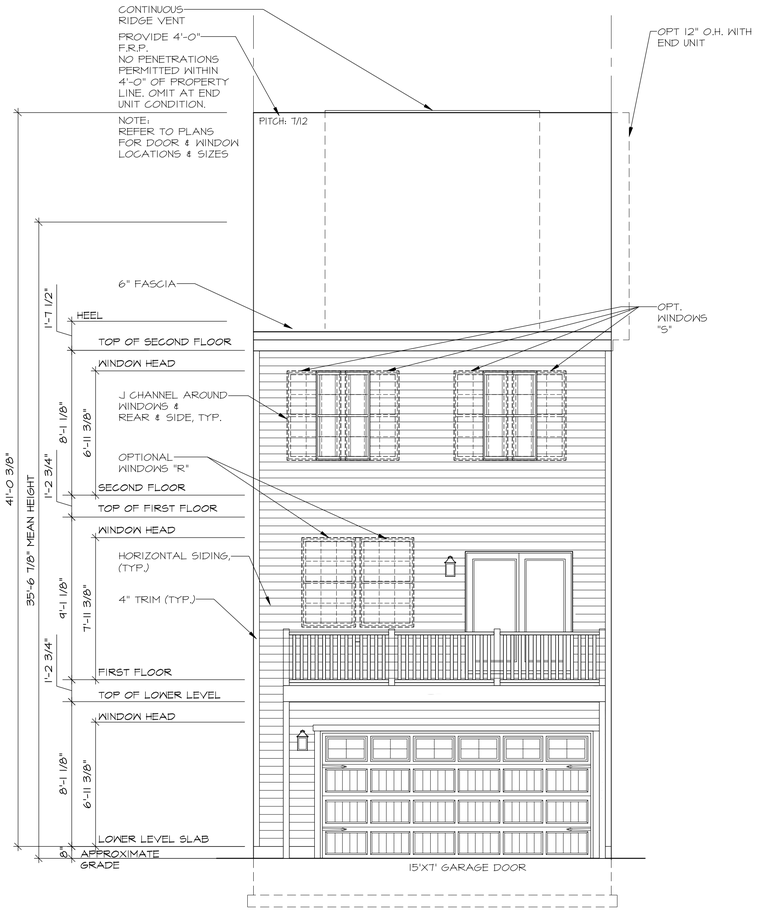
HOUSE NAME: COLUMBUS
DRAWING TITLE: SIDE AND REAR ELEVATIONS

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

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

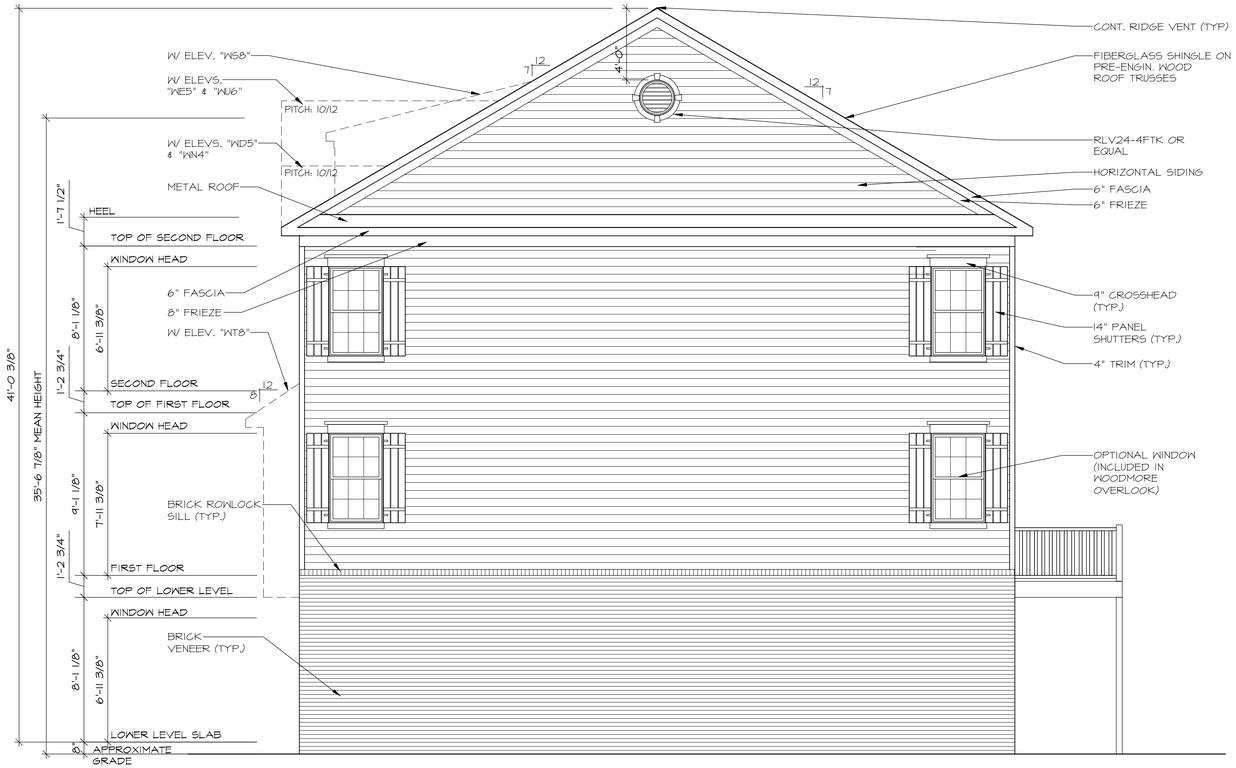
D·R·HORTON® America's Builder

09/03/2021

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

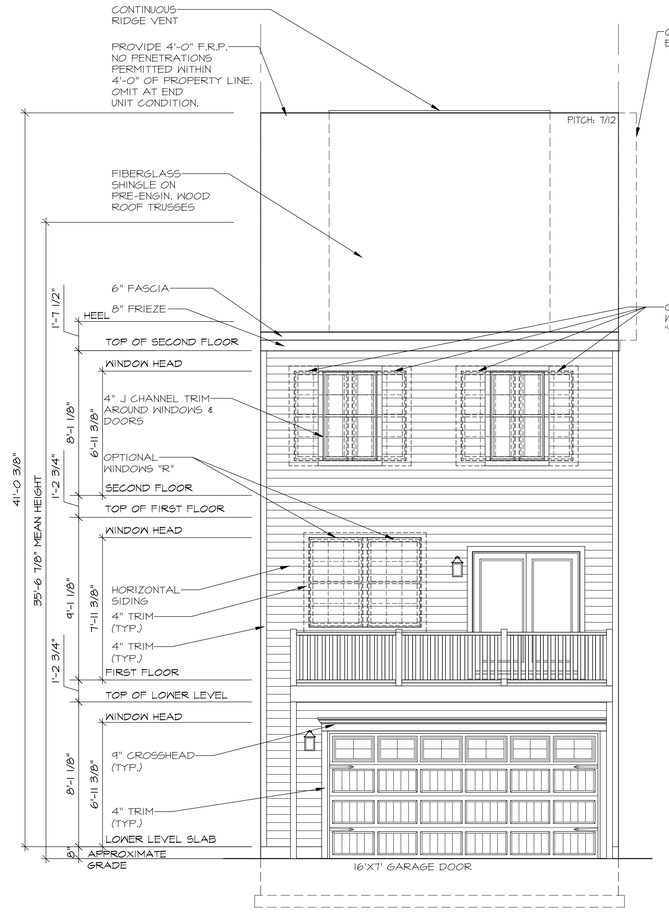



## RIGHT SIDE ELEVATION

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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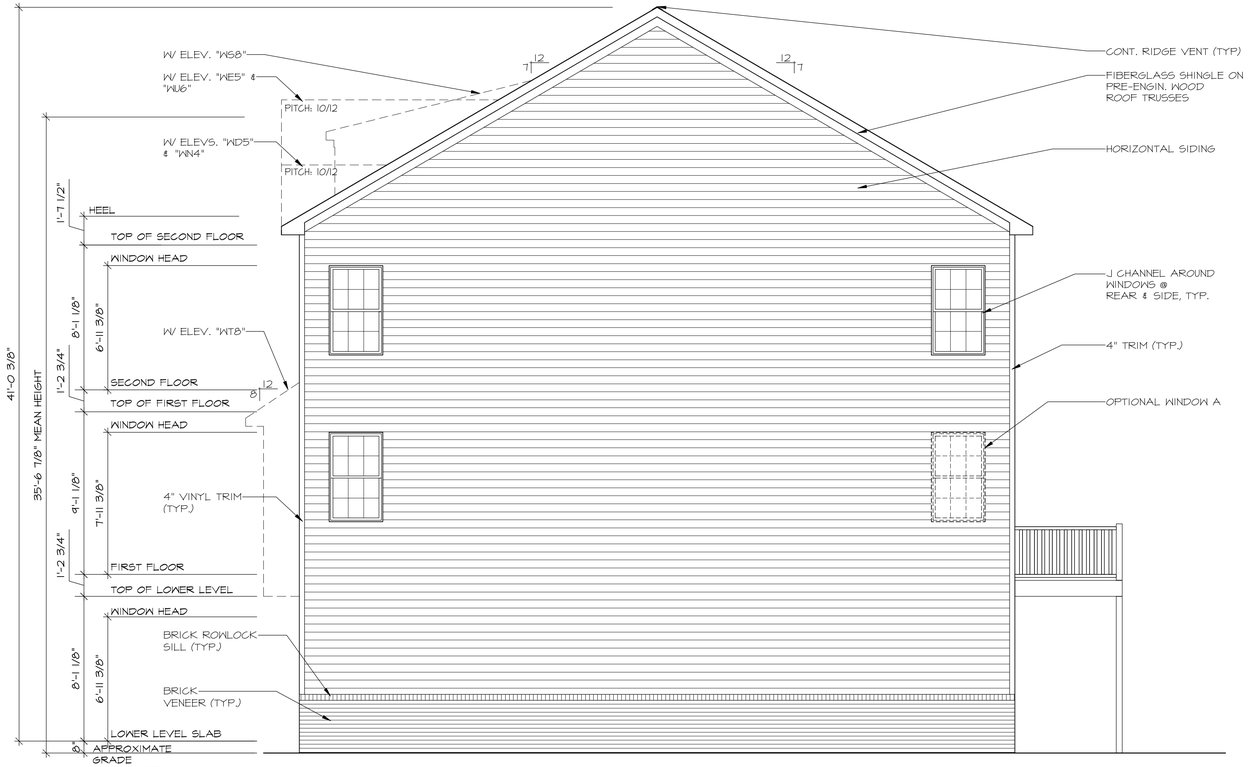
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 08/28/2025 |
| PROJECT NO. | DT10 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: COLUMBUS

DRAWING TITLE: SIDE AND REAR ELEVATIONS

SHEET No. A.2.6




NOTE:
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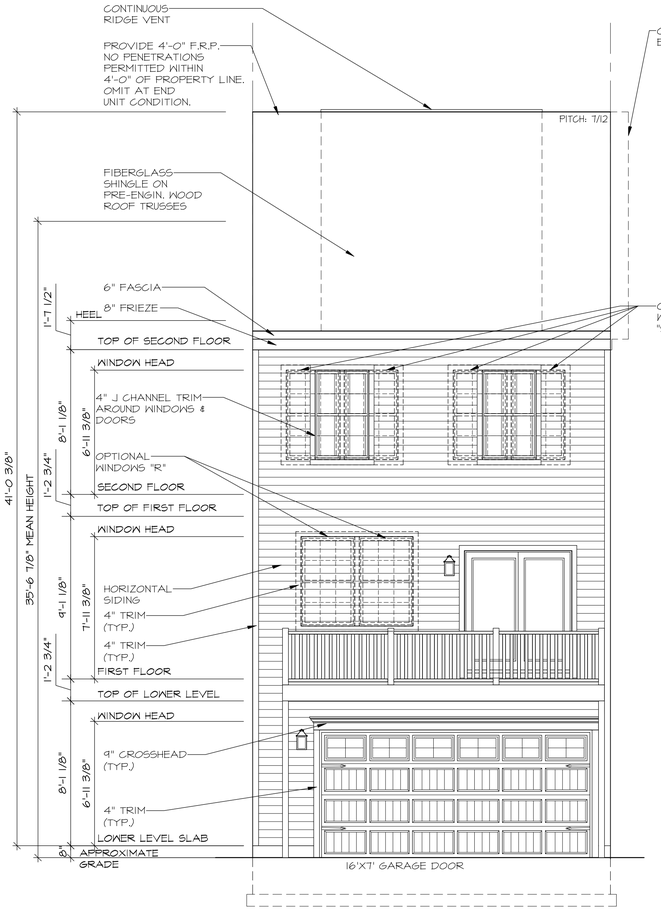
## RIGHT SIDE ELEVATION

W/ ELEV. "WD5"-"WW6" SHOWN




## REAR ELEVATION

HI-VIZ #1

09/03/2021

WADE ARCHITECTURE
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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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

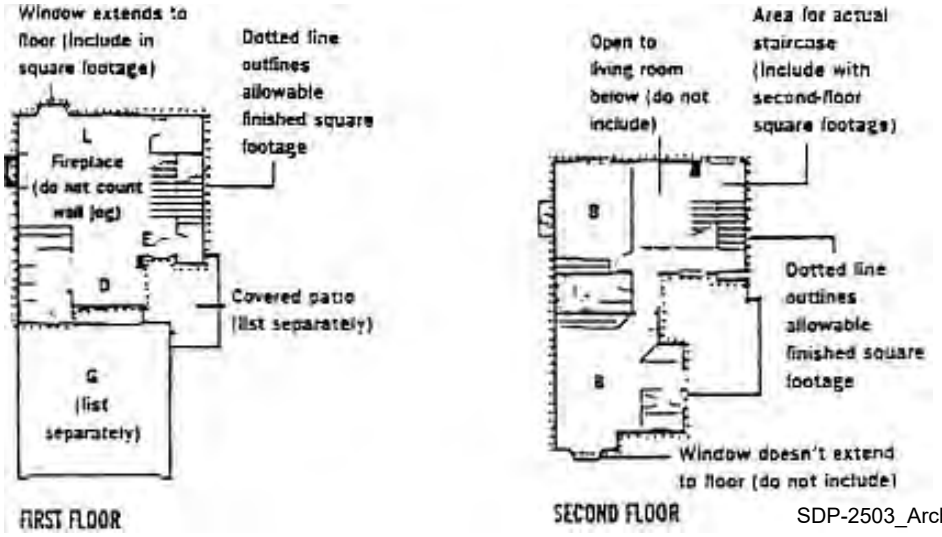
How to measure:

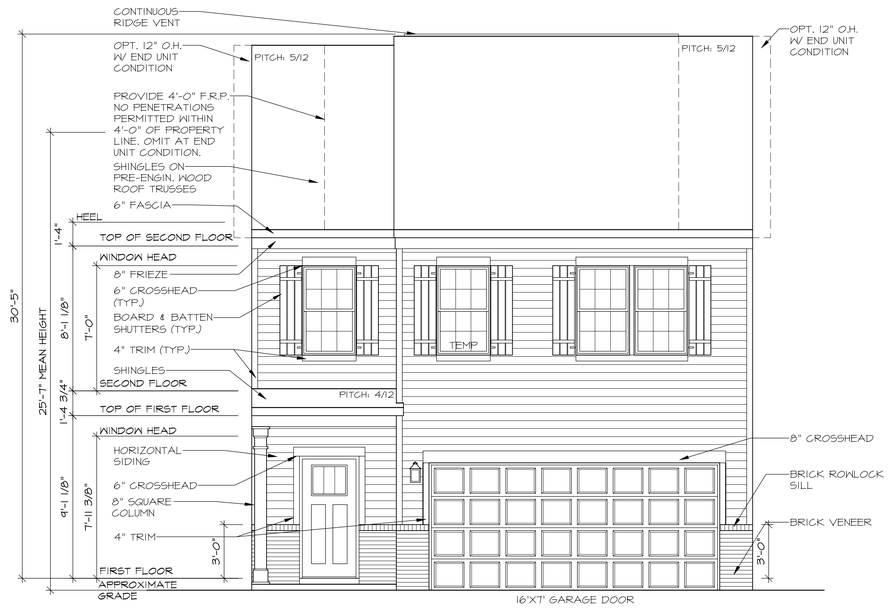
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

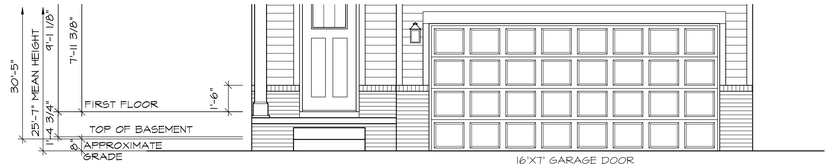
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



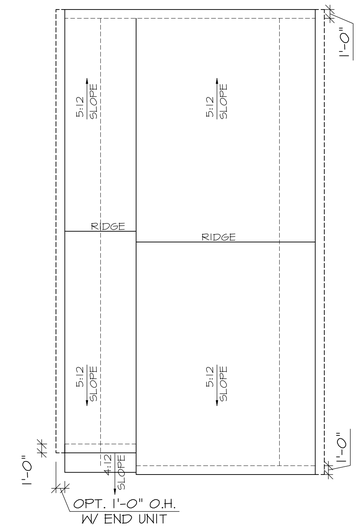



FRONT ELEVATION "F2"




FRONT ELEVATION "F2"

W/ OPT. BASEMENT

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3/10/2022

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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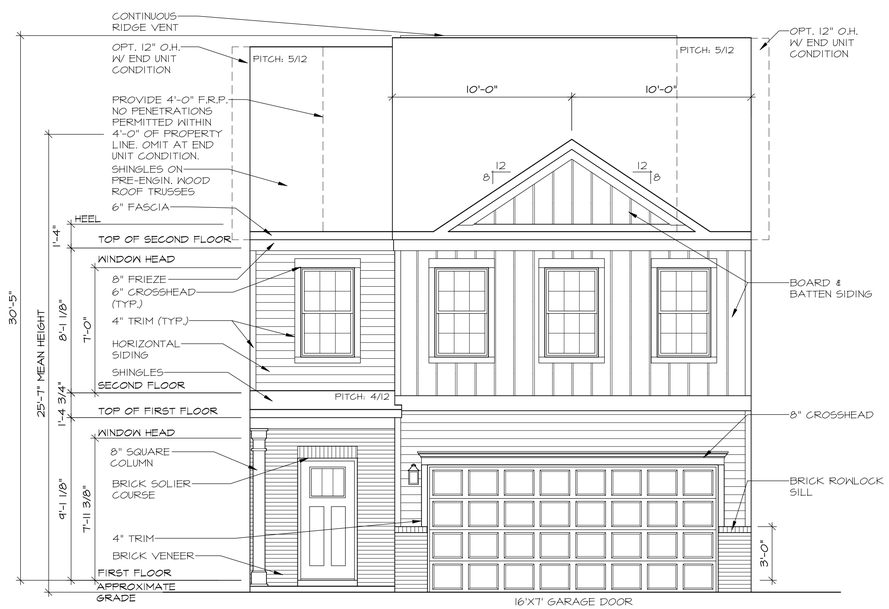
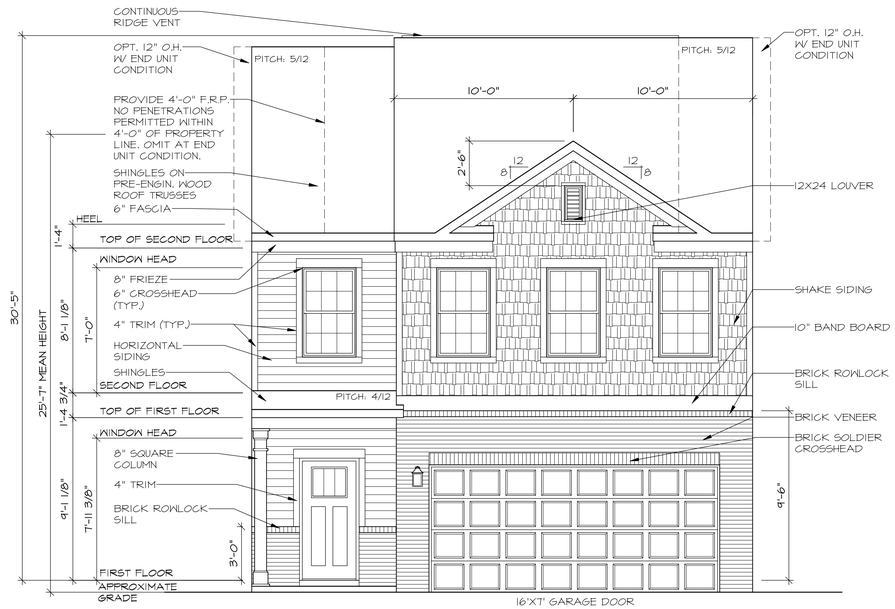
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3



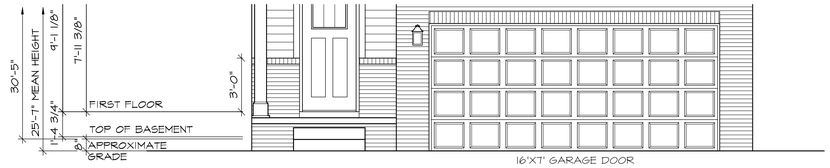

## FRONT ELEVATION "G2"




## FRONT ELEVATION "H4"

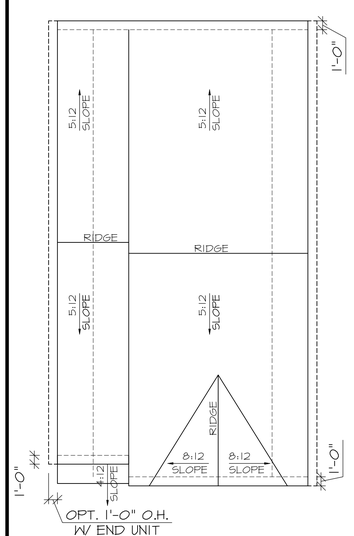
## FRONT ELEVATION "G2"

W/ OPT. BASEMENT

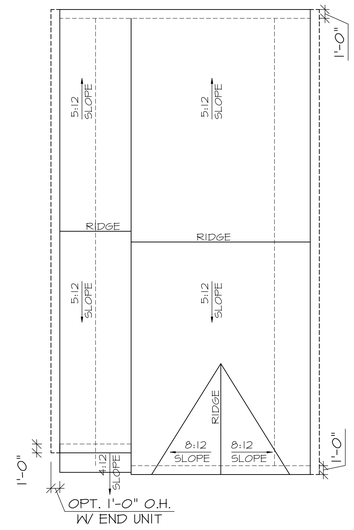



## FRONT ELEVATION "H4"

W/ OPT. BASEMENT




## ROOF PLAN

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3/10/2022

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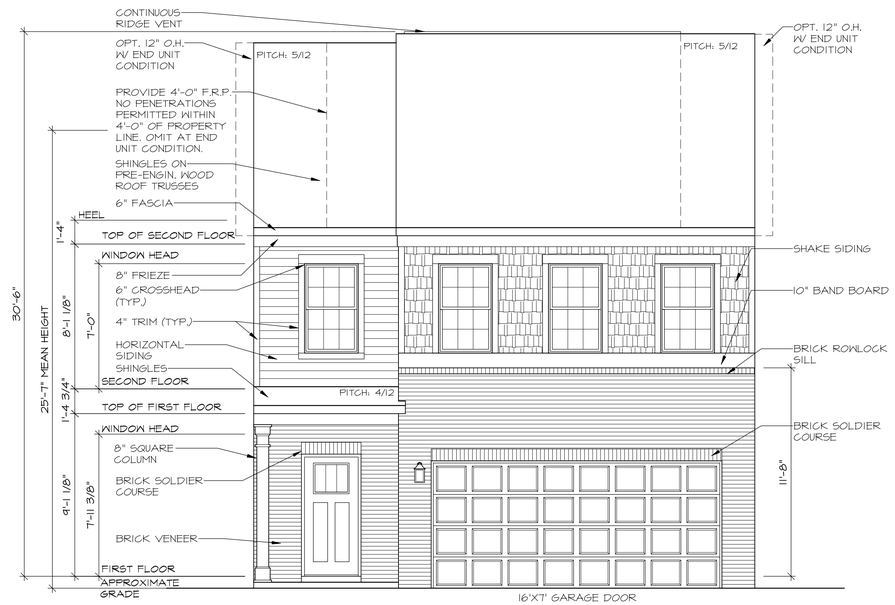
|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4

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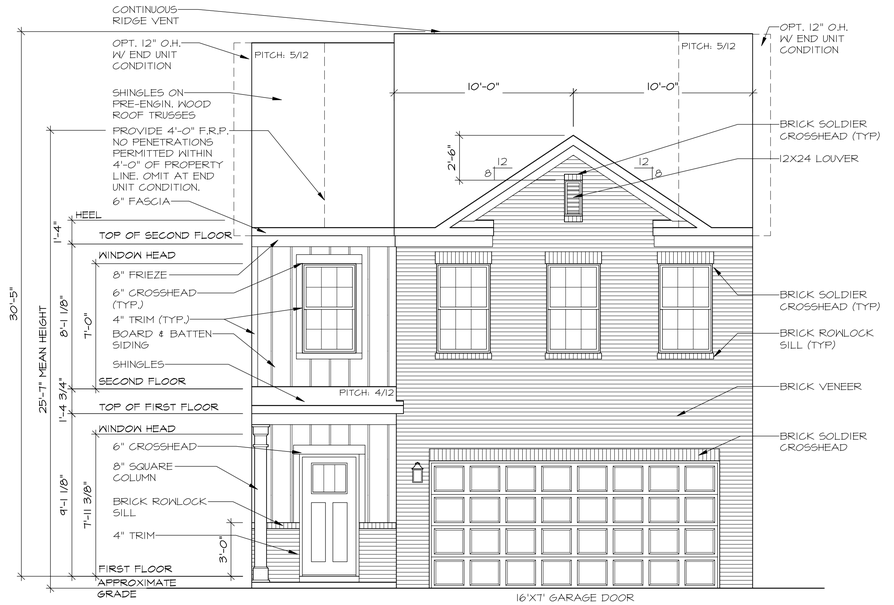


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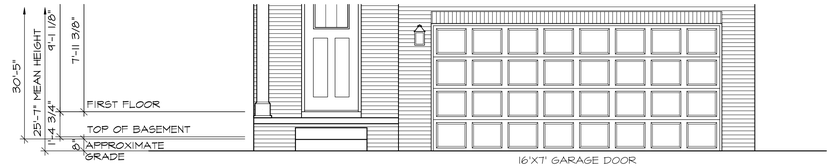
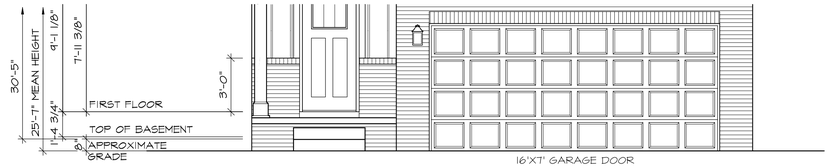
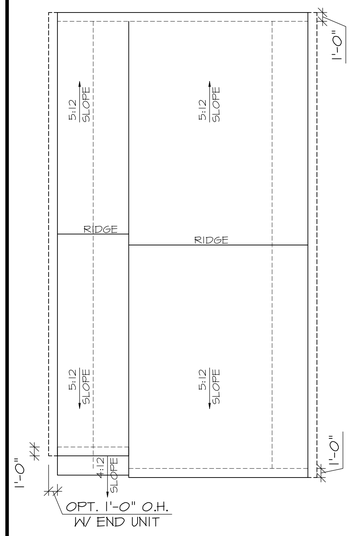


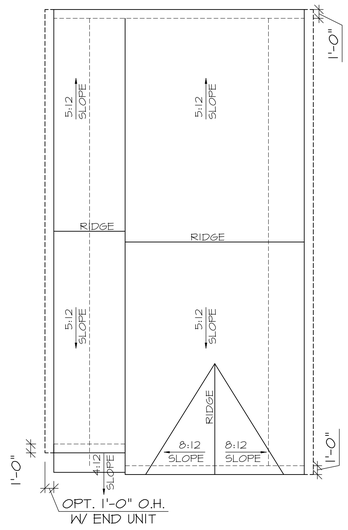

## FRONT ELEVATION "J4"
W/ OPT. BASEMENT




## FRONT ELEVATION "K4"
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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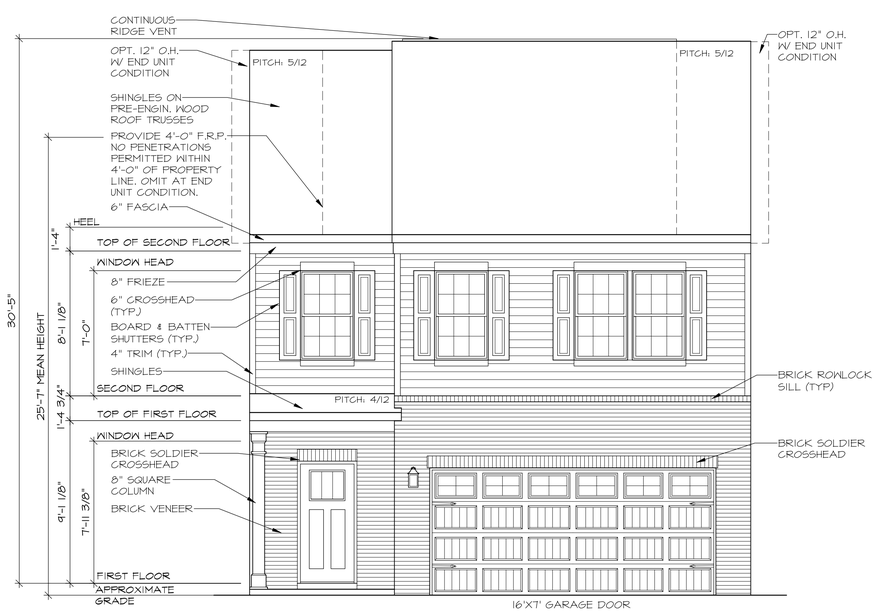
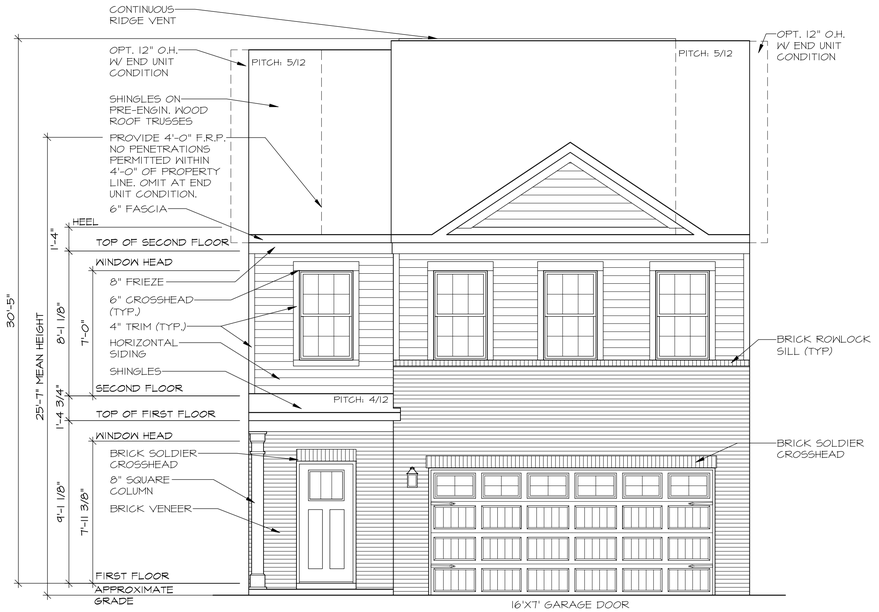
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5




## FRONT ELEVATION "L4"



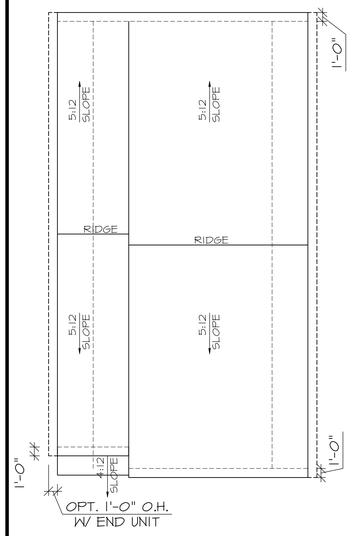

## FRONT ELEVATION "M4"

## FRONT ELEVATION "L4"

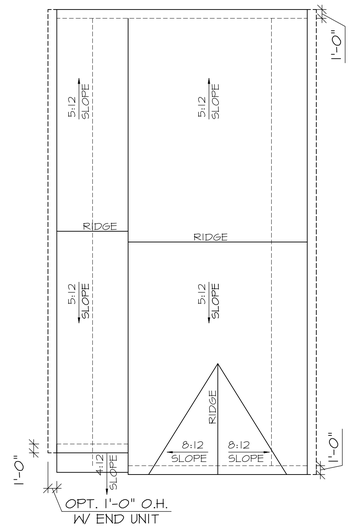
W/ OPT. BASEMENT

## FRONT ELEVATION "M4"

W/ OPT. BASEMENT




## ROOF PLAN

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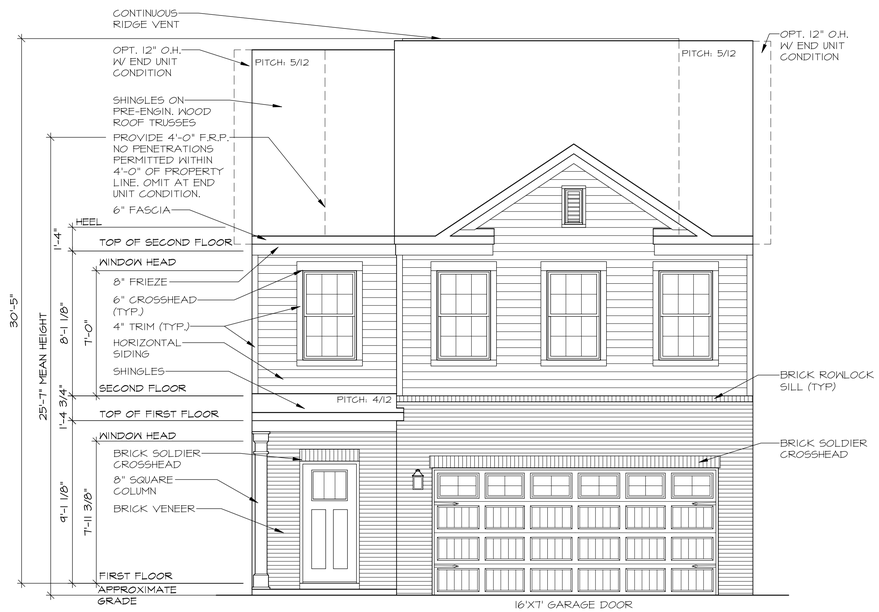
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6

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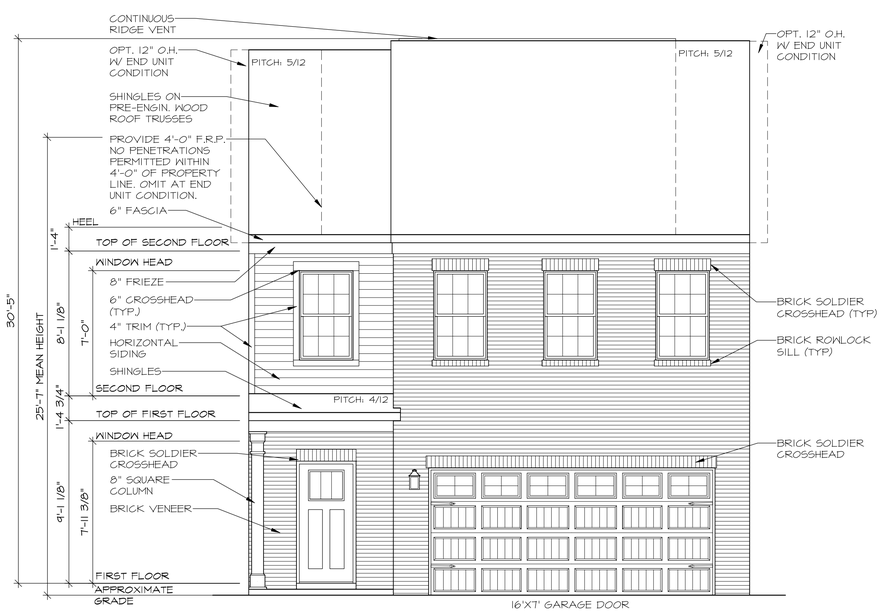


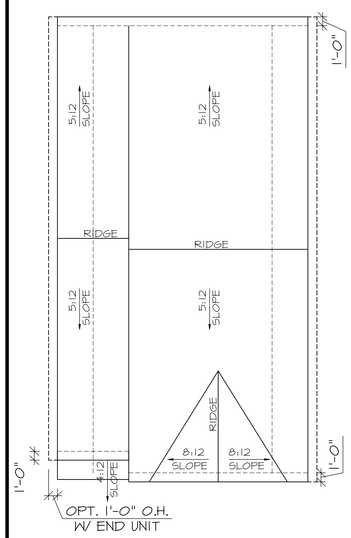

## FRONT ELEVATION "P4"

## FRONT ELEVATION "N4"

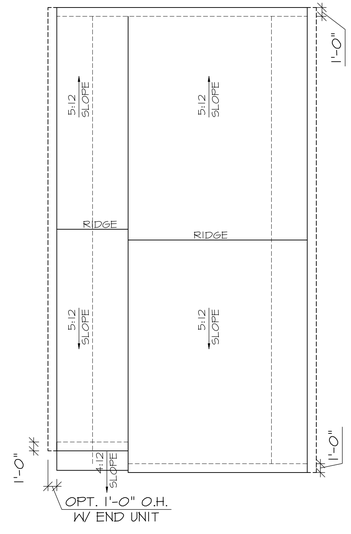
W/ OPT. BASEMENT

## FRONT ELEVATION "P4"

W/ OPT. BASEMENT




## ROOF PLAN




## ROOF PLAN

Professional Certification
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License number 15137, expiration date 08/31/2023.

STATE OF MARYLAND · CHARLES W. SMITH · 15137 · ARCHITECT

3/10/2022

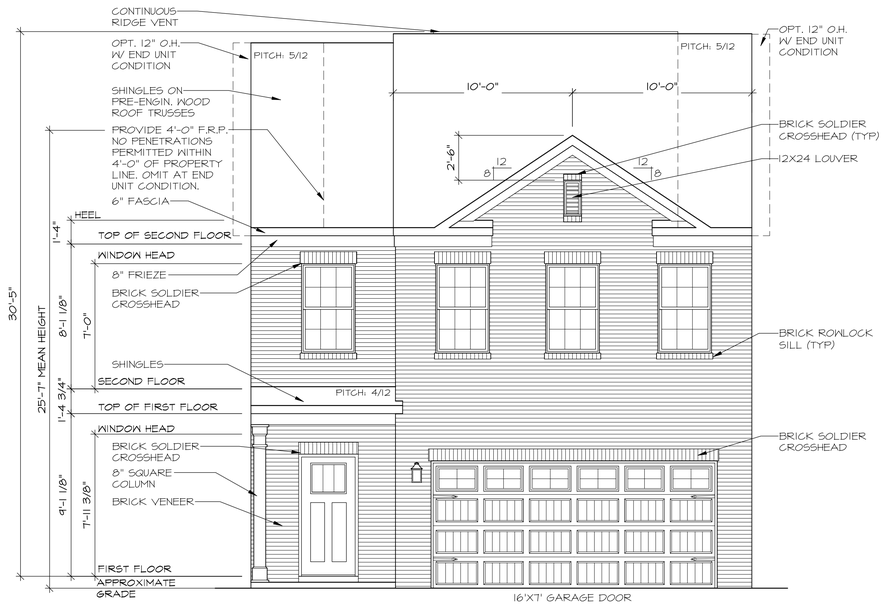
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

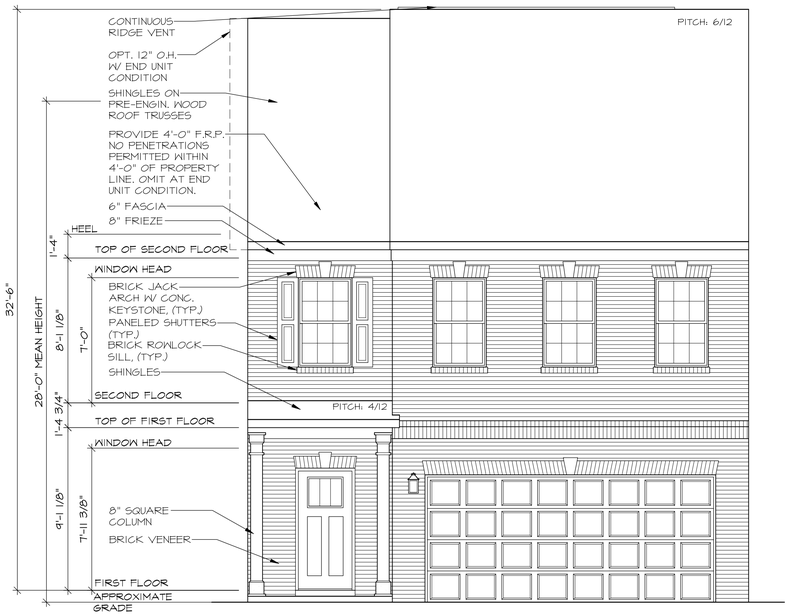
| |
|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




## FRONT ELEVATION "Q8"



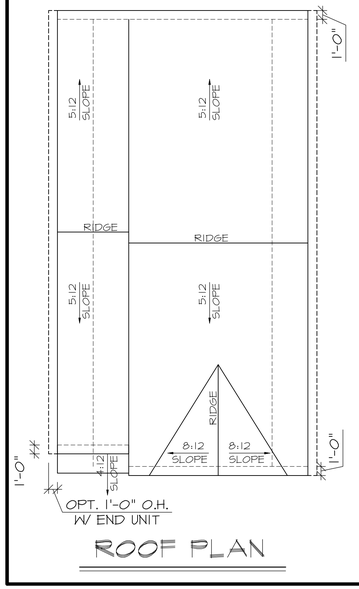

## FRONT ELEVATION "R8"

## FRONT ELEVATION "Q8"

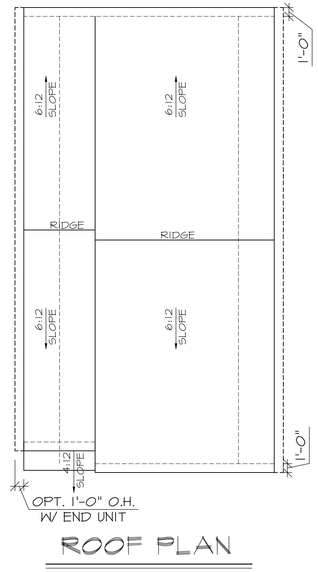
W/ OPT. BASEMENT

## FRONT ELEVATION "R8"

W/ OPT. BASEMENT




## ROOF PLAN




## ROOF PLAN

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STATE OF MARYLAND · CHARLES W. SMITH JR. · 15137 · ARCHITECT

3/10/2022

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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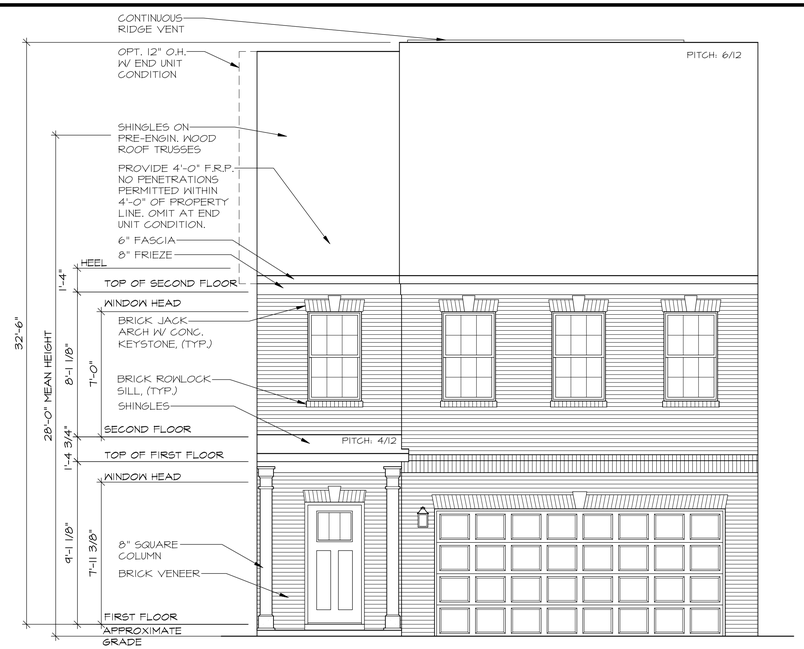
| |
|---|
| DRAWN BY: L. GABB |
| DATE: 03/10/2022 |
| PROJECT NO. DT41 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

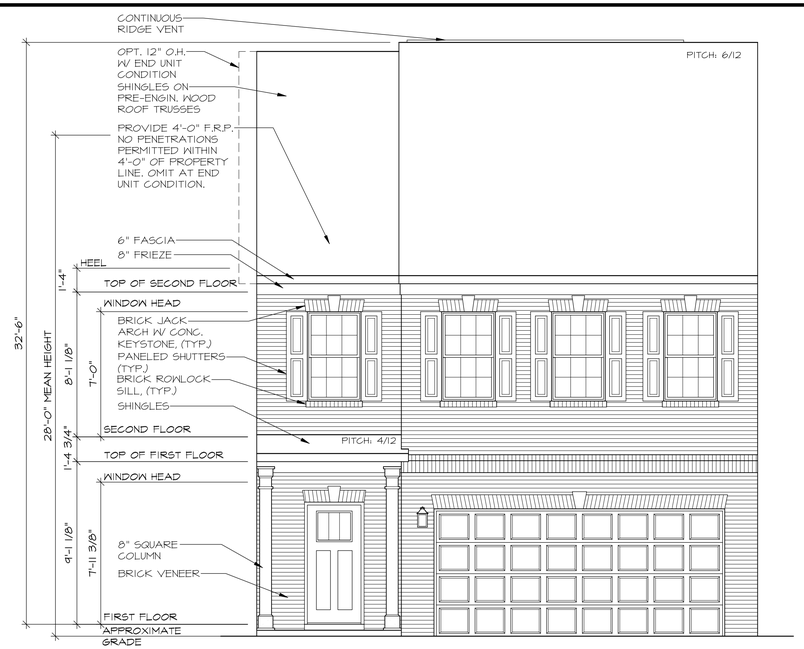
HOUSE NAME: CROFTON

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8




FRONT ELEVATION "S8"



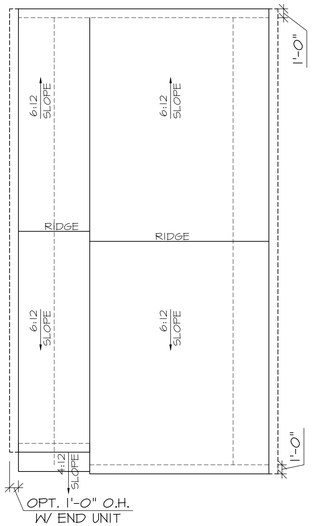

FRONT ELEVATION "U8"

FRONT ELEVATION "S8"

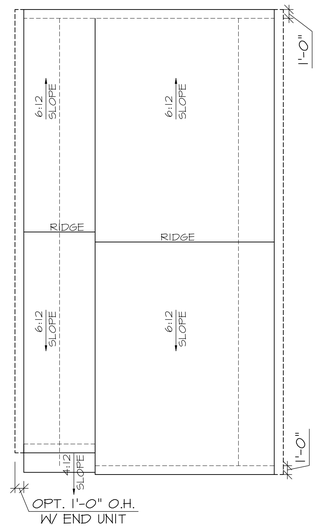
W/ OPT. BASEMENT

FRONT ELEVATION "U8"

W/ OPT. BASEMENT




ROOF PLAN




ROOF PLAN

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License number 15137, expiration date 08/31/2023.

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3/10/2022

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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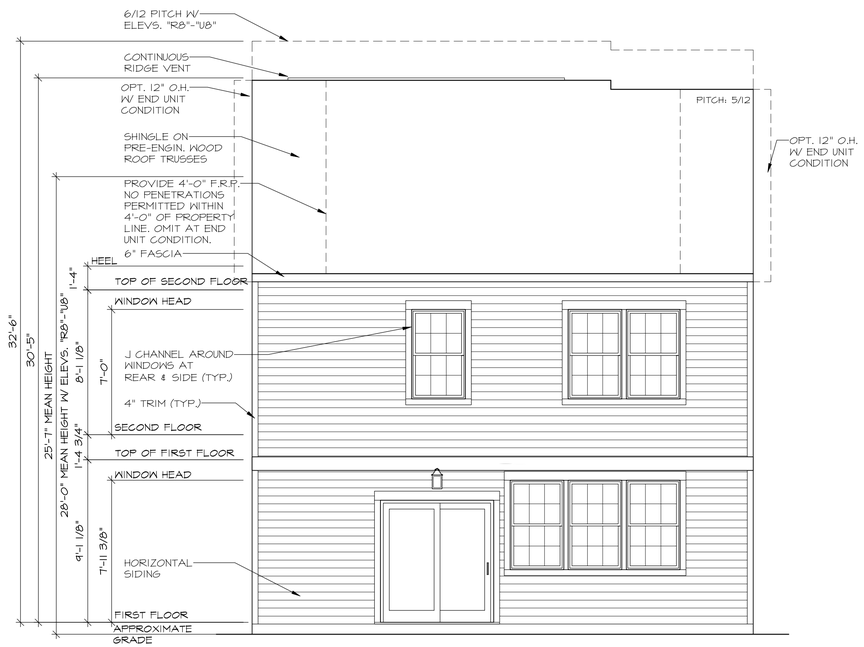
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

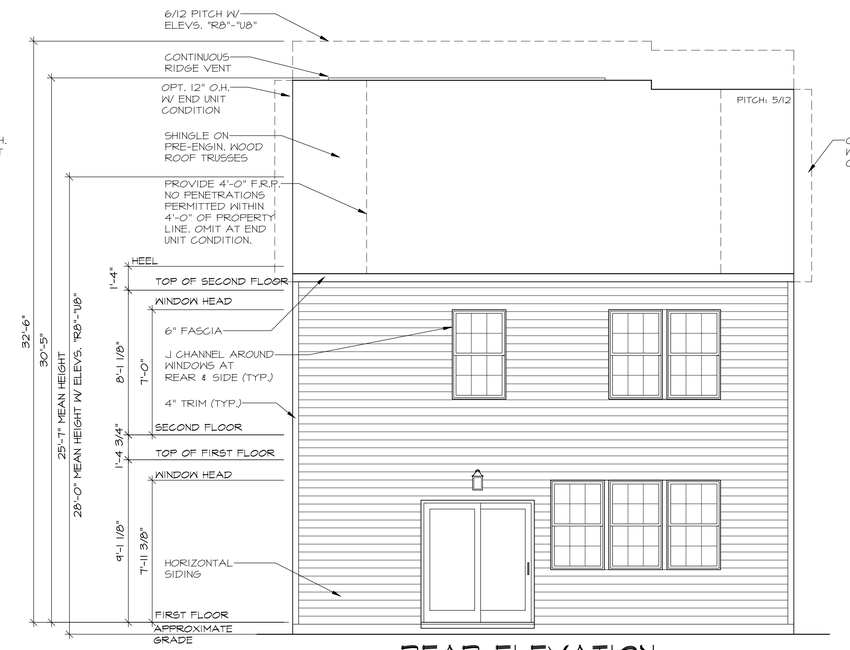
HOUSE NAME: CROFTON
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9

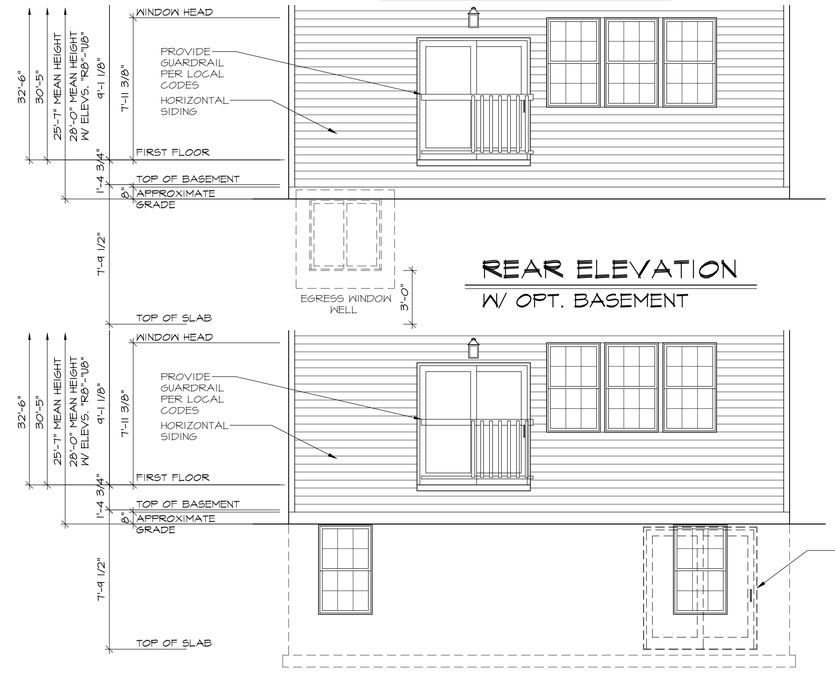



## REAR ELEVATION

SHOWN W/ HI-VIZ




## REAR ELEVATION




## REAR ELEVATION

W/ OPT. BASEMENT

## REAR ELEVATION

W/ OPT. BASEMENT
W/ OPT. LOOKOUT
W/ OPT. WALKOUT

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3/10/2022

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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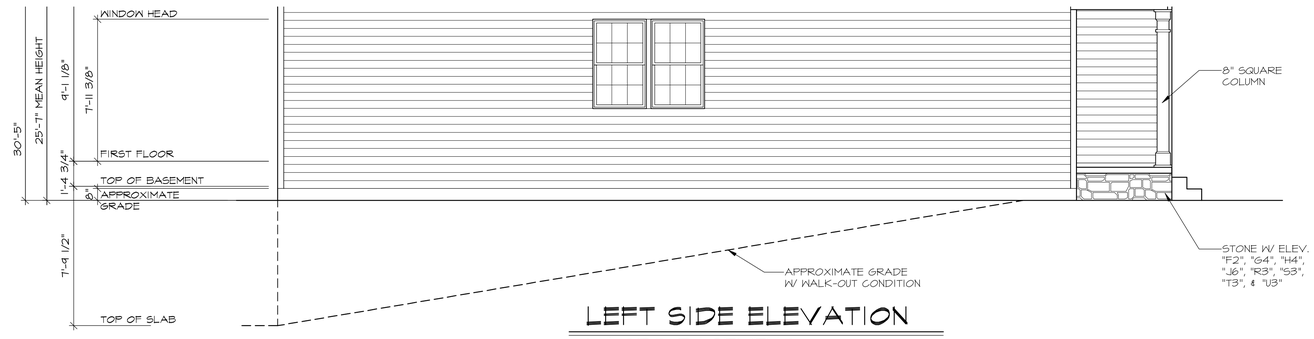
| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 03/10/2022 |
| PROJECT NO. | DT41 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: CROFTON

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1

## LEFT SIDE ELEVATION




## LEFT SIDE ELEVATION
### 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: SIDE ELEVATIONS

SHEET No. A.2.2

LEFT SIDE ELEVATION

W/ HI-VIZ

LEFT SIDE ELEVATION

W/ HI-VIZ

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15137
ARCHITECT

3/10/2022

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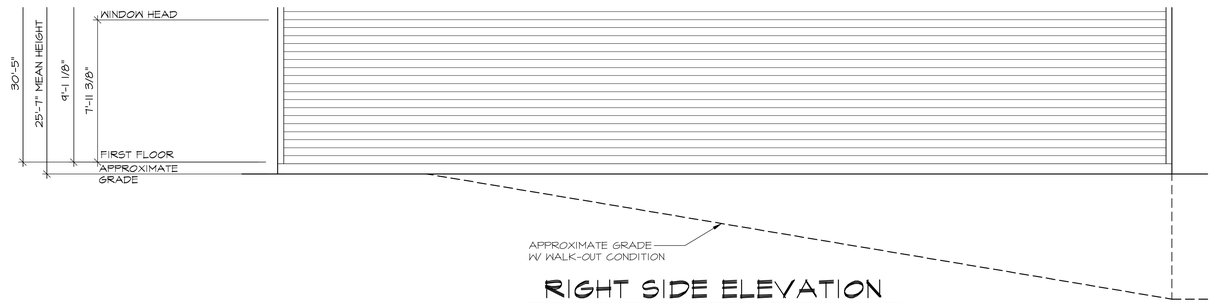
DRAWN BY: L. GABB
DATE: 03/10/2022
PROJECT NO. DT41
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: CROFTON
DRAWING TITLE: 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.

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3/10/2022

WADE ARCHITECTURE
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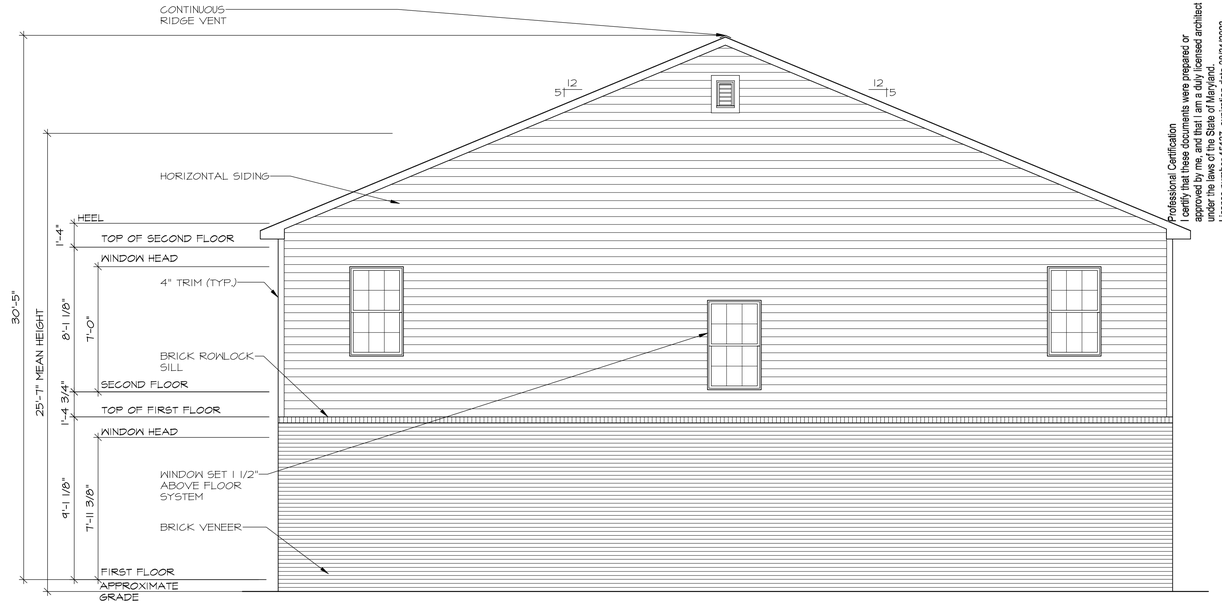
| | |
|---|---|
| DRAWN BY: | L. GABB |
| DATE: | 03/10/2022 |
| PROJECT NO. | DT41 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: CROFTON

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6




RIGHT SIDE ELEVATION

SHOWN W/ HI-VIZ

RIGHT SIDE ELEVATION

SHOWN W/ HI-VIZ

Professional Certification
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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: SIDE ELEVATIONS

SHEET No. A.2.7

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

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America's Builder

# 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 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

# 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

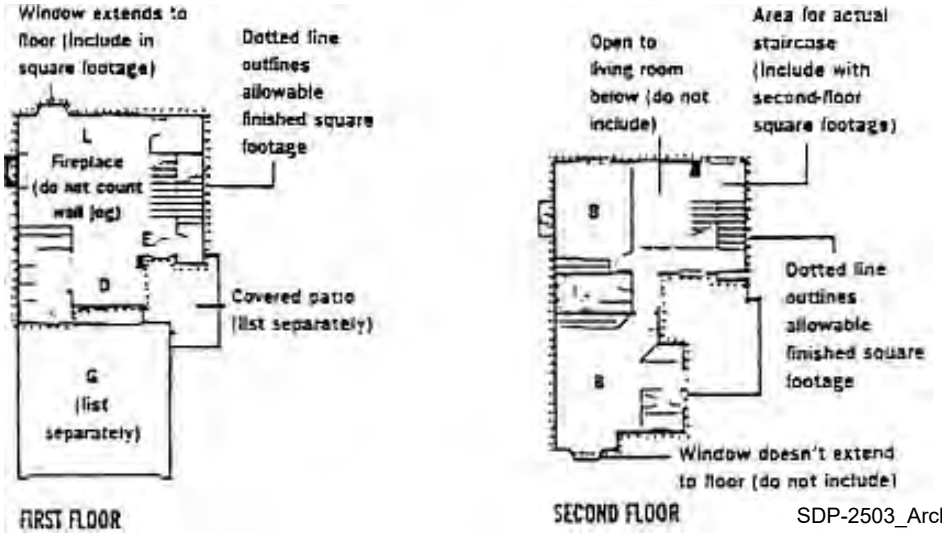
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

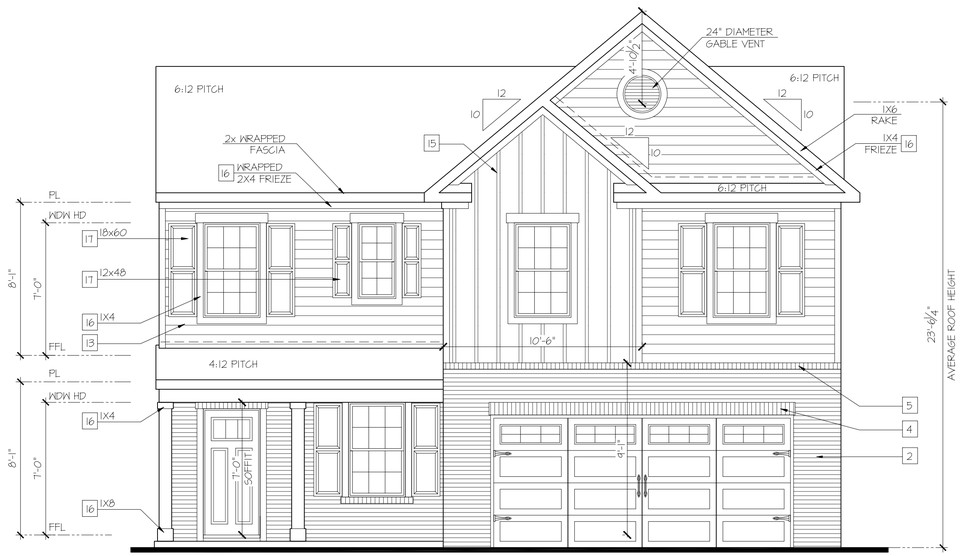
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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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| 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: **FRONT ELEVATIONS**

PRINT DATE: February 05, 2019

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

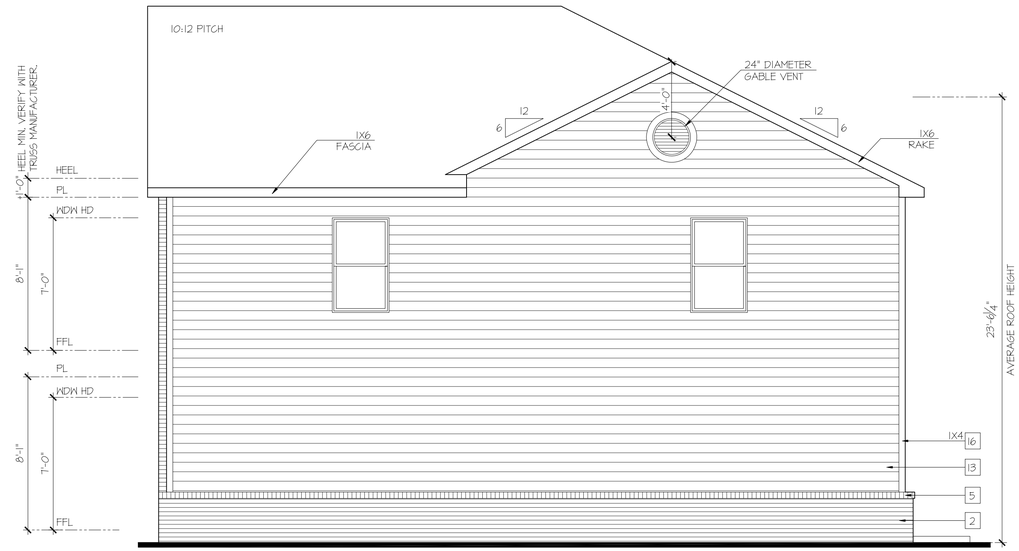
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.)

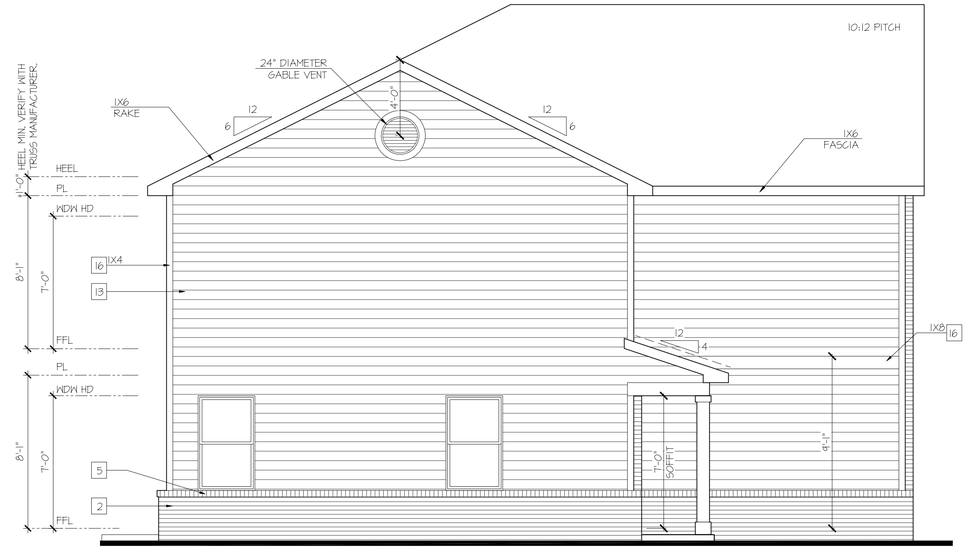



## Right Elevation 'A-2'

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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| 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: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

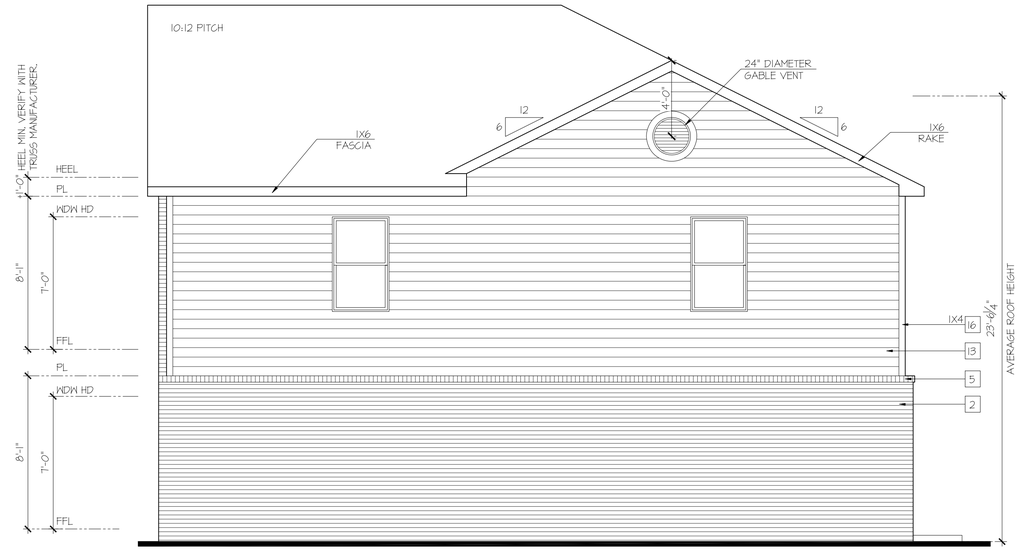
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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 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

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: **A3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

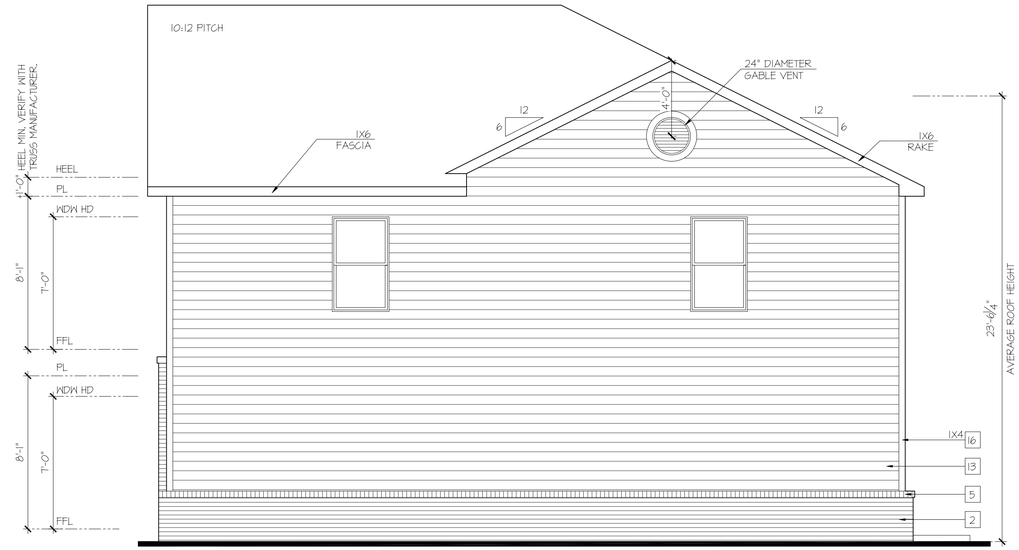
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.)

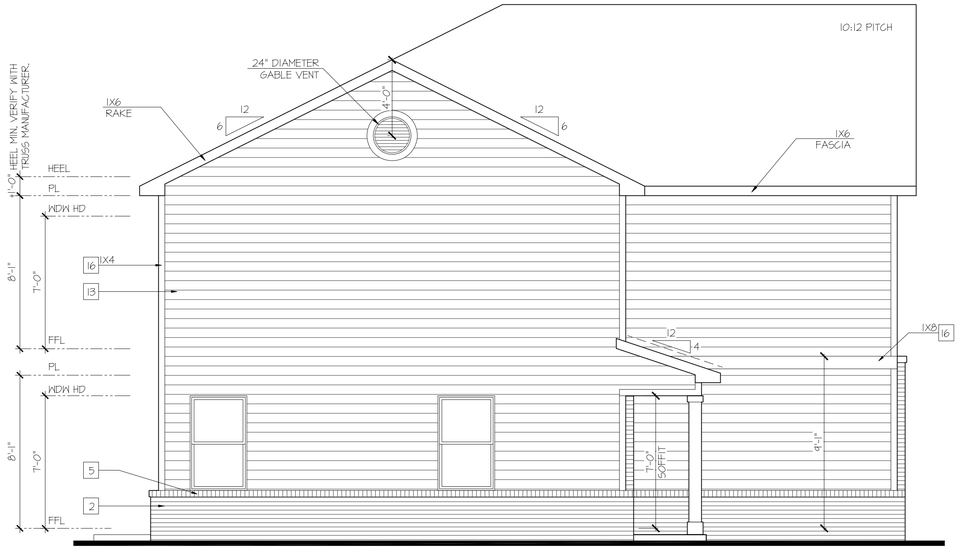



## Right Elevation 'B-2'

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:

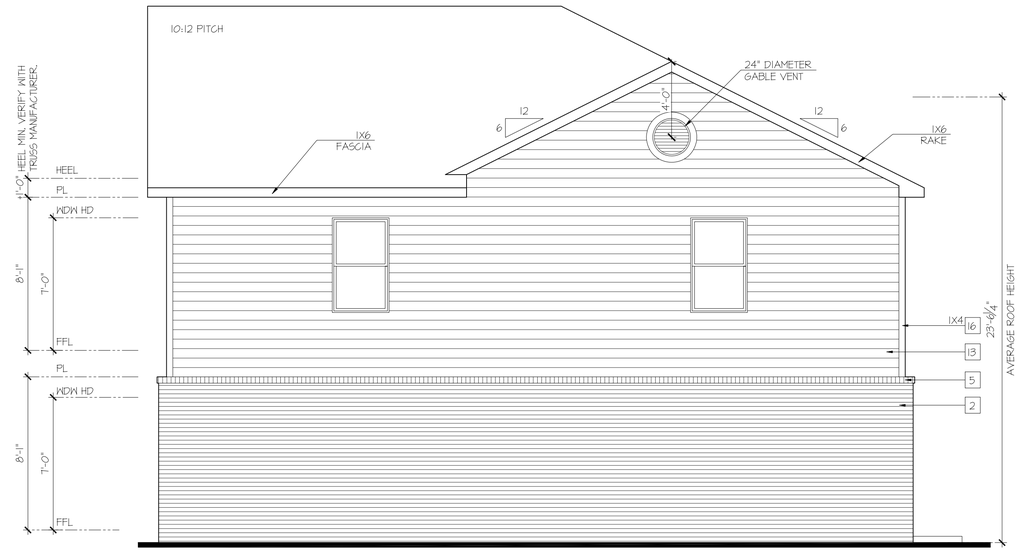
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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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# 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

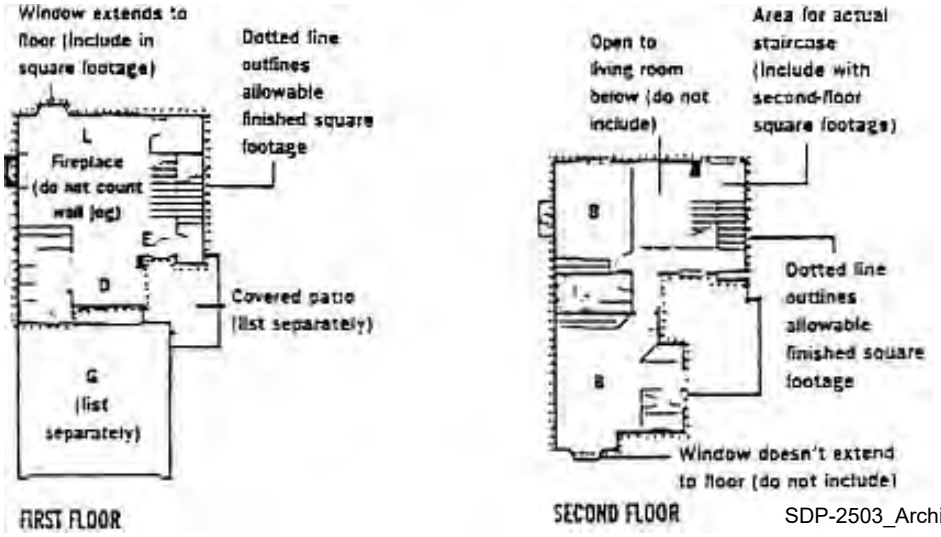
How to measure:

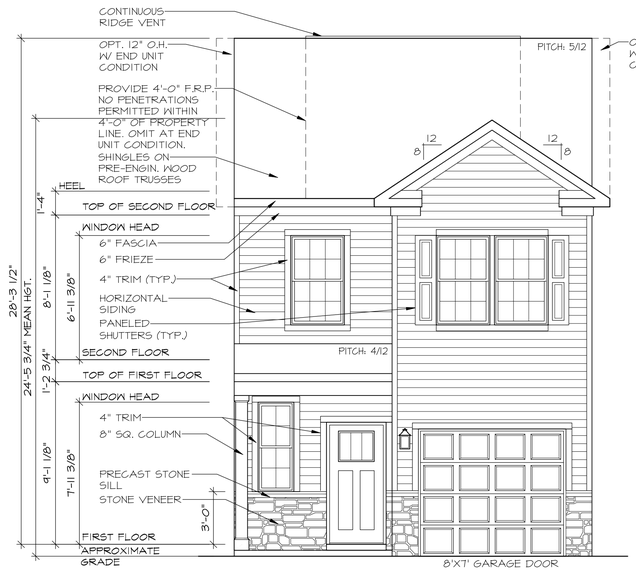
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

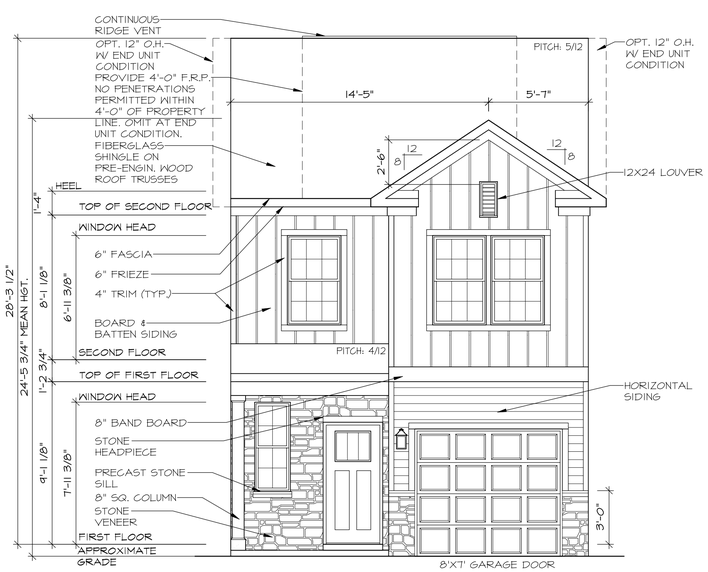
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN






## FRONT ELEVATION "A3"

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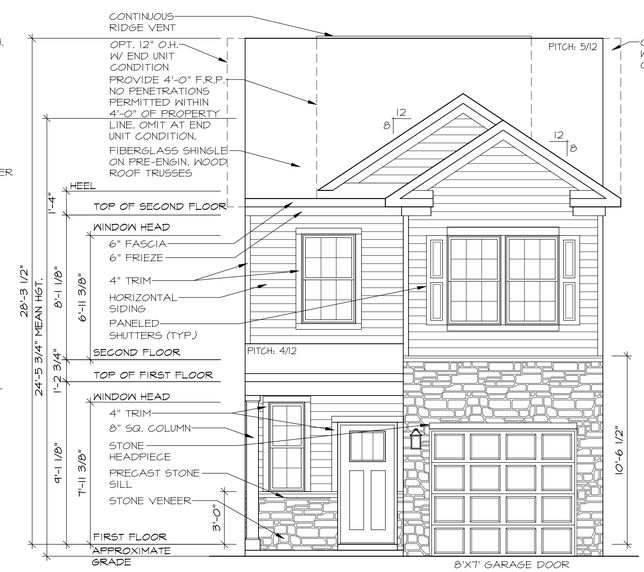


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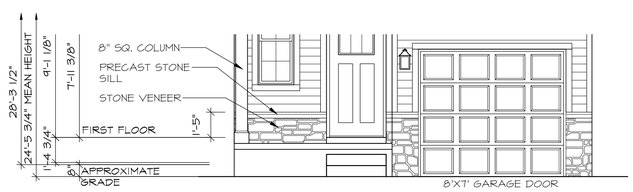


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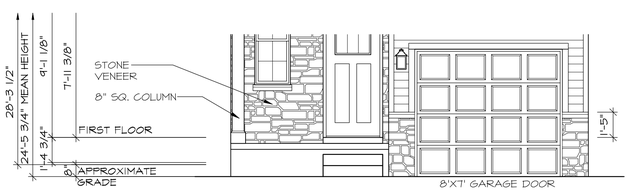
W/ OPT. BASEMENT

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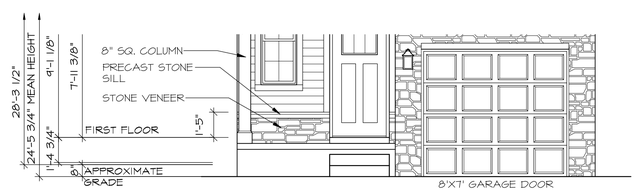
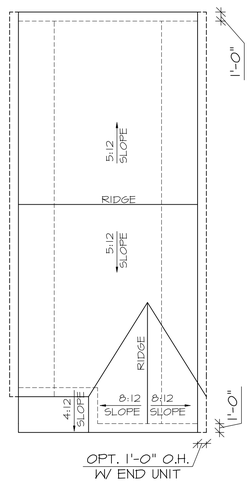
W/ OPT. BASEMENT

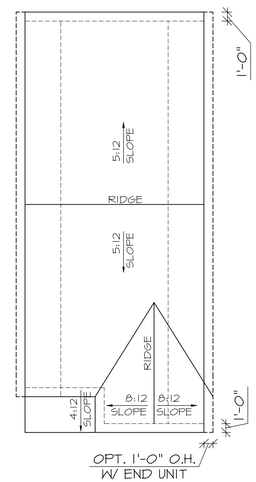



## FRONT ELEVATION "C5"
W/ OPT. BASEMENT



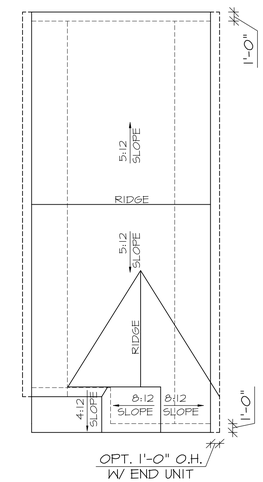

OPT. 1'-0" O.H. W/ END UNIT

## 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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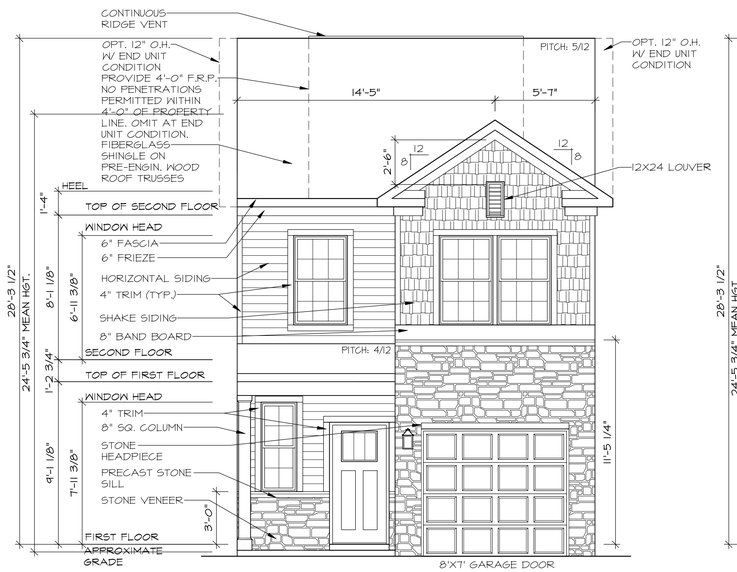
America's Builder

| | |
|---|---|
| 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.1.1

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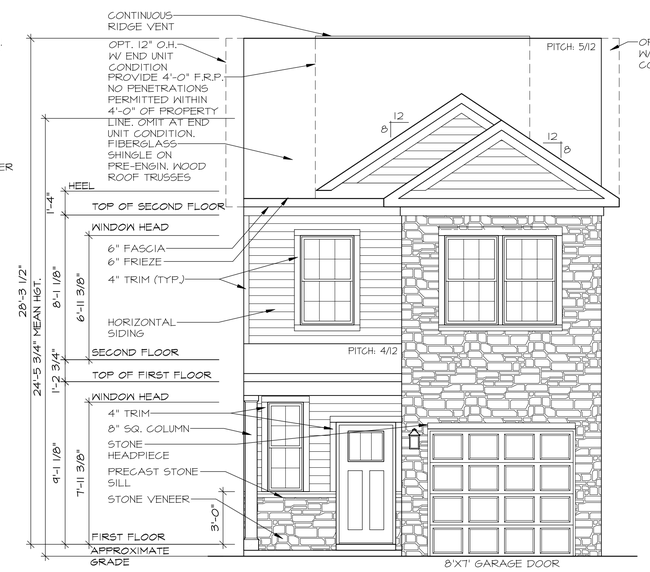


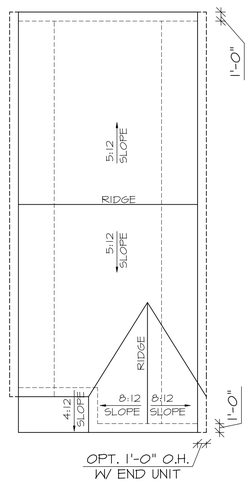

## FRONT ELEVATION "E5"

## FRONT ELEVATION "D5"

W/ OPT. BASEMENT

## FRONT ELEVATION "E5"

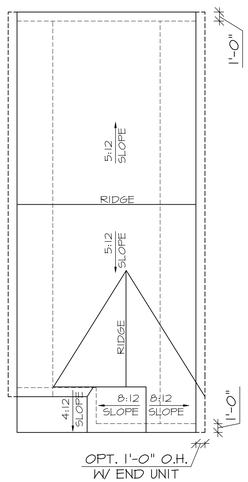
W/ OPT. BASEMENT




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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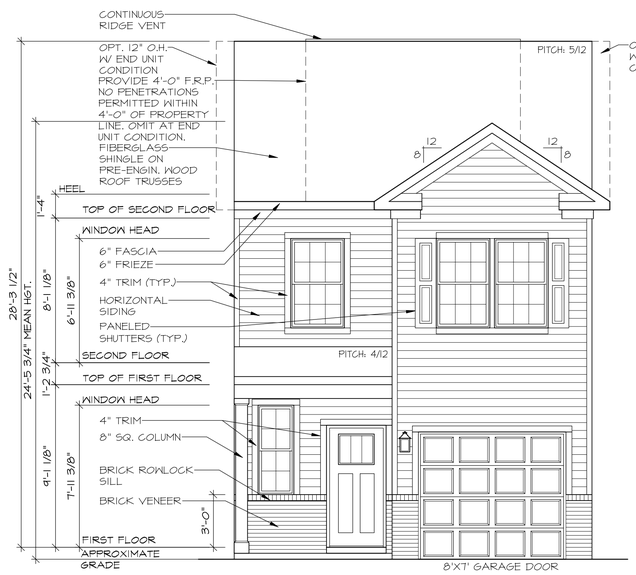
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

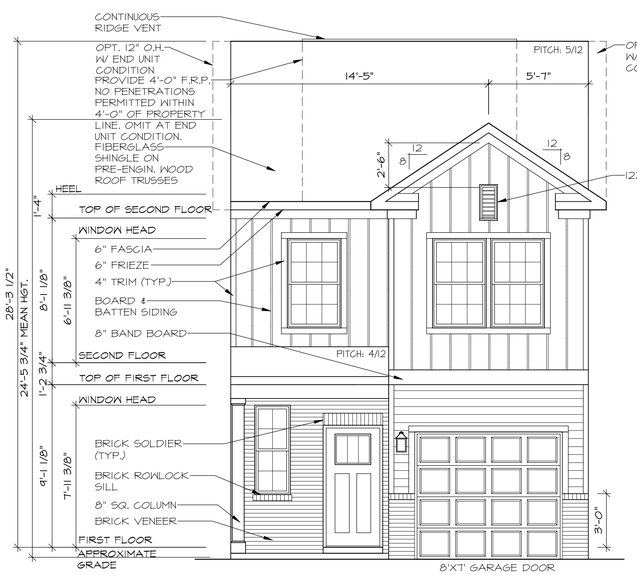
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




## FRONT ELEVATION "F2"

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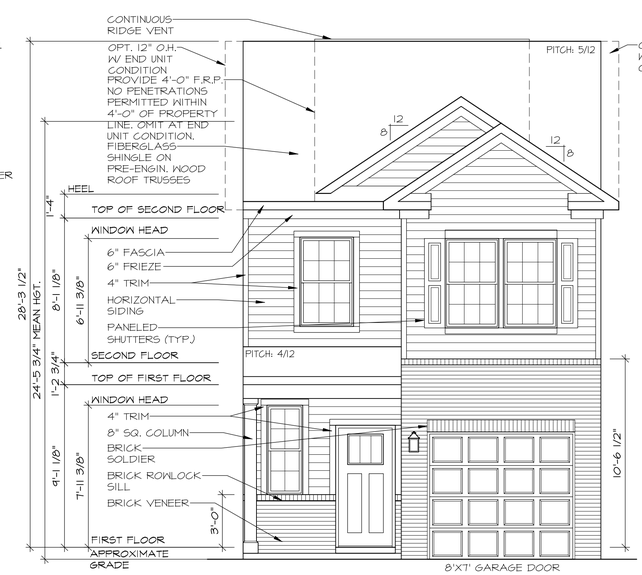


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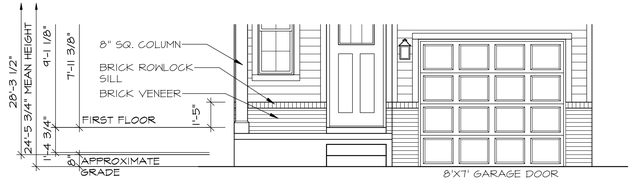
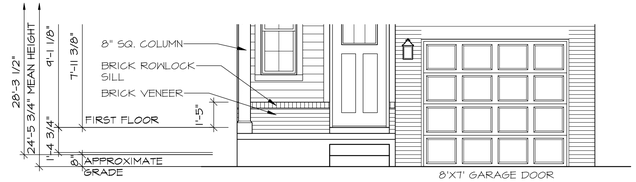
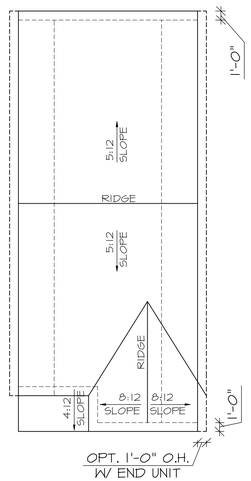



## FRONT ELEVATION "F2"
W/ OPT. BASEMENT

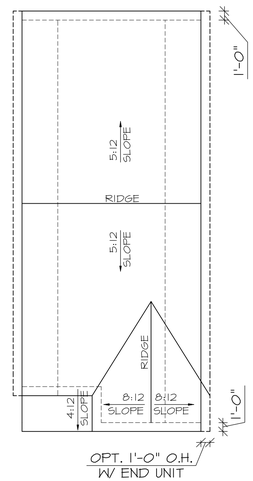
## FRONT ELEVATION "G2"
W/ OPT. BASEMENT



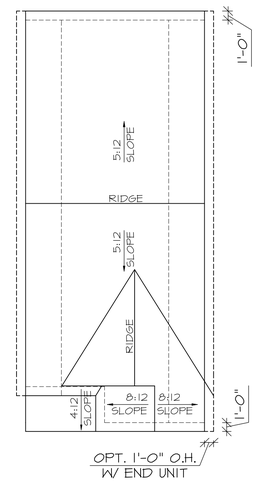

## FRONT ELEVATION "H4"
W/ OPT. BASEMENT




## ROOF PLAN
ELEV. "F2"




## ROOF PLAN
ELEV. "G2"




## ROOF PLAN
ELEV. "H4"

11/12/2021

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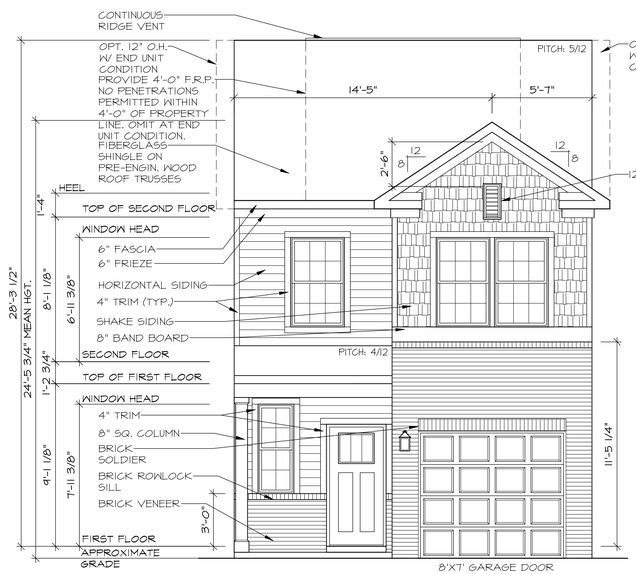
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

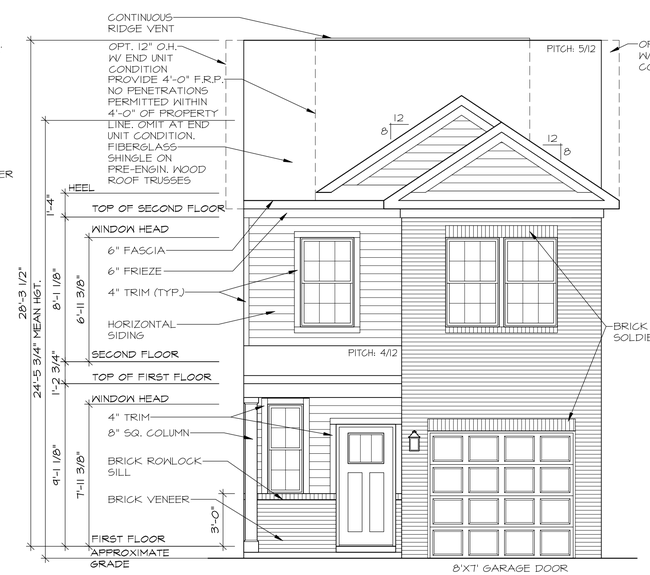
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3




# FRONT ELEVATION "J4"



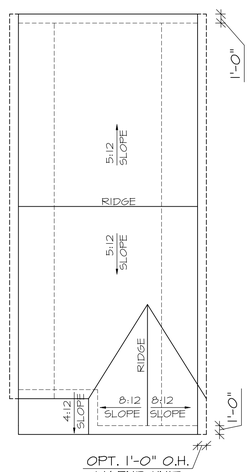

# FRONT ELEVATION "K4"

# FRONT ELEVATION "J4"

W/ OPT. BASEMENT

# FRONT ELEVATION "K4"

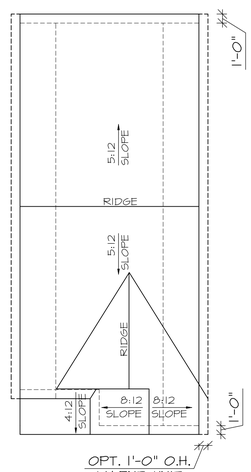
W/ OPT. BASEMENT




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

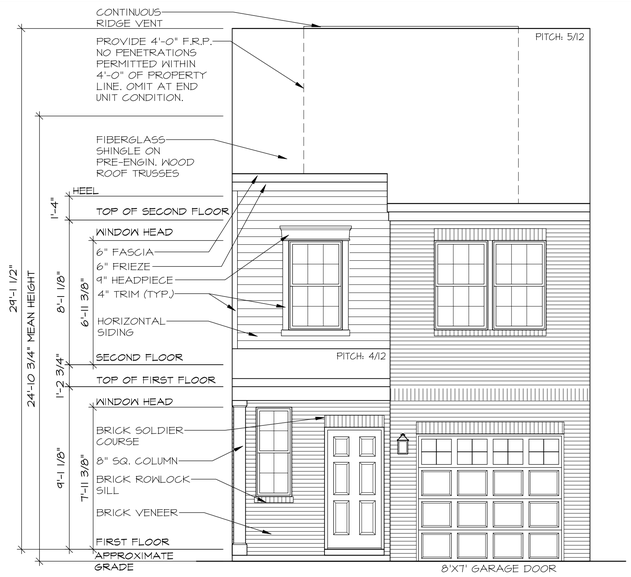
D·R·HORTON® America's Builder

| | |
|---|---|
| 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" |

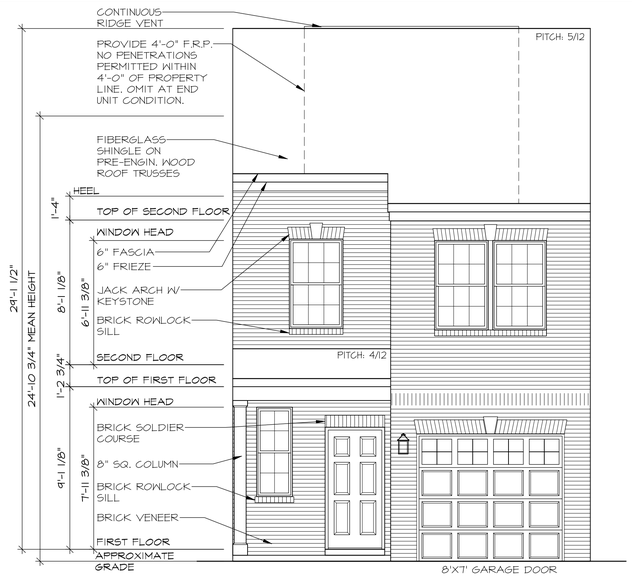
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

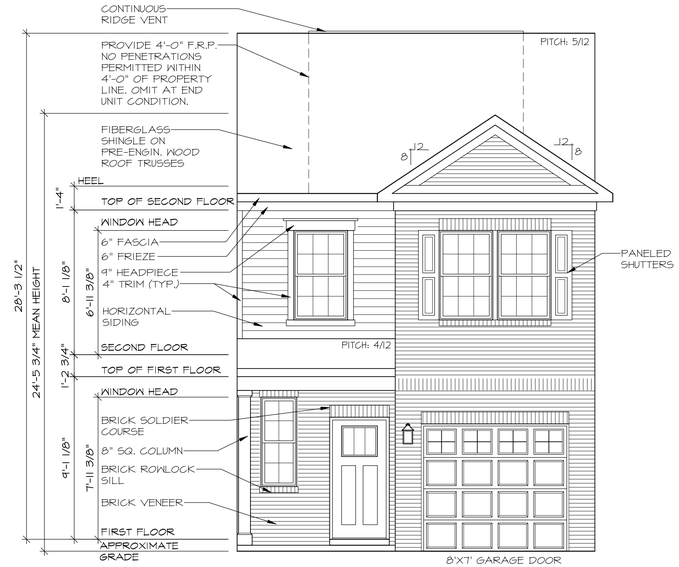
SHEET No. A.1.4



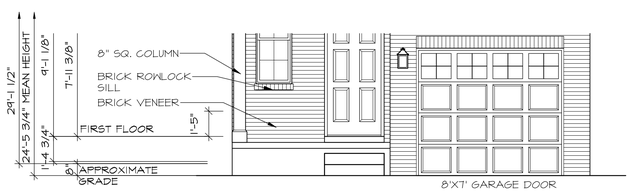

## FRONT ELEVATION "L6"



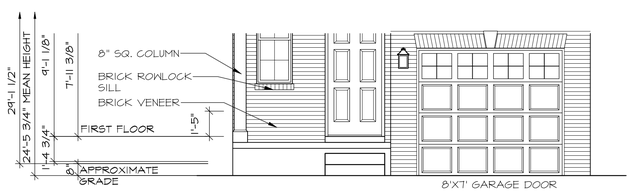

## FRONT ELEVATION "N8"



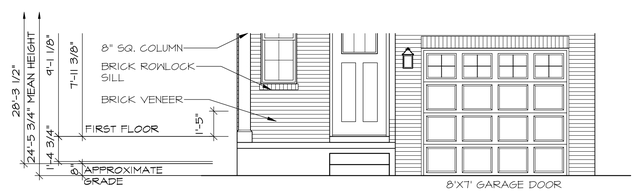

## FRONT ELEVATION "P6"



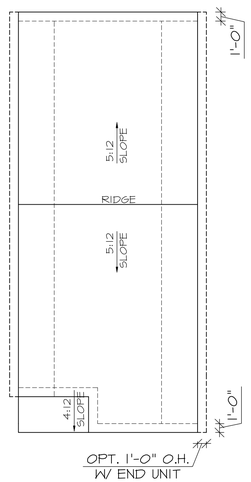

## FRONT ELEVATION "L6"
W/ OPT. BASEMENT




## FRONT ELEVATION "N8"
W/ OPT. BASEMENT

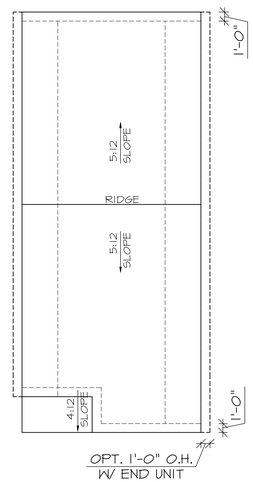



## FRONT ELEVATION "P6"
W/ OPT. BASEMENT



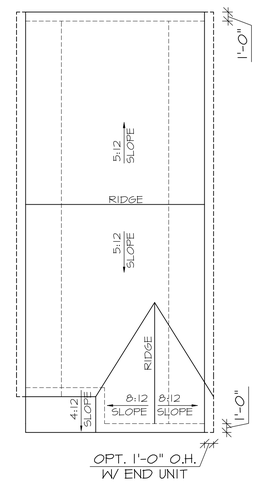

OPT. 1'-0" O.H.
W/ END UNIT

## 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

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| |
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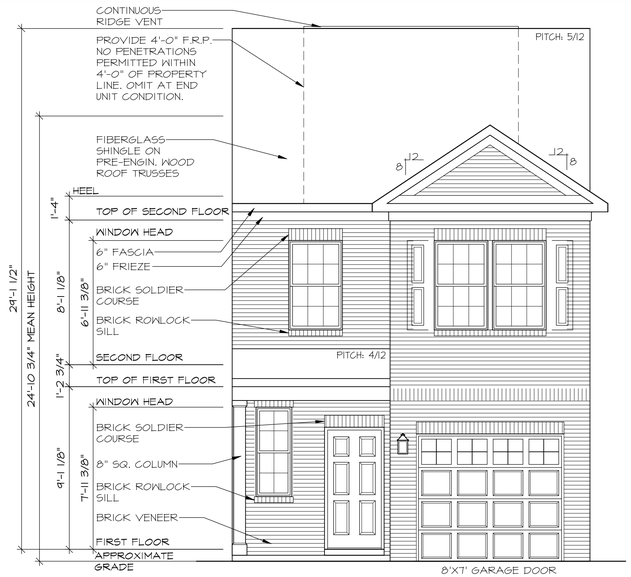
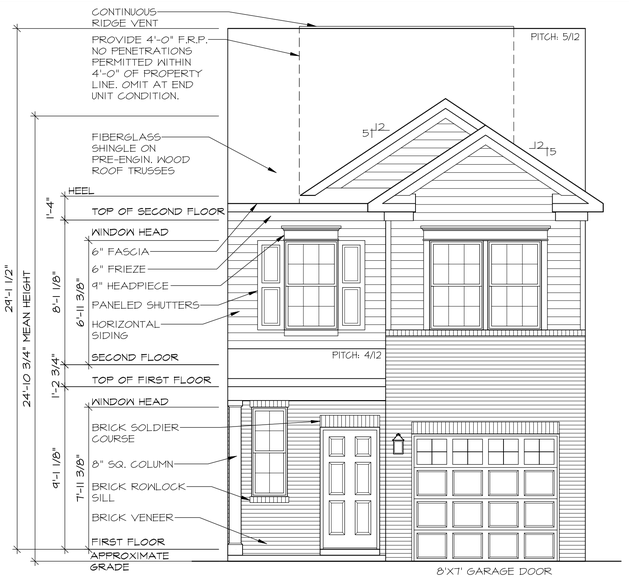
| DRAWN BY: G. DANNER |
| DATE: 12/21/2021 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

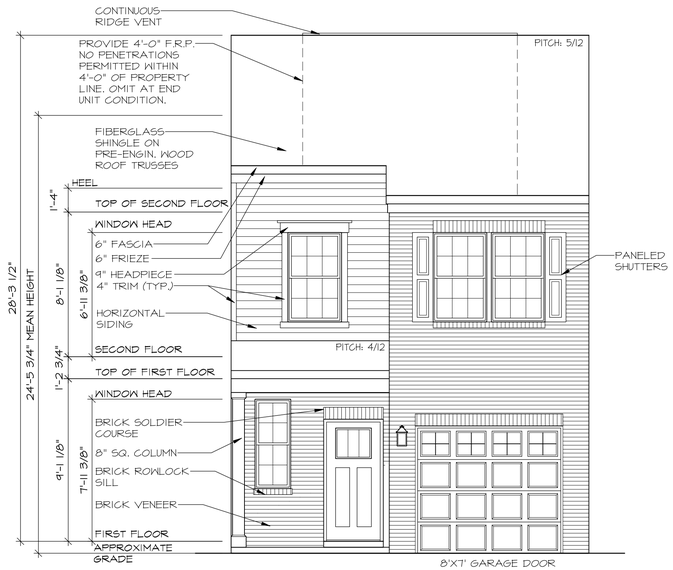
SHEET No. A.1.7



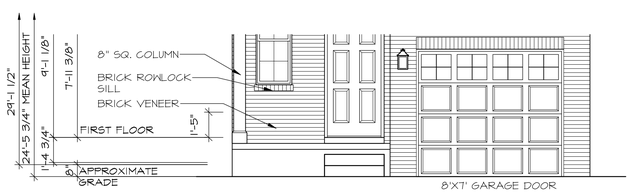

# FRONT ELEVATION "P8"




# FRONT ELEVATION "Q6"

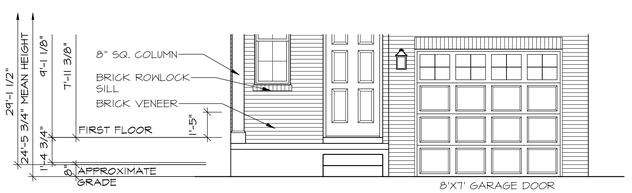



# FRONT ELEVATION "R6"




# FRONT ELEVATION "P8"

W/ OPT. BASEMENT

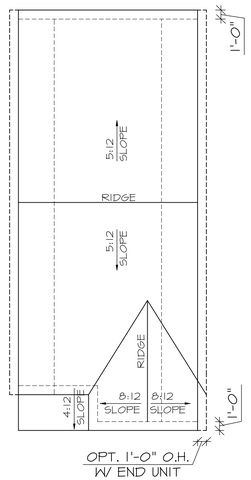



# FRONT ELEVATION "Q6"

W/ OPT. BASEMENT

# FRONT ELEVATION "R6"

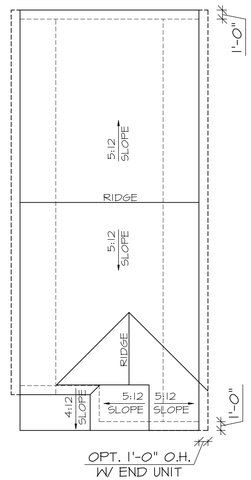
W/ OPT. BASEMENT




OPT. 1'-0" O.H.
W/ END UNIT

# ROOF PLAN

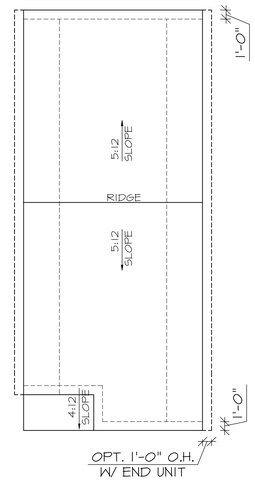
ELEV. "P8"




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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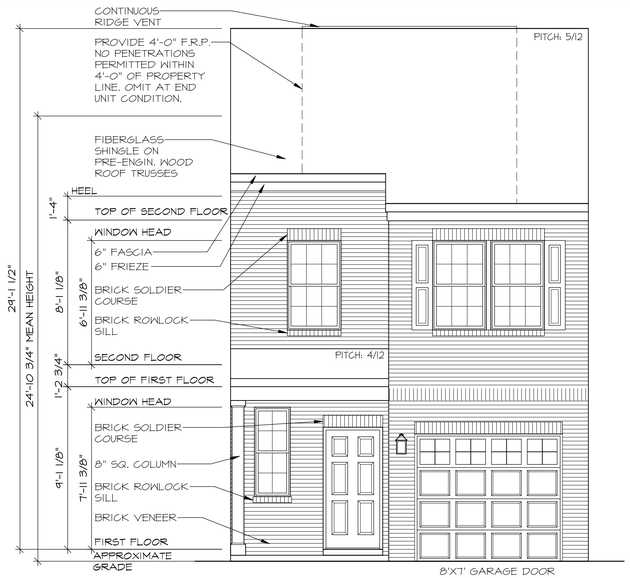
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

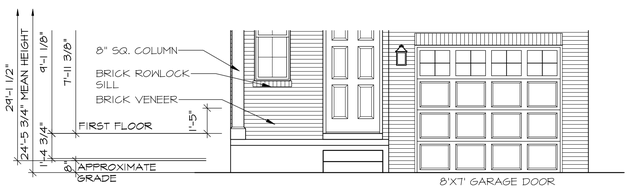
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8

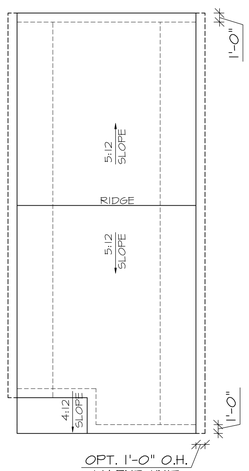



FRONT ELEVATION "R8"




FRONT ELEVATION "R8"

W/ OPT. BASEMENT




ROOF PLAN

ELEV. "R8"

11/12/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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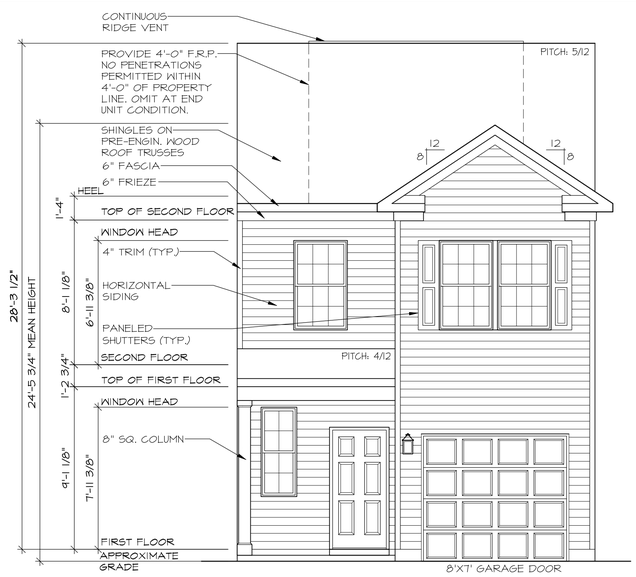
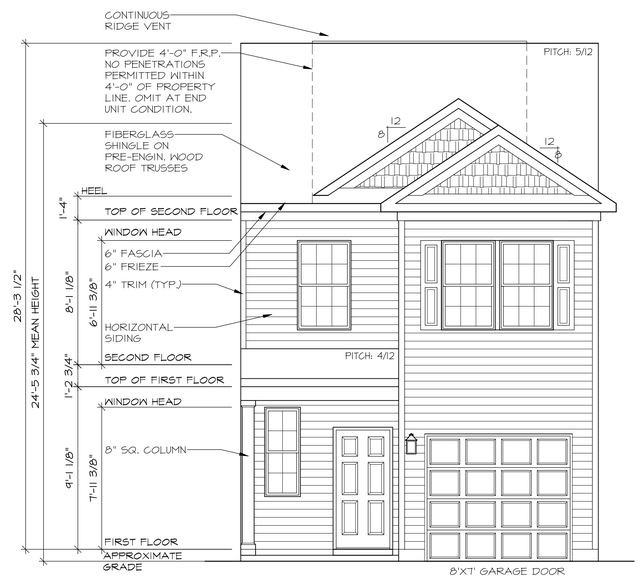
DRAWN BY: G. DANNER
DATE: 12/21/2021
PROJECT NO. DT39
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DELMAR
DRAWING TITLE: FRONT ELEVATIONS

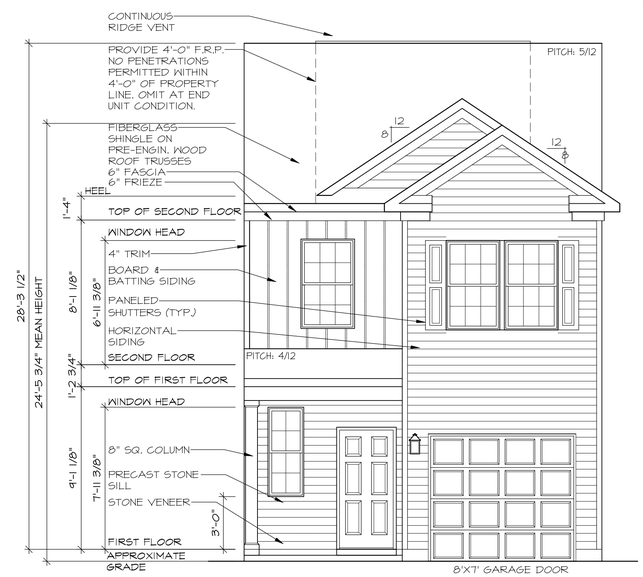
SHEET No. A.1.9




## FRONT ELEVATION "A|"




## FRONT ELEVATION "E|"




## FRONT ELEVATION "F|"

## FRONT ELEVATION "A|"

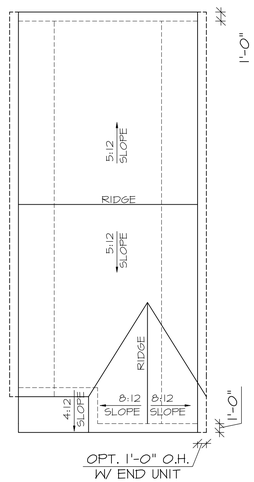
W/ OPT. BASEMENT

## FRONT ELEVATION "E|"

W/ OPT. BASEMENT

## FRONT ELEVATION "F|"

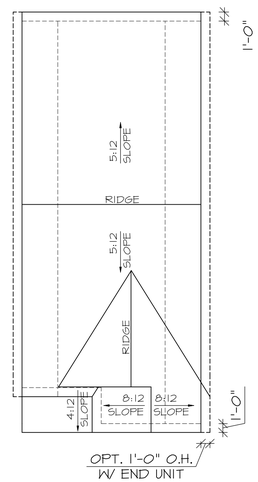
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

## ROOF PLAN

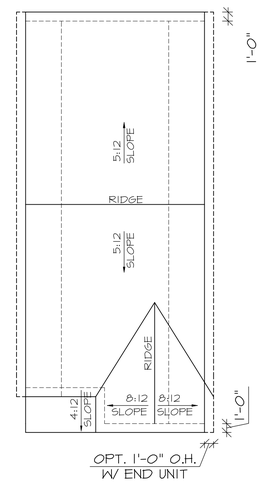
ELEV. "A|"




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

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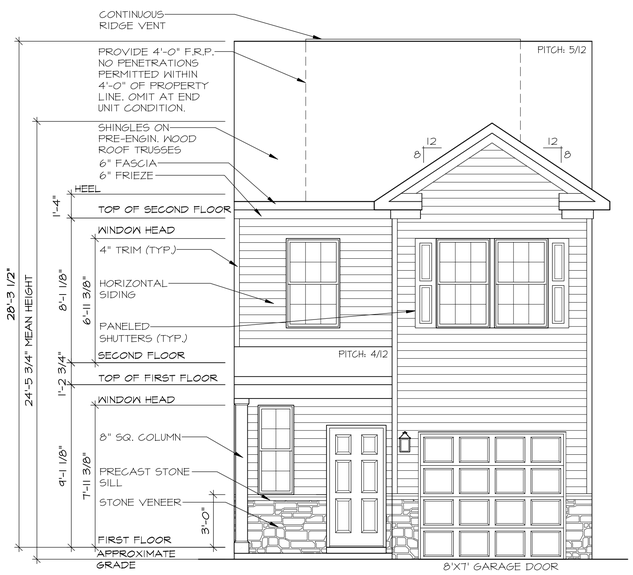
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

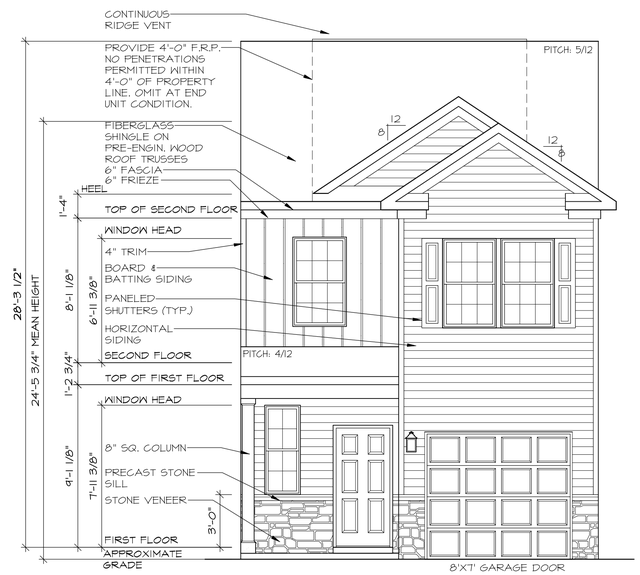
HOUSE NAME: DELMAR

DRAWING TITLE: FRONT ELEVATIONS

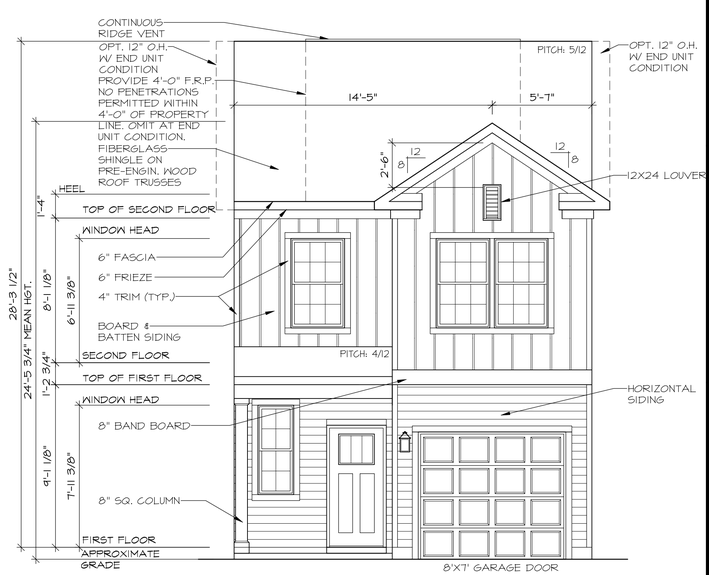
SHEET No. A.1.10



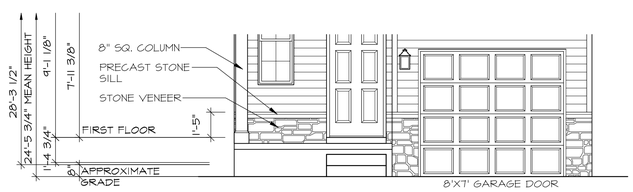

# FRONT ELEVATION "B32"




# FRONT ELEVATION "F3"

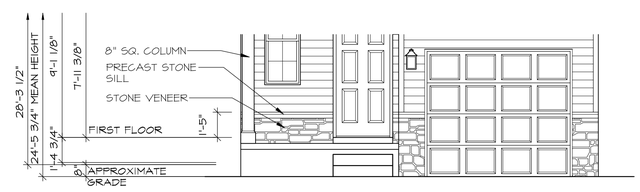



# FRONT ELEVATION "B1"



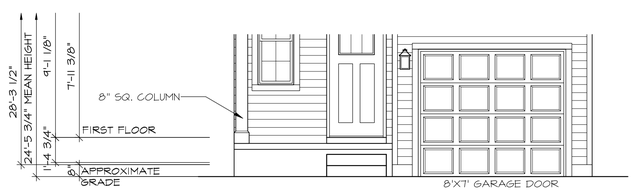

# FRONT ELEVATION "B32"

W/ OPT. BASEMENT



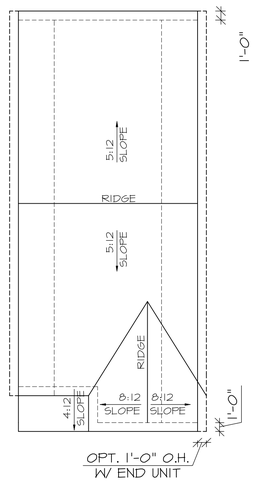

# FRONT ELEVATION "F3"

W/ OPT. BASEMENT




# FRONT ELEVATION "B1"

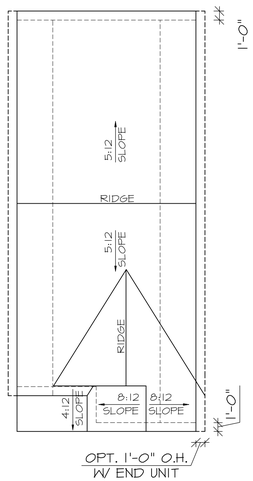
W/ OPT. BASEMENT




OPT. 1'-0" O.H. W/ END UNIT

# ROOF PLAN

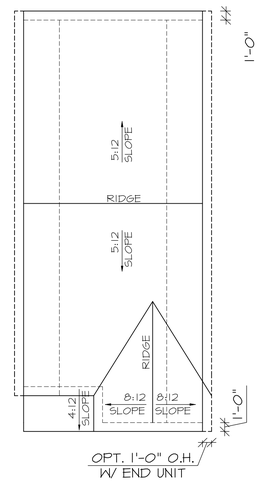
ELEV. "B3"




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
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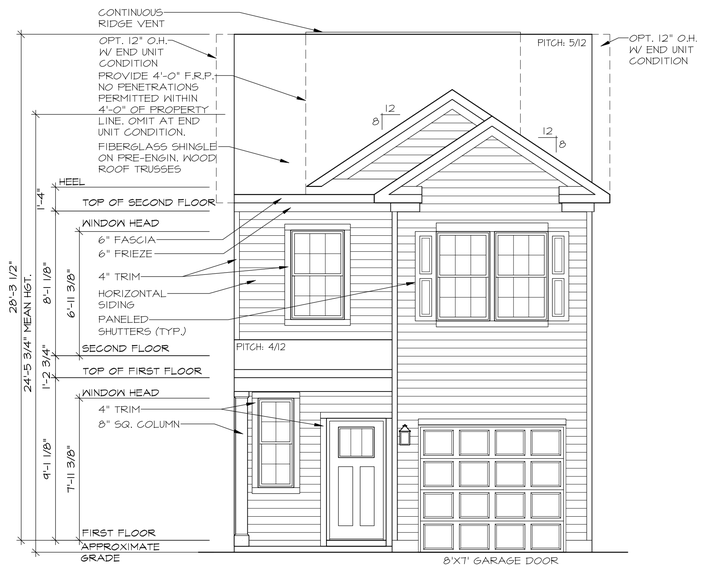
| DATE: | 12/21/2021 |
| PROJECT NO. | DT39 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR

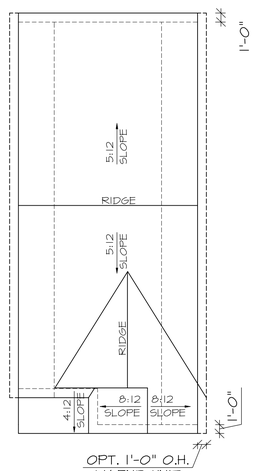
DRAWING TITLE: FRONT ELEVATIONS

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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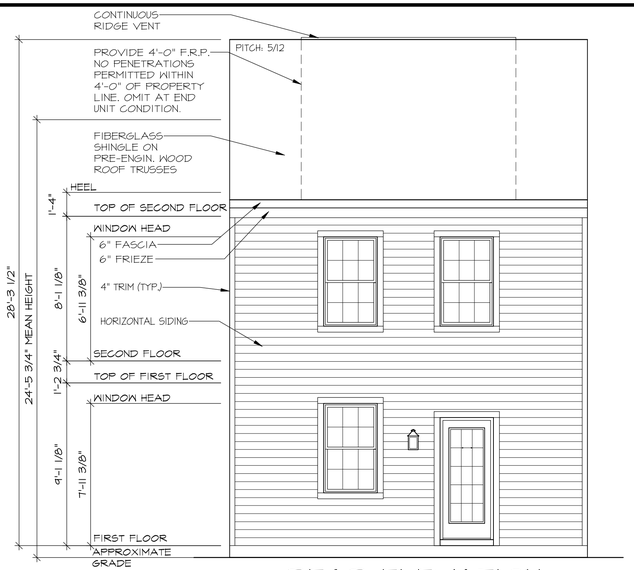
|---|
| DRAWN BY: G. DANNER |
| DATE: 12/21/2021 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR

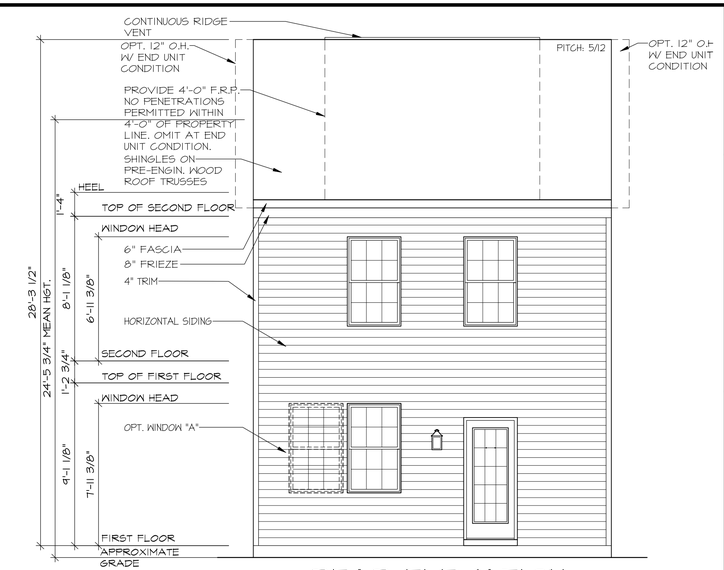
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.12




REAR ELEVATION

HI-viz




REAR ELEVATION

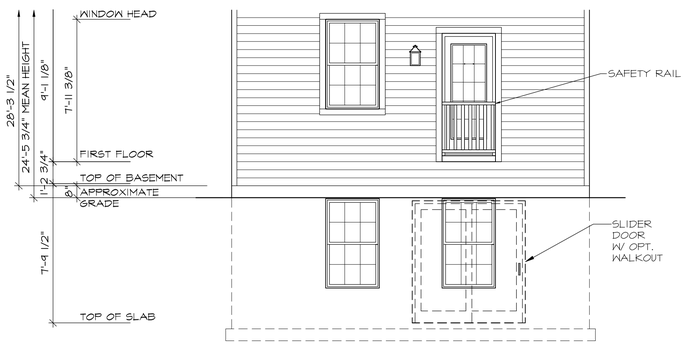
REAR ELEVATION

HI-viz

W/ OPT. BASEMENT

REAR ELEVATION

W/ OPT. BASEMENT

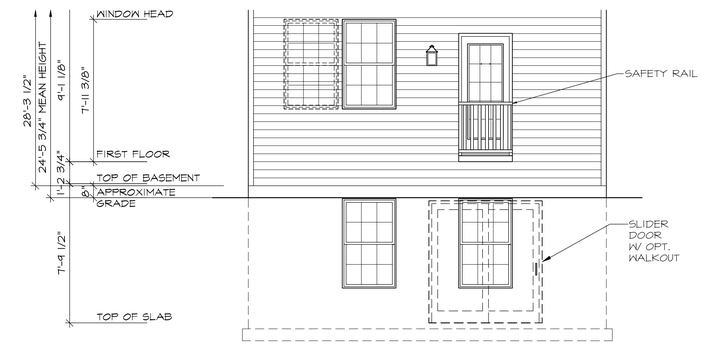



REAR ELEVATION

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

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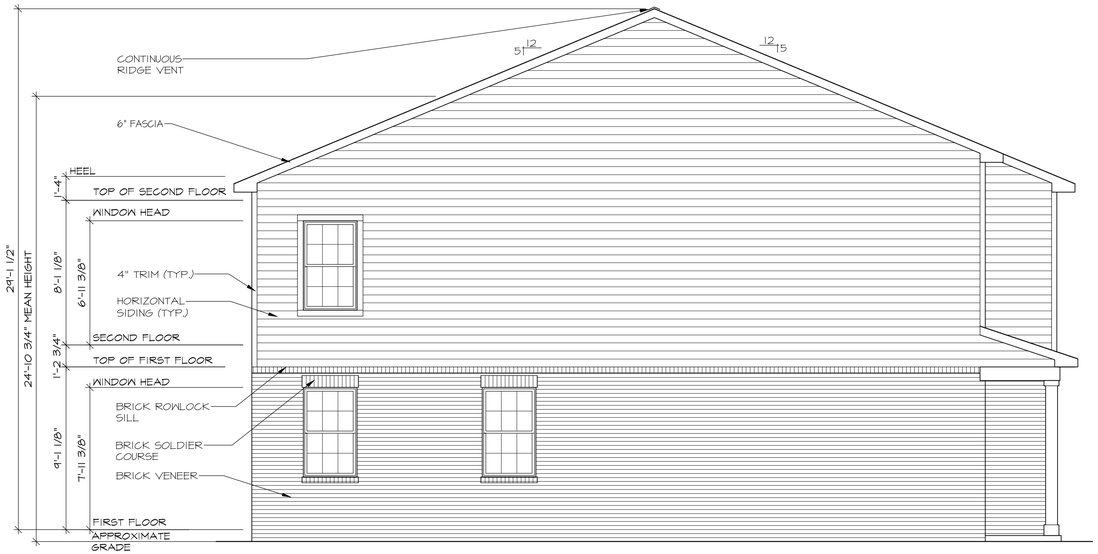
| DRAWN BY: G. DANNER |
| DATE: 12/21/2021 |
| PROJECT NO. DT39 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DELMAR

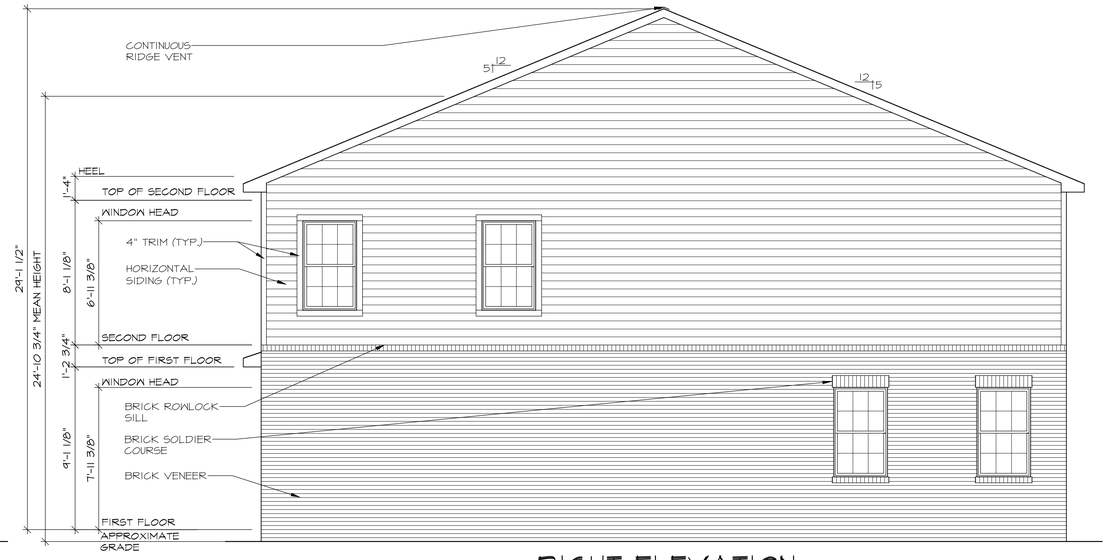
DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.4



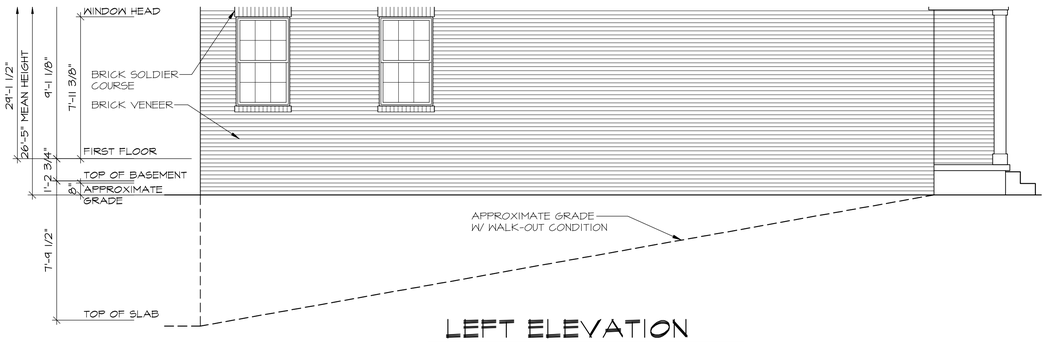

## LEFT ELEVATION

HI-VIS



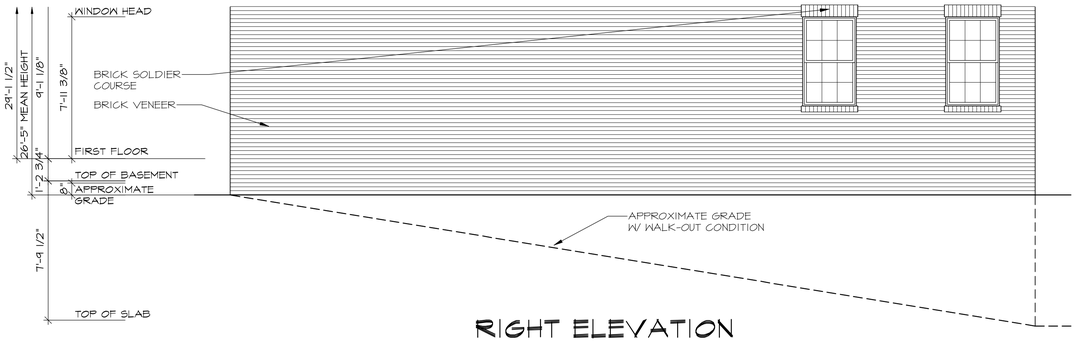

## RIGHT ELEVATION

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" |

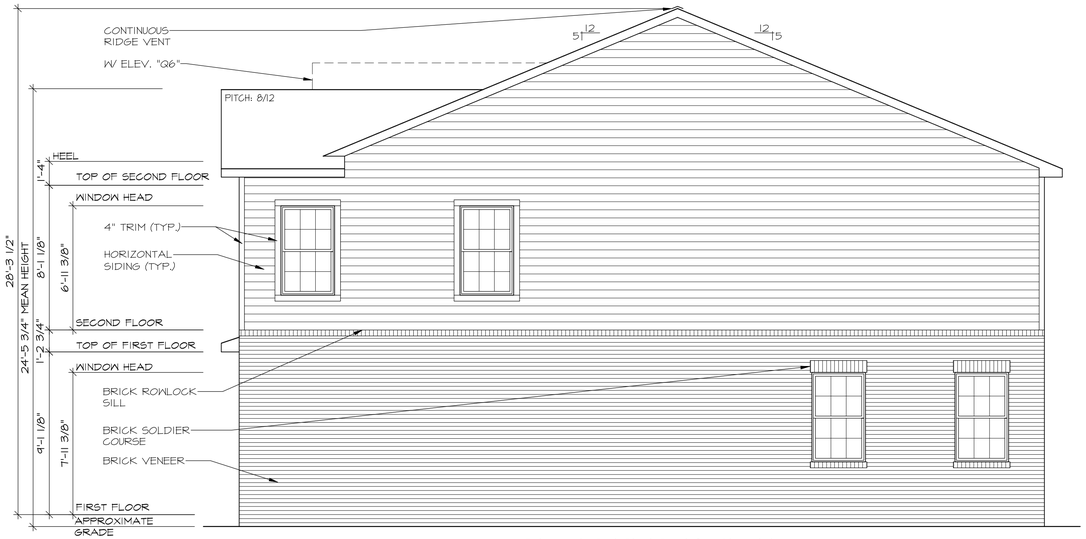
HOUSE NAME: DELMAR-01

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.23

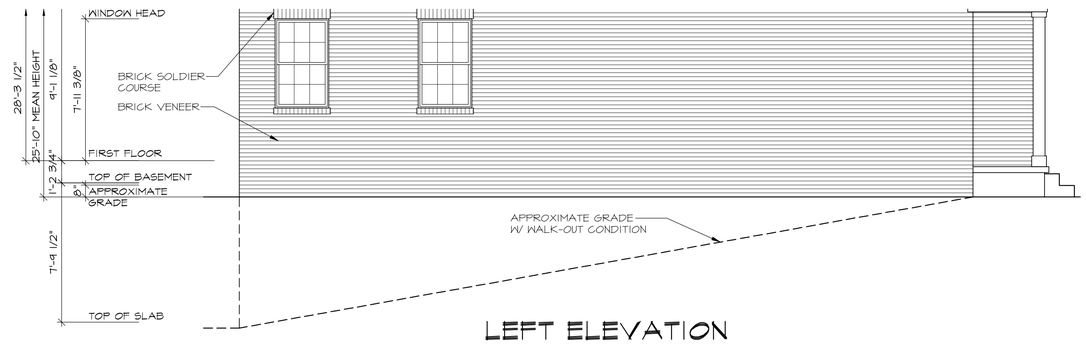
## LEFT ELEVATION

HI-VIS



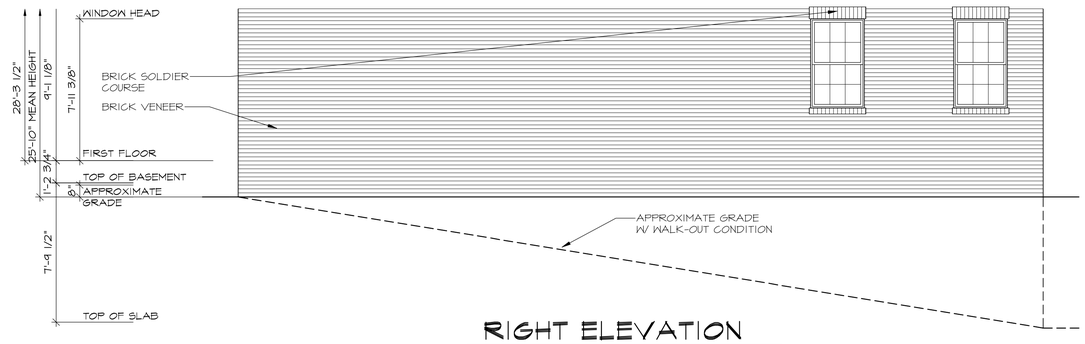

## RIGHT ELEVATION

HI-VIZ




## LEFT ELEVATION

HI-VIS
W/ OPT. BASEMENT




## RIGHT ELEVATION

HI-VIZ
W/ OPT. BASEMENT

8/18/2025

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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" |

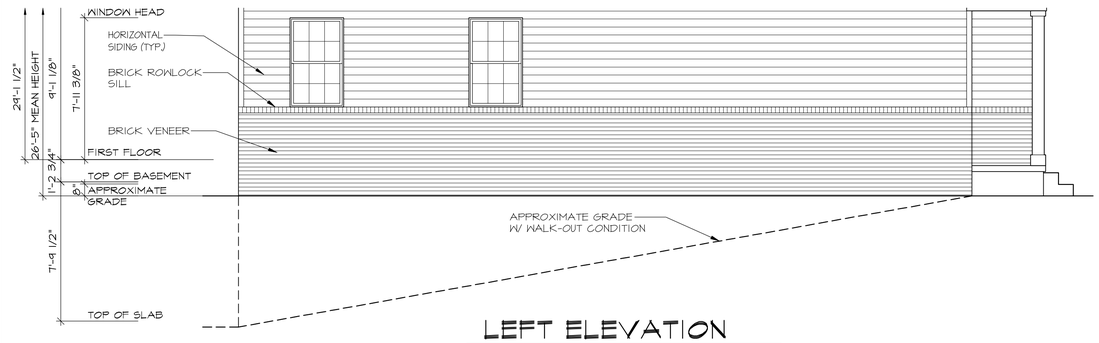
HOUSE NAME: DELMAR-01

DRAWING TITLE: SIDE ELEVATIONS

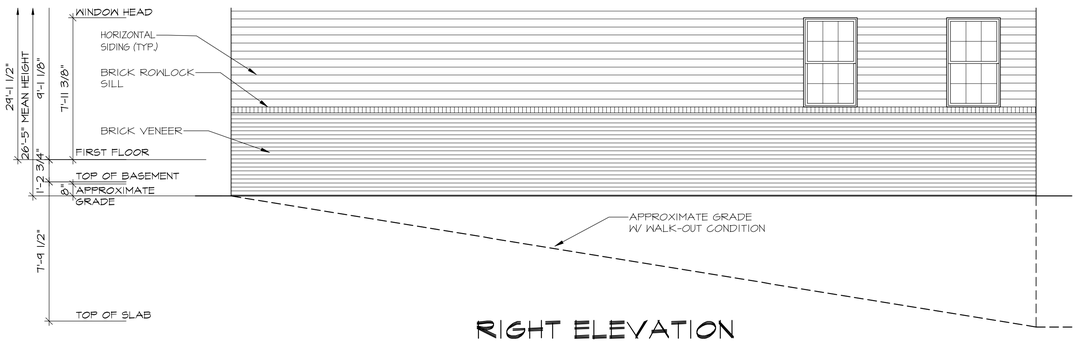
SHEET No. A.2.4

LEFT ELEVATION

RIGHT ELEVATION




LEFT ELEVATION
W/ OPT. BASEMENT




RIGHT ELEVATION
W/ OPT. BASEMENT

8/18/2025

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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

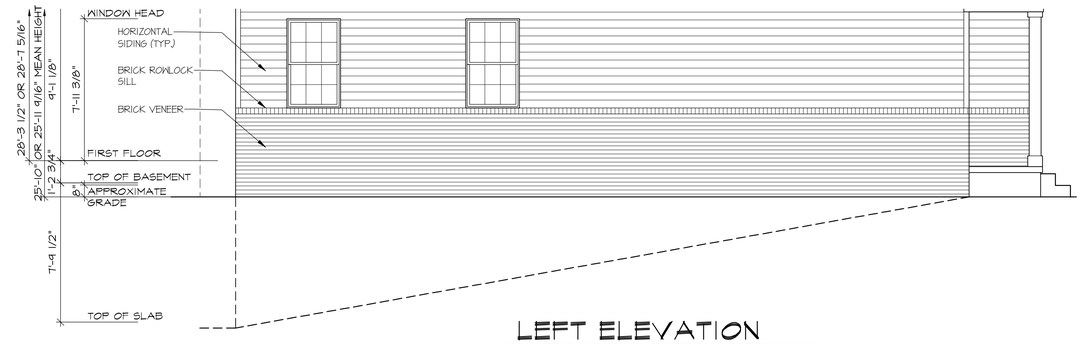
SHEET No.
A.2.5

## LEFT ELEVATION

SHOWN W/ ELEV. "A3"

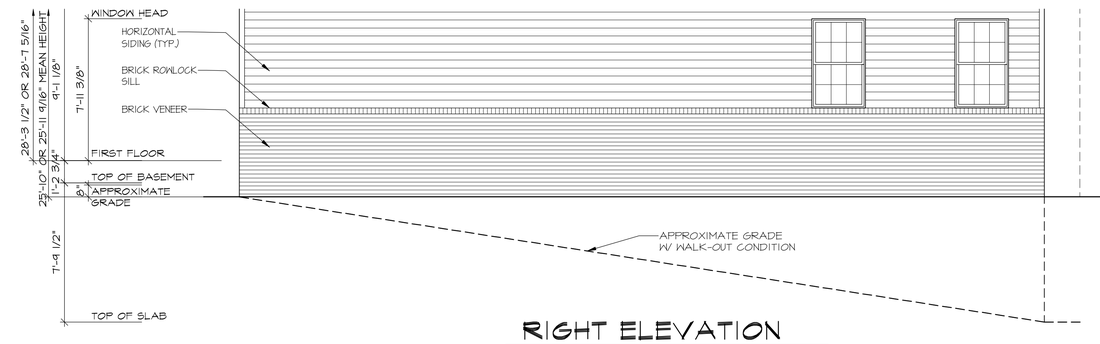
## RIGHT ELEVATION

SHOWN W/ ELEV. "A3"




## LEFT ELEVATION

SHOWN W/ ELEV. "A3"
W/ OPT. BASEMENT




## RIGHT ELEVATION

SHOWN W/ ELEV. "A3"
W/ OPT. BASEMENT

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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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

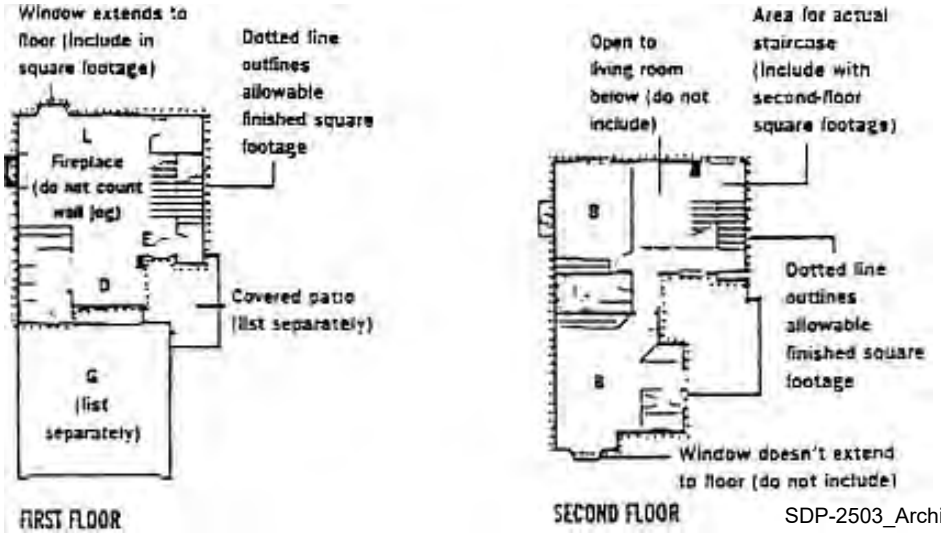
How to measure:

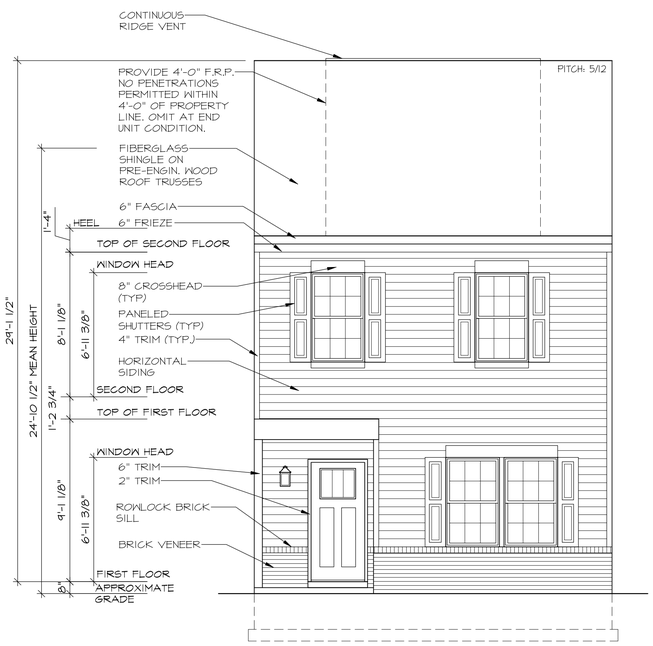
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

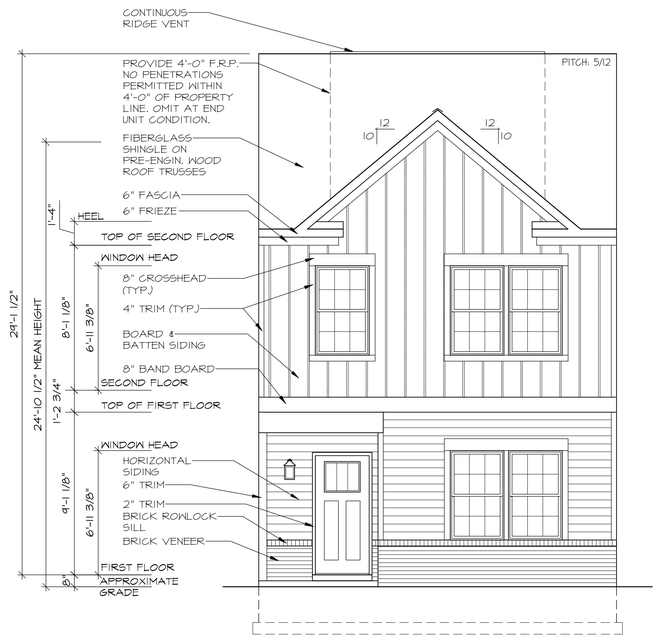
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN

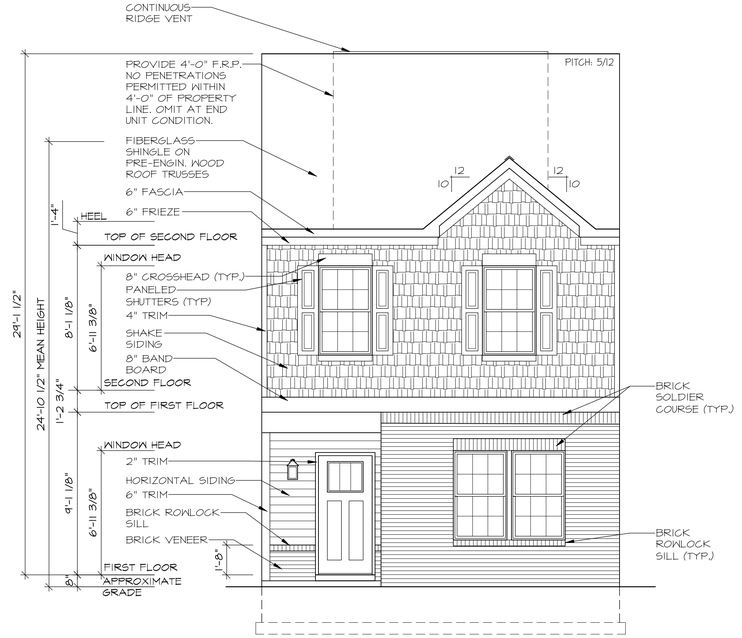




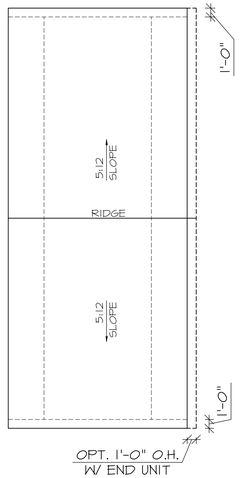

FRONT ELEVATION "A2"




FRONT ELEVATION "B2"

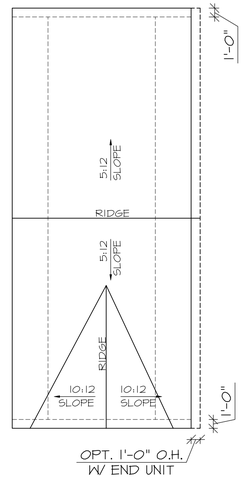



FRONT ELEVATION "C4"



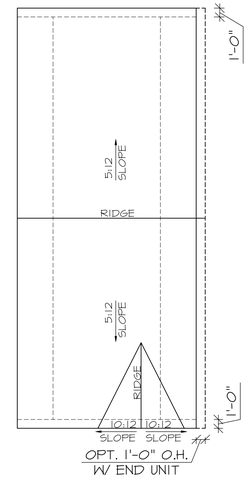

ROOF PLAN

ELEV. "A3"




ROOF PLAN

ELEV. "B2"




ROOF PLAN

ELEV. "C4"

11/18/2021

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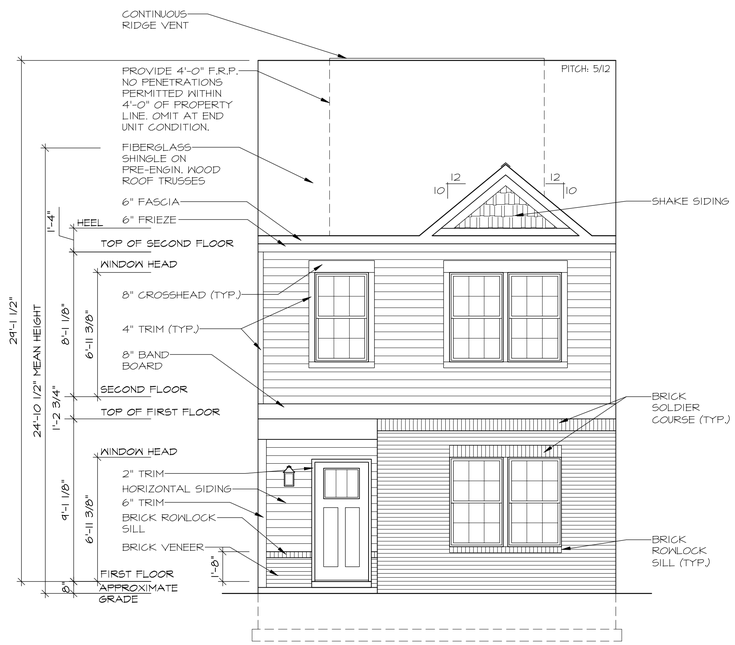
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

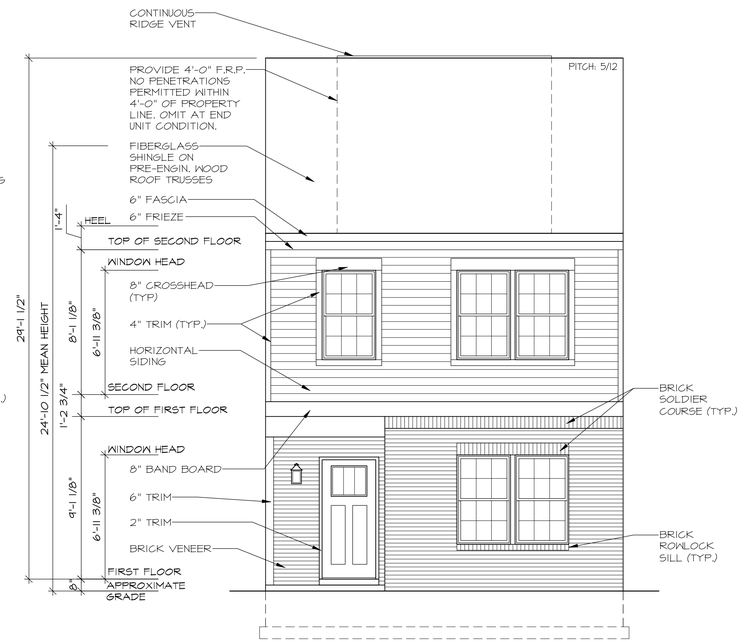
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

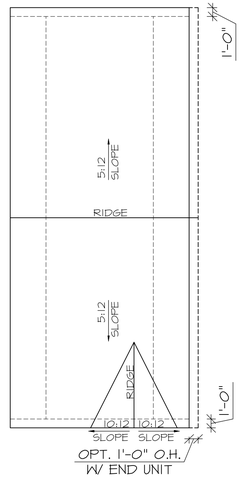
SHEET No. A.1.1




FRONT ELEVATION "D4"

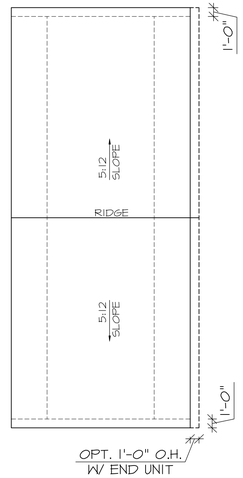



FRONT ELEVATION "E4"




ROOF PLAN

ELEV. "D4"




ROOF PLAN

ELEV. "E4"

11/18/2021

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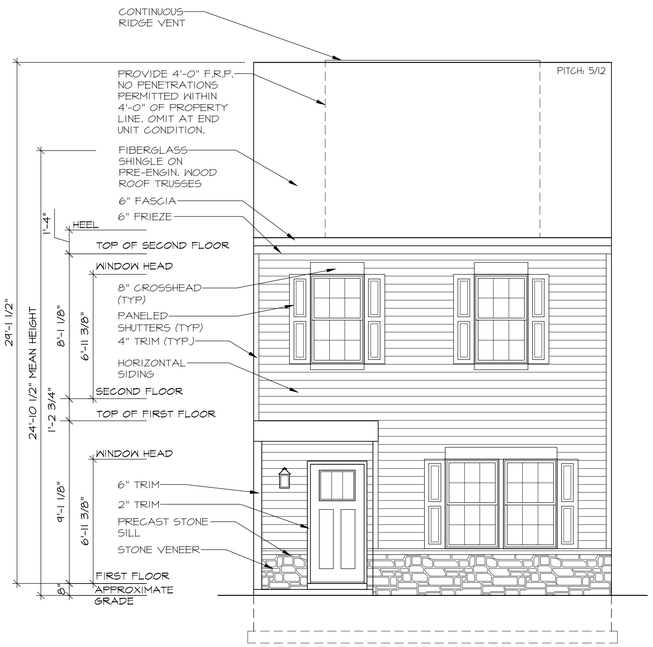
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

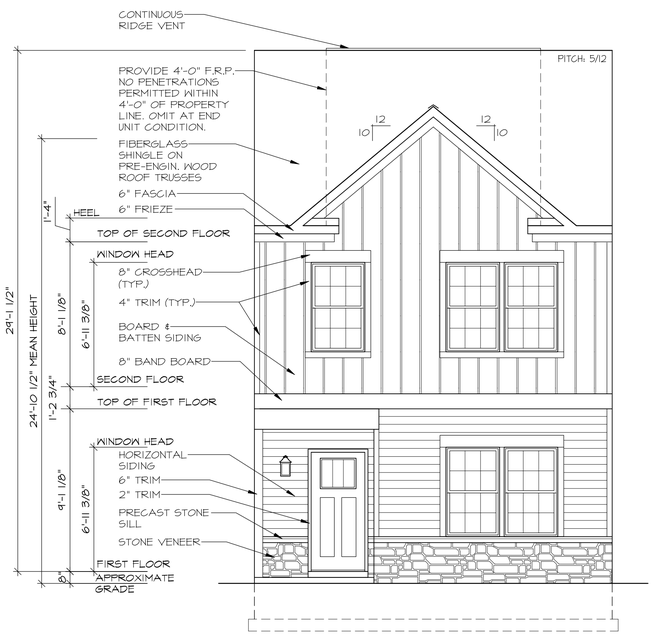
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

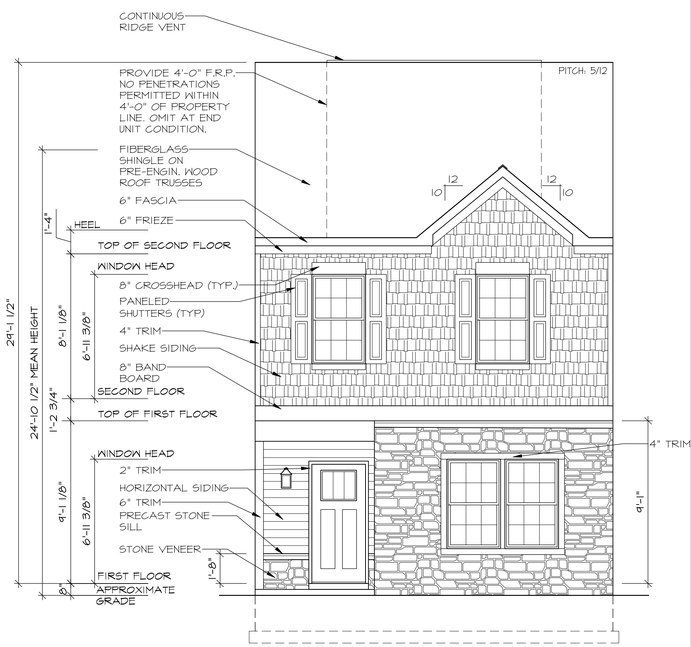
SHEET No. A.1.2



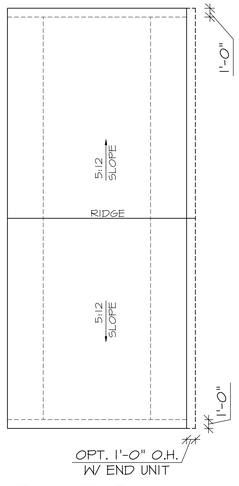

FRONT ELEVATION "F3"




FRONT ELEVATION "G3"

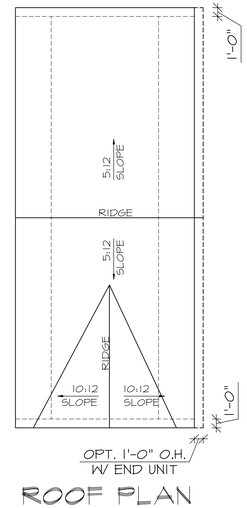



FRONT ELEVATION "H5"



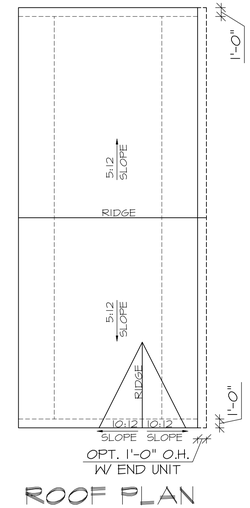

ROOF PLAN

ELEV. "F3"




ROOF PLAN

ELEV. "G3"




ROOF PLAN

ELEV. "H5"

11/18/2021

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| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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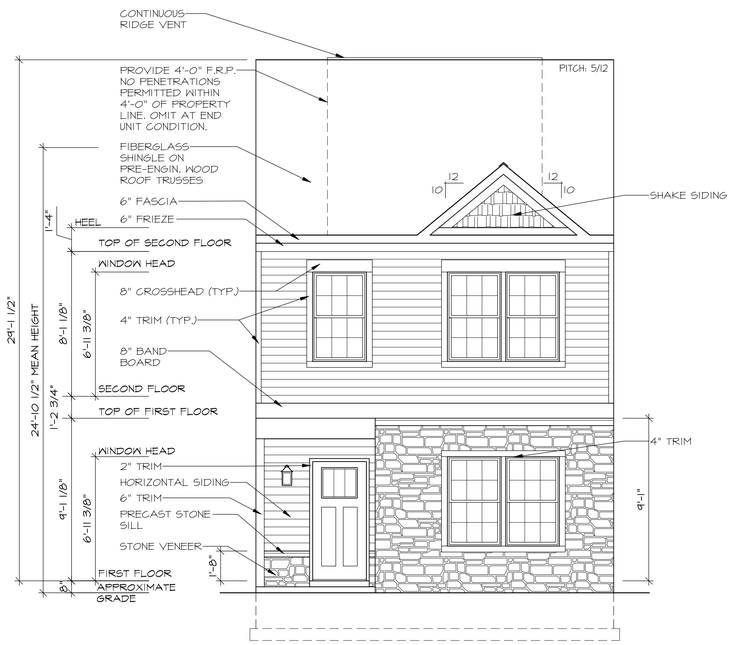
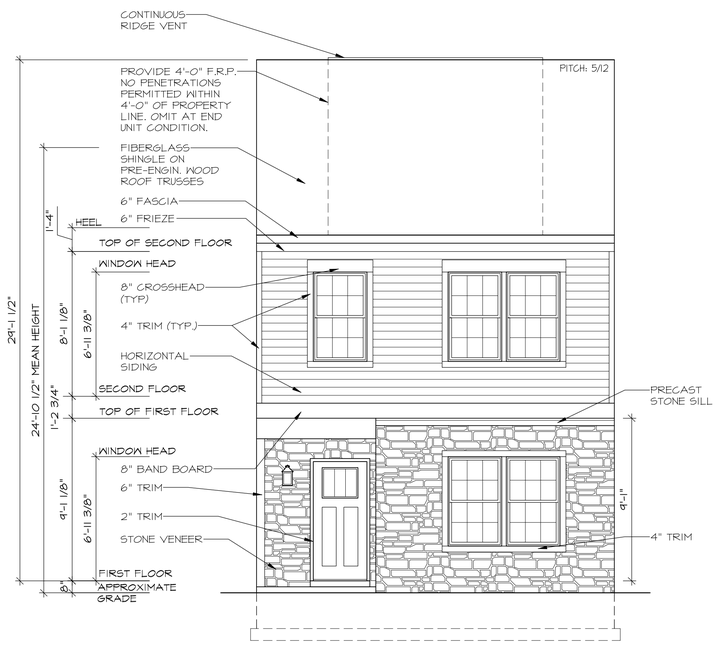
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

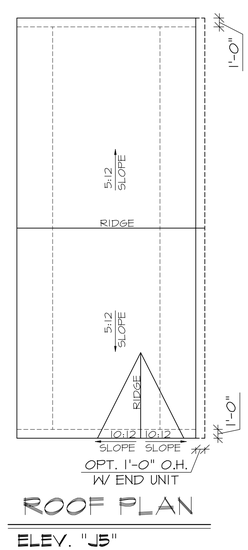
SHEET No. A.1.3




FRONT ELEVATION "J5"

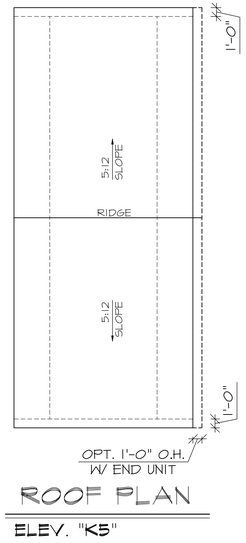



FRONT ELEVATION "K5"




ROOF PLAN

ELEV. "J5"




ROOF PLAN

ELEV. "K5"

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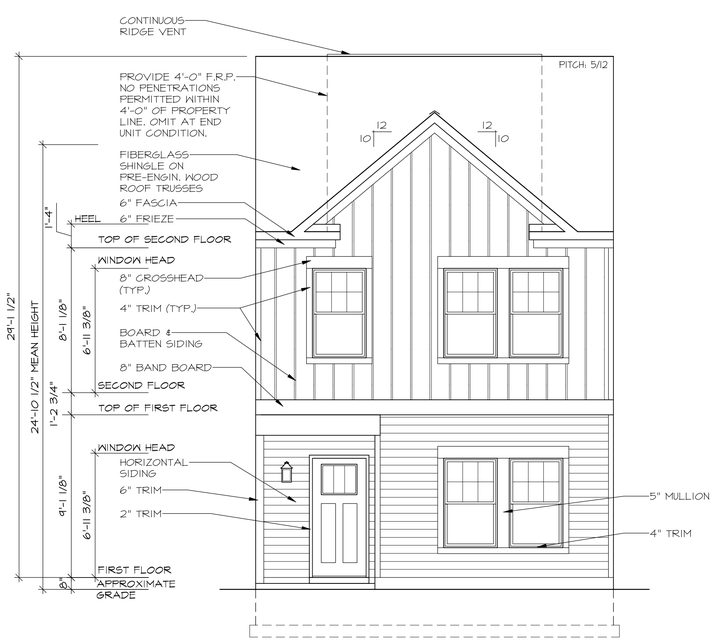
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

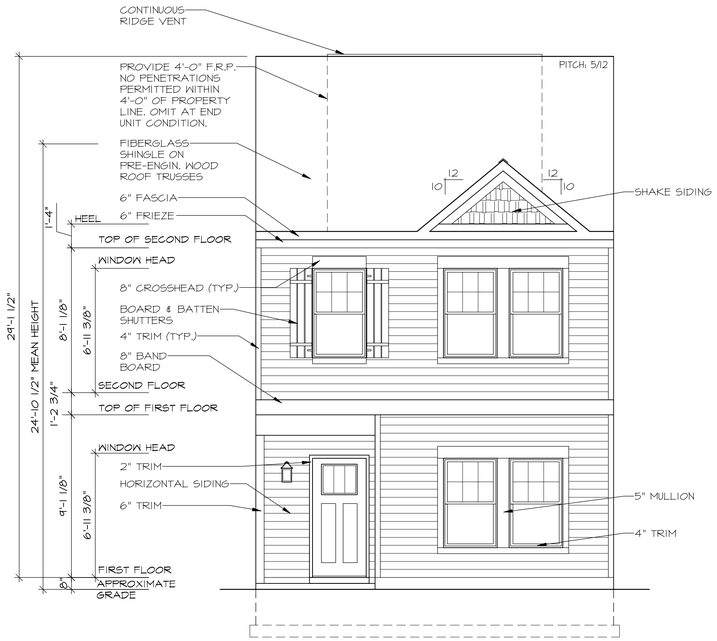
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

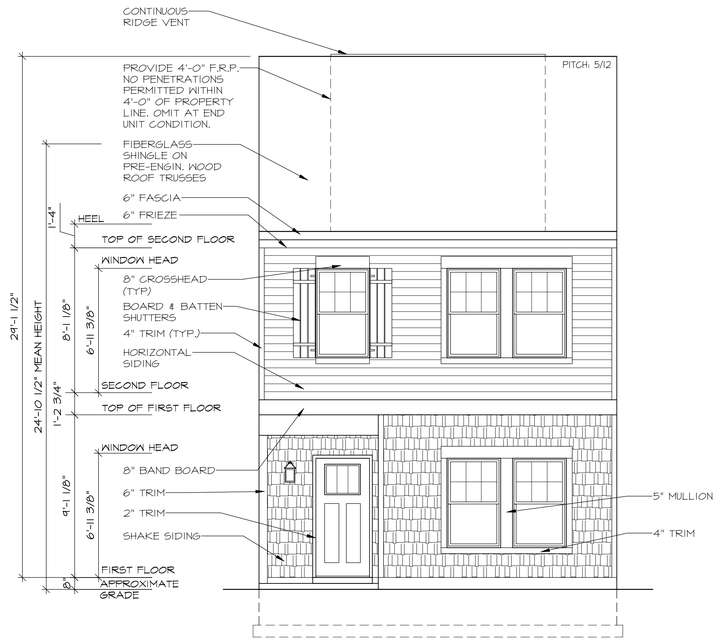
SHEET No. A.1.4



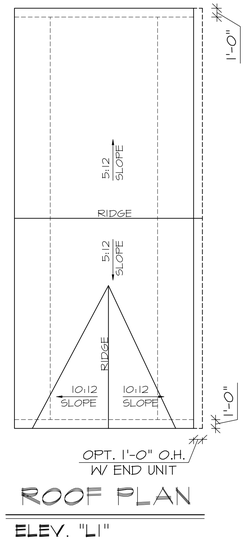

FRONT ELEVATION "L1"



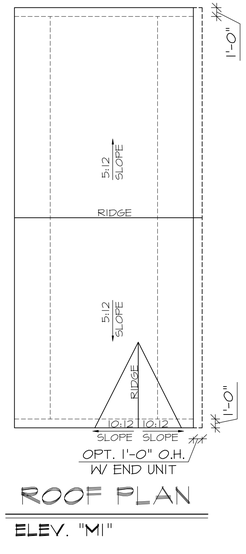

FRONT ELEVATION "M1"



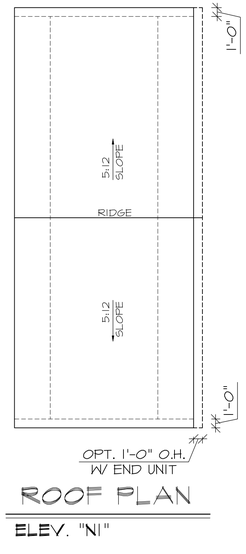

FRONT ELEVATION "N1"




ROOF PLAN
ELEV. "L1"




ROOF PLAN
ELEV. "M1"




ROOF PLAN
ELEV. "N1"

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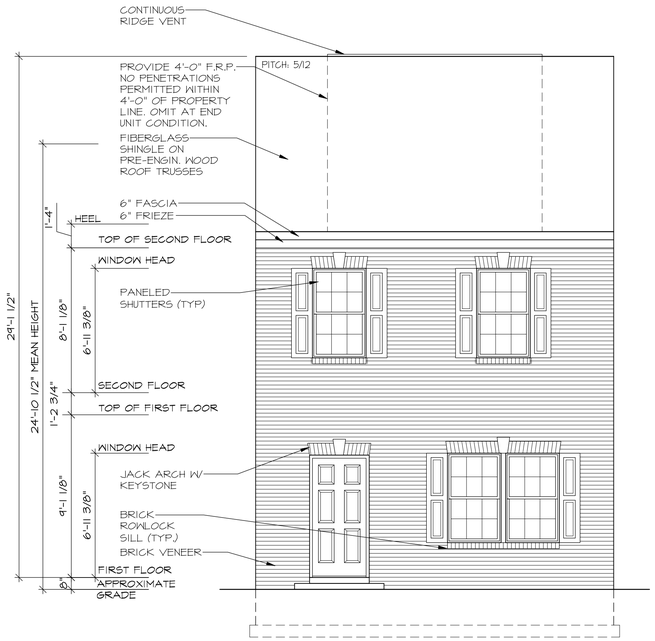
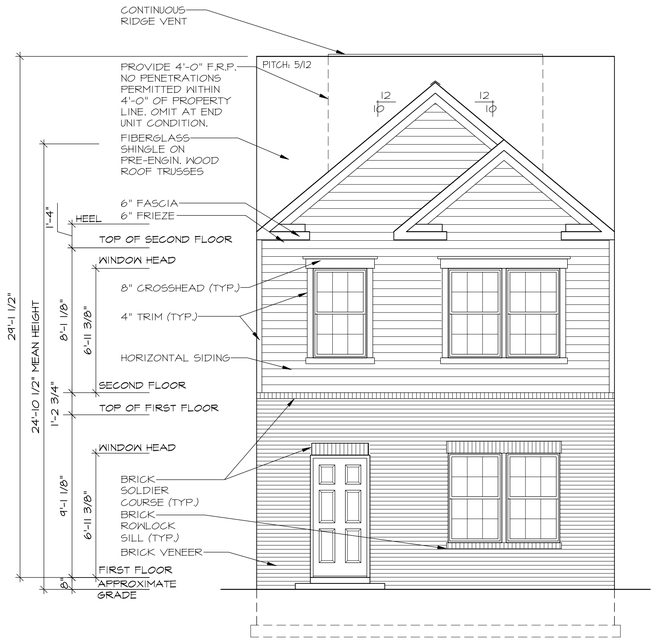
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

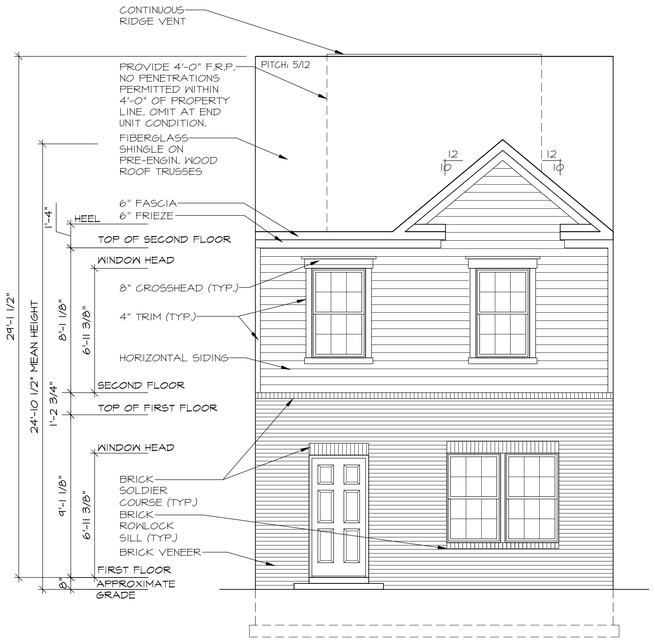
SHEET No. A.1.5



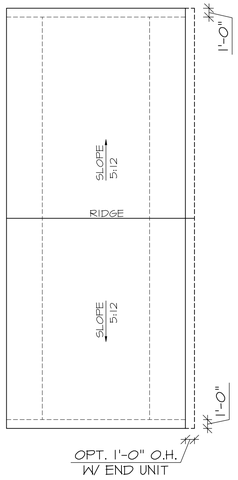

FRONT ELEVATION "L8"




FRONT ELEVATION "M6"

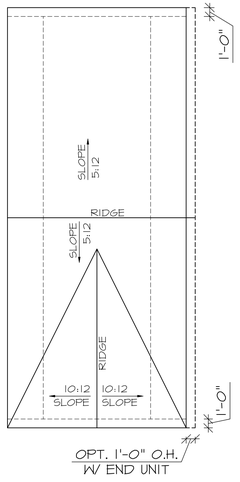



FRONT ELEVATION "N6"



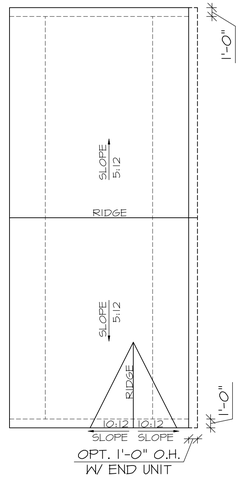

ROOF PLAN

ELEV. "L8"




ROOF PLAN

ELEV. "M6"




ROOF PLAN

ELEV. "N6"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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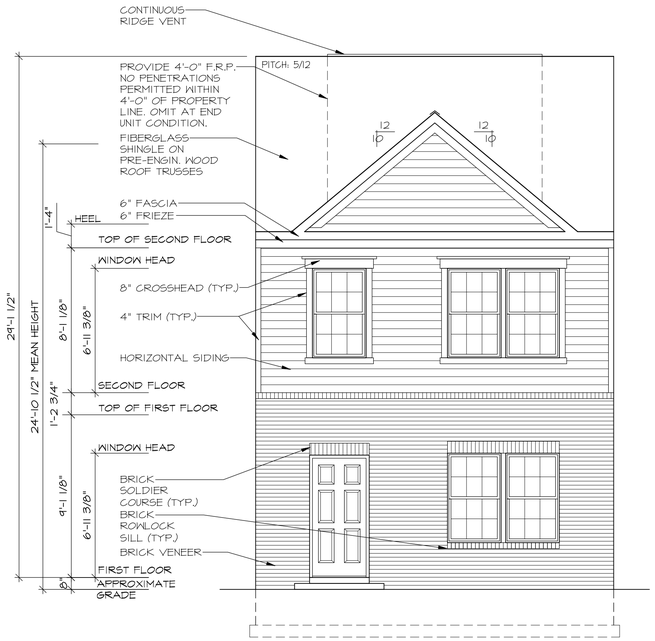
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

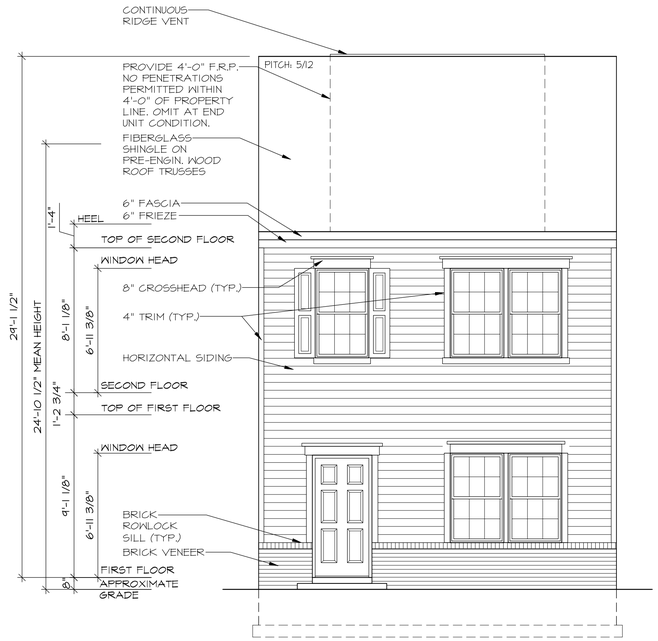
HOUSE NAME: DELMAR II

DRAWING TITLE: FRONT ELEVATIONS

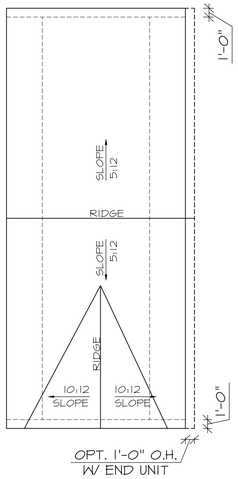
SHEET No. A.1.6




FRONT ELEVATION "P6"

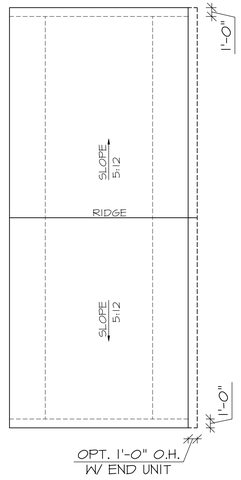



FRONT ELEVATION "Q2"




ROOF PLAN

ELEV. "P6"




ROOF PLAN

ELEV. "Q2"

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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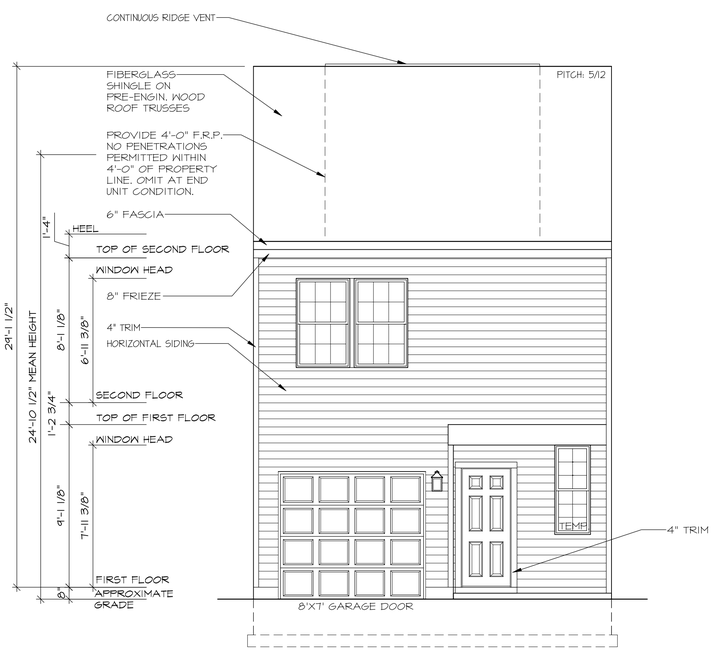
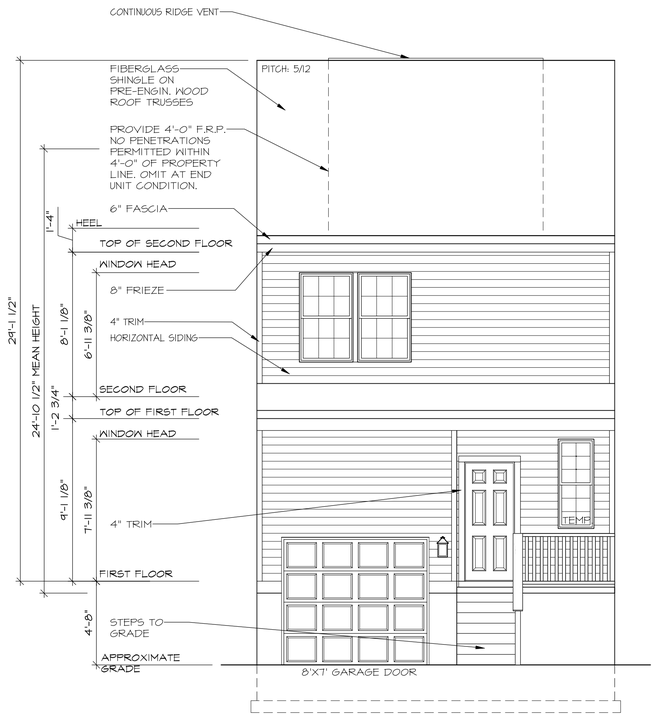
DRAWN BY: G. DANNER
DATE: 11/18/2021
PROJECT NO. DT40
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DELMAR II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7




REAR ELEVATION




REAR ELEVATION
W/ 2' EXTENSION

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

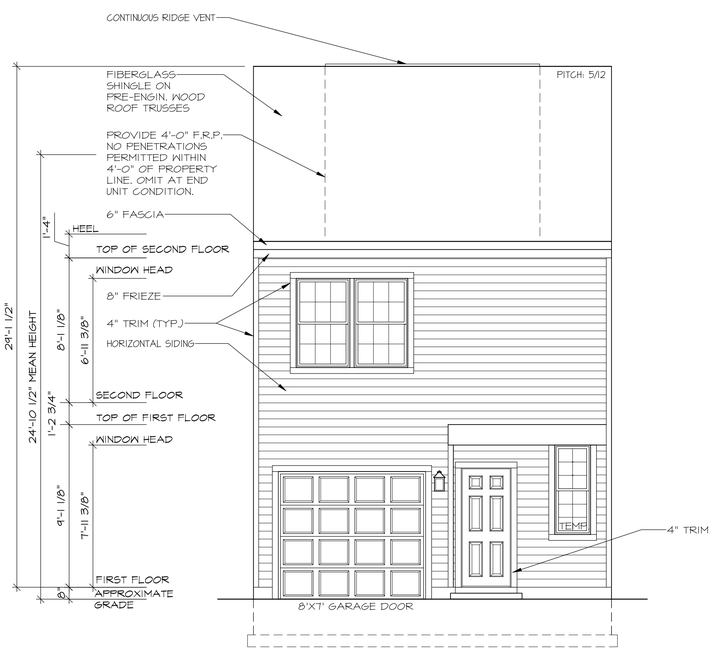
11/18/2021

| |
|---|
| 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

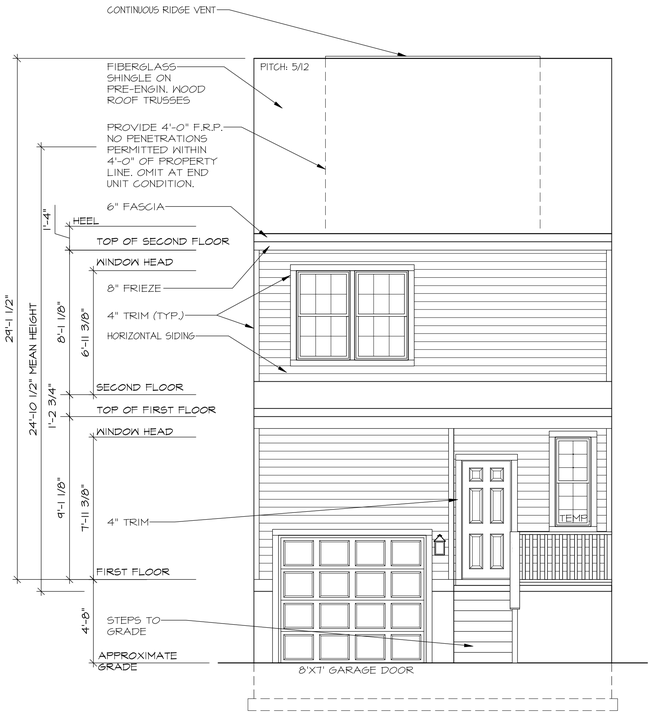
DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1




## REAR ELEVATION

HI-VIS




## REAR ELEVATION

HI-VIS W/ 2' EXTENSION

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HAGERSTOWN, MD 240-452-4638

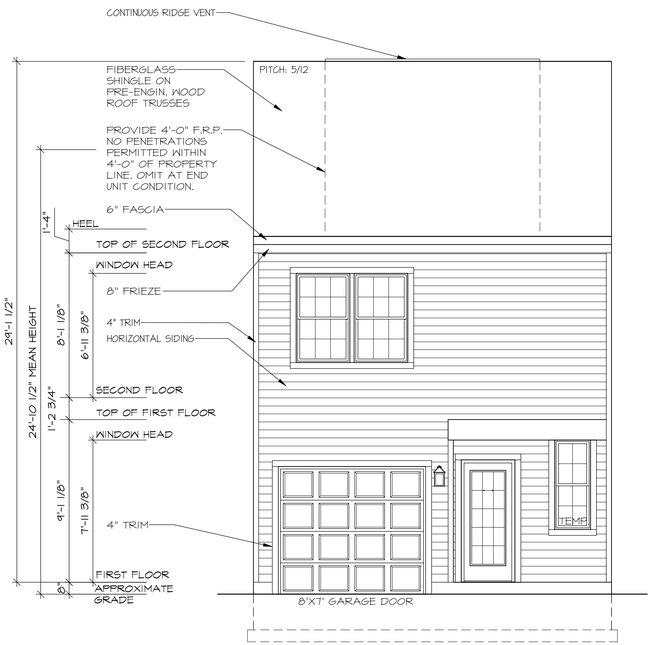
11/18/2021

| |
|---|
| 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: REAR ELEVATIONS

SHEET No. A.2.2




REAR ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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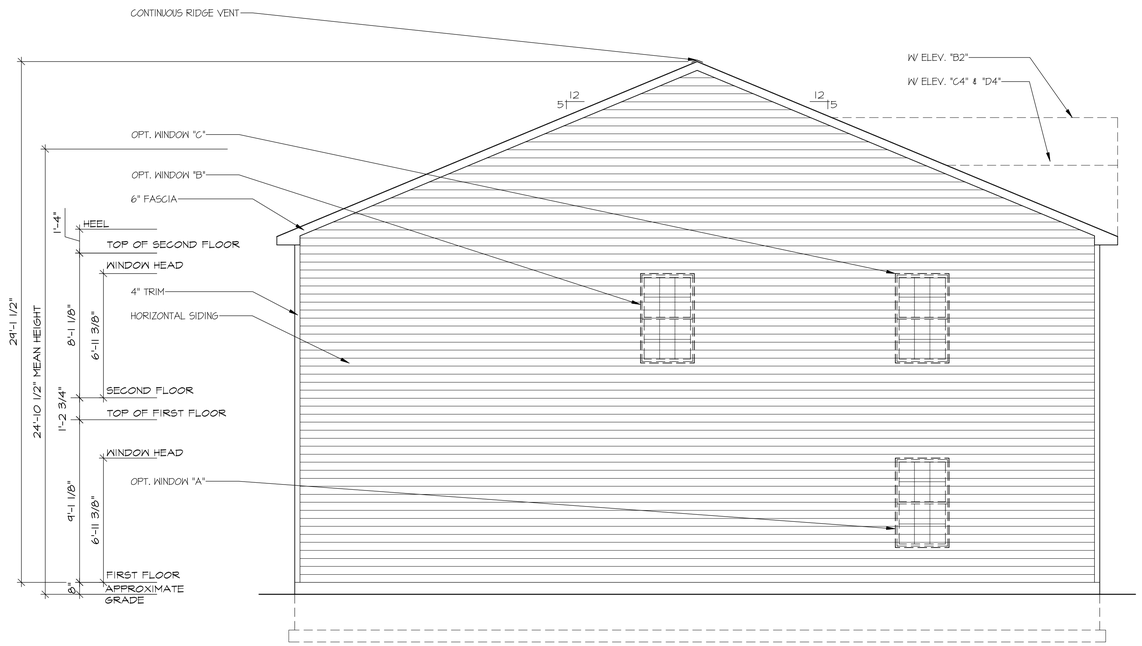
| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

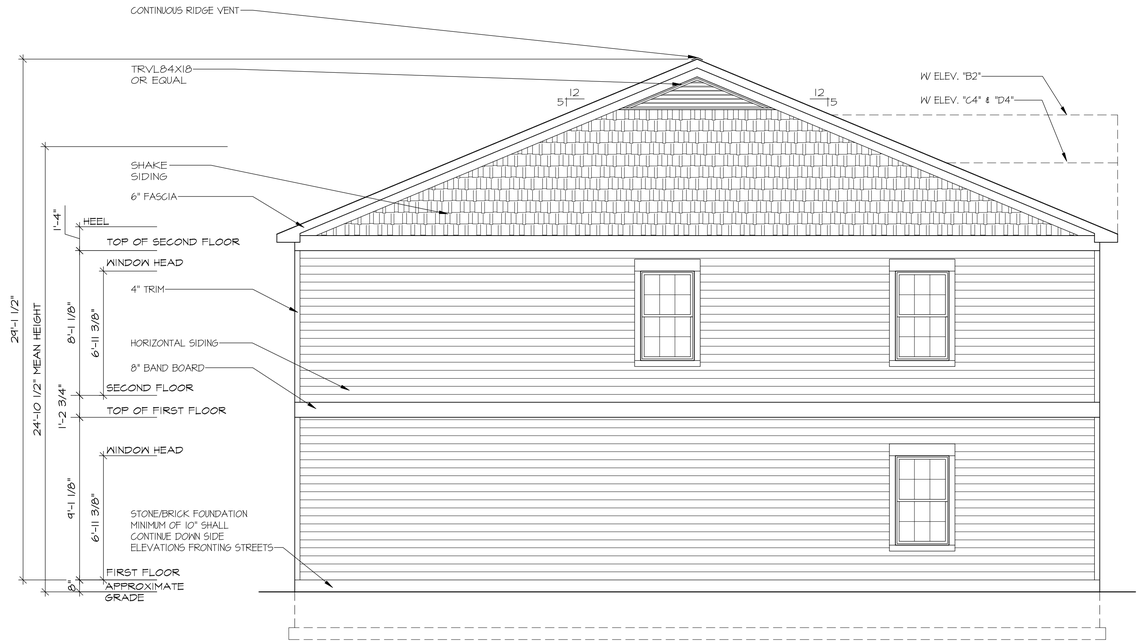
HOUSE NAME: DELMAR II

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.3




LEFT ELEVATION




LEFT ELEVATION
HI-VIZ

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

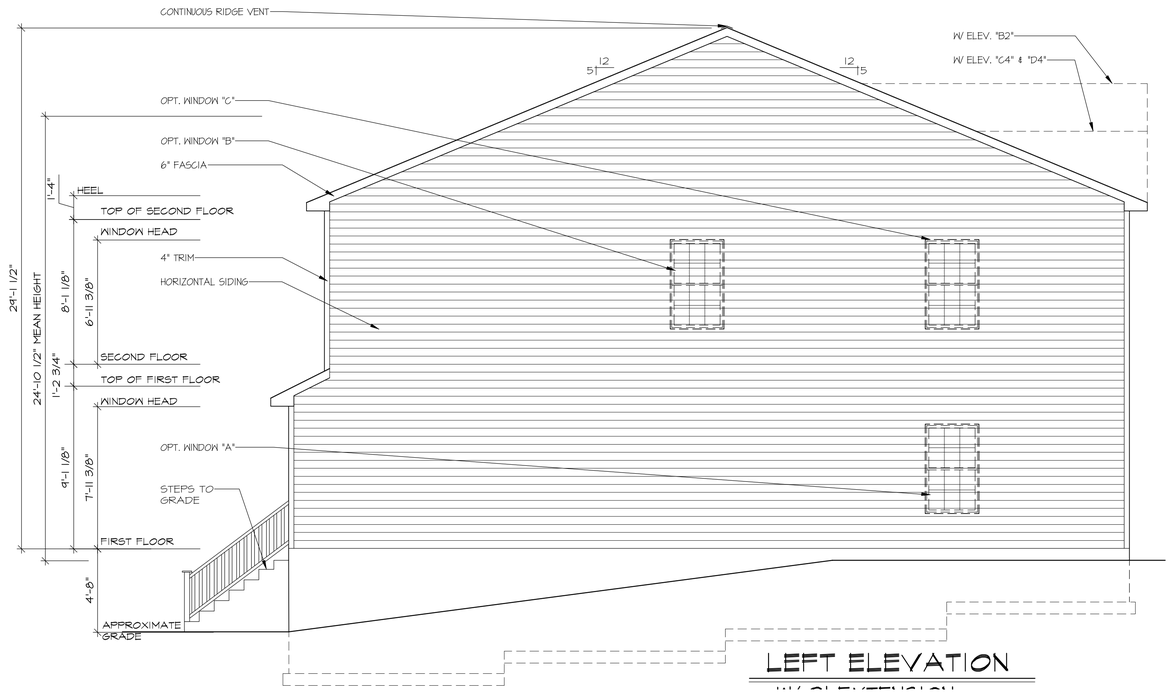
D·R·HORTON® America's Builder

| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

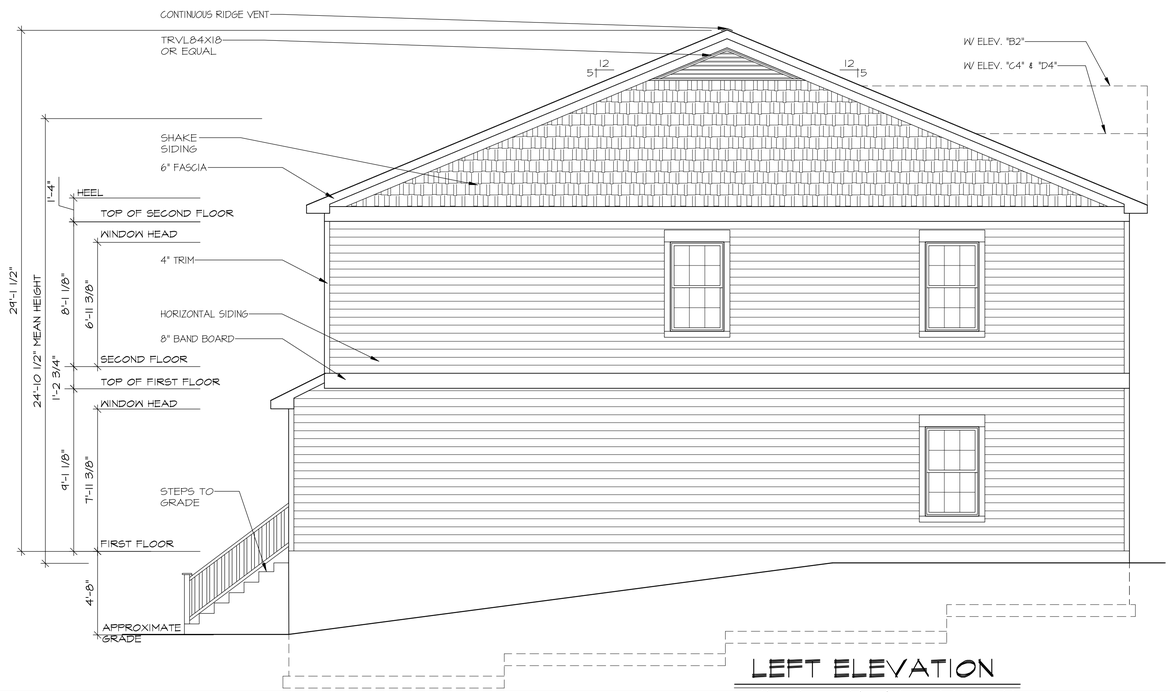
HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION




LEFT ELEVATION

11/18/2021

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HAGERSTOWN, MD 240-452-4638

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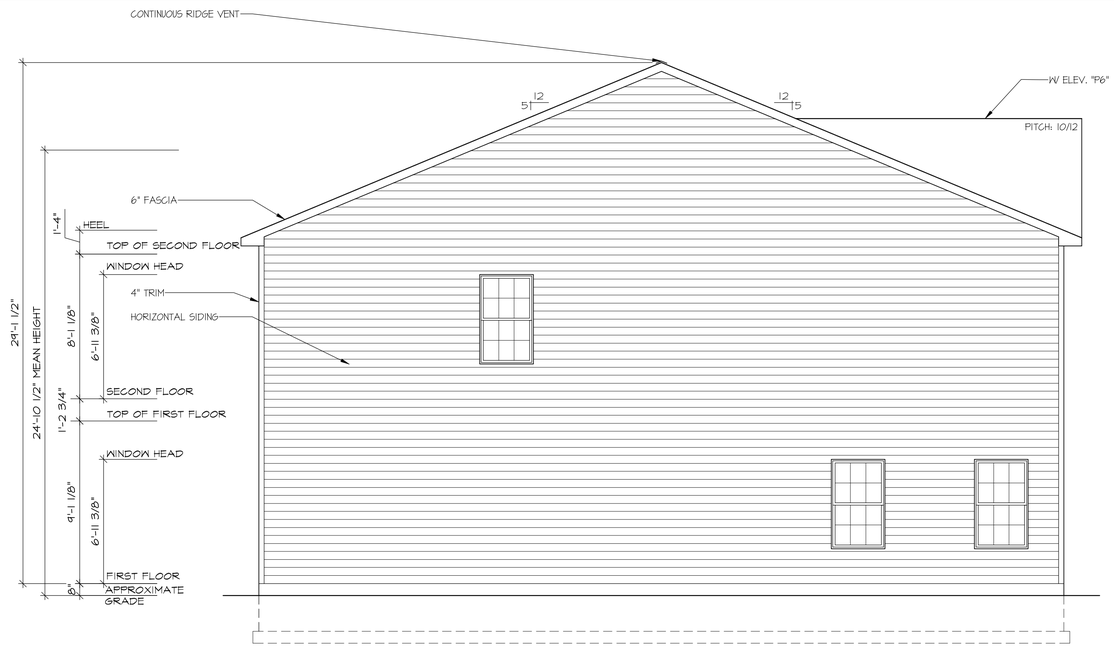
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




LEFT ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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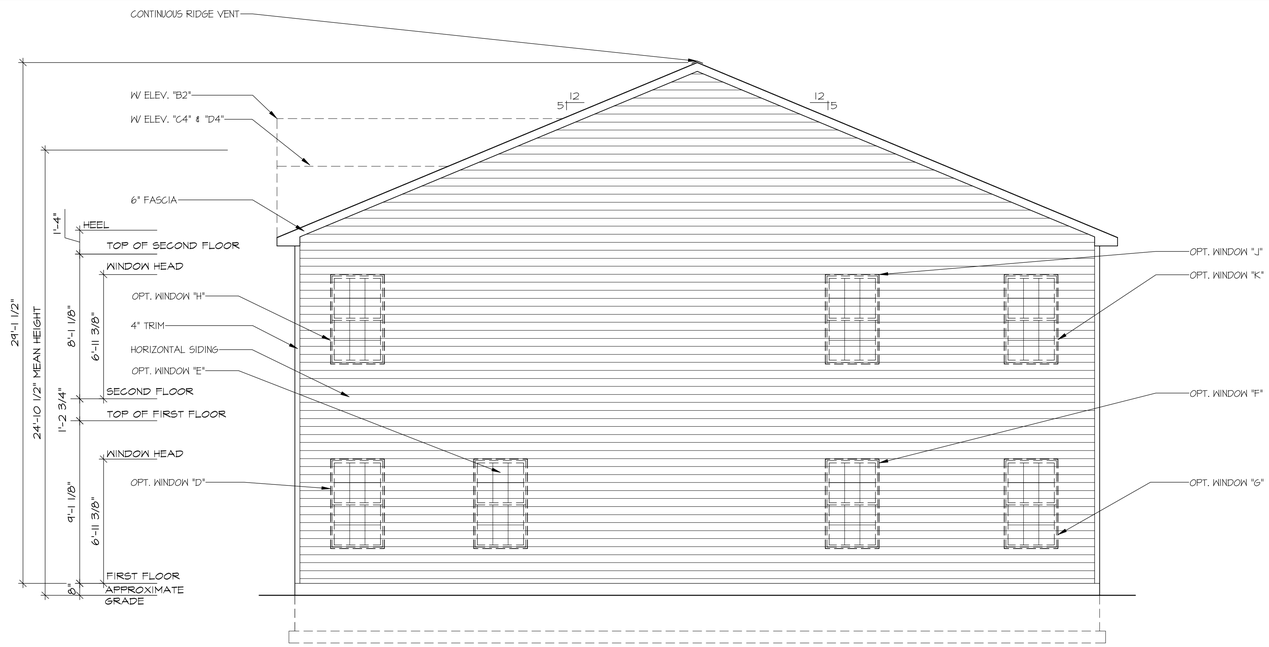
| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

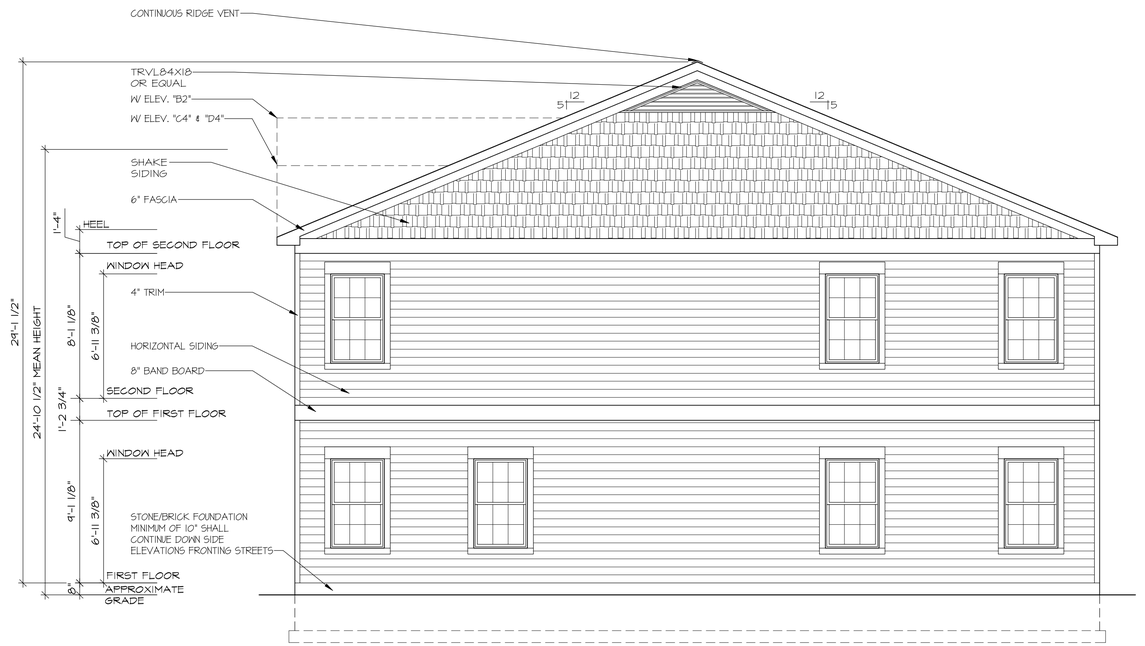
HOUSE NAME: DELMAR II

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

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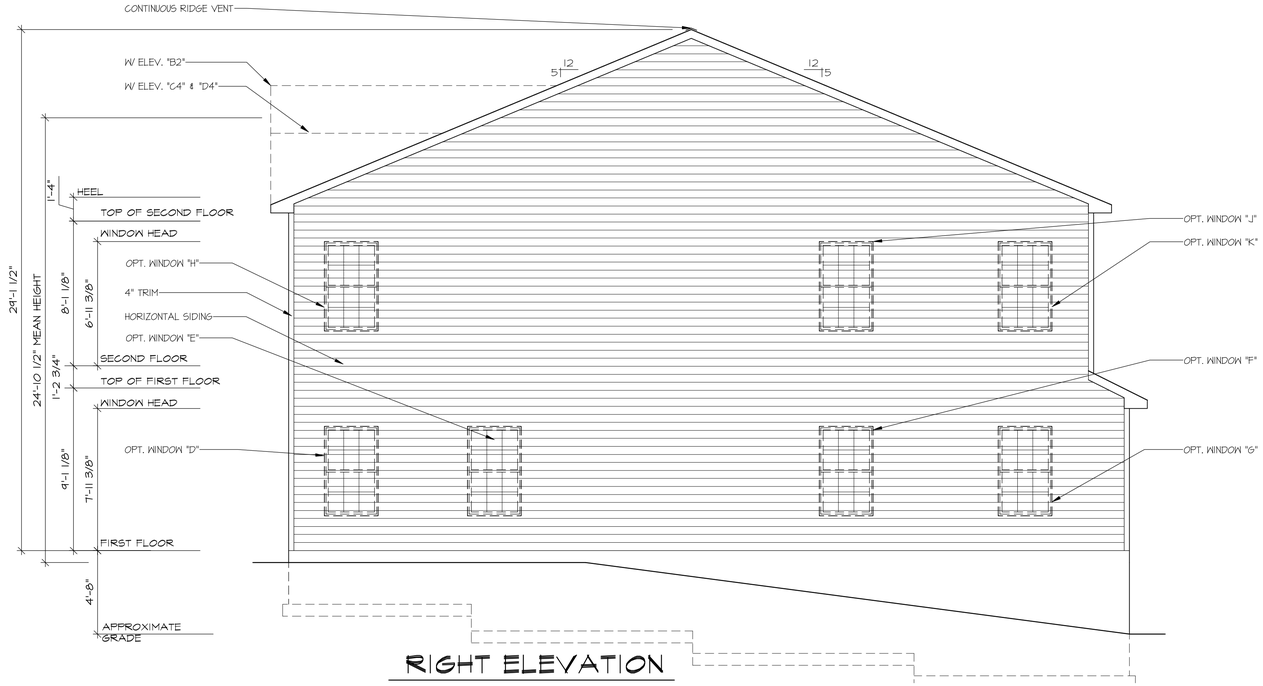
| |
|---|
| DRAWN BY: G. DANNER |
| DATE: 11/18/2021 |
| PROJECT NO. DT40 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

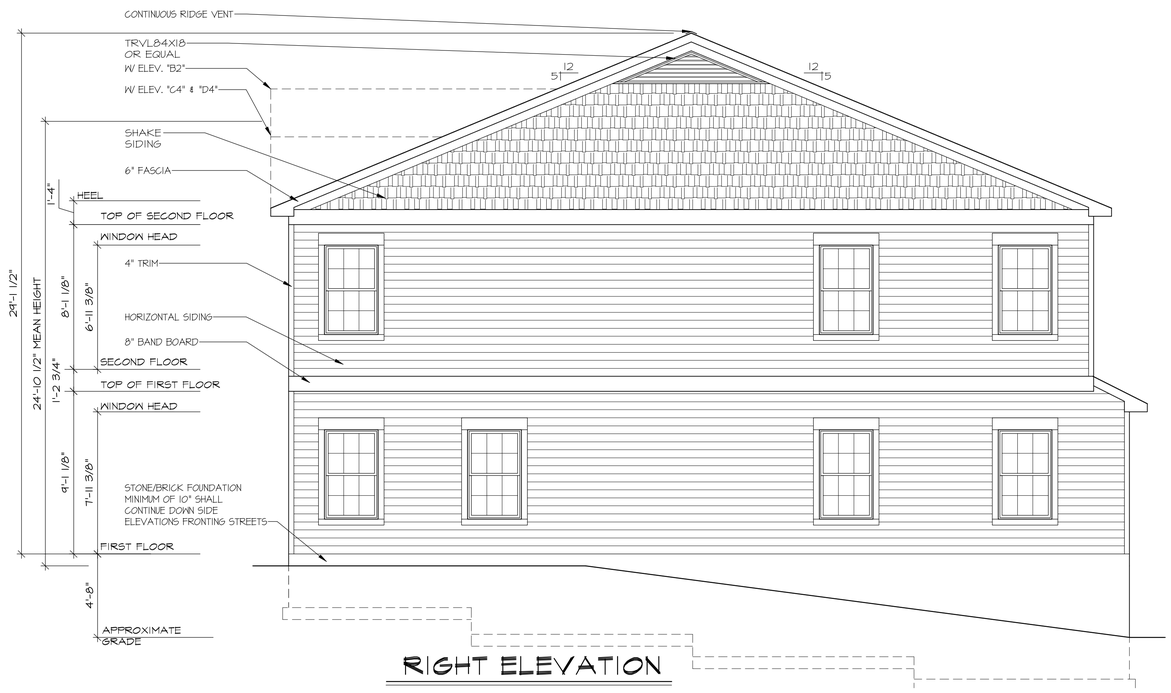
HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7




RIGHT ELEVATION




RIGHT ELEVATION

11/18/2021

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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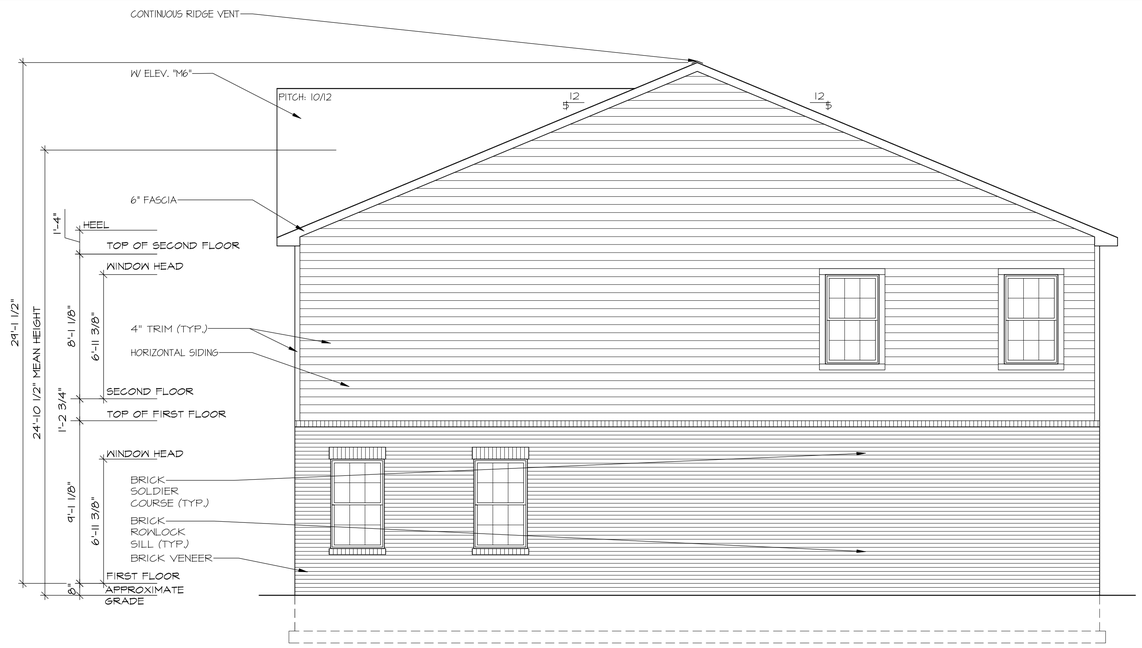
| | |
|---|---|
| DRAWN BY: | G. DANNER |
| DATE: | 11/18/2021 |
| PROJECT NO. | DT40 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DELMAR II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.8




RIGHT ELEVATION

HI-VIS

11/18/2021

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.2.9

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

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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

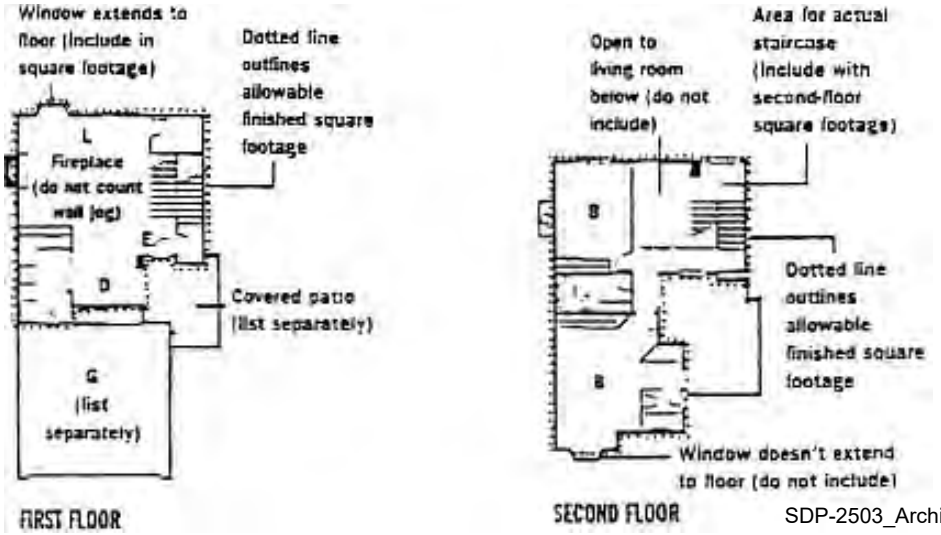
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

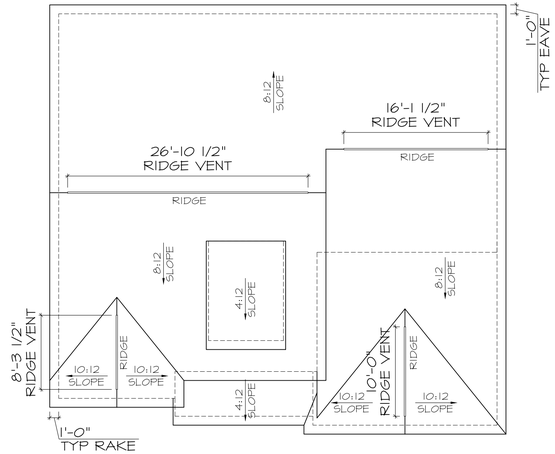
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



FRONT ELEVATION "T|"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T|"

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" |

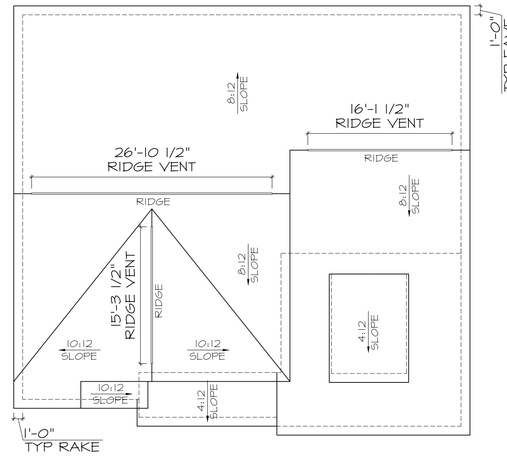
HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1

FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T2"

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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" |

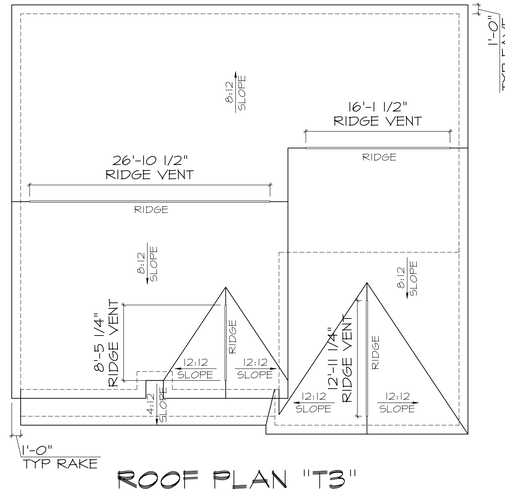
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2

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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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" |

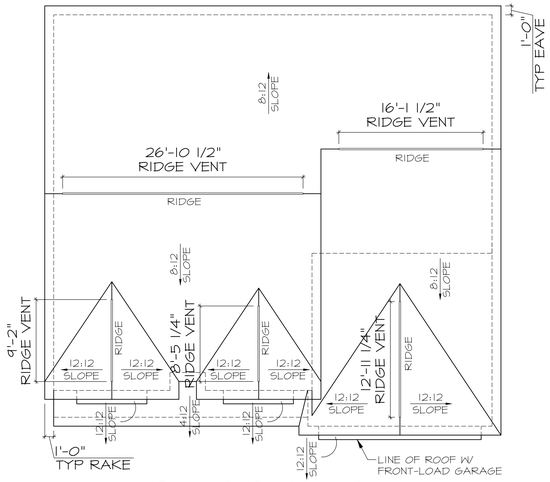
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3

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" |

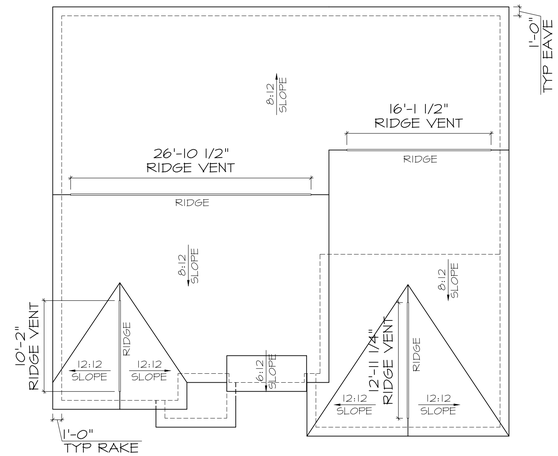
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4

FRONT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C1"

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" |

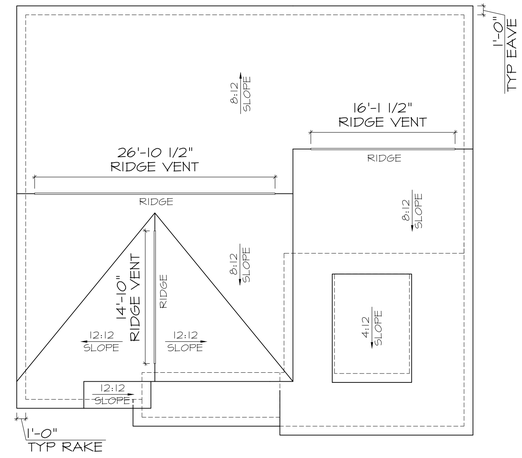
HOUSE NAME: DENVER — C

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

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" |

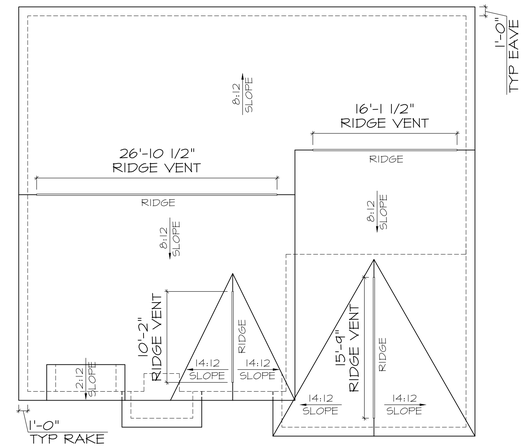
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6

FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C3"

D·R·HORTON
America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

6/5/2024

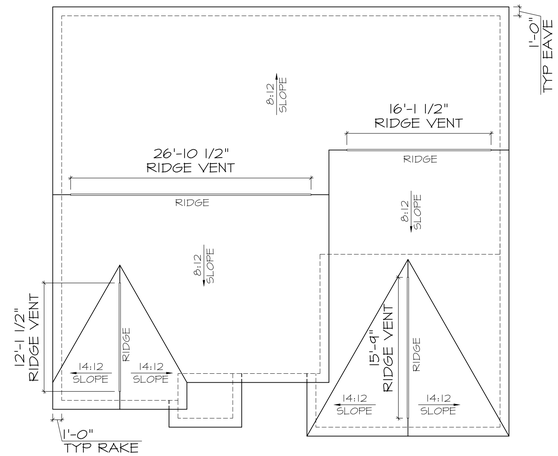
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

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

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 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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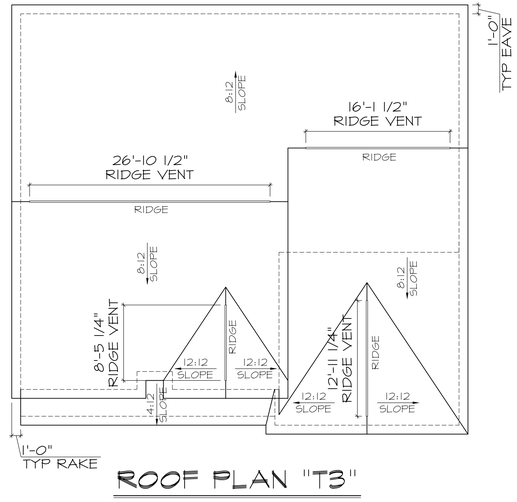
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

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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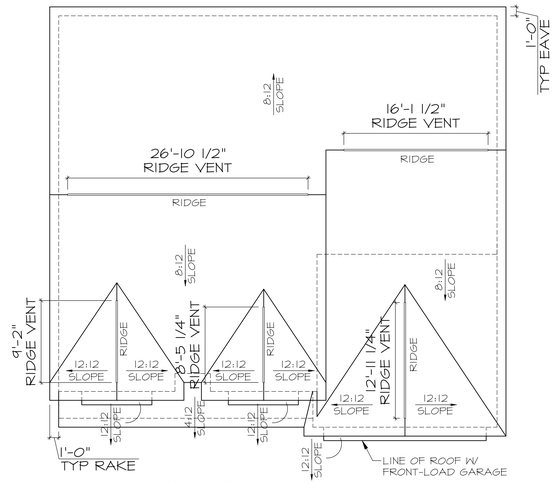
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.11

FRONT ELEVATION "T4"




ROOF PLAN "T4"

6/5/2024

D·R·HORTON® America's Builder

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

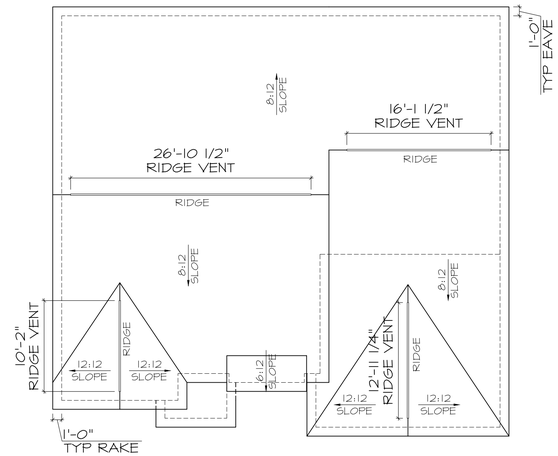
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.12

FRONT ELEVATION "C1"




ROOF PLAN "C1"

6/5/2024

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

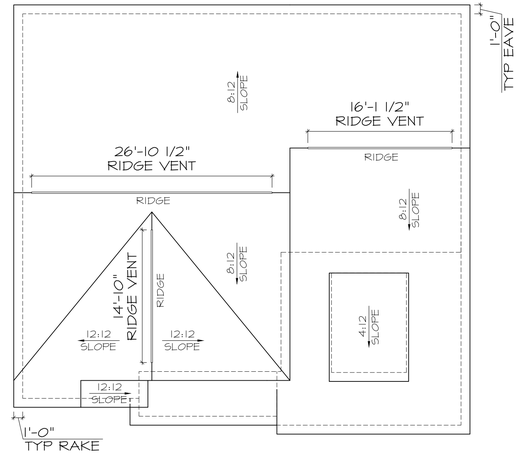
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.13

FRONT ELEVATION "C2"




ROOF PLAN "C2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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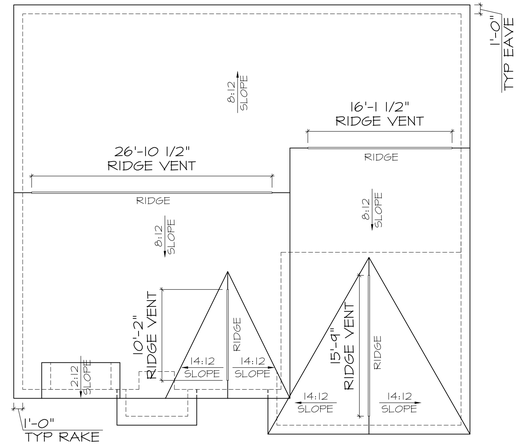
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.14

FRONT ELEVATION "C3"




ROOF PLAN "C3"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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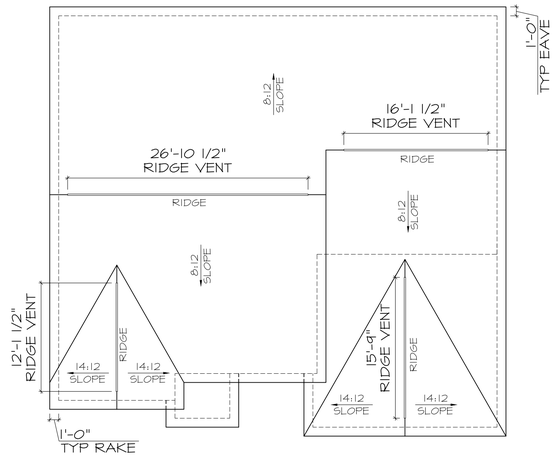
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.15

FRONT ELEVATION "C4"




ROOF PLAN "C4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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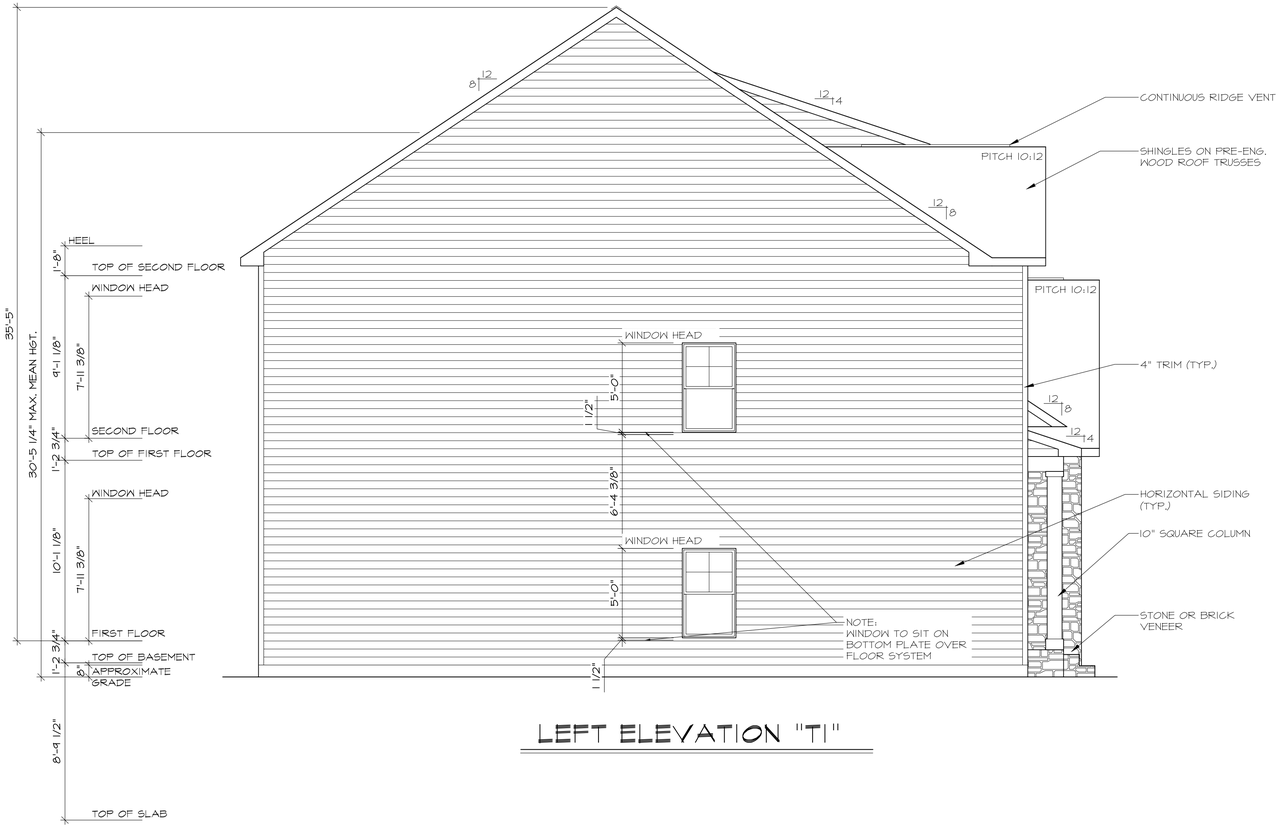
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

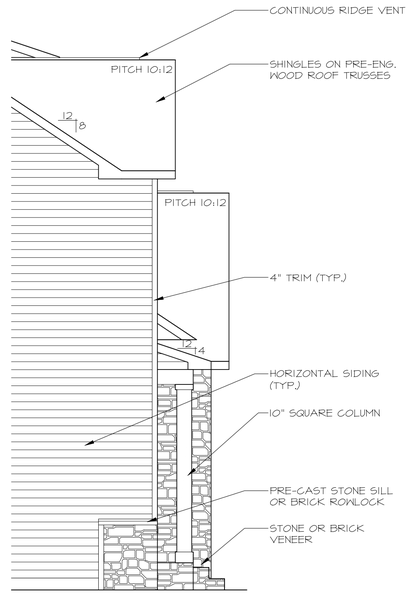
HOUSE NAME: DENVER

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.16




LEFT ELEVATION "T1"




LEFT ELEVATION "T1"
W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
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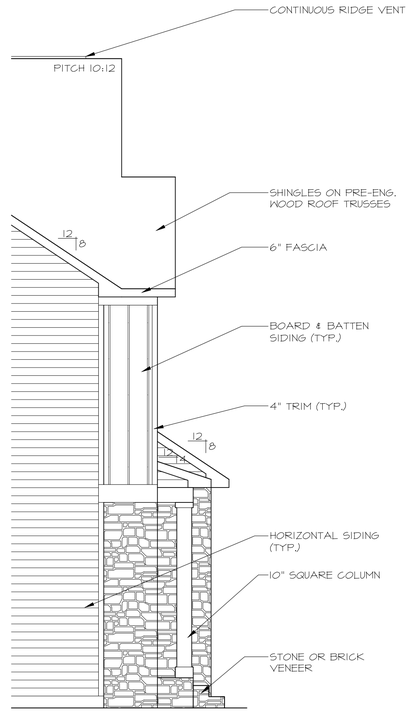
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.1

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"


WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638


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6/5/2024

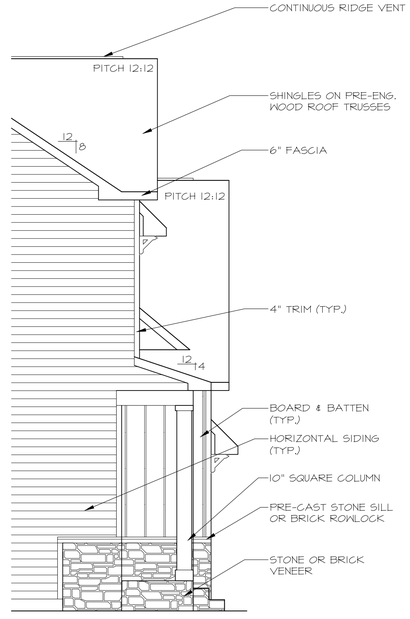
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.3

LEFT ELEVATION "T4"




LEFT ELEVATION "T4"
W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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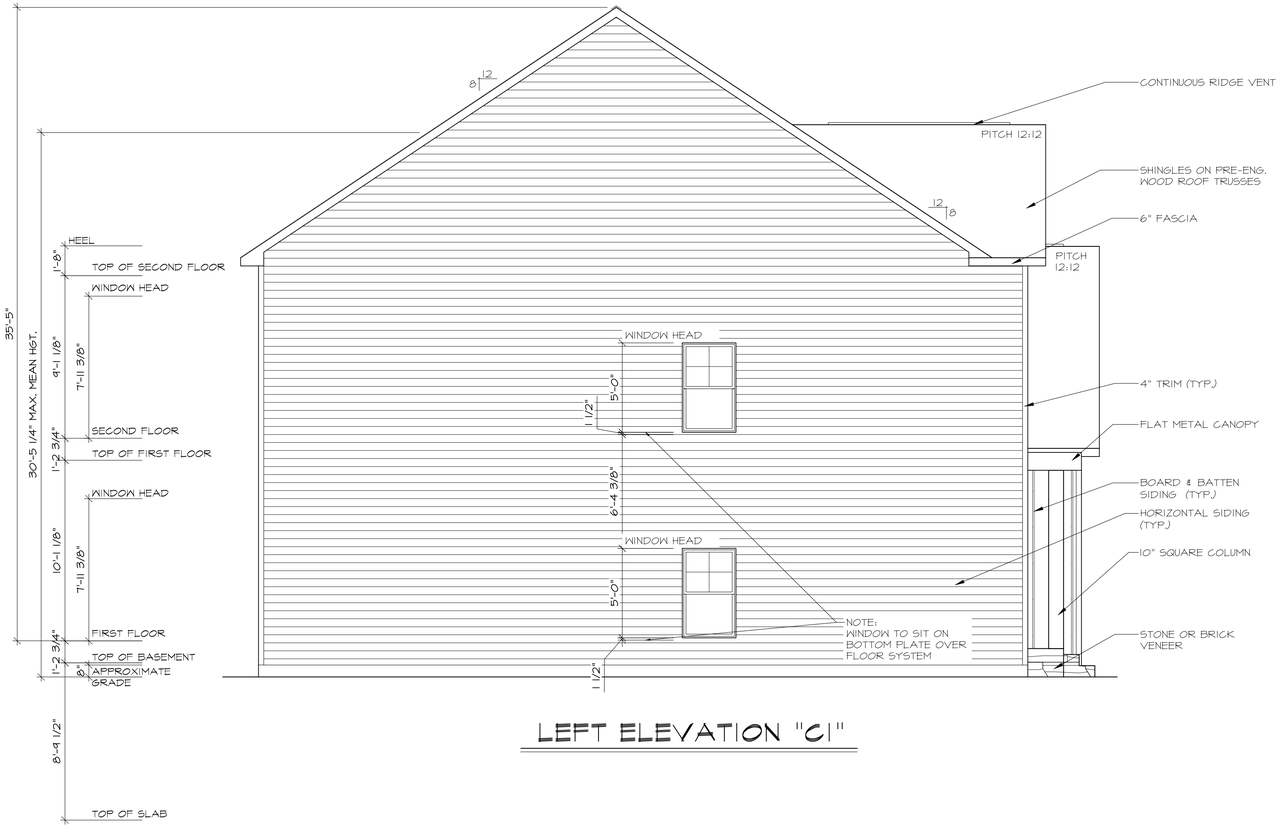
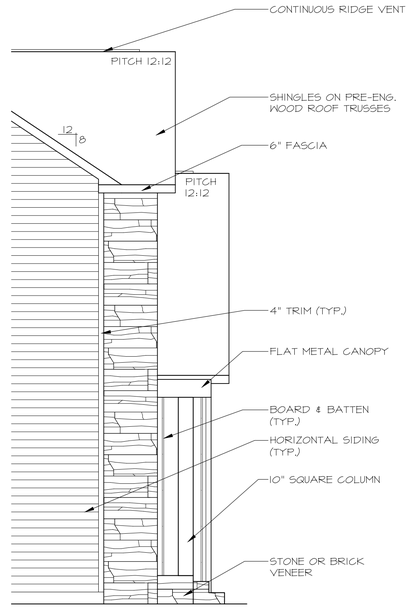
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION "C1"




LEFT ELEVATION "C1"
W/ OPT. HI-VIZ

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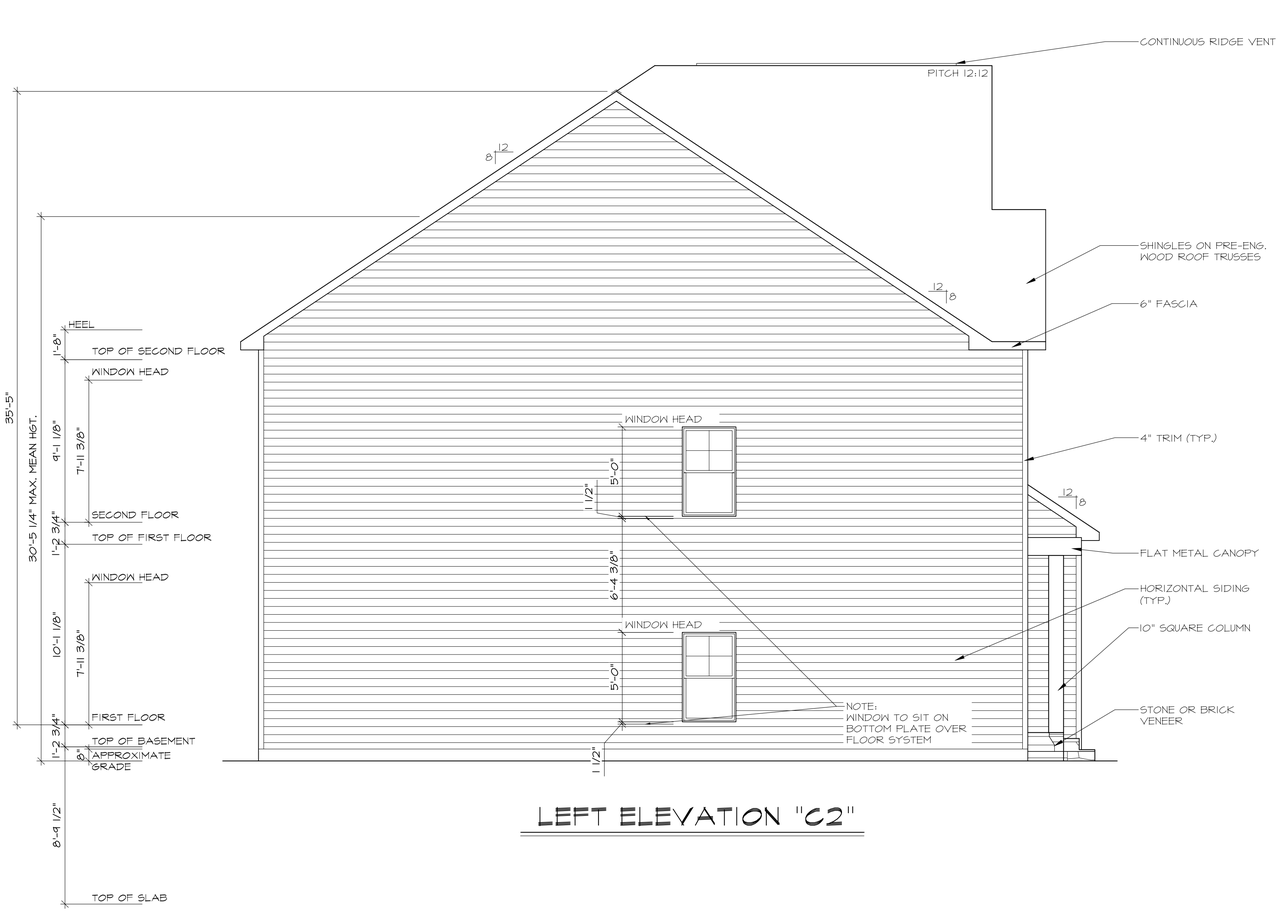
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

6/5/2024

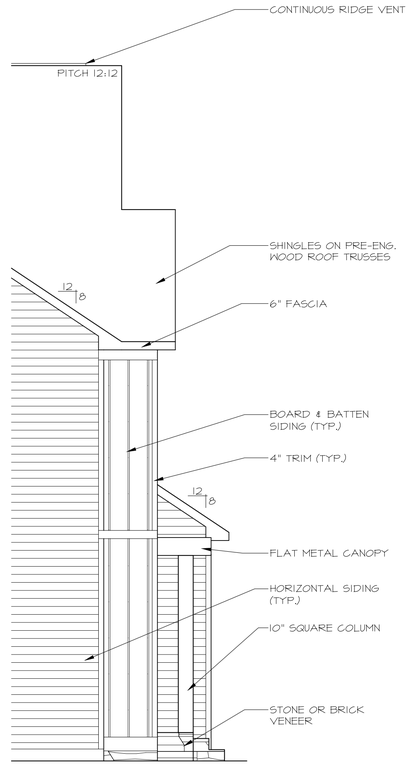
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




## LEFT ELEVATION "C2"




## LEFT ELEVATION "C2"

W/ OPT. HI-VIZ

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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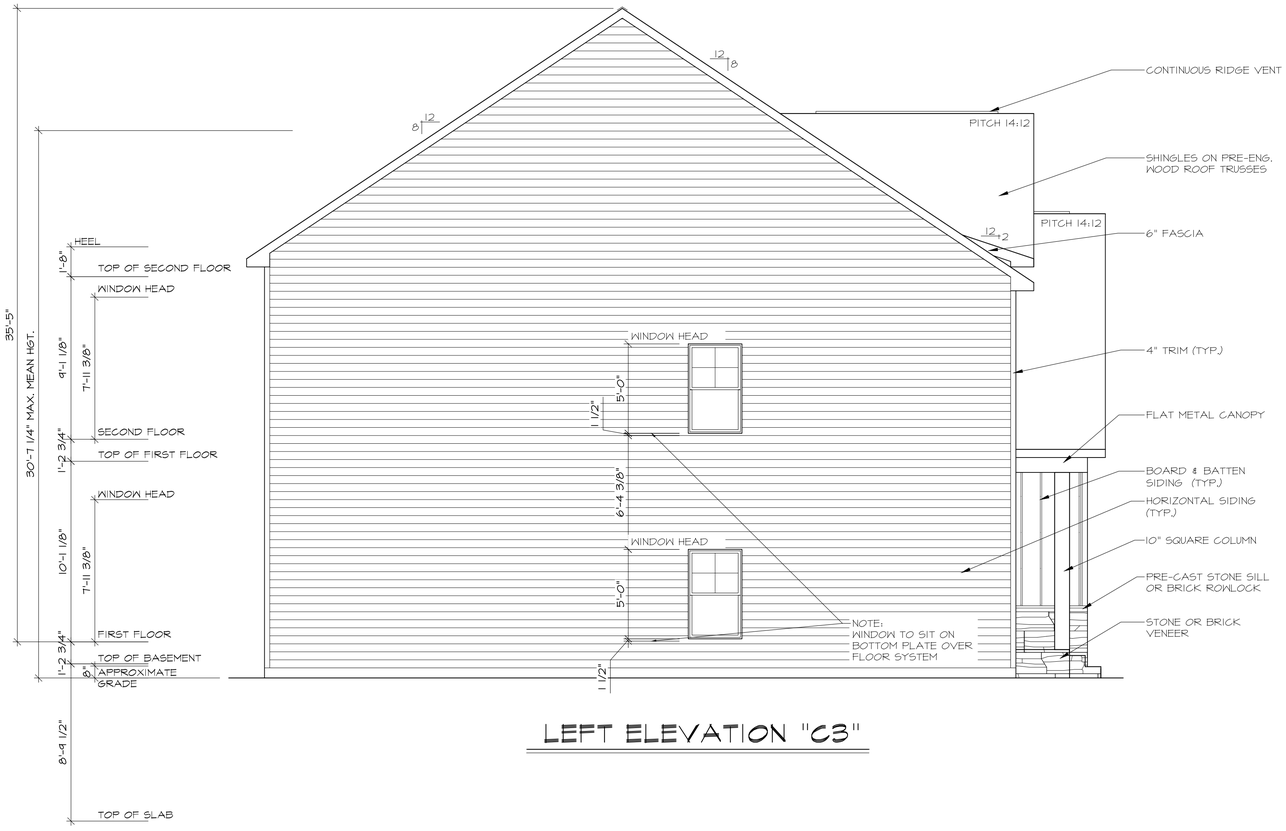
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

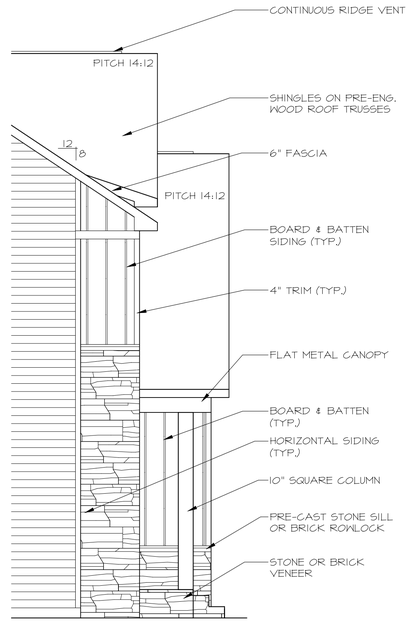
HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.6




LEFT ELEVATION "C3"




LEFT ELEVATION "C3"
W/ OPT. HI-VIZ

6/5/2024

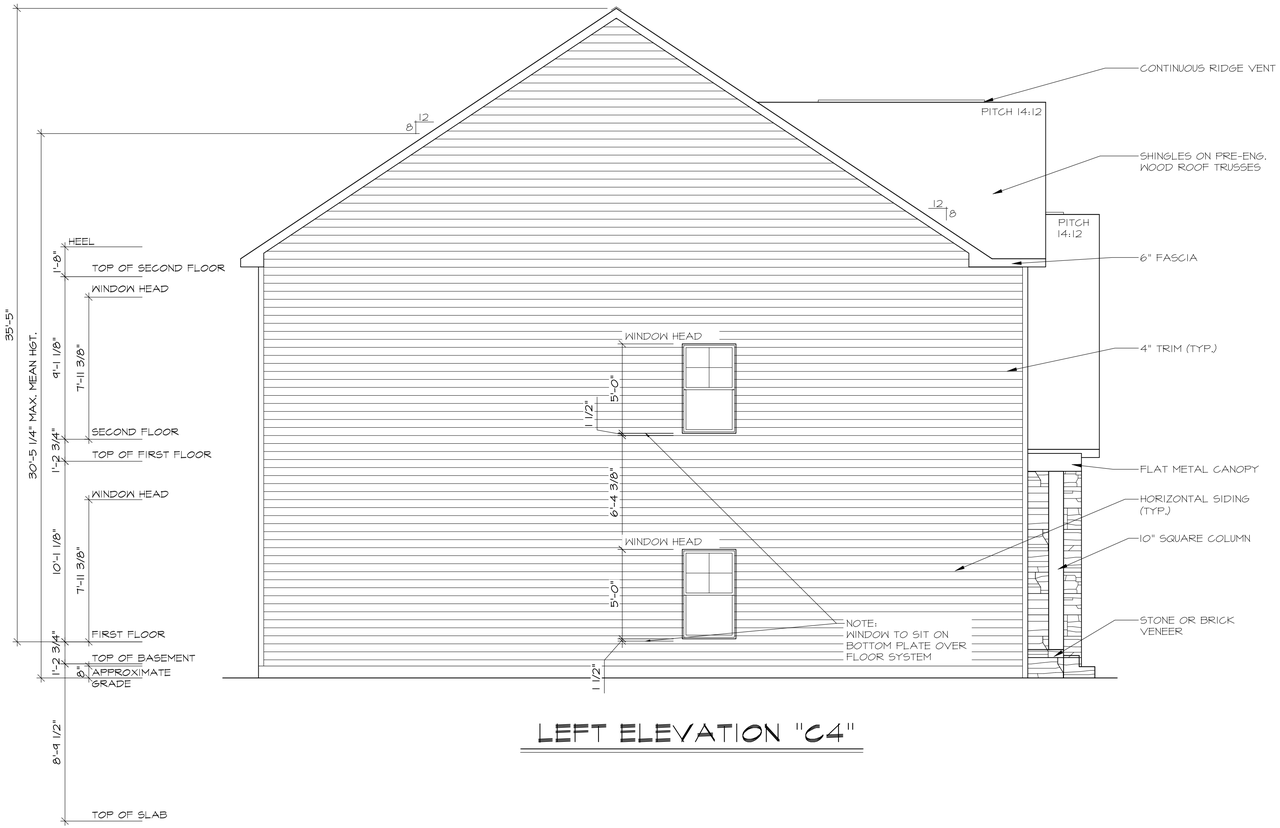
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

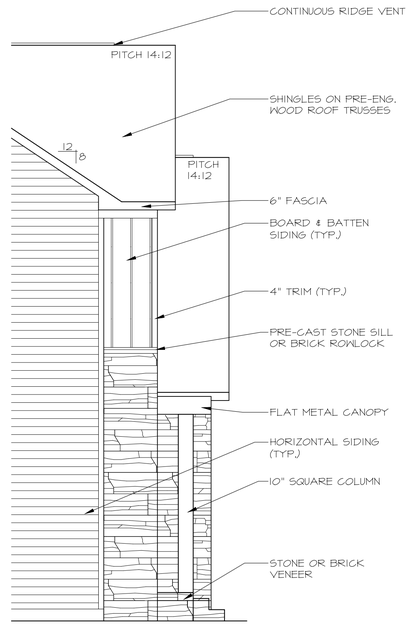
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER
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

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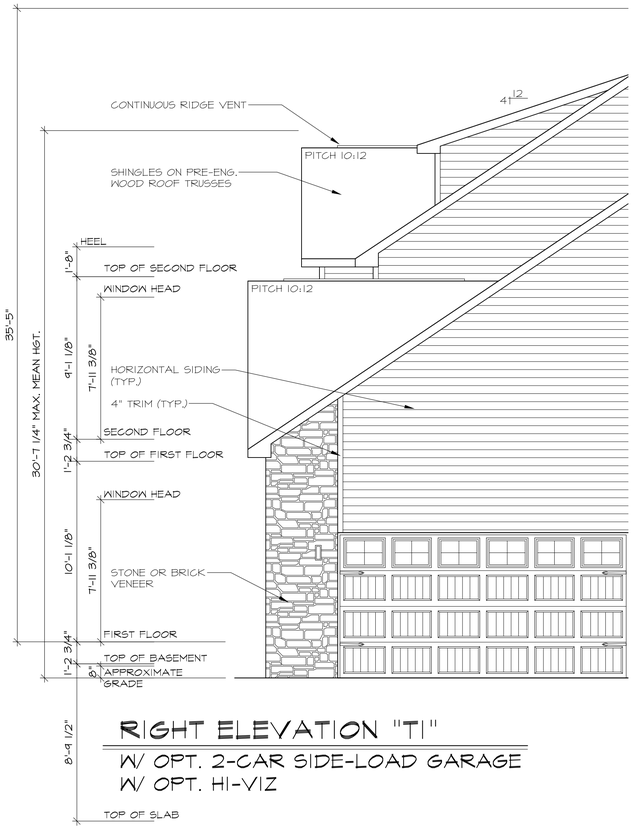
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

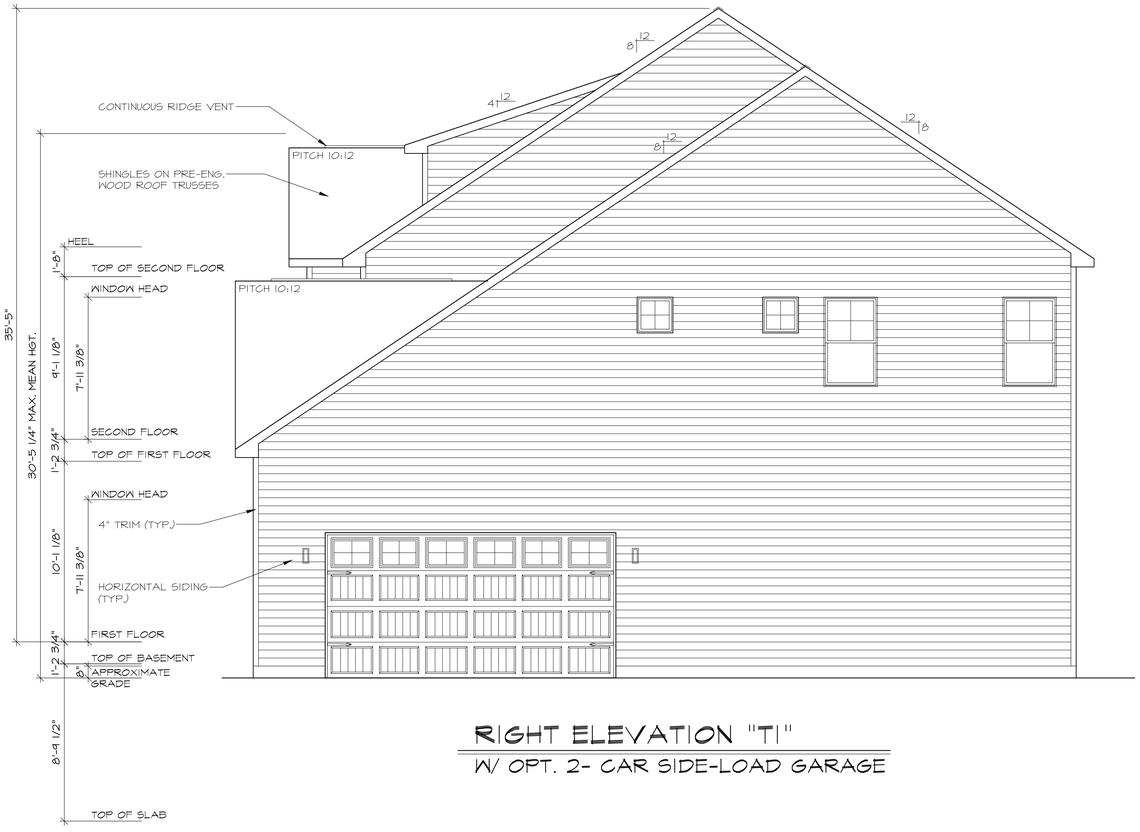
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.8




## 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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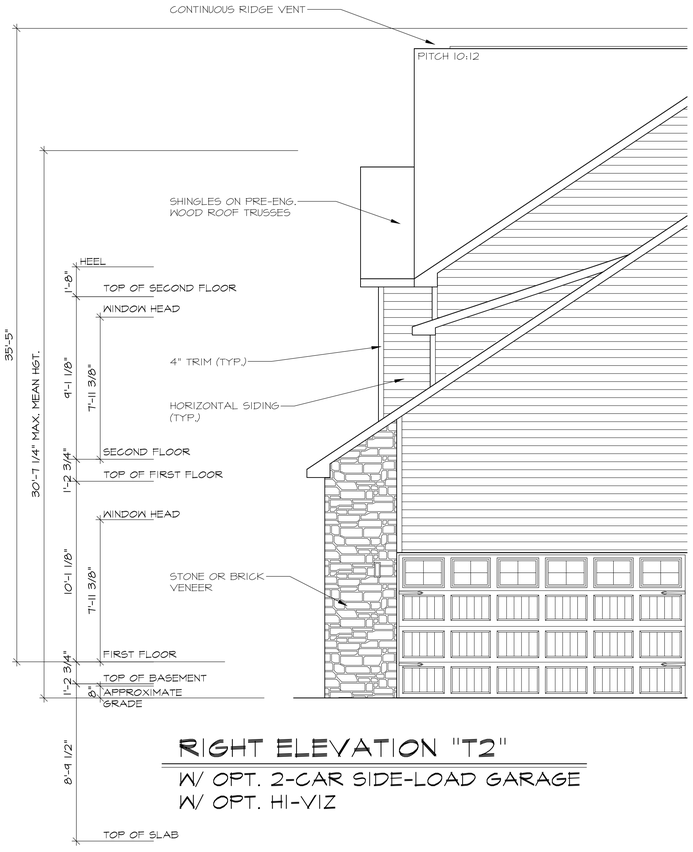
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| 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

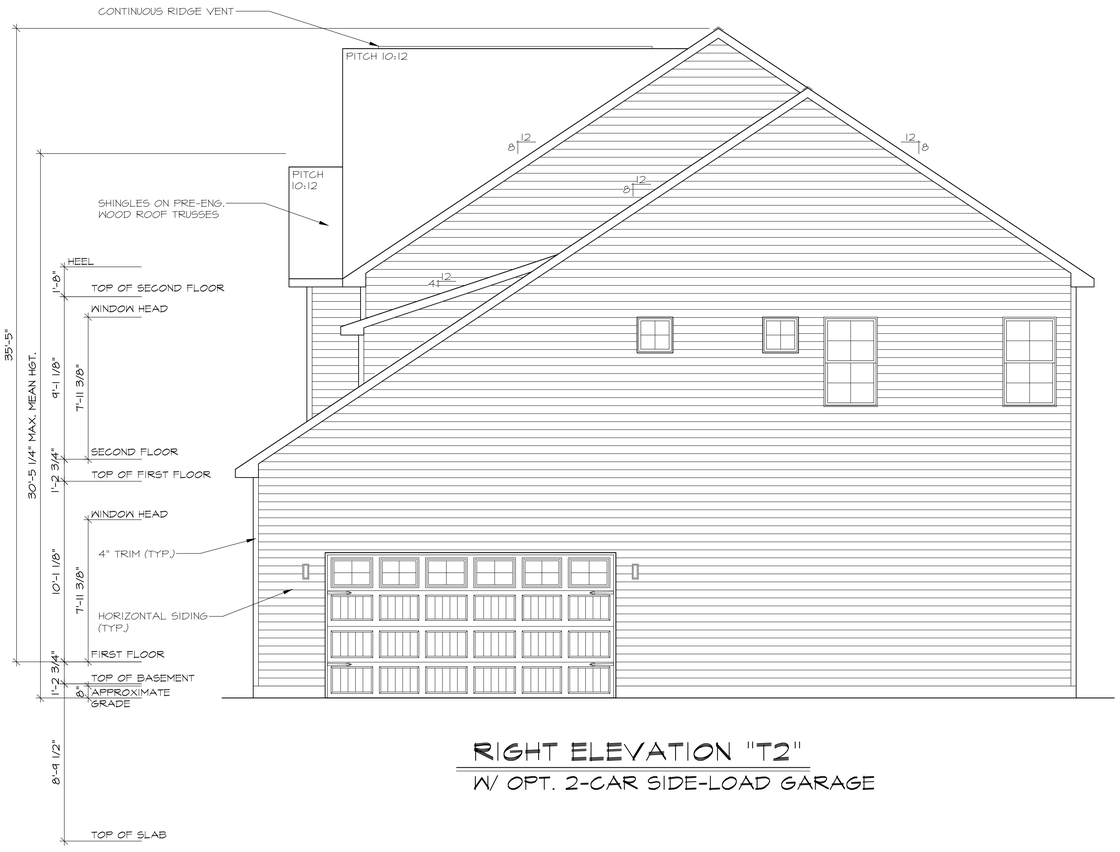
DRAWING TITLE: SIDE ELEVATIONS

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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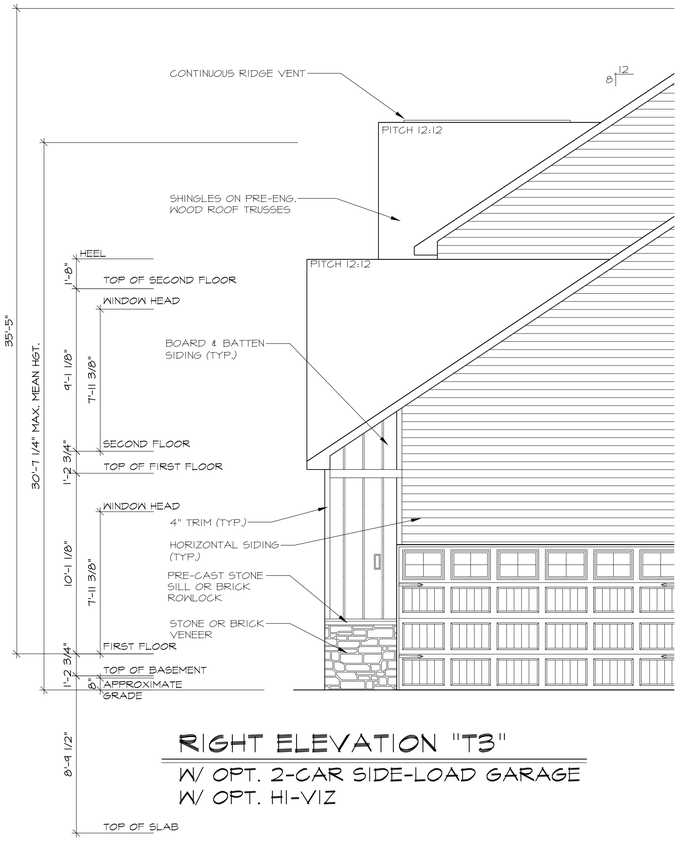
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

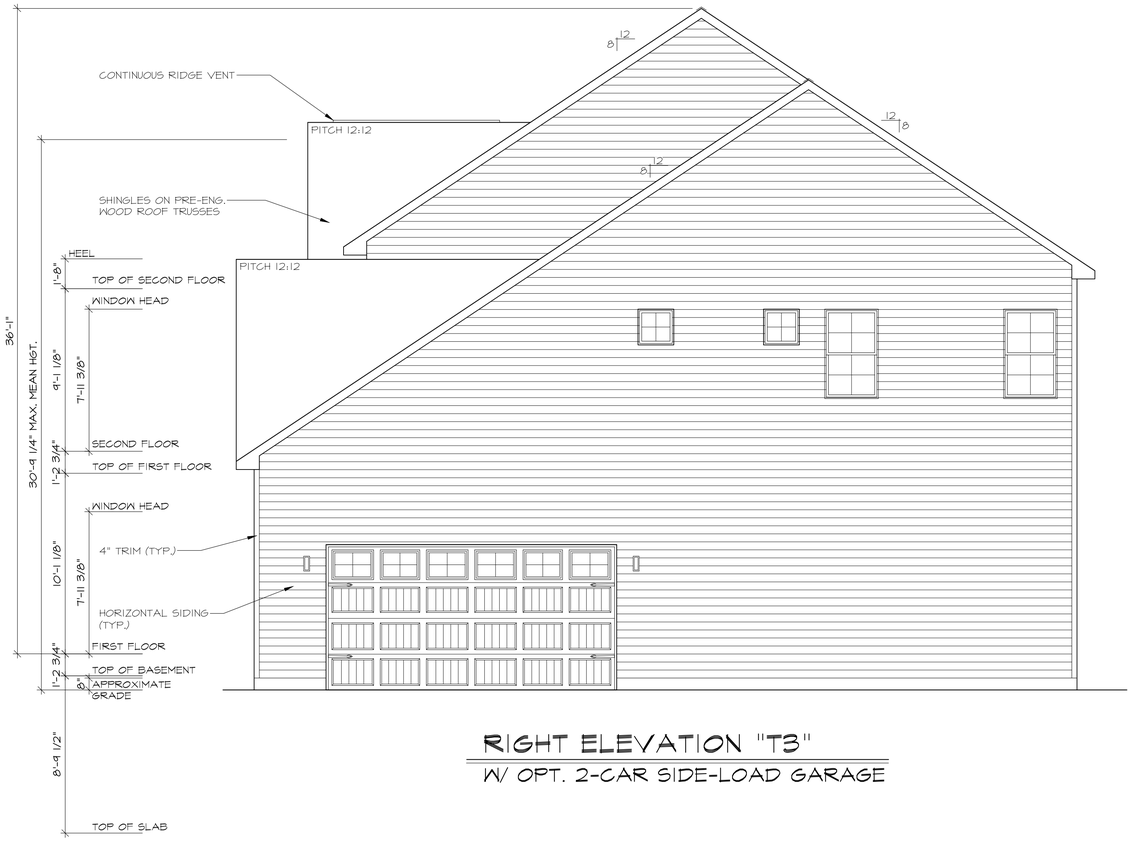
DRAWING TITLE: SIDE ELEVATIONS

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

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|---|---|
| DRAWN BY: | W. TYLER |
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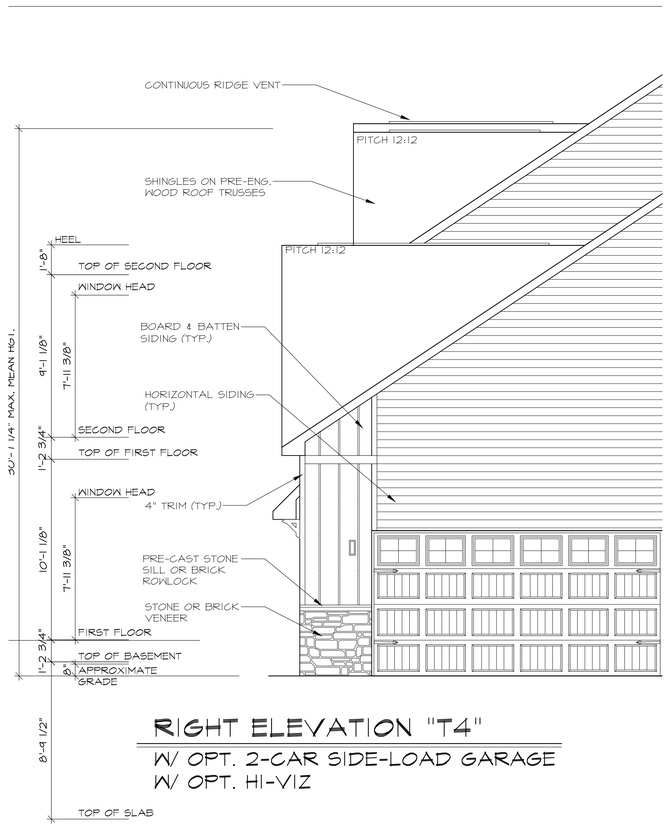
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

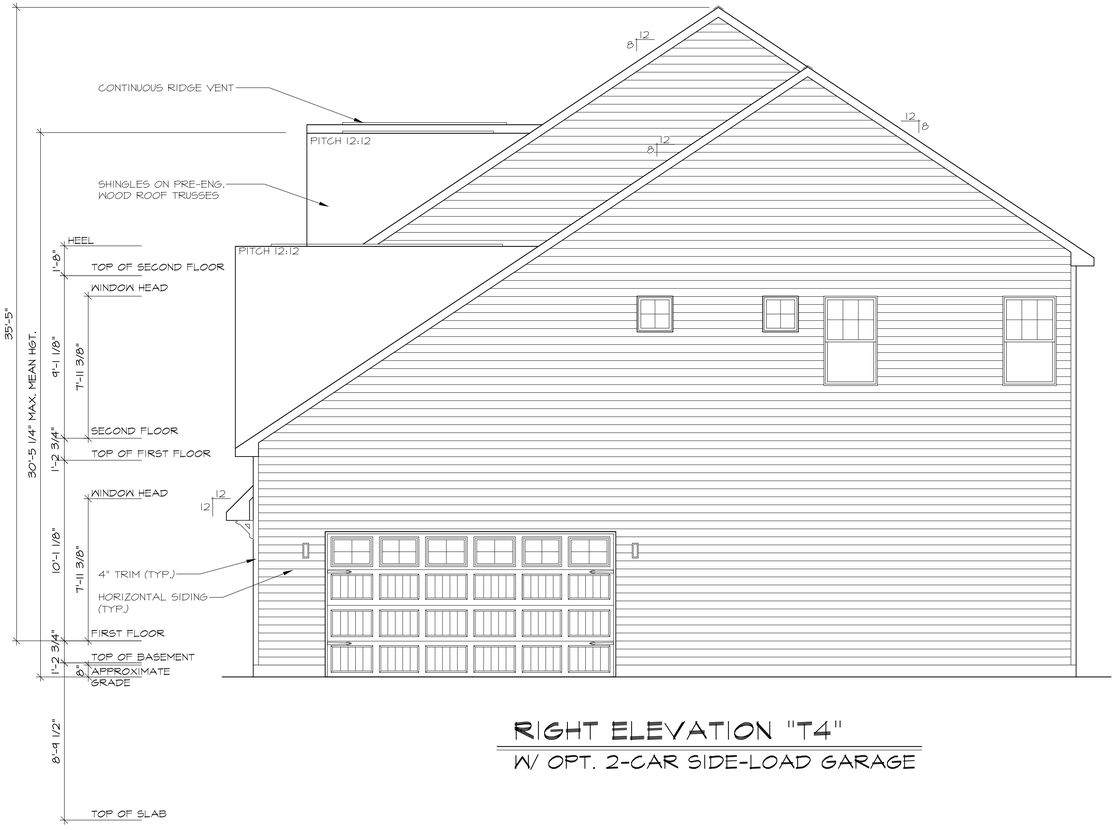
DRAWING TITLE: SIDE ELEVATIONS

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

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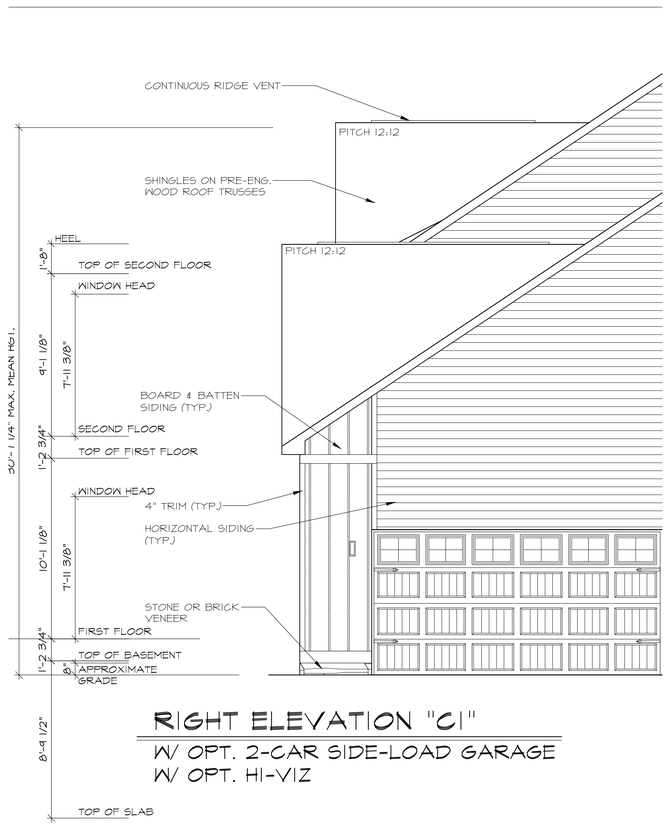
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.12




## 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

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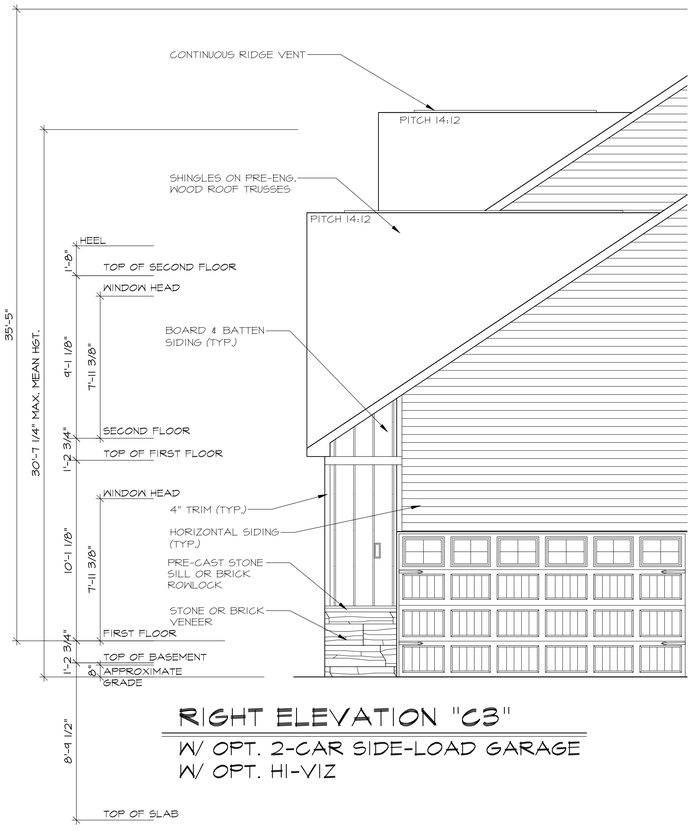
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER II

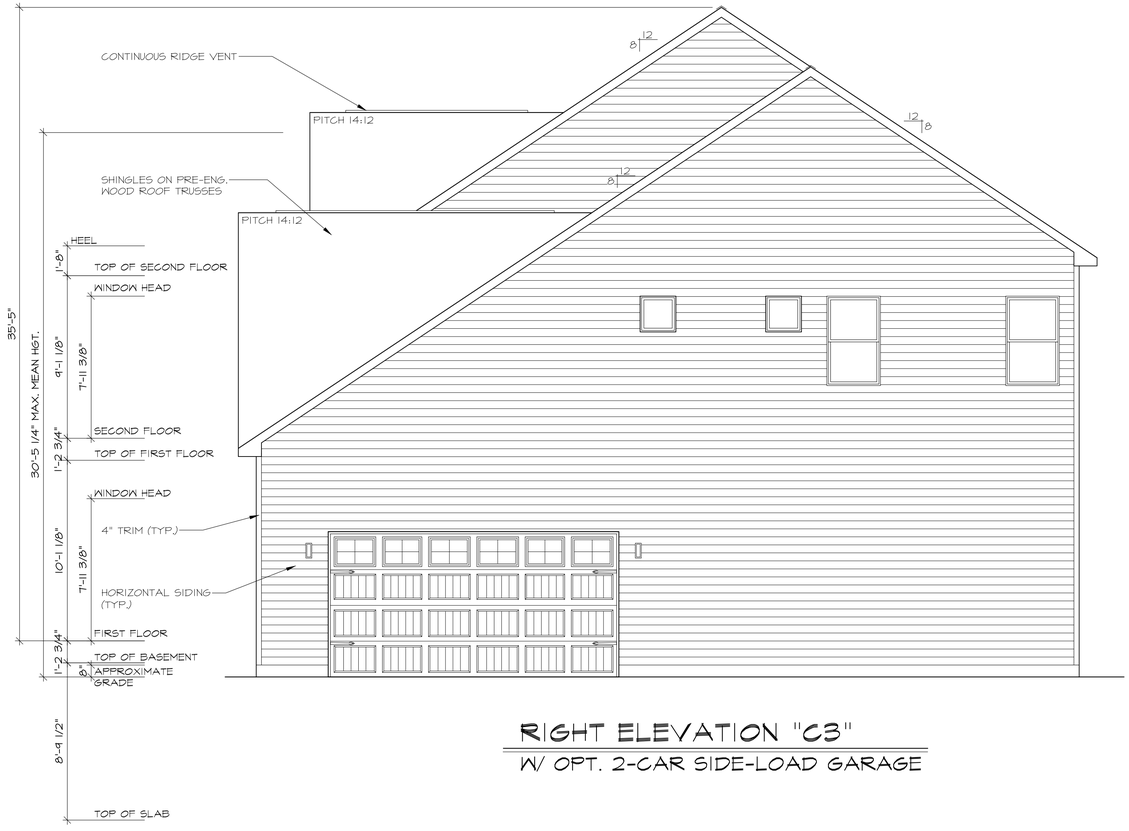
DRAWING TITLE: SIDE ELEVATIONS

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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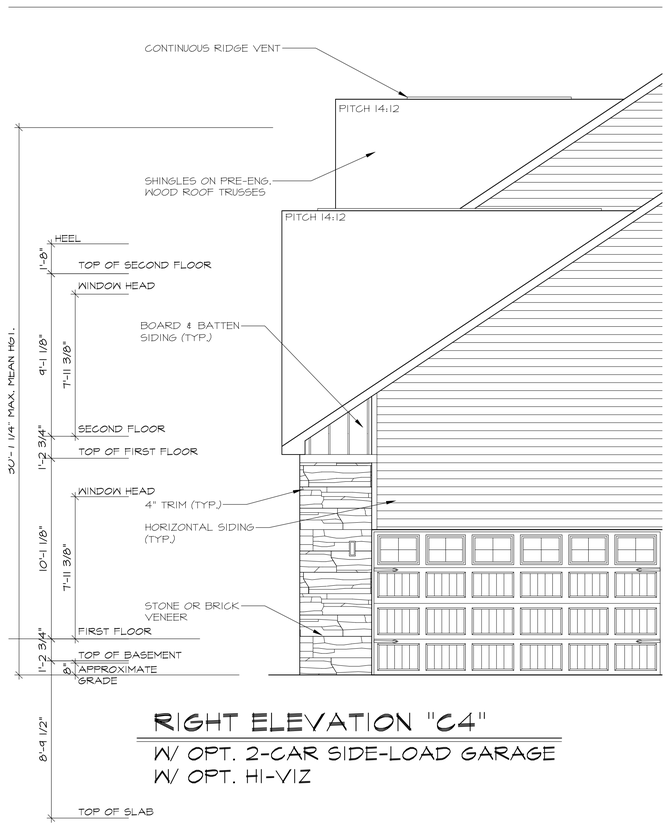
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| 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

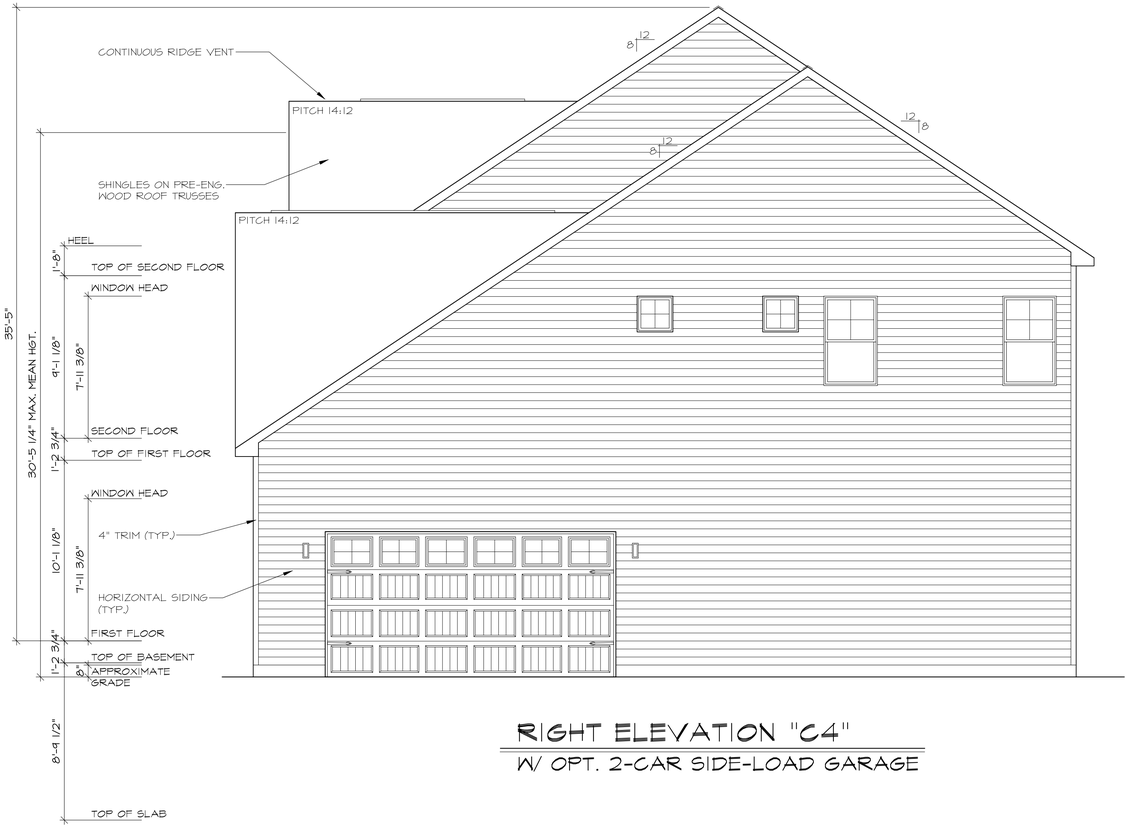
DRAWING TITLE: SIDE ELEVATIONS

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

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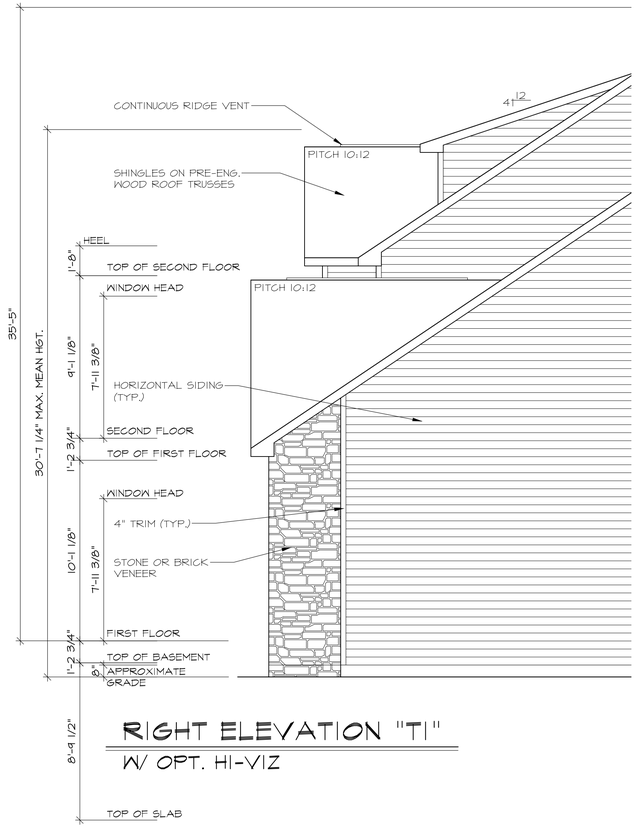
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: DENVER

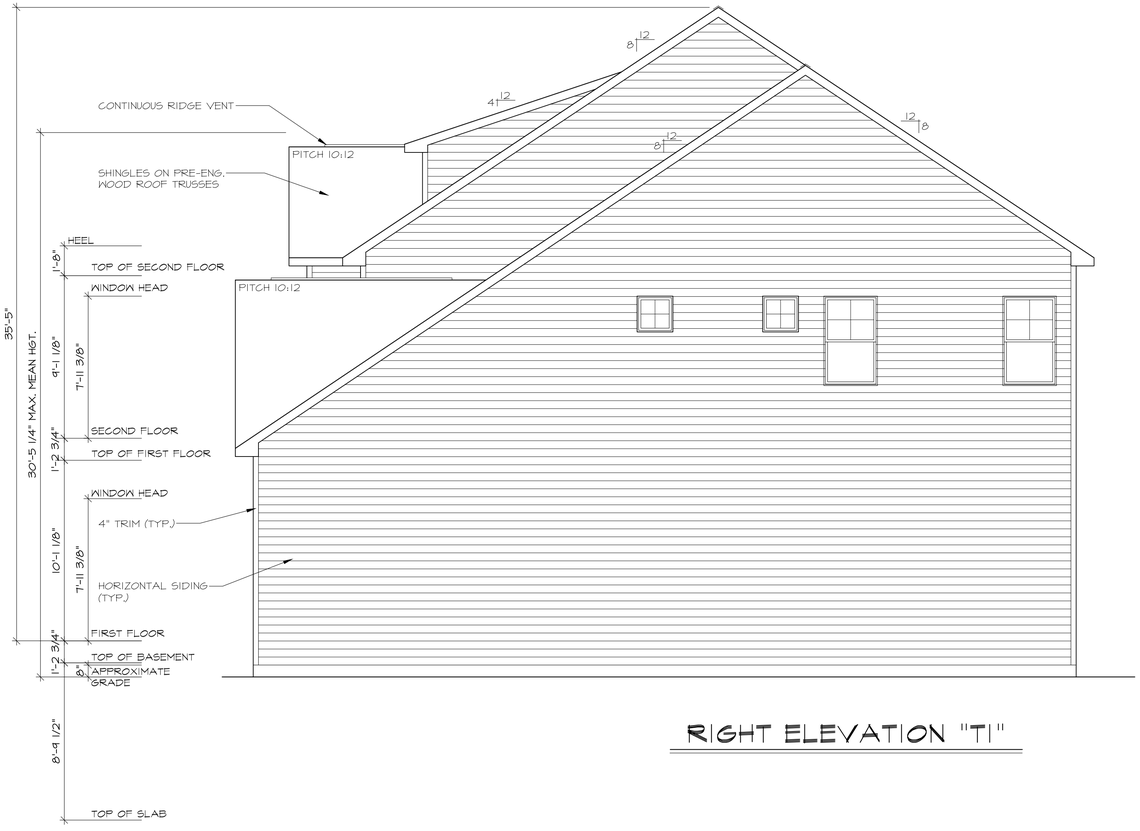
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.16




RIGHT ELEVATION "T1"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T1"

6/5/2024

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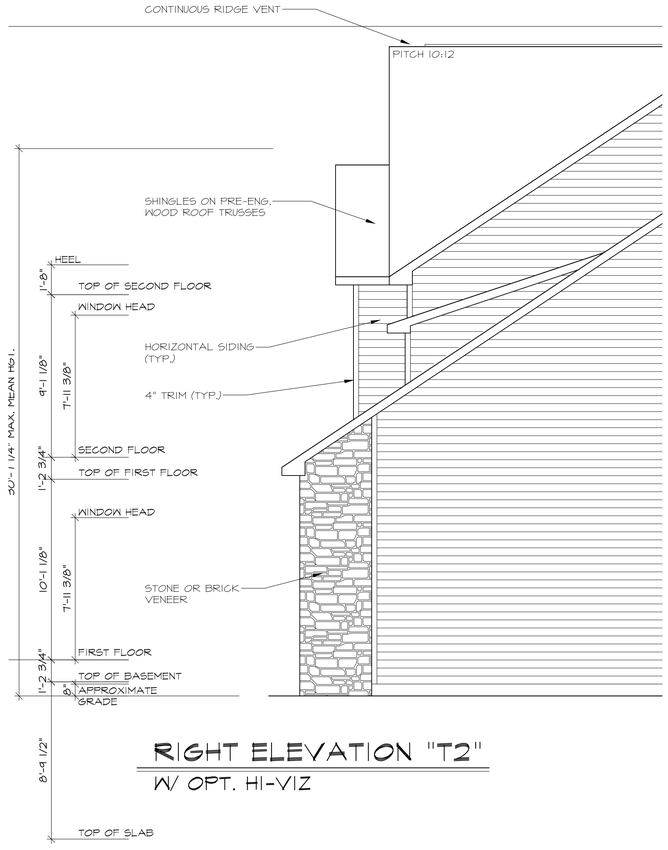
HAGERSTOWN, MD 240-452-4638

| |
|---|
| 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

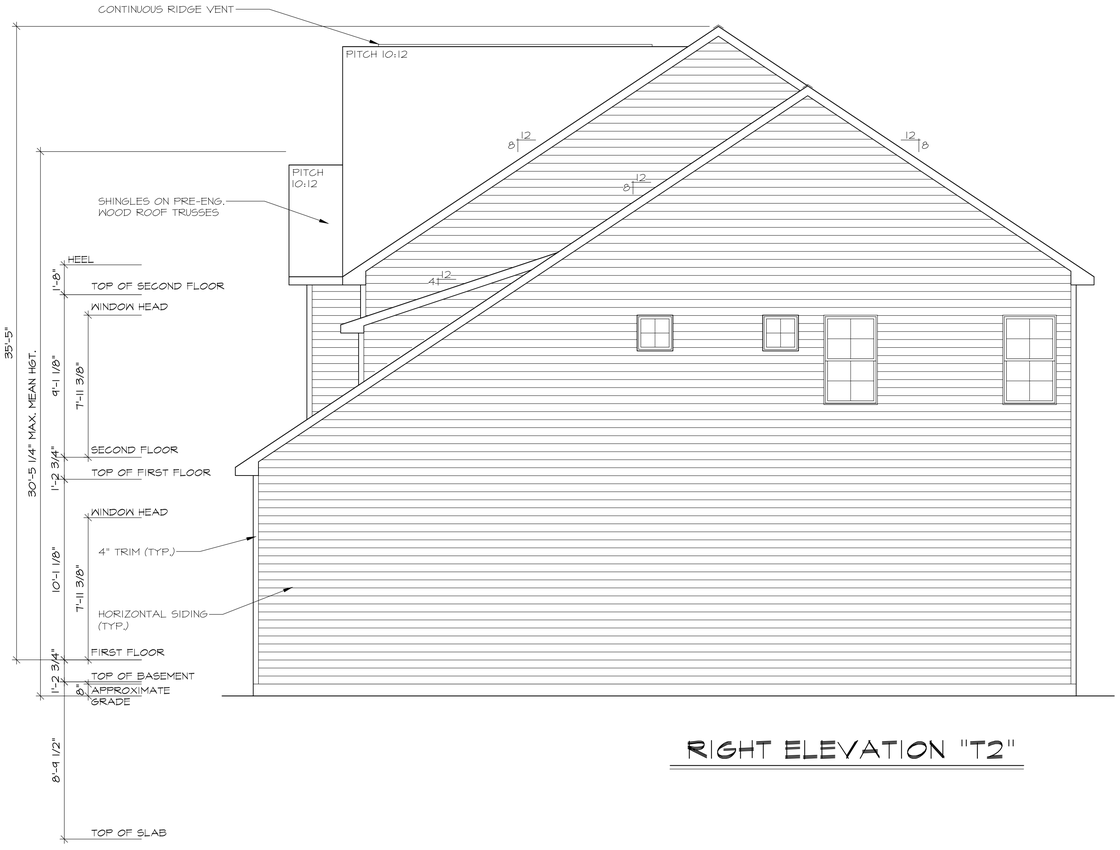
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.17




RIGHT ELEVATION "T2"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T2"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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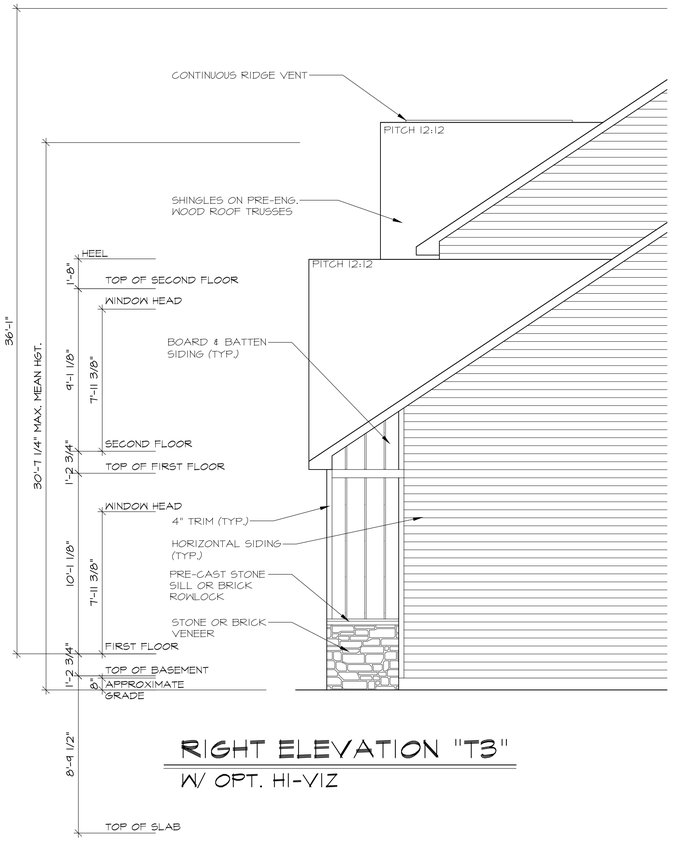
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

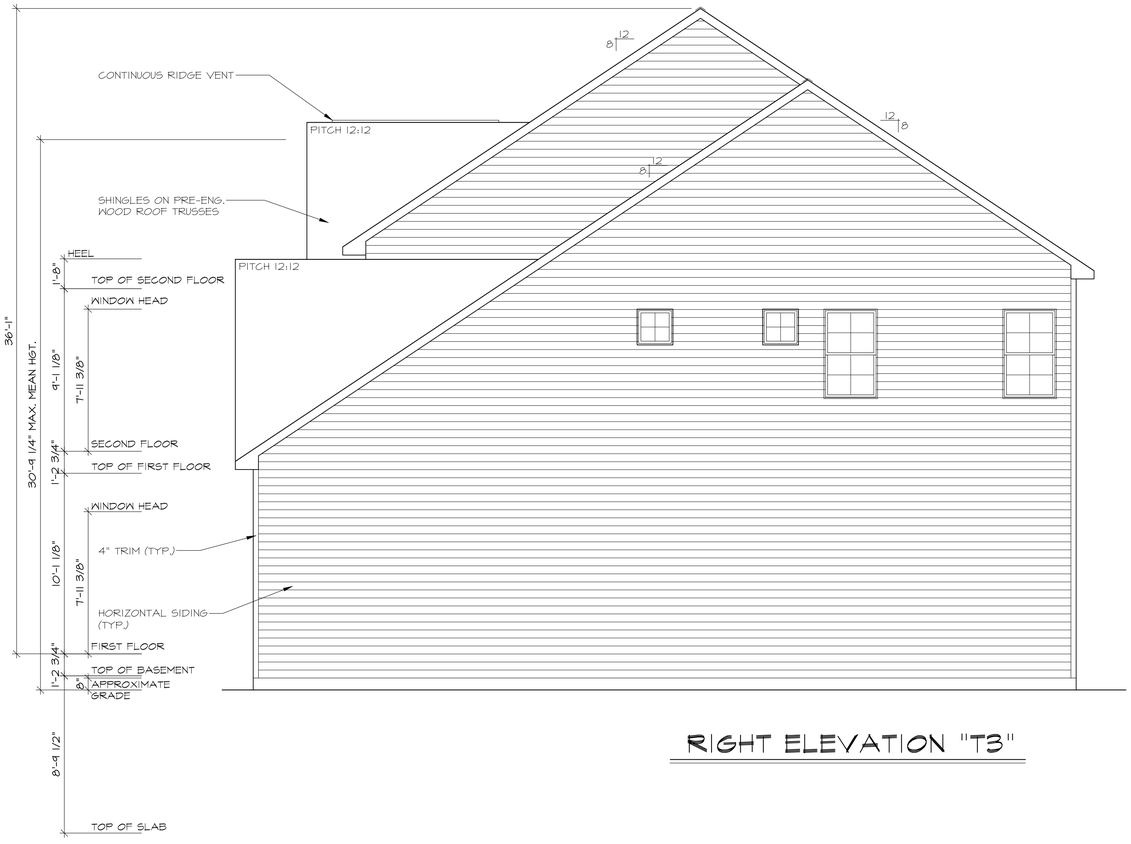
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.18




RIGHT ELEVATION "T3"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T3"

6/5/2024

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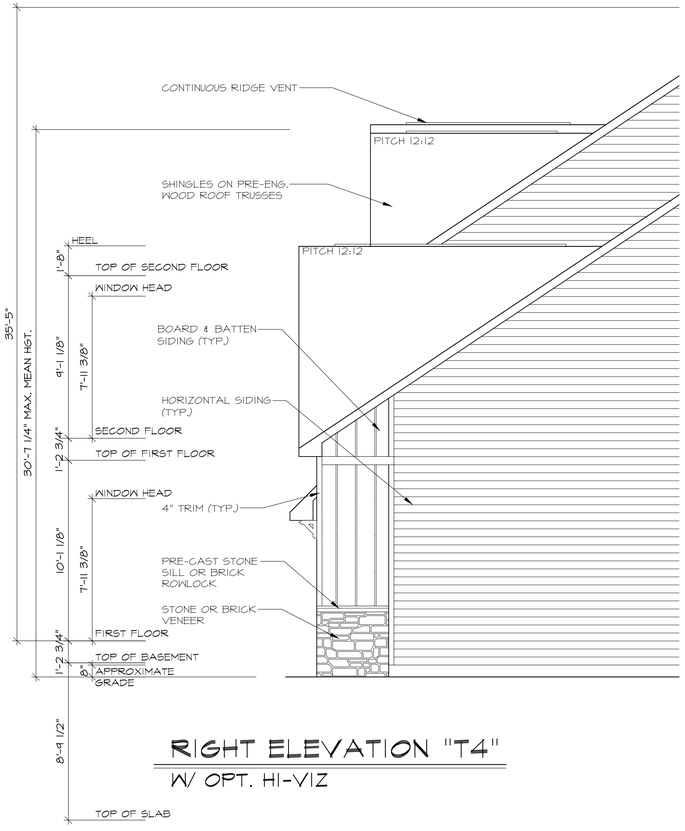
HAGERSTOWN, MD 240-452-4638

| |
|---|
| 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

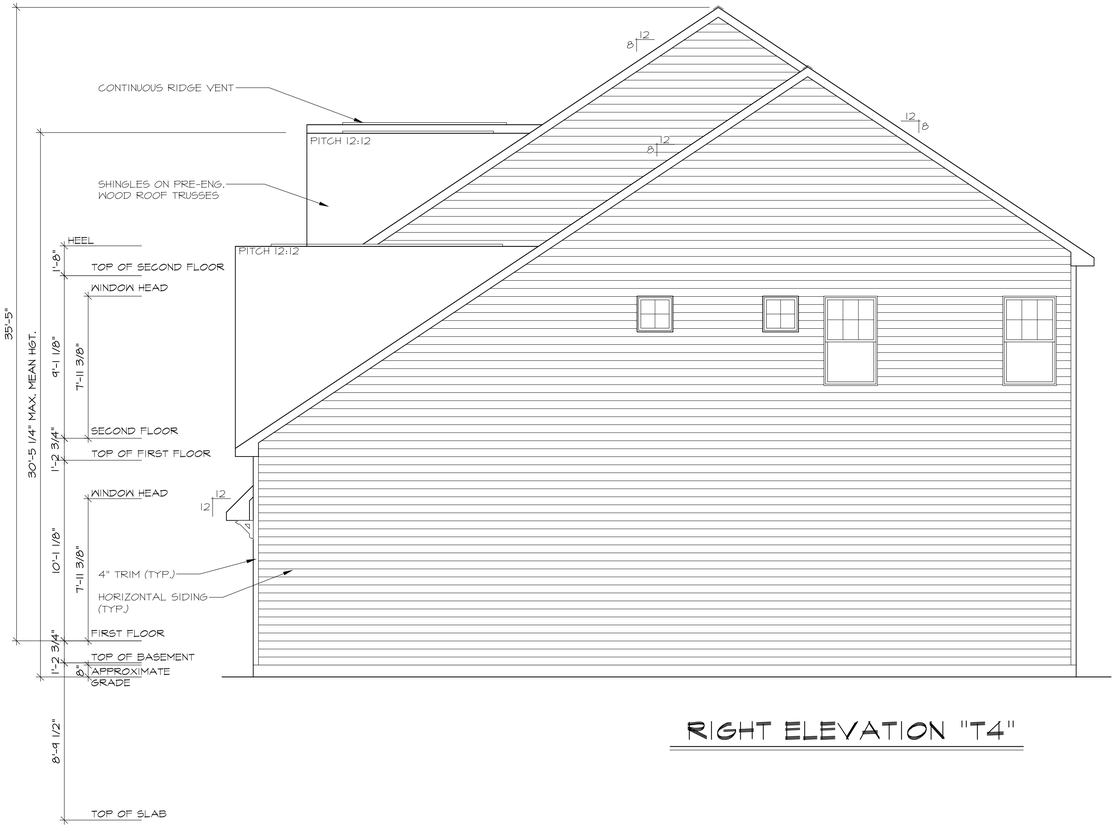
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.19




RIGHT ELEVATION "T4"

W/ OPT. HI-VIZ




RIGHT ELEVATION "T4"

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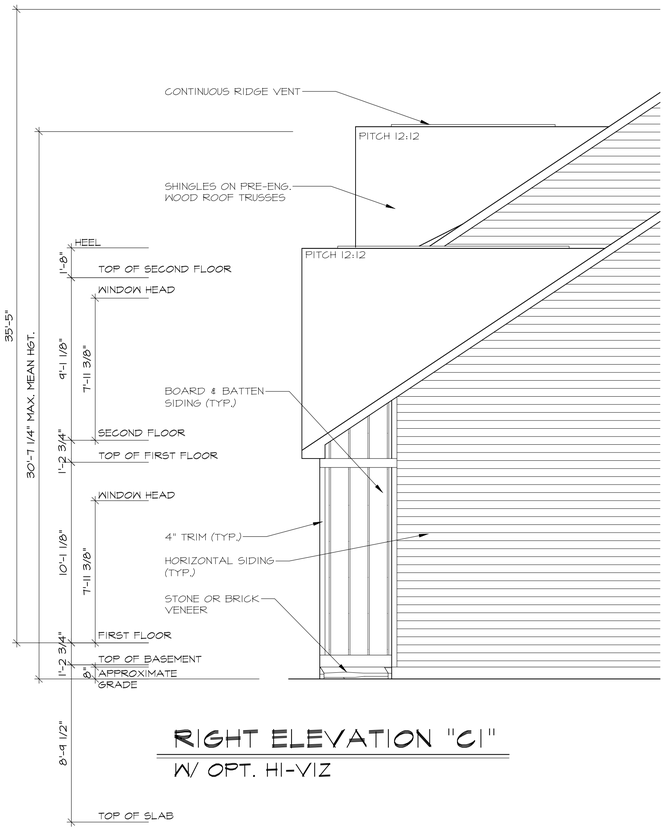
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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"

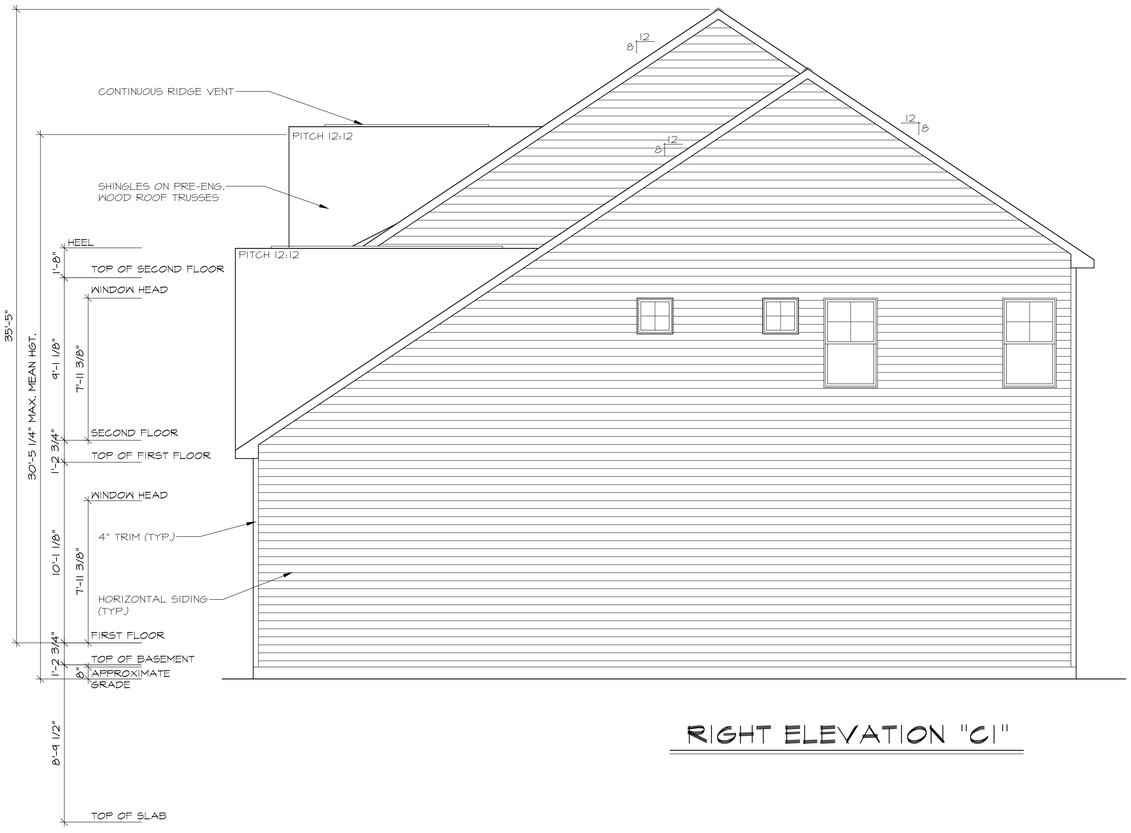
HOUSE NAME: DENVER
DRAWING TITLE: SIDE ELEVATIONS

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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| | |
|---|---|
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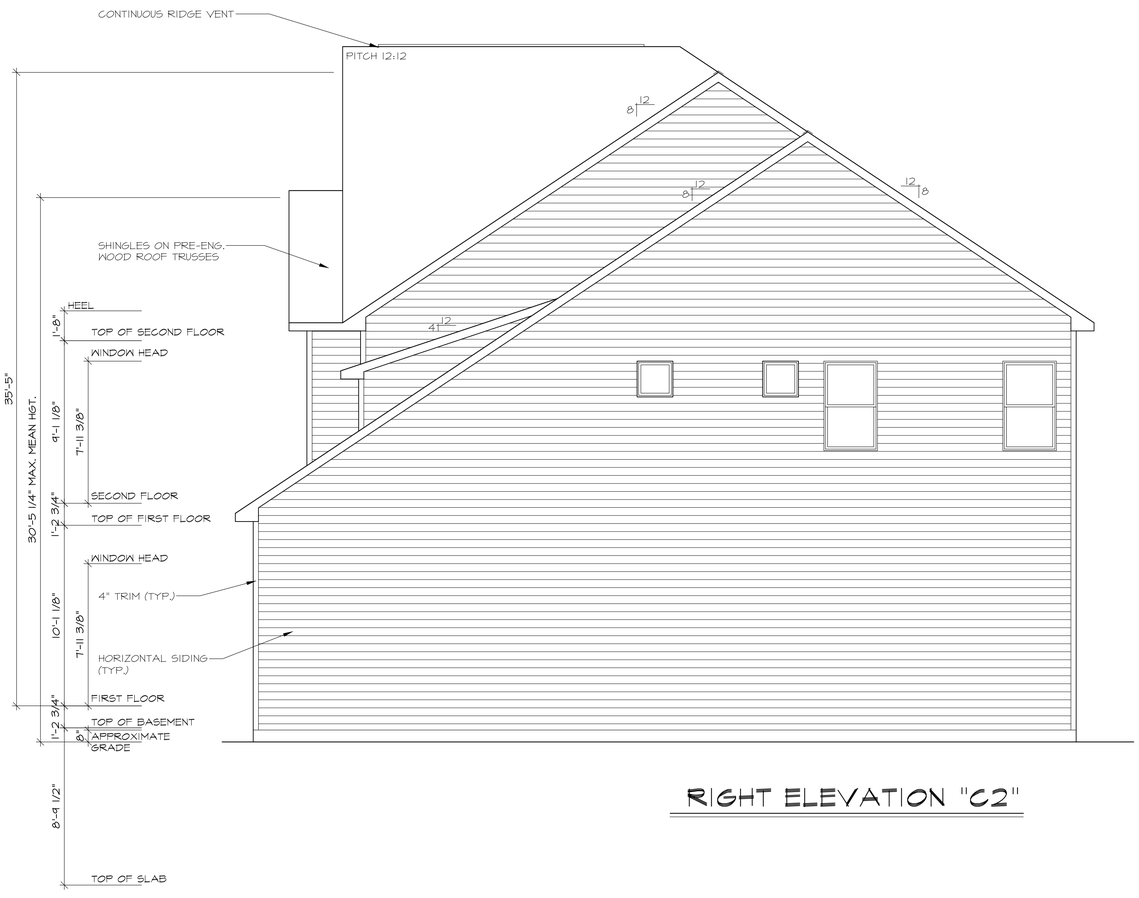
| DATE: | 06/05/2024 |
| PROJECT NO. | D548 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: DENVER

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.21




RIGHT ELEVATION "C2"

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HAGERSTOWN, MD 240-452-4638

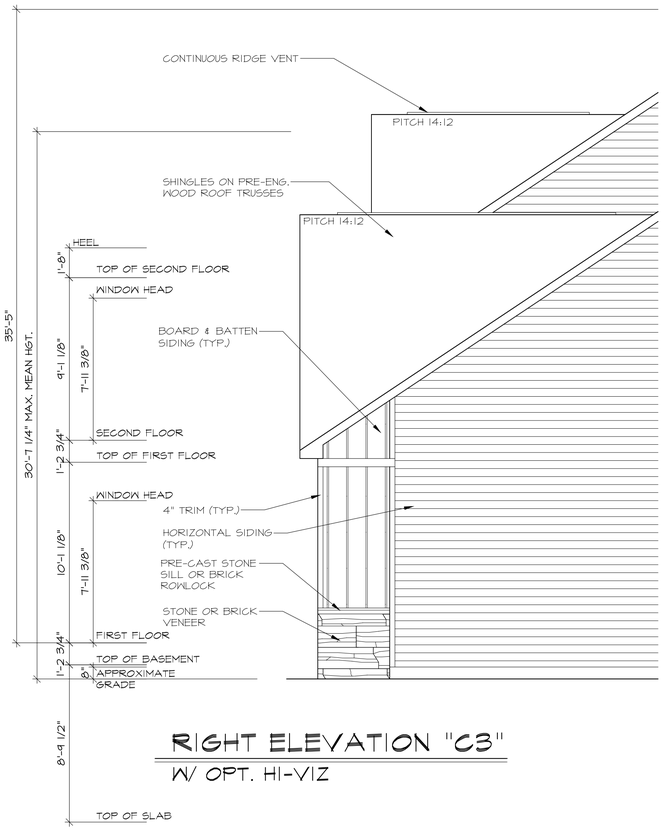
6/5/2024

| |
|---|
| 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 II

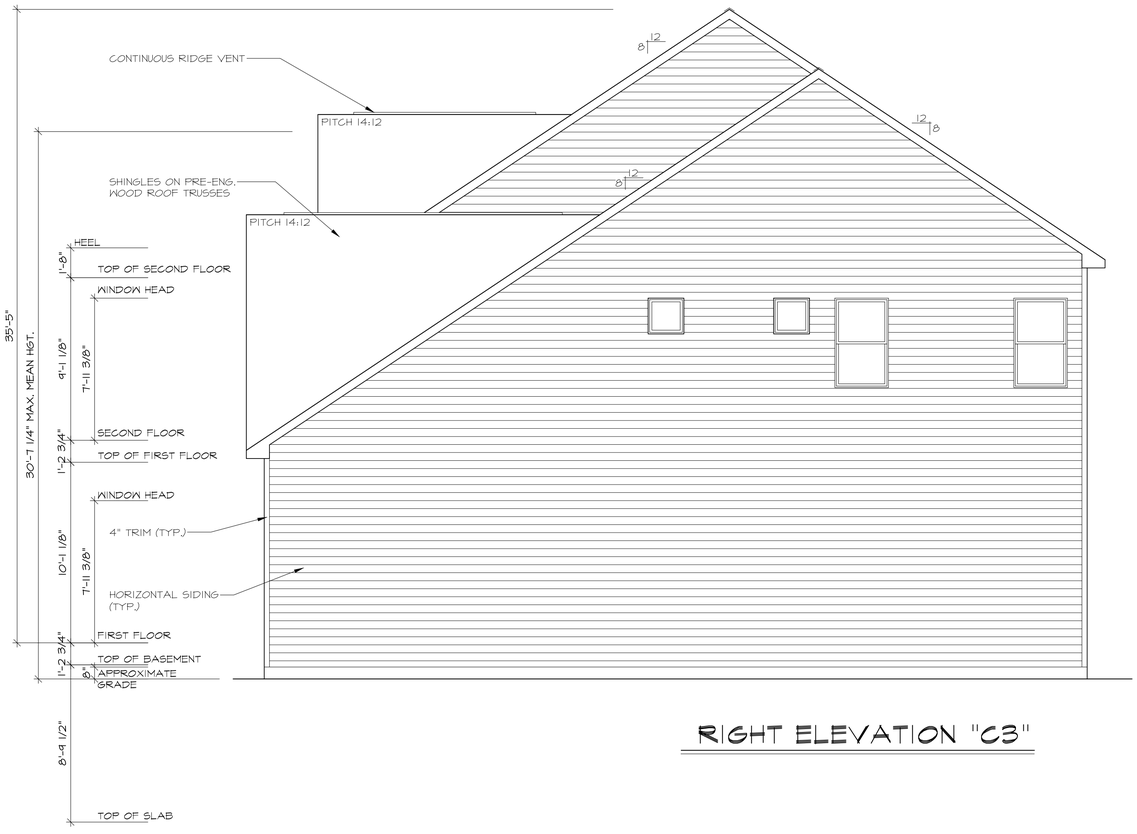
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.22




RIGHT ELEVATION "C3"

W/ OPT. HI-VIZ




RIGHT ELEVATION "C3"

6/5/2024

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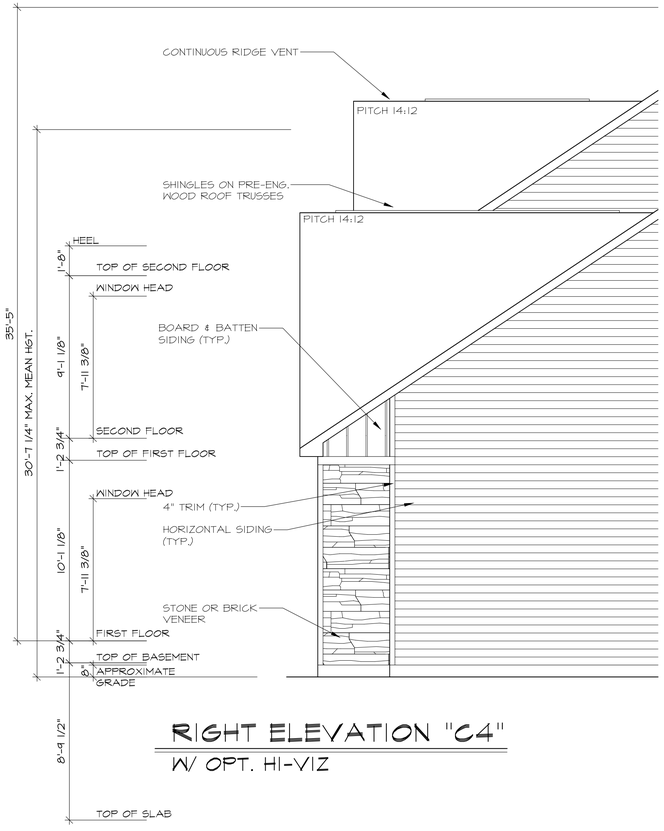
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

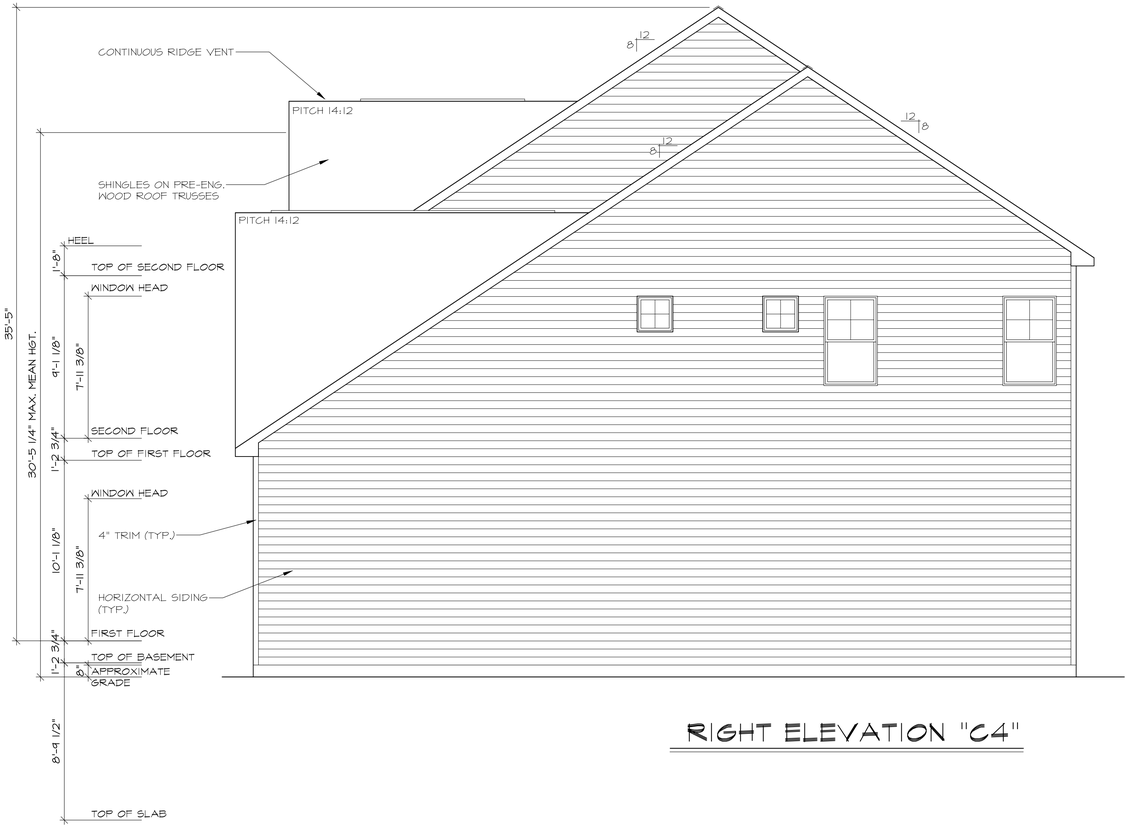
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.23




RIGHT ELEVATION "C4"

W/ OPT. HI-VIZ




RIGHT ELEVATION "C4"

6/5/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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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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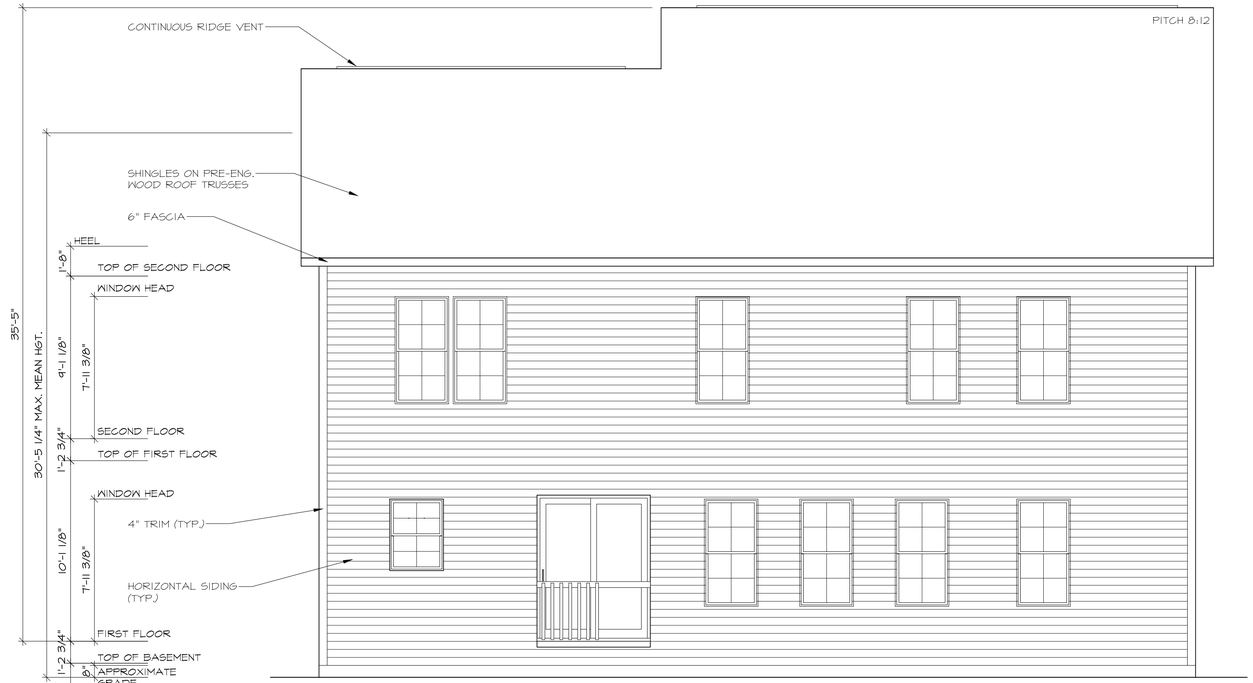
HAGERSTOWN, MD 240-452-4638

| |
|---|
| 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" |

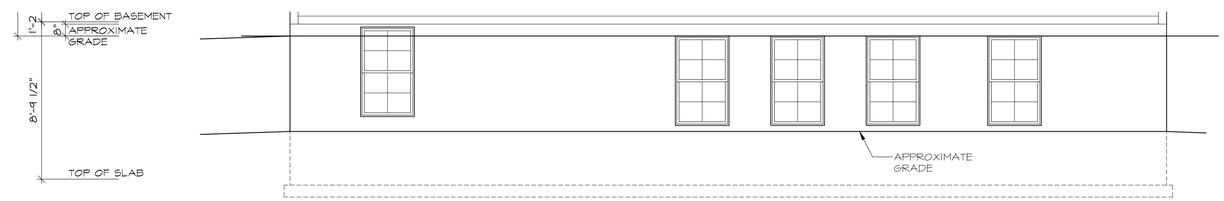
HOUSE NAME: DENVER

DRAWING TITLE: REAR ELEVATIONS

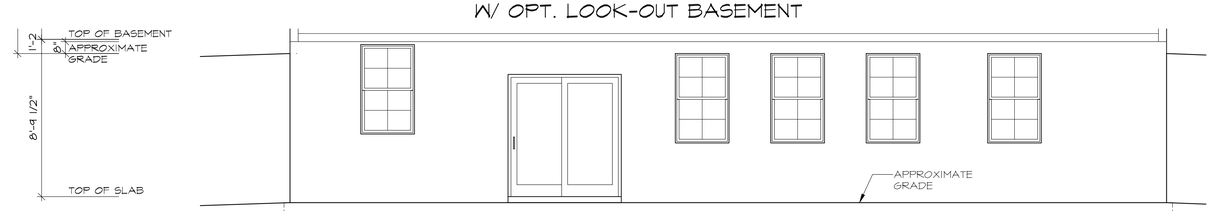
SHEET No.
A.2.25




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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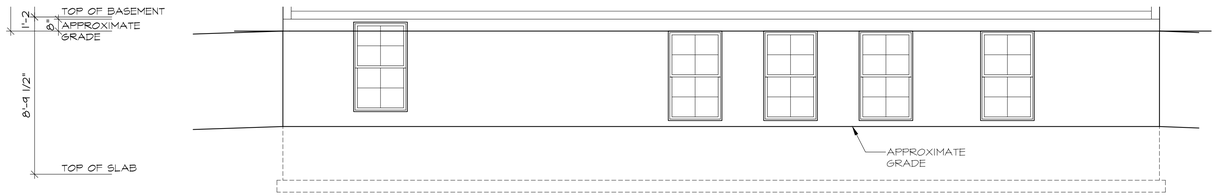
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

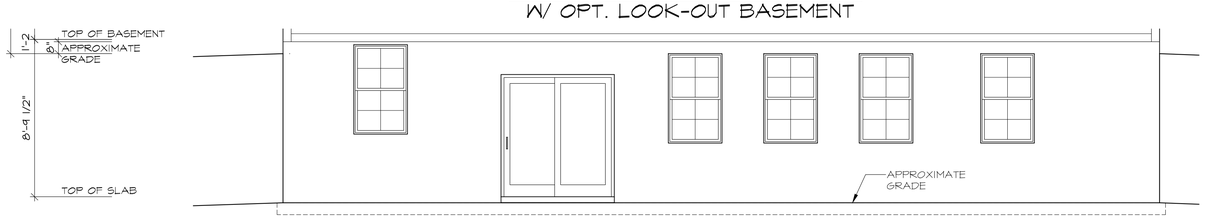
DRAWING TITLE: REAR ELEVATIONS

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

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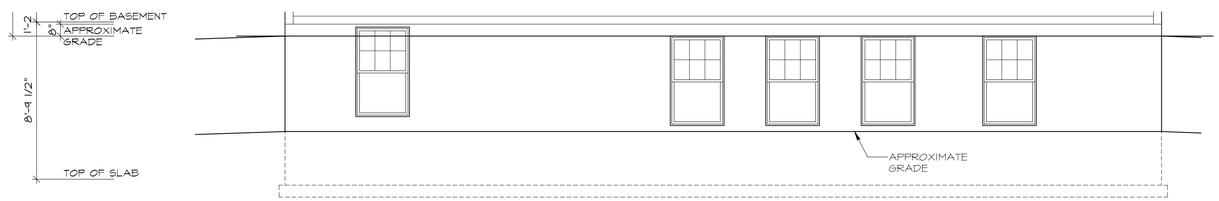
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/05/2024 |
| PROJECT NO. D548 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: DENVER

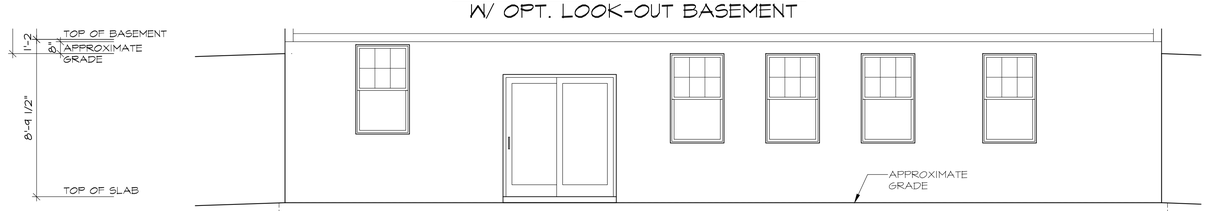
DRAWING TITLE: REAR ELEVATIONS

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
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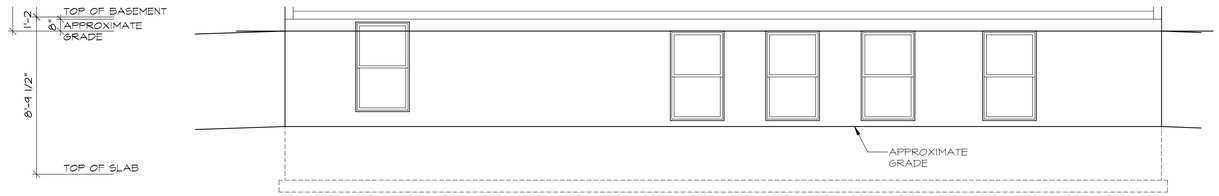
DRAWN BY: W. TYLER
DATE: 06/05/2024
PROJECT NO. D548
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

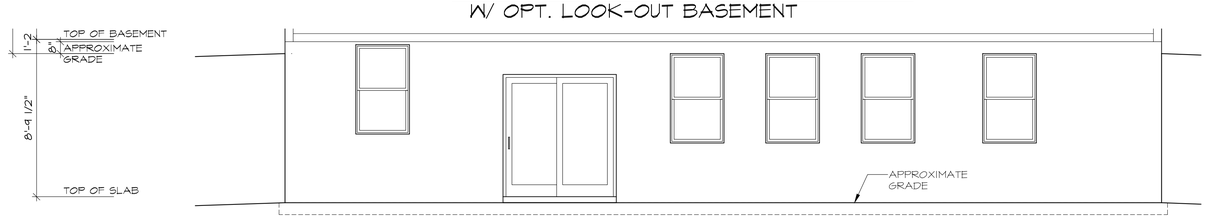
HOUSE NAME: DENVER
DRAWING TITLE: REAR ELEVATIONS

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

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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.2.2g

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

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ELEVATION T-2

# Denver II

## 49’ x 46’ Single Family Detached

## Left Side Elevation

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America's Builder

ELEVATION T-2

# Denver II

## 49’ x 46’ Single Family Detached

## Rear Elevation

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America's Builder

ELEVATION T-2

# Denver II

## 49' x 46' Single Family Detached

## Right Side Elevation - High Visibility

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ELEVATION T-2

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# Denver II

## 49' x 46' Single Family Detached

## Right Side Elevation

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

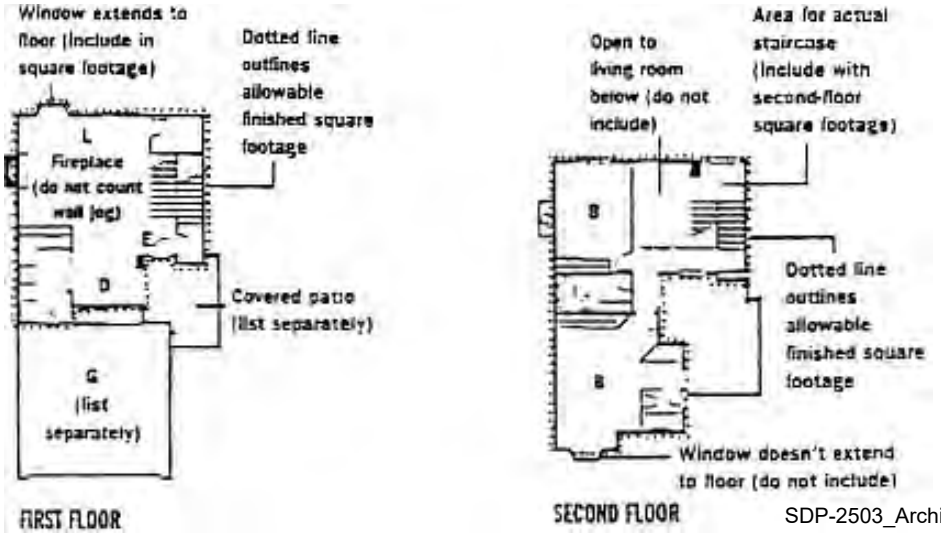
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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:

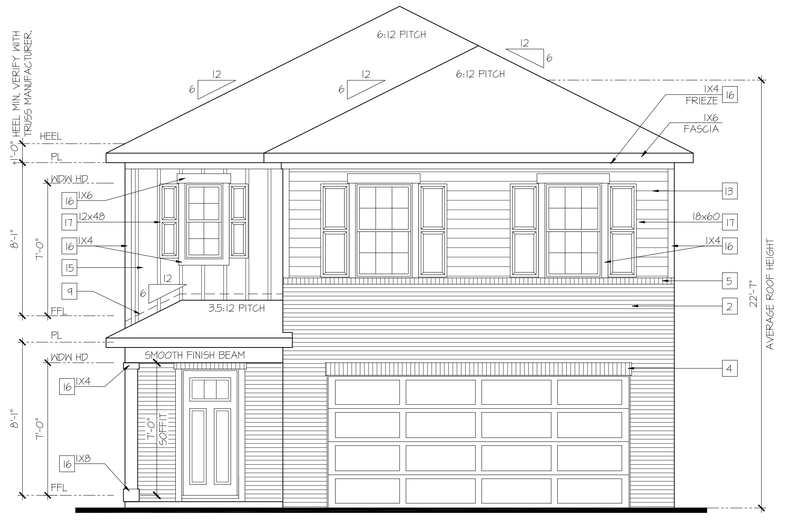
7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT 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:

**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

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| 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:

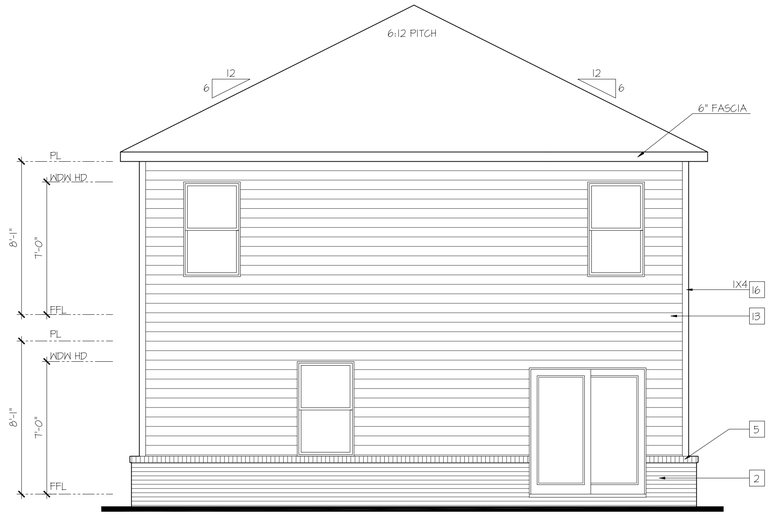
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

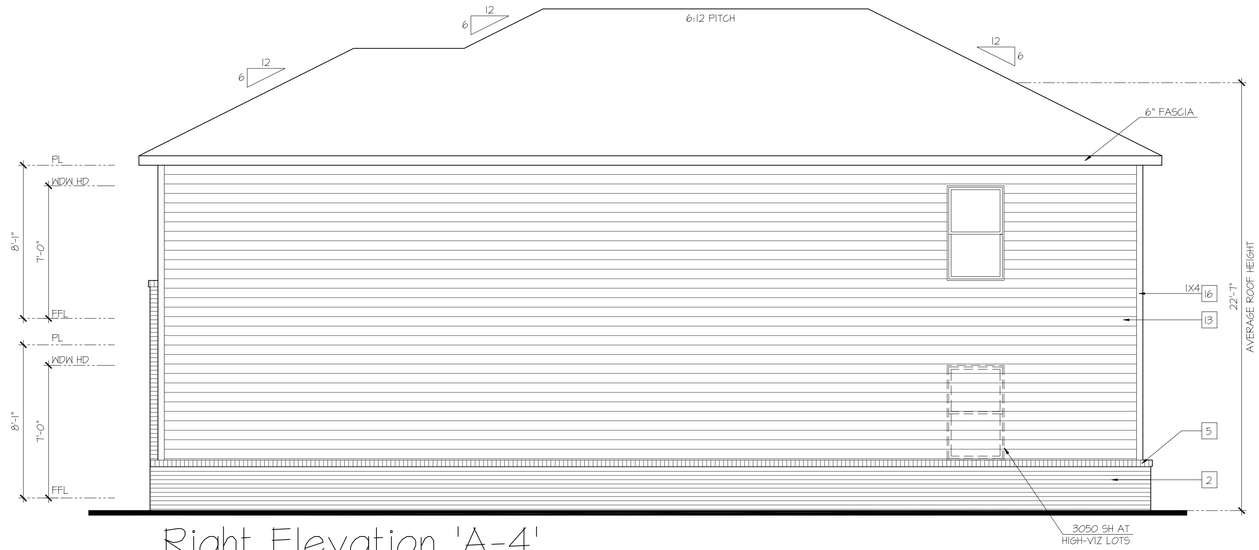
SIDING:

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.)



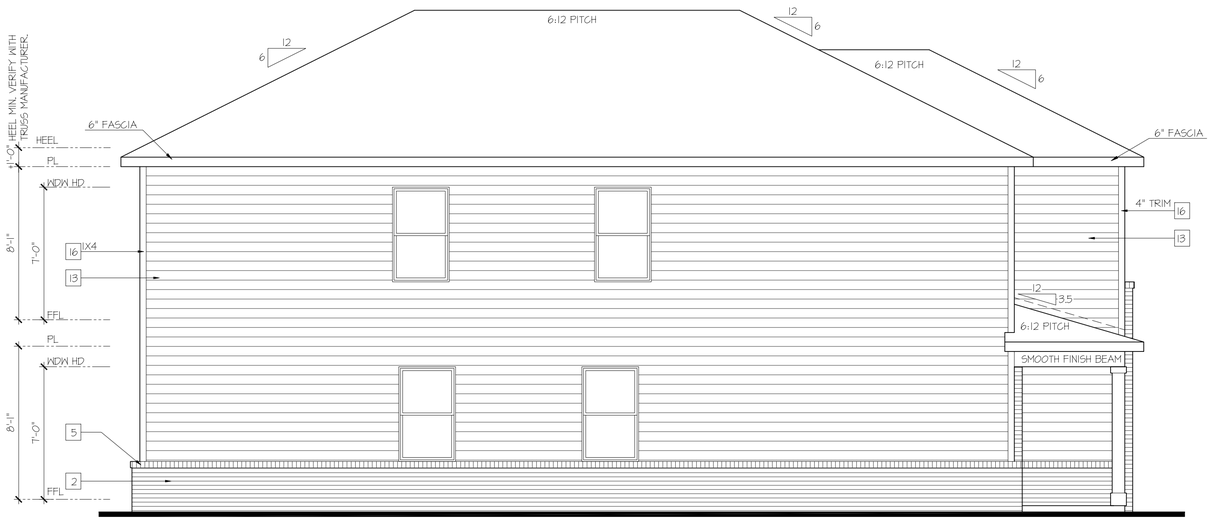

Rear Elevation 'A-4'

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

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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:

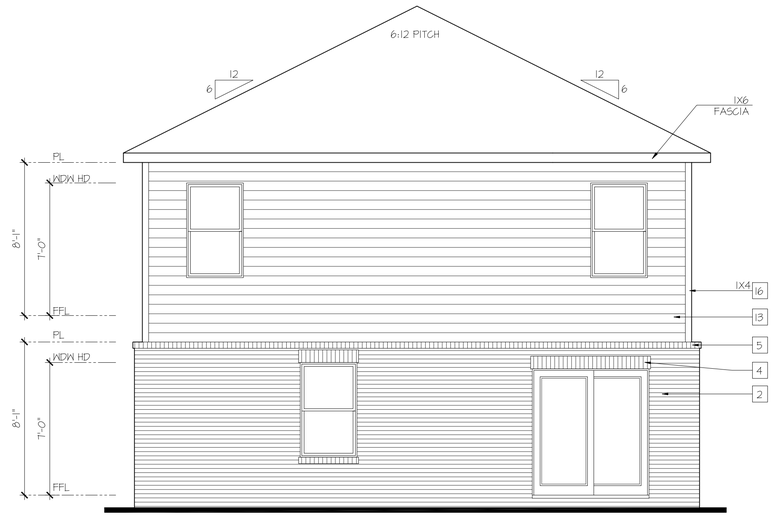
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

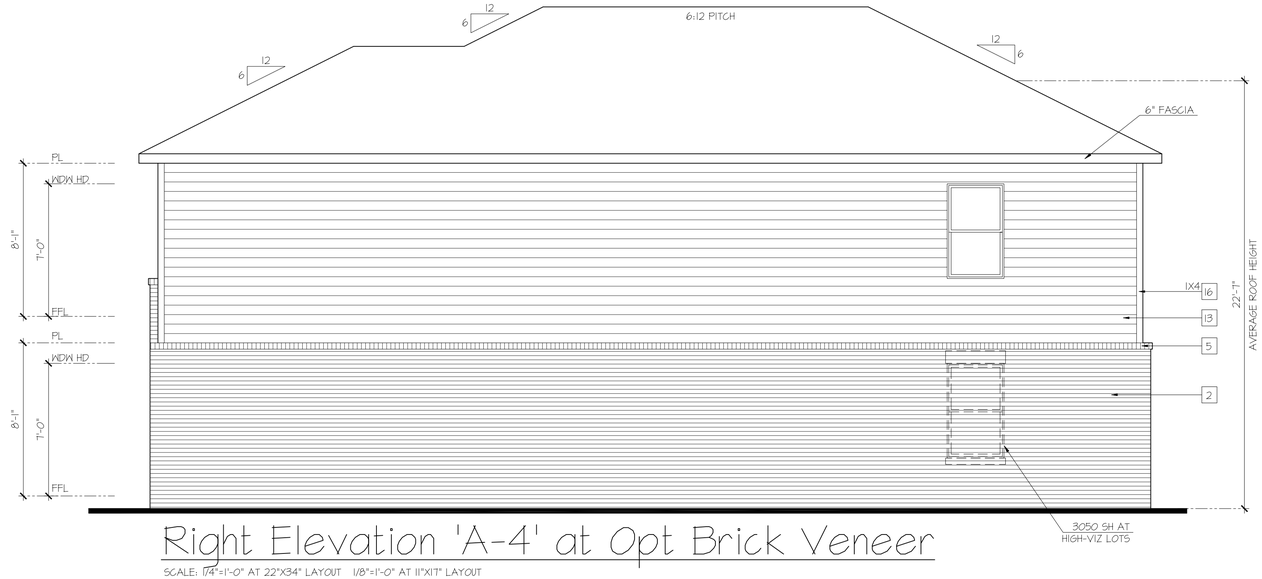
SIDING:

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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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: **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:

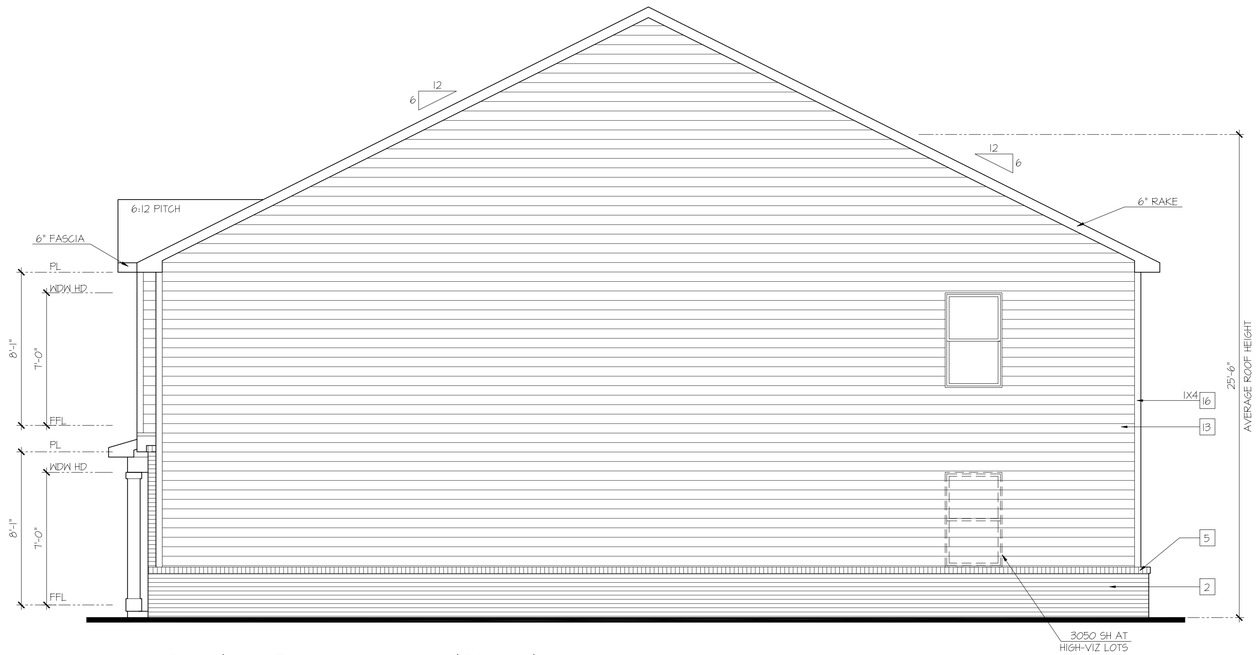
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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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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: **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:

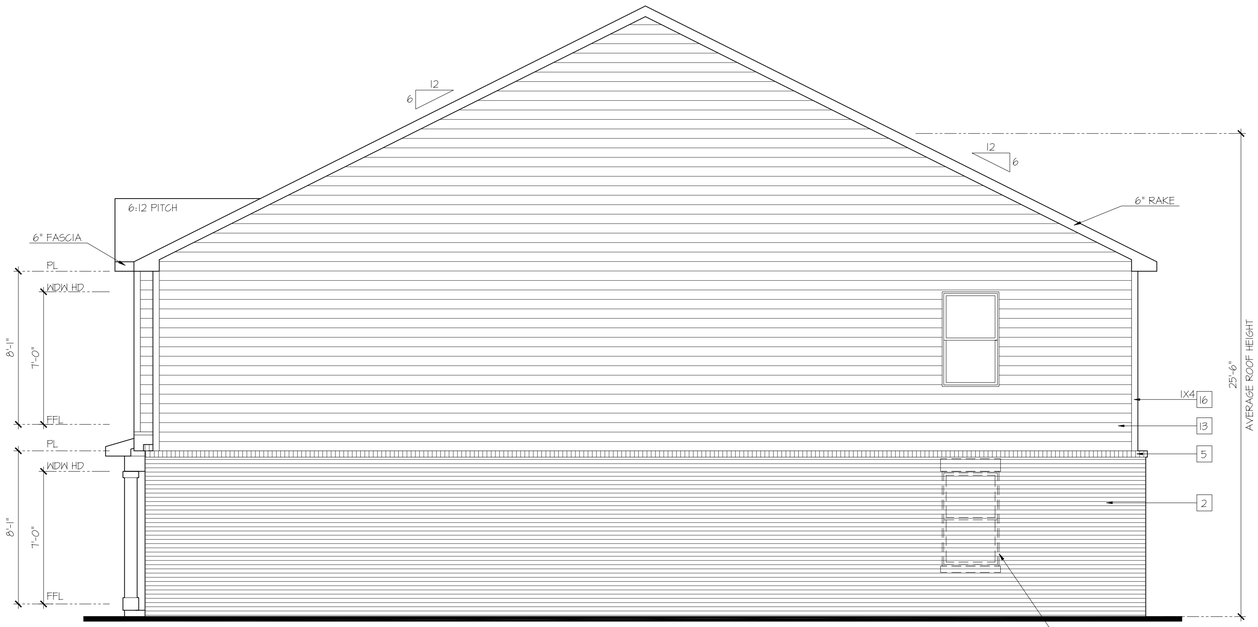
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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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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.)
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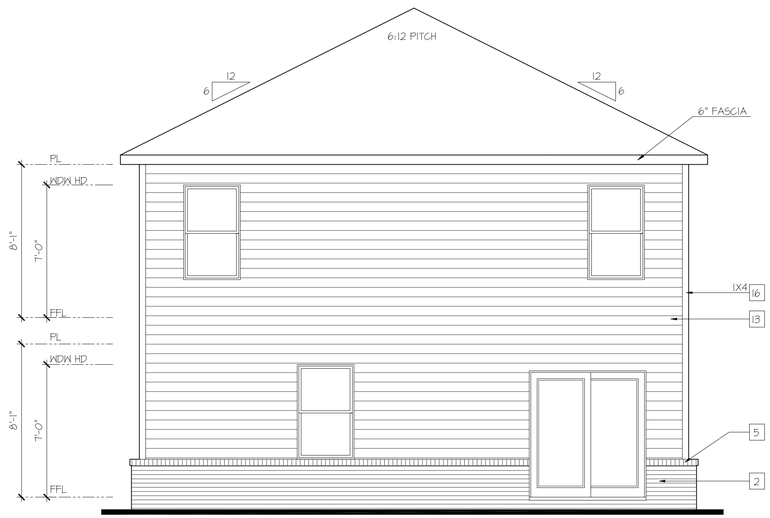
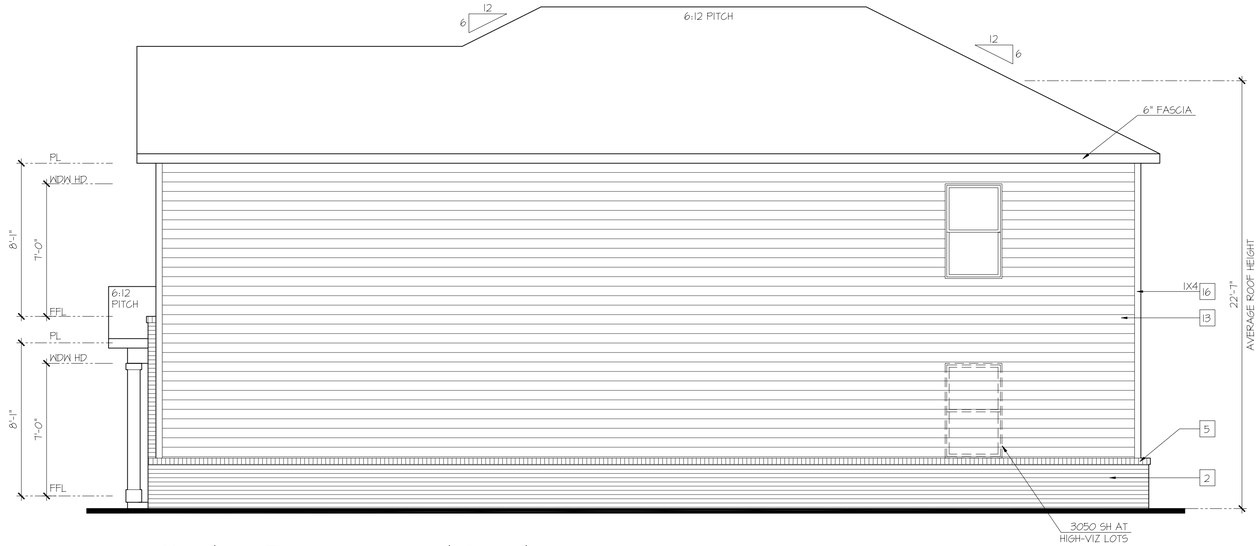
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



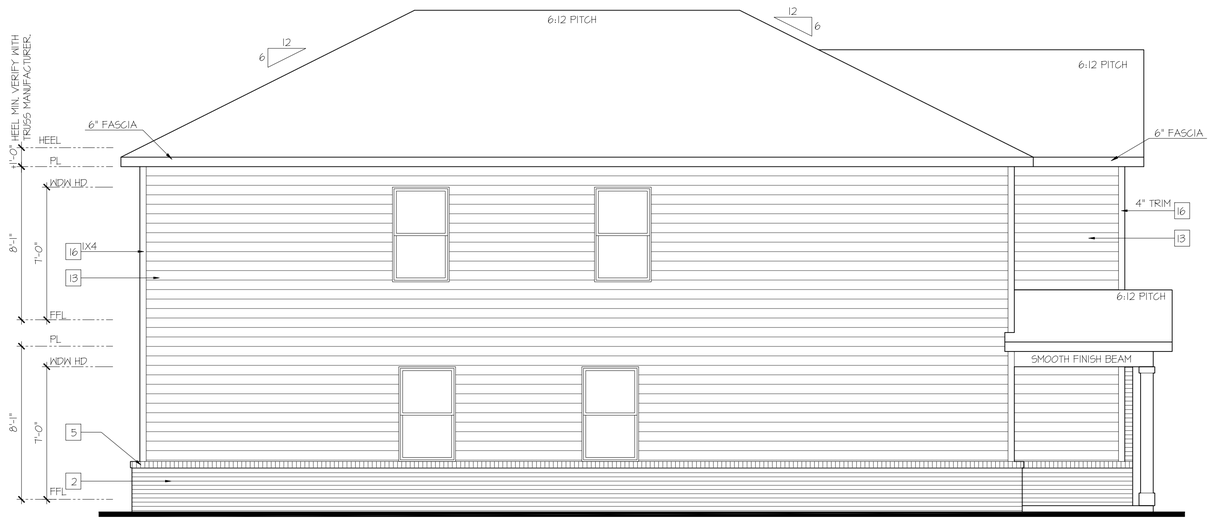

## Rear Elevation 'C-4'

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: |
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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: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

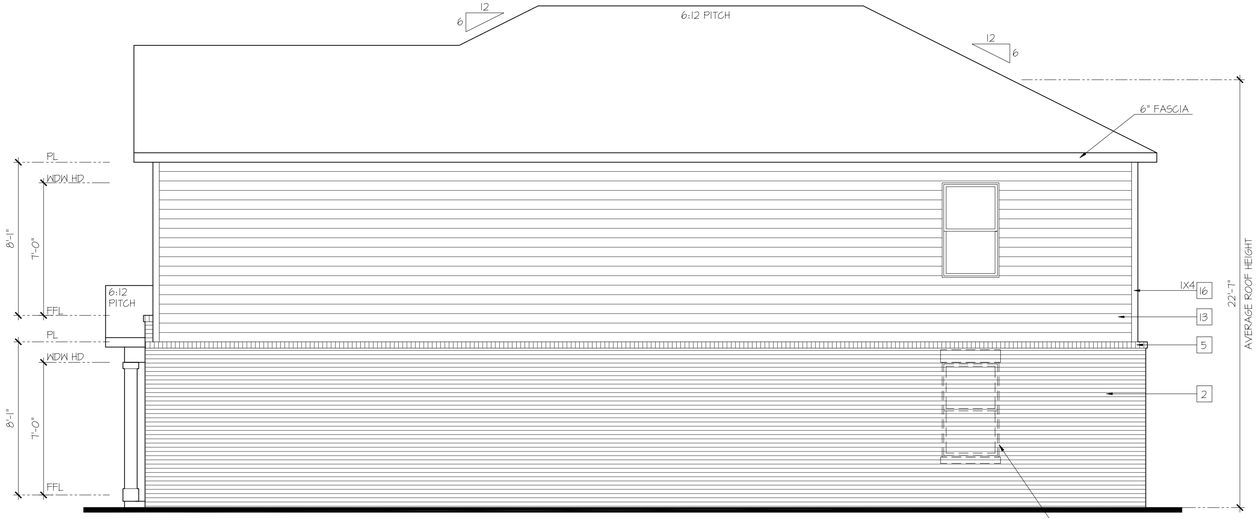
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

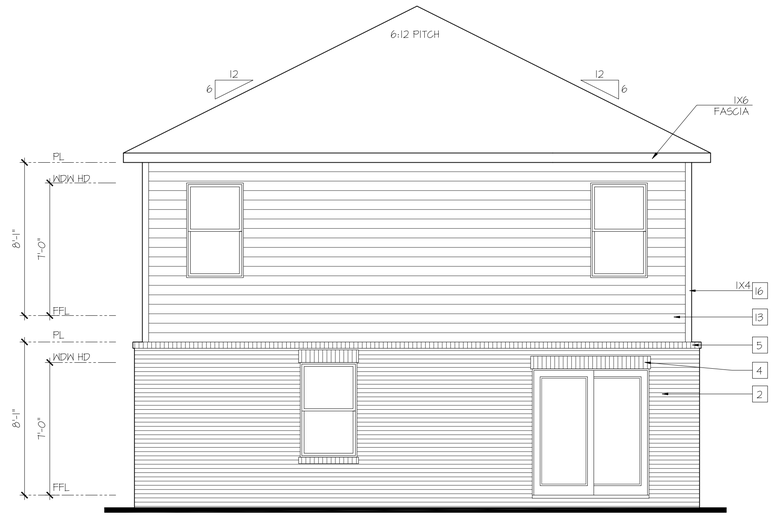
SIDING:

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.)
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.)



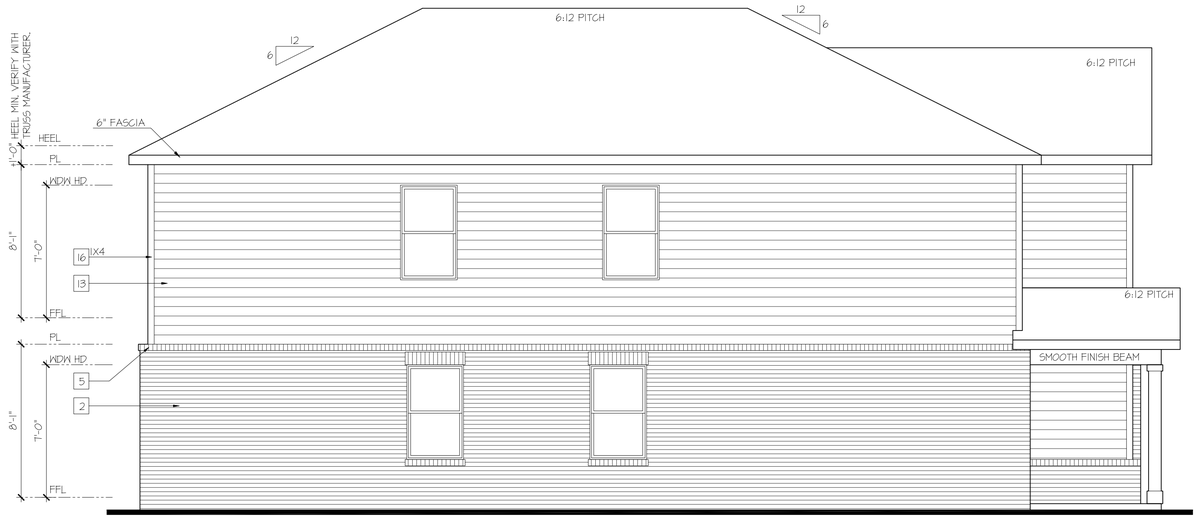

## Right Elevation 'C-4' at Opt Brick Veneer

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:

**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:

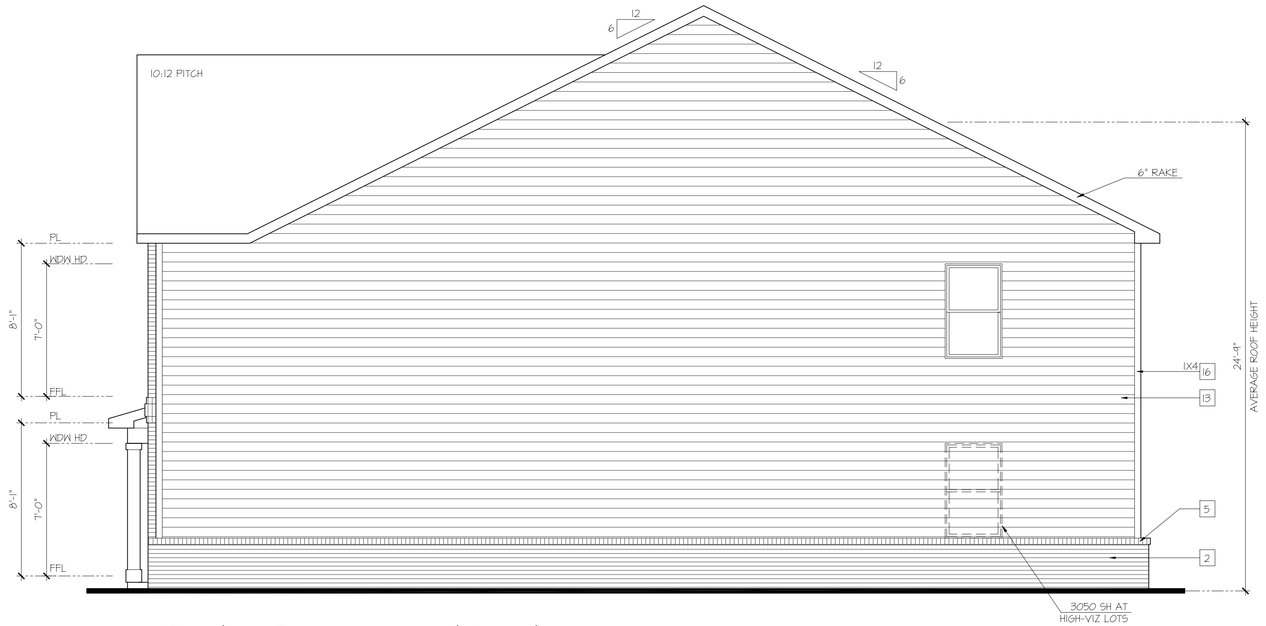
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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 '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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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: **D2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

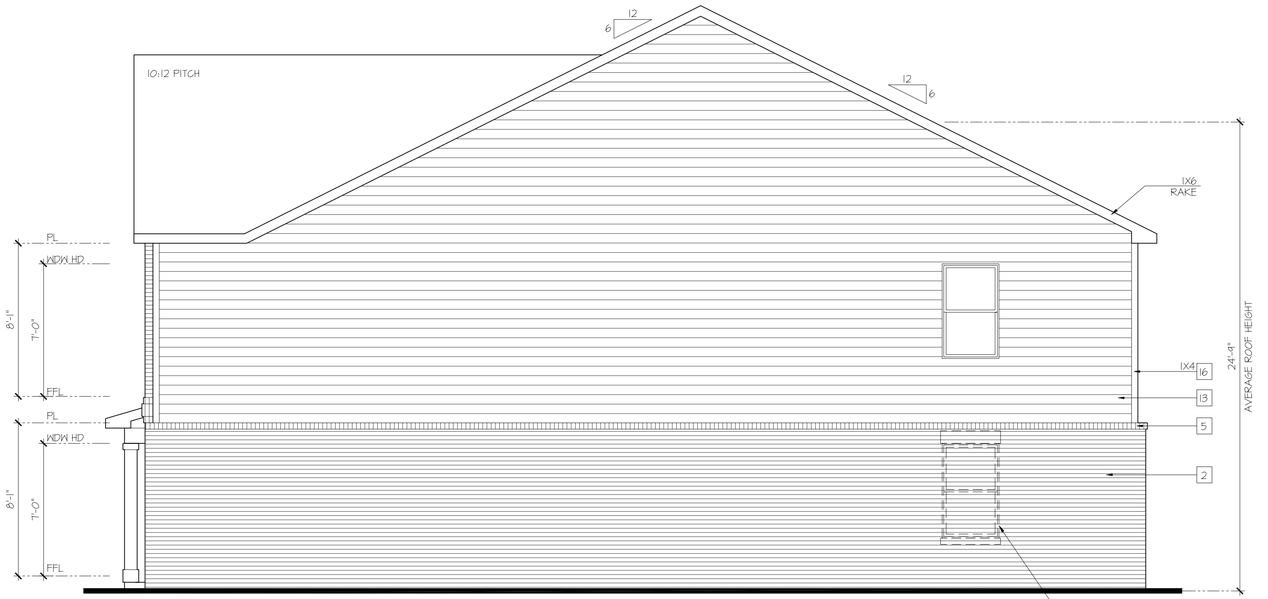
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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
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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| 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

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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

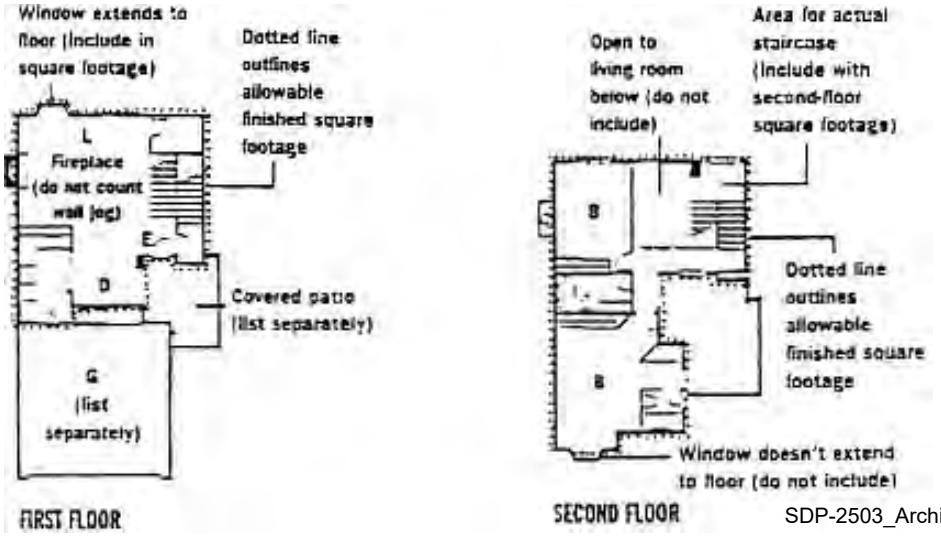
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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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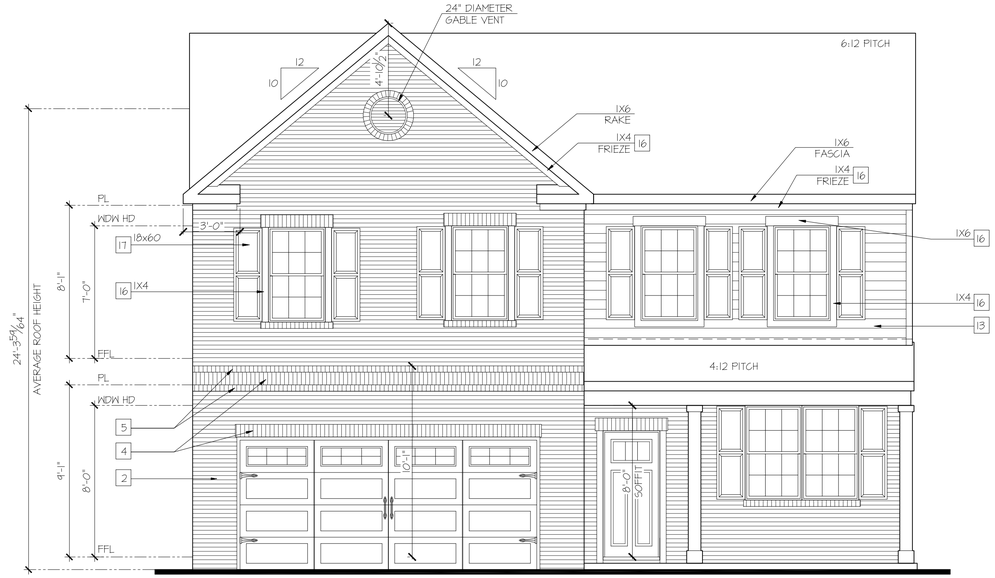
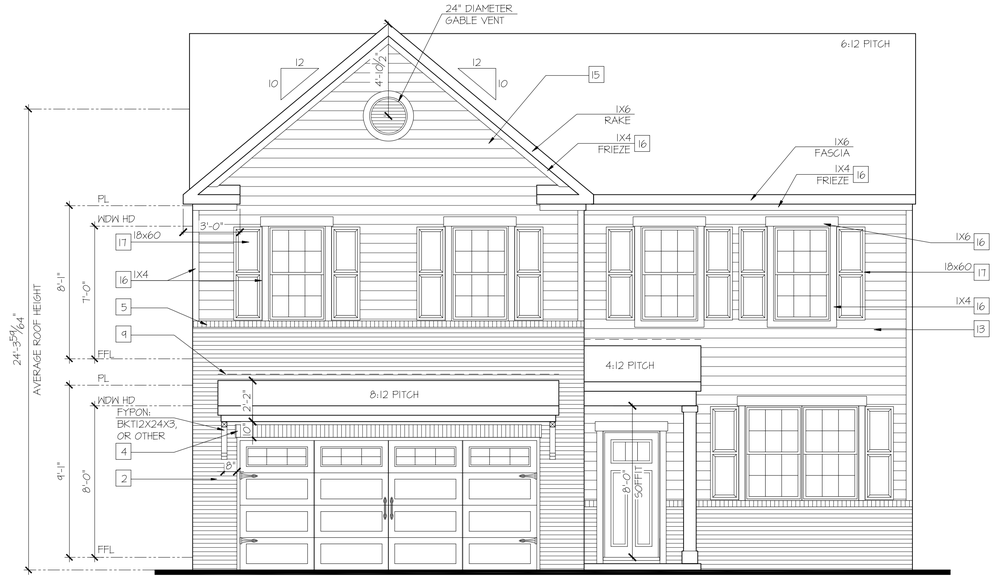
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# 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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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.)
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(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.
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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-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-GALT063

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 "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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|---|---|---|
| 1 | 07.15.22 | |

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: **SIDE & REAR ELEVATIONS**

PRINT DATE: May 07, 2021

SHEET NO: **B3**

# Galen

## 38′ x 40′ Single Family Detached

### Front Elevation

Elevation A-2

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

# Galen

## 38' x 40' Single Family Detached

## Left Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette

Elevation A-2

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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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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

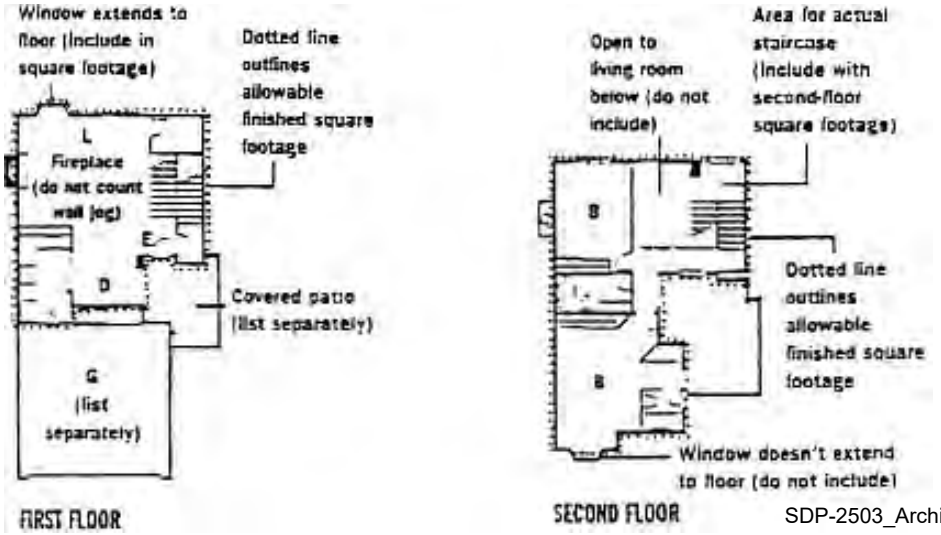
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

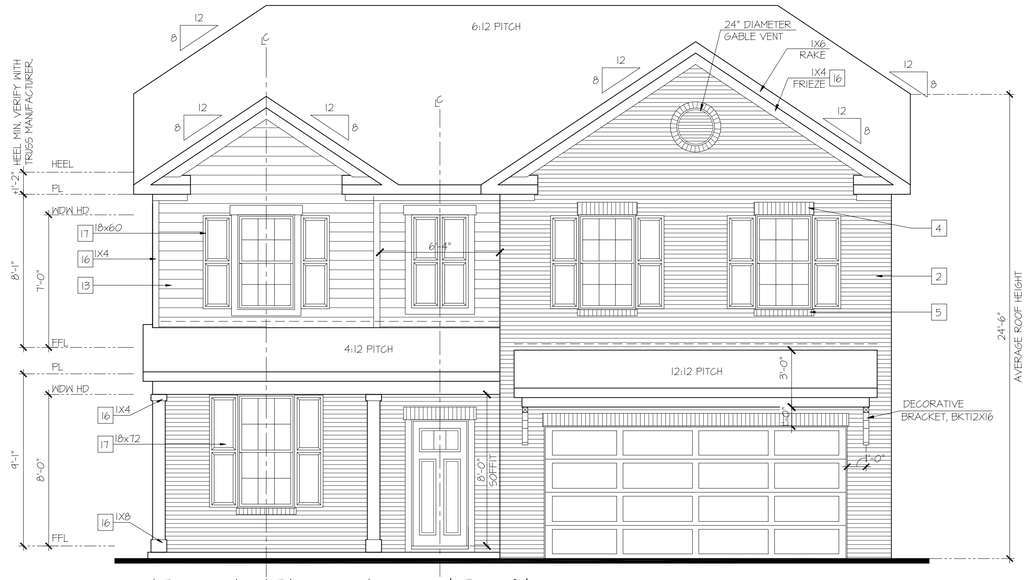
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

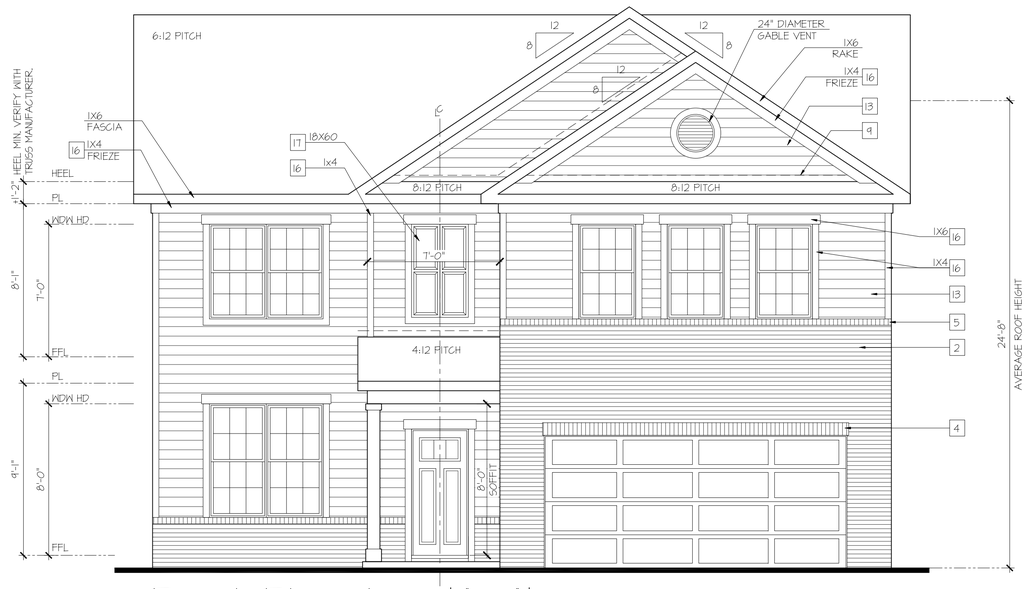
SIDING:

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:

**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:

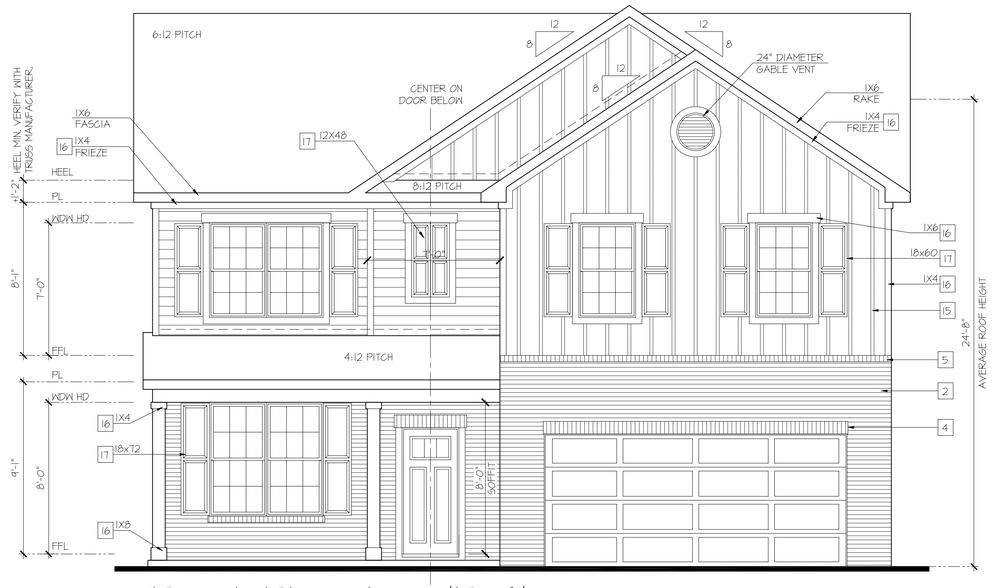
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

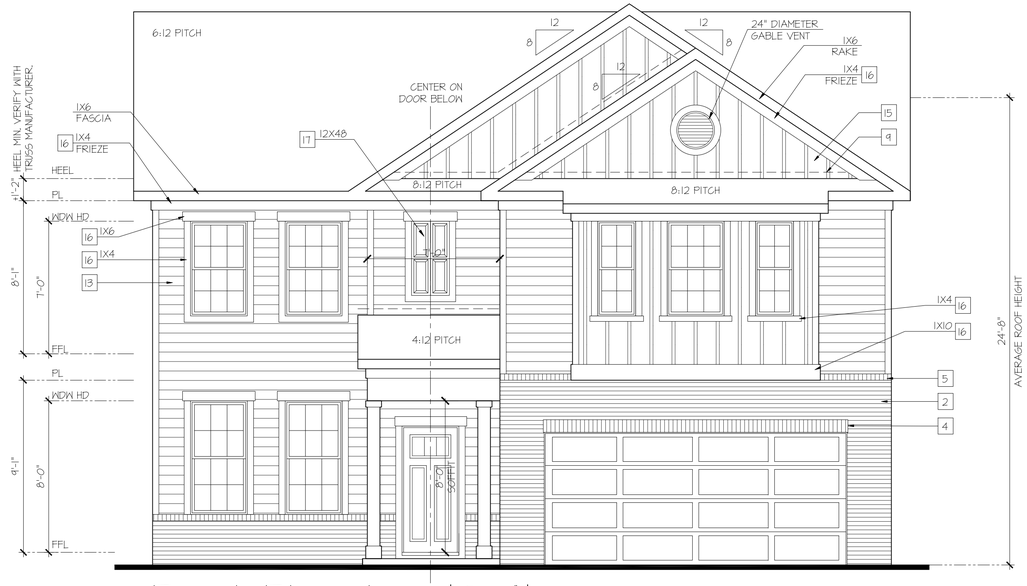
SIDING:

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 '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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| 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:

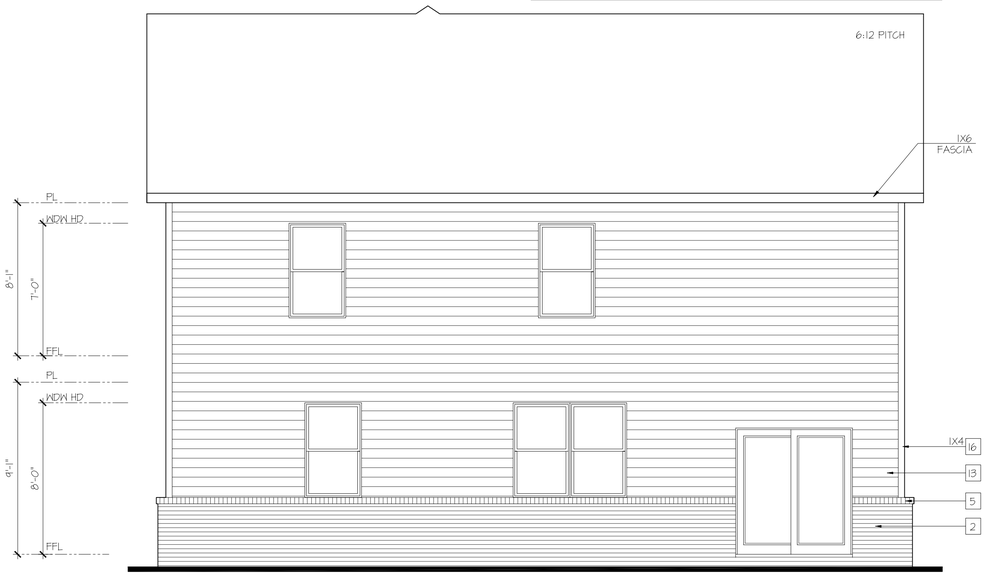
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.)

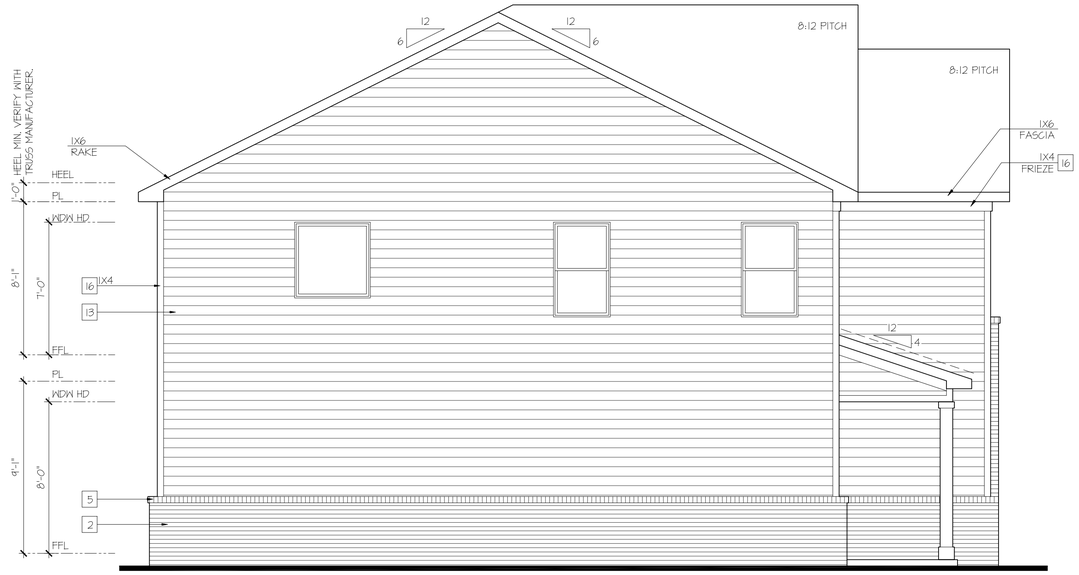



## Rear Elevation 'A-4'

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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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:

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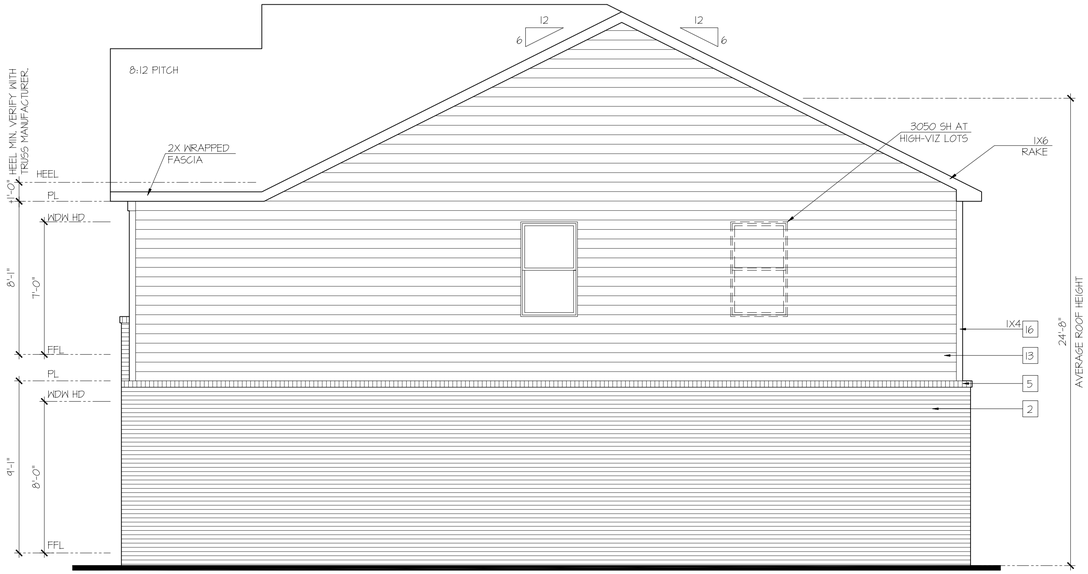
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

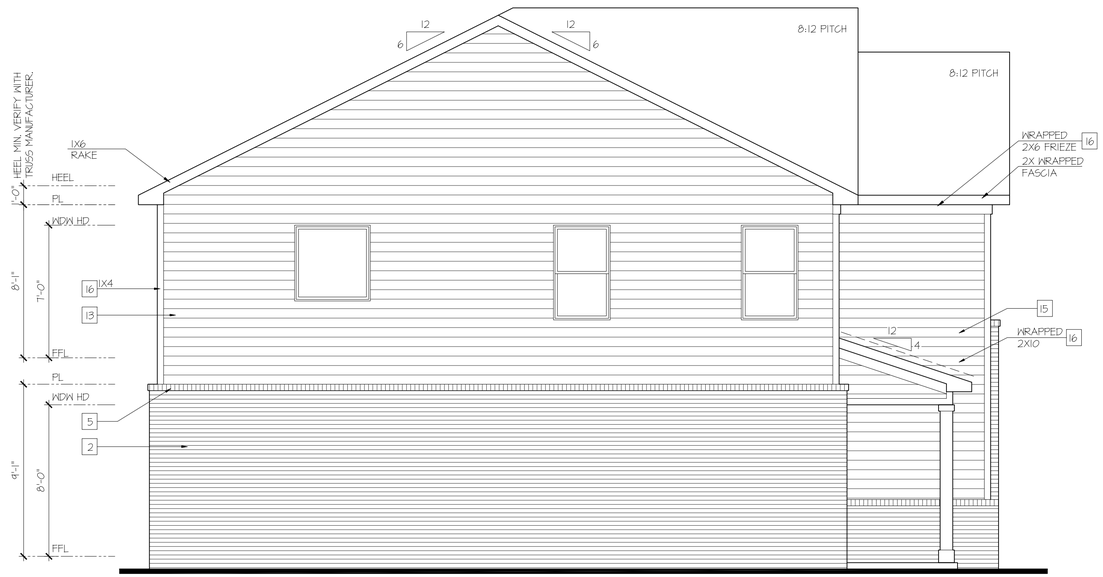



## Right Elevation 'A-4' at Opt Brick Veneer

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 Hadley 'D405'**

**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.
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11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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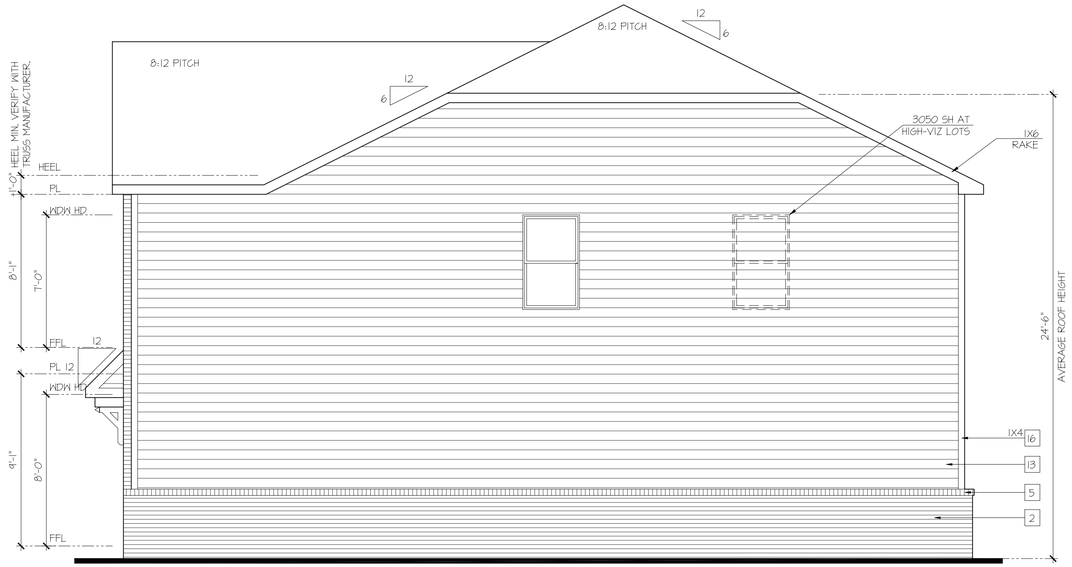
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

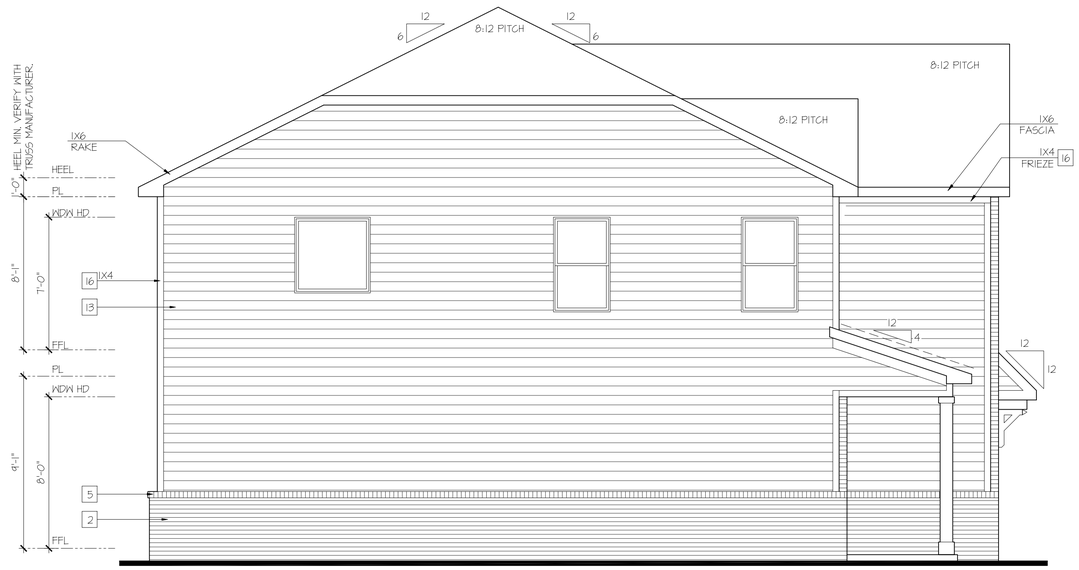
## Rear Elevation 'B-4'

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.
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.)
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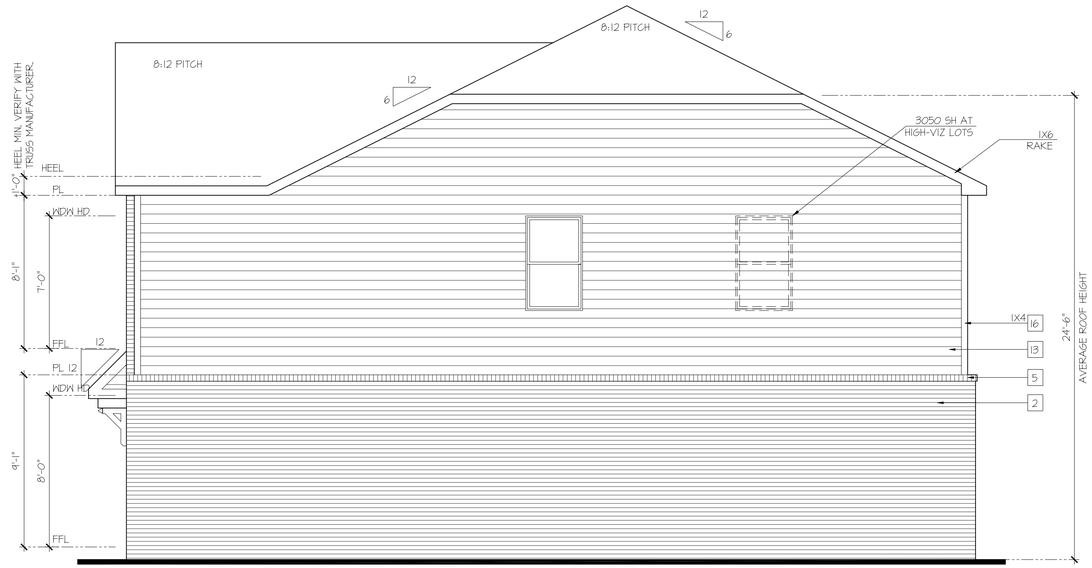
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

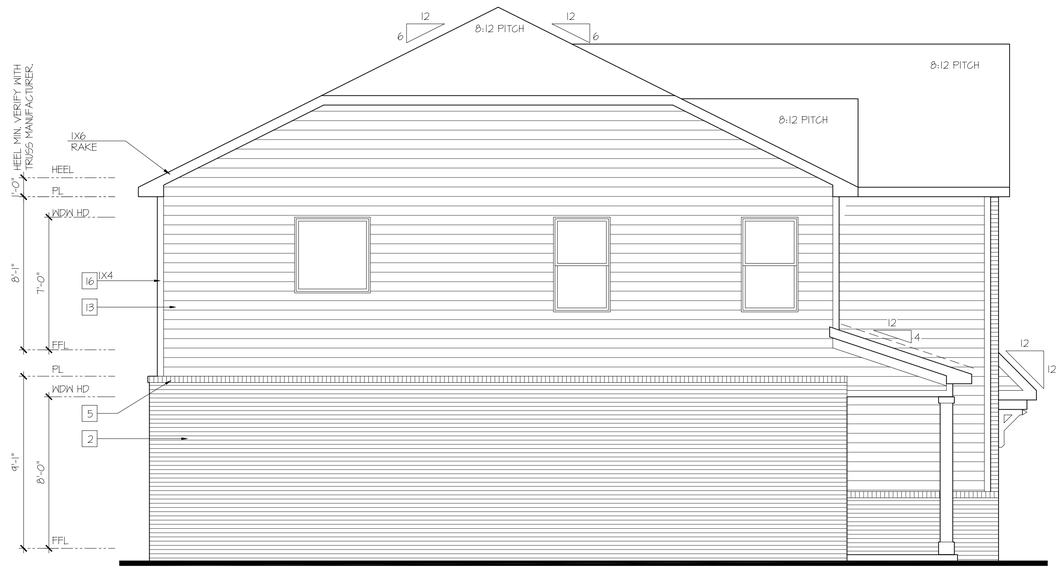
Rear Elevation 'B-4' at Opt Brick Veneer

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:

**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.
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:

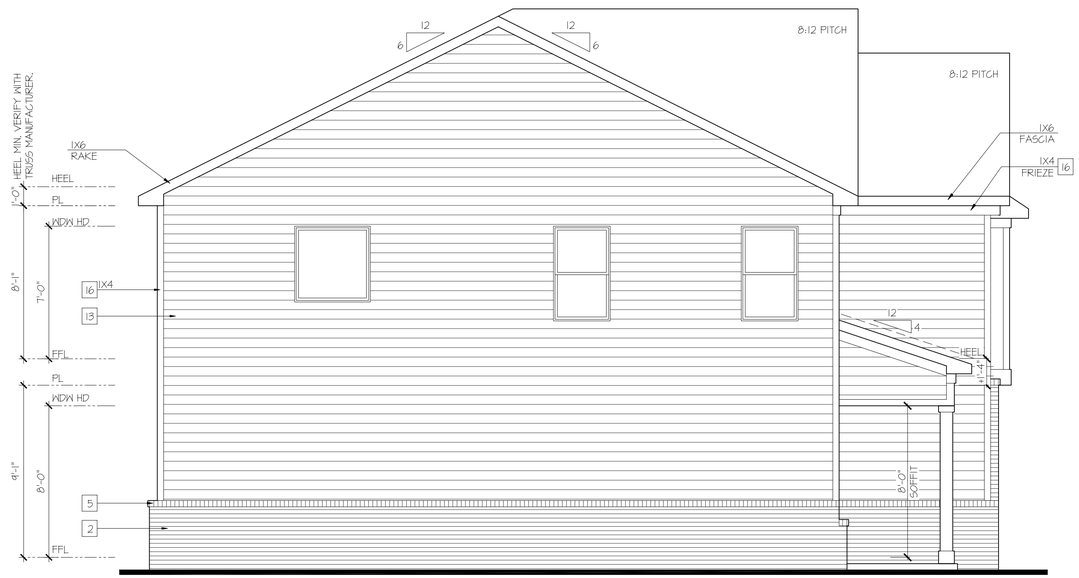
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER 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 '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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| 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.
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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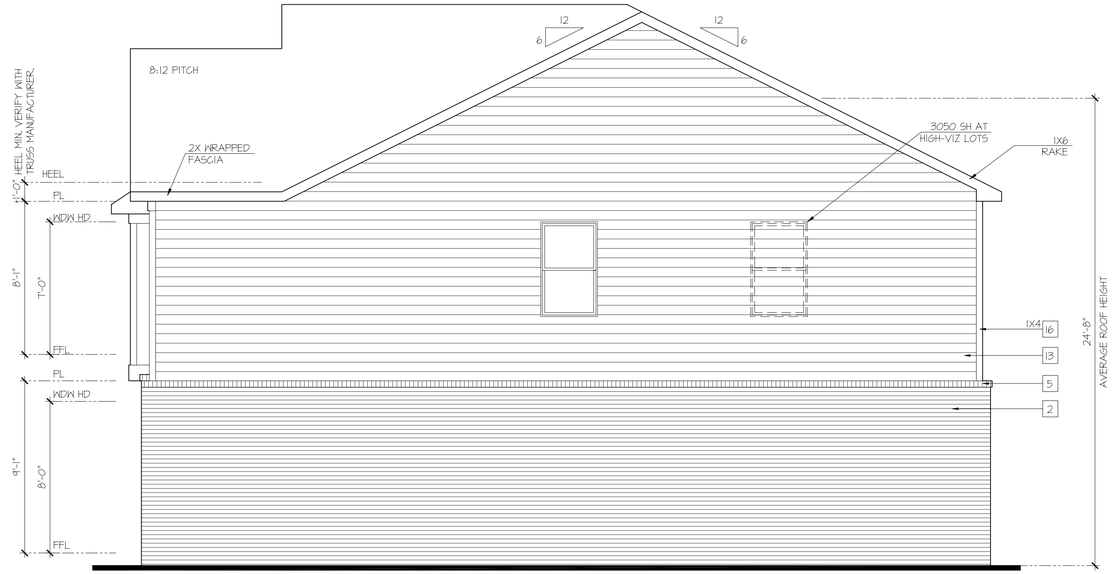
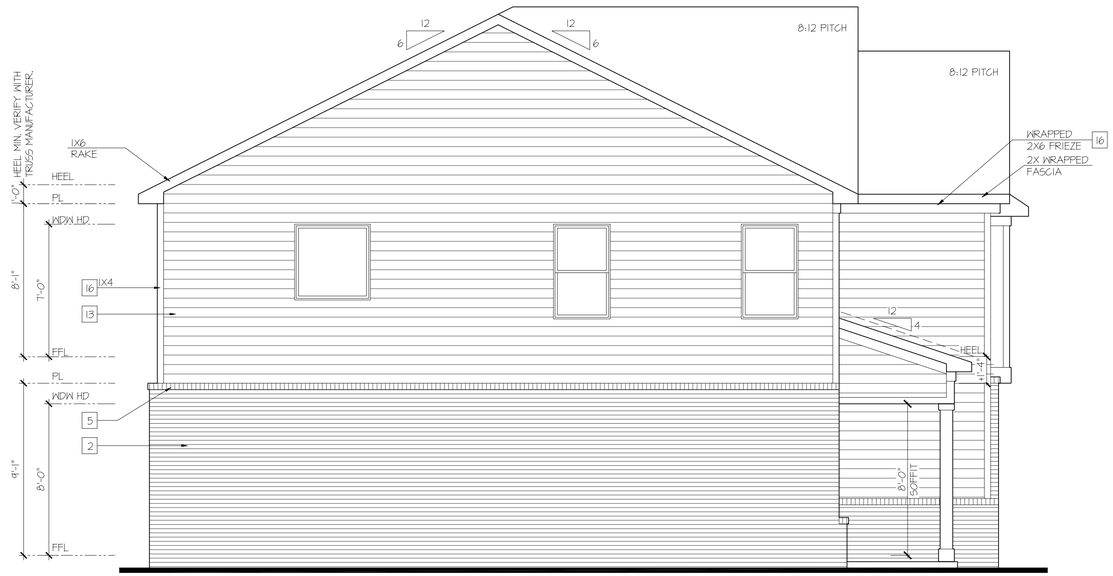
## Rear Elevation 'C-4' at Opt Brick Veneer

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.
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5 ROWLOCK COURSE
6 N/A

TYPICALS:

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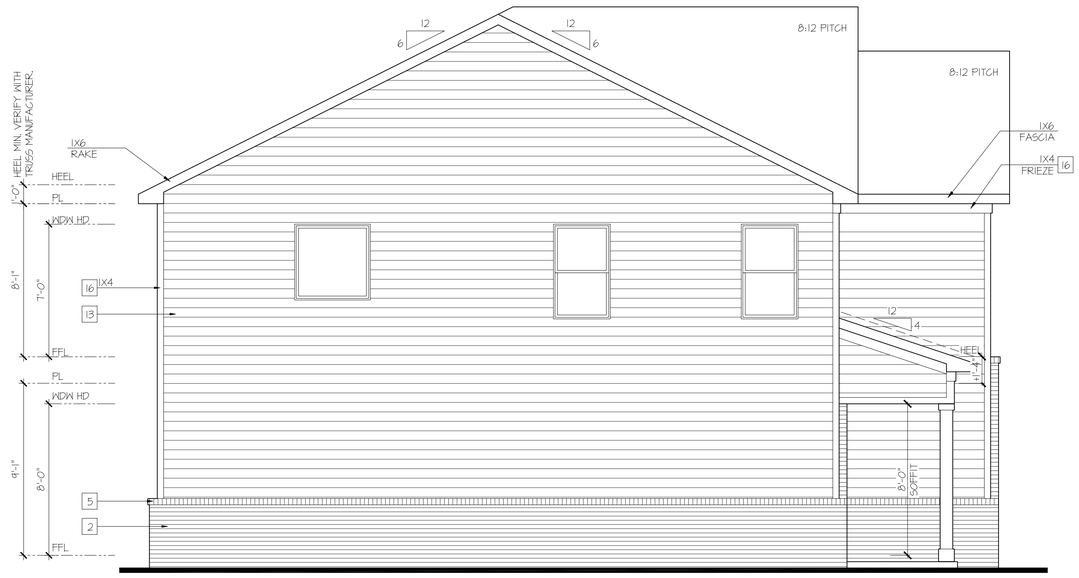
17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN SIZE AS NOTED.)

## Rear Elevation '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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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:

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:

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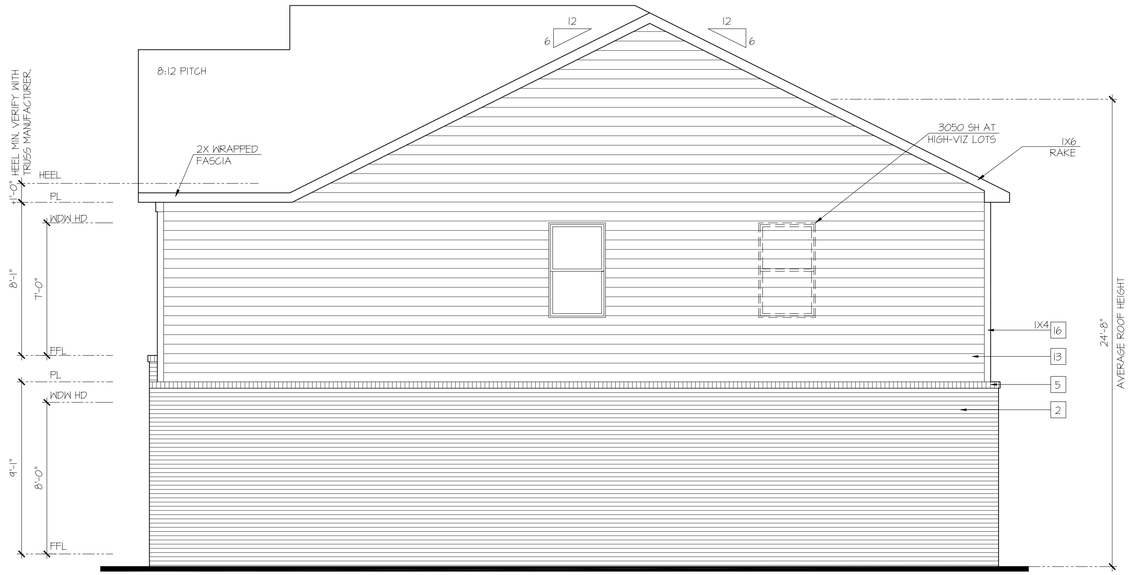
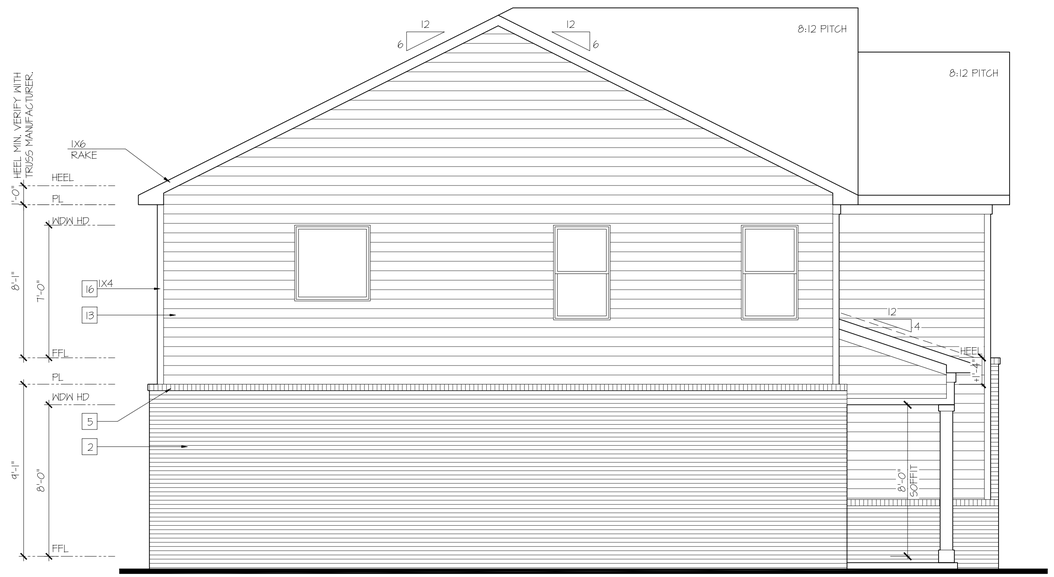



## Right Elevation 'E-4' at Opt Brick Veneer

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

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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

D·R·HORTON
America's Builder

# 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

# 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

D·R·HORTON
America's Builder

# Hadley

## 39' x 44' Single Family Detached

## Rear Elevation

ELEVATION B-4

NOTE: Side and Rear Elevations to match Front Facade Color Palette

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

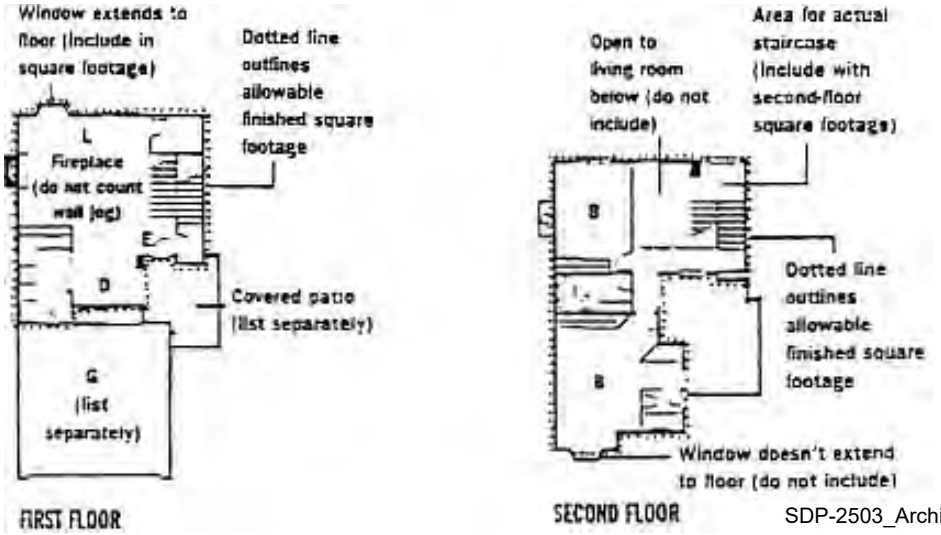
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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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# 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'

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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**

## KEY NOTES:

MASONRY:

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# 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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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:

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## Right Elevation 'A-4'

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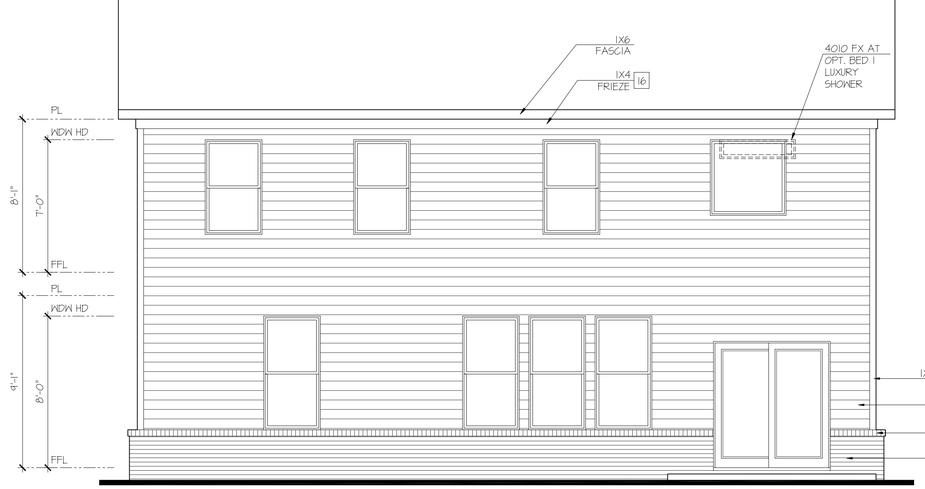


## Rear Elevation 'A-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

## Left Elevation 'A-4'

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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:

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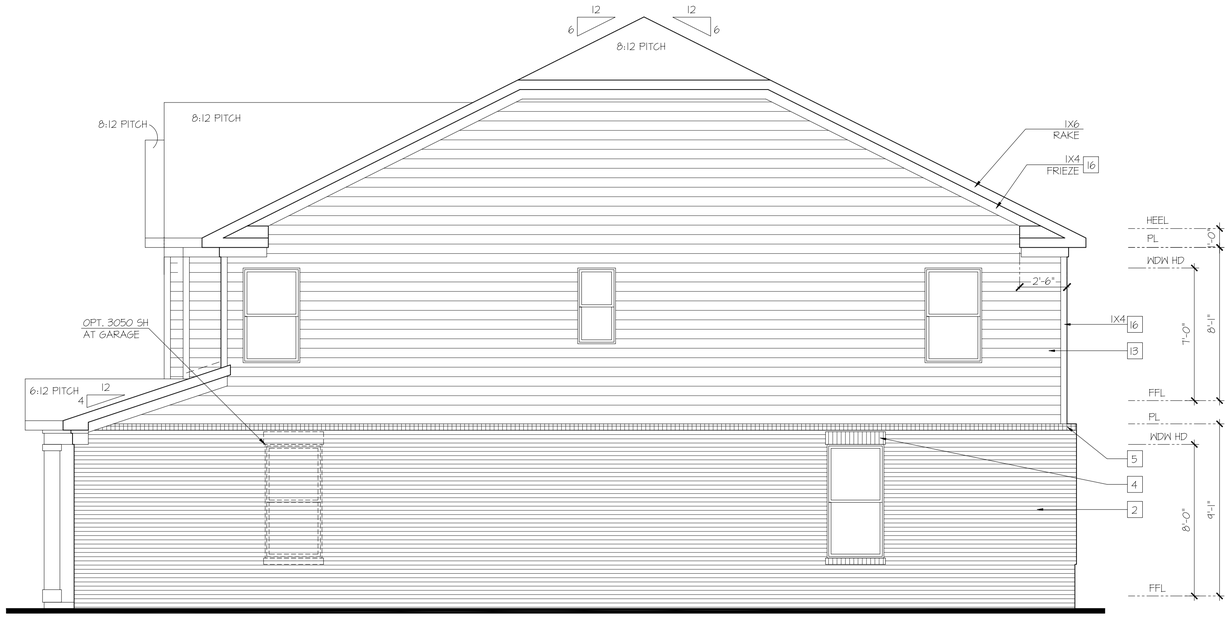


Right Elevation 'B-4' at Opt Brick Veneer

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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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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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.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
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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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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.
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4. 8" SOLDIER COURSE.
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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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# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

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6. N/A

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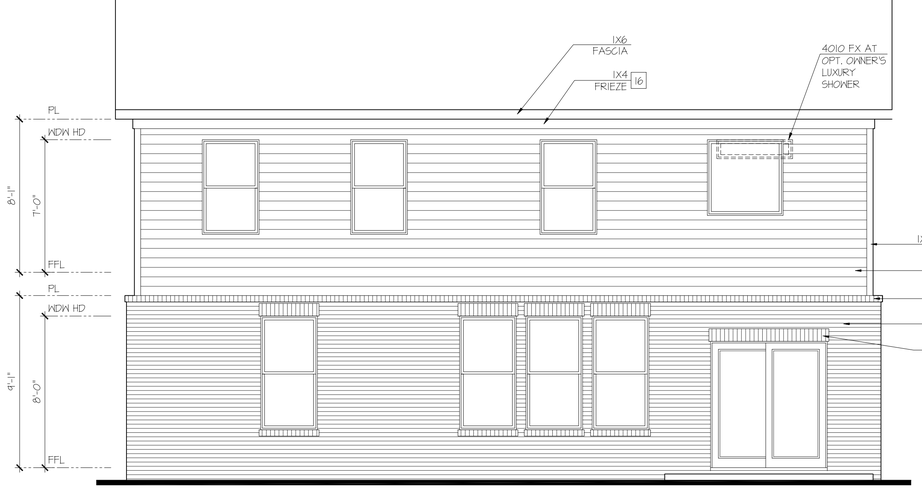
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

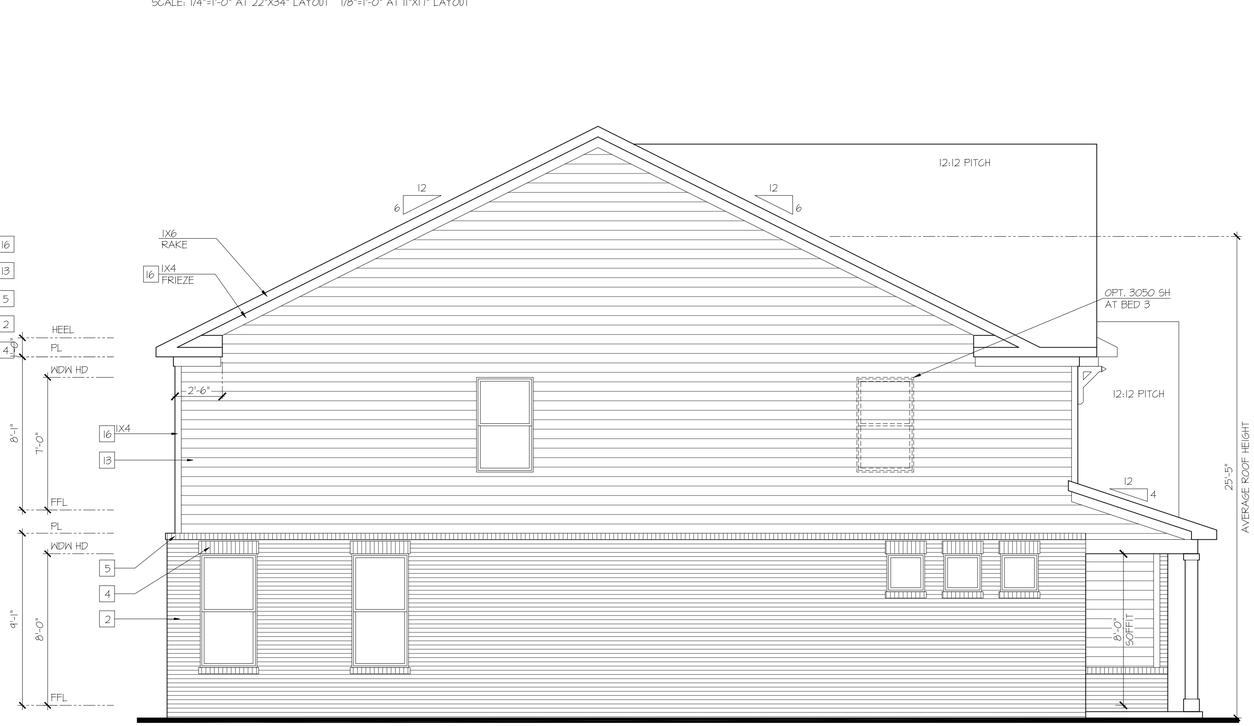
Right Elevation 'H-4' at Opt Brick Veneer

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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ELEVATION C-4

D·R·HORTON
America's Builder

# Hampshire

## 39′ x 52′-2″ 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

D·R·HORTON
America's Builder

# Hampshire

## 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

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

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

NOTE: Side and Rear Elevations to match Front Facade Color Palette

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

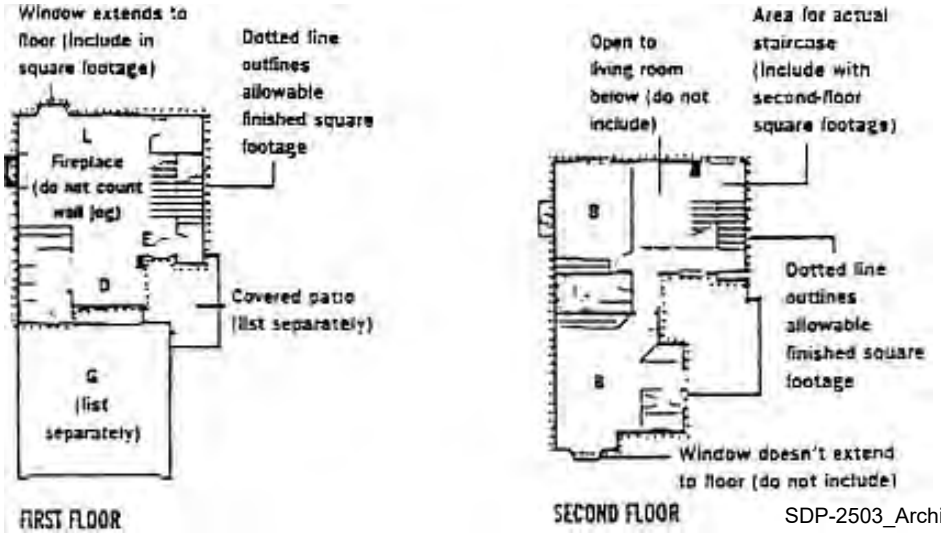
How to measure:

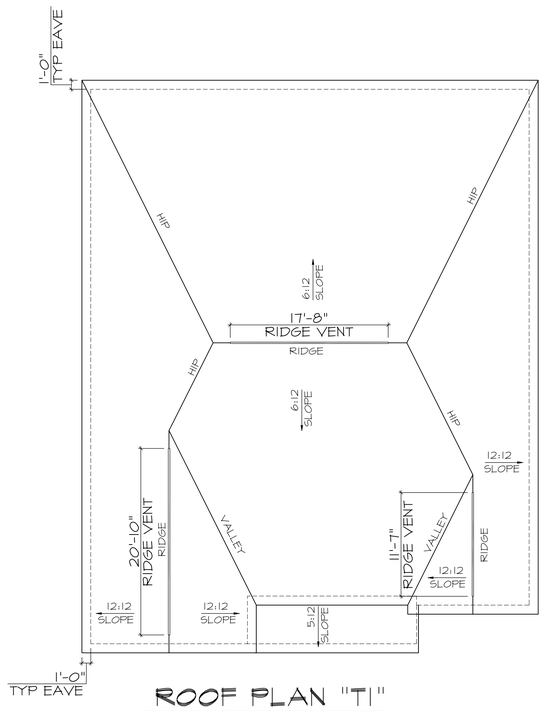
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN






ROOF PLAN "T1"

FRONT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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 15131, expiration date 9/6/2025.

STATE OF MARYLAND
DANIEL W. SMITH, JR.
15131
ARCHITECT

1/8/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

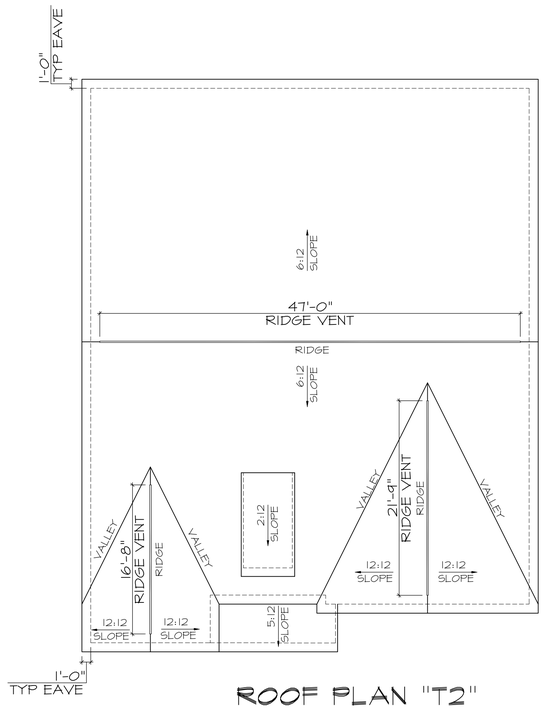
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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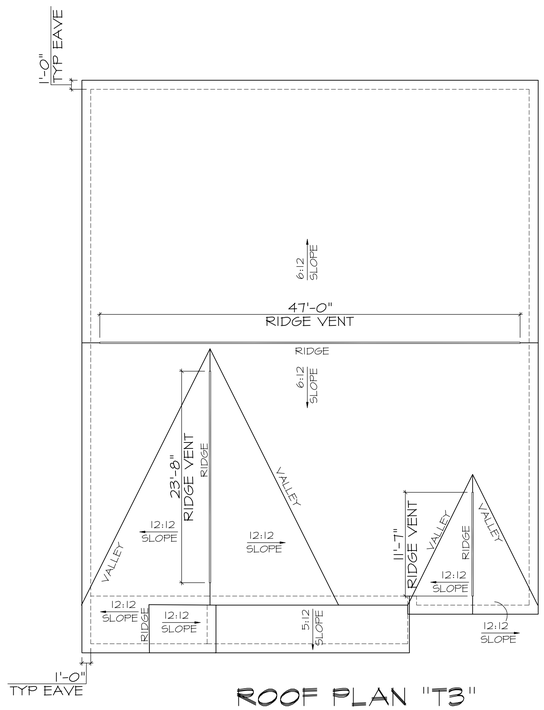
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2




## ROOF PLAN "T3"

## FRONT ELEVATION "T3"

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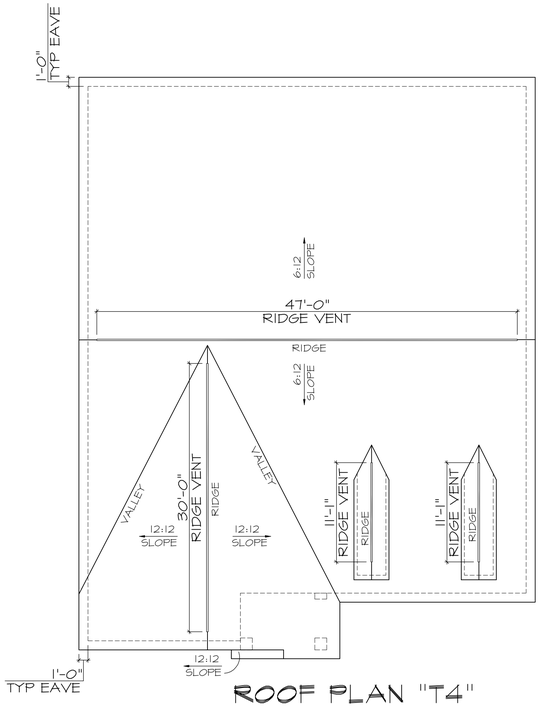
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

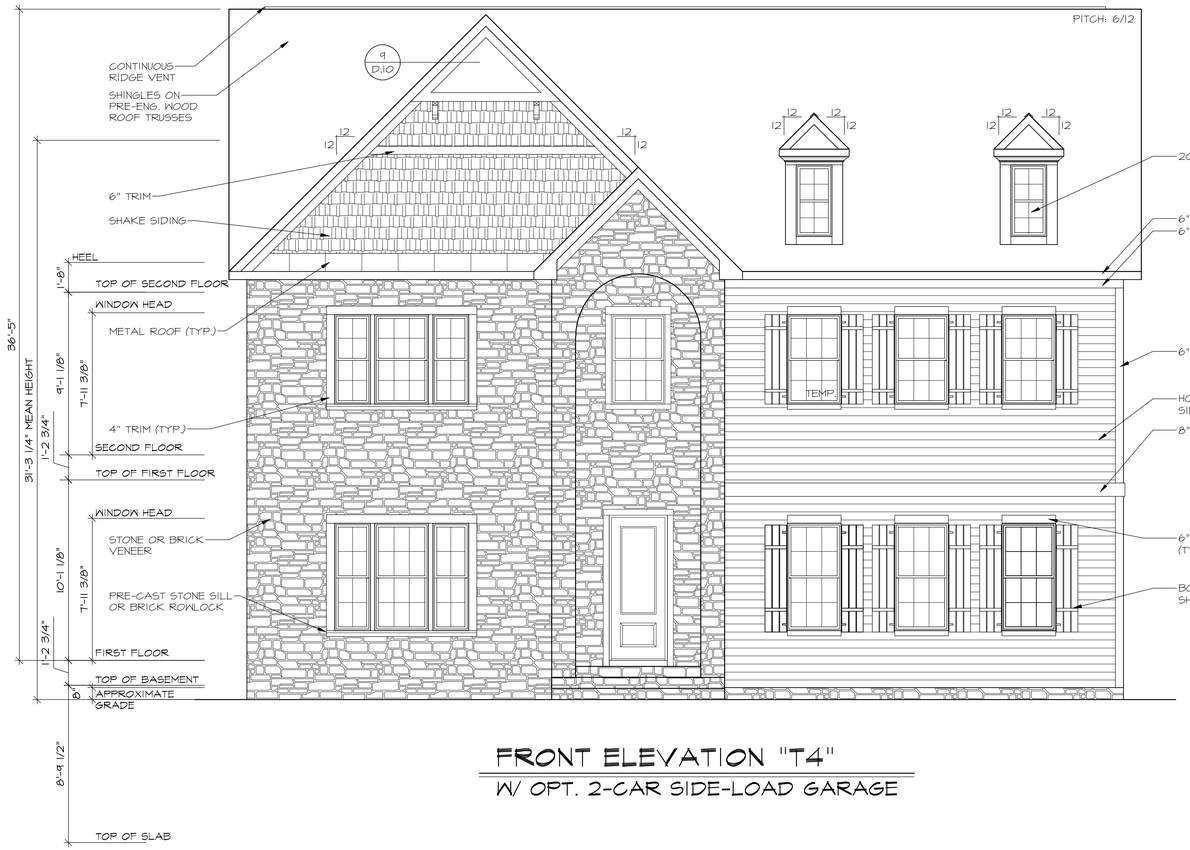
HOUSE NAME: HAMPTON II

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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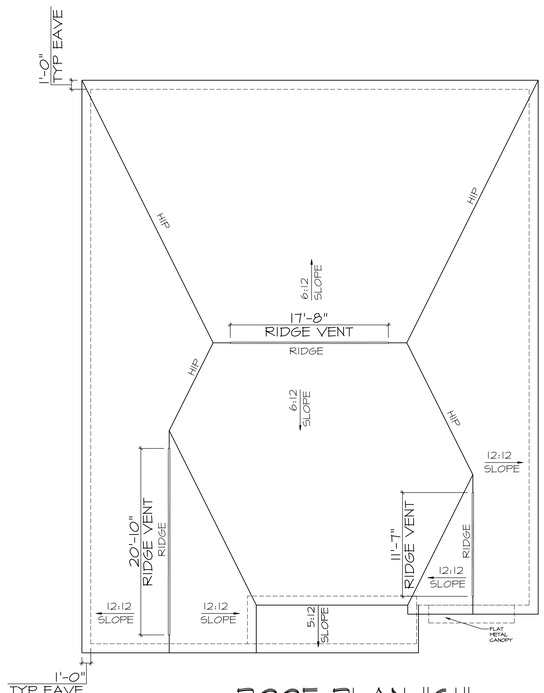
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

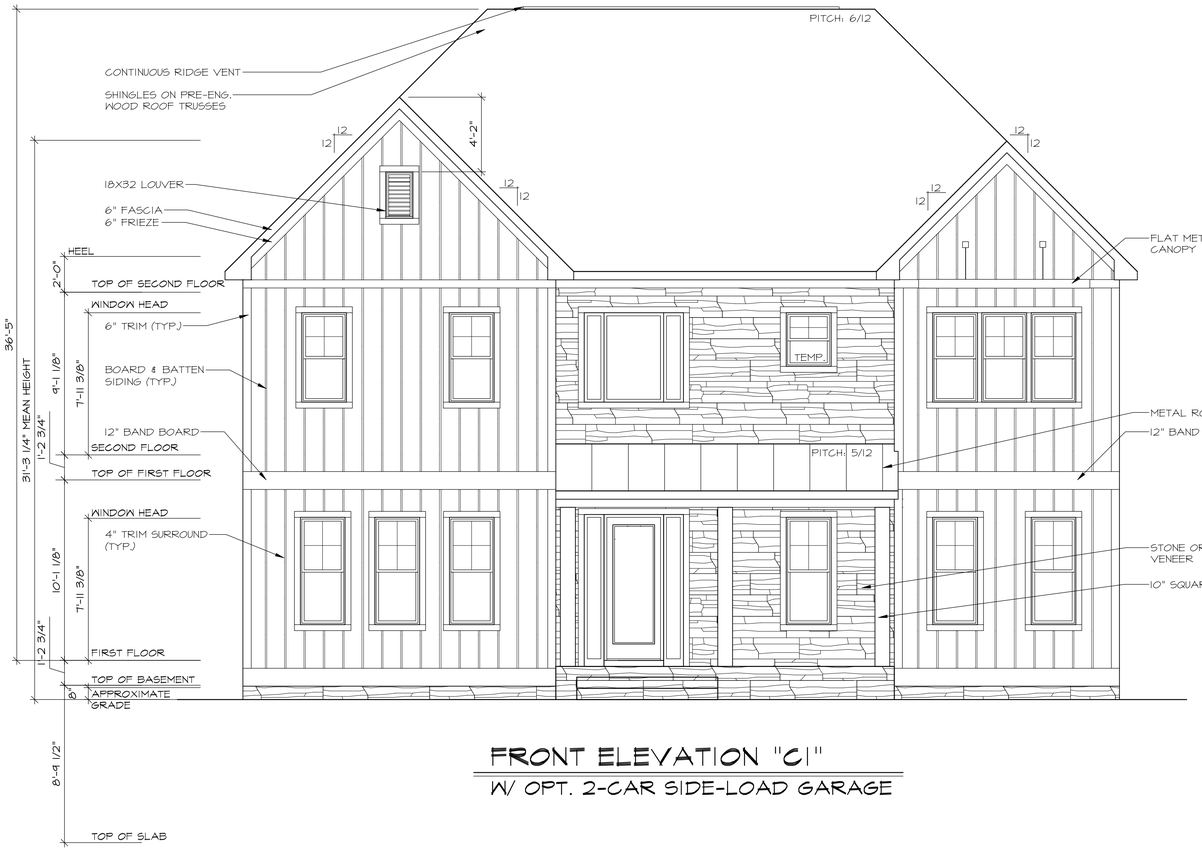
HOUSE NAME: HAMPTON II

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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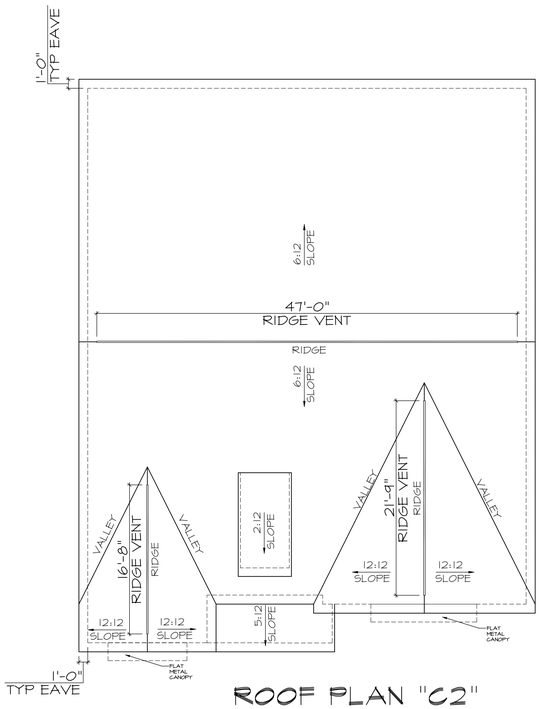
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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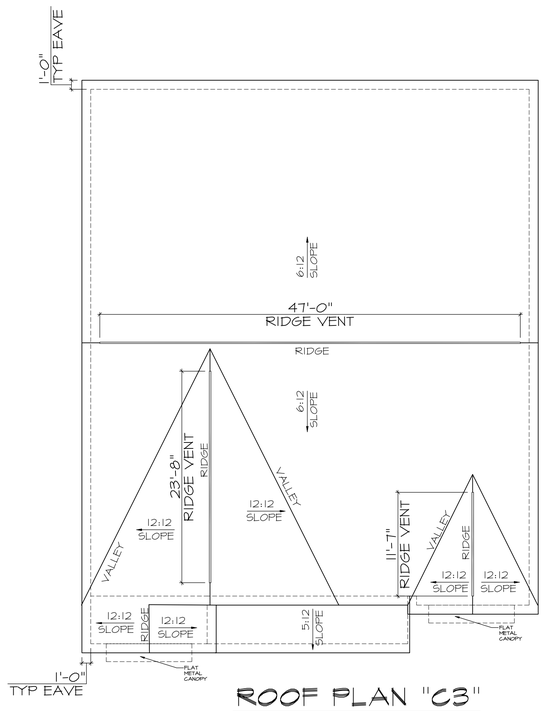
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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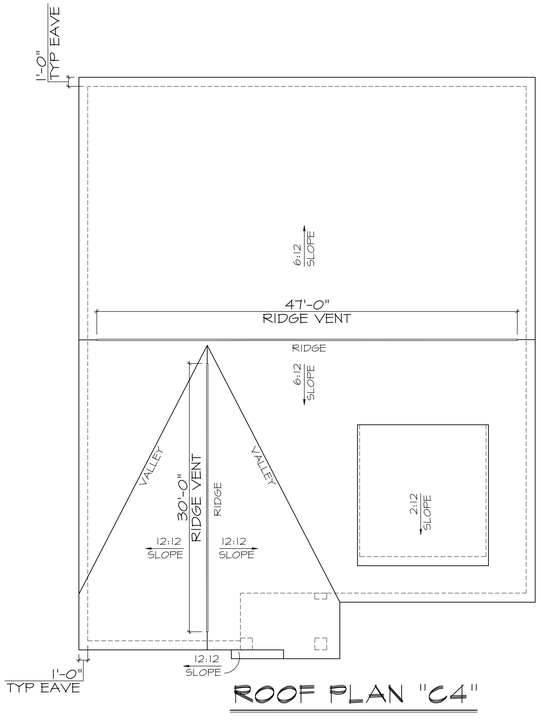
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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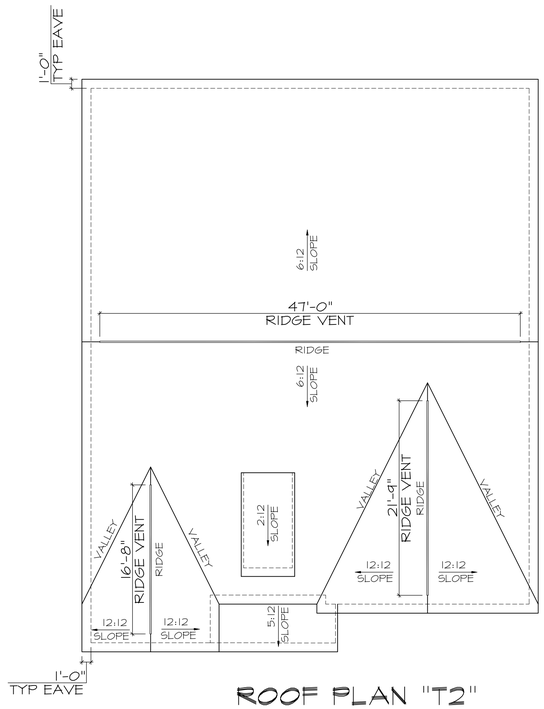
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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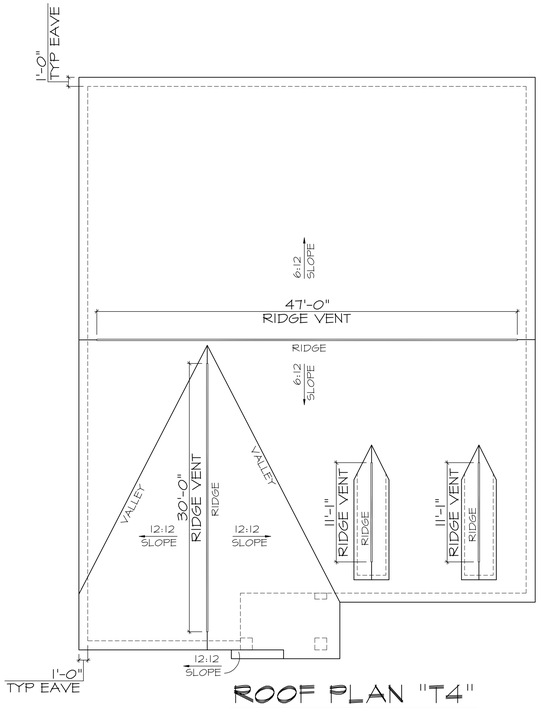
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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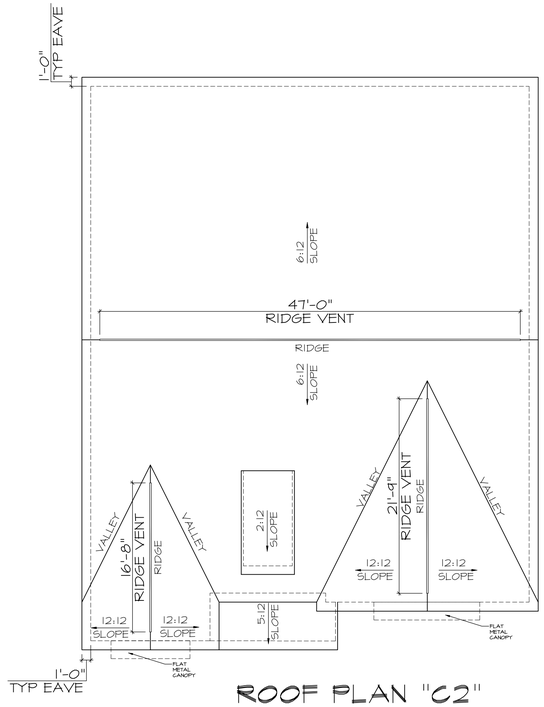
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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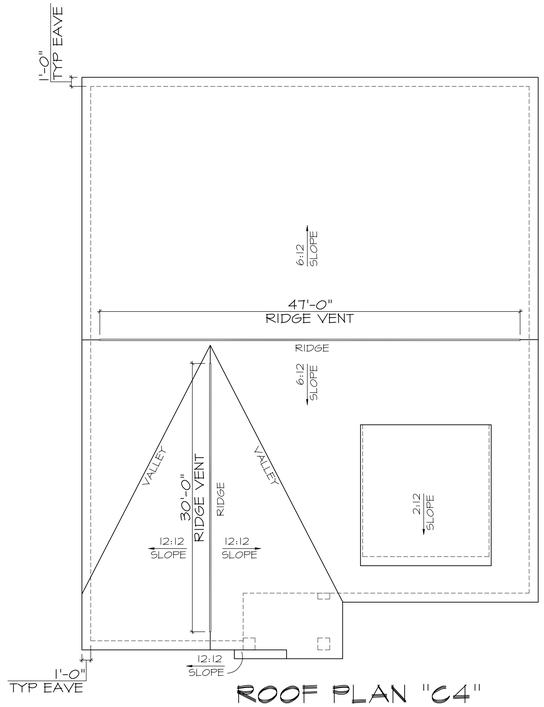
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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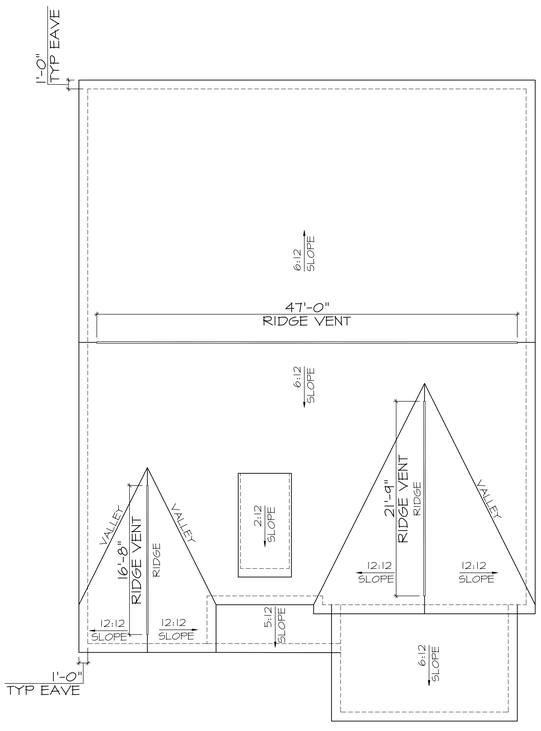
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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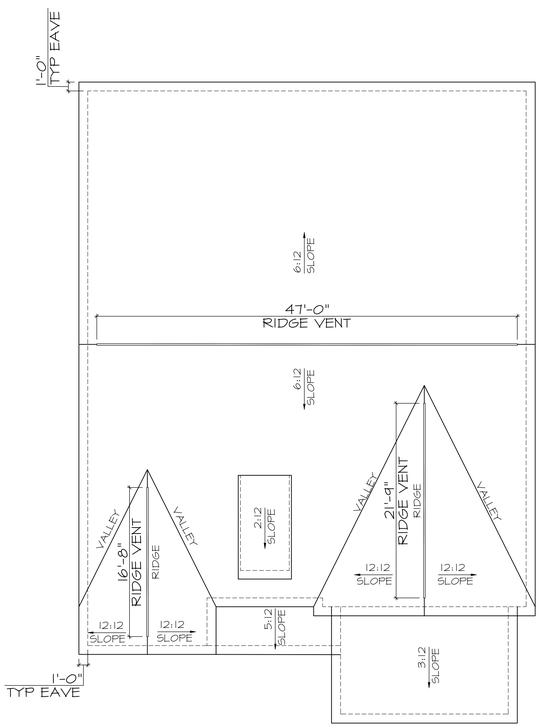
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
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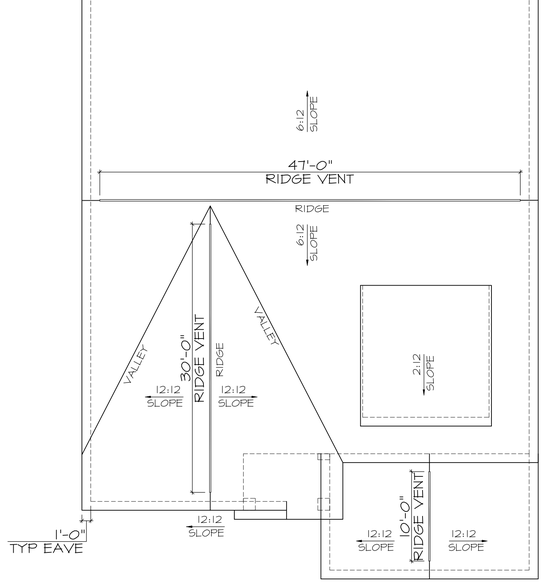
HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.14

## FRONT ELEVATION "C4"

W/ OPT. 3-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C4"

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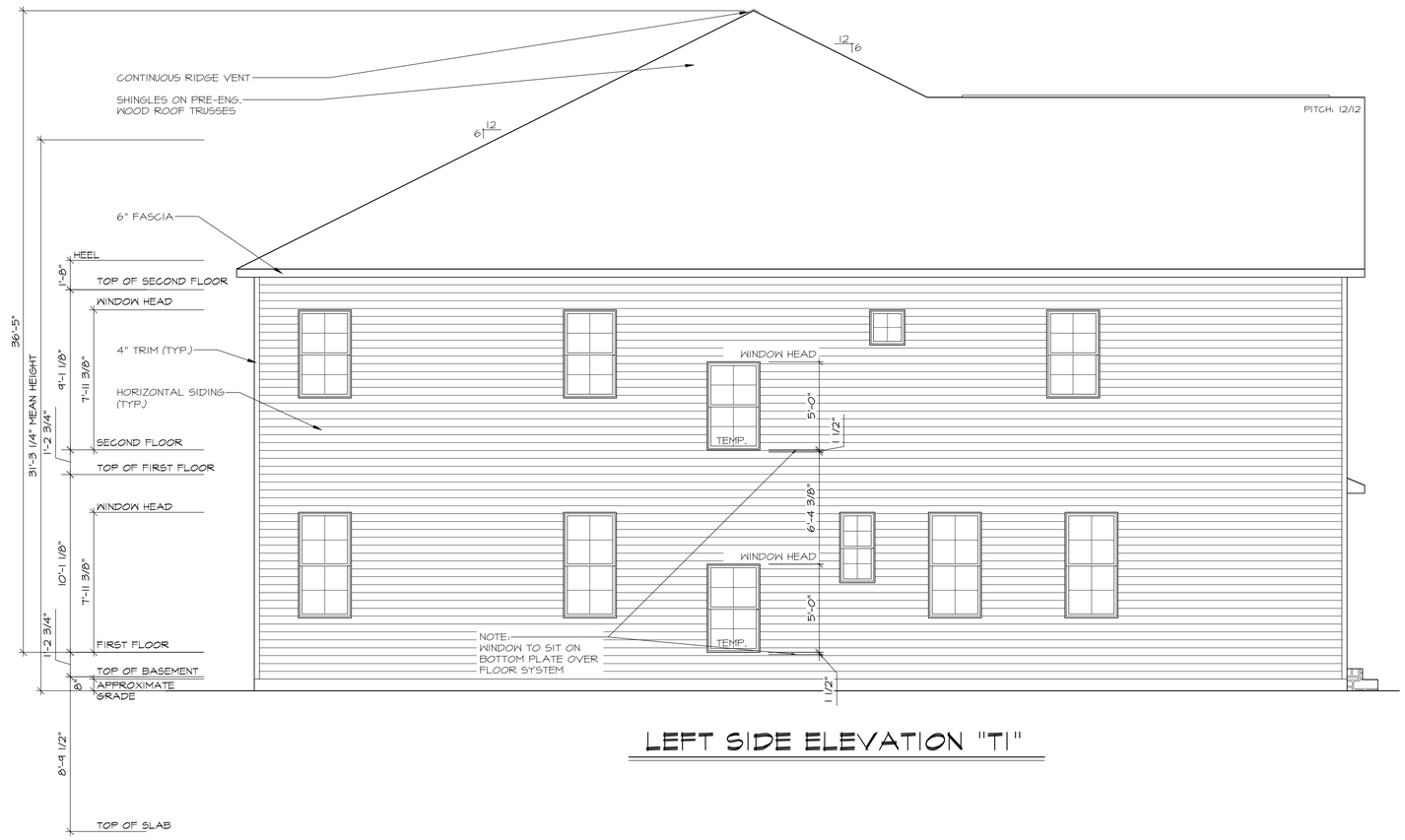
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

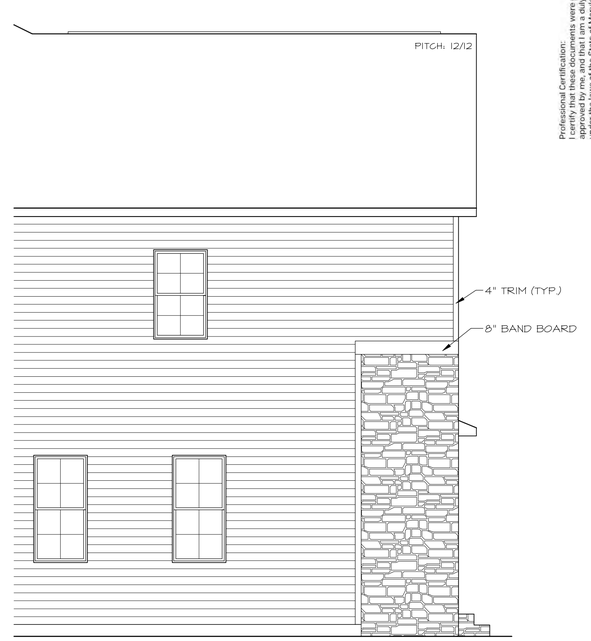
HOUSE NAME: HAMPTON II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.15




LEFT SIDE ELEVATION "T1"




LEFT SIDE ELEVATION "T1"
W/ OPT. HI-VIZ

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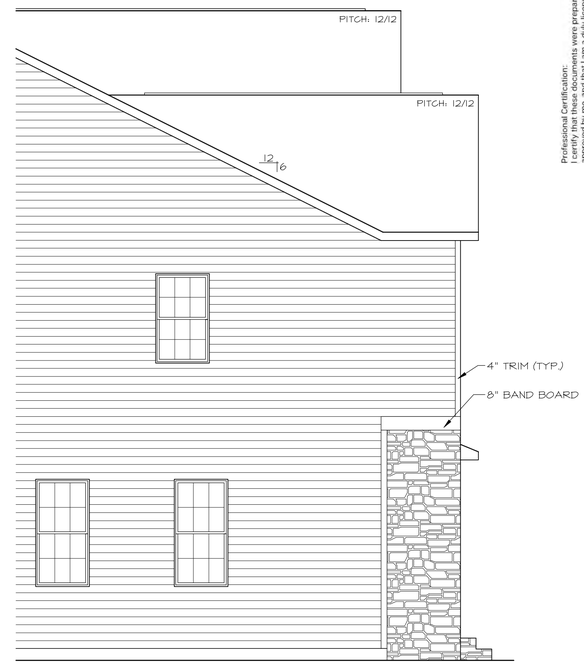
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.1

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" |
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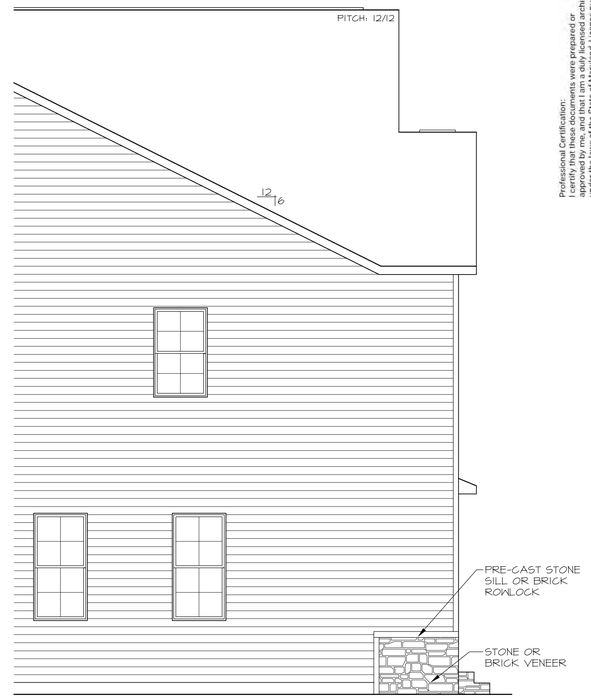
HOUSE NAME: HAMPTON II

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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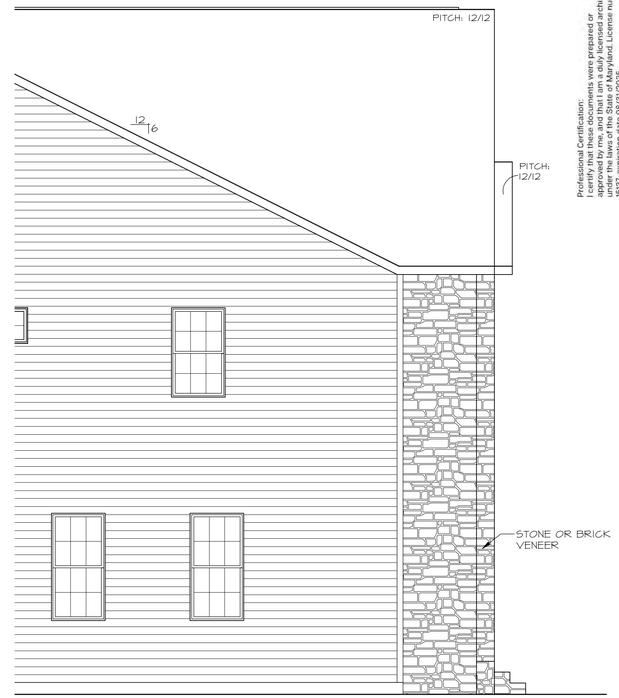
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.3

LEFT SIDE ELEVATION "T4"




LEFT SIDE ELEVATION "T4"

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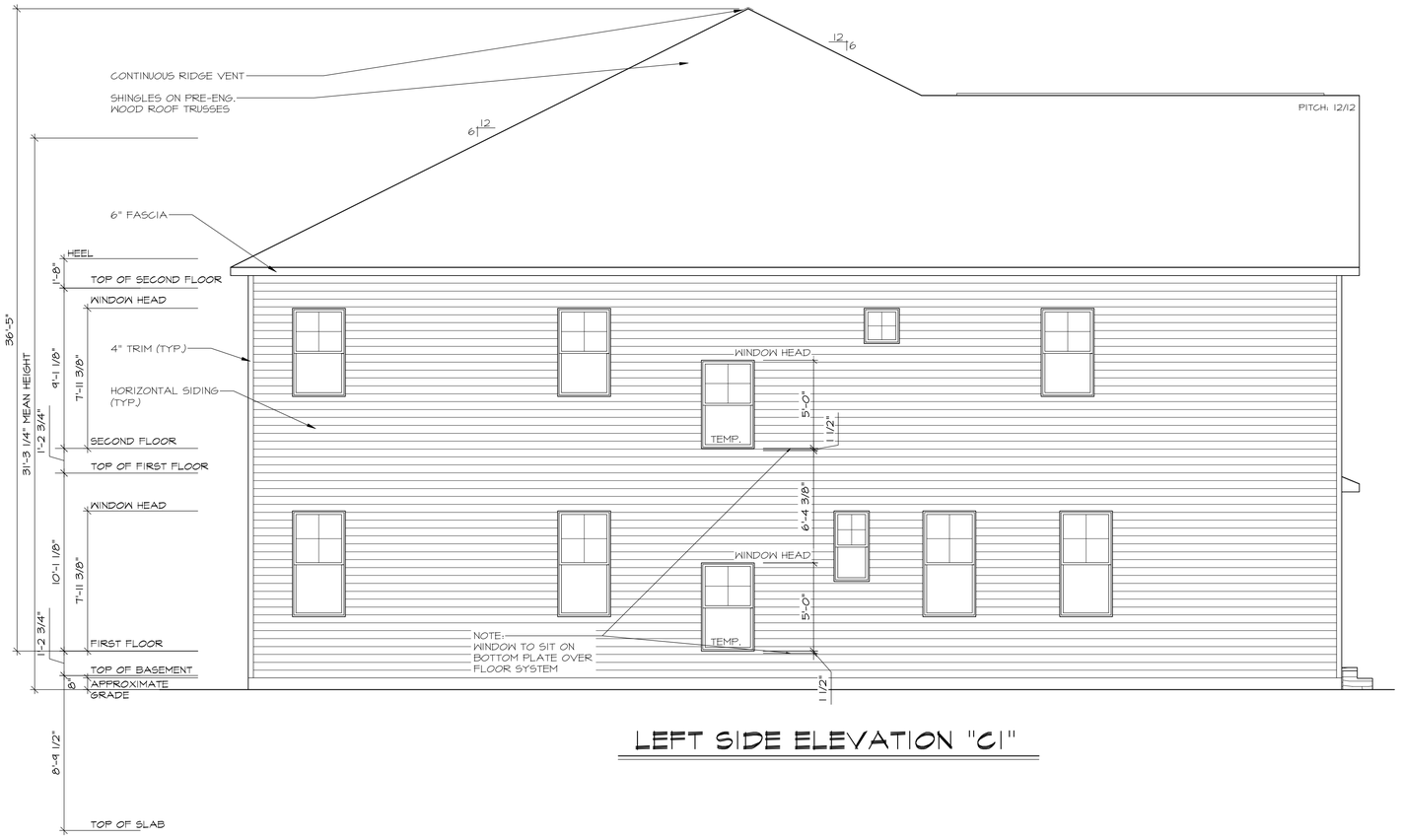
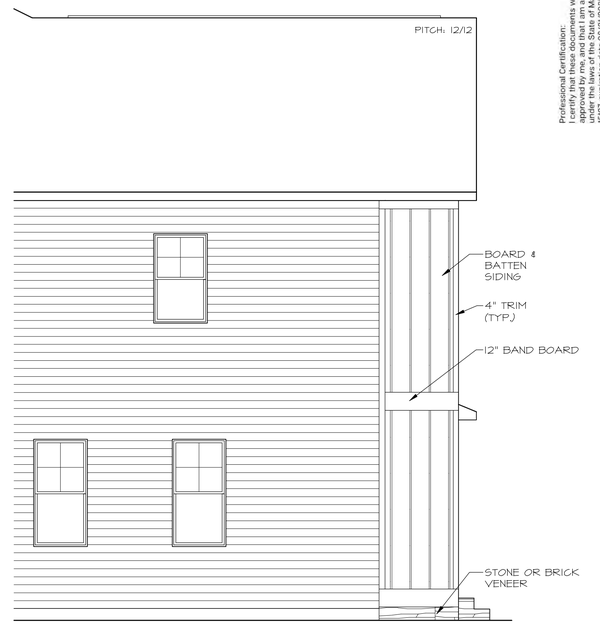
HOUSE NAME: HAMPTON II

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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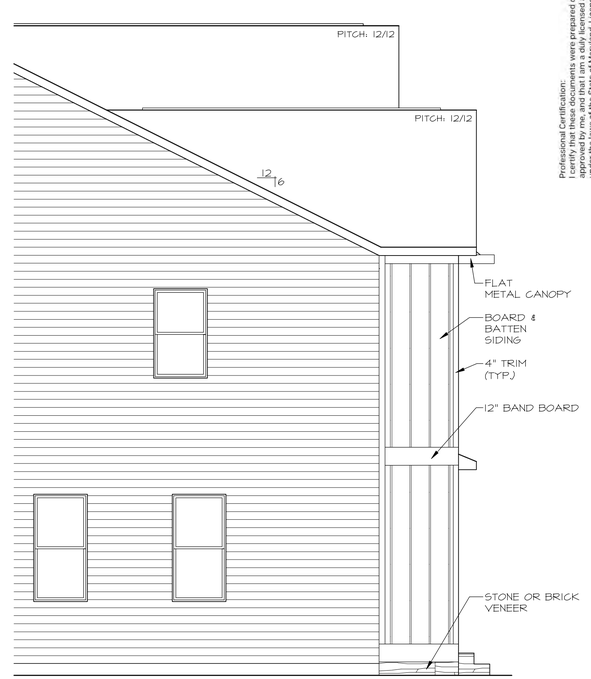
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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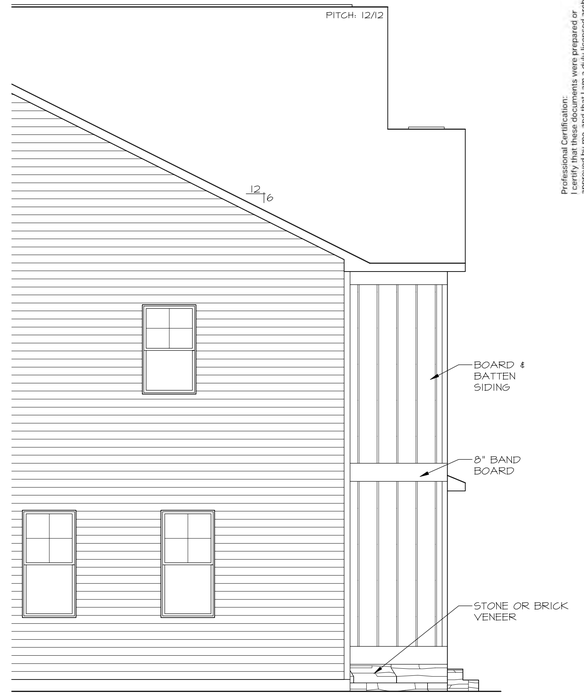
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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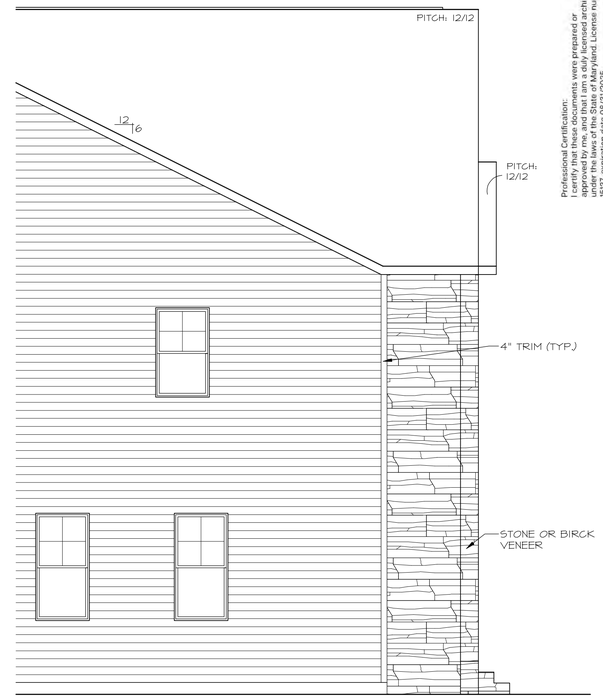
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

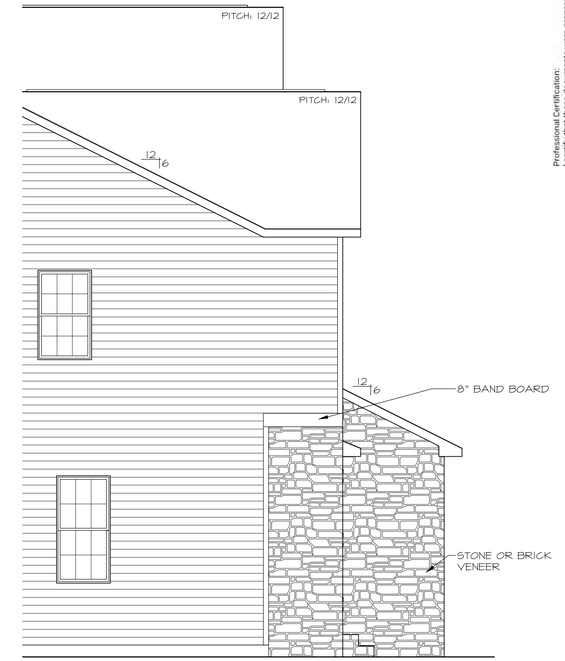
HOUSE NAME: HAMPTON II

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" |

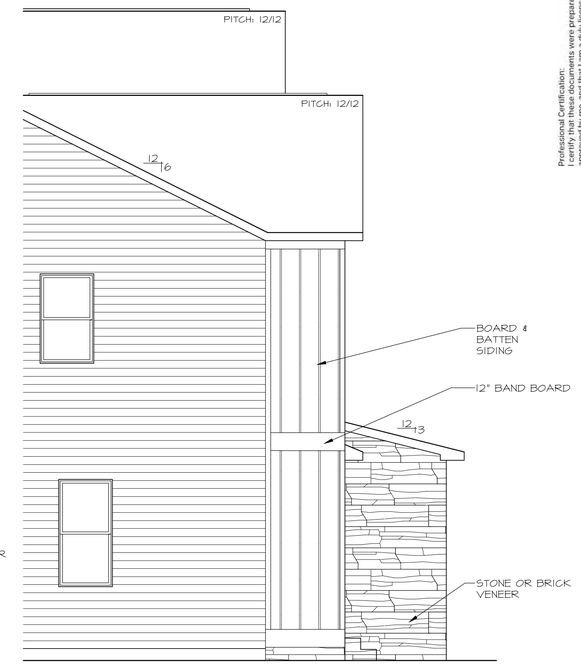
HOUSE NAME: HAMPTON II

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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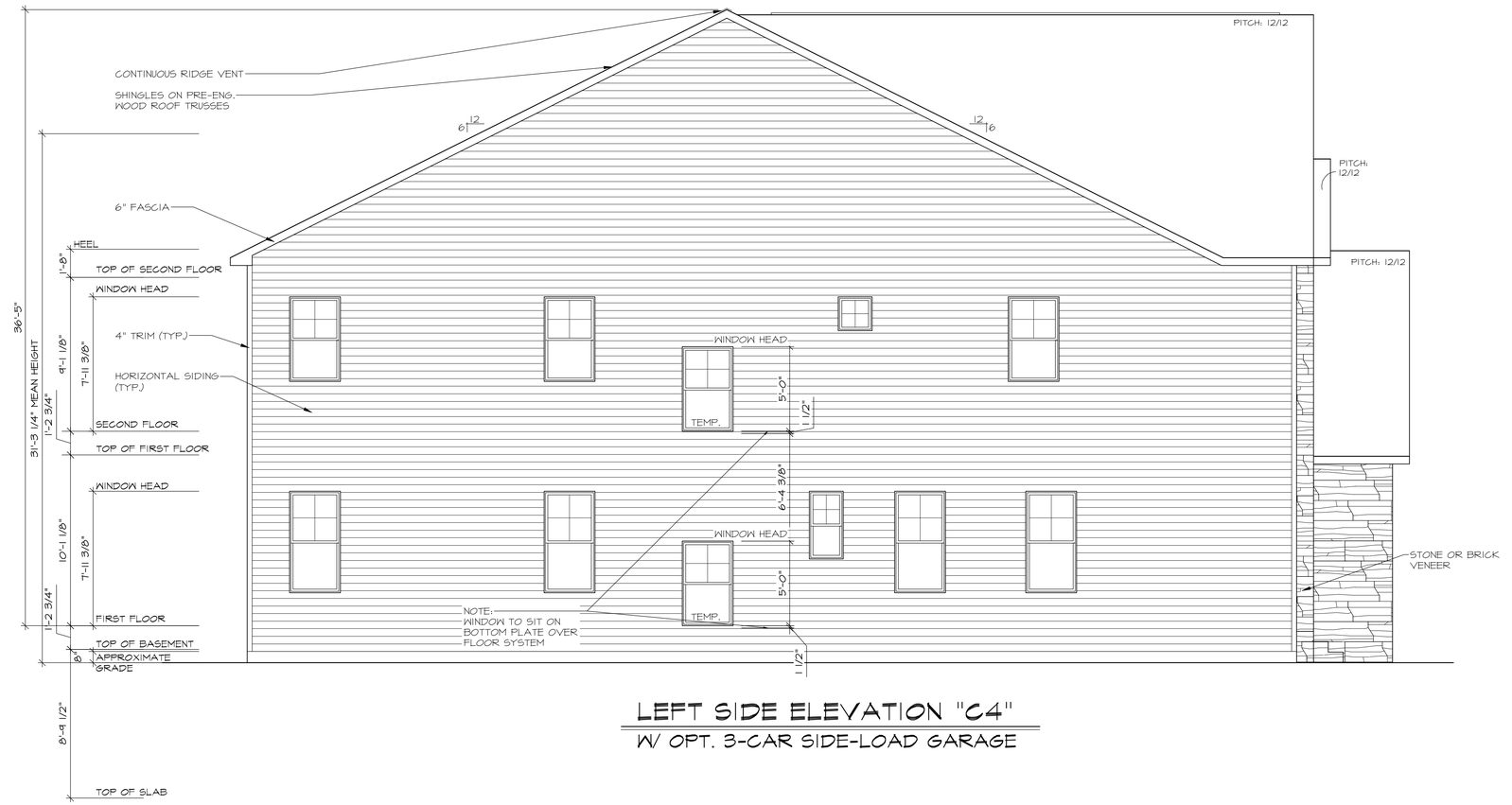
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

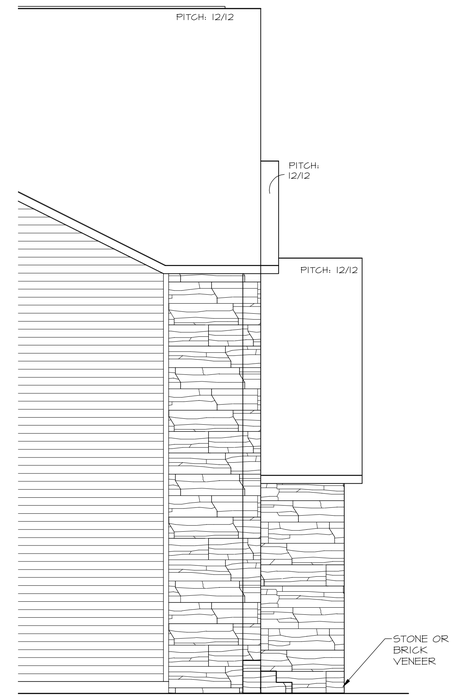
HOUSE NAME: HAMPTON II

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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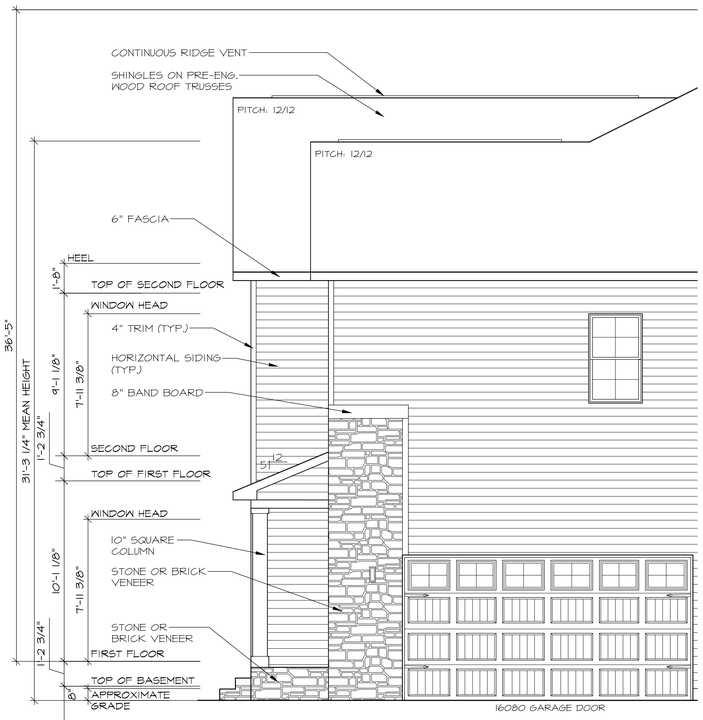
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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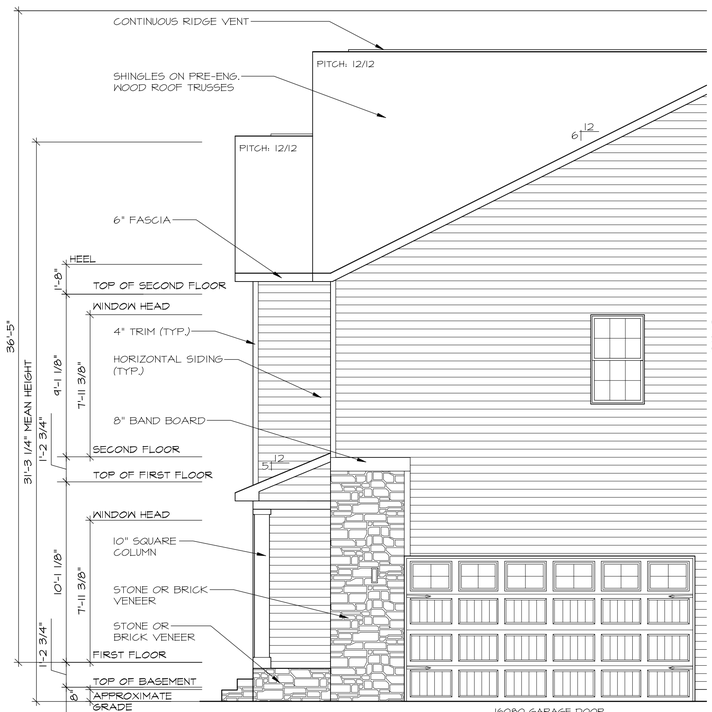
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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

8'-9 1/2"
TOP OF SLAB

## RIGHT SIDE ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

8'-9 1/2"
TOP OF SLAB

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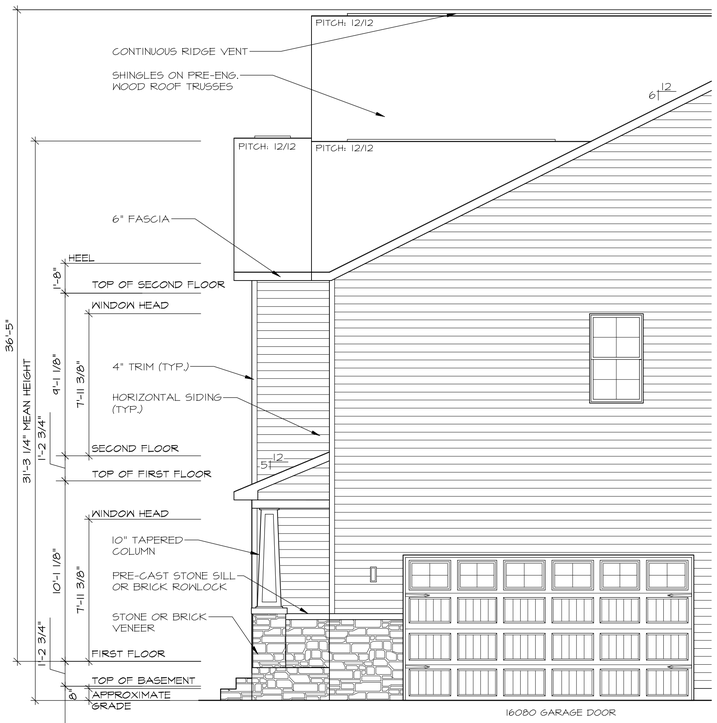
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.13




## 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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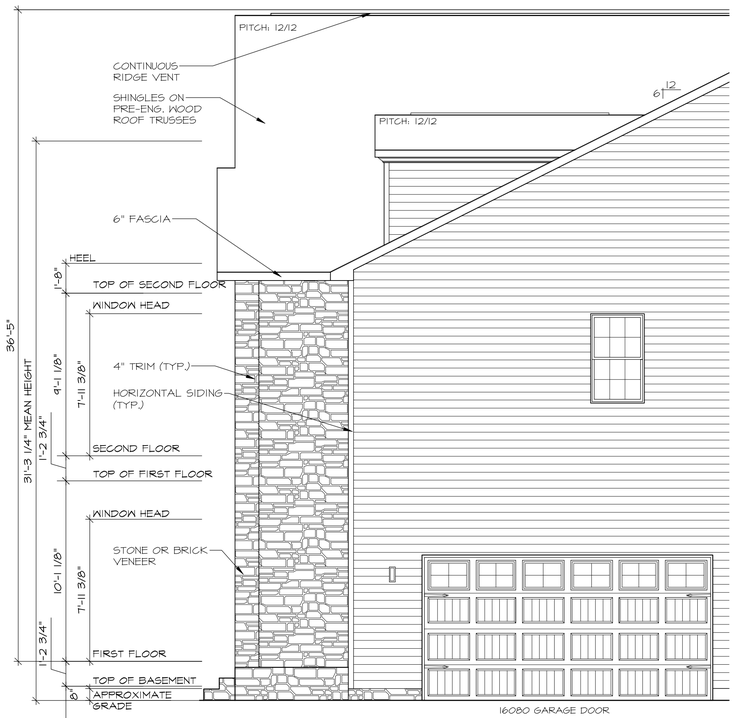
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

Professional Certification:
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1/8/2025

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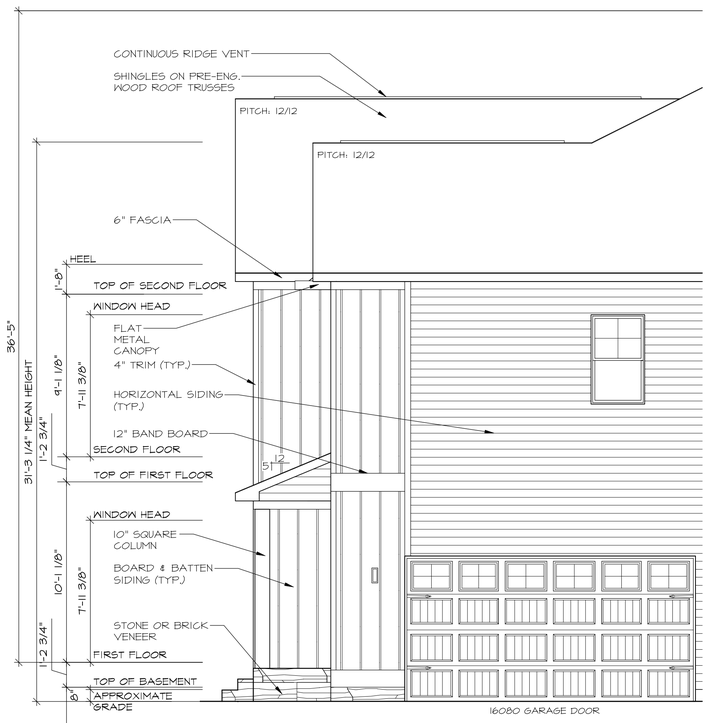
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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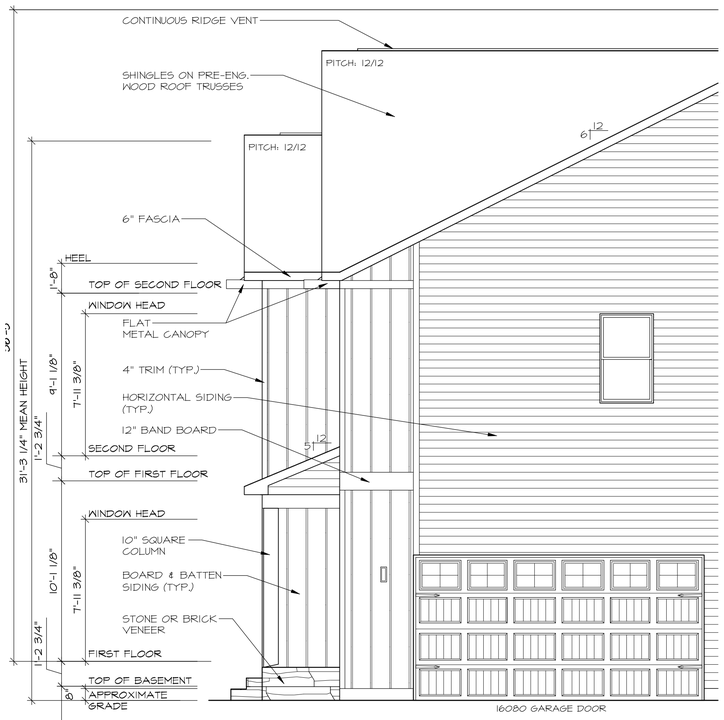
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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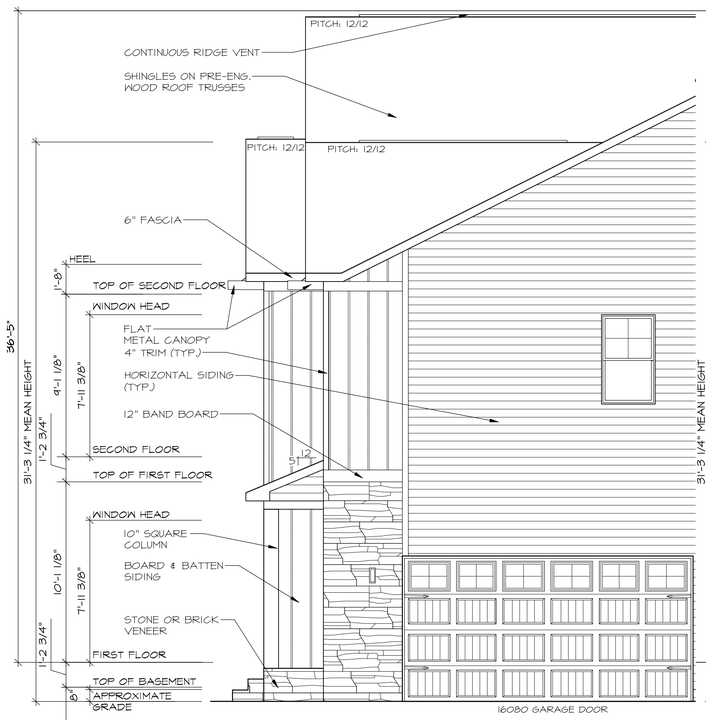
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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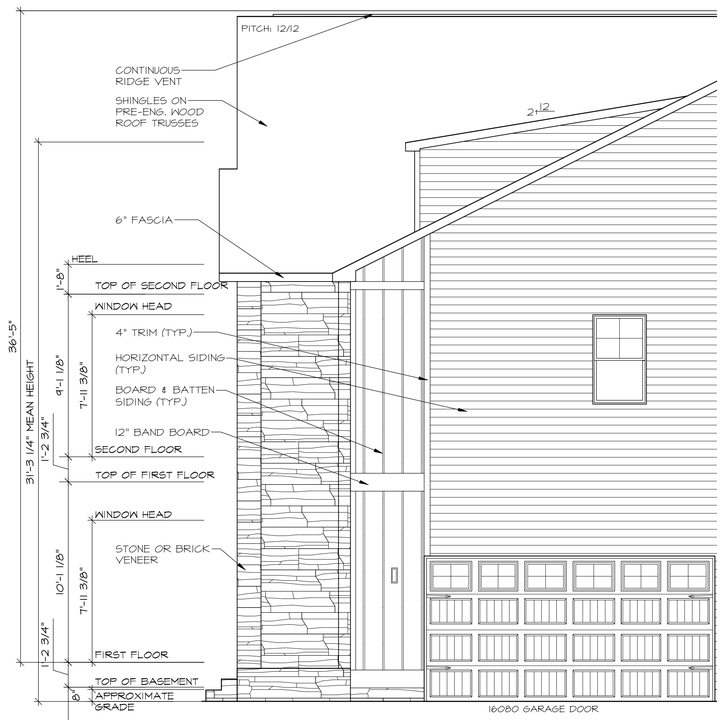
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

Professional Certification:
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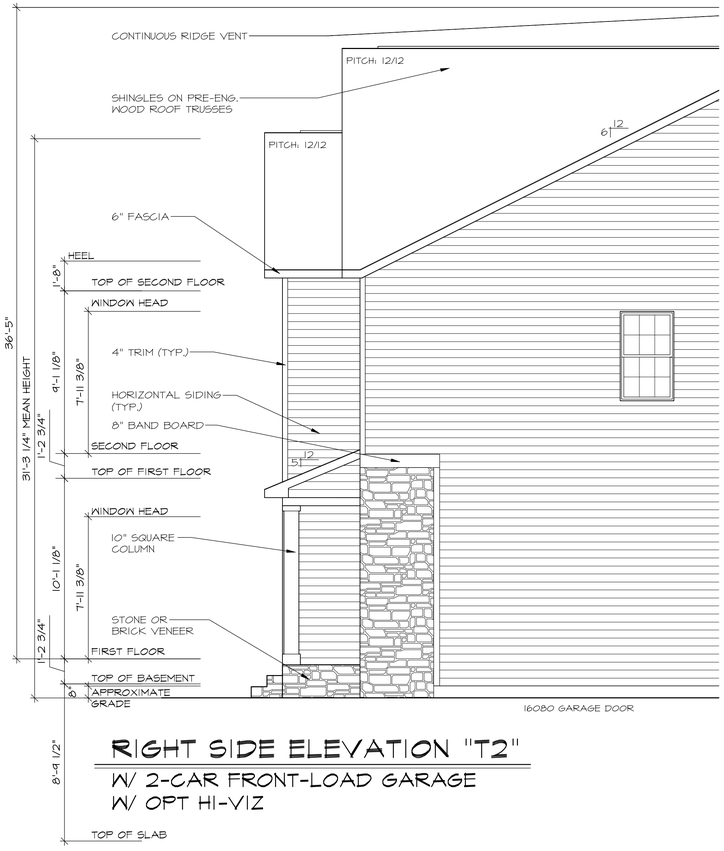
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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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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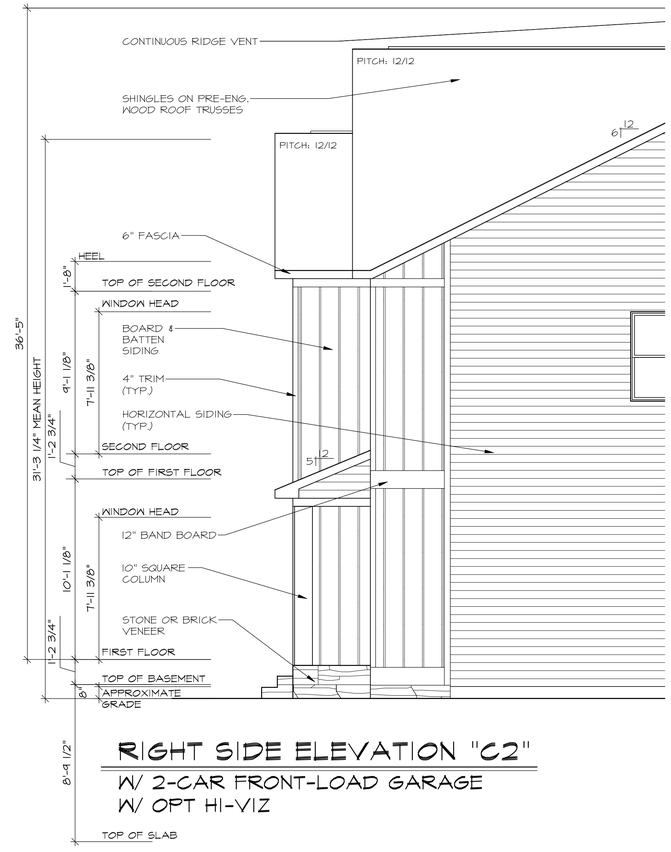
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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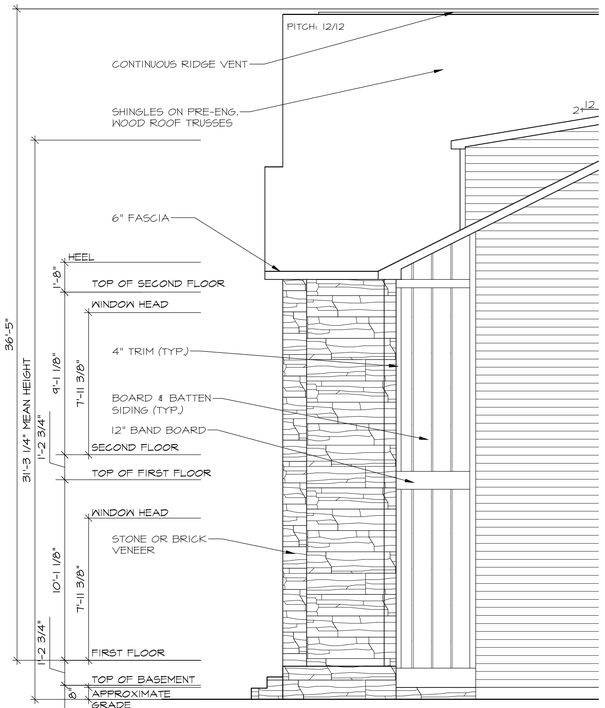
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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

Professional Certification:
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STATE OF MARYLAND
DANIEL W. SMITH, JR.
15131
ARCHITECT

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" |

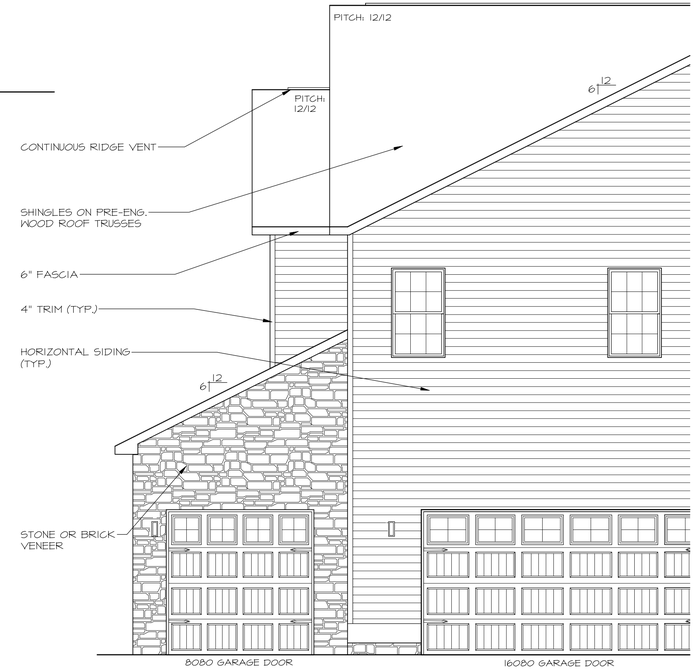
HOUSE NAME: HAMPTON II

DRAWING TITLE: 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

Professional Certification:
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DANIEL W. SMITH
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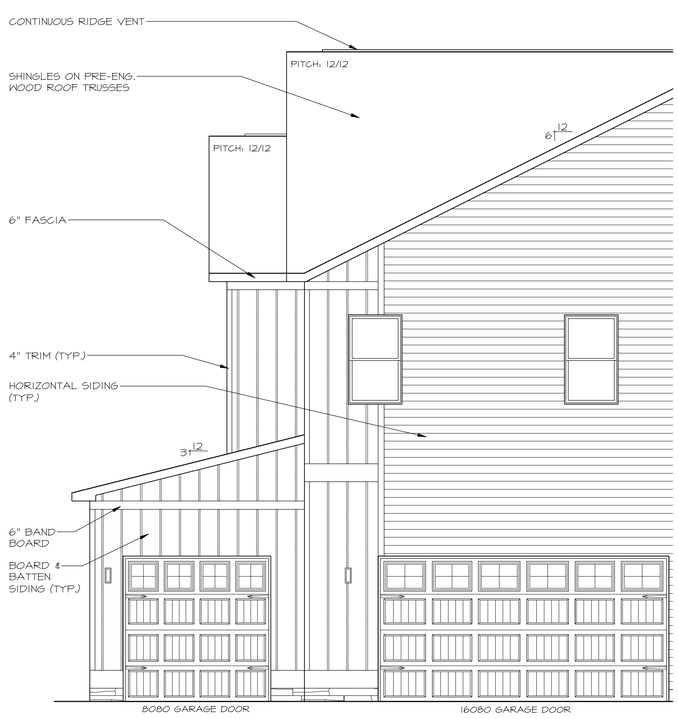
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

Professional Certification:
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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

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 15131, expiration date 5/10/2025.

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15131
ARCHITECT

1/8/2025

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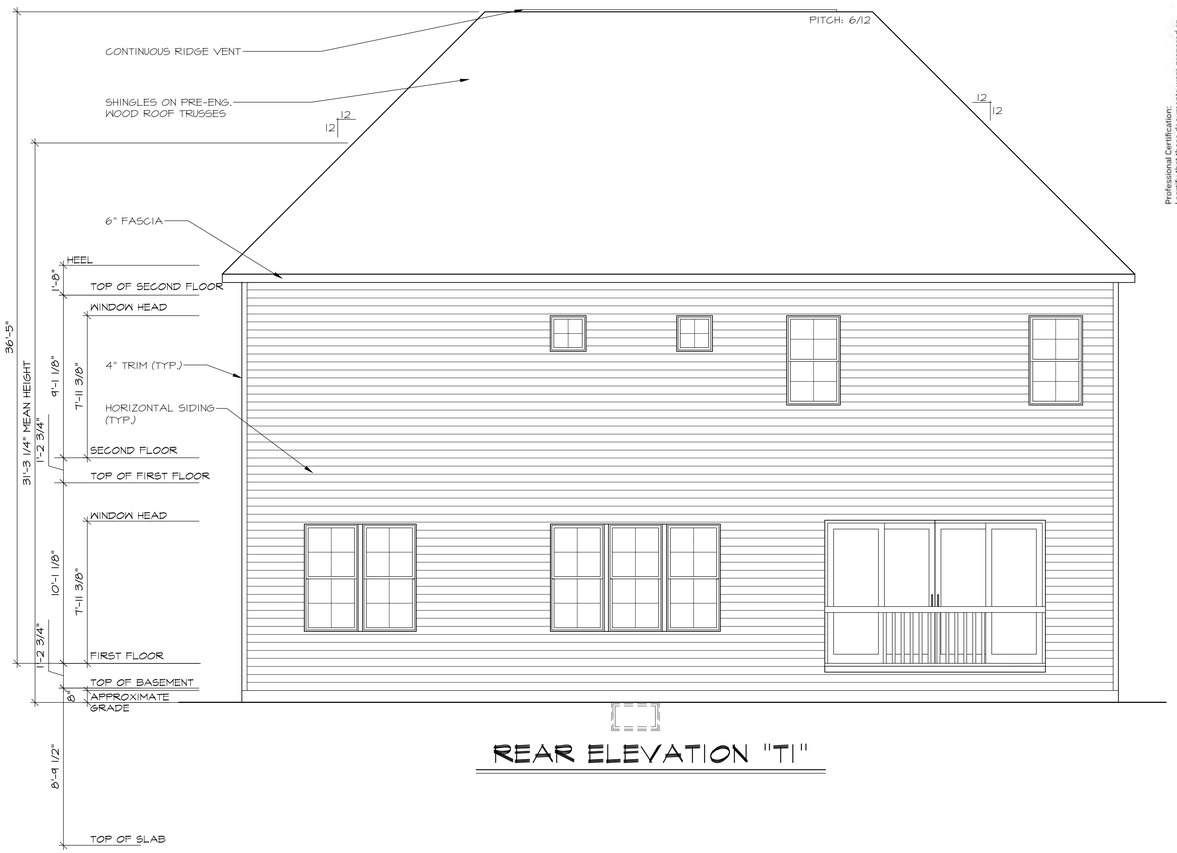
| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

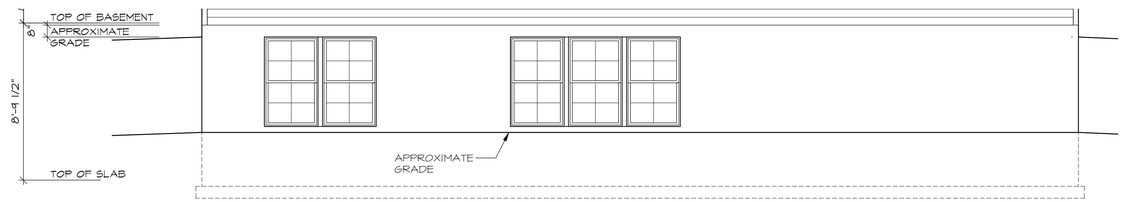
HOUSE NAME: HAMPTON II

DRAWING TITLE: SIDE ELEVATIONS

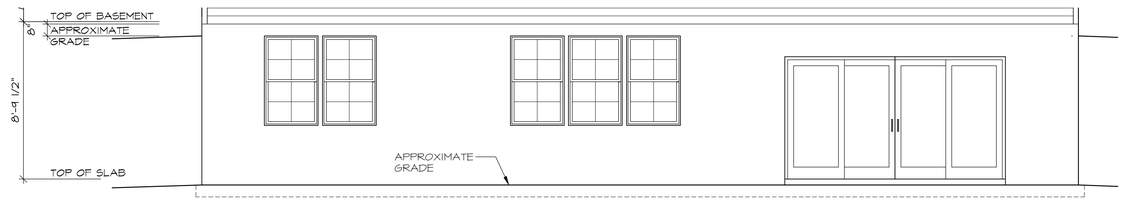
SHEET No.
A.2.26




REAR ELEVATION "T1"




REAR ELEVATION "T1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T1"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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STATE OF MARYLAND
DANIEL W. SMIGELSKI
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ARCHITECT

1/8/2025

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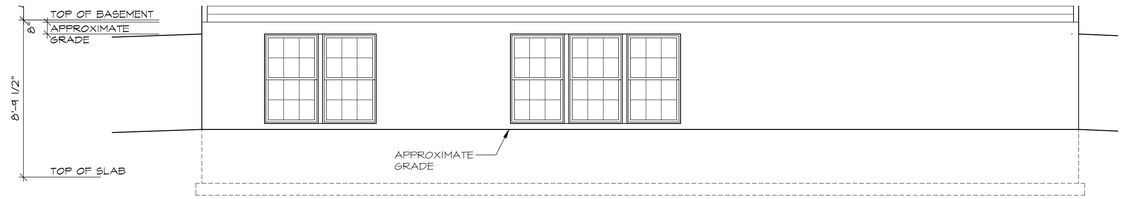
| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II
DRAWING TITLE: REAR ELEVATIONS

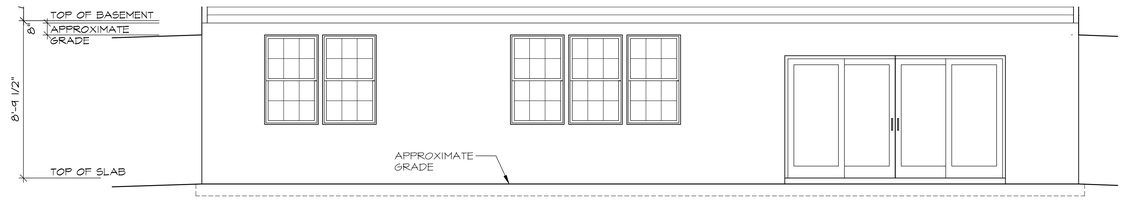
SHEET No.
A.2.27

REAR ELEVATION "T2" & "T4"




REAR ELEVATION "T2" & "T4"

W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T2" & "T4"

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 15131, expiration date 9/14/2025.

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15131
ARCHITECT

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HAGERSTOWN, MD 240-452-4638

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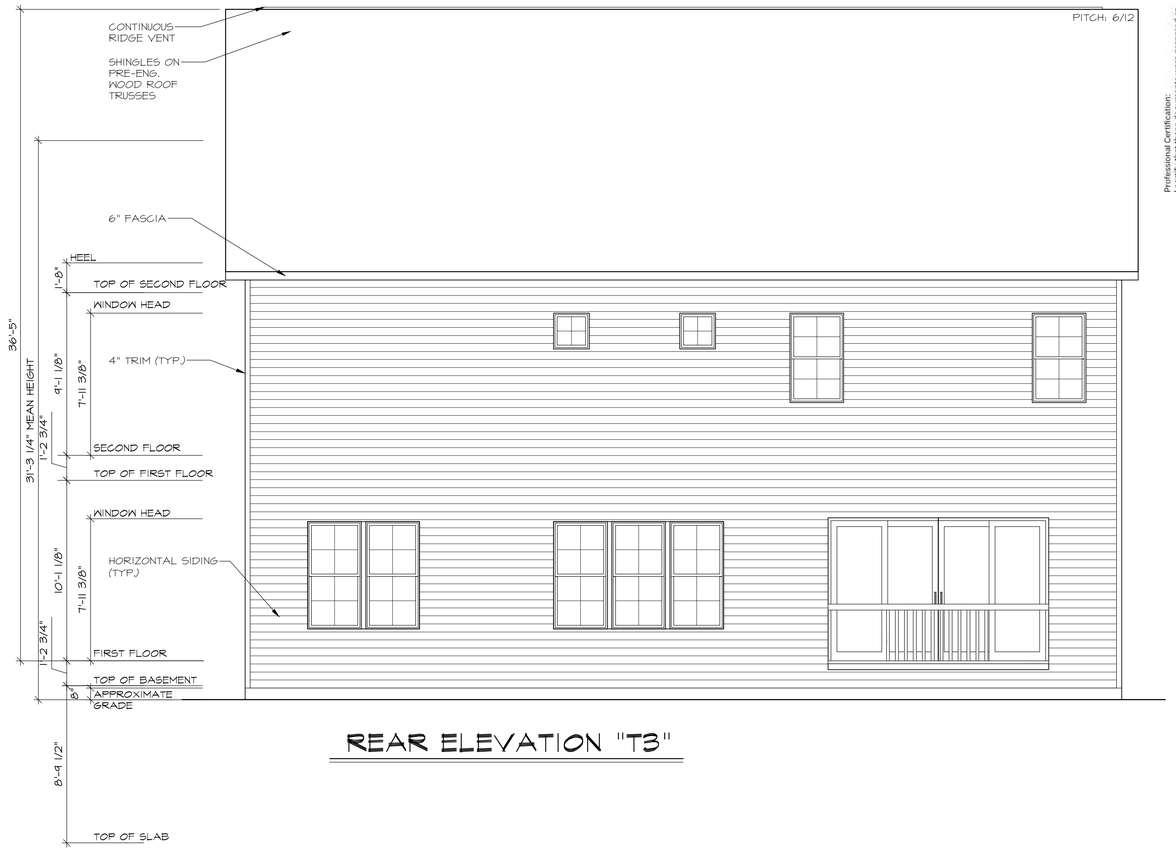
| |
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

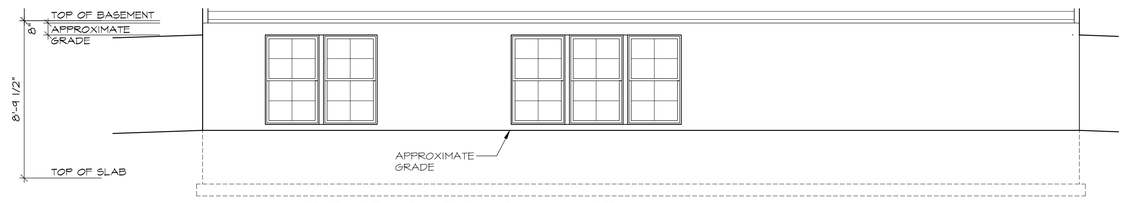
HOUSE NAME: HAMPTON II

DRAWING TITLE: REAR ELEVATIONS

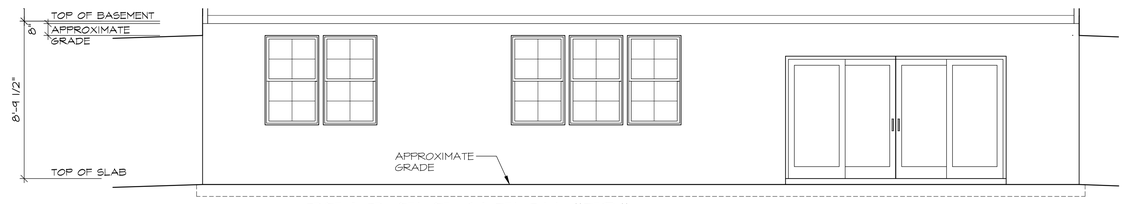
SHEET No.
A.2.28




REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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15131
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1/8/2025

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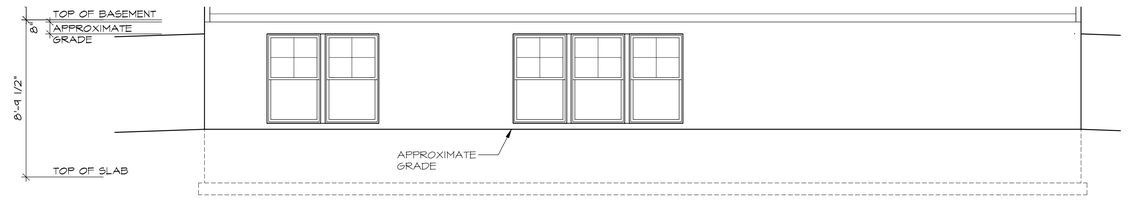
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

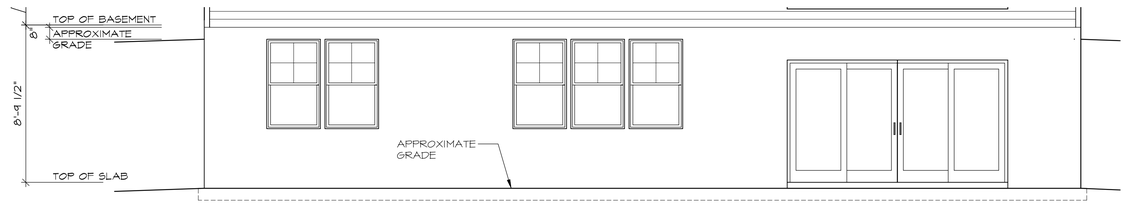
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
~~A.2.29~~ 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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1/8/2025

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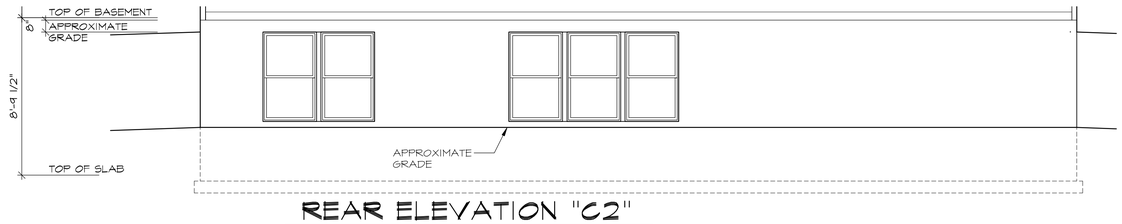
|---|---|
| DRAWN BY: | D. JIMENEZ |
| DATE: | 01/08/2025 |
| PROJECT NO. | D545 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

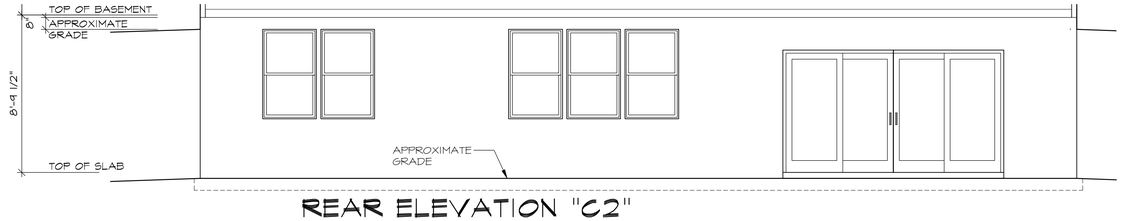
HOUSE NAME: HAMPTON II
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.30

REAR ELEVATION "C2"




REAR ELEVATION "C2"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C2"
W/ OPT. WALK-OUT BASEMENT

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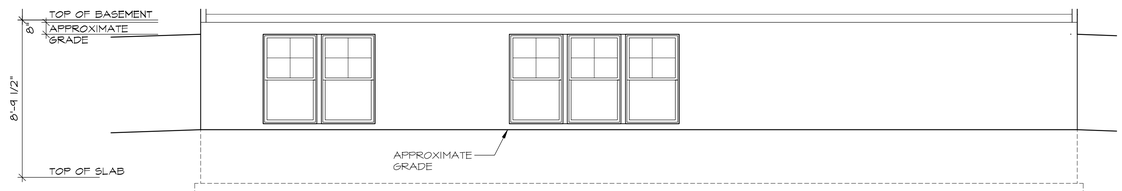
|---|
| DRAWN BY: D. JIMENEZ |
| DATE: 01/08/2025 |
| PROJECT NO. D545 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: HAMPTON II

DRAWING TITLE: REAR ELEVATIONS

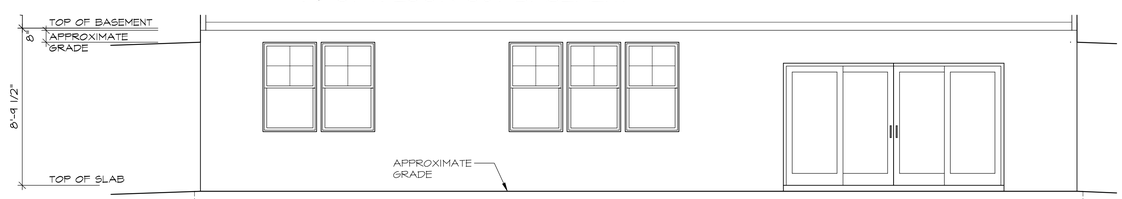
SHEET No. A.23

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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15131
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1/8/2025

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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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# Hampton II

49' x 62' Single Family Detached
Front Elevation

ELEVATION T-2

D·R·HORTON
America's Builder

# Hampton II

49' x 62' Single Family Detached

Left Side Elevation - High Visibility

ELEVATION T-2

D·R·HORTON
America's Builder

# Hampton II

49' x 62' Single Family Detached

Left Side Elevation

ELEVATION T-2

D·R·HORTON
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# Hampton II

49' x 62' Single Family Detached
Rear Elevation

ELEVATION T-2

D·R·HORTON
America's Builder

# Hampton II

49' x 62' Single Family Detached

Right Side Elevation - High Visibility

ELEVATION T-2

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# Hampton II

49' x 62' Single Family Detached

Right Side Elevation

ELEVATION T-2

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

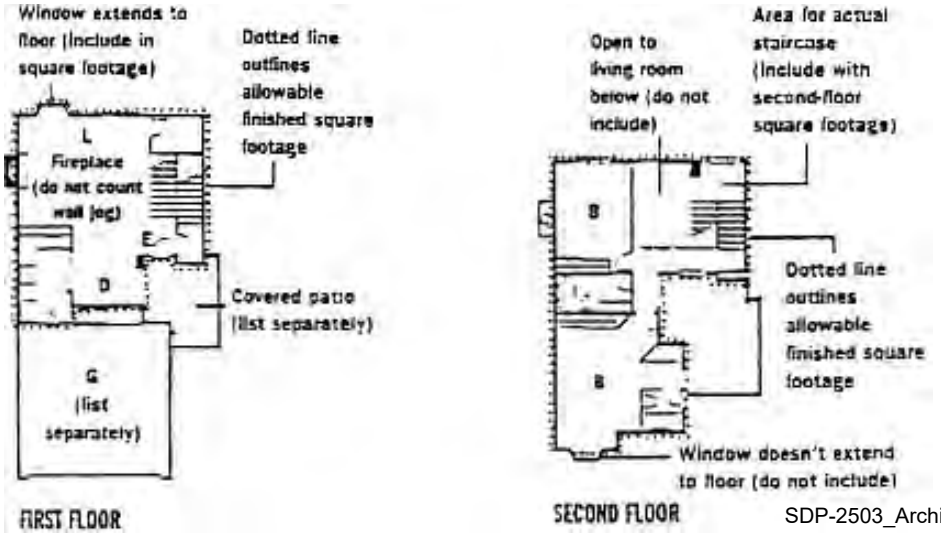
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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:

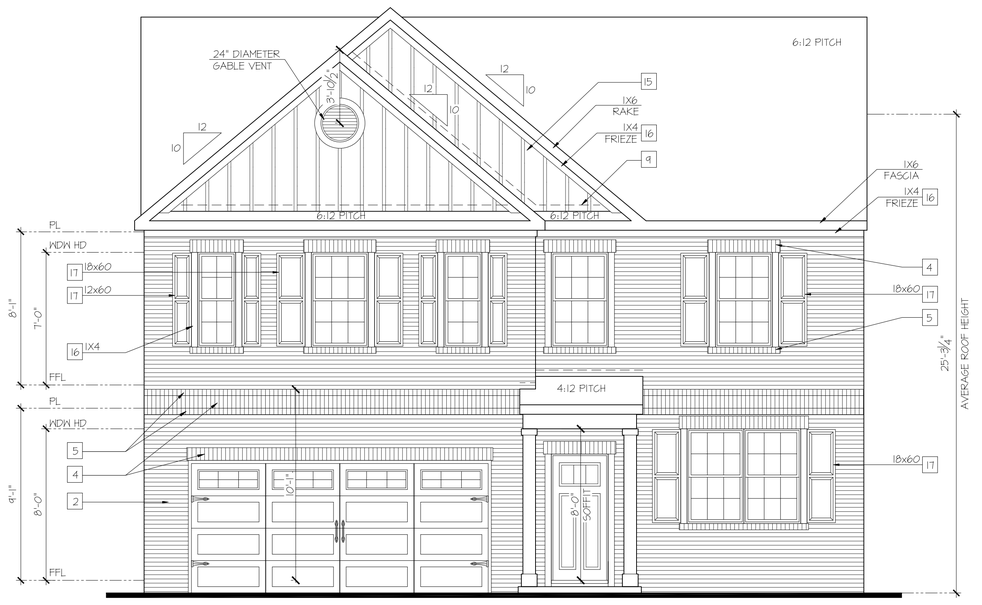
7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT 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 '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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| NO: | DATE: | REVISION: |
|---|---|---|
| 1 | 07.22.25 | |

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, 2026.

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:

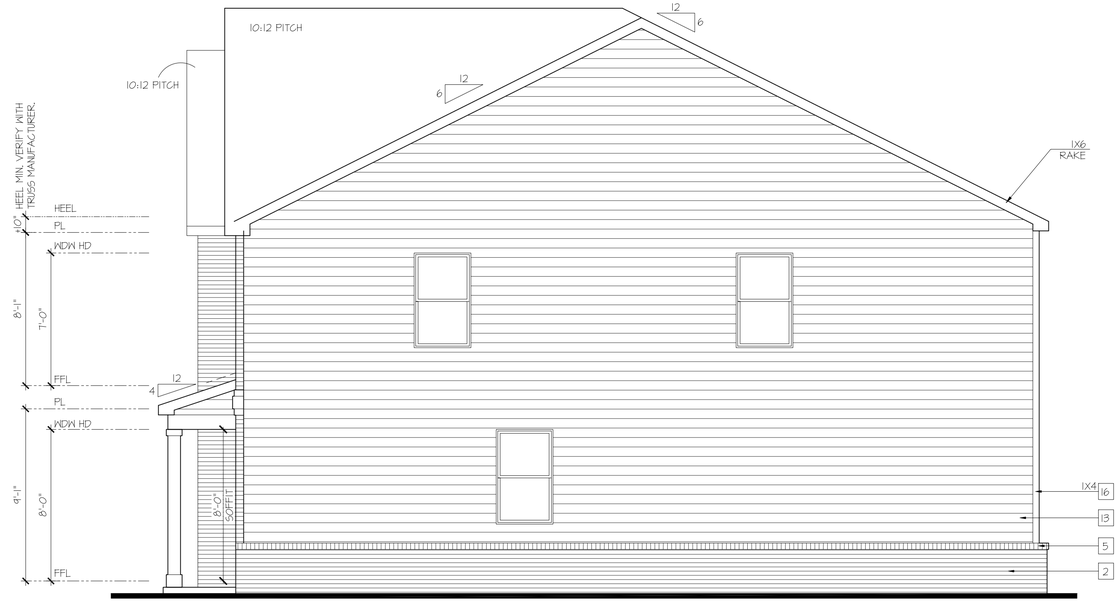
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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:

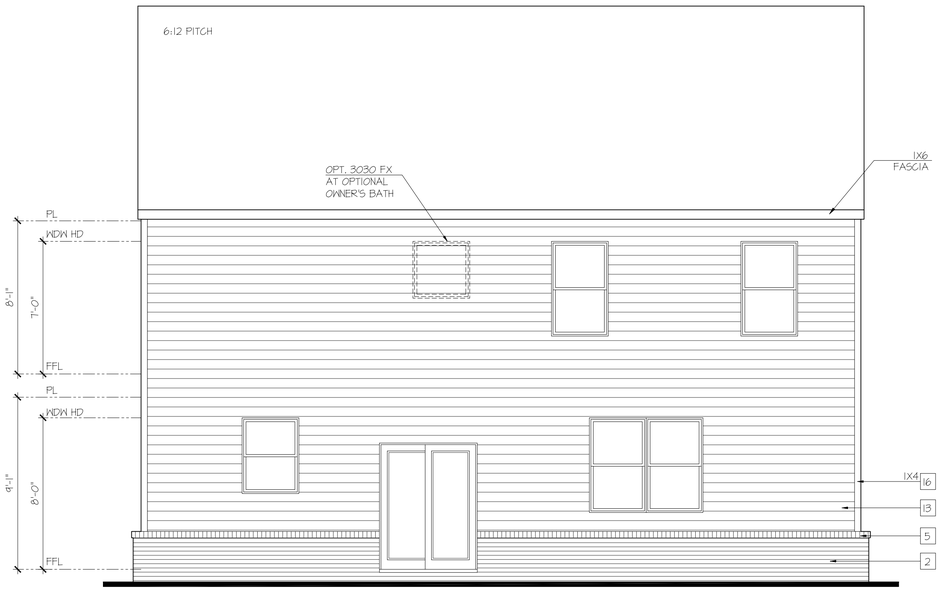
7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT 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.)
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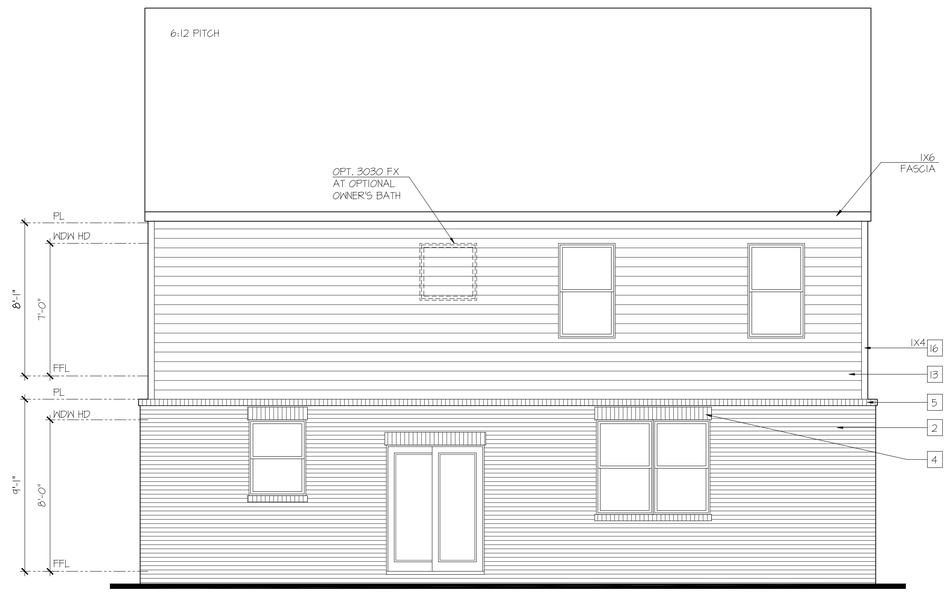
## Right Elevation 'H' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'H' at Opt Brick Veneer

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## Left Elevation 'H' at Opt Brick Veneer

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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

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.

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

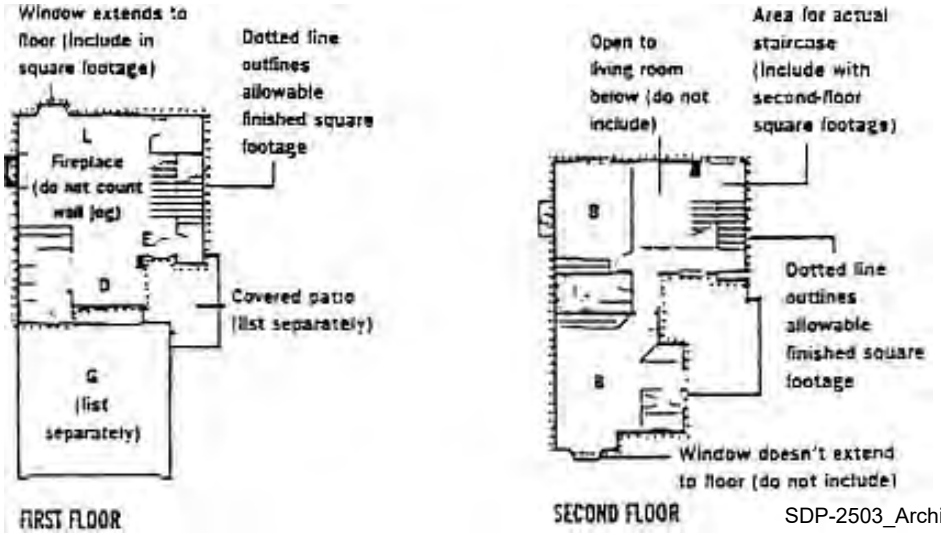
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

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TYPICALS:

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8. CODE APPROVED TERMINATION CHIMNEY CAP.
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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 '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:

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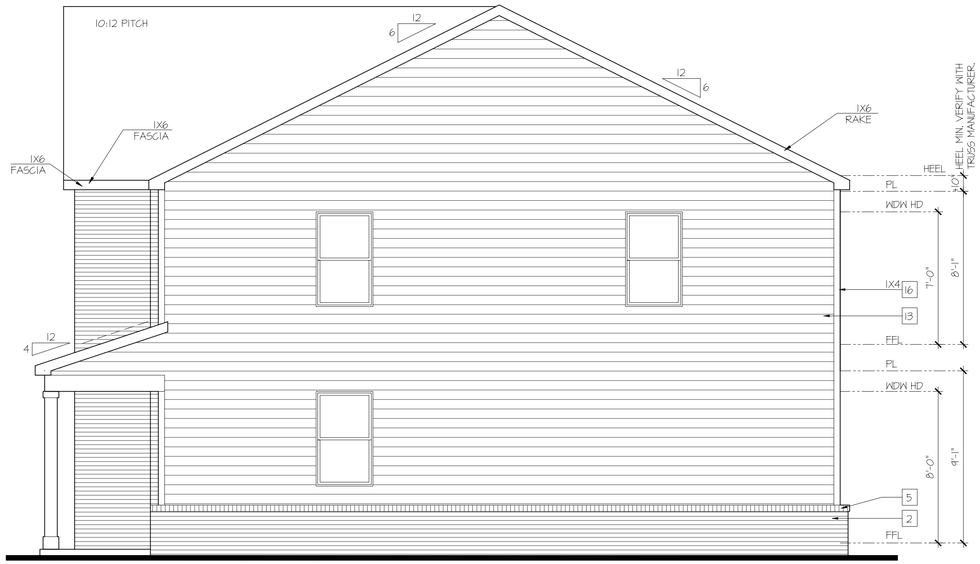
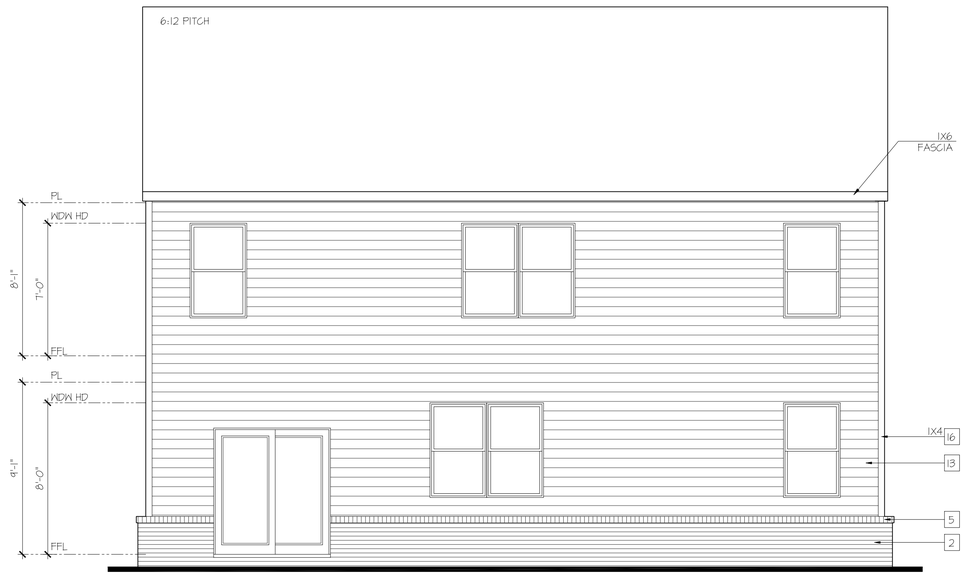



## Right Elevation 'B-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## Rear Elevation 'B-4'

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## Left Elevation 'B-4'

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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:

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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

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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:

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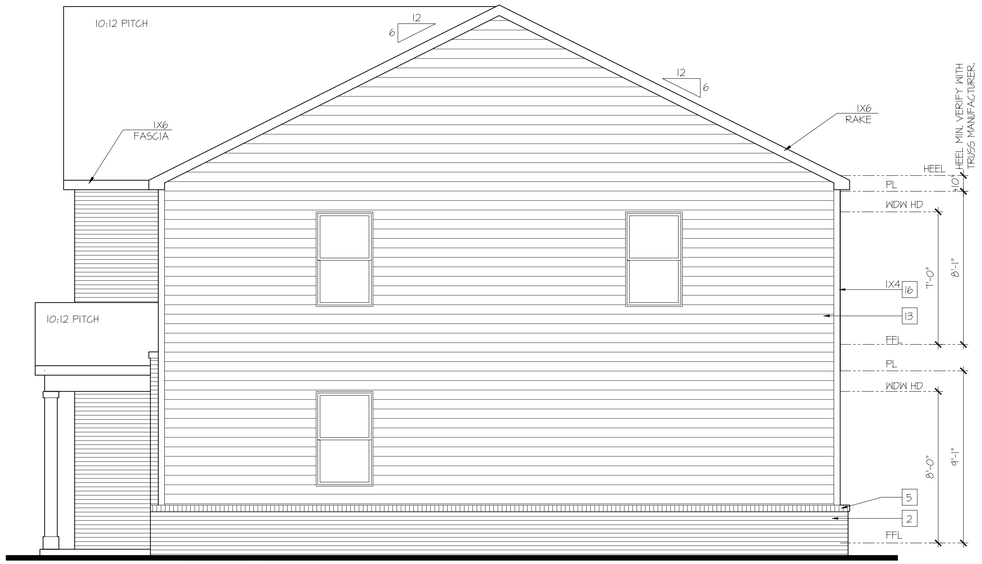


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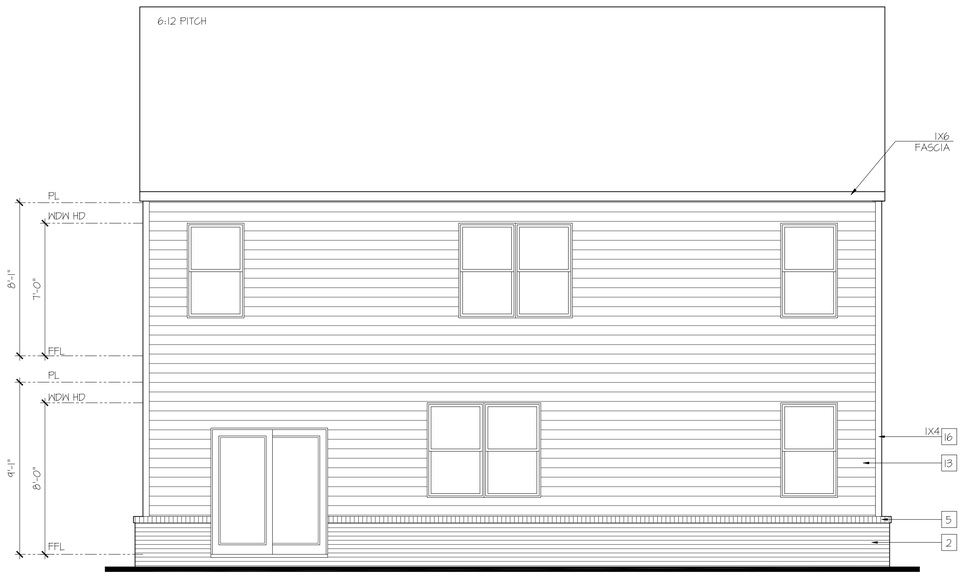
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT




## 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 | 07.22.25 | |

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 18685, EXPIRATION DATE JULY 28, 2026.

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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| 1 | 07.22.25 | |

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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: **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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

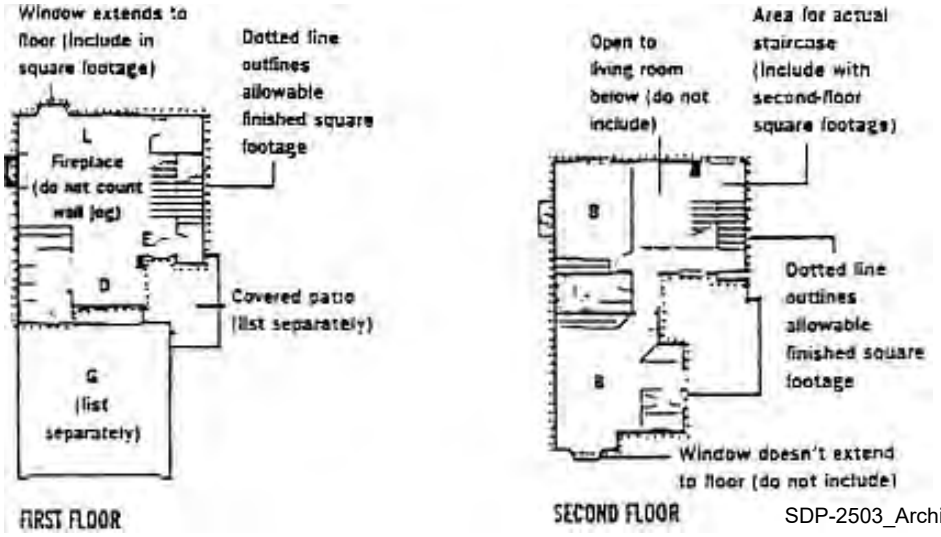
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

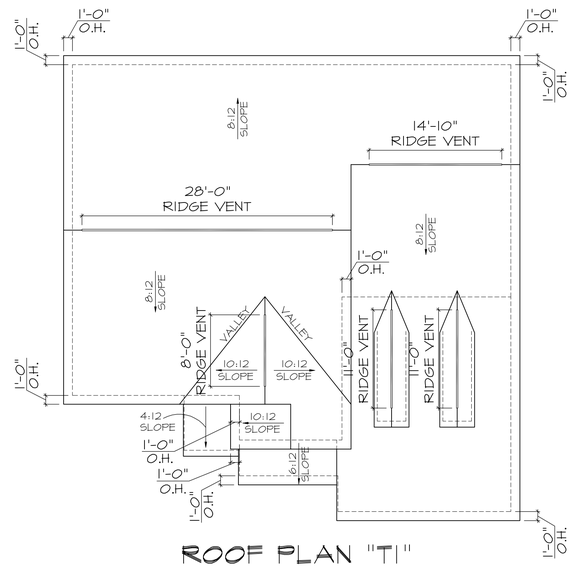
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



FRONT ELEVATION "T1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T1"

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8/8/2024

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HAGERSTOWN, MD 240-452-4638

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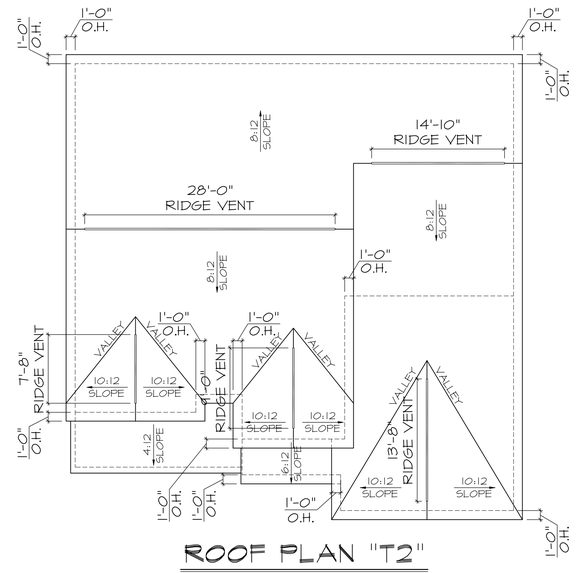
DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.1

## FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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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" |

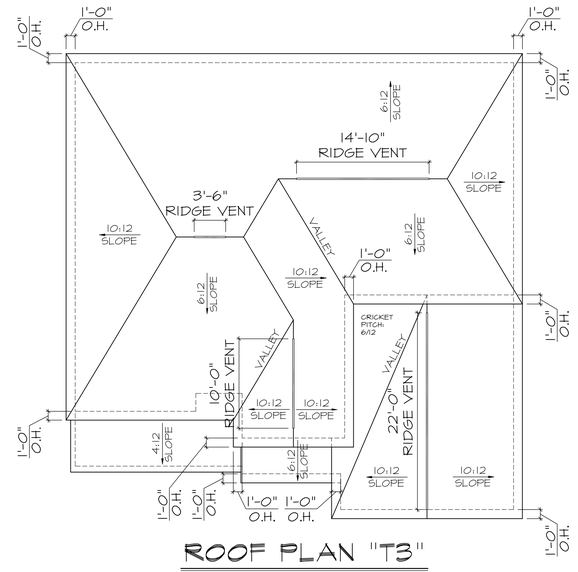
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.2

## FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-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" |

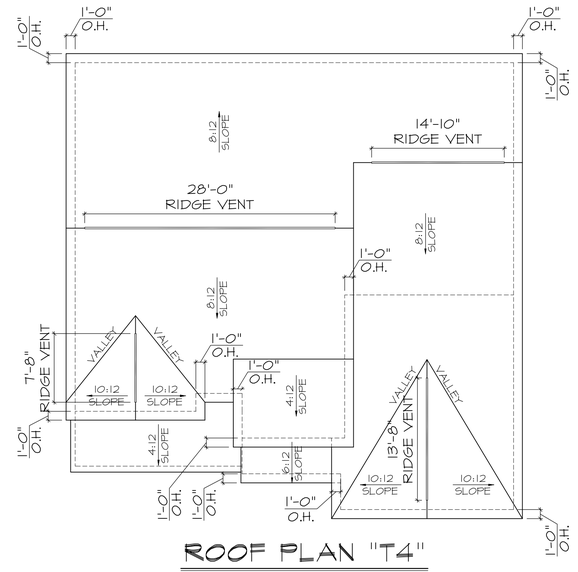
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.3

FRONT ELEVATION "T4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T4"

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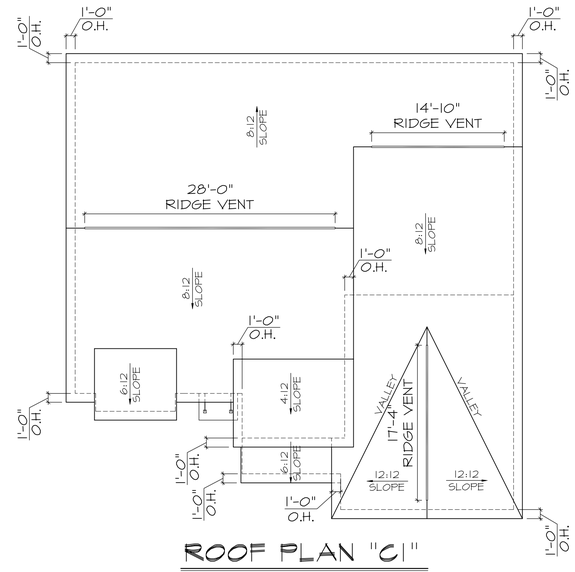
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.4

## 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" |

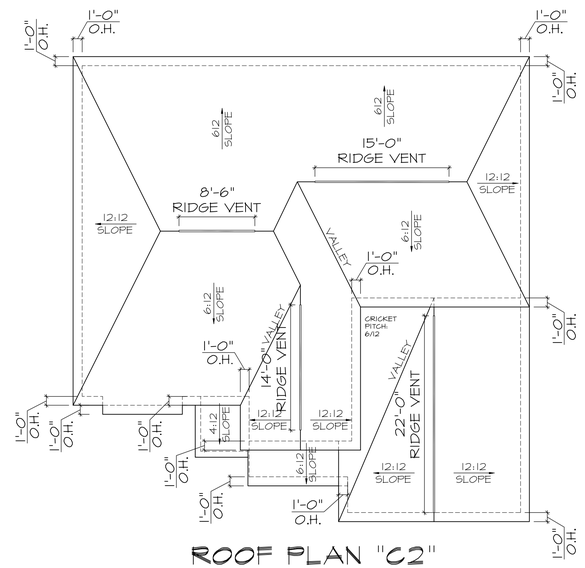
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.5

## FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C2"

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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" |

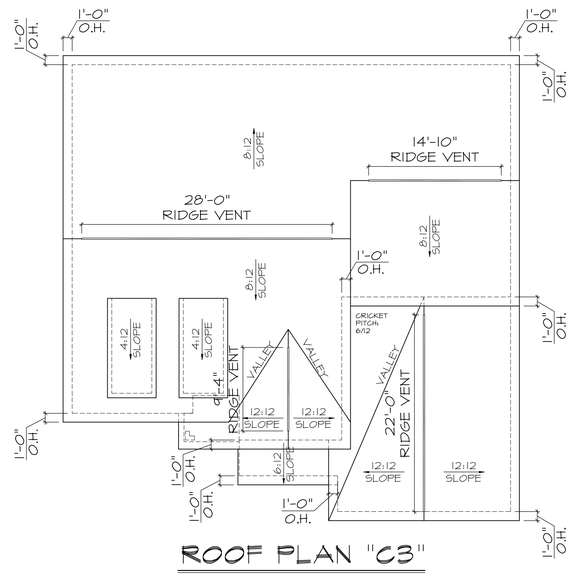
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.6

## FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C3"

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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" |

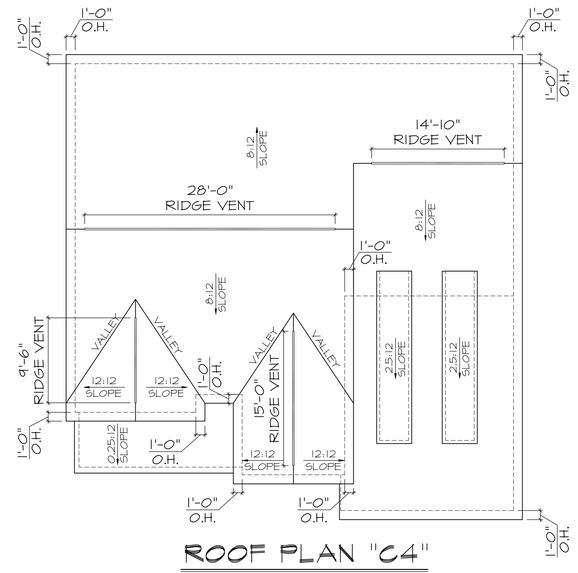
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.7

FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-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" |

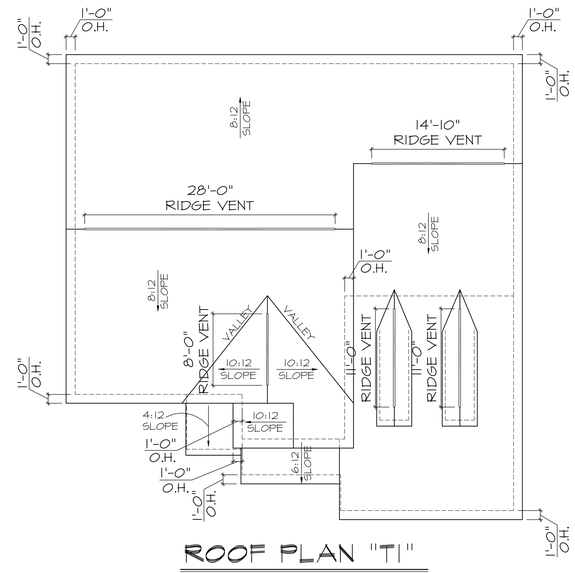
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.8

## 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" |

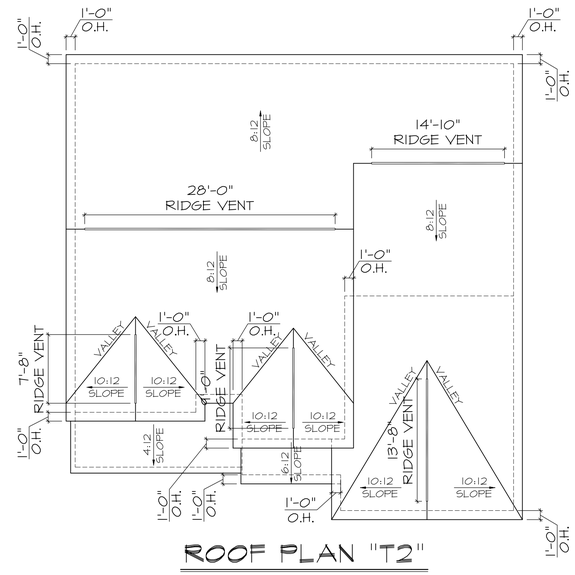
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.9

## FRONT ELEVATION "T2"

W/ 3-CAR FRONT-LOAD GARAGE

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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" |

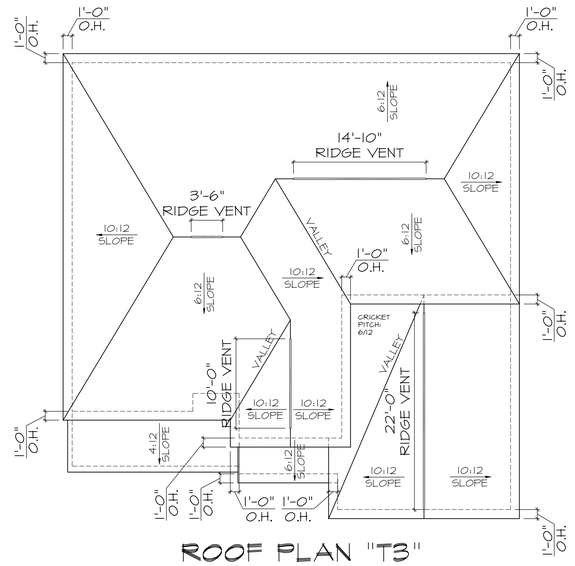
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.10

## FRONT ELEVATION "T3"

W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "T3"

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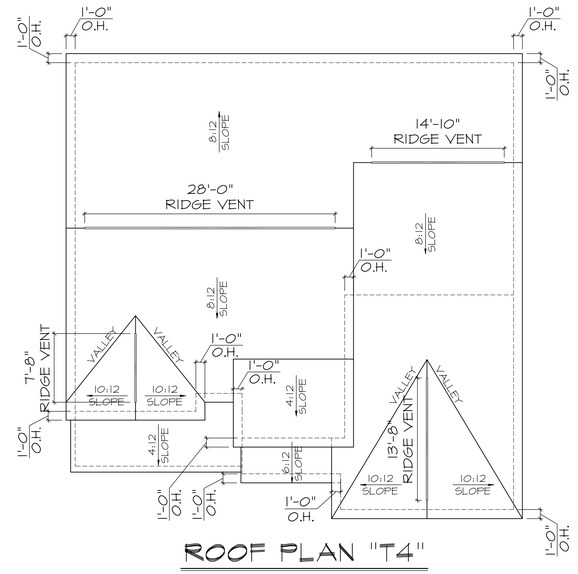
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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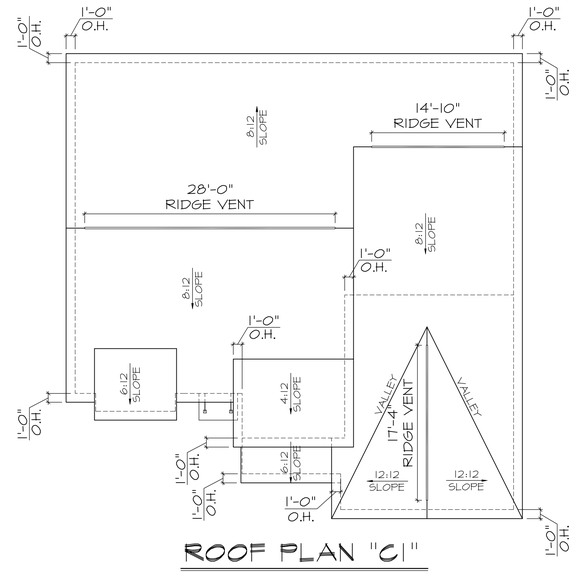
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: FRONT ELEVATION

SHEET No. A.1.2

## FRONT ELEVATION "C1"
### W/ 3-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C1"

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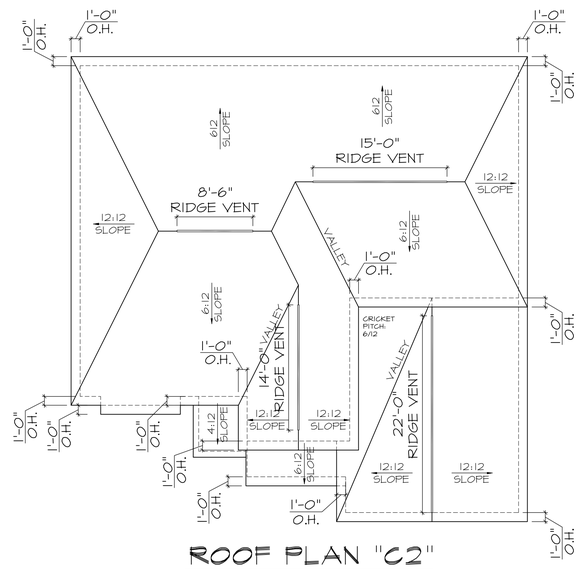
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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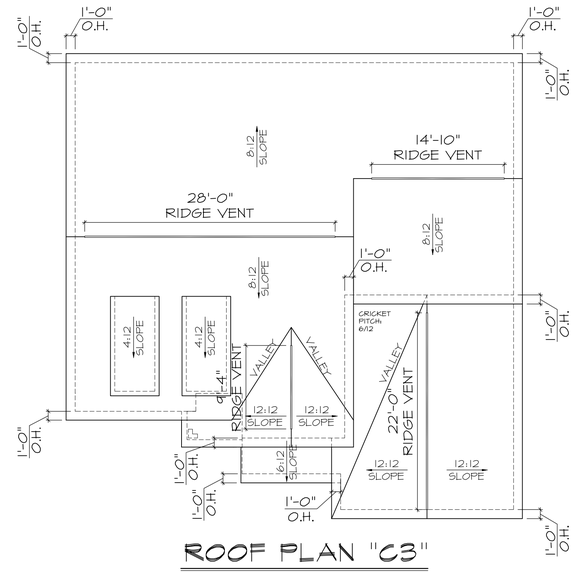
DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

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"

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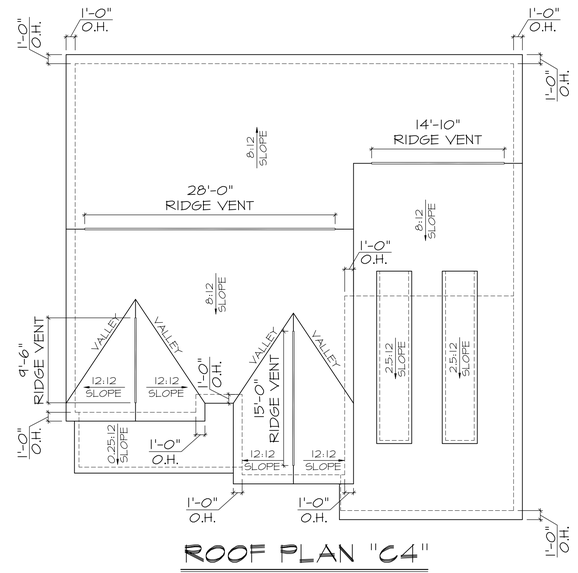
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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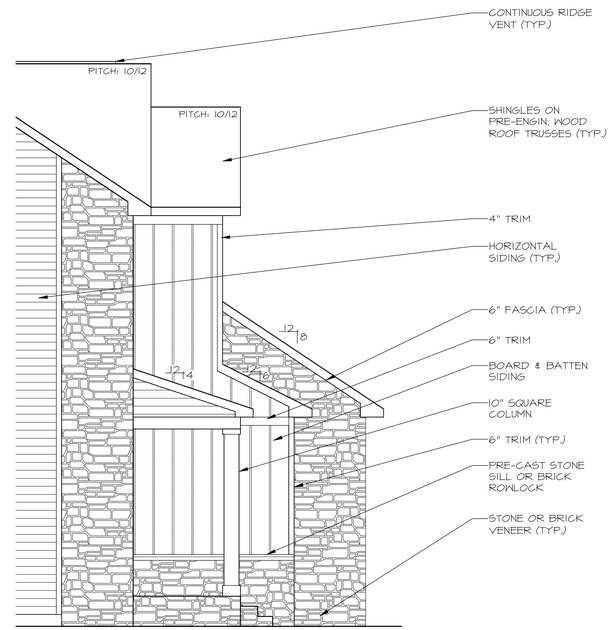
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

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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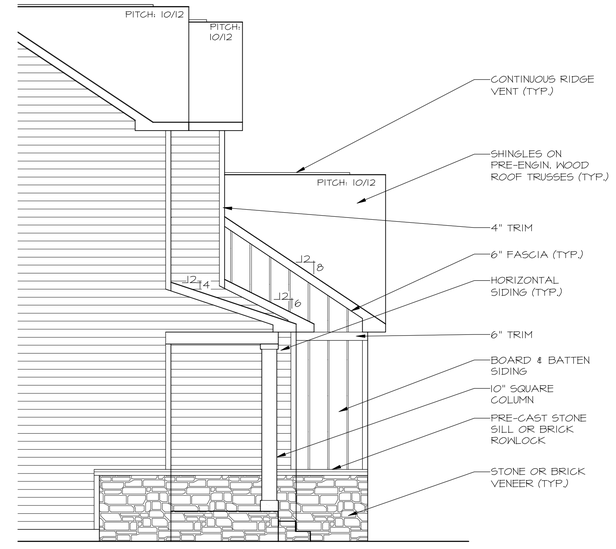
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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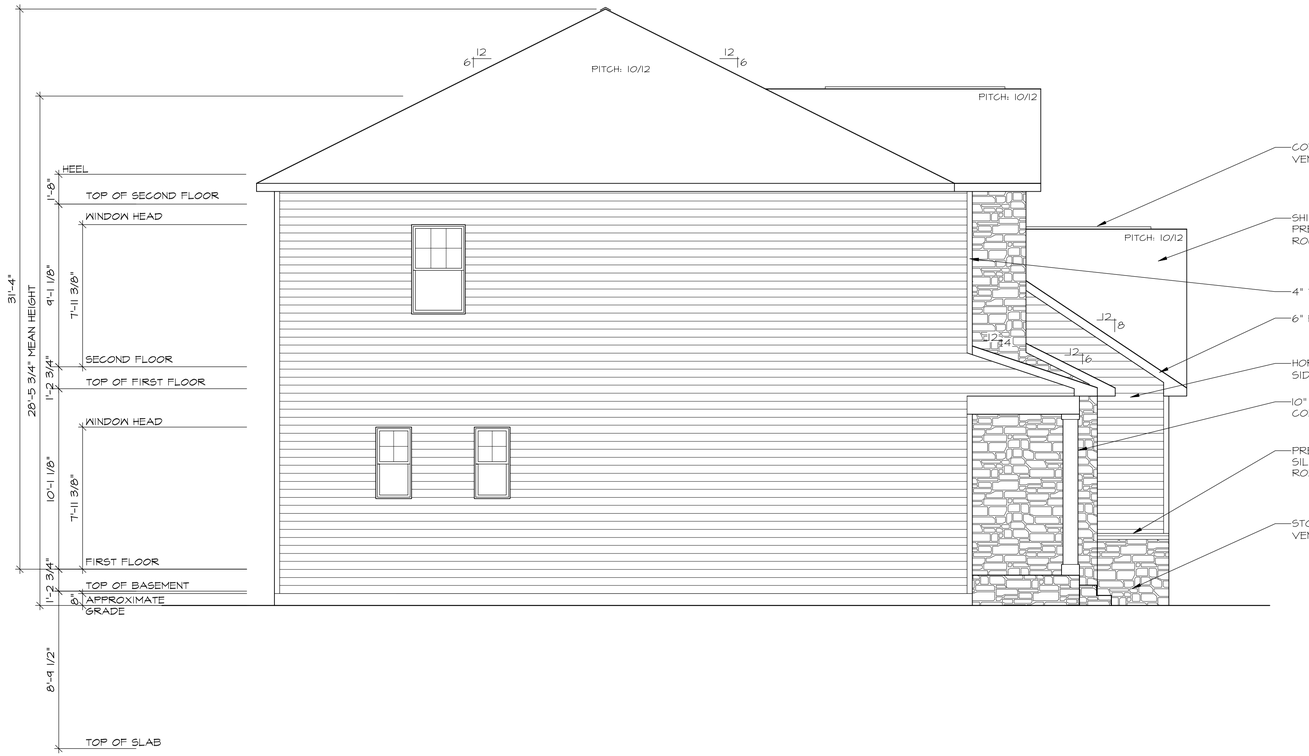
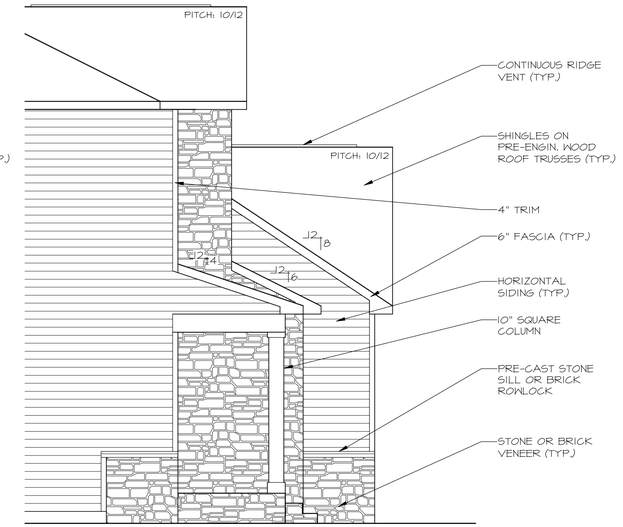
| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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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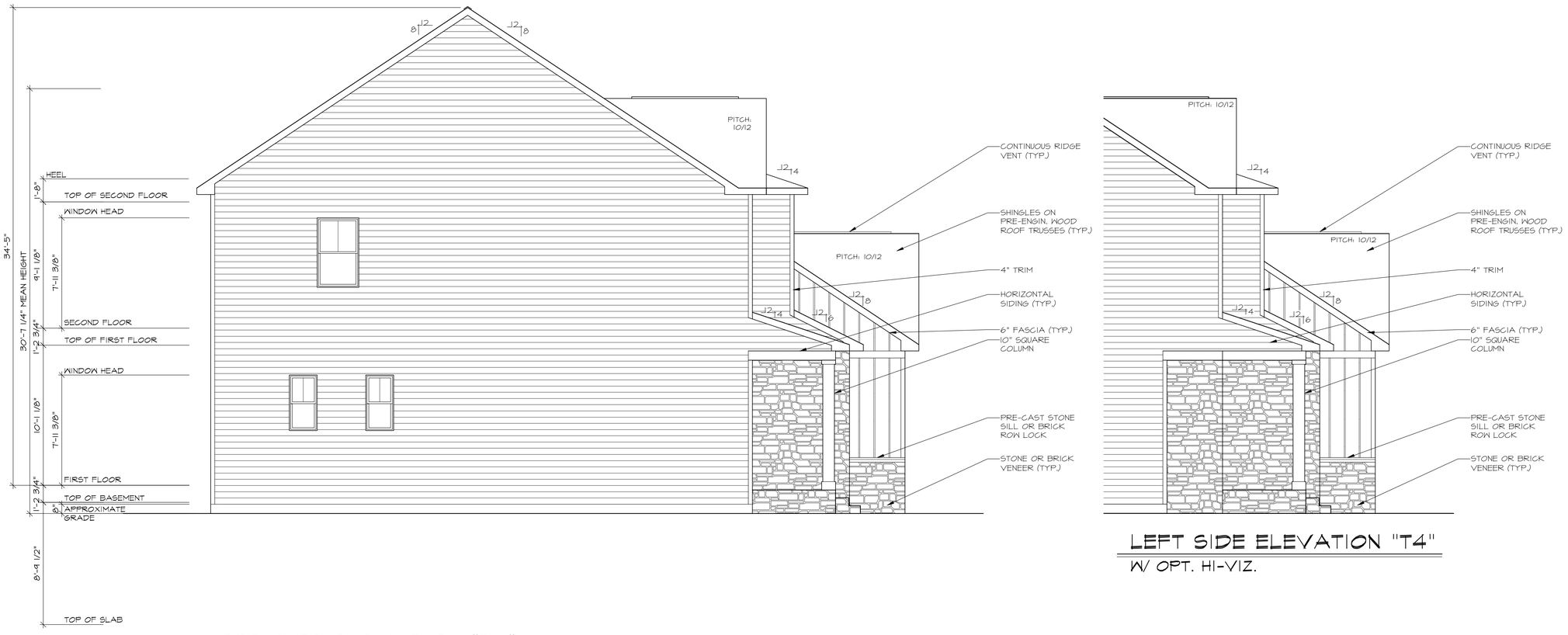
| DATE: 08/08/2024 |
| PROJECT NO. D547 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

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.

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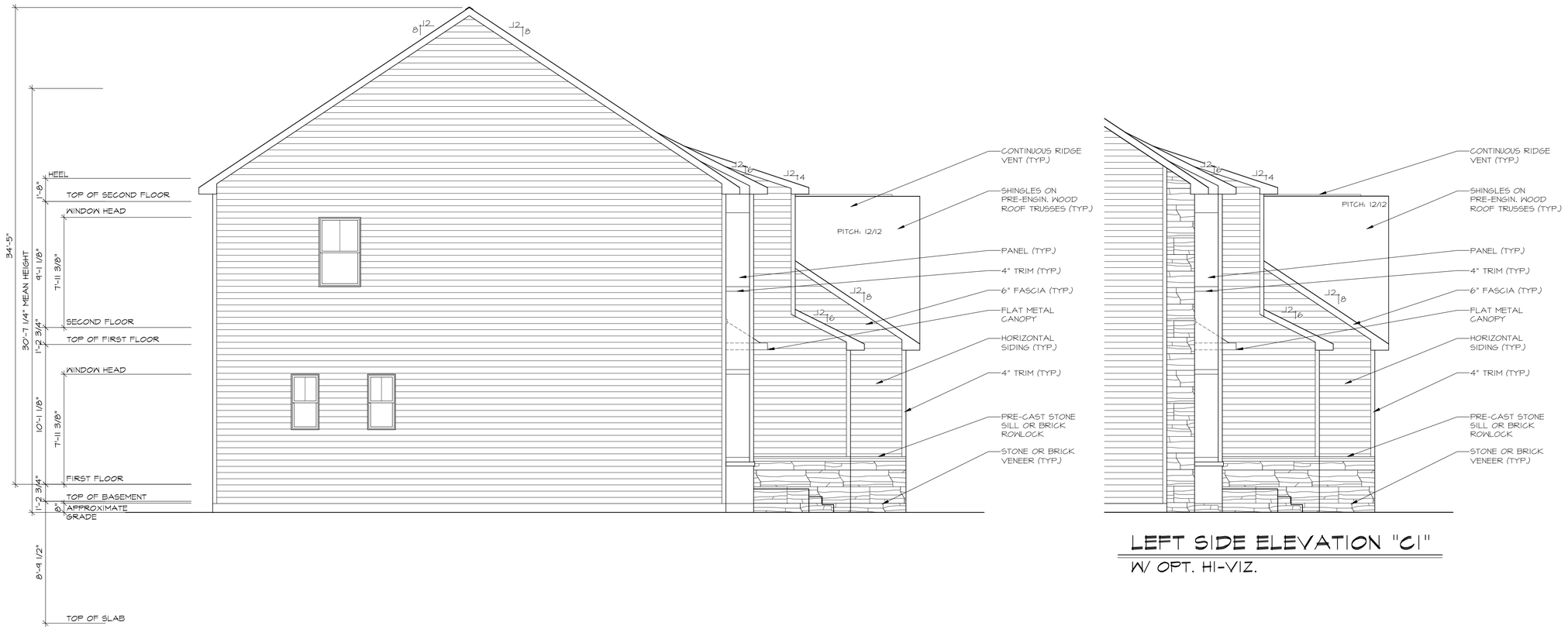
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.4




LEFT SIDE ELEVATION "C1"




LEFT SIDE ELEVATION "C1"
W/ OPT. HI-VIZ.

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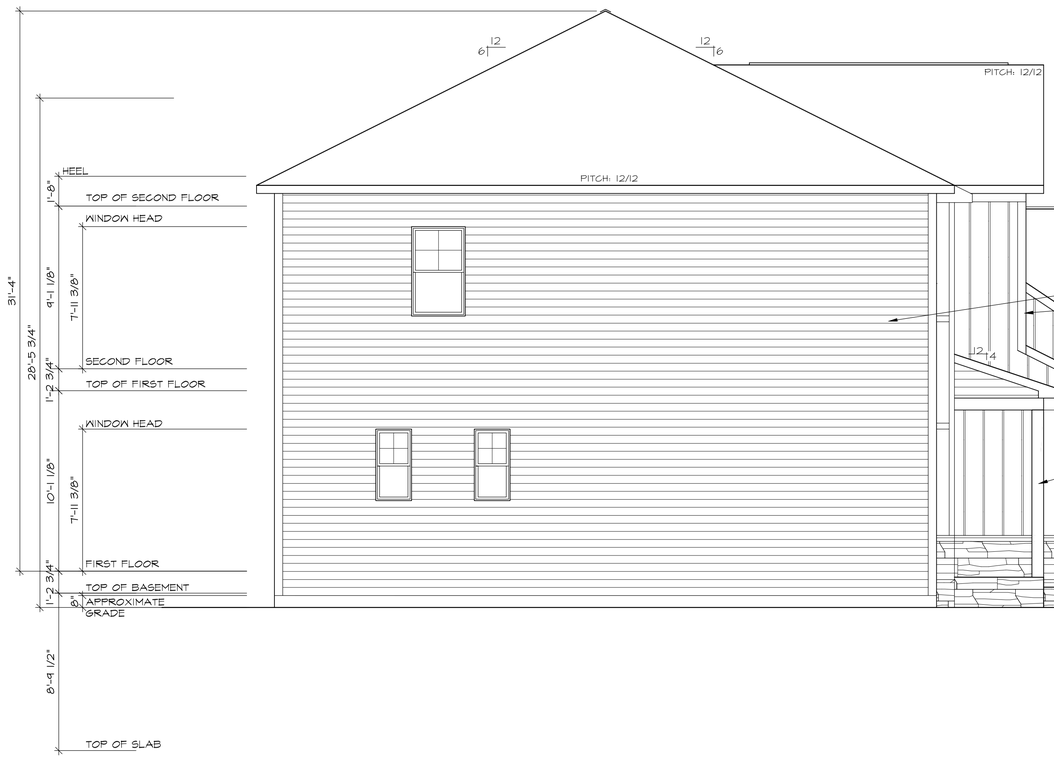
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

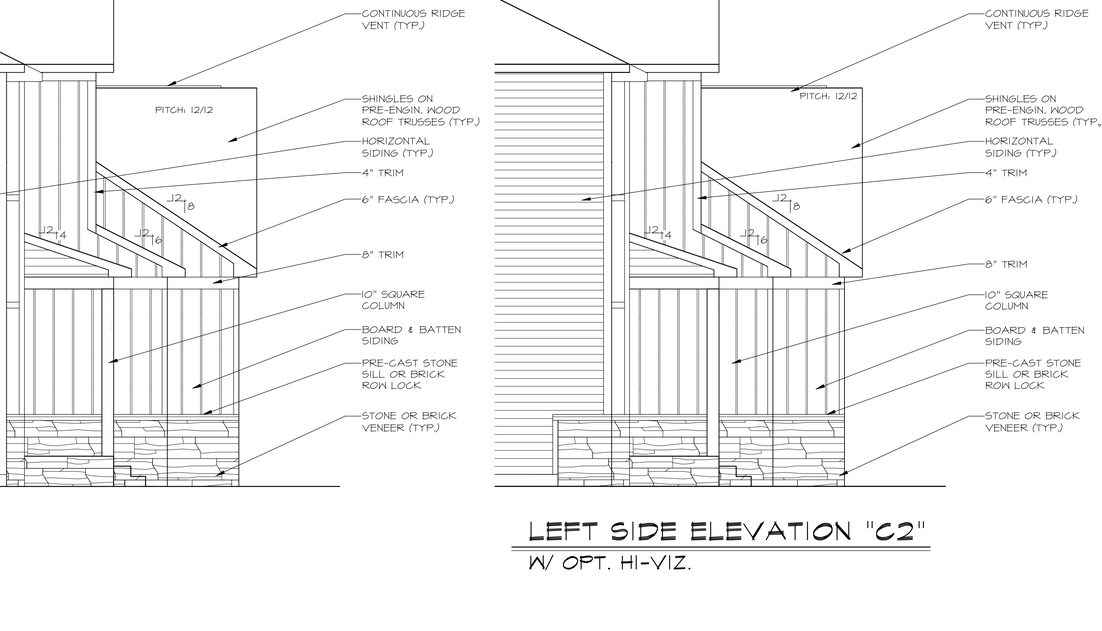
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.5




LEFT SIDE ELEVATION "C2"




LEFT SIDE ELEVATION "C2"
W/ OPT. HI-VIZ.

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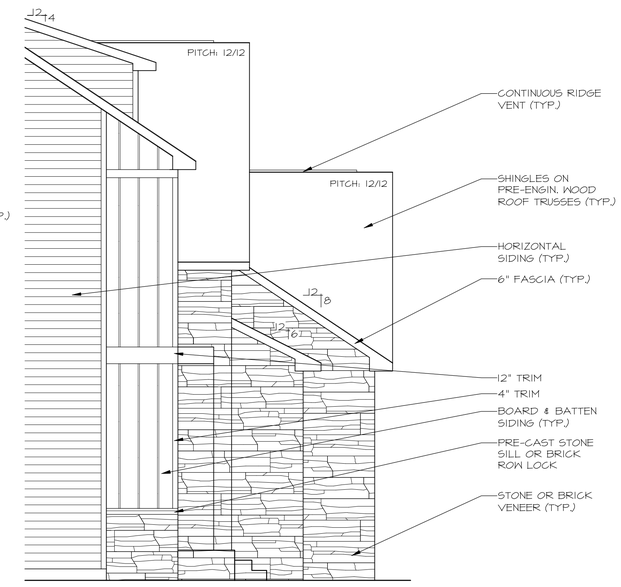
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.6

LEFT SIDE ELEVATION "C3"




LEFT SIDE ELEVATION "C3"
W/ OPT. HI-VIZ.

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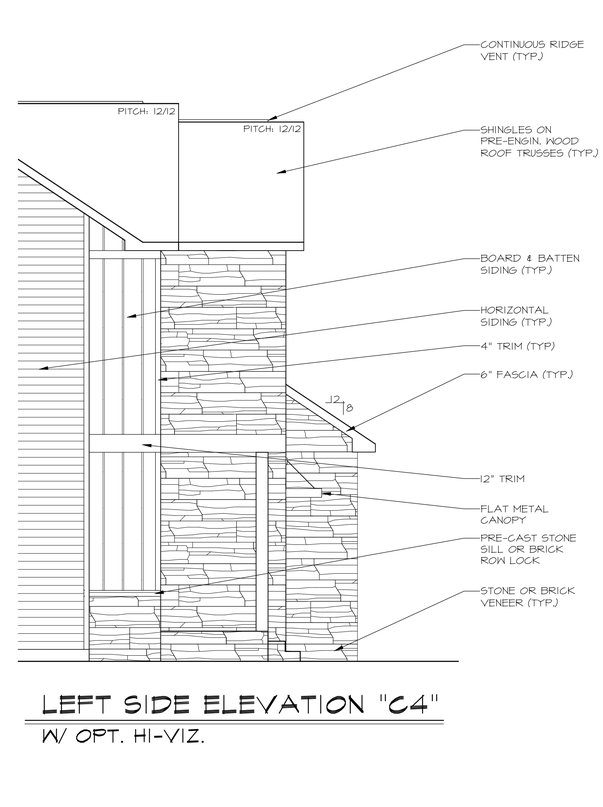
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.7

LEFT SIDE ELEVATION "C4"




LEFT SIDE ELEVATION "C4"
W/ OPT. HI-VIZ.

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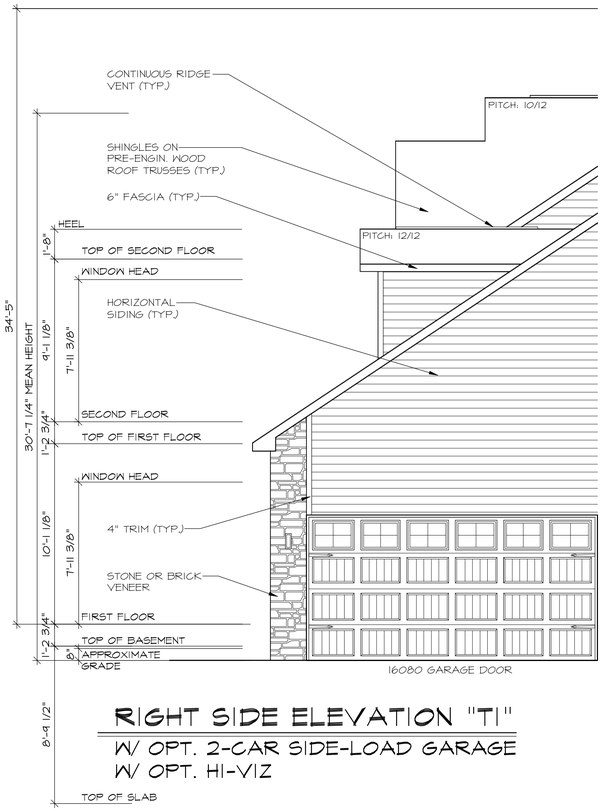
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: 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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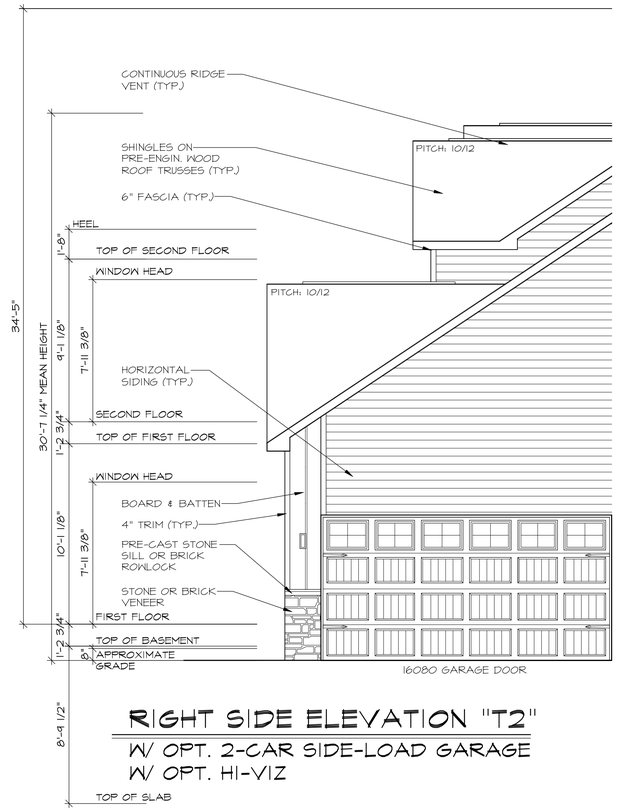
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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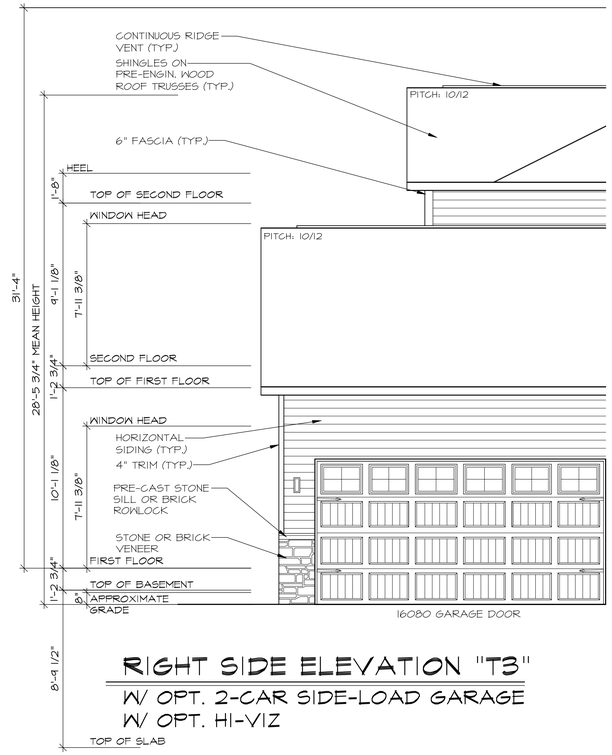
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

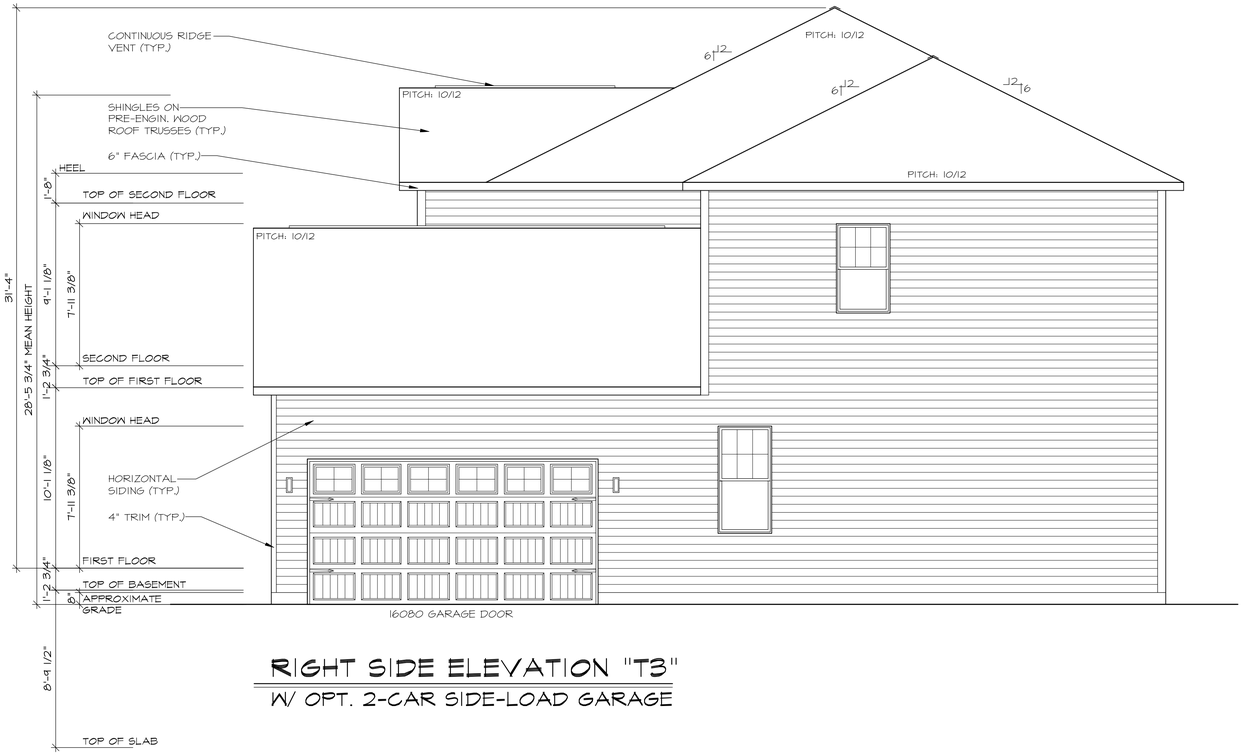
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

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

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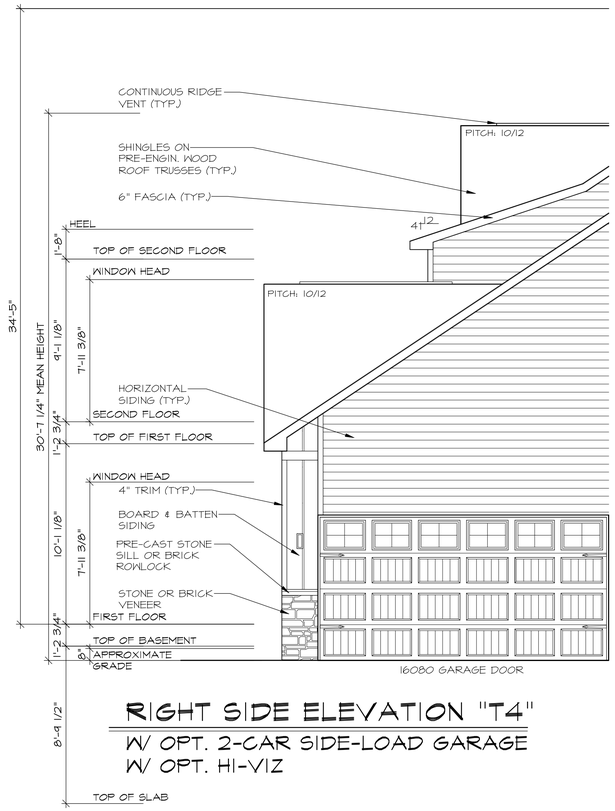
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: 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

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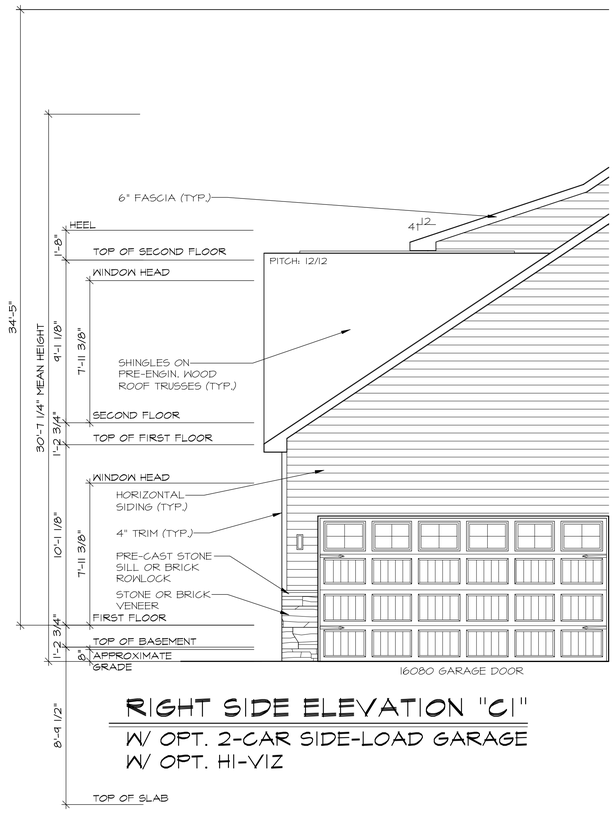
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
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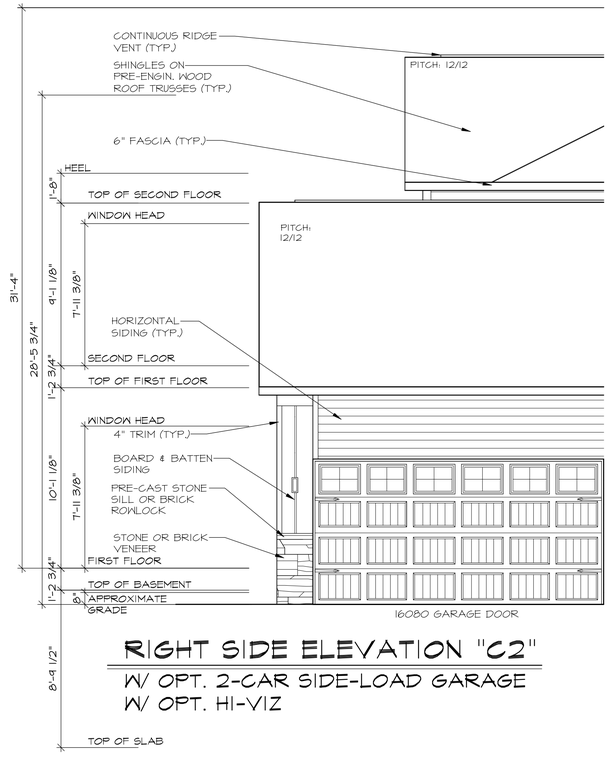
| 24 X 36 SCALE | 1/4" = 1'-0" |

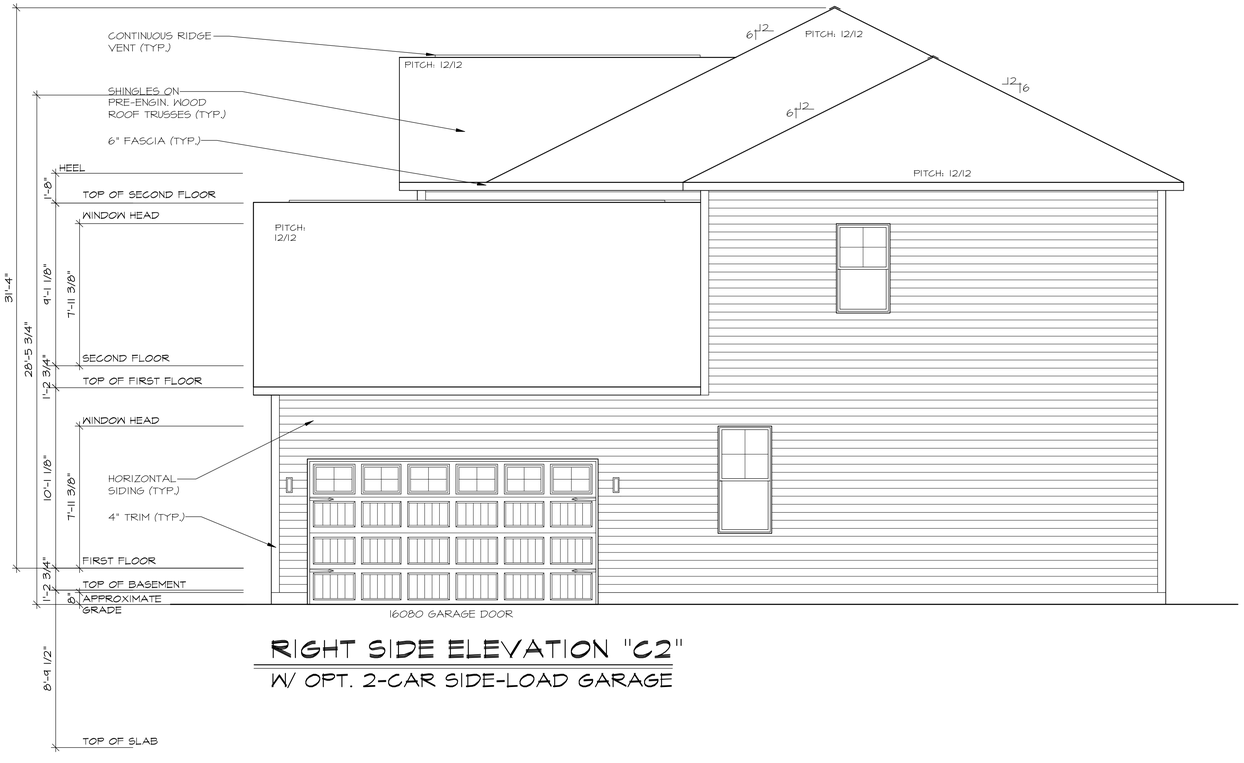
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

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

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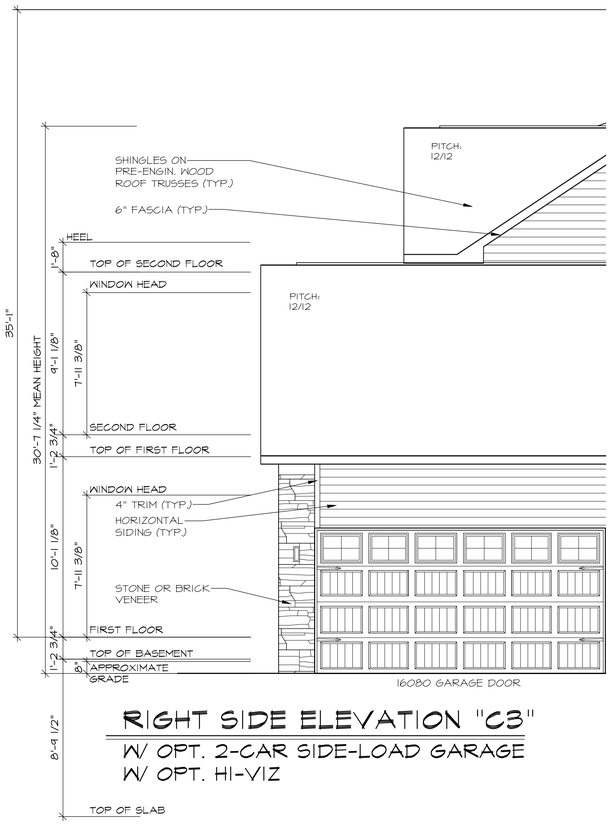
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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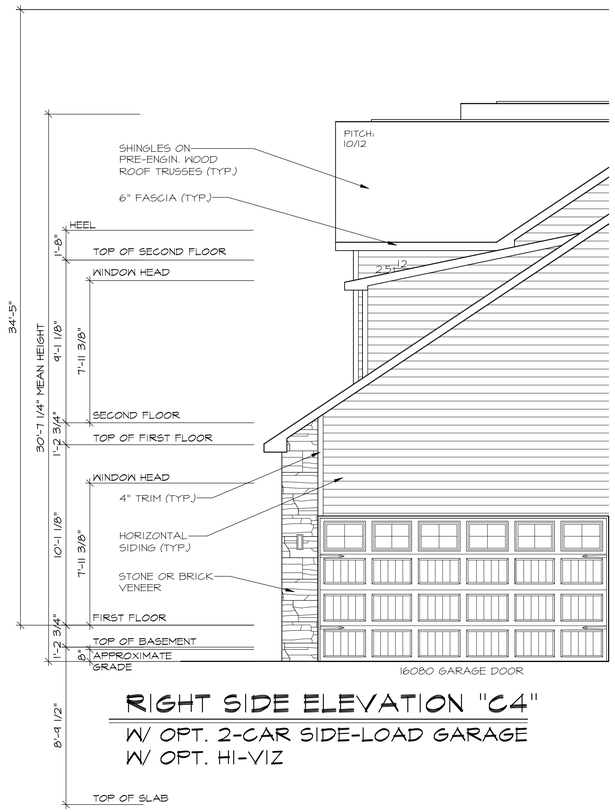
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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| DATE: | 08/08/2024 |
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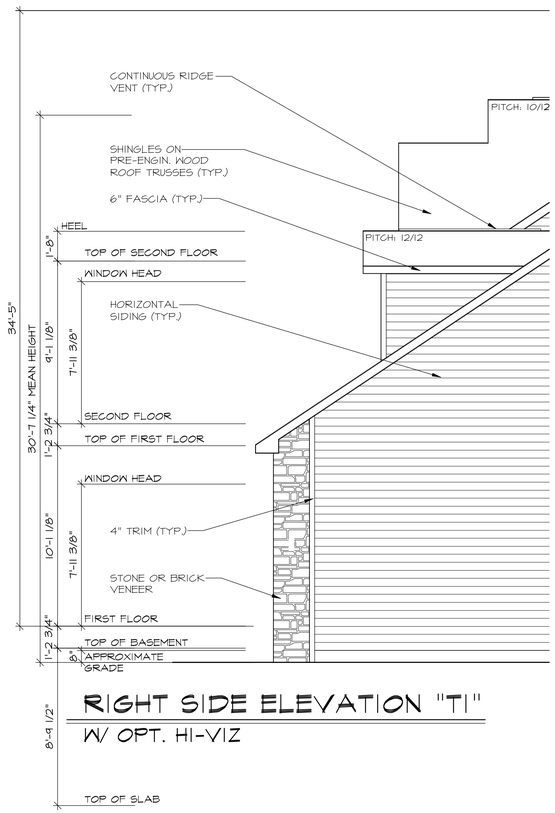
| 24 X 36 SCALE | 1/4" = 1'-0" |

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"

Professional Certification:
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8/8/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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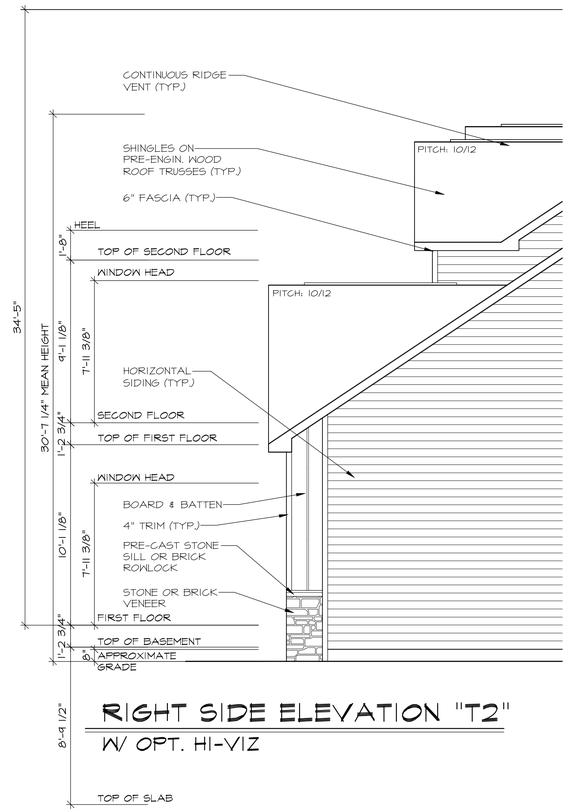
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.17




## RIGHT SIDE ELEVATION "T2"

W/ OPT. HI-VIZ

## RIGHT SIDE ELEVATION "T2"

Professional Certification:
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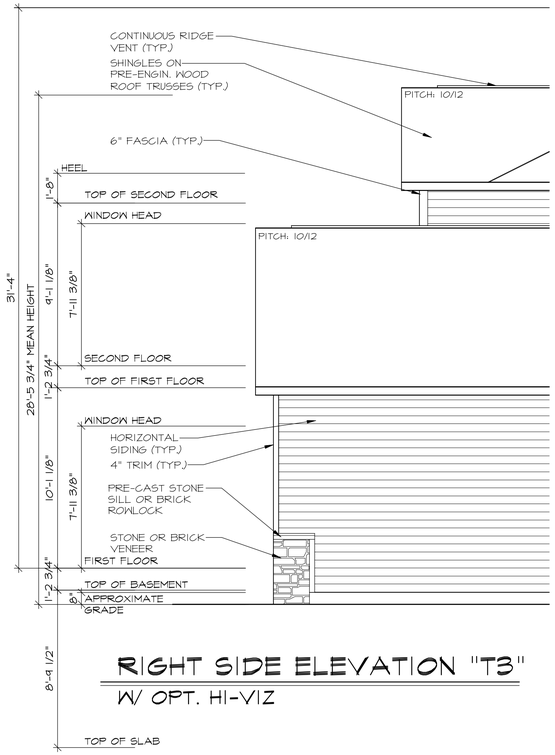
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

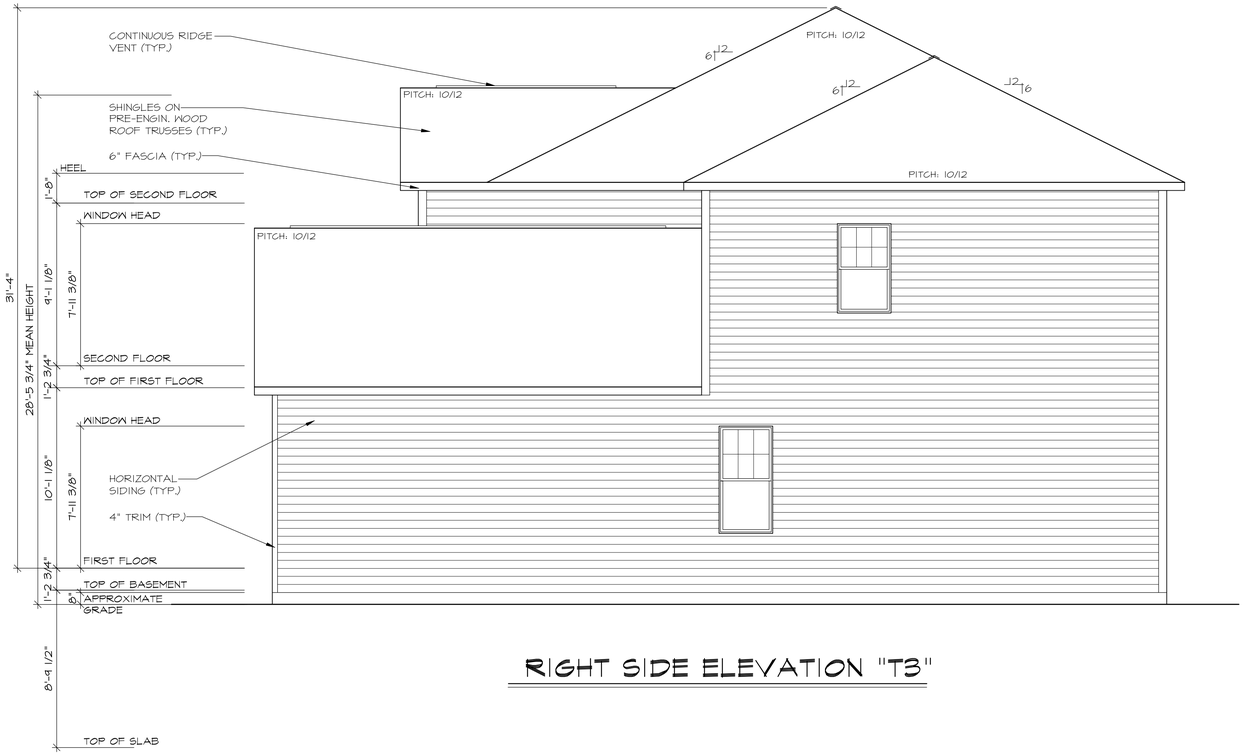
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.18




## RIGHT SIDE ELEVATION "T3"

W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "T3"

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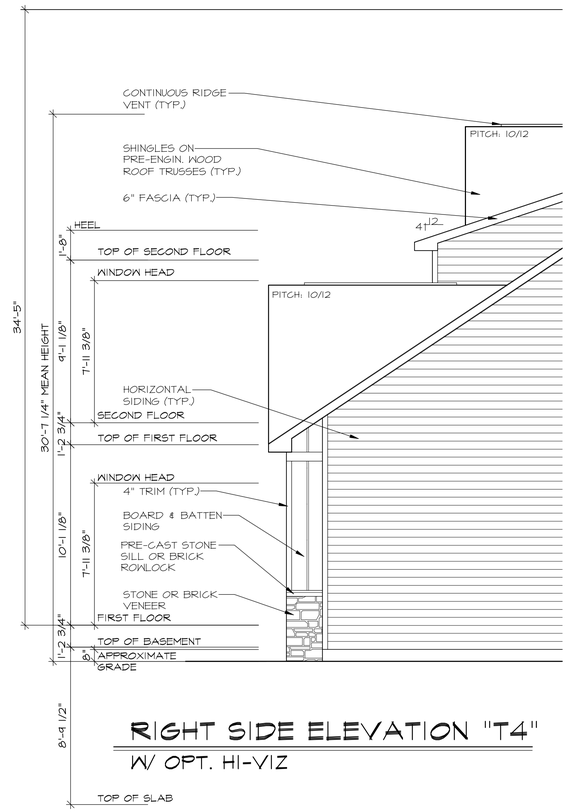
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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"

Professional Certification:
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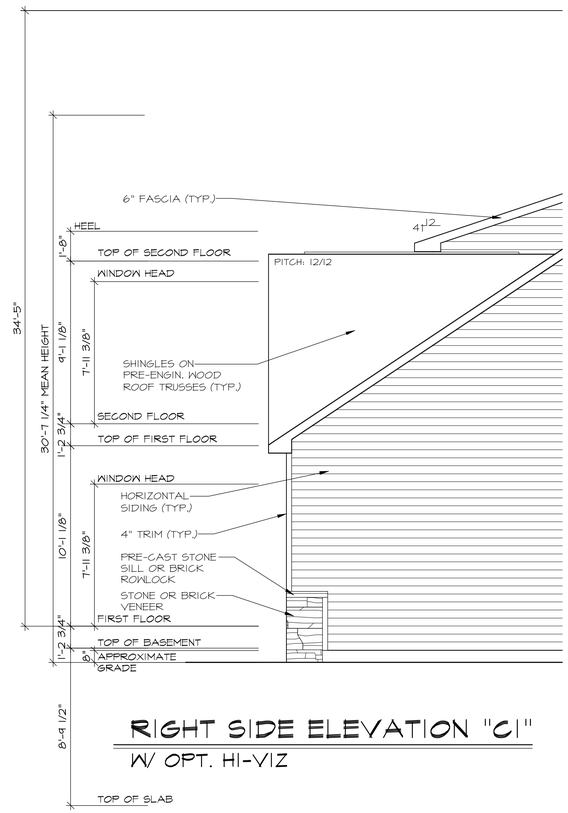
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.20




## RIGHT SIDE ELEVATION "C1"

W/ OPT. HI-VIZ

## RIGHT SIDE ELEVATION "C1"

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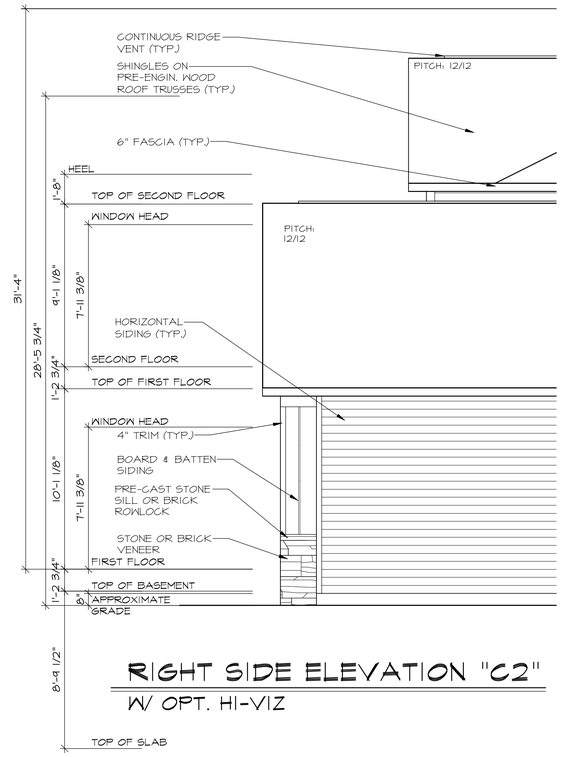
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.21




## RIGHT SIDE ELEVATION "C2"

W/ OPT. HI-VIZ

## RIGHT SIDE ELEVATION "C2"

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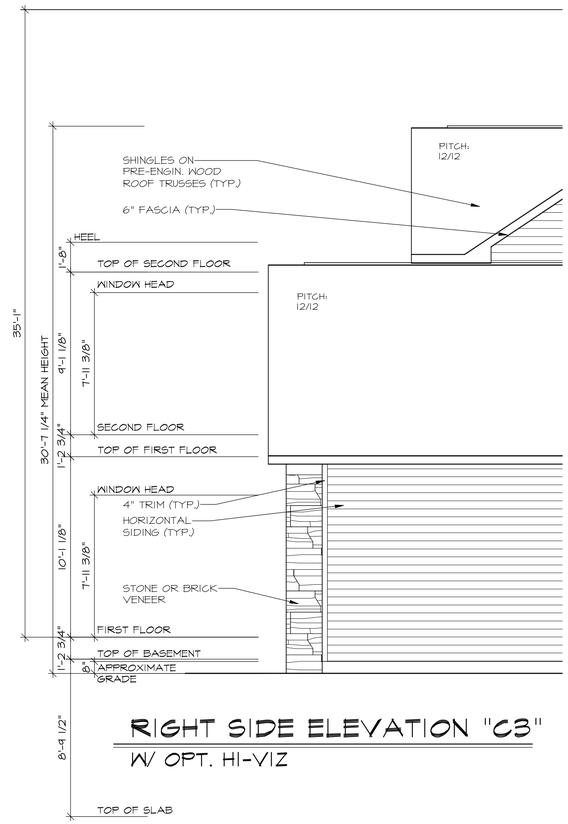
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

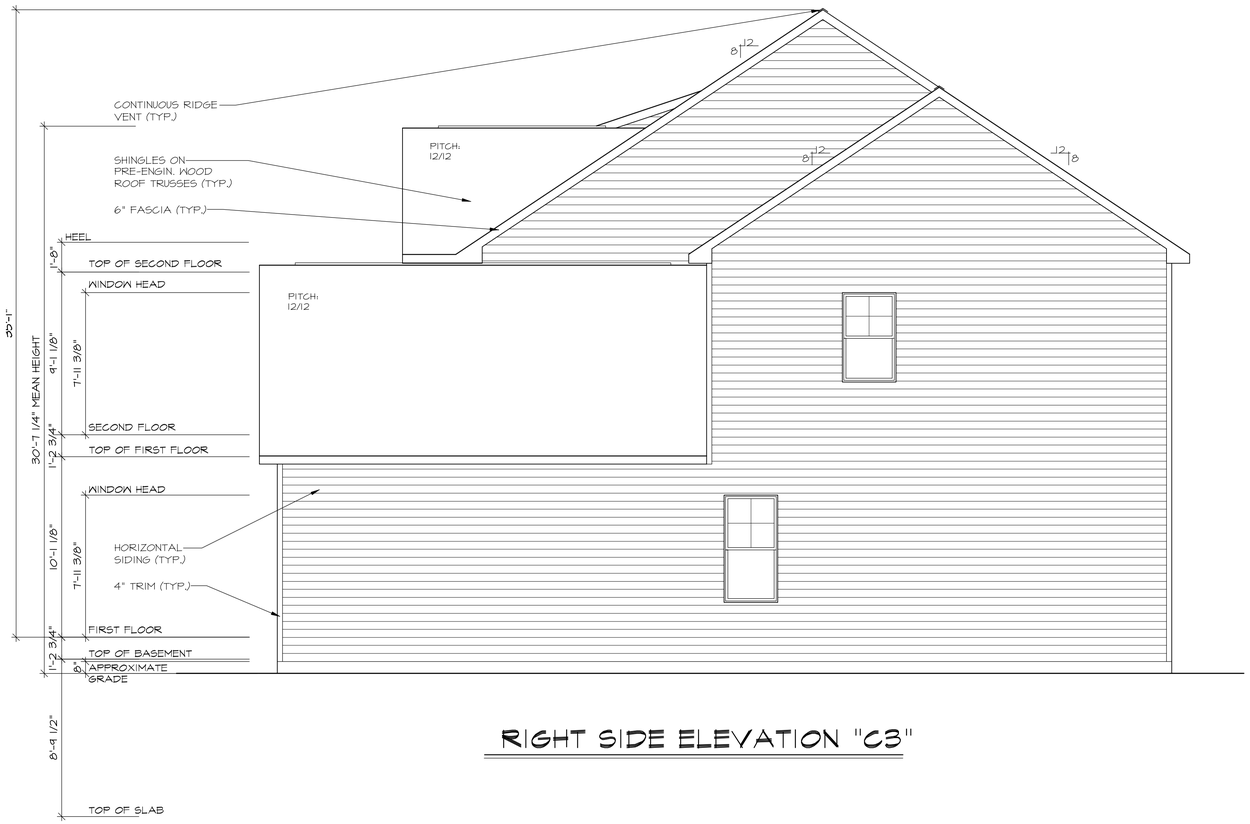
HOUSE NAME: JAMESTOWN II

DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.22




## RIGHT SIDE ELEVATION "C3"
W/ OPT. HI-VIZ




## RIGHT SIDE ELEVATION "C3"

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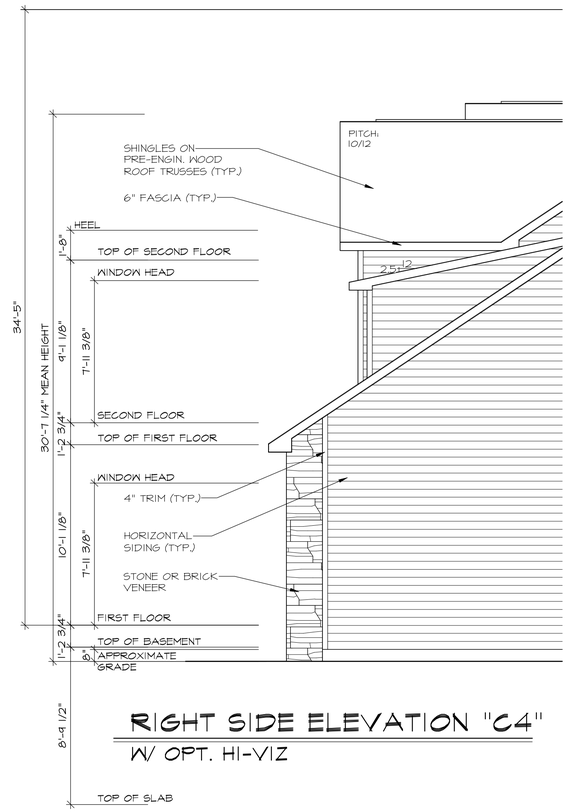
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II
DRAWING TITLE: SIDE ELEVATION

SHEET No.
A.2.23




## RIGHT SIDE ELEVATION "C4"

W/ OPT. HI-VIZ

## RIGHT SIDE ELEVATION "C4"

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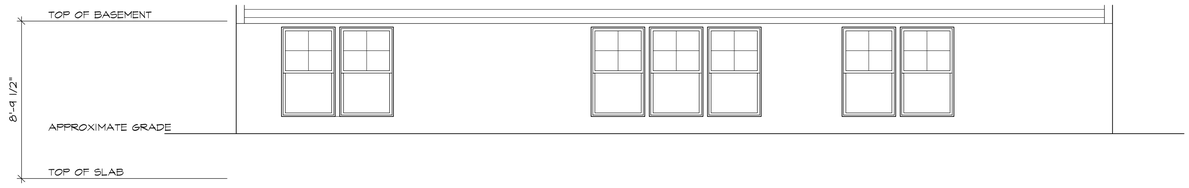
| | |
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

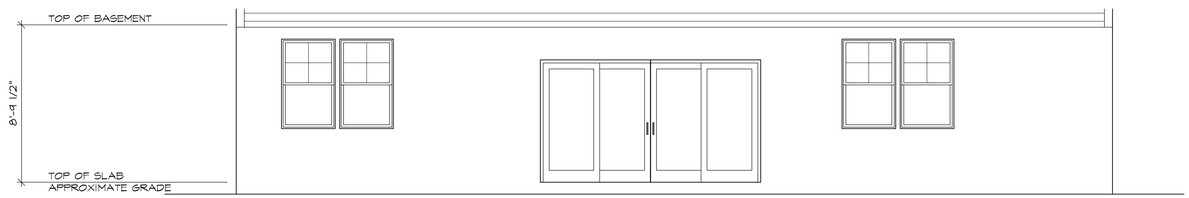
DRAWING TITLE: SIDE ELEVATION

SHEET No. A.2.24

## REAR ELEVATION "T|"




## REAR ELEVATION "T|"
### W/ OPT. LOOK-OUT BASEMENT




## REAR ELEVATION "T|"
### W/ OPT. WALK-OUT BASEMENT

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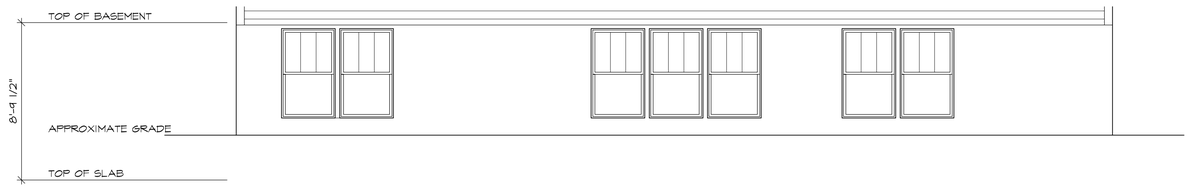
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

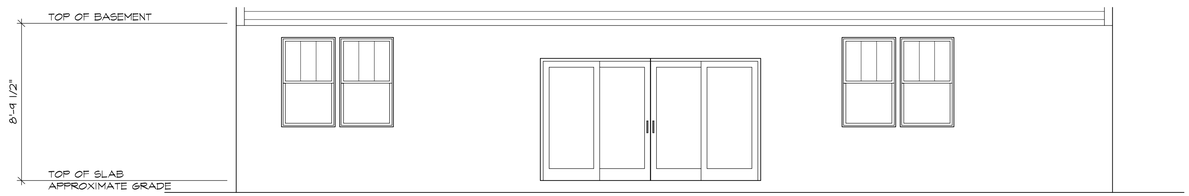
DRAWING TITLE: REAR ELEVATION

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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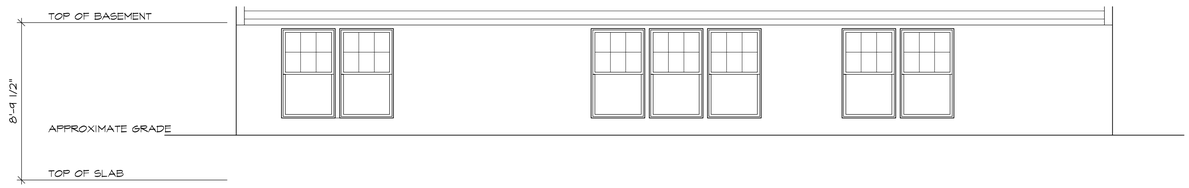
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

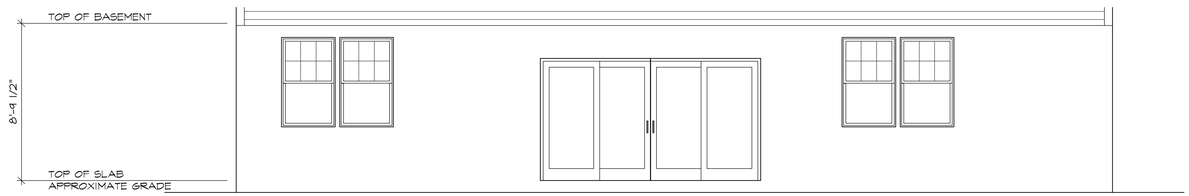
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

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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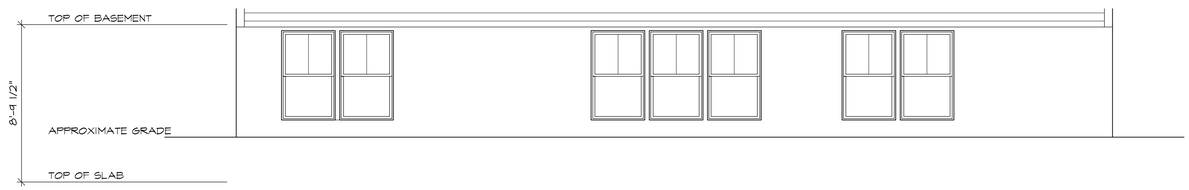
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

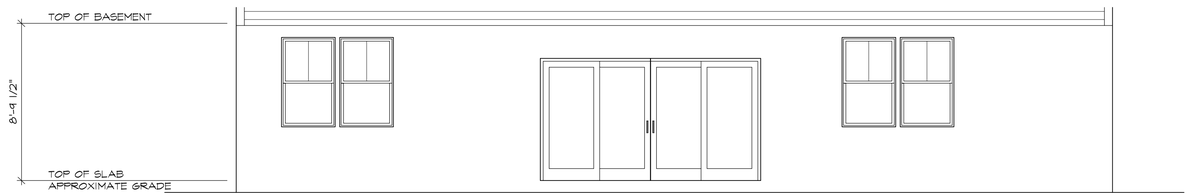
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

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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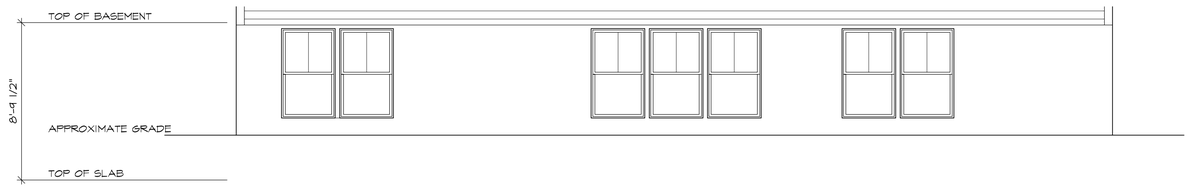
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

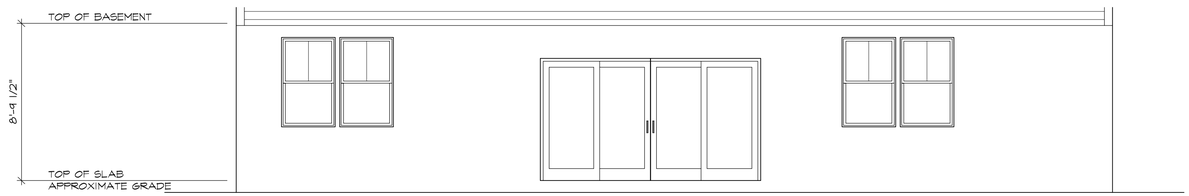
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

SHEET No.
A.2.28

REAR ELEVATION "C1"




REAR ELEVATION "C1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C1"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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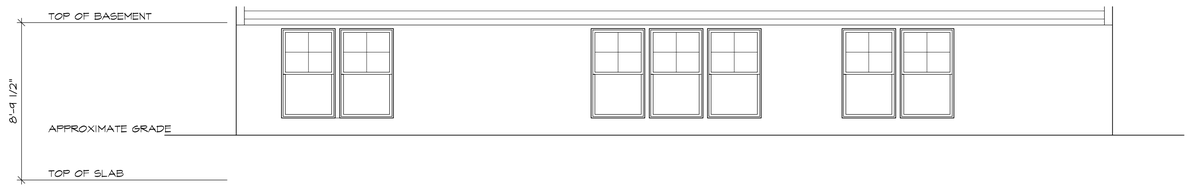
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

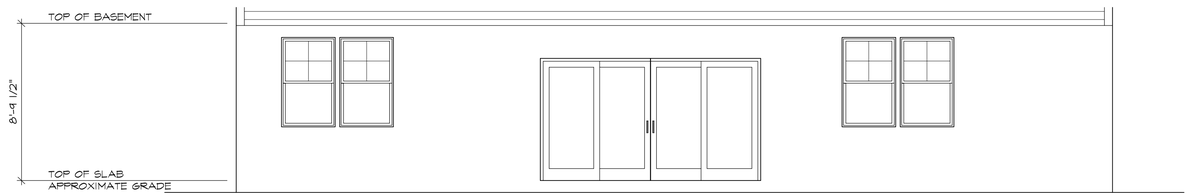
DRAWING TITLE: REAR ELEVATION

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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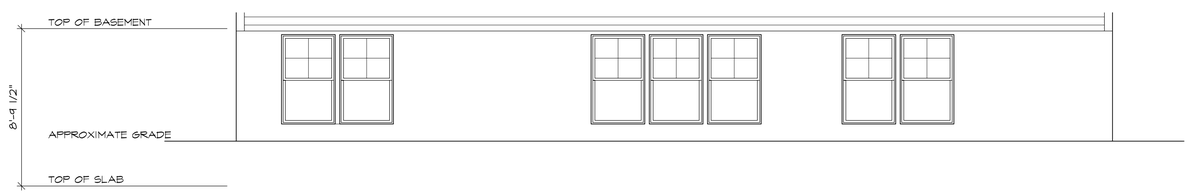
|---|---|
| DRAWN BY: | W. TYLER |
| DATE: | 08/08/2024 |
| PROJECT NO. | D547 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: JAMESTOWN II

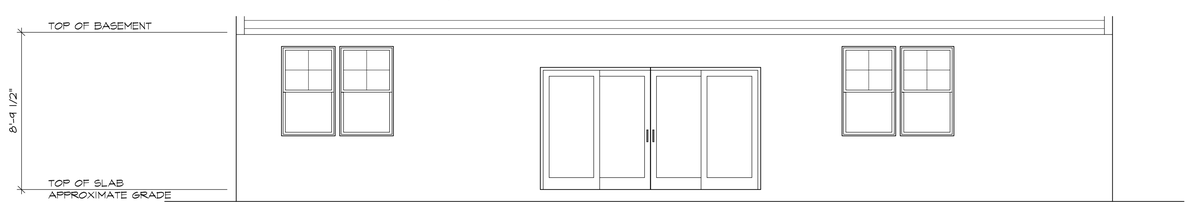
DRAWING TITLE: REAR ELEVATION

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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HAGERSTOWN, MD 240-452-4638

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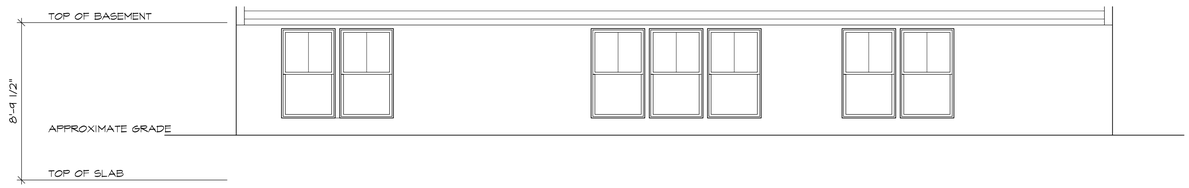
DRAWN BY: W. TYLER
DATE: 08/08/2024
PROJECT NO. D547
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

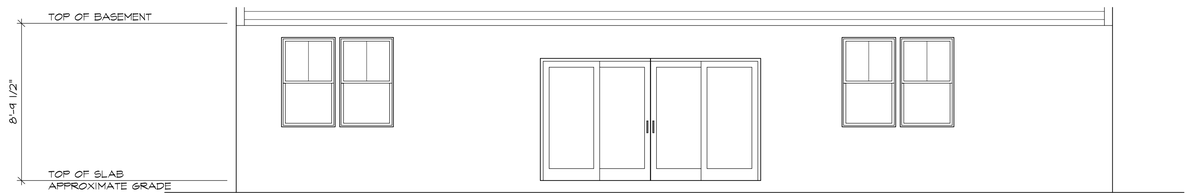
HOUSE NAME: JAMESTOWN II
DRAWING TITLE: REAR ELEVATION

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:
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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: 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

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

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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

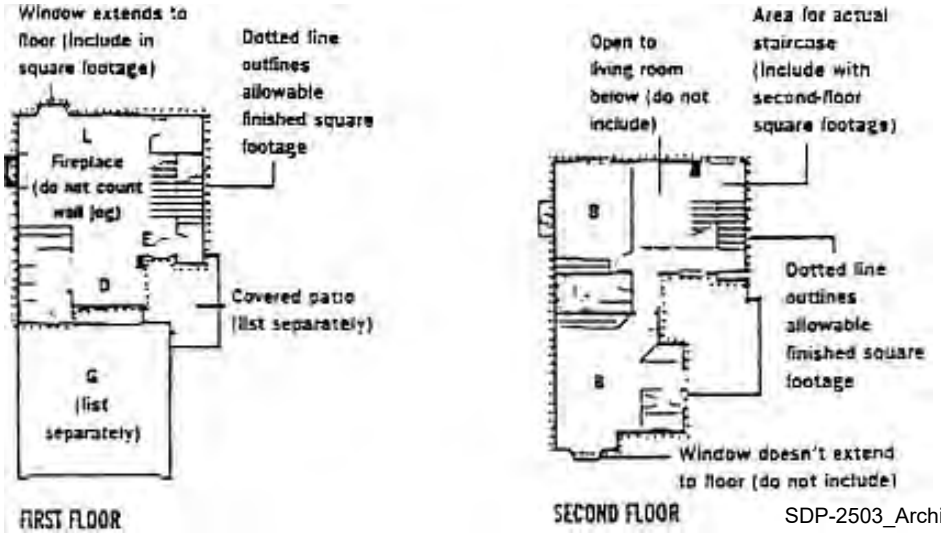
How to measure:

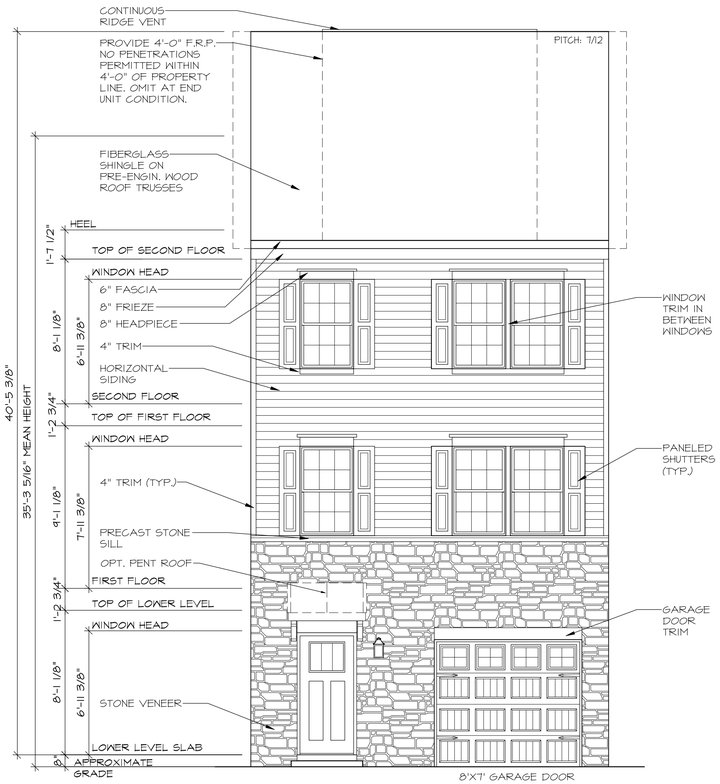
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

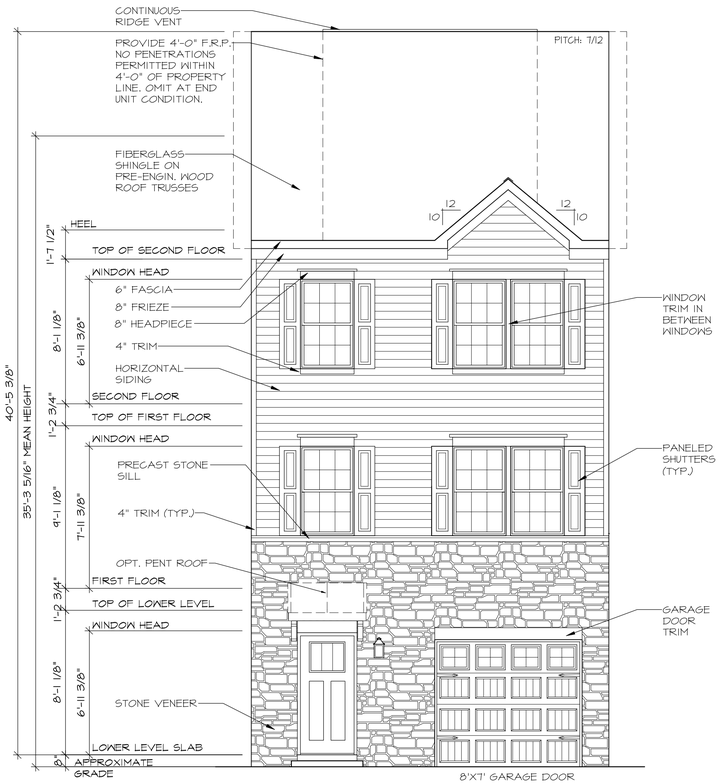
not count:

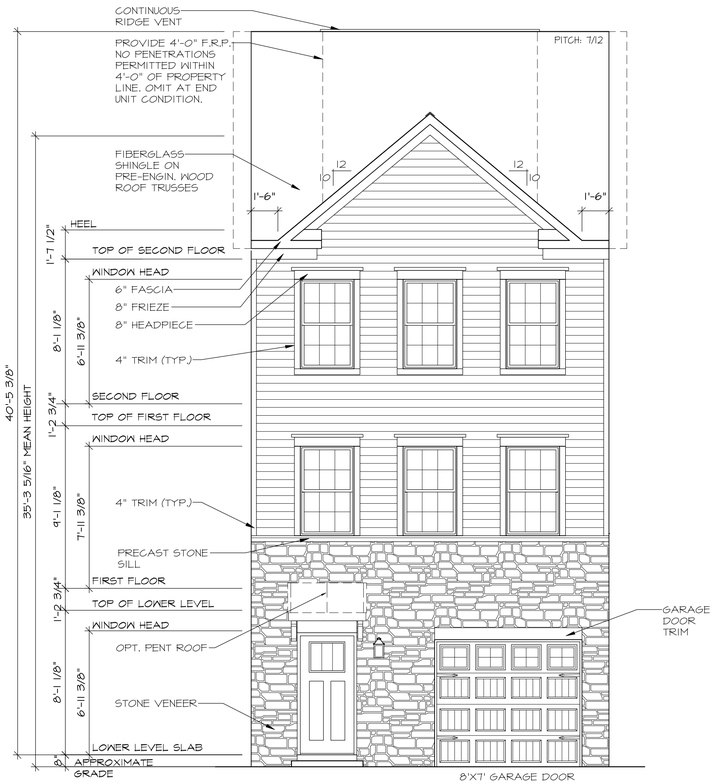
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN

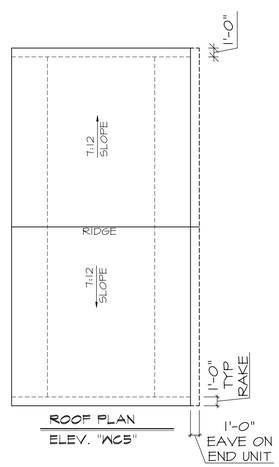




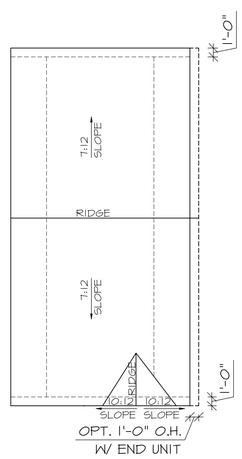




## FRONT ELEVATION "WC5"



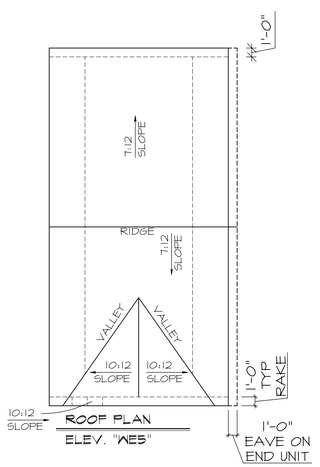

ROOF PLAN
ELEV. "WC5"

## FRONT ELEVATION "WD5"




ROOF PLAN
ELEV. "WD5"

## FRONT ELEVATION "WE5"




ROOF PLAN
ELEV. "WE5"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

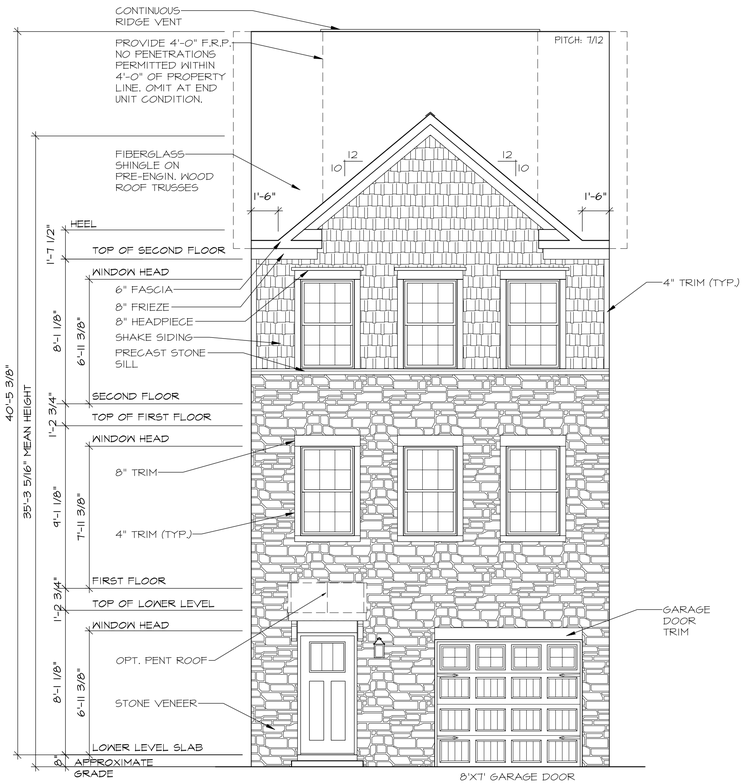
D·R·HORTON®
America's Builder

| |
|---|
| 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" |

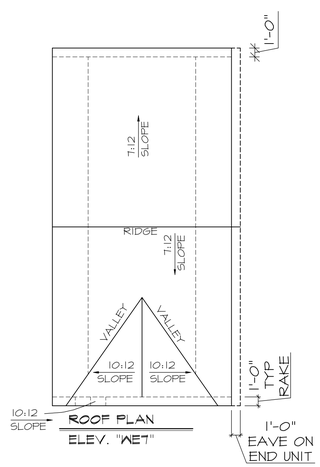
HOUSE NAME: LAFAYETTE-01

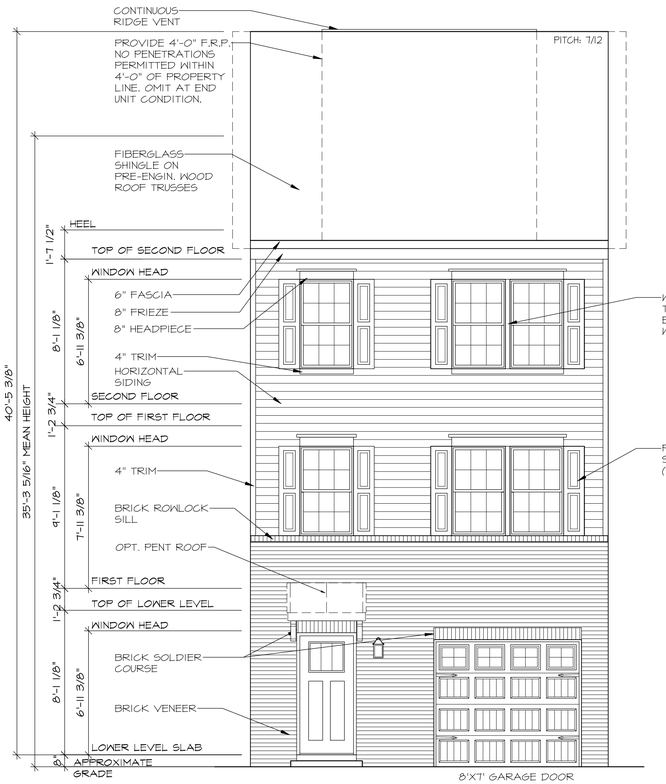
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1

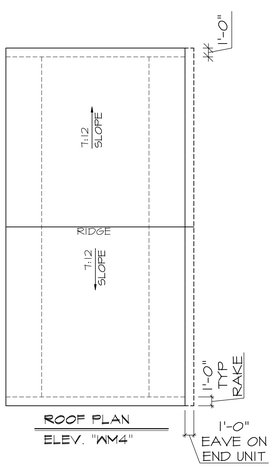


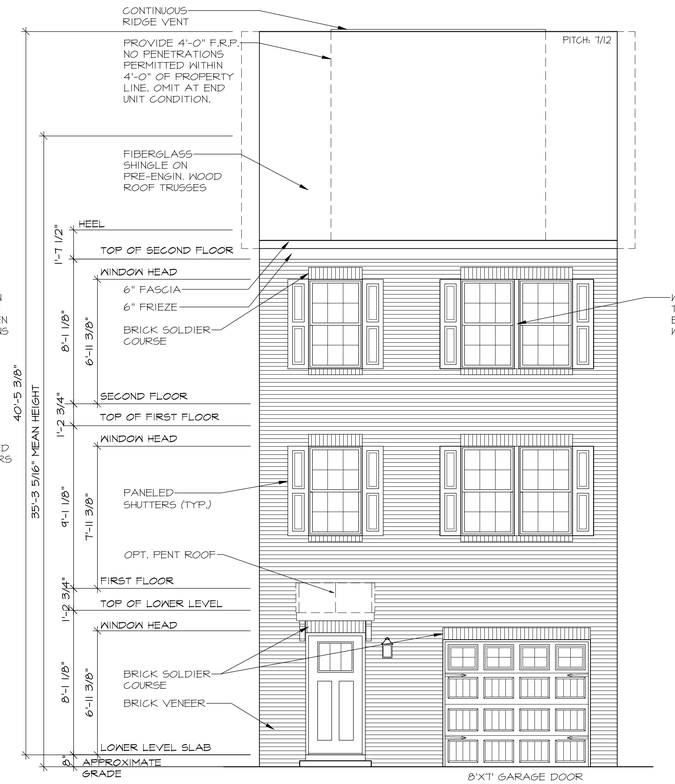

## FRONT ELEVATION "WE7"



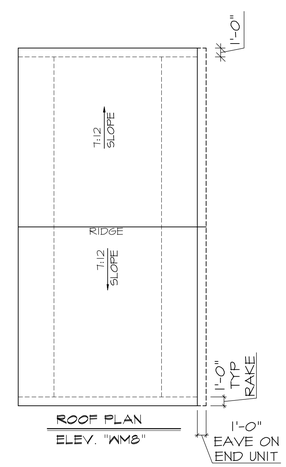




## FRONT ELEVATION "WM4"




## FRONT ELEVATION "WM8"




8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

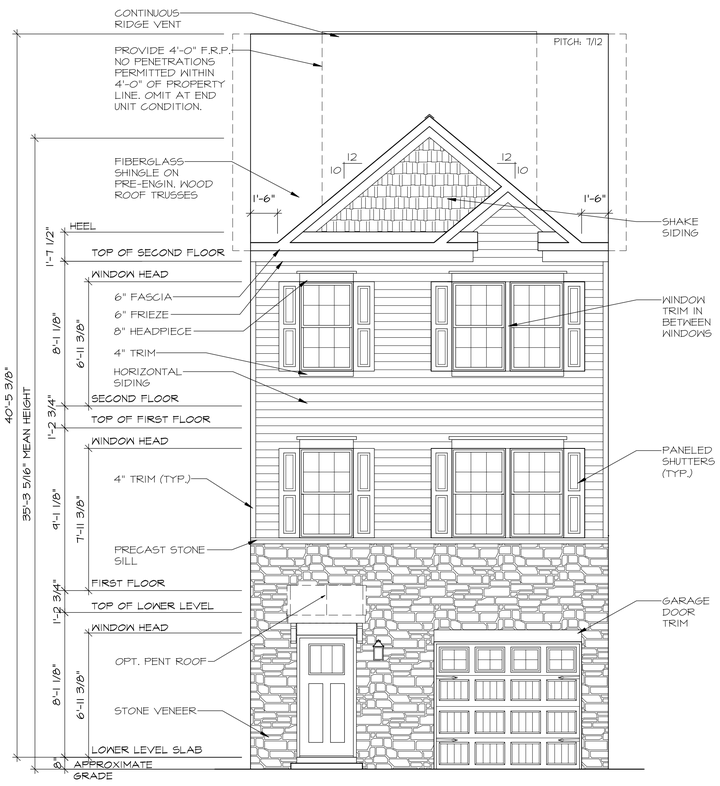
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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: FRONT ELEVATIONS

SHEET No. A.1.2

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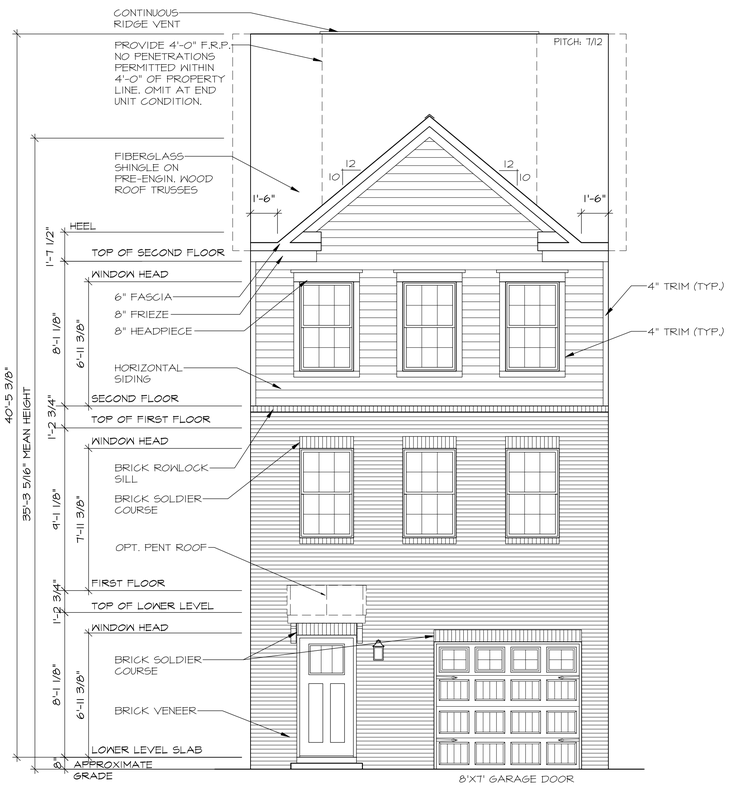


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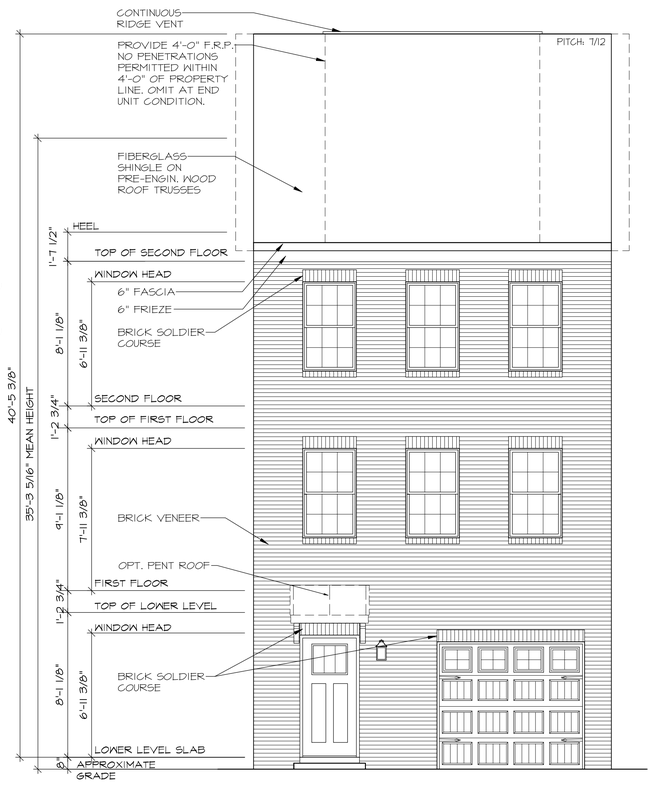
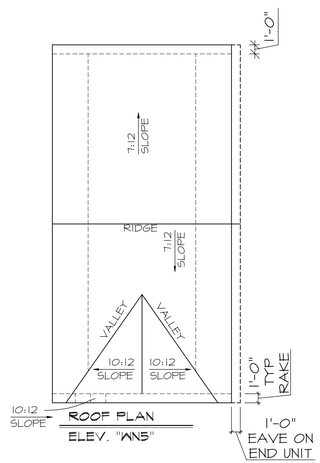
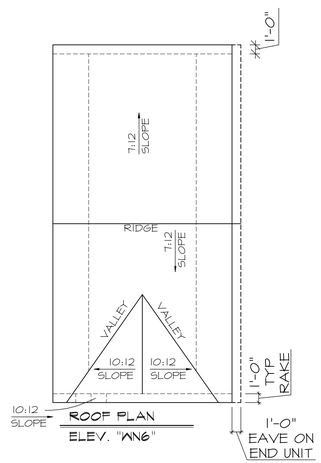
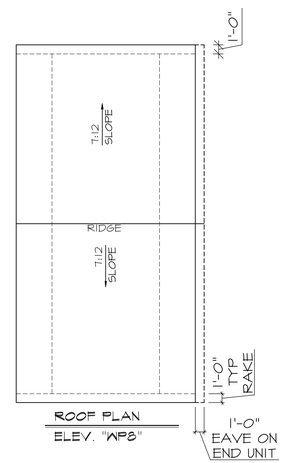



## FRONT ELEVATION "WP8"




8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

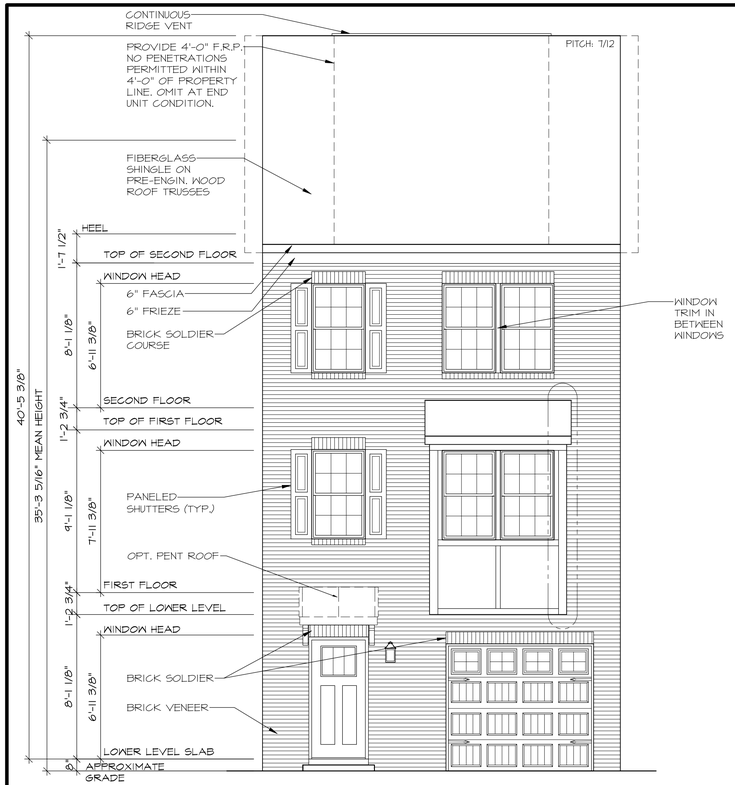
D·R·HORTON® America's Builder

| | |
|---|---|
| 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" |

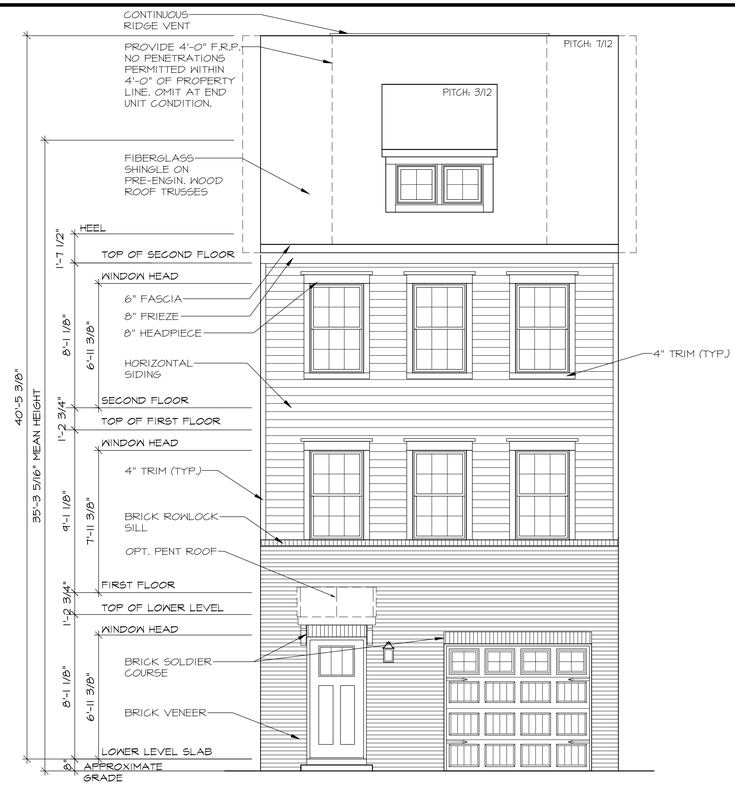
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: FRONT ELEVATIONS

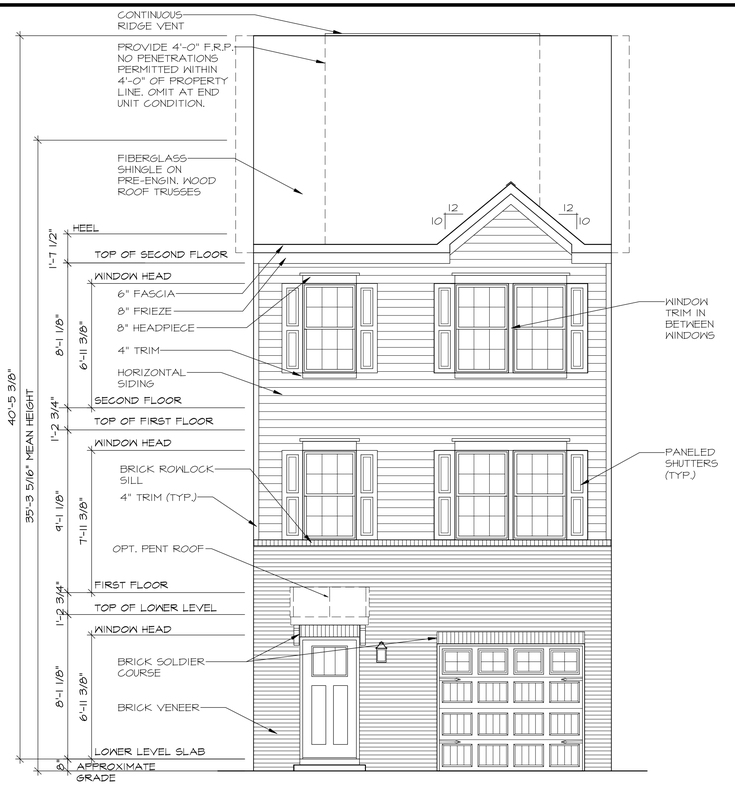
SHEET No. A.1.3



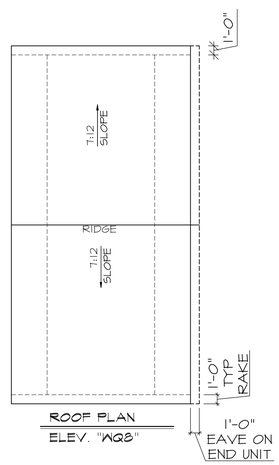

## FRONT ELEVATION "WQ8"

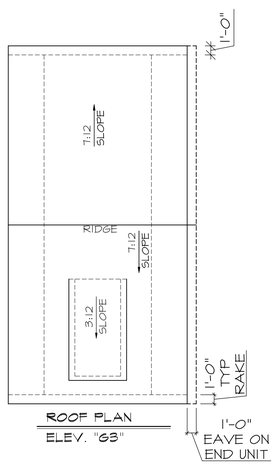


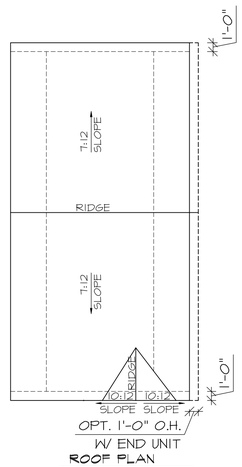

## FRONT ELEVATION "WR4"




## FRONT ELEVATION "WT4"

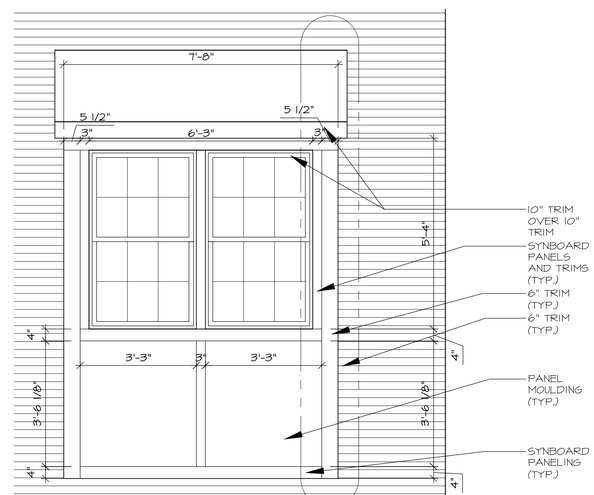



## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON® America's Builder

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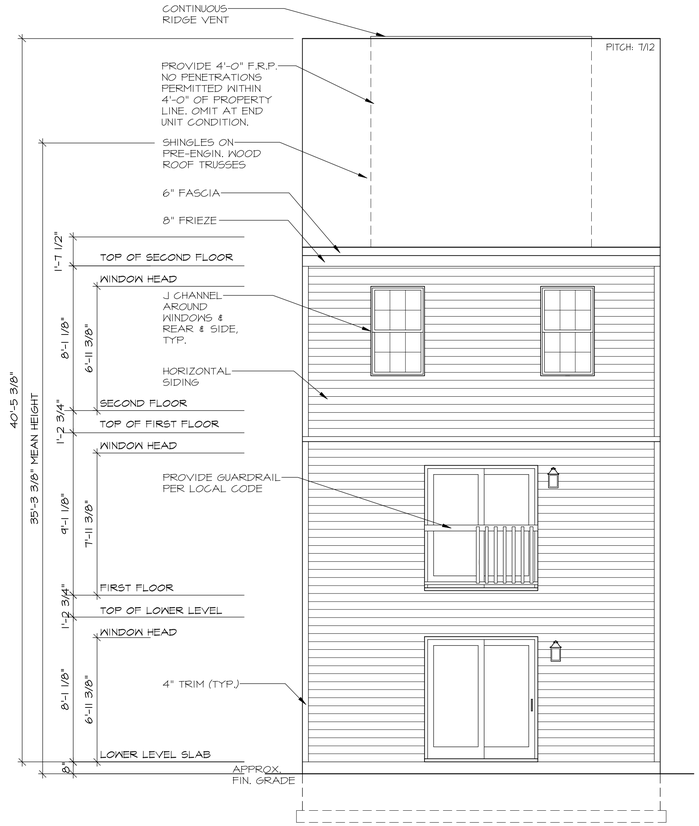
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT42 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

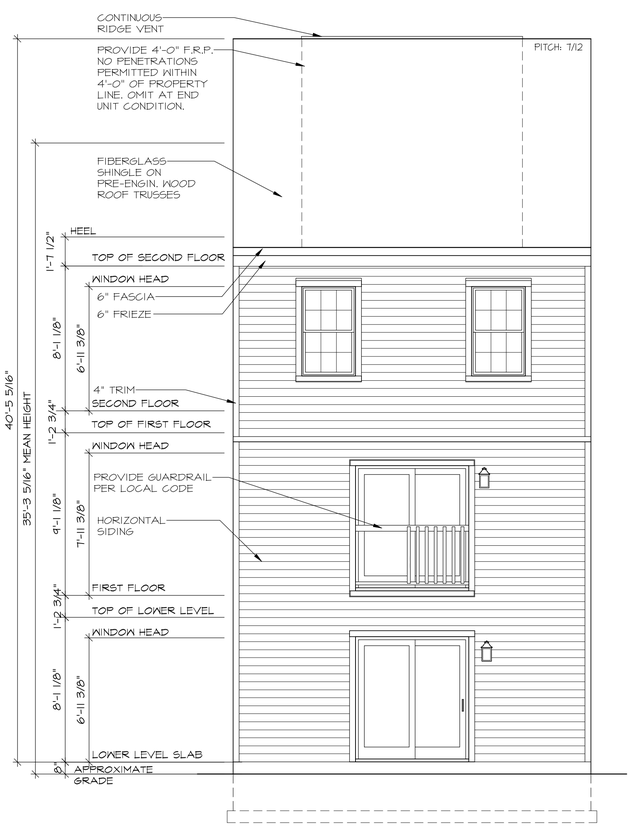
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4




REAR ELEVATION




REAR ELEVATION

HI-VIZ

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

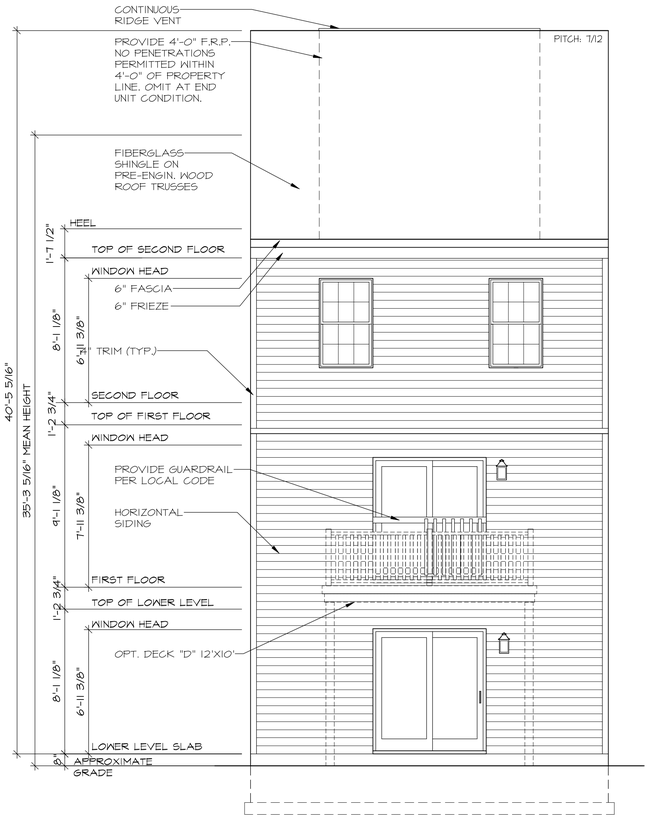
D·R·HORTON®
America's Builder

| |
|---|
| 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" |

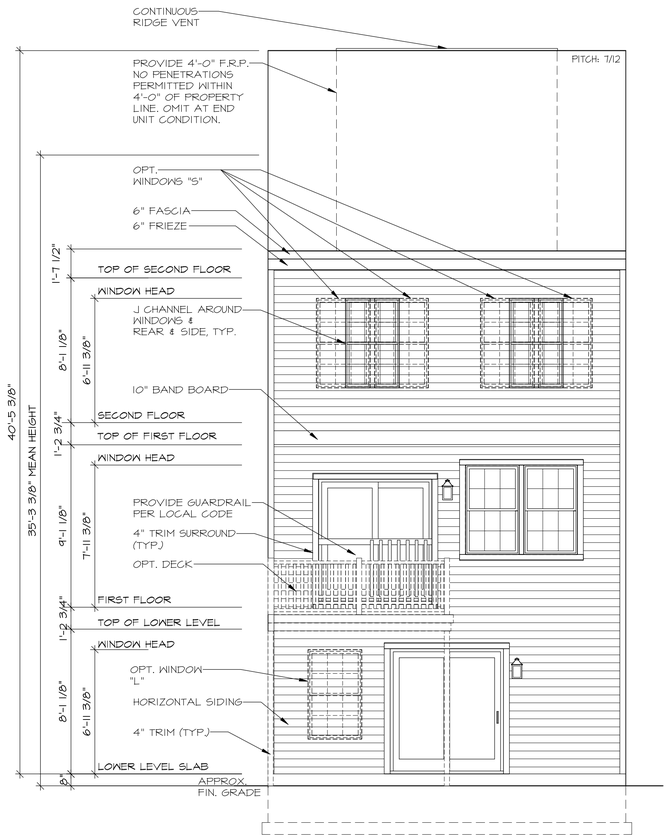
HOUSE NAME: LAFAYETTE-01

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1




REAR ELEVATION




REAR ELEVATION

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

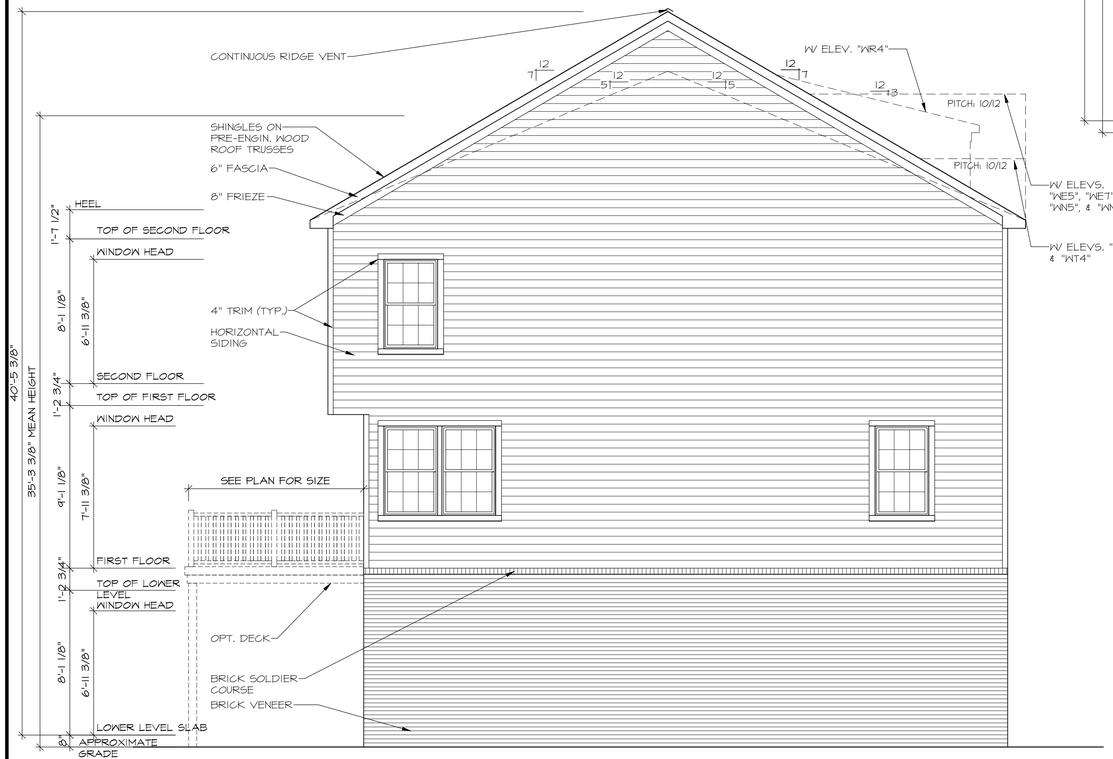
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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" |

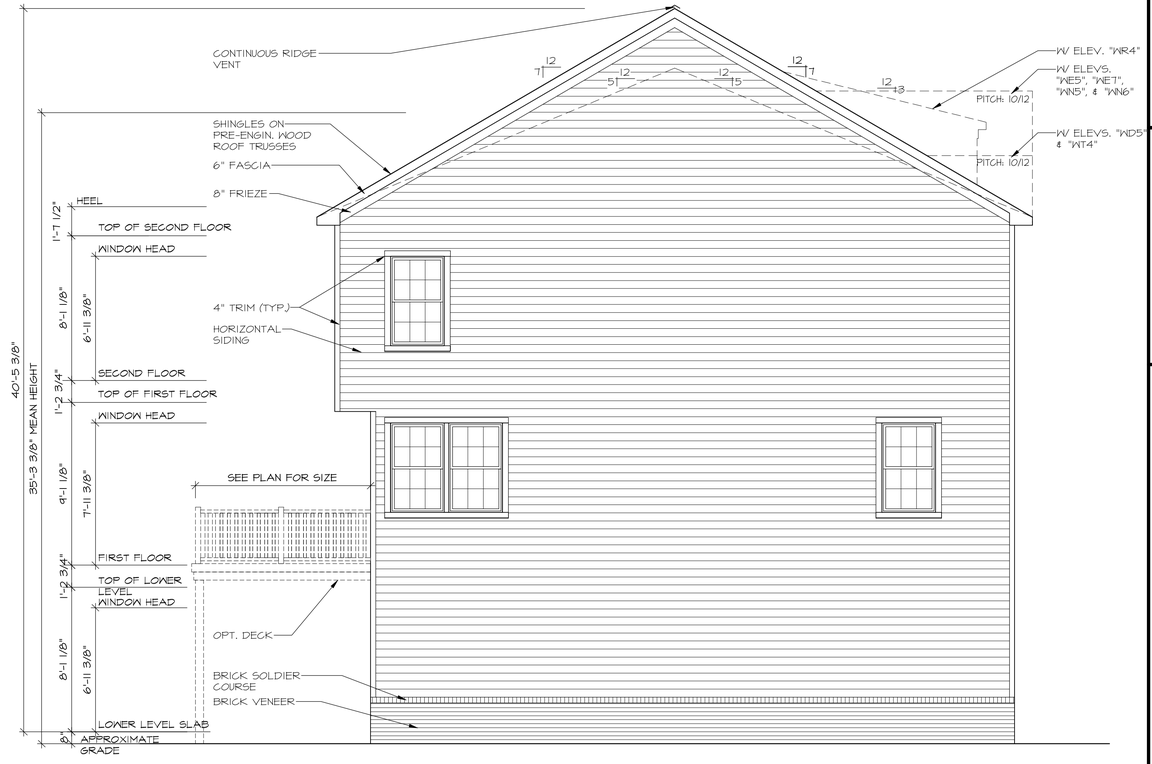
HOUSE NAME: LAFAYETTE-01

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

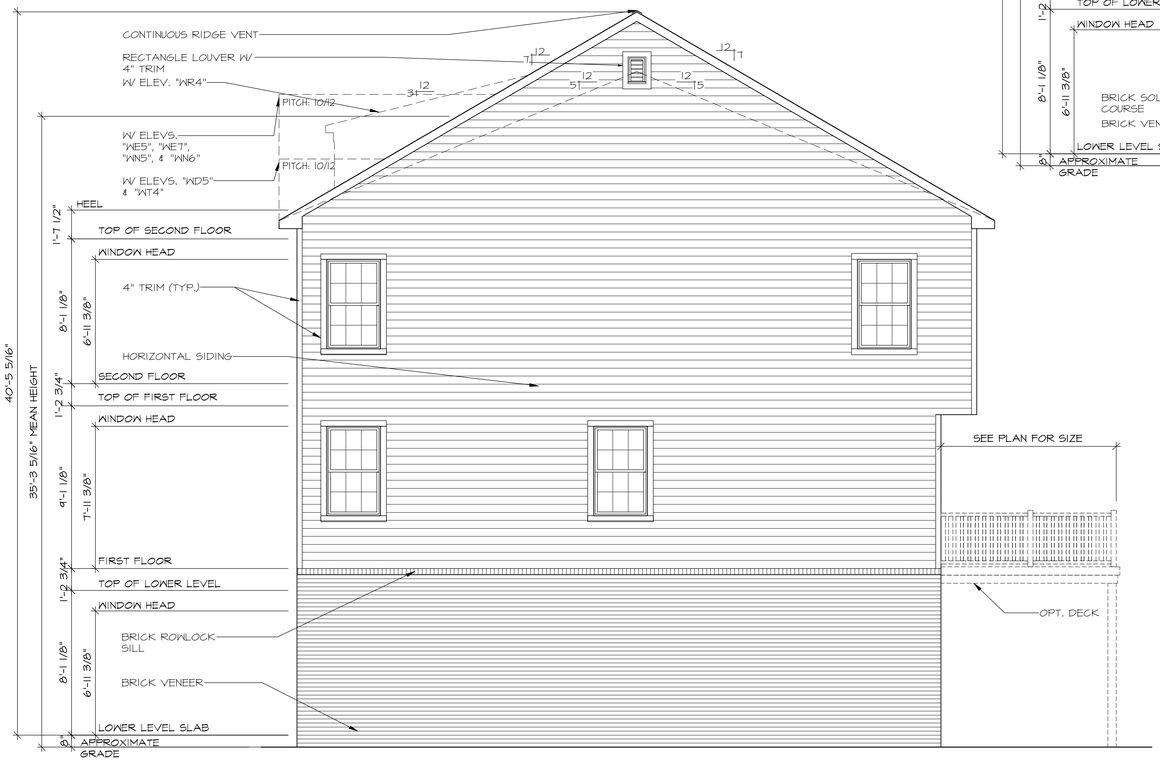
D·R·HORTON® America's Builder

| | |
|---|---|
| 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

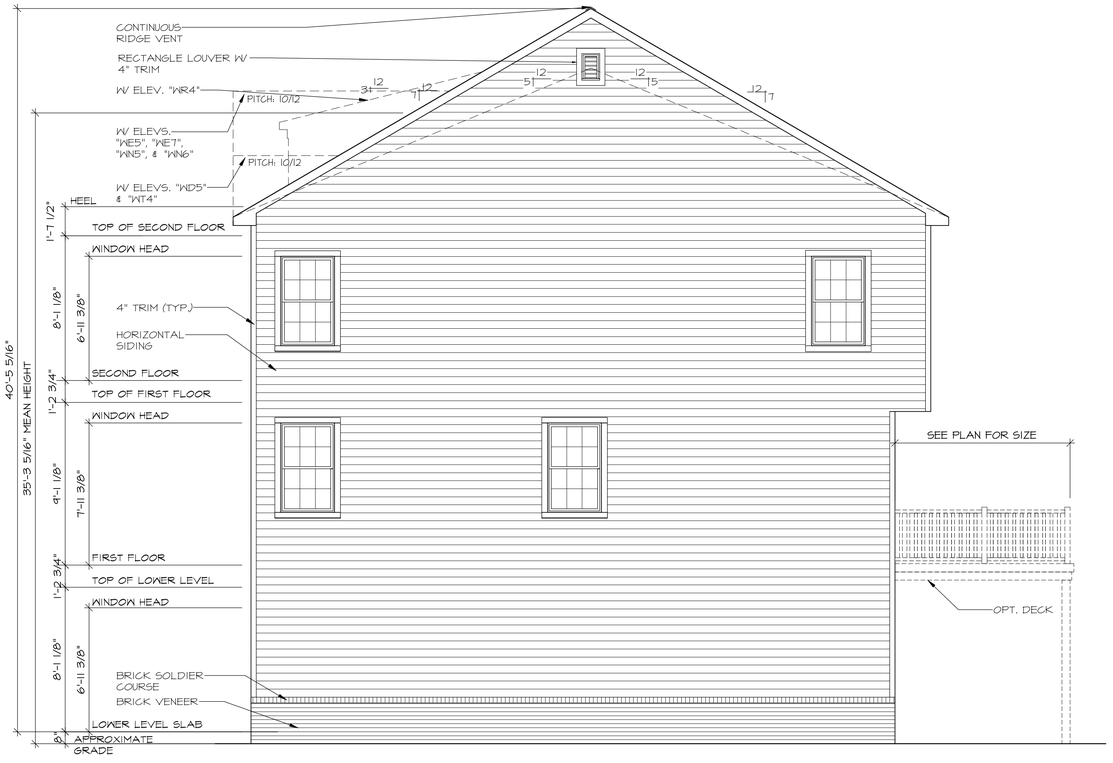
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.5




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 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

D·R·HORTON
America's Builder

# Lafayette

## 20' x 36' Single Family Attached

## Left Side Elevation - High Visibility

D·R·HORTON
America's Builder

# Lafayette

## 20' x 36' Single Family Attached
## Rear Elevation

# Lafayette

## 20’ x 36’ Single Family Attached

## Right Side Elevation - High Visibility

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
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- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
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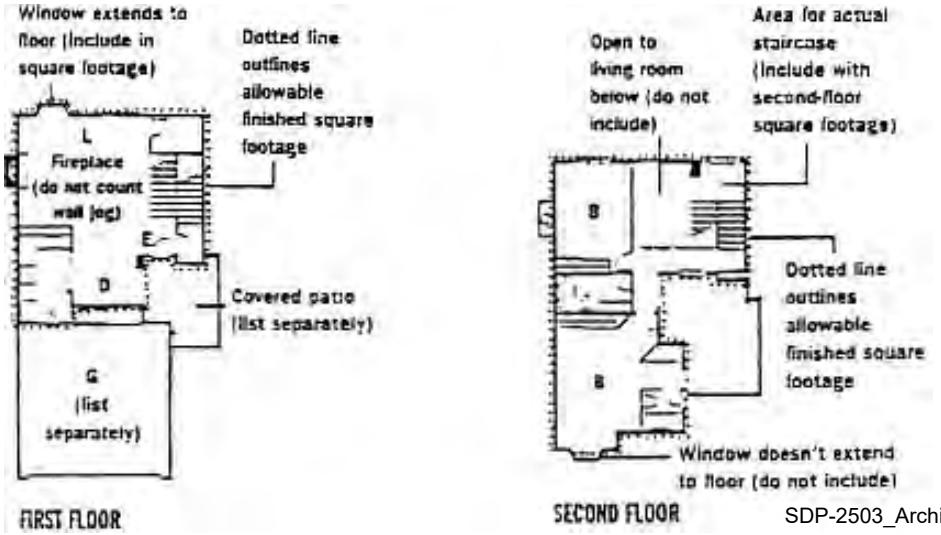
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## KEY NOTES:

MASONRY:

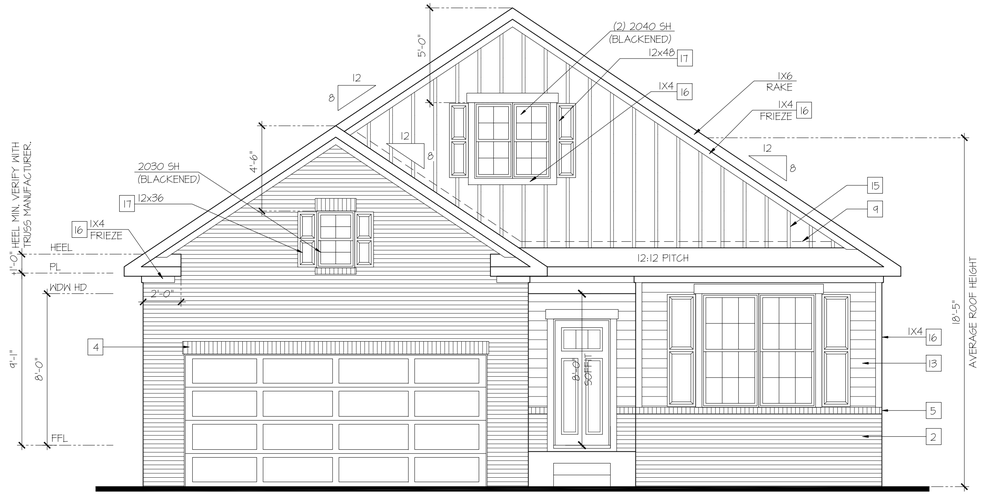
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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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| 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:

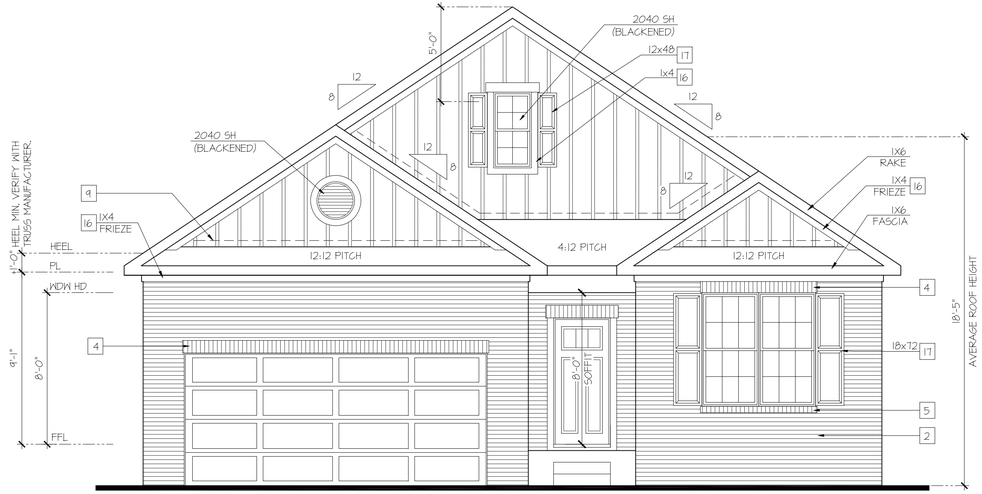
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

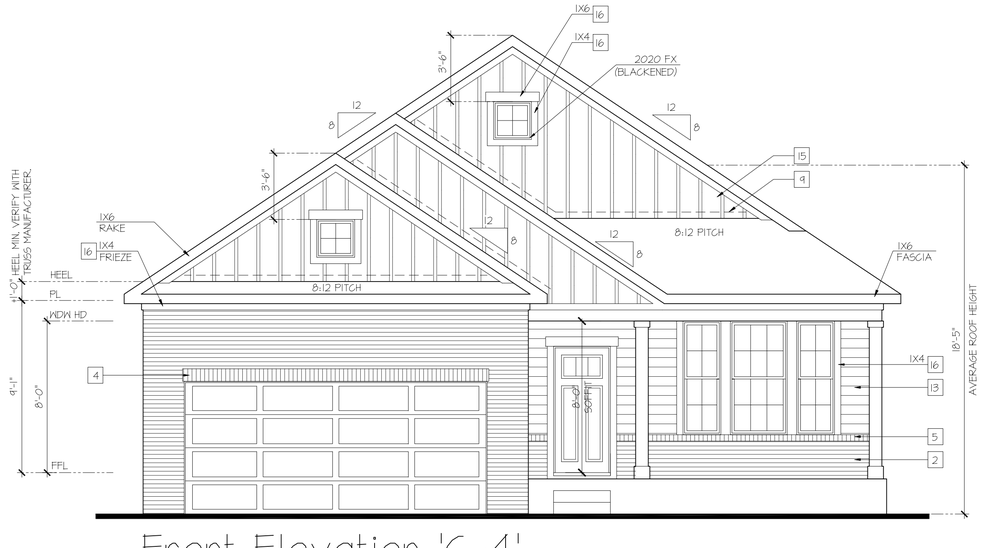
SIDING:

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.)
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 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.)
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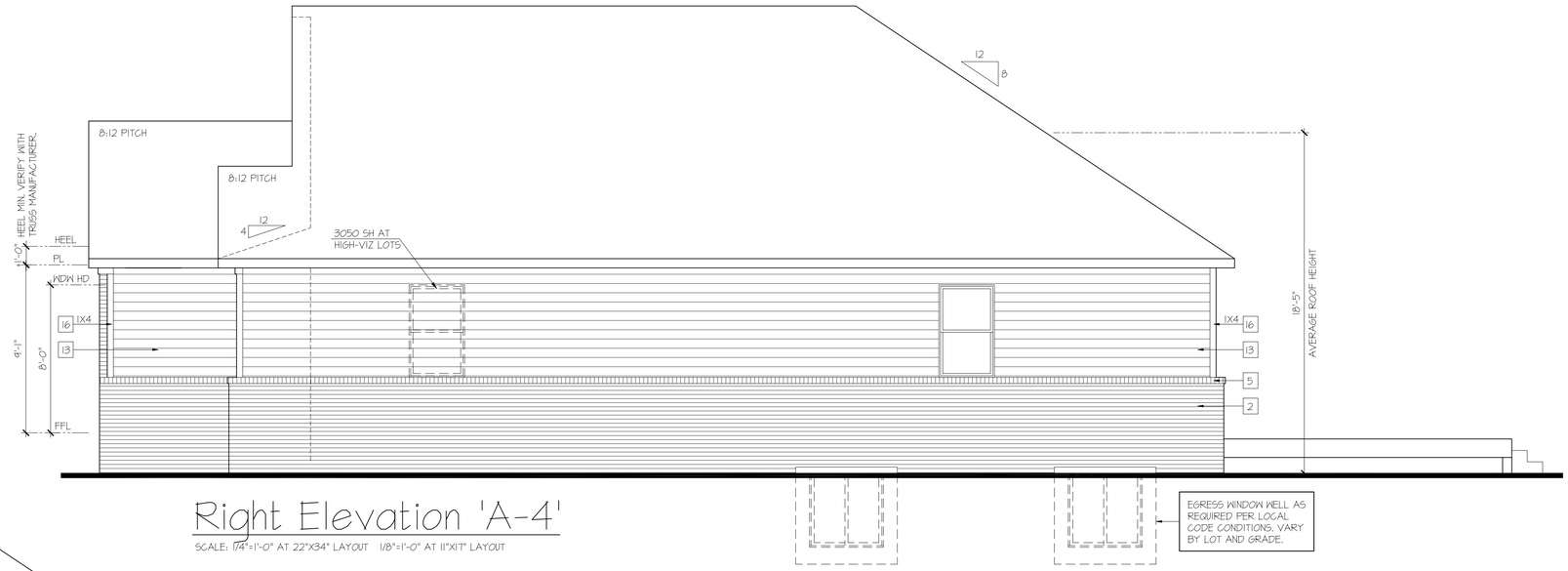
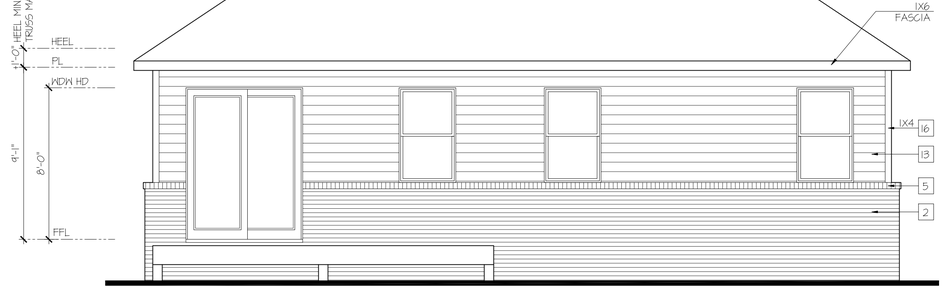
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



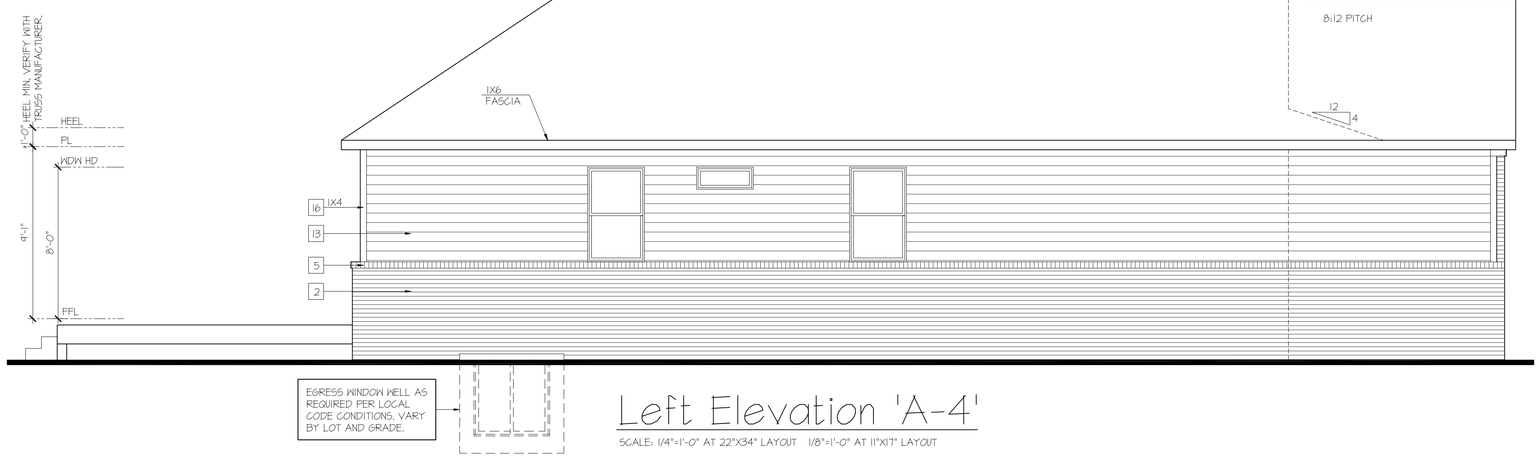

## Right Elevation 'A-4'

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 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:

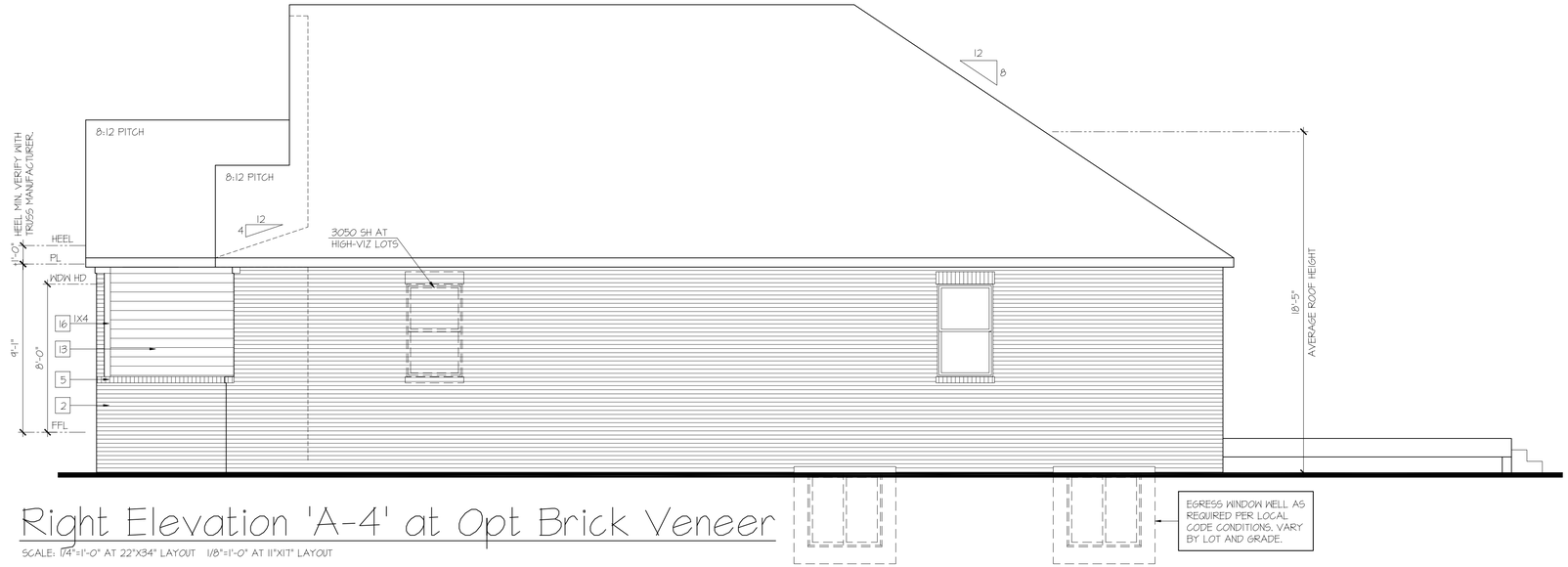
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.)

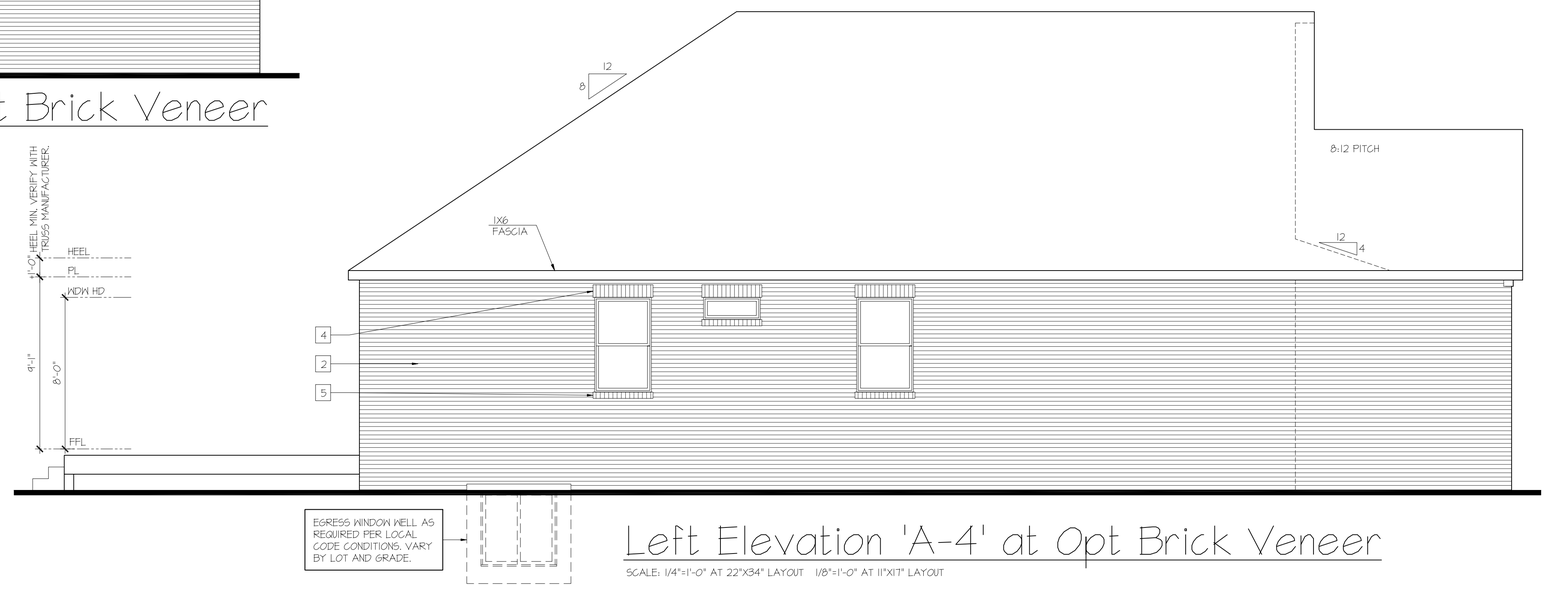



## Right Elevation 'A-4' at Opt Brick Veneer

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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| 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:

MASONRY:

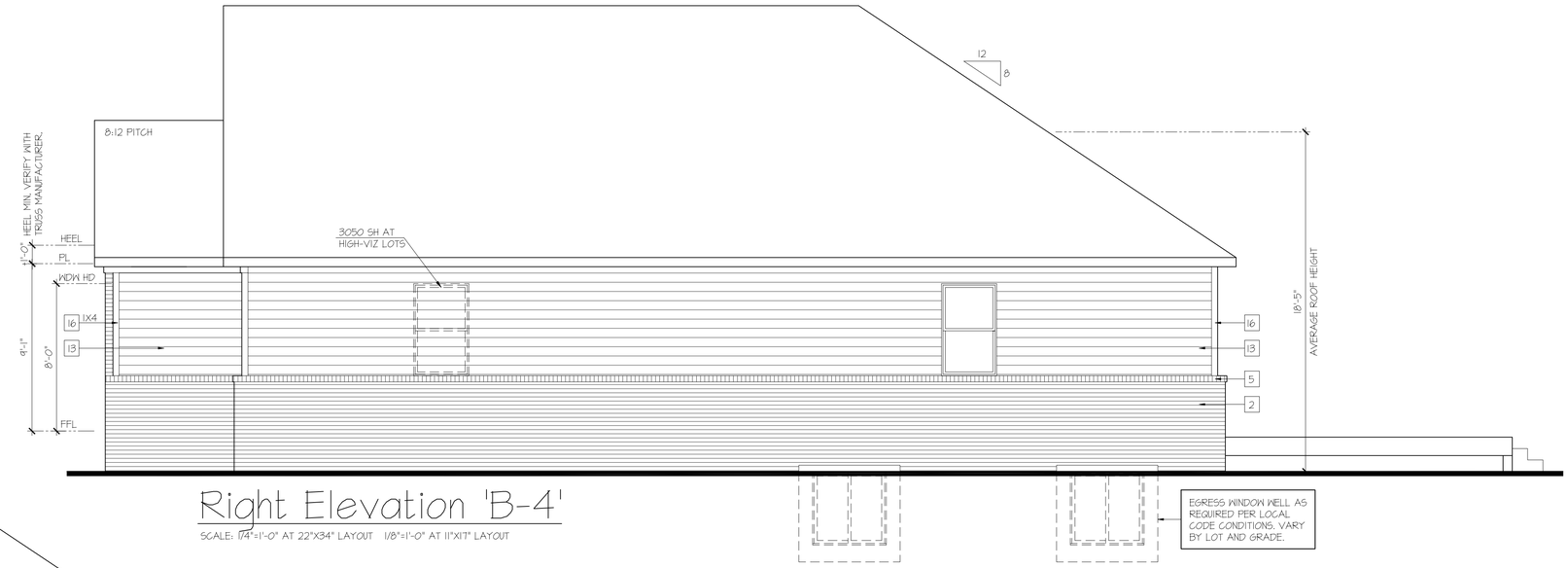
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

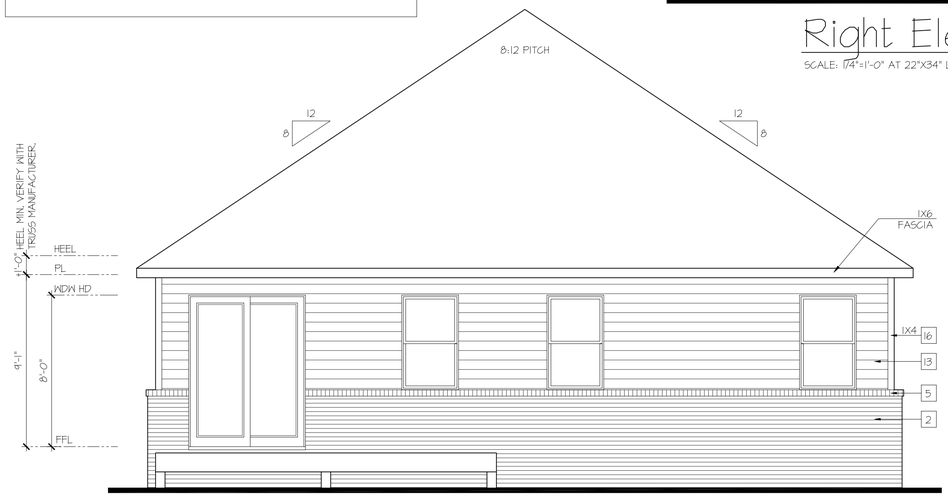
SIDING:

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.)



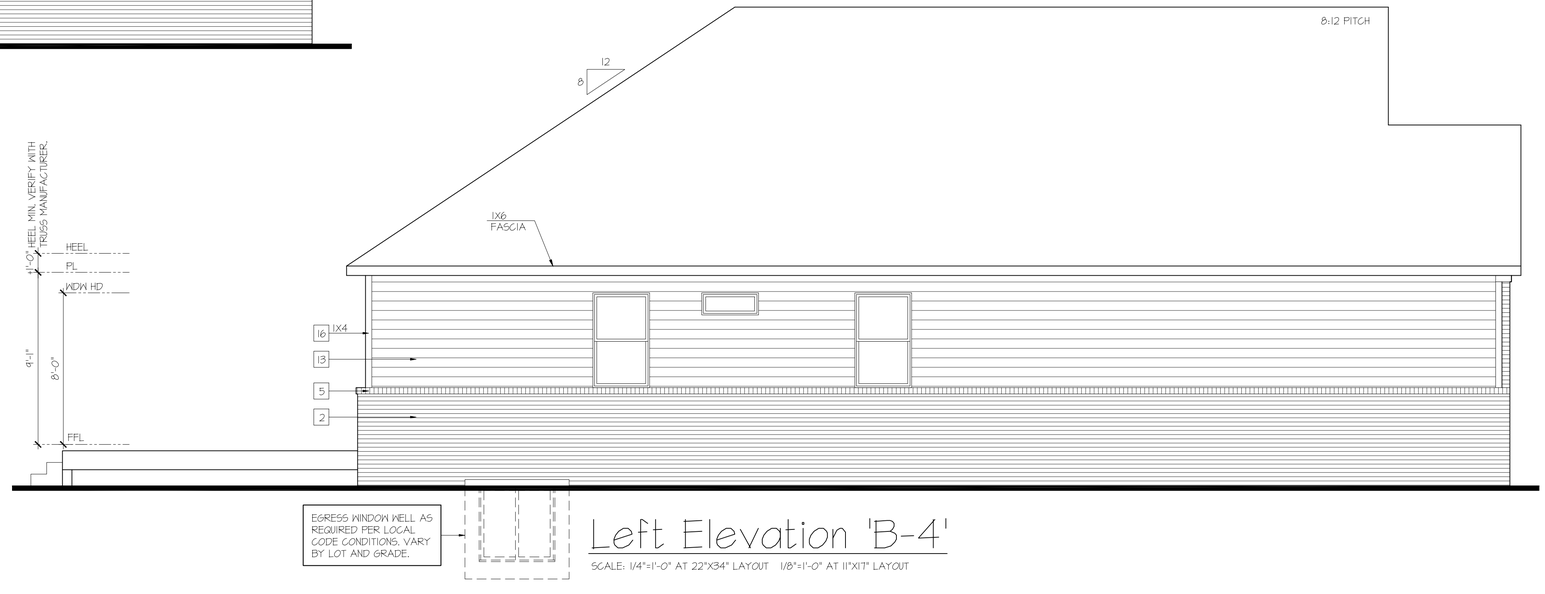

## Right Elevation 'B-4'

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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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: **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
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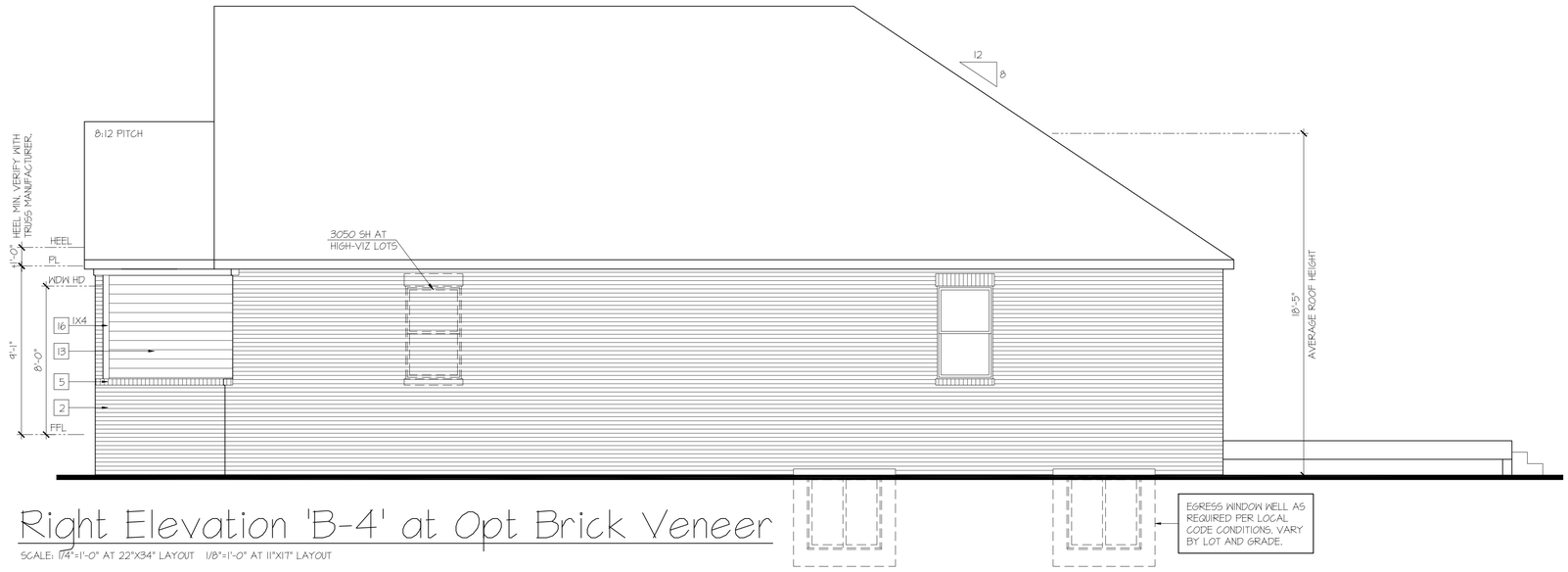
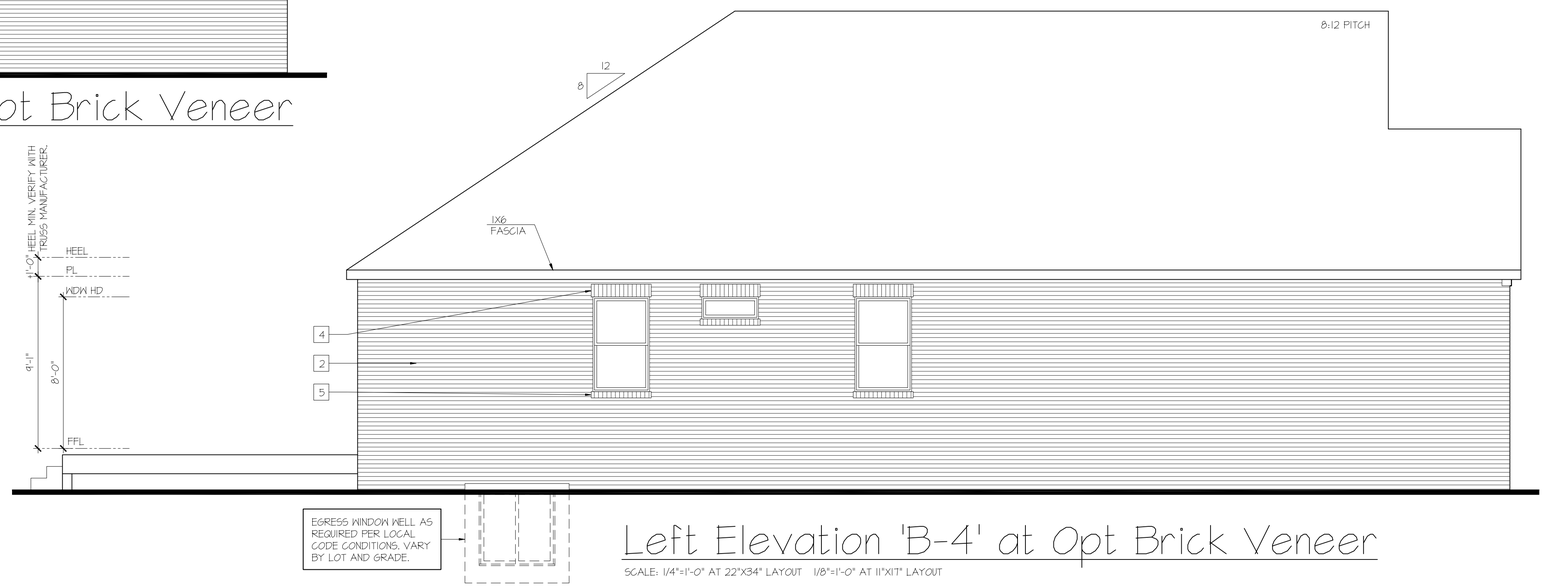



## Right Elevation 'B-4' at Opt Brick Veneer

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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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:

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.)
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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.)
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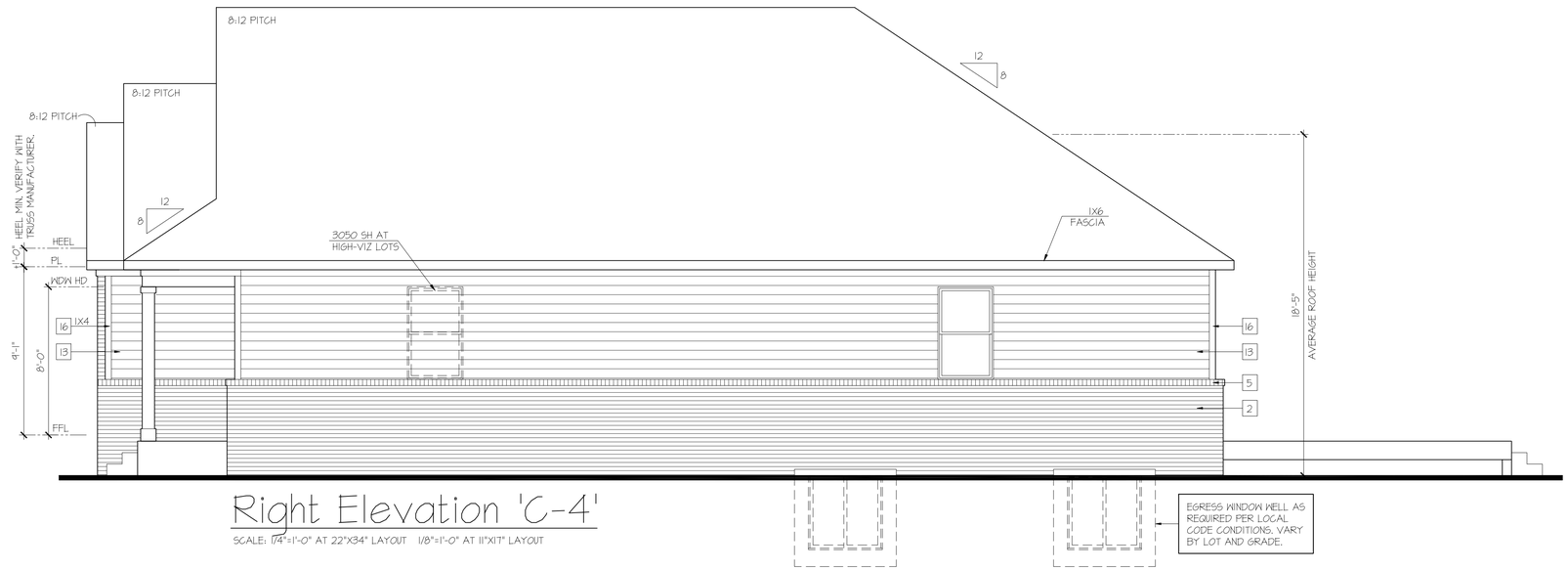
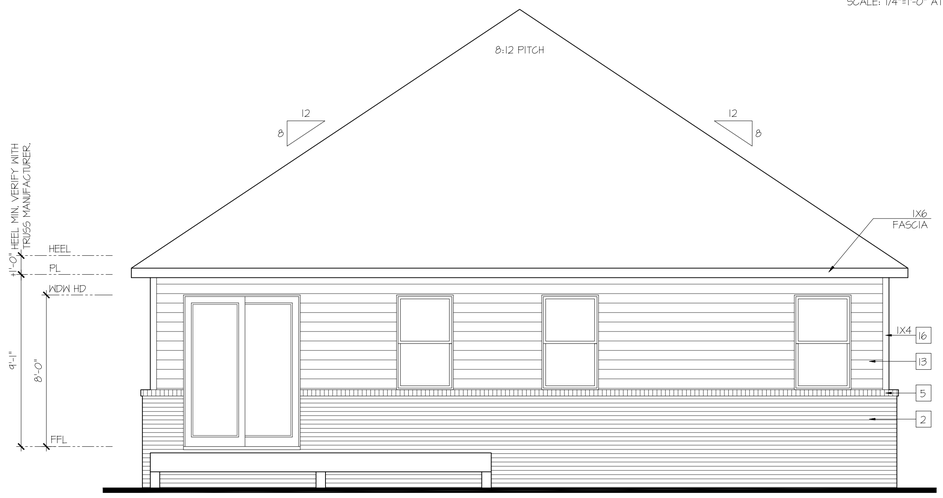


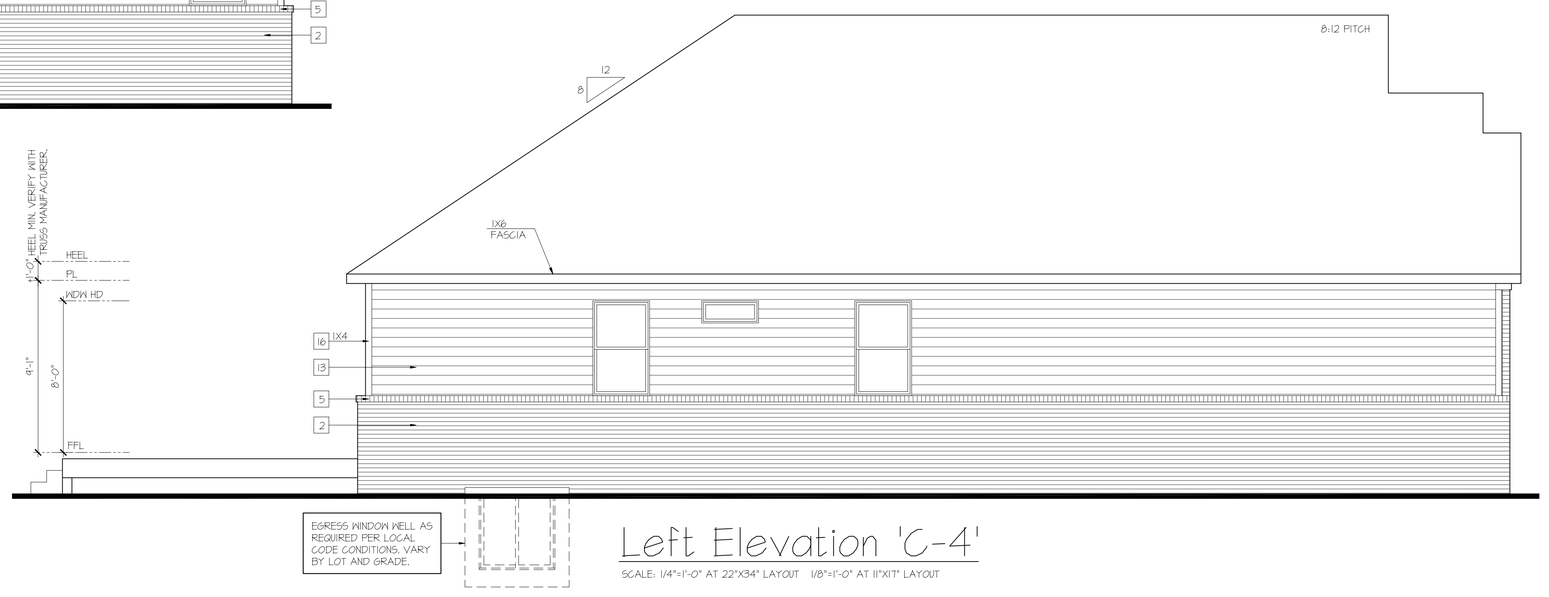

## Right Elevation 'C-4'

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: |
|---|---|---|
| 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:

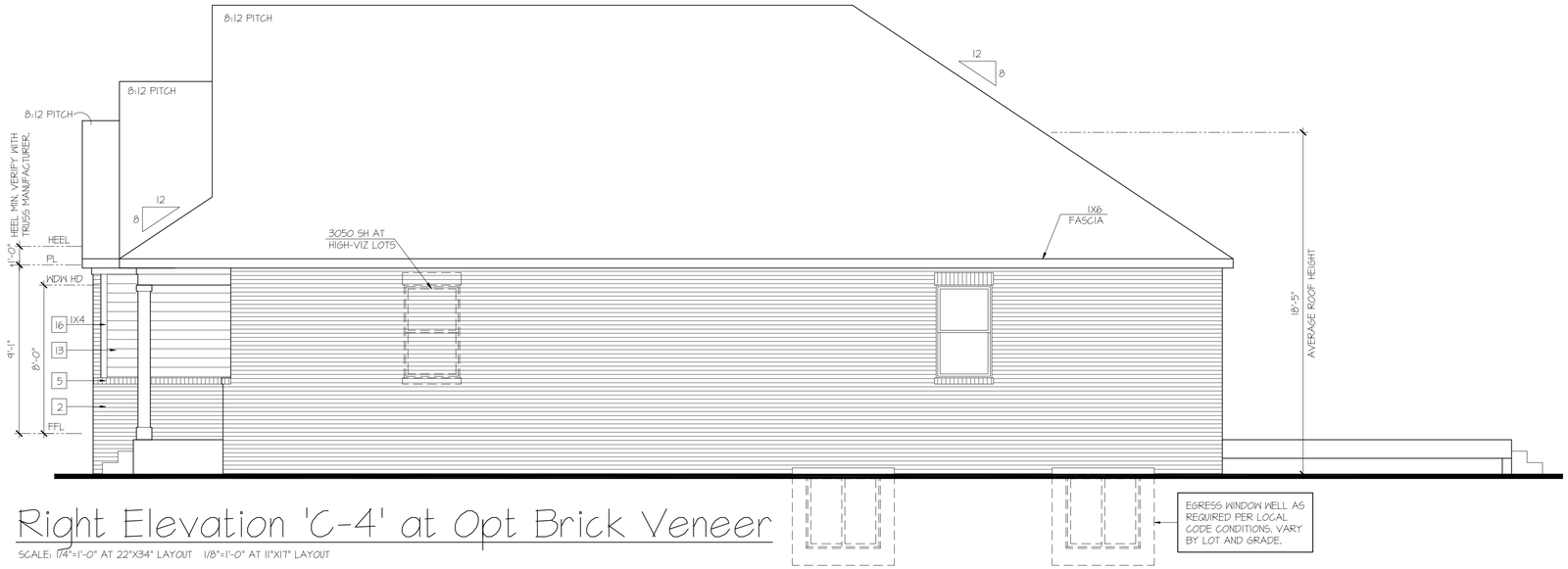
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.)

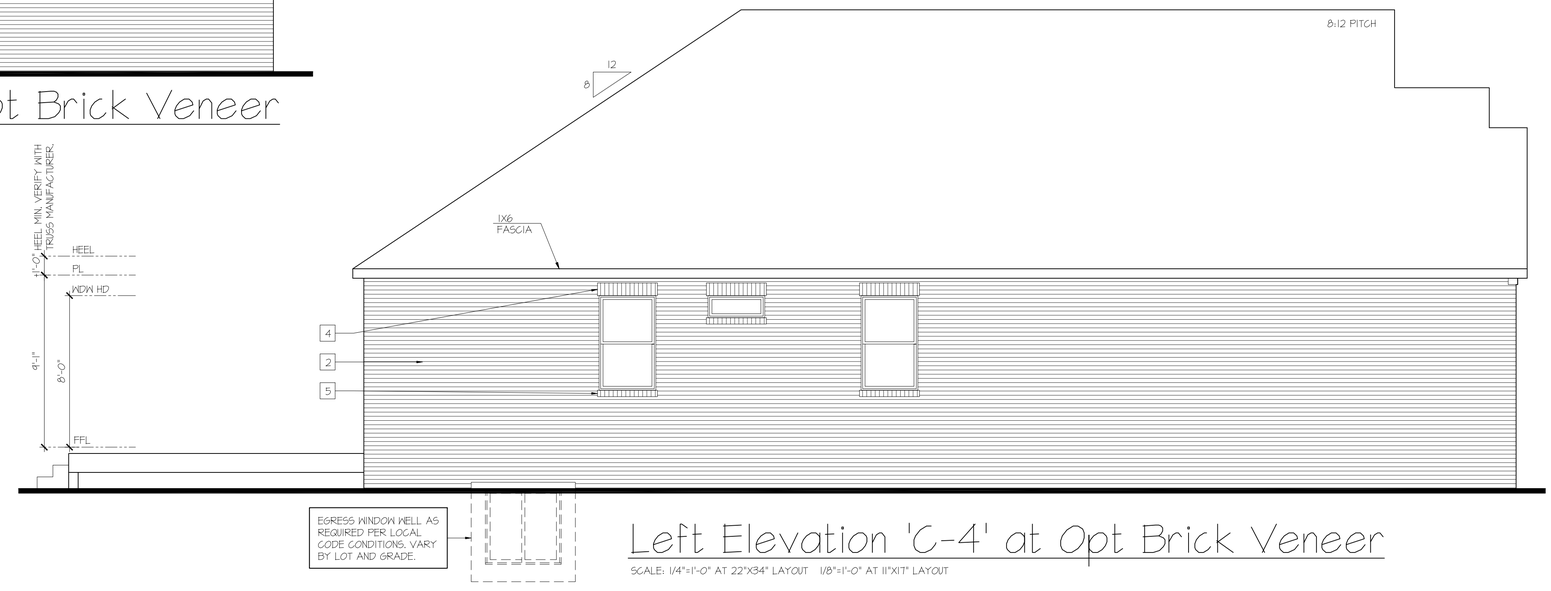



## Right Elevation 'C-4' at Opt Brick Veneer

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.)
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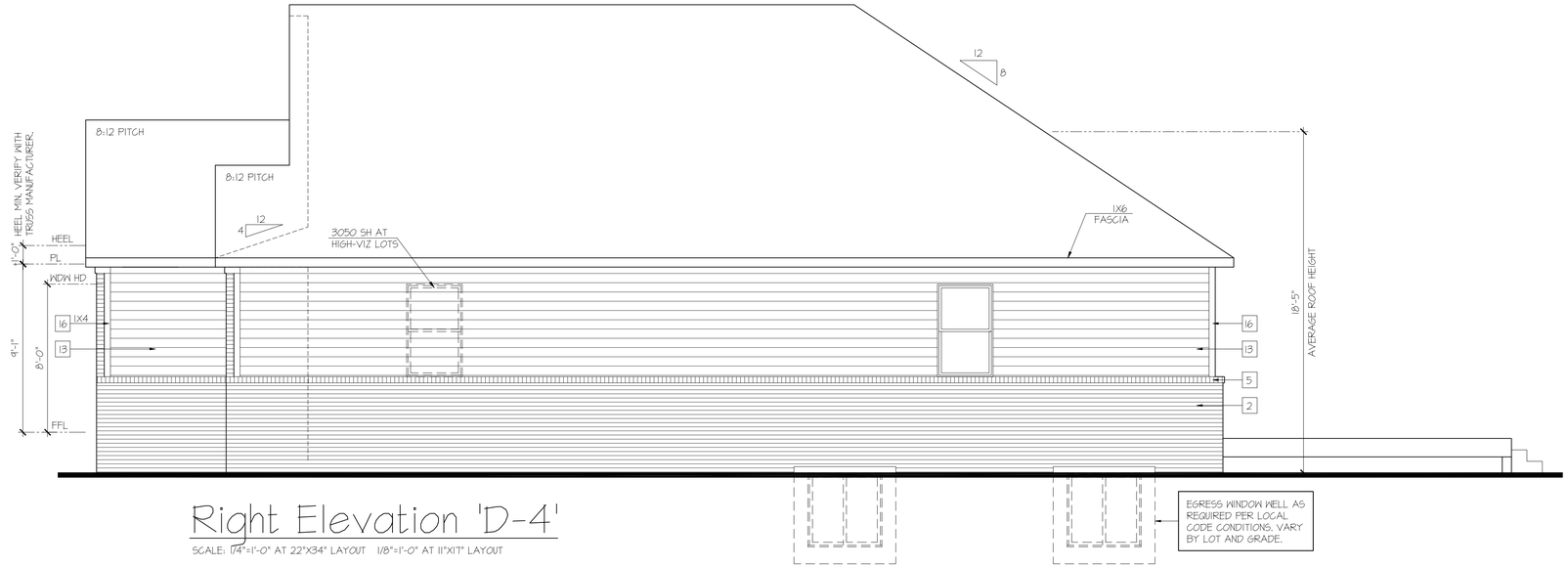
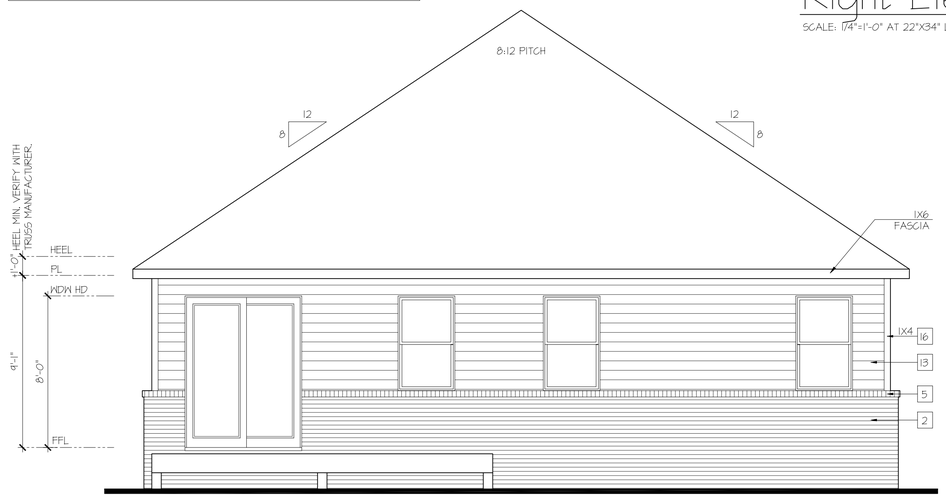
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



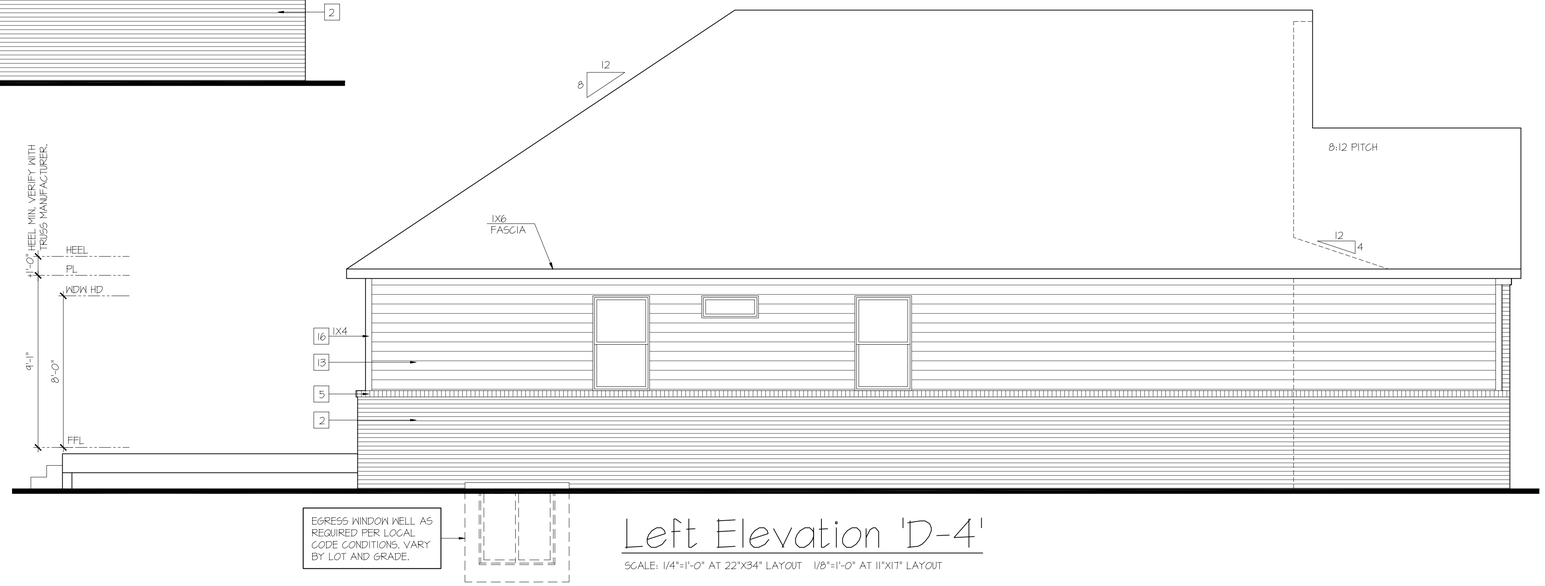

## Right Elevation 'D-4'

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:

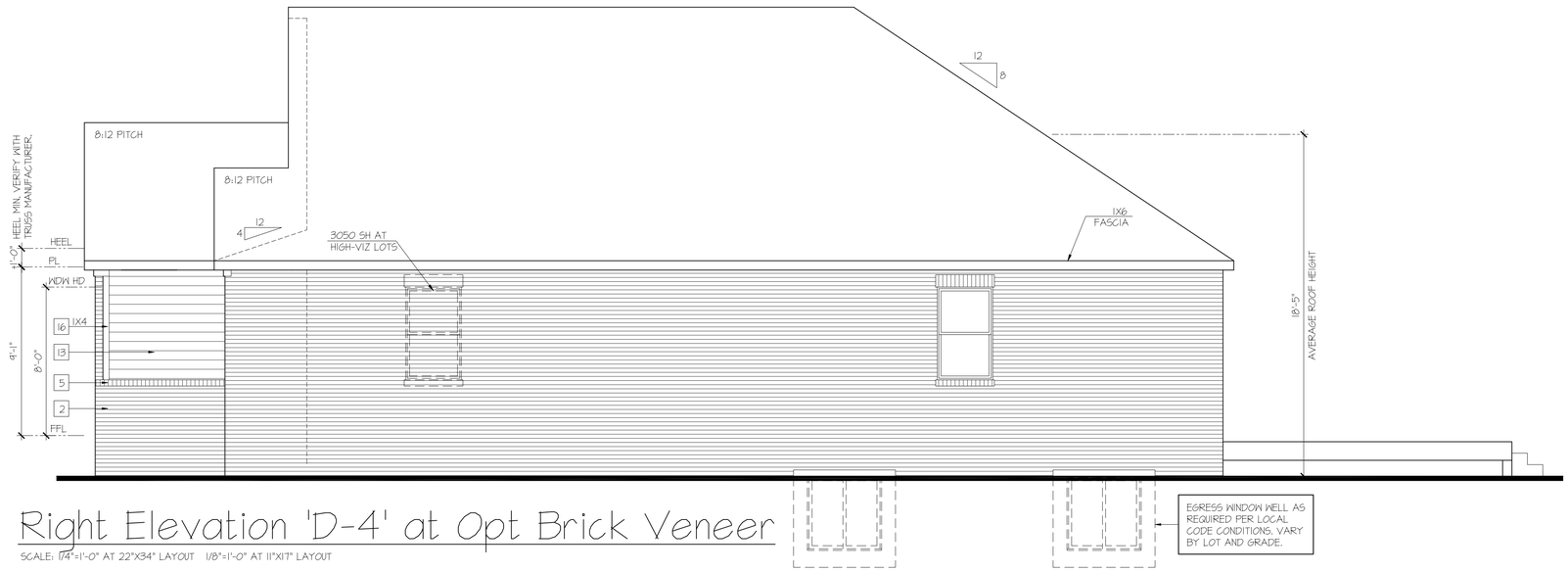
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.)

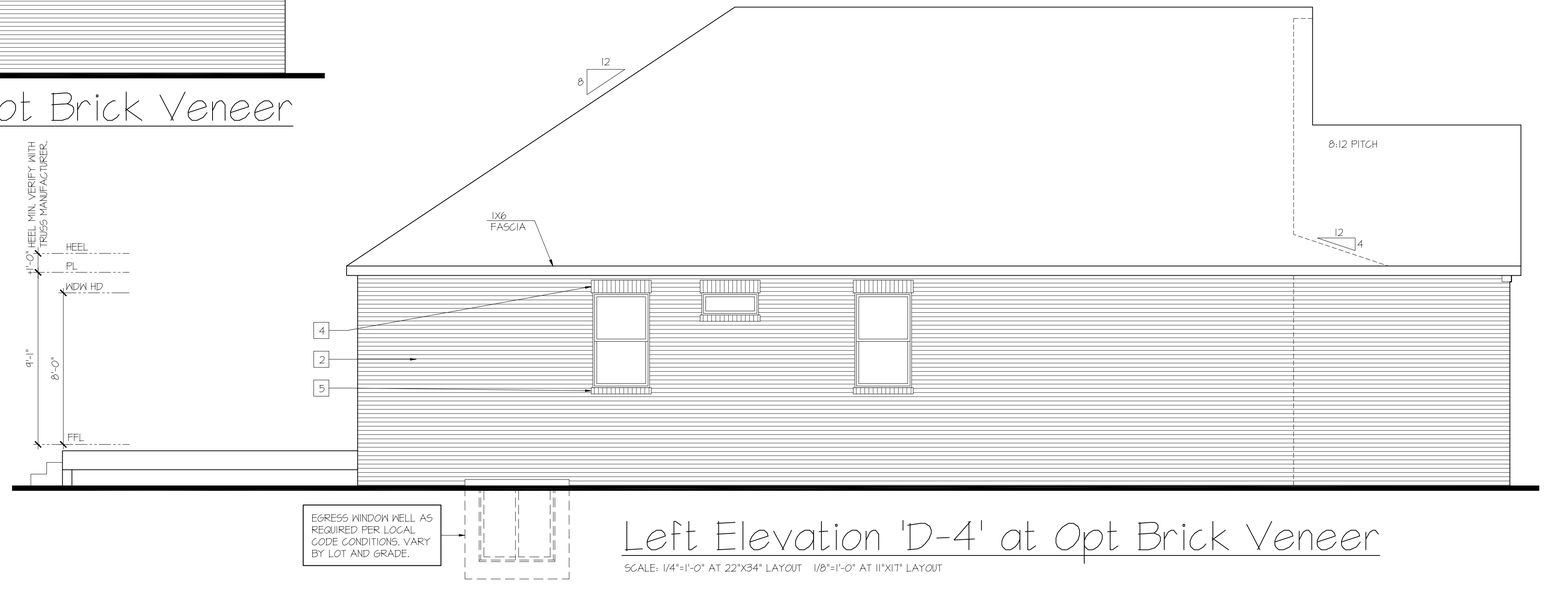



## Right Elevation 'D-4' at Opt Brick Veneer

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

## 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

Elevation C-4

# Laurel

## 39′ x 60′ Single Family Detached
## Left Side Elevation
## (and HI-VIZ)

Elevation C-4

NOTE: Side and Rear Elevations to match Front Facade Color Palette

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

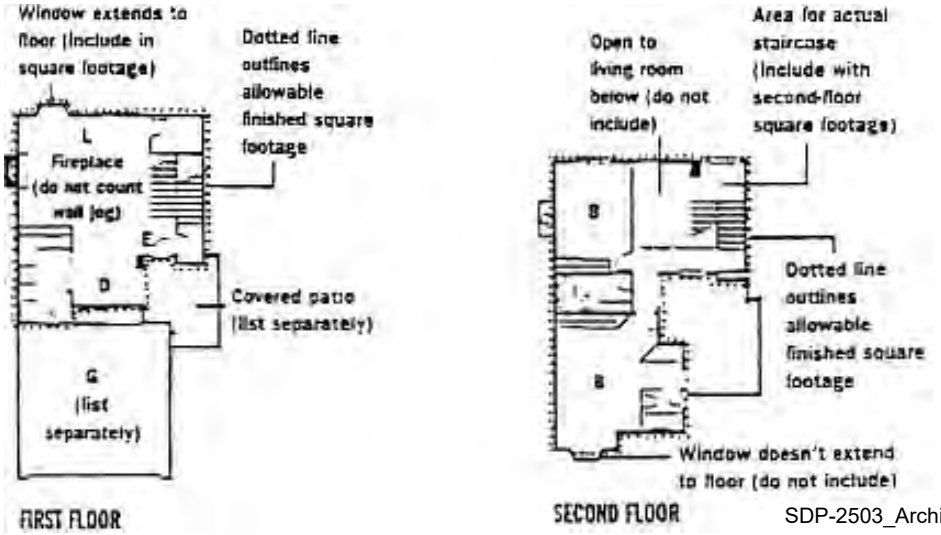
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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.

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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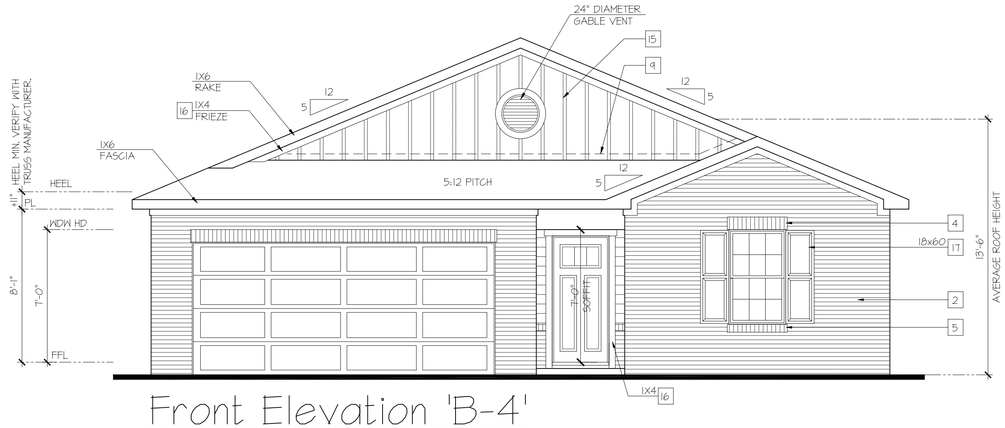
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

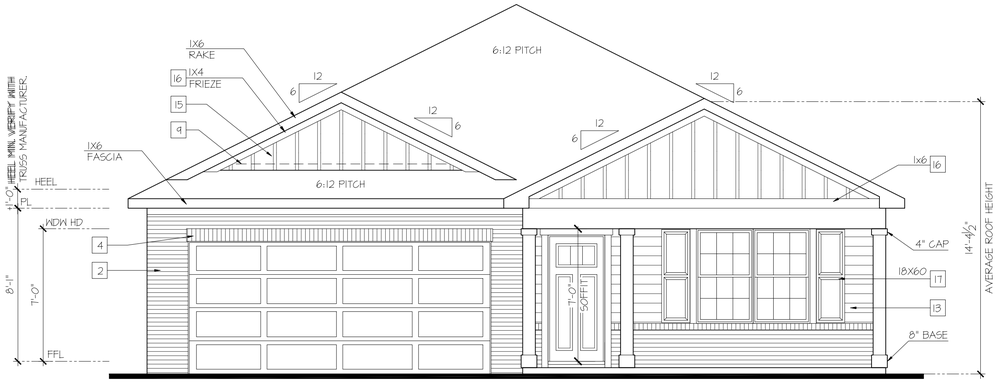
# Front Elevation 'L-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



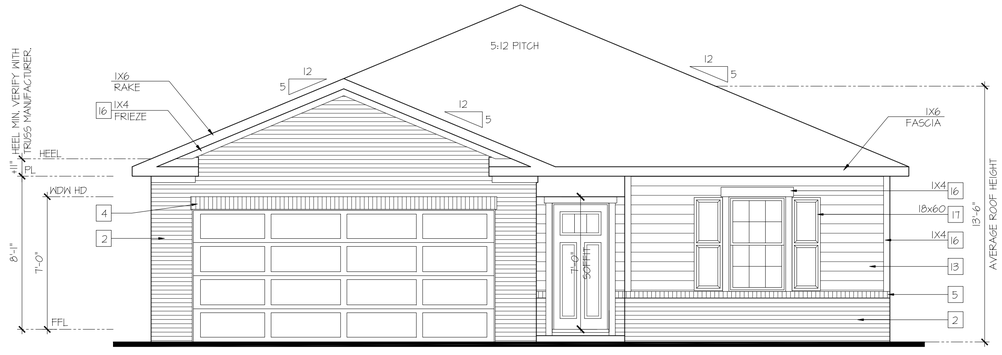

# Front Elevation 'B-4'

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:

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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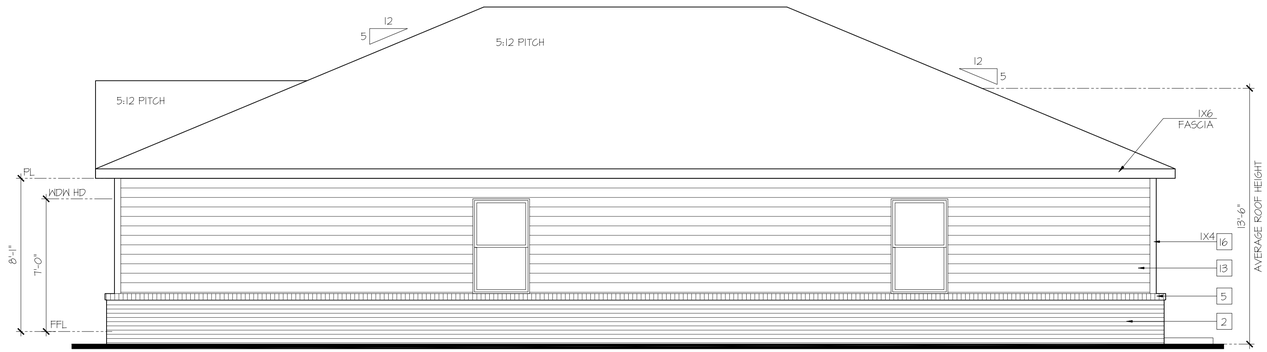
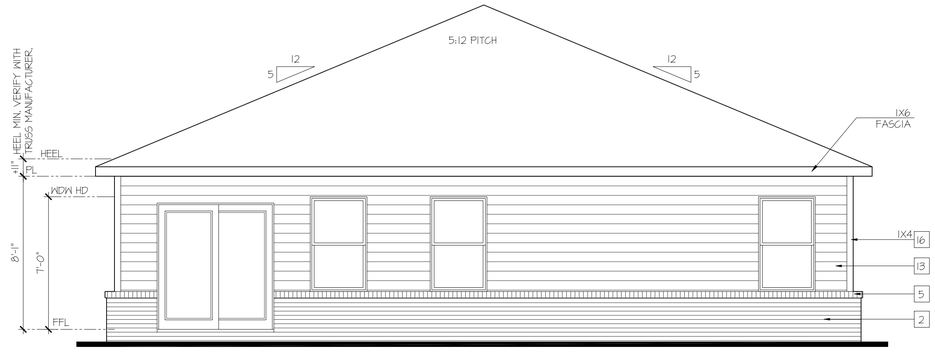


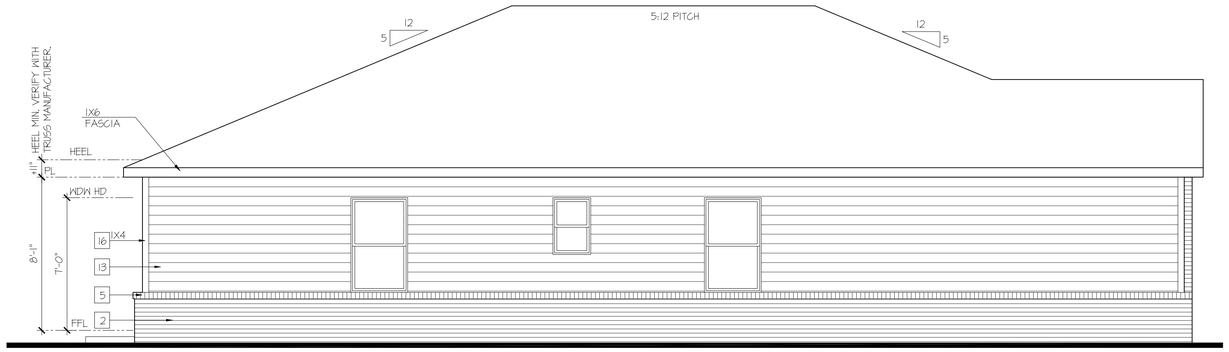

## Right Elevation 'A-4'

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: |
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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: **A2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

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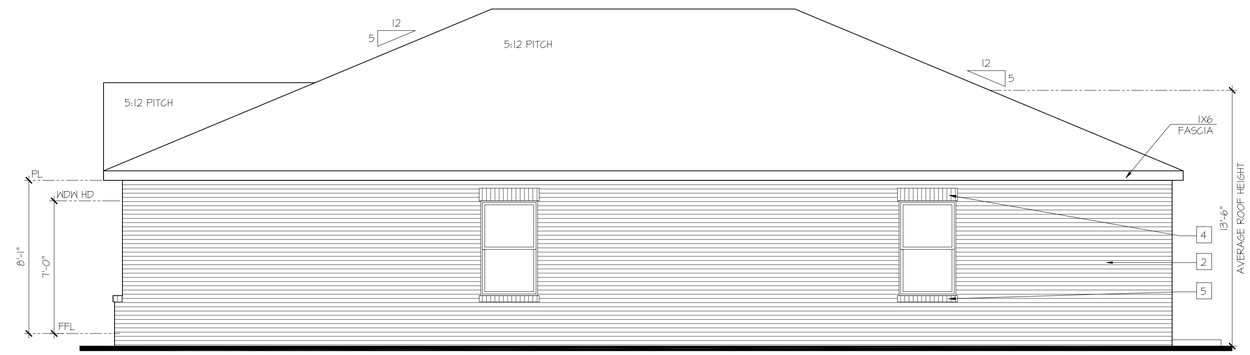
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

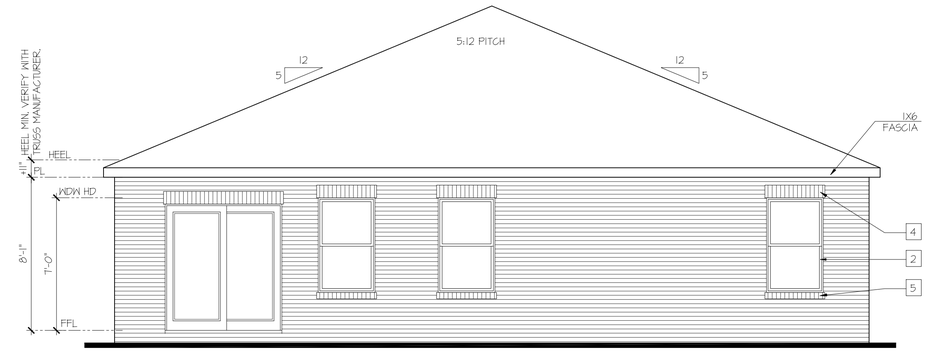
SIDING:

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.)



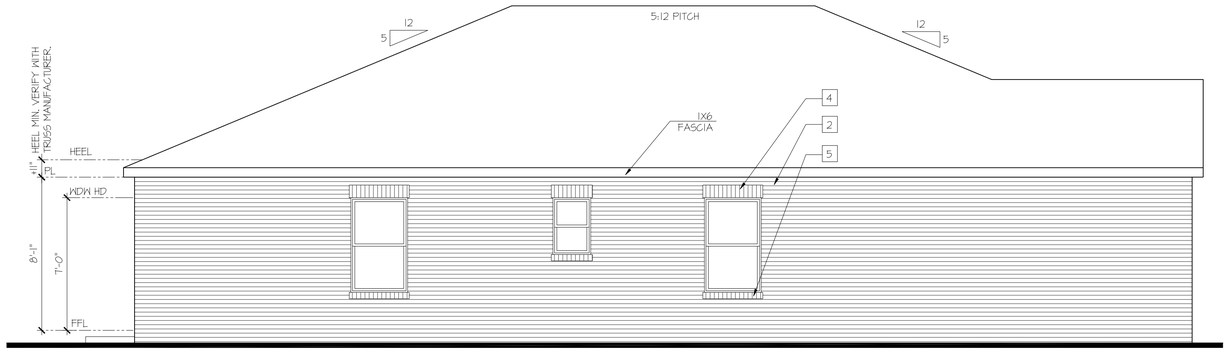

## Right Elevation 'A-4' at Opt Brick Veneer

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 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:

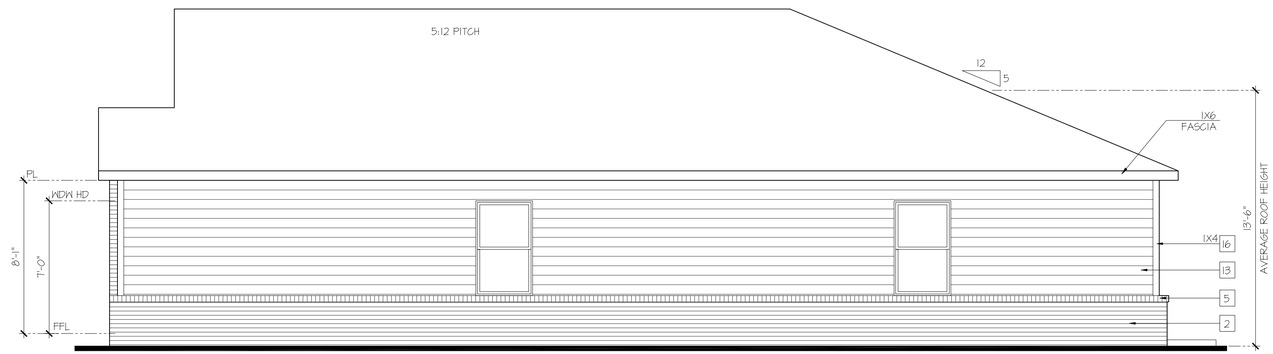
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

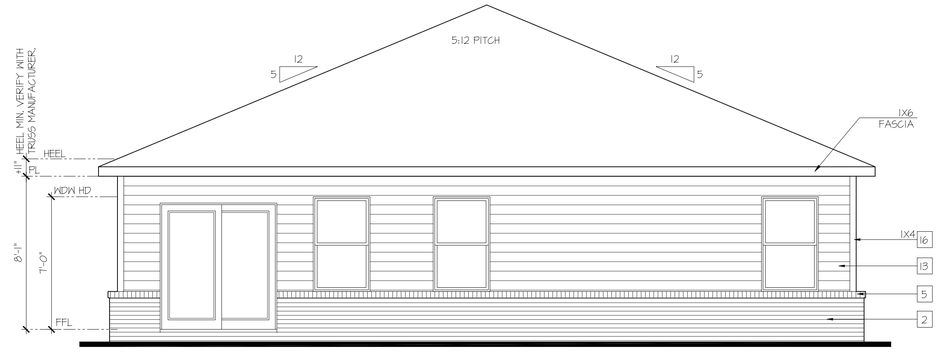
SIDING:

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.)



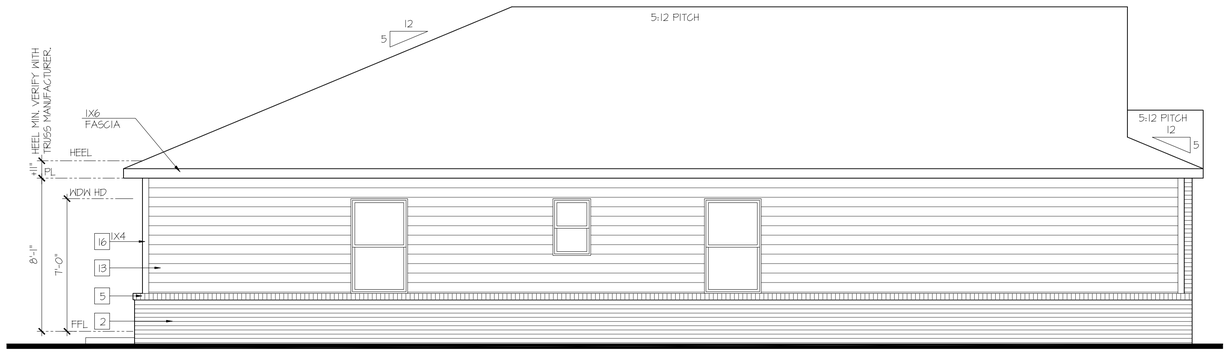

Right Elevation 'B-4'

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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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:

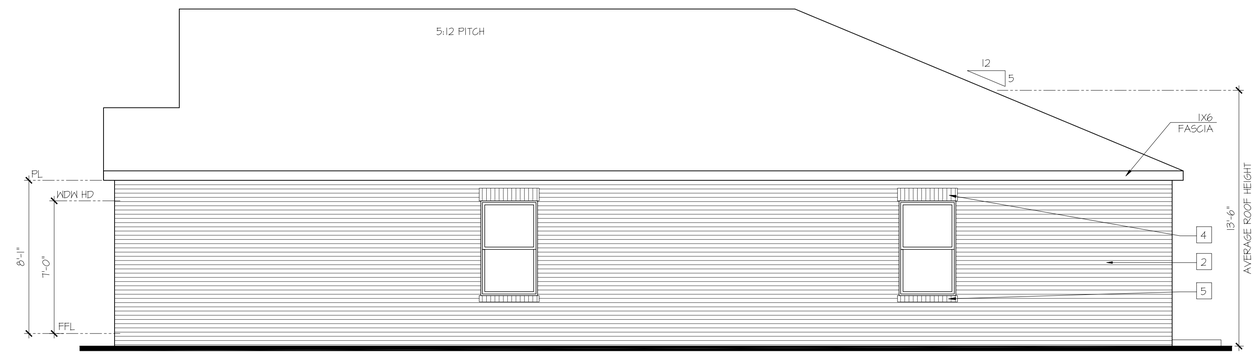
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

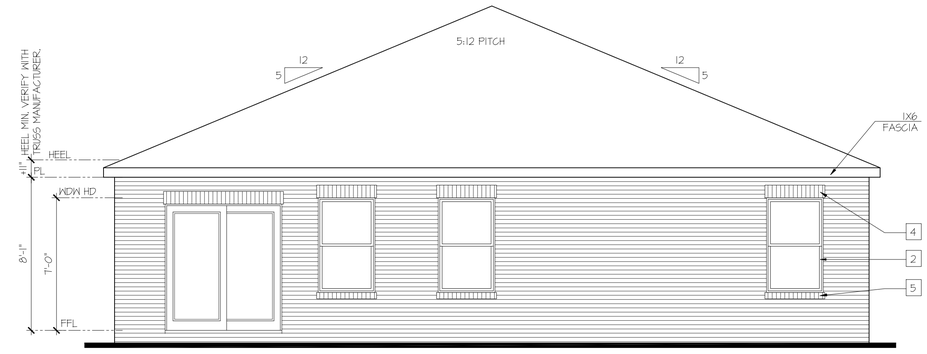
SIDING:

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.)



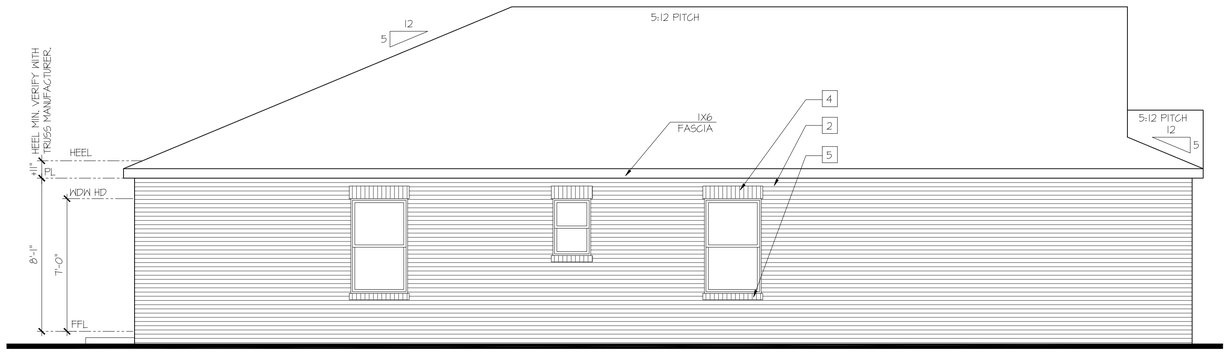

Right Elevation 'B-4' at Opt Brick Veneer

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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| 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:

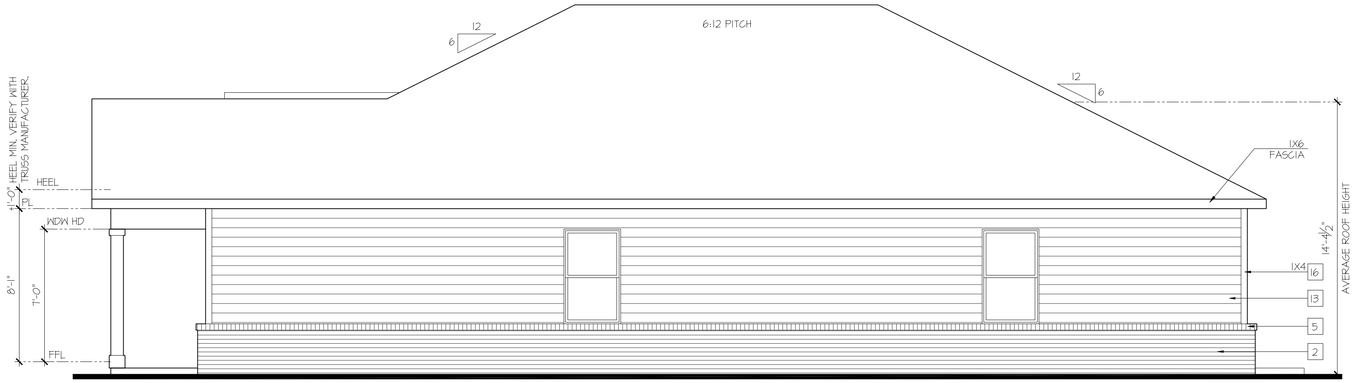
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

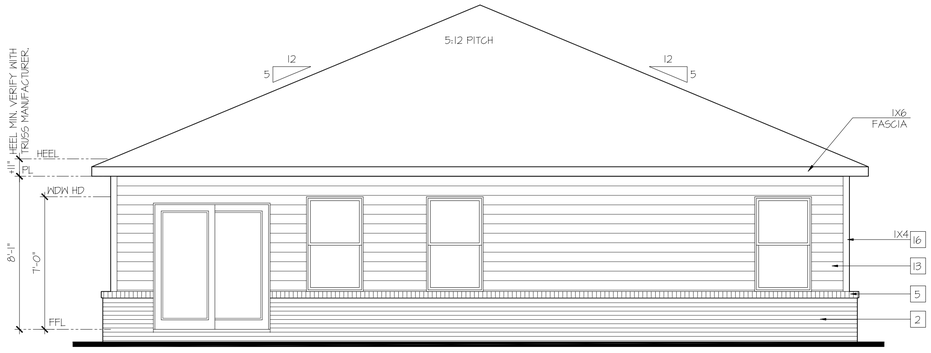
SIDING:

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.)



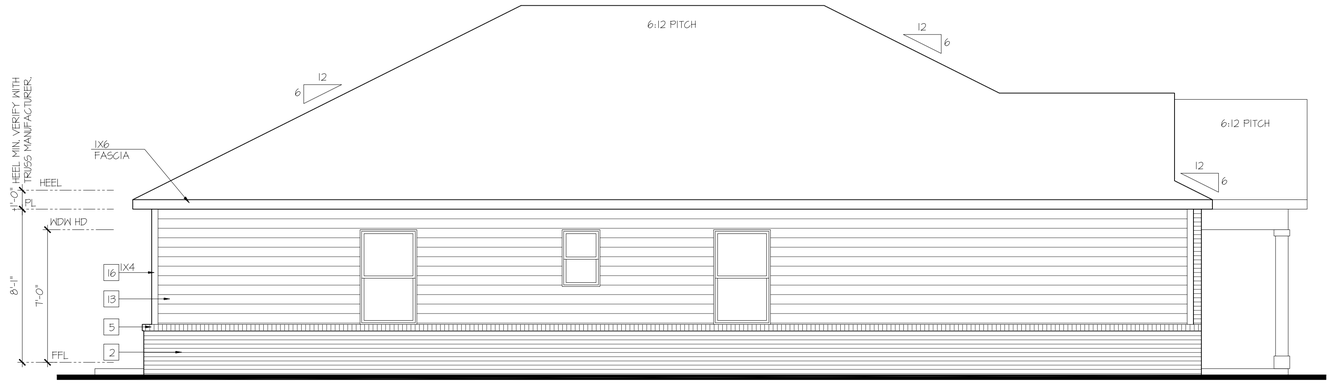

## Right Elevation 'C-4'

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 Neuville 'X429'**

**Prince George's County**

PROJECT NO: GMD-GA16082.1

SHEET TITLE: **SIDE & REAR ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **C2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

MASONRY:

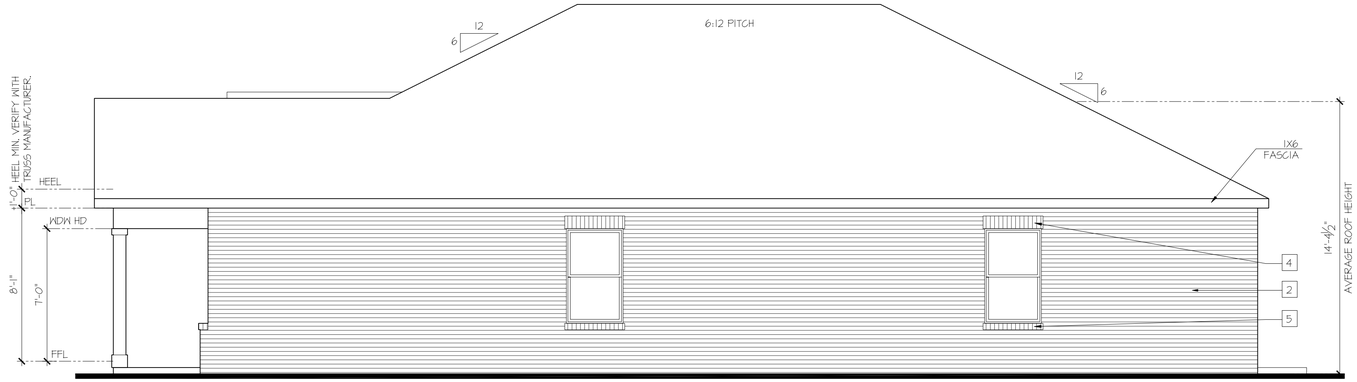
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

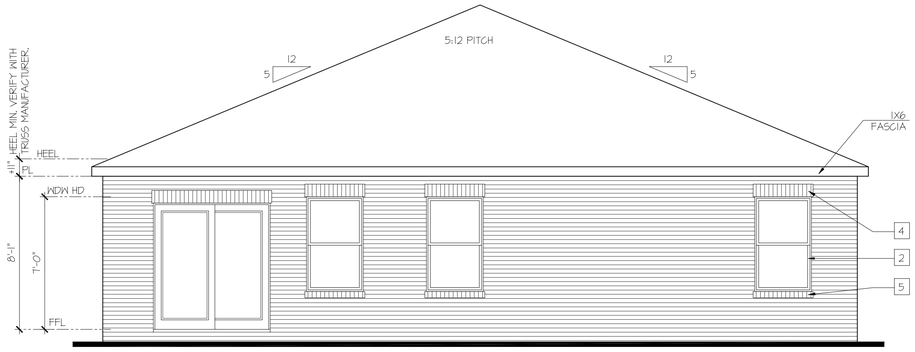
SIDING:

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.)
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. PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



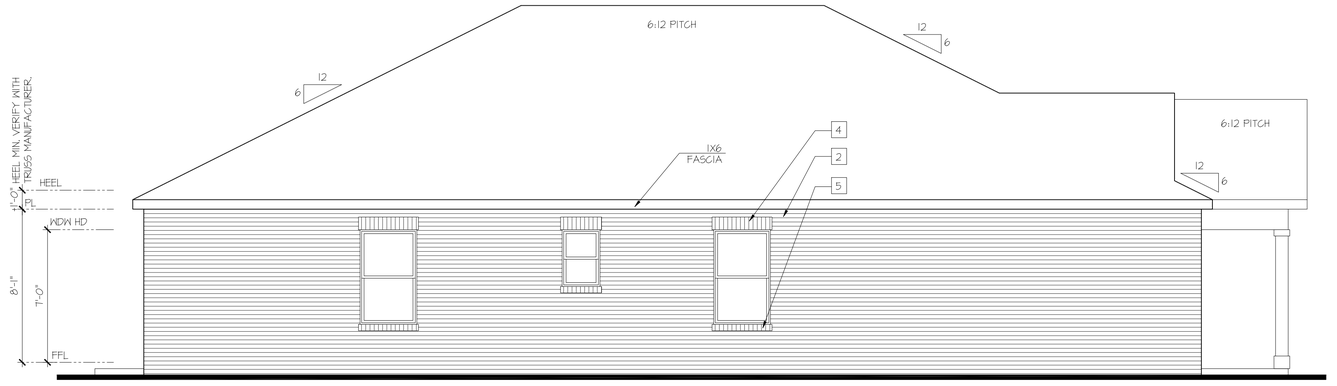

## Right Elevation 'C-4' at Opt Brick Veneer

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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| 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: **C3**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

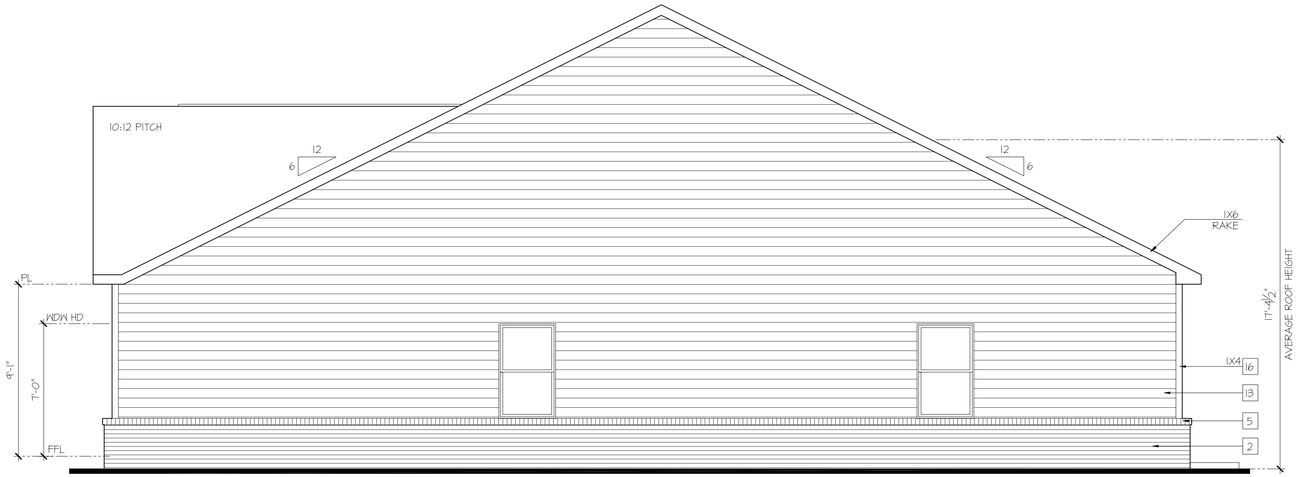
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

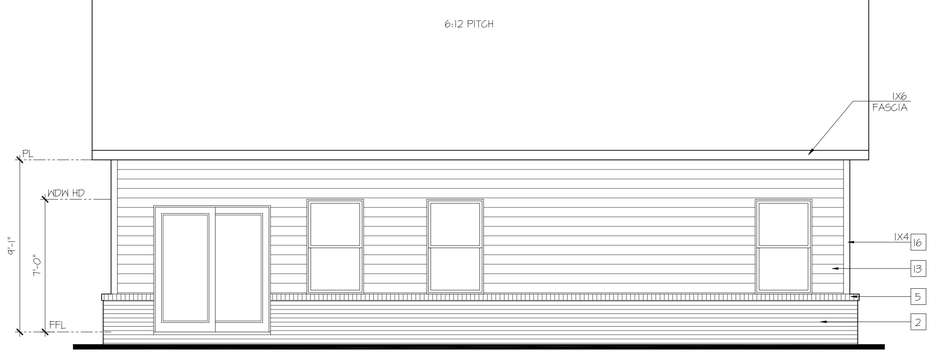
SIDING:

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.)
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 '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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| 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: **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:

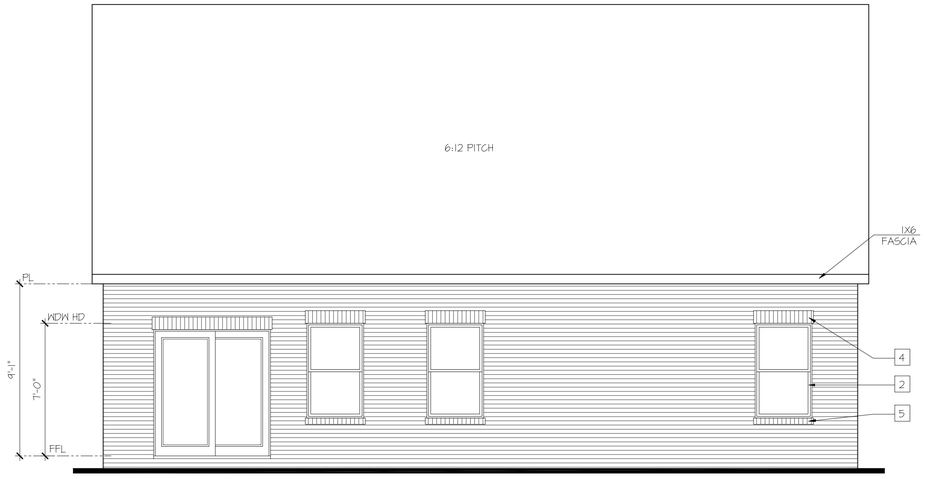
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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.)
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 '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

D·R·HORTON® America's Builder

| 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: **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

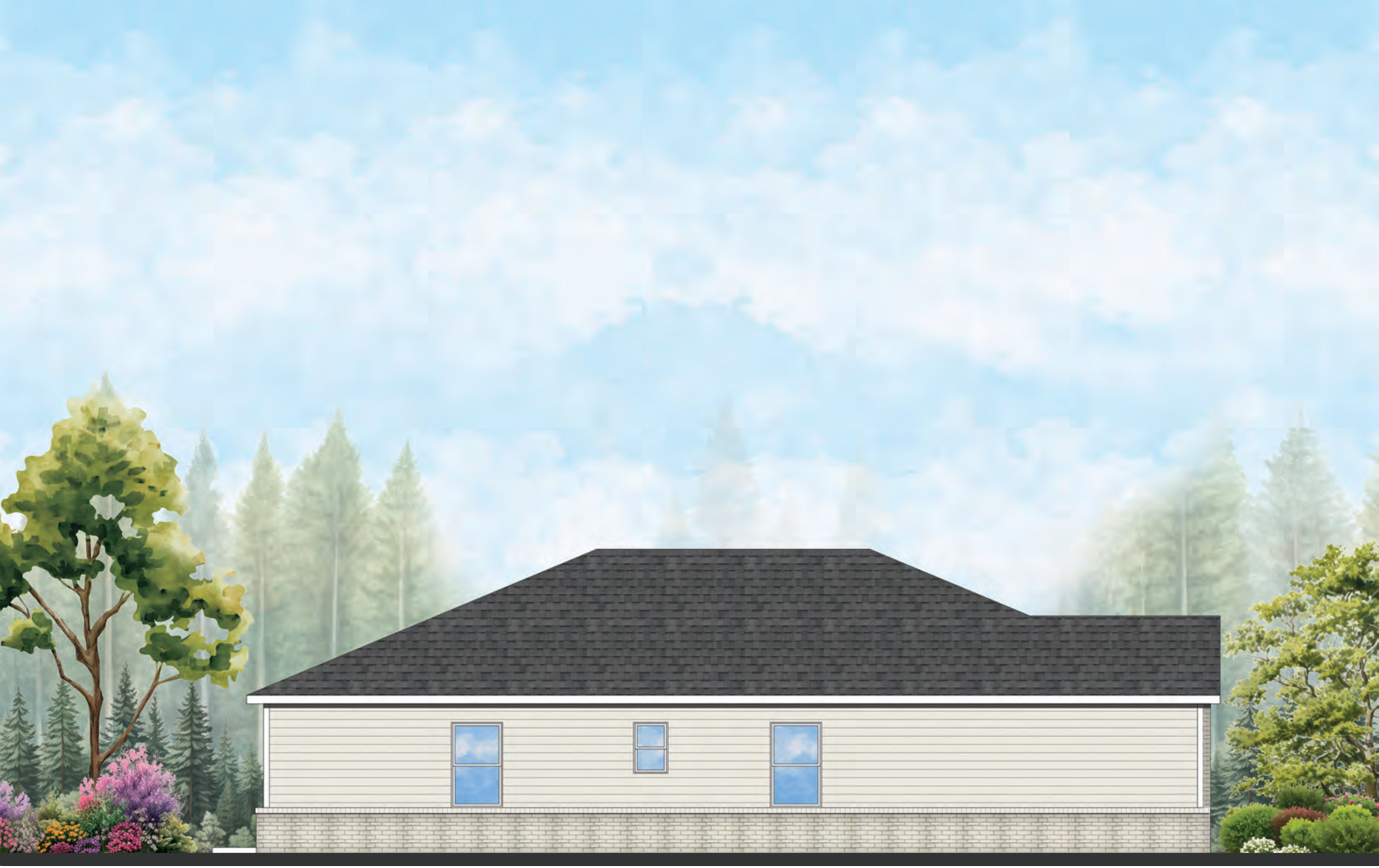
## 39′ x 55′ Single Family Detached

## Left Side Elevation - High Visibility
at Optional First Floor Brick

D·R·HORTON
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

## Left Side Elevation
(and HI-VIZ)

NOTE: Side and Rear Elevations to match Front Facade Color Palette

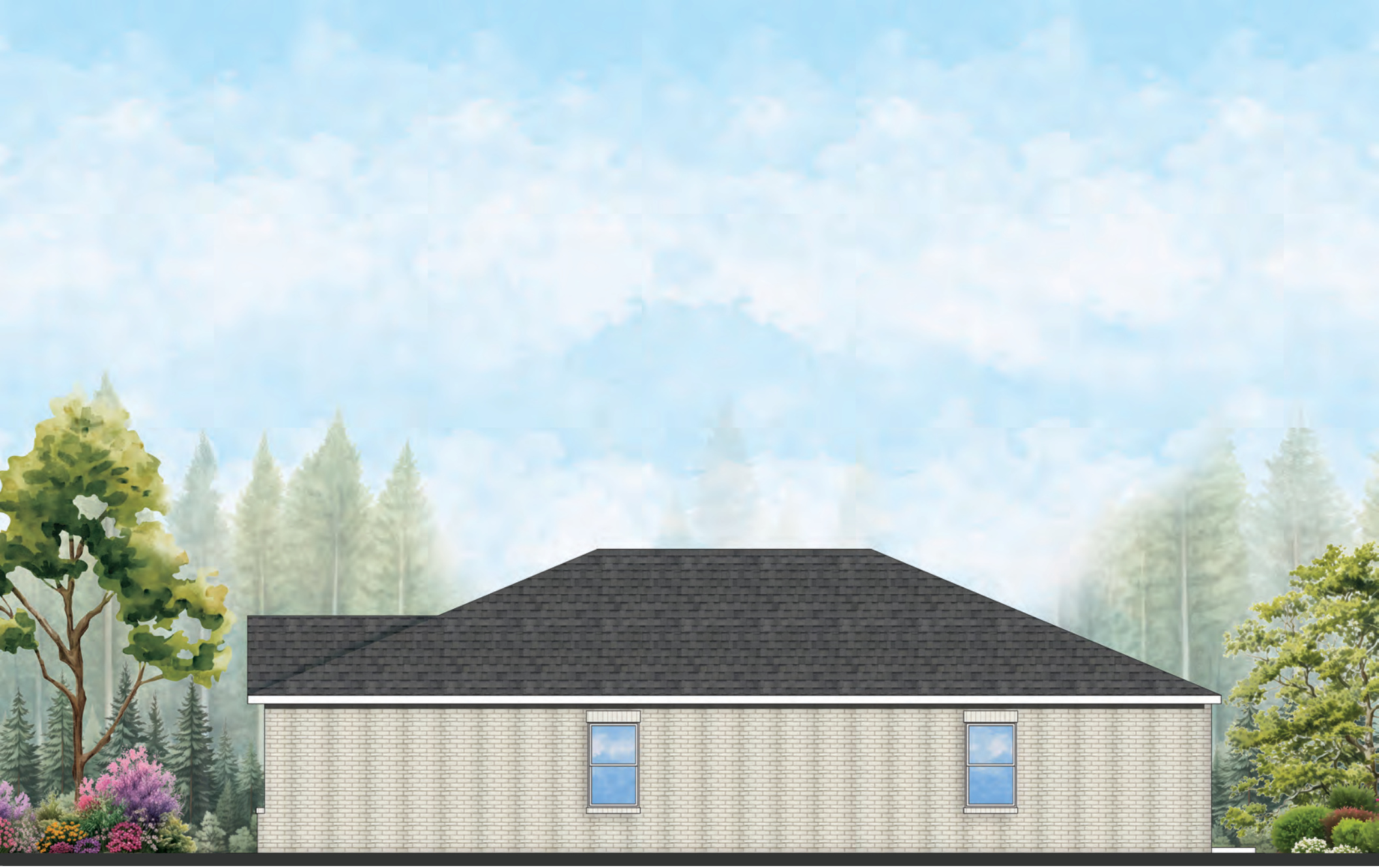
ELEVATION A-4

# Neuville

## 39’ x 55’ Single Family Detached

## Rear Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette



ELEVATION A-4

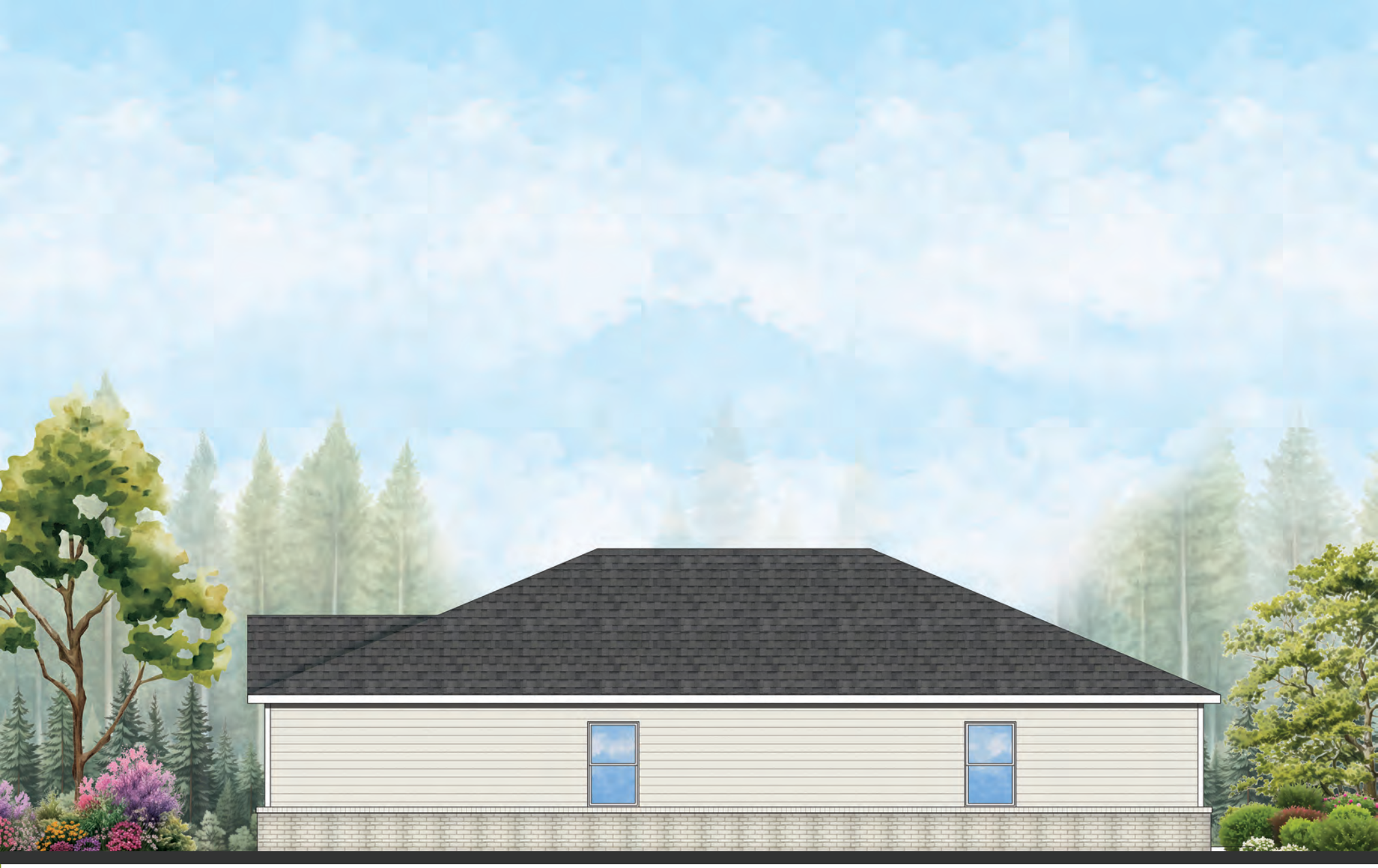
# Neuville

## 39′ x 55′ Single Family Detached

## Right Side Elevation - High Visibility

## at Optional First Floor Brick

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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

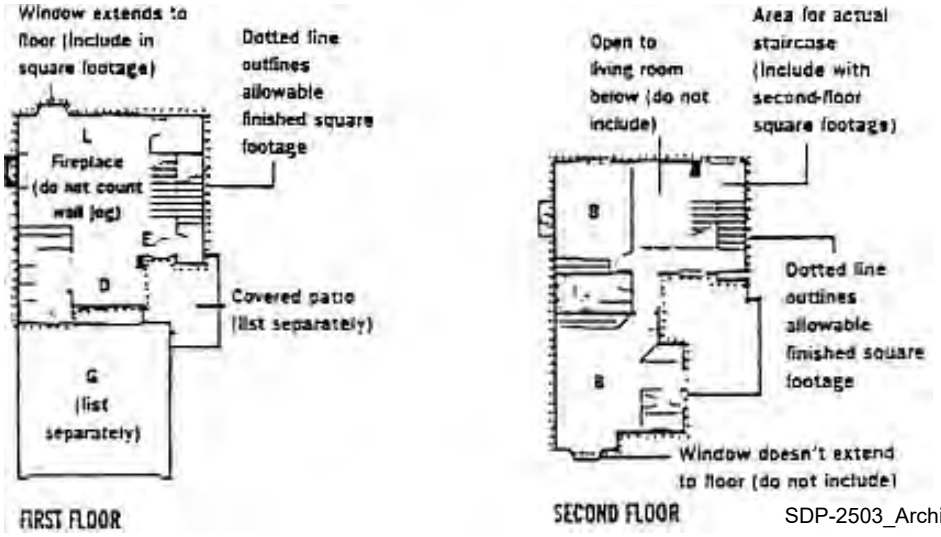
How to measure:

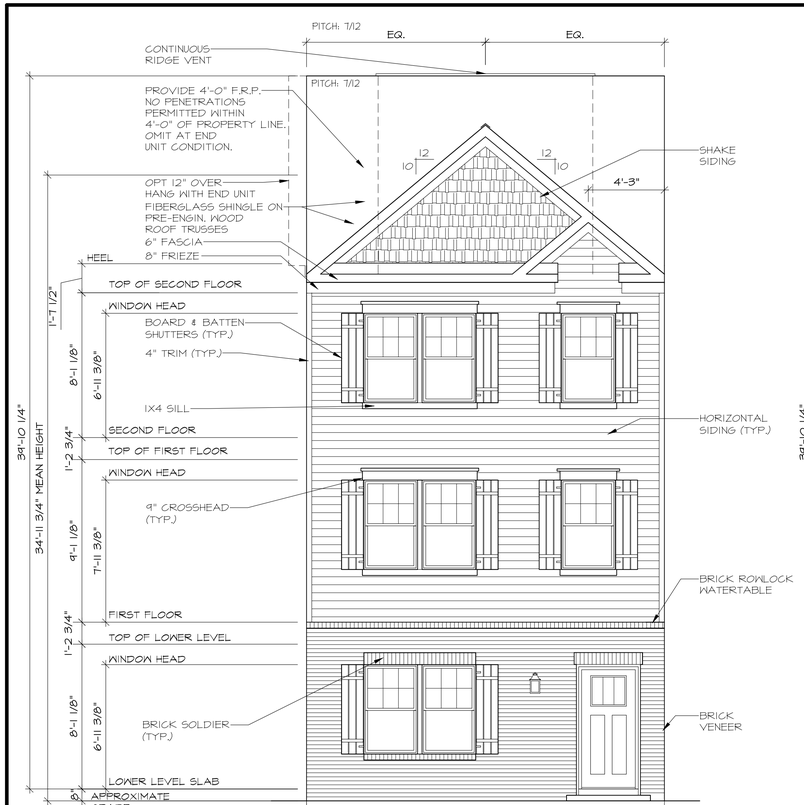
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

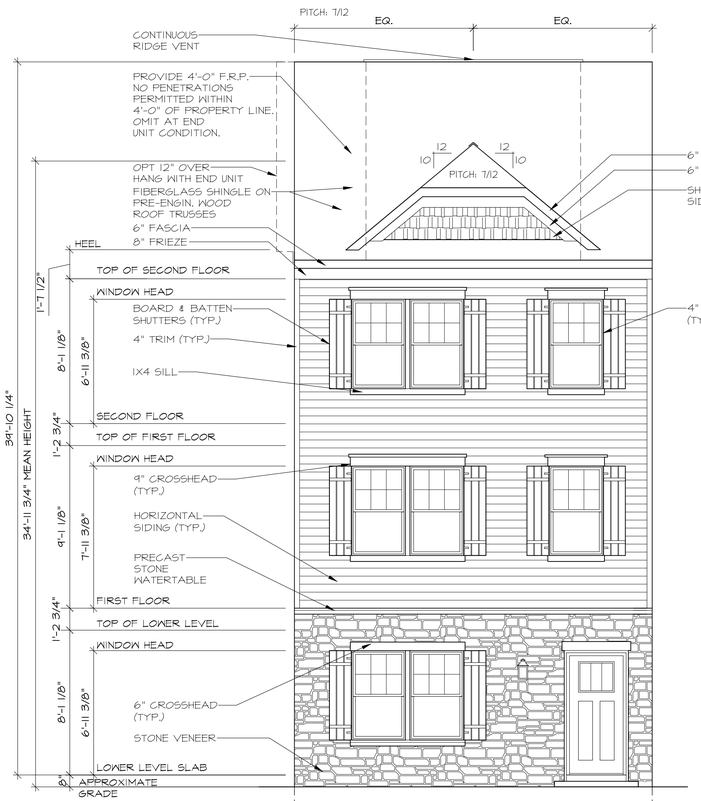
SAMPLE FLOOR PLAN





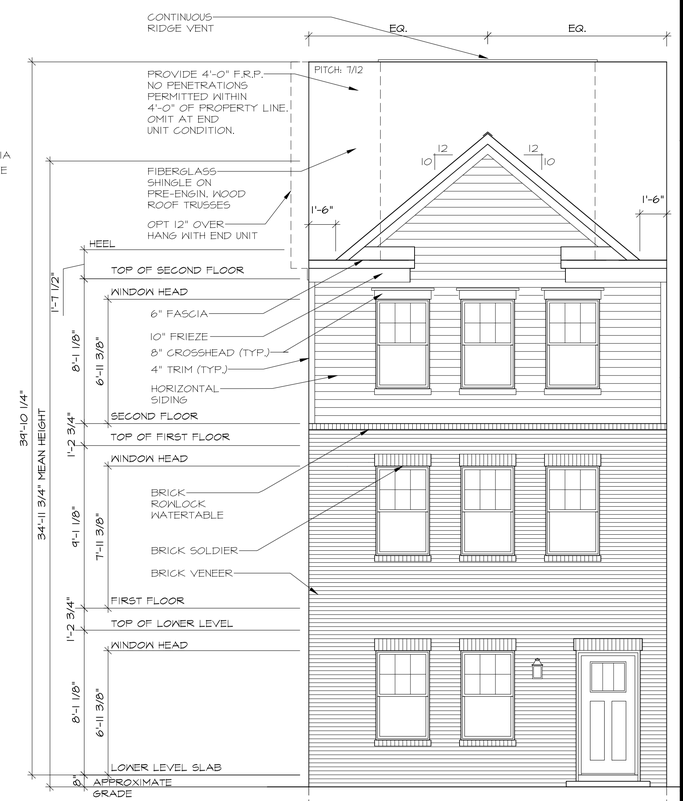

## FRONT ELEVATION "N4"

W/ BRICK WATERTABLE



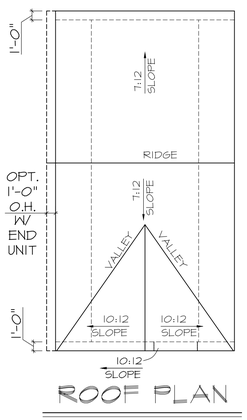

## FRONT ELEVATION "P5"

W/ STONE WATERTABLE

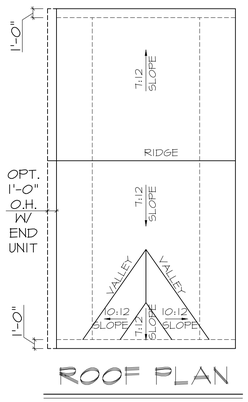



## FRONT ELEVATION "Q6"

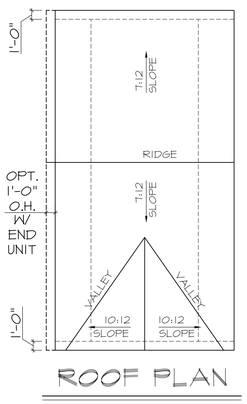
W/ HIGH BRICK WATERTABLE




## ROOF PLAN




## ROOF PLAN




## ROOF PLAN

6/6/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

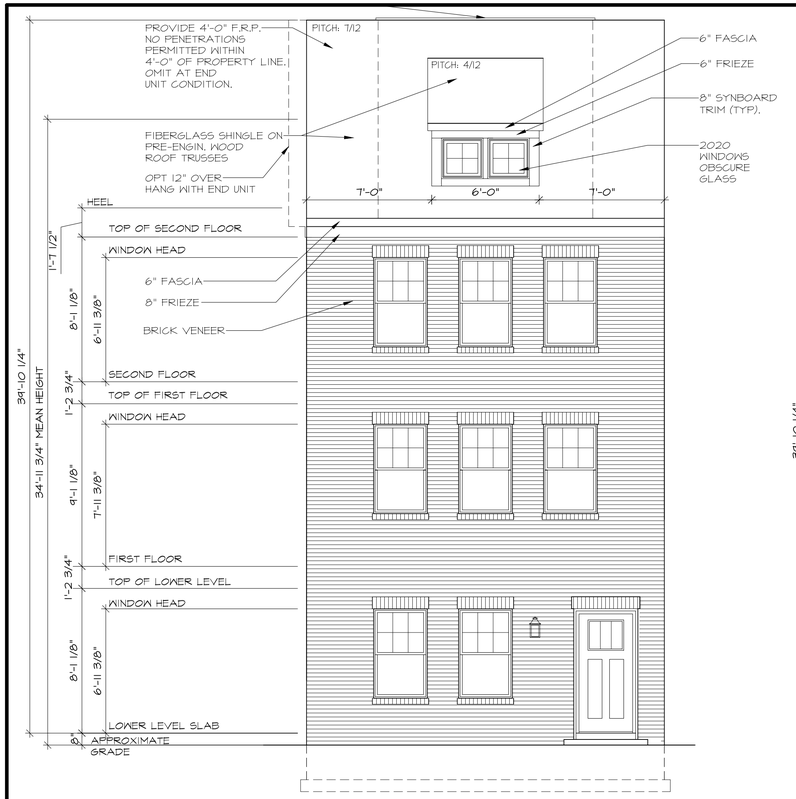
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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" |

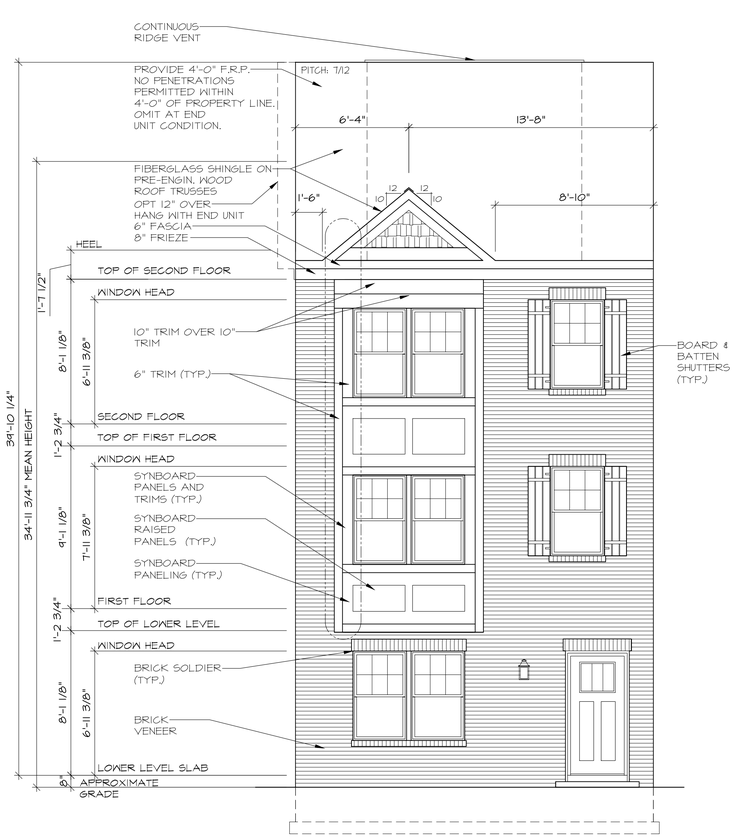
HOUSE NAME: NORRIS

DRAWING TITLE: FRONT ELEVATIONS

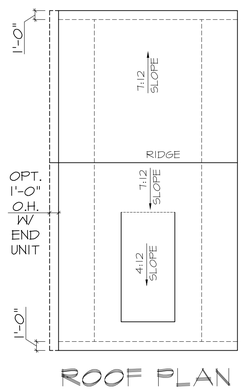
SHEET No.
A.1.1



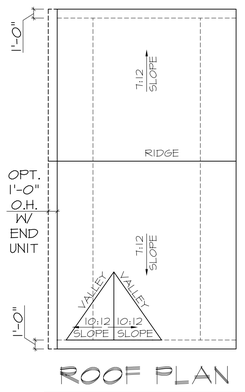

FRONT ELEVATION "S8"



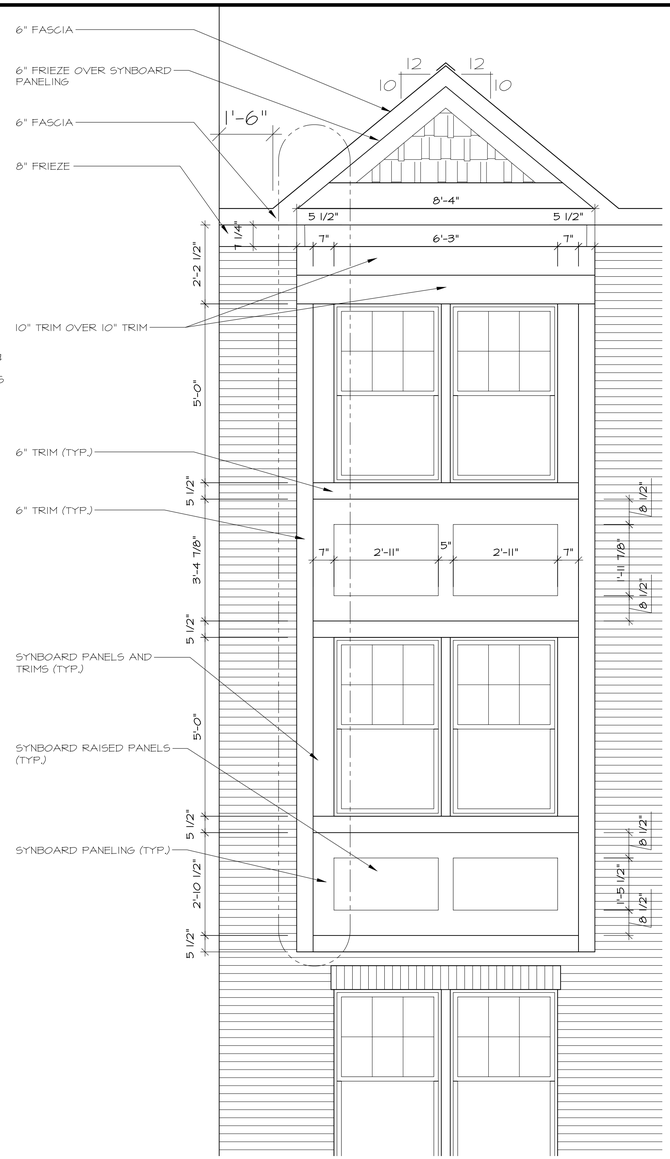

FRONT ELEVATION "T8"




ROOF PLAN




ROOF PLAN




# BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"

6/6/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

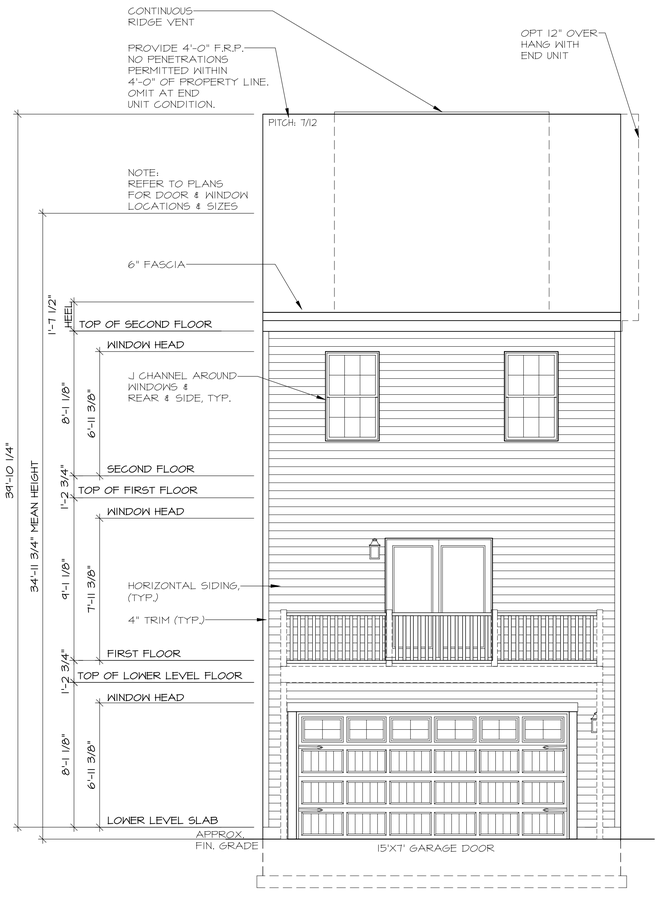
D·R·HORTON® America's Builder

| |
|---|
| 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

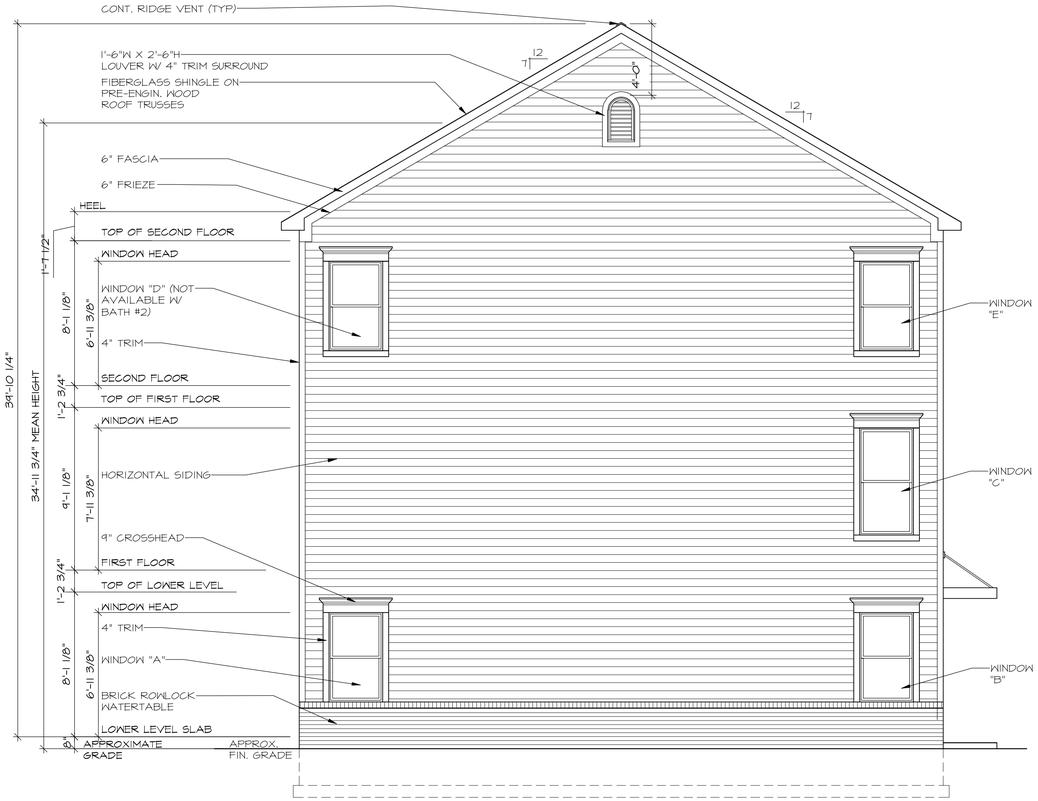
D·R·HORTON®
America's Builder

| |
|---|
| 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: SIENNA

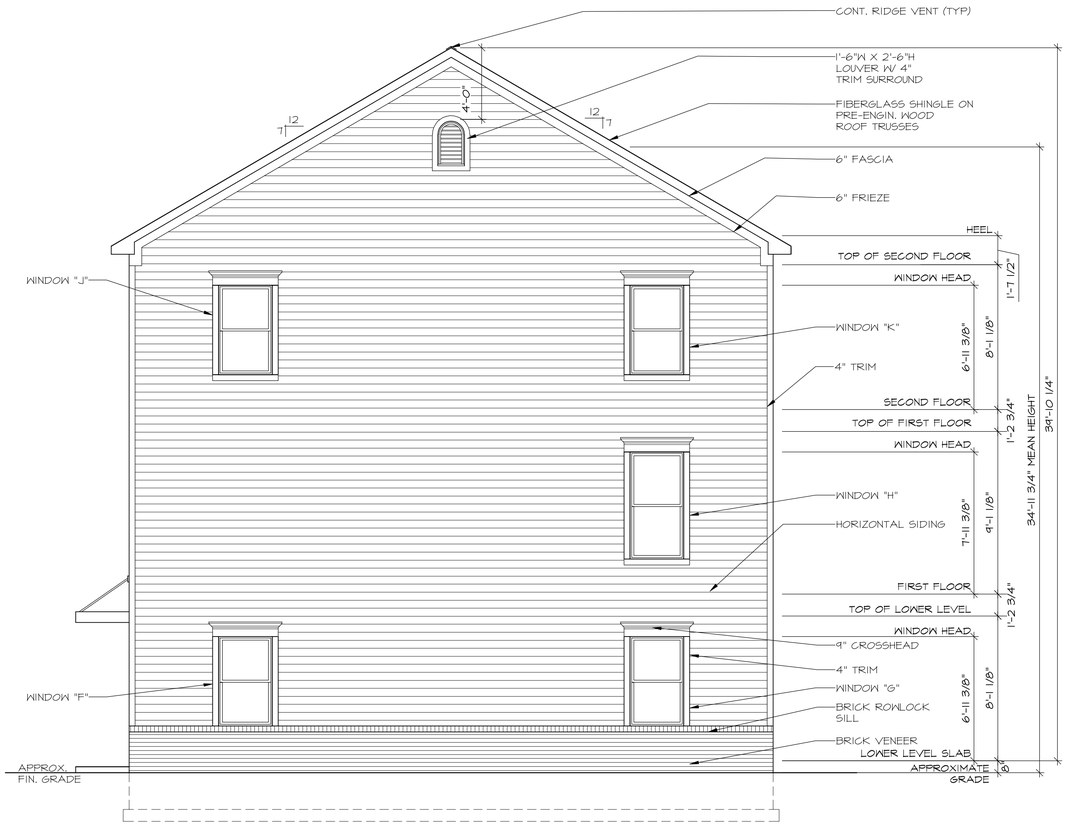
DRAWING TITLE: REAR ELEVATIONS

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

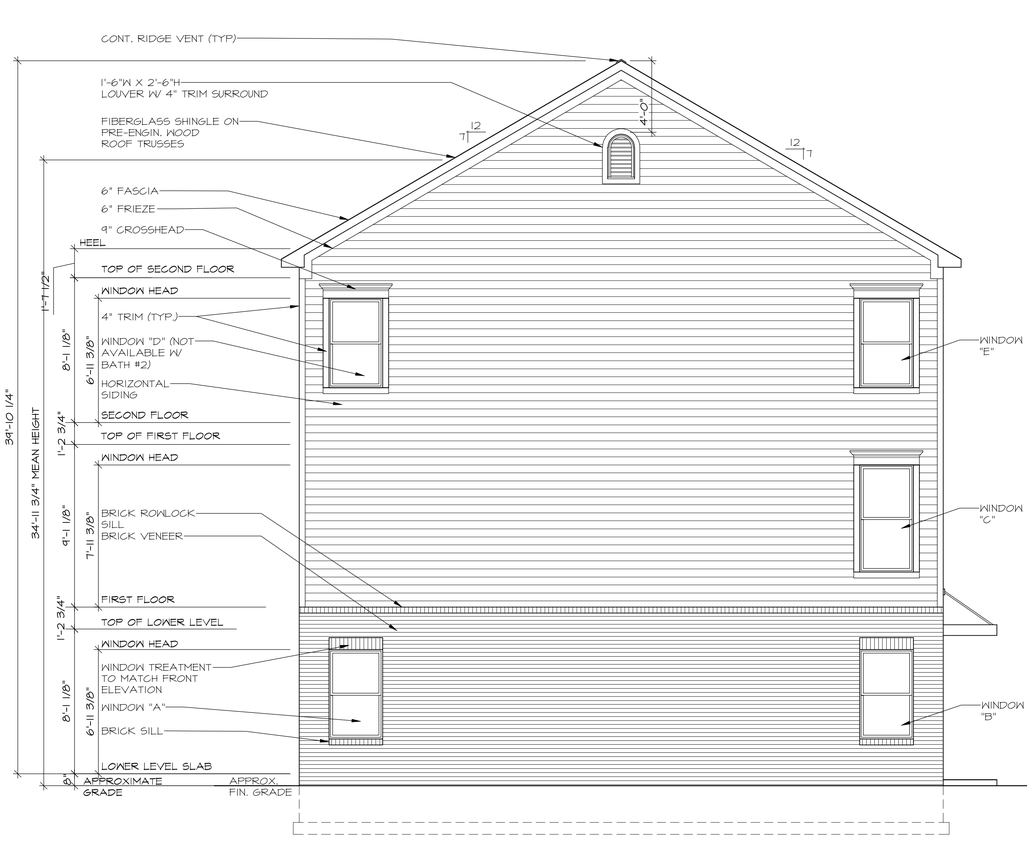
D·R·HORTON® America's Builder

| |
|---|
| 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

DRAWING TITLE: SIDE ELEVATIONS

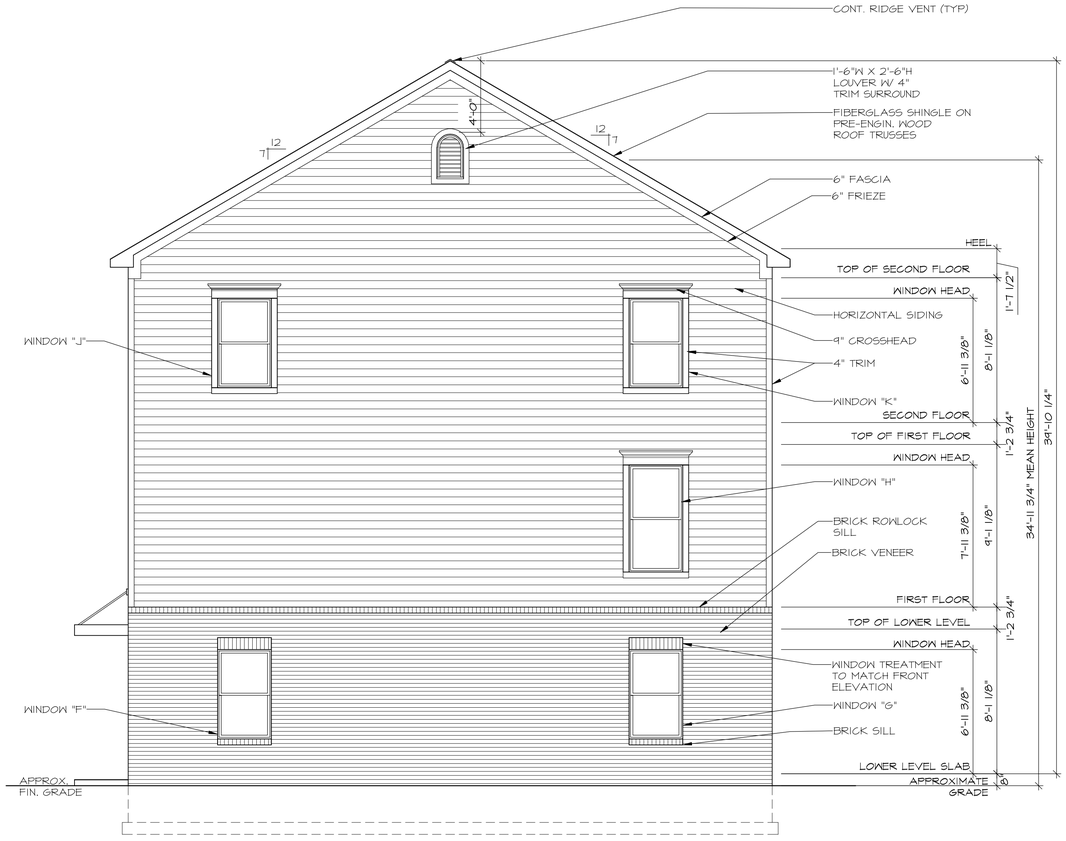
SHEET No.
A.2.15




## 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

D·R·HORTON
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

D·R·HORTON
America's Builder

# Norris

## 20' x 36' Single Family Attached

## Left Side Elevation - High Visibility

D·R·HORTON
America's Builder

# Norris

## 20' x 36' Single Family Attached
## Rear Elevation

# Norris

## 20' x 36' Single Family Attached

## Right Side Elevation - High Visibility

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
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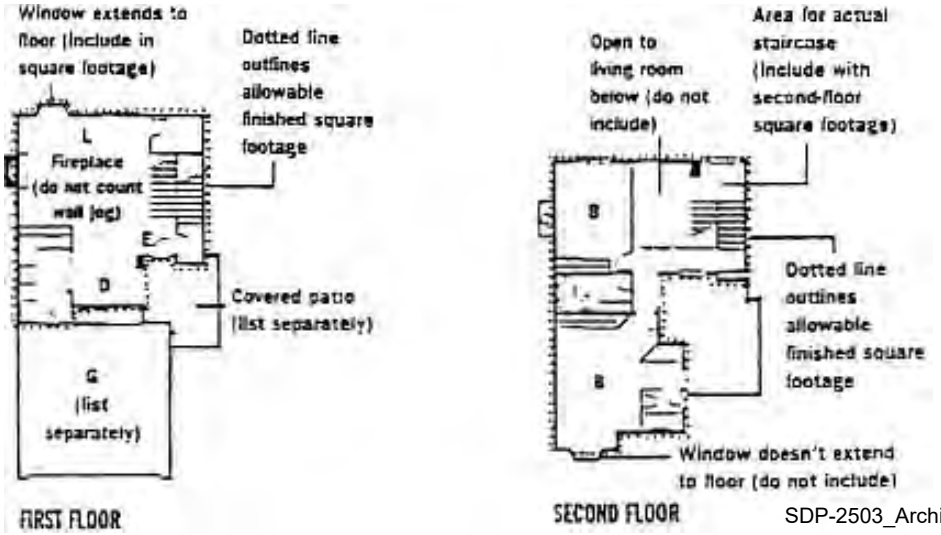
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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

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-GAI6082.1

SHEET TITLE: **FRONT ELEVATIONS**

PRINT DATE: March 28, 2025

SHEET NO: **1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

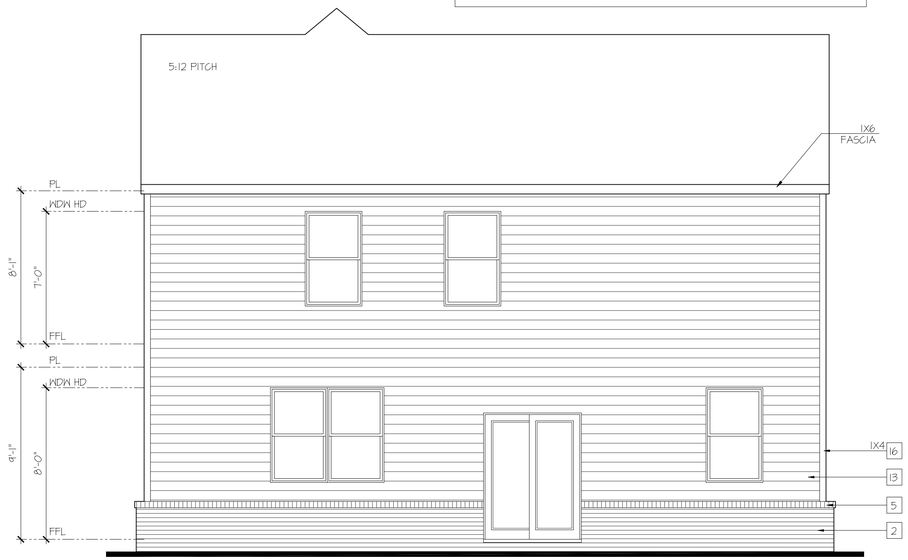
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

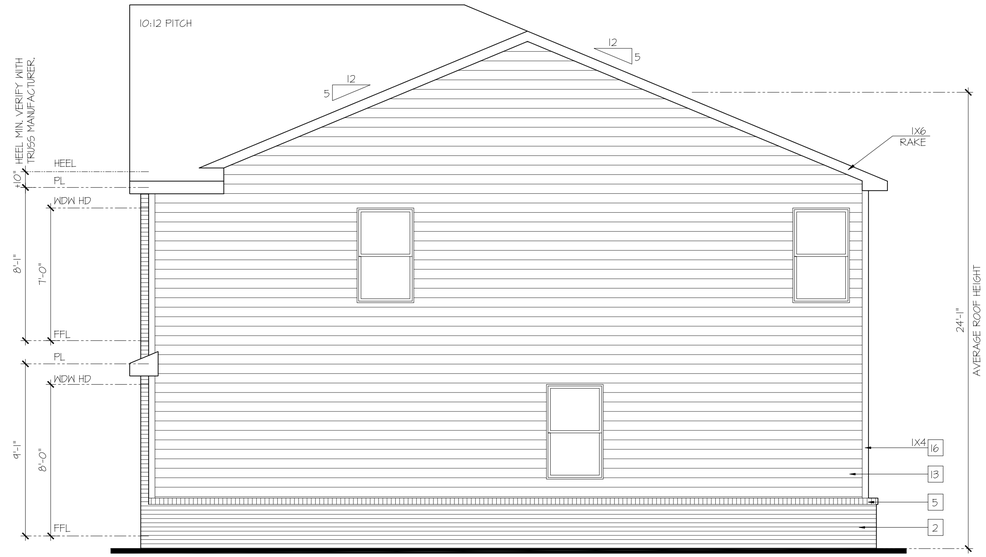
SIDING:

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

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: **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.)

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

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

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

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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:

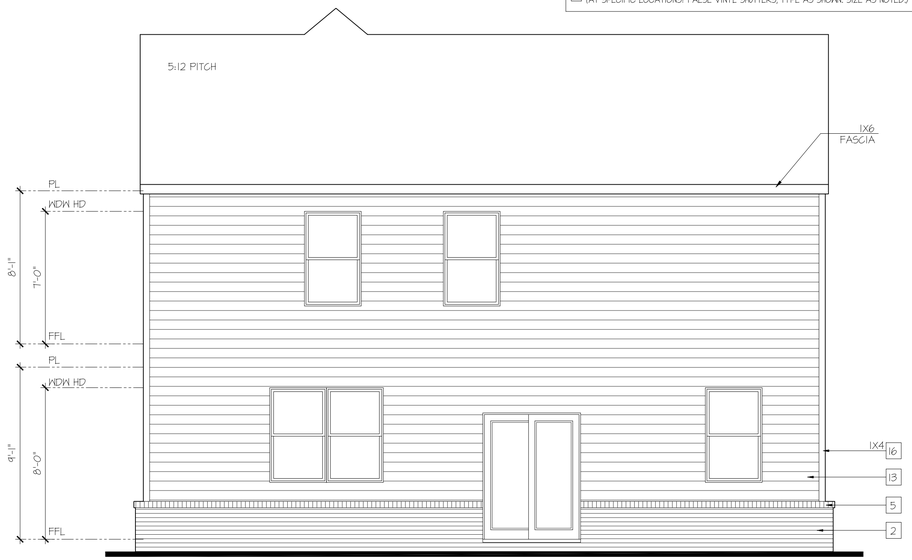
1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 N/A

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.

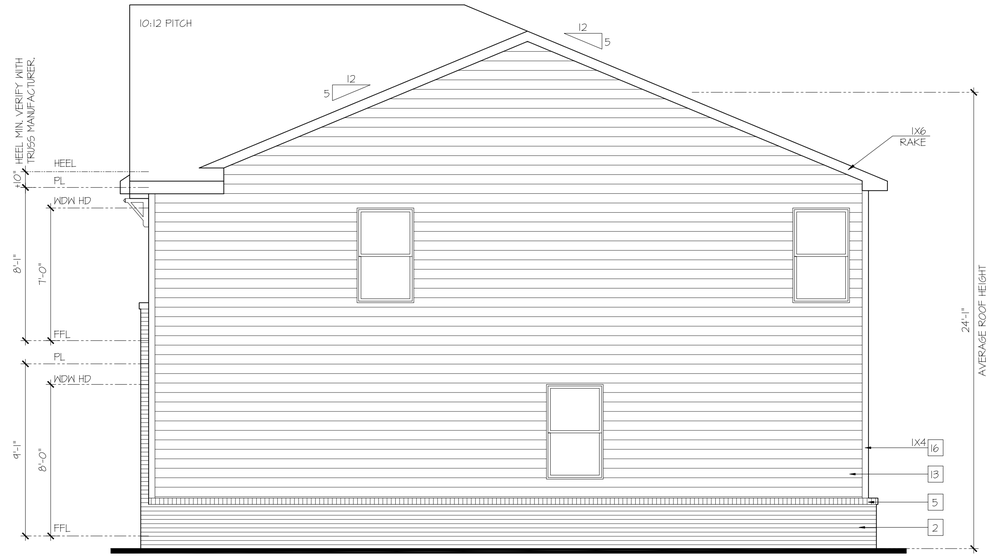
SIDING:

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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| 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/ 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.)

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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| 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

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# 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

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## 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

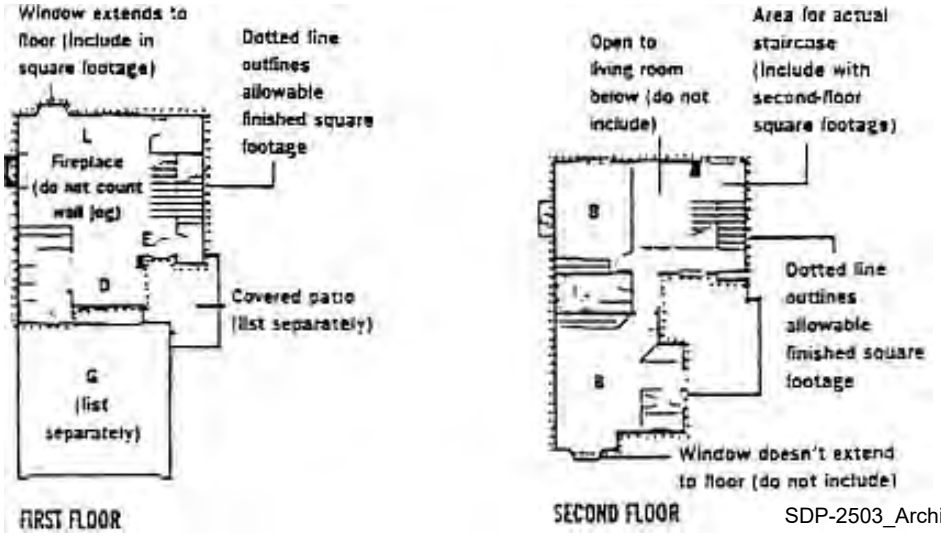
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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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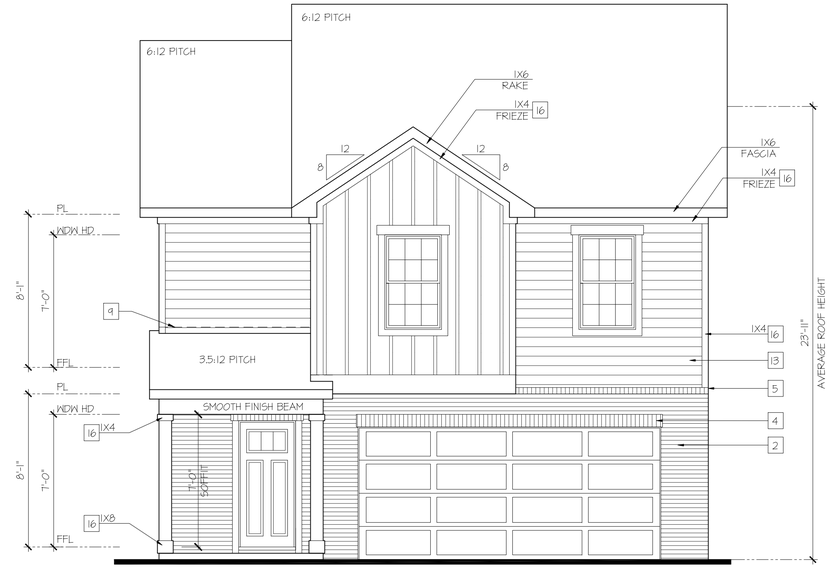
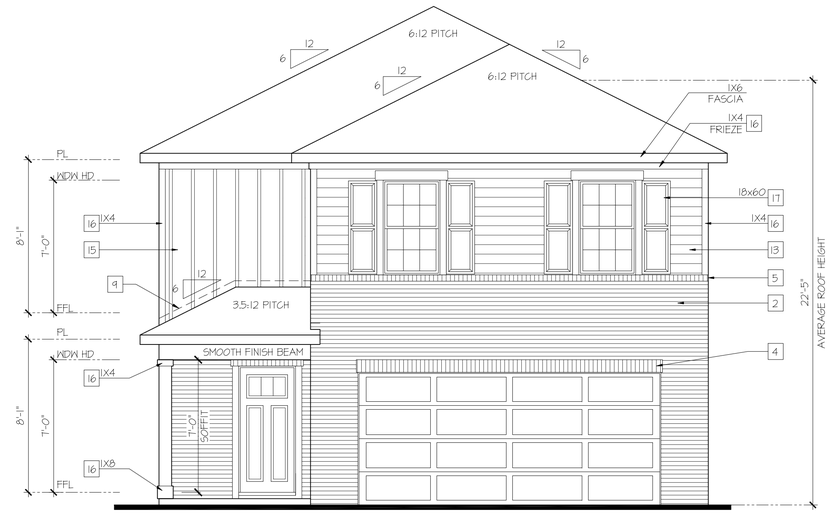
16. VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)




# 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:**

**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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| 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:

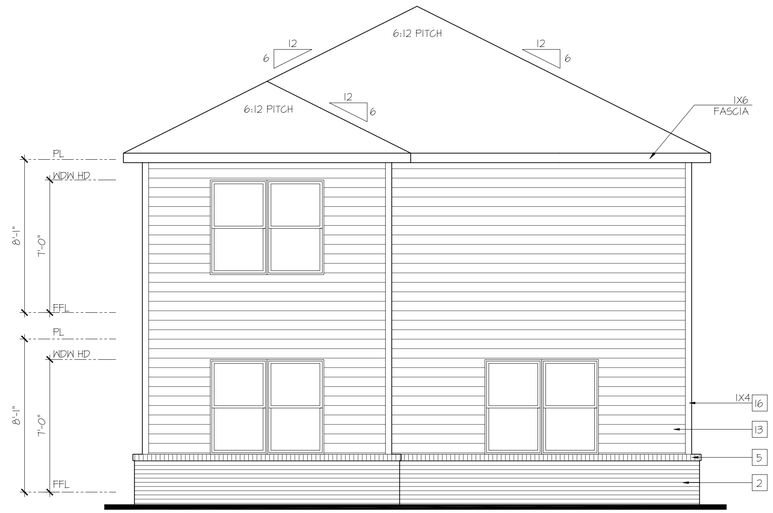
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

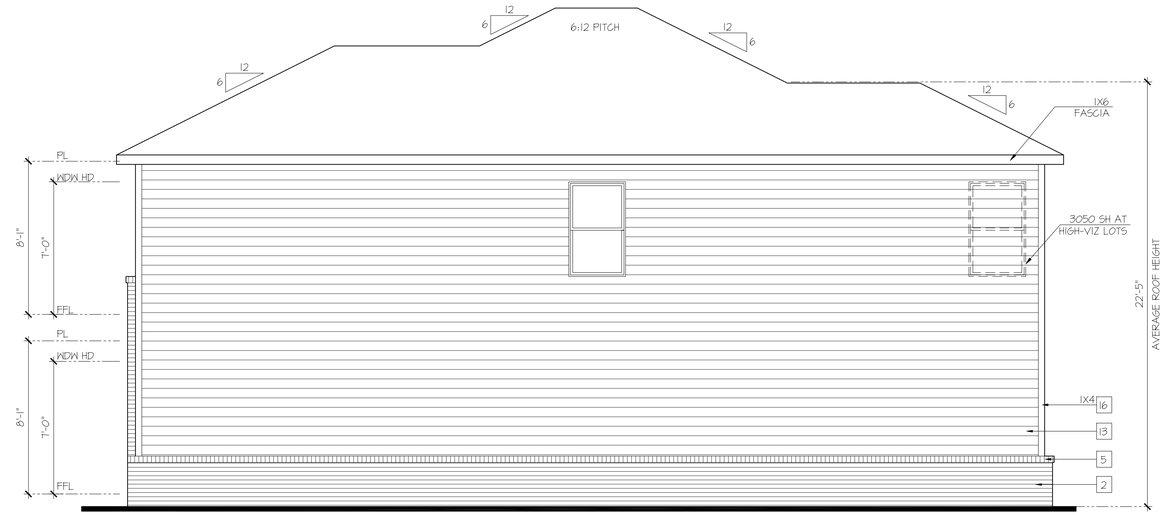
SIDING:

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 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.)



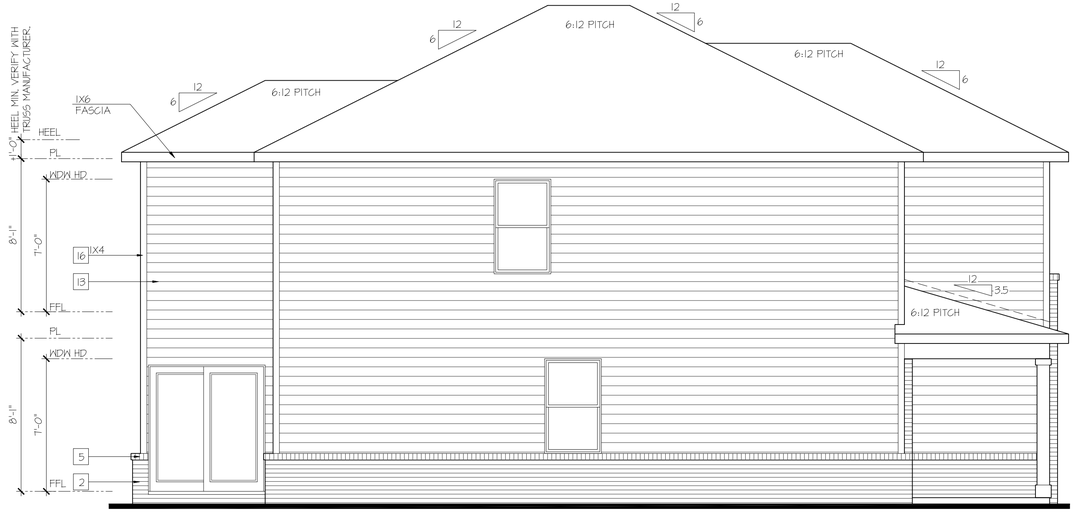

## Rear Elevation 'A-4'

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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| 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:

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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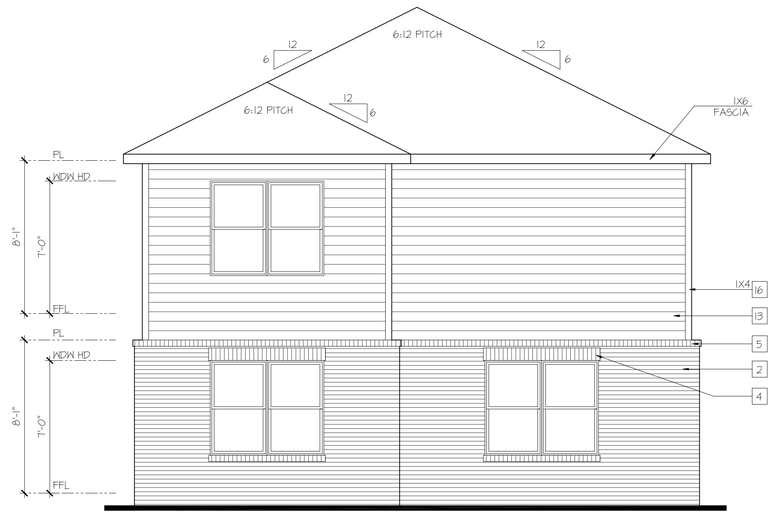
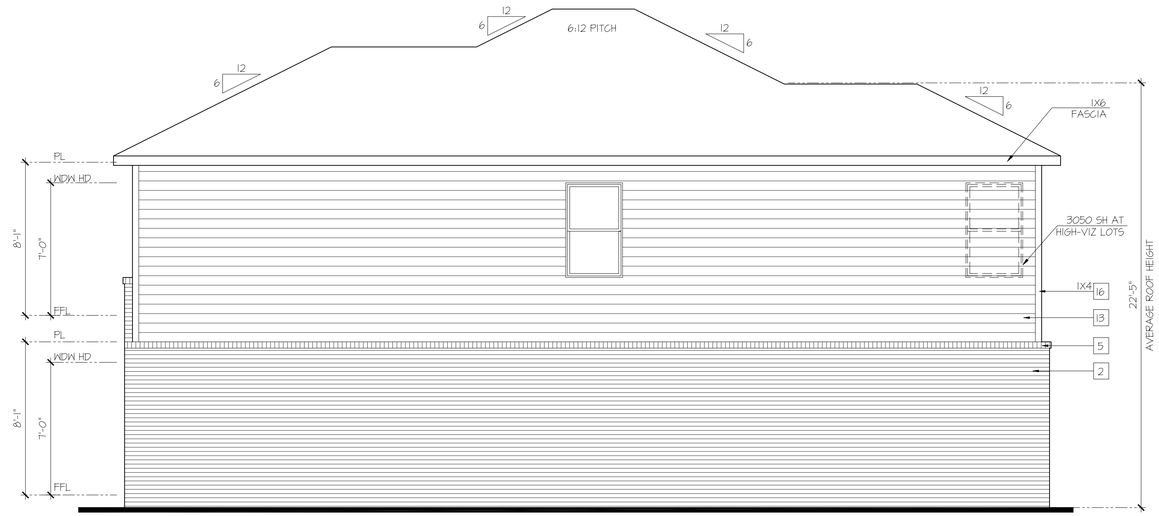
17. FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



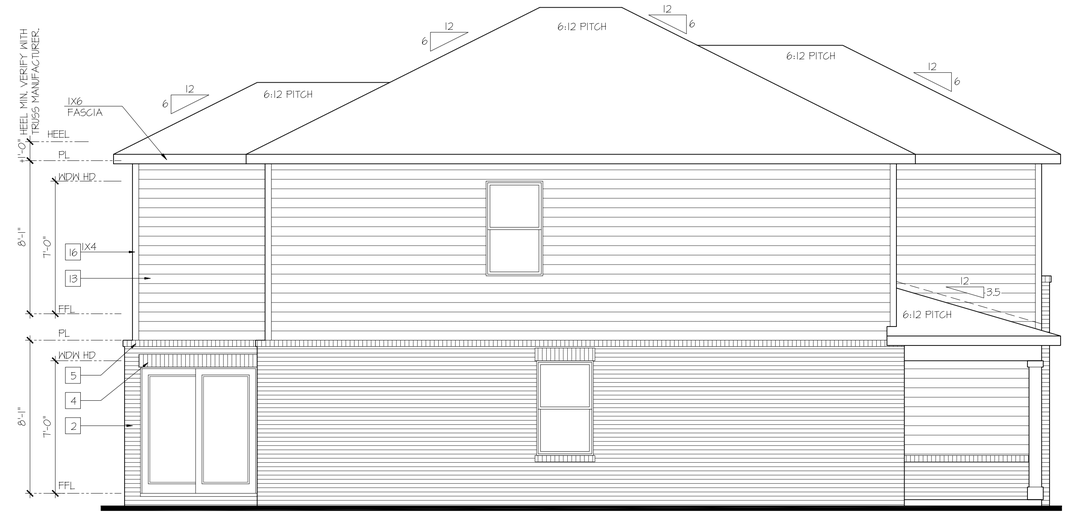

Rear Elevation 'A-4' at Opt Brick Veneer

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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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:

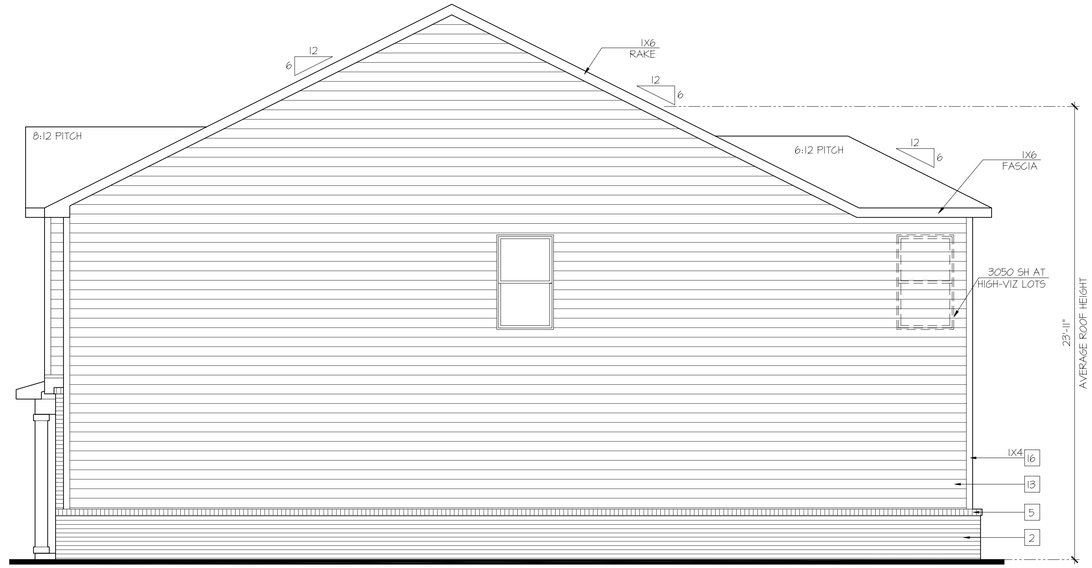
7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT 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.)

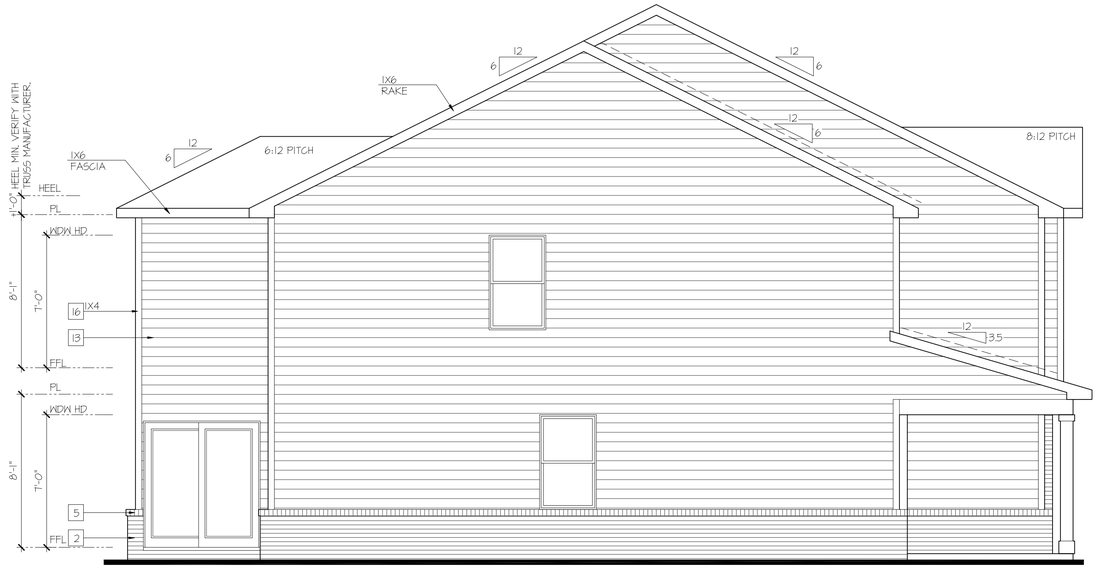
Rear Elevation 'B-4'

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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| 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:

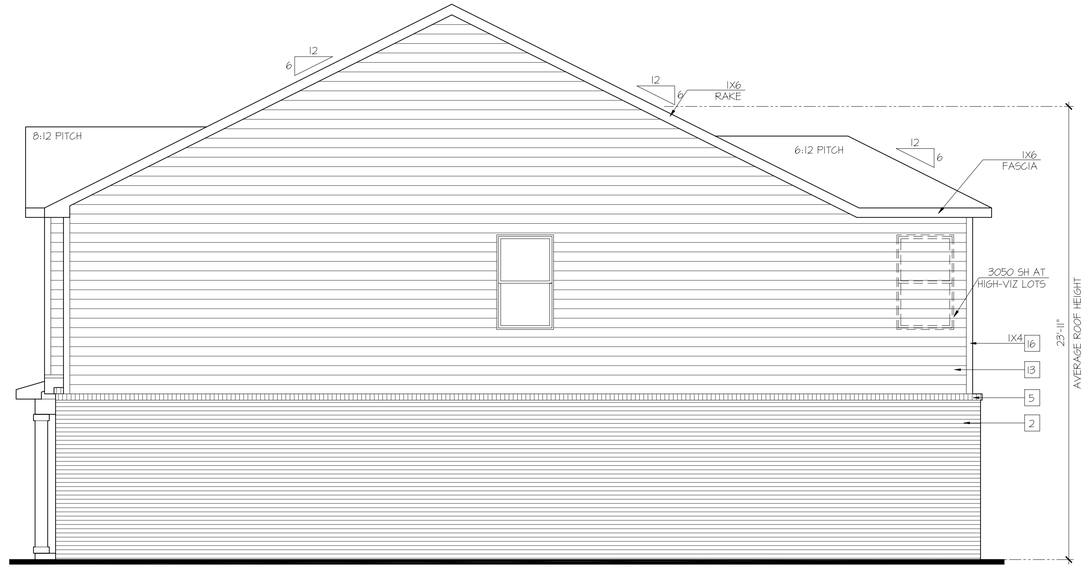
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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.)
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.)

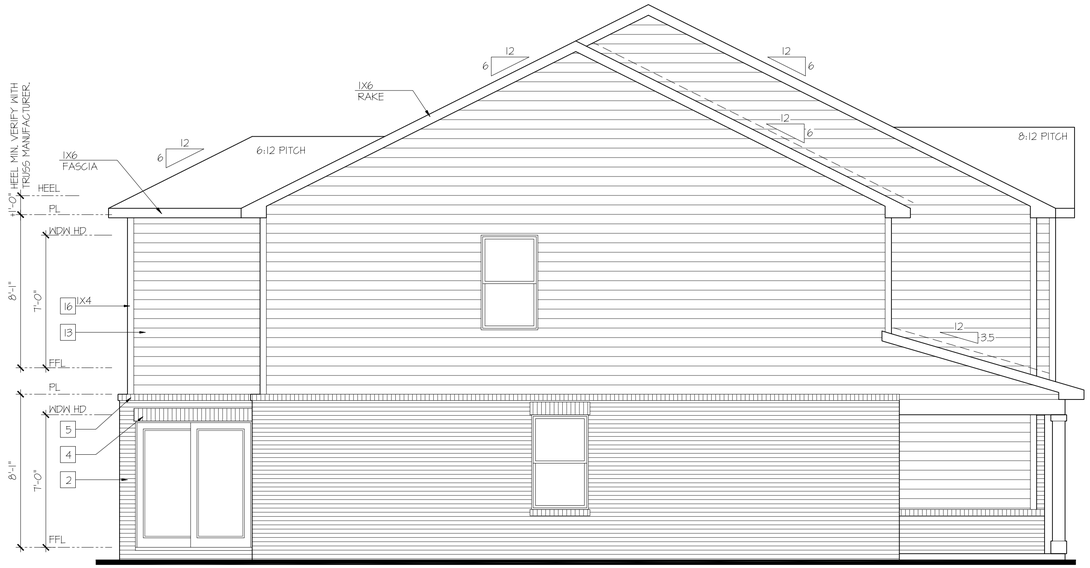
## Rear Elevation 'B-4' at Opt Brick Veneer

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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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.
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 '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: |
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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: **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.)
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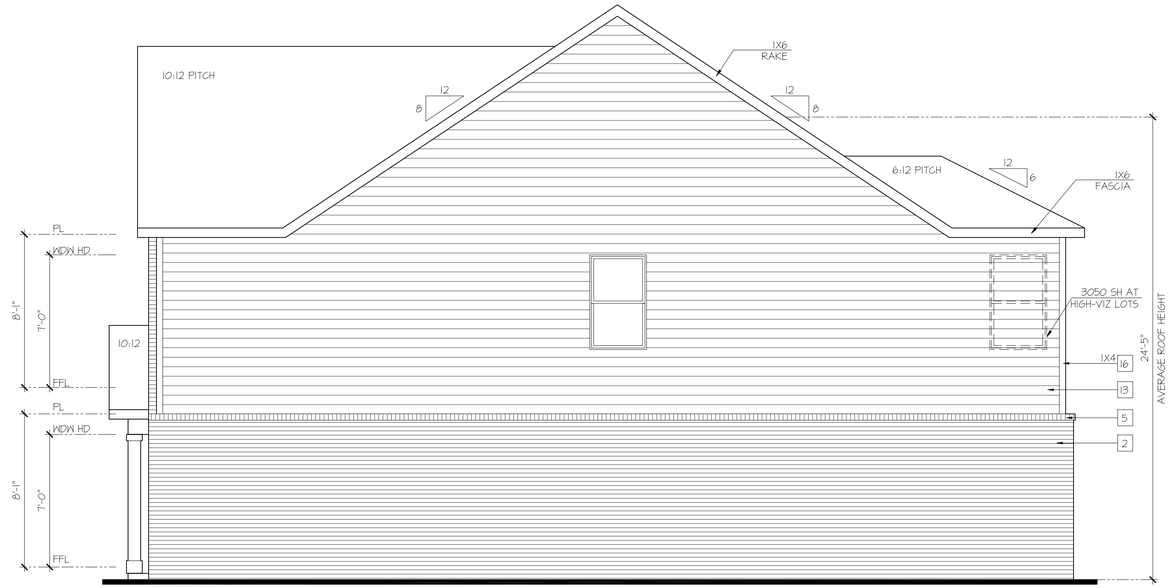
11. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

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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| 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: **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.)
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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 '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: |
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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: **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.)
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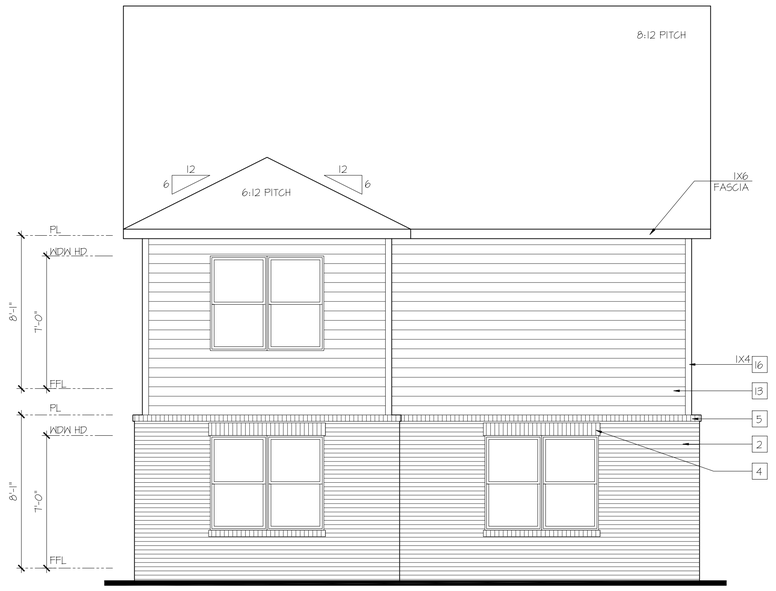
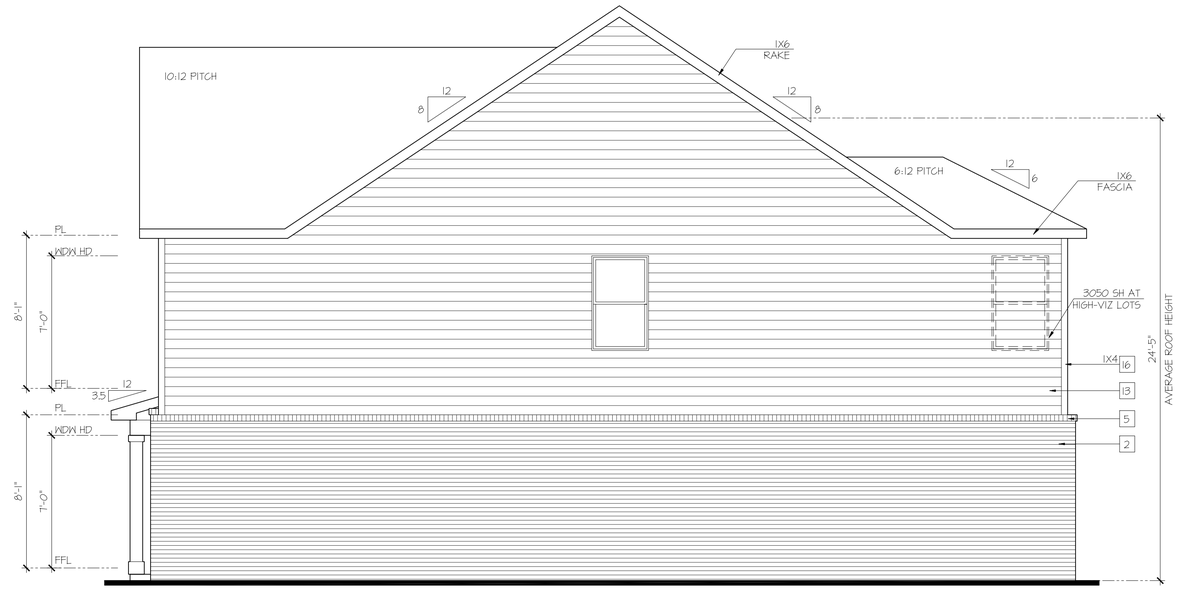



## Rear Elevation 'F-4' at Opt Brick Veneer

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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PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series Pine 'X303'**

**Prince George's County**

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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

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NOTE: Side and Rear Elevations to match Front Facade Color Palette

ELEVATION F-4

# Pine

## 29′ x 48′ Single Family Detached

## Right Side Elevation

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NOTE: Side and Rear Elevations to match Front Facade Color Palette

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

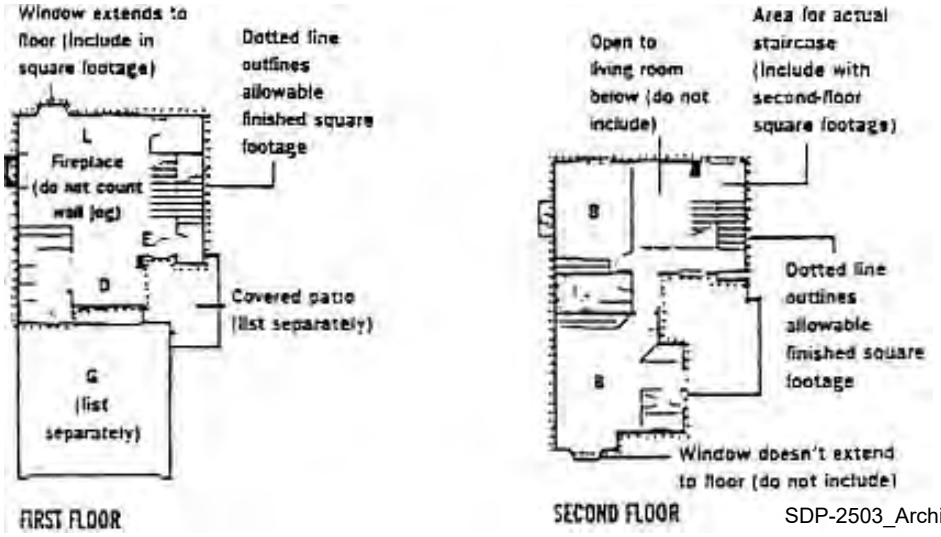
How to measure:

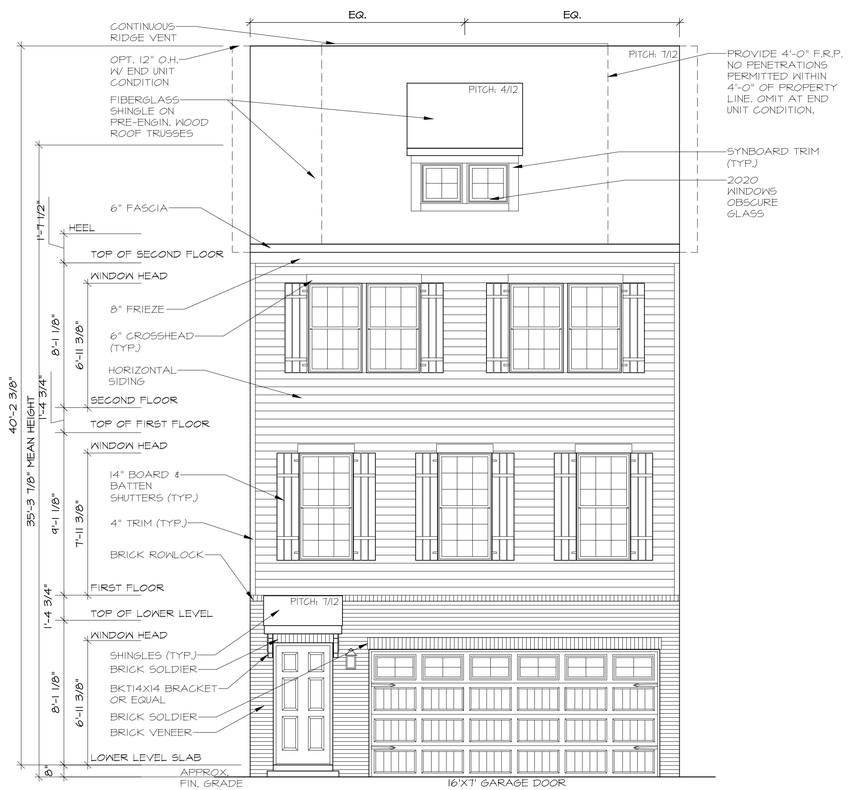
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN

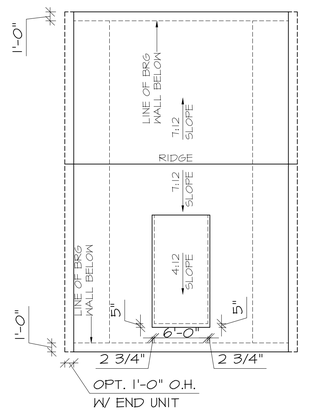





**NOTE:**

PORCH CANOPY IS NOT DESIGN FOR WAN LOAD

## FRONT ELEVATION "N4"




## ROOF PLAN

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

6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

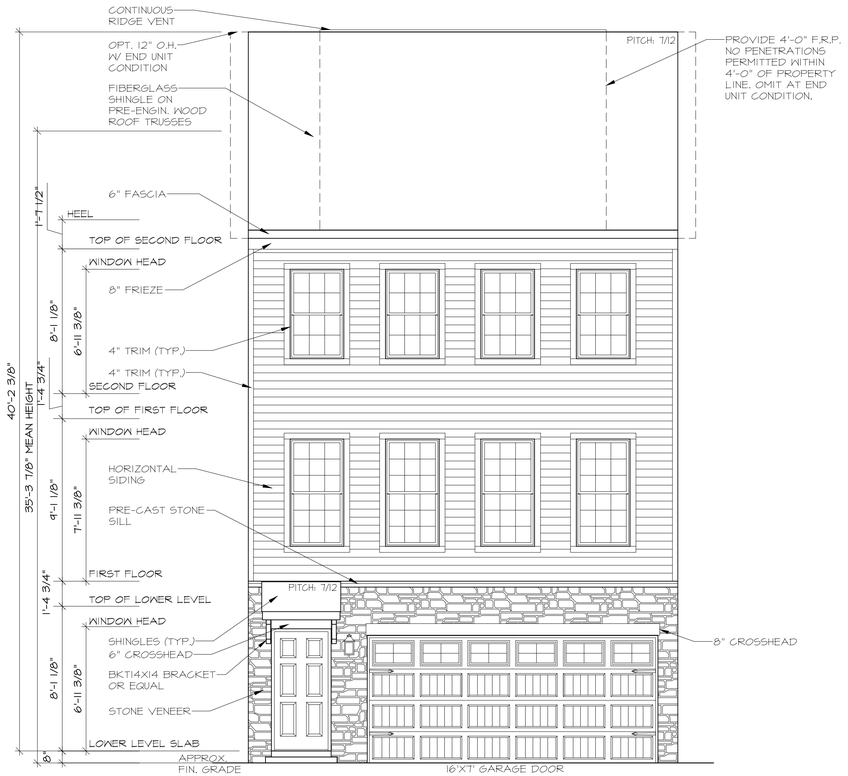
D·R·HORTON®
America's Builder

| | |
|---|---|
| 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" |

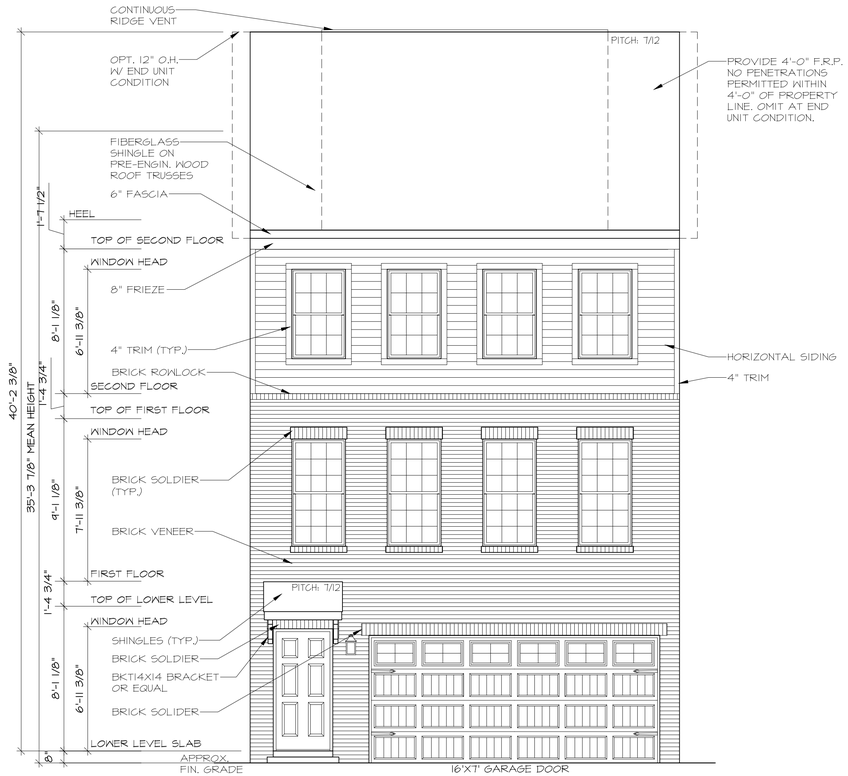
HOUSE NAME: TRENT

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2



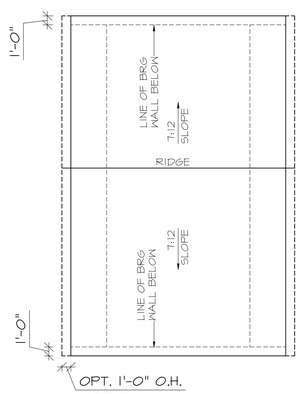

## FRONT ELEVATION "P5"



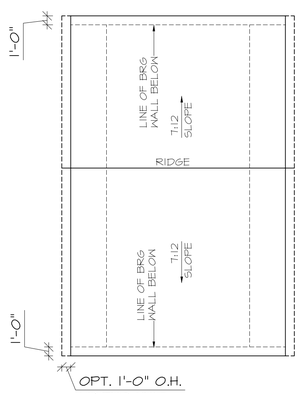

**NOTE:**

PORCH CANOPY IS NOT DESIGN FOR MAN LOAD

## FRONT ELEVATION "Q6"




## ROOF PLAN




## ROOF PLAN

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. SMELAND · 15137 · ARCHITECT

6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

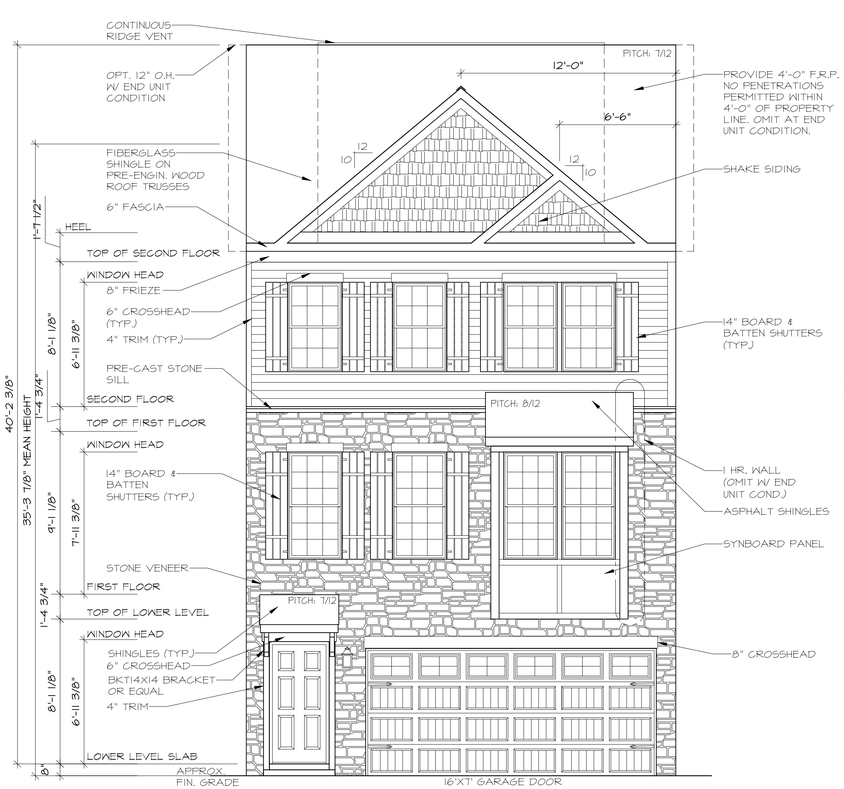
D·R·HORTON® America's Builder

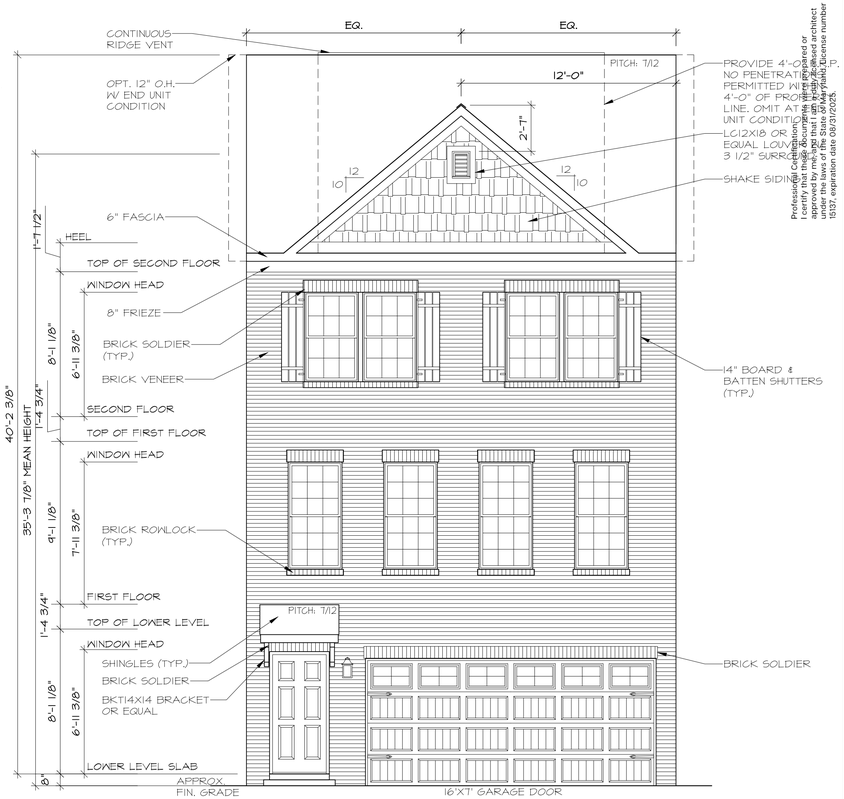
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: TRESENT

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

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HAGERSTOWN, MD 240-452-4638

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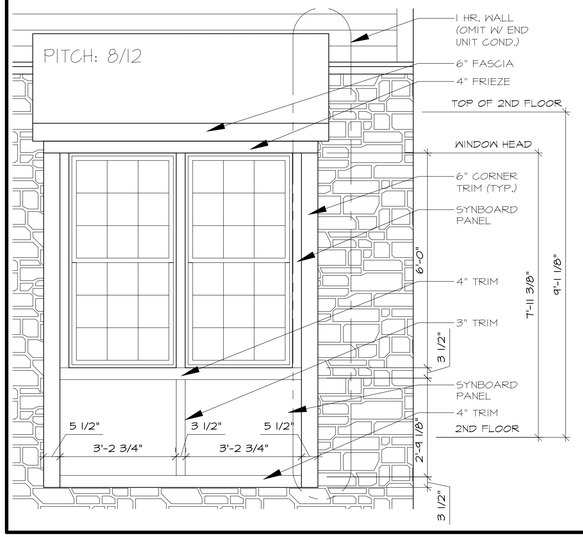
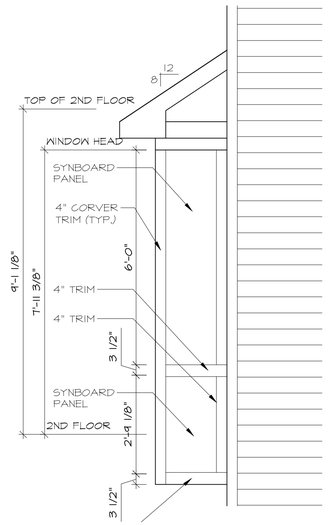
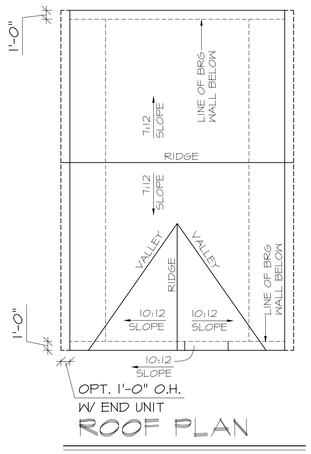
## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"



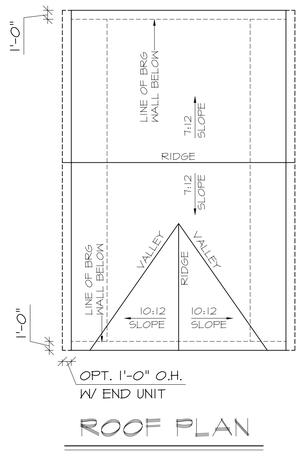

## FRONT ELEVATION "R7"




## ROOF PLAN

## FRONT ELEVATION "S8"



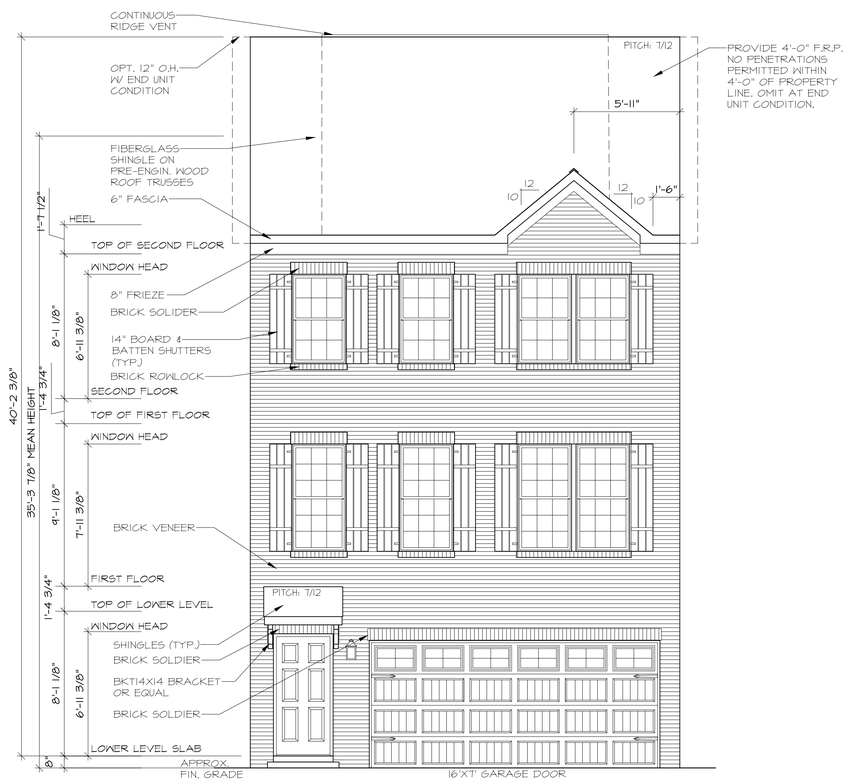

## ROOF PLAN

| |
|---|
| 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

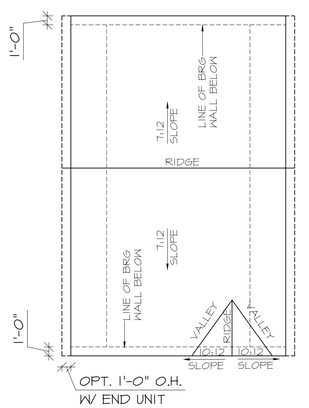
SHEET No. A.1.4




NOTE:

PORCH CANOPY IS NOT DESIGN FOR MAN LOAD

## FRONT ELEVATION "T8"




## ROOF PLAN

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

6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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America's Builder

| | |
|---|---|
| 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:
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

6/12/2024

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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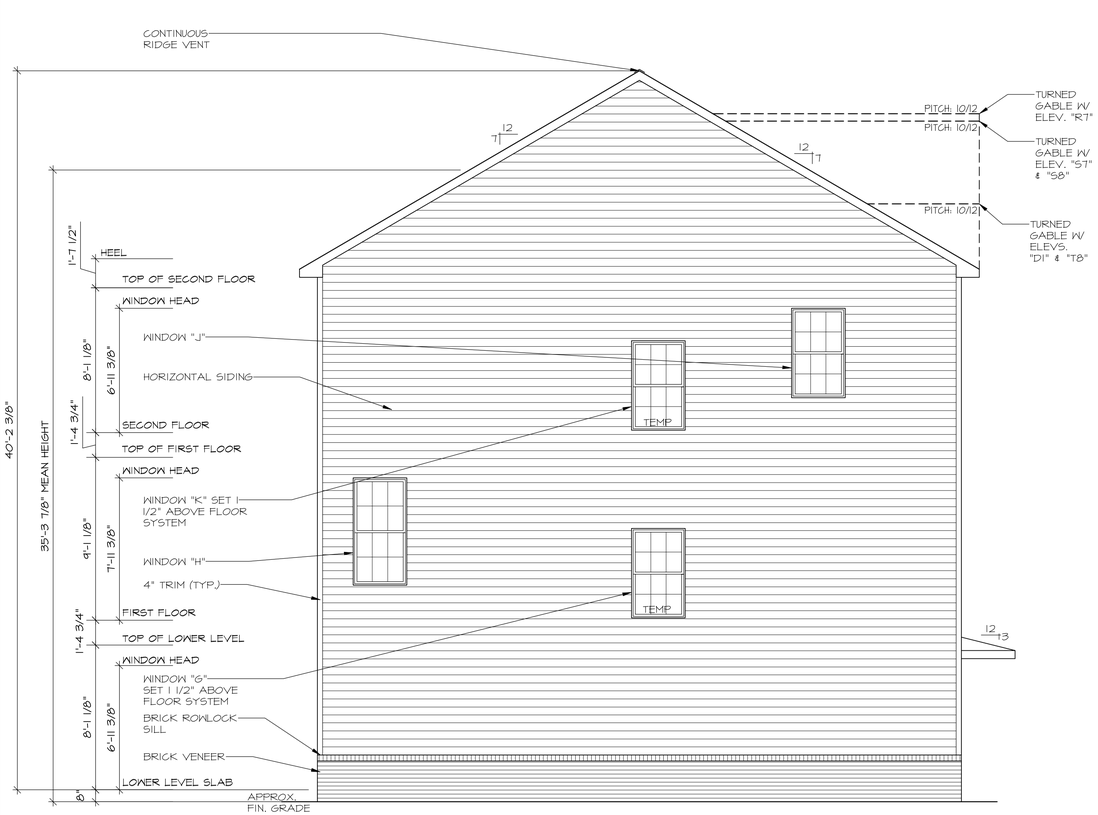
| |
|---|
| DRAWN BY: W. TYLER |
| DATE: 06/12/2024 |
| PROJECT NO. DT46 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: PRESENT

DRAWING TITLE: REAR ELEVATIONS

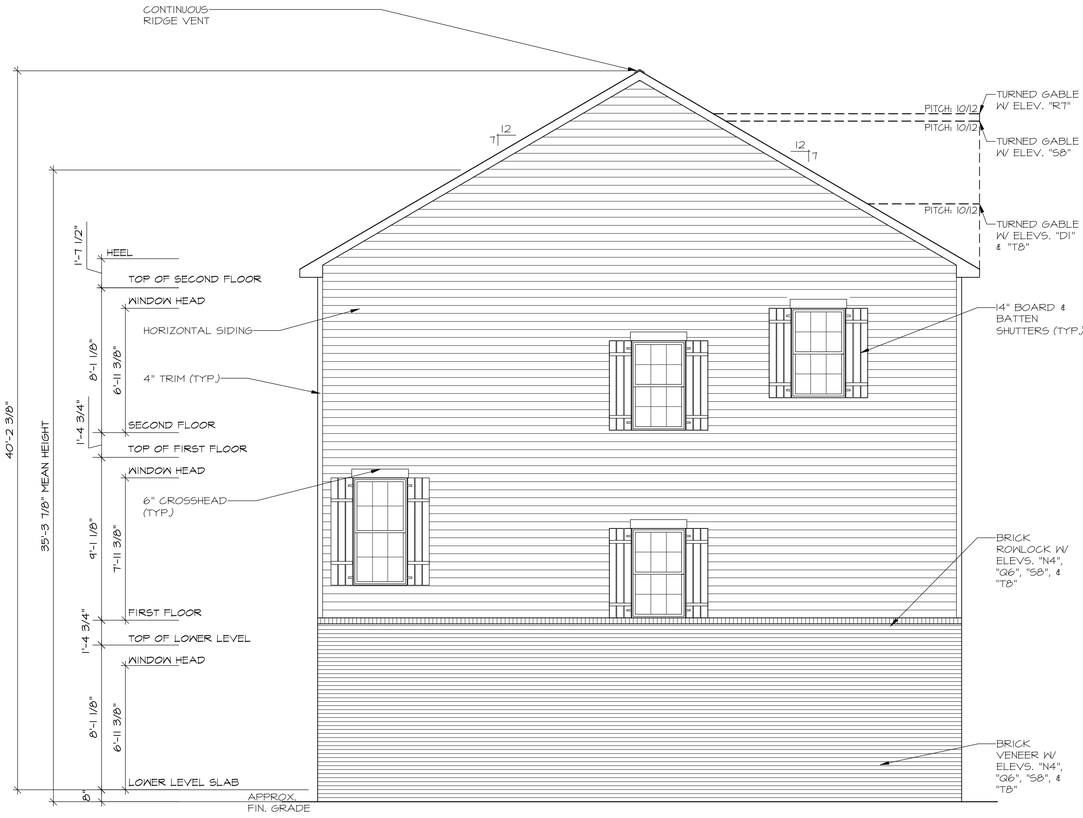
SHEET No. A.2.1




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

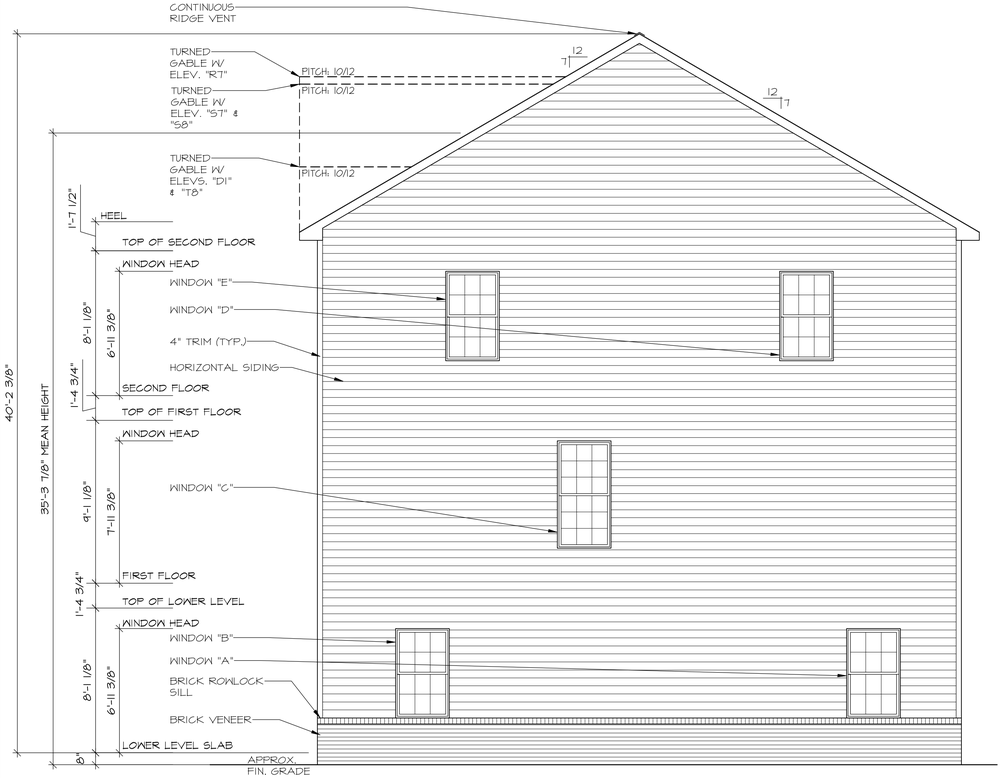
D·R·HORTON® America's Builder

| | |
|---|---|
| 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

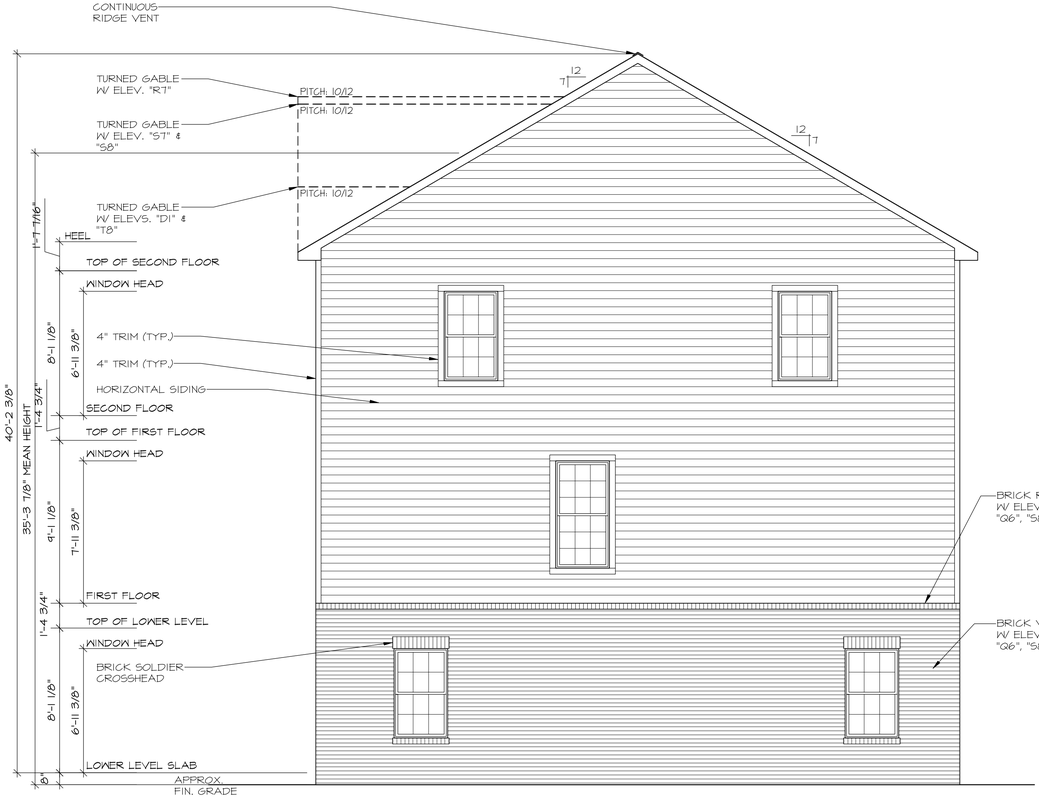
SHEET No.
A.2.6




NOTE:
SHOWN WITH ELEVATION A1
OTHER ELEVATIONS SIMILAR

NOTE:
SIDE WINDOWS SHOWN ARE INDIVIDUAL OPTIONS AND AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

## RIGHT ELEVATION




## RIGHT ELEVATION

HI-VIZ

8/14/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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America's Builder

| | |
|---|---|
| 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.2.7

ELEVATION N4 | ELEVATION P5 | ELEVATION Q6 | ELEVATION R7 | ELEVATION S8

D·R·HORTON
America's Builder

# 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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

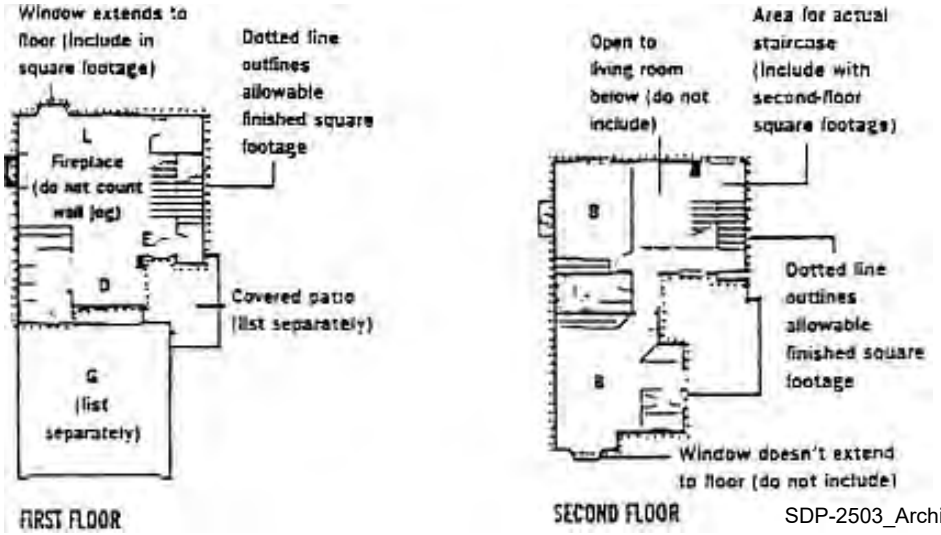
How to measure:

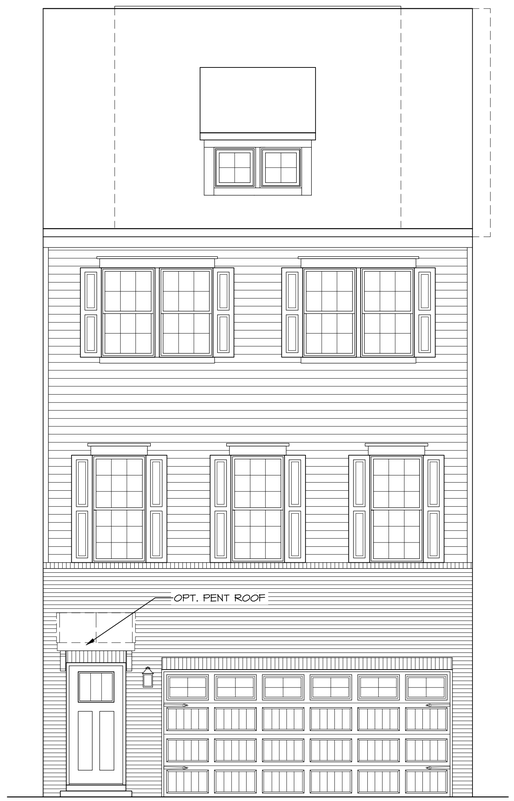
- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

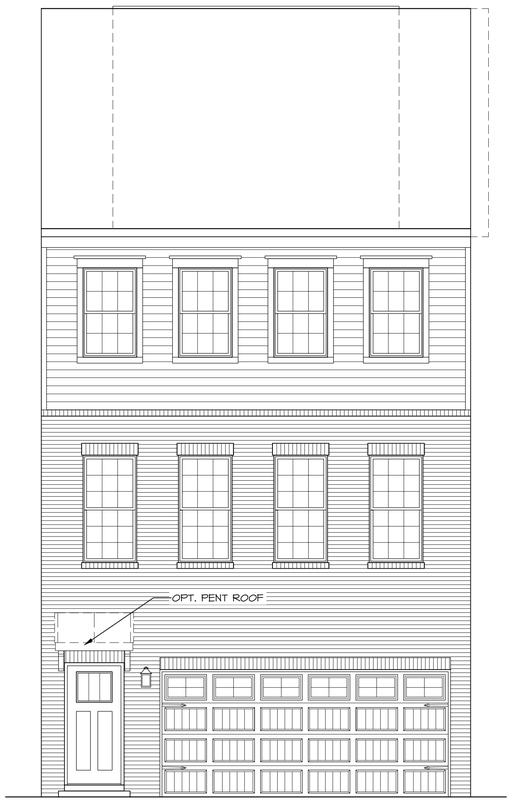
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN

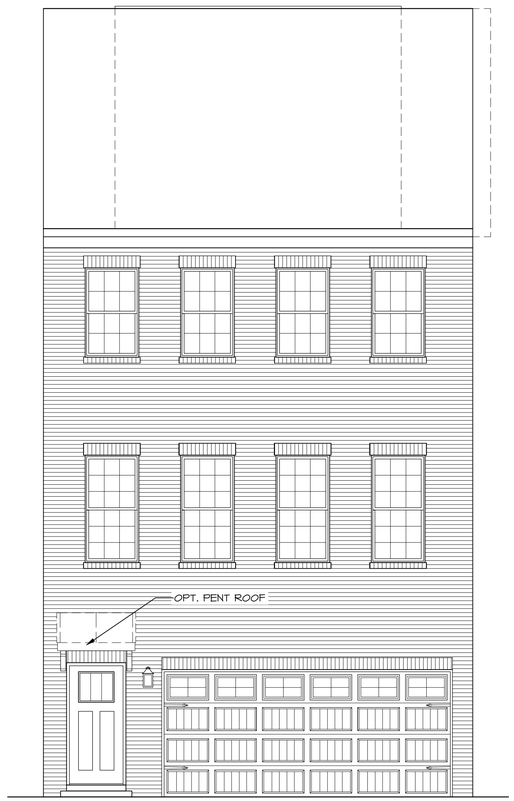




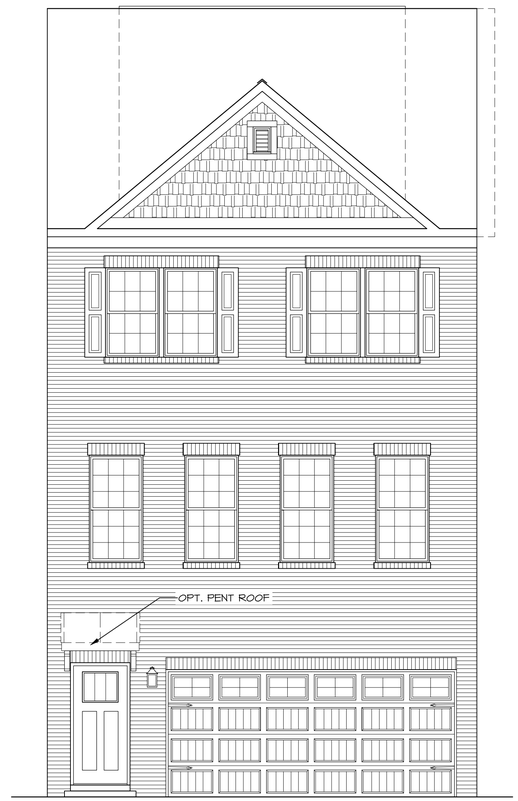

FRONT ELEVATION "WN4"




FRONT ELEVATION "WQ6"




FRONT ELEVATION "WQ8"




FRONT ELEVATION "WS8"

8/7/2025

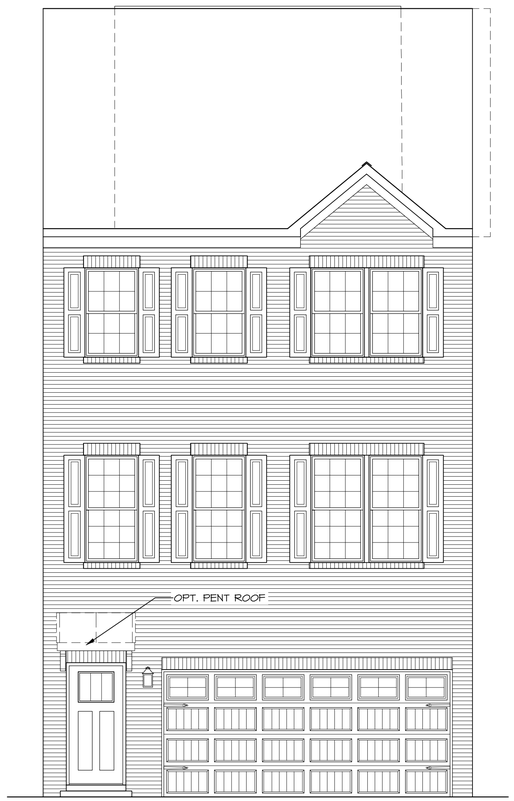
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
America's Builder

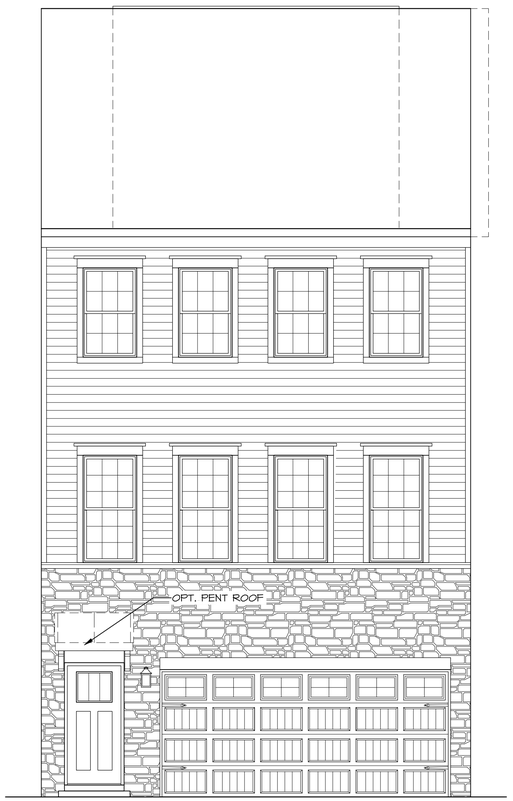
DRAWN BY: D.MAYA
DATE: 08/07/2025
PROJECT NO. DT03
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: ROYAL
DRAWING TITLE: FRONT ELEVATIONS

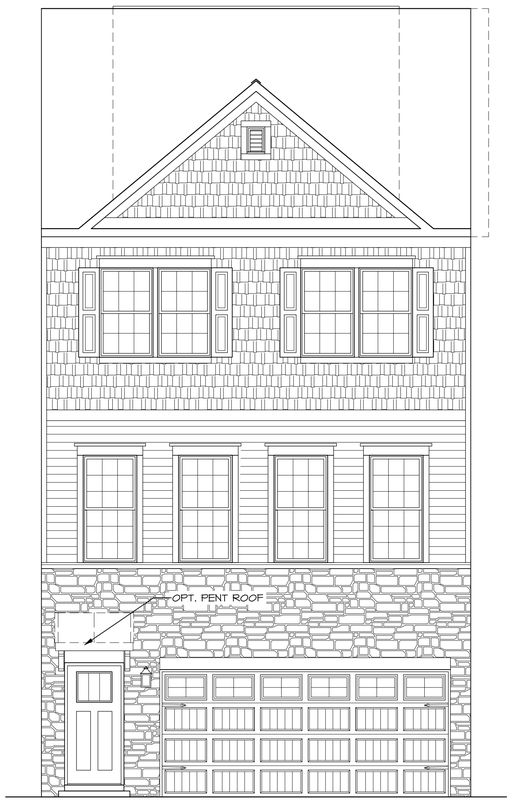
SHEET No. A.0.1




FRONT ELEVATION "WT8"




FRONT ELEVATION "WP5"




FRONT ELEVATION "WF5"

FRONT ELEVATION "WR7"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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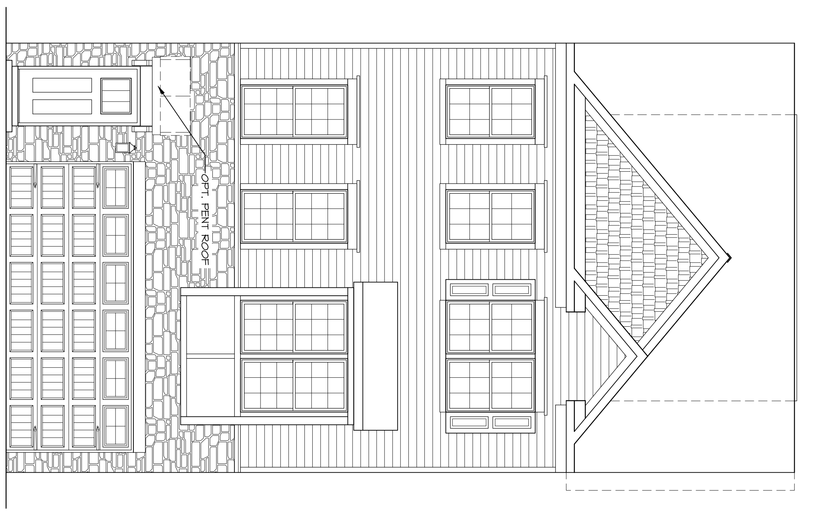
| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT03 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.0.2




FRONT ELEVATION "MC5"

SHEET No.
A.03

HOUSE NAME:
ROYAL

DRAWING TITLE
FRONT ELEVATIONS

11" X 17" SCALE
1/8" = 1'-0"
24" X 36" SCALE
1/4" = 1'-0"

DRAWN BY:
D.MAYA

DATE:
08/07/2025

PROJECT NO.
DT03

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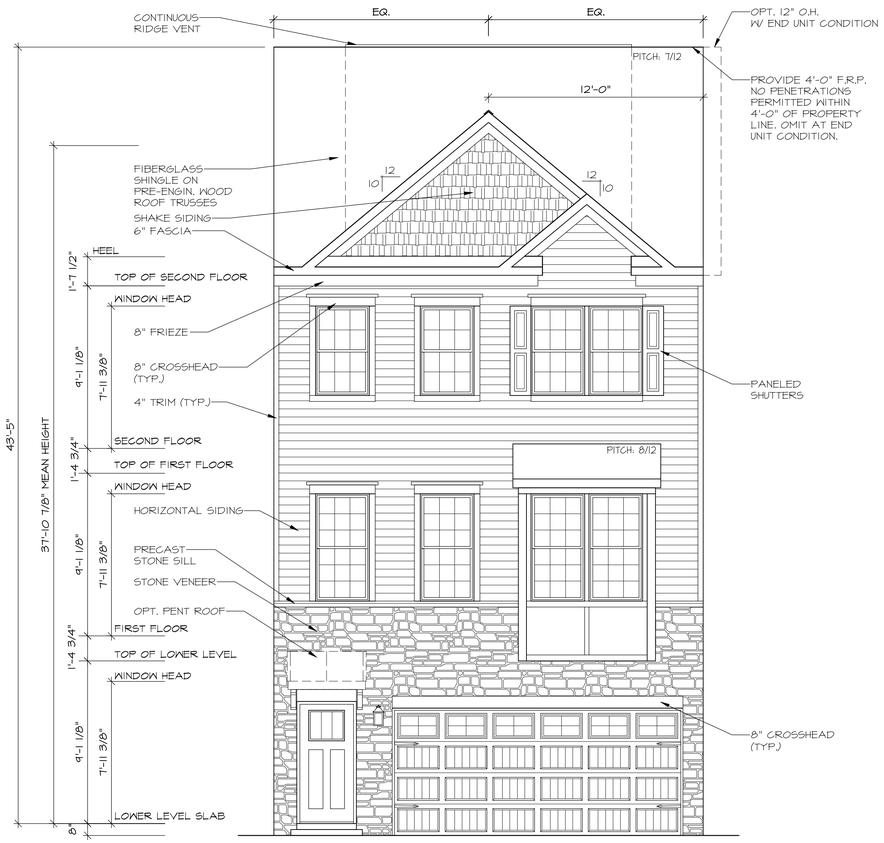
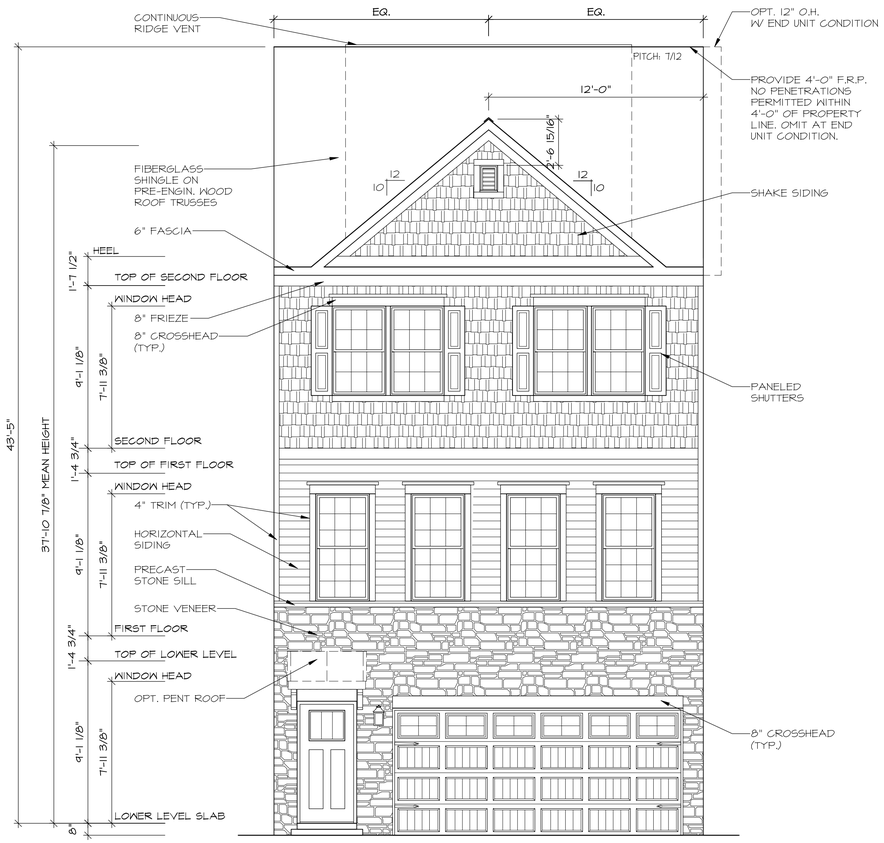
WADE
ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

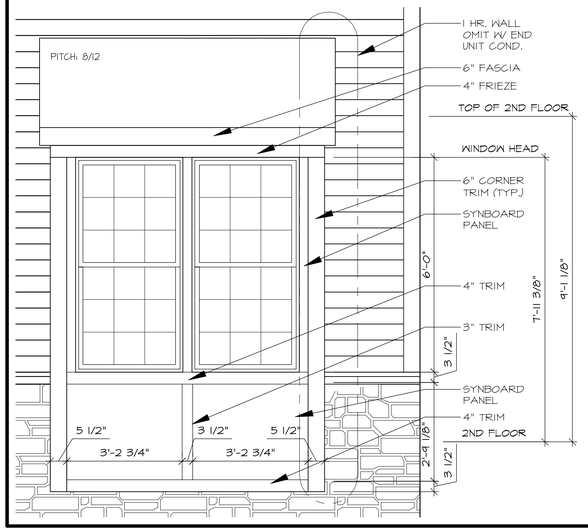
8/7/2025

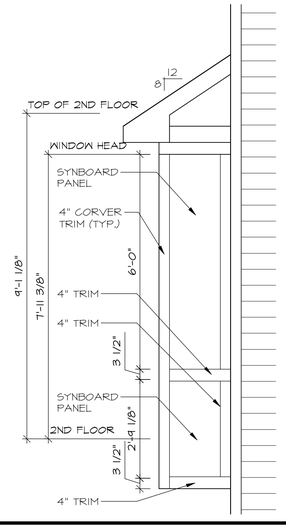



## FRONT ELEVATION "WC5"



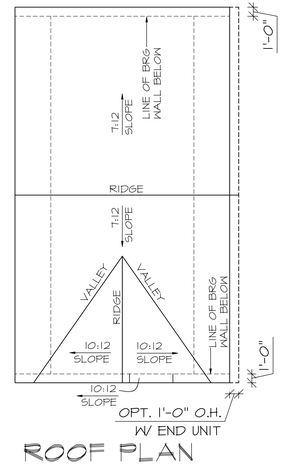

## FRONT ELEVATION "WF5"



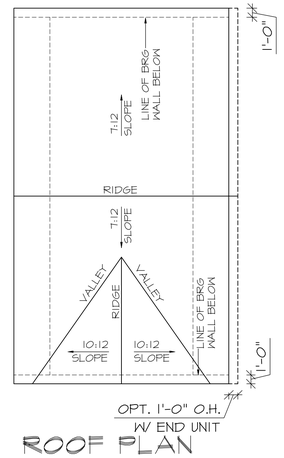

## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




## ROOF PLAN

ELEV. "WC5"




## ROOF PLAN

ELEV. "WF5"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

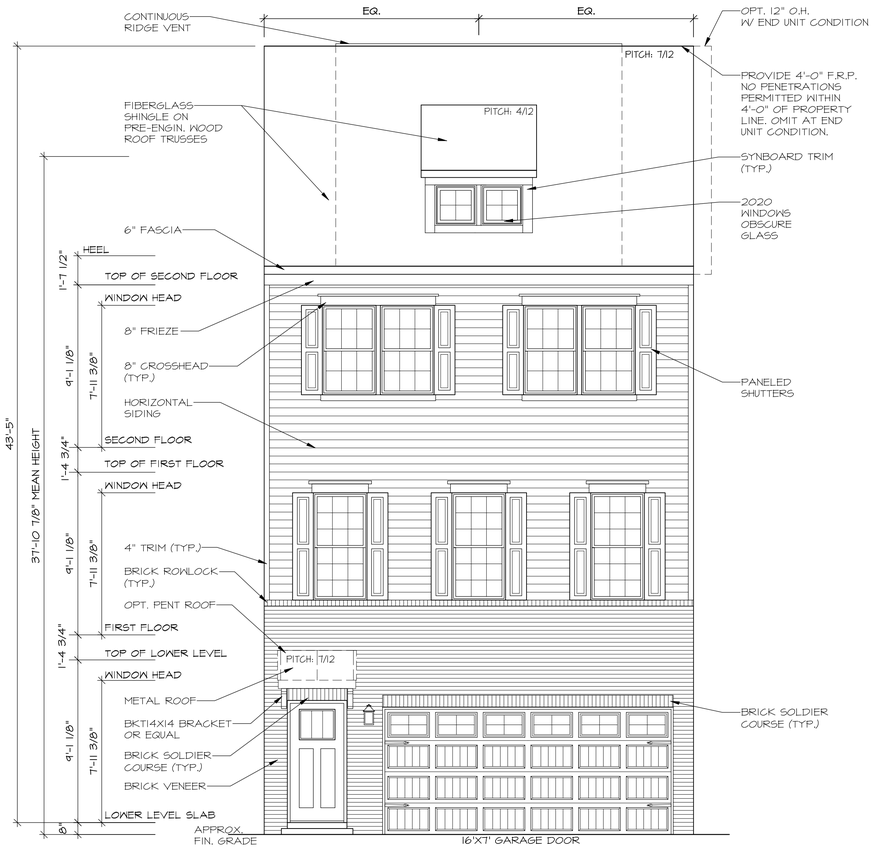
D·R·HORTON® America's Builder

| | |
|---|---|
| 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" |

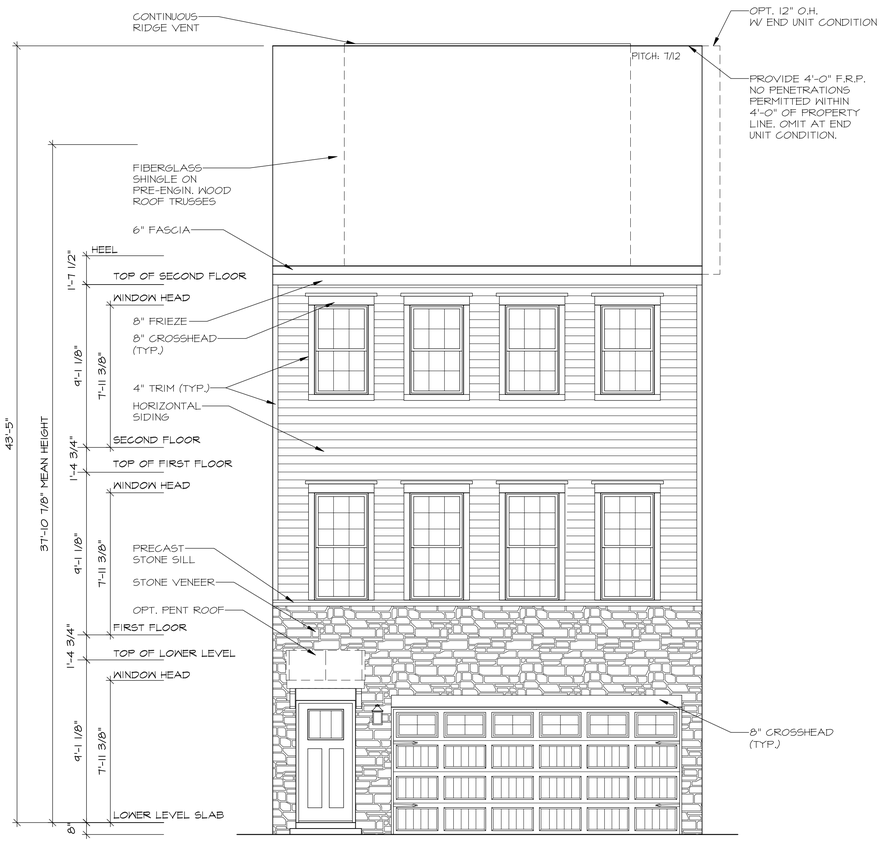
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

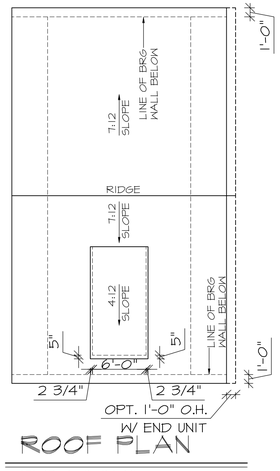
SHEET No. A.1.1




## FRONT ELEVATION "WN4"

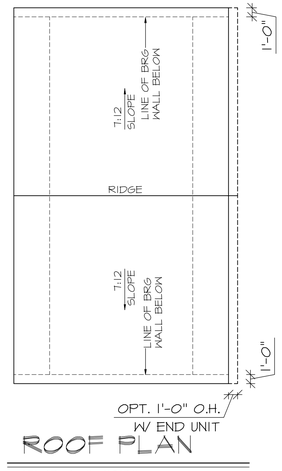



## FRONT ELEVATION "WP5"




## ROOF PLAN

ELEV. "WN4"




## ROOF PLAN

ELEV. "WP5"

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D·R·HORTON®
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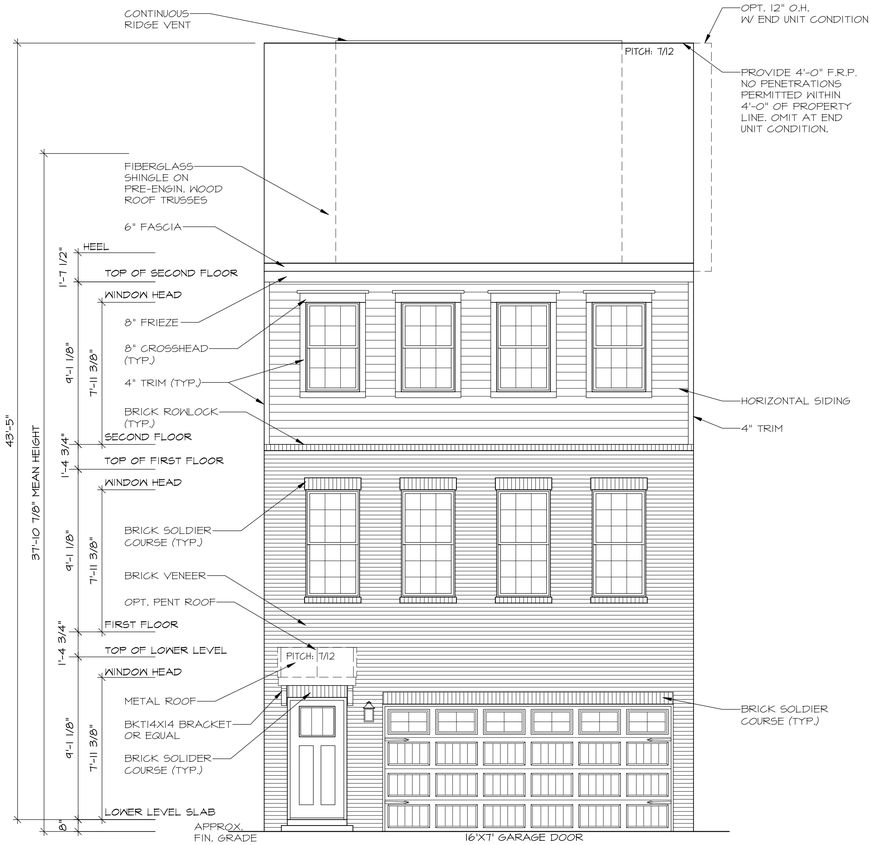
| | |
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

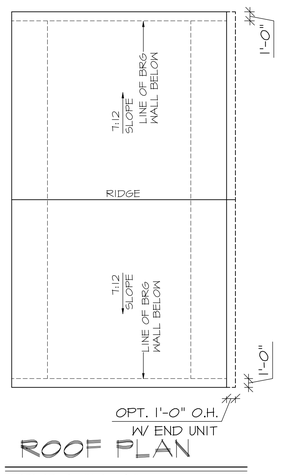
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2

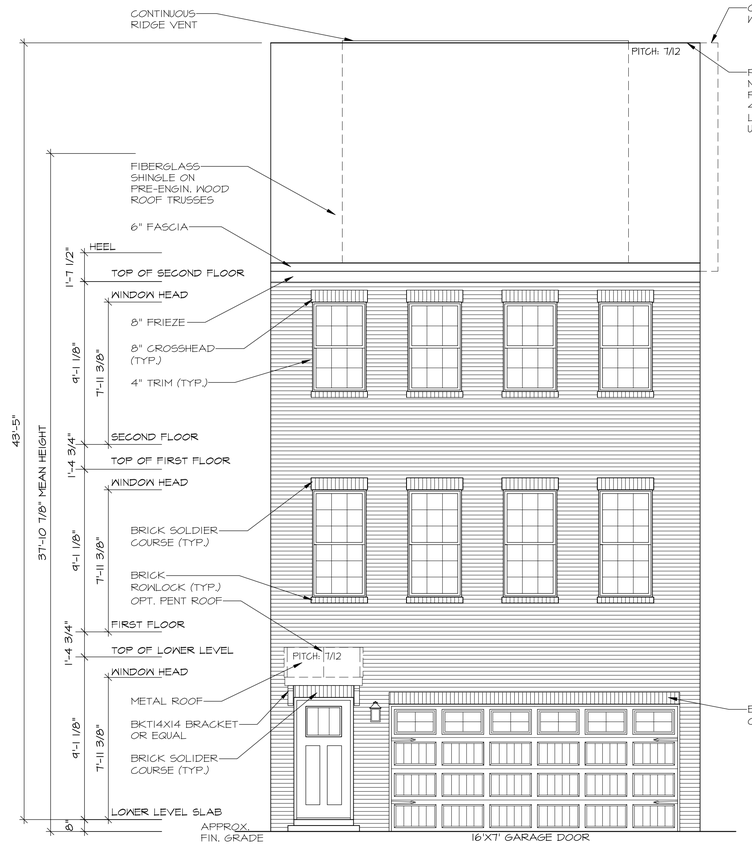



## FRONT ELEVATION "WQ6"




## ROOF PLAN

ELEV. "WQ6"

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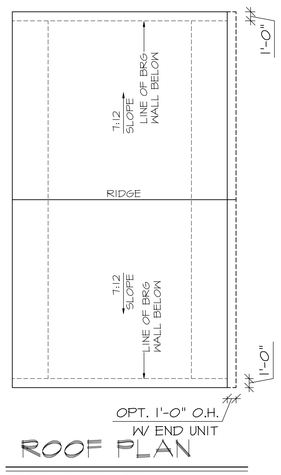


## ROOF PLAN

ELEV. "WQ8"

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WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

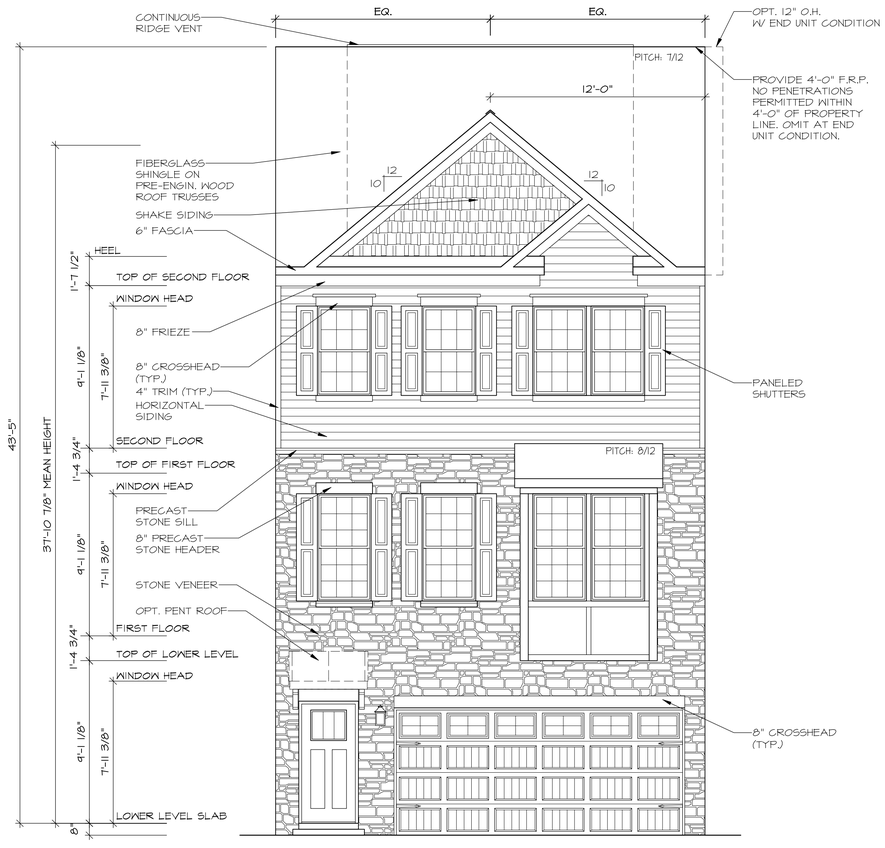
8/7/2025

| |
|---|
| 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" |

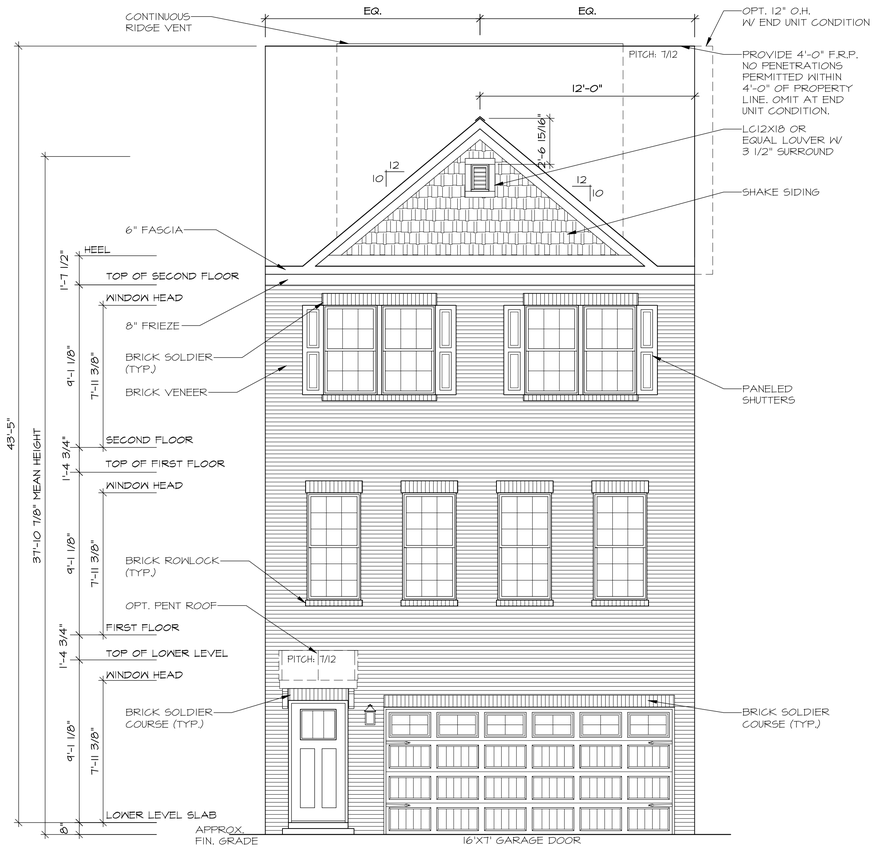
HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

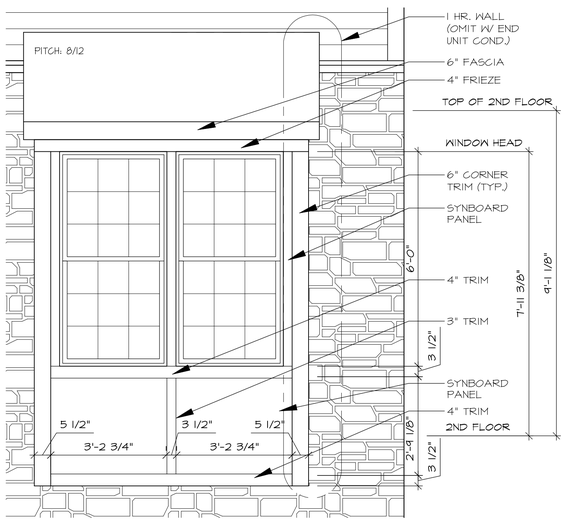
SHEET No. A.1.3

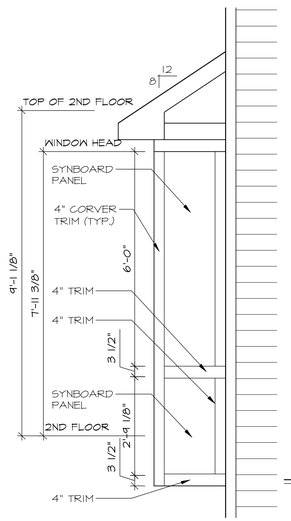



## FRONT ELEVATION "WR7"



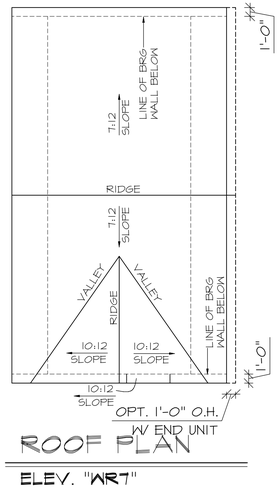

## FRONT ELEVATION "WS8"



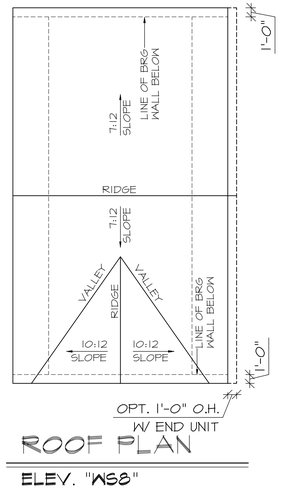

## BAY WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"




## ROOF PLAN

ELEV. "WR7"




## ROOF PLAN

ELEV. "WS8"

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| | |
|---|---|
| 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"

WADE ARCHITECTURE
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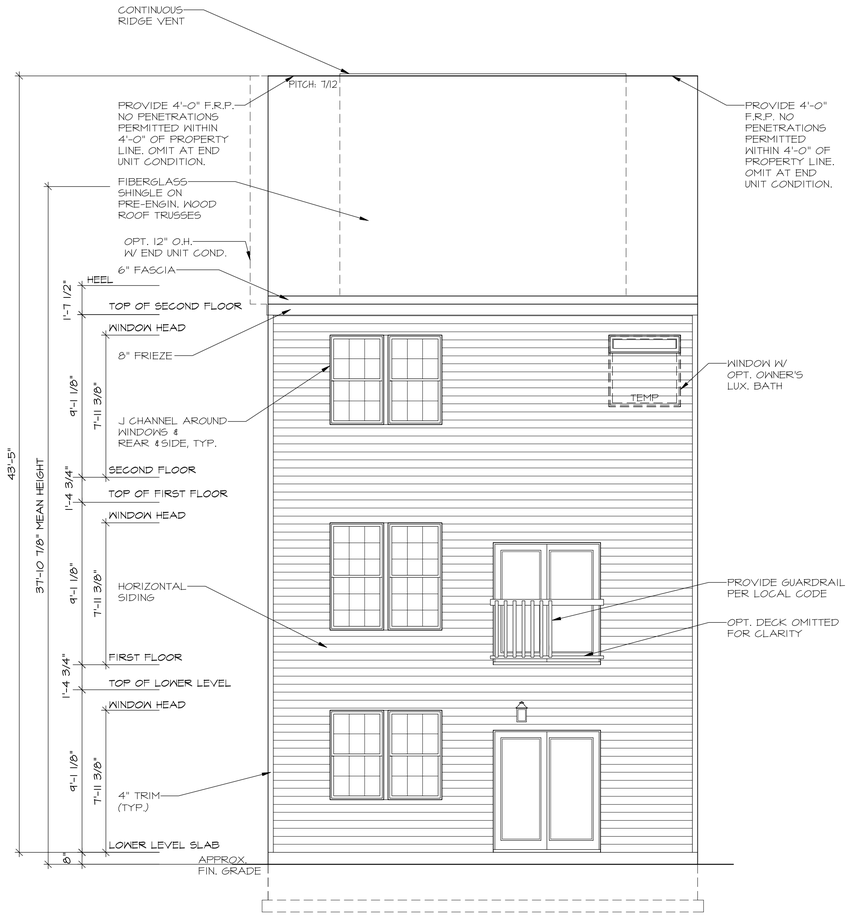
|---|---|
| DRAWN BY: | D.MAYA |
| DATE: | 08/07/2025 |
| PROJECT NO. | DT03 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5

8/7/2025




REAR ELEVATION

8/7/2025

WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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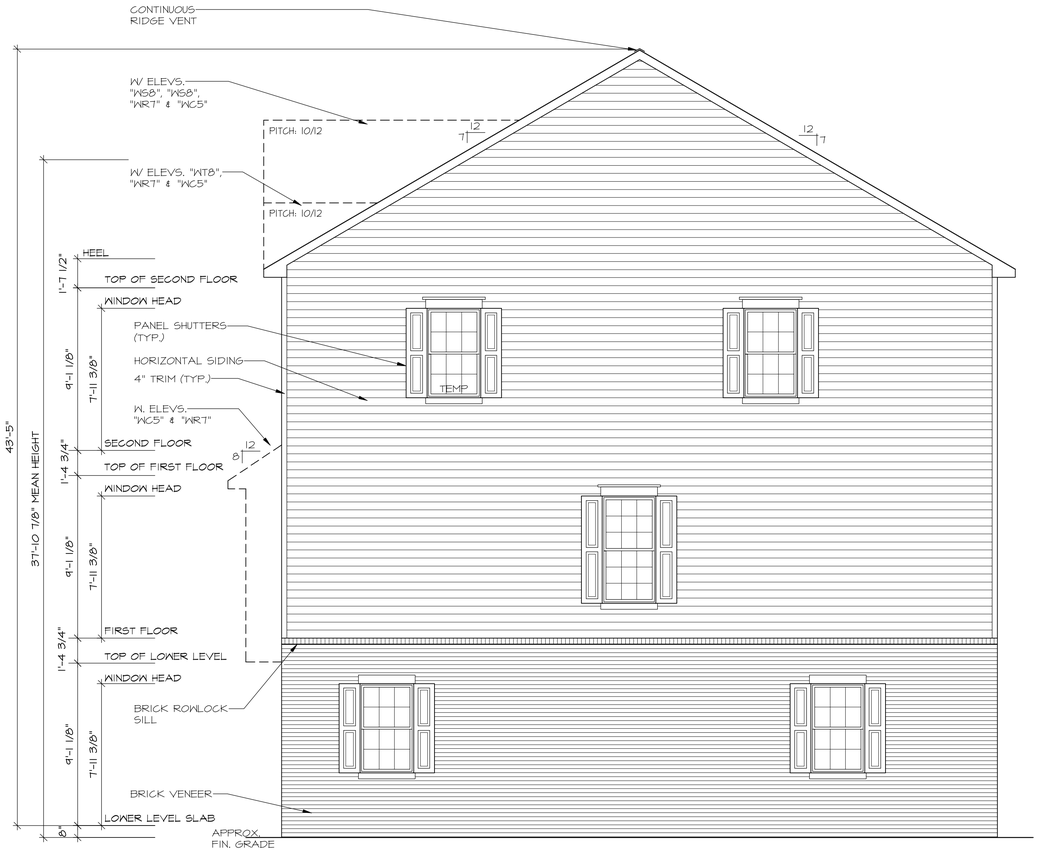
| |
|---|
| DRAWN BY: D.MAYA |
| DATE: 08/07/2025 |
| PROJECT NO. DT03 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

HOUSE NAME: ROYAL

DRAWING TITLE: REAR ELEVATIONS

SHEET No. A.2.1

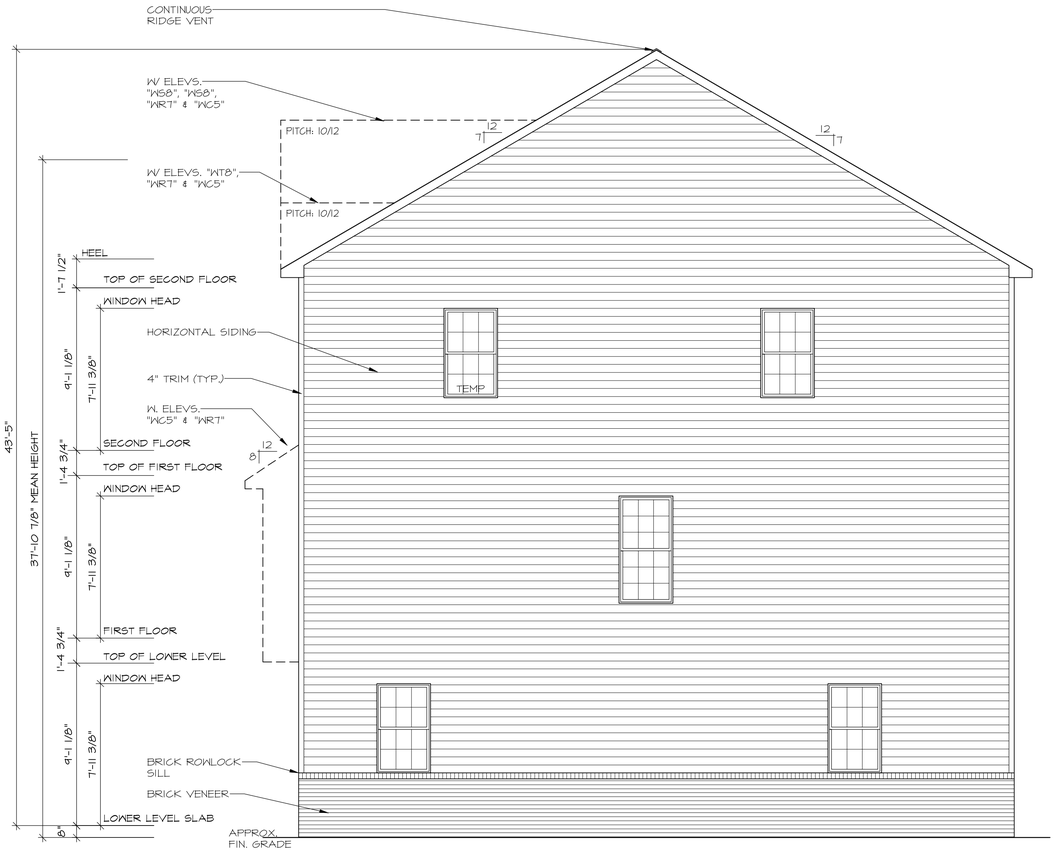



NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

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

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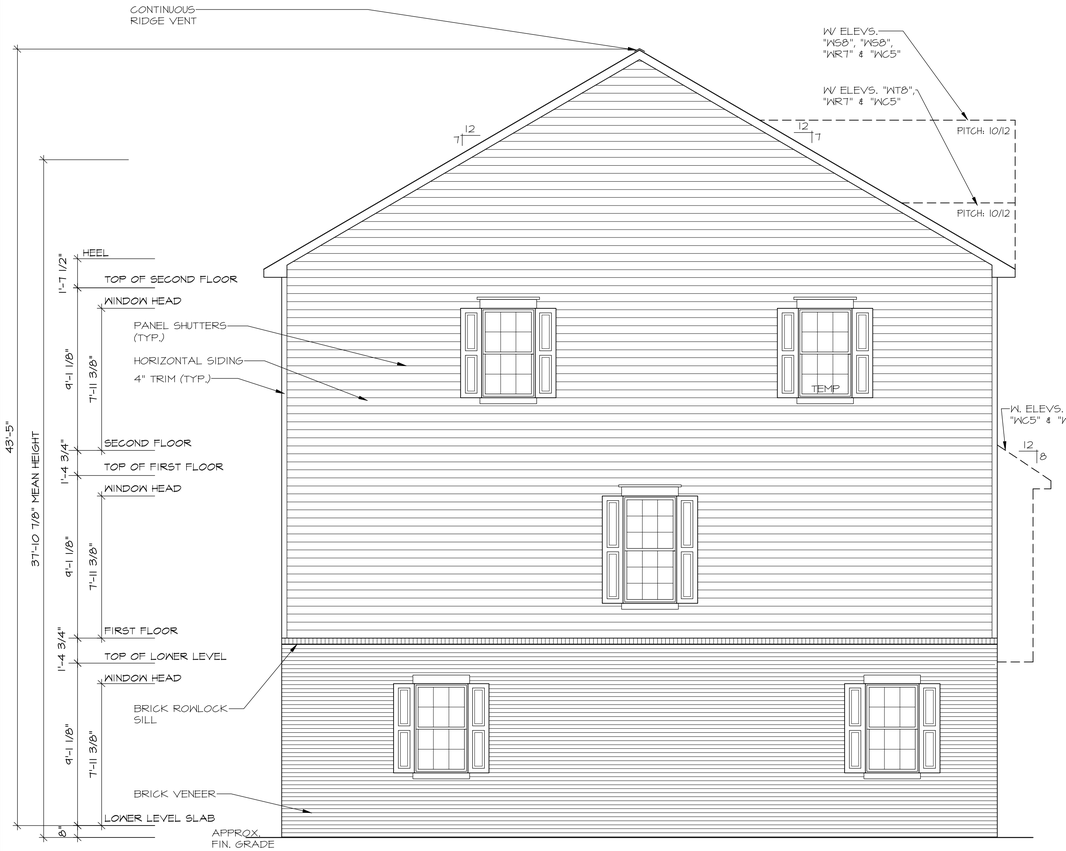
WADE ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| 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

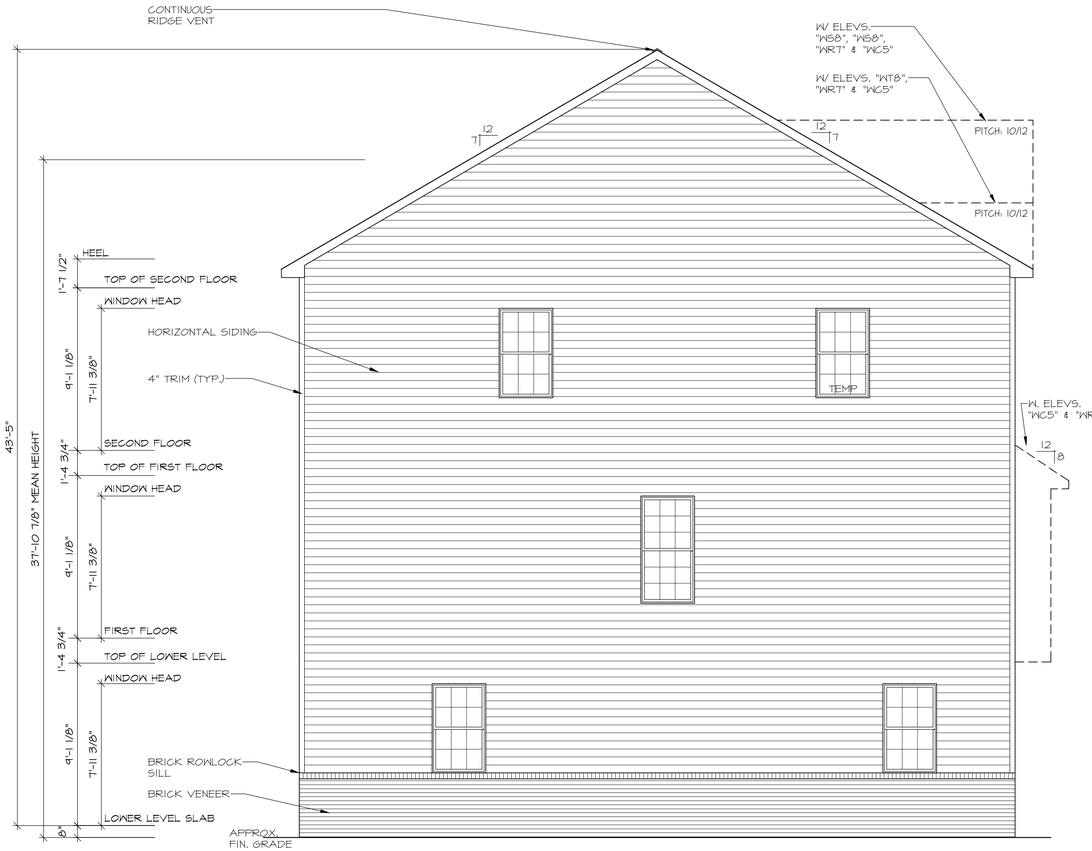



NOTE:
SHOWN WITH ELEVATION P5
OTHER ELEVATIONS SIMILAR

## 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

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|---|---|
| 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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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

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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

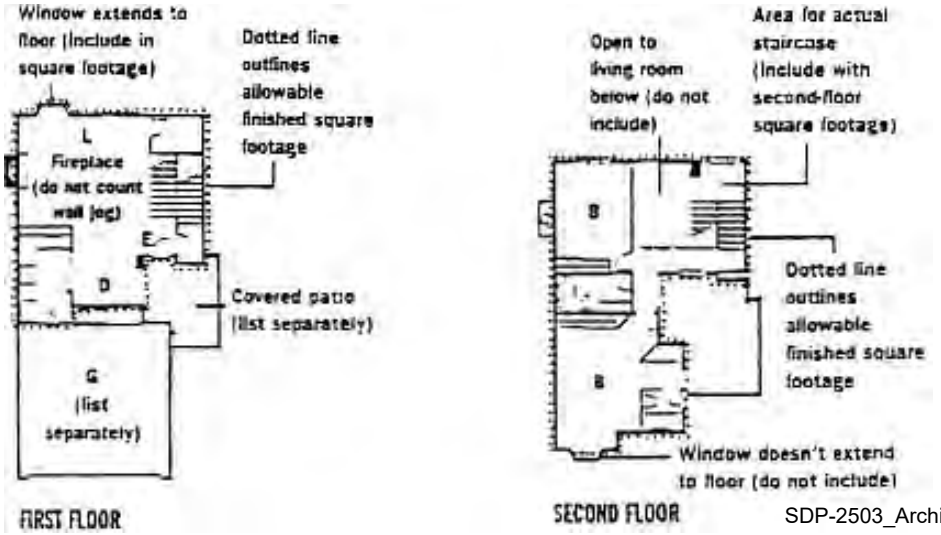
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

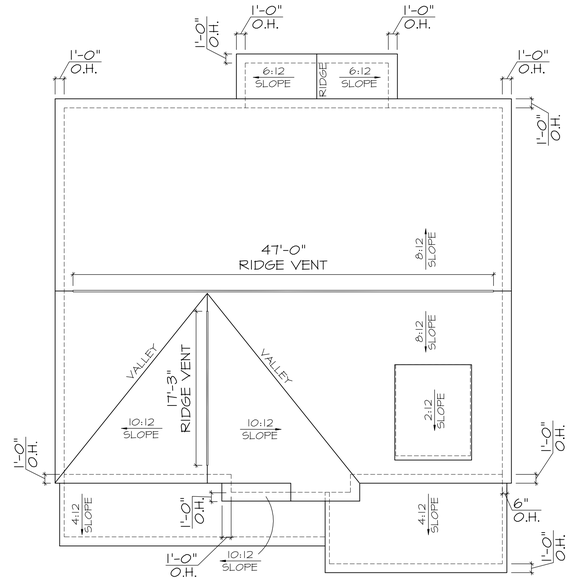
- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



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 09/31/2025.

STATE OF MARYLAND
DANIEL W. SMIDEL
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" |

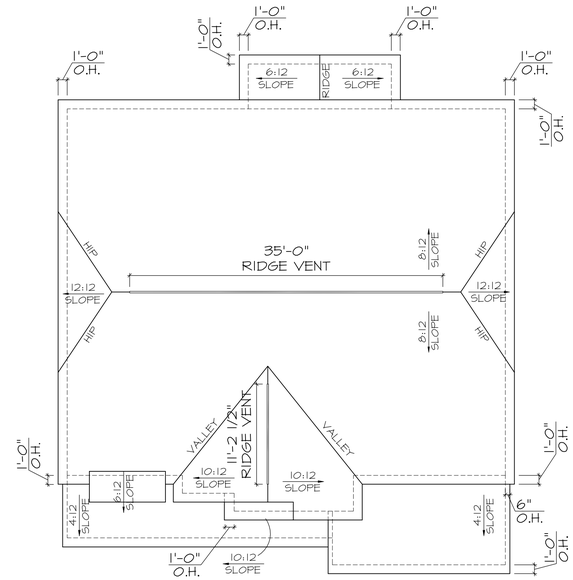
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.1

FRONT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T2"

Professional Certification:
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15137
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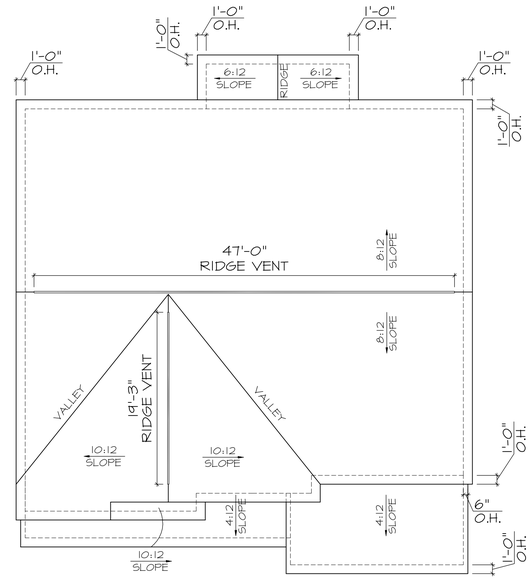
DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2

FRONT ELEVATION "T3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "T3"

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" |

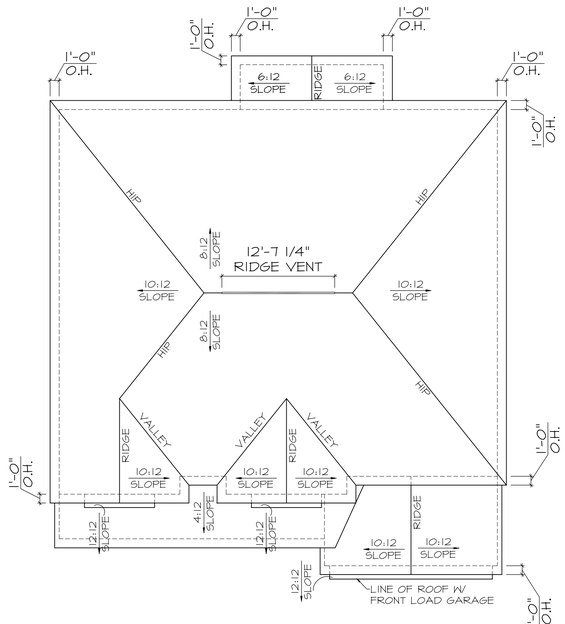
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

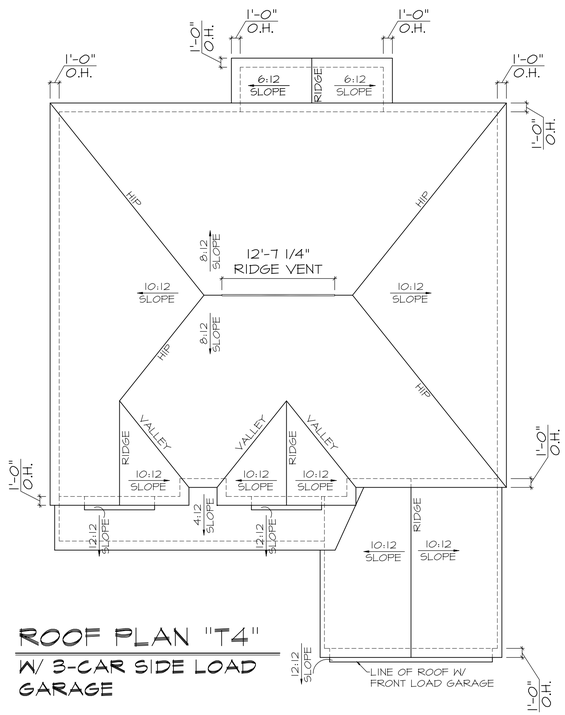
SHEET No. A.1.3

## 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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11/19/2024

WADE ARCHITECTURE
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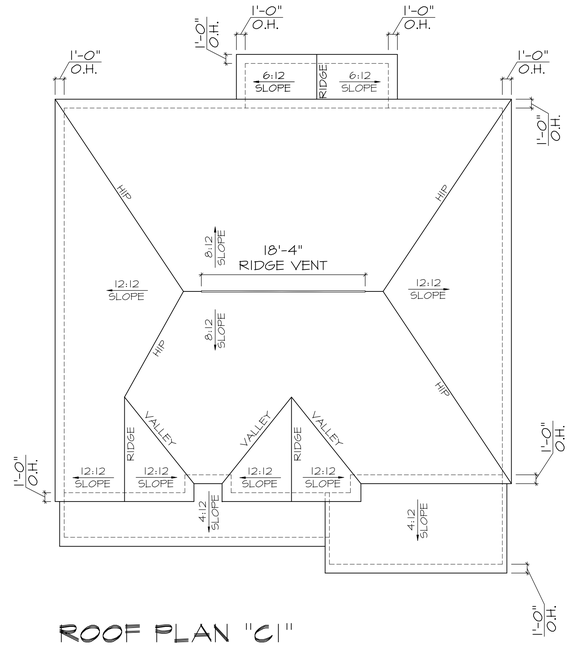
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4

FRONT ELEVATION "C1"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C1"

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" |

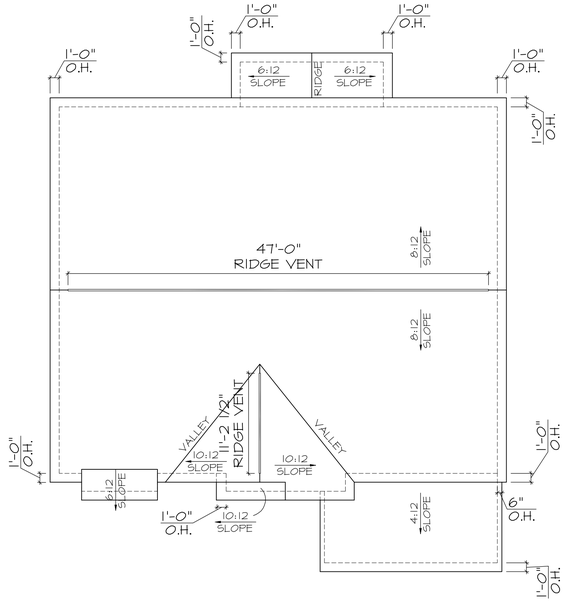
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5

FRONT ELEVATION "C2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




ROOF PLAN "C2"

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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" |

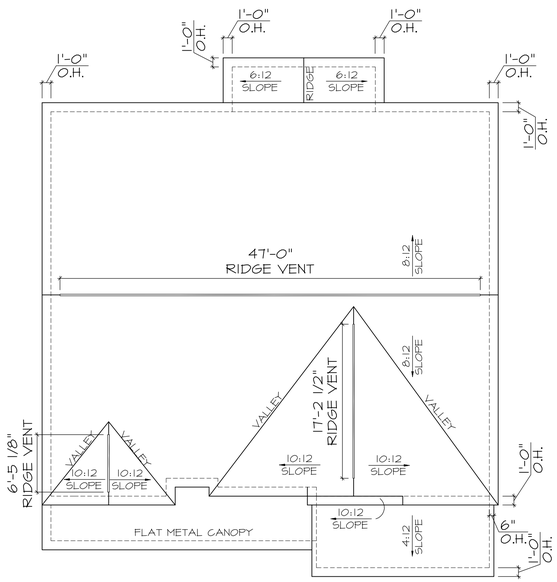
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.6

## FRONT ELEVATION "C3"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C3"

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" |

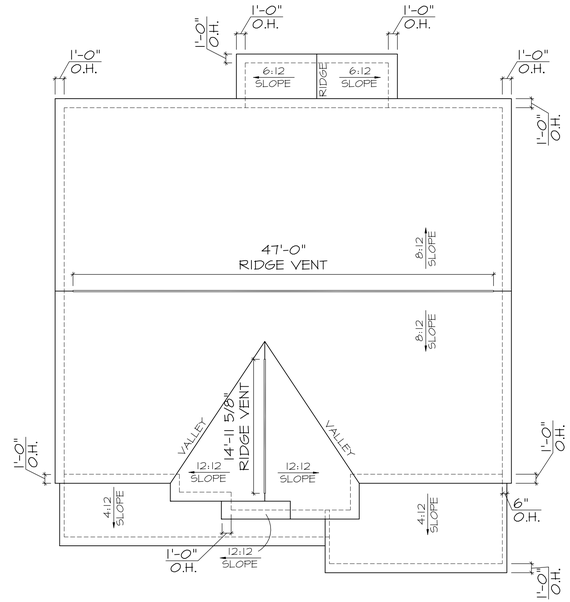
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.7

## FRONT ELEVATION "C4"

W/ OPT. 2-CAR SIDE-LOAD GARAGE




## ROOF PLAN "C4"

Professional Certification:
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11/19/2024

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HAGERSTOWN, MD 240-452-4638

| | |
|---|---|
| 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" |

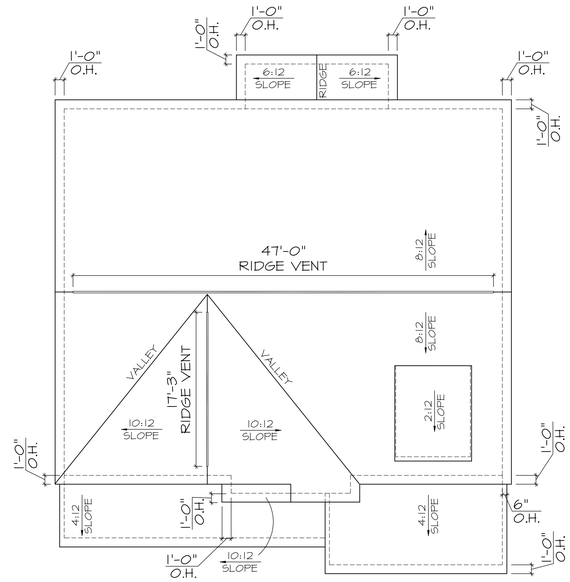
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.8

## FRONT ELEVATION "TI"

### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "TI"

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" |

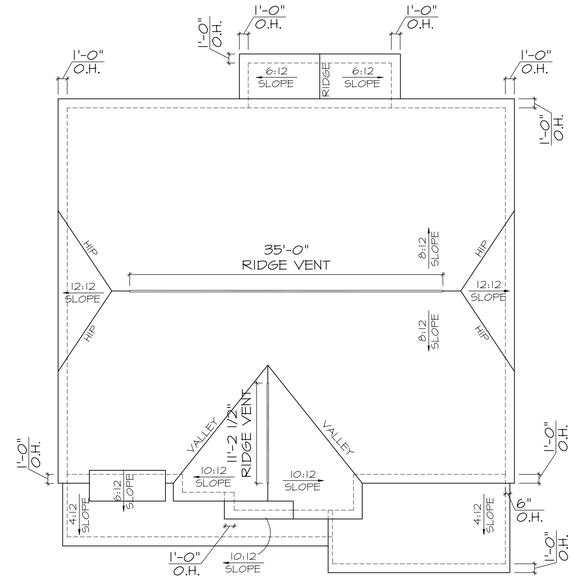
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.9

FRONT ELEVATION "T2"

W/ 2-CAR FRONT-LOAD GARAGE




ROOF PLAN "T2"

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15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
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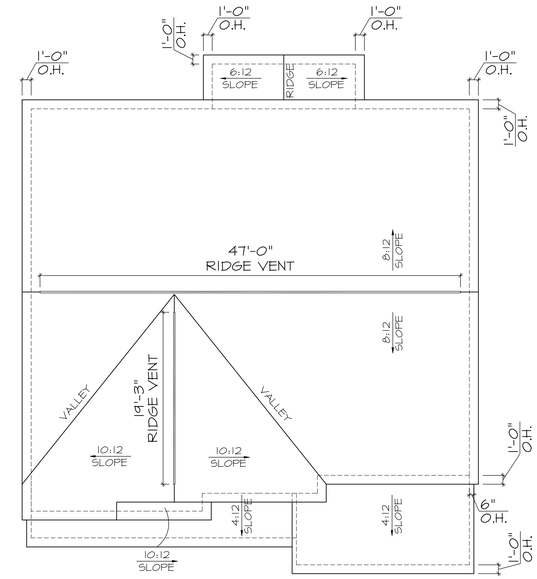
DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.10

FRONT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE




ROOF PLAN "T3"

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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" |

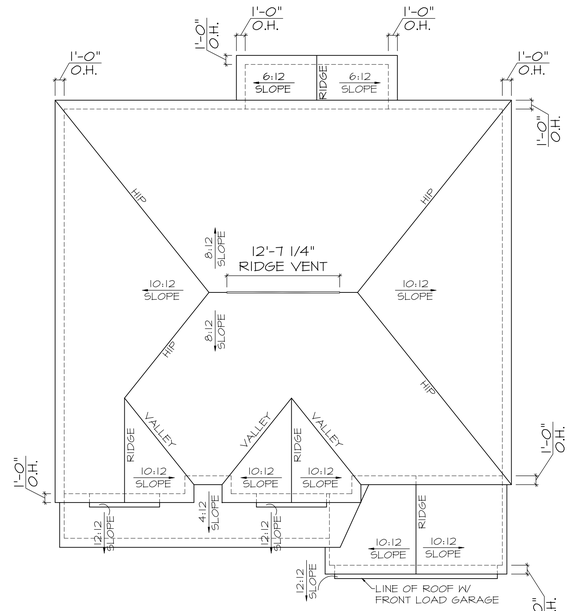
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.11

FRONT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE




ROOF PLAN "T4"

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" |

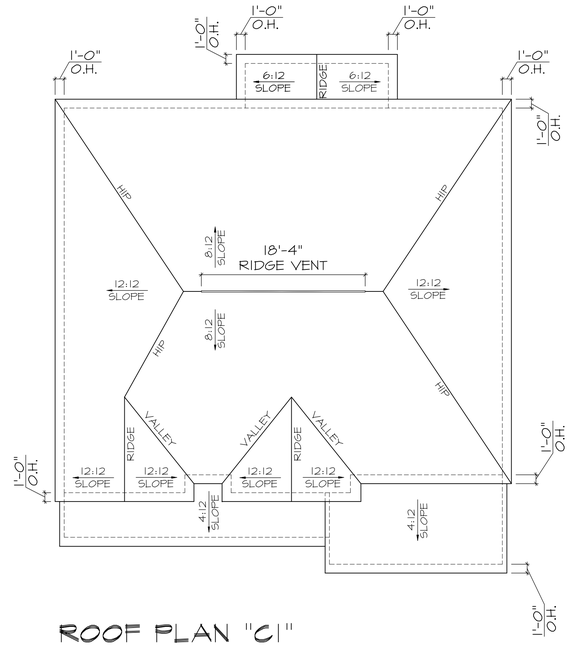
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.2

## FRONT ELEVATION "C1"

### W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C1"

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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" |

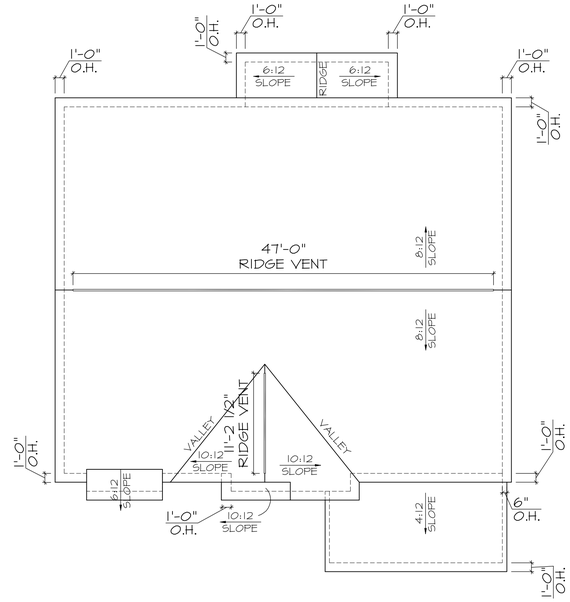
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.3

FRONT ELEVATION "C2"

W/ 2-CAR FRONT-LOAD GARAGE




ROOF PLAN "C2"

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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" |

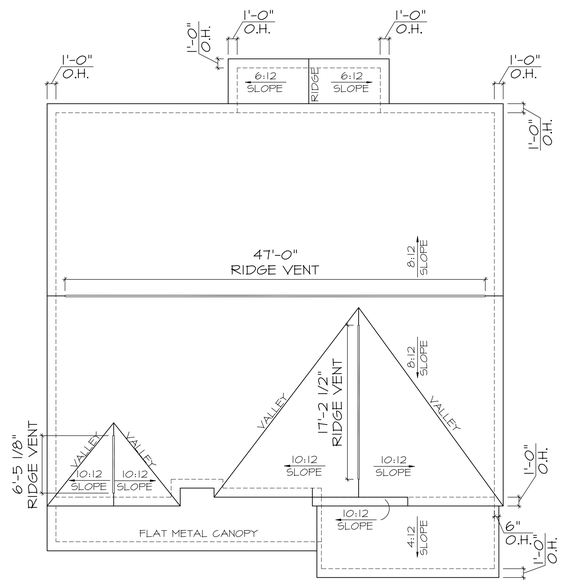
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.4

FRONT ELEVATION "C3"

W/ 2-CAR FRONT-LOAD GARAGE




ROOF PLAN "C3"

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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" |

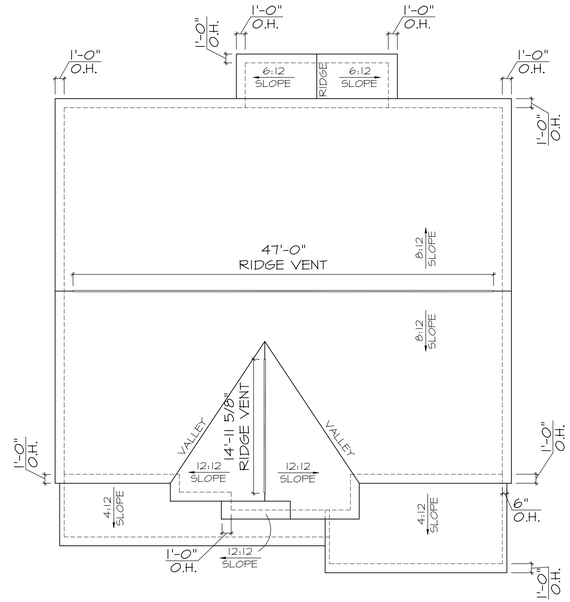
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.5

## FRONT ELEVATION "C4"

W/ 2-CAR FRONT-LOAD GARAGE




## ROOF PLAN "C4"

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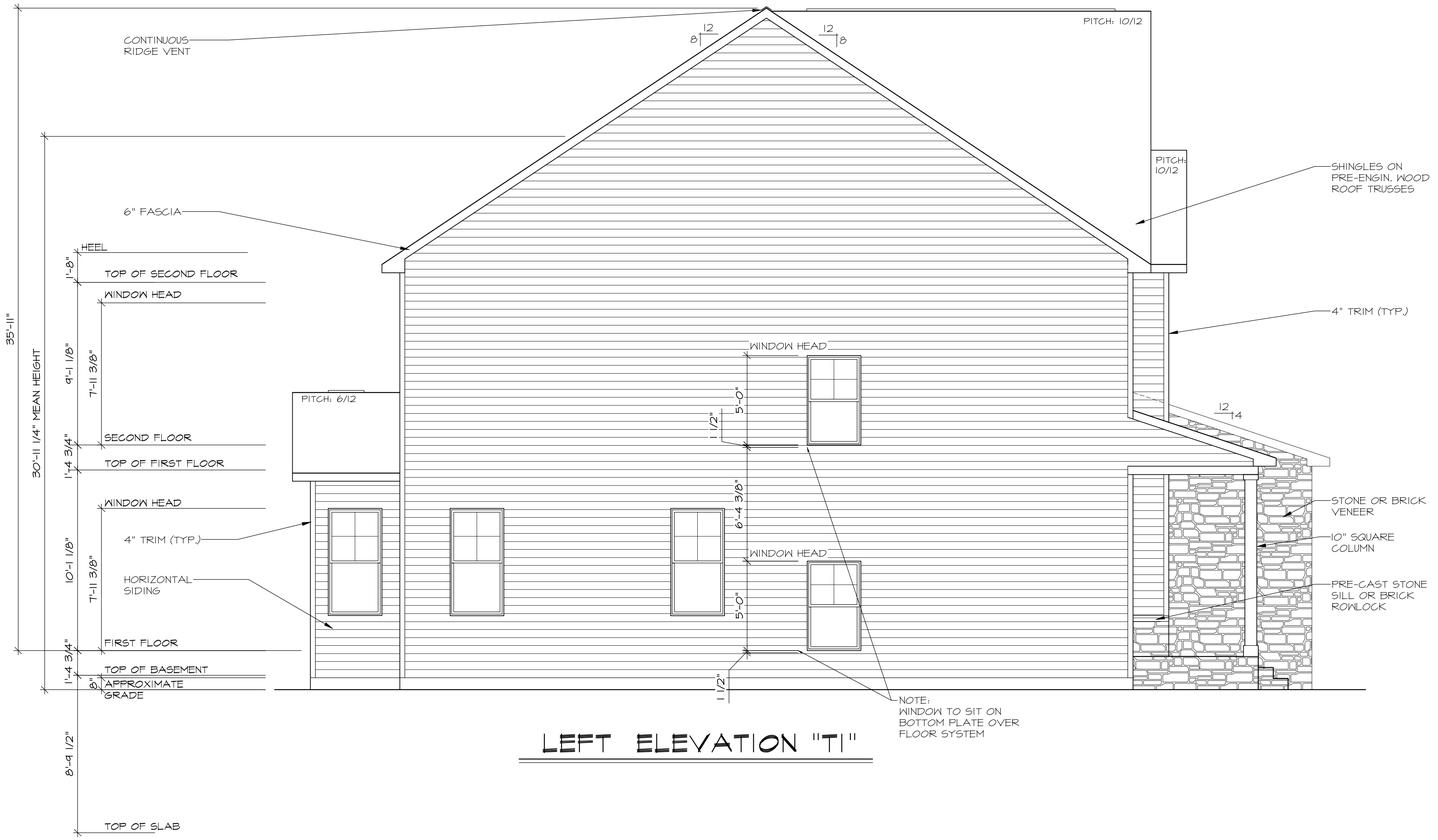
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: FRONT ELEVATIONS

SHEET No. A.1.16




LEFT ELEVATION "T1"

LEFT ELEVATION "T1"
W/ OPT. HI-VIZ

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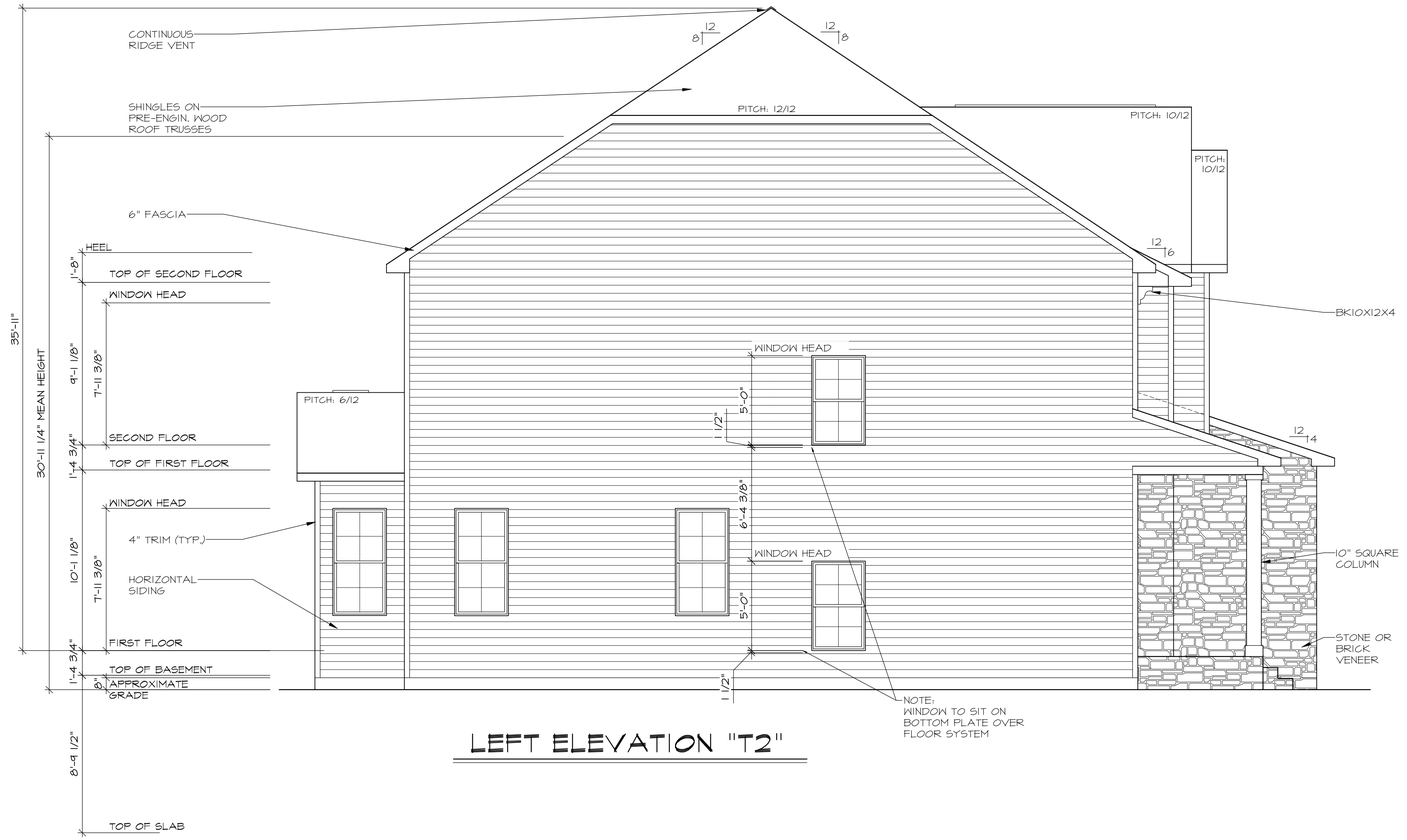
| DATE: 11/19/2024 |
| PROJECT NO. D546 |
| 11 X 17 SCALE 1/8" = 1'-0" |
| 24 X 36 SCALE 1/4" = 1'-0" |

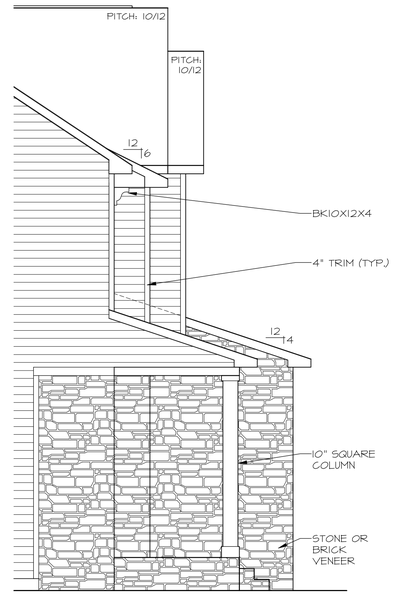
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.1




LEFT ELEVATION "T2"




LEFT ELEVATION "T2"
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.2.2

LEFT ELEVATION "T3"




LEFT ELEVATION "T3"
W/ OPT. HI-VIZ

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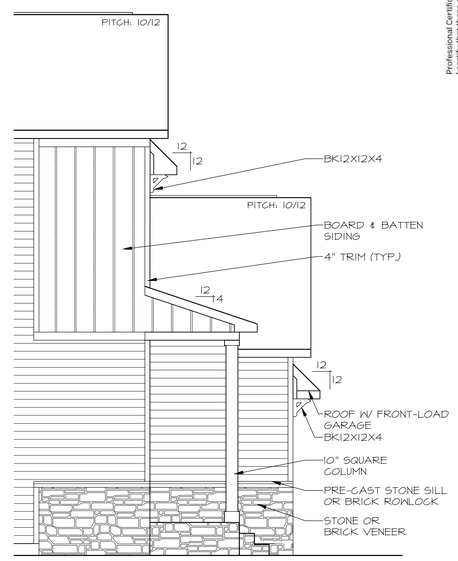
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

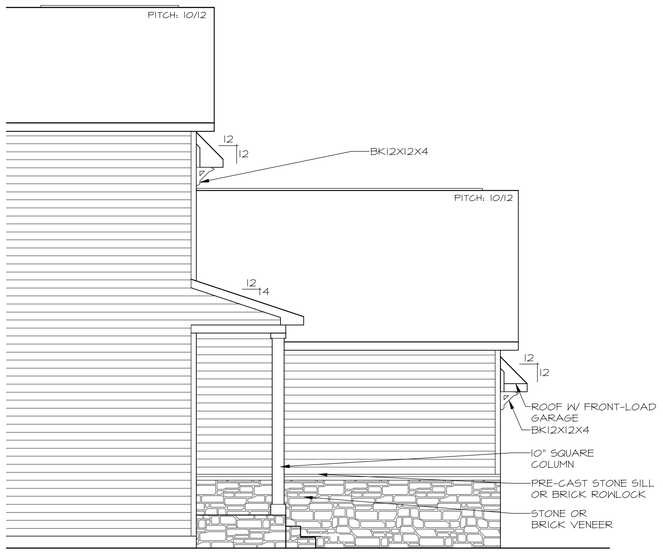
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.3

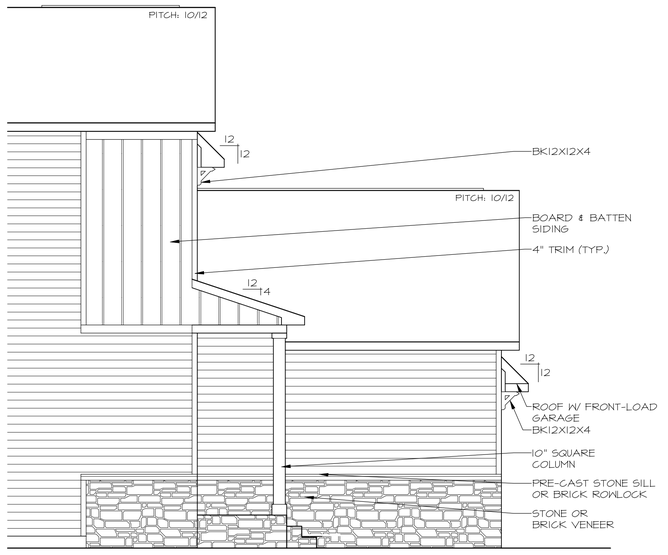
## LEFT ELEVATION "T4"




## 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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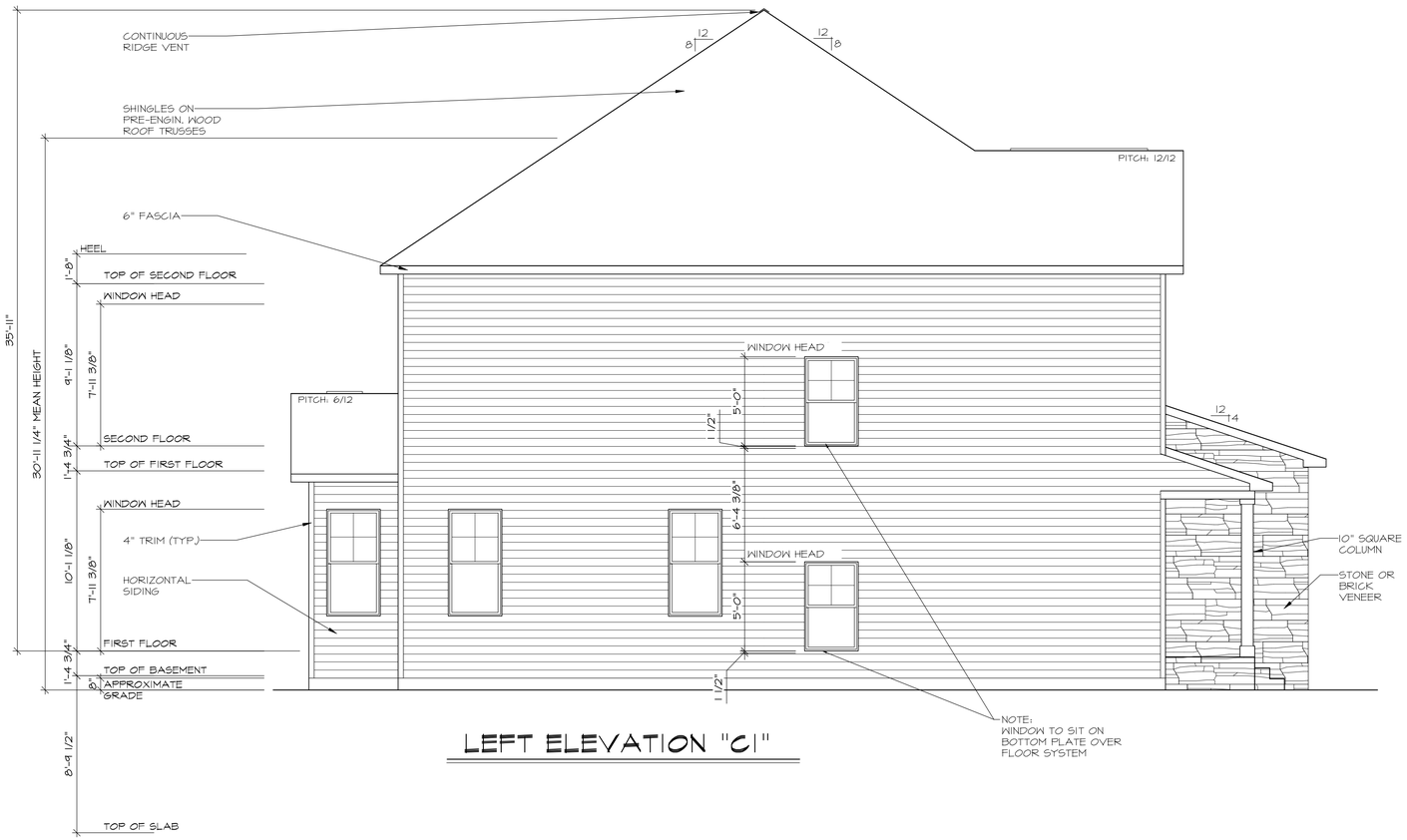
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

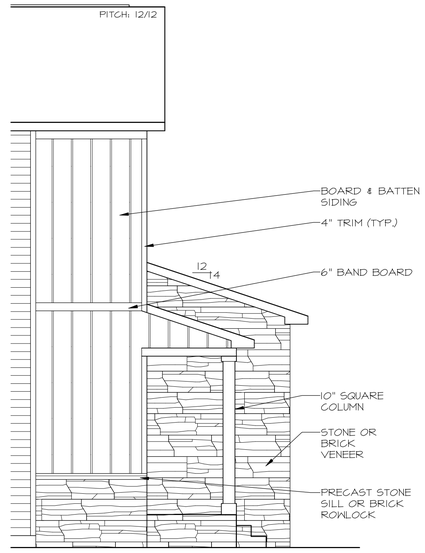
HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.4




LEFT ELEVATION "C1"




LEFT ELEVATION "C1"
W/ OPT. HI-VIZ

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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

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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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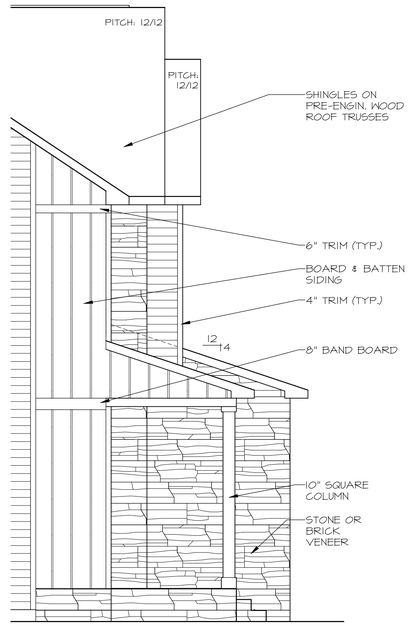
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.7

LEFT ELEVATION "C4"




LEFT ELEVATION "C4"
W/ OPT. HI-VIZ

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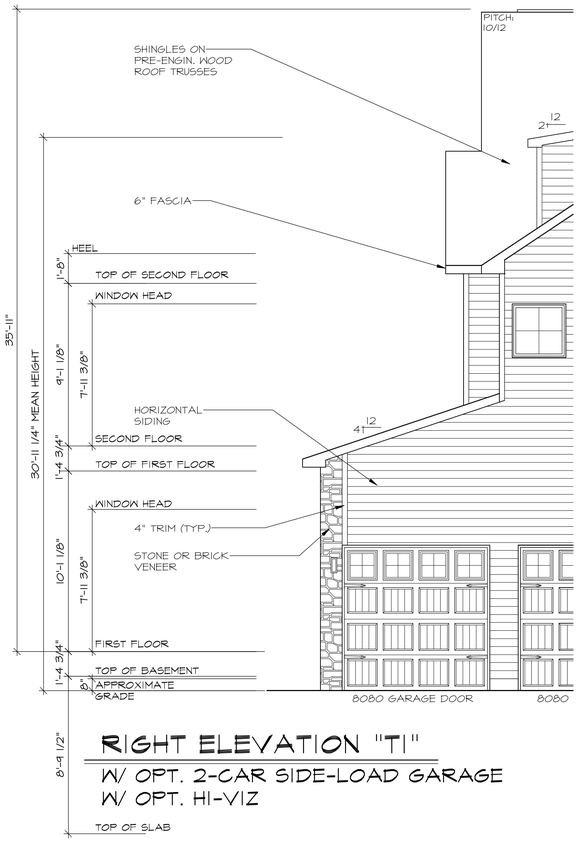
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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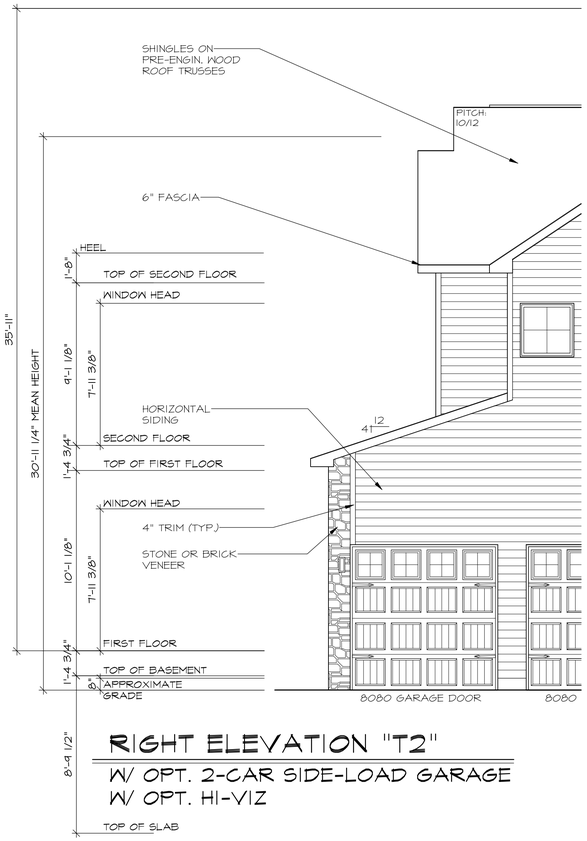
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.9




## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE
W/ OPT. HI-VIZ

## RIGHT ELEVATION "T2"

W/ OPT. 2-CAR SIDE-LOAD GARAGE

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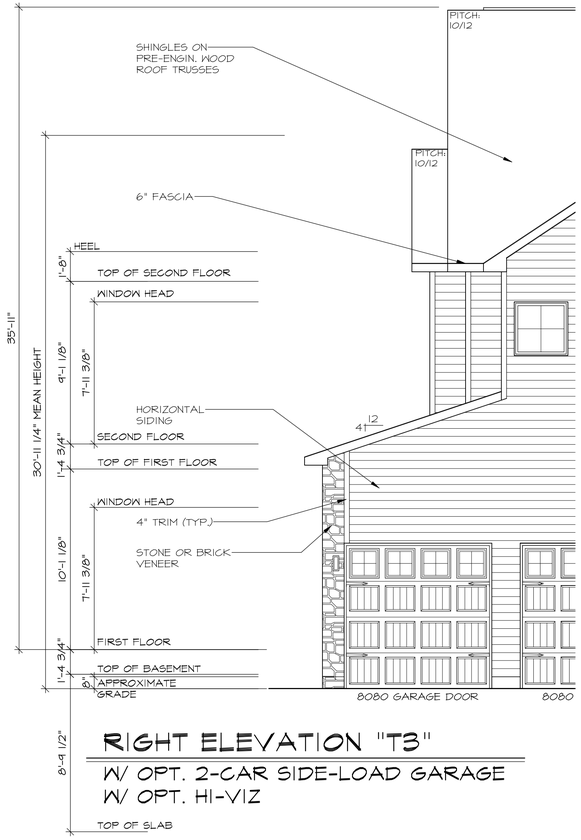
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

Professional Certification:
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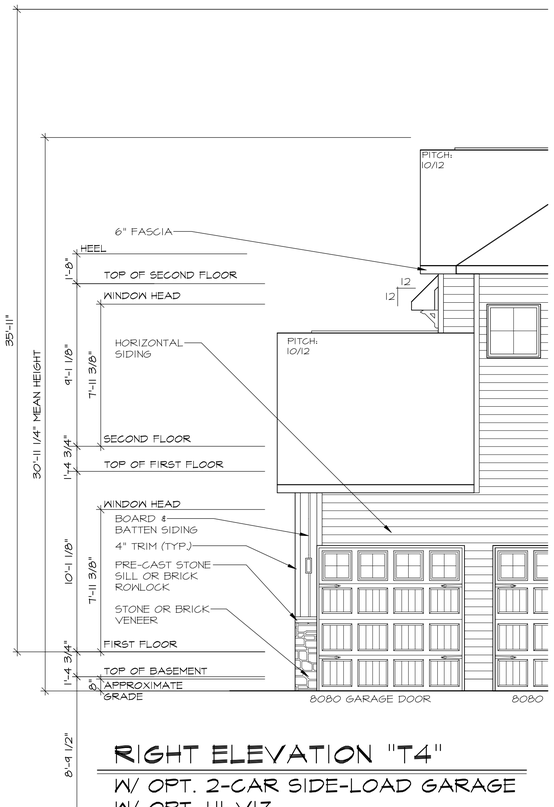
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No. A.2.11

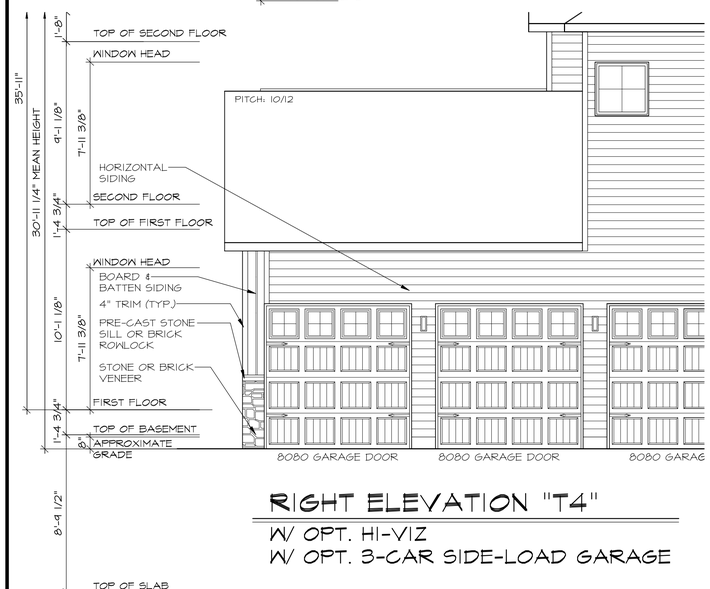



## RIGHT ELEVATION "T4"

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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15137
ARCHITECT

11/19/2024

WADE ARCHITECTURE
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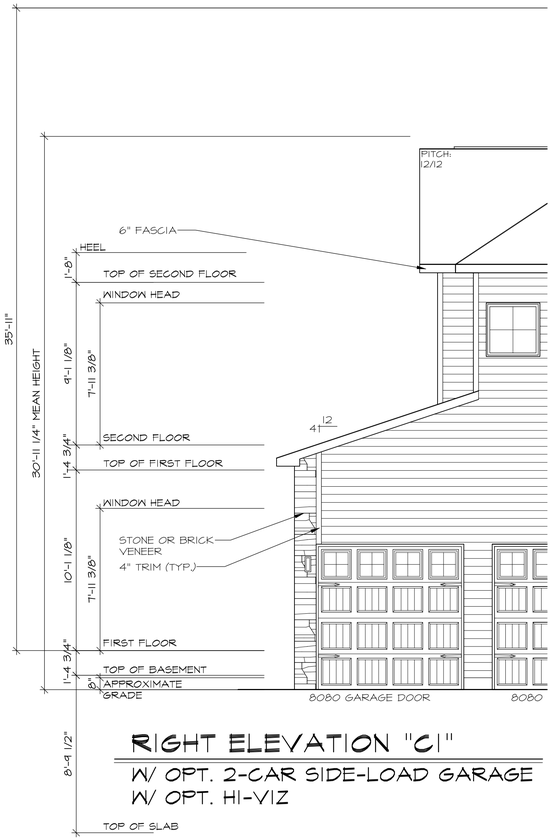
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.12




## 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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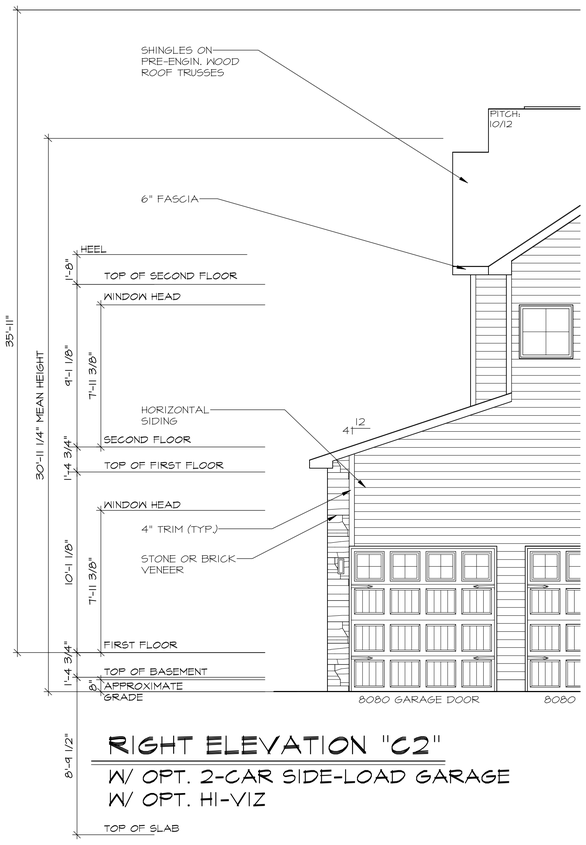
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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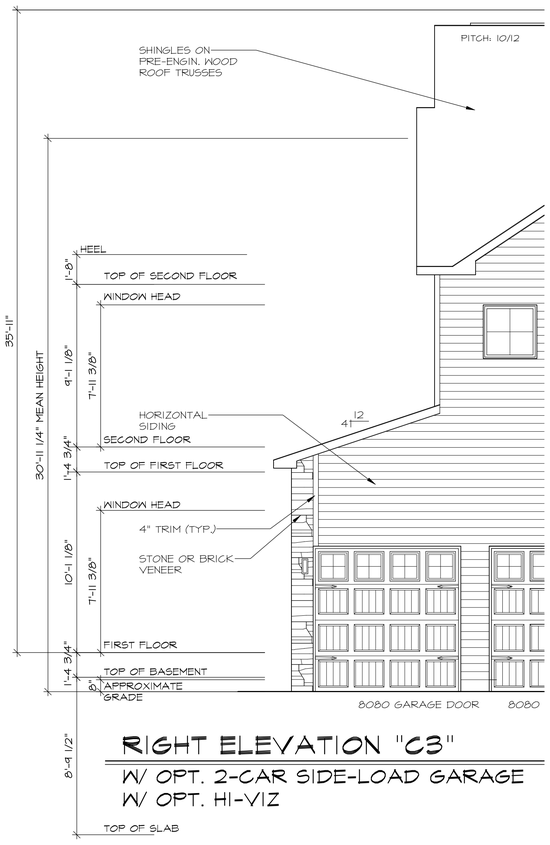
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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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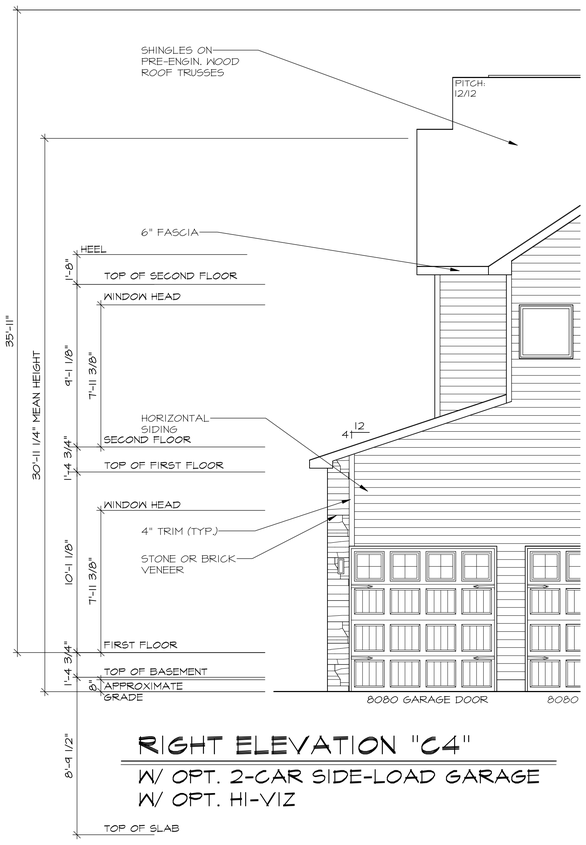
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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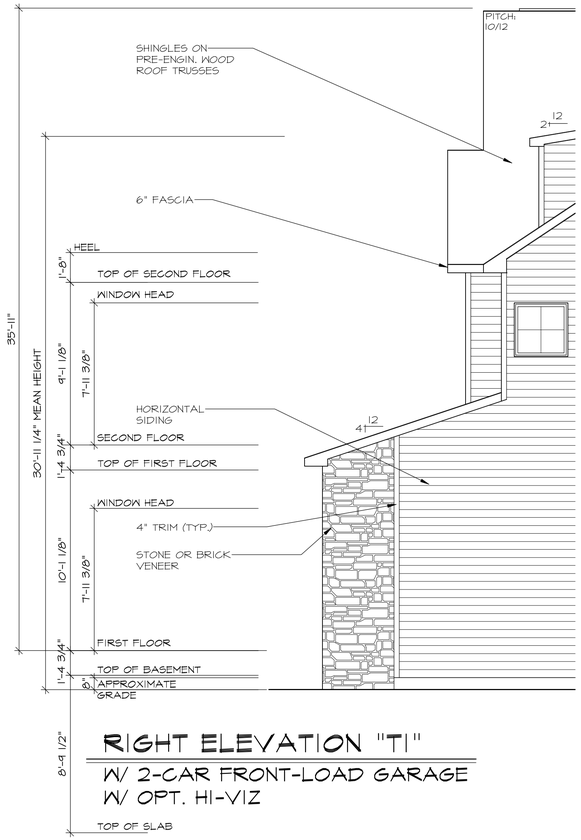
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

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

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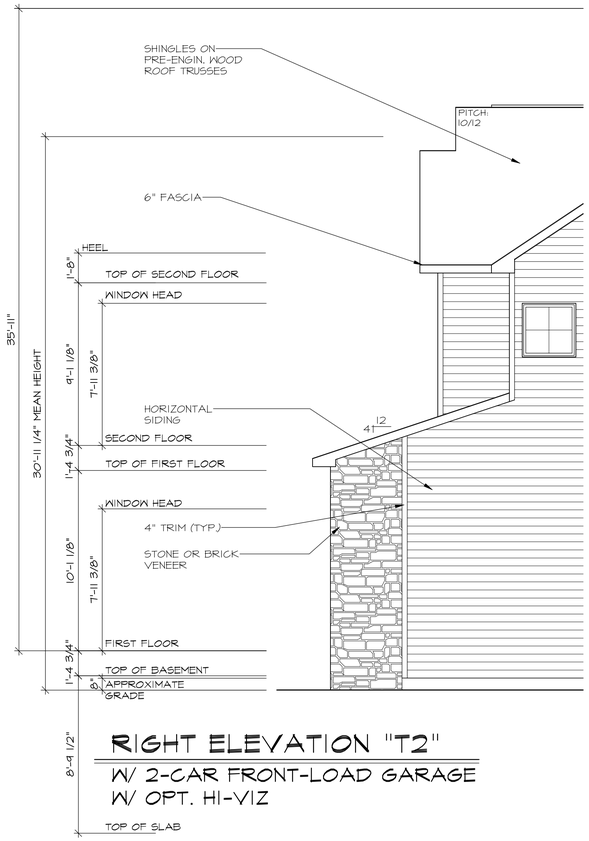
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

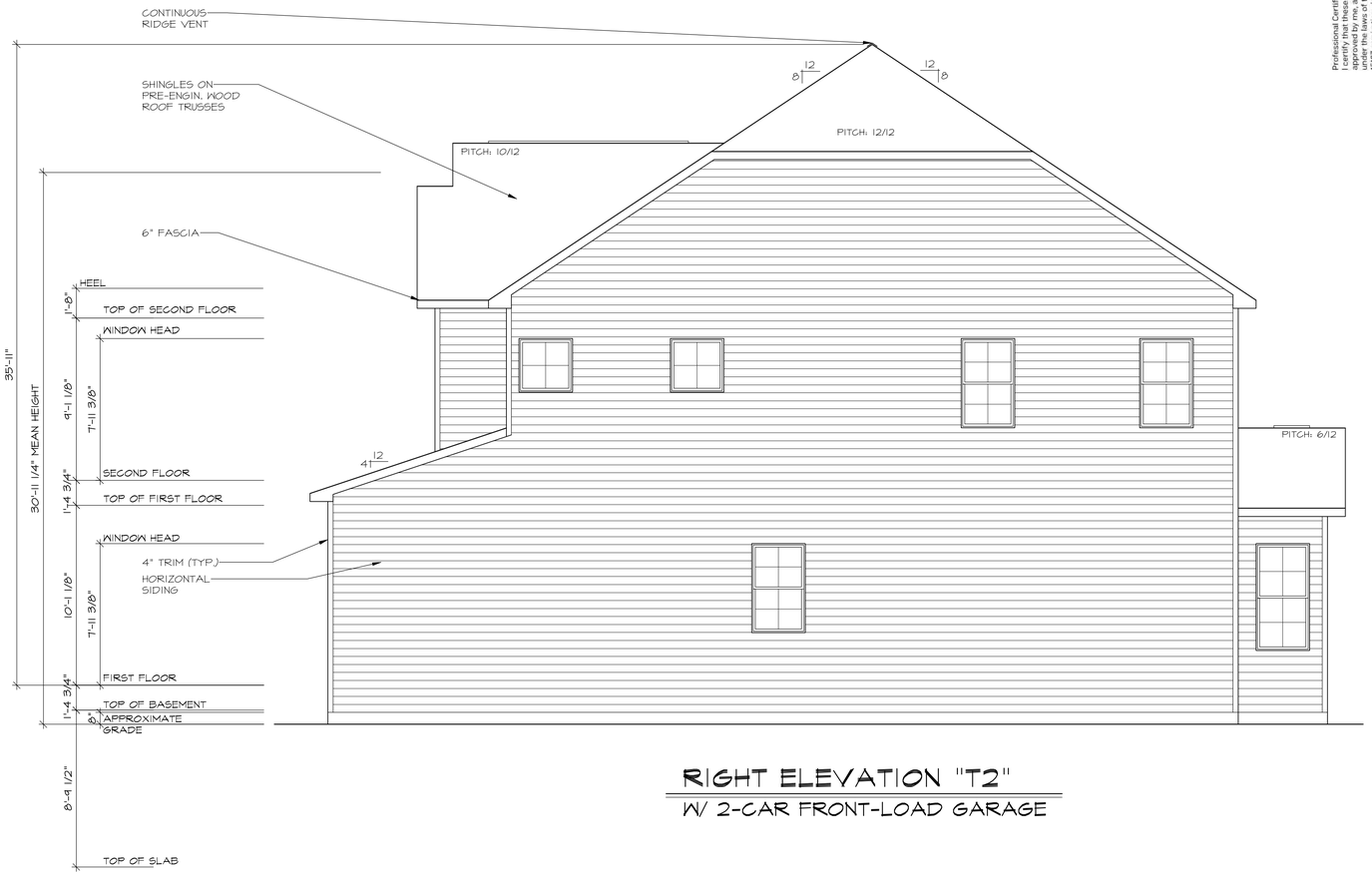
DRAWING TITLE: SIDE ELEVATIONS

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

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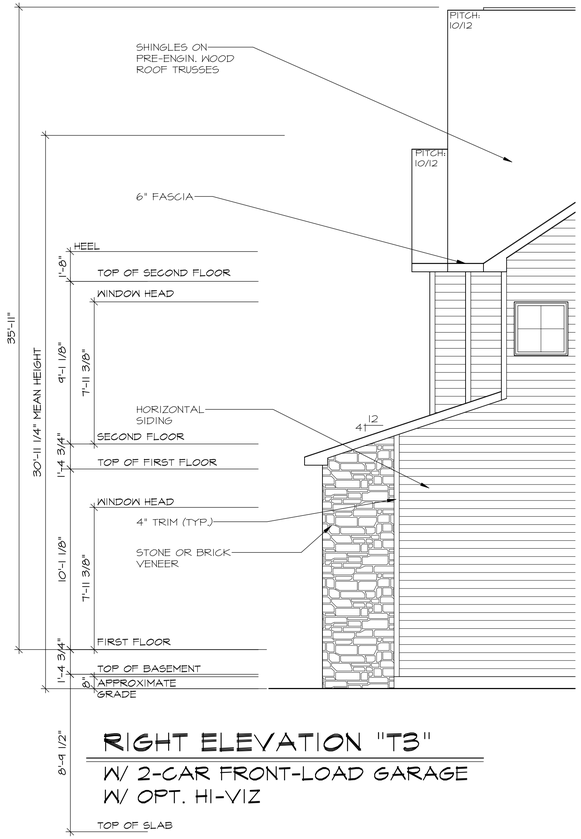
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.18




## RIGHT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ

## RIGHT ELEVATION "T3"

W/ 2-CAR FRONT-LOAD GARAGE

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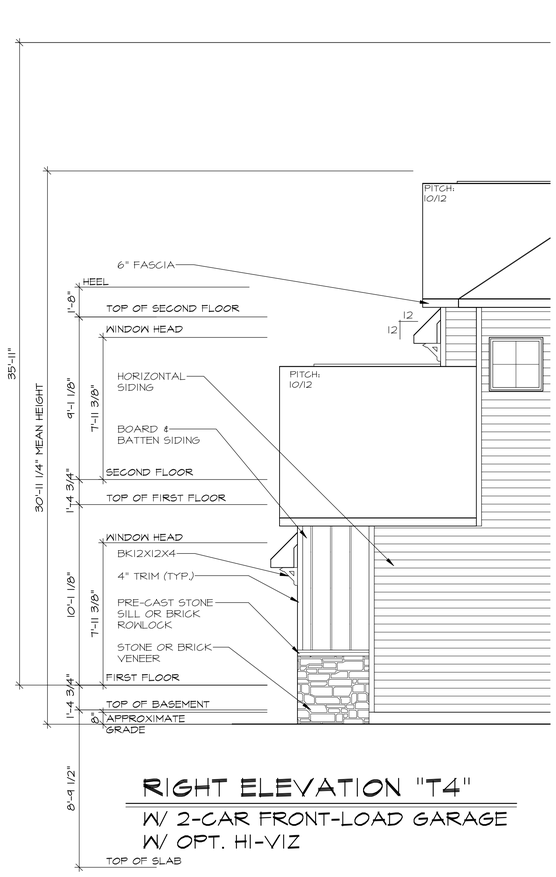
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

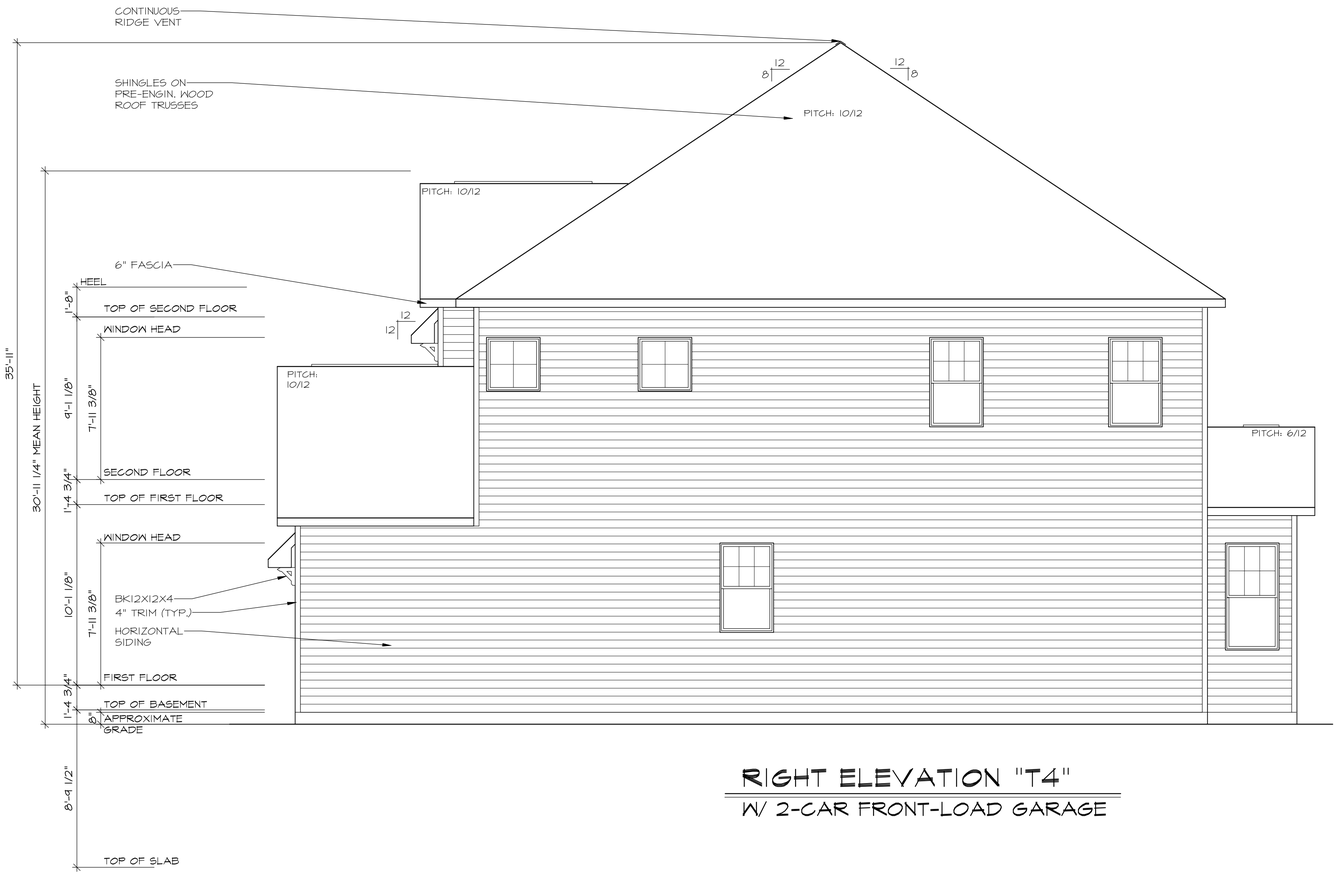
SHEET No.
A.2.19




RIGHT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE

W/ OPT. HI-VIZ




RIGHT ELEVATION "T4"

W/ 2-CAR FRONT-LOAD GARAGE

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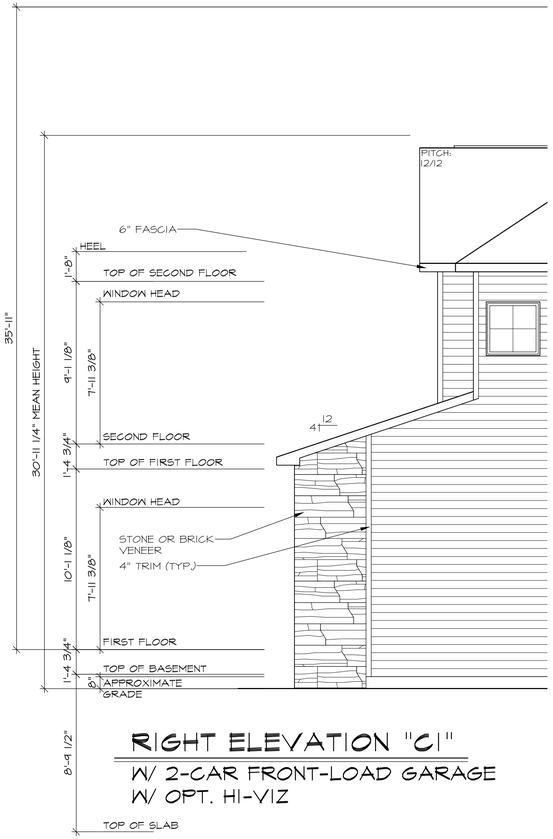
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

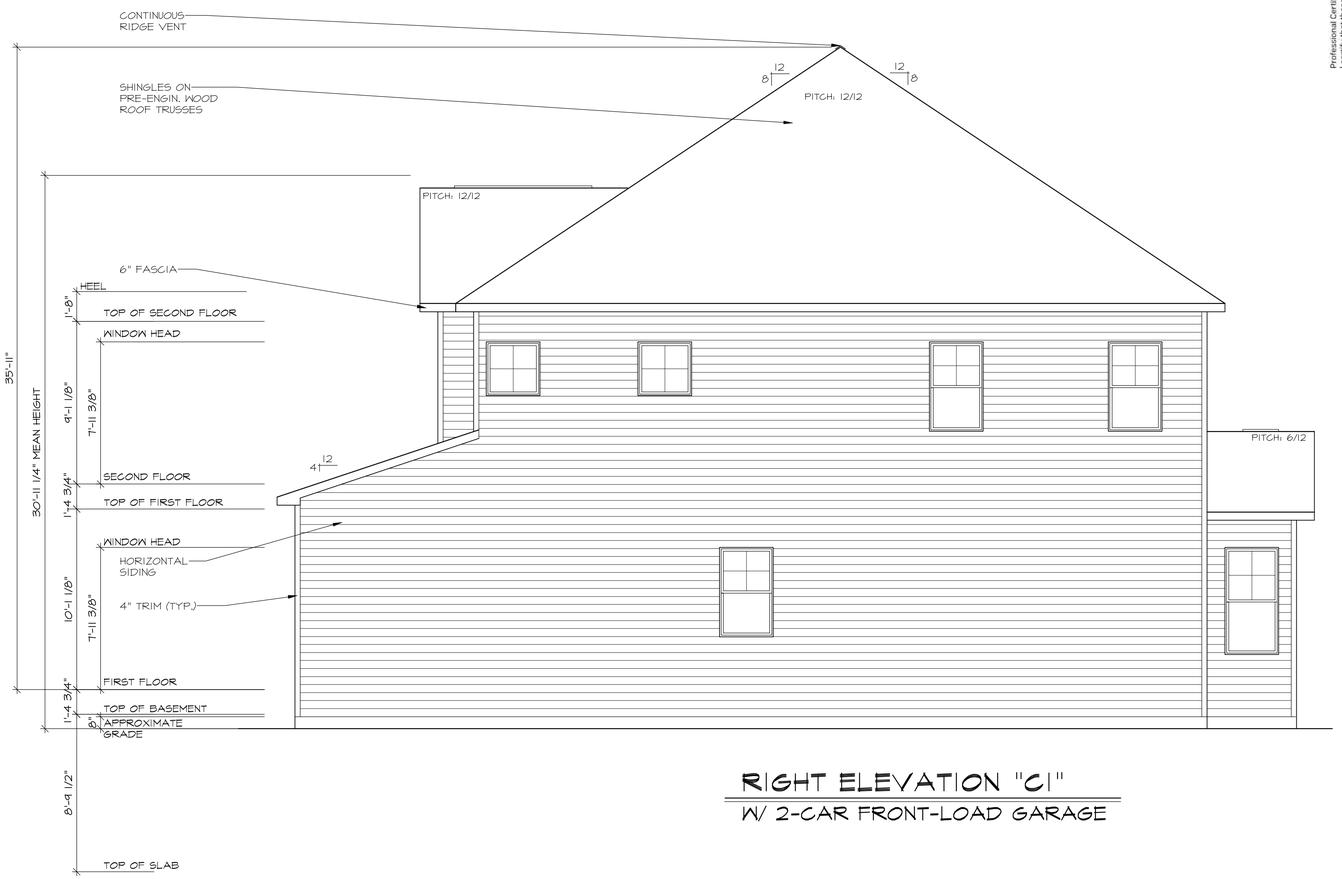
DRAWING TITLE: SIDE ELEVATIONS

SHEET No.
A.2.20




## RIGHT ELEVATION "C1"

W/ 2-CAR FRONT-LOAD GARAGE
W/ OPT. HI-VIZ




## RIGHT ELEVATION "C1"

W/ 2-CAR FRONT-LOAD GARAGE

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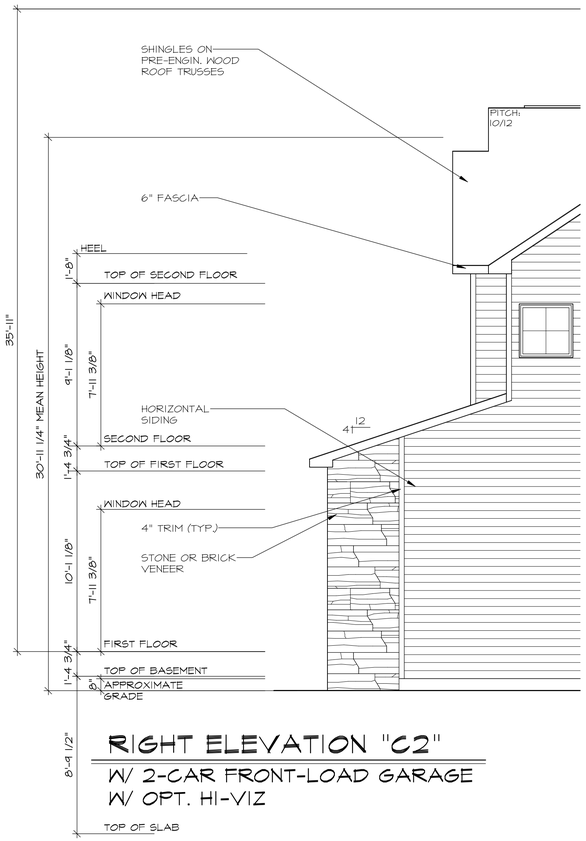
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

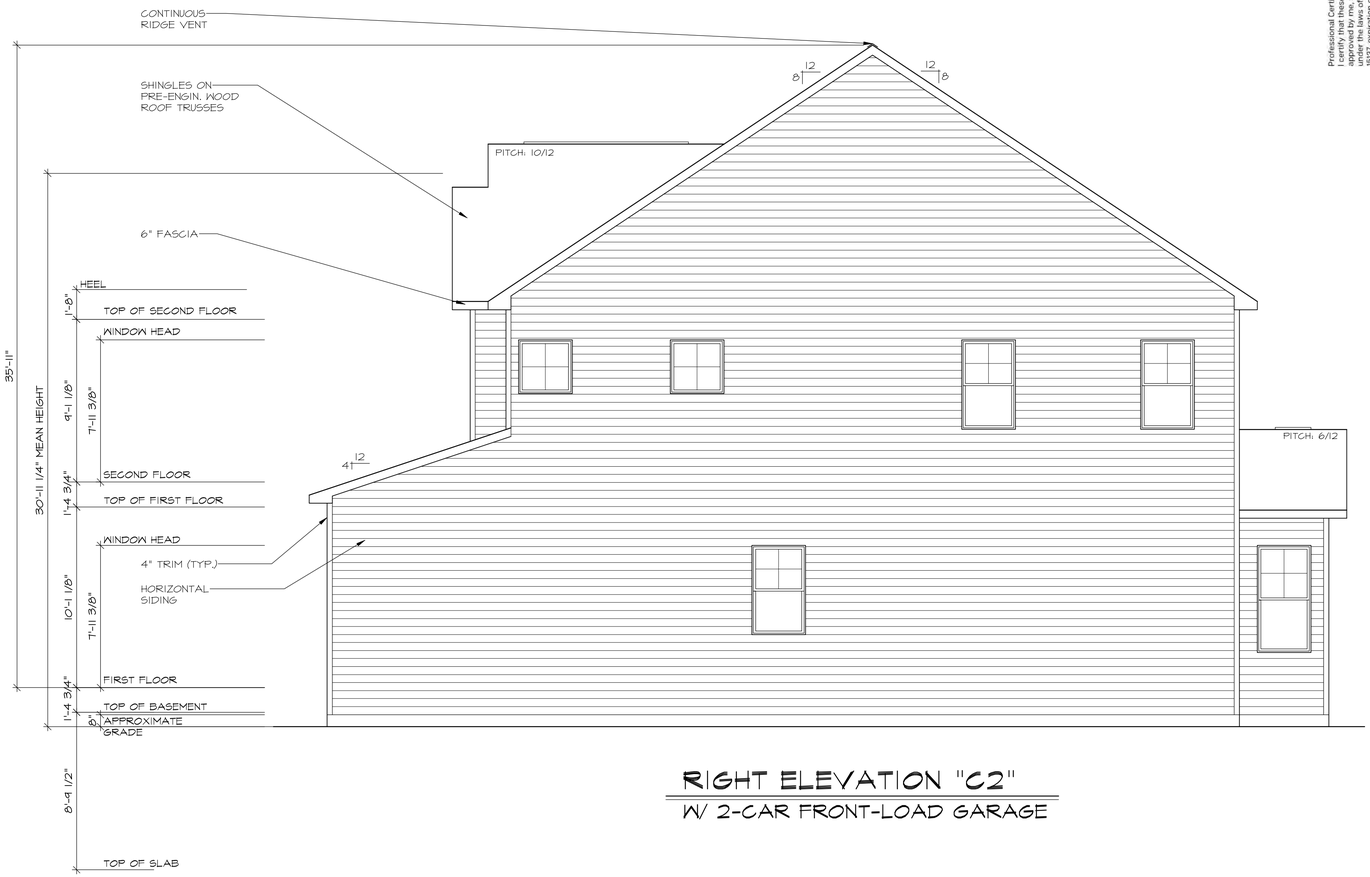
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

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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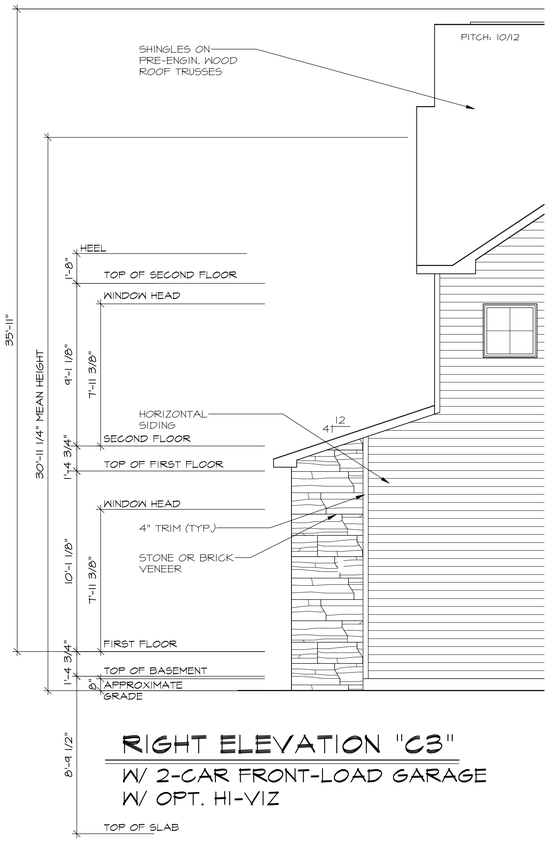
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II
DRAWING TITLE: SIDE ELEVATIONS

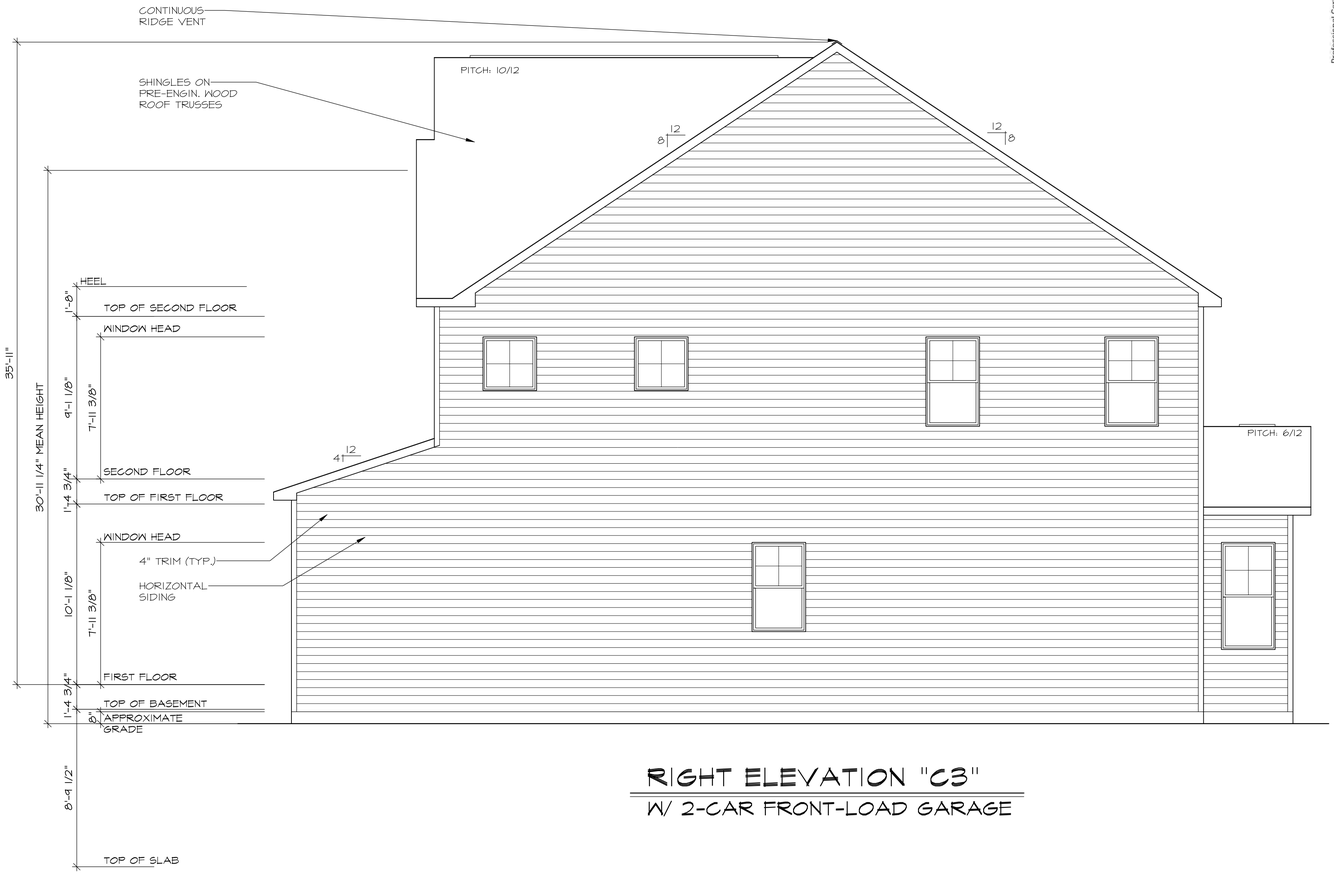
SHEET No.
A.2.22




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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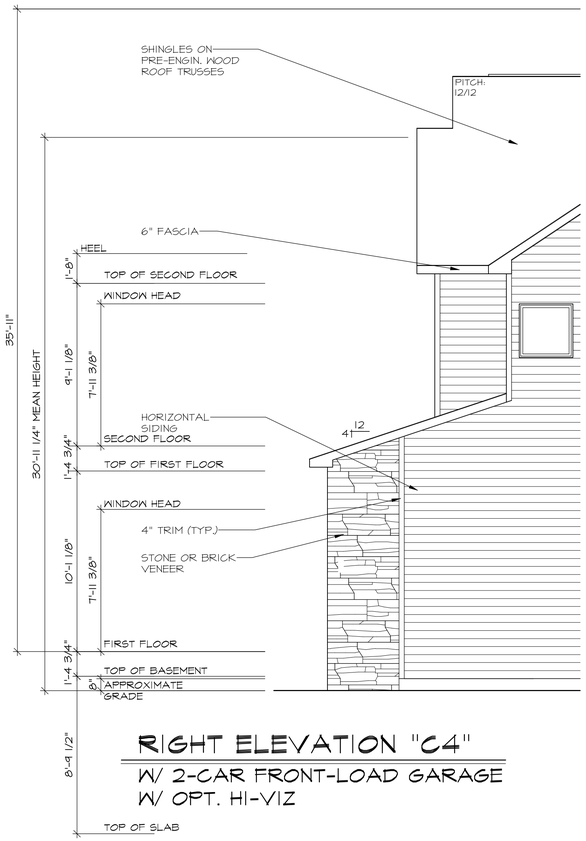
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

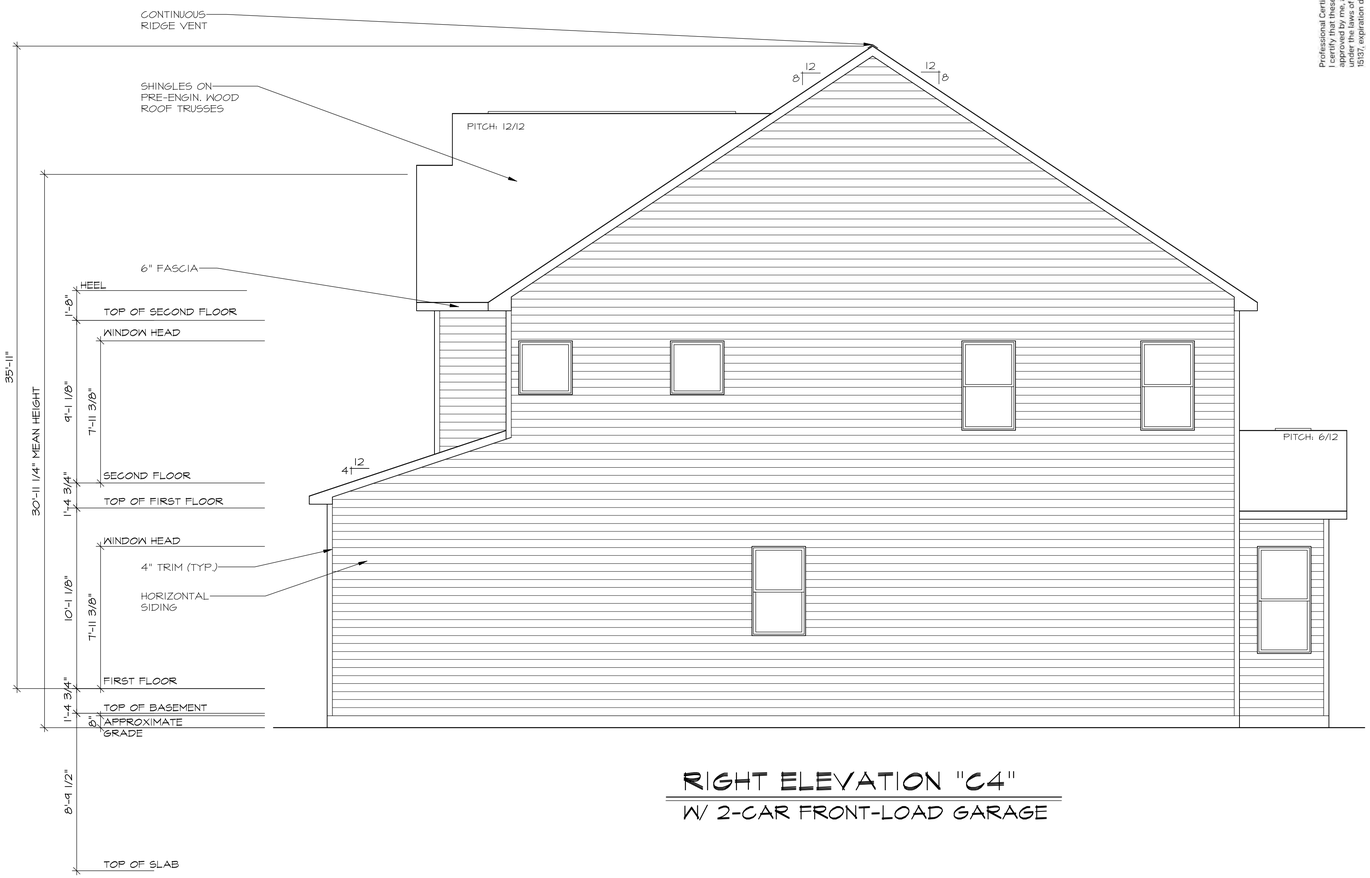
DRAWING TITLE: SIDE ELEVATIONS

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

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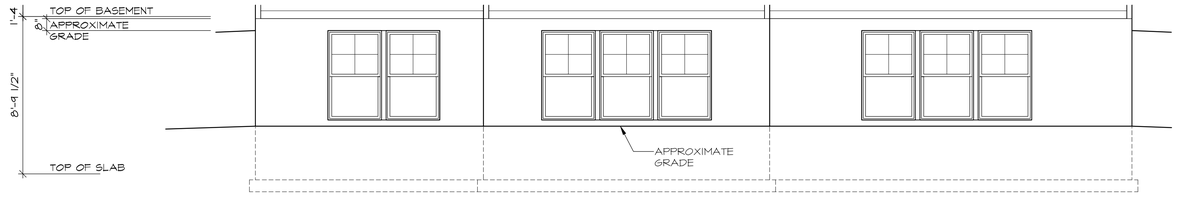
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

DRAWING TITLE: SIDE ELEVATIONS

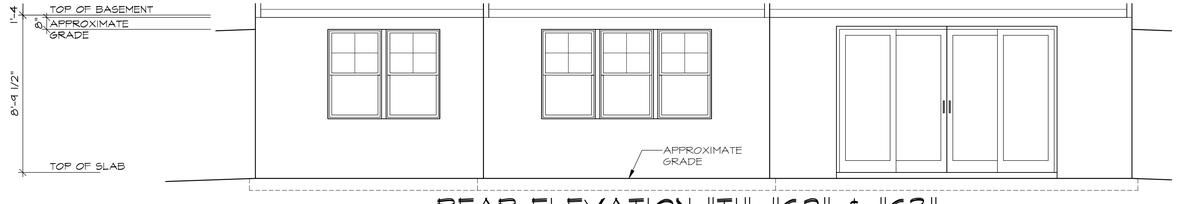
SHEET No.
A.2.24

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

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11/19/2024

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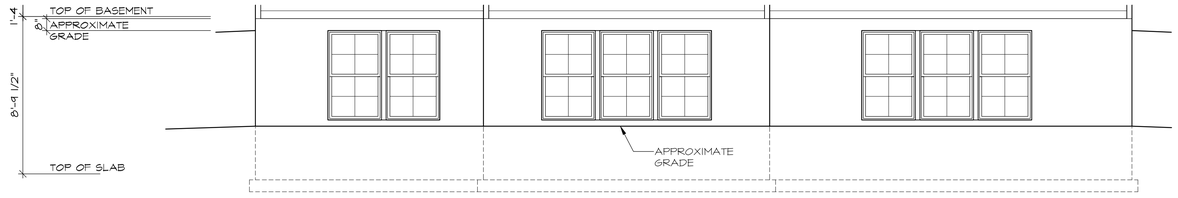
|---|---|
| DRAWN BY: | D. WILL |
| DATE: | 11/19/2024 |
| PROJECT NO. | D546 |
| 11 X 17 SCALE | 1/8" = 1'-0" |
| 24 X 36 SCALE | 1/4" = 1'-0" |

HOUSE NAME: STONEHAVEN II

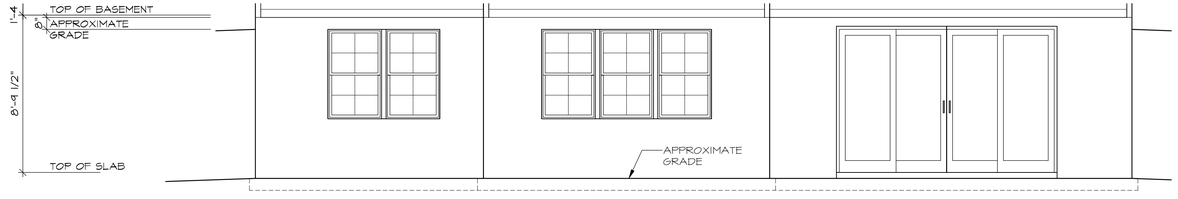
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.25

REAR ELEVATION "T2"




REAR ELEVATION "T2"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T2"
W/ OPT. WALK-OUT BASEMENT

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.2.26

REAR ELEVATION "T3"




REAR ELEVATION "T3"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T3"
W/ OPT. WALK-OUT BASEMENT

Professional Certification:
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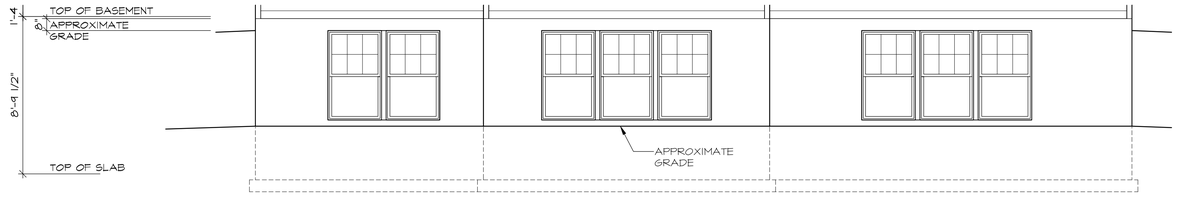
DRAWN BY: D. WILL
DATE: 11/19/2024
PROJECT NO. D546
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

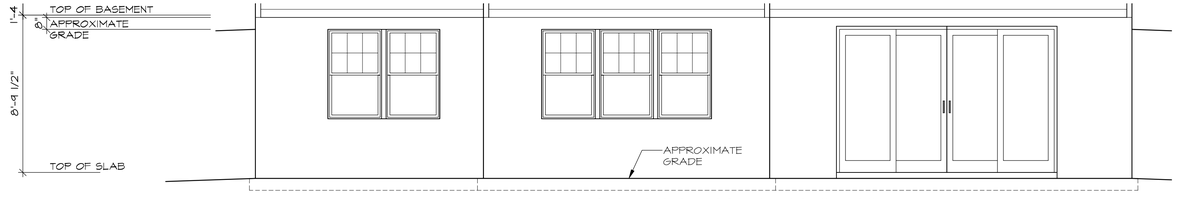
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.27

REAR ELEVATION "T4"




REAR ELEVATION "T4"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "T4"
W/ OPT. WALK-OUT BASEMENT

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

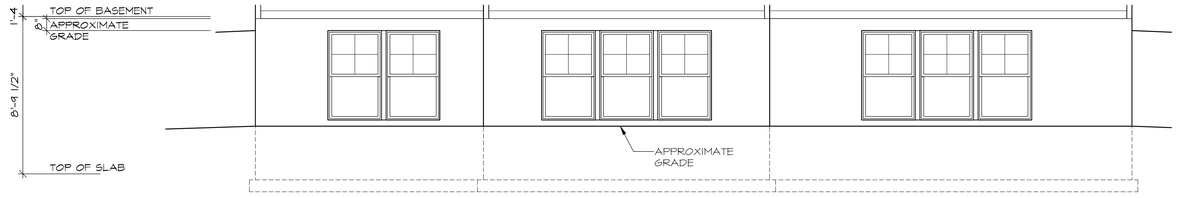
D·R·HORTON®
America's Builder

| |
|---|
| 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" |

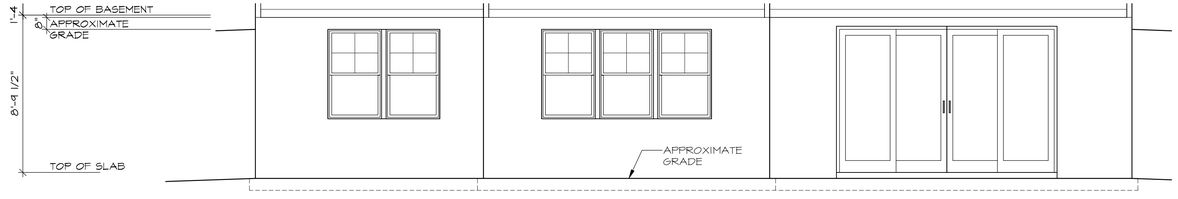
HOUSE NAME: STONEHAVEN II
DRAWING TITLE: REAR ELEVATIONS

SHEET No.
A.2.28

REAR ELEVATION "C1"




REAR ELEVATION "C1"
W/ OPT. LOOK-OUT BASEMENT




REAR ELEVATION "C1"
W/ OPT. WALK-OUT BASEMENT

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 |
| 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

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. SMIGELSKI
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: 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

# Stonehaven II

## 49' x 56' Single Family Detached

## Right Elevation

D·R·HORTON
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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

# Statement of Finished Square Footage

Project Name: SOFS-DOBSON-BRENTWOOD II

Model Name: BRENTWOOD II

*Total Base Finished Area: 2,042

*Total Finished Area with all Options:
Above-grade finished area: 2,042
Below-grade finished area: 0

Total Unfinished Area: 435

- Above-grade: 435
- Below-grade: 0
- Garage (1-car, 2-car): 2-car
- Two-storage foyer or vaulted ceiling: yes/no Dimensions: 28' x 64'

*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.

Signature

01/08/2024
Date

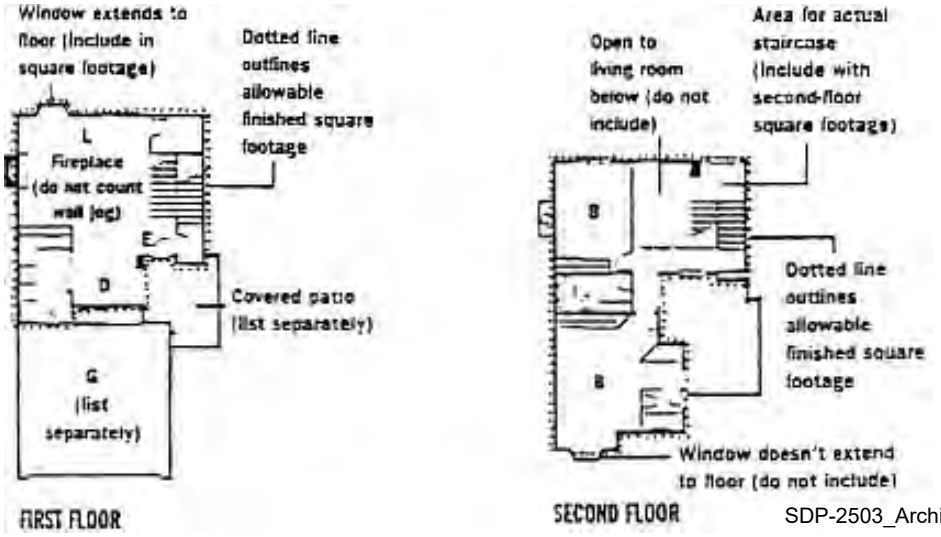
How to measure:

- Measurements taken from exterior walls for SFD units and centerline of wall for SFA units
- Above-grade is entirely above-ground level
- Below-grade is entirely or partially below ground level
- Finished areas must have minimum 7-foot ceiling height Do

not count:

- Areas under sloped roofs with ceiling heights less than 5 feet
- Wall protrusions like chimneys and bay windows, unless the protrusions have a floor on the same level and meet ceiling height requirements
- Vaulted ceiling areas open to the floor below or oversized stairwell openings. (Attribute of actual area of stair treads and landings to the floor above them.)
- Porches, balconies and decks that are not enclosed or suitable for year-round use
- Garages or unfinished areas.

SAMPLE FLOOR PLAN



## 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:

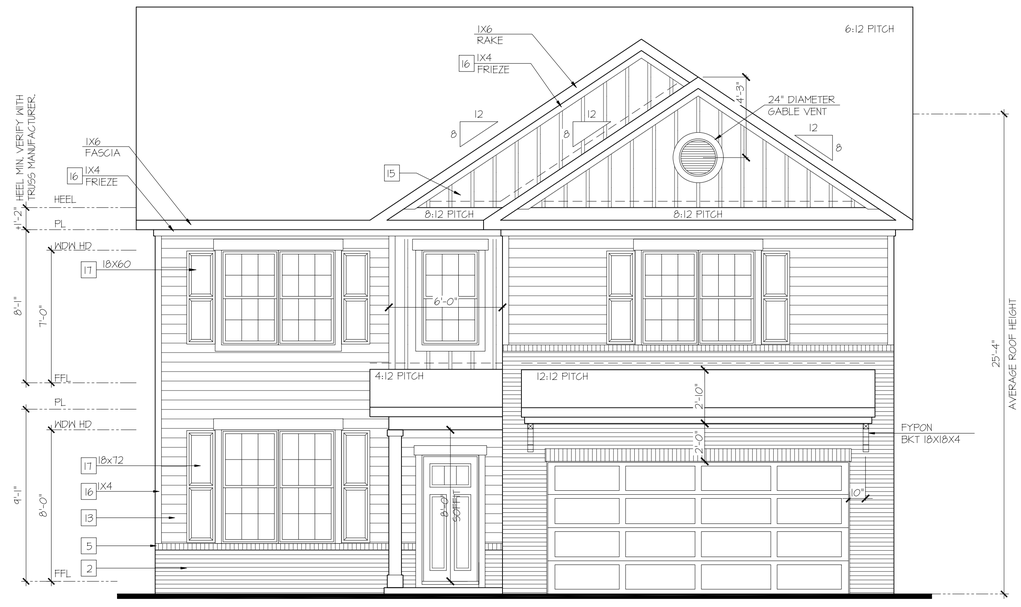
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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

D·R·HORTON® America's Builder

| 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: **1.1**

# STANDARD & HIGH VISIBILITY ELEVATIONS

## KEY NOTES:

MASONRY:

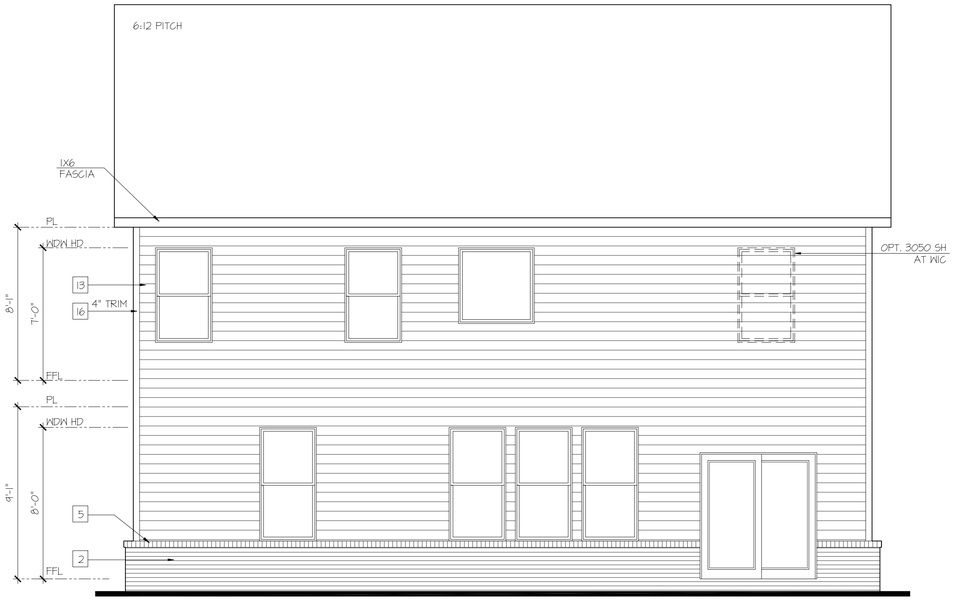
1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. N/A

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.

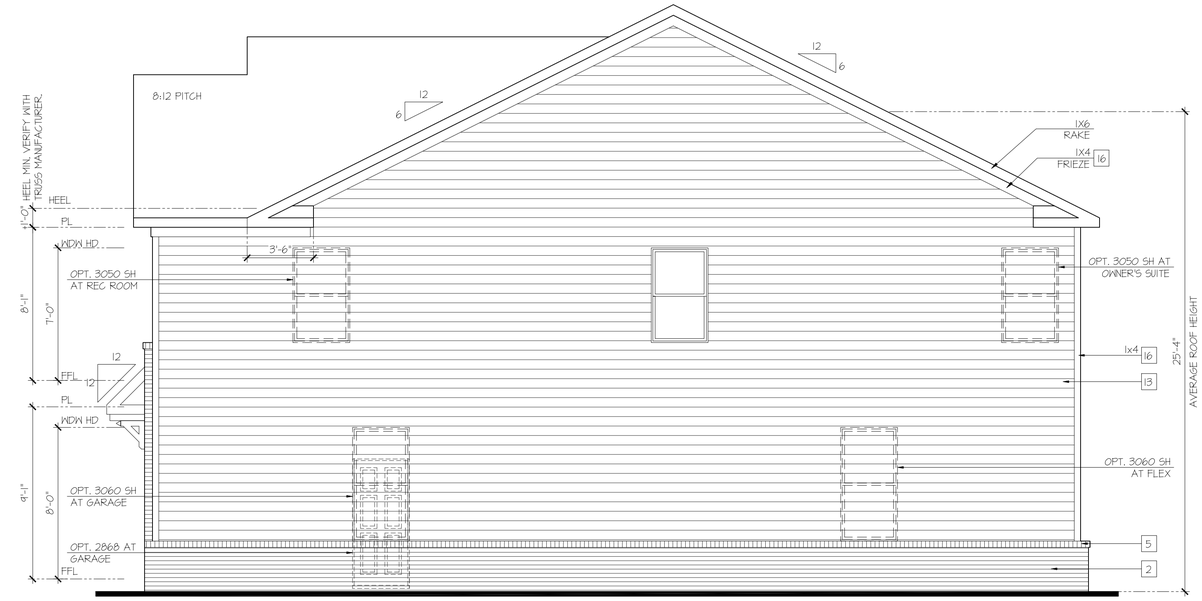
SIDING:

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.)



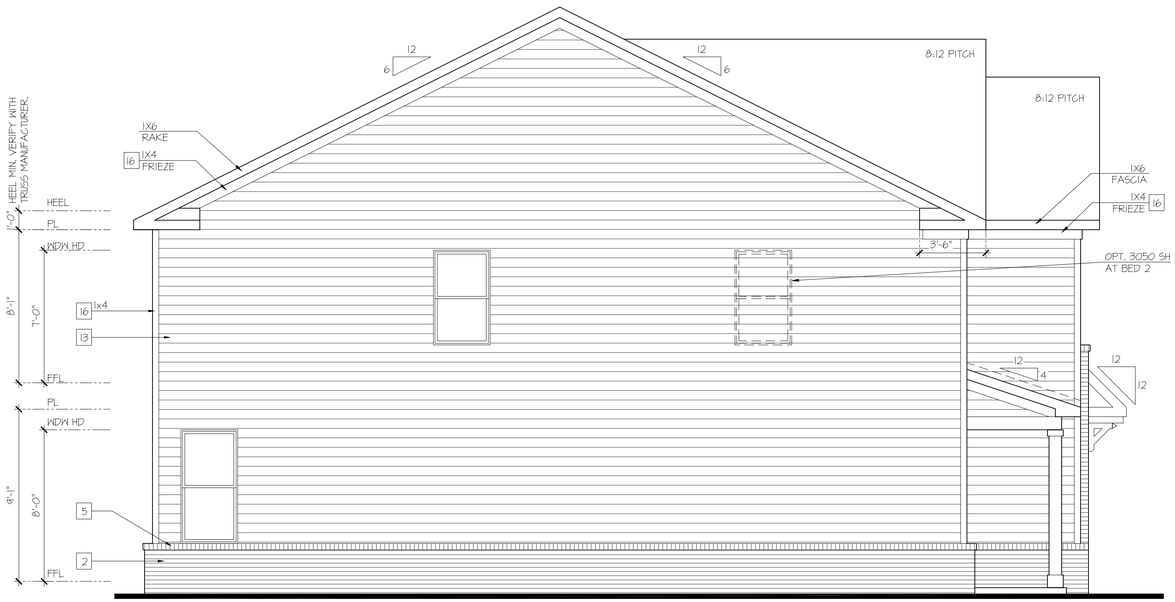

## Rear Elevation 'A-4'

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: |
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| 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:

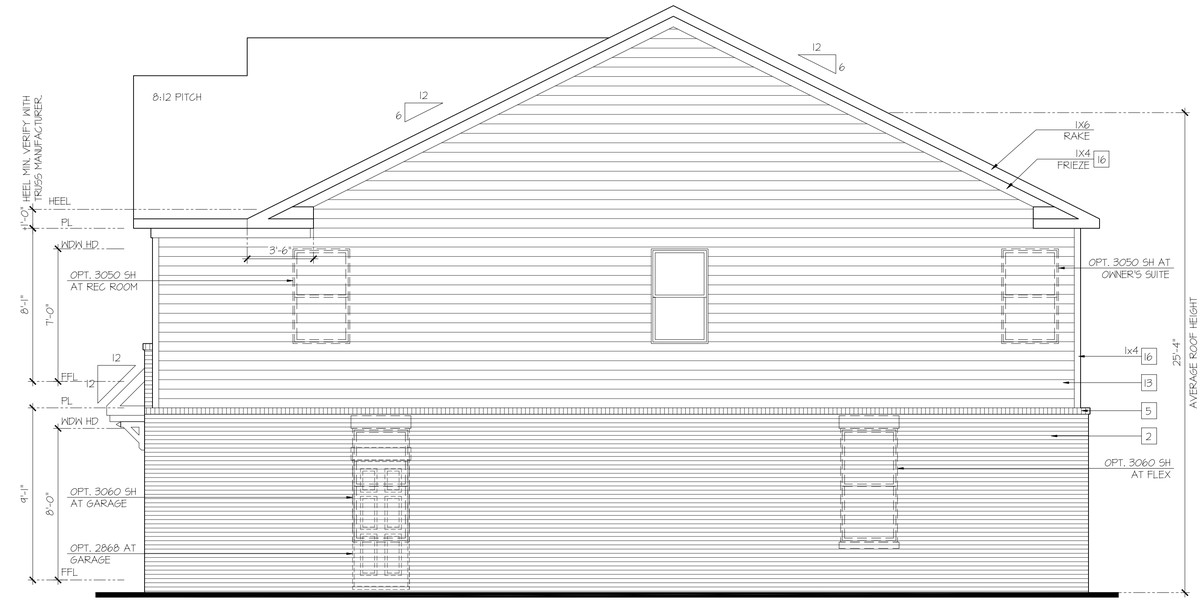
7. DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE 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.)
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.)

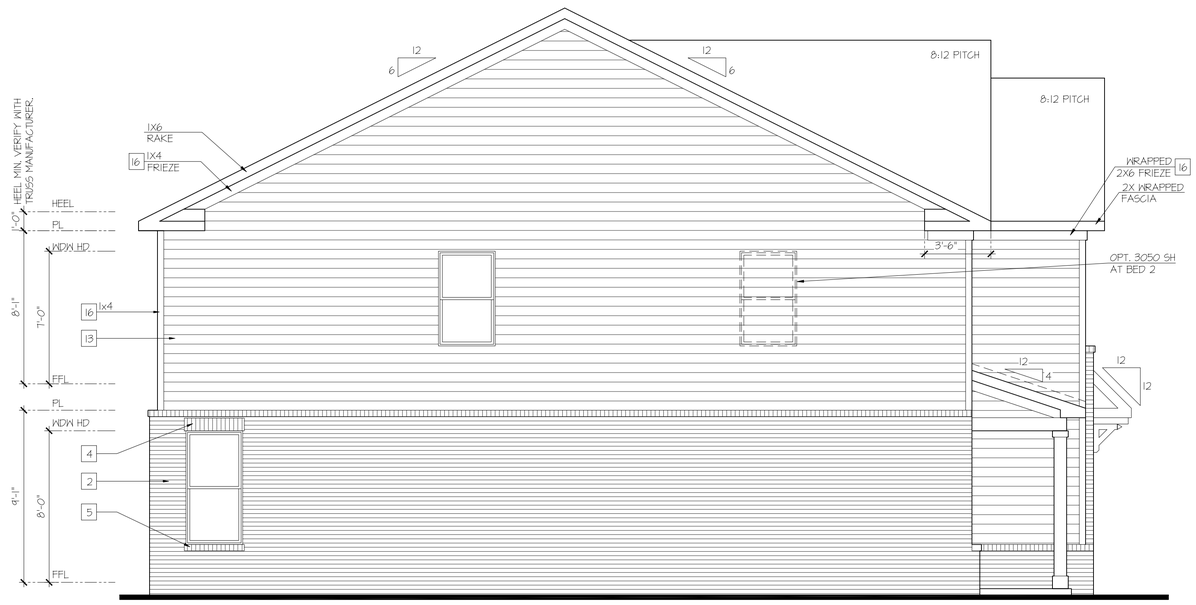
## Rear Elevation 'A-4' at Opt Brick Veneer

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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| 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: **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.)
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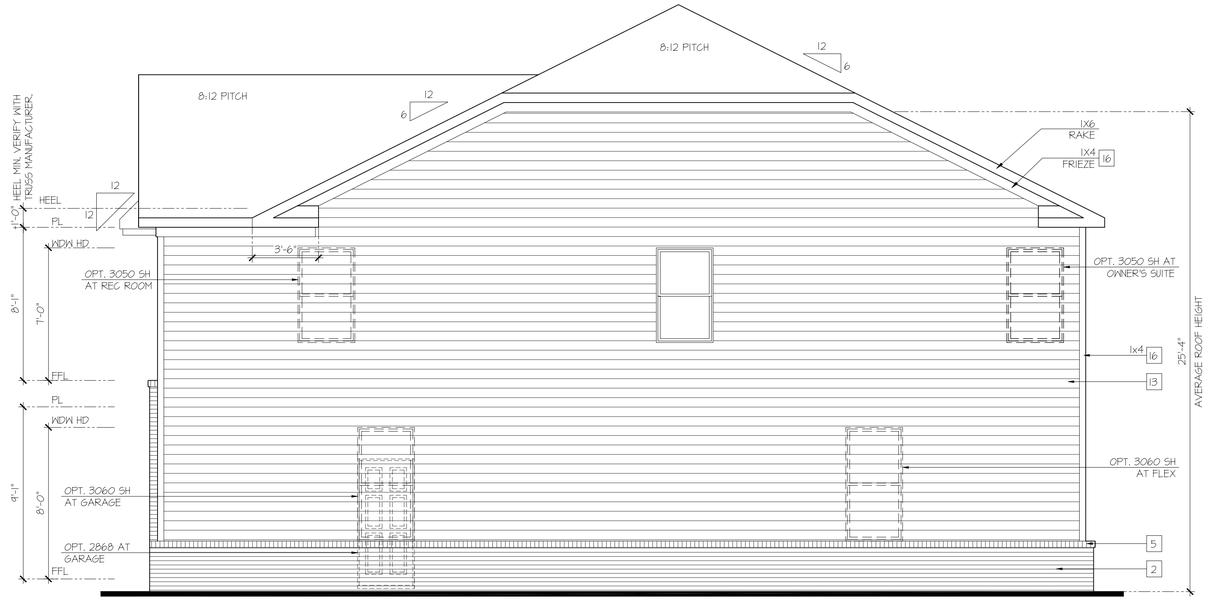
17. FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

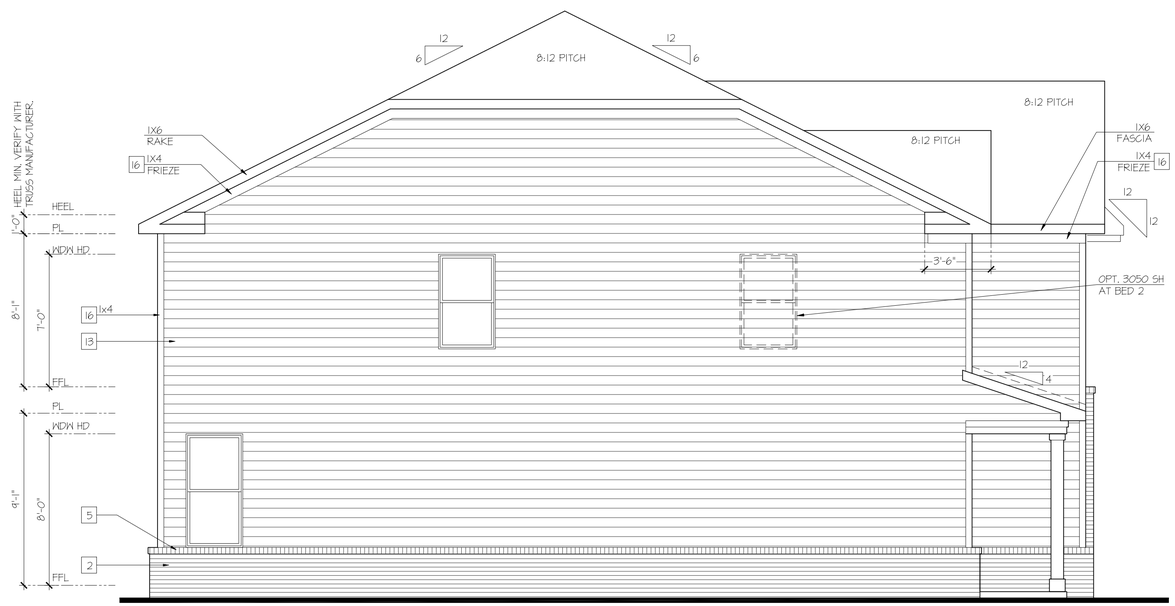
## Rear Elevation 'B-4'

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 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:

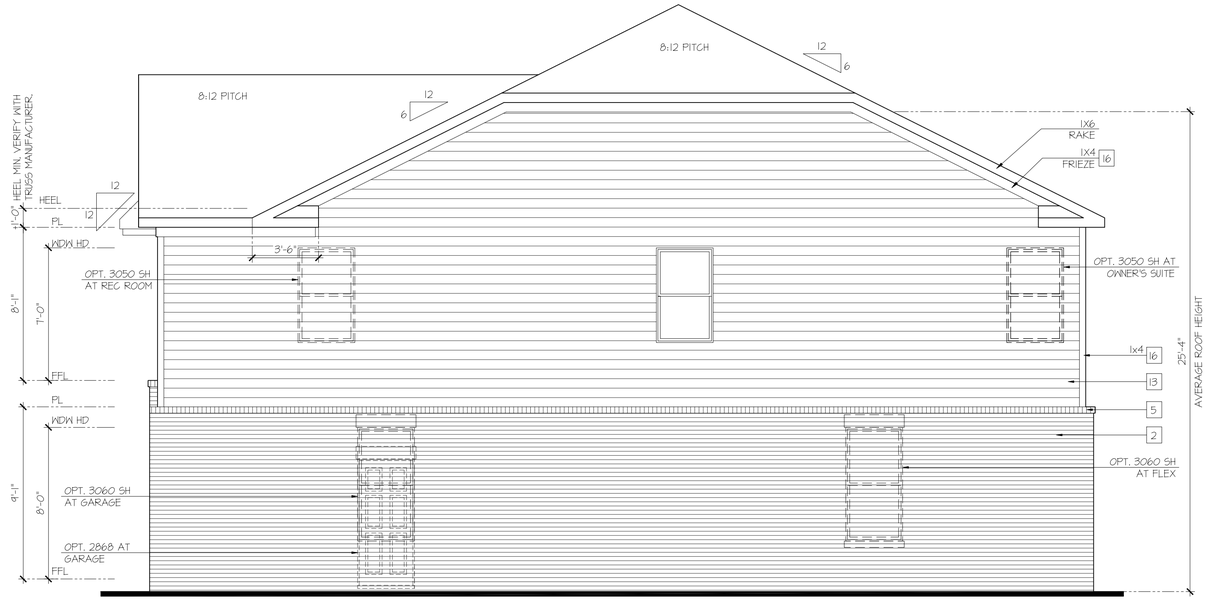
7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT 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
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPEGIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

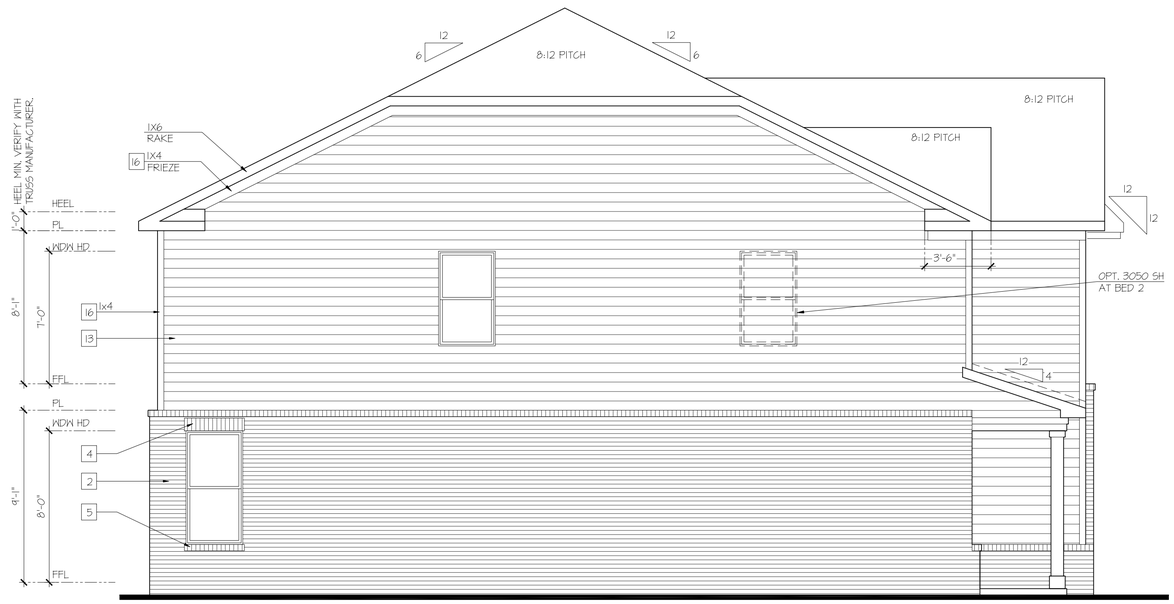
## Rear Elevation 'B-4' at Opt Brick Veneer

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: |
|---|---|---|
| 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:

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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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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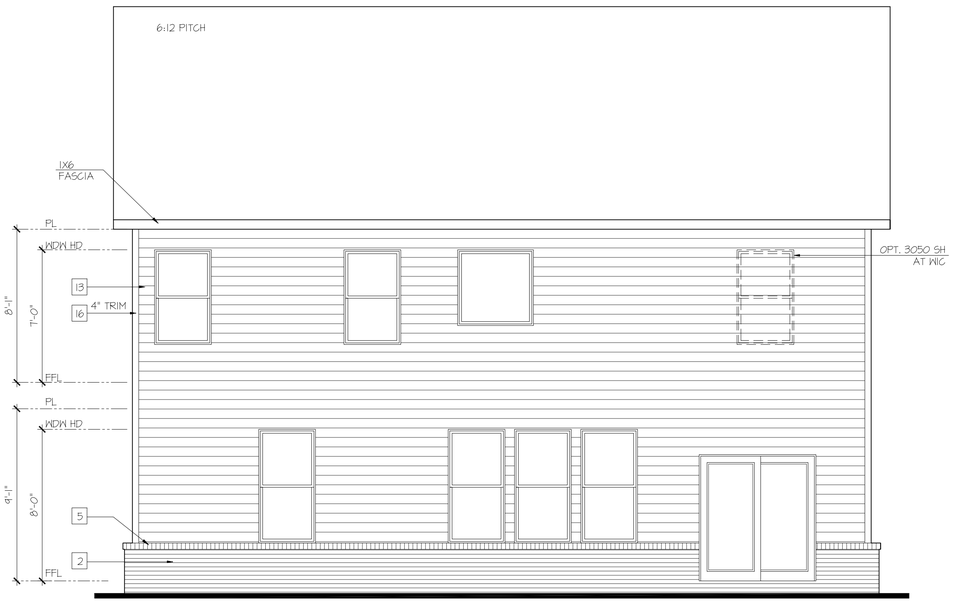
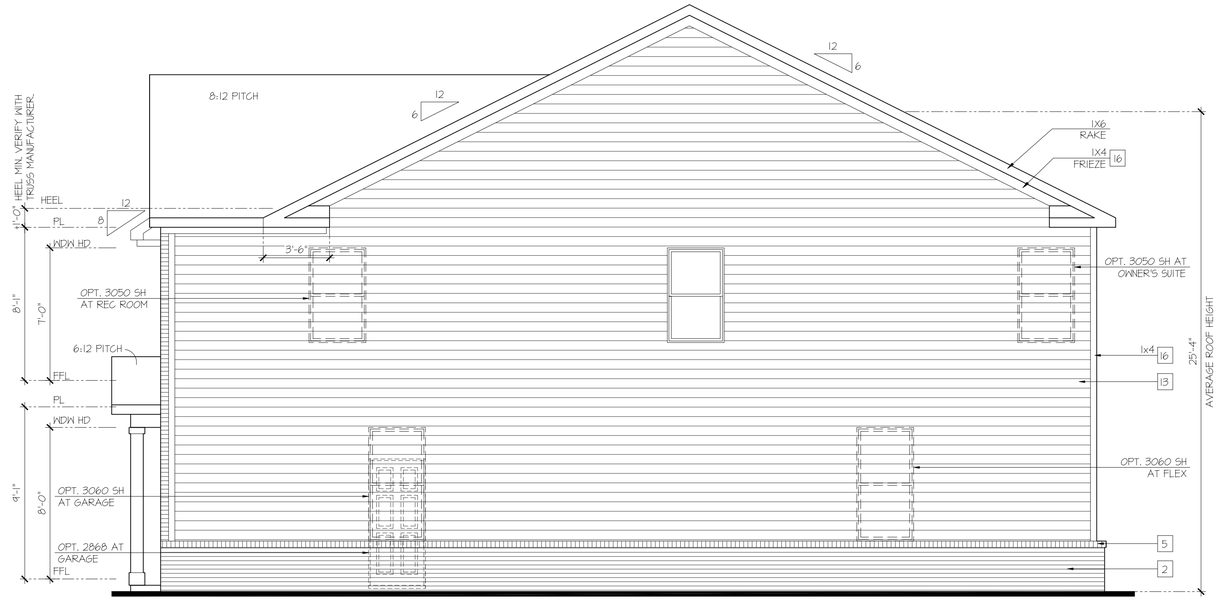



## Rear Elevation 'C-4'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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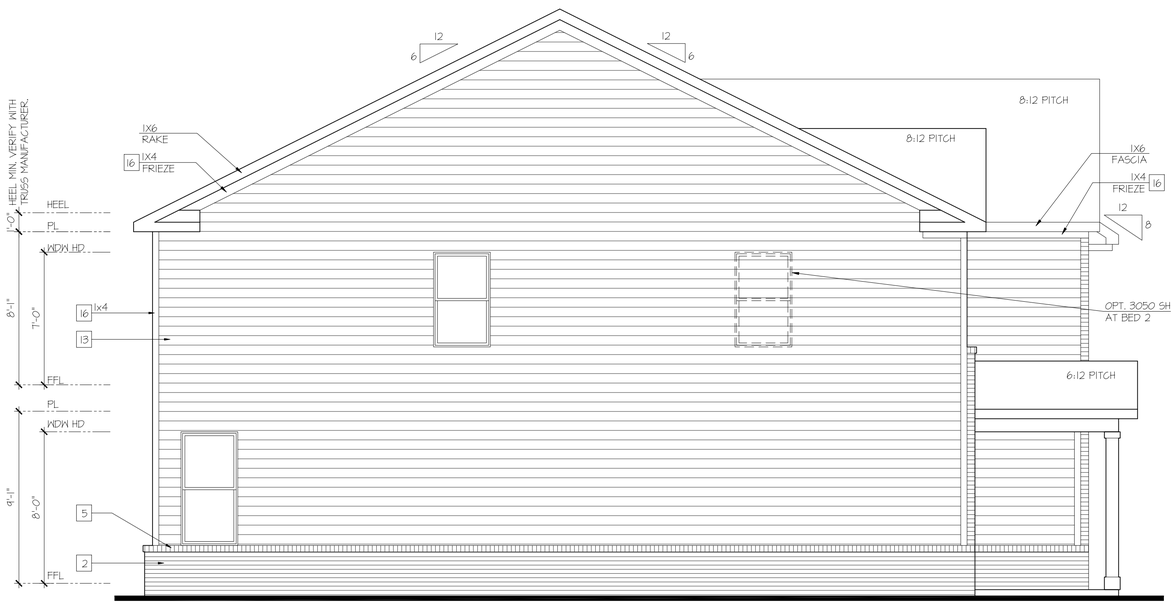


## Left Elevation 'C-4'

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:

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:

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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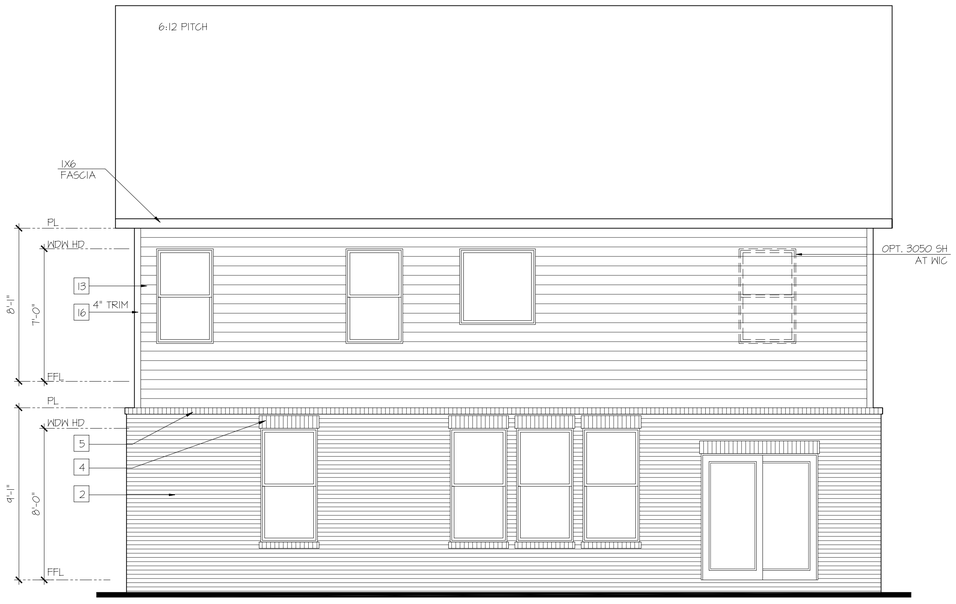
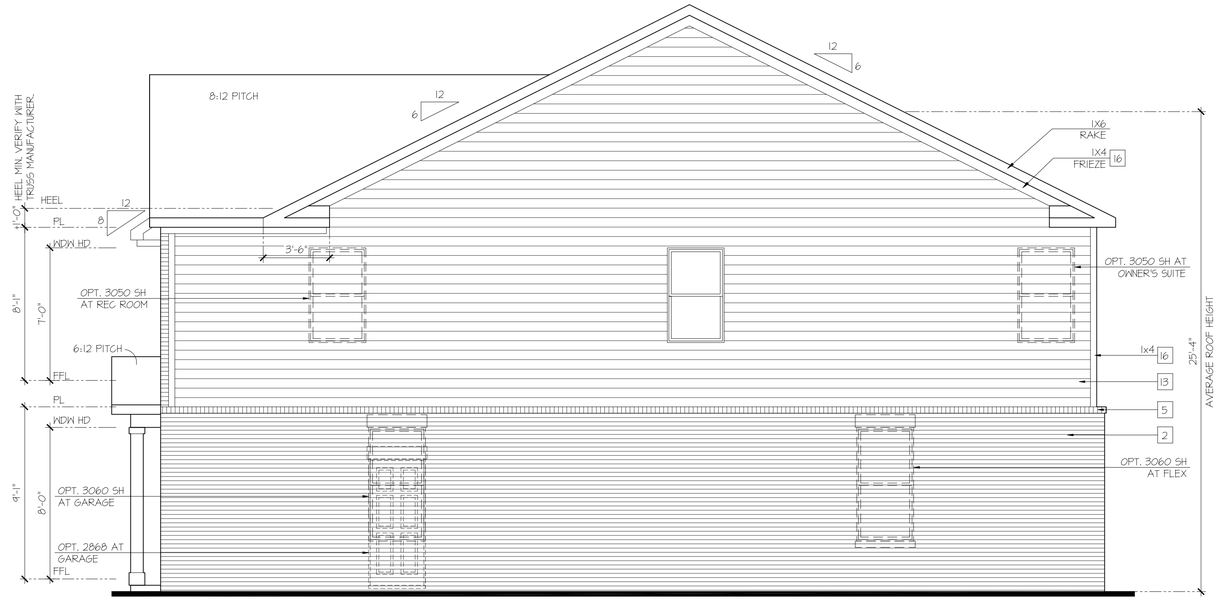



## Rear Elevation 'C-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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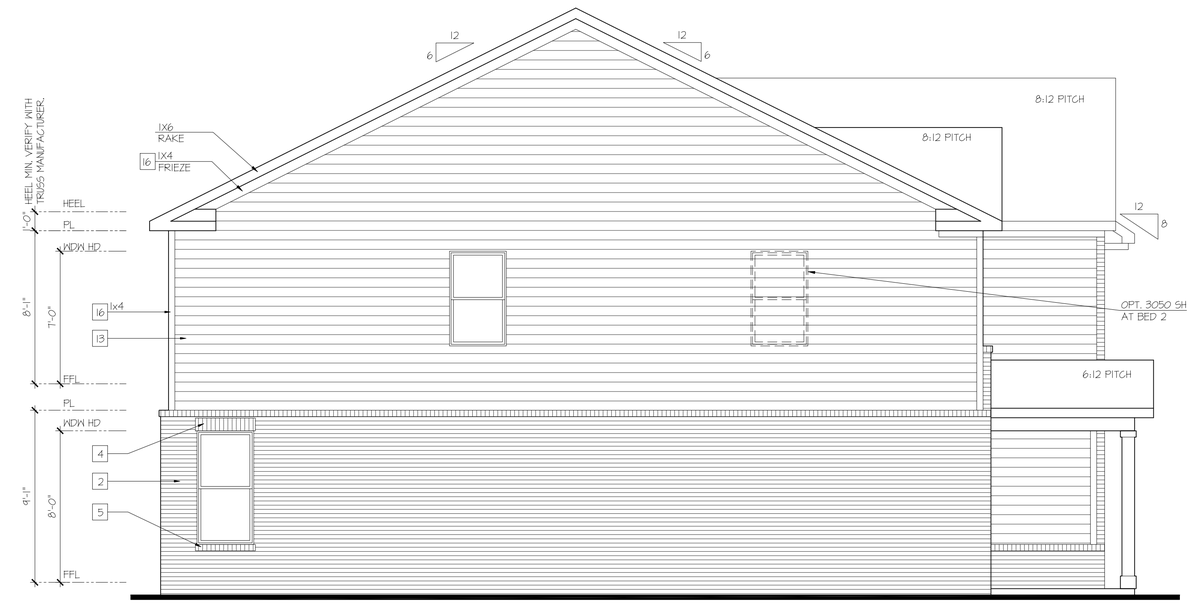


## Left Elevation 'C-4' at Opt Brick Veneer

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 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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4. 8" SOLDIER COURSE.
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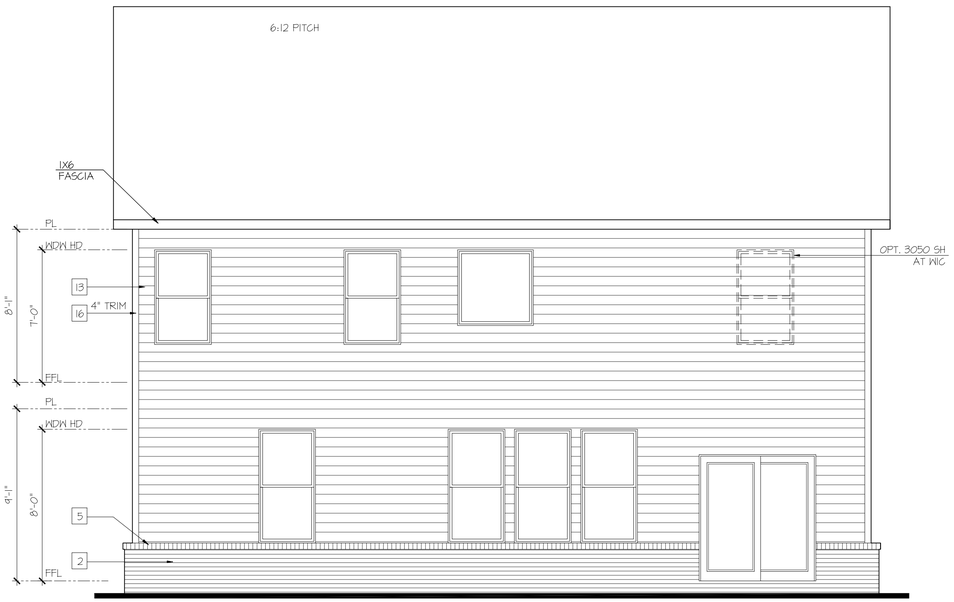
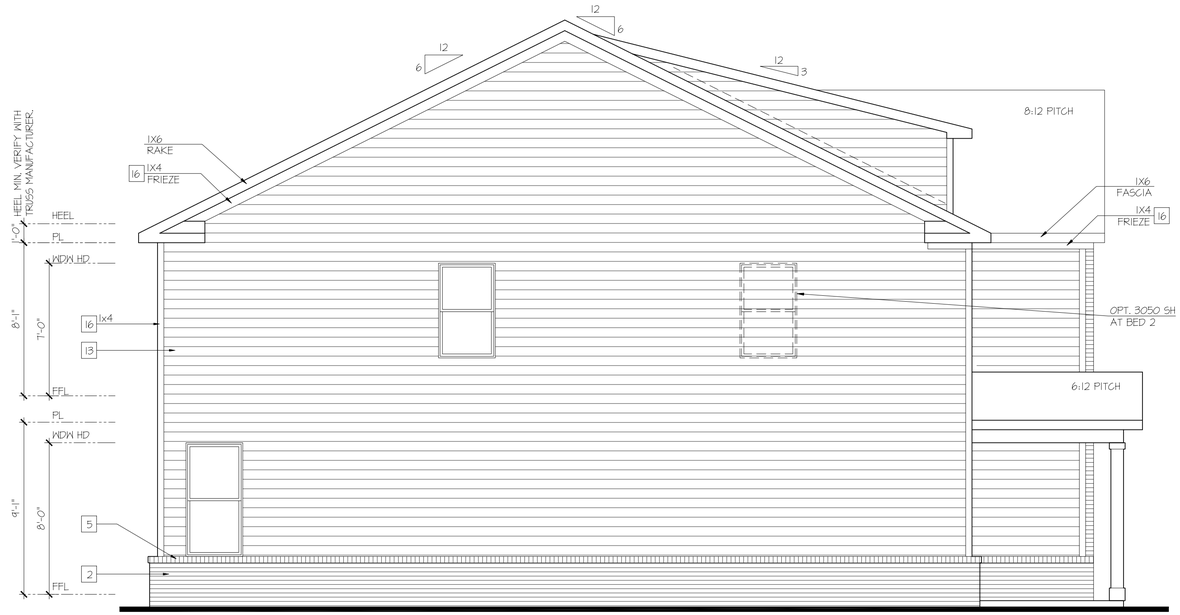



## Rear Elevation 'F-4'

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: |
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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: **F2**

# HIGH VISIBILITY ELEVATIONS AT OPTIONAL FIRST FLOOR BRICK

## KEY NOTES:

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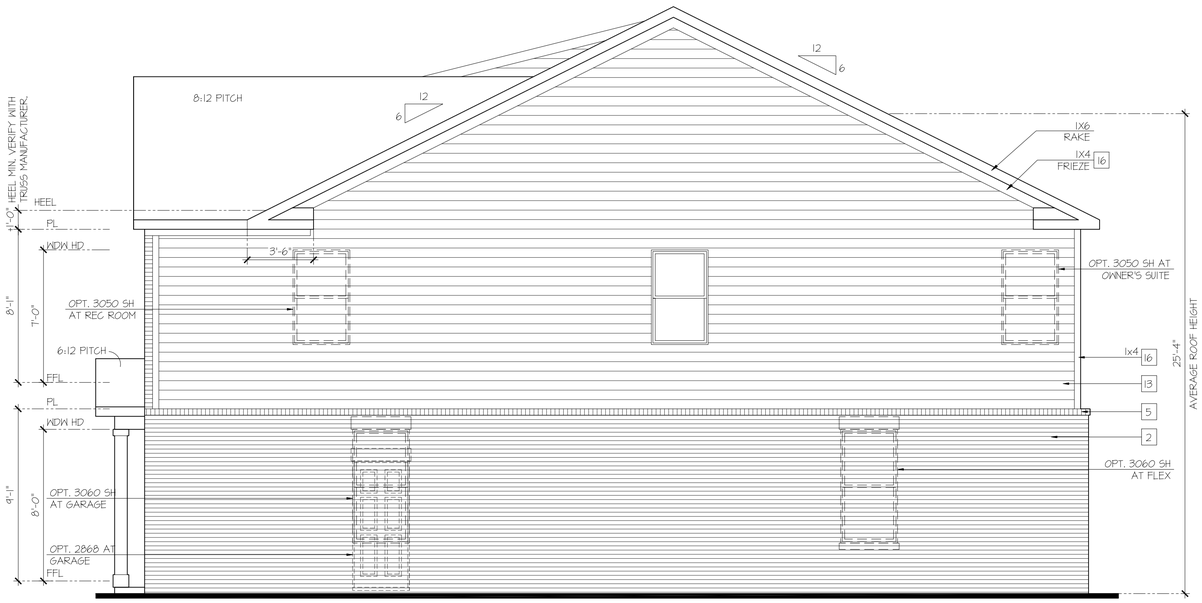


## Right Elevation 'F-4' at Opt Brick Veneer

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

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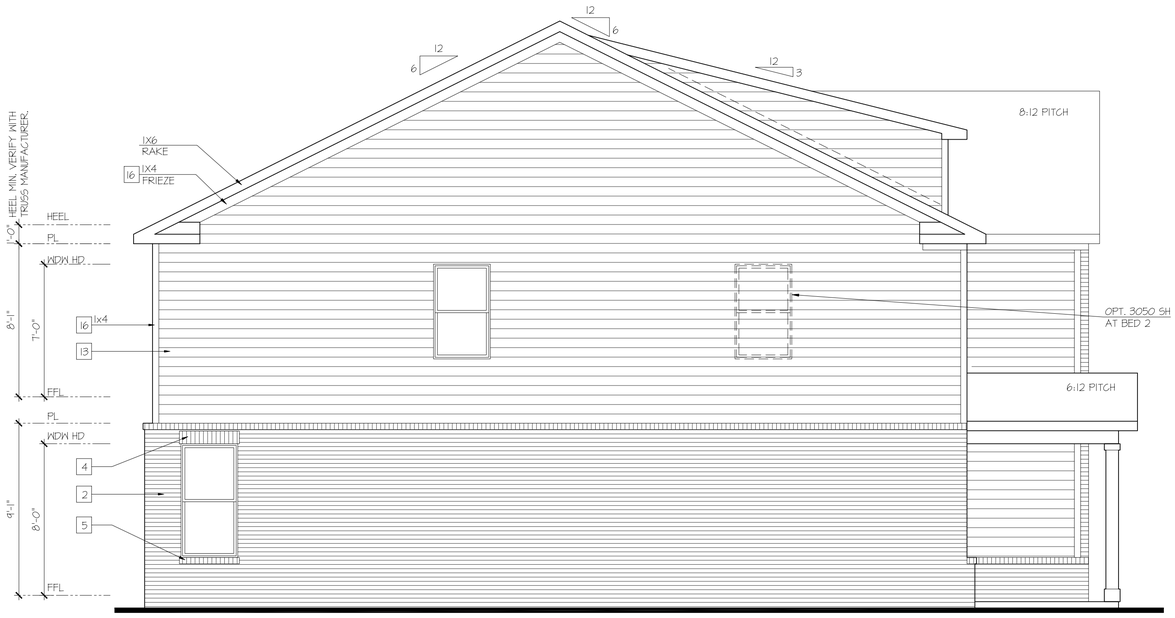


## Left Elevation 'F-4' at Opt Brick Veneer

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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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**

ELEVATION B-4

D·R·HORTON
America's Builder

# 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

## 39' x 49' Single Family Detached

## Left Side Elevation
(and HI-VIZ)

ELEVATION B-4

D·R·HORTON
America's Builder

NOTE: Side and Rear Elevations to match Front Facade Color Palette

ELEVATION B-4

# Summit

## 39′ x 49′ Single Family Detached
## Rear Elevation

NOTE: Side and Rear Elevations to match Front Facade Color Palette

# Summit

## 39′ x 49′ Single Family Detached
## Right Side Elevation - High Visibility
## at Optional First Floor Brick

ELEVATION B-4

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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NOTE: Side and Rear Elevations to match Front Facade Color Palette

A CREATIVE VISION FOR

# D·R·HORTON®

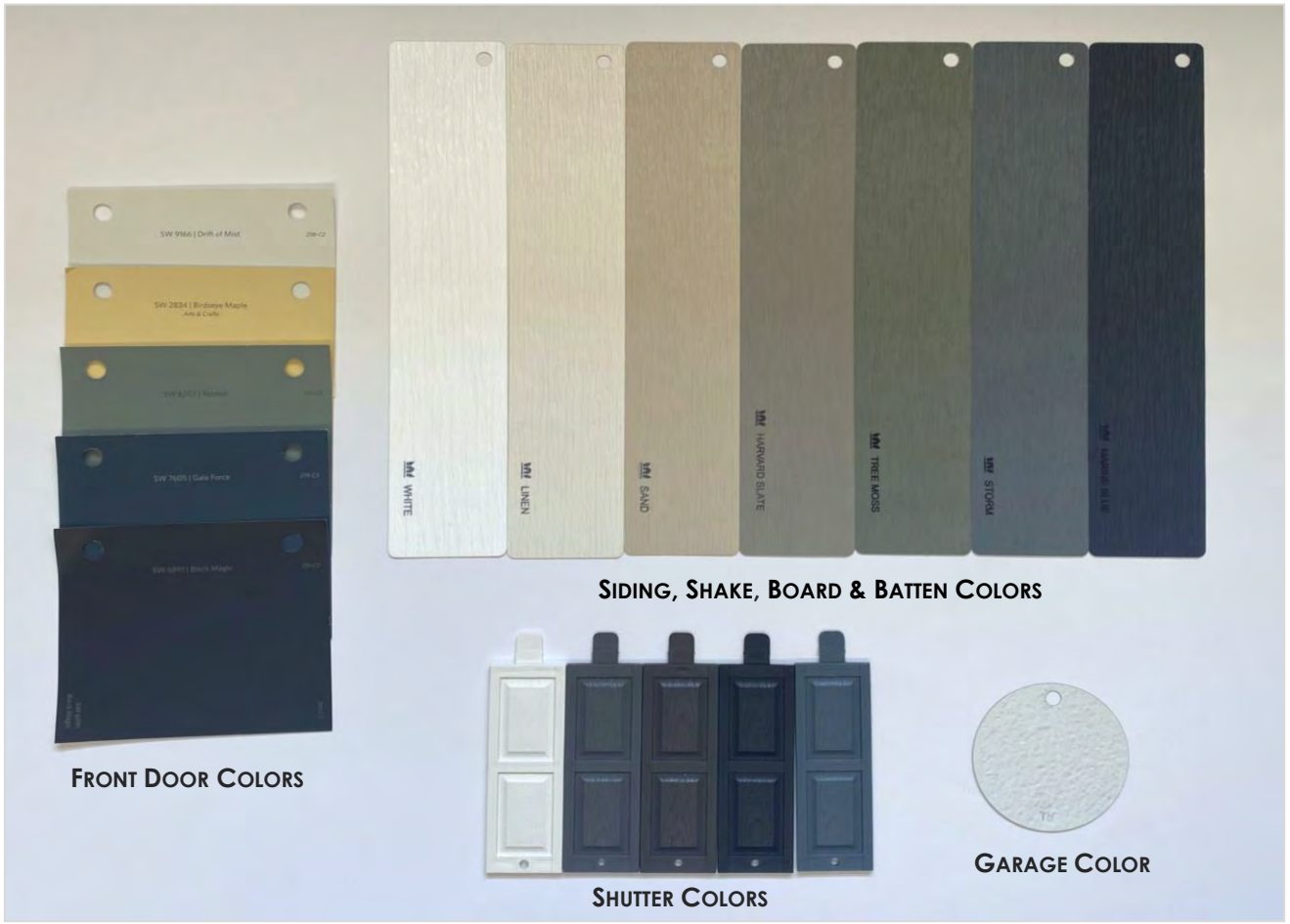
## America's Builder

## 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


NOT FOR CONSTRUCTION

GAF | Timberline NS in Charcoal

Continental Brick | 485 Colonial White

Environmental Stone Works | Carolina Ledge Stone PA

Mid America Components in Black

Royal Building Products | Vinyl Shake or B&B in White

FRONT DOOR: SW6991 BLACK MAGIC

Royal Building Products | Royal Vinyl – Estate in White

SCHEME # 1

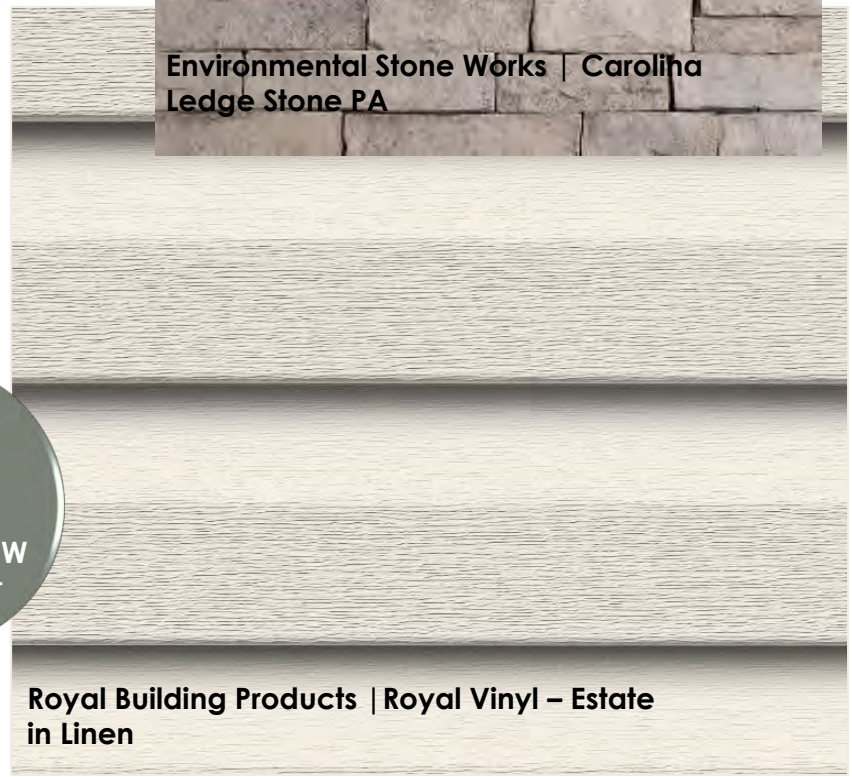


NOT FOR CONSTRUCTION

SCHEME # 2



NOT FOR CONSTRUCTION






NOT FOR CONSTRUCTION

SCHEME # 4



NOT FOR CONSTRUCTION

SCHEME # 5



NOT FOR CONSTRUCTION

FRONT DOOR:
SW7605
GALE FORCE

SCHEME # 6



NOT FOR CONSTRUCTION

SCHEME # 7



NOT FOR CONSTRUCTION

SCHEME # 8



NOT FOR CONSTRUCTION

# Scheme # 9



NOT FOR CONSTRUCTION

SCHEME # 10

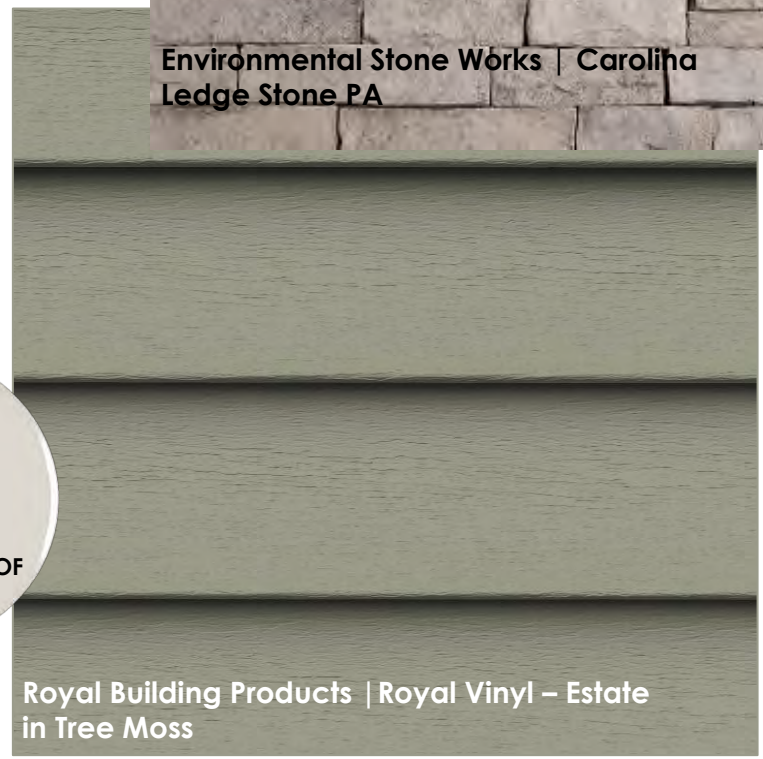


NOT FOR CONSTRUCTION

SCHEME # 11



NOT FOR CONSTRUCTION




SCHEME # 12



NOT FOR CONSTRUCTION

FRONT DOOR: SW9166 DRIFT OF MIST

SCHEME # 13



NOT FOR CONSTRUCTION

FRONT DOOR: SW 2834 BIRDSEYE MAPLE

SCHEME # 14



NOT FOR CONSTRUCTION

AGENDA ITEM: 8
AGENDA DATE: 10/9/2025

# Additional Back-up

# For

# SDP-2503
# DOBSON FARMS

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)

---

[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.*

AGENDA ITEM: 8
AGENDA DATE: 10/9/2025

# Additional Back-up

# For

# SDP-2503
# Dobson Farms

**Parsons, James**

**From:** Matthew C. Tedesco <mtedesco@mhlawyers.com>
**Sent:** Wednesday, October 8, 2025 2:53 PM
**To:** PPD-PGCPB
**Cc:** Myerholtz, David; Conner, Sherri; Garland, Hyojung; Hunt, James; Warner, David; Dominique A. Lockhart; Carly H. Landolfi; Alex Villegas - Rodgers Consulting (AVillegas@RODGERS.COM)
**Subject:** Dobson Farms (SDP-2503); 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 earlier 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-2503.

The Coalition's letter incorrectly asserts that the Planning Board lacks jurisdiction to consider SDP-2503 because of a pending petition for judicial review of the associated Preliminary Plan of Subdivision (to wit: 4-24014). 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 4-24014 remains in full force and effect. Therefore, the Planning Board retains jurisdiction and must proceed with its consideration of SDP-2503.

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 4-24014 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-2503) is not the subject matter of the judicial review petition. Thus, consideration of SDP-2503 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-2503 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

Facebook | mhlawyers.com

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**ITEM 8 – SPECIFIC DESIGN PLAN SDP-2503 DOBSON FARMS**

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/.