

ITEM: 11

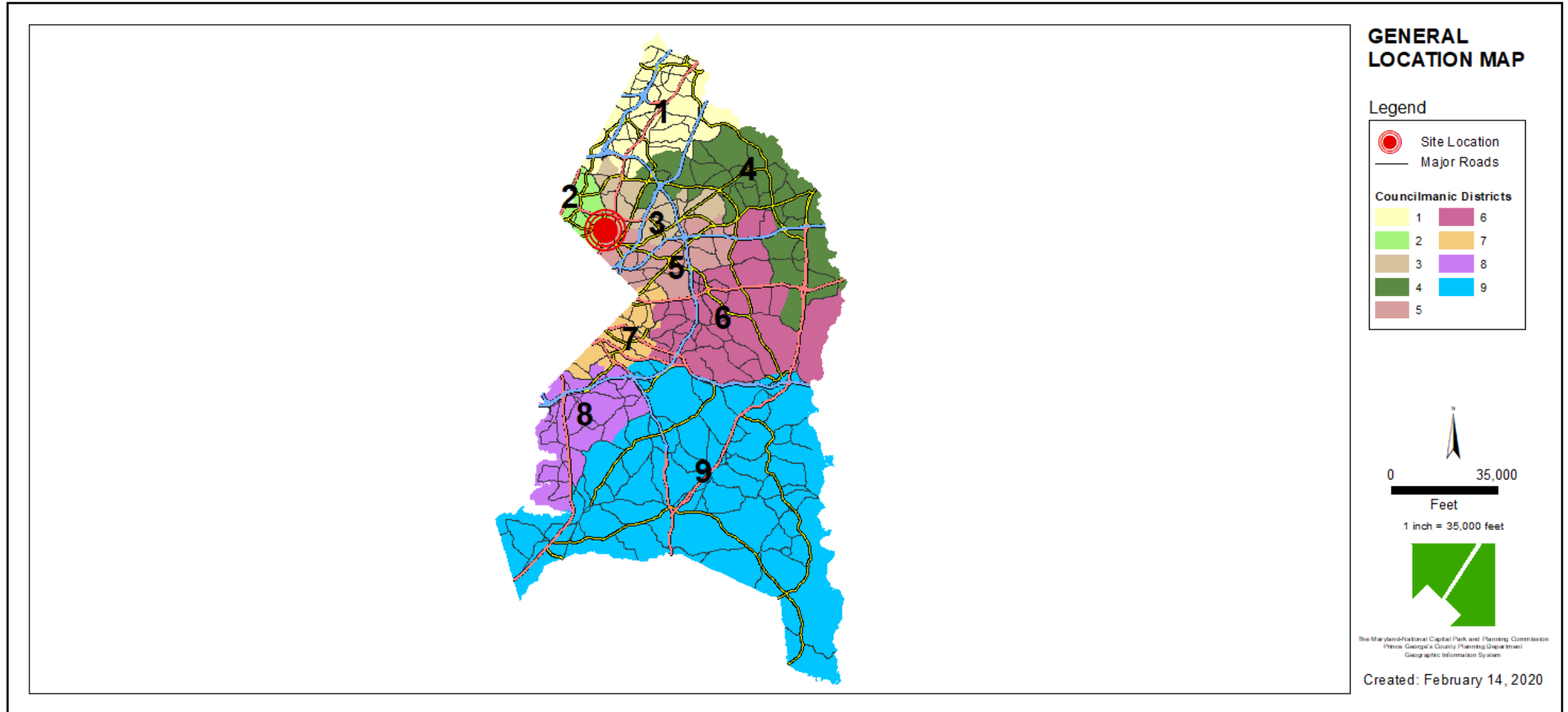
CASE: DSP-18005

MAGRUDER POINTE

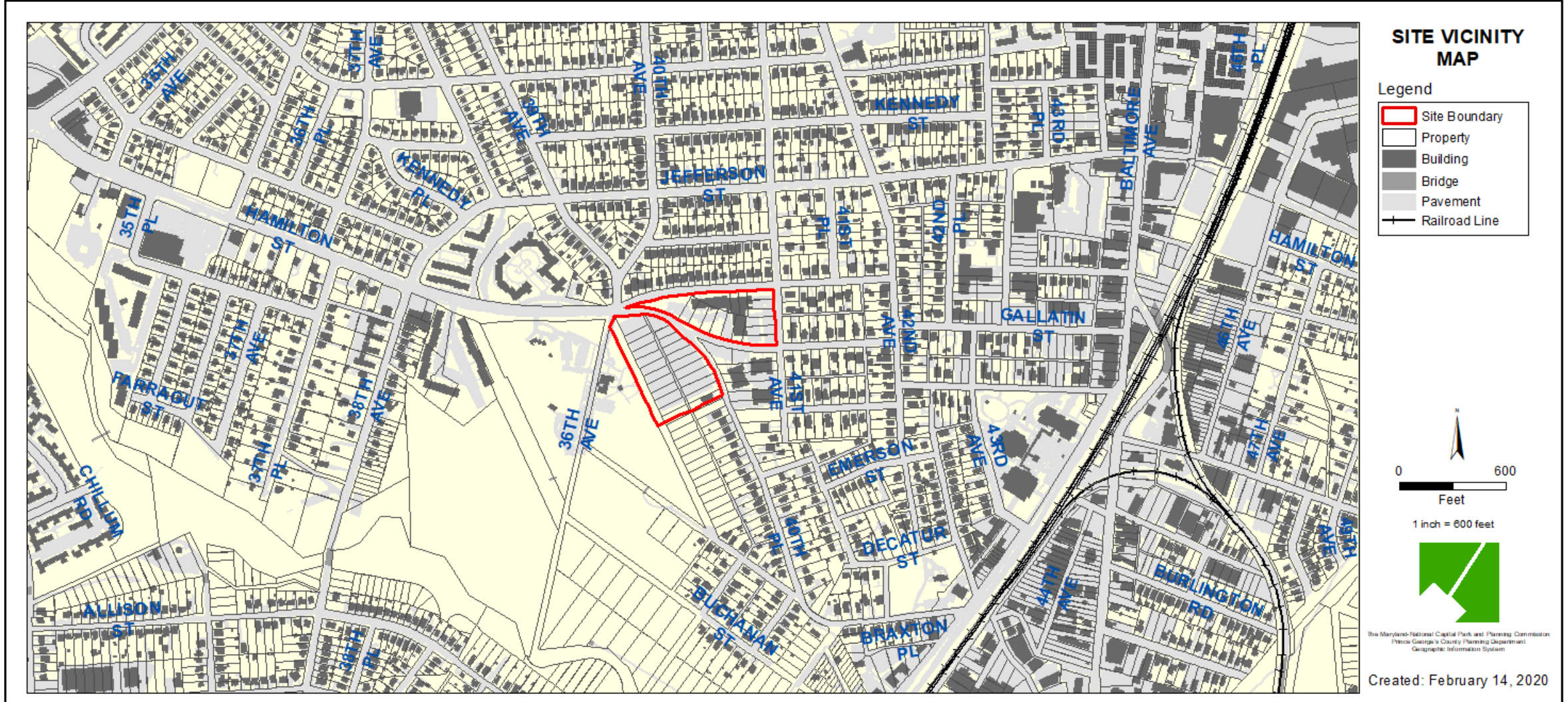
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



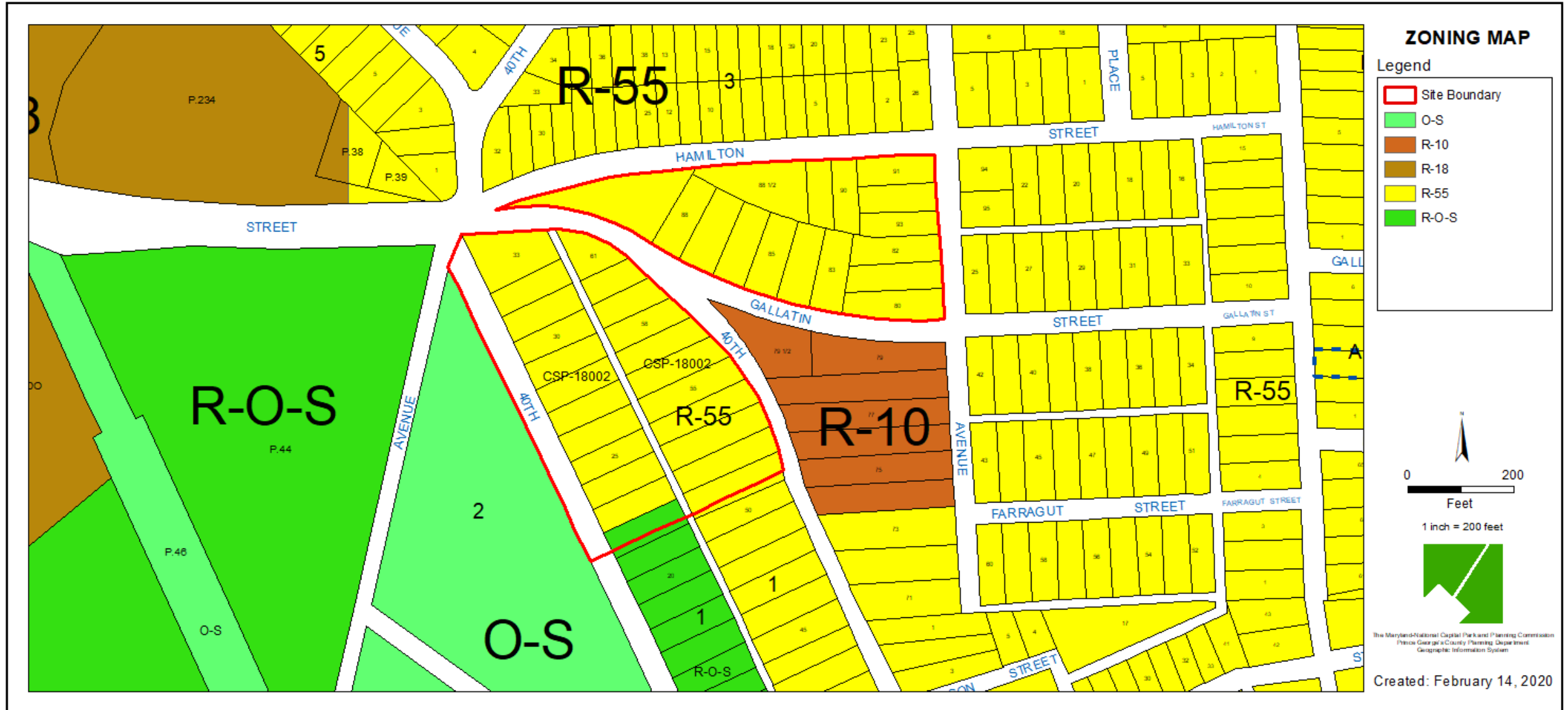
GENERAL LOCATION MAP



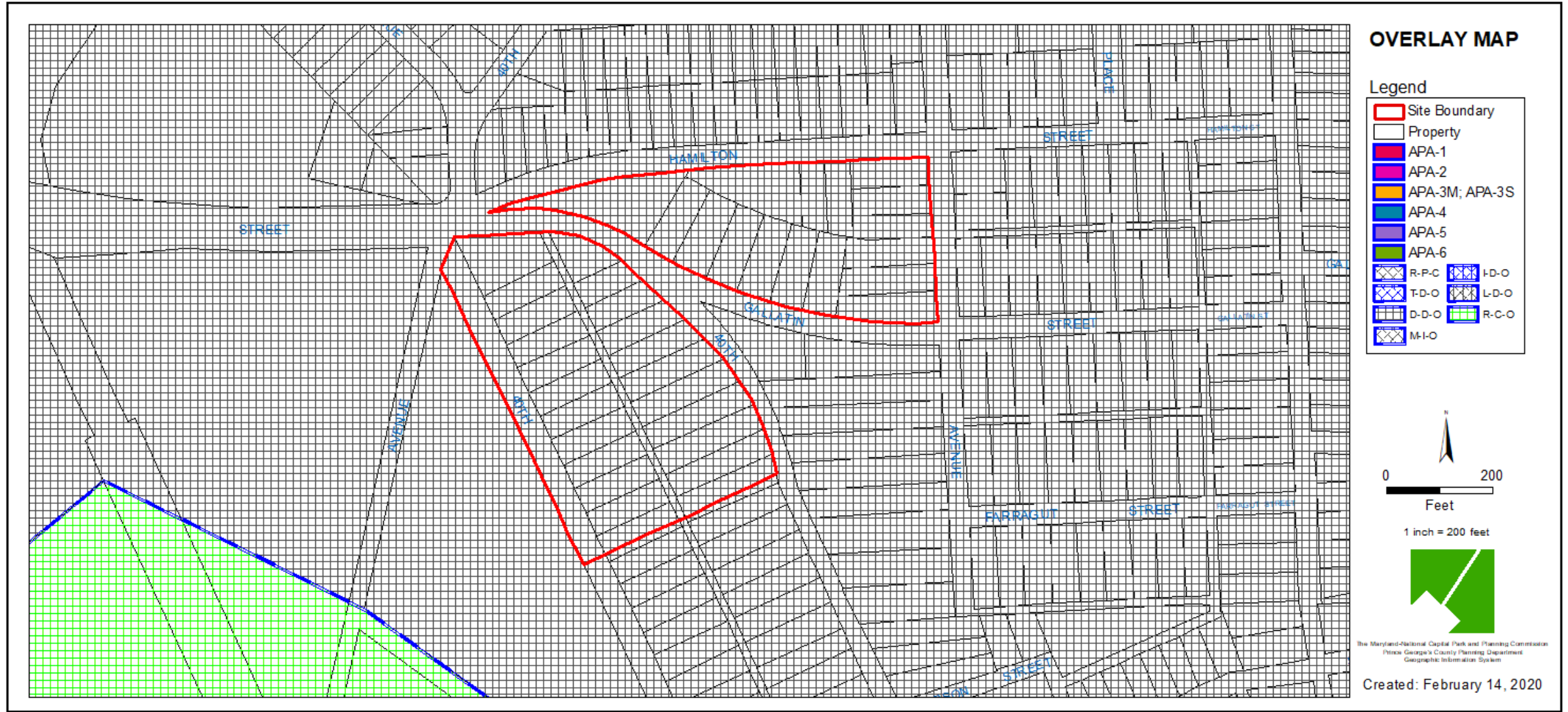
SITE VICINITY



ZONING MAP



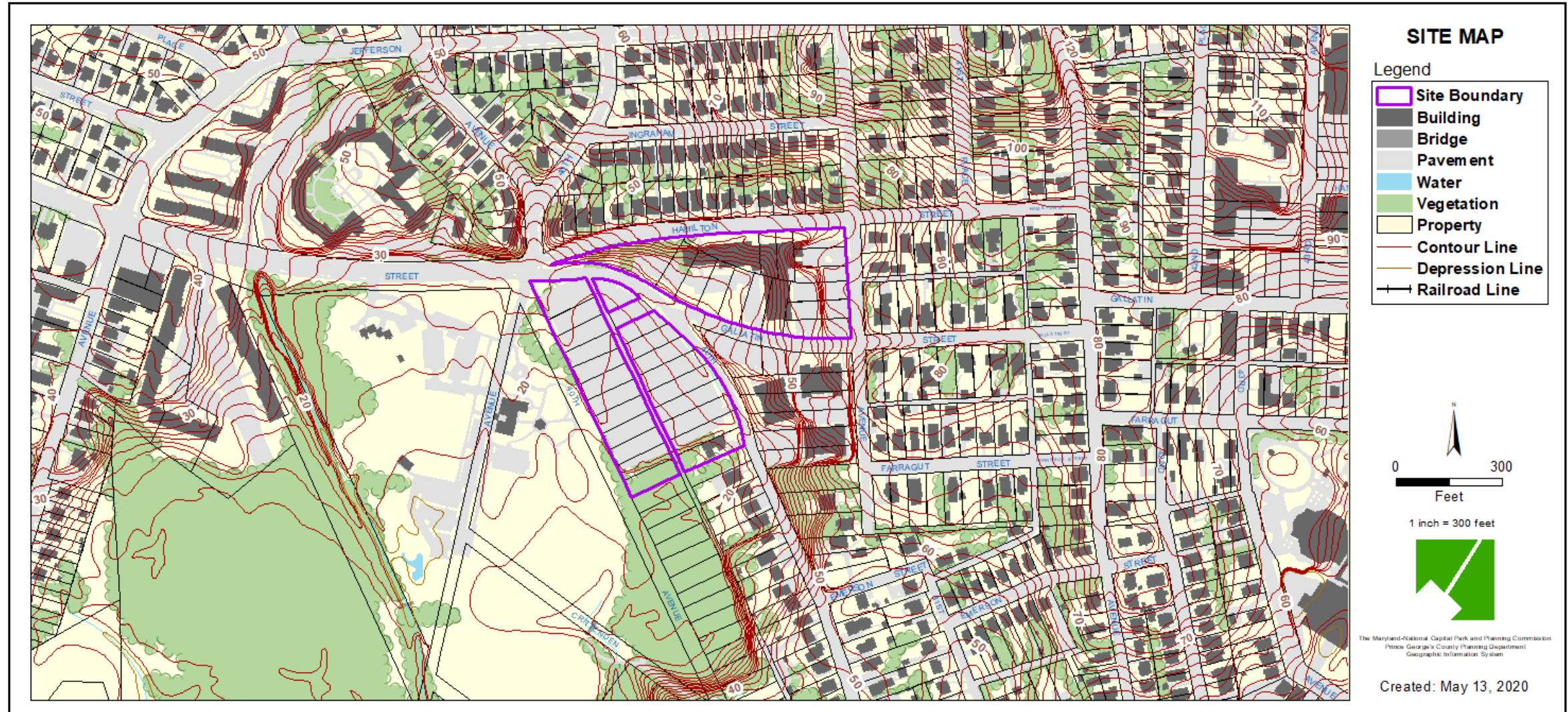
OVERLAY MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE RENDERING



Site Rendering

SITE PLAN



LANDSCAPE PLAN



NOT FOR CONSTRUCTION

ARCHITECTURE



UNIT INFORMATION
Number / Name
1. Alexandra
Type
Single Family House
Footprint
36' wide x 32'-8" deep
Area
3,240 s.f.
Bedrooms
4 (opt. 5)
Bathrooms
3.5 (opt. 4.5)



UNIT INFORMATION
Number / Name
2. Claudia
Type
Single Family House
Footprint
24' wide x 40' deep
Area
3,500 s.f.
Bedrooms
4 (opt. 5)
Bathrooms
3.5 (opt. 4.5)



UNIT INFORMATION
Number / Name
3. Julia
Type
Single Family House
Footprint
22' wide x 40' deep
Area
2,560 s.f.
Bedrooms
4
Bathrooms
3.5



UNIT INFORMATION
Name
Camella
Type
Single Family House
Footprint
34' wide x 42' deep
Area
3,550 s.f.
Bedrooms
5
Bathrooms
4.5



UNIT INFORMATION
Number / Name
5. Theresa
Type
Single Family House
Footprint
32' wide x 20' deep
Area
1,840 s.f.
Bedrooms
3
Bathrooms
3



UNIT INFORMATION
Number / Name
6. Isabella
Type
Townhouse
Footprint
24' wide x 40' deep
Area
2,280 s.f.
Bedrooms
4
Bathrooms
3.5



UNIT INFORMATION
Name
7. Chelsea
Type
Townhouse
Footprint
20' (or 22') wide x 39'-4" (or 40') deep
Area
2,044 s.f.
Bedrooms
4
Bathrooms
4



Name
Garage
Type
Garage
Footprint
22' wide x 24' deep
Area
528 s.f. (on 2nd flr option)
Bedroom
1
Bathrooms
1

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GARAGE	A2.7

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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WERBLEIN PROPERTIES DATE: JANUARY 25, 2018

SUMMARY
A1

ARCHITECTURE



1 STREET ELEVATION - 41ST AVE. - PROPOSED WEST
A1.1 3/32" = 1'-0"



1 STREET ELEVATION - HAMILTON STREET - PROPOSED SOUTH, EAST HALF
A1.1 3/32" = 1'-0"



2 STREET ELEVATION - HAMILTON ST. - PROPOSED SOUTH, WEST HALF
A1.1 3/32" = 1'-0"



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SCHEMATIC DESIGN
for
MAGRUDER POINTE

CLIENT: WERLEIN PROPERTIES DATE: JANUARY 25, 2018

GROUP
ELEVATIONS

A1.1

ARCHITECTURE



1 FRONT ELEVATION
A1.2 3/16" = 1'-0"



2 FRONT ELEVATION
A1.2 3/32" = 1'-0"



3 REAR ELEVATION
A1.2 3/32" = 1'-0"



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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WEBERLEIN PROPERTIES
DATE: JANUARY 25, 2018

GROUP
ELEVATIONS

A1.2

ARCHITECTURE



1 FRONT ELEVATION -
A1.3 3/16" = 1'-0"



2 FRONT ELEVATION -
A1.3 3/32" = 1'-0"



3 FRONT ELEVATION -
A1.3 3/32" = 1'-0"



4 FRONT ELEVATION -
A1.3 3/32" = 1'-0"



5 REAR ELEVATION - TYPICAL
A1.3 3/32" = 1'-0"



6 SIDE ELEVATION - TYPICAL
A1.3 3/32" = 1'-0"

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SCHEMATIC DESIGN
for
MACGRUDER POINTE
CLIENT: WERLEIN PROPERTIES
DATE: JANUARY 25, 2018

GROUP
ELEVATIONS

A1.3

ARCHITECTURE



2 SIDE ELEVATION
A2 1/8" = 1'-0"



3 REAR ELEVATION
A2 1/8" = 1'-0"



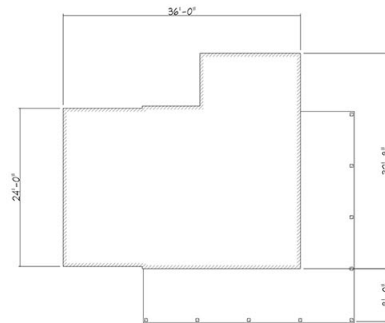
4 SIDE ELEVATION
A2 1/8" = 1'-0"



1 FRONT ELEVATION
A2 1/4" = 1'-0"

- ELEVATION KEYNOTES:
- 1 30 YR. ARCHITECTURAL GRADE ASPHALT SHINGLES
 - 2 HARDE-BOARD SIDING AND TRIM
 - 3 HARDE-BOARD BOARD AND BATTEN SIDING
 - 4 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
 - 5 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
 - 6 PAINTED PVC PORCH
 - 7 METAL ROOF

STATEMENT OF FINISHED SQUARE FOOTAGE	
Project Name:	MAGRUDER POINTE
Model Name:	1. ALEXANDRIA
*Total Base Finished Area:	3,250
*Total Finished Area with all Options:	
Above-grade finished area:	2,064
Below-grade finished area:	1,176
Total Unfinished Area:	572
• Above-grade:	
• Below-grade:	
• Garage (1-car, 2-car):	2 CAR
• Two storage foyer or vaulted ceiling:	yes ☒ Dimensions:
*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.	
Signature:	JANUARY 25, 2018
Date:	



5 FOOTPRINT
A2 1/8" = 1'-0"

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SCHEMATIC DESIGN
for
MAGRUDER POINTE
DATE: JANUARY 25, 2018
CLIENT: WEBERLEIN PROPERTIES

UNIT INFORMATION
Number / Name
1. Alexandra
Type
Single Family House
Footprint
36' wide x 32'-8" deep
Area
3,240 s.f.
Bedrooms
4 (opt. 5)
Bathrooms
3.5 (opt. 4.5)

A2

ARCHITECTURE



2 SIDE ELEVATION
A2.1 1/4" = 1'-0"



3 REAR ELEVATION
A2.1 1/4" = 1'-0"



4 SIDE ELEVATION
A2.1 1/4" = 1'-0"



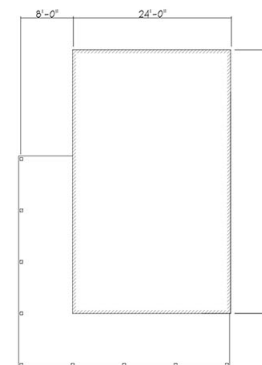
1 FRONT ELEVATION
A2.1 1/4" = 1'-0"

ELEVATION KEYNOTES:

- 1 30 YR. ARCHITECTURAL GRADE ASPHALT SHINGLES
- 2 HARDIE-BOARD SIDING AND TRIM
- 3 HARDIE-BOARD BOARD AND BATTEN SIDING
- 4 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- 5 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- 6 PAINTED PVC PORCH
- 7 METAL ROOF

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: MAGRUDER PONTE
Model Name: 2. CLAUDIA
*Total Base Finished Area: 3,500
*Total Finished Area with all Options:
Above-grade finished area: 2,540
Below-grade finished area: 960
Total Unfinished Area: 572
• Above-grade: _____
• Below-grade: _____
• Garage (1-car, 2-car): 2 CAR
• Two storage bays or vaulted ceiling: ☒ Dimensions: _____
*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.
Signature: _____ Date: JANUARY 23, 2018



5 FOOTPRINT
A2.1 1/4" = 1'-0"

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SCHEMATIC DESIGN
for
MAGRUDER PONTE
CLIENT: WEBERLEIN PROPERTIES
DATE: JANUARY 23, 2018

UNIT INFORMATION
Number / Name
2. Claudia
Type
Single Family House
Footprint
24' wide x 40' deep
Area
3,500 s.f.
Bedrooms
4 (opt. 5)
Bathrooms
3.5 (opt. 4.5)

A2.1

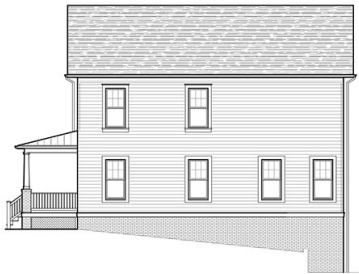
ARCHITECTURE



2 SIDE ELEVATION
A2.2 1/8" = 1'-0"



3 REAR ELEVATION
A2.2 1/8" = 1'-0"



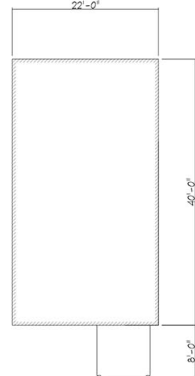
4 SIDE ELEVATION
A2.2 1/8" = 1'-0"



1 FRONT ELEVATION
A2.2 1/4" = 1'-0"

- ELEVATION KEYNOTES:
- 1 30 YR. ARCHITECTURAL GRADE ASPHALT SHINGLES
 - 2 HARDIE-BOARD SIDING AND TRIM
 - 3 HARDIE-BOARD BOARD AND BATTEN SIDING
 - 4 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
 - 5 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
 - 6 PAINTED PVC PORCH
 - 7 METAL ROOF

STATEMENT OF FINISHED SQUARE FOOTAGE	
Project Name:	MAGRUDER POINTE
Model Name:	3 Julia
*Total Base Finished Area:	2,560
*Total Finished Area with all Options:	1,680
Above-grade finished area	880
Below-grade finished area	572
Total Finished Area	1,452
Garage (1 car 2-car)	2 CAR
Two storage bays or vaulted ceiling	yes
*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.	
Signature	DATE
	JANUARY 25, 2018



5 FOOTPRINT
A2.2 1/8" = 1'-0"

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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WEBERLEIN PROPERTIES
DATE: JANUARY 25, 2018

UNIT INFORMATION
Number / Name
3 Julia
Type
Single Family House
Footprint
22' wide x 40' deep
Area
2,560 s.f.
Bedrooms
4
Bathrooms
3.5

A2.2

ARCHITECTURE



2 SIDE ELEVATION
A2.3 1/8" = 1'-0"



3 REAR ELEVATION
A2.3 1/8" = 1'-0"



4 SIDE ELEVATION
A2.3 1/8" = 1'-0"



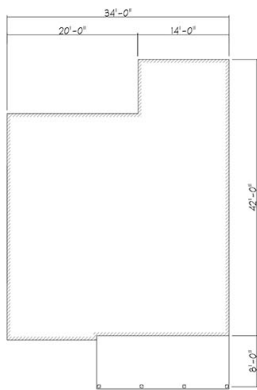
1 FRONT ELEVATION
A2.3 1/4" = 1'-0"

ELEVATION KEYNOTES:

- [1] 30 YR. ARCHITECTURAL GRADE ASPHALT SHINGLES
- [2] HARDIE-BEARD SIDING AND TRIM
- [3] HARDIE-BEARD BOARD AND BATTEN SIDING
- [4] PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- [5] VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- [6] PAINTED PVC PORCH
- [7] METAL ROOF

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: MAGRUDER POINTE
Model Name: 4. CAMELLIA
*Total Base Finished Area: 3,550
*Total Finished Area with all Options:
Above-grade finished area: 2,122
Below-grade finished area: 1,428
Total Unfinished Area: 572
• Above-grade: _____
• Below-grade: _____
• Garage (1-car, 2-car): _____
• Two storage bays or vaulted ceiling: _____ Dimensions: _____
*This information along with the building footprint shall be provided on the Site Plan Cover Sheet.
Signature: _____ Date: JANUARY 25, 2018



5 FOOTPRINT
A2.3 1/8" = 1'-0"

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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WERLEIN PROPERTIES DATE: JANUARY 25, 2018

UNIT INFORMATION

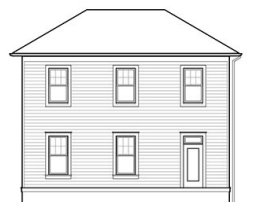
Name
Camella
Type
Single Family House
Footprint
34' wide x 42' deep
Area
3,550 s.f.
Bedrooms
5
Bathrooms
4.5

A2.3

ARCHITECTURE



2 SIDE ELEVATION
A2.4 1/8" = 1'-0"



3 REAR ELEVATION
A2.4 1/8" = 1'-0"



4 SIDE ELEVATION
A2.4 1/8" = 1'-0"



1 FRONT ELEVATION
A2.4 1/4" = 1'-0"

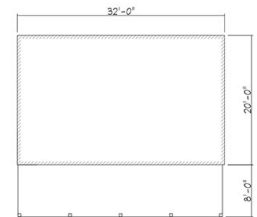
- ELEVATION KEYNOTES:
- 1 30 YR ARCHITECTURAL GRADE ASPHALT SHINGLES
 - 2 HARDIE-BOARD SIDING AND TRIM
 - 3 HARDIE-BOARD BOARD AND BATTEN SIDING
 - 4 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
 - 5 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
 - 6 PAINTED PVC PORCH
 - 7 METAL ROOF

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name:	MAGRUDER POINTE
Model Name:	S. THERESA
*Total Base Finished Area:	1,840
*Total Finished Area with all Options:	1,800
Above-grade finished area:	640
Below-grade finished area:	640
Total Unfinished Area:	372
Above-grade:	
Below-grade:	
Garage (1 car, 2 car):	2 CAR
Two storage bays or vaulted ceiling:	☒
Dimensions:	

*This information along with the April 1st budget shall be provided on the Site Plan Cover Sheet

Signature: _____ Date: JANUARY 25, 2018



5 FOOTPRINT
A2.4 1/8" = 1'-0"

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1000 S. THERESA
JANUARY 25, 2018
1000 S. THERESA
JANUARY 25, 2018
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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WERLEIN PROPERTIES
DATE: JANUARY 25, 2018

UNIT INFORMATION
Number / Name
S. Theresa
Type
Single Family House
Footprint
32' wide x 20' deep
Area
1,840 s.f.
Bedrooms
3
Bathrooms
3

A2.4

ARCHITECTURE



3 SIDE ELEVATION - 2-STORY PORCH
A2.5 1/8" = 1'-0"



2 FRONT ELEVATION - 1-STORY PORCH
A2.5 1/4" = 1'-0"



4 SIDE ELEVATION - 1-STORY PORCH
A2.5 1/8" = 1'-0"



5 REAR ELEVATION
A2.5 1/8" = 1'-0"



1 FRONT ELEVATION - 2-STORY PORCH
A2.5 1/4" = 1'-0"



7 SIDE ELEVATION - NO PORCH
A2.5 1/8" = 1'-0"

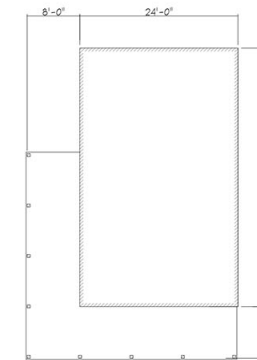


8 SIDE ELEVATION - NO PORCH - SIDING
A2.5 1/8" = 1'-0"



ELEVATION KEYNOTES:

- 1) 30 YR. ASPHALT SHINGLES
- 2) HARDIE-BEARD SIDING AND TRIM OR PAINTED BRICK
- 3) PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- 4) VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- 5) PAINTED PVC PORCH
- 6) METAL ROOF
- 7) EPDM LOW SLOPE ROOFING
- 8) PAINTED BRICK/STAMPED CONCRETE WITH BRICK PATTERN



9 FOOTPRINT
A2.5 1/8" = 1'-0"

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: MAGRUDER PONTE
Model Name: 6. ISABELLA
*Total Base Finished Area: 2,280
*Total Finished Area with all Options:
Above-grade finished area: 1,799
Below-grade finished area: 481
Total Unfinished Area: 572
• Above-grade: _____
• Below-grade: _____
• Garage (1-car, 2-car): 2 CAR
• Two-storage foyer or vaulted ceiling: yes ☒ Dimensions: _____

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

Signature: _____ Date: JANUARY 25, 2018

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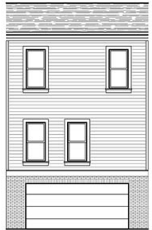
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SCHEMATIC DESIGN
for
MAGRUDER PONTE
DATE: JANUARY 25, 2018
CLIENT: WEBERLEIN PROPERTIES

UNIT INFORMATION
Number / Name
6. ISABELLA
Type
Townhouse
Footprint
24' wide x 40' deep
Area
2,280 s.f.
Bedrooms
4
Bathrooms
3.5

A2.5

ARCHITECTURE



2 REAR ELEVATION
A2.6 1/8" = 1'-0"



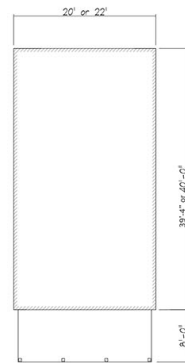
3 FRONT ELEV - 1-STORY PORCH
A2.6 1/4" = 1'-0"



1 FRONT ELEVATION - 2-STORY PORCH
A2.6 1/4" = 1'-0"

ELEVATION KEYNOTES:

- 1 30 YR. ASPHALT SHINGLES
- 2 HARDIE-BOARD SIDING AND TRIM OR PRINTED BRICK
- 3 PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- 4 VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- 5 PAINTED PVC PORCH
- 6 METAL ROOF
- 7 EPDM LOW SLOPE ROOFING
- 8 PAINTED BRICK/STAMPED CONCRETE WITH BRICK PATTERN



4 FOOTPRINT
A2.6 1/8" = 1'-0"

STATEMENT OF FINISHED SQUARE FOOTAGE

Project Name: MAGRUDER POINTE
Model Name: 7, CHELSEA
*Total Base Finished Area: 2,044
*Total Finished Area with all Options:
Above-grade finished area: 1,599
Below-grade finished area: 445
Total Unfinished Area: 527
• Above-grade: 527
• Below-grade: 0
• Garage (Folio 2-car): 2 CAR
• Two-storage foyer or vaulted ceiling: YES Dimensions: 10'-0" x 10'-0"
*This information along with the building footprint shall be provided on the Site Plan Cover Sheet
Signature: [Signature] Date: JANUARY 23 2018

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SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WERLEIN PROPERTIES DATE: JANUARY 23, 2018

UNIT INFORMATION
Name: 7, Chelsea
Type: Townhouse
Footprint: 20' (or 22') wide x 40' deep
Area: 2,044 s.f.
Bedrooms: 4
Bathrooms: 4

A2.6

ARCHITECTURE



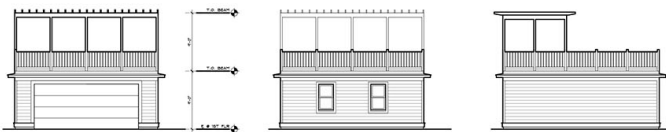
2 ELEVATIONS - TWO STORY
A2.7 1/8" = 1'-0"



3 ELEVATIONS - TWO STORY PLUS ROOFTOP DECK
A2.7 1/8" = 1'-0"



4 ELEVATIONS - ONE STORY
A2.7 1/8" = 1'-0"



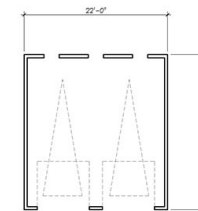
5 ELEVATIONS - ONE STORY PLUS ROOFTOP DECK
A2.7 1/8" = 1'-0"



2 FRONT ELEVATION (2 STORY)
A2.7 1/4" = 1'-0"

ELEVATION KEYNOTES:

- [1] 30 YR. ASPHALT SHINGLES
- [2] HARD-BOARD SIDING AND TRIM
- [3] PREFINISHED ALUM. GUTTER / DOWNSPOUTS
- [4] VINYL DOUBLE HUNG WINDOW, 1 OVER 1 OR 6 OVER 1
- [5] PAINTED PVC PORCH
- [6] METAL ROOF
- [7] EPDM LOW SLOPE ROOFING
- [8] PAINTED BRICK/STAMPED CONCRETE WITH BRICK PATTERN



1 PROPOSED FOOTPRINT
A2.7 1/4" = 1'-0"

STATEMENT OF FINISHED SQUARE FOOTAGE	
Project Name:	MAGRUDER POINTE
Model Name:	8. GARAGE
*Total Base Finished Area	528
*Total Finished Area with all Options:	
Above-grade finished area	528
Below-grade finished area	
Total Unfinished Area	528
Above-grade	
Below-grade:	
Garage (1-car, 2-car)	2 CAR
Truck-storage type or vaulted ceiling	yes
Dimensions:	
*This information along with the building footprint must be provided on the Site Plan Cover Sheet.	
Signature	DATE
	JANUARY 25, 2018

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Romero Consultants, LLC is an Equal Opportunity Employer. All qualified applicants will be considered for employment without regard to race, color, sex, gender, religion, age, national origin, ancestry, marital status, sexual orientation, or disability.

SCHEMATIC DESIGN
for
MAGRUDER POINTE
CLIENT: WERLEIN PROPERTIES DATE: JANUARY 25, 2018

UNIT INFORMATION

Name
Garage
Type
Garage
Footprint
27' wide x 24' deep
Area
528 sf (on 2nd flr
option)
Bedroom
1
Bathrooms
1

A2.7

