

FAIRVIEW

Detailed Site Plan

Departure from Design Standards DDS-24005

Alternative Compliance ACL-2025-0010

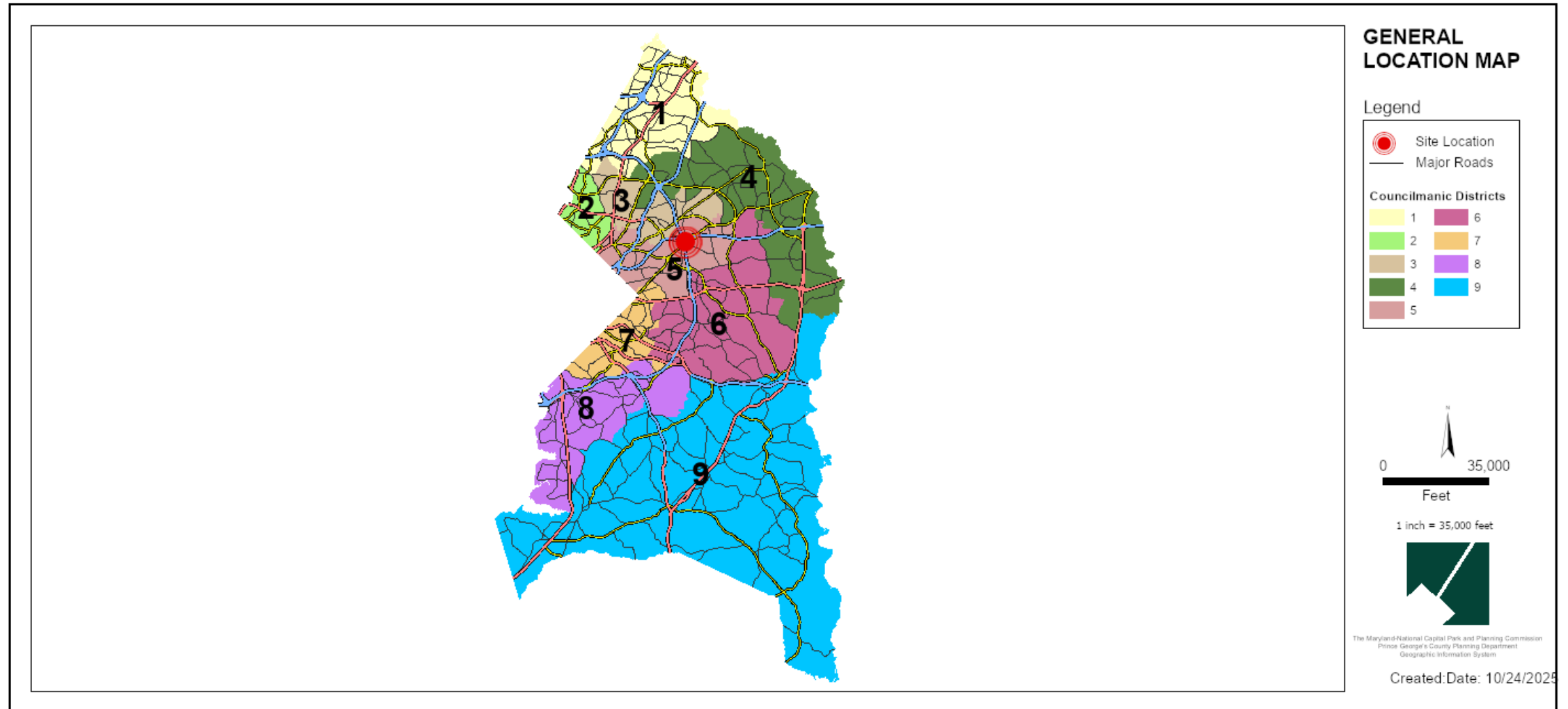
Staff Recommendation: APPROVAL with conditions



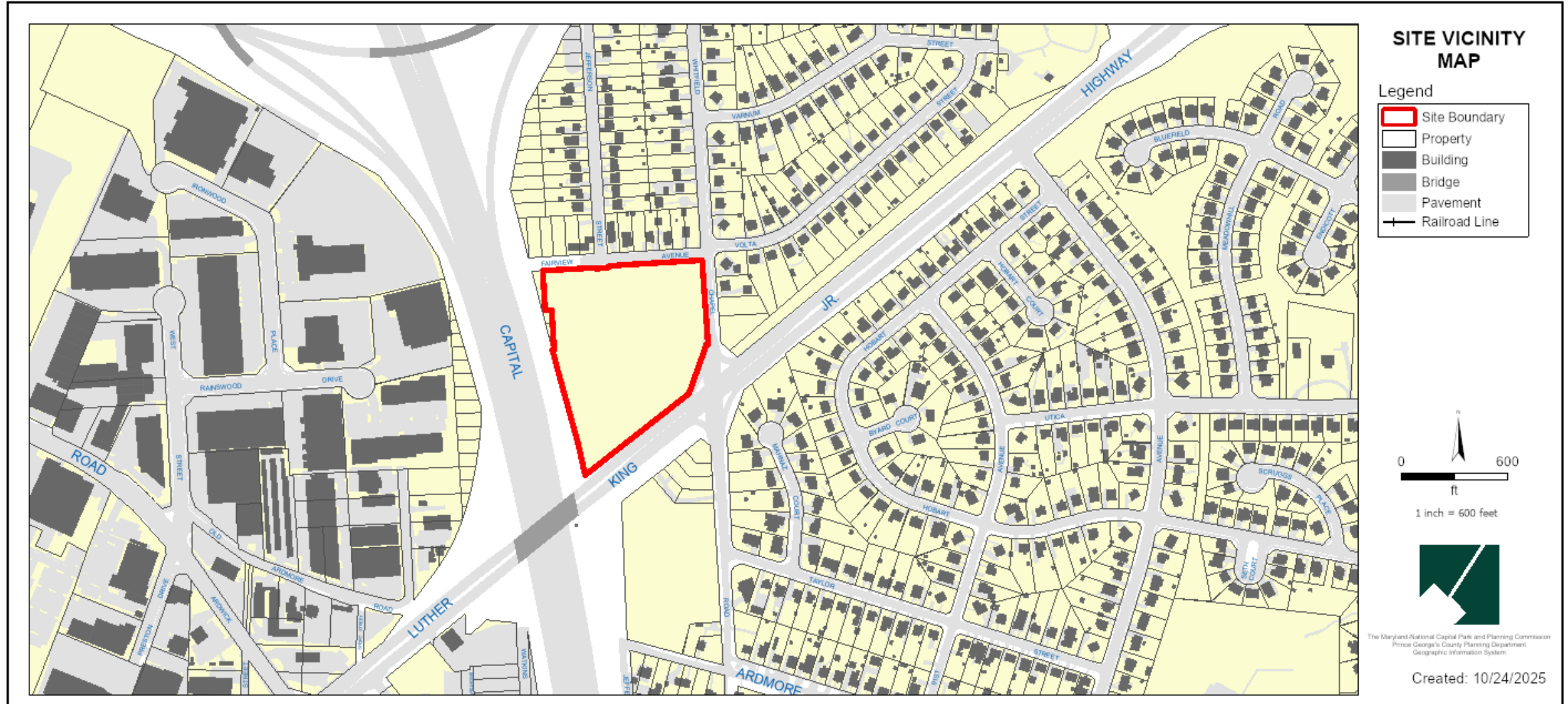
GENERAL LOCATION MAP

Council District: 05

Planning Area: 73

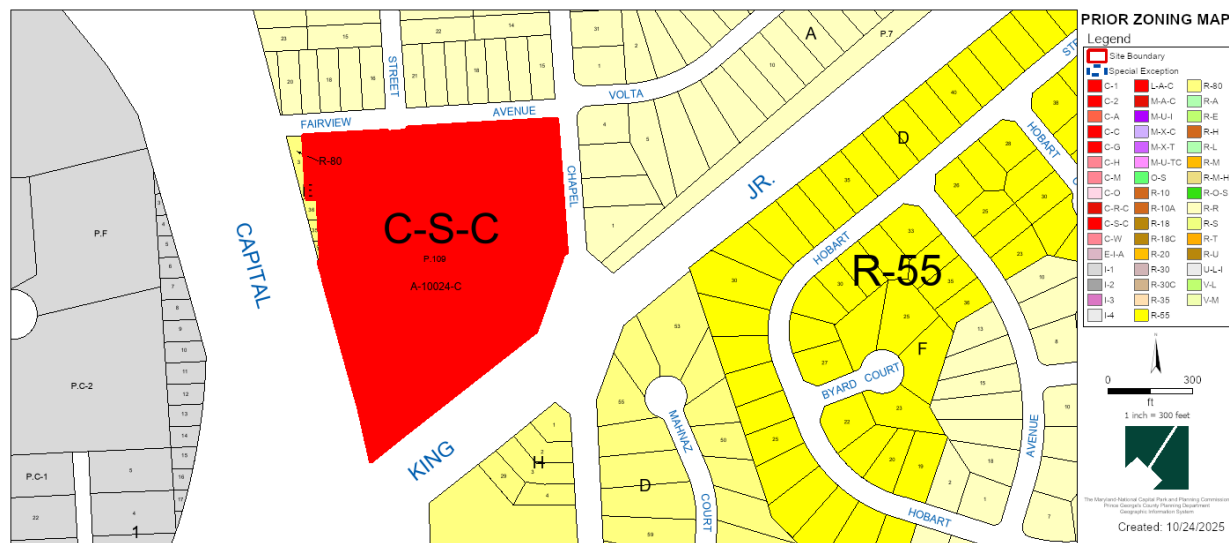


SITE VICINITY MAP

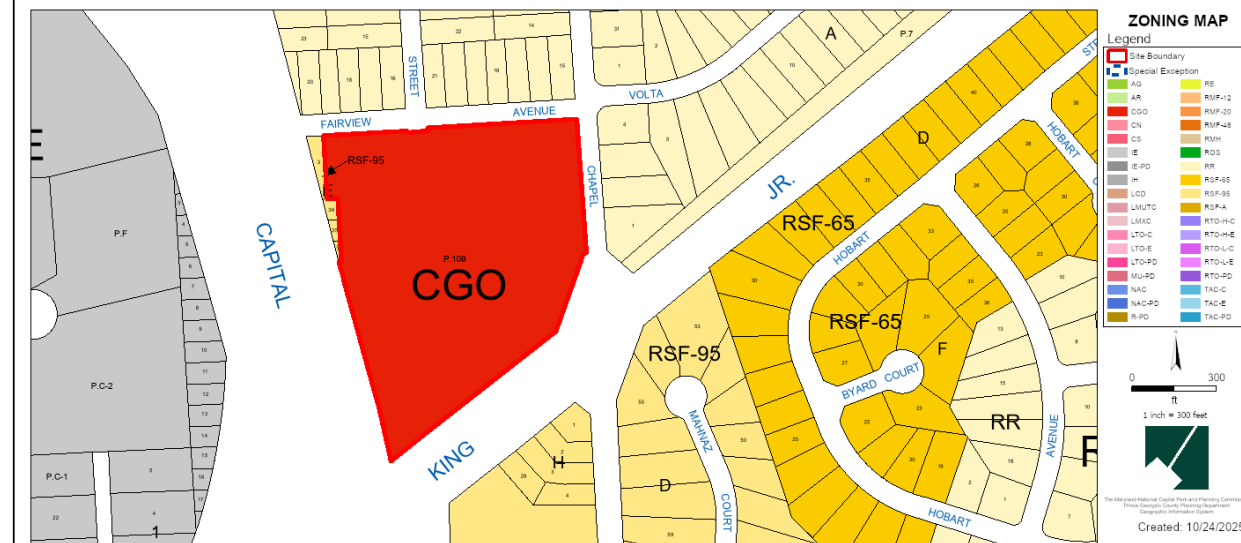


ZONING MAP (PRIOR AND CURRENT)

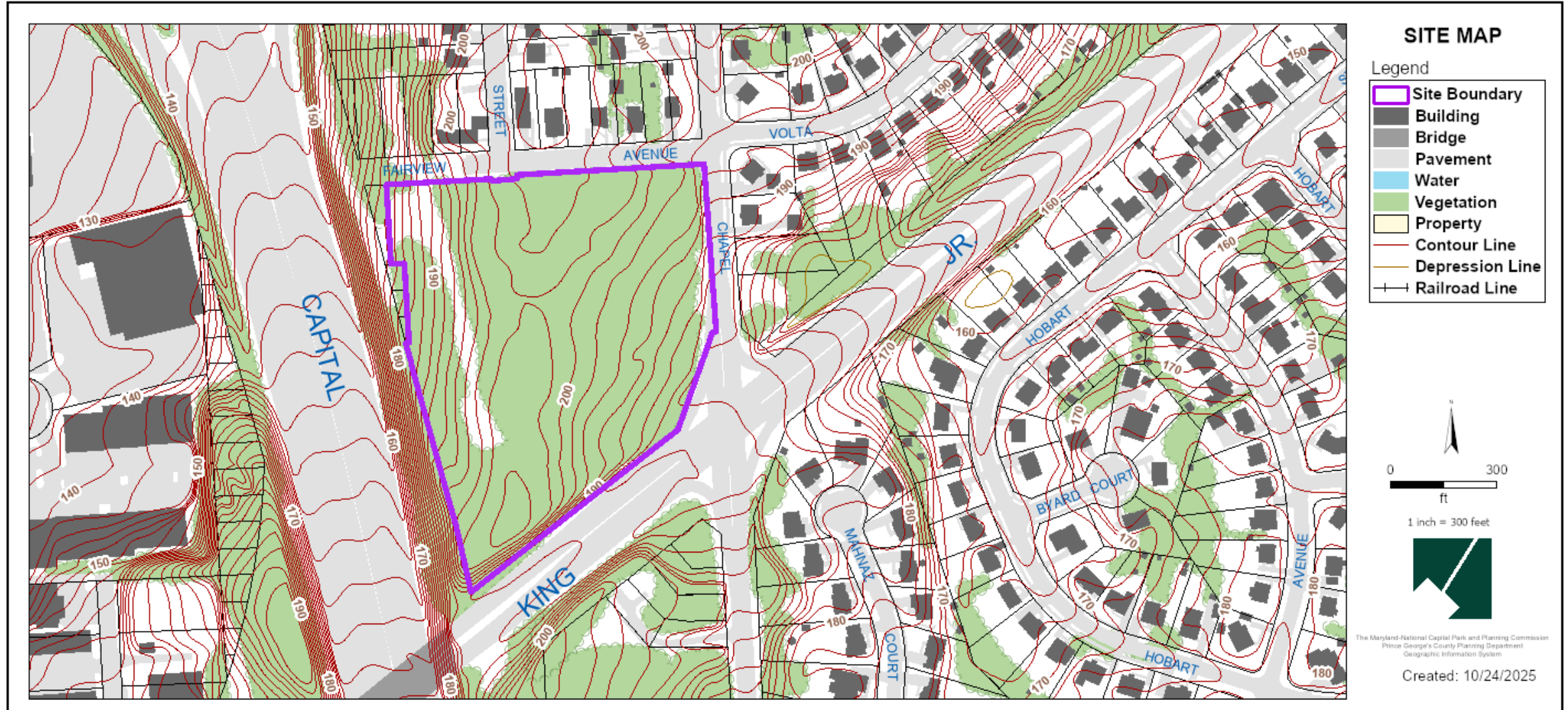
Prior Zoning Map: C-S-C



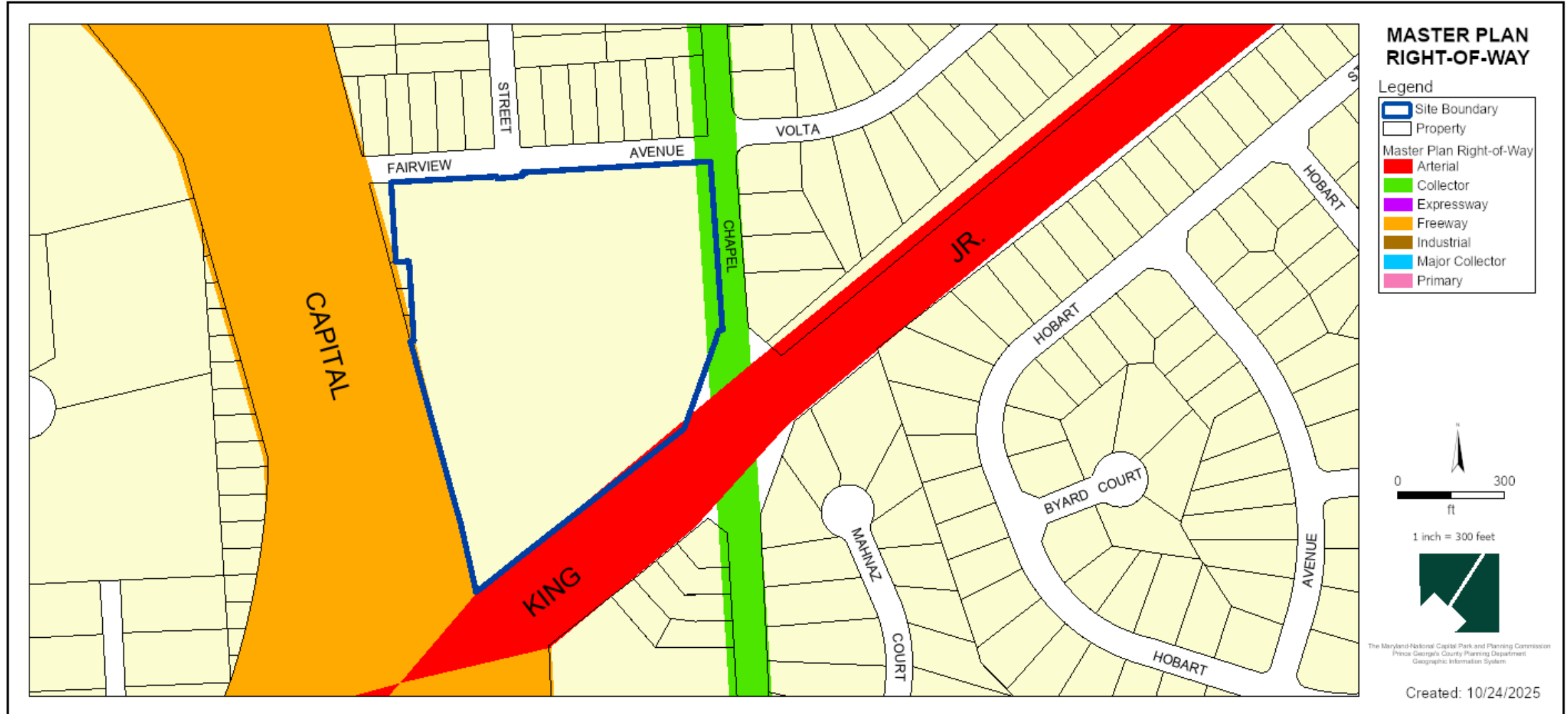
Current Zoning Map: CGO



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



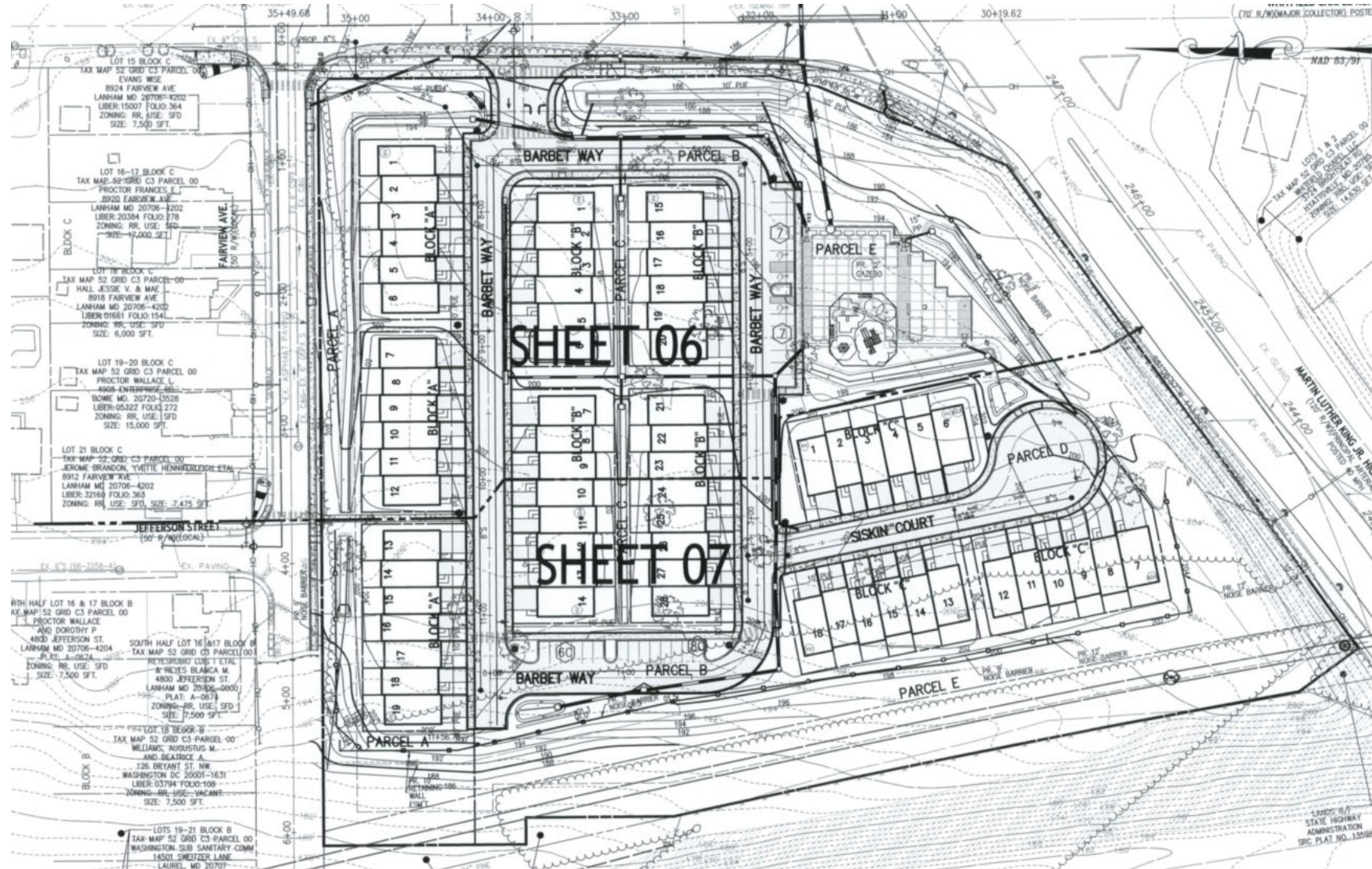
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



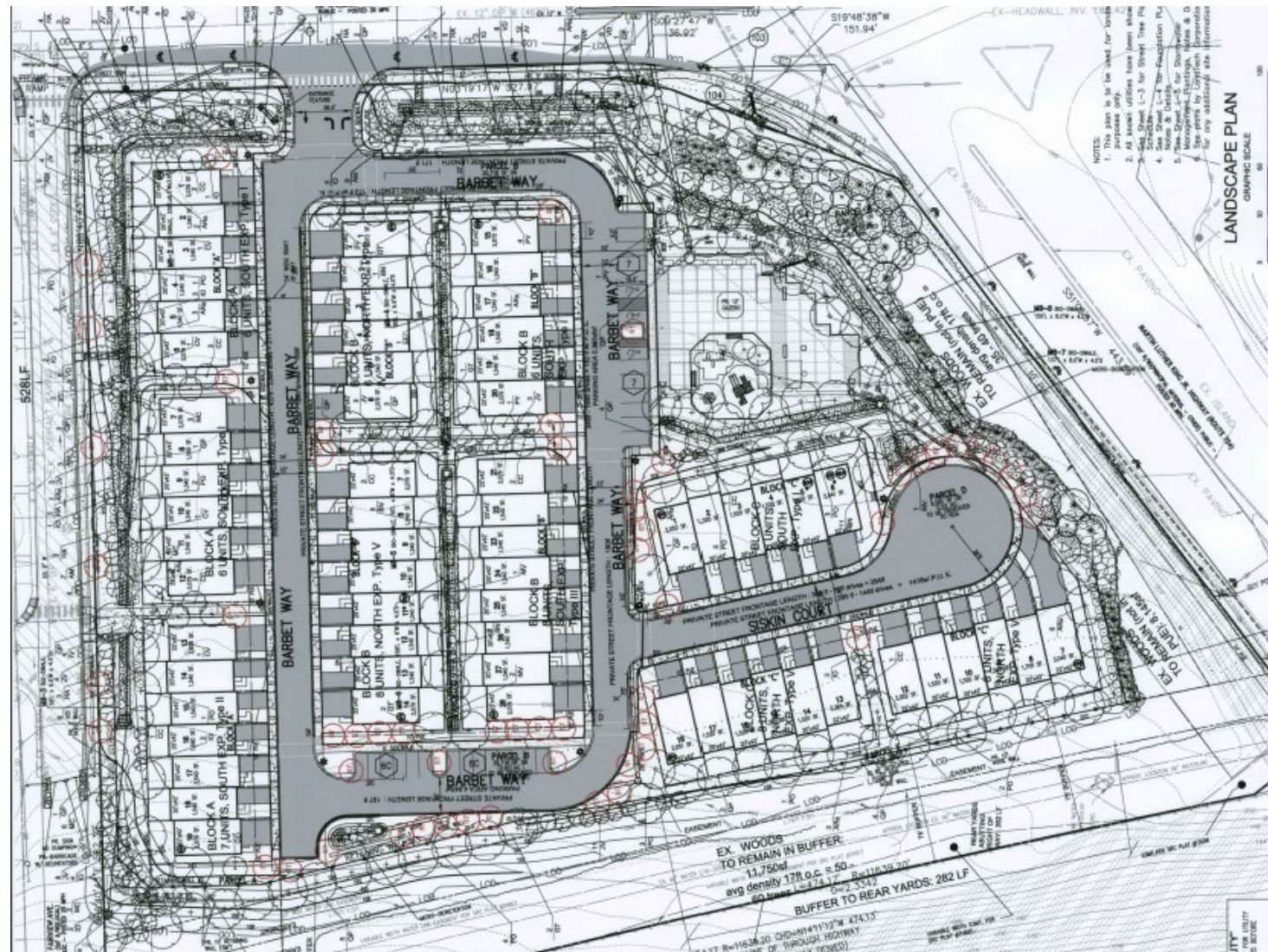
DETAILED SITE PLAN – RENDERING



DETAILED SITE PLAN



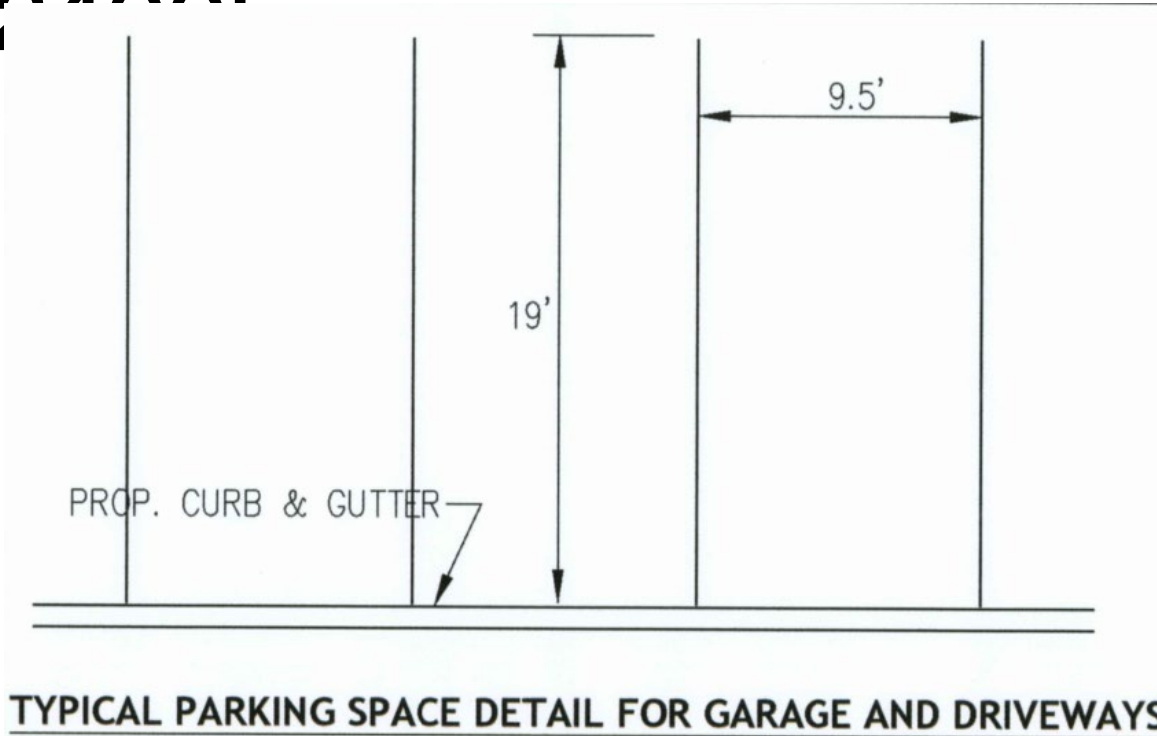
LANDSCAPE PLAN



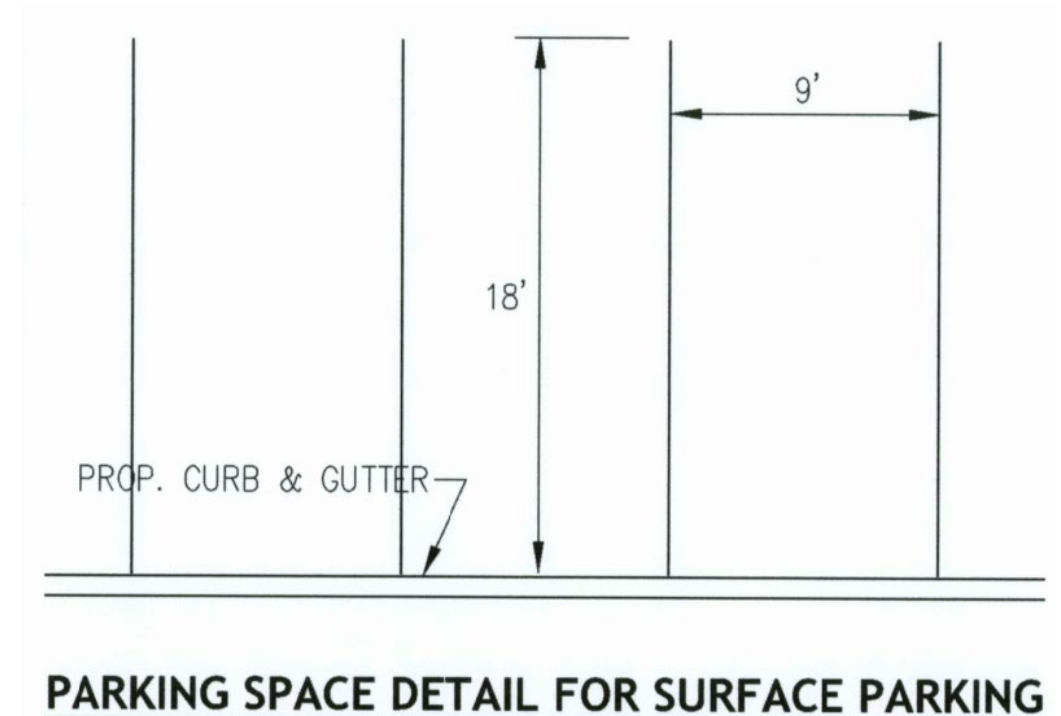
Item: 5 & 6

DEPARTURE FROM DESIGN STANDARDS DDS-

24005



Standard Nonparallel parking space size
9.5'x19'



Departure to reduce standard nonparallel
parking space size to 9'x18'

MAGOTHY MODEL (20') – EXTERIOR



WYE MODEL (20') – EXTERIOR ELEVATIONS



CARUSO HOMES

POTOMAC MODEL (22') – EXTERIOR



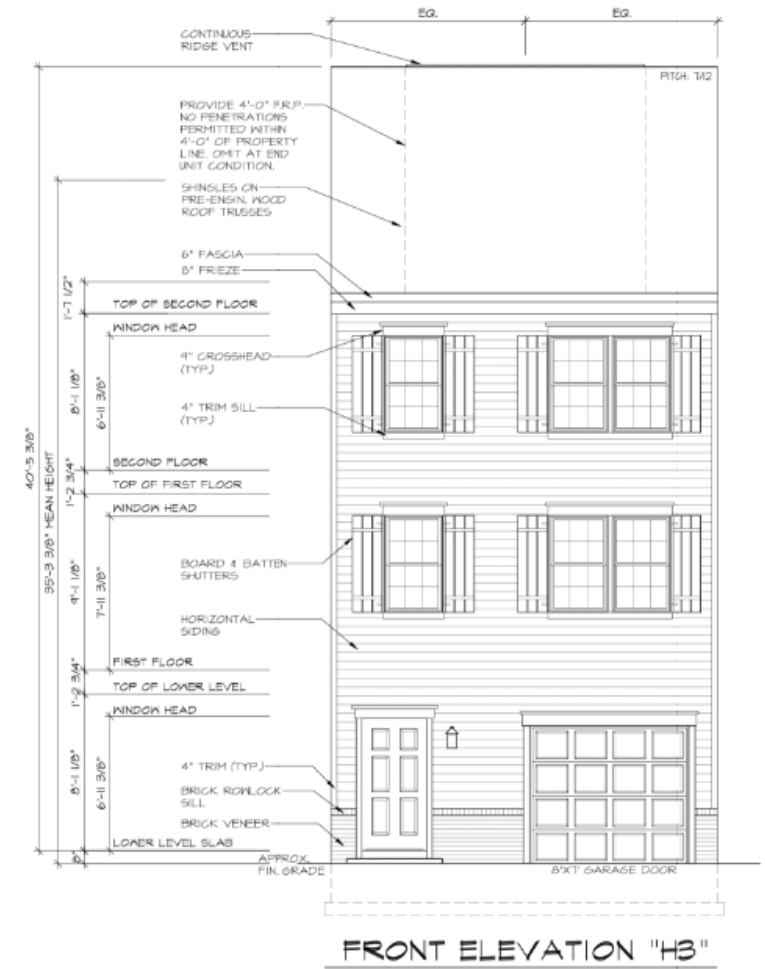
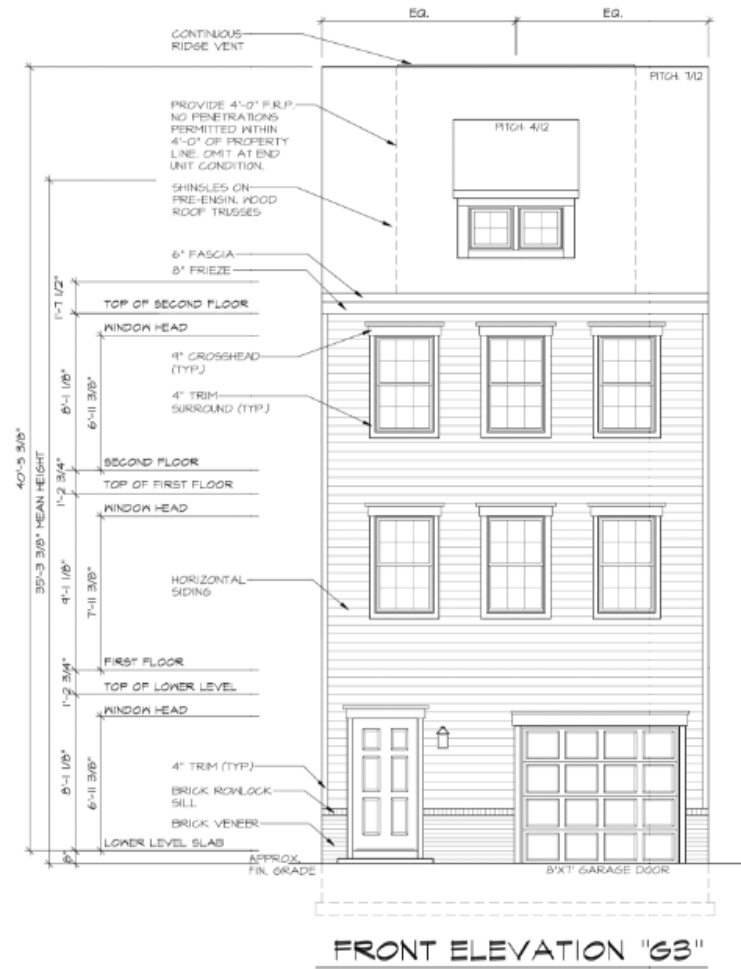
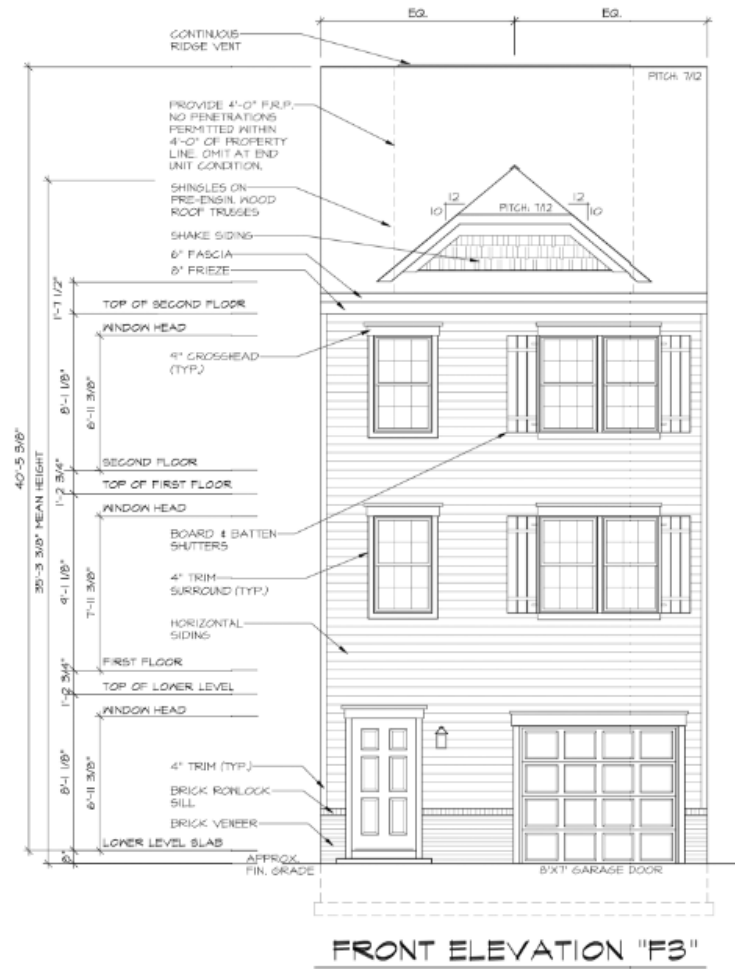
CARUSO HOMES

PATUXENT MODEL (24') – EXTERIOR



CARUSO HOMES

LAFAYETTE MODEL(20') – EXTERIOR



DR HORTON

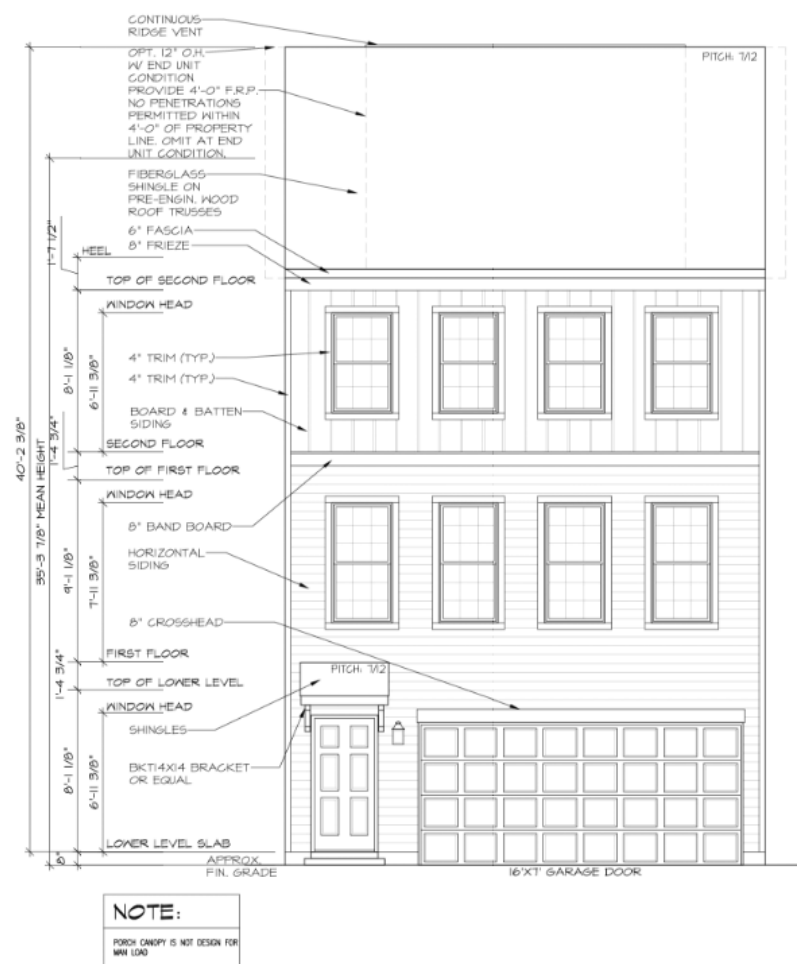
PIFA / ACTION



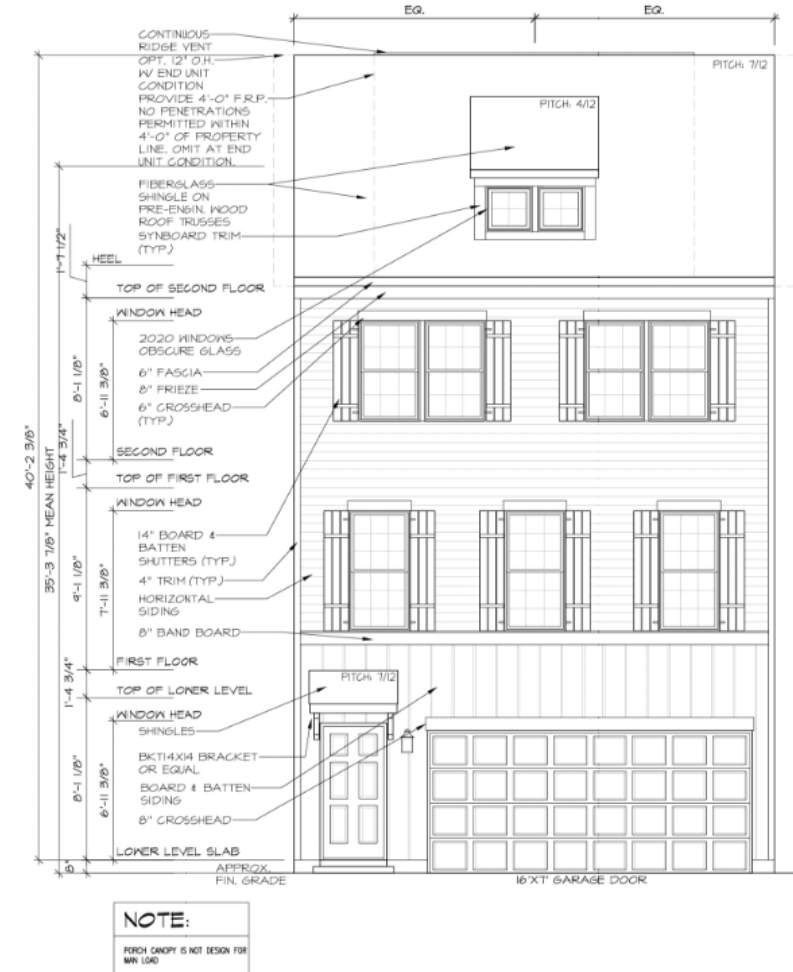
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REGENT MODEL (24') – EXTERIOR

E



FRONT ELEVATION "A"

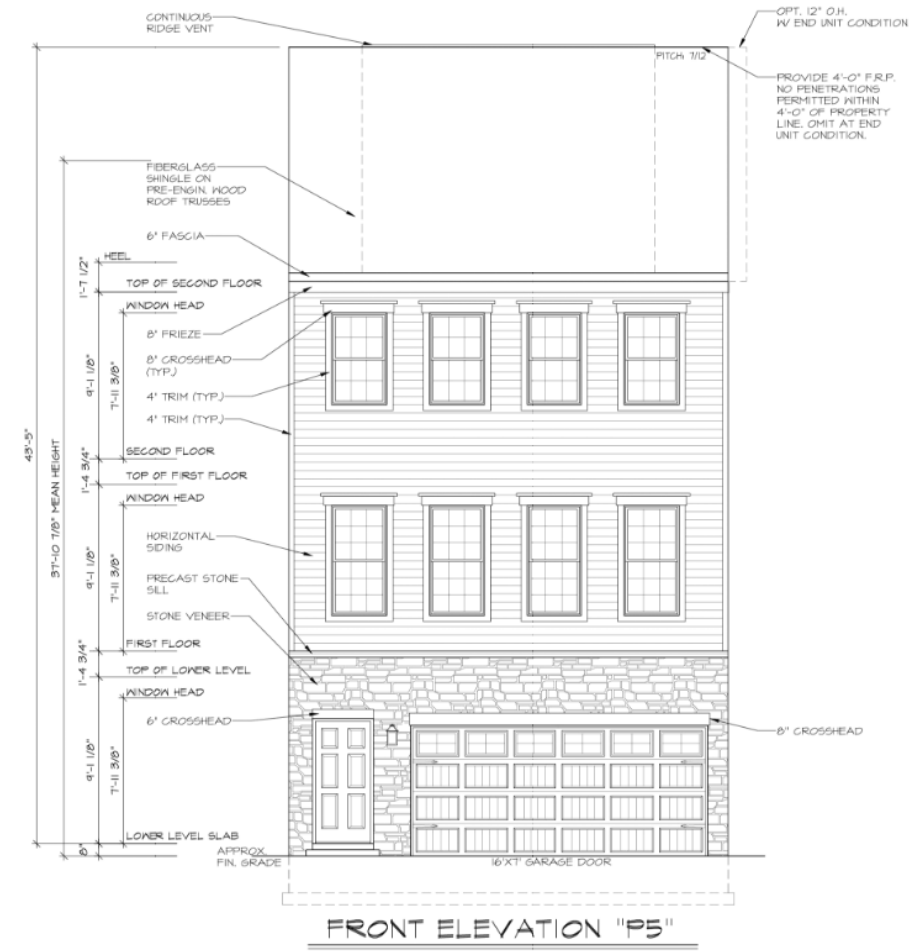
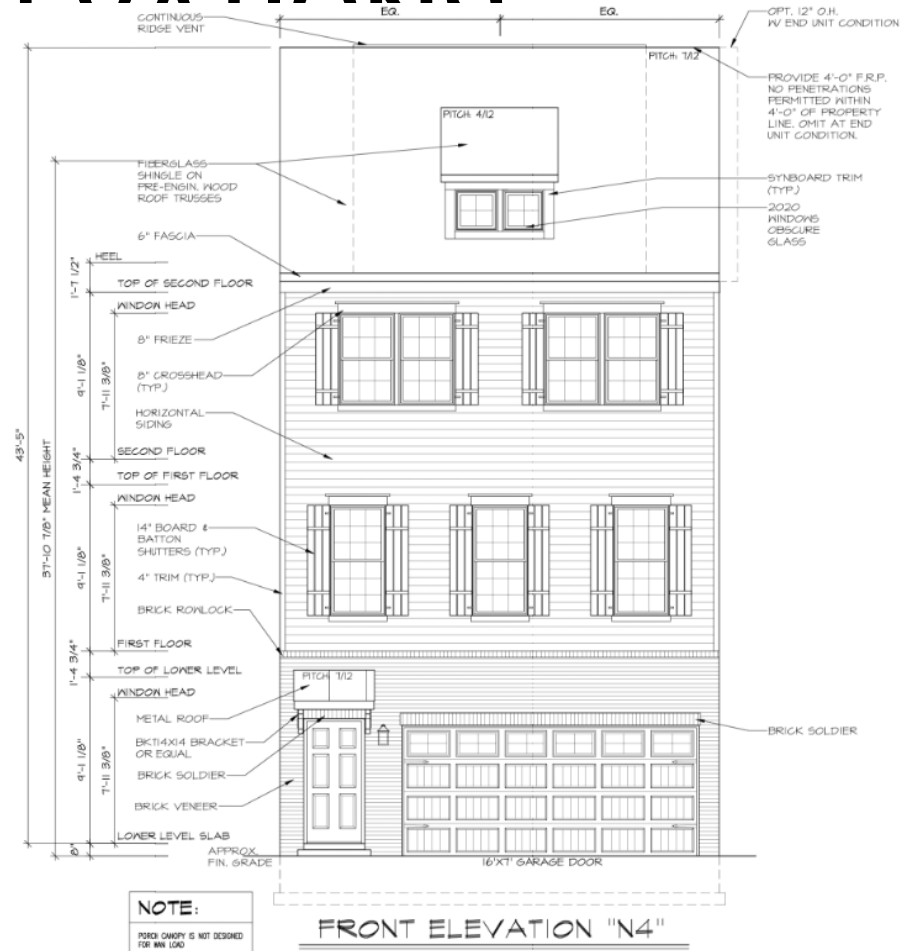


FRONT ELEVATION "B"

DR HORTON

ROYAL MODEL (24') – EXTERIOR

ELEVATIONS



DR HORTON

BALLAD MODEL (20')– EXTERIOR ELEVATIONS



NVR

SONATA MODEL (22') – EXTERIOR



NVR

MCPHERSON MODEL (24') – EXTERIOR



NVR

ELEVATIONS

POLYMETRIC BOARD AND BATTEN CEMENTITIOUS SIDING, BEAD BOARD PAINTED, OR VINYL SIDING TYP.

CONTINUOUS RIDGE VENT

FIBERGLASS SHINGLES, TYP.

ALUMINUM GUTTER OVER 6" FASCIA W/ 12" SOFFIT & DOWN SPOUTS (TYP.)

6" TRIM FRIEZE, TYP.

TOP FASCIA TOP PLATE WDW HD HT.

1" TRIM AROUND, TYP. CORNER BD., TYP.

4" SILL TRIM, TYP.

UPPER LEVEL SUBFLOOR

TOP PLATE WDW HD HT.

TRIM TO FIT BETWEEN WINDOWS, TYP.

9' 118"

MAIN LEVEL SUBFLOOR

TOP PLATE

8" SOLDIER COURSE

BRICK MOULD GARAGE DR. TYP.

TOP OF SLAB

SUGGESTED HOUSE # BLOCK LOCATION MIN. 4" HIGH NUMBERS/LETTERS

FRONT ELEVATION "H"

FRONT ELEVATION "J"

FRONT ELEVATION "N"

FRONT ELEVATION "P"

FRONT ELEVATION "Q"

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LOUISA MODEL (22')– EXTERIOR

E



**STANLEY
MARTIN**

EVERETT MODEL (24') – EXTERIOR



**STANLEY
MARTIN**

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DSP-24015
- Departure from Design Standards DDS-24005
- Alternative Compliance ACL-2025-0010
- Type 2 Tree Conservation Plan TCP2-2025-0075

Applicant Required Mailings:

- Informational Mailing: 02/24/2025
- Acceptance Mailing: 09/17/2025