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Specific Design Plan

SDP-0202-12

Application	General Data	
Project Name: Preserve at Piscataway, Umbrella Architecture Location: Southwest quadrant of Floral Park Road and Danville Road. Applicant/Address: Ryan Homes 4780 Corridor Place, Suite B Beltsville, MD 20705	Planning Board Hearing Date:	06/10/10
	Staff Report Date:	05/25/10
	Date Accepted:	04/05/10
	Planning Board Action Limit:	06/14/10
	Plan Acreage:	878.68
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	217SE03

Purpose of Application	Notice Dates	
Addition of six Ryan Homes models to the approved site plan.	Informational Mailing:	02/25/10
	Acceptance Mailing:	04/05/10
	Sign Posting Deadline:	05/11/10

Staff Recommendation		Staff Reviewer: Sherri Moseley	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0202-12
Preserve at Piscataway, Umbrella Architecture

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This specific design plan (SDP) was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to Basic Plans A-9869 and A-9870.
- b. Conformance to Comprehensive Design Plan CDP-9306.
- c. Conformance to Specific Design Plan SDP-0202.
- d. Conformance to the Zoning Ordinance.
- e. Conformance to the *Prince George's County Landscape Manual*.
- f. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request for the approval of six additional single-family detached, architectural models for the overall development know as Preserve at Piscataway (formerly known as Greens at Piscataway).

2. **Development Data Summary**

	Existing	Proposed
Zones	R-L/L-A-C	R-L/L-A-C
Uses	Vacant/Single-family detached and attached	Single-family detached and attached
Acreage	878.68	878.68

3. **Location:** The Preserve at Piscataway project site is located in the southwest quadrant of the intersection of Floral Park Road and Danville Road, in Planning Area 84, and Council District 9.

4. **Surrounding Uses:** The Preserve at Piscataway development as a whole is bounded on the north by Floral Park Road; on the east by Danville Road; and on the south and west by various residentially-zoned properties (including R-A, Residential-Agricultural and R-L, Residential-Low Development).

5. **Previous Approvals:** Comprehensive Design Plan CDP-9306 (Villages of Piscataway) was approved by the Planning Board on March 24, 1993. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the development of the golf course, as stated in PGCPB Resolution No. 94-98.

On June 7, 2007, the Planning Board approved CDP-9306/01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet. On October 9, 2008, the Planning Board approved an additional revision, CDP-9306/02, modifying the minimum required roof pitches in all of the villages except Bailey's Village.

On January 16, 2003, the Planning Board approved SDP-0202 for umbrella architecture for single-family detached models, subject to six conditions. On June 12, 2003, the Planning Board approved a request for modification of one of the conditions relating to the roof pitch of reverse gables. Ten additional revisions to SDP-0202 to add architectural models have since been approved.

Specific design plans have been approved for all of the lots and other development features in the Villages of Piscataway which include SDP-0319 for Bailey Village, SDP-0320 for Danville Estates, SDP-0318 for Edelen Village, SDP-0401 for Lusby Village, SDP-9804 for Glassford Village, SDP-0608 for the golf course and clubhouse, SDP-9805 for the entrance features, and SDP-9806 for relocation of Piscataway Road and associated stormwater management ponds.

6. **Design Features:** The subject application proposes to add six Ryan Homes models to the approved architecture for the Preserve at Piscataway development. If approved, the proposed models would be available for construction within the various sections of The Preserve that have been previously approved for single-family detached residential homes. The following Ryan Homes models are proposed:

Model	Elevations	Base Square Footage
Victoria Falls	A-E	2,472
Ravenna	A-C	2,560
Jefferson	A-C	2,680
Verona	A-C	2,822
Belford	A-D	2,518
Zachary Place	A-D	2,353

The proposed house types feature architectural styling comparable to models previously approved in the Preserve at Piscataway development. All models exceed the base square footage of the smallest unit approved with the original architectural umbrella application, SDP-0202, which was 2,311 square feet. Most of the units feature varied roof lines, high-quality detailing such as headpieces or brick jack arch and keystone treatments above windows, and front entries defined with pilasters. Many units feature optional side elevation features, specialty windows, and/or front porches.

A condition to remove Elevation A of the Belford model due to lack of architectural detailing, as specifically required by CDP-9306, has been included in the recommendation section of this report.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Basic Plans A-9869 and A-9870:** The proposed specific design plan is in general conformance with Basic Plans A-9869 and A-9870. The basic plans were approved with plans and exhibits that represent a concept for the development as a neo-traditional village. In addition, the following conditions were included in the approval of the basic plans:

6. **The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to the CDP approval.**

9. **The site shall be developed using the neo-traditional concepts as presented by the Basic Plan application.**

Comment: Conditions relating to the design of the architectural elevations consistent with neo-traditional concepts, as presented by the basic plans, were set forth with the approval of SDP-0202 in PGCPB Resolution No. 02-253. These conditions have been carried forward in the recommendation section of this report.

8. **Comprehensive Design Plan CDP-9306:** Comprehensive Design Plan CDP-9306 was approved for the 878.68-acre area of the Villages of Piscataway with 37 conditions of approval, which includes conditions that regulate the design of architecture as required by the basic plans above.

Two revisions were approved in 2007 and 2008, increasing the maximum height for townhouses to 40 feet and reducing the minimum roof pitch except in Bailey's Village. The conditions of the original CDP still apply to the subject application except as modified by the two revisions. This specific design plan was reviewed for conformance with approved Comprehensive Design Plan CDP-9306. Specific conditions that warrant discussion regarding conformance with architectural design are considered below:

- 1. Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**
 - a. The architectural and design standards for Glassford Village (northern section) shall be as specified in the Piscataway Village Rural Conservation Study (M-NCPPC, July 1991), primarily as shown on pp. 39-44, and shall also include the following:**
 - (1) All new housing shall have façades constructed of natural materials such as brick, stone, wood clapboard or board and batten, or stucco. No vinyl or aluminum siding shall be permitted.**
 - (2) All units shall have detached garages**
 - (3) No decks or fences constructed of pressure treated or other wood left to weather naturally shall be permitted. All units shall have their front yards fenced with a decorative fence.**
 - (5) The lots in Glassford Village (northern section) shall not be of uniform size and shape, and shall have street frontages that are similar to those in the historic village (except for flag lots, which shall be allowed if determined to be appropriate at the time of the detailed Preliminary Plat for Glassford Village).**

Comment: All of the above conditions apply to the architectural submission for the development of 14 lots located within Glassford Village North, directly adjacent to the historic village on Floral Park Road. The models proposed in this application do not meet the architectural design requirements for the development of lots within Glassford Village North. A condition of approval excluding the proposed models from development in Glassford Village North has been included in the recommendation section of this report.

- b. The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**
 - (1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.**

Comment: None of the lots under consideration with this application are adjoining or facing Piscataway Road or Floral Park Road.

- (2) **All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have façades constructed of the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.**

Comment: The proposed architecture for this development proposes the use of vinyl siding and brick, generally limiting brick to the front façade. According to the condition above, all structures facing a village green in any village shall have façades constructed of wood, brick, stone or stucco, or Restoration Series vinyl siding or equal. This condition is reiterated in the recommendation section of this report. The builder, Ryan Homes, currently has house models which have been previously approved for construction in the Preserve at Piscataway and is not proposing the use of any new materials.

- (3) **All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**

Comment: A condition of SDP-0202 which requires, prior to building permit, that architectural elevations be modified to provide a wraparound porch, side porch, or two-story side porch for lots that are depicted as village green specialty lots on the coversheet has been carried forward in the recommendation section of this report.

- (4) **All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**

Comment: The models proposed in this application do not meet the architectural design requirements for the development of lots within Bailey Village. A condition of approval excluding the proposed models from development in Bailey Village has been included in the recommendation section of this report.

- (6) **Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with Sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

Comment: The potential public space and view corridor plan indicates that certain buildings within the overall development should act as focal points. None of the proposed architecture within this application will be built in a location indicated on the view corridor plan as a focal point.

- c. **The following standard shall be added to the text:**

No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)

Open decks shall only be permitted on rears of units.

Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.

Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.

Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.

Comment: Previous staff findings recognized that these conditions would be best met through the enforcement of homeowners association (HOA) documents, since decks are often constructed at a later date, after the homeowner has purchased the residence and wants to build a more custom deck. A condition of approval requiring these element be incorporated into HOA documents prior to release of the first building permit, except model home permits, has been carried forward in the recommendation section of this report.

- d. **No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.**

Comment: A condition that all fences shall be constructed of wood and shall be painted or stained has been carried forward in the recommendation section of this report. Further, future fencing constructed by homeowners should be regulated through HOA documents.

- e. **The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other**

applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front façade plane of the house.

Comment: All of the architecture submitted proposes two-car garages. Access is proposed from the street and not designed for alley loading. In order to meet the intent of the condition above, the approval for SDP-0202 included a condition that all village green specialty lots should have garages accessed from the secondary street. This condition has been carried forward in the recommendation section of this report.

- f. The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.**

Comment: This application does not include architecture for single-family attached units; therefore, this condition does not apply.

- g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:**

- 1. Residential Architectural Guidelines for the Villages and Danville Estates**

(The following are revisions to various Sections on pp. 33–37 of the CDP text.)

Architectural Elements

Façade Modulation/Articulation: Façade Modulation/Articulation shall reference the historic scale, façades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

Comment: Most of the proposed models feature various architectural details as described in the above condition. Elevation A of the Belford model lacks architectural details such as reverse gables, offsets, and multiple wall planes. Staff is recommending that this elevation be excluded from the approval.

Front and side façades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.

Comment: A condition requiring usage of the same material for front and side elevations when located on a highly-visible specialty lot has been used to address this condition and is carried forward in the recommendation section of this report.

Gables atop brick façade walls shall be finished in brick, wood, stucco or a dryvit type material.

Comment: A condition that reiterates this requirement has been carried forward in the recommendation section of this report.

Architectural Materials

Building walls may be built of:

- 1. Smooth cut cedar shingles (4”-6” exposed to the weather)**
- 2. Wood Clapboard (4”-6” inches exposed to the weather)**
- 3. Wood beaded siding (7” exposed to the weather)**
- 4. Wood board and batten siding**
- 5. Masonite superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7” exposed to the weather)**
- 6. Brick in a horizontal running band pattern with no more than “raked joints**
- 7. Fieldstone set in an uncoursed ledgerstone pattern.**
- 8. Dryvit or equal**
- 9. Restoration Series vinyl siding, or equal (4”-6” exposed to the weather)**
- 10. Alcoa Aluminum siding, or equal (4”-6” exposed to the weather)**

Comment: The exterior finish material, as shown on the architectural elevations, indicates either siding or brick, with brick generally limited to the front façade. A previous condition of approval requires brick on the front façade to include all of the wall planes that intersect to create the front façade; where there is change in exterior sheathing materials, this change shall occur at locations on the building that appear to be

structurally logical rather than as nonstructural decoration. This condition had been carried forward in the recommendation section on this report.

Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8"; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Comment: This condition was amended with approved Comprehensive Design Plan CDP-9306/02 to allow a minimum roof pitch for all main buildings (except in Bailey's Village) to be 7:12 and a minimum roof pitch for all main buildings in Bailey's Village to be 8:12. A condition of approval reflecting the roof pitch requirements and that the roofs overhang the gable end a minimum of eight inches has been included in the recommendation section of this report.

Architectural Material Detail

(item numbers below refer to Sections on page 35 of CDP text.)

- 5. Chimney enclosures which protrude from a façade shall be brick, stone or stucco.**

Comment: A condition prohibiting chimney flues clad in vinyl siding has been carried forward in the recommendation section of this report.

- 6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one façade. Bay windows on façades which face a street shall not be permitted on the second floor.**

Comment: The proposed architectural models are in conformance with the above condition. A previous condition of approval requiring the elimination of second floor bay windows has been carried forward in the recommendation section of this report.

9. **House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to two feet above the ground.**

Comment: The material to be used for exposed foundation walls for the models proposed in this application has not been indicated on the elevations. The plans should be revised to note the utilization of materials listed in the above condition. Staff is recommending a condition of approval requiring the use of brick, fieldstone, parged block, or painted, brick-form poured concrete on all house foundation walls.

PORCHES

Location: Porches may be located on the front, side and rear of units.

Scale and Style: Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.

Material: Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.

Color: Porches should utilize simple color schemes which are compatible with the colors of the house.

Comment: A condition prior to signature approval to indicate a minimum six-foot-deep porch, the undercroft of wood porches shall be skirted with wood lattice, and concrete porches shall be faced on three sides with brick or stone has been carried forward in the recommendation section of this report.

Garages and Outbuildings

All single-family detached lots shall have garages. Garage doors shall not exceed nine feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photo cell.

Comment: Garages for the architectural models in this application are not proposed to be accessed from alleys. A condition of approval requiring the use of garage doors which do not exceed nine feet in width has been carried forward in the recommendation section of this report.

Patios, Fences, Walls and Walks

Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.

All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.

Fences along streets on neighboring lots are encouraged to be of different designs.

Patios on single-family detached lots may only be located in side and rear yards not facing a public street.

Comment: Previous staff findings recognized that these conditions would be best met through the enforcement of HOA documents, since fences are often constructed at a later date, after the homeowner has purchased the residence and wants to enclose their property. A condition of approval requiring fences to be painted or stained has been carried forward in the recommendation section of this report.

- 24. All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.**

Comment: Staff is recommending that the above requirement be carried forward as a condition of approval.

- 28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.**

Comment: The proposed architectural models are not designed for construction on lots in Bailey Village which are designed for single-family detached houses with detached garages. Therefore, this condition does not apply. A condition prohibiting the proposed models from being built in Bailey Village has been included in the recommendation section of this report.

- 9. Specific Design Plan SDP-0202 for Umbrella Architecture:** On January 16, 2003, the Planning Board approved SDP-0202 for umbrella architecture for single-family detached models, subject to six conditions. On June 12, 2003, the Planning Board approved a request for modification of one of the conditions relating to the roof pitch of reverse gables. All of the conditions remain

applicable and have been carried forward in the recommendation section of this report, including the modifications to roof pitch requirements.

10. **Zoning Ordinance:** The subject SDP is in compliance with the requirements of the Zoning Ordinance. Section 27-528 requires the following findings for approval of a specific design plan.

(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, 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: As stated in Finding 8, the proposed specific design plan conforms to the approved comprehensive design plans. The proposed addition of six architectural models will not have any effect on previously approved specific design plans' conformance to the applicable standards of the *Prince George's County Landscape Manual*.

- (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 or provided as part of the private development;**

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans of subdivision and subsequent specific design plans. The addition of six architectural models will have no effect on previous findings of adequacy made in conjunction with the preliminary plans of subdivision and specific design plans.

- (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; and**

Comment: The addition of six architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with each previously approved SDP for specific land areas.

- (4) The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: Findings of conformance with the tree conservation plan have been made in conjunction with the previously approved specific design plans. The addition of six architectural models to the umbrella for the project will have no effect on previously made findings of conformance.

11. **Prince George's County Landscape Manual:** The proposed addition of six architectural models has no impact on the previous findings of conformance to the Landscape Manual.
12. **Woodland Conservation and Tree Preservation Ordinance:** The proposed addition of six architectural models has no impact on the previous findings of compliance with the requirements of the Woodland Conservation and Tree Preservation Ordinance.
13. **Historic Preservation Referral:** In a referral reply dated May 18, 2010, the Historic Preservation Section stated that the architecture submitted with the subject application has no effect on identified historic sites or historic resources; architectural elements as agreed upon with the applicant include prohibiting white vinyl siding to address potential visibility issues.

Comment: A condition of approval prohibiting the use of white vinyl siding has been included in the recommendation section of this report.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0202-12 for the Preserve at Piscataway, Umbrella Architecture, subject to the following conditions:

1. All structures facing a village green in any village shall have façades (all four sides of the building) constructed of wood, brick, stone or stucco, or Restoration Series vinyl siding or equal.
2. Prior to certification of the specific design plan:
 - a. Examples of the Restoration Series vinyl siding or equal to be used for this project shall be provided and approved.
 - b. The architectural elevations shall be revised in order to provide for wrap around porches, side porches, or two-story side porches to be required on village green specialty lots.
 - c. The architectural elevations shall be revised in order to indicate the same material for front and side elevations when located on a highly-visible specialty lot.
 - d. The architectural elevations shall be revised to indicate that gables atop brick façades shall be brick, wood, stucco, or dryvit material.
 - e. The architectural elevations shall indicate that the areas shown as brick on the front façade shall include all of the wall planes that intersect to create the front façade; where there is change in exterior sheathing materials, this change shall occur at locations on the building that appear to be structurally logical rather than as nonstructural decoration.
 - f. The architectural elevations shall indicate a minimum roof pitch of 7:12 on the main gable and 5:12 pitch on the front reverse gables for all main buildings (except in Bailey's Village). The minimum roof pitch shall be 8:12 on the main gable and 5:12 pitch on the front reverse gables for all main buildings in Bailey's Village. Combining more than one reverse gable is allowed as long as the reverse gable pitches do not vary significantly in the slope ratio. All rooflines shall overhang the structure a minimum of eight inches.

- g. Samples of proposed roofing materials and colors shall be submitted for review and approval by the Urban Design Section of the Maryland-National Capital Park and Planning Commission (M-NCPPC).
 - h. Any indication of chimney flues clad in vinyl siding shall be removed from the plans. All chimney flues must be indicated as either brick or stone.
 - i. The architectural elevations shall be revised in order to eliminate any bay windows shown on the second floor.
 - j. The architectural elevations shall be revised in order to indicate that all porches are a minimum of six-feet-deep, the undercroft of wood porches shall be skirted with wood lattice, and concrete porches shall be faced on three sides with brick or stone.
 - k. The architectural elevations shall be revised in order to indicate that all garage doors shall be no more than nine feet wide.
 - l. The architectural elevations shall be revised to indicate the material of foundation walls as brick, fieldstone, parged block, or painted brick-form poured concrete.
 - m. The architectural elevations shall be revised to indicate that only non-white siding will be used.
 - n. The architectural elevations shall be revised to include a minimum of four standard endwall features in a reasonably balanced composition on side elevations.
 - o. Elevation A of the Belford model shall not be approved and shall be removed from the architectural elevation package.
3. Prior to the issuance of the first building permit (except the model homes), the applicant shall submit evidence that the homeowners association documents include the following language:
- a. All decks will be required to be stained or painted. Open decks shall only be allowed on the rear of units. Any deck visible from the street, golf course, or other public space shall be stained or painted to complement to the color of the house. Design details shall be consistent throughout the development and incorporate design features and details evocative of traditional town architecture.
 - b. All fences will be required to be stained or painted. Privacy fencing shall only be allowed on the rear of units. No stockade-type fences or chain-link fences shall be allowed. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts. Design details shall be consistent throughout the development and incorporate design features and details evocative of traditional town architecture.
4. Prior to the issuance of a building permit for a highly-visible specialty lot (as depicted on the coversheet and the specific design plan), the front and side façades (both side façades) shall be made of the same materials.

5. Prior to the issuance of a building permit for lots shown as village green specialty lots (as depicted on the cover sheet and the specific design plan):
 - a. The architectural elevations shall provide one of the following features on the side elevation adjacent to the street:
 - (1) wraparound porch
 - (2) side porch
 - (3) two-story side porch
 - b. The architectural elevations shall provide for garages accessed from the secondary street and not from the street fronting the village green.
6. No two units directly adjacent to or across the street may have identical elevations.
7. The models approved with this application shall not be built in Glassford Village North or Bailey Village.
8. All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standards 13 and 13D.