



**FORGE OVERLOOK
PURPOSE BUILT STUDENT HOUSING
PATTERN BOOK**

4100 Maple Avenue

Halethorpe, MD

PAI#13-0239

MAJ-2020-00010

December 20, 2022

DEVELOPMENT TEAM

Developer

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TABLE OF CONTENTS

TITLE	PAGE NUMBER
Development Team	2
Table of Contents	3
Project Overview	4
Site information	5
Location Exhibit	6
Site Aerial	7
Zoning Map	8
Photo Location Key	9
Site Context Photos	10 – 16
Site + Grading Plan	17-18
Landscape Plan	19-20
Connectivity Exhibit	21
Bus Circulation Exhibit	22
Entrance Signage Location	23
Site Entrance Streetscape	24
Signage Details	25
Private Courtyard	26
Site Amenity Courtyard C/D	27
Site Amenity Courtyard D	28
Site Amenities – Precedent Images	29-30
Site Amenities	31
Bike Storage Location	32
Site Amenities Precedent Images	33
Site Details Fencing	34
Site Lighting	35
Architectural Lighting	36
Dumpster Enclosure	37-38
PBSH Rendering, Elevations & Floorplans	39-103

Note

The elevations and plans contained herein are preliminary schematic representation and guidelines only.

They are subject to modifications as circumstances warrant.

It is intended that this development will be constructed in a manner consistent with the representations herein, while recognizing that modifications may be re-quired as the project evolves to final design.

The Director of the Office of Planning shall have discretion to administratively approve non-material modifications to the Plan and Pattern Book.

PROJECT OVERVIEW

Forge Overlook is a proposed Purpose Built Student Housing Project located on Route 1 (Washington Boulevard) in Halethorpe, Maryland. The project is the second phase of development on this site. The first phase, to the north, is planned as future for-sale townhomes, and is zoned D.R.5.5 (Density, Residential, 5.5 dwelling units per acre). Forge Overlook, the second phase, will be located at the eastern corner of the site, fronting Route 1, and also includes a parcel located on the north east corner of the site. Both parcels in this second phase are intended to be developed as Purpose Built Student Housing. The parcel to the south is in the B.R. zoning (Business, Roadside) where Purpose Built Student Housing is a use permitted "by-right" and the parcel on the north east side is zoned M.L. (Manufacturing, Light), which also permits Purpose Built Student Housing as a use "by-right".

The site is located within 3 miles of the University of Maryland Baltimore County campus. This project, as Purpose Built Student Housing, will help to alleviate a dearth of much needed student housing in the area. Currently there is limited on-campus housing, especially for graduate students. This site, with its proximity to campus and access to UMBC's free shuttle service, is an ideal candidate for serving the student community.

The proposed development will be entered off Route 1 onto Avalon Ridge Road which runs through the middle of Forge Overlook and continues to the north to the townhouse community. The proposed Purpose Built Student Housing will consist of apartment buildings and townhomes that will flank the entrance road, Avalon Ridge Road. A proposed bus shelter will be located off of Avalon Ridge Road at the far side of the last row of townhomes across from Building B.

This second phase will include a range of building types including four (4) apartment buildings comprised of one, two, and three bedroom units and eleven (11) townhomes at the south end and an additional thirty one (31) townhomes in the adjacent parcel to the north east. The apartment buildings will have four (4) stories with center corridors and are served by elevators with convenient access to surface parking lots. The townhomes will have three (3) stories with both rear and front loaded garages.

The proposed elevations of the buildings will have a mix of stone veneer, brick, PVC trim and panels, and vinyl siding in colors consistent with the other buildings on the site and the adjacent neighborhood. The project will be compatible in style, height, and massing with the neighborhood. Also, the proposed project is slated to be certified through a national "green" rating system, i.e. NGBS (National Green Building Standard) or LEED.

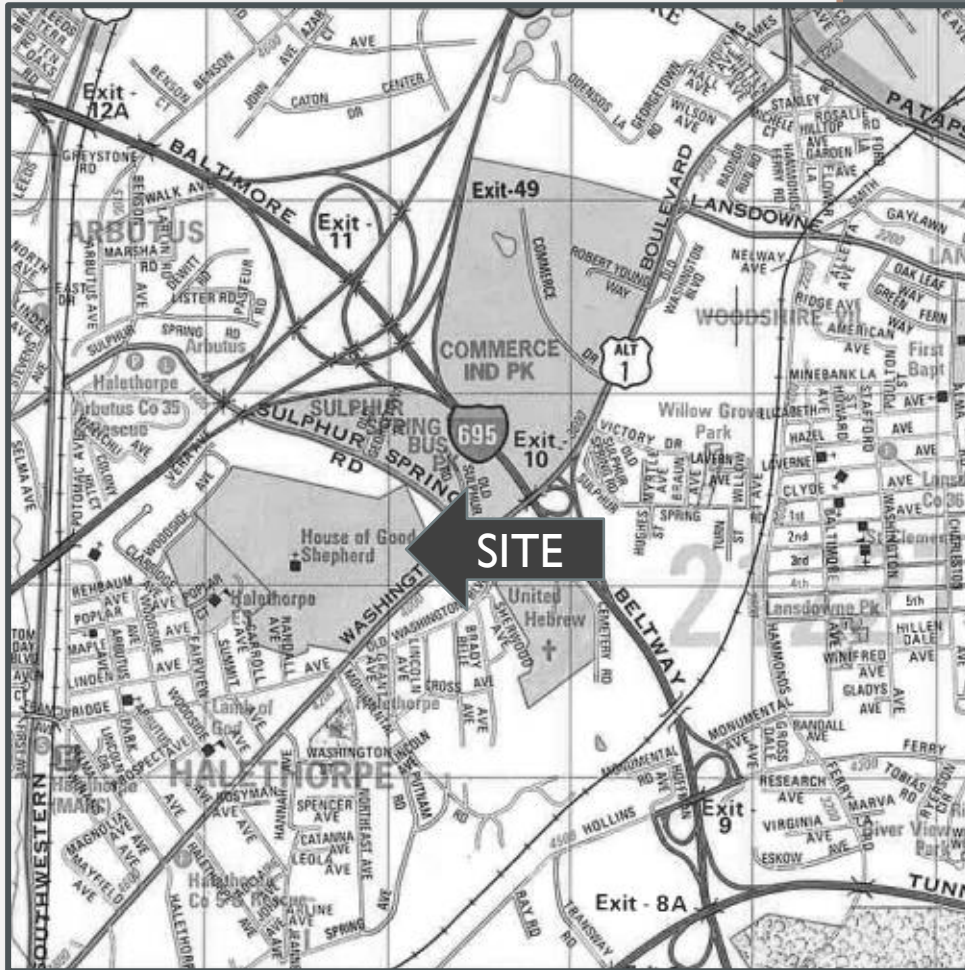
To support the student community, there will be a range of interior amenity spaces including a leasing center with private offices, a lounge area, a co-working space with a conference room and individual "zoom" rooms, a pet spa, package room, and a fitness center and restrooms. Outdoor amenity spaces will include pathways to connect the buildings to provide a pedestrian friendly setting and connection to the community. An outdoor amenity area will have passive and active recreation spaces and a variety of paved seating areas as well as grills for cookouts and small group seating with fire tables for evening social interaction. A grass "game" lawn will provide an outdoor recreation area and a water wall will provide visual interest as well as providing a buffer from traffic noise. An outdoor trellis will provide a shaded area for seating.

Outdoor areas will be well lit with attractive street lamps and actively maintained to provide a safe and secure experience. Much of the site will remain undeveloped as part of the forest conservation easement and will preserve the existing plant and wildlife habitat.

In summary, this new community will make a significant contribution to improving and supporting the neighborhood. This proposed development will provide much needed student housing that engages the public and provides connections to the neighborhood via attractively landscaped pathways with pockets of visual interest through well designed exterior spaces. Buildings along Route 1 will reinforce the street while parking will be screened behind the buildings away from Route 1. The proposed improvements will enhance the "livability" of the area by allowing the individuals who live, work and attend school here to have the opportunity to do so in a pleasant, attractive, and well designed community.



SITE INFORMATION



Site Address	4100 Maple Avenue
	Halethorpe, MD 21227
Acreage:	11.63 AC
Current Zoning:	ML, DR 2, DR 5.5, BR
Existing Land Use:	Abandoned School Facility
Proposed Use Land Use:	Purpose Built Student Housing (PBSH)
Election District:	13th
Councilmanic District:	District I
ADC Map Location:	42 B 8; 4983 A I
Parcel Numbers:	0393
Tax Map:	0109
Watershed:	Patapsco River
Regional Planning District:	Arbutus/Landsdowne
Schools:	Halethorpe Elementary
	Arbutus Middle
	Landsdowne High

LOCATION EXHIBIT



Forge Overlook
Purpose Built Student Housing
4100 Maple Avenue, Halethorpe MD
12/20/22

SITE AERIAL



Forge Overlook
Purpose Built Student Housing
4100 Maple Avenue, Halethorpe MD
12/20/22

ZONING MAP

Baltimore County - My Neighborhood

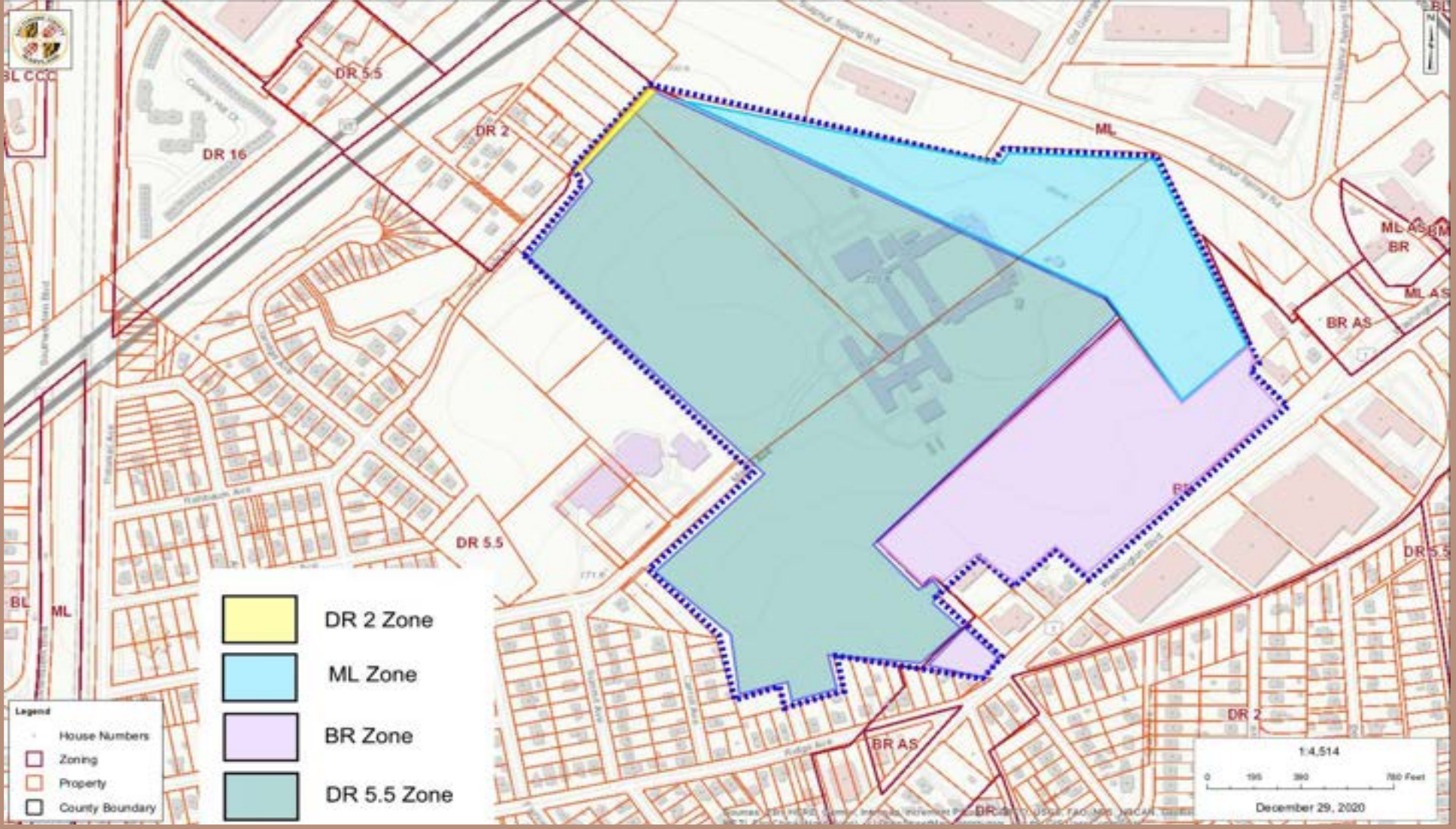
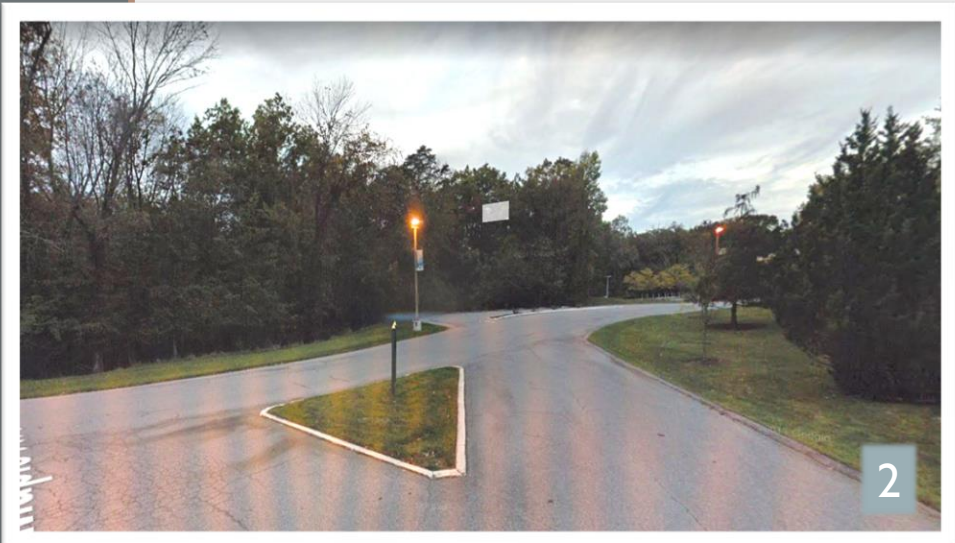
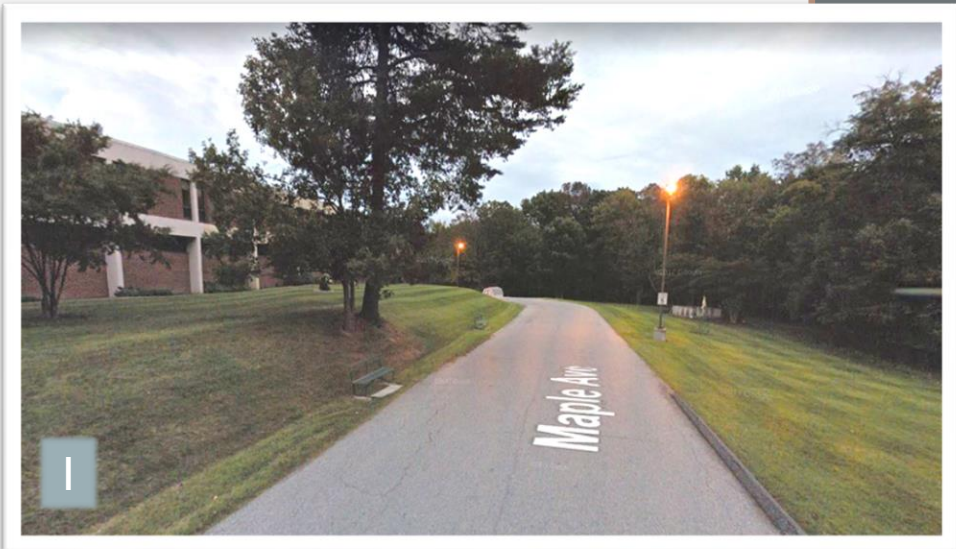


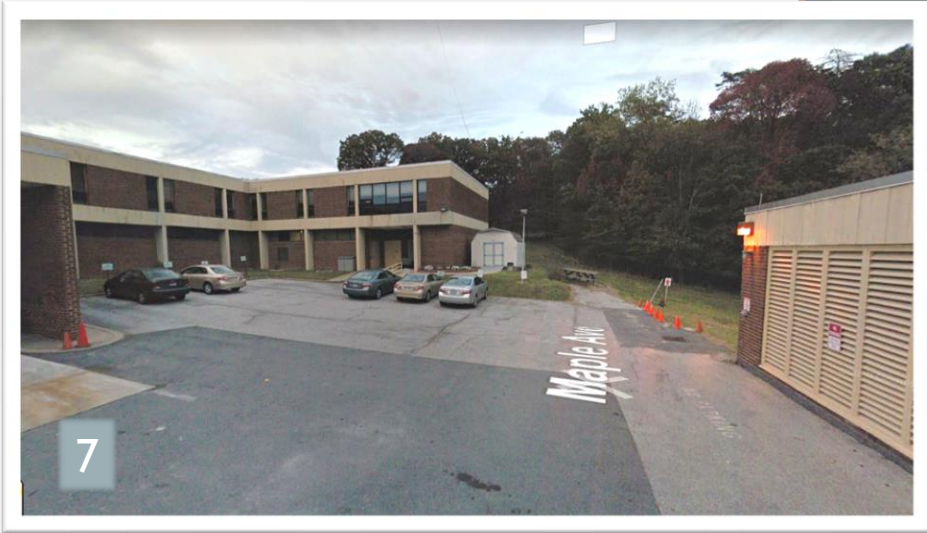
PHOTO LOCATION KEY



SITE CONTEXT PHOTOS



SITE CONTEXT PHOTOS



SITE CONTEXT PHOTOS



SITE CONTEXT PHOTOS



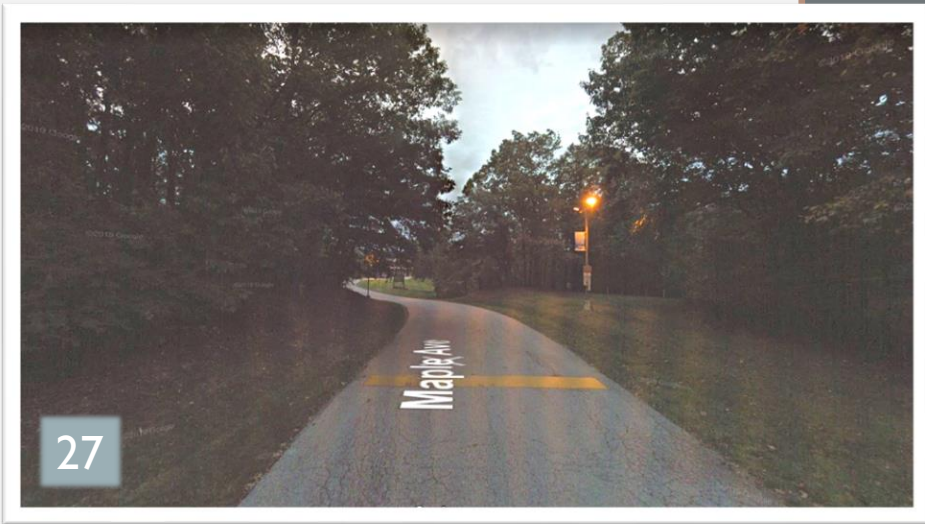
SITE CONTEXT PHOTOS



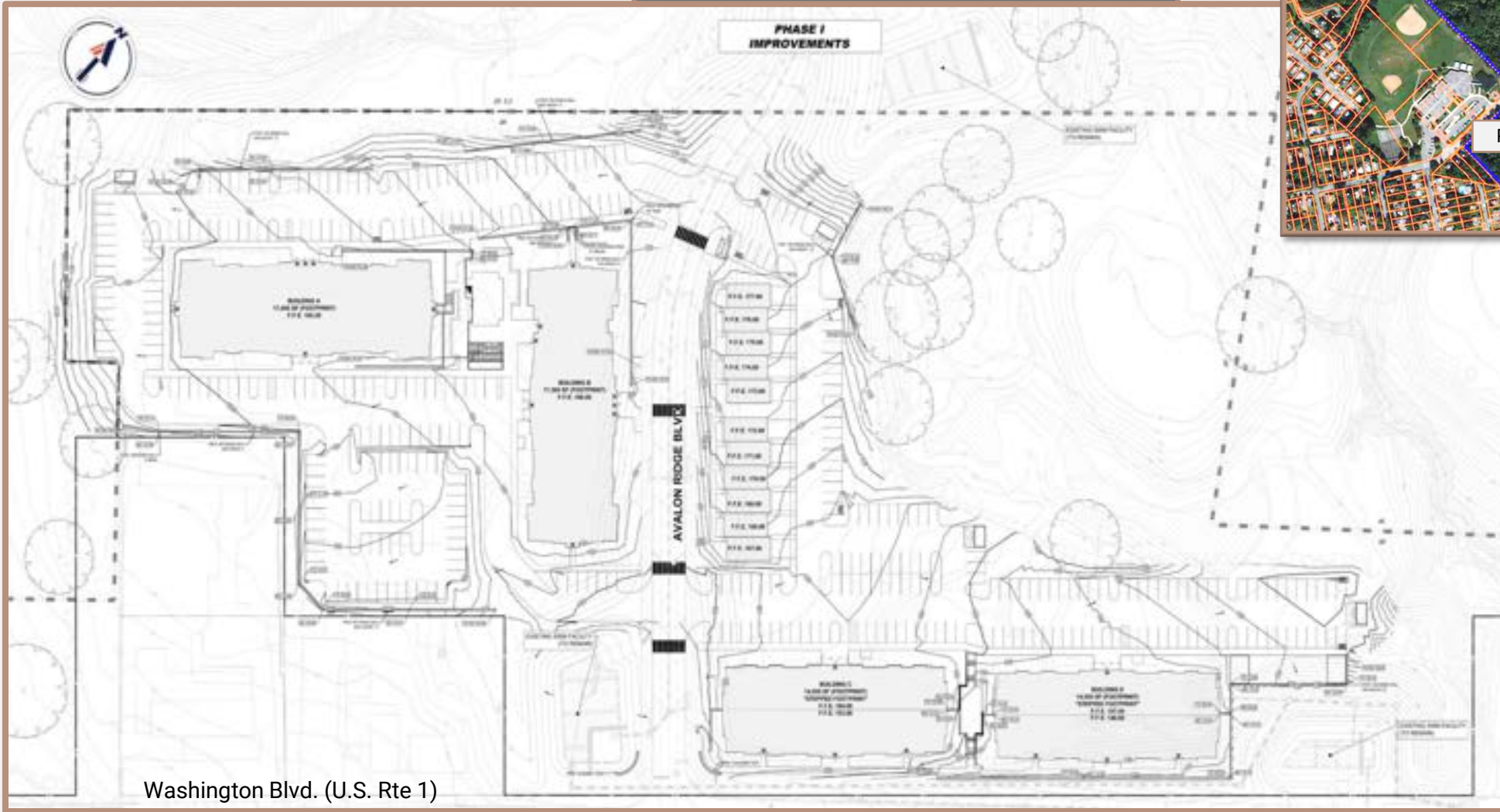
SITE CONTEXT PHOTOS



SITE CONTEXT PHOTOS

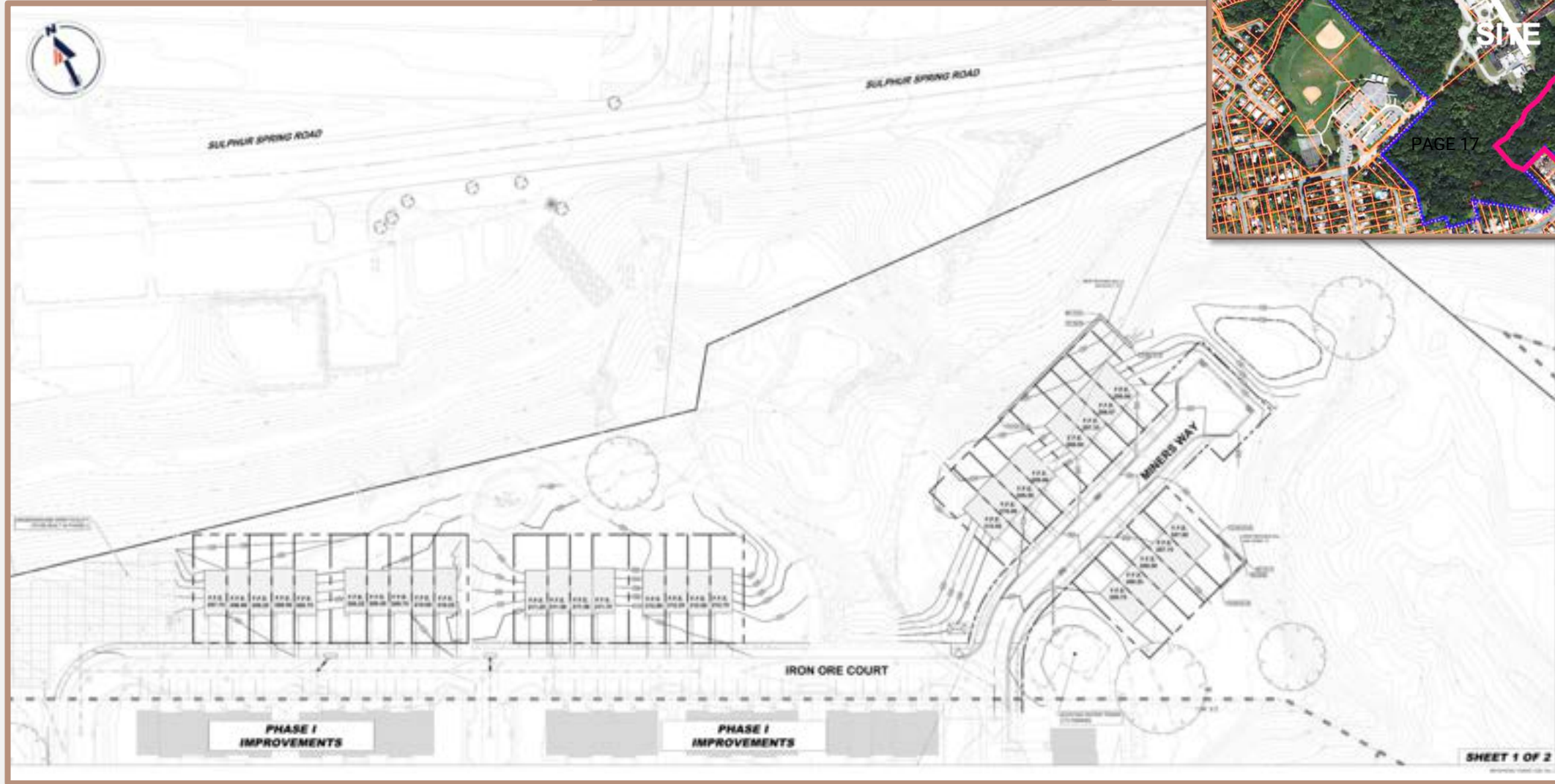


SITE AND GRADING PLAN



Key Map

SITE AND GRADING PLAN



Key Map

LANDSCAPE PLAN



Key Map

CONNECTIVITY EXHIBIT



BUS CIRCULATION

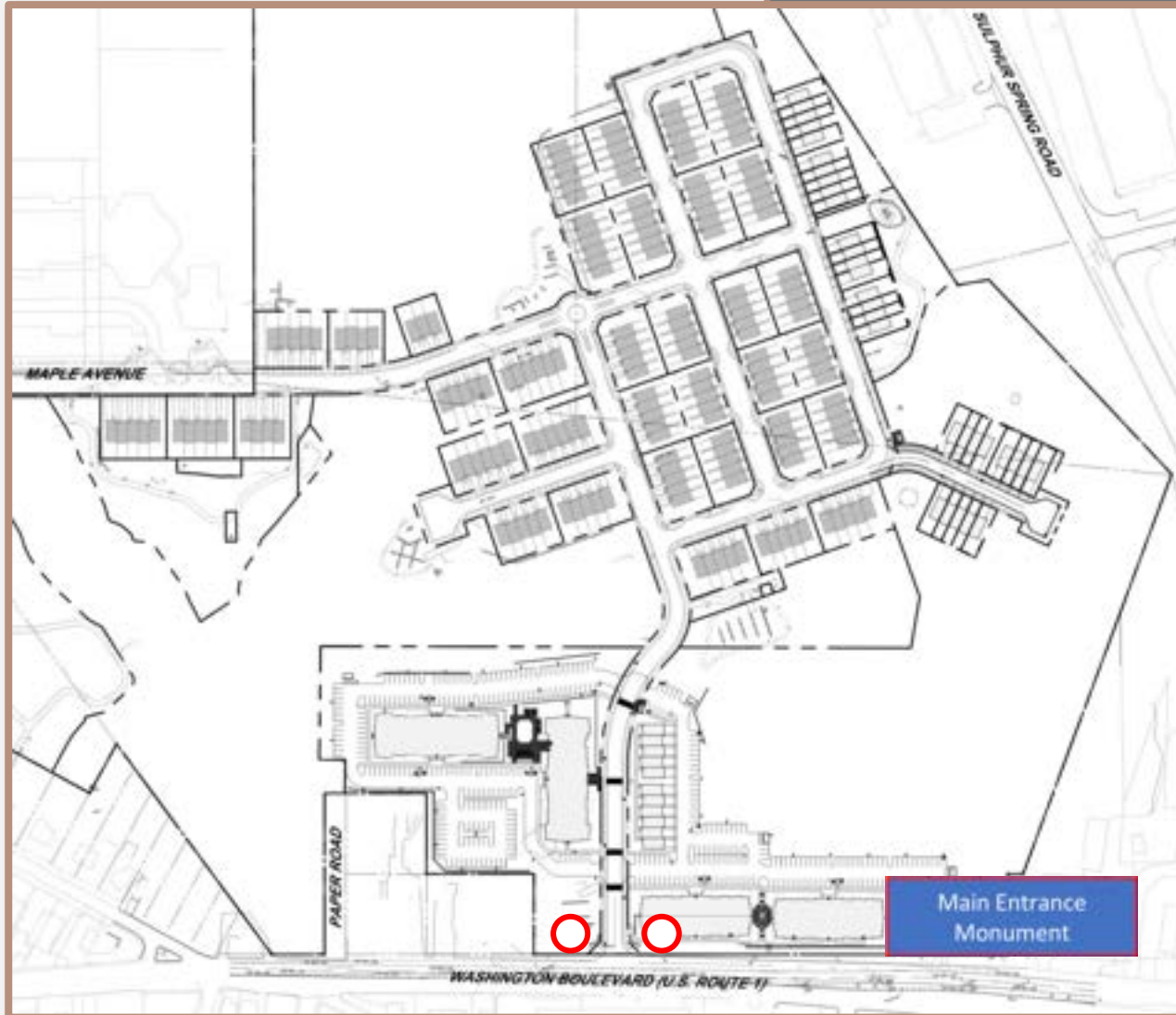
Proposed UMBC Transit Stop

§ 441.1. Purpose built student housing.

3. All buildings shall have a public or educational institution provided transit stop for transportation to area institutions and storage for other modes of transportation such as bicycles and scooters.



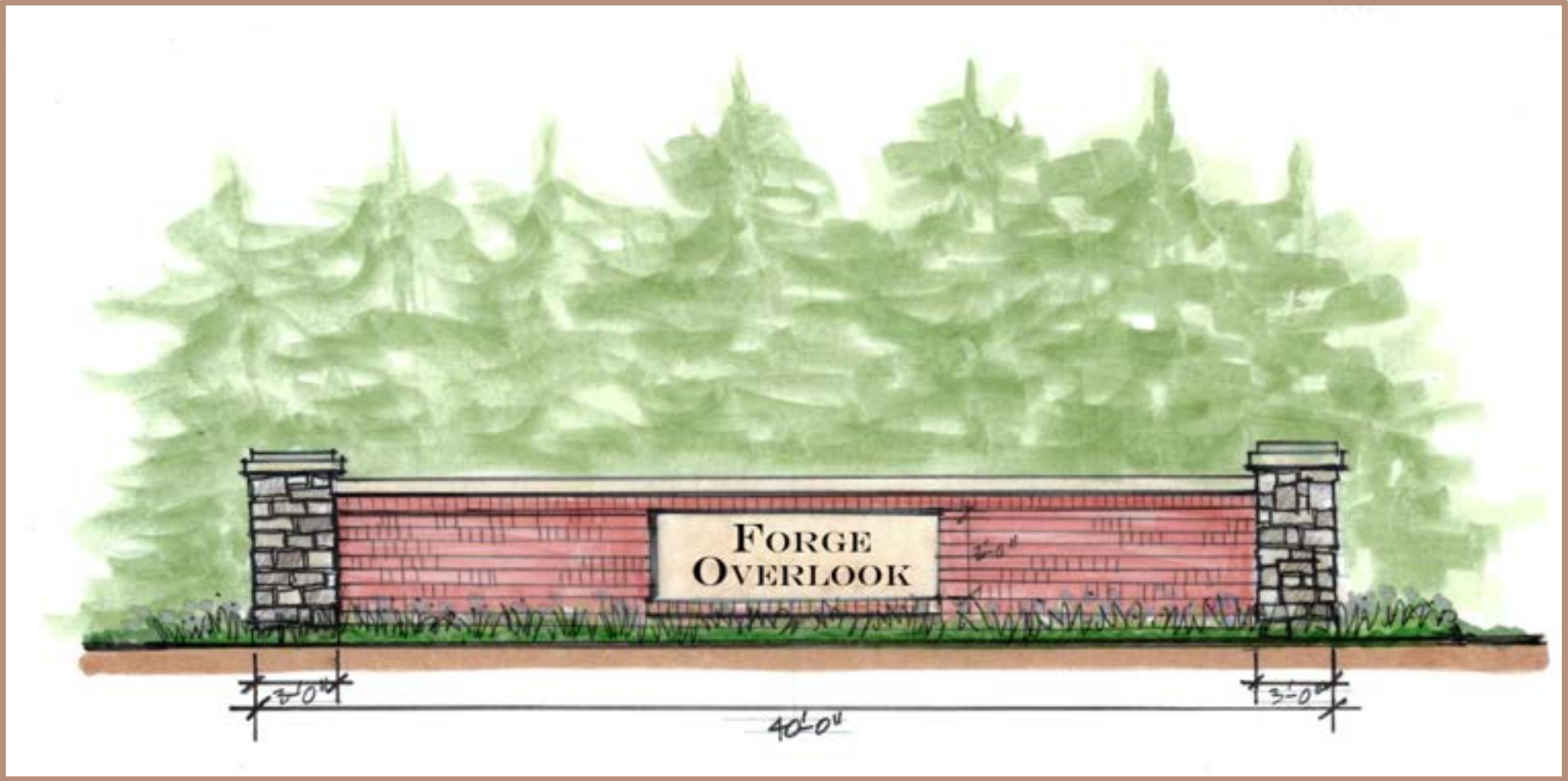
ENTRANCE SIGNAGE LOCATION



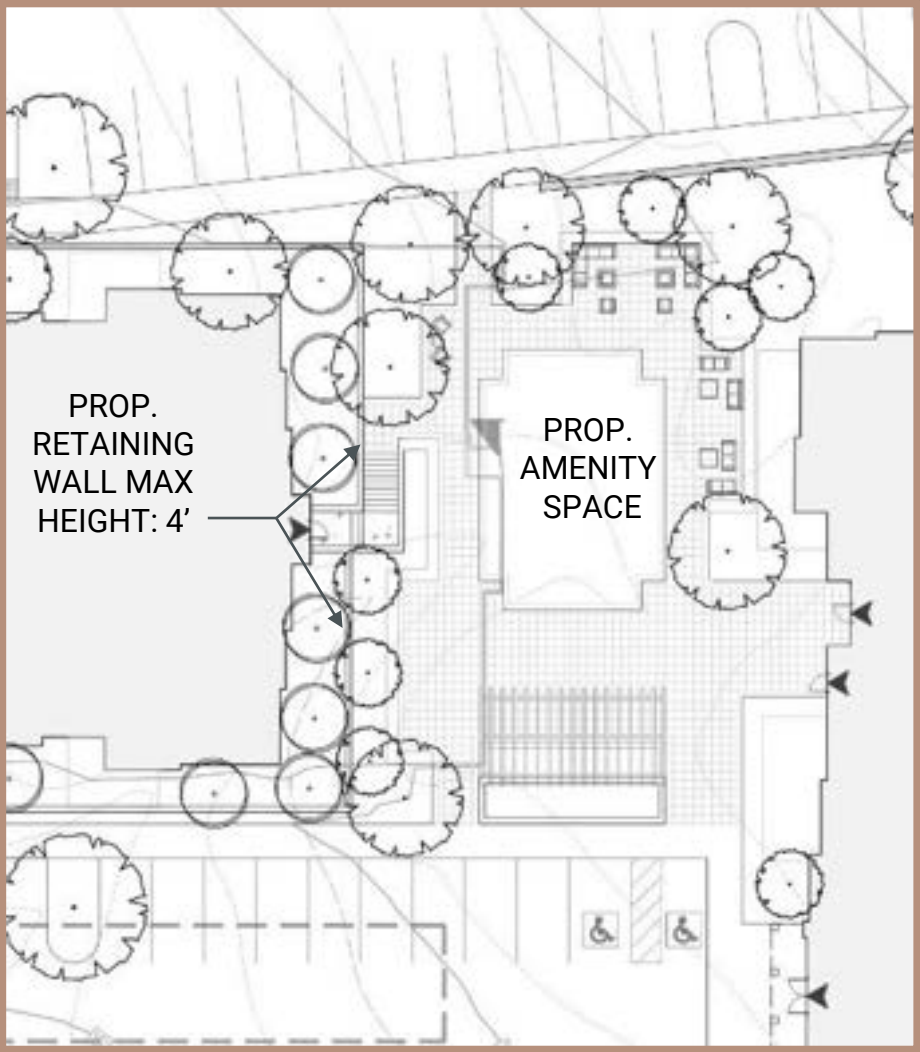
SITE ENTRANCE STREETSCAPE



SIGNAGE DETAILS

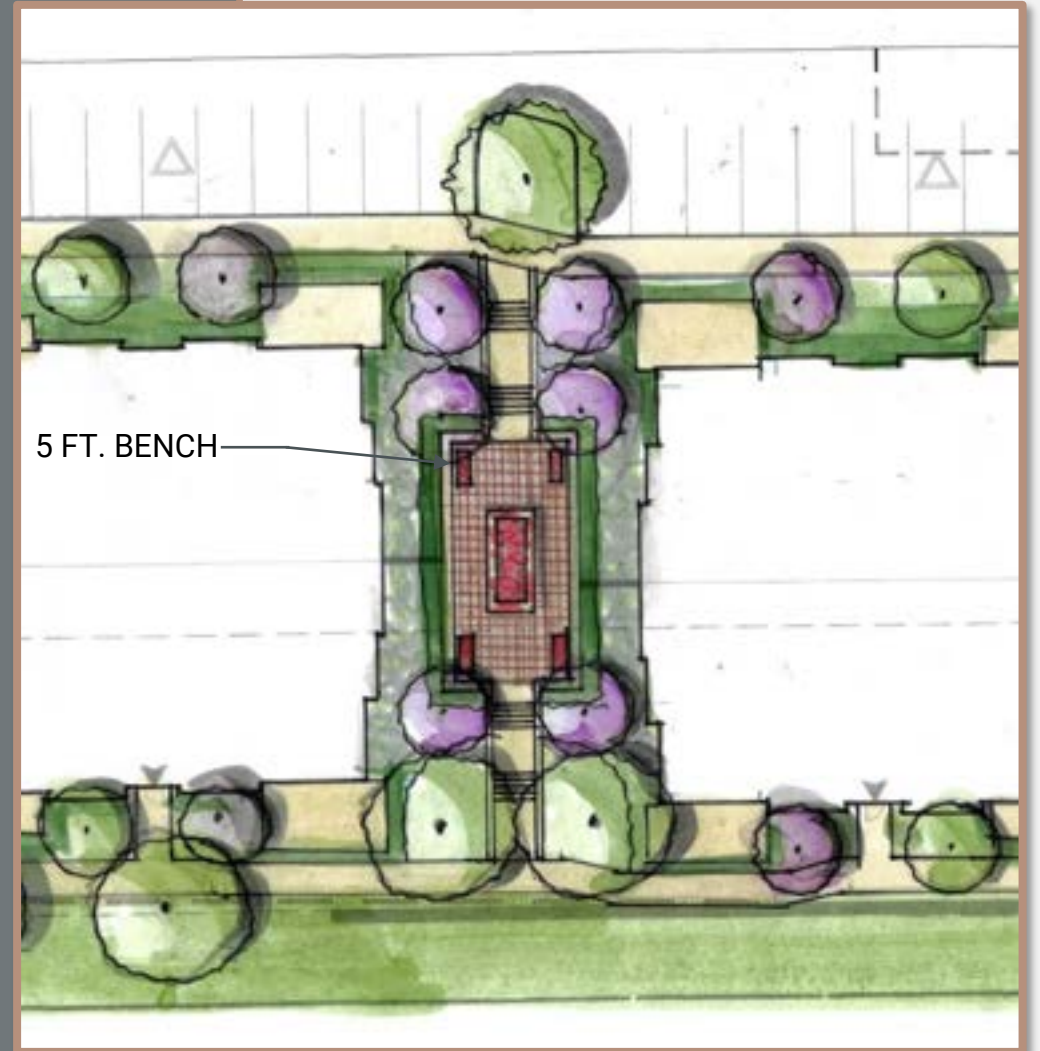
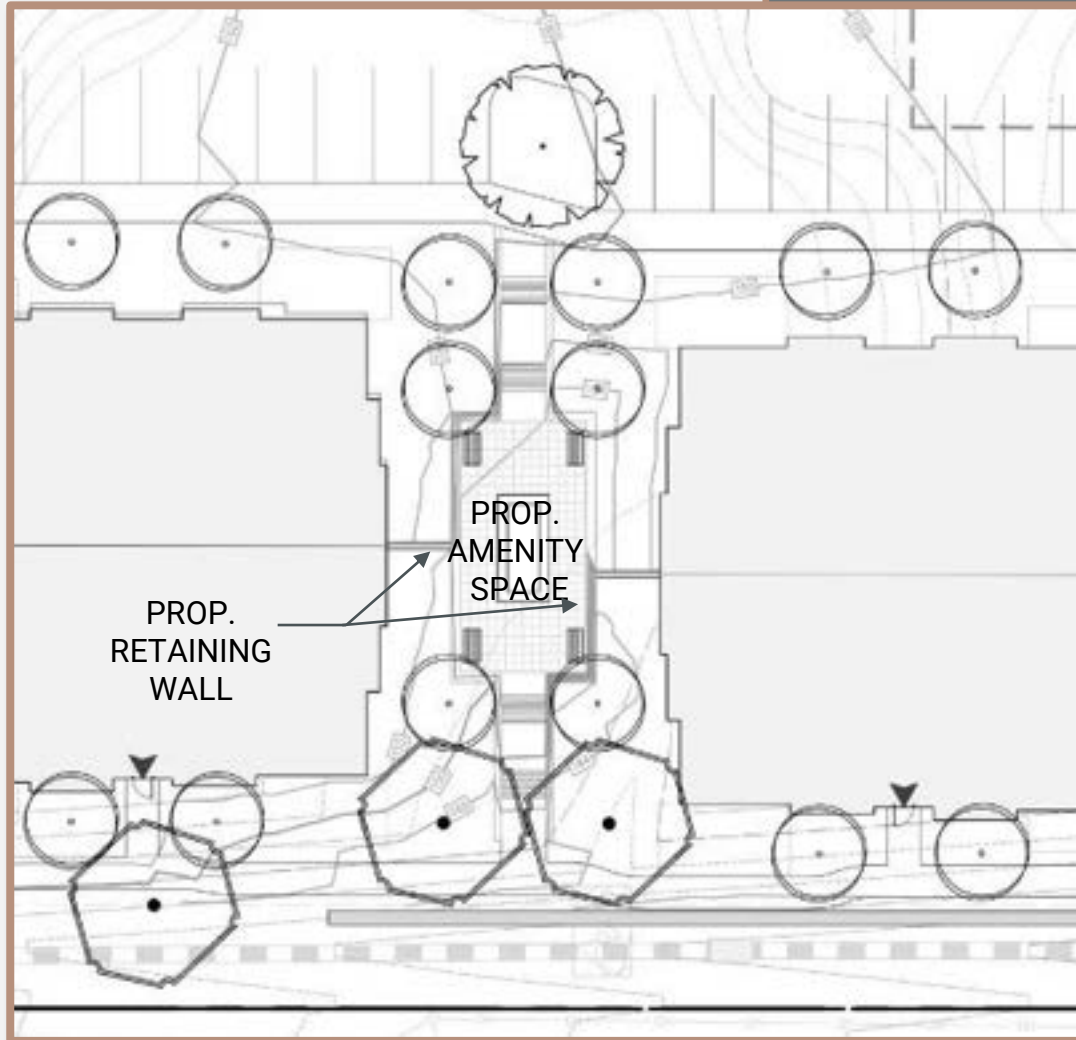


PRIVATE COURTYARD

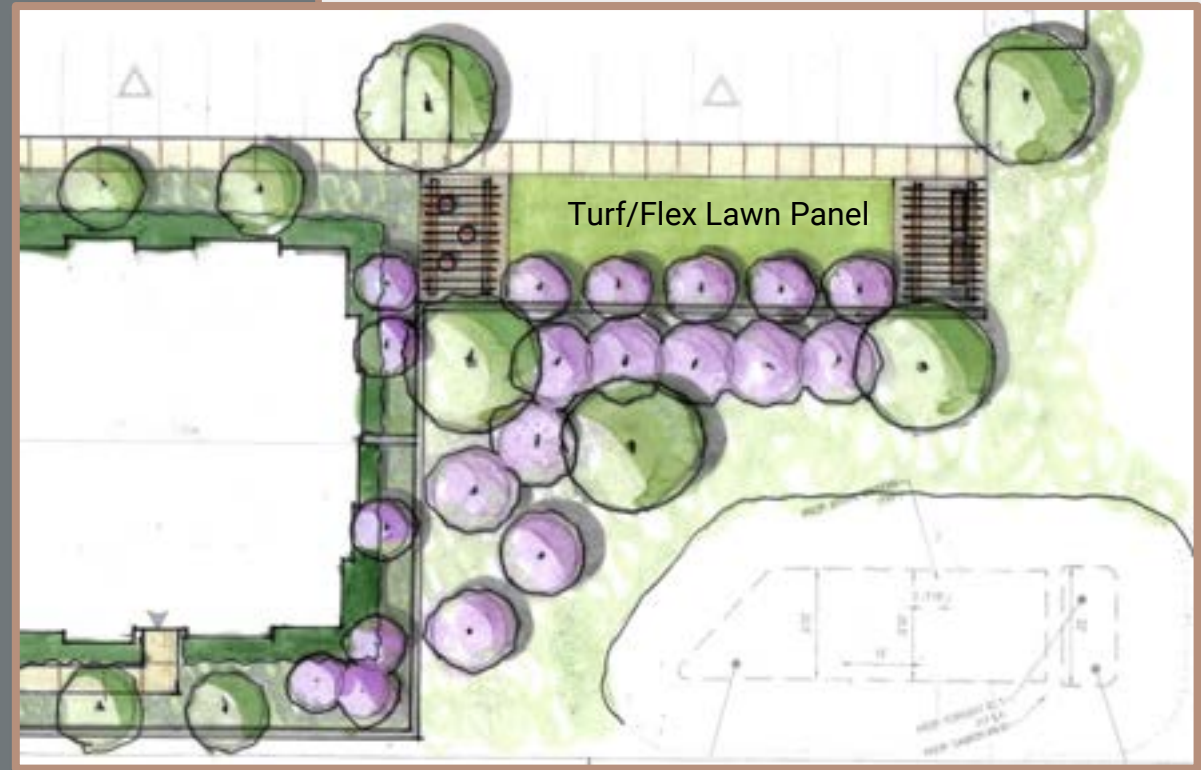
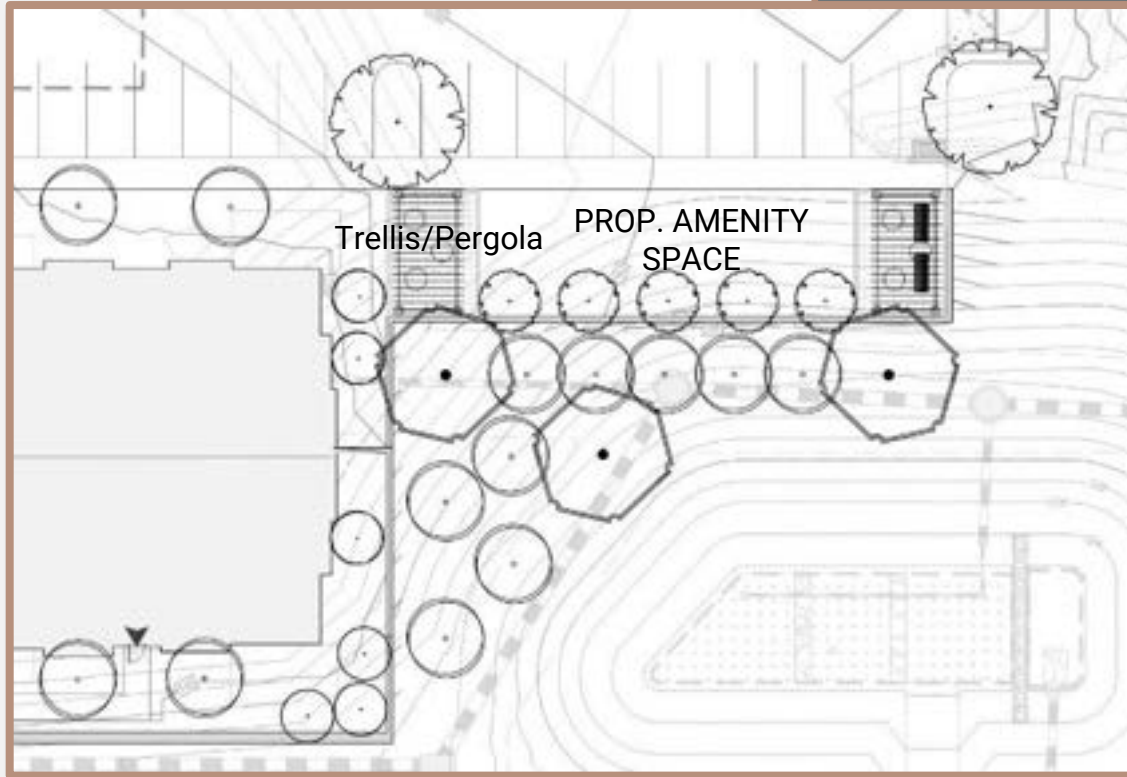


Courtyard Concept

SITE AMENITIES



SITE AMENITIES



SITE AMENITIES

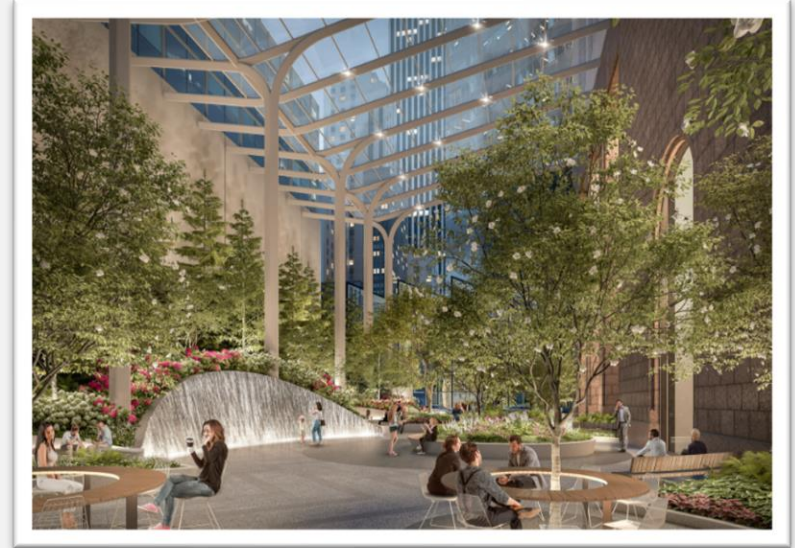
PRECEDENT IMAGES



TRELLIS/PERGOLA



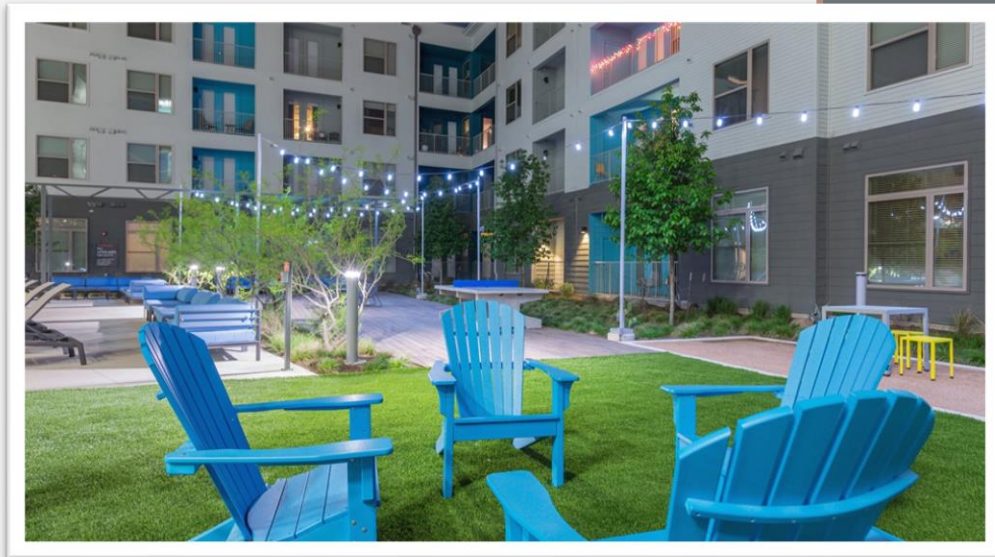
WATER WALL



WATER WALL

SITE AMENITIES

PRECEDENT IMAGES



FLEXIBLE SEATING



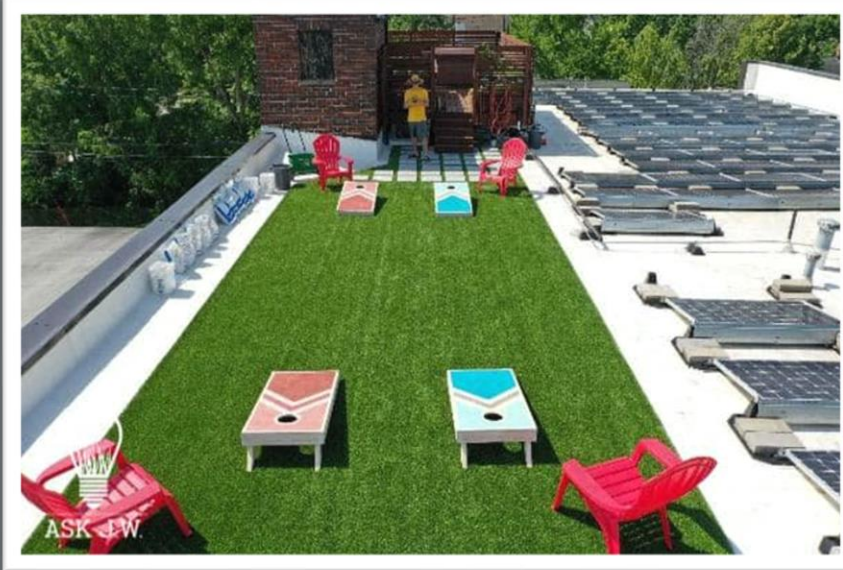
LOUNGE SEATING



DOG WALKING STATIONS

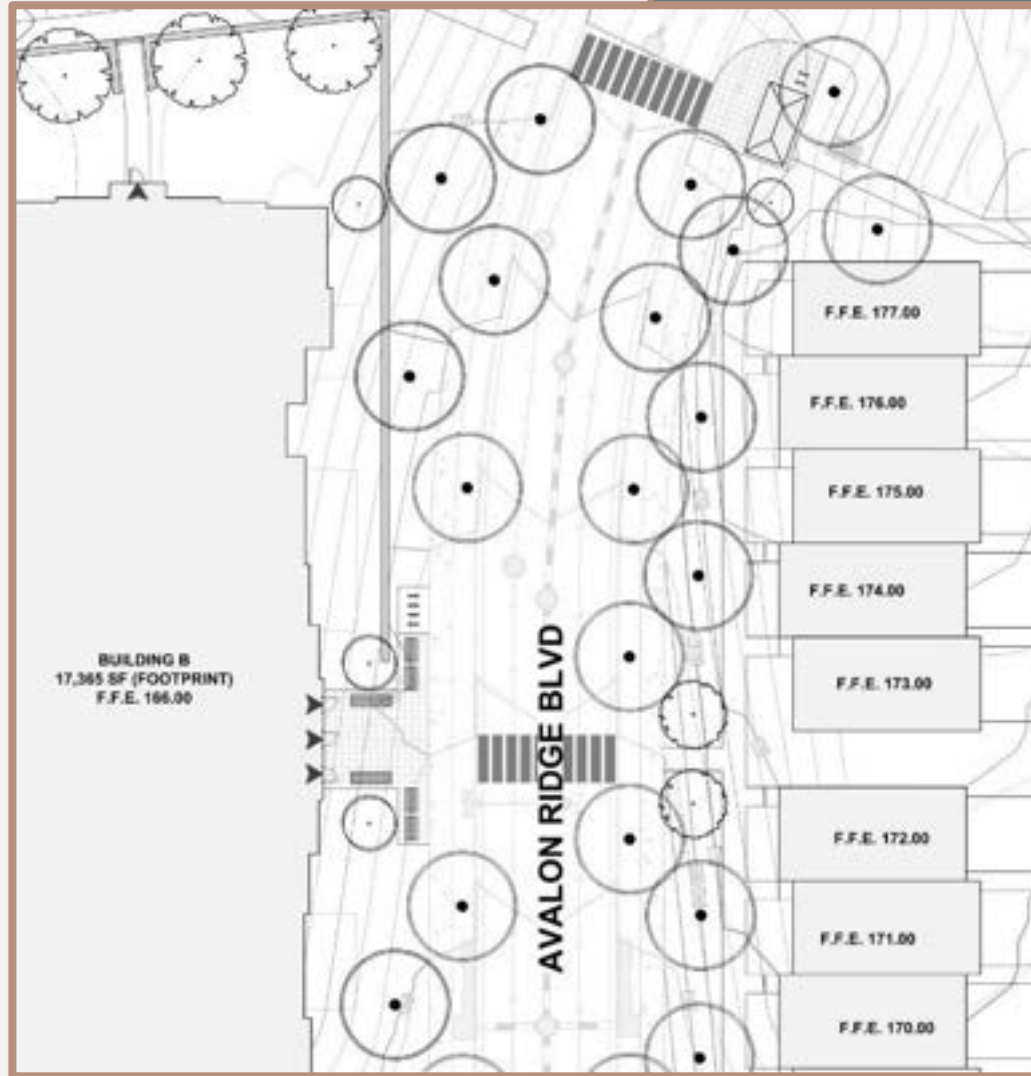


PROGRAM TURF AREA

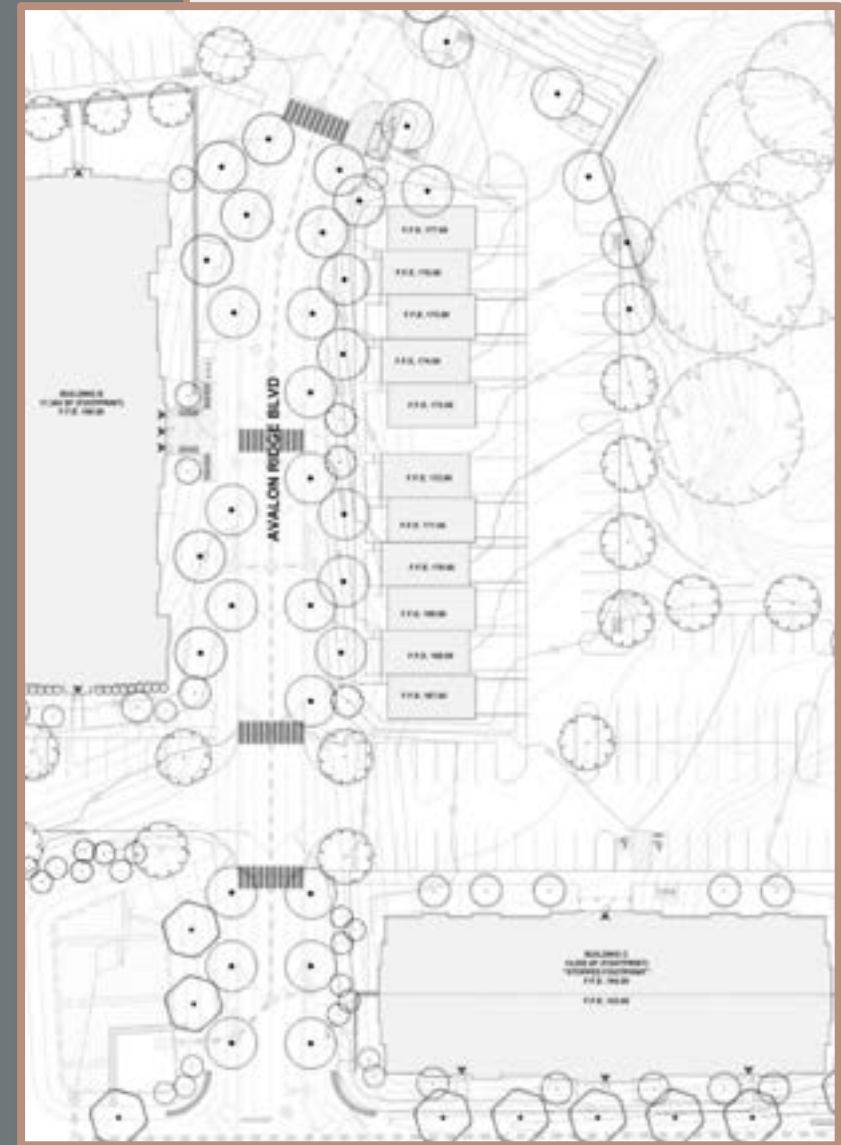


PROGRAM GAMES AREA

SITE AMENITIES

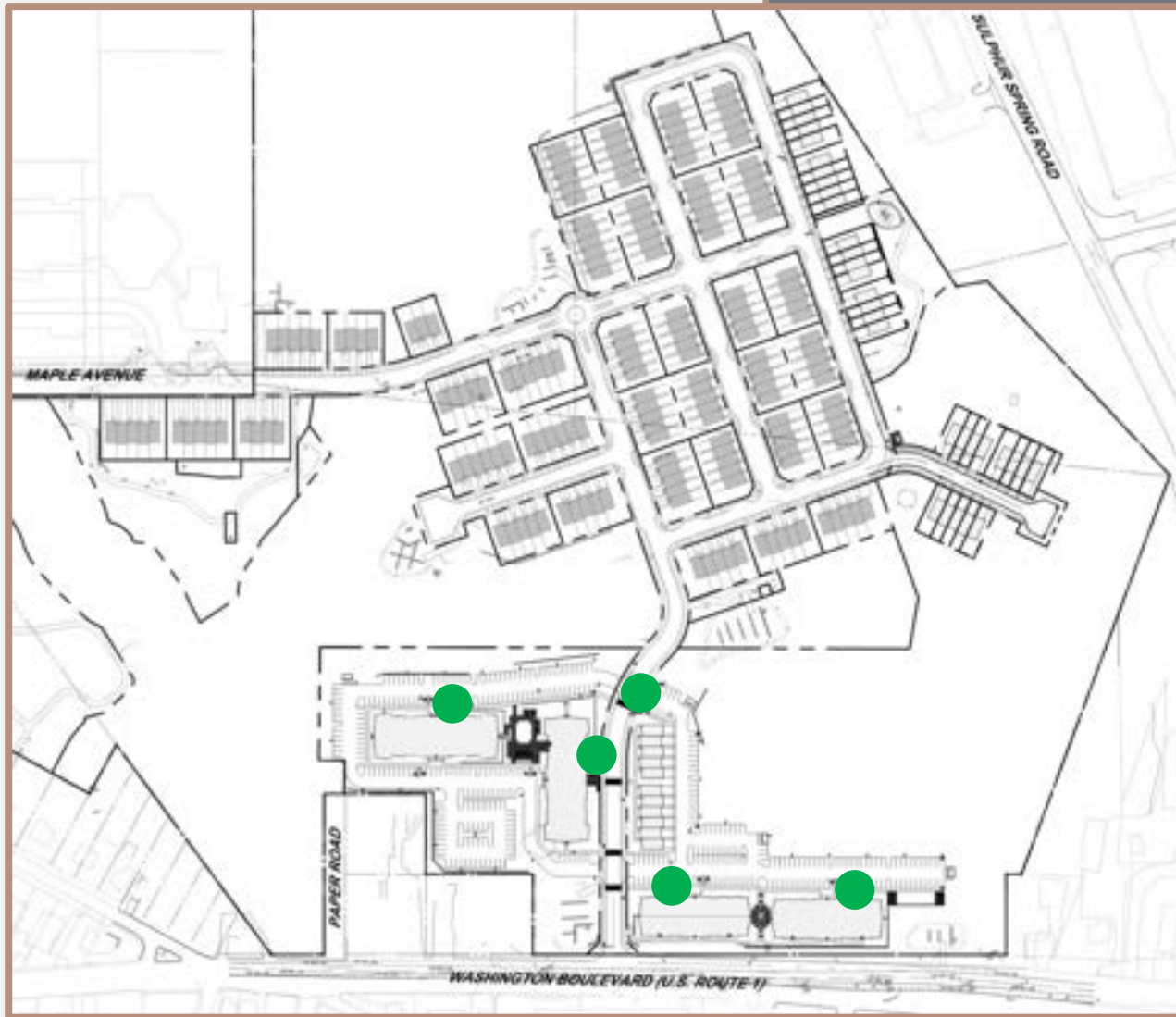


BUS SHELTER + BUS STOP LOCATIONS



CROSS WALK LOCATIONS

BIKE STORAGE LOCATION



● BIKE STORAGE LOCATION

SITE AMENITIES PRECEDENT IMAGES



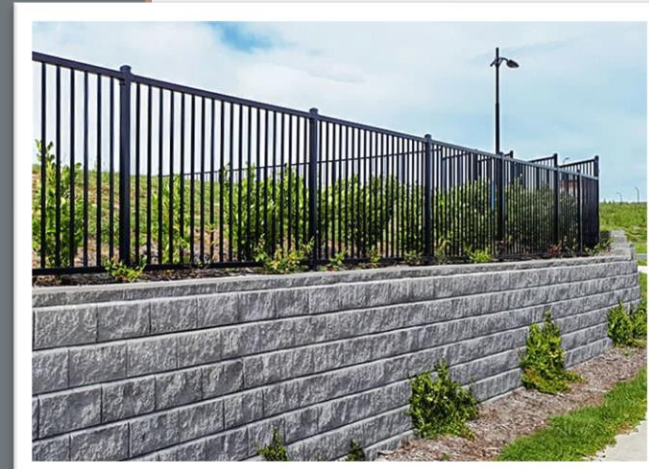
BUS SHELTER PRECEDENT IMAGES

SITE DETAILS

FENCING



4-RAIL VINYL
FENCE –
PROPERTY LINE



42"ALUMINUM
SAFETY &
PLAYGROUND
FENCE

SITE LIGHTING



Parking Area Light



Bollard

ARCHITECTURAL LIGHTING

OST170801
Outskirt Flush Mount
Oil Rubbed Bronze

Exterior Light at
Entry of
Townhomes



Exterior Emergency
Lighting



WSR LED
Architectural Wall Sconce



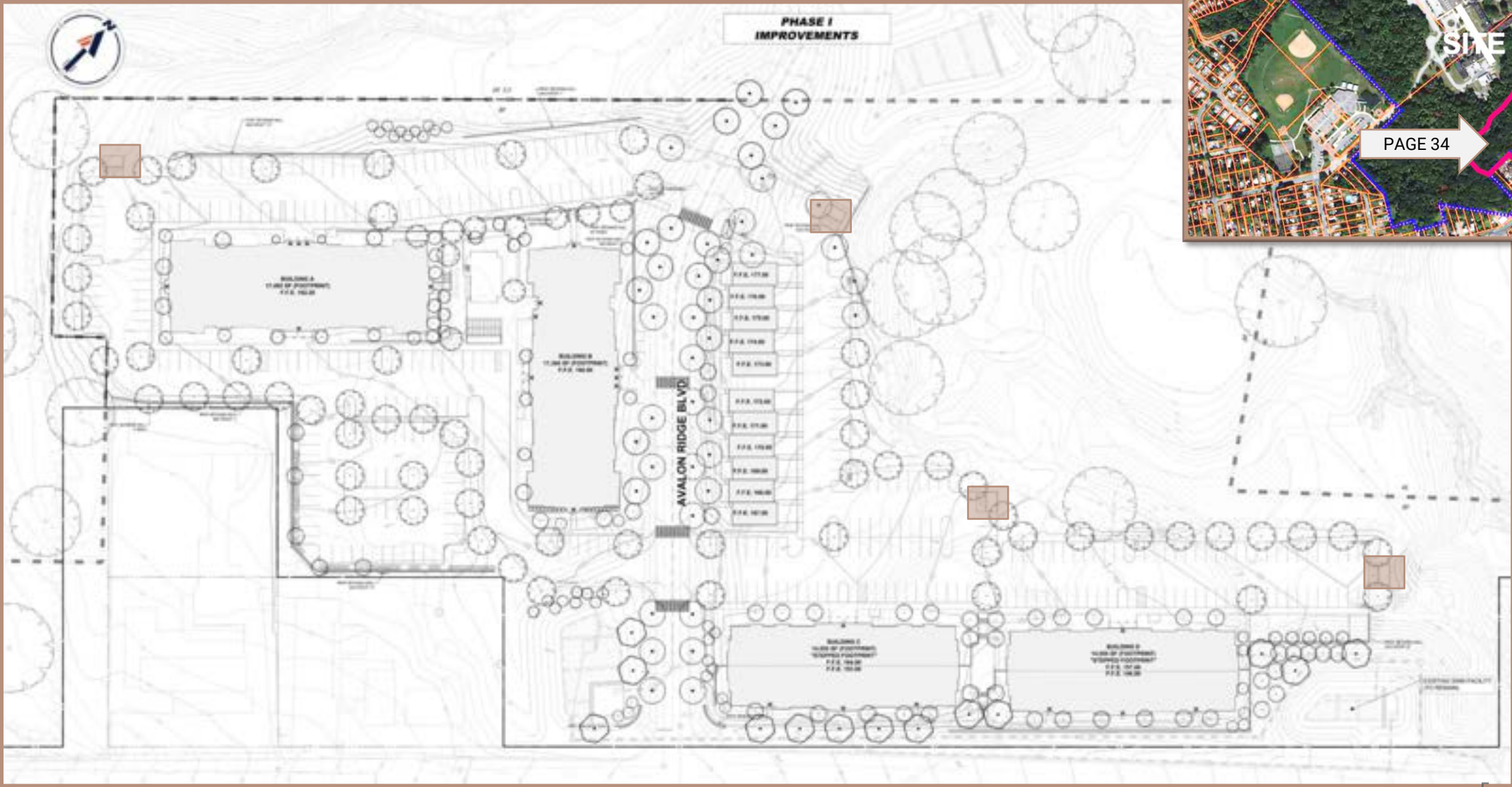
Inserted available with
WL2 option only.

Cylinder 3000K LED 7" Wall Light Textured Black
11250BKT30 (Textured Black)

Exterior Light at Main Entrances



DUMPSTER ENCLOSURE LOCATIONS



Key Map



ARCHITECTURAL DESIGN ELEMENTS

FORGE OVERLOOK



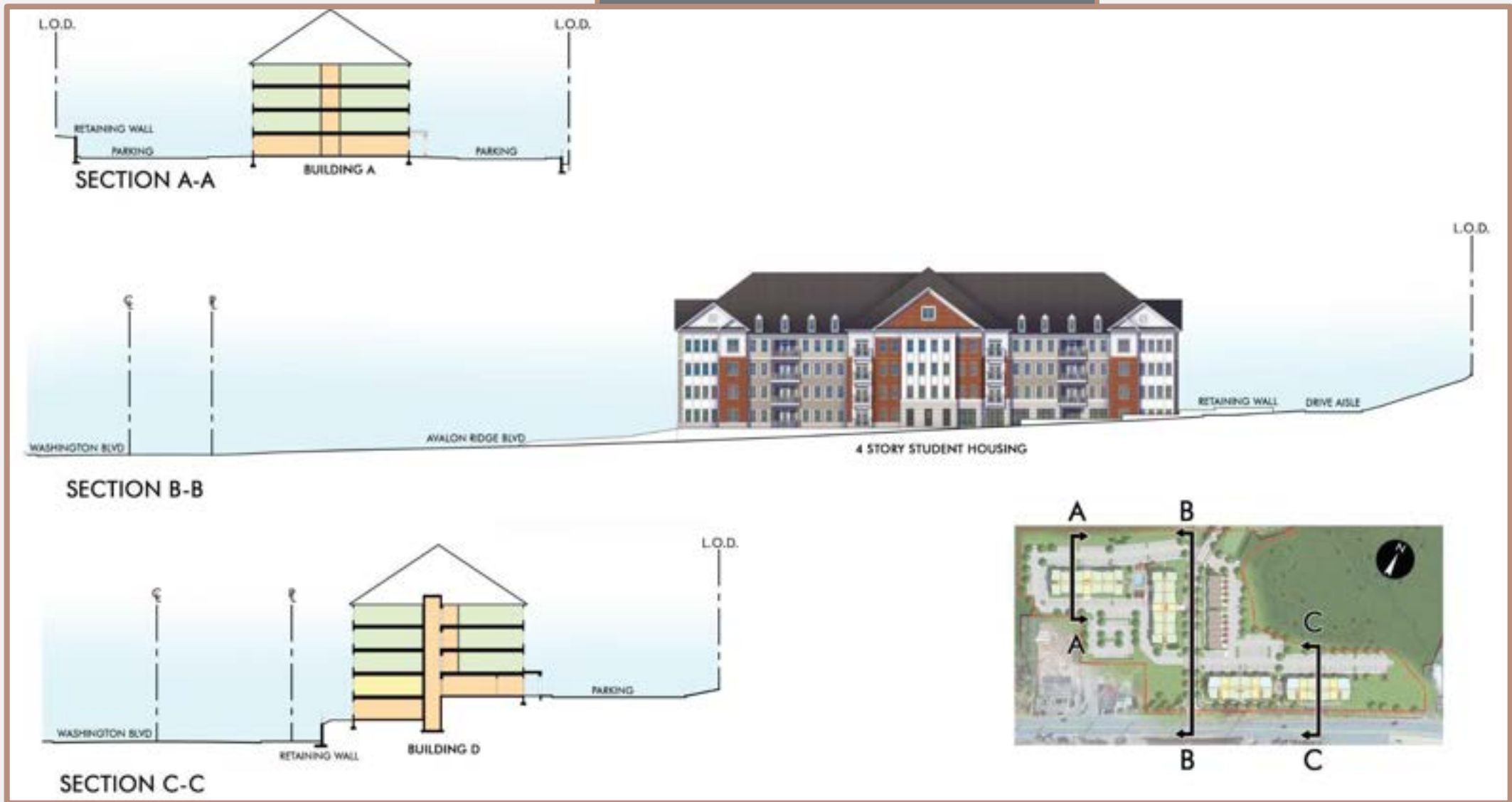
PURPOSE BUILT STUDENT HOUSING SITE PLAN



OVERALL COMMUNITY SITE PLAN



SITE SECTIONS



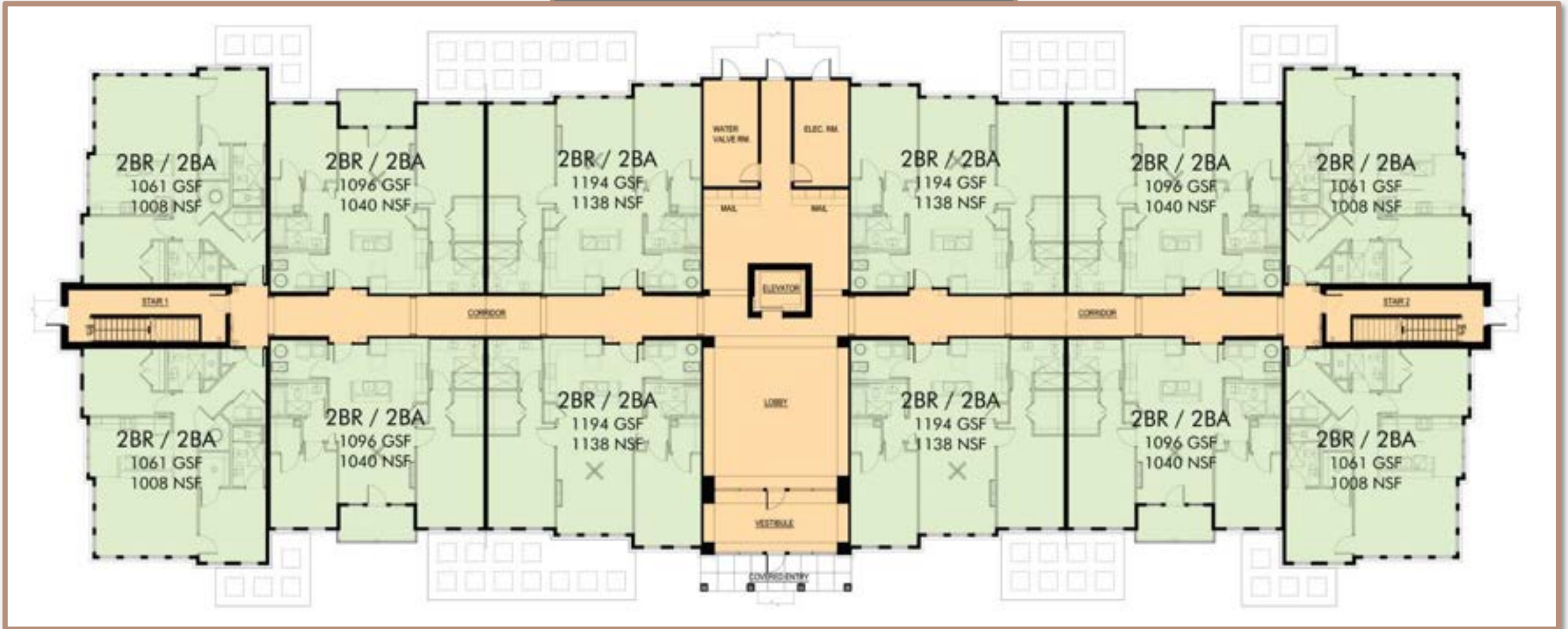
FLOOR PLAN BUILDING B GROUND LEVEL



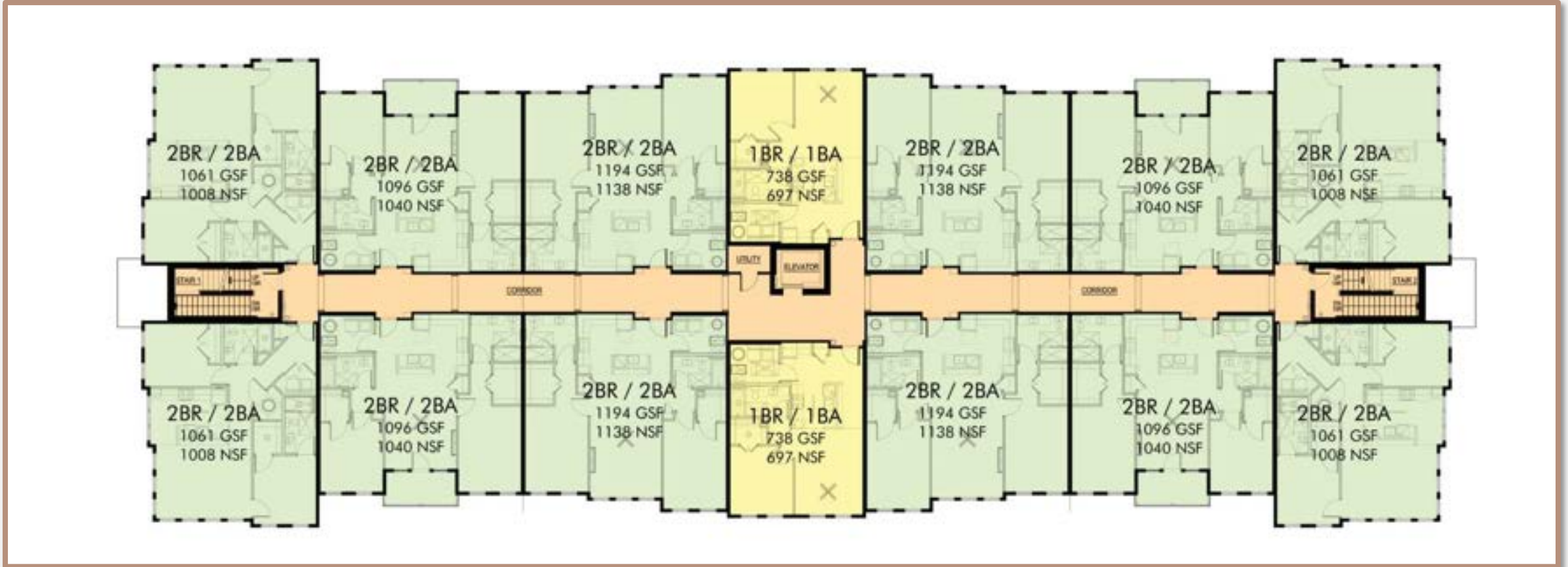
FLOOR PLAN BUILDING B TYPICAL LEVEL



FLOOR PLAN BUILDING A GROUND LEVEL



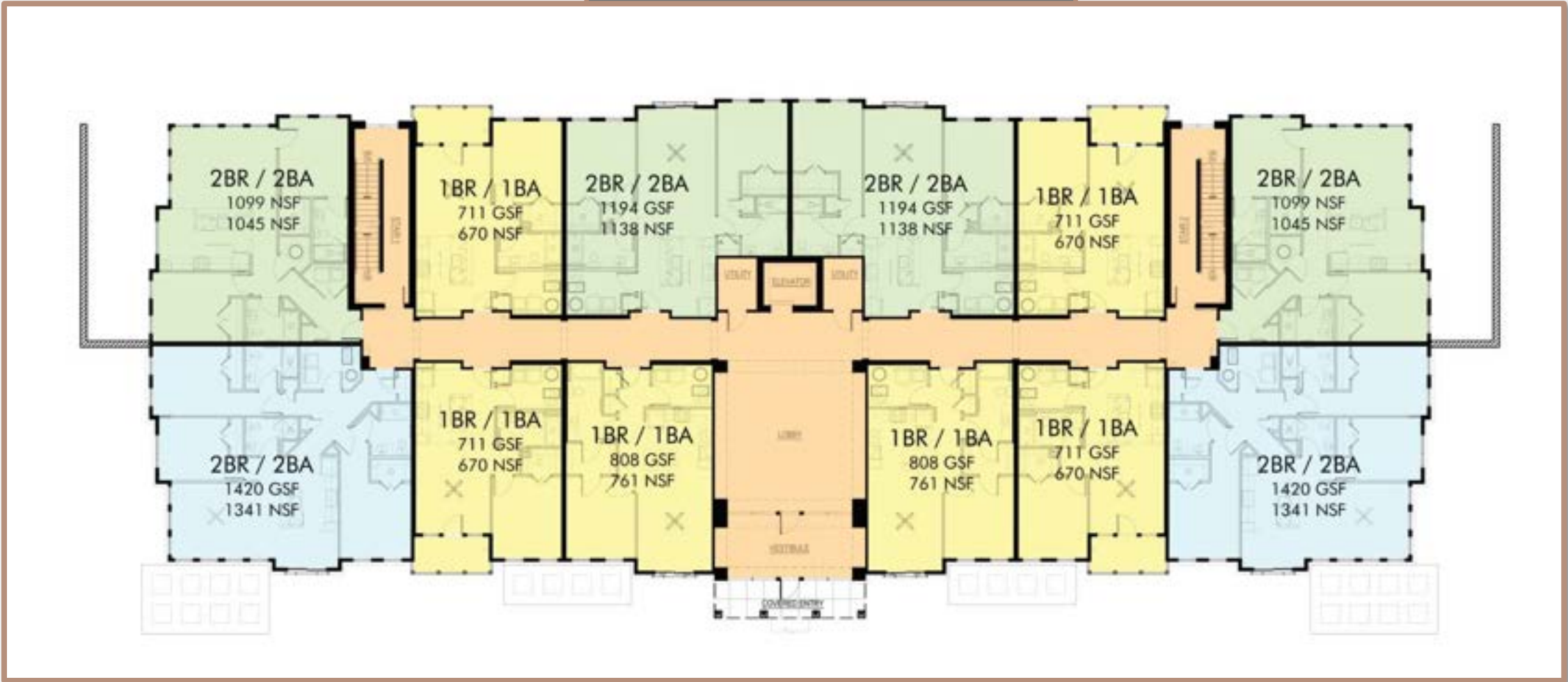
FLOOR PLAN BUILDING A TYPICAL LEVEL



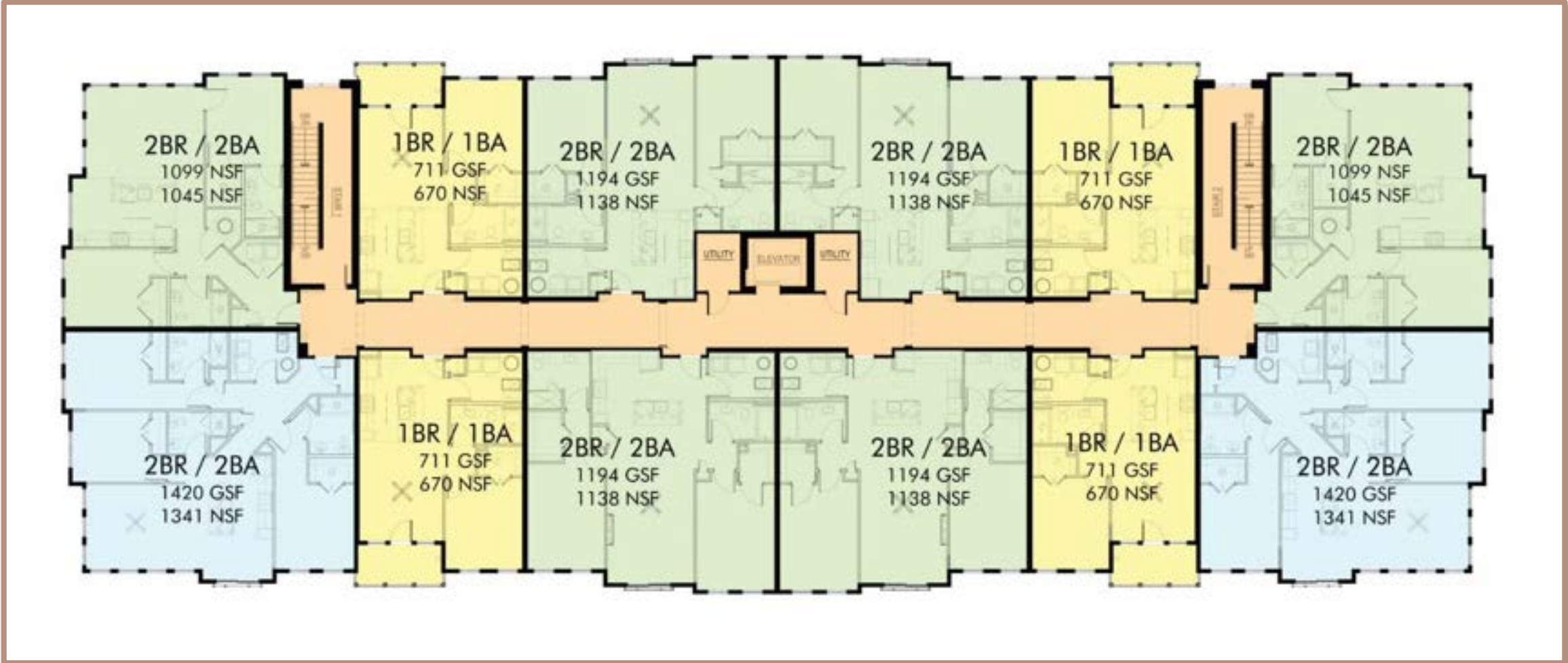
FLOOR PLAN BUILDING C+D TERRACE LEVEL



FLOOR PLAN BUILDING C+D GROUND LEVEL



FLOOR PLAN BUILDING C+D TYPICAL LEVEL



FRONT ELEVATION BUILDING B



ELEVATION KEY NOTES

1. PVC TRIM - WHITE
2. VINYL TRIM - WHITE
3. METAL GUTTER AND D.S. - WHITE
4. ASPHALT SHINGLES - BLACK
5. STANDING SEAM METAL ROOFING - BLACK
6. PREFINISHED ALUMINUM STOREFRONT - BLACK
7. SINGLE HUNG VINYL WINDOW
8. FULL LITE FIBERGLASS DOOR W/ TRANSOM
9. MANUFACTURED STONE MASONRY
10. MANUFACTURED STONE MASONRY - ROCK FACED
11. MANUFACTURED STONE MASONRY - 4" BAND
12. REINFORCED VINYL BALCONY RAILING - WHITE
13. DUTCH LAP VINYL SIDING - WICKER
14. DUTCH LAP VINYL SIDING - WHITE
15. BOARD & BATTEN VINYL SIDING - WICKER AND CLAY
16. PVC PANELS - WHITE
17. FYPON DORMER TRIM - WHITE
18. FYPON BRACKET - WHITE
19. FYPON TRIM - WHITE
20. DECORATIVE FYPON LOUVER
21. RETAINING WALL
22. BRICK - RED BRICK BLEND WITH DARK GREY GROUT
23. BRICK ROWLOCK COURSE - RED BRICK BLEND
24. BRICK SOLDIER COURSE - RED BRICK BLEND
25. DECORATIVE VINYL WINDOW
26. PVC COLUMN WRAP
27. PRECAST WATERTABLE
28. PREFINISHED ALUMINUM STOREFRONT DOOR - BLACK
29. THIN BRICK VENEER - RED BRICK BLEND

REAR+SIDE ELEVATION BUILDING B



FRONT ELEVATION BUILDING A



ELEVATION KEY NOTES

1. PVC TRIM - WHITE
2. VINYL TRIM - WHITE
3. METAL GUTTER AND D.S. - WHITE
4. ASPHALT SHINGLES - BLACK
5. STANDING SEAM METAL ROOFING - BLACK
6. PREFINISHED ALUMINUM STOREFRONT - BLACK
7. SINGLE HUNG VINYL WINDOW
8. FULL LITE FIBERGLASS DOOR W/ TRANSOM
9. MANUFACTURED STONE MASONRY
10. MANUFACTURED STONE MASONRY - ROCK FACED
11. MANUFACTURED STONE MASONRY - 4" BAND
12. REINFORCED VINYL BALCONY RAILING - WHITE
13. DUTCH LAP VINYL SIDING - WICKER
14. DUTCH LAP VINYL SIDING - WHITE
15. BOARD & BATTEN VINYL SIDING - WICKER AND CLAY
16. PVC PANELS - WHITE
17. FYPON DORMER TRIM - WHITE
18. FYPON BRACKET - WHITE
19. FYPON TRIM - WHITE
20. DECORATIVE FYPON LOUVER
21. RETAINING WALL
22. BRICK - RED BRICK BLEND WITH DARK GREY GROUT
23. BRICK ROWLOCK COURSE - RED BRICK BLEND
24. BRICK SOLDIER COURSE - RED BRICK BLEND
25. DECORATIVE VINYL WINDOW
26. PVC COLUMN WRAP
27. PRECAST WATERTABLE
28. PREFINISHED ALUMINUM STOREFRONT DOOR - BLACK
29. THIN BRICK VENEER - RED BRICK BLEND

REAR+SIDE ELEVATION BUILDING A



FRONT ELEVATION BUILDING C



ELEVATION KEY NOTES

1. PVC TRIM - WHITE
2. VINYL TRIM - WHITE
3. METAL GUTTER AND D.S. - WHITE
4. ASPHALT SHINGLES - BLACK
5. STANDING SEAM METAL ROOFING - BLACK
6. PREFINISHED ALUMINUM STOREFRONT - BLACK
7. SINGLE HUNG VINYL WINDOW
8. FULL LITE FIBERGLASS DOOR W/ TRANSOM
9. MANUFACTURED STONE MASONRY
10. MANUFACTURED STONE MASONRY - ROCK FACED
11. MANUFACTURED STONE MASONRY - 4" BAND
12. REINFORCED VINYL BALCONY RAILING - WHITE
13. DUTCH LAP VINYL SIDING - WICKER
14. DUTCH LAP VINYL SIDING - WHITE
15. BOARD & BATTEN VINYL SIDING - WICKER AND CLAY
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17. FYPON DORMER TRIM - WHITE
18. FYPON BRACKET - WHITE
19. FYPON TRIM - WHITE
20. DECORATIVE FYPON LOUVER
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22. BRICK - RED BRICK BLEND WITH DARK GREY GROUT
23. BRICK ROWLOCK COURSE - RED BRICK BLEND
24. BRICK SOLDIER COURSE - RED BRICK BLEND
25. DECORATIVE VINYL WINDOW
26. PVC COLUMN WRAP
27. PRECAST WATERTABLE
28. PREFINISHED ALUMINUM STOREFRONT DOOR - BLACK
29. THIN BRICK VENEER - RED BRICK BLEND

REAR+SIDE ELEVATION BUILDING C



FRONT ELEVATION BUILDING D



ELEVATION KEY NOTES

1. PVC TRIM - WHITE
2. VINYL TRIM - WHITE
3. METAL GUTTER AND D.S. - WHITE
4. ASPHALT SHINGLES - BLACK
5. STANDING SEAM METAL ROOFING - BLACK
6. PREFINISHED ALUMINUM STOREFRONT - BLACK
7. SINGLE HUNG VINYL WINDOW
8. FULL LITE FIBERGLASS DOOR W/ TRANSOM
9. MANUFACTURED STONE MASONRY
10. MANUFACTURED STONE MASONRY - ROCK FACED
11. MANUFACTURED STONE MASONRY - 4" BAND
12. REINFORCED VINYL BALCONY RAILING - WHITE
13. DUTCH LAP VINYL SIDING - WICKER
14. DUTCH LAP VINYL SIDING - WHITE
15. BOARD & BATTEN VINYL SIDING - WICKER AND CLAY
16. PVC PANELS - WHITE
17. FYPON DORMER TRIM - WHITE
18. FYPON BRACKET - WHITE
19. FYPON TRIM - WHITE
20. DECORATIVE FYPON LOUVER
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22. BRICK - RED BRICK BLEND WITH DARK GREY GROUT
23. BRICK ROWLOCK COURSE - RED BRICK BLEND
24. BRICK SOLDIER COURSE - RED BRICK BLEND
25. DECORATIVE VINYL WINDOW
26. PVC COLUMN WRAP
27. PRECAST WATERTABLE
28. PREFINISHED ALUMINUM STOREFRONT DOOR - BLACK
29. THIN BRICK VENEER - RED BRICK BLEND

REAR+SIDE ELEVATION BUILDING D



MASSING STUDY LOOKING NORTH



MASSING STUDY LOOKING NORTHWEST



EXTERIOR BUILDING MATERIALS





TOWNHOMES ALONG MINERS WAY + IRON ORE COURT

TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FRONT LOAD UNIT



LOT 1:
ARCADIA - REVERSE
BRICK: CHESAPEAKE
SIDING: MIDNIGHT BLUE
DOOR: CRABBY APPLE (SW 7592)
SHUTTER: BLACK

LOT 2
ARCADIA - STANDARD
BRICK: ROCKVIEW
SIDING: TUSCAN CLAY
DOOR: CAPE VERDE (SW 6482)

LOT 3
ARCADIA - STANDARD
SIDING: TUSCAN CLAY
DOOR: DEWBERRY (SW 6552)

LOT 4
ARCADIA STANDARD
BRICK: ASHFIELD
SIDING: PLATINUM GRAY
DOOR: CAPE VERDE (SW 6482)

LOT 5
ARCADIA - STANDARD
BRICK: SILVERVIEW
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

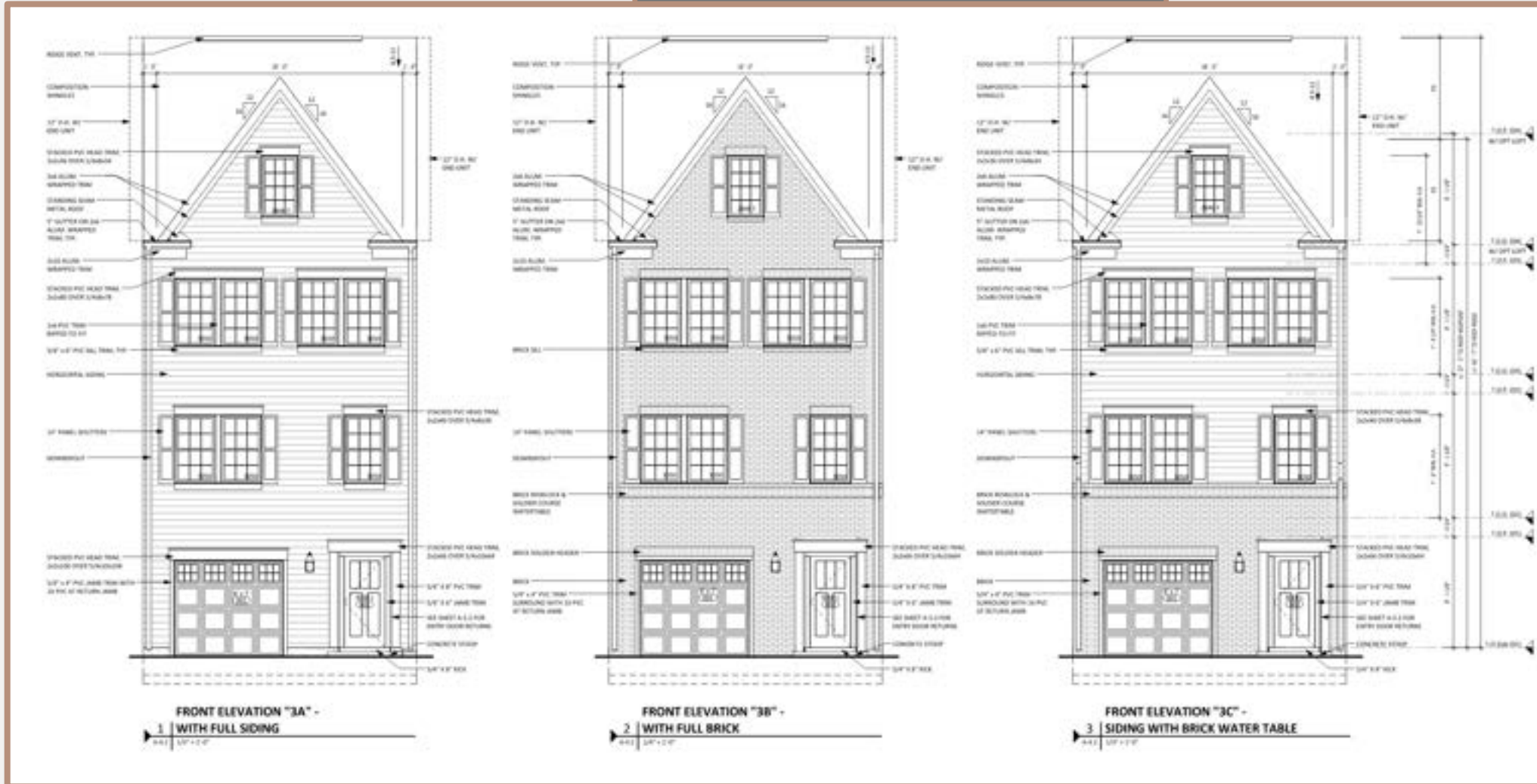
LOT 6
ARCADIA - STANDARD
SIDING: AGELESS SLATE
DOOR: DEWBERRY (SW 6552)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING COLOR SCHEME:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF

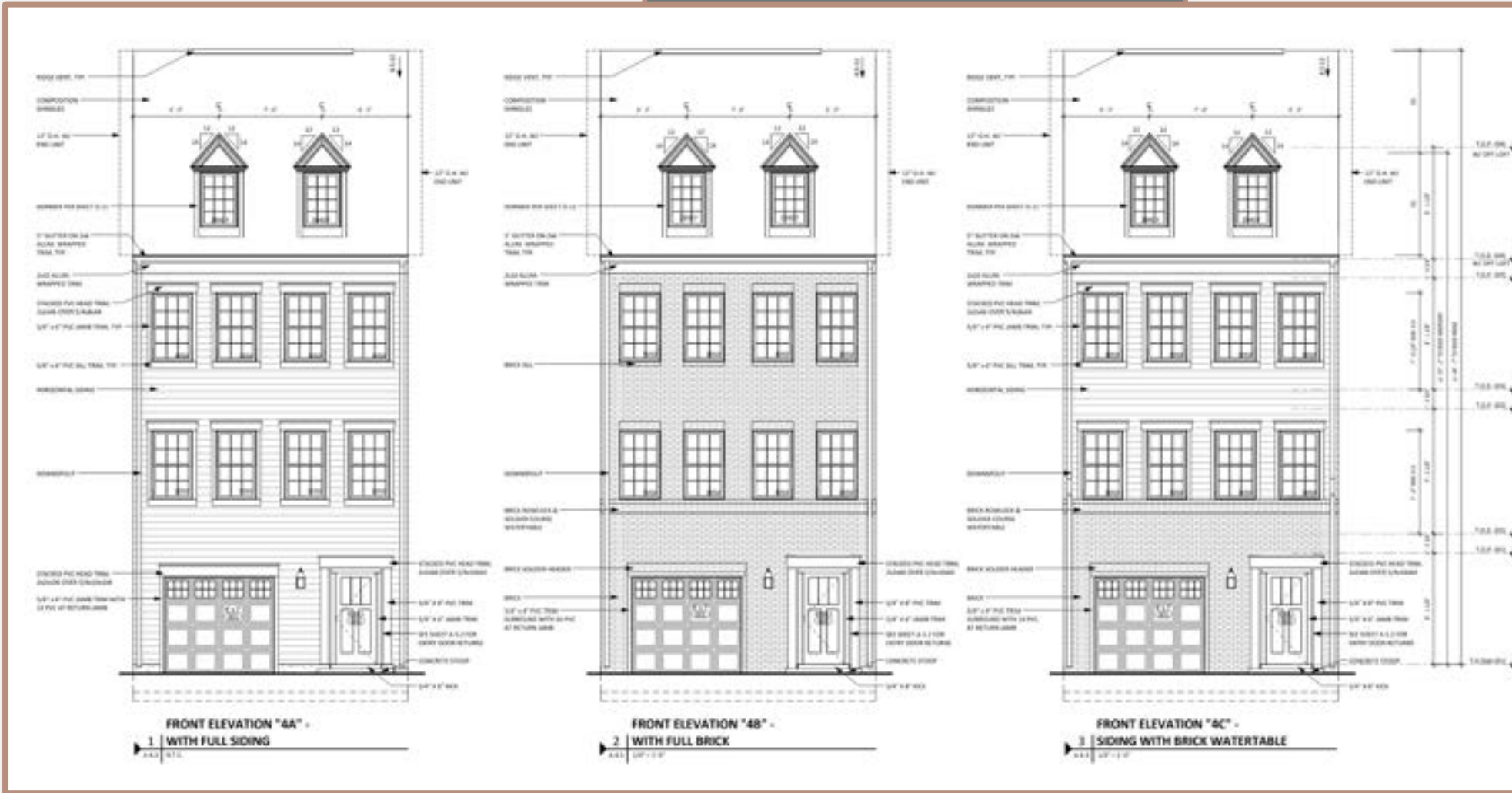
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FRONT ELEVATION OPTIONS



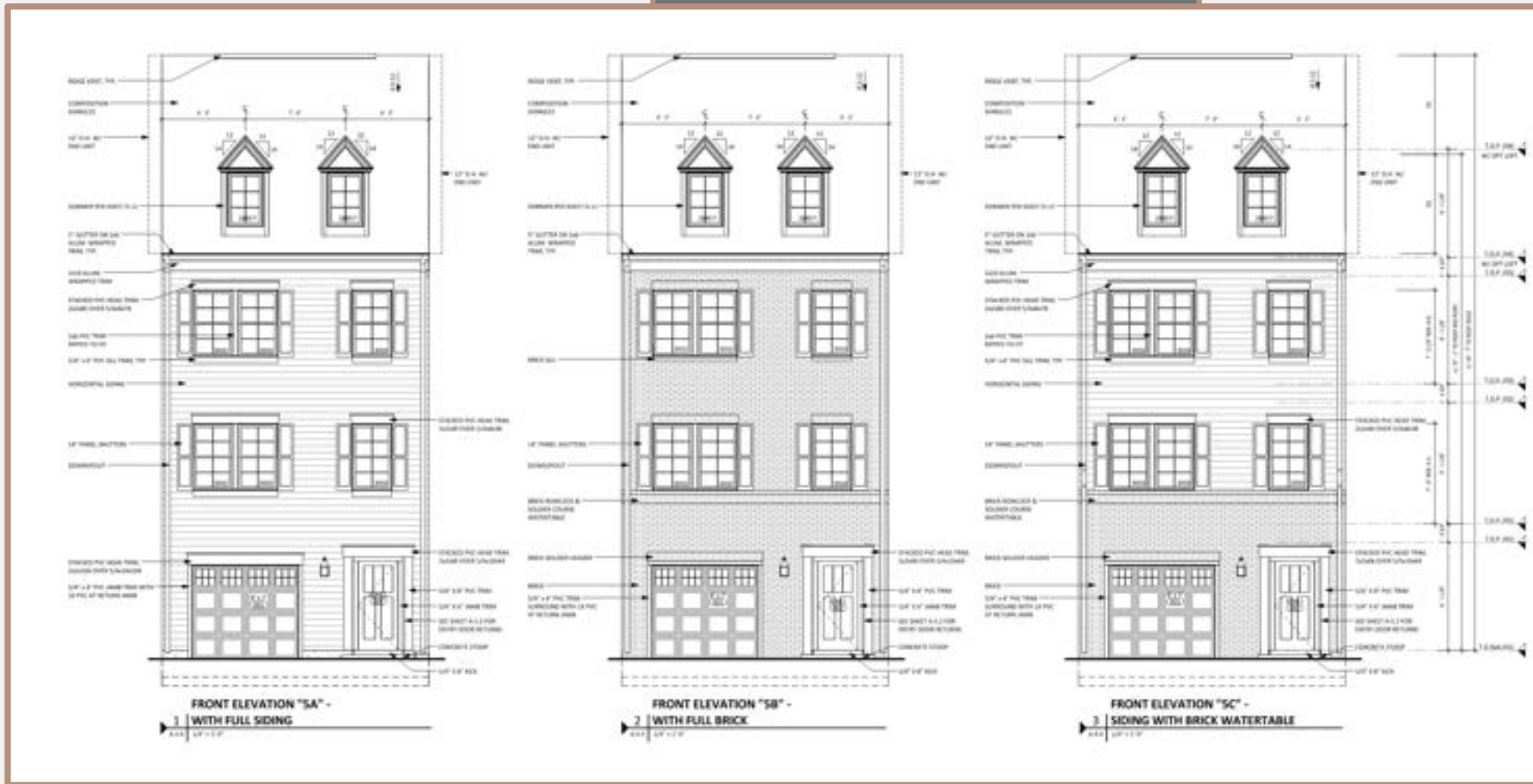
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FRONT ELEVATION OPTIONS



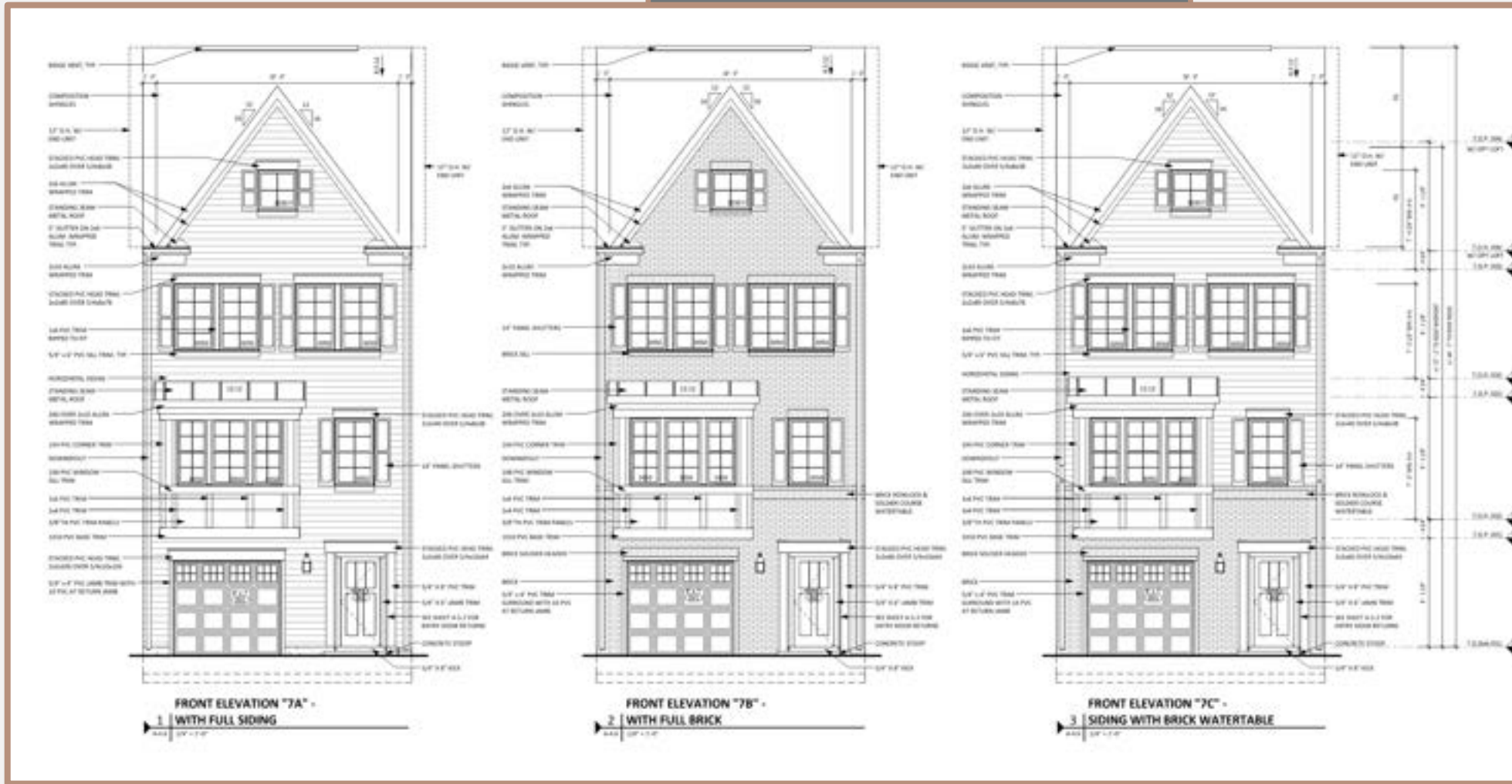
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FRONT ELEVATION OPTIONS



TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FRONT ELEVATION OPTIONS



TOWNHOMES ALONG MINERS
WAY+IRON ORE COURT

REAR ELEVATION



LOT 6
ARCADIA - STANDARD
SIDING: AGELESS SLATE
DOOR: DEWBERRY (SW 6552)

LOT 5
ARCADIA - STANDARD
BRICK: SILVERVIEW
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 4
ARCADIA STANDARD
BRICK: ASHFIELD
SIDING: PLATINUM GRAY
DOOR: CAPE VERDE (SW 6482)

LOT 3
ARCADIA - STANDARD
SIDING: TUSCAN CLAY
DOOR: DEWBERRY (SW 6552)

LOT 2
ARCADIA - STANDARD
BRICK: ROCKVIEW
SIDING: GLACIER WHITE
DOOR: CAPE VERDE (SW 6482)

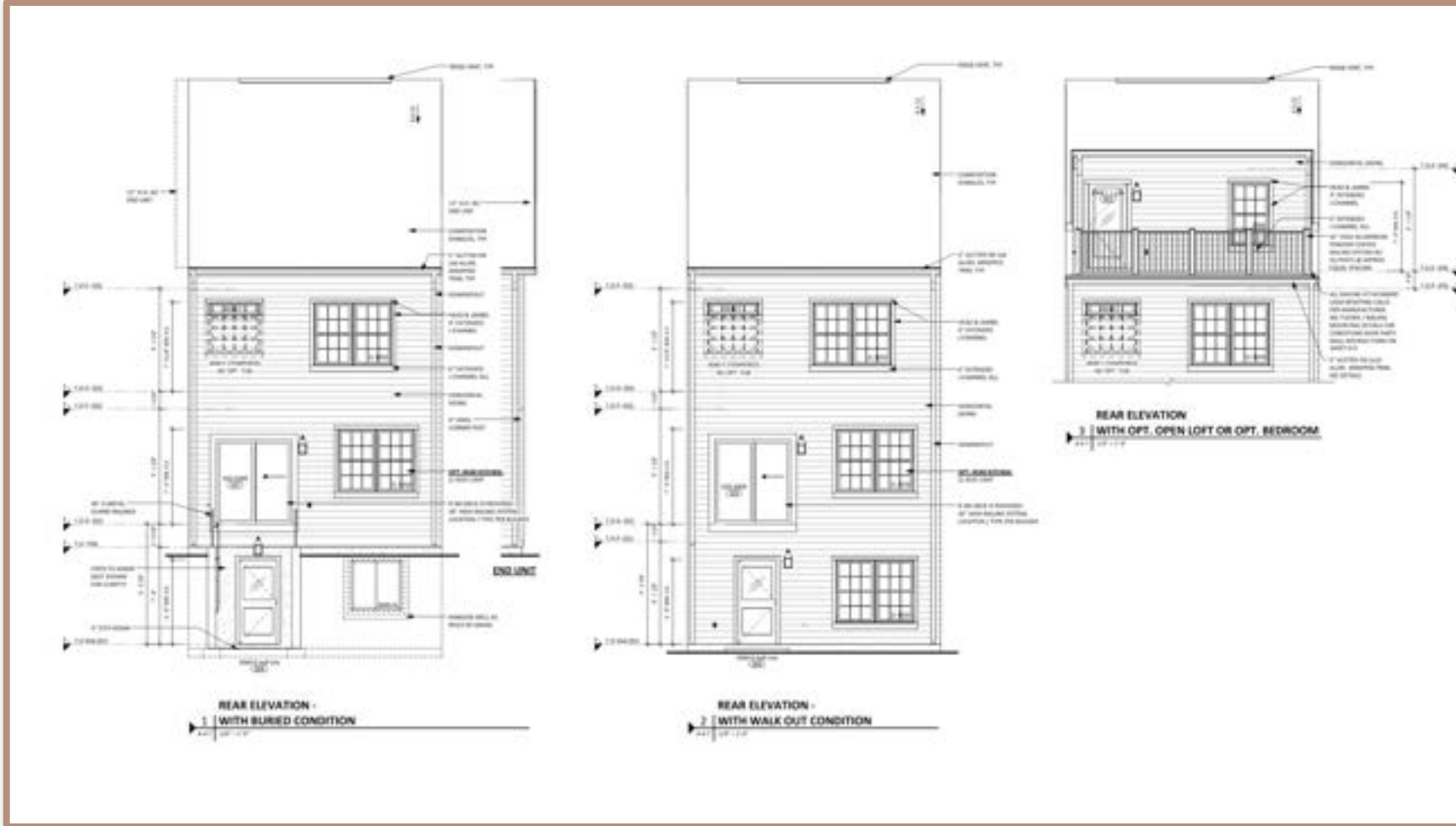
LOT 1:
ARCADIA - REVERSE
BRICK: CHESAPEAKE
SIDING: MIDNIGHT BLUE
DOOR: CRABBY APPLE (SW 7592)
SHUTTER: BLACK

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING COLOR SCHEME:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF

TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

REAR ELEVATION OPTIONS



TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SIDE ELEVATION



LOT 1:
 ARCADIA - REVERSE
 BRICK: CHESAPEAKE
 SIDING: MIDNIGHT BLUE
 DOOR: GRABBY APPLE (SW 7592)
 SHUTTER: BLACK

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING COLOR SCHEME:
 ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
 CHARCOAL STANDING SEAM METAL & SHINGLE ROOF



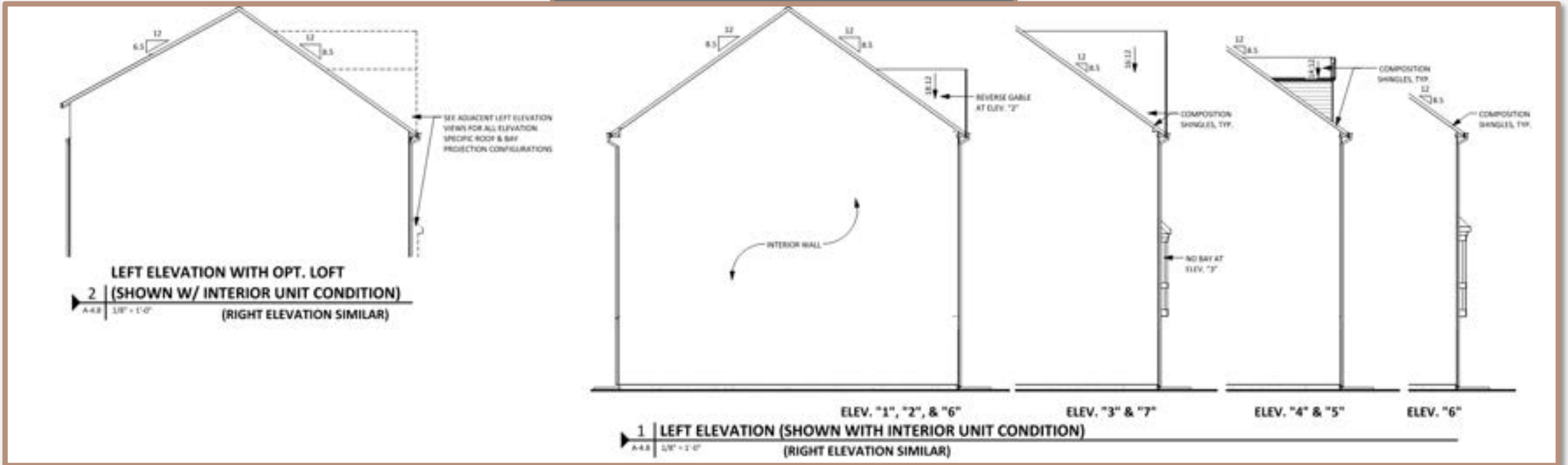
LOT 6
 ARCADIA - STANDARD
 SIDING: AGELESS SLATE
 DOOR: DEWBERRY (SW 6552)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING COLOR SCHEME:
 ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
 CHARCOAL STANDING SEAM METAL & SHINGLE ROOF

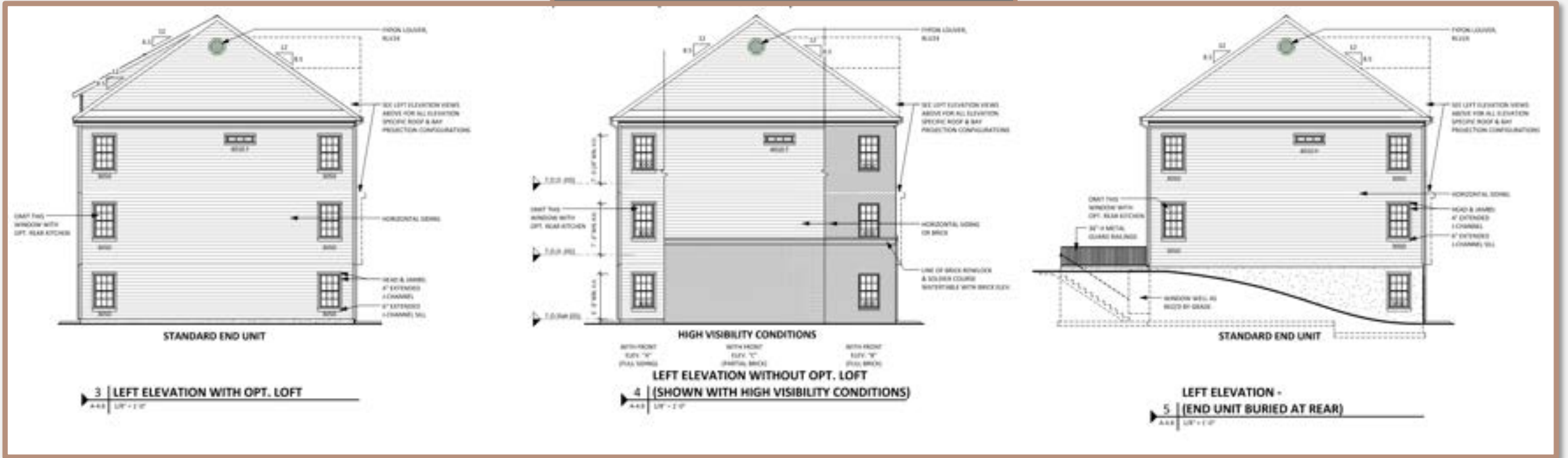
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SIDE ELEVATION OPTIONS



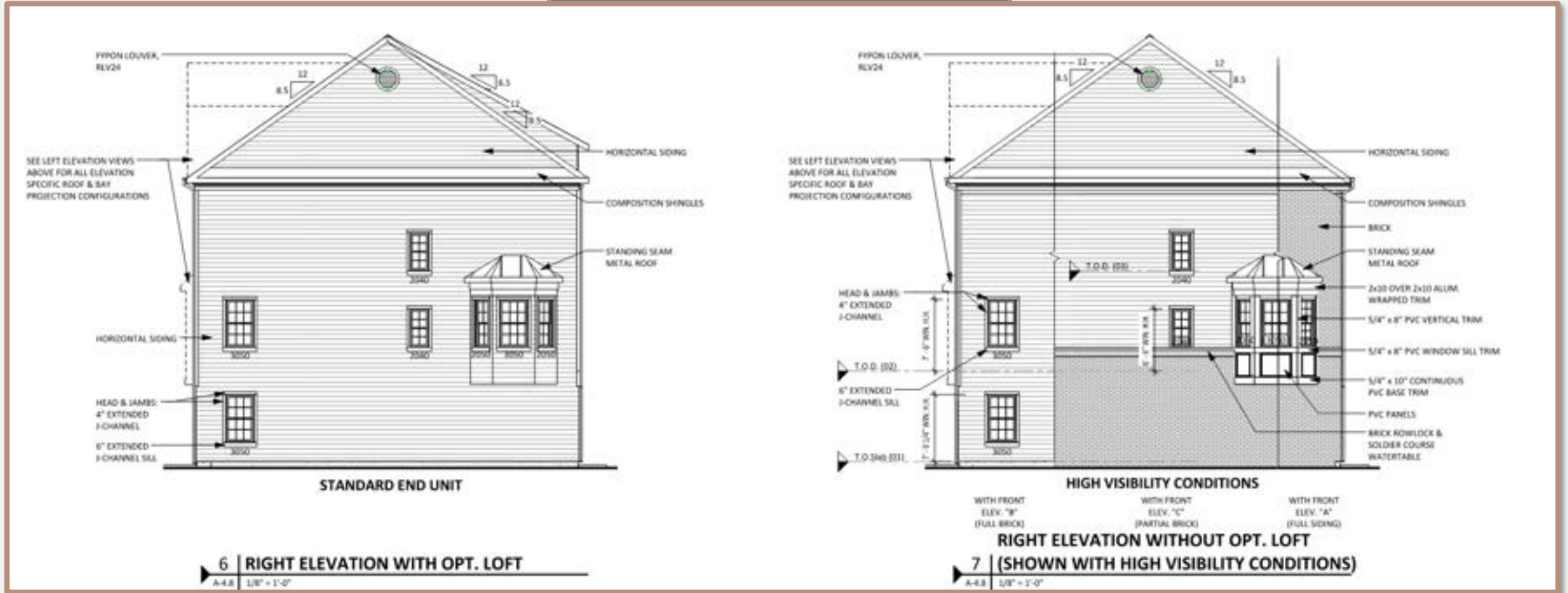
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SIDE ELEVATION OPTIONS



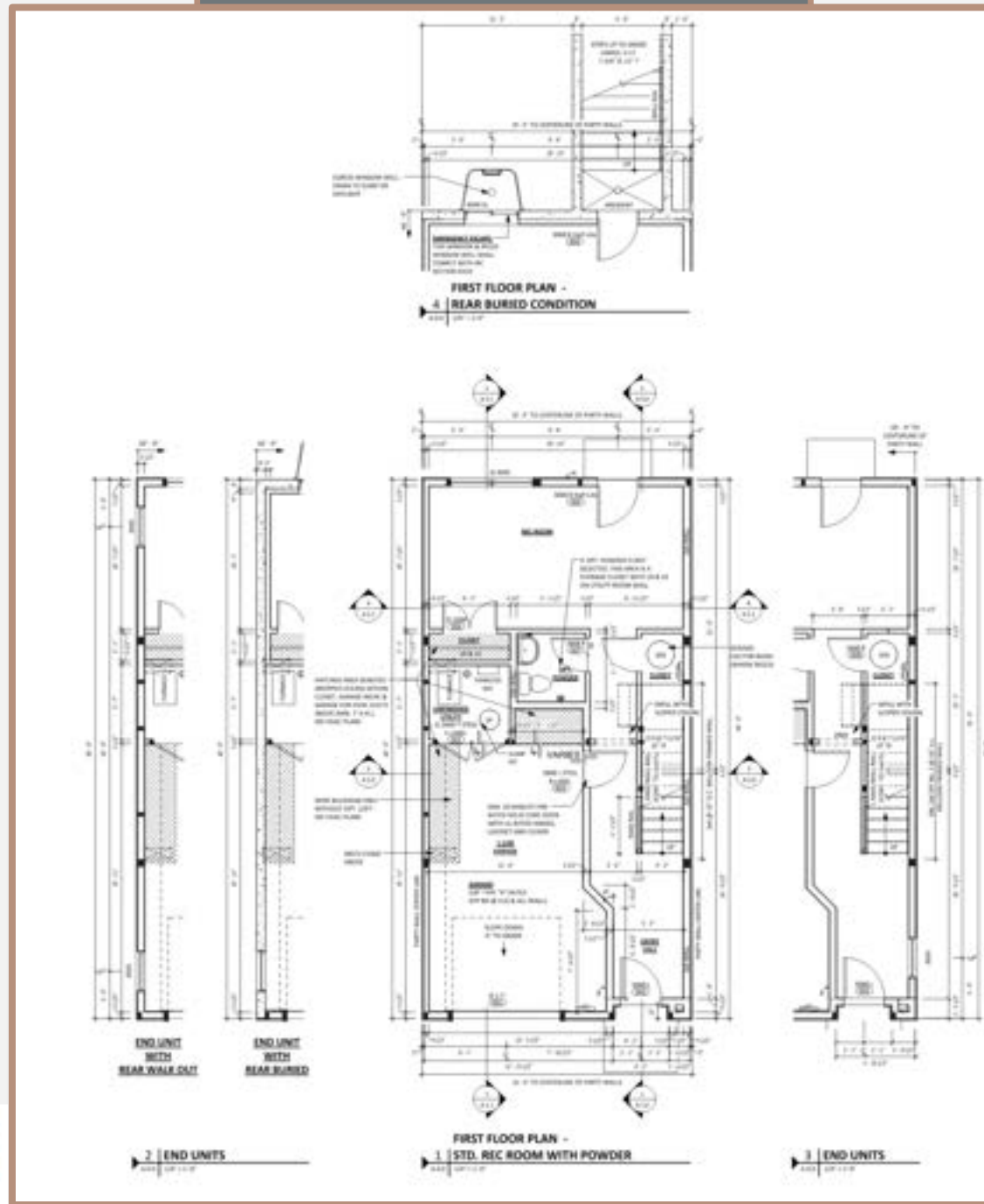
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SIDE ELEVATION OPTIONS



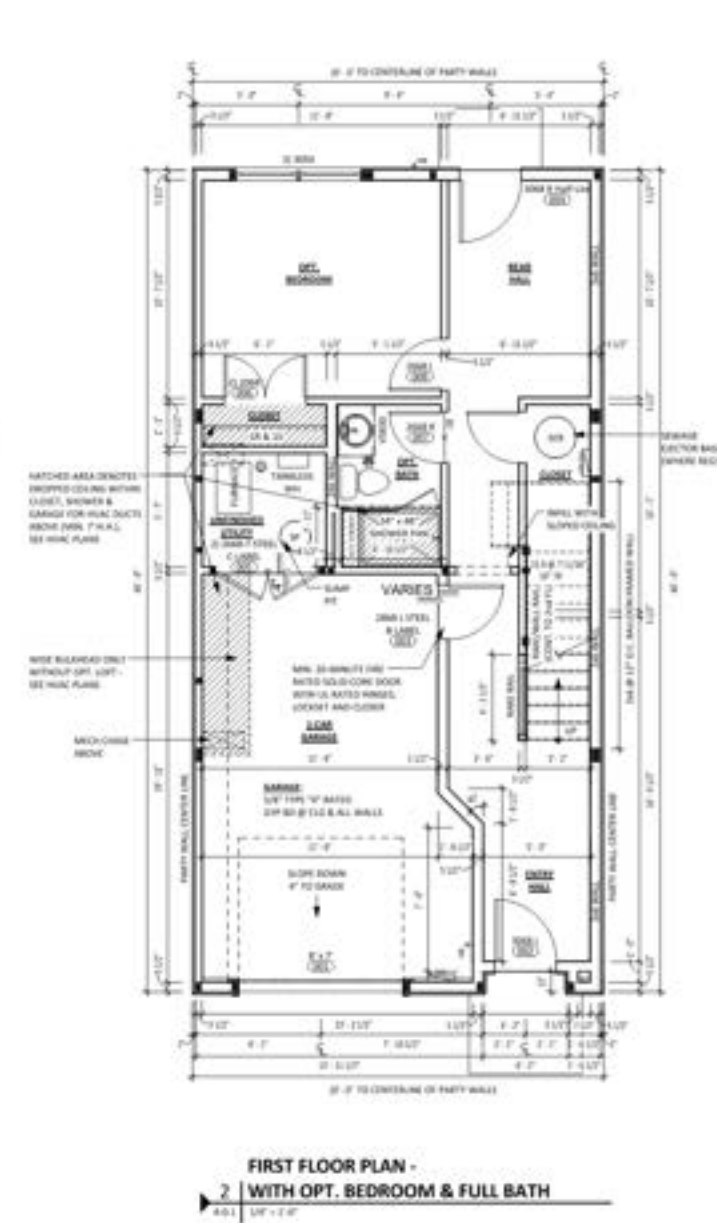
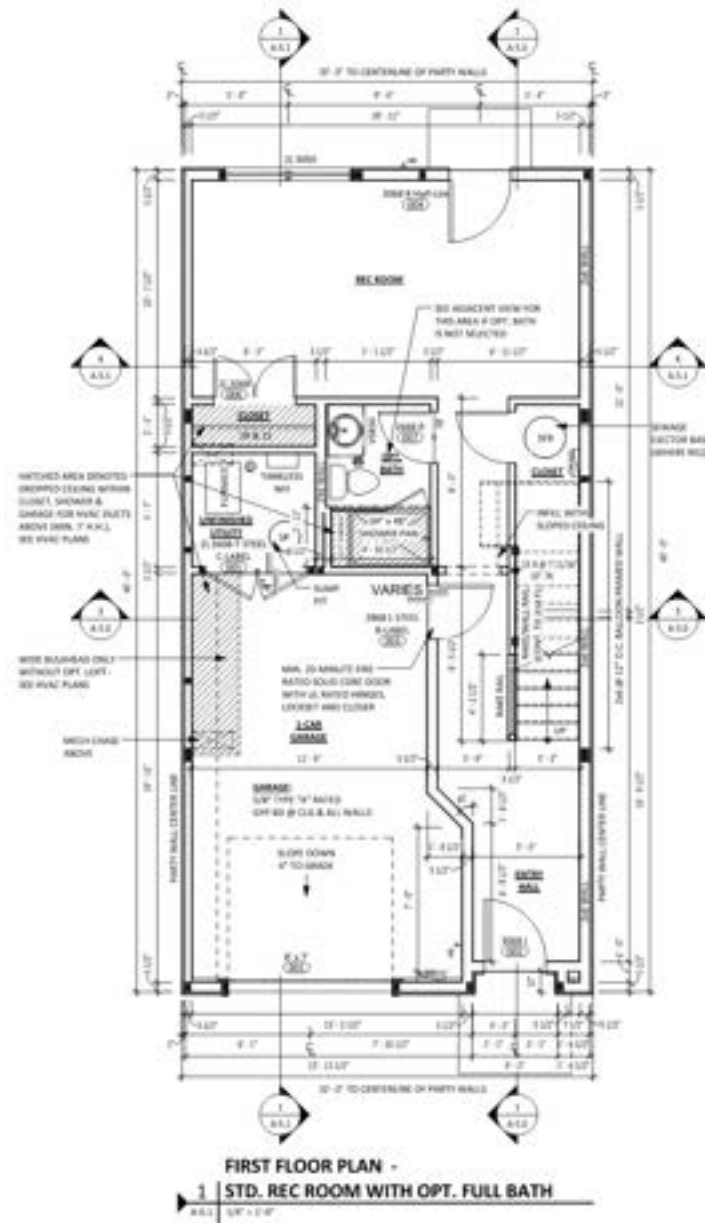
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FIRST FLOOR PLANS



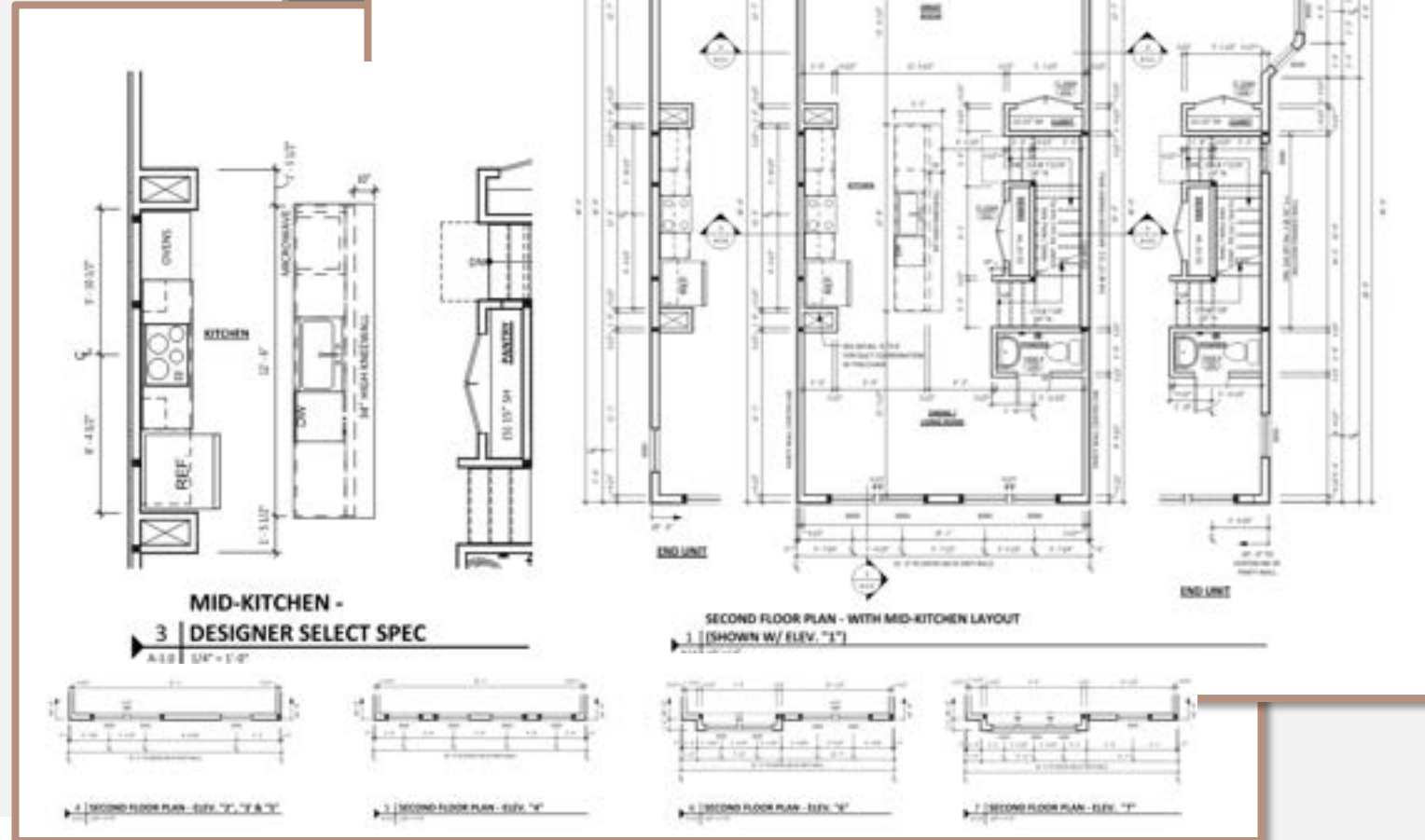
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

FIRST FLOOR PLANS



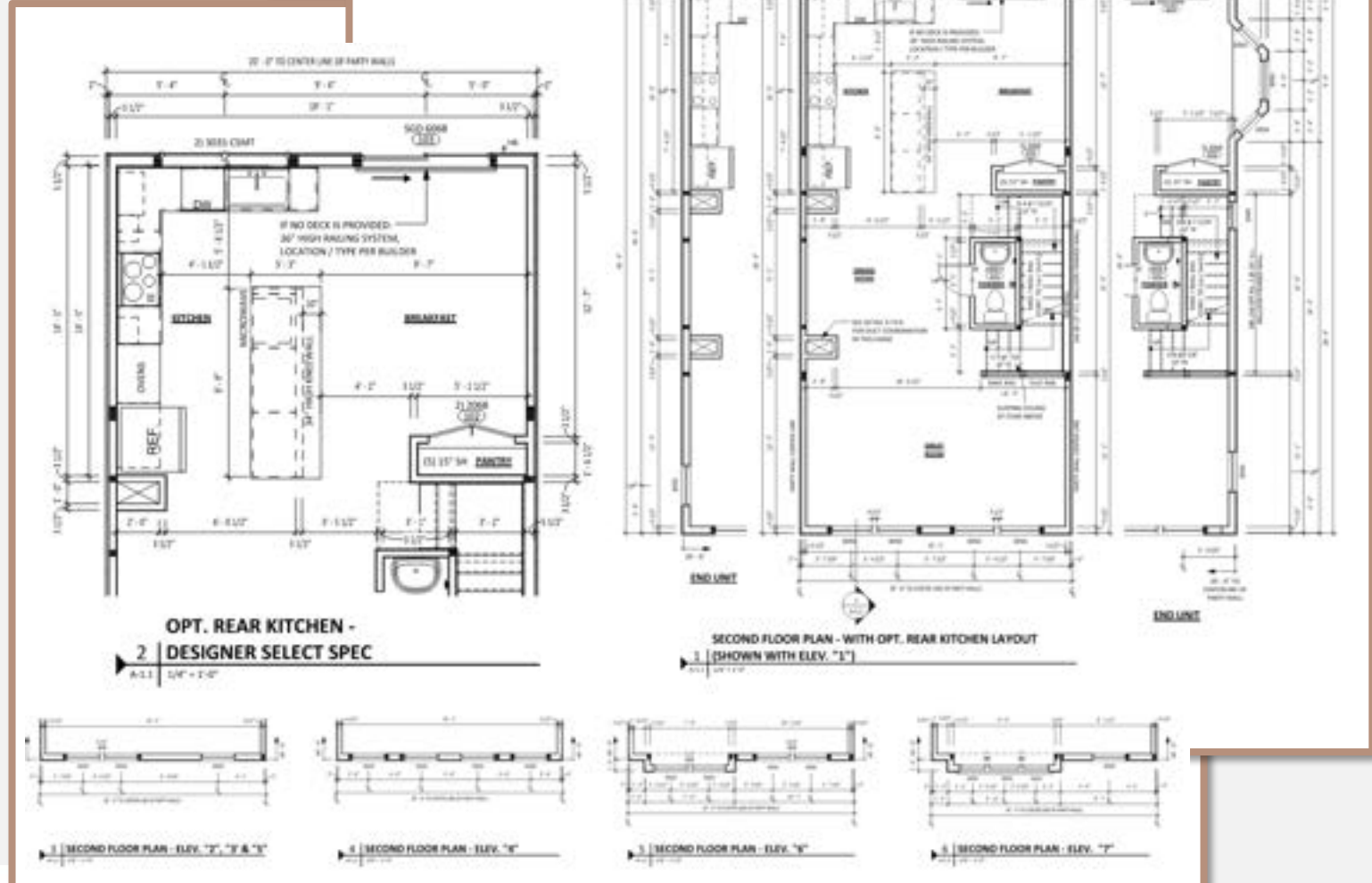
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SECOND FLOOR PLAN OPTIONS



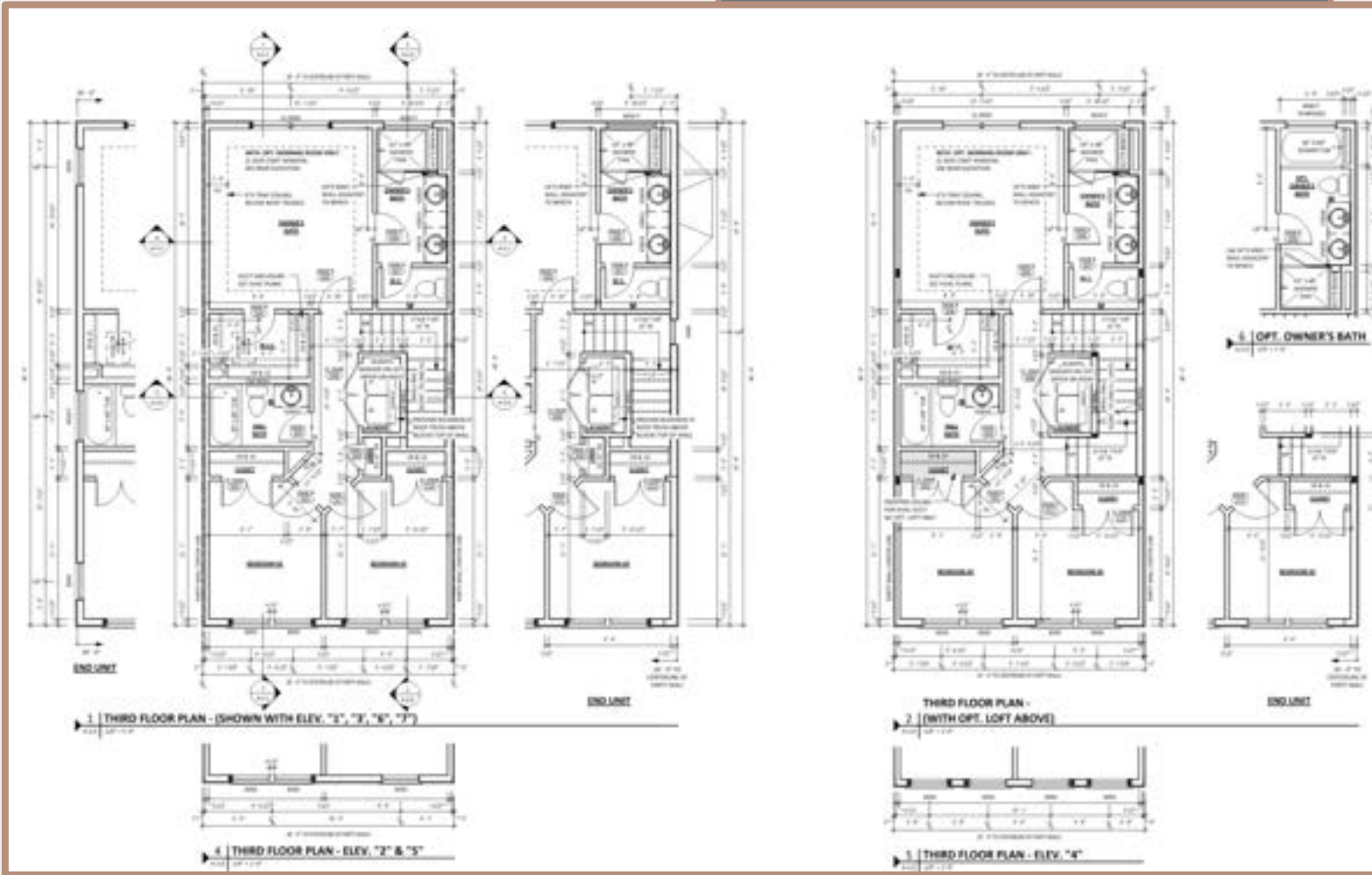
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

SECOND FLOOR PLAN OPTIONS



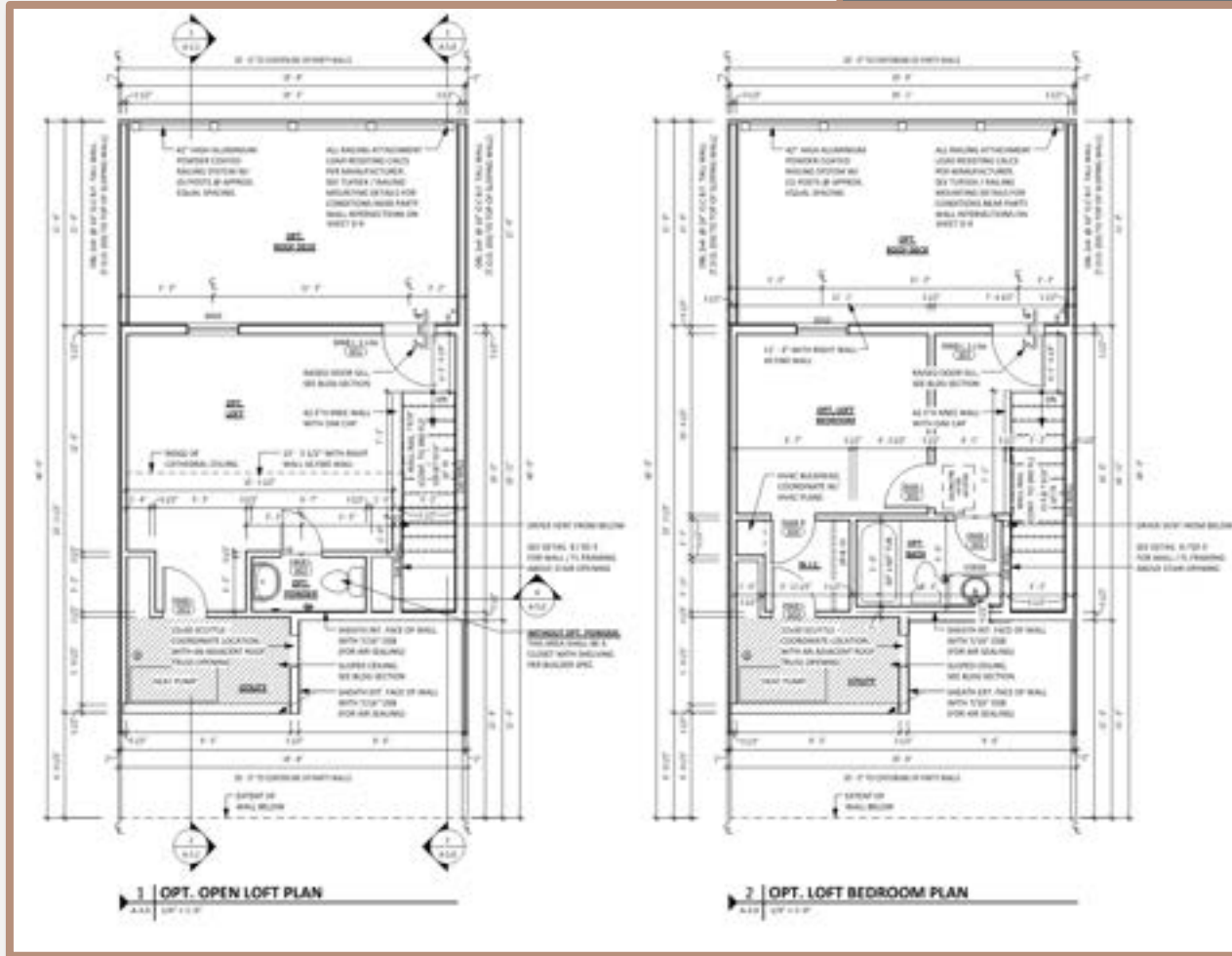
TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

THIRD FLOOR PLAN OPTIONS



TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

OPTIONAL LOFT FLOOR PLAN OPTIONS



TOWNHOMES ALONG MINERS WAY+IRON ORE COURT

COLOR PALETTE

Southern Crossroads Attached Sample Schemes

DATE 01/21/2021

Color Scheme	Brick	Mortar	Horizontal Siding	Horizontal Siding @ Opt. Loft	Painted Trim @ Windows (All Sides) & Front Door Alcove	Trim @ Front Bay/Paneling	Gutters & Downspouts	Fascia Trim	Fascia Trim & Parapet Trim @ Opt. Loft	Windows	Front Door	Rear Load Passage Door (RL Only)	Shutter (If Applicable)	Garage Door	Roof	Metal Roof	Deck Railing & Trim	Railings (Opt. Loft)
SC-A-1		M-10 (Med. Brown)	Tuscan Clay	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Cape Verde (SW 6482)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
	Chesapeake	Soft White	Midnight Blue	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Crabby Apple (SW 7592)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
SC-A-3		M-10 (Med. Brown)	Tuscan Clay	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
	Ashfield	M-21 (Dk. Brown)	Platinum Gray	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Cape Verde (SW 6482)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
SC-A-5		Std. Gray	Glacier White	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Crabby Apple (SW 7592)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
	Chesapeake	Soft White	Ageless Slate	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
SC-A-7		M-21 (Dk. Brown)	Glacier White	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black
	Ashfield	M-21 (Dk. Brown)	Glacier White	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White		Charcoal	White	Black

Manufacturers:

BRICK: Glen-Gery

WINDOWS: M/I

SIDING & Shakes: Alside Coventry

SHINGLES: GAF

PAINT: Sherwin Williams

METAL ROOF: CMG Metals

GARAGE DOORS: Wayne Dalton

SHUTTERS: Mid-Atlantic



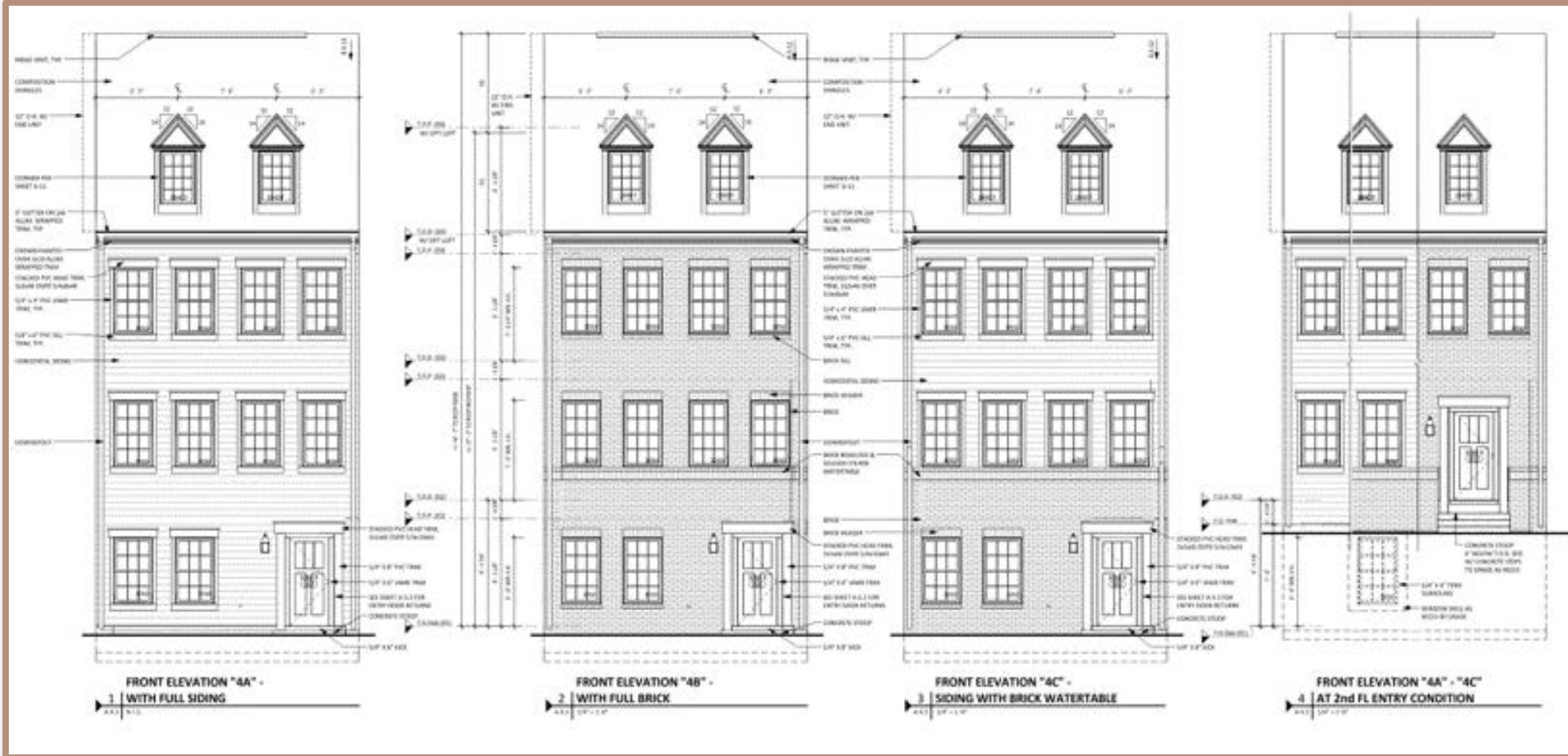
TOWNHOMES ALONG AVALON RIDGE BOULEVARD

REAR LOAD UNIT

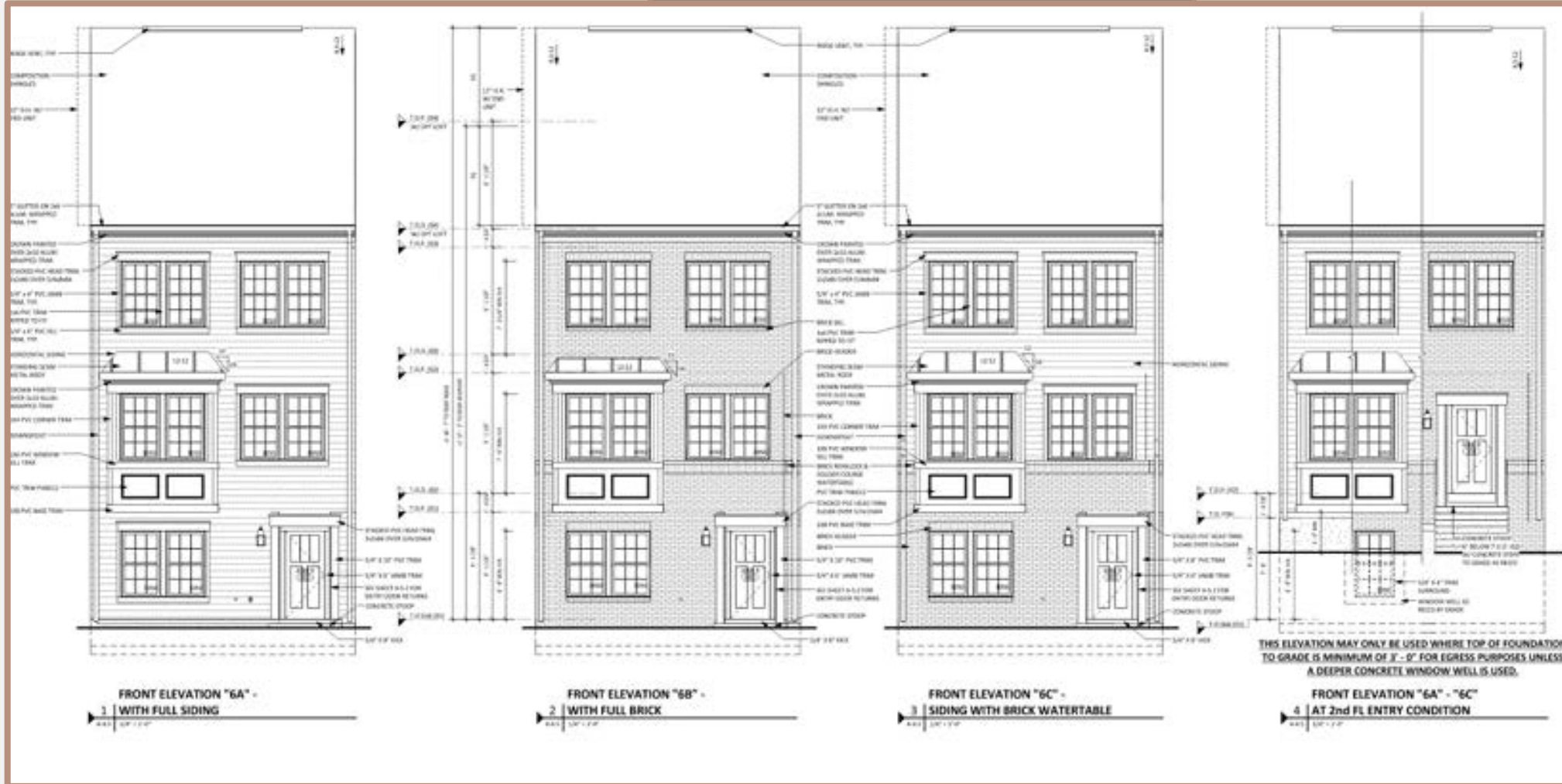


TOWNHOMES ALONG AVALON RIDGE BOULEVARD

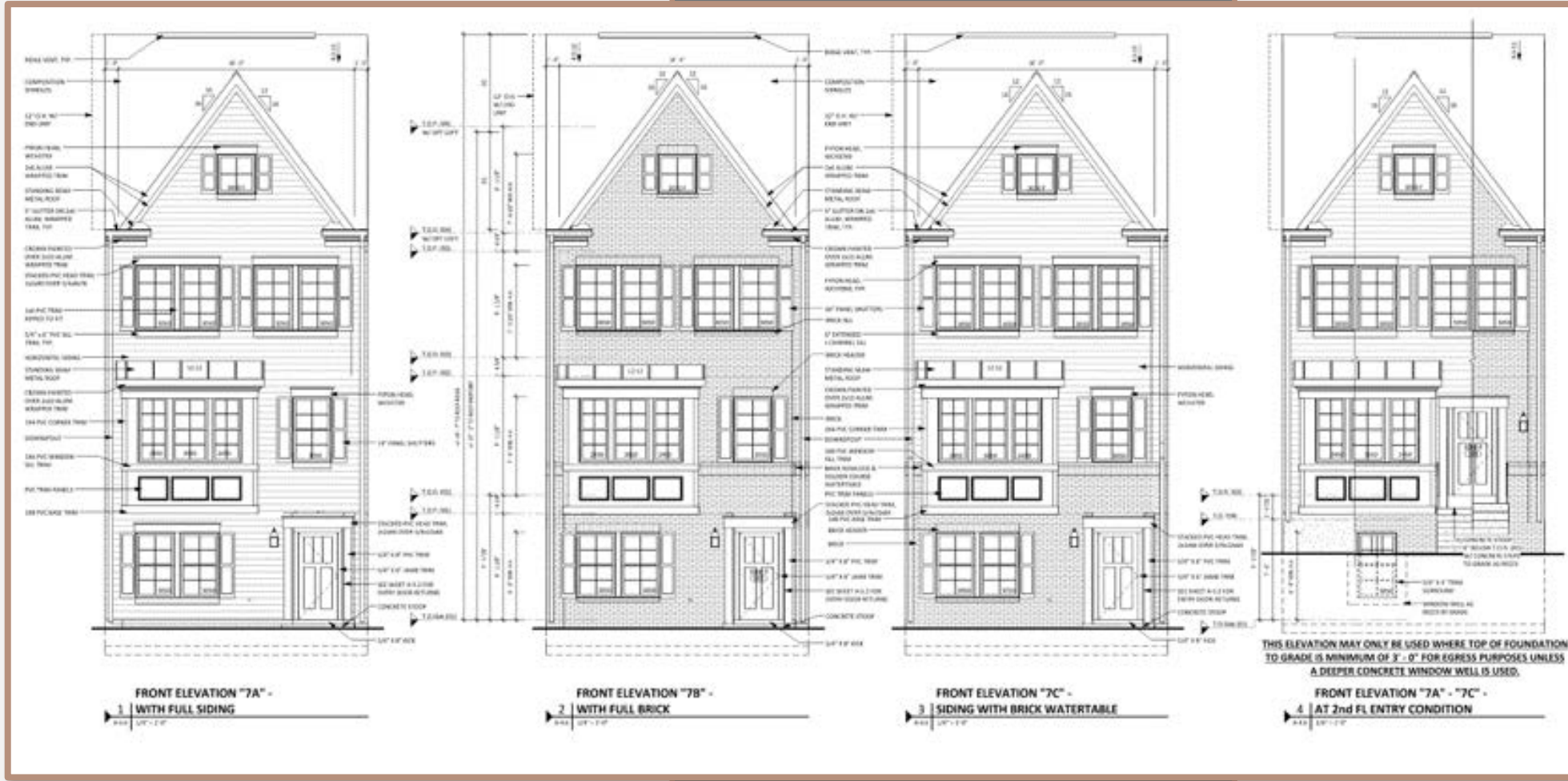
FRONT ELEVATION OPTIONS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD FRONT ELEVATION OPTIONS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD FRONT ELEVATION OPTIONS

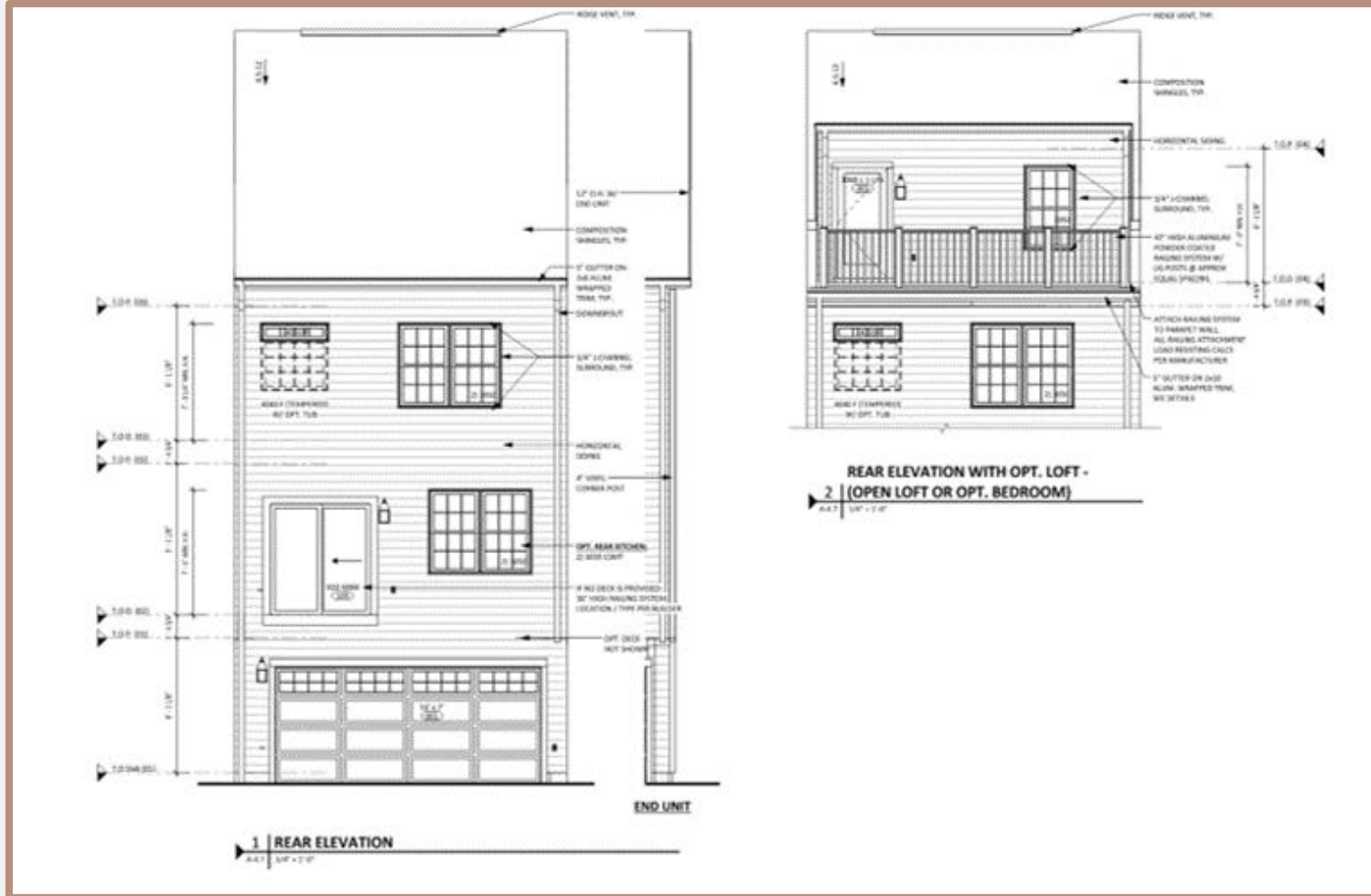


TOWNHOMES ALONG
 AVALON RIDGE BOULEVARD
 REAR ELEVATION



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

REAR ELEVATION OPTIONS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

SIDE ELEVATION



LOT 1
ARCADIA - REVERSE
BRICK: CHESAPEAKE
SIDING: AGELESS SLATE
DOOR: DEWBERRY (SW 6552)

SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING COLOR SCHEME:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF



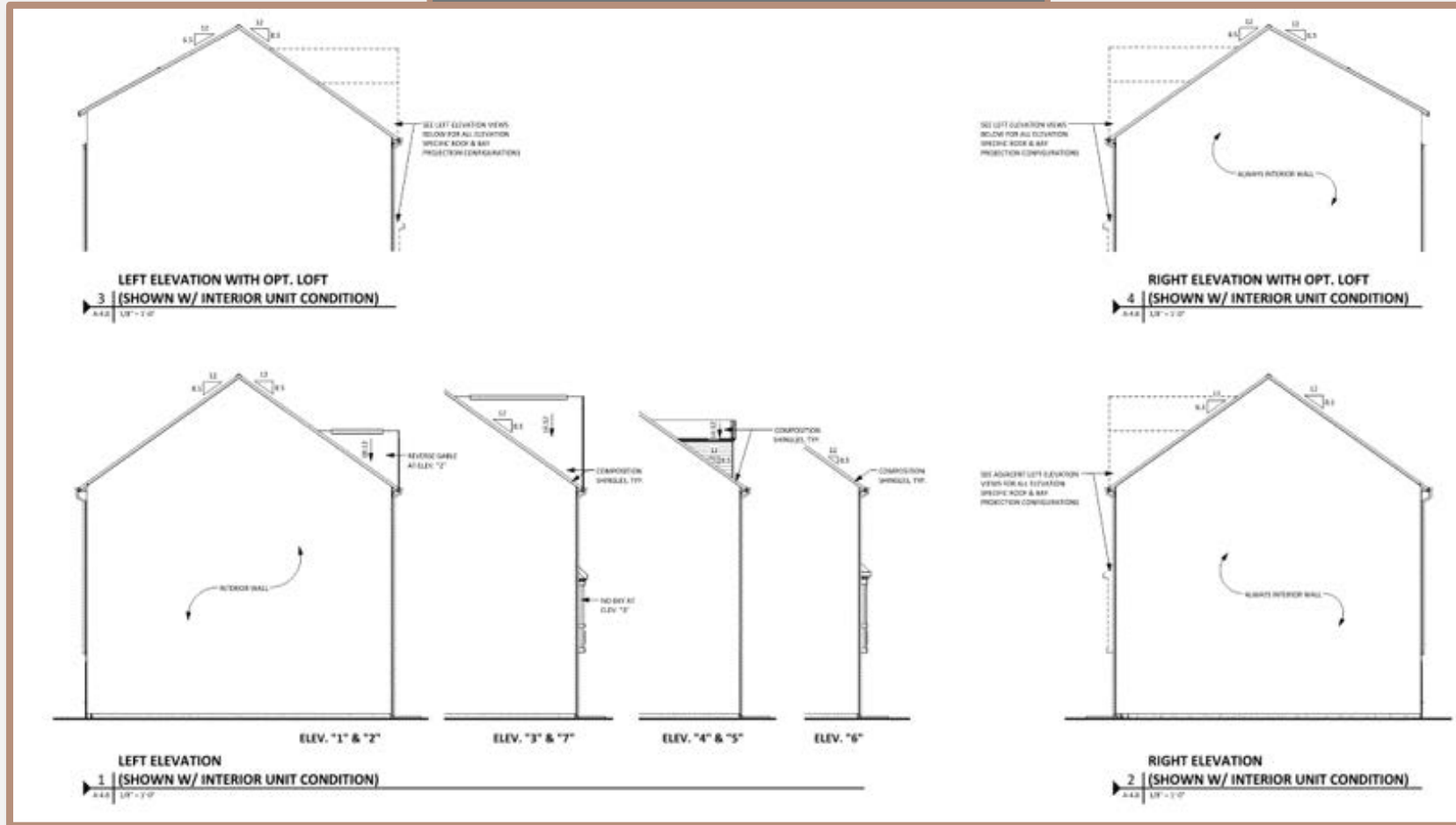
LOT 6
ARCADIA - STANDARD
SIDING: PLATINUM GRAY
SHUTTER: BLACK (002)
DOOR: CAPE VERDE (SW 6482)

SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING COLOR SCHEME:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF

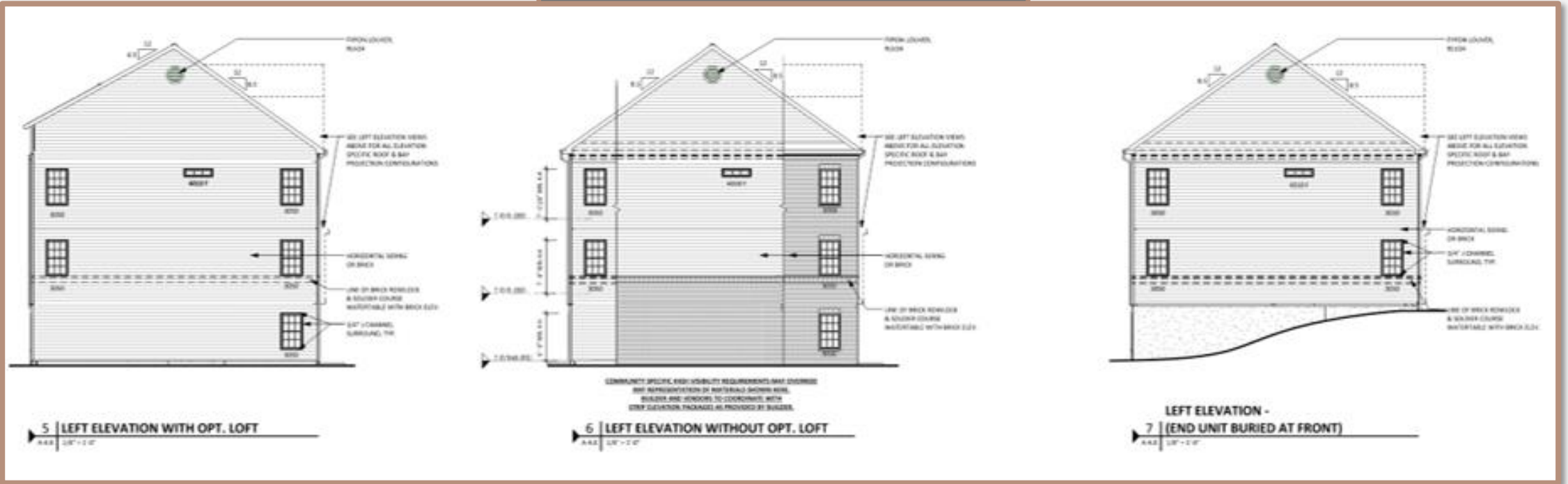
TOWNHOMES ALONG AVALON RIDGE BOULEVARD

SIDE ELEVATION OPTIONS



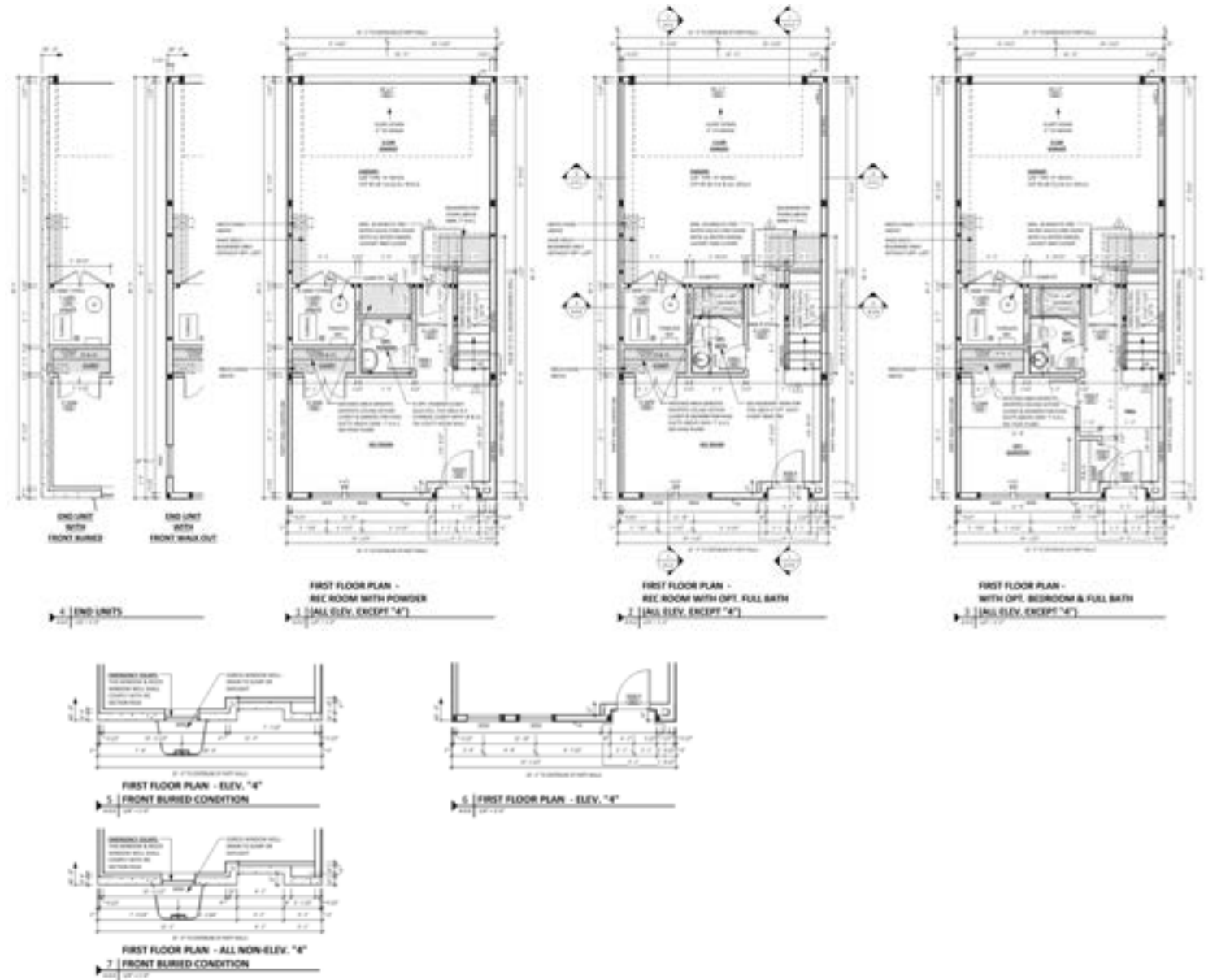
TOWNHOMES ALONG AVALON RIDGE BOULEVARD

SIDE ELEVATION OPTIONS



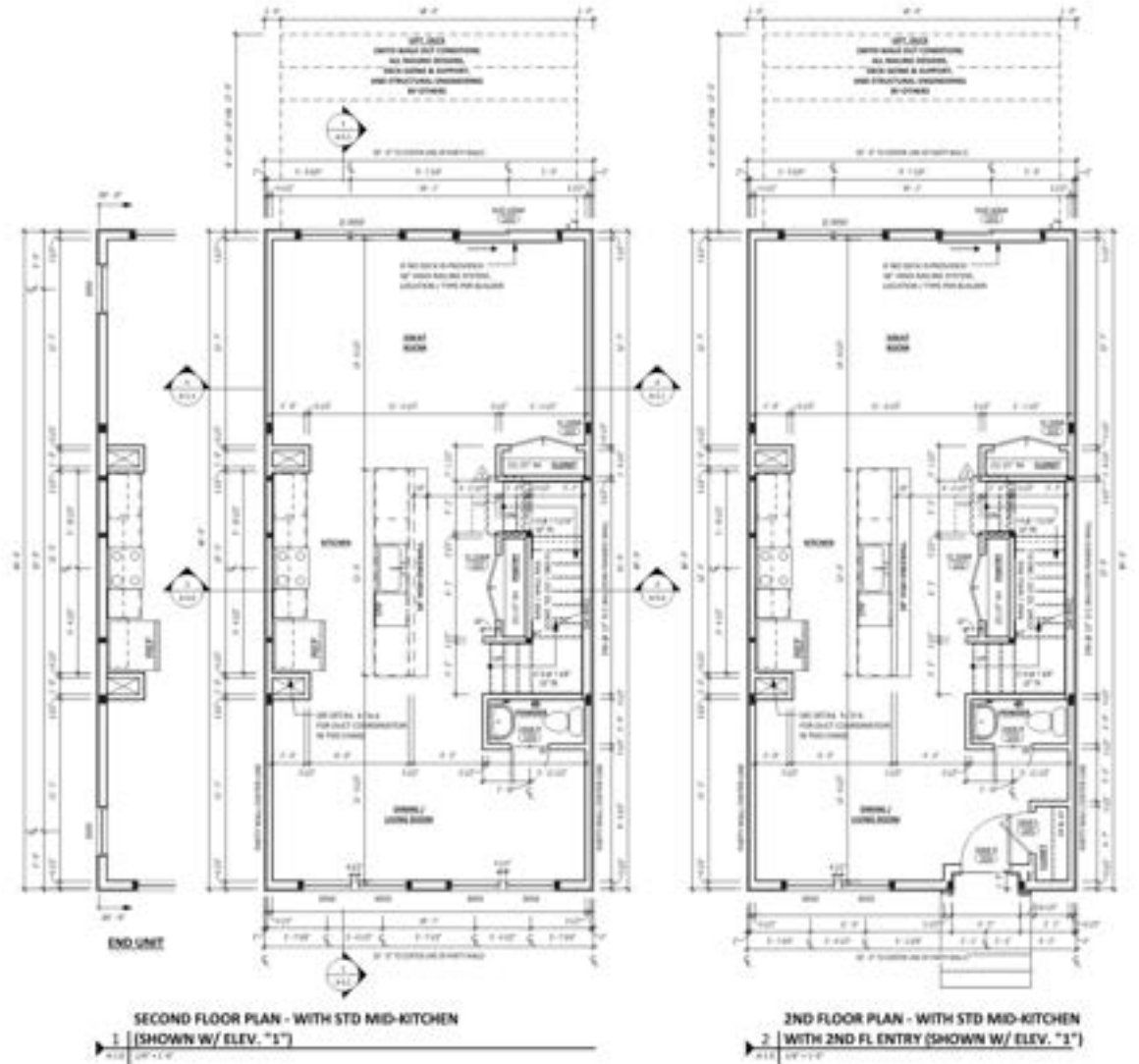
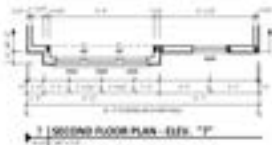
TOWNHOMES ALONG AVALON RIDGE BOULEVARD

FIRST FLOOR PLANS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

SECOND FLOOR PLAN OPTIONS

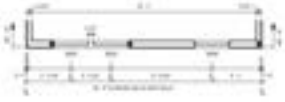


TOWNHOMES ALONG AVALON RIDGE BOULEVARD

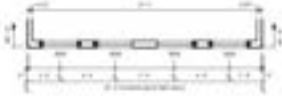
SECOND FLOOR PLAN OPTIONS



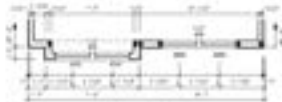
OPT. REAR KITCHEN -
DESIGNER SELECT SPEC



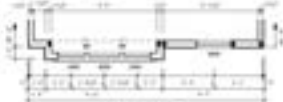
SECOND FLOOR PLAN - ELEV. "1" & "2"



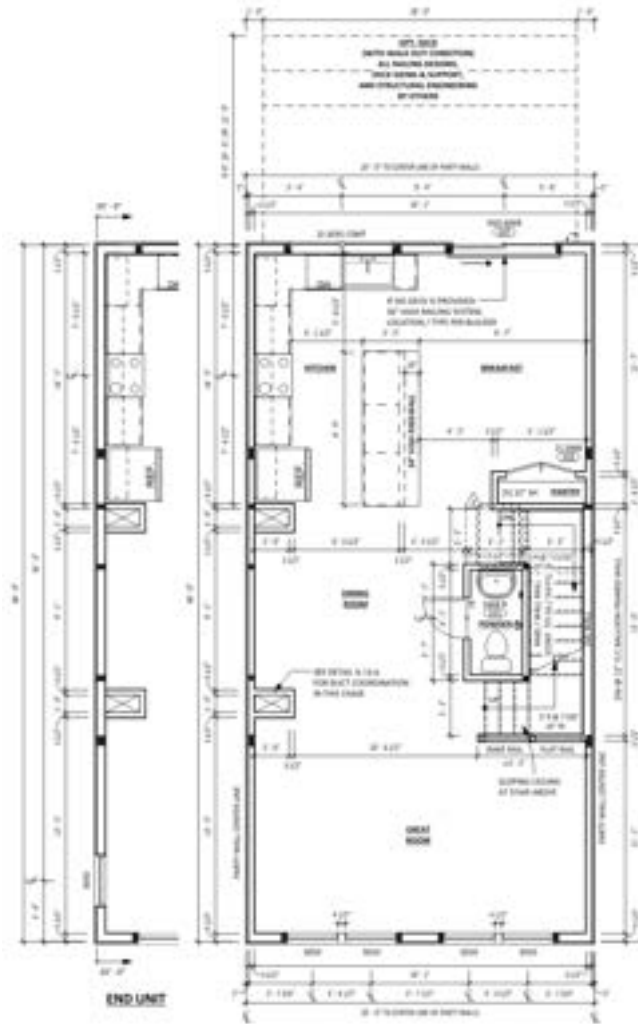
SECOND FLOOR PLAN - ELEV. "3"



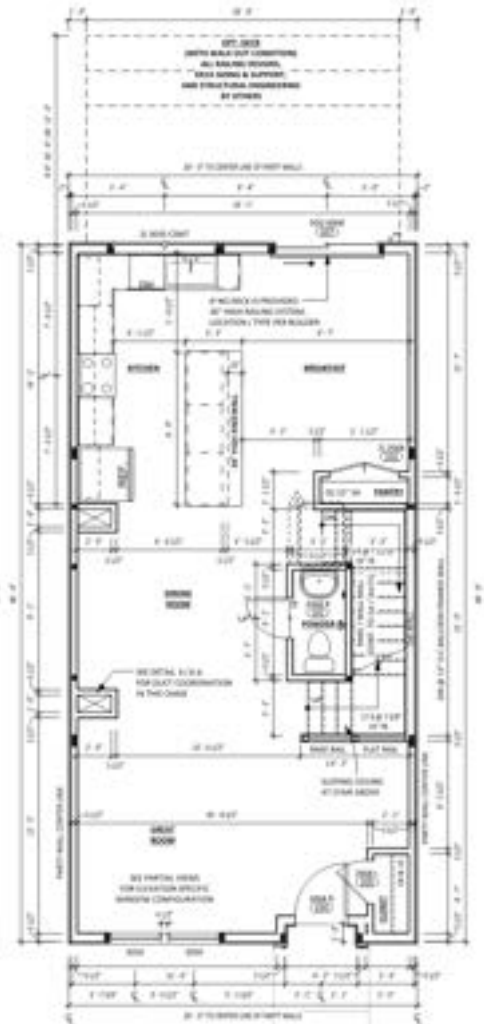
SECOND FLOOR PLAN - ELEV. "4"



SECOND FLOOR PLAN - ELEV. "5"



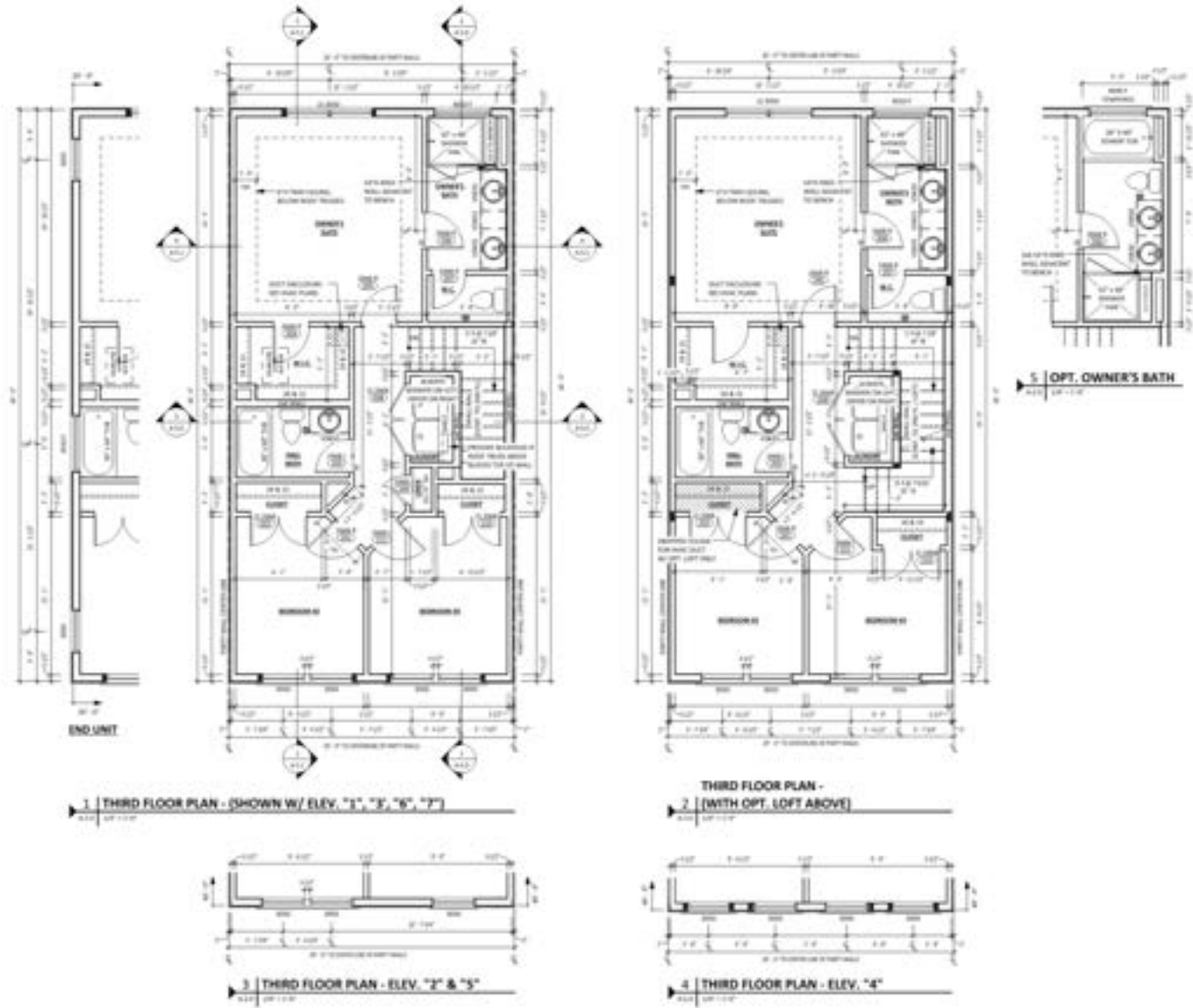
SECOND FLOOR PLAN - WITH OPT. REAR KITCHEN
1 | SHOWN W/ ELEV. "1"



2ND FLOOR PLAN - WITH OPT. REAR KITCHEN
2 | WITH 2ND FL ENTRY (SHOWN W/ ELEV. "1")

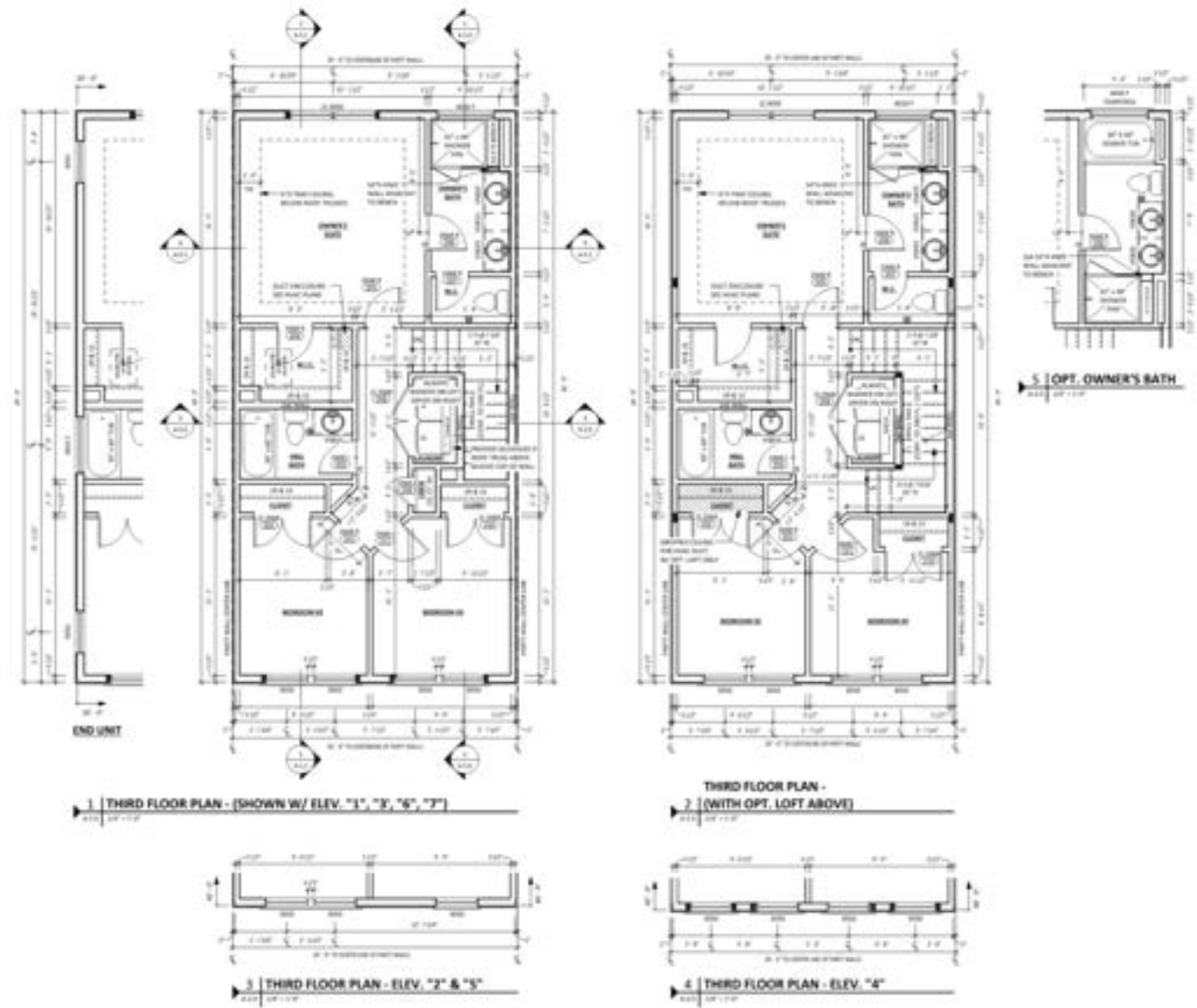
TOWNHOMES ALONG AVALON RIDGE BOULEVARD

THIRD FLOOR PLAN OPTIONS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

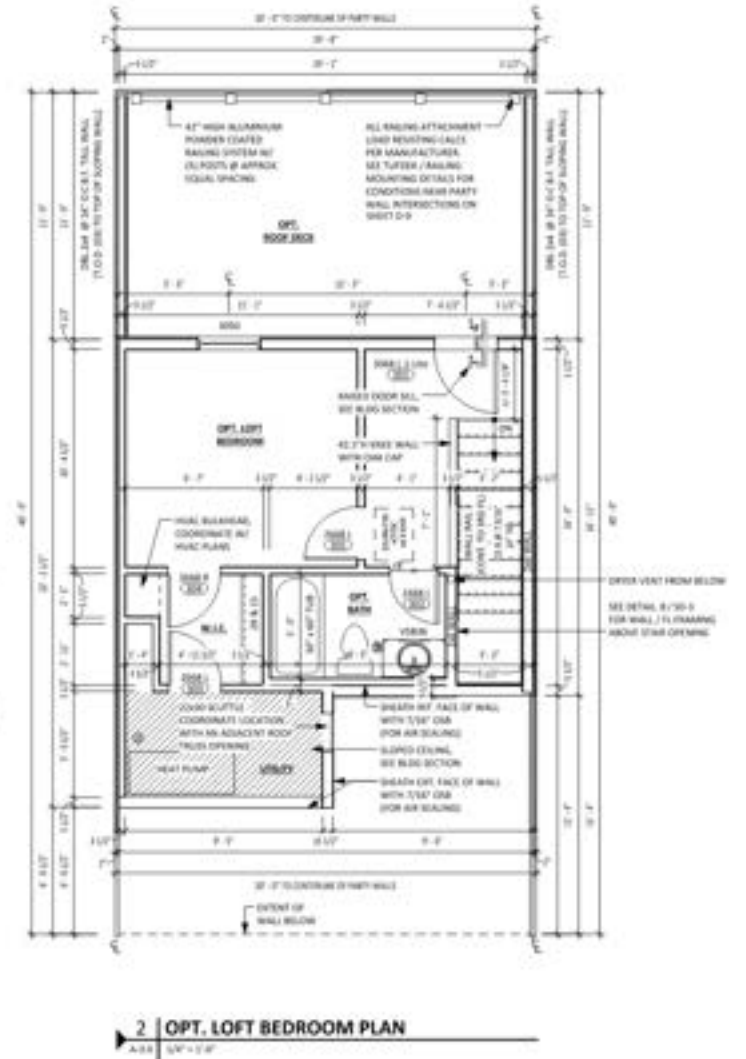
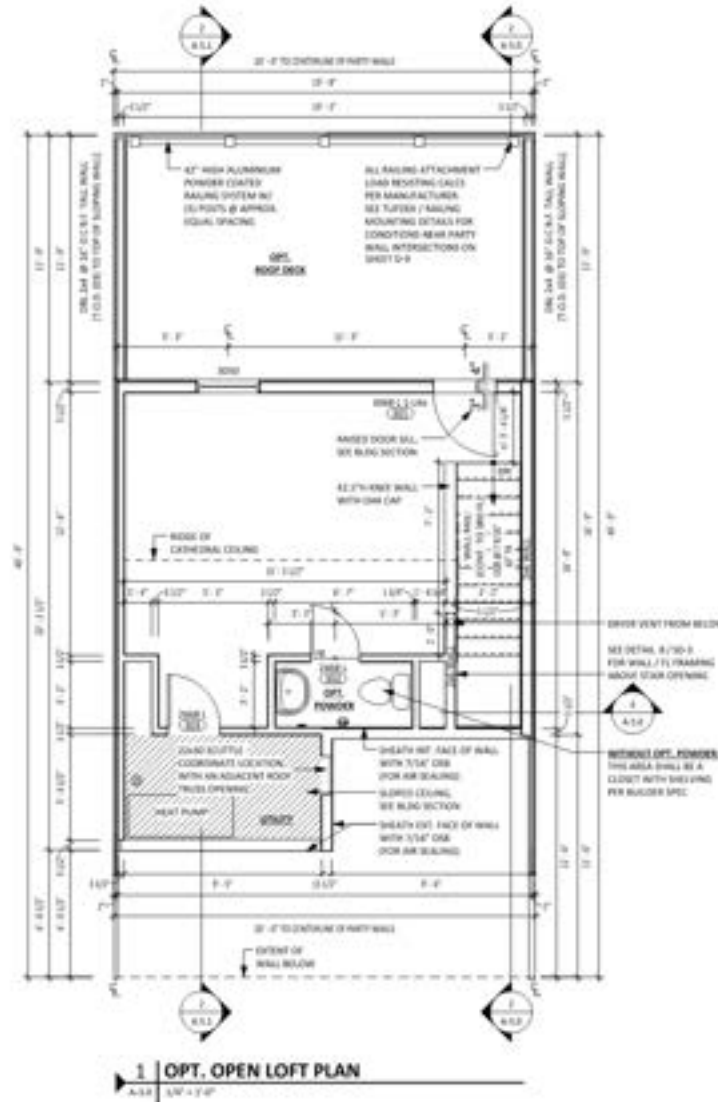
THIRD FLOOR PLAN OPTIONS



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

OPTIONAL LOFT FLOOR PLAN OPTIONS

REAR LOADED



TOWNHOMES ALONG AVALON RIDGE BOULEVARD

COLOR PALETTE

Southern Crossroads Attached Sample Schemes

DATE 01/21/2021

Color Scheme	Brick	Mortar	Horizontal Siding	Horizontal Siding @ Opt. Loft	Painted Trim @ Windows (All Sides) & Front Door Alcove	Trim @ Front Bay/Paneling	Gutters & Downspouts	Fascia Trim	Fascia Trim & Parapet Trim @ Opt. Loft	Windows	Front Door	Rear Load Passage Door (RL Only)	Shutter (If Applicable)	Garage Door	Roof	Metal Roof	Deck Railing & Trim	Railings (Opt. Loft)
SC-A-1																		
	Rockview	M-10 (Med. Brown)	Tuscan Clay	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Cape Verde (SW 6482)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-2																		
	Chesapeake	Soft White	Midnight Blue	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Crabby Apple (SW 7592)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-3																		
	Rockview	M-10 (Med. Brown)	Tuscan Clay	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-4																		
	Ashfield	M-21 (Dk. Brown)	Platinum Gray	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Cape Verde (SW 6482)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-5																		
	Silverview	Std. Gray	Glacier White	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Crabby Apple (SW 7592)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-6																		
	Chesapeake	Soft White	Ageless Slate	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black
SC-A-7																		
	Ashfield	M-21 (Dk. Brown)	Glacier White	Storm	Snowbound (SW 7004)	Snowbound (SW 7004)	White	Snowbound (SW 7004)	Black Fox (SW 7020)	White	Dewberry (SW 6552)	Black Magic (SW 6991)	Black (002)	White	Charcoal	Charcoal	White	Black

Manufacturers:

BRICK: Glen-Gery

WINDOWS: M/I

SIDING & Shakes: Alside Coventry

SHINGLES: GAF

PAINT: Sherwin Williams

METAL ROOF: CMG Metals

GARAGE DOORS: Wayne Dalton

SHUTTERS: Mid-Atlantic

