

The Towns at Hamlet Woods

5200 Egret
Bladensburg, MD



Project Description

DESCRIPTION

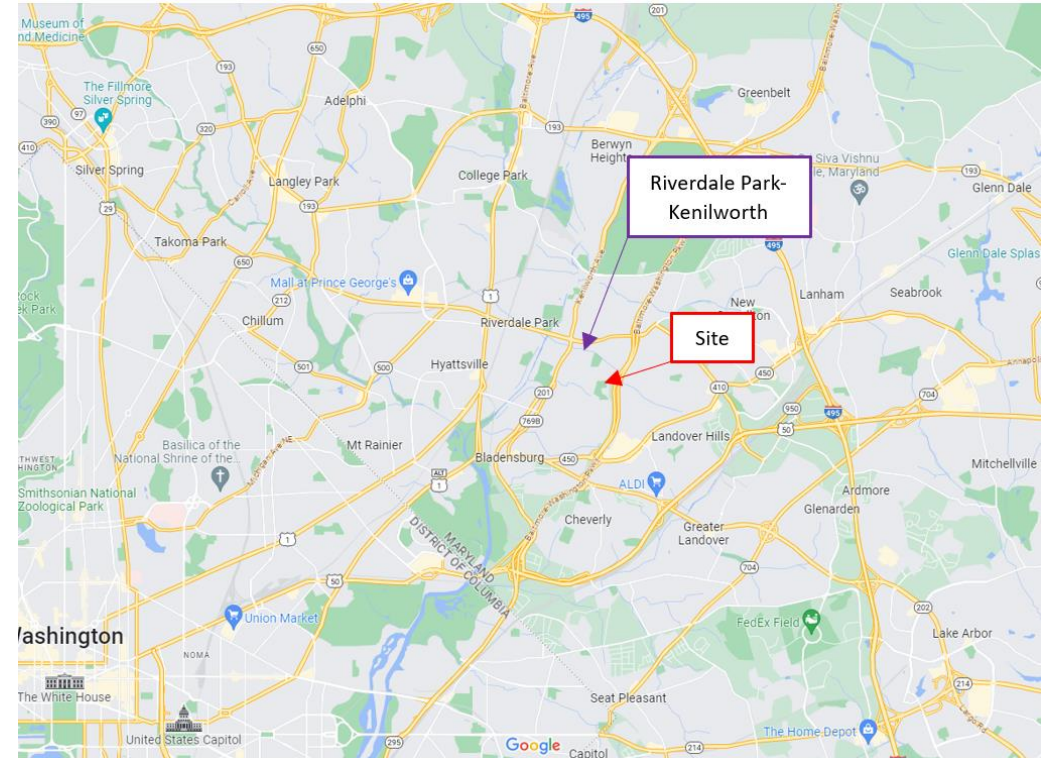
- 59-unit workforce housing rental project
- Spacious 3- and 4-bedroom townhouse-style units for families
- Professionally managed with part-time onsite staff
- 24/7 maintenance

LOCATION – end of 57th Avenue in Bladensburg, MD

- Qualified Census Tract (QCT)
- Under 1.0 mile from Riverdale Park-Kenilworth Purple Line Stop
- TheBus Route 18 and DC Metro Bus Line T18 stops within 0.5 miles
- Close proximity to MD-295, MD-410, MD-450, Rt. 1 and Rt 50
- Retailers: Giant Foods, CVS Pharmacy, Walgreens, Costco, Home Depot, Target
- Large Employers: UMD College Park, UM Prince George's Hospital Center, IRS, MD DHCD

TENANT SERVICES

- Coordinate services to enhance the quality of life and self-sufficiency for residents
 - Financial Literacy
 - Job Fairs
 - Wellness Seminars
 - Social Events



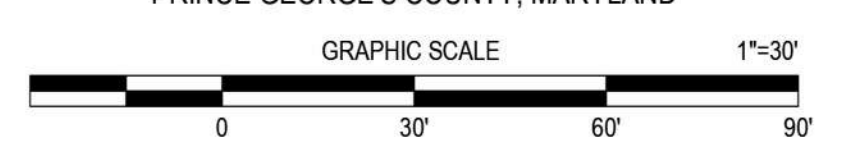
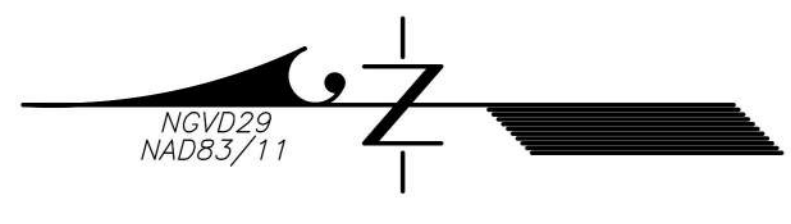


VICINITY MAP
SCALE: 1" = 2000'
WSSC GRID: 206 NE 05

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- PROPOSED FLOW ARROW
- PROPOSED CLASS 1 FILL
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED DOOR LOCATIONS
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- HANDICAPPED PARKING SPACES
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD SCREEN FENCE

THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FORTY EIGHT (48) HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.



DSP-90025-04
DETAILED SITE PLAN
PART OF PARCEL A
HAMLET WOODS
BLADENSBURG DISTRICT No. 2
PRINCE GEORGE'S COUNTY, MARYLAND

SUBTITLE 32, DIVISION 2 CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM UPHILL PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES, HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

CALL MISS UTILITY
1-800-257-7777
48 hrs Before Excavation

OWNER / APPLICANT
OWNER: DELLA RATTI, INC.
1370 LAMBERTON DR. BLOCK A
SILVER SPRING, MD 20902
ATTN: RAPHAEL DELLA RATTI
PHONE: (301) 649-5500

APPLICANT: OSPREY PROPERTY COMPANY II LLC
16 GREENMEADOW DRIVE, SUITE G107
TIMONIUM, MARYLAND 21093
PHONE: 410-707-1643

C-1



DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
	REVISIONS				

11721 WOODMOOR ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (201) 430-2000
COPYRIGHT © 2022 BEN DYER ASSOCIATES, INC.

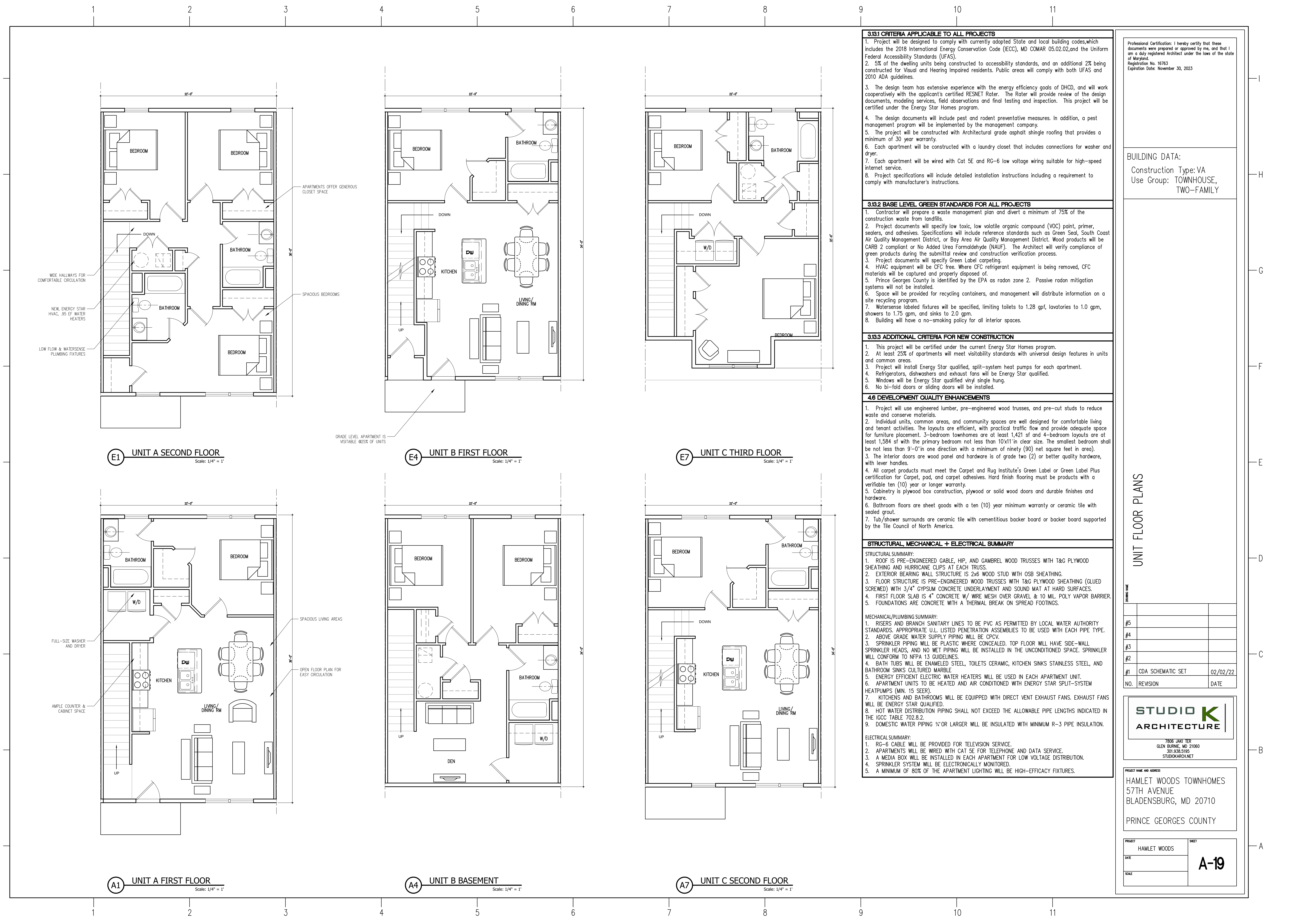
DATE: MARCH 2023
SCALE: 1"=30'
SHEET NO. 6.003-Z

Prior Experience – Towns at Woodfield, Windsor Mill, MD (Osprey)



Prior Experience – Riverwatch II, Elkridge, MD (Studio K)





- 3.1.3.1 CRITERIA APPLICABLE TO ALL PROJECTS**
1. Project will be designed to comply with currently adopted State and local building codes, which includes the 2018 International Energy Conservation Code (IECC), MD COMAR 05.02.02, and the Uniform Federal Accessibility Standards (UFAS).
 2. 5% of the dwelling units being constructed to accessibility standards, and an additional 2% being constructed for Visual and Hearing Impaired residents. Public areas will comply with both UFAS and 2010 ADA guidelines.
 3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater. The Rater will provide review of the design documents, modeling services, field observations and final testing and inspection. This project will be certified under the Energy Star Homes program.
 4. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
 5. The project will be constructed with Architectural grade asphalt shingle roofing that provides a minimum of 30 year warranty.
 6. Each apartment will be constructed with a laundry closet that includes connections for washer and dryer.
 7. Each apartment will be wired with Cat 5E and RG-6 low voltage wiring suitable for high-speed internet service.
 8. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

- 3.1.3.2 BASE LEVEL GREEN STANDARDS FOR ALL PROJECTS**
1. Contractor will prepare a waste management plan and divert a minimum of 75% of the construction waste from landfills.
 2. Project documents will specify low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
 3. Project documents will specify Green Label carpeting.
 4. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
 5. Prince Georges County is identified by the EPA as radon zone 2. Passive radon mitigation systems will not be installed.
 6. Space will be provided for recycling containers, and management will distribute information on a site recycling program.
 7. Watersense labeled fixtures will be specified, limiting toilets to 1.28 gpf, lavatories to 1.0 gpm, showers to 1.75 gpm, and sinks to 2.0 gpm.
 8. Building will have a no-smoking policy for all interior spaces.

- 3.1.3.3 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION**
1. This project will be certified under the current Energy Star Homes program.
 2. At least 25% of apartments will meet visitability standards with universal design features in units and common areas.
 3. Project will install Energy Star qualified, split-system heat pumps for each apartment.
 4. Refrigerators, dishwashers and exhaust fans will be Energy Star qualified.
 5. Windows will be Energy Star qualified vinyl single hung.
 6. No bi-fold doors or sliding doors will be installed.

- 4.6 DEVELOPMENT QUALITY ENHANCEMENTS**
1. Project will use engineered lumber, pre-engineered wood trusses, and pre-cut studs to reduce waste and conserve materials.
 2. Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow and provide adequate space for furniture placement. 3-bedroom townhomes are at least 1,421 sf and 4-bedroom layouts are at least 1,584 sf with the primary bedroom not less than 10'x11' in clear size. The smallest bedroom should be not less than 9'-0" in one direction with a minimum of ninety (90) net square feet in area.
 3. The interior doors are wood panel and hardware is of grade two (2) or better quality hardware, with lever handles.
 4. All carpet products must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for Carpet, pad, and carpet adhesives. Hard finish flooring must be products with a verifiable ten (10) year or longer warranty.
 5. Cabinetry is plywood box construction, plywood or solid wood doors and durable finishes and hardware.
 6. Bathroom floors are sheet goods with a ten (10) year minimum warranty or ceramic tile with sealed grout.
 7. Tub/shower surrounds are ceramic tile with cementitious backer board or backer board supported by the Tile Council of North America.

- STRUCTURAL, MECHANICAL + ELECTRICAL SUMMARY**
- STRUCTURAL SUMMARY:**
1. ROOF IS PRE-ENGINEERED GABLE, HIP, AND GAMBREL WOOD TRUSSES WITH T&G PLYWOOD SHEATHING AND HURRICANE CLIPS AT EACH TRUSS.
 2. EXTERIOR BEARING WALL STRUCTURE IS 2x6 WOOD STUD WITH OSB SHEATHING.
 3. FLOOR STRUCTURE IS PRE-ENGINEERED WOOD TRUSSES WITH T&G PLYWOOD SHEATHING (GLUED SCREWED) WITH 3/4" GYPSUM CONCRETE UNDERLAYMENT AND SOUND MAT AT HARD SURFACES.
 4. FIRST FLOOR SLAB IS 4" CONCRETE W/ WIRE MESH OVER GRAVEL & 10 MIL. POLY VAPOR BARRIER.
 5. FOUNDATIONS ARE CONCRETE WITH A THERMAL BREAK ON SPREAD FOOTINGS.
- MECHANICAL/PLUMBING SUMMARY:**
1. RISERS AND BRANCH SANITARY LINES TO BE PVC AS PERMITTED BY LOCAL WATER AUTHORITY STANDARDS. APPROPRIATE U.L. LISTED PENETRATION ASSEMBLIES TO BE USED WITH EACH PIPE TYPE.
 2. ABOVE GRADE WATER SUPPLY PIPING WILL BE CPVC.
 3. SPRINKLER PIPING WILL BE PLASTIC WHERE CONCEALED. TOP FLOOR WILL HAVE SIDE-WALL SPRINKLER HEADS, AND NO WET PIPING WILL BE INSTALLED IN THE UNCONDITIONED SPACE. SPRINKLER WILL CONFORM TO NFPA-13 GUIDELINES.
 4. BATH TUBS WILL BE ENAMELED STEEL, TOILETS CERAMIC, KITCHEN SINKS STAINLESS STEEL, AND BATHROOM SINKS CULTURED MARBLE.
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 4. SPRINKLER SYSTEM WILL BE ELECTRONICALLY MONITORED.
 5. A MINIMUM OF 80% OF THE APARTMENT LIGHTING WILL BE HIGH-EFFICACY FIXTURES.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2023

BUILDING DATA:
Construction Type: VA
Use Group: TOWNHOUSE,
TWO-FAMILY

UNIT FLOOR PLANS

NO.	REVISION	DATE
#5		
#4		
#3		
#2		
#1	CDA SCHEMATIC SET	02/02/22

STUDIO K
ARCHITECTURE

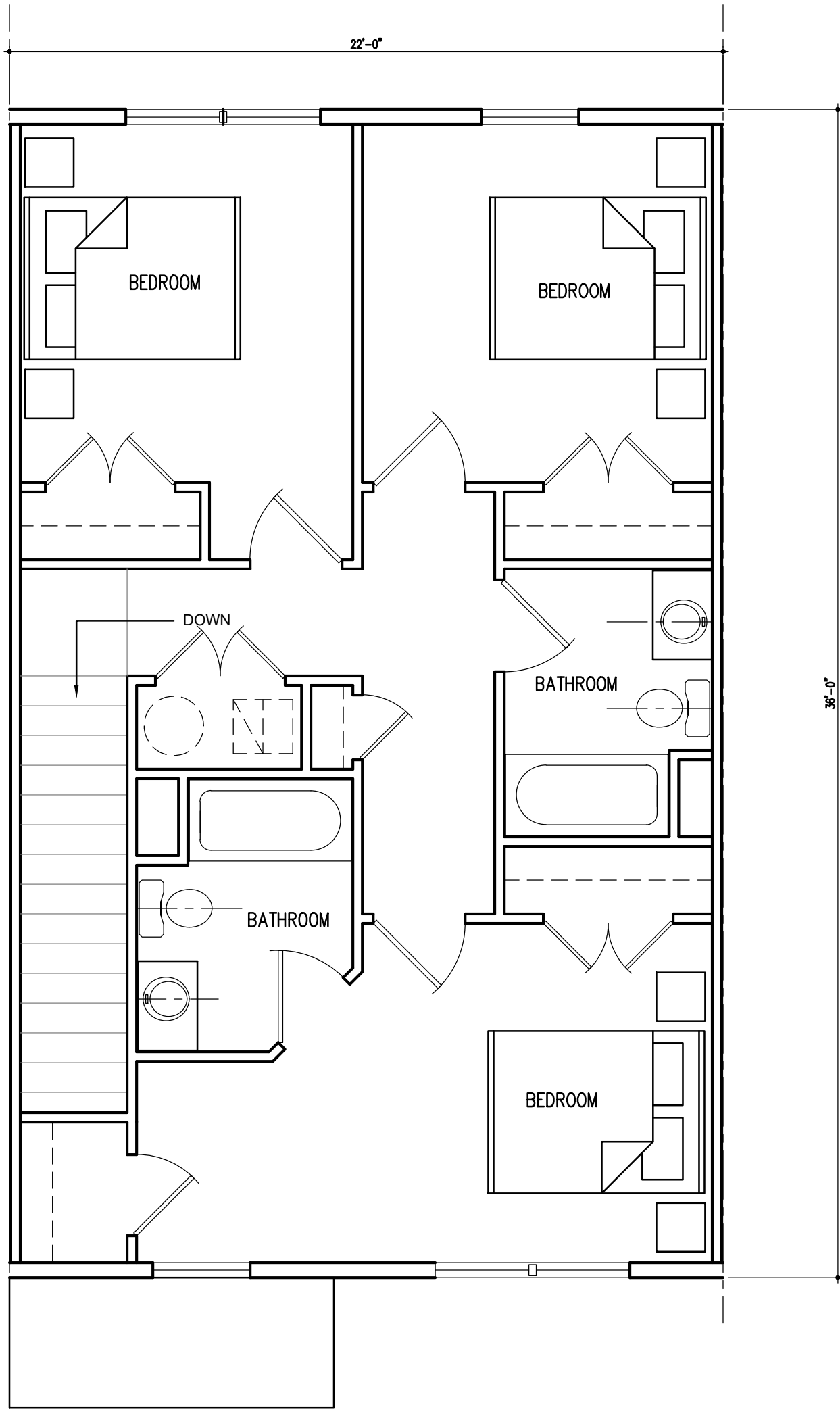
7806 JAKI TER
GLEN BURNIE, MD 21060
301.938.5195
STUDIOKARCH.NET

PROJECT NAME AND ADDRESS
HAMLET WOODS TOWNHOMES
57TH AVENUE
BLADENSBURG, MD 20710

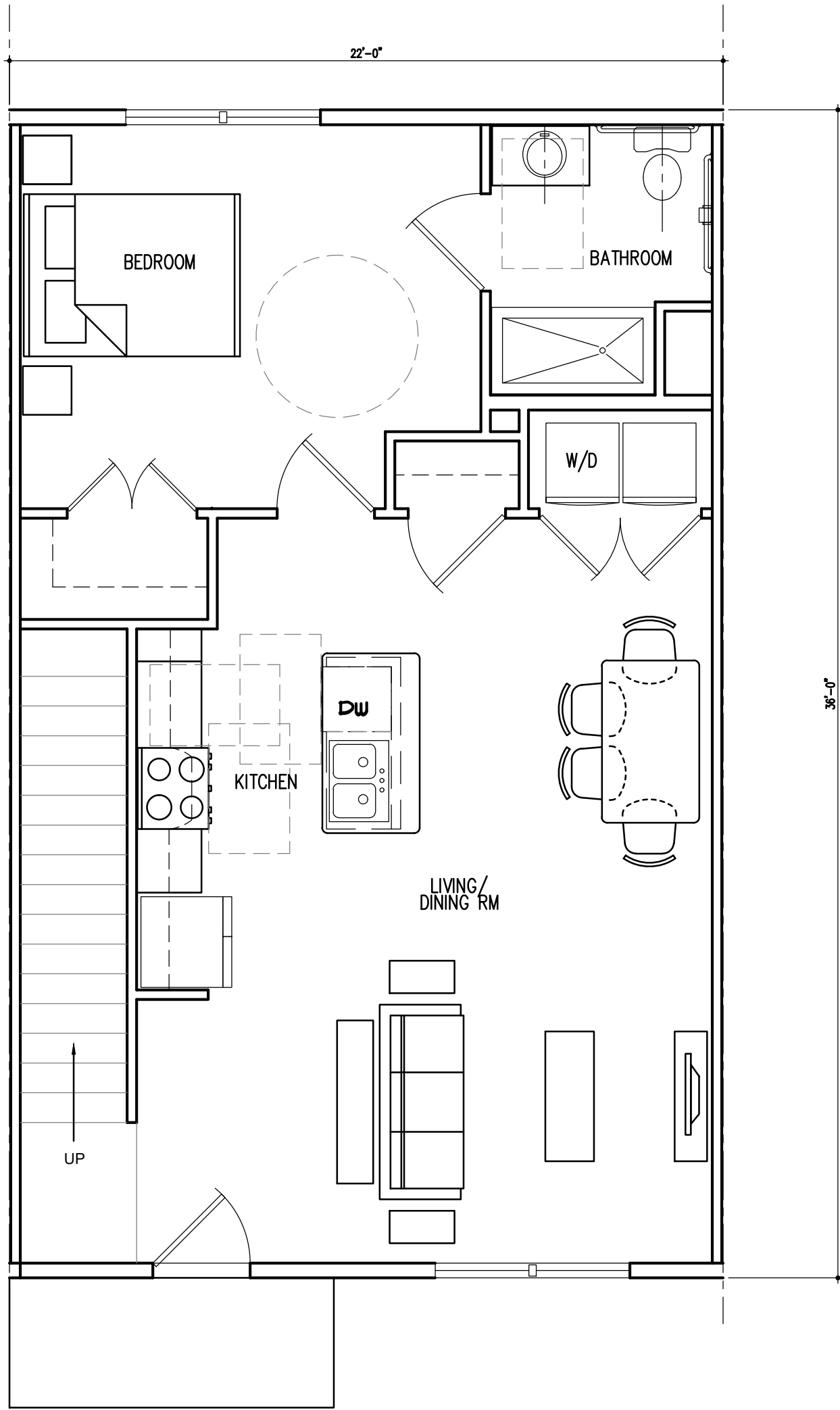
PRINCE GEORGES COUNTY

PROJECT	SHEET
HAMLET WOODS	A-19
DATE	
SCALE	

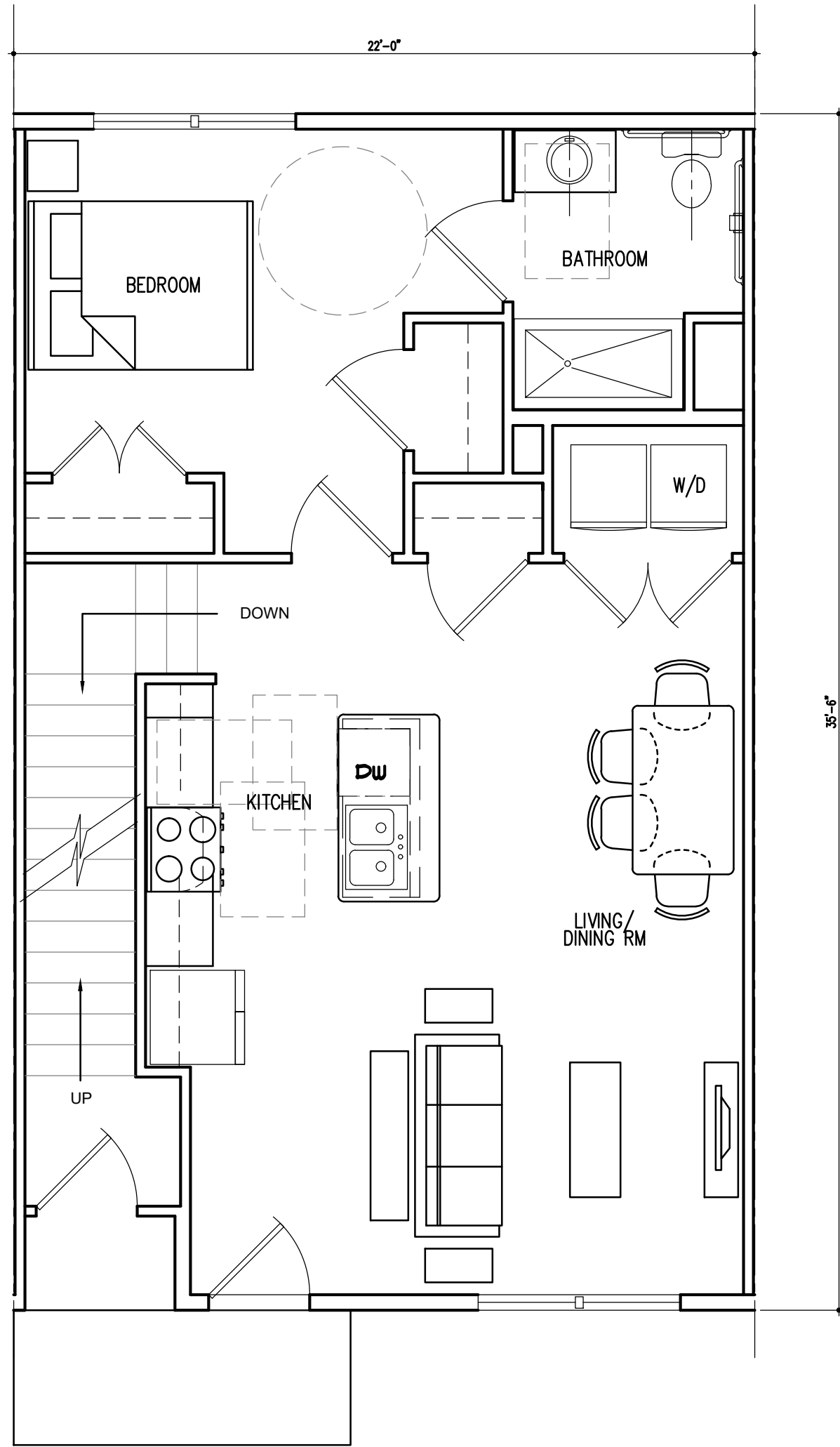
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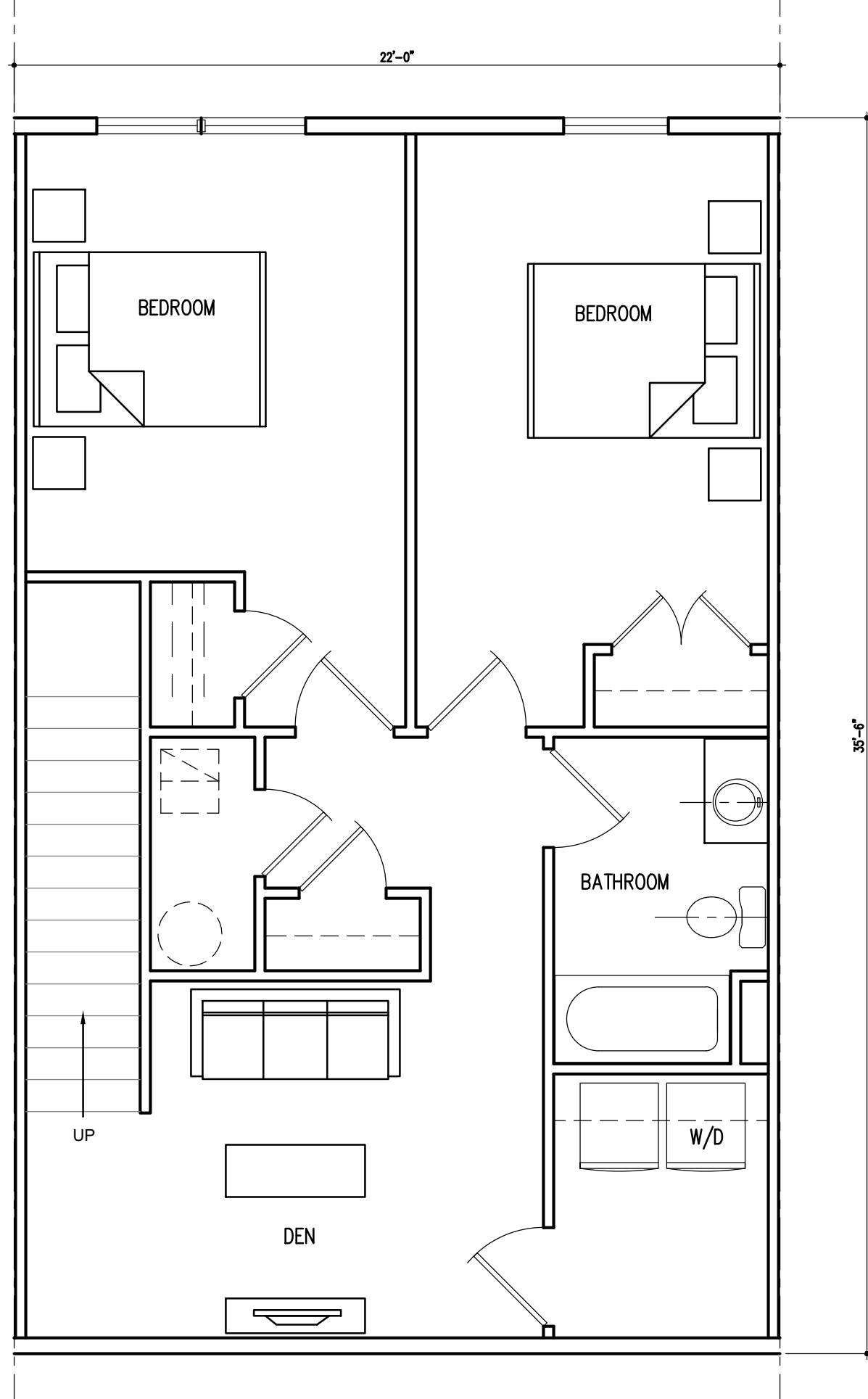
E1 UNIT D SECOND FLOOR UFAS
Scale: 1/4" = 1'



A1 UNIT D FIRST FLOOR UFAS
Scale: 1/4" = 1'



E4 UNIT E FIRST FLOOR UFAS
Scale: 1/4" = 1'



A4 UNIT E BASEMENT UFAS
Scale: 1/4" = 1'

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REVISION

NO.	REVISION	DATE
#5		
#4		
#3		
#2		
#1	CDA SCHEMATIC SET	02/02/22

STUDIO K
ARCHITECTURE

7806 JAKI TER
GLEN BURNIE, MD 21060
301.938.5195
STUDIOKARCH.NET

PROJECT NAME AND ADDRESS

HAMLET WOODS TOWNHOMES
57TH AVENUE
BLADENSBURG, MD 20710

PRINCE GEORGES COUNTY

PROJECT

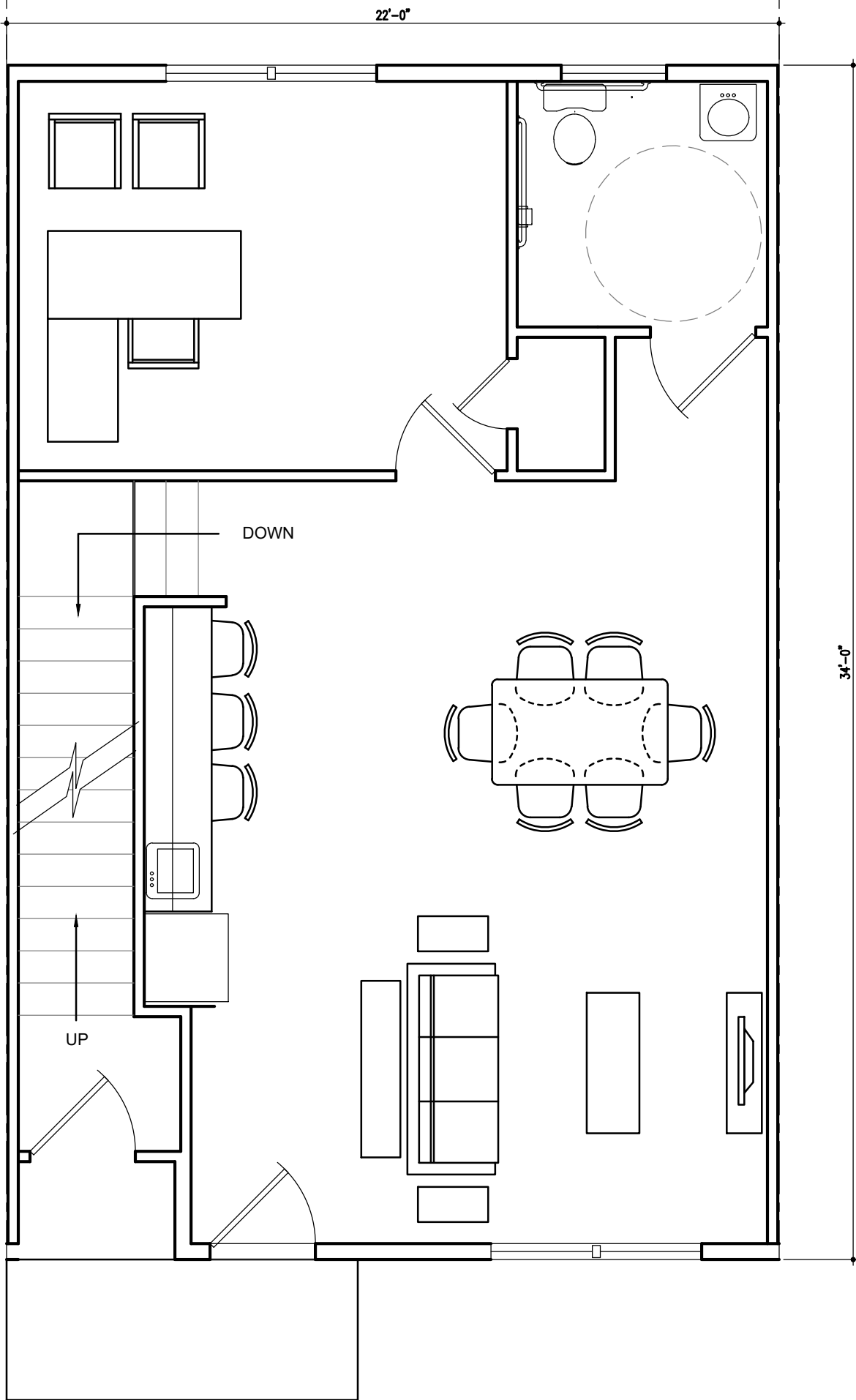
HAMLET WOODS

DATE

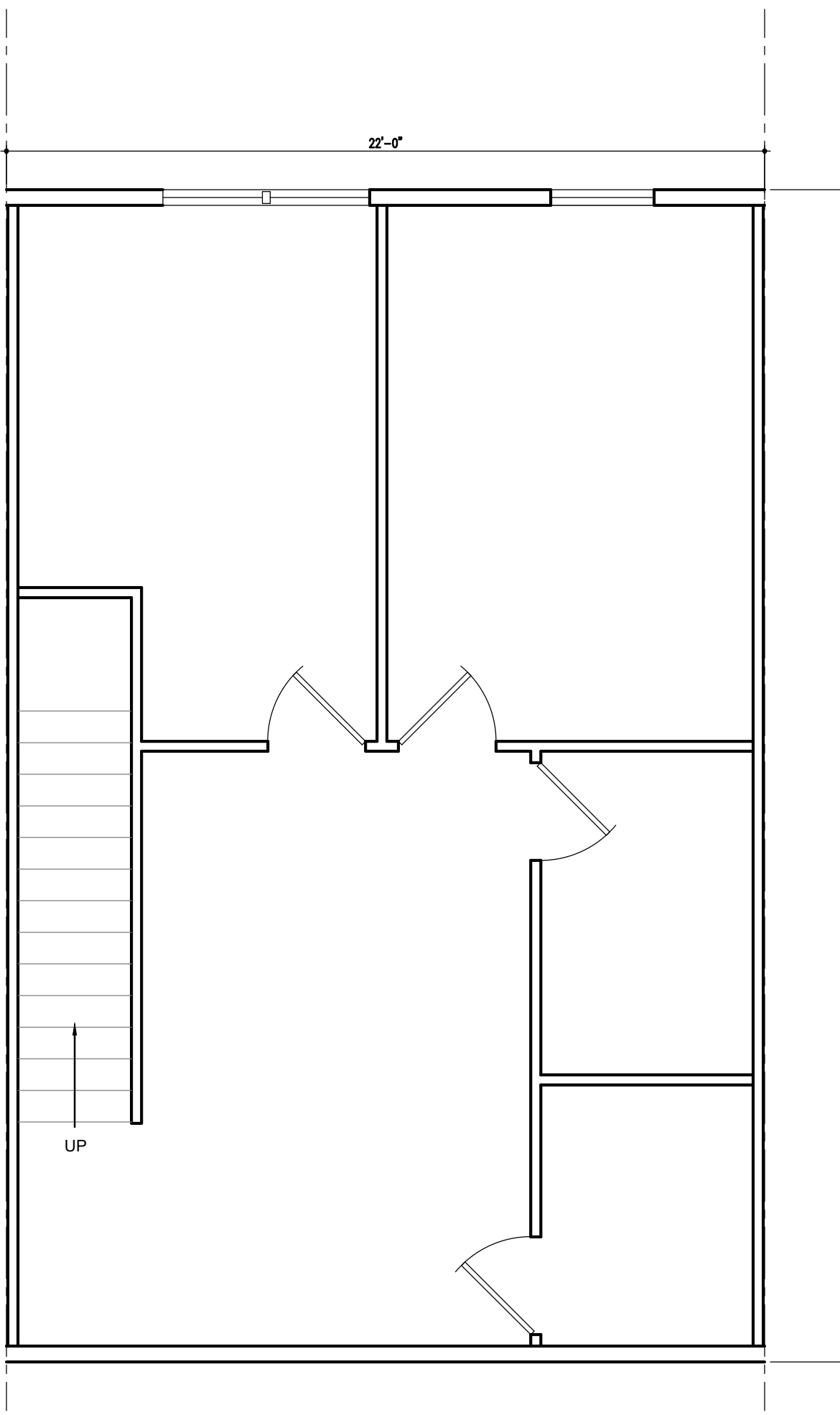
SCALE

SHEET

A-20



E2 LEASING OFFICE FIRST FLOOR
Scale: 1/4" = 1'



A2 LEASING OFFICE BASEMENT
Scale: 1/4" = 1'

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5. ENERGY EFFICIENT ELECTRIC WATER HEATERS WILL BE USED IN EACH APARTMENT UNIT.
6. APARTMENT UNITS TO BE HEATED AND AIR CONDITIONED WITH ENERGY STAR SPLIT-SYSTEM HEATPUMPS (MIN. 15 SEER).
7. KITCHENS AND BATHROOMS WILL BE EQUIPPED WITH DIRECT VENT EXHAUST FANS. EXHAUST FANS WILL BE ENERGY STAR QUALIFIED.
8. HOT WATER DISTRIBUTION PIPING SHALL NOT EXCEED THE ALLOWABLE PIPE LENGTHS INDICATED IN THE IGCC TABLE 702.8.2.
9. DOMESTIC WATER PIPING 3/4" OR LARGER WILL BE INSULATED WITH MINIMUM R-3 PIPE INSULATION.

ELECTRICAL SUMMARY:

1. RG-6 CABLE WILL BE PROVIDED FOR TELEVISION SERVICE.
2. APARTMENTS WILL BE WIRED WITH CAT 5E FOR TELEPHONE AND DATA SERVICE.
3. A MEDIA BOX WILL BE INSTALLED IN EACH APARTMENT FOR LOW VOLTAGE DISTRIBUTION.
4. SPRINKLER SYSTEM WILL BE ELECTRONICALLY MONITORED.
5. A MINIMUM OF 80% OF THE APARTMENT LIGHTING WILL BE HIGH-EFFICACY FIXTURES.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2023

BUILDING DATA:
Construction Type: VA
Use Group: TOWNHOUSE,
TWO-FAMILY

LEASING OFFICE FLOOR PLANS

DRAWING NAME		
#5		
#4		
#3		
#2		
#1	CDA SCHEMATIC SET	02/02/22
NO.	REVISION	DATE



PROJECT NAME AND ADDRESS
HAMLET WOODS TOWNHOMES
57TH AVENUE
BLADENSBURG, MD 20710

PRINCE GEORGES COUNTY

PROJECT	HAMLET WOODS	SHEET
DATE		A-21
SCALE		