GILL GROUP

September 2, 2026

Maryland Department of Planning
120 E. Baltimore St, Suite 2000
Baltimore, MD 21202

ATTENTION: Executive Director of Clearinghouse

SUBJECT: Laurel Grove III
3460 Laurel Grove Road
Federalsburg, Maryland 21632
Project No. RDE1734G3115

Dear Sir or Madam:

On behalf of Green Street Housing and The U.S. Department of Agriculture, Rural Development Rural Housing Service (Agency), Gill Group is initiating the Executive Order 12372, "Intergovernmental Review of Federal Programs," process in order to obtain feedback and concurrence from interested parties on financing a proposal. The Agency is being asked to consider providing financial assistance for the proposal described below.

Laurel Grove III is an existing family, affordable housing development constructed in 2002 consisting of 12 units. Rehabilitation is split between unit-specific upgrades and common area improvements. Major upgrades include significant investments in mechanical systems including plumbing, HVAC, and electrical, with new water heaters, bathtubs, HVAC units, and upgraded wiring and fixtures. New Energy Star appliances like refrigerators, dishwashers, and stoves are included. Doors, windows, and hardware are being replaced, while interiors will receive new trim, drywall repairs, painting, luxury vinyl tile flooring, and cabinetry updates. The rehab emphasizes modernizing infrastructure, enhancing accessibility, and improving energy efficiency throughout the complex.

Please submit comments to Jake Epperson at jake.epperson@gillgroup.com and Allie Mims at allie.mims@gillgroup.com If you choose not to respond within 60 days of this correspondence, the Agency will assume that you have chosen not to respond and may proceed with its decision. If you have any questions or comments, please contact the undersigned Gill Group participants at (800) 428-3320.

Sincerely,
Gill Group, Inc.

Alexandria N. Mims
Junior Environmental Consultant

Jacob G. Epperson, P.G.
Director of Environmental Services

Laurel Grove Acres II & III

3460 Laurel Grove Road, Federalsburg, MD 21632

Caroline County

Executive Summary

Green Street Housing, LLC ("GSH") and People for Better Housing, Inc. ("PBH") are pleased to present Laurel Grove Acres II & III, the acquisition and substantial rehabilitation of 36 units of affordable family rental housing in Federalsburg, Maryland. The development preserves an existing USDA-assisted rural housing community and, together with Laurel Grove Acres I, completes the recapitalization of the Laurel Grove Acres campus.

Laurel Grove Acres II & III involves seven residential buildings currently owned by People for Better Housing, Inc., a community-based 501(c)(3) nonprofit that has owned and operated the community since its original development. The project is located in an area defined as rural by DHCD and USDA. The project has significant local support in the form of a Payment In Lieu of Taxes ("PILOT") from Caroline County. People for Better Housing has maintained an active PILOT with the County since 1984, providing a 25% reduction in real property taxes, and a copy of the 1984 Payment In Lieu of Taxes agreement (the Mutual Agreement) is included with the application.

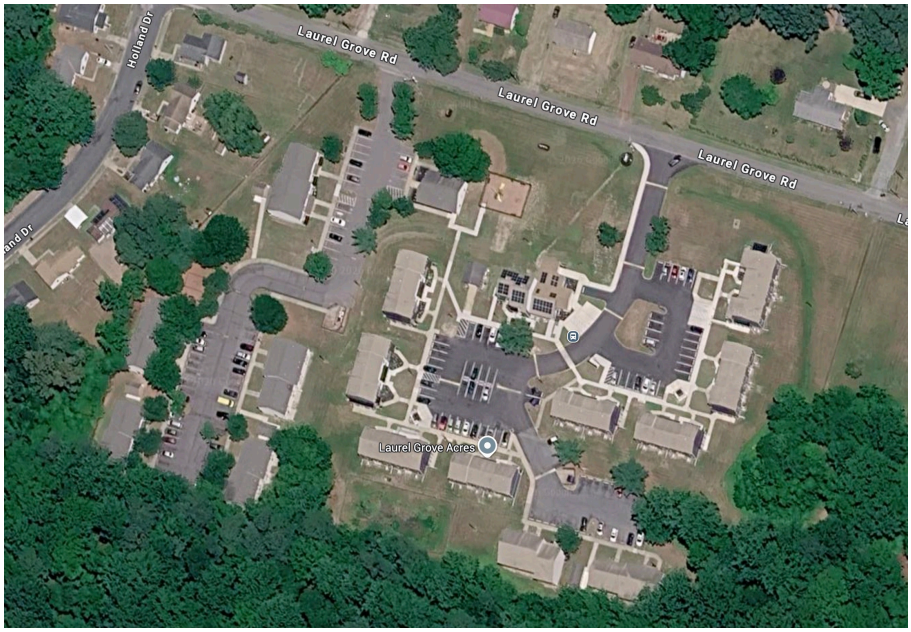
The projected $14,540,002 development effort is proposed to be financed with Federal, State, and Private resources. The sponsors are requesting approximately $1,080,000 in annual Low Income Housing Tax Credits from CDA, as the project is located in an area defined as rural by DHCD and Federalsburg is a non-

entitlement jurisdiction. The financing includes a new USDA Section 538 guaranteed first mortgage of $2,700,000, the assumed USDA Section 514 loan of $492,657 and assumed USDA Section 515 loan of $851,979, LIHTC equity of $8,639,136 from Cinnaire, a subordinate seller note of $1,379,688 provided by People for Better Housing, and deferred developer fee of approximately $476,542. This Executive Summary identifies the key facts about Laurel Grove Acres II & III and is followed by a Threshold Checklist, Threshold Narrative Review, Applicant Self-Scoring, and a Narrative Review of Competitive Scoring Criteria for the project. As computed by the project sponsors, the Laurel Grove Acres II & III project scores 181.97 points.

Laurel Grove Acres II & III is located along Laurel Grove Road in Federalsburg, Caroline County, on Maryland's Eastern Shore. The community comprises seven residential buildings addressed 3460 through 3466 Laurel Grove Road. The location provides residents with convenient access to local shopping and service opportunities as identified in the project's Market Study.

Laurel Grove Acres II & III will serve the Federalsburg and Caroline County family population, offering a low-income community serving households earning 30%, 40%, 50%, 60%, 70%, and 80% of area median income. The community will include eighteen (18) 743 square foot two-bedroom units and eighteen (18) 998 square foot three-bedroom units. Twelve (12) units (33.33%) will target households at or below 30% of area median income, three (3) units (8.33%) will target households at or below 40% of area median income, fourteen (14) units (38.89%) will target households at or below 50% of area median income, five (5) units (13.89%) will target households at or below 60% of area median income, one (1) unit (2.78%) will target households at or below 70% of area median income, and one (1) unit (2.78%) will target households at or below 80% of area median income. The average income targeting for the thirty-six (36) affordable units in the project is equal to 45% of AMI.

Four (4) units (10%) will be set aside to create permanent housing opportunities for persons with disabilities. Six (6) units (15%) will be set aside to create permanent housing opportunities for persons experiencing homelessness. Rent and income levels will be restricted to no more than 30% of area median income for these units. The project will provide notice of unit availability and accept tenant referrals from the Department of Health and Mental Hygiene and the Maryland Department of Disabilities.



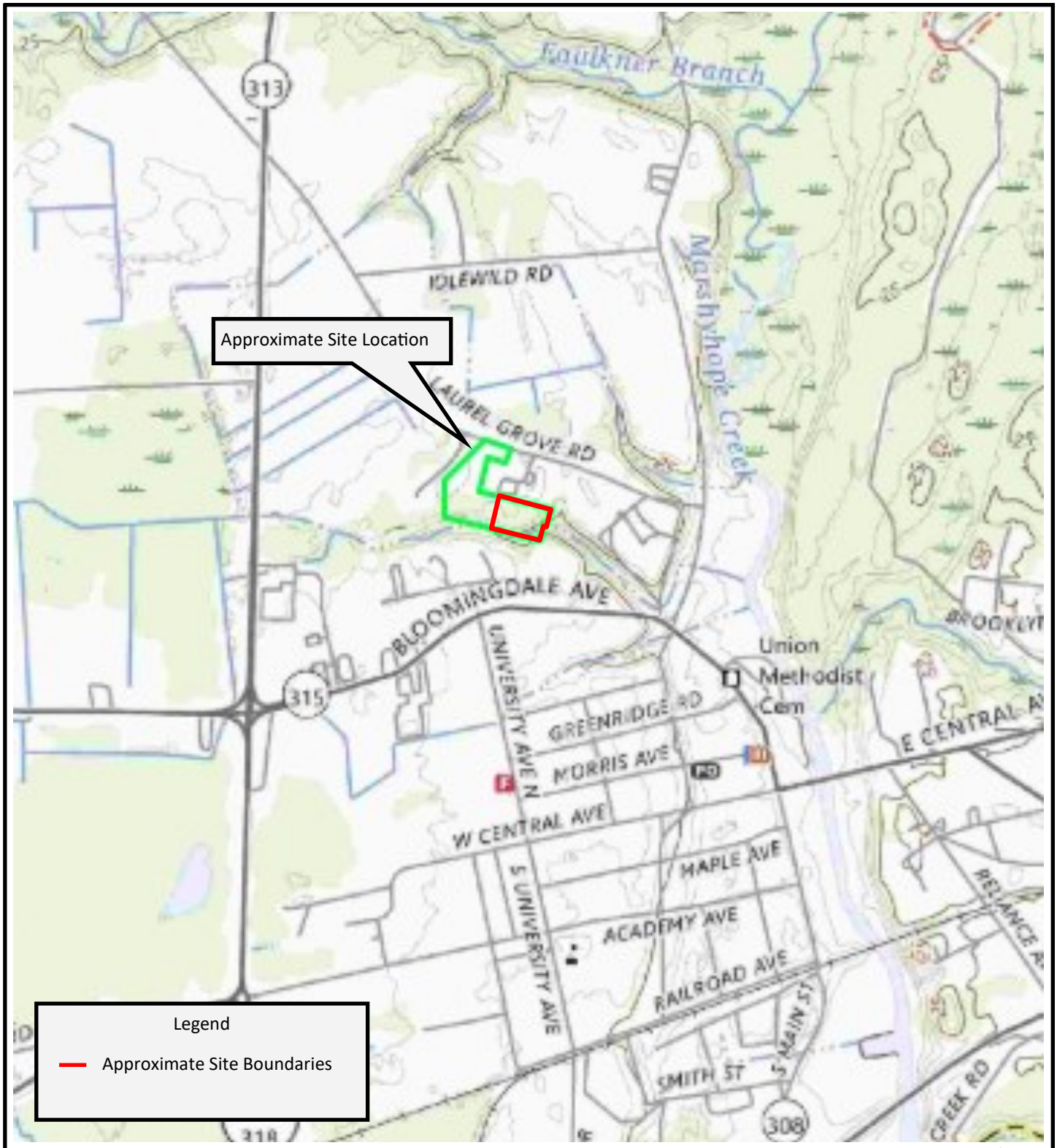
Green Street Housing looks forward to partnering with People for Better Housing, Inc., who will hold 49% of the general partner ownership. Founded in 1977, People for Better Housing is a community-based 501(c)(3) nonprofit organized to promote the social welfare of Dorchester and Caroline Counties and to develop decent, safe, sanitary, and affordable housing. People for Better Housing originally developed and continues to own the existing Laurel Grove Acres community, and the partnership will ensure the Community continues to serve the neediest families in Caroline County.

Since Laurel Grove Acres II & III will feature substantial rehabilitation at an average cost of approximately $175,000 per unit and/or $178 per square foot in construction costs, it will feature a high quality of exterior and interior project components and features. The project is expected to achieve all 33 possible points under Section 4.6 of the Guide. All applicable unit appliances, lighting fixtures, and fan equipment will be Energy Star rated, and will include a refrigerator, range, and a dishwasher, as well as a ceiling fan in the living/dining room and in bedroom(s). Water conserving "Water-sense" labeled products will be installed in all units and the community center. Highly efficient split system heat pumps and water heaters will be installed. The project will be rehabilitated and certified to the National Green Building Standard (NGBS) to promote a high level of energy efficiency, a healthy indoor environment, and sustainable construction practices. Lorax Partnerships, a RESNET/BPI rater who is on the DHCD list of Qualified Energy Auditors, is a member of the development team and will lead the development team's focus on the implementation of energy conservation measures, which will produce significant and quantifiable energy efficient measures.

Laurel Grove Acres II & III will be managed by Gateway Management Services, LLC of Potomac, MD. Gateway is an experienced, woman-owned property management company with more than 10,000

affordable units under management across seven states and the District of Columbia, and extensive experience managing USDA-RD, HUD, and LIHTC financed communities. In addition to traditional property management activities, resident services will be provided by People for Better Housing, which operates an established tenant services program at the existing Laurel Grove Acres community and will provide resident services for Laurel Grove Acres II & III.

The Development Team is cognizant of the Department's goals to boost production and the Housing Starts Now initiative. Our proposed financing structure is a straightforward path through USDA. As discussed in the concept meeting, we will be proceeding right into the USDA process after this submission, so that when awarded, we can be into the USDA processing branch accordingly. That, combined with the minimal plan review and approval process we experienced on Laurel Grove I, ensures that the redevelopment of Laurel Grove Acres II & III provides the opportunity to bring 36, well built, desirable, and lovable affordable units into the CDA portfolio.



Source: Image provided courtesy of ERIS.

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Figure 1– Topographic Map	Project Number: RDE1734G3115	GILL GROUP
Laurel Grove III	Date Drawn: 7/8/26	
3460 Laurel Grove Road	Drawn By: AM	
Federalsburg, Maryland 21632	Checked By: CP	

Source: Image provided courtesy of ERIS.

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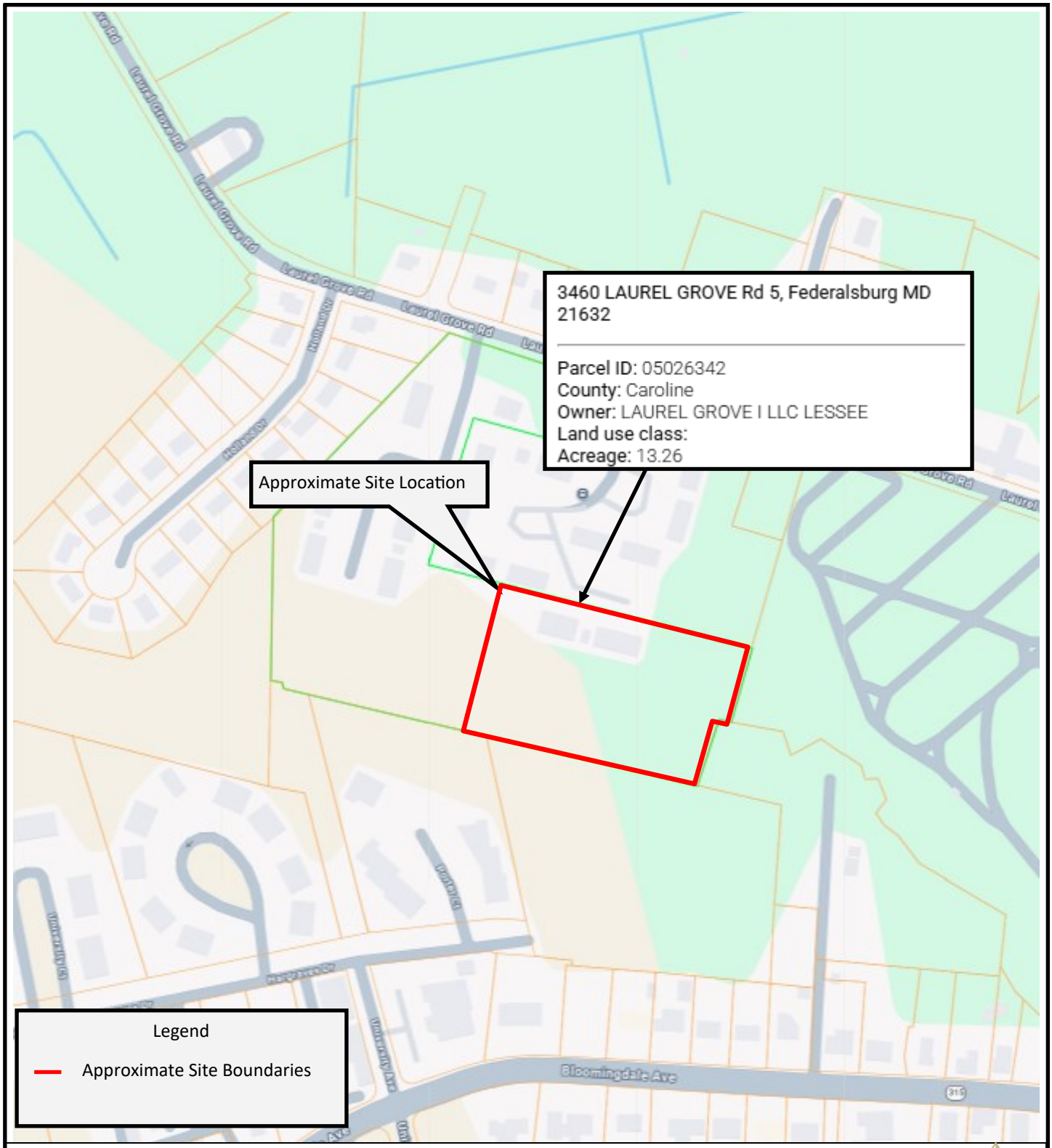
Figure 2– Aerial Photograph (APE)	Project Number: RDE1734G3115	GILL GROUP
Laurel Grove III	Date Drawn: 7/8/26	
3460 Laurel Grove Road	Drawn By: AM	
Federalsburg, Maryland 21632	Checked By: CP	



Source: Image provided courtesy of ERIS.

Figure 3– Tax Map	Project Number: RDE1734G3115	GILL GROUP
Laurel Grove III	Date Drawn: 7/8/26	
3460 Laurel Grove Road	Drawn By: AM	
Federalsburg, Maryland 21632	Checked By: CP	

Property Sign

Exterior of Office/Community Building

Leasing Office

Community Room

Community Kitchen

Exterior Laundry Room

Laundry Room

Exterior Storage Shed

Interior Storage Shed

Mail Area

Playground

Playground

Dumpster

Exterior View of Apartment Building

Typical Living Room

Typical Kitchen

Typical Bedroom

Typical Bathroom

Property Entrance

View of Laurel Grove Road Looking East

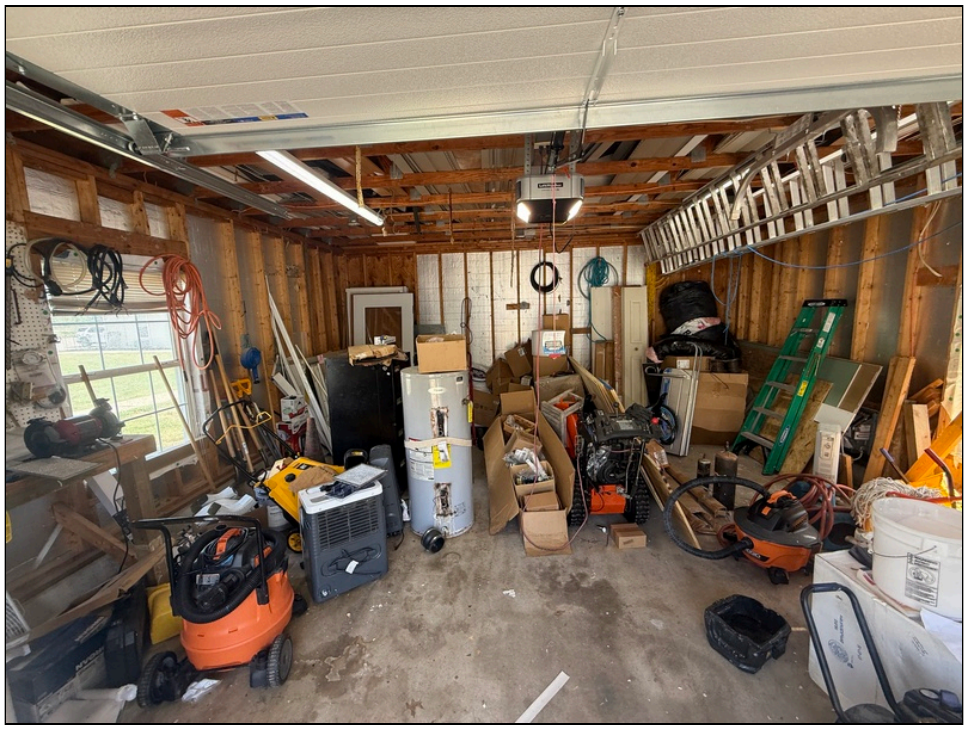
View of Laurel Grove Road Looking West

View Looking North

View Looking South

View Looking East

View Looking West



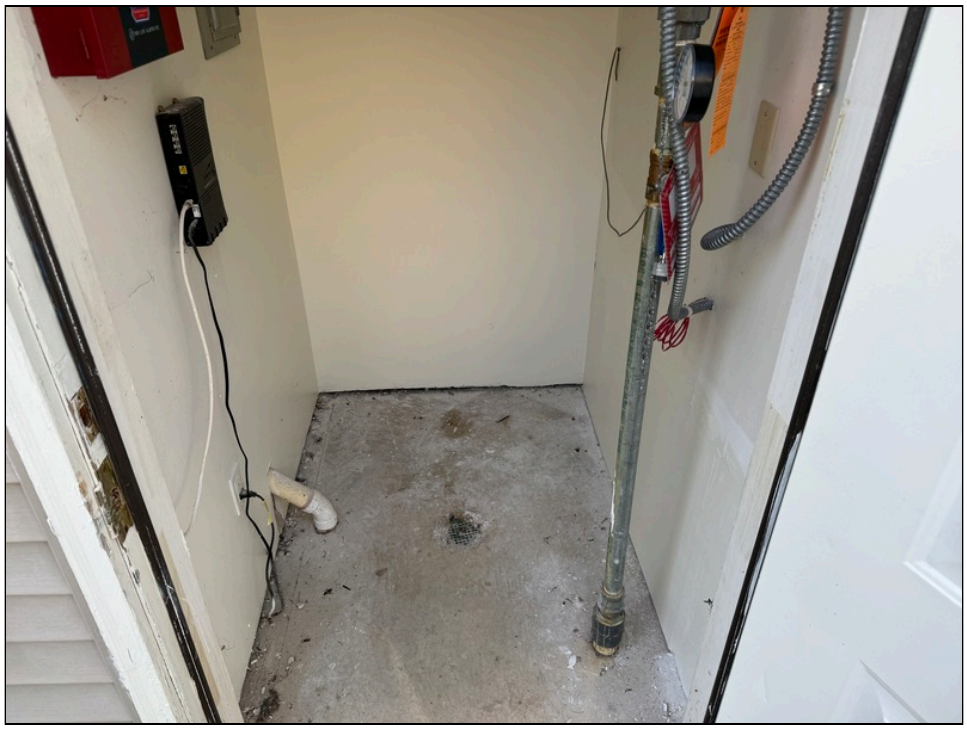
Maintenance Shed and Maintenance Shop (Part of Phase I) (1)

Maintenance Shed and Maintenance Shop

Maintenance Shed and Maintenance Shop

Maintenance Shed and Maintenance Shop

Maintenance Shed and Maintenance Shop



Sprinkler Room

Exterior Tenant Storage

Pad-mounted Transformer

Stormwater Drain

Storm Drain

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION NO.	REVISION DATE
ARCHITECTURE			
A001	SITE PLAN		
A002	SITE DETAILS		
A003	SITE DETAILS		
AD100	DEMO BLDG PLANS - LGA 3		
AD101	DEMO BLDG PLANS - LGA 2		
AD102	DEMO BLDG PLANS - LGA 2		
AD103	DEMO BLDG PLANS - LGA 2		
AD105	DEMO BLDG PLANS - COMMON		
AD106	DEMO BLDG PLANS - COMMUNITY BUILDING		
AD110	DEMO UNIT PLANS		
AD111	DEMO UNIT PLANS - CONVERSIONS		
A100	PROPOSED BLDG PLANS - LGA 3		
A101	PROPOSED BLDG PLANS - LGA 2		
A102	PROPOSED BLDG PLANS - LGA 2		
A103	PROPOSED BLDG PLANS - LGA 2		
A105	PROPOSED BLDG PLANS - COMMON		
A106	PROPOSED BLDG PLANS - COMMON		
A110	PROPOSED UNIT PLANS		
A111	PROPOSED UNIT PLANS - CONVERSIONS		
A200	EXTERIOR ELEVATIONS - LGA 3		
A201	EXTERIOR ELEVATIONS - LGA 2		
A202	EXTERIOR ELEVATIONS - LGA 2		
A203	EXTERIOR ELEVATIONS - LGA 2		
A205	EXTERIOR ELEVATIONS - COMMON		
A500	DETAILS - AIR SEALING		
SMPE			
S100	STRUCTURAL & MEP		

RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET
06/24/2026

PROJECT TEAM

OWNER/CLIENT :
GREEN STREET HOUSING
212 E MAIN ST
SALISBURY, MD 21801
P:443-735-3839

ARCHITECT :
STUDIO 343
1912 D LINCOLN DR
ANNAPOLIS, MD 21401
P:410-267-6589

CONTRACTOR :
HARKINS BUILDINGS
104900 LITTLE PATUXENT PKWY
SUITE 400
COLUMBIA, MD 21044
P: 410-750-2600

ENERGY CONSULTANT :
LORAX PARTNERSHIPS
808 SAINT PAUL STREET
BALTIMORE, MD 21202
P: 443-449-6319

CIVIL :
RAUCH ENGINEERING
106 N HARRISON STREET
EASTON, MD 21601
P: 410-770-9081

STRUCTURAL :
MORABITO CONSULTANTS INC.
952 RIDGEBROOK RD,
SUITE 1700
SPARKS, MD 21152
P: 410-467-2377

M.E.P. :
CONSOLIDATED ENGINEERING
3014 MITCHELLVILLE ROAD
BOWIE, MD 20716
P: 301-218-2030

PROPOSED UNIT MIX - LAUREL GROVE ACRES II & III

	2A	2A-1	2B	2U (ACC)	3A	3B	3U (ACC)	TOTAL
	716 SF	716 SF	825 SF	716 SF	987 SF	1094 SF	913 SF	
LAUREL GROVE ACRES II								
BUILDING 2	1	1	2		2			6
BUILDING 3	1		2	1	2			6
BUILDING 4					2	1	1	4
BUILDING 5					4			4
BUILDING 6					4			4
LAUREL GROVE ACRES III								
BUILDING 1	1	1	2		2			6
BUILDING 2	3		3					6
TOTAL								
TOTAL	6	2	9	1	16	1	1	36

ACCESSIBLE UNIT MIX - LAUREL GROVE ACRES II & III

UFAS/ICC A117.1 TYPE A UNITS: 2 UNITS (5% OF TOTAL UNITS)
2 BR UNIT: 3A
3 BR UNIT: 4C

HEARING & VISUAL IMPAIRMENT UNITS: 1 UNITS (2% OF TOTAL UNITS)
3 BR UNIT: 6A

ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD U.O.N.

ALL INTERIOR DIMESNIONS ARE TO FINISHED FACE OF WALLS U.O.N.

GROSS BUILDING AREAS

BUILDING	AREA (SF)
LAUREL GROVE ACRES II	
BUILDING 2	5,490 SF
BUILDING 3	5,490 SF
BUILDING 4	4,524 SF
BUILDING 5	4,272 SF
BUILDING 6	2,343 SF
COMMUNITY	2,713 SF
LAUREL GROVE ACRES III	
BUILDING 1	5,490 SF
BUILDING 2	4,942 SF
TOTAL	
TOTAL	34,115

ZONING INFORMATION - LAUREL GROVE ACRES II & III

A. JURISDICTION:
TOWN OF FEDERALSBURG, MD
CAROLINE COUNTY, MD

B. USE GROUP AND OCCUPANCY:
CURRENT USE: (R-2) RESIDENTIAL
PROPOSED USE: (R-2) RESIDENTIAL

C. DWELLING UNIT DENSITY FACTOR:

ZONE	UNITS/ACRE	STANDARD MULTIPLIER	BEDROOMS/ACRE
R-2	8	3	24

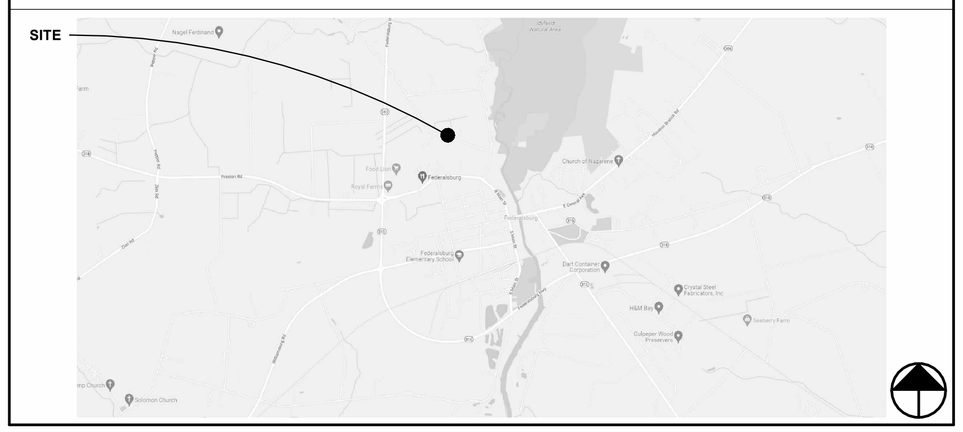
	DWELLING UNITS	BEDROOMS
ALLOWABLE:	104	312
ACTUAL:	36	90
PROPOSED:	36	90

D. BUILDING LIMITATIONS:
SETBACKS: N/A
LOT SIZE: 13 ACRES
ALLOWABLE AREA: N/A
ALLOWABLE HEIGHT: 2 STORIES, 40 FEET
YARD REQUIREMENTS: N/A

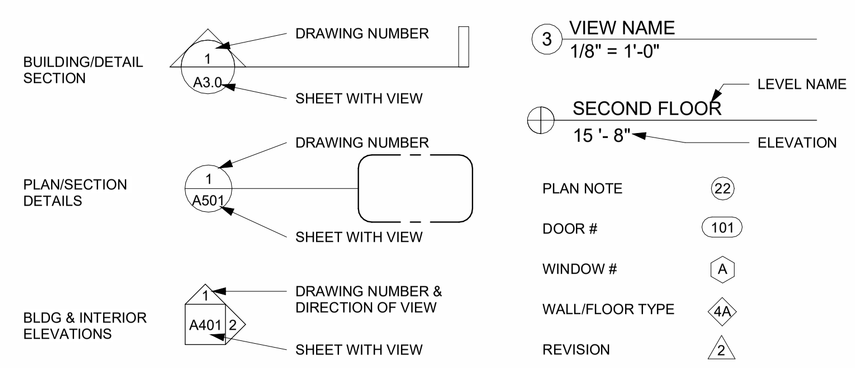
E. OPEN SPACE REQUIREMENT:
REQUIRED AREA: 25% MIN. OF GROSS AREA WITH 50% OF THAT AREA UTILIZED FOR RECREATIONAL USE.

F. PARKING REQUIREMENTS:
REQUIRED PARKING: 72 SPACES (2 USABLE OFF-STREET PARKING SPACES PER UNIT)
ACTUAL PARKING: APPROX. 87 SPACES
PROPOSED PARKING: 87 (INCLUDING 4 ACCESSIBLE SPACES)

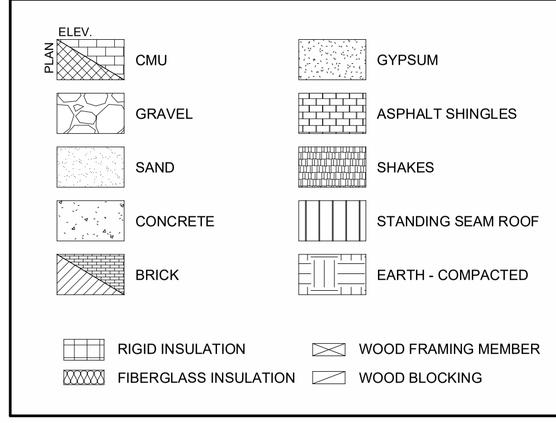
VICINITY MAP (NTS)



SYMBOLS



MATERIALS LEGEND



PROJECT IMAGE

ABBREVIATIONS

A/C	Air Conditioning
MAS.	Masonry
AFF	Above Finish Floor
ADJ	Adjustable
ALU/ALUM	Aluminum
ARCH	Architectural
BD	Board
BLDG	Building
BLKG	Blocking
BM	Beam
B.O.	By Others or Bottom of
BSMT	Basement
CAB	Cabinet
CEM	Cement
CER	Ceramic
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CLO	Closet
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CORR	Corridor
CT	Ceramic Tile
CTR	Center
DBL	Double
DTL	Detail
DEPT.	Department
DIA	Diameter
DIM	Dimension
DISP	Dispenser
DN	Down
D.O.	Door Opening
DR	Door
DS	Downspout
DWGS	Drawings
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
EQ	Equal
EQUIP	Equipment
EXIST	Existing
EXT	Exterior
FA	Fire Alarm
FD	Floor Drain
FDTN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FIN	Finish
FL	Floor
FLUOR	Fluorescent
FPRF	Fireproof(ing)
FR	Fire Rated
FT	Foot or Feet
FTG	Footing
FURN	Furniture
FURR	Furring
FUT	Future
GA	Gauge
SUSP	Suspended
GALV	Galvanized
GB	Grab Bar
GL	Glass
GWB	Gypsum Wallboard
HB	Hose Bibb
HC	Hollow Core
HD	Head
HDW	Hardware
H	Height
HM	Hollow Metal
HNDRL	Handrail
HORIZ	Horizontal
HR	Hour
HVAC	Heating, Ventilating & Air Conditioning
IN	Inch
INCL	Include(d)(ing)
INFO	Information
INSUL	Insulation
INT	Interior
JAN	Janitor
JT	Joint
KD	Knock Down
KIT	Kitchen
L	Length
LAM	Laminate
LAV	Lavatory
LBS	Pounds
LKR	Locker
LT	Light
MAS	Masonry
MATL	Material
MAX	Maximum
MDF	Medium Density Fiberboard
MECH	Mechanical
MTL	Metal
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MTD	Mounted
MUL	Mullion
MLDG	Moulding
NIC	Not in Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
OC	On Center
OD	Outside Diameter/Dimension
OFF	Office
OH	Overhead
OPNG	Opening
OPP	Opposite
PL	Plate
PLAM	Plastic Laminate
PLBG	Plumbing
PLYWD	Plywood
PNL	Panel
PTD	Painted
R	Riser/Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforced
REQ	Required
REV	Revision
RM	Room
RND	Round
R.O.	Rough Opening
RTN	Return
SAN	Sanitary
SC	Solid Core
SCHED	Schedule
SECT	Section
SF	Square Foot (Feet)
SHGC	Solar Heat Gain Coefficient
SHWR	Shower
SIM	Similar
SPEC	Specification
SQ	Square
SS	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structure
SYM	Symmetrical
T	Tread
TEL	Telephone
TEMP	Tempered
TG	Tempered Glazing
T & G	Tongue & Groove
THK	Thick
THRU	Through
T.O.C.	Top of Concrete
T.O.S.	Top of Steel/Top of Slab
TV	Television
TYP	Typical
U.O.N.	Unless Otherwise Noted
UL	Underwriter's Laboratory
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
V.I.F.	Verify in Field
W/	With
WC	Wall Covering
WD	Wood
W/O	Without
WP	Waterproof

STUDIO 343
THREE FOUR THREE
1912 D LINCOLN DRIVE
ANNAPOLIS MD 21401
410.267.6589
WWW.STUDIO343.COM

RENOVATIONS TO LAUREL GROVE ACRES II & III
3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

COVERSHEET

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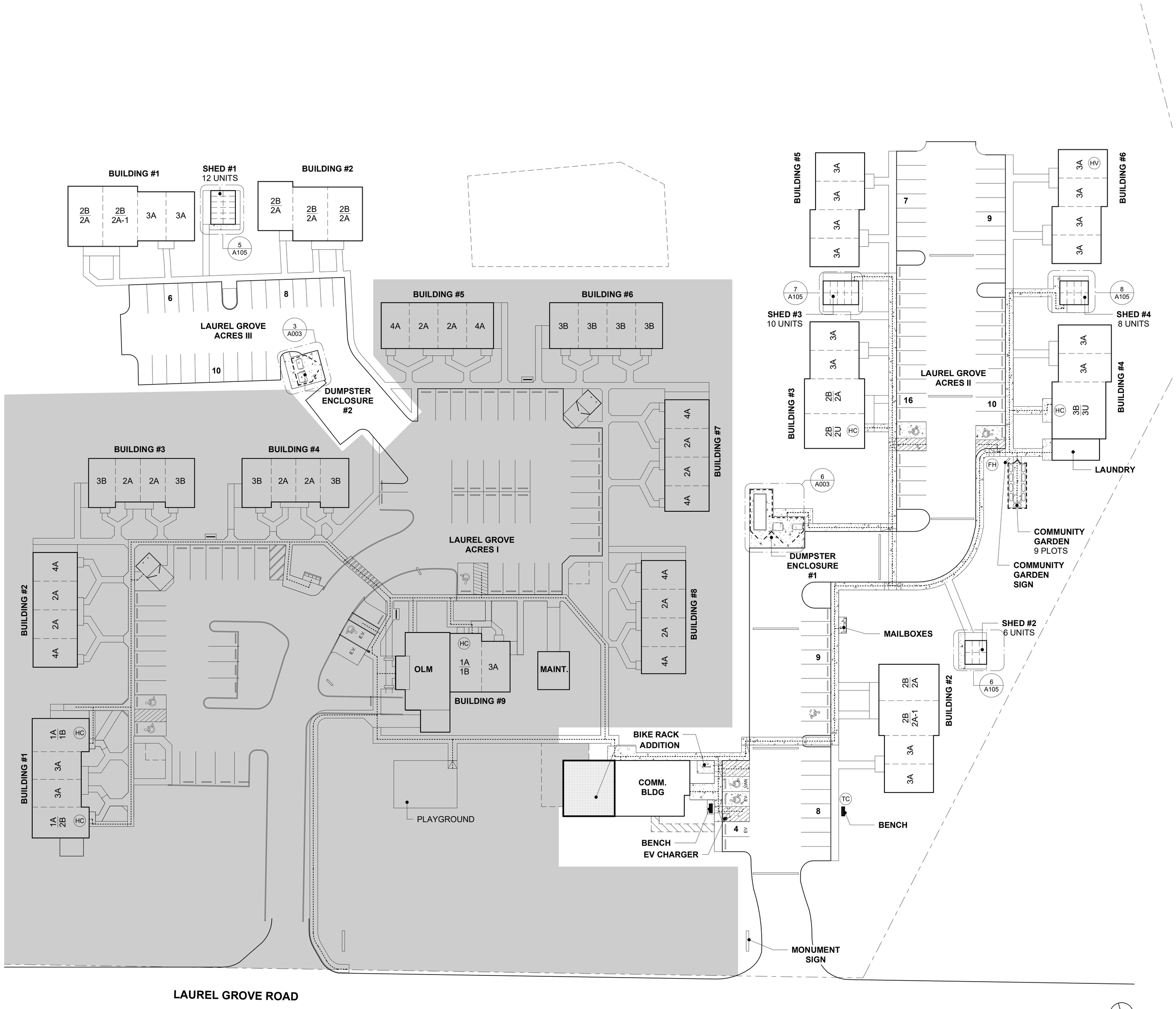
STUDIO 343 COPYRIGHT 2019



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

SITE NOTES

1	PROVIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO ACCESSIBLE BUILDING ENTRY DOOR, ALL SITE AMENITIES, AND TO THE PUBLIC WAY. REMOVE EXISTING CONCRETE SLABS AS REQUIRED AND INSTALL NEW CURB RAMPS OR RAMPS WITH HANDRAILS AS REQUIRED TO MEET ACCESSIBILITY CODES. CONTRACTOR TO PROVIDE ELEVATION SPOT SHOTS. AN ACCESSIBLE ROUTE SHALL CONSIST OF A CONTINUOUS, STABLE, FIRM AND SLIP RESISTANT SURFACE, FREE OF OBSTRUCTIONS AND CHANGES IN LEVEL GREATER THAN 1/4" VERTICAL. RUNNING SLOPES SHALL NOT EXCEED 1:20 AND CROSS SLOPES SHALL NOT EXCEED 1:50. A MIN. 60" X 60" PASSING SPACE MUST BE PROVIDED AT INTERVALS OF 200' MAX. ROUTES REQUIRING 180 DEGREE TURNS MUST HAVE A CLEAR WIDTH OF 60" DURING THE TURN.
2	REMOVE EXISTING (2) MAILBOXES AT LGA 2 PROPERTY AND INSTALL (2) NEW CBU'S MEETING USPS GUIDELINES. PROVIDE ADDITIONAL PACKAGE CLUSTER BOX. PROVIDE MIN. 30" X 48" LEVEL CONCRETE LANDING IN FRONT OF MAILBOXES.
3	PROVIDE (2) ACCESSIBLE PARKING SPACES WITH ACCESS AISLE AND ACCESSIBLE PARKING SIGNAGE.
4	PROVIDE (1) VAN ACCESSIBLE PARKING SPACE WITH ACCESS AISLE AND ACCESSIBLE PARKING SIGNAGE.
5	INSTALL NEW PROJECT SIGN WITH LIGHTING AND LANDSCAPING. REFER TO DETAILS
6	PROVIDE (1) DUAL HEAD EV CHARGER TO SERVE (2) PARKING SPACES. (1) OF THESE SPACES TO BE ACCESSIBLE WITH ACCESSIBLE PARKING SIGNAGE. INSTALL EV PARKING SIGNAGE AT EACH SPACE. PROVIDE (2) BOLLARDS AT EV CHARGER. ELECTRICAL TO RUN BACK TO COMMUNITY BUILDING.
7	CONSTRUCT COMMUNITY GARDEN ON ACCESSIBLE ROUTE WITH MINIMUM OF 9 PLOTS OF RAISED GARDEN BEDS. PROVIDE LOCKABLE YARD HYDRANT FOR USE IN THE GARDEN. RUN LINE FROM LAUNDRY BUILDING. RAISED BEDS TO BE 24"X60" METAL RAISED PLANTERS. PROVIDE GRAVEL BASE FOR PLANTERS. INSTALL 3' TALL CHAIN LINK FENCE AROUND GARDEN WITH 3'-0" WIDE SWING GATE WITH ADA LATCH.
8	INSTALL (1) NEW DUMPSTER, PAD, AND SCREENING AT LGA 2 PROPERTY. PROVIDE SWING GATES AND SIDE ACCESS. PROVIDE 60" X 60" CLEAR LEVEL FLOOR SPACE FOR ACCESS TO WASTE DUMPSTER & RECYCLING DUMPSTER. DUMPSTER MUST MEET ACCESSIBILITY REQUIREMENTS AND BE ON AN ACCESSIBLE ROUTE. REFER TO DETAILS. PROVIDE SPACE FOR ROLL-OFF DUMPSTER WITHIN ENCLOSURE. REFER TO DETAILS
9	INSTALL (1) NEW DUMPSTER, PAD, AND SCREENING AT LGA 3 PROPERTY. PROVIDE SWING GATES, SIDE ACCESS, AND SPACE FOR A TRASH AND A RECYCLING DUMPSTER. REFER TO DETAILS.
10	MILL & OVERLAY 100% EXISTING PARKING LOT AND DRIVE AISLES. RESTRIPE PARKING AS SHOWN. EXISTING CONCRETE CURBS TO REMAIN UNLESS OTHERWISE NOTED. RESTRIPE ALL PARKING SPACES AND INSTALL (7) NEW SPEED BUMPS AT EXISTING LOCATIONS.
11	REMOVE EXISTING CONCRETE WHEEL STOPS. INSTALL NEW WHEEL STOPS AT ACCESSIBLE SPACES AND ALL SPACES ADJACENT TO THE ACCESSIBLE ROUTE. ANCHOR INTO ROAD SURFACE.
12	EXISTING POLE MOUNTED SITE LIGHTING TO REMAIN.
13	INSTALL (1) NEW BIKE RACK ON NEW CONCRETE PAD
14	PROVIDE MAINTENANCE OF EXISTING LANDSCAPING AND TREES TO REMAIN. PERFORM PRUNING TO MAINTAIN REQUIRED HEAD CLEARANCES ALONG ACCESSIBLE ROUTE. REMOVE ALL DEAD BUSHES, TREES, TREE STUMPS, AND THEIR ABOVE GROUND ROOTS. REMOVE ALL PORTIONS OF BRANCHES THAT OVERHANG ROOFS.
15	INSTALL NEW LANDSCAPING AT ENTRY AREAS AND OUTSIDE COMMUNITY BUILDING AND LAUNDRY BUILDINGS. MINIMUM 50% OF PLANTS MUST BE NATIVE, DROUGHT TOLERANT SPECIES.
16	CONSTRUCT NEW ADDITION TO COMMUNITY BUILDING. REFER TO BUILDING PLANS.
17	INSTALL (2) NEW BENCHES AT EXISTING LOCATIONS.
18	EXTEND SIDEWALK ACCESS TO ALL STORAGE SHEDS. PROVIDE SIDEWALK ACCESS TO ALL SIDES OF SHED AS SHOWN.
19	PROVIDE SIGN FOR COMMUNITY GARDEN.
20	INSTALL (1) TRASH CAN NEAR BENCH.

SITE LEGEND

	PROPERTY LINE
	ACCESSIBLE ROUTE
	NEW CONCRETE WALKWAY/PAD
	NEW ASPHALT
	BUILDING ADDTIONS
	SITE LIGHT
FH	FIRE HYDRANT
T	TRANSFORMER
TC	TRASH CAN
HC	ACCESSIBLE UNIT FOR MOBILITY IMPAIRED (UFAS)
HV	ACCESSIBLE UNIT FOR HEARING AND VISUALLY IMPAIRED

NOTE: COORD. ALL LOCATIONS W/CIVIL DWGS

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE 06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

SITE PLAN

A001

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COLORS

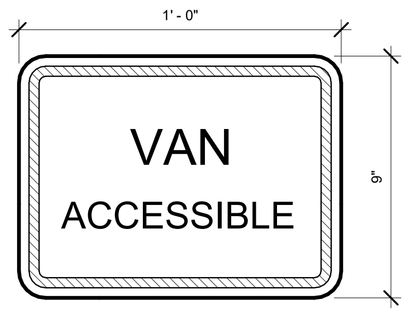
LEGEND AND BORDER: RED
BACKGROUND: WHITE

A

COLORS

LEGEND AND BORDER: GREEN
BACKGROUND: WHITE

B

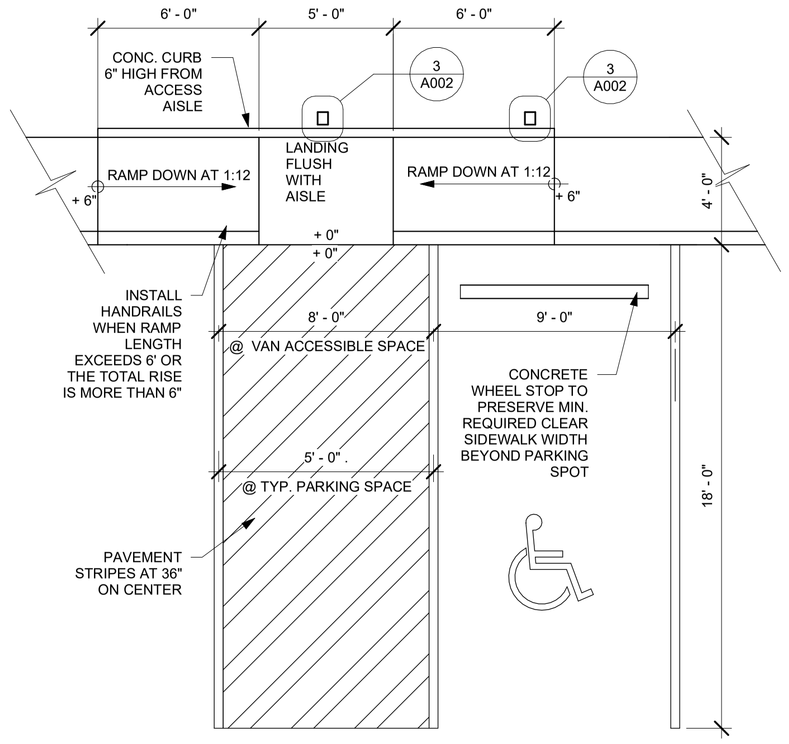


COLORS

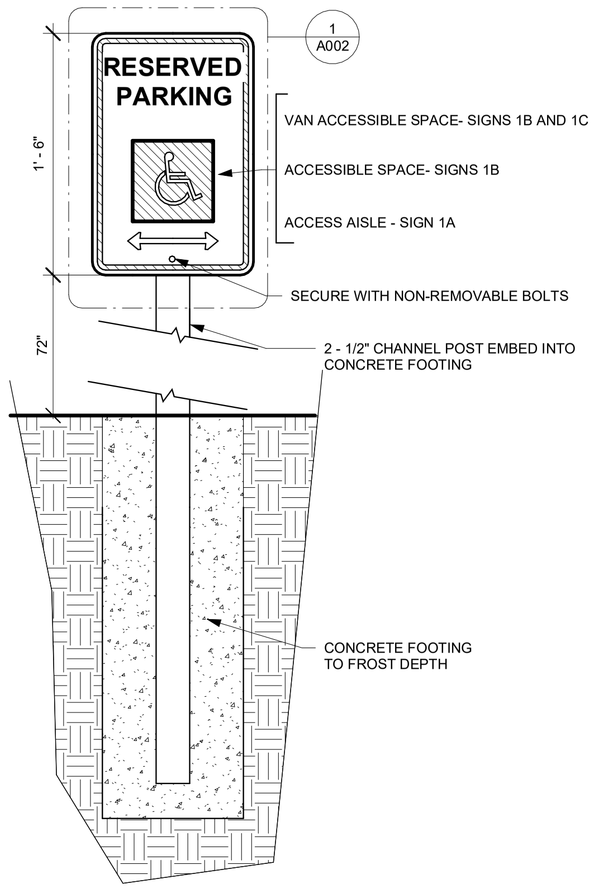
LEGEND AND BORDER: GREEN
BACKGROUND: WHITE- RETROREFLECTIVE

C

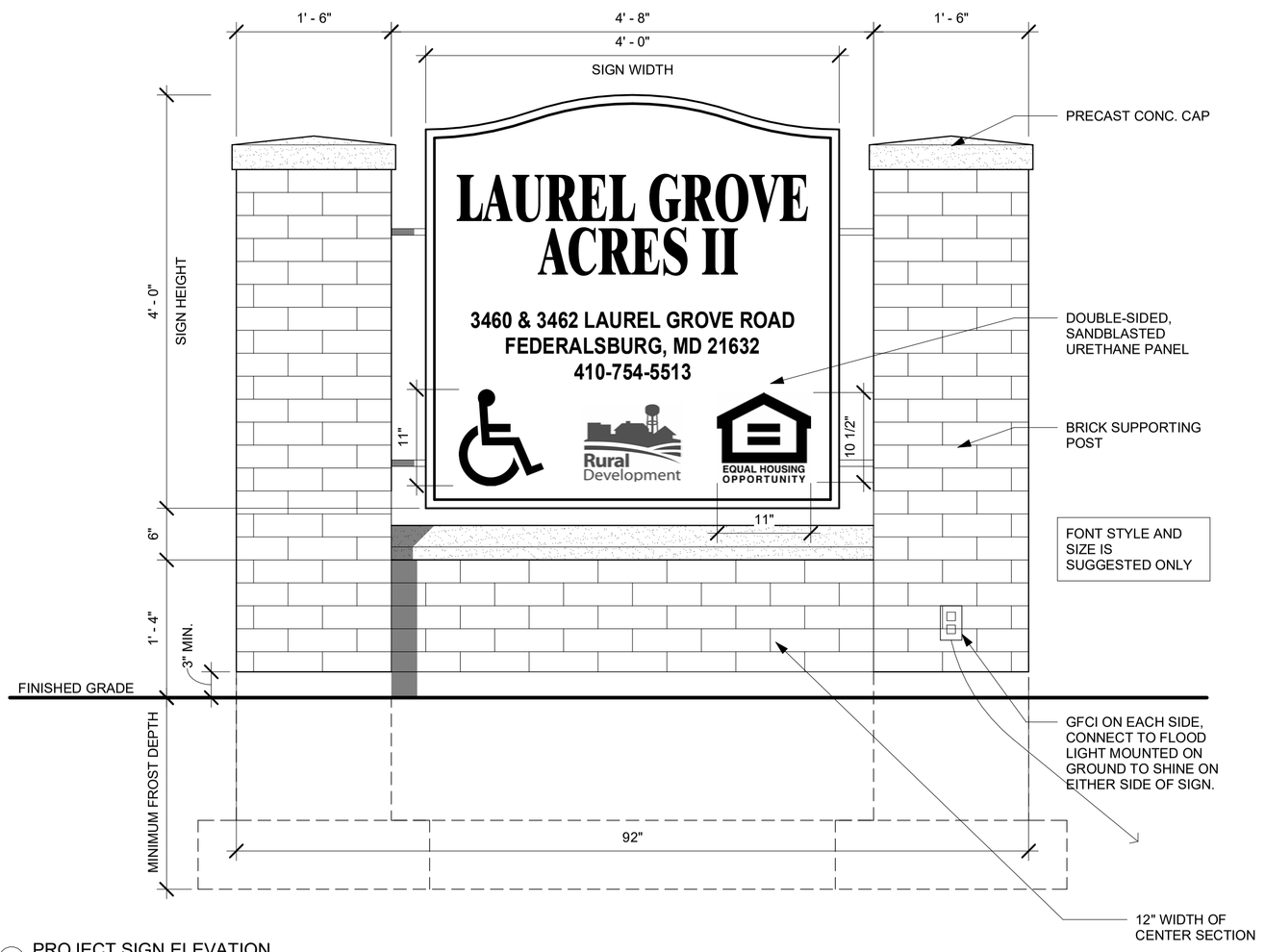
1 SIGN ELEVATIONS
3" = 1'-0"



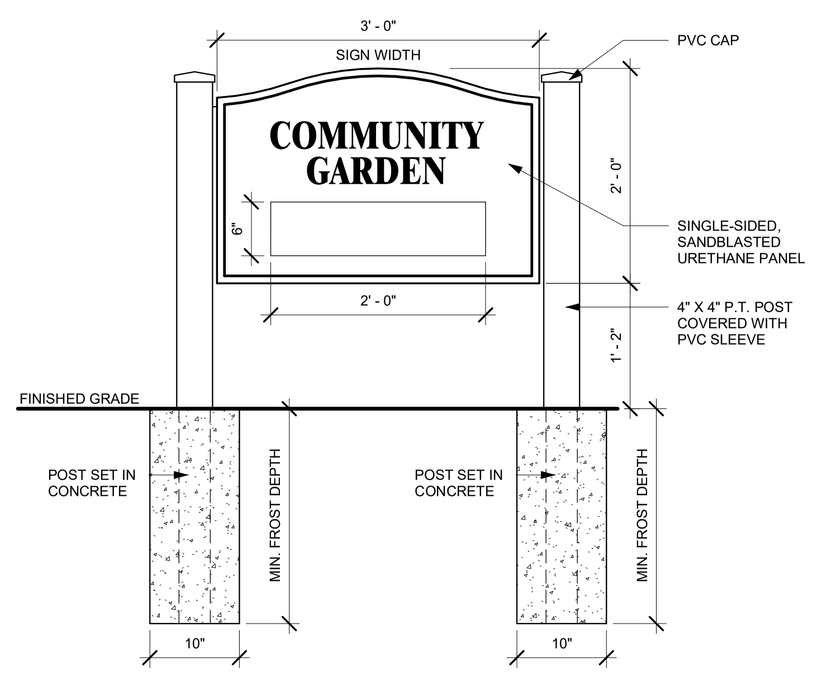
2 ACCESSIBLE PARKING SPACE
1/4" = 1'-0"



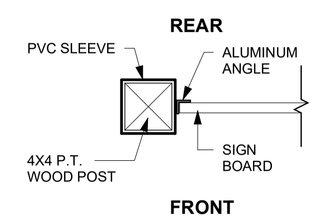
3 SIGN POST DETAIL
1 1/2" = 1'-0"



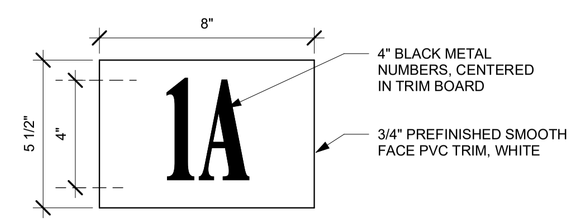
4 PROJECT SIGN ELEVATION
1" = 1'-0"



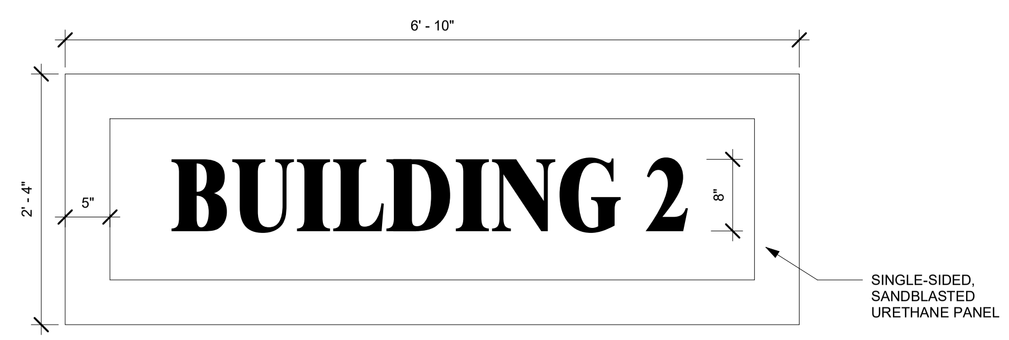
5 COMMUNITY GARDEN SIGN
1" = 1'-0"



6 PROJECT SIGN PLAN SECTION
1 1/2" = 1'-0"



7 UNIT NUMBERING SIGN
3" = 1'-0"



8 BUILDING SIGNAGE
1" = 1'-0"

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

SITE DETAILS

A002

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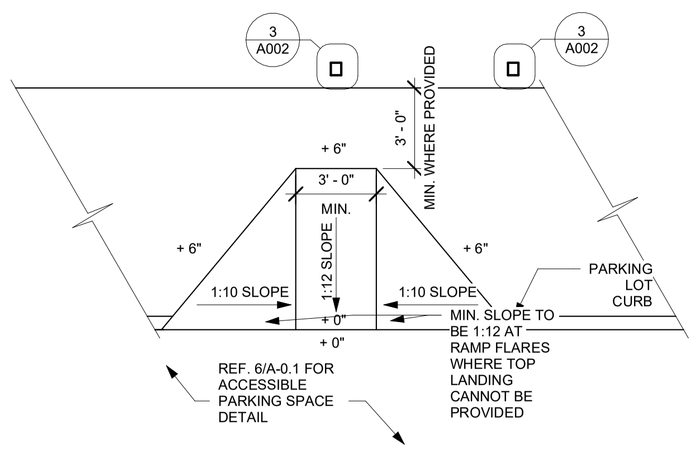
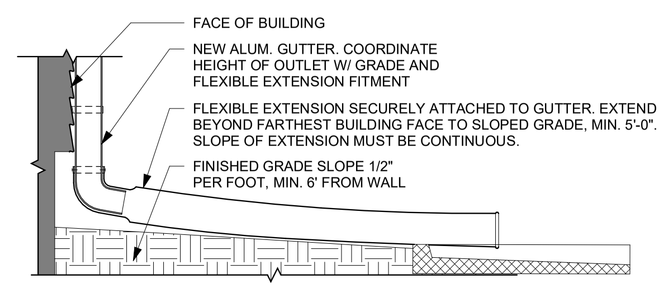
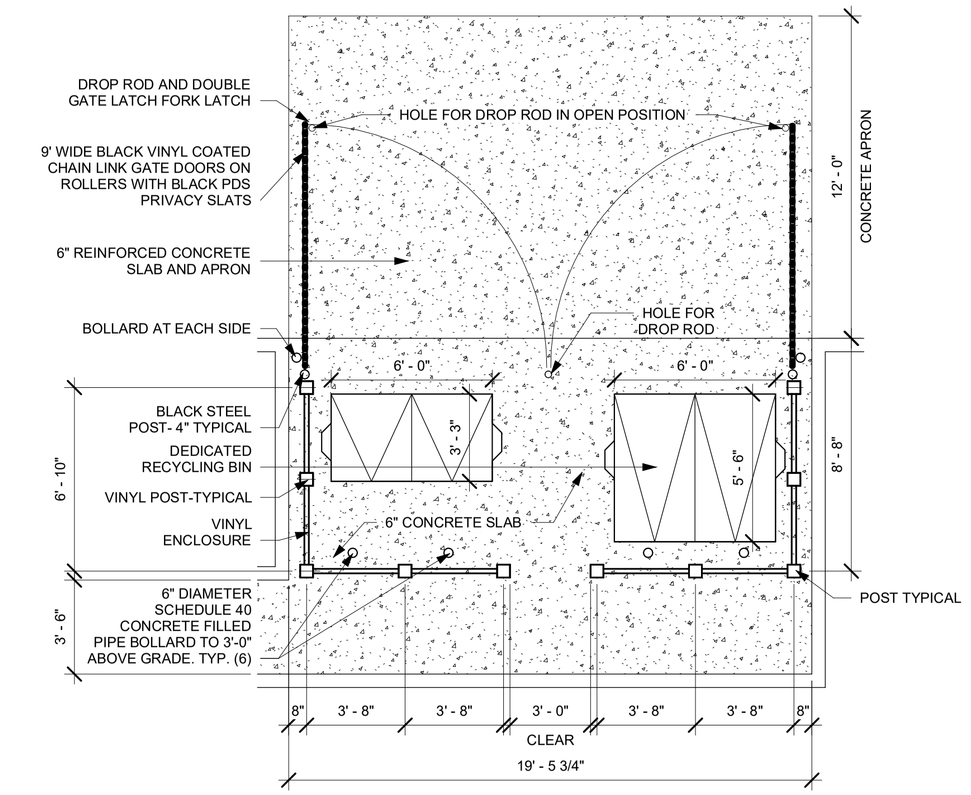


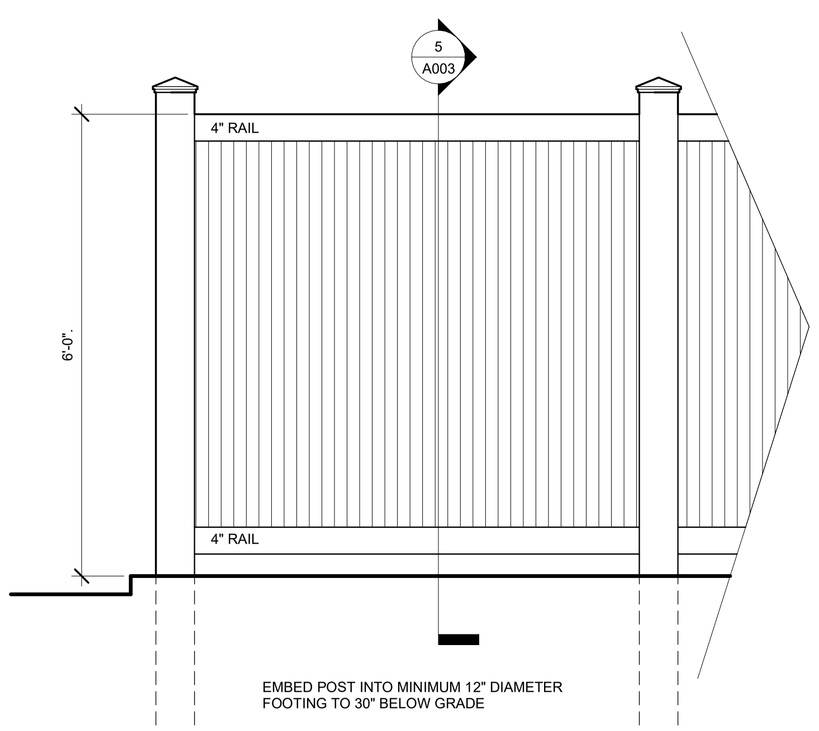
1 ALTERNATE CURB RAMP
1/4" = 1'-0"



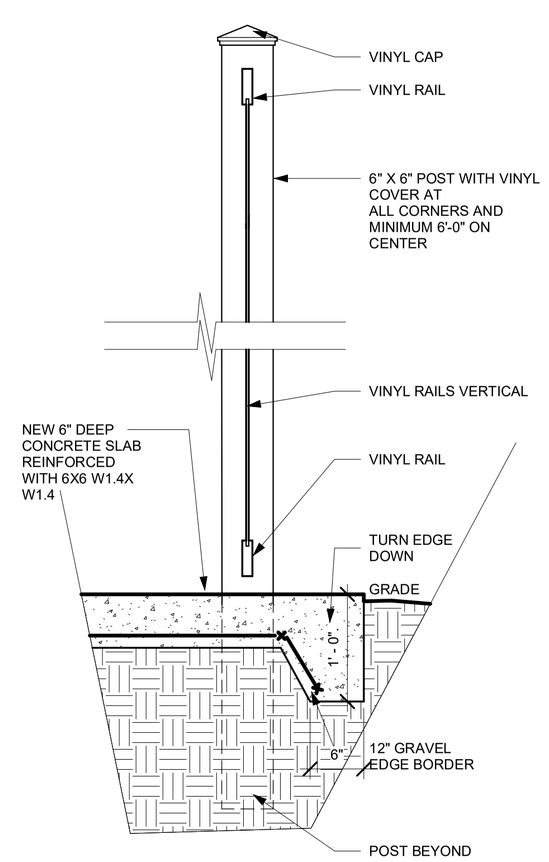
2 DOWNSPOUT DRAINAGE DETAIL
1" = 1'-0"



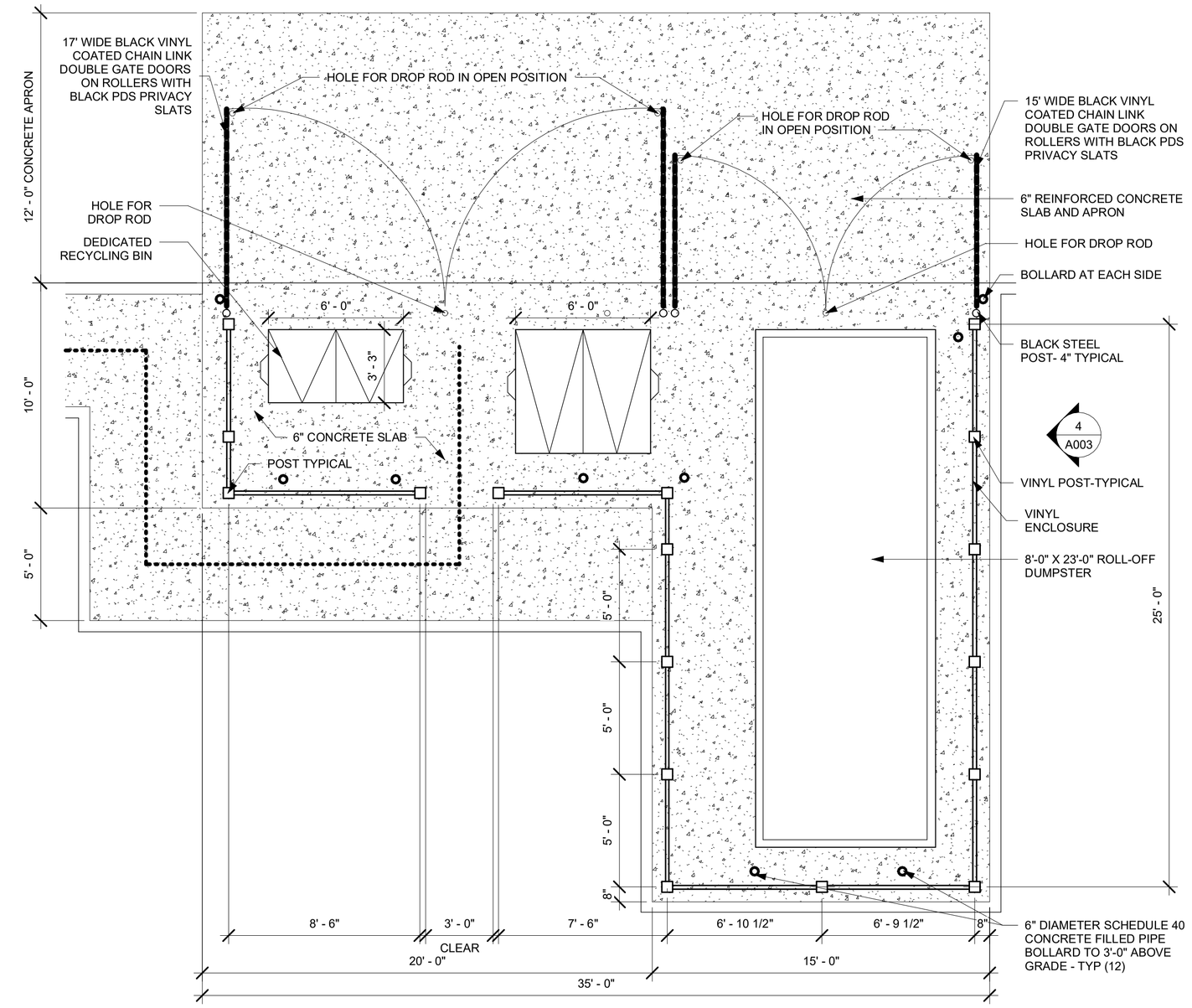
3 DUMPSTER ENCLOSURE #2
1/4" = 1'-0"



4 DUMPSTER ENCLOSURE
3/4" = 1'-0"



5 DUMPSTER SECTION
1" = 1'-0"



6 DUMPSTER ENCLOSURE #1
1/4" = 1'-0"

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

SITE DETAILS

A003

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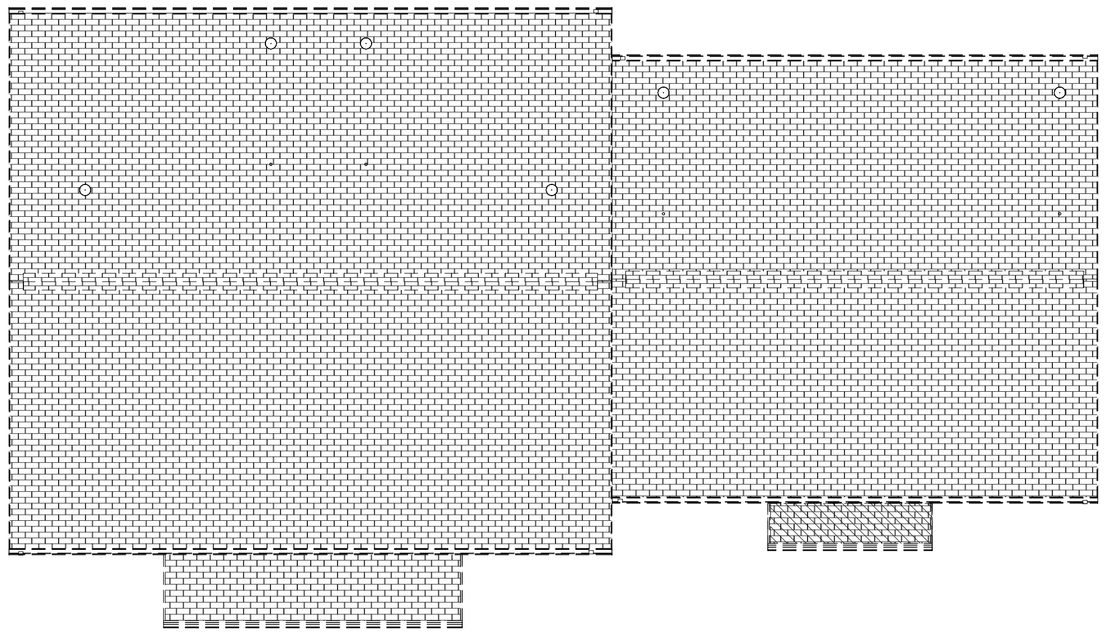
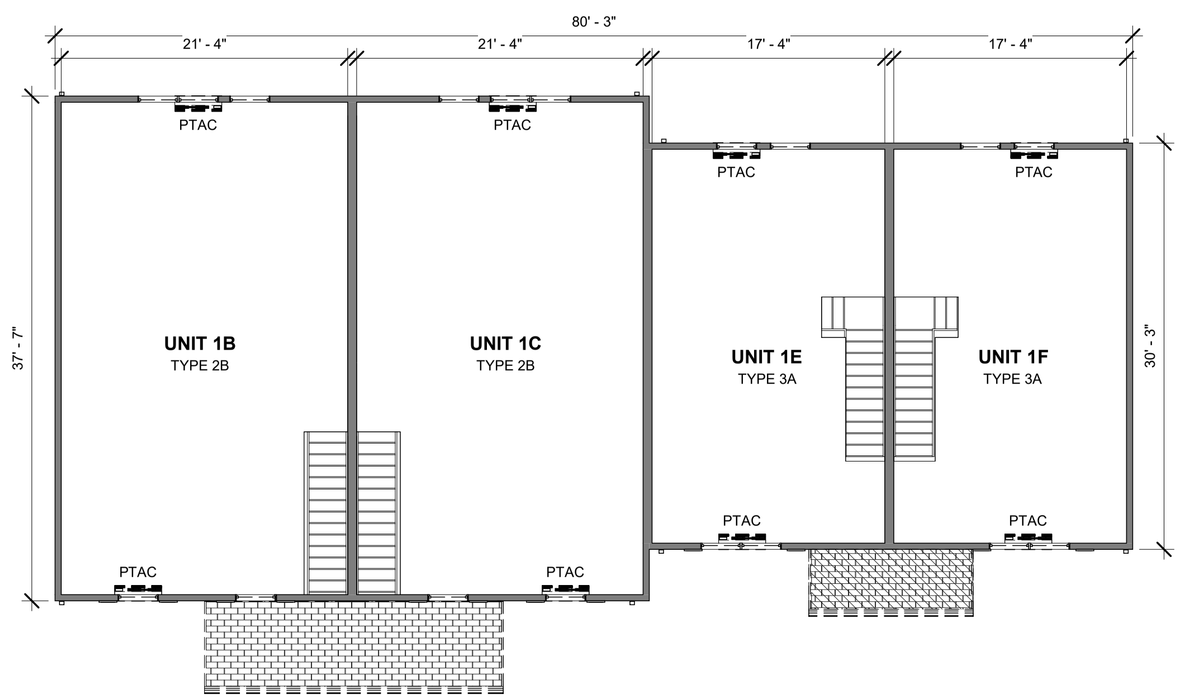
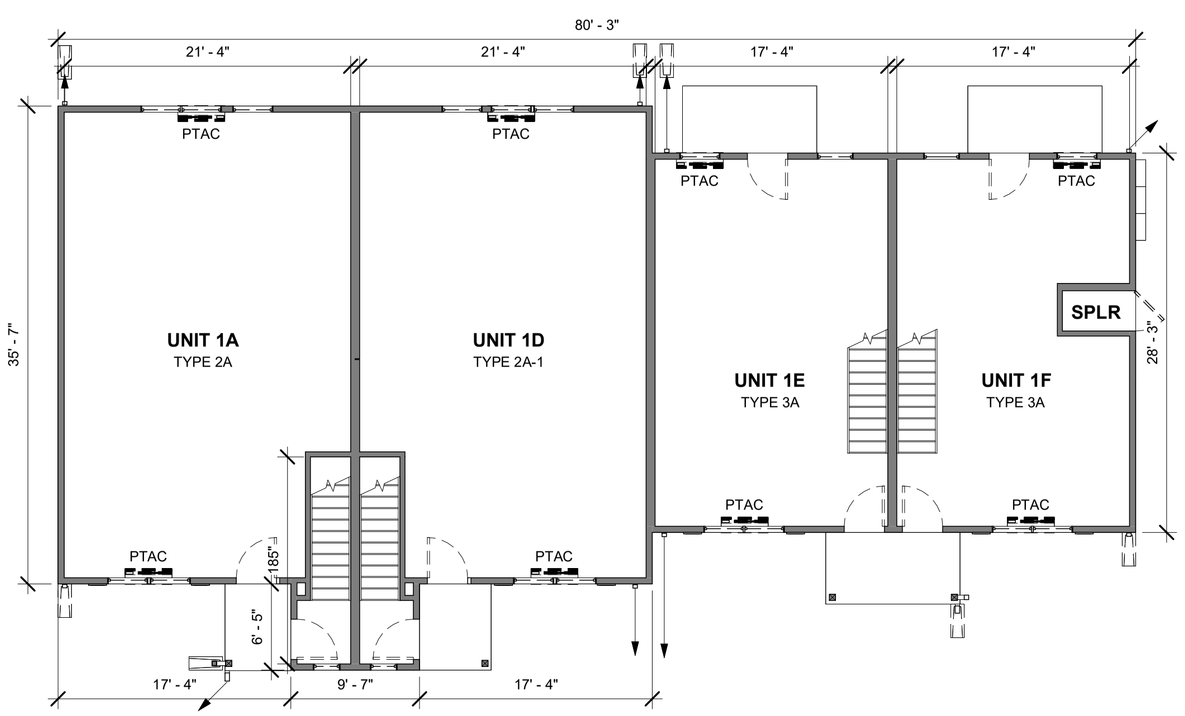


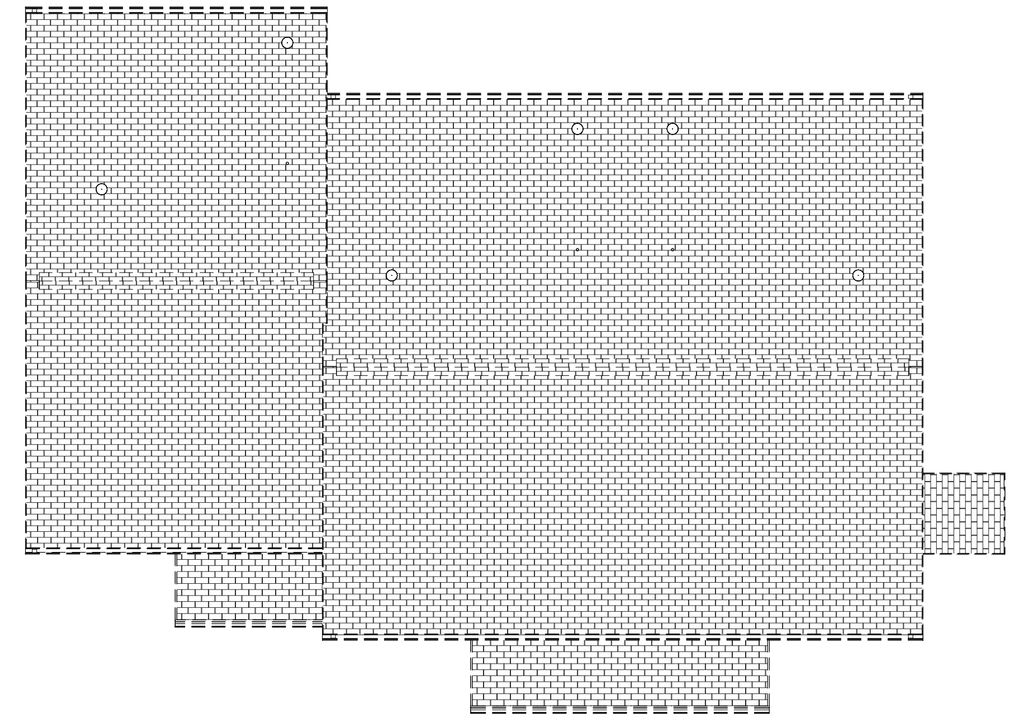
3 DEMO PLAN - BLDG 3-1 - ROOF
1/8" = 1'-0"



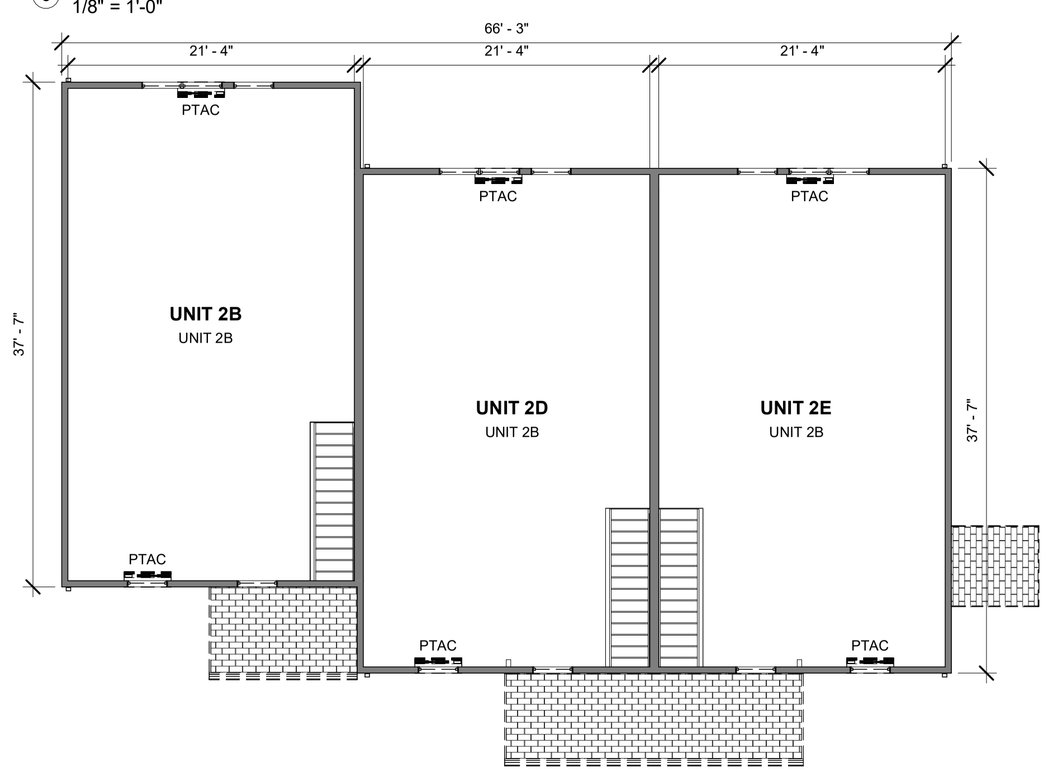
2 DEMO PLAN - BLDG 3-1 - FLOOR 2
1/8" = 1'-0"



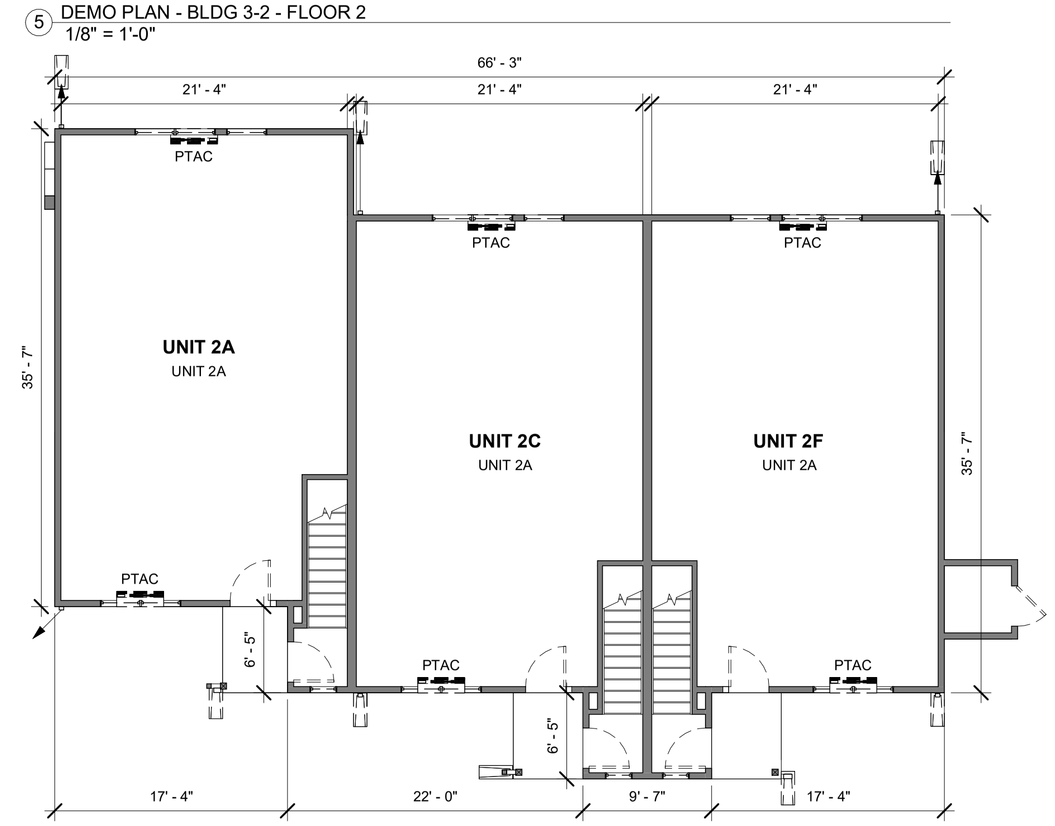
1 DEMO PLAN - BLDG 3-1 - FLOOR 1
1/8" = 1'-0"



6 DEMO PLAN - BLDG 3-2 - ROOF
1/8" = 1'-0"



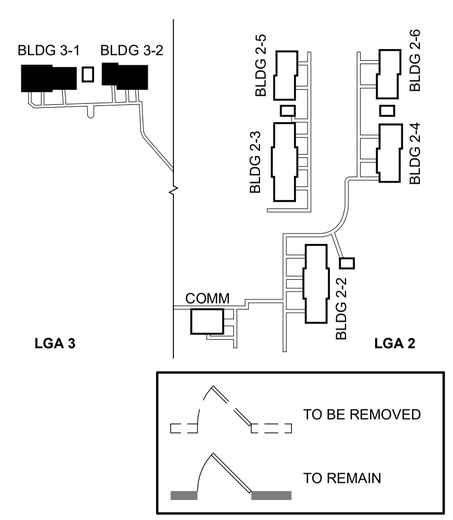
5 DEMO PLAN - BLDG 3-2 - FLOOR 2
1/8" = 1'-0"



4 DEMO PLAN - BLDG 3-2 - FLOOR 1
1/8" = 1'-0"

TYPICAL BLDG DEMOLITION NOTES

1	REMOVE EXTERIOR UNIT ENTRY, SPRINKLER ROOM ENTRY, AND EXTERIOR STORAGE ROOM DOORS AND FRAMES.
2	REMOVE GUTTERS, DOWNSPOUTS, EXTENSIONS, AND SPLASHBLOCKS.
3	REMOVE ALUMINUM CLADDING FROM RAKES AND EAVES. REMOVE DETERIORATED FASCIA BOARDS AS NECESSARY.
4	REMOVE ALL SOFFITS.
5	REMOVE VINYL SIDING. VERIFY CONDITION OF EXISTING SHEATHING IS ACCEPTABLE AND REMOVE DAMAGED SHEETS AS NECESSARY.
6	REMOVE ALL UNIT AND BUILDING ADDRESS SIGNAGE.
7	REMOVE BUILDING MOUNTED EXTERIOR LIGHT FIXTURES AND ANY EXPOSED CONDUIT.
8	REMOVE ALL ROOF SHINGLES, UNDERLAYMENT, AND FLASHING. REMOVE DETERIORATED SHEATHING AS NECESSARY
10	REMOVE ALL PTAC UNITS AND ROOF/WALL VENTS.
11	REMOVE EXISTING WINDOWS AND BLINDS.
12	REMOVE ALL SHUTTERS
13	REMOVE ALL ATTIC INSULATION.
14	REMOVE ALL HOSE BIBS.
15	REMOVE FRONT AND REAR PATIOS AT ACCESSIBLE UNITS.
16	REMOVE ALL TRIM FROM COLUMNS.
17	AT (9) ENTRY PORCHES. REMOVE SHED ROOF OVERHANGS. EXISTING STRUCTURE TO REMAIN AND BE RE-USED FOR GABLED ROOFS.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - LGA 3

AD100

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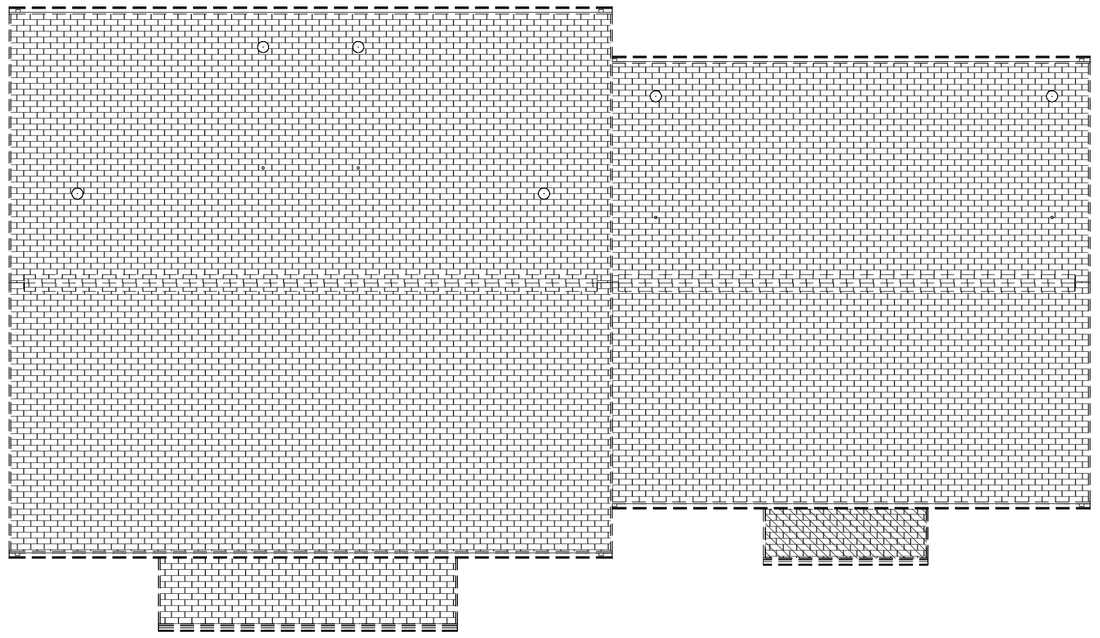
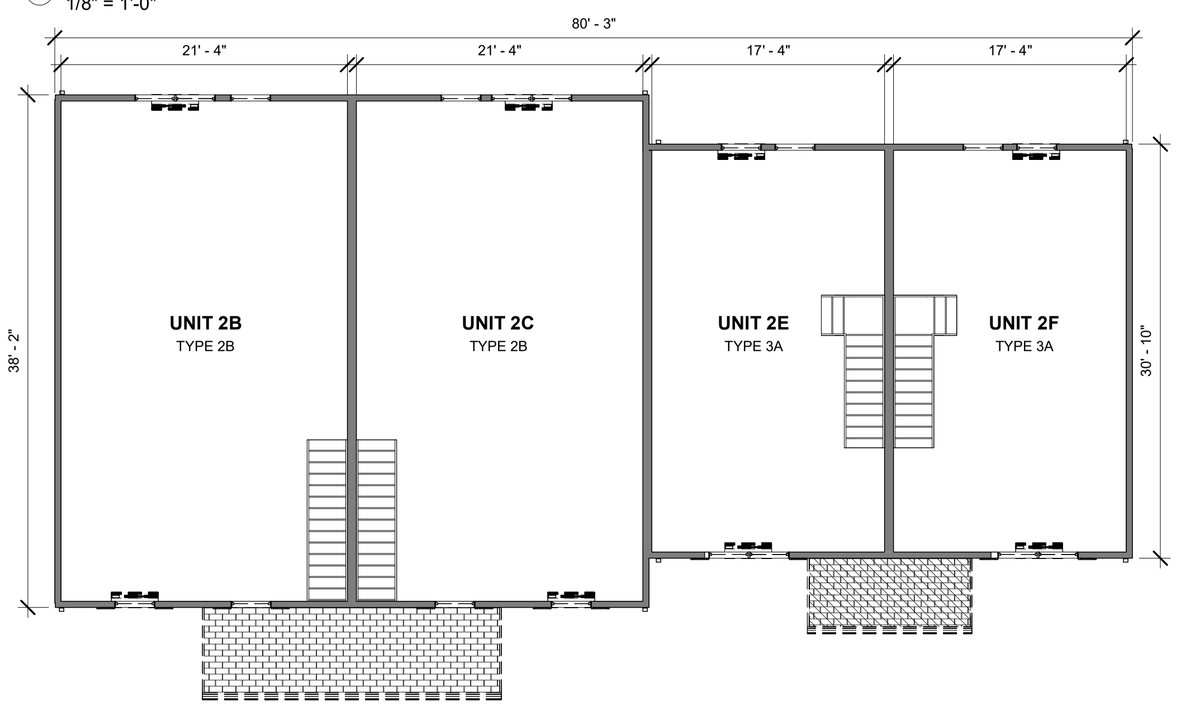
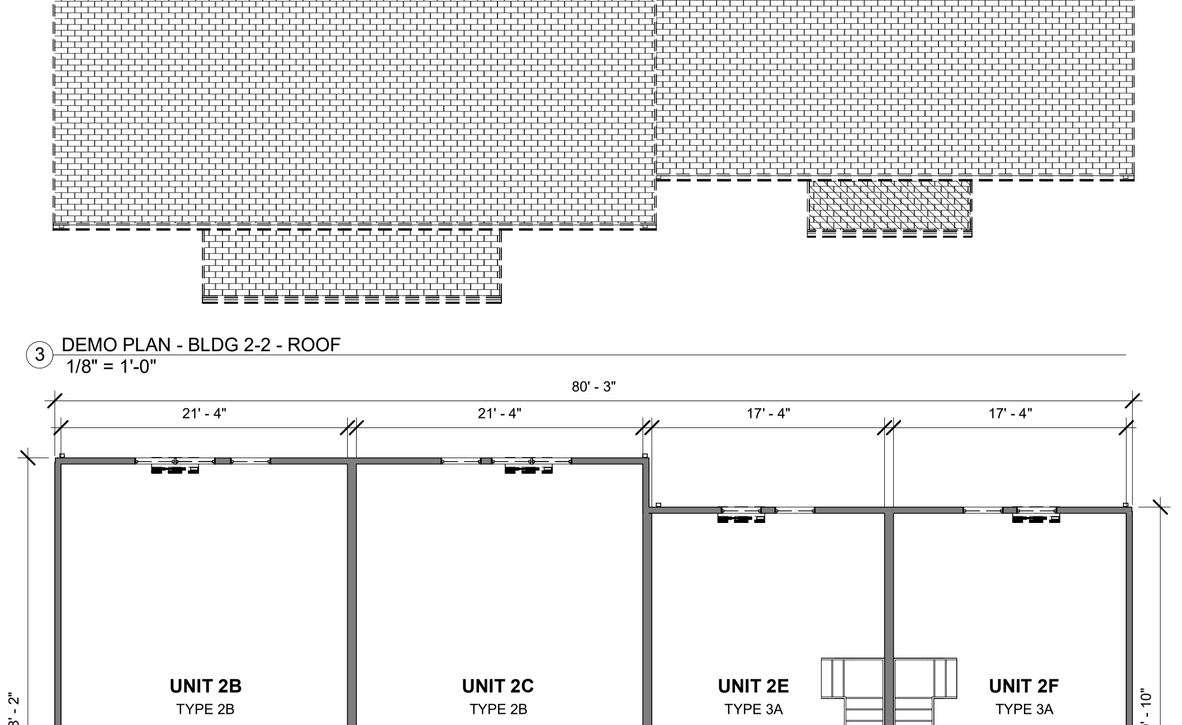
REFER TO AD100 FOR ALL TYPICAL DEMO BUILDING NOTES



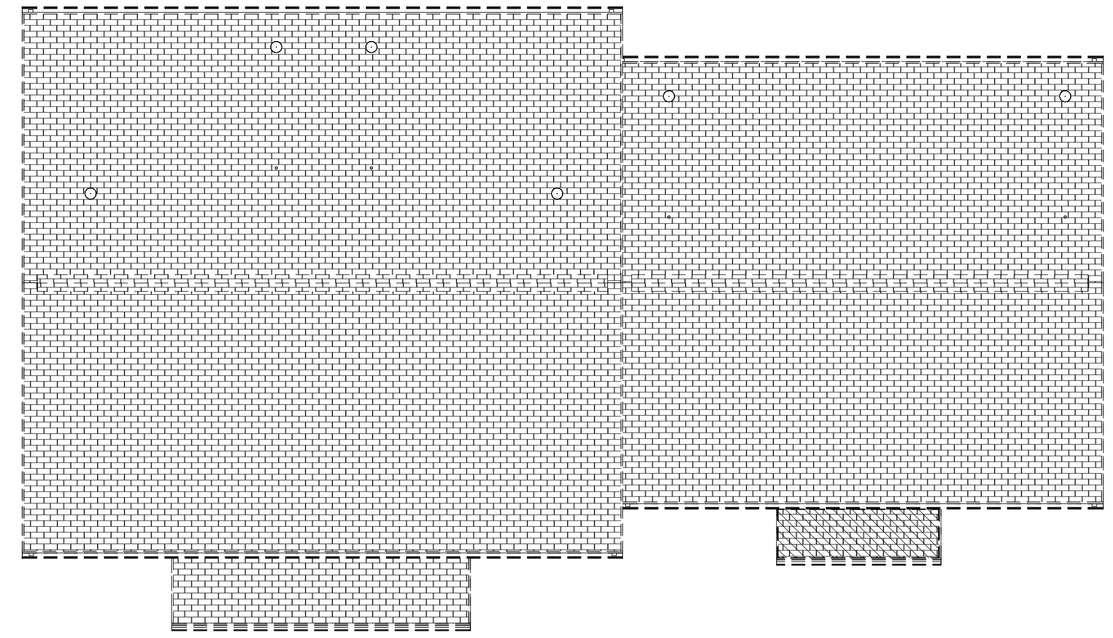
3 DEMO PLAN - BLDG 2-2 - ROOF
1/8" = 1'-0"



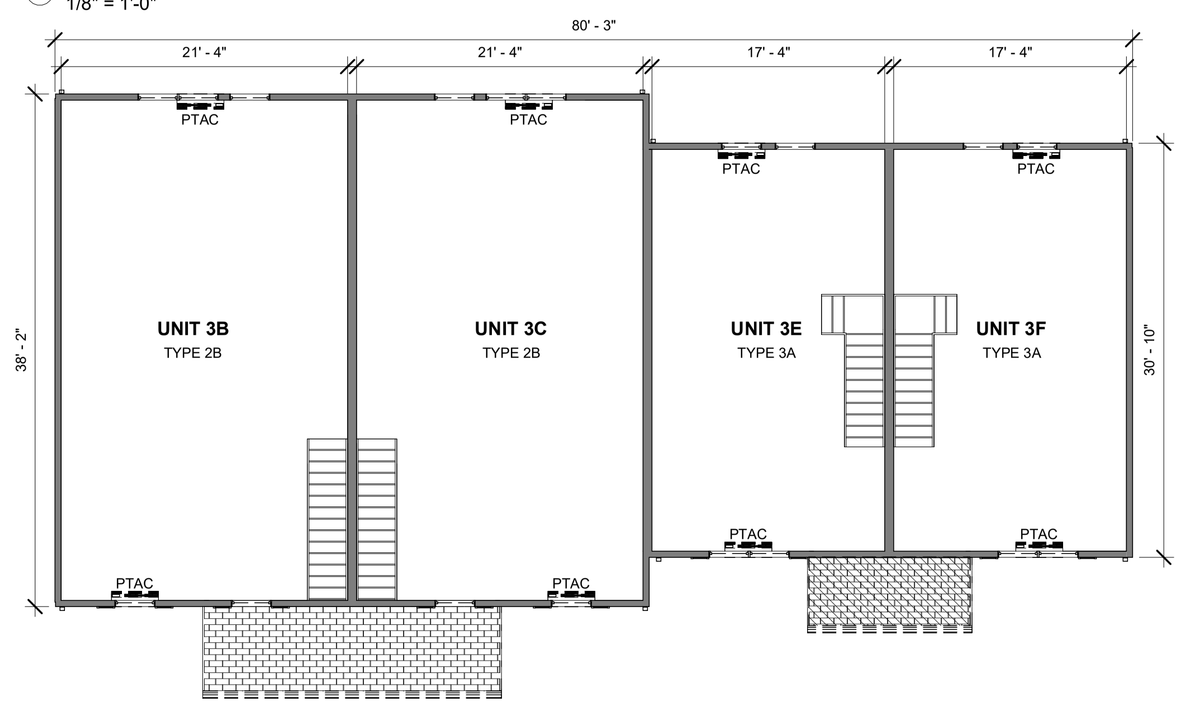
2 DEMO PLAN - BLDG 2-2 - FLOOR 2
1/8" = 1'-0"



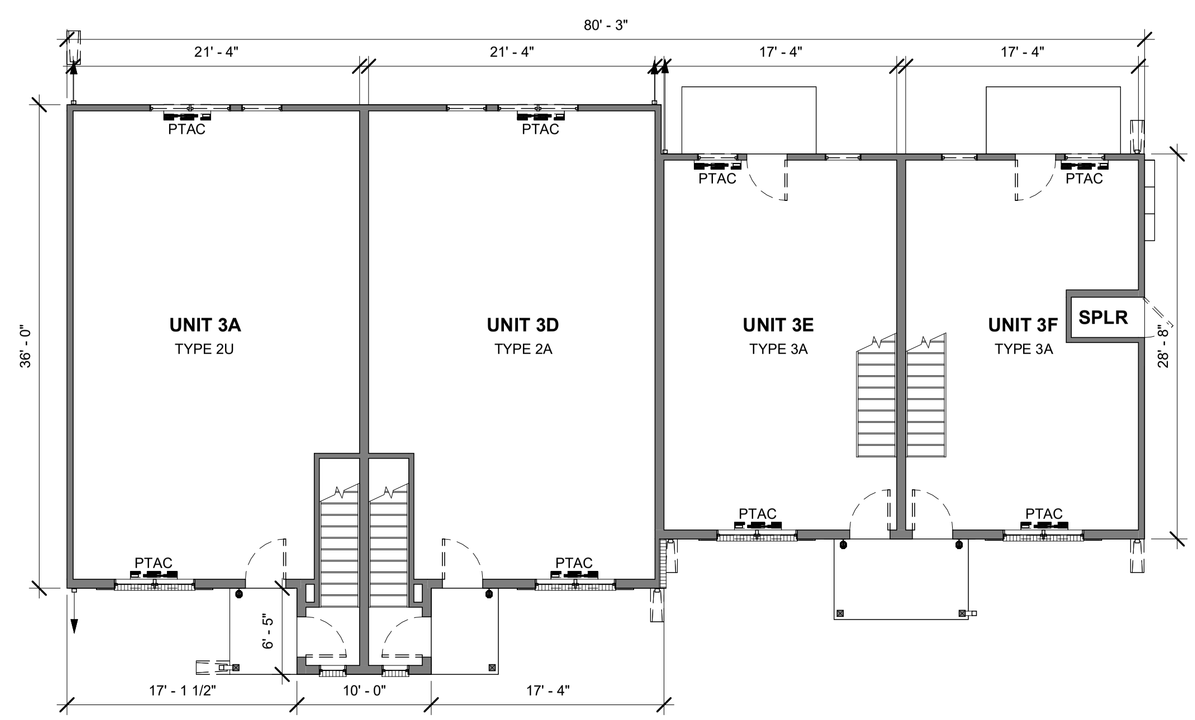
1 DEMO PLAN - BLDG 2-2 - FLOOR 1
1/8" = 1'-0"



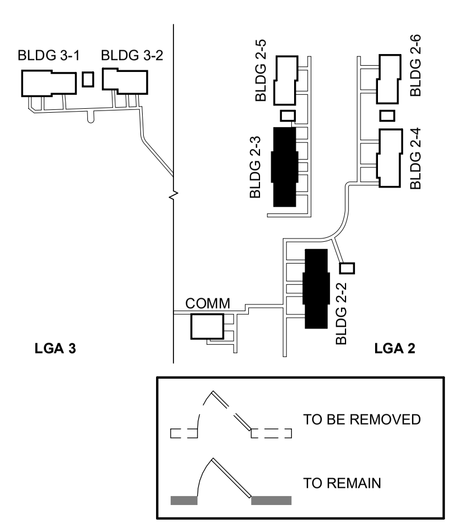
6 DEMO PLAN - BLDG 2-3 - ROOF
1/8" = 1'-0"



5 DEMO PLAN - BLDG 2-3 - FLOOR 2
1/8" = 1'-0"



4 DEMO PLAN - BLDG 2-3 - FLOOR 1
1/8" = 1'-0"



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - LGA 2

AD101

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REFER TO AD100 FOR ALL TYPICAL DEMO BUILDING NOTES

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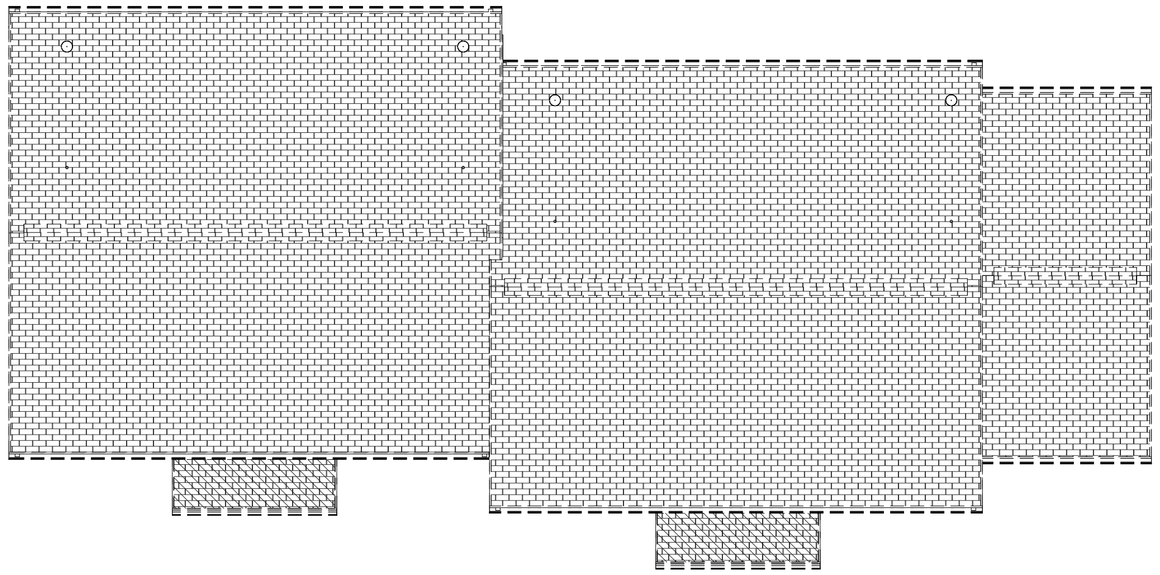
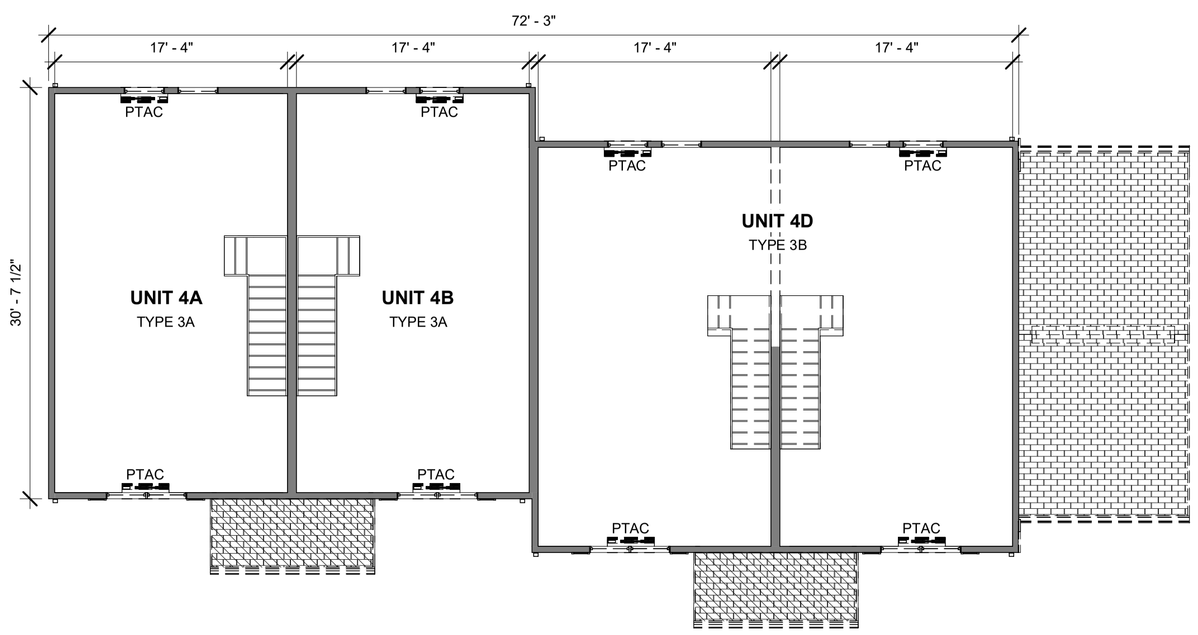
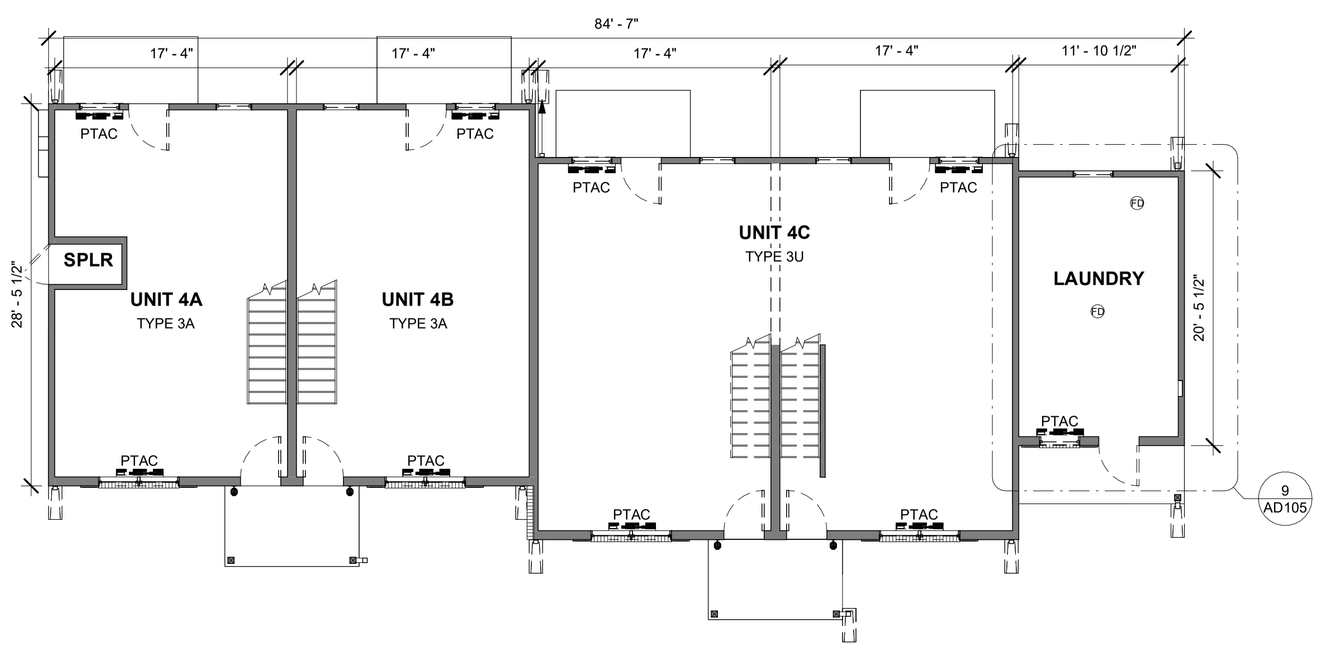


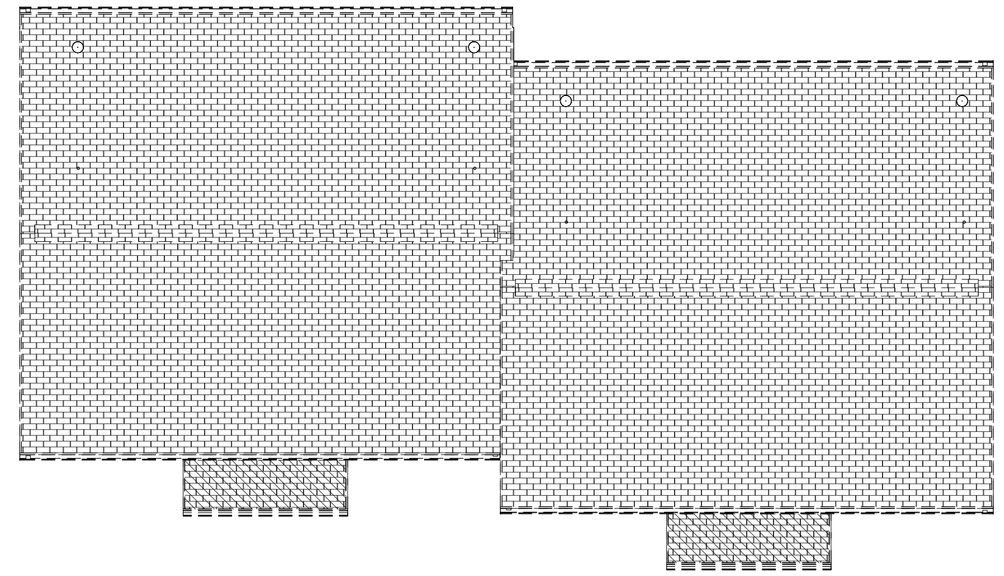
3 DEMO PLAN - BLDG 2-4 - ROOF
1/8" = 1'-0"



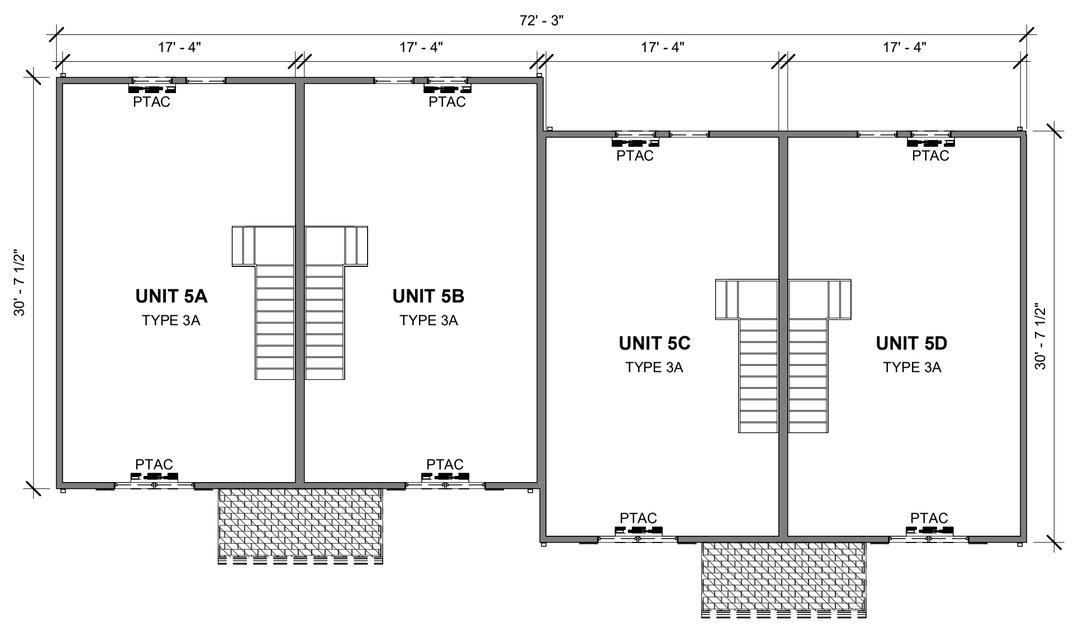
2 DEMO PLAN - BLDG 2-4 - FLOOR 2
1/8" = 1'-0"



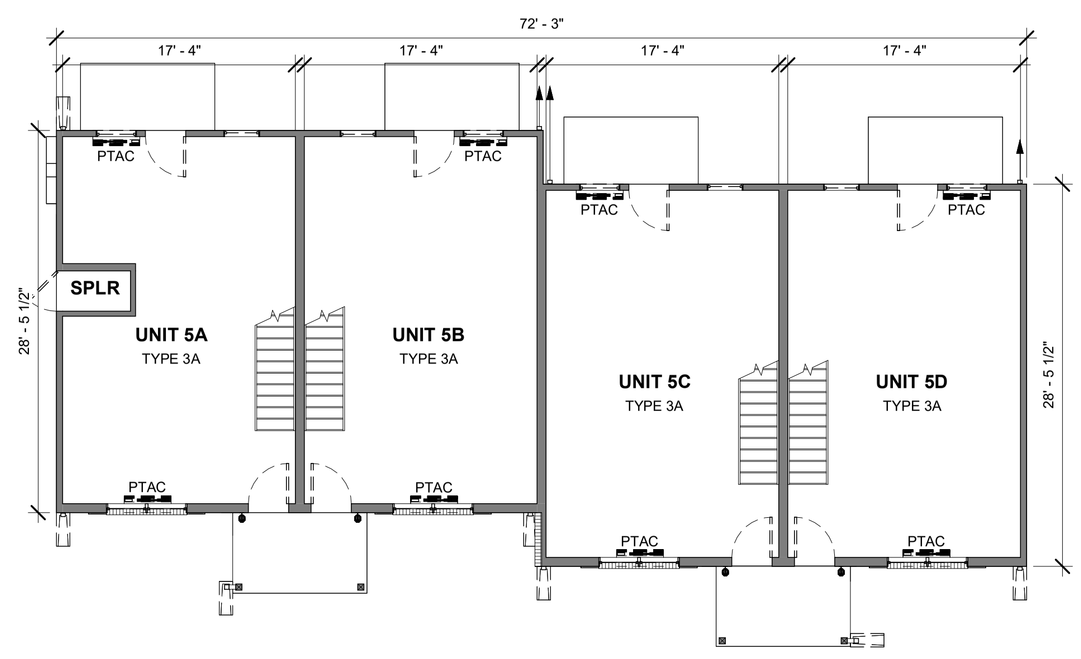
1 DEMO PLAN - BLDG 2-4 - FLOOR 1
1/8" = 1'-0"



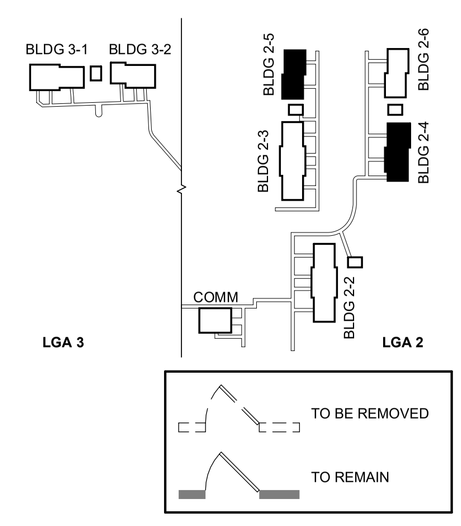
6 DEMO PLAN - BLDG 2-5 - ROOF
1/8" = 1'-0"



5 DEMO PLAN - BLDG 2-5 - FLOOR 2
1/8" = 1'-0"



4 DEMO PLAN - BLDG 2-5 - FLOOR 1
1/8" = 1'-0"



RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - LGA 2

AD102

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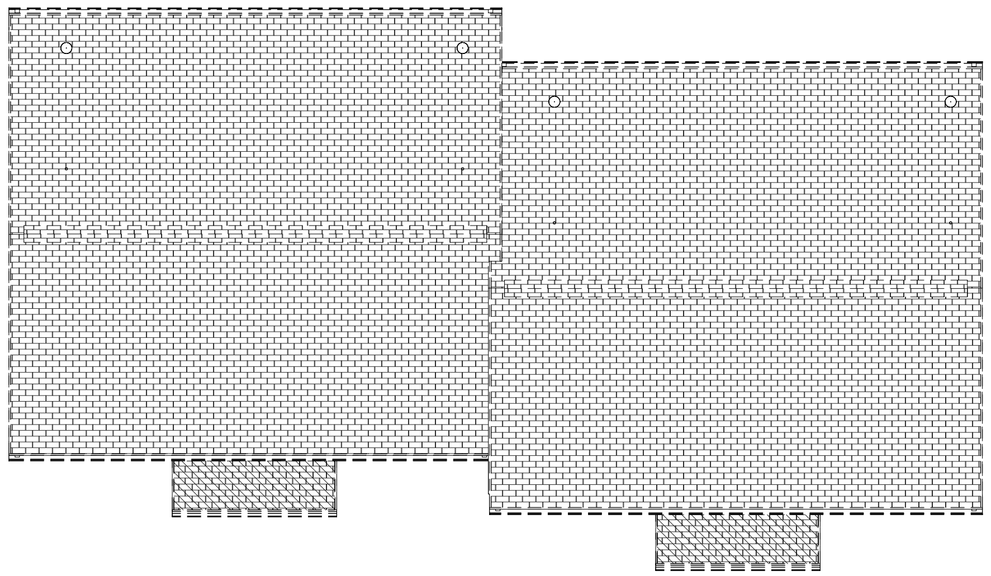
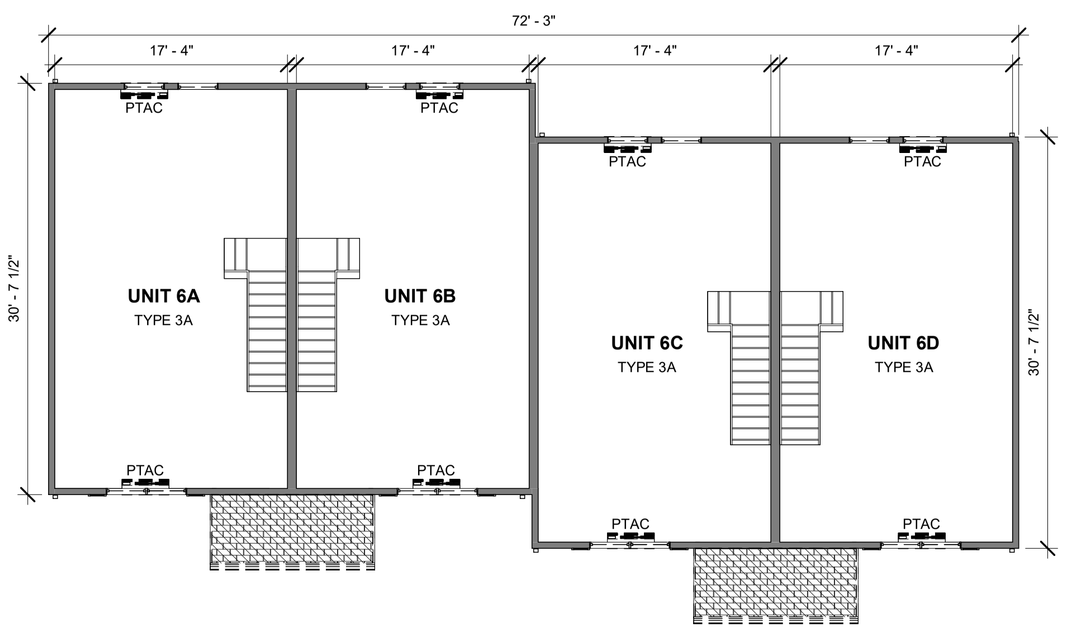
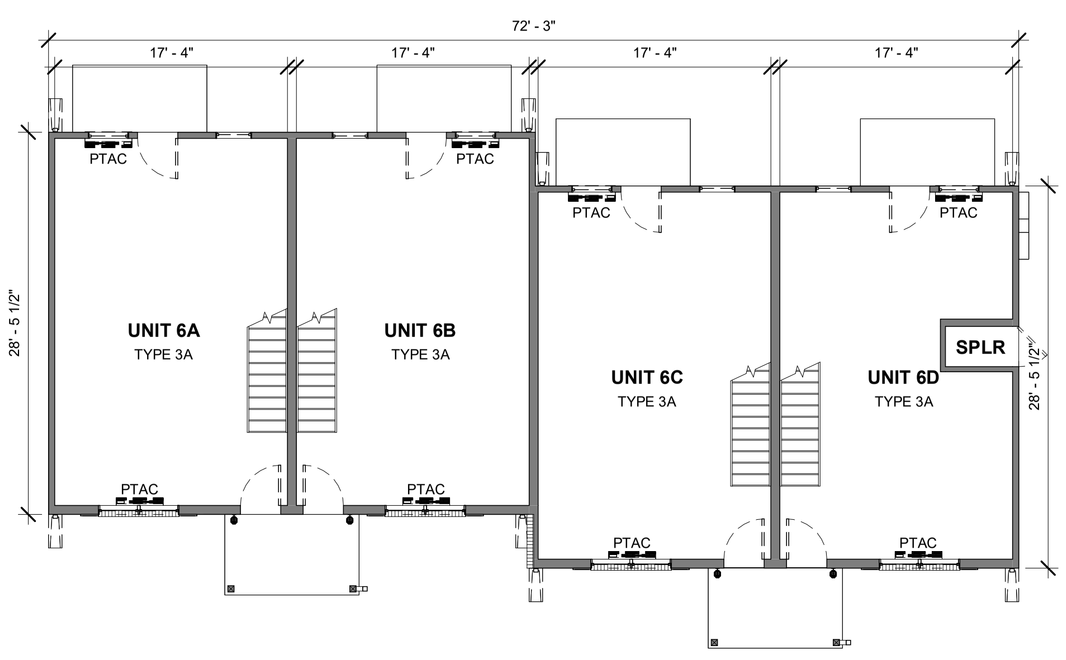
REFER TO AD100 FOR ALL TYPICAL DEMO BUILDING NOTES



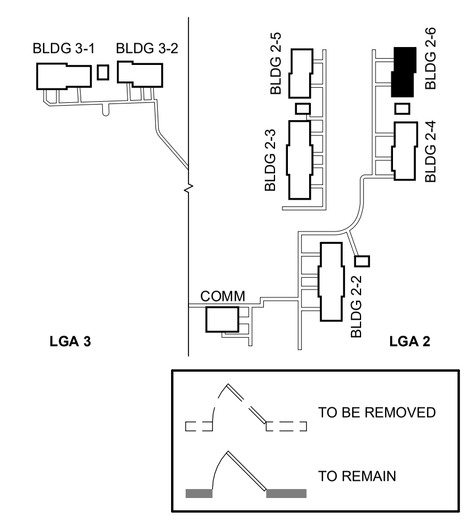
3 DEMO PLAN - BLDG 2-6 - ROOF
1/8" = 1'-0"



2 DEMO PLAN - BLDG 2-6 - FLOOR 2
1/8" = 1'-0"



1 DEMO PLAN - BLDG 2-6 - FLOOR 1
1/8" = 1'-0"



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - LGA 2

AD103

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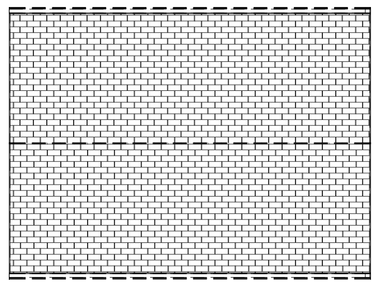
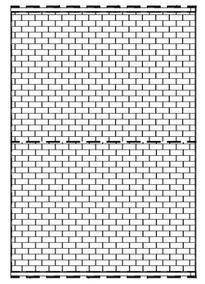
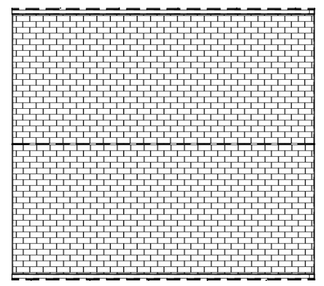


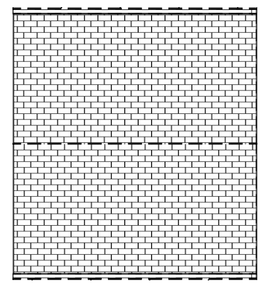
1 DEMO PLAN - SHED 1 - ROOF
1/8" = 1'-0"



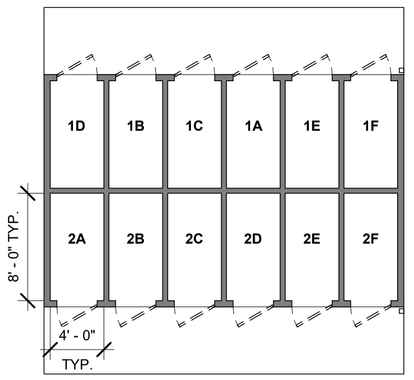
2 DEMO PLAN - SHED 2 - ROOF
1/8" = 1'-0"



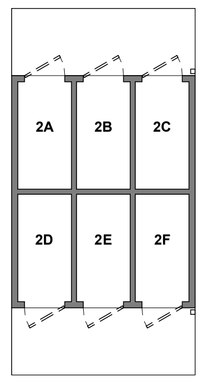
3 DEMO PLAN - SHED 3 - ROOF
1/8" = 1'-0"



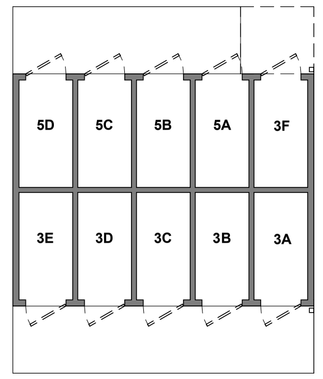
4 DEMO PLAN - SHED 4 - ROOF
1/8" = 1'-0"



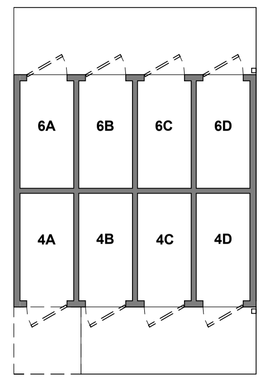
5 DEMO PLAN SHED 1
1/8" = 1'-0"



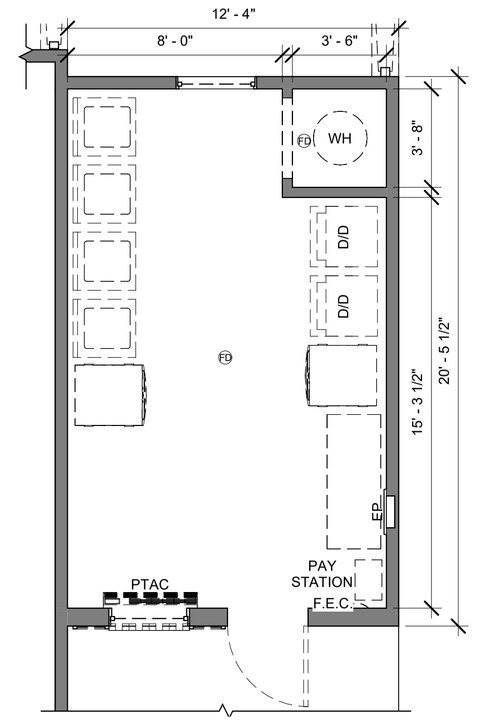
6 DEMO PLAN - SHED 2
1/8" = 1'-0"



7 DEMO PLAN - SHED 3
1/8" = 1'-0"



8 DEMO PLAN - SHED 4
1/8" = 1'-0"

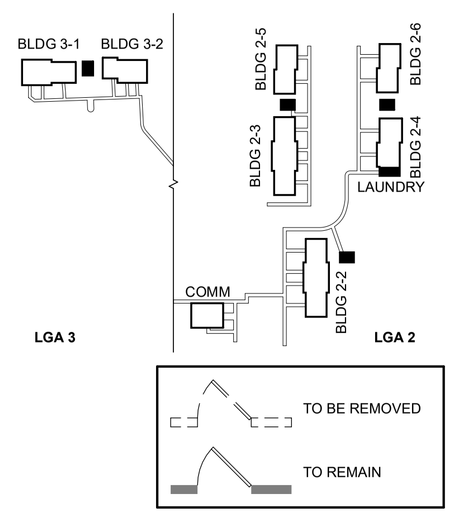


9 DEMO LAUNDRY ROOM PLAN
1/4" = 1'-0"

REFER TO AD100 FOR TYPICIAL EXTERIOR BUILDING DEMO NOTES

COMMON BUILDING DEMO NOTES

1	ALL NOTES APPLY TO THE LAUNDRY ROOM UNLESS OTHERWISE NOTED.
2	REMOVE LEASED LAUNDRY EQUIPMENT. REMOVE PAY STATION, FOLDING TABLE. FIRE EXTINGUISHER CABINET. REMOVE ALL LIGHTS, FLOOR FINISHES AND WALL BASE TRIM.
3	REMOVE WATER HEATER AND CEILING MOUNTED SPACE HEATER.
4	REMOVE PTAC UNIT AND ASSOCIATED INFRASTRUCTURE.
5	EXISTING ELECTRIAL PANEL IN LAUNDRY ROOM TO BE RELOCATED TO ACCESSIBLE HEIGHT.
6	REMOVE FIRE EXTINGUISHER AND CABINET.
7	EXISTING FLOOR DRAINS TO REMAIN.
8	REMOVE ALL OUTLETS, SWITCHES, AND WALL PLATES.
9	REMOVE EXISTING WASHER BOXES AND LINES.
10	REMOVE EXISTING DRYER DUCTS, AND EXTERIOR WALL CAPS.
11	SHEDS: EXISTING SHED INTERIOR WALLS, FLOORING, CEILING TO REMAIN.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - COMMON

AD105

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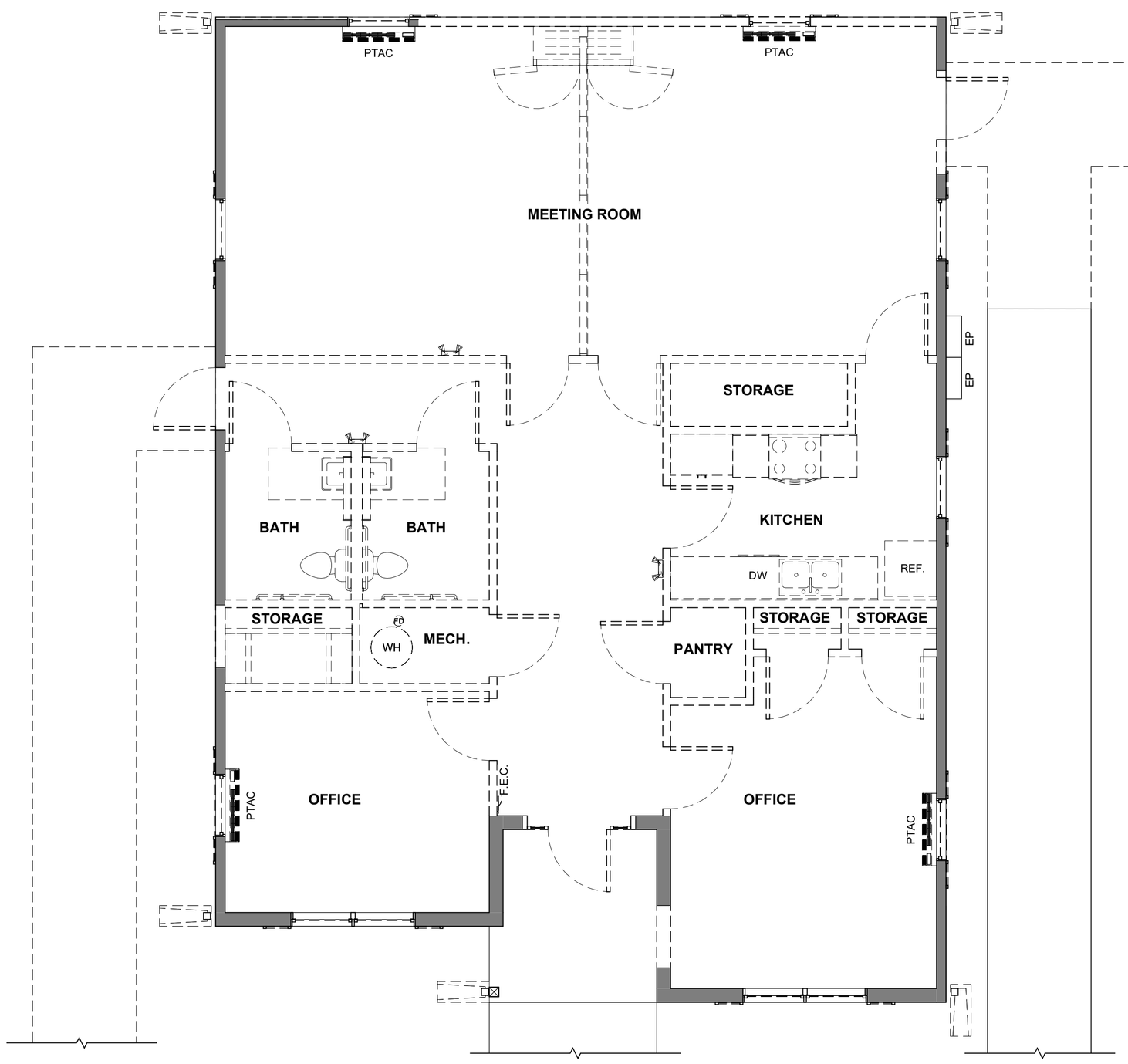
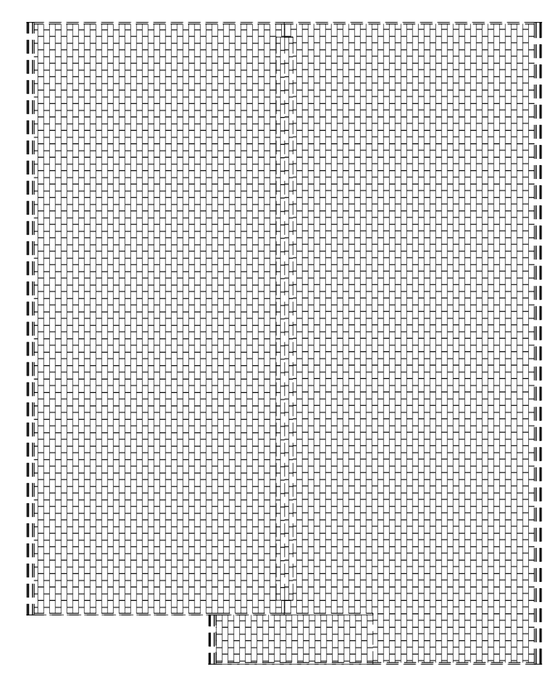
REFER TO AD100 FOR TYPICIAL EXTERIOR BUILDING DEMO NOTES

COMMUNITY BUILDING INTERIOR DEMO NOTES

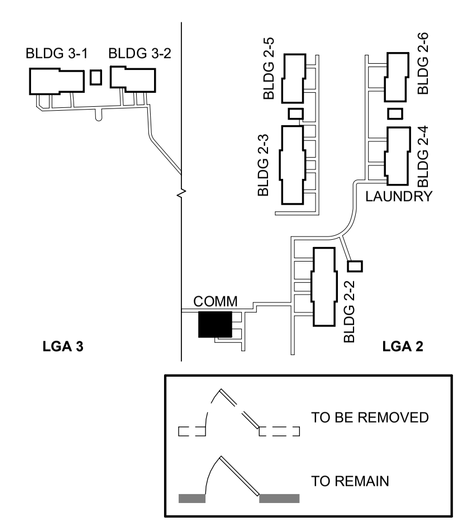
1	REMOVE ALL INTERIOR WALLS, DOORS, FIXTURES, FINISHES, TRIM, APPLIANCES, ACCESSORIES, CASEWORK, SMOKE DETECTORS, AND CEILINGS
2	REMOVE ALL PTAC UNITS AND ASSOCIATED INFRASTRUCTURE.
3	CREATE NEW OPENINGS IN WALLS FOR NEW DOORS AND WINDOWS AS INDICATED ON PLAN.
4	REMOVE MOVABLE PARTITION WITHIN MEETING ROOM AND ASSOCIATED STRUCTURE.
5	EXISTING ELECTRICAL PANEL TO BE RELOCATED.
6	REMOVE WATER HEATER AND ASSOCIATED PLUMBING. FLOOR DRAIN TO BE CAPPED.
7	REMOVE ALL FIRE EXTINGUISHERS AND CABINETS.
8	REMOVE EXISTING ACT THROUGHOUT.
9	REMOVE REAR WALL AS INDICATED FOR BUILDING ADDITION.



1 DEMO PLAN - COMMUNITY BUILDING
1/4" = 1'-0"



2 PROPOSED PLAN - COMMUNITY BUILDING ROOF
1/8" = 1'-0"



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RENOVATIONS TO LAUREL GROVE ACRES II & III

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PRICING SET

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NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO BLDG PLANS - COMMUNITY BUILDING

AD106

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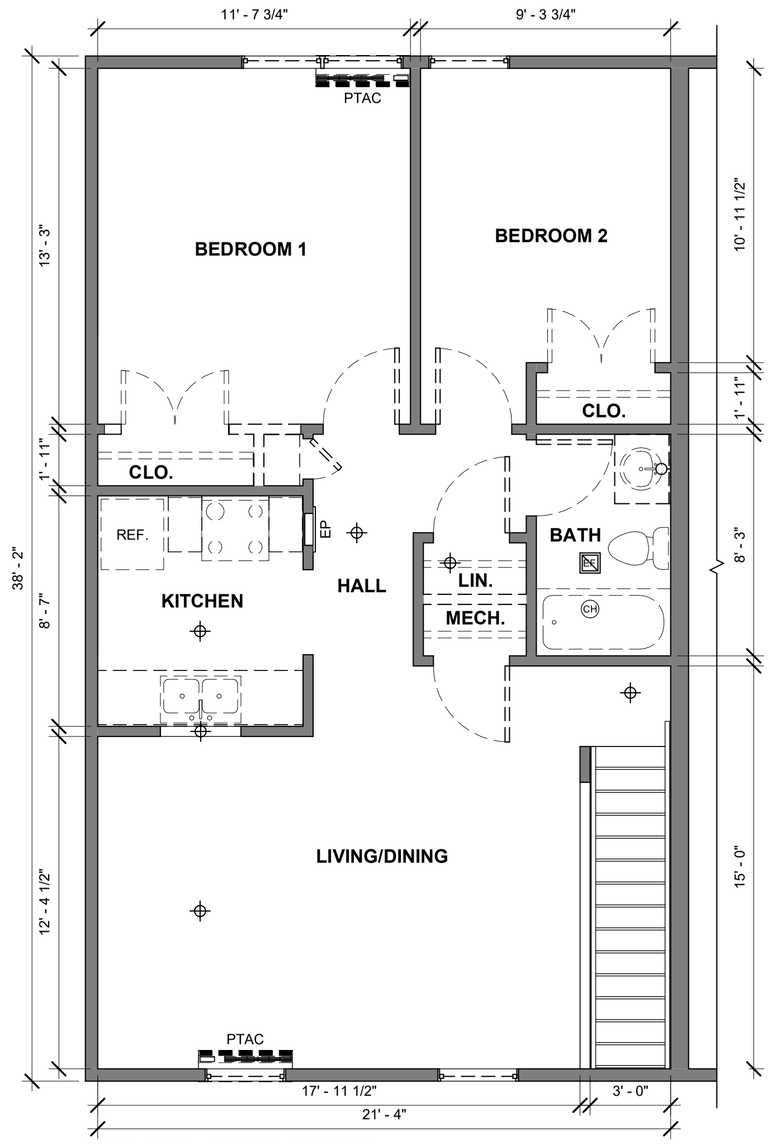
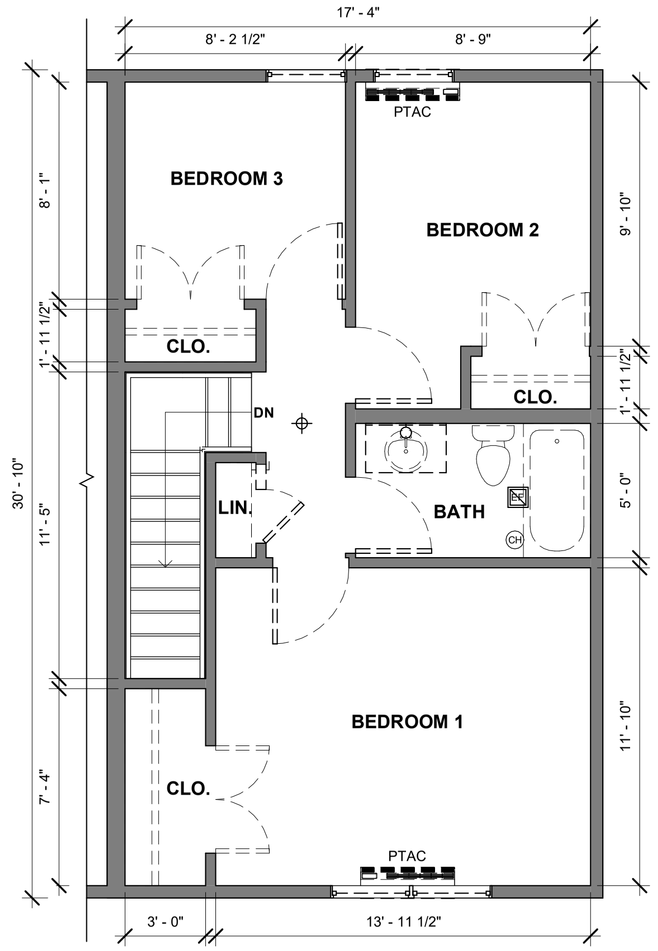
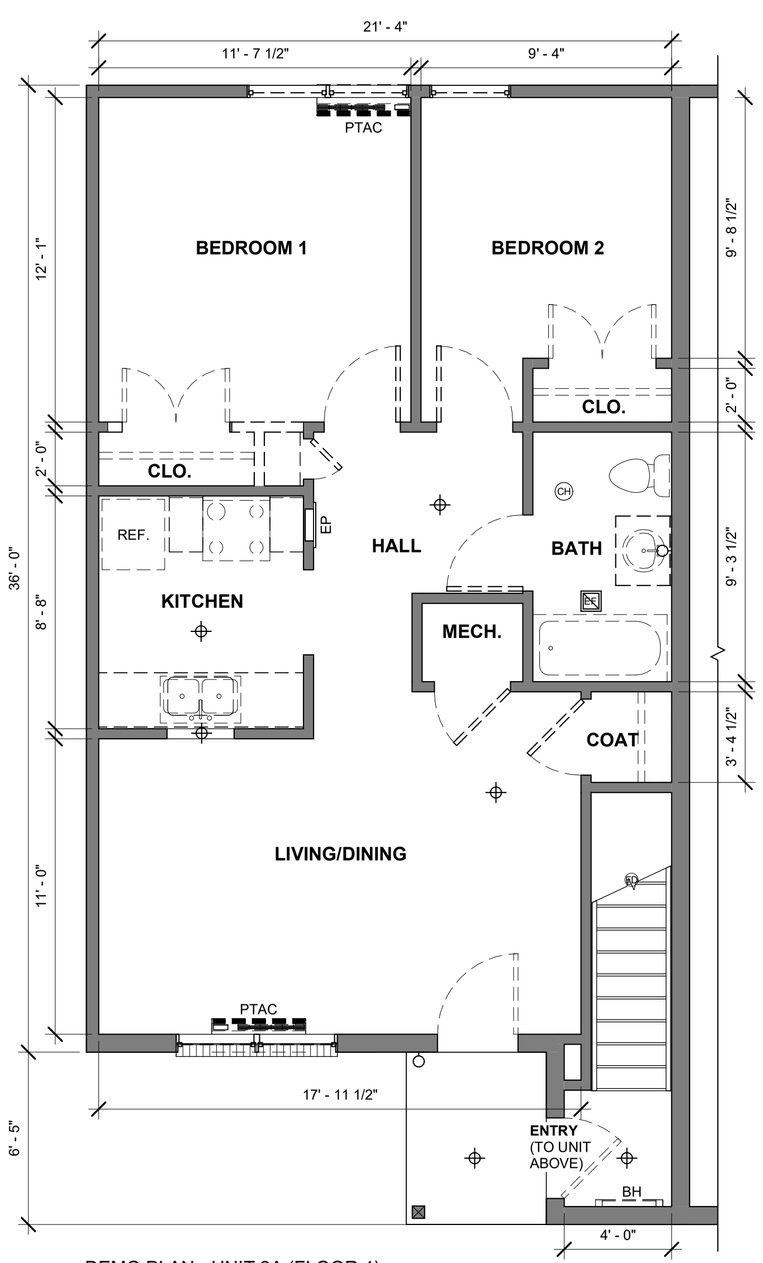


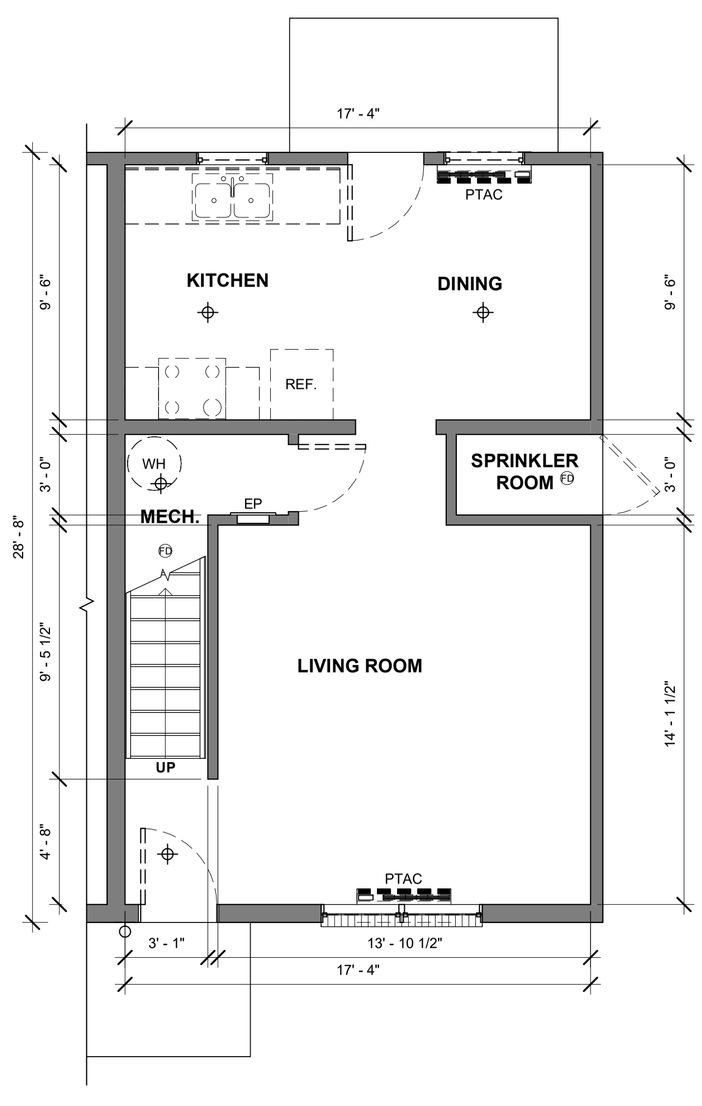
2 DEMO PLAN - UNIT 2B (FLOOR 2)
1/4" = 1'-0"



4 DEMO PLAN - UNIT 3A - FLOOR 2
1/4" = 1'-0"

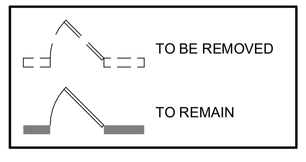


1 DEMO PLAN - UNIT 2A (FLOOR 1)
1/4" = 1'-0"



3 DEMO PLAN - UNIT 3A - FLOOR 1
1/4" = 1'-0"

TYPICAL UNIT DEMOLITION NOTES	
1	REMOVE DRYWALL AND PARTITIONS AS REQUIRED FOR PROPOSED UNIT MODIFICATIONS.
2	REMOVE ALL FLOORING, STAIR FINISHES, AND WALL BASE.
3	REMOVE ALL SWITCHES, RECEPTACLES, AND PLATES.
4	REMOVE ALL WINDOW BLINDS.
5	REMOVE ALL INTERIOR DOORS, FRAMES, AND HARDWARE. REMOVE ALL DOOR STOPS.
6	REMOVE ALL EXISTING COAX/DATA CABLES AND HOOK-UPS WITHIN UNIT.
7	REMOVE ALL KITCHEN COUNTERTOPS, CABINETS, SINKS, FAUCET, AND APPLIANCES.
8	REMOVE WATER CLOSET, SHOWER/TUB SURROUND, LAVATORY, EXHAUST FAN MEDICINE CABINET AND TOILET ACCESSORIES.
9	REMOVE EXISTING EXHAUST FAN AND DUCT.
10	REMOVE EXISTING SMOKE DETECTORS.
11	REMOVE CLOSET SHELVING.
12	REMOVE EXISTING THRU-WALL PTAC UNITS.
13	REMOVE WATER HEATER AND DRAIN PAN.
14	REMOVE ALL ELECTRICAL PANELS AND BREAKERS IN EACH UNIT. BRANCH WIRING TO REMAIN AT ALL TYPICAL UNITS.
15	REMOVE ALL LIGHT FIXTURES.
16	REMOVE EXISTING WALL MOUNTED UNIT HEATERS AT BOTTOM OF STAIR ENTRANCES.
17	REMOVE RUBBER TREADS AND RISERS AT STAIRS.
18	AT CONVERSION UNITS, REMOVE EXISTING STAIRS AND WALLS AS SHOWN.
19	AT 2A-1 UNITS, REMOVE ROLL-IN SHOWER AND ASSOCIATED INFRASTRUCTURE. PREPARE SPACE FOR CONVERSION TO BATHTUB.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

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NO DESCRIPTION	DATE

PROJECT # 26502

DEMO UNIT PLANS

AD110

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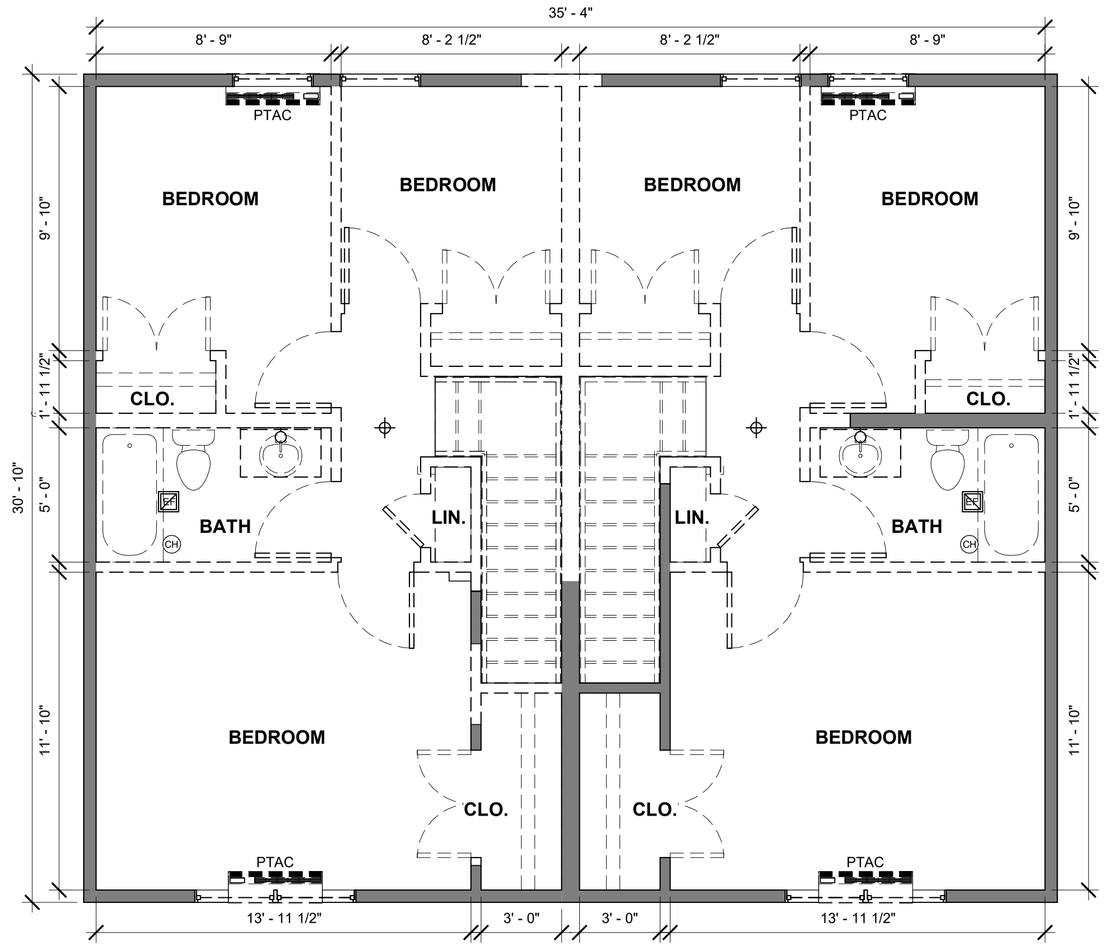
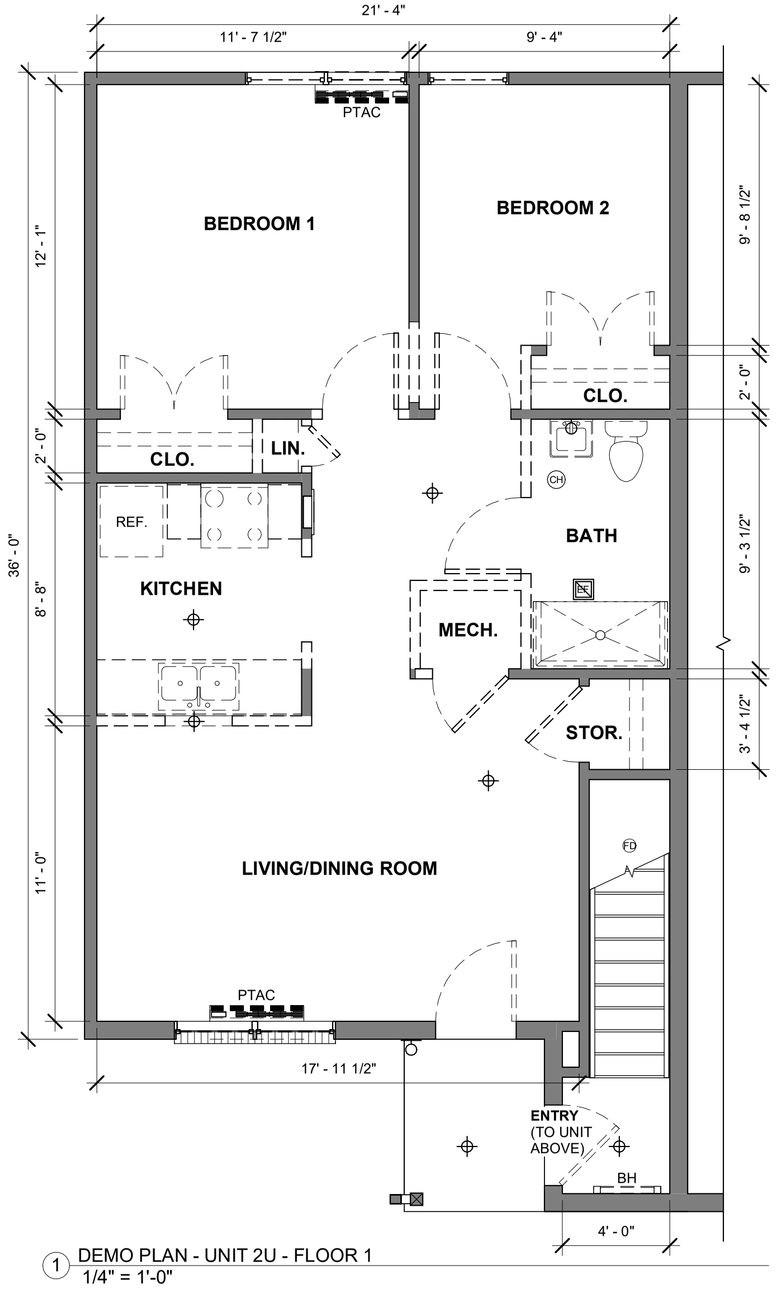
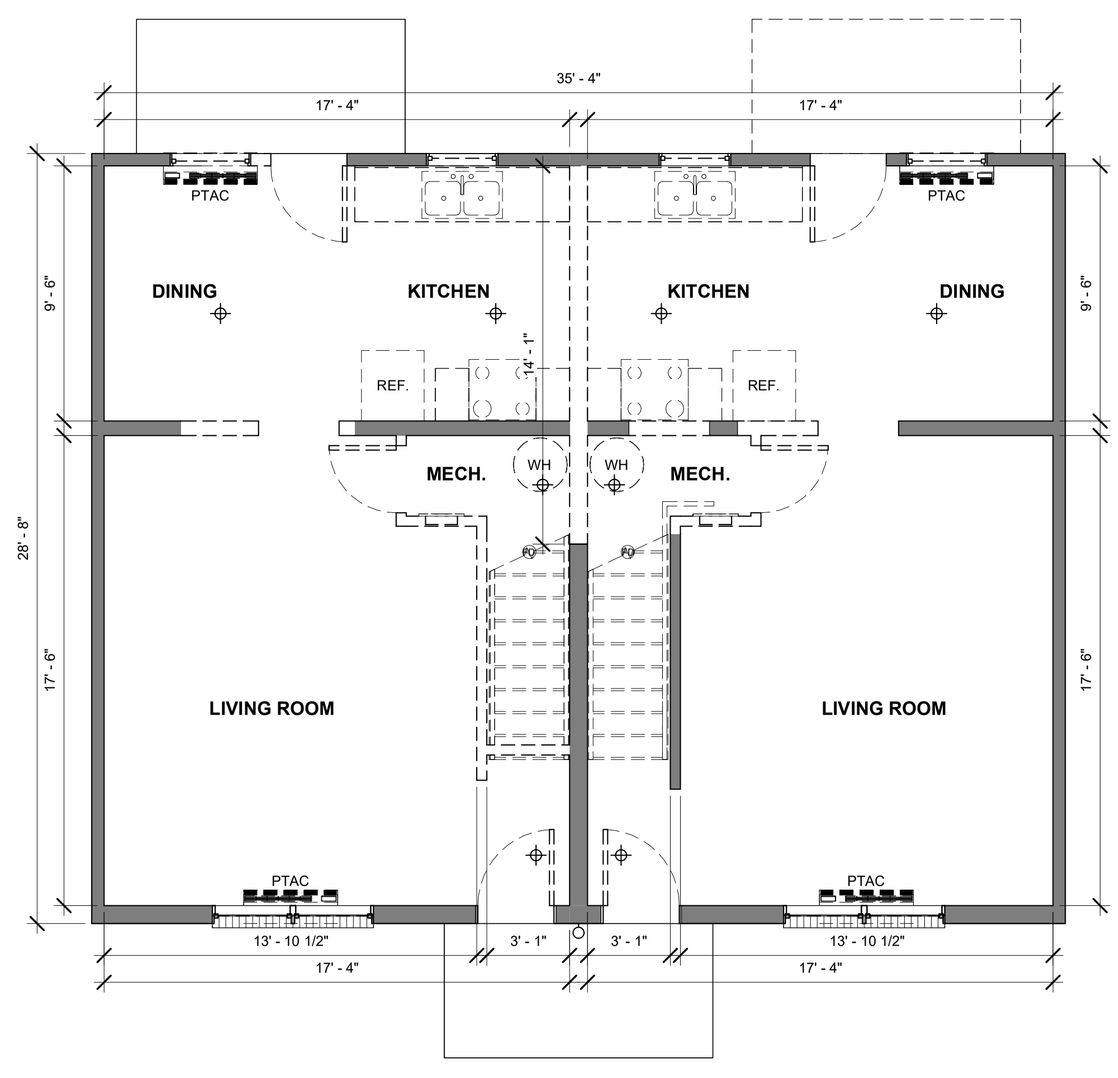
REFER TO AD110 FOR ALL TYPICAL DEMO UNIT NOTES



3 DEMO PLAN - UNIT 3B (FLOOR 2)
1/4" = 1'-0"



1 DEMO PLAN - UNIT 2U - FLOOR 1
1/4" = 1'-0"



2 DEMO PLAN - UNIT 3U (FLOOR 1)
1/4" = 1'-0"

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

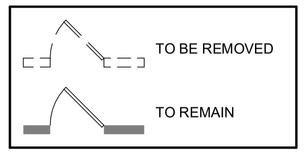
PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

DEMO UNIT PLANS - CONVERSIONS



AD111

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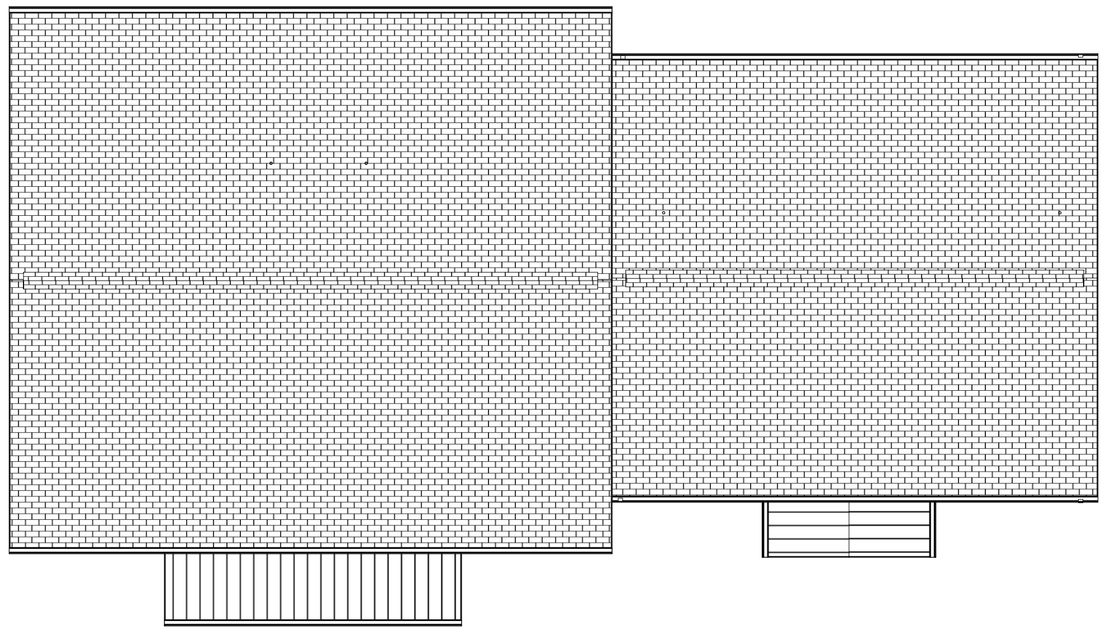
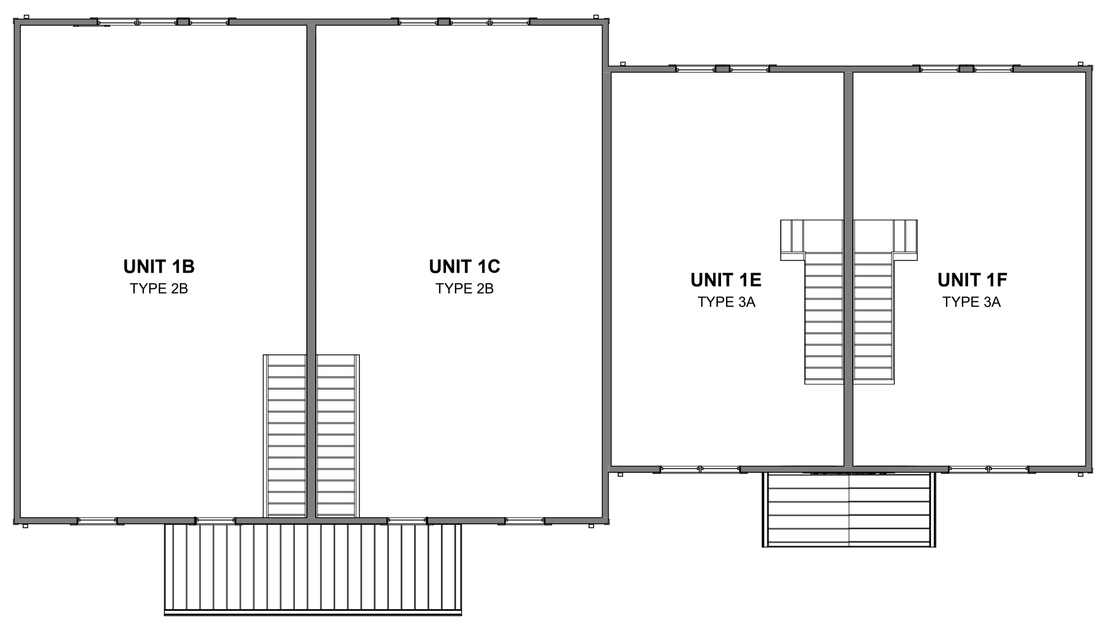
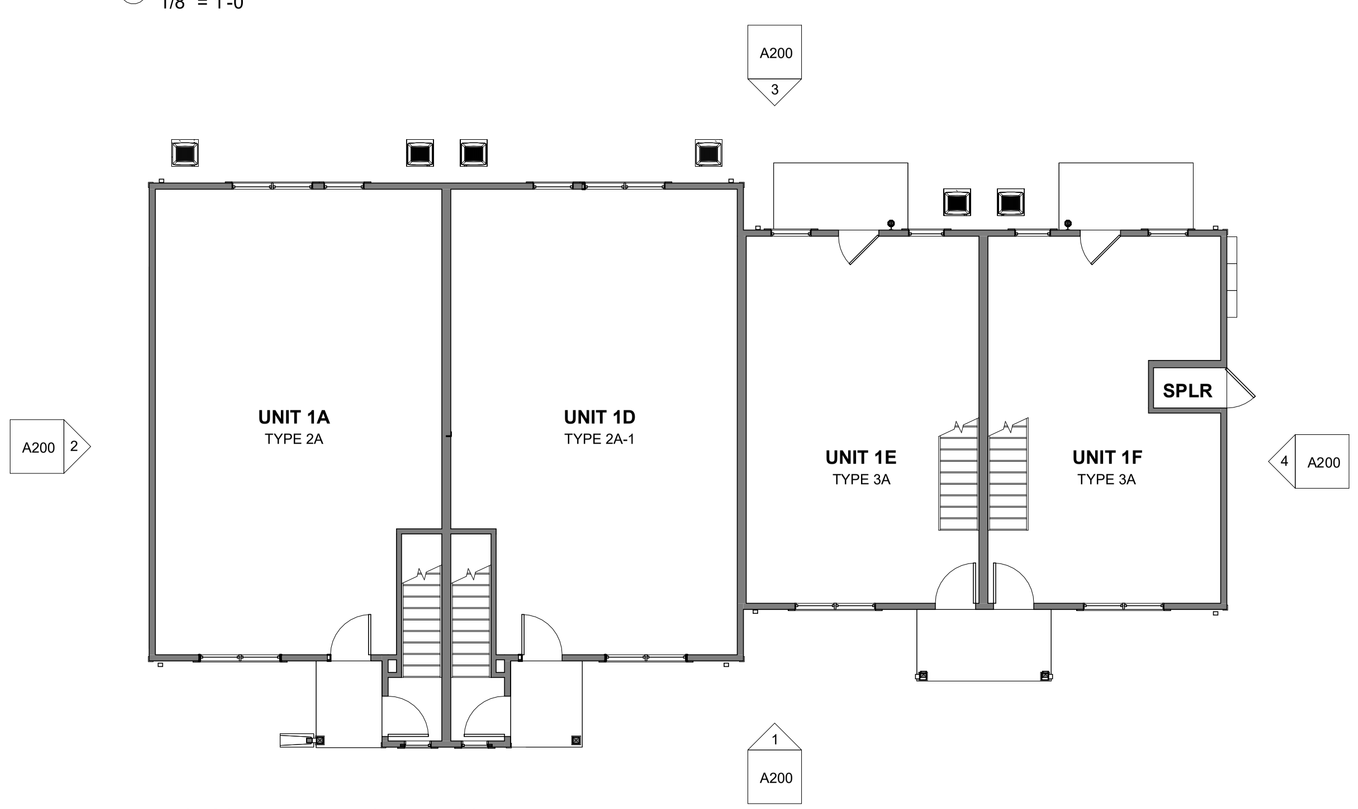


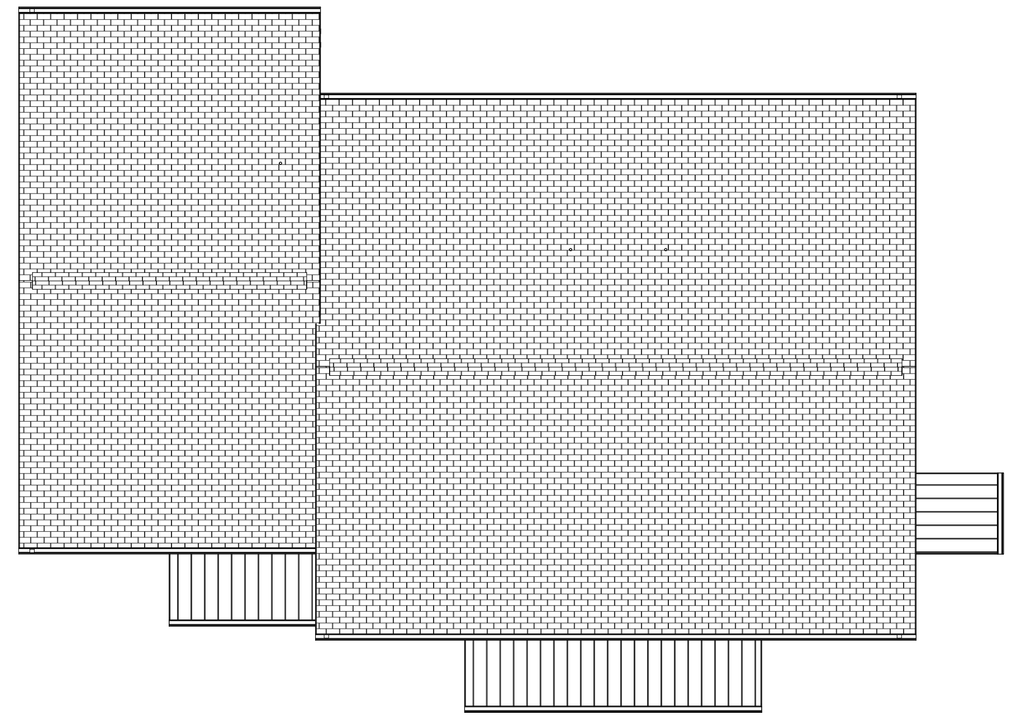
3 PROPOSED PLAN - BLDG 3-1 - ROOF
1/8" = 1'-0"



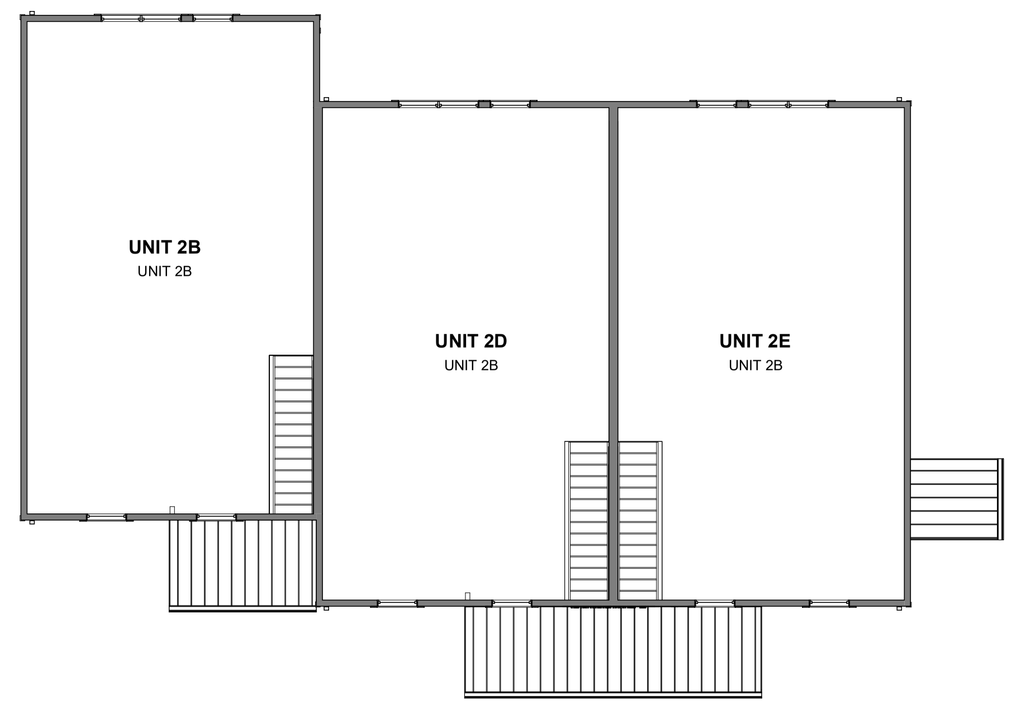
2 PROPOSED PLAN - BLDG 3-1 - FLOOR 2
1/8" = 1'-0"



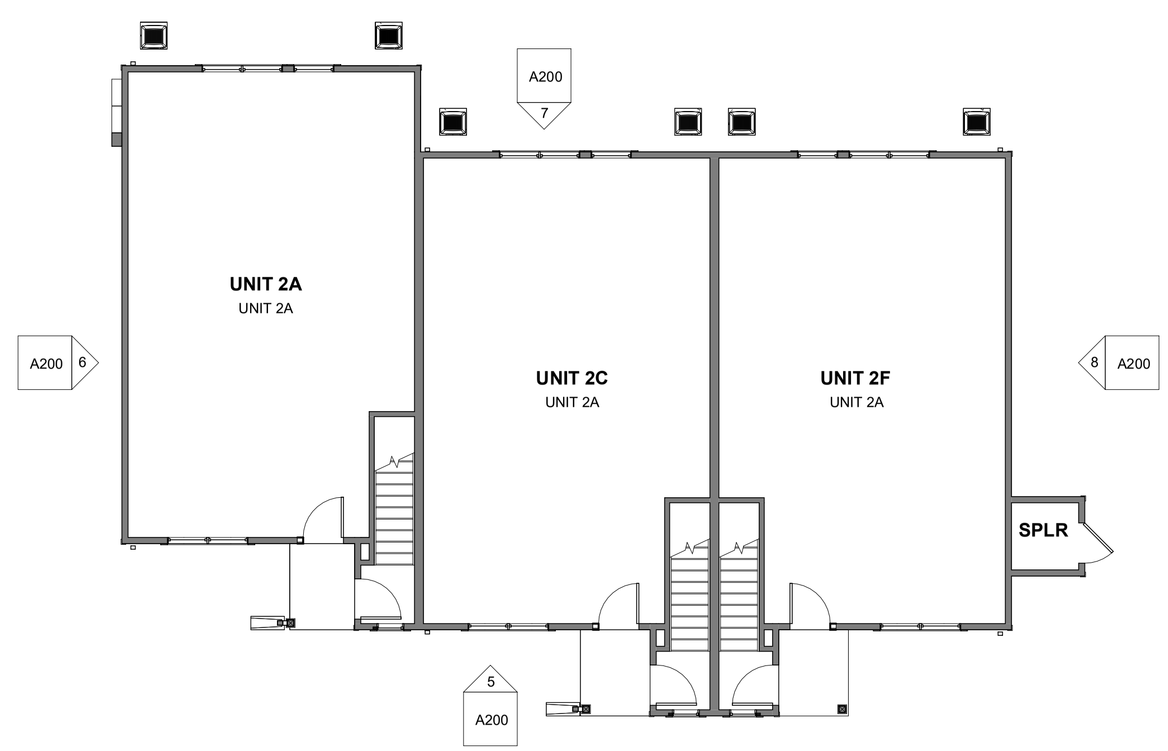
1 PROPOSED PLAN - BLDG 3-1 - FLOOR 1
1/8" = 1'-0"



6 PROPOSED PLAN - BLDG 3-2 - ROOF
1/8" = 1'-0"



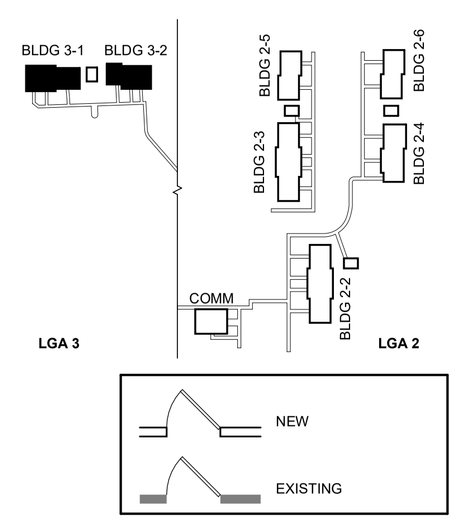
5 PROPOSED PLAN - BLDG 3-2 - FLOOR 2
1/8" = 1'-0"



4 PROPOSED PLAN - BLDG 3-2 - FLOOR 1
1/8" = 1'-0"

TYPICAL EXTERIOR BLDG NOTES

1	INSTALL NEW TWO-PANEL, TOP QUALITY FOAM-FILLED FIBERGLASS EXTERIOR UNIT ENTRY DOORS WITHIN NEW FRAMESAVER WOOD FRAMES.PROVIDE PASSAGE LEVER LOCKSETS WITH DEADBOLT. AT REAR DOORS OF TOWNHOUSE UNITS PROVIDE FIBERGLASS DOORS WITH HALF LITE GLASS. FIELD PAINT NEW DOORS.
2	INSTALL NEW TWO-PANEL, FIBERGLASS EXTERIOR STORAGE ROOM DOORS WITHIN NEW FRAMESAVER WOOD FRAMES. FIELD PAINT.
3	INSTALL NEW K-STYLE SEAMLESS GUTTERS AT ALL EXISTING LOCATIONS AND AT ALL EAVES ON BUILDINGS AND SHEDS.
4	INSTALL NEW DOWNSPOUTS, MATCH LOCATIONS UNLESS OTHERWISE INDICATED. INSTALL DOWNSPOUT EXTENSIONS TO SPLASHBLOCKS. PROVIDE MULCH BEDS AROUND DOWNSPOUT EXTENSIONS AND SPLASHBLOCKS.
5	CLAD ALL EXISTING WOOD RAKES AND FASCIA WITH PREFINISHED ALUMINUM COIL STOCK. AT LOW ROOFS AND COMMUNITY BUILDING INSTALL 1X PVC FASCIA AND TRIM.
6	INSTALL NEW VENTILATED VINYL SOFFIT AT ALL EXISTING LOCATIONS.
7	INSTALL NEW FIBER CEMENT SIDING ON NEW WEATHER BARRIER ON EXISTING 1" FOIL FACED INSULATION BOARD SHEATHING. INSTALL FURRING STRIPS FOR SIDING INSTALLATION. PROVIDE PLYWOOD SHEATHING AROUND WINDOWS AND DOORS TO PROVIDE BACKING FOR TRIM. PROVIDE FIBER CEMENT TRIM AROUND ALL WINDOWS, BUILDING CORNERS, DOORS, AND LOCATIONS SHOWN ON ELEVATIONS.
8	INSTALL NEW BUILDING, UNIT, & STORAGE DOOR ADDRESS SIGNAGE. COORDINATE EXACT LOCATION OF SIGNAGE WITH FIRE MARSHAL.
9	INSTALL NEW EXTERIOR BUILDING MOUNTED LIGHT FIXTURES. REPLACE ALL BUILDING MOUNTED LIGHTS IN THEIR CURRENT LOCATIONS, AT EVERY EXTERIOR UNIT DOOR AND SPRINKLER ROOM DOORS.
10	AT HIGH ROOFS, STORAGE SHEDS, AND THE COMMUNITY BUILDING, INSTALL NEW HIGH PERFORMANCE ARCHITECTRUAL ASPHALT SHINGLE ROOFING ON NEW UNDERLAYMENT ON EXISTING SEHATHING. ROOF SHALL HAVE 30-YEAR MINIMUM WARRANTY. PROVIDE DRIP EDGE WITH MIN. 1/4" OVERHANG. PROVIDE ICE DAM MEMBRANE PER MANUFACTURER AND CODE REQUIREMENTS AND INSTALL RIDGE VENTS. REPLACE DETERIORATED SHEATHING AS NECESSARY.
11	PROVIDE NEW PREFABRICATED CONDENSING PADS AT REAR OF EACH UNIT. PROVIDE NEW DISCONNECTS, LINESETS, AND CONDENSATE DISCHARGE. PROVIDE SPLASHBLOCKS AT CONDENSATE DISCHARGE LOCATIONS.
12	INSTALL NEW ENERGY STAR QUALIFIED SINGLE HUNG WINDOWS. INTEGRATE WITH WEATHER BARRIER PER MANUFACTURER'S REQUIREMENTS AND DETAILS.
13	PROVIDE NEW ATTIC INSULATION TO PROVIDE MINIMUM R-49 INSULATION. PROVIDE BAFFLES AT ALL EAVES. AT LOW ROOF OVERHANGS ABOVE STAIR ENTRANCES, ENSURE SPRINKLER PIPE IN RAFTER SPACE IS FULLY WITHIN THE INSULATED ENVELOPE.
14	INSTALL NEW STANDING SEAM METAL ROOFING AT LOW ROOF OVERHANGS AND STORAGE SHEDS. INSTALL ON NEW UNDERLAYMENT ON EXISTING SHEATHING. PROVIDE DRIP EDGE WITH MIN. 1/4" OVERLAP. PROVIDE ICE DAM MEMBRANE PER MANUFACTURER AND CODE REQUIREMENTS AND INSTALL RIDGE VENTS. REPLACE DETERIORATED SHEATHING AS NECESSARY.
15	LOW PRESSURE WASH ALL BRICK AND RE-POINT FAILED, CRUMBLING GROUT AS NECESSARY.
16	INSTALL NEW EXHAUST VENTS AND WALLS AND ROOFS. INTEGRATE WITH WEATHER BARRIER/ROOFING. AT BRICK, SEAL VENTS TO BRICK. INSTALL VENTS ON FIBER CEMENT BLOCKING AT EXTERIOR WALLS.
17	REPLACE HOSE BIBS WITH LOCKABLE HOSE BIBS, 1 PER BUILDING.
18	POWER WASH ALL EXISTING CONCRETE PATIOS TO REMAIN. REPLACE PATIOS AT ACCESSIBLE UNIT ENTRANCES AND REAR TO PROVIDE NO-STEP ENTRY.
19	EXISTING SPRINKLER SYSTEMS TO REMAIN. MODIFY WITHIN ACCESSIBLE UNITS AND AT NEW BULKHEADS AS REQUIRED.
20	CLAD WOOD COLUMNS AND BEAMS AT PORCH OVERHANG AND COMMUNITY BUILDING IN PVC. WRAP COLUMNS IN PVC COLUMN WRAP.
21	AT (9) BUILDING ENTRANCES, CONSTRUCT NEW GABLED RAFTER ROOFS ON EXISTING OVERHANG STRUCTURE.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

PROPOSED BLDG PLANS - LGA 3

A100

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REFER TO A100 FOR ALL TYPICAL BUILDING NOTES

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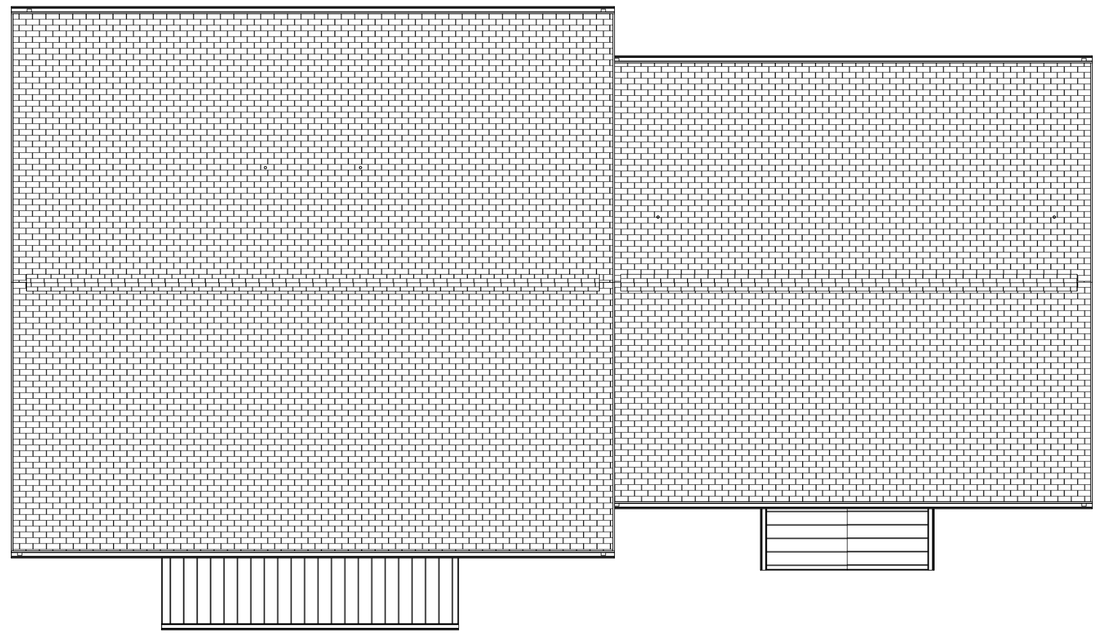
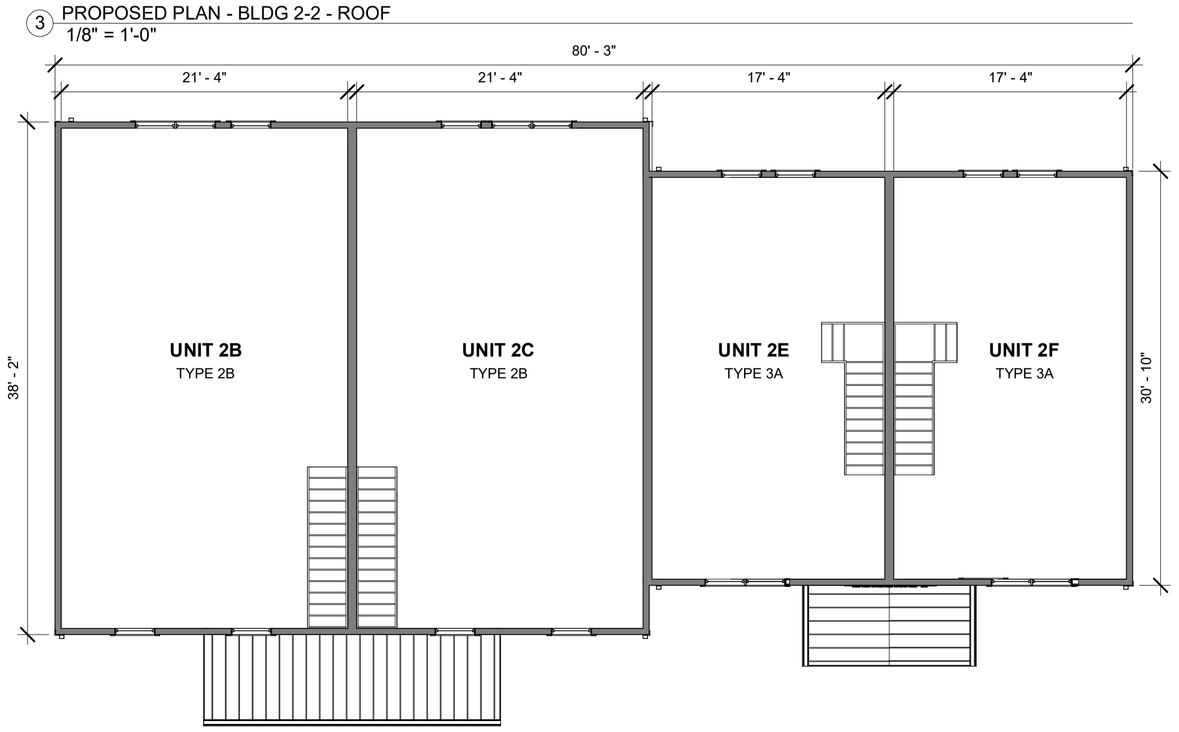


3 PROPOSED PLAN - BLDG 2-2 - ROOF
1/8" = 1'-0"



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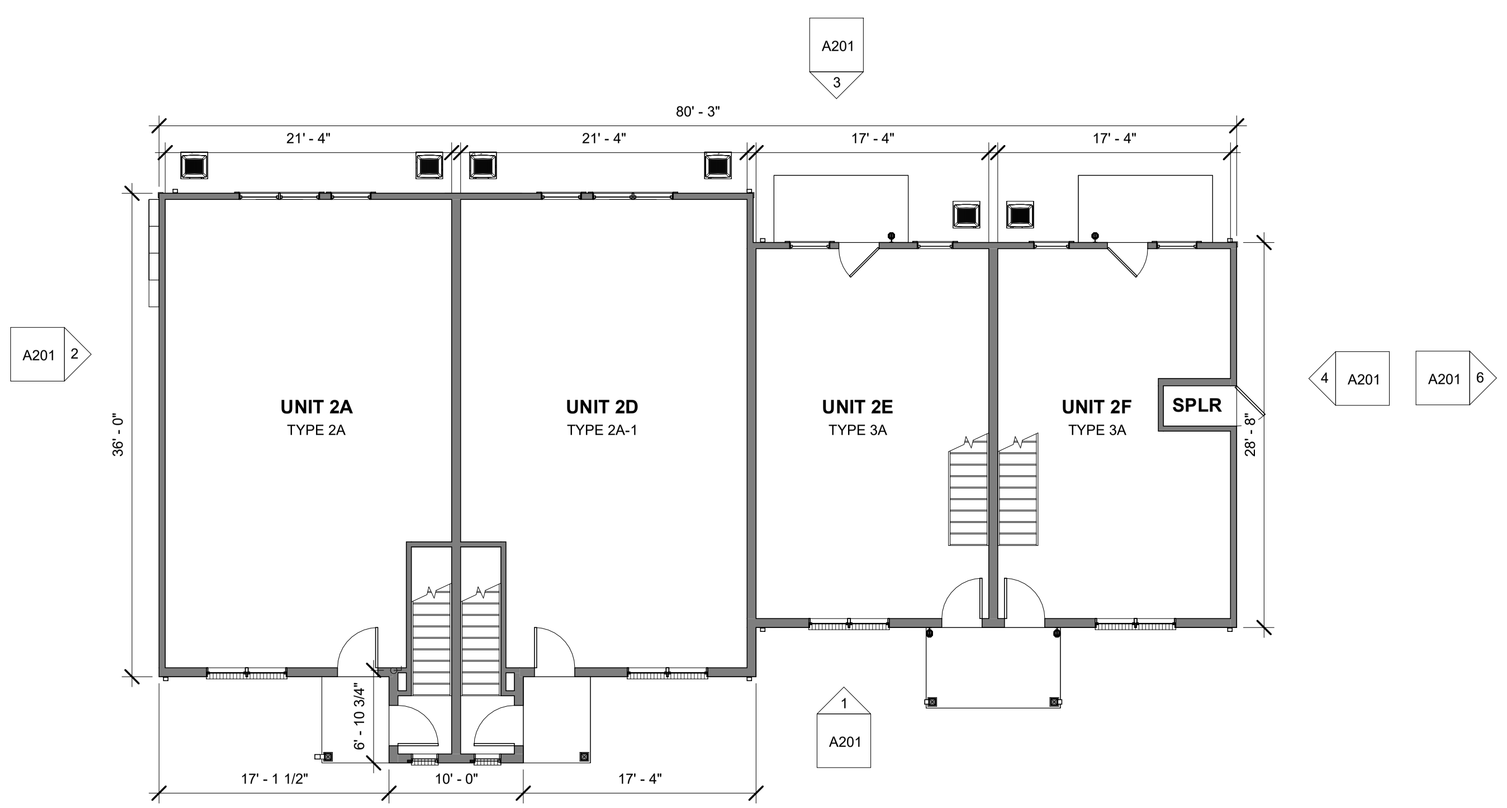

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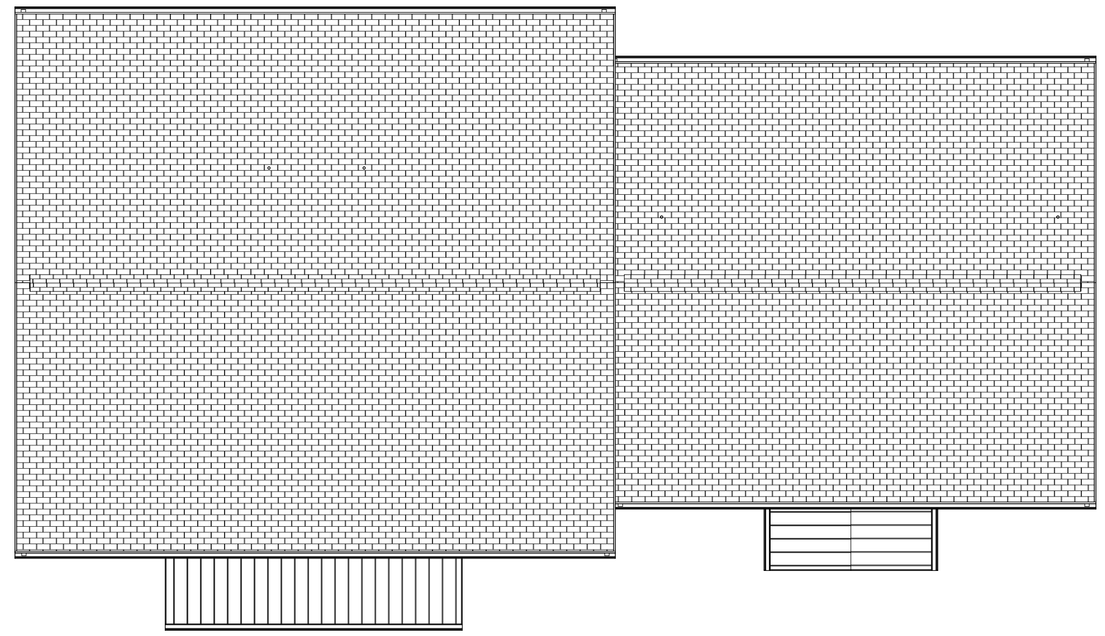
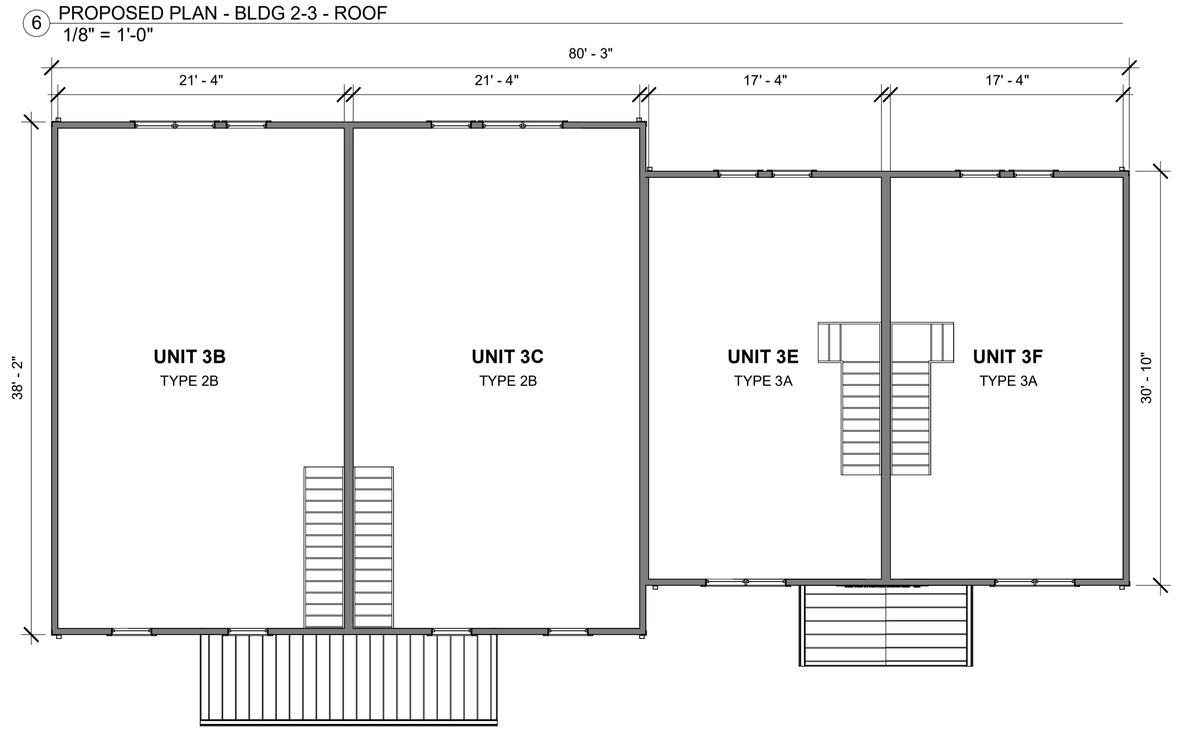
1/8" = 1'-0"



6 PROPOSED PLAN - BLDG 2-3 - ROOF
1/8" = 1'-0"



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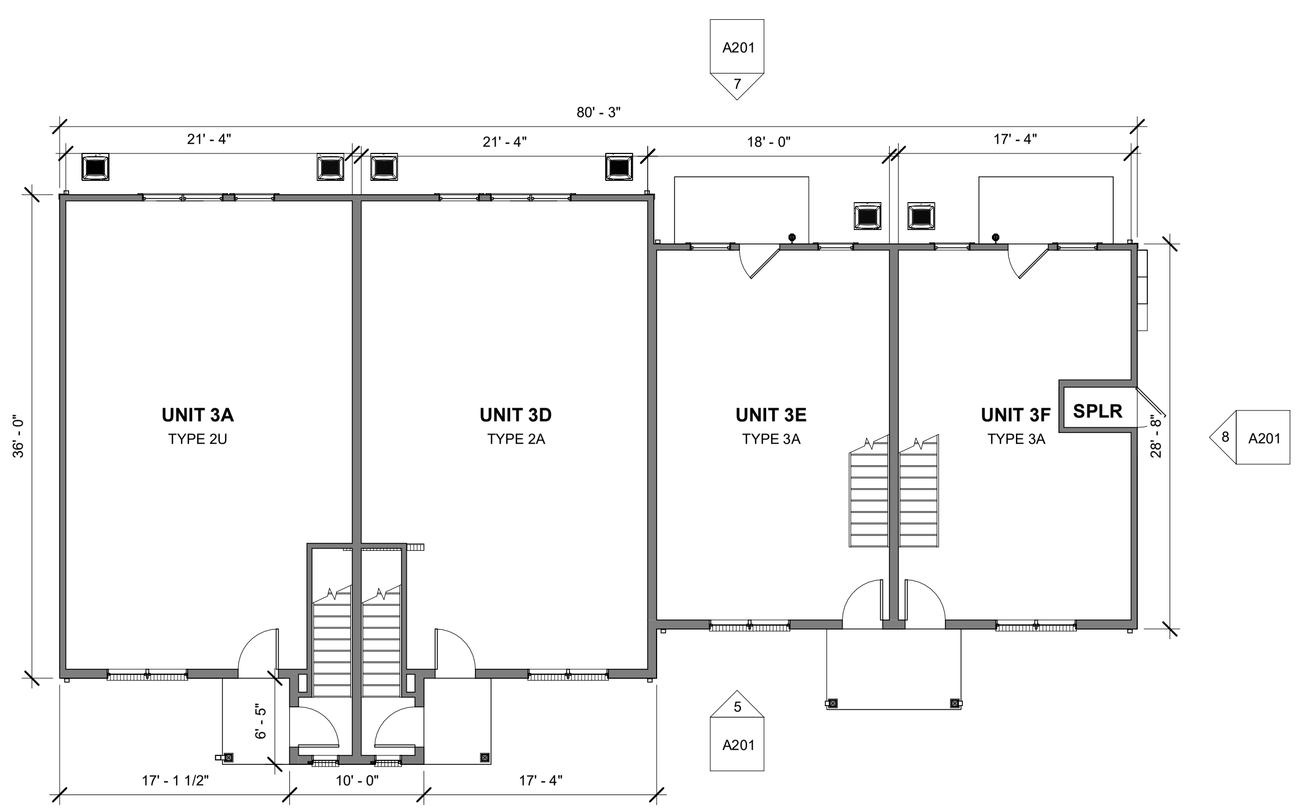
1/8" = 1'-0"



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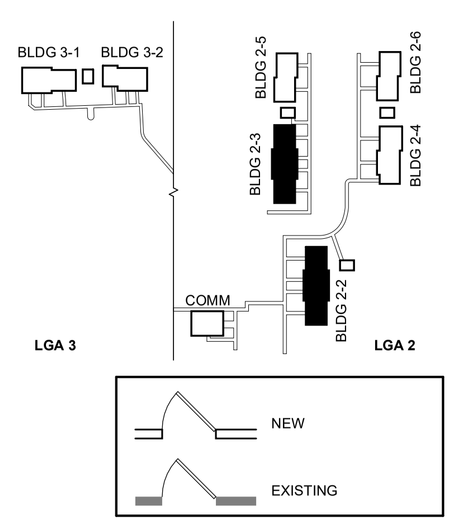

RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

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PROJECT # 26502

PROPOSED BLDG PLANS - LGA 2

A101

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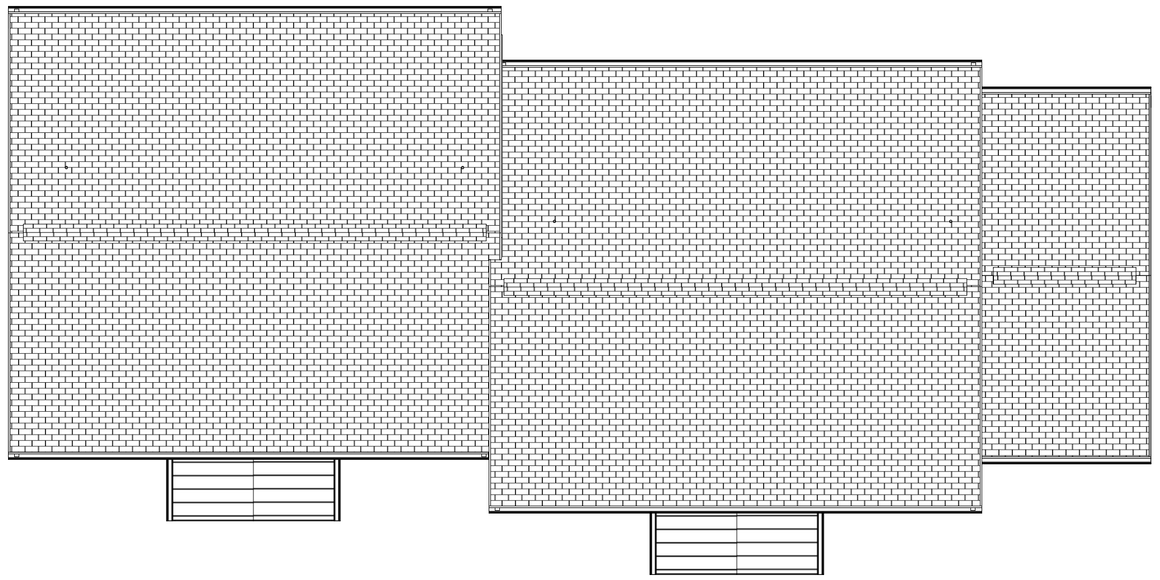
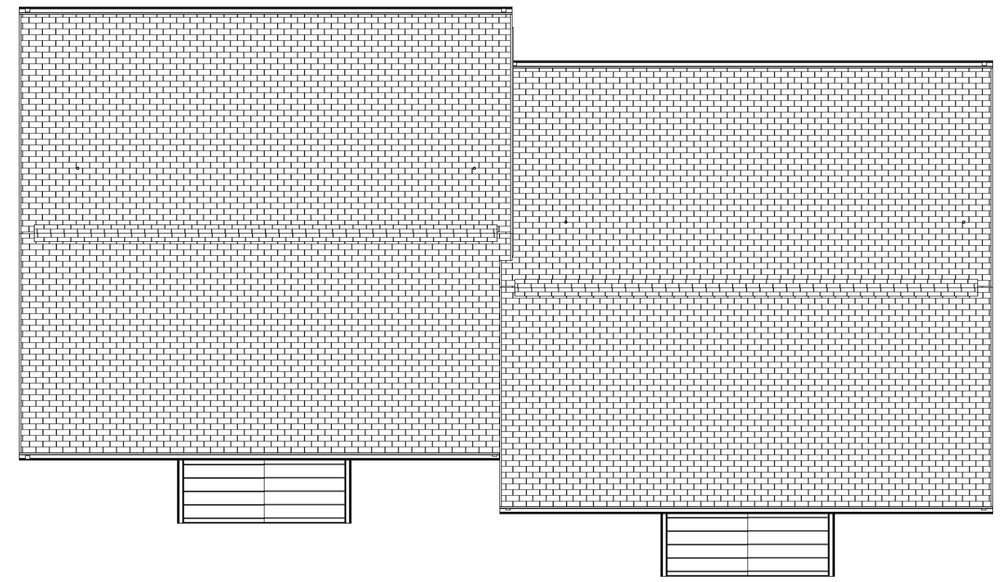
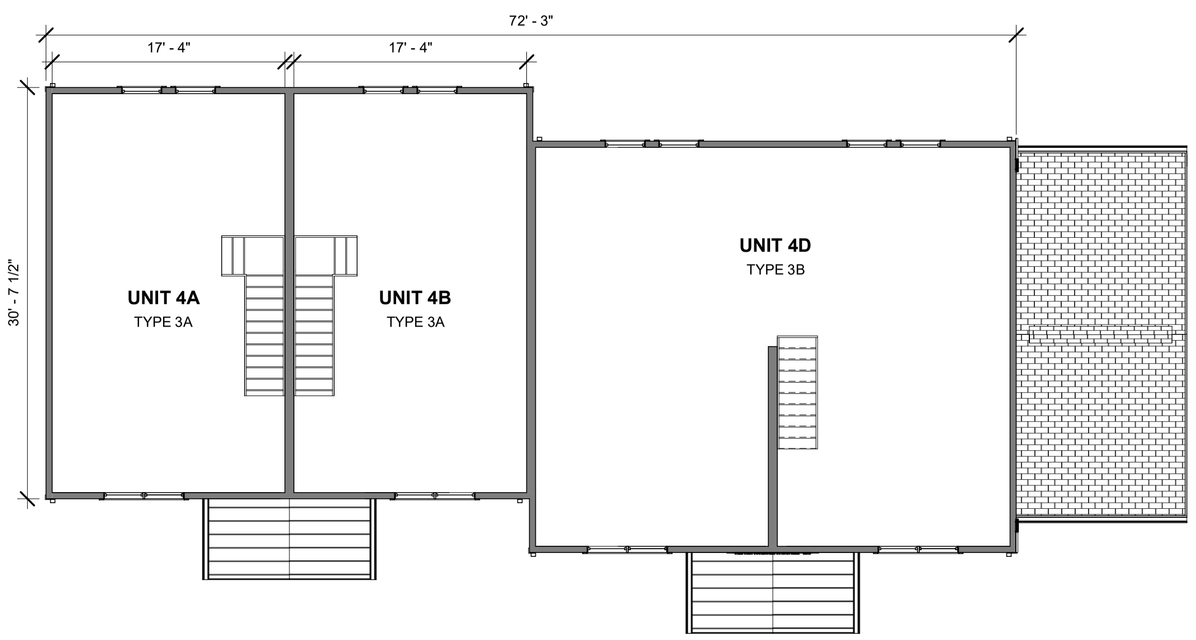


3 PROPOSED PLAN - BLDG 2-4 - ROOF
1/8" = 1'-0"



6 PROPOSED PLAN - BLDG 2-5 - ROOF
1/8" = 1'-0"



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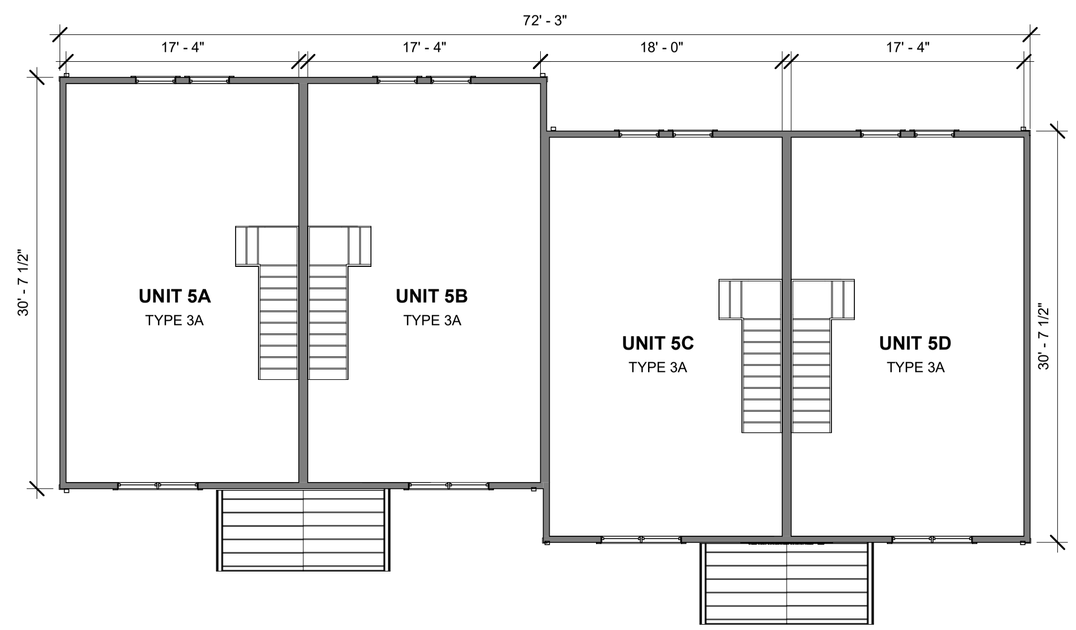

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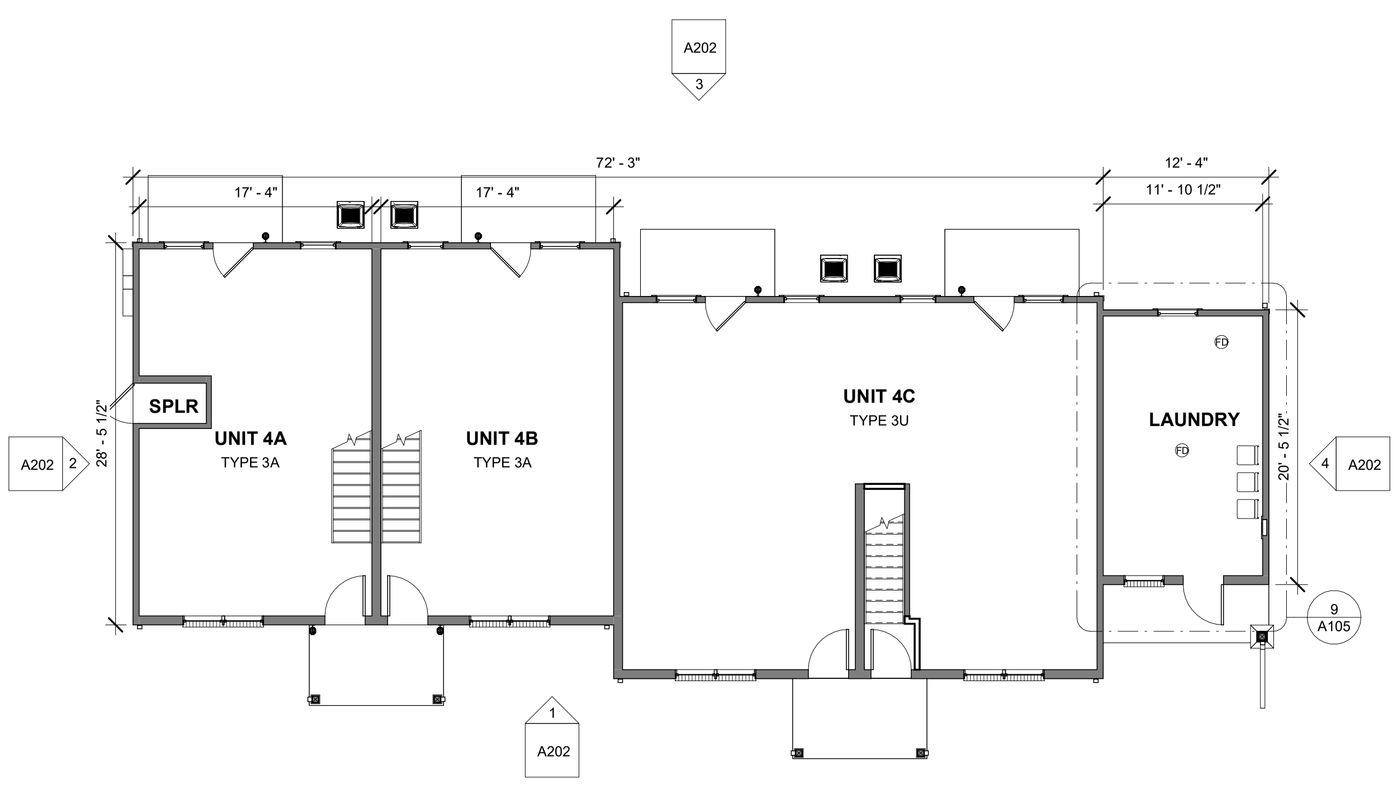
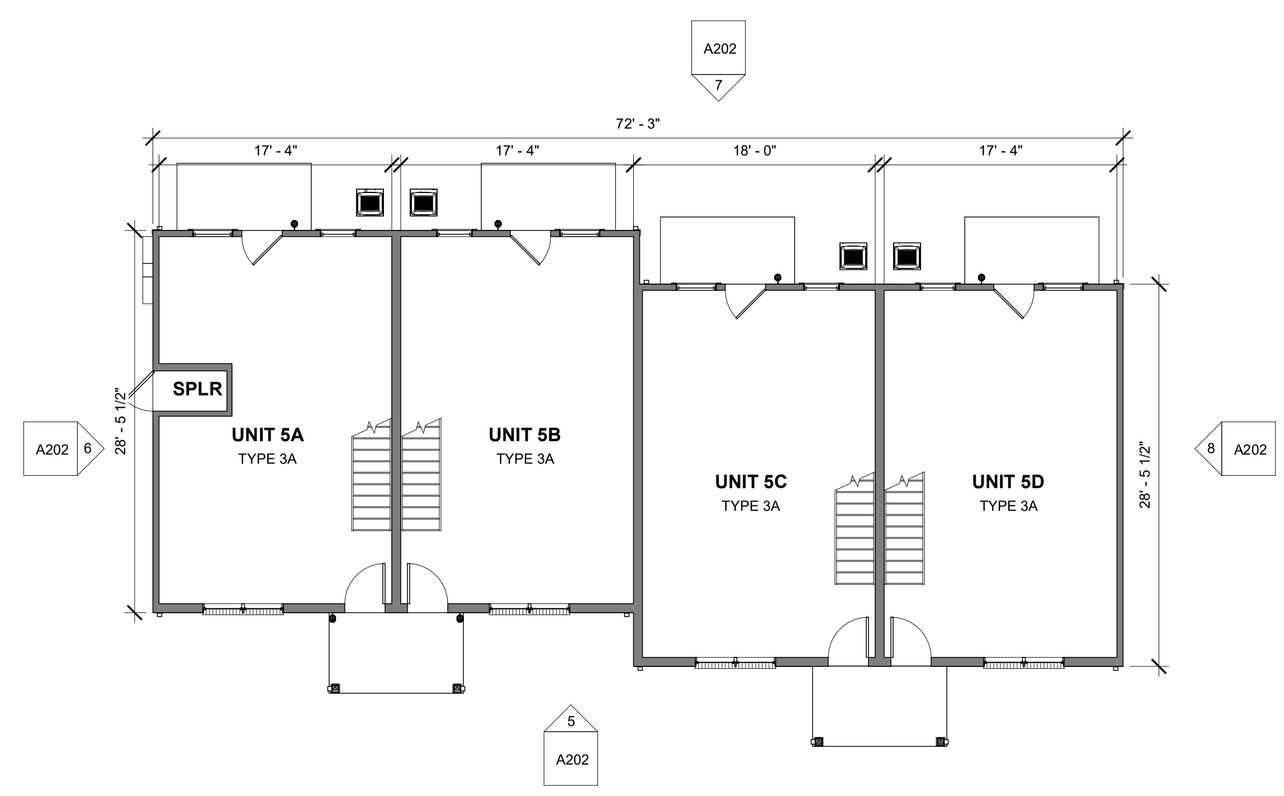
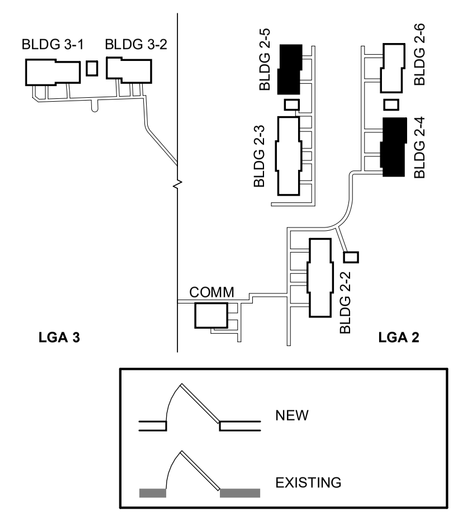


1 PROPOSED PLAN - BLDG 2-4 - FLOOR 1
1/8" = 1'-0"



4 PROPOSED PLAN - BLDG 2-5 - FLOOR 1
1/8" = 1'-0"



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PRICING SET

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PROJECT # 26502

PROPOSED BLDG PLANS - LGA 2

A102

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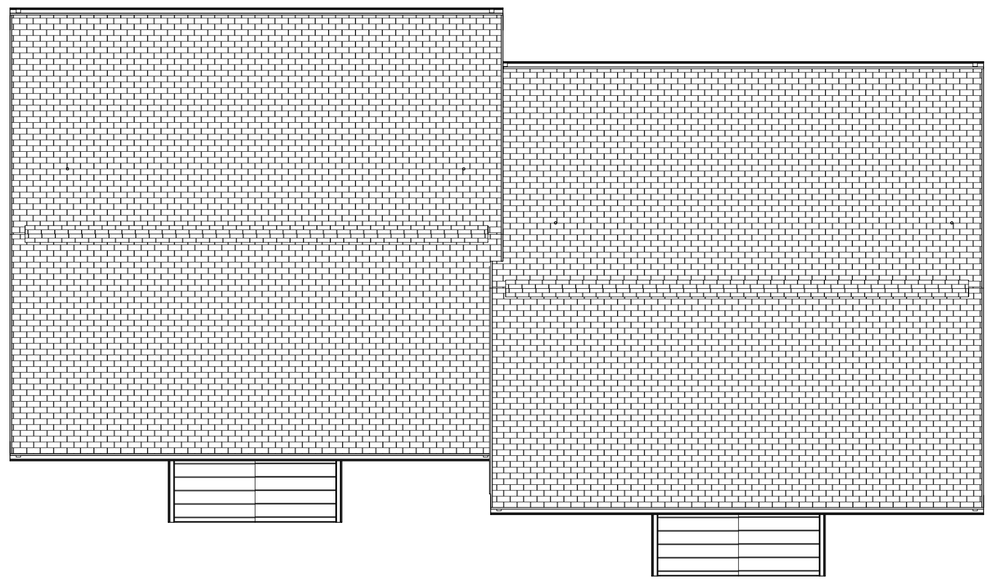
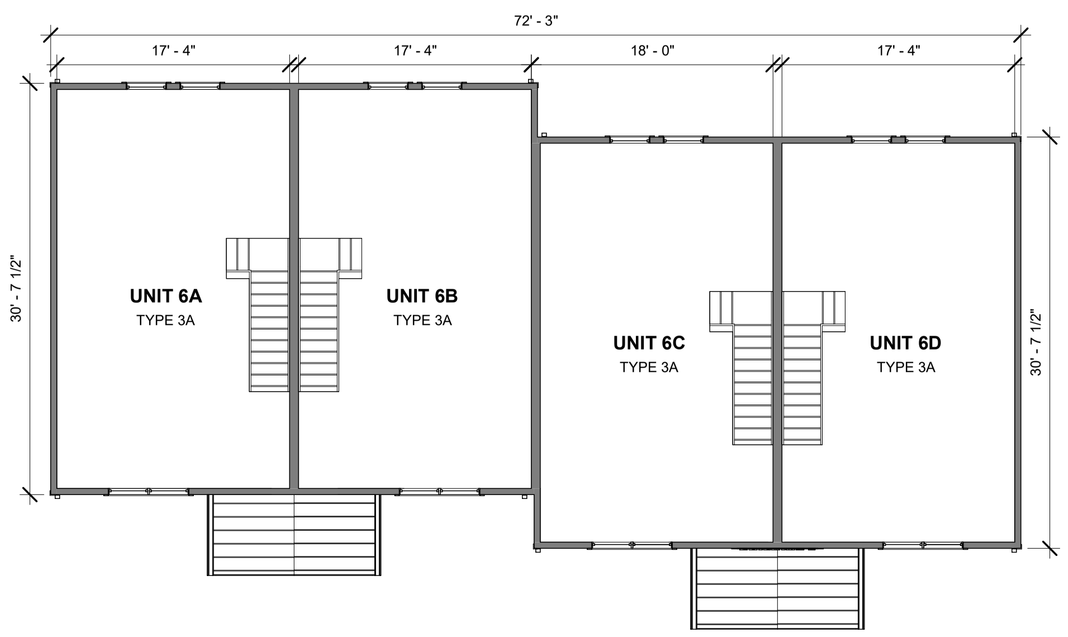
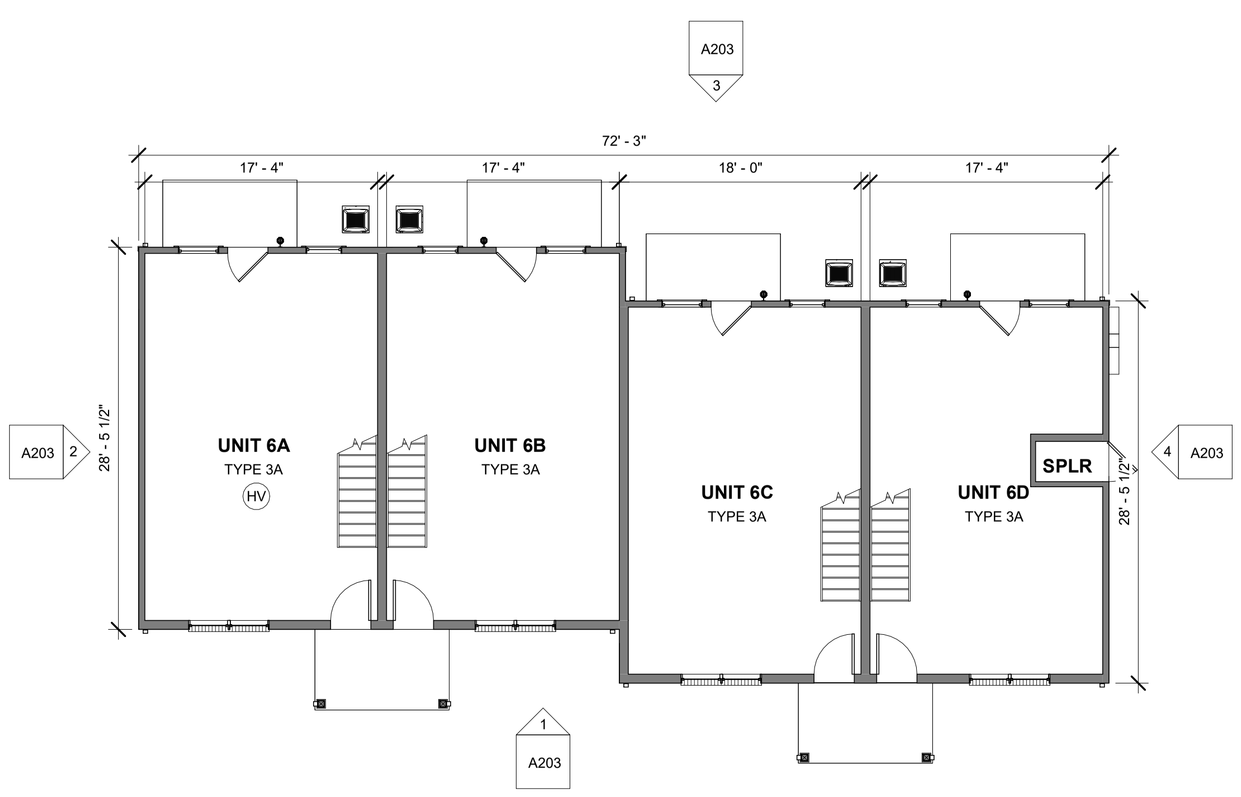
REFER TO A100 FOR ALL TYPICAL BUILDING NOTES



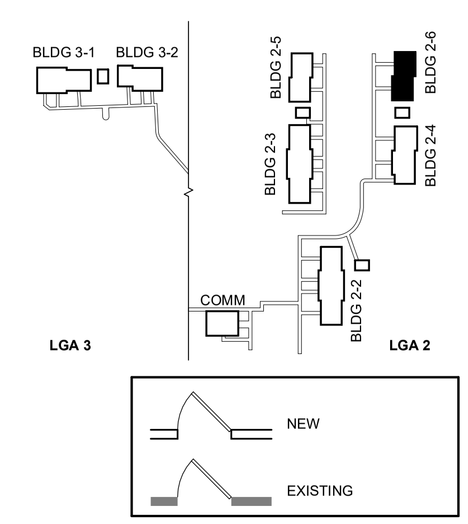
3 PROPOSED PLAN - BLDG 2-6 - ROOF
1/8" = 1'-0"



2 PROPOSED PLAN - BLDG 2-6 - FLOOR 2
1/8" = 1'-0"



1 PROPOSED PLAN - BLDG 2-6 - FLOOR 1
1/8" = 1'-0"



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PROPOSED BLDG PLANS - LGA 2

A103

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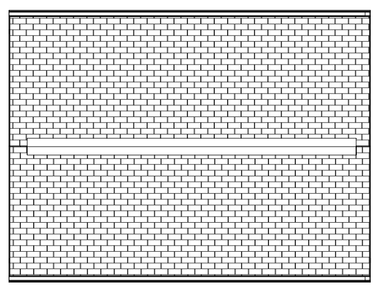
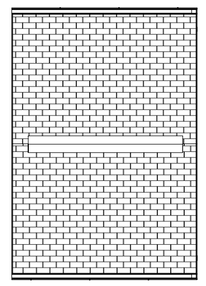


1 PROPOSED PLAN - SHED 1 - ROOF
1/8" = 1'-0"



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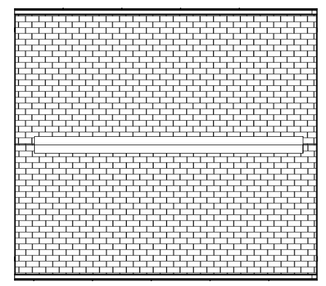

3 PROPOSED PLAN - SHED 3 - ROOF
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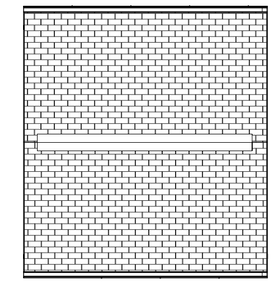
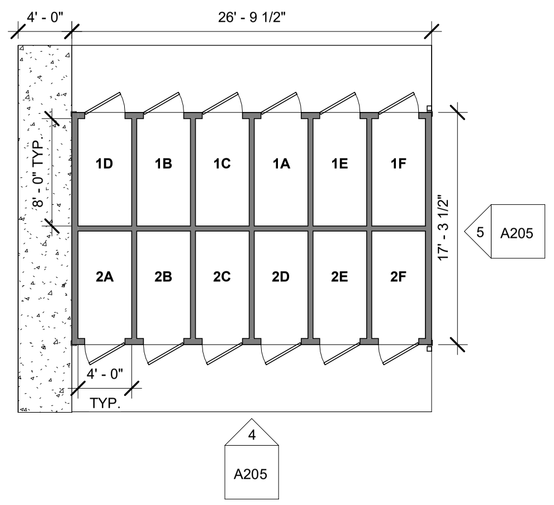
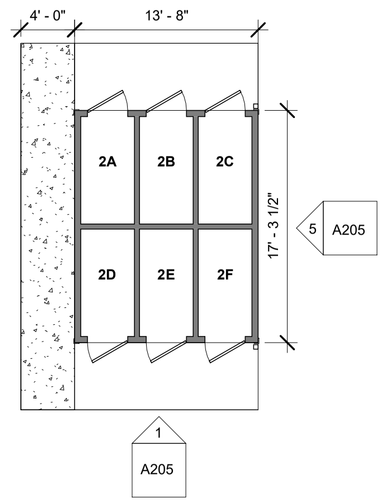


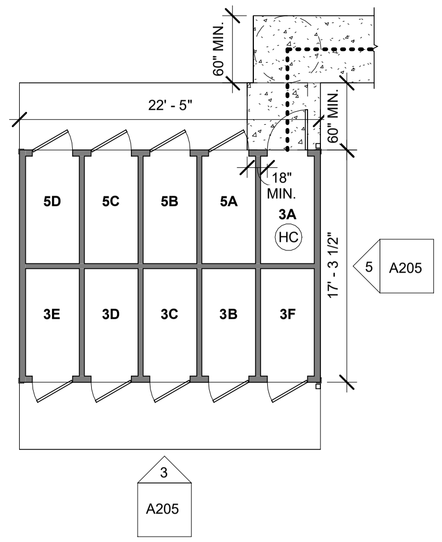
4 PROPOSED PLAN - SHED 4 - ROOF
1/8" = 1'-0"



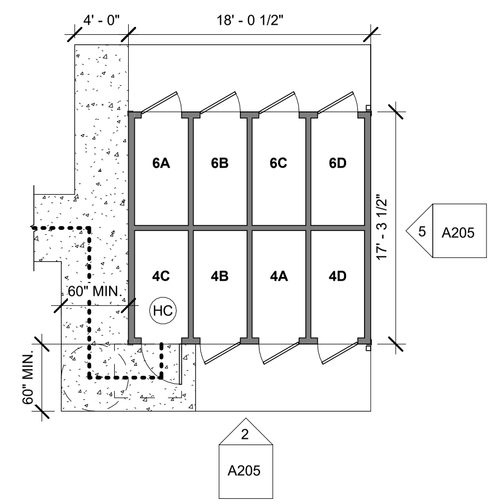
5 PROPOSED PLAN SHED 1
1/8" = 1'-0"



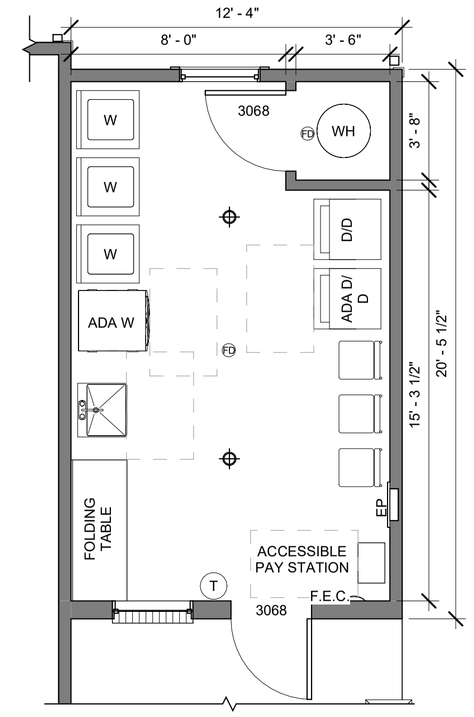
6 PROPOSED PLAN - SHED 2
1/8" = 1'-0"



7 PROPOSED PLAN - SHED 3
1/8" = 1'-0"



8 PROPOSED PLAN - SHED 4
1/8" = 1'-0"

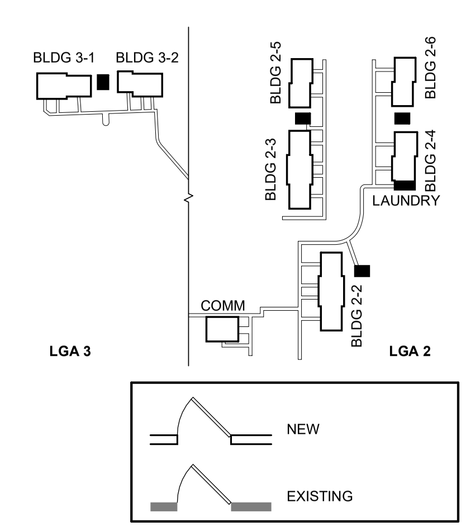


9 LAUNDRY ROOM PLAN
1/4" = 1'-0"

REFER TO A100 FOR ALL TYPICAL BUILDING NOTES

COMMON BUILDING PROPOSED NOTES

1	AT LAUNDRY ROOM, INSTALL NEW HOSE BOXES, BRAIDED HOOK-UPS, AND IN-WALL DRYER CONNECTIONS WITH EXTERIOR TERMINATION CAPS FOR ALL LAUNDRY EQUIPMENT. EQUIPMENT TO BE LEASED. ONE WASHER AND ONE DRYER TO BE ACCESSIBLE.
2	REPLACE ALL ELECTRICAL OUTLETS, SWITCHES, AND COVER PLATES AT ALL COMMON BUILDINGS.
3	INSTALL NEW LED LIGHT FIXTURES THROUGHOUT ALL COMMON BUILDINGS.
4	INSTALL NEW WATER HEATERS, DRAIN PAN, AND OVERFLOW DISCHARGE FOR COMMUNITY BUILDING AND LAUNDRY ROOM.
5	INSTALL NEW WALL MOUNTED MINI-SPLIT UNITS IN LAUNDRY ROOM AND IN COMMUNITY BUILDING. ROUTE ALL LINES WITHIN WALLS. DISCHARGE ALL CONDESNATE LINES TO SPLASHBLOCKS. PROVIDE OUTDOOR CU'S ON PREMANUFACTURED PADS.
6	INSTALL NEW LAUNDRY SINK AT LAUNDRY ROOM.
7	INSTALL NEW 4'-0" BUILT IN FOLDING TABLE WITH SOLID SURFACE COUNTER AND REAR AND SIDE SPLASHES. TABLE TO BE ROLL-UNDER ACCESSIBLE TABLE.
8	AT LAUNDRY ROOM, EXISTING ELECTRICAL PANEL TO REMAIN.
9	INSTALL PAY STATION WITHIN ACCESSIBLE REACH RANGES.
10	INSTALL NEW INTERIOR 2-PANEL DOORS WITH LEVER HARDWARE.
11	INSTALL NEW LVP IN LAUNDRY ROOM.
12	SHED: INSPECT SHEDS FOR MOLD GROWTH. REMOVE AND REPLACE AFFECTED WALL FINISHES OR PROPERLY CLEAN MOLD GROWTH FROM AFFECTED SURFACES. ALL MOLD REMEDIATION WORK SHALL BE DONE BY PROPERLY TRAINED AND EXPERIENCED PERSONNEL.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

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FEDERALSBURG, MD 21632

PRICING SET

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PROJECT # 26502

PROPOSED BLDG PLANS - COMMON

A105

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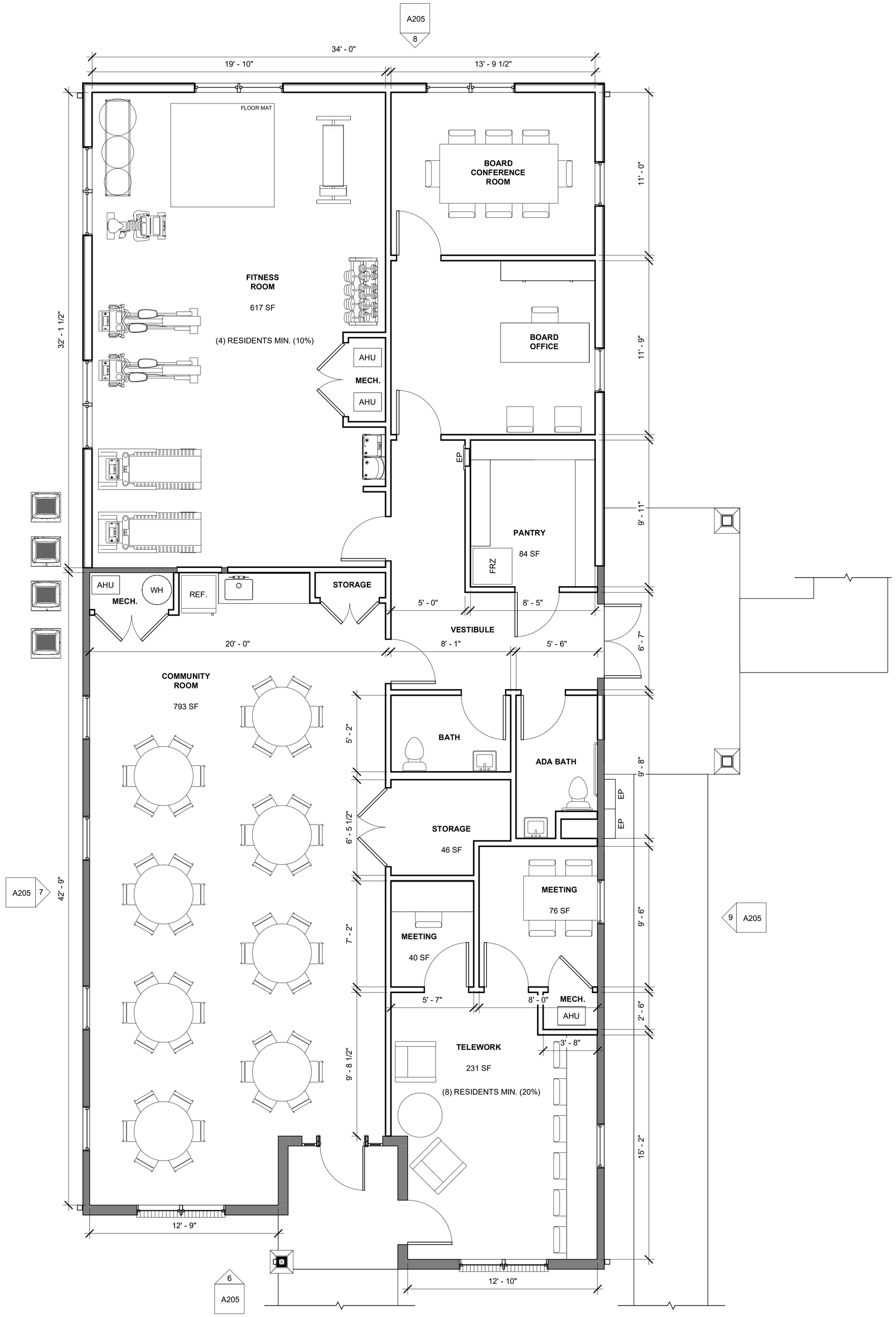
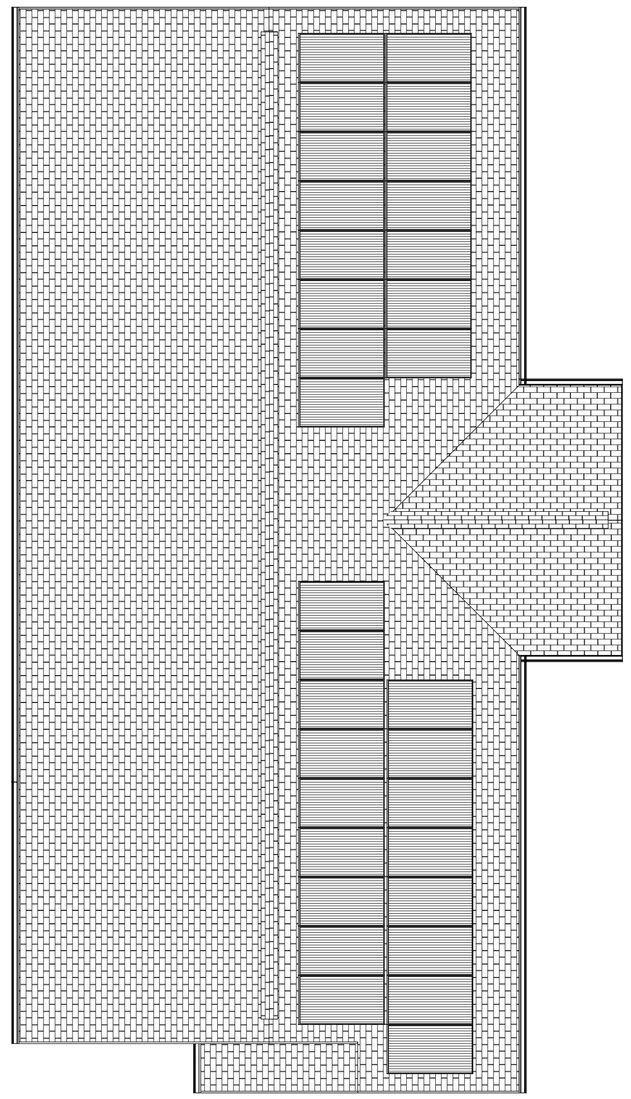


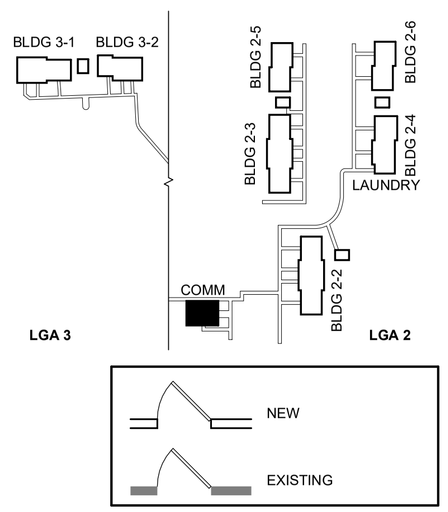
1 PROPOSED PLAN - COMMUNITY BUILDING
1/4" = 1'-0"



2 PROPOSED PLAN - COMMUNITY BUILDING - ROOF
1/8" = 1'-0"

COMMUNITY BUIDLING PROPOSED NOTES

1	INSTALL NEW SOLID CORE INTERIOR 2-PANEL DOORS WITH LEVER HARDWARE. PROVIDE PANIC HARDWARE AT COMMUNITY ROOM DOORS.
2	CONSTRUCT NEW PARTITIONS AS SHOWN TO CREATE DESIGNED ROOMS AND SPACES.
3	CONSTRUCT NEW ADDITION. ADDITION TO BE SLAB ON GRADE 2X6 FRAMING WITH WOOD TRUSSES TO MATCH EXISTING BUILDING.
4	CONSTRUCT NEW PORCH OVERHANG AT SIDE ENTRANCE. PROVIDE NEW PATIO. WRAP COLUMNS AND BEAMS IN PVC. PROVIDE VINYL SOFFIT AND EXTERIOR LIGHTING AND SIGNAGE.
5	FITNESS CENTER TO BE MINIMUM 600 SF AND INCLUDE A FOUNTAIN WITH INTEGRATED WATER FILLER STATION. EXERCISE EQUIPMENT TO BE PROVIDED BY OWNER.
6	COMMUNITY ROOM TO INCLUDE A KITCHENETTE WITH SOLID SURFACE COUNTER, ACCESSIBLE REFRIGERATOR, SINGLE BOWL UNDERMOUNT SINK, AND WALL AND BASE CABINETRY WITH PULL OUT TRASH CAN.
7	TELEWORK ROOM TO INCLUDE LAMINATE COUNTERTOPS WITH (6) STATIONS. ADDITIONAL SEATING/WORK SPACE TO BE PROVIDED FOR (2) ADDITIONAL PERSONS. PROVIDE DATA AND ELECTRICAL OUTLET CONNECTIONS ABOVE COUNTERTOP LEVEL. PROVIDE SUPPORTS FOR COUNTERTOP.
8	(2) MEETING ROOMS TO BE PROVIDED IN THE COMMUNITY BUIDLING WITH BUILT-IN LAMINATE DESKS AS SHOWN.
9	PROVIDE ACCESS CONTROL FOR ALL EXTERIOR DOOR ENTRANCES AT THE COMMUNITY BUILDING AS WELL AS INTERIOR TO FITNESS ROOM AND COMMUNITY ROOM.
10	INSTALL NEW SPLIT SYSTEMS PER SPECS. PROVIDE ONE FOR FITNESS CENTER, ONE FOR COMMUNITY ROOM, ONE FOR TELEWORK AND MEETING ROOMS, AND ONE FOR THE REMAINDER OF THE SPACES. PROVIDE DUCTED SUPPLY AND RETURNS WITHIN BULKHEADS. OUTDOOR UNITS TO BE INSTALLED ON NEW PREFABRICATED PADS.
11	PROVIDE NEW WATER HEATER PER SPECS. INSATLL ALL NEW SANITARY LINES AND DOMESTIC LINES WITHIN THE BUILDING FOR MODIFICATION OF SPACES.
12	PROVIDE NEW WALK-IN PANTRY FOR FOOD STORAGE. INSTALL 4 LEVELS OF SHELVING ALONG PERIMITER OF ROOM. PROVIDE STAND UP LOCKABLE FREEZER NEAR PANTRY.
13	CONSTRUCT TWO BATHROOMS WITH ONE BEING ADA ACCESSIBLE.
14	INSTALL NEW SMOKE AND CO DETECTORS THROUGHOUT.
15	RELOCATE ELECTRICAL PANEL WITHIN COMMUNITY ROOM. PROVIDE NEW BREAKERS.
16	PROVIDE (4) NEW FIRE EXTINGUISHERS WITHIN RECESSED CABINETS.
17	FLOORING TO BE LVT THROUGHOUT WITH WOOD BASE AND SHOE MOLD. PROVIDE TILE FLOOR AND HALF HEIGHT WALLS WITHIN BATHROOMS. PROVIDE WAINSCOTTING TRIM WITHIN COMMUNITY ROOM, BOARD CONFERENCE ROOM, VESTIBULE, AND TELEWORK ROOM. PROVIDE SHEET VINYL FLOORING WITH VINYL BASE IN MECHANICAL CLOSETS. PROVIDE RUBBER ATHLETIC FLOORING WITHIN FITNESS ROOM WITH RUBBER BASE.
18	INSTALL GYPSUM BOARD CEILINGS WITHIN ALL ROOMS.
19	INSTALL SOLAR PANELS ON ROOF. EQUIPMENT TO BE LOCATED ON EXTERIOR.



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PROPOSED BLDG PLANS - COMMON

A106

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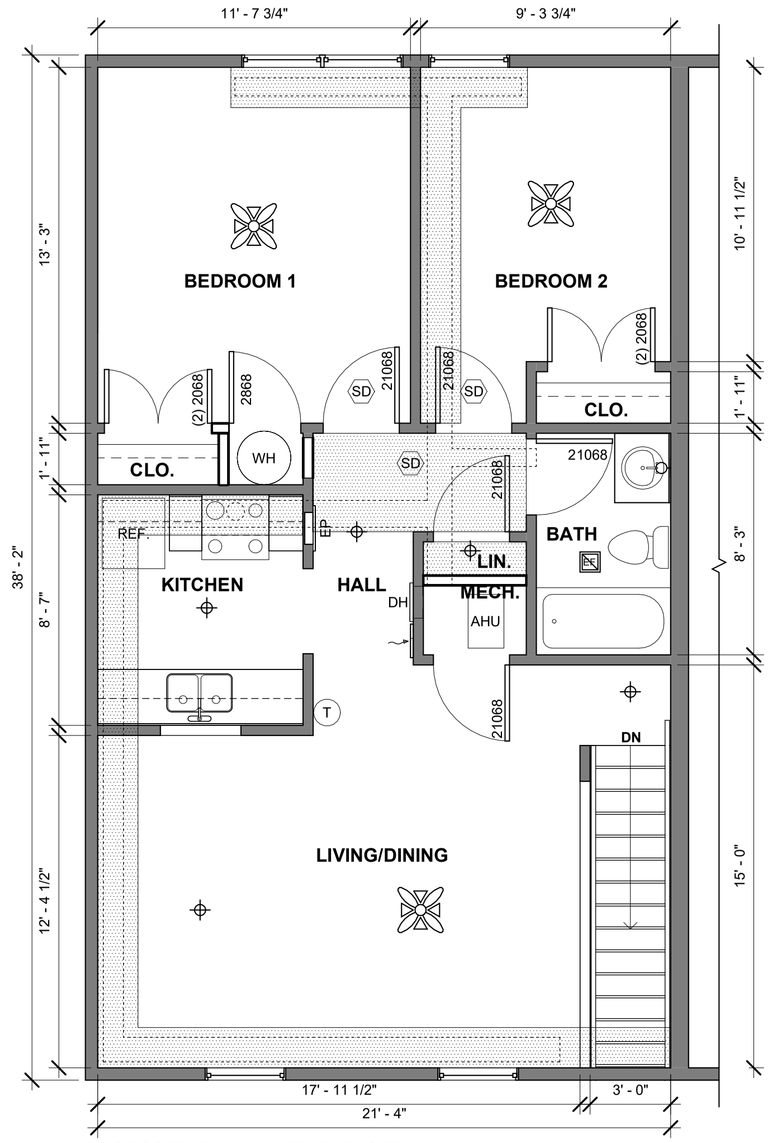
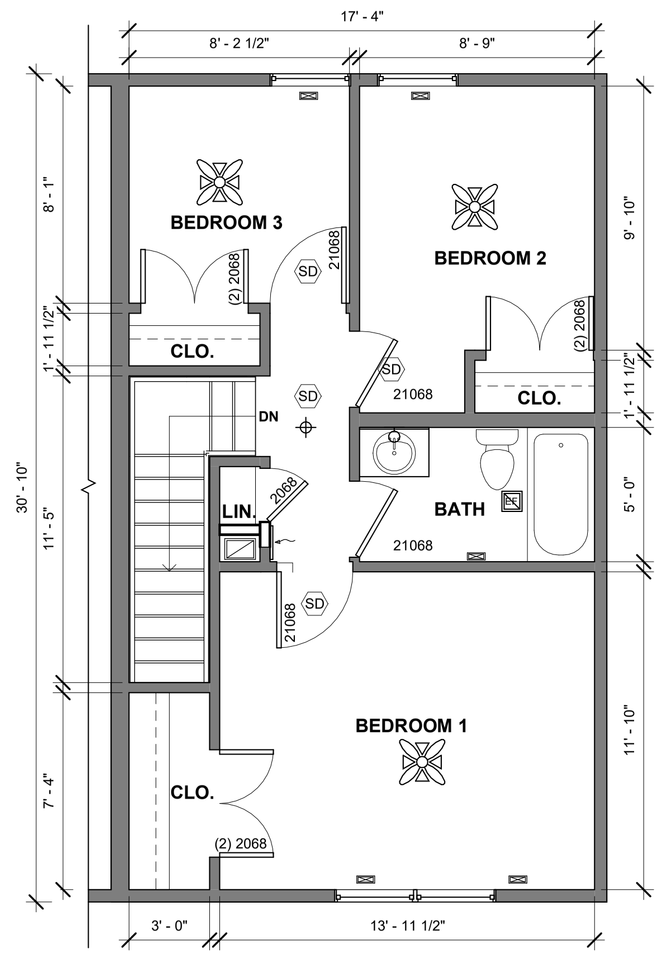
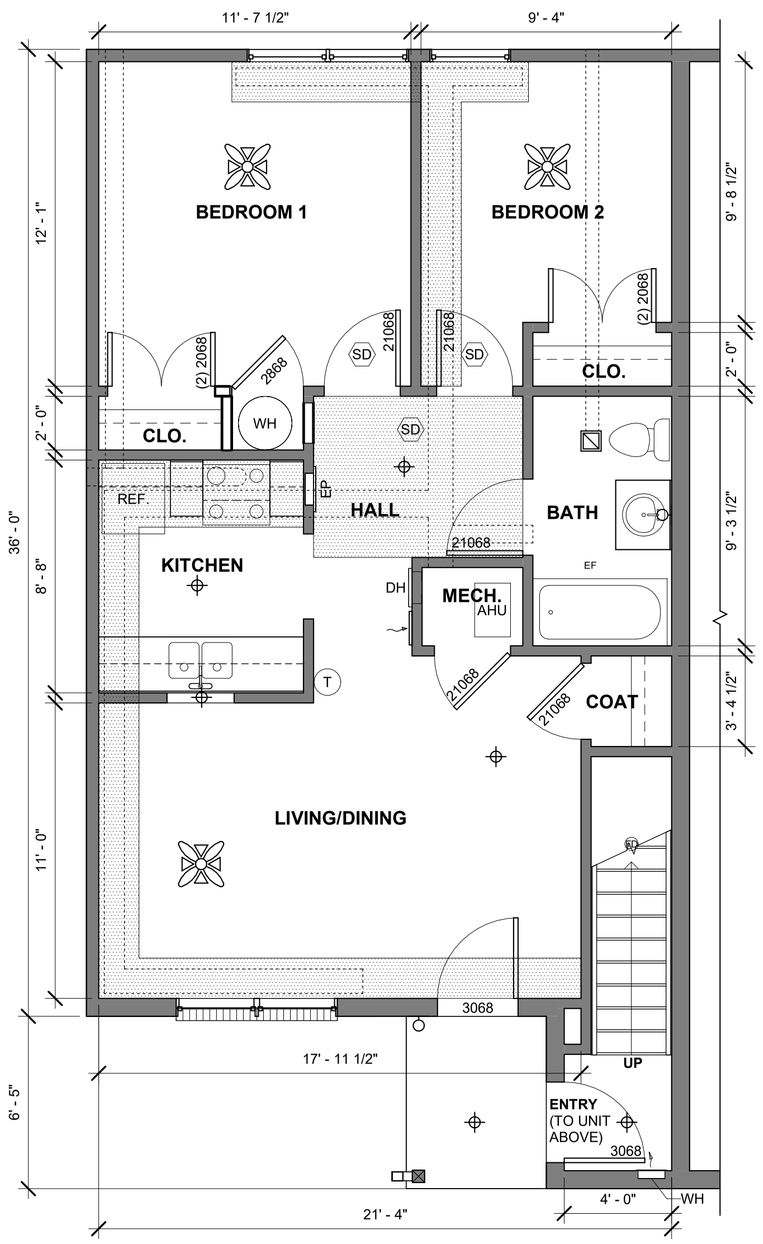


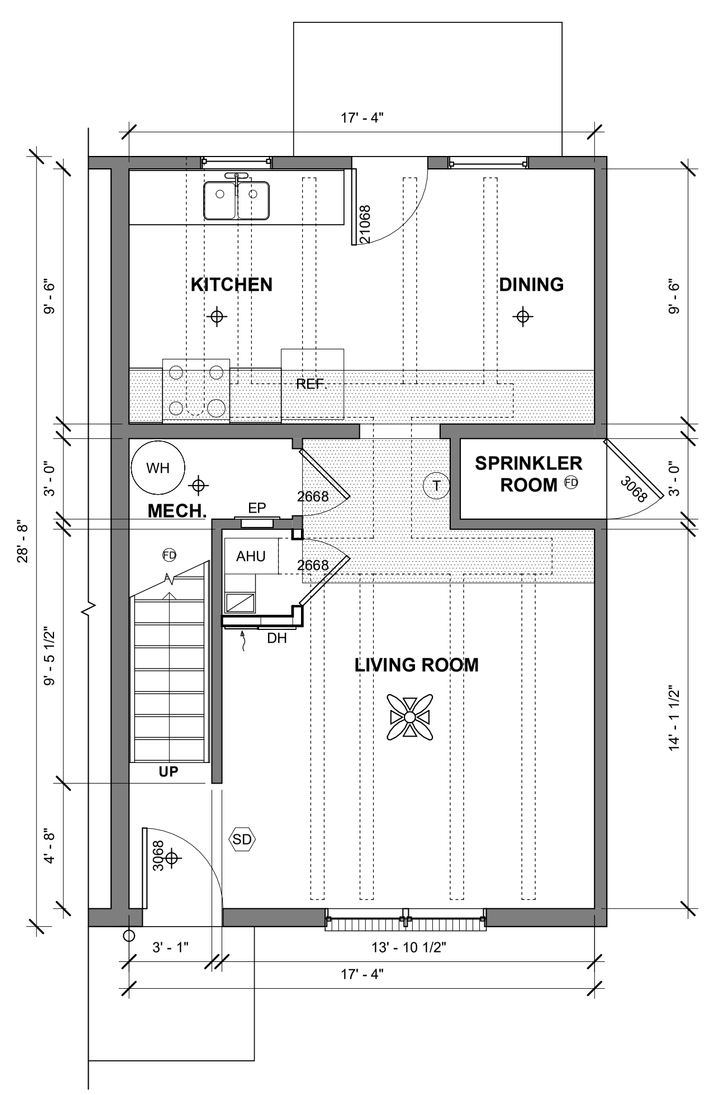
2 PROPOSED PLAN - UNIT 2B (FLOOR 2)
1/4" = 1'-0"



4 PROPOSED PLAN - UNIT 3A - FLOOR 2
1/4" = 1'-0"



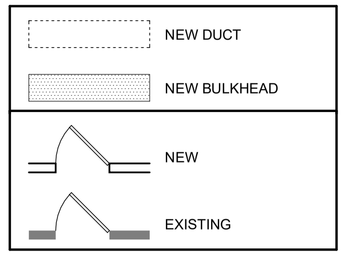
1 PROPOSED PLAN - UNIT 2A (FLOOR 1)
1/4" = 1'-0"



3 PROPOSED PLAN - UNIT 3A - FLOOR 1
1/4" = 1'-0"

TYPICAL DWELLING UNIT NOTES

AIR SEALING	
1	REFER TO TYPICAL AIR SEALING DETAILS AND SCOPE OF WORK DIAGRAMS.
GENERAL	
1	REPAIR DRYWALL AND REPAINT ALL CURRENTLY PAINTED WALLS AND CEILING FINISHES.
2	INSTALL ENGINEERED WOOD BASE AND SHOE MOLD THROUGHOUT UNIT. INSTALL VINYL BASE AT MECHANICAL ROOMS. ALL STAIRS TO RECIEVE RUBBER TREADS. ALL FLOORING AND STAIR TREADS TO HAVE 10 YEAR WARRANTY.
3	REPLACE ALL EXISTING SWITCHES, RECEPTACLES, AND WALL PLATES.
4	INSTALL NEW WINDOW BLINDS AT ALL WINDOWS AND FULL LITE DOORS.
5	INSTALL ALL NEW INTERIOR TWO-PANEL HOLLOW CORE DOORS.
6	PROVIDE ALL NEW DOOR HARDWARE.
7	INSTALL WALL MOUNTED DOOR STOP PLATES AT ALL DOORS.
8	INSTALL NEW COAX CABLE HOOKUP IN LIVING ROOM AND EACH BEDROOM, RUN TO MEDIA BOX WITHIN EACH UNIT AND HOME RUN TO BOX AT BUILDING REAR.
9	SECURE 2ND FLOOR CEILING DRYWALL TO ROOF TRUSSES WITH ADDITIONAL SCREWS. POINT UP DRYWALL AT SCREW LOCATIONS.
10	INSTALL NEW LVT FLOORING THROUGHOUT UNIT. PROVIDE SHEET VINYL FLOORING AT MECHANICAL CLOSETS AND BATHROOMS ONLY. PROVIDE SOUND CONTROL UNDERLAYMENT AND 1/4" UNDERLAYMENT AT UPPER FLOORS.
KITCHEN	
1	REPLACE ALL WALL AND BASE CABINETS, INSTALL SOLID SURFACE COUNTER WITH BACKSPLASH AND SIDESPLASHES.
2	REPLACE RANGE WITH NEW 30 INCH WIDE ELECTRIC RANGE.
3	INSTALL NEW RECIRCULATING OVER-THE-RANGE MICROWAVE AT TYPICAL UNITS. INSTALL NEW EXHAUST DUCTS TO EXTERIOR, OUTLETS, AND MICROHOOD FIRE STOPS UNDERNEATH.
4	ABOVE COUNTER RECEPTACLES AND APPLIANCE RECEPTACLES AT KITCHEN CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
5	INSTALL NEW DOUBLE BOWL UNDERMOUNT KITCHEN SINK WITH 2.0 GPM MAX. FAUCET. ALL CABINET PENETRATIONS TO BE SEALED TIGHT.
6	INSTALL NEW GREASE SPLASH GUARD AT REAR AND SIDE WALLS ADJOINING RANGE TOP.
7	INSTALL NEW ENERGY STAR QUALIFIED REFRIGERATOR.
8	INSPECT UNDERNEATH ALL KITCHEN SINKS FOR MOLD GROWTH. REMOVE AND REPLACE AFFECTED DRYWALL OR PROPERLY CLEAN MOLD GROWTH FROM AFFECTED SURFACES. ALL MOLD REMEDIATION WORK SHALL BE DONE BY PROPERLY TRAINED AND EXPERIENCED PERSONNEL. PRIME AND PAINT ALL REPLACED OR REMEDIATED DRYWALL.
BATH	
1	INSTALL NEW WATERSENSE WATER CLOSET.
2	INSTALL NEW WATERSENSE FAUCET, VANITY, AND TOP WITH INTEGRAL LAVATORY BOWL ALL CABINET PENETRATIONS TO BE SEALED TIGHT.
3	INSTALL NEW ACRYLIC TUB WITH PREMIUM QUALITY, 3-PIECE FIBERGLASS SHOWER SURROUND.
4	INSTALL NEW ANTI-SCALE BATHTUB DIVERTER AND WATERSENSE SHOWER HEAD.
5	CONTRACTOR TO ENSURE THAT RECEPTACLES ADJACENT TO THE BATH SINK CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
6	INSTALL TOWEL BAR, TOWEL RING, ROBE HOOK, AND TOILET PAPER HOLDER.
7	INSTALL NEW RECESSED MEDICINE CABINET WITH MIRROR OVER THE VANITY.
8	INSTALL QUARTER ROUND PVC WHERE TUB INTERSECTS FLOORING. CAULK TO FLOOR AND TUB. DO NOT NAIL, DO NOT PAINT.
9	INSTALL NEW ENERGY STAR RATED, 50 CFM EXHAUST FAN. MAINTAIN HARD DUCT EXHAUST FAN TO EXTERIOR. INSTALL CEILING DAMPER AT RATED HORIZONTAL ASSEMBLY MEMBRANE PENETRATION. NO DAMPER IS REQUIRED FOR THRU PENETRATION WITH MINIMUM 26 GAGE DUCT. FAN TO BE CONNECTED TO LIGHT SWITCH.
10	AT 2A-1 UNITS, INSTALL NEW BATHTUBS AT LOCATION OF EXISTING ROLL-IN SHOWERS.
BEDROOM	
1	INSTALL NEW INTERCONNECTED, HARDWIRED SMOKE DETECTORS IN BEDROOM(S) AT LOCATIONS OF EXISTING HARDWIRED DEVICES. PROVIDE HORN & STROBE AT ALL HC AND HV UNITS.
2	PROVIDE CABLE WIRE INTO BEDROOM(S) AND TERMINATE INTO WALL JACK. HOME RUN TO UNIT MEDIA BOX.
3	INSTALL NEW VINYL-COATED WIRE CLOSET SHELVING WITH INTEGRATED CLOTHES ROD.
HALL	
1	INSTALL NEW INTERCONNECTED HARDWIRED SMOKE DETECTOR IN HALL ADJACENT TO BEDROOMS AT LOCATION OF EXISTING HARDWIRED DEVICE. PROVIDE HORN & STROBE AT ALL HC AND HV UNITS. PROVIDE ONE CO/SMOKE COMBO UNIT IN EACH UNIT.
CLOSET	
1	INSTALL NEW VINYL-COATED WIRE CLOSET SHELVING. INSTALL SHELF WITH INTEGRATED CLOTHES ROD AT COAT CLOSET. INSTALL 4 SHELF UNITS AT LINEN OR PANTRY CLOSETS.
2	INSPECT ALL MECHANICAL CLOSETS FOR MOLD GROWTH. REMOVE AND REPLACE AFFECTED DRYWALL OR PROPERLY CLEAN MOLD GROWTH FROM AFFECTED SURFACES. ALL MOLD REMEDIATION WORK SHALL BE DONE BY PROPERLY TRAINED AND EXPERIENCED PERSONNEL. PRIME AND PAINT ALL REPLACE OR REMEDIATED DRYWALL.
MEP	
1	INSTALL NEW SPLIT SYSTEM HEAT PUMP, CONDENSER AND LINE SETS. EQUIPMENT TO BE ENERGY STAR QUALIFIED, 15 SEER/8.5 HSPF SYSTEM. PROVIDE OUTSIDE AIR VENTILATION PER ASHRAE 62.2. DIRECT PRIMARY CONDENSATE LINE TO WASTEWATER SYSTEM OR TO EXTERIOR. INSTALL FLOAT SWITCH ON SECONDARY CONDENSATE LINE. RETURN AIR TO BE HARD DUCTED FROM MECHANICAL CLOSET WALL REGISTER TO FAN COIL PLENUM BOX. CONTRACTOR SHALL SIZE EQUIPMENT IN ACCORDANCE WITH ACCA MANUAL J CALCULATIONS.
2	INSTALL NEW DUCTWORK THROUGHOUT UNIT. INSTALL IN BULKHEADS. AT TOWNHOMES INSTALL ALL SUPPLY WITHIN FIRST FLOOR BULKHEADS AND FLOOR/CEILING SPACE. SEAL AND INSULATE ALL DUCTWORK.
3	REMOVE EXISTING HOT WATER HEATER AND REPLACE WITH A NEW HIGH EFFICIENCY WATER HEATER WITH DRAIN PAN. ENSURE THAT DISCHARGE VALVE AND DRAIN VALVE ARE DIRECTED TO WASTE WATER SYSTEM OR TO EXTERIOR.
4	INSTALL ALL MECHANICAL REGISTERS THROUGHOUT. AT TOWNHOME UNITS, PROVIDE FLOOR REGISTERS AT UPPER FLOORS.
5	INSTALL STAND-ALONE IN-WALL DEHUMIDIFIERS AND DRAIN PIPING. LOCATE WITH PLUGS IN LOCKED MECHANICAL CLOSETS.
6	INSTALL NEW ELECTRICAL PANELS AND BREAKERS AT EACH UNIT. PANELS TO BE FED BY EXISTING SERVICE.
7	INSTALL NEW HIGH EFFICIENCY LED LIGHT FIXTURES THROUGHOUT UNITS. REPLACE EXISTING FIXTURES.
8	INSTALL NEW ENERGY STAR QUALIFIED CEILING FANS WITH LED LIGHTS AT ALL BEDROOMS AND LIVING ROOMS. TO BE MOUNTED TO A FAN-RATED JUNCTION BOX WITH WALL SWITCH.
9	INSTALL NEW MEDIA BOX AND PROVIDE HIGH SPEED INTERNET CAPABILITY TO EACH UNIT. HOME RUN TO CENTRAL DEMARCATION BOX ON REAR OF EACH BUILDING. PROVIDE UNDERGROUND SPLICE BOX FOR PROVIDER CONNECTION POINT.
10	INSTALL NEW RECESSED UNIT HEATERS AT BOTTOM OF STAIR ENTRANCES. RE-USE EXISTING HEATER INFRASTRUCTURE.
TWO STORY	
1	ANCHOR EXISTING WOOD HANDRAIL WHERE LOCATED, REPAINT OR REVARNISH.
2	INSTALL NEW RUBBER TREADS AND RISERS AT UNIT ENTRY STAIRS.



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

PROPOSED UNIT PLANS

A110

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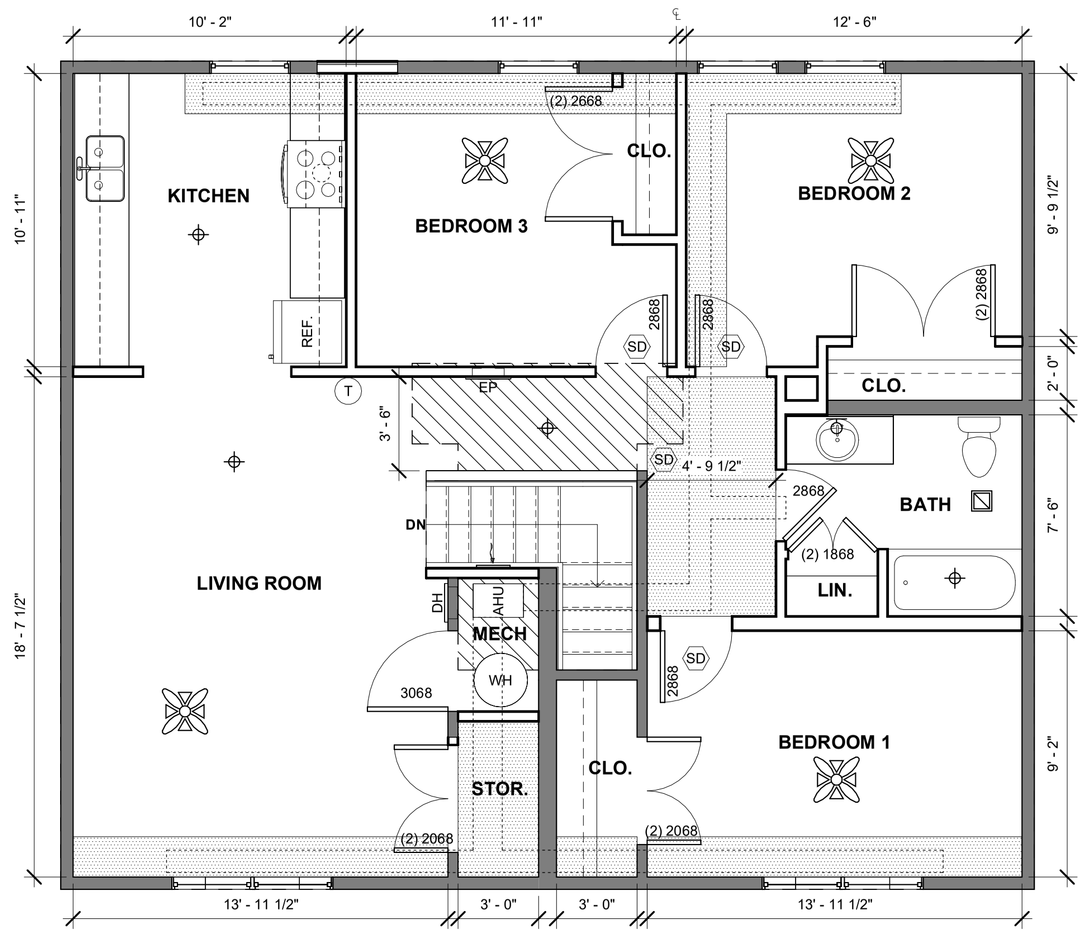
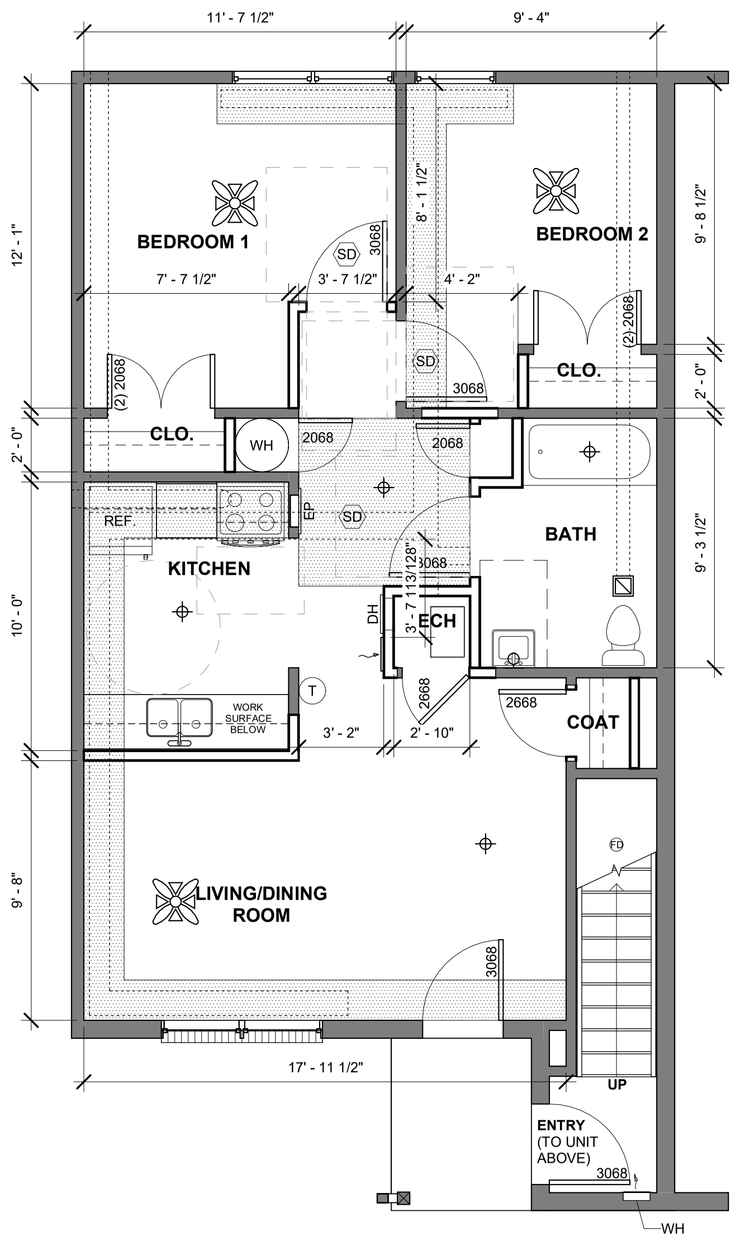
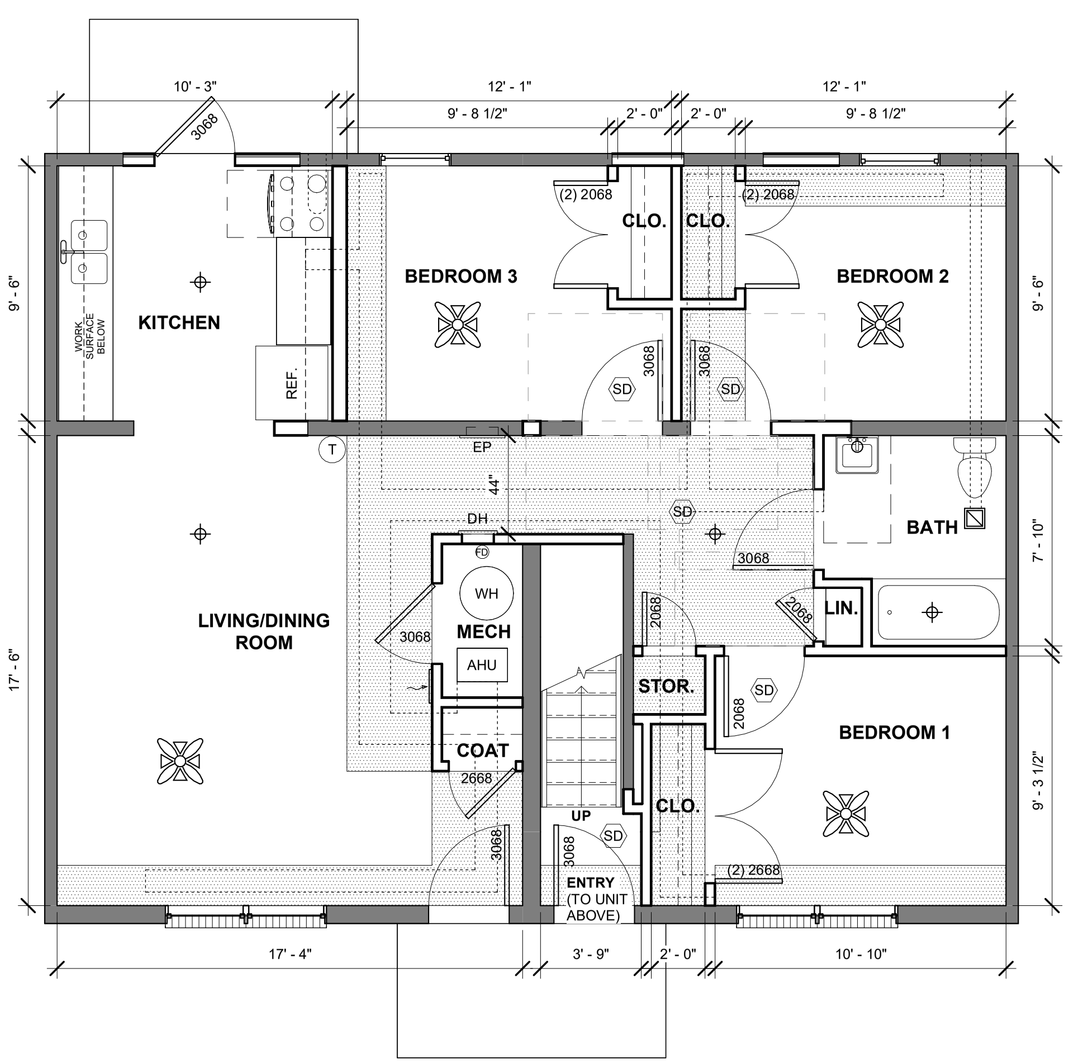


3 PROPOSED PLAN - UNIT 3B (FLOOR 2)
1/4" = 1'-0"



1 PROPOSED PLAN - UNIT 2U - FLOOR 1
1/4" = 1'-0"



2 PROPOSED PLAN - UNIT 3U (FLOOR 1)
1/4" = 1'-0"

TYPICAL UFAS/ANSI DWELLING UNIT NOTES

1	THIS UNIT MUST COMPLY WITH UFAS AND ANSI A117.1 TYPE A DWELLING UNIT REQUIREMENTS, SEE TYPICAL DWELLING UNIT NOTES FOR ADDITIONAL INFORMATION.
2	THIS UNIT MUST HAVE A 30" X 48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH CENTERED IN FRONT OF ALL CONTROLS, INCLUDING THERMOSTATS, LIGHT SWITCHES, ELECTRICAL PANELS AND OUTLETS. CONTROLS SHALL BE LOCATED NO LOWER THAN 15" OR HIGHER THAN 48" WITH AN UNOBSTRUCTED REACH OR 46" WITH AN OBSTRUCTED SIDE REACH. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
3	ELECTRICAL PANELS TO BE RELOCATED SO THAT ALL BREAKERS AND SWITCHES ARE 48" MAX AFF.
4	THERMOSTAT OPERABLE PARTS TO BE LOCATED AT 46" MAX AFF WITH 30"X48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH.
5	ALL DOORS INTENDED FOR PASSAGE MUST BE A MINIMUM OF 3'-0" WIDE AND ALLOW A 32" CLEAR OPENING. THE DOOR MUST HAVE PROPER MANEUVERING CLEARANCE AT BOTH SIDES. DOOR HARDWARE MUST BE LEVER TYPE.
6	PROVIDE ACCESSIBLE THRESHOLD AT EXTERIOR ENTRY DOOR. PROVIDE NEW HARDWARE AT ENTRY DOORS.
7	ALL DOOR HARDWARE MUST BE LEVER TYPE.
8	WINDOW LATCH SHALL COMPLY WITH ACCESSIBLE REQUIREMENTS FOR OPERABLE CONTROLS AND MUST BE LOCATED NO HIGHER THAN 48 INCHES A.F.F. A 30" X 48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED, CENTERED IN FRONT OF THE WINDOW.
9	INSTALL NEW HARDWIRED VISUAL ALARM SMOKE DETECTORS IN BEDROOM(S).
10	INSTALL NEW HARDWIRED VISUAL ALARM SMOKE DETECTOR IN HALL ADJACENT TO BEDROOM(S).
11	CONSTRUCT ACCESSIBLE KITCHEN AS SHOWN WITH REQUIRED FIXTURE CLEARANCES. PROVIDE COUNTERTOP MICROWAVE. PROVIDE 30" CLEAR WORKSPACE WITH KNEE AND TOE CLEARANCE.
12	PROVIDE ENERGY STAR RANGE HOOD W/ STOVETOP FIRESTOP SYSTEM.
13	FACE OF OUTLETS AND SWITCHES ABOVE COUNTERS TO BE MAX. 24" FROM LEADING EDGE OF COUNTERTOP.
14	CONSTRUCT ACCESSIBLE TOILET ROOM AS SHOWN WITH REQUIRED FIXTURE AND DOOR MANEUVERING CLEARANCES.
15	STORAGE AREA: INSTALL (4) 16" DEEP WIRE COATED SHELVES, BOTTOM 3 SHELVES TO BE MOUNTED BETWEEN 15" TO 48" AFF.
16	BEDROOM CLOSET: MUST PROVIDE A 30" X 48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. SHELF AND ROD SHALL BE LOCATED NO HIGHER THAN 46" A.F.F.
17	COAT CLOSET: INSTALL NEW COATED WIRE SHELVING AND ROD WITHIN UFAS REACH RANGE.

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

NEW DUCT
NEW BULKHEAD
NEW
EXISTING

PROPOSED UNIT PLANS - CONVERSIONS

A111

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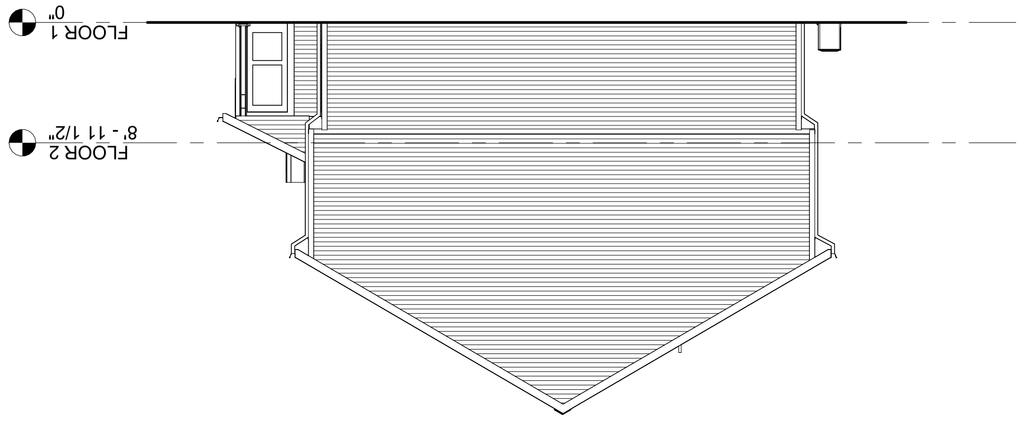
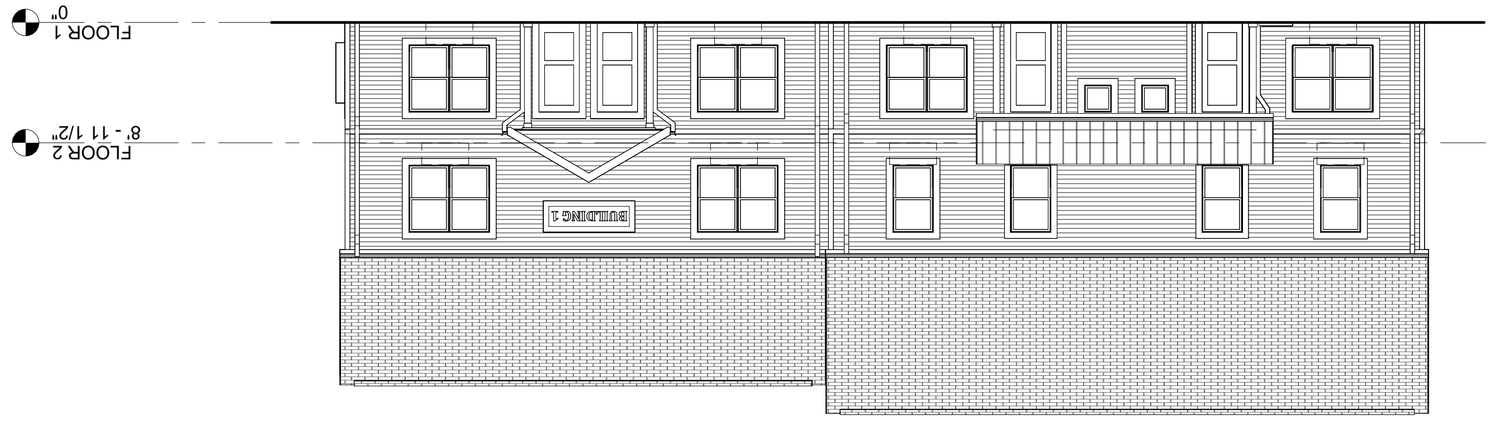


2 PROPOSED ELEVATION - BLDG 1 - LEFT
1/8" = 1'-0"



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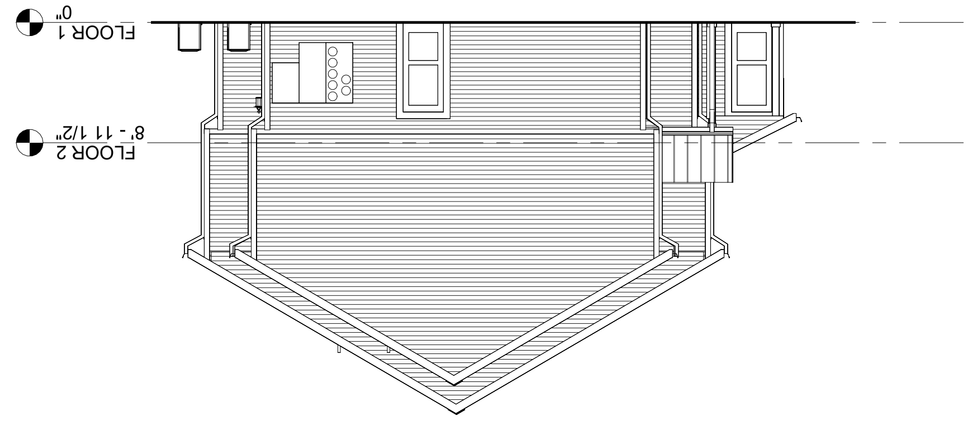

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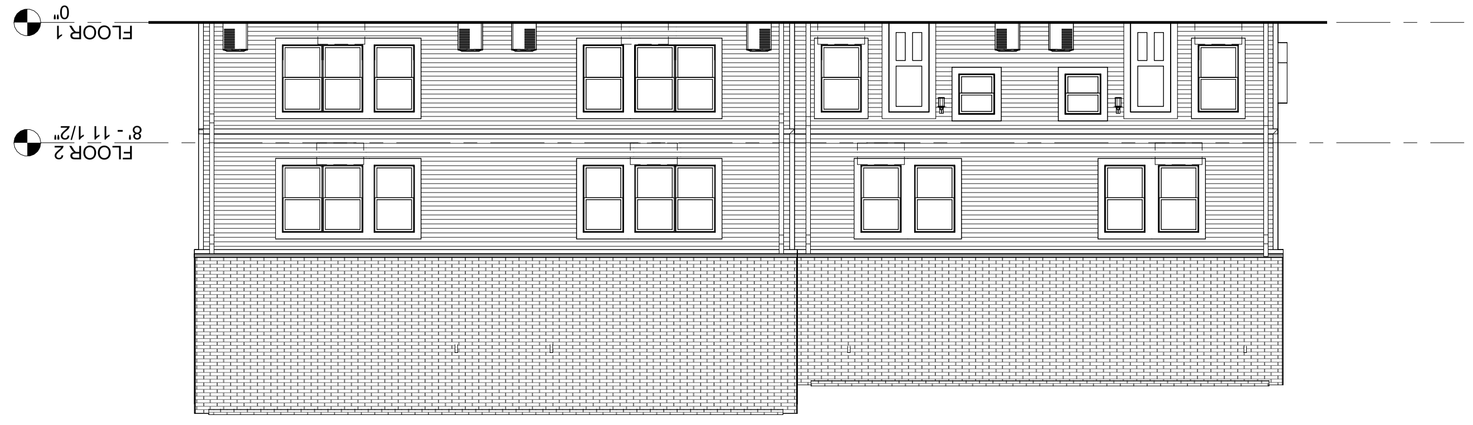

3 PROPOSED ELEVATION - BLDG 1 - REAR
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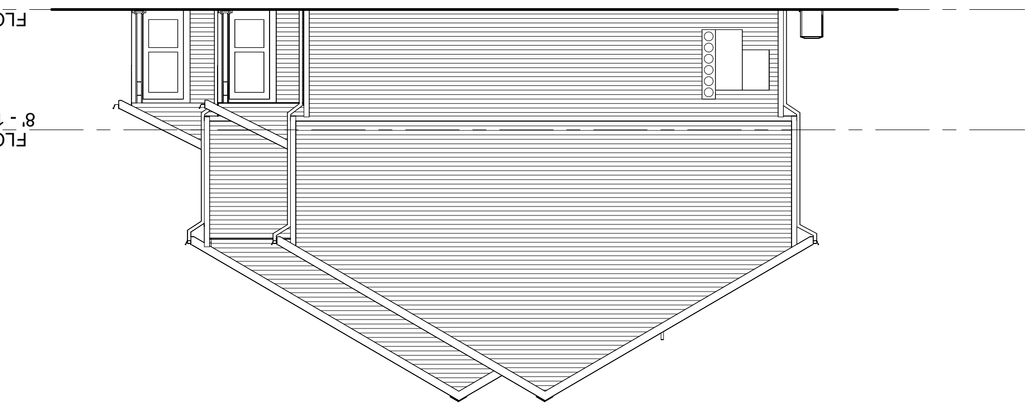

6 PROPOSED ELEVATION - BLDG 2 - LEFT
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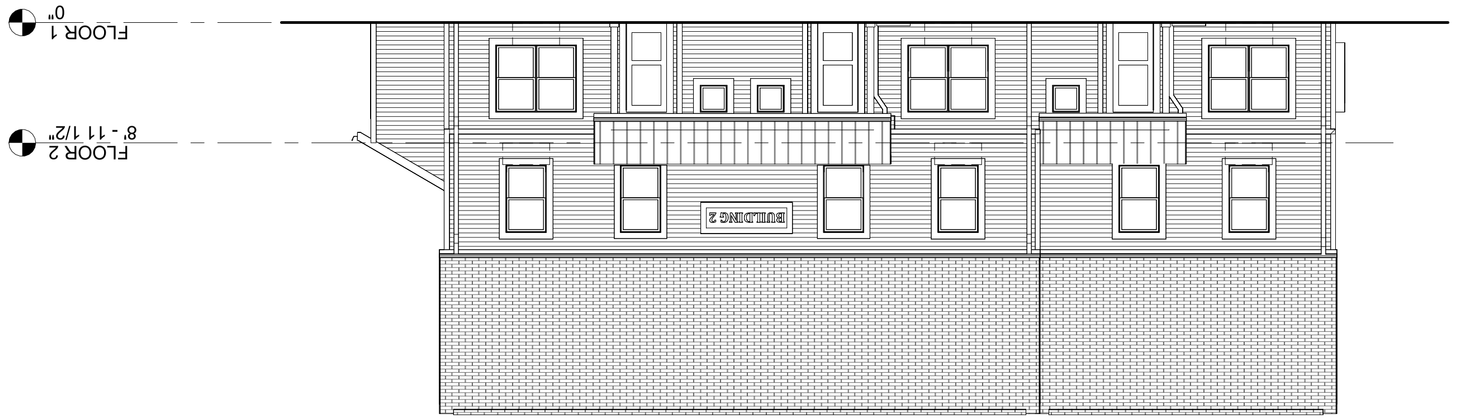

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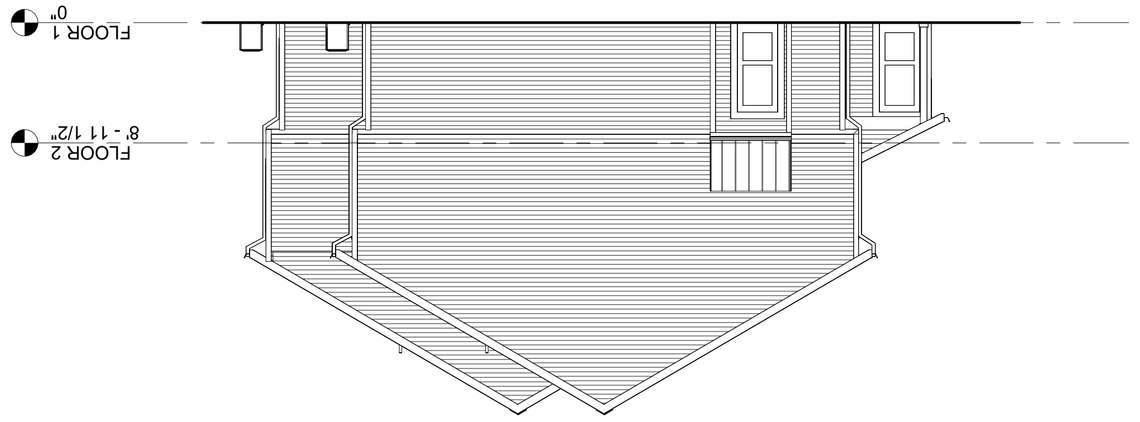
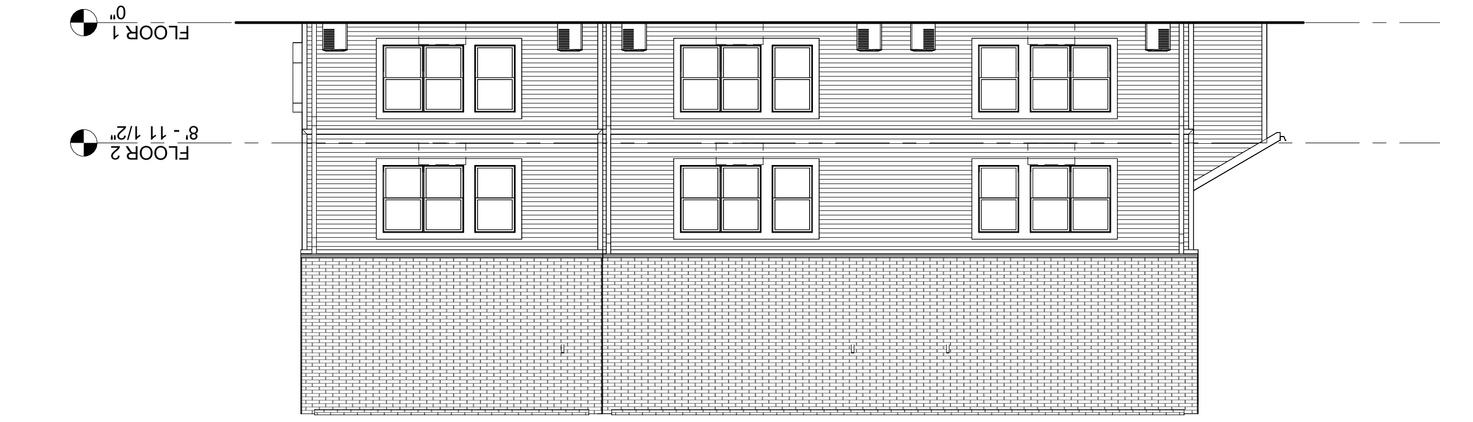
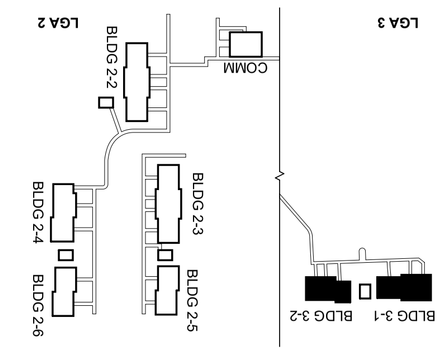
1/8" = 1'-0"



8 PROPOSED ELEVATION - BLDG 2 - RIGHT
1/8" = 1'-0"



7 PROPOSED ELEVATION - BLDG 2 - REAR
1/8" = 1'-0"



NEW
EXISTING

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A200

EXTERIOR ELEVATIONS - LGA 3

PROJECT # 26502

NO	DESCRIPTION	DATE
		DATE 06/24/2026

PRICING SET

RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

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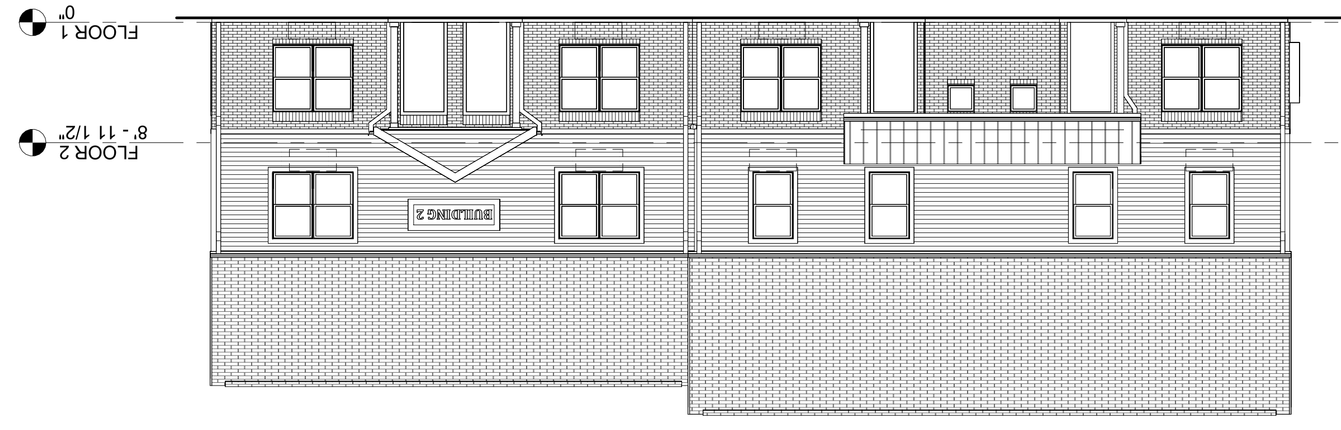
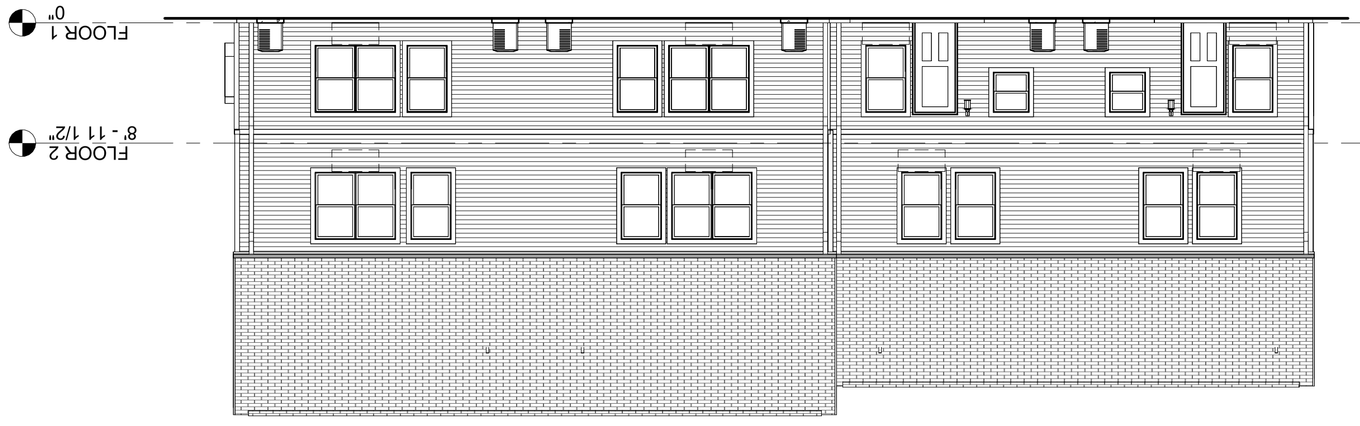
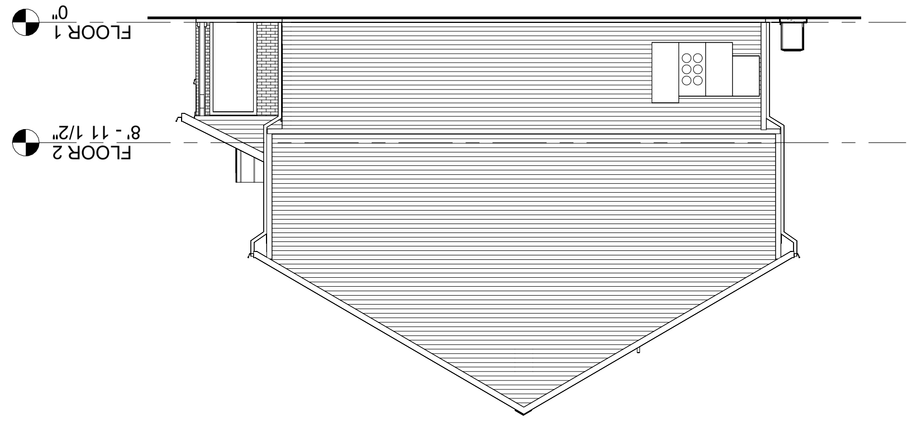
REFER TO A100 FOR ALL TYPICAL BUILDING NOTES



1 PROPOSED ELEVATION - BLDG 2 - FRONT
1/8" = 1'-0"



3 PROPOSED ELEVATION - BLDG 2 - REAR
1/8" = 1'-0"



2 PROPOSED ELEVATION - BLDG 2 - LEFT
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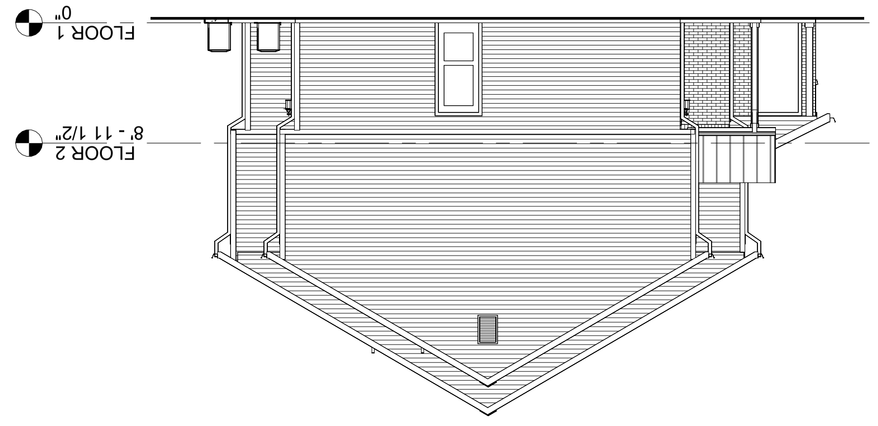

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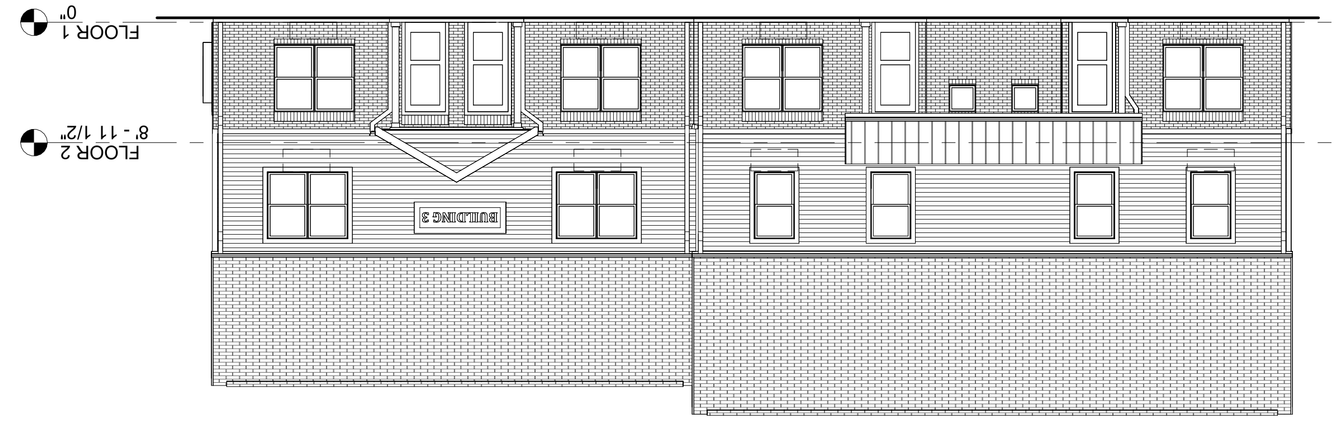
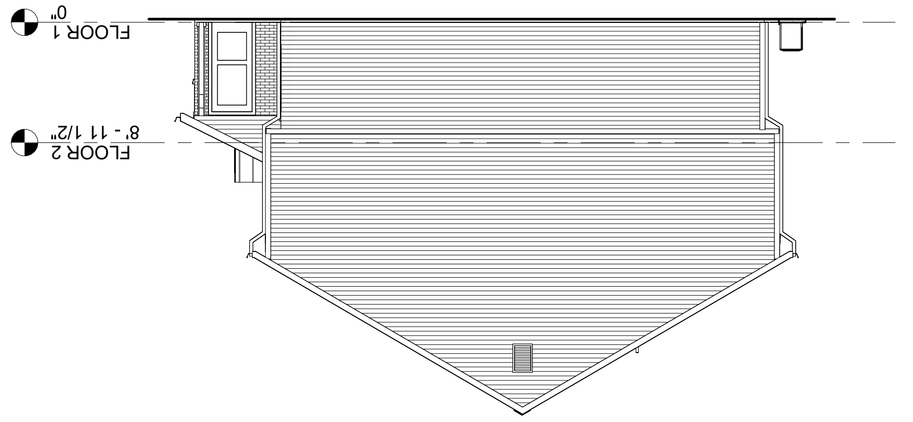


5 PROPOSED ELEVATION - BLDG 3 - FRONT
1/8" = 1'-0"

7 PROPOSED ELEVATION - BLDG 3 - REAR
1/8" = 1'-0"



6 PROPOSED ELEVATION - BLDG 3 - LEFT
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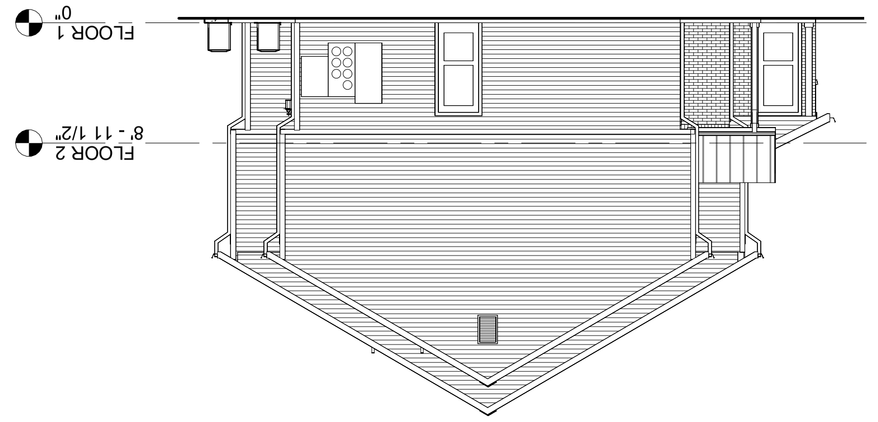

8 PROPOSED ELEVATION - BLDG 3 - RIGHT
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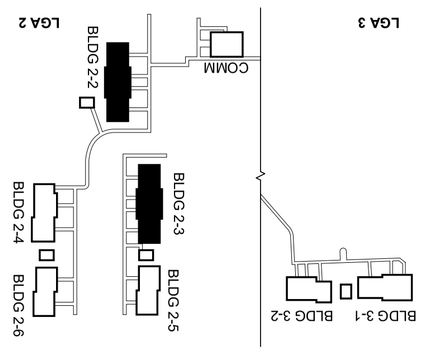

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EXTERIOR ELEVATIONS - LGA 2

PROJECT # 26502

NO	DESCRIPTION	DATE

DATE 06/24/2026

PRICING SET

RENOVATIONS TO LAUREL GROVE ACRES II & III

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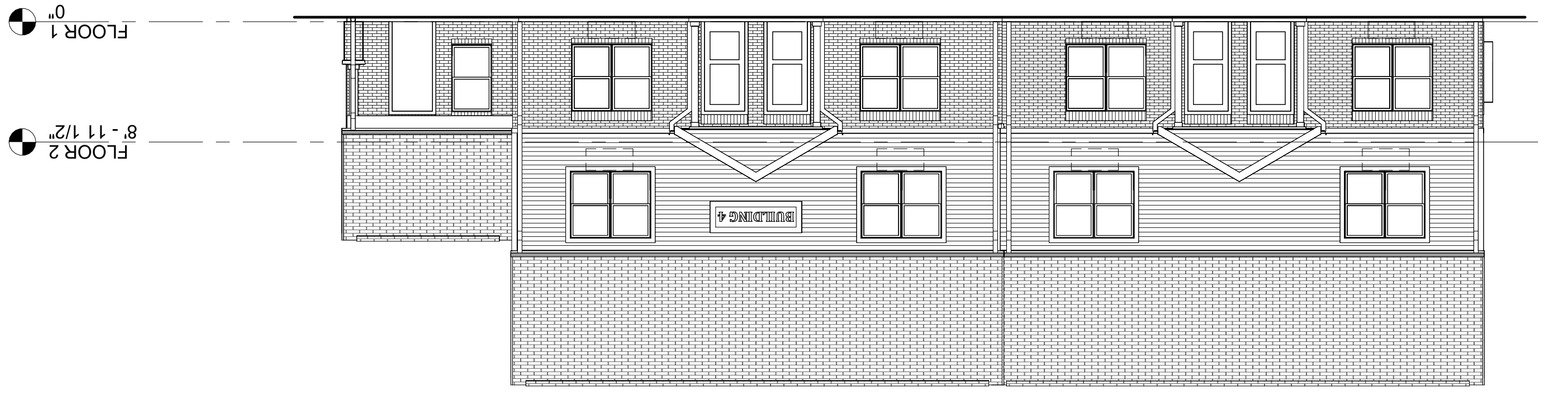

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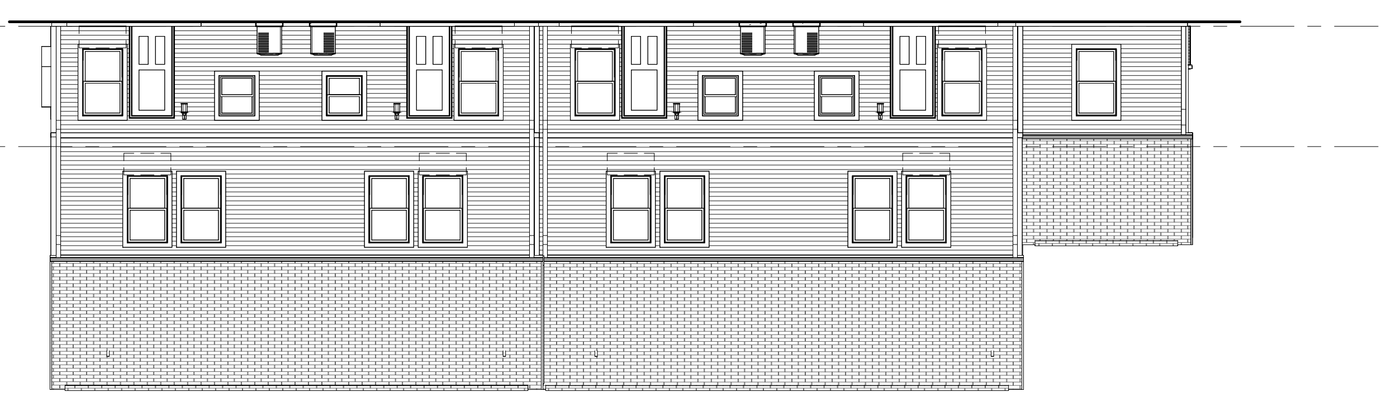

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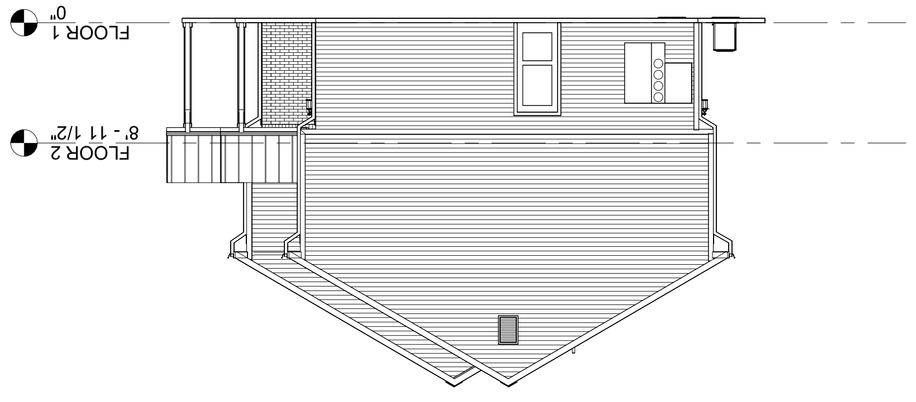

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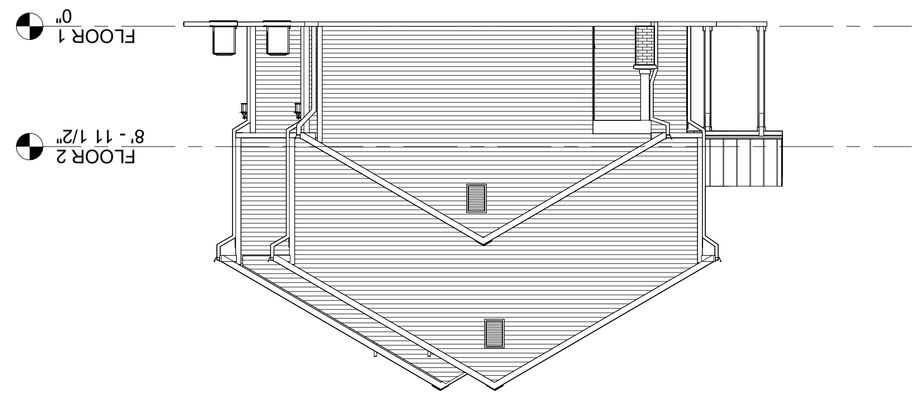
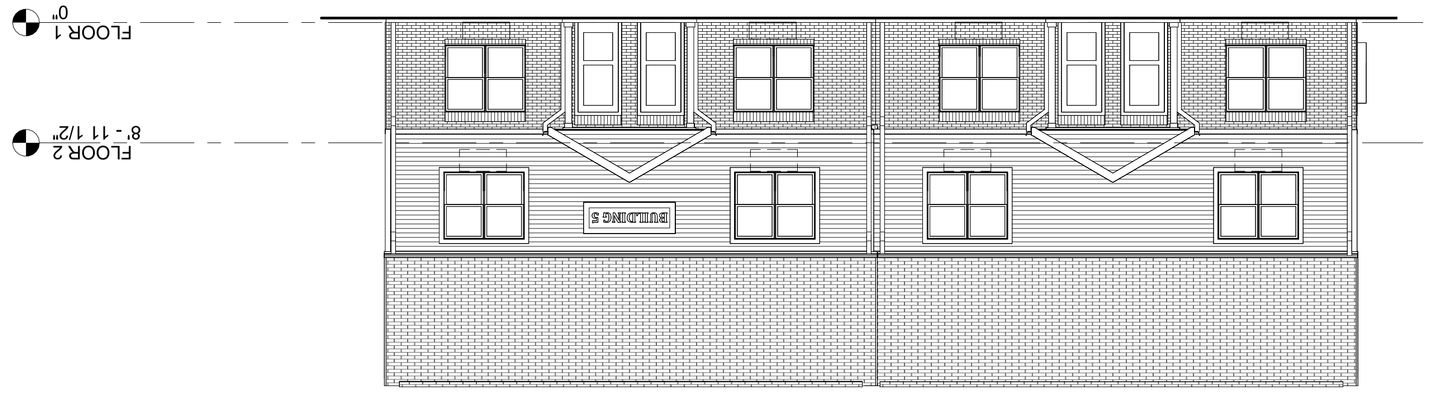
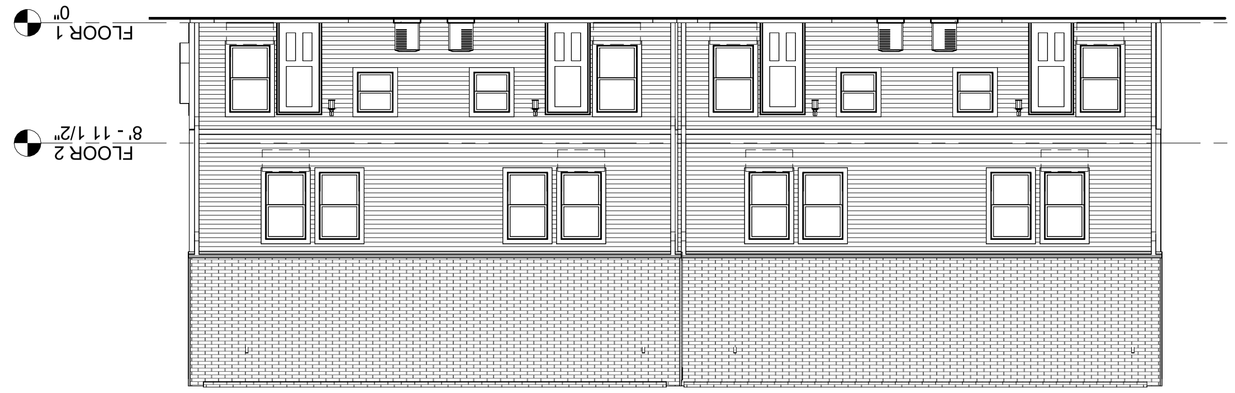


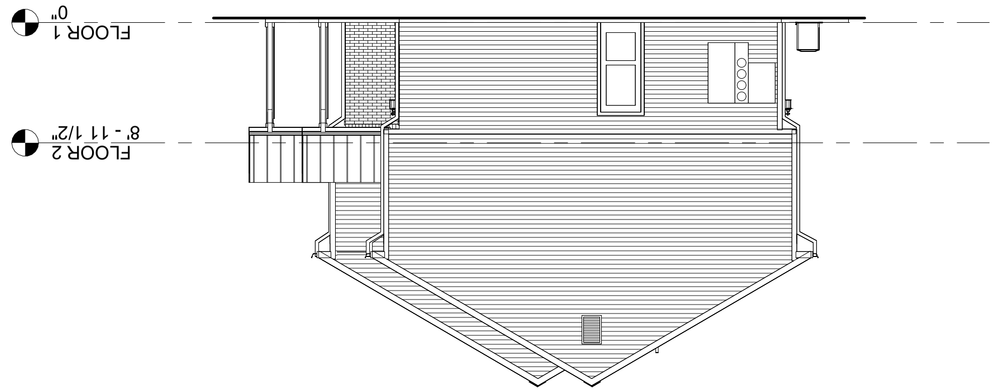
4 PROPOSED ELEVATION - BLDG 4 - RIGHT
1/8" = 1'-0"



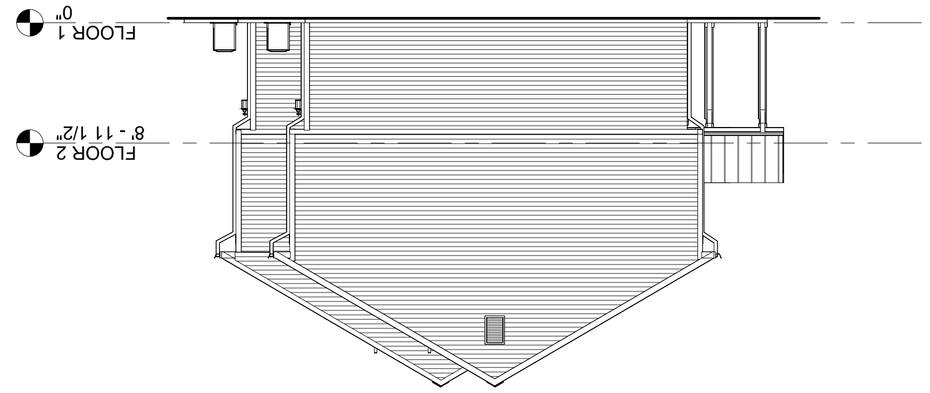
5 PROPOSED ELEVATION - BLDG 5 - FRONT
1/8" = 1'-0"



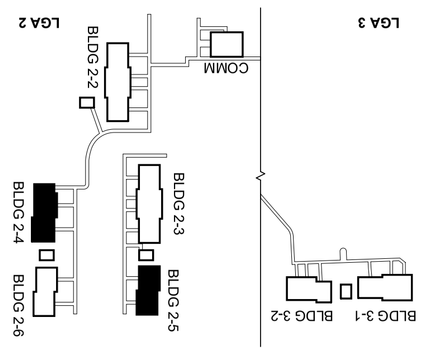
7 PROPOSED ELEVATION - BLDG 5 - REAR
1/8" = 1'-0"



6 PROPOSED ELEVATION - BLDG 5 - LEFT
1/8" = 1'-0"



8 PROPOSED ELEVATION - BLDG 5 - RIGHT
1/8" = 1'-0"



NEW
EXISTING

A202

EXTERIOR ELEVATIONS - LGA 2

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PROJECT # 26502

NO	DESCRIPTION	DATE

DATE 06/24/2026

PRICING SET

RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

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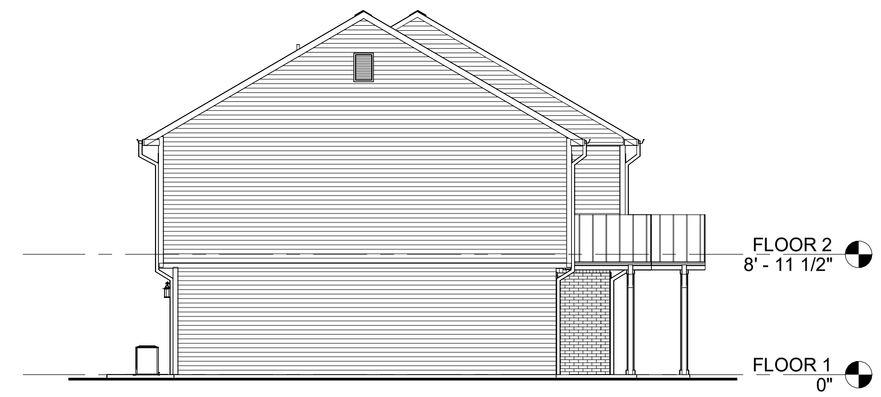
REFER TO A100 FOR ALL TYPICAL BUILDING NOTES

REFER TO A100 FOR ALL TYPICAL BUILDING NOTES

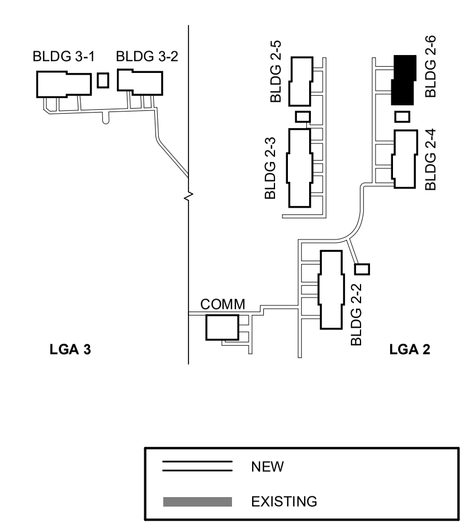
1 PROPOSED ELEVATION - BLDG 6 - FRONT
1/8" = 1'-0"



2 PROPOSED ELEVATION - BLDG 6 - LEFT
1/8" = 1'-0"

3 PROPOSED ELEVATION - BLDG 6 - REAR
1/8" = 1'-0"

4 PROPOSED ELEVATION - BLDG 6 - RIGHT
1/8" = 1'-0"



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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026

NO	DESCRIPTION	DATE

PROJECT # 26502

EXTERIOR ELEVATIONS - LGA 2

A203

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REFER TO A105 FOR ALL COMMUNITY BUILDING NOTES

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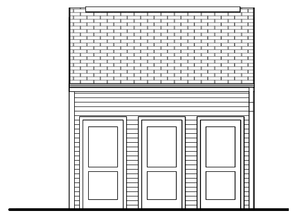
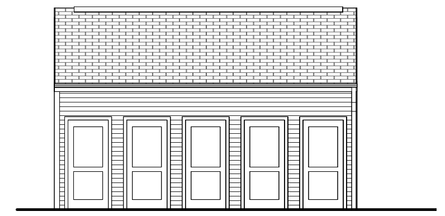
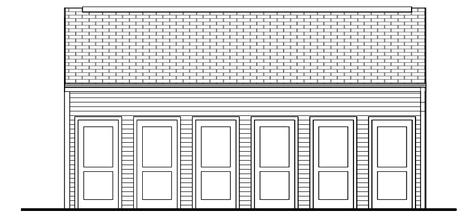


1 FRONT ELE - STORAGE SHED - 3 BAY
1/8" = 1'-0"

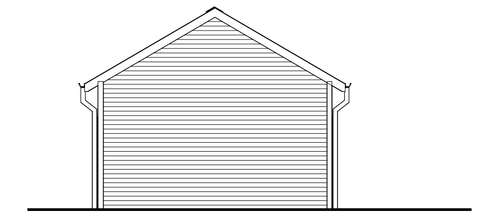
2 FRONT ELE - STORAGE SHED - 4 BAY
1/8" = 1'-0"



3 FRONT ELE - STORAGE SHED - 5 BAY
1/8" = 1'-0"



4 FRONT ELE - STORAGE SHED - 6 BAY
1/8" = 1'-0"



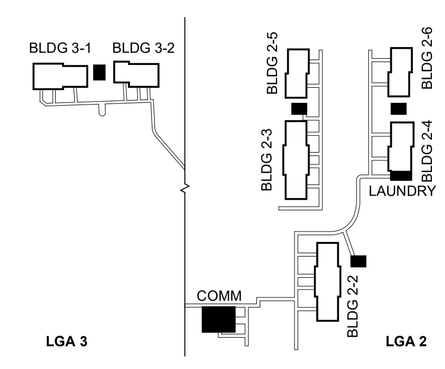
5 END ELE 2 - STORAGE SHED - TYP
1/8" = 1'-0"

6 OPT 2 - PROPOSED ELEVATION - COMMUNITY - FRONT
1/8" = 1'-0"

7 OPT 2 - PROPOSED ELEVATION - COMMUNITY BUILDING - LEFT
1/8" = 1'-0"

8 OPT 2 - PROPOSED ELEVATION - COMMUNITY BUILDING - REAR
1/8" = 1'-0"

9 OPT 2 - PROPOSED ELEVATION - COMMUNITY BUILDING - RIGHT
1/8" = 1'-0"



NEW
EXISTING

RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

EXTERIOR ELEVATIONS - COMMON

A205

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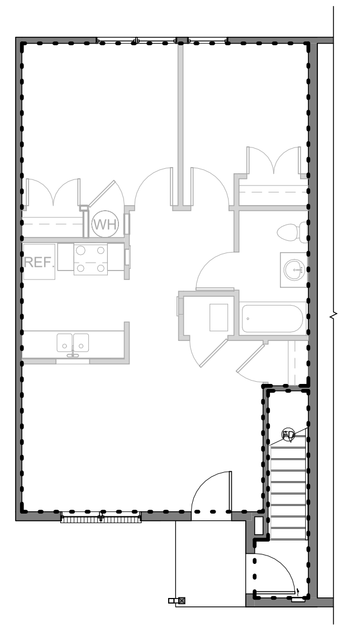
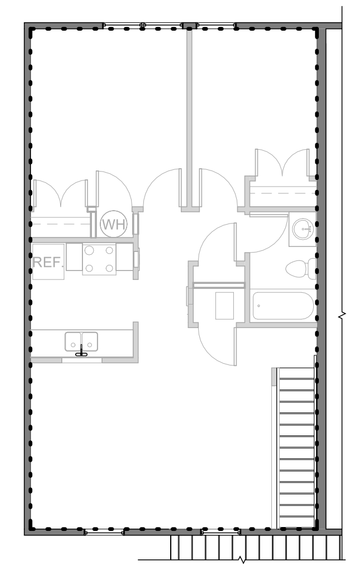
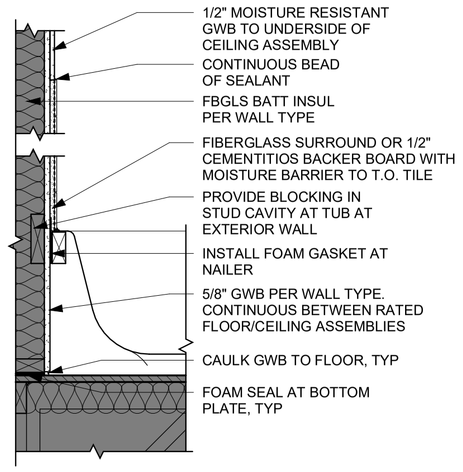
TYPICAL AIR SEALING NOTES	
1	AIR SEALING PLANS AND SECTION ARE TYPICAL FOR ALL UNITS. DIAGRAMS REPRESENT THE DESIGN INTENT TO AIR SEAL UNITS AND BUILDINGS.
2	A BLOWER DOOR TEST SHALL BE PERFORMED ON A MINIMUM OF 10% OF THE UNITS.
3	PROVIDE SEALANT AROUND ALL SIDES, INTERIOR AND EXTERIOR, OF WINDOWS. WINDOWS WITHIN WALLS WITH SIDING SHALL BE FLASHED AND SEALED TIGHT TO THE WEATHER BARRIER. REFER TO WINDOW DETAIL.
4	PROVIDE SEALANT AROUND EXTERIOR DOOR FRAMES. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
5	AIR SEAL AT THE BASE AND TOP OF ALL TENANT SEPARATION WALLS PER DETAIL. PROVIDE SEALANT AROUND ALL OUTLETS AND FIXTURES WITHIN THE TENANT SEPARATION WALLS.
6	SEAL TIGHT AROUND ALL BATHROOM EXHAUST VENTS.
7	SEAL TIGHT ALL PLUMBING, ELECTRICAL AND DUCT PENETRATIONS THROUGH THE AIR BARRIER.
8	PROVIDE SEALANT AT TOP PLATE FOR CONTINUOUS AIR BARRIER BETWEEN WEATHER BARRIER AND GYP. BD. CEILING.
9	AIR SEAL ATTIC HATCHES PER DETAIL
10	SEAL TIGHT AROUND ALL CEILING MOUNTED LIGHT FIXTURES (ONLYFIXTURES LOCATED WITHIN AIR BARRIER. SECOND FLOOR OF TOWNHOMES, CEILING OF APARTMENTS)
11	SEAL TOP PLATE FROM ATTIC AT ALL PARTITIONS UNLESS GWB CEILING IS CONTINUOUS WITHOUT INTERUPTION ACROSS TOP PLATE
12	GYP BD ACTS AS AIR BARRIER. SEAL TIGHT ALL PENETRATIONS.
13	MASONRY ACTS AS AIR BARRIER. SEAL TIGHT ALL PENETRATIONS.



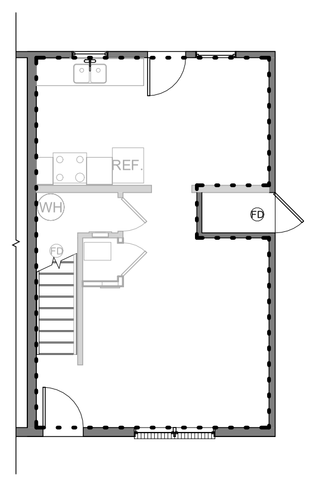
1 TYPICAL AIR SEALING PLAN - GROUND FLOOR FLAT
1/8" = 1'-0"



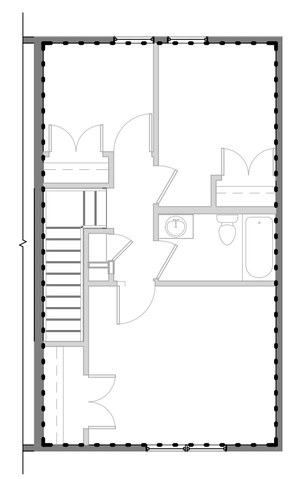
2 TYPICAL AIR SEALING PLAN - SECOND FLOOR FLAT
1/8" = 1'-0"



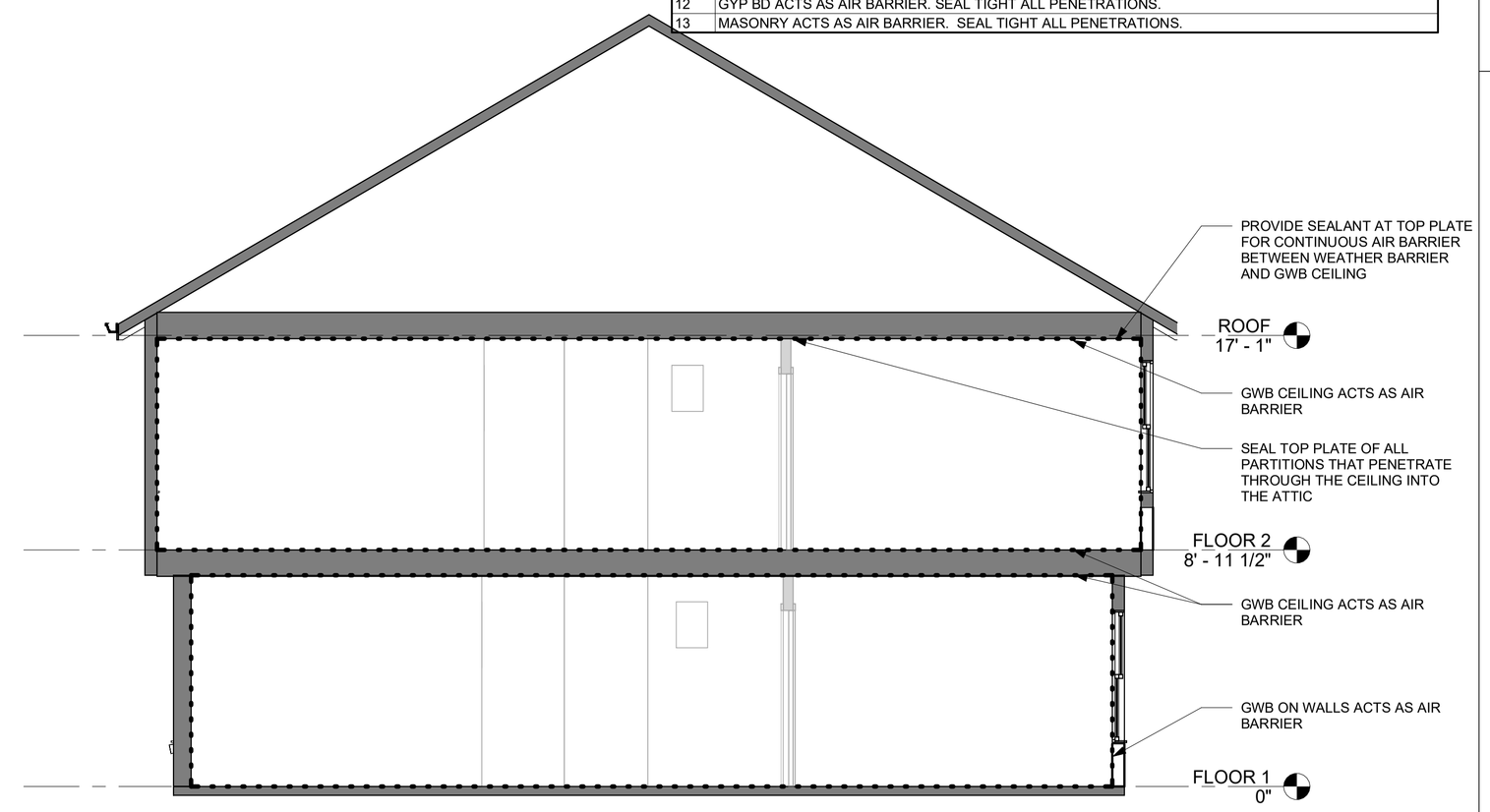
3 AIR SEALING - BATHTUB
1" = 1'-0"



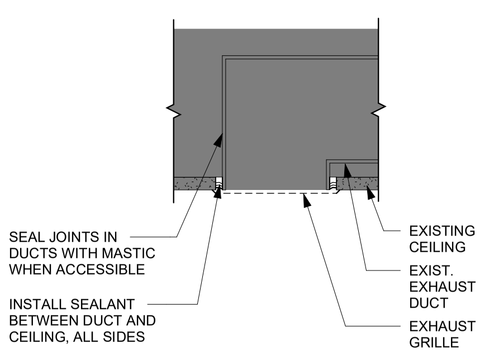
4 TYPICAL AIR SEALING PLAN - TOWNHOUSE UNIT - FLOOR 1
1/8" = 1'-0"



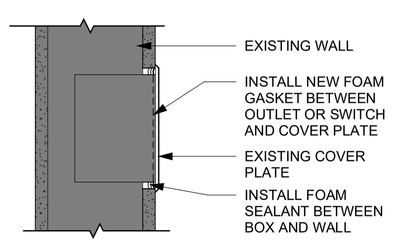
5 TYPICAL AIR SEALING PLAN - TOWNHOUSE UNIT - FLOOR 2
1/8" = 1'-0"



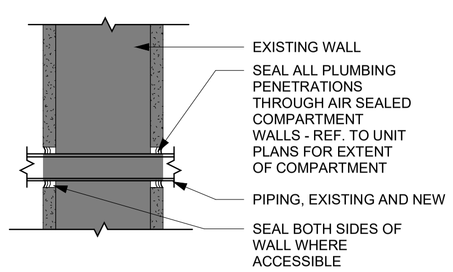
6 TYPICAL AIR SEALING SECTION - FLATS
1/4" = 1'-0"



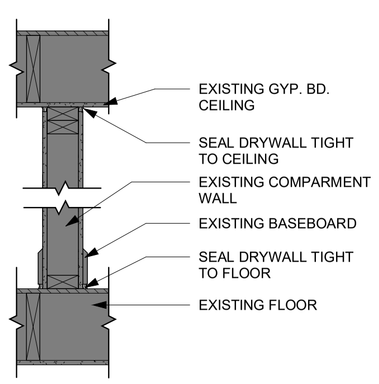
7 AIR SEALING - EXHAUST VENT
3" = 1'-0"



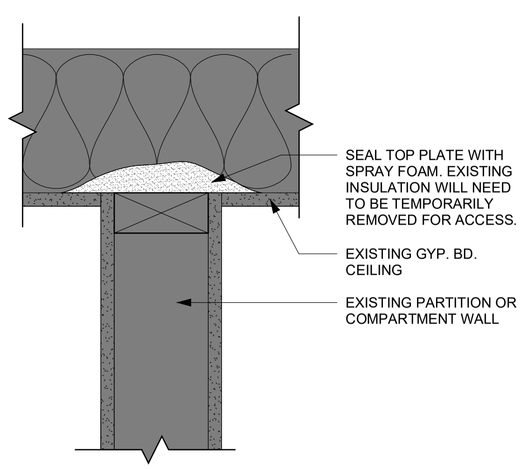
8 AIR SEALING - OUTLETS
3" = 1'-0"



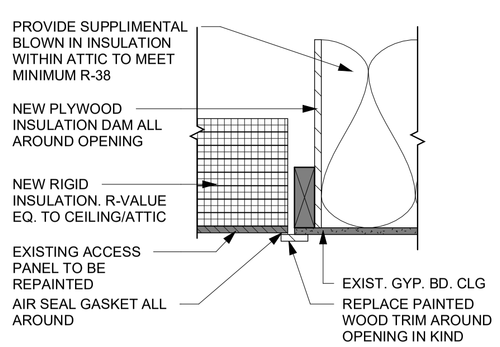
9 AIR SEALING - PLUMBING
3" = 1'-0"



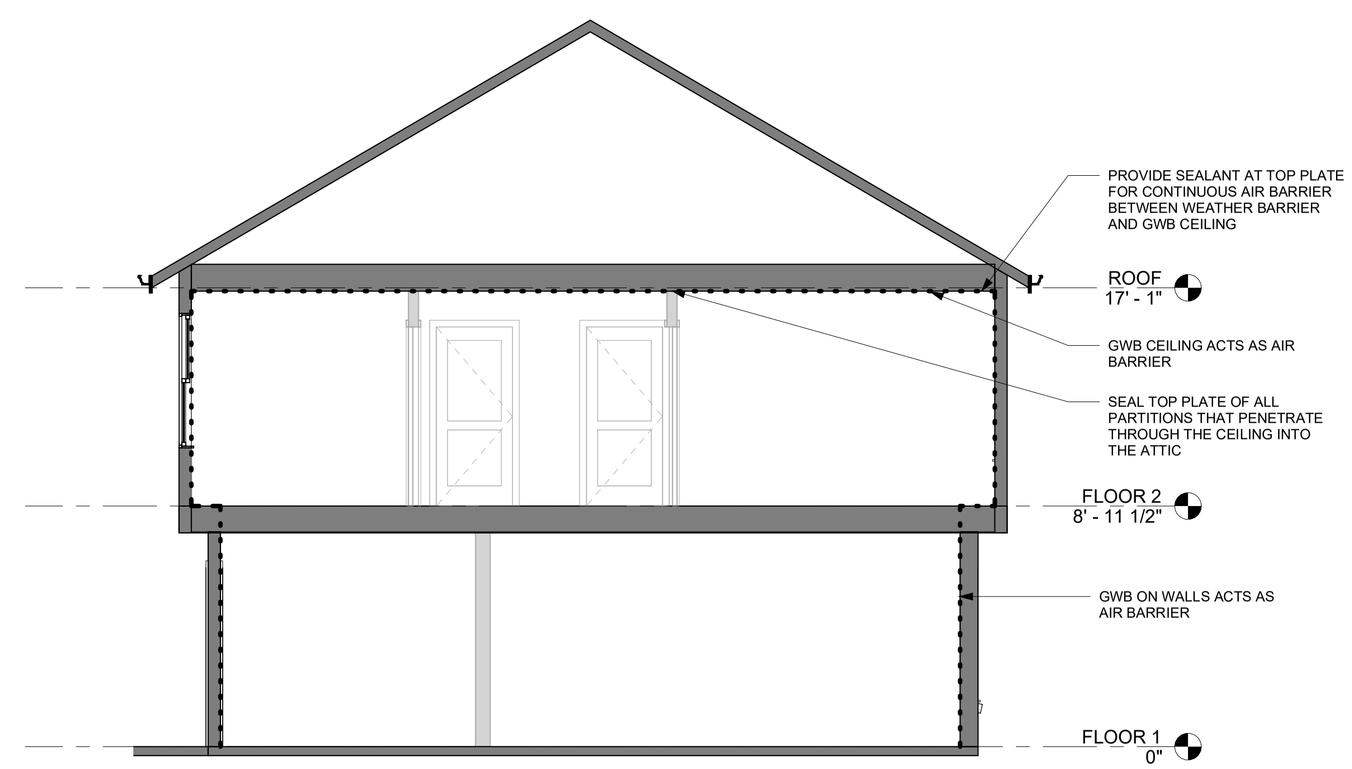
10 AIR SEALING - COMPARTMENT WALL
1" = 1'-0"



11 AIR SEALING - PARTITION WALL THROUGH ATTIC
3" = 1'-0"



12 EXISTING ATTIC HATCH MODIFICATION
1 1/2" = 1'-0"



13 TYPICAL AIR SEACLING SECTION - TOWNHOUSES
1/4" = 1'-0"

AIR SEALING COMPARTMENT

AIR SEALING PLAN AND SECTION ARE TYPICAL FOR MOST UNITS. DIAGRAMS REPRESENT THE DESIGN INTENT TO AIR SEAL THESE EXISTING BUILDINGS.

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RENOVATIONS TO LAUREL GROVE ACRES II & III

3460-3464 LAUREL GROVE ROAD
FEDERALSBURG, MD 21632

PRICING SET

DATE	06/24/2026
NO DESCRIPTION	DATE

PROJECT # 26502

DETAILS - AIR SEALING

A500

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STRUCTURAL
STRUCTURAL WORK IS LIMITED TO MINOR WORK WITHIN CONVERSION UNITS, UPDATED GABLE PORCHES, AND THE ADDITION AT THE COMMUNITY BUILDING. ALL WORK WILL BE DESIGNED BY AN ENGINEER.

MECHANICAL
ALL NEW MECHANICAL SYSTEMS ARE BEING PROVIDED AT THE UNITS AND COMMUNITY BUILDING TO REPLACE EXISTING THRU-WALL PTAC UNITS. NEW DUCTWORK WILL BE INSTALLED THROUGHOUT THE PROJECT. EACH UNIT WILL HAVE IT'S OWN PROGRAMMABLE THERMOSTAT. SEE SPECIFICATIONS FOR MORE INFORMATION. ALL WORK WILL BE DESIGNED BY AN ENGINEER.

PLUMBING
EXISTING PLUMBING SYSTEMS WILL BE EXISTING TO REMAIN. NEW PLUMBING FIXTURES AND WATER HEATERS WILL BE PROVIDED FOR EACH UNIT AND COMMON AREAS. NEW DOMESTIC AND SANITARY LINES WILL BE PROVIDED AT THE COMMUNITY BUILDING AND ADDITION. SEE SPECIFICATIONS FOR MORE INFORMATION. ALL WORK WILL BE DESIGNED BY AN ENGINEER.

ELECTRICAL
EXISTING ELECTRICAL SERVICE TO THE BUILDING WILL REMAIN. EXISTING PANELS WILL BE REPLACED AND BRANCH WIRING IS TO REMAIN. REWIRING WITHIN CONVERSION UNITS AND COMMON SPACES WILL BE REQUIRED. PROVIDE FULL REPLACEMENT OF LIGHTS, SWITCHES, AND RECEPTACLES. EXTERIOR SITE LIGHTING WILL REMAIN. SEE SPECIFICATIONS FOR MORE INFORMATION. ALL WORK WILL BE DESIGNED BY AN ENGINEER.

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PROJECT # 26502

STRUCTURAL & MEP

S100

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