



# THE ARBOUR AT OLIVE COURT

The Patterson Group

TTR | Sotheby's  
INTERNATIONAL REALTY

Wakefield  
HOMES, L.C.

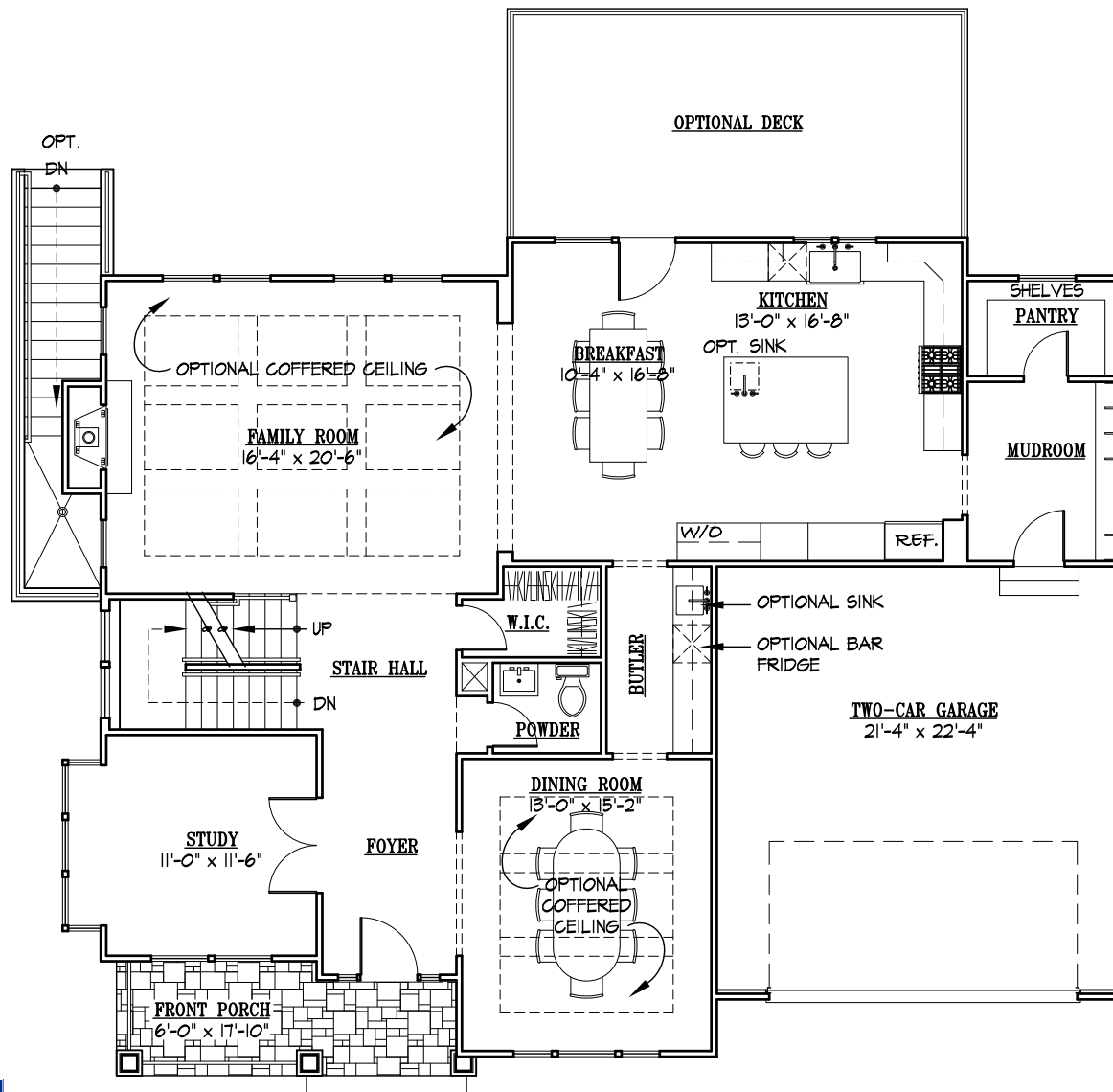




## ***THE HAMILTON MODEL***

*Elevation A*

\*all renderings in this marketing package are artist drawings and may not depict standard or included features



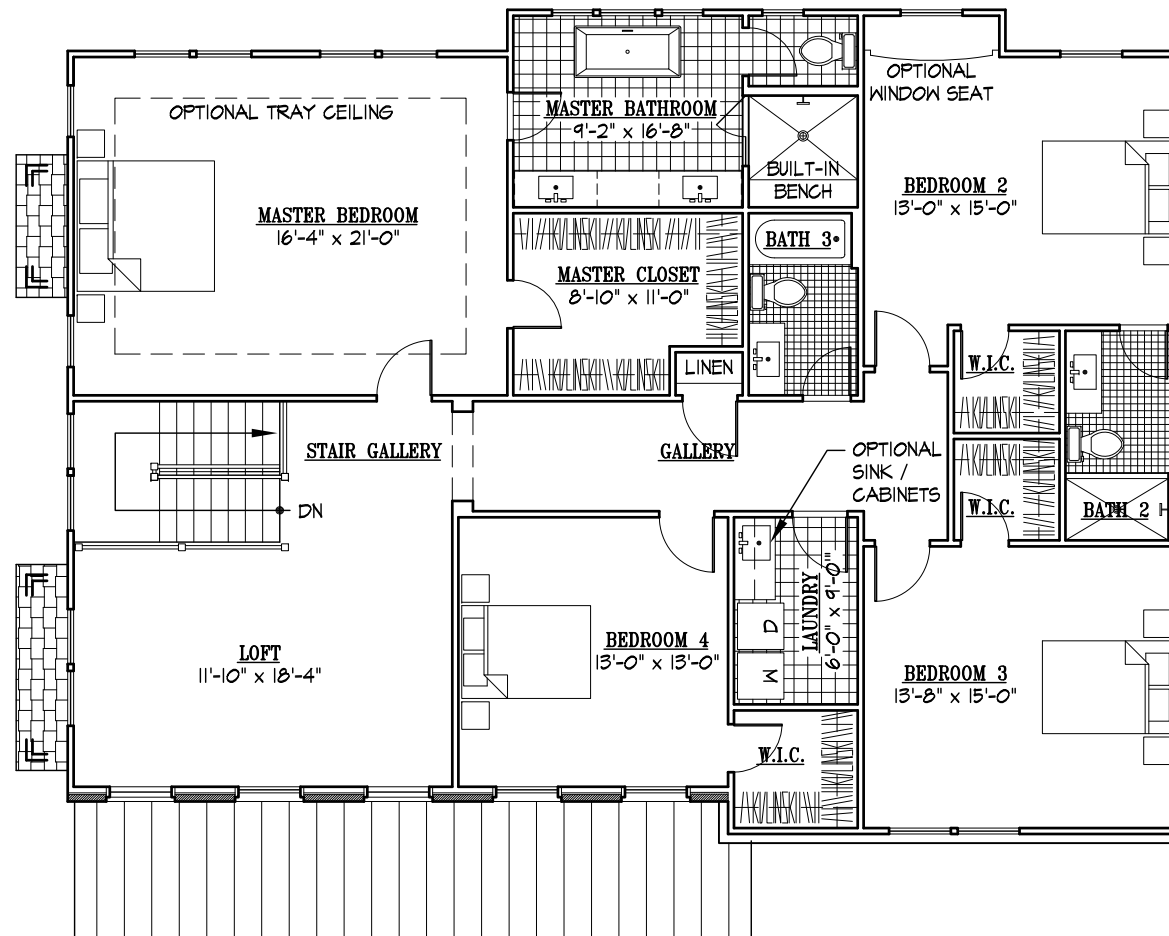
A Genuario Company  
Builders for Generations

## FIRST FLOOR PLAN

THE HAMILTON MODEL - ELEVATION A

Details and dimensions shown on these floor plans are approximate and subject to change. Illustrations are concepts and may vary in detail from plans and specifications. 5/20





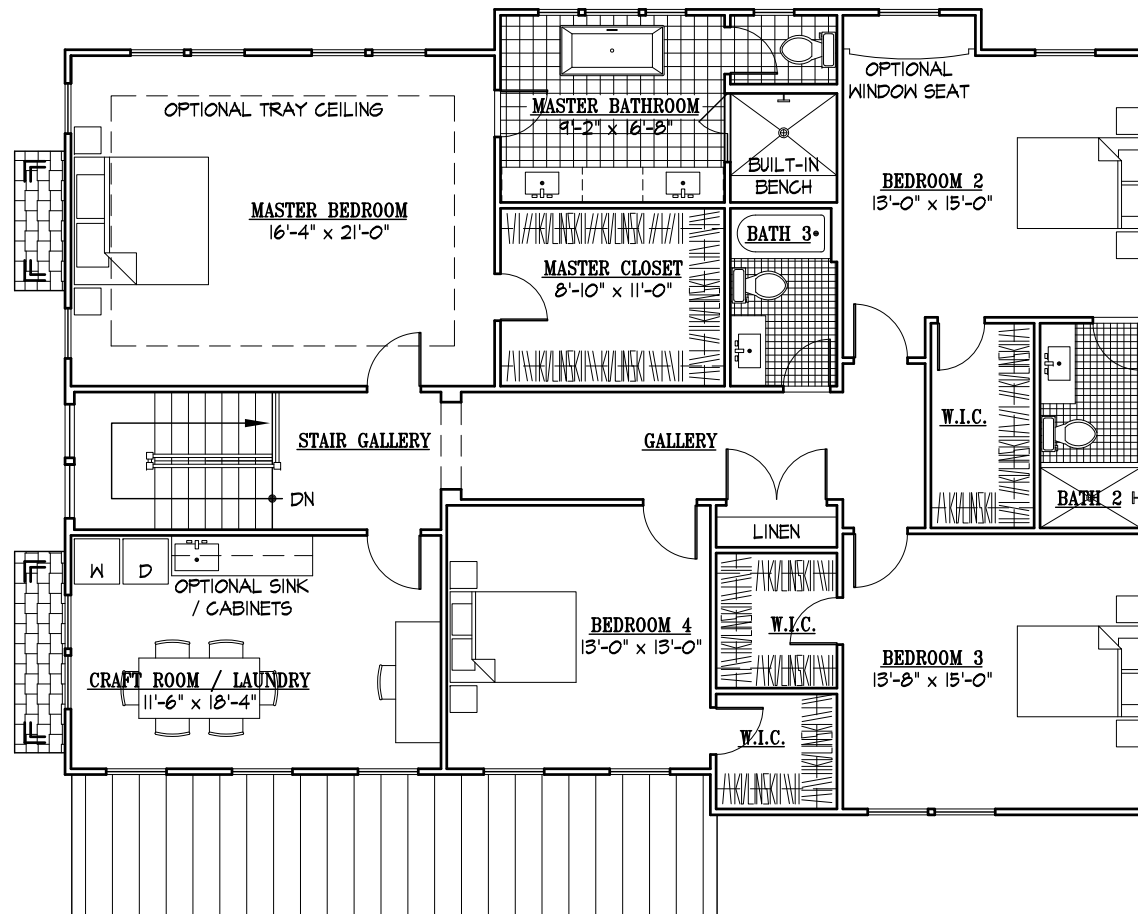
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## SECOND FLOOR PLAN

THE HAMILTON MODEL - ELEVATION A

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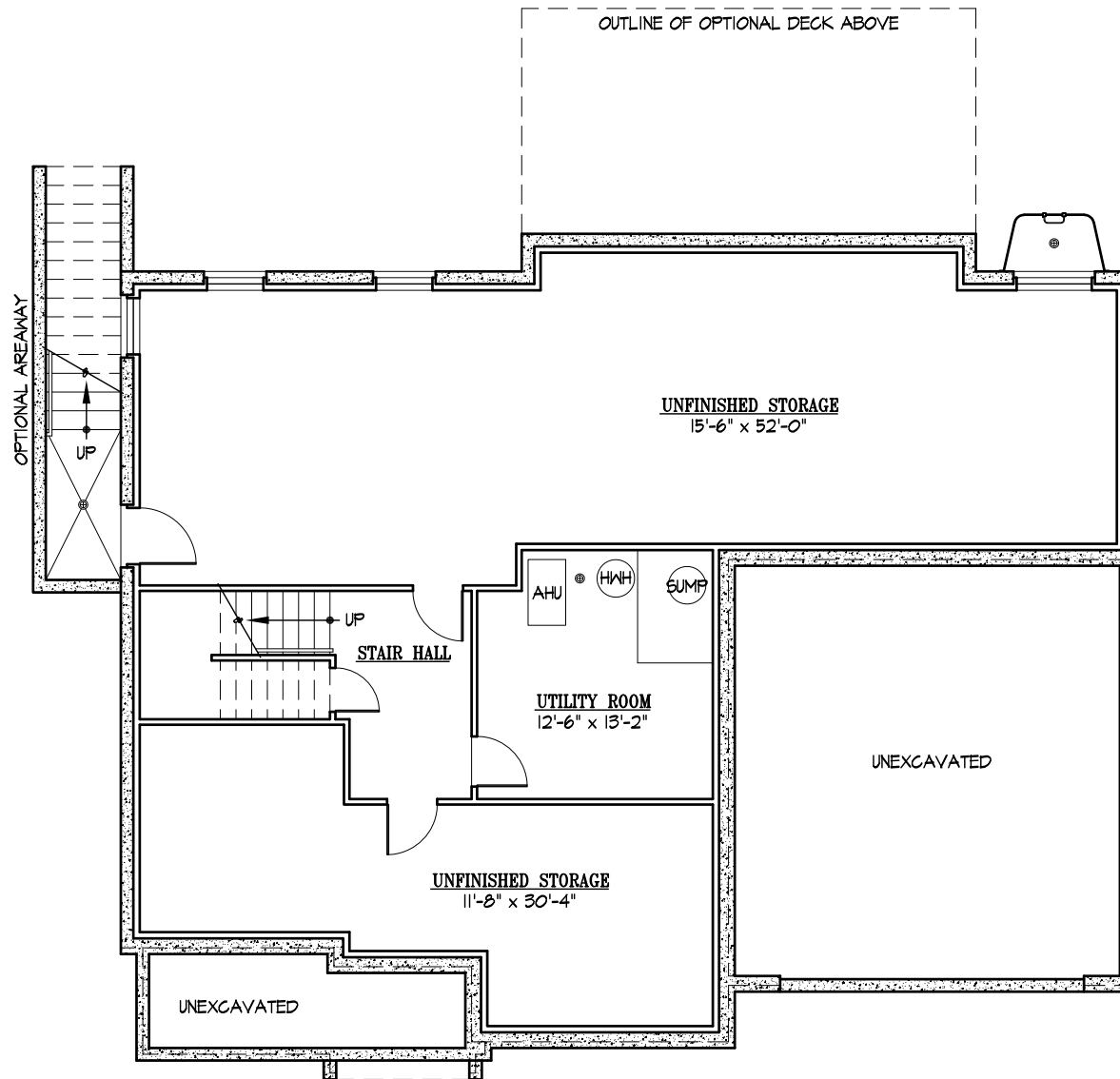


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## OPTIONAL SECOND FLOOR PLAN

THE HAMILTON MODEL - ELEVATION A

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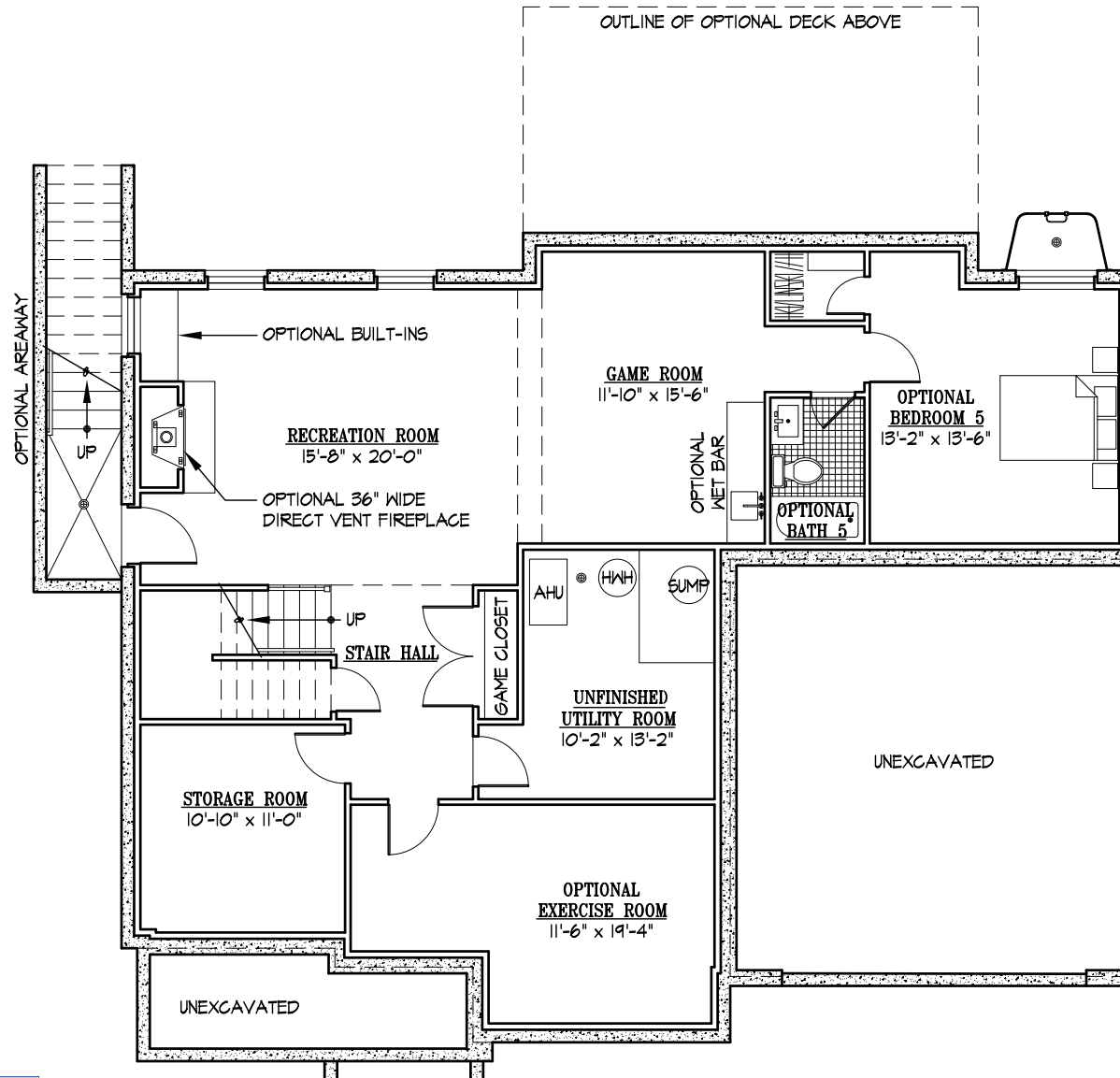
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## UNFINISHED BASEMENT PLAN

THE HAMILTON MODEL - ELEVATION A

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## FINISHED BASEMENT PLAN

THE HAMILTON MODEL - ELEVATION A

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## ***THE HAMILTON MODEL***

*Elevation B*





## ***THE HAMILTON MODEL***

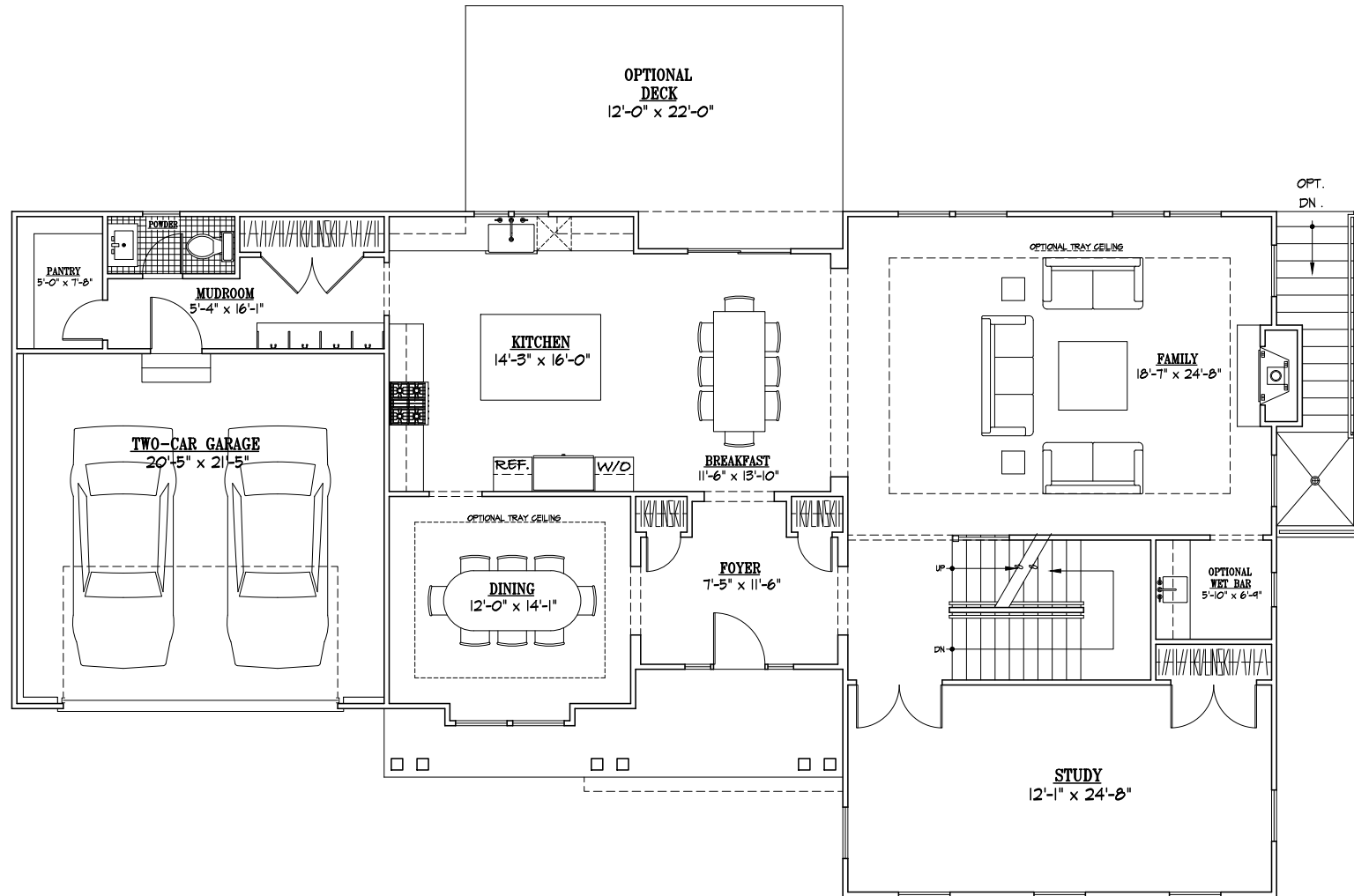
*Elevation C*





***THE FRANKLIN MODEL***





## FIRST FLOOR PLAN

THE FRANKLIN MODEL

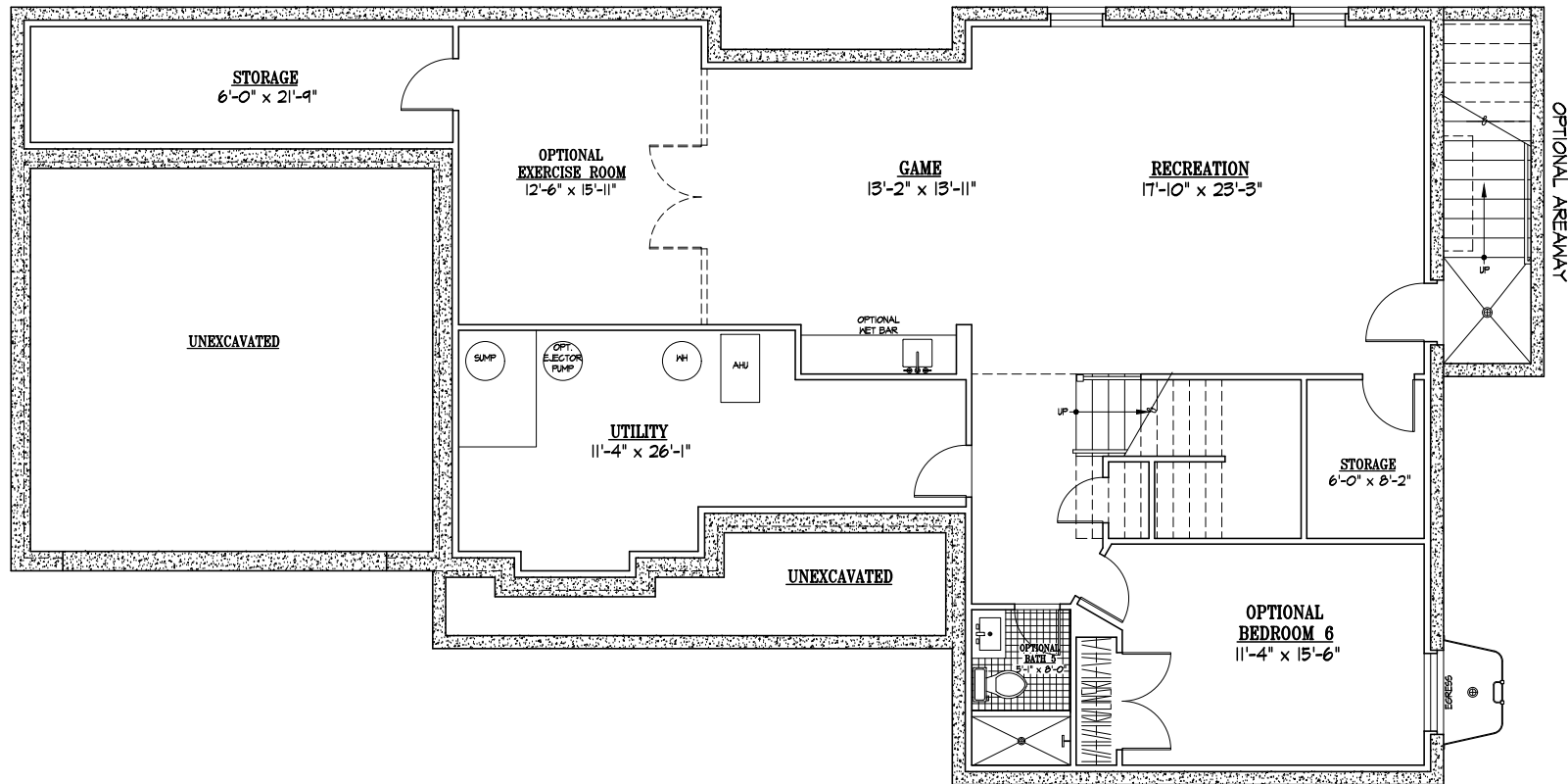


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Builders for Generations

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## OPTIONAL FINISHED BASEMENT PLAN

THE FRANKLIN MODEL

A Genuario Company  
Builders for Generations

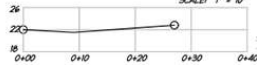
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*Wakefield*  
HOMES, L.C.

# CROSS-SECTION A-A

SEE THIS SHEET AND TOPO MAP, SHEET 14

CHANNEL POINTS	
STATION (FT)	ELEVATION (FT)
0+00	22.0
0+09	21.5
0+27	22.8



## CURVE TABLE

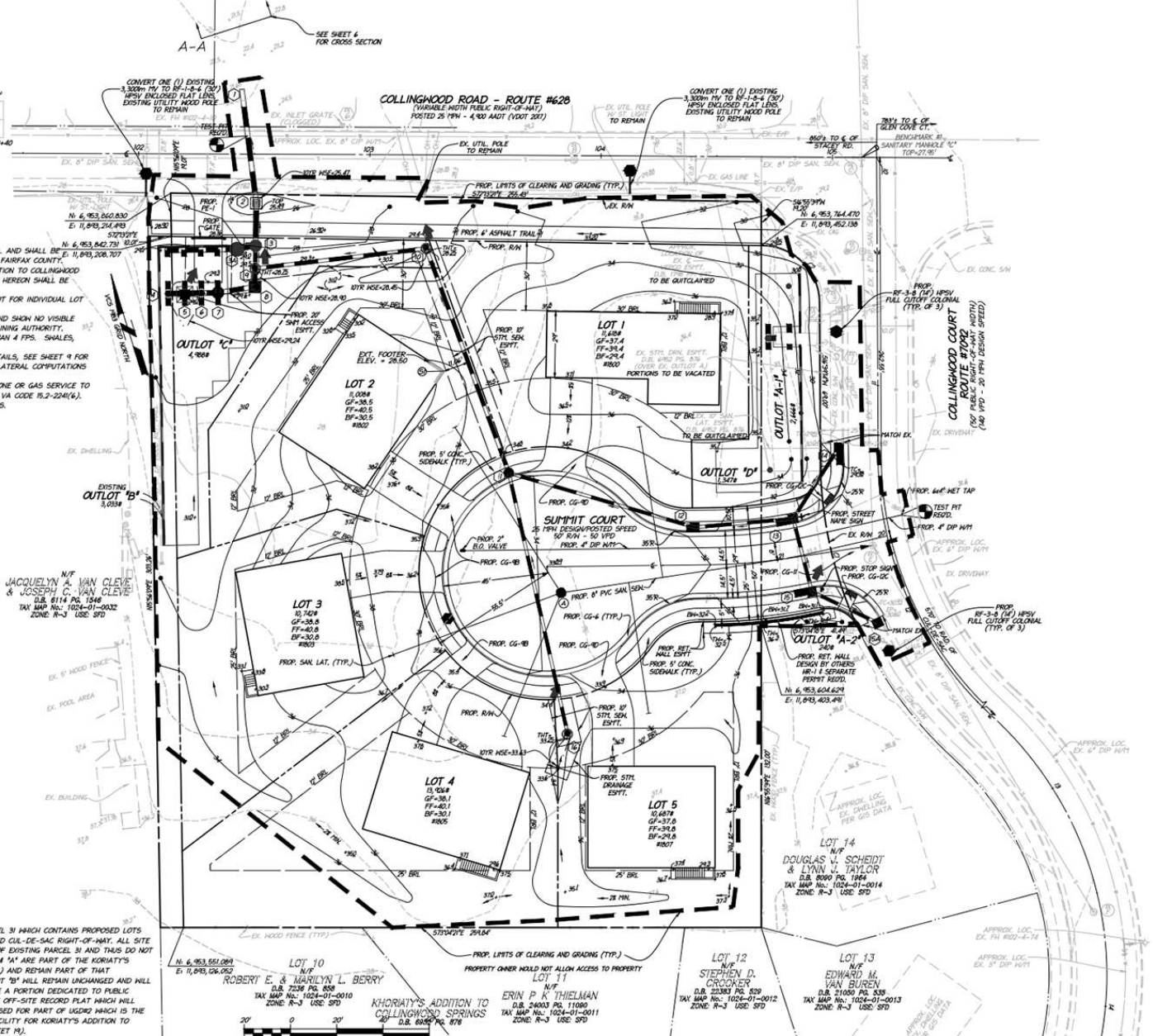
CURVE	STATION	LENGTH (FT)	TANGENT (FT)	DELTA ANGLE (DEG)	CHORD BEARING (DEG)	CHORD LENGTH (FT)
1	0+00	15.46	38.29	127.01	N 6° 11' 14" E	42.94
2	0+15.46	14.96	36.74	127.01	N 6° 11' 14" E	42.94

## NOTES:

- OUTLOTS 'A-1', 'A-2', 'B', 'C' and 'D' SHALL BE CONVEYED TO THE H.O.A. AND SHALL BE MAINTAINED BY FAIRFAX COUNTY. OUTLOTS 'A-1', 'A-2' and 'B' SHALL REMAIN A PART OF KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS FOR DENSITY FUTURE. THE RIGHT-OF-WAY DEDICATION SHOWN HEREIN SHALL BE RESERVED FOR DENSITY CREDIT.
- BUILDING FOOTPRINTS SHOWN FOR SITE PLAN APPROVAL ONLY AND ARE NOT FOR INDIVIDUAL LOT GRADING PERMITS.
- ALL GRASS-LINED CHANNELS MUST BE IN A WELL STABILIZED CONDITION AND SHOW NO VISIBLE EVIDENCE OF EROSION AT THE TIME OF FINAL ACCEPTANCE BY THE MAINTAINING AUTHORITY.
- THE MAXIMUM DESIGN VELOCITY OF DISCHARGES SHALL BE NO GREATER THAN 4 FPS. SHALES, DITCHES OR CHANNELS EXCEEDING THIS WILL REQUIRE SPECIAL LINGS.
- SEE SHEET 16 FOR WATERLINE PROFILES, SHEET 8 FOR CG-D GRADING DETAILS, SEE SHEET 9 FOR SIGHT DISTANCE PROFILE, SHEET 10 FOR STORM SEWER PROFILES AND LATERAL COMPUTATIONS AND SHEET 17 FOR STORM SEWER PROFILES AND COMPUTATIONS.
- ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF VA CODE 15.2-224(4).
- MAINTAIN MINIMUM 15 FOOT VERTICAL CLEARANCE FOR ALL OVERHEAD WIRES.

## LEGEND

- ↑ DENOTES OVERLAND RELIEF
- ⊙ DENOTES TEST PIT REQUIRED



## SUBDIVISION NOTE:

THE ONLY EXISTING PARCEL SUBJECT TO SUBDIVISION IS PARCEL 31 WHICH CONTAINS PROPOSED LOTS 1-5, OUTLOT 'C', OUTLOT 'D', AND PORTIONS OF THE PROPOSED CUL-DE-SAC RIGHT-OF-WAY. ALL SITE TABULATIONS ON THE COVER SHEET ONLY INCLUDE THE AREA OF EXISTING PARCEL 31 AND THUS DO NOT INCLUDE OUTLOTS 'B', 'A-1', OR 'A-2'. EXISTING OUTLOTS 'B' AND 'A' ARE PART OF THE KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS SUBDIVISION (6504-SO-00) AND REMAIN PART OF THAT SUBDIVISION WITH DENSITY CREDIT RESERVED. EXISTING OUTLOT 'B' WILL REMAIN UNCHANGED AND WILL BE USED FOR PART OF USGR. EXISTING OUTLOT 'A' WILL HAVE A PORTION DEDICATED TO PUBLIC RIGHT-OF-WAY FOR THE PROPOSED CUL-DE-SAC BY SEPARATE OFF-SITE RECORD PLAT WHICH WILL ALSO CREATE OUTLOTS 'A-1' AND 'A-2'. OUTLOT 'A-1' WILL BE USED FOR PART OF USGR WHICH IS THE REPLACEMENT FOR THE EXISTING UNDERGROUND DETENTION FACILITY FOR KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS SUBDIVISION (SEE SHM NARRATIVE, SHEET 14).



GRADING PLAN

KHORIATY'S ADDITION  
TO COLLINGWOOD  
SPRINGS SECTION 2

DATE

REVISIONS

DATE/PERSON NO. ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 20'

SHEET 6 OF 36

DATE: AUGUST, 2018

DRAFT: CHECK: JCM

FILE NUMBERS: 17044-1-0-368, 6504-SO-002



## **The Arbour at Olive Court**

### ***INCLUDED FEATURES LIST***

#### **EXTERIOR FEATURES:**

- Hardieplank Vertical & Lap Siding with Stone Veneer on Foundation Front & Sides
- Flagstone paved front porch stoop with Concrete Leadwalk to Driveway
- Fiberglass Front Door with Insulated Glass Sidelites
- 30-year Fiberglass/Asphalt Dimensional Shingles
- Public Sewer and Water
- Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets
- Decorative Wood & Synthetic Exterior Trim
- Professional Landscape Package and Hydro-seeded Lawn

#### **INTERIOR FEATURES:**

- 9' Ceilings on Three Levels
- 42" Family Room Direct Vent Gas Prefabricated Fireplace
- Media Package: 4 Multimedia Outlets and 2 additional Telephone Outlets (CAT-5)
- 200-amp Electrical Service with Smoke Detectors on each Floor & in each Bedroom
- Finished Basement Recreation & Game Room and 3-Piece Bathroom
- Two Car Garage with Finished Drywall Interior Walls
- Traditional Oak Main & Basement Stairs with Painted Risers & Stained Oak Handrail
- Wide-Plank Engineered Hardwood Flooring in Foyer, Study, Dining Room, Family Room, Kitchen, Breakfast Room, 1<sup>st</sup> Floor and 2<sup>nd</sup> Floor Hallways
- One-panel or Two-panel Solid Core Interior Doors (7' 1F; 6'-8" Basement & 2F)
- Wall to Wall Carpeting throughout the 2<sup>nd</sup> Floor Bedrooms & Finished Basement
- Upgrade Carpet & Pad
- Tile Flooring in Mud Room & Laundry Room

#### **INTERIOR TRIM:**

- Upgrade 5-1/2" Base & 3-1/2" Sanitary Casing
- Two Piece Crown Molding in Foyer, Study, Dining Room & 2<sup>nd</sup> Floor Hall

#### **BATHROOM FEATURES:**

- Maple Vanity Cabinets with Quartz Tops in Secondary Baths
- Traditional Pedestal Sink in Powder Room with Moen Gibson Chrome Faucet
- Cement-look Tile Floors and Subway Wall Tile in Secondary Baths (Large Format in Master)
- Elongated Watersaver Toilets (Comfort-Height in Powder Room & Master)
- Moen Gibson Chrome Finish Faucets in All Bathrooms
- 35" High Vanities in the Master Bathroom
- Freestanding Kohler Soaking Tub, Quartz Countertops & Frameless Glass Shower Door in Master Bathroom

#### **KITCHEN FEATURES:**

- Traditional Painted Maple Wood 42" Cabinets
- Marble-look Quartz Countertops & Subway Tile Backsplash
- 30" 5-Burner Gas Range in Stainless Steel
- 30" Self-Cleaning Wall Oven & Built-in Microwave
- Dishwasher with Hidden Controls in Stainless Steel
- 23.1 c.f. French Door Bottom-Freezer Refrigerator with Icemaker in Stainless Steel
- Stainless Steel Undermount Kitchen Sink with Moen Paterson Faucet
- Designer and Recessed Lighting

#### **ENERGY SAVING FEATURES:**

- Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass
- Insulated Full View Glass Metal Terrace Door
- Airguard Wall Treatment
- R-15 Exterior Wall and R-11 Basement Wall Insulation
- R-38 Attic Insulation
- Two Zone HVAC; Gas Heating & Electric AC Zone 1; Heat Pump Zone 2
- Humidifier on Zone 1 HVAC System
- 75 Gallon Gas Water Heater

#### **BUILDER'S TEN-YEAR WARRANTY PROGRAM**

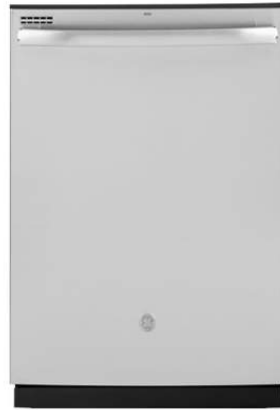
*\*This community is part of a Property Owner's Association\**



# The Arbour at Olive Court Kitchen Features



*GE Series Appliances*



*White Painted Maple Cabinetry with Gray Painted Island & Quartz Countertops*



*Moen Peterson Faucet*



*Island Pendants*



*6 1/2" Engineered Hickory Flooring*

# The Arbour at Olive Court Master Bath Features

*Kohler Freestanding Soaking Tub*



*Moen Gibson/Chrome Faucets*



*Painted Maple Vanity with  
White Quartz Countertop*



*Choice of Large Format Floor & Wall  
Tile with Mosaic Shower Pan*



# The Arbour at Olive Court Secondary Bath Features



Maple Vanities &  
White Quartz Countertops



Moen Gibson/Chrome Faucets



3x6 Subway Wall Tile  
(All baths)



Choice of Cement-look 8x8 Floor Tiles





Collingwood Springs  
Option A

KULINSKI  
GROUP ARCHITECTS P.C.

## Lot Hold First Steps:

- A \$5000 Lot hold agreement made out to Wakefield Homes LC
- A preapproval letter from a reputable lender for at least the base sales price of \$1.295
- We will take these on a first come/first serve basis and the lot hold agreement is good for 21 days
- We will work out upgrades and final pricing during these 21 days



### ***LOT HOLD AGREEMENT***

This lot hold agreement (hereinafter called “**Agreement**”) made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, **2020** by and between **Wakefield Homes, L.C.** (hereinafter called “**Builder**”) and \_\_\_\_\_ (hereinafter called “**Purchaser**”).

In consideration for a deposit of **Five Thousand Dollars (\$5,000)**, paid in check and held by **Wakefield Homes, L.C.** (Builder), it is hereby agreed by and between the parties that the Builder will hold for Purchaser, **Lot \_\_\_\_**, in the subdivision known as **The Arbour at Olive Court**, also known by street address **\_\_\_\_\_ Olive Court, Alexandria, Virginia 22308**, **UNTIL \_\_\_\_\_, 2020**.  
(Month) (Day) (Year)

**Upon expiration of this Agreement**, the Purchaser’s deposit shall be applied to the purchase of the lot or returned to the Purchaser in full, and this Agreement shall be null, void and without force or effect.

**THE PARTIES HERETO have caused this instrument to be executed.**