



WORKHORSE
RESIDENTIAL

Residences at Mt Washington

CHAP Presentation

May 30, 2025

The Workhorse Residential Why

A home and its location have the ability to define a lifestyle.

As residential developers, we believe beautiful design with quality construction in desirable locations and project efficiency don't have to be mutually exclusive.

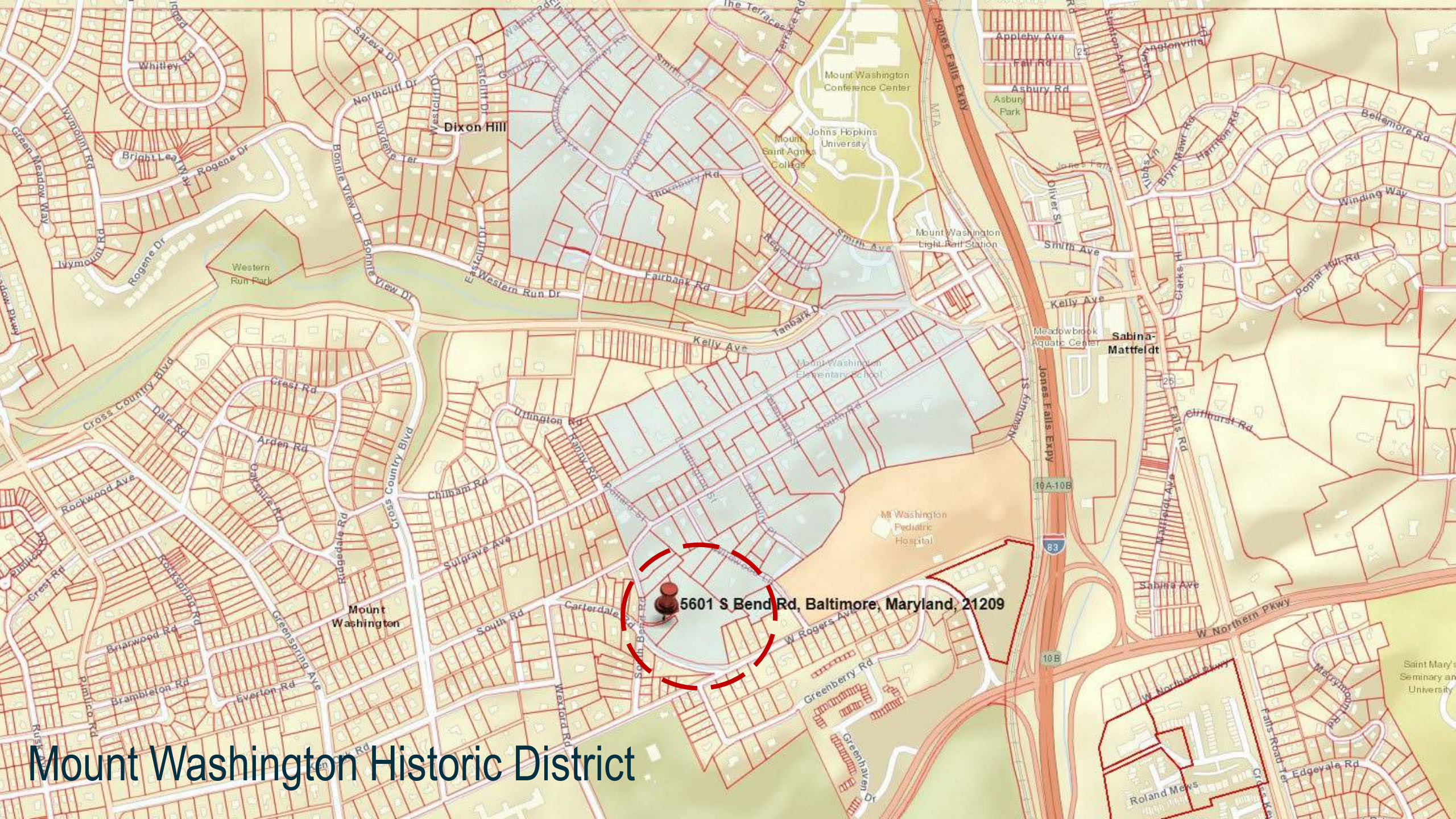
Workhorse Residential blurs the line between the custom and production home building models, providing customers with a high quality, turn-key home without the hassle, headache, and expense of the custom home building process.

With a focus on established, well positioned and amenity-rich communities throughout the Mid-Atlantic and Southeast, Workhorse Residential is
Built for a Lifestyle.

Workhorse Residential

- Residential Developer/Builder
- Development Focus: Spot Lots and Small Subdivisions
- Projects in Maryland, Virginia, North Carolina
- Over 250 lots currently in our pipeline
- Home Sale Price Point: \$700,000- \$3,000,000

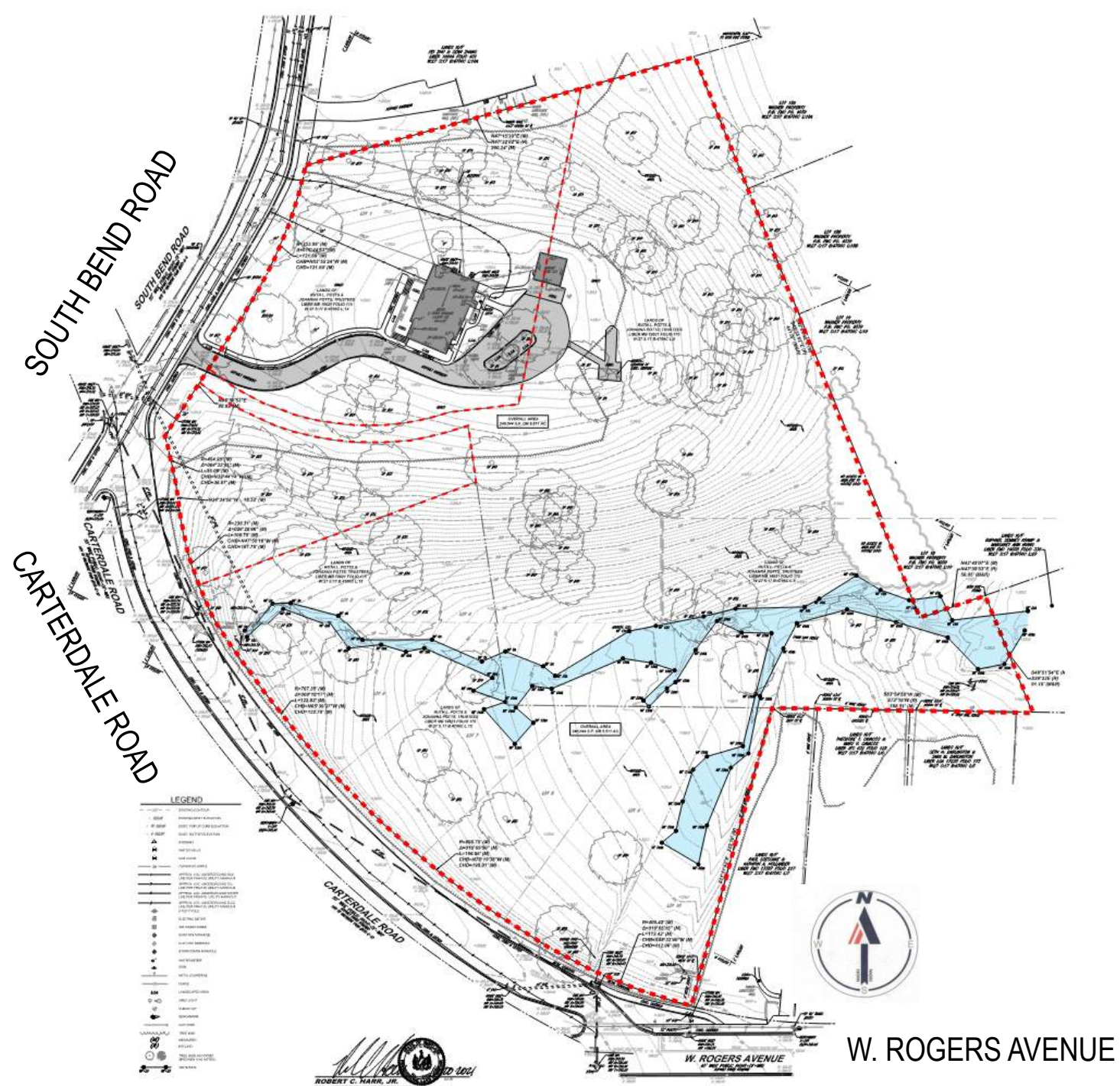




Mount Washington Historic District

5601 S Bend Rd, Baltimore, Maryland, 21209




- (1) existing house
- (3) lots
- 5.47 acres - total



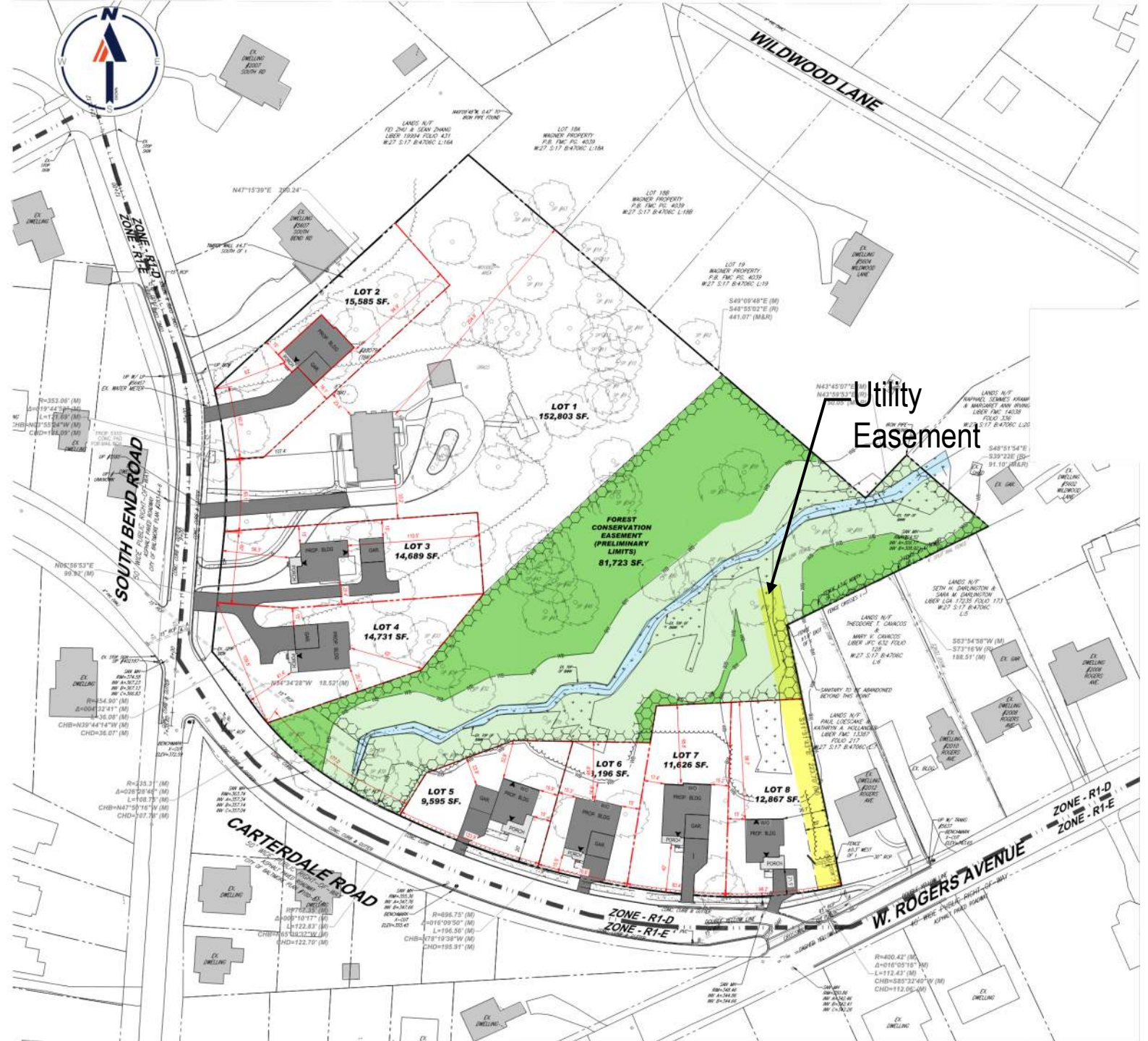
Existing Conditions

- (7) houses + (1) existing house
- (8) lots
- 1.87 acres in conservation
- Altered drive for original house
- Existing house lot reduced to 3.5 acres

LEGEND – Forest Conservation Easement

-  Trees
-  Woodland Buffer
-  Stream Bed

Proposed Subdivision Plan

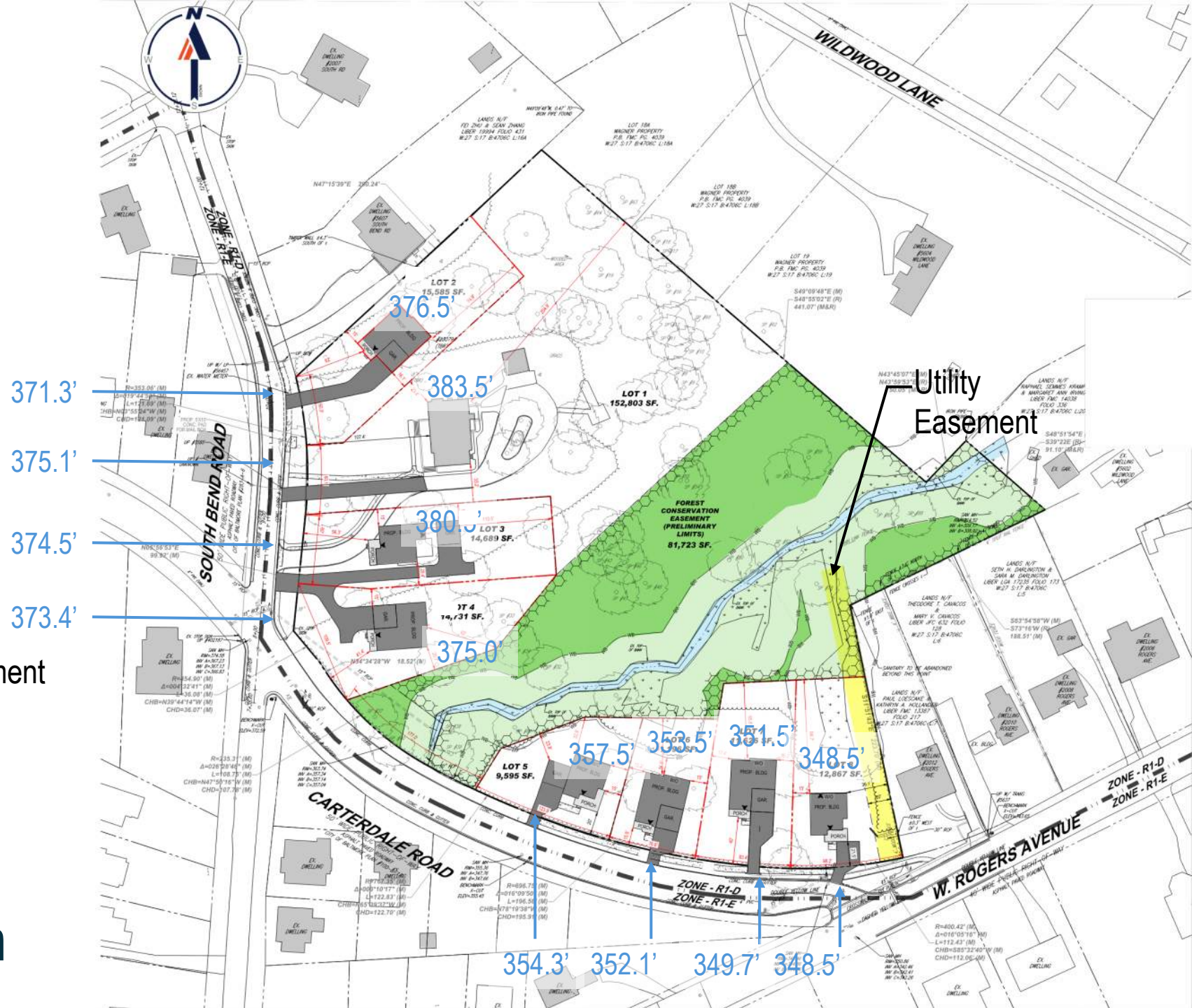


- Entries are at or above curb
- Walkout Basements

LEGEND – Forest Conservation Easement

- Trees
- Woodland Buffer
- Stream Bed

Proposed Grading Plan





North Side



South Side

Outside of Historic District

Context: W. Rogers Avenue





East + South Side



West Side

Outside of Historic District

Context: Carterdale Road | 5500 Block of South Bend Road





East Side – In Historic District



West Side – Outside of Historic District



Context: 5600 Block of South Bend Road





North Side



South Side

Outside of Historic District

Context: 2100 Block of Carterdale Road





North Side

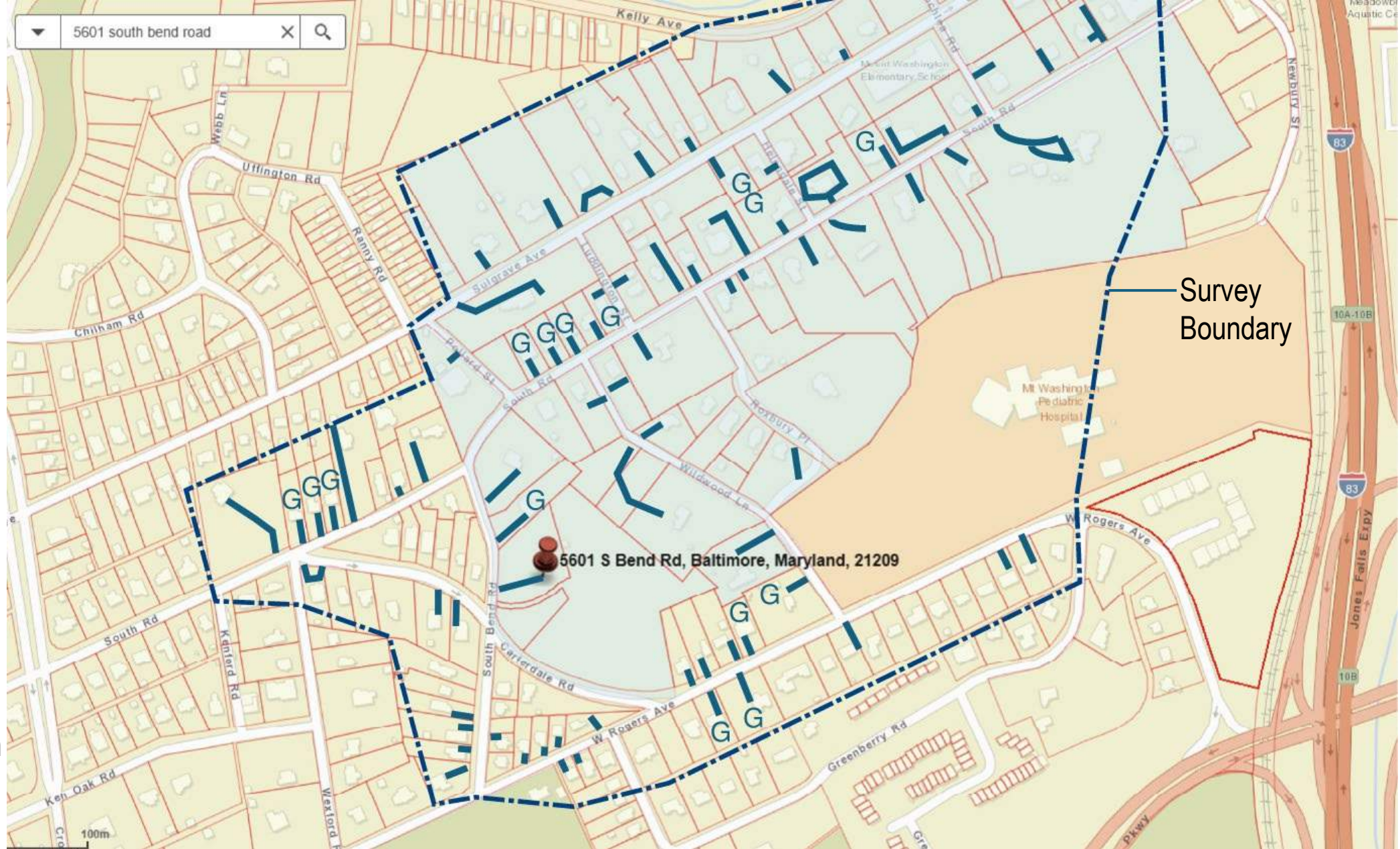


South Side

Outside of Historic District

Context: 2100 Block of Carterdale Road





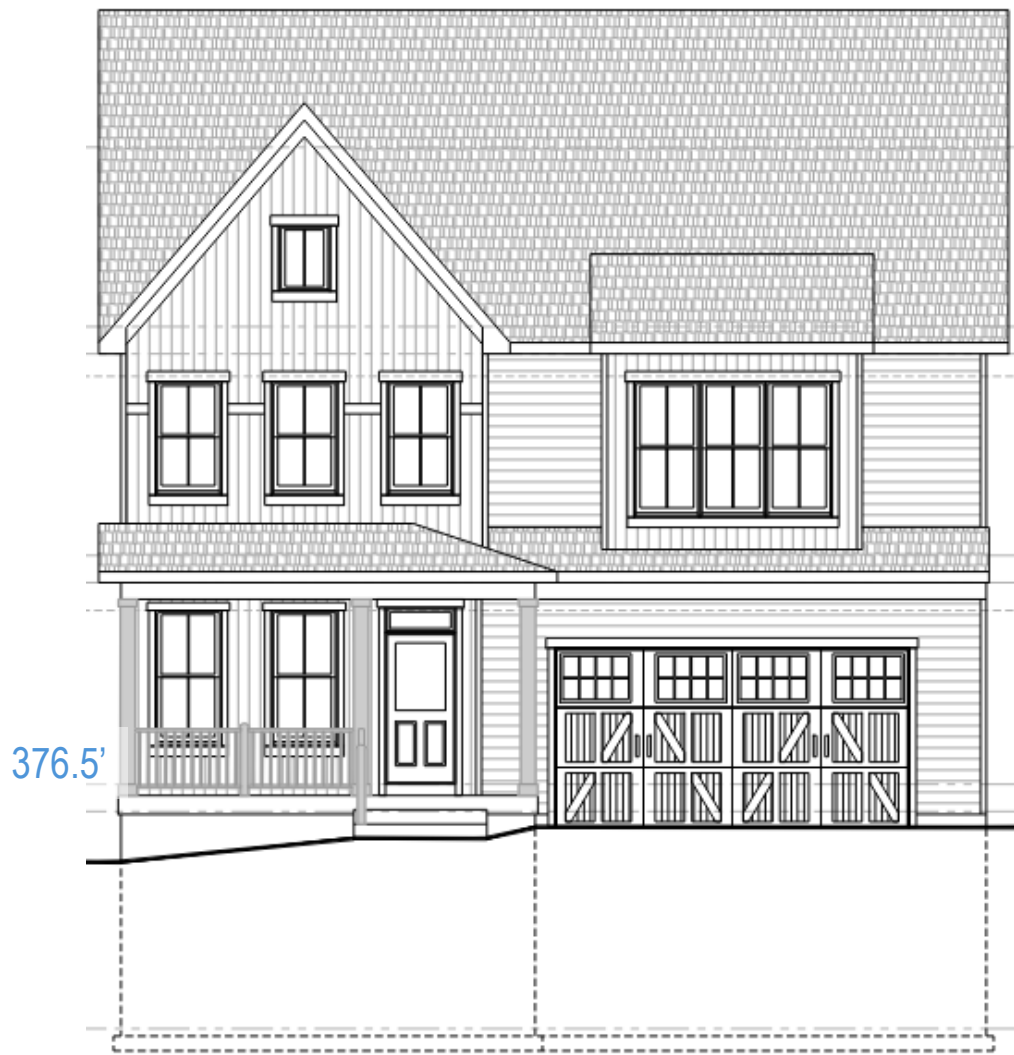
Vehicular Access Survey

- Wide Range of Architectural Styles
- Many Houses Built in Multiples
- Curb Cuts + Driveways are common
- Precedent for Garages incorporated into Primary Elevations

Summary of Community Context

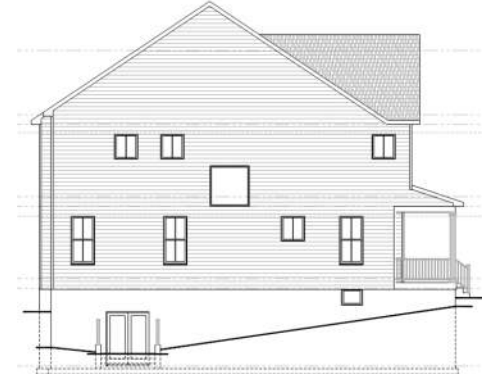


Proposed Architectural Quality + Characteristics



Street Elevation 371.3'

Lot 2





Street Elevation 375.1'

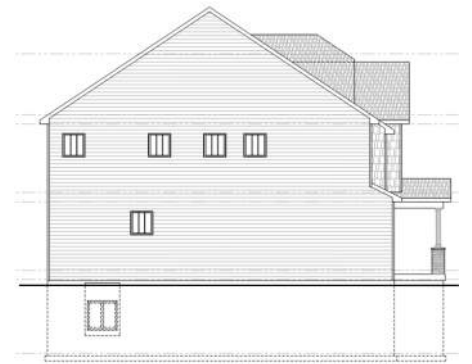
Lot 3





Street Elevation 373.4'

Lot 4





357.5'

Street Elevation 354.3'

Lot 5

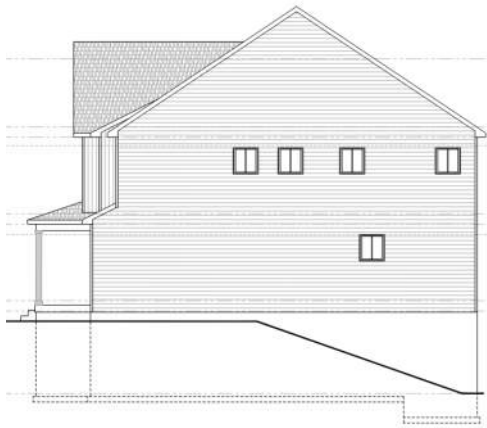


353.5'



Street Elevation 352.1'

Lot 6

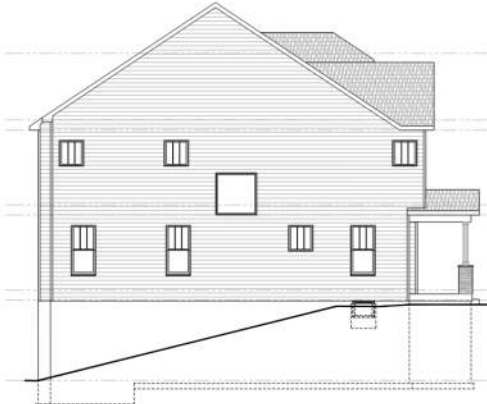
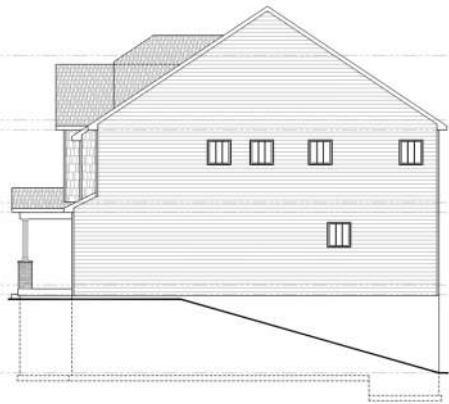


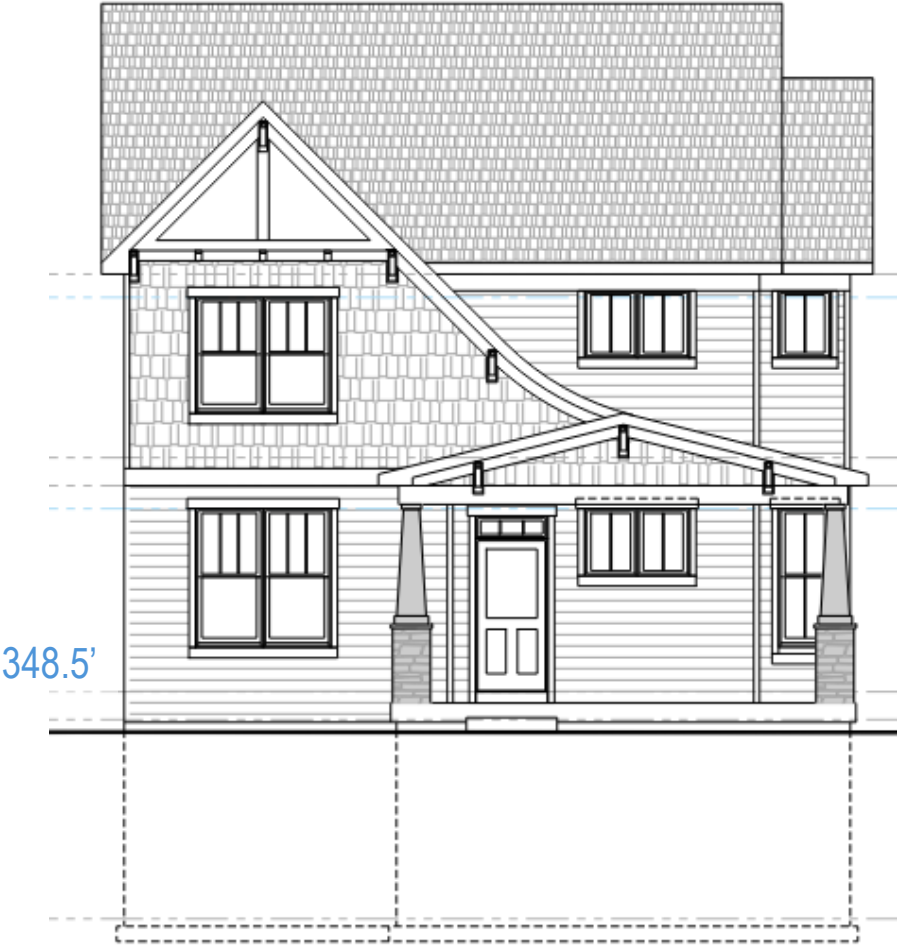
351.5'



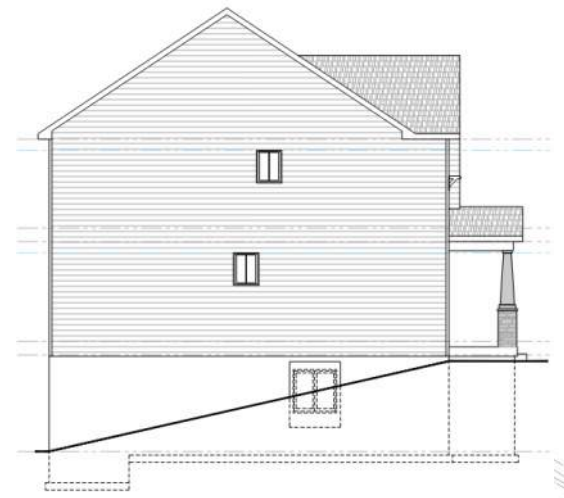
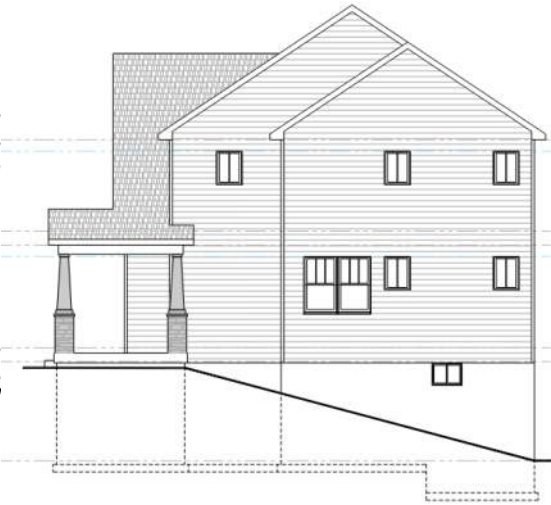
Street Elevation 349.7'

Lot 7





Street Elevation 348.5'



Lot 8





ROOF:
Certainteed Landmark
Asphalt Shingles



SIDING:
Hardie Siding and Trim



FOUNDATION:
Stamped Concrete



WINDOWS:
Pella Lifestyle Series



DOORS:
Therma-Tru Exterior
Doors

Proposed Building Materials

Thank you