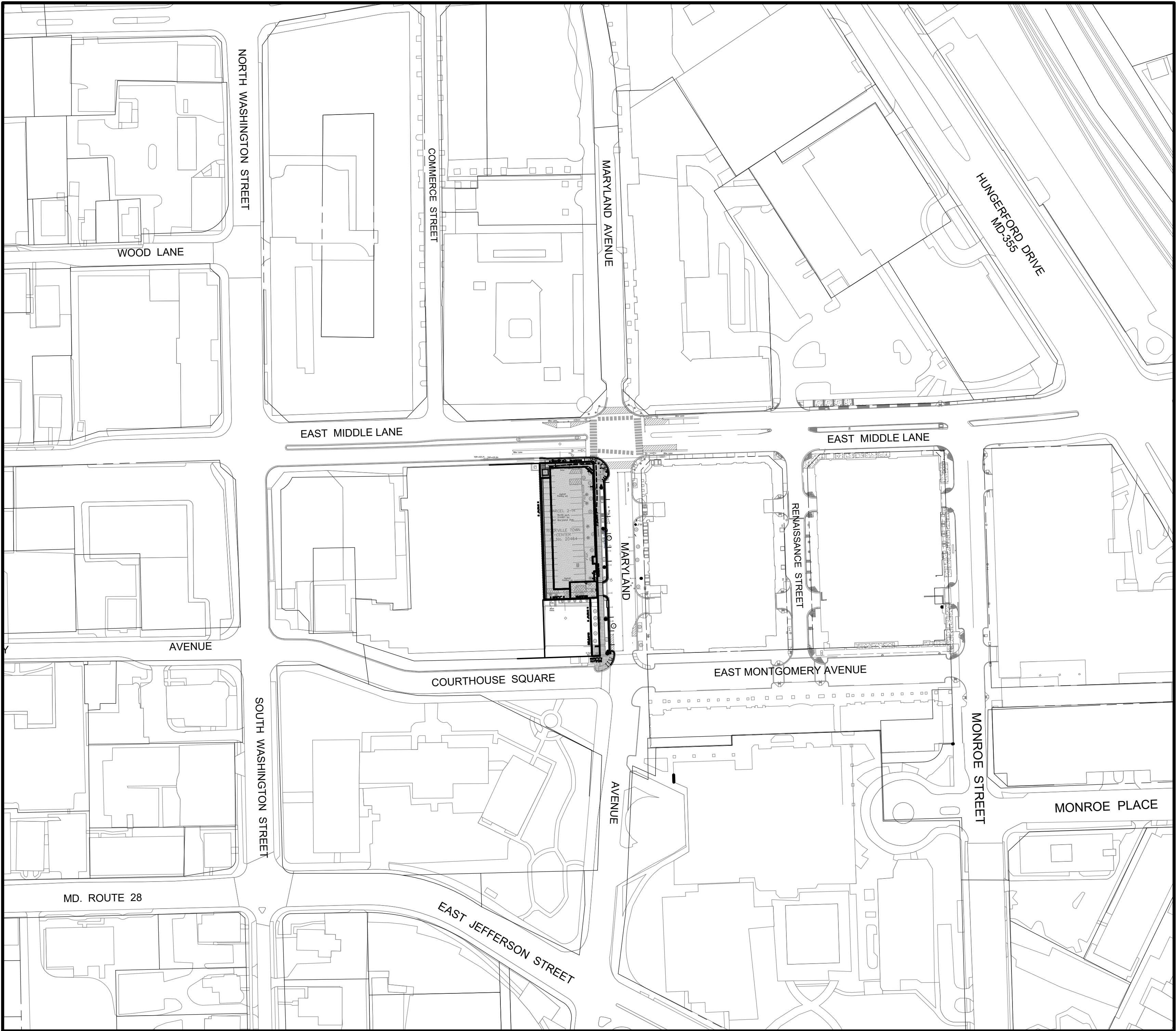
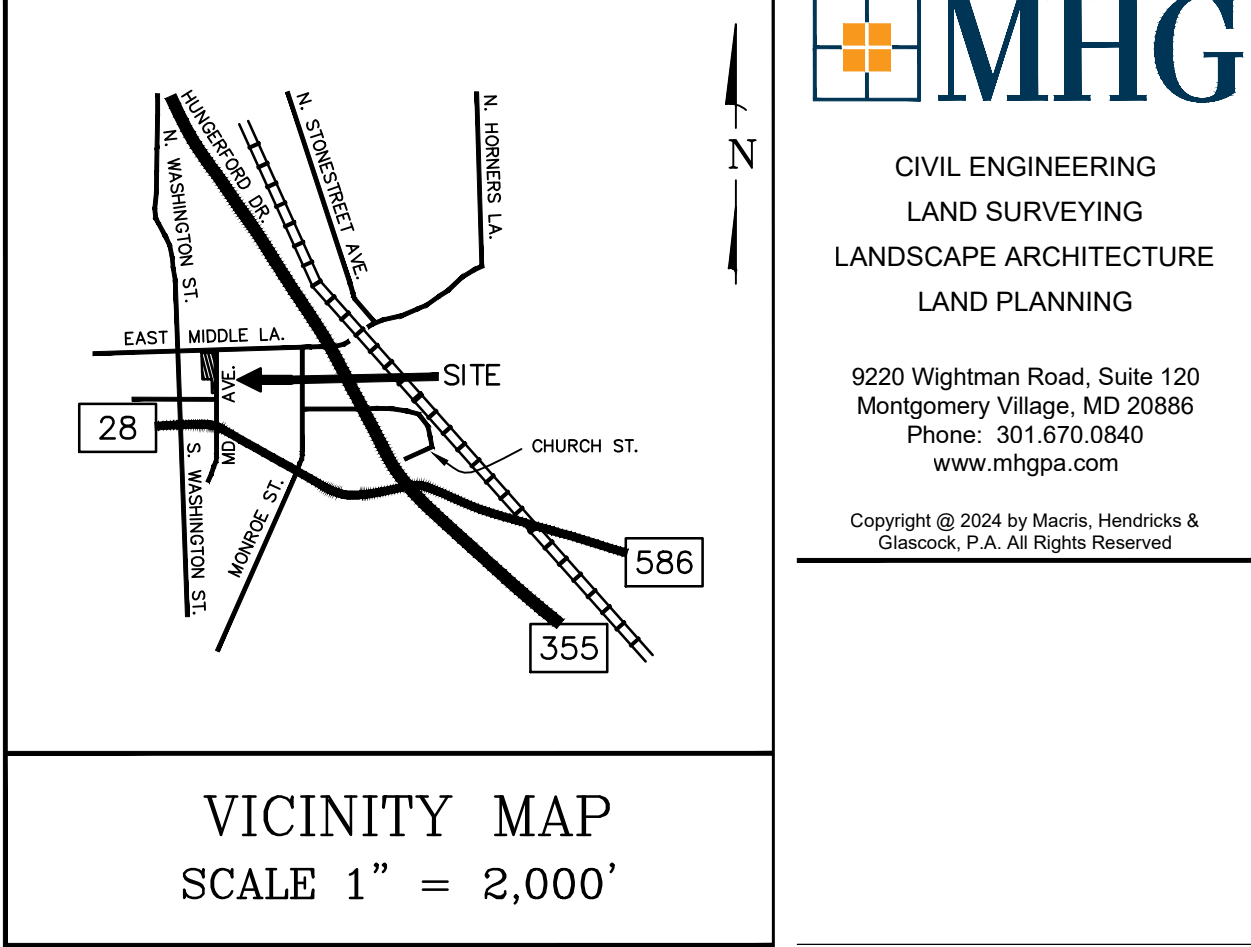
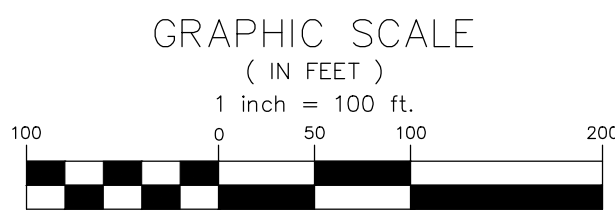


MOMENTUM AT ROCKVILLE STATION
ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
PJT#2025-00023



SURROUNDING AREA MAP



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SITE	COVER SHEET
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PJ1.01	PROJECT PLAN
PJ2.01	OPEN AREA EXHIBIT
PJ2.21	FIRE DEPARTMENT SITE PLAN
PJ2.31	

LANDSCAPE	
L1.01	ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL

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A-02	ARCHITECTURAL SITE PLAN
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MHG

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhga.com

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Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl.
Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07
PLAT 20464
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE
TOWN CENTER

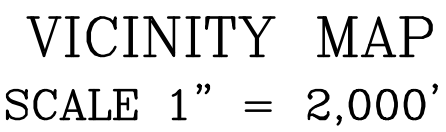
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DATE	09/24/2025

MOMENTUM AT
ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
COVER SHEET

PJ0.01

PROJECT NO.	24.271.11
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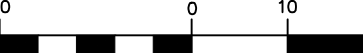
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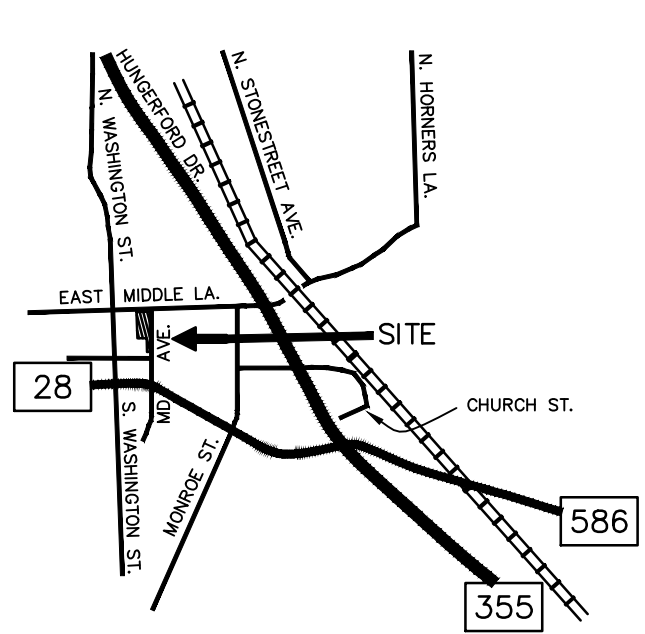
REVISIONS		
NO.	DESCRIPTION	DATE

11 ELECTION DISTRICT
12 MONTGOMERY COUNTY
13 MARYLAND

LAN B.1.01

PROJECT NO. 24.271.11





VICINITY MAP
SCALE 1" = 2,000'

SITE DATA	
SUBJECT PROPERTIES:	PARCEL 2-H ROCKVILLE TOWN CENTER PLAT 20464
PROPERTY ADDRESSES:	41 MARYLAND AVENUE
TAX ID NUMBERS:	04-03198603
PROPERTY OWNER:	COMSTOCK 41 MARYLAND, LLC 1900 RESTON METRO PLAZA, 10TH FLOOR RESTON, VA 20190
EXISTING / PROPOSED SITE AREA:	18,150 SF (0.41667 AC)
ZONING CLASSIFICATION:	PD-RCI (ROCKVILLE CENTER INC.) & TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	SURFACE PARKING LOT
PROPOSED USES:	MULTIFAMILY RESIDENTIAL (147 UNITS TOTAL)

Owner: Comstock 41 Maryland, LLC
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Reston VA 20190
Contact: Robert Demchak
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Applicant: SCG Development Holdings, LLC / Comstock 41 Maryland, LLC c/o
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Address: 8245 Boone Blvd #640, Vienna, VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x.200
Email: kas@scgdevelopment.com

- GENERAL NOTES**
- THE EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN FOR PARCEL 2-H ARE TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEYS PREPARED BY MHG, LAST UPDATED IN JANUARY OF 2025.
 - EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, MARKINGS BY MISS UTILITY, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
 - THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.
 - THE PROPERTY DOES NOT CONTAIN "WATERS OF THE UNITED STATES", WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS OR THEIR ASSOCIATED BUFFERS.
 - THE PROPERTY IS NOT IDENTIFIED IN THE CITY OF ROCKVILLE'S HISTORIC BUILDINGS INDEX.
 - A NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION (NRIFSD) FOR THIS PROPERTY WAS SUBMITTED UNDER 2025-24-NRI ON 12/20/2024.
 - THE PROPERTY IS WITHIN THE CITY OF ROCKVILLE WATER AND SEWER SERVICE AREA.
 - REFER TO FINAL SITE PLAN FOR GRADING, UTILITIES AND ADDITIONAL SITE DEVELOPMENT DETAILS.

DEVELOPMENT STANDARDS - PD-RCI/MKTD ZONE ¹		
	PERMITTED	REQUIRED / PROVIDED
MAXIMUM BUILDING HEIGHT 25.13.05 (b)	100 FT ABOVE 448 FT ² ELEVATION OR 117.25 ³	120 FT ¹¹ ABOVE 448 FT ELEVATION / 137.25 FT ABOVE BHMP ¹⁰
MINIMUM OPEN AREA 25.13.05 (b)	15% (2,722 SF)	27% (4,820 SF)
MINIMUM PUBLIC USE SPACE 25.13.05 (b)	0% ⁴	N/A
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.13.05 (b)	10 FT	286 FT (MARYLAND AVE)
PUBLIC RIGHT-OF-WAY ABUTTING SETBACK: 25.13.05 (b)	NONE REQ'D.	0 FT
MINIMUM SIDE YARD SETBACK: 25.13.05 (b)	0 FT OR 10 FT IF PROVIDED ⁹	0 FT
MINIMUM REAR YARD SETBACK: 25.13.05 (b)	0 FT OR 10 FT IF PROVIDED ⁹	0 FT
MINIMUM AUTO SPACES: 25.16.03	PARKING WAIVER REQUESTED	0 SPACES
MINIMUM BICYCLE SPACES - SHORT TERM: 25.16.03	3 SPACES	6 SPACES
MINIMUM BICYCLE SPACES - LONG TERM: 25.16.03	49 SPACES	49 SPACES OR MORE

- FOOTNOTES**
- DESIGNATED EQUIVALENT ZONE FOR PD-RCI IS THE MKTD ZONE.
 - BUILDING HEIGHT OF UP TO 100 FEET ABOVE THE 448 ELEVATION WAS APPROVED BY PRELIMINARY DEVELOPMENT PLAN PD94-0001.
 - SEE OPEN AREA EXHIBIT FOR BACKUP. IN ADDITION, THE PROPERTY IS PART OF THE ORIGINAL COMPREHENSIVE PLAN OF THE PD94-001 THAT APPROVED AND DEDICATED A COMPREHENSIVE UNBED SET OF OPEN SPACES AND FUNCTIONAL GATHERING AREAS FROM THE EAST JEFFERSON STREET AND THE RED BRICK COURTHOUSE PARK AREAS UP TO PROMENADE PARK AT THE TIME OF ORIGINAL DEVELOPMENT OF THE BLOCKS, IN LIEU OF SMALL OPEN SPACES ON EACH BLOCK.
 - AS NOTED IN 25.17.01A, THE PROJECT IS EXEMPT FROM PUBLIC SPACE REQUIREMENTS SINCE THIS IS A 100% AFFORDABLE HOUSING PROJECT.
 - PROJECT IS A CORNER LOT AND THE PROPERTY AT PARCEL C-3 IS A COMMERCIAL USE AND IS LESS THAN 45' TALL. THEREFORE THERE IS A 0 FT SIDE SETBACK THAT IS REQUIRED OR A SETBACK OF 10' MINIMUM IF PROVIDED.
 - PARCEL 4-C HAS A COMMERCIAL USE. THEREFORE THERE IS A 0 FT REAR SETBACKS REQUIRED OR A 10' MINIMUM SETBACK IF ONE IS PROVIDED.
 - CONCURRENT WITH THIS APPLICATION, THE APPLICANT IS SUBMITTING A WAIVER REQUEST TO PURSUE FLEXIBLE PARKING STANDARDS PURSUANT TO SECTION 25.16.03.J, 1 OF THE ZONING ORDINANCE.
 - THE BUILDING HEIGHT MEASURING POINT (BHMP) UNDER THE ZONING ORDINANCE IS THE ELEVATION OF THE APPROVED STREET GRADE AT THE MIDDLE OF THE FRONT OF THE BUILDING AT THE TOP OF THE CURB. BHMP = 430.75' PERMITTED / REQUIRED BUILDING HEIGHT = (448+100) - 430.75 = 117.25'
 - MAX HEIGHT REQUESTED 120 FT OVER THE 448' ELEVATION. BASED ON THE BHMP THIS EQUATES TO A MAX BUILDING HEIGHT OF 137.25 FT. REQUEST TO WAIVE EQUIVALENT ZONE STANDARDS FOR INCREASED HEIGHT FROM 100' TO 120' OVER 448' ELEVATION SUBMITTED WITH THIS APPLICATION. SEE STATEMENT OF JUSTIFICATION FOR MORE INFORMATION.
 - ILLUSTRATIVE ONLY HEIGHT OF PROJECT PLAN ARCHITECTURAL CONCEPT IS 566'. THIS IS 566' - 448' = 118' ABOVE THE 448' ELEVATION. THIS IS A HEIGHT OF 566' - 430.75' = 135.25' ABOVE THE BHMP. THIS IS ILLUSTRATIVE ONLY AND FINAL BUILDING HEIGHT WILL BE CONFIRMED AT SITE PLAN WITHIN THE APPROVED MAX HEIGHT APPROVED WITH THE PROJECT PLAN.

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

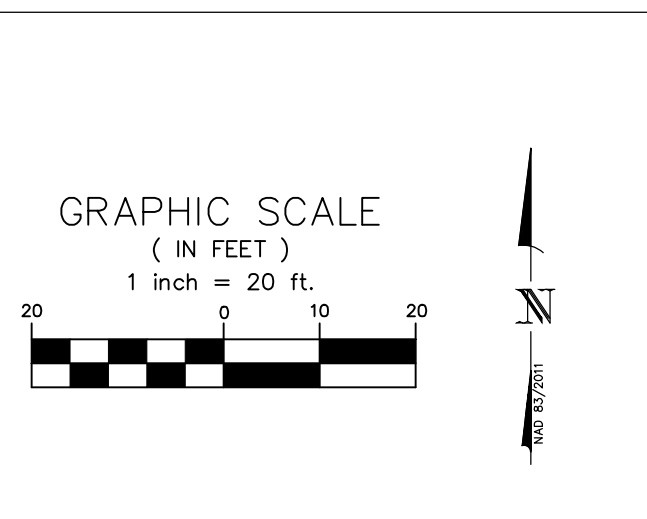
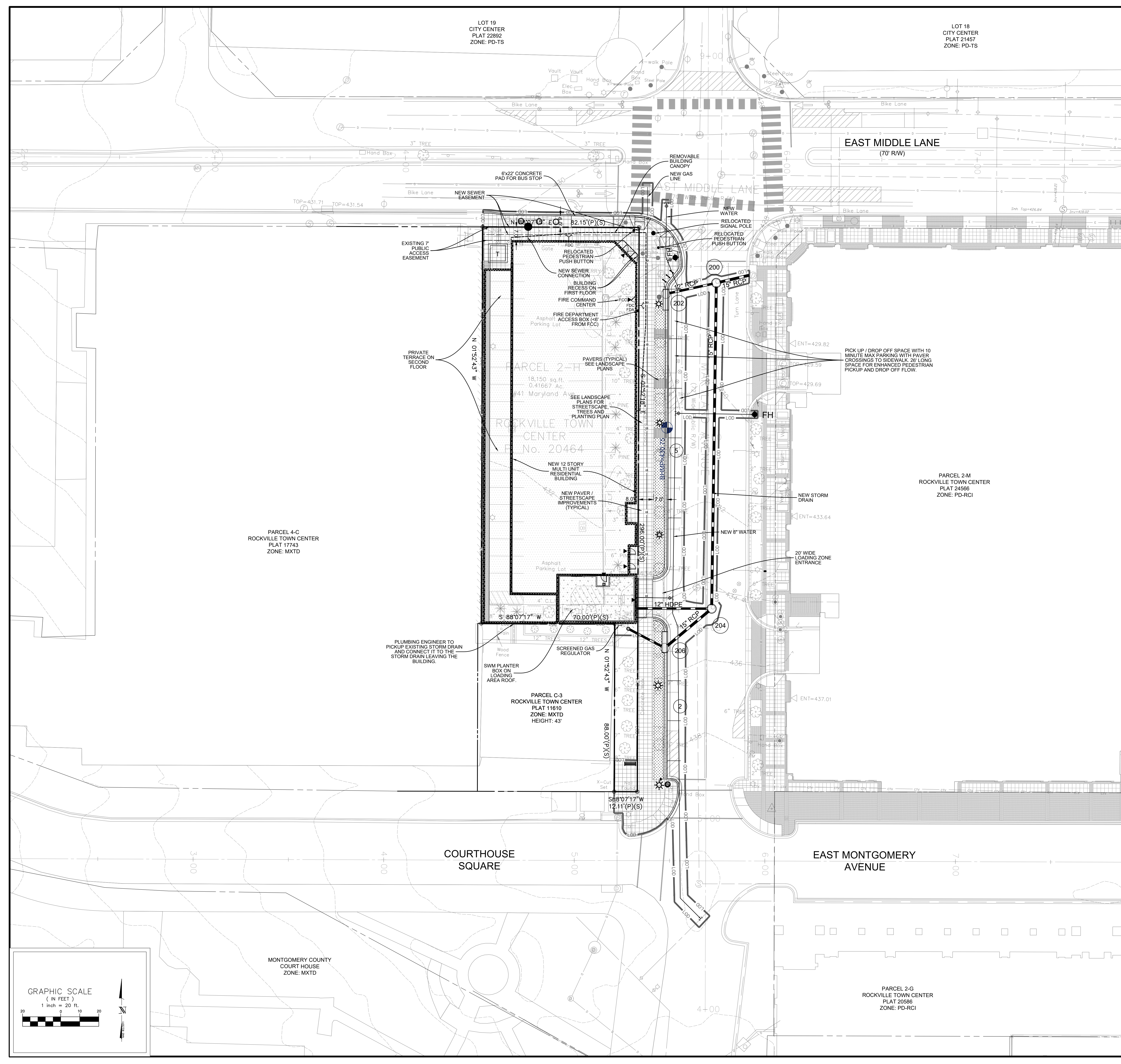
PARCEL 2-H
ROCKVILLE TOWN CENTER

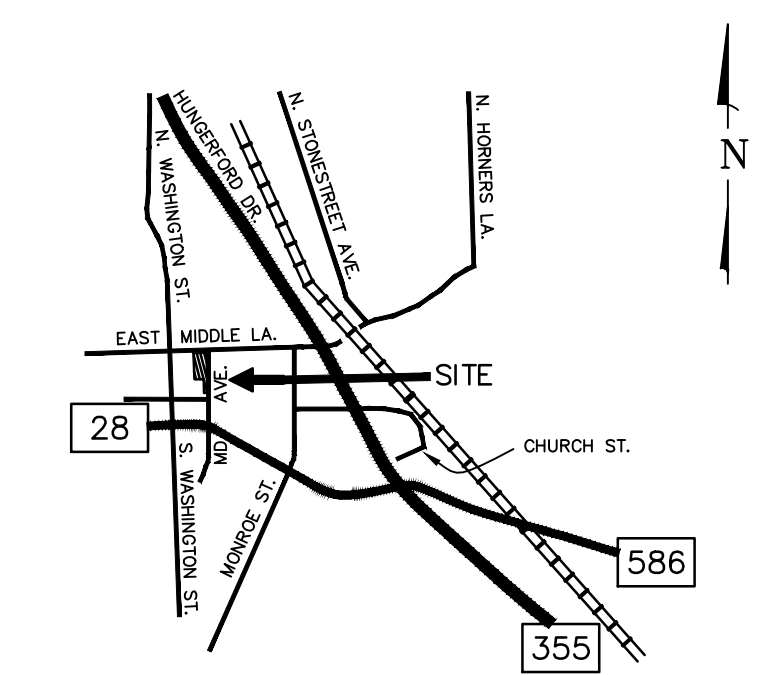
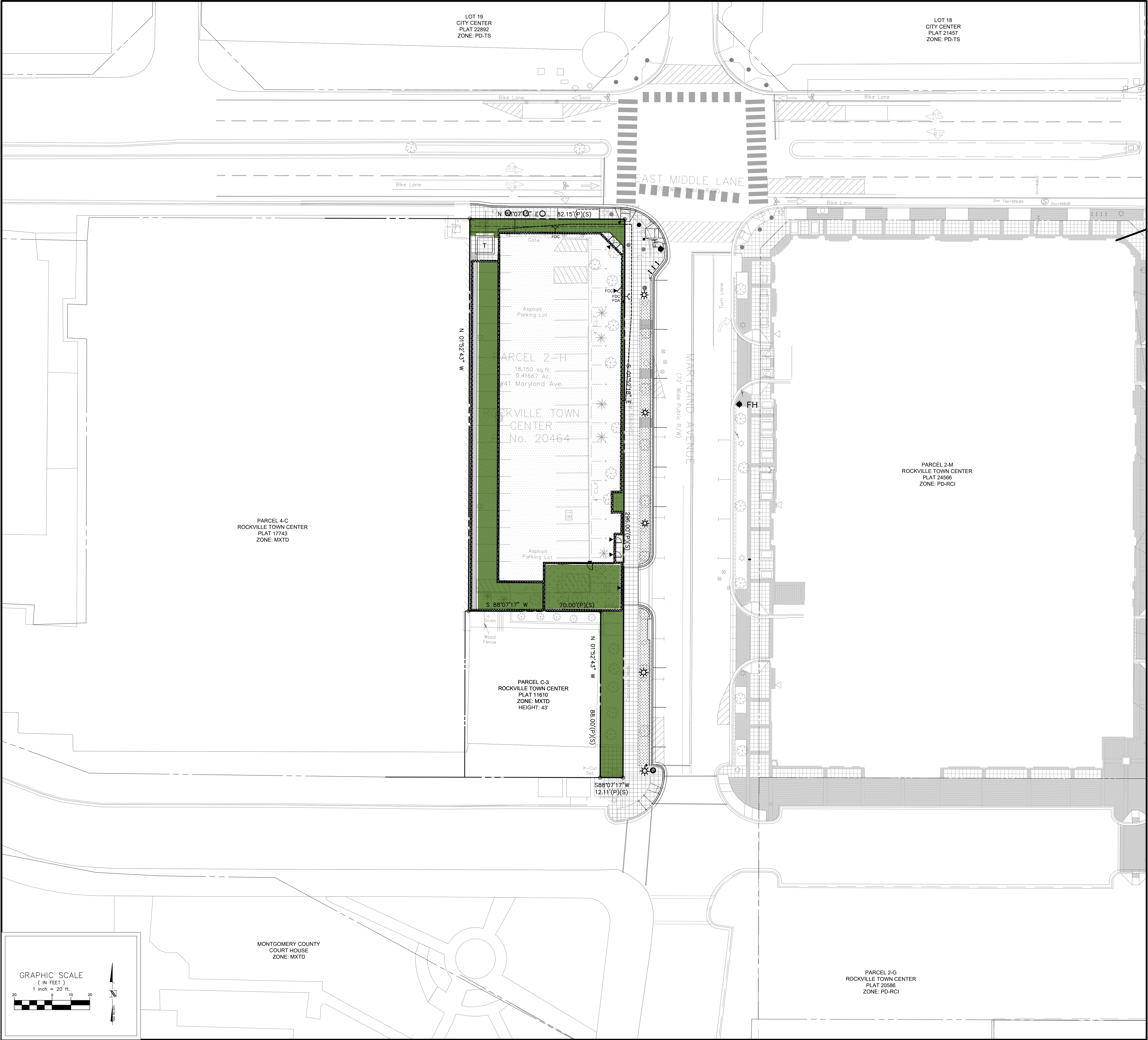
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DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

MOMENTUM AT ROCKVILLE TOWN CENTER
PROJECT PLAN
PJT2025-00023
PROJECT PLAN

PJ2.01

PROJECT NO. 24.271.11





VICINITY MAP
SCALE 1" = 2,000'



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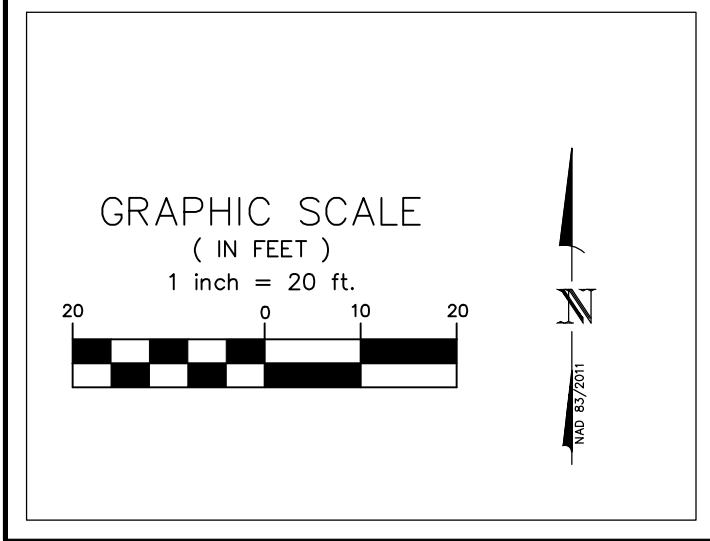
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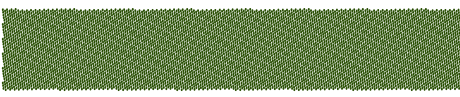
TAX MAP GR342 WSSC 218NW07
PLAT 20464
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H
ROCKVILLE TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

MOMENTUM AT
ROCKVILLE STATION
PROJECT PLAN
PJT2025-00023
OPEN AREA EXHIBIT
PJ2.21
PROJECT NO. 24.271.11



OPEN AREA = 4,920 SF


U:\2021\Drawings\1_01.dwg, PJ2.21 - OPEN AREA EXHIBIT, 9/24/2025 5:55:16 PM, Maptek, ARCHTET (30.00 x 42.00 inches), Copyright © 2025 Macris, Hendricks & Glascock, P.A. Copyright © 2025 Macris, Hendricks & Glascock, P.A.



Planting Notes for Landscape Plans

NOVEMBER 2020

INSTALLATION OF PLANT MATERIAL

- The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
- A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, Landscape Contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1).
- Comply with appropriate City Soil Specification:
 - Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED:
 - Site preparation
 - Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris.
 - Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to a radius of 30 minimum or to new hard edge of planting bed, whichever is less.
 - Loosen exposed subsoil below 48" by ripping 18" into the sub grade elevation.
 - Test to ensure that planting bed drains at a rate of at least 1 inch/per hour.
 - Install imported soil to fill excavated planting bed. Imported soil shall have a texture of (LOAM, per the USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in 8 inch or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
 - Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED:
 - Site Preparation:
 - Remove all construction debris and top four to six inches of existing soil.
 - Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards.
 - Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic Yards/2,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
 - Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil profile rebulding specification.
 - If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
 - Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7.

1 See definitions section #3

Page 1 of 3

- Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil:
 - Option 1: Till Method: Depth of tilling for planting must be at least twenty-four (24) inches:
 - Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 cubic yards/2,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install.
 - Till the compost into the existing soil to a minimum depth of twenty-four (24) inches.
 - Option 2: Aeration and Vertical Mulching:
 - Using a 2" 3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches.
 - Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals (maximum), in concentric rings around the tree out to ten (10) feet from the tree.
 - Each hole must be refilled with mature compost.
 - The Forestry Inspector may require additional soil specifications, based on site conditions.
- Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
 - Soil pH is between 5.5 and 7
 - The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
 - The soil is free of contaminants
 - The soil texture is sandy loam or loam
 - The soil has an infiltration rate not less than 1" per hour
 - The soil does not contain debris or stones greater than one inch
 - The soluble salt content is less than 3 dS/m
 - Consult the University of Maryland Extension website: <http://extension.umd.edu/> for a listing of commercial soil testing facilities.
- Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
- The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as measured' to be prior to the addition of any surface compost till layer or mulch or soil.
- All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
 - Plant quality
 - Proper form for species
 - Proper ratio of caliper size/height to container/root ball size
 - Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning)
 - No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector).
 - Sound graft union
 - Free of girdling roots, or the ability to remove girdling roots without damaging the tree
 - Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
- Proper Installation
 - Root flare no higher than 3 inches from existing grade.
 - Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
 - Wire baskets/burlap/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector.
 - All burlap or twine removed completely.
 - No hose and wire, staking and strapping per City planting detail.
 - Planting hole a minimum of twice the width of the root ball, could be greater. Planting detail assumes soil has been prepared per the city's specifications (Planting, #3).
 - Mulched properly, per City planting detail.
 - Wildlife protection installed, if required; type approved by the Forestry Inspector.
- Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector.

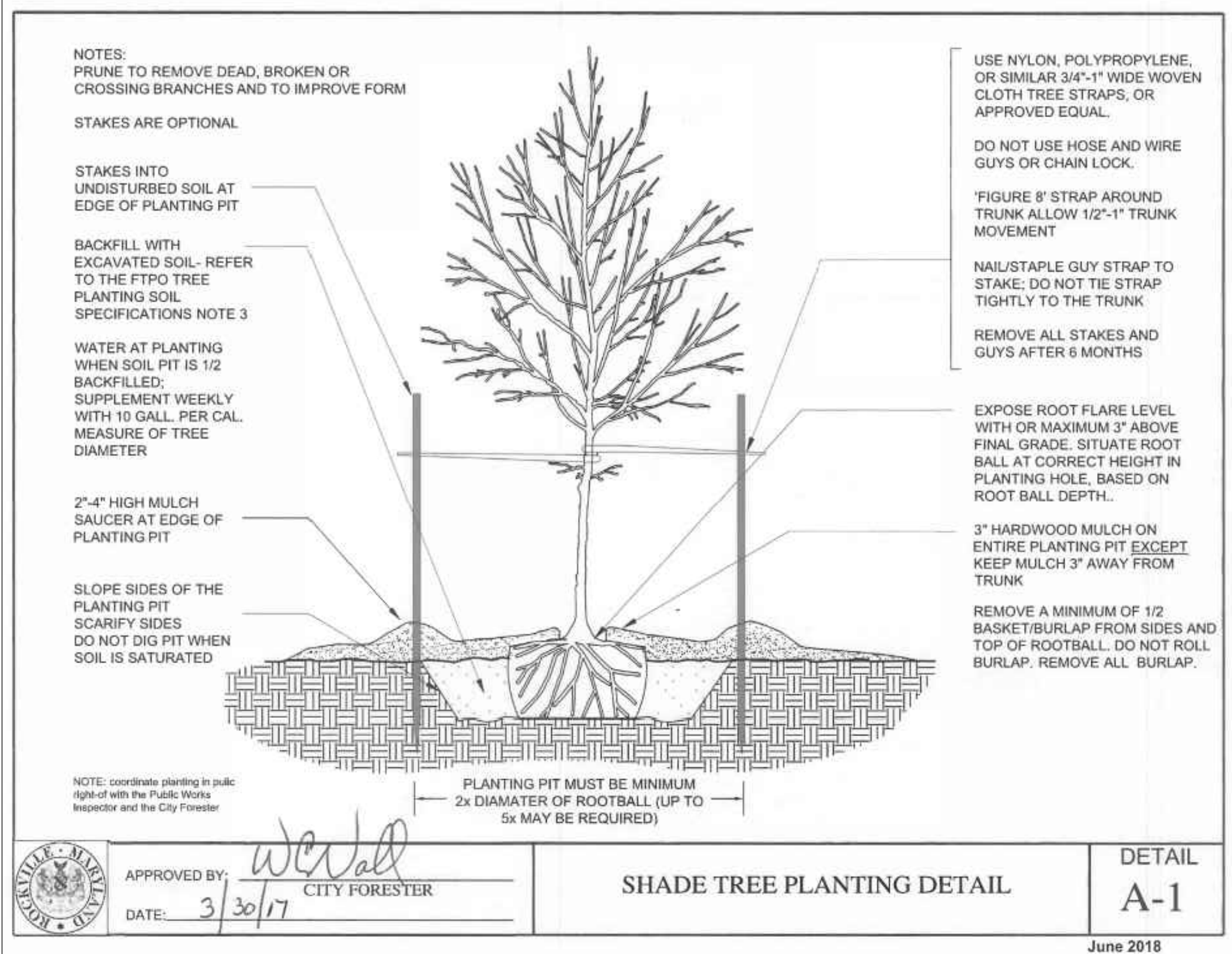
Page 2 of 3

- Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
- DEFINITIONS
 - Topsoil
 - Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6% organic matter content, and a NRCS textural class similar to pre-development conditions. A horizon soils for the site, or as specified by the City Forestry Division. The City Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by the City Forestry Division. In addition, topsoil shall:
 - Be friable and well drained
 - Have a pH between 5.5-7
 - Have an organic matter content between 4-6%
 - Have low salinity as indicated by a soluble salt content which is less than 3 dS/m
 - Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious contaminants. (If screening is used to remove debris, screen size must be 3/8 inch or larger).
 - Have a nutrient profile such that it has an adequate rating, per current industry standards.
 - Be free of noxious weed seeds
 - Compost
 - Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before application.
 - Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completion of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 'or below in accordance with TMECC 05-08.8, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05-05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests (best information and equipment available at www.solvita.com).
 - Severely Degraded Soil
 - Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials, equipment or processes.

Post Planting:

The permittee shall notify the City Forester IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forester has accepted ALL plantings. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures. Such maintenance shall include when appropriate, but not necessarily be limited to:

- Watering, fertilizing and control of competing vegetation throughout the maintenance period as necessary.
- Pruning, mulching, tightening of strapping, restocking of plants to proper grades or upright position.
- Fertilizing and applying pesticides or other items necessary to thwart damage from insects and disease.
- Providing protective measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
- Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed in the protection and satisfactory establishment of forest where applicable.
- Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forester.
- Installing and maintaining devices to protect against wildlife damage.
- Removal of staking and strapping after six months.



APPROVED BY: *W. J. Val*
DATE: 3/30/17 CITY FORESTER

SHADE TREE PLANTING DETAIL

DETAIL A-1

June 2018



MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PARC VUE BENCH, 6' LENGTH
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 1
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
SITE BENCH
NOT TO SCALE



TO MATCH EXISTING STREET LIGHT (TYP.)
NOT TO SCALE



MANUFACTURER: HANOVER
WEBSITE: HANOVERPAVERS.COM
PRODUCT NAME: TRADITIONAL PREST BRICK
COLOR/MATERIAL: RED CHARCOAL BLEND, NATURAL FINISH
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
BRICK PAVES
NOT TO SCALE



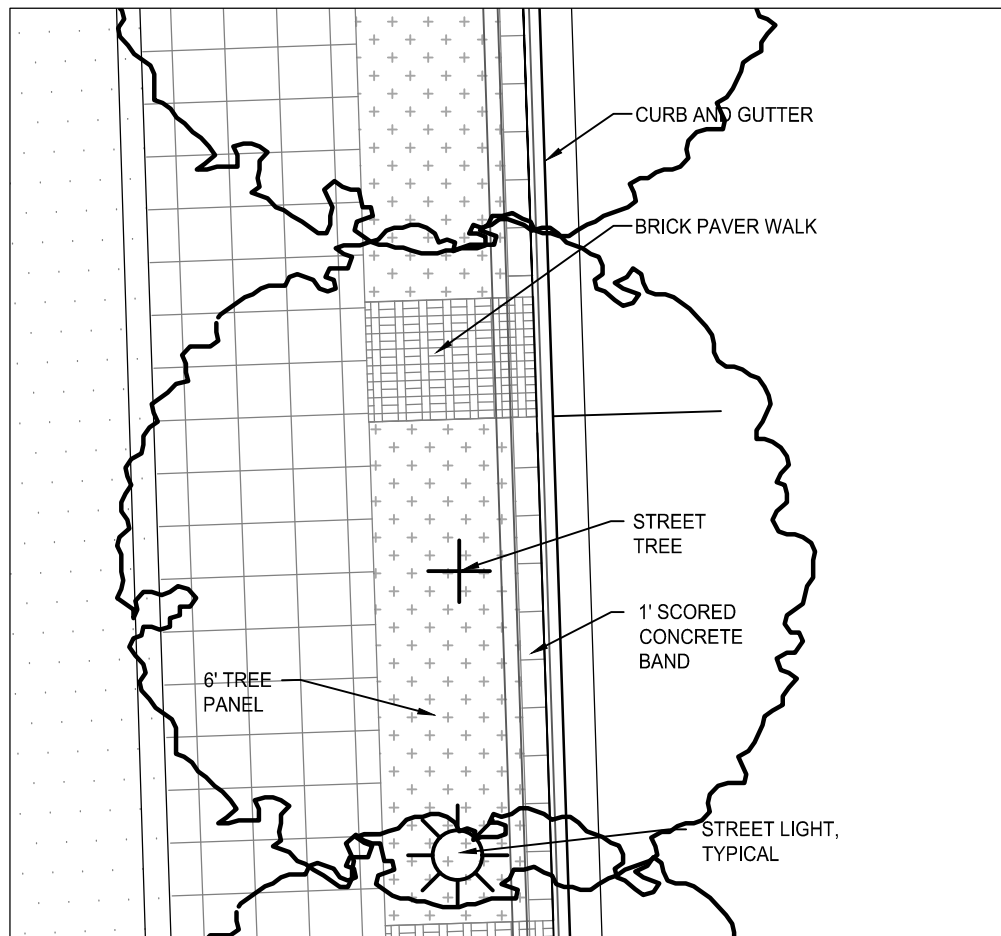
MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: PLAINWELL RECEPTACLE, 35 GAL. CAPACITY
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 2
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
LITTER RECEPTACLE
NOT TO SCALE



MANUFACTURER: LANDSCAPE FORMS
WEBSITE: LANDSCAPEFORMS.COM
PRODUCT NAME: RIDE BICYCLE RACK
COLOR/MATERIAL: ALUMINUM, FOG FINISH
QUANTITY: 3
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
BICYCLE RACK
NOT TO SCALE

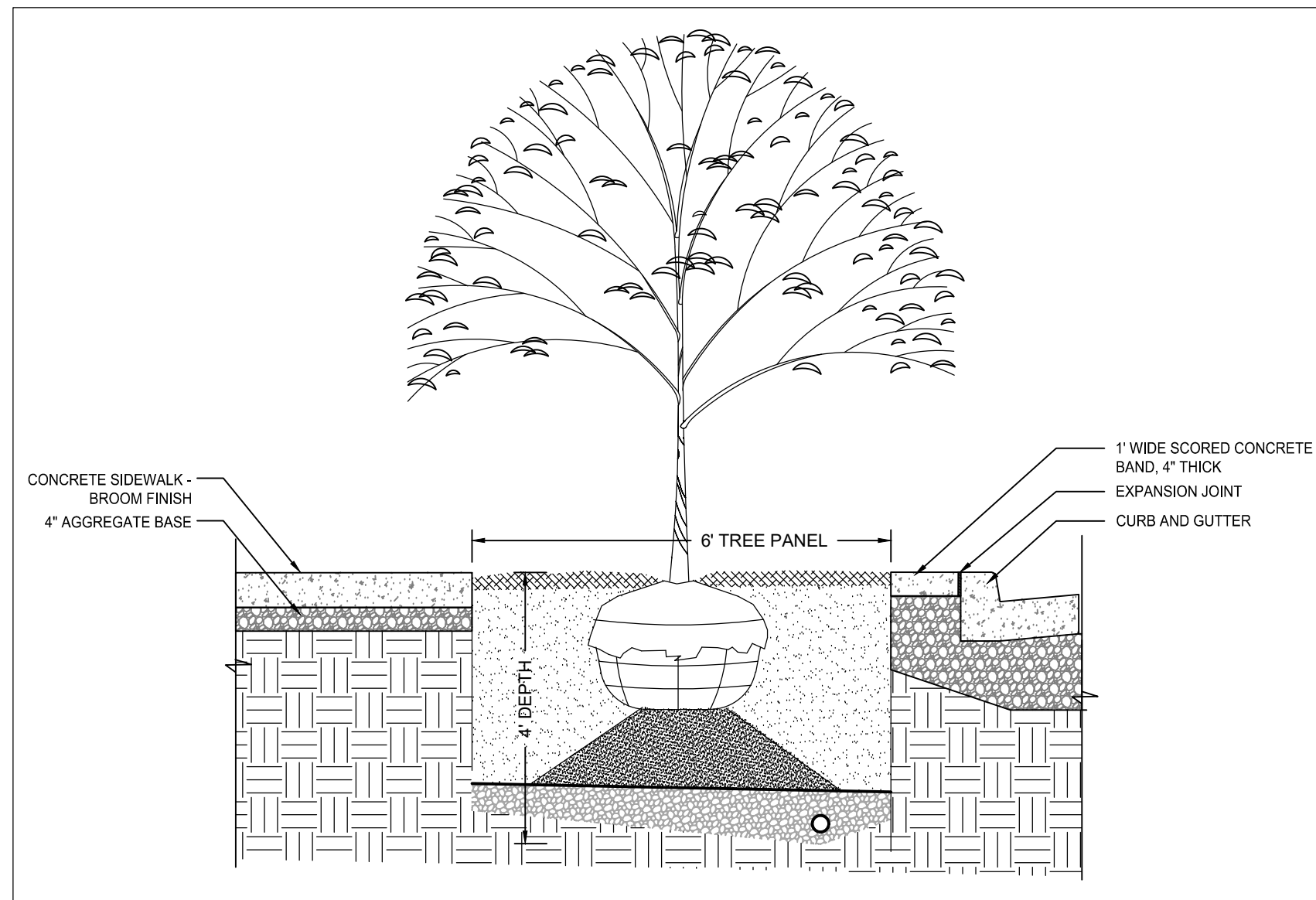


MANUFACTURER: KORNEGAY DESIGN
WEBSITE: KORNEGAYDESIGNS.COM
PRODUCT NAME: 96" CIRQUE PLANTER
COLOR/MATERIAL: NATURAL GRAY
QUANTITY: 3
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS.
PLANTER
NOT TO SCALE



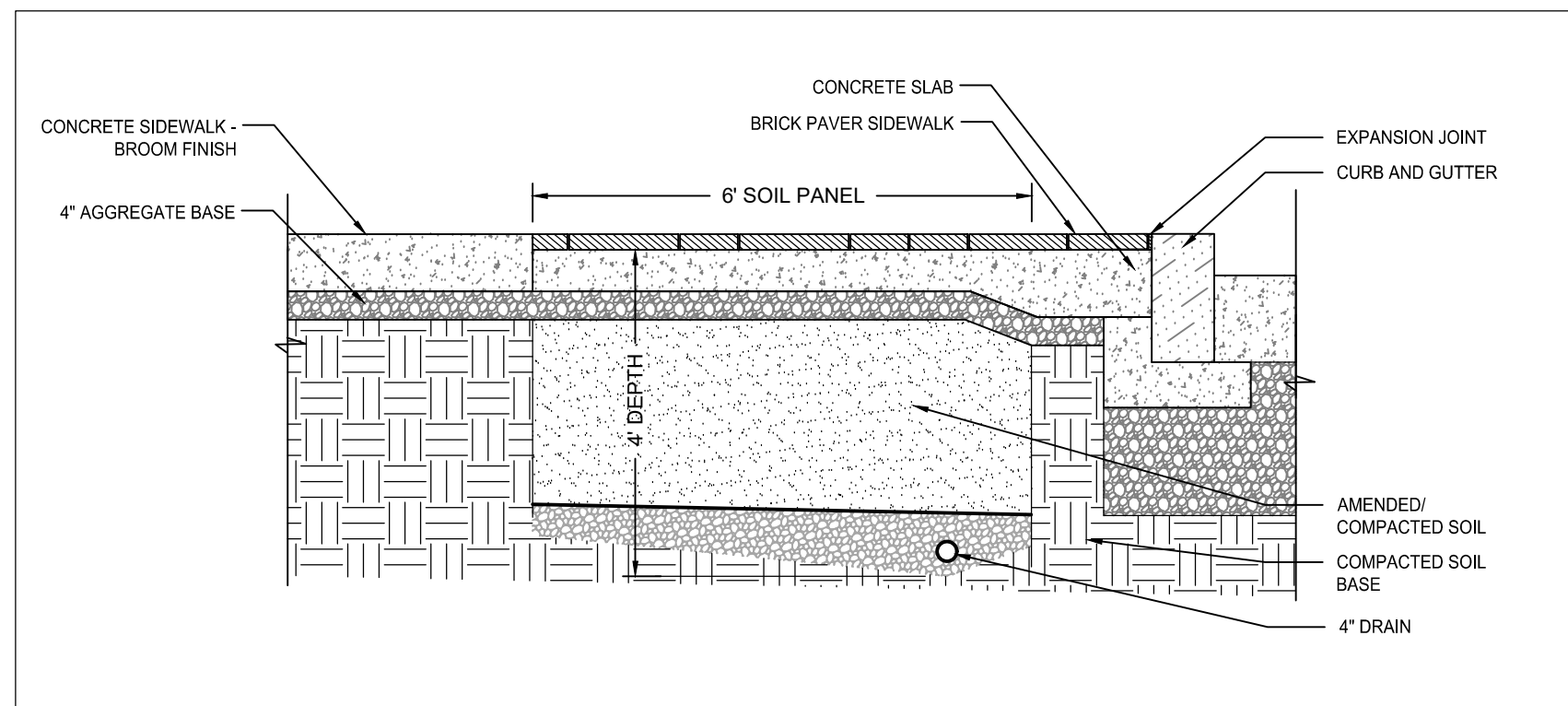
STREET TREE PANEL - PLAN VIEW

NOT TO SCALE



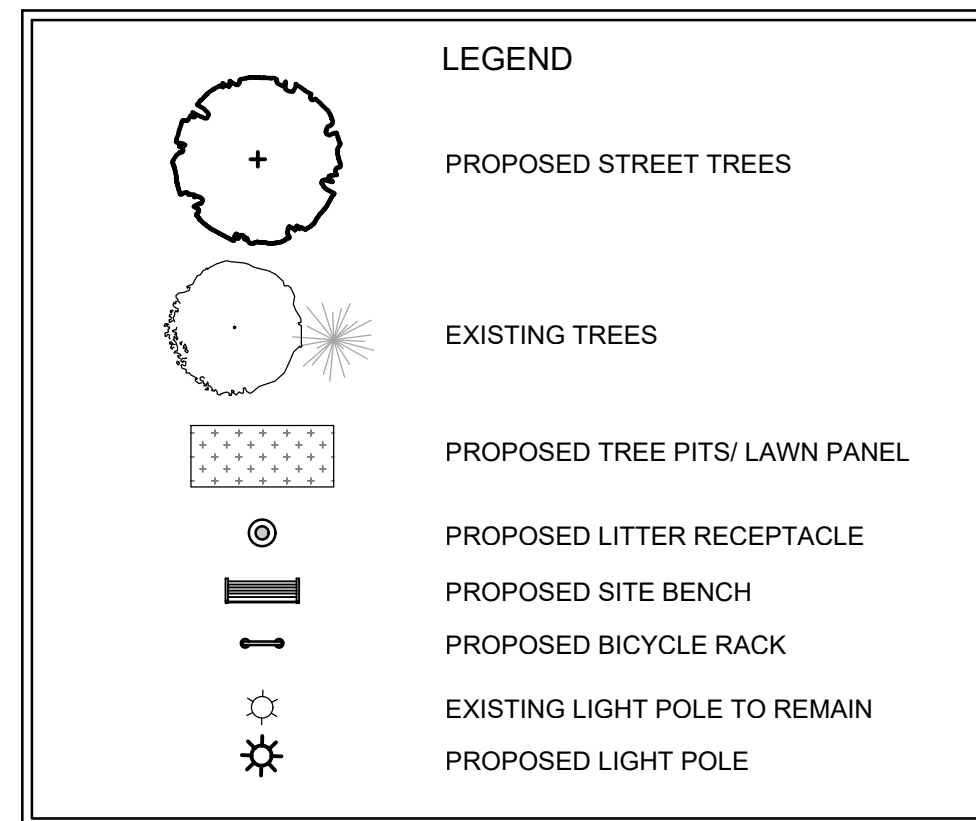
STREET TREE PANEL

NOT TO SCALE

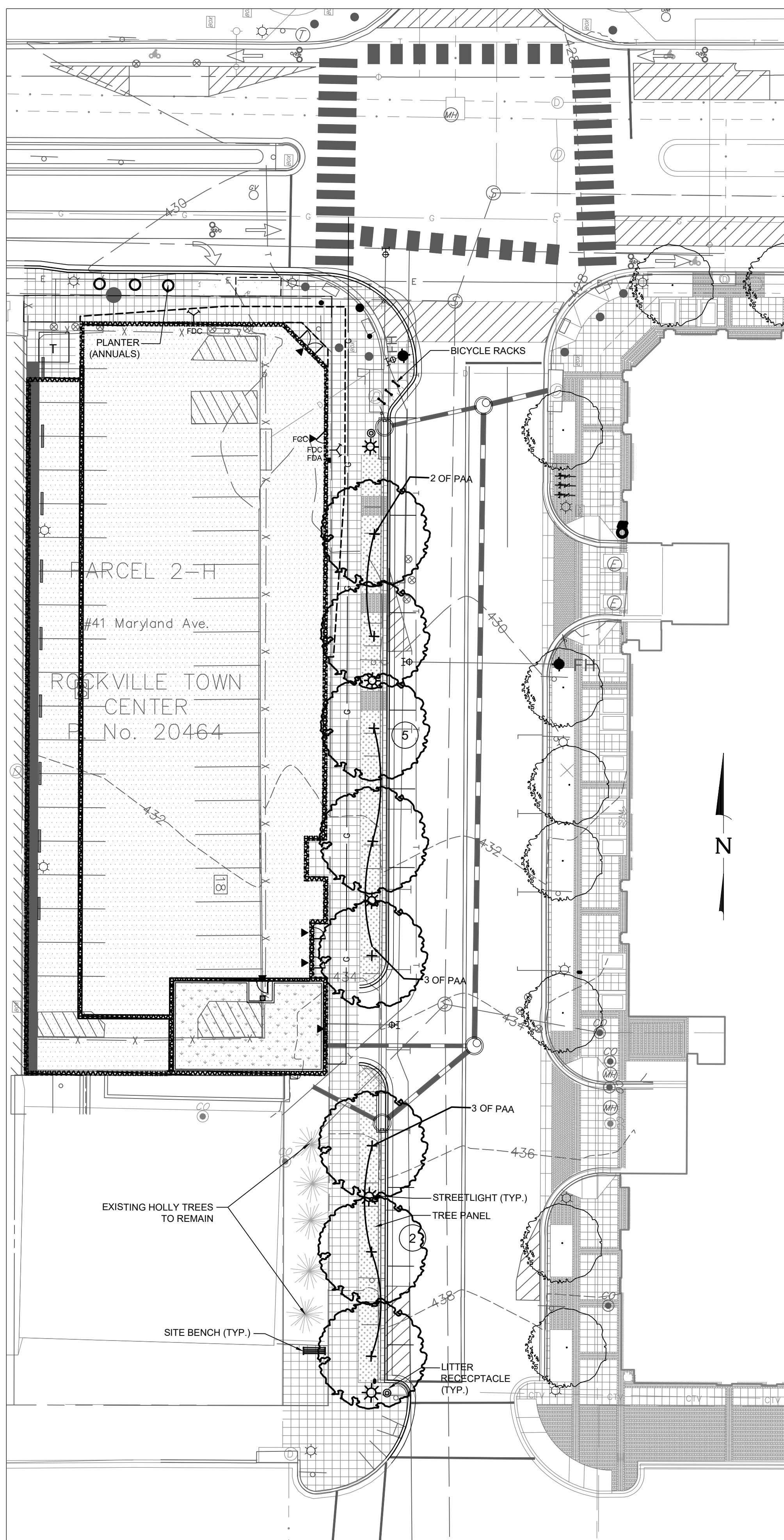


SOIL PANEL AT BRICK PAVES WALK

NOT TO SCALE

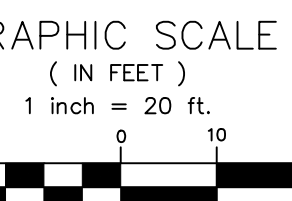


VICINITY MAP, SCALE 1" = 2,000'



STREET TREE LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
SHADE TREES						
PAA	8	Platanus x acerifolia	London Planetree	2 1/2"-3" cal.		B&B

Notes: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The planting plan must be carefully followed to ensure good plant survival and acceptance of landscaping upon completion of the project. Failure to install the specified plants in the specified locations will result in the rejection of the entire planting area, and the contractor will be required to reinstall the plantings as shown on the plans at their own expense. Substitutions are not allowed without prior approval of the landscape architect.



NOTE: FINAL LANDSCAPE PLAN TO BE APPROVED AT SITE PLAN



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com

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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland, Lic. No. 615
Exp. Date: 09-10-2027

Comstock Companies Reston Station
1900 Reston Metro Plaza
10th Floor
Reston, VA 20190

mdaugard@comstock.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 W58C 218NW07
PLAT 20464
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

ROCKVILLE TOWN CENTER

PROJ. MGR KJH

DRAWN BY CEB

SCALE 1"= 20'

DATE 08.12.2025

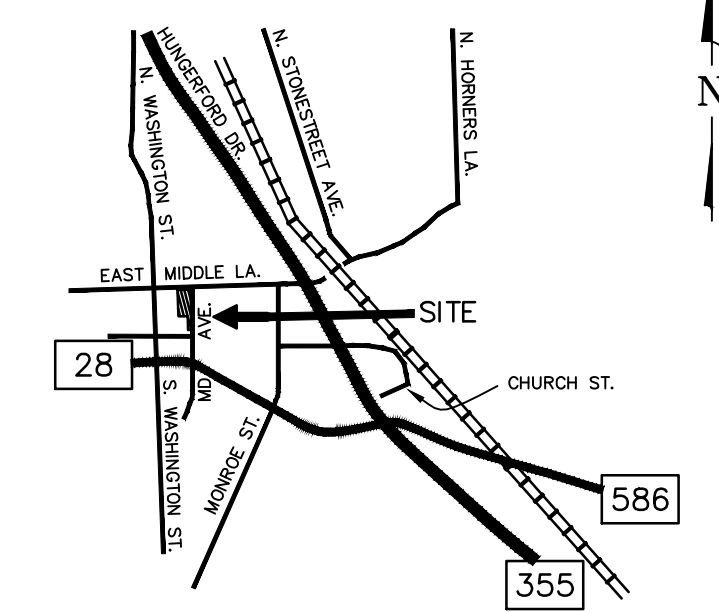
MOMENTUM AT ROCKVILLE STATION

PROJECT PLAN PJT2025-00023 ILLUSTRATIVE LANDSCAPE PLAN

L1.01

PROJECT NO. 24.271.11

SHEET NO. 1 OF 1



VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- APPARATUS ACCESS MOVEMENT
- OPERATIONAL BAY 60' X 20' MIN
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING (4:1 MAX)
- MAIN EXTERIOR DOORS
- ACCESS PATH LENGTH

Owner: Comstock 41 Maryland, LLC
Address: 1900 Reston Metro PLZ, 10th fl,
Reston VA 20190
Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings,
LLC / Comstock 41 Maryland, LLC c/o
SCG Development Holdings, LLC
Address: 8245 Boone Blvd #640, Vienna,
VA 22182
Contact: Kirk Salpini
Phone: 703-942-6610 x 200
Email: kas@scgdevelopment.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NW07

PLAT 20464

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H

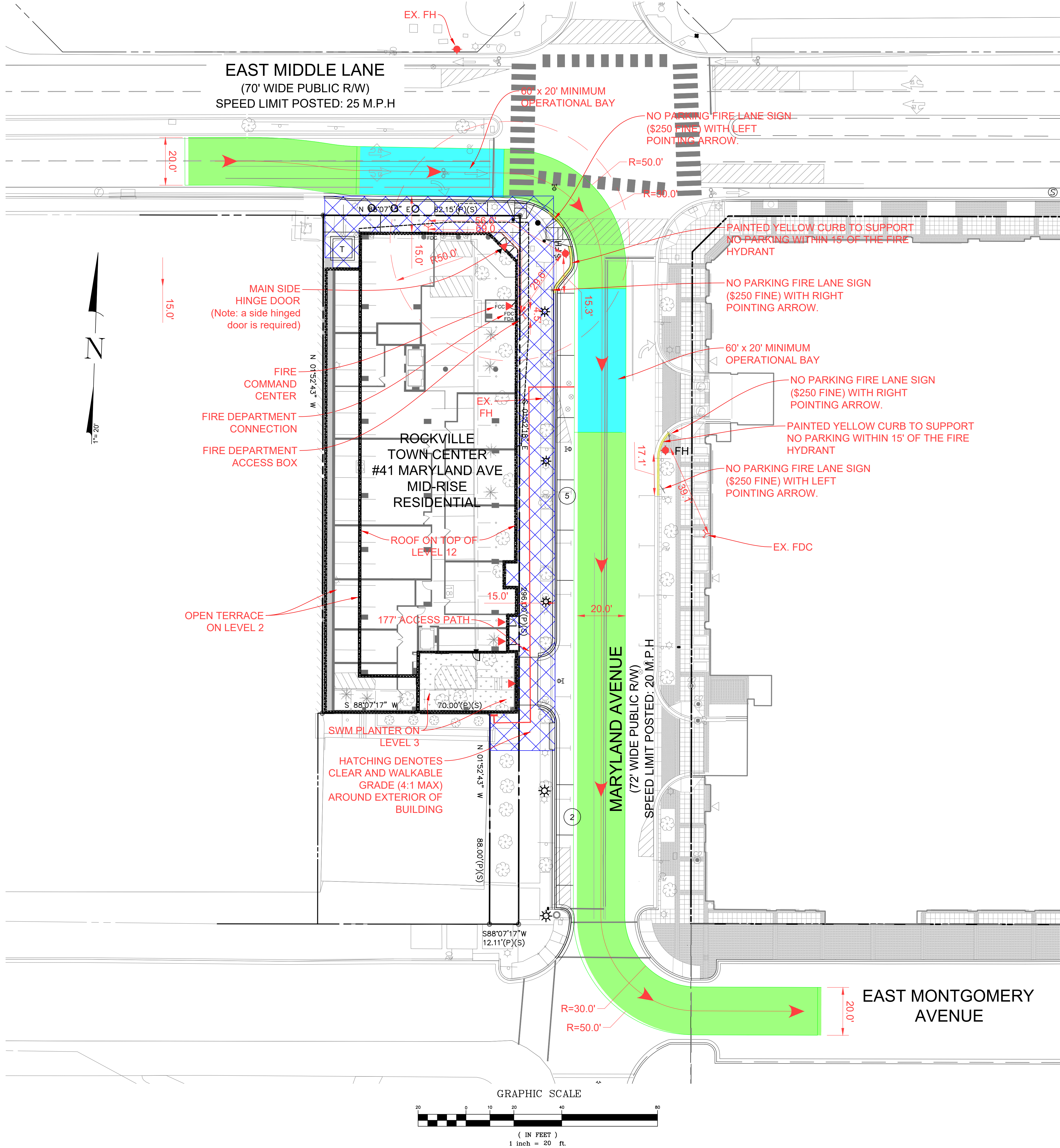
ROCKVILLE
TOWN CENTER

PROJ. MGR KJH
DRAWN BY JDP
SCALE 1" = 20'
DATE 08/12/2025

FIRE DEPARTMENT
SITE PLAN

PJ2.31

PROJECT NO. 24.271.11



Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241 and this chapter. NFPA 1, 16.1.1.

- All of the following items shall be addressed in the fire safety program:
- (1) Good housekeeping
 - (2) On-site security
 - (3) Fire protection systems
 - (a) For construction operations, installation of new fire protection systems as construction progresses
 - (b) For demolition operations, preservation of existing fire protection systems during demolition
 - (4) Organization and training of an on-site fire brigade
 - (5) Development of a prefire plan with the local fire department
 - (6) Rapid communication
 - (7) Consideration of special hazards resulting from previous occupancies
 - (8) Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations
- NFPA 1, 16.3.1.2. [241:7.1]

It is the Owner's Responsibility for Fire Protection. NFPA 1, 16.3.2.
16.3.2.1* The owner shall designate a person who shall be responsible for the fire prevention program and who shall ensure that it is carried out to completion. NFPA 1, 16.3.2.1. [241:7.2.1]



Community Planning & Development Services
Received
August 20 2025

NOTE:
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DRAWING INDEX

- A-01 - COVER
- A-02 - ARCHITECTURAL SITE PLAN
- A-03 - GROUND LEVEL PLAN
- A-04 - LEVEL 1 PLAN
- A-05 - LEVEL 2 PLAN
- A-06 - LEVEL 3 PLAN
- A-07 - TYPICAL LEVEL PLAN
- A-08 - ROOF LEVEL PLAN
- A-09 - ELEVATION
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- A-14 - PERSPECTIVES
- A-15 - PERSPECTIVES
- A-16 - PERSPECTIVES
- A-17 - PERSPECTIVES
- A-18 - PERSPECTIVES
- A-19 - PERSPECTIVES
- A-20 - PERSPECTIVES
- A-21 - PERSPECTIVES

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER

A-01

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dc

s

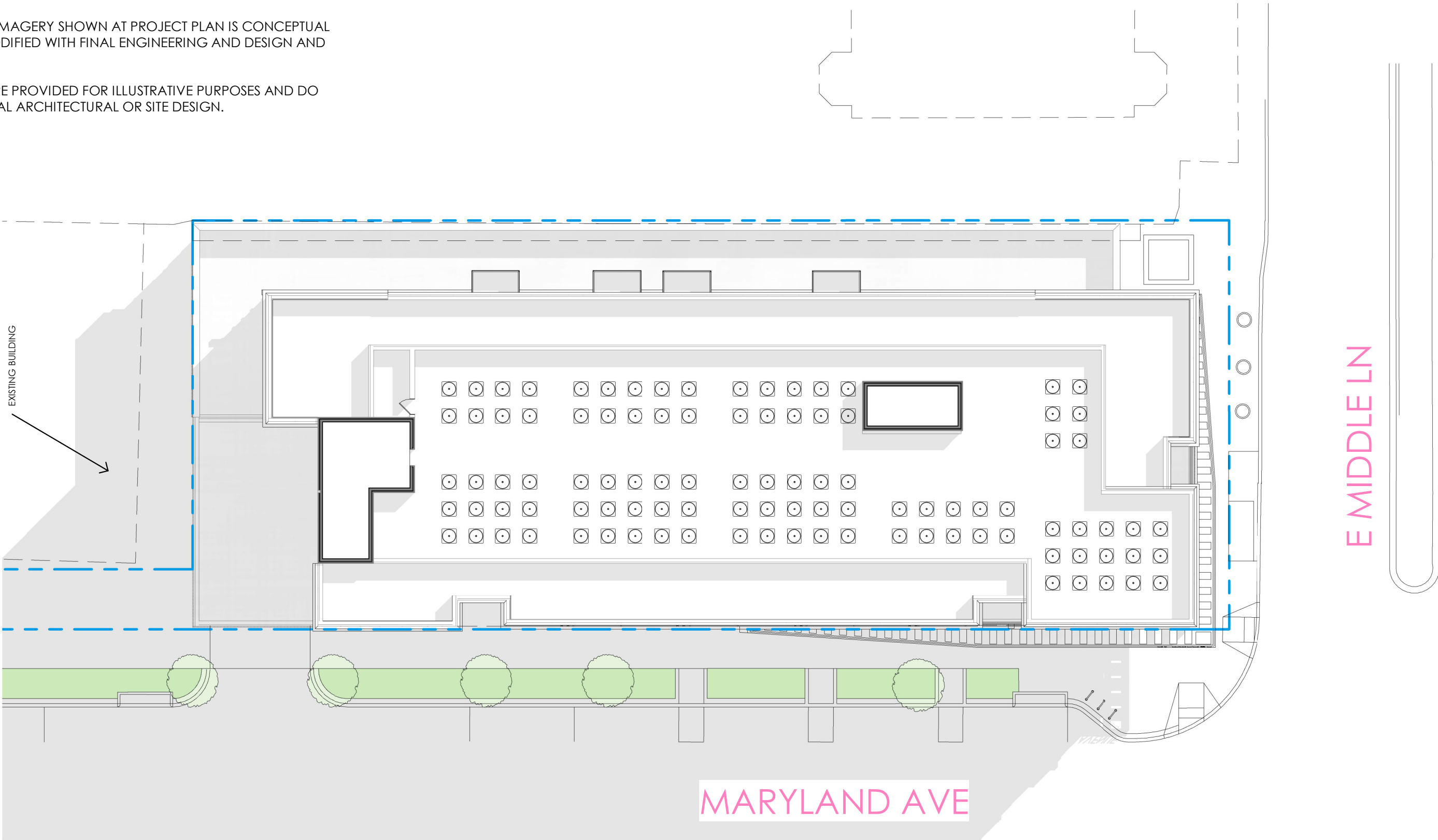
DESIGN

DAVIS
CARTER
SCOTT LLC

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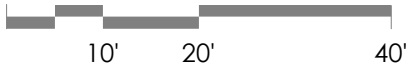


ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

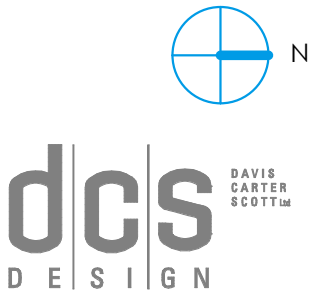
ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'-0"

A-02

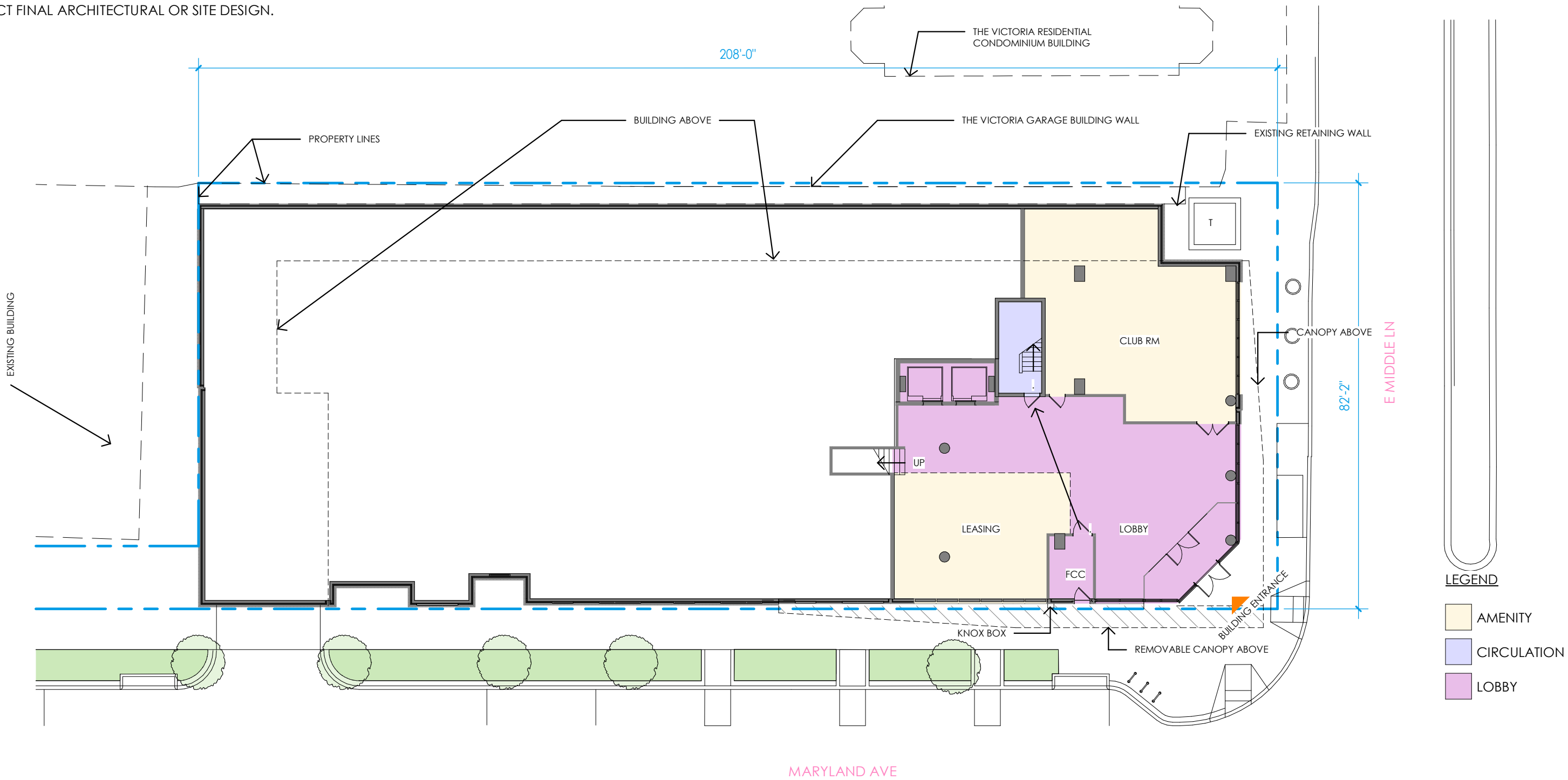
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GROUND LEVEL PLAN SCALE: 1" = 20'-0"

LEGEND

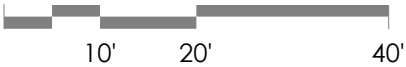
- AMENITY
- CIRCULATION
- LOBBY

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PROJECT PLAN CONCEPT

GROUND LEVEL PLAN



SCALE: 1" = 20'-0"

A-03

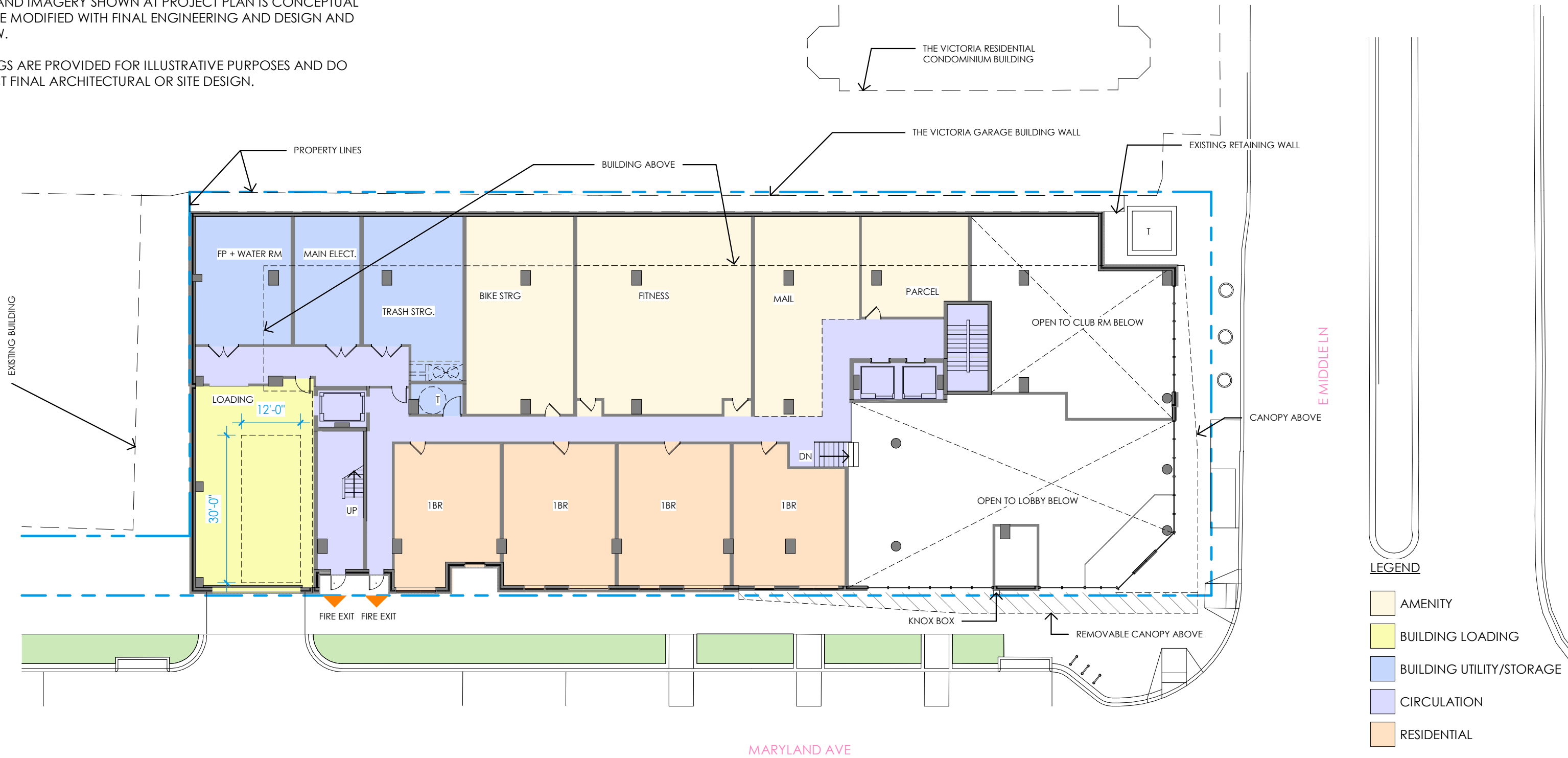
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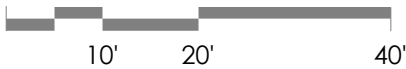


LEVEL 1 PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 1 PLAN



SCALE: 1" = 20'-0"

A-04

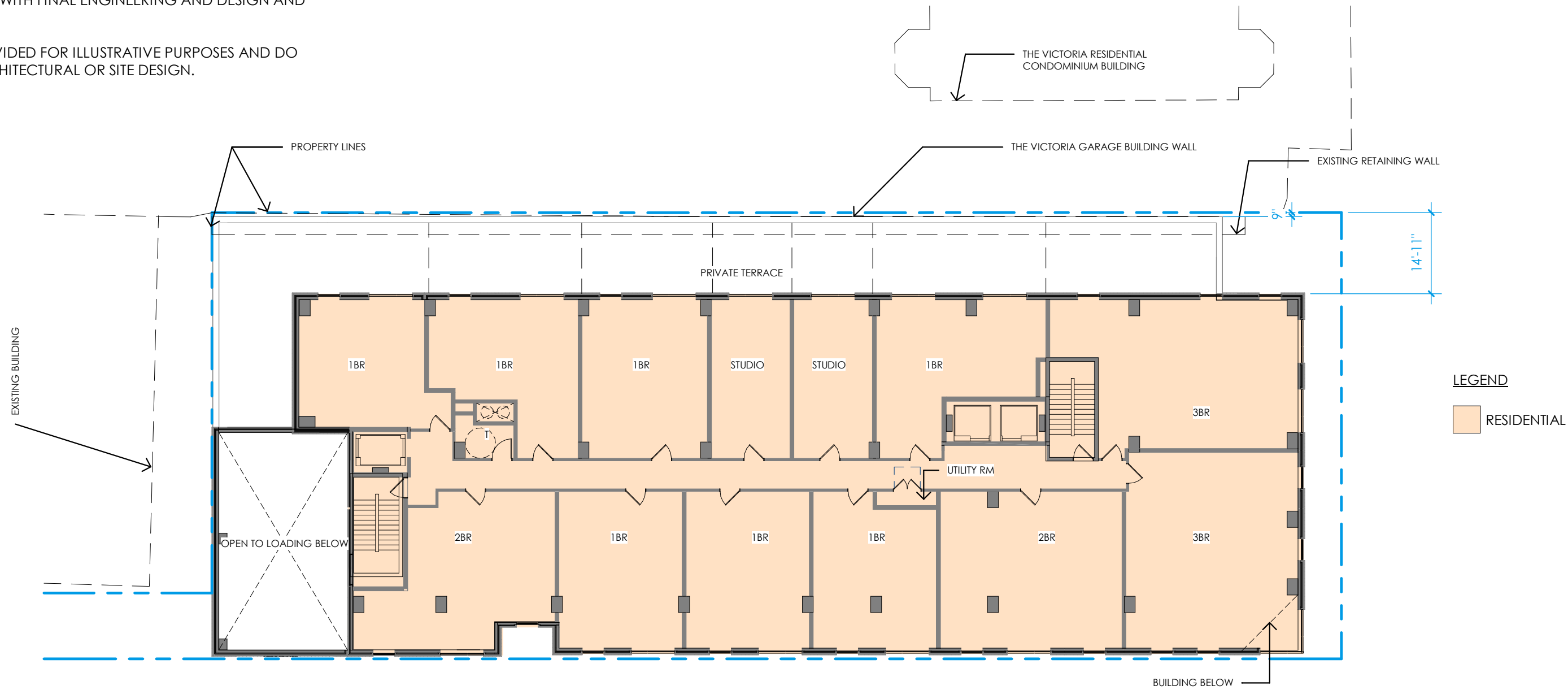
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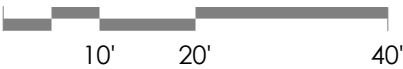


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



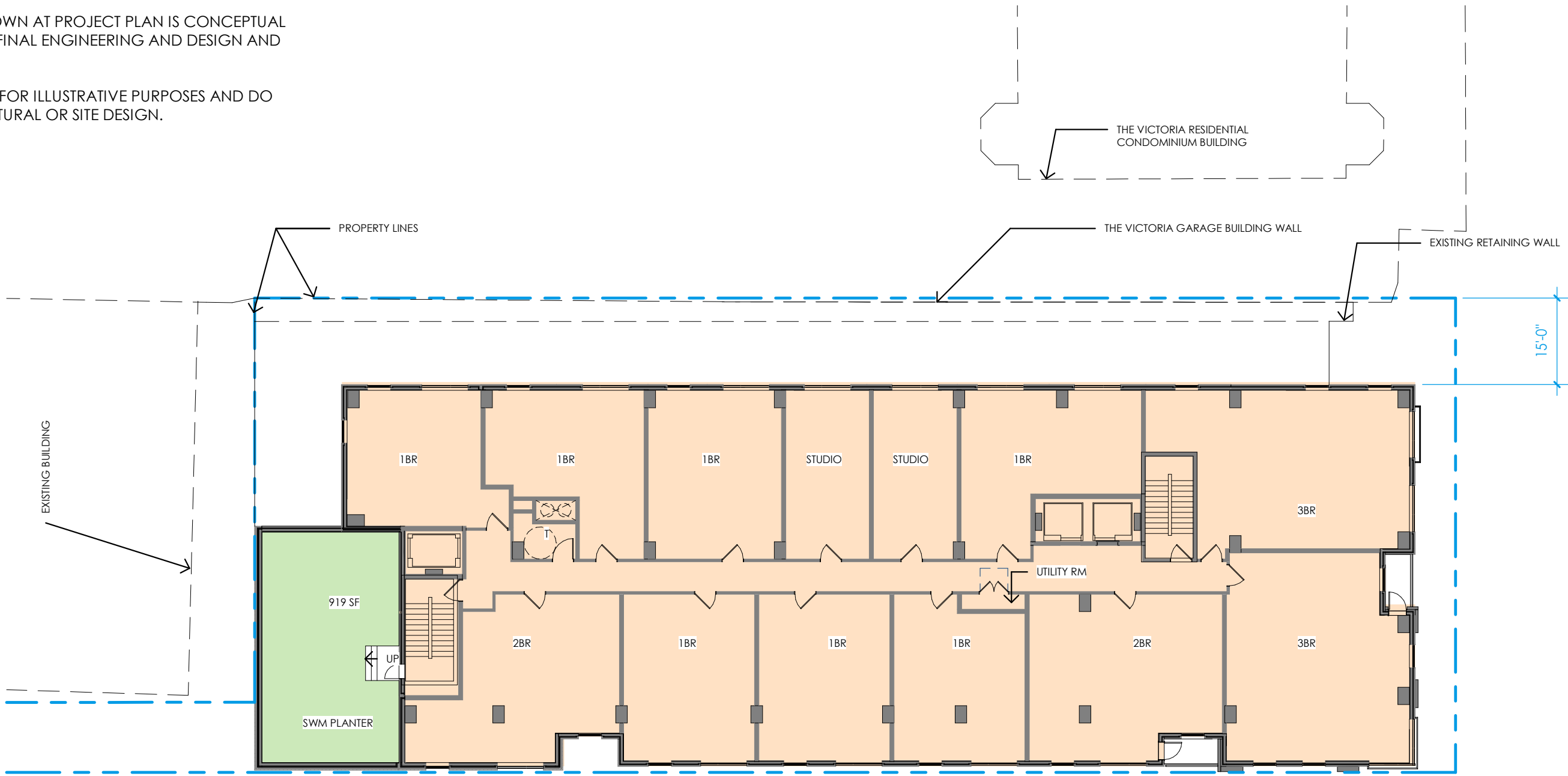
SCALE: 1" = 20'-0"
A-05
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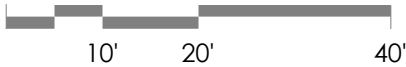


LEVEL 3 SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-06

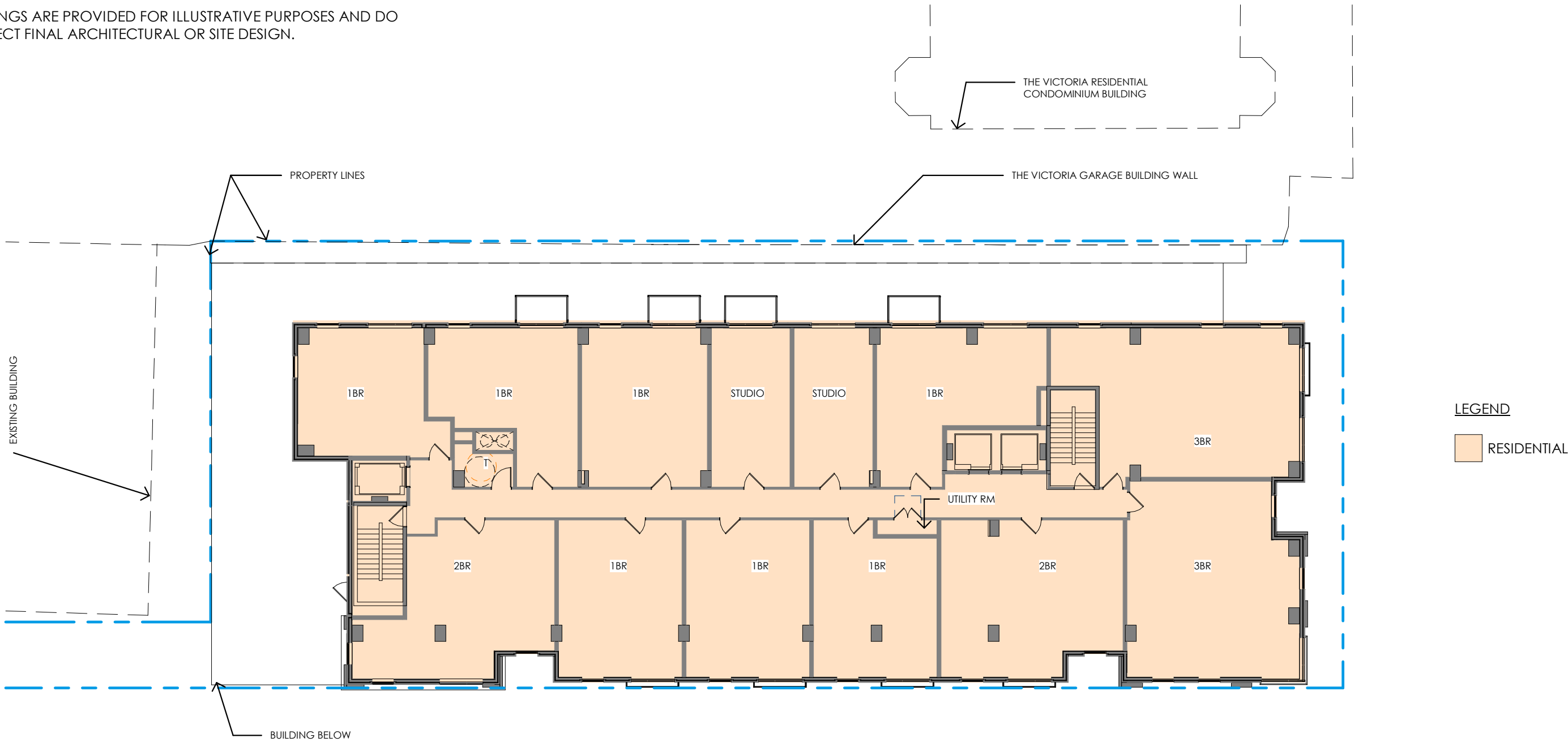
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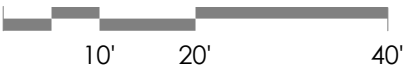
TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN



SCALE: 1" = 20'-0"

A-07

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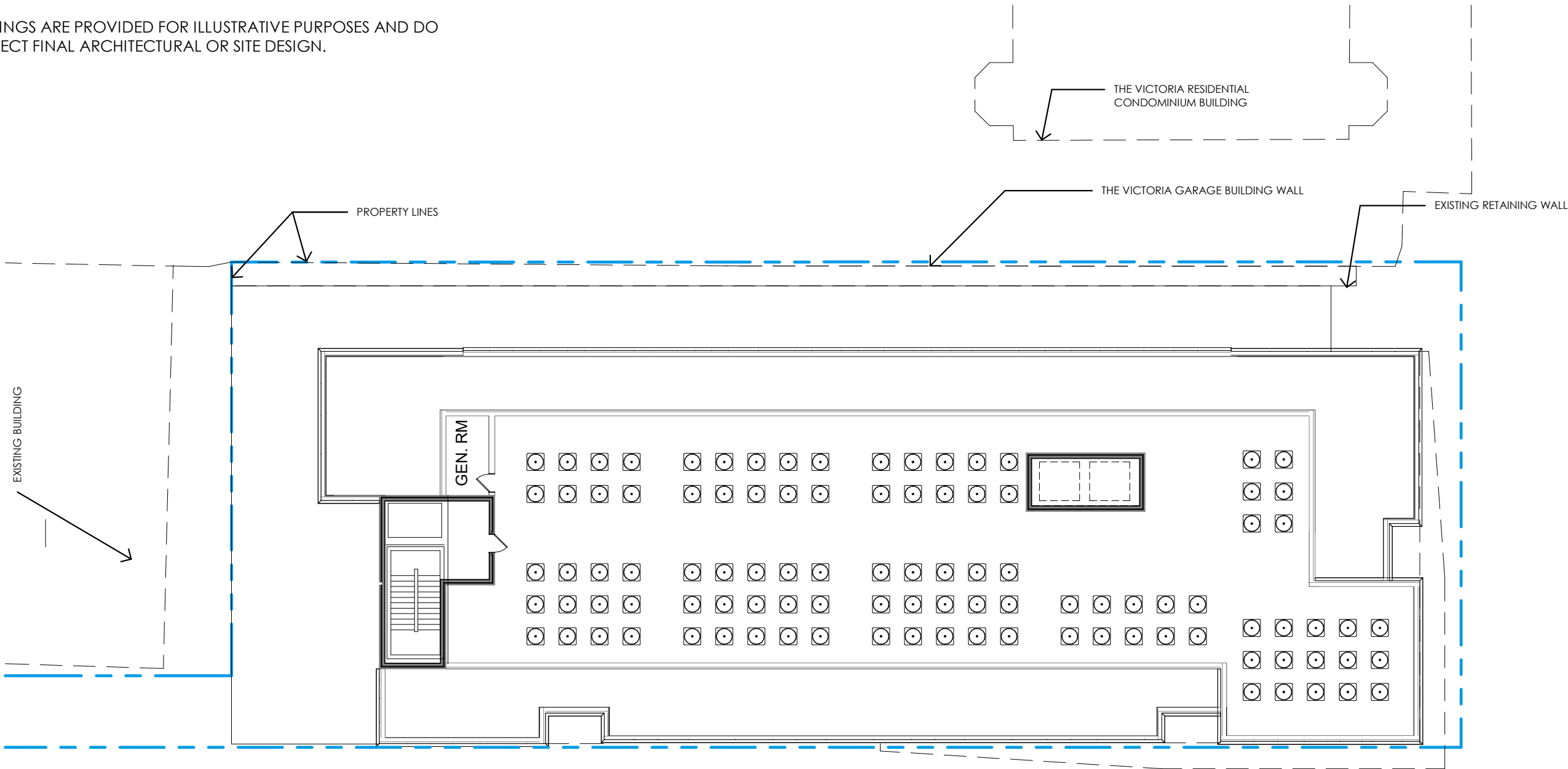


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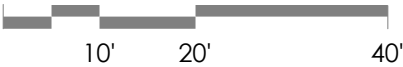
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ROOF PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-08

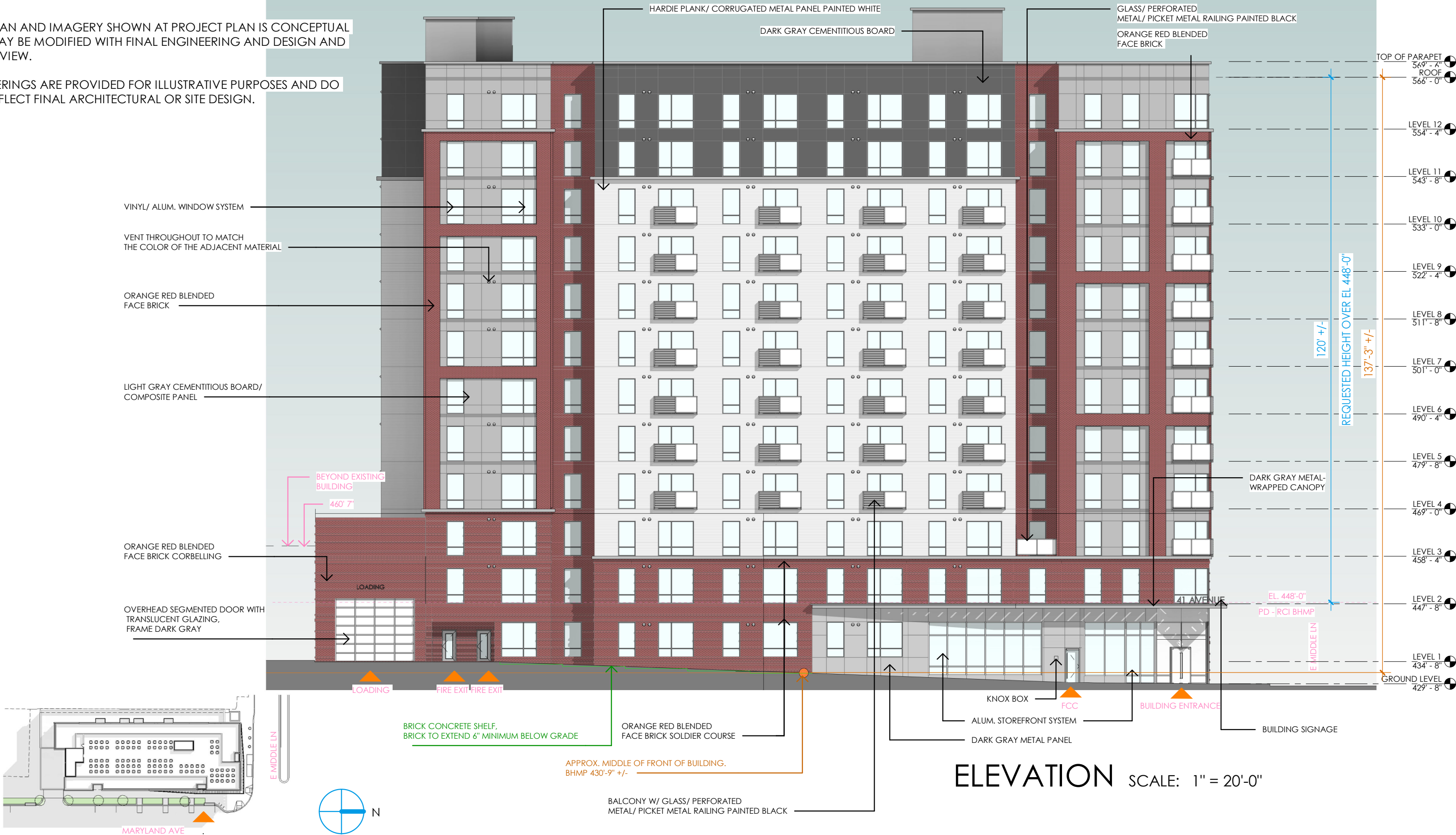
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PROJECT PLAN CONCEPT

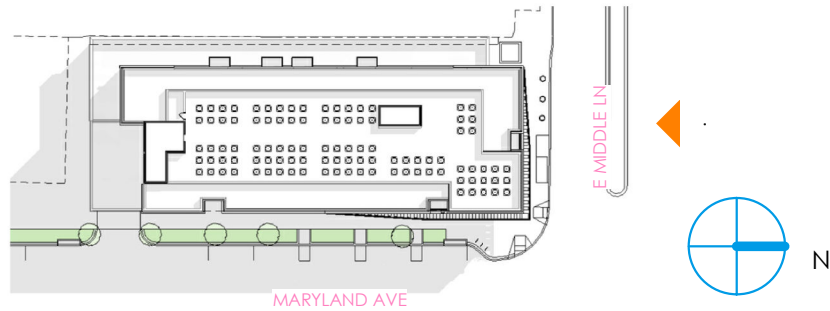
ELEVATION SCALE: 1" = 20'-0"

ELEVATION
A-09
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dcs DESIGN
DAVIS CARTER SCOTT

NOTE:

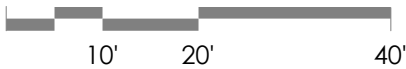
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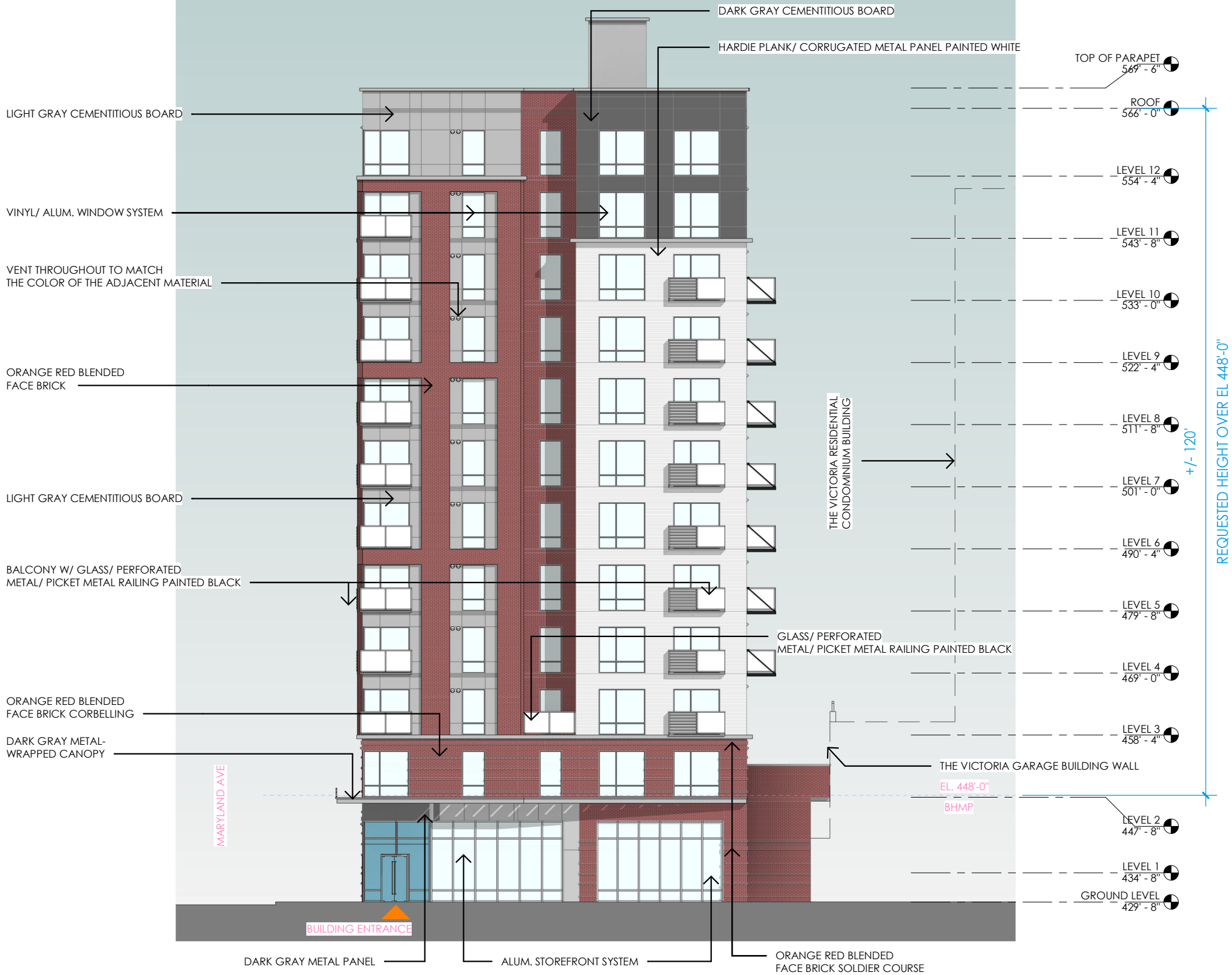
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SCALE: 1" = 20'-0"

A-10

8/13/2025 3:55:52 PM



ELEVATION SCALE: 1" = 20'-0"

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

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- VINYL/ ALUM. WINDOW SYSTEM

— VENT THROUGHOUT TO MATCH THE COLOR OF THE ADJACENT MATERIAL

— LIGHT GRAY CEMENTITIOUS BOARD

— ORANGE RED BLENDED
FACE BRICK

— LIGHT GRAY CEMENTITIOUS BOARD

— PRE-FABRICATED BALCONY W/ GLASS/ PERFORATED METAL/ PICKET METAL RAILING PAINTED BLACK

- ORANGE RED BLENDED
FACE BRICK CORBELLING

- DARK GRAY METAL-WRAPPED CANOPY

— ORANGE RED BLENDED
FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ELEVATION

A-11

SCALE: 1" = 20'-0"

8/13/2025 3:56:00 PM

dcs
DESIGN

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CARTER
SCOTT™

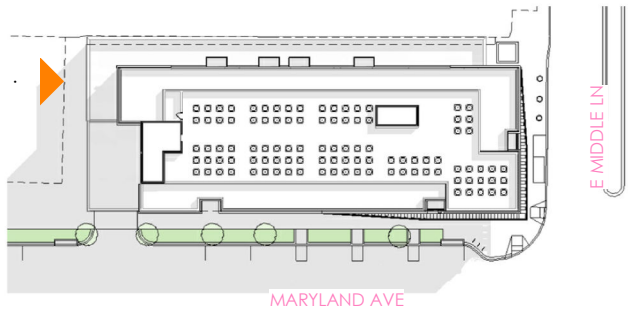
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VENT THROUGHOUT TO MATCH THE COLOR OF THE ADJACENT MATERIAL

VINYL/ ALUM. WINDOW SYSTEM

ORANGE RED BLENDED FACE BRICK

LIGHT GRAY CEMENTITIOUS BOARD

PRE-FABRICATED BALCONY W/ GLASS/ PERFORATED METAL/ PICKET METAL RAILING PAINTED BLACK

ORANGE RED BLENDED FACE BRICK CORBELLING

THE VICTORIA GARAGE BUILDING WALL

THE VICTORIA RESIDENTIAL CONDOMINIUM BUILDING

DARK GRAY CEMENTITIOUS BOARD

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

LIGHT GRAY CEMENTITIOUS BOARD

TOP OF PARAPET
569' - 4"
ROOF
566' - 0"

LEVEL 12
554' - 4"

LEVEL 11
543' - 8"

LEVEL 10
533' - 0"

LEVEL 9
522' - 4"

LEVEL 8
511' - 8"

LEVEL 7
501' - 0"

LEVEL 6
490' - 4"

LEVEL 5
479' - 8"

LEVEL 4
469' - 0"

LEVEL 3
458' - 4"

EL. 448'-0"

BHMP

LEVEL 2
447' - 8"

LEVEL 1
434' - 8"

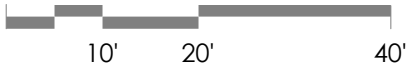
REQUESTED HEIGHT OVER EL 448'-0"

MARYLAND AVE

ORANGE RED BLENDED FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-12

8/13/2025 3:56:07 PM

41 MARYLAND AVE
ROCKVILLE, MD 20850

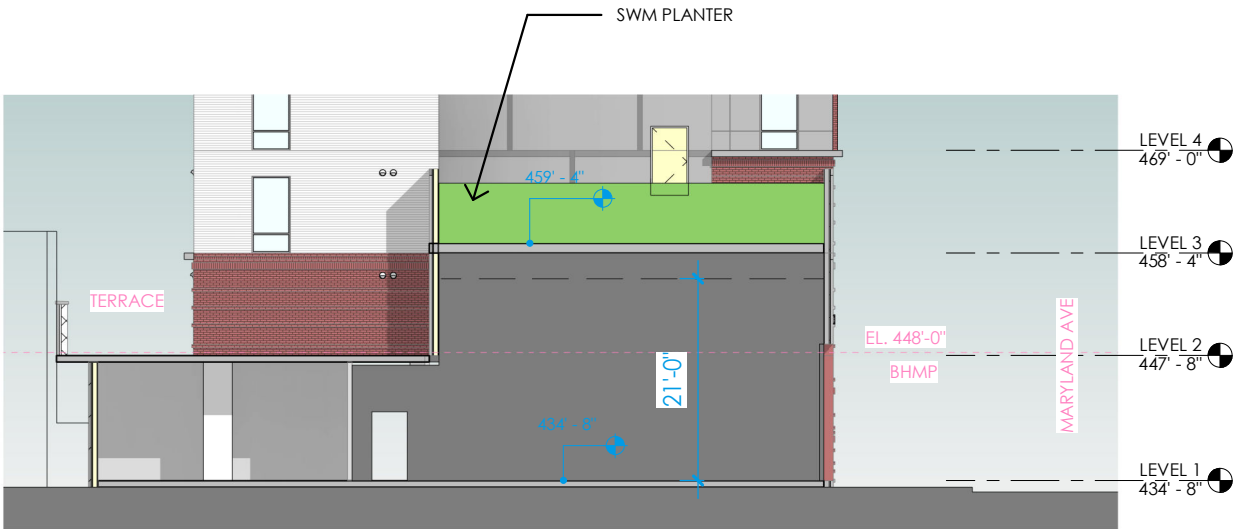
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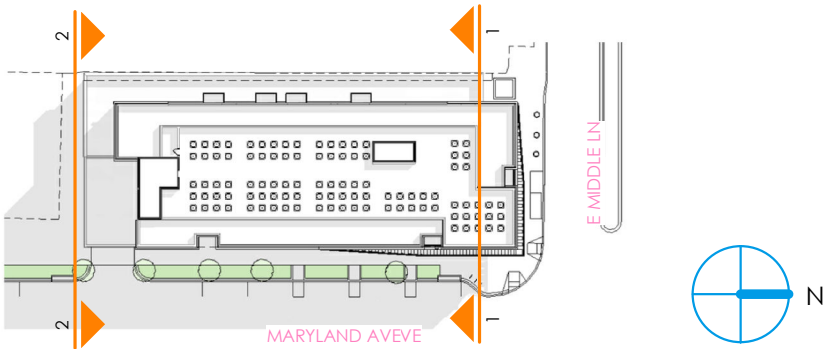
NOTE:

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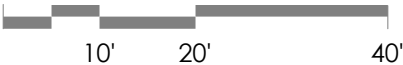
SECTION 2 SCALE: 1" = 20'-0"



SECTION 1 SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-13

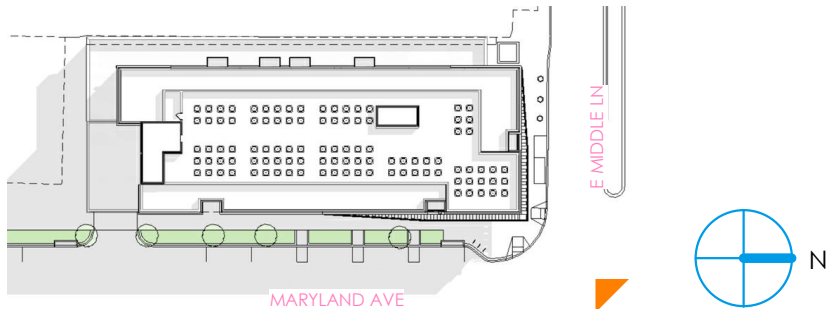
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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



PERSPECTIVES



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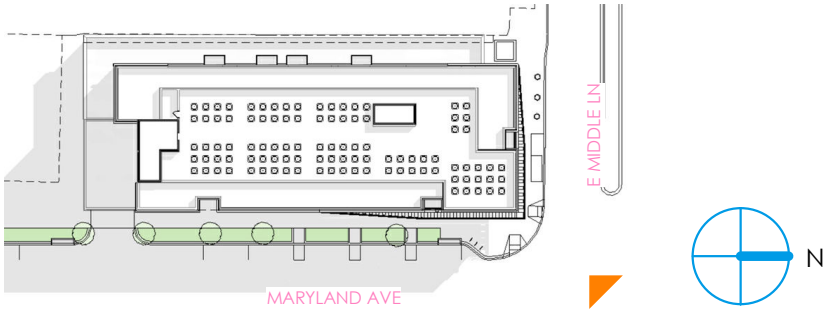
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PROJECT PLAN CONCEPT

PERSPECTIVES

A-15

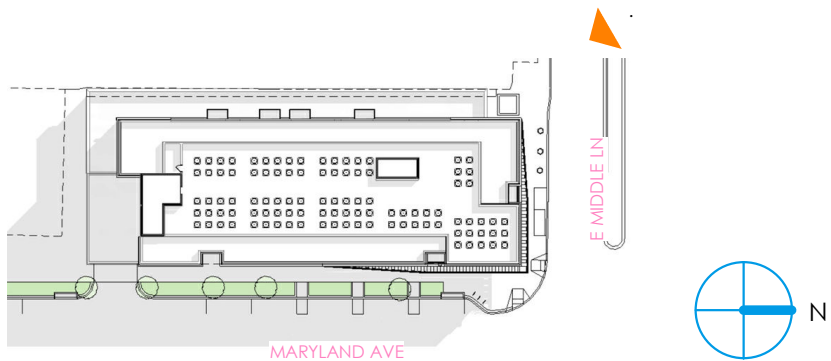
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41 MARYLAND AVE
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PERSPECTIVES

A-16

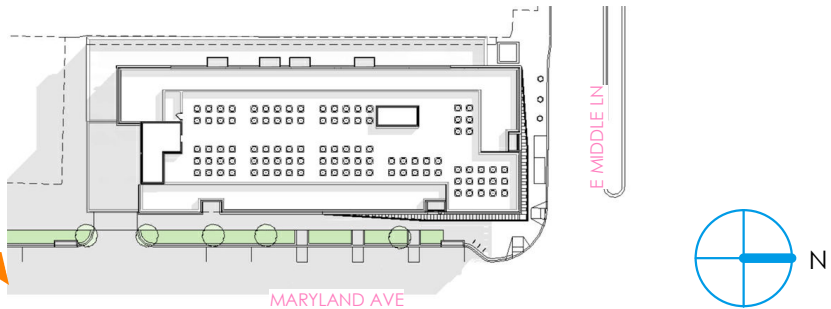
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41 MARYLAND AVE
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PERSPECTIVES

A-17

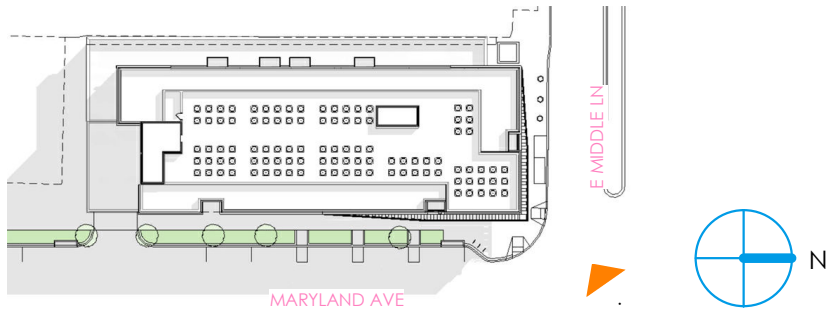
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PERSPECTIVES

A-18

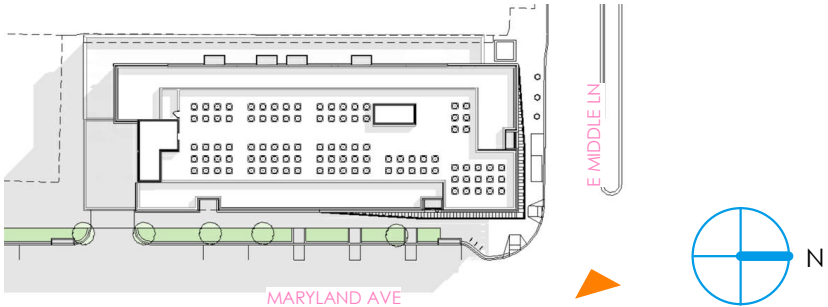
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NOTE:

. THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.

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PERSPECTIVES

A-19

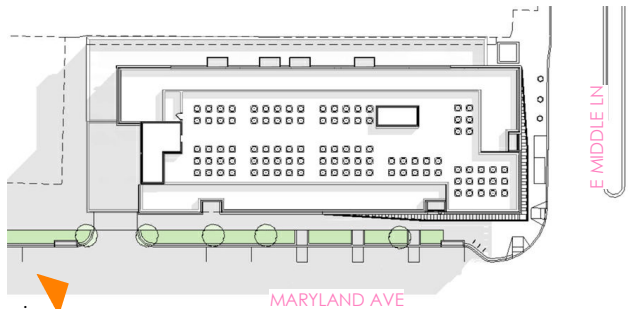
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PERSPECTIVES

A-20

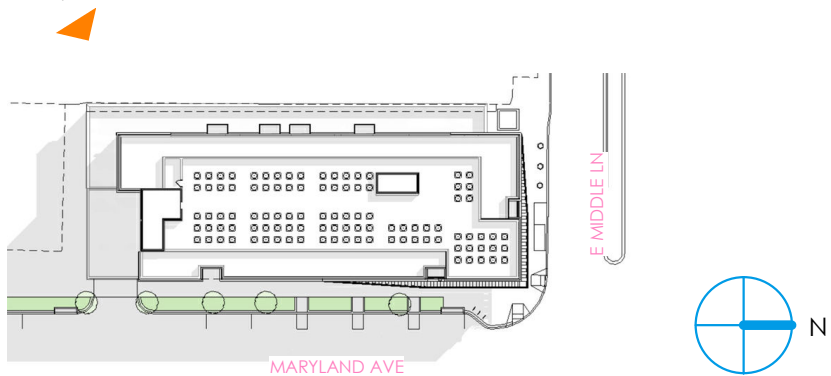
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PERSPECTIVES

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