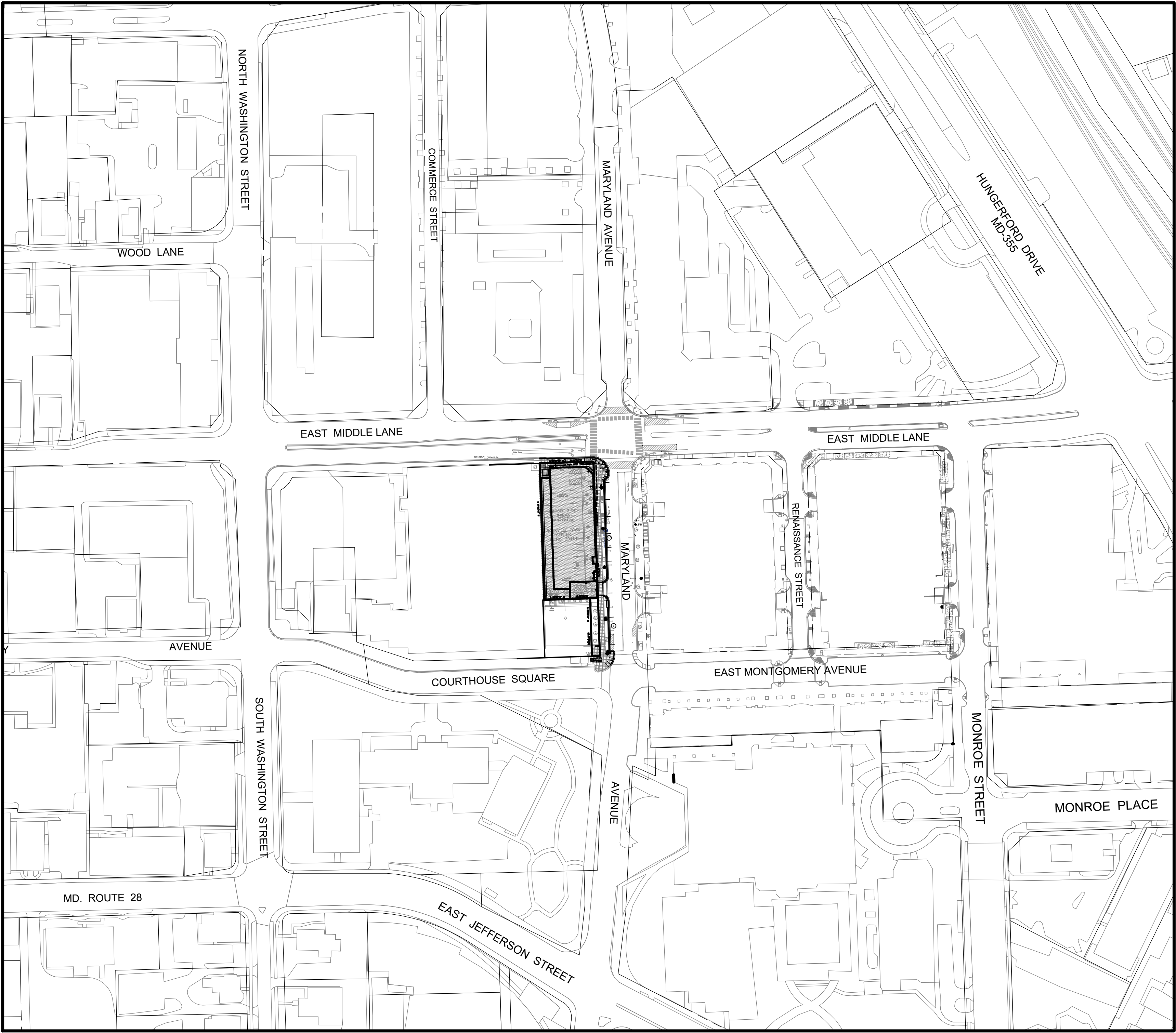
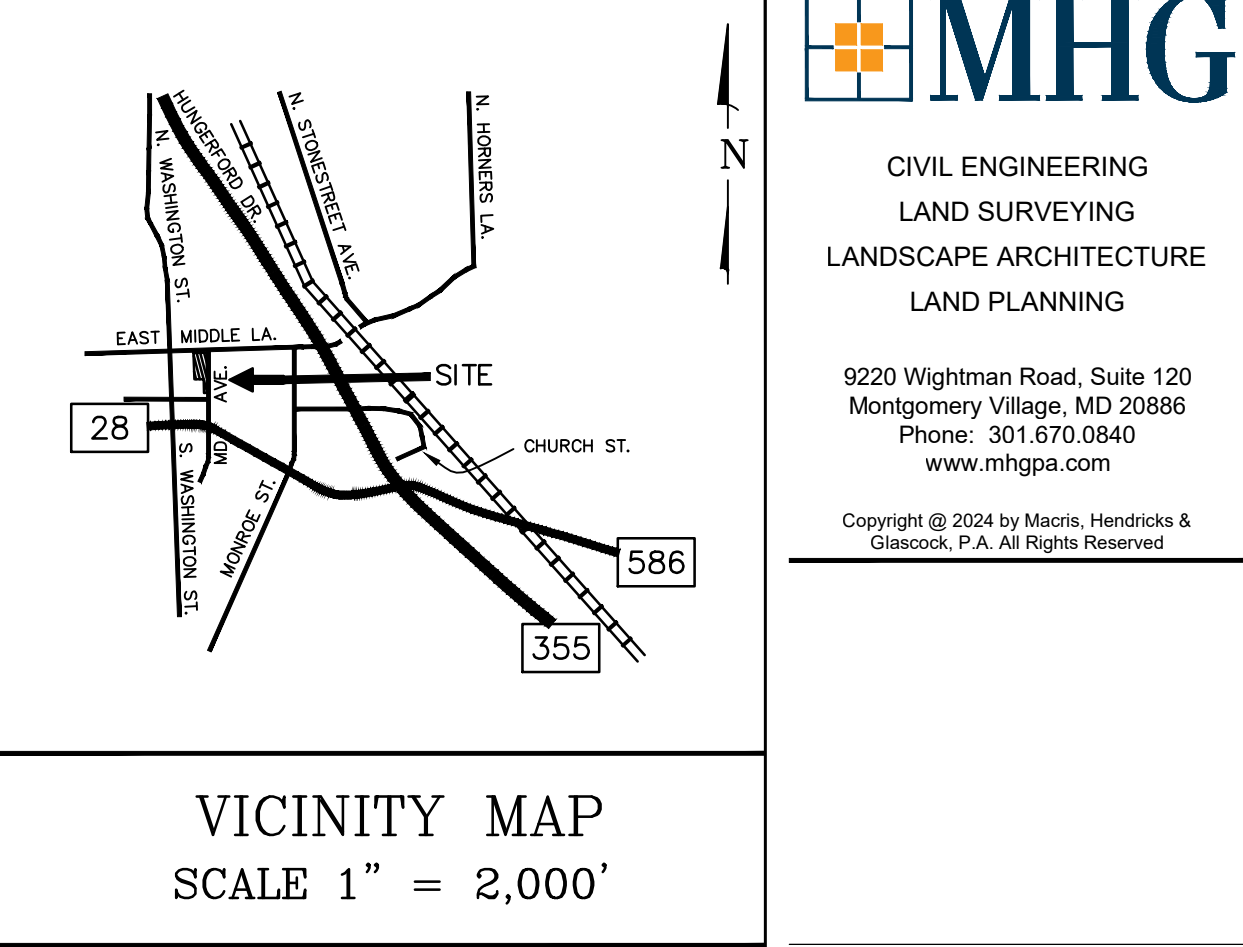
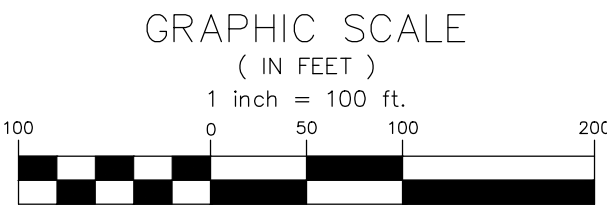


MOMENTUM AT ROCKVILLE STATION
ROCKVILLE TOWN CENTER
PARCEL 2-H
41 MARYLAND AVENUE
PJT#2025-00023



SURROUNDING AREA MAP



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PJ1.01	PROJECT PLAN
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ARCHITECTURAL	COVER
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A-20	PERSPECTIVES
A-21	PERSPECTIVES

MHG

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LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Reston VA 20190
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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

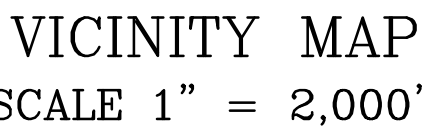
ROCKVILLE
TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 100'
DATE	09/24/2025

MOMENTUM AT
ROCKVILLE STATION

PROJECT PLAN
PJT2025-00023
COVER SHEET

PJ0.01
PROJECT NO. 24.271.11



Abbreviation	Legend	Symbol
AC	Air Conditioner	 Beach/Seaf
BT	Blumotion	 Benchmark
BLOD	Building	 Blank
CNF	Cable Point Mark (Miss Utility)	 Cable/Fence Post
CNF	Cable Point Mark (Miss Utility)	 Cold/Fire Box
CONE	Conch Line Fence	 Conduit
CONE	Conch Line Fence	 Communications Cable (below grade)
CCAB	Concrete Curb	 Concrete
CCAB	Concrete Curb	 Drill Hole Found
CMP	Compacted Metal Pipe	 Electric Cable (below grade)
D	Deep	 Electric Mottle
EM	EMC/Metro Control	 Electric Meter
EM	Electric Main Hole	 Entrance
EMF	Edge of Pavement	 Fence, Wire
FEN	Fence	 Fence, Wood
FI	Fire Hydrant	 Fire Cap (underground tank)
FL	Flashed Line	 Fire Department Connection
G	Gas	 Fire Hydrant
GM	Gas Meter	 Flag Pole
GM	Gas Meter	 Flood Light
GRV	Gray Point Mark (Miss Utility)	 Gas Mainhole
GRV	Gray Point Mark (Miss Utility)	 Gas Meter
GRV	Gray Point Mark (Miss Utility)	 Gas Meter
GRV	Gray Point Mark (Miss Utility)	 Gas Meter
GRV	Gray Point Mark (Miss Utility)	 Gas Meter
GRV	Gray Point Mark (Miss Utility)	 Gas Meter
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GRV	Gray Point Mark (Miss Utility)	

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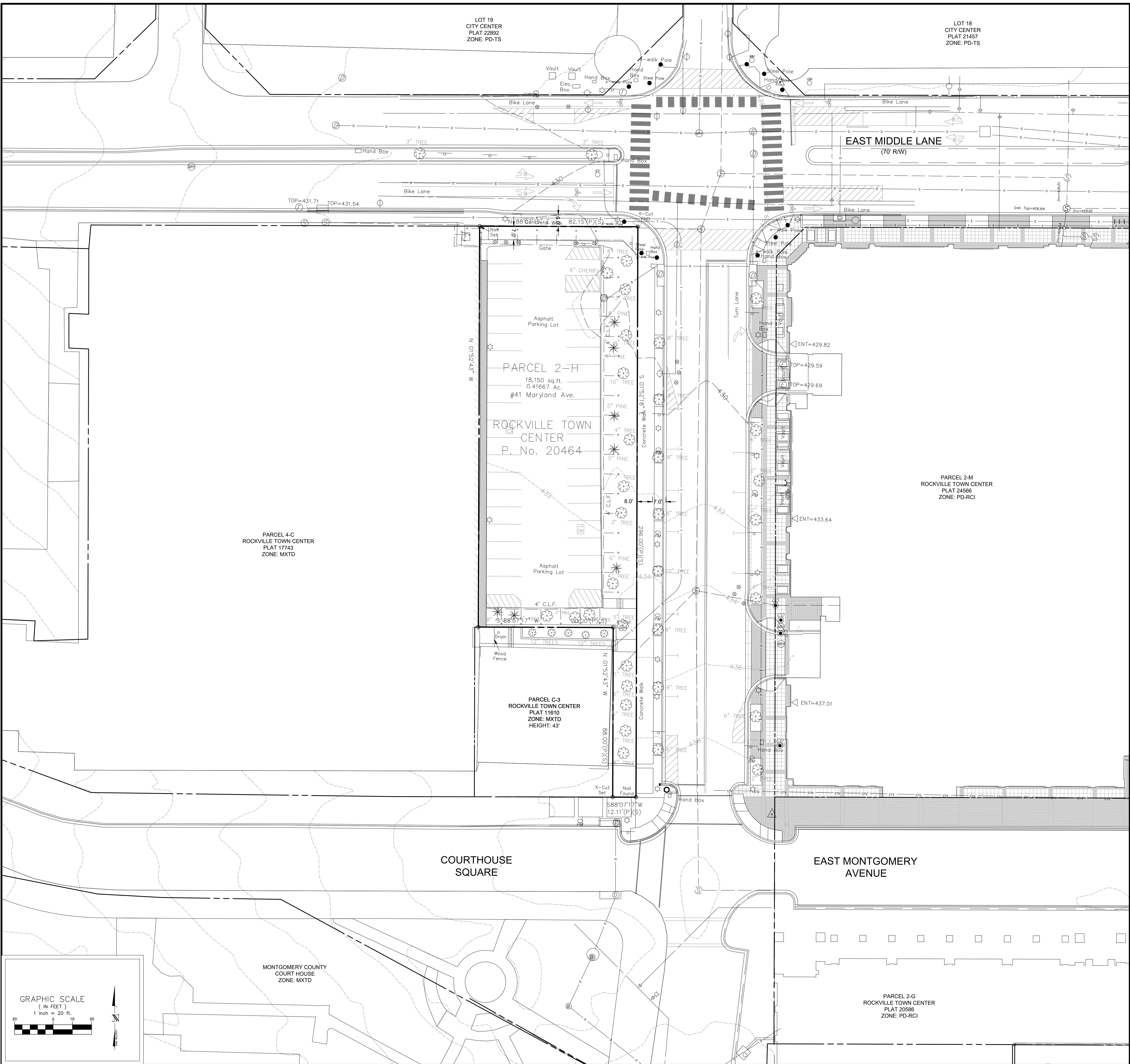
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MONTGOMERY COUNTY
MARYLAND

PARCEL 2-H
ROCKVILLE
TOWN CENTER

PROJ. MGR KJHDRAWN BY KJHSCALE 1* = 20DATE 09/24/2025

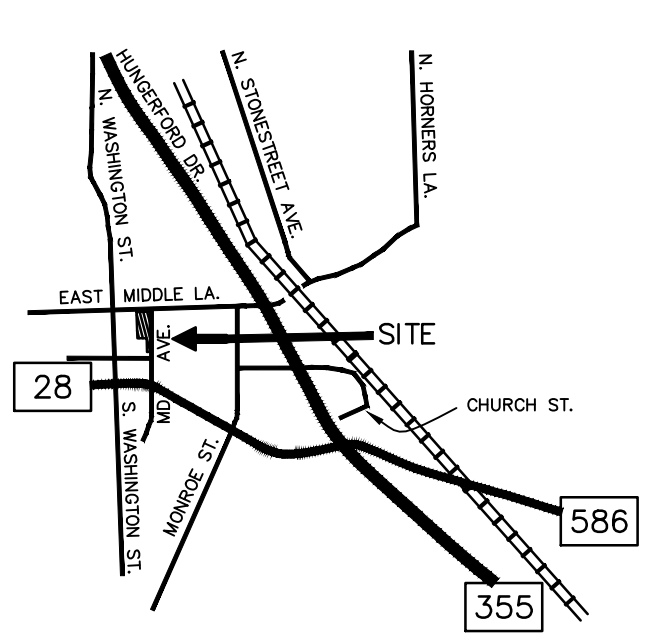
**MOMENTUM AT
ROCKVILLE STATION
PROJECT PLAN
PJT2025-00023
EXISTING CONDITIONS
PLAN**

PROJECT NO. 24.271.11



NOTES

- Vertical Datum is based on NAVD 29/NAVD 88, from W.S.S.C. plan # 21BNW07. The vertical datum on this plan is from Field survey methods by MHC on 01/07/2025 and 01/08/2025. This plan complies with National Map Accuracy Standards. By showing the vertical datum at a larger scale does not change the accuracy standards of this document. Any larger scale detail is for horizontal location clarification only.
2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datums (MDCS), North American Datum of 1983 (NAD 83). The datum used for this drawing (VRS) was used to establish the horizontal control for this site on 01/07/2025. This survey meets the positional tolerance as specified by Title 3, Subtitle 13, Sections 4-6, 4-7, 4-8, 4-9, 4-10, 4-11, 4-12 and 4-13 of the Minimum Standards of Practice for Land Surveyors.
3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a 30' scale map.
4. Field survey methods were used in the completion of the topographical data shown on this plan. The field survey was performed by (MHC) on 01/07/2025.
5. The locations of existing underground utilities are shown in their approximate locations as well as existing and proposed structures. The locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MISS UTILITY provides no warranty or guarantee or warranty as to the location or existence of any underground utility.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead conduits or facilities that may affect the use or development of this site.
7. The property lines shown hereon do not constitute a current boundary survey.
8. This map and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.04 and 09.13.06.12.
9. Certification defined – The use of the word certify or certification by a Professional Engineer, Professional Surveyor, Professional Architect, Professional Planner, Professional professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
10. This digital data has been generated for the exclusive use of the staff of MHC. MHC makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction purposes, the engineering professional's responsibility for the data goes so far as their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using it for construction. Quality control of the drawings and data is the responsibility of the user.



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
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

- 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/MKTZ 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

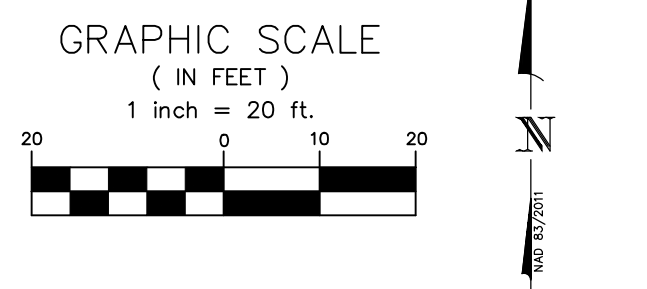
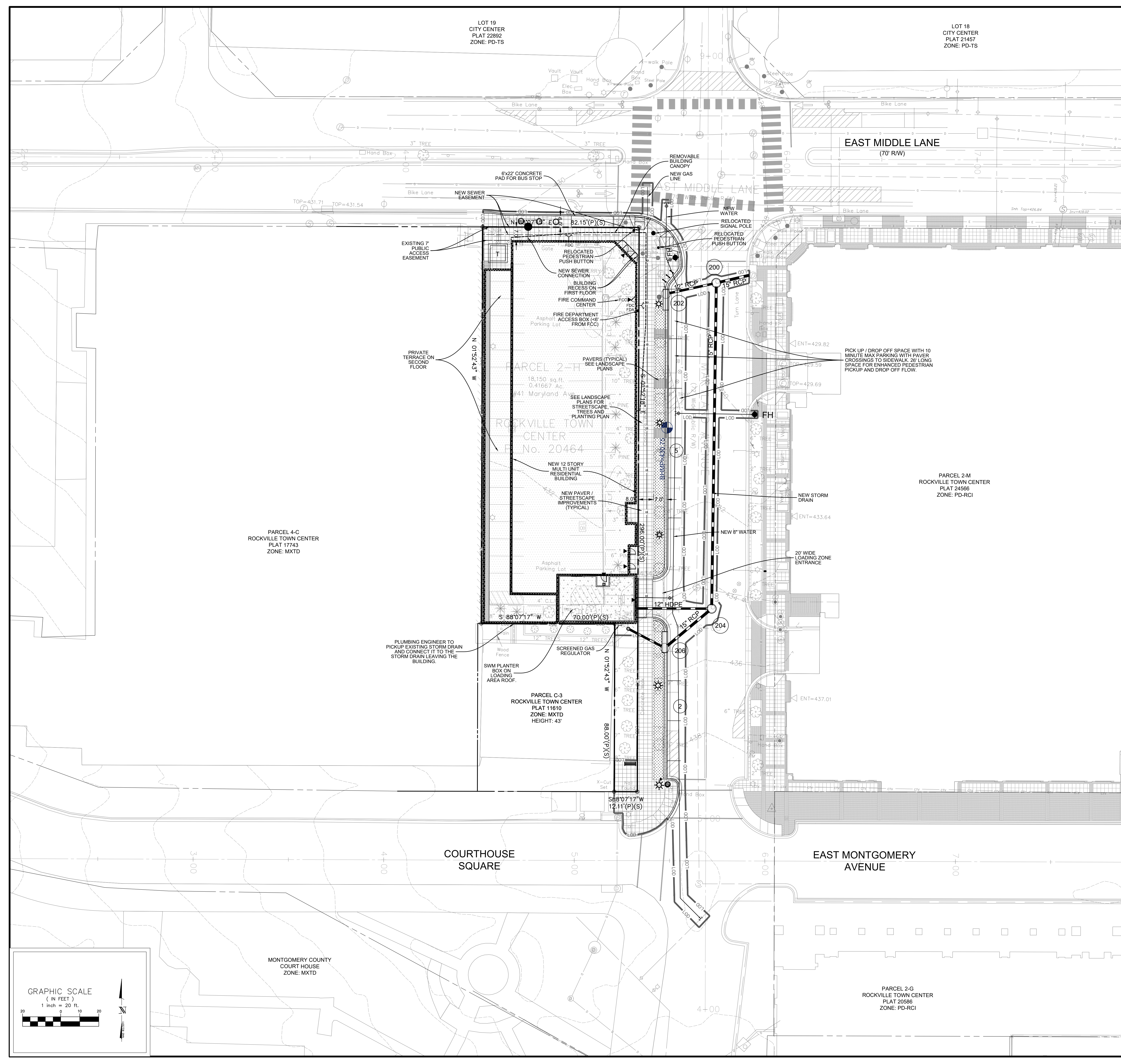
PARCEL 2-H
ROCKVILLE TOWN CENTER

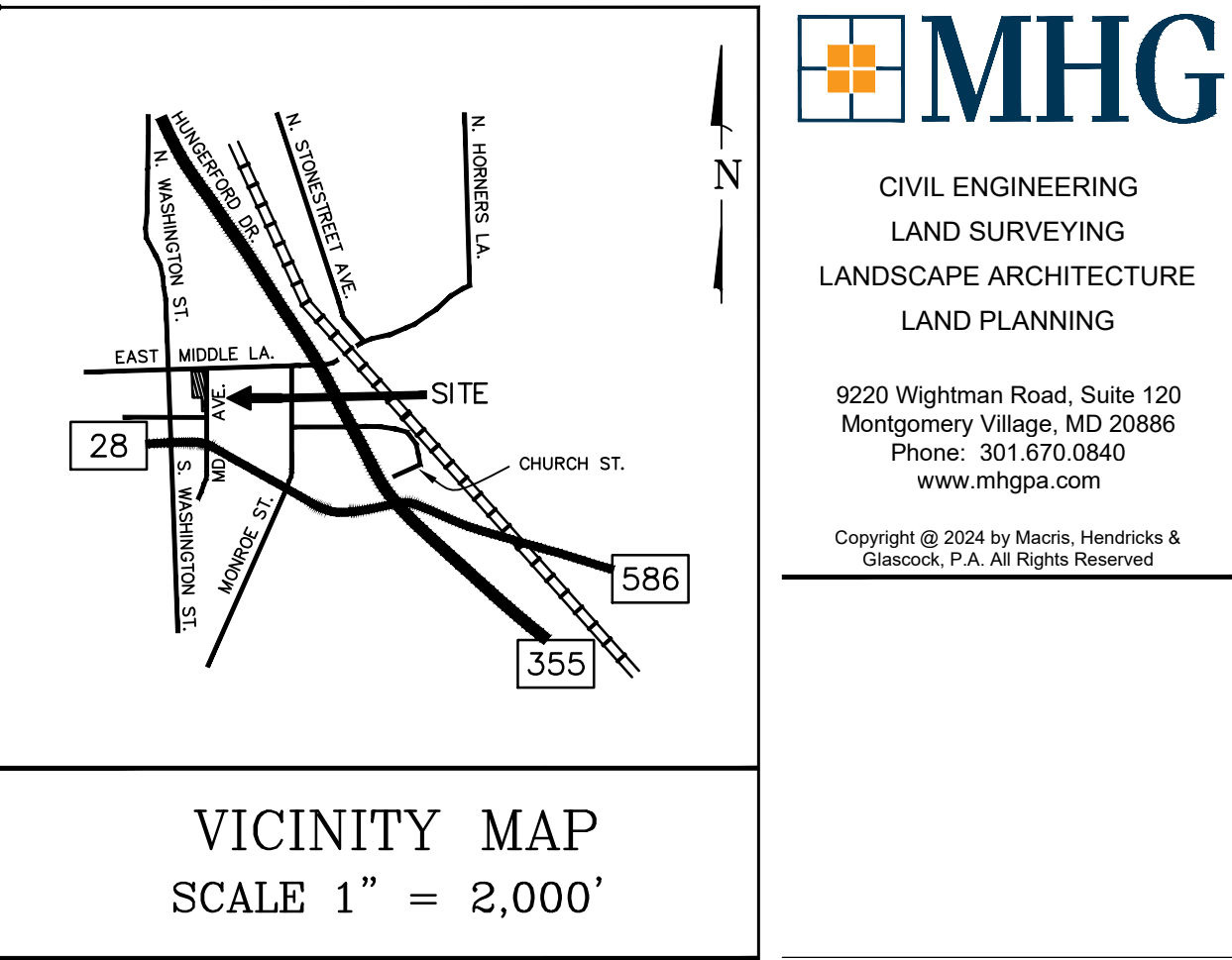
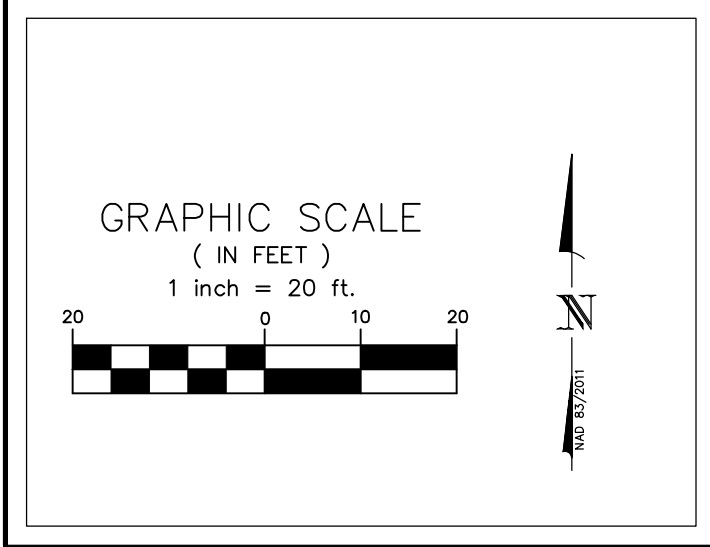
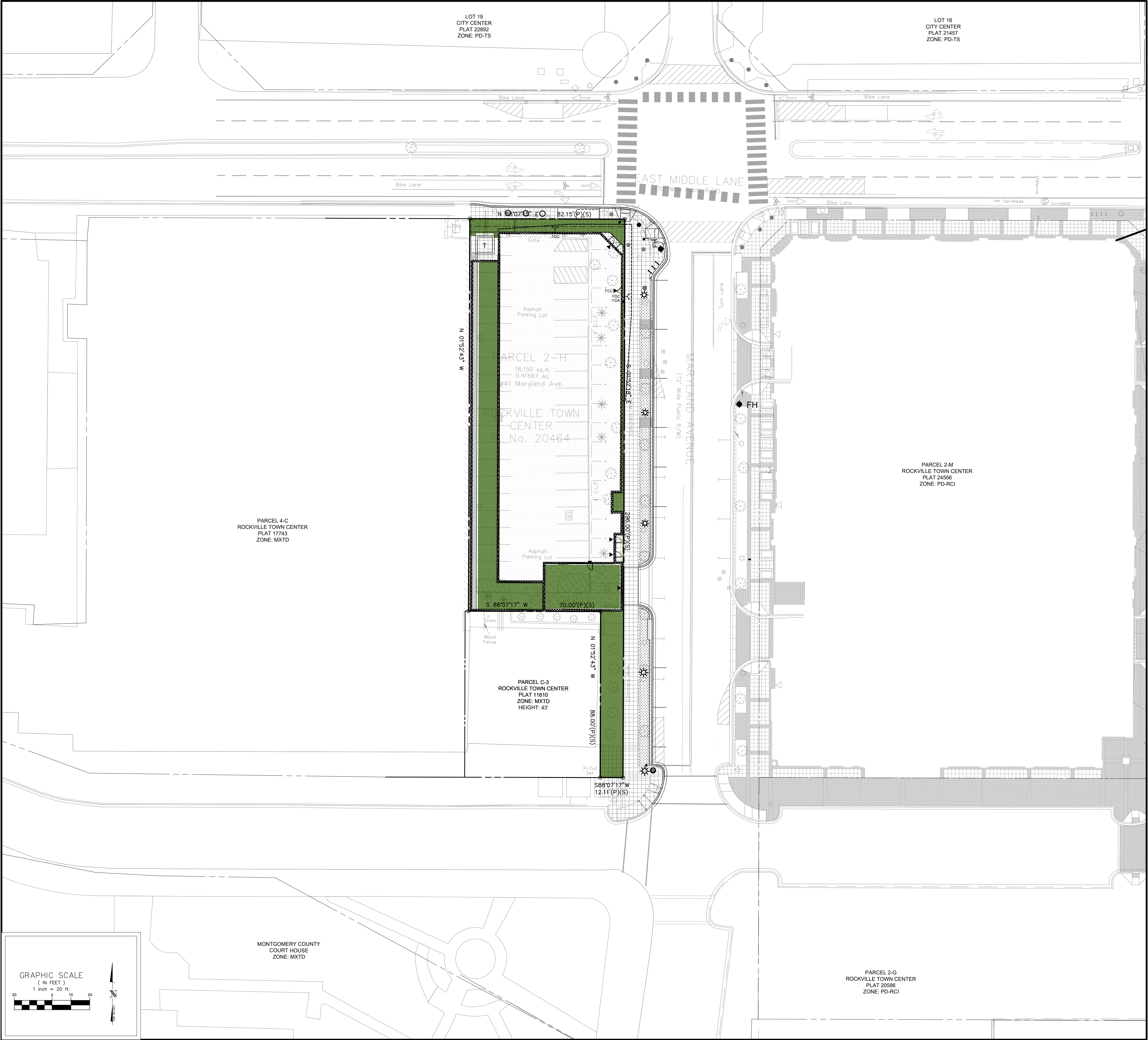
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DRAWN BY	KJH
SCALE	1"= 20'
DATE	09/24/2025

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

PJ2.01

PROJECT NO. 24.271.11







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LANDSCAPE ARCHITECTURE
LAND PLANNING

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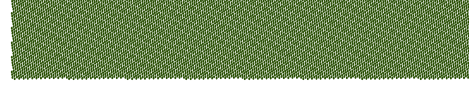
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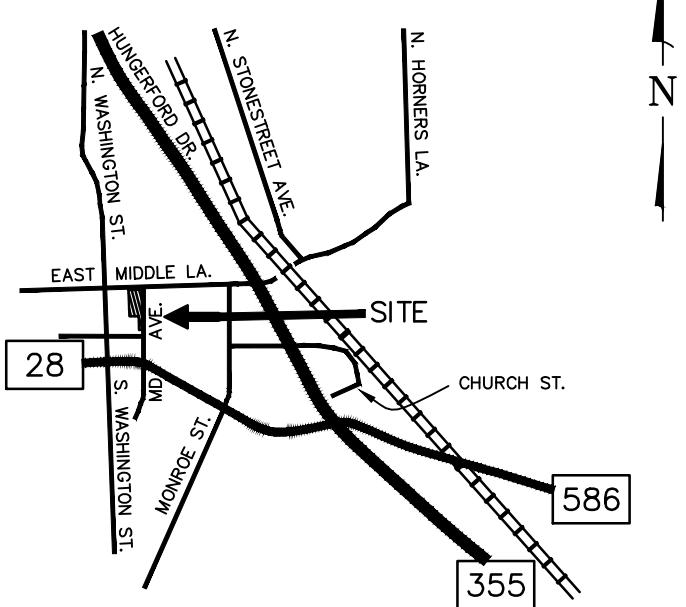
TAX MAP GR342 WSSC 218NW07
PLAT 20464
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

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




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

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Contact: Robert Demchak
Phone: 703.230.1985
Email: rdemchak@comstock.com
Applicant: SCG Development Holdings,
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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

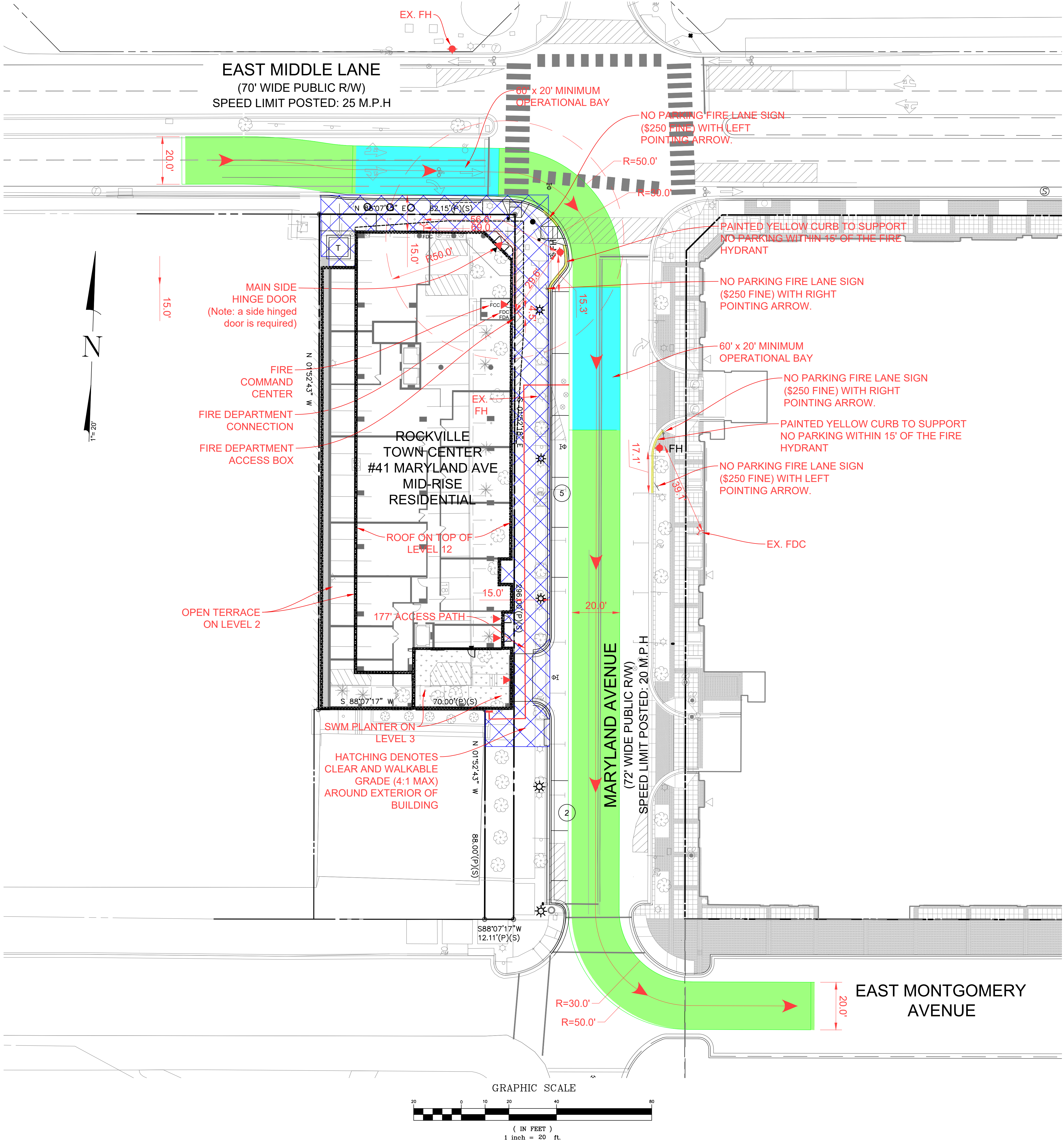
ROCKVILLE
TOWN CENTER

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, 16.3.2.1. 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:
THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.
RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER

A-01

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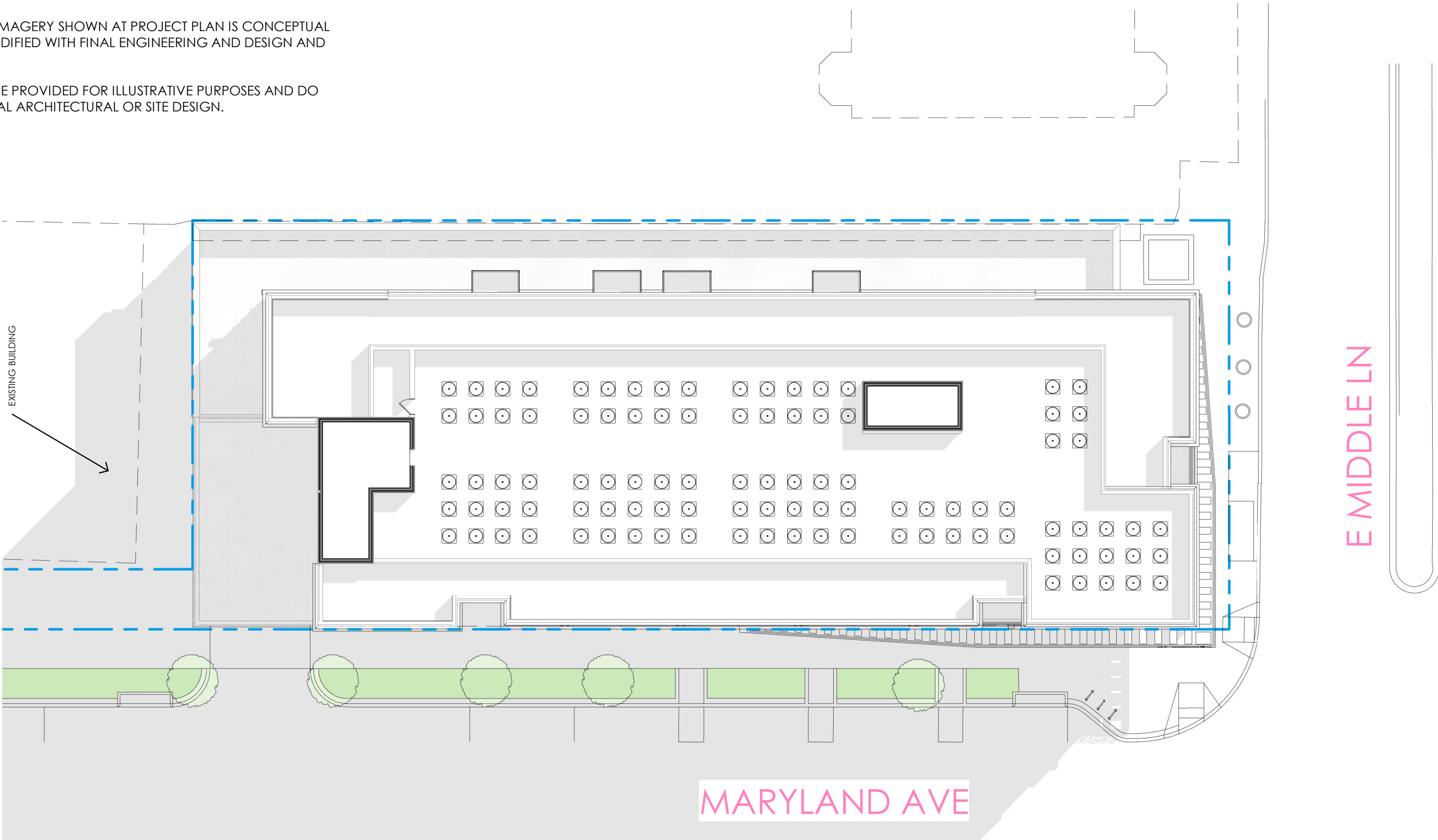
DESIGN

DAVIS
CARTER
SCOTT LLC

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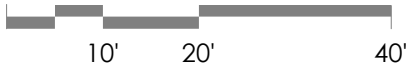


ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

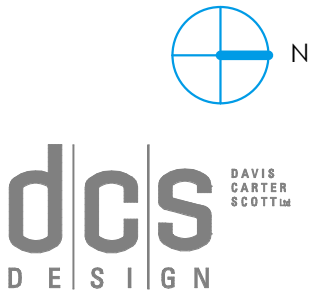
ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'-0"

A-02

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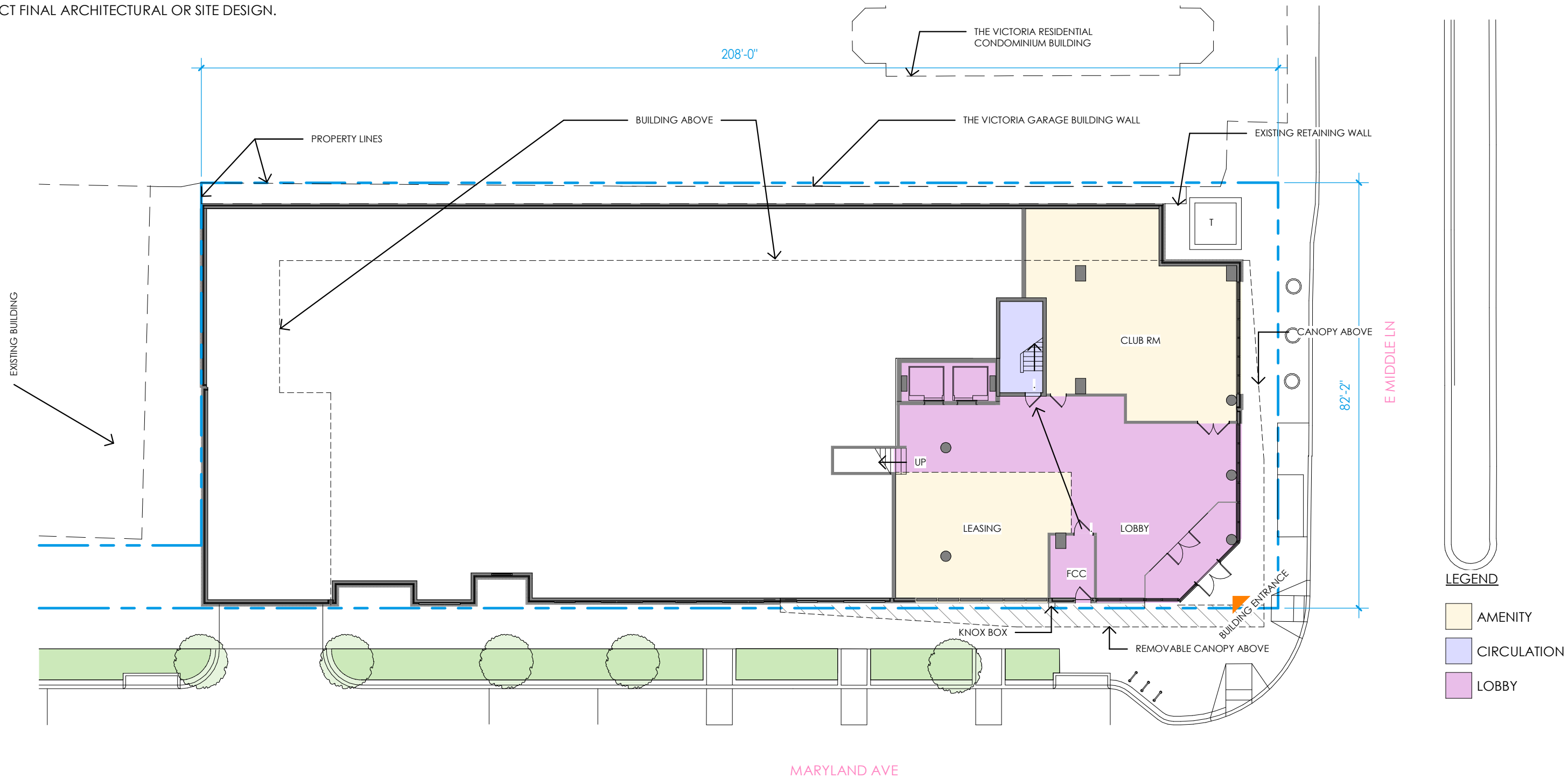


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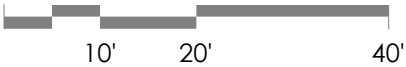


GROUND LEVEL PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

GROUND LEVEL PLAN



SCALE: 1" = 20'-0"

A-03

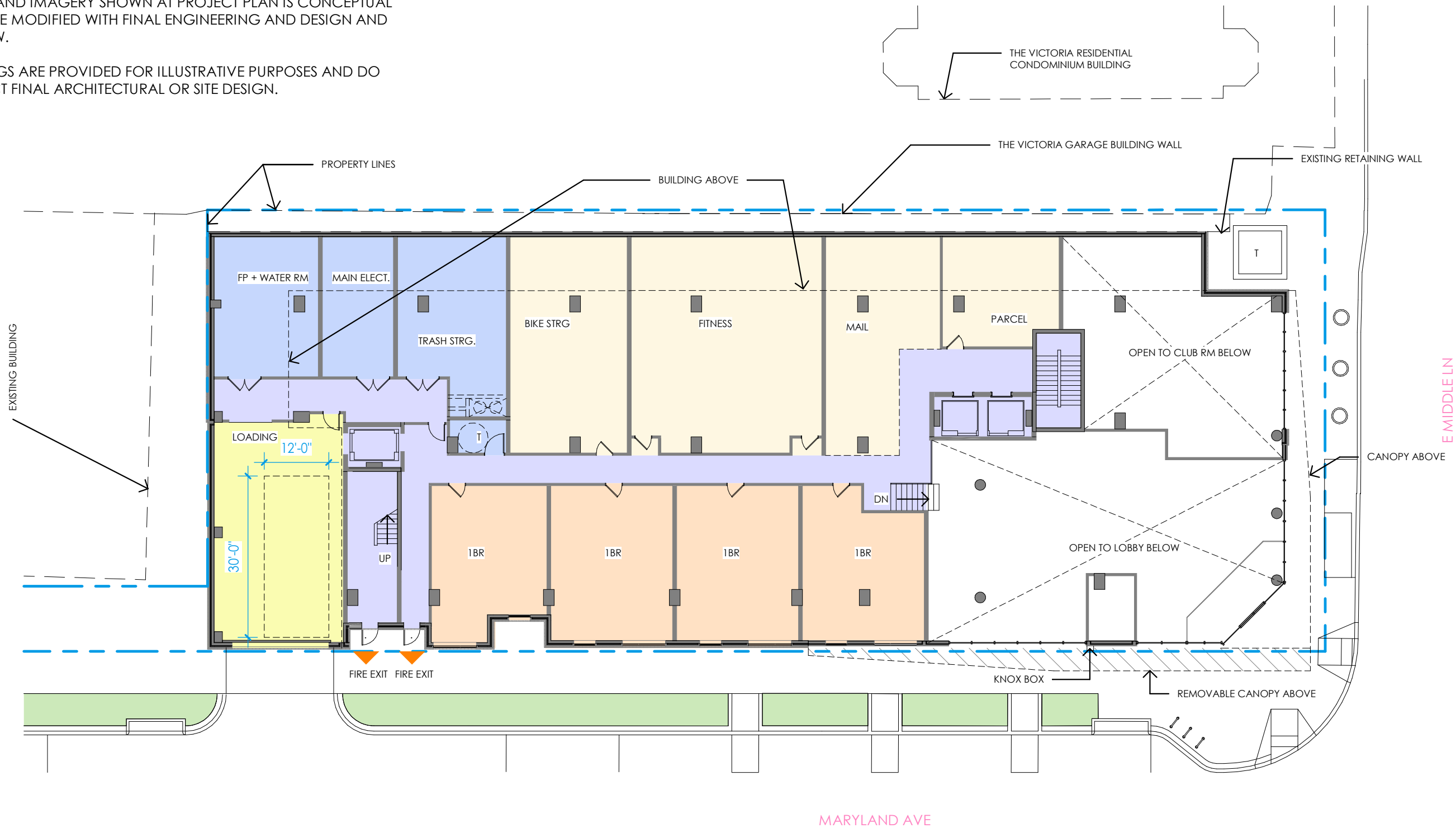
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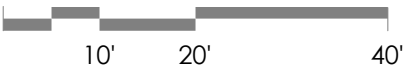


LEVEL 1 PLAN SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

LEVEL 1 PLAN



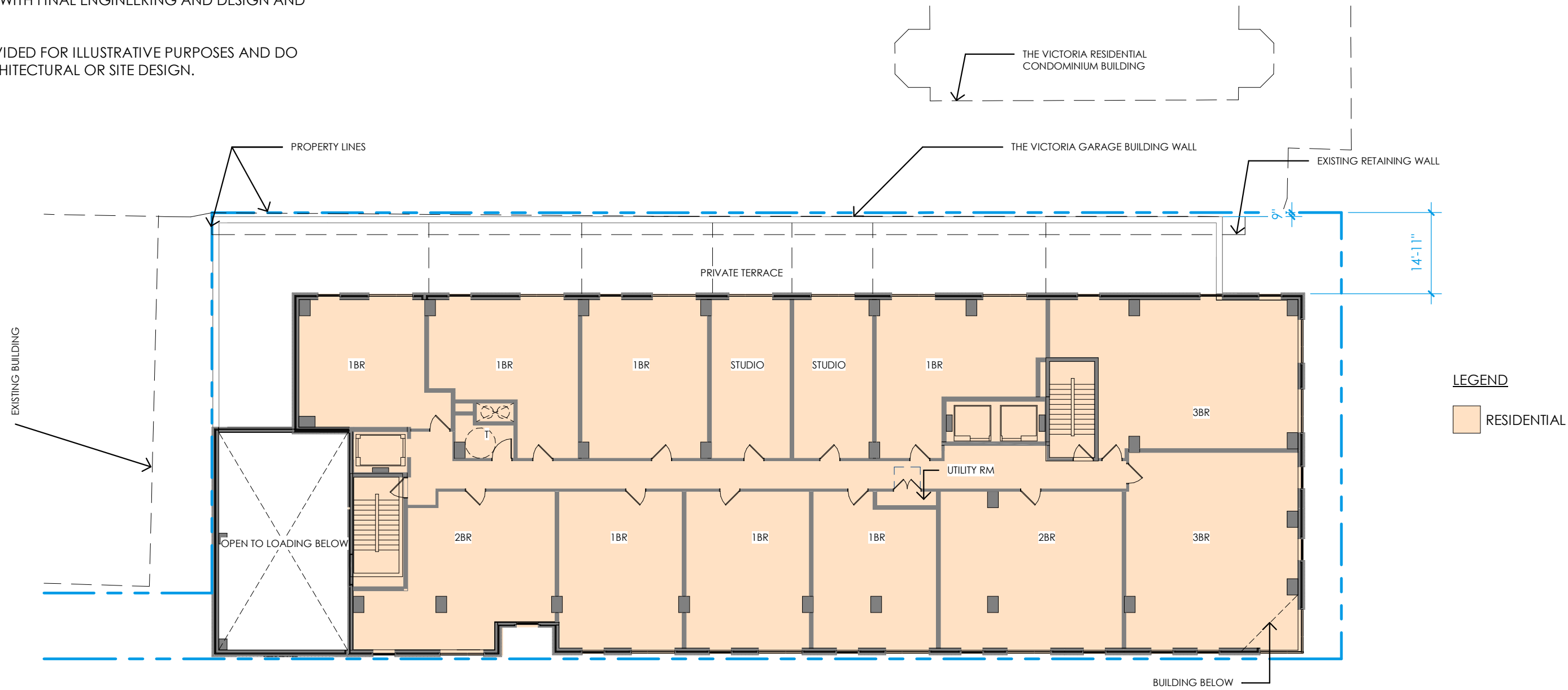
SCALE: 1" = 20'-0" A-04
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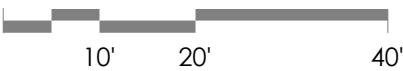


LEVEL 2 PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-05

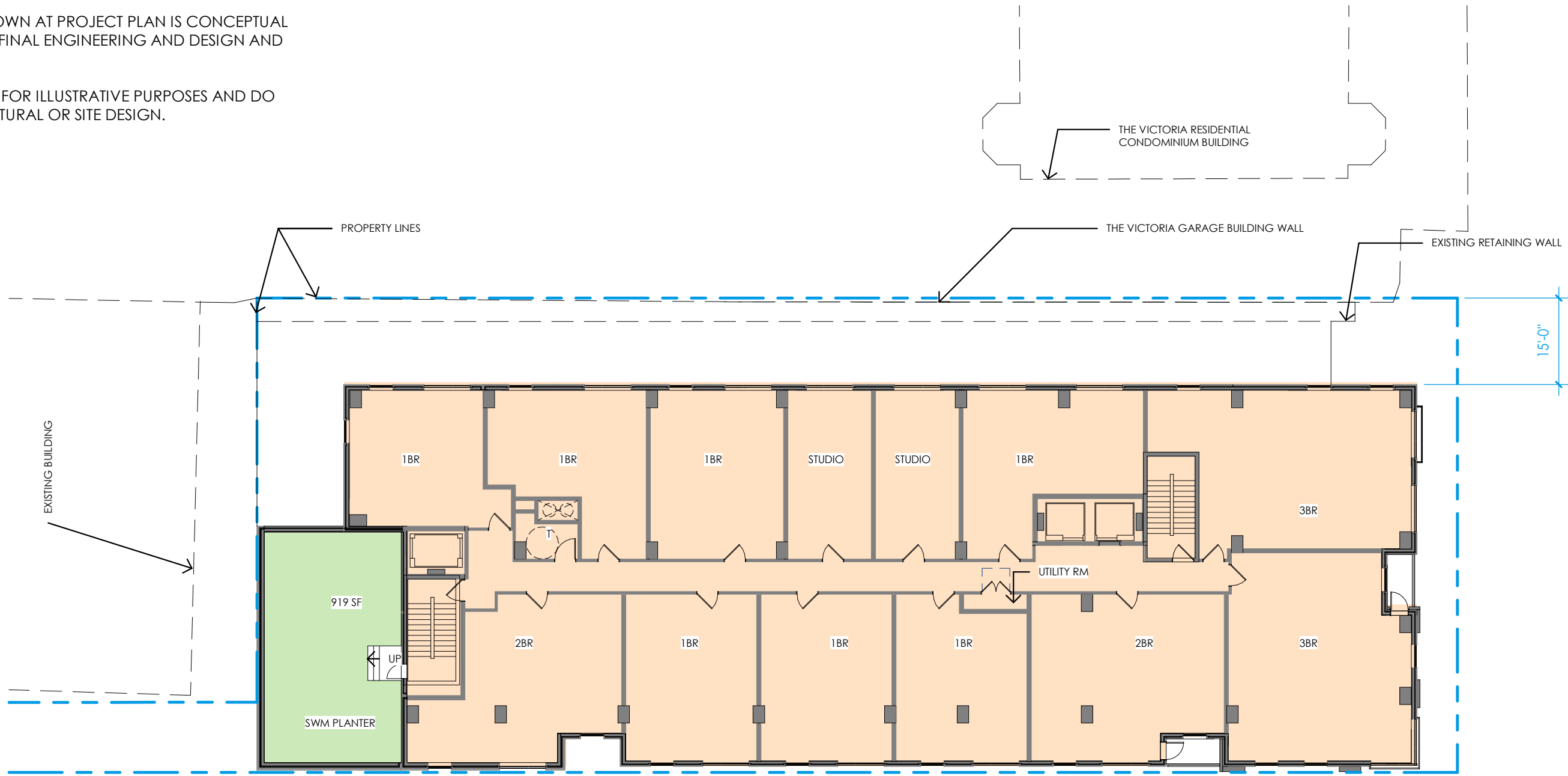
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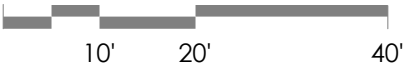
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LEVEL 3 SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-06

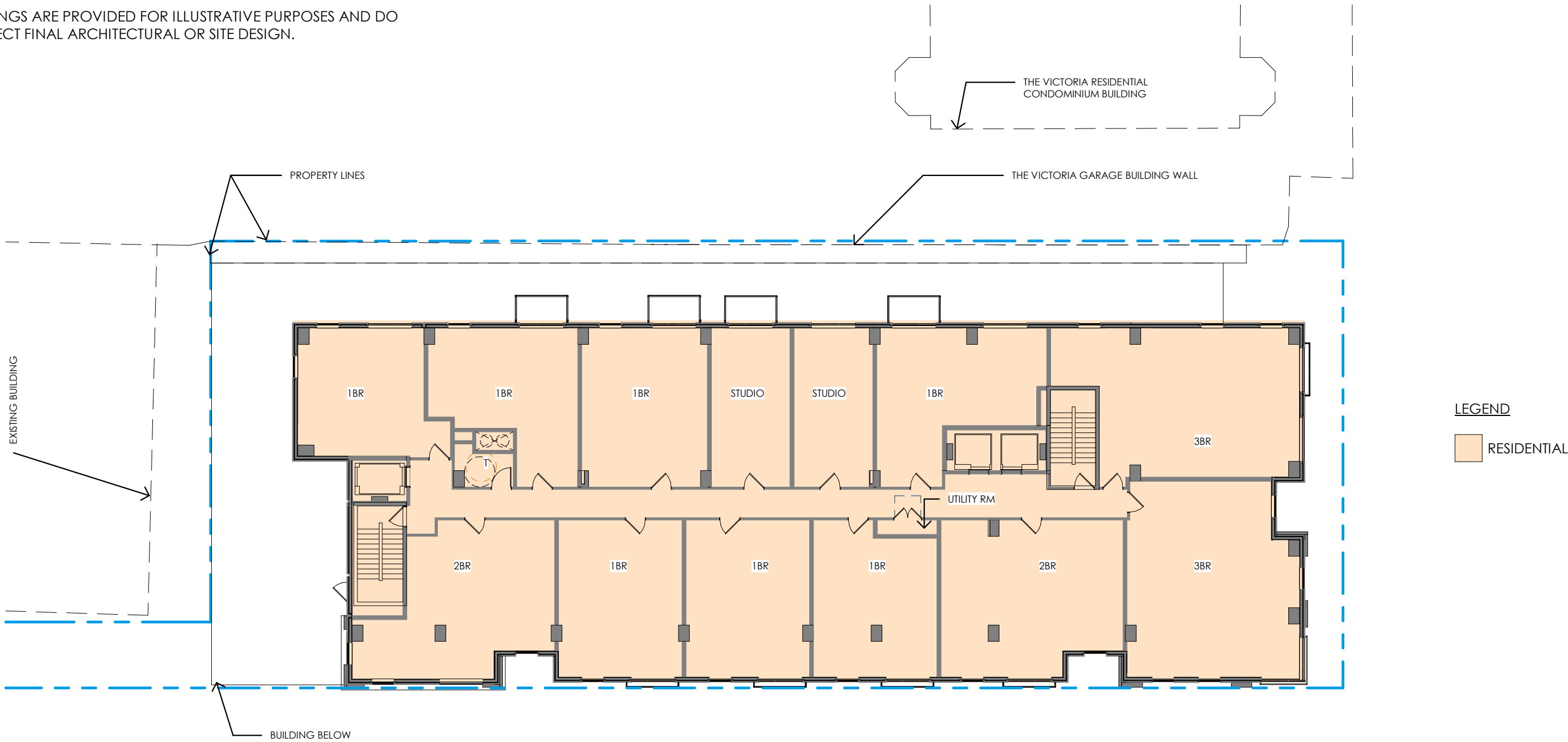
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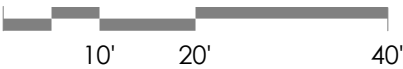
TYPICAL LEVEL PLAN SCALE: 1" = 20'-0"

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PROJECT PLAN CONCEPT

TYPICAL LEVEL PLAN



SCALE: 1" = 20'-0"

A-07

8/13/2025 3:55:35 PM

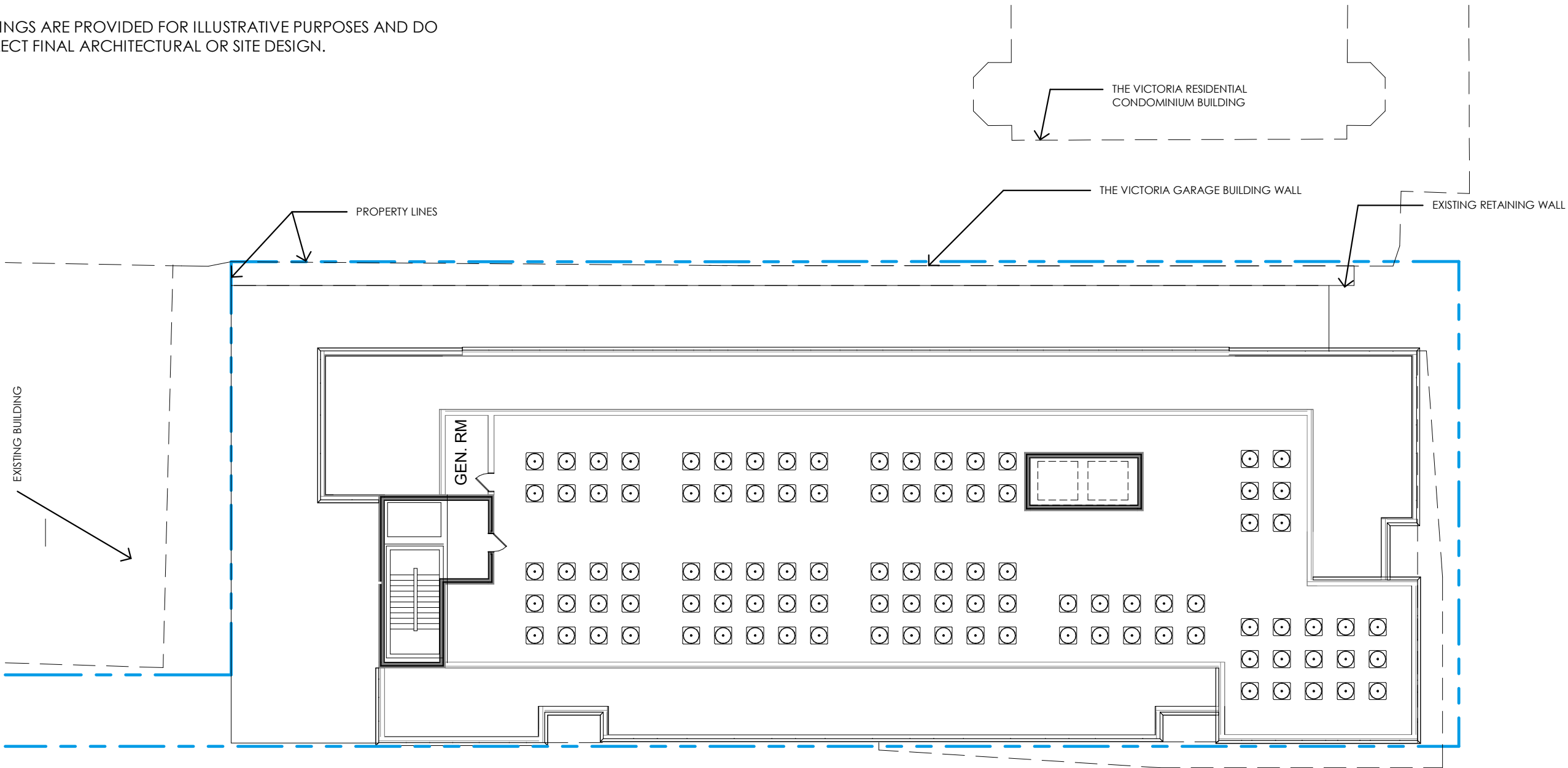


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DESIGN
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CARTER
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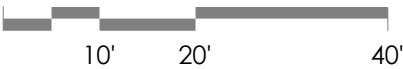
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ROOF PLAN SCALE: 1" = 20'-0"

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ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-08

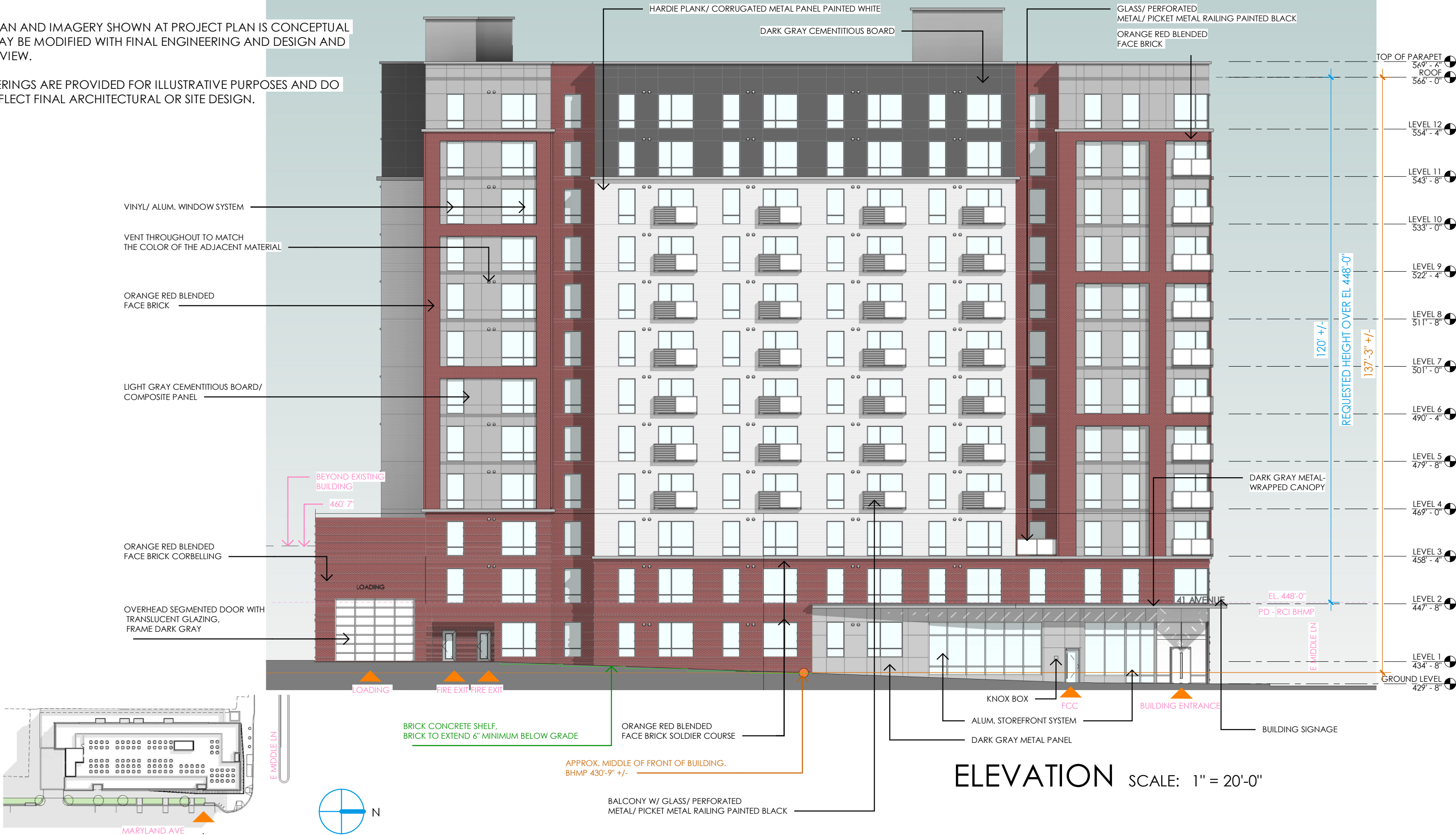
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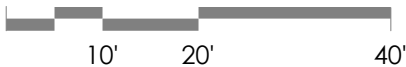
. RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-09

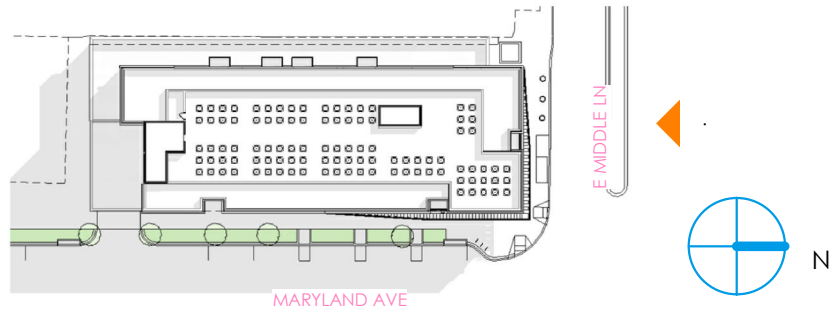
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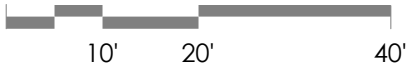
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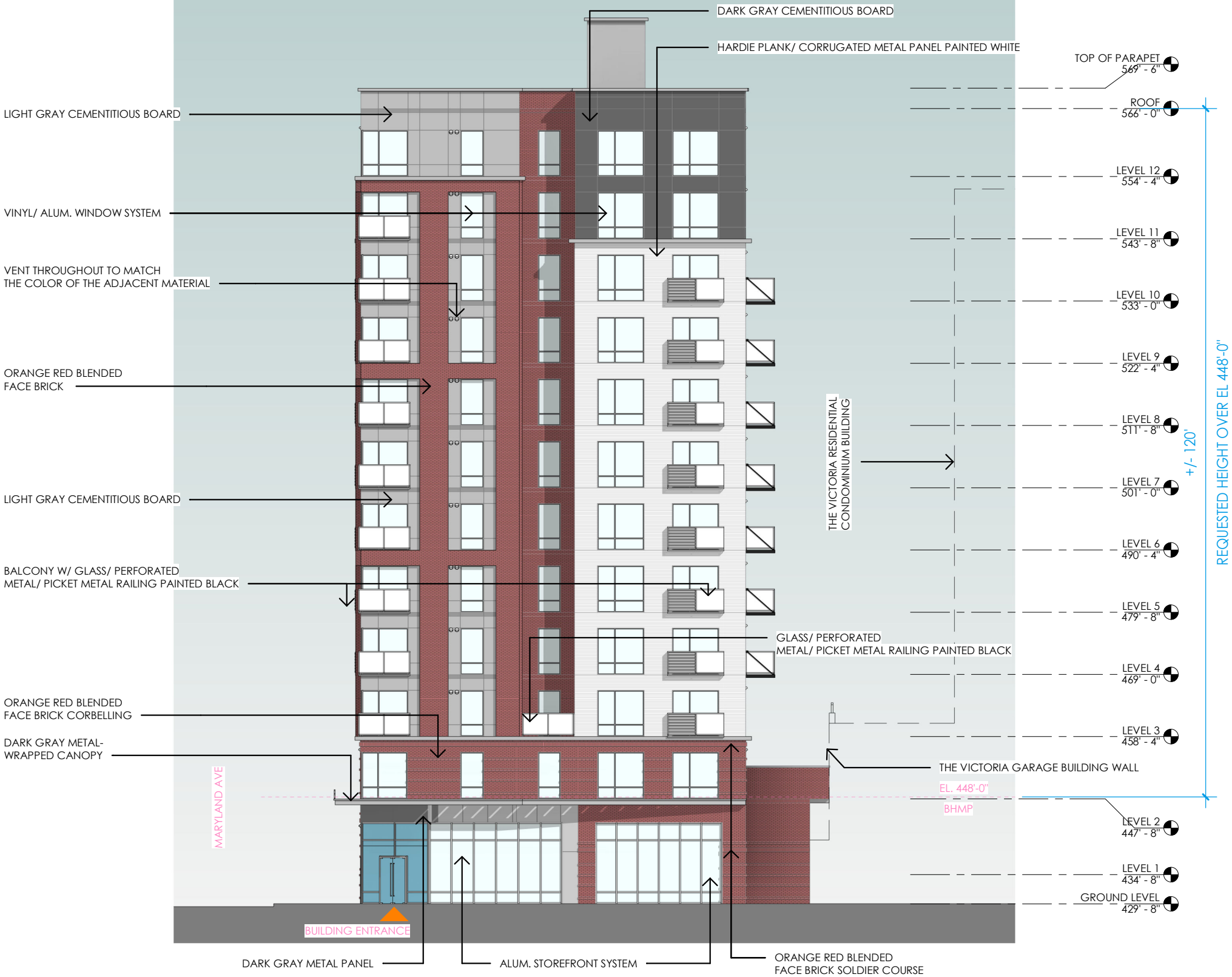
PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-10

8/13/2025 3:55:52 PM



ELEVATION SCALE: 1" = 20'-0"

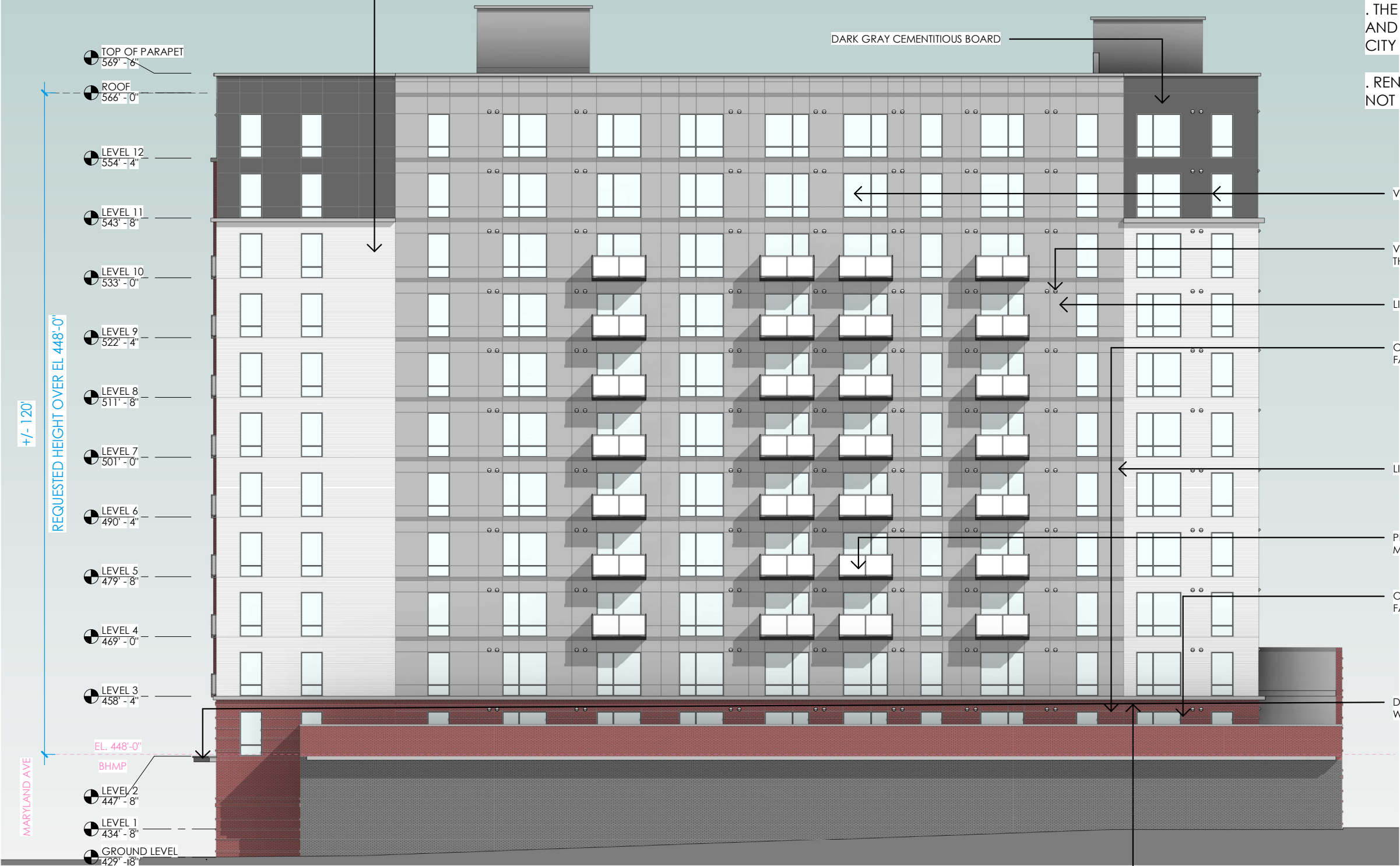
ELEVATION

HARDIE PLANK/ CORRUGATED METAL PANEL PAINTED WHITE

NOTE:

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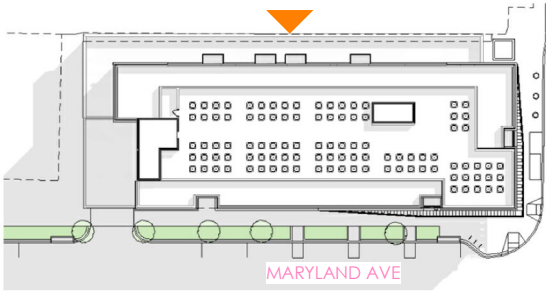


+/- 120'
REQUESTED HEIGHT OVER EL 448'-0"

MARYLAND AVE

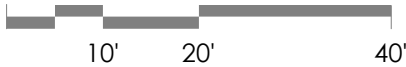
E MIDDLE LN

ELEVATION SCALE: 1" = 20'-0"



41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-11

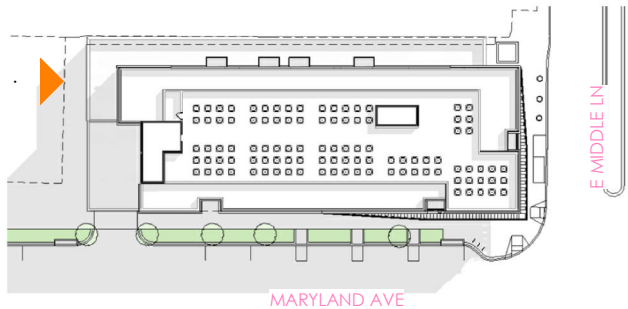
8/13/2025 3:56:00 PM



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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"

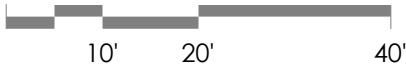
MARYLAND AVE

ORANGE RED BLENDED FACE BRICK SOLDIER COURSE

ELEVATION SCALE: 1" = 20'-0"

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-12

8/13/2025 3:56:07 PM

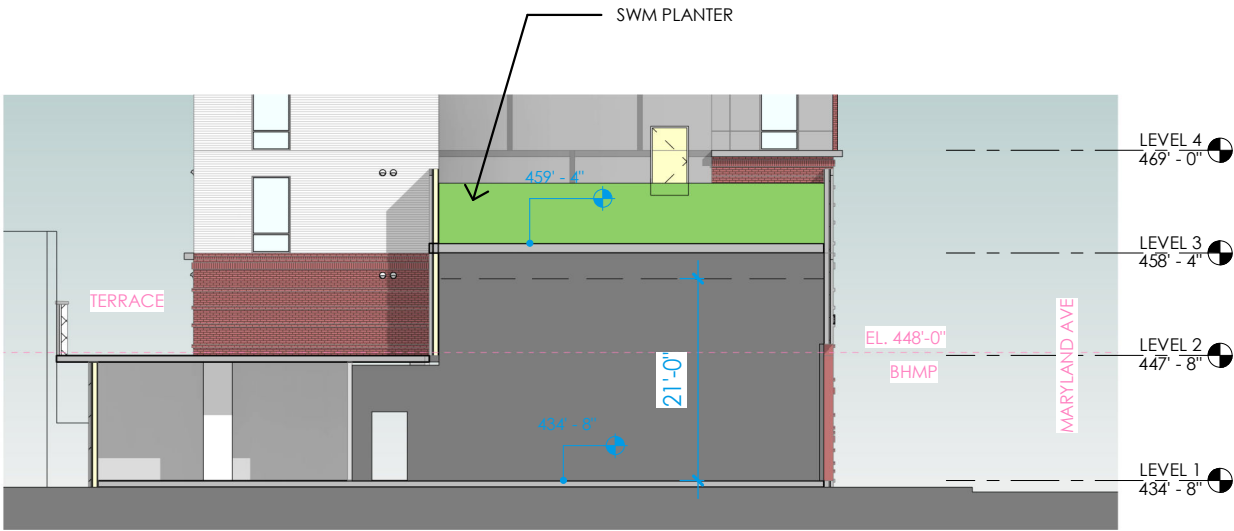
ELEVATION



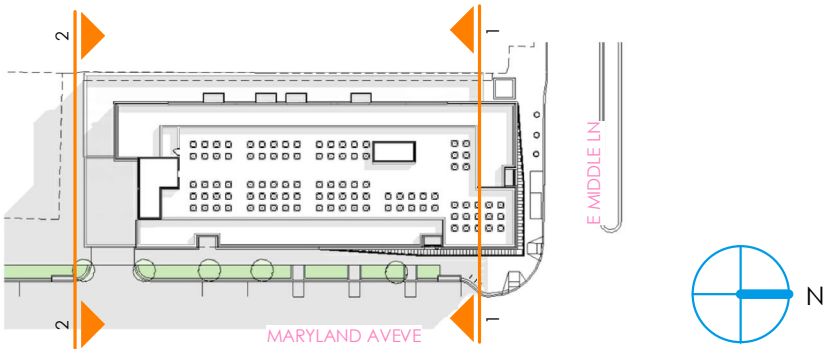
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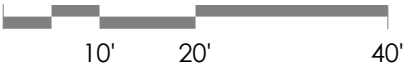
SECTION 2 SCALE: 1" = 20'-0"



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

41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT



SCALE: 1" = 20'-0"

A-13

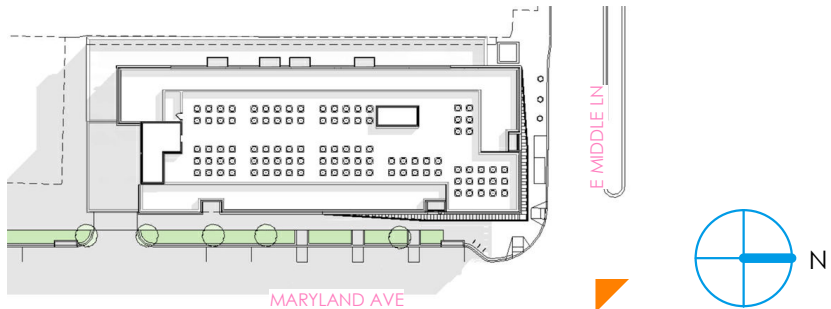
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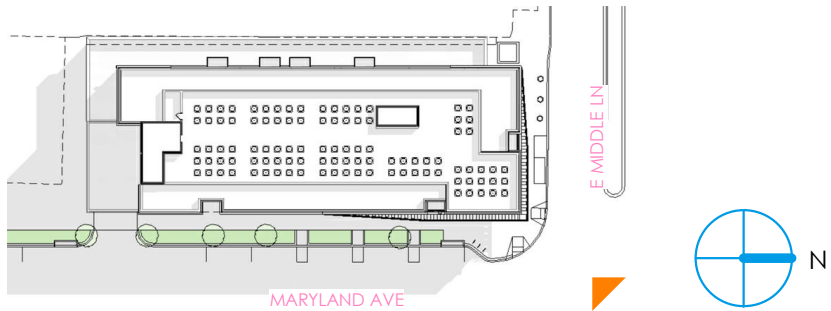
PROJECT PLAN CONCEPT



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PROJECT PLAN CONCEPT



PERSPECTIVES

A-15

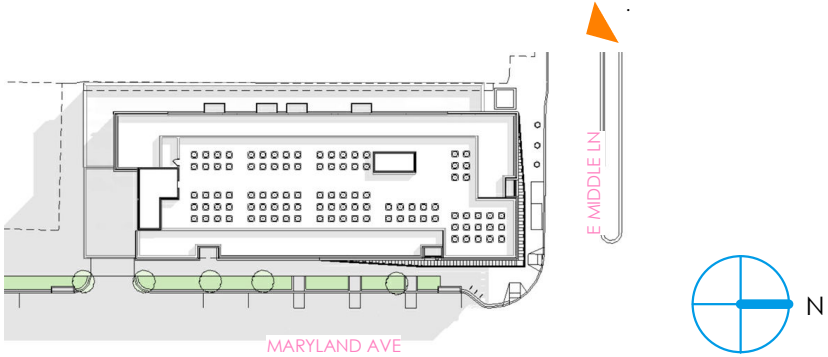
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41 MARYLAND AVE
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PERSPECTIVES

A-16

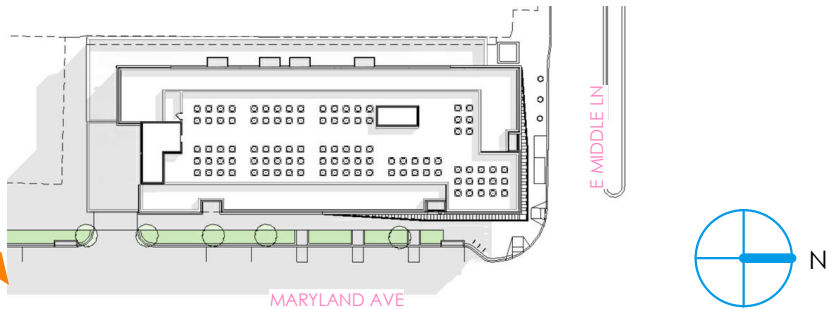
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PERSPECTIVES

A-17

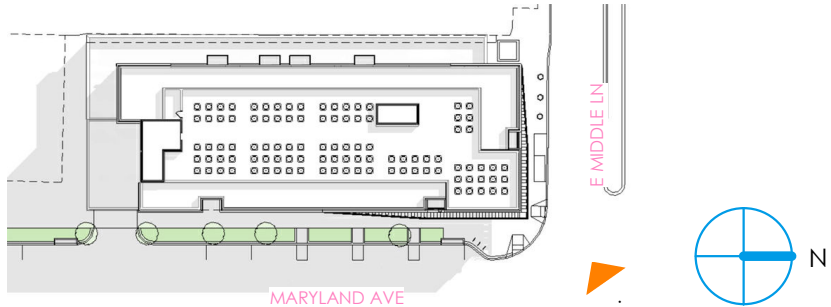
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41 MARYLAND AVE
ROCKVILLE, MD 20850

PERSPECTIVES

A-18

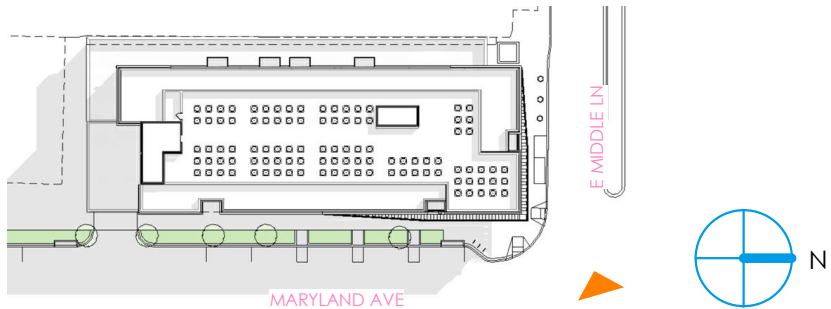
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PERSPECTIVES

A-19

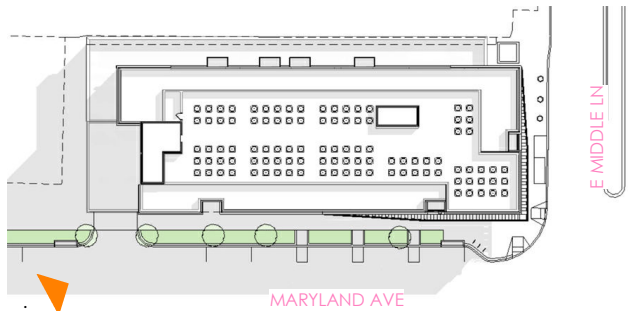
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PERSPECTIVES

A-20

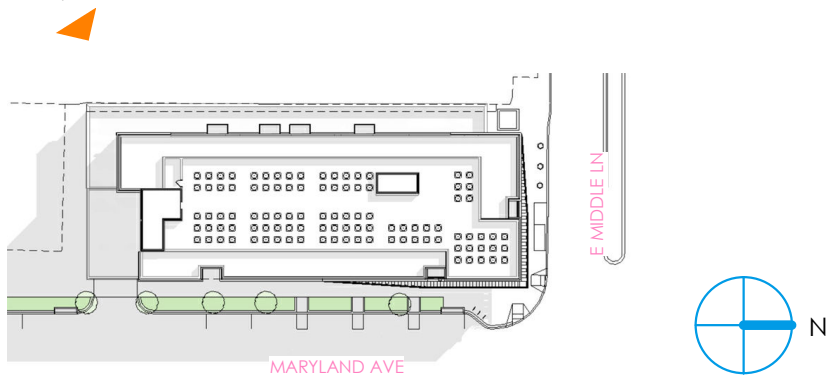
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PERSPECTIVES

A-21

8/13/2025 3:56:16 PM

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