



OFFICE 15'

PKG

OFFICE 40'

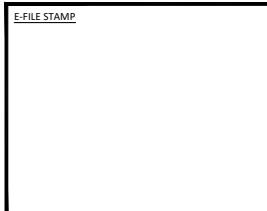
15'

PKG

OFFICE 20'

STANDISH PLACE
PRIVATE STREET

LOT



E-FILE STAMP



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:

TRI POINTE HOMES

12435 Park Potomac Ave., Suite 600

POTOMAC, MD 20854

CONTACT: GIO ESPOSITO

(301) 803-4832

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.

7600 WISCONSIN AVE., SUITE 700

BETHESDA, MD, 20814

CONTACT: PATRICK O'NEIL
(301) 986-1300
ploneil@earlberry.comCIVIL ENGINEER:
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WILLIAM ROBINSON, P.E.
robinson@vika.comLANDSCAPE ARCHITECT:
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LEED AP ND
soytutan@vika.comPLANNING:
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(301) 916-4100
SACHIN KALBAG, AICP
kalbag@vika.com

DATE

REVISIONS

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

DETAILED SITE PLAN



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED AND DRAWN BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER IN CHARGE
LICENSE NO. 43113
EXPIRATION DATE: 12/31/2028

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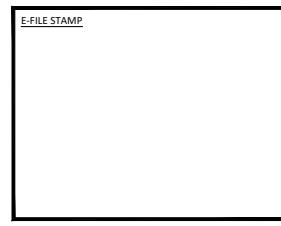
DATE ISSUED: _____

VIKA
PROJECT: VM50602FDRAWING
NO.: SP-5

SHEET NO.: 1

LAYOUT: SP-5, Plotted By: shawn.graham

Page: 1 of 1 Date: October 7, 2010



NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call111.com or <http://www.digutility.net>
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The developer must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any excavation. The developer or the excavator is responsible for compliance with requirements of Chapter 15A of the Montgomery County Code.

1

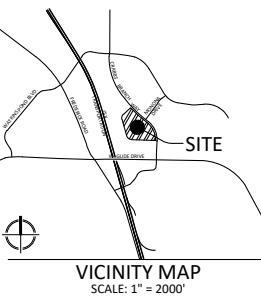
Open Space Calculations		Required	Proposed
Site Area (Combined Common and Public Open Space) (554,435 SF)		% 10%	SF 55,444 SF 78,531 SF
Multifamily Public Open Space		% 46% ⁽¹⁾	SF 25,504 SF 45,319 SF
Townhouse Common Open Space		% 54% ⁽¹⁾	SF 29,940 SF 33,560 SF

⁽¹⁾ Percentages for each use

Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone: 301.803.4832
Signature: _____ Date: _____

DRAWN BY: KP
DESIGNED BY: KP
DATE ISSUED: 10/20/2020
VIKA PROJECT VM50602F
DRAWING NO. SP-7A

SHEET NO. 1



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REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342
820250090

OPEN SPACE PLAN



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DRAWN BY: KP
DESIGNED BY: KP
DATE ISSUED: 10/20/2020
VIKA PROJECT VM50602F
DRAWING NO. SP-7A

SHEET NO. 1



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

3FLR BUILDING STRIP FRONT

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval
No. 820250090, including Approval Conditions, Development Program and Certified Site
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Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854
Phone: 301.803.4984

Signature: _____ Date: _____

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tri pointe
HOMES

820250090
CENTRO SQUARE
MONTGOMERY COUNTY, MD
2023684

SCHEMATIC DESIGN
September 30, 2025



0 1 2 4 8

TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

ARCH-01



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
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3FLR BUILDING REAR

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LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

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September 30, 2025

0 1 2 4 8

TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 FLOORS

ARCH-03

E-FILE STAMP



3FL- EXTERIOR STYLE- 3

3FL- EXTERIOR STYLE- 2

MPDU- EXTERIOR STYLE- 1

3FL- EXTERIOR STYLE- 3

RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

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3FLR BUILDING STRIP FRONT

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September 30, 2025



TOWNHOME STRIP FRONT ELEVATION
3 FLOOR UNITS

ARCH-01

E-FILE STAMP



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3FLR BUILDING REAR

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September 30, 2025



TOWNHOME STRIP REAR ELEVATION
3 FLOOR UNITS

ARCH-02

E-FILE STAMP



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Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854
Phone: 301.803.4984

Signature: _____ Date: _____

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

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SCHEMATIC DESIGN
September 30, 2025



TOWNHOME STRIP ELEVATION
3 FLOOR UNITS

ARCH-03



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

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Signature: _____ Date: _____

BUILDING STRIP FRONT

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BUILDING STRIP REAR

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SCHEMATIC DESIGN

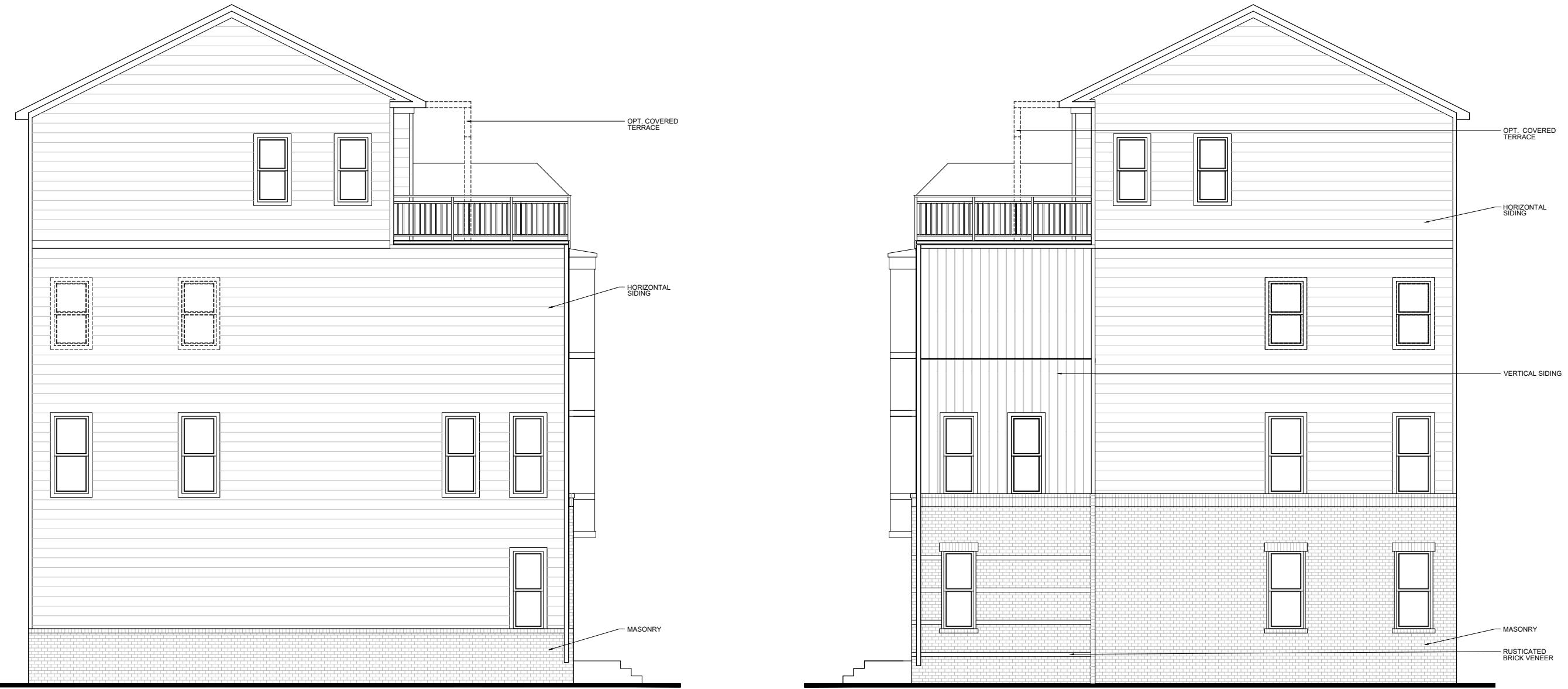
September 30, 2025



A horizontal number line starting at 0 and ending at 8. There are tick marks at 0, 2, 4, and 8. The segments between the tick marks are of equal length.

**TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS**

ARCH-02



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Signature: _____ Date: _____

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

BUILDING STRIP LEFT SIDE

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP RIGHT SIDE

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SCHEMATIC DESIGN
September 30, 2025



0 1 2 4 8

TOWNHOUSE 20'X42'
STRIP ELEVATIONS
4 FLOORS

ARCH-03

E-FILE STAMP



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LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

RUSTICATED BRICK VENEER ONLY
AVAILABLE FOR END UNIT

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

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BUILDING STRIP FRONT

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September 30, 2025



TOWNHOME STRIP ELEVATION
4 FLOOR UNITS

ARCH-01

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LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR

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LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
REVERSE
LOW-VIZ END

BUILDING STRIP LEFT SIDE

LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
PER PLAN
HI-VIZ END

BUILDING STRIP RIGHT SIDE

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820250090
CENTRO SQUARE

SCHEMATIC DESIGN
September 30, 2025



0 2 4 8

STRIP ELEVATIONS
4FL UNITS STRIP

ARCH-03



ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2 ONLY
AVAILABLE FOR END UNIT

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2 ONLY
AVAILABLE FOR END UNIT

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval
No. 820250090, including Approval Conditions, Development Program and Certified Site
Plan.

Developer's Name: Tri Pointe Homes
Contact Person: Gio Esposito
Address: 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854
Phone: 301.803.4984

Signature: _____ Date: _____

Disclaimer:
EXAMPLES, RENDERINGS, MATERIALS, AND FLOOR PLANS SHOWN FOR ILLUSTRATIVE PURPOSES
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7 - UNIT BUILDING STRIP



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Washington, DC 20006
ktgy.com
202.599.9191

tri pointe[®]
HOMES

820250090
CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
September 30, 2025

STRIP ELEVATIONS

ARCH-01



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

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ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

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0 2 4 8

STRIP ELEVATIONS

ARCH-02

ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACKELEVATION 3
MARKET RATE
24X52 BACK-TO-BACKELEVATION 3
MARKET RATE
24X52 BACK-TO-BACKELEVATION 1
MPDU
22X48 BACK-TO-BACKELEVATION 1
MPDU
22X48 BACK-TO-BACKELEVATION 3
MARKET RATE
24X52 BACK-TO-BACKELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

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September 30, 2025



0 2 4 8

STRIP ELEVATIONS

ARCH-03

E-FILE STAMP



VERTICAL SIDING

COVERED OUTDOOR LIVING

RUSTICATED BRICK VENEER

ELEVATION 2

ELEVATION 3

ELEVATION 1
MPDU

ELEVATION 1
MPDU

ELEVATION 3

ELEVATION 3

ELEVATION 2

ENTRY AWNING
CANOPY

METAL RAILING

DECORATIVE PANELING
MASONRY

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tri pointe
HOMES

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BACK TO BACK 24'X52'

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September 30, 2025



0 2 4 8

STRIP ELEVATIONS

ARCH-01

E-FILE STAMP



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

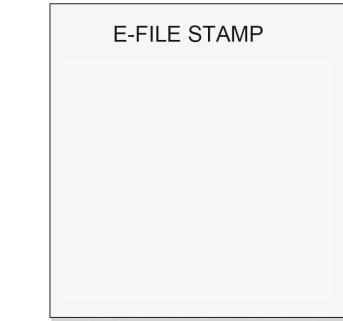
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TYPICAL HIGH VISIBILITY
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ELEVATION 2

METAL RAILING

ELEVATION 3

ELEVATION 3

ELEVATION 1
MPDU

ELEVATION 1
MPDU

ELEVATION 3

ELEVATION 2
HI - VIS

HORIZONTAL SIDING

COVERED OUTDOOR
LIVING

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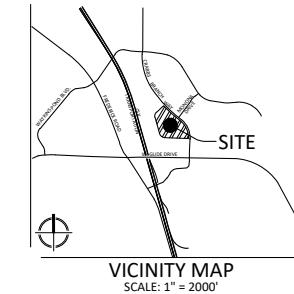
STRIP ELEVATIONS

ARCH-03

LANDSCAPE ARCHITECTURE SITE PLAN SUBMISSION

CENTRO SQUARE

820250090



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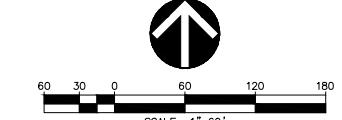
SHEET INDEX	
SHEET NO.	SHEET TITLE
L000	COVER
MATERIALS PLAN	
L100	OVERALL MATERIALS PLAN
L110	MATERIALS PLAN ENLARGEMENTS
L111	MATERIALS PLAN ENLARGEMENT
L112	MATERIALS PLAN ENLARGEMENT
L113	MATERIALS PLAN ENLARGEMENT
PLANTING PLAN	
L400	OVERALL TREE PLANTING PLAN
L410	PLANTING PLAN ENLARGEMENTS
L411	PLANTING PLAN ENLARGEMENTS
L412	PLANTING PLAN ENLARGEMENT
L413	PLANTING PLAN ENLARGEMENT
LIGHTING PLAN	
L500	PHOTOMETRIC PLAN
DETAILS	
L600	SITE DETAILS
L601	SITE DETAILS
L602	SITE DETAILS
L603	SITE DETAILS
L604	PLAYGROUND DETAILS
L605	SITE DETAILS
L606	PLANTING DETAILS AND PLANT SCHEDULE
L607	LIGHTING DETAILS

REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090



GENERAL NOTES:

- THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING EXISTING CONDITIONS IS NOT GUARANTEED. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL:
 - NOTIFY MISS. UTILITY, AND MAKE SURE THEY COMPLETE THE MARKING OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT LEAST 48 HOURS PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES.
 - VERIFY THE GENERAL ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE SITE DRAWINGS BY VISUAL INSPECTION OF THE SURFACE OF THE SITE AND ALL EXISTING STRUCTURES, PAVING AND UTILITY APPURTENANCES.
 - WITHIN THE LIMITS OF CONSTRUCTION IN ADDITION TO THE CONTRACTOR'S VISUAL OBSERVATION AND THE UTILITY MARKING THE CONTRACTOR SHALL SCHEDULE AND COMPLETE TEST PITTING OF ALL EXISTING UTILITIES (FOR THE PURPOSES SET FORTH ABOVE) AND SHALL DO SO IN A TIMELY MANNER IN ORDER TO ALLOW TIME FOR ANALYSIS AND REDESIGN WITHOUT DELAYING THE PROJECT SCHEDULE.
- ALL AREAS DISTURBED BY THE CONTRACTOR DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING, MULCH OR SOLID SOIL SHALL BE FINE GRADED, SEEDED AND MULCHED IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES AND SPECIFICATIONS.
- IT IS THE INTENT OF THE GRADING DESIGN TO ACHIEVE POSITIVE DRAINAGE AND AESTHETICALLY PLEASING VERTICAL CURVES AND LINES. TRANSITIONS BETWEEN EXISTING AND PROPOSED GRADES SHALL BE SMOOTH AND JOINTS FLUSH. UNLESS OTHERWISE NOTED, THE PLAN (BY ARROW WITH THE PROJECT NUMBER) INDICATES THE PROPOSED DRAINAGE SLOPES ARE AS FOLLOWS: GRADE AT LEAST 2 PERCENT AND ALL CONCRETE SHALL HAVE A MINIMUM SLOPE OF 1.5 PERCENT IN THE DIRECTION INDICATED BY PROPOSED CONTOURS. UNPAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT AND A MAXIMUM SLOPE OF 1.5 PERCENT. FINAL GRADING SHALL ACHIEVE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE FACILITIES (SWALES, GUTTERS, INLETS, ETC.).
- ALL SIDEWALKS, PATHS AND OTHER PAVED AREAS SHALL BE FINISH GRADED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:50) UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or <http://www.digright.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY."

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any work. The excavator is responsible for compliance with requirements of Chapter 524 of the Montgomery County Code.

GRADING AND DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF EXISTING AND PROPOSED UTILITIES BETWEEN THE UTILITY PROVIDER AND OWNER. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO GRADING.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND THEIR ROOT ZONES TO BE SAVED ON SITE. ANY TREE DAMAGE INCLUDING BUT NOT LIMITED TO THE STORAGE OF MATERIALS, PARKING OF EQUIPMENT, UNNECESSARY GRADING OR NOT PROVIDING OR MAINTAINING ADEQUATE PROTECTION WILL RESULT IN DAMAGES TO BE PAID BY CONTRACTOR TO OWNER.
- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES WITH PROPOSED CONTOURS AND SPOT ELEVATIONS PRIOR TO GRADING ON SITE.
- CONTRACTOR TO ENSURE AREAS TO BE GRADED ARE CLEAR OF VEGETATION COMPLETELY. ENSURE ADEQUATE PROTECTION OF VEGETATION BEYOND GRADING LIMITS.
- CONTRACTOR TO STRIP TOPSOIL TO FULL DEPTH IN ALL AREAS TO BE GRADED. CONTRACTOR SHALL STOCKPILE ALL TOPSOIL ON SITE TO BE REUSED IN LANDSCAPE BEDS.
- CONTRACTOR TO GRADE ALL AREAS TO ENSURE POSITIVE DRAINAGE WITH NO PONDING OF WATER UNLESS OTHERWISE INDICATED.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM CONSTRUCTION SITE AS REQUIRED BY STATE AND LOCAL GOVERNING BODIES.
- PAVED AREAS MUST BE KEPT CLEAN AND FREE OF SEDIMENTATION AND CONSTRUCTION DEBRIS AT ALL TIMES.

MATERIALS AND HARSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. DRAWING SYMBOLS SHALL OVERLIE PLANT LISTS SHOULD THERE BE ANY DISCREPANCIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING PLANT MATERIAL.
- CONTRACTOR TO MAKE ALL REASONABLE ATTEMPTS IN ACQUIRING THE SPECIFIED PLANTS LISTED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM 72 HOUR NOTICE (EXCLUDING WEEKENDS) FOR ANY SUBSTITUTIONS PRIOR TO DESIRED ORDERING DATE/TIME.
- PLANTS MUST BE PURCHASED BY SCIENTIFIC NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET (20') O.C. MAXIMUM OR AS INDICATED ON PLANS.

SOD INSTALLATION

- SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.

SOIL CONTROL

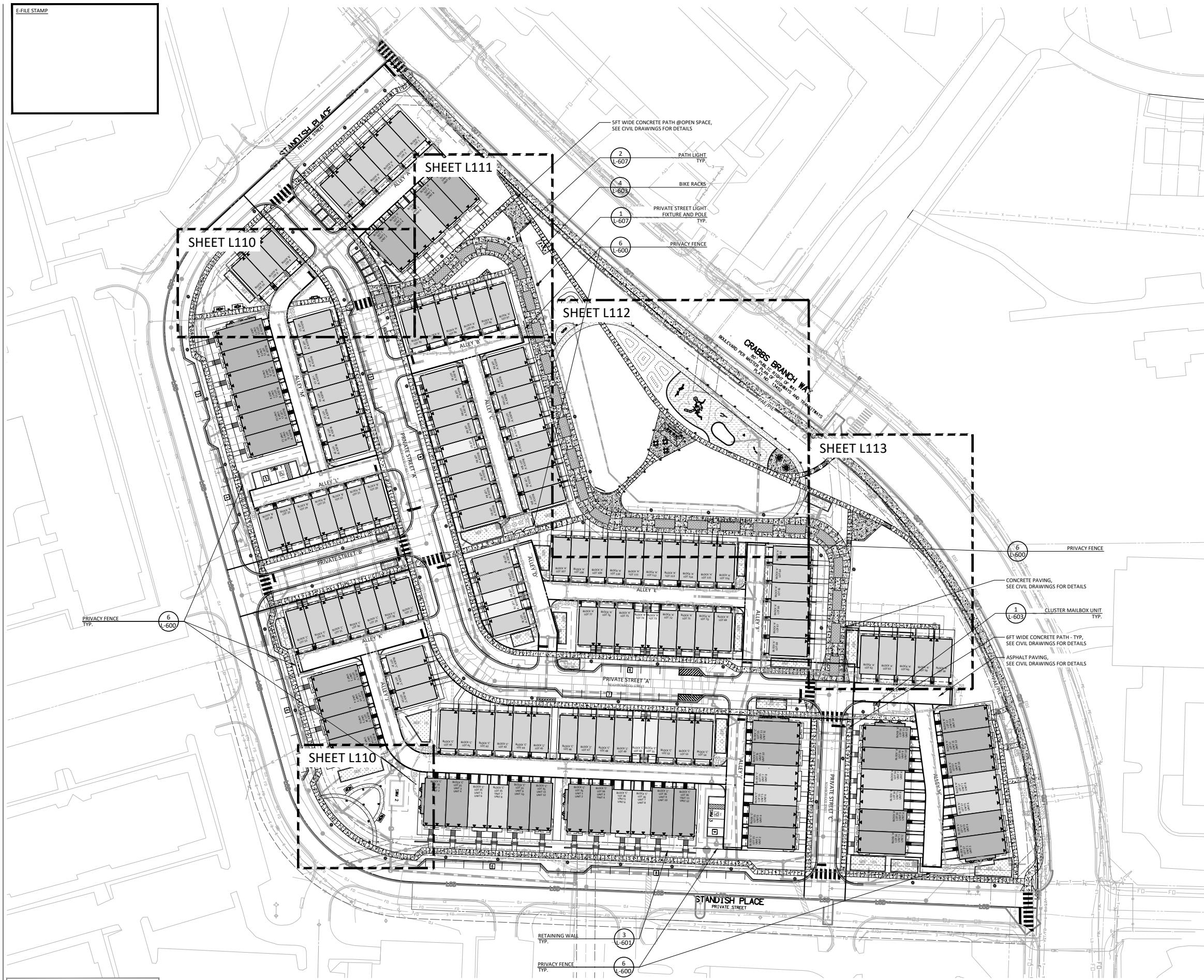
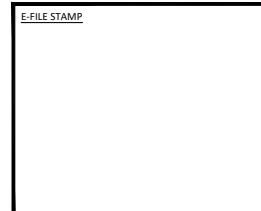
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PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF EXISTING AND PROPOSED UTILITIES BETWEEN THE UTILITY PROVIDER AND OWNER. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PLANTING.
- ALL SLOPES 3:1 OR HIGHER WILL BE COVERED WITH BIODEGRADABLE EROSION CONTROL STABILIZATION FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED FOR ENGINEERS' ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
- MASS PLANTINGS SHALL BE TRIANGULARLY SPACED AT A DISTANCE ON CENTER OF EACH PLANT AS INDICATED ON THE PLANS UNLESS NOTED OTHERWISE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL OR WORK AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE WHICH FAILS TO MEET SPECIFICATION REQUIREMENTS.
- CONTRACTOR SHALL CONSULT WRITTEN SPECIFICATIONS FOR PLANTING, AS APPLICABLE, IN ADDITION TO THE NOTES BELOW.
- CONTRACTOR SHALL REFER TO EXISTING CONDITIONS PLAN OR DEMOLITION PLAN FOR ALL TREES AND SHRUBS TO BE REMOVED OR TO REMAIN UNDISTURBED AS NEEDED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE PLANS.
- ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6'-0" VERTICAL CLEARANCE TO FIRST BRANCH. CONTRACTOR SHALL PRUNE ANY BRANCHES TO LATEST NURSERYMAN STANDARDS.
- ALL LANDSCAPE BED EDGES TO BE SMOOTH FLOWING ARCS UNLESS OTHERWISE NOTED. EDGES SHALL BE SMOOTH, CONSISTENT, HAND-TRENCHED, 4" DEEP, AND "V" SHAPED.
- THE LOCATION OF PROPOSED SITE LANDSCAPE AND SITE FURNISHINGS MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN AND PER SITE CONDITIONS, AS WARRANTED, DURING CONSTRUCTION.
- CONTRACTOR SHALL WATER PLANTS THE SAME DAY AS INSTALLATION. CONTRACTOR SHALL WATER SEED OR SOD WITHIN 1 HOUR OF INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR KEEPING AREAS ADEQUATELY IRRIGATED EITHER BY HAND OR IRRIGATION SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ANY PLANT MATERIAL DEAD OR DAMAGED UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR AS THE WARRANTY PERIOD DICTATES.

MAINTENANCE

NOTES

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L-100, Potted By: Jucheng



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CONTACT: GIO ESPOSITO
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ATTORNEY:
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MICHAEL GOODMAN, P.E.
goodman@vika.com

LEGEND

	PROPOSED CONCRETE PAVING-VEHICULAR
	PROPOSED CONCRETE PAVING-PEDESTRIAN
	PROPOSED CONCRETE PAVER-VEHICULAR
	PROPOSED CRUSHED GRANITE PAVING
	PROPOSED STAMPED CONCRETE
—	EXISTING EASEMENTS
—	PROPOSED DRY UTILITY EASEMENT
—	PROPOSED PUBLIC UTILITY EASEMENT
—	PROPOSED STORMWATER EASEMENT
—	PROPOSED WSSC EASEMENT
—	PROPOSED STORM DRAIN
—	LIMIT OF DISTURBANCE
	PROPOSED STREET LIGHT
	PROPOSED BOLLARD LIGHT

REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

OVERALL MATERIALS PLAN

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, ASLA, PLA DATE: 07/07/2025 EXPIRATION DATE: 07/07/2027

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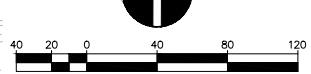
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DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIKA
PROJECT
DRAWING
NO.

VM50602F

L-100



SCALE: 1"=40'
40 20 0 40 80 120

DEVELOPER'S CERTIFICATE

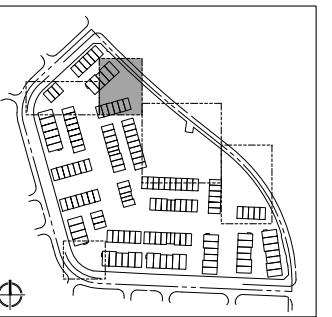
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Contact Person: Gio Esposito
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Phone: 201.801.8877

Signature: _____ Date: _____

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(301) 916-4100
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robinson@vika.com

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ESRA SOYUTAN, ASLA, PLA
LEED AP ND
soyutan@vika.com

PLANNING:
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GERMANTOWN, MD 20874
(301) 916-4100
MICHAEL GOODMAN, P.E.
goodman@vika.com

REVISIONS	DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

MATERIALS PLAN ENLARGEMENT



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT
DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE STATE OF MARYLAND. LANDSCAPE ARCHITECT
NAME: ESRA SOYUTAN, ASLA, PLA
LEED AP ND
EXPIRATION DATE: 07/09/2027

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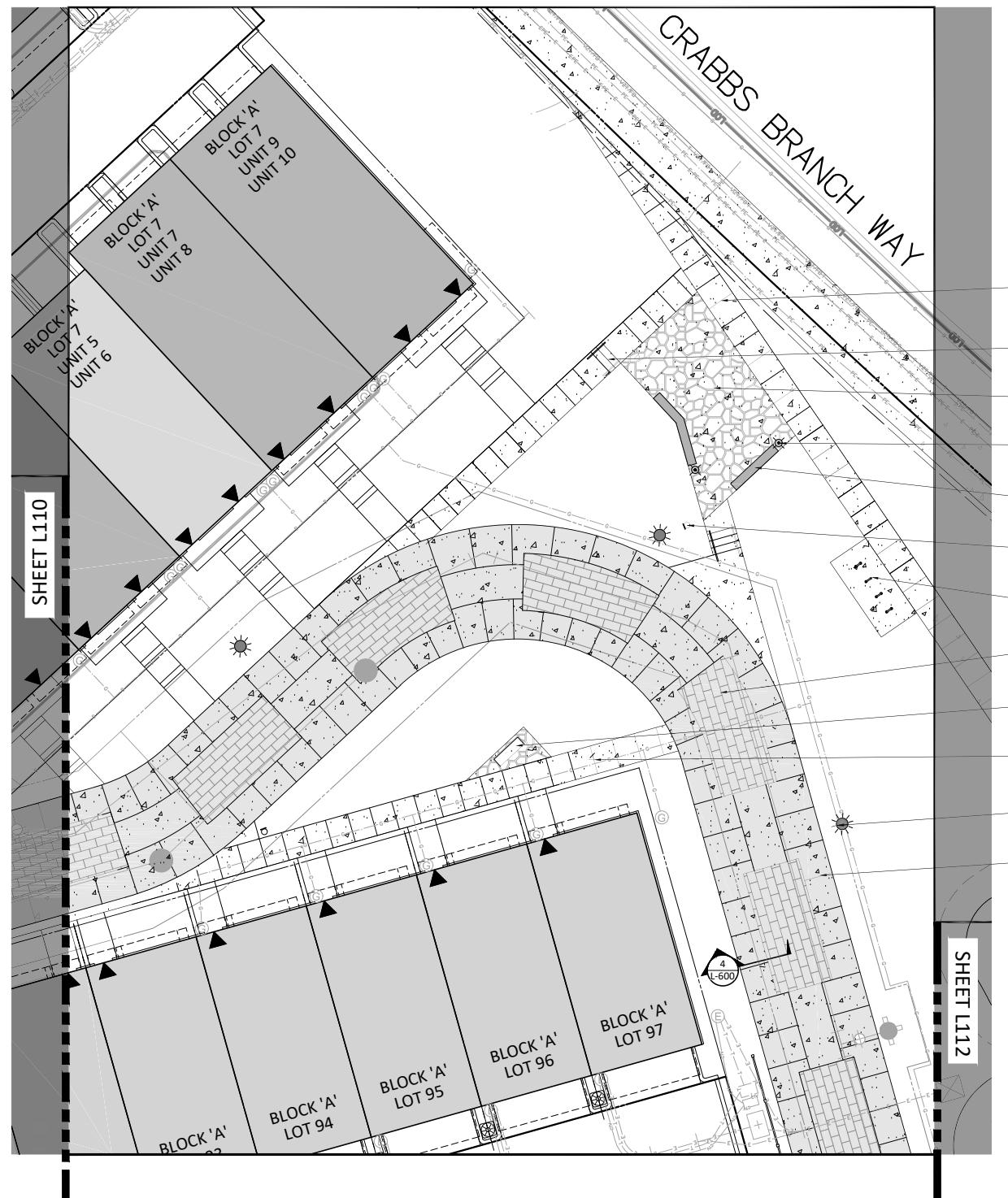
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DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIKA
PROJECT: **VM50602F**
DRAWING
NO. **L-111**

SHEET NO. **L-111**

1/2020-10/2025 DRAFT DATE SHEET NUMBER



SHEET L112

1

L-601

CONCRETE STAIR WITH
HANDRAIL
TYP.

1

L-600

PROPOSED CONCRETE
PAVING
WITH PATTERN STAMPED
TYP.

1

L-607

PATH LIGHT
TYP.

2

L-600

BRICK VENEER SEAT WALL
WITH BLUESTONE CAP
TYP.

5

L-600

PET WASTE STATION
TYP.

2

L-603

BIKE RACKS
TYP.

4

L-603

VEHICULAR RATED CONCRETE
PAVERS ON CONCRETE BASE
TYP.

3

L-600

BACKED BENCH
TYP.

1

L-602

SFT WIDE CONCRETE PATH,
SEE CIVIL DRAWINGS FOR DETAILS

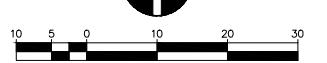
1

L-607

PRIVATE STREET LIGHT
FIXTURE AND POLE
TYP.CONCRETE PAVING,
SEE CIVIL DRAWINGS FOR DETAILS

4

L-600



SCALE: 1" = 10'

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: **Tri Pointe Homes**
Contact Person: **Gio Esposito**
Address: **12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854**
Phone: **301.801.8877**

Signature: _____ Date: _____

DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIKA
PROJECT: **VM50602F**
DRAWING
NO. **L-111**SHEET NO. **L-111**

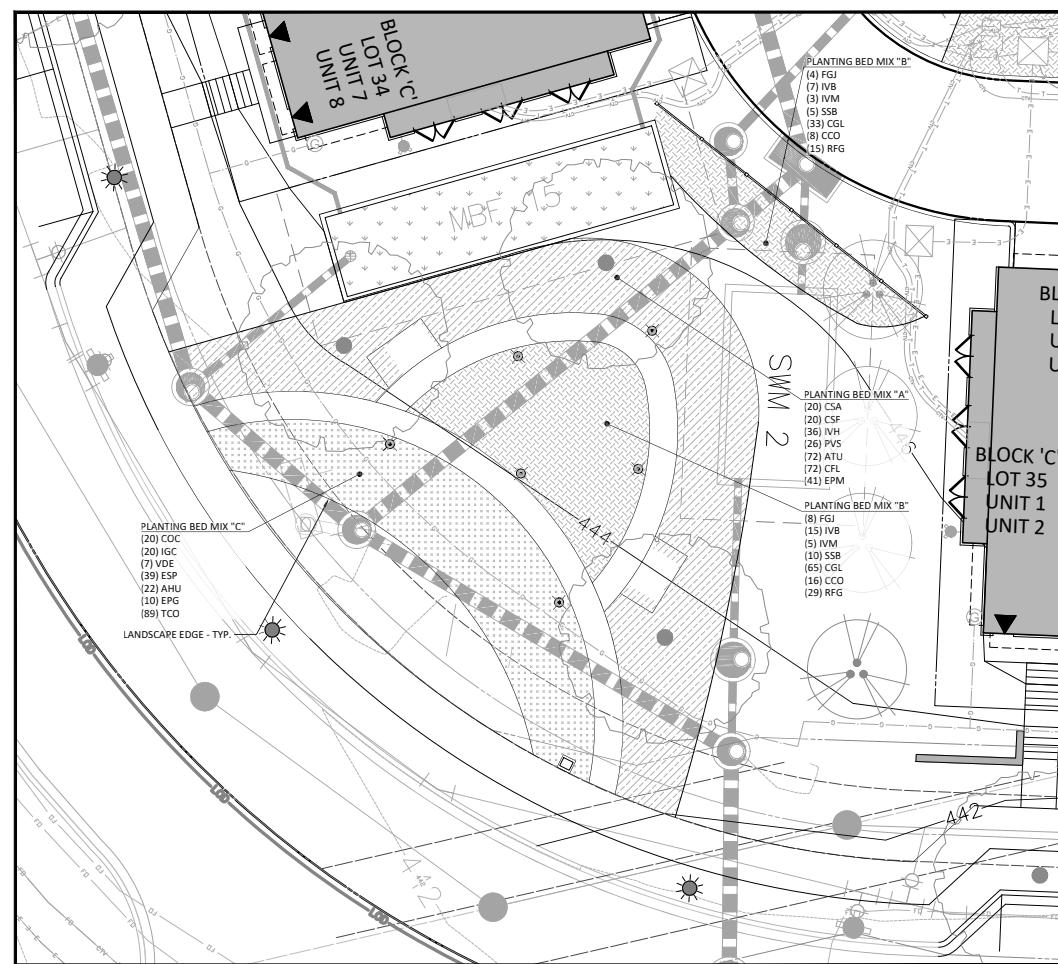
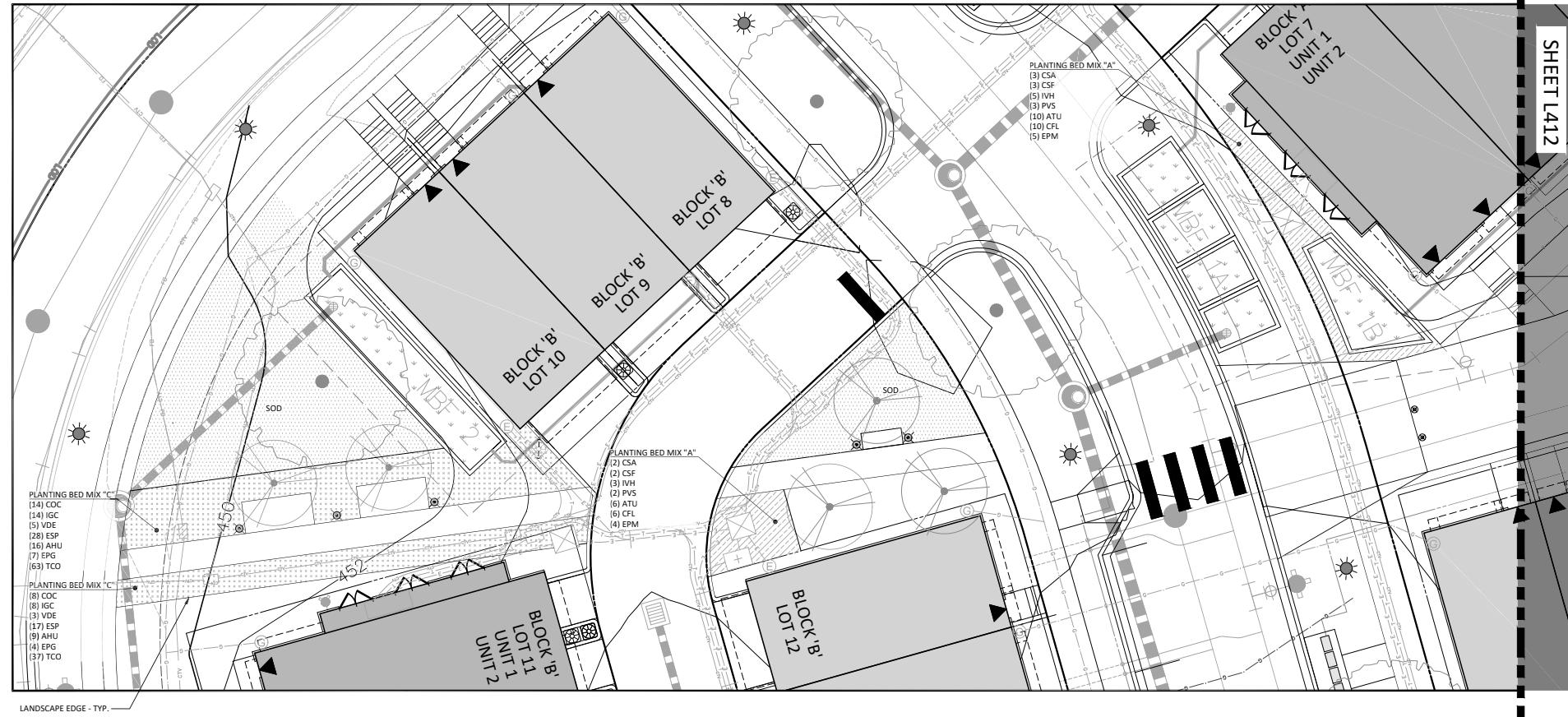
1/2020-10/2025 DRAFT DATE SHEET NUMBER

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call111.com or <http://www.811utility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY."

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any work. The excavator is responsible for compliance with requirements of Chapter 524 of the Montgomery County Code.

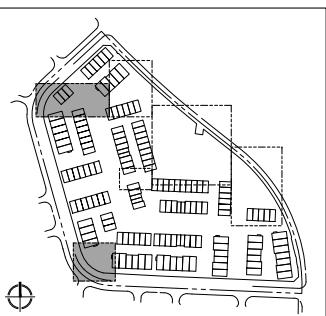
LAYOUT: L-111, Plotted By: Ju.cheng



NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.caill11.com or <http://www.digby.net>
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The developer must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any work. The developer is responsible for compliance with requirements of Chapter 524 of the Montgomery County Code.



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Our Site Set on the Future.

PREPARED FOR:
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POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 903-4832

ATTORNEY:
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BETHESDA, MD, 20814
CONTACT: PATRICK O'NEIL
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ploneil@learcherry.com

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goodman@vika.com

REVISIONS DATE

KEY MAP
SCALE: 1" = 250'

LEGEND

PROPOSED CANOPY TREE	
PROPOSED ORNAMENTAL TREE	
PROPOSED EVERGREEN TREE	
BIORETENTION (SEE SWM PLAN FOR DETAILS)	
PROPOSED CONCRETE PAVING-VEHICULAR	
PROPOSED CONCRETE PAVING-PEDESTRIAN	
PROPOSED CONCRETE PAVER-VEHICULAR	
PROPOSED CRUSHED GRANITE PAVING	
PROPOSED STAMPED CONCRETE	
EXISTING EASEMENTS	
PROPOSED DRY UTILITY EASEMENT	
PROPOSED PUBLIC UTILITY EASEMENT	
PROPOSED STORMWATER EASEMENT	
PROPOSED WSSC EASEMENT	
PROPOSED STORM DRAIN	
LIMIT OF DISTURBANCE	
PROPOSED STREET LIGHT	
PROPOSED BOLLARD LIGHT	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUB AREAS			
	CSA	PLANTING BED MIX "A"	ARCTIC FIRE® RED TWIG DOGWOOD
	CSF	CORNUS SERICEA 'ARCTIC FIRE'	YEW LEAF SLOWWOOD
	IWH	FEA VIRGINIA 'HERB'S GARNET'	HENRY'S GARNET SWEEPSPRE
	PVS	PANICULUM VIRGATUM 'SQUAW'	SQUAW SWITCH GRASS
	ATU	ASCLEPIAS TUBEROSA	BUTTERLY MILKWEED
	CFL	CAREX FLACCOSPERMA	BLUE WOOD SEDGE
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
		PLANTING BED MIX "B"	
	FGJ	FOTHERGILLA 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA
	IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS® WINTERBERRY
	IVM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS® WINTERBERRY
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM
	CGL	CHLORONEURUM 'TURTLE HEAD'	TURTLE HEAD
	CCO	CONOCLINIUM COELESTINUM	WILD AGERATUM
	RFG	RUDbeckia fulgida sullivantii 'GOLDSTORM'	GOLDSTORM CONEFLOWER
		PLANTING BED MIX "C"	
	COC	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
	IGC	ILEX GLabra 'COMPACTA'	COMPACT INKBERRY
	VDE	IBERIS SEMPERVIRENS	VIBURNUM
	ESP	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS
	AHU	AMONIA HIBRIDA	HIBRIDA'S BLUESTAR
	EPG	EUPATORIUM PURPUREUM MACULATUM 'GATEWAY'	GATEWAY SPOTTED JOE PYE WEED
	TCO	TIARELLA CORNIFOLIA	FOAMFLOWER

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

PLANTING PLAN ENLARGEMENTS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE AUTHORITY OF THE STATE OF MARYLAND.
NAME: ESRA SOYTUTAN, ASLA, PLA
EXPIRATION DATE: 07/09/2027

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DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIKA
PROJECT: **VM50602F**
DRAWING
NO. **L-410**

SHEET NO. **L-410**

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: **Tri Pointe Homes**
Contact Person: **Gio Esposito**
Address: **12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854**
Phone: **301.801.8877**

Signature: _____ Date: _____



KEY MAP
SCALE: 1" = 250'

LEGEND

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

BIORETENTION (SEE SWM PLAN FOR DETAILS)

PROPOSED CONCRETE PAVING-VEHICULAR

PROPOSED CONCRETE PAVING-PEDESTRIAN

PROPOSED CONCRETE PAVER-VEHICULAR

PROPOSED CRUSHED GRANITE PAVING

PROPOSED STAMPED CONCRETE

EXISTING EASEMENTS

PROPOSED DRY UTILITY EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

PROPOSED STORMWATER EASEMENT

PROPOSED WSSC EASEMENT

PROPOSED STORM DRAIN

LIMIT OF DISTURBANCE

PROPOSED STREET LIGHT

PROPOSED BOLLARD LIGHT

REVISIONS DATE

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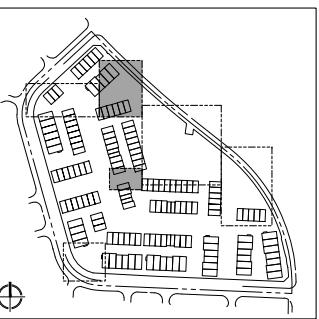
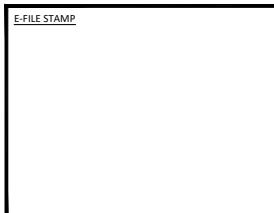
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VIKA

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Germantown, MD 20874
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Our Site Set on the Future.

PREPARED FOR:
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600
POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 903-4832

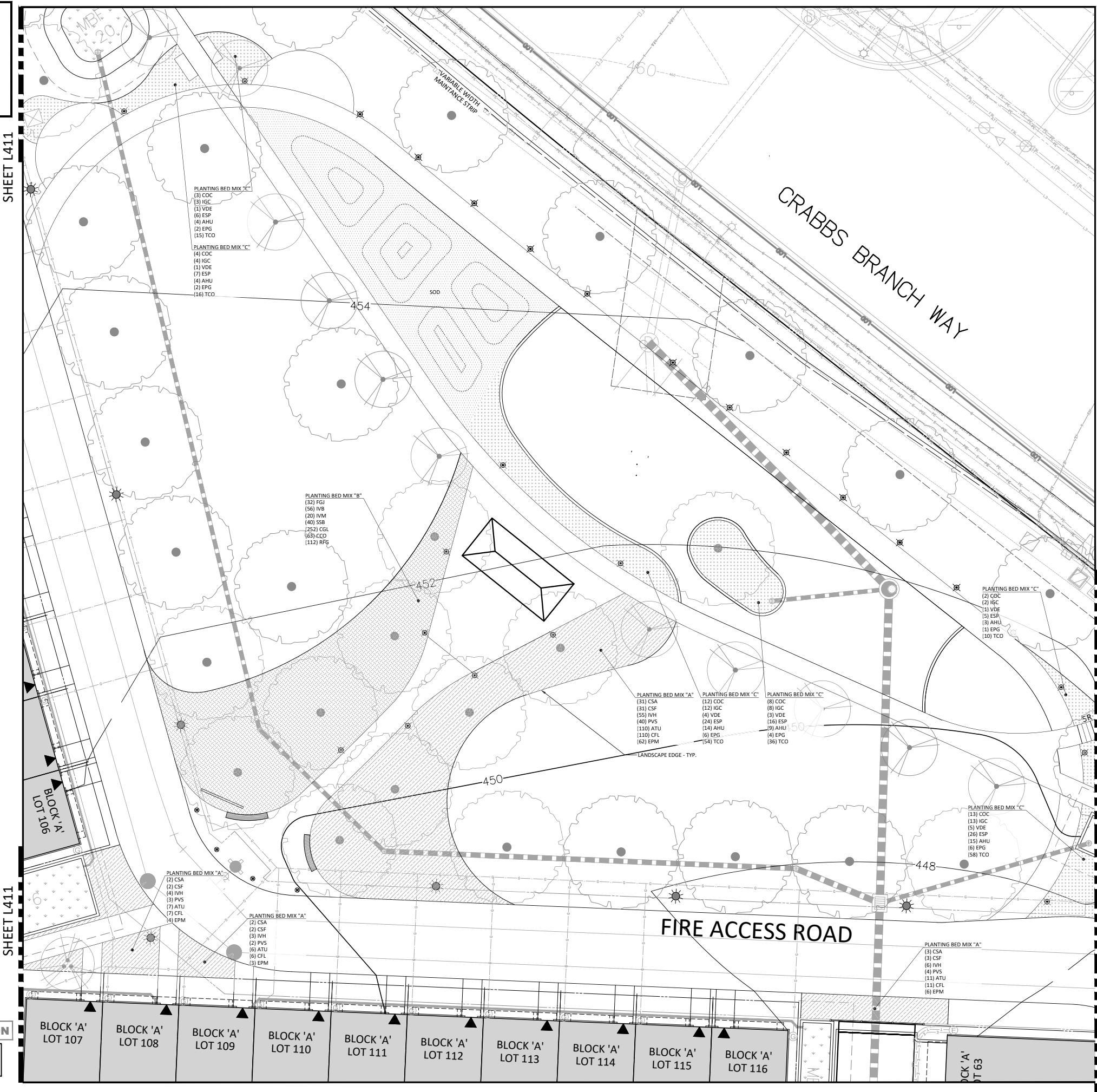
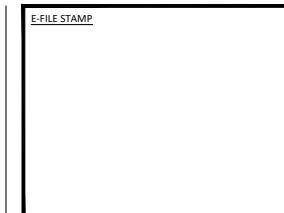
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BREWER, CHTD.
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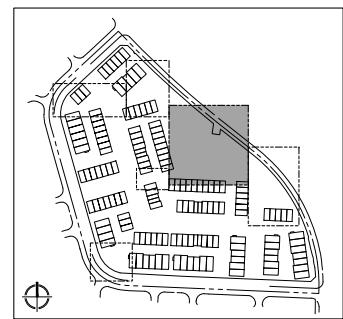
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goodman@vika.com

REVISIONS DATE



SHEET L411



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Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 Park Potomac Avenue, Suite 600
POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 903-4832

ATTORNEY:
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goodman@vika.com

REVISIONS DATE

SHEET L413

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

**MATERIALS PLAN
ENLARGEMENT**



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT
DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE STATE OF MARYLAND. THE NAME OF THE LANDSCAPE ARCHITECT
ESRA SOYTUTAN, ASLA, PLA
EXPIRATION DATE: 07/09/2027

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DRAWN BY: **IC**

DESIGNED BY: **ES**

DATE ISSUED: **10/07/25**

VIKA
PROJECT
DRAWING
NO.

VM50602F

SHEET NO. **L-412**

10 5 0 10 20 30

SCALE: 1" = 10'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: **Tri Pointe Homes**
Contact Person: **Gio Esposito**
Address: **12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854**
Phone: **201.801.8847**

Signature: _____ Date: _____

NOTES:

1. SEE SHEET L400 FOR OVERALL TREE PLANTING PLAN.
2. SEE SHEET L606 FOR PLANTING DETAILS AND MASTER SCHEDULE.

NOT FOR CONSTRUCTION

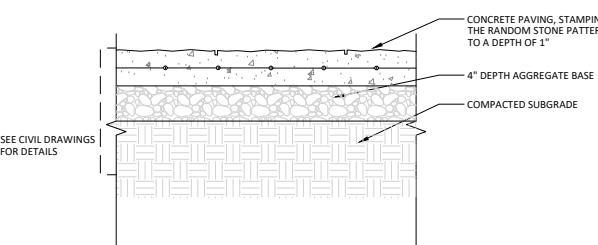
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call111.com or <http://www.digutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY."

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked prior to any work. The excavator is responsible for compliance with requirements of Chapter 124 of the Montgomery County Code.

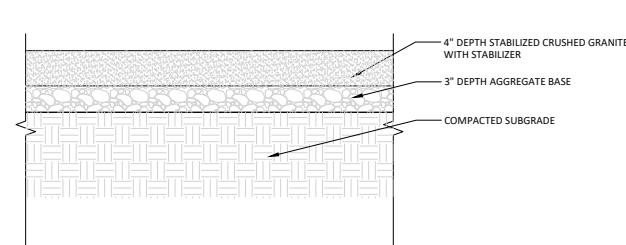
L-412, Potted By: Jachery

**CRUSHED GRANITE PAVING SPECIFICATIONS:**

MODEL: T.B.D.
SIZE: T.B.D.
MATERIAL: T.B.D.
COLOR: T.B.D.
MANUFACTURER: T.B.D.

**1 PEDESTRIAN CONCRETE PAVING WITH PATTERN STAMPED**

1 1/2" = 1'-0"

**2 CRUSHED GRANITE PATH**

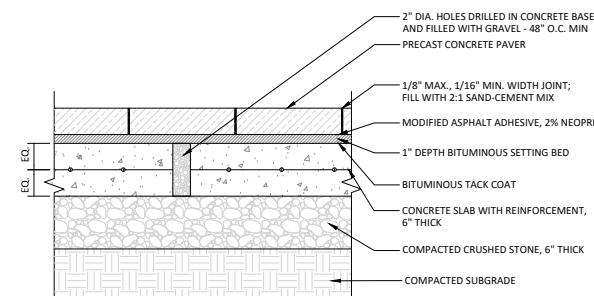
1 1/2" = 1'-0"

CONCRETE PAVER SPECIFICATIONS:

MODEL: T.B.D.
SIZE: T.B.D.
MATERIAL: T.B.D.
COLOR: T.B.D.
MANUFACTURER: T.B.D.

NOTES:

1. PROVIDE EXPANSION JOINT IN BASE SLAB @20'-0" O.C. MAX.
2. FIRE DEPARTMENT ACCESS ROADS MUST BE IMPERVIOUS AND CAPABLE OF SUPPORTING 85,000 LBS.

**3 VEHICULAR RATED CONCRETE PAVERS ON CONCRETE BASE**

1 1/2" = 1'-0"

4 VEHICULAR RATED CONCRETE PAVERS TO CONCRETE PAVING

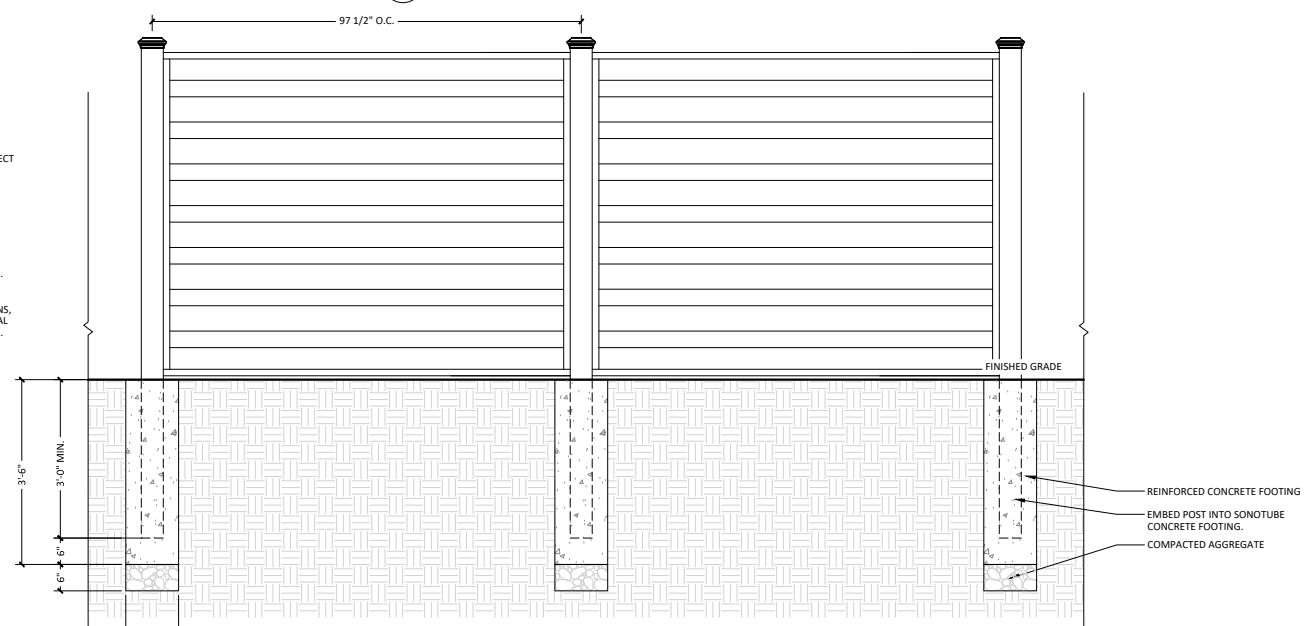
1 1/2" = 1'-0"

SPECIFICATIONS:

MODEL: TREX FENCE HORIZONS
SIZE: 6' HEIGHT
5" X 5" POST
1" X 5.75" SLICKLOCK PICKET
SUBMIT SAMPLE TO LANDSCAPE ARCHITECT
COLOR: WOODLAND BROWN
INSTALLATION: GROUND MOUNTED
MATERIAL: RECYCLED WOOD AND PLASTIC
MANUFACTURER: TREX OR APPROVED EQUAL
WWW.TREX.COM

NOTES:

1. FOLLOW MANUFACTURER'S INSTALLATION GUIDELINE.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REQUIRED FENCE AND GATE MATERIALS, CONNECTIONS, HARDWARE, LAYOUT, ETC. FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

**6 PRIVACY FENCE**

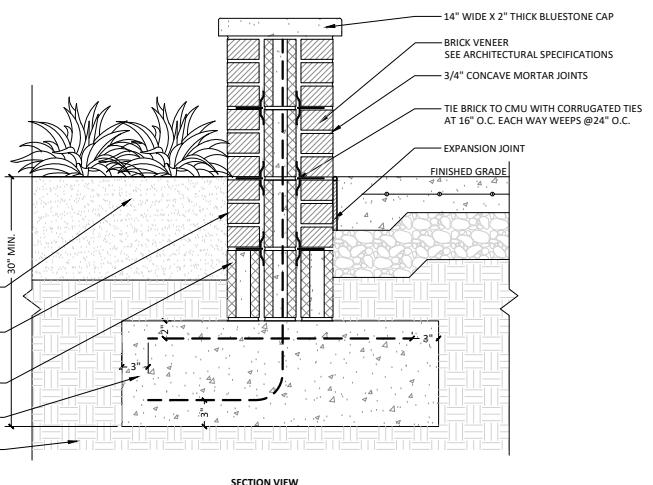
3/4" = 1'-0"

NOT FOR CONSTRUCTION

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked. The excavator is responsible for the cost of marking and the excavator is responsible for compliance with requirements of Chapter 504 of the Montgomery County Code.

**NOTES:**

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES AND TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP OF BRICK WALL PRIOR TO INSTALLING THE CAP.
2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL.
3. SEE GRADING PLAN FOR WALL ELEVATIONS AND GRADING.
4. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCEMENT DETAILS.
5. SEE MEP DRAWINGS FOR LIGHTING.
6. CONTRACTOR TO INSTALL A MINIMUM OF TWO COURSES OF BRICK BELOW THE FINISHED GRADE TO PREVENT EXPOSED CMU AT THE FINAL GRADE LEVEL- TYP.

**SECTION VIEW**

P-50602-5-05

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

SITE DETAILS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE MARYLAND BOARD OF LANDSCAPE ARCHITECTS. NAME: ESRA SOYTUTAN, PLA, LEED AP ND
EXPIRATION DATE: 07/09/2027

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DRAWN BY: **IC**DESIGNED BY: **ES**DATE ISSUED: **10/07/25**VIA
PROJECT
DRAWING
NO.SHEET NO. **L-600**

LAYOUT: L-600, Plotted By: Jachner

11/20/2019 10:50:00 AM



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
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12435 Park Potomac Ave., Suite 600
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CONTACT: GIO ESPOSITO
(301) 903-4832

ATTORNEY:
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BREWER, CHTD.
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WILLIAM ROBINSON, P.E.
robinson@vika.com

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100
ESRA SOYTUTAN, PLA, PLA
LEED AP ND
soytutan@vika.com

PLANNING:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100
MICHAEL GOODMAN, P.E.
goodman@vika.com

REVISIONS	DATE

821N0090

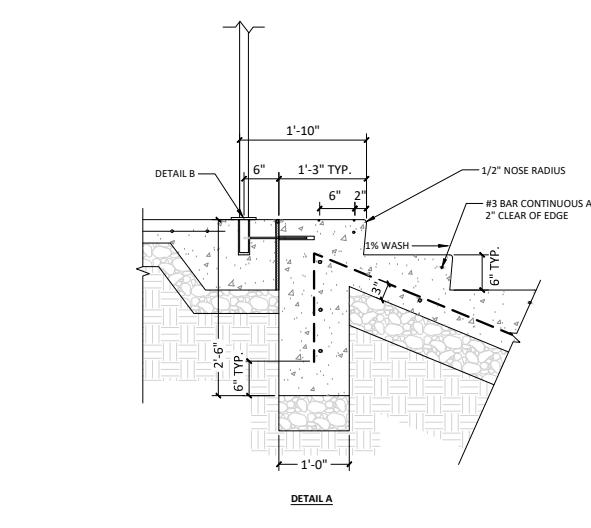
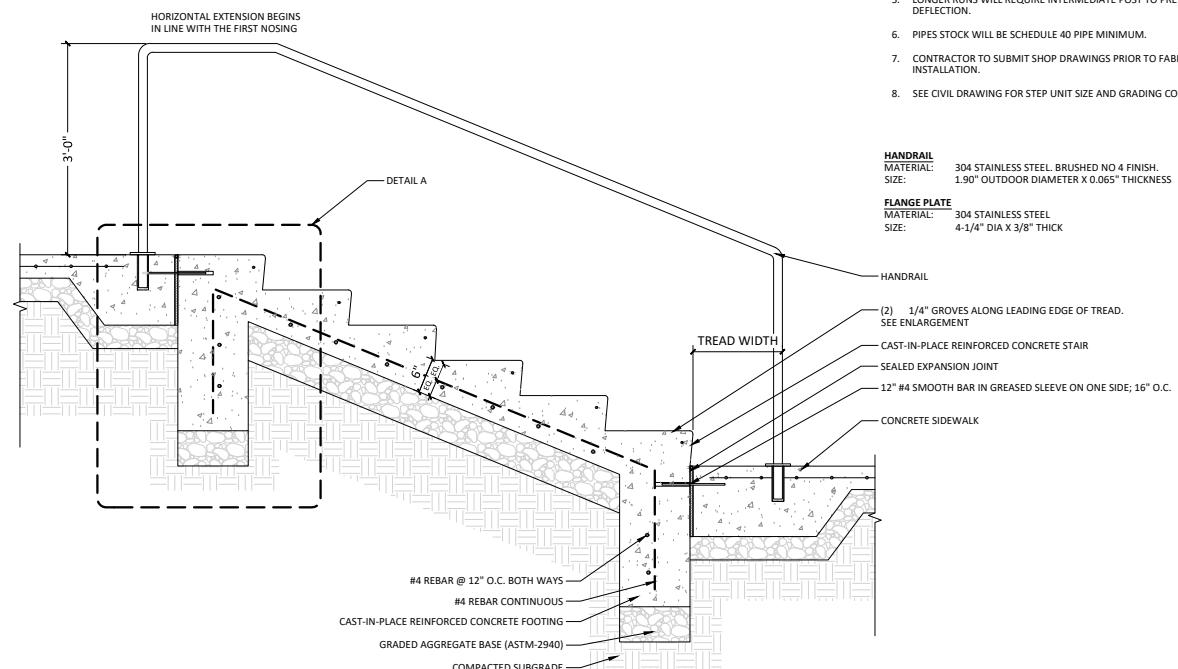
DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: **Tri Pointe Homes**
Contact Person: **Gio Esposito**
Address: **12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854**
Phone: **201.801.8877**

Signature: _____ Date: _____

DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIA
PROJECT
DRAWING
NO.
SHEET NO. **L-600**



1 CONCRETE STAIR WITH HANDBR

1" = 1'-0"

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.digutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked. The excavator is responsible for compliance with requirements of Chapter 52A of the Montgomery County Code.

P-50602-08

NOTES:

1. ALL CONCRETE TO BE MDSHA MIX NO. 3
2. UNLESS OTHERWISE SHOWN ON PLAN, ALL REBAR SHALL HAVE A CLEARANCE OF 3" FROM SURFACE
3. SUBMIT METAL HANDBR SHP DRAWING AND PRODUCT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT
4. ALL WELDS TO BE GROUND SMOOTH WITHOUT COMPROMISING THE STRUCTURAL INTEGRITY OF THE WELD
5. LONGER RUNS WILL REQUIRE INTERMEDIATE POST TO PREVENT RAIL DEFLECTION
6. PIPES STOCK WILL BE SCHEDULE 40 PIPE MINIMUM
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION
8. SEE CIVIL DRAWING FOR STEP UNIT SIZE AND GRADING COORDINATION.

HANDBR:

MATERIAL: 304 STAINLESS STEEL, BRUSHED NO 4 FINISH,

SIZE: 1.90" OUTDOOR DIAMETER X 0.065" THICKNESS

FLANGE PLATE:

MATERIAL: 304 STAINLESS STEEL

SIZE: 4-1/4" DIA X 3/8" THICK

HANDBR:

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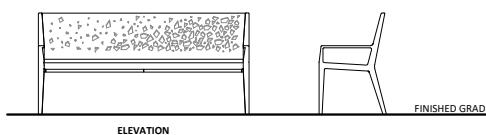
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SIZE: 1.90" OUTDOOR DIAMETER X 0.065" THICKNESS

FLANGE PLATE:

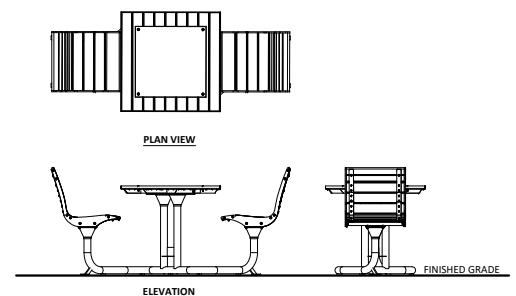
MATERIAL: 304 STAINLESS STEEL

SIZE: 4-1/4" DIA X 3/8" THICK



BACKED BENCH
1/2" = 1'-0"
P-50602-F-01

BACKED BENCH SPECIFICATIONS:
MODEL: TANDEM C' CONTOUR BENCH, FRACTURED MOVEMENT
SIZE: 35" W X 22" D X 17" H
MATERIAL: POWDER COATED STEEL
COLOR: SEAT AND BACK FRONT - TEXTURED RUST
REAR BACK - TEXTURED RUST
INSTALLATION: SURFACE MOUNT
MANUFACTURER: ANOVA OR APPROVED EQUAL
WWW.ANOVAFURNISHINGS.COM



GAME TABLE WITH BENCH
1/2" = 1'-0"
P-50602-F-02

GAME TABLE WITH SEAT SPECIFICATIONS:
MODEL: BEACON HILL RECYCLED PLASTIC BISTRO GAME TABLE, 2 SEATS
SIZE: 37" W X 34" D X 29" H
MATERIAL: RECYCLED PLASTIC ALUMINUM, STEEL
COLOR: PLASTIC SLAT - MAHOGANY
FRAME - TEXTURED BRONZE
INSTALLATION: SURFACE MOUNT
MANUFACTURER: ANOVA OR APPROVED EQUAL
WWW.ANOVAFURNISHINGS.COM

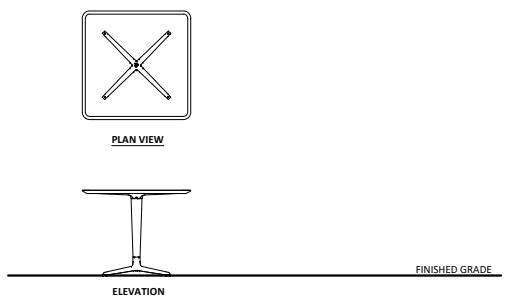
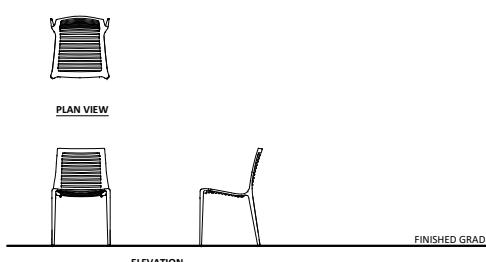
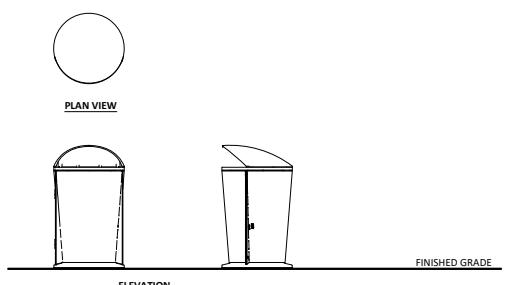


TABLE
1/2" = 1'-0"
P-50602-F-03

TABLE SPECIFICATIONS:
MODEL: CHIPMAN TABLE - DINING HEIGHT
SIZE: 37" W X 29" H
MATERIAL: ALUMINUM
COLOR: FOG
INSTALLATION: FREE STANDING
MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM



CHAIR SPECIFICATIONS:
MODEL: CHIPMAN CHAIR
SIZE: 22" D X 20" W X 33" H
MATERIAL: ALUMINUM
COLOR: SAGE
INSTALLATION: FREE STANDING
MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM



OUTDOOR STOOL SPECIFICATIONS:
MODEL: CHIPMAN STOOL
SIZE: 19" D X 22" W X 35" H
MATERIAL: ALUMINUM & STEEL
COLOR: FOG
INSTALLATION: FREE STANDING
MANUFACTURER: LANDSCAPEFORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

TRASH RECEPTACLE
1/2" = 1'-0"
P-50602-F-05

TRASH RECEPTACLE SPECIFICATIONS:
MODEL: AUSTIN LITTER
SIZE: 42" H X 24" DIAMETER
COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT
MATERIAL: CARBON STEEL PANELS, CAST ALUMINUM TOP, CAST IRON BASE
INSTALLATION: SURFACE MOUNTED
MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL
WWW.LANDSCAPEFORMS.COM

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or <http://www.maryutility.net> FOR THE LOCATION OF ANY WORK IN THE VICINITY."

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked. The utility companies are responsible for the cost of marking. The excavator is responsible for compliance with requirements of Chapter 52A of the Montgomery County Code.

LAYOUT: L-602, Plotted By: Jachner



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 Park Potomac Avenue, Suite 600
POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 983-4832

ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD, 20814
CONTACT: PATRICK O'NEIL
(301) 986-1300
pokane@learcherry.com

CIVIL ENGINEER:
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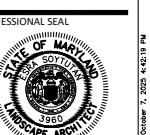
PLANNING:
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20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100
MICHAEL GOODMAN, P.E.
goodman@vika.com

REVISIONS
DATE

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342
820250090

SITE DETAILS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE MARYLAND LANDSCAPE ARCHITECT DUTY LICENSE, REGISTERED LANDSCAPE ARCHITECT AND THE MARYLAND LANDSCAPE ARCHITECTURE BOARD. NAME: ESRA SOYUTAN, RLA, LEED AP ND EXPIRATION DATE: 07/09/2027

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIVA MARYLAND, LLC. NO PART OF THESE DRAWINGS OR DOCUMENTS MAY BE COPIED, DIGITALLY CONVERTED OR USED FOR ANY OTHER PURPOSES. THESE DRAWINGS AND DOCUMENTS ARE THE PROPERTY OF VIVA MARYLAND, LLC. WRITTEN AUTHORIZATION FROM VIVA MARYLAND, LLC IS REQUIRED FOR ANY USE OF THESE DRAWINGS OR DOCUMENTS. THESE DRAWINGS AND DOCUMENTS ARE NOT FOR SALE. PLANS OR DRAWINGS MAY BE USED FOR CONSTRUCTION PURPOSES.

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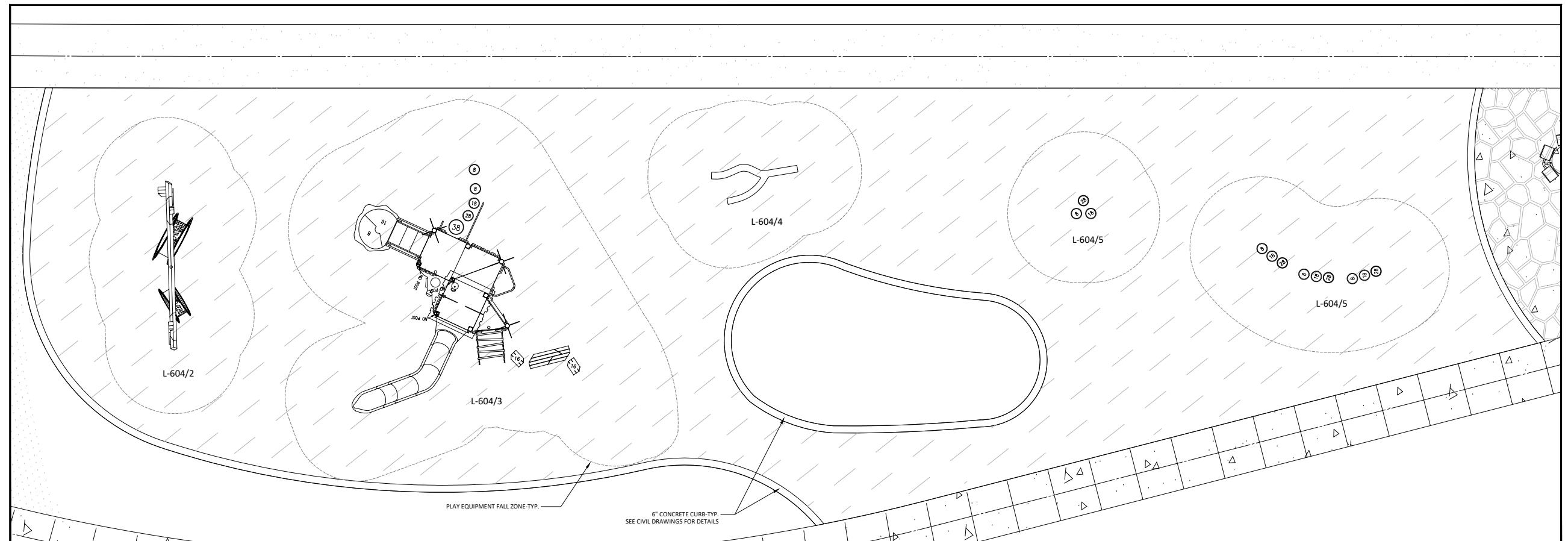
DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name:	Tri Pointe Homes
Contact Person:	Gio Esposito
Address:	12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone:	301.983.4832
Signature:	_____ Date: _____

DRAWN BY: **IC**
DESIGNED BY: **ES**
DATE ISSUED: **10/07/25**

VIKA
PROJECT: **VM50602F**
DRAWING NO.
SHEET NO. **L-602**

L-602



1 PLAYGROUND ENLARGEMENT



PLAYGROUND SURFACE SPECIFICATIONS:
MODEL: ENGINEERED WOOD FIBER
INSTALLATION: FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES
MANUFACTURER: SPARKSATPLAY OR APPROVED EQUAL
WWW.SPARKSATPLAY.COM

1 ENGINEERED WOOD FIBER



PLAYGROUND EQUIPMENT SPECIFICATIONS:
MODEL: FOX DEN® HANGOUTS
INSTALLATION: MODEL #307431
FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES

2 PLAYGROUND EQUIPMENT - TYPE 1



PLAYGROUND EQUIPMENT SPECIFICATIONS:
MODEL: SLIDE
INSTALLATION: FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES

3 PLAYGROUND EQUIPMENT - TYPE 2



PLAYGROUND EQUIPMENT SPECIFICATIONS:
MODEL: LOG BALANCE BEAM
INSTALLATION: MODEL #173596
FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES

4 PLAYGROUND EQUIPMENT - TYPE 3



PLAYGROUND EQUIPMENT SPECIFICATIONS:
MODEL: LOG STEPPER
INSTALLATION: MODEL #173596
FOLLOW MANUFACTURER'S INSTALLATION GUIDELINES
MANUFACTURER: LANDSCAPE STRUCTURES OR APPROVED EQUAL
WWW.PLAVSL.COM

5 PLAYGROUND EQUIPMENT - TYPE 4

CENTRO SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

PLAYGROUND DETAILS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER. THE NAME OF THE LANDSCAPE ARCHITECT IS: ESRA SOYUTAN, ASLA, PLA
LEED AP ND
SOYUTAN@VIKA.COM
EXPIRATION DATE: 07/09/2027

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC. THEY ARE THE EXCLUSIVE PROPERTY OF VIKA MARYLAND, LLC. THEY ARE NOT TO BE COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY OTHER PURPOSE THAN THE SPECIFIED PURPOSE. THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC. THEY ARE THE EXCLUSIVE PROPERTY OF VIKA MARYLAND, LLC. THEY ARE NOT TO BE COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY OTHER PURPOSE THAN THE SPECIFIED PURPOSE. THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC. THEY ARE THE EXCLUSIVE PROPERTY OF VIKA MARYLAND, LLC. THEY ARE NOT TO BE COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY OTHER PURPOSE THAN THE SPECIFIED PURPOSE.

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DRAWN BY: IC

DESIGNED BY: ES

DATE ISSUED: 10/07/25

VIKA
PROJECT
DRAWING
NO.

SHEET NO. L-604

NOT FOR CONSTRUCTION



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call111.com or <http://www.811utility.net>
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY."

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located and marked. The excavator must also notify the utility companies. The excavator is responsible for compliance with requirements of Chapter 504 of the Montgomery County Code.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name:	Tri Pointe Homes
Contact Person:	Gio Esposito
Address:	12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone:	201.801.8877
Signature:	Date:



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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE 600
POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 803-4832

ATTORNEY:
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DRAWN BY: IC

DESIGNED BY: ES

DATE ISSUED: 10/07/25

VIKA
PROJECT
DRAWING
NO.

SHEET NO. L-604



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE 600
POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
(301) 893-4832

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MICHAEL GOODMAN, P.E.
goodman@vika.com

REVISIONS _____ DATE _____



1 ADULT FITNESS EQUIPMENT TYPE 1
NOT TO SCALE
P-50602-PG-01



2 ADULT FITNESS EQUIPMENT TYPE 2
NOT TO SCALE
P-50602-PG-02



3 NEIGHBORHOOD LITTLE FREE LIBRARY
NOT TO SCALE
P-50602-F-12



4 BRICK VENEER COUNTER TOP
NOT TO SCALE
P-50602-S-01



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48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

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5 ENTRY SIGN @ PLAZA
NOT TO SCALE
P-50602-S-02

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250099, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name:	Tri Pointe Homes
Contact Person:	Gio Esposito
Address:	12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854
Phone:	301.893.4832
Signature:	Date:

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DESIGNED BY: ES
DATE ISSUED: 10/07/25

VVA
PROJECT: VM50602F
DRAWING NO.
SHEET NO. L-605

SITE DETAILS



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE MARYLAND LANDSCAPE ARCHITECTURE ACT. NAME: ESRA SOYUTAN, ASLA, PLA, LEED AP ND EXPIRATION DATE: 07/09/2027







LOW-VIS END CONDITION

ktgy

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Suite 200
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ktgy.com
202.599.9191



CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
July 21, 2025



ELEVATIONS

PG 4



HIGH-VIS END CONDITION - ELEV. 1

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tri pointe
HOMES

CENTRO SQUARE BACK TO BACK 24'X52'

SCHEMATIC DESIGN

July 21, 2025

A horizontal number line starting at 0 and ending at 8. There are tick marks at 0, 2, 4, and 8. The segments between the tick marks are of equal length.

ELEVATIONS

PG 5



HIGH-VIS END CONDITION - ELEV. 2



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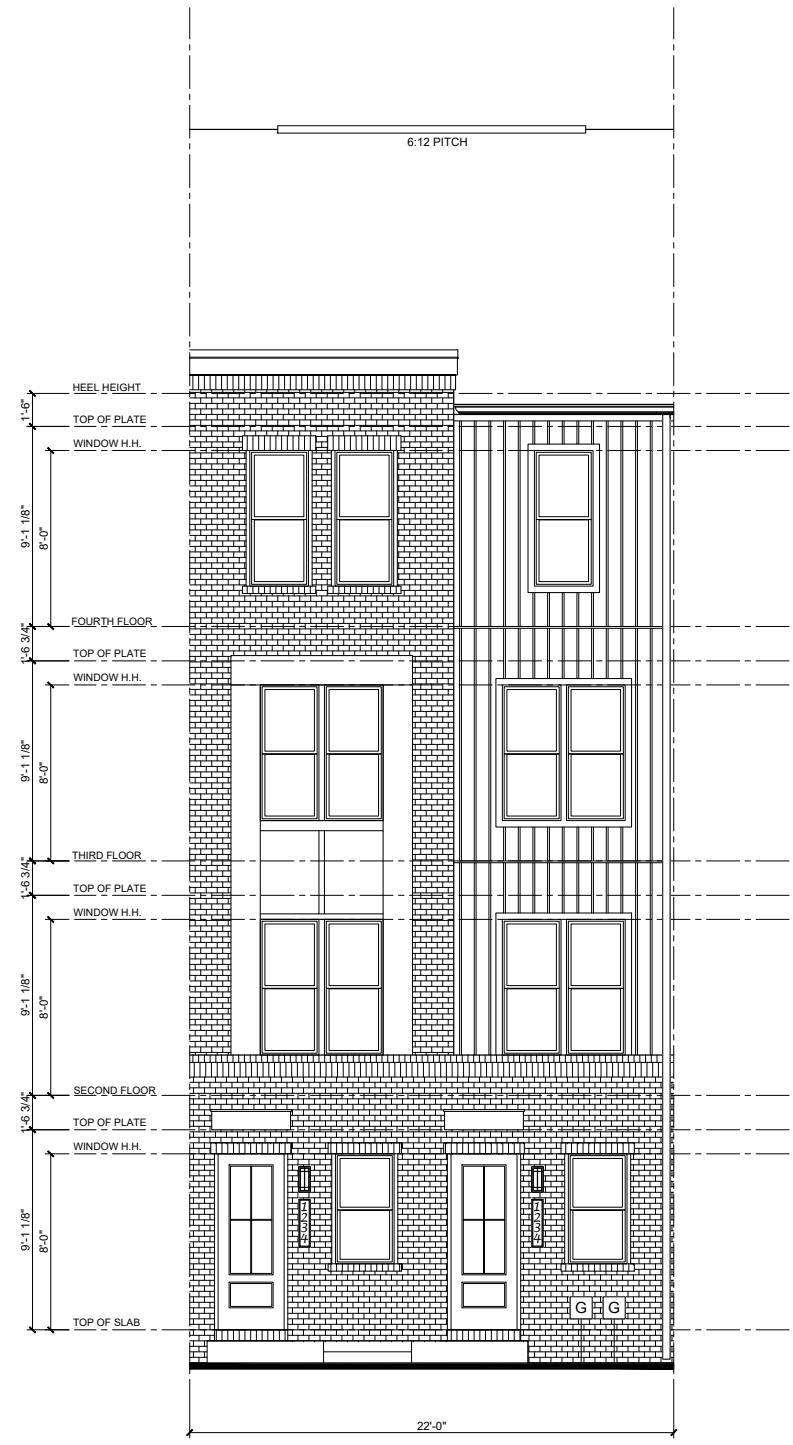
CENTRO SQUARE
BACK TO BACK 24'X52'

SCHEMATIC DESIGN
July 21, 2025



ELEVATIONS

PG 7





7 - UNIT BUILDING STRIP

Disclaimer:
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ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION



ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

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ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 1
MPDU
22X48 BACK-TO-BACK

ELEVATION 3
MARKET RATE
24X52 BACK-TO-BACK

ELEVATION 2
MARKET RATE
24X52 BACK-TO-BACK

E-FILE STAMP



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E-FILE STAMP



ELEVATION 2
TYPICAL LOW VISIBILITY
END UNIT SIDE ELEVATION

ELEVATION 2
TYPICAL HIGH VISIBILITY
END UNIT SIDE ELEVATION

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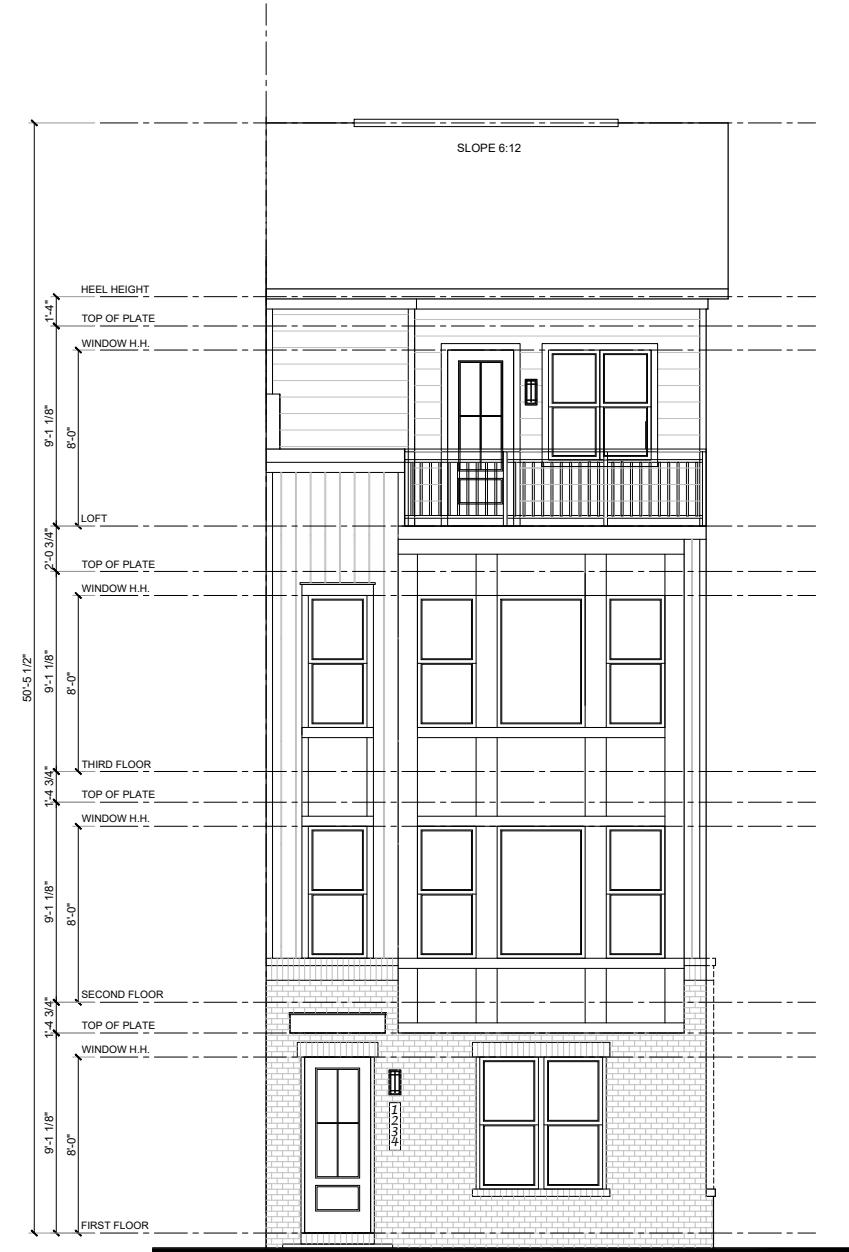
E-FILE STAMP



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EXTERIOR STYLE 3



EXTERIOR STYLE 2



EXTERIOR STYLE 1



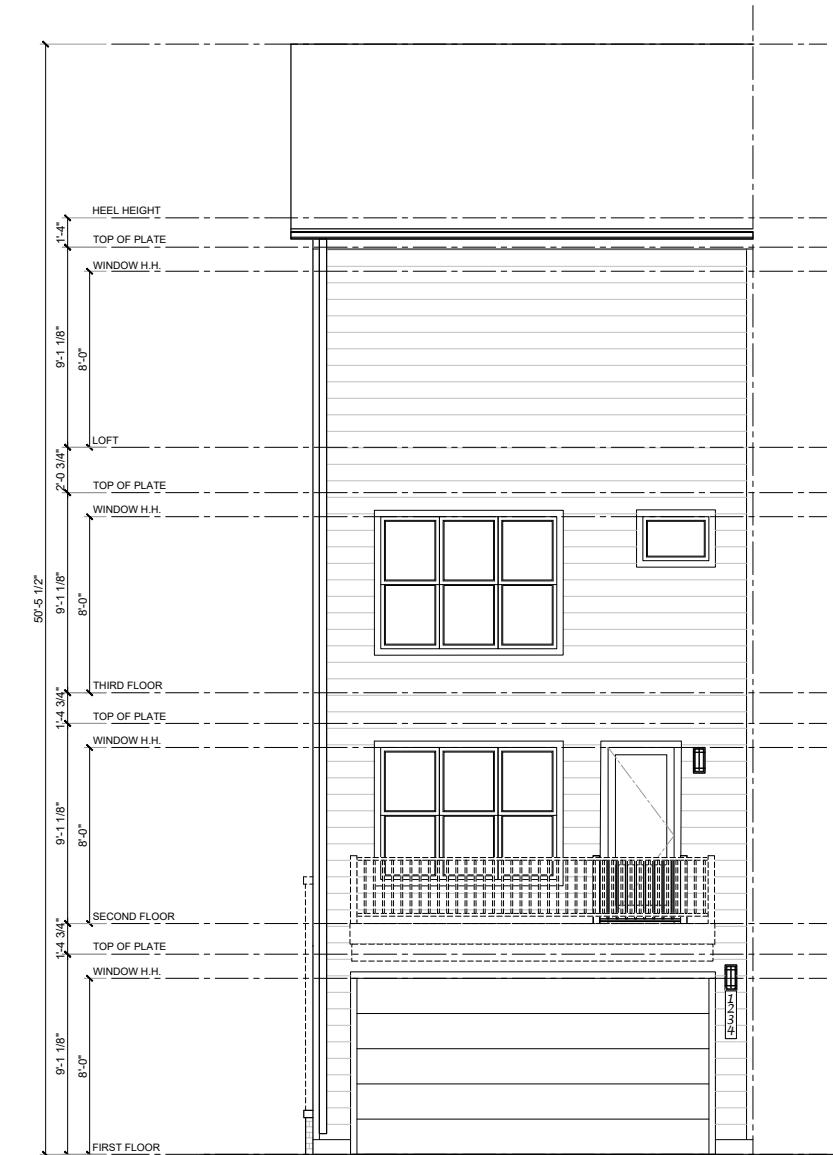
HI-VIZ END CONDITION



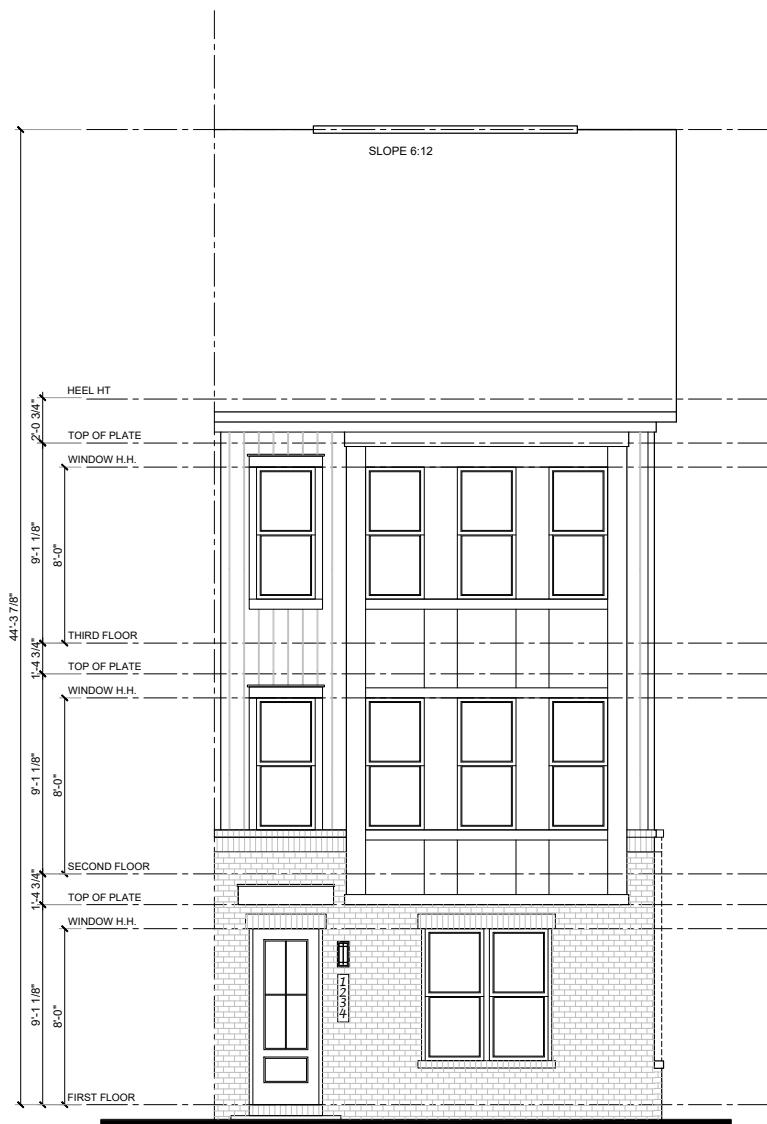
LOW-VIS END CONDITION



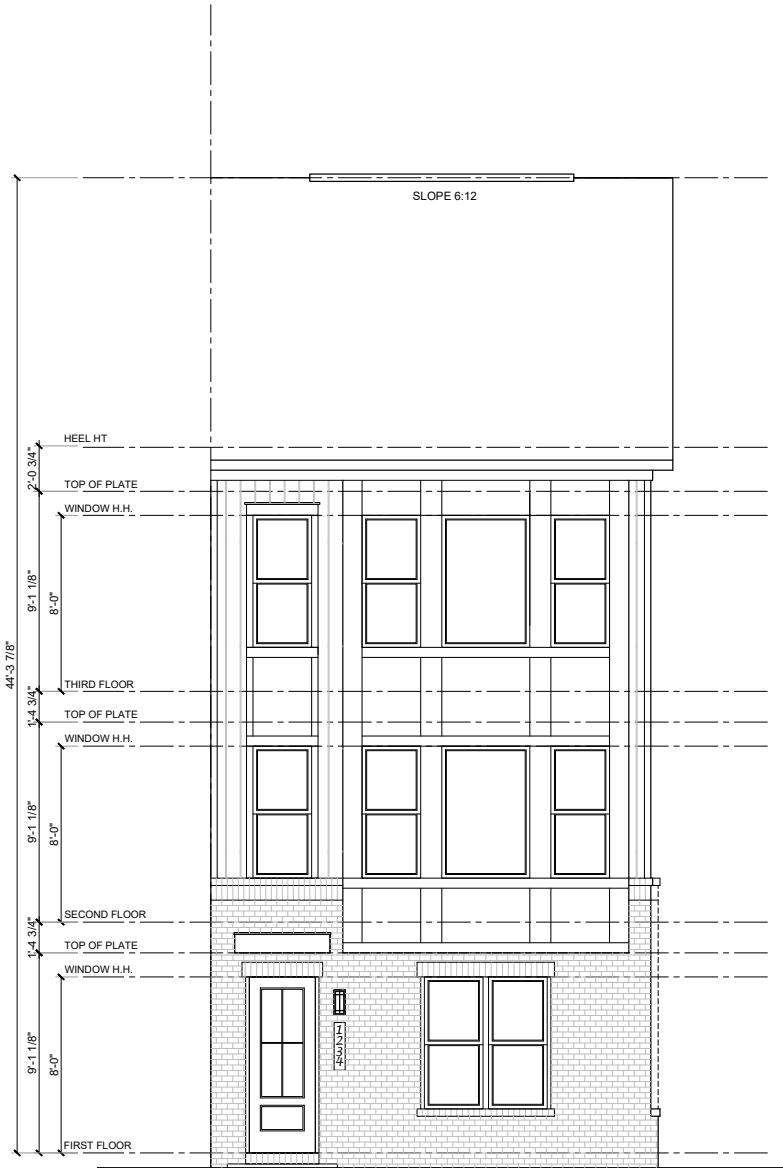
REAR ELEVATION @ OPT. LOFT BEDROOM



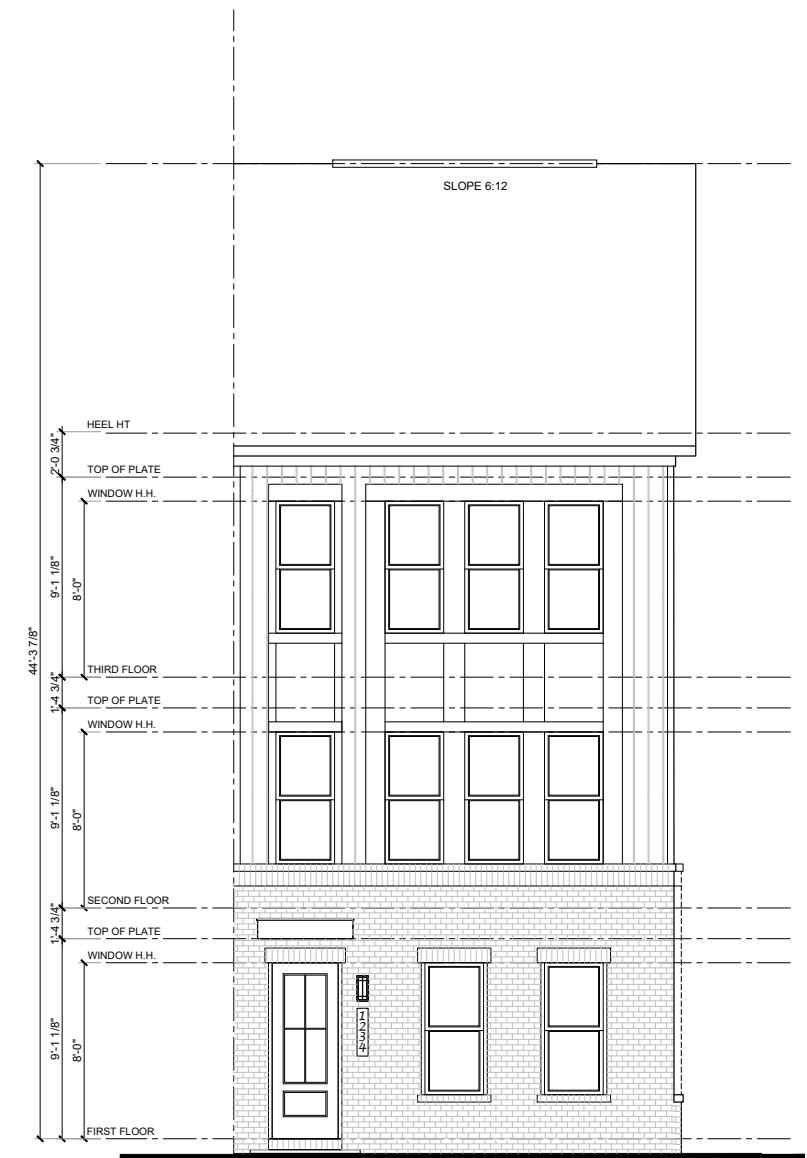
REAR ELEVATION



EXTERIOR STYLE 3



EXTERIOR STYLE 2



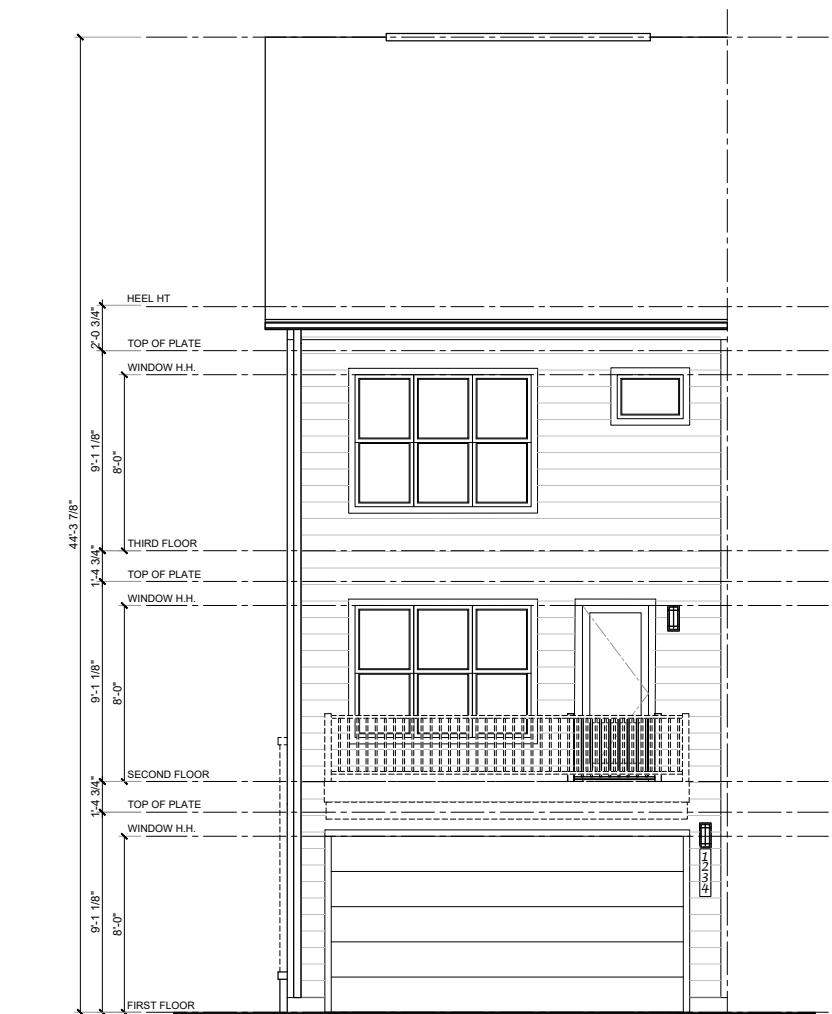
EXTERIOR STYLE 1



SIDE EXTERIOR STYLE @ HI-VIZ



SIDE EXTERIOR STYLE @ LOW-VIZ



REAR EXTERIOR STYLE



TOWNHOUSE 20'X42'
REAR EXTERIOR STYLES
@ 3 FLOORS
END UNIT

C-2.5



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP FRONT



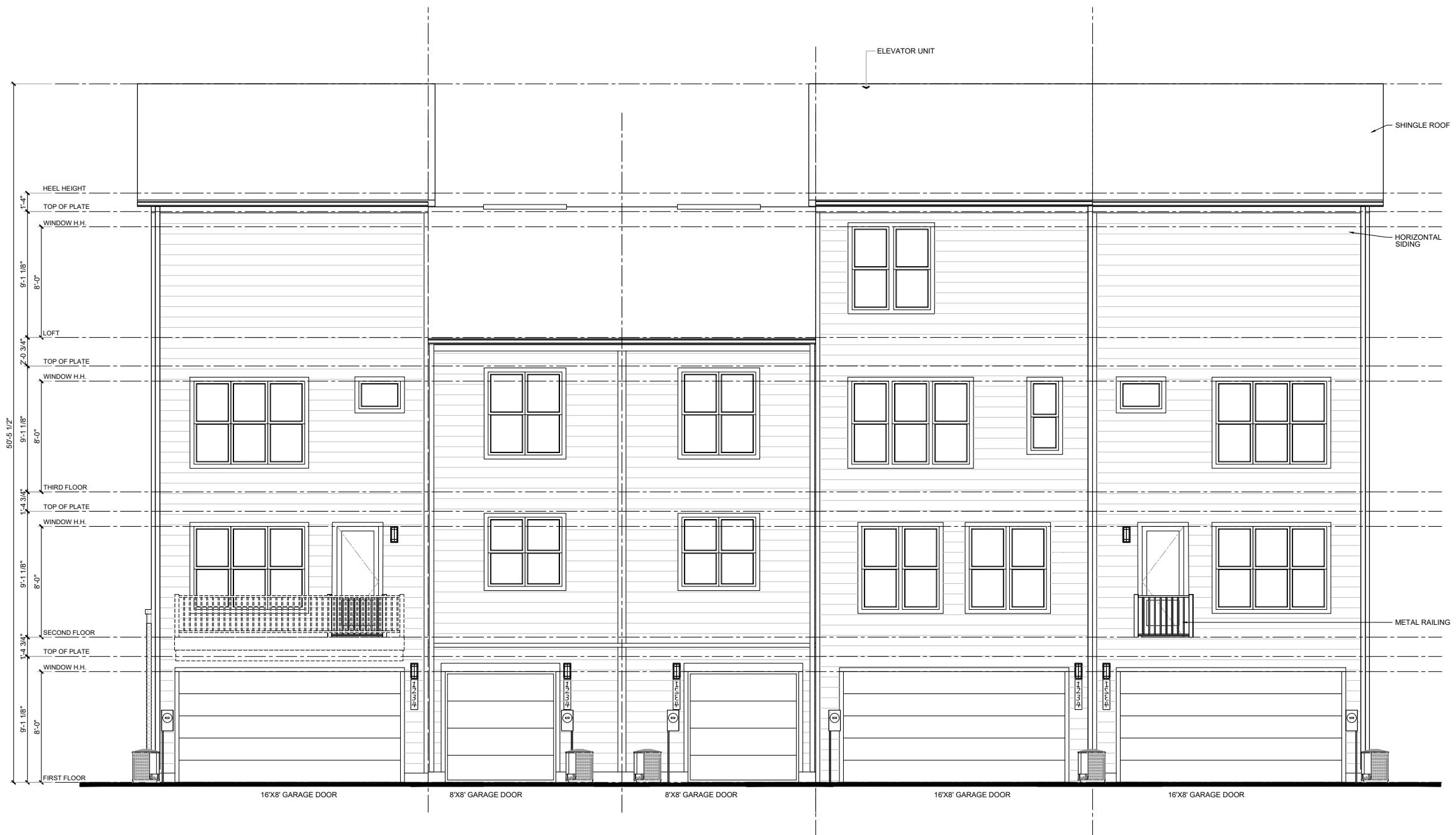
LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

BUILDING STRIP LEFT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP RIGHT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING STRIP FRONT



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END HI-VIZ END

3FLR BUILDING RIGHT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0"
PER PLAN
HI-VIZ END

LOT MPDU-EXT STYLE-1
1/4" = 1'-0"
PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0"
REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0"
PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0"
REVERSE

3FLR BUILDING REAR



BUILDING STRIP FRONT

ktgy

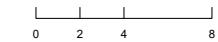
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CENTRO SQUARE

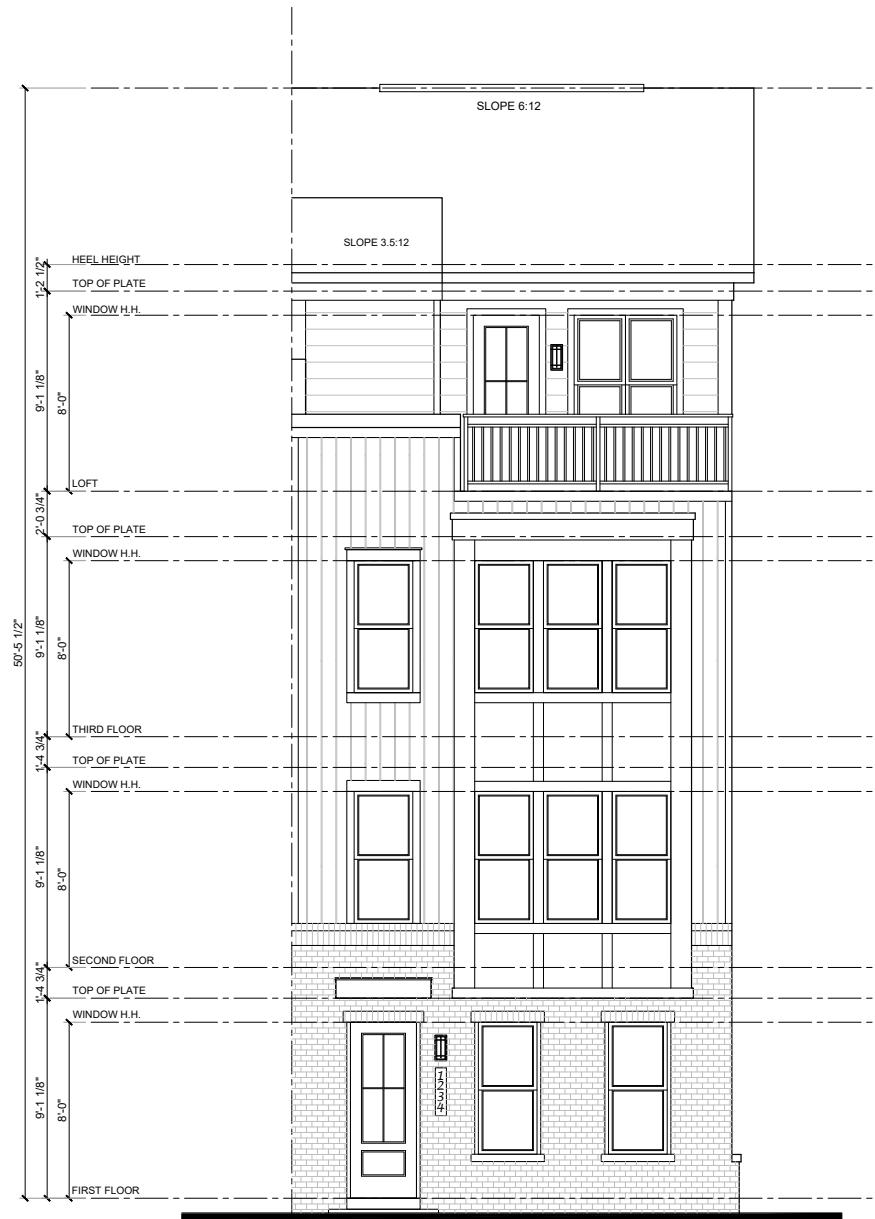
SCHEMATIC DESIGN

July 21, 2025

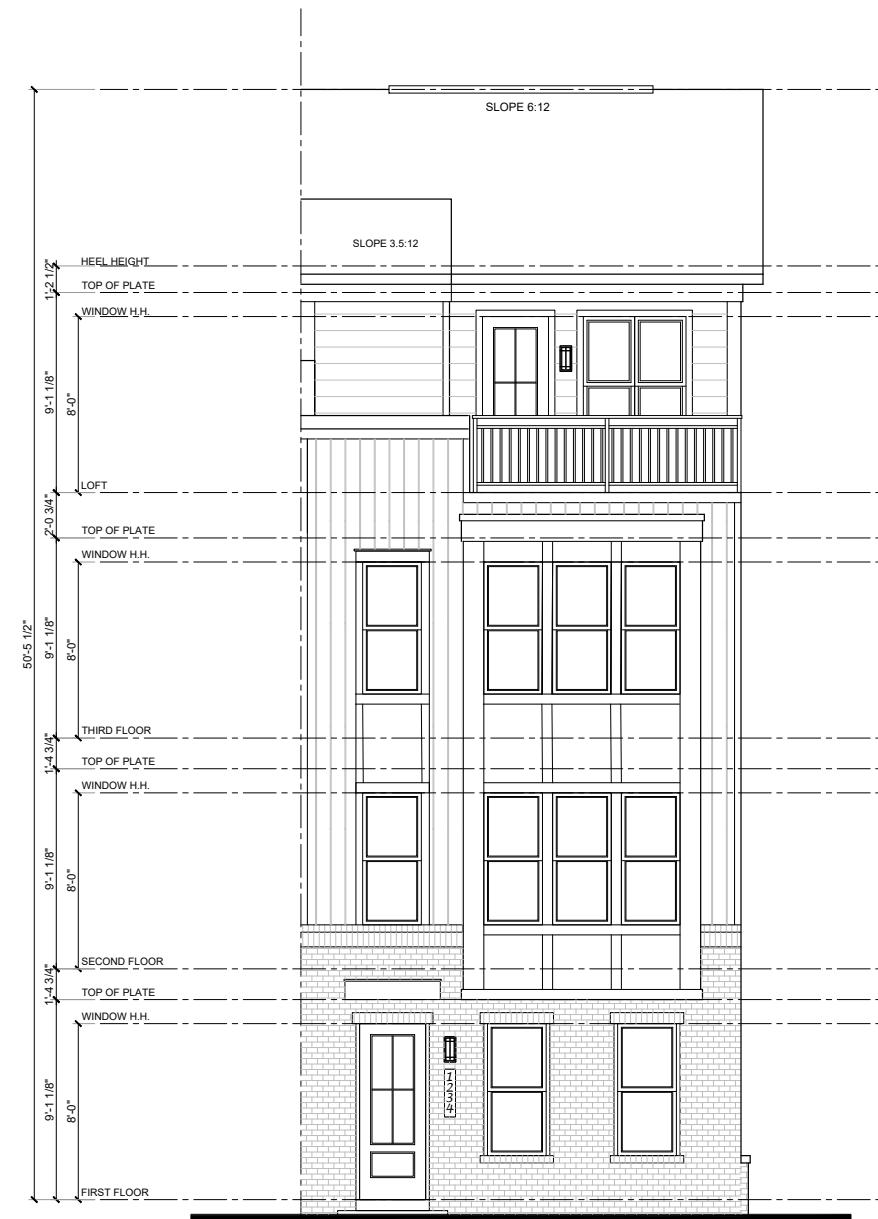


TOWNHOUSE 20'X42'
STRIP ELEVATIONS
3 & 4 FLOORS

C-3.3



EXTERIOR STYLE 3



EXTERIOR STYLE 2



EXTERIOR STYLE 1



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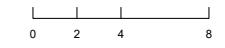
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CENTRO SQUARE

SCHEMATIC DESIGN

July 21, 2025



TOWNHOUSE 20'X42' W/ ELEVATOR
ELEVATIONS

D-2.1



SIDE EXTERIOR STYLE 1 @ HI-VIZ



SIDE EXTERIOR STYLE-1 @ LOW VIZ



SIDE EXTERIOR STYLE 2 @ HI-VIZ



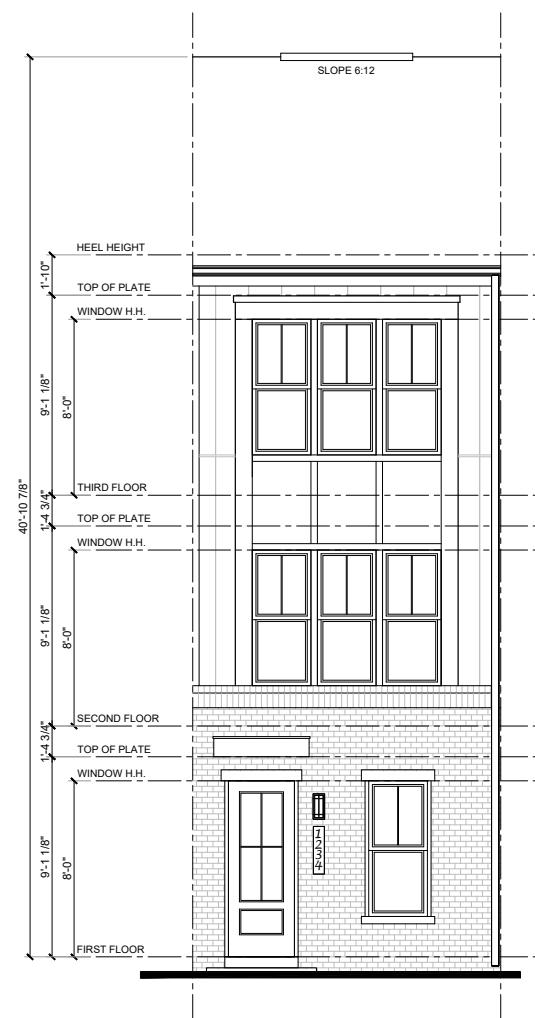
SIDE EXTERIOR STYLE-2 @ LOW VIZ



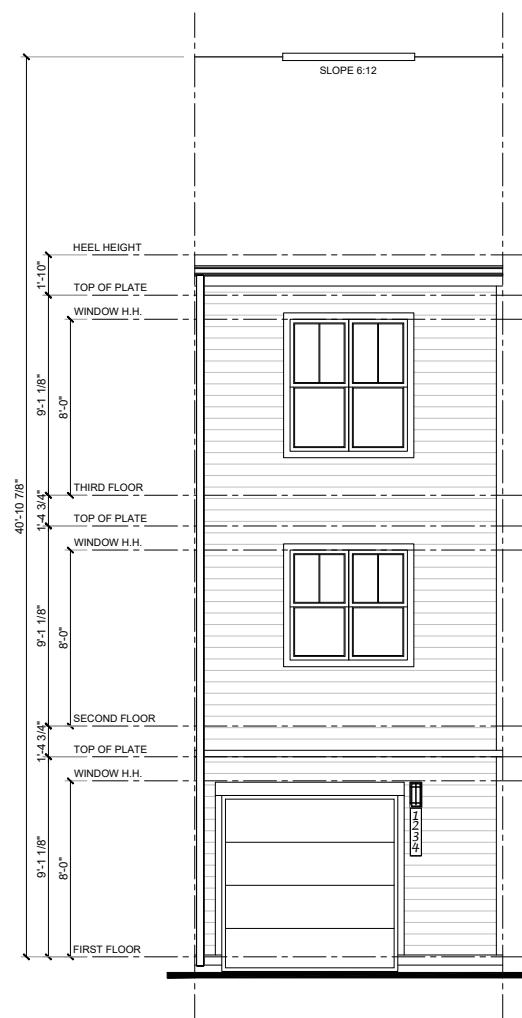
SIDE EXTERIOR STYLE 3 @ HI-VIZ



SIDE EXTERIOR STYLE-3 @ LOW VIZ



FRONT ELEVATION



REAR ELEVATION

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CENTRO SQUARE
MPDU TOWNHOUSE 14'X39'

SCHEMATIC DESIGN
July 21, 2025



ELEVATIONS

E-2.0

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSELOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLANLOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSELOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLANLOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

3FLR BUILDING STRIP FRONT

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LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 3FL-EXT STYLE-2
1/4" = 1'-0" PER PLAN

LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

3FLR BUILDING REAR

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LOT 3FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

E-FILE STAMP



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MATERIALS, AND OPTIONS MAY VARY WHEN THE COMMUNITY OPENS FOR SALES IN THE FUTURE.

3FLR BUILDING STRIP FRONT

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tri pointe
HOMES

CENTRO SQUARE
MONTGOMERY COUNTY, MD
2023684

SCHEMATIC DESIGN
July 21, 2025

TOWNHOME STRIP FRONT ELEVATION
3 FLOOR UNITS

PG 3.0

E-FILE STAMP



3FLR BUILDING REAR

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E-FILE STAMP



LOT 3FL-EXT STYLE-3
1/4" = 1'-0"
REVERSE
LOW-VIZ END

3 FLR BUILDING STRIP LEFT SIDE



LOT 3FL-EXT STYLE-3
1/4" = 1'-0"
PER PLAN
HI-VIZ END

3FLR BUILDING RIGHT SIDE

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LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

BUILDING STRIP FRONT

Disclaimer:
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1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

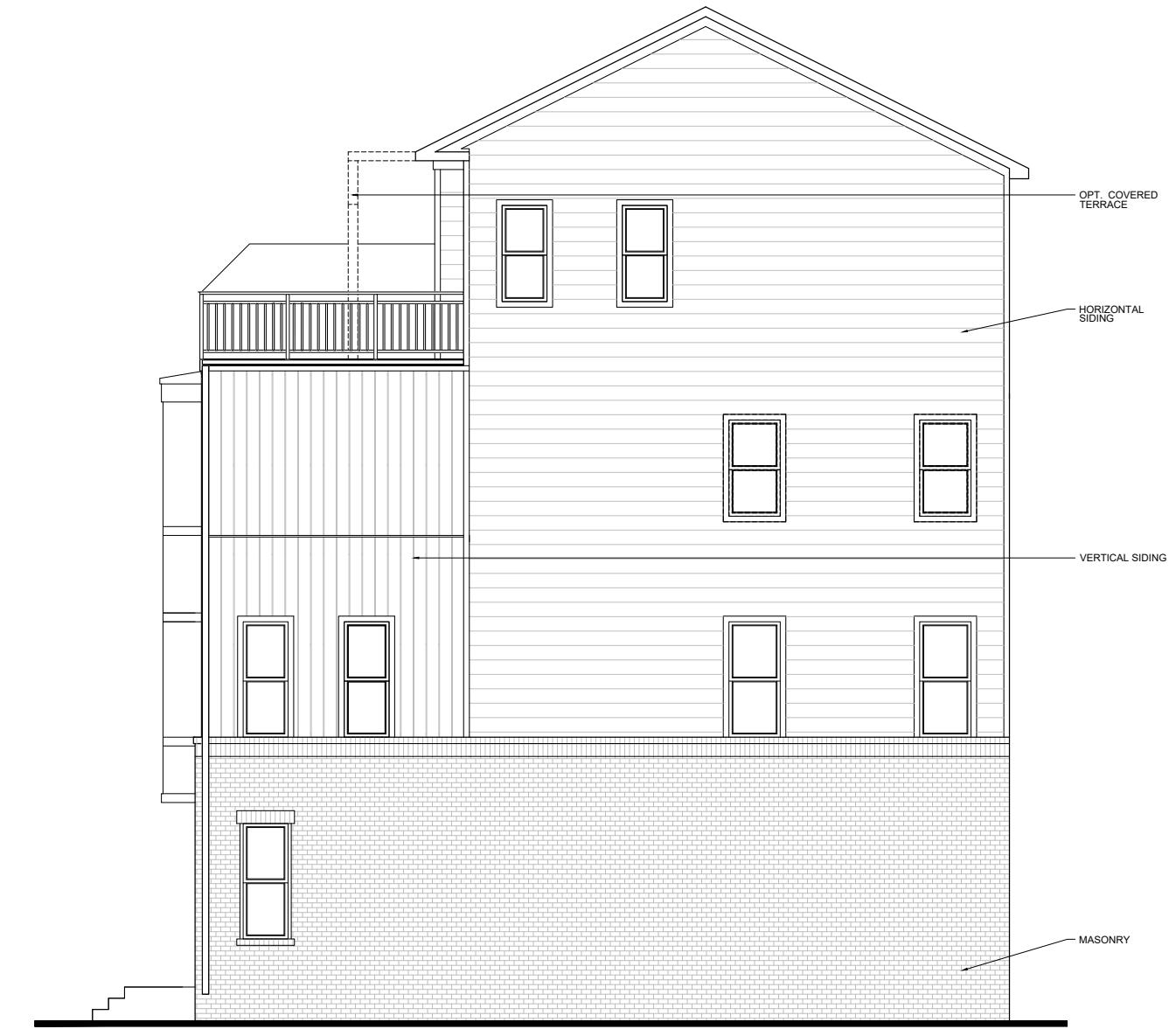
BUILDING STRIP REAR

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LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE
LOW-VIZ END

BUILDING STRIP LEFT SIDE



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN
HI-VIZ END

BUILDING STRIP RIGHT SIDE

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E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0"
PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0"
REVERSE

LOT MPDU-EXT STYLE-1
1/4" = 1'-0"
PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
PER PLAN

BUILDING STRIP FRONT

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E-FILE STAMP



LOT 4FL-EXT STYLE-3
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT MPDU-EXT STYLE-1
1/4" = 1'-0" REVERSE

LOT 4FL-EXT STYLE-1
1/4" = 1'-0" PER PLAN

LOT 4FL-EXT STYLE-3
1/4" = 1'-0" REVERSE

BUILDING STRIP REAR

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E-FILE STAMP



OPT. COVERED TERRACE

HORIZONTAL SIDING

MASONRY



OPT. COVERED TERRACE

VERTICAL SIDING

HORIZONTAL SIDING

MASONRY

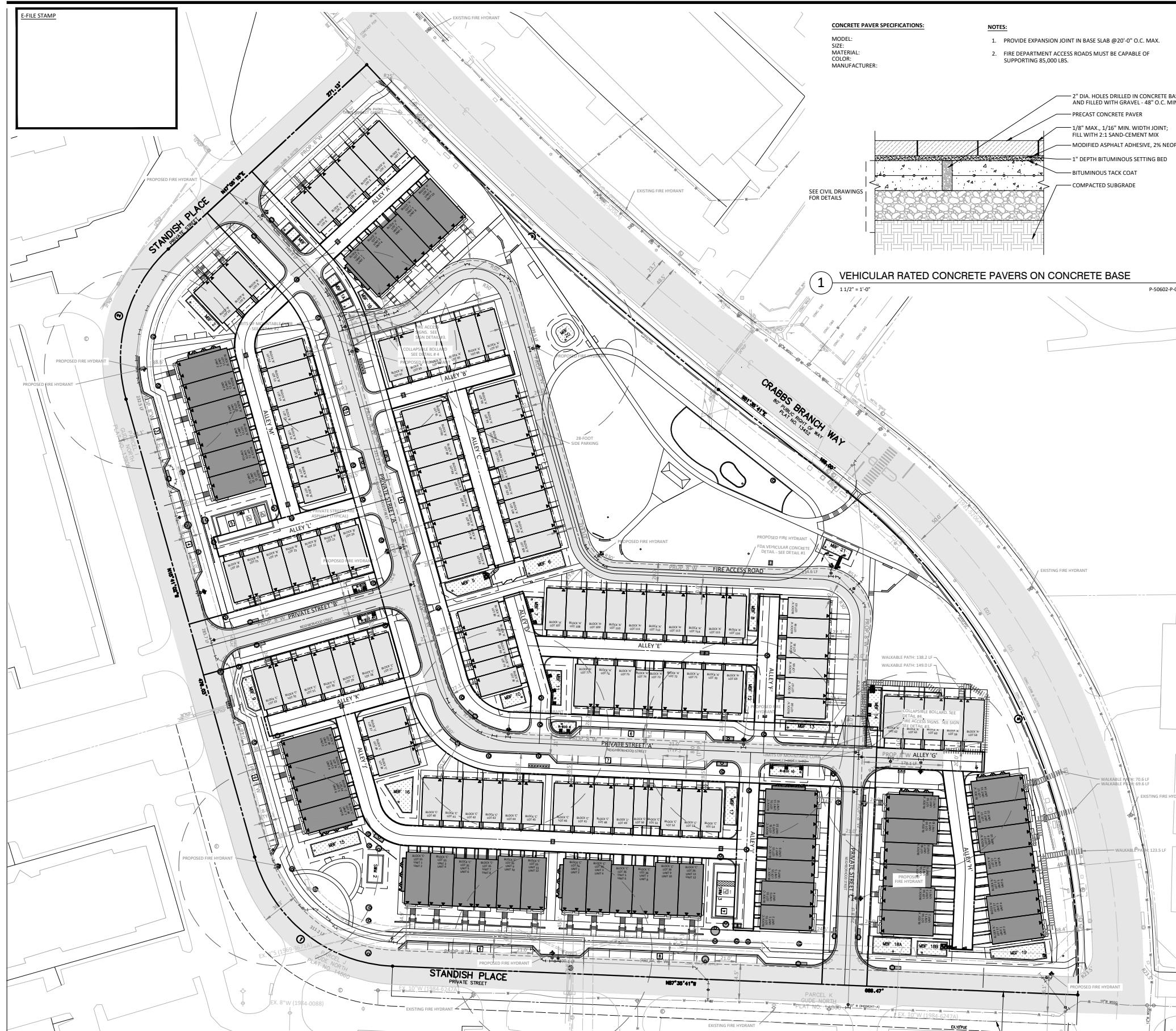
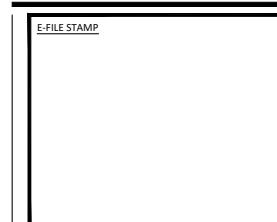
LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
REVERSE
LOW -VIZ END

BUILDING STRIP LEFT SIDE

LOT 4FL-EXT STYLE-3
1/4" = 1'-0"
PER PLAN
HI -VIZ END

BUILDING STRIP RIGHT SIDE

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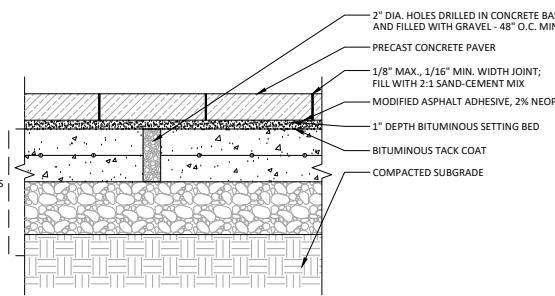


CONCRETE PAVER SPECIFICATIONS:

MODEL:
SIZE:
MATERIAL:
COLOR:
MANUFACTURER:

NOTES:

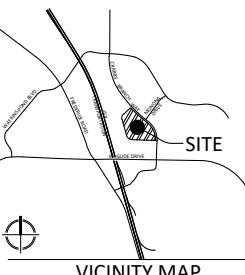
1. PROVIDE EXPANSION JOINT IN BASE SLAB @20'-0" O.C. MAX.
2. FIRE DEPARTMENT ACCESS ROADS MUST BE CAPABLE OF SUPPORTING 85,000 LBS.



SEE CIVIL DRAWINGS
FOR DETAILS

1 VEHICULAR RATED CONCRETE PAVERS ON CONCRETE BASE

P-50602-P-04



VICINITY MAP

SCALE: 1" = 2000'



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Our Site Set on the Future.

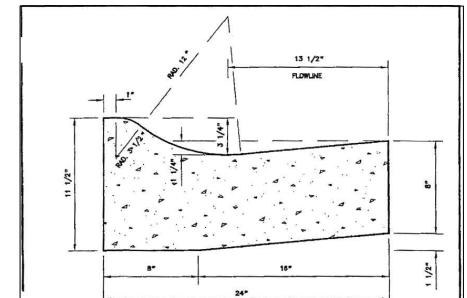
PREPARED FOR:
TRI POINTE HOMES
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POTOMAC, MD 20854
CONTACT: GIO ESPOSITO
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ATTORNEY:
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BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD 20814
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pokane@lerchearly.com

CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100
WILLIAM ROBINSON, P.E.
robinson@vika.com

LANDSCAPE ARCHITECT:
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ESRA SOYTUTAN, ASLA, PLA
LEED AP ND
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PLANNING:
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SUITE 400
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(301) 916-4100
SACHIN KALBAG, AICP
kalbag@vika.com



GENERAL NOTES

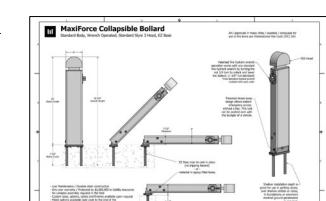
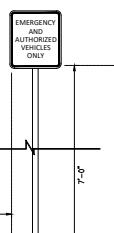
1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR MATERIALS, COLOR, FINISH, AND OTHER REQUIREMENTS FOR THIS LOCATION.
2. MAXIMIZABLE CURB SHALL NOT BE USED ON TERTIARY STREETS OR ON SECONDARY RESIDENTIAL CURB-DE-SIDE 500 FEET OR LESS IN LENGTH, MEASURED FROM THE LAST INTERSECTING STREET.
3. WHENEVER STANDARD MC-104.01 IS USED IN CONINATION WITH THIS STANDARD, A 10' FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-104.01 TO STANDARD MC-103.01 FOR CURB ROTATION AND CURB RISES.
4. TRANSITION BY STANDARD MC-104.01 AND MC-103.01 OR MC-101.01 SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE SLOPE CONSTENT.
5. THE STANDARD DISTANCE BETWEEN CURBS SHALL BE TEN FEET (NORMALLY AND WHENEVER DISTANCES SHALL BE THIRTY FEET AND FIVE FEET RESPECTIVELY).
6. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PRESTRESSED CONCRETE, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYISOPURe OR POLYURETHANE ELASTOMERIC TYPE SEALANT CEMENTING/SEALED WITH ASME-C22.1

APPROVED	REVISED	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION	MONTGOMERY COUNTY
14 MAY 2008	4/2008	ATM-2320	STANDARD NO. MC-104.01
<i>John S. Sorenson</i> DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION	<i>John S. Sorenson</i> SACHIN KALBAG, AICP		
CHEF, DIV. OF CAP. DEV.			

REVISIONS DATE

2 MOUNTABLE CURB DETAIL FOR FIRE ACCESS VEHICLE

NOT TO SCALE

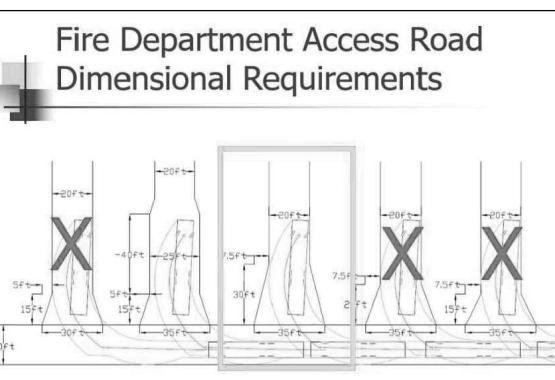


3 FIRE ACCESS SIGN

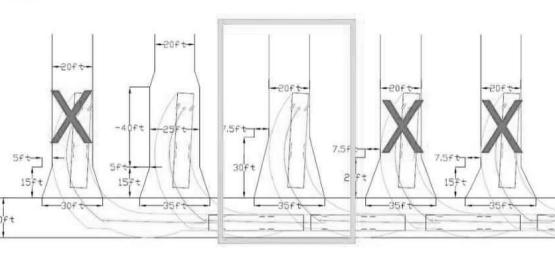
NOT TO SCALE

4 COLLAPSIBLE BOLLARD

NOT TO SCALE



Fire Department Access Road Dimensional Requirements



DEVELOPER'S CERTIFICATE	
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250100, including Approval Conditions, Development Program and Certified Site Plan.	
Developer's Name: <i>Tri Pointe Homes</i>	
Contact Person: <i>Gio Esposito</i>	
Address: <i>12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854</i>	
Phone: <i>301.803.4832</i>	
Signature: <i>[Signature]</i> Date: <i>[Date]</i>	

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

VIKA PROJECT: **VM50602F**
DRAWING NO. **FDA-1**

SCALE: 1" = 40'

0 20' 40' 60' 80'

100' 120' 140' 160'

180' 200' 220' 240'

260' 280' 300' 320'

340' 360' 380' 400'

420' 440' 460' 480'

500' 520' 540' 560'

580' 600' 620' 640'

660' 680' 700' 720'

740' 760' 780' 800'

820' 840' 860' 880'

900' 920' 940' 960'

1000' 1020' 1040' 1060'

1100' 1120' 1140' 1160'

1200' 1220' 1240' 1260'

1300' 1320' 1340' 1360'

1400' 1420' 1440' 1460'

1500' 1520' 1540' 1560'

1600' 1620' 1640' 1660'

1700' 1720' 1740' 1760'

1800' 1820' 1840' 1860'

1900' 1920' 1940' 1960'

2000' 2020' 2040' 2060'

2100' 2120' 2140' 2160'

2200' 2220' 2240' 2260'

2300' 2320' 2340' 2360'

2400' 2420' 2440' 2460'

2500' 2520' 2540' 2560'

2600' 2620' 2640' 2660'

2700' 2720' 2740' 2760'

2800' 2820' 2840' 2860'

2900' 2920' 2940' 2960'

3000' 3020' 3040' 3060'

3100' 3120' 3140' 3160'

3200' 3220' 3240' 3260'

3300' 3320' 3340' 3360'

3400' 3420' 3440' 3460'

3500' 3520' 3540' 3560'

3600' 3620' 3640' 3660'

3700' 3720' 3740' 3760'

3800' 3820' 3840' 3860'

3900' 3920' 3940' 3960'

4000' 4020' 4040' 4060'

4100' 4120' 4140' 4160'

4200' 4220' 4240' 4260'

4300' 4320' 4340' 4360'

4400' 4420' 4440' 4460'

4500' 4520' 4540' 4560'

4600' 4620' 4640' 4660'

4700' 4720' 4740' 4760'

4800' 4820' 4840' 4860'

4900' 4920' 4940' 4960'

5000' 5020' 5040' 5060'

5100' 5120' 5140' 5160'

5200' 5220' 5240' 5260'

5300' 5320' 5340' 5360'

5400' 5420' 5440' 5460'

5500' 5520' 5540' 5560'

5600' 5620' 5640' 5660'

5700' 5720' 5740' 5760'

5800' 5820' 5840' 5860'

5900' 5920' 5940' 5960'

6000' 6020' 6040' 6060'

6100' 6120' 6140' 6160'

6200' 6220' 6240' 6260'

6300' 6320' 6340' 6360'

6400' 6420' 6440' 6460'

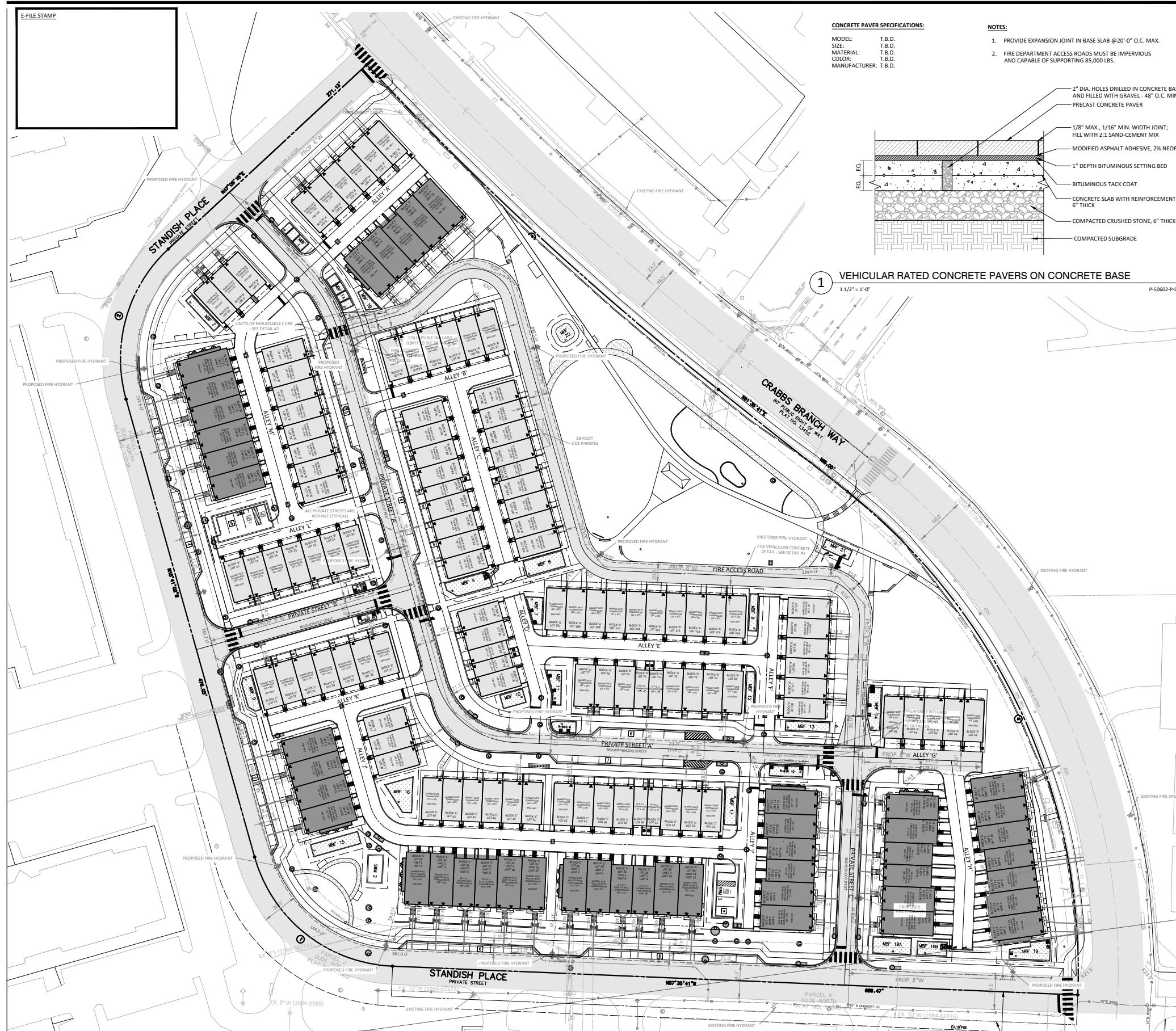
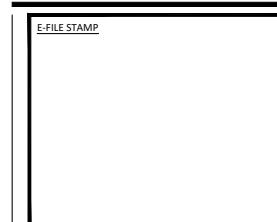
6500' 6520' 6540' 6560'

6600' 6620' 6640' 6660'

6700' 6720' 6740' 6760'

6800' 6820' 6840' 6860'

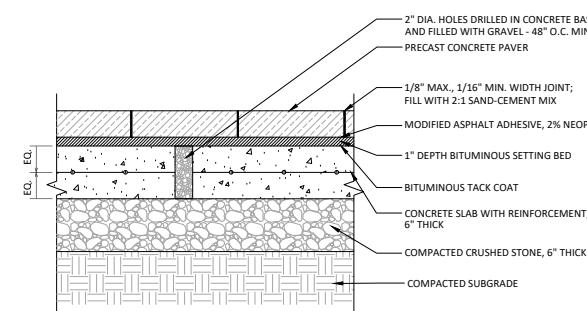
690

**CONCRETE PAVER SPECIFICATIONS:**

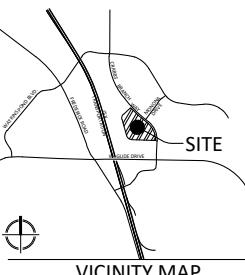
MODEL: T.B.D.
SIZE: T.B.D.
MATERIAL: T.B.D.
COLOR: T.B.D.
MANUFACTURER: T.B.D.

NOTES:

1. PROVIDE EXPANSION JOINT IN BASE SLAB @20'-0" O.C. MAX.
2. FIRE DEPARTMENT ACCESS ROADS MUST BE IMPERVIOUS AND CAPABLE OF SUPPORTING 85,000 LBS.

**1 VEHICULAR RATED CONCRETE PAVERS ON CONCRETE BASE**

P-50602-P-04

**VICINITY MAP**

SCALE: 1" = 2000'



VIKA MARYLAND, LLC
20251 CENTURY BLVD., SUITE 400
GERMANTOWN, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:

TRI POINTE HOMES
12435 PARK POTOMAC AVE., SUITE 600
POTOMAC, MD 20854

CONTACT: GIO ESPOSITO
(301) 803-4832

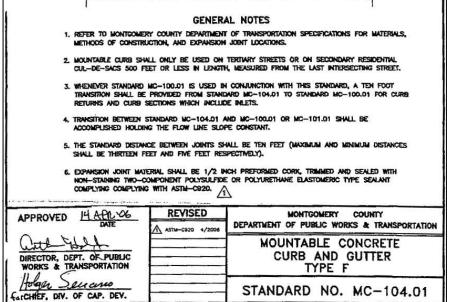
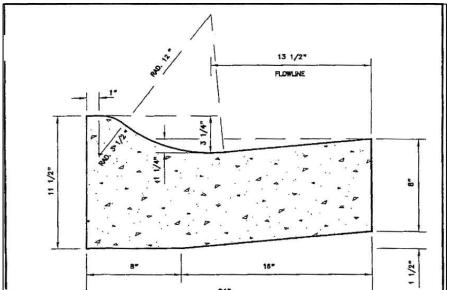
ATTORNEY:
LERCH, EARLY &
BREWER, CHTD.
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD 20814

CONTACT: PATRICK O'NEIL
(301) 986-1300
poneil@lerchearly.com

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APPROVED 14 APR 04

REVISED 4/2008

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

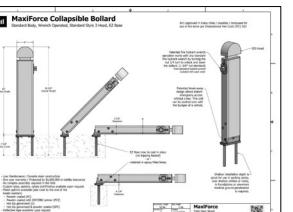
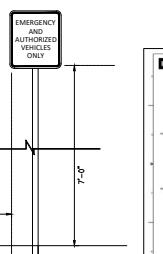
MOUNTABLE CURB AND GUTTER

TYPE F

STANDARD NO. MC-104.01

MOUNTABLE CURB DETAIL FOR FIRE ACCESS VEHICLE**2**

NOT TO SCALE

**3 FIRE ACCESS SIGN****3**

NOT TO SCALE

4 COLLAPSIBLE BOLLARD**4**

NOT TO SCALE

REVISIONS DATE

CENTRO SQUARE

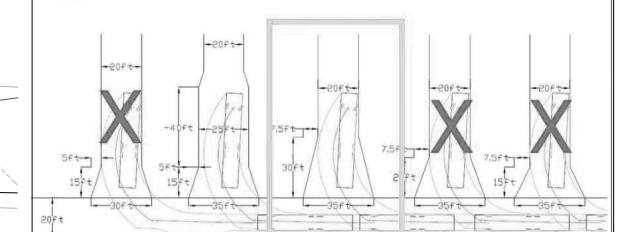
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 220NW07 &
221NW07
TAX MAP: GS341 & GS342

820250090

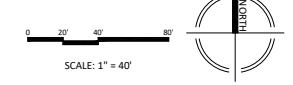
FIRE DEPARTMENT ACCESS PLAN

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Fire Department Access Road Dimensional Requirements

BASED UPON MONTGOMERY COUNTY CODE
INTERPRETATION/POLICY NO. BCP-25-01,
DATED JUNE 13, 2025, FIRE DEPARTMENT
CONNECTIONS ARE NOT REQUIRED ON FOUR
STORY TOWNHOUSES.



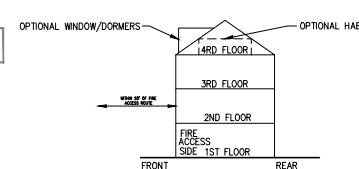
SCALE: 1" = 40'

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820250090, including Approval Conditions, Development Program and Certified Site Plan.

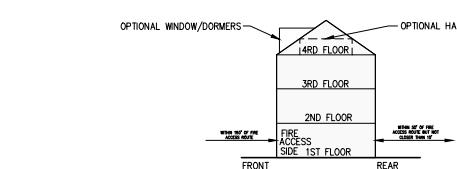
Developer's Name: **Tri Pointe Homes**
Contact Person: **Gio Esposito**
Address: **12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854**
Phone: **(301) 803-4832**
Signature: **[Signature]** Date: **[Date]**

DRAWN BY: **[Signature]**
DESIGNED BY: **[Signature]**
DATE ISSUED: **[Date]**VIKA PROJECT **VM50602F**
DRAWING NO. **FDA-1**SHEET NO. **1****NOT FOR CONSTRUCTION**

TOWNHOUSE ACCESS SCENARIO 1:
TOWNHOUSE FRONT DOOR MAXIMUM 50' TO FIRE ACCESS LANE -
NO HEIGHT RESTRICTION



TOWNHOUSE ACCESS SCENARIO 2:
TOWNHOUSE FRONT DOOR MAXIMUM 150' TO FRONT FIRE ACCESS
LANE & 50' TO REAR FIRE ACCESS LANE - NO HEIGHT RESTRICTION

**LEGEND**

- WATER LINE AND FITTING
- PROPOSED FIRE HYDRANT
- 100-FEET DISTANCE FROM HYDRANT TO FDC
- FIRE ACCESS PATH
- FIRE ACCESS FOOT PATH
- PROPOSED TOWNSHOUSE - ACCESS SCENARIO ONE
- DOOR LOCATION
- TYPICAL FIRE LANE SIGNAGE
- PROPOSED BACK TO BACK, PARTIALLY STACKED CONDOMINIUMS
- FIRE DEPARTMENT CONNECTION