BLVD Lofts

PARCELS 2-L, ROCKVILLE TOWN CENTER SITE DEVELOPMENT PLAN AMENDMENT #STP2025-00503

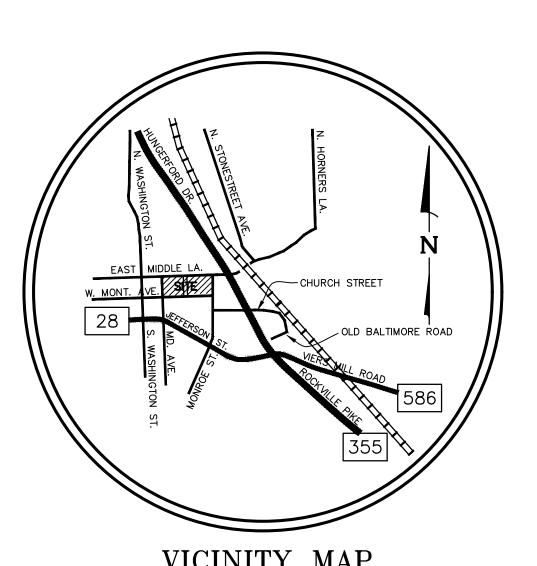
SHEET INDEX

SHEET 1: SP0.01 - COVER SHEET SHEET 2: SP0.02 - APPROVAL SHEET SHEET 3: SP0.11 - CIRCULATION PLAN SHEET 4: SP1.01 - EXISTING CONDITIONS SHEET 5: SP2.01 - SITE DEVELOPMENT PLAN

GRADING PLAN

SHEET 6: SP2.02 - SITE DEVELOPMENT

SHEET 7: SP2.11 - STREET CROSS SECTION **EXHIBIT** SHEET 8: A-01 - FLOOR PLANS SHEET 9: A-02 - ELEVATION KEY SHEET 10:A-03 - BUILDING ELEVATIONS SHEET 11:A-04 - PERSPECTIVE VIEWS SHEET 12:A-05 - LIGHT FIXTURES



SCALE	1"	=	2,000'

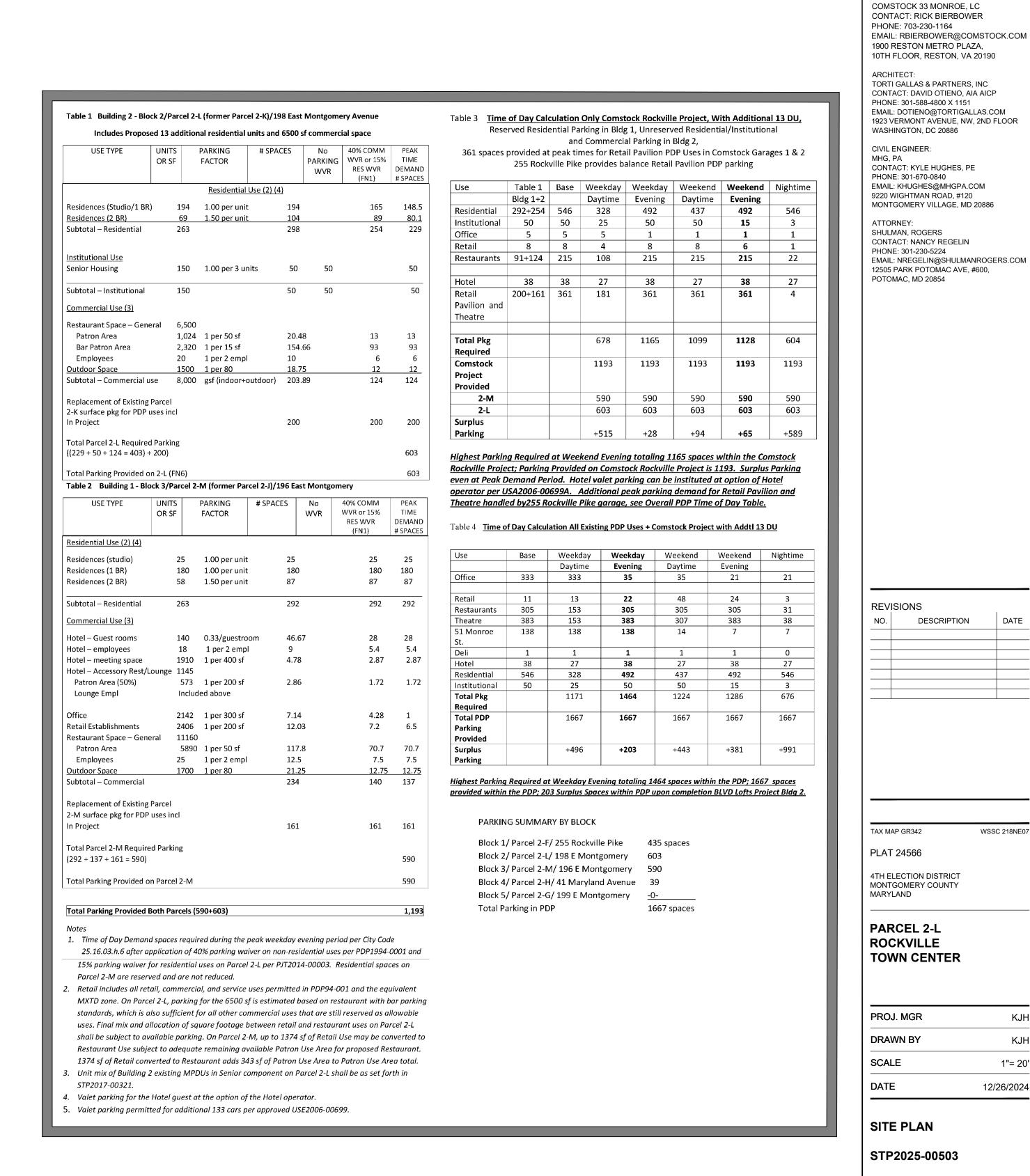
Property:	2-Land 2-M Ro	ockville Town Center						
	·							
Lot Area:	Parcel 2-L: 61,4	469 S.F. or 1.41 AC.						
	Parcel 2-M: 63	,236 S.F. or 1.45 AC.						
Zone:	PD-RCI, Planned	d Development Rock	ville Center, I	nc.				
Use:	Residential, Res	sidential, Hotel, Com	mercial (retai	il, restaura	ınt, office), pa	rking		
Block	Use	Approved PJT2014-00003	Appro STP2012- STP2016-	-00105	Approv Amendr STP2017-	ment	Propo Ameno Pjt2025 STP2025	lment -00020
Block 2 Par 2-L, formerly 2-K	Residential	663 du	222 DU	485 du	400 DU	663 du	413 DU	676 du
	Retail (1)		22,200 SF (2)		22,200 SF (2)		6,500 SF (2)	
Block 3 Par 2-M, formerly 2-J	Residential		263 DU		263 DU		263 DU	
	Retail (1)		23,100 SF (2)		23,100 SF (2)		23,100 SF (2)	
	Total Retail (1)	45,300 sf	45,300) sf	45,300) sf	29,60	00 sf
	Hotel	140 Rooms + Limited Service	140 Roo Limited S		140 Rooms - Servi		140 Ro Limited	
Total		663 DU 45,300 GSF Retail 140 Room Limited Service Hotel	485 E 45,300 GSI 140 Room Service I	F Retail, Limited	663 C 45,300 GSF 140 Room Service F	F Retail, Limited	676 29,600 GS 140 Room Service	SF Retail, n Limited

SF hotel lounge/accessory restaurant.

SITE PLAN NOTES
e topography is from an aerial topographic survey supplemented with field survey and silable utility records by MHG, PA.

- 2. The boundary is from deeds and plans of record by MHG, PA.
- 3. Development of this project must be in conformance with the previously approved Preliminary Development Plan PDP1994-0001E as amended by PJT 2014-00003.
- . This plan is an amendment to Site Plan STP2012-00105 as amended by STP2016-00279 and
- 5. A Natural Resources Inventory/Forest Stand Delineation Plan (NRIFSD) was submitted for this
- site with the reference number: 2025-22-NRI-FSD Forest conservation was previously approved for this site under a Forest Conservation Plan (FCP)
- approved on 1-23-95 which was part of the original PDP1994-0001 application submitted for the entire 11 23 acre Rockville Center Project A supplemental ECP for this development was approved under FCP2006-00019. A new forest conservation plan submission is not required for
- Due to the minimal impervious surface replacement area of the development, a SWM monetary contribution to the City's stormwater management fund as a SWM alternative for the development is being requested.
- . All construction must meet the requirements of the City's construction codes, fire code, life safety code, state accessibility code, and the federal requirements of the Americans with
- 9. All traffic control devices, including signs and pavement markings, shall be in conformance with the latest edition of the "Manual On Uniform Traffic Control Devices" (MUTCD) and the Maryland Standard Sign Book.
- 10. The proposed site development will be implemented in accordance with these Site Development Plans prepared by Macris, Hendricks & Glascock, P.A. and Building Plans prepared by Torti Gallas & Partners.

Commercial Uses Blocks 1 & 5	SF Parking Requirement		# of Rgd Spaces	# w/ 40% red
Block 1/ Parcel 2-F				
Office	137,954 sf	1 per 300 sf	460	276
Deli Restaurant - Transit:	1720 sf	1 per 5 emp	1	1
51 Monroe St.:	138	138	138	138
Block 5/ Parcel 2-G				
Theatre	2495 seats	1 per 4 seats	624	374
Theatre employees	30 emp	1 per 2 emp	15	9
Office	25,844 sf	1 per 300 sf	87	52
Retail	700 sf	1 per 200 sf	4	3
Restaurant	6435 patron area	1 per 50 sf patron	129	78
Restaurant employees	20	1 per 2 emp	10	6
Restaurant Outdoor seating	2400 sf	1 per 80 sf	30	18
Total			1498	955



This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L per PJT2025-00020 and revise the parking calculations. CIVIL ENGINEERING LAND SURVEYING

LANDSCAPE ARCHITECTURE

LAND PLANNING

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Phone: 301.670.0840 www.mhgpa.com

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Professional Certification I hereby certify that these documents were prepared of approved by me, and that I am a duly licensed

Professional Engineer under the Laws of the State of

Maryland. Lic. No. 35186 Exp. Date. 01.05.2026

COMSTOCK 33 MONROE, LLC

CONTACT: RICK BIERBOWER

EMAIL: rbierbower@comstock.com

PHONE: 703-230-1164

COMSTOCK 33 MONROE, LC 1900 RESTON METRO PLAZA, 10TH FLOOR, RESTON, VA 20190

DESCRIPTION

12/26/2024

PROJECT NO.

1900 RESTON METRO PLZ

10TH FLOOR RESTON, VA 20190

DESIGN TEAM:





LAND SURVETING

LANDSCAPE ARCHITECTURE

LAND PLANNING

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9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35186 Exp. Date. 01.05.2026

COMSTOCK 33 MONROE, LLC

1900 RESTON METRO PLZ 10TH FLOOR RESTON, VA 20190

CONTACT: RICK BIERBOWER
PHONE: 703-230-1164
EMAIL: rbierbower@comstock.com

DESIGN TEAM:

COMSTOCK 33 MONROE, LC 1900 RESTON METRO PLAZA, 10TH FLOOR, RESTON, VA 20190

DEVELOPER:
COMSTOCK 33 MONROE, LC
CONTACT: RICK BIERBOWER
PHONE: 703-230-1164
EMAIL: RBIERBOWER@COMSTOCK.COM
1900 RESTON METRO PLAZA,
10TH FLOOR, RESTON, VA 20190

ARCHITECT:
TORTI GALLAS & PARTNERS, INC
CONTACT: DAVID OTIENO, AIA AICP
PHONE: 301-588-4800 X 1151
EMAIL: DOTIENO@TORTIGALLAS.COM
1923 VERMONT AVENUE, NW, 2ND FLOOR
WASHINGTON, DC 20886
CIVIL ENGINEER:

MHG, PA
CONTACT: KYLE HUGHES, PE
PHONE: 301-670-0840
EMAIL: KHUGHES@MHGPA.COM
9220 WIGHTMAN ROAD, #120
MONTGOMERY VILLAGE, MD 20886

ATTORNEY:
SHULMAN, ROGERS
CONTACT: NANCY REGELIN
PHONE: 301-230-5224
EMAIL: NREGELIN@SHULMANROGERS.COM
12505 PARK POTOMAC AVE, #600,
POTOMAC, MD 20854

REVISIONS
NO. DESCRIPTION DATE

TAX MAP GR342 WSSC 218NE

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

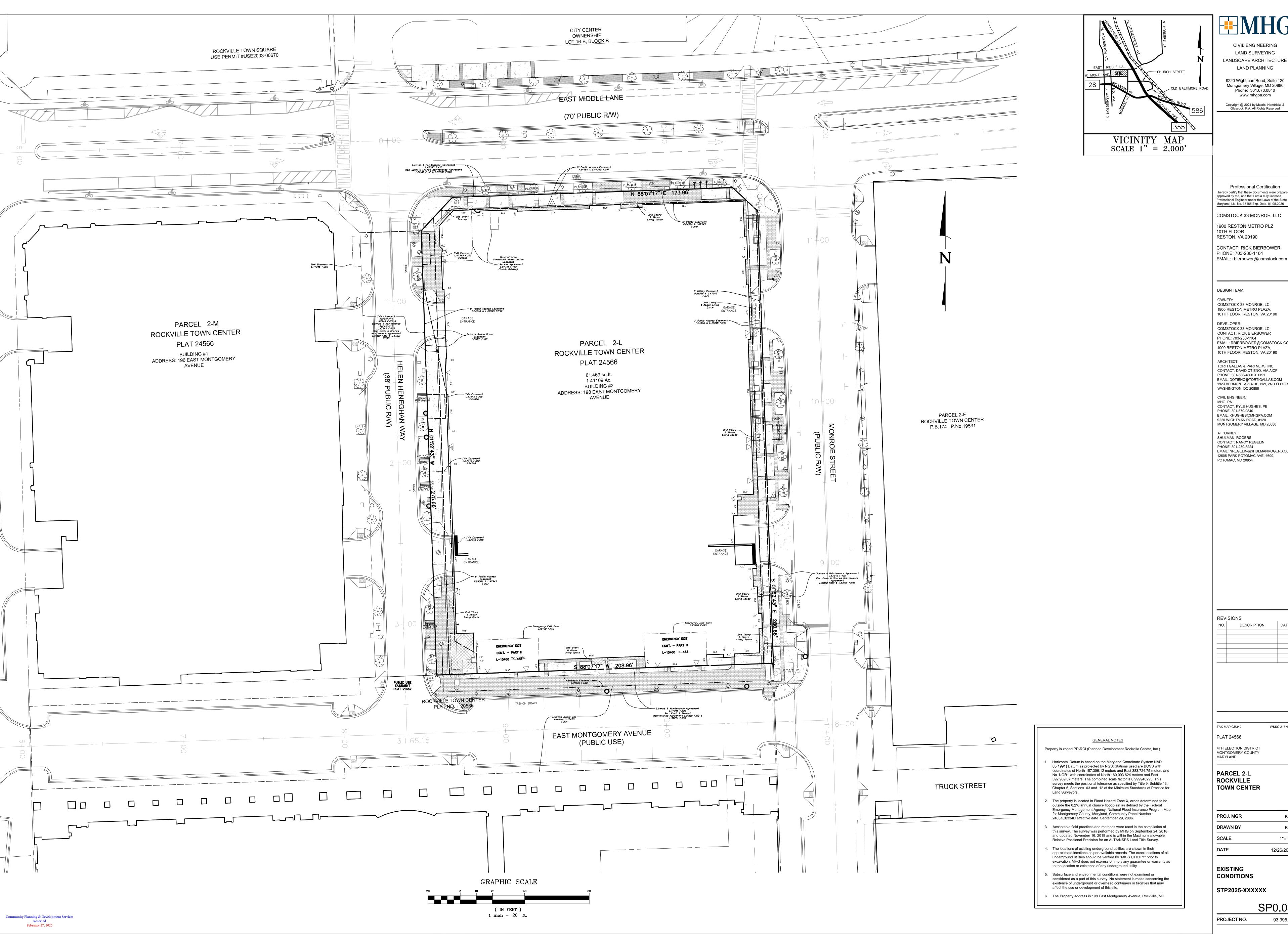
PARCEL 2-L ROCKVILLE TOWN CENTER

PROJ. MGR KJH
DRAWN BY KJH
SCALE NONE
DATE 12/26/2024

APPROVAL SHEET

STP2025-XXXXXX

PROJECT NO. 93.395.77



CIVIL ENGINEERING

LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed

Professional Engineer under the Laws of the State of Maryland. Lic. No. 35186 Exp. Date. 01.05.2026

COMSTOCK 33 MONROE, LLC 1900 RESTON METRO PLZ

RESTON, VA 20190 CONTACT: RICK BIERBOWER PHONE: 703-230-1164

DESIGN TEAM:

COMSTOCK 33 MONROE, LC 1900 RESTON METRO PLAZA, 10TH FLOOR, RESTON, VA 20190

DEVELOPER: COMSTOCK 33 MONROE, LC CONTACT: RICK BIERBOWER PHONE: 703-230-1164 EMAIL: RBIERBOWER@COMSTOCK.COM 1900 RESTON METRO PLAZA, 10TH FLOOR, RESTON, VA 20190

ARCHITECT: TORTI GALLAS & PARTNERS, INC CONTACT: DAVID OTIENO, AIA AICP PHONE: 301-588-4800 X 1151 EMAIL: DOTIENO@TORTIGALLAS.COM 1923 VERMONT AVENUE, NW, 2ND FLOOR WASHINGTON, DC 20886

CIVIL ENGINEER: CONTACT: KYLE HUGHES, PE PHONE: 301-670-0840 EMAIL: KHUGHES@MHGPA.COM 9220 WIGHTMAN ROAD, #120 MONTGOMERY VILLAGE, MD 20886

ATTORNEY: SHULMAN, ROGERS CONTACT: NANCY REGELIN PHONE: 301-230-5224 EMAIL: NREGELIN@SHULMANROGERS.COM 12505 PARK POTOMAC AVE, #600, POTOMAC, MD 20854

REVISIONS DESCRIPTION

TAX MAP GR342 PLAT 24566

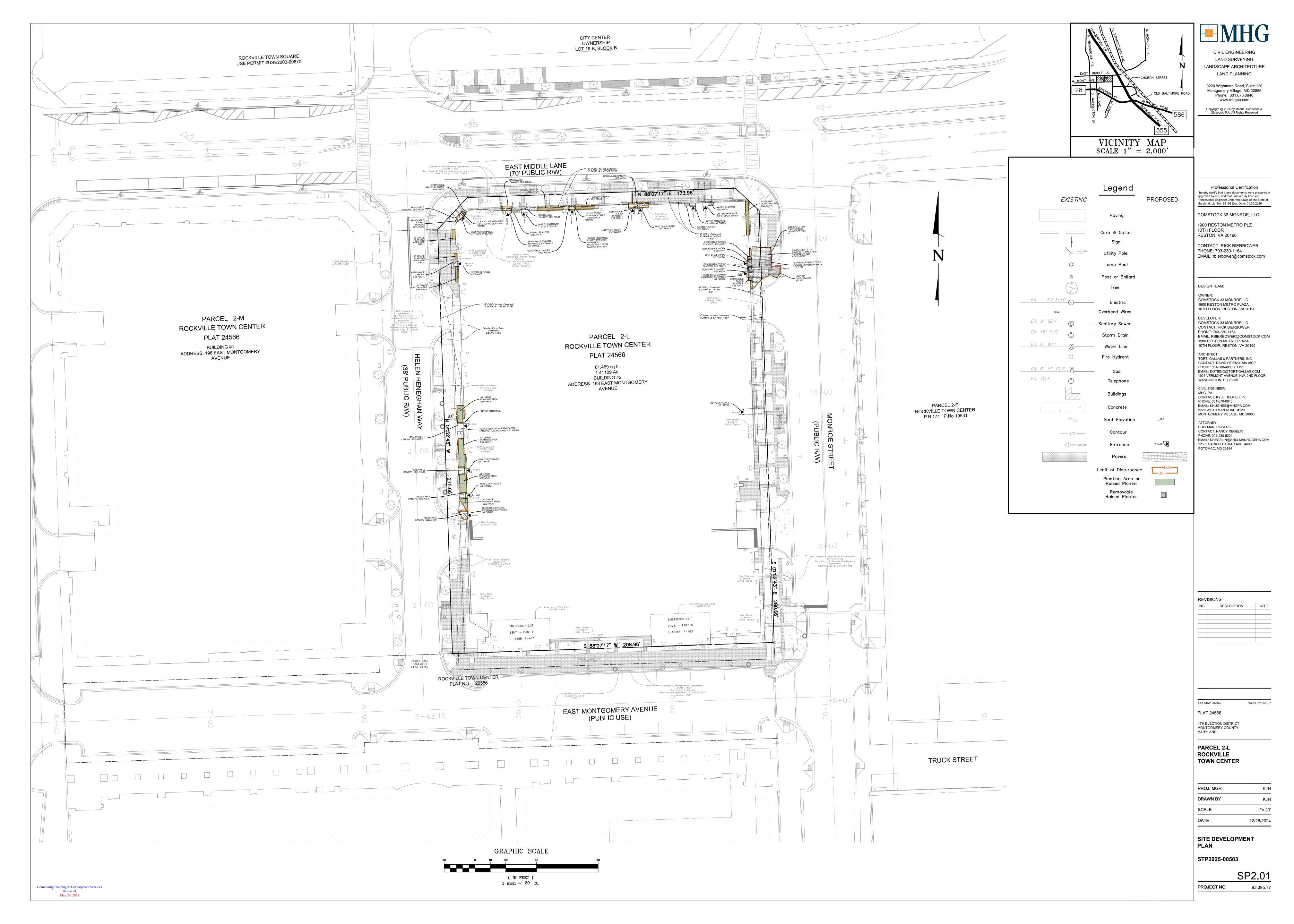
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

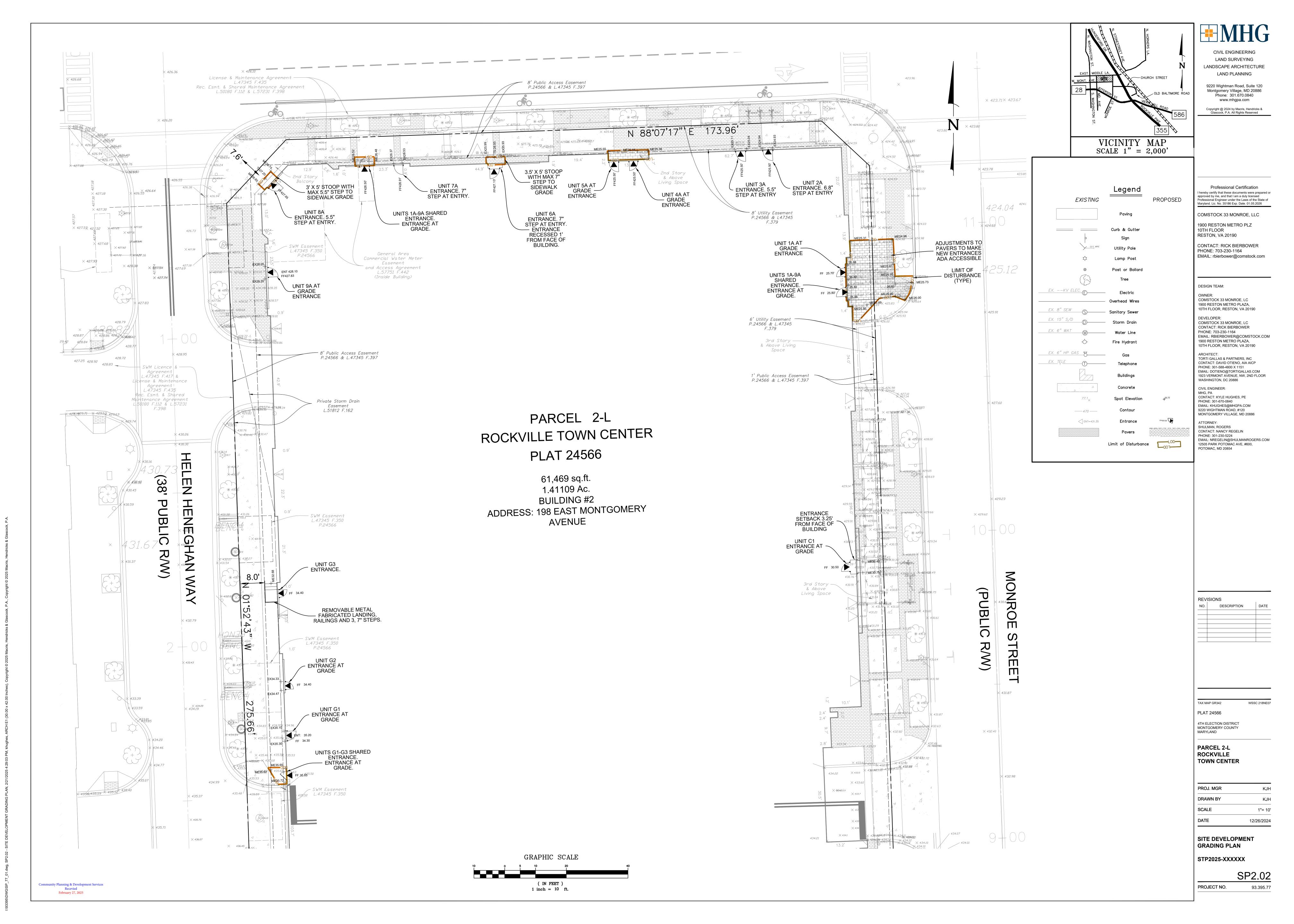
PARCEL 2-L **ROCKVILLE TOWN CENTER**

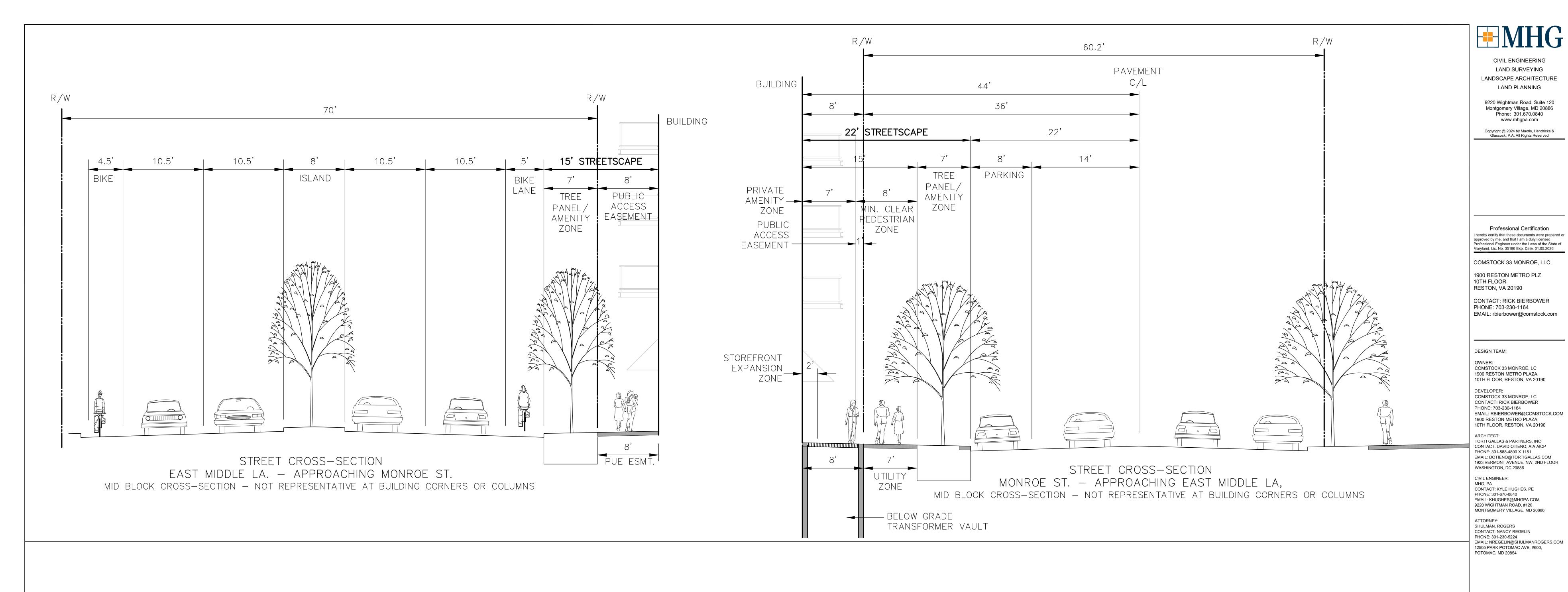
PROJ. MGR DRAWN BY SCALE DATE 12/26/2024

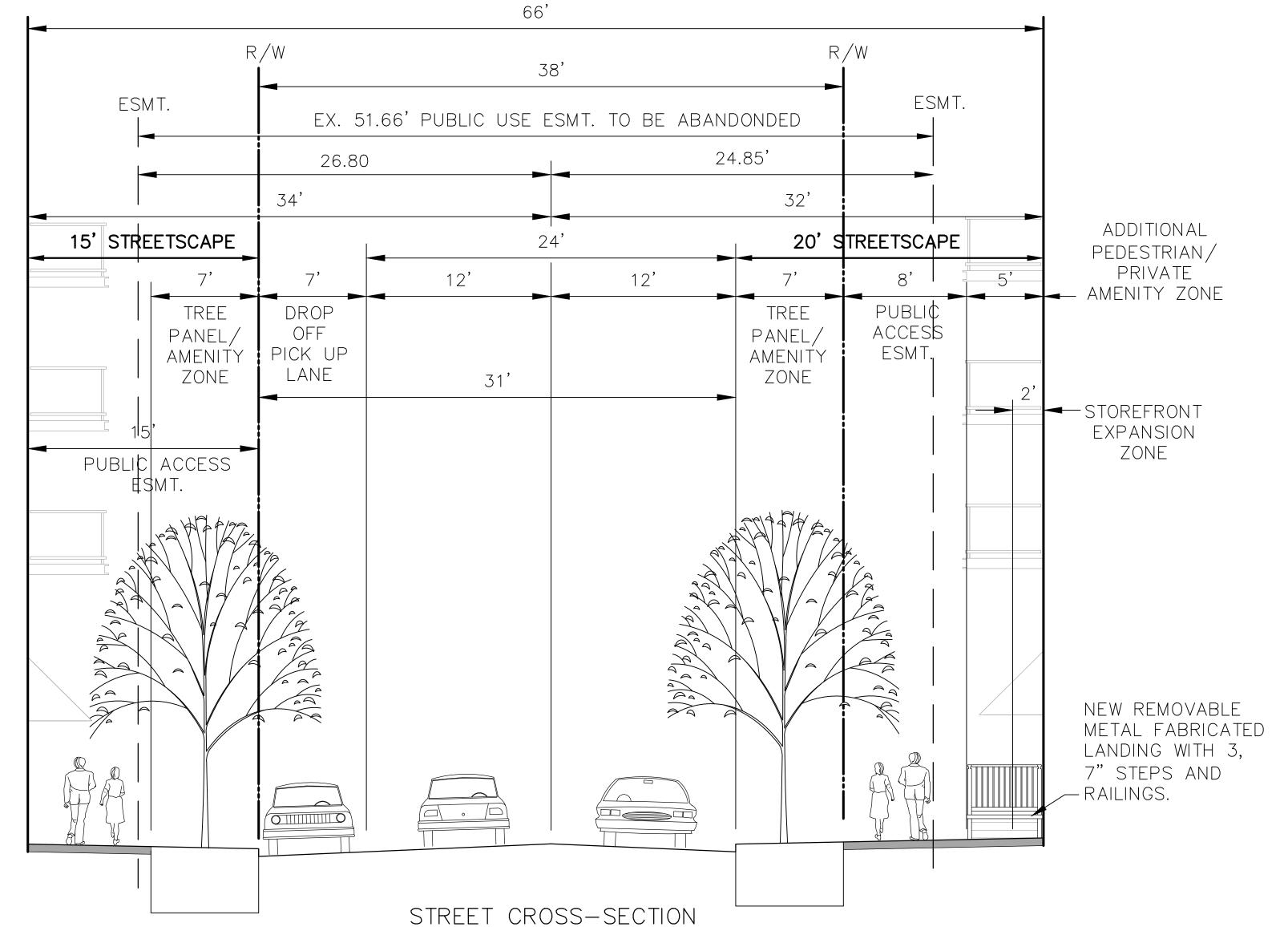
EXISTING CONDITIONS

STP2025-XXXXXX









HELEN HENEGHAN WAY — APPROACHING EAST MIDDLE LA.
MID BLOCK CROSS—SECTION — NOT REPRESENTATIVE AT BUILDING CORNERS OR COLUMNS

SP2.11
PROJECT NO. 93.395.77

STREET CROSS

STP2025-XXXXXX

SECTIONS - EXHIBIT

12/26/2024

REVISIONS

PLAT 24566

MARYLAND

PARCEL 2-L ROCKVILLE TOWN CENTER

4TH ELECTION DISTRICT MONTGOMERY COUNTY

Community Planning & Development Services Recevied February 27, 2025

TORTI
GALLAS +
PARTNERS

1923 VERMONT AVE NW, 2nd Floor WASHINGTON, DC 20001 t: 301.588.4800 f: 301.650.2255 www.tortigallas.com

> **BLVD ANSEL APARTMENTS-**RETAIL CONVERSION

33 Monroe Street, Rockville, Maryland 20850

OWNER: COMSTOCK 33 Monroe, L C

Key Plan

Issue NO.

DATE

Revisions

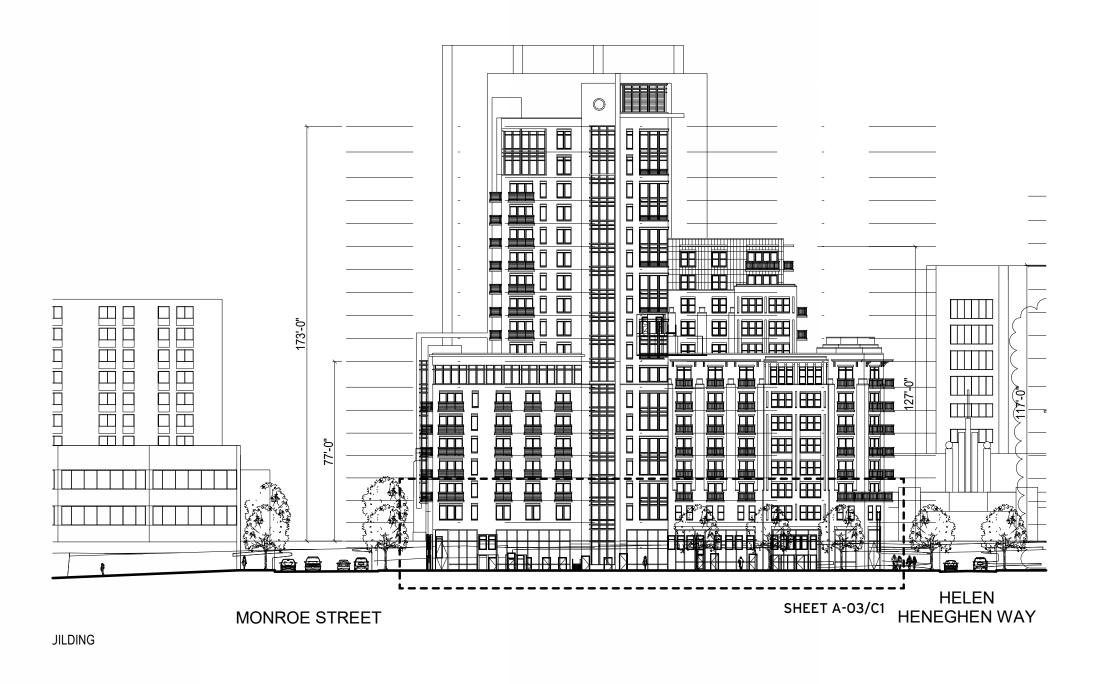
Floor Plans

RESUBMISSION PRINCIPAL IN CHARGE DATE May 19, 2025 SCALE: JOB NO. 23338.BAC

DRAWING NO.

C1 NORTH ELEVATION (EAST MIDDLE LANE)

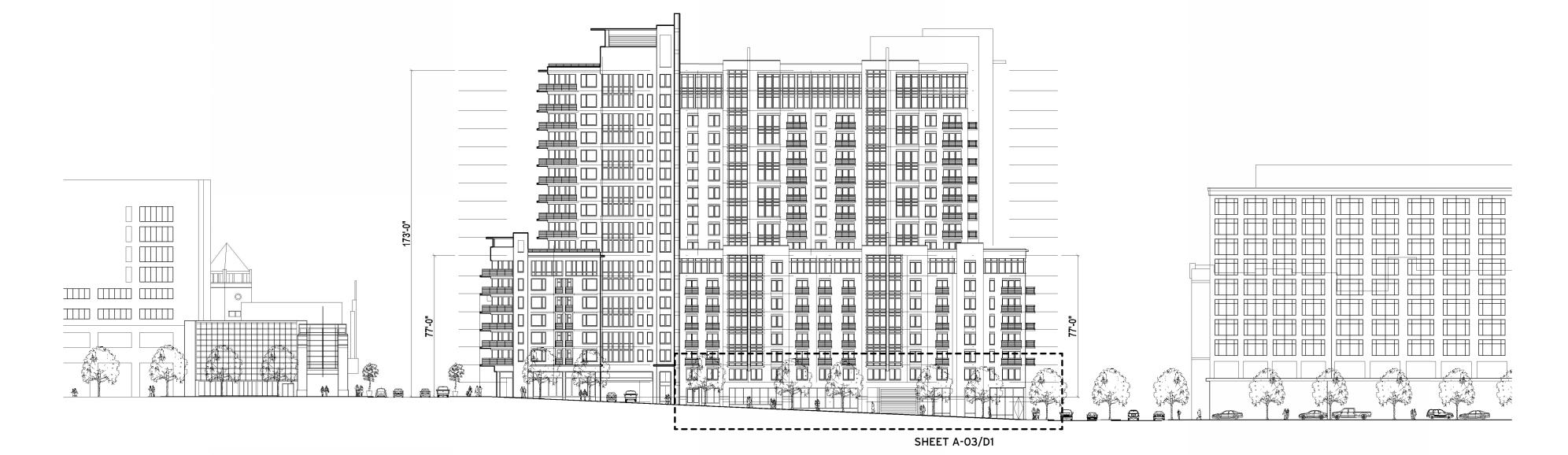
1" = 40'-0"



E1 EAST ELEVATION (MONROE STREET)

1" = 40'-0"

Community Planning & Development Services
Received
May 29, 2025



1923 VERMONT AVE NW, 2nd Floor WASHINGTON, DC 20001 t: 301.588.4800 f: 301.650.2255 www.tortigallas.com

BLVD ANSEL APARTMENTS-RETAIL CONVERSION

33 Monroe Street, Rockville, Maryland 20850

COMSTOCK 33 Monroe, L C

Key Plan

Issue NO.

Revisions

Elevations Key

RESUBMISSION PRINCIPAL IN CHARGE

PROJECT ARCHITECT DATE May 19, 2025 APPROVED

JOB NO. 23338.BAC

DRAWING NO.

SCALE: 1" = 40'-0"



1923 VERMONT AVE NW, 2nd Floor WASHINGTON, DC 20001 t: 301.588.4800 f: 301.650.2255 www.tortigallas.com

BLVD ANSEL APARTMENTS-RETAIL CONVERSION

33 Monroe Street, Rockville, Maryland 20850

COMSTOCK 33 Monroe, L C

Key Plan

Issue NO.

Revisions

Building **Elevations**

PRINCIPAL IN CHARGE

PROJECT ARCHITECT

APPROVED May 19, 2025

SCALE: 1/8" = 1'-0" JOB NO. 23338.BAC DRAWING NO.

NOTE: SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL DETAILS

ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL BUILDING DESIGN

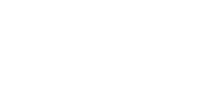
1923 VERMONT AVE NW, 2nd Floor WASHINGTON, DC 20001 t: 301.588.4800 f: 301.650.2255 www.tortigallas.com

TORTI
GALLAS +
PARTNERS

BLVD ANSEL APARTMENTS-RETAIL CONVERSION

33 Monroe Street, Rockville, Maryland 20850

OWNER: COMSTOCK 33 Monroe, L C





RETAIL D-F PERSPECTIVE LOOKING SOUTHWEST

RETAIL D-F PERSPECTIVE LOOKING SOUTHEAST



RETAIL C PERSPECTIVE LOOKING NORTHWEST

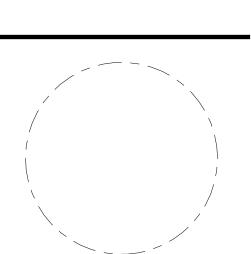


RETAIL G PERSPECTIVE LOOKING SOUTHEAST

Key Plan

Issue NO.

Revisions



Perspective Views

PRINCIPAL IN CHARGE PROJECT ARCHITECT

DRAWN D.O., J.C

DATE May 19, 2025 APPROVED SCALE: JOB NO. 23338.BAC

DRAWING NO.

SITE

NOTE: LIGHT FIXTURE SELECTION SUBJECT TO AVAILABILITY

FLEX-BAR [OPEN] The modern design is a one piece housing assembly with the diffuser held in place by formed rails. The assembly consists of formed, cold rolled steel parts that welded and fastened with hardware. The decorative trim is cut from ¼" steel, and fastened directly to the base housing. This fixture is not recommended for installation along coastal areas. Contact factory for further details. LED PERFORMANCE - 3500K STANDARD 120-277V - 3500K, 90+ CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs Amperage rated @ 110V input Dimming compatible - 0-10V control required Operating ambient temperature: -20°C / -4°F - 50°C / 122°F Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs. H16 – 16W nominal, .14 A input – 968 lm. Dimmable (0-10V). H21 – 21W nominal, .18 A input – 1159 lm. Dimmable (0-10V), H32 – 32W nominal, .26 A input – 1916 lm. Dimmable (0-10V). H41 – 41W nominal, .35 A input – 2340 lm. Dimmable (0-10V). anchors (by others) at the ends of the fixture. **FINISH**The 7328 series is available in Nickel Tone as a standard, and in all Brownlee paints as an optional offering.

4. COLOR TEMPERATURE

5. AVAILABLE OPTIONS

35K 3500K standard color temperature 30K 3000K color temperature 40K 4000K color temperature

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY I AVON LAKE, OHIO 44012
[PH] 440.653.5500
[F] 440.653.5555
HINKLEYLIGHTING.COM I FREDRICKRAMOND.COM

GLACIER 2830BZ

DIMMABLE: Yes, on any Incandescent MLV, ELV, or C-L dimmer.

NOTES: LED COMPONENTS CARI A 5-YEAR LIMITED WARPANTY.

BAC¹ Buy American Compliant (BAA)
FCL¹ French Canadian Labels
T249 Title 24 JAS Compliant (H16 & H32 only) **CUSTOM** Provide color sample or RAL code to match BROWNLEE LIGHTING Specifications subject to change without notice.

H16 16W H Series LED H21 21W H Series LED H32 32W H Series LED H41 41W H Series LED

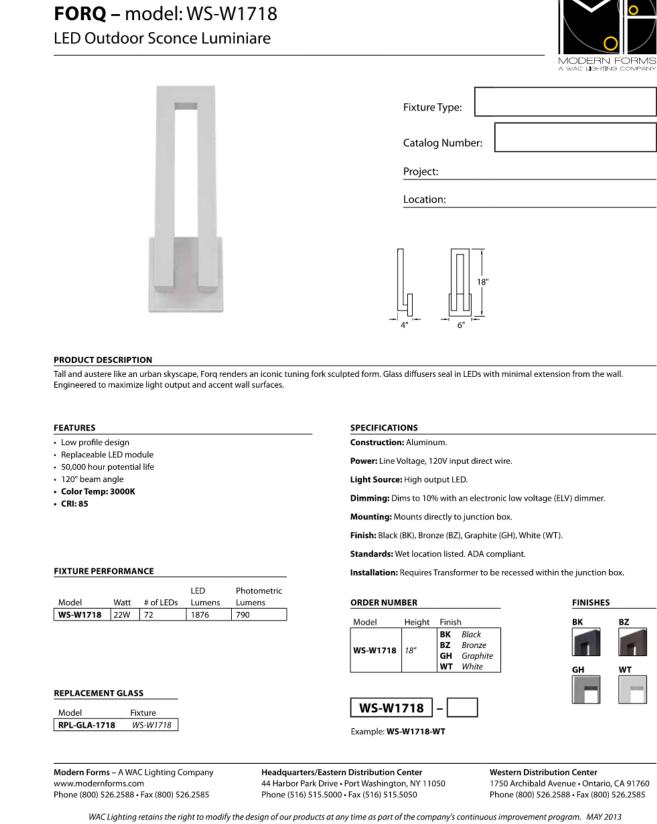
5 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

FINISH

NT STANDARD Nickel Tone

L1 LIGHT FIXTURE L2 LIGHT FIXTURE



L3 LIGHT FIXTURE



www.tortigallas.com

BLVD ANSEL APARTMENTS-Retail Conversion

33 Monroe Street, Rockville, Maryland 20850

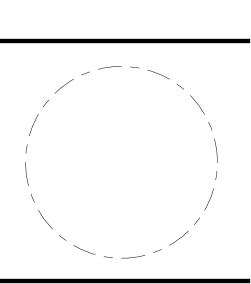
OWNER: COMSTOCK 33 Monroe, L C

Key Plan

SITE PLAN SUBMISSION

DATE 02/21/25

Revisions



Light Fixtures

SUBMISSION DATE Feb. 21, 2025

JOB NO. 23338.BAC

DRAWING NO.

Community Planning & Development Services

DUBALL ROCKVILLE, LLC SITE

PARCELS 2-L & 2-M, ROCKVILLE TOWN CENTER SITE DEVELOPMENT PLAN AMENDMENT #STP2017-00321

2025-00503

SHEET INDEX

* SP-1:	Cover Sheet	* L-1: Street Level Landscape Plan
* SP-2:	Approval Sheet	* L-1A: Street Level Landscape Plan
* SP-3:	Use Permit Site Development Plan	* L-2: 9th Floor Terrace Landscape Plan
* SP-4:	Fire Protection Site Plan	* L-2A: 9th Floor Terrace Landscape Plan
* SP-5:	On-Site Signing and Pavement Marking Plan	* L-3: Detail Paving Plans
* EX-1:	Street Cross Section Exhibit	* L-4: Hardscape Details
* EX-2:	Street Cross Section Exhibit	* L-5: Site Furnishing

* A02: Garage Level 3 Floor Plan

* A03: Garage Level 2 Floor Plan

* A04: Garage Level 1 Floor Plan

* A05: 1st Floor Plan

* A07: 3rd Floor Plan

* A08: 4th Floor Plan

* A09: 5th - 6th Floor Plan

* A10: 7th Floor Plan

* A15: 14th Floor Plan

* A16: 15th Floor Plan

* A17: 16th Floor Plan

* A18: Penthouse/17th Floor Plan

* A20: Penthouse Floor Plan

* A21: Building Sections

* A22: Building Sections

* A31: Building Elevations

* A32: Building Elevations

* L-6 Planting Details and Schedule

DESIGN TEAM:

Duball Rockville, LLC

Reston, VA 20190

Duball Rockville, LLC

Reston, VA 20190

Phone: 703-234-5633

C/O Duball, LLC

Phone: 703-234-5633

11710 Plaza America Drive

11710 Plaza America Drive

Torti Gallas & Partners, Inc.

Silver Spring, MD 20910

Phone: 301-588-4800

Phone: 301-670-0840

LANDSCAPE ARCHITECT:

Alexandria, VA 22315

Phone: 703-548-5010

Parker Rodriguez, Inc.

CIVIL ENGINEER:

1300 Spring Street, 4th Floor

Macris, Hendricks & Glascock, P.A.

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

101 N. Union Street, Suite 320

C/O Duball, LLC

DEVELOPER:

ARCHITECT:

OWNER:

EX-3: Phase I - Development Exhibit

* A01: Garage Level 4 Floor Plan

* A06: 2nd Floor Plan

* A11: 8th Floor Plan

* A12: 9th Floor Plan

* A13: 10th - 12th Floor Plan

* A14: 13th Floor Plan

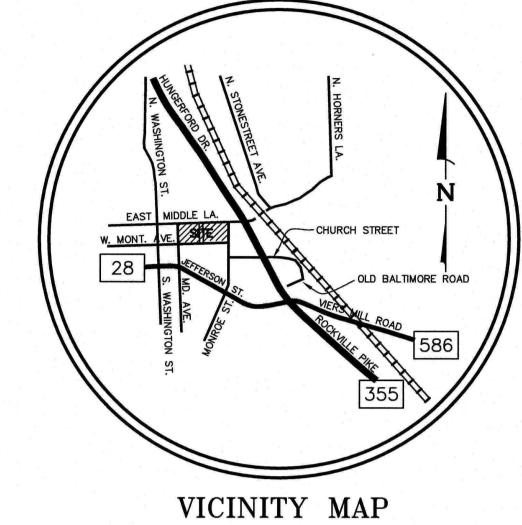
* A19: Roof/18th Floor Plan

ATTORNEY: Shulman, Rogers, Gandal, Pordy & Ecker, PA

12505 Park Potomac Ave., 6th floor Building Elevations

Potomac, MD 20854

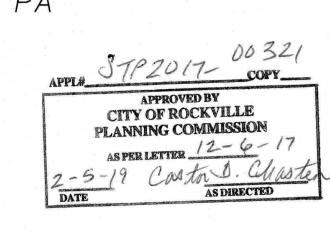
Phone: 301-230-5224

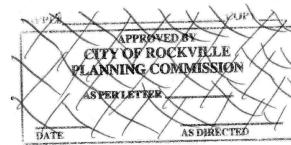


SCALE 1" = 2,000

	SITE PLAN NOTES
1.	The topography is from an aerial topographic survey supplemented with field survey and available utility records.
2.	The boundary is from deeds and plans of record.
3.	Development of this project must be in conformance with the previously approved Preliminary Development Plan PDP1994-0001E as amended by PJT 2014-00003.
4.	This plan is an amendment to Site Plan STP2012-00105 as amended by STP2016-00279.
5.	A Natural Resources Inventory/Forest Stand Delineation Plan (NRIFSD) was approved on 2-8-07 Re: FTPO2006-00019
6.	Forest conservation was previously approved for this site under a Forest Conservation Plan (FCI approved on 1-23-95 which was part of the original PDP1994-0001 application submitted for the entire 11.23 acre Rockville Center Project. A supplemental FCP for this development was approved under FCP2006-00019.
7.	Stormwater Management has been provided for this site as follows: Quantity – Regional Participation fee paid WVR95-2001 and WVR95-2002. Quality – Two stormceptors were provided with previous development. SWM Concept Plan was approved under SMP2007-00000. The project was approved by letter dated March 4, 2011 to proceed under the SWM Ordinance in effect prior to June 7, 2010 in accordance with Section 19-36 of the Rockville City Code.
8.	Do not use the Site Plan/Use Permit Plans for site construction. Refer to approved construction documents for construction details.
9.	All construction must meet the requirements of the City's construction codes, fire code, life safety code, state accessibility code, and the federal requirements of the Americans with Disabilities Act (ADA).
10.	All traffic control devices, including signs and pavement markings, shall be in conformance with the latest edition of the "Manual On Uniform Traffic Control Devices" (MUTCD) and the Maryland Standard Sign Book.
11.	The proposed site development will be implemented in accordance with these Site Development Plans prepared by Macris, Hendricks & Glascock, P.A. and Building Plans prepared by Torti Gallas & Partners.

Commercial Uses Blocks 1 & 5	SF	Parking Requirement	# of Rgd Spaces	# w/ 40% re
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	1 N 1 N 1 N 1 N 1 N 1 N 1 N 1 N 1 N 1 N			
Deli Restaurant - Transit:	1720 sf	1 per 5 emp	1	. 1
51 Monroe St.:	138	138	138	138
	2 2			
Block 5/ Parcel 2-G				
Theatre	2495 seats	1 per 4 seats	624	374
Theatre employees	30 emp	1 per 2 emp	15	9
Office	25,844 sf	1 per 300 sf	87	52
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Restaurant	6435 patron area	1 per 50 sf patron	129	78
Restaurant employees	20	1 per 2 emp	10	6
Restaurant Outdoor seating	2400 sf	1 per 80 sf	30	18
Total	10.7	- En	1498	955





	UNITS OR SF	PARKII FACTO		# SPACE	S	No PARKING WVR	RES	OMM or 15% WVR V1)	PEAK TIME DEMAND # SPACES	1
	= ,		idential U		100-					× ,
Residences (Studio/1 BR Residences (2 BR)		193194 1.00 57 69 1.50		n = 0	193 86			16416 7389	5 147.6 65.7	
Subtotal – Residential	1	250 263		. In	279	298	0.8	23725	4 214	229
Institutional Use		8	2 4 20 4 0		plane					
Senior Housing	1	1.00	per 3 unit	:s	50	50	= 5		50	
Subtotal – Institutional	1	150			50	50			50	
Commercial Use (3) Retail Establishments		5 ,20 00 1 per	200 cf		26 O			16°0	160	
Restaurant Space – Gene Patron Area		7.000 6.50				20.48		10213	10213	
Bar Patron Area Employees	2,320	1 per 30 1 per	15 sf 2 empl		1 15	54.66		93 9	93 93	
Outdoor Space Subtotal – Commercial u		1500 1 per 22,200 gsf 8			18.7 230	203.89		12 13912	12 4 1391	24
Replacement of Existing 2-K surface pkg for PDP u In Project					200			200	200	
Total Parcel 2-L Required	l Parking				200			200	200	N H
(214 + 50 + 139 + 200 = 6	100								603	
Total Parking Provided o	n 2-L (FN	16)							603	
Handicap Parking:				co2		a 1 1				
Required H/C Parking Sp Required Van Accessible		king Spaces:	1/8 = 2	603 = 12 5 2 Spaces						· · · · · · · · · · · · · · · · · · ·
Provided:		*	16 of v	which 4 ar	e Vai	n Accessib	ole			
Table 2 Building 1 - Blo USE TYPE	UNITS	rcel 2-M (for	2	el 2-J)/19 # SPACES		t Montgo	40% CC)MN4	PEAK	, , , , , , , , , , , , , , , , , , ,
JOETTPE	OR SF	FACTO		# SFALE		WVR	WVR or RES W	15%	TIME	
Residential Use (2) (4)	l la	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		2			(FN:		# SPACES	
Residencial Ose (2) (4)		25 1.00	per unit		25			25	25	
Residences (1 BR) Residences (2 BR)	1	1.00	per unit per unit		180 87			180 87	180 87	
Subtotal – Residential		263	, -, wills	5	292			292		-
Subtotal – Residential Commercial Use (3)		.03			292			292	292	
Hotel – Guest rooms		140 0.33/	/guestroo	m	46.6	7		28	28	
Hotel – employees Hotel – meeting space		18 1 pe	r 2 empl 400 sf	94	9 4.78			5.4 2.87	5.4 2.87	
Hotel – Accessory Rest/L	ounge 1	1145								
Patron Area (50%) Lounge Empl		573 1 per Included abo	200 sf ove		2.86			1.72	1.72	
Office		2142 1 per	300 sf		7.14			4.28	1	
Retail Establishments Restaurant Space – Gene	2		200 sf		12.0			7.2	6.5	
Patron Area		5890 1 per	50 sf		117.			70.7	70.7	= 1
Employees Outdoor Space		25 1 per 1700 1 per	2 empl 80		12.5 21.2		1	7.5 12.75	7.5 12.75	
Subtotal – Commercial					234			140	137	
Replacement of Existing 2-M surface pkg for PDP										-
In Project	o . X	" a "			161			161	161	
Total Parcel 2-M Require	d Parkin	g							FOO	
(292 + 137 + 161 = 590)	10.0								590	
Total Parking Provided o	n Parcel	2-M							590	1.5
Handicap Parking: Required H/C Parking Sp	aces:		2% of	590 = 12 5	Space	·s				
		king Spaces:	1/4 = 4	4 Spaces			ale			
Required Van Accessible			13 of v	which 4 ar	e Va	Accessil	ле			
Required Van Accessible Provided:										
									1,193	
Provided:	oth Pass	ols (500 : 600	1						1,195	
	oth Parce	els (590+603)							
Provided: otal Parking Provided Bo otes . Time of Day Demand	spaces re	equired durir	ng the peo			100 M		5 Y		
Provided: otal Parking Provided Bo	spaces re	equired durir of 40% park	ng the ped ing waive	r on non-i	reside	ential use	s per PDP	1994-0	001 and	
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REVISIONS

10-6-11 AMENDMENT SDP2012-00105

2 | 12-9-15 | AMENDMENT STP2016-00279

3 10-24-17 AMENDMENT STP2017-00321

DESCRIPTION

SIGNATURE SET

Professional Certification

11-6-07 ORIGINAL APPROVAL USE2006-00699

4-30-09 ORIGINAL APPROVAL USE2006-00699A

NO. DATE

Proposed Parcels 2-L and 2-M, Rockville Town Center re-subdivision of Parcels 2-J and 2-K, Rockville Town Cent Parcel 2-K: 57,631 SF or 1.32 Ac PJT2014-00003 STP2012-00105 Par 2-L, Par 2-M,

Time of Day Calculation Only Duball Rockville Project, With Additional 178 DU 361 spaces provided at peak times for Retail Pavilion PDP Uses in Duball Garages 1 & 2 able 4 Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 178 DU Block 2/ Parcel 2-L/ 198 E Montgomery 603 Block 3/ Parcel 2-M/ 196 E Montgomery 590 Block 4/ Parcel 2-H/ 41 Maryland Avenue 39 Block 5/ Parcel 2-G/ 199 E Montgomery -0-

This Amendment is to add 178 D.U. to Building #2 per PJT2014-00003 and the revise the parking calculations.

SITE PLAN AMENDMENT #STP2017-00321

SP-1 SITE DEVELOPMENT PLAN - COVER SHEET

KDJ

1-31-19

Project No. Sheet

1996.395.25 1 of 1

Comstock 33 Monroe, LLC DUBALL ROCKVILLE ROCKVILLE TOWN CENTER

PARCELS 2-L & 2-M 4TH E.D. CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.

Engineers Planners

Landscape Architects Surveyors Phone 301.670.0840 Fax 301.948.0693

nereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Montgomery Village, Maryland Laws of the State of Maryland License No. 14979, Expiration Date: 07/02/2020 Michigannery 20886-1279 www.mhgpa.com

* INDICATES SHEETS INCLUDED IN THIS SITE PLAN AMENDMENT