

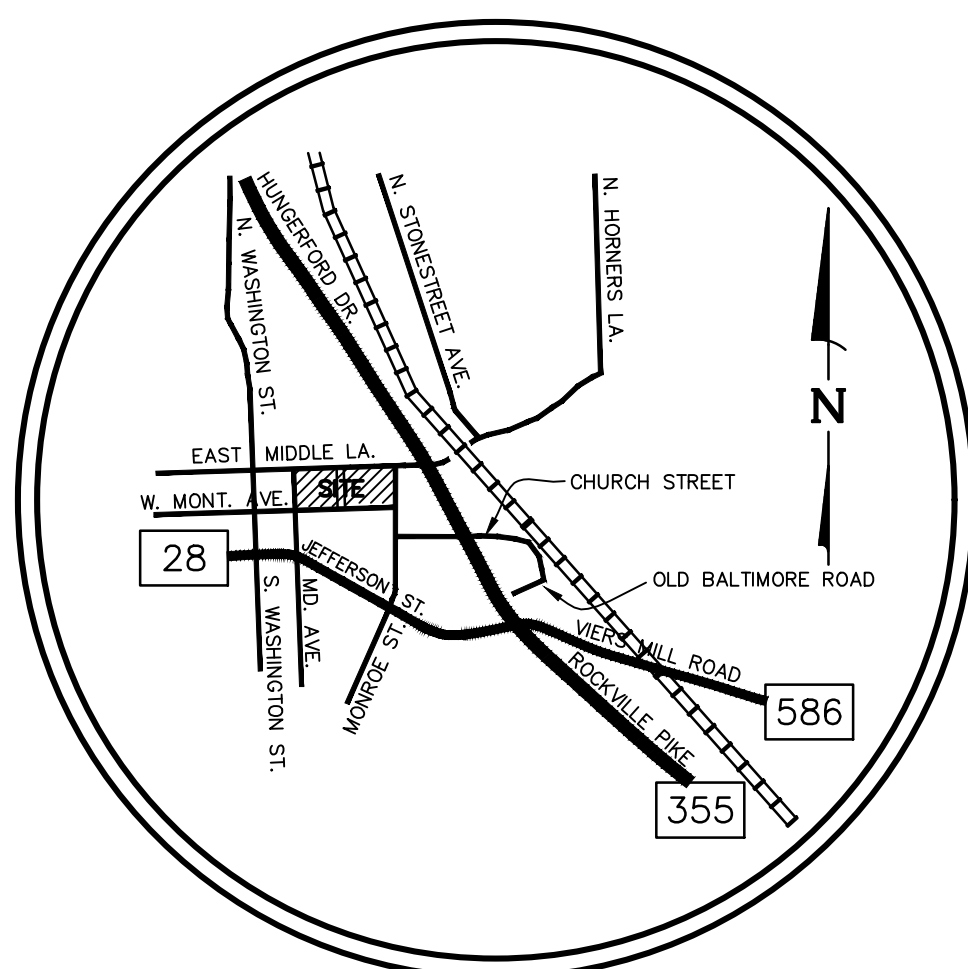
BLVD Lofts

PARCELS 2-L, ROCKVILLE TOWN CENTER

SITE DEVELOPMENT PLAN AMENDMENT #STP2025-00503

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VICINITY MAP
SCALE 1" = 2,000'

Site Data					
Property:	2-L and 2-M, Rockville Town Center				
Lot Area:	Parcel 2-L: 61,469 S.F. or 1.41 AC. Parcel 2-M: 63,236 S.F. or 1.45 AC.				
Zone:	PD-RCL Planned Development Rockville Center, Inc.				
Use:	Residential, Residential, Hotel, Commercial (retail, restaurant, office), parking				
Block	Use	Approved PJT2014-00003	Approved STP2012-00105 STP2014-00279	Approved Amendment: STP2013-00321	Proposed Amendment: PJT2015-00020 STP2015-00003
Block 2 Par 2-L, formerly 2-K	Residential		222 DU	400 DU	413 DU
	Retail (1)		653 DU	485 DU	653 DU
Block 3 Par 2-M, formerly 2-J	Residential		22,200 SF (2)	22,200 SF (2)	6,500 SF (2)
	Retail (1)		263 DU	263 DU	263 DU
Total Retail (1)			23,100 SF (2)	23,100 SF (2)	23,100 SF (2)
			45,300 sf (2)	45,300 sf (2)	29,600 sf (2)
Total			140 Rooms + Limited Service	140 Rooms + Limited Service	140 Rooms + Limited Service
			653 DU	485 DU	676 DU
Total			45,300 GSP Retail, 140 Room Limited Service Hotel	45,300 GSP Retail, 140 Room Limited Service Hotel	27,600 GSP Retail, 140 Room Limited Service Hotel
			653 DU	485 DU	676 DU

- "Retail" includes all retail, commercial, and service uses permitted in the equivalent MXTD zone.
- Approval per STP2012-00105, Total Retail GFA includes area for retail, restaurant, commercial, and service uses, and hotel lobby which incorporates hotel lobby concession space, seating, registration, and approximately 1145 SF hotel lounge/amenity restaurant.

SITE PLAN NOTES

- The topography is from an aerial topographic survey supplemented with field survey and available utility records by MHG, PA.
- The boundary is from deeds and plans of record by MHG, PA.
- Development of this project must be in conformance with the previously approved Preliminary Development Plan FDP1994-0001E as amended by PJT 2014-00003.
- This plan is an amendment to Site Plan STP2012-00105 as amended by STP2016-00279 and STP2017-00321.
- A Natural Resources Inventory/Forest Stand Delineation Plan (NRISD) 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 1-22-95 which was part of the original FDP1994-0001 application submitted for the entire 11.23 acre Rockville Center Project. A supplemental FCP for this development was approved under FCP2006-00019. A new forest conservation plan submission is not required for this site plan.
- 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 Disabilities Act (ADA).
- 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.
- 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.

BLOCKS 1 AND 5 EXISTING USES

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
Block 5/ Parcel 2-G				
Del. Restaurant - Transit	1720 sf	1 per 5 emp	1	1
51 Monroe St.	138	138	138	138
Block 5/ Parcel 2-G				
Theatre	2,495 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	2
Restaurant	6,435 patron area	1 per 50 sf of patron	129	78
Restaurant employees	20	1 per 2 emp	10	6
Restaurant outdoor seating	2,400 sf	1 per 80 sf	30	18
Total			1,498	955

Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue Includes Proposed 13 additional residential units and 6500 sf commercial space							
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES	
Residential Use (2) (4)							
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5	
Residences (2 BR)	69	1.50 per unit	104		89	80.3	
Subtotal - Residential	263		298		254	229	
Institutional Use							
Senior Housing	150	1.00 per 3 units	50	50		50	
Subtotal - Institutional	150		50	50		50	
Commercial Use (3)							
Restaurant Space - General	6,500						
Patron Area	1,024	1 per 50 sf	20.48		13	13	
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93	
Employees	20	1 per 2 empl	10		6	6	
Outdoor Space	1,500	1 per 80	18.75		12	12	
Subtotal - Commercial use	8,000	gpf (indoor+outdoor)	203.89		124	124	
Replacement of Existing Parcel							
2-K surface pkg for PDP uses incl In Project			200		200	200	
Total Parcel 2-L Required Parking ((229 + 50 + 124 + 403) + 200)						603	
Total Parking Provided on 2-L (FN6)						603	

Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery							
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES	
Residential Use (2) (4)							
Residences (studio)	25	1.00 per unit	25		25	25	
Residences (1 BR)	180	1.00 per unit	180		180	180	
Residences (2 BR)	58	1.50 per unit	87		87	87	
Subtotal - Residential	263		292		292	292	
Commercial Use (3)							
Hotel - Guest rooms	140	0.33/guestroom	46.67		28	28	
Hotel - employees	18	1 per 2 empl	9		5.4	5.4	
Hotel - meeting space	1910	1 per 400 sf	4.78		2.87	2.87	
Hotel - Accessory Rest/Lounge	1145						
Patron Area (50%)	573	1 per 200 sf	2.86		1.72	1.72	
Lounge Empl	Included above						
Office	2142	1 per 300 sf	7.14		4.28	1	
Retail Establishments	2406	1 per 200 sf	12.03		7.2	6.5	
Restaurant Space - General	11360						
Patron Area	5890	1 per 50 sf	117.8		70.7	70.7	
Employees	25	1 per 2 empl	12.5		7.5	7.5	
Outdoor Space	1700	1 per 80	21.25		12.75	12.75	
Subtotal - Commercial			234		140	137	
Replacement of Existing Parcel							
2-M surface pkg for PDP uses incl In Project			161		161	161	
Total Parcel 2-M Required Parking ((292 + 137 + 161 + 590)						590	
Total Parking Provided on Parcel 2-M						590	
Total Parking Provided Both Parcels (590+603)							1,193

- Notes
- Time of Day Demand spaces required during the peak weekday evening period per City Code 25.16.03.b.6 after application of 40% parking waiver on non-residential uses per PDP1994-0001 and 15% parking waiver for residential uses on Parcel 2-L per PJT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.
 - Retail includes all retail, commercial, and service uses permitted in PDP94-001 and the equivalent MXTD zone. On Parcel 2-L, parking for the 6500 sf is estimated based on restaurant with bar parking standards, which is also sufficient for all other commercial uses that are still reserved as allowable uses. Final mix and allocation of square footage between retail and restaurant uses on Parcel 2-L shall be subject to available parking. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total.
 - Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.
 - Vollet parking for the Hotel guest at the option of the Hotel operator.
 - Vollet parking permitted for additional 133 cars per approved USE2006-00699.

Table 3 Time of Day Calculation Only Comstock Rockville Project, With Additional 13 DU, Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional and Commercial Parking in Bldg 2, 255 Rockville Pike provides balance Retail Pavilion PDP parking							
Use	Table 1 Bldg 1+2	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
Residential	292+254	546	328	492	437	492	546
Institutional	50	50	25	50	50	15	3
Office	5	5	5	1	1	1	1
Retail	8	8	4	8	8	6	1
Restaurants	91+124	215	108	215	215	215	22
Hotel							
Retail	38	38	27	38	27	38	27
Pavilion and Theatre	200+161	361	181	361	361	361	4
Total Pkg Required Comstock Project Provided							
2-M			678	1165	1099	1128	604
2-L			1193	1193	1193	1193	1193
2-L			590	590	590	590	590
Surplus Parking			603	603	603	603	603
			+515	+28	+94	+65	+589

Highest Parking Required at Weekend Evening totaling 1165 spaces within the Comstock Rockville Project; Parking Provided on Comstock Rockville Project is 1193. Surplus Parking even at Peak Demand Period. Hotel valet parking can be instituted at option of Hotel operator per US42006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage, see Overall PDP Time of Day Table.

Table 4 Time of Day Calculation All Existing PDP Uses + Comstock Project with Addtl 13 DU

Use	Base	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime
Office	333	333	35	35	21	21
Retail	11	13	22	48	24	3
Restaurants	305	153	305	305	305	31
Theatre	383	153	383	307	383	38
51 Monroe St.	138	138	138	14	7	7
Deli	1	1	1	1	1	0
Hotel	38	27	38	27	38	27
Residential	546	328	492	437	492	546
Institutional	50	25	50	50	15	3
Total Pkg Required		1171	1464	1224	1286	676
Total PDP Parking Provided		1667	1667	1667	1667	1667
Surplus Parking		+496	+203	+443	+381	+991

Highest Parking Required at Weekday Evening totaling 1464 spaces within the PDP, 1667 spaces provided within the PDP, 203 Surplus Spaces within PDP upon completion BLVD Lofts Project Bldg 2.

PARKING SUMMARY BY BLOCK

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-J/ 198 E Montgomery	603
Block 3/ Parcel 2-M/ 196 E Montgomery	590
Block 2-H/ 41 Maryland Avenue	39
Block 5/ Parcel 2-G/ 199 E Montgomery	0
Total Parking in PDP	1667 spaces

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: 301.870.0840
www.mhga.com

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Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35188 Exp. Date: 01/05/2028

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

OWNER:
COMSTOCK 33 MONROE, LLC
1900 RESTON METRO PLAZA,
10TH FLOOR, RESTON, VA 20190

DEVELOPER:
COMSTOCK 33 MONROE, LLC
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 OTTENO, AIA AICP
PHONE: 301-588-4800 X 1151
EMAIL: DOTENO@TORTIGALLAS.COM
1923 VERMONT AVENUE, NW, 2ND FLOOR
WASHINGTON, DC 20088

CIVIL ENGINEER:
MHG, PA
CONTACT: KYLE HUGHES, PE
PHONE: 301-670-0840
EMAIL: KHUGHES@MHGPA.COM

2220 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

WBSG 218NE07

PLAT 24566

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

PROJ. MGR KJH

DRAWN BY KJH

SCALE 1"= 20'

DATE 12/26/2024

SITE PLAN

STP2025-00503

SP0.01

PROJECT NO. 93.395.77

RESERVED AS AN APPROVAL SHEET



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LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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

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MONTGOMERY VILLAGE, MD 20886

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

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TAX MAP GR342 WSSC 218NE07

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MARYLAND

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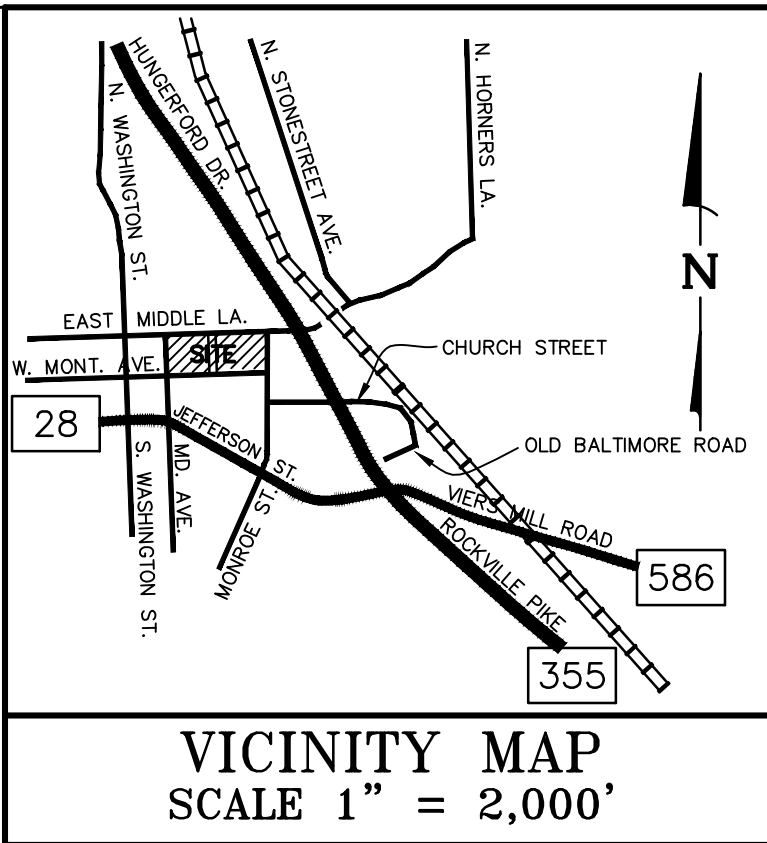
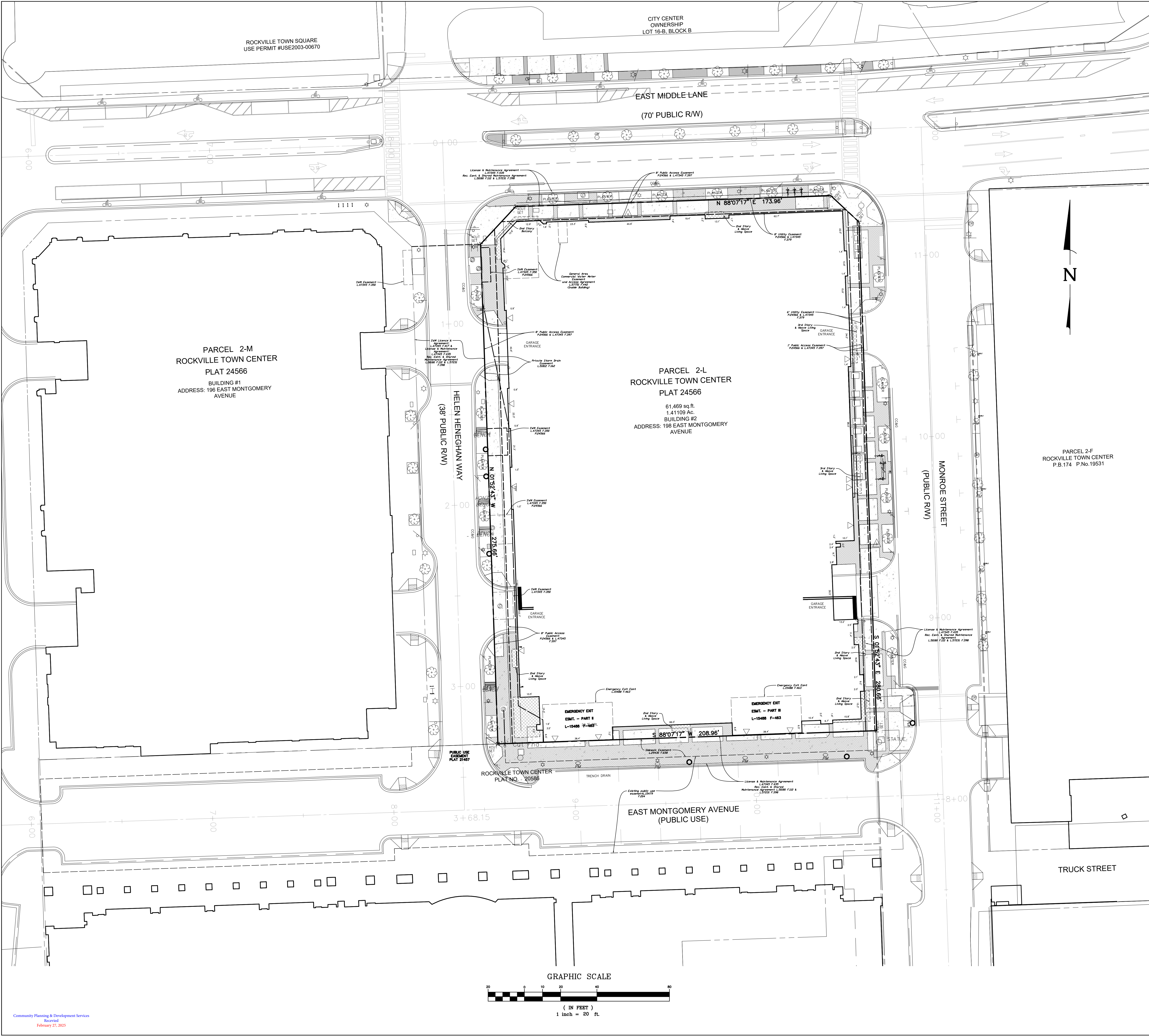
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STP2025-XXXXXX

SP2.01

PROJECT NO. 93.395.77



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

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WASHINGTON, DC 20088
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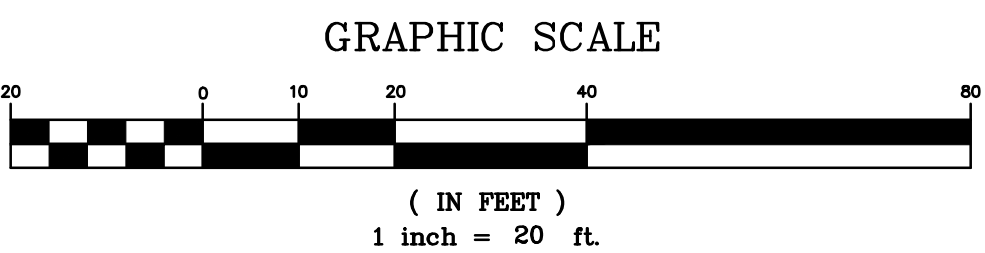
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PLAT 24566
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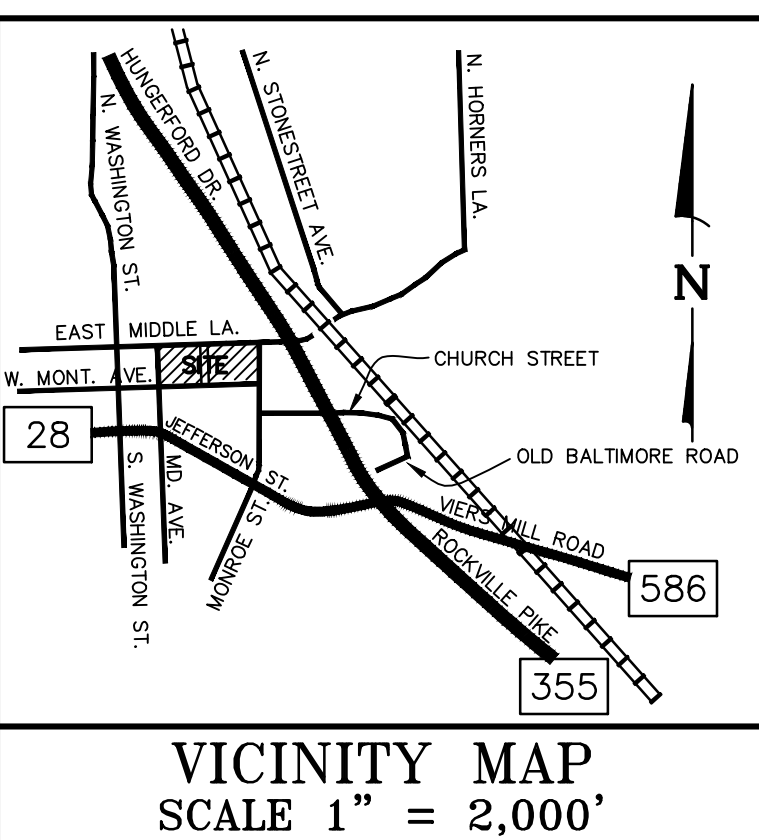
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TOWN CENTER

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SCALE 1"= 20'
DATE 12/26/2024

EXISTING
CONDITIONS
STP2025-XXXXXX
PROJECT NO. 93.395.77

- GENERAL NOTES
- Property is zoned PD-RCI (Planned Development Rockville Center, Inc.)
- Horizontal Datum is based on the Maryland Coordinate System NAD 83 (1981) Datum as projected by NGS. Stations used are BCSS with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. N021 with coordinates of North 160,080.624 meters and East 392,989.07 meters. The combined scale factor is 0.999940295. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .03 and .12 of the Minimum Standards of Practice for Land Surveyors.
 - The property is located in Flood Hazard Zone X, areas determined to be outside the 0.2% annual chance floodplain as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Number 24031033MD effective date: September 25, 2008.
 - Acceptable field practices and methods were used in the compilation of this survey. The survey was performed by MHG on September 24, 2018 and updated November 16, 2018 and is within the Maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey.
 - The locations of existing underground utilities are shown in their approximate locations as per available records. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
 - Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
 - The Property address is 198 East Montgomery Avenue, Rockville, MD.





Professional Certification
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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

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**SITE DEVELOPMENT
PLAN**

STP2025-00503

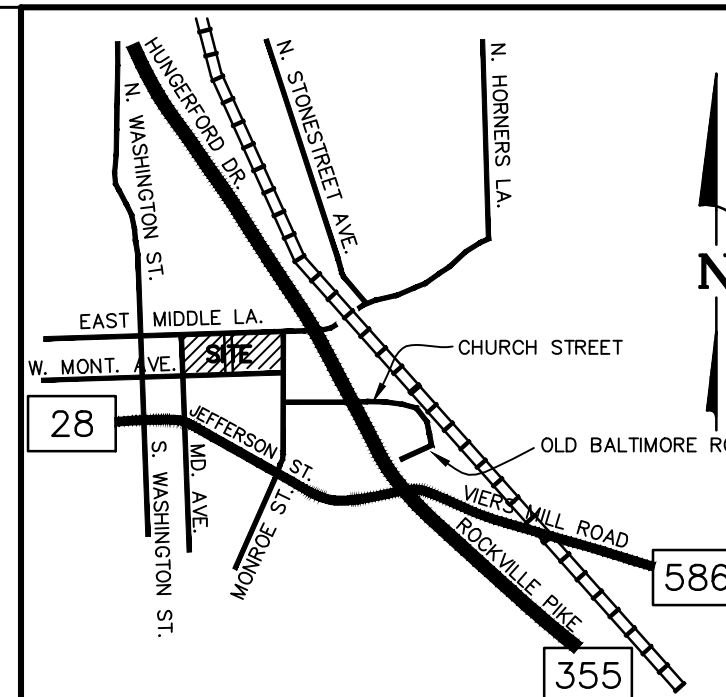
SP2.01

PROJECT NO. 93.395.77

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



VICINITY MAP
SCALE 1" = 2,000'

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10TH FLOOR
RESTON, VA 20190

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

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10TH FLOOR, RESTON, VA 20190

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ARCHITECT:
TORTI GALLAS & PARTNERS, INC.
CONTACT: DAVID OTIENO, AIA AIA CP
PHONE: 301-588-4800 X 1151
EMAIL: DOTIENO@TORTIGALLAS.COM
1923 VERMONT AVENUE, NW, 2ND FLOOR
WASHINGTON, DC 20006

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
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POTOMAC, MD 20854

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DATE 12/26/2024

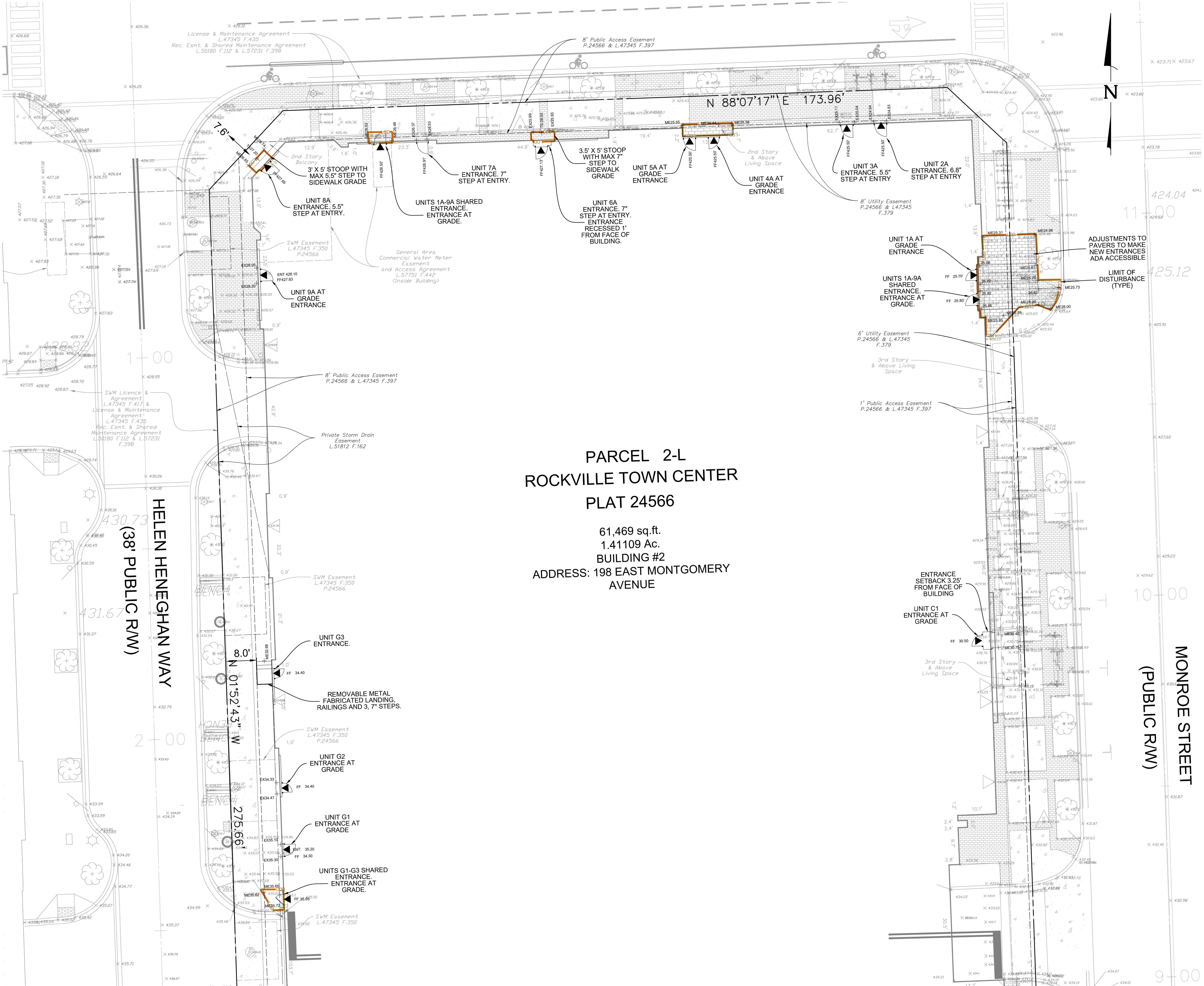
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GRADING PLAN

STP2025-XXXXXX

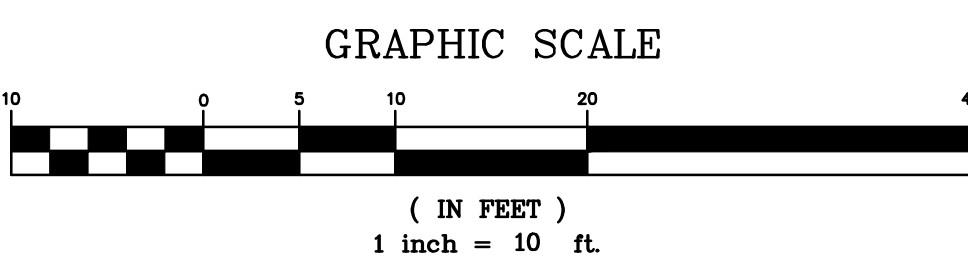
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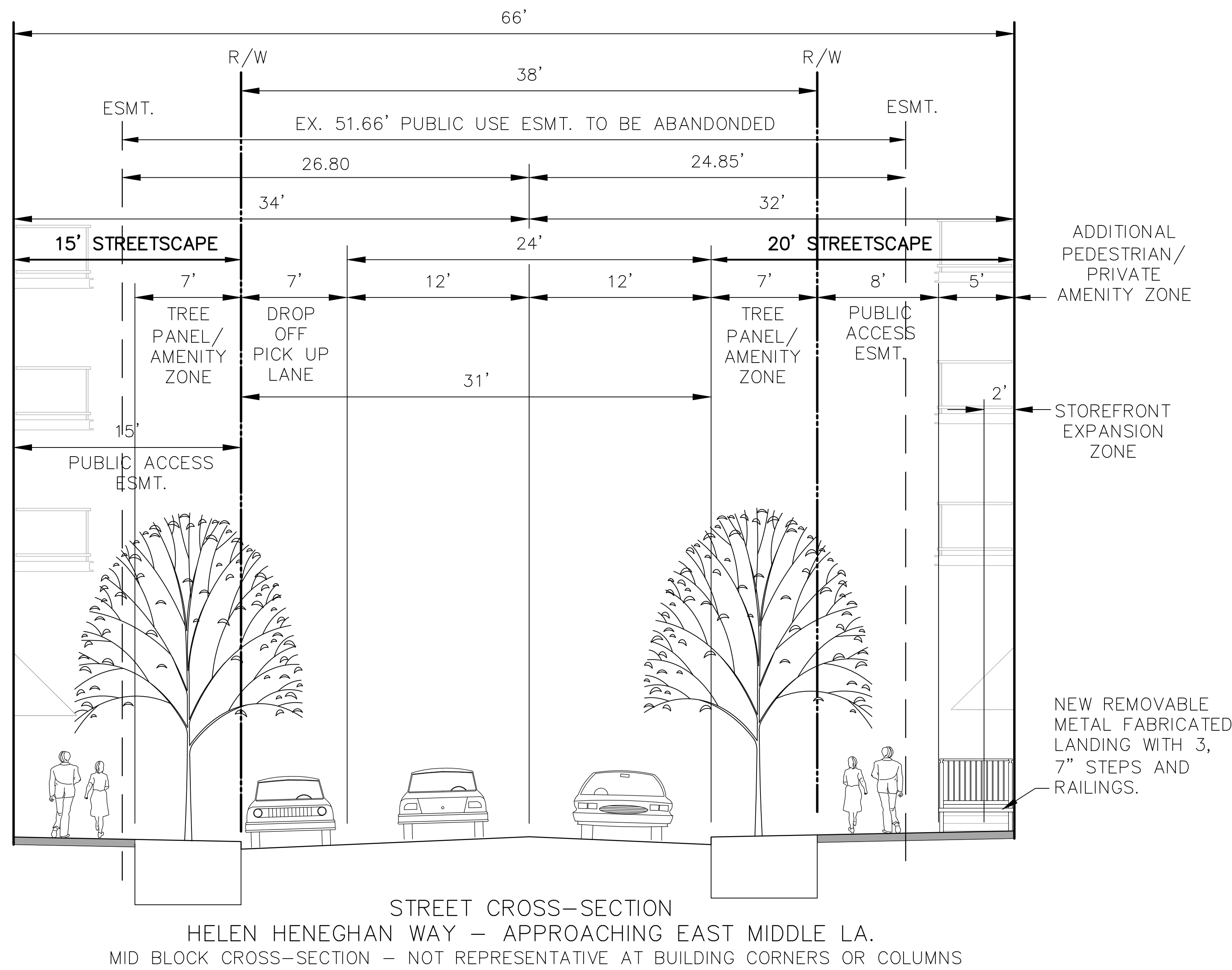
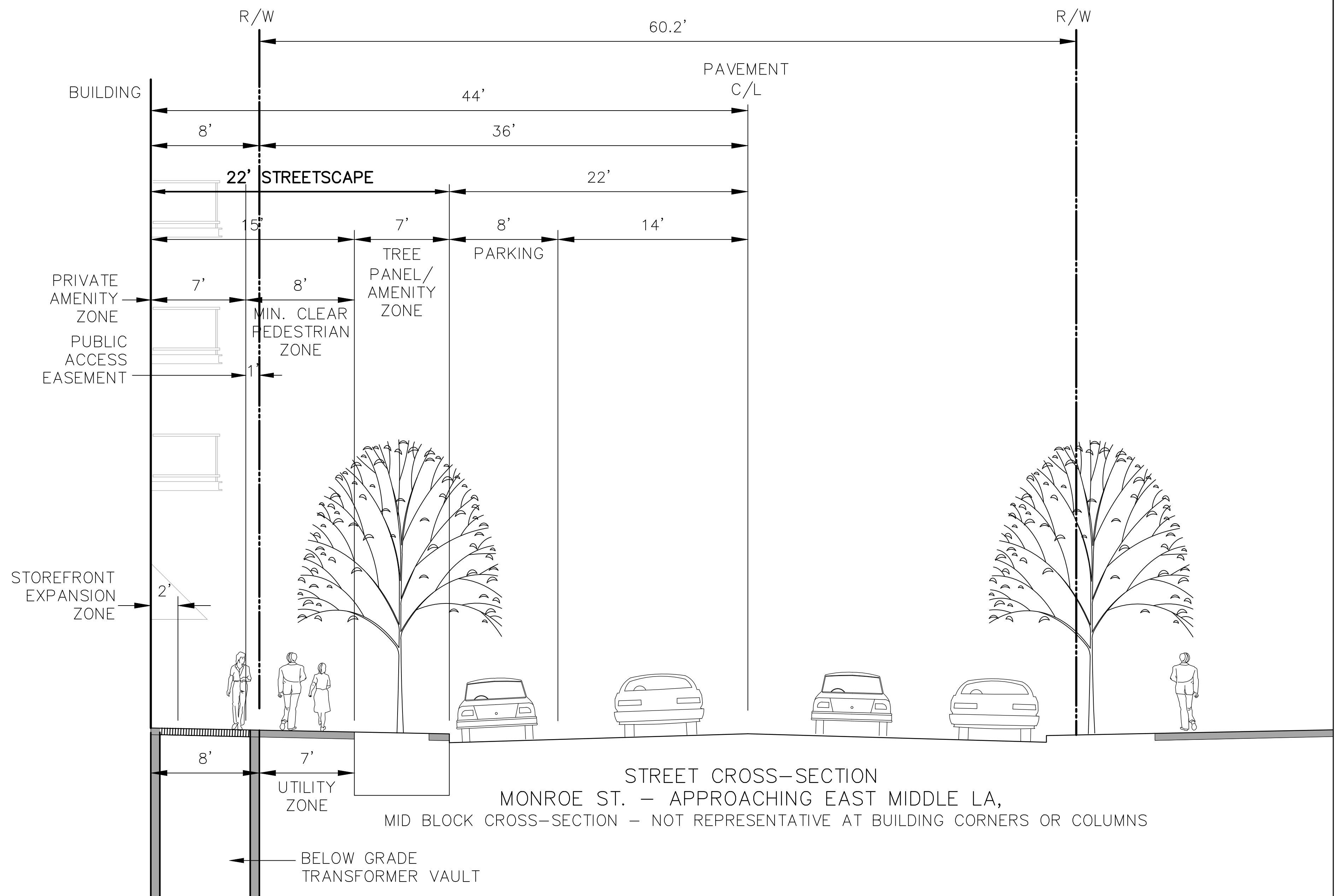
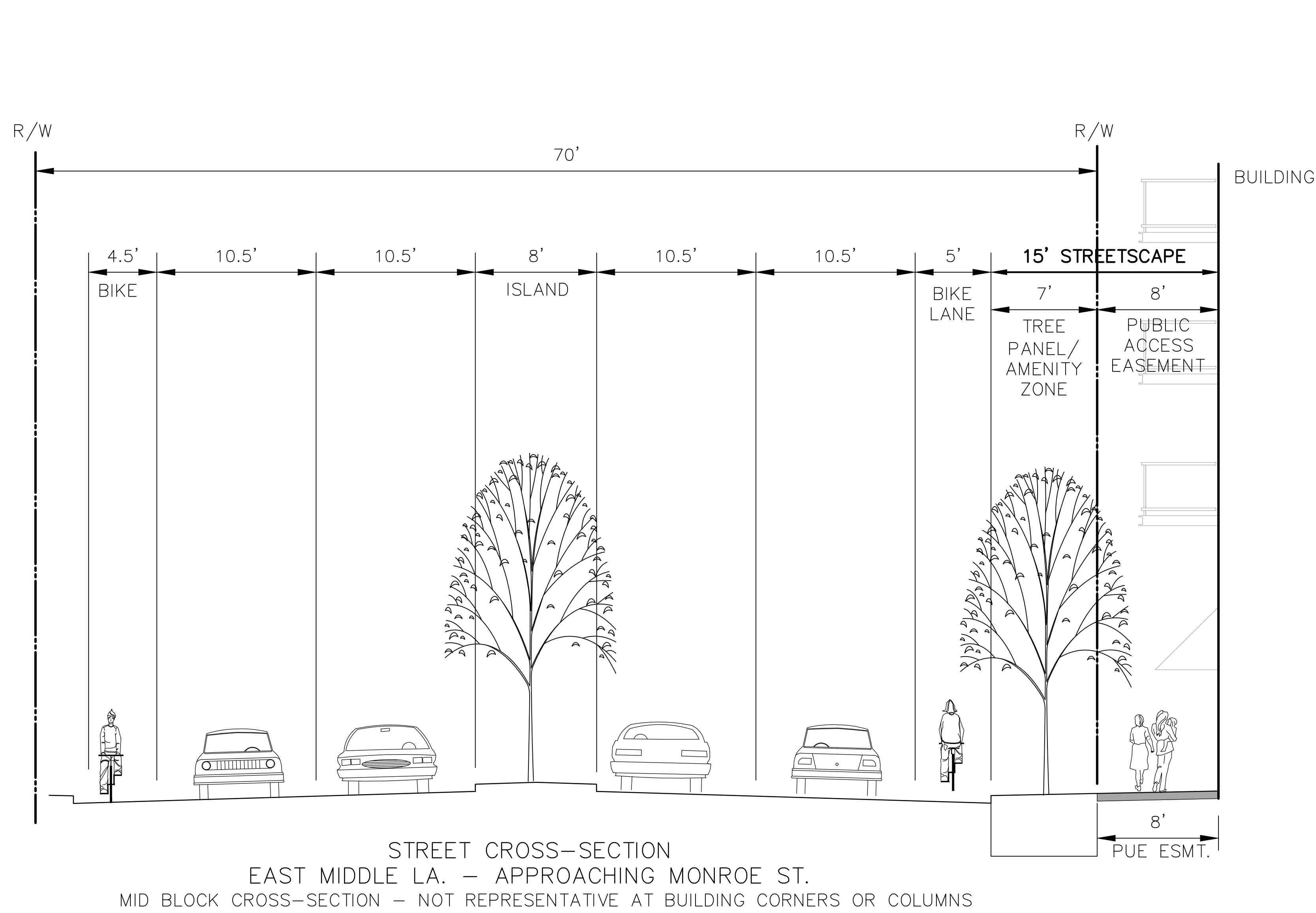
PROJECT NO. 93.395.77



PARCEL 2-L
ROCKVILLE TOWN CENTER
PLAT 24566

61,469 sq.ft.
1.41109 Ac.
BUILDING #2
ADDRESS: 198 EAST MONTGOMERY
AVENUE





REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSSC 218NE07
PLAT 24566
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 2-L
ROCKVILLE
TOWN CENTER

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"= 10'
DATE	12/26/2024

STREET CROSS
SECTIONS - EXHIBIT
STP2025-XXXXXX
SP2.11
PROJECT NO. 93.395.77

NOTE:
1. SCREENED PORTIONS OF PLAN ARE NOTE IN THE SCOPE OF THE PROPOSED CONVERSION OF RETAIL TO RESIDENTIAL
2. PROPOSED BUILDING AND UNIT ENTRIES ARE MARKED WITH A BLACK ARROW - ▲

**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**

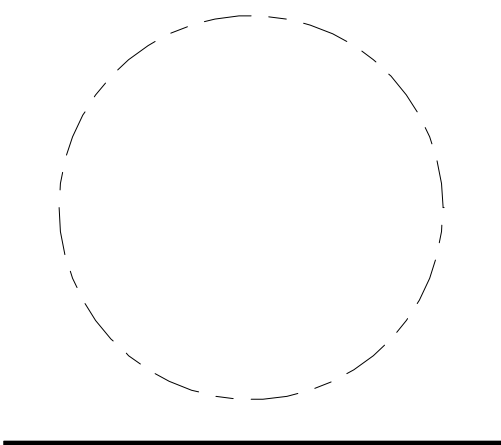
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



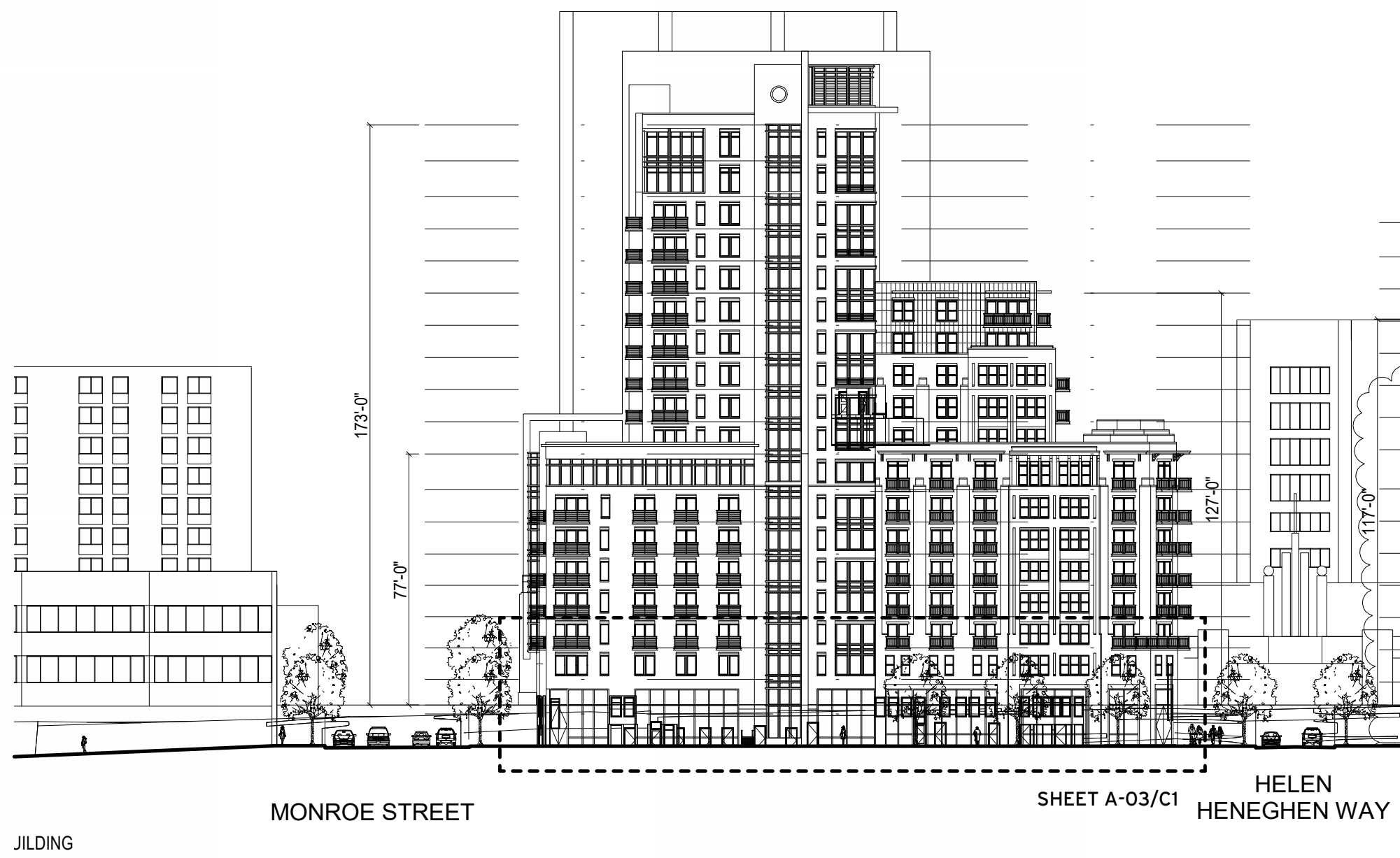
Floor Plans

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
1/16" = 1'-0"
DRAWING NO.
A-01
APPROVED
JOB NO.
23338.BAC

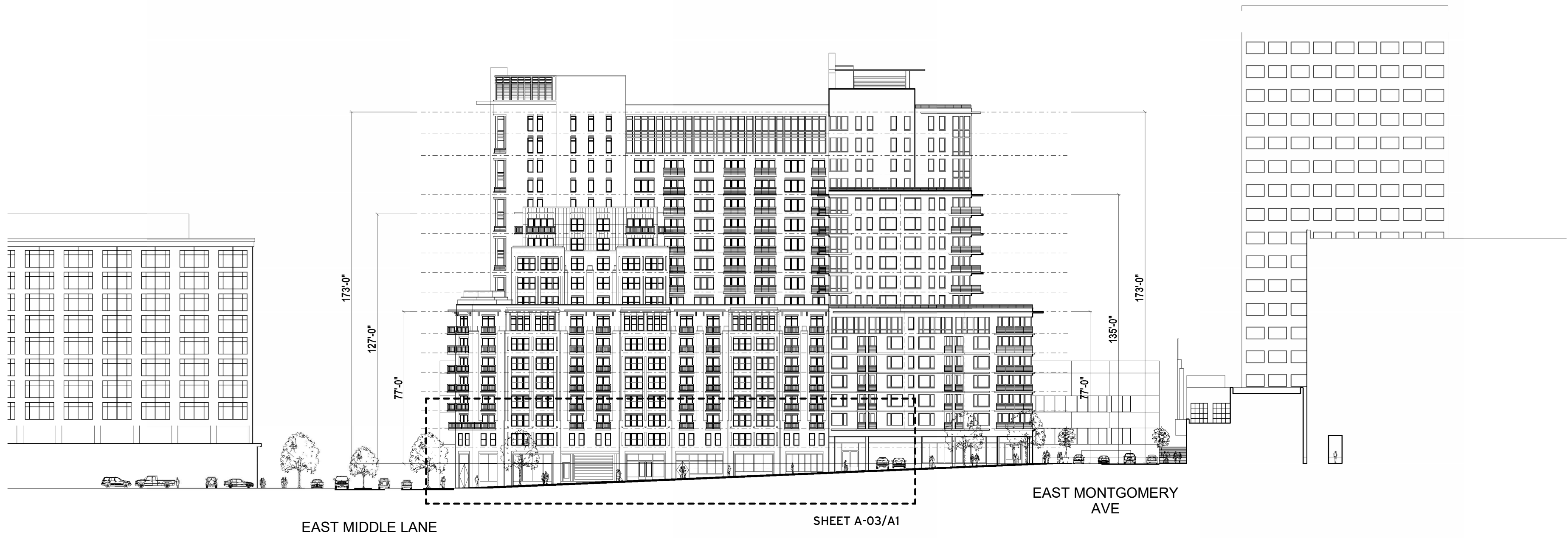




E1 EAST ELEVATION (MONROE STREET)
1" = 40'-0"



C1 NORTH ELEVATION (EAST MIDDLE LANE)
1" = 40'-0"



A1 WEST ELEVATION (HELEN HENEGHAN WAY)
1" = 40'-0"

BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION

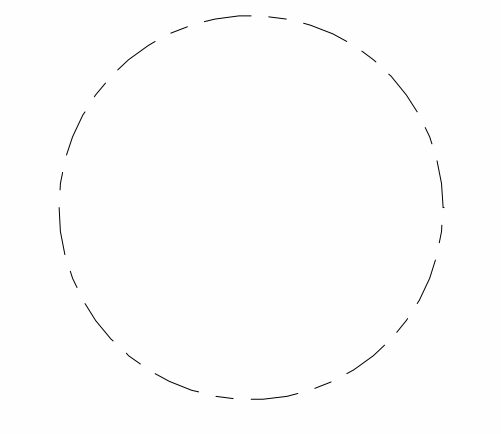
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



Elevations Key

PRINCIPAL IN CHARGE J.J.	
PROJECT ARCHITECT S.A.	
DRAWN D.O., J.C.	
DATE May 19, 2025	APPROVED
SCALE: 1" = 40'-0"	JOB NO. 23338.BAC
DRAWING NO. A-02	

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

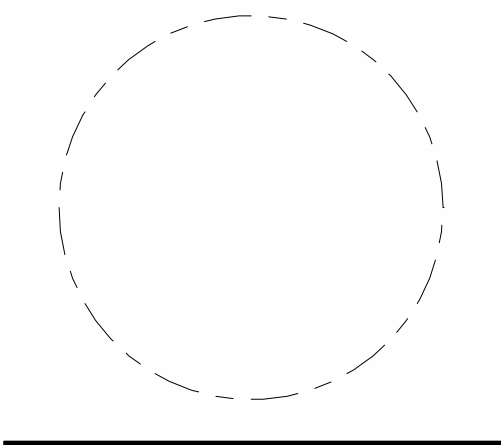
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Building
Elevations**

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.

DRAWN
D.O., J.C.

DATE
May 19, 2025

SCALE:
1/8" = 1'-0"

JOB NO.
23338.BAC

DRAWING NO.
A-03

SITE PLAN RESUBMISSION - MAY 19, 2025



E1 EAST ELEVATION (MONROE STREET)
1/8" = 1'-0"



C1 NORTH ELEVATION (EAST MIDDLE LANE)
1/8" = 1'-0"



A1 WEST (HELEN HENEGHAN WAY)
1/8" = 1'-0"

NOTE:
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL DETAILS
ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL BUILDING DESIGN

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www.tortigallas.com

**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

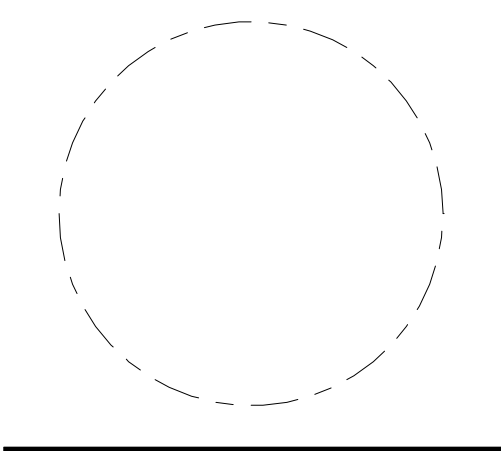
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Perspective
Views**

PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
APPROVED
JOB NO.
23338.BAC

DRAWING NO.
A-04



RETAIL D-F PERSPECTIVE LOOKING SOUTHWEST



RETAIL D-F PERSPECTIVE LOOKING SOUTHEAST



RETAIL C PERSPECTIVE LOOKING NORTHWEST



RETAIL G PERSPECTIVE LOOKING SOUTHEAST

SITE PLAN RESUBMISSION - MAY 19, 2025

SITE DEVELOPMENT PLAN – COVER SHEET

Comstock 33 Monroe, LLC DUBALL ROCKVILLE

ROCKVILLE TOWN CENTER

PARCELS 2-L & 2-M

4TH E.D. CITY OF ROCKVILLE – MONTGOMERY COUNTY – MARYLAND