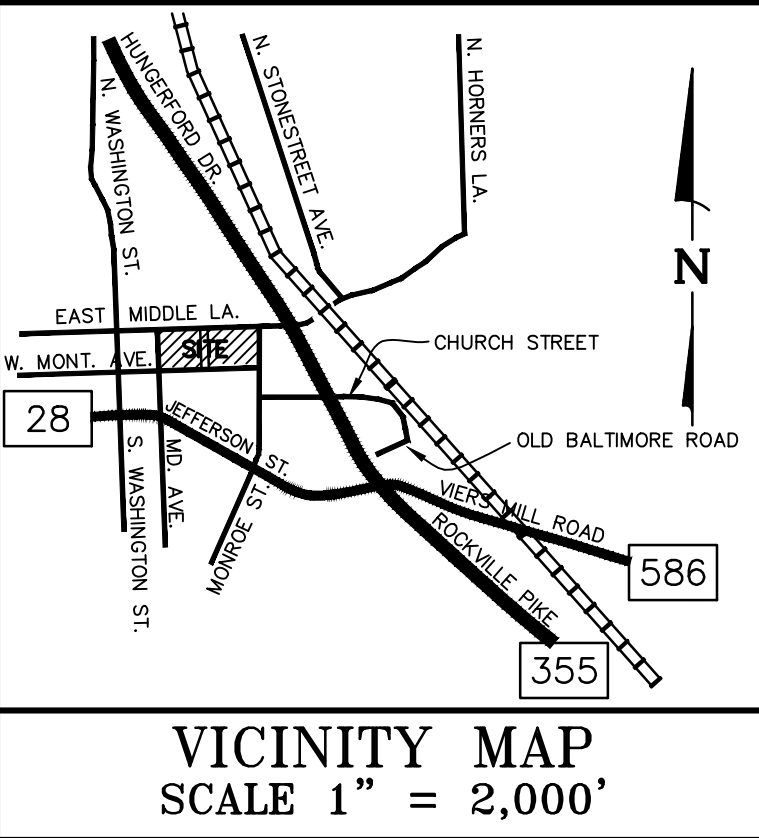
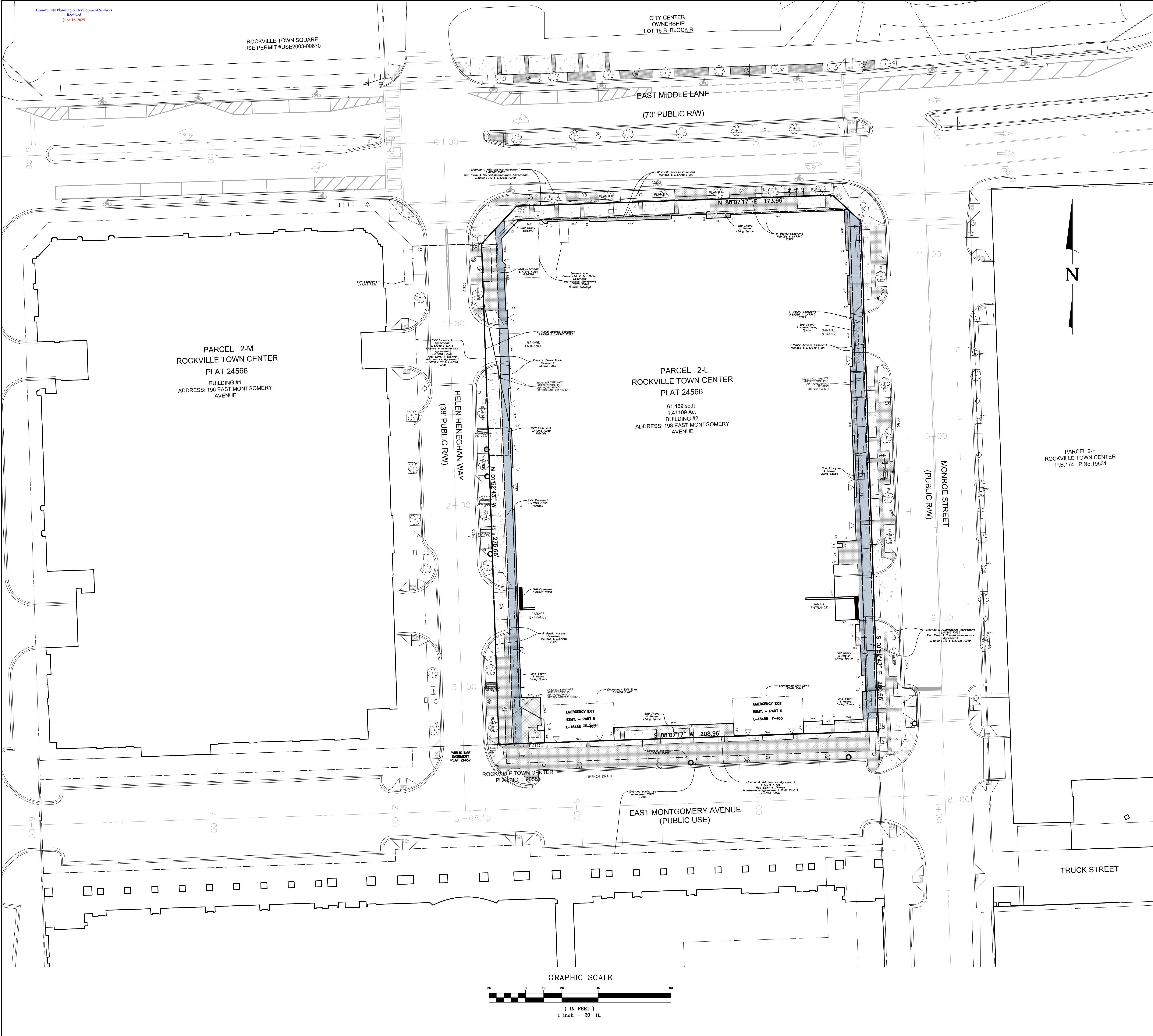




MHG

CIVIL ENGINEERING
LAND SURVEYING
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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

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WBSIC 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

**EXISTING
CONDITIONS**

PJT2025-00020

PJ0.01
PROJECT NO. 93.395.77

- GENERAL NOTES**
- Property is zoned PD-R(C) (Planned Development Rockville Center, Inc.)
- Horizontal Datum is based on the Maryland Coordinate System NAD 83 (1991). Datum as projected by NGS. Stations used are B0553 with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. 1001 with coordinates of North 160,993.024 meters and East 392,989.07 meters. The combined scale factor is 0.999940295. This survey meets the positional tolerance as specified by Title 19, Subtitle 13, Chapter 6, Sections 10 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 2401003340 effective date: September 29, 2006.
 - 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.

This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L and revise the parking calculations.

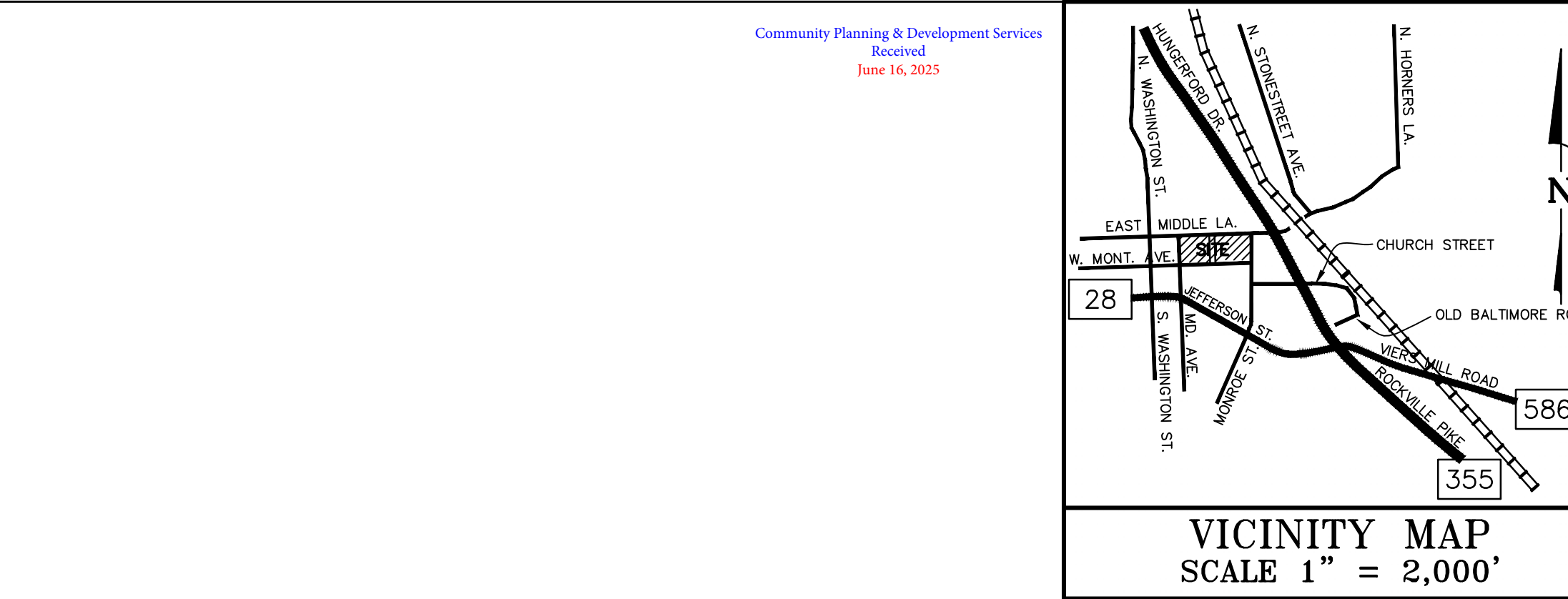
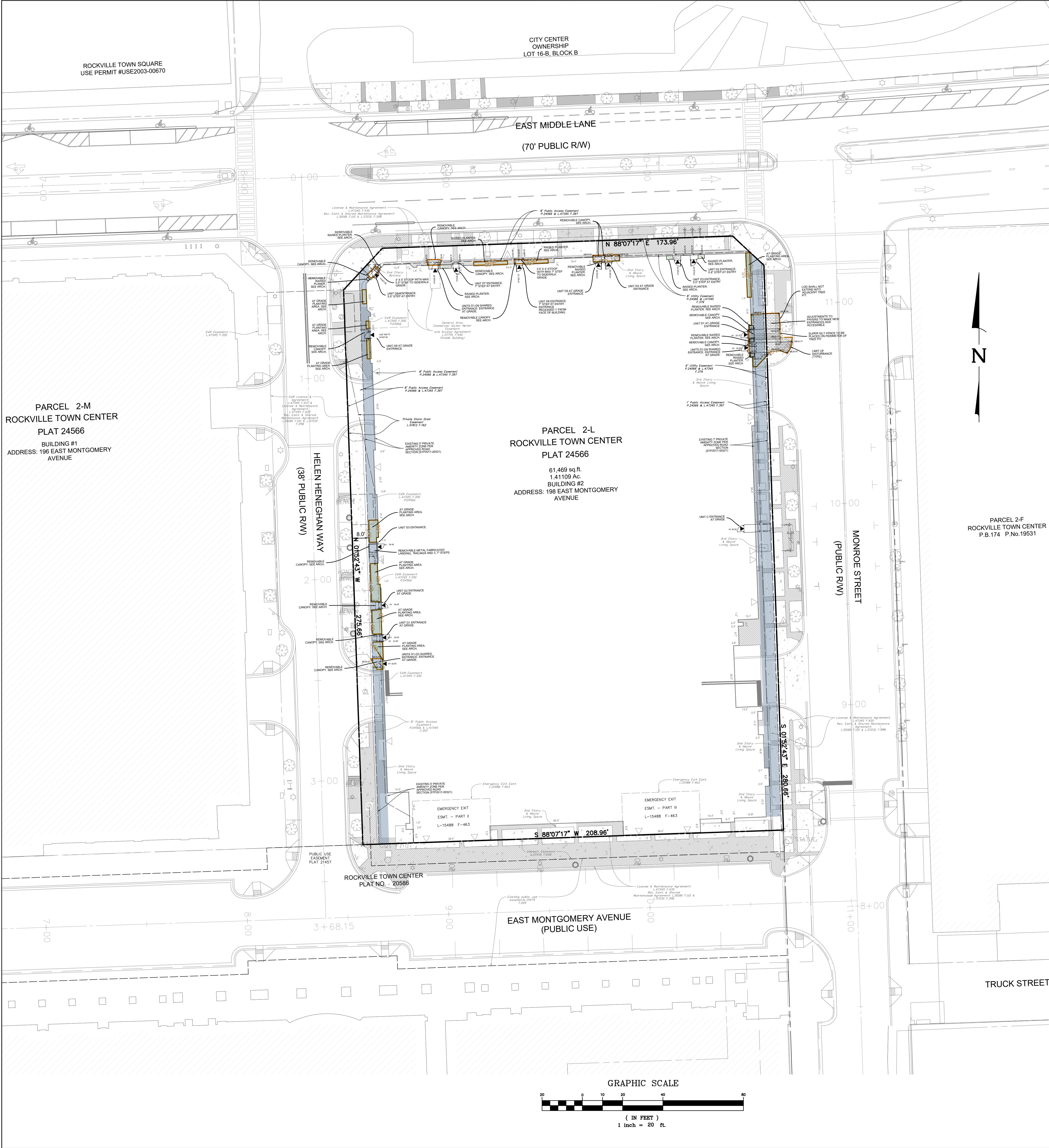


Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue										Table 3 Time of Day Calculation Only Comstock Rockville Project, With Additional 13 DU.									
Includes Proposed 13 additional residential units and 6500 of commercial space										Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional and Commercial Parking in Bldg 2, 255 Rockville Pike provides balance Retail Pavilion PDP parking									
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FNU)	PEAK TIME DEMAND # SPACES	Use	Table 1 Bldg 1+2	Base Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime						
Residential Use (214)							Residential	252-254	546	328	492	437	492	546					
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5	Institutional	50	50	25	50	50	15	3					
Residences (2 BR)	69	1.50 per unit	104		89	80.1	Office	5	5	5	1	1	1	1					
Subtotal - Residential	263		298		254	229	Retail	8	8	4	8	8	6	1					
Institutional Use							Restaurants	91-124	215	108	215	215	215	22					
Senior Housing	150	1.00 per 3 units	50	50		50	Hotel	38	38	27	38	27	38	27					
Subtotal - Institutional	150		50	50		50	Pavilion and Theatre	200-161	361	181	361	361	361	4					
Commercial Use (3)							Total Pkg Required			678	1165	1099	1128	604					
Restaurant Space - General	6,500						Comstock Project Provided												
Patron Area	1,024	1 per 50 sf	20.48		13	13	2-M		590	590	590	590	590						
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93	2-L		603	603	603	603	603						
Employees	20	1 per 2 empl	10		6	6	Surplus Parking		-515	+28	+94	+65	+589						
Outdoor Space	1500	1 per 80	18.75		12	12	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 USA2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by255 Rockville Pike garage. see Overall PDP Time of Day Table.												
Subtotal - Commercial use	8,000	gsf (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 (FNU)							603												
Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery										Table 4 Time of Day Calculation All Existing PDP uses + Comstock Project with Addtl 13 DU									
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FNU)	PEAK TIME DEMAND # SPACES	Use	Base Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Nighttime							
Residential Use (214)							Office	333	333	35	35	21	21						
Residences (studio)	25	1.00 per unit	25		25	25	Retail	11	13	22	48	24	3						
Residences (1 BR)	180	1.00 per unit	180		180	180	Restaurants	305	153	305	305	305	31						
Residences (2 BR)	58	1.50 per unit	87		87	87	Theatre	383	153	383	307	383	38						
Subtotal - Residential	263		292		292	292	St. Monroe St.	138	138	138	14	7	7						
Commercial Use (3)							Deli	1	1	1	1	1	0	0					
Hotel - Guest rooms	140	0.33/guestroom	46.67		28	28	Hotel	38	27	38	27	38	27						
Hotel - employees	20	1 per 2 empl	9		5.4	5.4	Residential	546	328	492	437	492	546						
Hotel - meeting space	1930	1 per 400 sf	4.78		2.87	2.87	Institutional	50	25	50	50	15	3						
Hotel - Accessory Rest/Lounge	1145						Total Pkg Required	1171	1464	1464	1224	1286	676						
Patron Area (50%)	573	1 per 200 sf	2.86		1.72	1.72	Total Pkg Provided		1667	1667	1667	1667							
Lounge Empl		Included above					Surplus Parking		-496	+203	-443	+381	-991						
Office	2142	1 per 300 sf	7.14		4.28	1													
Retail Establishments	2405	1 per 200 sf	12.03		7.2	6.5													
Restaurant Space - General	11150																		
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 ((232 + 137 + 161 + 590)							590												
Total Parking Provided on Parcel 2-M							590												
Total Parking Provided Both Parcels (590+603)							1,193												
Notes																			
1. Time of Day Demand spaces required during the peak weekday evening period per City Code																			
25.15.03.4.6 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 PDP2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.																			
2. Retail includes all retail, commercial, and service uses permitted in PDP94-001 and the equivalent MXD 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.																			
3. Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.																			
4. Vollet parking for the Hotel guest at the option of the Hotel operator.																			
5. Vollet parking permitted for additional 133 cars per approved USE2006-00699.																			
PARKING SUMMARY BY BLOCK																			
Block 1/ Parcel 2-F/ 255 Rockville Pike 435 spaces																			
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-																			
Total Parking in PDP 1667 spaces																			
Preliminary Development Plan (PDP) Amendment																			
Hotel APPROVED PDP94-0001E																			
Total 2-J now 2-M 2-K now 2-L																			
485 Dwelling Units 263 Dwelling Units 222 Dwelling Units																			
Hotel with 100 am & pm trips reserved																			
175 Guest Room Here per USA 2006-0699A																			
45,300 Commercial gsf 23,100 gsf Commercial 22,200 gsf Commercial																			
1155 Parking 590 spaces 566 spaces																			
Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED																			
Total 2-J now 2-M 2-K now 2-L																			
485 Dwelling Units 263 Dwelling Units 222 Dwelling Units																			
140 Guest Room Hotel																			
45,300 gsf Commercial 1,145 sf 22,200 gsf																			
Hotel Meeting 1,910																			
Hotel Lobby 3,300+																			
Retail 6,150 sf																			
Rest 7,900 sf																			
Total 23,045+																			
Parking 2-J/2-K 420 spaces 366 spaces																			
Parking Retail Pavilion 161 spaces replacement 200 spaces replacement																			
Total Parking 1,156 spaces 590 spaces 566 spaces																			
Site Plan STP2017-00321 Amendment APPROVED Phase 2 Residential																			
Total 2-J now 2-M 2-K now 2-L																			
663 Dwelling Units 263 Dwelling Units 400 Dwelling Units																			
140 Guest Rooms																			
45,300 gsf Commercial 22,745 gsf Commercial																			
22,200 gsf Commercial																			
29,789 gsf Commercial 23,100 gsf Commercial 6,500 gsf Commercial																			
1193 spaces min 590 spaces 603 spaces																			
*See parking tables																			

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9220 Wightman Road, Suite 120
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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

REVISIONS	NO.	DESCRIPTION	DATE

TAX MAP GR342 W58C 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

PROJECT PLAN
PJT2025-00020

PJ2.01

PROJECT NO. 93.395.77

This Amendment is to convert 13,011 GFA of retail to 13 D.U. for Building #2 on parcel 2-L and revise the parking calculations.

HELEN HENEGHAN WAY

EAST MIDDLE LANE

MONROE STREET

EAST MONTGOMERY AVE

A1 Retail Conversion - Overall View Ground Floor
1/16" = 1'-0"

EAST MIDDLE LANE



MONROE STREET

EAST MONTGOMERY AVE

A6 Retail Conversion - Overall View Mezzanine L2
1/16" = 1'-0"

- 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 - ▲



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

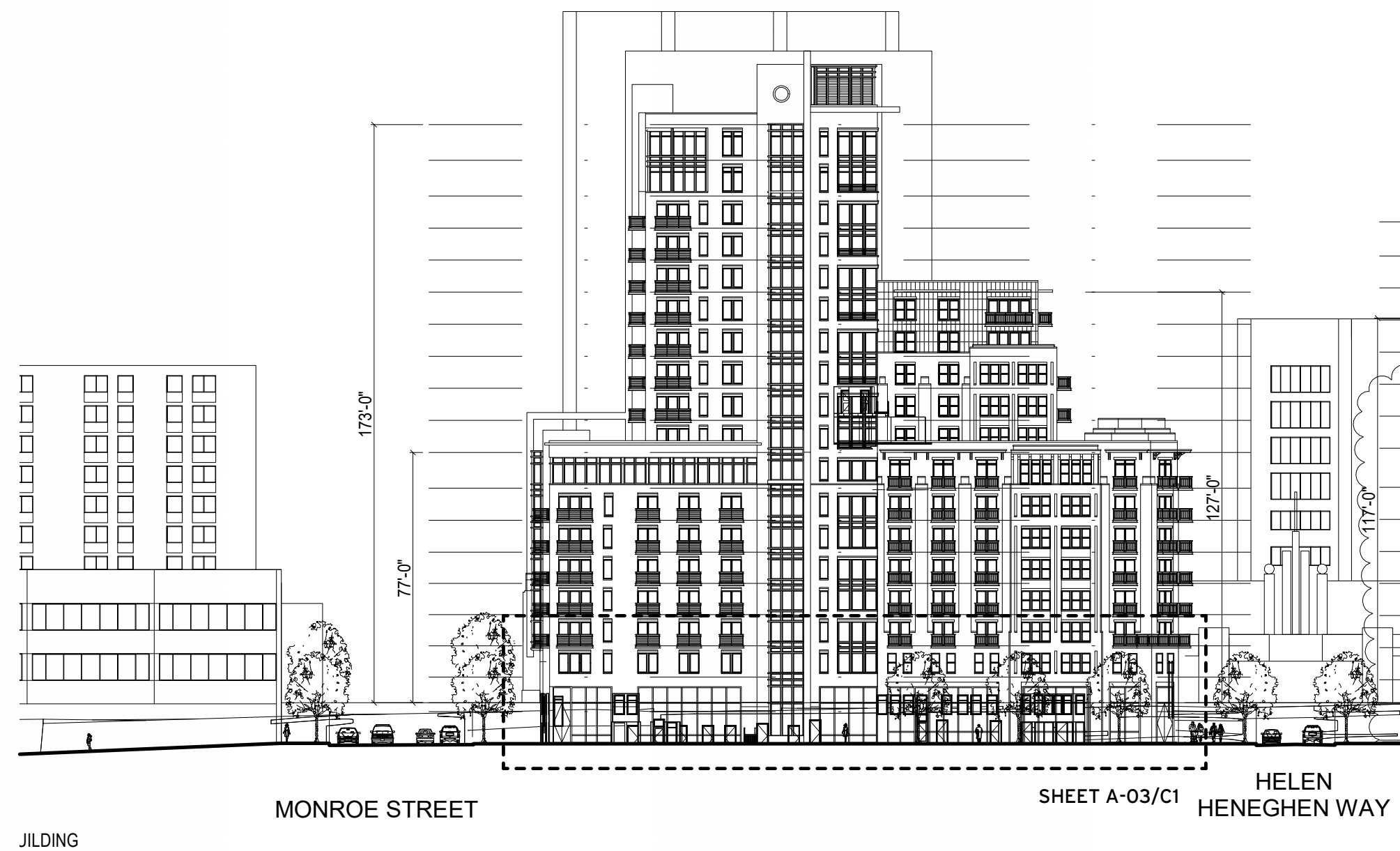
PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
1/16" = 1'-0"
DRAWING NO.
A-01

APPROVED
JOB NO.
23338.BAC

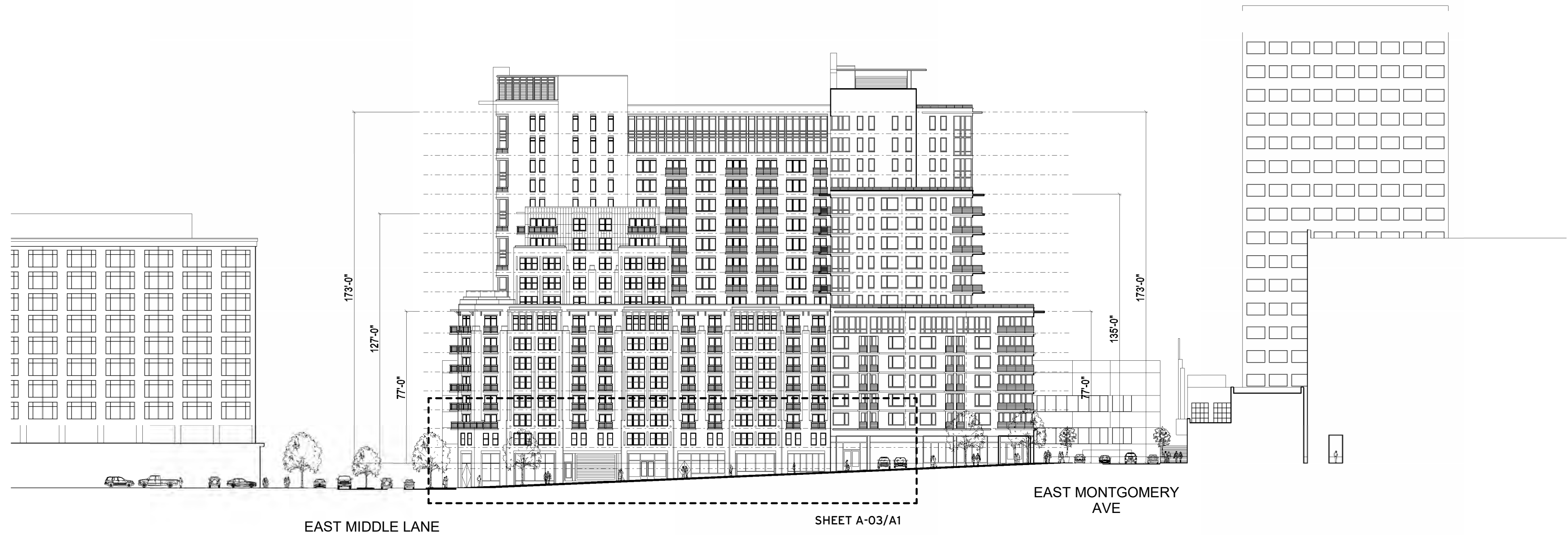
SITE PLAN RESUBMISSION - MAY 19, 2025



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

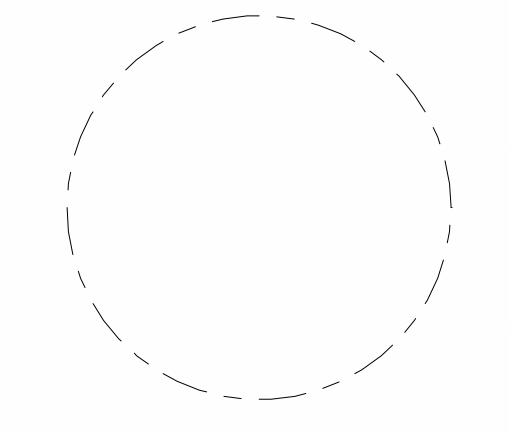
33 Monroe Street, Rockville,
Maryland 20850

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

SITE PLAN RESUBMISSION - MAY 19, 2025

BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION

OWNER:
COMSTOCK 33 Monroe, L C



A-03

SITE PLAN RESUBMISSION - MAY 19, 2025

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

**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**

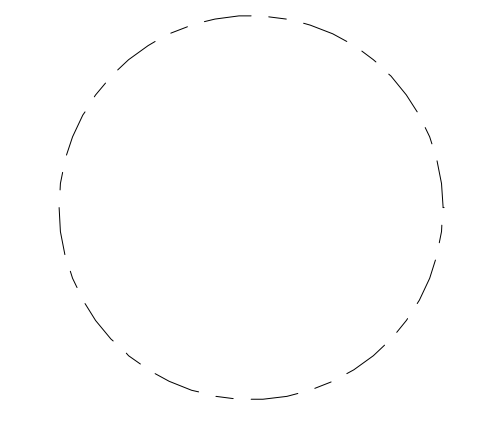
33 Monroe Street, Rockville,
Maryland 20850

OWNER:
COMSTOCK 33 Monroe, L C

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**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

L1 LIGHT FIXTURE

L2 LIGHT FIXTURE

L3 LIGHT FIXTURE

