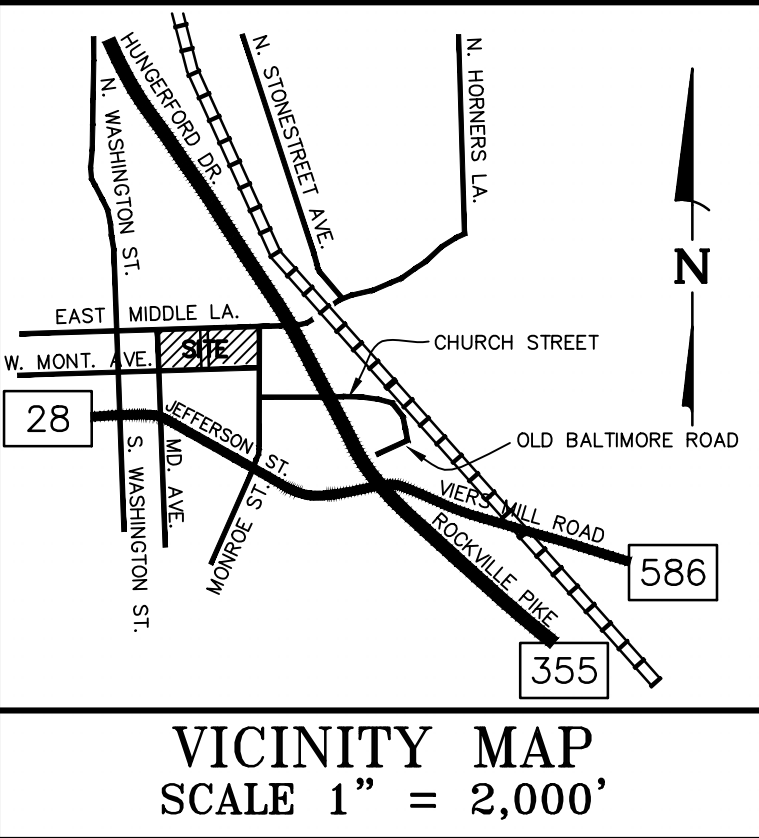
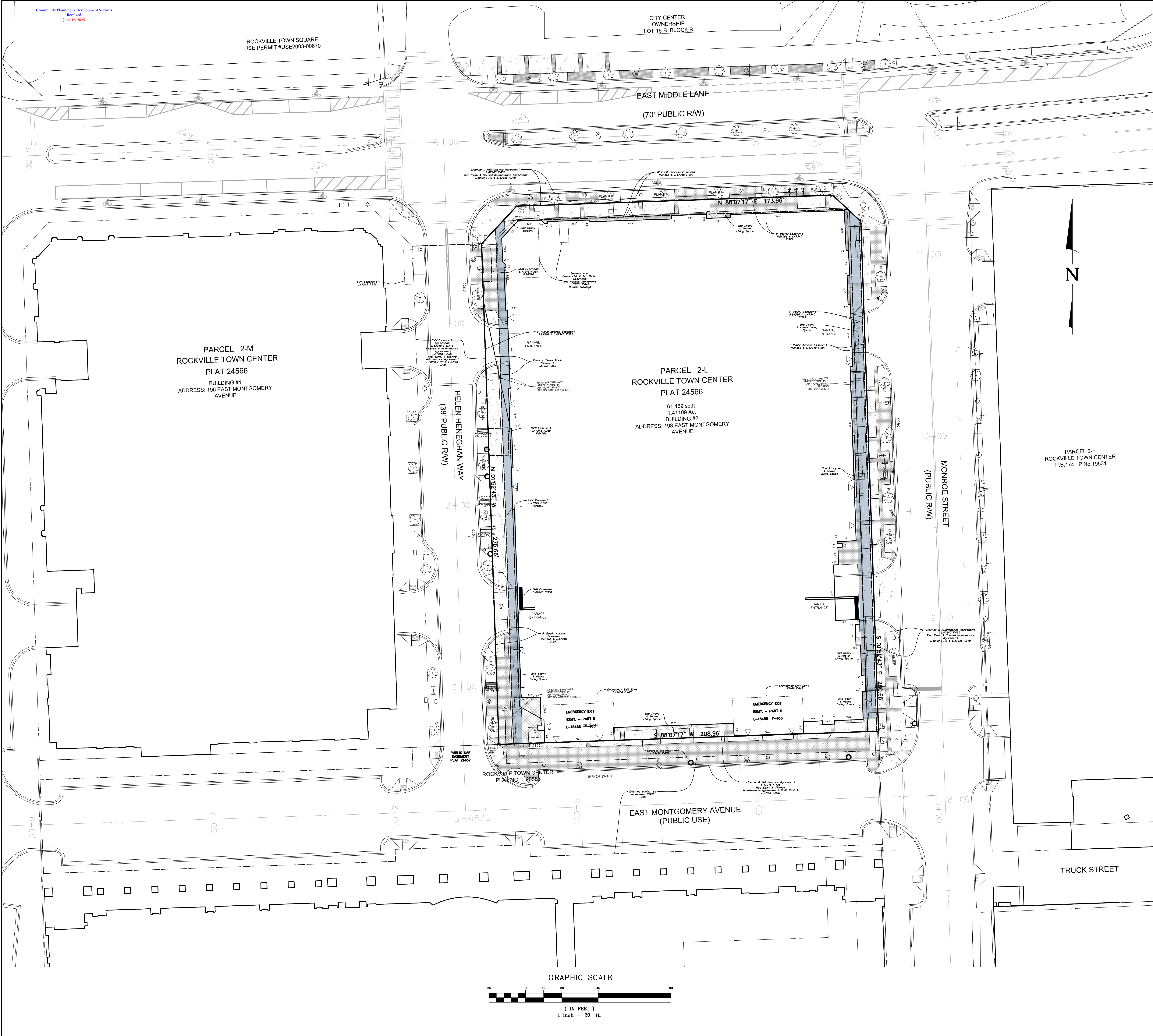




MHG

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

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR342 WSC 218E07

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

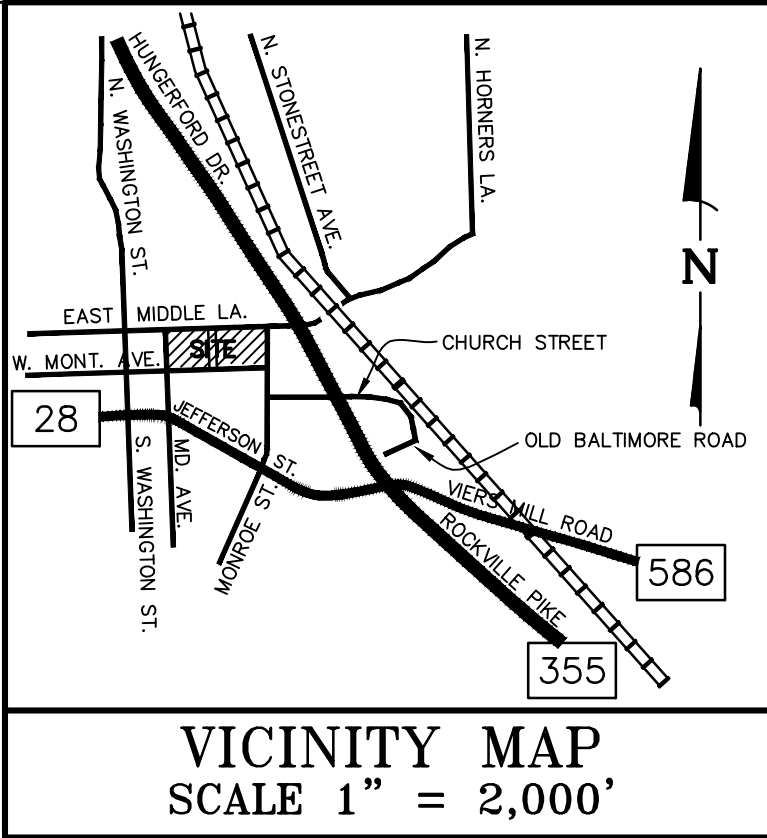
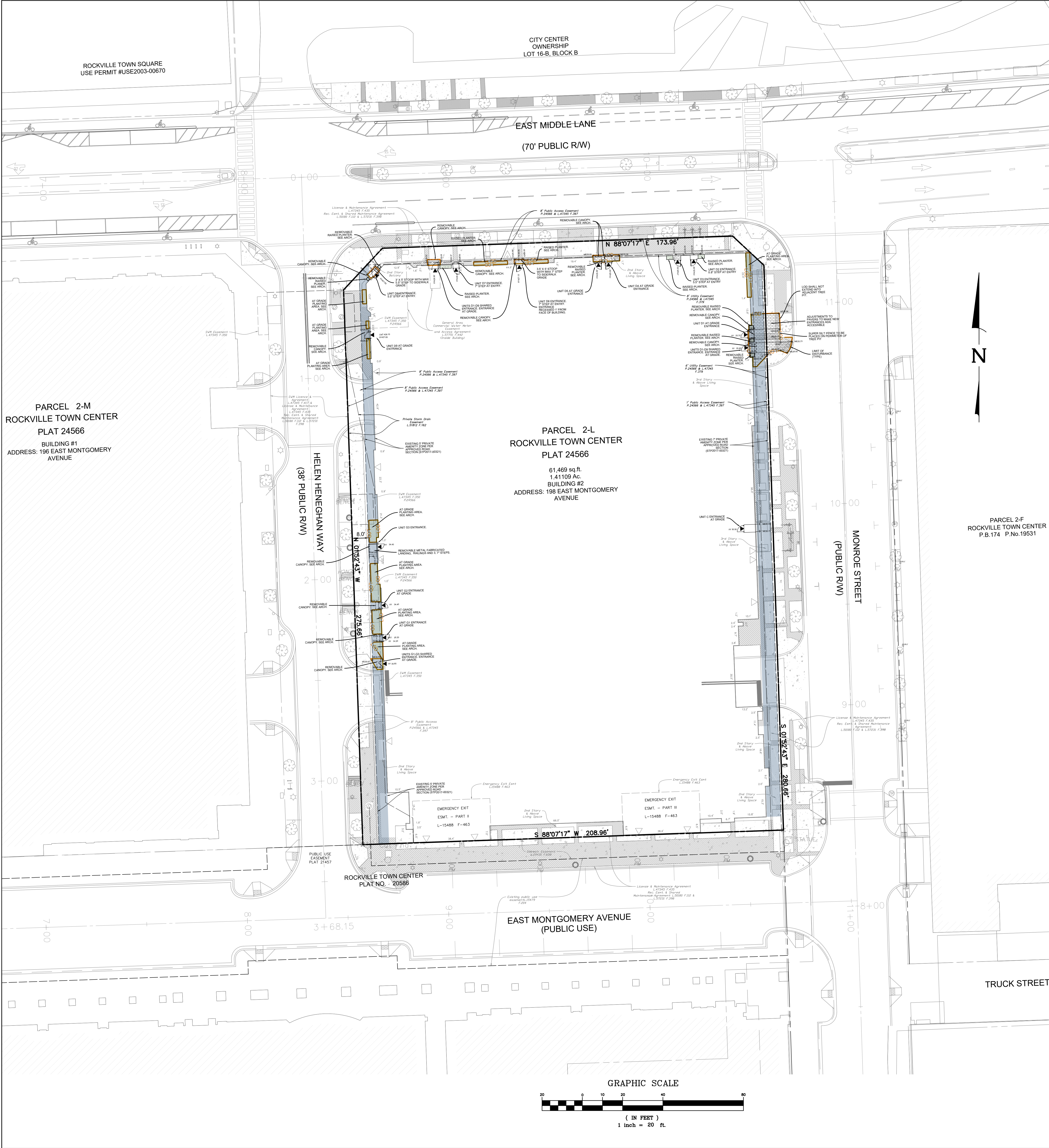
**EXISTING
CONDITIONS**

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. 1011 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.



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Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/196 East Montgomery Avenue
Includes Proposed 13 additional residential units and 6500 of commercial space

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No. PARKING WVR	40% COMM WVR or 15% RES WVR (FNU)	PEAK TIME DEMAND # SPACES
Residential Use (214)						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR)	69	1.50 per unit	104		89	80.1
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	1500	1 per 80	18.75		12	12
Subtotal - Commercial use	8,000	gcf (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	603
Total Parking Provided on 2-L (FNU)						
					603	603

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	38	38	27	38	27	38	27
Retail Pavilion and Theatre	200+161	361	181	361	361	361	4
Total Pkg Required Comstock Project							
			678	1165	1099	1128	604
2-M							
			590	590	590	590	590
2-L							
			603	603	603	603	603
Surplus Parking							
			+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 USA2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage, see Overall PDP Time of Day Table.

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 (FNU)	PEAK TIME DEMAND # SPACES
Residential Use (214)						
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	38	1 per 2 empl	19		5.4	5.4
Hotel - meeting space	1930	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	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 (292 + 137 + 161 + 590)						
					590	590
Total Parking Provided on Parcel 2-M						
					590	590

Table 4 Time of Day Calculation All Existing PDP Uses + Comstock Project with Addl 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						
	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. 201 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-L/ 196 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

Notes

- Time of Day Demand spaces required during the peak weekday evening period per City Code 25.15.03.A.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 PDPA-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.
- 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.

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

HELEN HENEGHAN WAY

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 - ▲

**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

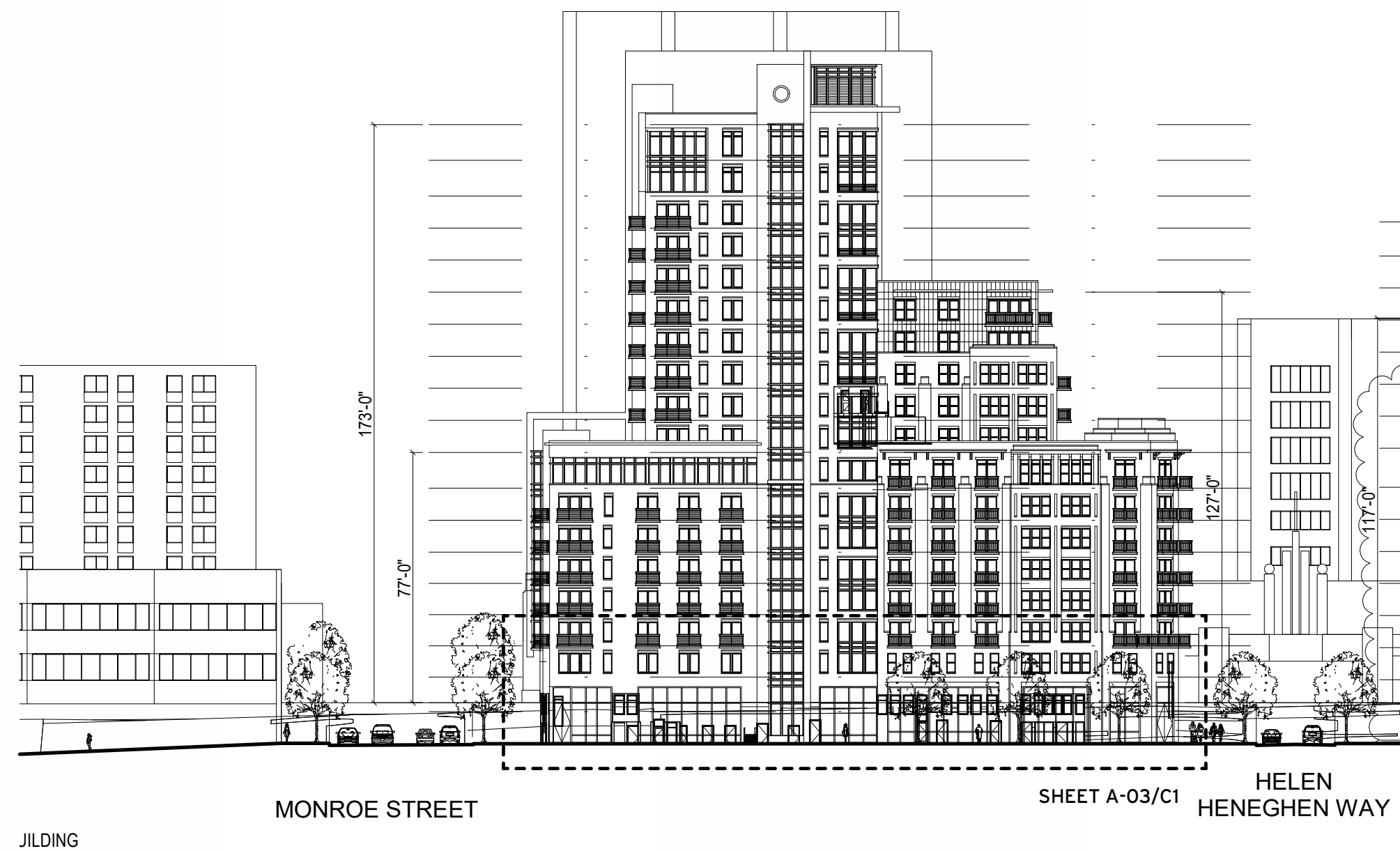
PRINCIPAL IN CHARGE
J.J.
PROJECT ARCHITECT
S.A.
DRAWN
D.O., J.C.
DATE
May 19, 2025
SCALE:
1/16" = 1'-0"
DRAWING NO.
A-01

APPROVED
JOB NO.
23338.BAC

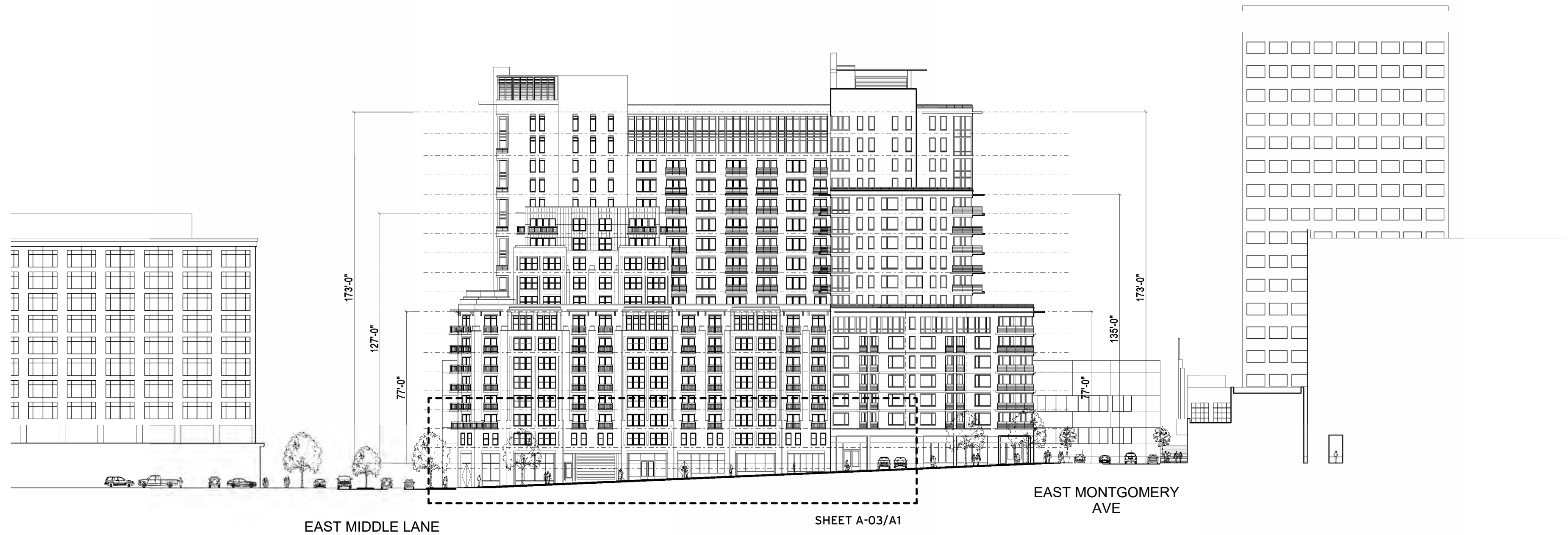
SITE PLAN RESUBMISSION - MAY 19, 2025



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

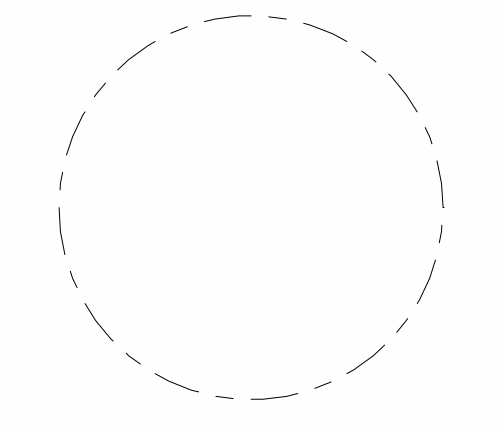
33 Monroe Street, Rockville,
Maryland 20850

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**

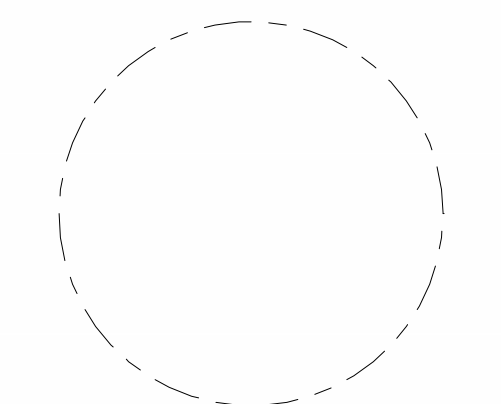
33 Monroe Street, Rockville,
Maryland 20850

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



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"

SITE PLAN RESUBMISSION - MAY 19, 2025

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

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**BLVD ANSEL
APARTMENTS-
RETAIL
CONVERSION**

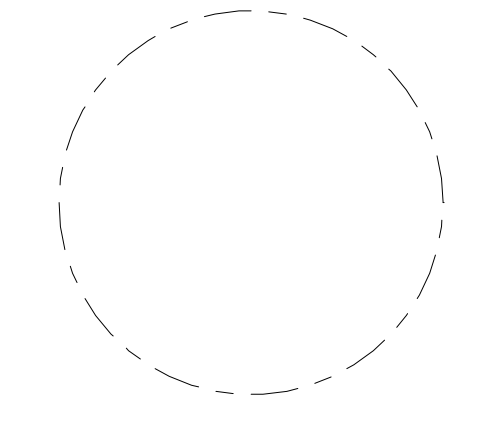
33 Monroe Street, Rockville,
Maryland 20850

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

SP-1