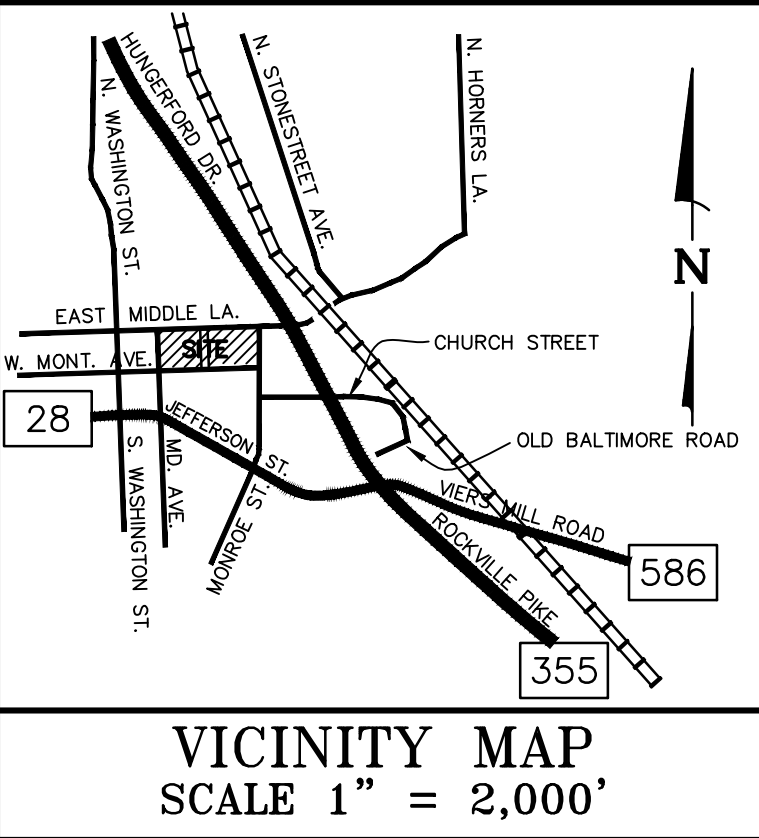
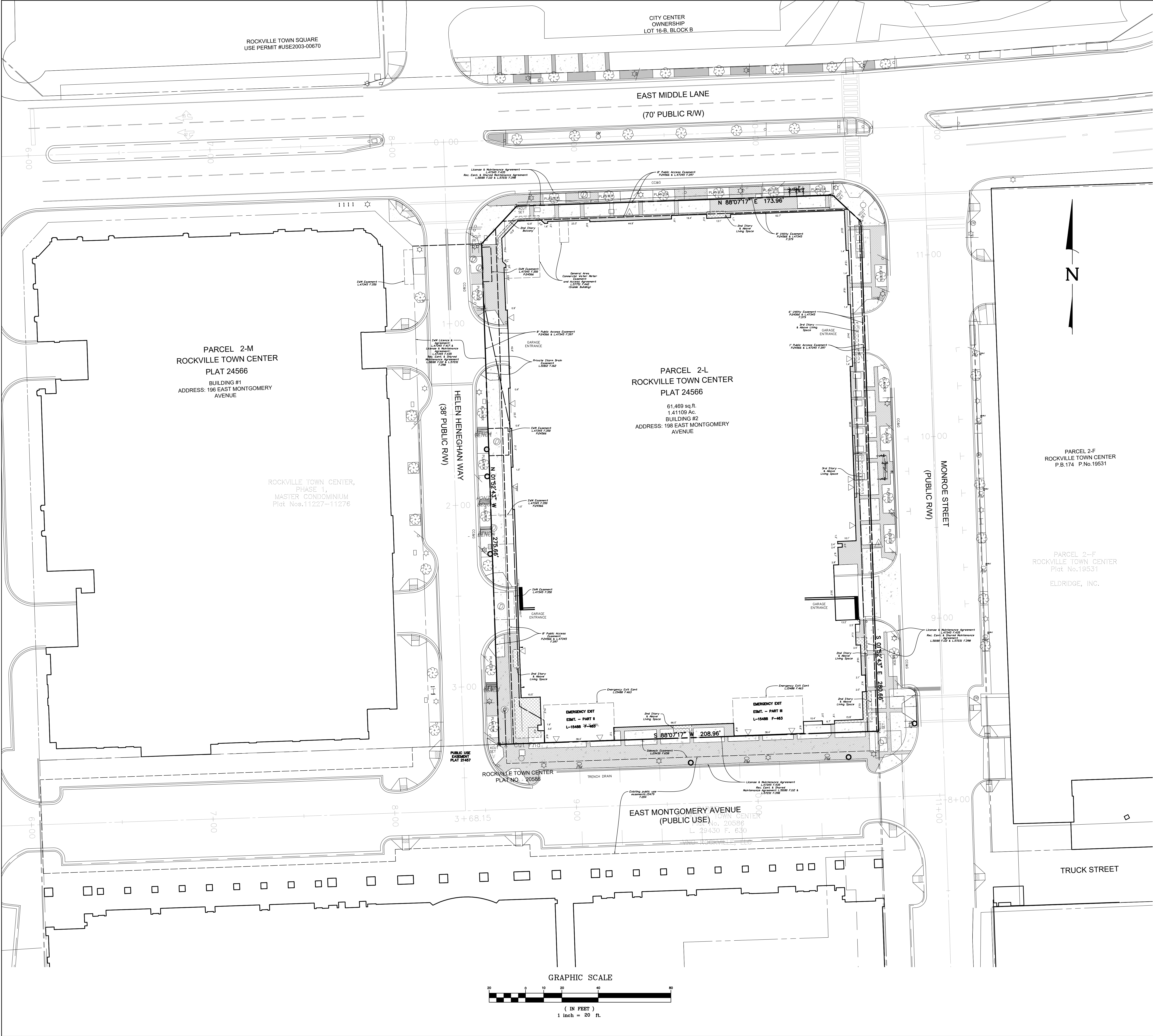




MHG

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 WSSC 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-XXXXXX
PJ0.01
PROJECT NO. 93.395.77

- GENERAL NOTES
- Property is zoned PD-RCI (Planned Development Rockville Center, Inc.)

1. 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. NCR1 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.

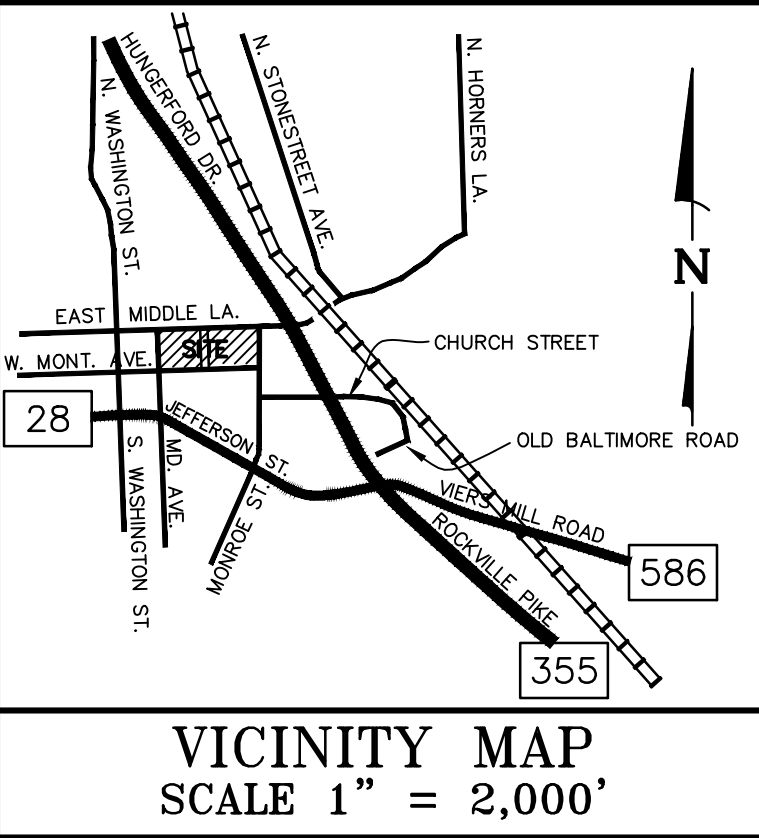
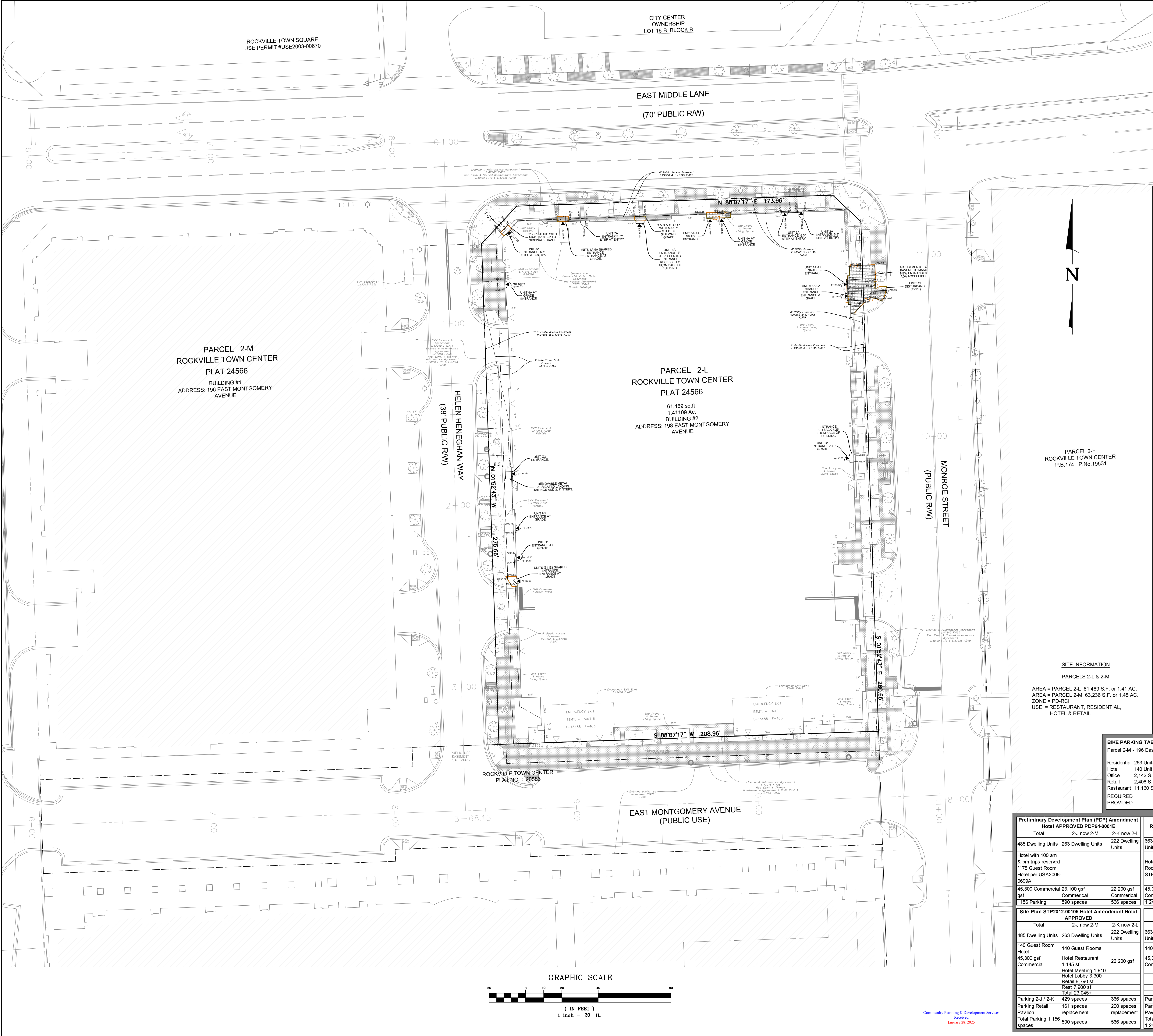
2. The property is located in Flood Hazard Zone X, areas determined to be outside the 0.2% annual chance floodplain as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Number 240310334D effective date: September 25, 2008.

3. 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.

4. 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.

5. 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.

6. The Property address is 198 East Montgomery Avenue, Rockville, MD.



MHG

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Montgomery Village, MD 20886

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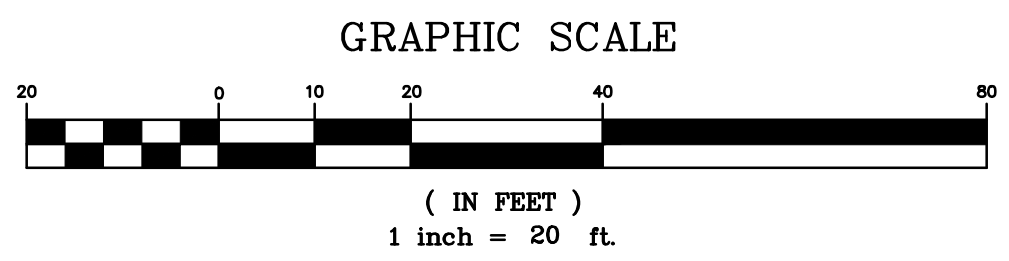
Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K) 198 E Montgomery Avenue Parking Table						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	NO PARKING WVR	40% COMM WVR or 15% RES WVR (FNL)	PEAK TIME DEMAND # SPACES
Residential Use (FNL)						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR or more)	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	50
Commercial Use (FNL)						
Restaurant Space - General	6,500					
Patron Area	1,083	1 per 50 sf	21.66		13	13
Bar/Patron Area	2,350	1 per 15 sf	156.67		94	94
Employee	16	1 per 2 employees	8.00		5	5
Outdoor Space	1,500	1 per 80	18.75		12	12
Subtotal - Commercial use	8,000	gsf	203.89		124	124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project	8,000		200		200	200
Total 2-L L1 Required Parking (229 + 50 + 124 + 200 = 603)						603
Total Parking Provided on 2-L (FNL)						603
Handicap Parking:						
Required H/C Parking Spaces:			2% of 603 = 12 Spaces			
Required Van Accessible H/C Parking Spaces:			1/8 = 2 Spaces			
Provided:			16 of which 4 are Van Accessible			

Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 E Montgomery Avenue						
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No VWR	40% COMM VWR or 15% RES VWR (FNL)	PEAK TIME DEMAND # SPACES
Residential Use (FNA)						
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 (FNA)						
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	11160					
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
Handicap Parking: Required H/C Parking Spaces: 2% of 590 = 12 Spaces						
Required Van Accessible H/C Parking Spaces: 1/4 = 4 Spaces						
Provided: 13 of which 4 are Van Accessible						
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.h.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 P172014-00003. 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.
 - Valet parking for the Hotel guest at the option of the Hotel operator.
 - Valet parking permitted for additional 133 cars per approved USE2006-00699.

BIKE PARKING TABULATIONS							
Parcel 2-M - 196 East Montgomery Avenue			Parcel 2-L - 198 East Montgomery Avenue				
	SHORT TERM	LONG TERM		SHORT TERM	LONG TERM		
Residential	263 Units	1/50 UNITS = 6	1/3 UNITS = 88	Residential	263 Units	1/50 UNITS = 6	1/3 UNITS = 88
Hotel	140 Units	2/400 UNITS = 7	2/20 UNITS = 14	Senior Res.	150 Units	1/100 UNITS = 2	1/50 UNITS = 3
Office	2,142 S.F.	2/40K S.F. = 2	2/10K S.F. = 2	Restaurant	8,000 S.F.	2/5K S.F. = 4	2/12K S.F. = 2
Retail	2,406 S.F.	2/5K S.F. = 1	2/12K S.F. = 1				
Restaurant	11,160 S.F.	2/5K S.F. = 5	2/12K S.F. = 2				
REQUIRED	21 SPACES	107 SPACES	REQUIRED	12 SPACES	93 SPACES		
PROVIDED	22 SPACES	117 SPACES	PROVIDED	16 SPACES	93 SPACES		

Preliminary Development Plan (PDP) Amendment Hotel APPROVED PDP94-0001E				PDP Amendment Phase 2 Additional Residential P172014-00003 APPROVED 2013				PDP Amendment Retail to Residential Conversion - Ansel Apartments			
Total		2-J now 2-M	2-K now 2-L	Total		2-J now 2-M	2-K now 2-L	Total		2-J now 2-M	2-K now 2-L
485 Dwelling Units	263 Dwelling Units			663 Dwelling Units	263 Dwelling Units			678 Dwelling Units	263 Dwelling Units		
Hotel with 100 am & pm trips reserved *175 Guest Room Hotel per USA2006-0659A				Hotel 140 Guest Rooms Per STP2012-0105				Hotel 140 Guest Rooms Per STP2012-0105			
45,300 Commercial gsf	23,100 gsf Commercial	22,200 gsf Commercial		45,300 gsf Commercial	23,100 gsf Commercial	22,200 gsf Commercial		29,789 gsf Commercial	23,100 gsf Commercial	8,000 gsf Commercial	
1196 Parking	590 spaces	566 spaces		1,248 spaces min	590 spaces	658 spaces		1193 spaces min	590 spaces	603 Spaces*	
Site Plan STP2012-00105 Hotel Amendment Hotel APPROVED				Site Plan STP2017-00321 Amendment APPROVED Phase 2 Residential				*See parking tables			
Total		2-J now 2-M	2-K now 2-L	Total		2-J now 2-M	2-K now 2-L				
485 Dwelling Units	263 Dwelling Units			663 Dwelling Units	263 Dwelling Units						
140 Guest Room Hotel				140 Guest Rooms							
45,300 gsf Commercial				45,300 gsf Commercial							
Hotel Restaurant 1,145 sf				Hotel Restaurant 1,145 sf							
Hotel Meeting 1,910				Hotel Meeting 1,910							
Hotel Lobby 3,300+				Hotel Lobby 3,300+							
Retail 8,790 sf				Retail 8,790 sf							
Rest 7,800 sf				Rest 7,800 sf							
Total 23,045+				Total 23,045+							
Parking 2-J / 2-K	429 spaces	366 spaces		Parking 2-L / 2-M	429 spaces	403 spaces					
Parking Retail Pavilion	161 spaces	200 spaces		Parking Retail Pavilion	161 spaces	200 spaces					
Total Parking 1,156 spaces	590 spaces	566 spaces		Total Parking 1,248 spaces	590 spaces	603 spaces					



Community Planning & Development Services
Revised
January 28, 2023

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. 35168 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 W5SC 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-XXXXXX

PJ2.01

PROJECT NO. 93.395.77

MINIMUM TREE COVER			
TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
60984	PD-RCI	10%	6098.4



- | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| NET TRACT AREA: | | | | | | | | | |
| A. Total tract area ... | | | | | | | | | |
| B. Deductions (land dedication not in construction on this plan, other deductions - specify) | | | | | | | | | |
| C. Net Tract Area = | | | | | | | | | |
| LAND USE CATEGORY: | | | | | | | | | |
| ZONING: R-400, R-200 R-90, R-75, RMD10, I/L, I/H, RPR, RPC, Park | | | | | | | | | |
| Place a "1" R-60, R-150 RMD15, MXT, MXC, MXNC, | | | | | | | | | |
| under the RMD25 MXB, MXE, MXD, | | | | | | | | | |
| column MXTD | | | | | | | | | |
| corresponding to the correct zone of the site | | | | | | | | | |
| Zone: 0 0 0 1 0 | | | | | | | | | |
| (choose only one) | | | | | | | | | |
| D. Afforestation Threshold ... 15% x F = | | | | | | | | | |
| E. Conservation Threshold ... 15% x F = | | | | | | | | | |
| EXISTING FOREST COVER: | | | | | | | | | |
| F. Existing forest cover (within net tract) = | | | | | | | | | |
| G. Area of forest above conservation threshold = | | | | | | | | | |
| BREAK EVEN POINT: | | | | | | | | | |
| H. Breakeven Point (amount of forest retained so that no mitigation is required).....= | | | | | | | | | |
| I. Clearing permitted without mitigation = | | | | | | | | | |

[illegible]

**ROCKVILLE TOWN
CENTER PARCEL 2-L**

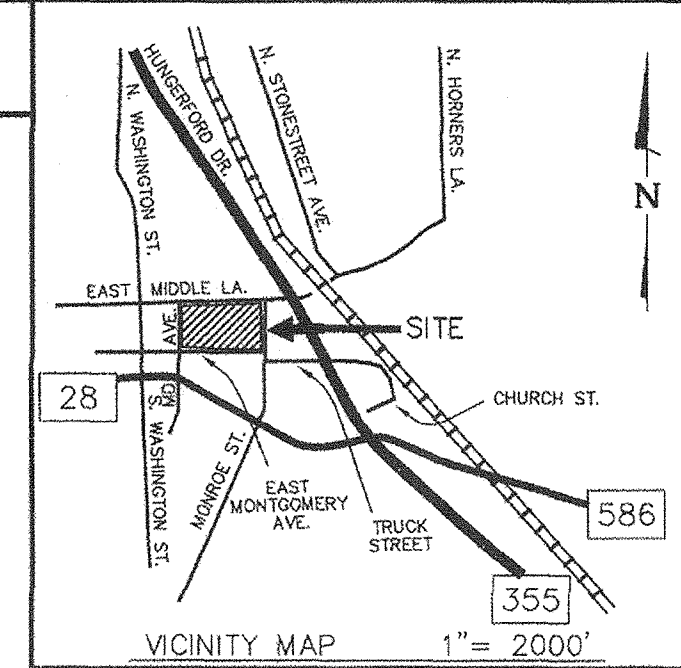
NATURAL RESOURCE INVENTORY

NR1.01

PROJECT NO. 93.395.77

SHEET NO. 1 OF 1

PLAT No. 24566



TAX MAP No. GR 342

OWNER'S DEDICATION

Duball Rockville, LLC, a Delaware limited liability company, owner of the property shown hereon, hereby adopt this plat of resubdivision, dedicate the streets as shown hereon to public use, subject to all current and applicable regulations of all federal, state, and local governing agencies; hereby grant to the City of Rockville, Maryland, its successors, and assigns, forever a Water Meter Easement as shown hereon, to construct, inspect and maintain the water meter and vault. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of resubdivision.

Duball Rockville, LLC By: Durock Mazzanina, LLC
By: Duball Rockville Holdings, LLC By: ATC
Development, LLC By: Duball, LLC By:
Markish, as President

3/14/13
Date

3/18/13
Date

3/18/13
Date

By: Supriya M. Tazee
We hereby assent to this plat of resubdivision.
Citizens Bank of Pennsylvania L-44223 F-350

By: Ernestine Tazee
We hereby assent to this plat of resubdivision.
WREH Nevada LLC L-45168 F-385

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Rockville Renaissance West, LLC, and Tower 2 Associates, Inc to Duball Rockville, LLC by deed dated April 11, 2006 and recorded among the Land Records of Montgomery County, Maryland, in Liber 32132 at Folio 151; and also being a resubdivision of Parcels 2-J & 2-K, as delineated on a plat of subdivision entitled "Rockville Town Center" as recorded among said Land Records as Plat No. 21457. We hereby certify that all monuments shown thus (□), and all property markers and other boundary markers shown thus (○) will be placed as indicated to the approved finished grade in accordance with the provisions of Section 25.21.25 of the Rockville City Code. The total area included on this plat is 136,564 square feet or 3.13508 acres, including 11,859 square feet of street dedication.

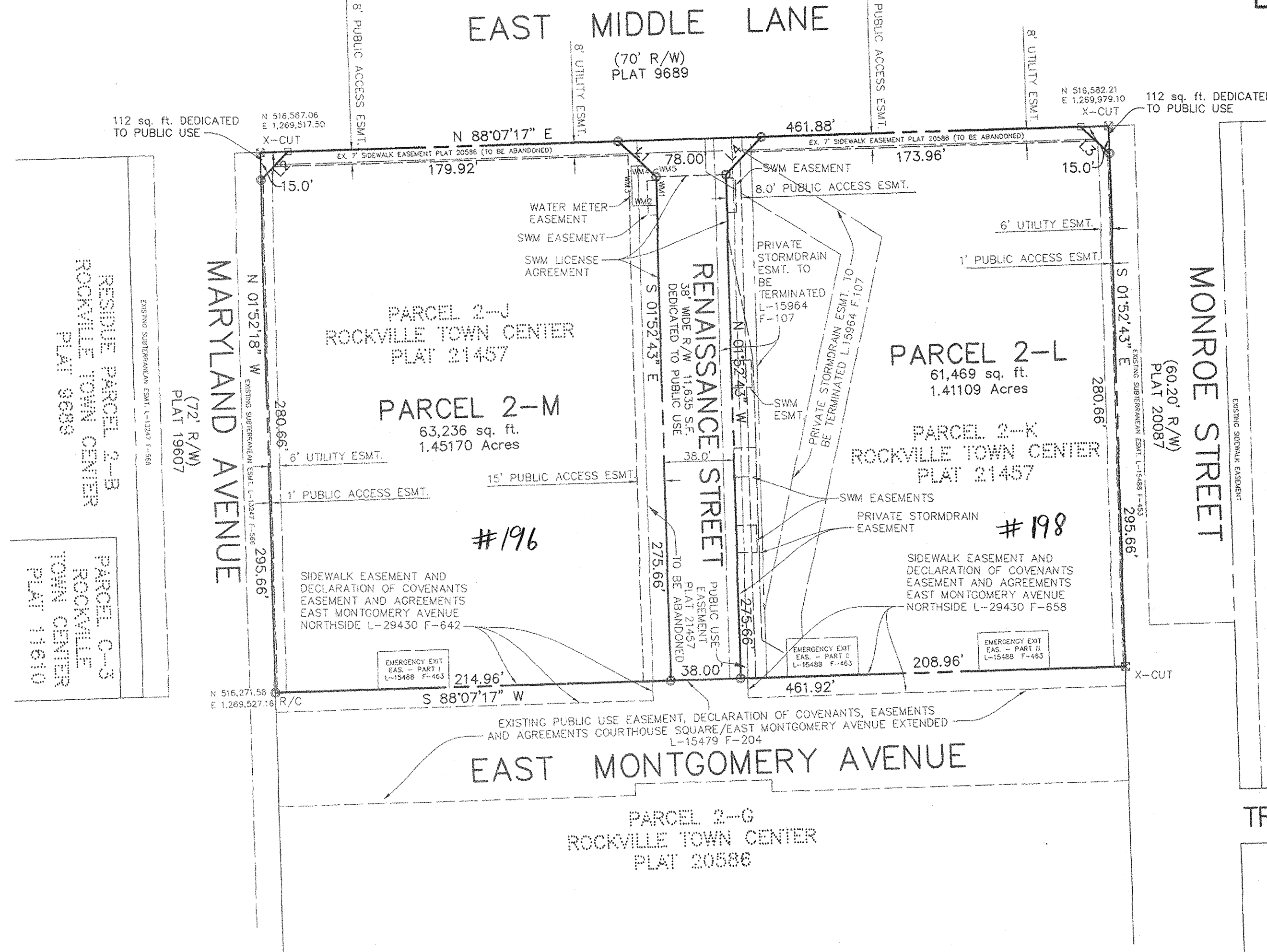
3/18/13
Date

Barry E. Hoyle
Macris, Hendricks & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
Md. Reg. No. 21135
Expiration Date: June 21, 2014

PLAT OF RESUBDIVISION
PARCELS 2-L & 2-M
RENAISSANCE STREET
ROCKVILLE TOWN CENTER
ELECTION DISTRICT No. 4
CITY of ROCKVILLE, MARYLAND
SCALE: 1" = 50' MARCH, 2013

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0893
www.mhga.com

PLAT NO.
1993.395



Notes:

- This property is zoned PD-RC1
- Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS. Stations used are No. BOSS with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. NOR1 with coordinates of North 160,093.624 meters and East 392,989.07 meters. The combined scale factor is 0.999940295.
- Public Access Easements, Stormwater Management (SWM) License Agreement, SWM Easement and Maintenance Agreement, Utility Easement, License Agreement for Private Amenities in the public Right-of-Way and Amended and Restated Private Stormdrain Easement are to be created by separate documents recorded among the Land Records of Montgomery County, Maryland following recordation of this plat.

PLAT TABULATION

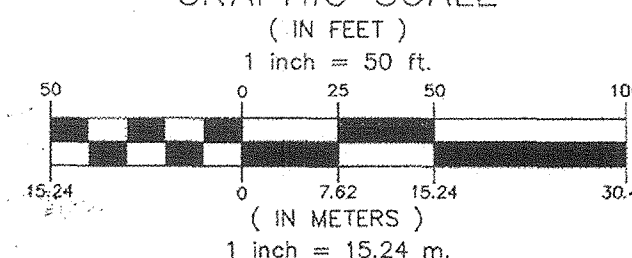
Number of Parcels = 2
Area of Parcels = 124,705 sq. ft.
Area of Street Dedication = 11,859 sq. ft.
Total Area = 136,564 square feet or 3.13508 acres

LEGEND:
X = X-Cut Found
R/C = Rebar with Cap Found

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°52'43" E	28.28'
L2	N 43°07'30" E	21.21'
L3	S 46°52'43" E	21.21'
L4	N 43°07'17" E	28.28'

WATER METER ESMT LINE TABLE		
LINE	BEARING	DISTANCE
WM1	S 01°52'43" E	15.52'
WM2	S 88°07'17" W	13.40'
WM3	N 01°52'43" W	21.63'
WM4	N 88°07'17" E	7.28'
WM5	S 46°52'43" E	8.64'

GRAPHIC SCALE



RECEIVED
APR - 1 2013
Clerk of the Circuit Court
Montgomery County, Md.

FOR PUBLIC WATER AND SEWER ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED: September 19, 2012
DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIR

CITY MANAGER

DATE: _____
Plat No.: _____

P198090 196 & 198 East Montgomery Avenue
MDA SSN 1249 30167



ANSEL APARTMENTS

Retail to Residential Conversion

33 Monroe Street, Rockville, Maryland 20850

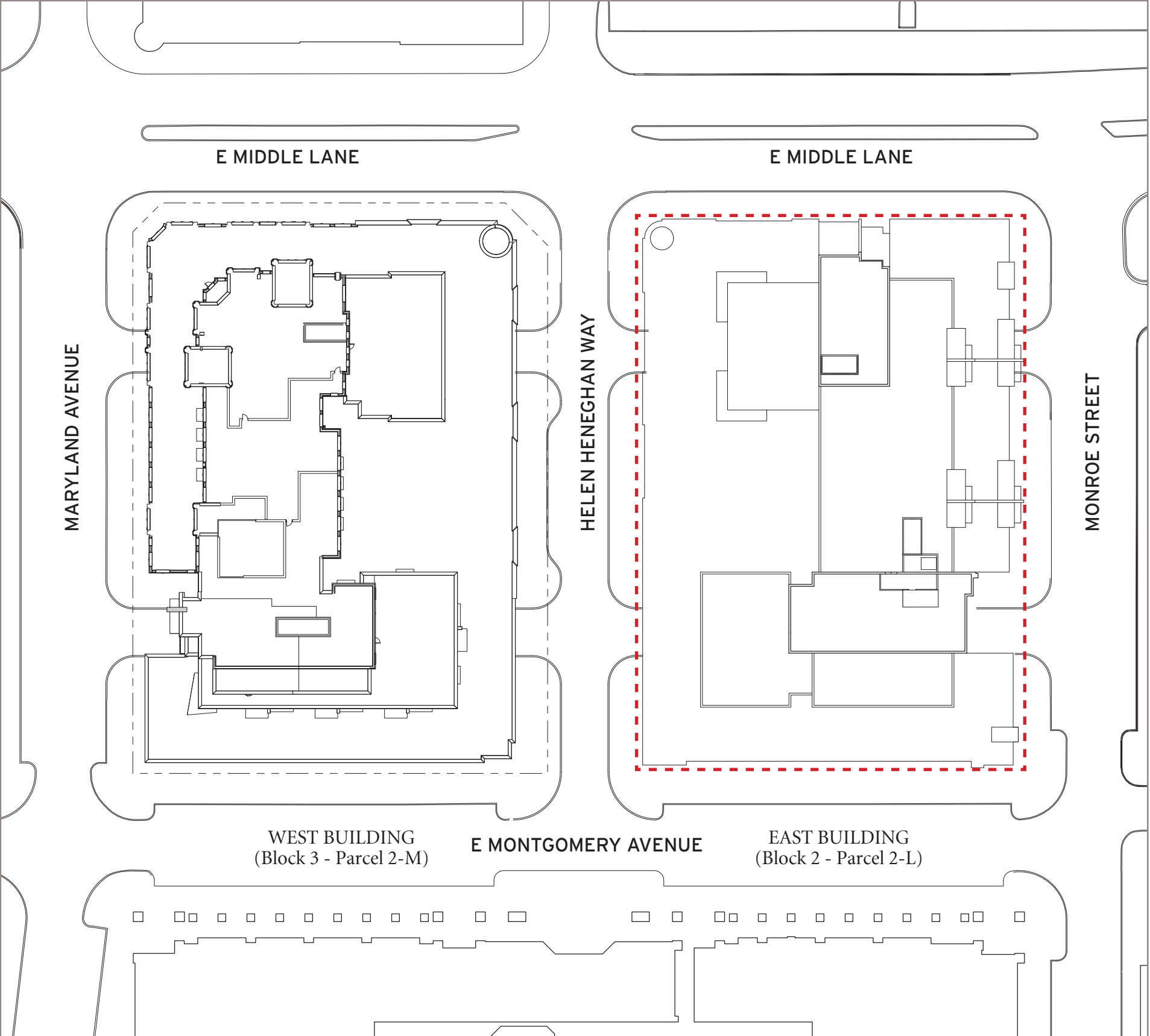
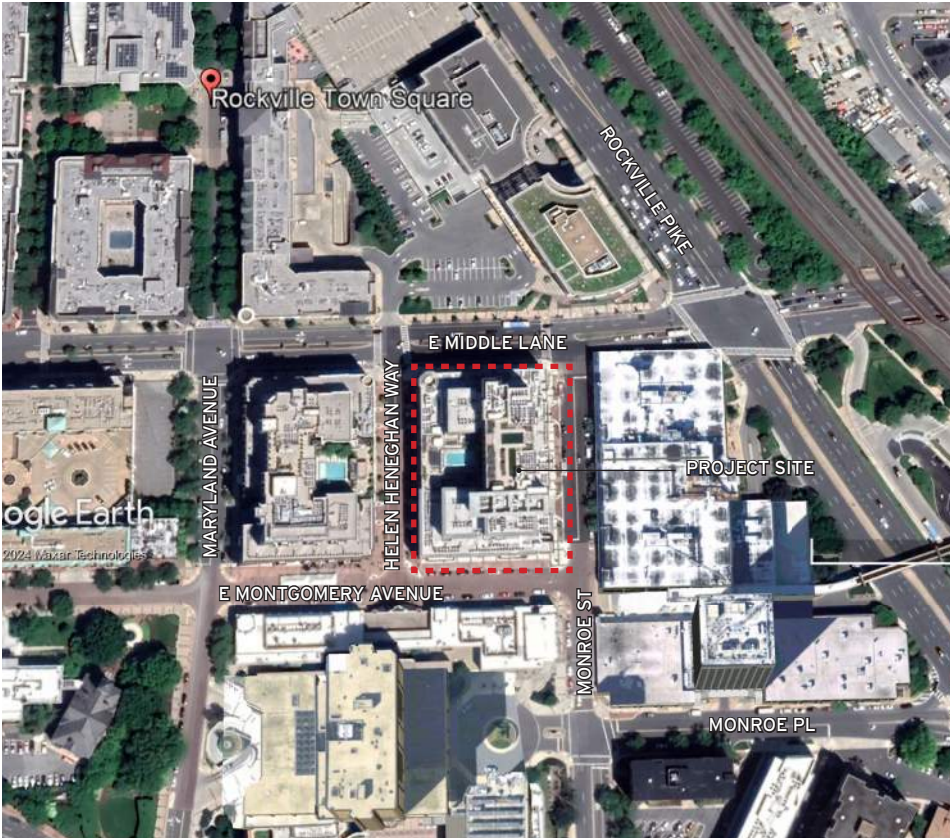
JUNE 20, 2024



Torti Gallas + Partners
Town Planners and Architects

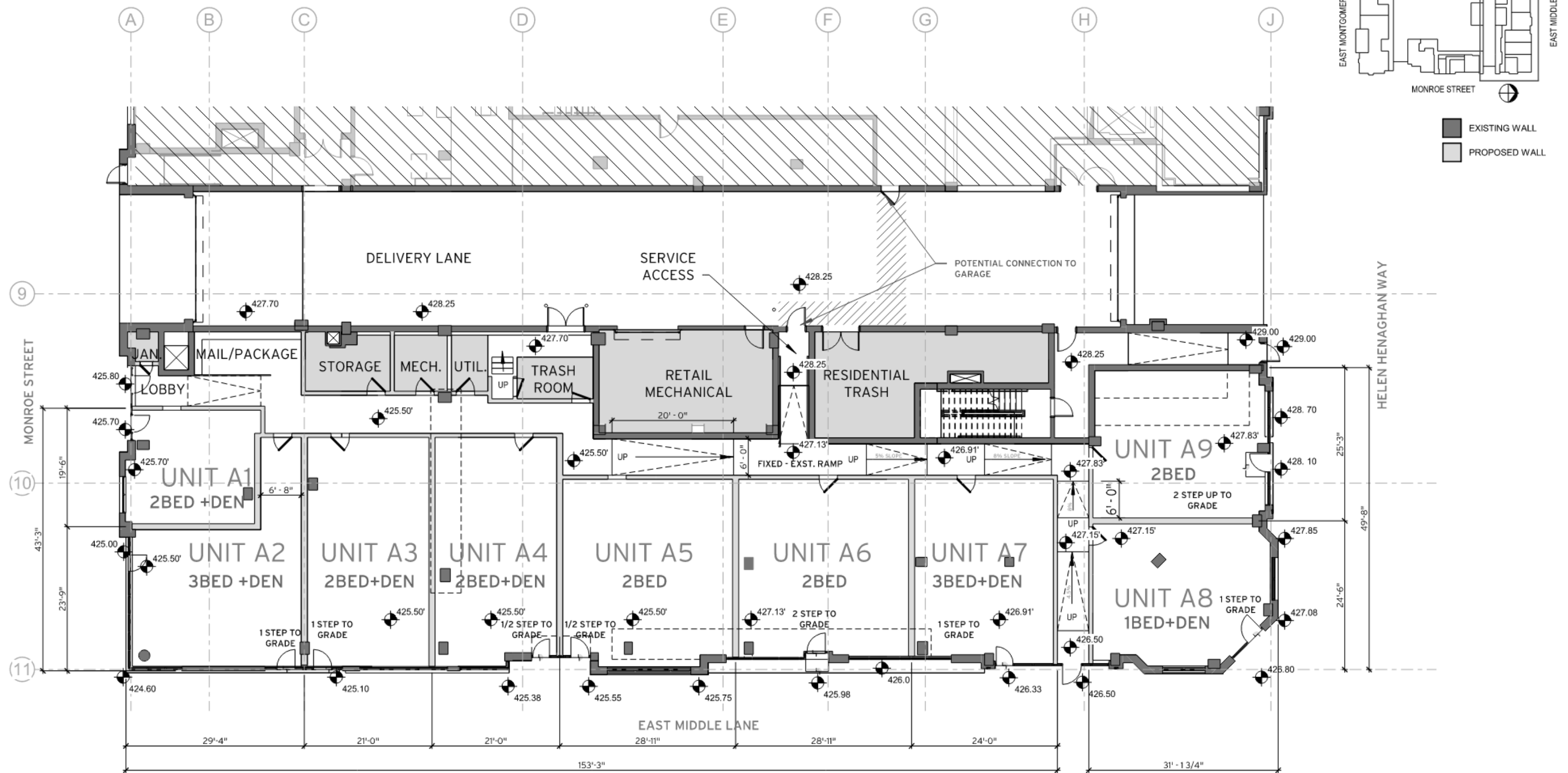
COMSTOCK

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



BUILDING LOCATOR MAP

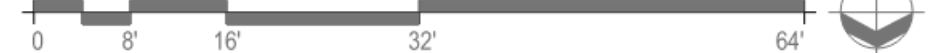
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



* GENERAL NOTE: OPTIONAL ENTRY AS RECESSED OR PROTRUDING STEPS SHOWN AS DASHED LINES. FINAL ORIENTATION TO BE CONFIRMED WITH CLIENT TEAM AND OUTBOARD STOOP VIABILITY TO BE CONFIRMED WITH COUNTY.

FIRST FLOOR RETAIL A SCALE: 1/16" = 1'-0"

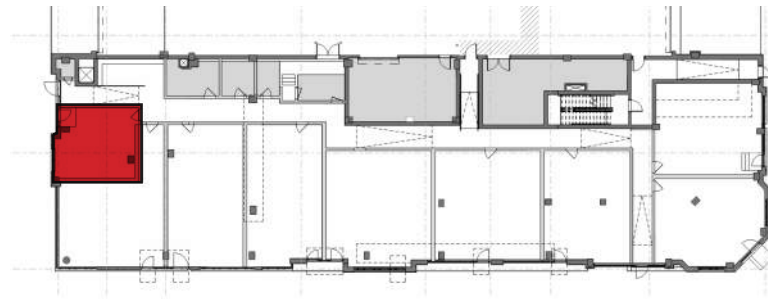
GRAPHIC SCALE 1/16" = 1'-0"



RETAIL A - PROPOSED OVERALL PLAN

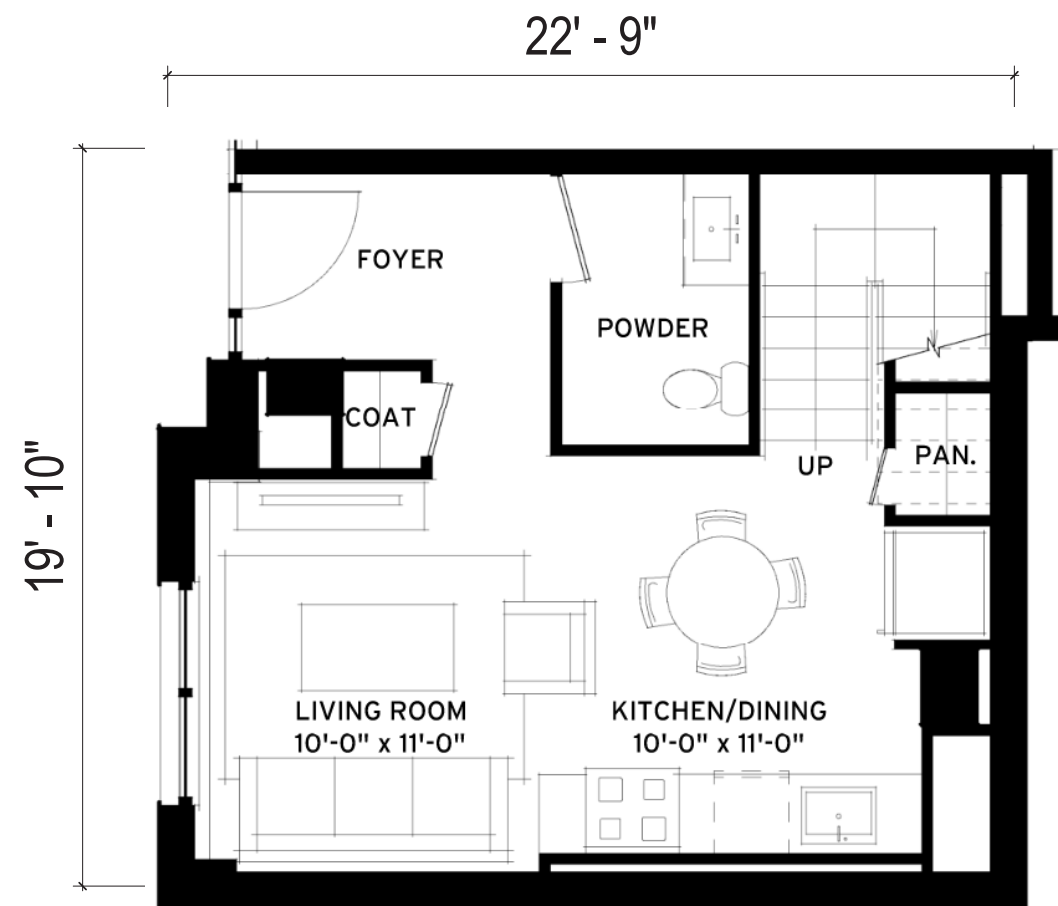
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



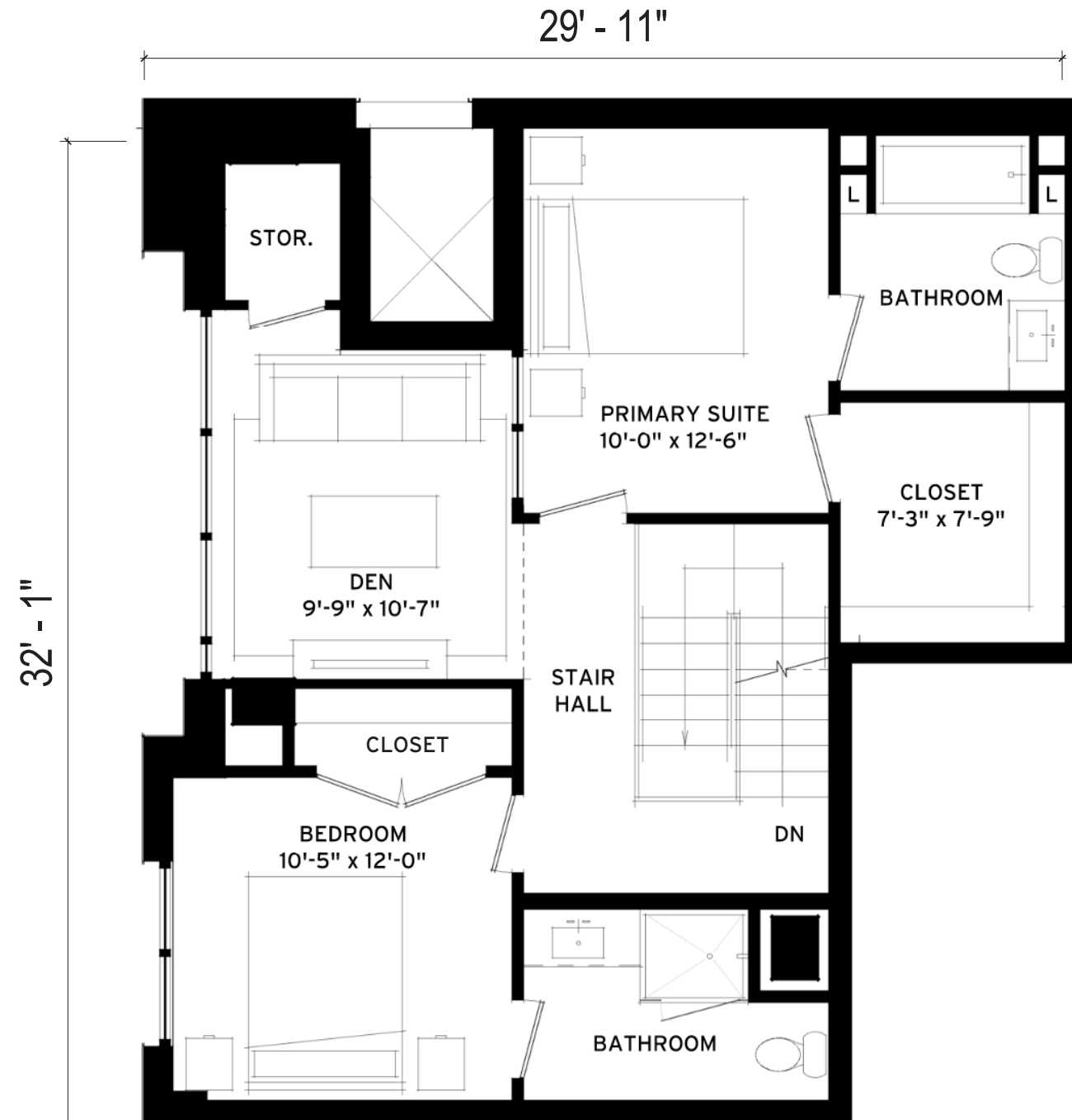


RETAIL A - LOCATOR KEY PLAN

UNIT A1
 2BED +DEN
 TOTAL UNIT SF: 1,226



FIRST FLOOR



SECOND FLOOR

SCALE: NTS

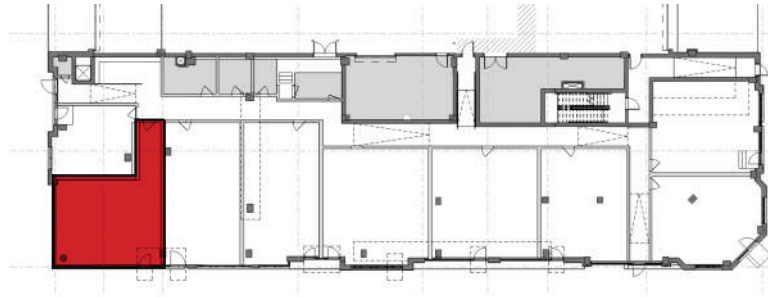


Torti Gallas + Partners
 Town Planners and Architects

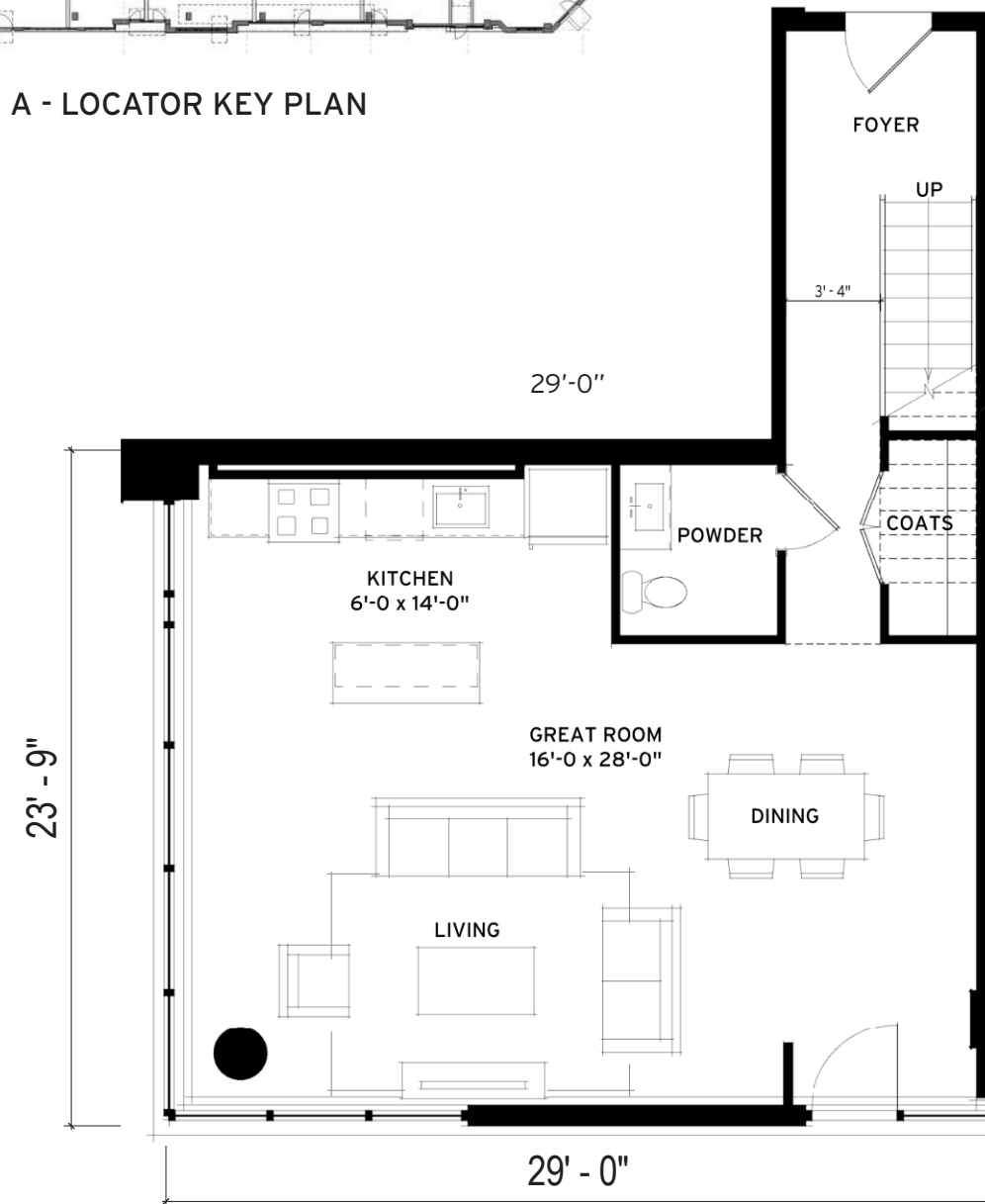


UNIT PLAN SKETCH STUDIES
 ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
 JUNE 20, 2024

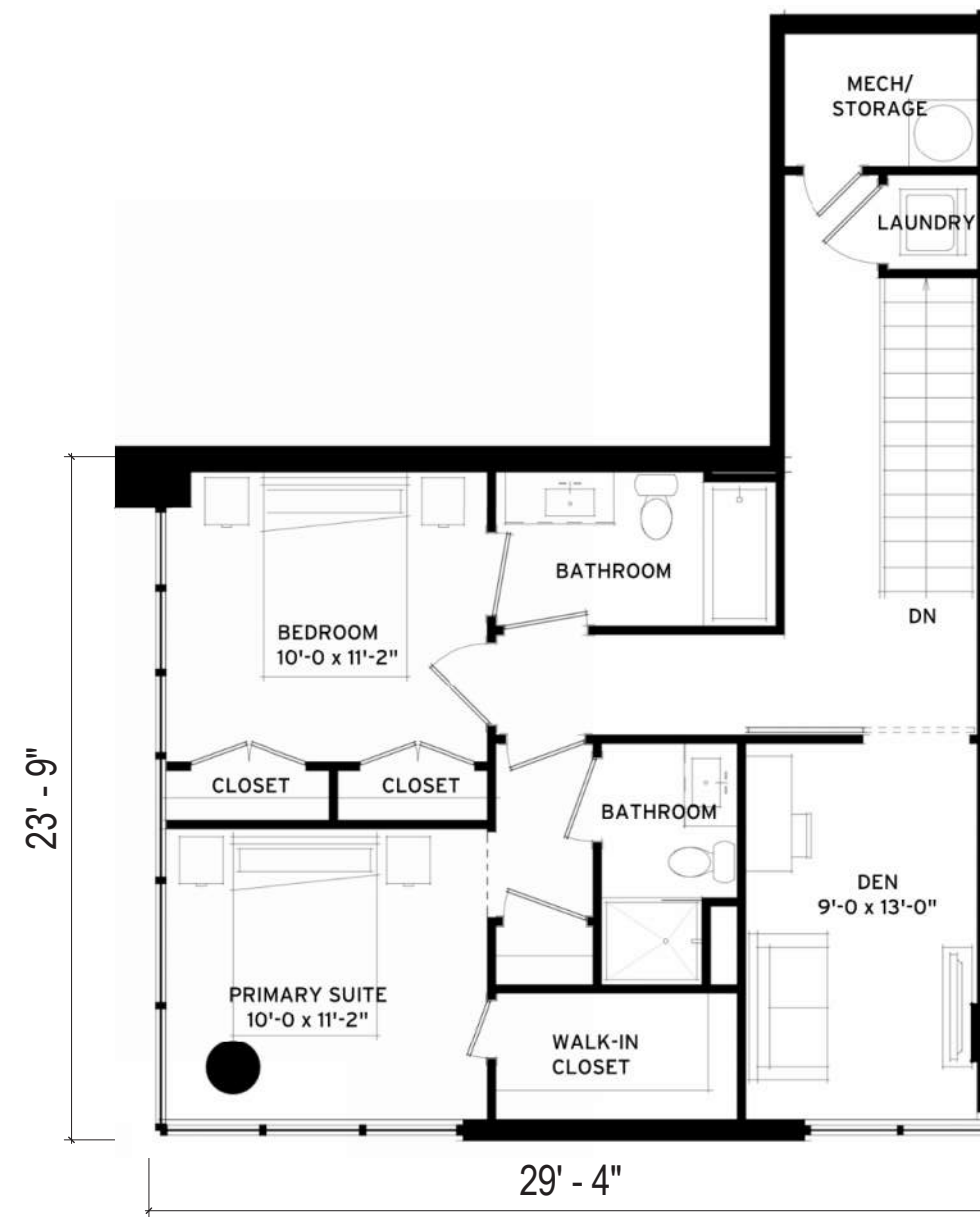
UNIT A2
 2BED +DEN
 TOTAL UNIT SF: 1,600



RETAIL A - LOCATOR KEY PLAN



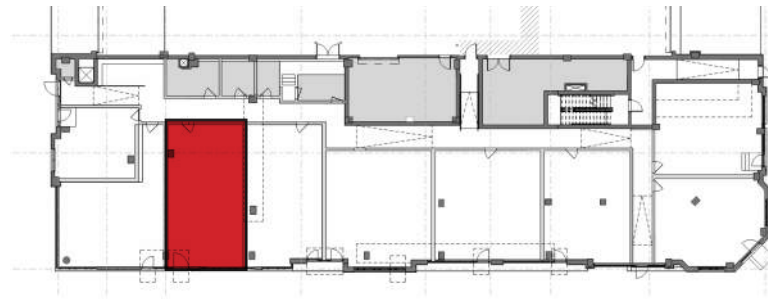
FIRST FLOOR



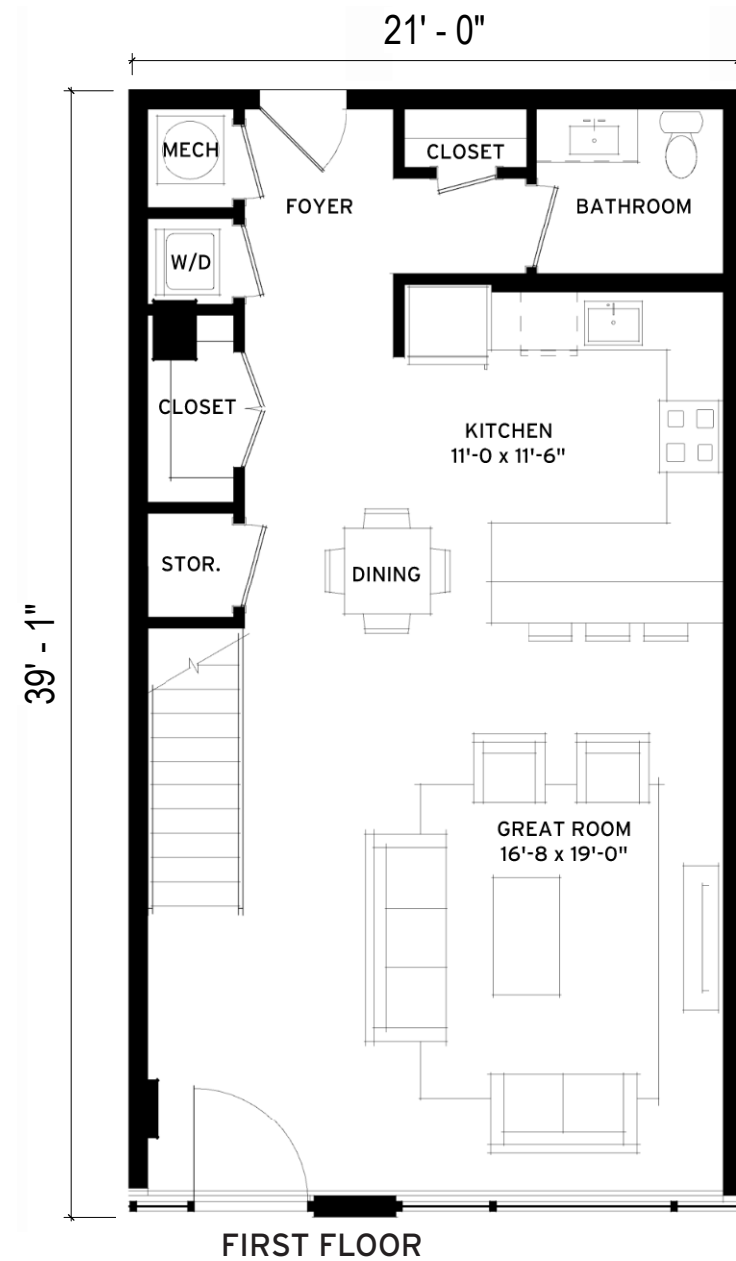
SECOND FLOOR

*POSSIBLE LIMITATIONS DUE TO METAL C-JOISTS SPANS

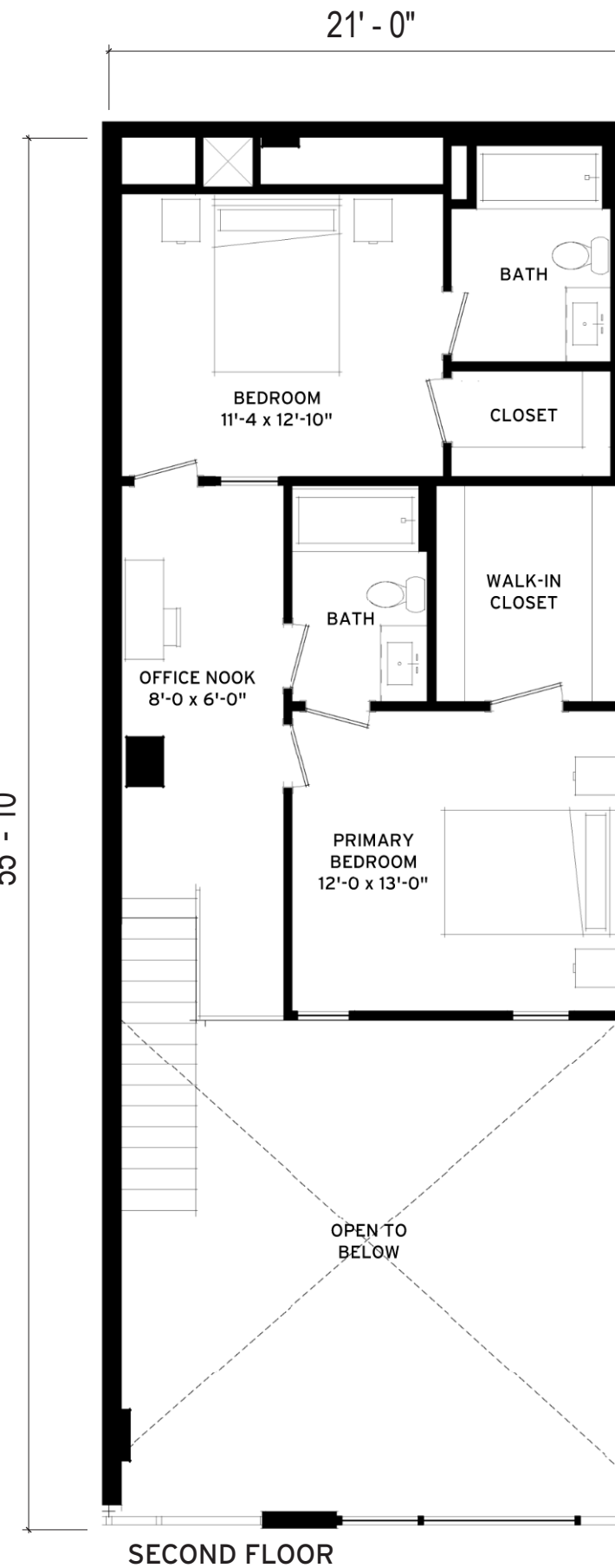
SCALE: NTS



RETAIL A - LOCATOR KEY PLAN



55' - 10"



UNIT A3
2BED
TOTAL UNIT SF: 1,543

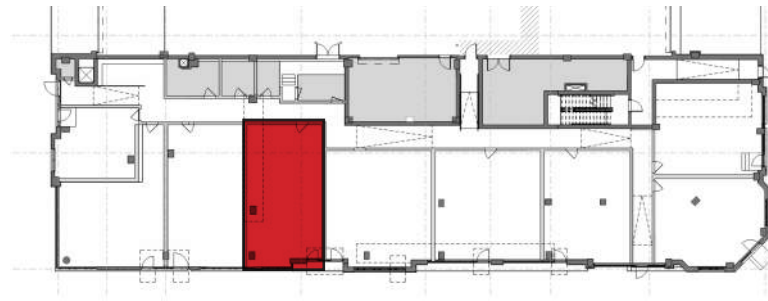
SCALE: NTS



Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

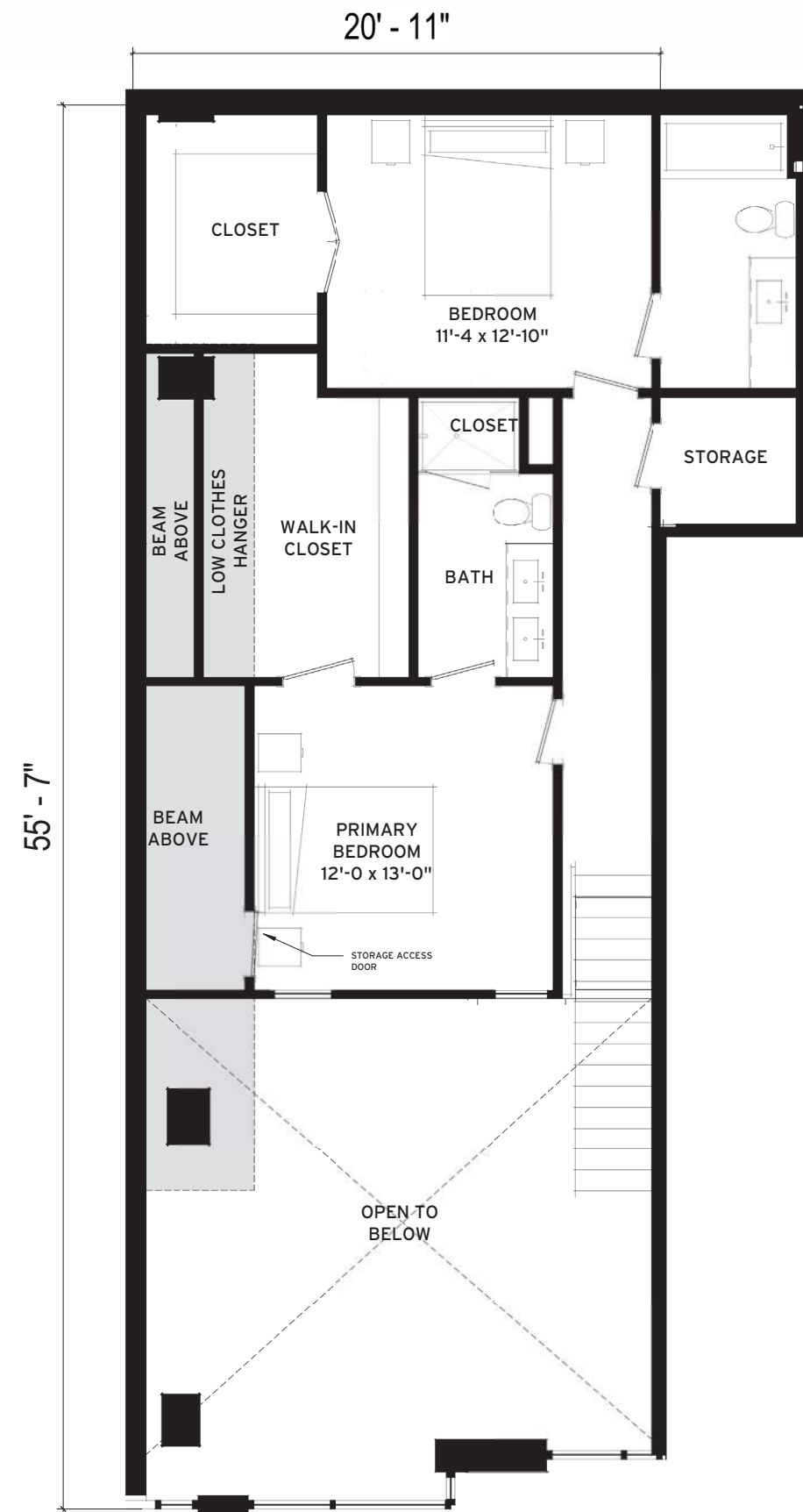
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS

UNIT A4
2BED+DEN
TOTAL UNIT SF: 2,030



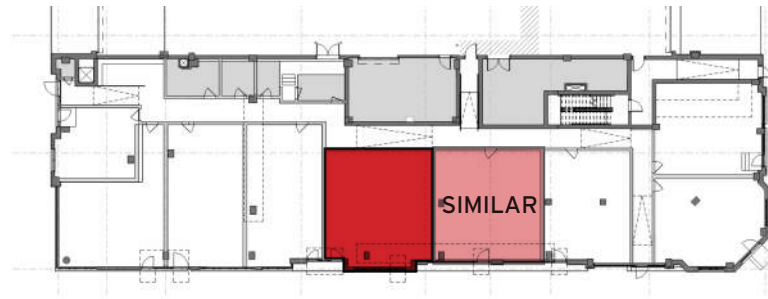
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

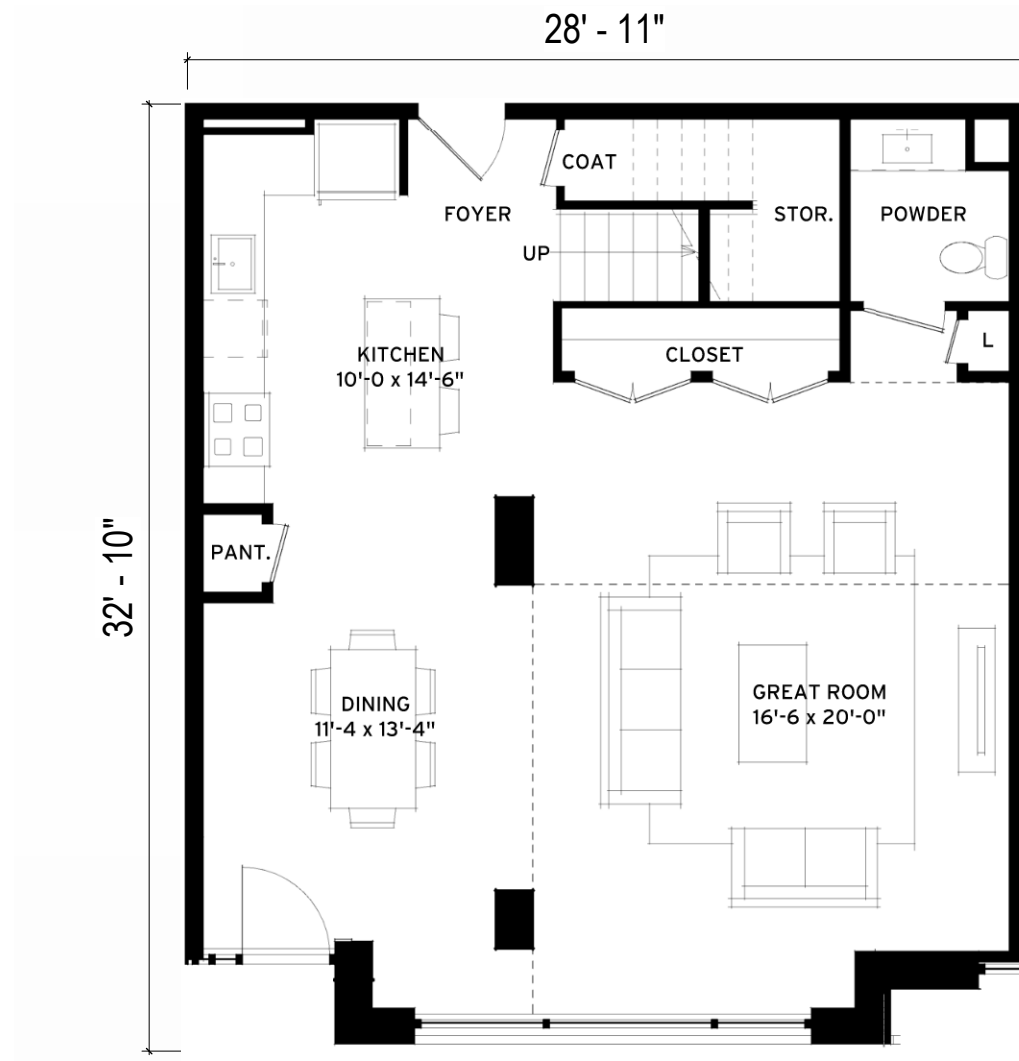
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT A5/A6

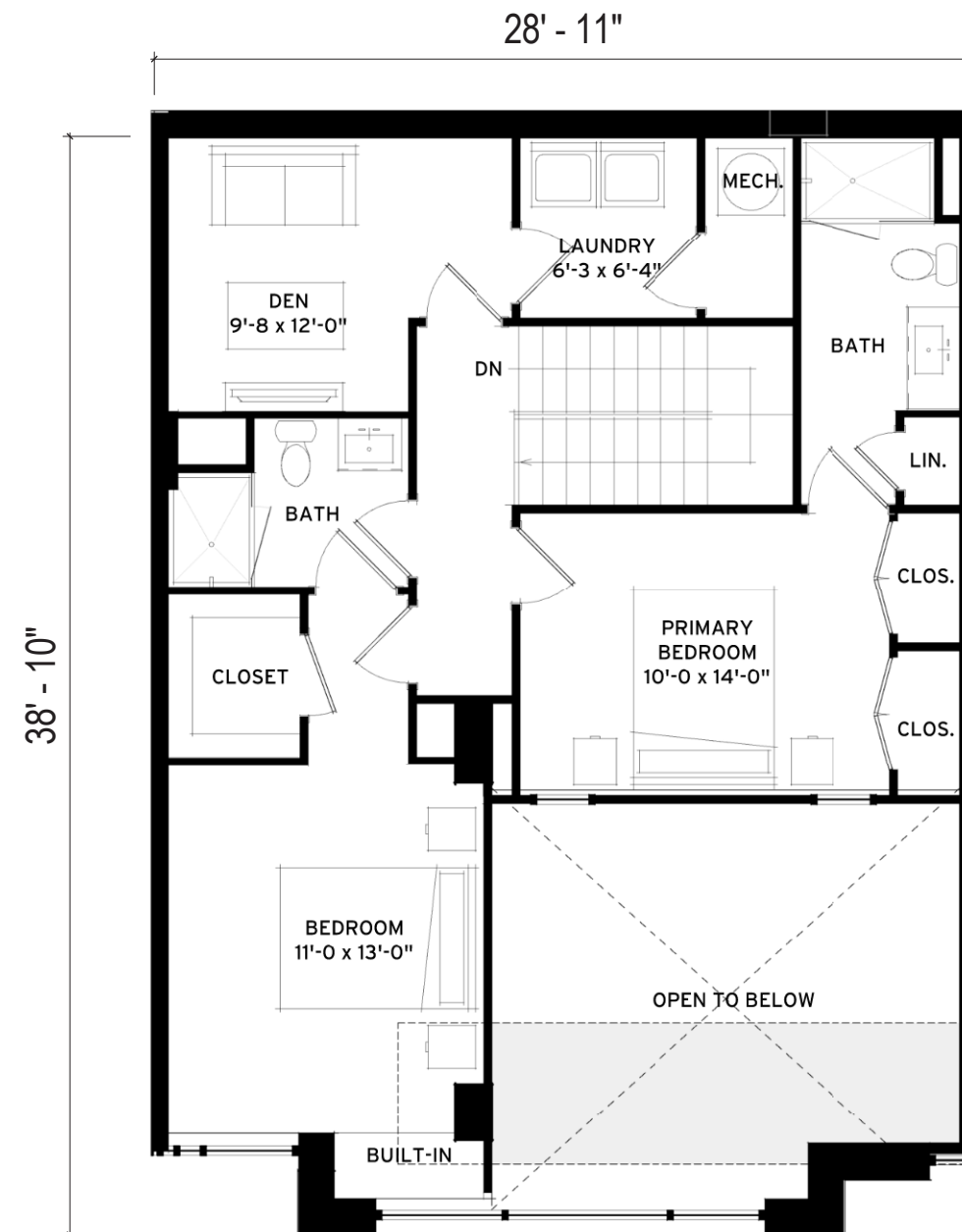
2BED + DEN
TOTAL UNIT SF: 2,015 +/-



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



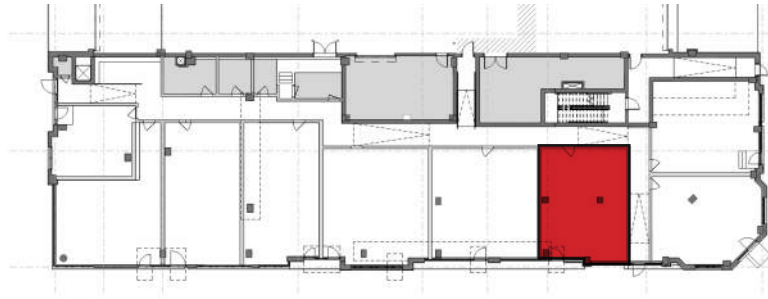
Torti Gallas + Partners
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COMSTOCK

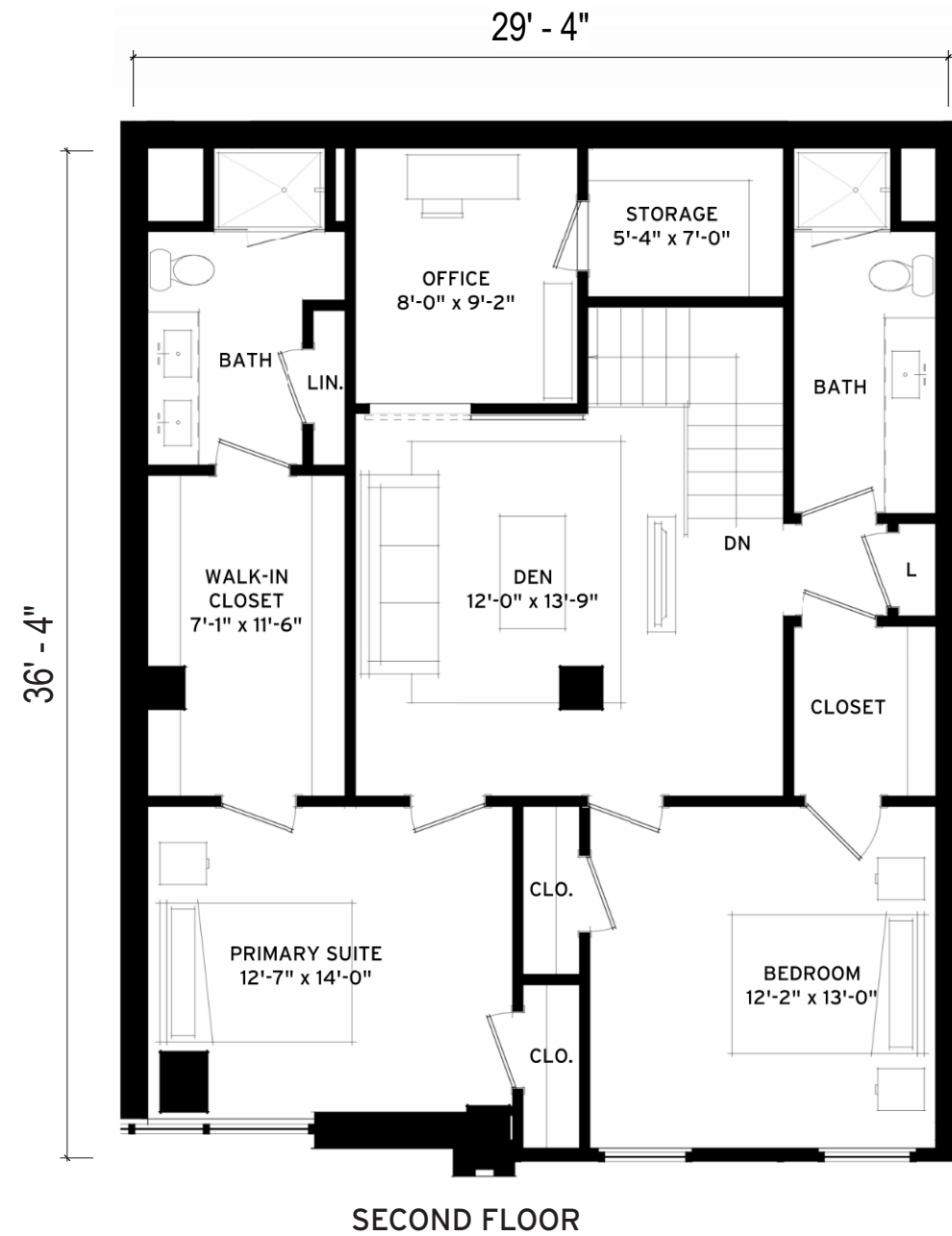
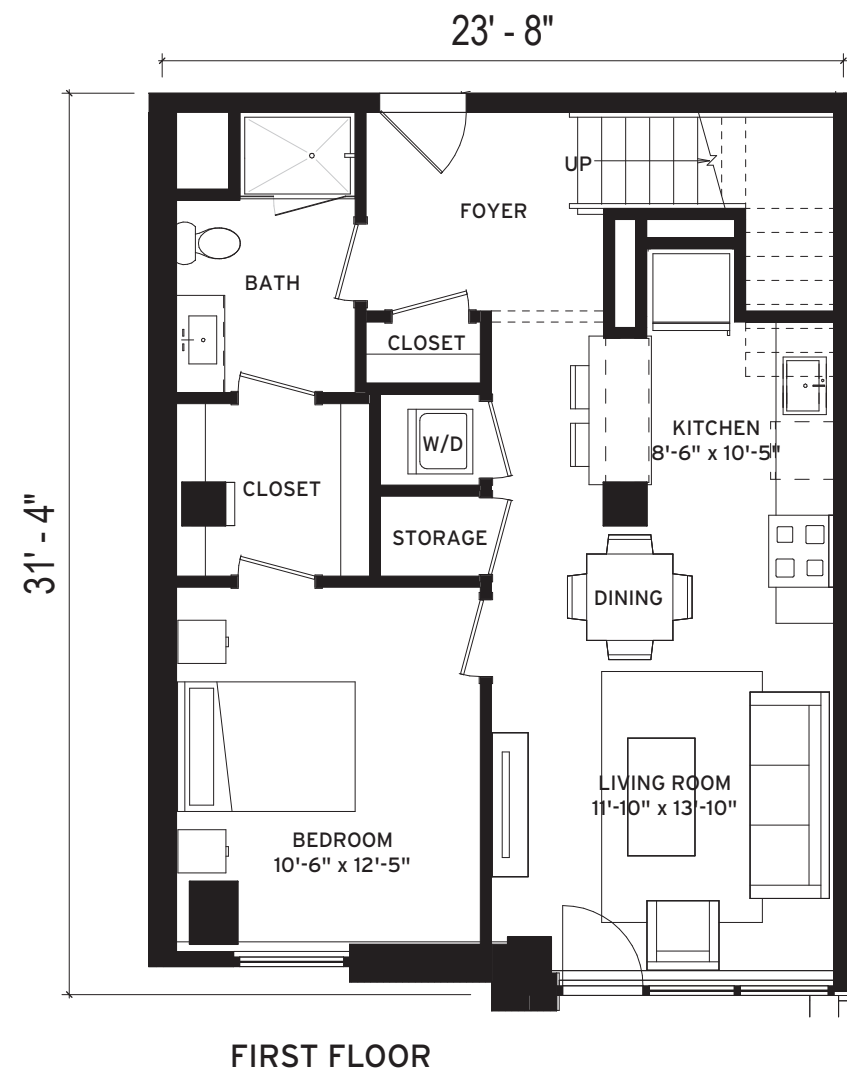
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT A7

3BED+DEN
TOTAL UNIT SF: 1,950



RETAIL A - LOCATOR KEY PLAN

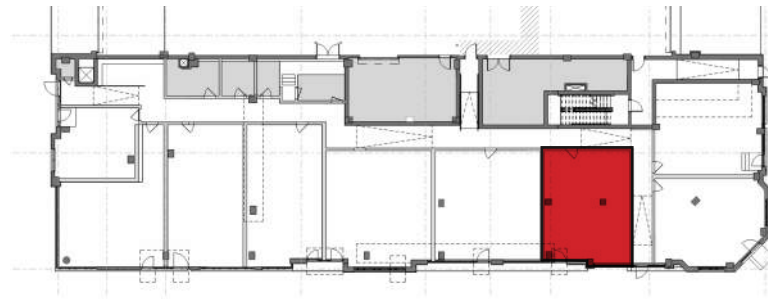


SCALE: NTS

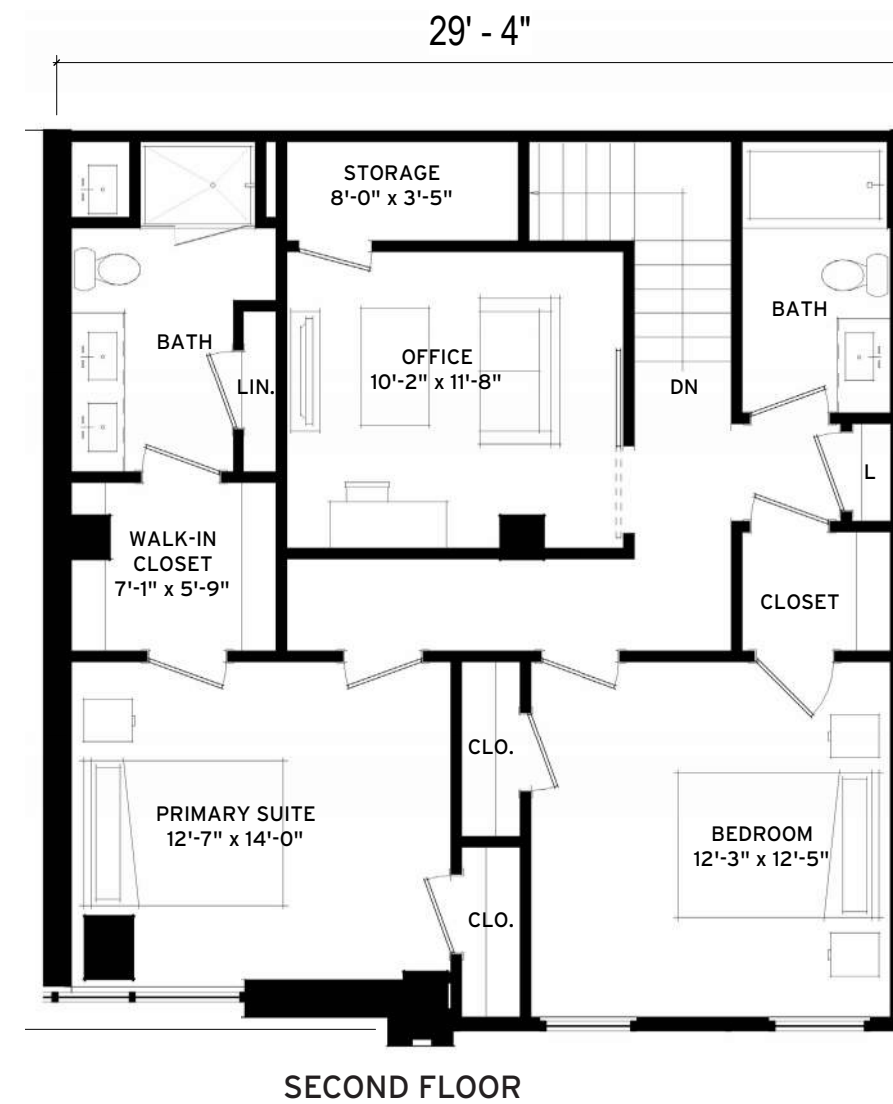
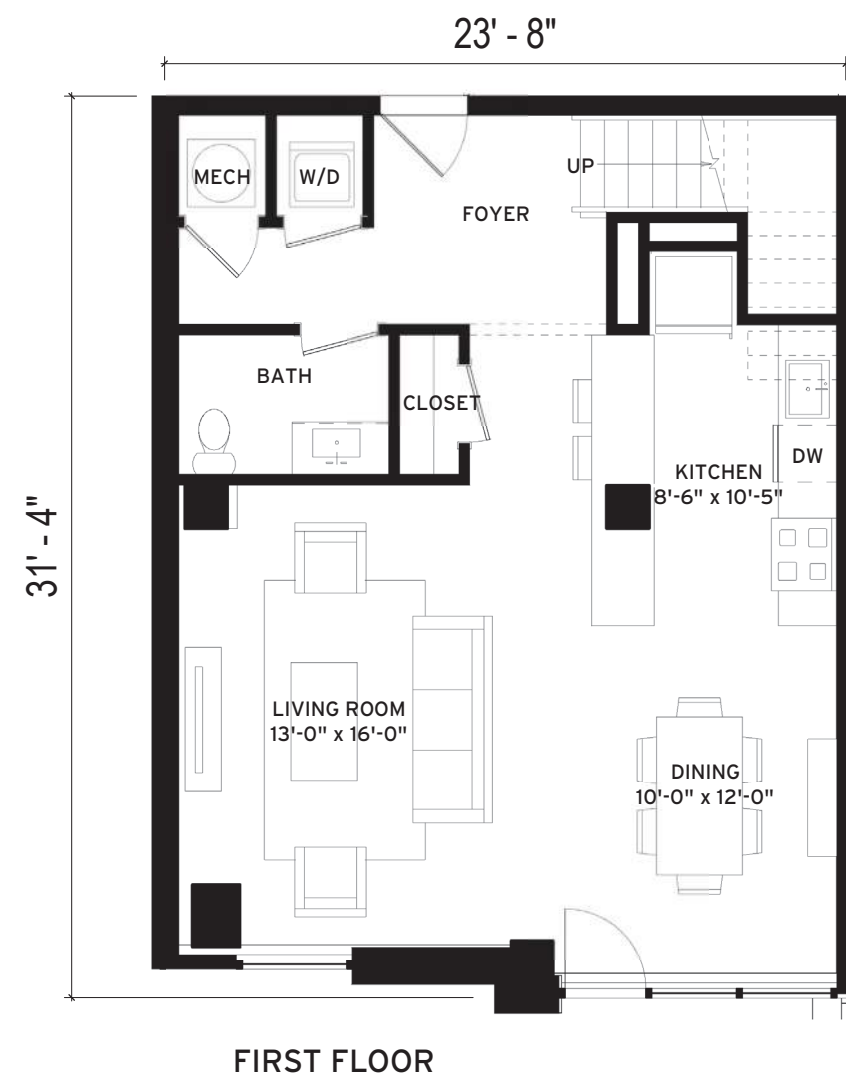
UNIT A7 ALT

2BED+DEN

TOTAL UNIT SF: 1,812



RETAIL A - LOCATOR KEY PLAN



SCALE: NTS



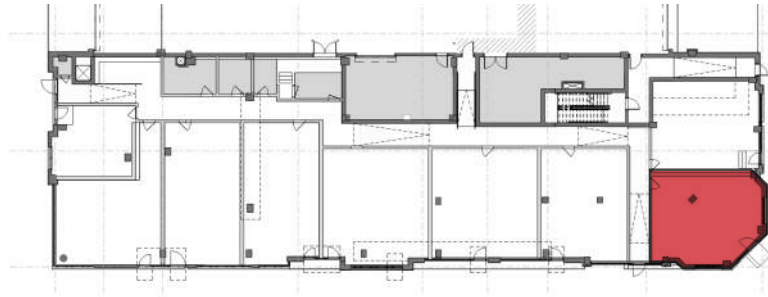
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

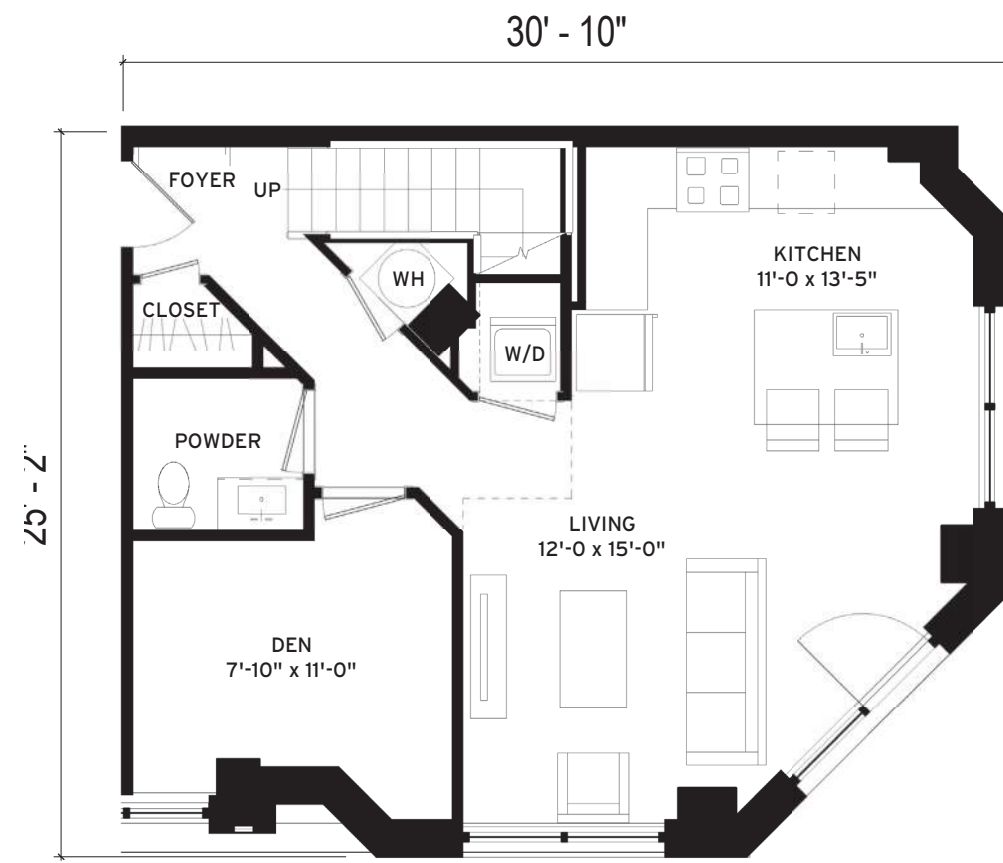
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT A8

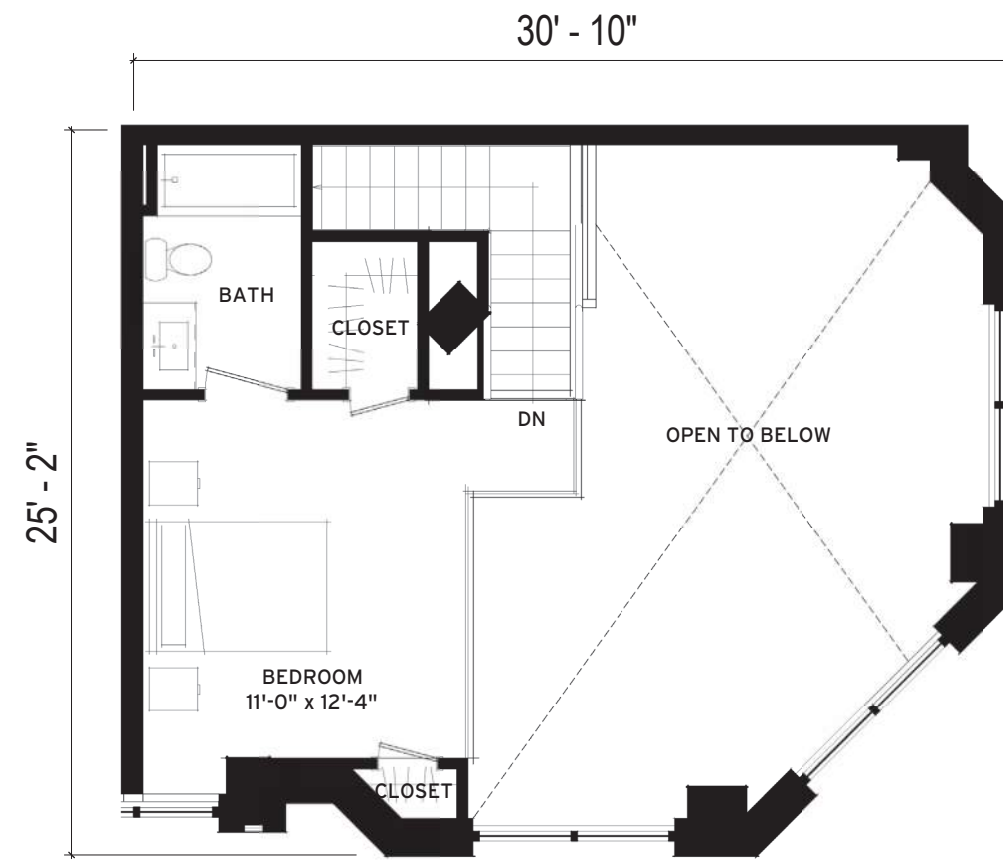
1BED+DEN
TOTAL UNIT SF: 1,057



RETAIL A - LOCATOR KEY PLAN



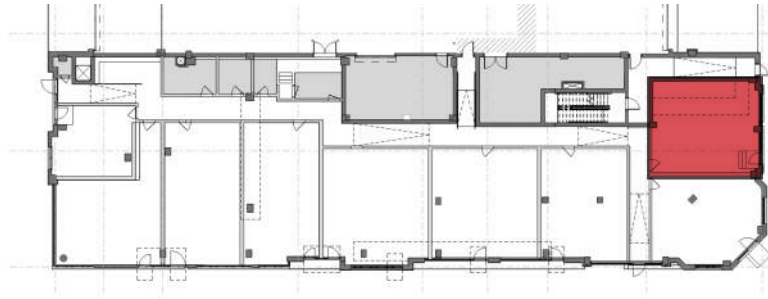
FIRST FLOOR



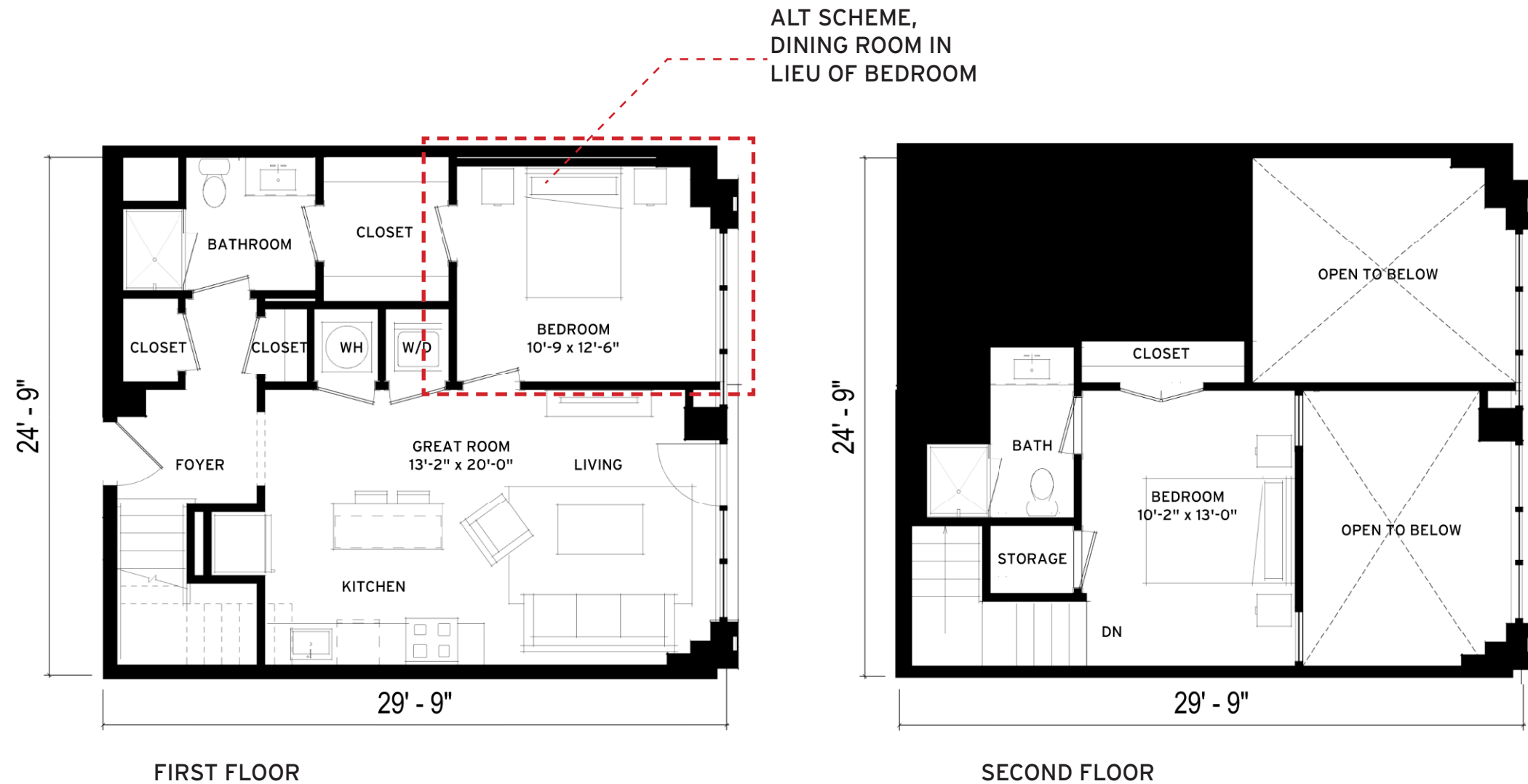
SECOND FLOOR

SCALE: NTS

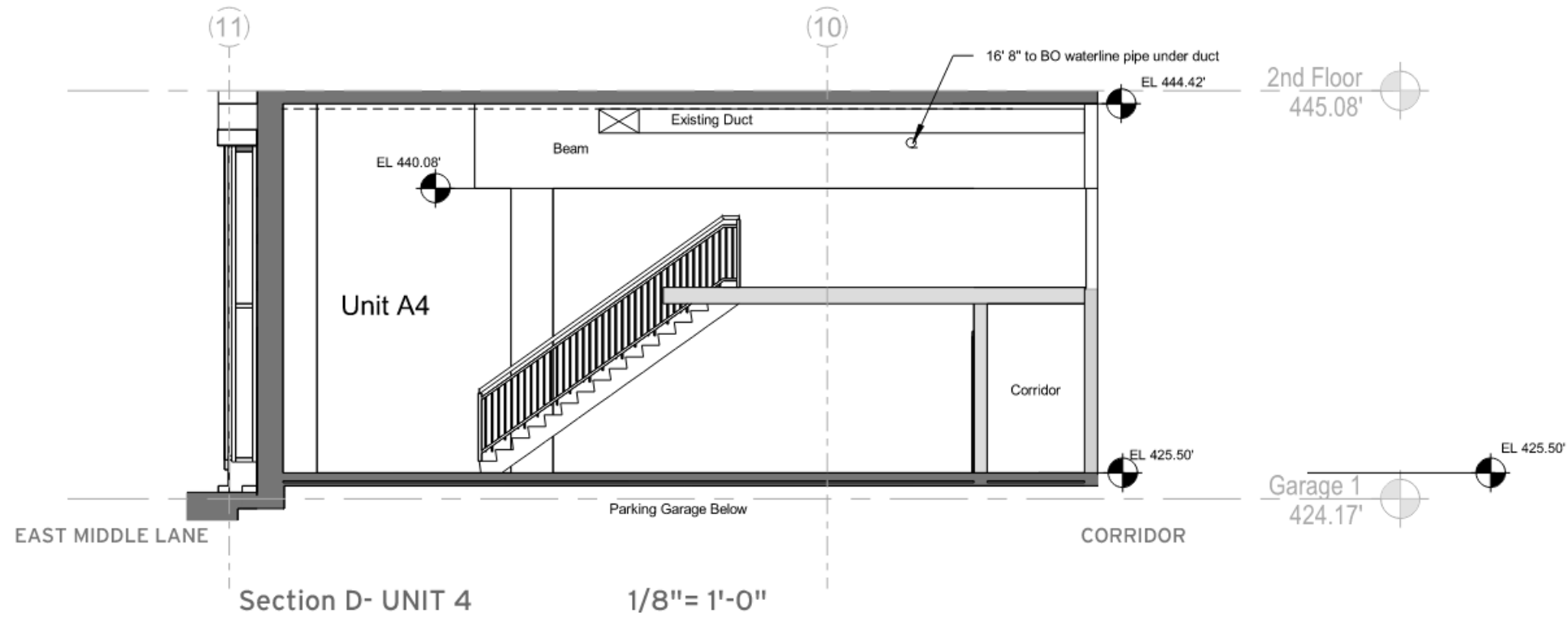
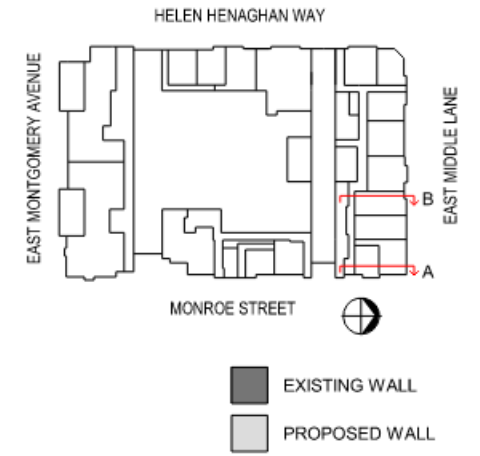
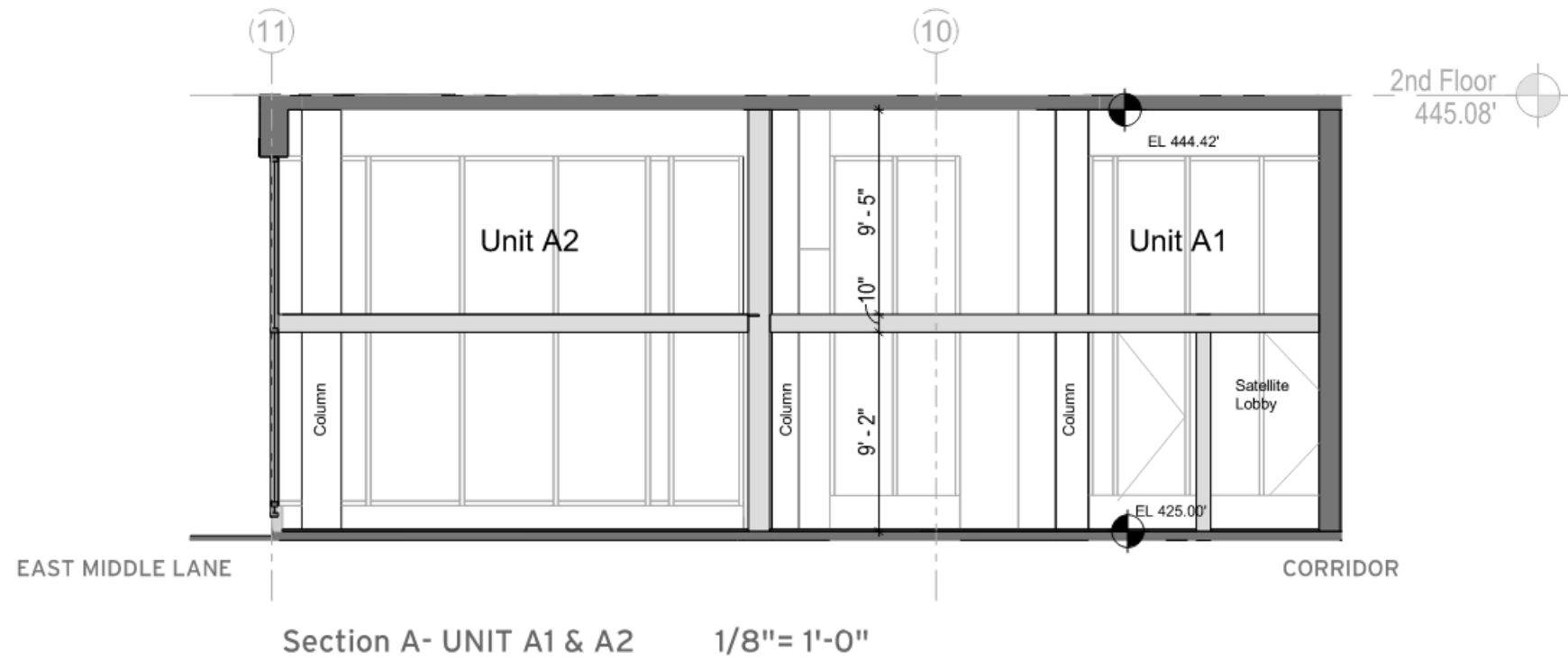
UNIT A9
2BED
TOTAL UNIT SF: 981

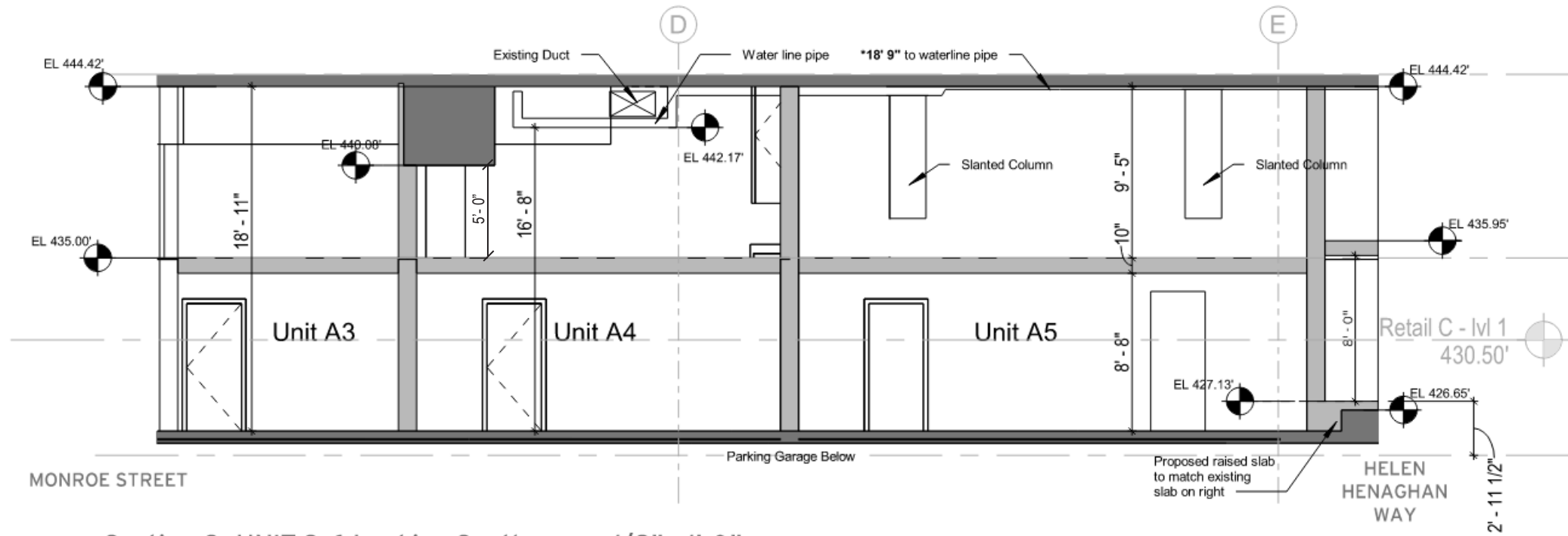


RETAIL A - LOCATOR KEY PLAN

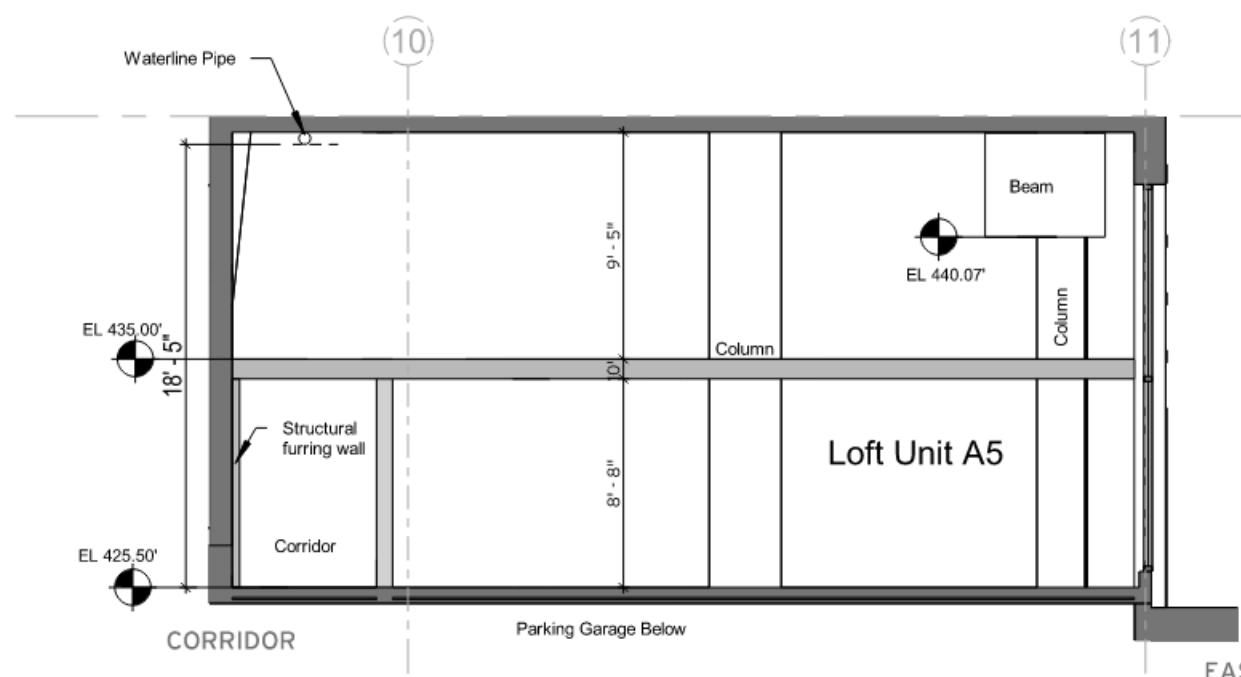
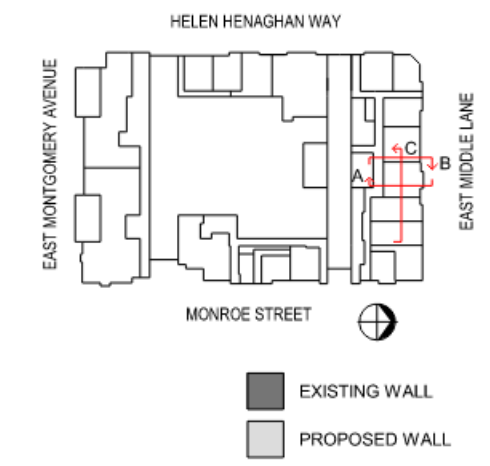


SCALE: NTS

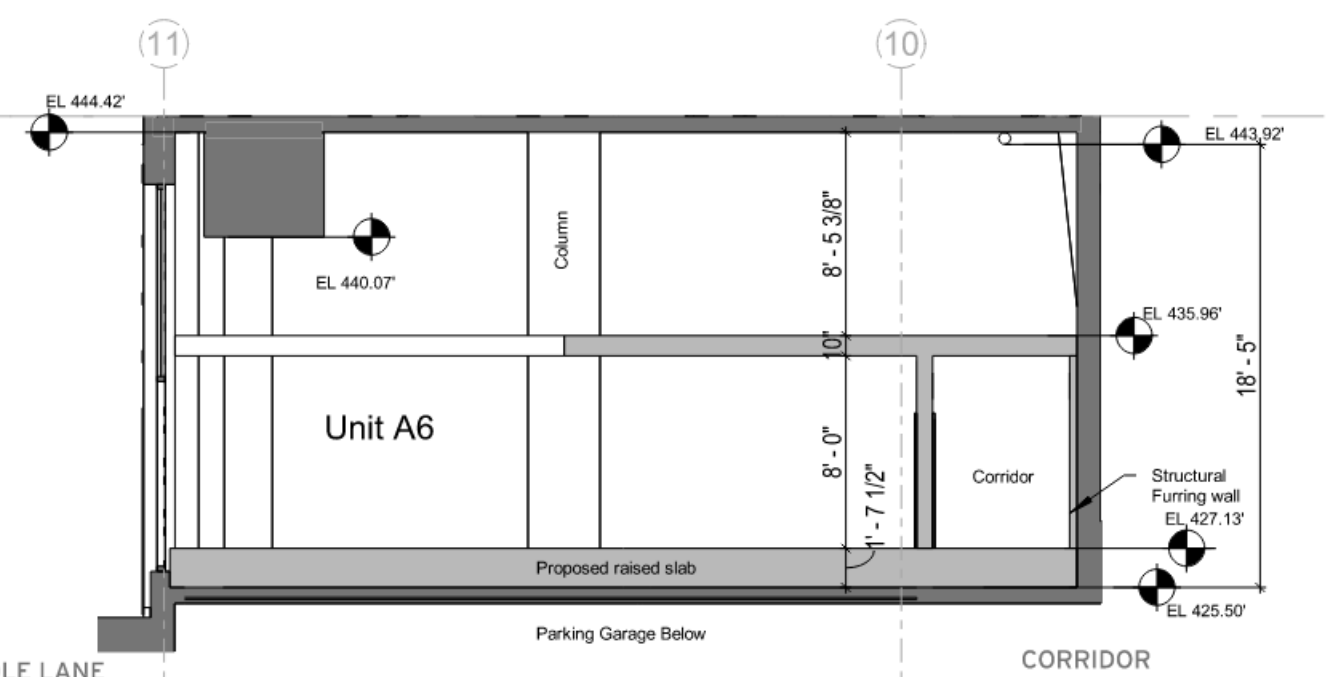




Section C- UNIT 3-6 Looking South 1/8"= 1'-0"



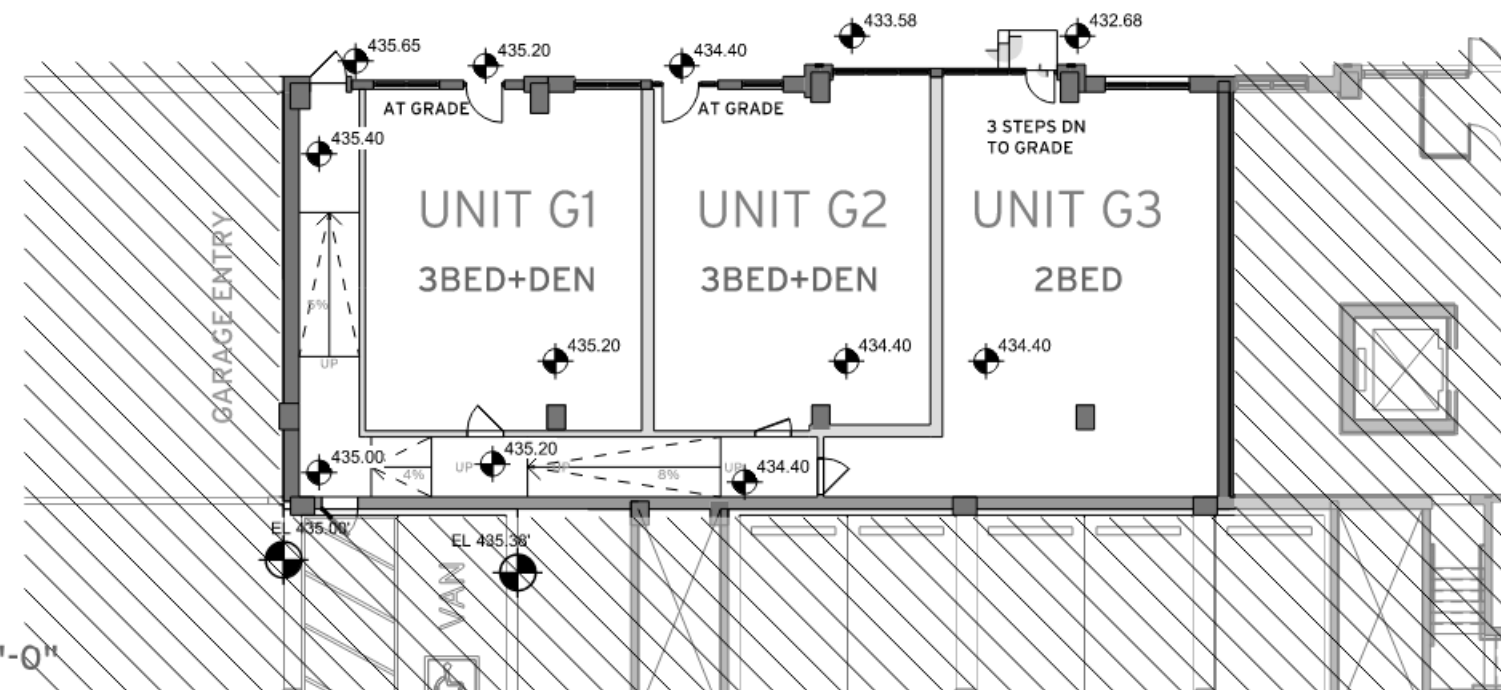
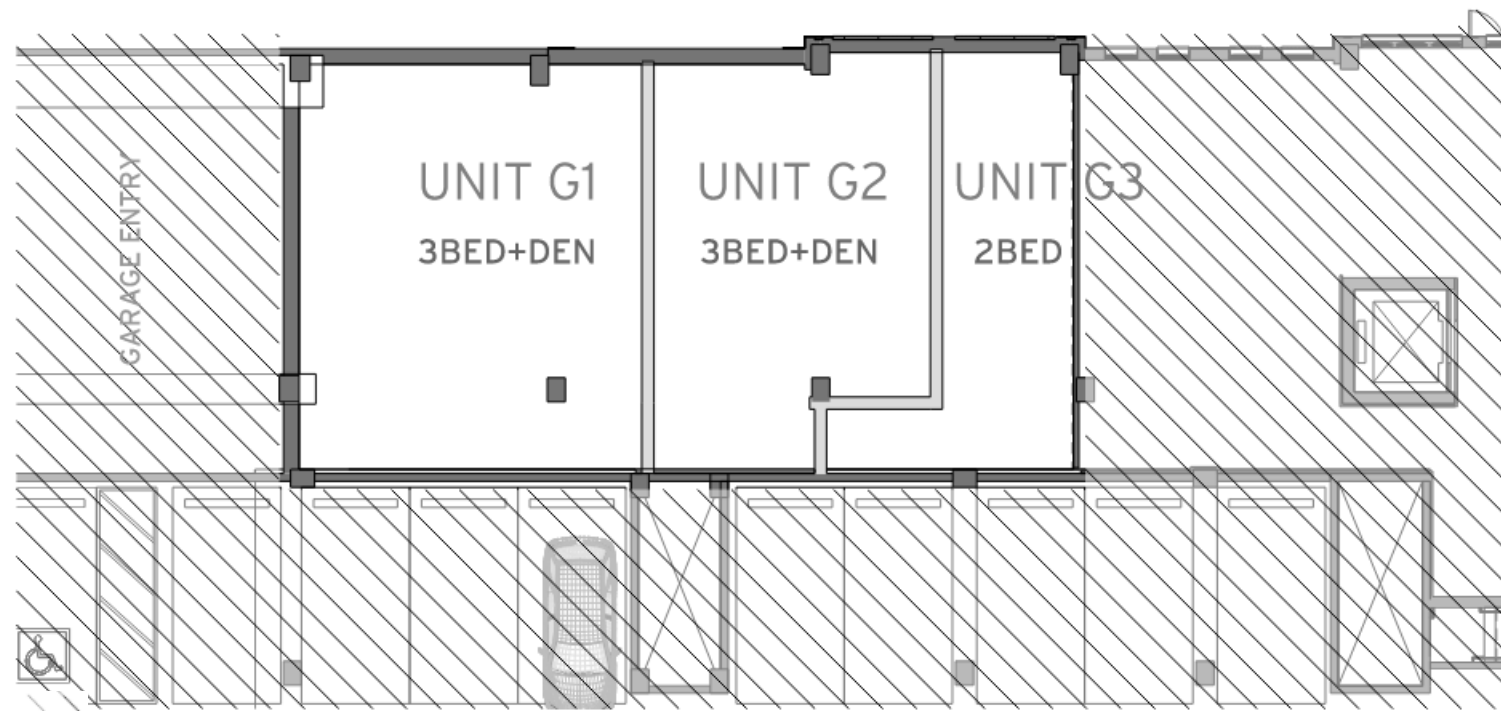
Section A- UNIT 5 1/8"= 1'-0"



Section B- UNIT 6 1/8"= 1'-0"

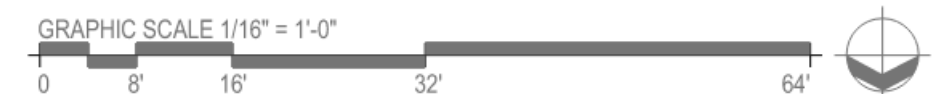
UNIT SECTIONS

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



RETAIL G - PROPOSED OVERALL PLAN

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



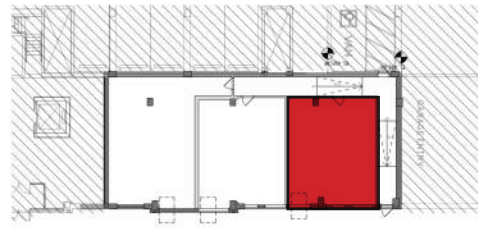
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

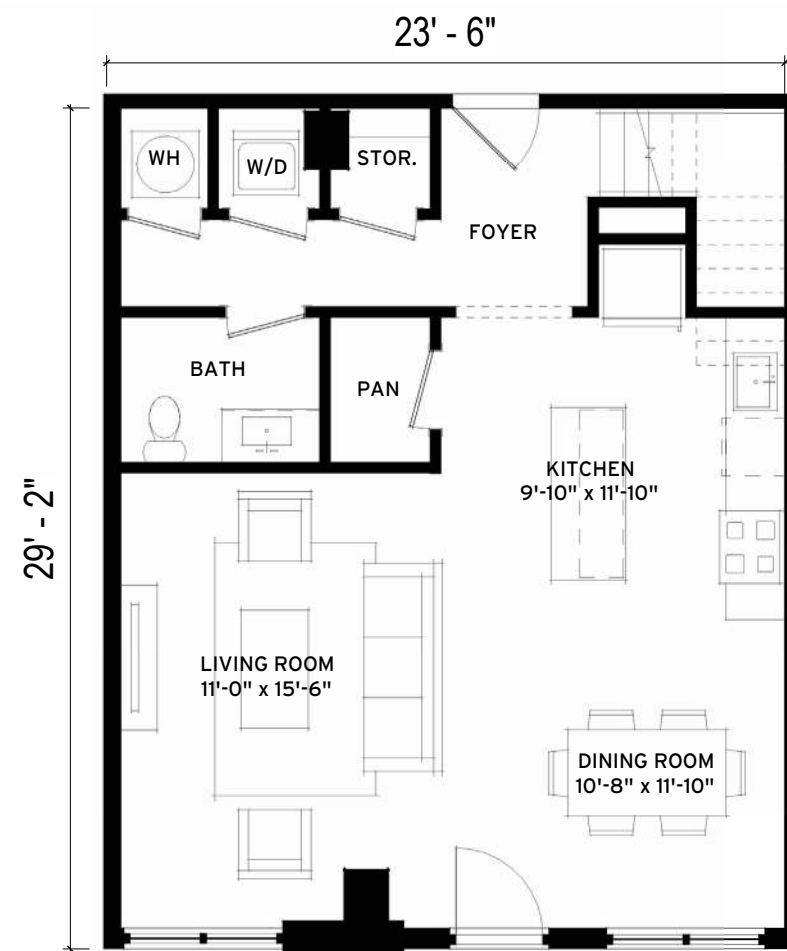
UNIT G1 ALT

2BED+DEN

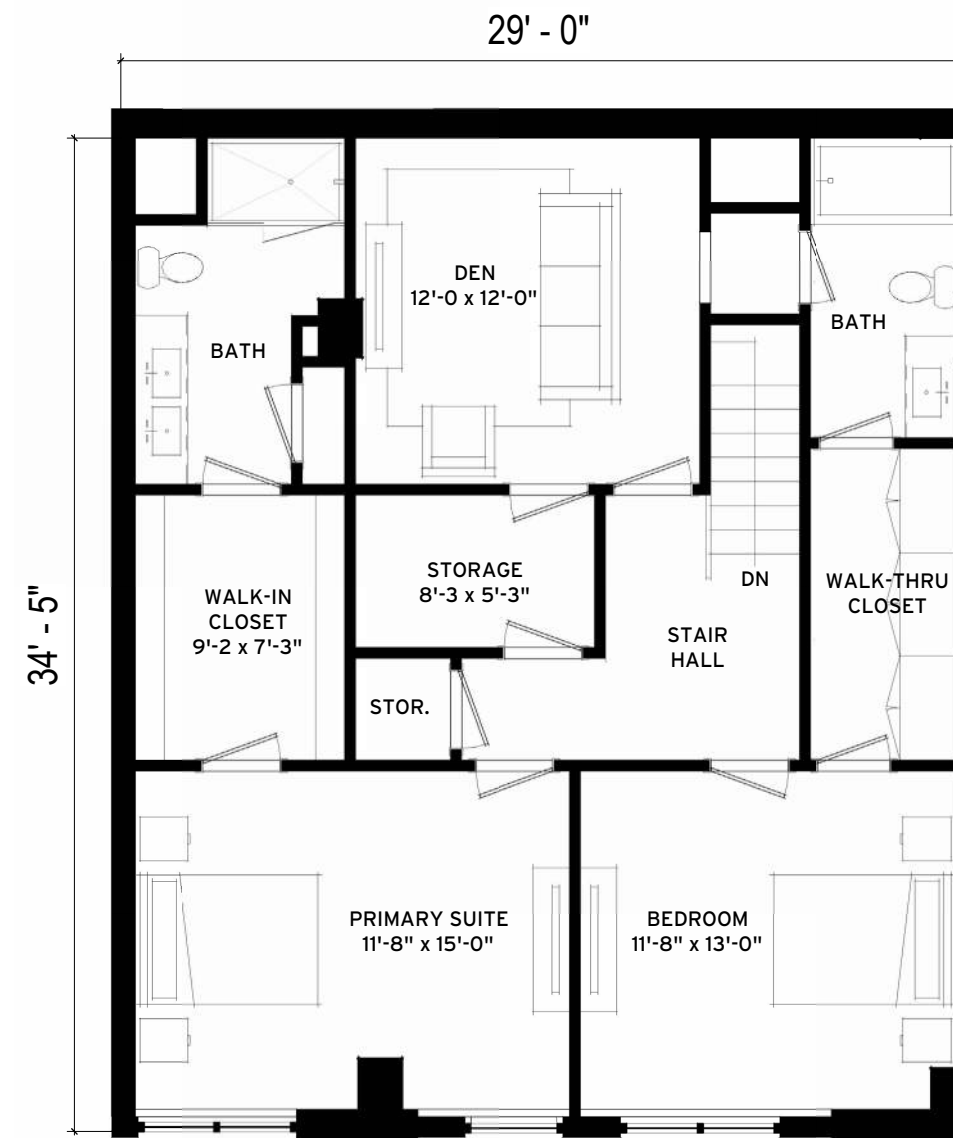
TOTAL UNIT SF: 1,715



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



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COMSTOCK

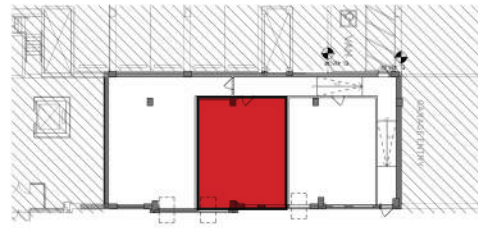
UNIT PLAN SKETCH STUDIES

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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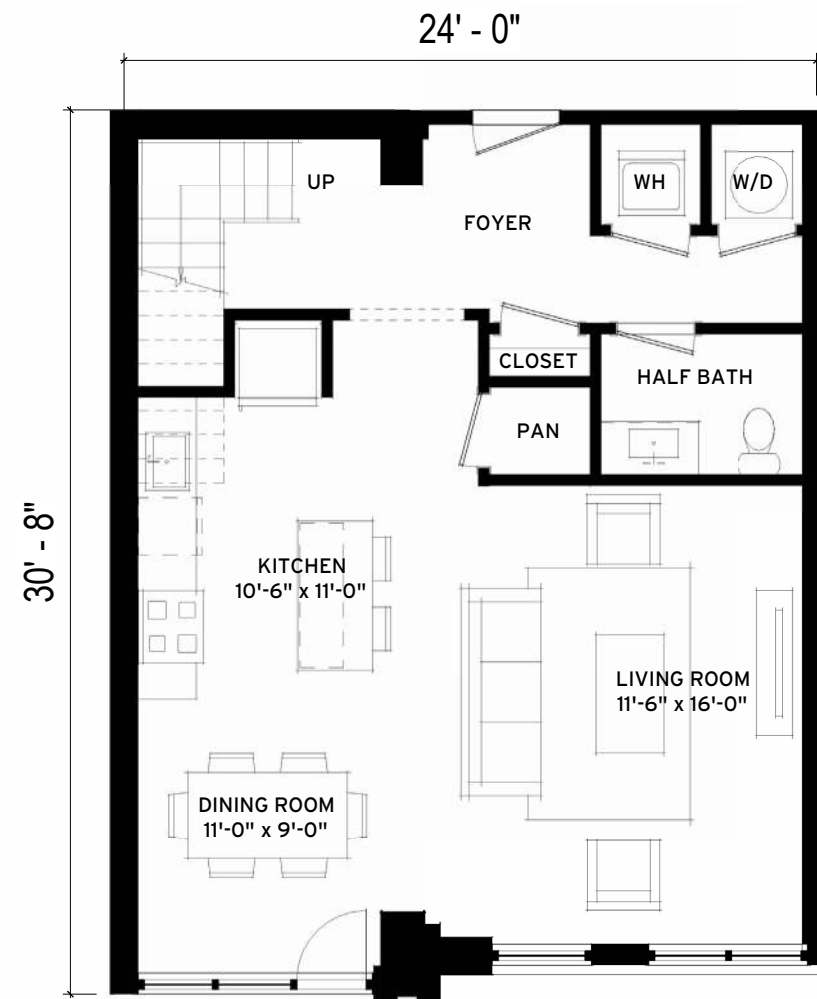
UNIT G2 ALT

2BED+DEN

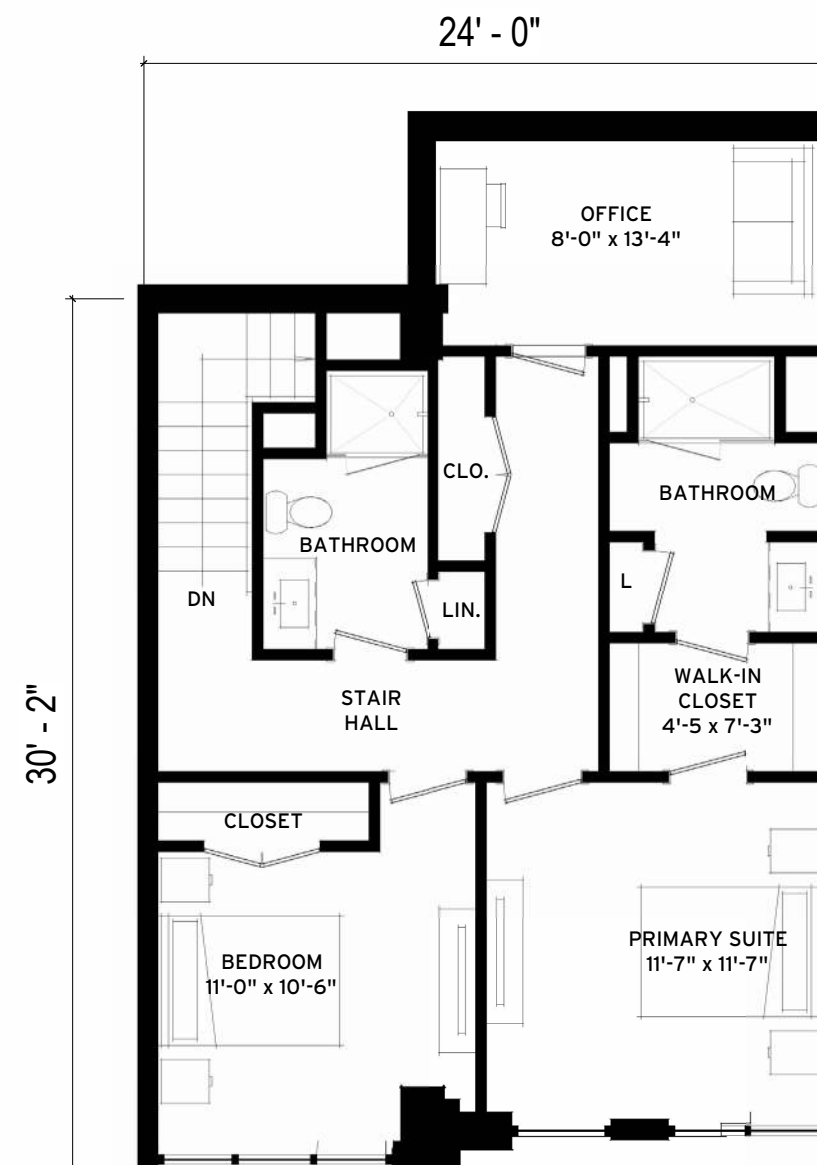
TOTAL UNIT SF: 1,503



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



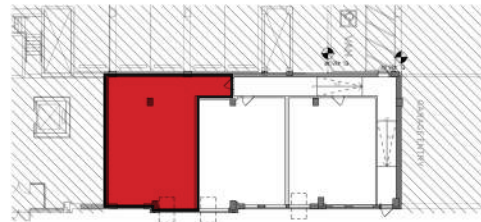
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COMSTOCK

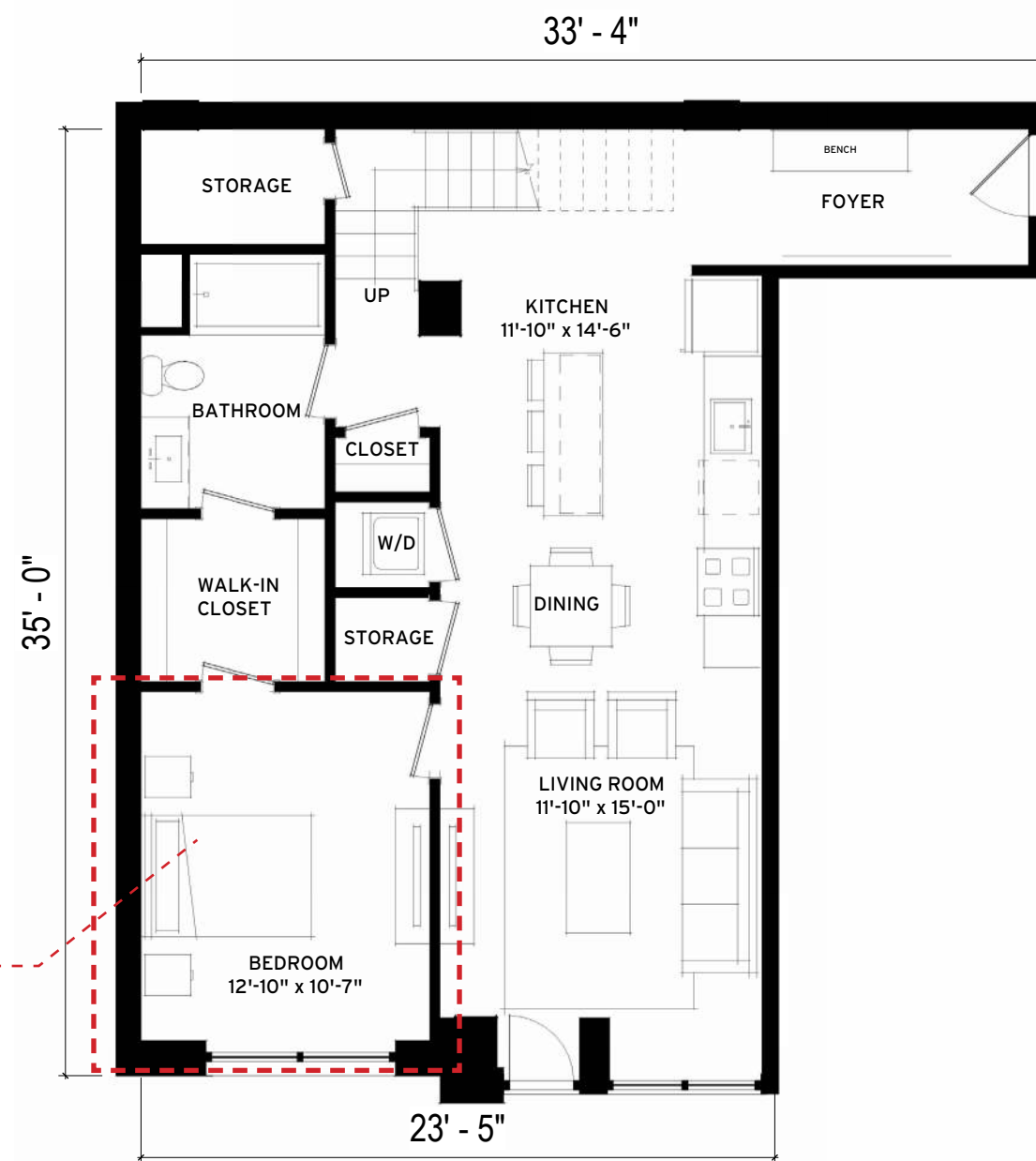
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT G3

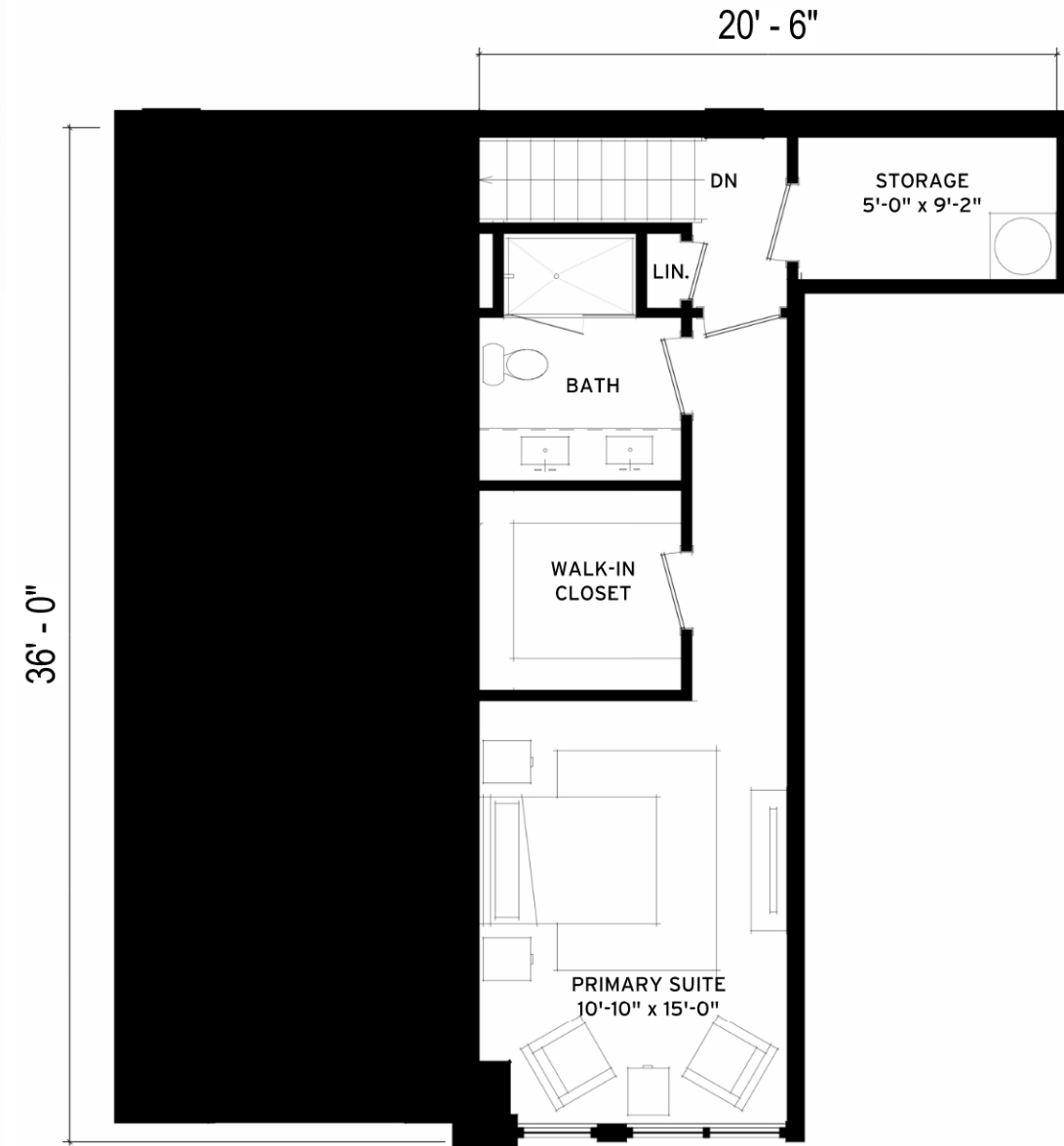
2BED
TOTAL UNIT SF: 1,361



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

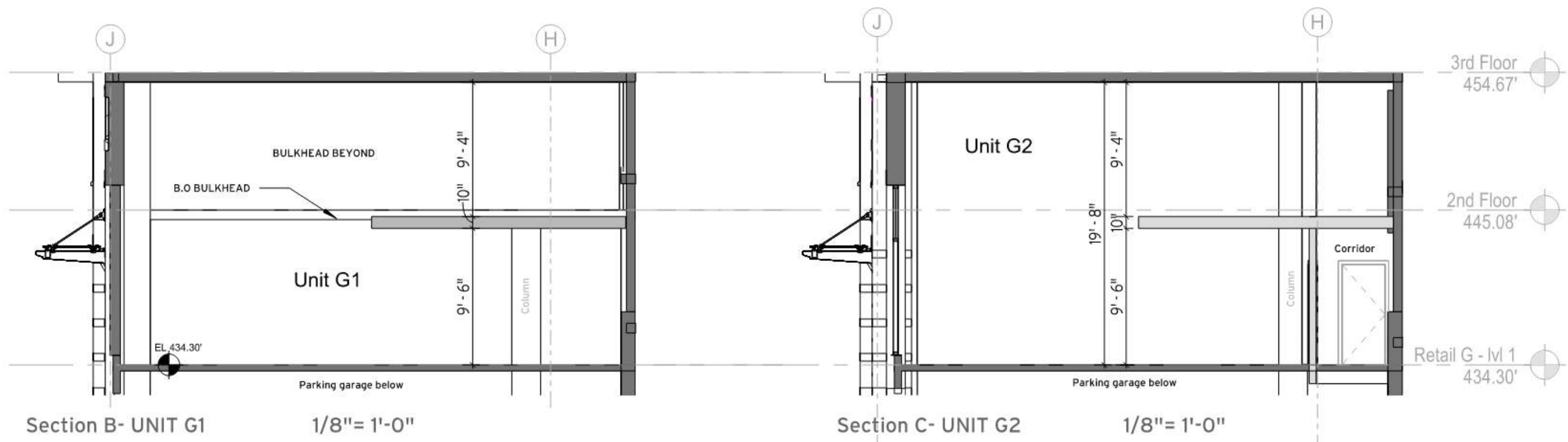
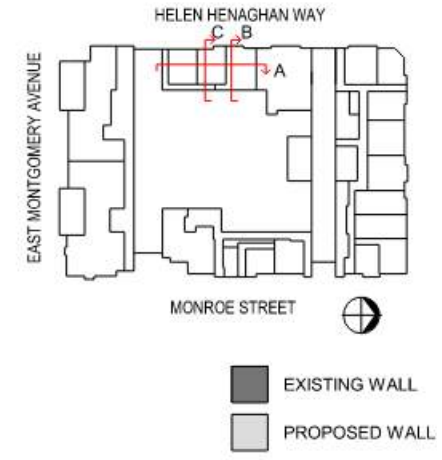
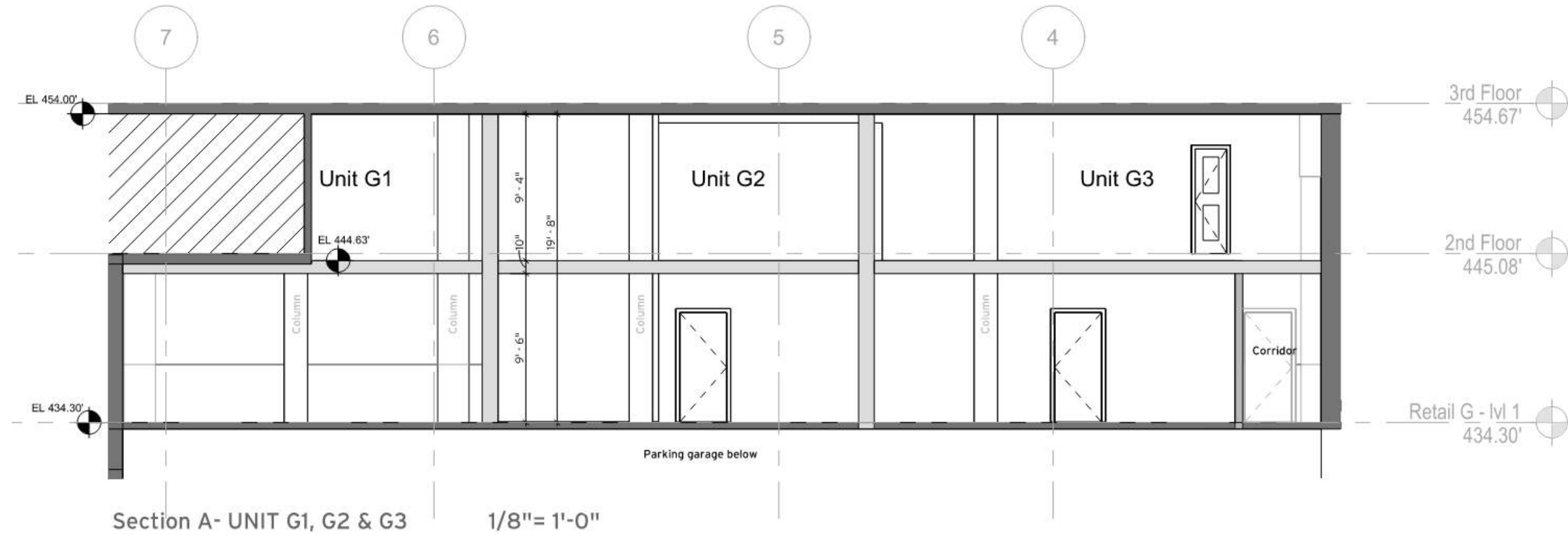
SCALE: NTS

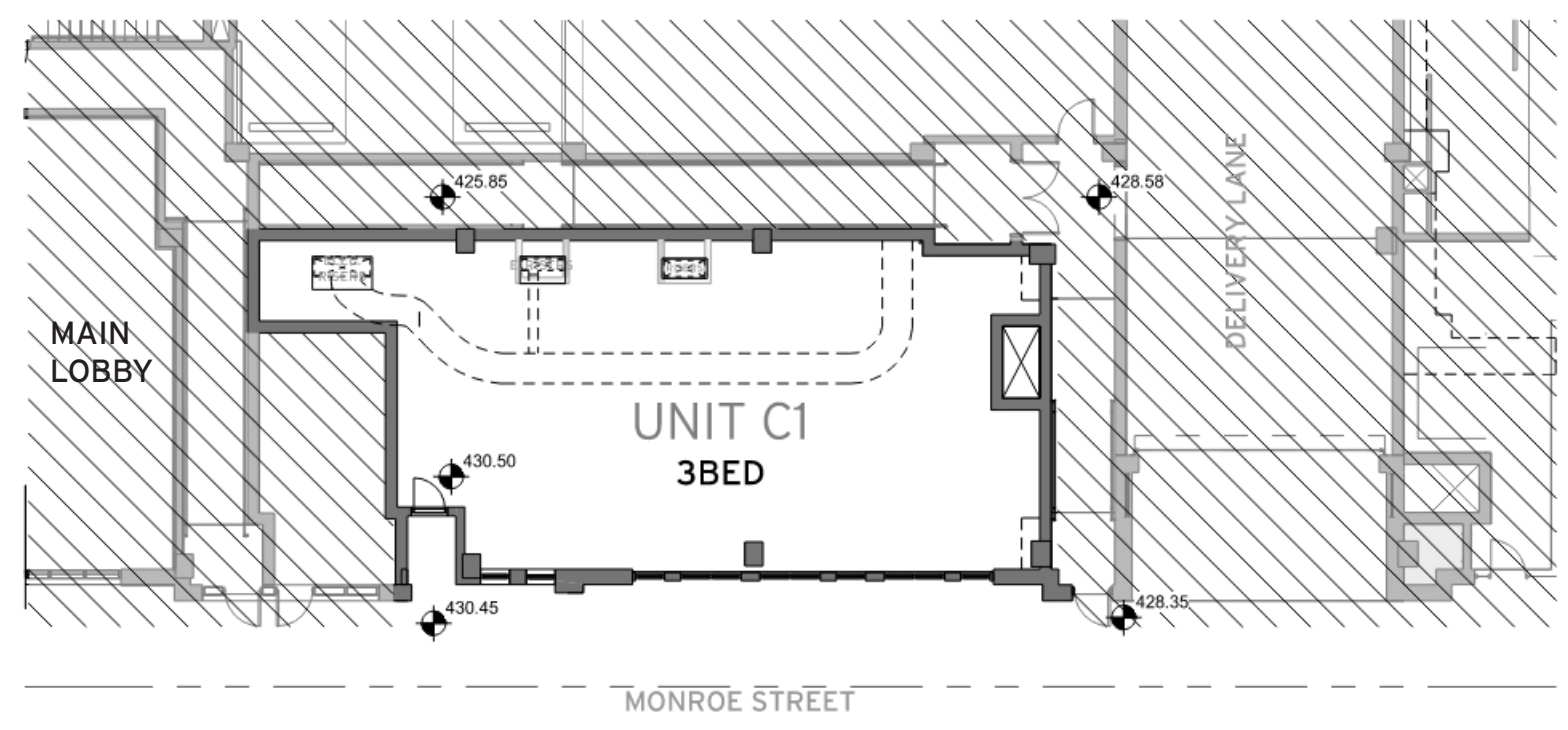


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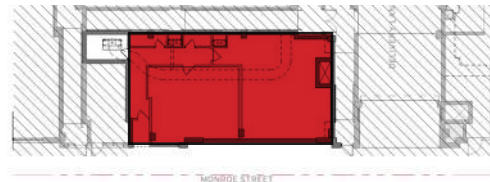
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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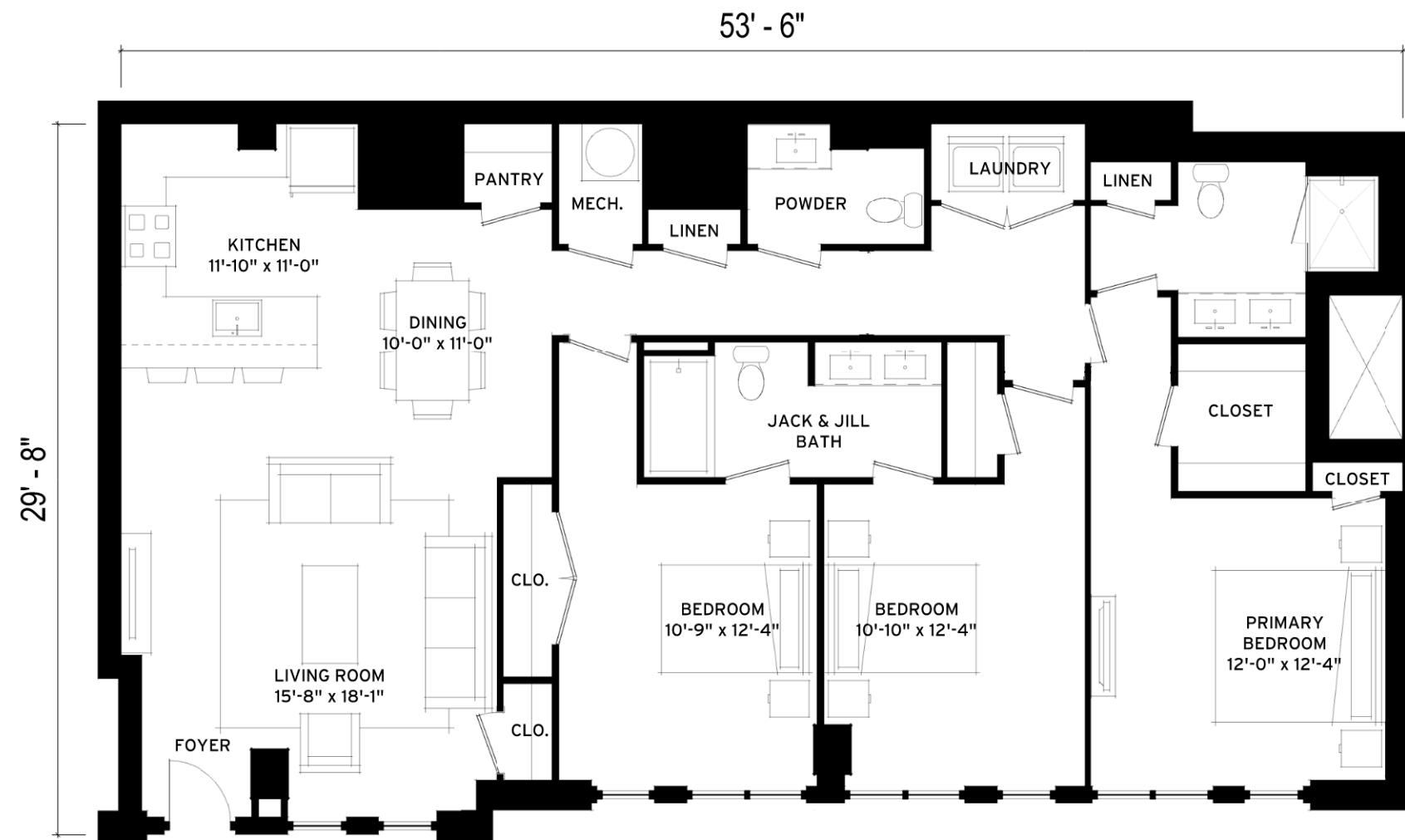


UNIT C1

3BED
TOTAL UNIT SF: 1,508



RETAIL C - LOCATOR KEY PLAN



SINGLE FLOOR UNIT - 14FT CEILINGS

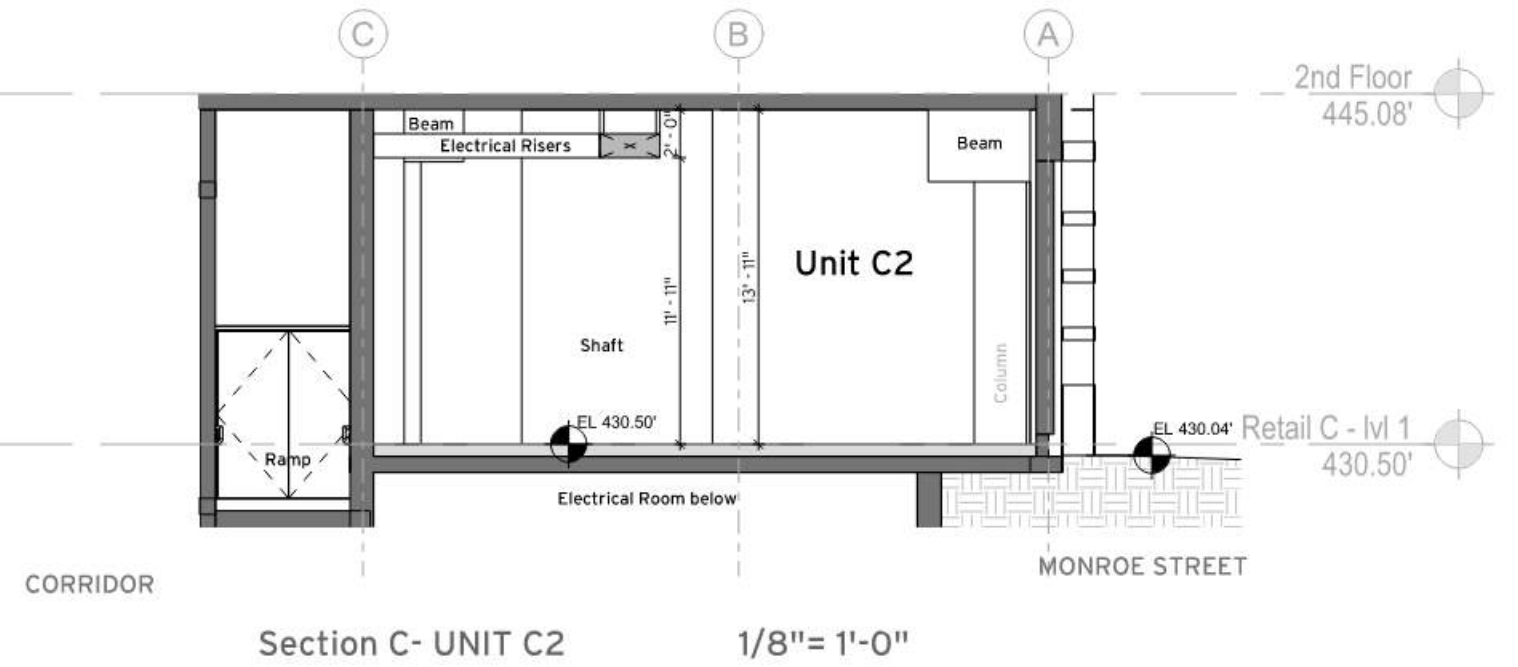
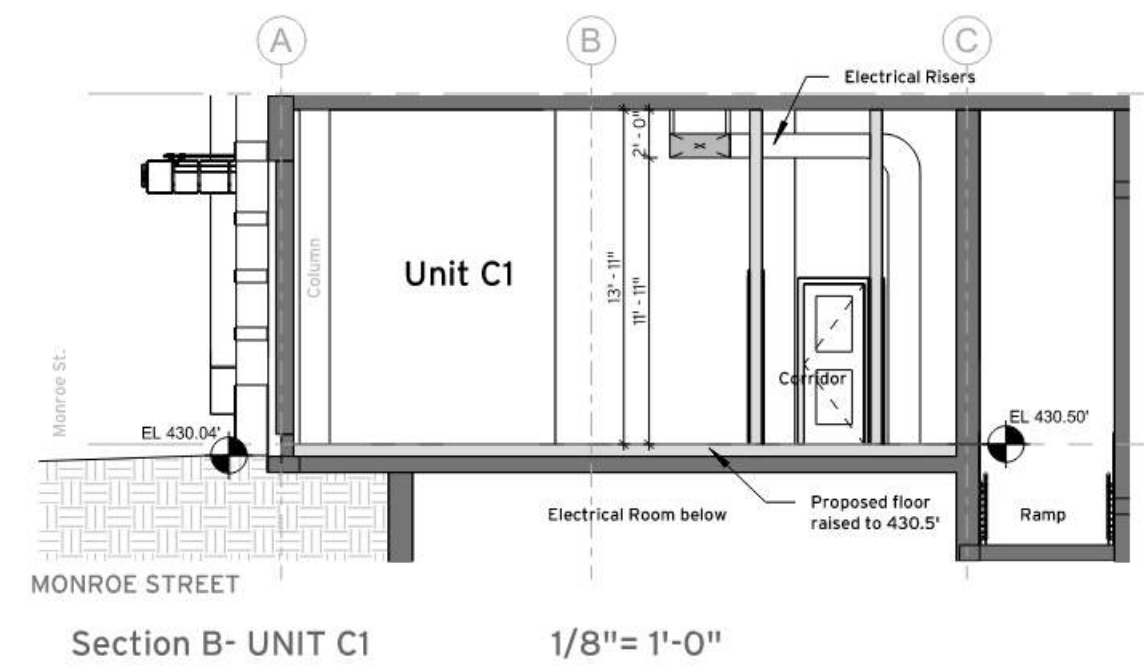
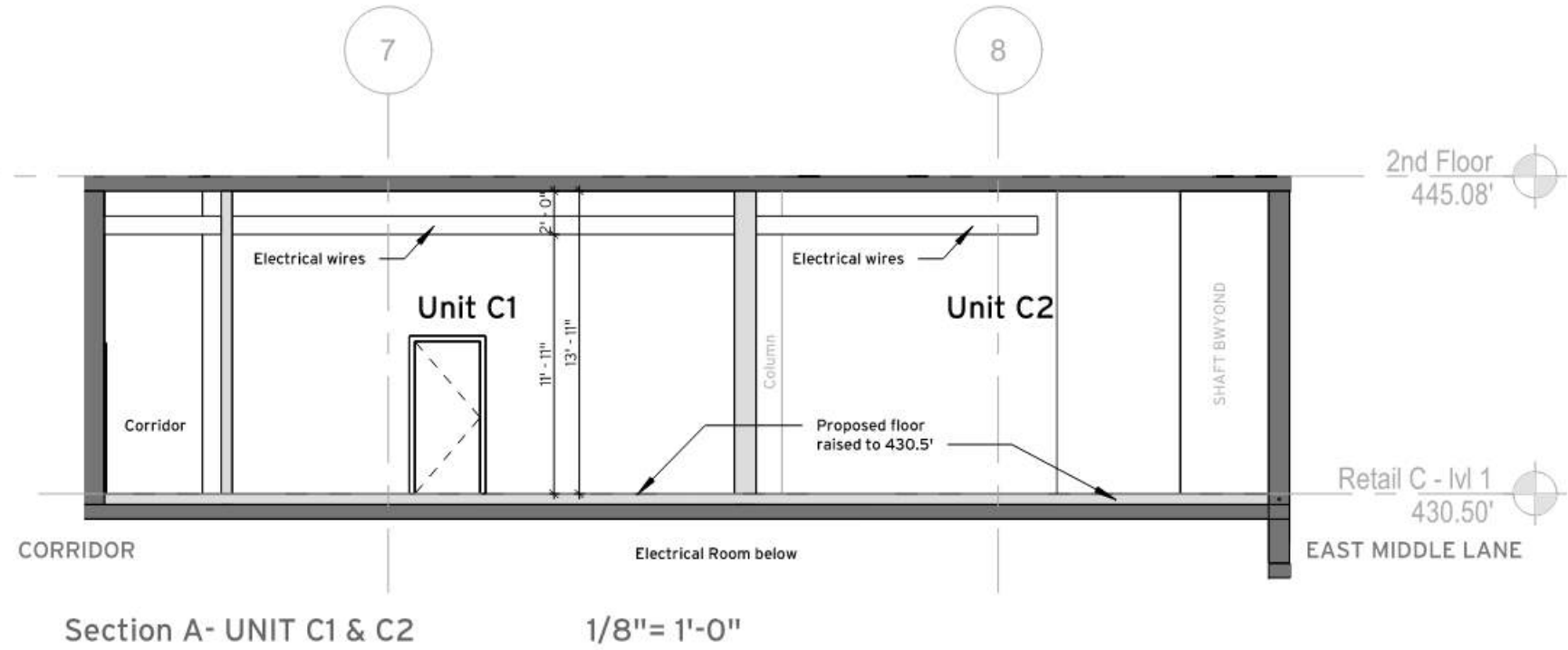
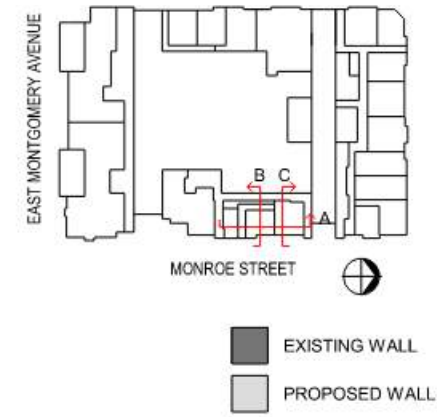
SCALE: NTS

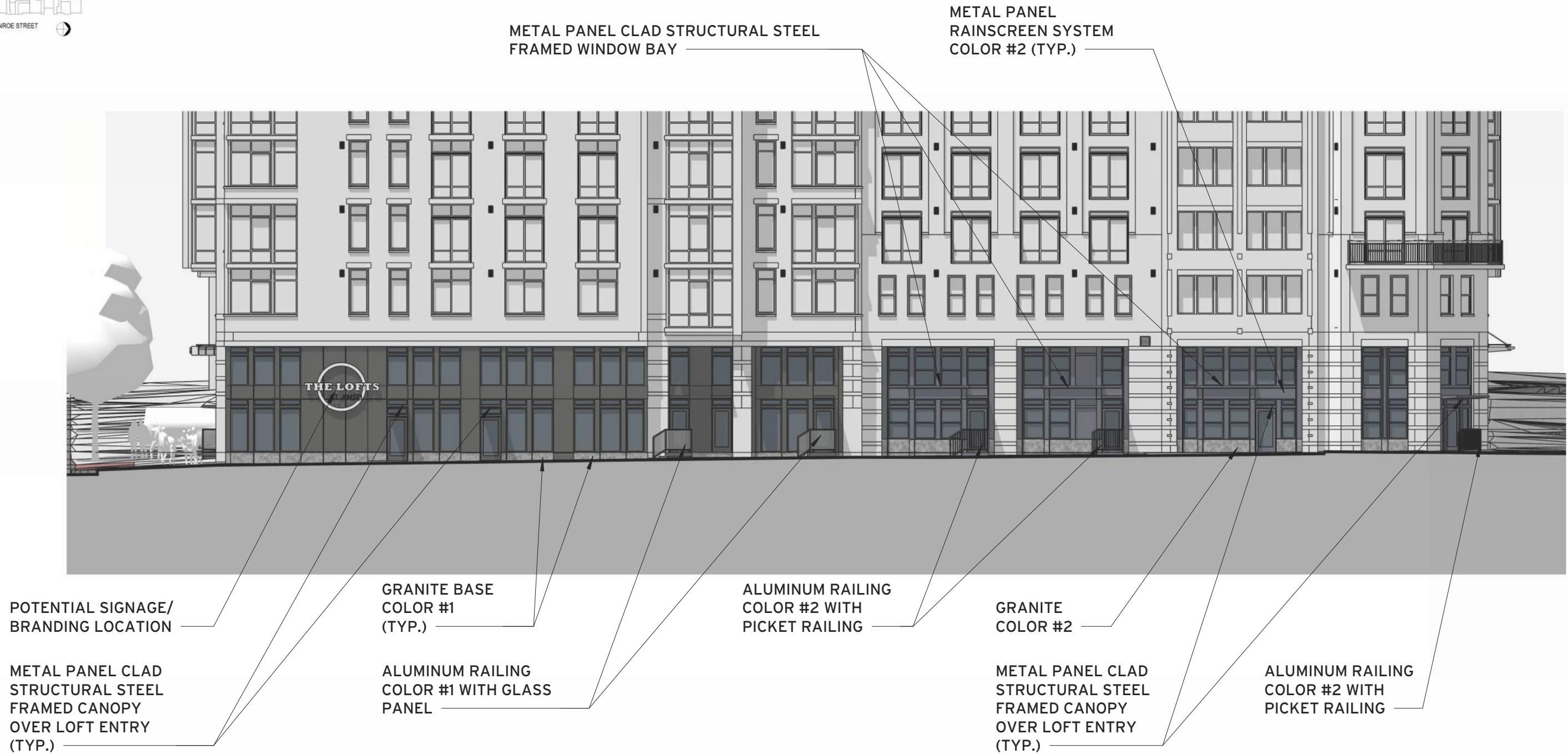


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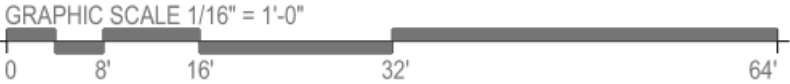
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024





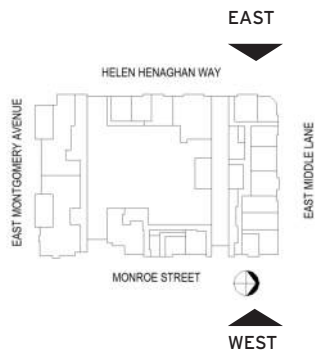
E MIDDLE LANE ELEVATION 1/16" = 1'-0"

*GENERAL NOTE: Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.



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METAL PANEL CLAD
STRUCTURAL STEEL
FRAMED CANOPY
OVER LOFT ENTRY (TYP.)

METAL PANEL
RAINSCREEN SYSTEM
COLOR #1 (TYP.)

SATELLITE LOBBY
ENTRY (ACCESSIBLE ENTRY)
FOR LOFT UNITS

LOFT UNIT
(SECONDARY) ENTRY

ALUMINUM RAILING
WITH GLASS PANEL

GRANITE BASE
COLOR #1 (TYP.)

ALUMINUM WINDOW
UNITS, CUSTOM COLOR
TO MATCH

EAST ELEVATION



METAL PANEL
RAINSCREEN SYSTEM
COLOR #2 (TYP.)

GRANITE BASE
COLOR #2 (TYP.)

METAL PANEL CLAD
STRUCTURAL STEEL
FRAMED CANOPY
OVER LOFT ENTRY
(TYP.)

WEST ELEVATION

***GENERAL NOTE:** Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.



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COMSTOCK

BUILDING ELEVATIONS

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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A
RETAIL A (NORTH ELEVATION) - LOCATOR KEY ELEVATION

B

POTENTIAL SIGNAGE/
BRANDING LOCATION
FOR LOFT UNITS

METAL PANEL CLAD STRUCTURAL
STEEL FRAMED WINDOW BAY

METAL PANEL
COLOR #2

METAL PANEL CLAD
STRUCTURAL STEEL
FRAMED CANOPY



GRANITE BASE
COLOR #1 (TYP.)

ALUMINUM
WINDOW/DOORS UNITS,
COLOR TO MATCH
METAL PANEL OF ARCH
IDENTITY ABOVE

ENLARGED ELEVATION A



GRANITE BASE
COLOR #2 (TYP.)

METAL RAILING COLOR #2 WITH
STEEL METAL INFILL

ENLARGED ELEVATION B

*GENERAL NOTE: Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.

ENLARGED BUILDING ELEVATIONS

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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GRAPHIC SCALE 1/8" = 1'-0"



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COMSTOCK



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COMSTOCK

RENDERED EXTERIOR IMAGES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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COMSTOCK

RENDERED EXTERIOR IMAGES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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COMSTOCK

RENDERED EXTERIOR IMAGES
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COMSTOCK

RENDERED EXTERIOR IMAGES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



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COMSTOCK

RENDERED EXTERIOR IMAGES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024