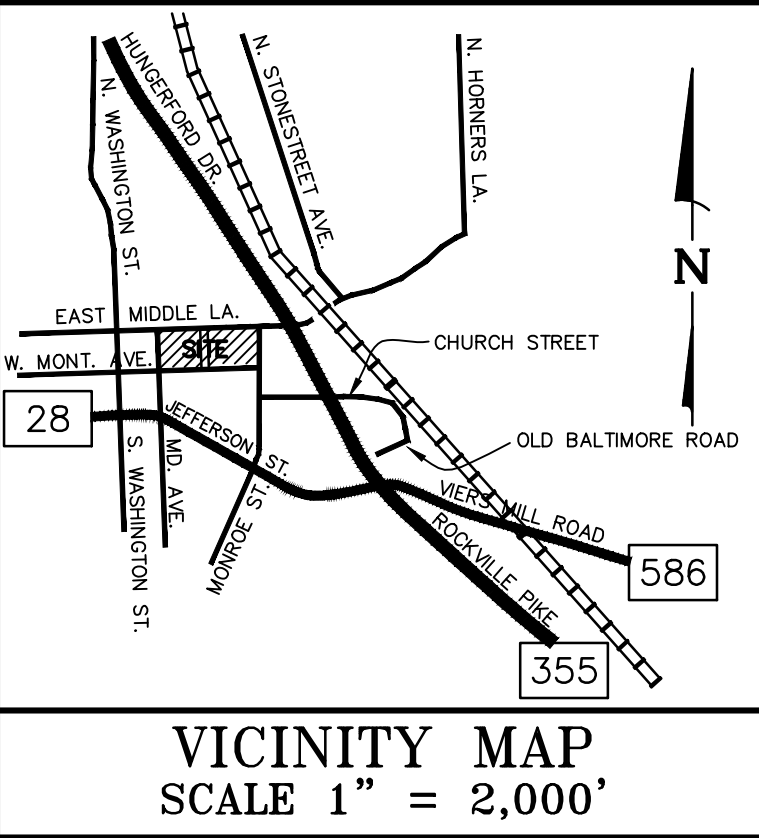
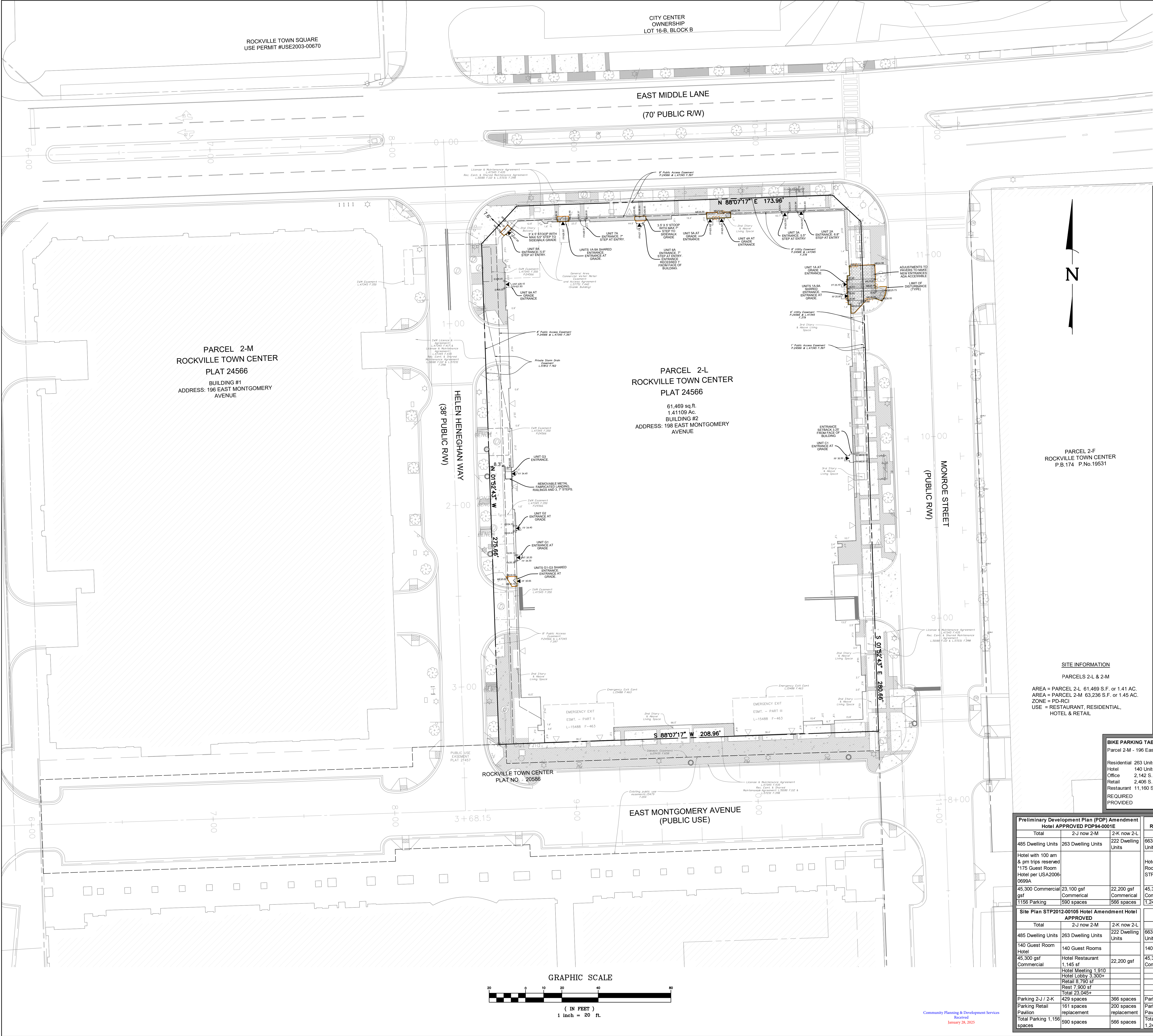




MHG

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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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			200		200	200	
Total 2-L L1 Required Parking (1229 + 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	2/200 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 2,408 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				Hotel 140 Guest Rooms Per STP2012-0105				Hotel 140 Guest Rooms Per STP2012-0105			
*175 Guest Room Hotel per USA2006-0659A											
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				Hotel Restaurant 1,145 sf							
				Hotel Meeting 1,910							
				Hotel Lobby 3,300+							
				Retail 8,790 sf							
				Rest 7,800 sf							
				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		161 spaces	200 spaces	161 spaces					
				replacement		replacement					
Total Parking 1,156 spaces	590 spaces	566 spaces		Total Parking 1,248 spaces	590 spaces	603 spaces					

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 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

PROJECT PLAN

PJT2025-XXXXXX

PJ2.01

PROJECT NO. 93.395.77



ANSEL APARTMENTS

Retail to Residential Conversion

33 Monroe Street, Rockville, Maryland 20850

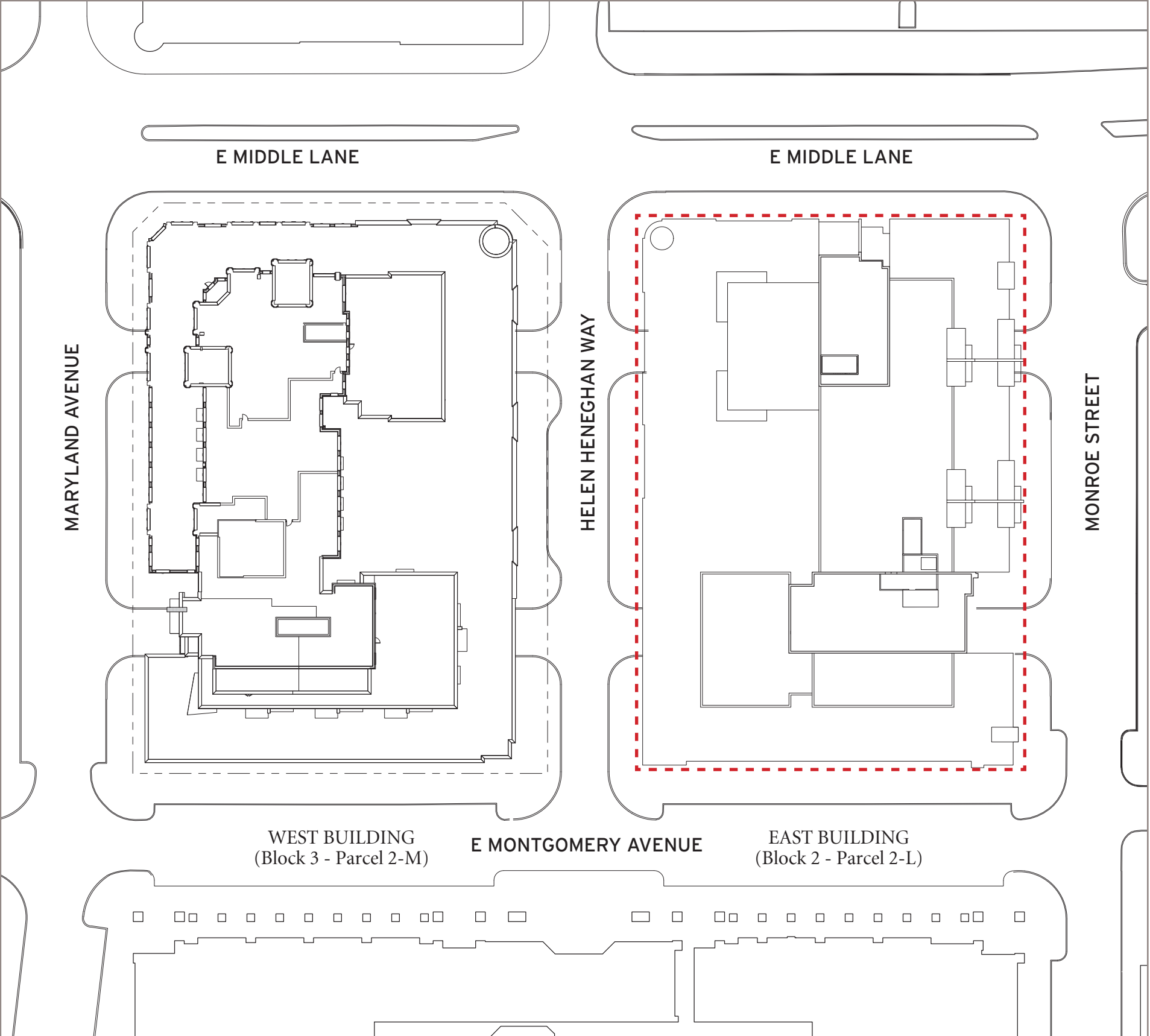
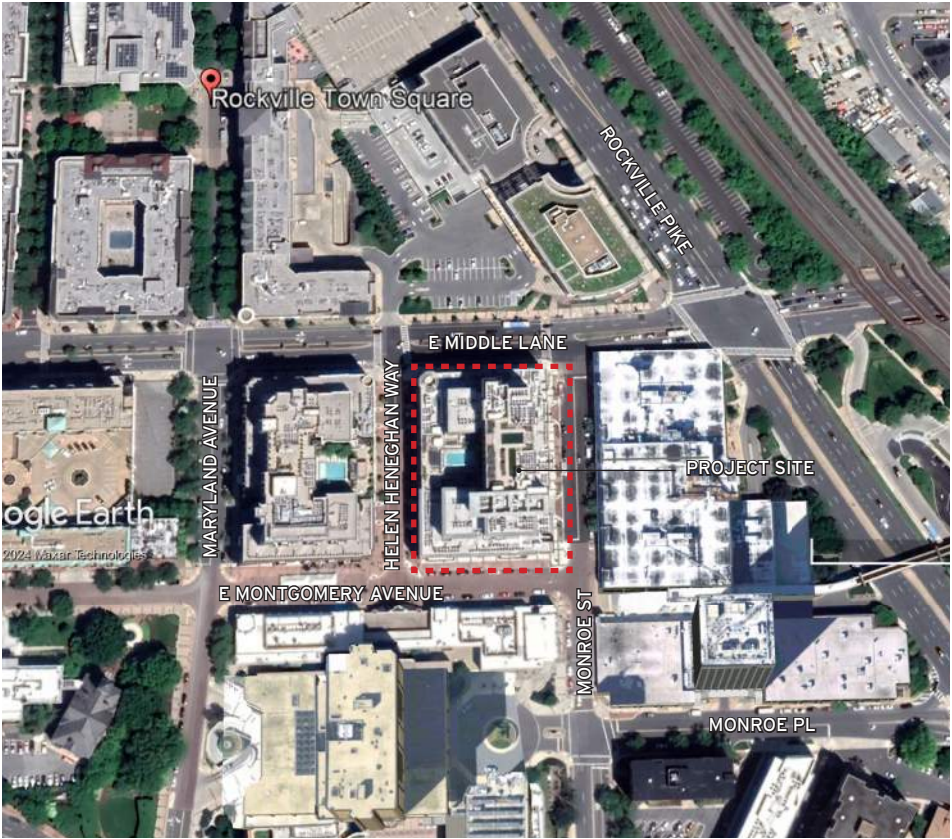
JUNE 20, 2024



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COMSTOCK

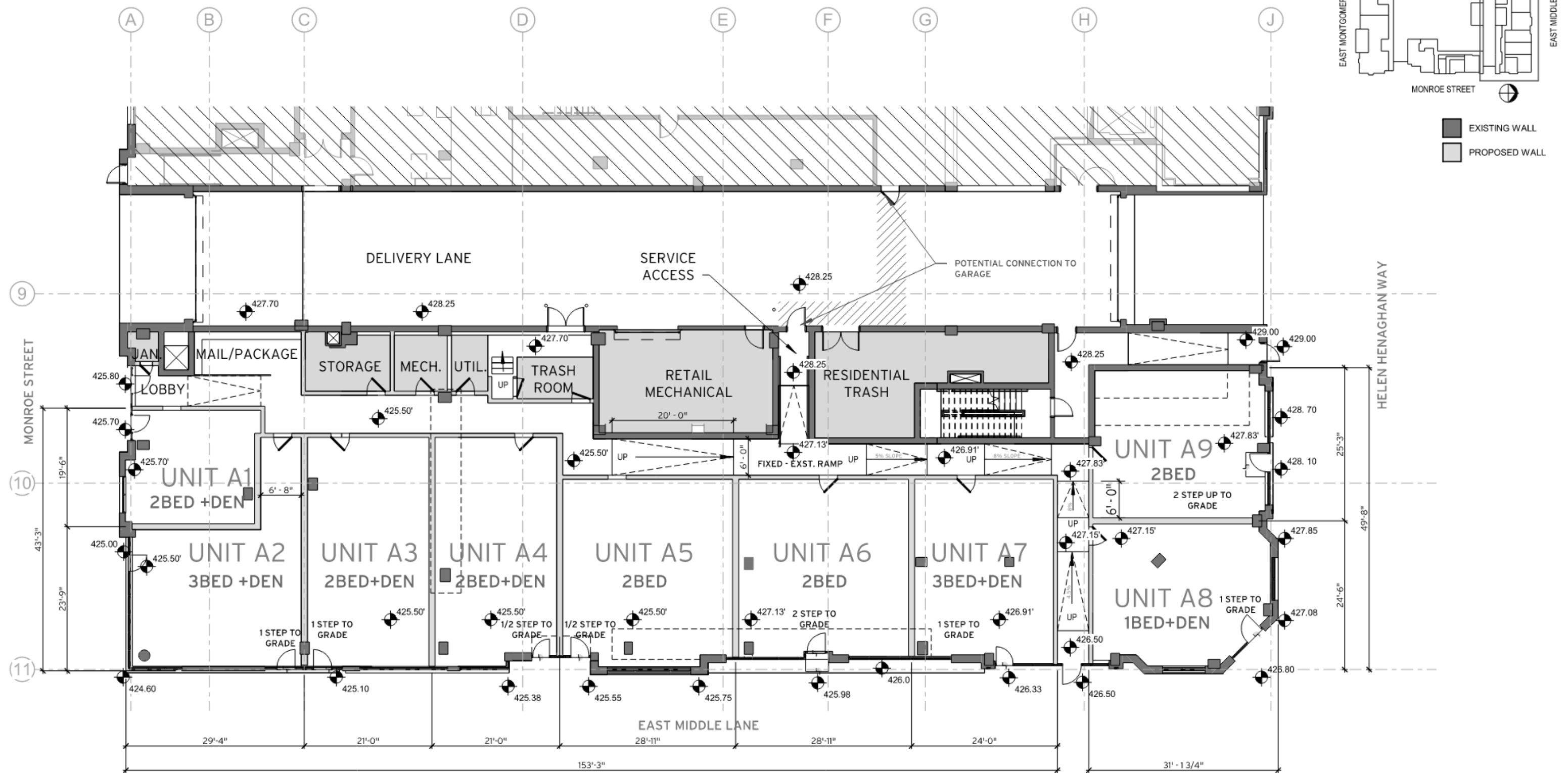
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



Torti Gallas + Partners
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COMSTOCK

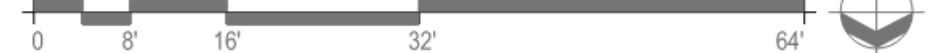
BUILDING LOCATOR MAP
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



* 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"

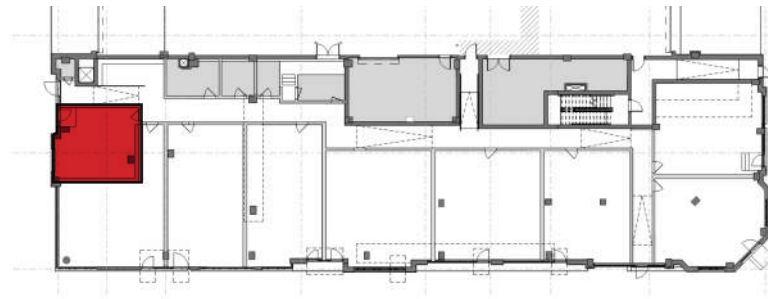
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RETAIL A - PROPOSED OVERALL PLAN

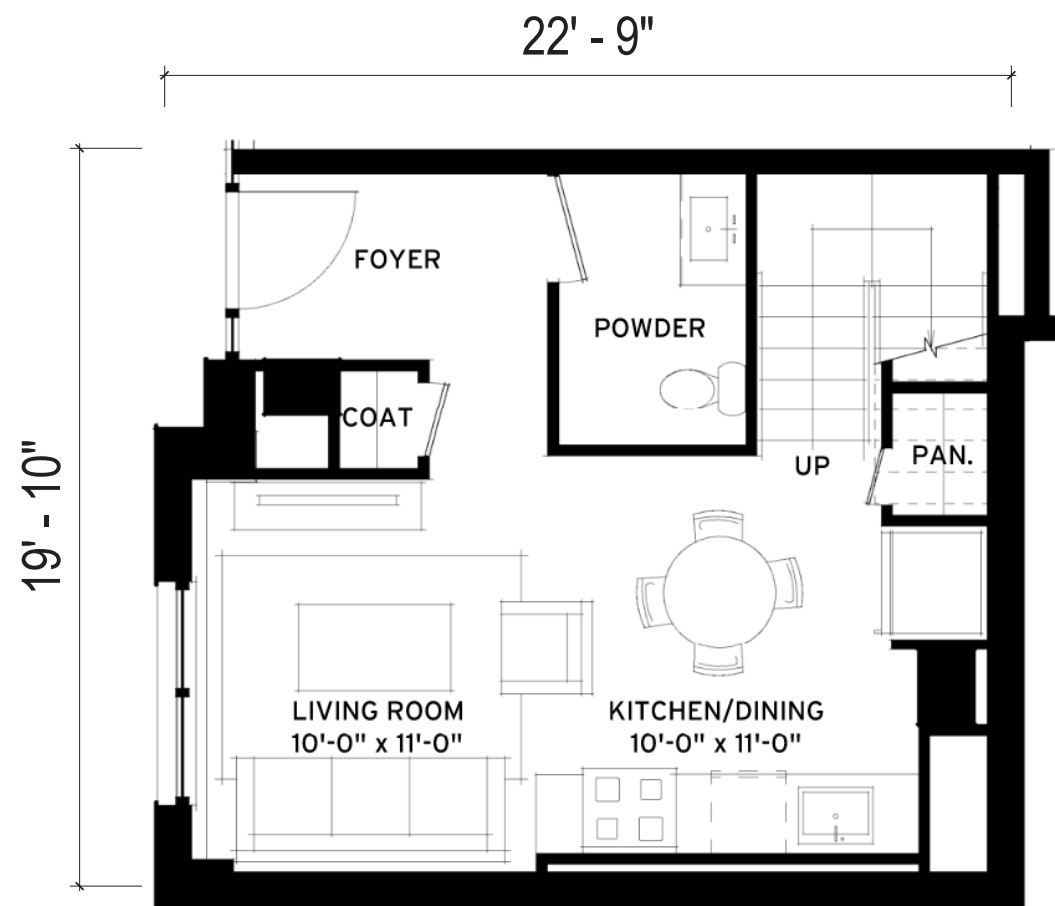
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
 JUNE 20, 2024



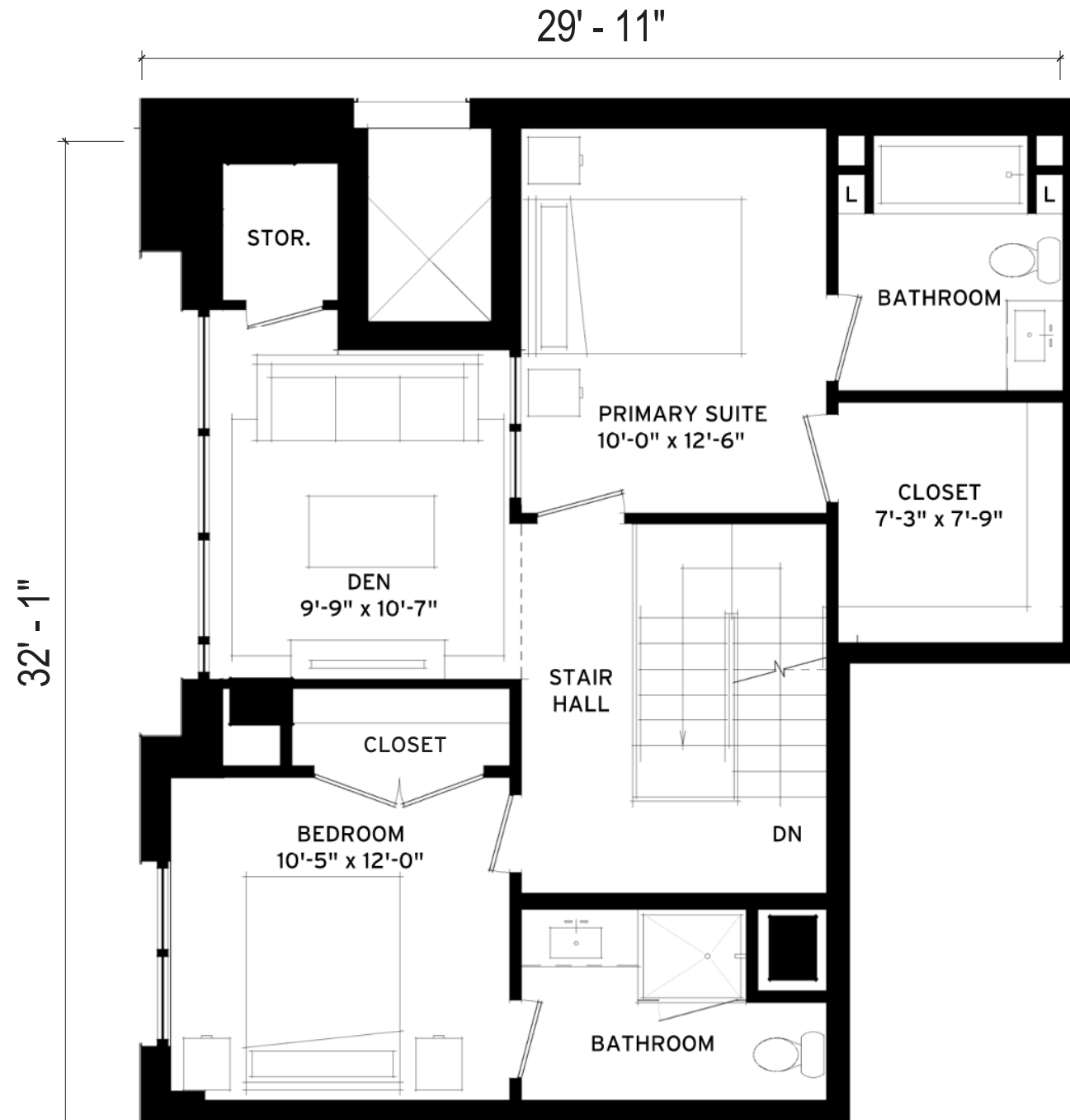


RETAIL A - LOCATOR KEY PLAN

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



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



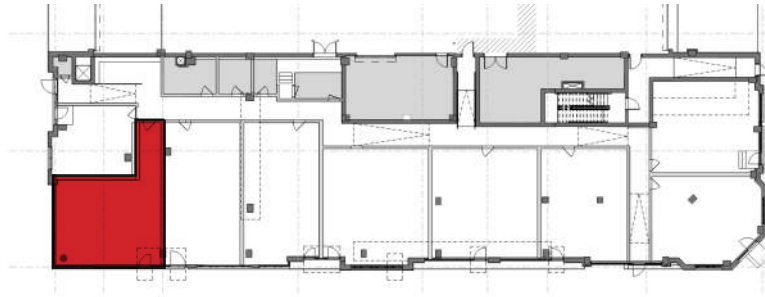
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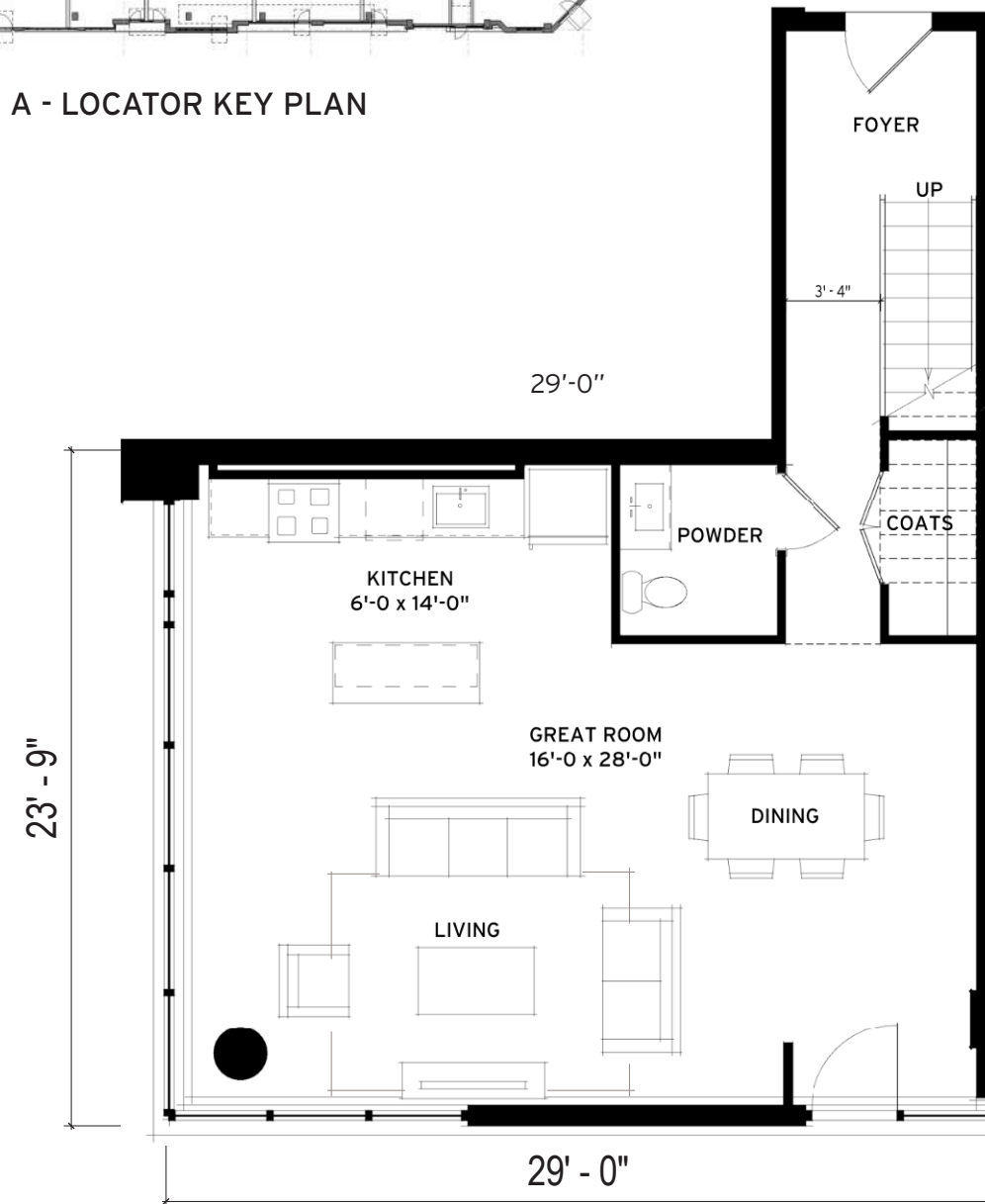
UNIT PLAN SKETCH STUDIES
 ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
 JUNE 20, 2024

UNIT A2

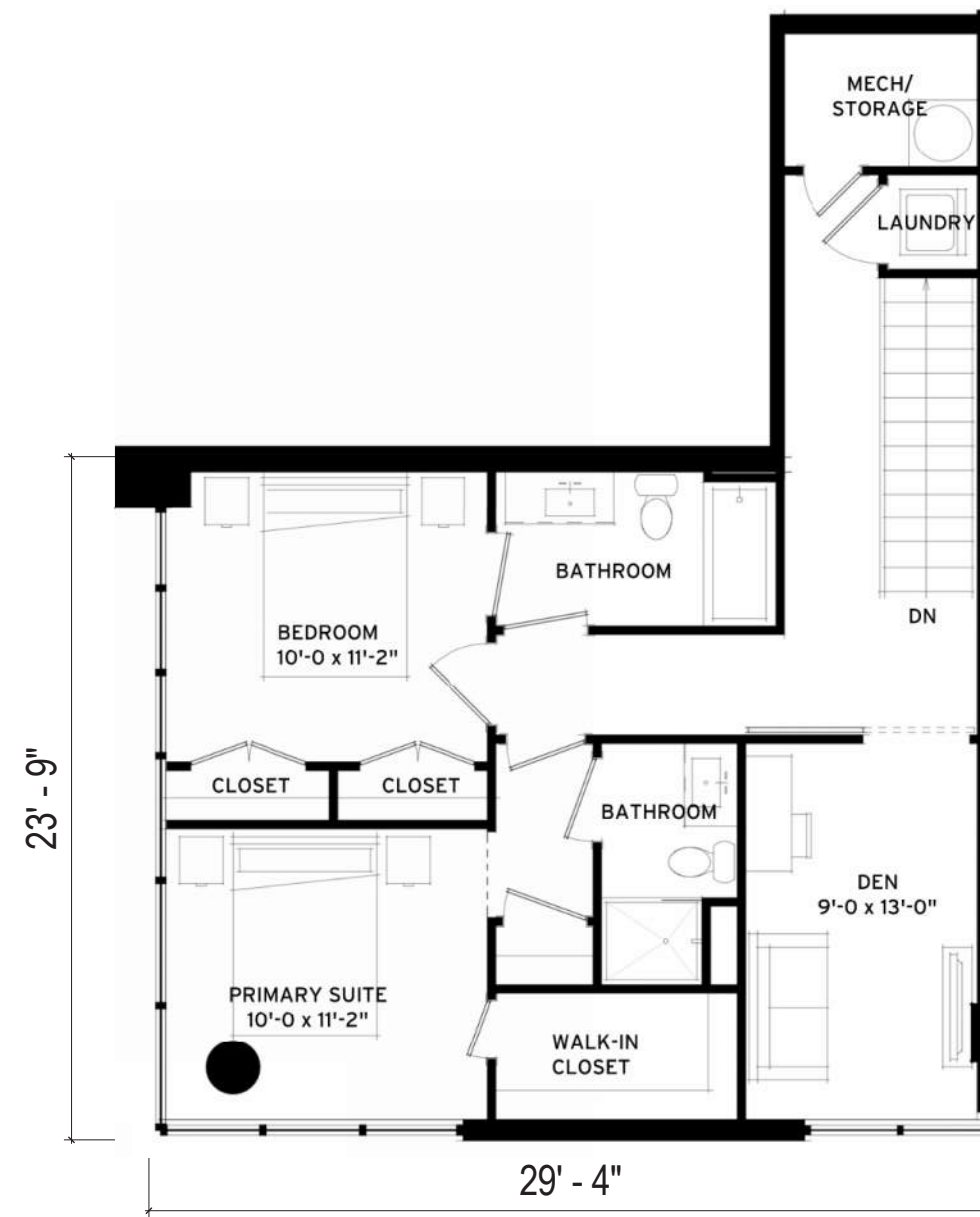
2BED +DEN
TOTAL UNIT SF: 1,600



RETAIL A - LOCATOR KEY PLAN



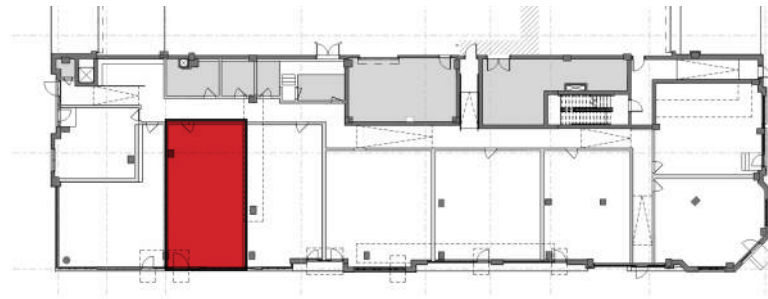
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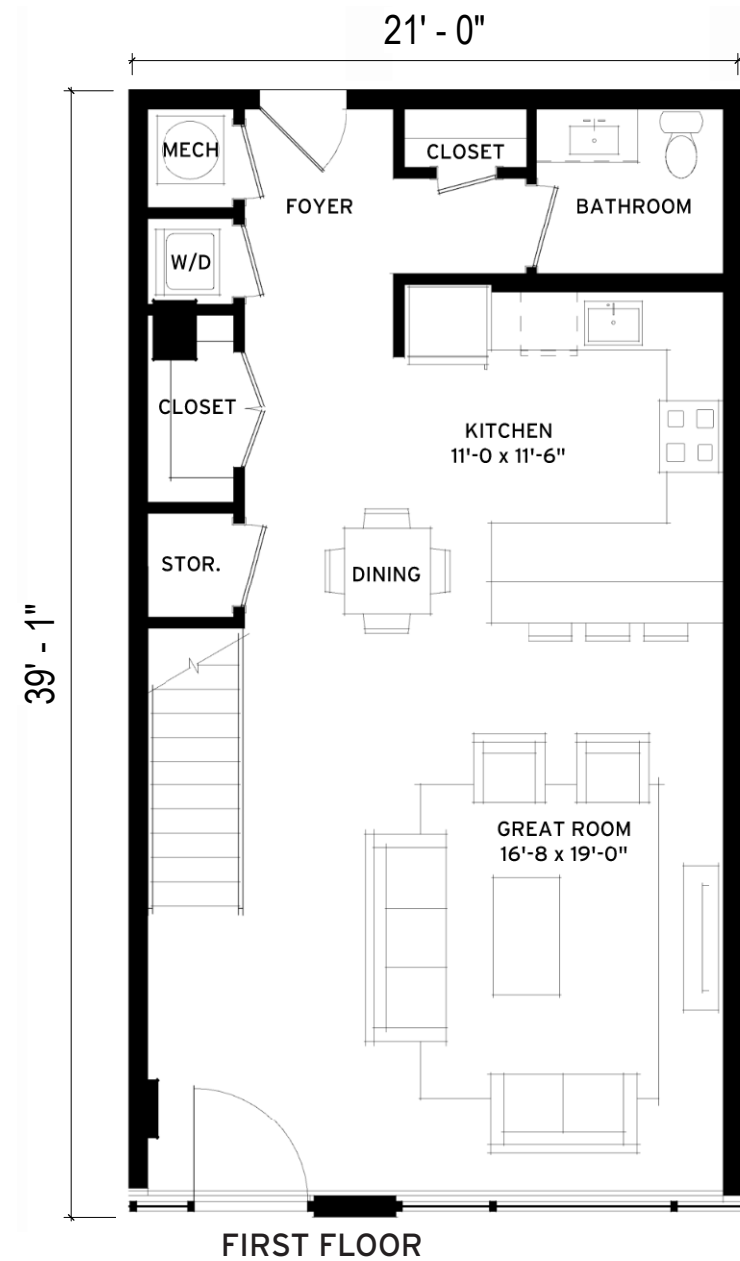
SECOND FLOOR

*POSSIBLE LIMITATIONS DUE TO METAL C-JOISTS SPANS

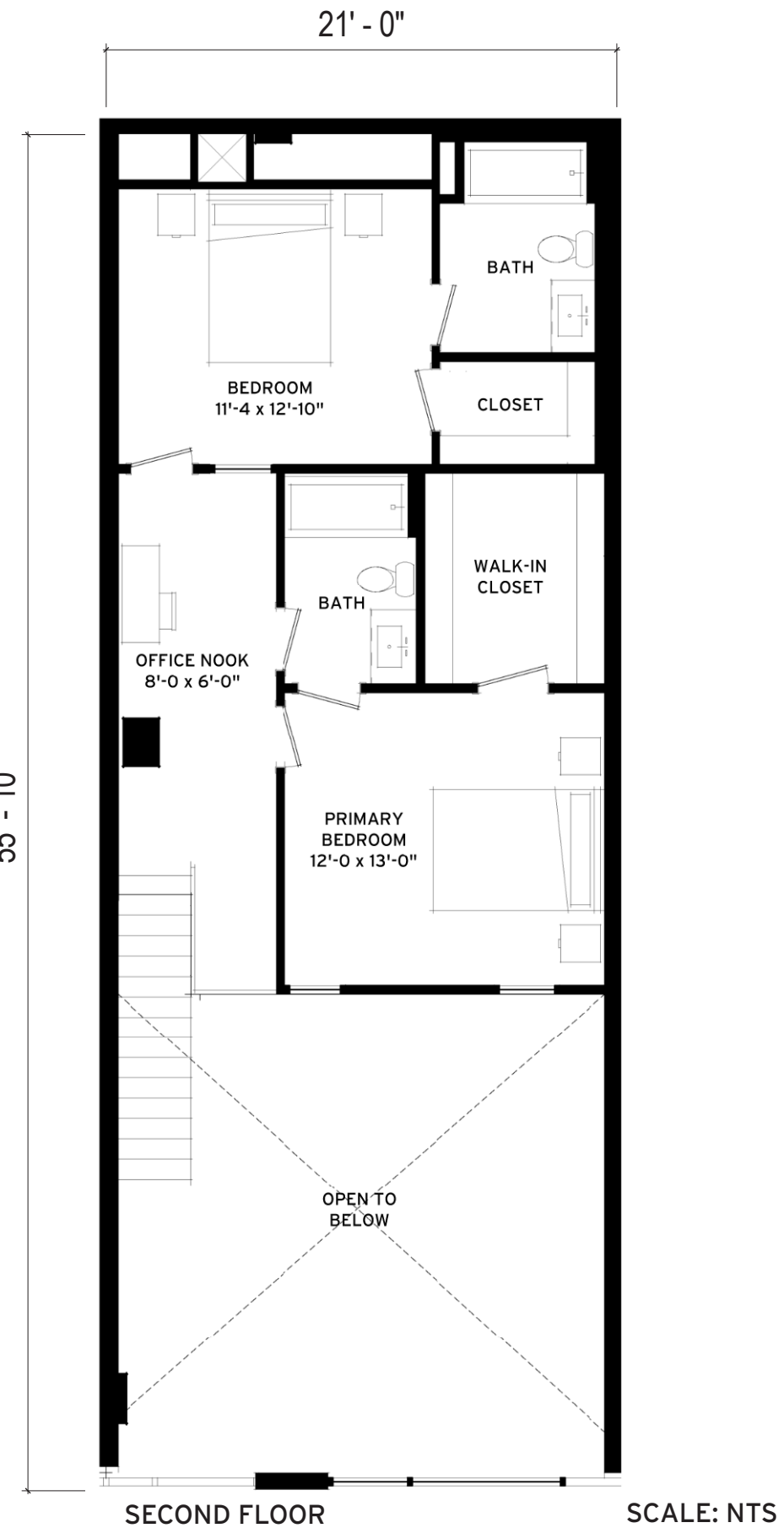
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RETAIL A - LOCATOR KEY PLAN



55' - 10"



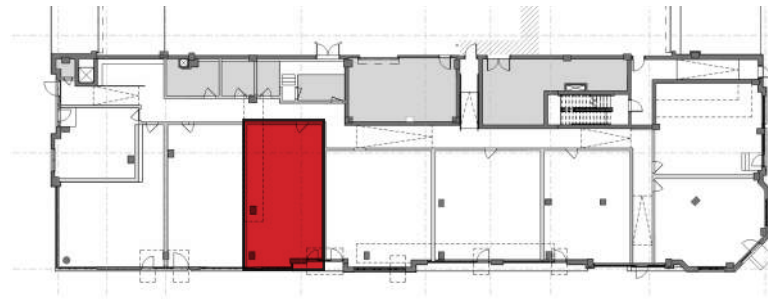
UNIT A3
2BED
TOTAL UNIT SF: 1,543



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COMSTOCK

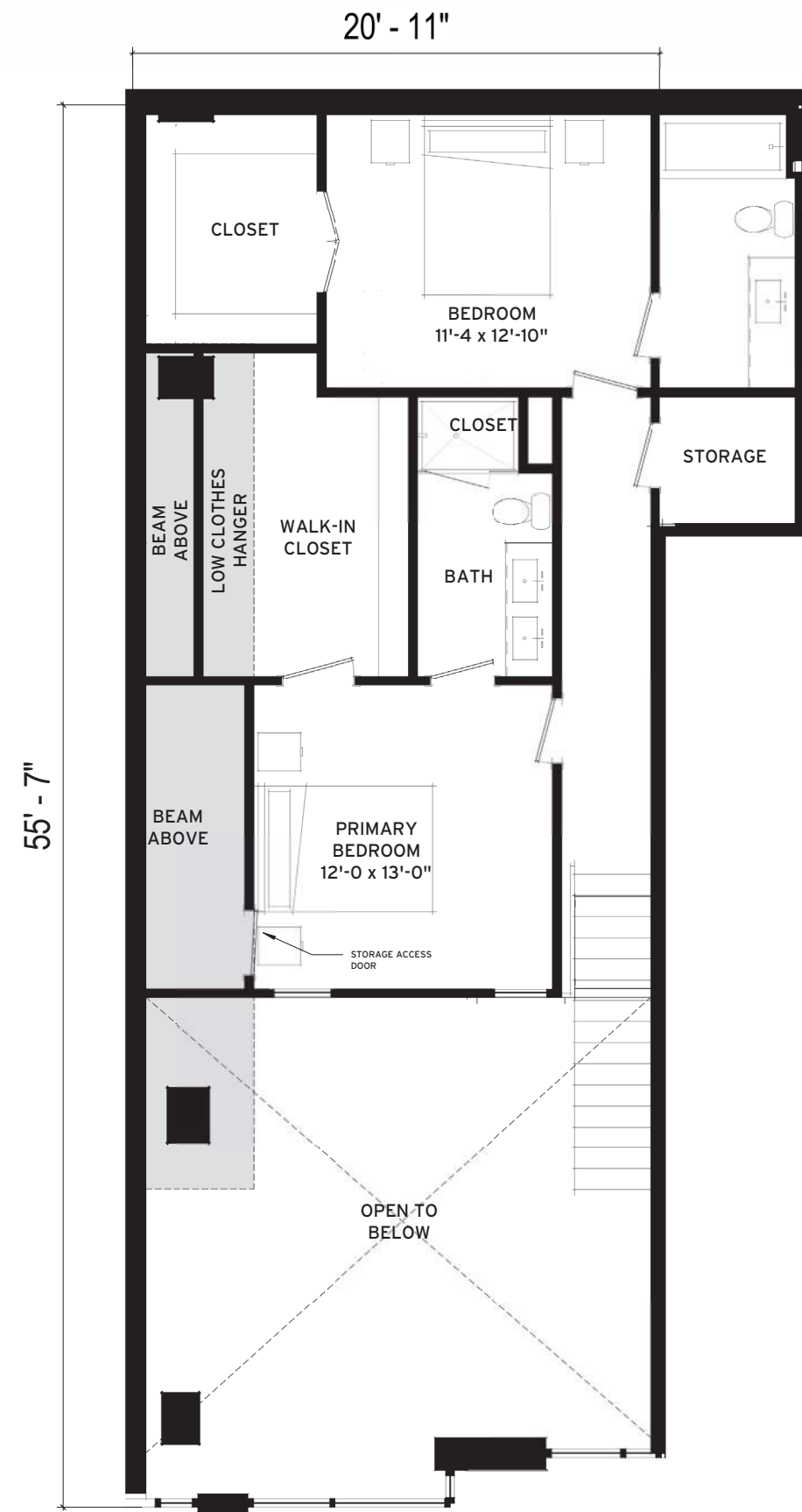
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS

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



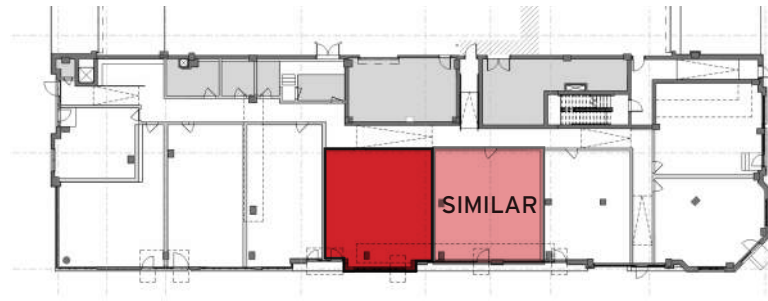
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

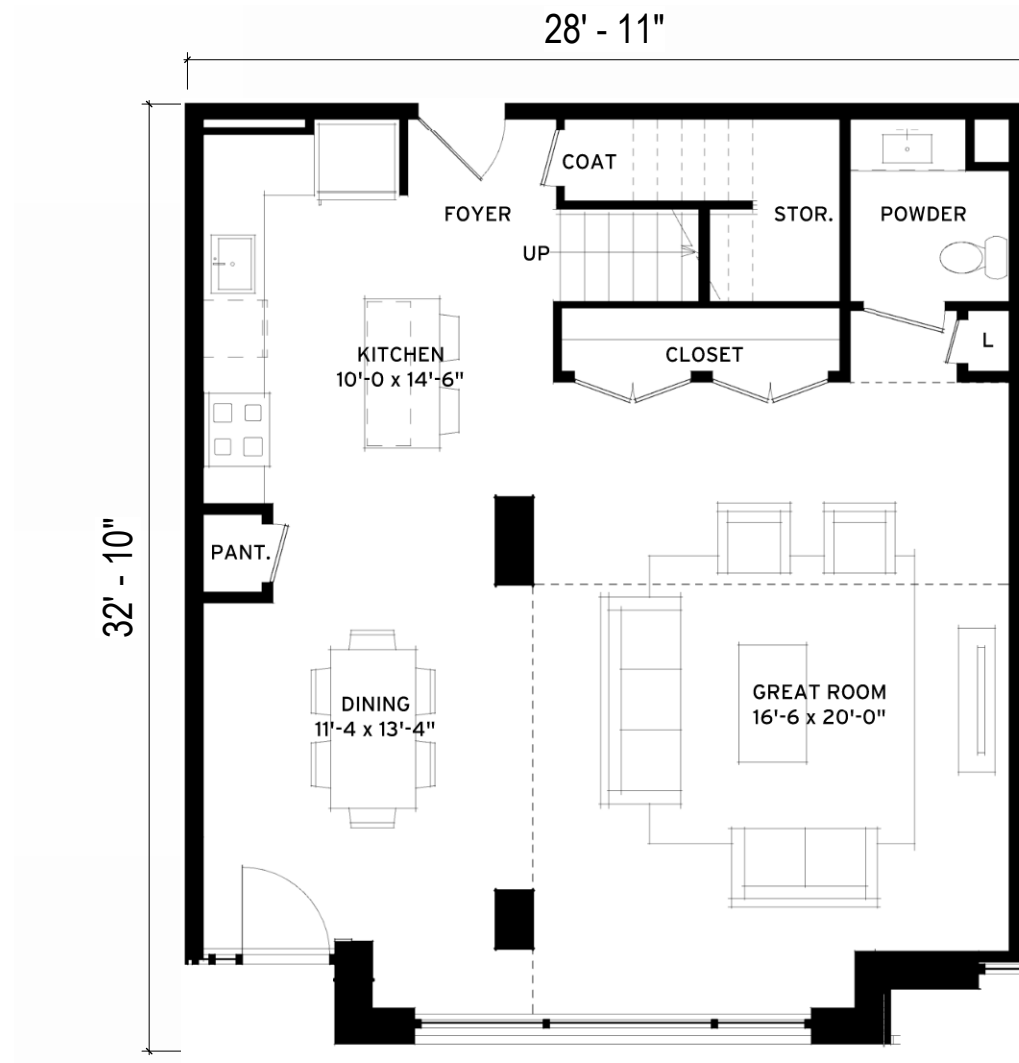
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT A5/A6

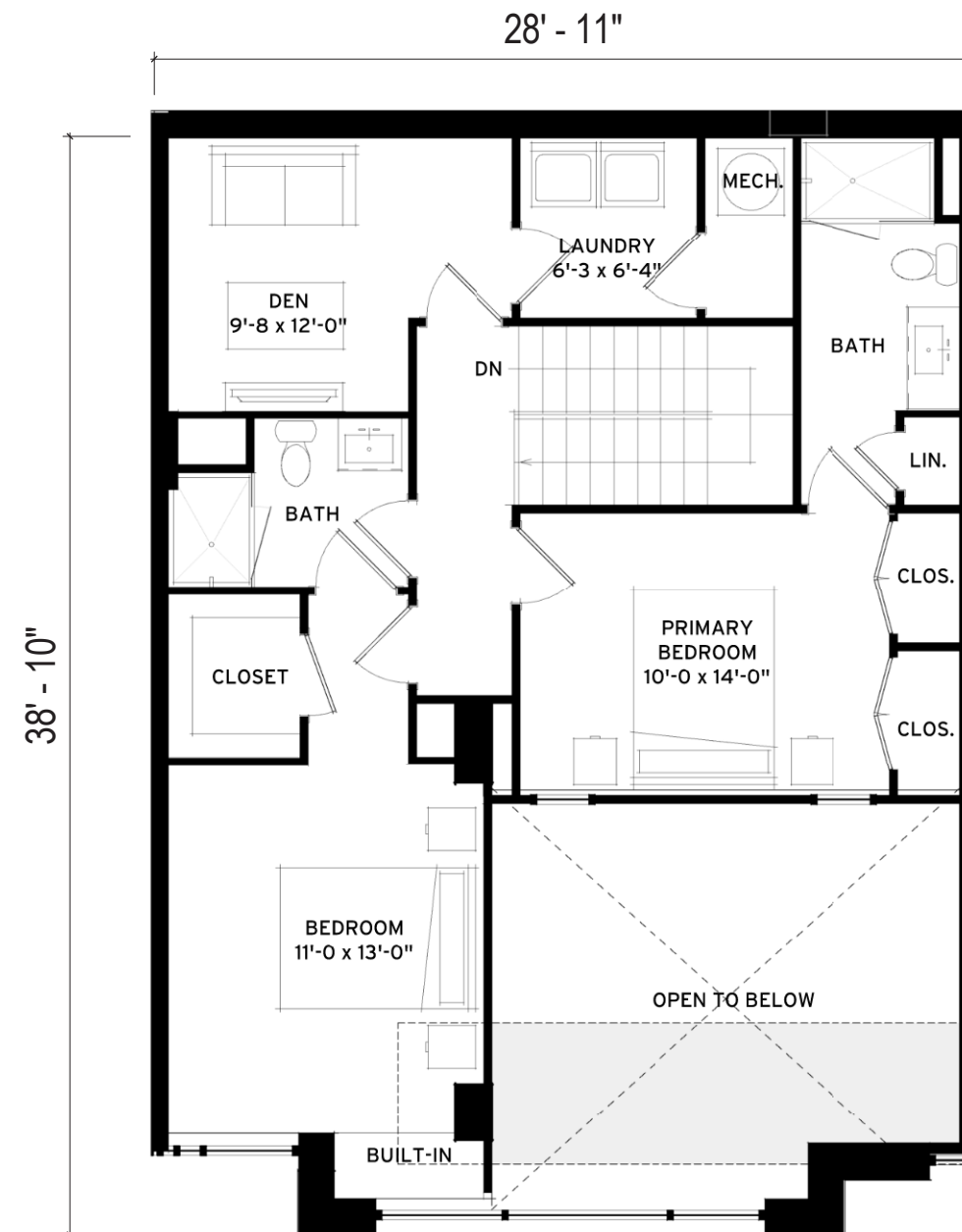
2BED + DEN
TOTAL UNIT SF: 2,015 +/-



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



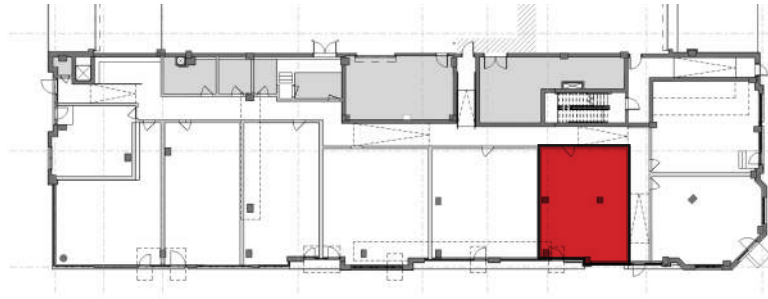
Torti Gallas + Partners
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COMSTOCK

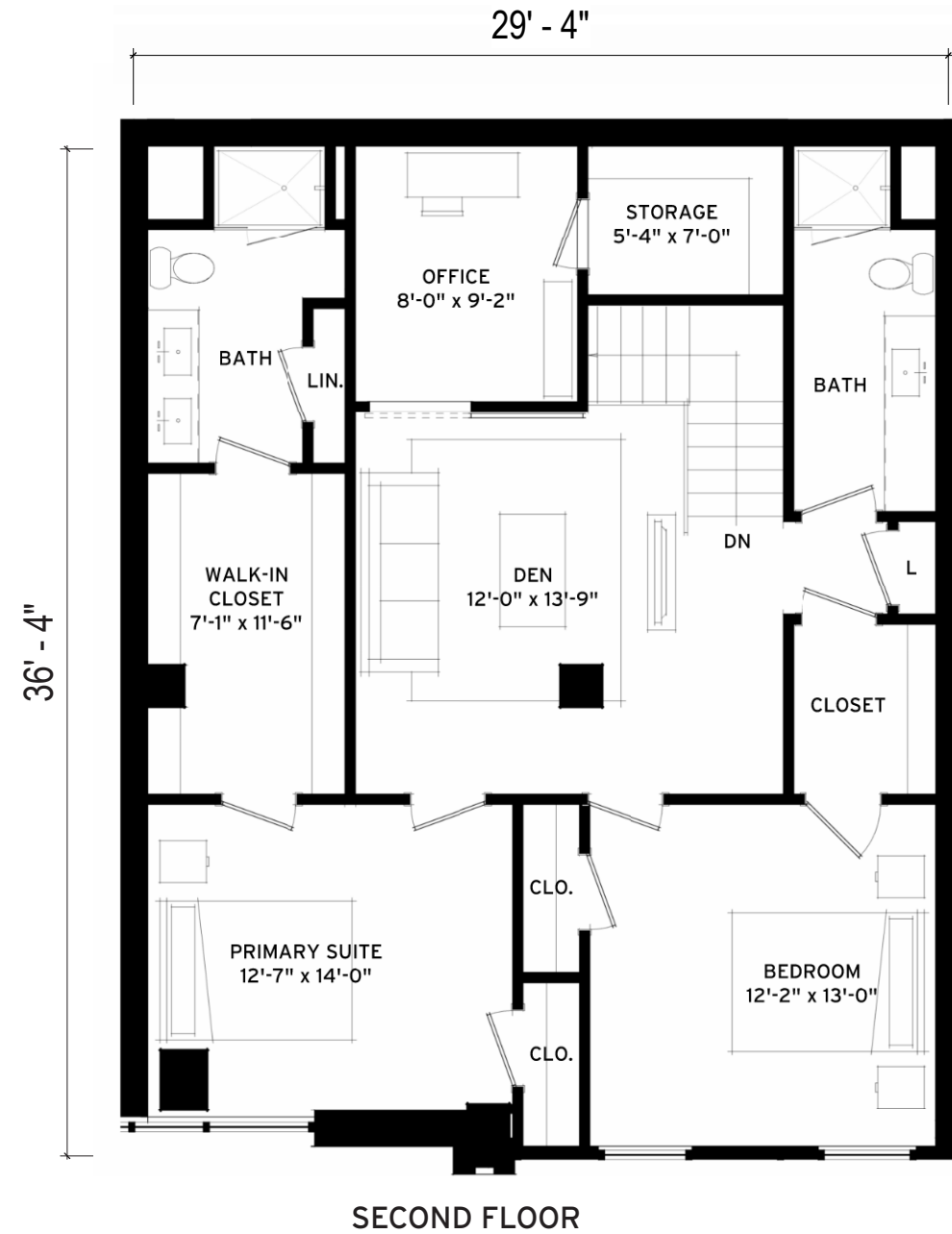
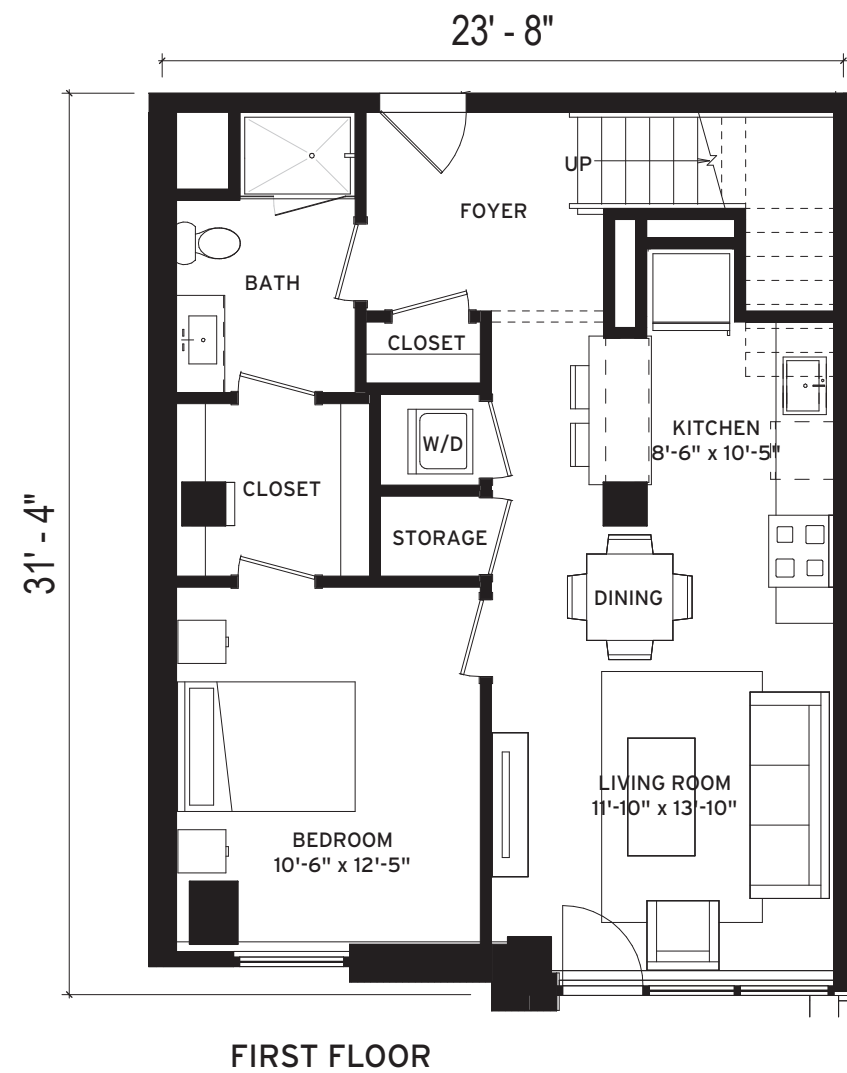
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

UNIT A7

3BED+DEN
TOTAL UNIT SF: 1,950



RETAIL A - LOCATOR KEY PLAN

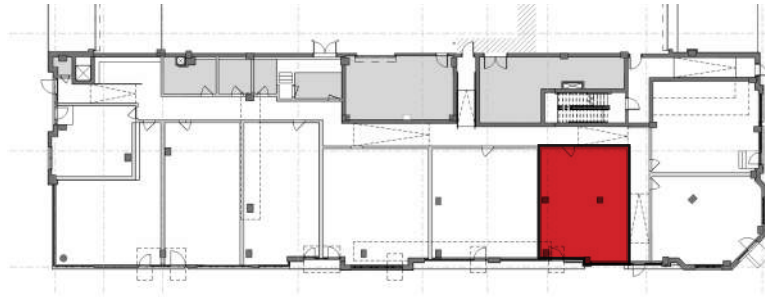


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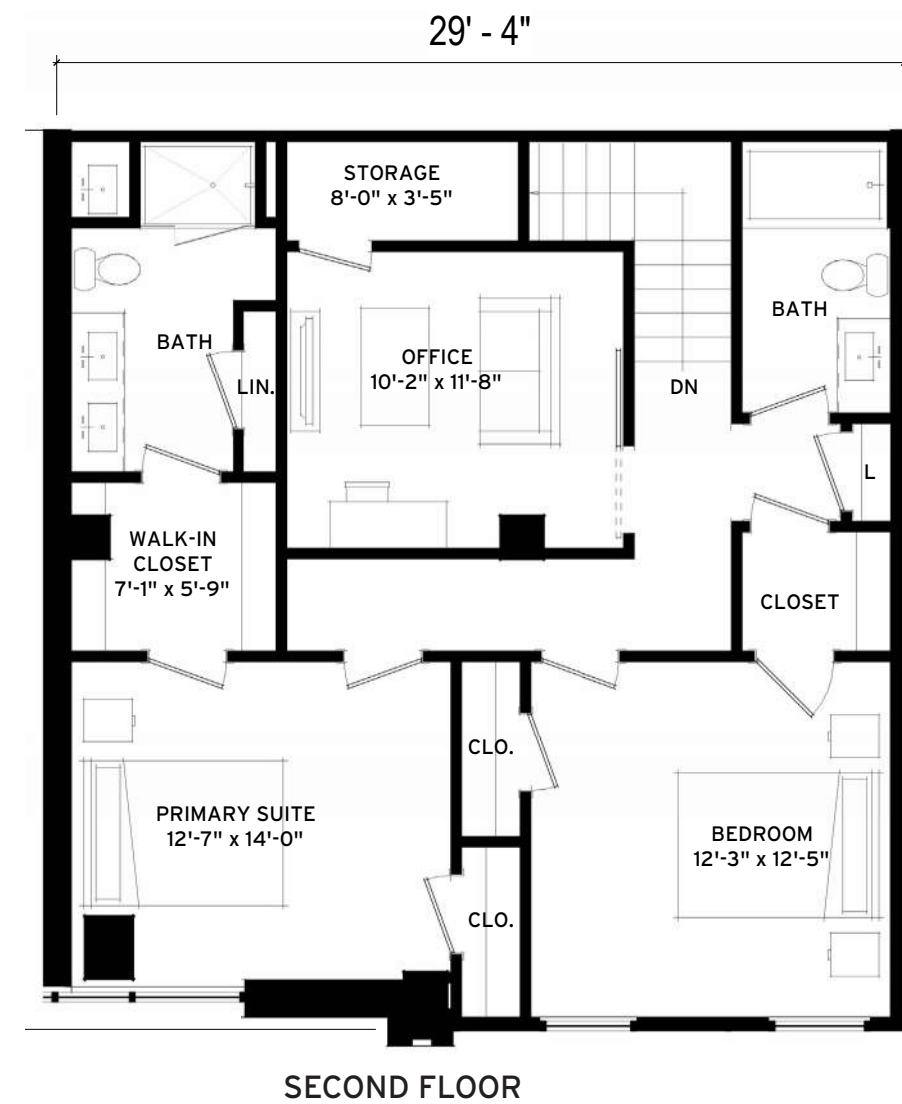
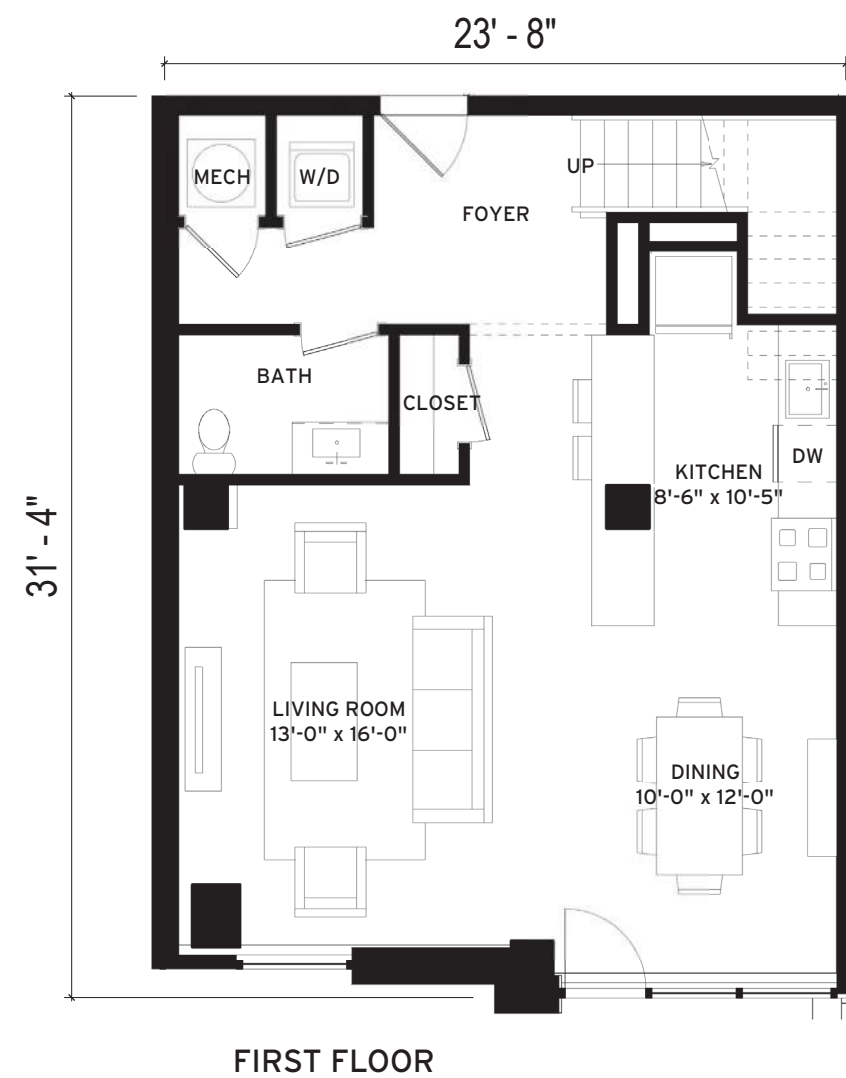
UNIT A7 ALT

2BED+DEN

TOTAL UNIT SF: 1,812



RETAIL A - LOCATOR KEY PLAN



SCALE: NTS

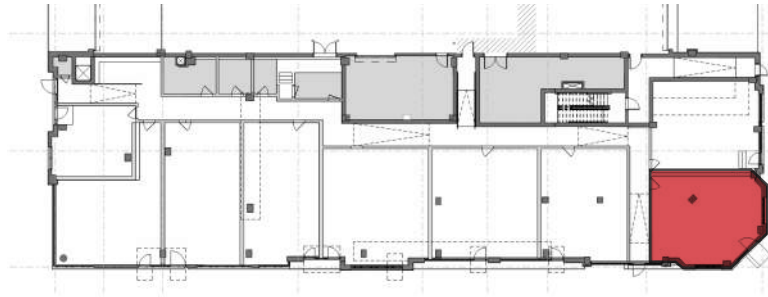


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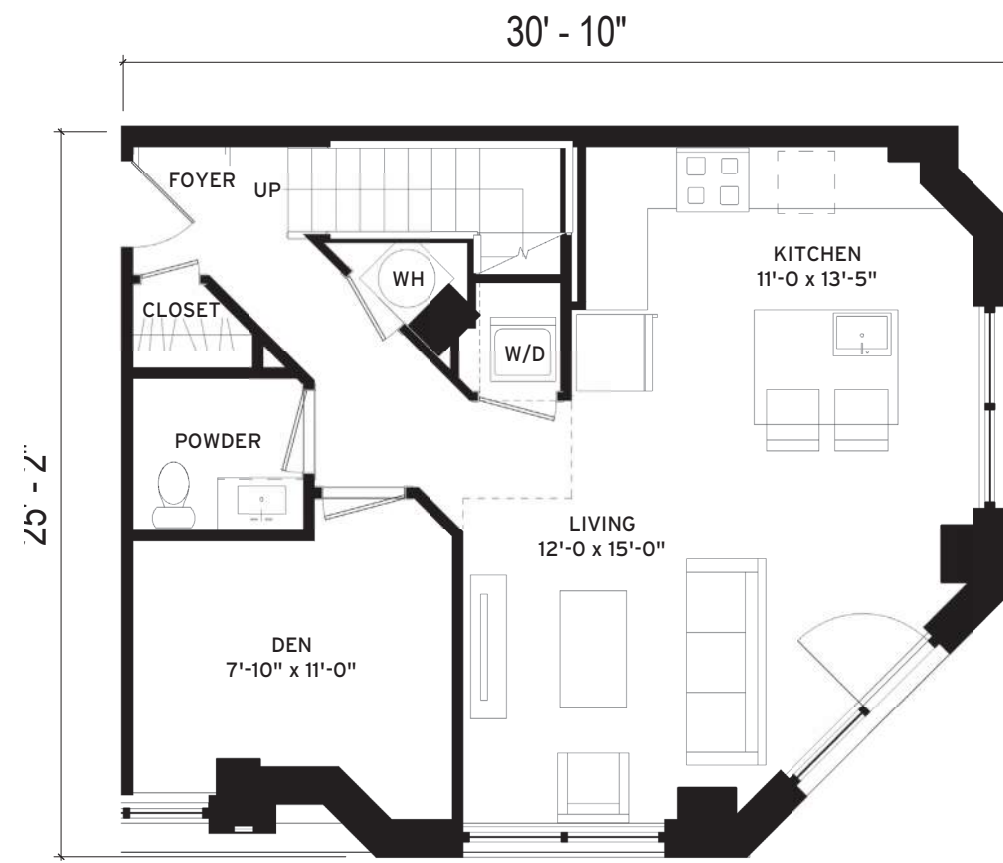
COMSTOCK

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

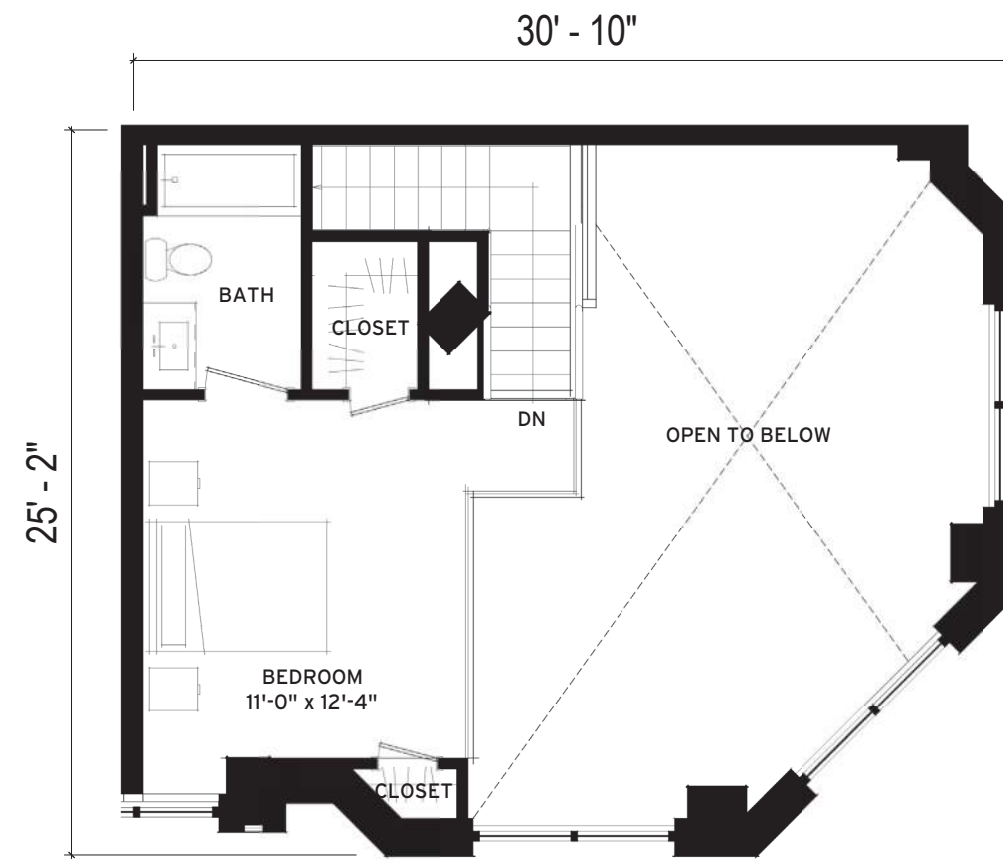
UNIT A8
 1BED+DEN
 TOTAL UNIT SF: 1,057



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR

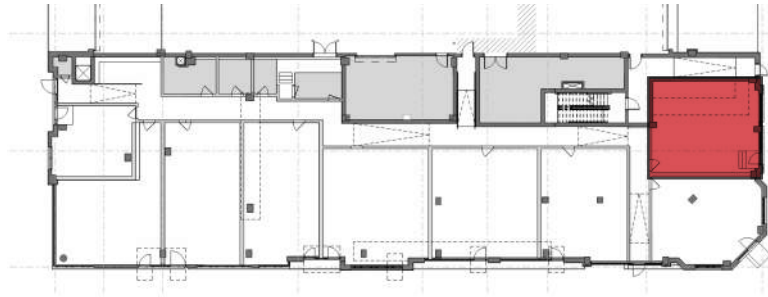


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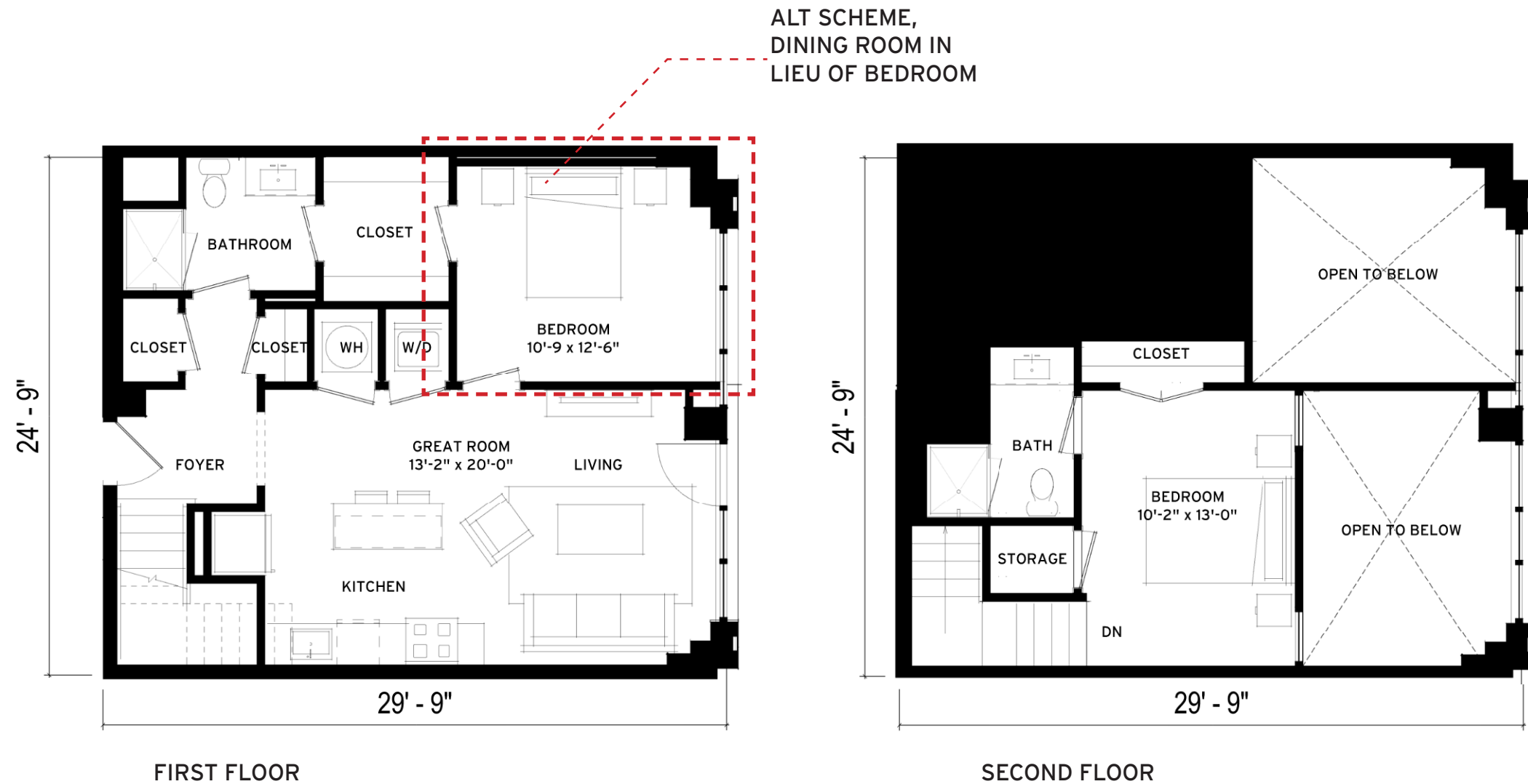
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UNIT A9

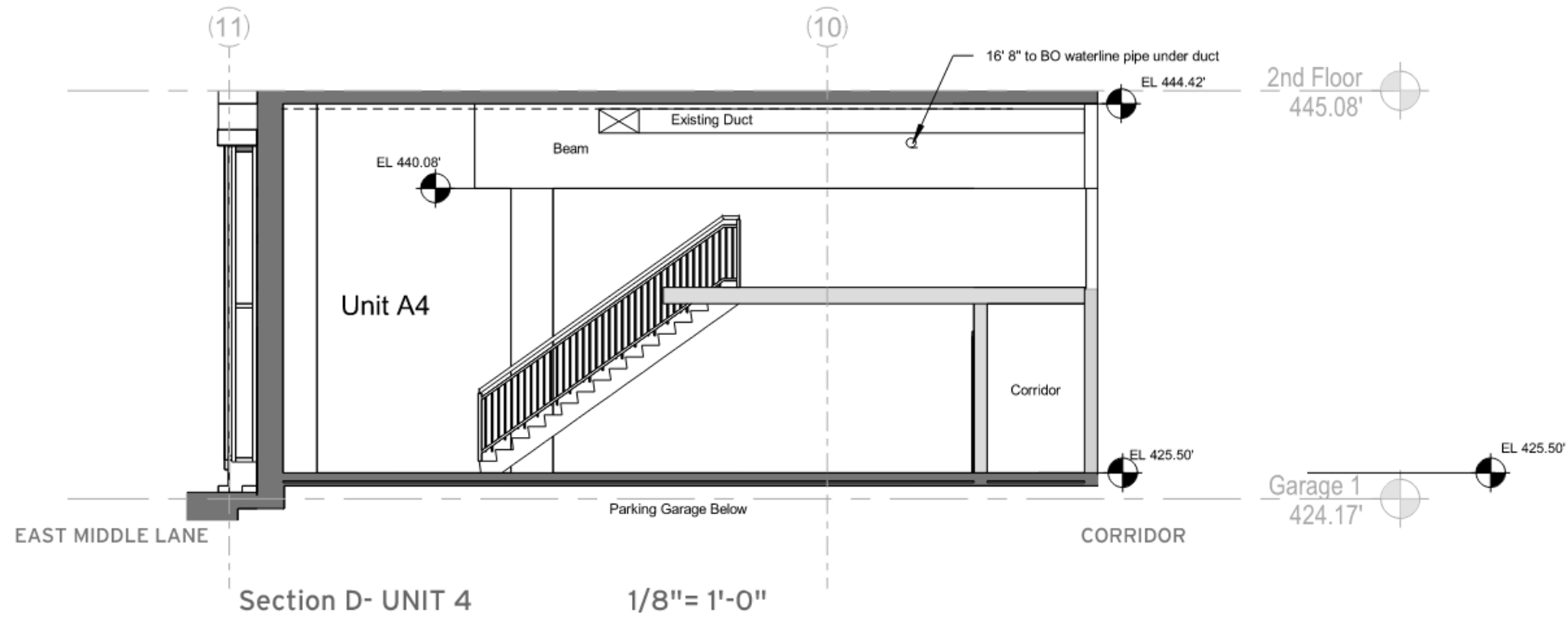
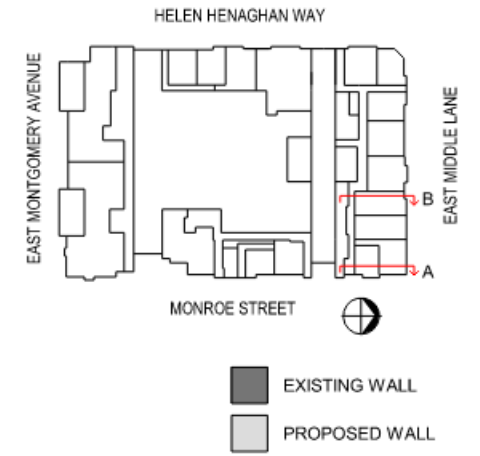
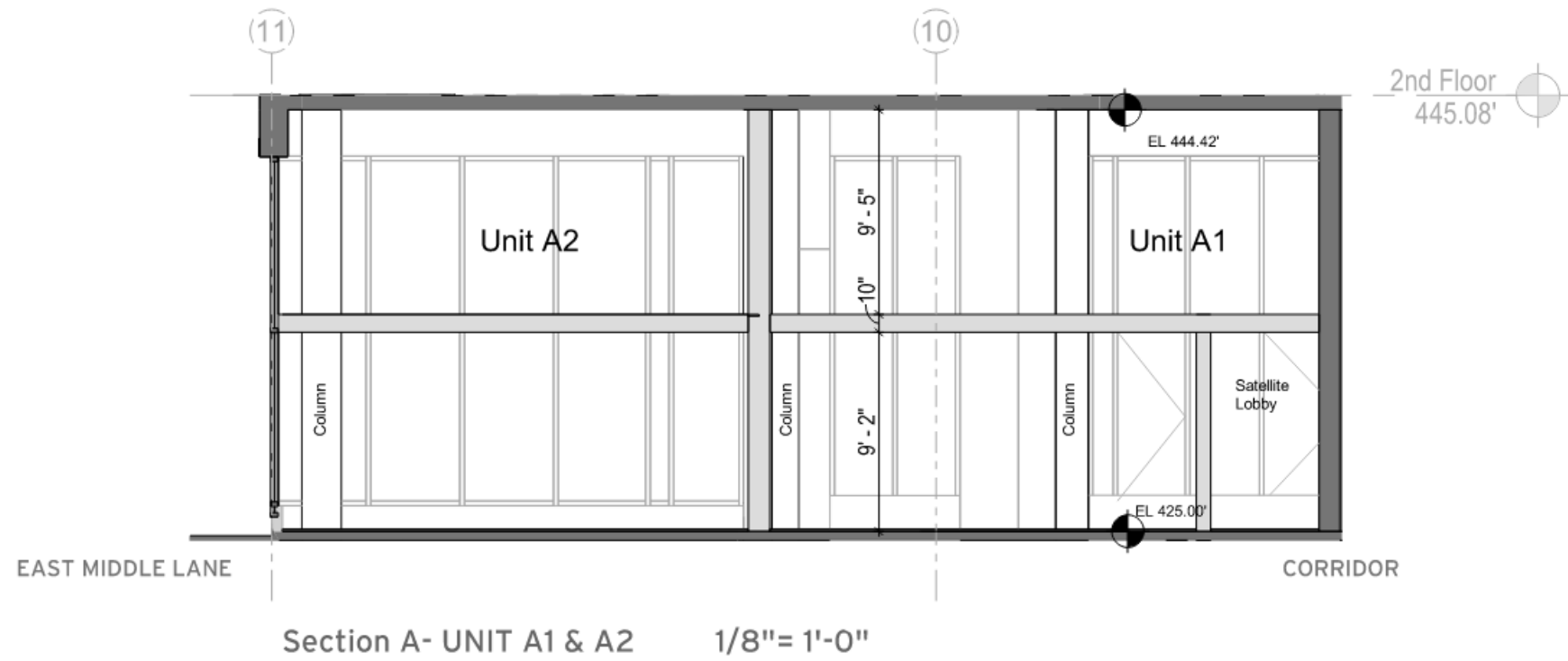
2BED
TOTAL UNIT SF: 981



RETAIL A - LOCATOR KEY PLAN



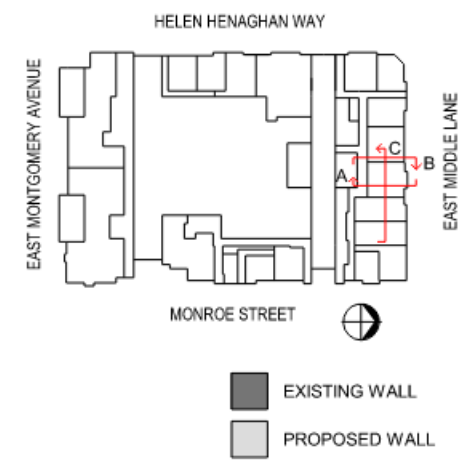
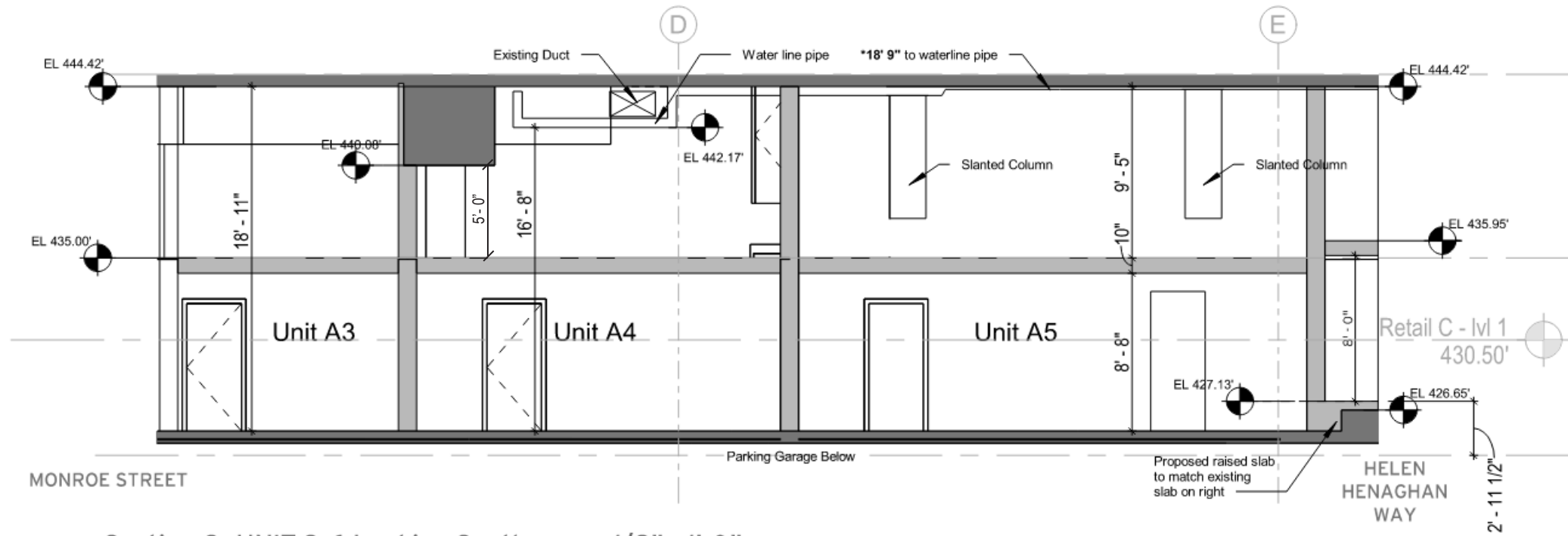
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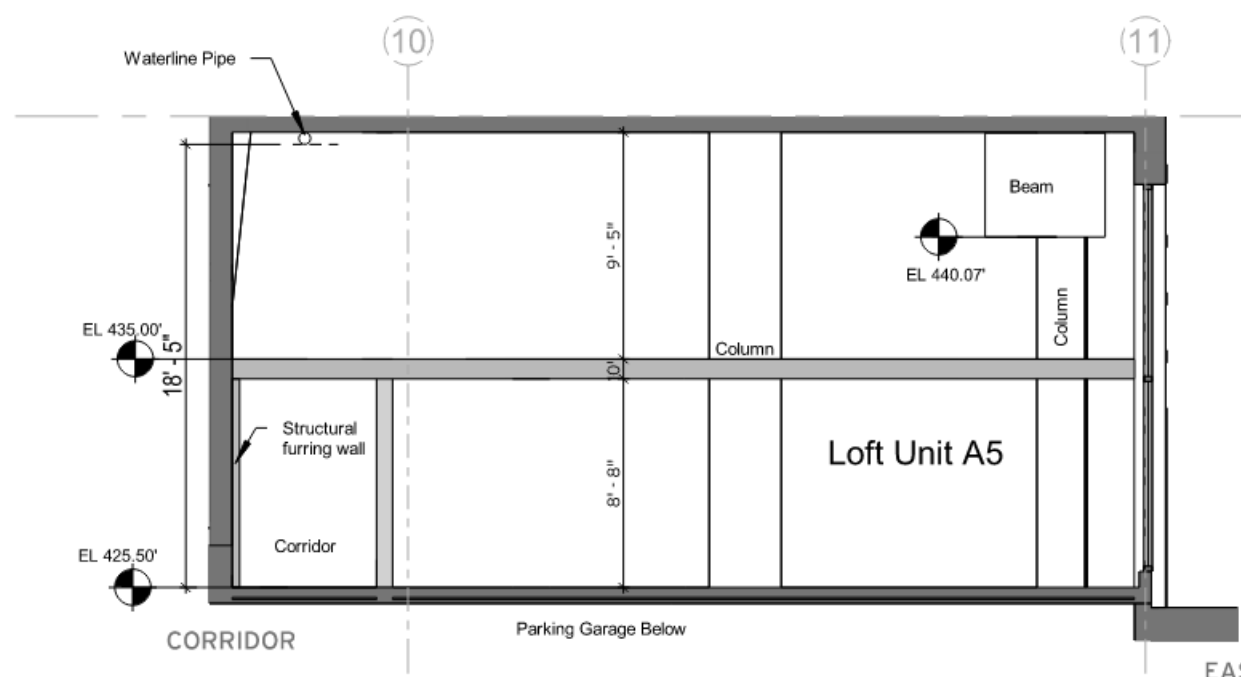
UNIT SECTION

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024





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



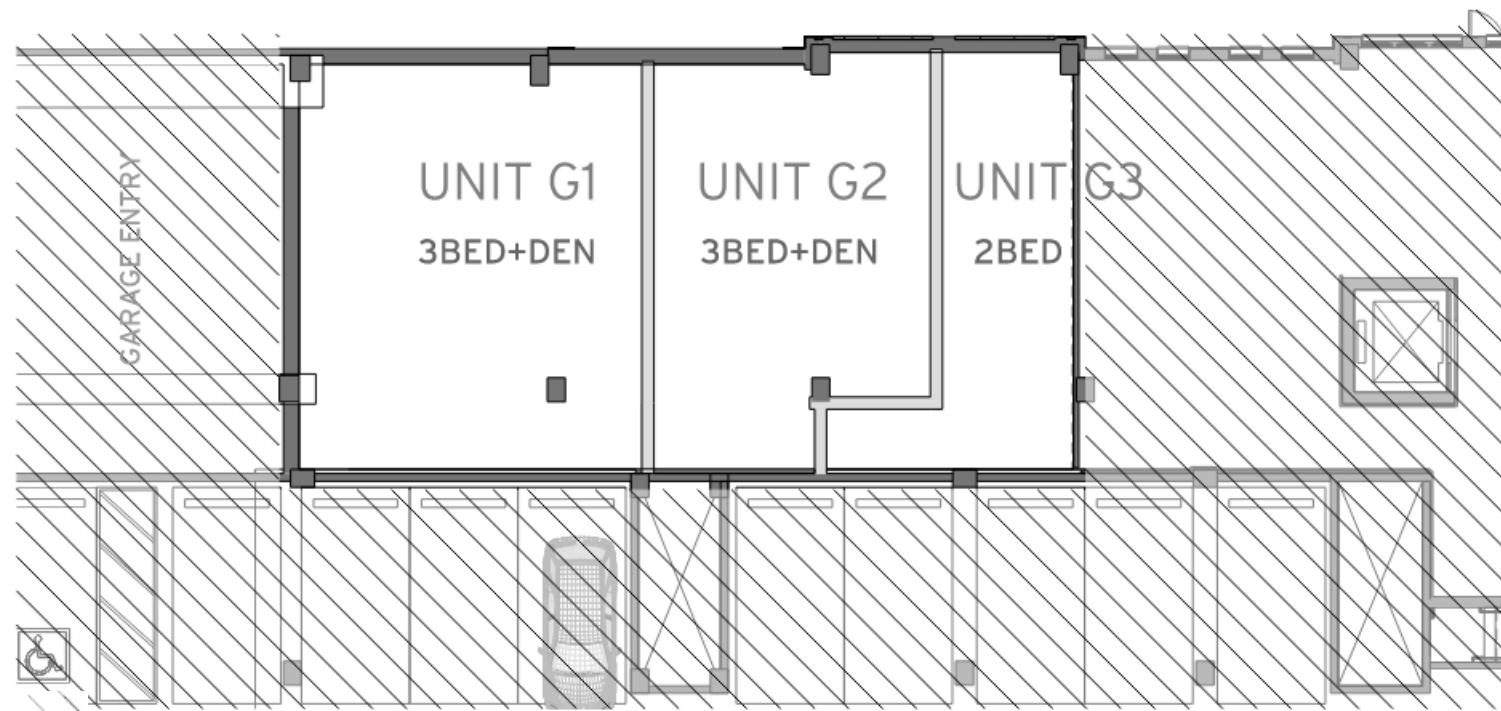
Section A- UNIT 5 1/8"= 1'-0"



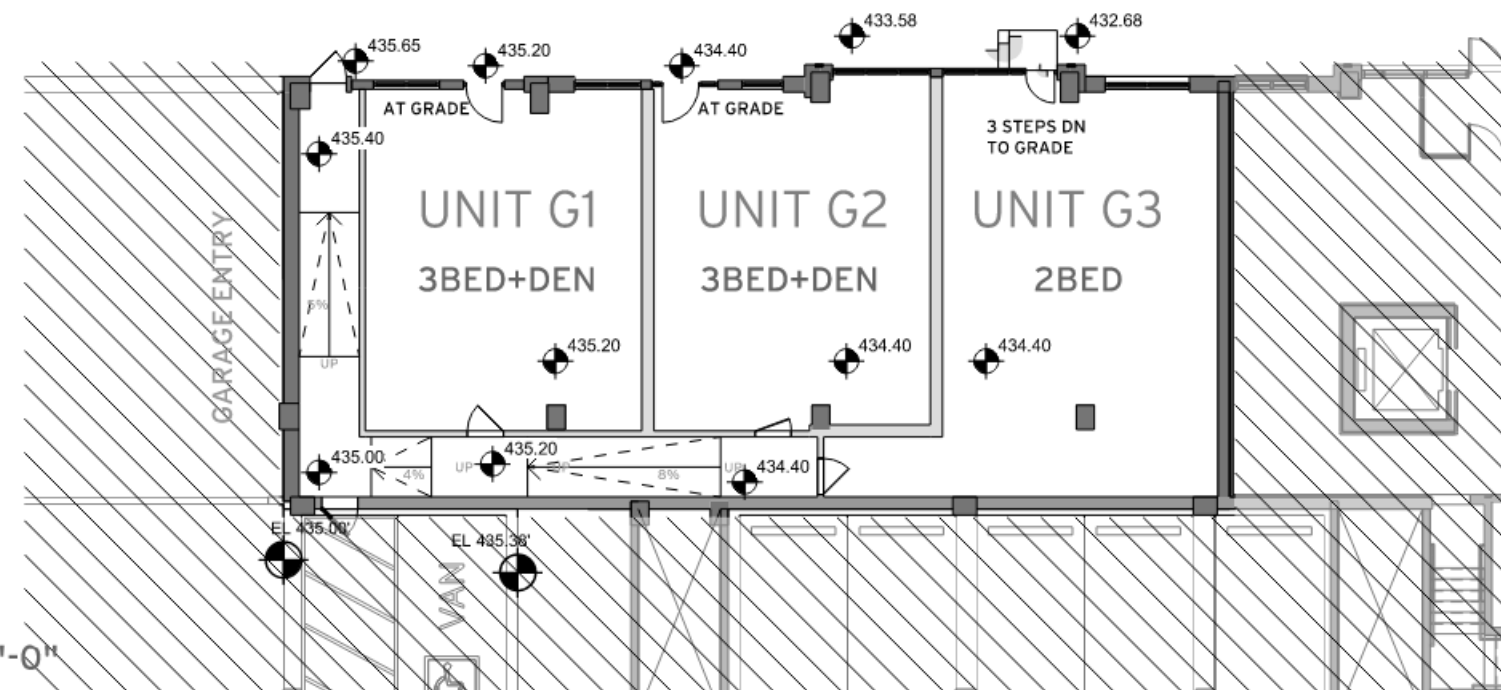
Section B- UNIT 6 1/8"= 1'-0"

UNIT SECTIONS

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024



FLOOR PLAN 1 1/8"=1'-0"



FLOOR PLAN 1 1/8"=1'-0"

RETAIL G - PROPOSED OVERALL PLAN

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

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



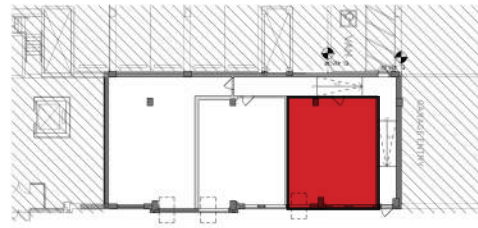
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

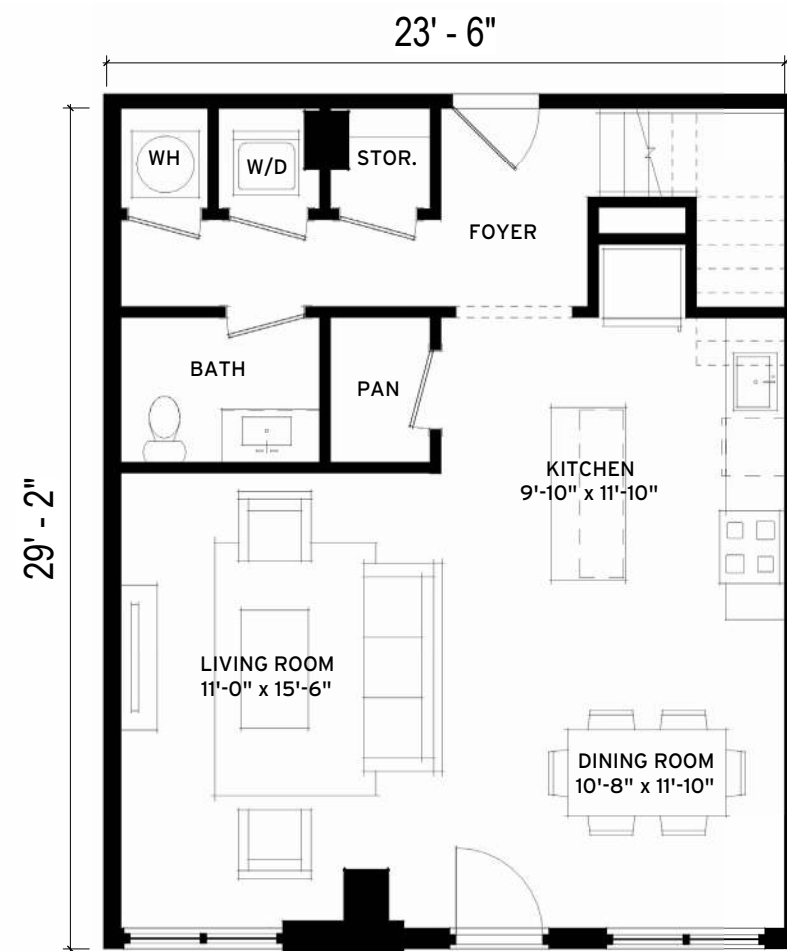
UNIT G1 ALT

2BED+DEN

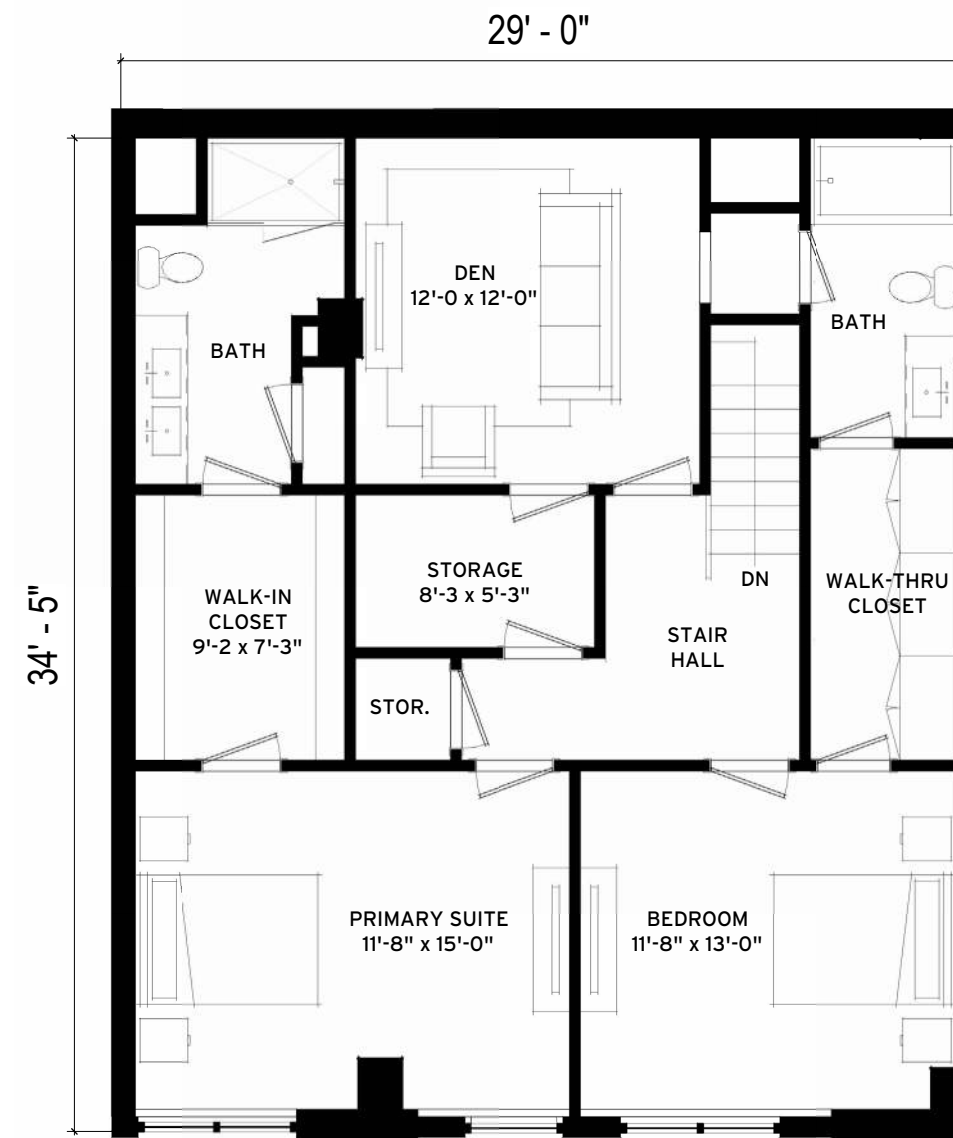
TOTAL UNIT SF: 1,715



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

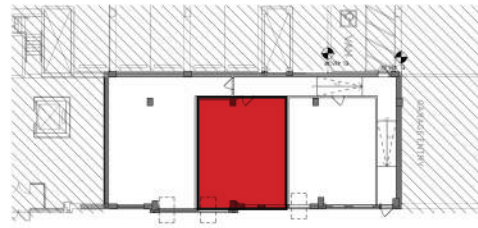
UNIT PLAN SKETCH STUDIES

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
JUNE 20, 2024

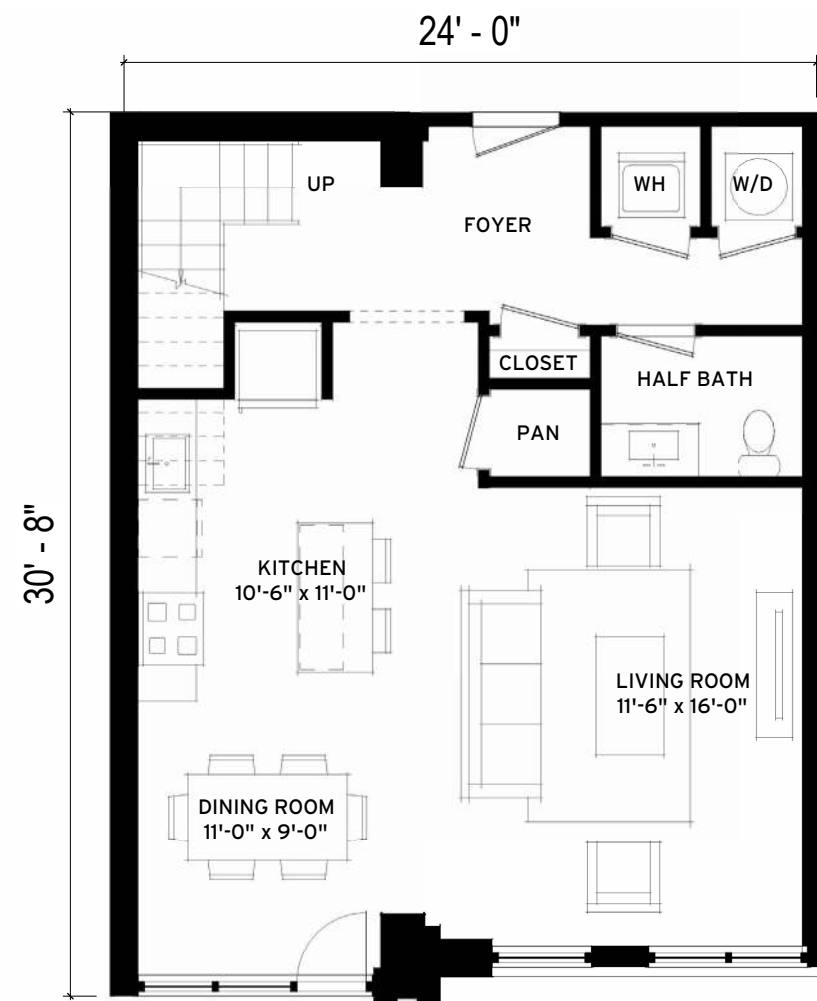
UNIT G2 ALT

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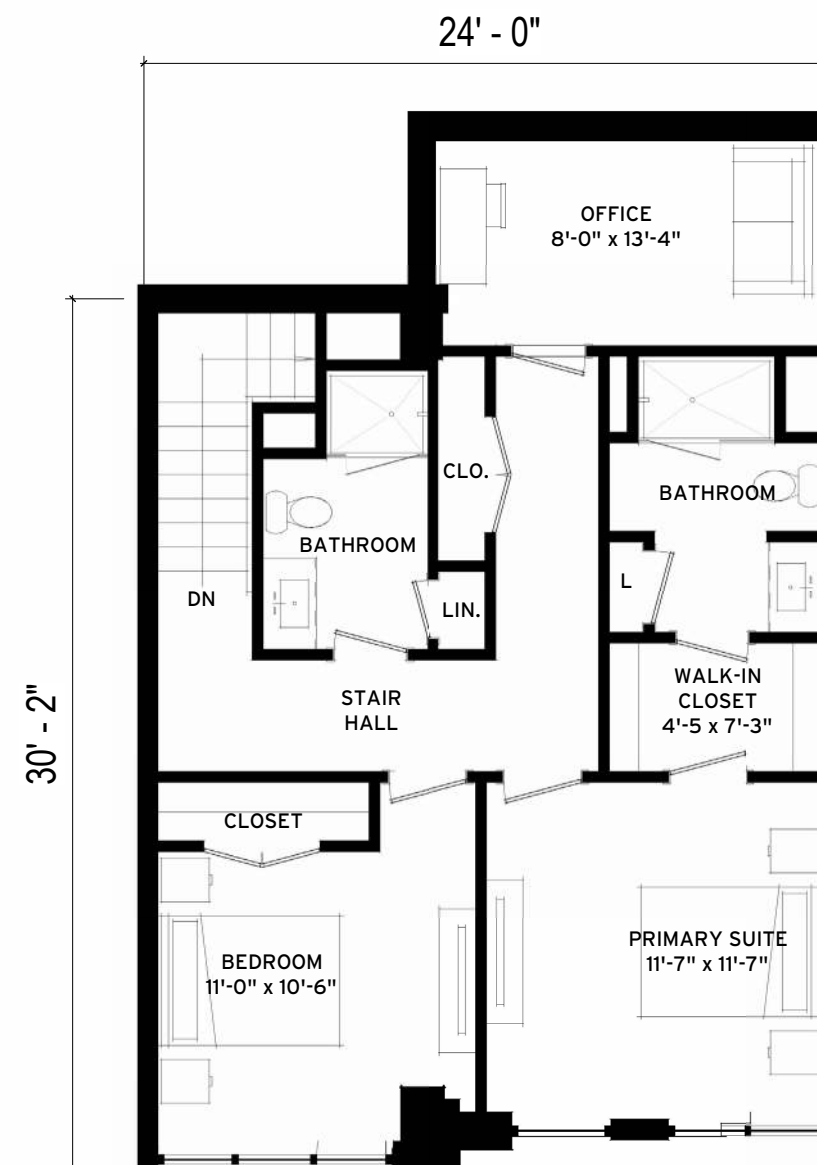
TOTAL UNIT SF: 1,503



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



SECOND FLOOR

SCALE: NTS



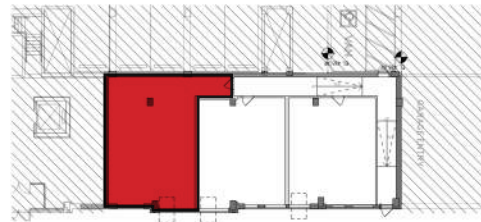
Torti Gallas + Partners
Town Planners and Architects

COMSTOCK

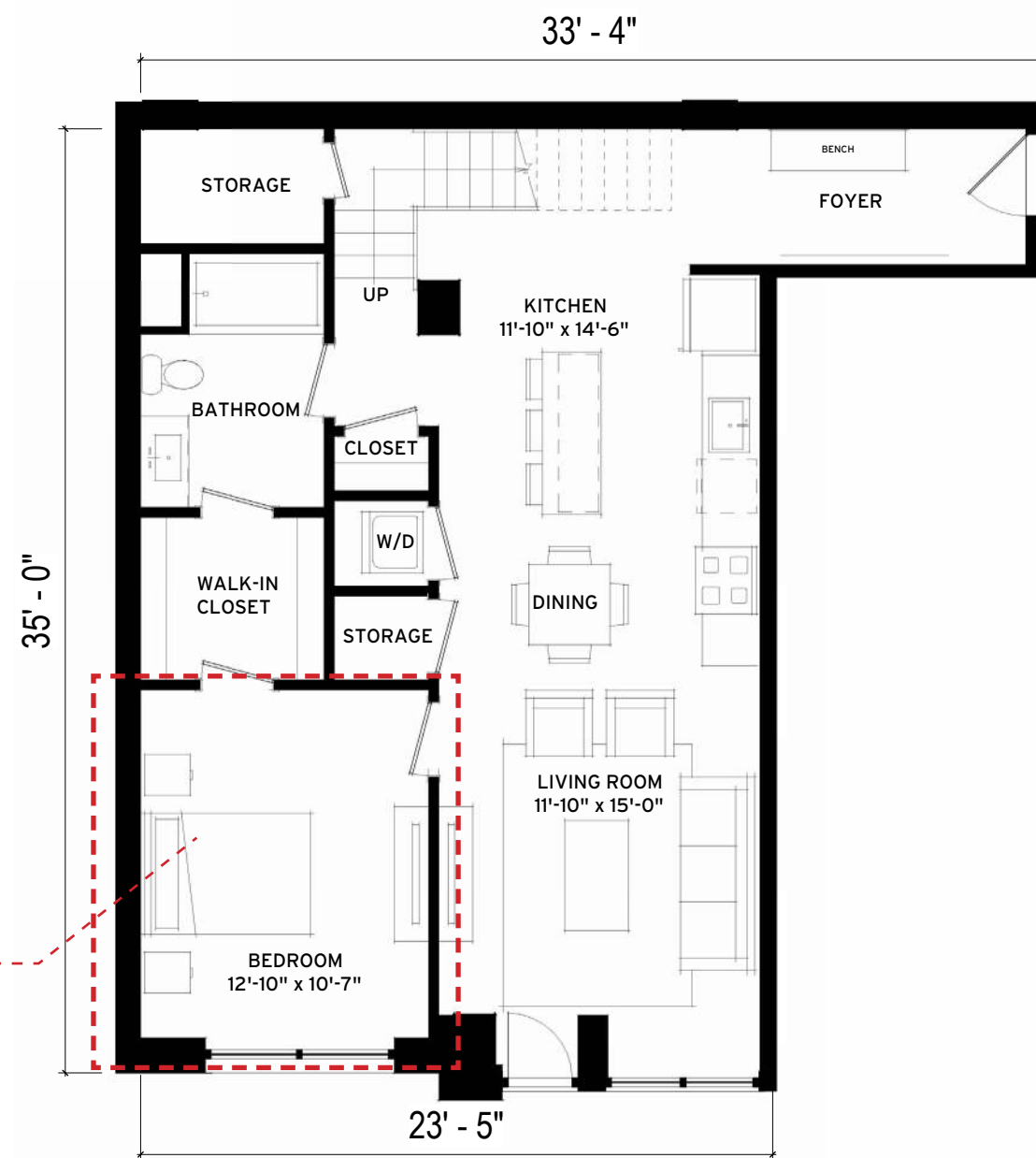
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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UNIT G3

2BED
TOTAL UNIT SF: 1,361

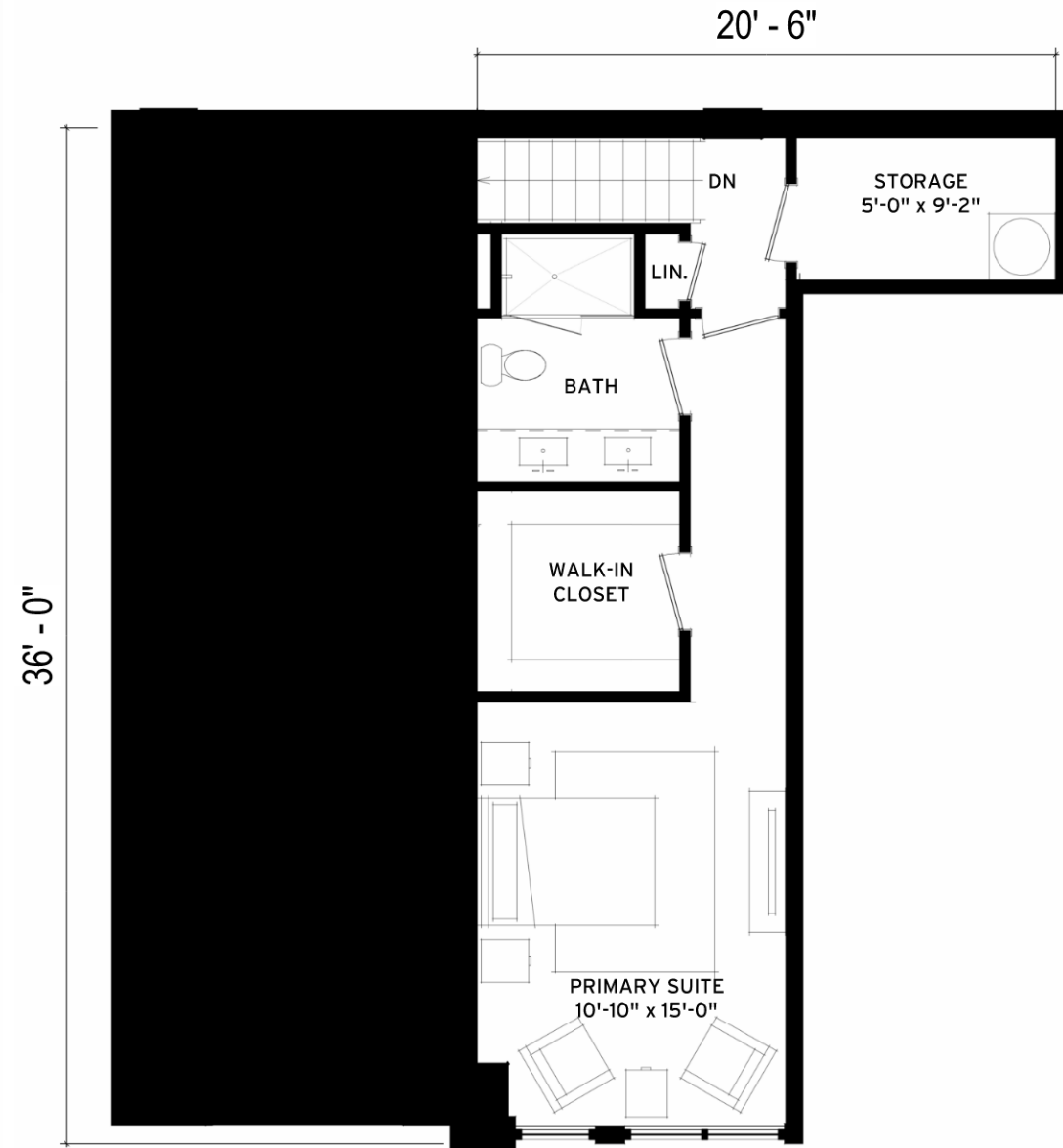


RETAIL G - LOCATOR KEY PLAN



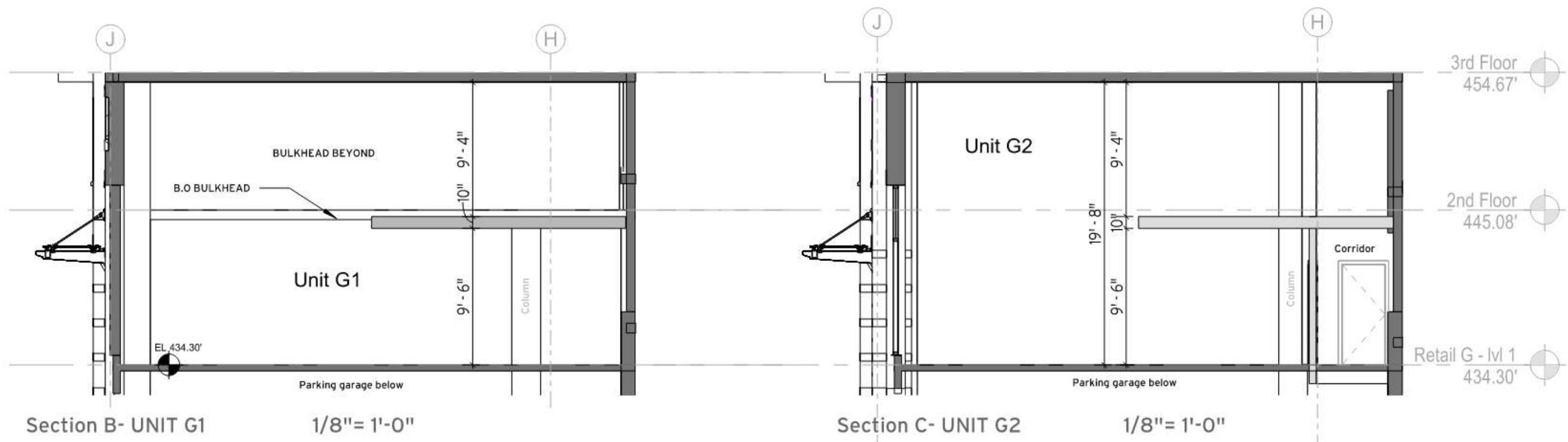
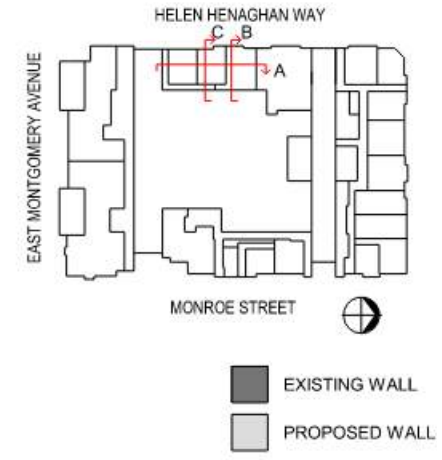
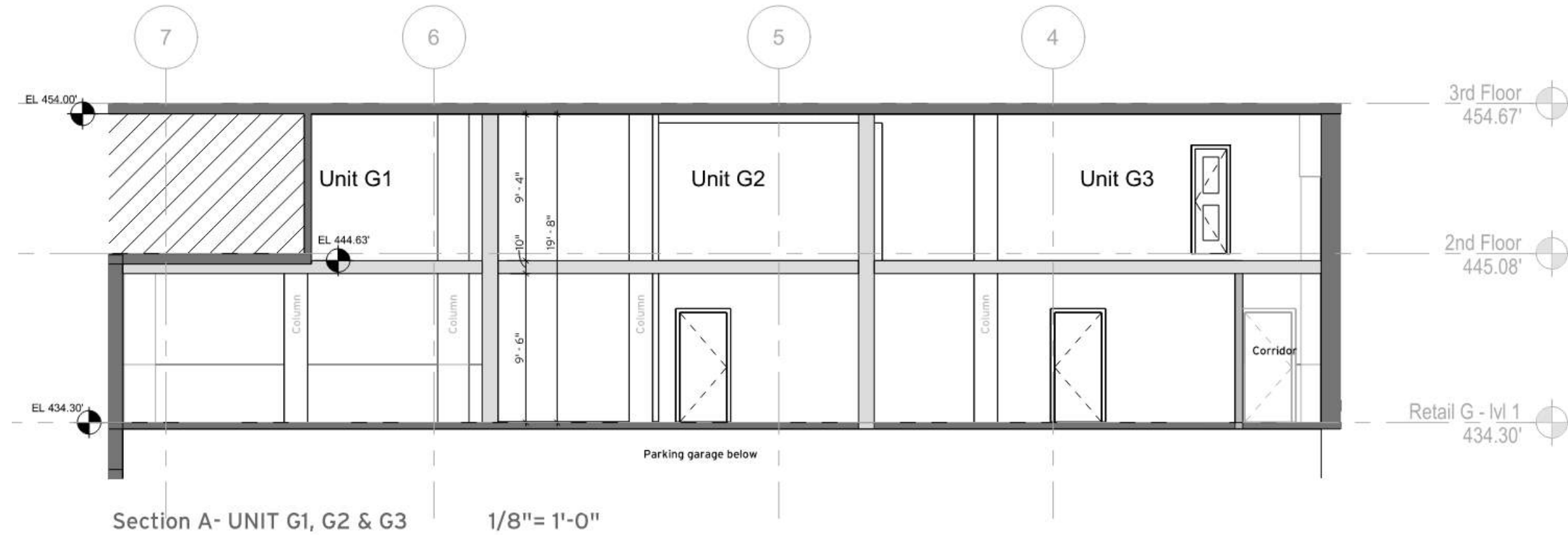
FIRST FLOOR

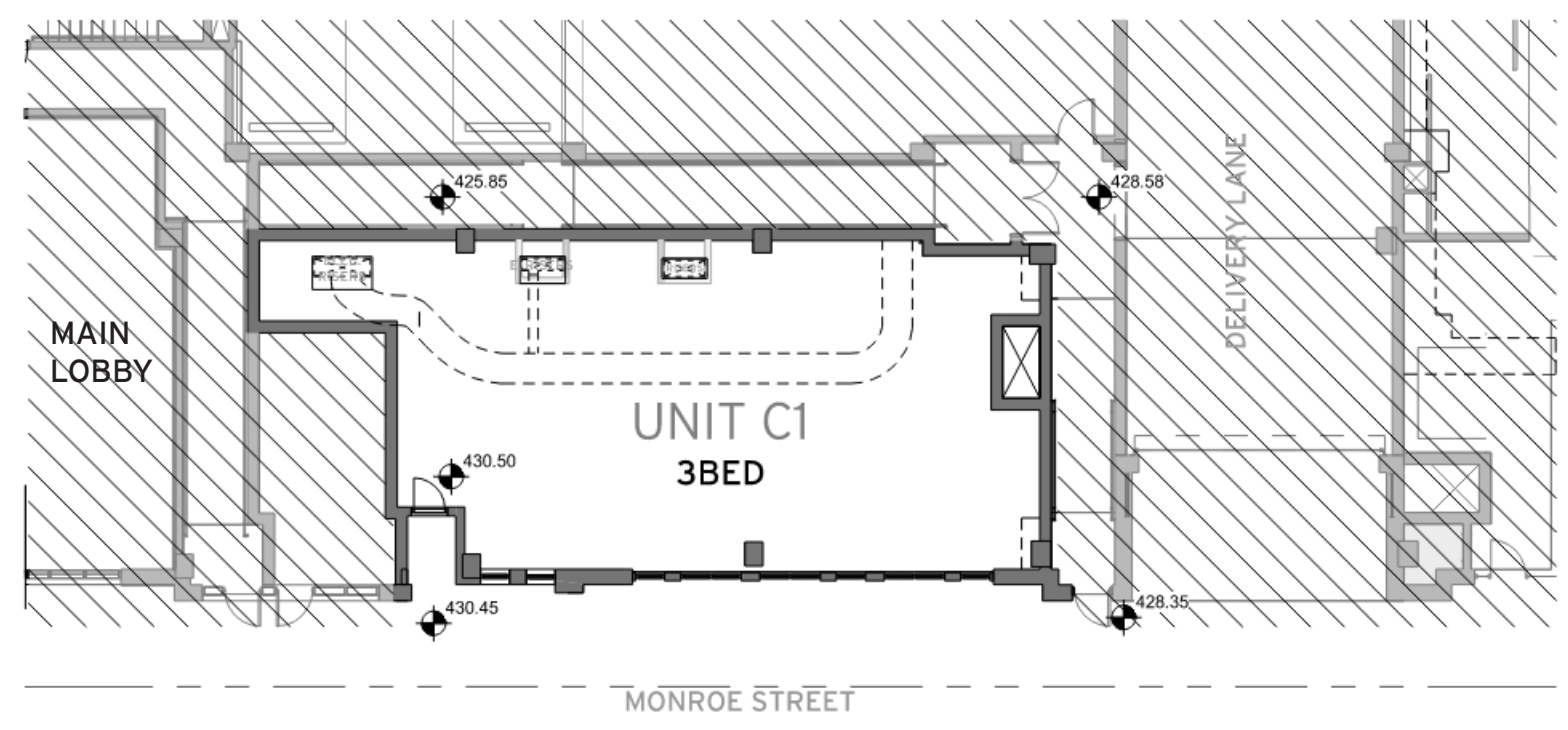
ALT SCHEME,
DINING ROOM IN
LIEU OF BEDROOM



SECOND FLOOR

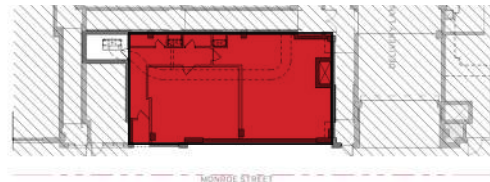
SCALE: NTS



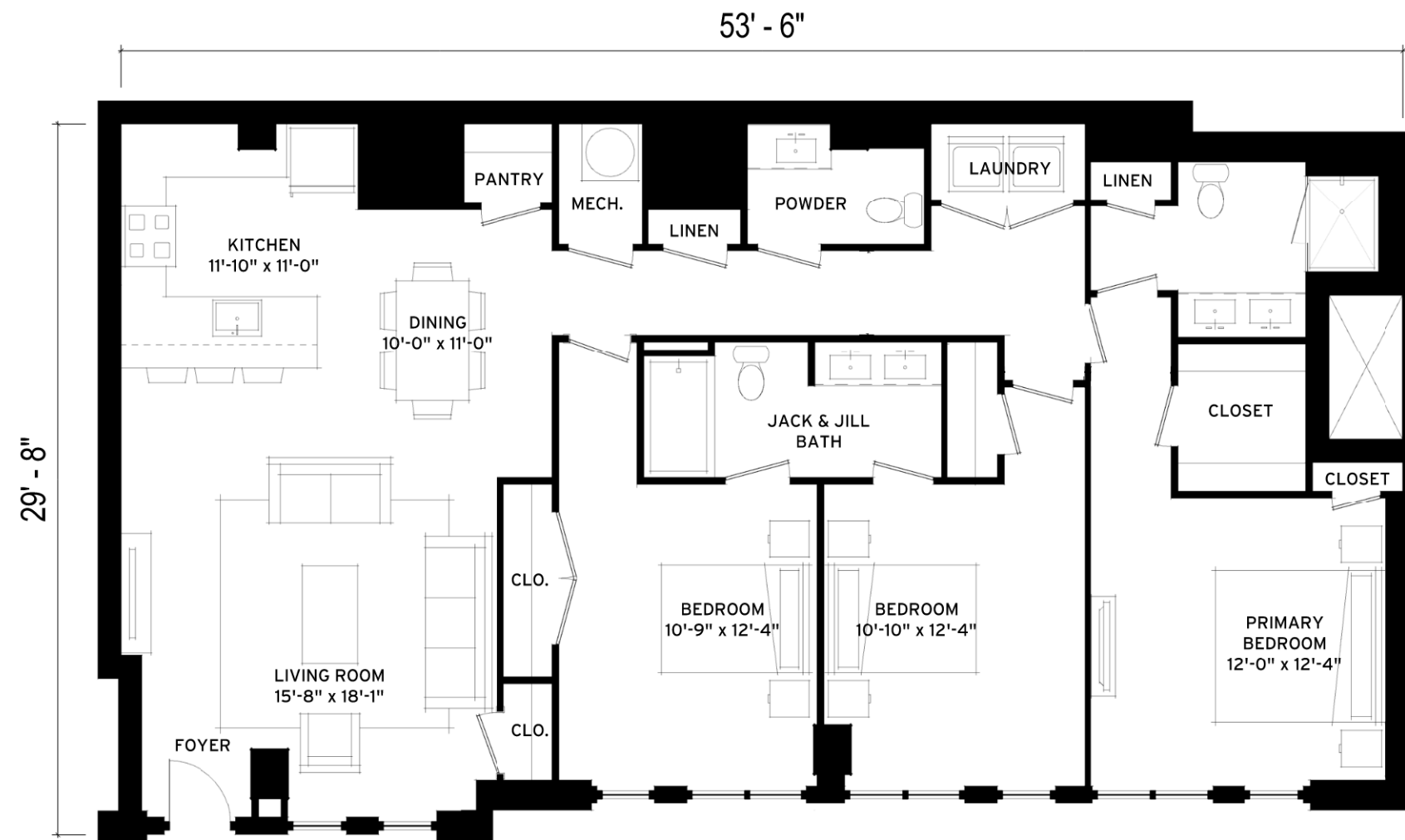


UNIT C1

3BED
TOTAL UNIT SF: 1,508



RETAIL C - LOCATOR KEY PLAN



SINGLE FLOOR UNIT - 14FT CEILINGS

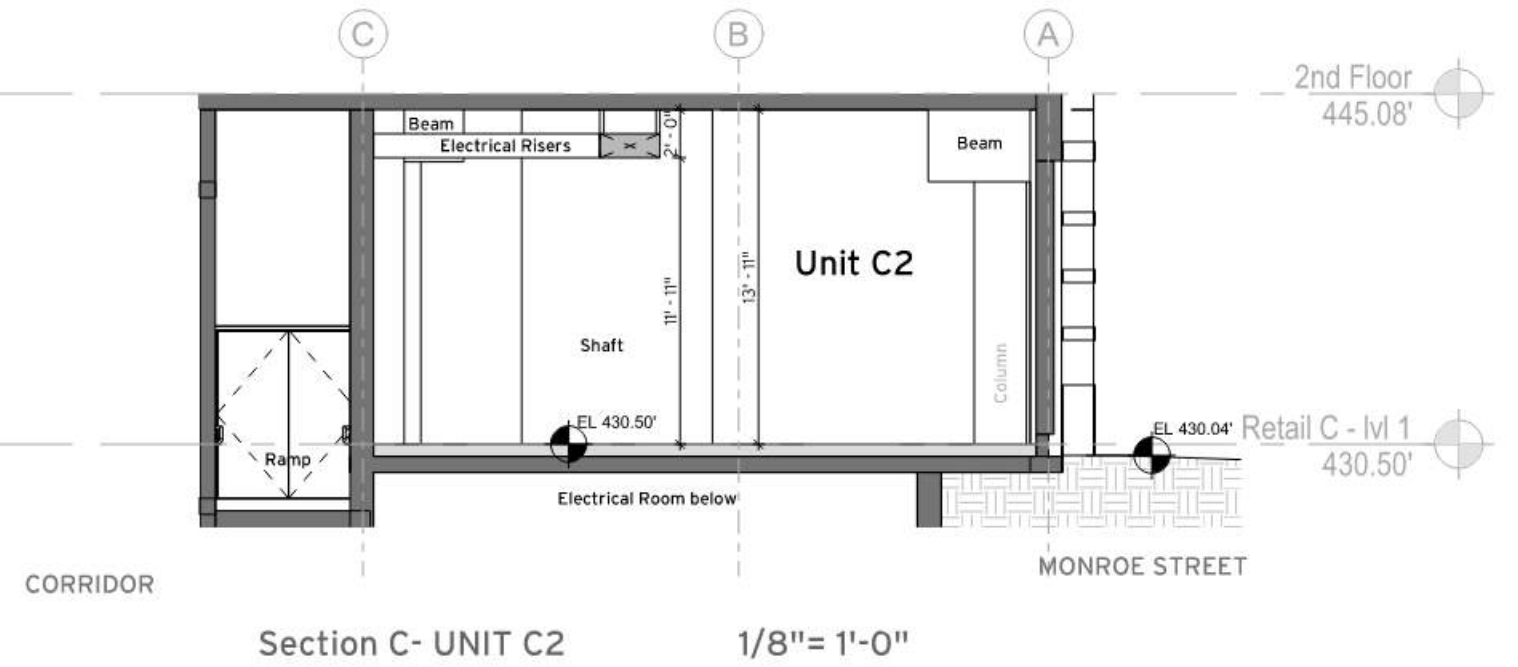
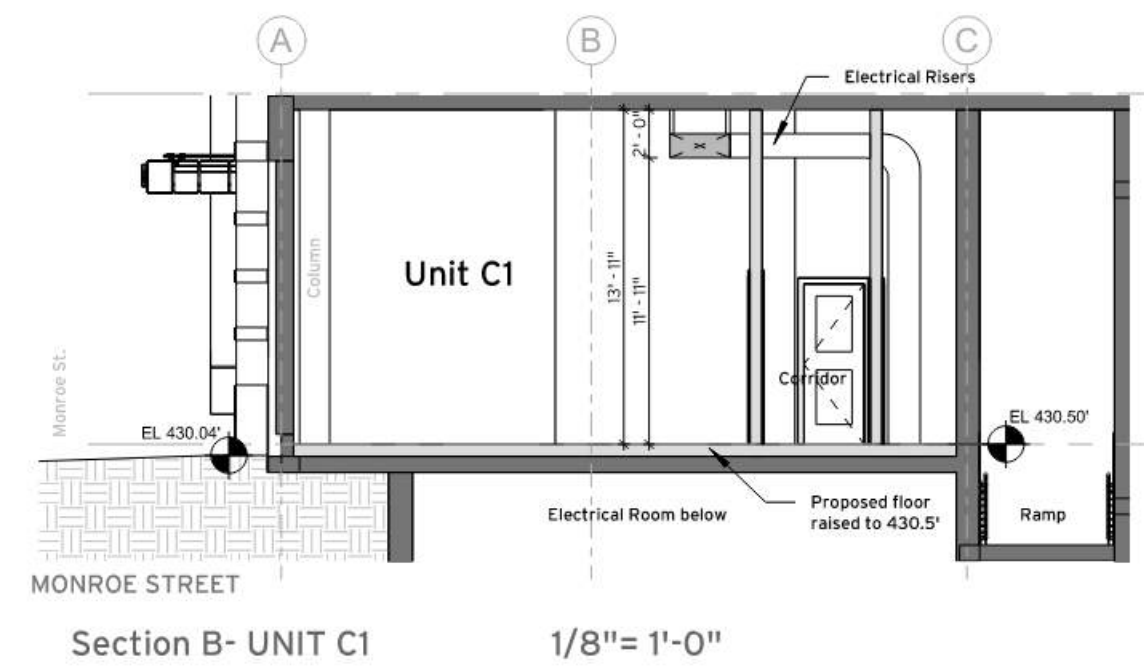
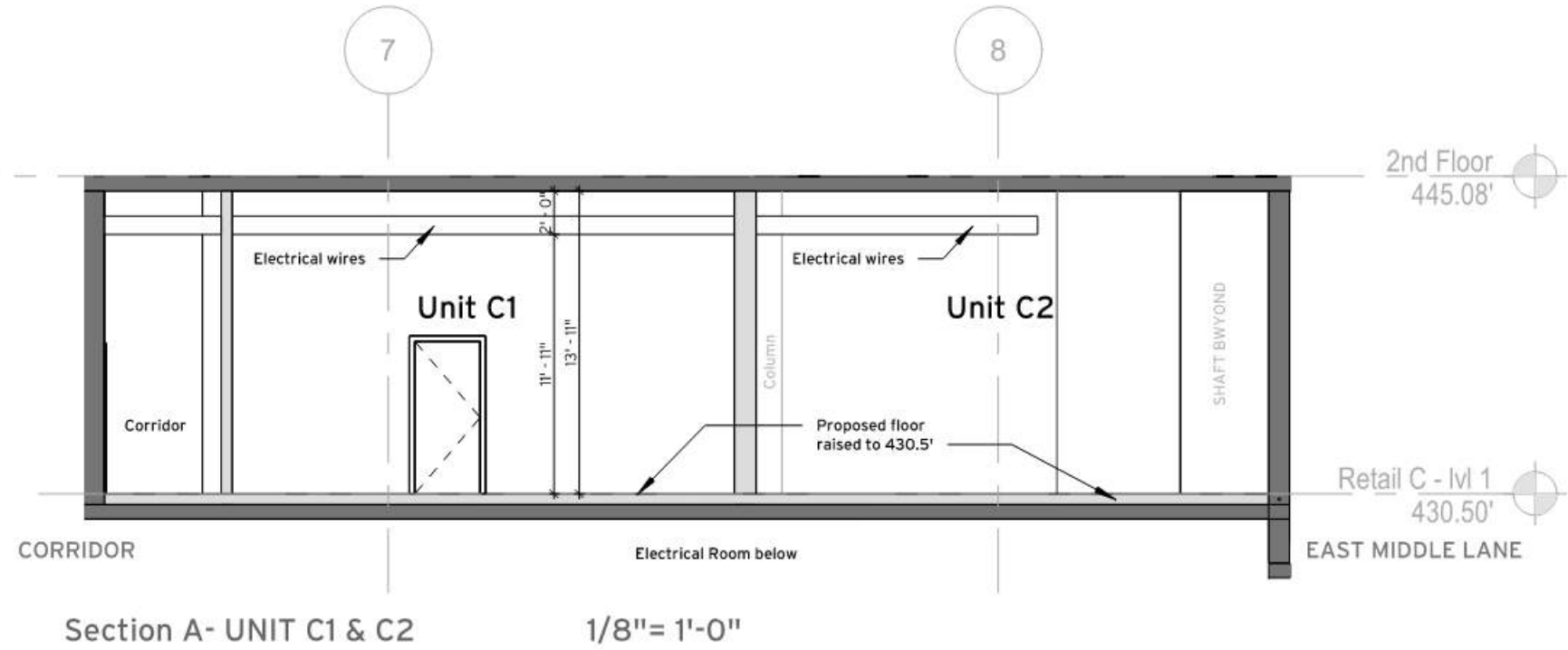
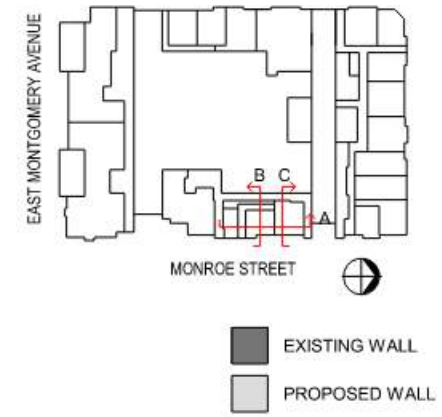
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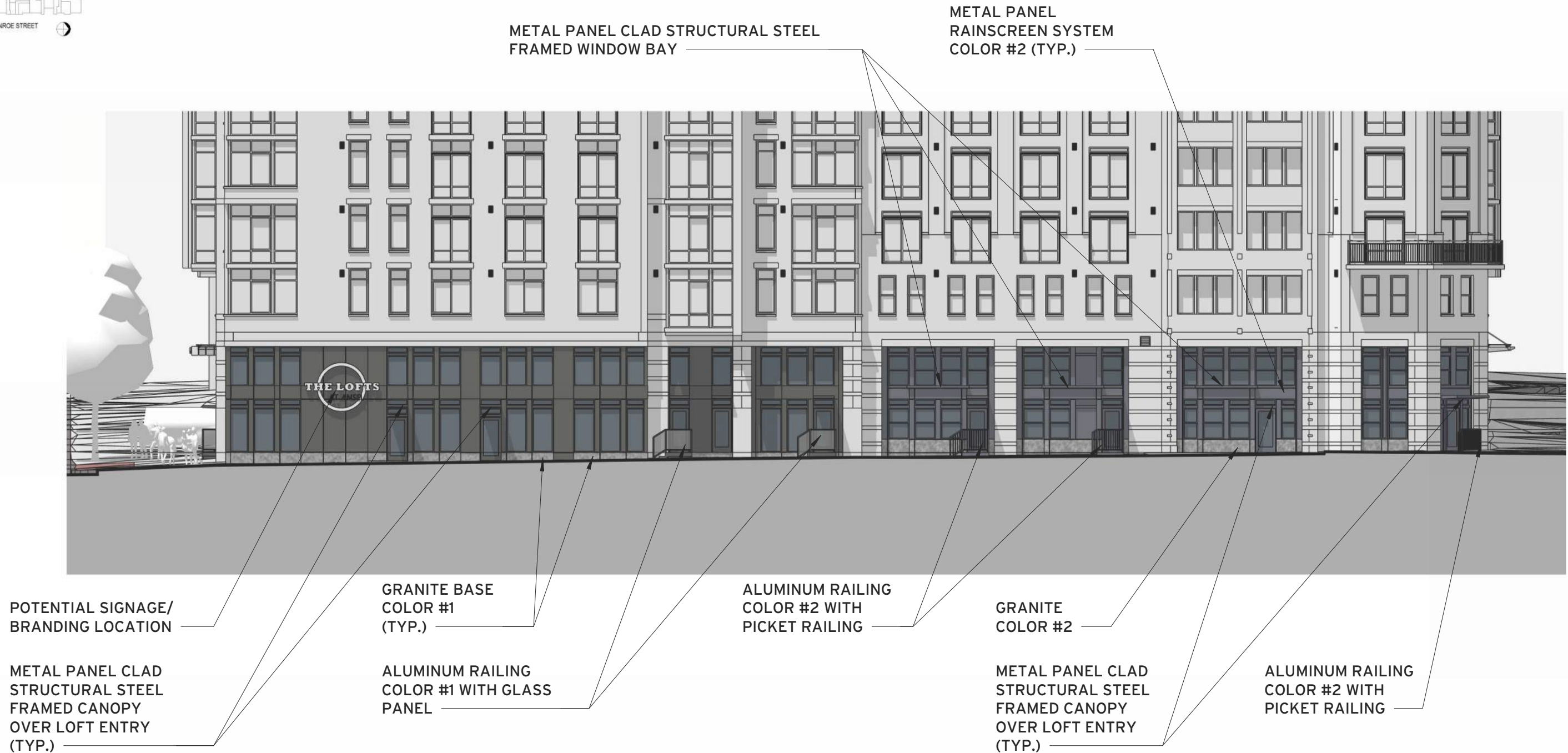


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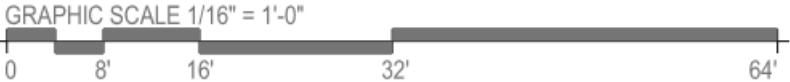
UNIT PLAN SKETCH STUDIES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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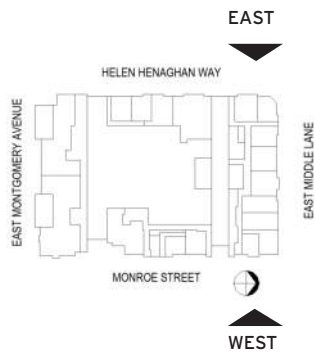
E MIDDLE LANE ELEVATION 1/16" = 1'-0"

*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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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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RENDERED EXTERIOR IMAGES
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD
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RENDERED EXTERIOR IMAGES
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RENDERED EXTERIOR IMAGES
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