



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 12, 2016

Mr. Seth Glinski
c/o ReVite Construction Management
Guardian Building Associates
8605 Cameron Street, Suite 326
Silver Spring, MD. 20910

Re: Forest Conservation Exemption 42016189E; Cameron Building Corp's Addition to Silver Sp.

Dear Mr. Gliinski:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on May 4, 2016 for Cameron Building Corp's Addition to Silver Spring, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked prior to any clearing or grading. The property owner should contact this inspector before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Montgomery County Department of Permitting Services (DPS) sediment control inspector should attend.

You may contact me at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581 for the pre-construction meeting.

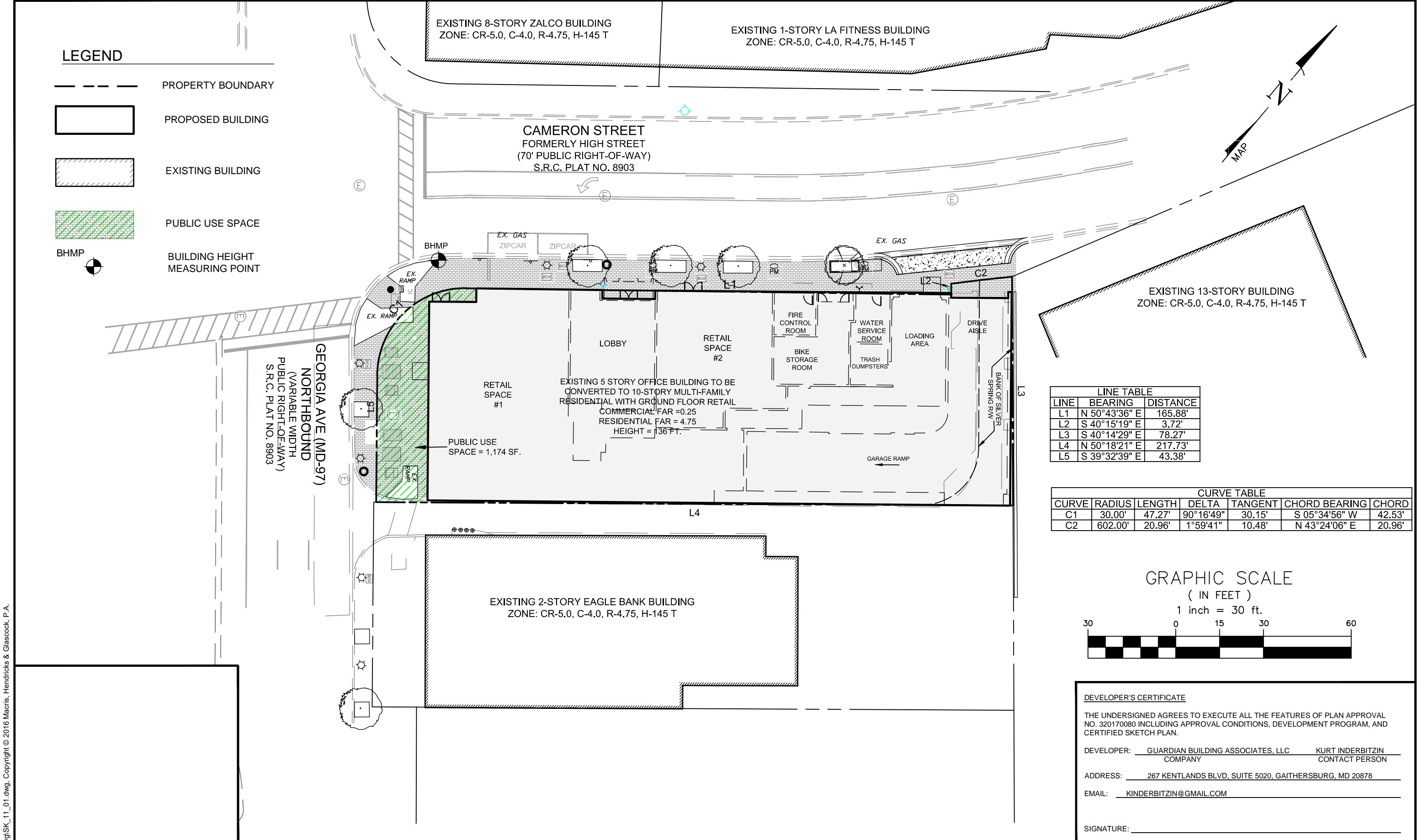
Sincerely,

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: 42016189E
Frank Johnson (MHG)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- ▨ EXISTING BUILDING
- ▨ PUBLIC USE SPACE
- BHMP BUILDING HEIGHT MEASURING POINT



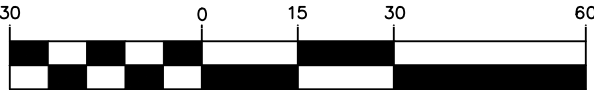
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°43'36" E	165.88'
L2	S 40°15'19" E	3.72'
L3	S 40°14'29" E	78.27'
L4	N 50°18'21" E	217.73'
L5	S 39°32'39" E	43.38'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	30.00'	47.27'	90°16'49"	30.15'	S 05°34'56" W	42.53'
C2	602.00'	20.96'	1°59'41"	10.48'	N 43°24'06" E	20.96'

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PLAN APPROVAL NO. 320170080 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SKETCH PLAN.

DEVELOPER: GUARDIAN BUILDING ASSOCIATES, LLC COMPANY KURT INDERBITZIN CONTACT PERSON

ADDRESS: 267 KENTLANDS BLVD, SUITE 5020, GAITHERSBURG, MD 20878

EMAIL: KINDERBITZIN@GMAIL.COM

SIGNATURE:

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 LICENSE NO. 16905, EXPIRATION DATE: 04/21/2018.

CAMERON BUILDING CORPORATION'S ADDITION TO SILVER SPRING PLAT NO. 3861

SCALE: 1"=30' DATE: 03/03/2017 MONTGOMERY COUNTY, MARYLAND MHG PROJECT NO. 2016.101.11

SKETCH PLAN
GUARDIAN BUILDING
8605 CAMERON STREET

SK-201



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 301.948.0693
www.mhgpa.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP JN343 210W001

PLAT 3861

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL N165

**CAMERON BUILDING CORPORATION'S
ADDITION TO SILVER SPRING**

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1"=20'

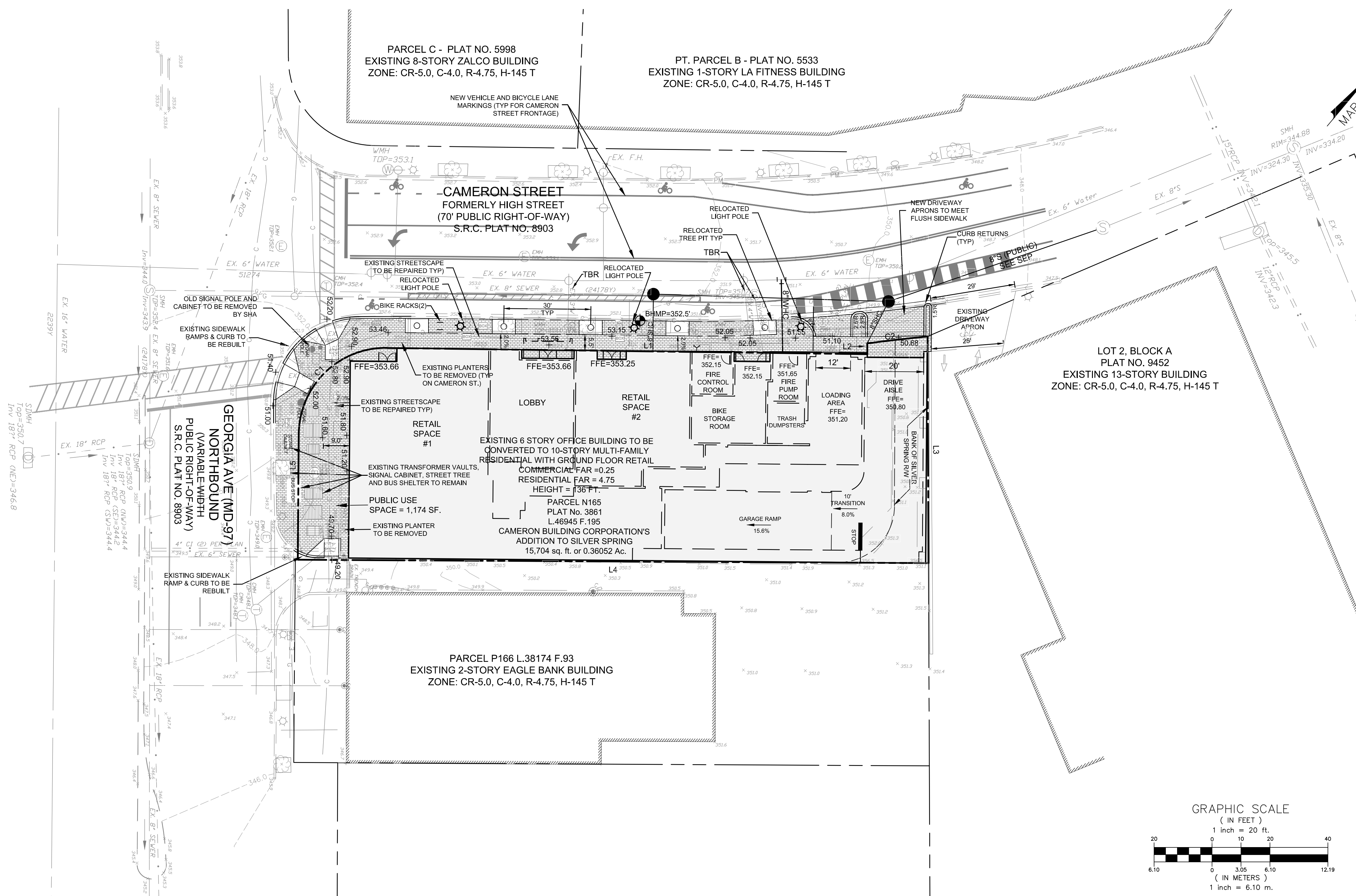
DATE 08/15/17

SITE PLAN

C2.01

PROJECT NO. 16.101.11

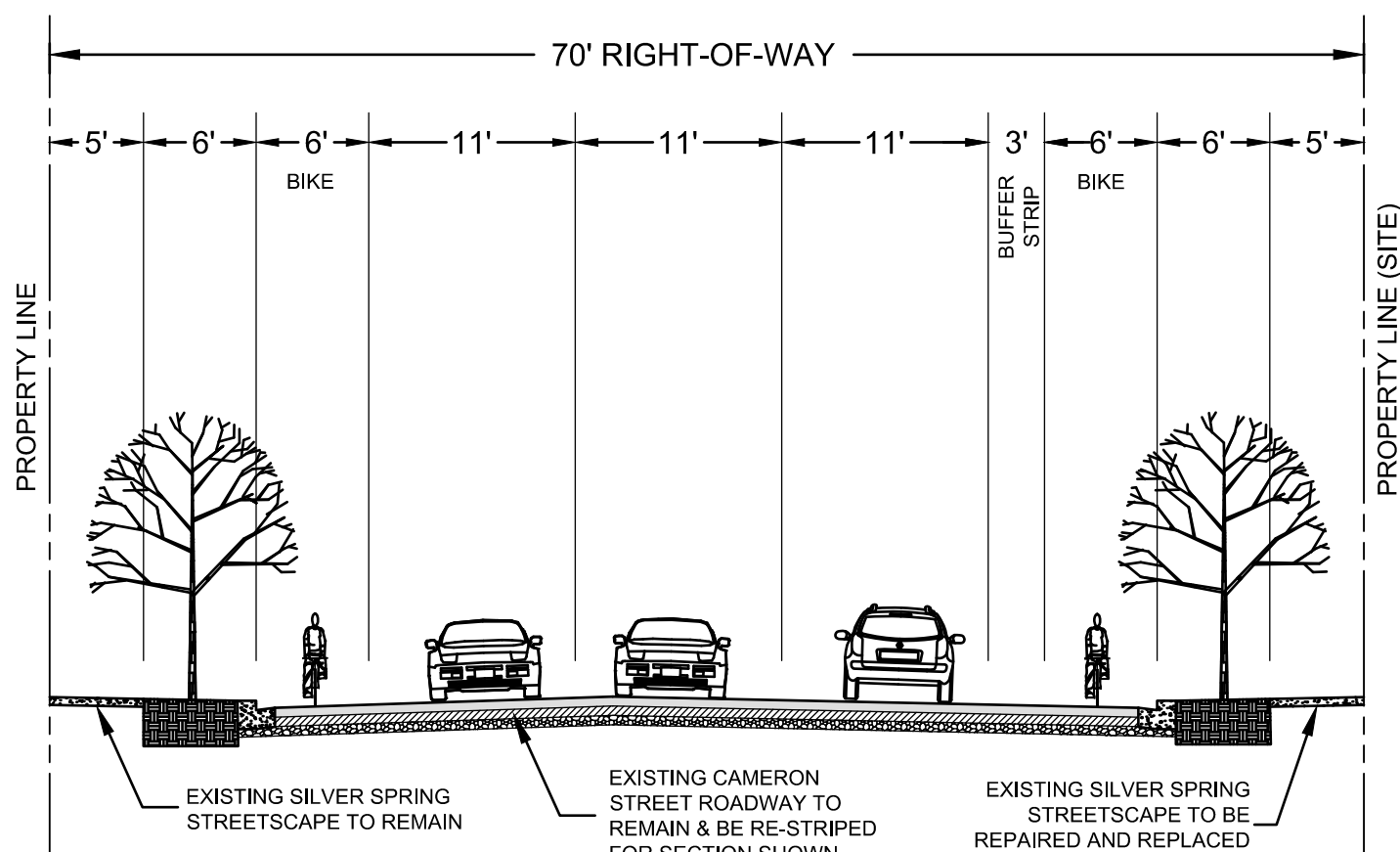
SHEET NO. 1 OF 1



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
(IN METERS)
1 inch = 6.10 m.

SITE PLAN NOTES

1. FIVE (5) FEET MINIMUM OF ADA COMPLIANT SIDEWALK SHALL BE PROVIDED BETWEEN THE BUILDING AND CURB AND GUTTER.
2. NO DESIGNATED OUTDOOR CAFE AREAS ARE PROPOSED.
3. ALL ADJUTING STREETScape SHALL COMPLY WITH THE CURRENT SILVER SPRING STREETScape STANDARDS.
4. ALL SIDEWALK HARDScape MATERIALS INSIDE OF THE PROPERTY LINE WILL BE MAINTAINED BY THE PROPERTY OWNER.



CAMERON STREET - TYPICAL SECTION
(PROPOSED CONDITIONS)
NOT TO SCALE

LEGEND

EXISTING	PROPOSED
370	370
374	374
374.0	+ 74.0
CURB & GUTTER	
CONCRETE	
ASPHALT	
2" MILL & OVERLAY	
BUILDING WALL	
RETAINING WALL	
LIMITS OF DISTURBANCE	
8" W (D) WATER LINE (DOMESTIC)	8" W (D)
8" W (F) FIRE WATER LINE (FIRE)	8" W (F)
FIRE HYDRANT	
SEWER LINE	6" S
STORM DRAIN LINE	15" RCP
OVERHEAD UTILITY WIRES	
GAS LINE	G
UNDERGROUND ELECTRIC	E
UNDERGROUND COMMUNICATIONS	CTV
FENCING	X X X
EASEMENT	
PROPERTY BOUNDARY	
LIGHT POLE	
TREE	
SIGN	
CROSS-WALK STRIPING	

ABBREVIATIONS

ARCH	ARCHITECTURAL
BC	BACK OF CURB
BLDG	BUILDING
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CG	CURB & GUTTER
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELEC	ELECTRIC
EP	EDGE OF PAVING
EX	EXISTING
FC	FOREST CONSERVATION
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
MB	MICRO-BIORETENTION
MECH	MECHANICAL
PLUM	PLUMBING
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
S	SANITARY SEWER
SWM	STORMWATER MANAGEMENT
SW	SIDEWALK
TBR	TO BE REMOVED
TC	TOP OF CURB
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

820170100 Guardian Building

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820170100-C2.01.pdf V5” uploaded on/ dated **“8/15/2017”** and

The followings need to be addressed prior to the certification of site plan:

1. Clarify the pavement markings and the proposed road section on the plan by referring to the associated CIP project name and number.
2. Sight Distances Evaluation certification form needs to provide clear sight distance for all existing and proposed site entrances onto County-maintained roads or implement ways on the site plan to achieve that.
3. Public sidewalks:
 - a. Modify note 1 under “Site Plan Notes” to read: “Five (5) feet minimum of public (within ROW or PIE) ADA Compliant...”.
 - b. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed.
4. Coordinate parking meter relocations with MCDOT-Parking.
5. A Bus Rapid Transit (BRT) is proposed along Georgia Avenue and a BRT station is proposed on Georgia Avenue (MD 97) at Cameron Street per the approved 2013 Countywide Transit Corridors Functional Master Plan. We recommend that the applicant coordinate with Ms. Joanna Conklin, of Montgomery County DOT regarding the Bus Rapid Transit (BRT) on Georgia Avenue (MD-97). Ms. Conklin can be reached at joanna.conklin@montgomerycountymd.gov or at 240-777-7195.
6. Bikeshare:

The Silver Spring bikeshare service area is one of the most widely used in the County, and will likely be heavily used by the Project’s residents, on-site employees and visitors. Show a proposed location at the Project for a bikeshare station, as close as possible to the corner of Georgia Avenue and Cameron Street near the future BRT stop. Applicant should make every attempt to identify a potential location at the Project for a bikeshare station that is highly visible, convenient and well-lit, is 53’ x 12’ in dimension (to accommodate a 19-dock station), and receives at least 4 hours of sunlight per day. Applicant should plan to provide conduit in the event solar access is insufficient. Should an appropriate location not be feasible due to insufficient sidewalk widths or some other significant site constraint, Applicant and MCDOT will work together to identify an off-site location within the downtown Silver Spring bikeshare service area. Applicant will be required to pay the capital cost of bikeshare facilities and five (5) years of operating expenses. Applicant must take other actions in concert with the TMD to promote use of bike sharing among residents, employees and visitors at the Project, in order to accomplish the objectives of the TMD.

And the followings need to be conditions of the certified of site plan:

1. TMAg –Prior to the issuance of any building permits by MCDPS, Applicant will need to work with this Department to execute a Traffic Mitigation Agreement (TMAg). A draft TMAg must be submitted prior to Certified Site Plan. To obtain a template for drafting the TMAg, Applicant should contact Ms. Sandra Brecher, Chief of the Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. The TMAg will include but not be limited to the following:
 - Electric Car Charging. Provide 1 parking space ready to be converted to an electric car charging station.
 - Bicycle Facilities. Locate some bicycle racks in the public use space along Georgia Avenue in addition to those provided within the parking facility. Provide secure bicycle storage in garage (bike cage) as well as a small bicycle repair station for resident use.
 - Bikeshare Station. See comment above.
 - Real Time Transit Information – See comment below.
 - Static and Dynamic Information Displays - Incorporate static display space into residential lobby, retail locations and other high pedestrian activity areas, to display information on transit and other alternative modes of transportation. Information on alternatives should also be displayed in the elevator accessing the underground parking facility.
2. TDM Design Guidelines:
 - Design residential entrance lobby to provide two-way visibility for shuttles and transit vehicles, as well as taxis, etc. Providing design that enables waiting passengers and vehicle drivers to see each other facilitates use of alternative modes.
 - Displays and Communication of TDM Information
 - a) Incorporate display space into the residential lobby and provide opportunity for information display in the parking facility.
 - b) Provide opportunity and connections for monitors and Real Time Transit Information Signs in lobby, elevators, and parking facilities. This will enable outreach to bldg residents, employees and visitors.
 - c) Provide concierge/reception desk with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards, etc.
3. Since the existing bus stop is a heavily used bus stop with over 300 people a day, we recommend that the applicant install larger shelter. At or before the ROW permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 27-Jun-17
TO: Patrick La Vay - plavay@mbgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Guardian Building
820170100

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **27-Jun-17**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

September 1, 2017

Ms. Stephanie Dickel
Area 1 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Guardian Building
Site Plan No. 820170100

Dear Ms. Dickel:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The applicant should refer to the enclosed MPDU Minimum Specifications and Pricing Standards in order to ensure that the MPDUs meet all program requirements.

Sincerely,

Lisa S. Schwartz
Senior Planning Specialist

cc: Patrick La Vay, Macris, Hendricks & Glascock, P.A.

S:\Files\FY2014\Housing\MPDULisa Schwartz\Guardian Building DHCA Letter_9-1-2017.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca

montgomerycountymd.gov/311



240-773-3556 TTY

MPDU MINIMUM SPECIFICATIONS AND PRICING STANDARDS

Effective Date: October 10, 2016

Minimum Specifications for MPDUs (For Sale and Rental)

Item	Single-Family Detached		Townhouse & Duplex		Piggyback Townhouse		Garden Condominium/Apartment (up to 4 stories)					High Rise (5+ stories)				
No. of BR	3	4	3	4	2	3	0	1	2	3	0	1	2	3		
No. of Baths	1 1/2	2	1 1/2	2	1	1 1/2	1	1	1	1 1/2	1	1	1	1 1/2		
Electric Hot Water Heater (gallon)	50	50	50	50	40	40	40	40	40	50	30	30	40	40		
Gas Hot Water Heater (gallon)	40	40	40	40	30	40	30	30	30	40	30	30	30	30		

- a) All MPDUs must have a refrigerator, range and range hood, garbage disposal, a rough-in connection for a dishwasher, and complete electrical and plumbing and a dryer exhaust for clothes washer and dryer.
- b) Refrigerator must be at least 15 cubic ft., frost-free, meeting "builders" grade specifications. A standard 30" electric or gas range/oven with clock/timer must be provided. Additional cost credit is allowed for energy-efficient appliances.
- c) A linen closet or storage shelf system within a clothes closet must be included in the unit (\$480 will be added to the price for a separate linen closet).
- d) A full bath is required within one floor of each level that includes a bedroom. The main bathroom must include a vanity (\$270 will be added to the base price for each not exceed 10% of the base sales price. Luxury items may not be included as options. Options and their selling price must be listed on a separate addendum to the sales contract.
- f) DHCA reviews units for livability. Bedrooms in MPDUs are expected to have full height walls, doors that lock and closets, and the living/dining space is expected to be adequate to accommodate a dining room set and a sofa set appropriate to the number of occupants of the unit.

Additional Considerations for Multi-Family Buildings:

- 1) The number of efficiency and one-bedroom MPDUs each must not exceed the ratio that market-rate efficiency and one-bedroom units respectively bear to the total number of market-rate units.
- 2) At the discretion of the Department, the minimum size of any type of unit, by bedroom size, may be reduced to the minimum size of comparable market rate units of the same bedroom size.
 - A) Garden (up to 4 stories): The minimum sizes of MPDUs should be as follows: 0 BR = 500 SF; 1 BR = 650 SF; 2 BR = 800 SF; 3 BR = 900 SF.
 - B) High Rise (5+ stories): The minimum size of MPDUs should be as follows: 0 BR = 450 SF; 1 BR = 575 SF; 2 BR = 725 SF; 3 BR = 875 SF.
- 3) MPDUs are not required to be located on "premium" floors, and are not required to have "premium" locations on a floor (for example, in terms of view, access to building amenities, etc.). No more than 40 percent of the total number of units on any floor should be MPDUs.
- 4) Bedrooms without windows must have adequate artificial lighting per building code requirements.
- 5) Developers must make parking available to MPDU tenants or owners according to the number of parking spaces approved for the MPDUs at certified site plan. MPDU residents must be charged no more than the regular market rate for parking, and must not be required to purchase or rent parking. No fee may be charged for non-structured parking in rental buildings.
- 6) Clothes washer and dryer equipment must be provided in each rental MPDU unless this equipment is not provided in the market rate units.

MPDU Pricing Standards

UNIT DESCRIPTION					UNIT SIZE (SF=square feet)			COST				ADDITION/SUBTRACTION ADJUSTMENTS				
Unit Type	No. of Stories	No. of BRs	No. of Baths	Base in SF	Min. in SF	Max. in SF	SF Cost	Base Unit Structure Cost	Lot Dev. Cost	Garage (per SF) Attached/Detached	Bath		Powder Room		SF change from Base (+/-)	
											Finished	Rough	Finished	Rough		
Single-Family Detached	1-2	3-4	1 ½-2	1,400	1,100	2,000	\$72.00	\$100,800	\$21,600	\$15/\$30	\$3,540	\$1,180	\$2,360	\$860	\$36.00	
Duplex	1-2	3-4	1 ½	1,200	1,100	1,900	\$66.00	\$79,200	\$17,700	\$15/\$30	Prices for bath and powder room adjustments are the same for all units regardless of type					\$33.00
Townhouse/ Four-plex	2-3	3	1 ½	1,200	1,050	1,800	\$62.00	\$74,400	\$15,200	\$15/\$30						\$31.00
Townhouse/ Four-plex	2-3	4	2	1,260	1,120	1,900	\$62.00	\$78,120	\$15,200	\$15/\$30						\$31.00
Piggyback Townhouse	1-2	2-3	1-1 ½	1,200	1,050	1,600	\$54.00	\$64,800	\$12,700	\$15/\$30						\$27.00
Garden Condo	2-4	0-3	1-1 ½	950	See above	1,400	\$60.00	\$57,000	\$11,400	N/A						\$30.00
High Rise 1	5-6	0-3	1-1 ½	850	See above	1,100	\$110.00	\$93,500	\$15,800	N/A						\$55.00
High Rise 2	7+	0-3	1-1 ½	850	See above	1,100	\$158.00	\$134,300	\$20,200	N/A						\$79.00

Prices for bath and powder room adjustments are the same for all units regardless of type

Allowances:

- For end unit townhouses, add \$2,790; for end unit piggyback townhouses add \$2,150 for each unit.
- Walkout basement with a 5 foot sliding glass door, add \$1,770; for a unit with a 6 foot door, add \$2,030.
- For each vanity, add \$270; for a separate linen closet, add \$480.

Notes:

- 1) All square foot numbers are gross square footage. Gross square footage is measured from the outside face of the exterior wall, and includes finished storage space, stairwells and hallways inside the unit, as well as space occupied by interior walls. Gross square footage does not include basement or attic storage areas, common stairwells, and common hallways.
- 2) If the size of the unit is different from the base in square footage, the base unit structure cost will be adjusted using the square foot change from base in the last column. No additions will be made over the maximum floor areas shown.
- 3) All cost additions that are not included in these Pricing Standards must be documented with contracts, estimates, bids or invoices verifying actual costs.
- 4) The square foot prices are based upon heat pump systems for HVAC. However, if the market rate units in the development are equipped with gas appliances and systems, the MPDUs must be equipped in the same way. The allowable price may be increased based on the cost difference. The difference in cost for energy-efficient appliances may also be added to the price. Cost documentation is required.
- 5) Additional cost credit is only allowed for baths provided above the minimum specification for the unit.

6) Rough-in plumbing and electrical installations must meet the following conditions to qualify for a pricing addition (cost documentation is required):

(a) Plumbing rough-in: the installation of all parts of the plumbing system that can be completed prior to the installation of fixtures, appliances, or equipment must be included. This includes drainage, water supply, vent piping, and necessary supports and backboards. All piping must be tied in and capped off after penetrating the wall or floor surface. Duct work for the future installation of exhaust fans must be installed. Rough-in must pass air or water tests by the applicable BOCA or WSSC Codes.

(b) Electrical rough-in: wiring must be installed from service panel box and terminated at an outlet of the appliance or fixture that is to be served.

7) The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit. Cost documentation is required.

8) The lot development cost does not include the Development Impact Fee or the System Development Charge for water or sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDUs must be sent from the MPDU Section to WSSC and DPS. The MPDU section will request these waivers from WSSC and DPS when the MPDU Agreement to Build is approved.

9) The cost to install a sprinkler system has not been included in the square foot prices. If the County Code requires the installation of a sprinkler system, the allowable price will be increased for this expense. Cost documentation is required.

10) If the required unit landscaping on the approved site plan exceeds 2 trees and 5 shrubs, the allowable price of the MPDU may be increased by the cost of the additional landscaping. Cost documentation is required.

11) Condominium developments must have FHA approval. The expense of obtaining FHA approval for condominium developments will be added to the sales price. Cost documentation is required.

Considerations for Additional Unusual Costs (Does not apply to garden buildings and high rises):

DHCA may adjust the allowable sales price of an MPDU if the developer/builder can demonstrate that additional unusual costs have been incurred (i.e., costs not already allowed in the structure or lot development costs) which are directly attributable to and benefit the MPDUs and which are the result of:

- (a) conditions or fees, such as impact or similar fees imposed by a governmental unit or as condition for building permit approvals;
- (b) additional considerations or fees as a condition of obtaining governmental financing programs; or
- (c) additional fees imposed by public utilities.

A narrative explanation and documentation for such costs must accompany the sales offering agreement. Requests for price adjustments must be initiated by the developer/builder. Additional costs for correcting or adapting the usability of marginal land, soils, or topography will not result in an increase in the allowable sale price.

Architectural Compatibility Expenses (Does not apply to garden buildings and high rises):

The allowable sales price of an MPDU may be increased to compensate for the cost of modifying the exterior design (including site improvements of the MPDU) that is necessary to make the MPDU's compatible in exterior design with the market-rate units in the subdivision.

- (a) The exterior design elements requested must be similar to those elements used on the market-rate housing units in order to reduce substantial difference in appearance. Compensation may be allowed for exterior facades and the sides of end units, roofing structure and material, window and door treatments, materials for walkways, and similar architectural elements.
- (b) Compensation shall be based upon the cost difference between the exterior design elements included in the calculation of the MPDU allowable structure cost and those design elements for which the builder is requesting compensation. Cost estimates or construction bids that document the difference in cost must be submitted.
- (c) The increase approved for architectural compatibility shall be limited to 10 percent of the allowable base cost for each unit increased by the direct costs percentages listed on the pricing worksheet.