	<u>STAFF REPORT</u>		
Address:	17810 Meeting House Road, Sandy Spring	Meeting Date:	9/1/2021
Resource:	Non-Contributing Resource Sandy Spring Historic District	Report Date:	8/25/2021
Applicant:	Sandy Spring Village, LP	Public Notice:	8/18/2021
Review:	HAWP	Tax Credit:	Partial
HAWP No.:	963303	Staff:	Dan Bruechert
PROPOSAL:	Site Redevelopment		

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:Non-Contributing Resource within the Sandy Spring Historic DistrictSTYLE:Colonial RevivalDATE:c.1904 and 1976/7



Figure 1: The Proposed redevelopment site includes two buildings, 17810 Meeting House Rd. and 900 Olney-Sandy Spring Rd.

On June 23, 2021, the HPC heard a Preliminary Consultation for the proposed site redevelopment at the intersection of Meeting House Rd. and Olney-Sandy Spring Rd. The HPC was supportive of the change in use from office space to senior housing and supported the proposed changes to the buildings. The HPC recommended revising the proposal to eliminate additional hardscaping along Olney-Sandy Spring Rd.

While not proposed in the application, the HPC additionally voiced strong opposition to any changes along Meetinghouse Road—a County-designated Exceptional Rustic Road. The applicant has made minor modifications to the proposal and returns for a HAWP.

PROPOSAL

The applicant proposes to convert the existing site from commercial use to senior residential. Proposed changes on the site include:

- New windows and doors;
- Site improvements; and,
- Hardscaping alterations

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Sandy Spring Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved and Adopted Sandy Spring and Ashton Master Plan (Master Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Sandy Spring Historic District

"Sandy Spring, settled in 1727 by the Quaker James Brooke, is one of the oldest settlements in the County with a fine collection of religious, financial and educational buildings.

• The inclusion of the Montgomery Mutual Insurance Company property was not intended to preclude new development on the site or restrict the allowable density of development. Rather, the intention was and continues to be, to assure that the high standards of sensitive design which have been established by the 1977 Montgomery Mutual building be carried on in the construction of other new buildings on the site. The inclusion of a portion of Meeting House Road within the district is intended to preserve the rural character of the roadway including its width, design and landscaping."

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(c) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property consists of two buildings, a 1904 Colonial Revival building at 900 Olney-Sandy Spring Rd. and a 1977 building at 17810 Meeting House Rd. Both buildings were constructed as commercial office space for the Mutual Fire Insurance Company. The proposal before the HPC would redevelop the site and convert its use to senior housing. The proposed changes include alterations to the 1977 building, site improvements, and hardscape alterations. As outlined in the application (attached) the work proposed includes:

Exterior Building Improvements

- Power wash building exteriors;
- Repoint at existing brick wall exteriors and brick stairs as needed;
- Re-open window weep holes;
- Provide replacement slate roof tiles and flashing for missing or damaged areas;
- Recondition repair and paint balconies, dormers and wood panels as needed;
- Repair and seal gutters and provide soffits where missing. Provide rain leaders to match existing where damaged. Snake existing rain leaders and remove obstructions if found;
- Provide caps for dormer roofs;
- Remove masonry infill and provide matching wood windows on West Elevation;
- On the East Bridge Elevation: replace center windows with a door to match existing doors on opposite side of bridge, extend sidewalk to door; and
- Provide Dormer Caps as needed.

Site Improvements

- Eliminate the nine parking spaces located directly in front of the Meeting House Road Buildings to provide for fire department vehicular access;
- Various modifications are proposed to the site hardscaping to provide improved ADA access and pedestrian circulation; and,
- Minor modifications to the landscaping and site design both along Olney-Sandy Spring Rd. and Meeting House Rd.

Exterior Building Alterations

Most of the proposed changes to the buildings are either maintenance and/or repair in-kind, which is work that does not require a HAWP. Much of this work is eligible for the County Historic Preservation Tax Credit. The work that is subject to HPC review and approval includes installing windows to blanking openings on the west elevation of the 1977 building and removing a pair of windows and installing a pair of doors in the 'bridge' between the sections of the 1977 building.

On the west elevation of the Moore building, the applicant proposes removing seven blank openings and installing 12/12 wood sash windows to match the other windows on the building. Staff did not determine if these blank openings were originally windows; however, because this alteration is to a building constructed in 1977, and the change is to a side not visible from the public right-of-way, Staff finds this alteration should be allowed as a matter of course, per 24A-8(d).

On the east elevation of the Moore building, the applicant proposes removing a wood sash window and installing a pair of doors and transom in the existing opening. The doors will match the exterior doors on the second floor directly above the proposed opening. Staff finds this proposal is compatible with the character of the building and is an alteration to a non-historic building that should be approved under 24A-8(d).

Finally, the applicant also proposes removing two windows from the breezeway between the Bently and Moore building and installing a pair of doors to create a new opening. The proposed opening will match the opening on the other side of the breezeway in design and materials. Staff finds that these changes will not impact the historic character of the building or site and recommends approval under 24A-8(d).

Hardscape Alterations

The last changes proposed on the site are alterations to the existing hardscaping. The proposal will eliminate nine parking spaces in front of the 1977 Balzy building and create additional green space and an on-site sidewalk. The HPC was supportive of this change at the Preliminary Consultation and Staff finds the additional greenspace is in keeping with the surrounding historic district.

The other proposed change is the construction of two permeable paver patios in front of the historic Stabler building along Olney-Sandy Spring Rd. These patios have been reduced in size from the proposal presented at the Preliminary Consultation to reduce the total amount of hardscaping, but also to protect the red and scarlet oak trees in front of the Stabler building. Because Olney-Sandy Spring Rd. does not have a traditional commercial street pattern, Staff finds this change to the streetscape will not have a substantial impact on the historic character of the surrounding district and recommends the HPC approved the alteration under 24A-8(b)(2).

Finally, the applicant proposes to construct a walking path around the proposed retention pond at the south end of the site. Staff finds this proposed work is set away from the street and is where many of the new oak trees (discussed below) will be planted. Staff additionally finds this alteration will have a minimal impact on the site because it will be constructed at grade level.

The path around the retention pond at the south side of the site will have a low impact on the site because it is on grade and is set back from Meeting House Road.

Tree Removal

The applicant proposes to remove a total of six trees, however, two of those are dead. The dead trees do not require a HAWP and may be removed as a matter of public safety. The first tree proposed for removal is #17, a 16" d.b.h. river birch. This tree is in the middle of the proposed fire lane. Trees #20 and #23 are both magnolias along Meeting House Rd., where a proposed patio is planned. Finally, tree

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#26, a 22" d.b.h. Magnolia, is at the southeast corner of the Bently building. To mitigate the loss of these trees, the applicant will plant five 3" d.b.h. oak trees on site. Staff finds that the loss of these four trees will not significantly change the character of the site, as several trees in the same area will be retained. Staff additionally finds the five new trees will, with time, add to the tree canopy along Meeting House Rd.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit. visit.

APPL	LICATION FOR DATE ASSIGNED				
HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400					
APPLICANT:					
Name: Sandy Spring Village, LP	E-mail: stacy.kaplowitz@kcgcompanies.com				
Address: 9311 N Meridian, Suite 100	City: Indianapolis Zip:46260				
Daytime Phone: <u>(202) 744-1479</u>	Tax Account No.: <u>85-1584401</u>	-			
AGENT/CONTACT (if applicable):					
Name: <u>Stacy Kaplowitz</u>	E-mail: stacy.kaplowitz@kcgcompanies.com				
Address:	City: Zip:				
Daytime Phone: <u>(202) 744-1479</u>	Contractor Registration No.:	Contractor Registration No.:			
LOCATION OF BUILDING/PREMISE:	MIHP # of Historic Property				
Is the Property Located within an Historic	ic District? Ves/District Name Sandy Spring				
Is there an Historic Preservation/Land Tr map of the easement, and documentation	rust/Environmental Easement on the Property? If YES, include ion from the Easement Holder supporting this application.	а			
Are other Planning and/or Hearing Exam (Conditional Use, Variance, Record Plat, supplemental information.	niner Approvals / Reviews Required as part of this Application? etc.?) If YES, include information on these reviews as				
Building Number: <u>17810/900</u>	Street: Meeting House Road / Olney Spandy Spring Roa	<u>i</u> d			
Town/City: Sandy Spring	Nearest Cross Street: Meeting House Road	_			
Lot: <u>N442</u> Block:	_ Subdivision: Parcel:				
TYPE OF WORK PROPOSED: See the for proposed work are submitted wit be accepted for review. Check all that	e checklist on Page 4 to verify that all supporting items th this application. Incomplete Applications will not t apply: Shed/Garage/Accessory Structu	ure			

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FOR STAFF only: HAWP# <u>963303</u>

New Construction	Dee
Addition	Fer
Demolition	Ha
Grading/Excavation	Ro

Deck/Porch Fence Hardscape/Landscape Roof Solar Tree removal/planting Window/Door Other:<u>Interior use change</u>

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Stacy Kaplowis

8/11/21

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Sandy Spring, MD 20860

816 Olney-Sandy Spring Road 802 Olney- Sandy Spring Road

905 Olney-Sandy Spring Road

913 Olney-Sandy Spring Road

17809 Meeting House Road

612 Sandy Spring Road

17810 Auburn Village Drive

17617 Meeting House Road

17710 Meeting House Road

17714 Meeting House Road

17725 Norwood Road

Thomas Village Homeowners Association

P.O. Box F

Kensington, MD 20895

Boddy Troy

140 Norwood Road

Silver Spring, MD 20905

Auburn Village Homeowners Association 3416 Olandwood Court #210 Olney, MD 20832 **Description of Property**: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The subject property is an existing office complex that is located on 900 Olney Sandy Spring Road and 17810 Meeting House Road. The 2.67 acres site is owned by Stabler 1748, LLC. This property is zoned CRN (Commercial Residential Neighborhood) and it is located within the Sandy Spring-Ashton Rural Village Overlay Zone. The property is located within the Northwest Branch watershed. The subject property is largely developed, and there are no streams, wetlands, steep slopes, or other significant environmental features on the site. However, an environmental buffer exists in the southeastern portion of the site that is associated with an intermittent stream. Most of the existing landscaping are in good conditions. Trees around the site includes Red Oak, Scarlet Oak, Cherry, Sugar Maple, Crape Myrtle, American Holly, Kousa Dogwood, Leyland Cypress, Chinese Chestnut, and Sweetbay Magnolia. There are few trees that are dead or in fair conditions that are proposed to be removed. The property includes three buildings: from south to north they are referred to as the Bentley building, the Moore building (both at 17810 Meeting House Road), and the Stabler building (900 Onley-Sandy Spring Road).

The Bentley building was constructed in the Georgian style, with Flemish bond red brick exterior walls, 12 over 12lite wood windows, and a gable-ended projecting entrance bay. It is 2 full stories, with a partial basement, and dormer windows on each side of the building at the attic. Atop the slate roof is a "widow's walk," and 8 nowdecorative chimneys. There are several wood Juliet balconies at the second level. The building has an approx. 8500 sf footprint.

A 2-story wood-clad bridge connects Bentley to the Moore building, built several decades later in a style similar to Bentley. The Moore building also has 2 full stories, and a dormered-attic, with an approx. 7900 sf footprint. The Stabler building has an approx. 2700 sf footprint, and is 2 full stories, with a partial basement. It is also in a Georgian-esque style, though a more residential scale. The main roof is slate, with two dormers and a brick chimney. The windows are mostly 15 over 1, and some have been replaced throughout the years. There have also been other modifications to the building, such as an exterior stair to the second level.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This project is proposing the conversion of the existing office use into 56-units age-restricted, affordable residential development. Other site improvements include the demolition/removal of nine compact spaces east of the Moore building, modifications to hardscape to provide pedestrian connectivity, ADA access, fire department vehicular access, and outdoor amenities. Proposed hardscape includes benches, pavers, wooden bridge, and pavilion. Proposed outdoor light includes Signify/Lumec, Generation Lighting, BK Lighting, Barn Electric, and Unique Lighting Systems. Landscaping modification includes tree saving, additional trees, shrubs, perennial, and ornamental grasses.

General exterior work to each building includes brick repointing, roof slate replacement in areas that are missing or damaged, wood balcony rail repair and repainting, dormer ridge cap replacement, and flat roof membrane replacement. No change in building massing, additions, or major building demolition is planned.

Work Item 1: Brick Repointing				
Description of Current Condition:	Proposed Work:			
Good, with minor areas of spalled or missing mortar and blocked weep holes	Repoint areas of spalled or missing mortar with material to match existing adjacent; re-open existing weep holes			
Work Item 2: Roof slate replacement, skylights a	nd ridge caps			
Description of Current Condition:	Proposed Work:			
Good, with minor areas of damaged or missing slate tile. Ridge caps at dormers are either beyond useful life, or not present	Replace areas of missing or damaged slate with material to match existing adjacent. Two skylights are proposed at each Bentley and Moore to provide natural light to units, and avoid altering the roof profile. Provide metal ridge caps at each dormer to match existing; repair areas of chipped wood at dormers, repaint.			

Work Item 3: Wood balcony rail repair o	and widow's walk rail replacement
Description of Current Condition:	Proposed Work:
Fair, not hazardous	Repair areas of chipped wood at Juliet balconies, repaint, Remove existing widow's walk rail that is in a more worn condition than balconies; provide painted wood guardrails to match existing (no lower than 42"high)
Work Item 4: <i>Stair and elevator shaft re</i> Description of Current Condition:	emoval at Stabler Proposed Work:
Fair	The west entry door and second-level door are in areas that will become units and could pose a safety or security hazard for senior tenants. It is proposed to remove these, to provide windows and brick infill to match existing adjacent windows. The elevator is thought to not be original and it is proposed to remove it and the interior shaft walls to afford more usable space for units. It is proposed to remove the shaft above the sloped roof, to avoid unnecessary supplemental support and possible safety hazards.

Work Item 5: Flat roof membrane replacement

Description of Current Condition:	Proposed Work:		
Good to poor	The Bentley flat roof membrane is in fairly good condition and is proposed to be replaced with white TPO only if no longer under warranty. The Moore and Stabler flat roofs are in fair to poor condition, and are proposed to be replaced with white TPO.		

Work Item 6: Door and window installation at bridge and Moore

Description of Current Condition:	Proposed Work:		
Good to fair	At bridge and Moore, 2 window openings will be enlarged to accommodate doors in the style of existing adjacent ones. This is proposed to provide access from the Meetinghouse side of the building to the bridge, and to the Moore water service room. The wood panels on the bridge will be repaired in areas of chipped wood and repainted. On Moore's existing west elevation, there are recessed areas of brick, matching window locations of the east elevation. Seven of these will be opened to accommodate new wood windows, to provide windows and natural light to units and amenity areas, in sizes and styles to match existing adjacent. At Bentley, a window well is proposed on the west side of the basement to accommodate 2 new wood windows at the resident common room.		

Work Item 7: Existing gutters and rain leaders

Description of Current Condition:	Proposed Work:			
Good to fair	Repair and seal gutters and provide wood soffits where missing. Provide rain leaders to match existing adjacent where damaged.			

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Solid-core doors with wood-veneer, medium-density-overlay, hardboard or MDF faces.
 - 2. Hollow-core doors with wood-veneer, hardboard or MDF faces.
 - 3. Sliding solid-core doors and manufacturer supplied hardware.
 - 4. Shop priming flush wood doors.
 - 5. Factory fitting flush wood doors to frames and factory machining for hardware.
- B. Related Sections:
 - 1. Division 08 Section "Glazing" for glass view panels in flush wood doors.
 - 2. Division 09 Sections "Interior Painting" for field finishing doors.

1.3 SUBMITTALS

- A. Product Data: For each type of door indicated. Include details of core and edge construction, louvers, and trim for openings.
- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.
 - 1. Indicate dimensions and locations of mortises and holes for hardware.
 - 2. Indicate dimensions and locations of cutouts.
 - 3. Indicate requirements for veneer matching.
 - 4. Indicate doors to be factory finished and finish requirements.
- C. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain flush wood doors from single manufacturer.
- B. Quality Standard: In addition to requirements specified, comply with AWI's "Architectural Woodwork Quality Standards Illustrated."
 - 1. Provide AWI Quality Certification Labels or an AWI letter of licensing for Project indicating that doors comply with requirements of grades specified.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Mark each door on top and bottom rail with opening number used on Shop Drawings.

1.6 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient

temperature and humidity conditions at occupancy levels during the remainder of the construction period.

B. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during the remainder of the construction period.

1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.
 - b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.
 - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
 - 3. Warranty Period for Solid-Core Exterior Doors: Five years from date of Substantial Completion.
 - 4. Warranty Period for Solid-Core Interior Doors: Life of installation.
 - 5. Warranty Period for Hollow-Core Interior Doors: Two year(s) from date of Substantial Completion.

1.8 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, that match products installed, are packaged with manufacturer's standard protective covering for storage, and identified with labels describing contents.
 - 1. Furnish one (1) solid wood door and one (1) hollow-core door for each size indicated.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Chappell Door Co.
 - 2. Eagle Plywood & Door Manufacturing, Inc.
 - 3. Eggers Industries.
 - 4. Graham; an Assa Abloy Group company.
 - 5. Ideal Architectural Doors & Plywood.
 - 6. Lambton Doors.
 - 7. Marlite.
 - 8. Masonite Architectural.
 - 9. Mohawk Flush Doors, Inc.; a Masonite company.
 - 10. Oshkosh Architectural Door Company.
 - 11. Poncraft Door Company.
 - 12. VT Industries Inc.

2.2 DOOR CONSTRUCTION, GENERAL

- A. Solid Wood Doors for Opaque Painted Finish:
 - 1. Provide solid wood door at unit entries.
 - 2. Face Species: Any closed-grain hardwood.
 - 3. Design: Provide manufacturer's standard 2-Panel door design.

- B. Hollow-Core Doors for Opaque Painted Finish:
 - 1. Provide hollow-core doors at interior doors within units.
 - 2. Construction: Standard hollow core.
 - 3. Blocking: Provide wood blocking with minimum dimensions as follows:
 - a. 5-by-18-inch lock blocks at both stiles.
 - b. 5-inch top- and bottom-rail blocking.
 - c. 2-1/2-inch midrail blocking.

2.3 LOUVERS AND LIGHT FRAMES

- A. Wood Louvers: Door manufacturer's standard solid-wood louvers unless otherwise indicated.
 - 1. Wood Species: Same species as door faces.
- B. Metal Louvers:
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Air Louvers Inc.
 - b. Anemostat; a Mestek company.
 - c. Hiawatha Incorporated.
 - d. L & L Louvers, Inc.
 - e. LL Building Products, Inc.; a division of GAF Materials Corporation.
 - f. Louvers & Dampers, Inc.; a Mestek company.
 - g. McGill Architectural Products.
 - 2. Blade Type: Vision-proof, inverted V.
- C. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads as follows unless otherwise indicated.

2.4 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
- B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, DHI A115-W series standards, and hardware templates.
 - 1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
- C. Transom and Side Panels: Fabricate matching panels with same construction, exposed surfaces, and finish as specified for associated doors. Finish bottom edges of transoms and top edges of rabbeted doors same as door stiles.
 - 1. Fabricate door and transom panels with full-width, solid-lumber, rabbeted, meeting rails. Provide factory-installed spring bolts for concealed attachment into jambs of metal door frames.
- D. Openings: Cut and trim openings through doors in factory.
 - 1. Light Openings: Trim openings with moldings of material and profile indicated.
 - 2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Division 08 Section "Glazing."
 - 3. Louvers: Factory install louvers in prepared openings.

2.5 SLIDING SOLID-CORE WOOD DOORS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide NxtWall "Sliding Doors" or comparable product approved by Owner and Architect.
 - 1. Configuration: Pairs of bi-parting double doors.
 - 2. Door Type: 1-3/4-inch thick, Solid Core Wood (no glazing lite).
 - 3. Door Veneer: Plastic laminate. Laminate color shall be selected from manufacturer's full range of wood-grain laminates. (NxtWall Grade 1 & 2).
 - 4. Hardware: Provide manufacturer's standard recessed horizontal track and nylon wheel and ball bearing rollers, for sliding configuration indicated. Provide manufacturer's standard storeroom lock, with core to match building keying system per 087100 "Door Hardware." Door handle shall be selected from manufacturer's full range.
 - a. Hardware finish shall be selected from manufacturer's full range.

2.6 SHOP PRIMING

A. Doors for Opaque Finish: Shop prime doors with one coat of wood primer specified in Division 09 Section "Interior Painting". Seal all four edges, edges of cutouts, and mortises with primer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and installed door frames before hanging doors.
 - 1. Verify that frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
 - 2. Reject doors with defects.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Hardware: For installation, see Division 08 Section "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.
- C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels as indicated below; do not trim stiles and rails in excess of limits set by manufacturer. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.
 - 1. Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
 - 2. Bevel doors 1/8 inch in 2 inches at lock and hinge edges.
- D. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

3.3 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

SECTION 085200 - WOOD WINDOWS & DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Provisions of the Contract and of the Contract Documents apply to this Section.

1.2 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 2. Review, discuss, and coordinate the interrelationship of wood windows and doors with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
 - 3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.
 - 4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for wood windows and doors.
- B. Shop Drawings: Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.
- C. Samples for Initial Selection: For units with factory-applied color finishes.
 - 1. Include similar Samples of hardware and accessories involving color selection.
- D. Samples for Verification: For wood windows, doors, and components required, prepared on Samples of size indicated below:
 - 1. Exposed Finishes: Manufacturer's standard sample size.
 - 2. Exposed Hardware: Full-size units.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer and Installer.
- B. Product Test Reports: For each type of wood window and door, for tests performed by a qualified testing agency.
- C. Field quality-control reports.
- D. Sample Warranties: For manufacturer's warranties.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.

1.6 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:

- a. Failure to meet performance requirements.
- b. Structural failures including excessive deflection, water leakage, and air infiltration.
- c. Faulty operation of movable sash and hardware.
- d. Deterioration of materials and finishes beyond normal weathering.
- e. Failure of insulating glass.
- 2. Warranty Period:
 - a. Window: 10 years from date of Substantial Completion.
 - b. Glazing Units: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Wood Windows and Doors:
 - a. Crestline Windows and Doors; SNE Enterprises, Inc.
 - b. Hurd Windows and Doors, Inc.
 - c. JELD-WEN, Inc.
 - d. Kolbe & Kolbe Millwork Co., Inc.
 - e. Marvin Windows and Doors.
 - f. Pella Corporation.
 - g. Sierra Pacific Windows.
 - h. Vetter.
 - i. Weather Shield Mfg., Inc.
- B. Source Limitations: Obtain wood windows and doors from single source from single manufacturer.

2.2 WINDOW PERFORMANCE REQUIREMENTS

- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
 - 1. Window Certification: WDMA certified with label attached to each window.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
 - 1. Minimum Performance Class: CW.
 - 2. Minimum Performance Grade: 40.
- C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of 0.38 Btu/sq. ft. x h x deg F.
- D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of 0.40.

2.3 WOOD WINDOWS

- A. Operating Types: Provide the following operating types in locations indicated on Drawings:
 - 1. Single hung.
- B. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch deep by 2 inches wide; water-repellent preservative treated.
 - 1. Exterior Finish: Manufacturer's standard factory-prime coat wood.
 - a. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
 - 2. Interior Finish: Manufacturer's standard factory-prime coat.

C.

- a. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
- Insulating-Glass Units: ASTM E 2190, certified through IGCC as complying with requirements of IGCC.
 - 1. Glass: ASTM C 1036, Type 1, Class 1, q3.
 - a. Kind: Fully tempered.
 - 2. Lites: Two.
 - 3. Filling: Fill space between glass lites with argon.
 - 4. Low-E Coating: Pyrolytic or sputtered on second surface.
- D. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.
 - 1. Exposed Hardware Color and Finish: As indicated by manufacturer's designations.
- E. Hung Window Hardware:
 - 1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
 - 2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.
 - 3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.
 - 4. Window Opening Control Device (WOCD): Provide opening control hardware at all windows other than first floor level, per ASTM F 2090.
- F. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.
- G. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.
 - 1. Exposed Fasteners: Do not use exposed fasteners to the greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.4 EXTERIOR STILE AND RAIL WOOD DOORS

- A. Exterior Stile and Rail Aluminum-Clad Wood Doors: Custom exterior doors complying with WDMA's "North American Fenestration Standard/Specification" and with other requirements specified.
 - 1. Panel Designs: Custom modifications to manufacturer's standard panel/glazing design, as indicated by Drawings, in order to match existing doors. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
 - 2. Door Construction for Opaque Finish:
 - a. Stile and Rail Construction: Veneered, structural composite lumber or veneered edgeand end-glued lumber.
 - b. Exposed Unfinished Wood Surfaces: Manufacturer's standard paint-grade species.
 - 3. Molding Profile (Sticking): As selected by Architect from manufacturer's full range.

2.5 ACCESSORIES

- A. Dividers (False Muntins): Provide divider grilles in designs for window sashes and door glazing as indicated.
 - 1. Quantity and Type: Two per sash, permanently located at exterior and interior lites.
 - 2. Material: Manufacturer's standard.

- 3. Pattern: Match existing and as indicated on Drawings.
- 4. Profile: As selected by Architect from manufacturer's full range.
- 5. Color: Match window framing paint color.

2.6 INSECT SCREENS

- A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.
 - 1. Type and Location: Full, outside for hung sashes.
- B. Aluminum Frames: Manufacturer's standard aluminum alloy complying with SMA 1004 or SMA 1201.
 Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.
 - 1. Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet.
 - 2. Finish for Interior Screens: Baked-on organic coating in color selected by Architect from manufacturer's full range.
 - 3. Finish for Exterior Screens: Baked-on organic coating in color selected by Architect from manufacturer's full range.
- C. Glass-Fiber Mesh Fabric: 18-by-14 or 18-by-16 mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration. Comply with ASTM D 3656.
 - 1. Mesh Color: Manufacturer's standard.

2.7 INTERIOR STORM WINDOWS

- A. General: At all existing exterior windows, provide storm window inserts, consisting of manufacturer's standard magnetic guide tracks and aluminum frame extrusions, weatherstripping around all four sides. Guide track and frame extrusion are magnetic to hold window inserts in place and for easy removal.
 - 1. Basis-of-Design Product: Provide Magnetic One Lite (MOL) by Allied Window Inc. or comparable storm window insert approved by Owner.
 - 2. Glazing: 1/8-inch thick acrylic glazing, as standard with manufacturer.

2.8 FABRICATION

- A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows.
- B. Glaze wood windows in the factory.
- C. Weather strip each operable sash to provide weathertight installation.
- D. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.
- E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

- B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.
- C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E 2112.
- B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

3.3 ADJUSTING, CLEANING, AND PROTECTION

- A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.
- B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.
 - 1. Keep protective films and coverings in place until final cleaning.
- C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.
- D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written instructions.

END OF SECTION 085200

Statement in Support HAWP 17810 Meeting House Road, 900 Olney-Sandy Spring Road, Sandy Spring, Maryland

Sandy Spring Village, LP, an affiliate of KCG Development (the "Applicant"), is submitting this request for approval of an Historic Area Work Permit ("HAWP"). The Applicant is the contract purchaser of the property located at 17810 Meeting House Road and 900 Olney-Sandy Spring Road in Sandy Spring, Maryland (the "Property").¹ As discussed below and in the HAWP Application Form, the Applicant is proposing to convert the existing office use on the Property into an age-restricted, income-restricted, 100% affordable multi-family development (the "Project"). Exterior building and site modifications are limited to those changes required to accommodate the proposed residential use, provide ADA and fire department access to the buildings, improved pedestrian connectivity, and enhanced residential outdoor amenities.

I. Property Background

The Property is located in the southwest quadrant of the intersection of Olney-Sandy Spring Road and Meeting House Road, in Sandy Spring. The Property is more particularly known as Parcel A in the "Sandy Spring" subdivision, as shown on Plat No. 17648. The Property has a net lot area of 116,389 square feet and is currently zoned CRN-0.75 C-0.75 R-0.5 H-45'. The Property is located within the Sandy Spring Historic District.

The Property is currently improved with three masonry buildings totaling approximately 56,565 gross square feet. Located toward the rear of the Property are two, three-story, connected office buildings - the original "Bentley Building" contains approximately 29,072 square feet and the "Moore Building" addition contains approximately 22,005 square feet (collectively, referred to hereinafter as the "Meeting House Road Buildings"). Located directly at the intersection of Meeting House Road and Olney-Sandy Spring Road is a 2 ¹/₂ story, approximately 5,488 square foot structure devoted to office use (referred to hereinafter as the "Olney-Sandy Spring Structure"). (Collectively, the "Existing Buildings").

The Olney-Sandy Spring Structure was originally constructed in 1904 as an office for the Mutual Fire Insurance Company of Montgomery County. The building is a great example of Colonial Revival architecture. The building is pulled up to the street and located directly at the intersection of Olney-Sandy Spring Road and Meeting House Road. The building has a doubledoor entry with transom light directly facing the street, which is covered by an elaborate porch with flat roof. The building façade has windows on all four sides.

¹ Stabler 1848, LLC owns the Property and has authorized KCG Development to submit applications for the redevelopment of the Property.

The Meeting House Road Buildings are a great example of Georgian architecture, on a much larger scale. These buildings originally served as a more modern home of the Mutual Fire Insurance Company (later called the Montgomery Mutual Insurance Company). These larger buildings have hipped roofs with a gable front, and dormers. The original 1977 building (the "Bentley Building"), has several large chimneys and a decorative cupola tower situated in the middle of the roof. The approximately 22,005 square foot "Moore Building" was added in 1991 and was designed to blend seamlessly in with the existing three-story building.

II. Proposed Development

The Applicant is proposing up to provide up to 56 age-restricted, affordable dwelling units on the Property. The Project will provide affordable housing that will serve senior households earning up to 60% of the Area Median Income ("AMI"). 100% of the units will be affordable. Rents are set to achieve a range of affordability between 40-60% of AMI, with units at income levels substantially below those required by the Moderately Priced Dwelling Unit ("MPDU") program. As such, the Project will respond to the County's need for affordable, senior housing and will allow seniors in the Ashton-Sandy Spring submarket, with fixed incomes, to age in place. The Project will be the first of its kind in Ashton-Sandy Spring and will greatly improve the diversity of the market's housing stock, while preserving the existing buildings and historic character of the neighborhood.

As a part of continuity of the Property and its relation to the surroundings, the building footprint, height and overall square footage will remain unchanged. Given the elegant and timeless design of the Existing Buildings, the Applicant is proposing minimal exterior modifications. The exterior modifications are primarily limited to those required for the maintenance and upkeep of the buildings, and code requirements for the proposed residential use. The Applicant recognizes the historical significance of the site within the community and endeavors to preserve the Property's frontage along Meeting House Road – an Exceptional Rustic Road.

The Project will provide various opportunities for passive and active recreation and social gatherings that are specifically tailored to the residents' lifestyles. For example the Project is anticipated to provide raised garden beds, space for recreation (*e.g.* chess, bocce ball, yoga, possible labyrinth), and opportunities for socialization and relaxation (*e.g.* events pavilion overlooking a "common green," sensory garden and interior courtyard with grilling and outdoor seating/dining opportunities). Additionally, the Applicant is working with local Sandy Spring community members to establish an art installation in the courtyard. The art is intended to provide a community benefit, although it is not being provided as part of the public art program. The final design, location and specifications for the art will be determined at time of building permit.

III. HPC Preliminary Consultation

The Applicant met with the Historic Preservation Commission ("HPC") on June 23, 2021 for a Preliminary Consultation. The HPC was very supportive of the overall Project (see attached meeting minutes). The Commissioners were in agreement with the Applicant regarding the retention of the existing improvements and character of Meeting House Road and Olney-Sandy Spring Road. The Commissioners expressed their objection to the improvements requested by the Montgomery County Department of Transportation ("MCDOT") along Meeting House Road and Olney-Sandy Spring Road (MCDOT has requested a sidewalk be installed along Meeting House Road and modification to the streetscape along Olney-Sandy Spring Road to relocate and widen the sidewalk further internal to the Property, to accommodate a landscape buffer). The Commissioners noted that these frontage improvements would have adverse impacts on the existing historic character of the Property. This approach is also consistent with the Sandy Spring Rural Village Plan which confirms that "[t]he existing sidewalk on the south side of MD 108 will remain." (See page 48 of Master Plan). The one modification that the HPC did request to the Applicant's plans was the relocation or elimination of the proposed patio in front of the Stabler Building. As demonstrated on the plans submitted concurrently with this HAWP, the Applicant has removed the patios previously proposed.

IV. Summary of Exterior Modifications

As previously mentioned, the exterior building and site modifications are limited to those changes required to facilitate the conversion of the Existing Buildings into an age-restricted, affordable residential development. The proposed modifications are discussed in greater detail in the attached HAWP application. In summary, the Applicant is proposing the following modifications to ensure the buildings can meet their programmatic needs and importantly, provide efficient means of access for residents throughout the site:

- Exterior Building Improvements
 - Power wash building exteriors;
 - Repoint at existing brick wall exteriors and brick stairs as needed;
 - Re-open window weep holes;
 - Provide replacement slate roof tiles and flashing for missing or damaged areas ;
 - Recondition repair and paint balconies, dormers and wood panels as needed;
 - Repair and seal gutters and provide soffits where missing. Provide rain leaders to match existing where damaged. Snake existing rain leaders and remove obstructions if found;

- Provide caps for dormer roofs;
- Remove masonry infill and provide matching wood windows on West Elevation;;
- On the East Bridge Elevation: replace center windows with a door to match existing doors on opposite side of bridge, extend sidewalk to door; and
- Provide Dormer Caps as needed.
- Site Improvements
 - Eliminate the nine parking spaces located directly in front of the Meeting House Road Buildings to provide for fire department vehicular access;
 - Various modifications are proposed to the site hardscaping to provide improved ADA access and pedestrian circulation; and
 - Minor modifications to the landscaping and site design within the courtyard on Meeting House Road and just south of the buildings, to provide enhanced outdoor amenities for the community and future residents.

No changes are proposed to vehicular access. Vehicular access to the Overall Property will continue to be provided through existing curb cuts. Importantly, the Applicant is not proposing modifications to Meeting House Road, which is an Exceptional Rustic Road, or Olney-Sandy Spring Road.

V. Secretary of Interior's Standards for Rehabilitation

The modifications proposed to the Existing Buildings will be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

As mentioned above, the Existing Buildings will be converted into age-restricted housing, a use allowed by-right within the existing zoning. The Project will not change any defining characteristics of the buildings, site and surrounding environment. The exterior modifications are primarily limited to those required for the maintenance and upkeep of the buildings, and code requirements for the proposed residential use. The Property will continue to contribute to the historic setting and character of the neighborhood.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the Property will be retained and preserved. As discussed above, the Applicant is proposing only modest exterior improvements to the Existing Buildings and site. None of the changes proposed will result in alterations to the features that characterize these buildings. Importantly, no changes are proposed to Meeting House Road, which is included in the Sandy Spring Historic District and is classified as an Exceptional Rustic Road. As mentioned above, through the development review process, MCDOT has requested additional right-of-way dedication along Meeting House Road, which would also require the Public Utility Easement to be relocated farther into the Property. Given the restrictions on physical improvements within the right-of-way, this additional dedication would adversely impact many of the existing and proposed site elements that positively contribute to the character of the Historic District and this Exceptional Rustic Road. Additionally, MCDOT has requested the construction of a new 6' sidewalk along Meeting House Road – this improvement is completely contradictory with the Exceptional Rustic Road classification. The criteria for Exceptional Rustic Roads include, among other things, a finding that the road "would be more negatively affected by improvements or modifications to the physical characteristics of the road than would other roads in the Rustic Road Program." As such, the Applicant is not proposing to provide additional dedication or make any improvements to Meeting House Road. The Rustic Roads Advisory Committee and HPC through a Preliminary Consultation have both expressed support for the Applicant's approach.

MCDOT has also requested additional dedication along Olney-Sandy Spring Road. The Applicant is willing to provide the additional dedication, and relocated PUE, so long as the additional right-of-way and PUE do not impact or require removal of the existing building, structures or mature trees/landscaping on the Property.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Any exterior improvements to the Property will complement, and not compete with, the historic structure. The exterior modifications to the Existing Buildings are limited to those required for the maintenance and upkeep of the buildings (*e.g.* repointing brick, replace roof tiles and flashing, add dormer caps etc.), and code requirements for the proposed residential use (*e.g.* adding windows on west elevation of the Moore Building).

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Although the Existing Buildings are not designated historic resources, the Property is located within the Sandy Spring Historic District. The architecture of the Existing Buildings and the site, with its many mature trees, contribute to the historic character of the area and will be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

As discussed above, limited exterior modifications are proposed. The building features, finishes, and construction techniques that characterize the Existing Buildings will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Existing Buildings are in relatively good repair. The scope of the exterior work primarily includes repairs and general maintenance of the existing materials and building elements. The Applicant intends to use like-kind materials for any necessary replacements and alterations.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

In cleaning and preserving the exterior of the Property and Existing Buildings, the Applicant will take precautions to ensure that any surface cleaning required does not damage the integrity of the building elements.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

There are no known archeological resources on the Property that will be affected by the Applicant's proposed adaptive re-use of the Property.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the *historic integrity of the property and its environment.*

No new additions are proposed by the Project. The proposed exterior alterations (e.g. new doors and windows required to accommodate the residential use) will be designed to complement the existing architecture, and will not destroy any historic materials that characterize the Property. The Project will maintain and enhance the historic integrity of the Existing Buildings and Sandy Spring Historic District.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As mentioned above, no new additions or new construction is proposed by the Project.

VI. Conclusion

Given timing constraints and financing deadlines tied to issuance of permits, for this 100% affordable project, the Applicant is seeking to pull building permits by the end of September. As such, for the reasons discussed above, the Applicant is seeking approval of the HAWP to facilitate the adaptive re-use of the existing office buildings for an affordable, age-restricted residential development.

Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,

Rill Comments William Kominers Elizabeth C. Rogen Elizabeth C. Rogers

Attachment "A"

Meeting Date: 6/23/2021 HPC Case No.: Agenda Item III.B Master Plan Site/District/Atlas: Sandy Spring Historic District

Historic Preservation Commission Preliminary Consultation Report

Address: 17810 Meeting House Rd. and 900 Olney-Sandy Spring Rd., Sandy Spring Applicant(s): Stacy Kaplowitz, Elizabeth Rogers (Agent), Bill Kominers, Matthew Karim, and Andrea Kim Proposal: Building Alterations, Site Improvements, and Hardscape Alterations Staff Contact: Dan Bruechert HPC Commissioners Providing Comments: Robert Sutton (Chair), Jeffrey Hains, Marsha Barnes, Sandra Heiler, James Doman, Julie Pelletier,

Recommendations:

The HPC was very supportive of the proposal; both its purpose and the alterations proposed.

The one recommendation the HPC provided for alterations to the site was to relocate or eliminate the proposed patio in front of the Stabler Building.

• Two Commissioners recommended that the patios could be installed to the rear of the Stabler Building.

The Commissioners uniformly opposed installing a sidewalk along Meeting House Road, noting that it is a designated Exceptional Rustic Road. Further, several Commissioners mentioned that they noticed a sign at the entrance to Meeting House Road notifying people that the road is only one lane wide.

While it was not part of the site plans submitted prior to the Preliminary Consultation, the HPC also provided feedback on the appropriateness of installing a vegetive buffer and new sidewalk along Olney-Sandy Spring Road. Installing the buffer would remove pedestrians from the edge of the road, however, it would completely change the character of the historic Stabler Building and the HPC did not support the change.

A letter with these findings will be transmitted to the Planning Board at the Site Plan hearing.

Findings:

- $\hfill\square$ Return for an additional preliminary consultation
- \boxtimes Return for a HAWP in accordance with the Commission's recommendations





equence of Events for Properties Required to Comply With nservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordinces with the approved final forest conservation plan or tree stere plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or created the most recent standards published by the American National Standards Institute (ANSI Created the most recent standards published by the American National Standards Institute (ANSI Created the most recent standards published by the American National Standards Institute (ANSI Created the most recent standards published by the American National Standards Institute (ANSI Created the most recent standards published by the American National Standards Institute (ANSI Created Internet Standards Standards Standards Institute) exceed A3001



An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.



A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including)

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photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

4. Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and peirst to any land disturbar The Forest Conservation Insport, on coordination with he DPS Sediment Control Inspector, may make field adjustments in increase the survivability of trees and forest ishown as survival on the approved plan.

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Forest and tree protection signs must be installed as required by the Forest Conserva Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the time frame given by the Inspector.

8. The property owner nust immediately notify the Forest Conservation Inspector of any damage to trees, foreats, understory, ground cover, and any other undistarbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas. will be determined by the Forest Conservation instector.

Construction

э.	After construction is completed, but before tree protection devices have been removed,
	the property owner nust request a final inspection with the Forest Conservation
	Inspector. At the final inspection, the Forest Conservation Inspector may require
	additional corrective measures, which may include:
	a. Removal, and possible replacement, of dead, dying, or hazardous trees
	 Pruning of data or declining limbs
	c. Soil acration
	d Earthburgtion

e. Watering f. Wound repair

Page 2 of 3

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Edwary 2017



1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING. 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PREDONSTRUCTION MEETING. AND FUNCTION FOR TO TRENCHING. 3. EXACT LOCATION OF TRENCHING. 3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INPECTOR. 4. TRENCH SHOULD BE INVEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SO IL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR. 5. ROOTS SHALL BE CLEANLY OUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. 6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

g. Clean up of retention areas, including trash removal 10. After the final inspection and completion of all corrective measures the Forest Concervation Inspective Will request all temporary tree and finate protection devices removed from the site. Returned of the proceedings drive the protection devices and additional granted with bold DFS and the Forest Conservation Inspector and advanced removed without permission of the Forest Conservation Inspectore, No additional grants, adding, or build may take place after the two protections from strenges removed.

Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term grotection measures to be installed.

February 2017

ROOT PRUNING DETAIL NTS



- 3.
- 2TES Practice may be combined with sediment control ferring. Location and limits of fencing should be coordinated in field with arborist. Boundarise of protection area should be staked prior to installing protective device. Root damage should be avoided. Protection symaps is required. Protection symaps is required. Protection symaps is required.

Montgomery County Planning Department • MM-NCPPC MontgomeryPlanning.org



All field inspections must be requested by the applicant. Field Inspections must be conducted as follows:

Plans without Planting Requirements

- 1. After the limits of disturbance have been staked and flagged, but before any clearing or And in the prime of the second sec

Additional Requirements for Plans with Planting Requirements

- 4. Before the start of any required referentation and afforestation patienting.
 3. After the required referentation and afforestation patienting has been complied to verify 0.1 years after contrasting and the start of the start maintenance and its maintenance activities for the memaining lumiton of the maintenance and them a general period to determine the level of compliance with the provisions of the patient galax, and affore a period to determine the level of the performance board.



Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific Introduce the such as the preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiuguities or questions, please utilize the formal RFI/Submittal process

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be duo so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is Inter the original of the second seco cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfil in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfil soil or rootball with an approved balanced (Endo/Ecto) commercial mycomhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae innoculant product. Do not place any soil on too of root ball. Trees are to be mulched to full depth specified immediately after planting. A ½" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Whe is to be tensioned to allow for 1/2 nch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

hrigator: For permanent systems, inrigation should be largely installed prior to plant installation to avoid having to disturb planting bods or move plants to accommodate the installation of the ringation system. For istes with no permanent inrigation system, Trees are to be inrigated until established by the use of temporary wetro tages through no groups year our distallationds. Similarity, and to be thoroughly hand-watered or by movable temporary irritation (sorinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research into effective planting. The ISA has also replaced their own details and now reference the UTF details. The specifications and details illustrated in this plan set exceed the standards set in the ISA. LCA, and local jurisdictional planting details and specifications.

For additional detailed planting notes, see sheet L-304

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. 81988060A , including financial bonding forest planting, maintenance, and all other applicable agreements. Developer's Name: KCG Development, LLC Stacy Kaplowitz, VP Developmen Printed Name 9333 N. Meridian Street, Suite 230 Indianapolis, IN 4626 (202) 744-1479 stacy.kaplowitz@kcgcompanies.com Phone and Email Stacy Kaplavis Signature

FFCP-003

FINAL FOREST

CONSERVATION

PLAN DETAILS

PROJECT No.: 20175.001.00

RAWING No : 110699 DATE: 06/29/2021 SCALE: AS SHOWN

ESIGN: CO RAWN: TR/CM

HECKED: CM/M SHEET TITLE:

574

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CONSUITANTS 201 forbes blvd p 240.296.14 htten, md 20706

Digitally signed by Colin McCan Date: 2021.07.21 14:58:27-04'00'

LAND

MARYI

COUNTY, I

MONTGOMERY

DISTRICT,

ELECT

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(interior)

SPRING VILLAGE
 ETING HOUSE ROAD &
 Y SANDY SPRING ROAD
 PARCELA

SANDY S 17810 MEETI 900 ONLEY S

CONSI CONSI 4601 forbes b suite 140 suite 140

J		
		347"
F	A41.1 3 5	
		20' - 2''
D		
C		
B		
A		



2 NEW WORK FIRST FLOOR PLAN - BENTLEY

EXISTING WALL TO REMAIN _____ NEW CONSTRUCTION WALL/ITEM

_____ N

	A4.11	30' - 8''
		23' - 7"
3 - 1 - 2		•

(A4.1.1)

1 A5.1.0

NEW WORK PLANS SECOND AND THIRD FLOORS - BENTLEY

A2.1.2

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ROOF PLAN - BENTLEY

20860 20860 MD MD Spring, σ O 'illa(Q S Sandy andy C Road \mathbf{O} ad **D** $\overline{\mathbf{O}}$ nent Hou О KCG Developm 17810 Meeting I δ C O Φ A 10 78 PROJECT NO: 601894 DATE: April 30, 2021 REVISIONS DATE DESCRIPTION

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1414 KE PHONE (

NEW WORK PLANS -MOORE

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DEMO FLOOR PLAN GENERAL NOTES

- A. DEMOLISH CEILINGS THROUGHOUT BUILDING.
 B. COORDINATE DEMOLITION WITH NEW CONSTRUCTION, TO LOCATE EXTENT OF DEMOLITION.
- C. REMOVE EXISTING FLOOR FINISHES THROUGHOUT BUILDING.

FLOOR PLAN GENERAL NOTES

- A. PROVIDE INTERIOR STORM WINDOWS AT EXISTING WINDOW ASSEMBLIES, B.O.D. OPERATING MAGNETIC
- ONE-LITE SYSTEM FROM ALLIED WINDOWS. B. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD, AND NOTIFY ARCHITECT IF DIMENSIONS OR OTHER
- CONDITIONS DIFFER FROM DRAWINGS.
 C. THE FLOORS IN THE BENTLEY BUILDING ARE PRECAST CONCRETE DOUBLE-T'S. CONTRACTOR TO SCAN PRIOR TO CREATING PENETRATIONS IN FLOOR, TO DETERMINE LOCATION OF REINFORCEMENT AND RIBS, AND NOTIFY
- ARCHITECT IF CONDITIONS DIFFER. D. CORRIDOR AND DEMISING WALLS ARE WALL ASSEMBLY P-5, UNO.
- E. INTERIOR DIMENSIONS ARE TO FACE OF FINISH, UNO.
 F. REFER TO LINTEL SCHEDULE AND PROVIDE L-1 LINTELS AT NEW WINDOW OPENINGS IN MOORE.
- G. PROVIDE ALLOWANCE FOR EXISTING WALL FINISH REPAIR/REPLACEMENT AFTER UTILITY INSTALLATION.

FLOOR PLAN LEGEND

NEW CONSTRUCTION WALL/ITEM

PROVIDE 1-HOUR RATED GYPSUM BOARD CEILING AT EXISTING HEIGHT, TYP

NEW WORK FIRST FLOOR RCP - BRIDGE

NEW WORK FIRST FLOOR PLAN - BRIDGE

A2.4.1

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			WIND	DOW SCH	EDULE		
TYPE MARK	DIMENSION	MATERIAL	GLAZING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	DESCRIPTION
А	3' - 0" x 5' - 0"	WOOD					DOUBLE HUNG
В	2' - 0" x 3' - 0"	WOOD					DOUBLE HUNG
С	2' - 6'' x 4' - 0''	WOOD					FIXED
D	2' - 0" x 3' - 0"	VINYL					SKYLIGHT - PROVIDE HUNTER DOUGLAS DUETTE REMOTE-CONTROL SHADES
E	4' - 0'' x 2' - 0''	WOOD					FIXED
F	5' - 0" x 1' - 6"	VINYL					FIXED - MOUNT AT 6' - 0" AFF

							DOOR	SCHE	DULE				
					DOOR			FRAME					
LEVEL	NUMBER	ROOM NAME	DOOR TYPE	DOOR SIZE	MATL	TYPE	HEAD DETAIL	JAMB DETAIL	JAMB DETAIL	SILL DETAIL	HDWR	RATING	
BENTLEY BASEMENT	002	LOUNGE	F	3'-0"X7'-0"X1 3/4"	НМ	F1					01	45 MIN	
BENTLEY BASEMENT	003	MECH	F	3'-0"X7'-0"X1 3/4"	НМ	F1					00A	45 MIN	
BENTLEY BASEMENT	004	EMR	F	EXIST	HM	F1					01A	90 MIN	
BENTLEY BASEMENT	005	TOILET	F	3'-0"X7'-0"X1 3/4"	HM	F1					02	45 MIN	
BENTLEY BASEMENT	006	COMMUNITY ROOM	FG	PR 3'-0"X7'-0"X1 3/4"	HM	F1					03	45 MIN	
BENTLEY BASEMENT	006A	COMMUNITY ROOM	F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 1ST FLOOR	105	VESTIBULE	HG2	EXIST	WD	F1					05A		
BENTLEY 1ST FLOOR	105A	VESTIBULE	HG2	EXIST	WD	F1					00A		
BENTLEY 1ST FLOOR	108	CORRIDOR	F	EXIST	HM	F1					00A	45 MIN	
BENTLEY 1ST FLOOR	115	VEST	HG2	PR 3'-0"X7'-0"X1 3/4"	WD	F1					00		
BENTLEY 1ST FLOOR	115A	VEST	F	FXIST	HM	F1					00A		
BENTLEY 1ST FLOOR	117		F	FXIST	WD	F1					00A		
BENTLEY 1ST FLOOR	117A	VEST	F	FXIST	НМ	F1					00		
BENTLEY 1ST FLOOR	B101	BRIDGE	HG1	PR 3'-0"X7'-0"X1 3/4"	WD	F5					05A		VERIE
BENTLEY 1ST FLOOR	B101	BRIDGE	HG1	PR 3'-0"X7'-0"X1 3/4"	WD	F5					00		VEINI
BENTLEY 2ND FLOOR	200		F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 2ND FLOOR	200	ELEC/MECH	F	3'-0"X7'-0"X1 3/4"	HM	F1					01A	45 MIN	
BENTLEY 2ND FLOOR	200/1	CORRIDOR	F		нм	F1						45 MIN	
BENTLEY 3RD FLOOR	308	CORRIDOR	F	3'_0"X7'_0"X1 3/4"	нм	F1					01	90 MIN	
	101		HG2										
	101		F	EXIST								45 MIN	
	105	FITNESS	FG	3'_0"¥7'_0"¥1 3//"	HM	F2					014	45 MIN	
	103			A'_0"X7'_0"X1 3/4"		F1					04A	43 10111	
			FZ								000		
				EXIST									
	205					F 1 E2					044		
	205		FG	2' 0"V7' 0"V1 2/4"							008		
	200										006		
	203										014		
	202			5-0 X7-0 X1 3/4									
	303										00A		
	303A												
	306	BIRE STORAGE	F								046	45 MIIN	
	001		HG2	PR 3-0 X7-0 X1 3/4							00A		
	004			3-0 X7-0 X1 3/4	HIVI							45 MIN	07005
STABLER BASEMENT	S1-B		F		HIVI						00A	90 MIN	STORE
STABLER IST FLOOR	100		HG2	3'-0"X7'-0"X1 3/4"							05		
STABLER 1ST FLOOR	101	LEASING OFFICE	FG	3'-0"X7'-0"X1 3/4"	HM						06		
STABLER 1ST FLOOR	101A	LEASING OFFICE	P2	3'-0"X7'-0"X1 3/4"	WD	F1					07		
STABLER 1ST FLOOR	1018	LEASING OFFICE	P2	3'-0"X/'-0"X1 3/4"	WD						02		
STABLER IST FLOOR	102		P2	3-0"X/"-0"X1 3/4"									
STABLER IST FLOOR	103			3-0"X/"-0"X1 3/4"									
STABLER IST FLOOR	106		HG	PR 3'-0"X7'-0"X1 3/4"									
STABLER 1ST FLOOR	107		FG	3'-0"X/'-0"X1 3/4"	HM						048		0.000
STABLER 2ND FLOOR	151 - 02	HALL	IHG	EXIST	IVVD	111				1	IUUA		ISALVA

					UNI	T DOOF	R SCHE	DULE						
	DOOR			C	OOR		1	FF	RAME					
NUMBER	TYPE	LOCATION	PR	SIZE	MATL	LOUVER	GLAZING	TYPE	MATL	HEAD DETAIL	JAMB DETAIL	HDWR.	FIRE RATING	NOTES
D1	P2	UNIT ENTRY		3' - 0" x 7' - 0" x 1 3/4"	SCWD			F1	НМ			U01	20 MIN.	
D2	P2	MECH CLOSET		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U02		
D3	P2	CLOSET		2' - 10" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D4	P2	BATHROOM		2' - 10" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D5	P2	BEDROOM		2' - 10" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D6	P2	CLOSET	PR	2' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U05		
D7	P2	LINEN / PANTRY CLOSET		2' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D8	P2	UNIT MECH OFF CORR.		3' - 0" x 7' - 0" x 1 3/4"	SCWD			F1	WD			01	45 MIN.	
D9	P2	CLOSET		3' - 0" x 7' - 0" x 1 3/4"	HCWD			F1	WD			U03		
D10	P2	BATHROOM		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		
D11	P2	BEDROOM		3' - 0" x 7' - 0" x 1 3/4"	SCMDF			F1	WD			U04		

DOOR AND FRAME GENERAL NOTES

- A. UNLESS INDICATED OTHERWISE, ALL DETAIL NUMBERS IN THE DOOR AND FRAME SCHEDULE FOR HEAD, JAMB AND SILL CONDITIONS REFER TO DRAWINGS A3.2.1 - A3.2.n.
- B. DOOR AND FRAME DETAILS INDICATE GENERAL CHARACTERISTICS OF DOOR AND FRAME SIZES AND COMPONENTS AND MAY NOT INDICATE EXACT FIELD CONDITIONS OR REQUIREMENTS. COORDINATE DETAILS WITH OTHER DRAWINGS AND SPECS TO DETERMINE ALL COMPONENTS (E.G., SEALANTS, ANCHORS, HARDWARE, LINTELS, CLIPS) REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALLATION.
- C. DOOR SWINGS ON FLOOR PLANS TAKE PRECEDENCE OVER SWINGS INDICATED ELSEWHERE (E.G., ELEVATIONS).
- D. PROVIDE CLEAR FILM ON EXISTING EXTERIOR DOOR LITES.

LEGEND

ALUM: ALUMINUM STOREFRONT

HM: PAINTED HOLLOW METAL

MANUF: BY MANUFACTURER SCWD: SOLID CORE WOOD

SCMDF: SOLID CORE MDF T: TEMPERED GLAZING

HCHB: HOLLOW CORE HARDBOARD

FBGL: FIBERGLASS

4 - NORTHWEST ELEVATION

2 - SOUTHWEST ELEVATION

1 - NORTHEAST ELEVATION

GENERAL NOTES

- A. POWER WASH BUILDING EXTERIORS.
- B. REVIEW AREAS TO REPOINT AT EXISTING BRICK WALL EXTERIORS AND BRICK STAIRS WITH OWNER; RE-OPEN WINDOW WEEP HOLES.
- C. PROVIDE REPLACEMENT SLATE ROOF TILES AND FLASHING FOR MISSING OR DAMAGED AREAS.
- D. RECONDITION, REPAIR, AND PAINT BALCONIES, DORMERS AND WOOD PANELS AT BRIDGE.
- E. REPAIR AND SEAL GUTTERS AND PROVIDE SOFFITS WHERE MISSING. PROVIDE RAIN LEADERS TO MATCH EXISTING WHERE DAMAGED. SNAKE EXISTING RAIN LEADERS AND REMOVE OBSTRUCTIONS IF FOUND. CLEAN AT END OF CONSTRUCTION.
- F. REVIEW AREAS OF DISCOVERED DAMAGE WITH OWNER AND ARCHITECT.

3 - SOUTHEAST ELEVATION

5 - WEST ELEVATION

2 - EAST ELEVATION

REMOVE WINDOW, EXTEND OPENING TO GRADE, PROVIDE TRANSOM AND DOOR TO MATCH

PROVIDE CAPS FOR DORMER ROOFS,

4 - EAST BRIDGE ELEVATION

GENERAL NOTES

- A. POWER WASH BUILDING EXTERIORS.
- B. REVIEW AREAS TO REPOINT AT EXISTING BRICK WALL EXTERIORS AND BRICK STAIRS WITH OWNER; RE-OPEN WINDOW WEEP HOLES.
- C. PROVIDE REPLACEMENT SLATE ROOF TILES AND FLASHING FOR MISSING OR DAMAGED AREAS.
- D. RECONDITION, REPAIR, AND PAINT BALCONIES, DORMERS AND WOOD PANELS AT BRIDGE.
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- F. REVIEW AREAS OF DISCOVERED DAMAGE WITH OWNER AND ARCHITECT.

3 - SOUTH ELEVATION

1 - NORTH ELEVATION

A4.2.1

4 - EAST ELEVATION

2 - NORTH ELEVATION

PROVIDE DORMER CAPS, TYP -----

GENERAL NOTES

- A. POWER WASH BUILDING EXTERIORS.
- B. REVIEW AREAS TO REPOINT AT EXISTING BRICK WALL EXTERIORS AND BRICK STAIRS WITH OWNER; RE-OPEN WINDOW WEEP HOLES.
- C. PROVIDE REPLACEMENT SLATE ROOF TILES AND FLASHING FOR MISSING OR DAMAGED AREAS.
- D. RECONDITION, REPAIR, AND PAINT BALCONIES, DORMERS AND WOOD PANELS AT BRIDGE.
- E. REPAIR AND SEAL GUTTERS AND PROVIDE SOFFITS WHERE MISSING. PROVIDE RAIN LEADERS TO MATCH EXISTING WHERE DAMAGED. SNAKE EXISTING RAIN LEADERS AND REMOVE OBSTRUCTIONS IF FOUND. CLEAN AT END OF CONSTRUCTION.
- F. REVIEW AREAS OF DISCOVERED DAMAGE WITH OWNER AND ARCHITECT.

3 - WEST ELEVATION

1 - SOUTH ELEVATION

HAWP APPLICATION: MAILING A	DDRESSES FOR NOTIFYING
Owner's mailing address:	Owner's Agent's mailing address:
Sandy Spring Village, LP	
KCG Development	
9311 N. Meridian, Suite 100	
Indianapolis, IN 46260	
Adjacent and Confronting Proper	rty Owners mailing address
NEW ERA INVESTMENT GRP INC	PATRICIA A TENANTY L/E TR
256 GRANGE HALL DR	1017 WINDRUSH LN
GAITHERSBURG, MD 20877	SANDY SPRING, MD 20860
Tax Accnt.: 08-00705212 Block Lot P334	Tax Accnt.: 08-02519522 Block A Lot UN 10
YANIRA D VASQUEZ	LAWRENCE F ABRAMS
802 OLNEY SANDY SPRING RD	1015 WINDRUSH LN
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tay Acent - 02 00706251 Block Lat D220	
	Tax Accnt.: 08-02519533 Block A Lot UN 11
256 GRANGE HALL DR	1013 WINDRUSH LA #12
GATTHERSBURG, MD 20877	SANDY SPRING, MD 20860
Tax Accnt.: 08-00708831 Block Lot P333	Tax Accnt.: 08-02519544 Block A Lot UN 12
FIREHOUSE CENTER LLC	ANDREA G LAMPHIER
4017 MONTPELIER RD	1011 WINDRUSH LN #13
ROCKVILLE, MD 20853	SANDY SPRING, MD 20860
Tax Accnt.: 08-00718271 Block Lot P368	Tax Accnt.: 08-02519555 Block A Lot UN 13
RUCKVILLE, MID 20853	1007 WINDRUSH LN UNIT 14
	SANDY SPRING, MD 20860
Tax Accnt.: 08-00718282 Block Lot P369	Tax Accnt.: 08-02519566 Block A Lot UN 14
SANDY SPRING NATL BANK & SAVINGS INST	GENNADIY CHYTAKH
17801 GEORGIA AVE	BRITTNEY MARIE CHYTAKH
OLNEY, MD 20832	1005 WINDRUSH LN #15
	SANDY SPRING, MD 20860
Tax Accnt.: 08-00718351 Block Lot P371	Tax Accnt.: 08-02519577 Block A Lot UN 15
SANDY SPRING NATL BANK & SAVINGS INST	SILVIA FRANCE
17801 GEORGIA AVE	1003 WINDRUSH LN # 16
OLNEY, MD 20832	SANDY SPRING, MD 20860
Tax Accnt.: 08-00718362 Block Lot P386	Tax Accnt.: 08-02519588 Block A Lot UN 16

STEVEN R SIDELL	MARLA KER
ABIGAIL C SIDELL	1001 WINDRUSH LN
27745 LEEWARD DR	SANDY SPRING, MD 20860
SALISBURY, MD 21801	
	Tax Accnt.: 08-02519590 Block A Lot UN 17
Tax Accnt.: 08-00718910 Block Lot P444	
EARNSHAW SANDY SPRING LLC	JEREMY M NAJJAR
508 OLNEY SANDY SPRING RD	STORME M GEYER
SANDY SPRING, MD 20860	1000 WINDRUSH LN #18
,	SANDY SPRING. MD 20860
	,
Tax Accnt.: 08-01526737 Block Lot P426	Tax Accnt.: 08-02519602 Block A Lot UN 18
EARNSHAW SANDY SPRING LLC	MANUELLA L KING ET AL
508 OLNEY SANDY SPRING RD	PO BOX 583
SANDY SPRING, MD 20860	OLNEY, MD 20830
Tax Accnt.: 08-01869728 Block A Lot N383, LOT1	Tax Accnt.: 08-02519613 Block A Lot UN 19
JOAN M ALDERMAN REV TR	LYNDA REESE
1051 WINDRUSH LN APT 1	1004 WINDRUSH LN APT 20
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099078 Block A Lot UN 1	Tax Accnt.: 08-02519624 Block A Lot UN 20
MAUREEN E L COOK	STEPHANIE RENEE CLEMENT
1049 WINDRUSH LN APT 2	1006 WINDRUSH LN #21
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099080 Block A Lot UN 2	Tax Accnt.: 08-02519635 Block A Lot UN 21
KATHRYN B VIRKUS	JEFF CHARLES Jr
1047 WINDRUSH LA	GAIL SAINT FLEURANT SANCHEZ
SANDY SPRING, MD 20860	1008 WINDRUSH LN #22
	SANDY SPRING, MD 20860
Tax Accht.: 08-02099091 Block A Lot UN 3	Tax Accnt.: 08-02519646 Block A Lot UN 22
JAMES P CASTAGNA	PRINCE BANKOLE GIBSON
1045 WINDRUSH LN # 4	1010 WINDRUSH LN UNIT 23
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099103 Block A Lot UN 4	Tax Accnt.: 08-02519657 Block A Lot UN 23
	1012 WINDRUSH LN UNIT 24
1043 WINDRUSH LN # 5	SANDY SPRING, MD 20860
SANDY SPRING, MD 20860	
	Tay Accent : 08-02519668 Block & Lot UN 24
Tax Accnt.: 08-02099114 Block A Lot UN 5	Tax AUUIL. 00-02313000 DIULK A LOL UN 24

ZACHARY MULDOON	ADELE M KIRACOFE
JAMES NOBLE ET AL	1016 WINDRUSH LN UNIT 25
1041 WINDRUSH LN	SANDY SPRING, MD 20860
SANDY SPRING, MD 20860	Tax Accnt.: 08-02519670 Block A Lot UN 25
Tax Accnt.: 08-02099125 Block A Lot UN 6	
CATHERINE A JONES-CHAMNESS	ROBERT H SCHMIDT
1039 WINDRUSH LA	1018 WINDRUSH LN UNIT #26
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099136 Block A Lot UN 7	Tax Accnt.: 08-02519681 Block A Lot UN 26, P2
KEVIN P FITZMAURICE	ANTHONY F & S C B VALENTE
ASHLEY K COHEE	1020 WINDRUSH LA
1037 WINDRUSH LN UNIT 8	SANDY SPRING, MD 20860
SANDY SPRING, MD 20860	
Tax Acont - 08-02009147 Block A Lot LIN 8	Tax Accnt.: 08-02519692 Block A Lot UN 27
LISSA 7 CUNNINGHAM	
1035 WINDRUSH I N #9	
	SANDY SPRING MD 20860
Tax Accent : 08-02099158 Block A Lot UN 9	
	Tax Accent.: 08-02519704 Block A Lot UN 28
ZAKARIA ZINF	MARK A & SHELLY S D'AMICO
SOUAD NELLAR	1024 WINDRUSH I N
1030 WINDBUSH I N APT 31	SANDY SPRING MD 20860
SANDY SPRING MD 20860	
	Tax Accnt.: 08-02519715 Block A Lot UN 29
Tax Accnt.: 08-02099160 Block A Lot UN 31	
DAVID FINLAY 1032 WINDRUSH LN # 32	JONATHON TODD CHRISTY
SANDY SPRING, MD 20860 Tax Accnt.: 08-	JANET RENAE CHRISTY
02099171 Block A Lot UN 32	1026 WINDRUSH LN
	SANDY SPRING, MD 20860
	Tax Accnt.: 08-02519726 Block A Lot UN 30
JAMES E & M M MCKEEVER PO BOX 55	SANDY SPRING MONTHLY MEETING OF THE
SANDY SPRING, MD 20860 Tax Accnt.: 08-	REL SOCIETY OF FRIEND
02099182 Block A Lot UN 33	17715 MEETING HOUSE RD
	SANDY SPRING, MD 20860
	Tax Accnt.: 08-03752857 Block Lot N553, PAR A
DAVID RONALD HILL	THOMAS VILLAGE HOMEOWNERS ASSO INC
LACY RENEE HILL	PO BOX F
1036 WINDRUSH LN APT 34	KENSINGTON, MD 20895
SANDY SPRING, MD 20860	
	Tax Accnt.: 08-03794340 Block A Lot PAR A
Tax Accnt.: 08-02099193 Block A Lot UN 34	

ERIC L NEHRBASS	THOMAS VILLAGE HOMEOWNERS ASSO INC
ELIZABETH A NEHRBASS	PO BOX F
11610 BIG BEAR LN	KENSINGTON, MD 20895
LUSBY, MD 20657	
	Tax Accnt.: 08-03794351 Block A Lot PAR B
Tax Accnt.: 08-02099205 Block A Lot UN 35	
VICKY & EUGENE LIDERMAN	STABLER 1848 LLC
18301 WICKHAM RD	508 OLNEY SANDY SPRING RD
OLNEY, MD 20832	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099216 Block A Lot UN 36	
	Tax Accnt.: 08-03794384 Block A Lot OUTLOT A
KIM-SON TRAN	MOHAMMED ASHFAQ AZAM
1044 WINDRUSH LN UNIT 37	17818 THOMAS VILLAGE LN
SANDY SPRING, MD 20860	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099227 Block A Lot UN 37	Tax Accnt.: 08-03794533 Block A Lot 17
JAMES W & ELIZABETH B BULLARD	TARAKA DEXTER JAYEWARDENE
1046 WINDRUSH LN	JENIANNA FLORA CHAKALAKIS
SANDY SPRING, MD 20860	17816 THOMAS VILLAGE LN
Tax Accnt.: 08-02099238 Block A Lot UN 38	SANDY SPRING, MD 20860
	Tax Accnt.: 08-03794544 Block A Lot 18
BENJAMIN CHARLES ZAGAMI	ROHUL AMIN
1048 WINDRUSH LN APT 93	QALBIA GHAZAL AMIN
SANDY SPRING, MD 20860	17814 THOMAS VILLAGE LN
	SANDY SPRING, MD 20860
Tax Accnt.: 08-02099240 Block A Lot UN 39	
	Tax Accnt.: 08-03794555 Block A Lot 19

PHOTO 1: TYPICAL CONDITION OF EXISTING BRICK AND WINDOWS (EXAMPLE AT BENTLEY)

PHOTO 3: TYPICAL OF SMALL AREAS OF BRICK NEEDING REPOINTING (EXAMPLE AT BENTLEY)

NEEDING REPAIR (EXAMPLE AT BENTLEY)

PHOTO 4: MINOR REPAIR AND REPAINTING NEEDED AT BALCONIES (EXAMPLE AT BENTLEY)

SANDY SPRING VILLAGE

08/11/2021

PHOTO 2: TYPICAL CONDITION OF SOFFITS, WITH SOME MINOR AREAS

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PHOTO 5: FLAT ROOF AREA AT BENTLEY

PHOTO 7: REPLACEMENT RAIN LEADER ATTACHED TO OLDER BOOT (EXAMPLE AT MOORE)

PHOTO 6: CUPOLA AT BENTLEY

PHOTO 8: NEW WOOD WINDOWS A AREAS AT BENTLEY

SANDY SPRING VILLAGE

08/11/2021

PHOTO 8: NEW WOOD WINDOWS ARE PROPOSED AT RECESSED BRICK

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PHOTO 9: DETAIL OF ENTRY AT STABLER

PHOTO 10: FLAT ROOF AREA AT STABLER

MOSELEYARCHITECTS

PHOTO 11: REAR ENTRY AT STABLER

SANDY SPRING VILLAGE

08/11/2021

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Architectural building designs, unit layouts, unit mix and exterior elegations renderings shown hereon are for illustrue purposes only and subject to change with final design and permit documents.

PROFESSIONAL CERTIFICATION ဟ 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, 00 Q LICENSE NO. 27223, EXPIRATION DATE 03/18/2022. J -σ S Ď ONS 54 U 460 suite \cup Daw Š \square PRIN 00 S VIL USE I RING ш 00 Δ S ဟ -PROP. LIMIT OF DISTURBANCE Ш 0 M -PROP. PAVING KEMP FRANK S LIBER: 10534 FOLIO: 685 TM: JT32 G: 0000 P: P390 SITE S/ S/ 1781 900 -EXISTING WALLED GARDEN | (TO REMAIN) -CONNECT PROP. SIDEWALK TO EXISTING SIDEWALK FOR LINE AND GRADE. ∞ -PROP. LANDSCAPE LAWN AREAS SIDELL STEVEN R LIBER: 59378 FOLIO: 2457 TM: JT32 G: 0000 P: P444 ACTIVITIES PAVILION PROP. OUTDOOR BENCH (TYP.) 56 - 10' PUBLIC UTILITY ESMT PLAT #17648 TAX ID #08-03752857 PARCEL "A" SANDY SPRING LIBER 3834 FOLIO 457 NACHTIN V NACTING IVICINITIL I IVILLIIING PLAT #24919 X INDY SPRING MONTH NG OF THE REL NETY OF FRIENDS LIBER 8992 FOLIO 653 PROJECT No.: 20175.001.00 DRAWING No.: 110702 SPACE LAWN DATE: 04/07/2021 SCALE: AS SHOWN DESIGN: MK STORM DRAIN ESM PLAT (#17648 DRAWN: AF CHECKED: DS SHEET TITLE: STABILIED DECOMPOSED SITE PLAN GRANITE WALKING PATH 5'-0" CONNECT PROP. SIDEWALK TO EXISTING SIDEWALK FOR LINE AND GRADE. SHEET No. C-004

July 6, 2021

Mr. Doug Johnsen Senior Planner, Upcounty Planning Division M-NCPPC 2425 Reedie Drive, Floor 13 Wheaton, MD 20902

> Re: Sandy Spring Village Redevelopment 17810 Meeting House Rd. & 900 Olney Sandy Spring Rd. Tree Variance Request

Dear Mr. Johnsen,

On behalf of KCG Development, the applicant of the above-referenced Forest Conservation Plan, we hereby request a variance from Sec. 22A-12(b)(3)(B) and (C) of Montgomery County Code pertaining to:

- the removal of six trees on-site, two of which are dead,
- the CRZ impact of seventeen trees on-site, and
- the CRZ impact of ten trees off-site,

as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5 1611, and in accordance with Chapter 22A 21(b) of Montgomery County Code. The project site is located within a proposed historic area, therefore all trees impacted or removed are included in this variance request, regardless of size, and all trees removed will be mitigated for. The reasons for the requested variance on the proposed removal/impact of twenty-three trees are as follows:

Please reference sheet L-102 Forest Conservation Plan while reading this document, as all trees and their impacts are clearly shown on that sheet. The tree inventory charts are also shown on pages 5 and 6 of this document.

1. Describe the special conditions peculiar to the property or other circumstances which would cause the unwarranted hardship

The subject property has a total tract area of 2.67 acres, structures on the property consist of an old meeting center and an office building that are being adapted and reused to become affordable senior housing. No champion or specimen trees exist on the site, however, since the property is in a historic area all trees require a variance for removals and/or impacts. A unique quality of this site is that there is an adjacent forest with large, old growth trees that have CRZs that extend well onto this property and will be impacted by the construction, these trees are shown on the Forest Conservation Plan.

The scope includes necessary improvements for the repurposing of the existing building to a residential use, including the removal of a parking lot, and construction of a fire/rescue access road, construction of additional ADA compliant walkways and patios for residents to

spend time outdoors, and the repurposing of a small courtyard on the west side of the main building. Existing paved areas and other infrastructure are being preserved and re-used to the extent possible, but many additional improvements are needed to meet a normal and safe quality of living for future residents. In total, only 15% of the site is affected. However, since there are so many trees scattered throughout the property and its relatively small amount of land around the main building where construction needs to happen, it is not possible to put in the needed elements without disturbing existing trees.

A new walking path for the elderly residents to safely get exercise and fresh air is being constructed around an existing retention pond, and the path is placed as close to the edge of the pond as possible for minimal impact to the trees. With the current plan, only one tree is slated to be removed in this area (#26), several nearby trees on and off site will have disturbed CRZs, but none above 25% CRZ disturbance.

Another area requiring some tree removal and impact is the removal of the front parking lot, to be replaced with a wide walkway that will also serve as an approved fire access lane. In this area, one tree is scheduled for removal (#17). The proximity of this tree to the demolition makes its removal unavoidable. Eight others nearby are being disturbed but are anticipated to recover. As the landscape architect on the job, I feel that the three trees (#10,14,15) that have more than 25% CRZ disturbance will most likely be able to survive because enough of their overall structural root zone will remain intact. The demolition of the existing parking lot is something that will, overall, add green space and make a positive impact on the usability of the site; there will be less overall paving in this area and several new trees planted to make up for the loss of a few mature trees.

Directly to the east of this area, there is a current hardscaped area with two small magnolias (#20,23) which are scheduled to be removed. The spaces where they reside will be filled in with pavers to make an open space for the future residents to sit and gather. The removal of these two magnolias will allow better use of the existing paver area and alleviate the need for another large patio to be constructed elsewhere on site, which could possibly impact trees even more so.

On the back (west) side of the main building, there is a courtyard that is being renovated to serve the future residents of the site which will result in the disturbance of one tree (#40). This disturbance is under 25% of the CRZ and is a needed change to turn this area from a children's playground into a usable courtyard space. Just northwest of this, a parking lot island is being expanded to accommodate the planting of a new tree which impacts the root zone of another tree (#45) to a minor degree (under 25% of the CRZ) which should have minimal impact on the health of the tree.

Finally, trees #5 and #41 are dead and therefore a hazard and will be removed, not requiring mitigation.

2. Describe how enforcement of these rules will deprive the landowner of right commonly enjoyed by others in similar areas

The forest conservation plan has been created in good faith, preserving as many existing trees as possible, while still allowing for necessary improvements. This property resides within a

historic district and is subject to more scrutiny, but prevention of any part of this development would deprive the owner of the rights enjoyed by the other property owners not subject to this additional approval process.

It is the opinion of myself, as a Maryland licensed landscape architect, that none of the trees on this site that are being removed are of any particular value or interest, or have any special or unique qualities that would warrant special care or preservation measures under normal circumstances. Therefore, preventing these trees from being removed or impacted would not allow the owner to exercise their right to develop the property in the manor they see necessary to adapt the current office structures and surrounding landscape to the new residential use.

3. Verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of granting the variance

A stormwater management concept has been submitted and approved for the proposed improvements. With this approval it is confirmed that the goals and objectives of the current state water quality standards are being met. In addition to this, 5 new 3" caliper oaks (Scarlet oak and Swamp White oak) will be planted to replace the removed trees, which will aid in capturing and filtering runoff.

4. *Provide any other information appropriate to support the request.* Pursuant to Section 22A 21(d) Minimum Criteria for Approval.

- 1. The variance request is not based on conditions or circumstances which result from the actions of the applicant. The requested variance is not based upon site conditions and development constraints which are the result of specific actions by the Applicant outside the norm of a development application allowed under the applicable zoning and associated regulations. The variance is based on the proposed site layout that is constrained by access road requirements, design needs for the proposed use, and needed access to the water line.
- 2. The variance is not based on a condition relating to the land or building use, either permitted or nonconforming, on a neighboring property. The requested variance is a result of the proposed site design and layout on the subject property and not a result of land or building on a neighboring property.
- 3. The variance will not violate State water standards or cause measurable degradation in water quality. Full ESD stormwater management will be provided as part of the proposed development. The trees being removed are not within a stream valley buffer, wetland, or special protection area. The Montgomery County Department of Permitting Services has approved the storm water management concept for the proposed project, confirming that the goals and objectives of the current state water quality standards are being met.

As required under the law, mitigation will be undertaken for the four living trees to be removed and stress reduction measures provided for all the twenty-seven impacted trees. Mitigation will be in the form of 5 new 3" caliper oaks (Scarlet oak and Swamp White oak), planted outside of any rights-of-way, SWM easements, or other easements on the property. The two dead trees that are being removed will not be mitigated for. A copy of the forest conservation plan has been provided as part of this variance request. Please let us know if any other information is necessary to support this request.

Please contact me via email, at <u>colinmccann@ccl-eng.com</u> or by phone, at 443.235.9600 should you have any additional comments or concerns.

Thank you,

Colin C. McCann Landscape Architect Christopher Consultants, ltd.

On-Site Tree Inventory:

TREE #Radius- feetDBH- inchesCommon NameBotanical% CRZ ConditionPlan AffectedTree Protection Measures#feetinchesNameConditionAffectedActionMeasures13121Red OakrubraFair39%in PlaceRoot pruning and tree protection fence, limit disturbance in13121Red OakrubraFair39%in PlaceRoot pruning and tree protection fence, limit disturbance in22114OakcoccineaFair14%in PlaceRoot pruning and tree protection fence22114OakcoccineaGood2%Remain in PlaceRoot pruning and tree protection fence33322OakcoccineaGood2%To ToRoot pruning and tree protection fence33322OakcoccineaGood2%Remain in PlaceRoot pruning and tree protection fence, limit disturbance in structural root zone101913CherryPrunus sp.Good24%Remain in PlaceRoot pruning and tree protection fence, limit disturbance in structural root zone111913CherryPrunus sp.Good24%Remain in PlaceRoot pruning and tree protection fence122517CherryPrunus sp.Good20%Remain in PlaceRoot pruning and tree protection fence <td< th=""></td<>
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Crane Lagaretromeia Demain Depet pruning and tree
15 27 25 Murtle sp Good 25% in Place protection fonce
15 37 25 Wyrte Sp. 6000 35% In Flace protection rence
16 18 12 Myrtle sp Good 23% in Place protection fance
River
17 24 16 Birch Betula nigra Fair 57% Remove
Sweethay Magnolia
20 15 10 Magnolia virginiana Good 28% Remove
American Remain Root pruning and tree
21 21 14 Holly llex opaca Good 27% in Place protection fence
American Remain Root pruning and tree
22 22 15 Holly llex opaca Good 21% in Place protection fence
Sweetbay Magnolia
23 18 12 Magnolia virginiana Good 27% Remove
Kousa Remain Root pruning and tree
24 30 20 Dogwood Cornus kousa Good 10% in Place protection fence
Kousa Remain Root pruning and tree
25 13 9 Dogwood Cornus kousa Good 22% in Place protection fence

			Saucer	Magnolia			То	
26	33	22	Magnolia	xsoulangeana	Good	69%	Remove	
			Crape	Lagerstromeia			Remain	Root pruning and tree
27	7	5	Myrtle	sp.	Good	13%	in Place	protection fence
			Chinese	Castanea			Remain	Root pruning and tree
40	18	12	Chestnut	molissima	Good	22%	in Place	protection fence
			Leyland	Cupressus			То	
41	Х	Х	Cypress	xleylandii	DEAD	DEAD	Remove	
			Crape	Lagerstromeia			Remain	Root pruning and tree
45	24	16	Myrtle	sp.	Good	13%	in Place	protection fence

Off-Site Tree Inventory:

TREE #	CRZ Radius - feet	DBH - inches	Common Name	Latin Name	Condition	CRZ Disturbance	Tree Protection Measures
				Fraxinus			Root pruning and tree
46	75	50	White ash	americana	Fair	7%	protection fence
							Root pruning and tree
47	140	93	White oak	Quercus alba	Fair	22%	protection fence
							Root pruning and tree
48	54	36	White oak	Quercus alba	Fair	8%	protection fence
							Root pruning and tree
49	85	57	White oak	Quercus alba	Fair	16%	protection fence
				Acer			Root pruning and tree
50	36	24	Boxelder	negundo	Fair	3%	protection fence
							Root pruning and tree
51	72	48	Red maple	Acer rubrum	Bad	18%	protection fence
				Acer			Root pruning and tree
52	61	41	Boxelder	negundo	Fair	11%	protection fence
				Acer			Root pruning and tree
53	61	41	Boxelder	negundo	Fair	4%	protection fence
				Acer			Root pruning and tree
54	21	14	Boxelder	negundo	Fair	1%	protection fence
				Acer			Root pruning and tree
55	24	16	Boxelder	negundo	Fair	1%	protection fence