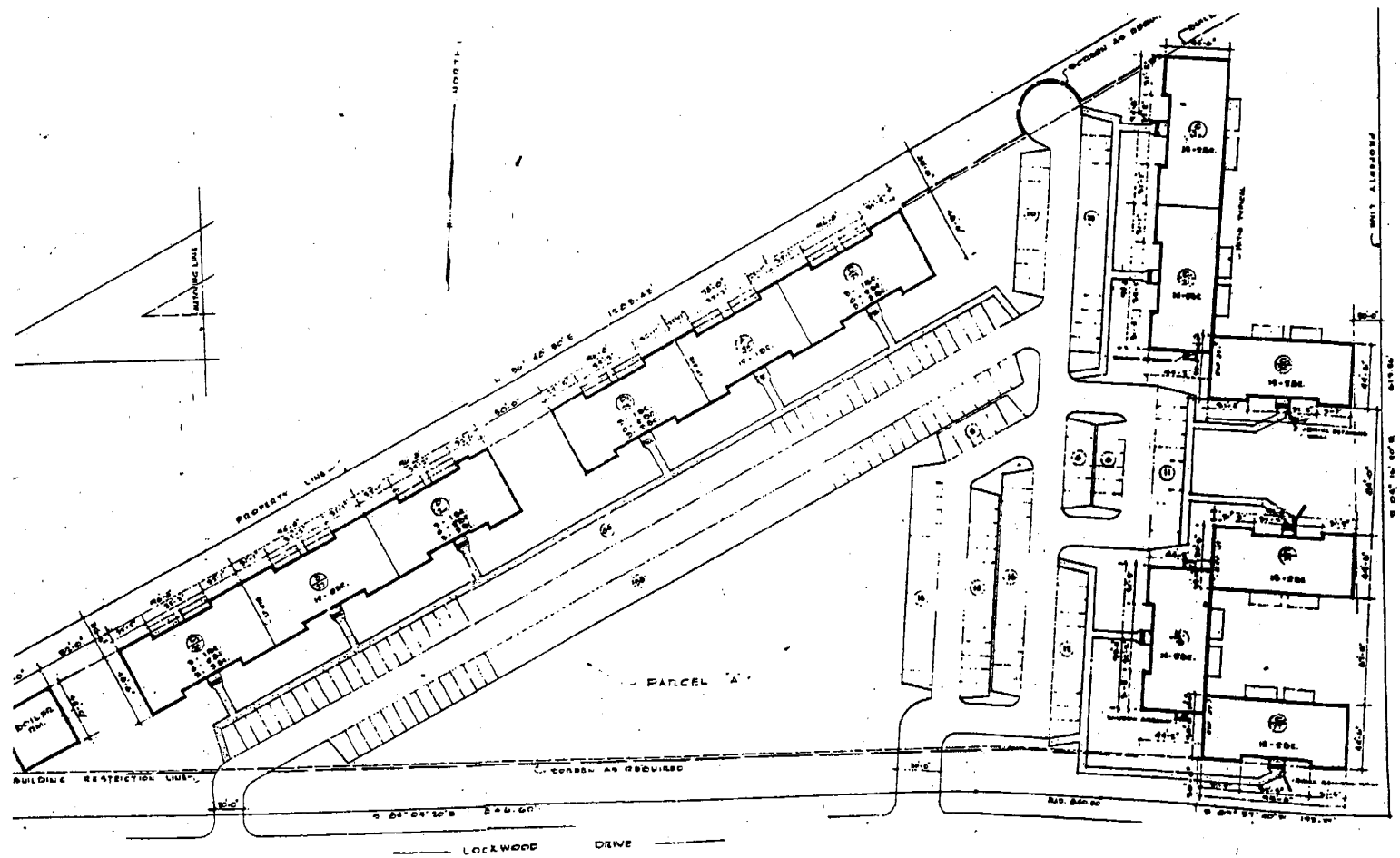




# BA-2315 SITE PLAN (2)



APARTMENT DATA				
BUILDING TYPE	1 BR.	2 BR.	3 BR.	TOTALS
A	12	—	—	12
B	—	12	—	12
C	—	20	—	20
C <sub>1</sub>	—	20	—	20
D	6	12	6	24
D <sub>1</sub>	6	12	6	24
TOTALS	24	124	12	160

ZONING : R-20

PARKING REQ. : 1/2 UNIT = 240 CARS

PARKING PROVIDED : 240 CARS

ACREAGE : 7.6791

1 BOILER HOUSE

MONTGOMERY COUNTY, SILVER SPRING, MARYLAND 20904

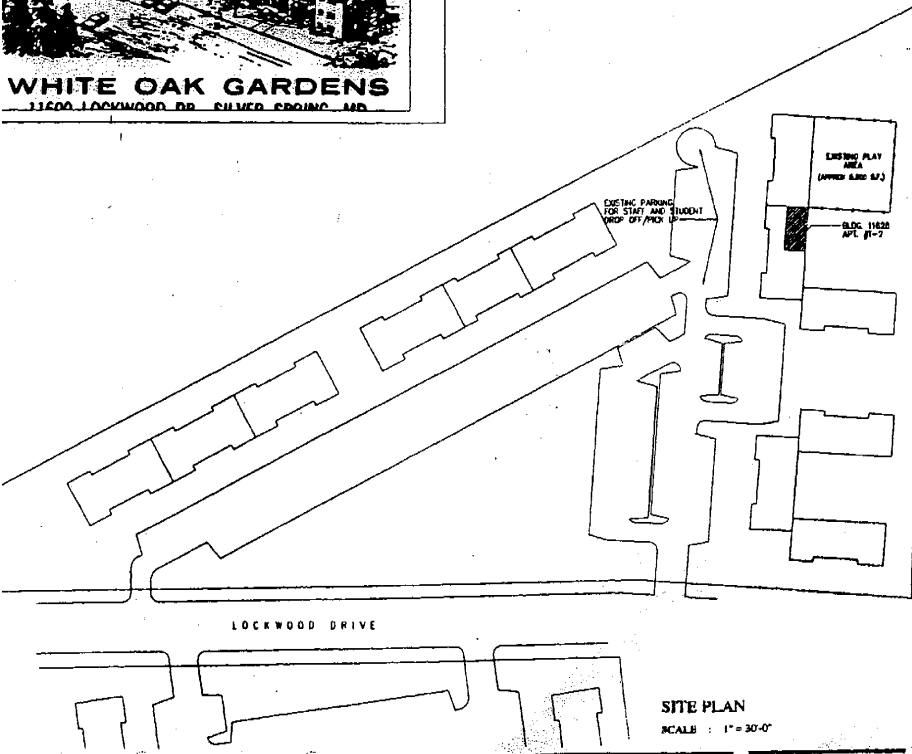
MODIFICATION TO EXISTING TWO BEDROOM APARTMENT UNIT

DECEMBER 19, 2003

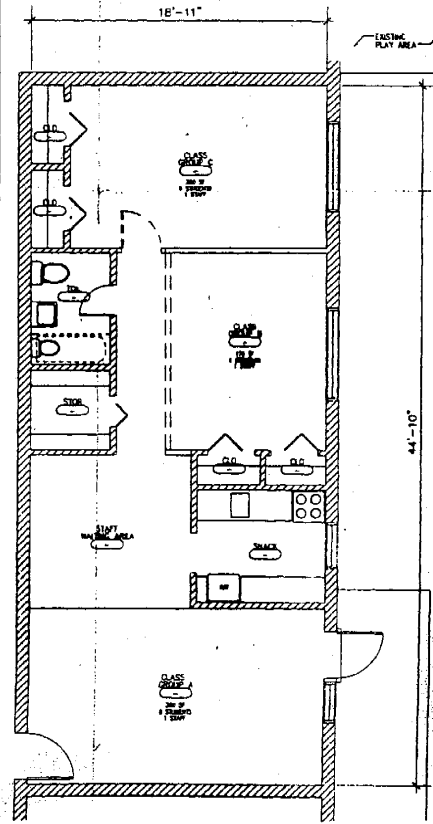
PERSPECTIVE VIEW



SITE PLAN



EXISTING 2-BEDROOM APT.



ALTERATION OF EXISTING TWO-BEDROOM APARTMENT  
 11628 LOCKWOOD DRIVE, UNIT #1-2,  
 SILVER SPRING, MARYLAND 20904

JOB #  
 TITLE  
 ABC SCHOL  
 DAY CAR  
 PREPARED BY  
 CUSTOMER APPROVAL  
 DESIGNED BY  
 DRAWN BY  
 PROJ. MANAG.  
 CHECKED BY

DATE: DE

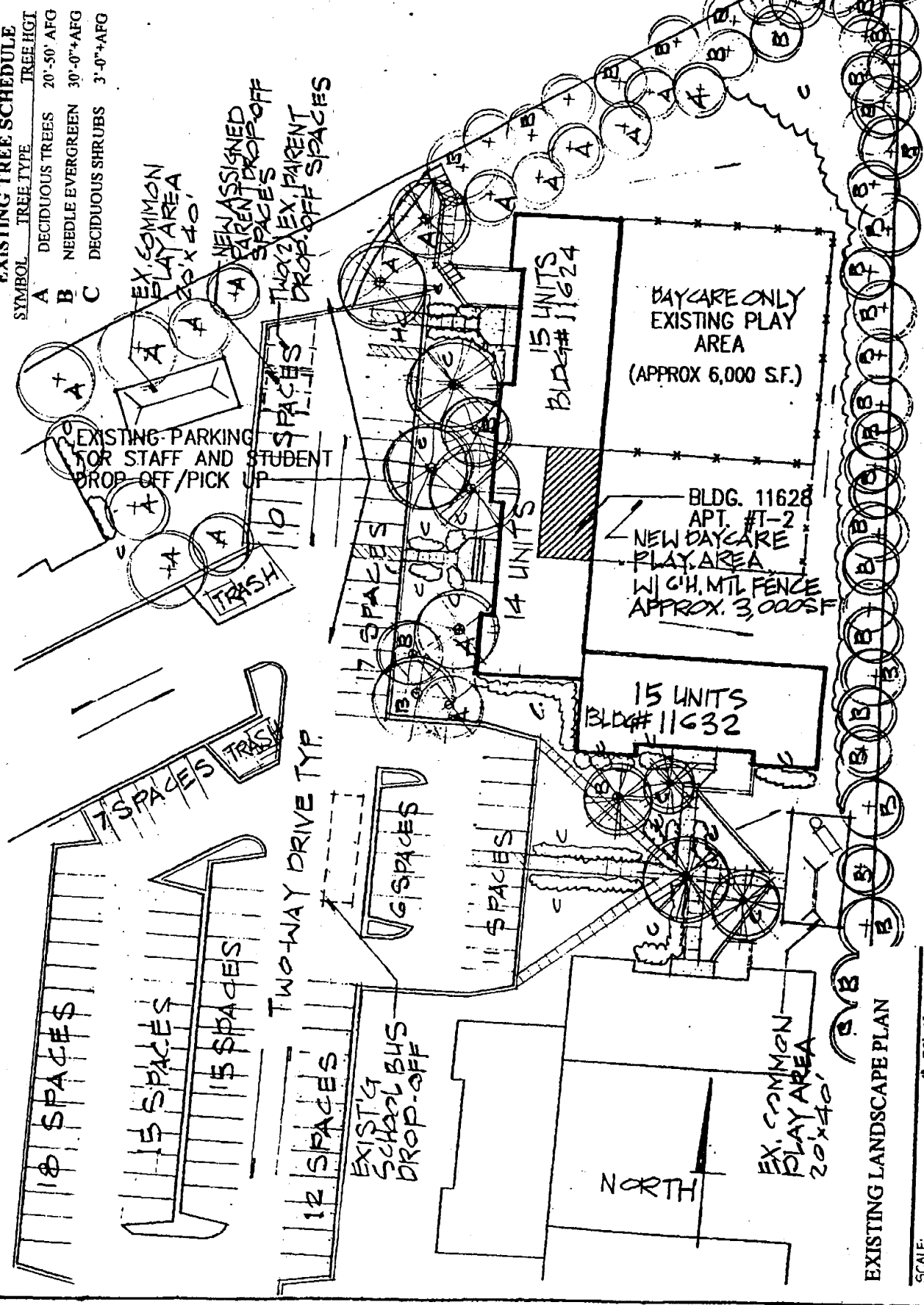
**EXISTING TREE SCHEDULE**

SYMBOL	TREE TYPE	TREE HGT
A	DECIDUOUS TREES	20'-50'+AFG
B	NEEDLE EVERGREEN	30'-0"+AFG
C	DECIDUOUS SHRUBS	3'-0"+AFG

EX. COMMON PLAY AREA 20'x40'

NEW ASSIGNED PARENT DROP-OFF SPACES

TWO EX. PARENT DROP-OFF SPACES



EXISTING LANDSCAPE PLAN

SCALE: 1"=50'-0"

**AVG Inc.**  
 The National Association of Landscape Architects  
 1000 North 17th Street  
 Silver Spring, MD 20910  
 Tel: 301-441-1100  
 Fax: 301-441-1101  
 www.avginc.com

ALTERATION OF EXISTING TWO-BEDROOM APARTMENT  
 1628 LOCKWOOD DRIVE, UNIT #T-2  
 SILVER SPRING, MARYLAND 20904  
**EXISTING LANDSCAPE PLAN**

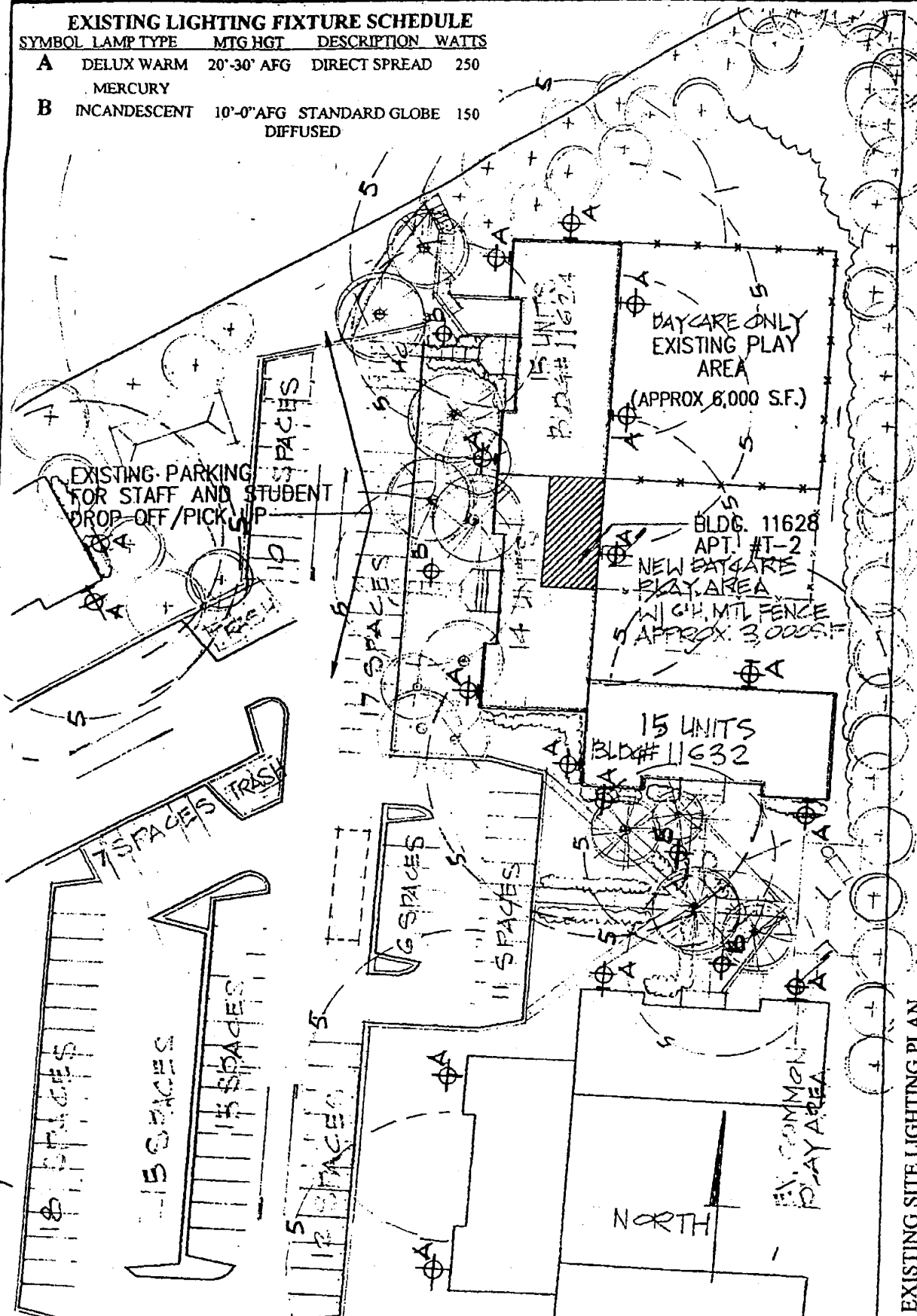
ARC SCHOLAR CHILD DAY CARE CENTER  
 1628 LOCKWOOD DRIVE, UNIT #T-2  
 SILVER SPRING, MARYLAND 20904  
 DATE: 10/15/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**LP-1**

DATE: 10/15/08  
 BY: [Name]

**EXISTING LIGHTING FIXTURE SCHEDULE**

SYMBOL	LAMP TYPE	MTG HGT	DESCRIPTION	WATTS
A	DELUX WARM MERCURY	20'-30" AFG	DIRECT SPREAD	250
B	INCANDESCENT	10'-0" AFG	STANDARD GLOBE DIFFUSED	150



**EXISTING SITE LIGHTING PLAN**

SCALE: 1" = 50'-0"

6



**CASE MANAGEMENT**

**11600 LOCKWOOD DRIVE  
SILVER SPRING, MD 20904**

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April 29, 2004

Kamini, Wayal  
ABC Scholar Day Care Center  
11624 Lockwood Drive  
Silver Spring, MD 20904

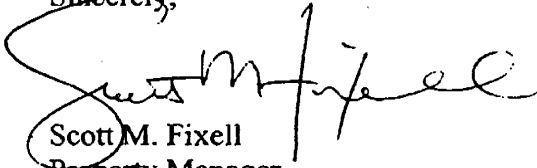
Re: Reserved parking spaces

Dear Mrs. Wayal,

The owners of White Oak Garden Apartments authorize an additional two parking spaces reserved for childcare drop off and pick up.

Should you have any further questions or requests, please do not hesitate to contact me.

Sincerely,



Scott M. Fixell  
Property Manager

7



ARCHITECTURE ■ PLANNING ■ PROJECT MANAGEMENT

Inc.

The ArcVantage Group, Incorporated

P.O. BOX 3743  
 Silver Spring, MD. 20901  
 Voice: 301/633-2332  
 Fax: 301/881-2681  
 E-Mail: Norman1152@aol

April 29, 2004

**From: Owners/Petitioners: ABC Scholar Child Daycare Center**

Attn: Ms. Kamini Wayal  
 11624 Lockwood Drive, Unit #T-1  
 Silver Spring, MD. 20904  
 Tel: 301/681-5373  
 Home: 301/570-2039  
 Cell: 240/441-3846

**To: Hearing Examiner**

Attn: Françoise M. Carrier, Director  
 Office of Zoning and Administrative Hearings  
 Stella B. Werner Council Office Building, Room # 200  
 100 Maryland Ave.  
 Rockville, Maryland 20850

**RE: Applicants' Request for A Waiver to Required Number of Parking Spaces: -**

**Application for a Special Exception Use for a "Child Day Care Facility";**

**Case #: SE-03-4; Dwelling Located at: 11628 Lockwood Drive, Unit #T-2**  
*Silver Spring, Maryland 20904*  
*White Oak, Montgomery County*  
*(Parcel-A, White Oak Gardens Subdivision)*

**Dear Ms. Carrier:**

We are requesting a reduction to number of parking Spaces as require in accordance with the Parking Regulations of Article 59-E. In order for the proposed facility to meet compliance with the State and County's parking requirements, we are required to have six (6) parking spaces. However, the Owner has made a request, to property management, for two (2) designated parking spaces for parent's discharge and pick-up (*there are already two (2) existing designated spaces for existing child day care*). The remainder of required parking spaces would be fulfilled by the many vacant spaces found during the hours of (*daycare*) operation, when most of the residents are away at work. There are approximately 473 existing parking spaces for the entire White Oaks Garden apartment complex Parcels-A & B, of which approx. 240 spaces serves Parcel-A and 111 spaces serves the building blocks where the new facility is being proposed. It is therefore Owner's opinion that the reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems; and an adequate area for adult supervised discharge and pickup of children is provided for. Copies of the letter from Property Manager, authorizing two additional spaces is attached and will be furnished to the M-NCPPC Review Staff.

We look forward to your response and confirmation of our request.

Very truly yours,

**Norman O. A. Howell, R.A.,** Petitioner's Agent  
 For AVG, Inc., [Norman1152@aol.com](mailto:Norman1152@aol.com), E-mail; 301/633-2332, Mobile

Cc: Ms. Kamini Wayal, ABC Scholar Child Daycare Center, Owner/Petitioner  
 Bill Barron, Team Leader M-NCPPC/CBP; Calvin Nelson, Jr., Planner Coordinator M-NCPPC/CBP; Peoples Council; File