



VICINITY MAP  
NOT TO SCALE

SITE DESCRIPTION

1. ZONING:	RD-1.5-1
2. TOTAL LOT SIZE	6,499.8 SQ. FT.
3. NUMBER OF BUILDING(S):	1
4. NUMBER OF STORY(S):	1
5. (E) BUILDING EXCLUDING PORCH 112SQ..FT.	920 SQ. FT.
6. ADDITION TO (E) BUILDING	580 SQ. FT.
7. (E) GARAGE (DEMO)	330 SQ. FT.
8. TOTAL BUILDING FOOTPRINT :	1,500 SQ. FT.
9. FLOOR AREA RATIO:	$FAR = \frac{1,500 \times 100\%}{6,499.8} = 23\%$
10. TOTAL CLASSROOMS	3
11. NUMBER OF PARKING SPACES:	3
12. STANDARD SPACES (8'-4"x 18' TYP.)	1
COMPACT SPACES (7'-6"x15' TYP.)	1
HANDICAPPED SPACES (14'x18' TYP.)	1
TOTAL ON SITE SPACES PROVIDED	3

PARKING REQUIREMENTS:

OPTION 1:  
1 PARKING SPACE FOR EACH 500 SQ.FT. OF FLOOR AREA  
TOTAL RFA 1,500 SQ.FT. /500 SQ.FT.=3

OPTION 2:  
1 PARKING SPACE FOR EACH CLASSROOM  
3 CLASSROOMS=3 PARKING SPACES

TOTAL ON SITE SPACES PROVIDED 3

LEGAL DESCRIPTION

PARCEL NO. 2340035004; LOT 4; BLOCK 1; TRACT NO. 9764; M.B. 136-92/93

NOTE:

FRONT YARD LANDSCAPE: USE PAVERS WITH GRASS FOR DRIVEWAY AND DROP OFF/PICK UP AREA. PROVIDE SHRUBS/TREES AROUND PAVED AREA

PROPOSED SITE PLAN NORTH  
SCALE 1/8"=1'-0"

REVISIONS

**COASTAL WATER DEVELOPMENT, INC.**  
11606 Chenault st, #301, Los Angeles, CA 90049  
Ph. (310)980-6526  
Email: cwvconsttr@gmail.com

**UNIVERSAL PRESCHOOL**  
11841 W Burbank blvd,  
Valley Village, CA 91607

SITE PLAN

Date:	March 2019
Scale:	As Noted
Design by:	
Drawn:	
Job No	
Sheet	<b>A-1</b>