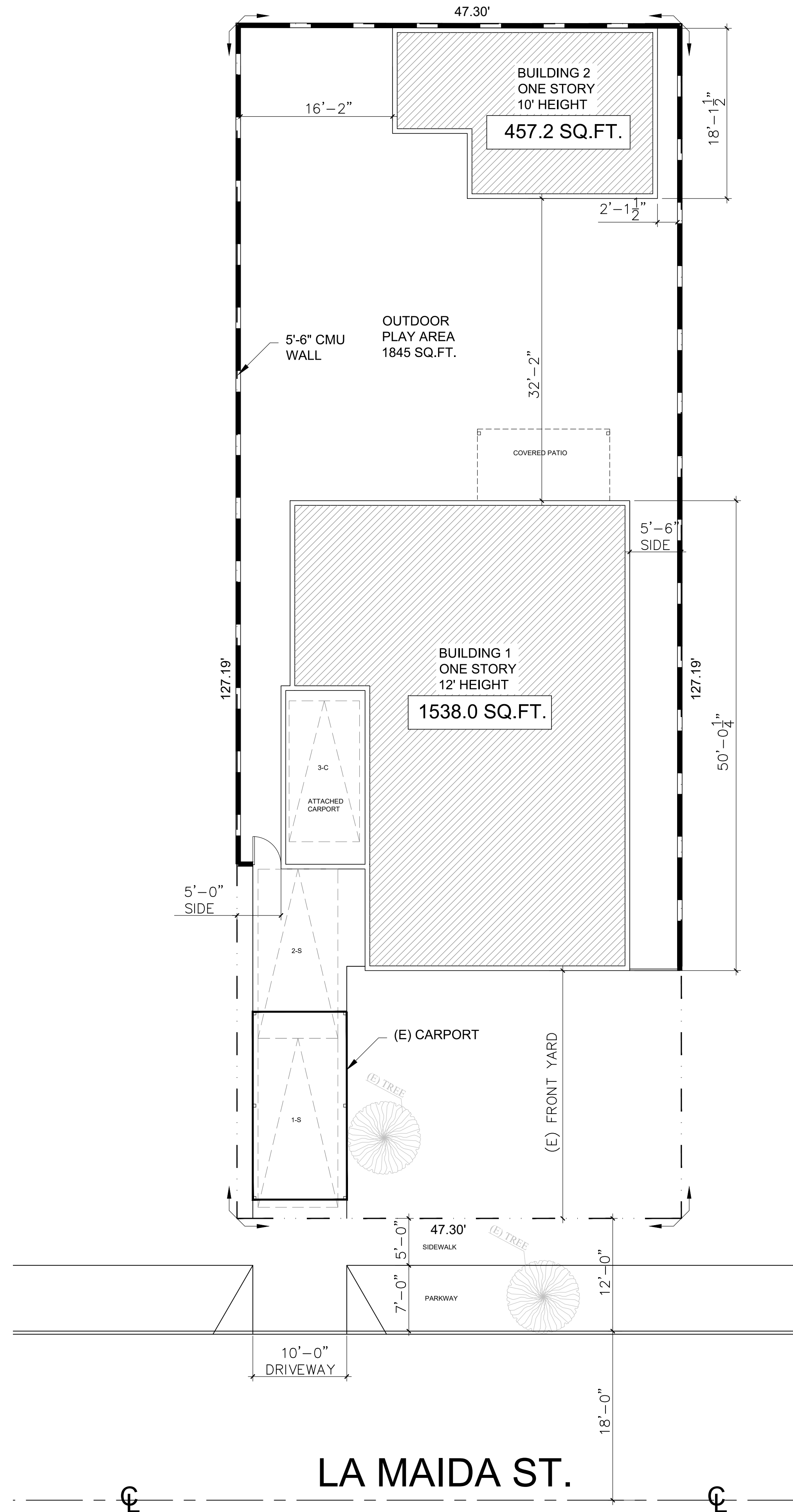


# MAHA MONTESSORI PRE-SCHOOL SITE PLAN

15451 LA MAIDA ST, SHERMAN OAKS, CA 91403

## SITE PLAN



## PROJECT INFO

1. ZONING: .....R1-1
  2. TOTAL LOT SIZE.....6,026.7 SQ. FT.
  3. NUMBER OF BUILDING(S).....2
  4. NUMBER OF STORY(S).....1
  5. (E) BUILDING 1  
(EXCLUDING PORCH 31 SQ.FT., PATIO 106 SQ.FT. AND CARPORT 170 SQ.FT.).....1,538.0 SQ.FT.
  6. (E) BUILDING 2.....457.20 SQ. FT.
  7. TOTAL BUILDINGS FOOTPRINT : .....1,995.20 SQ. FT.
  8. FLOOR AREA RATIO..... FAR =  $\frac{1,995.20}{6,026.7} \times 100\% = 33\%$
  9. TOTAL CLASSROOMS.....3
  10. NUMBER OF PARKING SPACES.....3
  11. STANDARD SPACES (8'-6" x 18' TYP.).....2  
COMPACT SPACES (7'-6" x 15' TYP.).....1
- TOTAL ON SITE SPACES PROVIDED.....3

### PARKING REQUIREMENTS:

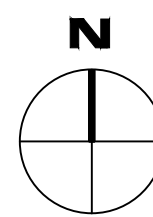
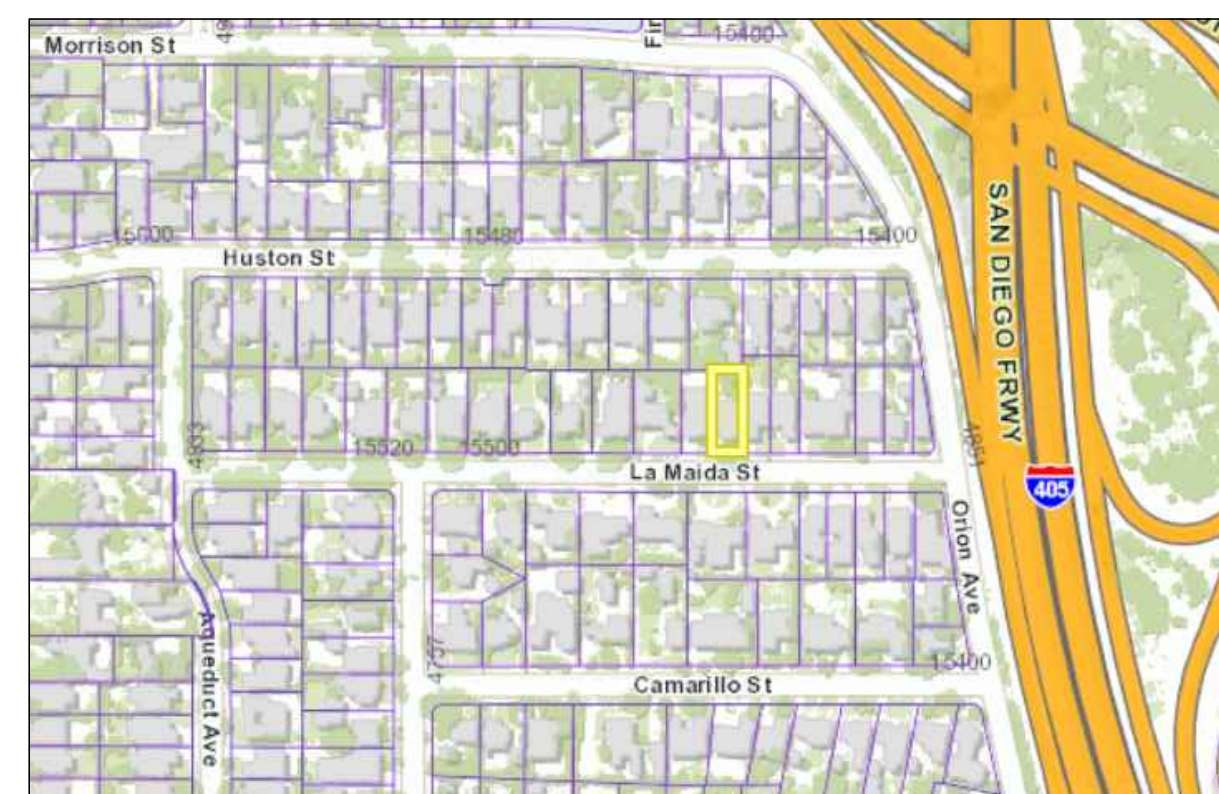
OPTION 2:  
1 PARKING SPACE FOR EACH CLASSROOM  
3 CLASSROOMS=3 PARKING SPACES

TOTAL ON SITE SPACES PROVIDED 3

### LEGAL DESCRIPTION

APN: 2261-036-026  
TRACT # 1000 LOT ON N LINE OF LA MAIDA ST COM E THEREON 122.3 FT FROM SE COR OF LOT 35 TR # 14729 TH E ON SD N LINE 47.3 FT WITH A UNIFORM DEPTH OF 127.18 FT N 0°23'20" E PART OF LOT 411

## VICINITY MAP



12629 RIVERSIDE DR, UNIT 237  
VALLEY VILLAGE, CA 91609  
CELL: (323) 504-4087  
info@coastalwaterdevelopment.com



FILE \_\_\_\_\_  
DRAWN \_\_\_\_\_  
REVIEWED \_\_\_\_\_  
CAD R.Grygorysia

ISSUE \_\_\_\_\_ DATE BY \_\_\_\_\_  
Issued for client approval 4/2/21 RG  
Issued for plan check \_\_\_\_\_  
Issued for plan check corrections \_\_\_\_\_  
Issued for plan check corrections \_\_\_\_\_

MAHA  
MONTESSORI  
LLC

15451 LA MAIDA ST,  
SHERMAN OAKS,  
CA 91403

PRINTED \_\_\_\_\_  
SCALE 1/8"=1'-0"  
DATE 4/2/2021  
TITLE

SITE PLAN

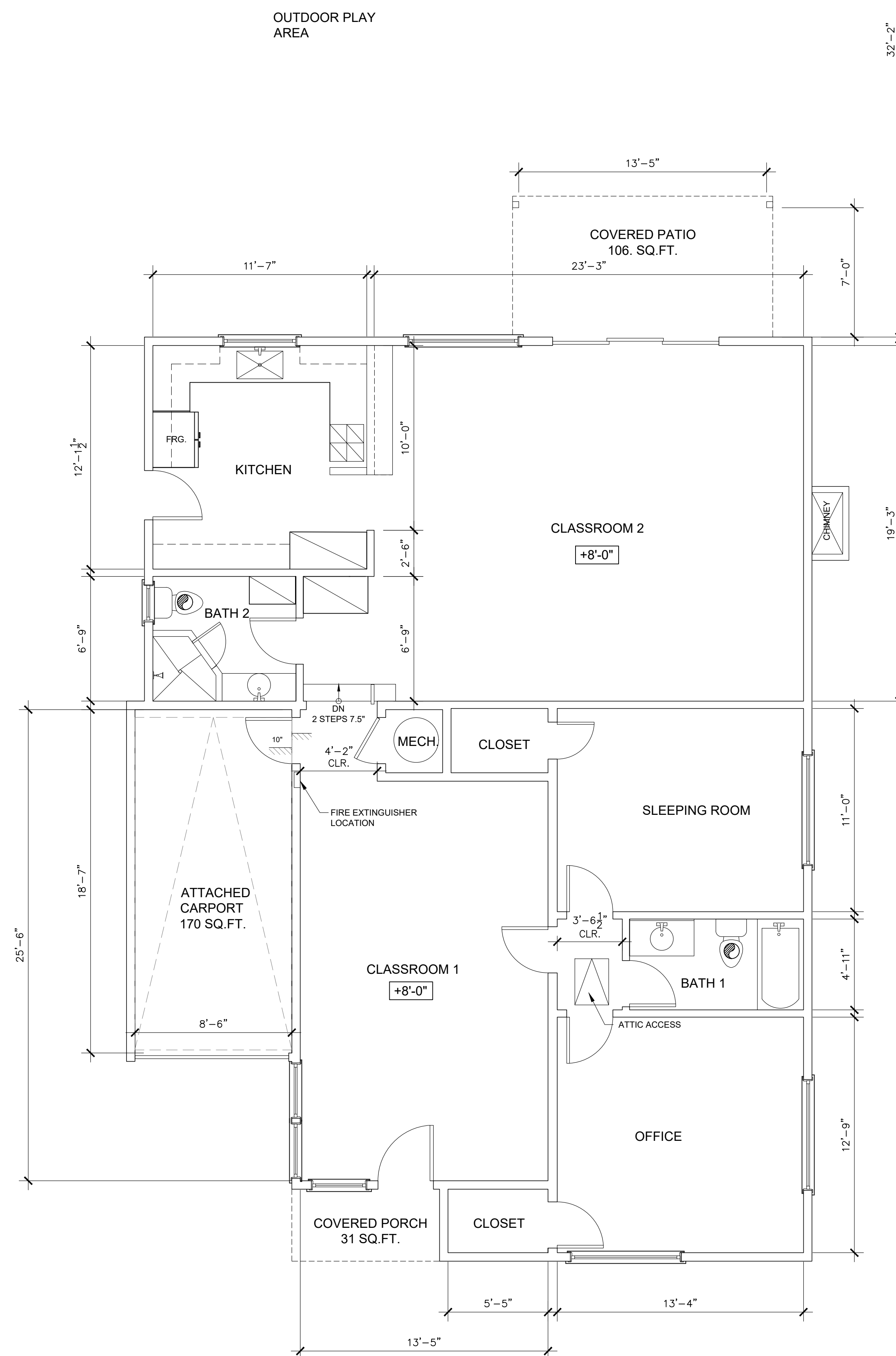
SHEET

A-0.00

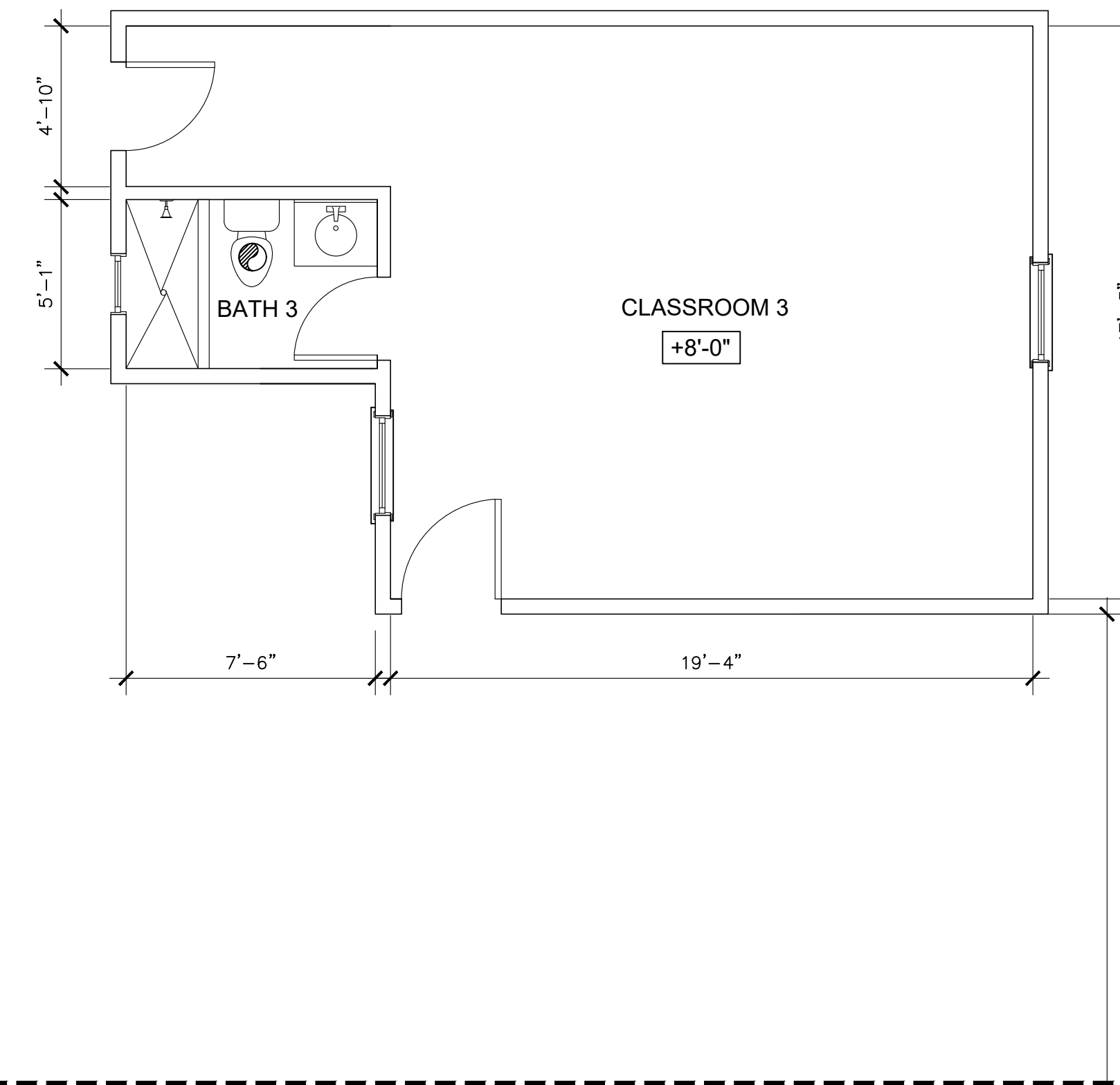
# MAHA MONTESSORI PRE-SCHOOL FLOOR PLAN

15451 LA MAIDA ST, SHERMAN OAKS, CA 91403

LINE 1



**BUILDING 1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



LINE 1

**BUILDING 2 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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info@coastalwaterdevelopment.com



FILE \_\_\_\_\_  
DRAWN \_\_\_\_\_  
REVIEWED \_\_\_\_\_  
CAD R.Grygorysia

ISSUE \_\_\_\_\_ DATE BY \_\_\_\_\_  
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corrections \_\_\_\_\_

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LLC**

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CA 91403**

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SCALE 1/8"=1'-0"  
DATE 4/2/2021  
TITLE \_\_\_\_\_

FLOOR PLAN

SHEET

**A-0.01**