

Victory Blvd Daycare

Change of Use: Single-Family Residence to Child Care

19100 Victory Blvd, Tarzana, CA 91335

Project Information

Zoning: R1-1-RIO
Existing Use: Single Family Residence
Proposed Use: Child Care Center
Pin Number: 180B121 590
Legal Description: TRACT # 14062 LOT 156
Map Reference: M B 442-20/22
Assessor's Id. Number: 2128-028-016
Building Area: 2,815 Total sf per LAMC Sec. 12.03
Covered Outdoor Space: 0 sf
Lot Square Footage: 7,593 sf
Building Height: Single Story 15'-0"

Proposed Building Footprint
Main Building: 2,383 sq ft
Accessory Building: 432 sq ft
Total: 2,815 sq ft

Maximum Residential Floor Area:
45% maximum per LAMC 12.08.C5(a)
(2,815 sq ft / 7,593 sq ft) 100 % = 37% < 45%

Outdoor Space Summary:
Infant Yard: 450 sf
Pre-School Yard: 1,800 sf
School-Age Yard: 595 sf
Total: 2,845 sf

Site Plan Legend

- Permeable Paving
- Planter
- Fibar ADA Accessible Mulch System

Parking

Proposed Preschool
Required per LAMC 12.21A.4 : 1 space per 500 SF
Preschool Area = 2,815 SF

Parking spaces Required By Code = 6

Spaces Provided
(One space substituted for 4 bicycle parking spaces)

Standard spaces = 4
Compact spaces = 0
Handicapped spaces = 1

Total spaces provided = 5

Project Team

CLIENT
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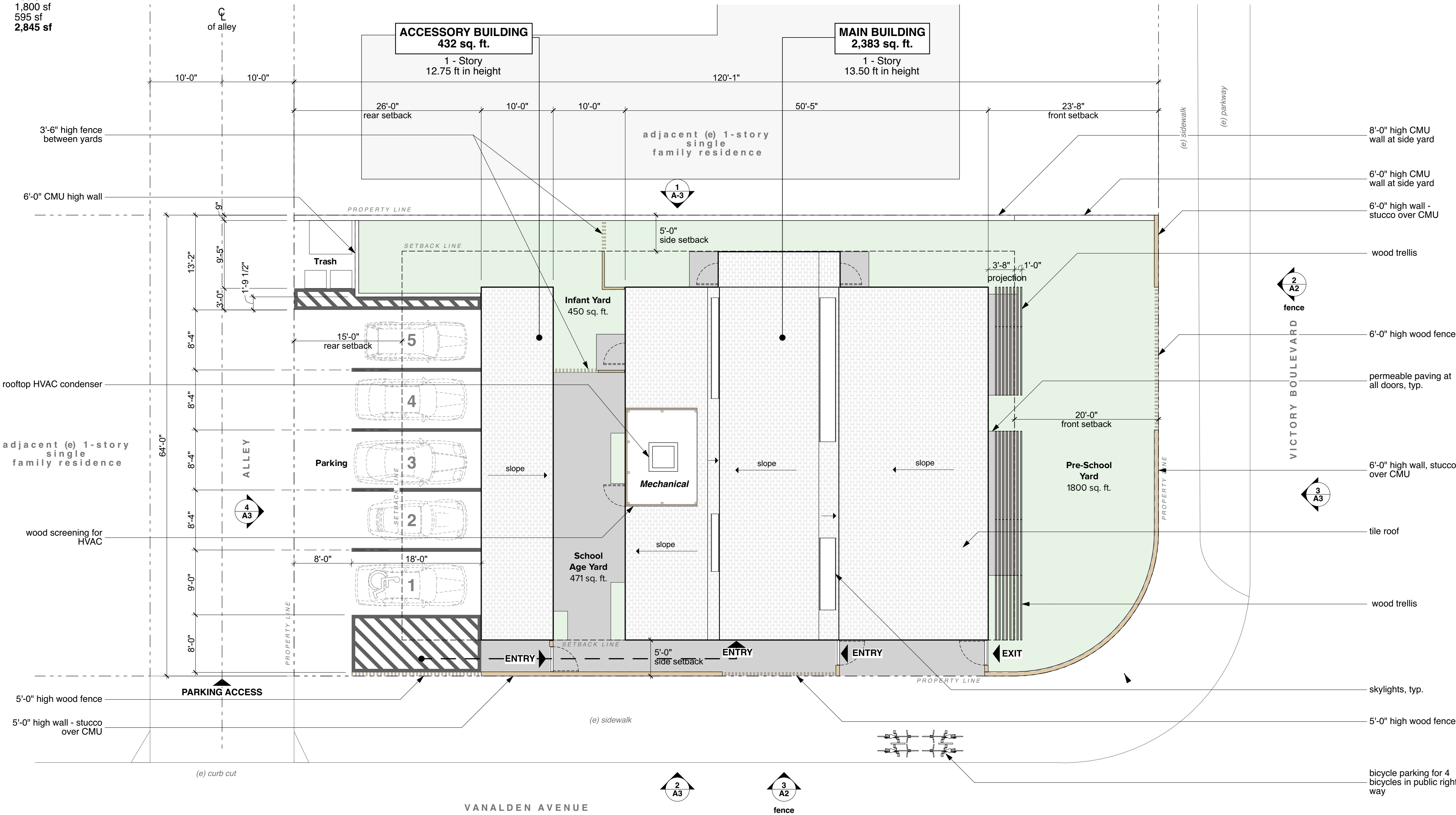
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Drawing Index

ARCHITECTURAL DRAWINGS
A1 Proposed Site/ Roof Plan
A2 Floor Plan
A3 Elevations
A4 Landscape Plan
A5 Rendering
A6 Rendering



Site/ Plot/ Roof Plan

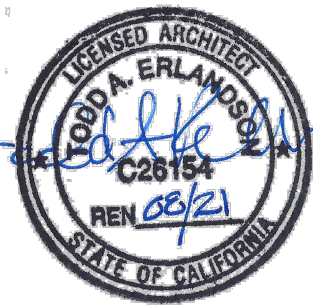
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BRANDED ARCHITECTURE

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SUNRISE
CHILDCARE

Victory Blvd Daycare

Job #1902

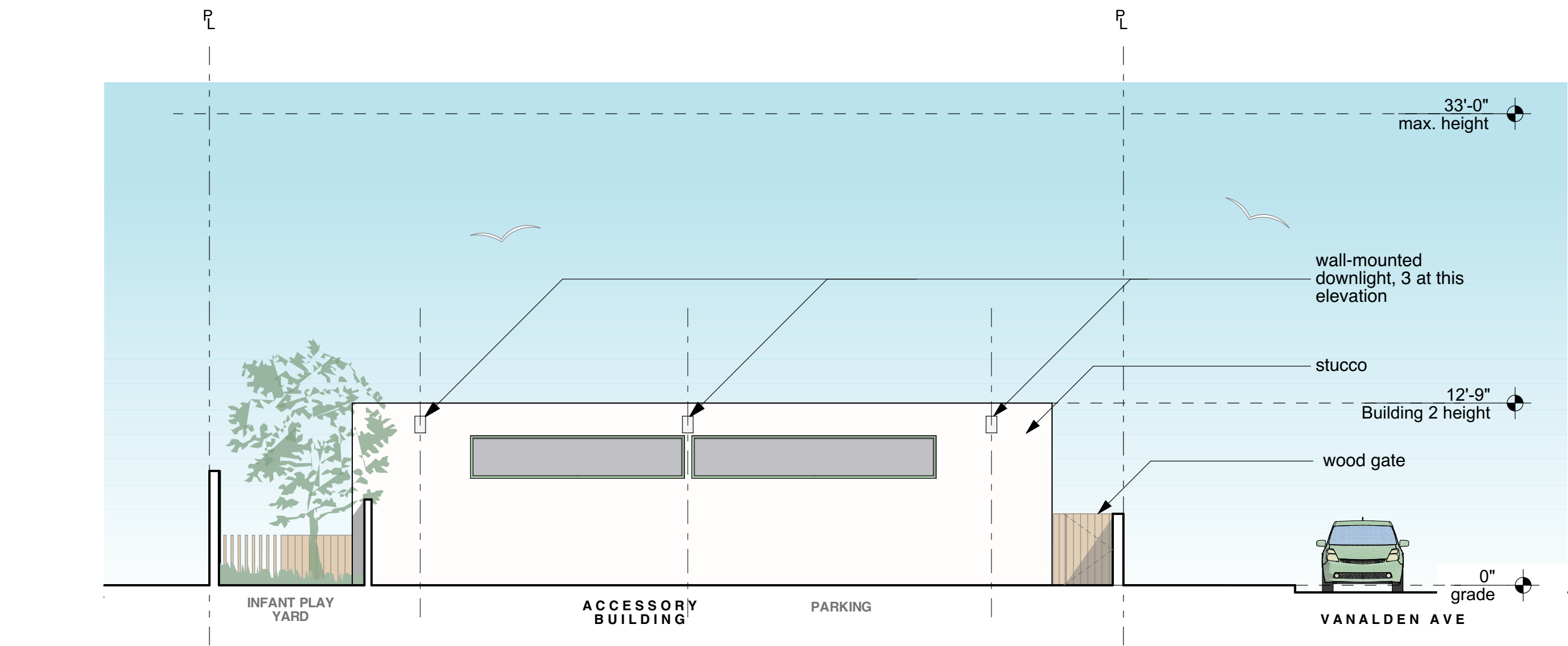
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Issue Date

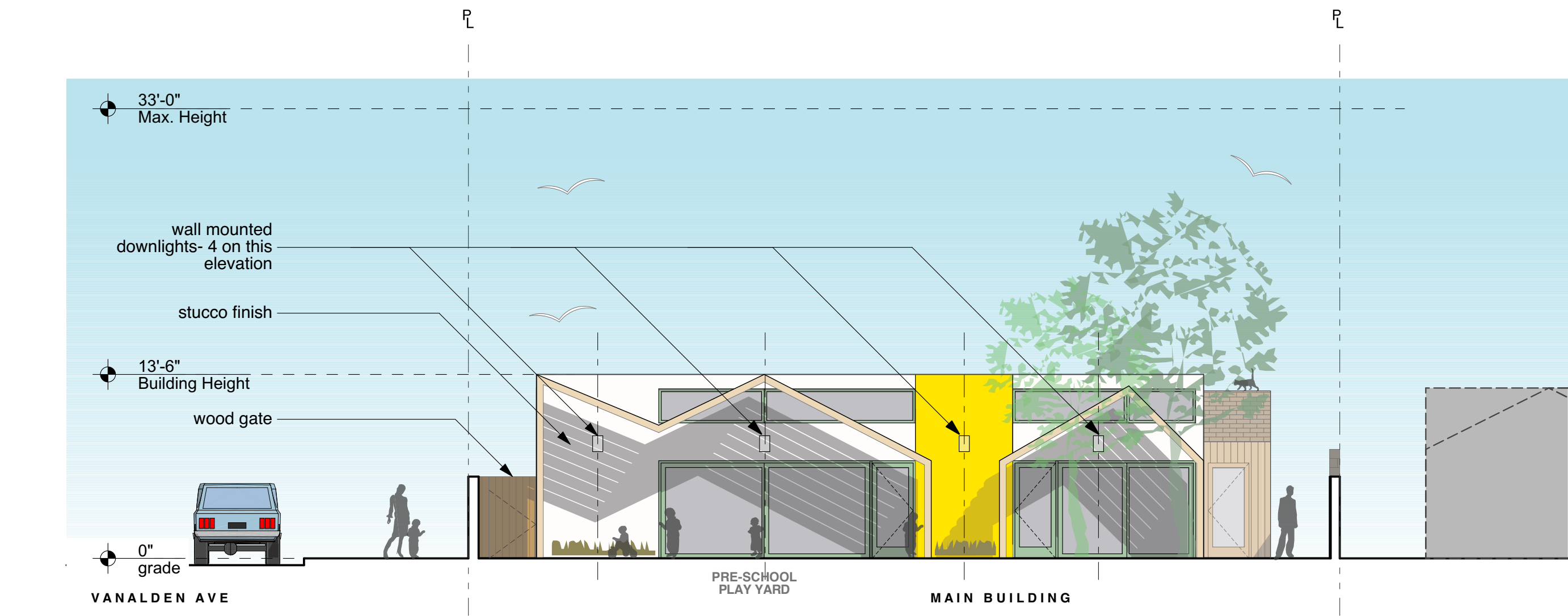
10/14/2019 - CUP

Proposed Site/ Roof
Plan

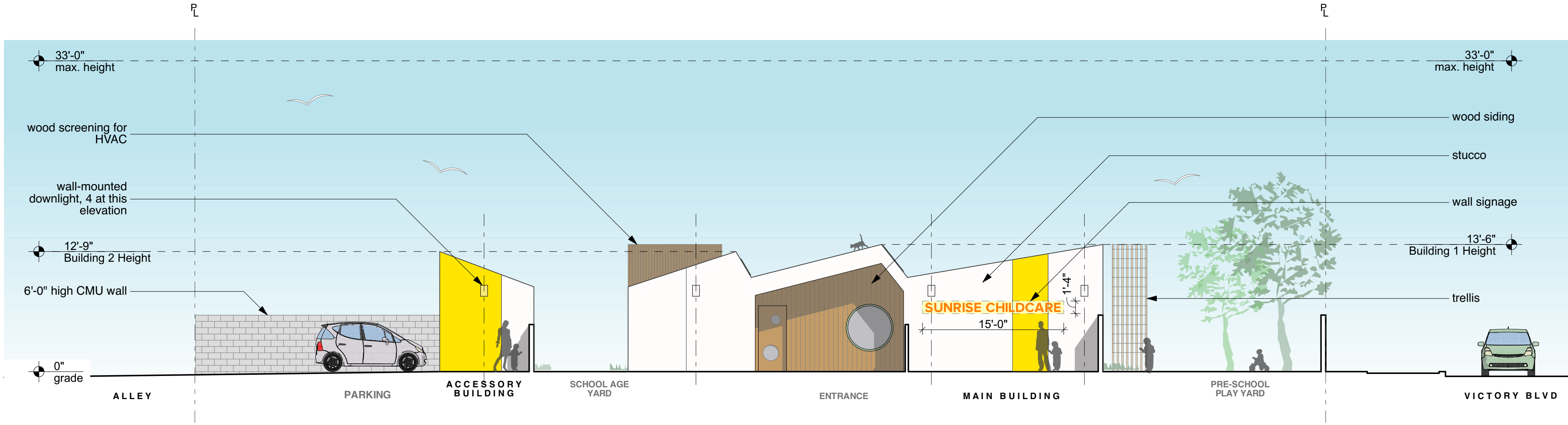
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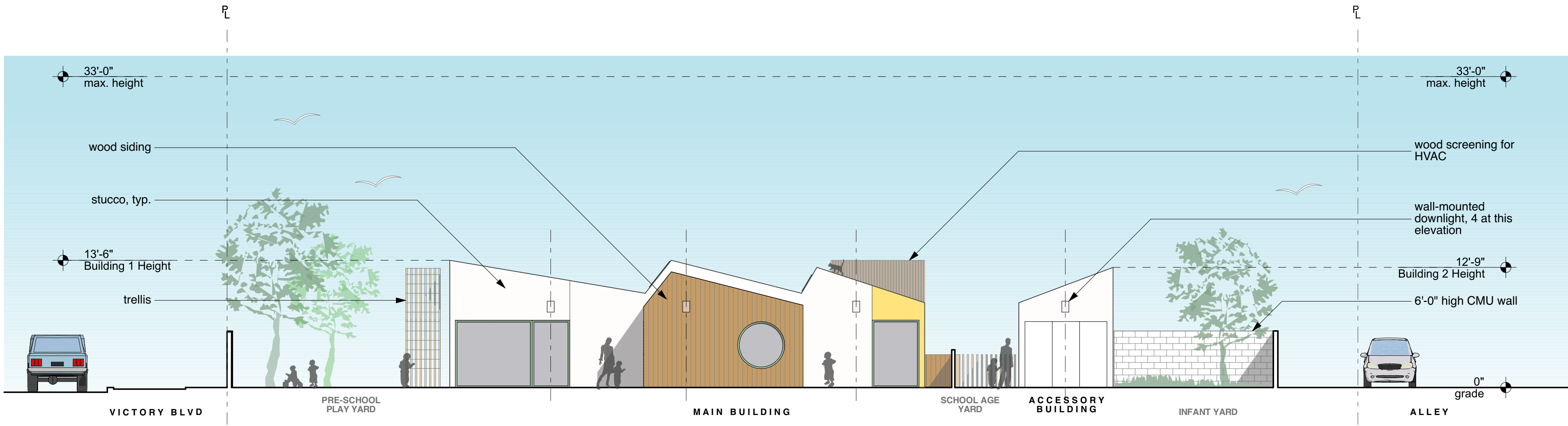
4 South Elevation
scale: 1/8" = 1'-0"



3 North Elevation
scale: 1/8" = 1'-0"



2 West Elevation
scale: 1/8" = 1'-0"



1 East Elevation
scale: 1/8" = 1'-0"



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Elevations

A3



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Vanalden Avenue Entry Elevation



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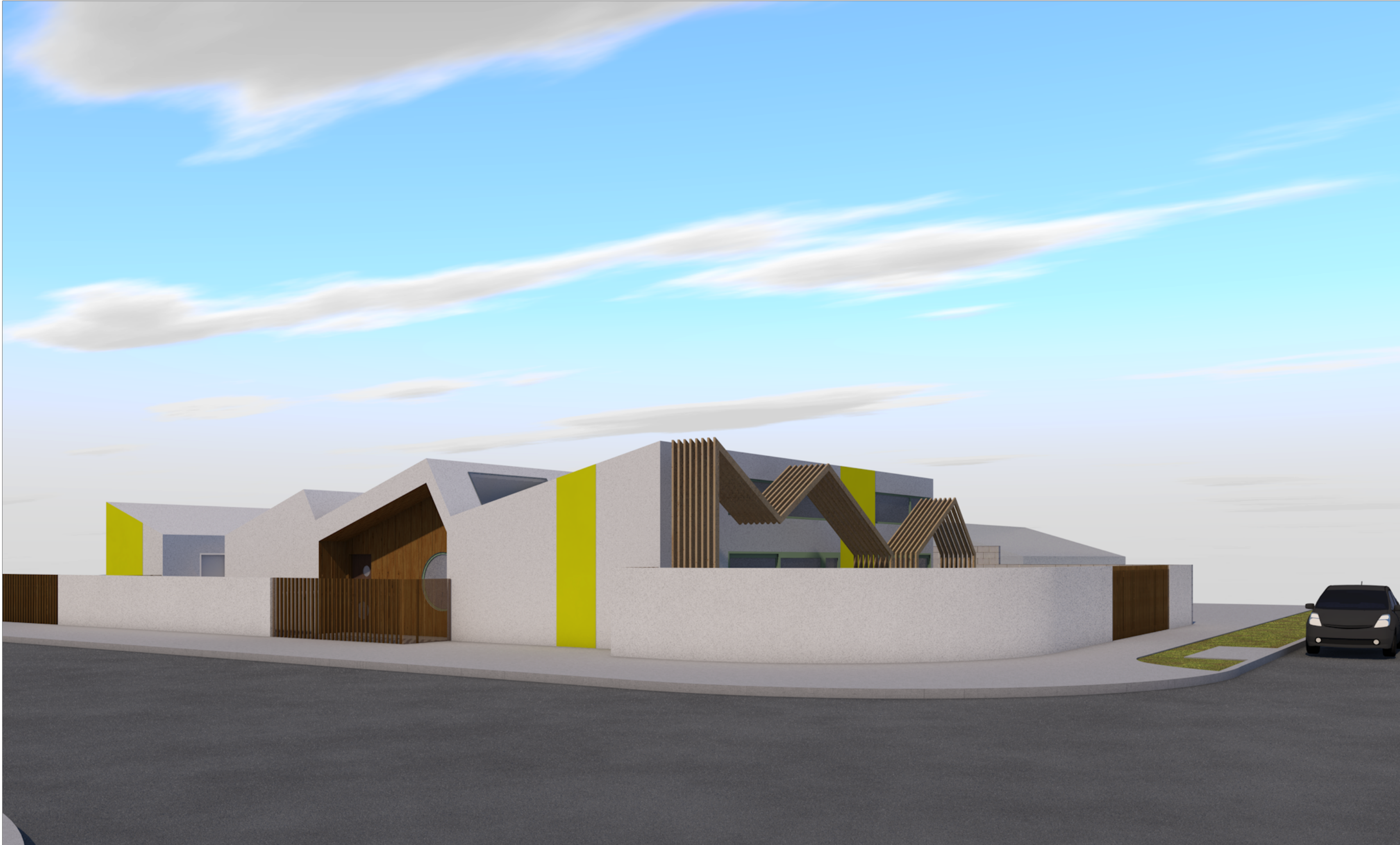
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project

Rendering

sheet

A5



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Vanalden Ave & Victory Blvd Corner



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project

Rendering

sheet

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