

# WESTSIDE NEIGHBORHOOD SCHOOL

PLAYA VISTA, CA  
JUNE 14, 2024  
CUP & ENTITLEMENTS



**PROJECT ADDRESS:**  
5340 ALLA ROAD  
LOS ANGELES, CA 90066

**PROJECT DESCRIPTION:**  
THE PROJECT IS A RENOVATION AND CHANGE OF USE OF AN EXISTING 2-STORY TYPE-III-A BUILDING FROM CREATIVE OFFICE TO DK-8 PRIVATE ELEMETARY AND MIDDLE SCHOOL. THERE IS AN EXISTING OFFICE TENANT SPACE OF APPROXIMATELY 34,777 SF THAT WOULD REMAIN AS IS WITH MINOR BUILDING MODIFICATIONS TO ACCOMMODATE THAT SEPARATED USE. THE SCHOOL PROJECT WILL CONSIST OF MODIFYING THE EXISTING INTERIOR SPACES TO CREATE CLASSROOMS, GYM, AND MULTI-PURPOSE ROOMS FOR THE SCHOOL AS WELL AS SUPPORTING AMENITY SPACES FOR THE FACULTY AND ADMINISTRATION. MIX OF EXISTING RESTROOMS, STAIRS, AND ELEVATORS TO REMAIN, BE REPLACED, AND NEW RESTROOMS AND STAIRS TO SUPPLEMENT THE EXISTING.

- APPLICABLE BUILDING CODES**
- 2023 CITY OF LOS ANGELES BUILDING CODE
  - 2023 CITY OF LOS ANGELES ELECTRICAL CODE
  - 2023 CITY OF LOS ANGELES PLUMBING CODE
  - 2023 CITY OF LOS ANGELES MECHANICAL CODE
  - 2023 CITY OF LOS ANGELES RESIDENTIAL CODE
  - 2023 CITY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
  - 2023 CITY OF LOS ANGELES EXISTING BUILDING CODE
  - CITY OF LOS ANGELES MUNICIPAL CODE
  - 2022 NPFA 13 INSTALLATION OF SPRINKLER SYSTEM

**LEGAL DESCRIPTION**

APN: 4211-008-033  
LOT: A  
MAP BOOK: BK 41-90  
ZONE: M2-1  
LOT AREA: 223,182 SF (5.12 ACRES)  
TRACT: P M 2568  
BLOCK: NONE  
DISTRICT: CD-11 PALMS - MAR VISTA - DEL REY  
GEN. PLAN: LIGHT MANUFACTURING

**OCCUPANCY GROUPS**

EXISTING: GROUP B OFFICE  
PROPOSED: GROUP E SCHOOL & B OFFICE

**CONSTRUCTION TYPE**

TYPE III-A, FULLY SPRINKLERED TO NFPA 13

**FIRE RESISTIVE REQUIREMENTS (PER TABLE 601)**

PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS AND PRIMARY BEAMS	1 HOUR
PRIMARY STRUCTURAL FRAME WHERE SUPPORTING ROOF ONLY:	0 HOURS
FLOORS CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HOUR
SHAFTS AND STAIR ENCLOSURES	2 HOURS TYP.; 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES
BEARING WALLS EXTERIOR	2 HOURS
INTERIOR	1 HOUR
NON-BEARING PARTITIONS	0 HOURS, UNLESS REQUIRED BY OTHER CODE, SEE PLANS

**ALLOWABLE BUILDING HEIGHT, STORIES, AND AREA PER LAMC 12.21.1, HEIGHT DISTRICT 1:**

ALLOWABLE HEIGHT:	75 FEET
ALLOWABLE # OF STORIES:	6 STORIES
ACTUAL BUILDING HEIGHT:	29'-0" ABOVE LOWEST FIRE DEPARTMENT ACCESS
ACTUAL NUMBER OF STORIES BELOW GRADE PROVIDED	0
ACTUAL NUMBER OF STORIES ABOVE GRADE PROVIDED	2

**FAR & AREA SUMMARY:**

FAR:	1.5
ALLOWABLE FAR:	334,773 SF
EXISTING BUILDING AREA:	131,942 SF
EXISTING AREA TO REMAIN AS B-USE (OFFICE):	34,777 SF
PROPOSED AREA TO BE CHANGED TO E-USE (SCHOOL):	97,165 SF

**SETBACKS:**

FRONT:  
SIDE:  
REAR:

**PARKING SUMMARY**

REQUIRED PARKING	TOTAL
SCHOOL USE (1/CLASSROOM):	48
OFFICE USE (1/500 SF): 34,777 SF / 500 SF	70
TOTAL BEFORE DEDUCTIONS	118
BIKE PARKING OFFSET (PROV. 24 SHORT TERM BIKE PARKING SPACES PER LAMC 12.21-A.4.)	-6
TOTAL REQUIRED VEHICLE PARKING	112
<b>CUMULATIVE PARKING PROVIDED</b>	<b>TOTAL</b>
ACCESSIBLE	5 (W/ 1 VAN)
STANDARD	62
COMPACT (MAX 40% OF TOTAL)	48
BICYCLE PARKING (4 PER 1 VEHICLE)	24
TOTAL PROVIDED	112

- DEFERRED PERMITS**
- MECHANICAL
  - ELECTRICAL
  - PLUMBING
  - FIRE SPRINKLER & ALARM
  - SIGNAGE



OWNER  
WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650



10125 WASHINGTON BLVD.  
CULVER CITY, CA 90232  
323.935.3158  
MAIL@HRRARCH.COM

DESIGN ARCHITECT  
**smith - clementi**  
PO BOX 1553 VENICE, CA 90294  
INFO@SMITHCLEMENTI.COM  
424.430.5980

LANDSCAPE ARCHITECT  
**STUDIO SUPERNATURAL**  
10323 SANTA MONICA BLVD. STE 105  
LOS ANGELES, CA 90025

PROJECT  
**WNS - ALLA RD**  
5340 Alla Rd  
Los Angeles, CA 90066

HRA PROJECT # 2422

MARK	DATE	ISSUE
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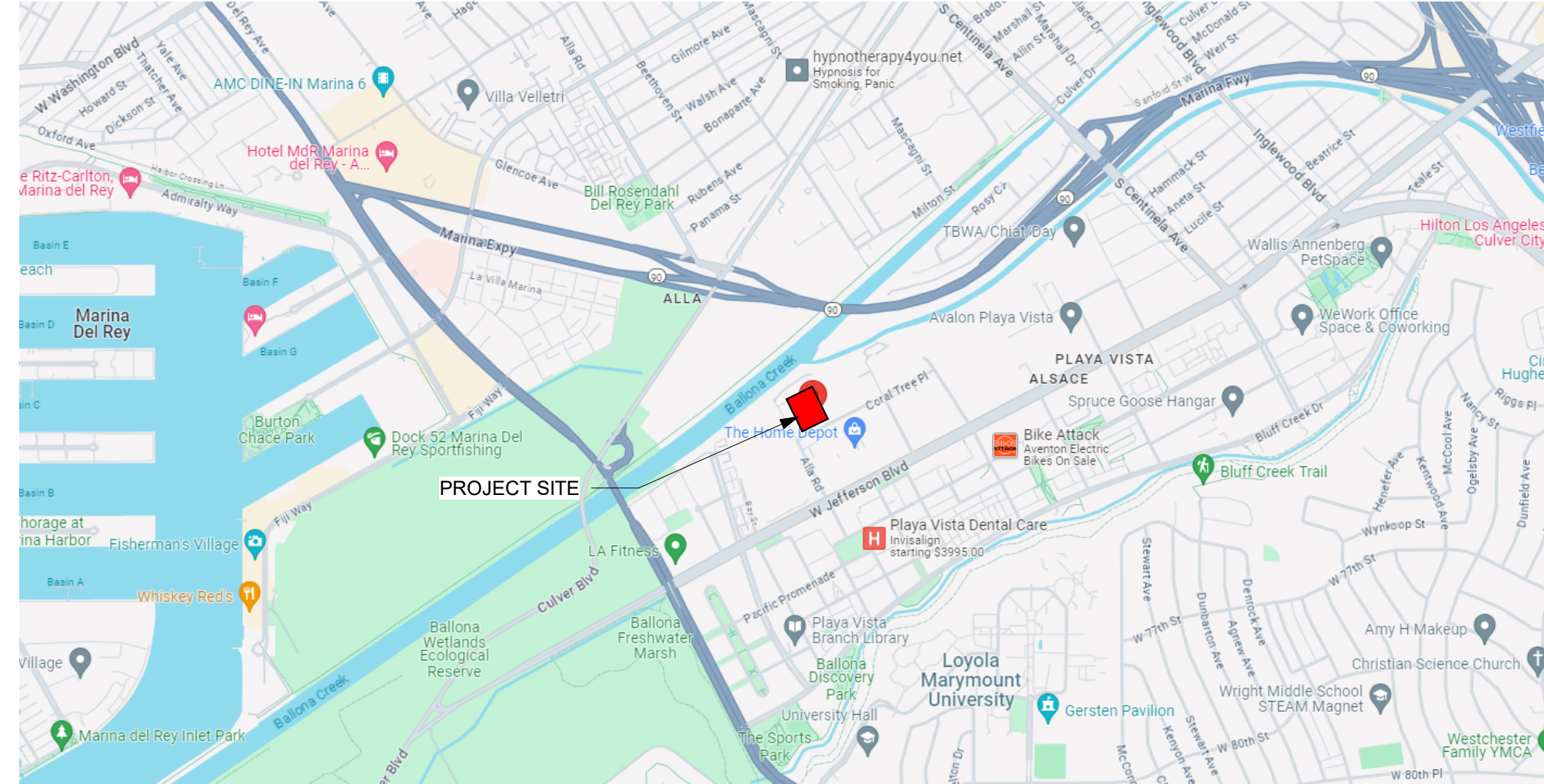
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SHEET TITLE  
**PROJECT INFORMATION**

SHEET NUMBER

**AE0.01**

EXISTING SITE PHOTOS    NTS    3



VICINITY MAP    N.T.S.    4

Sheet Number	Sheet Name	06/11/2024 - ENTITLEMENTS
AE0.01	PROJECT INFORMATION	X
AE0.02	PLOT PLAN	X
AE0.03	AREA VICINITY PLAN & TRAFFIC DIAGRAM	X
AE0.04	PARCEL MAP	X
AE2.01	OVERALL FLOOR PLAN - LEVEL 01	X
AE2.02	OVERALL FLOOR PLAN - LEVEL 02	X
AE2.03	OVERALL ROOF PLAN	X
AE3.00	EXTERIOR ELEVATIONS	X
8		
D2.01	DEMOLITION PLAN - LEVEL 1	X
D2.02	DEMOLITION PLAN - LEVEL 2	X
2		
L-100	LANDSCAPE PLAN	X
L-200	PLANTING PLAN	X
L-300	FENCE PLAN	X
L-500	EXISTING TREES	X
4		

SHEET INDEX    NTS    2

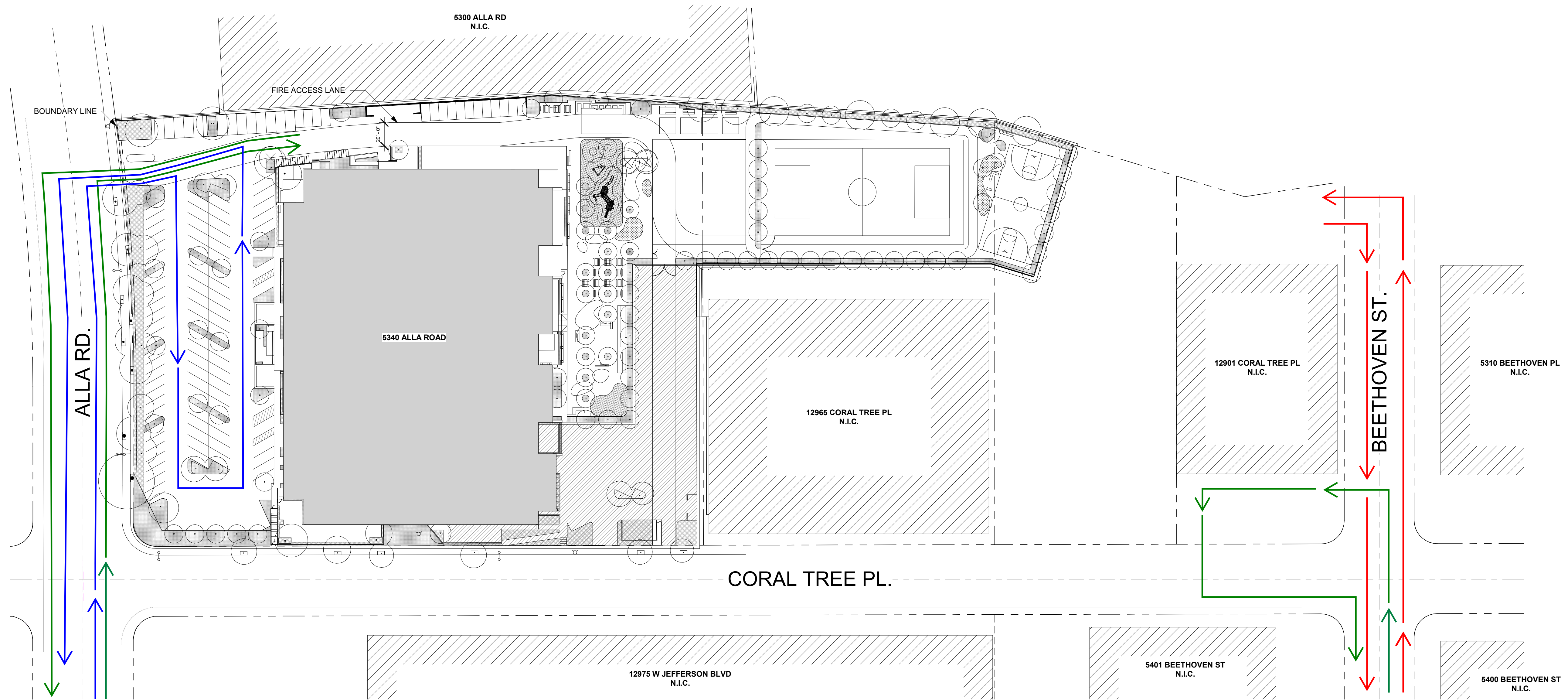
PROJECT INFORMATION    NTS    1





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<b>TOTAL REQUIRED</b>	<b>112</b>
CUMULATIVE PARKING PROVIDED	TOTAL
ACCESSIBLE	5 (W/ 1 VAN)
STANDARD	62
COMPACT (40% OF TOTAL)	48
<b>TOTAL PROVIDED</b>	<b>112</b>



**LEGEND**

- ← STAFF / FACULTY TRAFFIC FLOW
- ← DK-8 TRAFFIC FLOW
- ← PRESCHOOL TRAFFIC FLOW



OWNER  
**WESTSIDE NEIGHBORHOOD SCHOOL**

5401 BEETHOVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650

EXECUTIVE ARCHITECT



DESIGN ARCHITECT

**smith - clementi**

PO BOX 1553 VENICE, CA 90294  
INFO@SMITHCLEMENTI.COM  
424.430.5980

LANDSCAPE ARCHITECT

**STUDIO SUPERNATURAL**

10323 SANTA MONICA BLVD. STE 105  
LOS ANGELES, CA 90025

PROJECT  
**WNS - ALLA RD**

5340 Alla Rd  
Los Angeles, CA 9066

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SHEET TITLE  
**AREA VICINITY PLAN & TRAFFIC DIAGRAM**

SHEET NUMBER

**AE0.03**





OWNER  
WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650

EXECUTIVE ARCHITECT



10125 WASHINGTON BLVD.  
CULVER CITY, CA 90232  
323.935.3158  
MAIL@HRRARCH.COM

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smith - clementi

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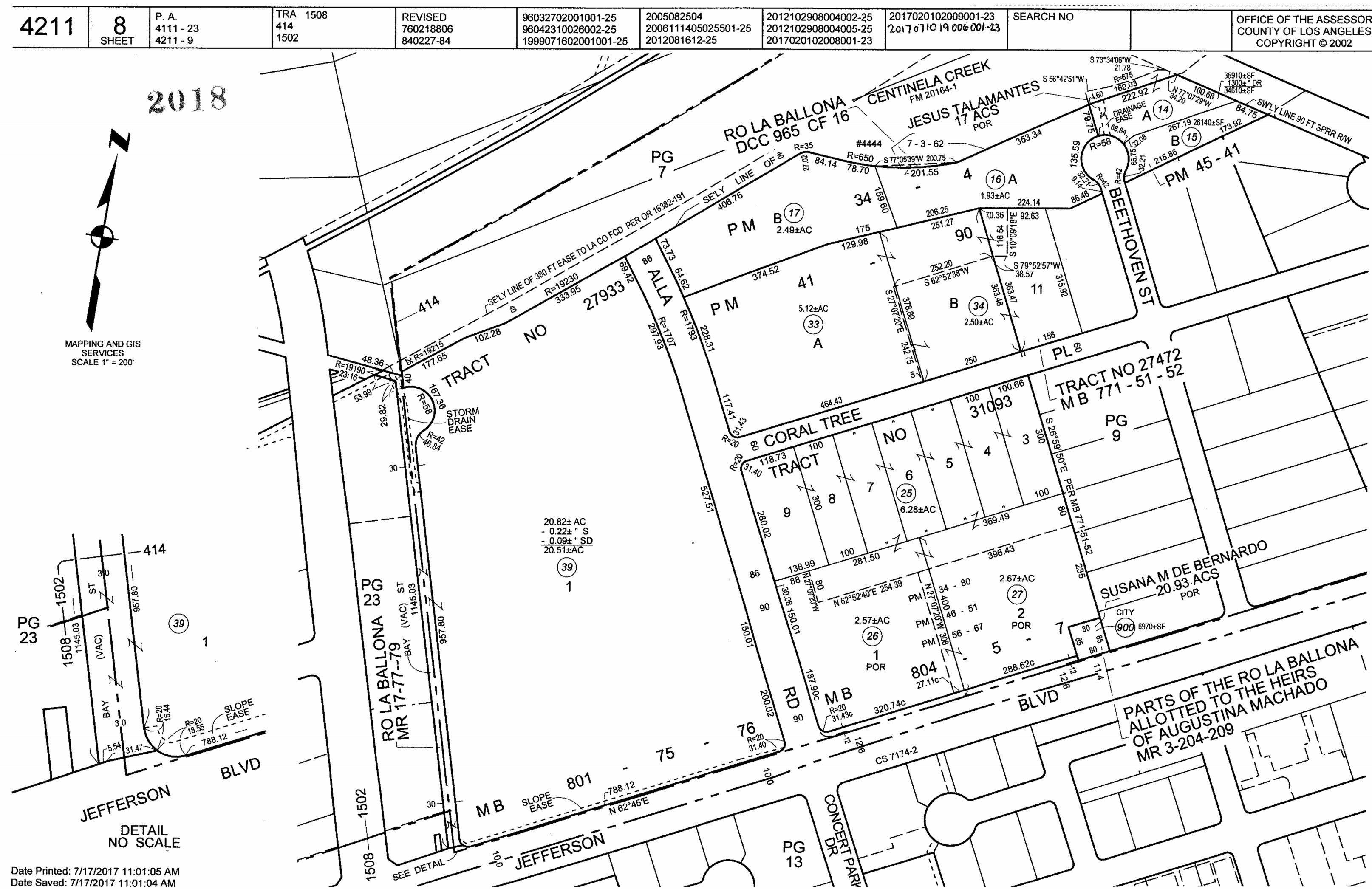
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SHEET TITLE  
PARCEL MAP

SHEET NUMBER

AE0.04







- GENERAL PLAN NOTES**
- FLOOR LEVELS FLAT U.O.N.
  - ALL DIMENSIONS ARE F.O. STUD UNLESS OTHERWISE NOTED.
  - INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN CBC SECTION 803. FINISH MATERIALS SHALL BE CLASS B IN INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS, CLASS C IN CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS, ROOMS AND ENCLOSED SPACES.
  - MOISTURE RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR ALL TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288, OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
  - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (1205.1 & 1205.3)
  - PROVIDE ACOUSTIC INSULATION IN WALLS PER RECOMMENDATIONS IN ACOUSTICAL REPORT. CONTRACTOR TO COORDINATE LOCATIONS WITH OWNERSHIP AND ARCHITECT.

**WALL LEGEND**

	WALL TO BE DEMOLISHED
	EXISTING TO REMAIN
	PROPOSED
	NOT IN SCOPE



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5401 BEETHOVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650

**EXECUTIVE ARCHITECT**



10125 WASHINGTON BLVD.  
CULVER CITY, CA 90232  
323.935.3158  
MAIL@HRAARCH.COM

**DESIGN ARCHITECT**

smith - clementi

PO BOX 1553 VENICE, CA 90294  
INFO@SMITHCLEMENTI.COM  
424.430.5980

**LANDSCAPE ARCHITECT**

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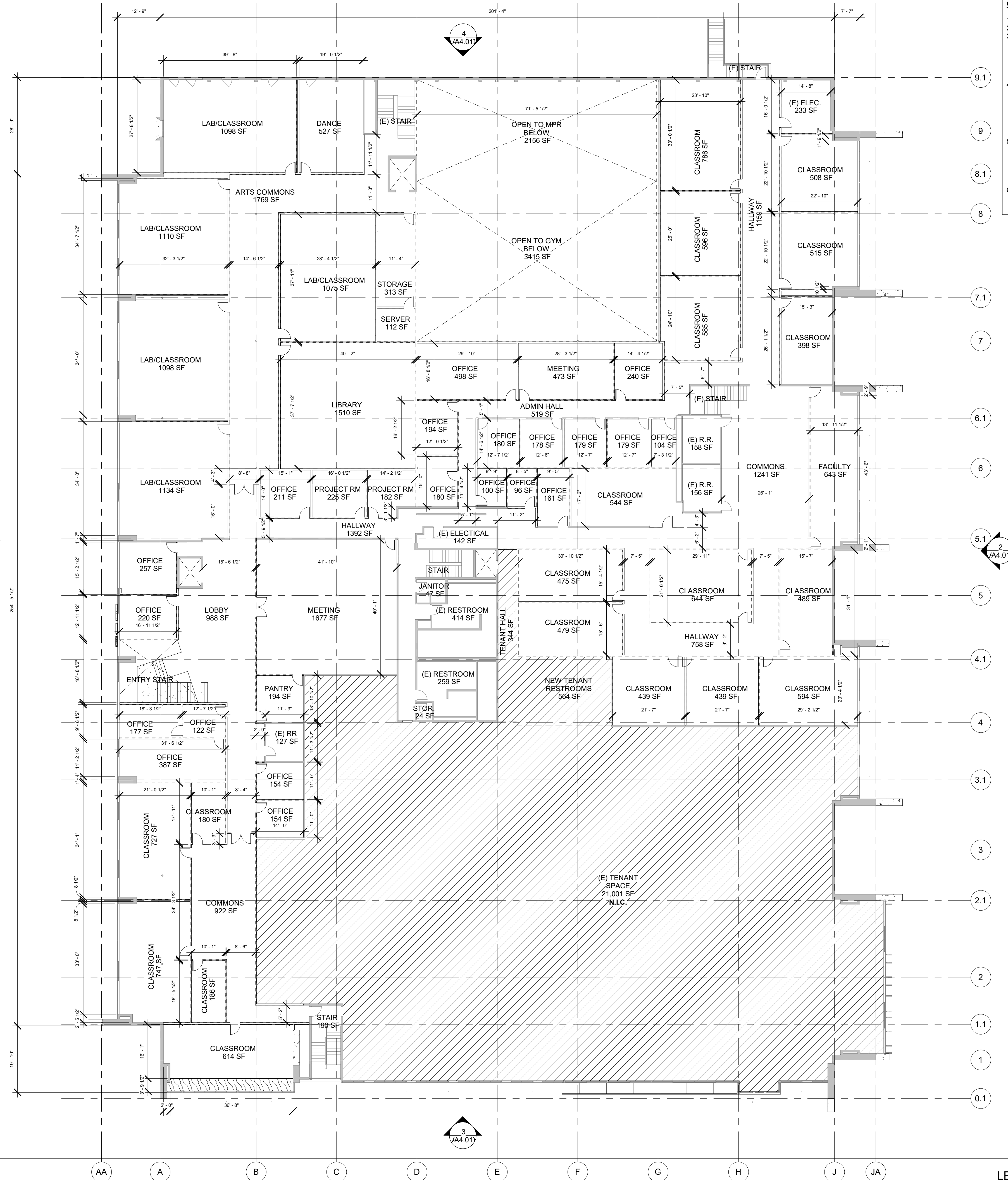
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SHEET TITLE  
**OVERALL FLOOR PLAN - LEVEL 01**

SHEET NUMBER

**AE2.01**





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	PROPOSED
	NOT IN SCOPE



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WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEEHIVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650

**EXECUTIVE ARCHITECT**

**HRA**  
House & Robertson  
ARCHITECTS  
10125 WASHINGTON BLVD.  
CULVER CITY, CA 90232  
323.935.3158  
MAIL@HRRARCH.COM

**DESIGN ARCHITECT**

smith - clementi

PO BOX 1553 VENICE, CA 90294  
INFO@SMITHCLEMENTI.COM  
424.430.5980

**LANDSCAPE ARCHITECT**

STUDIO SUPERNATURAL

10323 SANTA MONICA BLVD. STE 105  
LOS ANGELES, CA 90025

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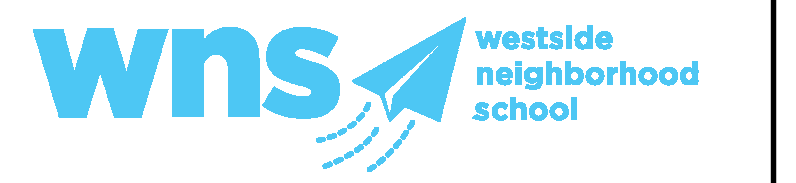
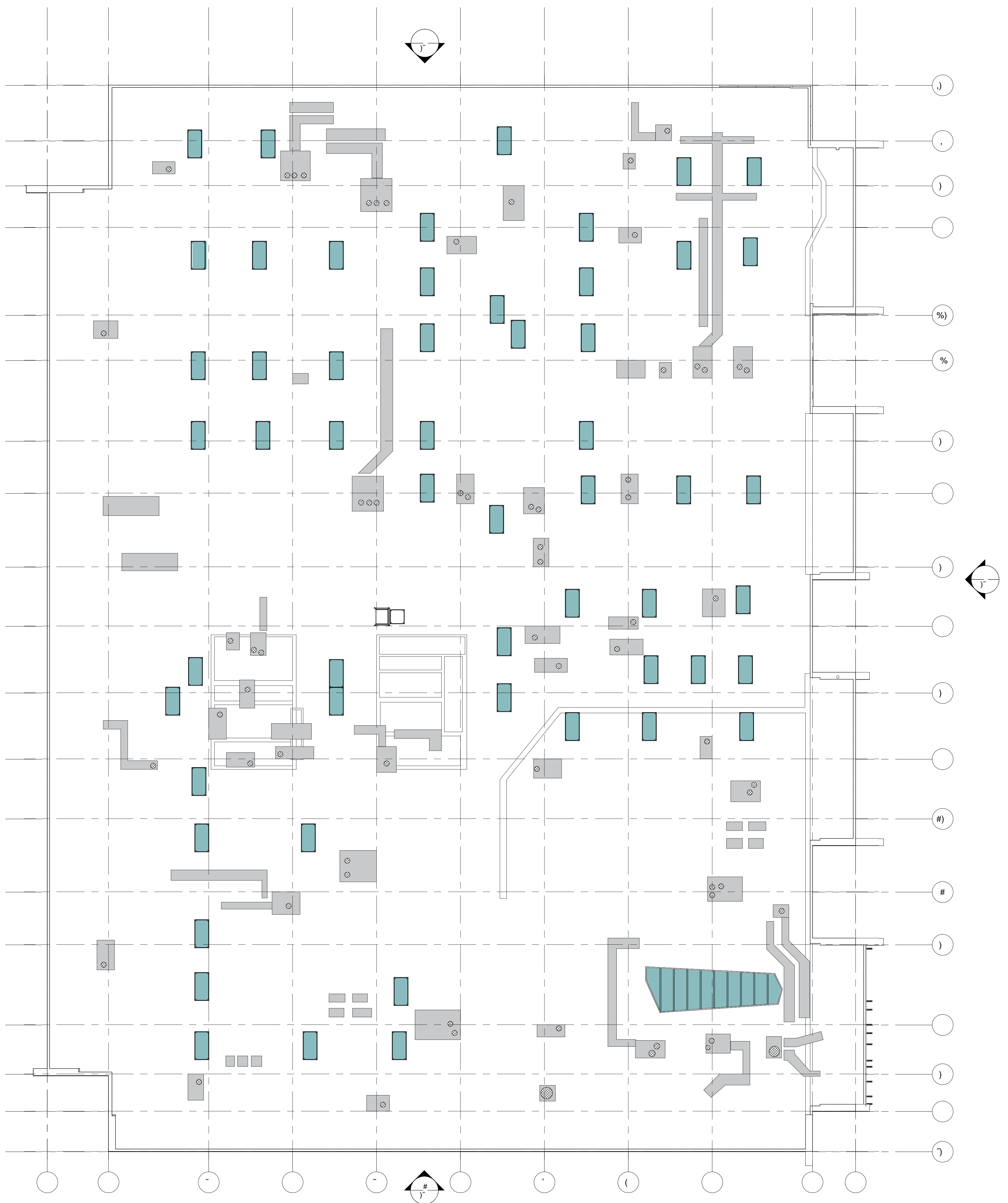
SHEET TITLE

**OVERALL FLOOR PLAN -  
LEVEL 02**

SHEET NUMBER

**AE2.02**





OWNER  
**WESTSIDE NEIGHBORHOOD SCHOOL**  
 5401 BEETHOVEN ST.  
 LOS ANGELES, CA 90066  
 310.574.8650

EXECUTIVE ARCHITECT  
  
 10125 WASHINGTON BLVD.  
 CULVER CITY, CA 90232  
 323.935.3158  
 MAIL@HRARCH.COM

DESIGN ARCHITECT  
**smith - clementi**  
 PO BOX 1553 VENICE, CA 90294  
 INFO@SMITHCLEMENTI.COM  
 424.430.5980

LANDSCAPE ARCHITECT  
**STUDIO SUPERNATURAL**  
 10323 SANTA MONICA BLVD. STE 105  
 LOS ANGELES, CA 90025

PROJECT  
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SHEET TITLE  
**OVERALL ROOF PLAN**

SHEET NUMBER

**AE2.03**



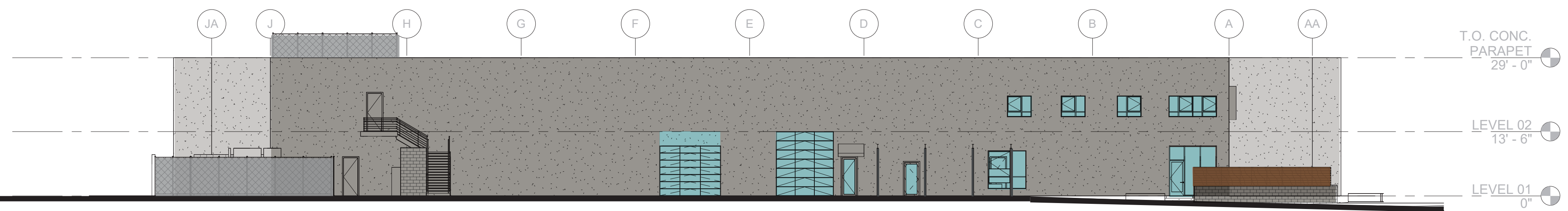
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SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER

**AE3.00**



PLAYGROUND-SEE LANDSCAPE PLAN

NEW DOOR  
IN (E)  
OPENING

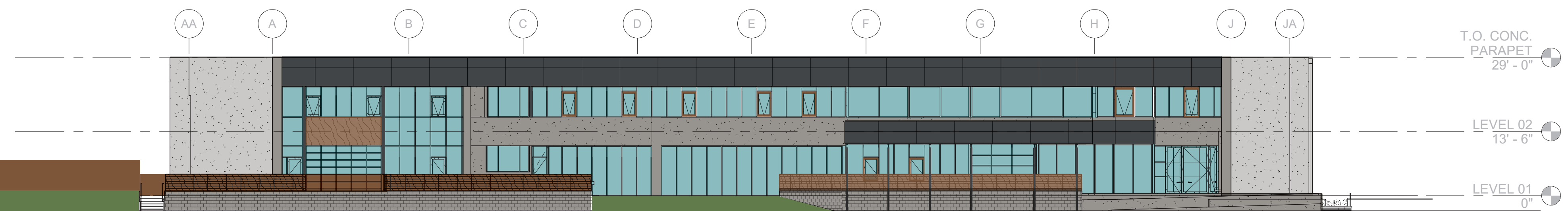
NEW DOOR

T.O. CONC.  
PARAPET  
29' - 0"

LEVEL 02  
13' - 6"

LEVEL 01  
0"

NORTH ELEVATION 1/16" = 1'-0" 4



PLAYGROUND-THIS AREA

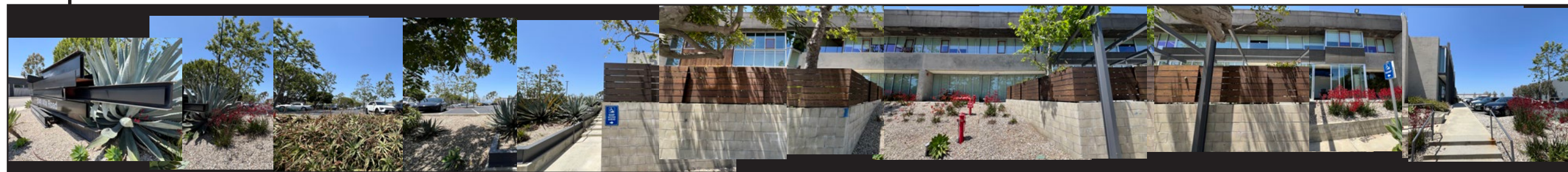
NEW FENCE

T.O. CONC.  
PARAPET  
29' - 0"

LEVEL 02  
13' - 6"

LEVEL 01  
0"

SOUTH ELEVATION 1/16" = 1'-0" 3

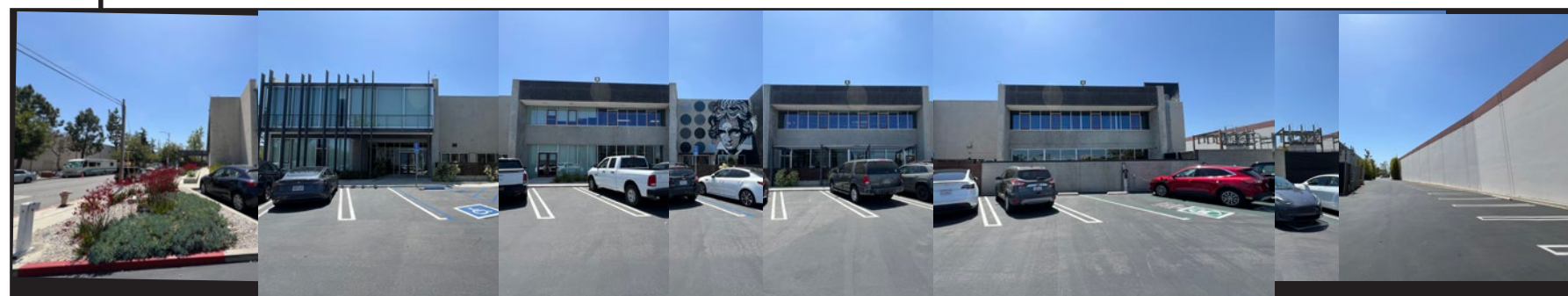


T.O. CONC.  
PARAPET  
29' - 0"

LEVEL 02  
13' - 6"

LEVEL 01  
0"

EAST ELEVATION 1/16" = 1'-0" 2



NEW FENCE

ADJACENT BUILDING



T.O. CONC.  
PARAPET  
29' - 0"

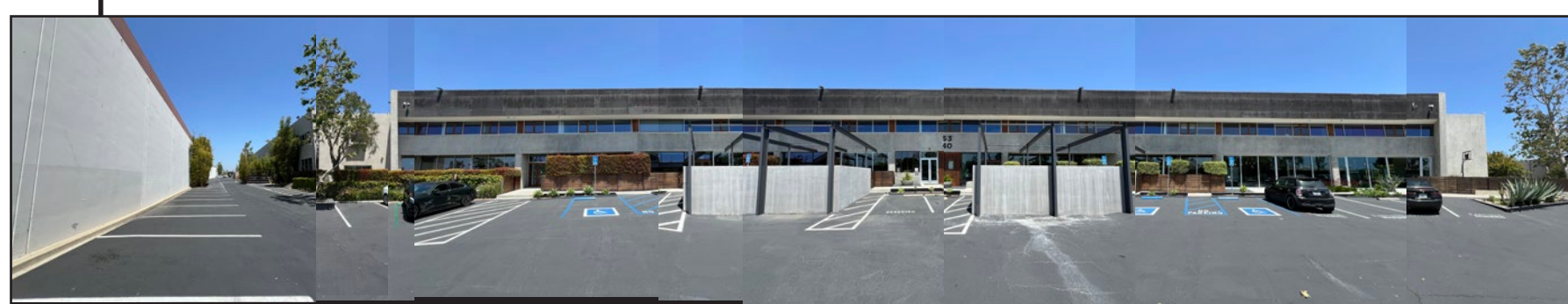
LEVEL 02  
13' - 6"

LEVEL 01  
0"

WEST ELEVATION 1/16" = 1'-0" 1

AREA OF CHANGE:  
NEW DOORS  
NEW SIGN

NEW FENCE















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 LOS ANGELES, CA 90066  
 310.574.8650

EXECUTIVE ARCHITECT  
**HRA House & Robertson ARCHITECTS**  
 10125 WASHINGTON BOULEVARD  
 CULVER CITY, CA 90232  
 323.935.3158

DESIGN ARCHITECT  
**smith - clementi**  
 julie@smithclementi.com  
 424.430.5980

LANDSCAPE ARCHITECT  
**SUPERNATURAL**  
 1494 Kenmore Road  
 Pasadena, CA 91106  
 www.studio-supernatural.com  
 510 910 5662

TRAFFIC ENGINEER

PROJECT  
**WNS - ALLA ROAD**

5340 ALLA ROAD  
 LOS ANGELES, CA 90066

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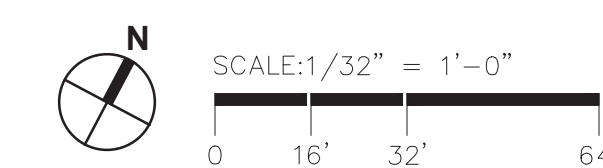
**LANDSCAPE PLAN**

SHEET TITLE

**L-100**

SHEET NUMBER

SITE PLAN 1





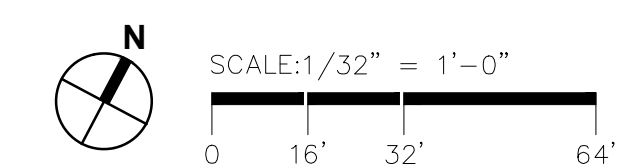


BOTANICAL NAME	COMMON NAME	NATIVE TO LA	QTY ROD	QTY	SIZE	WATER USE
QUERCUS LOBATA, OR ENGLEMANII	VALLEY OAK, ENGLEMAN OAK	YES	0	10		M
PLATANUS RACEMOSA	WESTERN SYCAMORE	YES	12	12		M
TIPU TIPUANA	TIPU	NO	0	23		L
GINKGO BILOBA	GINKGO	NO	0	3		M
AFROCARPUS GRACILIOR	AFRICAN FERN PINE	NO	0	8		M
CEDRUS LIBANI	CEDAR OF LEBANON	NO	0	16		L
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	NO	0	8		L
LYONOTHAMNUS FLORBUNDUS	CATALINA ISLAND IRONWOOD	YES	0	5		L
PISTACHE CHINENSIS	CHINESE PISTACHE	NO	0	3		M
EXISTING PLANTING TO REMAIN, NO TOXIC PLANTS						
LAWN, MARATHON 3 OR EQ, WITH SUBSURFACE IRRIGATION						
SHRUBS AND GROUND COVER SPECIES: HETEROMELES ARBUTIFOLIA, CEANOTHUS HORIZONTALIS, MIHLENBERGIA RIGENS, SALVIA CLEVELANDII, MISCANTHUS SINESIS, OLEA 'LITTLE OLLIE', ARCTOSTAPHYLOS 'HOWARD MCMINN', LOBELIA LATIFOLIA, FICUS PUMILA, DISTICTIS BUCCANTORIA						

(E) STREET TREES: 14  
 (E) ON SITE TREES: 31  
 (E) TREES TO BE REMOVED: 3, TO BE REPLACED @ 4:1

REQUIRED TREES: 12  
 PROPOSED TREES: 88

TOTAL PLANTING AREA: 22,455 SF  
 EXISTING PLANTING TO REMAIN: 7,595 SF  
 PROPOSED PLANTING AREA: 14,860 SF



PLANTING PLAN 1

OWNER  
**WESTSIDE NEIGHBORHOOD SCHOOL**  
 5401 BEETHOVEN ST.  
 LOS ANGELES, CA 90066  
 310.574.8650

EXECUTIVE ARCHITECT



10125 WASHINGTON BOULEVARD  
 CULVER CITY, CA 90232  
 323.935.3158

DESIGN ARCHITECT

**smith - clementi**

julie@smithclementi.com  
 424.430.5980

LANDSCAPE ARCHITECT

**SUPERNATURAL**

1494 Kenmore Road  
 Pasadena, CA 91106  
 www.studio-supernatural.com  
 510 910 5662

TRAFFIC ENGINEER

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5340 ALLA ROAD  
 LOS ANGELES, CA 90066

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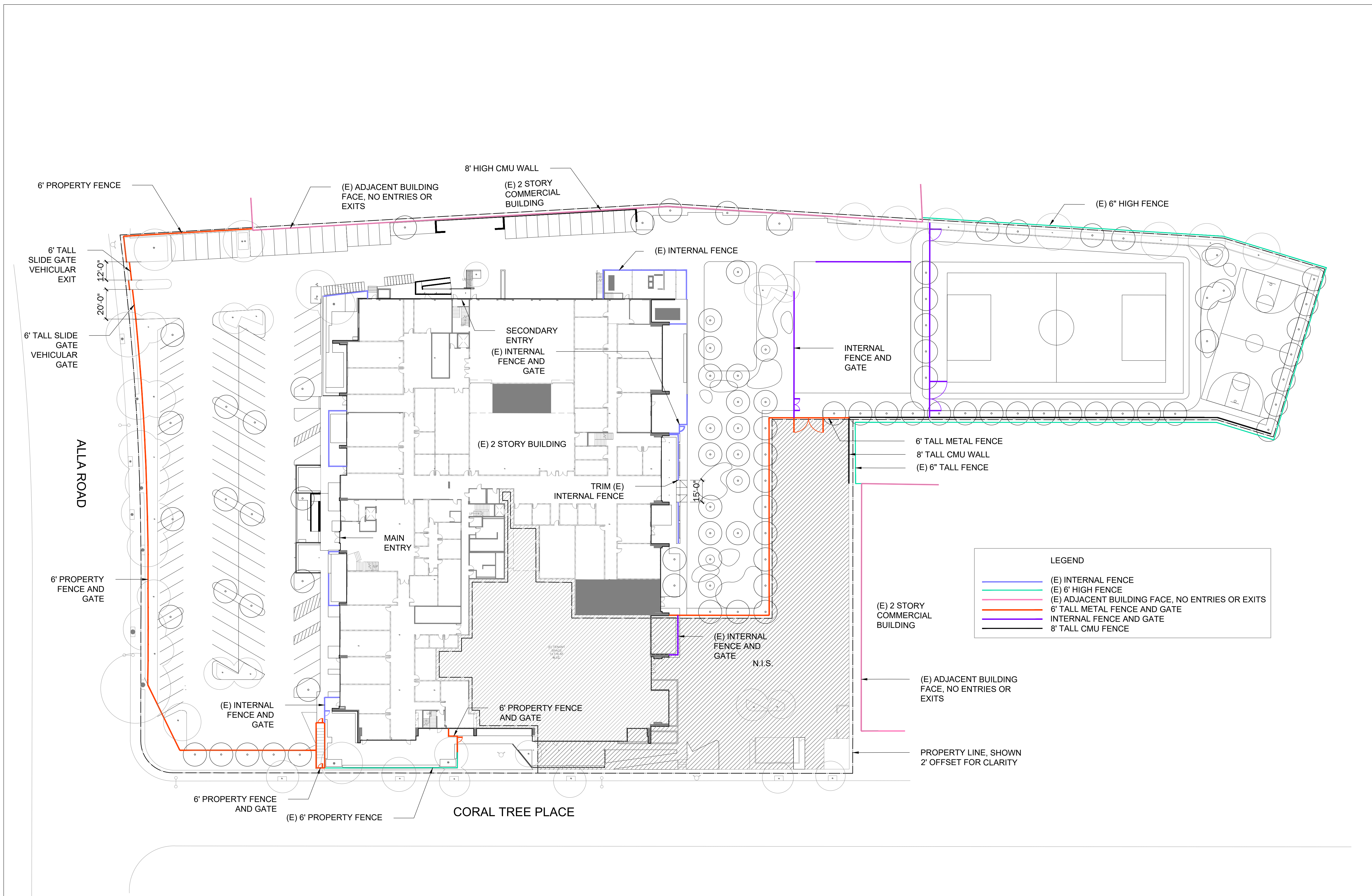
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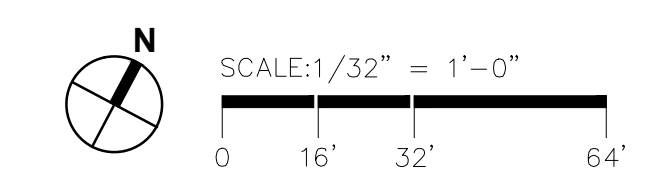
**L-200**

SHEET NUMBER





SITE PLAN **1**



OWNER  
WESTSIDE NEIGHBORHOOD SCHOOL

5401 BEETHOVEN ST.  
LOS ANGELES, CA 90066  
310.574.8650

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STAMP

**FENCE PLAN**

SHEET TITLE

**L-300**

SHEET NUMBER



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 5401 BEETHOVEN ST.  
 LOS ANGELES, CA 90066  
 310.574.8650

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 10125 WASHINGTON BOULEVARD  
 CULVER CITY, CA 90232  
 323.935.3158

DESIGN ARCHITECT  
**smith - clementi**  
 julie@smithclementi.com  
 424.430.5980

LANDSCAPE ARCHITECT  
**SUPERNATURAL**  
 1494 Kenmore Road  
 Pasadena, CA 91106  
 www.studio-supernatural.com  
 510 910 5662

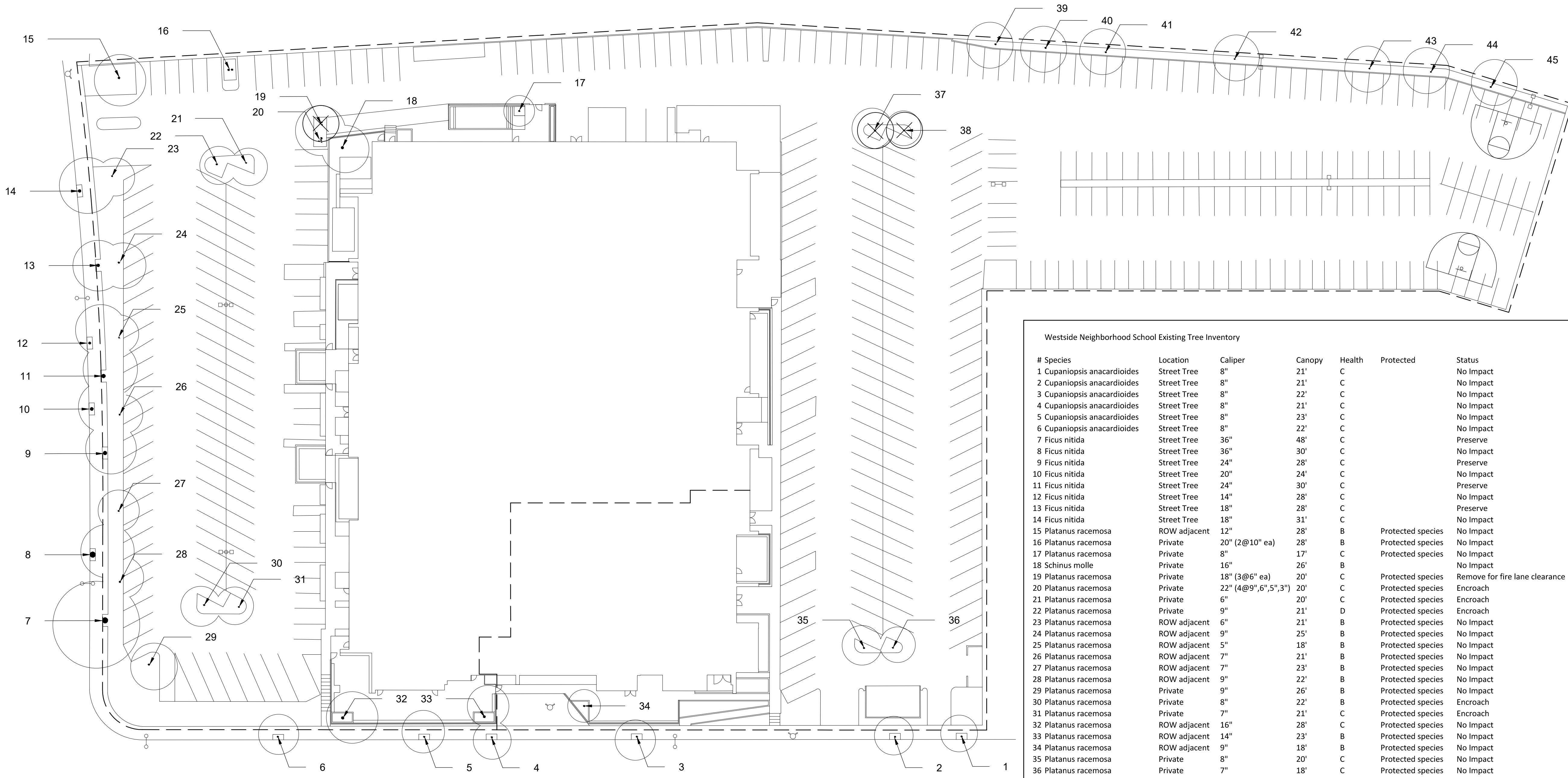
TRAFFIC ENGINEER

PROJECT  
**WNS - ALLA ROAD**  
 5340 ALLA ROAD  
 LOS ANGELES, CA 90066

MARK	DATE	ISSUE
	xx	xx

STAMP

**EXISTING TREES**  
 SHEET TITLE  
**L-500**  
 SHEET NUMBER



Westside Neighborhood School Existing Tree Inventory

#	Species	Location	Caliper	Canopy	Health	Protected	Status
1	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
2	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
3	Cupaniopsis anacardioides	Street Tree	8"	22'	C		No Impact
4	Cupaniopsis anacardioides	Street Tree	8"	21'	C		No Impact
5	Cupaniopsis anacardioides	Street Tree	8"	23'	C		No Impact
6	Cupaniopsis anacardioides	Street Tree	8"	22'	C		No Impact
7	Ficus nitida	Street Tree	36"	48'	C		Preserve
8	Ficus nitida	Street Tree	36"	30'	C		No Impact
9	Ficus nitida	Street Tree	24"	28'	C		Preserve
10	Ficus nitida	Street Tree	20"	24'	C		No Impact
11	Ficus nitida	Street Tree	24"	30'	C		Preserve
12	Ficus nitida	Street Tree	14"	28'	C		No Impact
13	Ficus nitida	Street Tree	18"	28'	C		Preserve
14	Ficus nitida	Street Tree	18"	31'	C		No Impact
15	Platanus racemosa	ROW adjacent	12"	28'	B	Protected species	No Impact
16	Platanus racemosa	Private	20" (2@10" ea)	28'	B	Protected species	No Impact
17	Platanus racemosa	Private	8"	17'	C	Protected species	No Impact
18	Schinus molle	Private	16"	26'	B		No Impact
19	Platanus racemosa	Private	18" (3@6" ea)	20'	C	Protected species	Remove for fire lane clearance
20	Platanus racemosa	Private	22" (4@9",6",5",3")	20'	C	Protected species	Encroach
21	Platanus racemosa	Private	6"	20'	C	Protected species	Encroach
22	Platanus racemosa	Private	9"	21'	D	Protected species	Encroach
23	Platanus racemosa	ROW adjacent	6"	21'	B	Protected species	No Impact
24	Platanus racemosa	ROW adjacent	9"	25'	B	Protected species	No Impact
25	Platanus racemosa	ROW adjacent	5"	18'	B	Protected species	No Impact
26	Platanus racemosa	ROW adjacent	7"	21'	B	Protected species	No Impact
27	Platanus racemosa	ROW adjacent	7"	23'	B	Protected species	No Impact
28	Platanus racemosa	ROW adjacent	9"	22'	B	Protected species	No Impact
29	Platanus racemosa	Private	9"	26'	B	Protected species	No Impact
30	Platanus racemosa	Private	8"	22'	B	Protected species	Encroach
31	Platanus racemosa	Private	7"	21'	C	Protected species	Encroach
32	Platanus racemosa	ROW adjacent	16"	28'	C	Protected species	No Impact
33	Platanus racemosa	ROW adjacent	14"	23'	B	Protected species	No Impact
34	Platanus racemosa	ROW adjacent	9"	18'	B	Protected species	No Impact
35	Platanus racemosa	Private	8"	20'	C	Protected species	No Impact
36	Platanus racemosa	Private	7"	18'	C	Protected species	No Impact
37	Platanus racemosa	Private	8"	22'	C	Protected species	Remove for play yard conflict
38	Platanus racemosa	Private	7"	20'	D	Protected species	Remove for play yard conflict
39	Platanus racemosa	Private	8"	25'	C	Protected species	No Impact
40	Platanus racemosa	Private	8"	25'	C	Protected species	No Impact
41	Platanus racemosa	Private	7"	25'	B	Protected species	No Impact
42	Platanus racemosa	Private	5"	25'	B	Protected species	No Impact
43	Platanus racemosa	Private	6"	25'	B	Protected species	No Impact
44	Platanus racemosa	Private	6"	25'	B	Protected species	No Impact
45	Platanus racemosa	Private	8"	25'	B	Protected species	No Impact
<b>TOTALS</b>							
14 Street Trees							
31 On Site Trees							
28 On Site Trees to Remain							
3 On Site Trees to be Removed and replaced at 4:1							
12 Required Mitigation trees							

