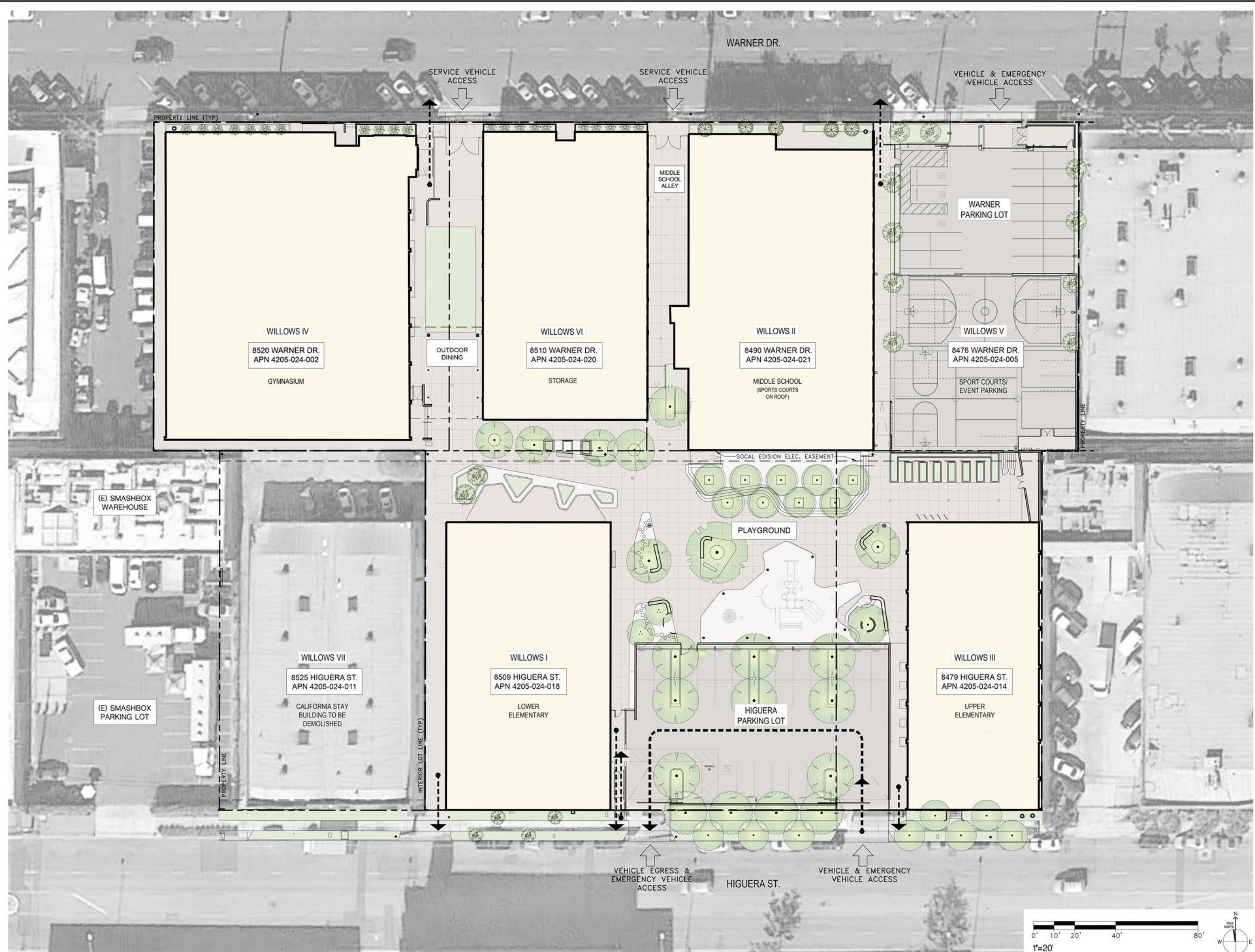


PROJECT INFORMATION		DRAWING INDEX		PROJECT DIRECTORY		PARALLAX ARCHITECTURE AND PLANNING	
OWNER:	THE WILLOWS COMMUNITY SCHOOL 8509 HIGUERA STREET, CULVER CITY, CALIFORNIA 90232 TEL 310-815-0411	SHEET	DRAWING NAME	ARCHITECT	CIVIL ENGINEER	ELECTRICAL ENGINEER	5763 UPLANDER WAY CULVER CITY, CALIFORNIA 90230 TEL: 310-216-5775 CIVIL ENGINEER KPFF CONSULTING ENGINEERS 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213-418-0201 STRUCTURAL ENGINEER KPFF CONSULTING ENGINEERS 6080 CENTER DRIVE, SUITE 300 LOS ANGELES, CA 90045 TEL: 310-665-1536 LIGHTING DESIGNER LIGHTING DESIGN ALLIANCE 2830 TEMPLE AVENUE LONG BEACH, CA 90806 TEL: 562-989-3843 ELECTRICAL ENGINEER GLP ENGINEERING, INC. 1221 E. DYER RD. SUITE 260 SANTA ANA, CA 92705 TEL: (949) 903-3502 LANDSCAPE ARCHITECT SALT LANDSCAPE ARCHITECTS 850 SOUTH BROADWAY, SUITE 803 LOS ANGELES, CA 90014 TEL: 213-234-0057
PROJECT ADDRESS:	8509 HIGUERA STREET, CULVER CITY, CALIFORNIA 90232 • BUILDING W-I = 8509 HIGUERA STREET • BUILDING W-II = 8490 WARNER DRIVE • BUILDING W-III = 8479 HIGUERA STREET • BUILDING W-IV = 8520 WARNER DRIVE • PARKING W-V = 8476 WARNER DRIVE • BUILDING W-VI = 8510 WARNER DRIVE • (N) FIELD W-VII = 8525 HIGUERA STREET	E-0	PROJECT INFORMATION	PARALLAX ASSOCIATES, INC. 5763 UPLANDER WAY CULVER CITY, CALIFORNIA 90230 TEL: 310-216-5775 CONTACT: mark@prlx.us	KPFF CONSULTING ENGINEERS 700 S. FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213-418-0201 CONTACT: douglas.conlon@kpff.com	GLP ENGINEERING, INC. 1221 E. DYER RD. SUITE 260 SANTA ANA, CA 92705-5636 TEL: 949-428-8800 EXT. 217 CONTACT: gpetrak@glpengineering.com	
APN'S:	SEE SHEET E-1	E-1	EXISTING CAMPUS SITE PLAN	SURVEYOR	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	
PROJECT DESCRIPTION:	WILLOWS VII: NEW MULTIPURPOSE FIELD WITH SURROUNDING LANDSCAPE ELEMENTS, LIGHTING, AND FACADE IMPROVEMENTS TO SURROUNDING BUILDINGS. THE EXISTING BUILDING ON THE SITE WILL BE DEMOLISHED. WILLOWS VI: INTERIOR IMPROVEMENTS TO CREATE FLEXIBLE INSTRUCTIONAL/INNOVATION SPACE, NEW EXTERIOR DOORS AND WINDOWS, AND LANDSCAPE IMPROVEMENTS .	E-2	PROPOSED PROJECT (REVISED PHASE II OF MASTER PLAN)	IACOBELLIS & ASSOCIATES, INC. 11145 TAMPA AVENUE, SUITE 15-B NORTHridge, CA 91326 TEL: 818-366-9222 CONTACT: mark@tisurveying.com	KPFF CONSULTING ENGINEERS 6080 CENTER DRIVE, SUITE 300 LOS ANGELES, CA 90045 TEL: 310-665-1536 CONTACT: john.greenheck@kpff.com	SALT LANDSCAPE ARCHITECTS 850 SOUTH BROADWAY, SUITE 803 LOS ANGELES, CA 90014 TEL: 213-234-0057 CONTACT: allen@s-a-l-t.com	
GOVERNING BUILDING CODES:	A. 2017 CULVER CITY MUNICIPAL CODE B. 2016 CALIFORNIA BUILDING CODE C. 2010 CALIFORNIA GREEN BUILDING CODE CONDITIONAL USE PERMIT MODIFICATION P-2011156	E-3	ORIGINAL MASTER PLAN – PHASE IA PLAN	GEOTECHNICAL ENGINEER	LIGHTING DESIGNER		
ZONING:	GENERAL INDUSTRIAL (IG) ZONING SECONDARY ZONING = M1 REDEVELOPMENT PROJECT AREA = AREA 3 GENERAL PLAN DESIGNATION = INDUSTRIAL SET BACKS: Front: 5 ft. Rear: 0 ft. Sides: 0 ft. HEIGHT – 43 ft. MAXIMUM	E-4	ORIGINAL MASTER PLAN – PHASE IB PLAN	TERRADYNE LAX, INC. 1509 W. ALTON AVENUE SANTA ANA, CA 92704 TEL: 714-557-3200 CONTACT: anoori@terradyne.com	TERRADYNE LAX, INC. 2830 TEMPLE AVENUE LONG BEACH, CA 90806 TEL: 562-989-3843 CONTACT: tdcickey@lightingdesignalliance.com		
EXISTING CUP CASE NUMBER:	P-2011156	E-5	ORIGINAL MASTER PLAN – CONCEPTUAL PHASE II PLAN	PLOT PLAN			
FIRE DISTRICT:	FIRE DISTRICT 1	E-6	ORIGINAL MASTER PLAN – CONCEPTUAL PHASE III PLAN				
LOT AREA (ENTIRE CAMPUS):	141,934 SF	E-7	ORIGINAL MASTER PLAN – PHASE IB PARKING	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
OCCUPANCY GROUP:	GROUP E – EDUCATIONAL GROUP A – ASSEMBLY (GYMNASIUM & THEATER IN W-IV)	E-8	ORIGINAL MASTER PLAN – PHASE IB HIGUERA ELEVATIONS				
EXISTING CAMPUS INFORMATION:		E-9	ORIGINAL MASTER PLAN – PHASE IB WARNER ELEVATIONS	VICINITY MAP			
LOT: PURPOSE:	BLDG TYPE: STORIES: BLDG AREA: BLDG. HGT: OCCUPANCY	E-10	REVISED MASTER PLAN – AS-BUILT PHASE I CAMPUS PLAN				
W-I LOWER ELEMENTARY (DK-2nd)	IIIB (SPRINKLERED) 1 10,984 S.F. 17'-6" E	E-11	REVISED MASTER PLAN – PHASE II CAMPUS PLAN	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
W-II MIDDLE SCHOOL (6th-8th)	IIB (SPRINKLERED) 1 13,270 S.F. 35'-0" E	E-12	REVISED MASTER PLAN – PHASE II CAMPUS PLAN W/ ALTERNATE PARKING SIMULATION				
W-III LOWER ELEMENTARY (3rd-5th)	IIIA (SPRINKLERED) 1 8,819 S.F. 20'10" E	E-13	REVISED MASTER PLAN – PHASE II HIGUERA ELEVATIONS	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
W-IV GYMNASIUM / THEATER	VA (SPRINKLERED) 1 17,264 S.F. 34'-2" E/A	E-14	REVISED MASTER PLAN – PHASE II WARNER ELEVATIONS				
W-V PARKING / PLAY YARD	n/a – n/a n/a –	E-15	REVISED MASTER PLAN – CAMPUS EGRESS PLAN	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
W-VI STORAGE / NEW CLASSROOMS	IIIB (SPRINKLERED) 1 11,300 S.F. 20'-0" E/B	E-16	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD				
W-VII NEW MULTIPURPOSE FIELD	n/a – n/a n/a –	E-17	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD LANDSCAPE PLAN	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
LEGAL DESCRIPTION OF W-VII: (NEW MULTIPURPOSE FIELD SITE)	SEE SURVEY SHEET E-22	E-18	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD SECTIONS/ELEVATIONS				
SITE AREAS:	TOTAL SITE AREA (INCLUDING NEW MULTIPURPOSE FIELD SITE): 141,934 SF SITE COVERAGE BY STRUCTURES: 61,781 SF TOTAL GROSS FLOOR AREA OF EXISTING PROPOSED BUILDINGS: 61,781 SF OPEN SPACE EXISTING: 62,763 SF (INCLUDES 15,300 SF PARKING LOTS & 13,100 SF W-II ROOFTOP SPORTS COURT) OPEN SPACE PROPOSED: 80,153 SF (INCLUDES 15,300 SF PARKING LOTS & 13,100 SF W-II ROOFTOP SPORTS COURT) LANDSCAPE AREA EXISTING: 47,463 SF LANDSCAPE AREA PROPOSED: 64,853 SF	E-19	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD SECTIONS/ELEVATIONS	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
ON-SITE PARKING:	HIGUERA LOT: 2 ACCESSIBLE, 6 STANDARD, 1 COMPACT, 24 TANDEM = 33 SPACES WILLOWS IV WARNER LOT: 1 VAN ACCESSIBLE, 2 ACCESSIBLE, 18 TANDEM = 21 SPACES TOTAL: 54 ON-CAMPUS SPACES + 37 OFF-SITE SPACES = 91 TOTAL SPACES PLUS 25 EVENT SPACES	E-20	REVISED MASTER PLAN – PHASE II HIGUERA STREET PHOTO SIMULATION				
BICYCLE PARKING	10 EXISTING SPACES	E-21	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD PHOTO SIMULATION	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-22	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD SITE SURVEY				
		E-23	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD DEMOLITION PLAN	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-24	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD DETAILED SITE PLAN				
		E-25	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD GRADING PLAN	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-26	REVISED MASTER PLAN – PHASE II MULTIPURPOSE FIELD UTILITY PLAN				
		E-27	REVISED MASTER PLAN – PHASE II WILLOWS VI EXISTING ROOF AND FLOOR PLANS	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-28	REVISED MASTER PLAN – PHASE II WILLOWS VI EXISTING ELEVATIONS				
		E-29	REVISED MASTER PLAN – PHASE II WILLOWS VI PROPOSED ROOF AND FLOOR PLANS	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-30	REVISED MASTER PLAN – PHASE II WILLOWS VI PROPOSED ELEVATIONS				
		E-31	REVISED MASTER PLAN – PHASE II HIGUERA ST. PARKING LOT PLANS	SEE SHEET E-1 FOR PARCEL ADDRESSES & APN NUMBERS			
		E-32	REVISED MASTER PLAN – PHASE II WARNER DR. PARKING LOT PLANS				



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LOS ANGELES, CA 90017
TEL: 213-418-0201

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
 6080 CENTER DRIVE, SUITE 300
 LOS ANGELES, CA 90045
 TEL: 310-665-1536

LIGHTING DESIGNER
LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVENUE
LONG BEACH, CA 90806
TEL: 562-989-3843

ELECTRICAL ENGINEER
GLP ENGINEERING, INC.
1221 E. DYER RD. SUITE 260
SANTA ANA, CA 92705
TEL: (949) 903-3502

LANDSCAPE ARCHITECT
SALT LANDSCAPE ARCHITECTS
850 SOUTH BROADWAY, SUITE 803
LOS ANGELES, CA 90014
TEL: 213-234-0057

SITE PLAN LEGEND:

----- PROPERTY LINE
 ----- SETBACK LINE
 ----- VEHICLE ACCESS
 ----- EMERGENCY EXIT

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8509 Higuera Street,
Culver City, 90232

New Multipurpose Field and Interior Improvements

CUP REVISED MOD. RESUBMITTAL	03.19.19
CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title

PROPOSED PROJECT
(REVISED PHASE II OF
MASTER PLAN)

Drawn By: NvD/CL	Checked By: JM/CJ
Project Number: 1701	Scale: 1"=20'

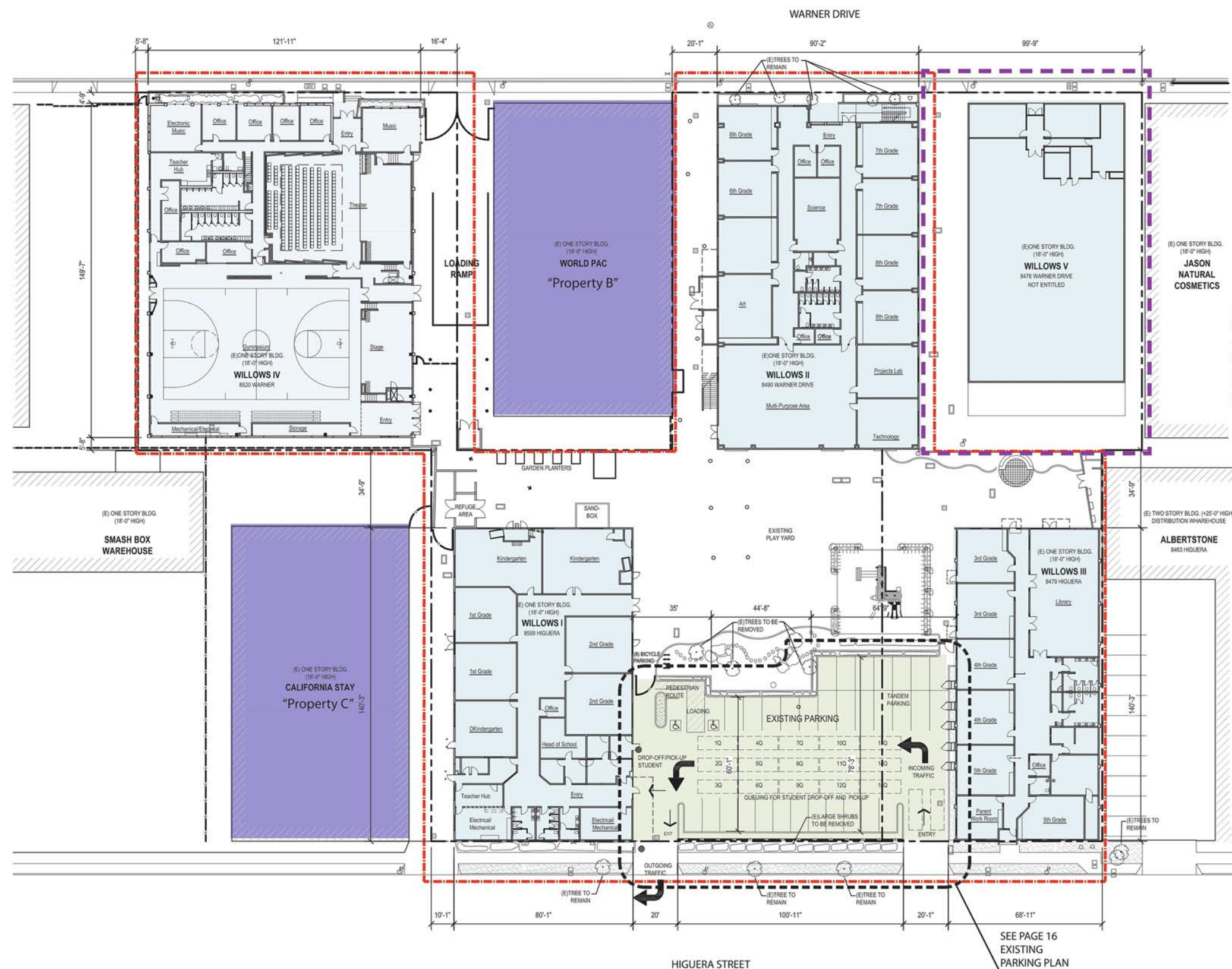
CAD File:
WCS-FLD_ A-2

Sheet Number:

E-2

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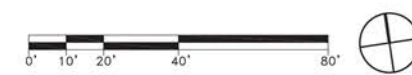


Existing and Phase I Landscape/Open Area:

W-I	10,985 SF (Existing)	12,213 SF (Existing)
W-II	4,431 SF (Existing)	4,800 SF (Existing)
W-III	4,431 SF (Existing)	4,700 SF (Existing)
W-IV	4,431 SF (Existing)	4,550 SF (Existing)
W-V	N/A	8,451 SF (Existing)
TOTAL	24,278 SF	34,714 SF (After Phase 1)

10,436 SF (Difference)

- Property Line
- Proposed Edge of Development
- WV Entitlement Property- Phase I
- Potential Future Property
- Willows Owned/Leased
- Parking Area



PHASE 1A SITE/FLOOR PLANS
PLANNING SUBMITTAL - JUNE 27, 2012 **PFAU LONG ARCHITECTURE LTD**

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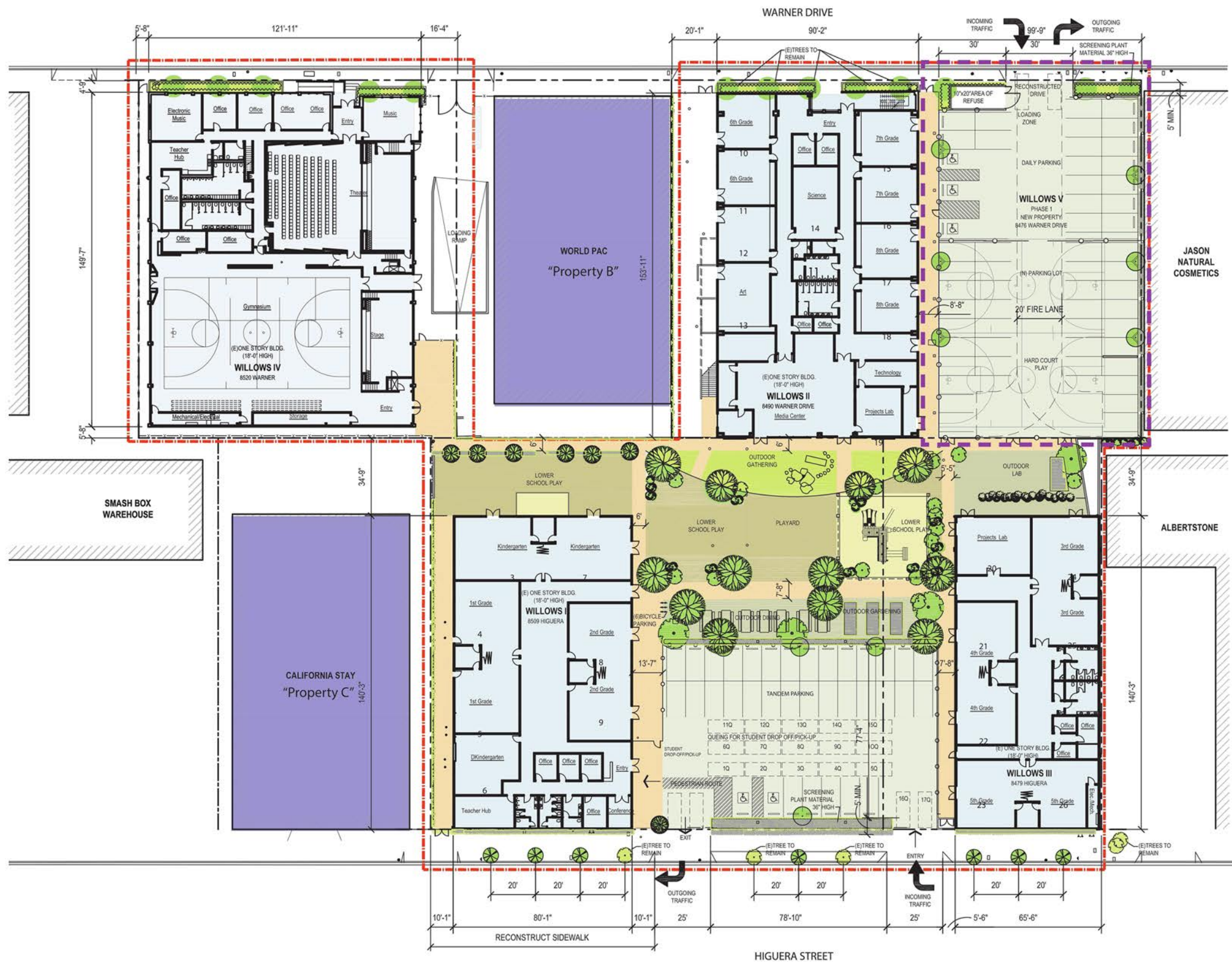
8509 Higuera Street,
Culver City, 90232
New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
ORIGINAL MASTER PLAN - PHASE 1A PLAN

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

E-3



NOTE:

See E-7 for Phase IA & IB parking

- Property Line
- Proposed Edge of Development
- WV Entitlement Property- Phase I
- Potential Future Property
- Willows Owned/Leased
- Parking Area
- Landscape Area
- Pedestrian Area (D.G., Permeable Pavers, Concrete)



PHASE IB SITE PLAN/PRELIMINARY LANDSCAPE AND FLOOR PLANS

PLANNING SUBMITTAL - JUNE 27, 2012 PFAU LONG ARCHITECTURE LTD

PARALLAX
ARCHITECTURE AND PLANNING

5763 UPLANDER WAY
CULVER CITY, CALIFORNIA 90230
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CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
700 S. FLOWER STREET, SUITE 2100
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TEL: 213-418-0201

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KPFF CONSULTING ENGINEERS
6080 CENTER DRIVE, SUITE 300
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TEL: 310-665-1536

LIGHTING DESIGNER
LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVENUE
LONG BEACH, CA 90806
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ELECTRICAL ENGINEER
GLP ENGINEERING, INC.
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SANTA ANA, CA 92705
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LANDSCAPE ARCHITECT
SALT LANDSCAPE ARCHITECTS
850 SOUTH BROADWAY, SUITE 803
LOS ANGELES, CA 90014
TEL: 213-234-0057

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CONSTRUCTION**



8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
**ORIGINAL MASTER
PLAN - PHASE IB PLAN**

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

E-4

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PHASE III DIAGRAMMATIC SITE PLAN
PLANNING SUBMITTAL - JUNE 27, 2012 PFAU LONG ARCHITECTURE LTD

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8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
ORIGINAL MASTER
PLAN - CONCEPTUAL
PHASE III PLAN

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

PHASE 1A PARKING REQUIREMENTS

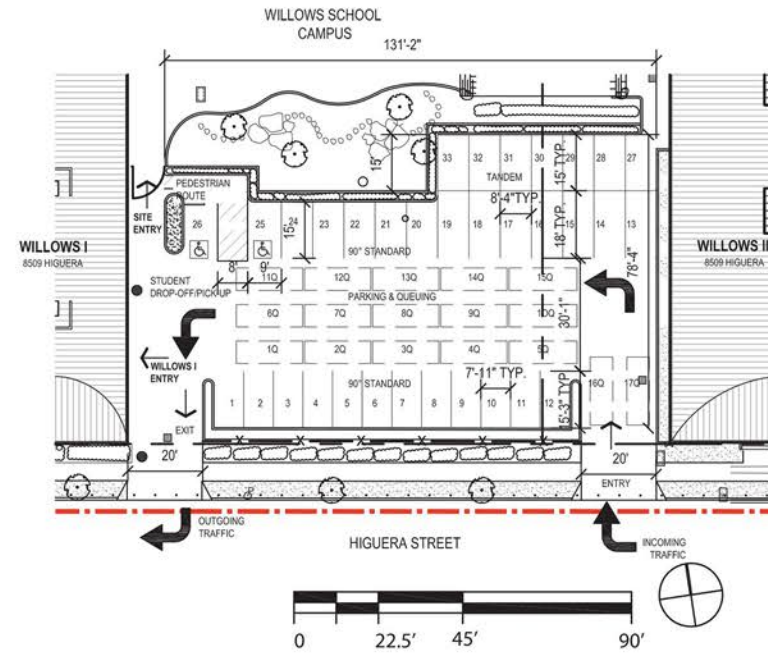
USE	No. of Rms/Square Footage	Parking Count Factor	Req. Phase 1 Parking
CLASSROOMS	28	1.5 spaces per clsm	42
*ASSEMBLY SPACE	8064 SF	1 space per 200 SF	40
*EVENT PARKING			82 TOTAL PARKING REQ.

PHASE 1A PARKING SUPPLY

LOT	VAN ACCESSIBLE	HANDICAP ACCESSIBLE	STANDARD	TANDEM	TOTAL
HIGUERA	1	1	17	14	33
WARNER (WV)	--	--	--	--	--
*LEASED PARKING	--	--	20	--	20 (Daily or Event)
**LEASED PARKING	--	--	30	--	30 (Daily or Event)
SUBTOTAL	1	1	67	14	83 TOTAL DAILY
EVENT ONLY	--	--	--	--	-- TOTAL EVENT

*WARNER DRIVE PARKING LOT, LEASED PER COVENANT
 **WARNER DRIVE PARKING

83 PHASE 1A



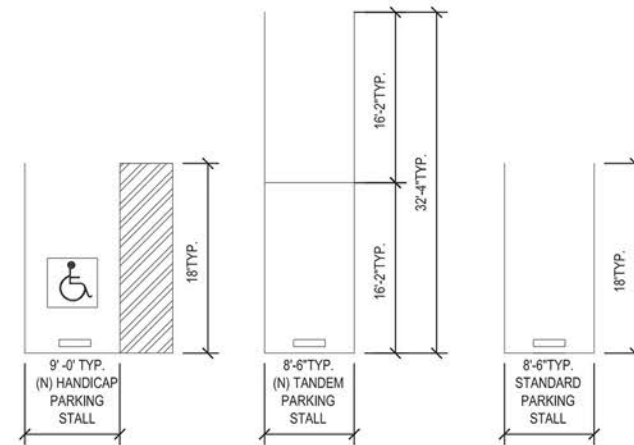
PHASE 1B PARKING REQUIREMENTS AND SUPPLY

USE	No. of Rms/Square Footage	Parking Count Factor	Req. Phase 1 Parking
CLASSROOMS	33	1.5 spaces per clsm	50
*ASSEMBLY SPACE	8064 SF	1 space per 200 SF	40
*EVENT PARKING			90 TOTAL PARKING REQ.

LOT	VAN ACCESSIBLE	HANDICAP ACCESSIBLE	STANDARD	TANDEM	TOTAL
HIGUERA	1	1	5	28	35
WARNER (WV)	1	2	--	18	21
SUBTOTAL	2	3	5	46	56 TOTAL DAILY ON SITE PARKING SUPPLY
*LEASED PARKING	--	--	20	--	20 LEASED PARKING PER COVENANT (Daily or Event)
**LEASED PARKING	--	--	30	--	30 LEASED PARKING, GENERAL (Daily or Event)
SUBTOTAL	--	--	50	--	50 TOTAL LEASED PARKING
EVENT	--	--	--	34	34 TOTAL DEDICATED EVENT (WARNER DR. WILLOWS V LOT)

*WARNER DRIVE PARKING LOT, LEASED PER COVENANT
 **WARNER DRIVE PARKING
 *** 17 QUEUING SPACES TO REMAIN AT HIGUERA LOT

140 TOTAL PHASE 1 SUPPLY
 90 TOTAL PHASE 1 REQ.
 +50 DIFFERENCE



PHASE 1A & PHASE 1B PARKING REQUIREMENTS

PLANNING SUBMITTAL - JUNE 27, 2012 PFAU LONG ARCHITECTURE LTD

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8509 Higuera Street,
 Culver City, 90232

New Multipurpose Field
 and Interior
 Improvements

Description	Date
CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18

Sheet Title
**ORIGINAL MASTER
 PLAN - PHASE 1B
 PARKING**

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

E-7

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8509 Higuera Street,
Culver City, 90232

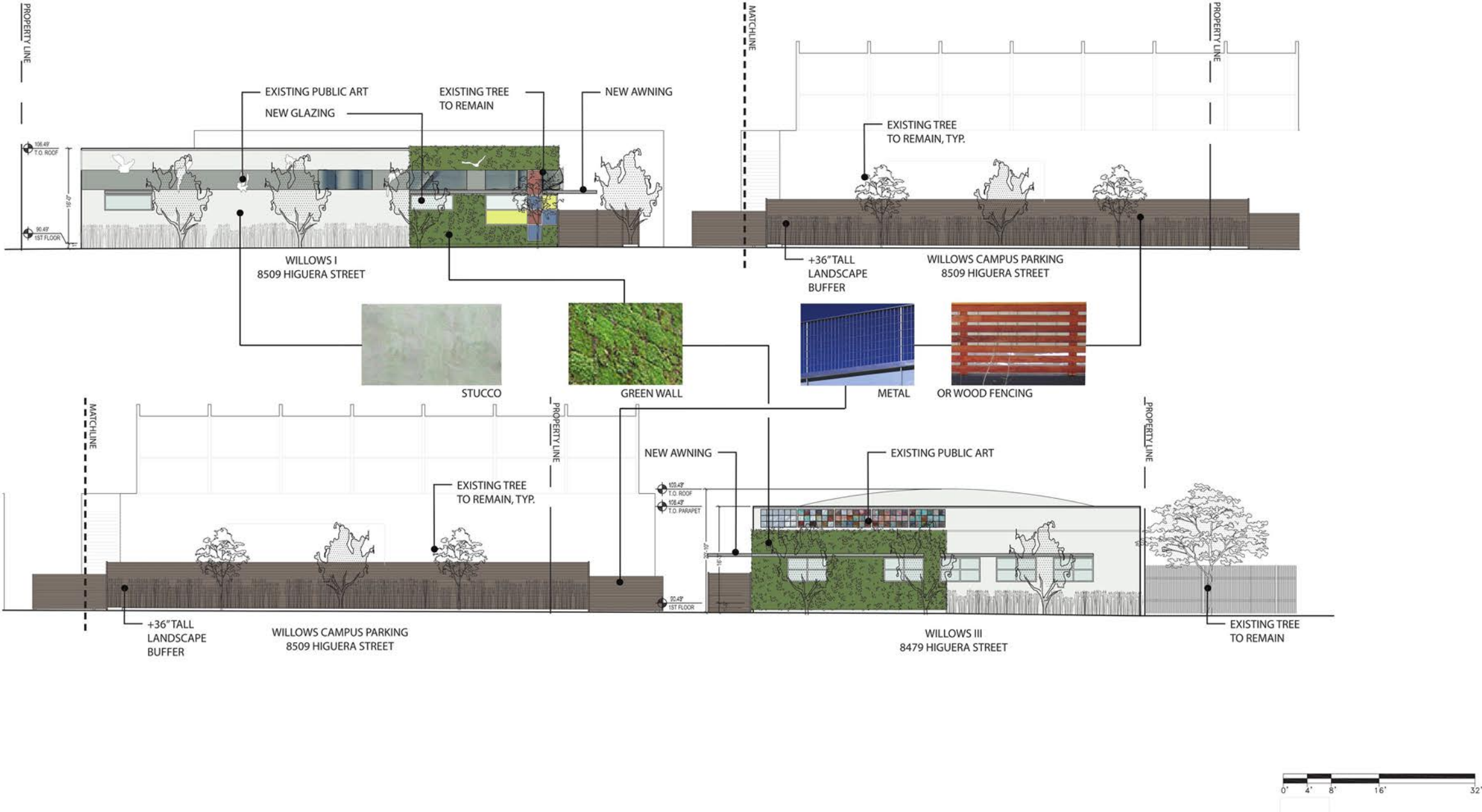
New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

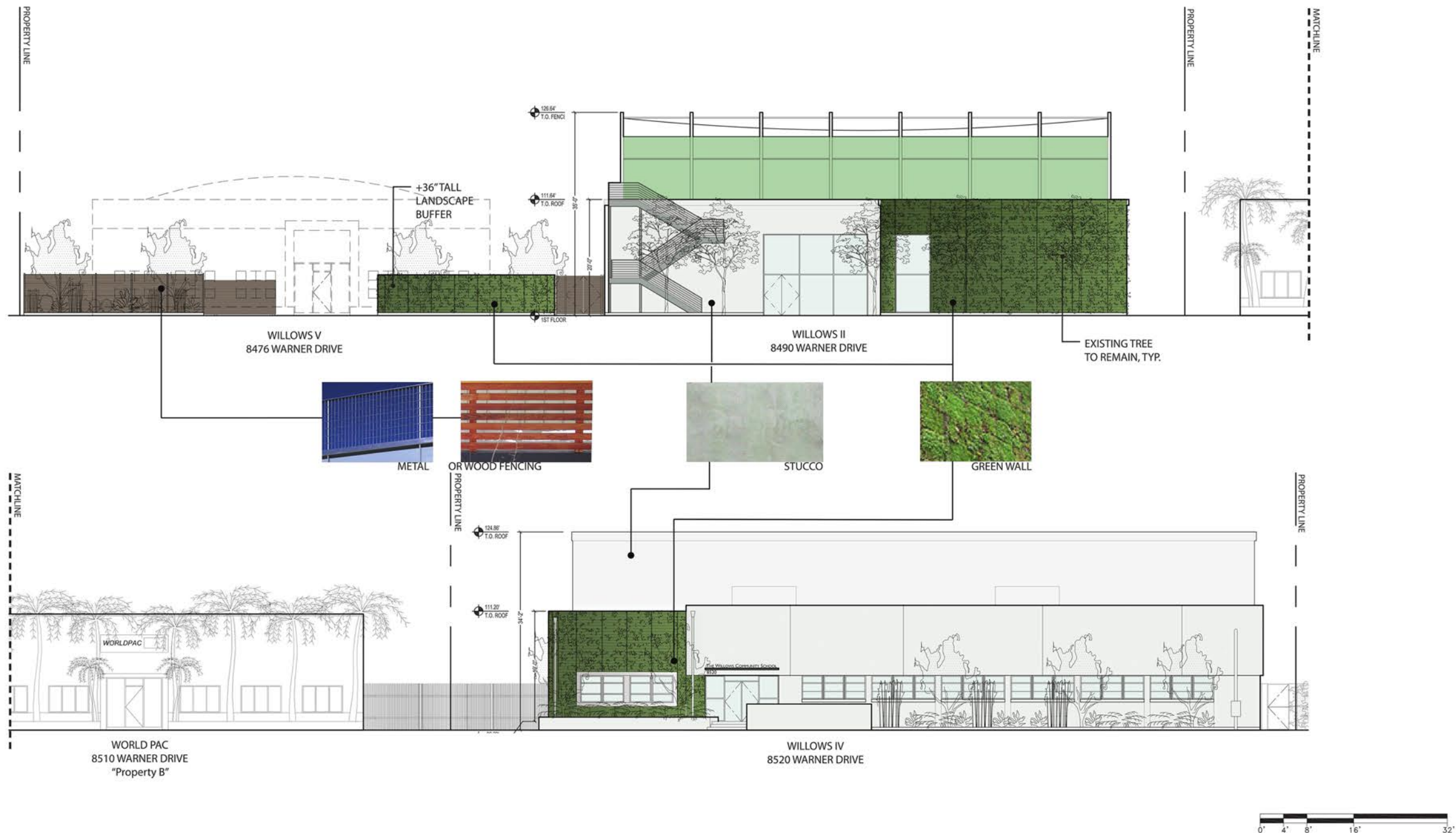
Sheet Title
ORIGINAL MASTER
PLAN - PHASE IB
HIGUERA ELEVATIONS

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

E-8



PHASE IB HIGUERA STREET ELEVATIONS & MATERIAL CONCEPTS
PLANNING SUBMITTAL - JUNE 27, 2012 PFAU LONG ARCHITECTURE LTD



PHASE IB WARNER DRIVE ELEVATIONS & MATERIAL CONCEPTS
PLANNING SUBMITTAL - JUNE 27, 2012 PFAU LONG ARCHITECTURE LTD

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CONSTRUCTION



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Culver City, 90232

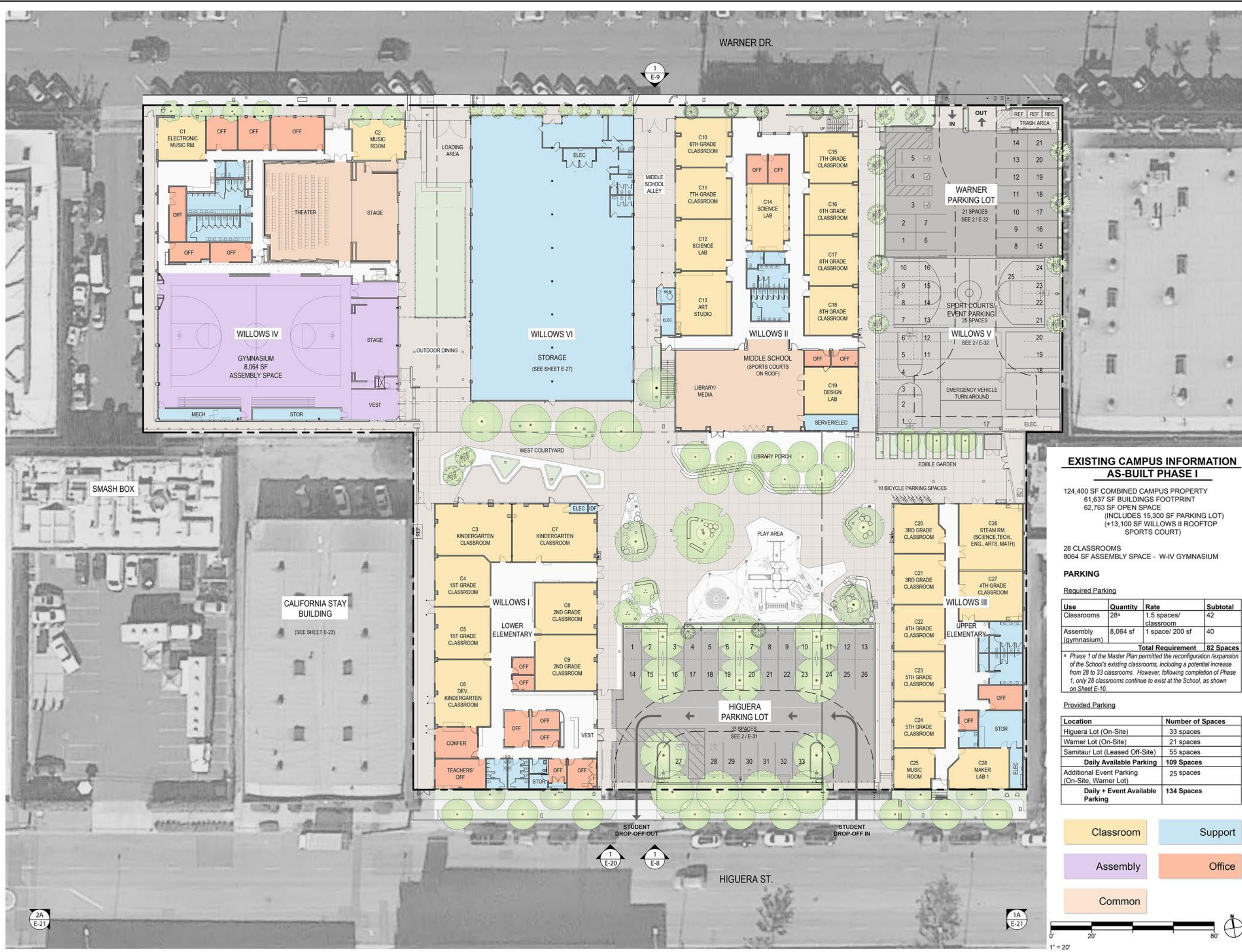
New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
ORIGINAL MASTER
PLAN - PHASE IB
WARNER ELEVATIONS

Drawn By: PFAU LONG	Checked By:
Project Number: 1701.02	Scale: AS NOTED
CAD File: WCS-FLD_A002	
Sheet Number:	

E-9



NOT FOR
CONSTRUCTION



8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

EXISTING CAMPUS INFORMATION
AS-BUILT PHASE I

124,400 SF COMBINED CAMPUS PROPERTY
61,637 SF BUILDINGS FOOTPRINT
62,763 SF OPEN SPACE
(INCLUDES 15,300 SF PARKING LOT)
(+13,100 SF WILLOWS II ROOFTOP
SPORTS COURT)

28 CLASSROOMS
8064 SF ASSEMBLY SPACE - W-IV GYMNASIUM

PARKING

Required Parking

Use	Quantity	Rate	Subtotal
Classrooms	28*	1.5 spaces/ classroom	42
Assembly (gymnasium)	8,064 sf	1 space/ 200 sf	40
Total Requirement			82 Spaces

* Phase 1 of the Master Plan permitted the reconfiguration/expansion
of the School's existing classrooms, including a potential increase
from 28 to 33 classrooms. However, following completion of Phase
1, only 28 classrooms continue to exist at the School, as shown
on Sheet E-10.

Provided Parking

Location	Number of Spaces
Higuera Lot (On-Site)	33 spaces
Warner Lot (On-Site)	21 spaces
Samitaur Lot (Leased Off-Site)	55 spaces
Daily Available Parking	109 Spaces
Additional Event Parking (On-Site, Warner Lot)	25 spaces
Daily + Event Available Parking	134 Spaces

Classroom	Support
Assembly	Office
Common	



Sheet Title
REVISED MASTER PLAN
- AS-BUILT PHASE I
CAMPUS PLAN

Drawn By: CL	Checked By: MS/JM/CJ
Project Number: 1701.02	Scale: 1"=20'
CAD File: 1701\Drawings\02-Plann DPT\PPR Set	
Sheet Number:	

E-10



NOT FOR
CONSTRUCTION



8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

PROPOSED CAMPUS INFORMATION
PHASE II

141,934 SF COMBINED CAMPUS PROPERTY
61,781 SF BUILDINGS FOOTPRINT
(INCLUDES 144 SF FIELD STORAGE ROOM)
80,153 SF OPEN SPACE
(INCLUDES 15,300 SF PARKING LOT)
(+13,100 SF WILLOWS II ROOFTOP
SPORTS COURT)

34 CLASSROOMS
8064 SF ASSEMBLY SPACE - W-IV GYMNASIUM

PARKING

Required Parking

Use	Quantity	Rate	Subtotal
Classrooms	34*	1.5 spaces/ classroom	51
Assembly (gymnasium)	8,064 sf	1 space/ 200 sf	40
Total Requirement			91 Spaces

* The Proposed Phase 2 would include the creation of 6 new
classrooms in Willows VI. See Sheet E-11

Provided Parking

Location	Number of Spaces
Higuera Lot (On-Site)	33 spaces
Warner Lot (On-Site)	21 spaces
Samitaur Lot (Leased Off-Site)	55 spaces
Daily Available Parking	109 Spaces
Additional Event Parking (On-Site, Warner Lot)	25 spaces
Daily + Event Available Parking	134 Spaces

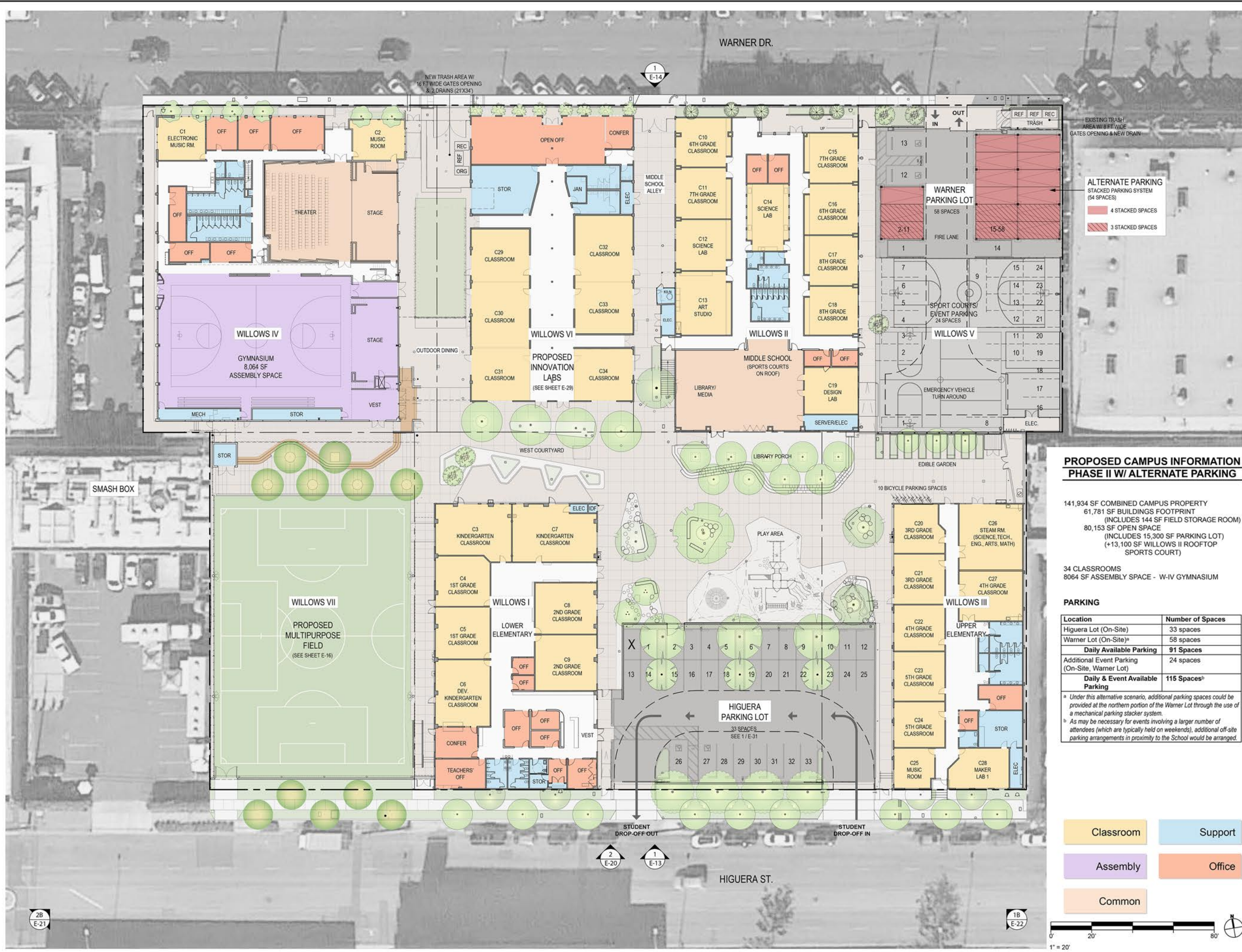
Classroom	Support
Assembly	Office
Common	



Sheet Title
REVISED MASTER PLAN
- PHASE II CAMPUS
PLAN

Drawn By: CL	Checked By: MS/JM/CJ
Project Number: 1701.02	Scale:
CAD File: 1701\Drawings\02-Plann DPT\PPR Set	
Sheet Number:	

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8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

PROPOSED CAMPUS INFORMATION
PHASE II W/ ALTERNATE PARKING

141,934 SF COMBINED CAMPUS PROPERTY
61,781 SF BUILDINGS FOOTPRINT
(INCLUDES 144 SF FIELD STORAGE ROOM)
80,153 SF OPEN SPACE
(INCLUDES 15,300 SF PARKING LOT)
(+13,100 SF WILLOWS II ROOFTOP
SPORTS COURT)

34 CLASSROOMS
8064 SF ASSEMBLY SPACE - W-IV GYMNASIUM

PARKING

Location	Number of Spaces
Higuera Lot (On-Site)	33 spaces
Warner Lot (On-Site) ^a	58 spaces
Daily Available Parking	91 Spaces
Additional Event Parking (On-Site, Warner Lot)	24 spaces
Daily & Event Available Parking	115 Spaces ^b

^a Under this alternative scenario, additional parking spaces could be provided at the northern portion of the Warner Lot through the use of a mechanical parking stacker system.

^b As may be necessary for events involving a larger number of attendees (which are typically held on weekends), additional off-site parking arrangements in proximity to the School would be arranged.

Classroom	Support
Assembly	Office
Common	



Sheet Title
REVISED MASTER PLAN -
PHASE II CAMPUS PLAN -
W/ ALTERNATE PARKING

Drawn By:
CL

Checked By:
MS/JM/CJ

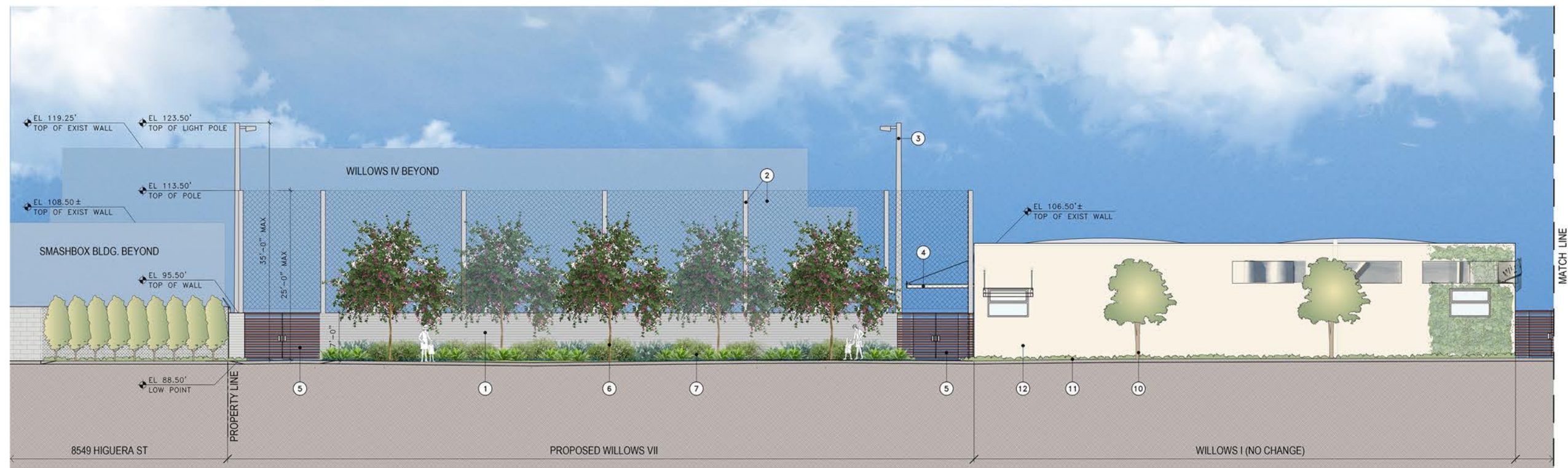
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E-12

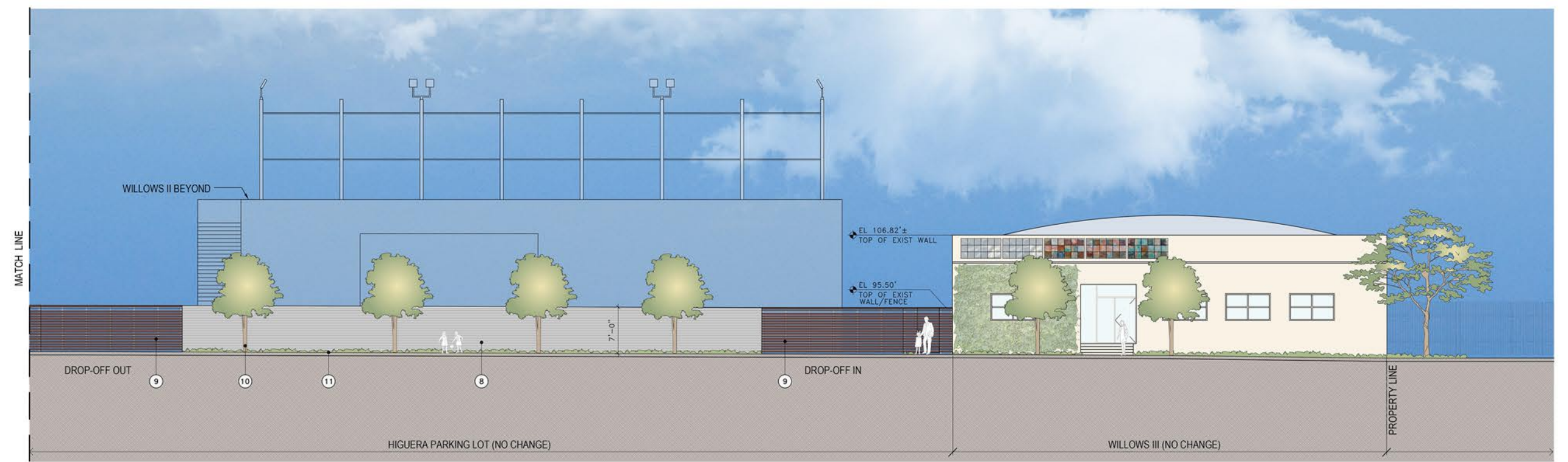


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8509 Higuera Street,
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New Multipurpose Field
and Interior
Improvements



Key Notes

- (N) 7 FT. HIGH BOARD-FORMED NATURAL CONCRETE WALL TO MATCH EXISTING CONCRETE WALL AT HIGUERA PARKING LOT
- (N) 25 FT. HIGH POLES & SAFETY NETTING
- (N) 35 FT. HIGH LIGHT POLE
- (N) STEEL FRAME SHADE CANOPY BEYOND
- (N) 7 FT. HIGH STAINED, WOOD-CLAD STEEL GATE TO MATCH EXISTING GATE AT HIGUERA PARKING LOT
- (N) TREE - SEE E-17
- (N) GROUND PLANTING - SEE E-17
- (E) 7 FT. HIGH BOARD-FORMED CONCRETE WALL
- (E) 7 FT. HIGH STAINED, WOOD-CLAD STEEL GATE
- (E) TREE
- (E) GROUND PLANTING
- (E) PLASTER WALL
- (N) GLASS DOOR



HIGUERA STREET ELEVATION - FACING NORTH
1/8"=1'-0" SCALE 1

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
**REVISED MASTER PLAN
- PHASE II HIGUERA
ELEVATIONS**

Drawn By: NvD
Checked By: MS/JM/CJ
Project Number: 1701
Scale: 1/8" = 1'-0"
CAD File: WCS-FLD-A401
Sheet Number:

E-13



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8509 Higuera Street,
Culver City, 90232

New Multipurpose Field and Interior Improvements



Key Notes

- | | | | |
|----|--|-----|--|
| 1. | (N) 7 FT. HIGH BOARD-FORMED NATURAL CONCRETE WALL TO MATCH EXISTING CONCRETE WALL AT HIGUERA PARKING LOT | 6. | (N) TREE - SEE E-17 |
| 2. | (N) 25 FT. HIGH POLES & SAFETY NETTING | 7. | (N) GROUND PLANTING - SEE E-17 |
| 3. | (N) 35 FT. HIGH LIGHT POLE | 8. | (E) 7 FT. HIGH BOARD-FORMED CONCRETE WALL |
| 4. | (N) STEEL FRAME SHADE CANOPY BEYOND | 9. | (E) 7 FT. HIGH STAINED, WOOD-CLAD STEEL GATE |
| 5. | (N) 7 FT. HIGH STAINED, WOOD-CLAD STEEL GATE TO MATCH EXISTING GATE AT HIGUERA PARKING LOT | 10. | (E) TREE |
| | | 11. | (E) GROUND PLANTING |
| | | 12. | (E) PLASTER WALL |
| | | 13. | (N) GLASS DOOR |



WARNER STREET ELEVATION – FACING SOUTH 1
1/8"=1'-0" SCALE

Sheet Title

REVISED MASTER PLAN
- PHASE II WARNER
ELEVATIONS

Drawn By: NvD	Checked By: MS/JM/CJ
Project Number: 1701	Scale: 1/8" = 1'-0"

CAD File:
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Sheet Number:

E-14

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New Multipurpose Field
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Improvements

CAMPUS EGRESS SCENARIOS

- CAMPUS CLASSROOMS/OFFICES/SUPPORT
OCCUPANCY TO FIELD SAFE DISPERSAL AREA
= 1043 OCC.
+ WILLOWS III SOUTH TO HIGUERA ST. = 143 OCC.
+ WILLOWS IV NORTH TO WARNER DR. = 67 OCC.
+ WILLOWS VI OFFICE NORTH TO WARNER DR.
= 15 OCC.
TOTAL = 1268 OCC.
- WILLOWS IV GYMNASIUM = 541 OCC.
- WILLOWS IV THEATER = 295 OCC.
- WILLOWS VII FIELD = 396 OCC.

MAX CAMPUS STUDENTS = 575
MAX CAMPUS TEACHERS/STAFF = 95
TOTAL = 670

NOTE: DOOR /GATE WIDTH FACTOR= 0.27/OCC.
OLF = OCCUPANCY LOAD FACTOR

Classroom 20 OLF	Support 300 OLF
Assembly 15 OLF	Office 100 OLF
Common OLF VARIES	



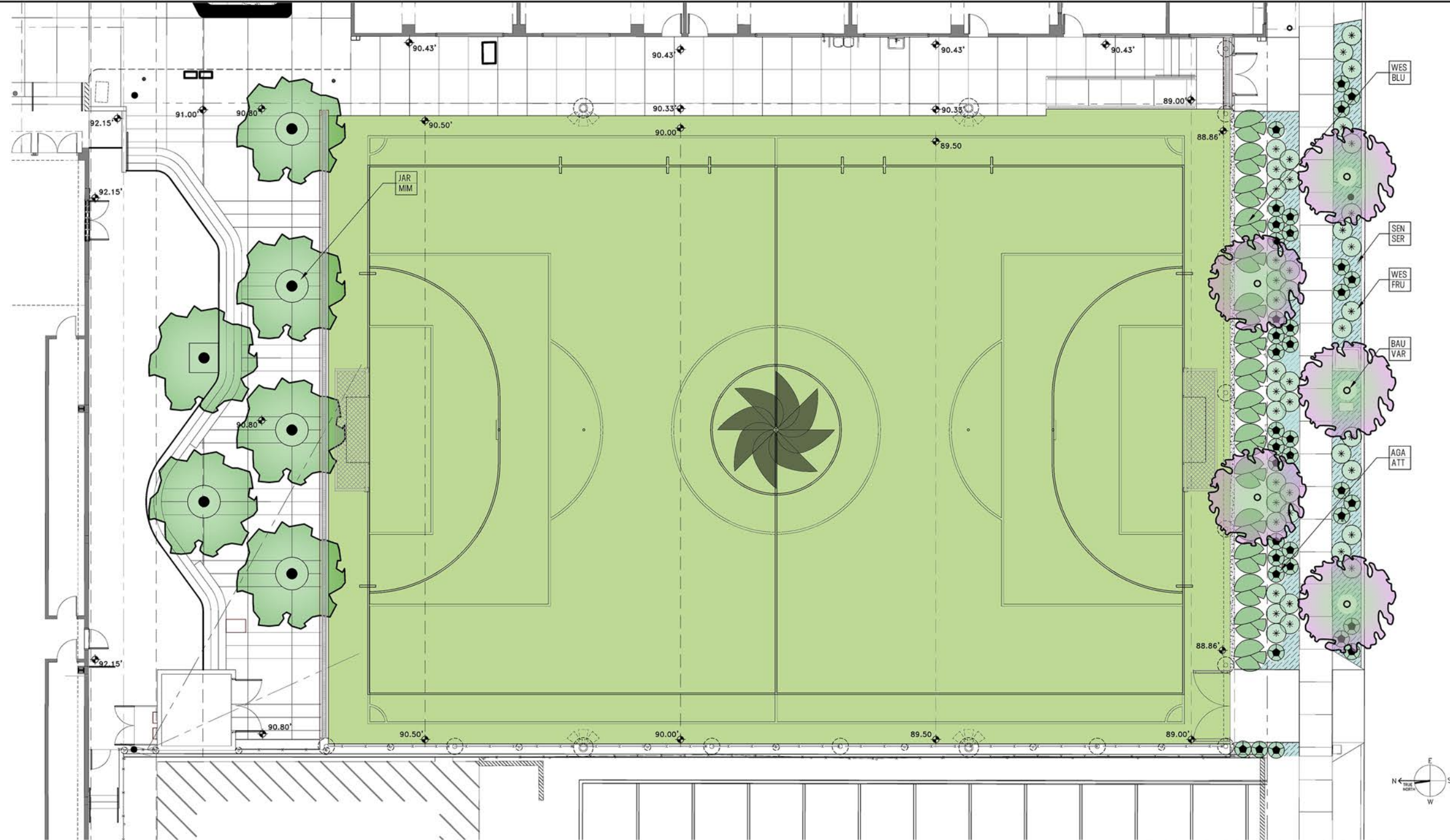
REVISED MASTER PLAN
- PHASE II CAMPUS
EGRESS PLAN

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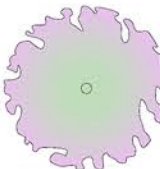
E-15

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- | | | |
|---------------------------------------|---|------------------------------------|
| 1. (N) PERMEABLE SYNTHETIC TURF FIELD | 9. (N) 7FT. HIGH CONCRETE WALL TO MATCH EXISTING CONCRETE WALL AT HIGUERA PARKING LOT | 16. (N) DRINKING FOUNTAIN |
| 2. (N) CONCRETE WALKWAY | 10. (N) 25 FT. HIGH POLES & SAFETY NETTING | 17. (N) SINK |
| 3. (N) PRECAST CONCRETE PAVERS | 11. (N) 35 FT. HIGH LIGHT POLE | 18. (E) UTILITY POLE |
| 4. (N) CONCRETE STEPS | 12. (N) STEEL FRAME SHADE CANOPY ABOVE | 19. (N) FIELD DRAINAGE - SEE E-26 |
| 5. (N) CONCRETE GR & HANDRAIL | 13. (N) WOOD CLAD STEEL GATE TO MATCH EXISTING GATE AT HIGUERA PARKING LOT | 20. (N) GROUND PLANTING - SEE E-17 |
| 6. (N) TRENCH DRAIN | 14. (N) TREE - SEE E-17 | 21. (E) PLASTER WALL W/ (N) PAINT |
| 7. (N) PLASTER-ON-CMU STORAGE SHED | 15. (N) DOORWAY | |
| 8. (N) 8 FT. HIGH CHAIN LINK FENCE | | |



MULTI PURPOSE FIELD LANDSCAPE PLAN 1
1/8"=1'-0" SCALE

TREE LEGEND							
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES	WUCOLS
	BAU VAR	BAUHINIA VARIEGATA	PURPLE ORCHID TREE	36" BOX	5		M/M
	JAR MIM	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	6		M/M
	TIP TIP	ALTERNATIVE TIPUANA TIPU	TIPU TREE				L

PLANT LEGEND									
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	NOTES	WUCOLS	
	WES BLU	WESTRINGIA BLUE GEM	BLUE GEM COAST ROSEMARY	15G	5' O.C.	16		L	
	WES FRU	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY	5G	3' O.C.	41		L	
	AGA ATT	AGAVE ATTENUATA	FOX TAIL AGAVE	5G	30' O.C.	29		L	
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	FLATS	1' O.C.	400 SF		L	

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8509 Higuera Street,
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New Multipurpose Field
and Interior
Improvements

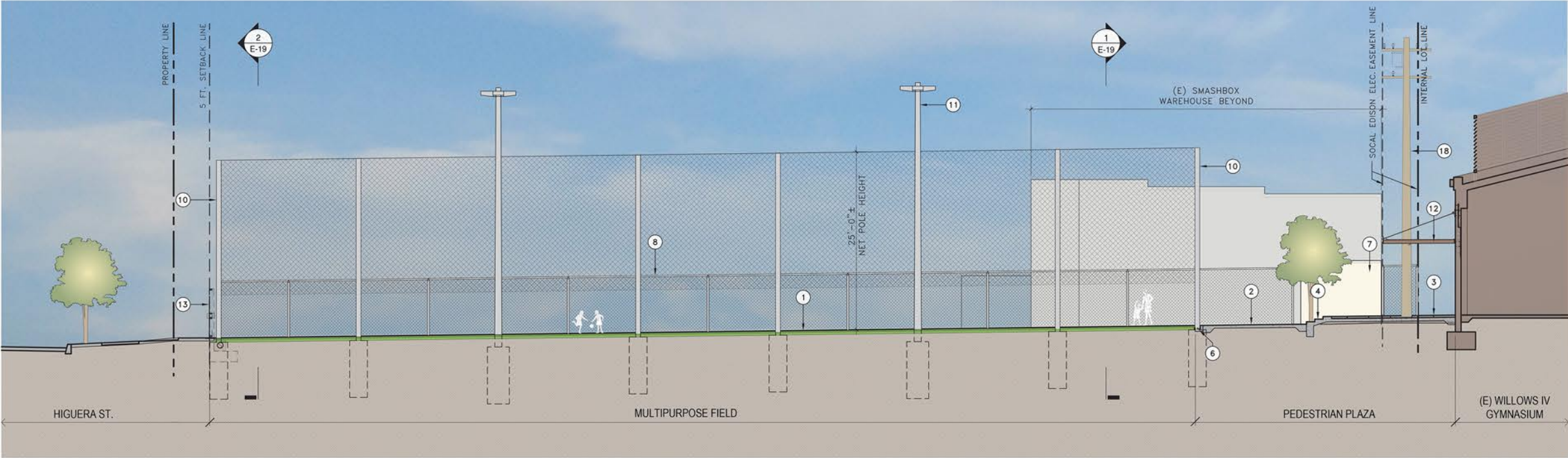
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CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
REVISED MASTER PLAN -
PHASE II MULTIPURPOSE
FIELD LANDSCAPE PLAN

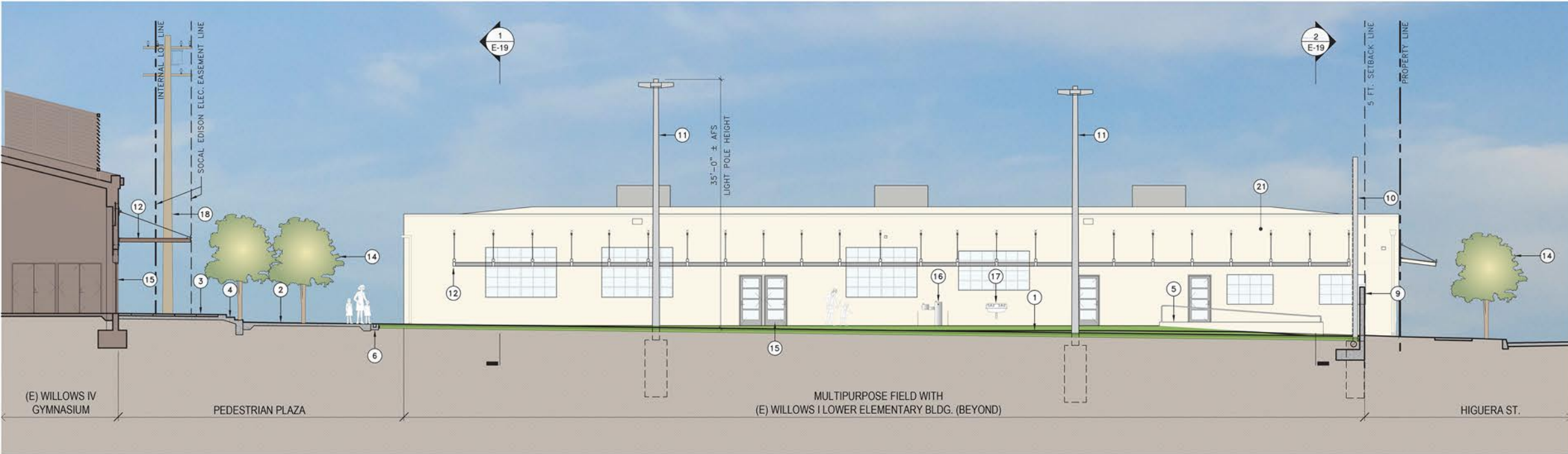
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E-17

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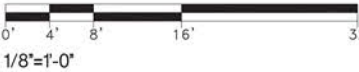
SECTION/ELEVATION: FACING WEST
1/8"=1'-0" SCALE 2



SECTION/ELEVATION: FACING EAST
1/8"=1'-0" SCALE 1

Key Notes

- (N) PERMEABLE SYNTHETIC TURF FIELD
- (N) CONCRETE WALKWAY
- (N) PRECAST CONCRETE PAVERS
- (N) CONCRETE STEPS
- (N) CONCRETE RAMP & HANDRAIL
- (N) TRENCH DRAIN
- (N) PLASTER-ON-CMU STORAGE SHED
- (N) 8 FT. HIGH CHAIN LINK FENCE
- (N) 7FT. HIGH CONCRETE WALL TO MATCH EXISTING CONCRETE WALL AT HIGUERA PARKING LOT
- (N) 25 FT. HIGH POLES & SAFETY NETTING
- (N) 35 FT. HIGH LIGHT POLE
- (N) STEEL FRAME SHADE CANOPY ABOVE
- (N) WOOD CLAD STEEL GATE TO MATCH EXISTING GATE AT HIGUERA PARKING LOT
- (N) TREE - SEE E-17
- (N) DOORWAY
- (N) DRINKING FOUNTAIN
- (N) SINK
- (E) UTILITY POLE
- (N) FIELD DRAINAGE - SEE E-26
- (N) GROUND PLANTING - SEE E-17
- (E) PLASTER WALL W/ (N) PAINT



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New Multipurpose Field
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Improvements

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CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title

REVISED MASTER PLAN -
PHASE II MULTIPURPOSE
FIELD SECTIONS/ELEVS.

Drawn By:
NvD/CL

Checked By:
JM/CJ

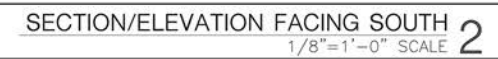
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Scale:
1/8" = 1'-0"

CAD File:
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Sheet Number:

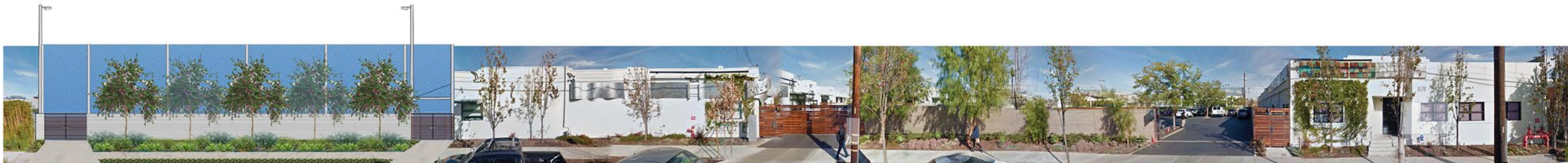
E-18



0' 4' 8' 16' 32'

1/8"=1'-0"

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MULTIPURPOSE FIELD PROJECT

WILLOWS I
LOWER ELEMENTARY
8509 HIGUERA STREET

WILLOWS CAMPUS PARKING LOT
8509 HIGUERA STREET

WILLOWS III
UPPER ELEMENTARY
8479 HIGUERA STREET

HIGUERA ST. ELEVATION: PROPOSED SITE 2



MULTIPURPOSE FIELD SITE
EXISTING BUILDING TO BE DEMOLISHED

WILLOWS I
LOWER ELEMENTARY
8509 HIGUERA STREET

WILLOWS CAMPUS PARKING LOT
8509 HIGUERA STREET

WILLOWS III
UPPER ELEMENTARY
8479 HIGUERA STREET

HIGUERA ST. ELEVATION: EXISTING SITE 1
NTS

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New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR COMMENTS RESPONSE	02.27.18

Description Date

Sheet Title

REVISED MASTER PLAN
- PHASE II HIGUERA ST.
PHOTO SIMULATION

Drawn By: NvD/CL	Checked By: JM/CJ
Project Number: 1701	Scale: N.T.S.

CAD File:
WCS-FLD_A-6

Sheet Number:

E-20

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A. EXISTING VIEW



B. PROPOSED VIEW



A. EXISTING VIEW



B. PROPOSED VIEW

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New Multipurpose Field
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Improvements

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PPR SUBMITTAL	07.09.18
PPR COMMENTS RESPONSE	02.27.18
Description	Date

Sheet Title
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PHASE II MULTIPURPOSE
FLD PHOTO SIMULATION

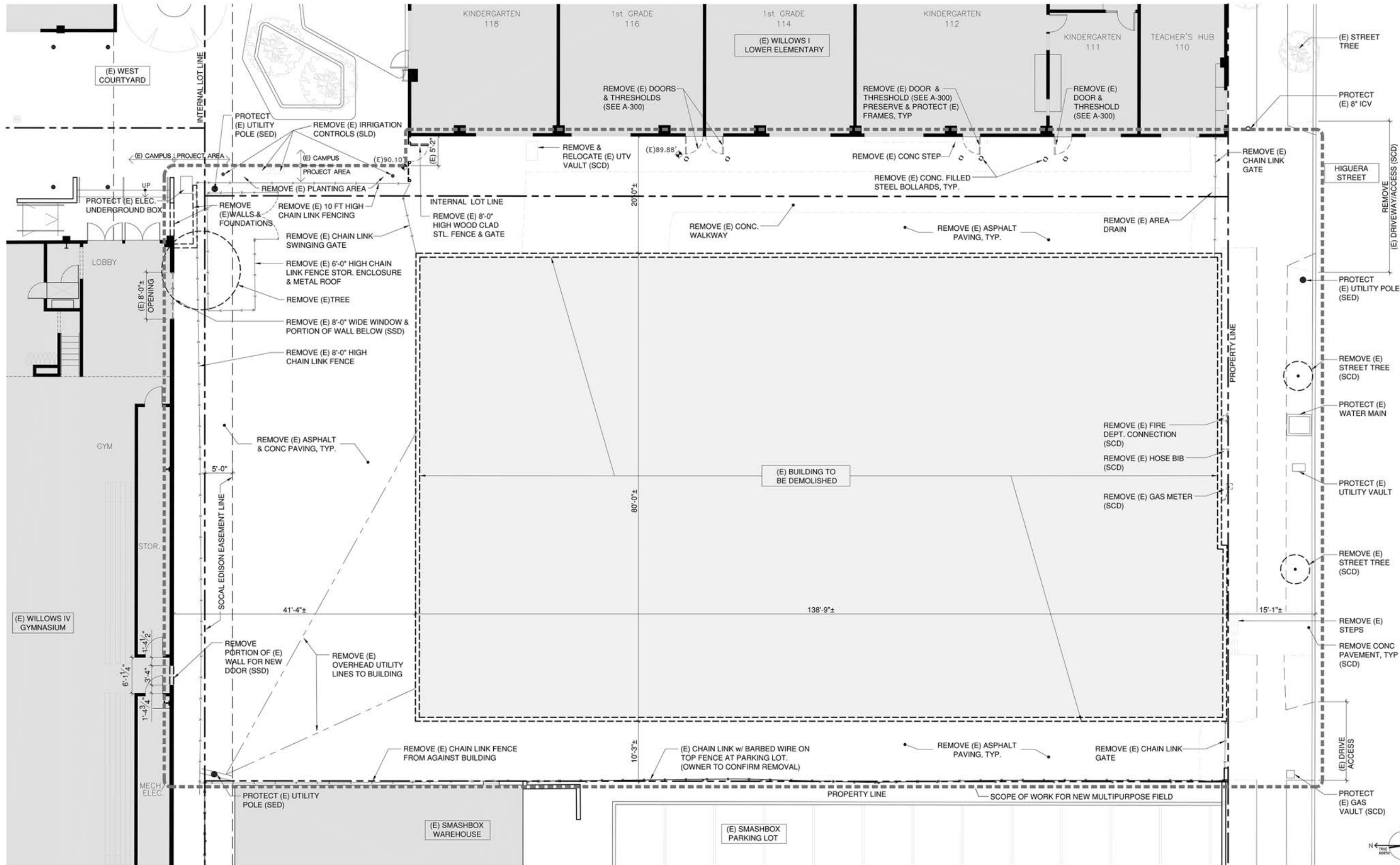
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CAD File: WCS-FLD_A-6	
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New Multipurpose Field and Interior Improvements

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New Multipurpose Field
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CUP MODIFICATION RESUBMITTAL	01.16.19
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PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
REVISED MASTER PLAN -
PHASE II MULTIPURPOSE
FIELD DEMOLITION PLAN

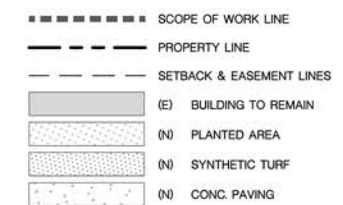
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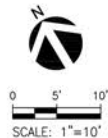
E-23

DEMOLITION PLAN
1/8"=1'-0" SCALE 1

DEMOLITION LEGEND

- SCOPE OF WORK LINE
- PROPERTY LINE
- SETBACK & EASEMENT LINE
- (E) BUILDING TO REMAIN
- (E) BUILDING TO BE REMOVED





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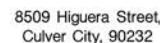
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New Multipurpose Field and Interior Improvements

CUP REVISED MOD. RESUBMITTAL	03.19.19
CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
REVISED MASTER PLAN -
PHASE II MULTIPURPOSE
FIELD GRADING PLAN

Drawn By:
ST

Project Number
1700222

CAD File:

Sheet Number:

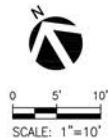
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Number:
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Sheet Number:

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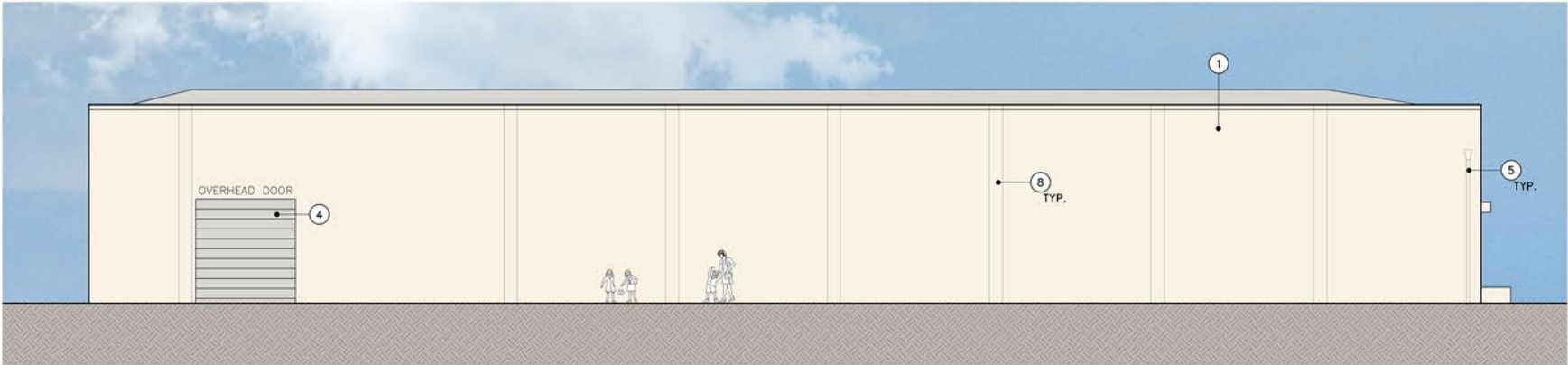


NOTE:
ON SITE DOMESTIC WATER, IRRIGATION AND ELECTRIC TO BE COORDINATED WITH MEP.

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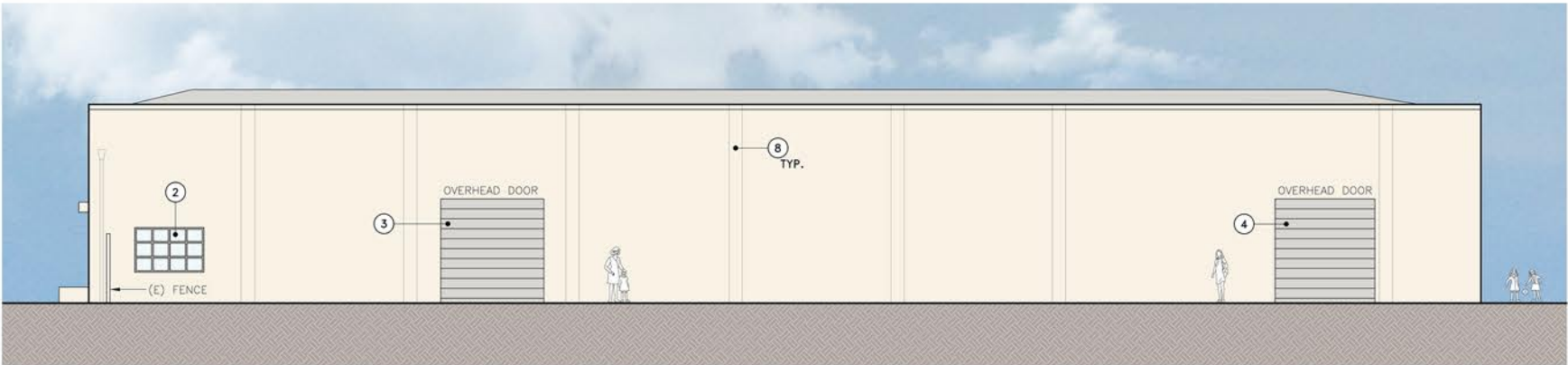
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4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

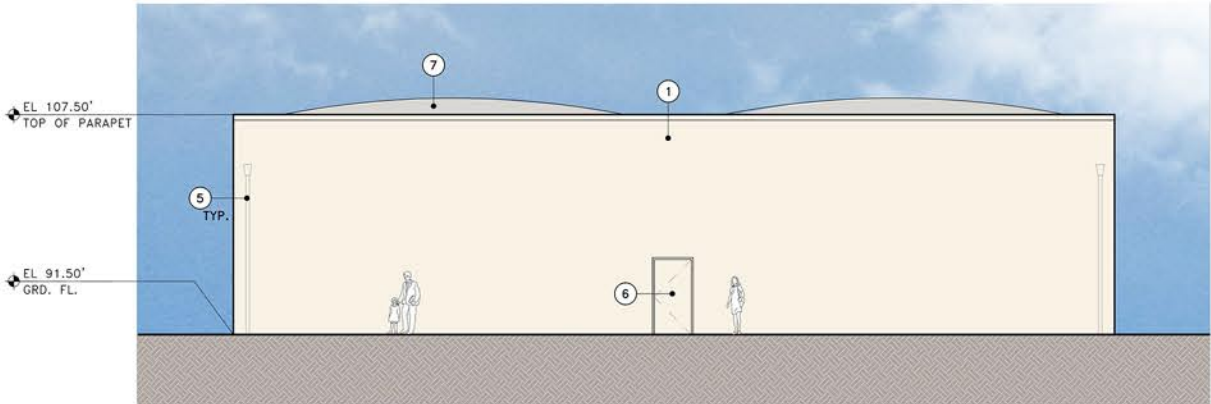


3 NORTH ELEVATION (WARNER DR.)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- Key Notes
- 1. EXTERIOR PAINTED PLASTER
 - 2. (E) WINDOW TO REMAIN
 - 3. (E) OVERHEAD DOOR TO REMAIN
 - 4. (E) OVERHEAD DOOR TO BE REMOVED
 - 5. (E) DOWNSPOUT TO REMAIN
 - 6. (E) DOOR TO BE REMOVED
 - 7. (E) ROOF
 - 8. (E) PLASTER
 - 9. (E) FIRE DEPT. APPARATUS



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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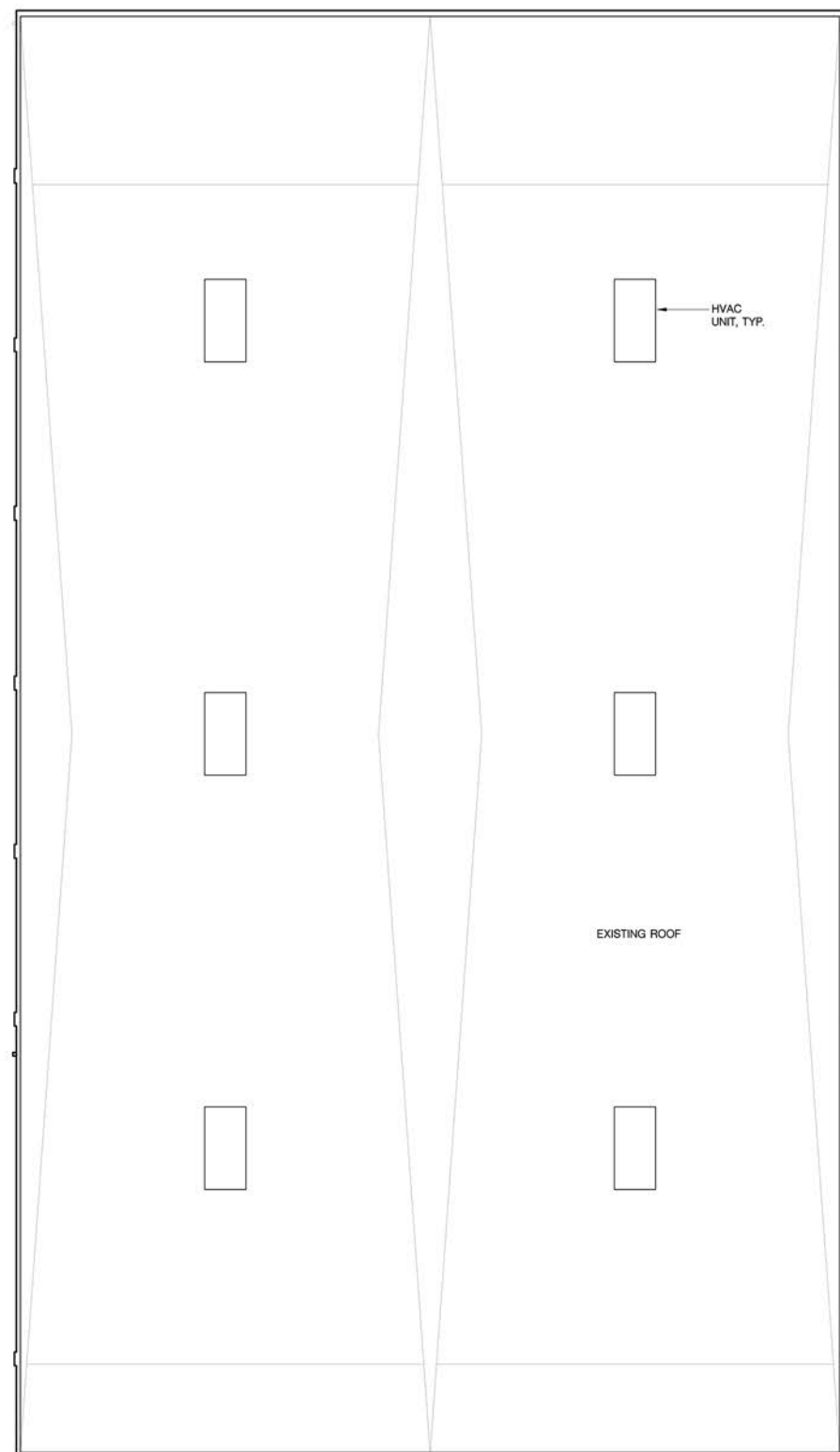
New Multipurpose Field
and Interior
Improvements

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PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

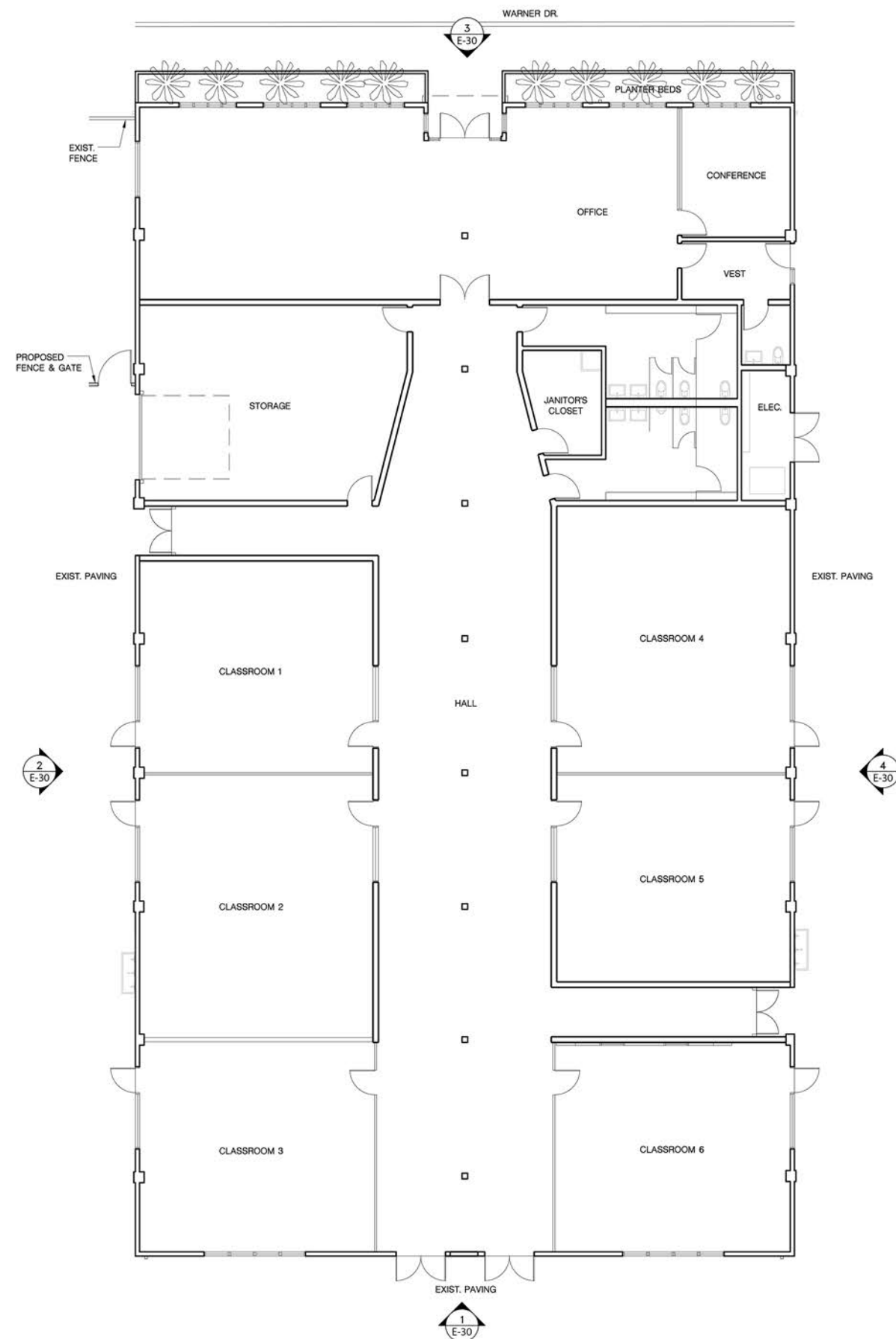
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- PHASE II WILLOWS VI
EXISTING ELEVATIONS

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CAD File: 1701\Drawgs\02-Plann DPT\PPR Set	
Sheet Number:	

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2 ROOF PLAN



NOTE: DEFERRED SUBMITTALS ARE REQUIRED FOR ADDITION AND RELOCATION OF EXISTING FIRE ALARM & SPRINKLER SYSTEMS IN BUILDING VI.



1 PLAN
SCALE: 1/8" = 1'-0"

5763 UPLANDER WAY
CULVER CITY, CALIFORNIA 90230
TEL: 310-216-5775

CIVIL ENGINEER
KPF CONSULTING ENGINEERS
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
TEL: 213-418-0201

STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045
TEL: 310-665-1536

LIGHTING DESIGNER
LIGHTING DESIGN ALLIANCE
2830 TEMPLE AVENUE
LONG BEACH, CA 90806
TEL: 562-969-3843

ELECTRICAL ENGINEER
GLP ENGINEERING, INC.
1221 E. DYER RD. SUITE 260
SANTA ANA, CA 92705
TEL: (949) 903-3502

LANDSCAPE ARCHITECT
SALT LANDSCAPE ARCHITECTS
850 SOUTH BROADWAY, SUITE 803
LOS ANGELES, CA 90014
TEL: 213-234-0057

**NOT FOR
CONSTRUCTION**



8509 Higuera Street,
Culver City, 90232

New Multipurpose Field and Interior Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19	
CUP MODIFICATION SUBMITTAL	10.11.18	
PPR SUBMITTAL	07.09.18	
PPR RESPONSE PROGRESS	02.27.18	
Description	Date	

Sheet Title
REVISED MASTER PLAN -
PHASE II WILLOWS VI
PROPOSED ROOF AND
FLOOR PLANS

Drawn By:	Checked By:
CL	MS/JM/CJ
Project Number:	Scale:
1701.02	1/8" = 1'-0"
CAD File: D:\Dwgs\02-Plann DPT\PPR Set	
Sheet Number:	

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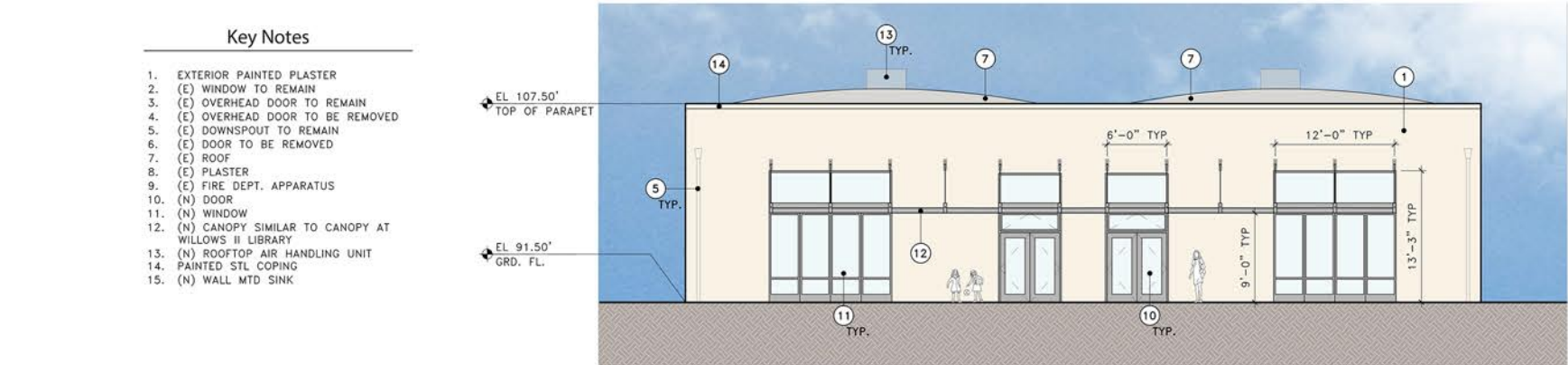
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Key Notes

1. EXTERIOR PAINTED PLASTER
2. (E) WINDOW TO REMAIN
3. (E) OVERHEAD DOOR TO REMAIN
4. (E) OVERHEAD DOOR TO BE REMOVED
5. (E) DOWNSPOUT TO REMAIN
6. (E) DOOR TO BE REMOVED
7. (E) ROOF
8. (E) PLASTER
9. (E) FIRE DEPT. APPARATUS
10. (N) DOOR
11. (N) WINDOW
12. (N) CANOPY SIMILAR TO CANOPY AT WILLOWS II LIBRARY
13. (N) ROOFTOP AIR HANDLING UNIT
14. PAINTED STL COPING
15. (N) WALL MTD SINK

EL. 107.50'
TOP OF PARAPET

EL. 91.50'
GRD. FL.

PARALLAX
ARCHITECTURE AND PLANNING

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8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
CUP MODIFICATION SUBMITTAL	10.11.18
PPR SUBMITTAL	07.09.18
PPR RESPONSE PROGRESS	02.27.18
Description	Date

Sheet Title
REVISED MASTER PLAN -
PHASE II WILLOWS VI
PROPOSED ELEVATIONS

Drawn By: CL	Checked By: MS/JM/CJ
Project Number: 1701.02	Scale: 1/8" = 1'-0"
CAD File: 1701\Draws\02-Plann DPT\PPR Set	
Sheet Number:	

E-30

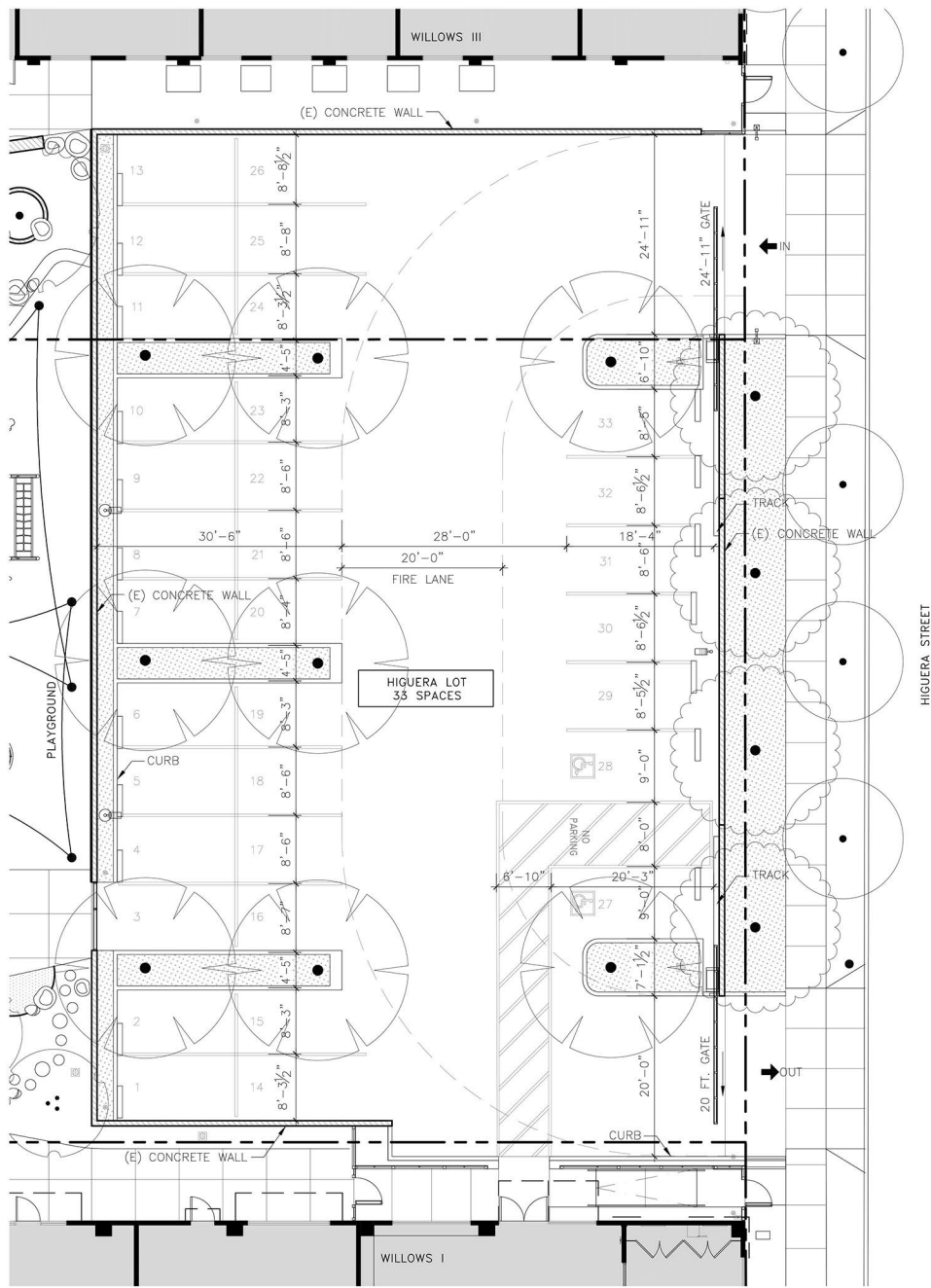
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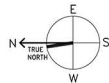


8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements



EXISTING PARKING COUNT	
TANDEM SPACES	13 (x2 = 26)
STANDARD SPACES	5
ACCESSIBLE SPACES	2
TOTAL SPACES	33

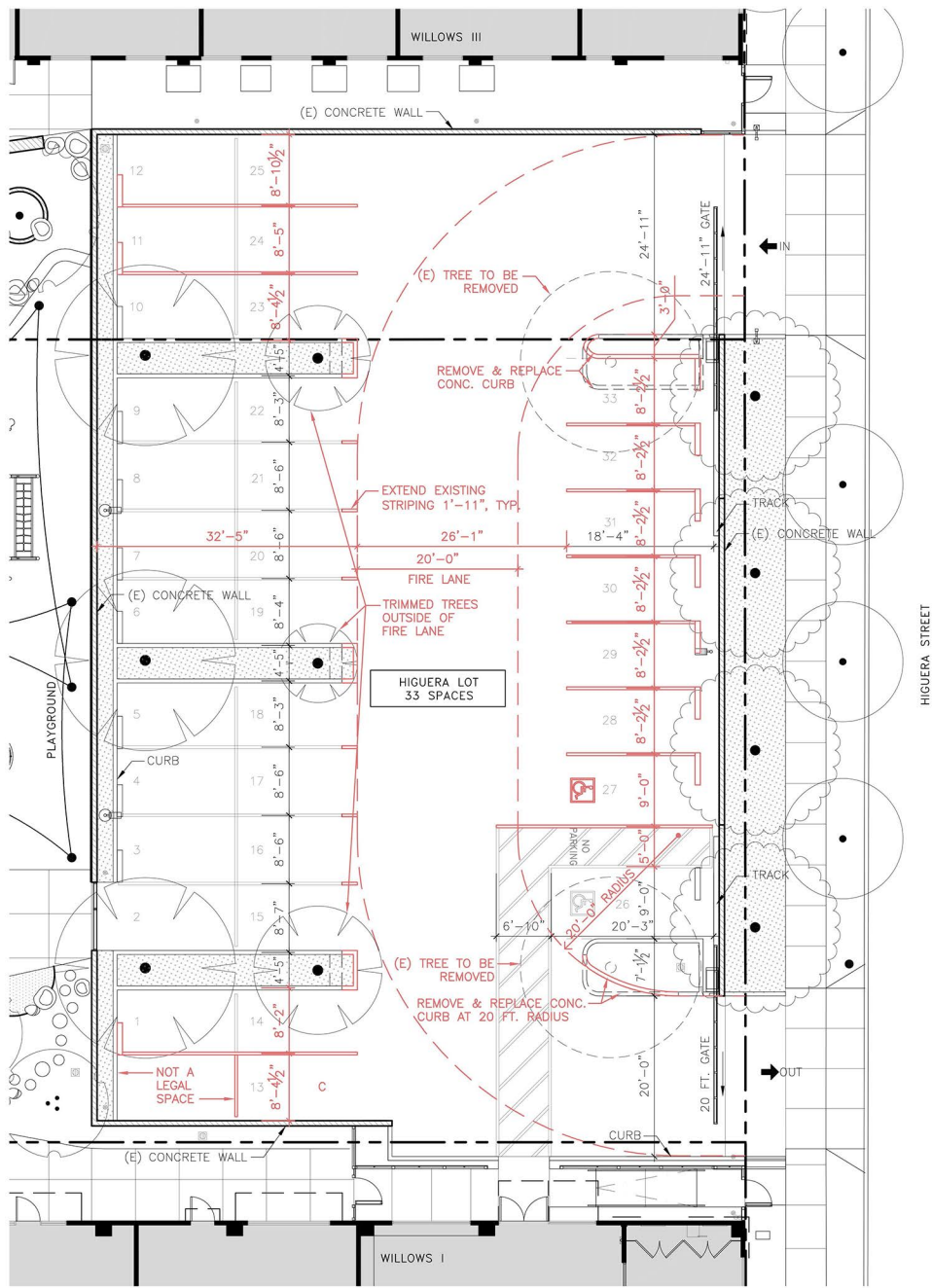


EXISTING HIGUERA PARKING LOT
3/32"=1'-0" SCALE 2

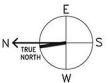
PHASE II TOTAL PARKING

HIGUERA ST. LOT SPACES	33
WARNER DR. NORTH LOT SPACES	21
OFF-SITE SPACES	55
TOTAL SPACES	109 (REQ'D PARKING = 91 SPACES)

WARNER DR. SOUTH LOT EVENT PARKING SPACES	25
TOTAL SPACES	134



PROPOSED PARKING COUNT	
TANDEM SPACES	12 (x2 = 24)
STANDARD SPACES	6
COMPACT SPACES	1 (3.1%)
ACCESSIBLE SPACES	2
TOTAL SPACES	33



PROPOSED HIGUERA PARKING LOT
3/32"=1'-0" SCALE 1

NOTES

- RESTRIPE PARKING SPACES AS INDICATED
- REMOVE & REPLACE CURBS AS NOTED
- REMOVE 5 TREES - PLANT 3 TREES
- ALL DIMENSIONS ON PROPOSED PLAN ARE WITHIN 10% OF PARKING SPACE DIMENSIONAL REQUIREMENTS IN CULVER CITY MUNICIPAL CODE.

LEGEND

- SCOPE OF WORK LINE
- PROPERTY LINE
- SETBACK & EASEMENT LINES
- DEMOLITION
- (E) BUILDING TO REMAIN
- PLANTED AREA
- (E) CONC. PAVING
- C COMPACT PARKING SPACE

Sheet Title
REVISED MASTER PLAN
- PHASE II HIGUERA ST.
PARKING LOT PLANS

Drawn By: DX	Checked By: MS/NvD
Project Number: 1701	Scale: 3/32" = 1'-0"

CAD File:
WCS-FLD_A341
Sheet Number:

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CONSTRUCTION



8509 Higuera Street,
Culver City, 90232

New Multipurpose Field
and Interior
Improvements

CUP MODIFICATION RESUBMITTAL	01.16.19
DISCUSSION DRAFT	12.17.18

Description	Date
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Sheet Title
REVISED MASTER PLAN
- PHASE II WARNER DR.
PARKING LOT PLANS

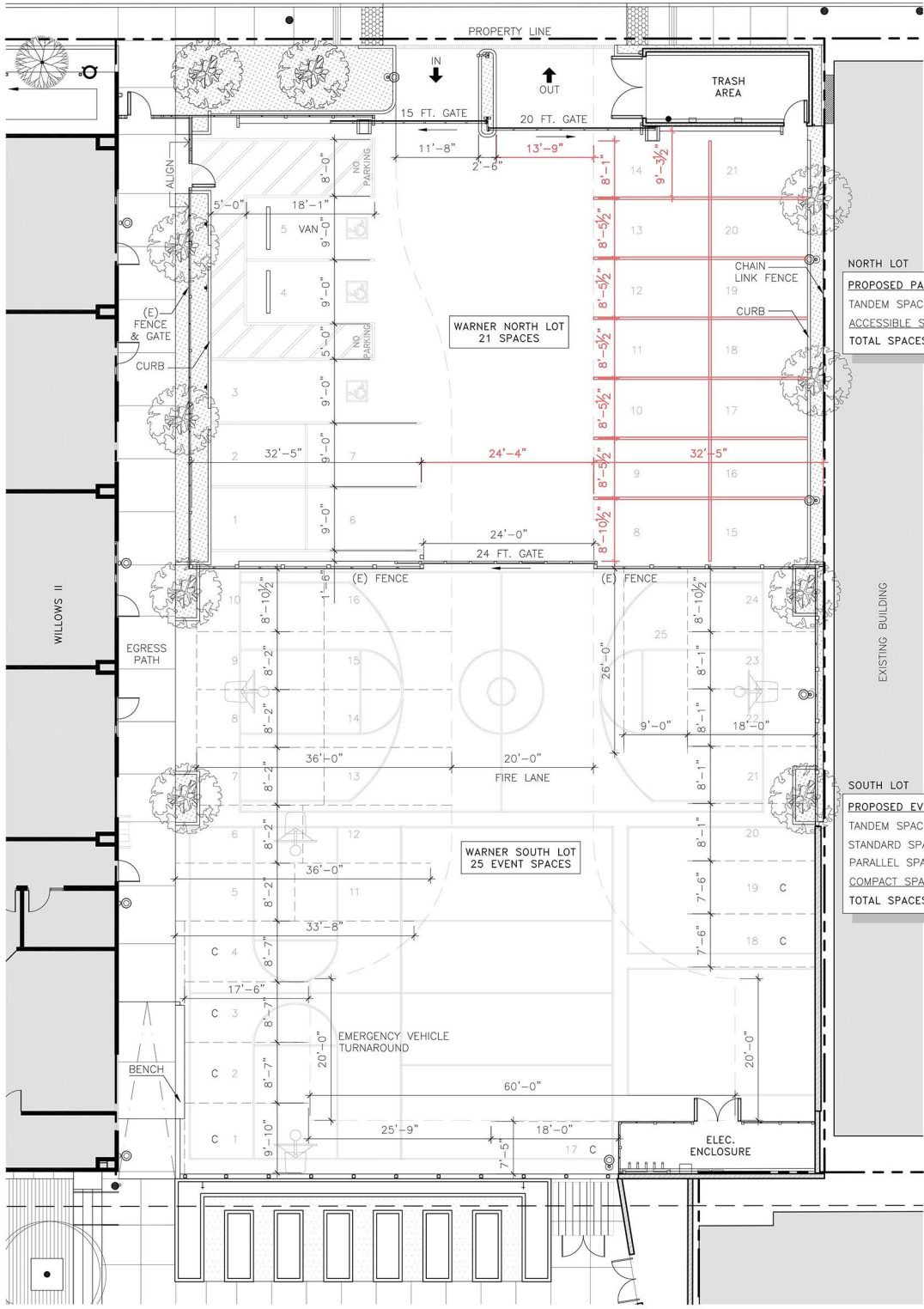
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CAD File:
WCS-FLD_A340-A
Sheet Number:

E-32

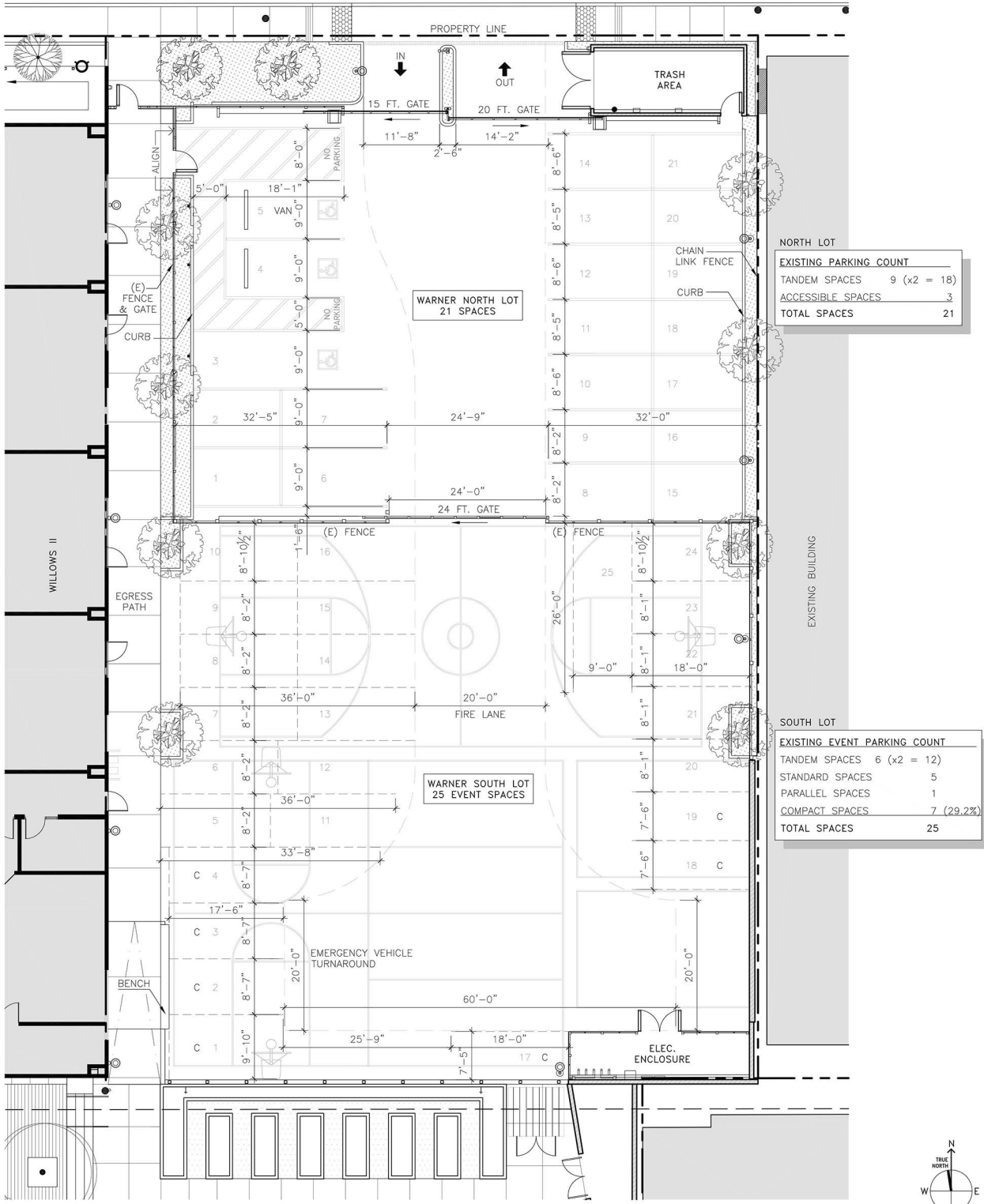
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WARNER DRIVE



PROPOSED WARNER PARKING LOT WITH REGULAR SPACES
3/32"=1'-0" SCALE 1

WARNER DRIVE



EXISTING WARNER PARKING LOT
3/32"=1'-0" SCALE 2

PHASE II TOTAL PARKING

HIGUERA ST. LOT SPACES	33
WARNER DR. NORTH LOT SPACES	21
OFF-SITE SPACES	55
TOTAL SPACES	109 (REQ'D PARKING = 91 SPACES)

WARNER DR. SOUTH LOT SPACES	
EVENT PARKING SPACES	25
TOTAL SPACES	134

NOTES

- RESTRIPE EAST SIDE OF LOT
- EVENT PARKING ON SPORT COURTS DOES NOT HAVE STRIPING.
- ALL DIMENSIONS ON PROPOSED PLAN ARE WITHIN 10% OF PARKING SPACE DIMENSIONAL REQUIREMENTS IN CULVER CITY MUNICIPAL CODE.

LEGEND

- SCOPE OF WORK LINE
- PROPERTY LINE
- SETBACK & EASEMENT LINES
- DEMOLITION
- (E) BUILDING TO REMAIN
- PLANTED AREA
- (E) CONC. PAVING
- C COMPACT PARKING SPACE