

Notre Dame High School
Master Plan and Conditional Use Permit Application
Sherman Oaks Neighborhood Council Meeting June 21, 2018

School History, Mission and Information:

Notre Dame High School was founded by the Brothers of the Holy Cross in 1947 as a grade 9-12 Catholic high school for boys. The Brothers are still owners of the property, but since 1984 they have entrusted the operation of the school to its Board of Directors. Today, the school is one of the top private high schools in Southern California. Over 99% of graduates attend colleges and universities...over 90% to four-year universities. The school has many prestigious alumni who have made tremendous contributions to society.

Project Description:

Notre Dame High School is seeking to define a facilities master plan that will set forth necessary capital improvements to maintain a high quality of education for its students for the remainder of the 21st century. NDHS seeks to realize these improvements over the course of the next 10-20 years pending obtaining the necessary funding. All proposed improvements will maintain the integrity of school's "Mission-Style" architecture. The beauty of the school campus is publicly acclaimed and recognized. The proposed improvements are:

- 1) **Parking** – A new parking structure is proposed that add a minimum of 110 new spaces. The total number of on-campus parking spaces will be increased from 278 to 393. The school also will continue to lease daily parking (70 spaces) from the Westfield Mall. The school plans to increase the cost for student parking permits and encourage students to car pool in a further effort to reduce parking demands. The school presently provides busing services to nearly 200 of its 1,200 students. Charging stations and bicycle parking also will be added. The three-level parking structure will be 67,000 square feet and 35 feet high. Solar panels will be placed on the roof for energy efficiency. The parking structure location, at Riverside Drive, was suggested by City Planning and Traffic Planners as riverside Drive can easily digest additional parking traffic much more safely than the school's Woodman parking lot or Huston Street.
- 2) **Cafeteria/Conference Center** – A 14,000 square foot, one story (26') building is proposed. It will replace the current outdated cafeteria which has a seating capacity of 250 with a larger capacity of 600. It will have conference capabilities and has the potential to serve the greater community. It will be built on property that is present parking spaces. The 60 surface level parking spots that will be lost will be replaced with 65 subterranean parking beneath the structure (net +5 spots).
- 3) **Plaza Improvement** – An outdoor beautification and landscaping project is proposed to improve a current asphalt area for lunch and outdoor seating during the school day.

- 4) **Practice Gymnasium** – A 13,600 square foot, one story (36') building is proposed. The building will be constructed on current school tennis courts. The facility is intended to be a “practice” gymnasium with limited bleacher seating for 197 capacity. The gym entrance will be from the inside of campus (not Huston Street). A setback from Huston Street and a landscaping plan will mitigate and soften the structure’s size and appearance. A second gymnasium is needed to address the significant student demand during basketball season. The school’s five girls and boys teams are presently practicing after school until 9:00-10:00 p.m. during the sports season.
- 5) **Visual and Performing Arts** – A 7,500 square foot, two story (36') building addition is proposed. This building infill will provide increased seating capacity for our black box theater (increasing seating from 100 to 220) so that the number of play performances can be reduced and more people can view performances (the current theater is way too small). The project also will provide additional classroom and rehearsal space for music, film and visual arts programs.
- 6) **Chapel Expansion and Admissions Offices** – A 2,200 square foot, one story (18') addition is planned (in two locations) to the existing Holy Cross Center (former Holy Cross Brothers’ Residence). There is a need to increase the seating capacity of the school chapel to meet the present spiritual demands of the school. Larger and improved office space is planned for the school Admissions Office.
- 7) **Classrooms** – A 5,200 square foot, two story (30”) new classroom building is proposed along Huston Street between the existing Holy Cross Center and the proposed Cafeteria/Conference Center. Four new classrooms will be constructed. NDHS presently has 67 classrooms and 95 teachers. The structure will be built behind existing fencing and landscaping and will not be accessible from Huston Street.
- 8) **Existing Cafeteria Renovation – STEM CENTER** – The proposed project is a renovation of 5,500 square feet of existing cafeteria space. NDHS presently envisions the need to create classroom and other space for science, technology, engineering and mathematics courses (STEM). In recent years NDHS has added Robotics and Engineering to its curriculum. These programs are continuing to grow and require additional laboratory, research and storage space.
- 9) **School Enrollment/Traffic** – The school’s original conditional use permit was issued in 1984 indicating school enrollment of 1,000 students (all boys school). Subsequently, NDHS became coeducational and enrollment increased to compensate for other school closures and to meet community demands. For the past ten years NDHS has had school starting enrollment of 1,200 to 1,250. In this new CUP application NDHS is seeking to adjust the school enrollment to 1,250 to reflect actual recent enrollment. NDHS is not seeking to increase its current student population. A preliminary traffic study was

completed by TranspoGroup (Rawad Hani – Engineer/Principal) indicating that the proposed capital improvements will have little, if any, impact on current traffic conditions associated with school operations.

Zoning Facts/Information:

- RD1.5-1 and R1.1
- Height – 45’ and 33’
- Setbacks – 15’ at all new buildings, except Cafeteria Bldg. 13’
- School Drop-Off and Pick-Up Plan – Unchanged
- Curfew for Amplified Outdoor Sound and Lighting – Unchanged 9:00 p.m. (except varsity home football games)
- Parking – increased from 278 to 393 (code 453), school leases 70 spaces from Westfield and uses (Notre Dame HS side) street parking, school bus program, school car pool program.
- Enrollment – increasing CUP number from 1,000 to 1,250 to reflect actual student enrollment for the past 10-15 years.

Plan Studies Completed (and included in application):

Traffic/Parking – TranspoGroup, Rawad Hani PE, TE, PTP, PTOE

Historic – Chattel, Inc. – Historic Preservation Consultants, Robert Chattel

Air Quality – JE Compliance Services, Aubree Bovat

Noise – ESA Environmental Science Associates, Christine Abraham



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

- Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address 1 13645 Riverside Drive, Sherman Oaks, CA 91423 Unit/Space Number
Legal Description 2 (Lot, Block, Tract) Lot 1, Tract 14026
Assessor Parcel Number 2359-019-007 Total Lot Area 727,485

2. PROJECT DESCRIPTION

Present Use Private High School (grades 9-12)
Proposed Use Private High School (grades 9-12)
Project Name (if applicable) Notre Dame High School Facilities Master Plan

Describe in detail the characteristics, scope and/or operation of the proposed project PHASED EXPANSION OF EXISTING HIGH SCHOOL CAMPUS. (3) NEW STRUCTURES & (2) BUILDING ADDITIONS TOTTALLING 42,500 SF.

Additional information attached - YES

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

Demolition of existing buildings/structures

New construction: 106,500 SF w/parking structure square feet; 42,500 SF zoning.

Relocation of existing buildings/structures

Accessory use (fence, sign, wireless, carport, etc.)

Interior tenant improvement

Exterior renovation or alteration

Additions to existing buildings

Change of use and/or hours of operation

Grading

Haul Route

Removal of any on-site tree

Uses or structures in public right-of-way

Removal of any street tree

Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.24 U24 Section from which relief is requested (if any): _____

Request: A conditional use permit to allow the proposed building expansions on campus.

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

Section from which relief is requested (if any): 12.21.4e

Authorizing section

Request:

12.24 X20

Parking reduction due to shared parking use

Section from which relief is requested (if any):

Authorizing section

Request:

Additional Requests Attached YES NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) CPC -1999-86-CU, CPC-1999-86-CU-PA 1

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.

Ordinance No.:

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

See attached Section 12.24
projects description and
master plan design documents

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

- Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO
- Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO
- Development Services Case Management Number 2017-0088 _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Bureau of Sanitation, Low Impact Development (LID) Referral _____
- Other—specify _____
-

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Property Owner of Record – Different from Applicant

Applicant⁵ name Brett A. Lowart, President

Company/Firm Notre Dame High School
 Address 13645 Riverside Drive
Sherman Oaks, CA 91423
 Telephone (818) 933-3610 E-mail: lowart@ndhs.org

Property Owner of Record –

Company/Firm Brothers of the Holy Cross of Texas, Inc.
Brother William Zaydak, C.S.C., Provincial
 Address 1101 St. Edward's Drive
Austin, TX 78704
 Telephone (512) 442-7856 E-mail: bzaydak@ix.netcom.com

Other (Architect)

Name Anthony Stark, Corsini Stark Architects
 Address 3630 Tyburn Street
Los angeles, CA 90065
 Telephone (323) 255-9100 x-304 E-mail: anthony@corsinistark.com

Primary Contact for Project Information Owner Applicant
 (*select only one*)

Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Brett A. Lowart

Date 2/27/18

Print Name Brett A. Lowart

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 27th 2018 before me, Jose Rosales-Alvarado, a Notary Public,
(Insert Name of Notary Public and Title)

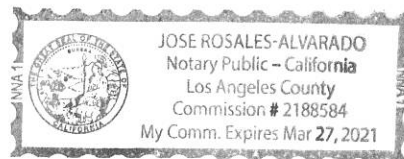
personally appeared Brett A. Cowart, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - G. I understand that if this application is denied, there is no refund of fees paid.
 - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Brett A. Lowart

Date: 2/27/18

Print Name: Brett A. Lowart

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

4. OWNER/APPLICANT INFORMATION

Applicant's name Brett Lowart, President Company Notre Dame High School
 Address: 13645 Riverside Dr. Telephone: (818) 933-3600 Fax: (818) 501-3602
Sharmen Oaks, CA Zip: 91423 E-mail: lowart@ndhs.org

Property owner's name (if different from applicant) Brothers of the Holy Cross of Texas, Inc.
 Address: 1101 St. Edwards Dr. Telephone: (512) 442-7856 Fax: (512) 444-3133
Austin, TX Zip: 78704 E-mail: bzakcsc@ix.netcom.com

Contact person for project information Brother William Zaydak Company Holy Cross Brothers Moreau Province
 Address: 1101 St. Edwards Dr. Telephone: (512) 442-7856 Fax: (512) 444-3133
Austin, TX Zip: 78704 E-mail: bzakcsc@ix.netcom.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: B. Lowart Print: Brett Lowart

ALL-PURPOSE ACKNOWLEDGMENT

State of ~~California~~ TEXAS
 County of TRAVIS

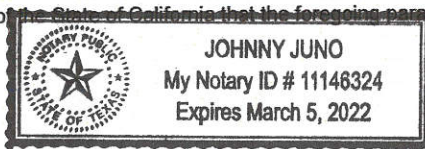
On 05 OF FEB 2018 before me, Johnny Juno
(Insert Name of Notary Public and Title)

personally appeared William Zaydak, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Johnny Juno (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

EXISTING BUILDINGS TO REMAIN

A. EXISTING GYMNASIUM
MAIN ASSEMBLY SPACE 1 STORY
23,045 S.F.

B. EXISTING BROTHERS RESIDENCE
TYPE V-2 STORY
19,400 S.F.

C. EXISTING BURNS BUILDING
TYPE VAN
32,623 S.F.

D. EXISTING RIVERSIDE BUILDING
TYPE 1-2 STORY CLASSROOM OVER BASEMENT
20,720 S.F.

E. EXISTING CLASSROOM ADMINISTRATION BUILDING
TYPE V-N 1 STORY
13,581 S.F.

F. EXISTING WOODMAN BUILDING
TYPE 1-2 STORY
CLASSROOM/CAFETERIA BUILDING
16,600 S.F.

G. EXISTING "HAMPTON BUILDING"
TYPE V-1 HR. 2 STORY
CLASSROOMS
19,800 S.F.

H. CONCESSION STAND AND RESTROOMS
1,232 S.F.

J. MAINTENANCE BUILDING
TYPE V: 1-STORY
2,755 S.F. (including canopy)

K. AQUATIC CENTER
TYPE V: 1-STORY
1,946 S.F.

L. BASEBALL STADIUM
3,300 S.F.

M. FITNESS CENTER
TYPE V: 1-STORY
5,543 S.F.

TOTAL BUILDING AREA TO REMAIN: 160,545= S.F.

EXISTING BUILDINGS/STRUCTURES TO BE REMOVED

PARTIAL EXISTING CHAPEL: 485 S.F.

NOTRE DAME HIGH SCHOOL CUP Facilities Expansion Summary
6/1/2018

CORSINI STARK ARCHITECTS

	Current Facilities	Bldg. 1 (2019) Riverside Parking Structure	Bldg. 2 (2020) Cafeteria/ Banquet Hall	Bldg. 3 (2022) Plaza Seating & Improvements	Bldg. 4 (2024) Practice Gymnasium /Changing-Lockers	Bldg. 5 (2026) Burn Building Addition/Theatre	Bldg. 6 (2028) Holy Cross Center Addition	Bldg. 7 (2030) Future Classroom Building	Bldg. F (2022) STEM Center Renovation	Total Phases	Notes
ZONING REQUIREMENTS		RD1.5-1	RD1.5-1	RD1.5-1	R1-1	RD1.5-1	RD1.5-1	RD1.5-1	RD1.5-1		
Zone: R1-1/RD1.5-1		45'	45'	45'	33'	45'	45'	45'	45'		
Maximum height/zone	45' & 33'	3 levels: 35'	1-story: 26'		0 1-story: 36'	2-story: 36'	1-story: 18'	2-story: 30'		0	
Height Proposed											
Gross Building Area, SF	150,093	67,000	14,000	-	13,600	7,500	2,200	5,200	(5,500 EXISTING)	42,500	1
PARKING (CUP Existing)	278	-73	-120								
PARKING (CUP Required)	731	0									
Assembly Fixed (1/5 seats)						24	10				3,4
Assembly (1/35 SF)			68		(Largest Assembly)197						5
School Use (1/500 SF)			16		13	9	2	10	11		
Total Required (Assb>School use)										197-39= 158	2
PROPOSED PARKING		183 (110 new)	125* (5 new)								115
BIKE PARKING (Table 12.21A.16.(a)(2))											
S.T.	?	0	20		22	14	4	16	8		84
L.T.	0	0	11		12	4	4	2	3		36
TOTAL	0	0	31	0	34	18	8	18	11		120
REQUIRED BUILDING SETBACK		15' Riverside Dr.	15' Huston St.		15' Huston St.			20'/prevailing Huston			
PROPOSED BUILDING SETBACK		15' Riverside Dr.	13' Huston St.		15' Huston St.			13' Huston St.			

NOTES:

- 1 (109,500 SF incl. parking structure)
- 2 20% Parking reduction (Bike Parking). 197*(0.20)=39
- 3 Parking: Chapel: 125 (n) - 75 seats (ex.)=50/5=10
- 4 Parking: Theatre: 220 (n)-100 (e)= 120/5
- 5 Parking: CC/Cafeteria (6,200 sf): 177-109 (Exist. Café -3,820 sf)=68
- 6 Surface: 78; Below grade: 47

CAMPUS SITE AREA: 727,485 S.F.
LEGAL DESCRIPTION: LOT 1, TR: 14026
EXISTING ZONING: R1-1/RD1.5-1
FAR: 3:1
PREVIOUS CASE NUMBER: CPC-1999-86 CUC-PA2

CAMPUS PARKING SUMMARY

EXISTING

TOTAL PARKING REQUIRED PER CPC 99-0086-CU-PA1 & CPC-1999-86 CU-PA2:	731 SPACES
PARKING PER PERMIT 1106-20000-24752 (2 SPACES ADDED)	733 SPACES
TOTAL EXISTING ON SITE PER CPC:	278 SPACES
TOTAL PARKING STALLS:	278 SPACES
ACCESSIBLE SPACES INCLUDED:	8 SPACES (WITH 2 VAN ACCESSIBLE)
TOTAL EVENT SPACES PER CUP/PLANNING:	453 SPACES

PROPOSED

PARKING REQUIRED (LARGEST ASSEMBLY SPACE):	158 SPACES
PARKING PROVIDED:	115 SPACES
TOTAL ON CAMPUS PROPOSED PARKING:	278 + 115 = 393 SPACES
TOTAL EVENT REQUIRED:	453 + 43 = 496 SPACES



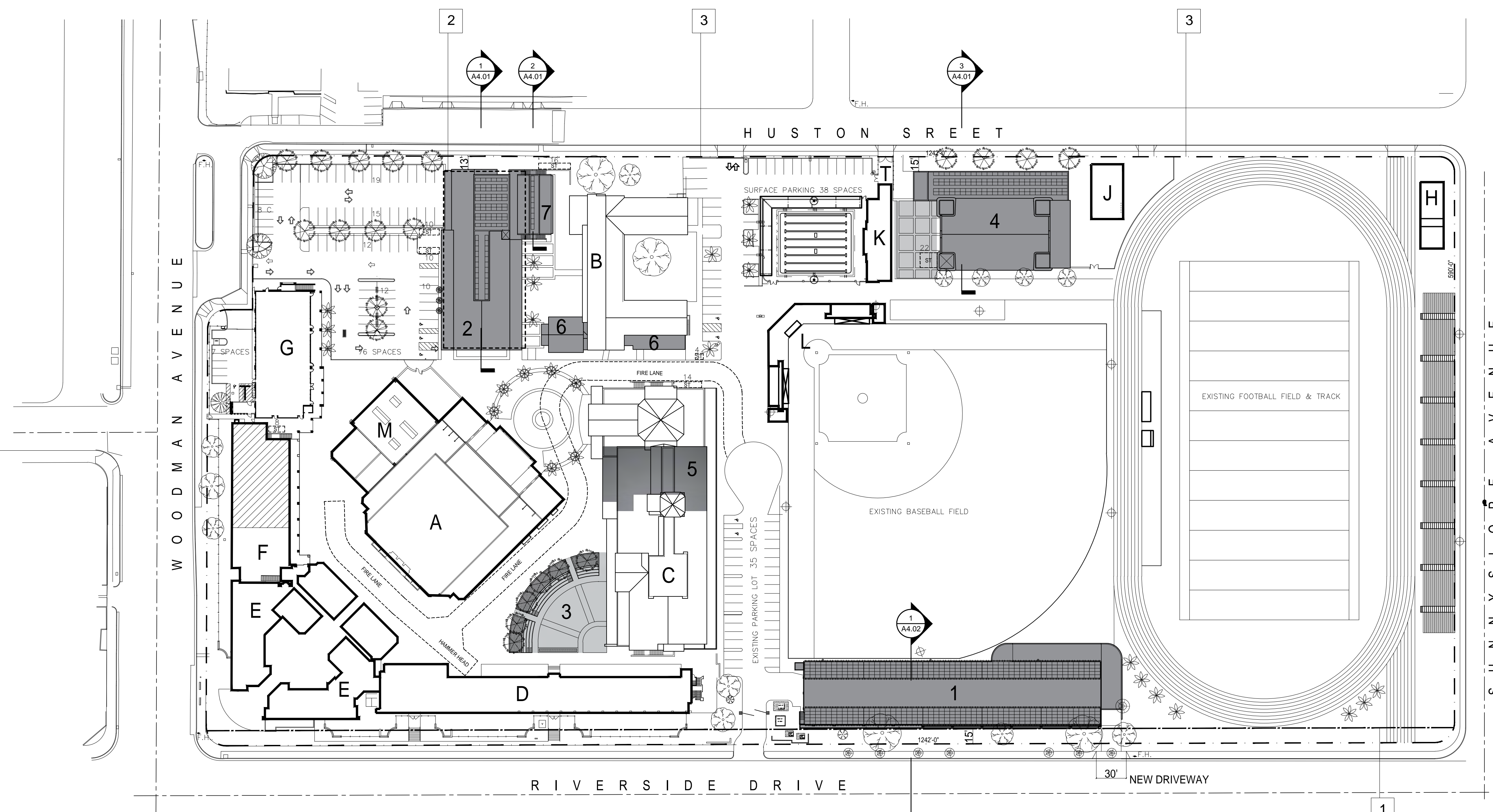
CORSINI STARK architects

Corsini Stark Architects, LLP
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LOS ANGELES, CA 90065
P: 323.255.9100
CONTACT: ANTHONY STARK, RA



- LEGEND**
- NEW BUILDING
 - AT GRADE IMPROVEMENT (OPEN TO SKY)
 - INTERIOR REMODEL (USE CHANGE)
- KEYNOTE**
- 1 15' BUILDING LINE
 - 2 BELOW GRADE PARKING LINE SHOWN DOTTED
 - 3 EXISTING LINE COVERED FENCE TO REMAIN
 - T EXISTING CAMPUS TRASH LOCATIONS

#	SUBMISSIONS / REVISIONS	DATE

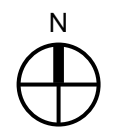
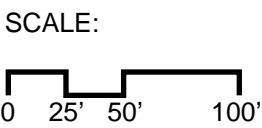
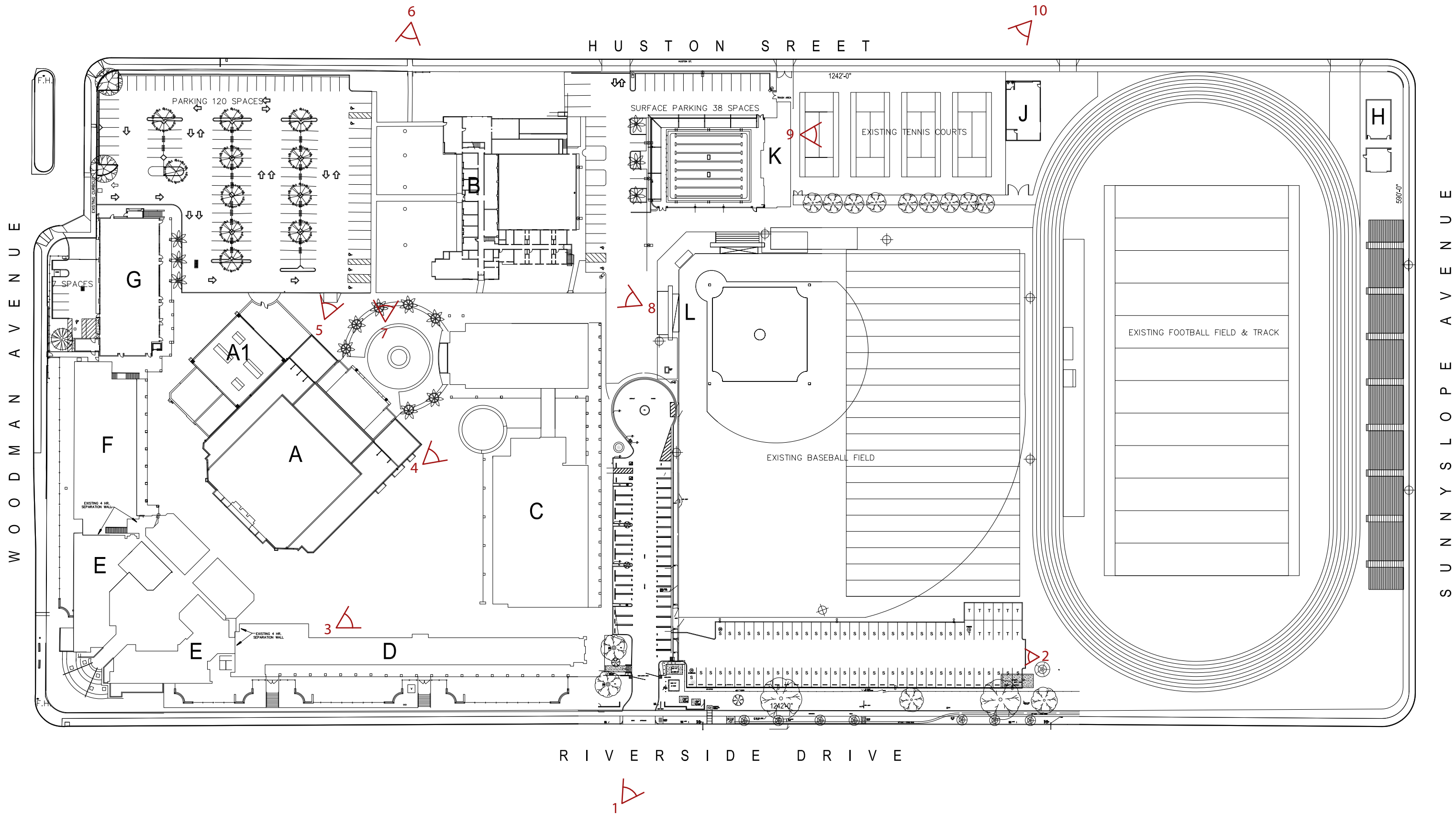
PROJECT TITLE:
NOTRE DAME HIGH SCHOOL CAMPUS PLAN

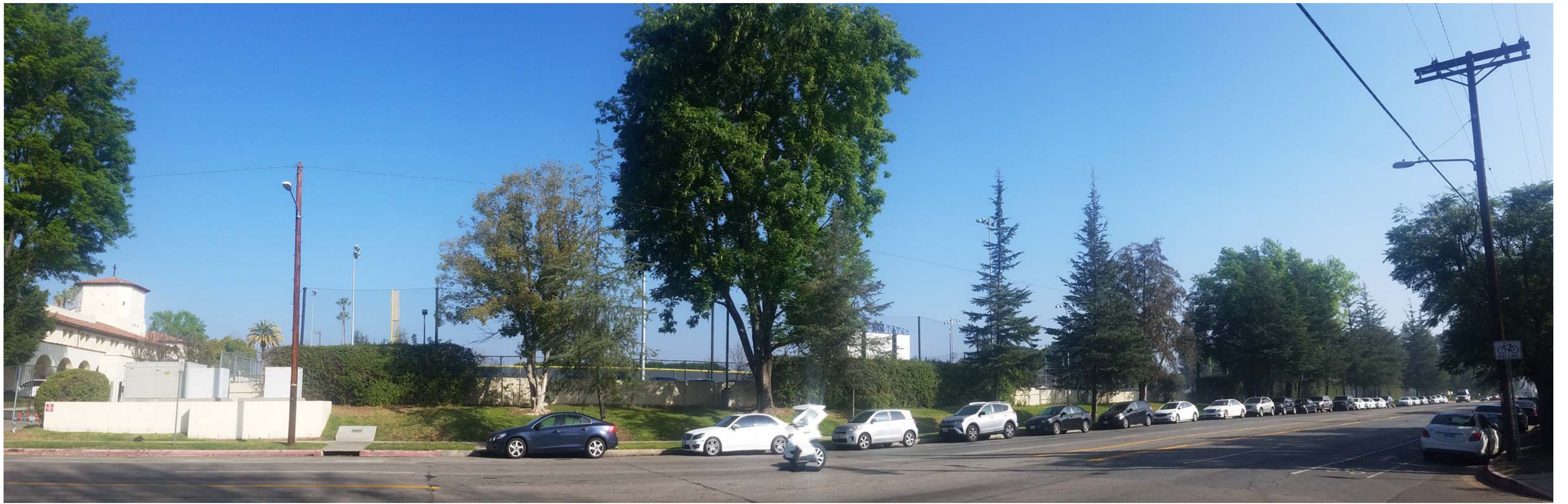
13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
CAMPUS SITE PLAN

DRAWING NUMBER:
A 1.00

PROJECT 17.002.00





1



2



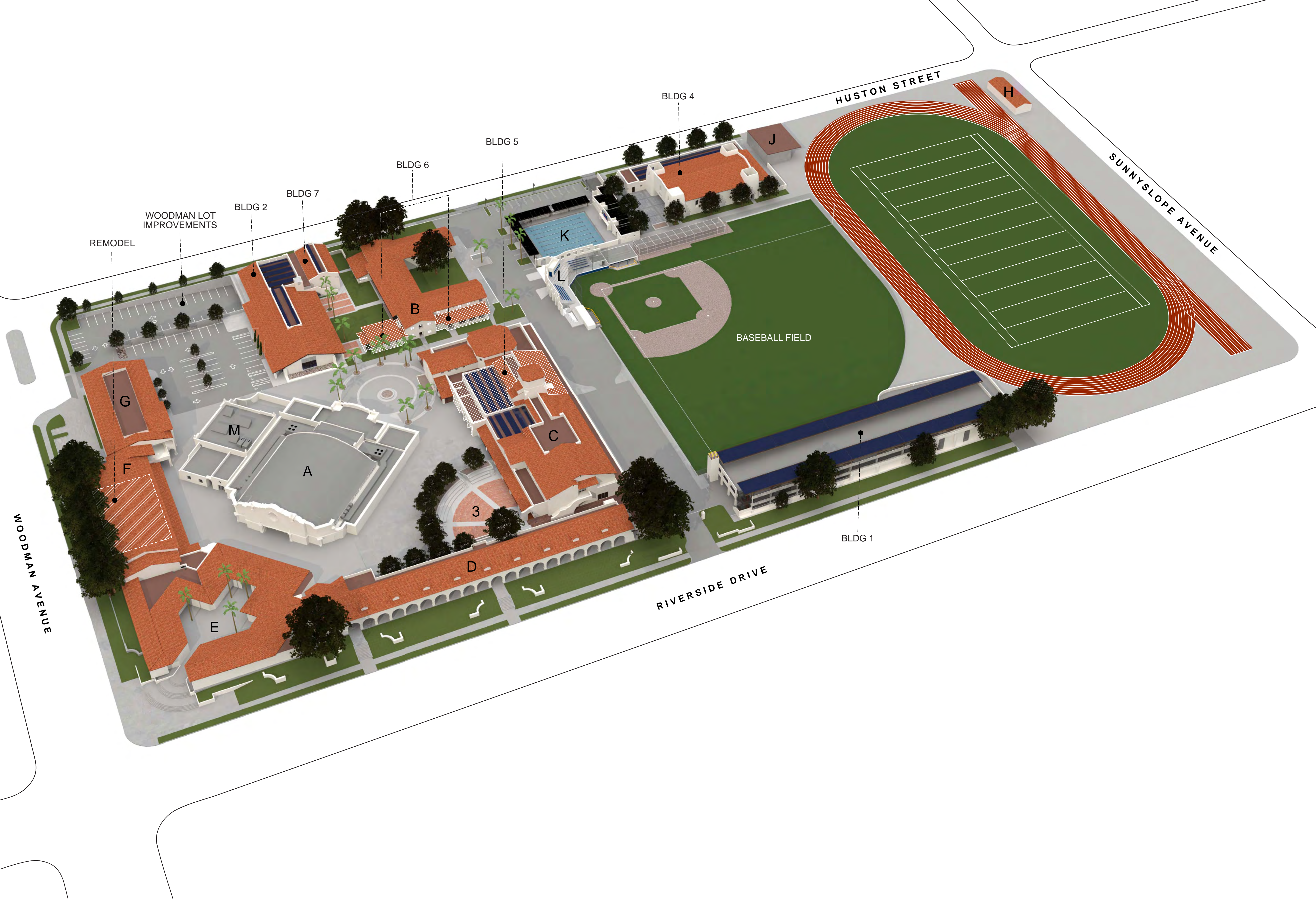






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LOS ANGELES, CA 90065
P: 323.255.9100
CONTACT: ANTHONY STARK, RA



#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
**NOTRE DAME HIGH SCHOOL
CAMPUS PLAN**

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
**ILLUSTRATIVE CAMPUS
PLAN**

DRAWING NUMBER:
A 1.01



BUILDING 1_PARKING STRUCTURE VIEW FROM SOUTH 1



PROJECT 3_PLAZA IMPROVEMENT VIEW FROM SOUTH 2

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CONTACT: ANTHONY STARK, RA

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
**NOTRE DAME HIGH SCHOOL
CAMPUS PLAN**

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
**RENDERINGS OF BLDG 1 &
PROJECT 3**

DRAWING NUMBER:
A 1.1

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BUILDING 2_CONFERENCE CENTER/CAFETERIA VIEW FROM SOUTH WEST 1



BUILDING 2 & 6_PLAZA IMPROVEMENT VIEW FROM NORTH 2

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
RENDERINGS OF BLDG 2 &
BLDG 6

DRAWING NUMBER:

A 1.2

PROJECT 17.002.00



BUILDING 2_CONFERENCE CENTER/CAFETERIA VIEW FROM SOUTH WEST

1



BUILDING 5_BURNS BUILDING ADDITION/THEATER VIEW FROM WEST

2

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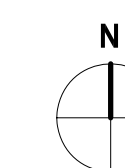
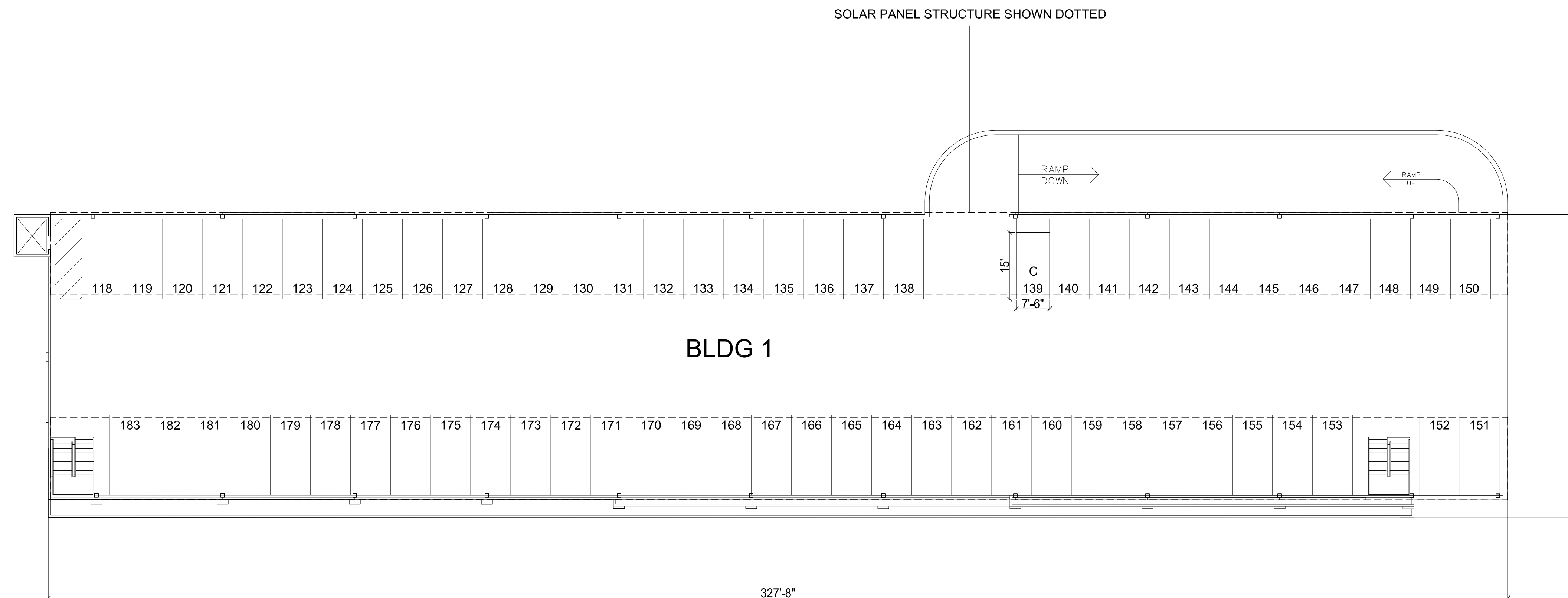
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NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
RENDERINGS OF BLDG 4 &
BLDG 5

DRAWING NUMBER:
A 1.3

PROJECT 17.002.00



BLDG1 RIVERSIDE PARKING STRUCTURE LEVEL 3 PLAN

SCALE: 1/16" = 1'-0"

2

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

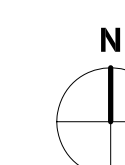
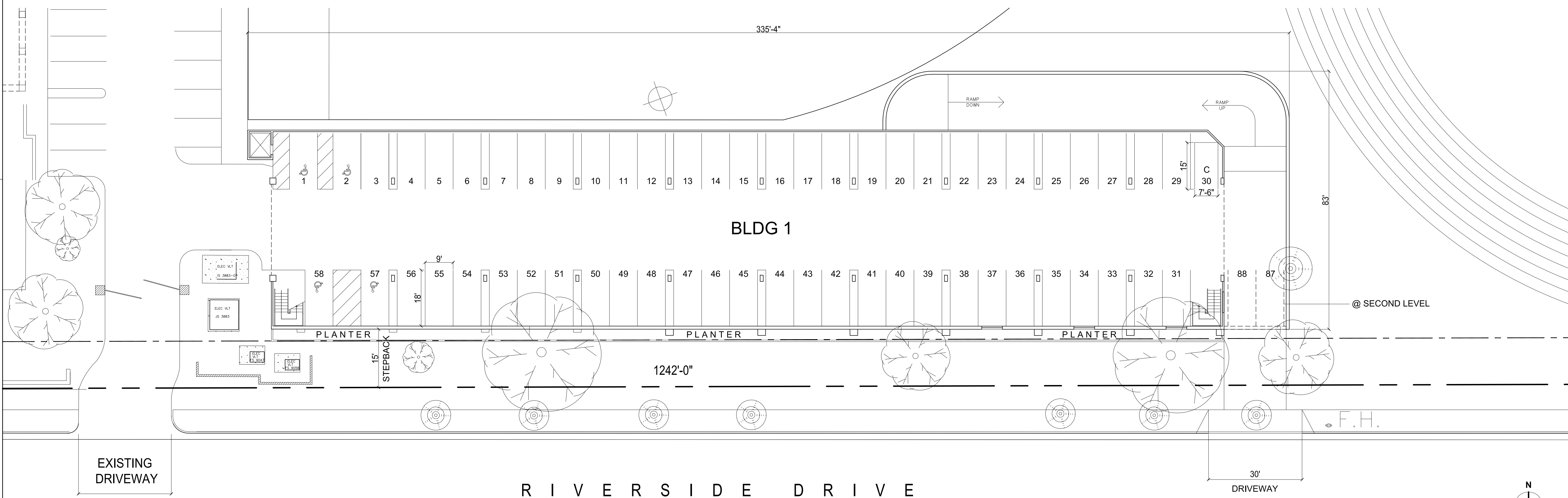
13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
RIVERSIDE PARKING STRUCTURE
PLANS

DRAWING NUMBER:

A 2.00

PROJECT 17.002.00



BLDG1 RIVERSIDE PARKING STRUCTURE GROUND LEVEL PLAN
LEVEL 2 SIMILAR

SCALE: 1/16" = 1'-0"

1

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#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE :
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

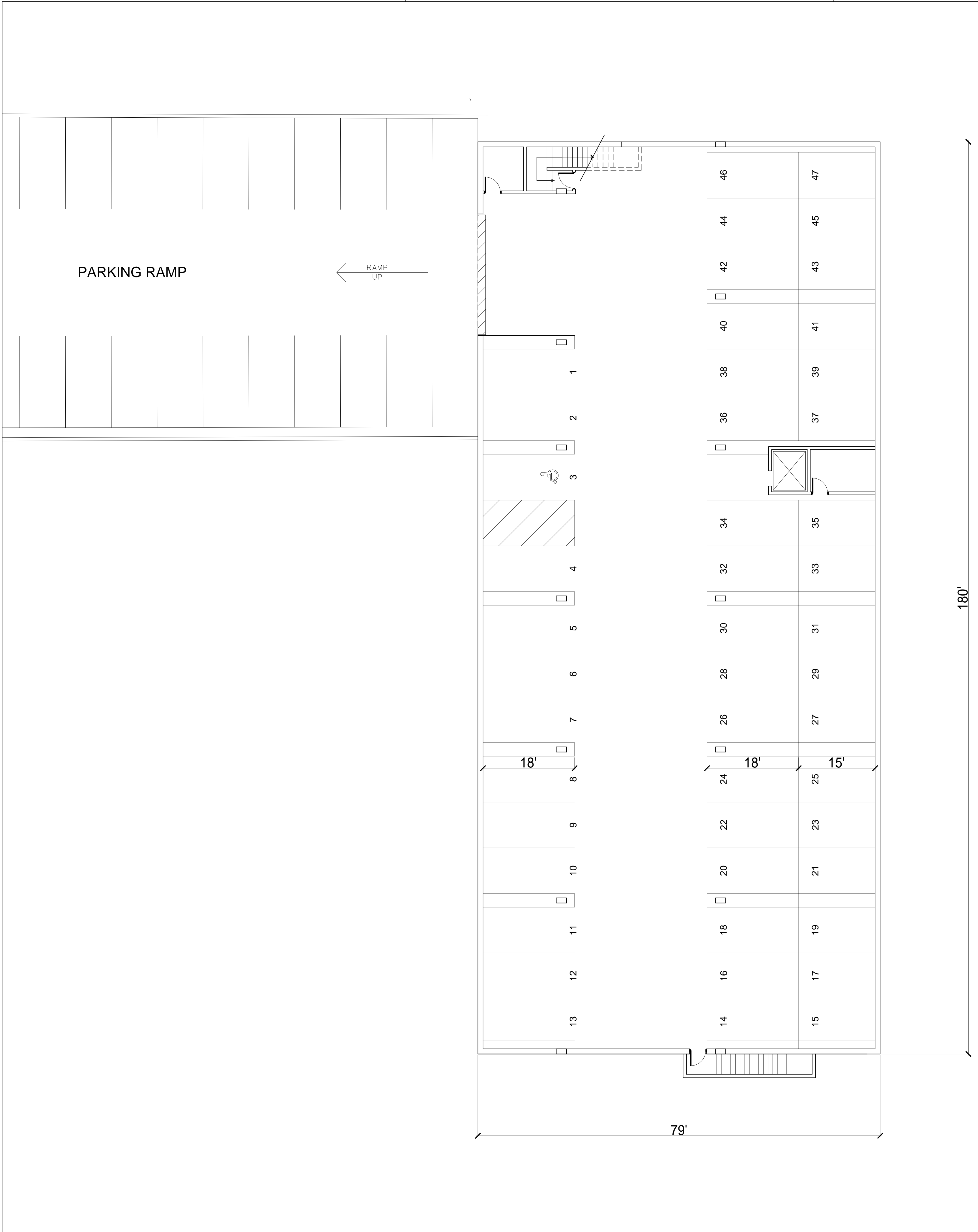
13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :
CAFETERIA/BANQUET HALL &
FUTURE CLASSROOM BLDG PLANS

DRAWING NUMBER :

A 2.01

PROJECT 17.002.00



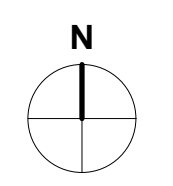
180'

79'

18'

18'

15'



#	SUBMISSIONS / REVISIONS	DATE

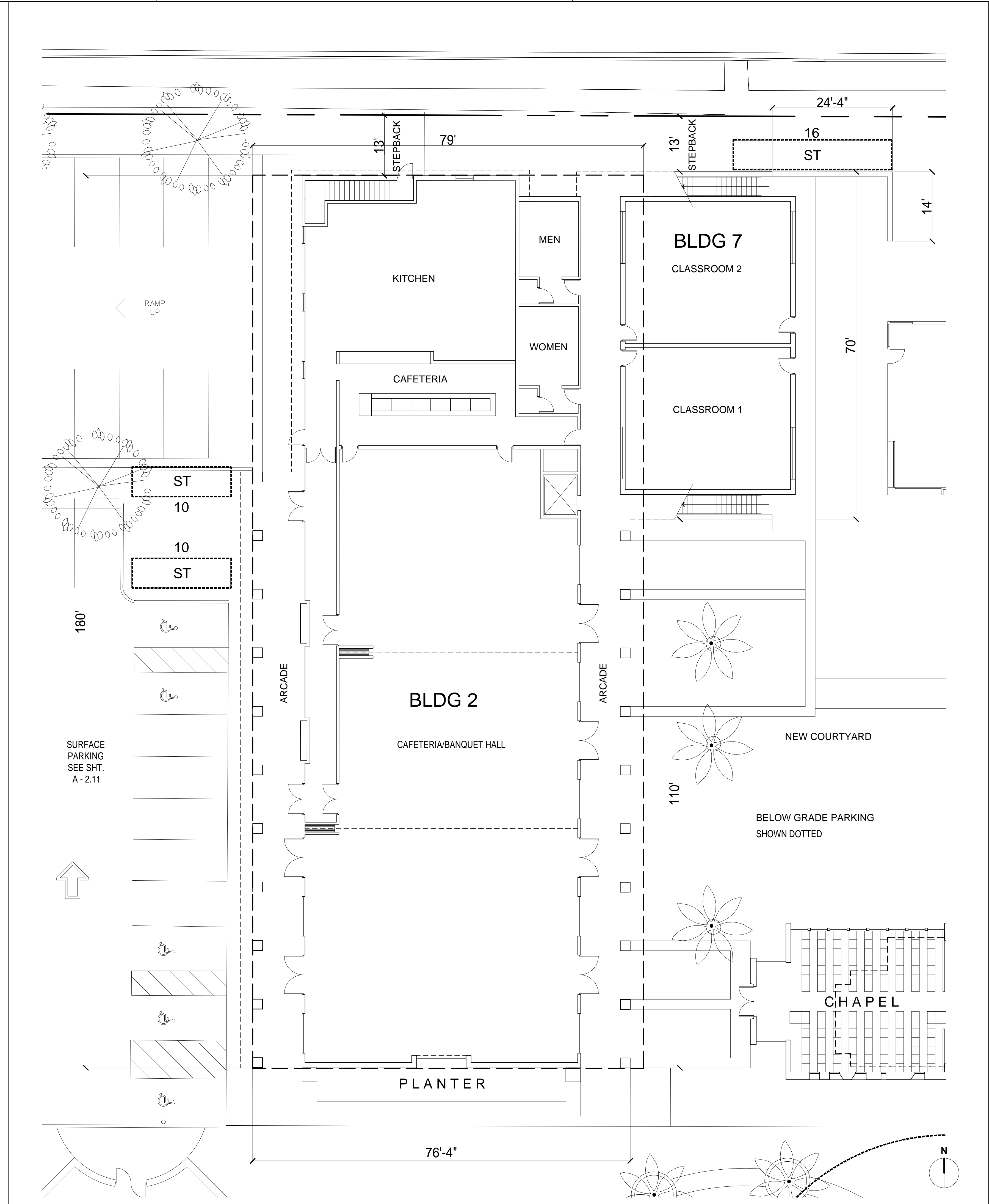
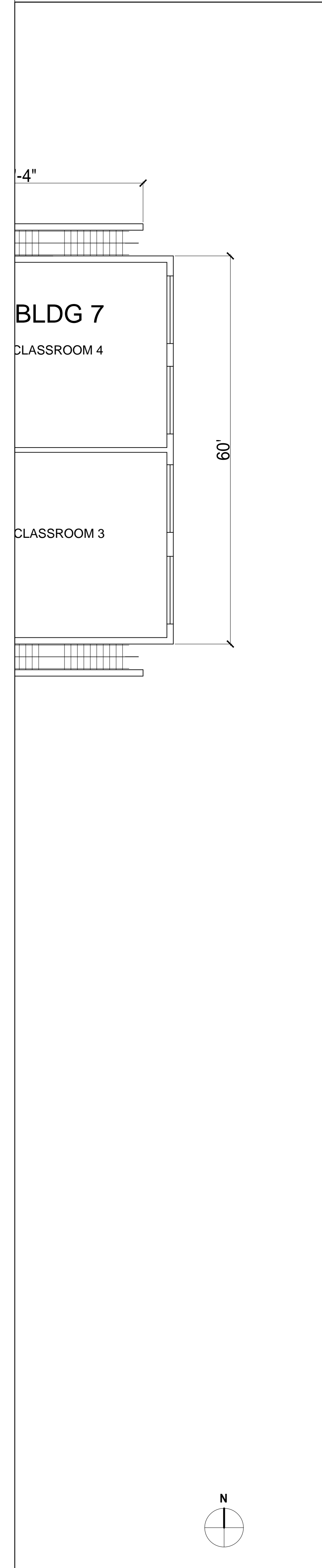
PROJECT TITLE :
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :
CAFETERIA/BANQUET HALL &
FUTURE CLASSROOM BLDG PLANS

DRAWING NUMBER :
A 2.10

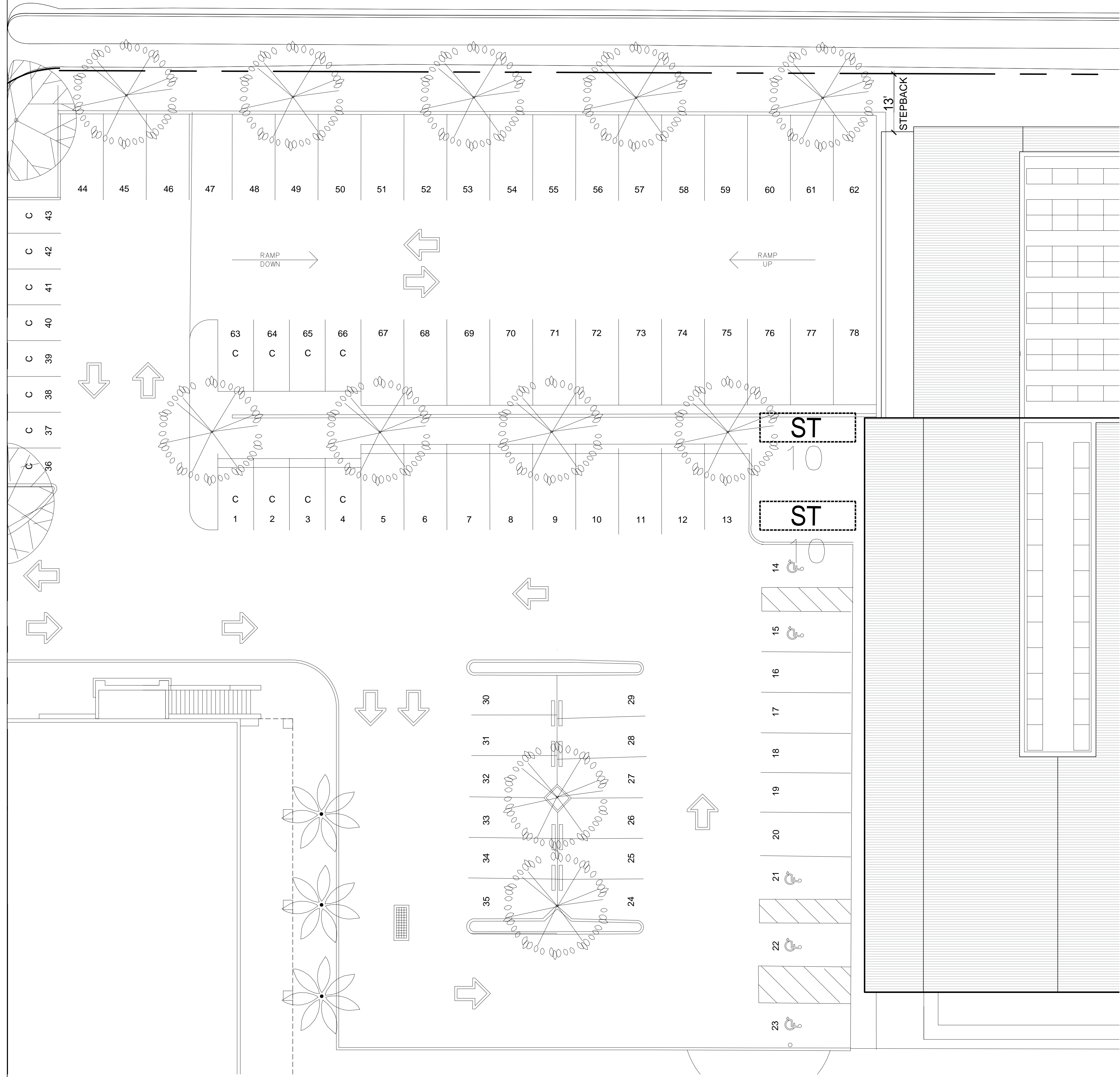
PROJECT 17.002.00



BUILDING FIRST LEVEL PLAN SCALE: 3/32" = 1'-0" 2

BLDG. 2&7 CAFETERIA/BANQUET HALL & FUTURE CLASSROOM BLDG GROUND LEVEL PLAN SCALE: 3/32" = 1'-0" 1

H U S T O N S T R E E T



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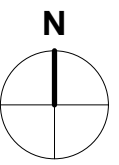
PROJECT TITLE:
**NOTRE DAME HIGH SCHOOL
CAMPUS PLAN**

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
WOODMAN LOT PARKING PLAN

DRAWING NUMBER:
A 2.11

NOTE:
SURFACE PARKING LOT TO CONFORM TO
L.A. LANDSCAPE ORDINANCE



WOODMAN LOT PARKING PLAN

SCALE:
3/32" = 1'-0"

1

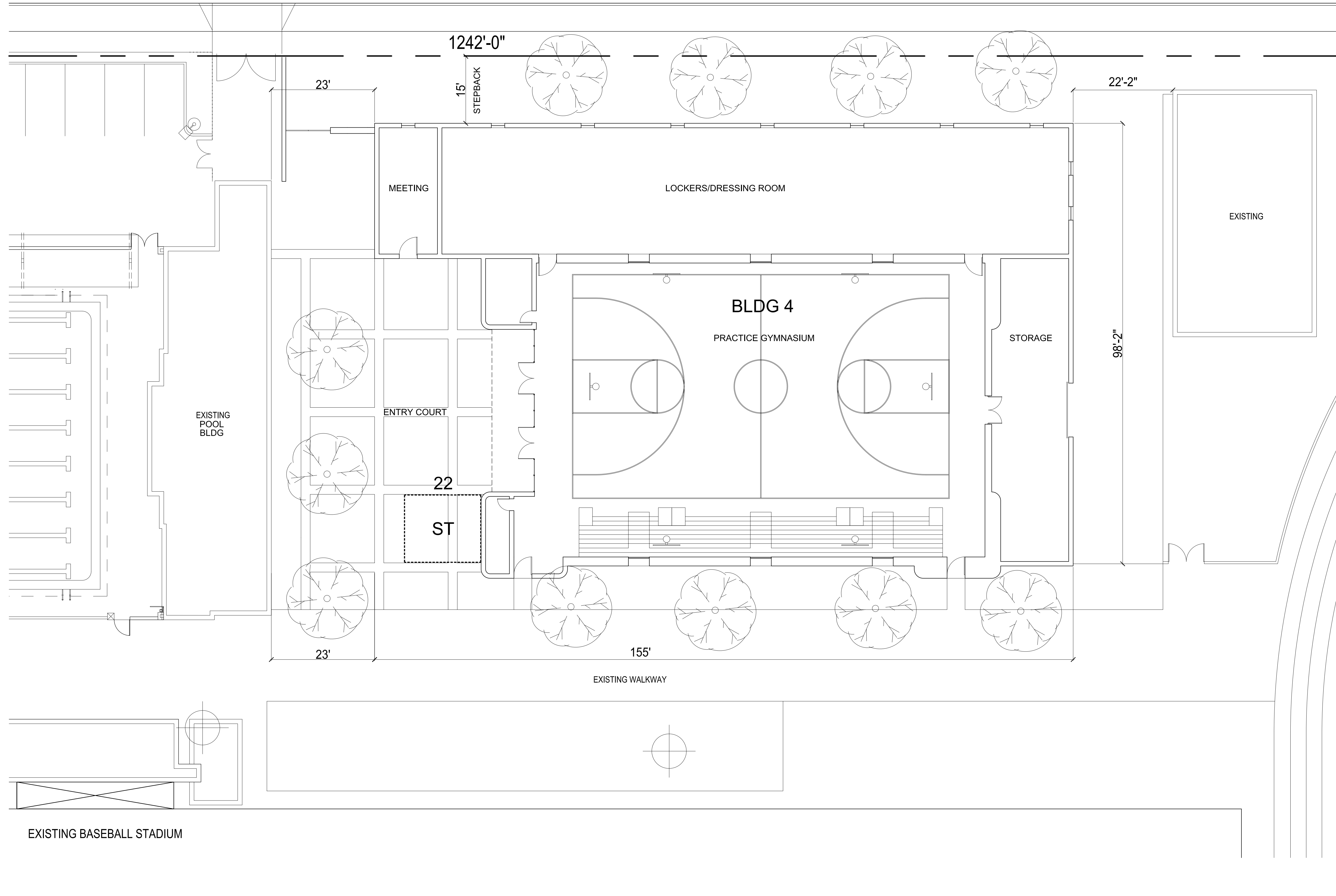
PROJECT 17.002.00

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#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
PRACTICE GYMNASIUM/
CHANGING-LOCKERS PLANS

DRAWING NUMBER:
A 2.20

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#	SUBMISSIONS / REVISIONS	DATE

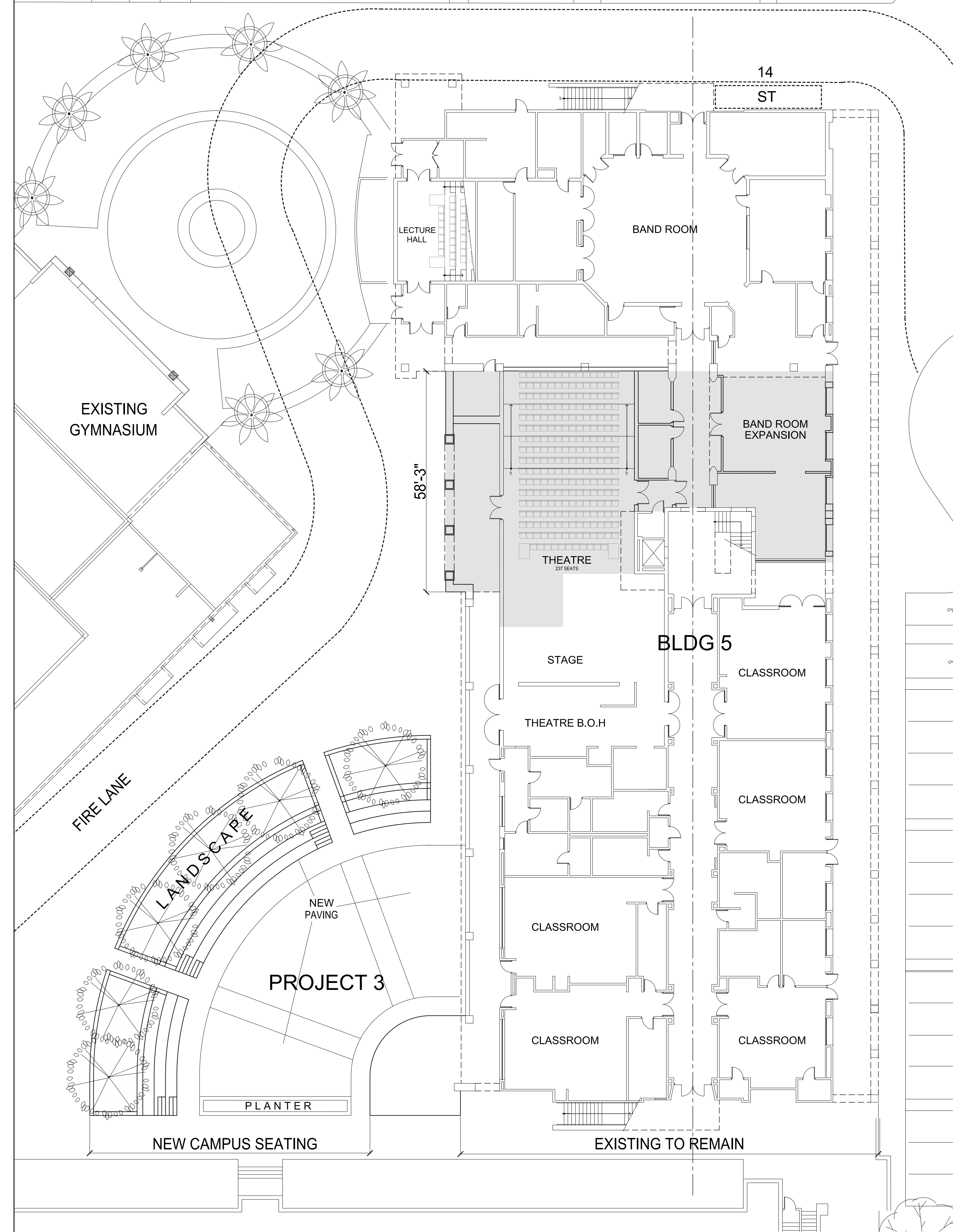
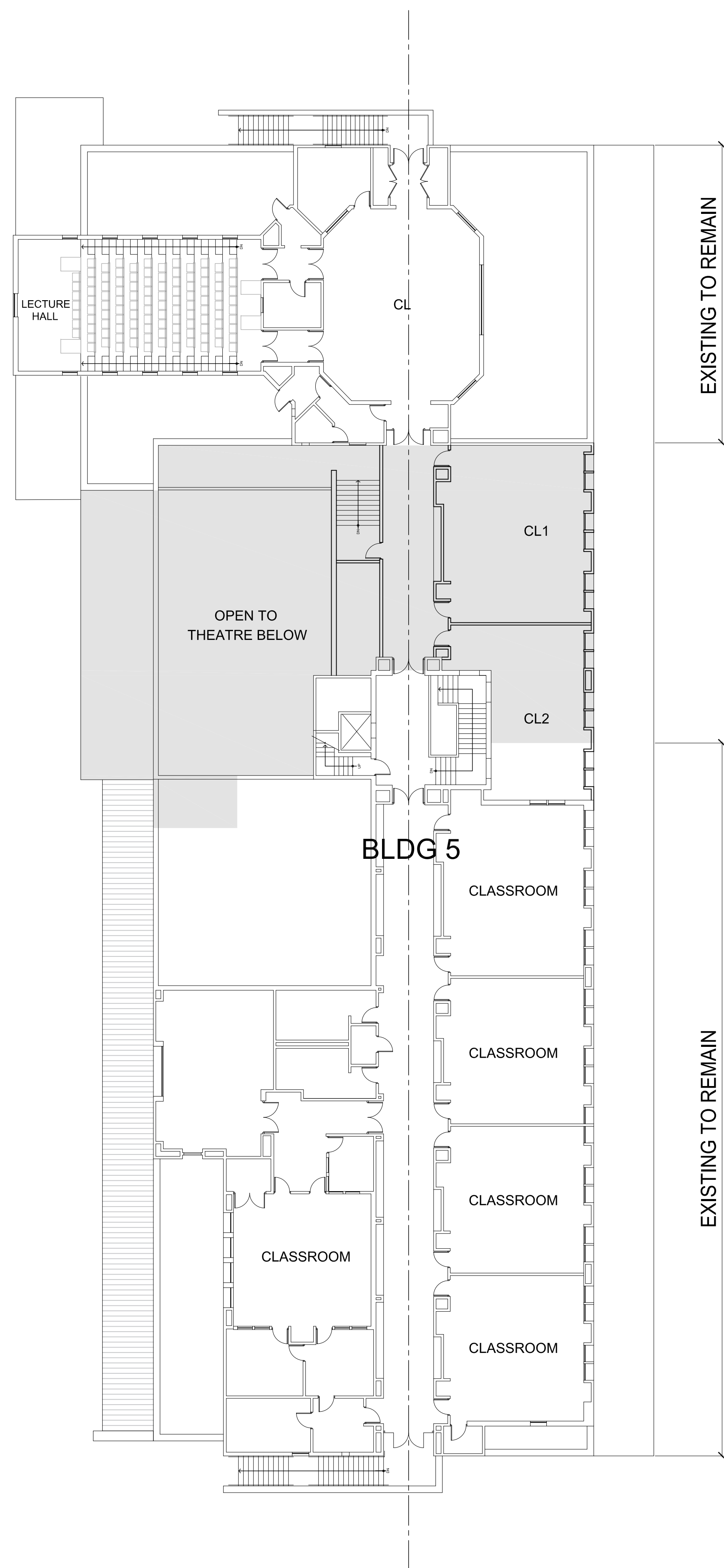
PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

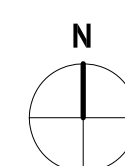
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BURNS BUILDING
ADDITION/THEATRE PLANS

DRAWING NUMBER:

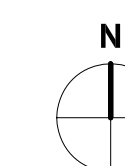
A 2.30



AREA OF ADDITION



AREA OF ADDITION



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LOS ANGELES, CA 90065
P: 323.255.9100
CONTACT: ANTHONY STARK, RA

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL CAMPUS PLAN

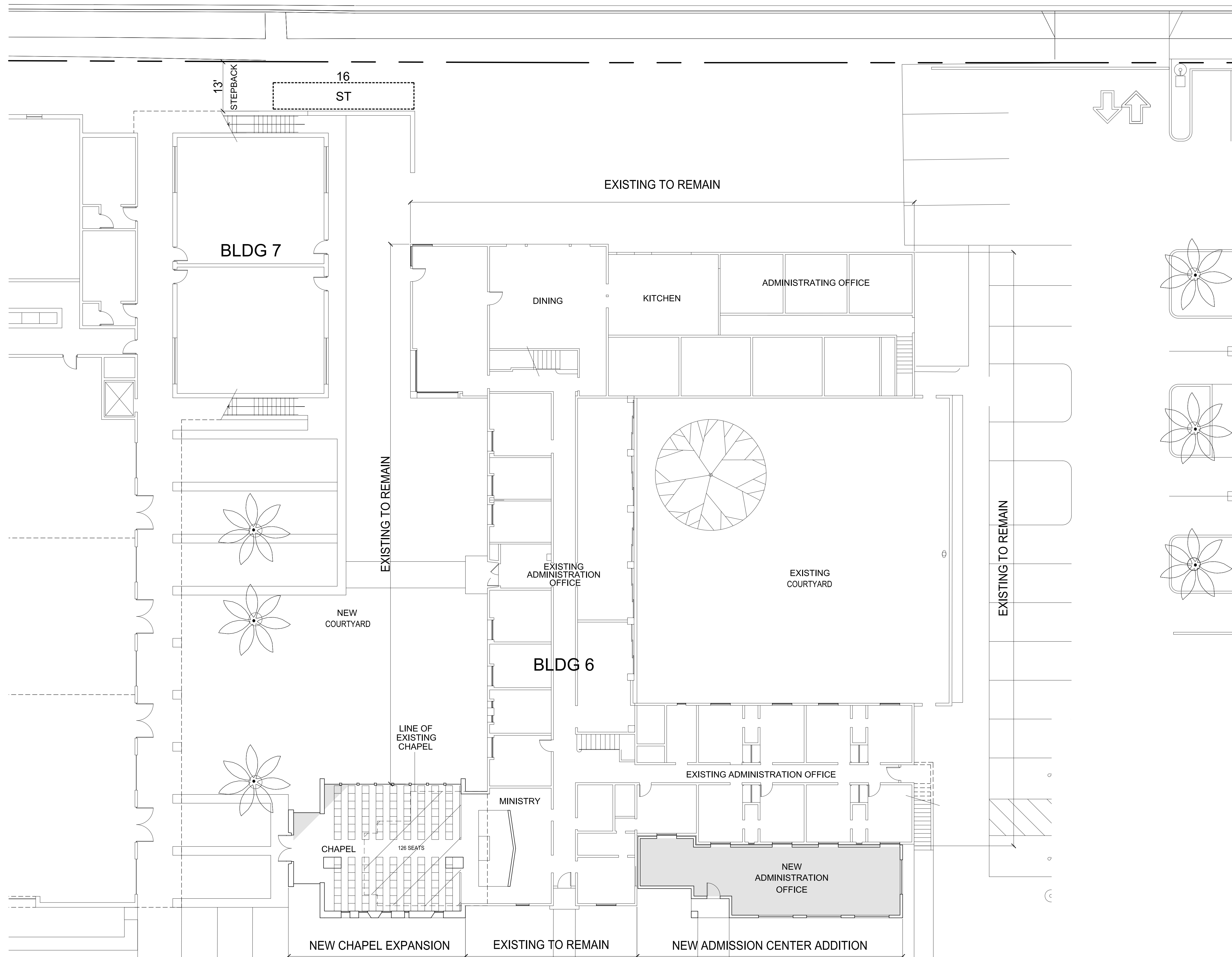
13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
HOLY CROSS CENTER ADDITION PLANS

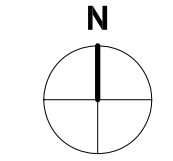
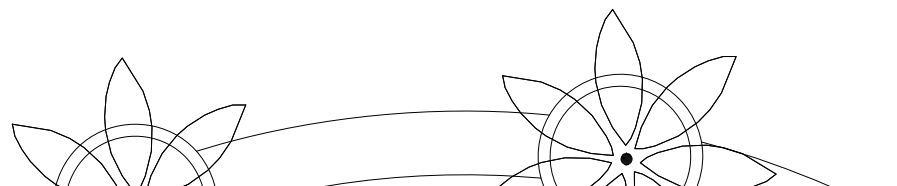
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PROJECT 17,002.00



AREA OF ADDITION

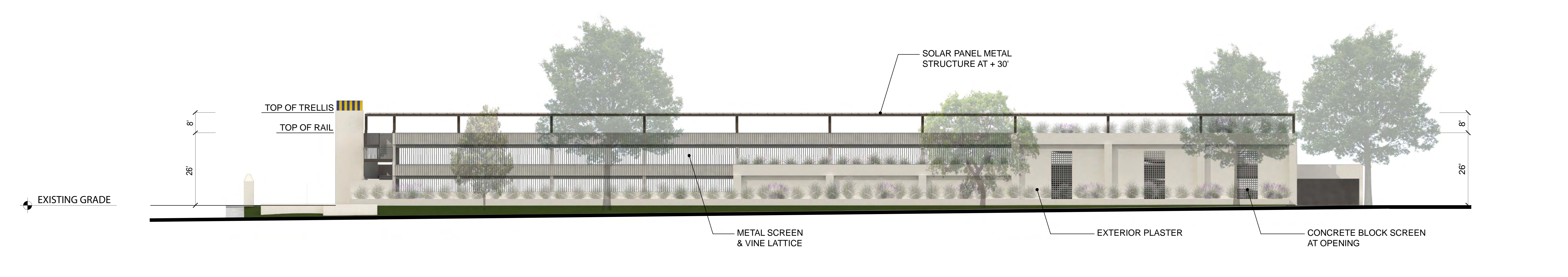


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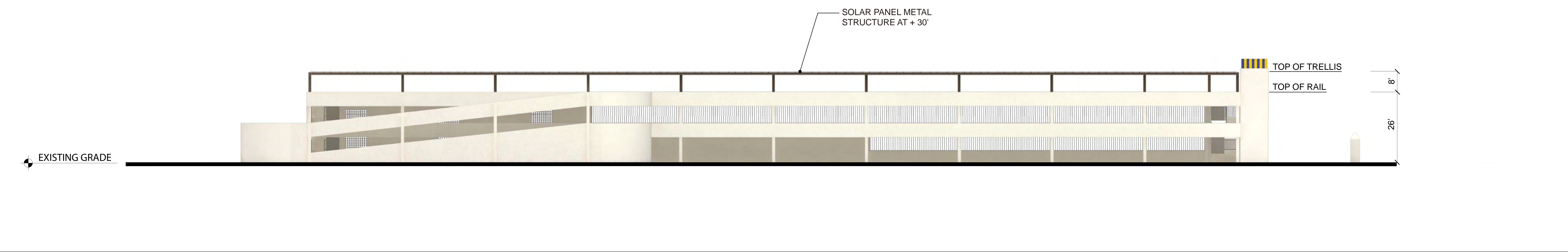
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3630 TYBURN STREET
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CONTACT: ANTHONY STARK, RA

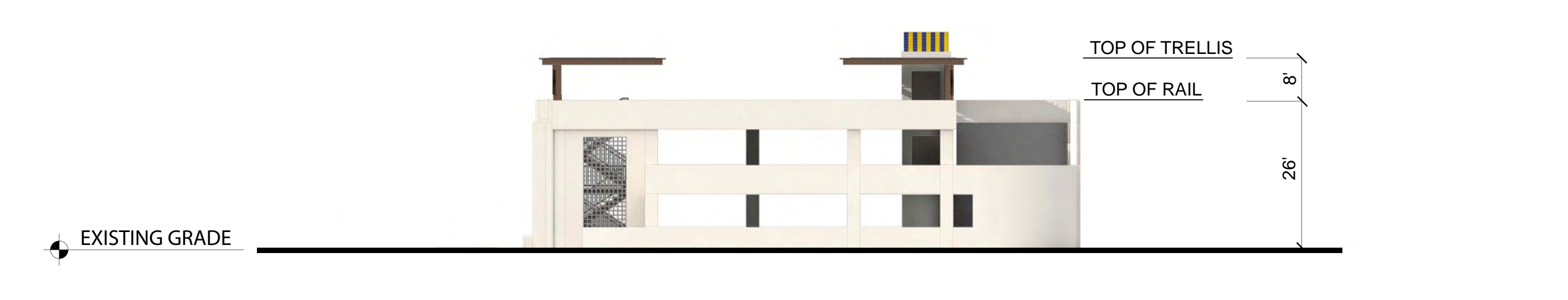
#	SUBMISSIONS / REVISIONS	DATE



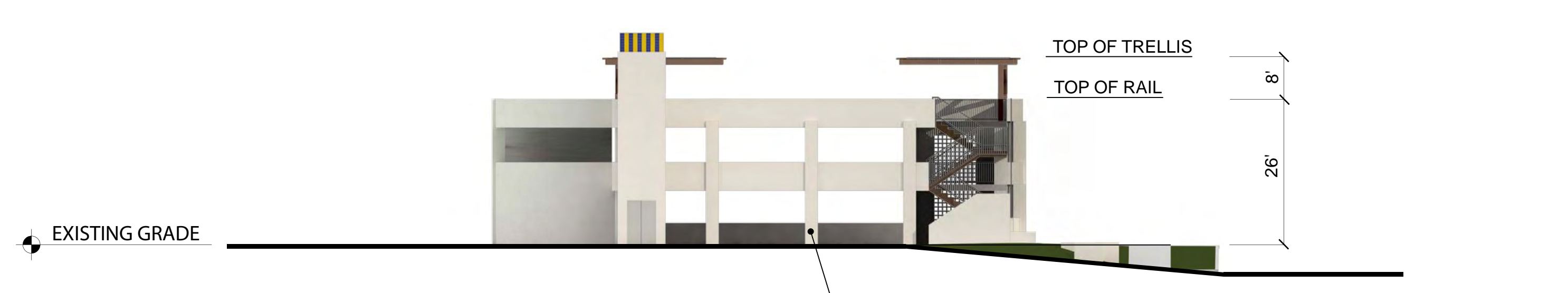
SOUTH ELEVATION SCALE: 1/16"=1' 1



NORTH ELEVATION SCALE: 1/16"=1' 2



EAST ELEVATION SCALE: 1/16"=1' 3



WEST ELEVATION SCALE: 1/16"=1' 4

PROJECT TITLE :
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

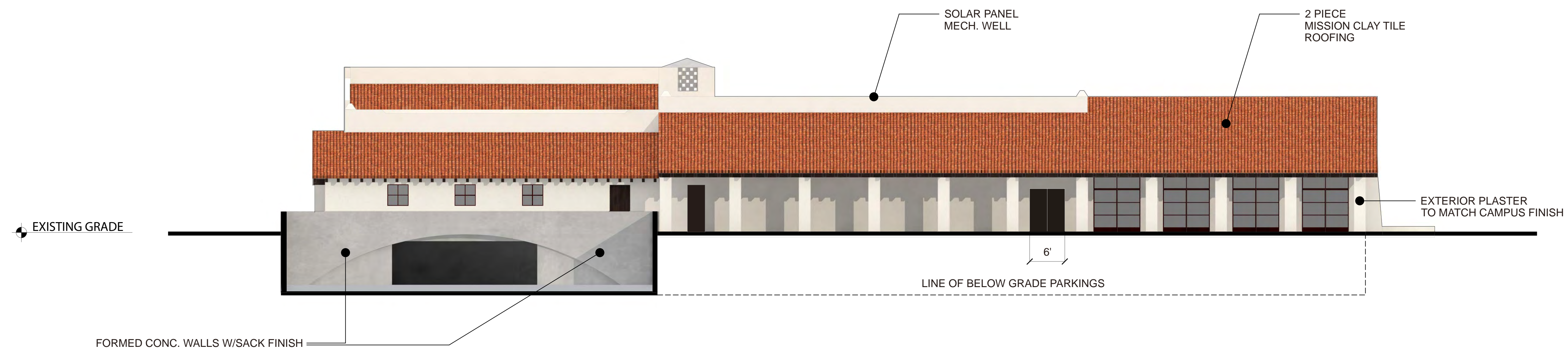
DRAWING TITLE :
RIVERSIDE PARKING STRUCTURE
ELEVATIONS

DRAWING NUMBER :
A 3.01

PROJECT 17.002.00

PROFESSIONAL SEAL:

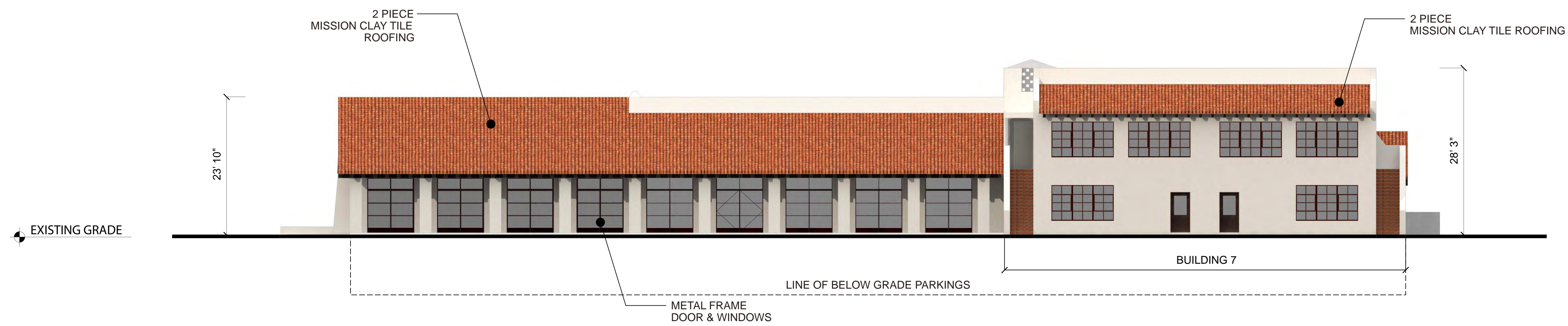
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LOS ANGELES, CA 90065
P: 323.255.9100
CONTACT: ANTHONY STARK, RA



BUILDING 4 WEST ELEVATION

SCALE:
3/32"=1'

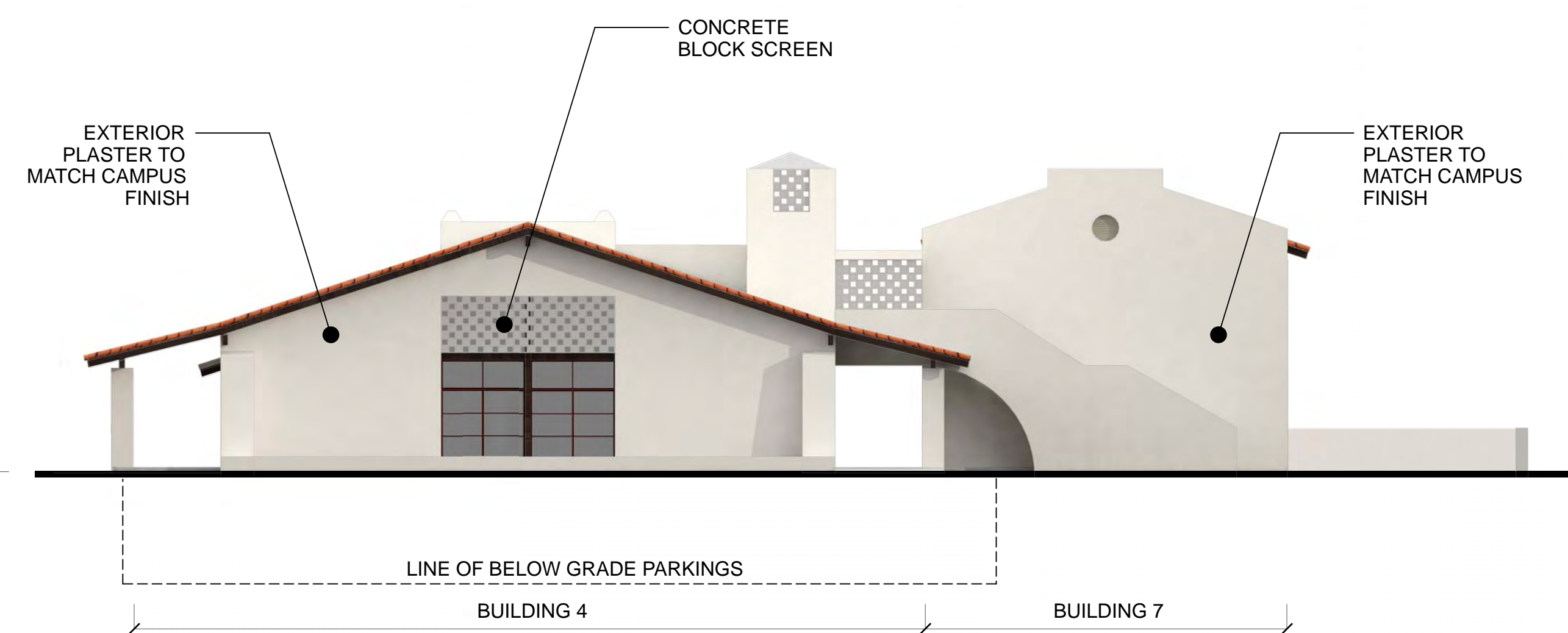
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EAST ELEVATION

SCALE:
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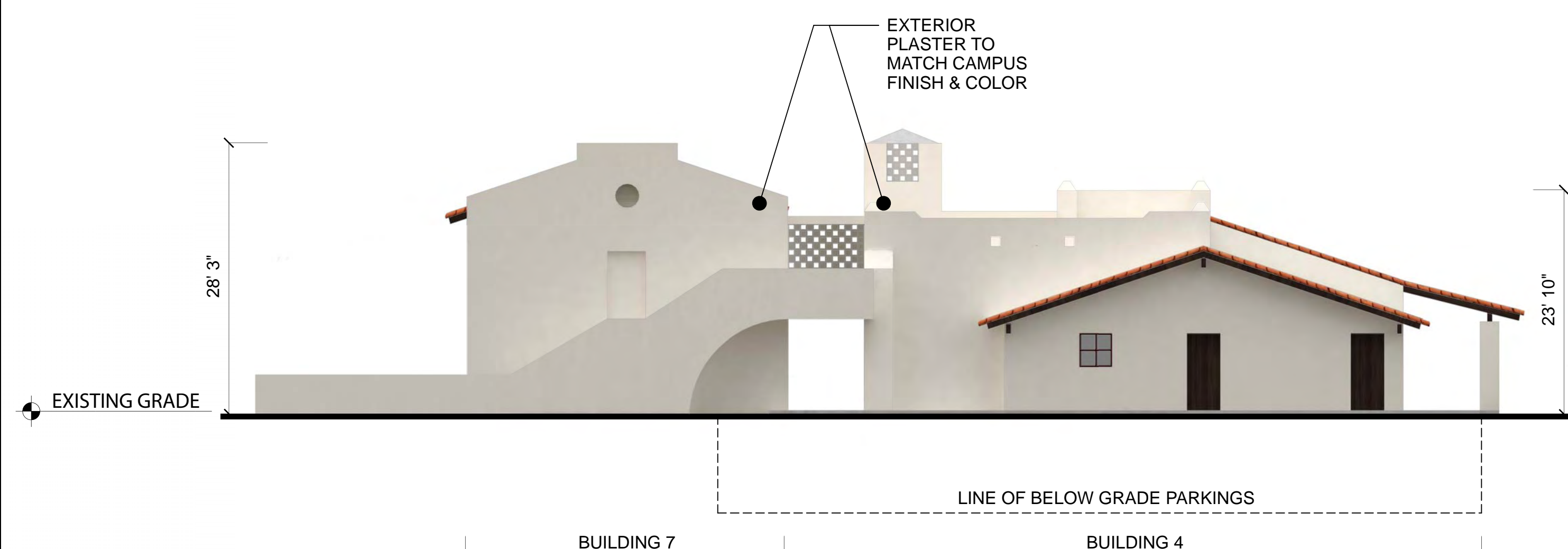
2



SOUTH ELEVATION

SCALE:
3/32"=1'

3



NORTH ELEVATION

SCALE:
3/32"=1'

4

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
CONFERENCE CENTER/CAFETERIA
& FUTURE CLASSROOM BLDG
ELEVATIONS

DRAWING NUMBER:

A 3.02

PROJECT 17.002.00



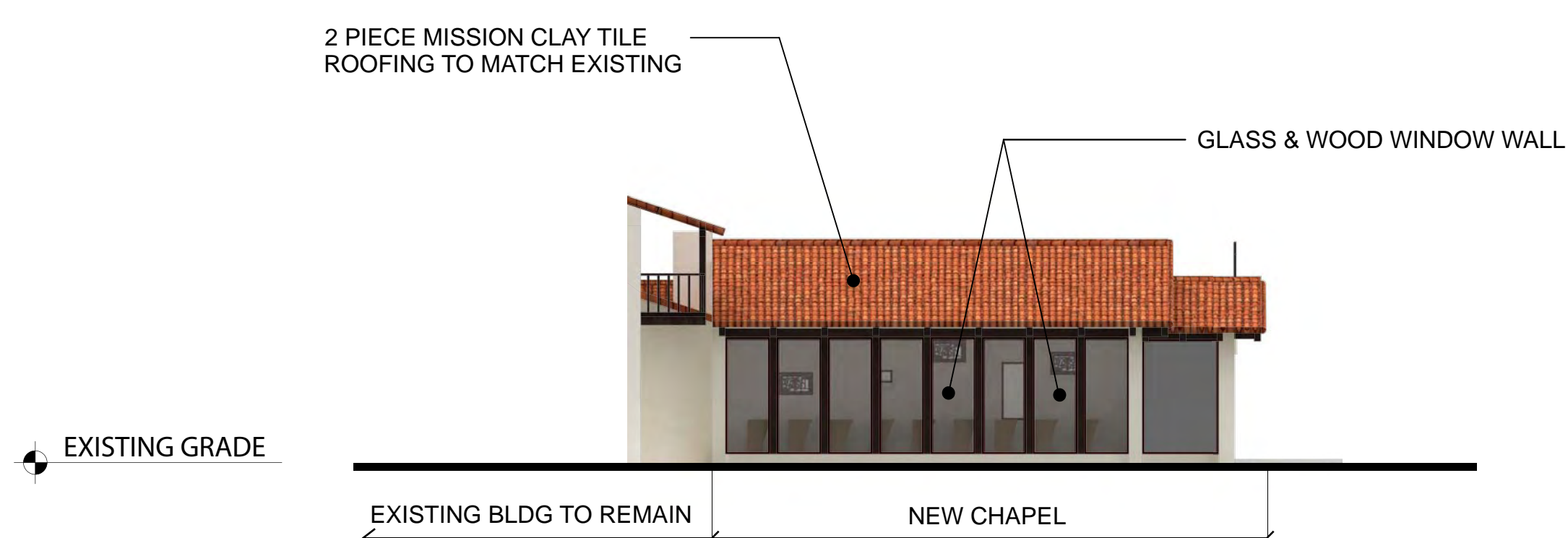
SOUTH ELEVATION

SCALE: 3/32"=1' 1



WEST ELEVATION

SCALE: 3/32"=1' 2



NORTH ELEVATION

SCALE: 3/32"=1' 3

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
BLDG 6
HOLY CROSS CENTER
ADDITION ELEVATIONS

DRAWING NUMBER:
A 3.03

PROJECT 17.002.00

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3630 TYBURN STREET
LOS ANGELES, CA 90065
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CONTACT: ANTHONY STARK, RA

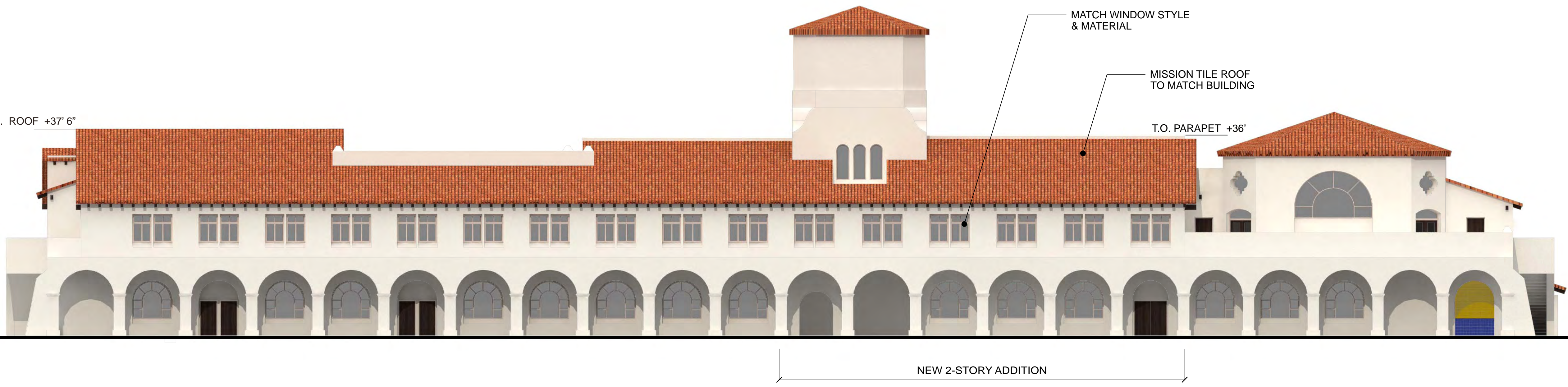
#	SUBMISSIONS / REVISIONS	DATE



WEST ELEVATION

SCALE:
3/32"=1'

1



EAST ELEVATION

SCALE:
3/32"=1'

2

PROJECT TITLE:
**NOTRE DAME HIGH SCHOOL
CAMPUS PLAN**

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
**BURNS BUILDING
ADDITION/THEATRE
ELEVATIONS**

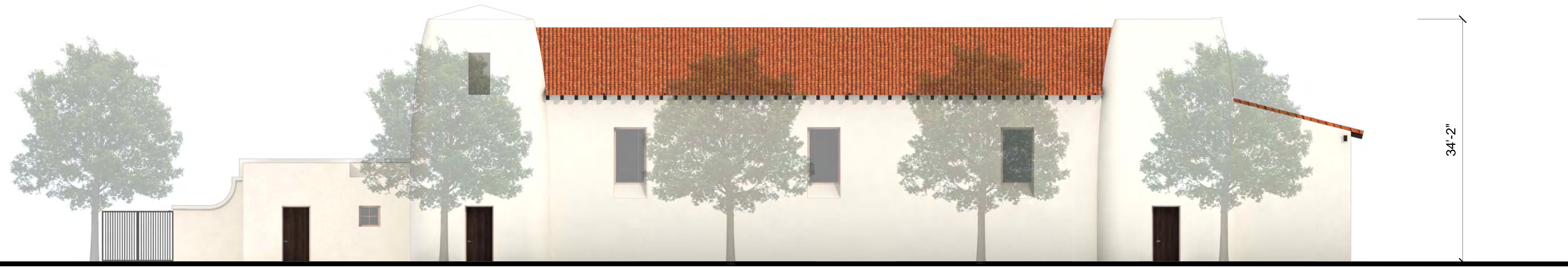
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A 3.04

PROJECT 17.002.00

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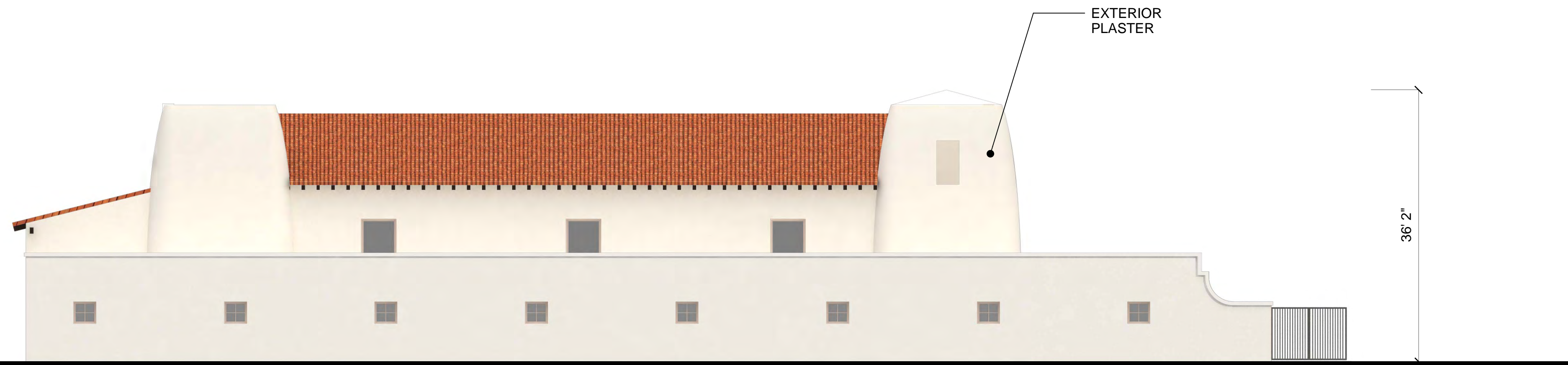
ARCHITECT:
CORSINI STARK ARCHITECTS
3630 TYBURN STREET
LOS ANGELES, CA 90065
P: 323.255.9100
CONTACT: ANTHONY STARK, RA



SOUTH ELEVATION

SCALE:
3/32"=1'

1



NORTH ELEVATION

SCALE:
3/32"=1'

2

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
PRACTICE GYMNASIUM
ELEVATIONS

DRAWING NUMBER:

A 3.05

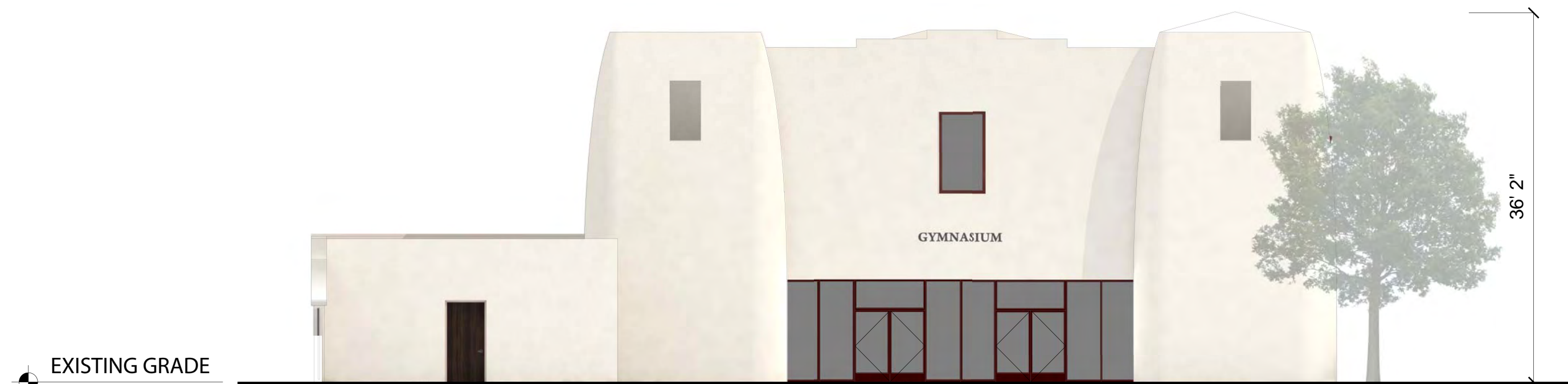
PROJECT 17.002.00



EAST ELEVATION

SCALE:
3/32"=1'

3



WEST ELEVATION

SCALE:
3/32"=1'

4



BLDG 4. PRACTICE GYMNASIUM BUILDING SECTION

SCALE:
3/32"=1'

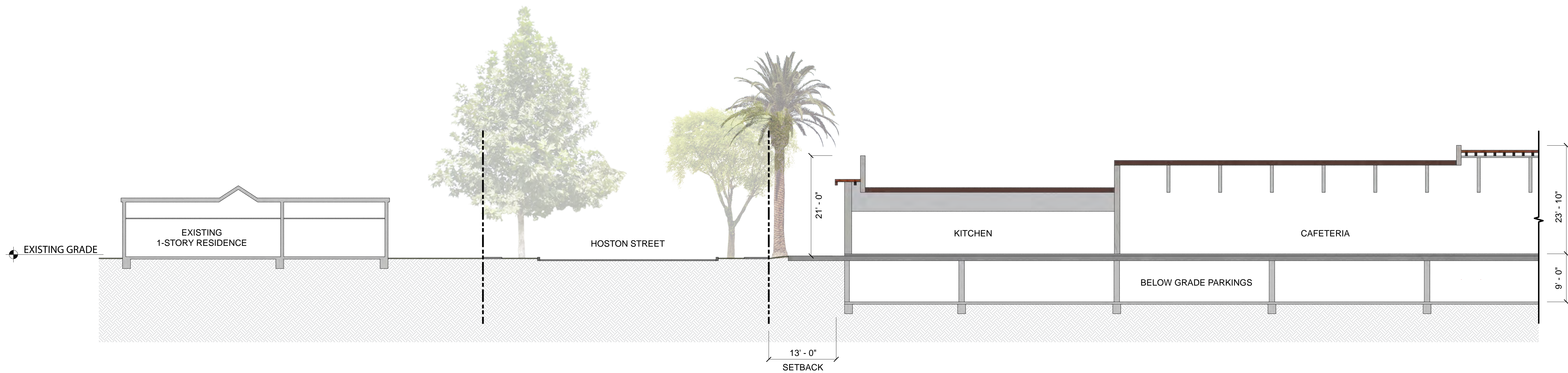
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BLDG 7. CLASSROOM BUILDING SECTION

SCALE:
3/32"=1'

2



BLDG 2. CAFETERIA / BANQUET HALL SECTION

SCALE:
3/32"=1'

1

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE:
NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE:
SECTIONS

DRAWING NUMBER:
A 4.01

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#	SUBMISSIONS / REVISIONS	DATE
0		-



NDHS LANDSCAPE CONCEPTS

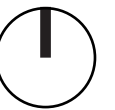
6/7/18

superjacent



NEIGHBORHOOD CONTEXT

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superjacent



NEIGHBORHOOD LANDSCAPES- HUSTON STREET

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NEIGHBORHOOD LANDSCAPES- WOODMAN AVE

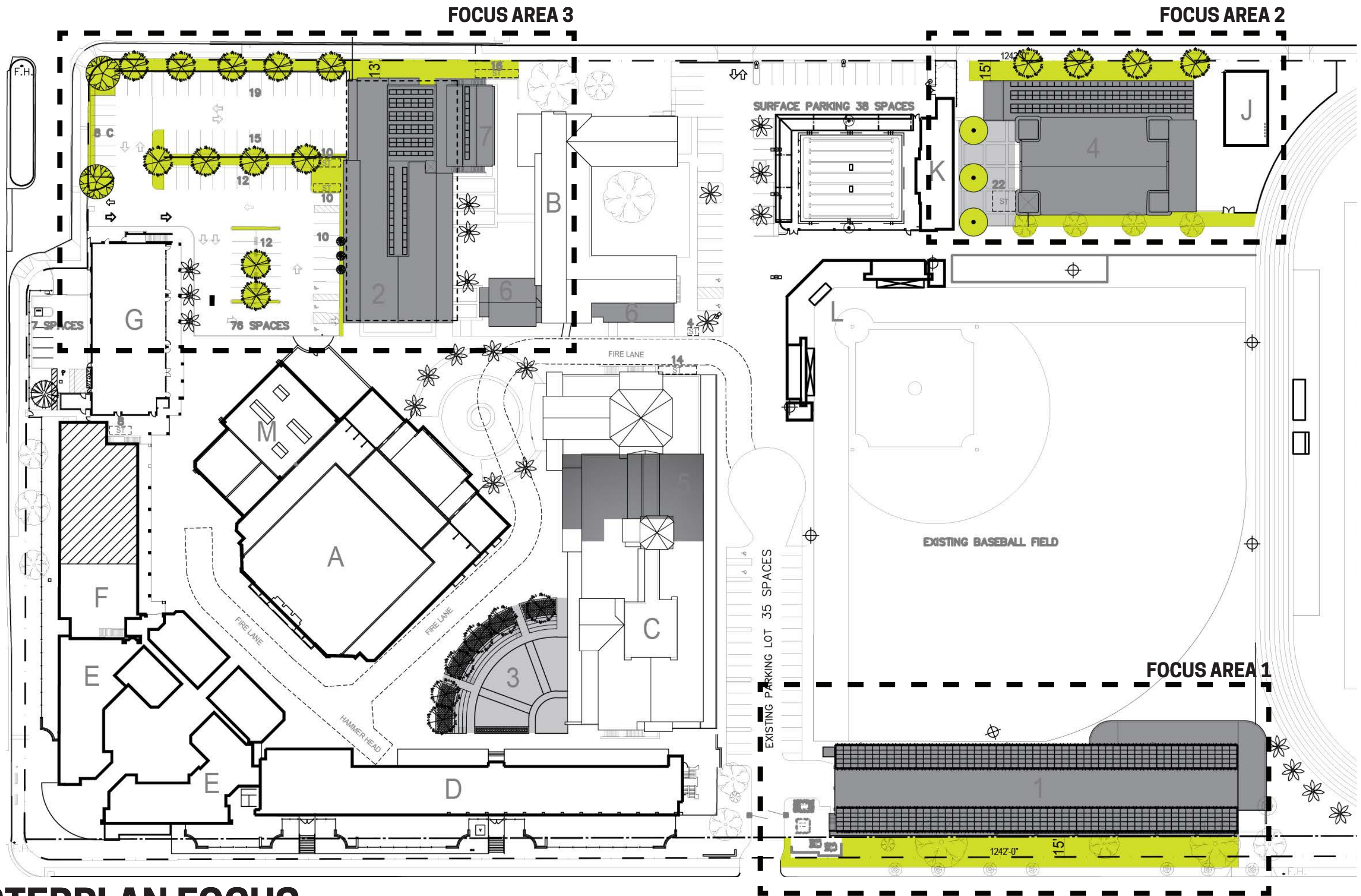
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NEIGHBORHOOD LANDSCAPES- RIVERSIDE DRIVE



NEIGHBORHOOD LANDSCAPES- SUNNYSLOPE AVE



MASTERPLAN FOCUS

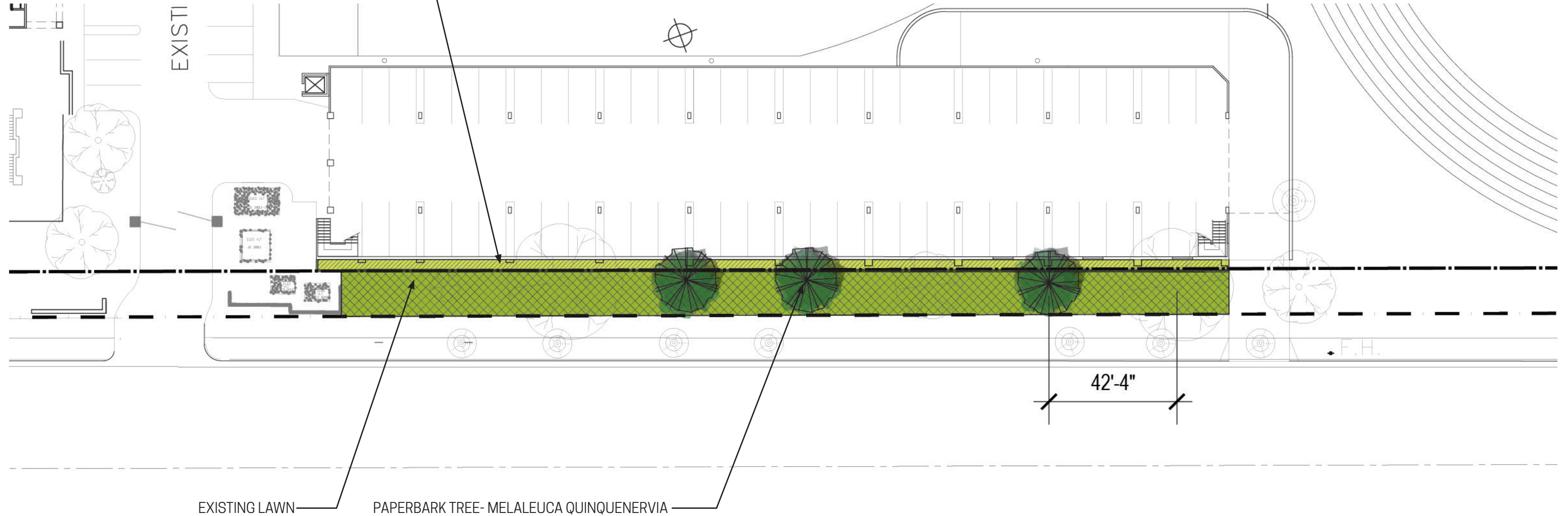
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CAMPUS LANDSCAPES

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CANYON PRINCE RYE GRASS- LAYMUS CONDENSTATUS



EXISTI

EXISTING LAWN

PAPERBARK TREE- MELALEUCA QUINQUENERVIA

42'-4"

F.H.

SCALE: 1/32" = 1'-0"

FOCUS AREA- PARKING GARAGE

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SCALE: 1/32" = 1'-0"

FOCUS AREA- PARKING GARAGE

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Blue Chalk Sticks- *Senecio mandraliscae*



New Gold Lantana-*Lantana x 'New Gold'*



Paperbark Tree- *Melaleuca quinquenervia*



Canyon Prince Rye Grass- *Leymus condensatus*

FOCUS AREA- PARKING GARAGE- PLANTING PALETTE



FOCUS AREA- PARKING GARAGE- Green Screen

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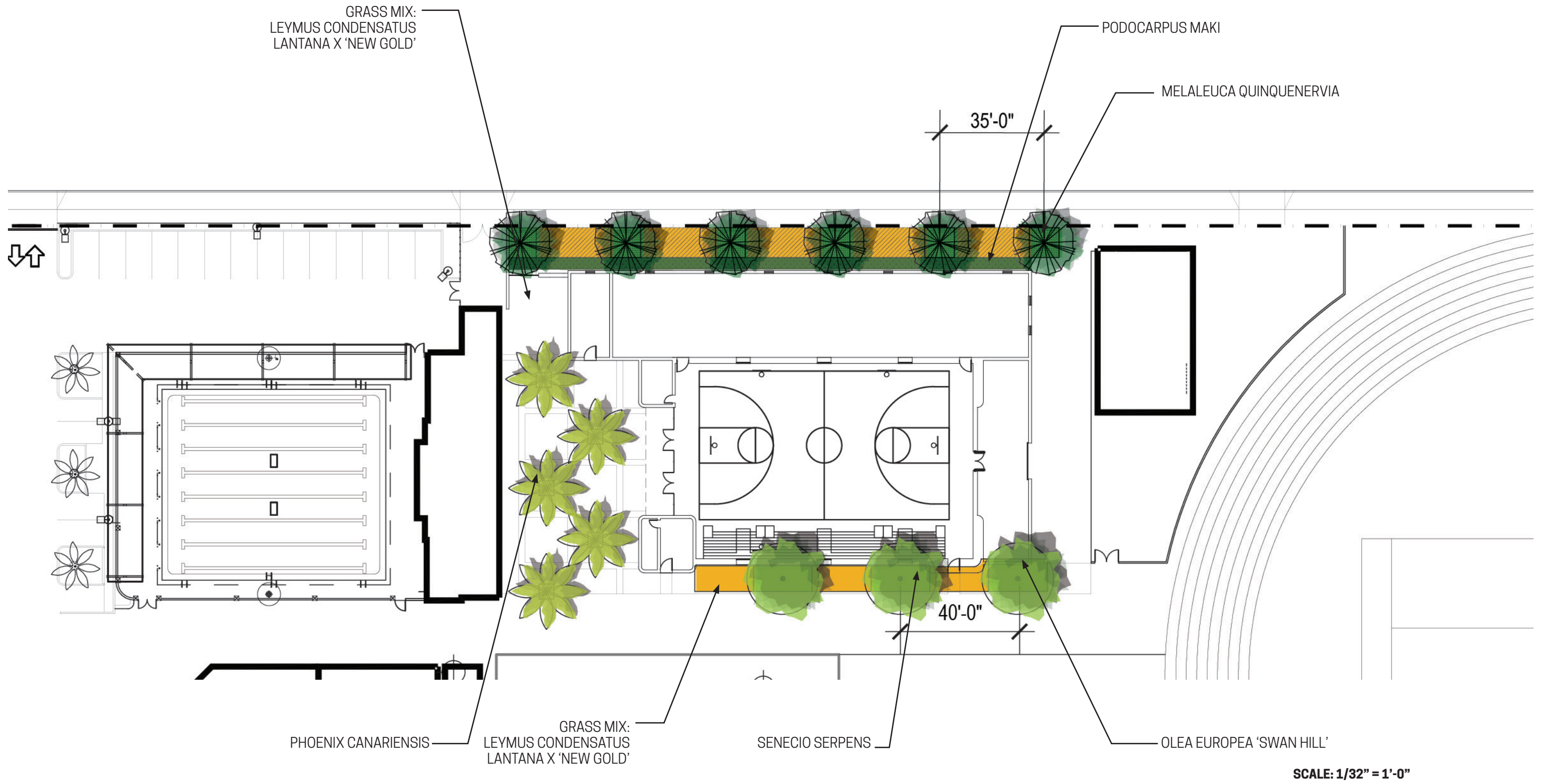
Yellow Trumpet Vine-*Macfadyena unguis-cati*



Blue Trumpet Vine- *Thunbergia laurifolia*

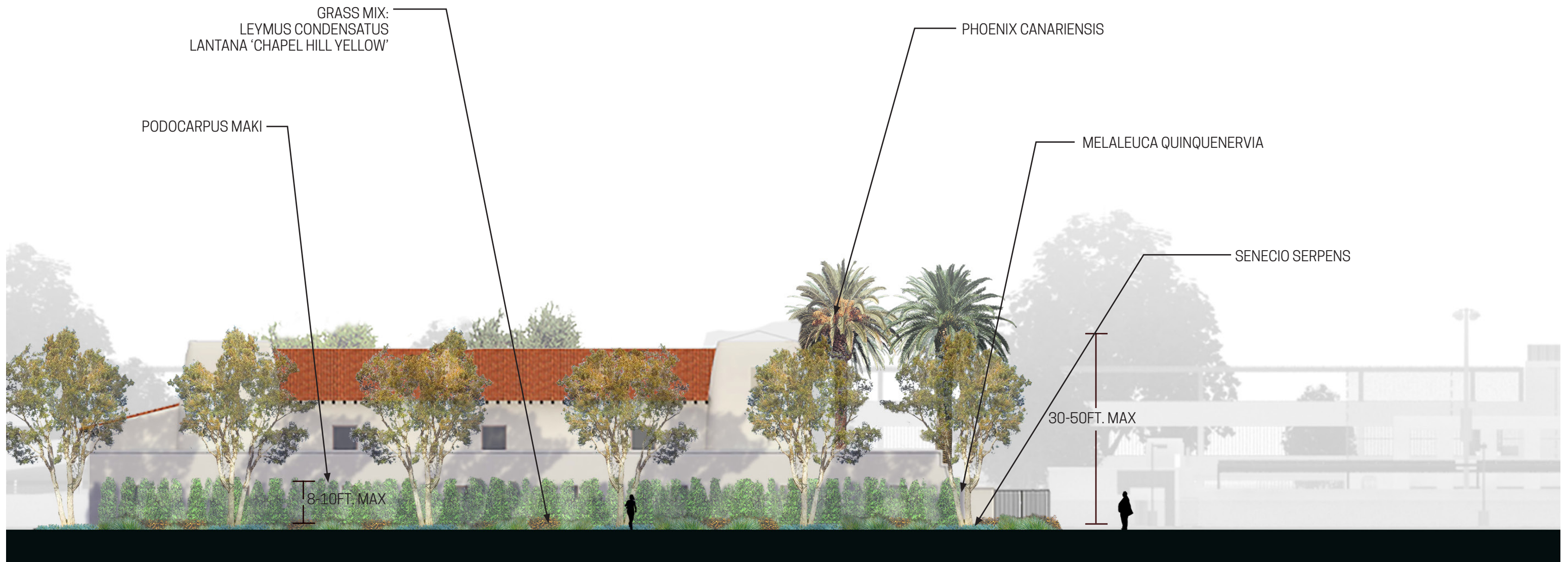
FOCUS AREA- PARKING GARAGE- VINES

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FOCUS AREA- PRACTICE GYM

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SCALE: 1/16" = 1'-0"

FOCUS AREA- PRACTICE GYM

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Blue Chalk Sticks- *Senecio mandraliscae*



New Gold Lantana-*Lantana x 'New Gold'*



Swan Hill Olive - *Olea europea 'Swan Hill'*



Paperbark Tree- *Melaleuca quinquenervia*



Canary Island Date Palm- *Phoenix canariensis*

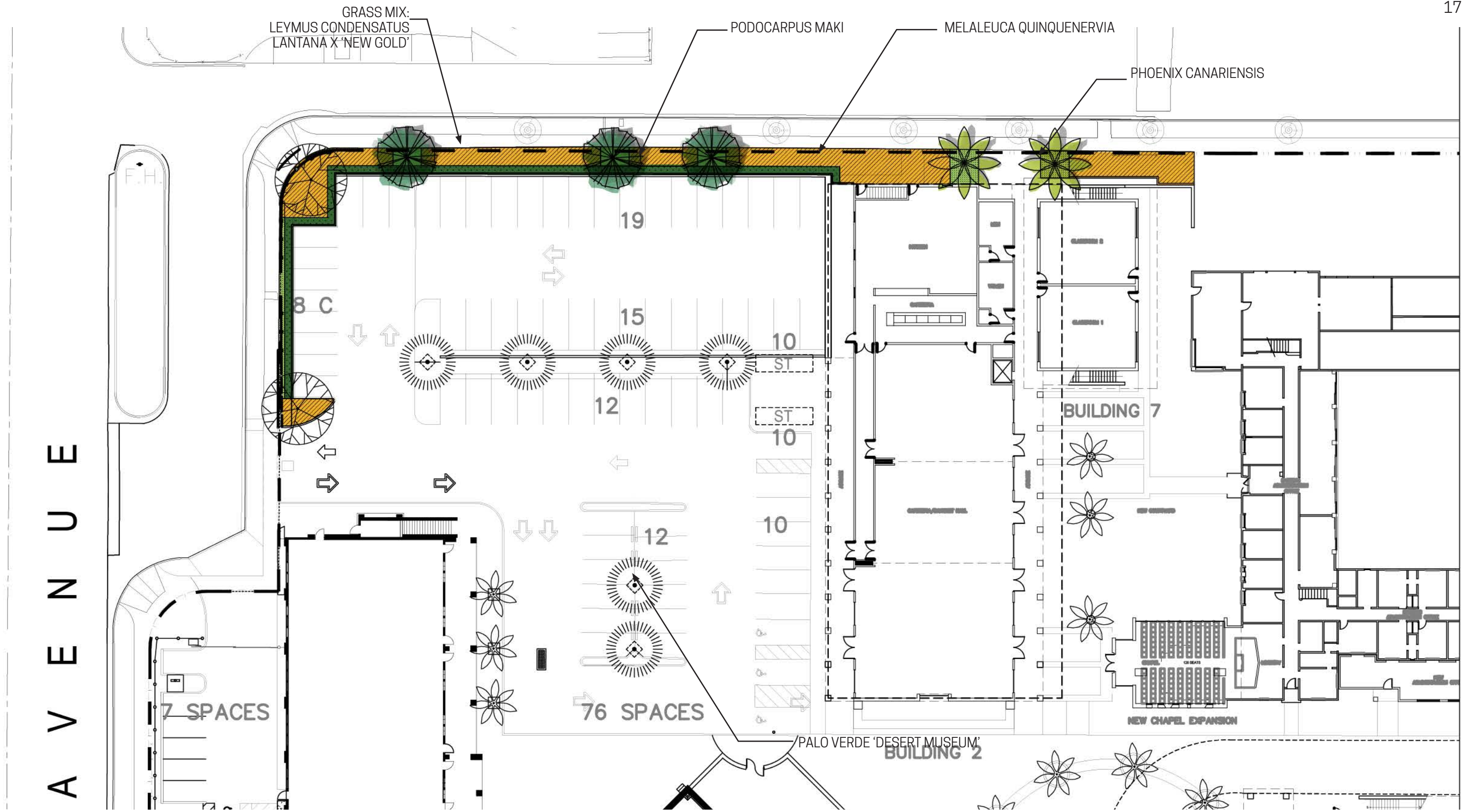


Canyon Prince Rye Grass- *Leymus condensatus*



Yew Pine- *Podocarpus maki*

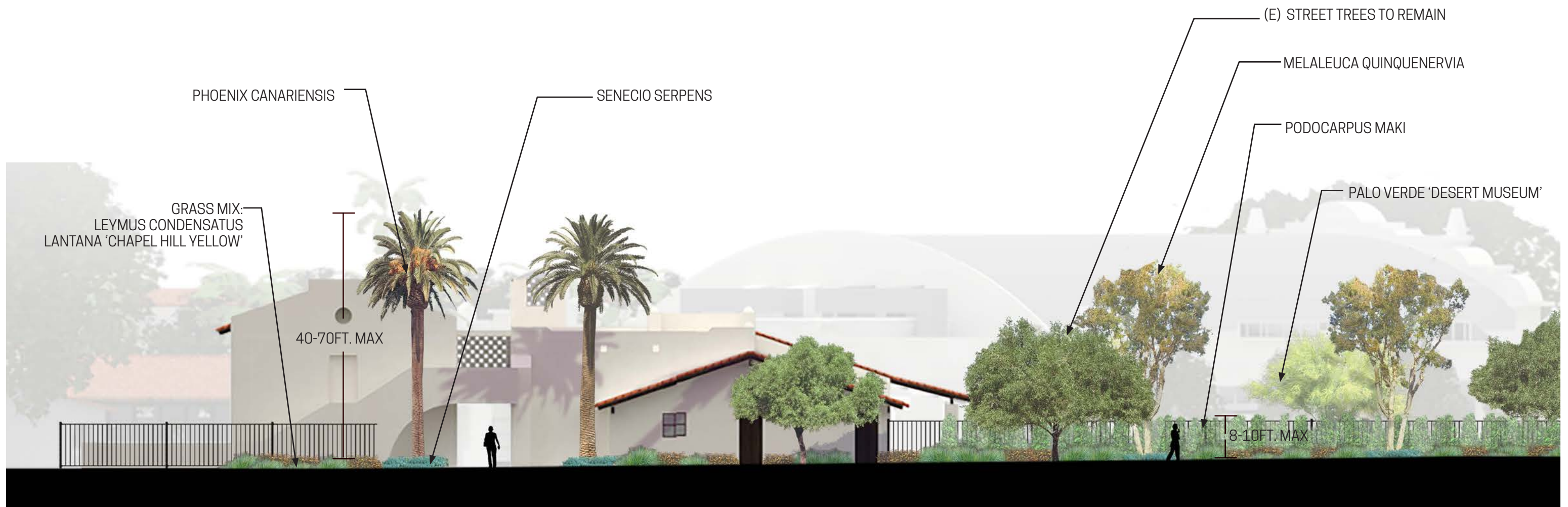
PRACTICE GYM- PLANTING PALETTE



SCALE: 1/32" = 1'-0"

FOCUS AREA- WOODMAN LOT

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SCALE: 1/16" = 1'-0"

FOCUS AREA- WOODMAN LOT

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Blue Chalk Sticks- *Senecio mandraliscae*



New Gold Lantana-*Lantana x 'New Gold'*



Palo Verde- 'Desert Museum'-*Parkinsonia hybrid 'Desert Museum'*



Paperbark Tree- *Melaleuca quinquenervia*



Canary Island Date Palm- *Phoenix canariensis*



Canyon Prince Rye Grass- *Leymus condensatus*



Yew Pine- *Podocarpus maki*

WOODMAN LOT- PLANTING PALETTE

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