



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 15, 2010

VI.2

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-21: MASTER PLAN FOR EXPANSION OF A PRIVATE SCHOOL (WALDORF SCHOOL OF ORANGE COUNTY)
2350 CANYON DRIVE

DATE: NOVEMBER 4, 2010

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)

DESCRIPTION

The applicant is requesting approval of a master plan to expand the Waldorf School of Orange County with new classrooms, a meeting hall, and administrative buildings totaling 9,600 square feet, and other related site improvements.

APPLICANT

Gina Illes is the authorized agent for Newport-Mesa Unified School District, the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



MEL LEE, AICP
Senior Planner



KHANH NGUYEN
Acting Asst. Development Svs. Director

BACKGROUND

Project Site/Environs

The project site is approximately 10 acres in size and located at the terminus of Canyon Drive. The site is adjacent to Fairview Park to the west and north, Estancia High School to the east, and residential neighborhoods to the south. The campus consists of several existing classroom, administration, and gymnasium buildings totaling 30,831 square feet, 50 on-site parking spaces, grass athletic fields and paved courts, and fenced playgrounds.

Need for Expansion of Waldorf School of Orange County

The site is the former Parsons School, which has been leased to Waldorf School, a non-profit pre-kindergarten through 12th grade private school, by the Newport-Mesa Unified School District since 1998. The current enrollment is 332 students.

In 2009, a 27,522 square foot (0.63 acre) portion of the school district property to the south of Waldorf School became available for lease after the closure of a Head Start program and the removal of their facilities, which was located in a modular building (see attached Location Map and Photos). Waldorf School is proposing to lease the area and expand in order to relocate their students from the temporary trailers provided on the site to a more permanent facility.

Waldorf School offers a comprehensive academic, artistic, and physical education program. While the student population is small, the Waldorf School is currently experiencing problems with crowded/confined conditions due to the limited educational and administrative facilities. For example, due to the small number of classrooms, some classrooms have combined grades levels with students of varying ages. Additionally, there are no permanent science laboratory facilities or dance studio. The existing classrooms or other facilities must be temporarily converted to accommodate the laboratory or performing arts curriculum as needed.

Discretionary Approval Required

Government Code Section 53091 requires that school districts comply with the City zoning and building ordinances. The school district, however, may choose to exempt themselves from the City ordinances with a two-thirds vote of the school board pursuant to Government Code Section 53094.

In this case, the project site is being used by a private party (Waldorf School) through a joint use agreement. State Law does not expressly exempt private projects on school grounds from the City's zoning regulations. Because the School Board has not taken action to exempt this project from the City's discretionary review process, approval of a Master Plan by the Planning Commission and compliance with the Zoning Code are required.

ANALYSIS

Master Plan Project Elements

The master plan consists of the following elements:

- Construction of four buildings totaling 9,600 square feet, consisting of new classrooms, a meeting hall, and administrative buildings. The buildings are custom fabricated shipping containers connected by a raised wooden deck and ground-level gathering areas. (See Table 1 below).
- Grading for the project area to provide adequate surface drainage and paving for a minimum 20-foot wide access driveway and turnaround area for Fire Department vehicles. A portion of the driveway will consist of permeable pavement materials to provide a solid surface but also allow for natural drainage and migration of water into the soil underneath.
- Rehabilitation of the existing landscaped areas along the Canyon Drive frontage of the property, including landscaping within the existing City parkway.
- The incorporation of a "living fence" within the existing chain link play yard fence visible from Canyon Drive.

Table 1 – Waldorf School of Orange County Expansion Project

Proposed Addition	Square Footage
Classrooms (4)	3,840 sf
Science Classroom	1,280 sf
Art Classroom	640 sf
Student Restrooms	500 sf
Parent/Teacher Restrooms	320 sf
Multi-Use Hall	1,600 sf
Administration Office	1,280 sf
Student Lunch Room	140 sf
Total Square Feet	9,600 sf

Justifications for Approval of the Master Plan

Development within the I&R zone may be approved via a master plan. It is staff's opinion that the project is consistent for the following reasons:

- *The project is consistent with the Zoning Code and General Plan.* The project meets or exceeds Zoning Code requirements as they pertain to building setbacks and existing and proposed landscaping.

As noted in the Open Space and Recreation Element of the City's General Plan, public school sites are recognized as neighborhood park and recreation facilities for purposes of determining the amount of public open space that is needed for use by the community. As a result, the amount of building area proposed for the site is a major consideration as part of the project. Staff notes that the total existing and proposed building area proposed is considerably less than the maximum allowable floor area ratio (FAR) permitted by code for the former Parsons School property (.25 FAR allowed; .09 FAR proposed).

- Proposal includes new landscaping on-site and within the public right-of-way. Staff has incorporated a condition of approval (Condition no. 9) requiring that the applicant repair the existing landscaping visible from the street, including the landscape parkway within the public right-of-way. The applicant is also proposing to plant a "living fence" in the existing chain link playground fence visible from Canyon Drive. The reed screen will be entirely replaced by living plant materials. Condition of approval no. 8 requires that the plant material be subject to review and approval by the Planning Division.
- Existing parking is considered adequate for the school use based on historic and current school operations. With regard to parking, the Zoning Code does not provide an on-site parking requirement for private schools as these are determined on a case-by-case basis based on school operations. However, one parking space per staff member has been provided for similar schools in the City. Based on the number of staff at this facility (32), and the number of on-site parking spaces provided (50), it is staff's opinion that the on-site parking will be adequate to accommodate the expansion.

Additionally, there have been no reports of parking problems during the operation of Waldorf School since it opened in 1998. The applicant has indicated that, during the day-to-day operations of the school, the parking lot is no more than 50 percent occupied.

It should also be noted that no increase in staff or student enrollment is proposed (the current enrollment is 332 pre-K through 12 students). The applicant has indicated that the Waldorf School Expansion Project is not intended to increase enrollment. Instead, the new facilities will serve an immediate need to address the existing overcrowded conditions. The project will provide key educational facilities where none currently exist, such as a science classroom with a laboratory and a multi-use hall/dance studio.

- The project will incorporate several "green" features, including recyclable building materials and permeable paving. As noted earlier in the report, the buildings will consist of refurbished shipping containers connected by a raised wooden deck and ground-level gathering areas. The building exteriors will have a contemporary appearance with earth tone colors and building materials per the colored elevations in Attachment 3. Also, as noted earlier, the fire access driveway will consist of permeable pavement materials to provide a solid surface and also allow for natural drainage and migration of water into the soil underneath. According to the applicant, the permeable surfaces will consist of more than 30% of the overall driveway paving. Staff has also incorporated a condition of approval (Condition no. 7) requiring that these sustainable building (i.e., "green") practices be incorporated into the project.

- The project has adequate separation from adjacent residential uses. It is staff's opinion that the proposed buildings provide adequate separation from residentially-zoned properties. The proposed buildings are setback at least 34 feet from the property line separating residentially-zoned properties to the south, which exceeds the 5-foot minimum required by Code. The site is also separated by a six-foot high chain link fence on the school side, which is consistent with public school sites throughout the City. Unlike residential properties abutting commercial or multi-residential developments, activities and developments associated with school sites are not typically required to provide screening or buffering from residential properties in the way of new block walls, planting of additional trees, etc.
- Architectural elements and exterior surface materials enhance the appearance of the modular buildings. Based on the joint use agreement with the Newport Mesa Unified School District, the proposed buildings are to be temporary in nature and removed from the property at the time of school closure. While these are custom fabricated, modular buildings, consideration was given to improve the exterior appearance. For example, doorways/entry elements will feature colors and materials which would contrast with the neutral walls of the buildings. The largest building, the multi-use building, will feature a roof with exposed arched beams and exterior decorative wall panels.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15314 for Minor Additions to Schools. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

With the recommended conditions of approval, the use will be consistent with surrounding uses, particularly residential, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. The Waldorf School would continue its operations in existing crowded conditions. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The development of the project is consistent with the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Project Description
 3. Location Map and Plans

cc:

- Development Services Director
- Deputy City Attorney
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (4)
- File (2)

Gina Illes, Director of Administration
Waldorf School of Orange County
2350 Canyon Drive
Costa Mesa, CA 92627

Newport-Mesa Unified School District
2985 Bear Street
Costa Mesa, CA 92626

Wes Alston
Pacific Development Solutions Group
P.O. Box 14679
Long Beach, CA 90853

S3 Advisors LLC
N. David O'Malley, AIA
4151 Redwood, Suite 302
Los Angeles, CA 90066

MDS Consulting
Stanley C. Morse, P.E.
17320 Redhill Avenue, Suite 350
Irvine, CA 92614

7

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-10-21**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Gina Illes, authorized agent for Newport-Mesa Unified School District, owner of real property located at 2350 Canyon Drive, for a master plan to expand the Waldorf School of Orange County with new classrooms, a meeting hall, and administrative buildings totaling 9,600 square feet, and other related site improvements, in an I&R zone;

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 15, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-10-21.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-21 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 15th day of November, 2010.

James Righeimer, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project will comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is consistent with the General Plan and Urban Plan.
 4. The cumulative effect of all the planning applications have been considered.
- B. Pursuant to Section 13-29(g)(5) of the Municipal Code, the master plan meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. Specifically, the project meets or exceeds Zoning Code requirements as they pertain to building setbacks and existing and proposed landscaping. No increase in staff or student enrollment is proposed. The project will incorporate sustainable building (i.e., "green") practices, including, but not limited to, refurbished shipping containers and permeable paving. The project will provide adequate separation from residentially-zoned properties.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15314 for Minor Additions to Schools.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)

- Plng.
1. The conditions of approval, code provisions, and special district requirements of Planning Application PA-10-21 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 3. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to nearby residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.
 4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. The Development Services Director shall determine whether or not a change is significant and shall require a Master Plan amendment for any significant modifications. Applicant shall contact the Planning Division at 714-754-5245 to obtain authorization for any revisions.
 5. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
 6. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

7. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the project as described in the staff report. These include green building materials and permeable surfaces.
8. Plant material for the proposed "living fence" shall be subject to approval by the Planning Division.
- Eng. 9. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Parks/
Pkwys. 10. The applicant shall repair the existing landscaping visible from the street, including the landscape parkway within the public right-of-way, per the requirements of the Parks and Parkways Division.

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-10-21**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Gina Illes, authorized agent for Newport-Mesa Unified School District, owner of real property located at 2350 Canyon Drive, for a master plan to expand the Waldorf School of Orange County with new classrooms, a meeting hall, and administrative buildings totaling 9,600 square feet, and other related site improvements, in an I&R zone;

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 15, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES** Planning Application PA-10-21.

PASSED AND ADOPTED this 15th day of November, 2010.

James Righeimer, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan, Zoning Code, or Urban Plan.
- B. Pursuant to Section 13-29(g)(5) of the Municipal Code, the master plan does not meet the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development.
- C. The Costa Mesa Planning Commission has denied Planning Application PA-10-21. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

Waldorf School

OF ORANGE COUNTY

August 18, 2010

Ms. Claire Flynn, AICP
Planning Administrator
City of Costa Mesa
77 Fair Drive, 2nd Floor
Costa Mesa, California 92628

Subject: Master Plan for the Expansion of the Waldorf School of Orange County

Dear Ms. Flynn;

The Waldorf School of Orange County (Waldorf School) would like to submit an application for the adoption of a Master Plan for the Waldorf School Expansion Project (proposed project) consisting of the addition of four buildings and associated site improvements adjacent to their existing school facilities located at 2350 Canyon Drive in the City of Costa Mesa. The Waldorf School, a non-profit private school, offers an unique education for students in pre-kindergarten through high school that is based on a curriculum which provides a comprehensive academic, artistic, and physical education program presented in a supportive, structured, and non-competitive environment. This education includes foreign languages, music, drama, eurythmy (expressive movement), art, games and sports, as well as practical skills such as sewing, woodwork, and gardening.

The following provides a description of the proposed project, including the background and setting, the proposed project design, and the proposed site improvements including grading, landscaping, and access.

Background and Setting

The Waldorf School has leased a portion of the existing Parsons School site from the Newport-Mesa Unified School District (District) since 1998. In August of 2009, an area of District property located immediately to the south and east of the existing Waldorf School became available for lease after the closure of a Head Start program and the removal of their facilities that were located within a modular structure. As a result, the Waldorf School engaged in a planning process to provide some additional buildings which would provide updated space and support their curriculum.

The project site, which is the subject of the Master Plan, is 25,088.5 square feet in area, measuring 189.5 feet wide and 132.4 feet deep. The project site is part of an overall parcel consisting of 10 acres owned by the District. This parcel includes the former Parsons School (a portion of which the Waldorf School leases), play fields that are jointly used by the Waldorf School and the City for their recreation programs, and the right-of-way for Canyon Drive adjacent to the school frontage. The project site, which is located in the southwestern portion of the 10-acre parcel, is surrounded by: classrooms for the Waldorf School to the north; playfields to the east; single-family residential land use to the south; and an enclosed play yard for the Waldorf School to the west.

The project site is zoned I&R "Institutional and Recreational." The area to the north, east, and west are also zoned I&R-S. The property to the south is zoned R1 "Single Family Residential."

16

Ms. Claire Flynn
City of Costa Mesa
August 18, 2010
Page 2 of 3

Proposed Project Design

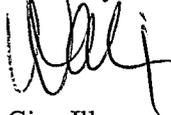
As shown in the site plan, the proposed project consists of the construction of four buildings and associated site improvements. Table 1 provides a summary of the school components and building area that would be provided as a part of the proposed project. Utilizing innovative design techniques and the reuse of existing structural components, the buildings will be constructed utilizing shipping containers that are finished on the exterior and interior resulting in a cluster of school buildings connected by a raised "boardwalk" and a ground level gathering area. The addition to the school will be connected to the existing school grounds via walkways with steps and ramps to allow for adequate access. The exterior of the structures will be designed as illustrated in the provided elevations, resulting in a façade and scale that would be compatible with the existing Waldorf School buildings and the adjacent residential land uses.

The grading for the proposed project would be minimal to allow for compaction and recontouring that addresses surface drainage and the preparation of the site for an emergency vehicle access driveway designed to the requirements of the City of Costa Mesa Fire Department. The utilities for the proposed project, water, sewer, electric, and natural gas will connect to the existing facilities.

The buildings would be constructed off-site and, similar to other types of modular buildings, transported to the project site for installation. Prior to transport to the project site, the design and construction of the factory built and installed elements of the buildings will be inspected by an independent third party plan check and permitting entity of the California Department of Housing and Community Development (HCD) for code compliance regarding commercial modular units. The City will inspect the site improvements including grading, drainage improvements, and utility connections, the footings for the buildings, the fire department access driveway, and pedestrian access including the boardwalk between the buildings.

The Waldorf School appreciates your consideration of the proposed project. This expansion will enable the school to better serve their students through updated facilities that address the curriculum. Please feel free to contact me with any questions that you may have. We look forward to working with you on this important project.

Sincerely,

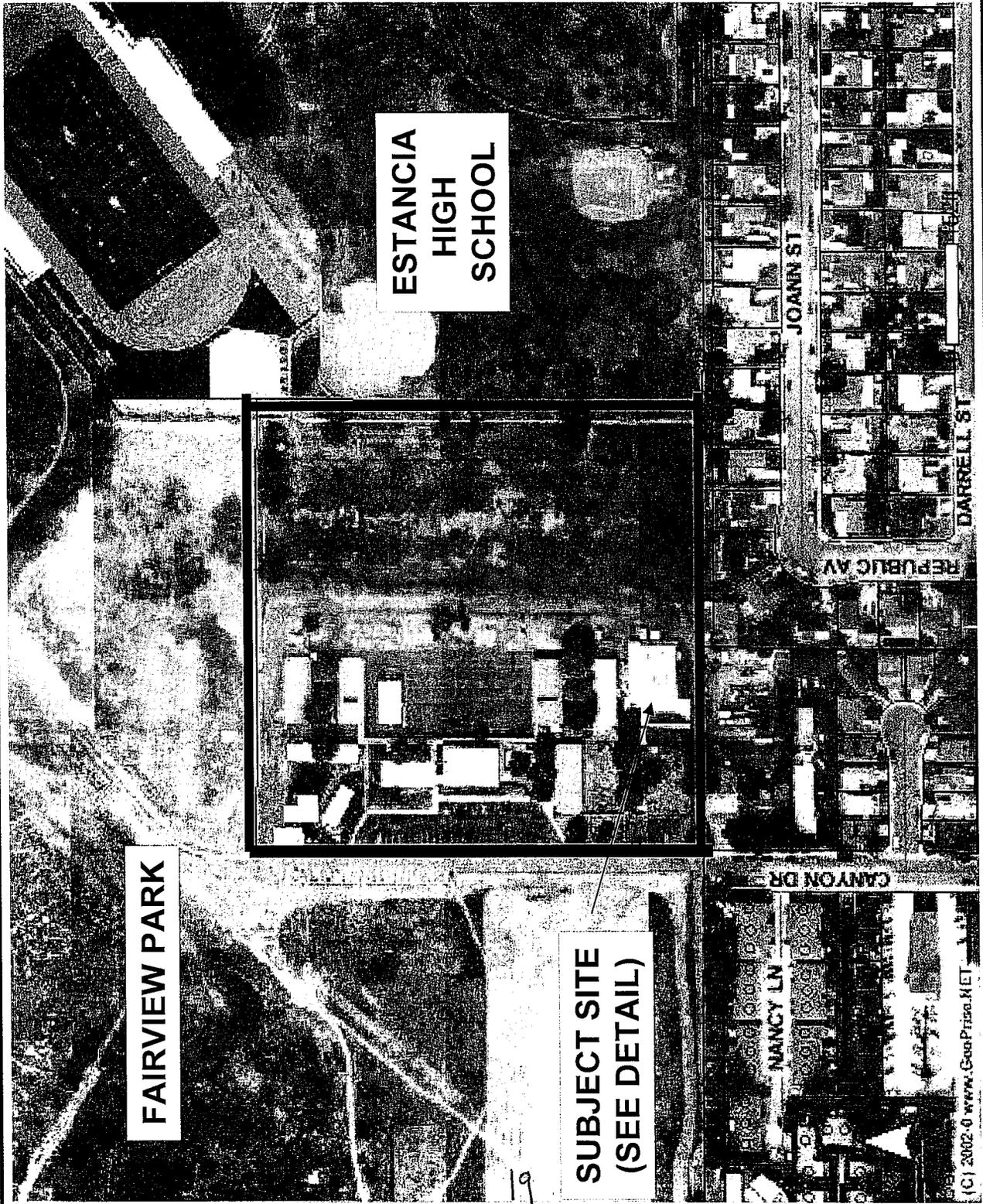


Gina Illes
School Administrator

TABLE 1
WALDORF SCHOOL OF ORANGE COUNTY EXPANSION PROJECT

Component of School Addition	Square Feet
Classrooms (4)	3,840
Science Classroom (includes lab space and storage room)	1,280
Art Classroom	640
Student Restrooms with Changing Area and Lockers	500
Parent/Teacher Restrooms	320
Multi-Use Hall (Eurhythmy Hall)	1,600
Administration Office	1,280
Student Lunch Room	140
Total Square Feet	9,600

Map Display



FAIRVIEW PARK

ESTANCIA
HIGH
SCHOOL

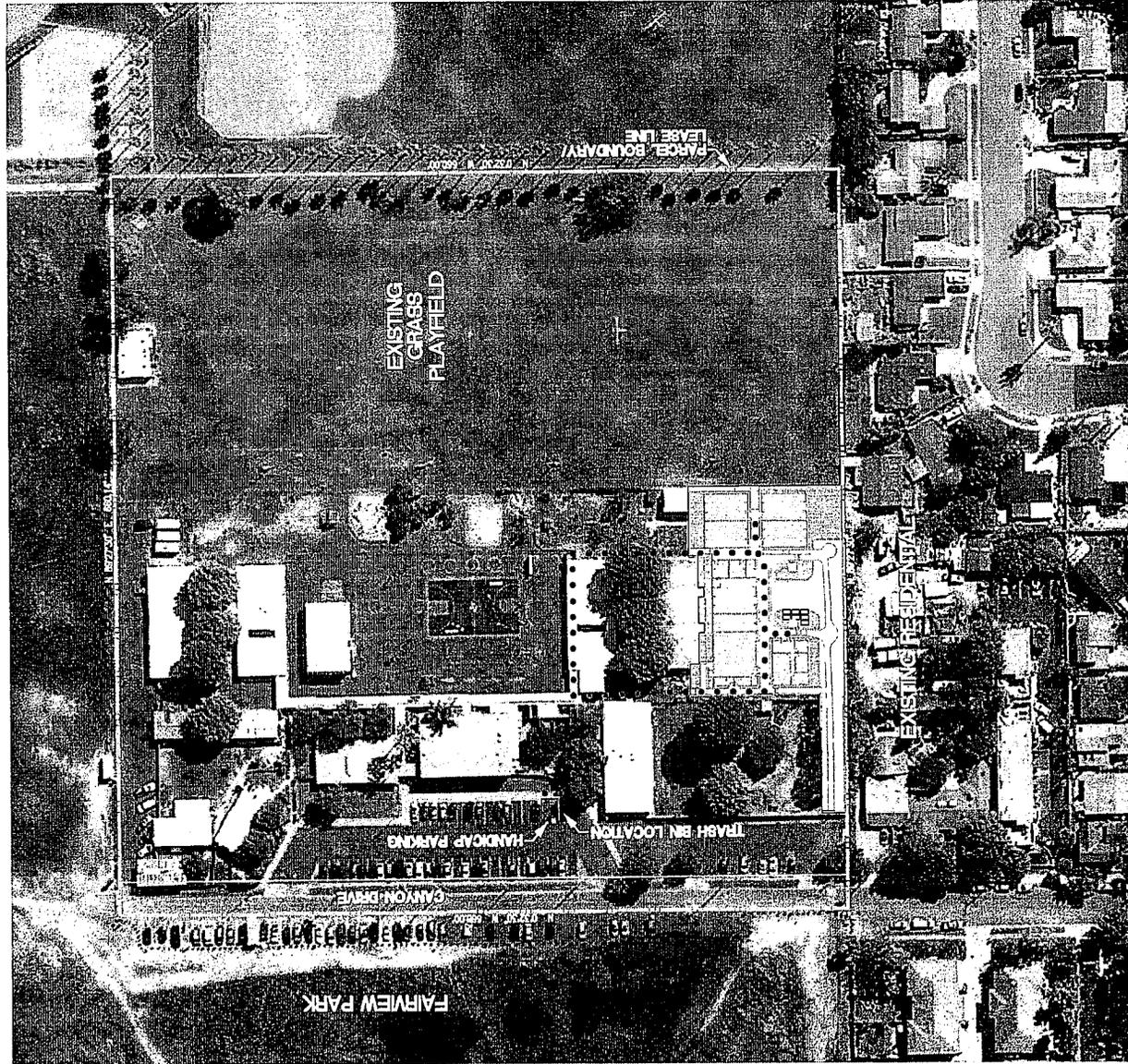
SUBJECT SITE
(SEE DETAIL)

(C) 2002-0 www.GeoPriso.NET

**MODULAR
BUILDING FOR
HEAD START
(REMOVED)**



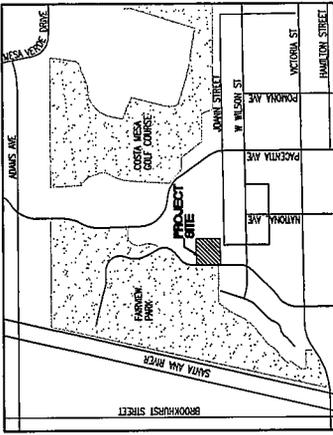
Copyright 2008 Pictometry International



ILLUSTRATIVE PLAN

LEGEND

- A.D.A. ACCESS ROUTE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- COVER SHEET / ILLUSTRATIVE PLAN
- SITE PLAN
- ELEVATIONS
- ROOF PLAN
- CONCEPTUAL GRADING PLAN

PREPARED FOR:
WALDORF SCHOOL
 OF ORANGE COUNTY
 2350 CANYON DRIVE
 COSTA MESA, CA 92627
 CONTACT: GINA ILLES
 PH: 949-574-7775
 FAX: 949-574-7740

ARCHITECTURAL CONSULTANT:
 S3 ADVISORS LLC
 4151 REDWOOD AVE
 LOS ANGELES, CA 90066
 CONTACT: N. DAVID O'MALLEY
 PH: 310-745-6300

ARCHITECT:
 CONDOCS, INC
 31822 VILLAGE CENTER, SUITE 202
 WEST LAKE, CA 91361
 CONTACT: TODD SPIEGEL
 PH: 818-879-6175

LANDSCAPE ARCHITECT:
 CAMPBELL AND CAMPBELL
 980 VIA TRANQUILA
 SANTA BARBARA, CA 93110
 CONTACT: DOUG CAMPBELL
 PH: 805-563-2518

PREPARED BY:



**WALDORF CAMPUS EXPANSION
 COVER SHEET**

DATE PREPARED: OCTOBER 7, 2010
(Amendment/Revision) 00/10

**WALDORF
SCHOOL
OF
ORANGE
COUNTY**

3500 CALLETA, SUITE 200
CORONA, CALIFORNIA 92627
PH: 949.241.1175

**CAMPUS
EXPANSION
PROJECT**

CONDOS

Construction Document Services
2500 Village Center Drive #200
Westlake Village, CA 91391
Tel: 818.353.2222
Fax: 818.353.2255

S3 ADVISORS

112 W. 17th Street, Suite 200
Los Angeles, CA 90011
Tel: 213.278.8333

2024.05.20



Sheet No.	Rev.	Rev. Date



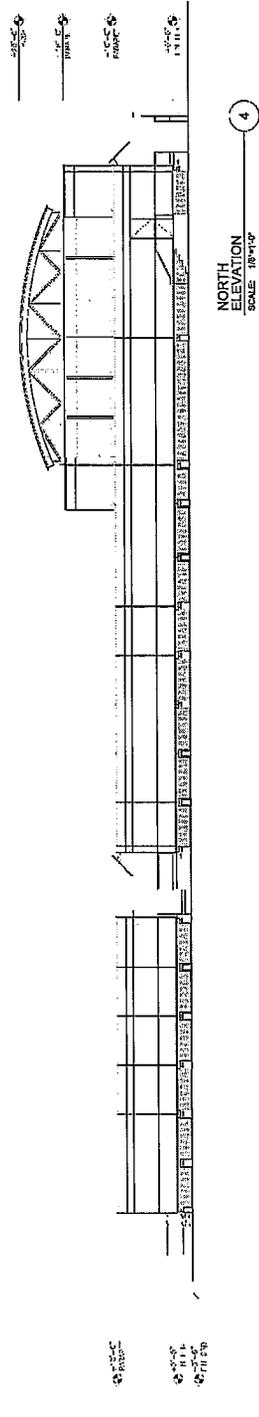
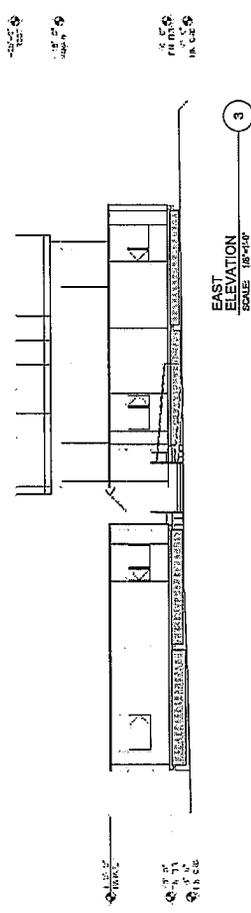
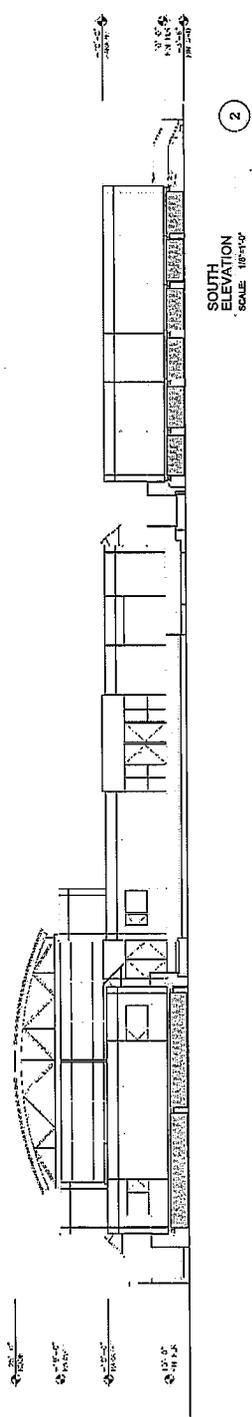
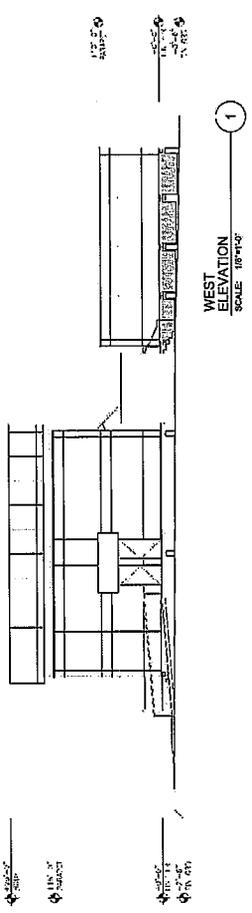
PROJECT: WEST
SHEET: WEST

**BUILDING
ELEVATIONS**

Scale: 1/8" = 1'-0"
(AS NOTED)
Project Name: S3/24/173
Drawing Title: Building Elevation

A3.1

Project Number: 100078



WALDORF SCHOOL
OF
ORANGE COUNTY
EXPANSION PLAN
1100 WILSON AVENUE
CORONA, CA 92709

CAMPBELL & CAMPBELL
Architects • Landscape Architects • Planners
1100 WILSON AVENUE
CORONA, CA 92709
TEL: 949.241.1100
WWW.CAMPBELLANDCAMPBELL.COM

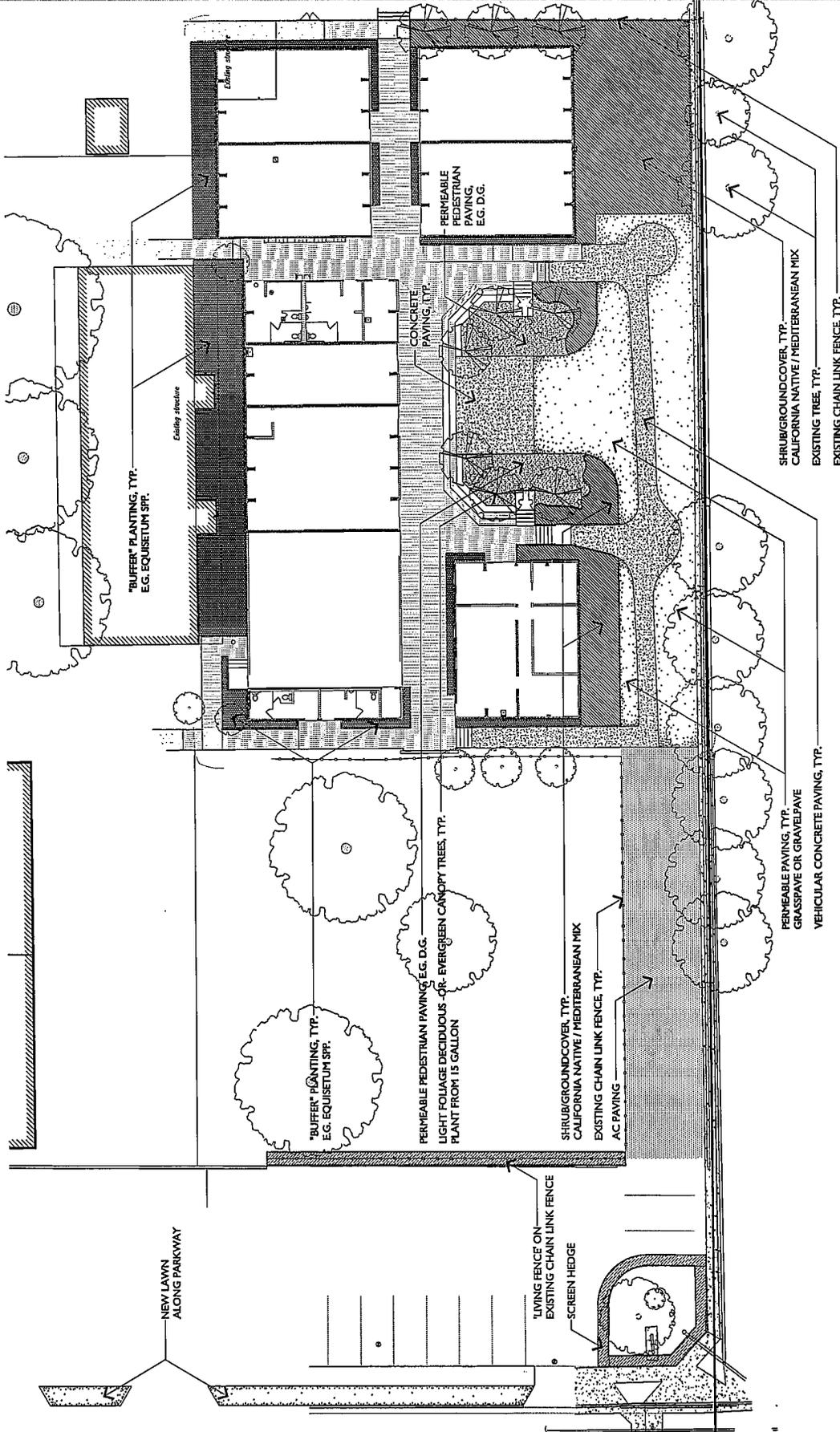


Scale	1" = 16'-0"
Date	09-29-10
Sheet Title	PRELIMINARY CONCEPT LANDSCAPE PLAN

PRELIMINARY
CONCEPT
LANDSCAPE PLAN

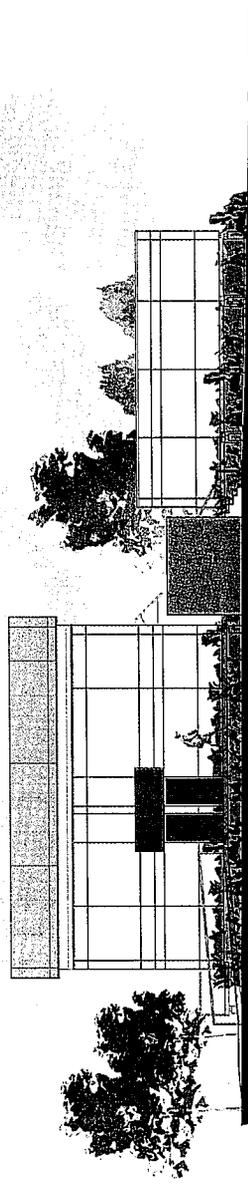
Scale	1" = 16'-0"
Date	09-29-10
Sheet Title	PRELIMINARY CONCEPT LANDSCAPE PLAN

L-1





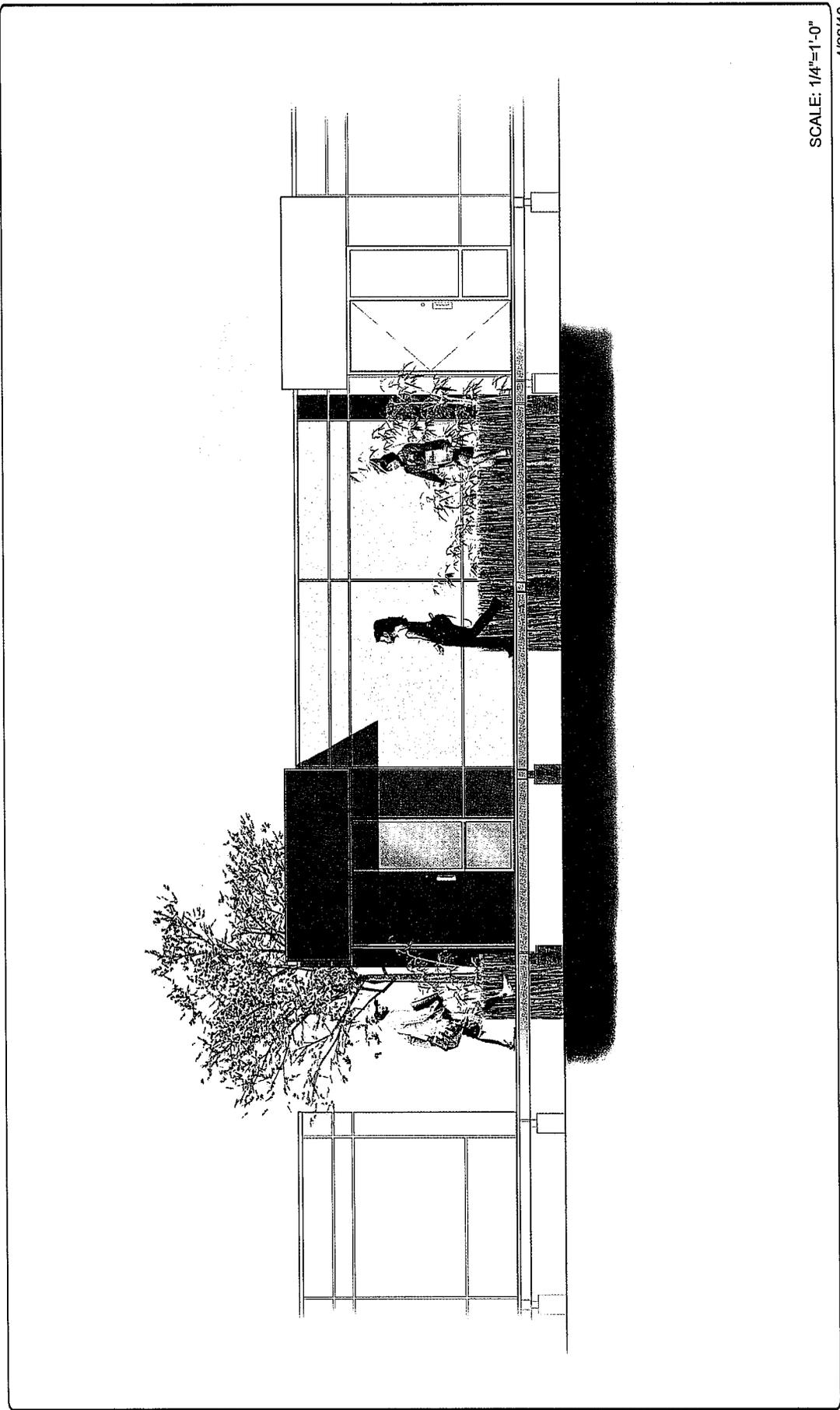
SOUTH



WEST

WALDORF - ELEVATIONS
SCALE: 1/8"=1'-0" 7/30/10

THESE DRAWINGS ARE THE PROPERTY OF S3 ADVISORS LLC AND ARE FOR BIDDING PURPOSES ONLY AND ARE CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. RECEIPT OF THESE DRAWINGS INDICATES YOUR AGREEMENT TO MAINTAIN THE CONFIDENTIALITY OF THE INFORMATION CONTAINED THEREIN. DRAWINGS ARE NOT TO BE COPIED OR SHARED WITH ANY OTHER SOURCE OR CONTRACTOR WITHOUT EXPLICIT PERMISSION FROM N. DAVID O'MALLEY AIA (310) 945-6300.



SCALE: 1/4"=1'-0"

4/22/10

THESE DRAWINGS ARE THE PROPERTY OF S3 ADVISORS LLC AND ARE FOR BIDDING PURPOSES ONLY AND ARE CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. RECEIPT OF THESE DRAWINGS INDICATES YOUR AGREEMENT TO MAINTAIN THE CONFIDENTIALITY OF THE INFORMATION CONTAINED THEREIN. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT EXPRESS WRITTEN PERMISSION FROM S3 ADVISORS LLC. (310) 945-8300.

CLASSROOM

Waldorf School