



CAMPUS MASTER PLAN

THE PEGASUS SCHOOL

19692 LEXINGTON LN
HUNTINGTON BEACH
BEACH, CA 92646

12/07/2018

SYMBOLS

Room Name — COFFEE
Room # — 100

Elevation # —
Sheet # — A201 A6

Section # — A15 A211
Sheet # — A15 A211

Photo # — A15 A211
Sheet # — A15 A211
View angle

DIRECTORY

OWNER
THE PEGASUS SCHOOL
19692 LEXINGTON LN,
HUNTINGTON BEACH, CA 92646
TEL: (714) 964 1224

ARCHITECT
PERKINS EASTMAN, LLP.
3194-D AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
TEL: (714) 427-0277

CIVIL
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(949) 923-6000

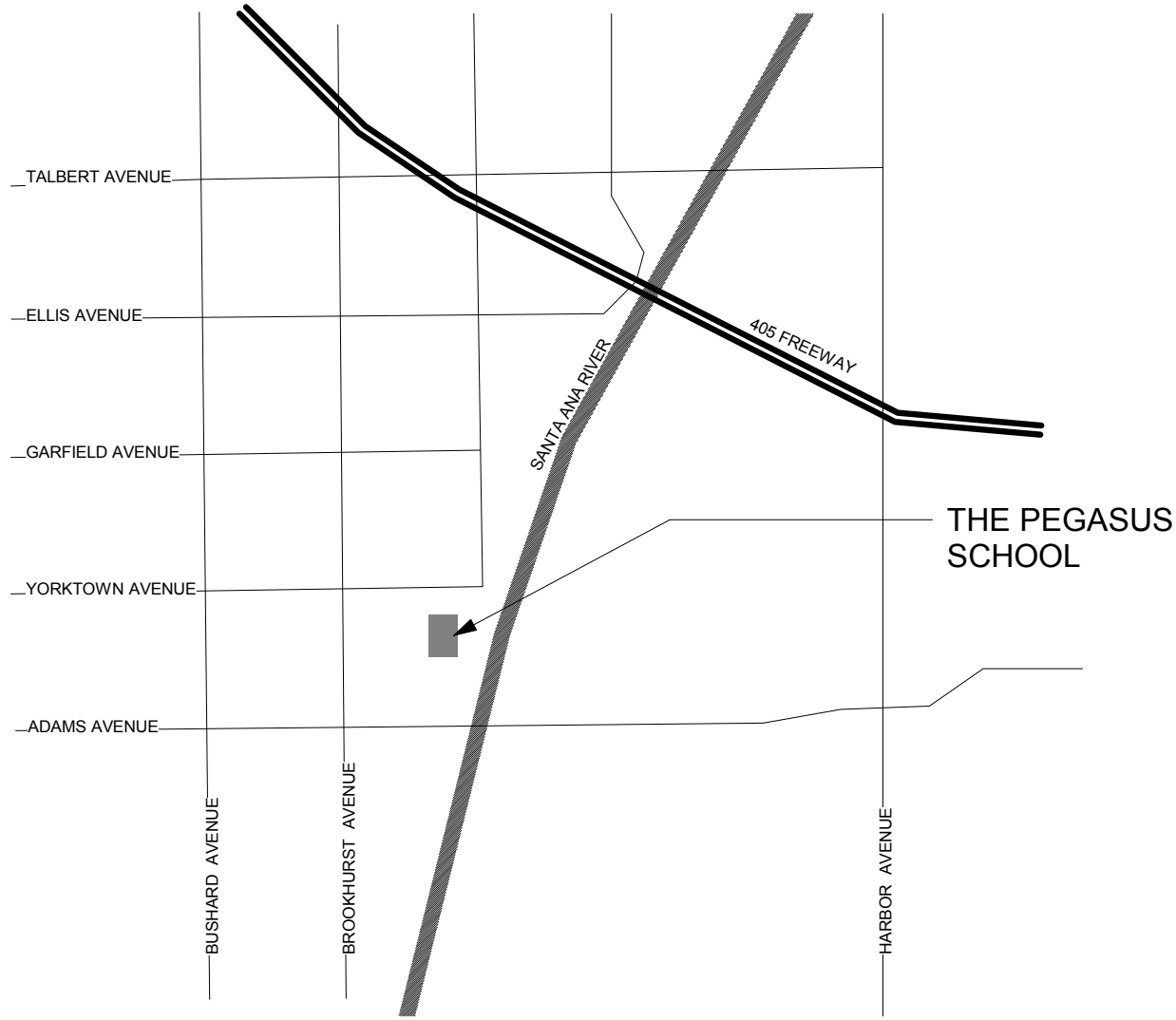
LANDSCAPE
EPT DESIGN
401 GLENNEYRE STREET, FIRST FLOOR
LAGUNA BEACH, CA 92651
(949) 502-4500

ZONING CONFORMING MATRIX

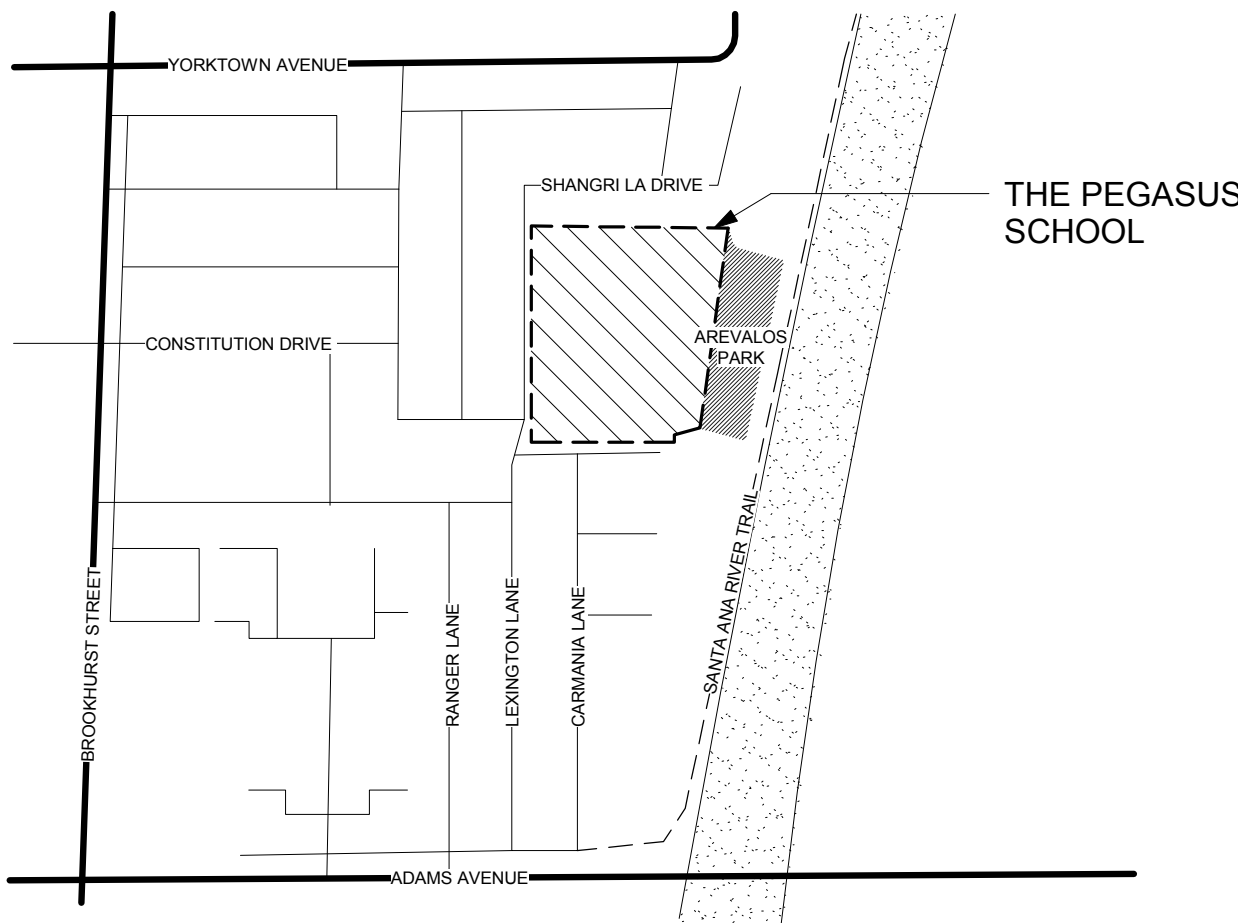
ZONING: PUBLIC/SEMIPUBLIC					
SUBJECT	CODE SECTION	REQUIREMENT	EXISTING ON SITE	PROPOSED	COMMENTS
AREA OF SITE			13.66 ACRES	UNCHANGED	
PARKING: PRESCHOOL ELEM./JUNIOR HIGH LOADING ZONE	231.04	1 PER STAFF 1 PER CLASSROOM 1.5 PER CLASSROOM 3 LOADING SPACES (14FT WIDE, 20FT LONG, 14FT HIGH)	191 PARKING SPACES (35 STAFF SPACES, 99 GENERAL SPACES, 57 OVERFLOW) (PER ENTITLEMENT AMENDMENT No. 15.002)	192 PARKING SPACES PROVIDED.	NO CLASSROOM INCREASE, THEREFORE NO PARKING INCREASE.
LANDSCAPE	232.08	MIN 8% OF SITE SITE = 59,5029 SF 8% = 47,602		327,759 SF > THAN 8%	
MAX FLOOR AREA F.A.R.	214.08	1.5	± 77,000 SF	± 87,500 SF	
SETBACKS FRONT SIDE SIDE STREET REAR	214.08	10 FT 0 FT 10 FT 0 FT	97' - 6" 117' - 0" 52' - 0" 190' - 0"	96' - 0" UNCHANGED UNCHANGED UNCHANGED	AT LEXINGTON AT NORTH AT SHALOM DRIVE ALONG AREVALOS PARK
MAX HEIGHT	214.08	50 FT	32' - 0"	UNCHANGED	

ACCESSIBLE PARKING COUNT:
TOTAL PARKING COUNT: 192
REQUIRED ACCESSIBLE PARKING: 6
PROVIDED ACCESSIBLE PARKING: 6

VICINITY MAP



LOCATION MAP



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C-5	PRELIMINARY FIRE ACCESS PLAN
L-1	PRELIMINARY PLANTING PLAN
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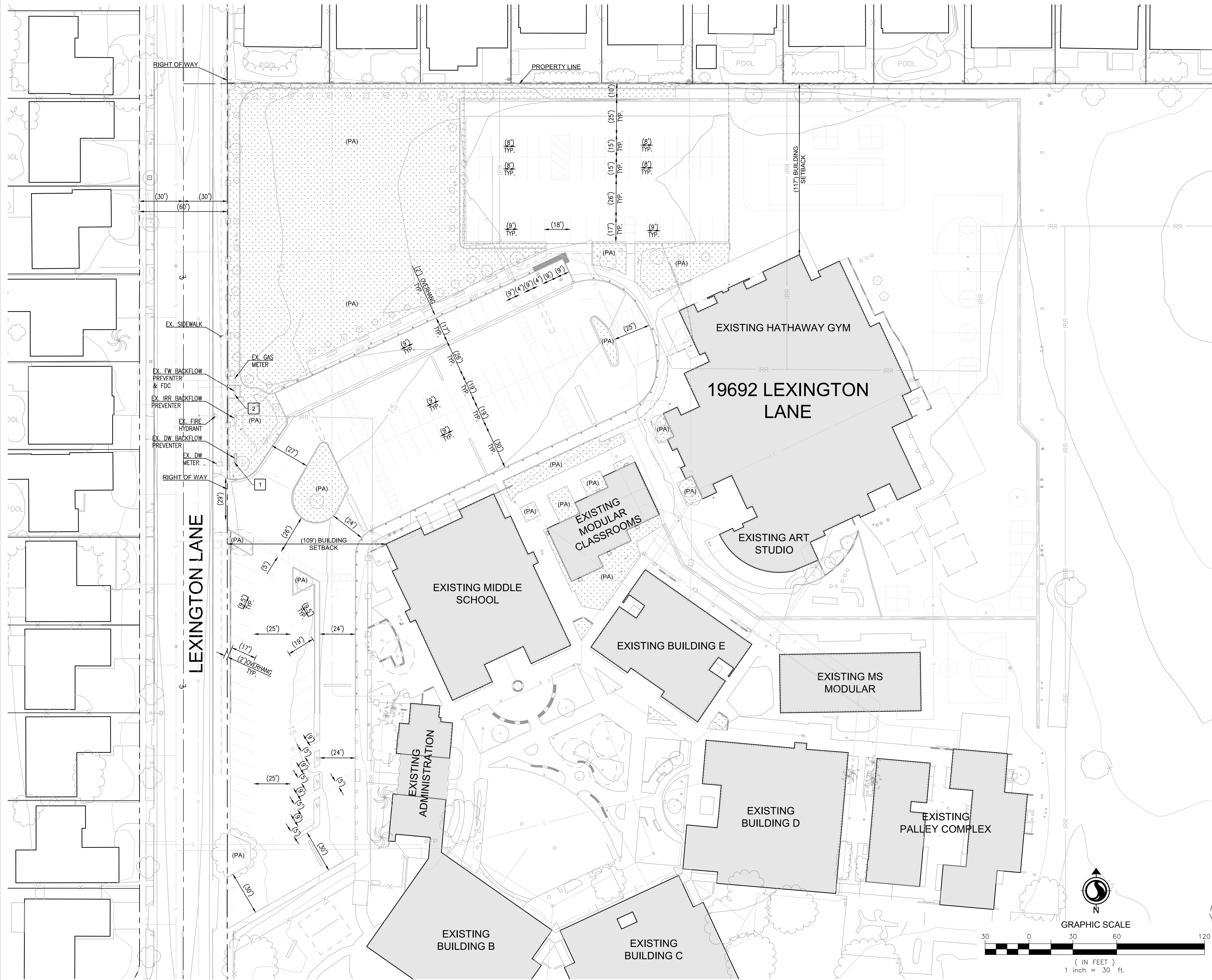


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- DEMOLITION NOTES**
- EXISTING DOMESTIC WATER SERVICE TO BE REMOVED. CUT AND CAP AT THE MAIN PER CITY OF HUNTINGTON BEACH STANDARDS
 - EXISTING FIRE WATER SERVICE TO BE REMOVED. CUT AND CAP AT THE MAIN PER CITY OF HUNTINGTON BEACH STANDARDS

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THE PEGASUS SCHOOL
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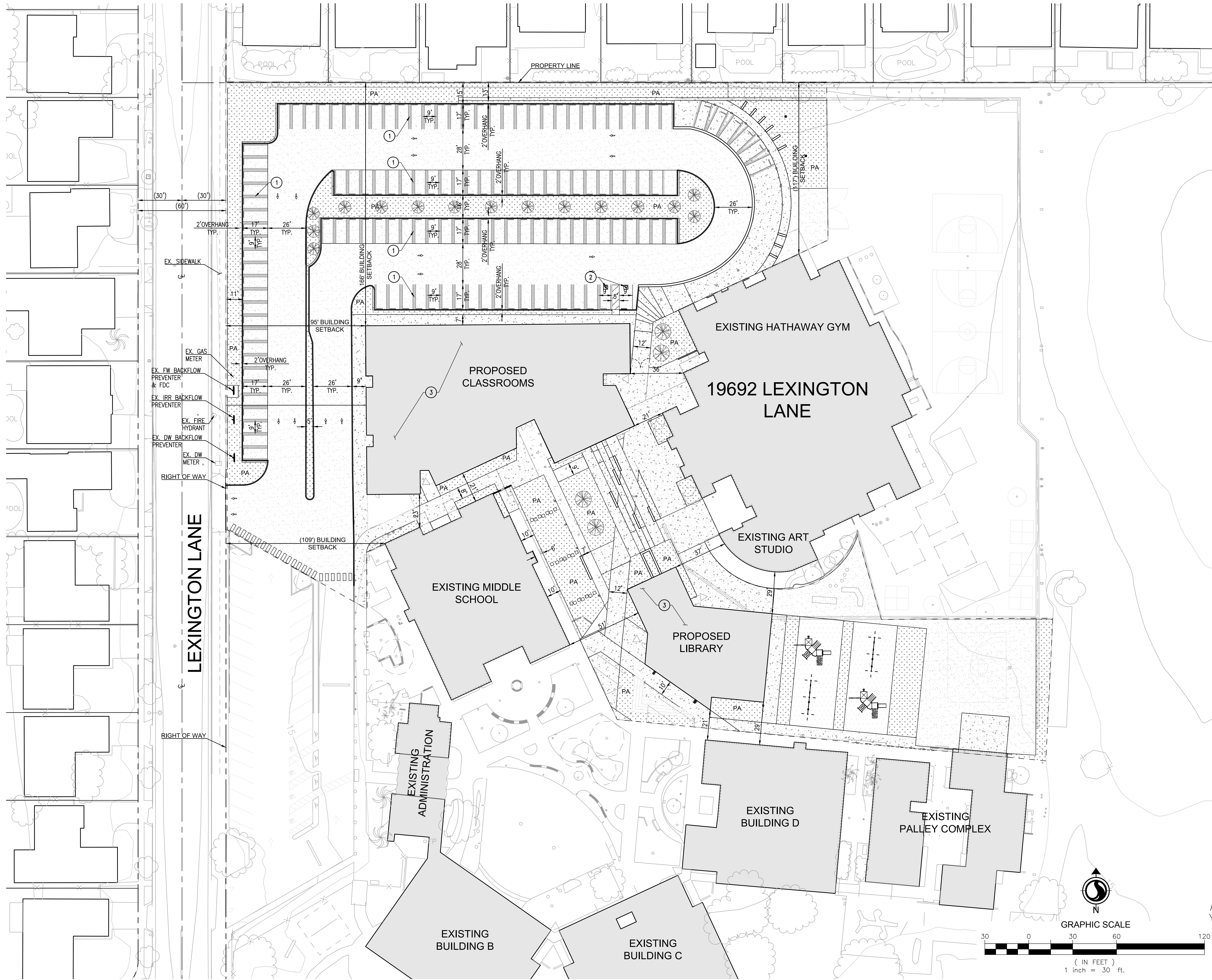
EXISTING SITE PLAN

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SCALE 1" = 30'-0"
PM KM
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C.1

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- CONSTRUCTION NOTES**
1. PARKING STALLS PER HBZSO TITLE 23 CHAPTER 231
 2. ACCESSIBLE PARKING STALLS PER HBZSO TITLE 23 CHAPTER 231.12
 3. PROPOSED BUILDING PER ARCHITECT PLANS

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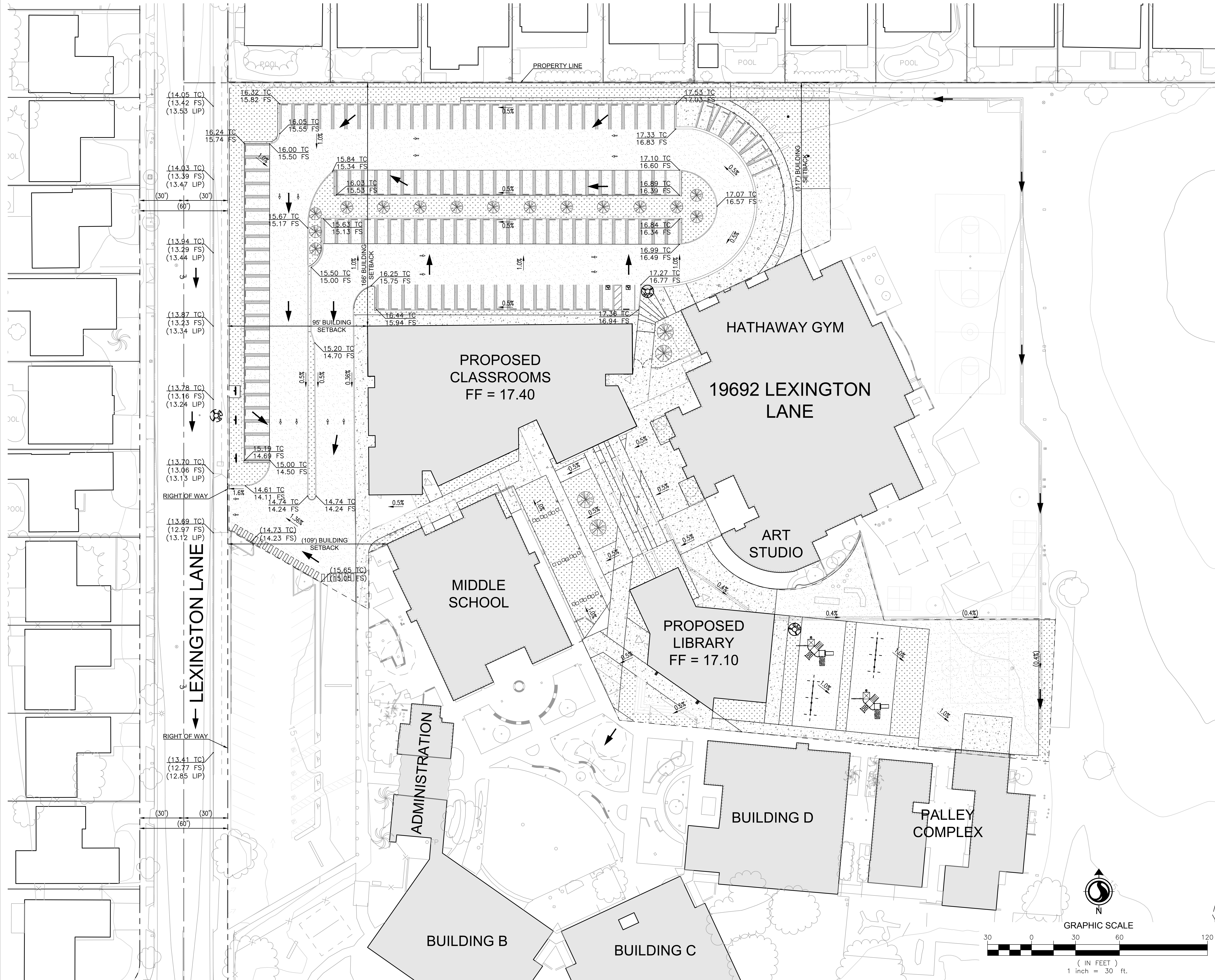
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PROPOSED SITE
PLAN

C.2

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PRELIMINARY
GRADING PLAN

C.3

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- UTILITY CONSTRUCTION NOTES**
- 1 PROPOSED SEWER POINT OF CONNECTION TO EXISTING UTILITY INFRASTRUCTURE PER CITY OF HUNTINGTON BEACH STANDARDS
 - 2 PROPOSED SEWER POINT OF CONNECTION TO PROPOSED BUILDING
 - 3 PROPOSED DOMESTIC WATER POINT OF CONNECTION TO EXISTING UTILITY INFRASTRUCTURE PER CITY OF HUNTINGTON BEACH STANDARDS
 - 4 PROPOSED DOMESTIC WATER POINT OF CONNECTION TO PROPOSED BUILDING
 - 5 PROPOSED DOMESTIC WATER METER AND BACKFLOW PER CITY OF HUNTINGTON BEACH STANDARDS
 - 6 PROPOSED IRRIGATION WATER METER AND BACKFLOW PER CITY OF HUNTINGTON BEACH STANDARDS
 - 7 PROPOSED FIRE SERVICE DDC PER CITY OF HUNTINGTON BEACH STANDARDS
 - 8 PROPOSED FIRE SERVICE FDC PER CITY OF HUNTINGTON BEACH STANDARDS
 - 9 PROPOSED FIRE SERVICE POINT OF CONNECTION TO BUILDING FIRE SPRINKLERS
 - 10 PROPOSED ELECTRICAL POINT OF CONNECTION TO EXISTING UTILITY INFRASTRUCTURE
 - 11 PROPOSED TELECOMMUNICATION POINT OF CONNECTION TO EXISTING UTILITY INFRASTRUCTURE
 - 12 PROPOSED NATURAL GAS POINT OF CONNECTION TO EXISTING UTILITY INFRASTRUCTURE
 - 13 PROPOSED NATURAL GAS POINT OF CONNECTION TO PROPOSED BUILDING AND METER/EARTHQUAKE SHUT OFF
 - 14 PROPOSED PERFORATED STORM DRAIN PIPE, BIOSWALE TO TREAT SITE RUNOFF
 - 15 PROPOSED DUAL WET WELL AND LIFT STATION

LEGEND

SD	STORM DRAIN
W	DOMESTIC WATER
F	FIRE WATER
S	SEWER

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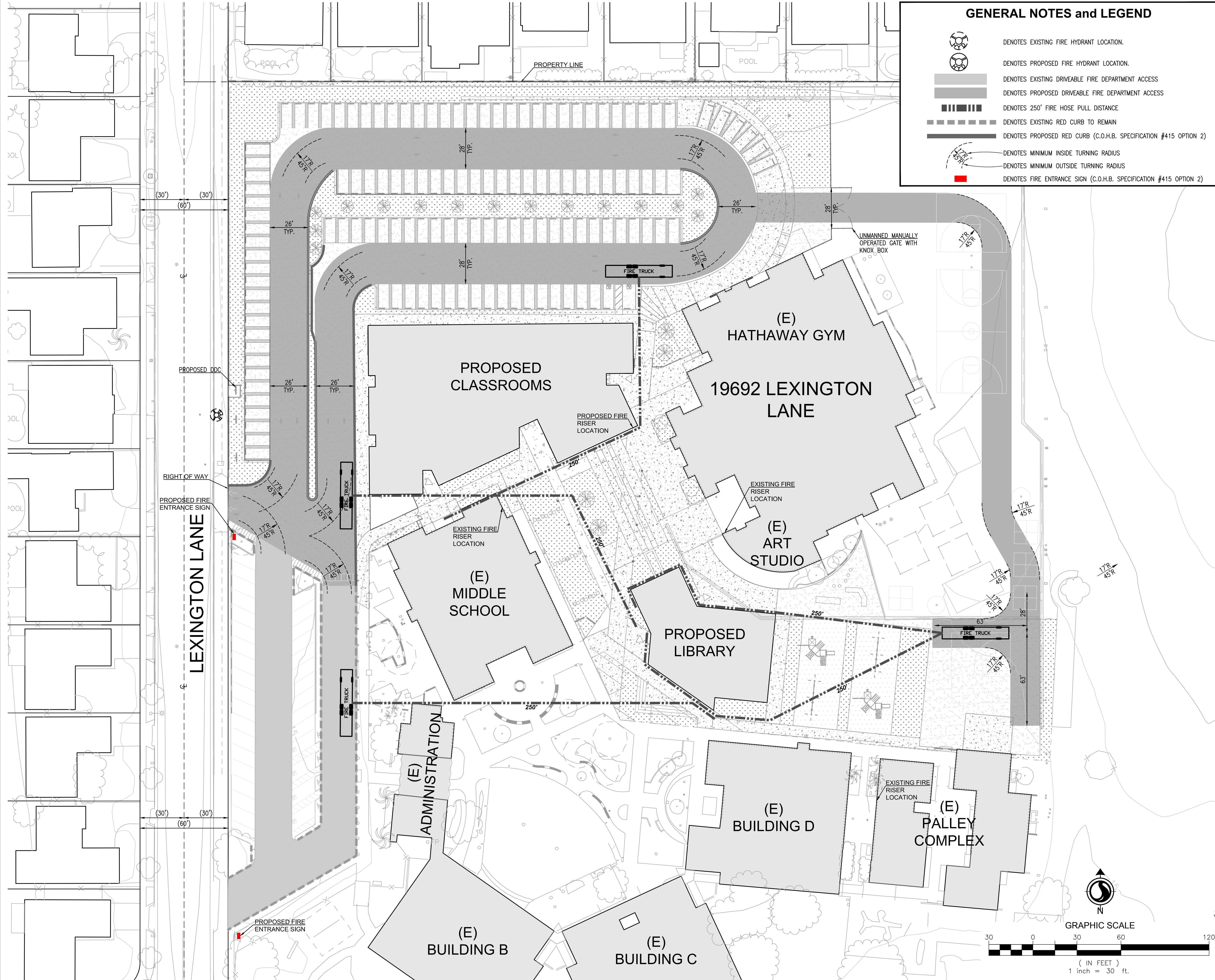
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PRELIMINARY
UTILITY SITE PLAN

C.4

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GENERAL NOTES and LEGEND



DENOTES EXISTING FIRE HYDRANT LOCATION.



DENOTES PROPOSED FIRE HYDRANT LOCATION.



DENOTES EXISTING DRIVEABLE FIRE DEPARTMENT ACCESS



DENOTES PROPOSED DRIVEABLE FIRE DEPARTMENT ACCESS



DENOTES 250' FIRE HOSE PULL DISTANCE



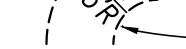
DENOTES EXISTING RED CURB TO REMAIN



DENOTES PROPOSED RED CURB (C.O.H.B. SPECIFICATION #415 OPTION 2)



DENOTES MINIMUM INSIDE TURNING RADIUS



DENOTES MINIMUM OUTSIDE TURNING RADIUS



DENOTES FIRE ENTRANCE SIGN (C.O.H.B. SPECIFICATION #415 OPTION 2)

PROPOSED CLASSROOMS BUILDING

PROPOSED 1-STORY BUILDING
BUILDING HEIGHT: 20'-0"

BUILDING AREA: 16,600 SF
FIRE FLOW CALCULATION AREA: 17,500 SF
(CFC BB104.1)

CONSTRUCTION TYPE: TYPE III - B
FULLY SPRINKLERED SYSTEM

REQUIRED FIRE FLOW: 2,750 GPM
(CFC TABLE BB105.1)

DESIGN FIRE FLOW BASIS: 1,500 GPM MINIMUM
ASSUMING 75% REDUCTION

MINIMUM # OF HYDRANTS: 1
REQUIRED AVERAGE HYDRANT SPACING: 500'
(CFC TABLE CC105.1)

PROPOSED LIBRARY BUILDING

PROPOSED 1-STORY BUILDING
BUILDING HEIGHT: 20'-0"

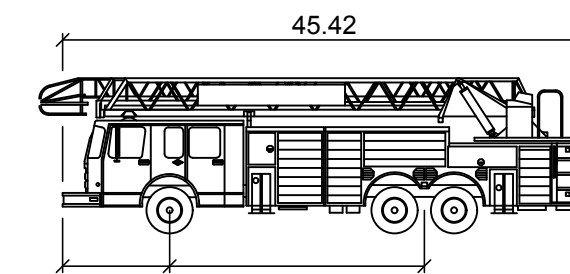
BUILDING AREA: 5,651 SF
FIRE FLOW CALCULATION AREA: 6,185 SF
(CFC BB104.1)

CONSTRUCTION TYPE: TYPE V - A
FULLY SPRINKLERED SYSTEM

REQUIRED FIRE FLOW: 1,500 GPM
(CFC TABLE BB105.1)

DESIGN FIRE FLOW BASIS: 1,500 GPM MINIMUM
ASSUMING 75% REDUCTION

MINIMUM # OF HYDRANTS: 1
REQUIRED AVERAGE HYDRANT SPACING: 500'
(CFC TABLE CC105.1)



45FT

Width (cab) : 8.00 feet
Width (mirror to mirror) : 9.50 feet
Track (wheel) : 8.50 feet
Lock to Lock Time : 6.00 seconds
Steering Angle : 40°
Height Clearance : 13.50 feet



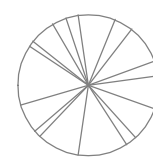
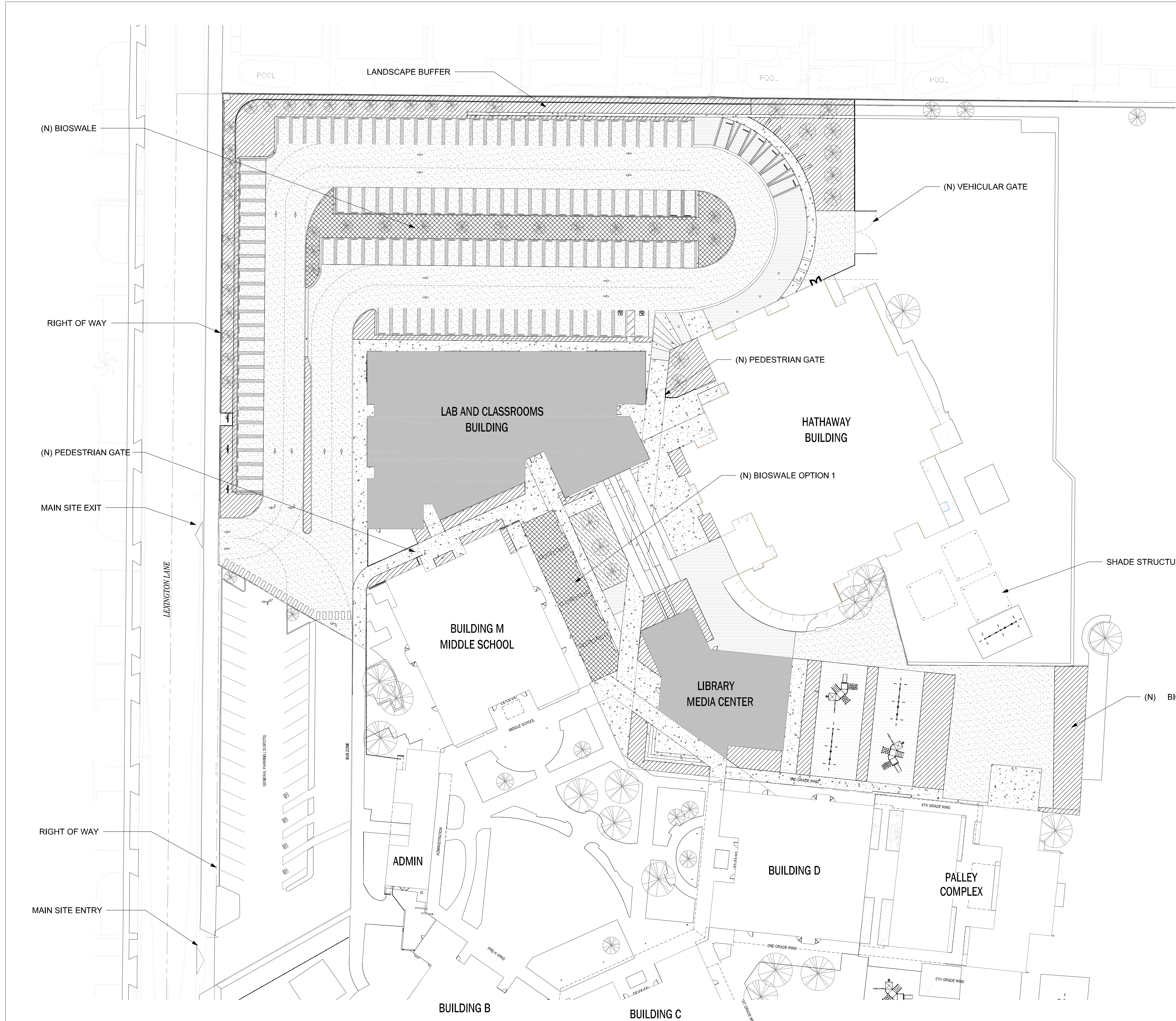
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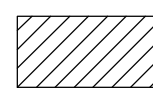
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TREES (existing & proposed):

Afrocarpus gracilior
Agonis flexuosa
Albizia julibrissin
Brachycthon populneus
Cupaniopsis anacardioides
Geijera parviflora
Lagostroemia indica
Maytenus boaria
Melaleuca quinquenervia
Metrosideros excelsa
Pinus eldarica
Pinus pinus
Platanus chinensis
Platanus mexicana
Quercus agrifolia
Quercus virginiana
Schinus molle
Washingtonia filifolia

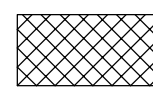
African Fern Pine
Peppermint Willow
Persian Silk Tree
Kurrajong
Carrowood
Australian Willow
Crape Myrtle
Mayan Tree
Paper Bark Tree
N. Zealand Christmas Tree
Mondell Pine
Italian Stone Pine
Chinese Pistach
Mexican Sycamore
California Live Oak
Southern Live Oak
California Pepper
California Fan Palm



SHRUBS, SUCCULENTS, GROUND COVERS, VINES:

Dielsia vegeta
Grevillea 'Noelii'
Heteromeles arbutifolia
Laurus nobilis
Ligustrum japonicum
Melaleuca nesophila
Ptilotopus latifolia
Raphiolepis indica 'Clara'
Raphiolepis 'Majestic Beauty'
Rosmarinus o. 'Ken Taylor'
Salvia chilensis
Sirexia reginae
Westringia fruticosa

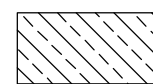
Fortnight Lilly
NCN
Toyon
Sweet Bay
Wax Leaf Privet
Pink Melaleuca
Mock Orange
Clara Indian Hawthorn
M.B. Indian Hawthorn
Rosemary
Chiapas Sage
Bird of Paradise
Coast Rosemary



BIO-SWALE:

Chondropetalum tectorum
Juncus tenuis
Carex divisa
Carex pansa
Carex spissa
Pennisetum spathulatum

Small Cape Rush
Indian Rush
Berkeley Sage
California Meadow Sedge
San Diego Sedge
Slender Veldt Grass



TURF GRASS:

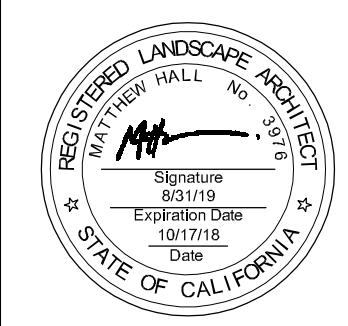
Marathon II
Dwarf Tall Fescue



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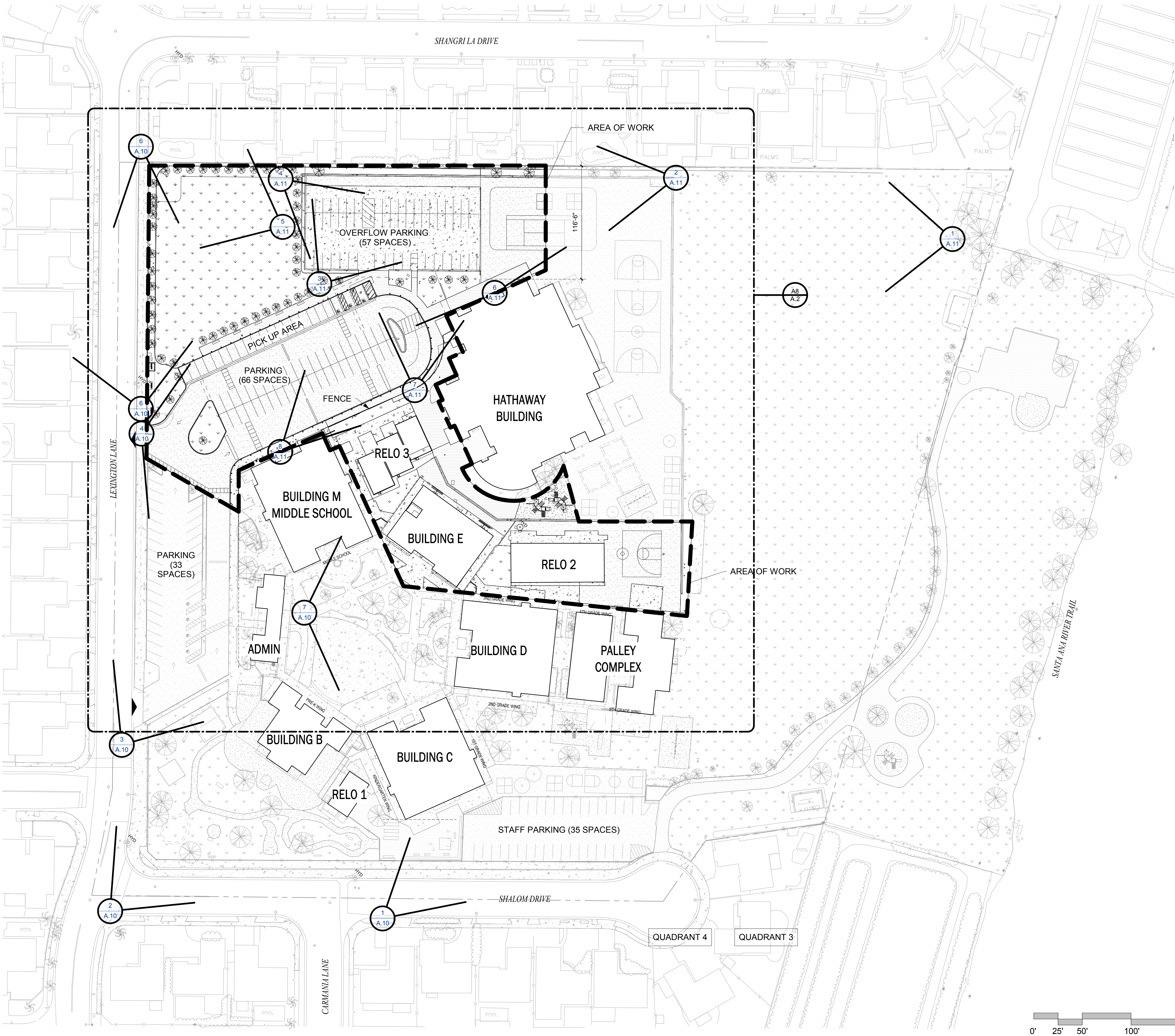
EPTDESIGN
landscape architecture | urban design | planning

THE PEGASUS SCHOOL
CAMPUS DEVELOPMENT PLAN
19692 LEXINGTON LN, HUNTINGTON BEACH, CA 92646

JOB E18-536
SCALE 1" = 30'-0"
PM AS
DATE 10/17/2018

**PRELIMINARY
LANDSCAPE
PLAN**

L-1



SITE LEGEND

- EXISTING BUILDINGS
- VEGETATED AREAS
- CONCRETE PAVING
- ASPHALT PAVING
- STAINED CONCRETE PAVING
- COMPACTED SOIL

BUILDING USES

- ADMINISTRATION BUILDING:
- OFFICES
- BUILDING B:
- (3) KINDERGARTEN
 - (1) PRE-K CLASSROOM
 - (1) OFFICE
 - (1) NURSE
- RELO 1:
- (1) LOWER SCHOOL SPECIALTY CLASSROOM
- BUILDING C:
- (3) KINDERGARTEN CLASSROOMS
 - (3) 1ST GRADE CLASSROOMS
 - (1) SPECIALTY CLASSROOM
 - (1) CMPR
- BUILDING D:
- (3) 2ND GRADE CLASSROOMS
 - (3) 3RD GRADE CLASSROOMS
 - LOWER SCHOOL LIBRARY
- PALLEY COMPLEX:
- (3) 4TH GRADE CLASSROOMS
 - (3) 5TH GRADE CLASSROOMS
 - (1) SPECIALTY CLASSROOM
- RELO 2:
- (4) CLASSROOMS
- BUILDING E:
- (4) SCIENCE CLASSROOMS
 - (1) OFFICE
 - (1) ORATION/DEBATE CLASSROOM
- RELO 3:
- (2) CLASSROOMS
 - (1) MUSIC ROOM
- BUILDING M:
- (4) SCIENCE CLASSROOMS
 - (6) CLASSROOMS
 - (1) MIDDLE SCHOOL FORUM
- HATHAWAY BUILDING ACTIVITY CENTER:
- (1) THEATER/GYM
 - (2) CLASSROOMS
 - (1) SPECIALTY CLASSROOM
 - KITCHEN
 - LOCKER ROOMS

NOTES

- ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.
- FOR EXISTINGS PHOTOGRAPHS OF THE SITE, SEE SHEET A.10 AND A.11.
- FOR PHOTOGRAPHS OF THE PROPOSED MASTER PLAN, SEE SHEET A.12.



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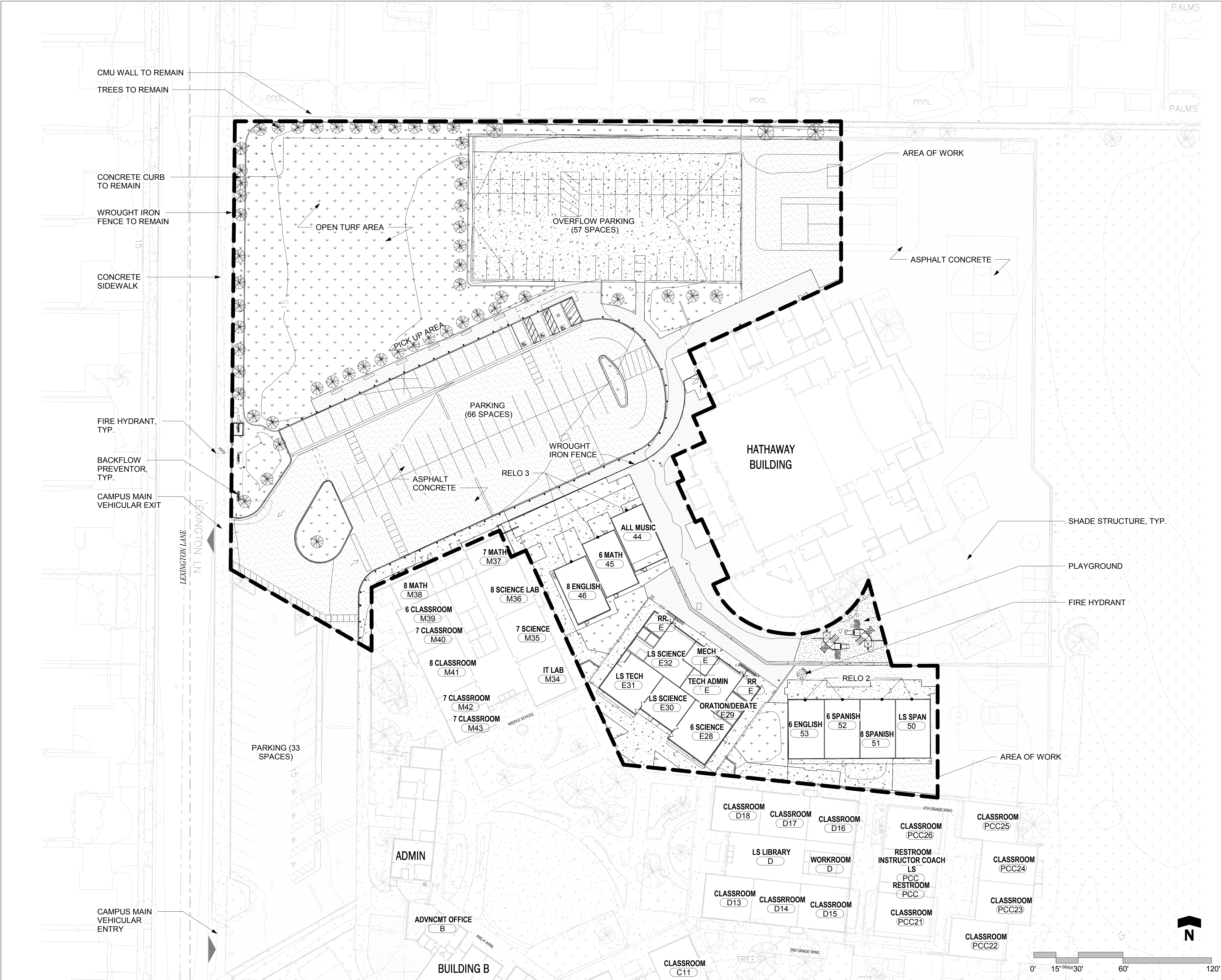
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JOB	21749.00
SCALE	1" = 50'-0"
PM	DM
DATE	10/15/2018

EXISTING SITE
PLAN

A.1



SITE LEGEND

- EXISTING BUILDINGS
- VEGETATED AREAS
- CONCRETE PAVING
- ASPHALT PAVING
- STAINED CONCRETE PAVING
- COMPACTED SOIL

BUILDING USES

- ADMINISTRATION BUILDING:
- OFFICES
- BUILDING B:
- (3) KINDERGARTEN
 - (1) PRE-K CLASSROOM
 - (1) OFFICE
 - (1) NURSE
- RELO 1:
- (1) LOWER SCHOOL SPECIALTY CLASSROOM
- BUILDING C:
- (3) KINDERGARTEN CLASSROOMS
 - (3) 1ST GRADE CLASSROOMS
 - (1) SPECIALTY CLASSROOM
 - (1) CMPR
- BUILDING D:
- (3) 2ND GRADE CLASSROOMS
 - (3) 3RD GRADE CLASSROOMS
 - LOWER SCHOOL LIBRARY
- PALLEY COMPLEX:
- (3) 4TH GRADE CLASSROOMS
 - (3) 5TH GRADE CLASSROOMS
 - (1) SPECIALTY CLASSROOM
- RELO 2:
- (4) CLASSROOMS
- BUILDING E:
- (4) SCIENCE CLASSROOMS
 - (1) OFFICE
 - (1) ORATION/DEBATE CLASSROOM
- RELO 3:
- (2) CLASSROOMS
 - (1) MUSIC ROOM
- BUILDING M:
- (4) SCIENCE CLASSROOMS
 - (6) CLASSROOMS
 - (1) MIDDLE SCHOOL FORUM
- HATHAWAY BUILDING ACTIVITY CENTER:
- (1) THEATER/GYM
 - (2) CLASSROOMS
 - (1) SPECIALTY CLASSROOM
 - KITCHEN
 - LOCKER ROOMS

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- FOR PHOTOGRAPHS OF THE PROPOSED MASTER PLAN, SEE SHEET A.12.



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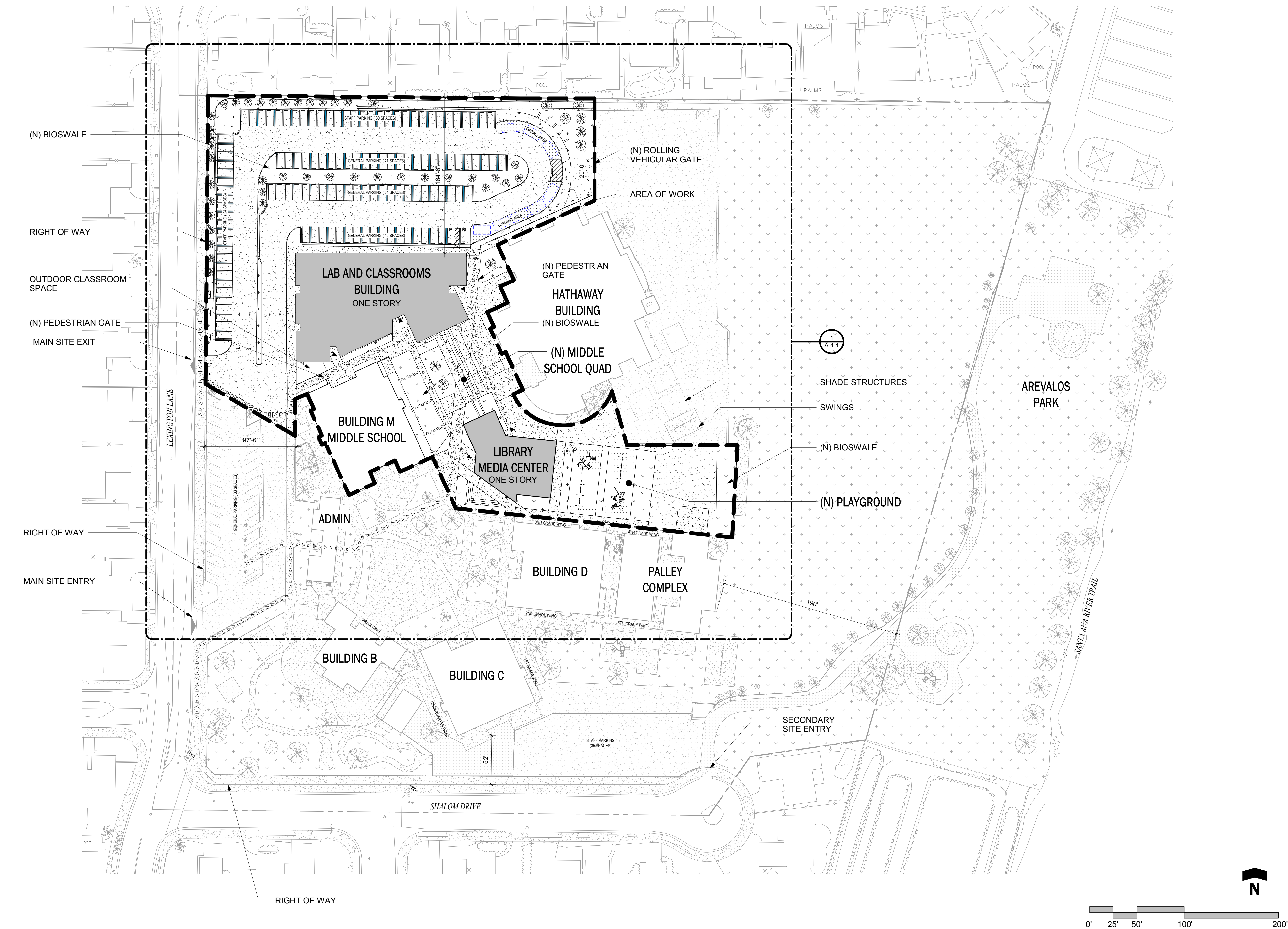
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ENLARGED
EXISTING SITE
PLAN

A.2



SITE LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- LANDSCAPE
- ASPHALT PAVING
- HARDSCAPE
- ACCESSIBLE ENTRY
- ACCESSIBLE PATH OF TRAVEL

SITE NOTES

- ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.
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- FOR PHOTOGRAPHS OF THE PROPOSED MASTER PLAN, SEE SHEET A.12.



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JOB	21749.00
SCALE	1" = 50'-0"
PM	DM
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BUILD OUT PLAN

A.3



SITE LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- LANDSCAPE
- BIOSWALE
- CONCRETE PAVING
- PERMEABLE CONCRETE
- STAINED CONCRETE PAVING
- PERMEABLE PLAYGROUND
- ASPHALT PAVING
- PERMEABLE ASPHALT PAVING

SITE NOTES

- ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.
- FOR PHOTOGRAPHS OF THE PROPOSED MASTER PLAN, SEE SHEET A.12.



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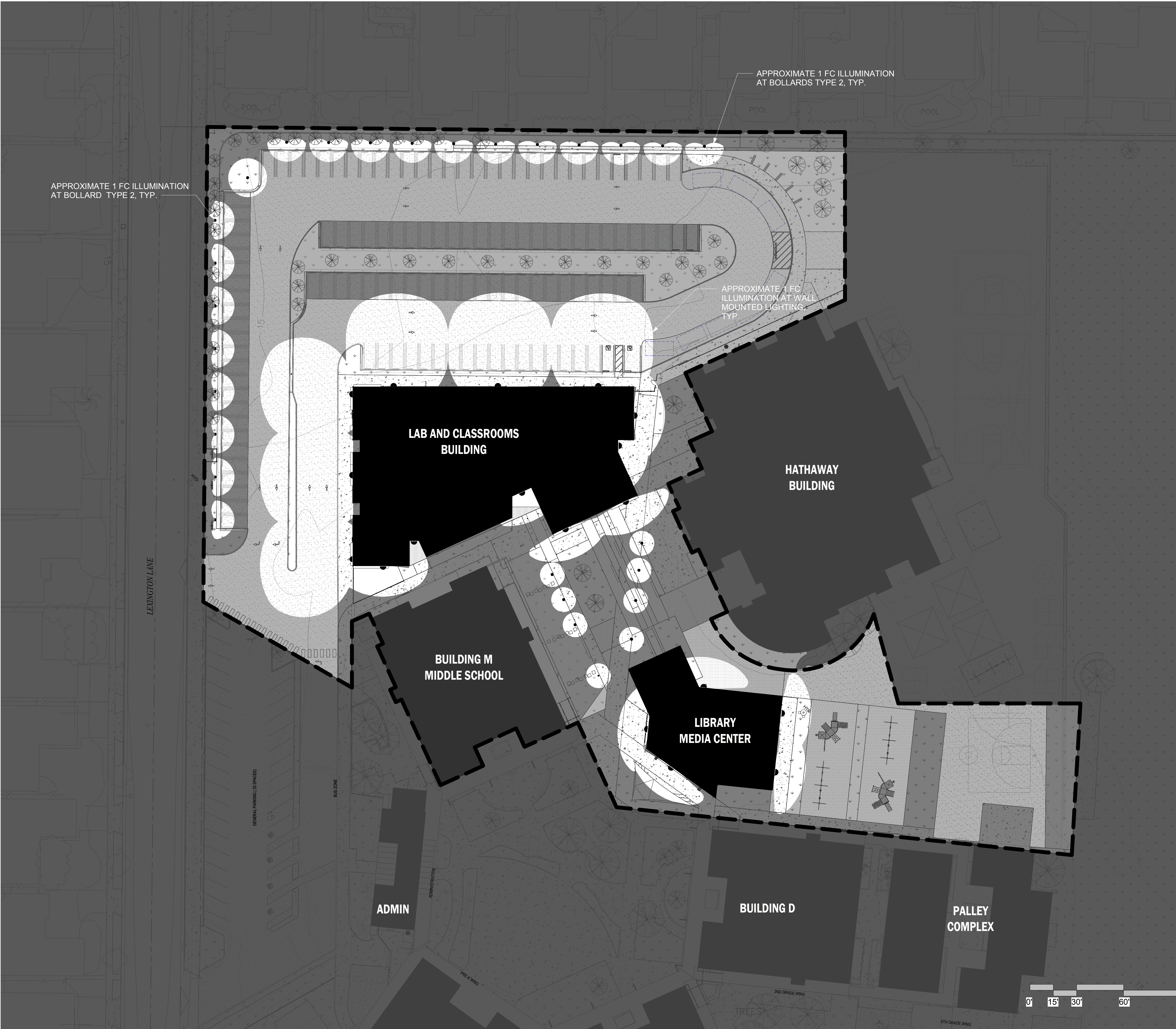
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PM	DM
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ENLARGED BUILD
OUT PLAN

A.4.1



- LIGHT LEGEND
- LIGHT BOLLARD TYPE 1
(360 DEGREE, CUT OFF LIGHT AT 90°)
 - LIGHT BOLLARD TYPE 2
(180 DEGREE, CUT OFF LIGHT AT 90°)
 - WALL MOUNTED FIXTURE
(180 DEGREE, CUT OFF LIGHT AT 90°)



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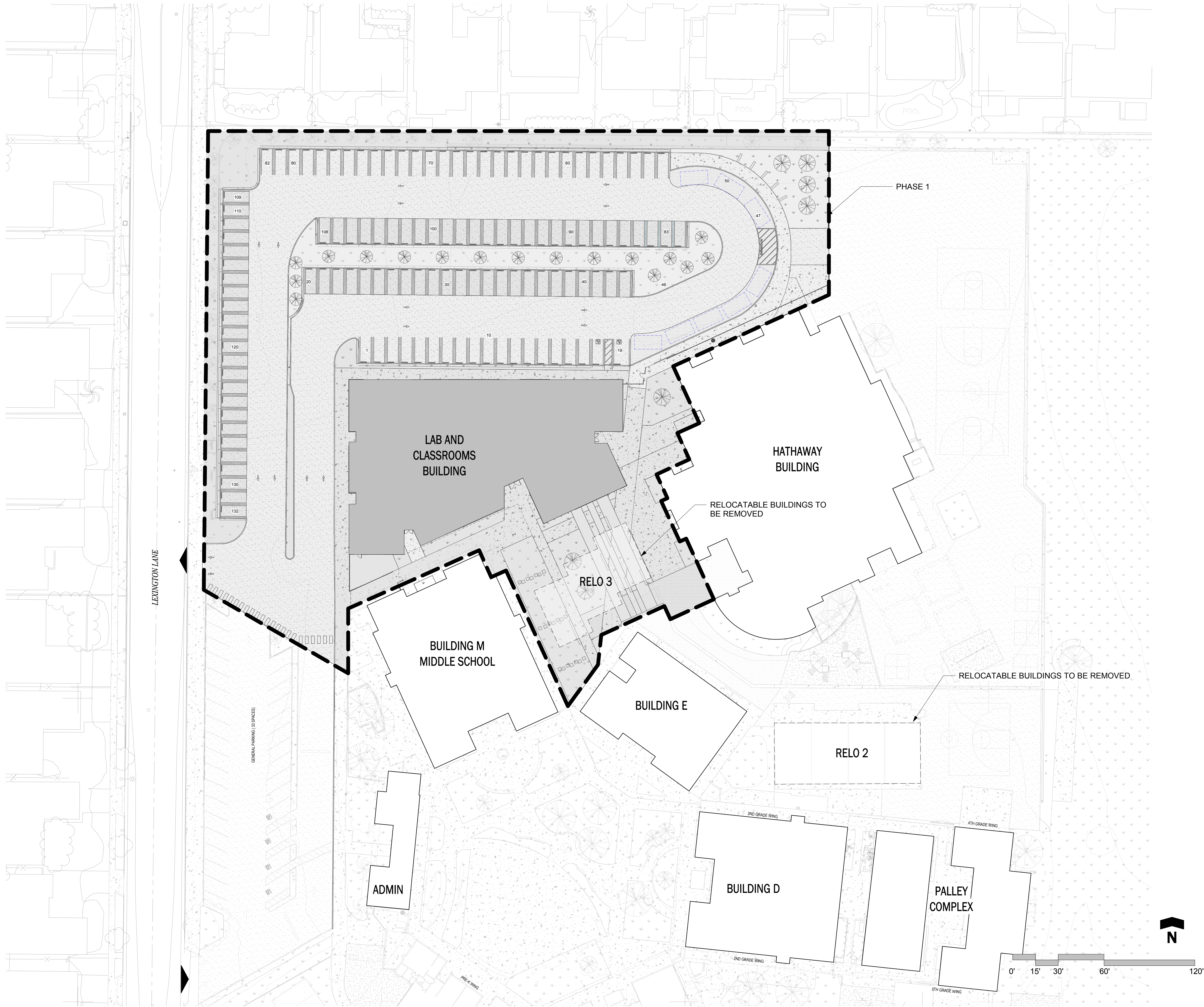
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SITE LIGHTING

PLAN



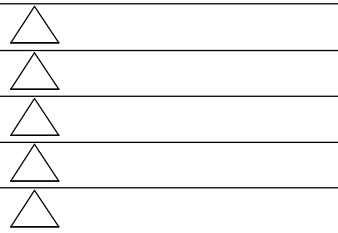
SITE LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- LANDSCAPE
- ASPHALT PAVING
- HARDSCAPE
- AREA PHASE

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PHASING PLAN -
PHASE 1



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A.5.1



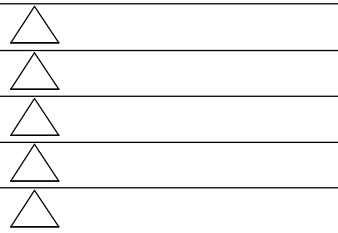
SITE LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- LANDSCAPE
- ASPHALT PAVING
- HARDSCAPE
- AREA PHASE

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PHASING PLAN -
PHASE 2



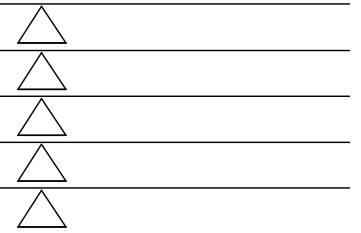
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A.5.2

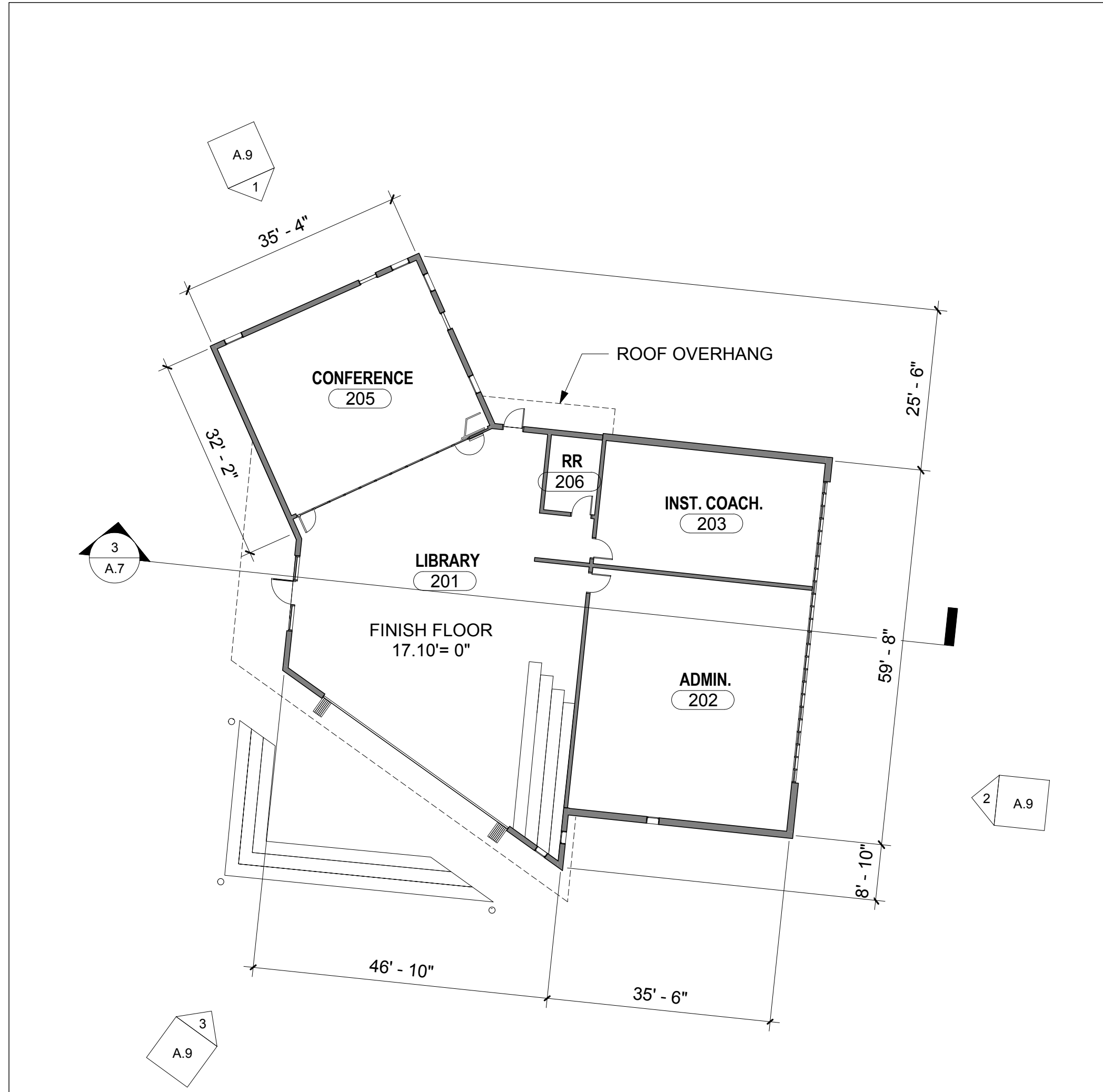
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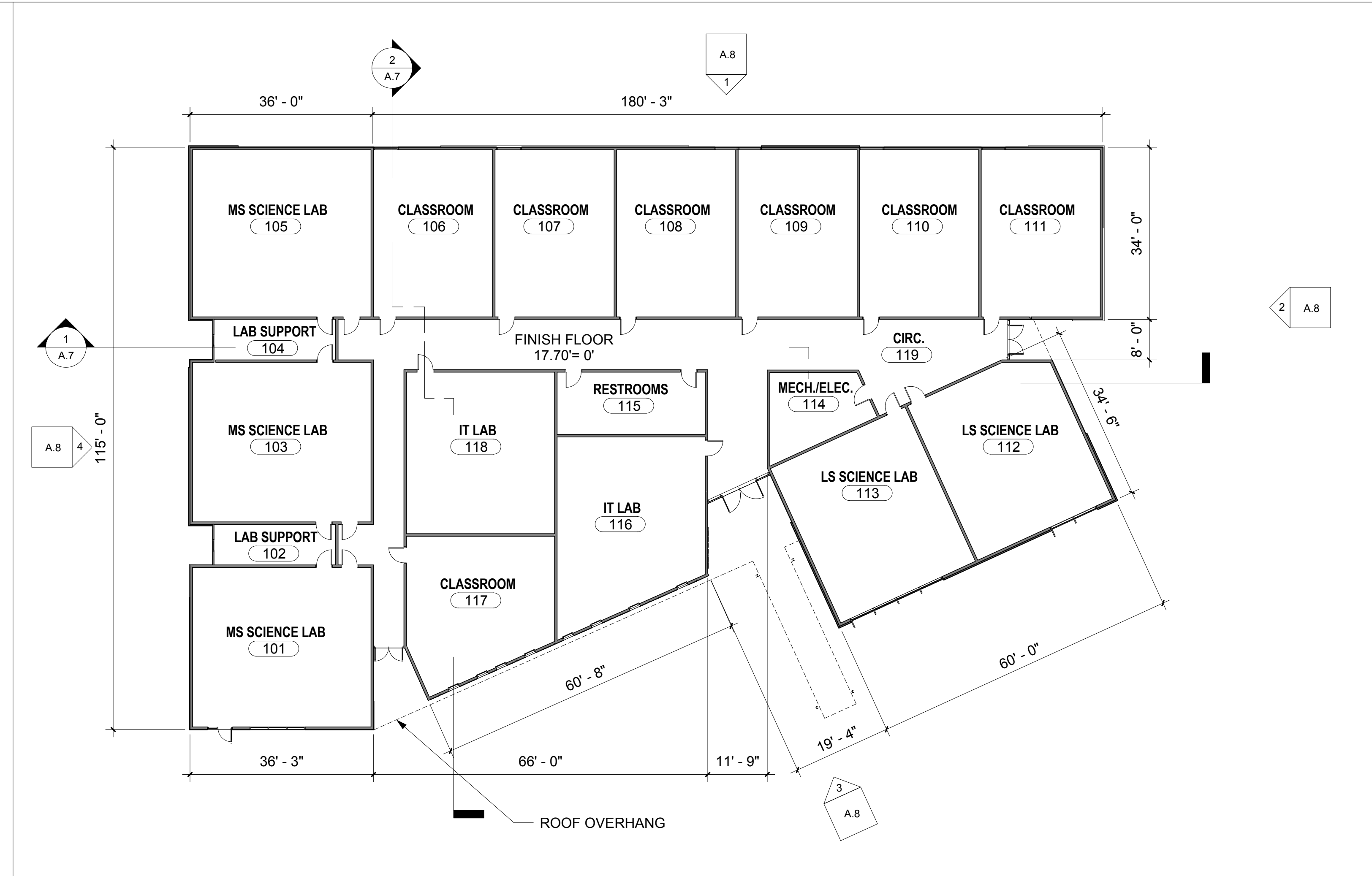
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FLOOR PLAN BUILDING PHASE 2

2

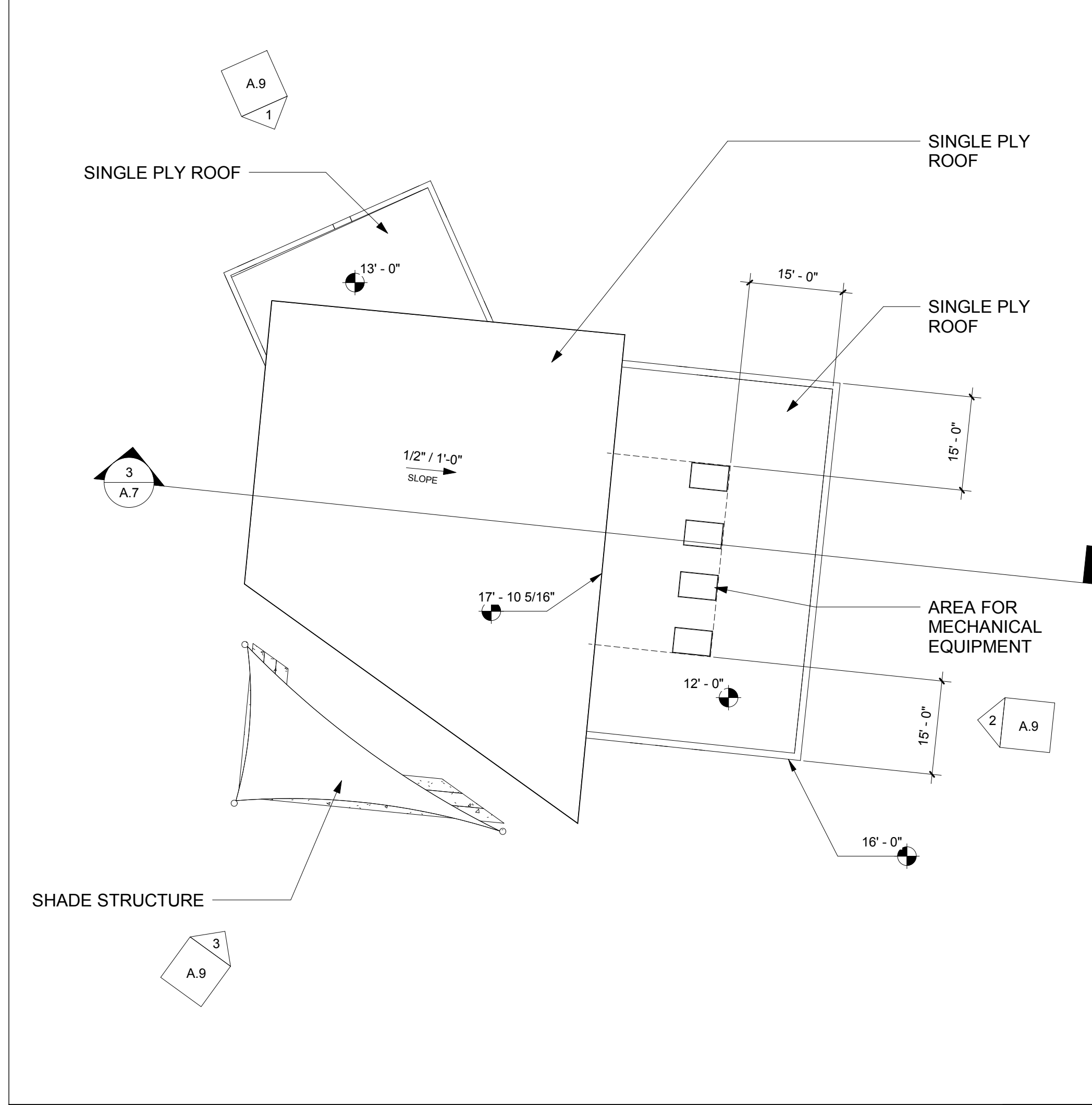
1/16" = 1'-0"



FLOOR PLAN BUILDING PHASE 1

1

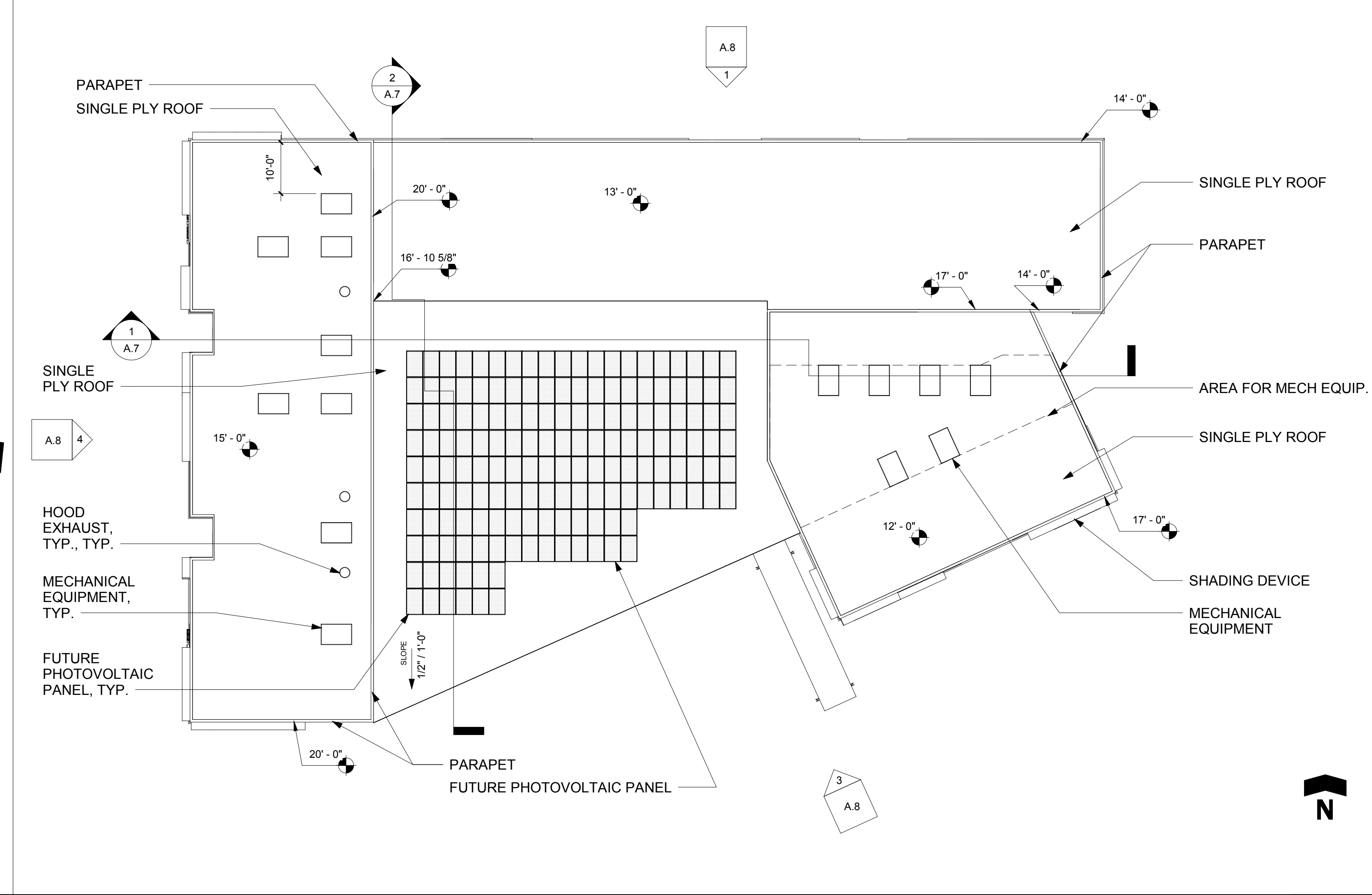
1/16" = 1'-0"



ROOF PLAN PHASE 2

4

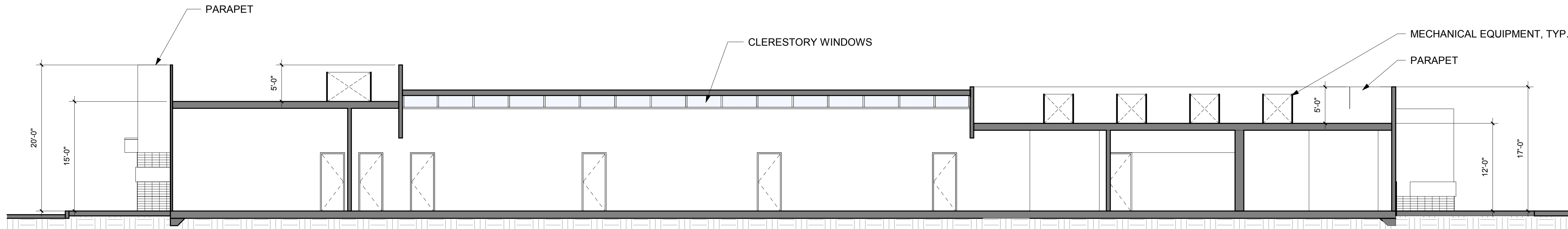
1/16" = 1'-0"



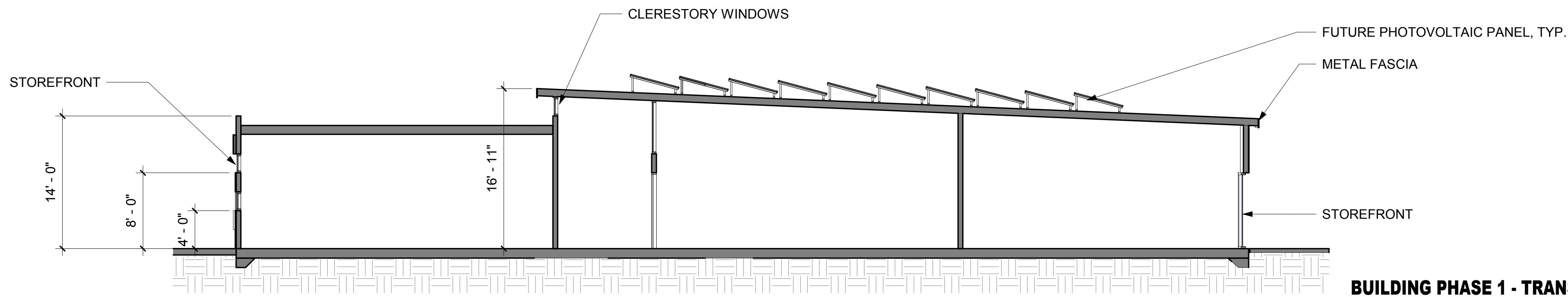
ROOF PLAN PHASE 1

3

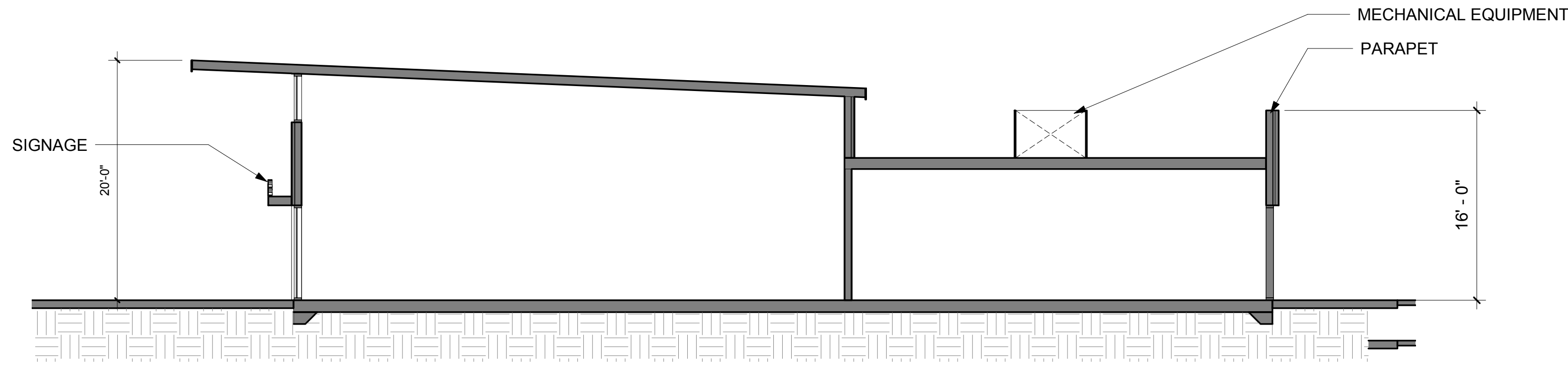
1/16" = 1'-0"



BUILDING PHASE 1 - LONGITUDINAL SECTION **1**
1/8" = 1'-0"



BUILDING PHASE 1 - TRANSVERSAL SECTION **2**
1/8" = 1'-0"



BUILDING PHASE 2 - SECTION **3**
1/8" = 1'-0"



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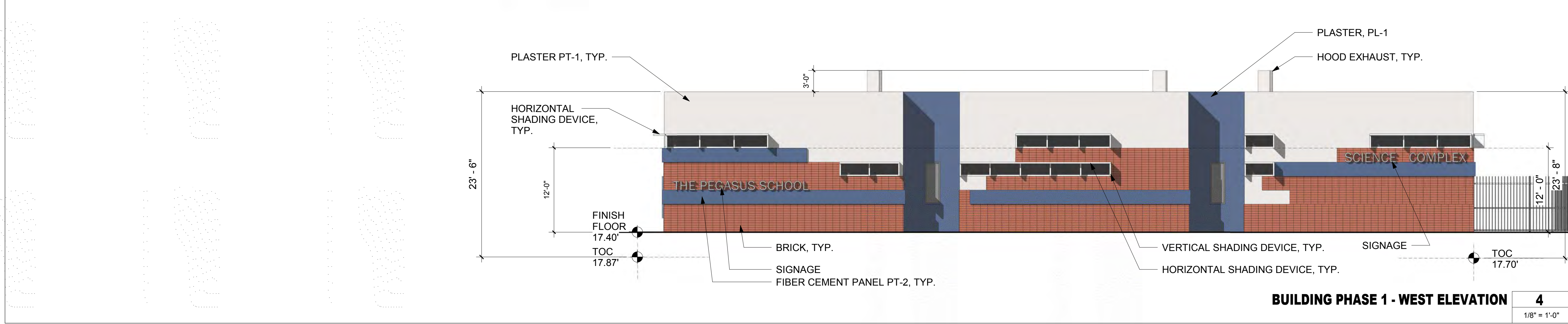
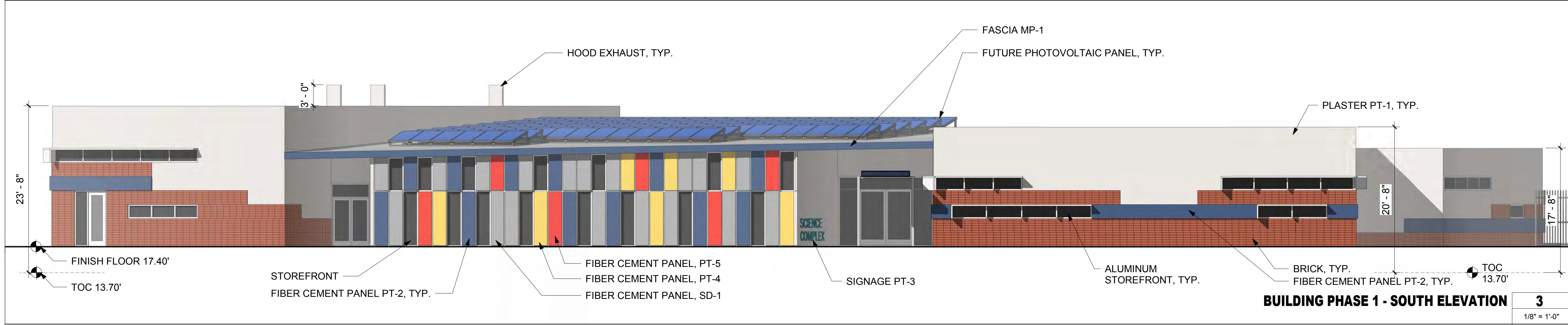
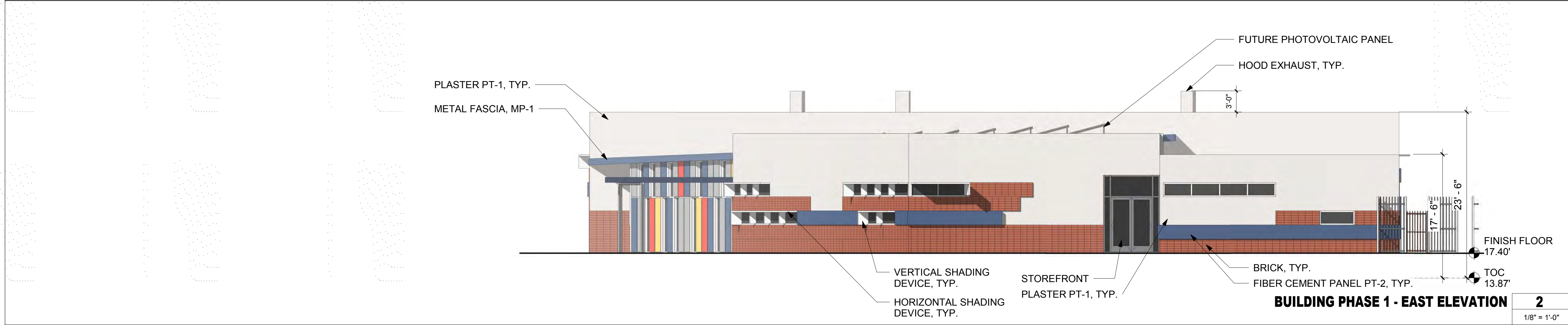
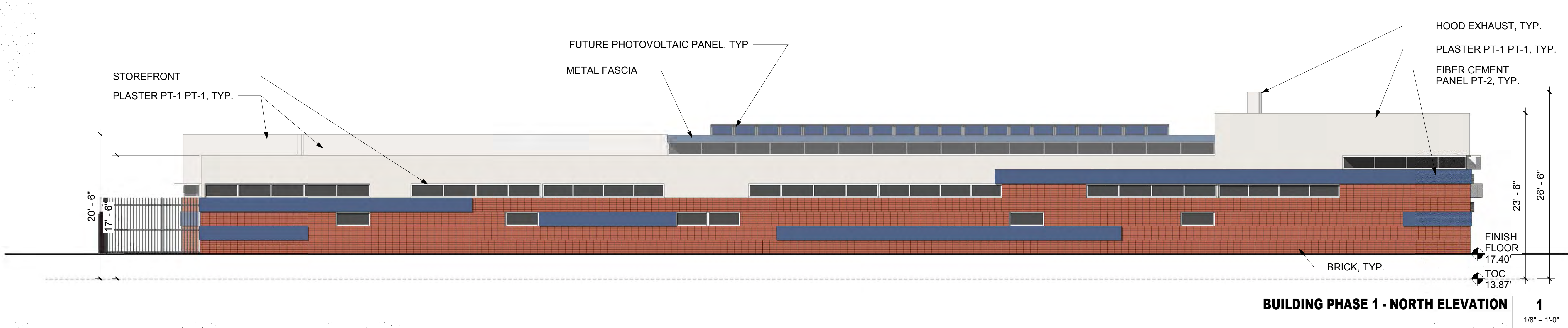
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**BUILDING
SECTIONS**

A.7



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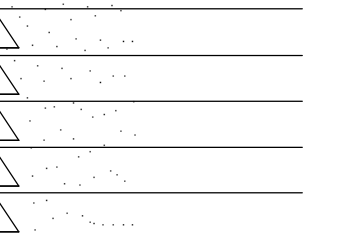
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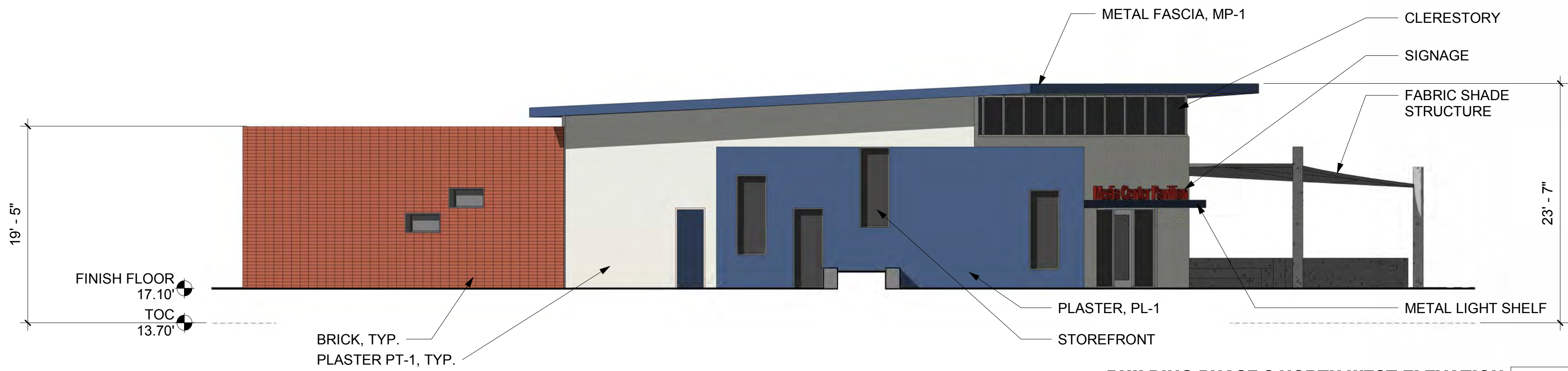
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**EXTERIOR
ELEVATIONS -
PHASE 1**

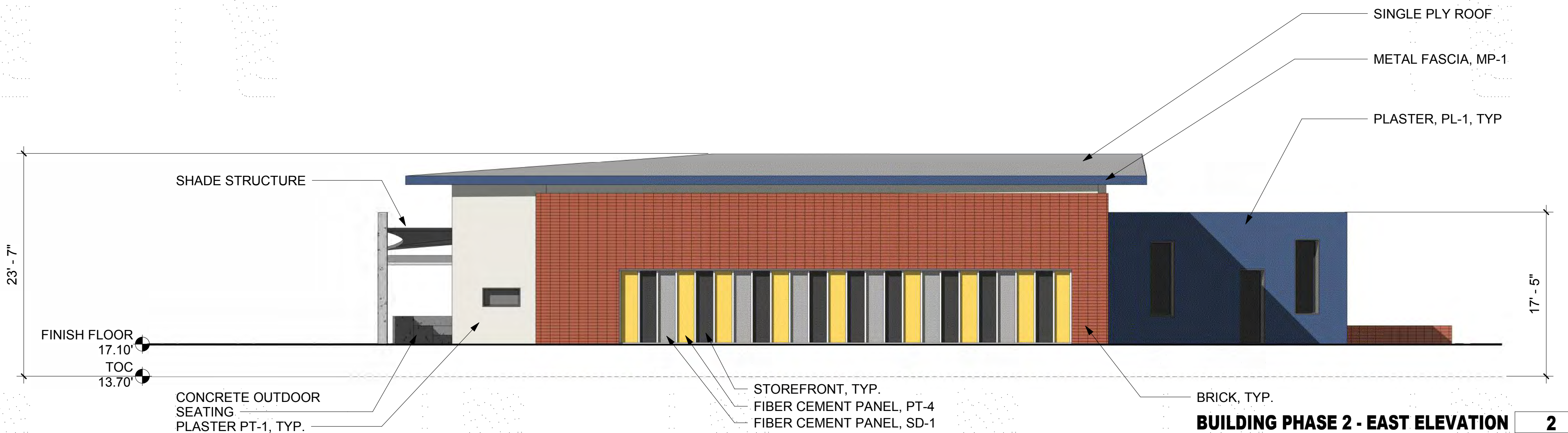
A.8



BUILDING PHASE 2 NORTH WEST ELEVATION

1

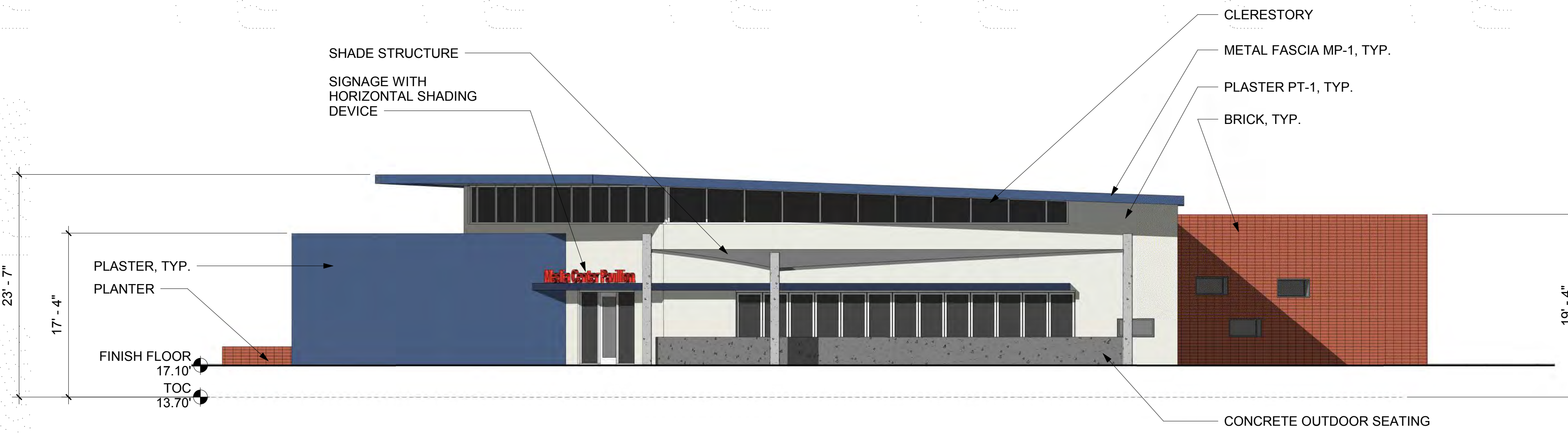
1/8" = 1'-0"



BUILDING PHASE 2 - EAST ELEVATION

2

1/8" = 1'-0"



BUILDING PHASE 2 - SOUTH WEST ELEVATION

3

1/8" = 1'-0"



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EXTERIOR
ELEVATIONS -
PHASE 2

A.9

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VIEWVIEW AT INTERSECTION LEXINGTON AND SHALOM DRIVE

2

N.T.S.



VIEW FROM FROM SHALOM DRIVE

1

N.T.S.



VIEW FROM CAMPUS EXIT

4

N.T.S.



VIEW FROM LEXINGTON AT SITE ENTRY

3

N.T.S.



VIEW FROM LEXINGTON AT NORTH WEST CORNER OF PROPERTY

6

N.T.S.



VIEW FROM LEXINGTON LOOKING NORTH

5

N.T.S.



ELEMENTARY SCHOOL QUAD

7

N.T.S.



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VIEW FROM ASPHALT PLAY AREA

2
N.T.S.



VIEW FROM PROPERTY NORTH EAST CORNER

1
N.T.S.



VIEW AT NORTH WEST CORNER OF PROPERTY

5
N.T.S.



VIEW FROM NORTH PROPERTY LINE

4
N.T.S.



VIEW FROM PICK UP AREA LOOKING NORTH

3
N.T.S.



VIEW FROM NORTH SIDE OF BUILDING M

8
N.T.S.



VIEW AT EXISTING TURNAROUND

7
N.T.S.



VIEW FROM NORTH SIDE OF HATHAWAY BUILDING

6
N.T.S.



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VIEW FROM NORTH WEST CORNER 2
12" = 1'-0"



VIEW FROM NORTH EAST CORNER 3
12" = 1'-0"



AERIAL VIEW 1
12" = 1'-0"



VIEW OUTSIDE MIDDLE SCHOOL BUILDING 6
12" = 1'-0"



VIEW BETWEEN MIDDLE SCHOOL AND NEW BUILDING PHASE 1 5
12" = 1'-0"



VIEW OF NEW BUILDING PHASE 1 MAIN ENTRY 4
12" = 1'-0"



VIEW OF NEW BUILDING PHASE 2 FROM PLAZA 8
12" = 1'-0"



VIEW OF NEW BUILDING PHASE 1 FROM PLAZA 7
12" = 1'-0"

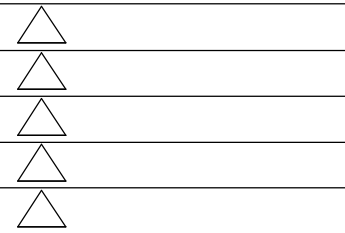


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