

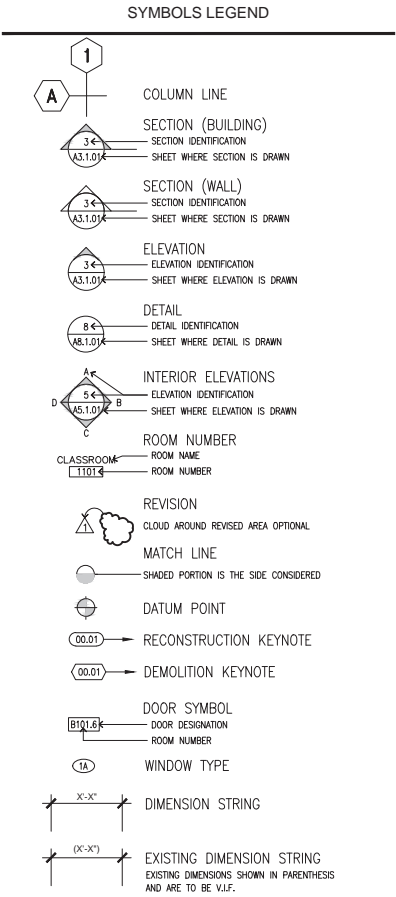
Attachment No. PC 6

Project Plans

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20402 NEWPORT COAST DRIVE, NEWPORT BEACH, CA 92657

ABBREVIATIONS			
&	AND	I.D.	INSIDE DIAMETER(DIM.)
L	ANGLE	INSUL.	INSULATION
@	AT	INT.	INTERIOR
⊕	CENTERLINE	JAN.	JANITOR
φ	DIAMETER OR ROUND POUND OR NUMBER	JT.	JOINT
(E)	EXISTING	L	LANDSCAPE
ACOUS.	ACOUSTICAL	LAM.	LAMINATE
A.D.	AREA DRAIN	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LKR.	LOOKER
ADJ.	ADJACENT	LT.	LIGHT
AGGR.	AGGREGATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
ASB.	ASBESTOS	MET.	METAL
ASPH.	ASPHALT	MFR.	MANUFACTURER
BD.	BOARD	M.H.	MANHOLE
BITUM.	BITUMINOUS	MIN.	MINIMUM
BLDG.	BUILDING	MIR.	MIRROR
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
BM.	BEAM	MTD.	MOUNTED
BOT.	BOTTOM	MTL.	MATERIAL
		MUL.	MULLION
CAB.	CABINET	(N)	NEW
C.B.	CATCH BASIN	N.	NORTH
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	NO.	NUMBER
C.I.	CAST IRON	NOM.	NOMINAL
C.G.	CORNER GUARD	N.T.S.	NOT TO SCALE
CLG.	CEILING		
C.L.	CHAIN LINK	O.A.	OVERALL
CLKG.	CAULKING	OBSC.	OBSOLETE
CLO.	CLOSET	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER(DIM.)
C.O.	CASED OPENING	OFF.	OFFICE
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	PH	PANIC HARDWARE
CONSTR.	CONSTRUCTION	PRCST.	PRE-CAST
CONT.	CONTINUOUS	PL	PLATE
CORR.	CORRIDOR	P. LAM.	PLASTIC LAMINATE
CTSK.	COUNTERSUNK	PLAS.	PLASTER
CNTR.	COUNTER	PLYWD.	PLYWOOD
CTR.	CENTER	PAIR	PAIR
		PT.	POINT
DBL.	DOUBLE	P.T.D.	PAPER TOWEL DISPENSER
DEPT.	DEPARTMENT	P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
D.F.	DRINKING FOUNTAIN	PTN.	PARTITION
DET.	DETAIL	P.T.R.	PAPER TOWEL RECEPTACLE
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIM.	DIMENSION		
DISP.	DISPENSER	R.	RISER
DN.	DOWN	RAD.	RADIUS
D.O.	DOOR OPENING	R.D.	ROOF DRAIN
DR.	DOOR	REF.	REFERENCE
DWR.	DRAWER	REFR.	REFRIGERATOR
D.S.	DOWNSPOUT	RGTR.	REGISTER
D.S.P.	DRY STANDPIPE	REINF.	REINFORCED
DWG.	DRAWING	REQ.	REQUIRED
E	EAST	RESIL.	RESILIENT
EA.	EACH	RM	ROOM
E.D.F.	ELECT. DRINKING FOUNT.	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	RWD.	REDWOOD
EL.	ELEVATION	R.W.L.	RAIN WATER LEADER
ELEC.	ELECTRICAL		
ELEV.	ELEVATOR	S.	SOUTH
EMER.	EMERGENCY	S.C.	SLAB CUT
ENCL.	ENCLOSURE	S.C.D.	SEAT COVER DISPENSER
E.P.	ELECT. PANELBOARD	SCHED.	SCHEDULE
EQ.	EQUAL	S.D.	SOAP DISPENSER
EQPT.	EQUIPMENT	SECT.	SECTION
E.W.C.	ELECT. WATER COOLER	SH.	SHELL
EXST.	EXISTING	SHR.	SHOWER
EXPO.	EXPOSED	SHT.	SHEET
EXP.	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	S.N.D.	SANITARY NAPKIN DISP.
		S.N.R.	SANITARY NAPKIN RECEPT.
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.B.	FLAT BAR	SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.T.	STAINLESS STEEL
FDN.	FOUNDATION	S.SK.	SERVICE SINK
F.E.	FIRE EXTINGUISHER	STA.	STATION
F.E.C.	FIRE EXTINGUISHER CAB.	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.H.C.	FIRE HOSE CABINET	STOR.	STORAGE
FIN.	FINISH	STR.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
FLASH.	FLASHING	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT		
F.O.C.	FACE OF CONCRETE	TRD.	TREAD
F.O.F.	FACE OF FINISH	T.B.	TOWEL BAR
F.O.M.	FACE OF MASONRY	T.C.	TOP OF CURB
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
FRFR.	FIREPROOF	T.G.	TONGUE AND GROOVE
F.S.	FULL SIZE	TER.	TERRAZZO
FT.	FOOT OR FEET	T&G.	TONGUE AND GROOVE
FTG.	FOOTING	THK.	THICK
FUR.	FURRING	T.O.C.	TOP OF CANOPY
FUT.	FUTURE	T.O.M.S.	TOP OF MECHANICAL SCREEN </td
		T.O.P.	TOP OF PARAPET
GA.	GAUGE	T.O.S.	TOP OF SLAB
GALV.	GALVANIZED	T.O.STL.	TOP OF STEEL
G.B.	GRAB BAR	T.P.	TOP OF PAVEMENT
G.I.S.M.	GALV. IRON SHT. MET.	T.P.D.	TOILET PAPER DISPENSER
GL.	GLASS	T.V.	TELEVISION
GND.	GROUND	T.O.W.	TOP OF WALL
GR.	GRADE	TYP.	TYPICAL
GYP.	GYPSUM	U.N.O.	UNLESS NOTED OTHERWISE
		U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VESTIBULE
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD
HDWE.	HARDWARE		
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HR.	HOUR	WD.	WOOD
HGT.	HEIGHT	W/O	WITHOUT
		W.P.	WATERPROOF
		WT.	WEIGHT



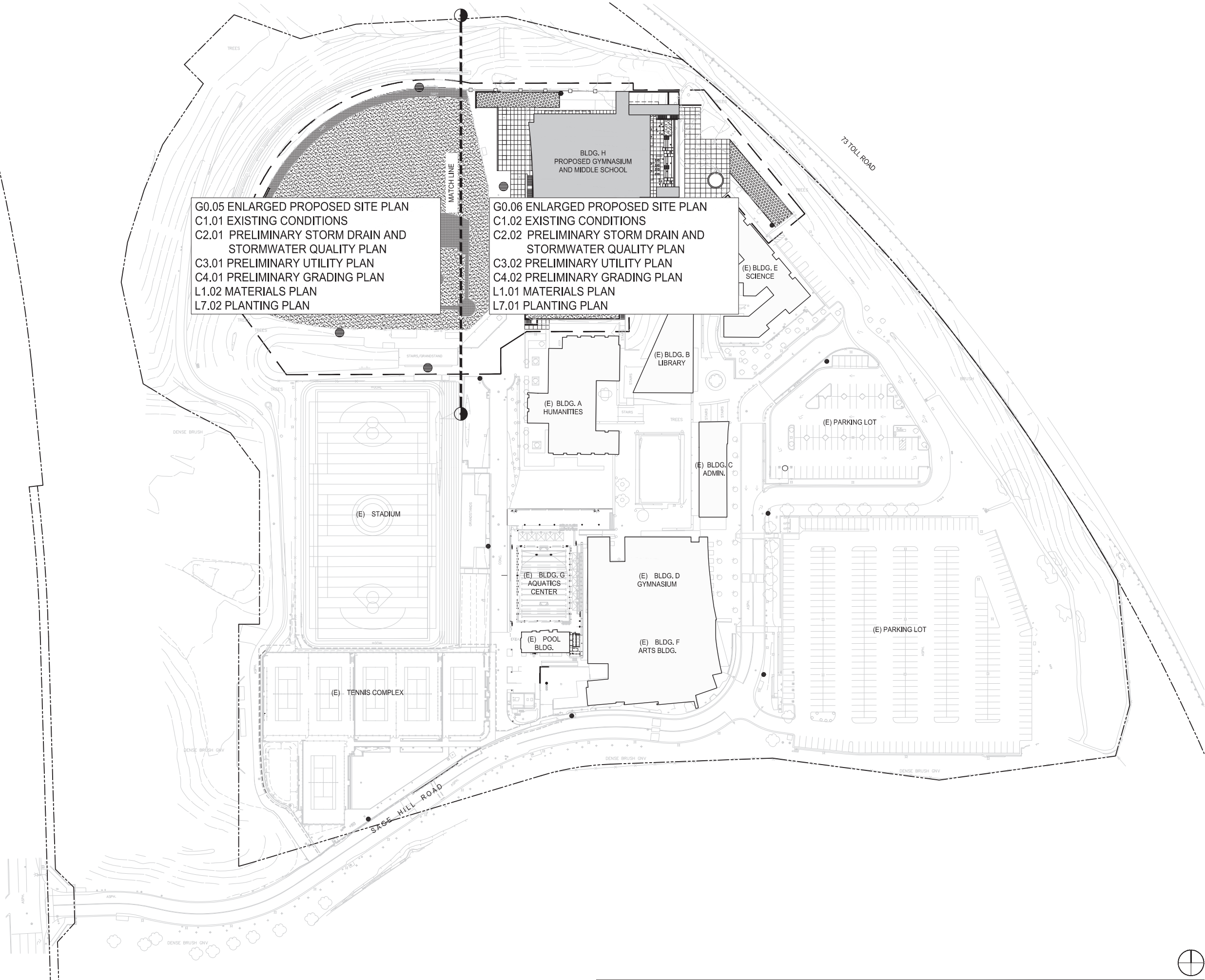
PROJECT SCOPE		
(CAMPUS IS EXISTING)		
1. ADDITION OF AN APPROX. 30,000 S.F. 3-STORY BUILDING HOUSING A GYM AND MIDDLE SCHOOL AND ASSOCIATED SITE WORK.		
2. MODERNIZATION OF EXISTING BASEBALL FIELDS FROM NATURAL TURF TO ARTIFICIAL AND ADDITION OF SPORTS LIGHTING. ADDITION OF ARTIFICIAL PRACTICE AREA ADJACENT TO GYM.		
TABULATIONS		
USE	PROPOSED	ZONING CODE
HOURS OF OPERATION	MONDAY - FRIDAY 7:00AM - 5:30PM	N.A.
LOT AREA	28.409 +/- ACRES	N.A.
SETBACK (FRONT)	NONE	XX
SETBACK (SIDE)	NONE	XX
SETBACK (REAR)	NONE	XX
GROSS FLOOR AREA CAMPUS (SQ. FT.)	SEE DEVELOPMENT SUMMARY CHART	N.A.
GROSS FLOOR AREA PROPOSED MIDDLE SCHOOL AND GYMNASIUM (SQ. FT.)	FIRST FLOOR: 23,760 SF SECOND FLOOR: 8,218 SF THIRD FLOOR: 6,680 SF TOTAL: 38,658 SF	N.A.
FLOOR AREA RATIO	0.1827	MAX. 0.5
BUILDING / LOT COVERAGE (%)	8.95%	XX
BUILDING HEIGHT	38'-0" / 55'-2"	65'-0"
LANDSCAPING (%)	16% OF 28,730 SF	N.A.
PAVING (%)	84% OR 150,835 SF	N.A.
PARKING	1 STALL PER SIX (6) STUDENTS PLUS ONE (1) PARKING SPACE FOR EVERY FACULTY/STAFF MEMBER REQUIRED: 238 PROVIDED: 466	CUP

CODE ANALYSIS

NOTE:

BUILDING DESIGN WILL ASSUME OCCUPANCY A AND OCCUPANCY E TO NOT FUNCTION AT THE SAME TIME AND UTILIZES THE WORST CASE SCENARIO.

Worksheet: Project Data (see Spreadsheet: 2020 Initial CDP Table 4221)									
Occupancy Type	Area	Male	Female	Male	Female	Male	Female	Male	Female
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140
Assembly	17	1,140	1,140						



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SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

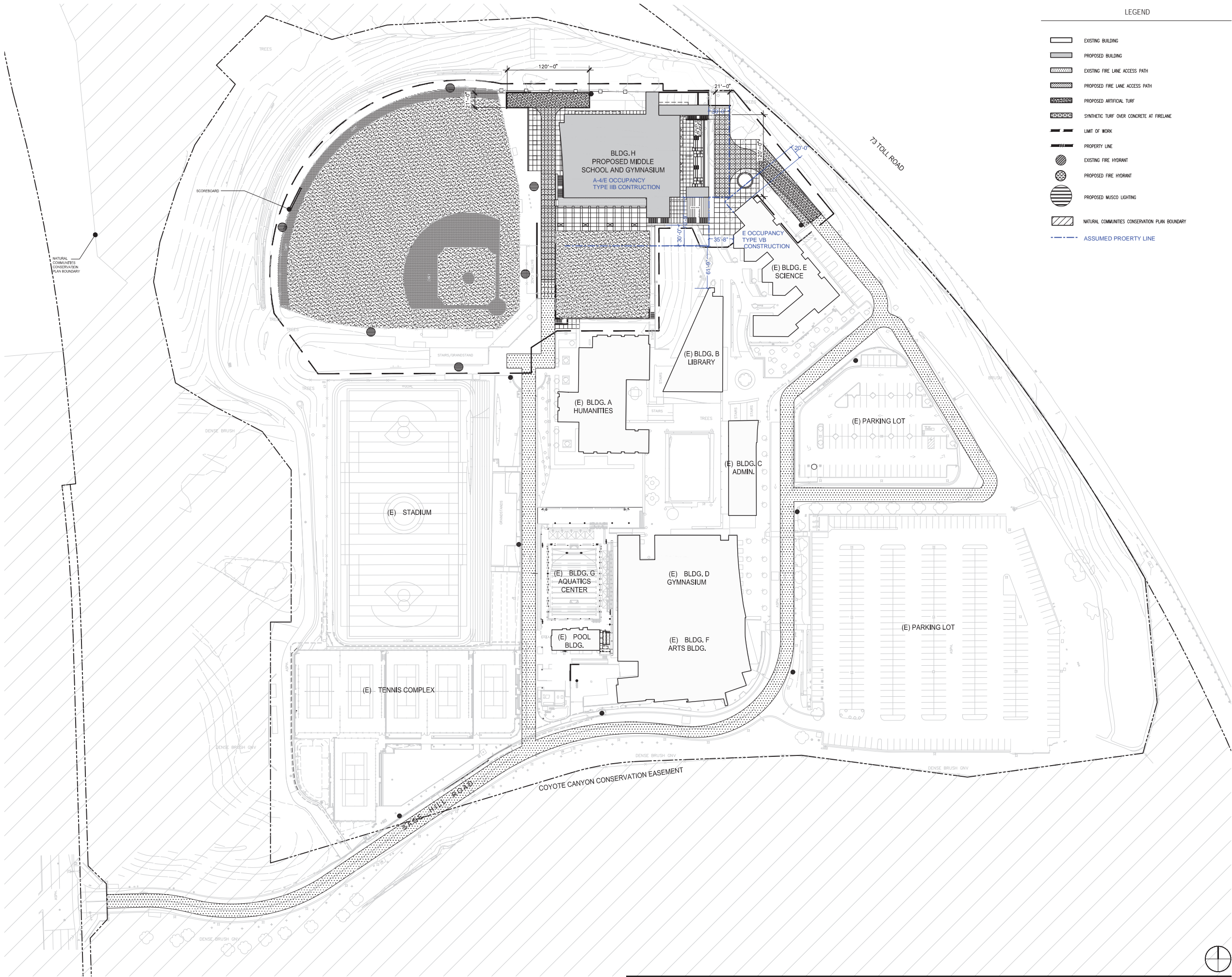
Submitted	Date
FINAL SITE PLAN EXHIBIT PACKAGE	08/18/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW #1	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1" = 50'-0"

PROPOSED COMPOSITE
KEY PLAN

223

G0.02



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING FIRE LANE ACCESS PATH
- PROPOSED FIRE LANE ACCESS PATH
- PROPOSED ARTIFICIAL TURF
- SYNTHETIC TURF OVER CONCRETE AT FIRELANE
- LIMIT OF WORK
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED MUSCO LIGHTING
- NATURAL COMMUNITIES CONSERVATION PLAN BOUNDARY
- ASSUMED PROERTY LINE

LPA

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

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SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

Submitted	Date
FINAL SITE PLAN EXHIBIT B (FIRE ACCESS PLAN)	08/16/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW #1	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1" = 50'-0"

PROPOSED FIRE
ACCESS PLAN

224

G0.03

[illegible]

Submittal	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	11/14/22
<u>SITE DEVELOPMENT REVIEW R1</u>	<u>9/18/23</u>

Job Number	3069101
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Scale	1" = 50'-0"

Landscape Architecture Engineering Interiors

ARCHITECTURE ARCHITECTURE PLANNING

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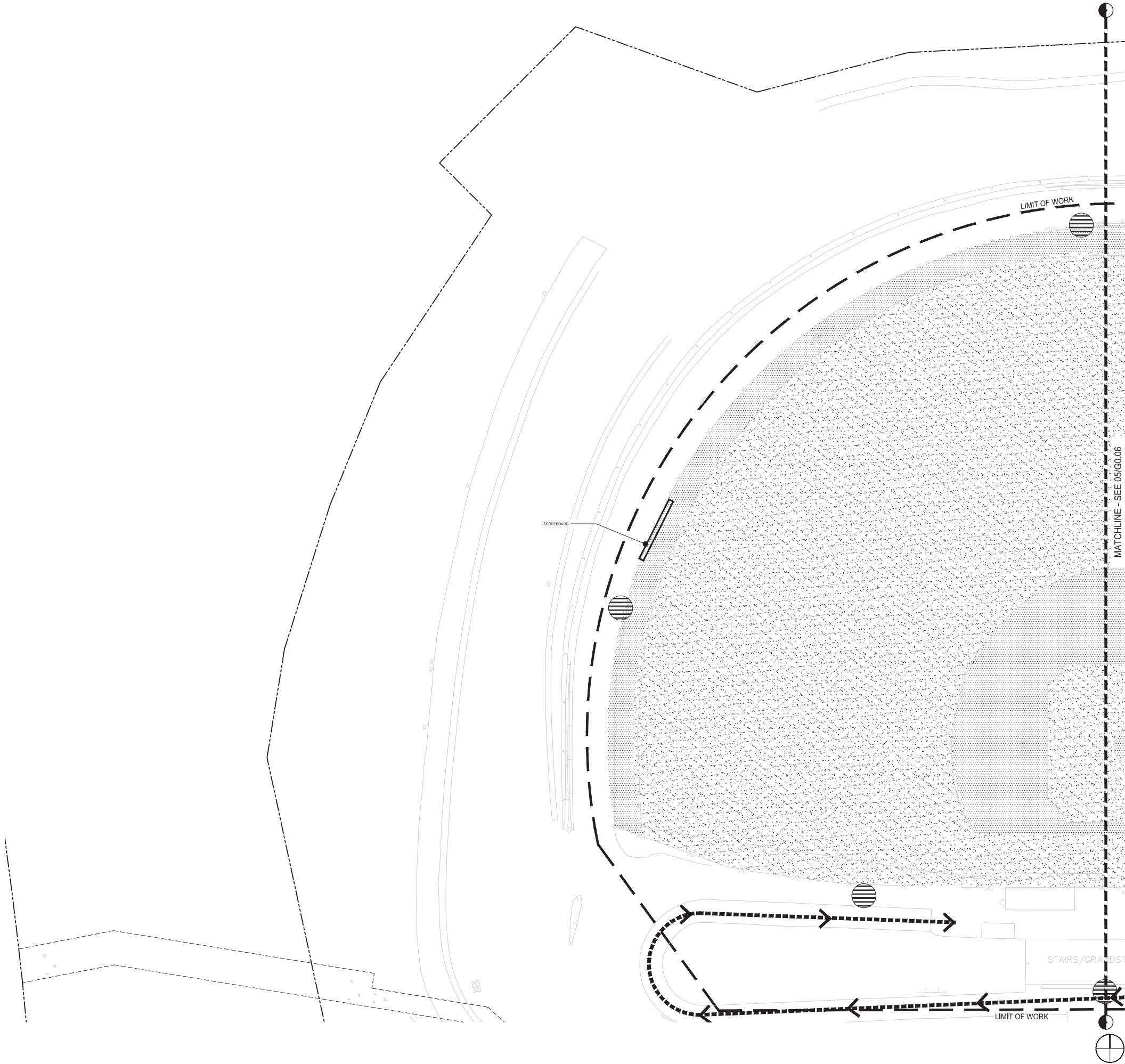
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LEGEND

EXISTING BUILDING

PROPOSED BUILDING

EXISTING FIRE LANE ACCESS PATH

PROPOSED FIRE LANE ACCESS PATH

PROPOSED ARTIFICIAL TURF

SYNTHETIC TURF OVER CONCRETE AT FIRELANE

LIMIT OF WORK

PROPERTY LINE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED MUSCO LIGHTING
NOTE: LIGHTING SHALL COMPLY WITH SPECIAL CRITERIA
DUE TO THE ADJACENT NCCP RESERVE AREA.

PROPOSED PATH OF TRAVEL

EXISTING PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL (P.O.T.) BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAX SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALKWAY ABOVE 27" AND LESS THAN 80" (11B-204 AND 11B-307). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206 PER 11B-201.1

MATCHLINE - SEE 05/G0.06

LPA

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office
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LPADesignStudios.com
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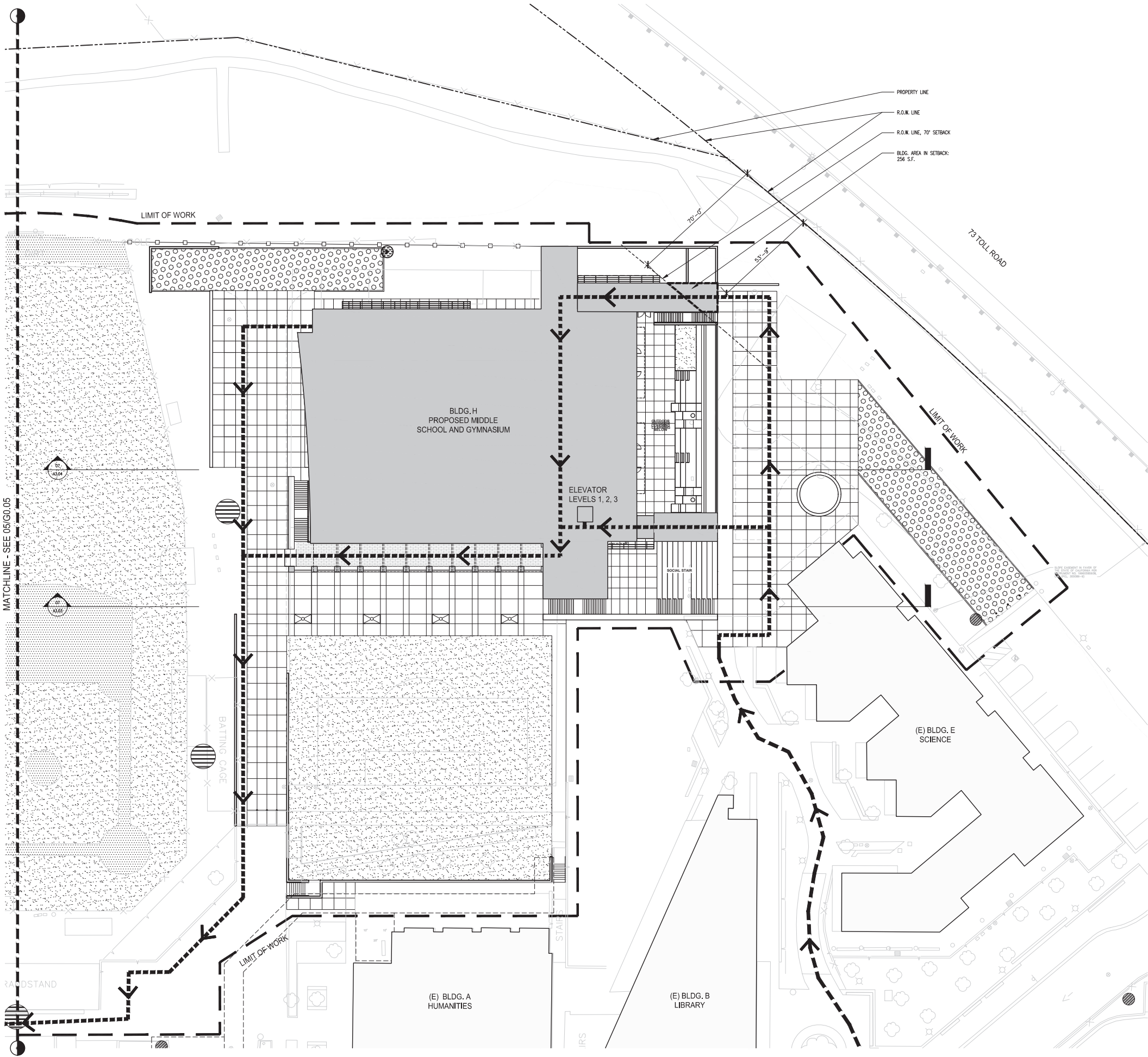
LPA, Inc.

SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

Submitted	Date
PROJECT REVIEW EXHIBIT PACKAGE	08/16/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW #1	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1" = 20'-0"



LEGEND

EXISTING BUILDING

PROPOSED BUILDING

EXISTING FIRE LANE ACCESS PATH

PROPOSED FIRE LANE ACCESS PATH

PROPOSED ARTIFICIAL TURF

SYNTHETIC TURF OVER CONCRETE AT FIRELANE

LIMIT OF WORK

PROPERTY LINE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED MUSCO LIGHTING

PROPOSED PATH OF TRAVEL

EXISTING PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL (P.O.T.) BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" RISE/FALL AT 1:2 MAX SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 AND 11B-307). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206 PER 11B-201.1

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20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

Submittal	Date
FINAL SITE PLAN EXHIBIT B (ENLARGED SCALE)	08/16/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW #1	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1" = 20'-0"

ENLARGED PROPOSED
SITE PLAN

227

G0.06



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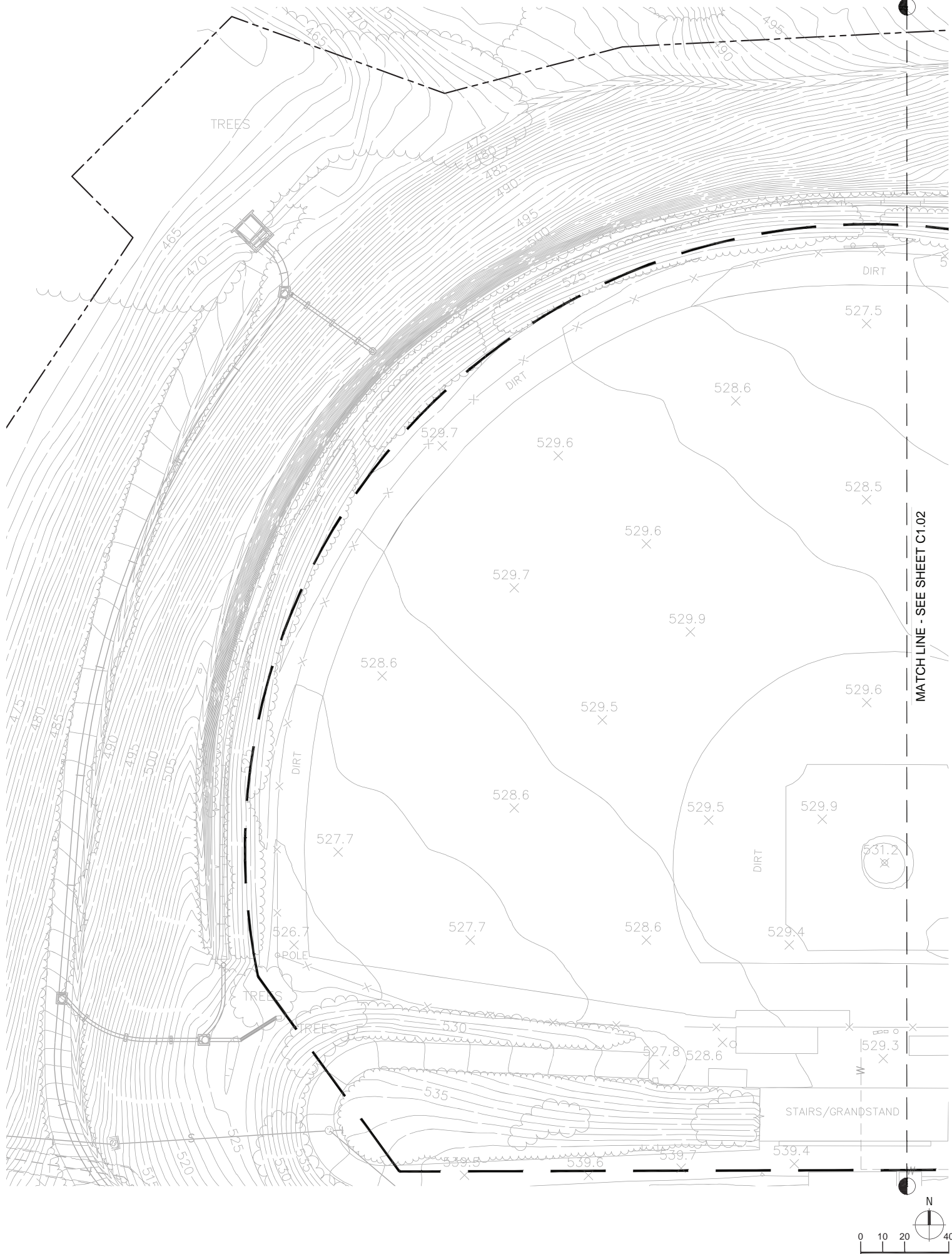
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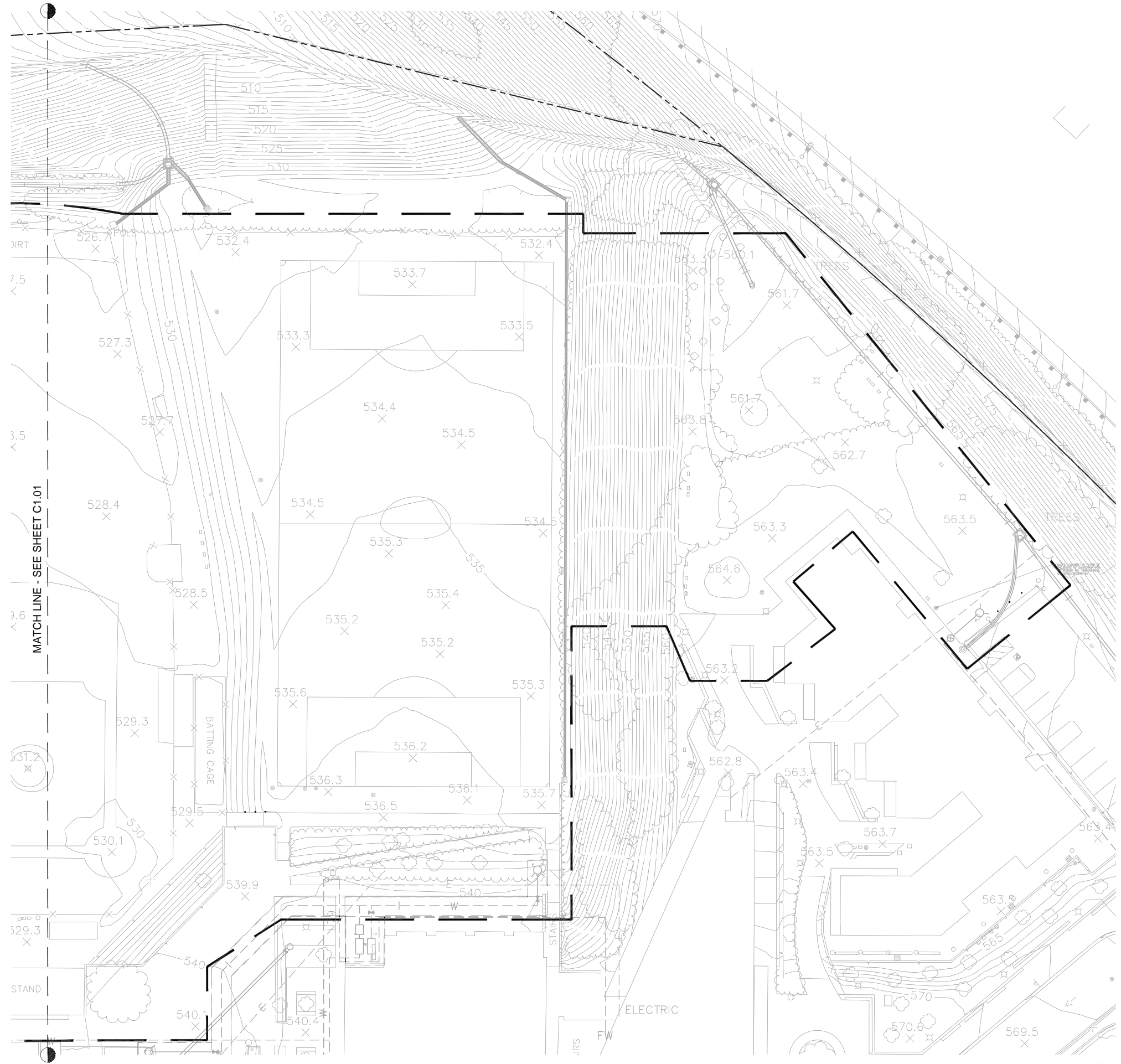
Submital	Date
DRIFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW W/ PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	10/04/22
<u>SITE DEVELOPMENT REVIEW R1</u>	<u>9/18/23</u>

Job Number	3069101
Date Published	9/18/23
Checked By	AC
Scale	1" = 20'

EXISTING
CONDITIONS

228
C1.01





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Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

Submitted	Date
PROJECT DEVELOPMENT REVIEW PACKAGE	08/15/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	10/04/22
SITE DEVELOPMENT REVIEW #1	9/18/23

Job Number	3069101
Date Published	9/18/23
Checked By	AC
Scale	1" = 20'



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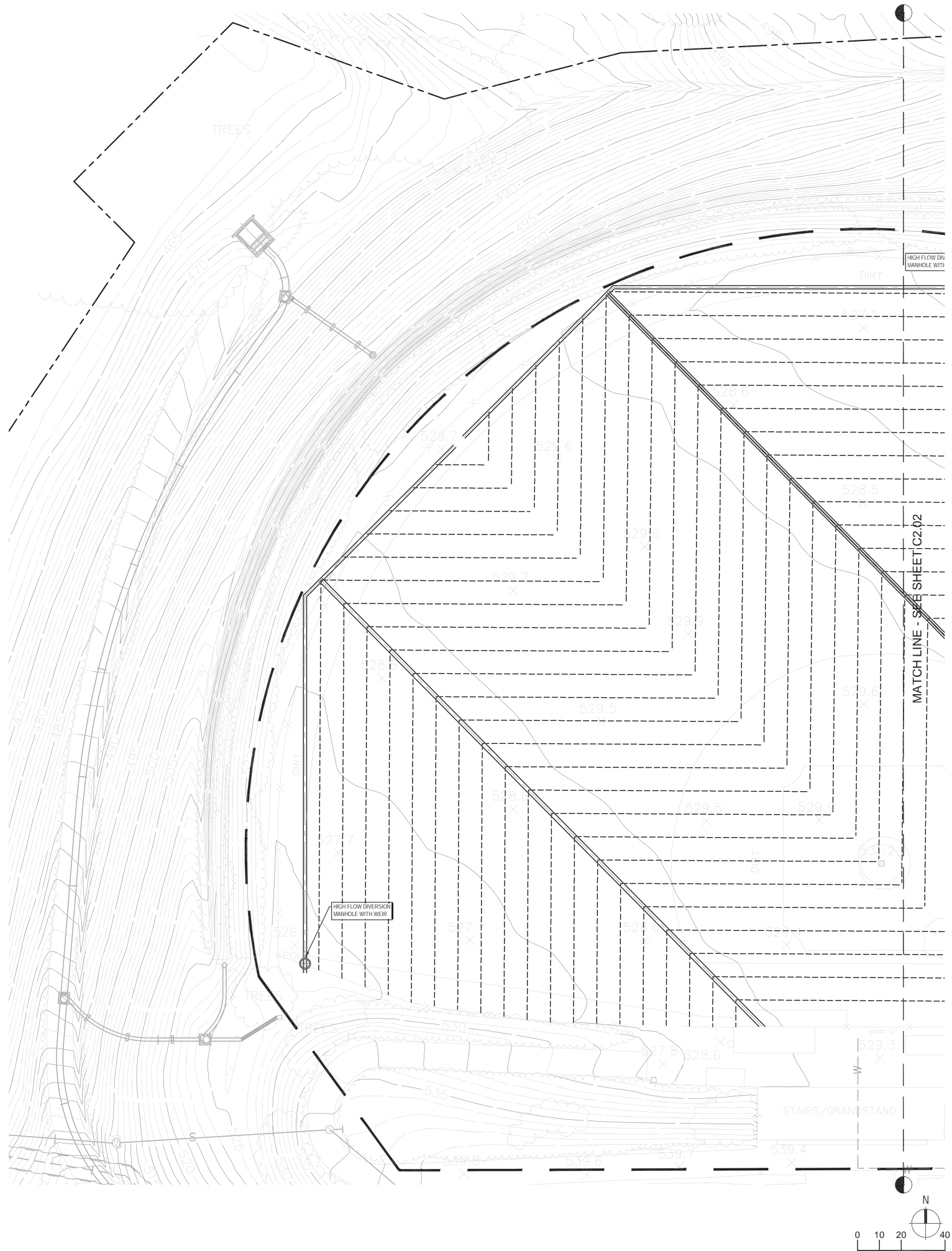
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Submittal	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	10/04/22
SITE DEVELOPMENT REVIEW R1	9/19/23

Job Number	3069101
Date Published	9/18/23
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Scale	1" = 20'

PRELIMINARY
STORM DRAIN AND
STORMWATER
QUALITY PLAN

C2.01





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Subtotal	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	10/4/22
SITE DEVELOPMENT REVIEW R1	9/19/23

Job Number	3069101
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ate Published	9/18/23
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scale	1" = 20'
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PRELIMINARY STORM

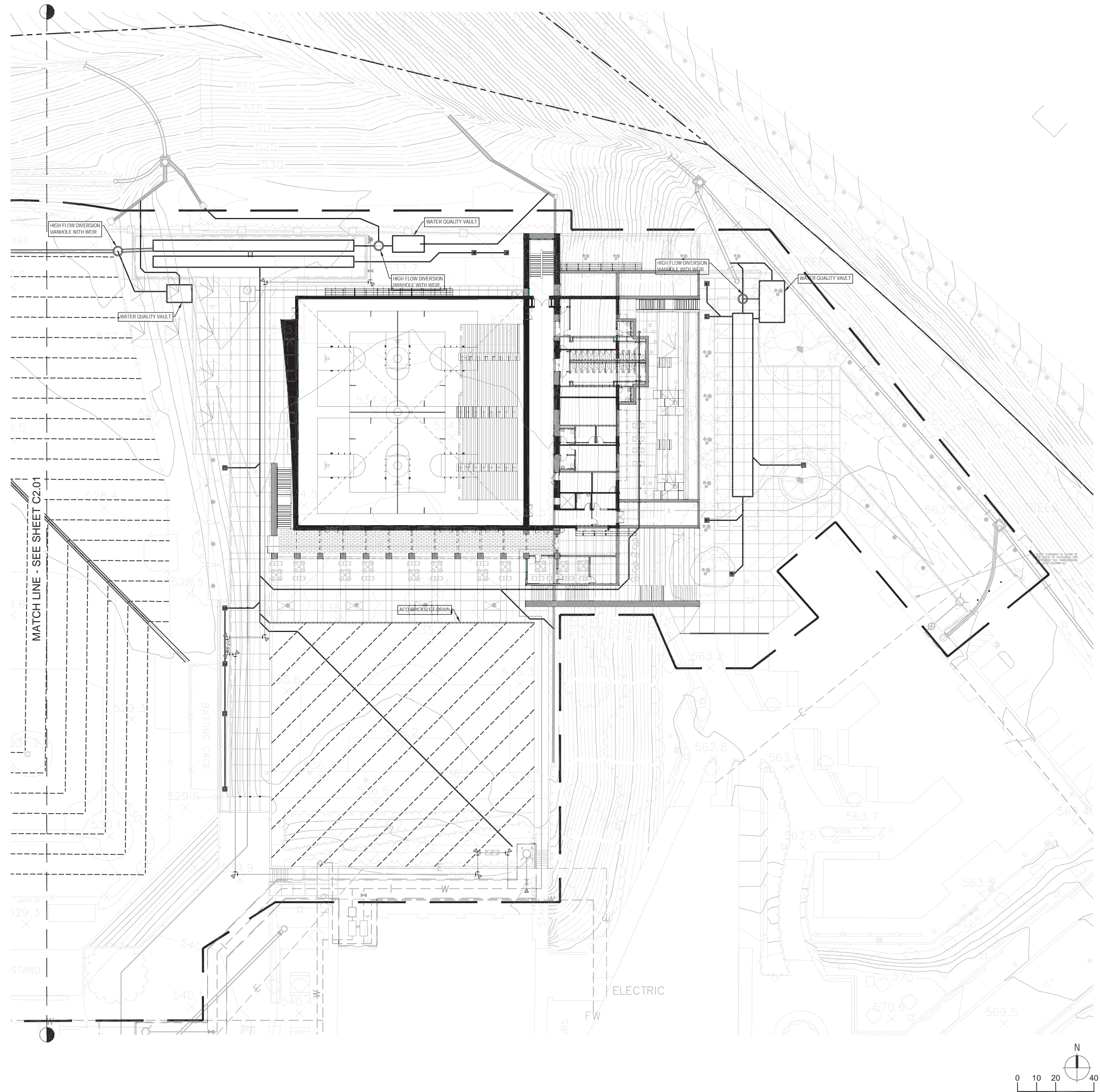
DRAIN AND

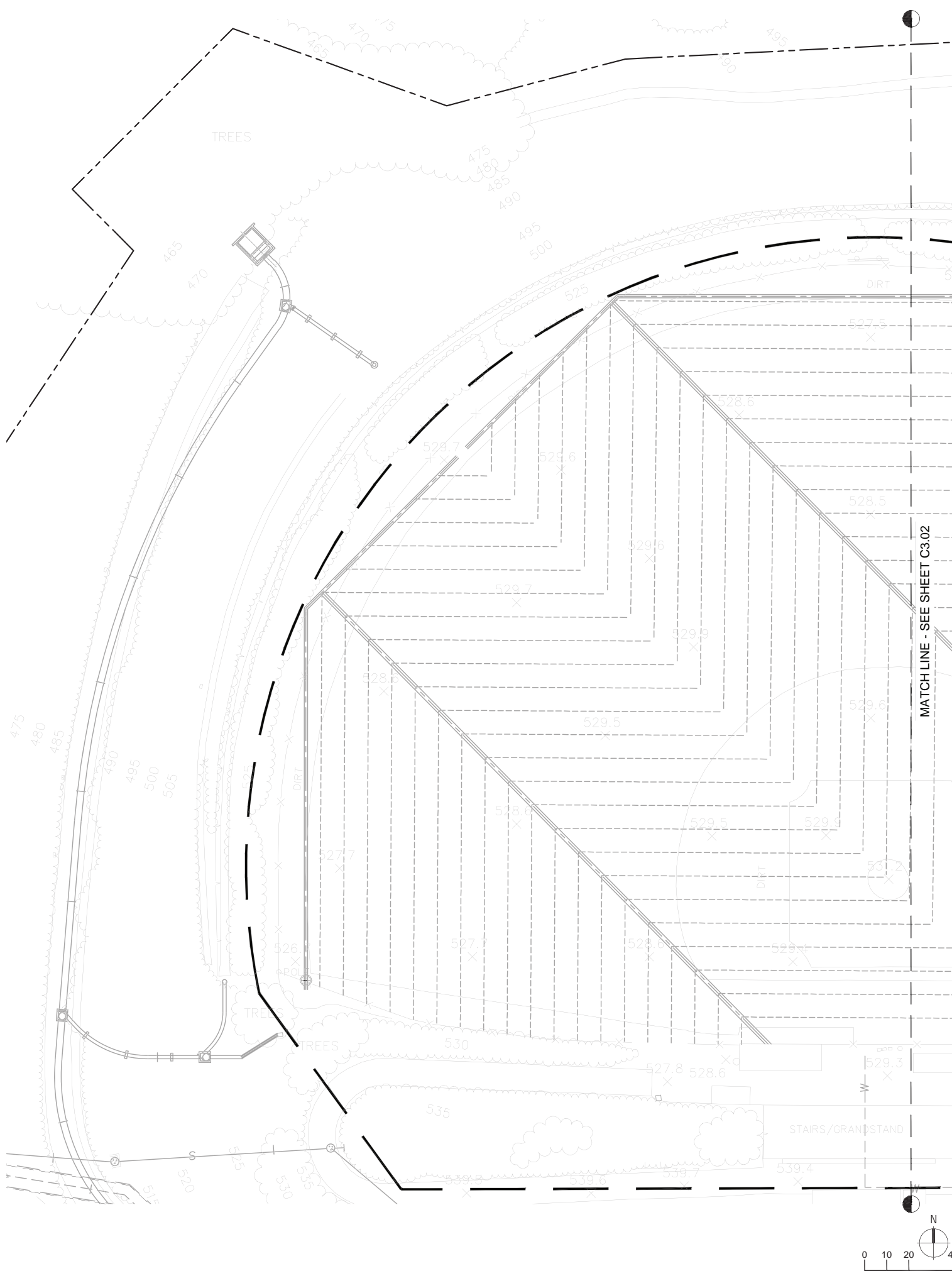
STORMWATER

QUALITY PLAN

221

C2.02





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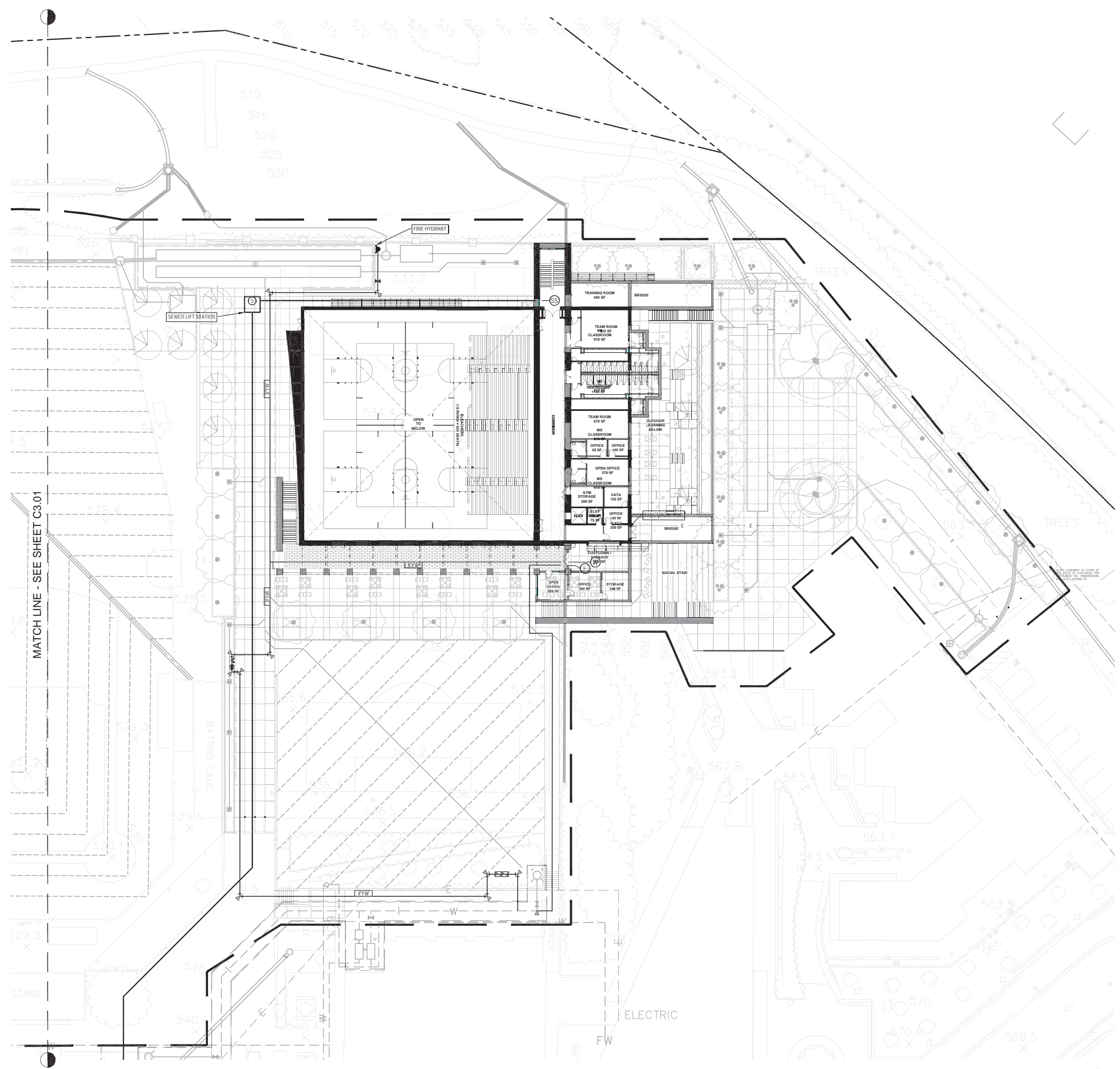
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Developed for
SAGE HILL SCHOOL

Revision	Date

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Job Number	3069101
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PRELIMINARY
UTILITY PLAN
232
C3.01



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Job Number	3069101
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Scale	1" = 20'

APPROXIMATE CUT:	8,400 CY
APPROXIMATE FILL:	1,200 CY
NET (EXPORT):	6,600 CY

"HAUL ROUTE TO BE DETERMINED AT PRE-GRADE MEETING AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR"

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

LPADesignStudios.com

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20402 Newport Coast Drive
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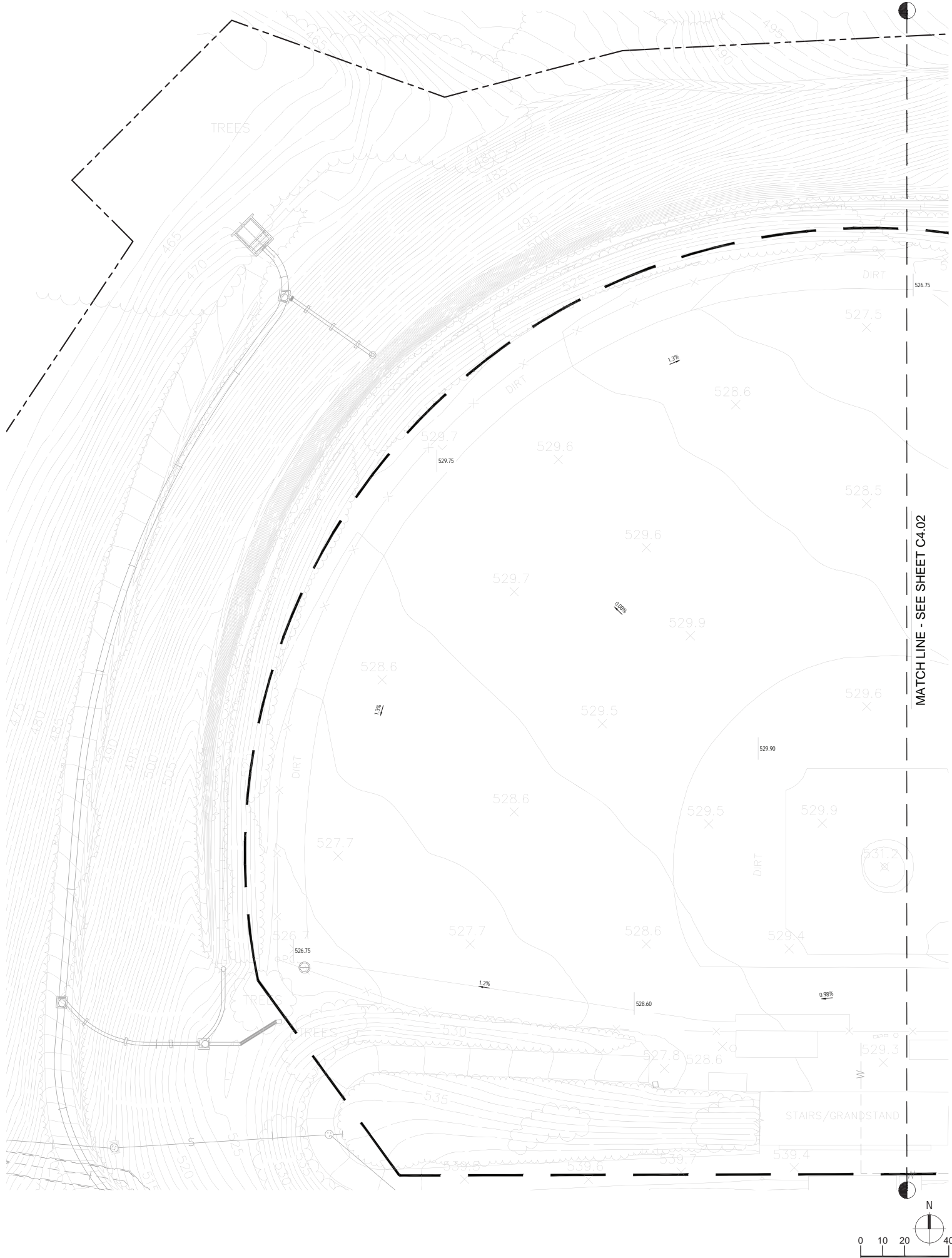
Submittal	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
SITE DEVELOPMENT REVIEW	10/04/22
<u>SITE DEVELOPMENT REVIEW R1</u>	<u>9/18/23</u>

Job Number	3069101
Date Published	9/18/23
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PRELIMINARY GRADING PLAN

234

C4.01



APPROXIMATE CUT:	8,400 CY
APPROXIMATE FILL:	1,200 CY
NET (EXPORT):	6,600 CY

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

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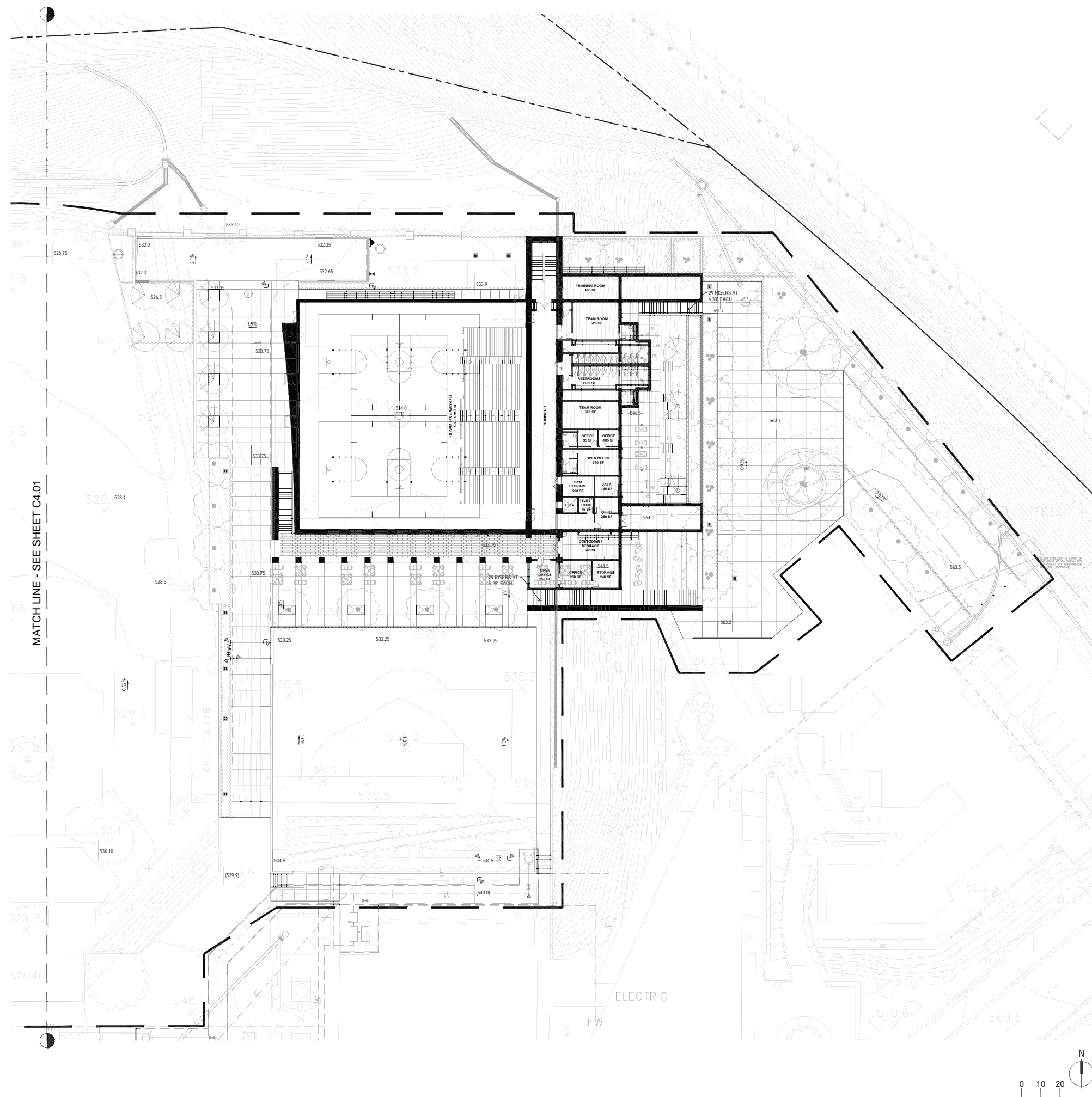
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Submital	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	09/15/22
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PRELIMINARY
GRADING PLAN
235
C4.02



ABBREVIATIONS

&	AND	GA	GAUGE
<	ANGLE	GALV	GALVANIZED
@	AT	GND.	GROUND
>	LESS THAN	GR.	GRADE
>	GREATER THAN		
C	CENTERLINE	HDR	HOT DIPPED GALVANIZED
#	DIAMETER OR ROUND POUND OR NUMBER	HT.	HEADER HEIGHT
		LT.	LIGHT
ADJ.	ADJACENT	MAX.	MAXIMUM
AGGR.	AGGREGATE	MET.	METAL
AL.	ALUMINUM	MFR.	MANUFACTURER
AMT.	AMOUNT	MIN.	MINIMUM
APPROX.	APPROXIMATE	MNT.	MOUNTED
ARCH.	ARCHITECTURAL	MTL.	MATERIAL
AC.	ASPHALT		
ACC.	ACCESSIBLE	N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
B.C.R.	BEGINNING OF CURVE RADIUS		
B.O.C.	BACK OF CURB	O.C.	ON CENTER
B.O.W.	BOTTOM OF WALL	O.C.E.W.	ON CENTER EACH WAY
B.O.S.	BOTTOM OF SLOPE	O.D.	OUTSIDE DIAMETER (DMM)
BLDG.	BUILDING		
BLK.	BLOCK	PA	PLANTING AREA
		PRCST.	PRECAST
C.E.	CIVIL ENGINEER	P.I.P.	POURED IN PLACE
C.I.P.	CAST IN PLACE	P.O.B.	POINT OF BEGINNING
C.J.	CONTROL JOINT	P.O.T.	POINT OF TANGENCY
CAUK.	CAULKING	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CMU.	CONCRETE MASONRY UNIT		
CONC.	CONCRETE		
CONSTR.	CONSTRUCTION	QTY	QUANTITY
CONT.	CONTINUOUS		
CTR.	CENTER	R	RISER
		RAD.	RADIUS
D.A.	DISABLED ACCESS	REINQ.	REINFORCED
DET.	DETAIL		
DIA.	DIAMETER	SCHD.	SCHEDULED
DIML	DIMENSION	S.I.	SHEET
DN.	DOWN	S.J.	SCORE JOINT
DWSG.	DRAWINGS	SPEC.	SPECIFICATION
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STR.	STRUCTURAL
EQ.	EQUAL		
EXP.	EXPANSION	T.C.	TREAD
EXT.	EXTERIOR	T.O.B.	TOP OF BASE
		T.O.H.	TOP OF HEADER
F.G.	FINISH GRADE	T.O.S.	TOP OF SLOPE
F.S.	FINISH SURFACE	T.O.P.	TOP OF WALL
F.O.B.	FACE OF BUILDING	TYP.	TYPICAL
F.O.C.	FACE OF CURB	TBS.	TO BE SELECTED
F.O.W.	FACE OF WALL		
		U.O.N.	UNLESS OTHERWISE NOTED
		VEG.	VEGETATION
		VERT.	VERTICAL
		W/	WITH
		WO	WITHOUT

LAYOUT AND MATERIALS NOTES

1. THE CONTRACTOR SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF DRIVEWAYS, PLANTERS, WALLS, SLOPES, AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AS PART OF OTHER PLANS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO BEGINNING WORK.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
4. THIS DRAWING INCLUDES THE LOCATIONS OF AREA DRAWS FOR REFERENCE. REFER TO RELATED CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS AND UTILITY CONNECTIONS.
5. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND CIRCUITRY AS NECESSARY.
6. WHERE DIMENSIONS ARE CALLED AS "EQUAL" ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY MEASURED TO THEIR CENTERLINES.
7. ALL MEASUREMENTS ARE TO FACE OF WALL, CURB, OR OTHER FIXED SITE IMPROVEMENT UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES AS INDICATED.
8. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

PLANTING NOTES

1. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF ALL PERTINENT SITE IMPROVEMENTS INSTALLED AS PART OF OTHER PLANS, IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN "PLANTING LEGEND."
5. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. ALL SHRUBS TO BE ALIGNED AND EQUALLY SPACED IN ALL DIRECTIONS AS DESIGNATED BY THESE NOTES AND DRAWINGS...
8. CONTRACTOR SHALL SUBMIT FOR APPROVAL A REPRESENTATIVE COLOR PHOTO OF ALL SHRUBS AND GROUNDCOVER. ALL PLANT MATERIAL SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
9. CONTRACTOR RESPONSIBLE TO ENSURE THAT ALL PLANTING AREAS TO HAVE IRRIGATION.
10. PLANTING MEDIUM FOR RAISED PLANTERS PER LANDSCAPE SPECIFICATION 329000.




GENERAL NOTES

1. THE CONTRACTOR AND SUB CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING, UNDERSTANDING, AND FOLLOWING ALL GENERAL NOTES ON ALL SHEETS. ALL ITEMS STATED IN THE GENERAL NOTES SHOULD BE INCLUDED IN THE CONTRACTORS FINAL BID. ANY QUESTIONS REGARDING THE GENERAL NOTES SHOULD BE ADDRESSED BY MEANS OF AN RFI DURING THE BIDDING PHASE. ANY ITEMS THAT ARE NOT ACCOUNTED FOR AFTER THE PROJECT HAS BEEN AWARDED WILL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
2. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS, AND CURBS HAVE BEEN TAKEN FROM THE CIVIL ENGINEERS DRAWINGS. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV.
4. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL CURBS AND VEHICULAR PAVING (A/C AND CONCRETE).
5. REFER TO CIVIL PLANS FOR GRADING, ELEVATIONS AND LOCATION OF DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, FOOTINGS, AND OTHER STRUCTURES.
6. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
7. VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURBS AND GUTTERS, UTILITIES, AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNERS AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
8. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH THE SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
11. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DESIGNATIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
12. CONTRACTOR IS RESPONSIBLE TO REPLACE ANY OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
13. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEMS FORMS WITH STEEL IN PLACE, AND COMPACTED SUB-GRADE COMPLETE, SHALL BE OBSERVED AND REVIEWED BY THE LANDSCAPE ARCHITECT.
14. ALL WALLS AND WALKS SHOULD HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
15. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS AND THEIR LOCATIONS REVIEWED BY THE LANDSCAPE ARCHITECT. STAKE LOCATIONS PRIOR TO INSTALLATION.
16. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE IRRIGATION, GRADING AND PLANTING ON ADJACENT PROPERTIES. ANY DAMAGE OR ADJUSTMENTS INCLUDING REPLACING OR RELOCATING IRRIGATION LINES, HEADS, VALVES, MIRES, PLANTING OR ANY UTILITY THAT OCCURS ON ADJACENT PARCELS DUE TO THE GRADING AND CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE OWNERS REPRESENTATIVE MUST REVIEW ANY REQUIRED MODIFICATIONS TO BE MADE BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE A NO ADDITIONAL COST TO THE OWNER. TYPICAL ALL ADJACENT PROPERTIES.
17. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPE AND HARDSCAPE IN PLACE EXCEPT WHERE INDICATED AS DEMO PER CIVIL PLANS. ANY EXISTING PLANTING/ IRRIGATION OR CONCRETE DAMAGED ON ADJACENT PROPERTY DUE TO CONSTRUCTION OR GRADING MUST BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE A NO ADDITIONAL COST TO THE OWNER. TYPICAL ALL ADJACENT PROPERTIES.

SHEET INDEX

L0.01	LANDSCAPE NOTES AND SCHEDULES
L1.01	MATERIALS PLAN
L1.02	MATERIALS PLAN
L7.01	PLANTING PLAN
L7.02	PLANTING PLAN

SITE FURNISHINGS LEGEND

SYM.	DESC.	MANUF.	MODEL #	COLOR	FINISH/PTN.	QTY.	DTL.
	STOOLS	FERMOB	LUXEMBOURG	CEDAR GREEN	POWDERCOAT	PER PLAN	PER MAN.
	TABLE AND CHAIRS	LANDSCAPE FORMS	CATENA TABLE CATENA CHAIRS	STEEL	POWDERCOAT	PER PLAN	PER MAN.
	CAFE TABLE AND CHAIRS	LANDSCAPE FORMS	PARC CENTRE TABLE CATENA CHAIRS	STEEL	POWDERCOAT	PER PLAN	PER MAN.

- NOTES:
1. ALL SITE FURNISHINGS ARE TO BE PROVIDED BY THE CONTRACTOR.
 2. QUANTITIES ARE AS SHOWN PER PLAN AND SHOULD BE VERIFIED BY THE CONTRACTOR.






















KEYNOTES

KEY NOTE	DESCRIPTION	COLOR / FINISH
[01]	CONCRETE PAVING	NATURAL GRAY TOPCAST #5 COLOR TBD/
[02]	PRECAST CONCRETE PAVERS	CATALINA GRANA BY BELCARD NUTMEG-OLIVE LUSH BY EASTYURF
[03]	SYNTHETIC TURF AT BERM	COLOR TBD/ REVOLUTION 360 TURF SYSTEM BY FIELDTURF
[04]	SYNTHETIC TURF PRACTICE FIELD	COLOR TBD/ DOUBLE PLAY TURF SYSTEM BY FIELDTURF
[05]	SYNTHETIC TURF BASEBALL FIELD	NATURAL GRAY/ TOPCAST #5
[06]	C.I.P CONCRETE FREESTANDING WALL	NATURAL GRAY/ TOPCAST #5
[07]	C.I.P CONCRETE RETAINING WALL	NATURAL GRAY/ AS-CAST FINISH
[08]	C.I.P CONCRETE AMPHITHEATER SEATING	NATURAL GRAY/ TOPCAST #5 SIDES, SMOOTH TOP INTEGRAL COLOR/
[09]	CONCRETE SEAT	TOPCAST #5 SIDES, SMOOTH TOP INTEGRAL COLOR/
[10]	18" C.I.P. CONCRETE SEATWALL	NATURAL GRAY/ TOPCAST #5 SIDES, SMOOTH TOP
[11]	6"W CONCRETE FLUSH CURB	NATURAL GRAY/ TROWEL FINISH
[12]	HANDRAIL @ STAIR	STAINLESS STEEL
[13]	STEEL CABLE GUARDRAIL	STAINLESS STEEL CABLE/ PAINTED GALV. STEEL POSTS
[14]	4"X TUBE STEEL FENCE	BLACK HIGH PERFORMANCE PAINT
[15]	TIERED WOOD SEATING	THERMORY
[16]	THREE GRATE	TYPE TBD BY URBAN ACCESSORIES RECYCLED GREY IRON
[17]	SYNTHETIC TURF OVER CONCRETE AT FIRE LANE	SYNTHETIC TURF SYSTEM OVER 6" CONCRETE BASE

REFERENCE KEYNOTES

KEY NOTE	DESCRIPTION	COMMENTS
A	(E) PAVING	PROTECT IN PLACE
B	(E) WALL	PROTECT IN PLACE
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D	AC PAVING	PER CIVIL
E	BUILDING COLUMN	PER ARCH.
F	BUILDING WALL	PER ARCH.
G	AMPHITHEATER SEATING	PER ARCH.
H	BUILDING STAIRS	PER ARCH.
J	BUILDING OVERHANG	PER ARCH.
K	BRIDGE	PER ARCH.

SITE SYMBOLS LEGEND

SYM.	DESC.	SYM.	DESC.	DET.
	FIRE HYDRANT (PER CIVIL)		SAWCUT JOINT	03/
	DRAIN INLET (PER CIVIL)		EXPANSION JOINTS	LS.01
	AREA DRAIN (PER CIVIL)		LIMIT OF WORK	02.04
	CLEAN OUT (PER CIVIL)		TOP OF SLOPE	LS.01
	STORM DRAIN MANHOLE (PER CIVIL)		TOE (BOTTOM) OF SLOPE	
	SANITARY SEWER MANHOLE (PER CIVIL)		FACE OF CURB	
	(E) REDUCED PRESSURE BFP (PER CIVIL)		BACK OF CURB	
	PWICHECK VALVE/DFP (PER CIVIL)		PLANTING AREA	
	ELECTRICAL PULL BOX (PER ELECT)		ALIGN	
	QUICK COUPLER VALVE (PER IRRIG)		DOWN SLOPE DIRECTION OF RAMP	
	COM BOX (PER ELEC.)			

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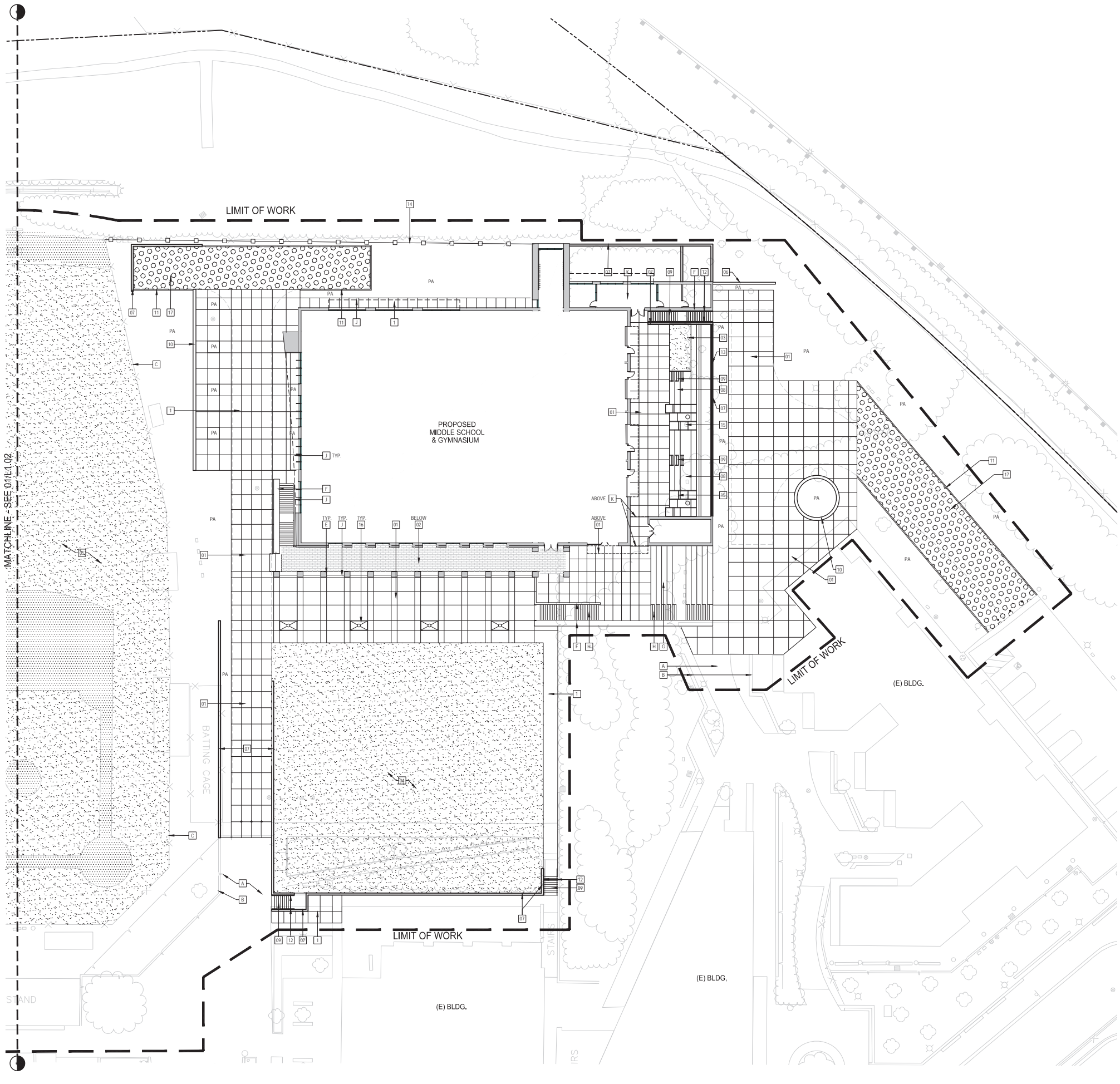
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Scale	NONE

LANDSCAPE NOTES
& SCHEDULES

236

L0.01



KEYNOTES		
KEY NOTE	DESCRIPTION	COLOR / FINISH
01	CONCRETE PAVING	NATURAL GRAY/ TOPCAST #5
02	PRECAST CONCRETE PAVERS	COLOR TBD/ CATALINA GRANA BY BELGARD
03	SYNTHETIC TURF AT BERM	NUTMEG-OLIVE LUSH BY EASYTURF
04	SYNTHETIC TURF PRACTICE FIELD	COLOR TBD REVOLUTION 360 TURF SYSTEM BY FIELDTURF
05	SYNTHETIC TURF BASEBALL FIELD	COLOR TBD DOUBLE PLAY TURF SYSTEM BY FIELDTURF
06	C.I.P CONCRETE FREESTANDING WALL	NATURAL GRAY/ TOPCAST #5
07	C.I.P CONCRETE RETAINING WALL	NATURAL GRAY/ AS-CAST FINISH
08	C.I.P CONCRETE AMPHITHEATER SEATING	NATURAL GRAY/ TOPCAST #5 SIDES, SMOOTH TOP
09	CONCRETE STAIR	INTEGRAL COLOR/ TOPCAST #15
10	18"H C.I.P. CONCRETE SEATWALL	NATURAL GRAY/ TOPCAST #5 SIDES, SMOOTH TOP
11	6"W CONCRETE FLUSH CURB	NATURAL GRAY/ TROWEL FINISH
12	HANDRAIL @ STAIR	STAINLESS STEEL
13	STEEL CABLE GUARDRAIL	STAINLESS STEEL CABLE/ PAINTED GALV. STEEL POSTS
14	4H TUBE STEEL FENCE	BLACK HIGH PERFORMANCE PAINT
15	TIERED WOOD SEATING	THERMORY
16	TREE GRATE	TYPE TBD BY URBAN ACCESSORIES/ RECYCLED GREY IRON
17	SYNTHETIC TURF OVER CONCRETE AT FIRE LANE	SYNTHETIC TURF SYSTEM OVER 6" CONCRETE BASE

REFERENCE KEYNOTES		
KEY NOTE	DESCRIPTION	COMMENTS
A	(E) PAVING	PROTECT IN PLACE
B	(E) WALL	PROTECT IN PLACE
C	(E) FENCE	PROTECT IN PLACE
D	AC PAVING	PER CIVIL
E	BUILDING COLUMN	PER ARCH.
F	BUILDING WALL	PER ARCH.
G	AMPHITHEATER SEATING	PER ARCH.
H	BUILDING STAIRS	PER ARCH.
I	BUILDING OVERHANG	PER ARCH.
K	BRIDGE	PER ARCH.

SITE SYMBOLS LEGEND		
SYM.	DESC.	DET.
	FIRE HYDRANT (PER CIVIL)	02/ 15.01
	DRAIN INLET (PER CIVIL)	02/ 04/ 15.01
	AREA DRAIN (PER CIVIL)	
	CLEAN OUT (PER CIVIL)	
	STORM DRAIN MANHOLE (PER CIVIL)	
	SANITARY SEWER MANHOLE (PER CIVIL)	
	(E) REDUCED PRESSURE BFP (PER CIVIL)	
	PIVICHECK VALVE/FDC (PER CIVIL)	
	ELECTRICAL PULL BOX (PER ELECT)	
	QUICK COUPLER VALVE (PER IRRIG)	
	COM BOX (PER ELEC.)	
	SAWCUT JOINT	02/ 15.01
	EXPANSION JOINTS	02/ 04/ 15.01
	LIMIT OF WORK	
	TOP OF SLOPE	
	TOE (BOTTOM) OF SLOPE	
	FACE OF CURB	
	BACK OF CURB	
	PA PLANTING AREA	
	ALIGN	
	DOWN SLOPE DIRECTION OF RAMP	

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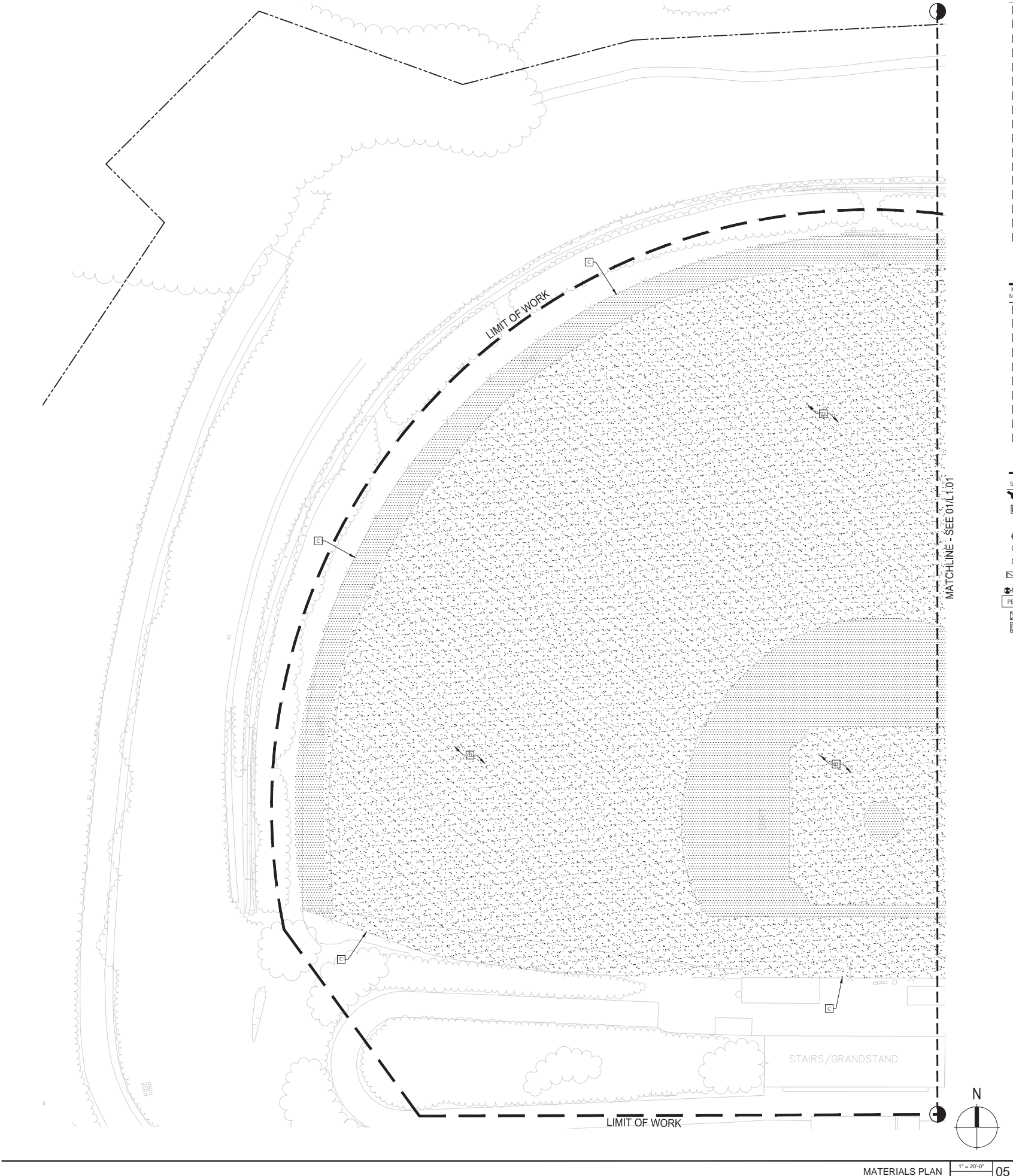
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Developed for
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Revision	Date

Submital	Date
SITE DEVELOPMENT REVIEW #1	8/18/23

Job Number	3069101
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Checked By	AW / JY
Scale	

PRELIMINARY
MATERIALS
037
L1.01



KEYNOTES		
KEY NOTE	DESCRIPTION	COLOR / FINISH
01	CONCRETE PAVING	NATURAL GRAY/ TOPCAST #5
02	PRECAST CONCRETE PAVERS	COLOR TBD/ CATALINA GRANA BY BELGARD
03	SYNTHETIC TURF AT BERM	NUTMEG-OLIVE LUSH BY EASYTURF
04	SYNTHETIC TURF PRACTICE FIELD	COLOR TBD REVOLUTION 360 TURF SYSTEM BY FIELDTURF
05	SYNTHETIC TURF BASEBALL FIELD	COLOR TBD DOUBLE PLAY TURF SYSTEM BY FIELDTURF
06	C.I.P CONCRETE FREESTANDING WALL	NATURAL GRAY/ TOPCAST #5
07	C.I.P CONCRETE RETAINING WALL	NATURAL GRAY/ AS-CAST FINISH
08	C.I.P CONCRETE AMPHITHEATER SEATING	NATURAL GRAY/ TOPCAST #5 SIDES, SMOOTH TOP
09	CONCRETE STAIR	INTEGRAL COLOR/ TOPCAST #15
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11	6"W CONCRETE FLUSH CURB	NATURAL GRAY/ TROWEL FINISH
12	HANDRAIL @ STAIR	STAINLESS STEEL
13	STEEL CABLE GUARDRAIL	STAINLESS STEEL CABLE/ PAINTED GALV. STEEL POSTS
14	4H TUBE STEEL FENCE	BLACK HIGH PERFORMANCE PAINT
15	TIERED WOOD SEATING	THERMORY
16	TREE GRATE	TYPE TBD BY URBAN ACCESSORIES/ RECYCLED GREY IRON
17	SYNTHETIC TURF OVER CONCRETE AT FIRE LANE	SYNTHETIC TURF SYSTEM OVER 6" CONCRETE BASE

REFERENCE KEYNOTES		
KEY NOTE	DESCRIPTION	COMMENTS
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F	BUILDING WALL	PER ARCH.
G	AMPHITHEATER SEATING	PER ARCH.
H	BUILDING STAIRS	PER ARCH.
I	BUILDING OVERHANG	PER ARCH.
J	BRIDGE	PER ARCH.

SITE SYMBOLS LEGEND				
SYM.	DESC.	SYM.	DESC.	DET.
	FIRE HYDRANT (PER CIVIL)		SAWCUT JOINT	02/ 13.01
	DRAIN INLET (PER CIVIL)		EXPANSION JOINTS	02/04/ 13.01
	AREA DRAIN (PER CIVIL)		LIMIT OF WORK	
	CLEAN OUT (PER CIVIL)		TOP OF SLOPE	
	STORM DRAIN MANHOLE (PER CIVIL)		TOE (BOTTOM) OF SLOPE	
	SANITARY SEWER MANHOLE (PER CIVIL)		FACE OF CURB	
	(E) REDUCED PRESSURE BFP (PER CIVIL)		BACK OF CURB	
	PIVICHECK VALVE/FDC (PER CIVIL)		PA PLANTING AREA	
	ELECTRICAL PULL BOX (PER ELECT)		ALIGN	
	QUICK COUPLER VALVE (PER IRRIG)		DOWN SLOPE DIRECTION OF RAMP	
	COM BOX (PER ELEC.)			

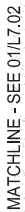
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Revision	Date




Submital	Date


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Scale	

MATERIALS
PLAN
238
L1.02



PLANTING LEGEND			
TREE LIST			
REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
T1		ARBUTUS MARINA/ STRAWBERRY TREE CERCIDIMUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE CHILOPSIS LINEARIS DESERT WILLOW	36" BOX/ PER PLANT
T2		EUCALYPTUS POLYANTHEMOS/ SILVER DOLLAR GUM LYONOTHUMMUS FLORIBUNDUS/ CATALINA IRONWOOD PODOCARPUS ELONGATUS 'MONMAY' ICEE BLUE PODOCARPUS	36" BOX/ PER PLANT
T3		DALBERGIA SISSOO/ SISSOO PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE QUERCUS SHUMARDII/ SHUMARD'S OAK	36" BOX/ PER PLANT
T4		GEJERA PARVIFLORA / AUSTRALIAN WILLOW MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA PISTACHIA CHINENSIS/ CHINESE PISTACHE	48" BOX/ PER PLANT

SHRUB/GROUND COVER LIST			
REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
S1		CALLISTEMON 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLE BRUSH	80% 5 GAL @ 48" O.C. 20% 1 GAL @ 96" O.C.
		GREVILLEA 'NOELLII' NOEL GREVILLEA	
		LANTANA CAMARA 'AMERICAN RED' AMERICAN RED LANTANA	
		HETEROMELES ARBUTIFOLIA/ TOYON	
		MYOPORIUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORIUM	
		PENNISETUM ALOPECUROIDES/ BUNNY TAILS FOUNTAIN GRASS	
		SALVIA LEUCANTHA/ MEXICAN BUSH SAGE	
		SENECIO MANDRALISCAE BLUE CHALKSTICKS	
S2		ARTEMESIA 'POWIS CASTLE'/ POWIS CASTLE ARTEMESIA	75% 5 GAL @ 36" O.C. 25% 5 GAL @ 54" O.C.
		BACCHARIS PILLULARIS 'PIGEON POINT' DWARF COYOTE BUSH	
		CAREX PANSA/ SAND DUNE SEDGE	
		LEUCOPHYLLUM FRUTESCENS/ TEXAS RANGER	
		MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS	
		SALVIA 'LOVE AND WISHES' LOVE AND WISHES SALVIA	
G1		HYBRID BERMUDA GRASS	SOD

BIO-FILTRATION LIST			
REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
B1		CAREX TUMULICOLA/ BERKELEY SEDGE	75% 1 GAL @ 36" O.C. 25% 1 GAL @ 24" O.C.
		CHONDROPTALUM ELEPHANTUM/ GIANT CAPE RUSH	
		JUNCUS PATENS 'ELK BLUE/ CALIFORNIA GRAY RUSH	
		MUHLENBERGIA RIGENS/ CALIFORNIA DEER GRASS	

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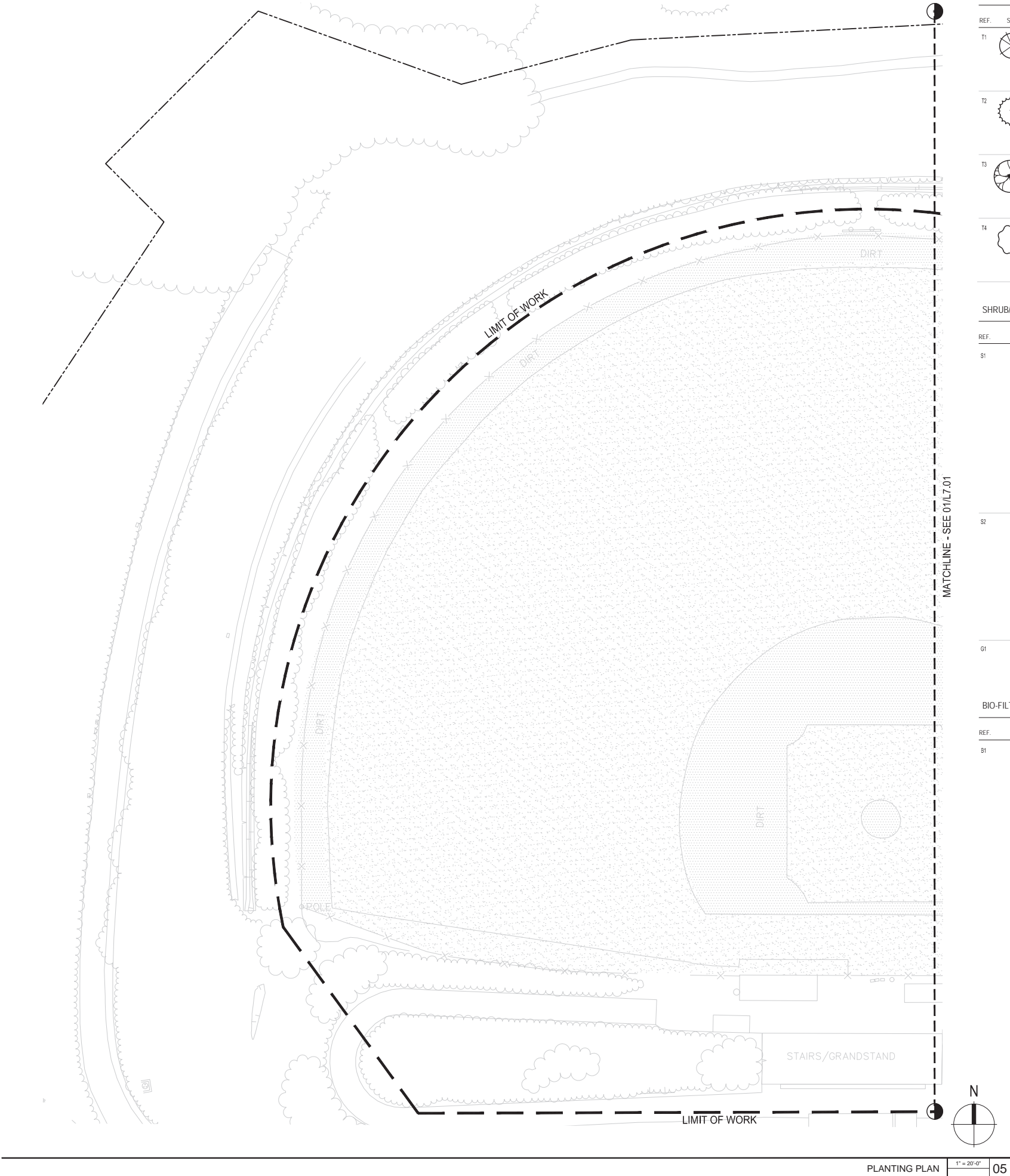
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Job Number	3069101
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Scale	

PLANTING
PLAN
239
L7.01



PLANTING LEGEND

TREE LIST

REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
T1		ARBUTUS MARINA/ STRAWBERRY TREE CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE CHILOPSIS LINEARIS DESERT WILLOW	36" BOX/ PER PLAN
T2		EUCALYPTUS POLYANTHEMOS/ SILVER DOLLAR GUM LYONOTHUMNUS FLORIBUNDUS/ CATALINA IRONWOOD PODOCARPUS ELONGATUS 'MONMAL' / ICEE BLUE PODOCARPUS	36" BOX/ PER PLAN
T3		DALBERGIA SISSOO/ SISSOO PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE QUERCUS SHUMARDII/ SHUMARD'S OAK	36" BOX/ PER PLAN
T4		GEUERA PARVIFLORA / AUSTRALIAN WILLOW MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA PISTACHIA CHINENSIS/ CHINESE PISTACHE	48" BOX/ PER PLAN

SHRUB/GROUND COVER LIST

REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
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S2		ARTEMESIA 'POWIS CASTLE' POWIS CASTLE ARTEMESIA BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH CAREX PANSA/ SAND DUNE SEDGE LEUCOPHYLLUM FRUTESCENS/ TEXAS RANGER MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS SALVIA 'LOVE AND WISHES' LOVE AND WISHES SALVIA	75% 5 GAL @ 36" O.C. 25% 5 GAL @ 54" O.C.
G1		HYBRID BERMUDA GRASS	SOD

BIO-FILTRATION LIST

REF.	SYM.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING
B1		CAREX TUMULICOLA/ BERKELEY SEDGE CHONDROPETALUM ELEPHANTIUM/ GIANT CAPE RUSH JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH MUHLENBERGIA RIGENS/ CALIFORNIA DEER GRASS	75% 5 GAL @ 36" O.C. 25% 1 GAL @ 24" O.C.

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SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM

20402 Newport Coast Drive
Newport Beach, CA 92657

Developed for
SAGE HILL SCHOOL

Revision	Date

Submital	Date

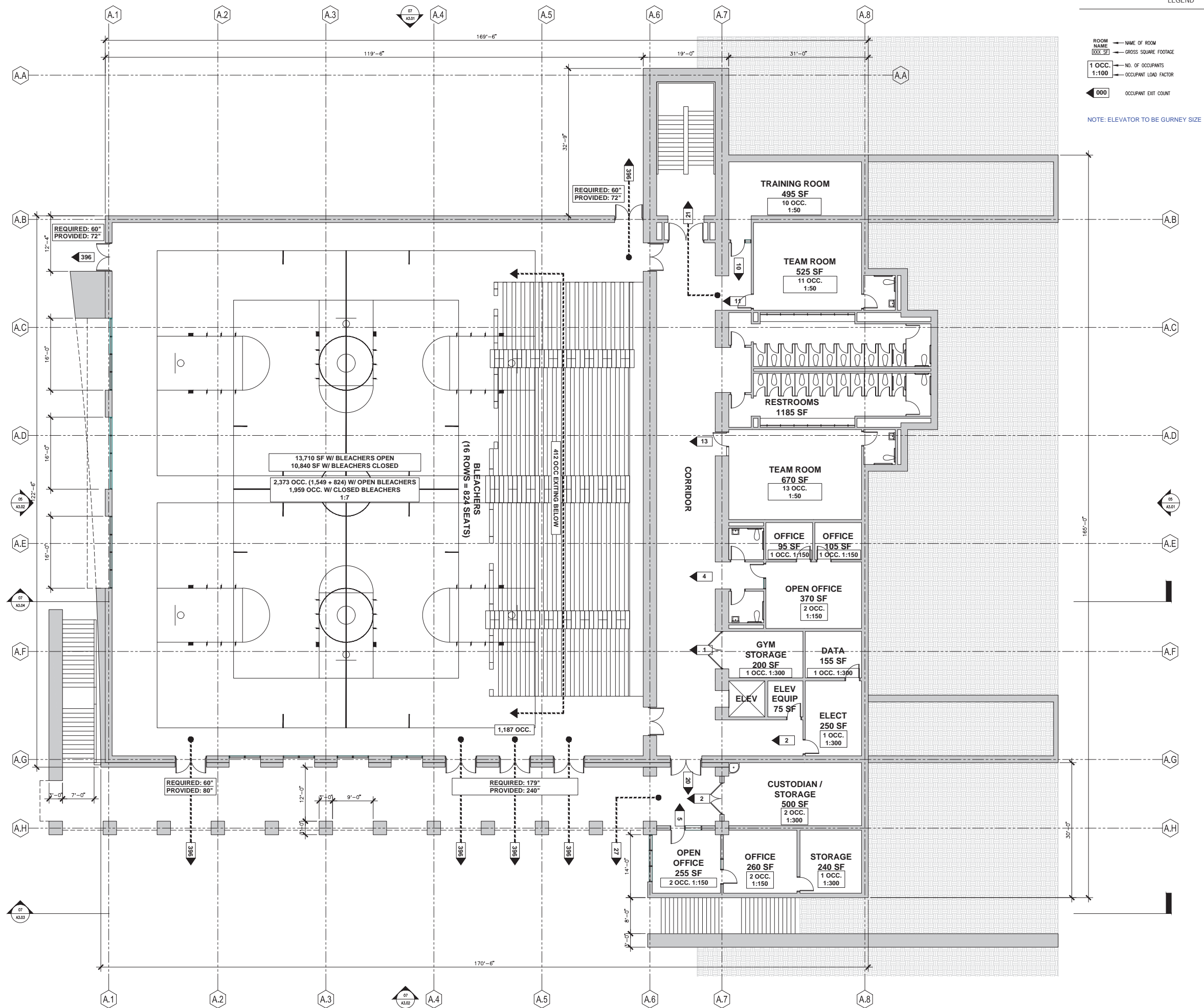
Job Number	3069101
Date Published	9/18/23
Checked By	AW / JY
Scale	

PLANTING

PLAN

240

L7.02



LEGEND

ROOM NAME
GROSS SF
1 OCC.
1:100
OCCUPANT COUNT
OCCUPANT LOAD FACTOR

NOTE: ELEVATOR TO BE GURNEY SIZE

LPA

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Revision	Date

Submitted	Date

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"

FIRST FLOOR PLAN

241

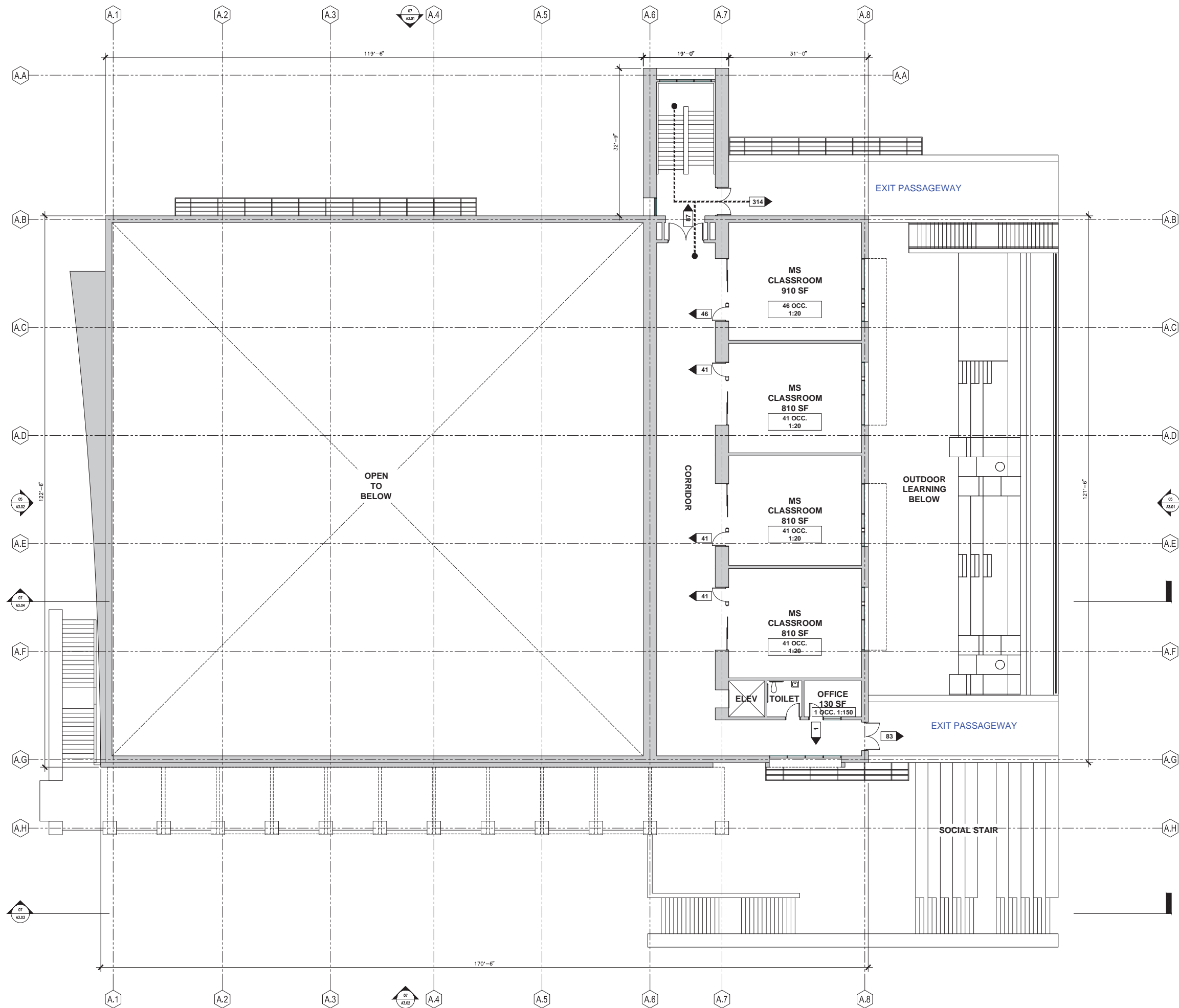
A2.01



SECOND FLOOR PLAN

242

A2.02



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Developed for
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Revision	Date

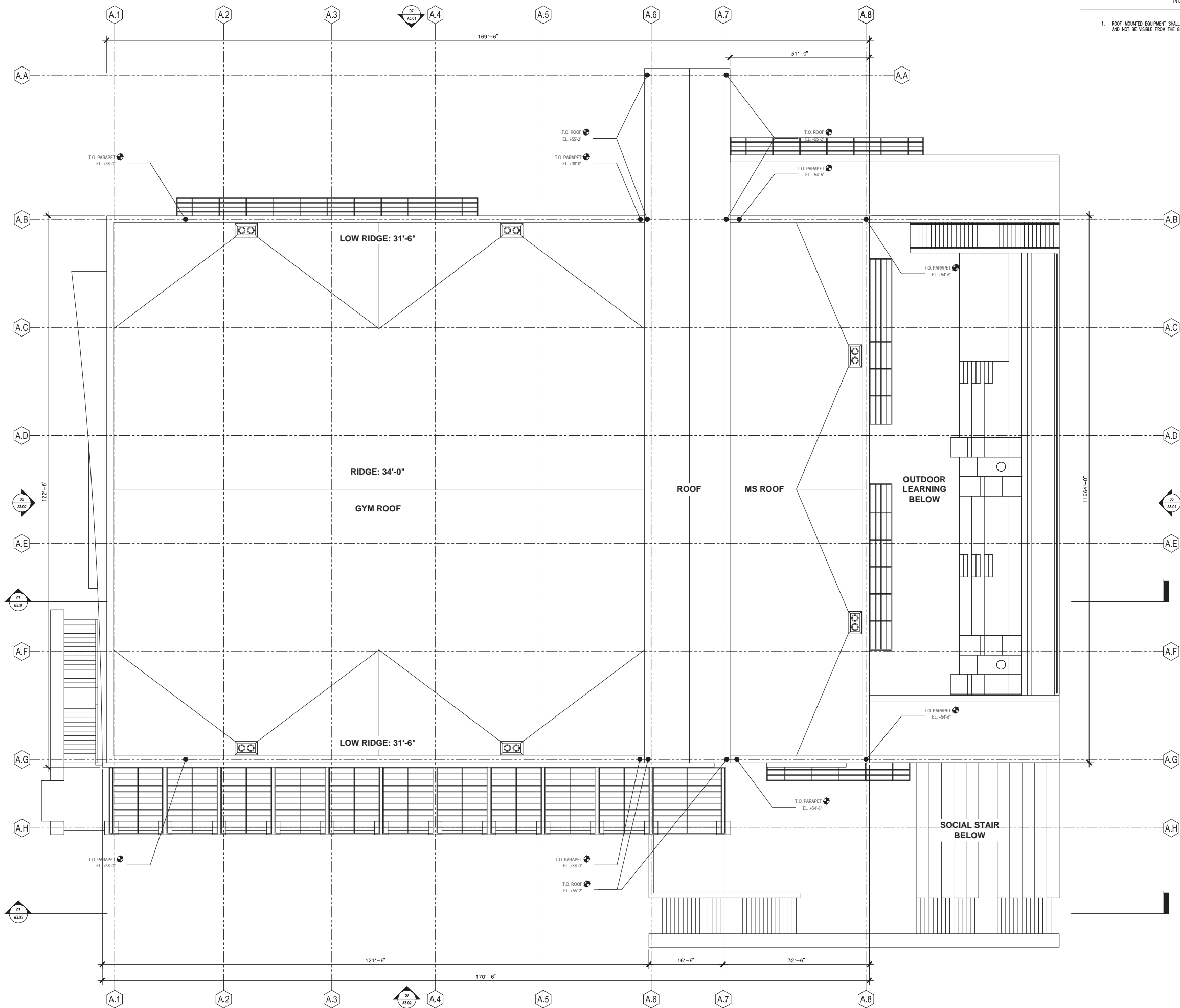
Submitted	Date
THIRD FLOOR PLAN EXISTING PACKAGE	08/18/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW SET	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"

THIRD FLOOR PLAN

243

A2.03



NOTES

1. ROOF-MOUNTED EQUIPMENT SHALL BE NO HIGHER THAN THE TOP OF THE PARAPET AND NOT BE VISIBLE FROM THE GROUND OR FROM THE SR 73 TOLL ROAD.

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20402 Newport Coast Drive
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Developed for

SAGE HILL SCHOOL

Revision	Date

Submitted	Date
FINAL SET FOR PERMIT REVIEW PACKAGE	08/16/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW SET	01/18/24

Job Number	3069101
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ROOF PLAN

244

A2.04

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PROPOSED MIDDLE SCHOOL AND GYMNASIUM20402 Newport Coast Drive
Newport Beach, CA 92657Developed for
SAGE HILL SCHOOL

Revision	Date

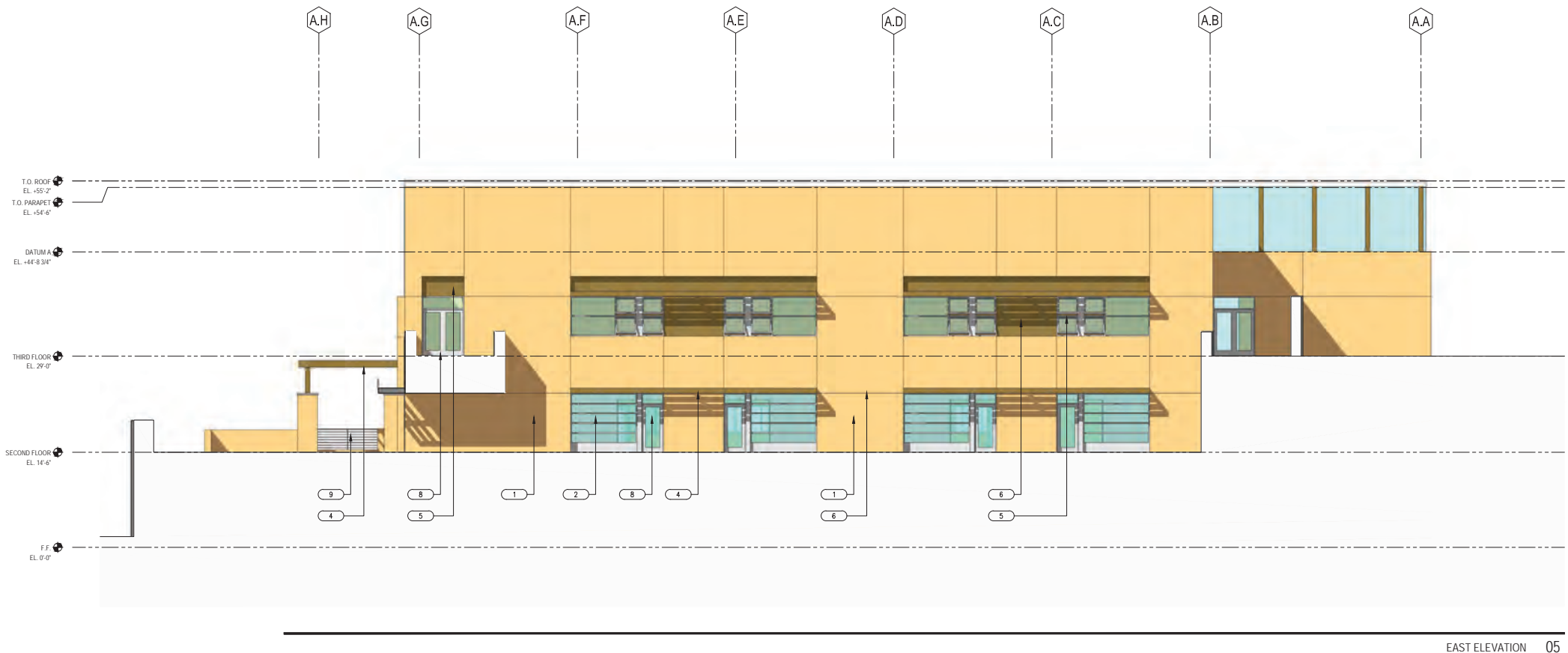
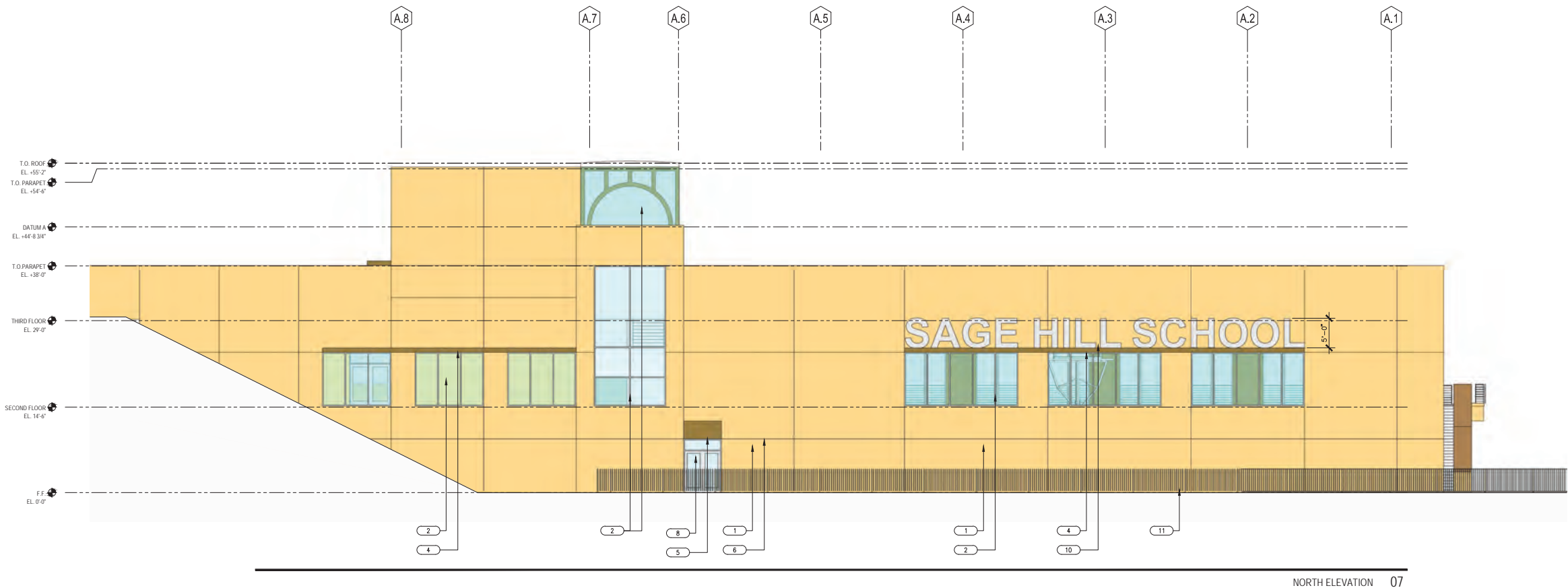
Submitted	Date

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

245

A3.01



KEYNOTES

- 1 INTEGRAL COLOR EXTERIOR CEMENT PLASTER, PAINTED (MATCH CAMPUS BLDGS.)
- 2 1" INSULATED GLAZING IN ALUM. FRAME.
- 3 1" INSULATED OPERABLE GLASS WALL.
- 4 ALASKAN YELLOW CEDAR WOOD TRELLIS
- 5 ALASKAN YELLOW CEDAR WOOD VENEER
- 6 1/4" CONTROL JOINT
- 7 PRECAST CONCRETE CAP
- 8 HOLLOW MTL. DOOR AND FRAME, PAINTED
- 9 MTL. HANDRAIL, PAINTED
- 10 SIGNAGE: 5'-0" H. 2" THICK CHANNEL CUT LETTERS MOUNTED IN FRONT & ON TOP OF TRELLIS. BACKLIT W/ INTEGRAL LIGHTING
- 11 48" TUBE STEEL FENCING PER LANDSCAPE

SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM

20402 Newport Coast Drive
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Developed for
SAGE HILL SCHOOL

Revision	Date	

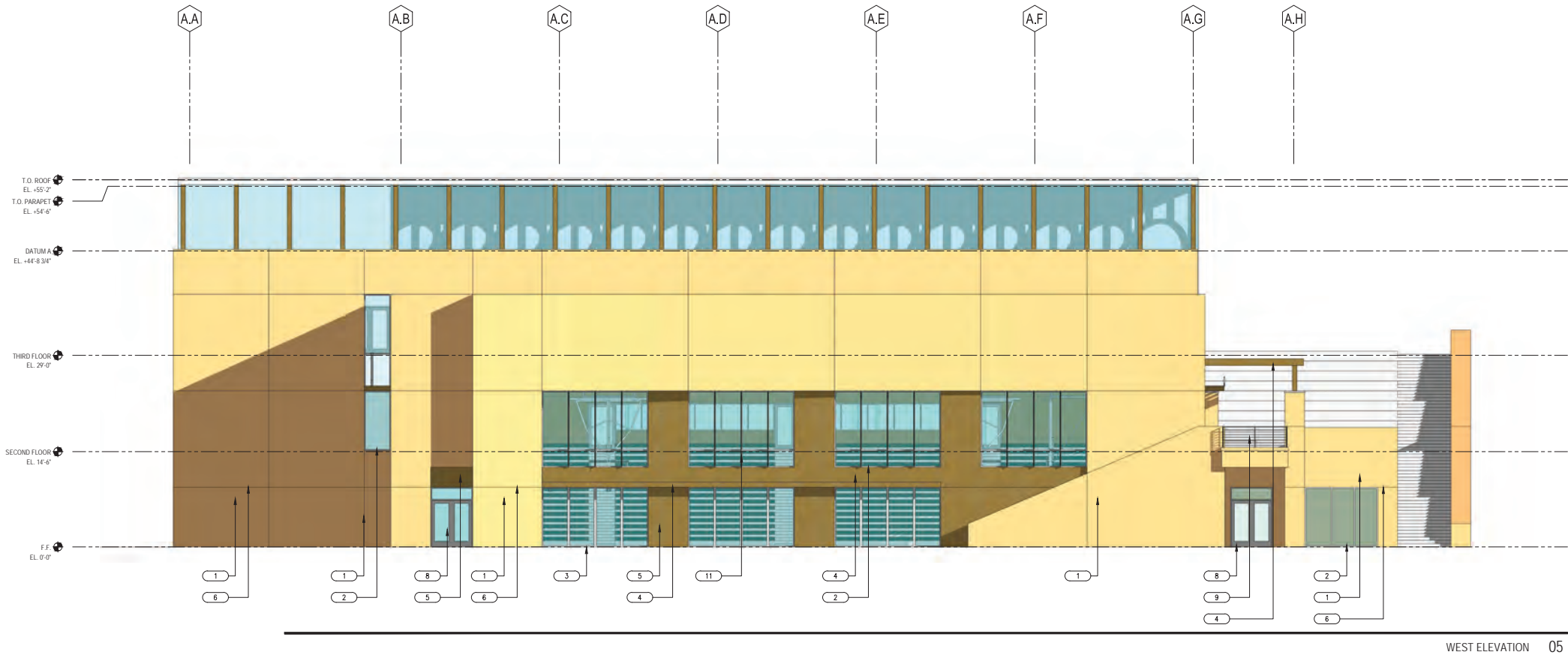
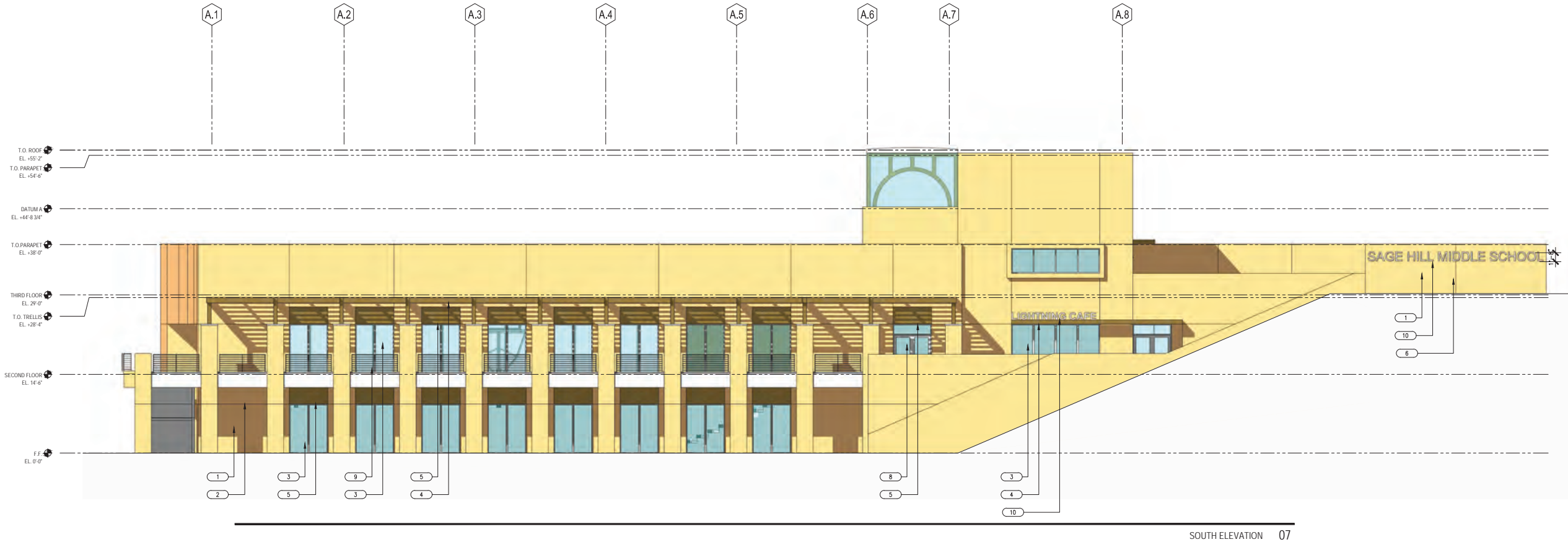
Submitted	Date	

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

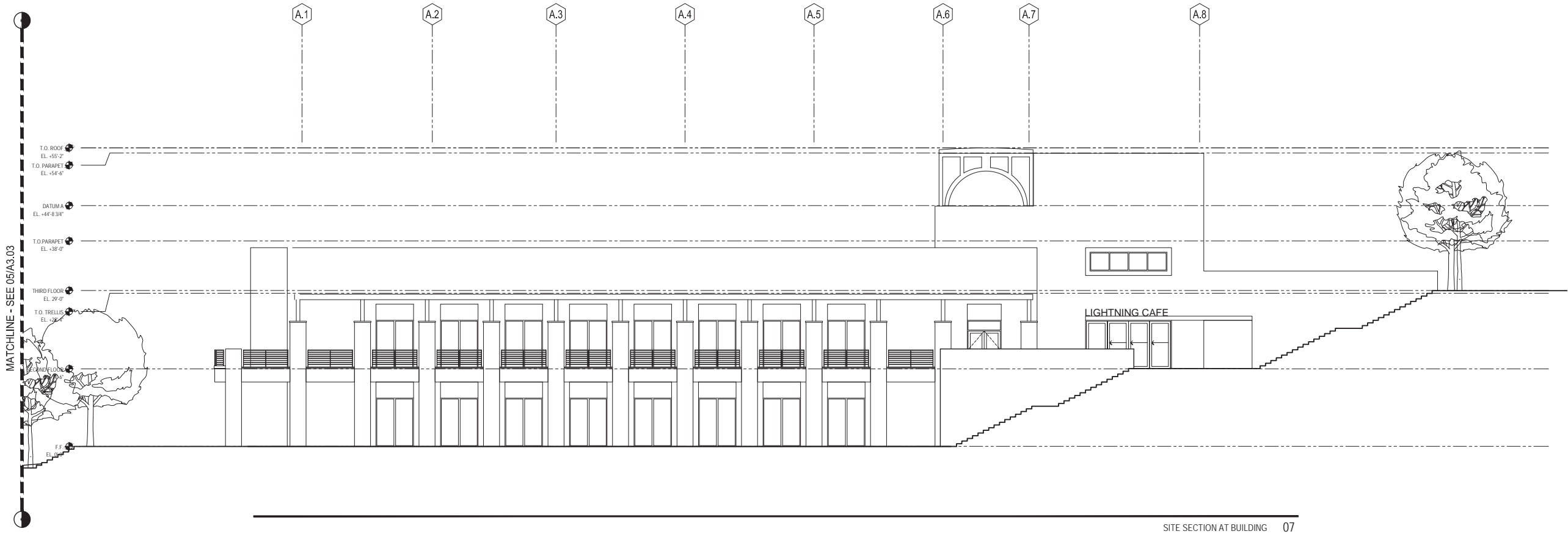
246

A3.02

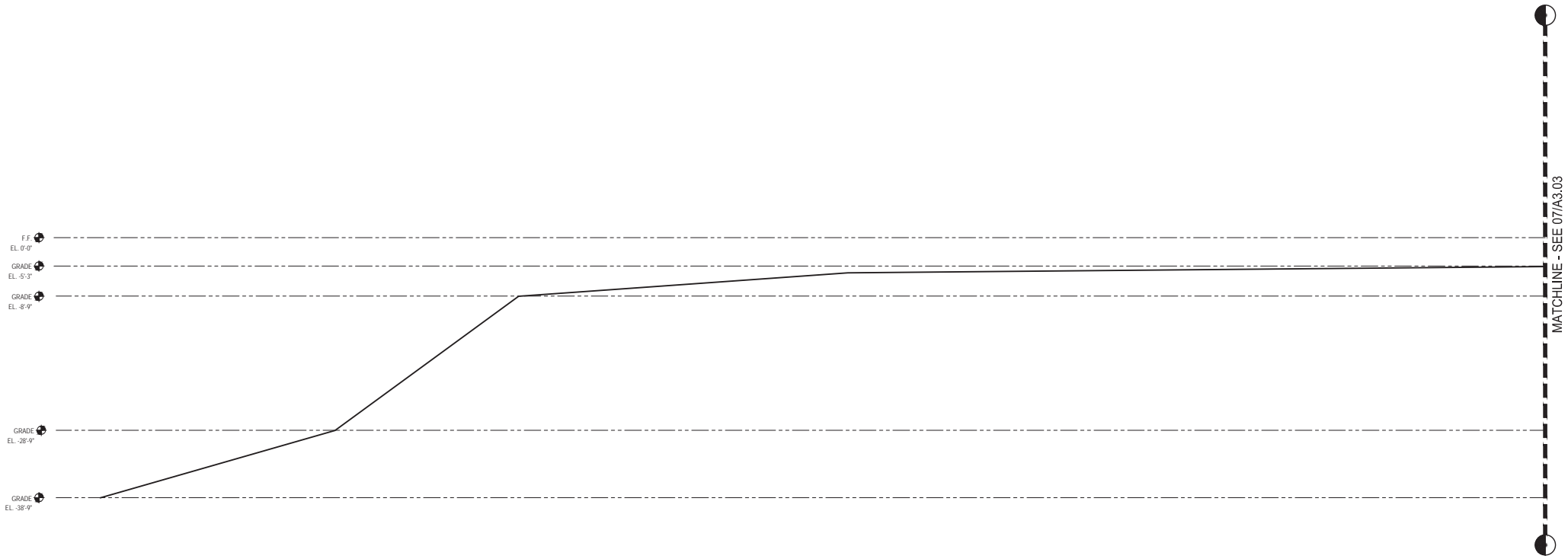


KEYNOTES

- 1 INTEGRAL COLOR EXTERIOR CEMENT PLASTER, PAINTED (MATCH CAMPUS BLDGS.)
- 2 1" INSULATED GLAZING IN ALUM. FRAME.
- 3 1" INSULATED OPERABLE GLASS WALL.
- 4 ALASKAN YELLOW CEDAR WOOD TRELLIS
- 5 ALASKAN YELLOW CEDAR WOOD VENEER
- 6 1/4" CONTROL JOINT
- 7 PRECAST CONCRETE CAP
- 8 HOLLOW MTL. DOOR AND FRAME, PAINTED
- 9 MTL. HANDRAIL, PAINTED
- 10 SIGNAGE: 1'-8" H. 1" THICK CHANNEL CUT LETTERS, BACKLIT W/ INTEGRAL LIGHTING
- 11 SUN SHADE FINS INTEGRAL TO STOREFRONT SYSTEM



SITE SECTION AT BUILDING 07



SITE SECTION AT ATHLETIC FIELD 05



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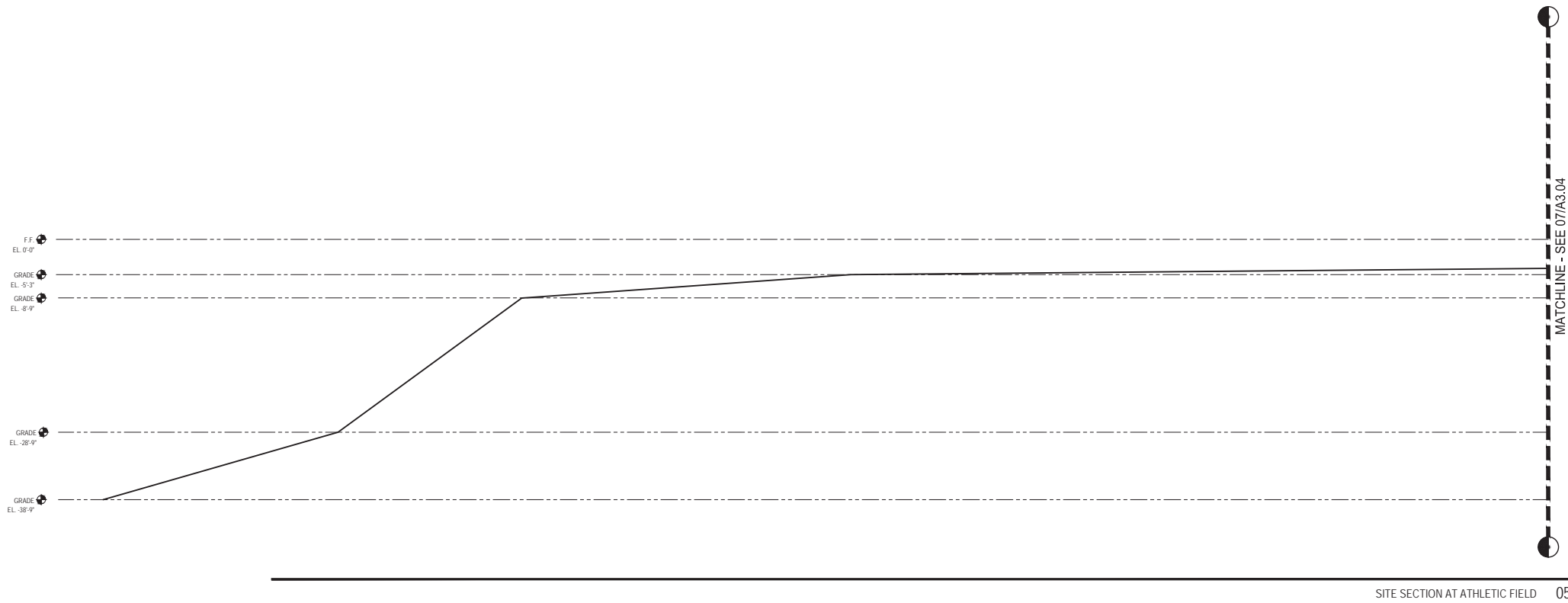
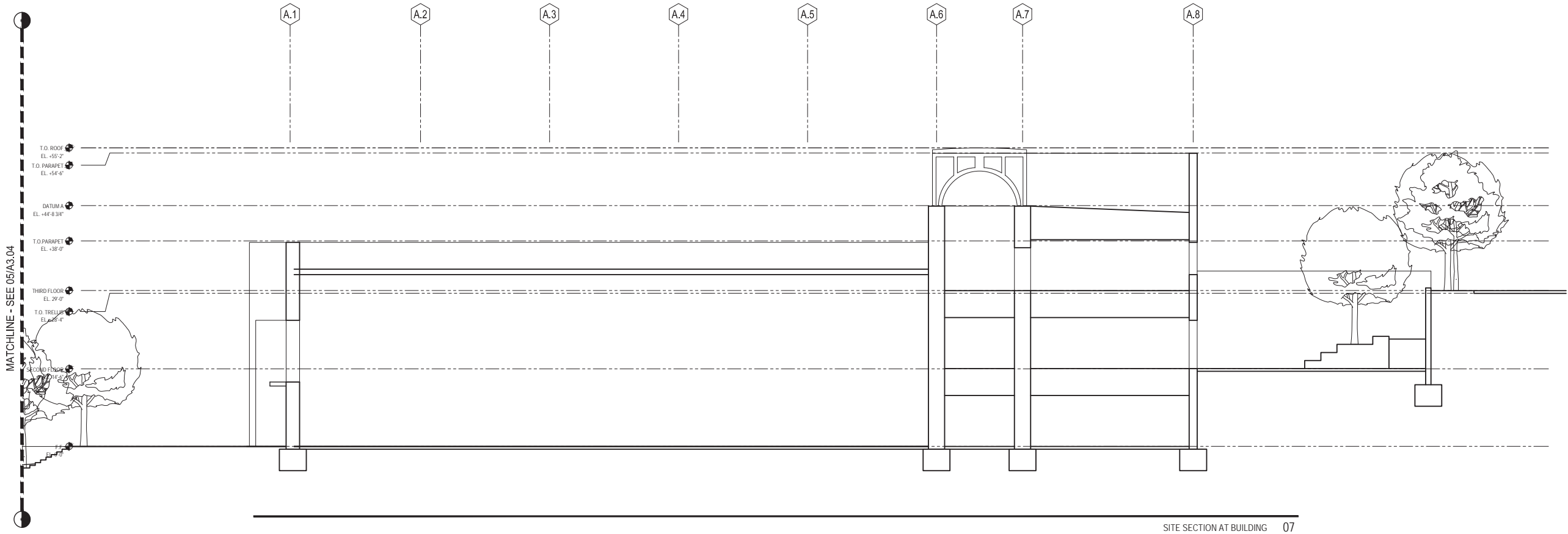
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20402 Newport Coast Drive
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Developed for
SAGE HILL SCHOOL

Revision	Date

Submitted	Date
PROJECT REVIEW EXHIBIT PACKAGE	08/07/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW RET	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"

SITE SECTIONS
247
A3.03



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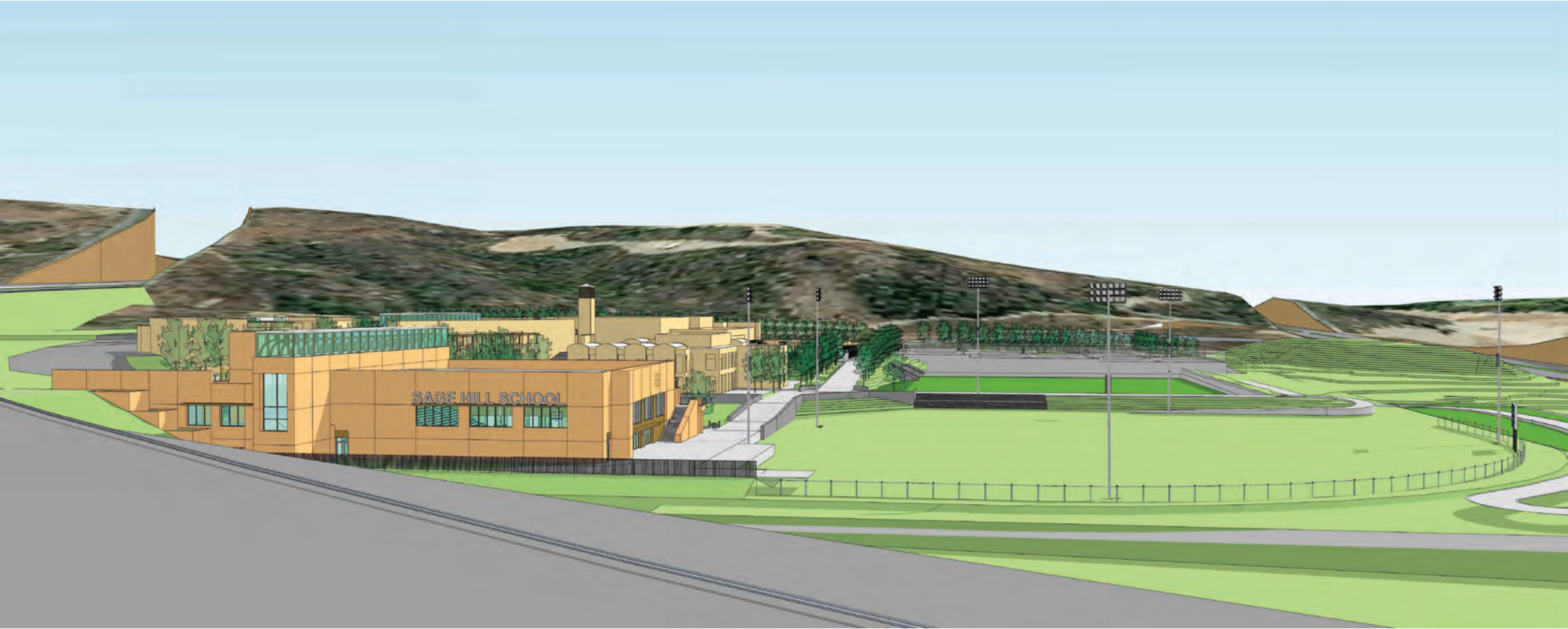
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PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

Revision	Date

Submitted	Date
PROJECT REVIEW PACKAGE	08/07/23
SITE DEVELOPMENT REVIEW PACKAGE	09/14/23
SITE DEVELOPMENT REVIEW	11/14/23
SITE DEVELOPMENT REVIEW #1	01/18/24

Job Number	3069101
Date Published	9/18/23
Checked By	JP / SK
Scale	1/8" = 1'-0"



CAMPUS VIEW FROM SR 73 TOLL ROAD 07



BUILDING VIEW FROM SR 73 TOLL ROAD 05



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PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
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Revision	Date

Submitted	Date
FINAL SITE PLAN EXHIBIT DRAWING PACKAGE	08/16/22
SITE DEVELOPMENT EXHIBIT PACKAGE	09/14/22
SITE DEVELOPMENT REVIEW	11/14/22

Job Number	3069101
Date Published	11/14/2022
Checked By	JP / SK
Scale	N.T.S.

RENDERED VIEW
& SIGNAGE
249
A3.05

Lighting System

Fixture Type Summary							
Size	Series	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LB-150	LED SPOK - 73 CRI	1430W	160,000	>120,000	>120,000	>120,000	16
TLC-LB-120	LED SPOK - 73 CRI	1170W	136,000	>120,000	>120,000	>120,000	16
TLC-8T-478	LED SPOK - 73 CRI	576W	92,000	>120,000	>120,000	>120,000	8

Light Level Summary							
Calculation Grid Summary							
Grid Name	Calculation Metric	Irradiance				Groups	Future Qty
		Am	Min	Max	Ave/Min		
Standard (Selfish)	Horizontal Illuminance	5.9	0.3	1.51	1.24	A	42
Standard (Diffuse)	Horizontal Illuminance	33.2	25	46	1.88	A	42
Baseline Diff	Footcandle Illuminance	1.68	0	33	0.00	A	42
HWY (SPL)	Horizontal	0	0	0	0.00	A	42
HWY (SPL)	Max Glare by Fixtures	0	0	0	0.00	A	42
HWY (SPL)	Max Vertical Illuminance	0	0	0	0.00	A	42

ENGINEERED DESIGN By: H.Sadovs - File #1594598 - 09-Sep-22

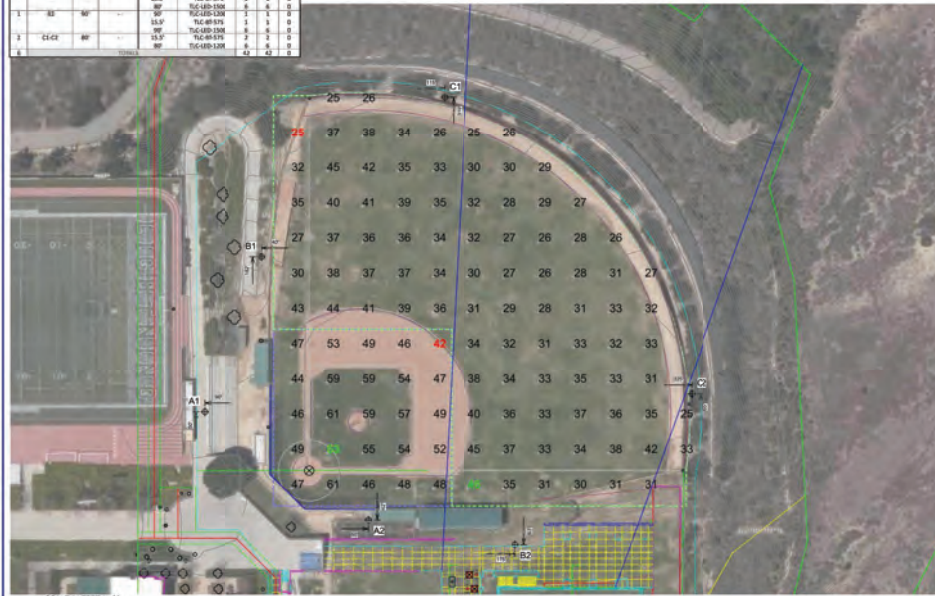
The top photograph shows a baseball field at night, illuminated by bright stadium lights, with the infield and pitcher's mound clearly visible. The second photograph is a wide-angle shot of a large football stadium filled with spectators, with the pitch brightly lit. The third photograph shows a soccer stadium at night, with the pitch and stands filled with fans. The bottom photograph is a close-up of a cable-stayed bridge at night, with its central pylon and supporting cables illuminated.



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PROJECT SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
Pole					Luminaires				
QTY	LOCATION	SIZE	WATTAGE	WATTAGE	QTY	POLE	TYPE	QTY	POLE
1	A1	80"	25.5	90"	1	TLC 40-150	1	1	0
			90"	90"		TLC 40-150	4	4	0
1	A2	80"	25.5	90"	1	TLC 40-150	1	1	0
			90"	90"		TLC 40-150	4	4	0
1	B1	80"	25.5	90"	1	TLC 40-150	1	1	0
			90"	90"		TLC 40-150	4	4	0
1	B2	80"	25.5	90"	1	TLC 40-150	1	1	0
			90"	90"		TLC 40-150	4	4	0
2	C1-C2	80"	25.5	90"	2	TLC 40-150	2	2	0
			90"	90"		TLC 40-150	4	4	0



ENGINEERED DESIGN By: H.Siders - FIM #1994598 - 09-Sep-22

Name	
City	

Species	Reinhardt
Name	101/1041/1020 Reinhardt 101
Height	8012 ± 20 above grade

ILLUMINATION SUMMARY		
ILLUMINATION DATA (FOOT-CANDELES)		
	Infield	Outfield
Averaged over:	100	30
Beam Average:	51.88	15.23
Maximum:	65	40
Min:	4.2	1.9
Std / Min:	3.26	23
Percentages over:	1	1
Min / Max:	3.52	1.88
VG (at 60cm) (pt)	3.33	3.53
CU	0.71	0.71
No. of Footcandles	29	30

ILLUMINATION DISTRIBUTION	
Applied Footcandle:	6
No. of Illumination:	62
Total Lux:	48.54 W/W

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 5.0% dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-15-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical wiring.

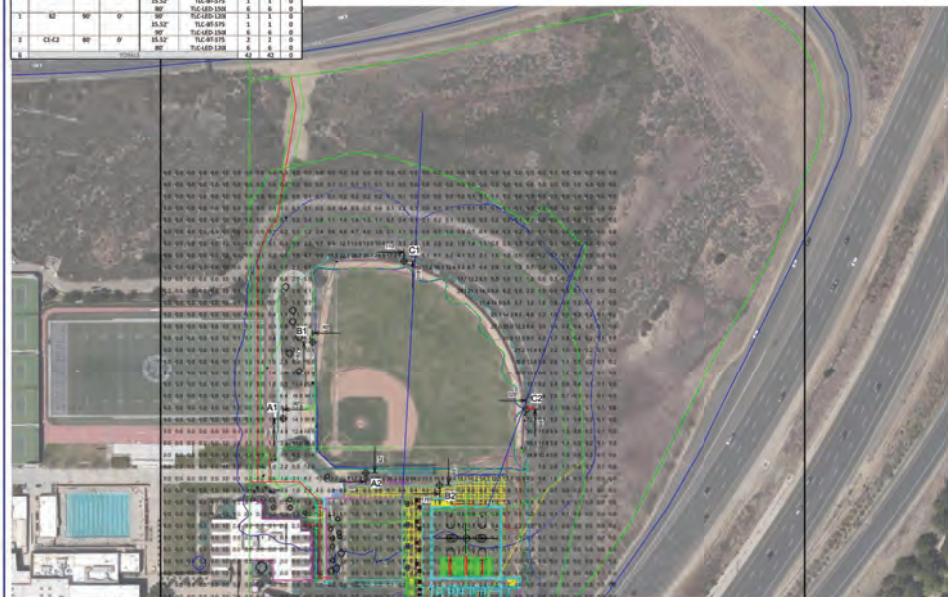
Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 1 foot [10'] of design location.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	Pole	MOUNT ELEVATION	Luminaires				Notes	
				NO. OF LUM.	TYPE	QTY	POLE		
1	A1	80'	10'	2	TLC-811 SP7	1		1	
				90'	TLC-1200-1200	4	4	0	
1	A3	80'	0'	2	TLC-811 SP7	1	1	0	
				90'	TLC-1200-1200	4	4	0	
1	B3	80'	0'	90'	TLC-1200-1200	1	1	0	
				35.52'	TLC-811 SP7	1	1	0	
				90'	TLC-1200-1200	6	6	0	
1	B2	90'	0'	90'	TLC-1200-1200	1	1	0	
				35.52'	TLC-811 SP7	1	1	0	
				90'	TLC-1200-1200	6	6	0	
1	C1-C2	80'	0'	35.52'	TLC-811 SP7	2	2	0	
				90'	TLC-1200-1200	6	6	0	
				90'	TLC-1200-1200	6	6	0	



ENGINEERED DESIGN By: H.Sadriy - File #15994598 - 09-Sep-22

GRID SUMMARY

GRID SUMMARY	
Name:	Blanket Grid
Size:	1100' x 1100'
Spacing:	20.0' x 20.0'
Height:	0.2' above grade

ILLUMINATION SUMMARY	
ILLUMINATION DATA	
Entire Grid	
Avg. Average:	1.8%
Maximum:	33
Minimum:	0
Avg. / Min:	-
Max / Min:	-
(FC) Footcandle:	2065.78
	0.14
No. of Fixtures:	1232
ILLUMINATION VERIFICATION	
Assumed Circumference:	6
Assumed Circumference:	62
Total Load:	48.54 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Mouse Illuminix document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amgenrig Draw Chart and/or the "Mouse Control System Summary" for electrical wiring.

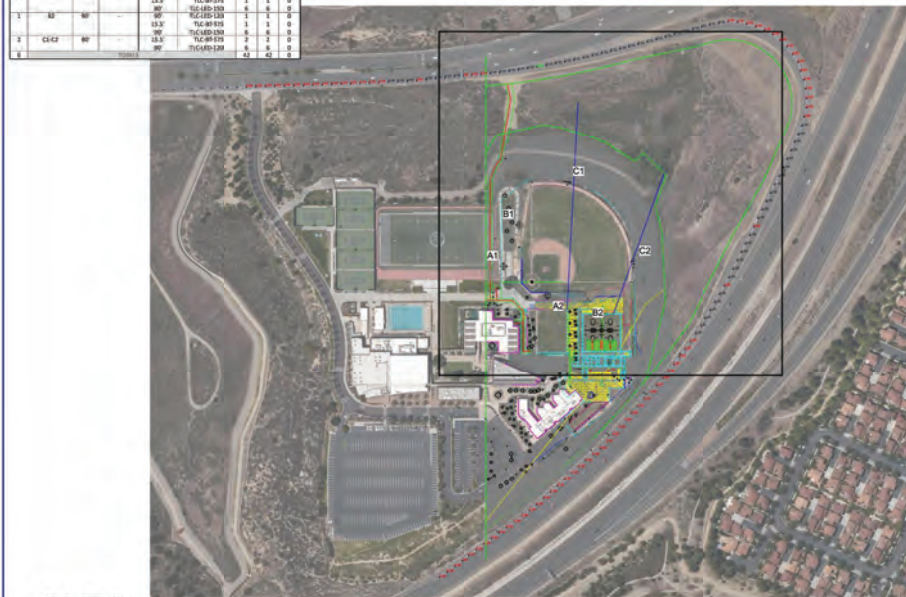
Installation Requirements: Results assume a 30% nominal voltage at low side of the driver and structures located within 8 feet (3m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
Fuels				Lubricants					
QTY	LOCATION	WGT	STOCK NUMBER	ITEM NO	ITEM NAME	QTY	WGT	STOCK NUMBER	ITEM NO
1	A1	800	900	25.5	FLC-80-120	1	4	1	0
1	A3	800	900	25.5	FLC-80-120	4	1	4	0
1	B1	800	900	25.5	FLC-80-120	4	1	4	0
1	B2	800	900	25.5	FLC-80-120	1	1	1	0
1	B3	800	900	25.5	FLC-80-120	1	1	1	0
1	C1-C2	800	900	25.5	FLC-80-120	6	6	6	0
1				25.5	FLC-80-120	2	2	2	0
1				25.5	FLC-80-120	6	6	6	0



ENGINEERED DESIGN By: H.Sabry - File #1594598 - 09-Sep-21

GRID SUMMARY

GRID SUMMARY	
Name:	HWY SPILL
Spacing:	80.0'
Height:	12.0' above grade

ILLUMINATION SUMMARY	
Estimated Illuminance (foot-candles)	
Average	0.0000
Maximum	0.00
Minimum	0.00
No. of Fixtures	142
Applied Circuitry	
Applied Circuitry:	A
No. of Luminaires:	62
Total Load:	46.54 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per actual Mouse Weighting Document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with ICMA 694-15.

Electrical System Requirements: Refer to Appendix Draw Chart and/or the "Mouse Control System Summary" for electrical data.

Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structure located within 3 feet (1m) of storage location.



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ILLUMINATION SUMMARY

ARCHITECTURE ENGINEERING INTERIOR
LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office
949-260-1190 Fax
LPADesignStudios.com
5301 California Avenue, Suite 100
Irvine, California 92617

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SAGE HILL SCHOOL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM
20402 Newport Coast Drive
Newport Beach, CA 92657
Developed for
SAGE HILL SCHOOL

[illegible]

Submittal	Date
DRAFT SITE DEVELOPMENT REVIEW PACKAGE	08/19/22
SITE DEVELOPMENT REVIEW PACKAGE	07/15/22
SITE DEVELOPMENT REVIEW	11/14/22
<u>SITE DEVELOPMENT REVIEW R1</u>	<u>9/18/23</u>

Job Number	3069101
Date Published	9/18/23
Checked By	IP / SK
Scale	

PHOTOMETRIC STUDY

25

LT1.01

EQUIPMENT LIST FOR AREAS SHOWN									
NO.	LOCATION	WATT	HEIGHT	FOOT COUNDS	FOOT COUNDS	FOOT COUNDS	FOOT COUNDS	FOOT COUNDS	FOOT COUNDS
1	A1	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
2	A2	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
3	A3	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
4	A4	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
5	A5	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
6	A6	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
7	A7	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
8	A8	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
9	A9	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'
10	A10	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'



SCALE IN FEET 1 : 225
ENGINEERED DESIGN By: H.Sabery File #3394599-09-Sep-22

EQUIPMENT LIST FOR AREAS SHOWN									
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10	A10	80'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'	12.0'

Guaranteed Performance: The ILLUMINANCE provided above is guaranteed per local Musco Lighting. Field Measurements: Individual field measurements may vary from computer calculated predictions and should be taken to accordance with IESNA SP-15. Electrical System Requirements: Refer to Appendix D for electrical design. Installation Requirements: Results assume a 30% ambient lighting at the site of the driver and structures located within 3 feet (3m) of design locations.

MUSCO Lighting
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
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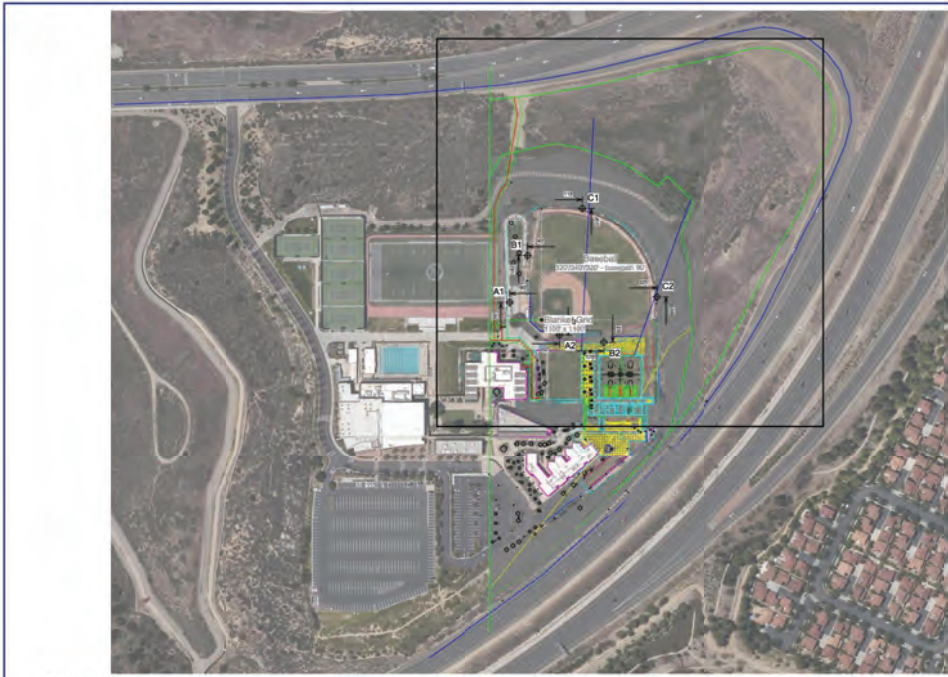


SCALE IN FEET 1 : 225
ENGINEERED DESIGN By: H.Sabery File #3394599-09-Sep-22

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ILLUMINATION SUMMARY



SCALE IN FEET 1 : 225
ENGINEERED DESIGN By: H.Sabery File #3394599-09-Sep-22

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EQUIPMENT LAYOUT



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Revision	Date

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