

MAR.

**MASTER DEVELOPMENT PLAN**

AMBASSADOR WEST CAMPUS  
169 SOUTH ST. JOHN AVENUE  
PASADENA | CALIFORNIA



A MASTER DEVELOPMENT PLAN DESIGN STUDY THAT INCLUDES BUILDING DESIGN GUIDELINES FOR THE FUTURE DEVELOPMENT OF MARANATHA HIGH SCHOOL IN PASADENA'S AMBASSADOR WEST CAMPUS.

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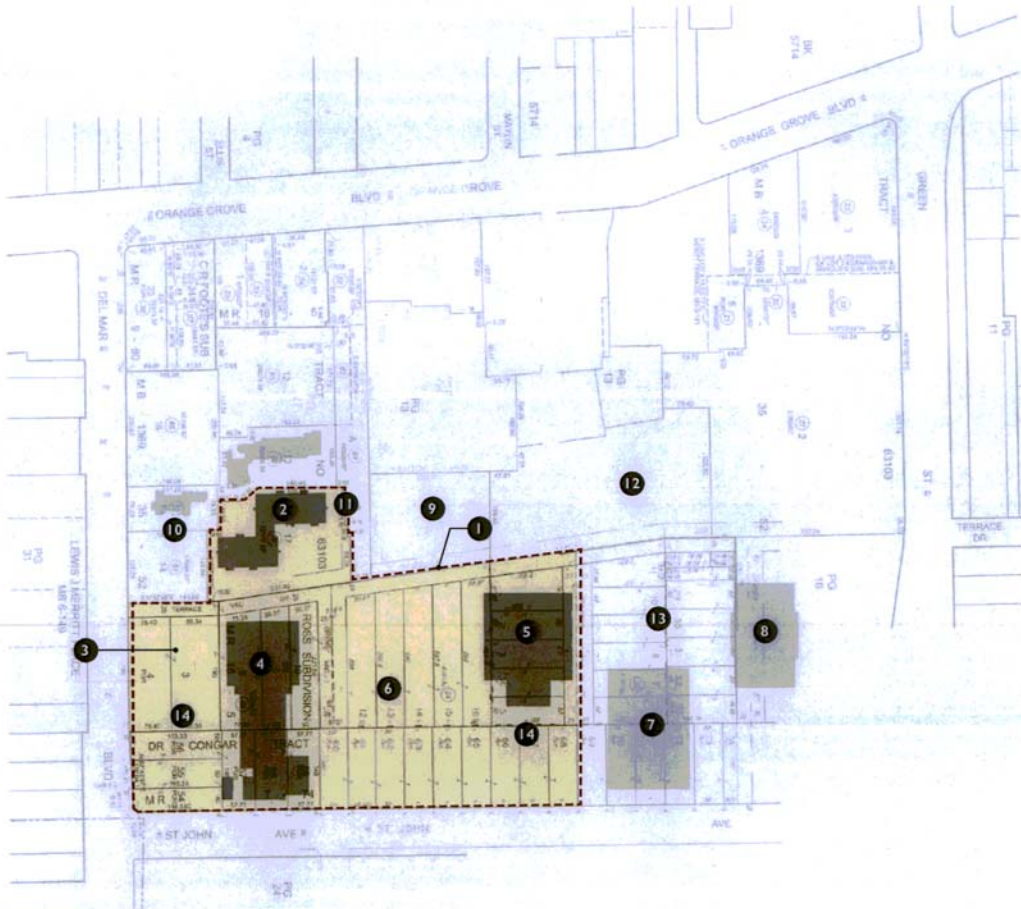
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  - Ambassador West Site Plan
  - Ambassador West Site Analysis
- 1.0 Development Parameters
  - Site Contextual Analysis
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PREPARED BY

**ONYX ARCHITECTS**  
316 NORTH SIERRA PLAZA BOULEVARD  
PASADENA | CALIFORNIA 91107  
WWW.ONYXARCHITECTS.COM



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**INTRODUCTION**

ASSESSORS PARCEL MAP |  
 MARANATHA HIGH SCHOOL LEGAL  
 BOUNDARY

- 1 Maranatha High School Site Boundary
- 2 Existing Academic Center
- 3 Existing Amphitheater
- 4 Existing Athletic Center
- 5 Existing Student Center
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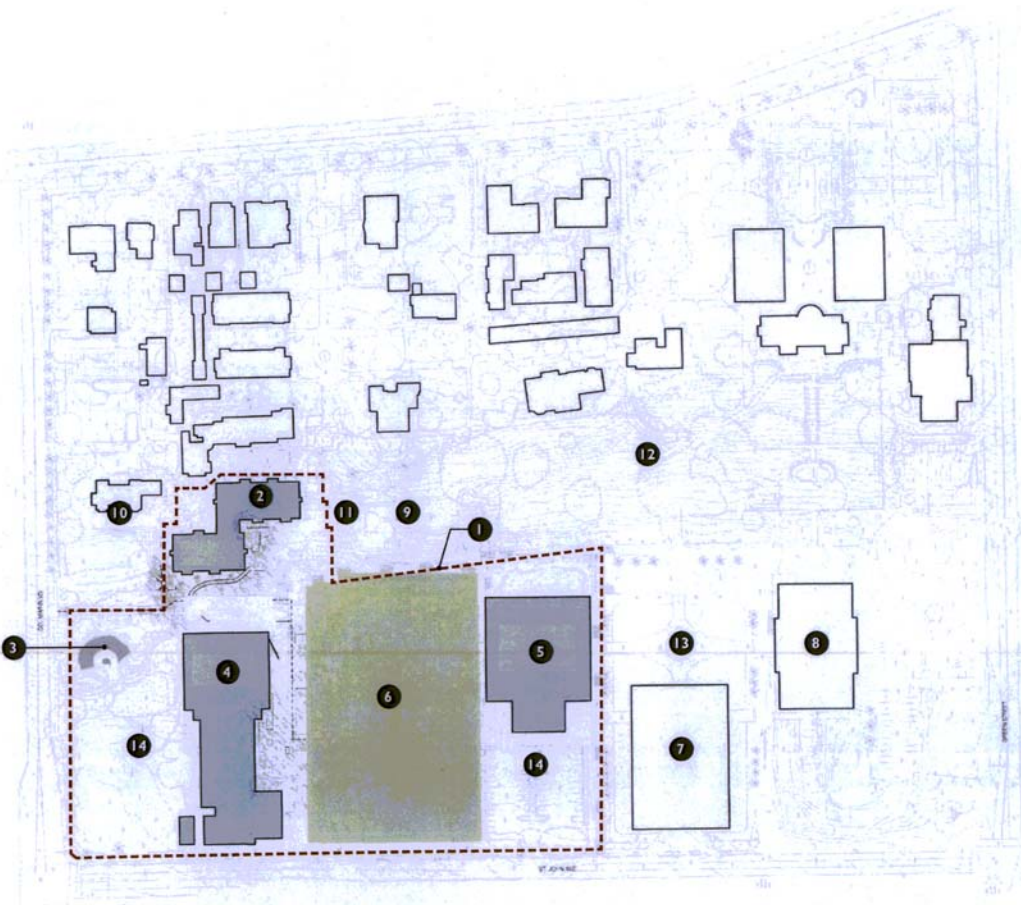
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- 12 Adjacent Existing Great Lawn; Not a Part
- 13 Adjacent Existing Plaza; Not a Part
- 14 Proposed Development Site

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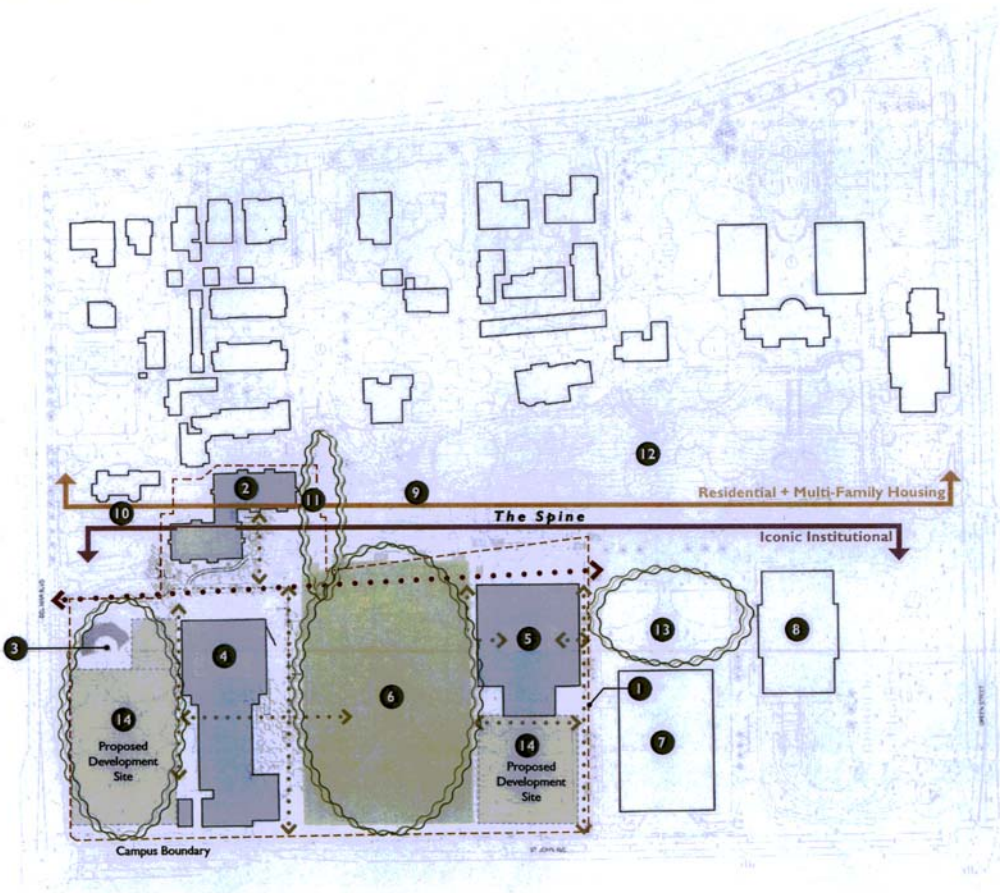
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- ◄ . . . ► Primary Pedestrian Circulation
- ◄ . . . ► Secondary Pedestrian Circulation
- Existing Primary Outdoor Spaces

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## DEVELOPMENT PARAMETERS

### SITE CONTEXTUAL ANALYSIS

SEE SHEET 4.0 FOR PHOTO REFERENCE PLAN

There are several interplaying elements that make up the ambassador west campus. But the character of the outdoor experience can simply be described as: A variety of unique spaces along a garden path...

1. Main easement paths provide public pedestrian access across the entire ambassador west campus.
2. Along these main paths are secondary and tertiary paths, as well as pockets for intimate interaction, or expansive spaces for extraverted social interaction.
3. At grade changes, vertical and horizontal elements intersect each other to provide depth and cohesiveness of design.
4. Similar color and material palettes with common built features.

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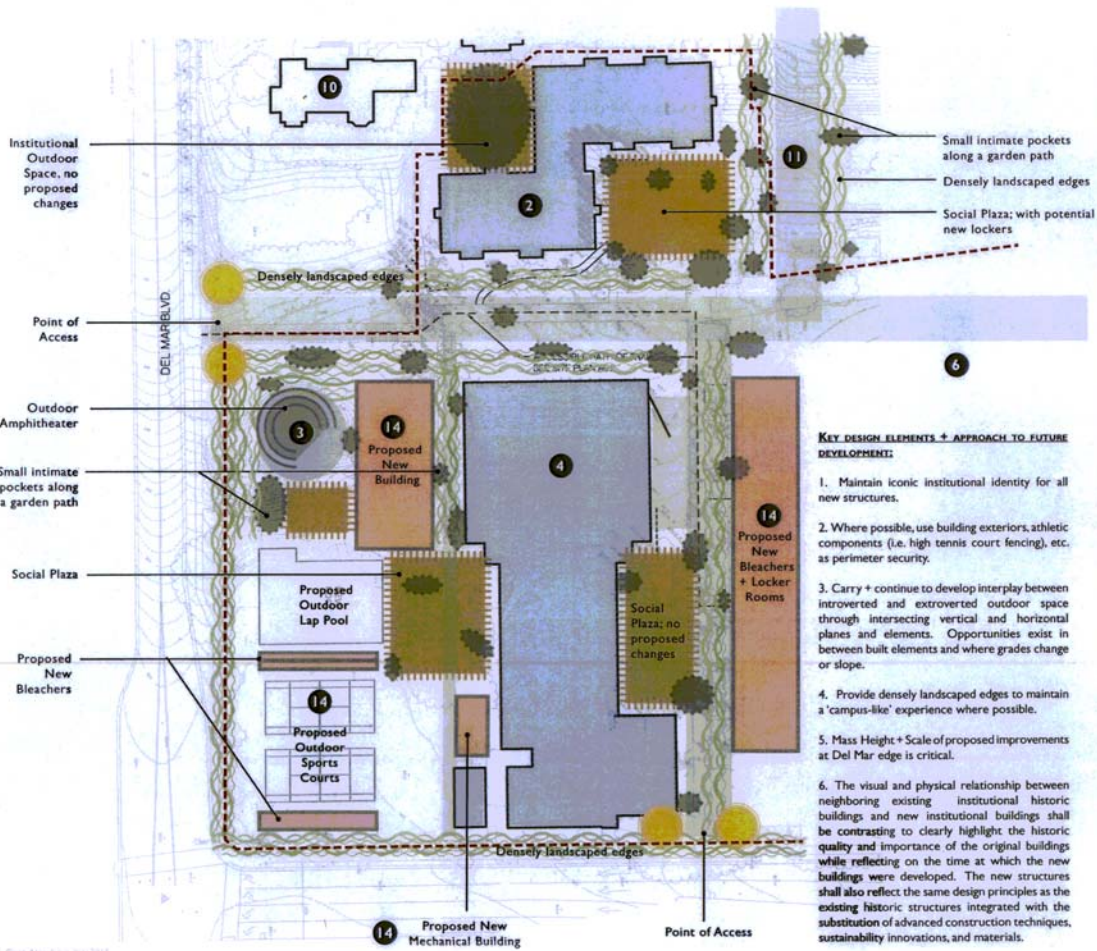
Photo Reference Plan

- # Inside the Maranatha Campus boundary
- # Outside the Maranatha Campus boundary

## MASTER DEVELOPMENT PLAN

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 AMBASSADOR WEST CAMPUS  
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**DEVELOPMENT PARAMETERS**  
EXISTING SOUTH MARANATHA  
CAMPUS ANALYSIS

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**KEY DESIGN ELEMENTS + APPROACH TO FUTURE DEVELOPMENT:**

1. Maintain iconic institutional identity for all new structures.
2. Where possible, use building exteriors, athletic components (i.e. high tennis court fencing), etc. as perimeter security.
3. Carry + continue to develop interplay between introverted and extroverted outdoor space through intersecting vertical and horizontal planes and elements. Opportunities exist in between built elements and where grades change or slope.
4. Provide densely landscaped edges to maintain a 'campus-like' experience where possible.
5. Mass Height + Scale of proposed improvements at Del Mar edge is critical.
6. The visual and physical relationship between neighboring existing institutional historic buildings and new institutional buildings shall be contrasting to clearly highlight the historic quality and importance of the original buildings while reflecting on the time at which the new buildings were developed. The new structures shall also reflect the same design principles as the existing historic structures integrated with the substitution of advanced construction techniques, sustainability innovations, and materials.

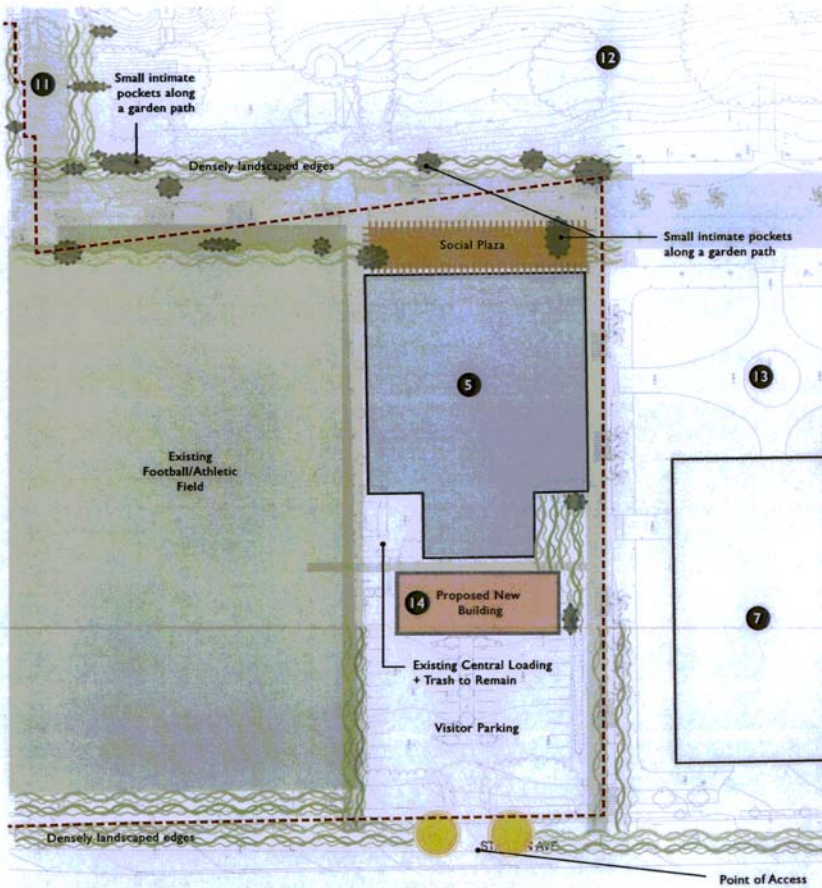
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- Extroverted Outdoor Space
- Introverted Outdoor Space
- New Building or Structure
- Existing Building or Structure
- Garden Path + Dense Landscaping
- Main Entry / Point of Access

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**DEVELOPMENT PARAMETERS**  
NORTH MARANATHA CAMPUS  
ANALYSIS

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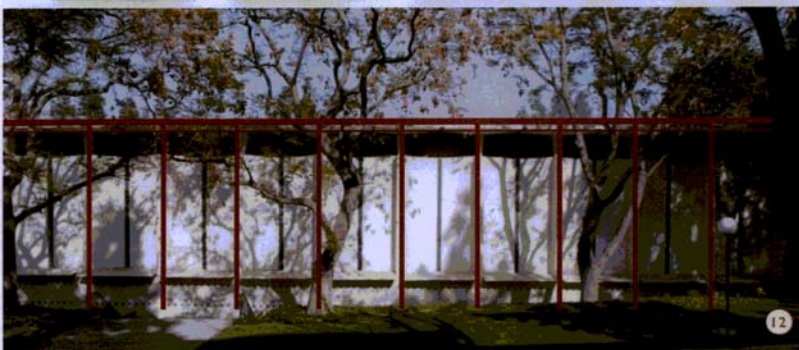
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## DESIGN PARAMETERS

BUILDING CONTEXTUAL ANALYSIS  
SEE SHEET 4.0 FOR PHOTO REFERENCE PLAN

A majority of the structures that are used by the school, or are directly adjacent to the school, feature similar traits which help unify these group of buildings. Design features include as shown:

1. Elevated roof planes supported by articulated exterior vertical elements (columns)
2. Repetition and Rhythmic balance
3. Solid vs. Transparent 'Panels'
4. Similar color and tactile palettes

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Photo Reference Plan  
# Inside the Maranatha Campus boundary  
# Outside the Maranatha Campus boundary

## MASTER DEVELOPMENT PLAN

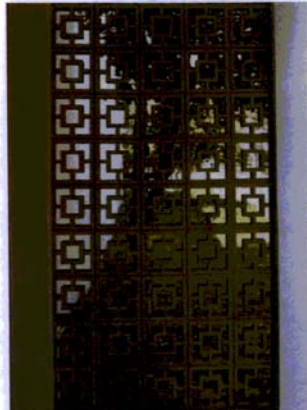
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**PAINTED CONCRETE** | This is the main materialistic and formally unifying element featured in the design character of all the iconic institutional buildings on the Ambassador West campus. Used in conjunction with structural systems, painted concrete is seen in all of the historically important structures on the east side of this campus. The most important character defining feature of these elements to note are their immediately adjacent relationships to mass and transparency where they act as frame or separator while also defining the structural identity of the building.



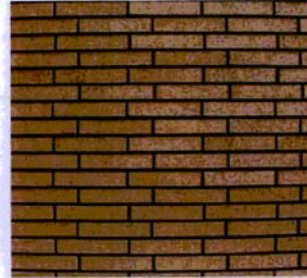
**SCREENING ELEMENTS** | Use in limited applications to highlight main entries or passageways. Also used in conjunction with landscaped pathways.



**MARBLE PANEL** | Used in limited applications to highlight main entries or passageways.



**WALL TILE** | The materialistic quality of this element helps support the character defining features of the architecture. Used as a main exterior wall 'in fill' finish in limited applications to define mass at the corners of the building. Note the variance in tone, size and pattern of the tiles.



**BRICK MASONRY** | The materialistic quality of this element helps support the character defining features of the architecture. Used primarily as main wall 'in fill' finish to define mass. Note the unit color, size and patterning.

**DESIGN PARAMETERS**  
EXISTING TECTONICS / MATERIALITY  
AS CHARACTER DEFINING FEATURES

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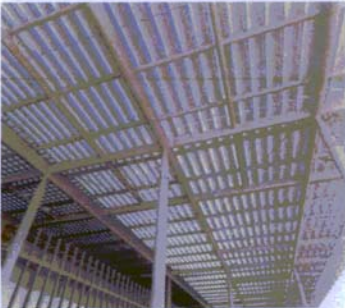
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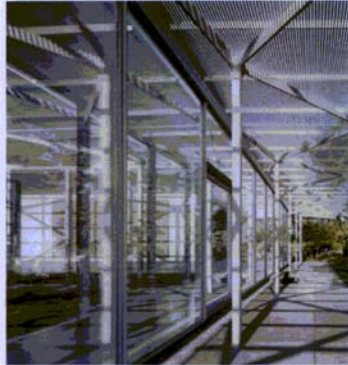
**POLISHED COLORED CONCRETE + SMOOTH PLASTER** | This can be used as a main tectonic and materialistic unifying design element. Aside from polished colored concrete, other suitable substitutes are smooth plaster or metal panels in a similar color. Can be a main element or can also be used in limited applications in conjunction with patterned tactile in fill wall panels or glazing. Painted and well articulated structural steel can imply a similar character.



**SCREENING ELEMENTS** | Use in limited applications to highlight main entries or passageways. Also use in conjunction with landscaped pathways and fencing. Decorative laser-cut metal panels are an acceptable substitute.



**PAINTED STEEL** | Use for defining the structural identity of the building + expression of passage ways around buildings.



**DESIGN PARAMETERS**  
PROPOSED TECTONICS / MATERIALITY  
AS RELATIVE CHARACTER DEFINING  
FEATURES

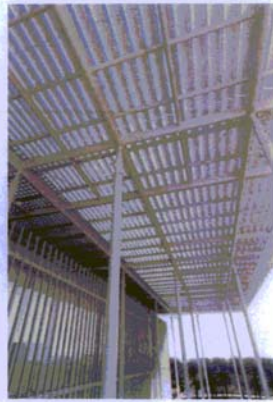
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THE DESIGN APPROACH FOR NEW DEVELOPMENT SHOULD REFLECT THE DESIGN CHARACTER OF THE EXISTING ICONIC INSTITUTIONAL BUILDINGS. FORMALLY, NEW BUILDINGS SHOULD IMPLY A CONTINUOUS PATTERN REPEATED WITH DIFFERENT TYPES OF MATERIALS AND ELEMENTS, BUT IMPLIED REPETITION OF FORM CAN ALSO BE A CONTRASTING ELEMENT BY USING MASS. REFER TO DESIGN PARAMETERS ON SHEET 2.0 FOR KEY DESIGN ELEMENTS THAT ARE NECESSARY FOR ALL NEW STRUCTURES AND BUILDINGS. LASTLY, THE IMPORTANCE OF STRENGTHENING AND SUPPORTING THE DESIGN CHARACTER RELATIONSHIP BETWEEN NEW AND OLD STRUCTURES OR BUILDINGS WILL SUPPORT THE IDENTITY OF THE AMBASSADOR WEST CAMPUS COMMUNITY AND SURROUNDING NEIGHBORHOODS.



**PRELIMINARY DESIGN STUDY**  
PROPOSED DEVELOPMENT DESIGN  
PRECEDENCE, APPROACH + CONCEPT  
STATEMENT

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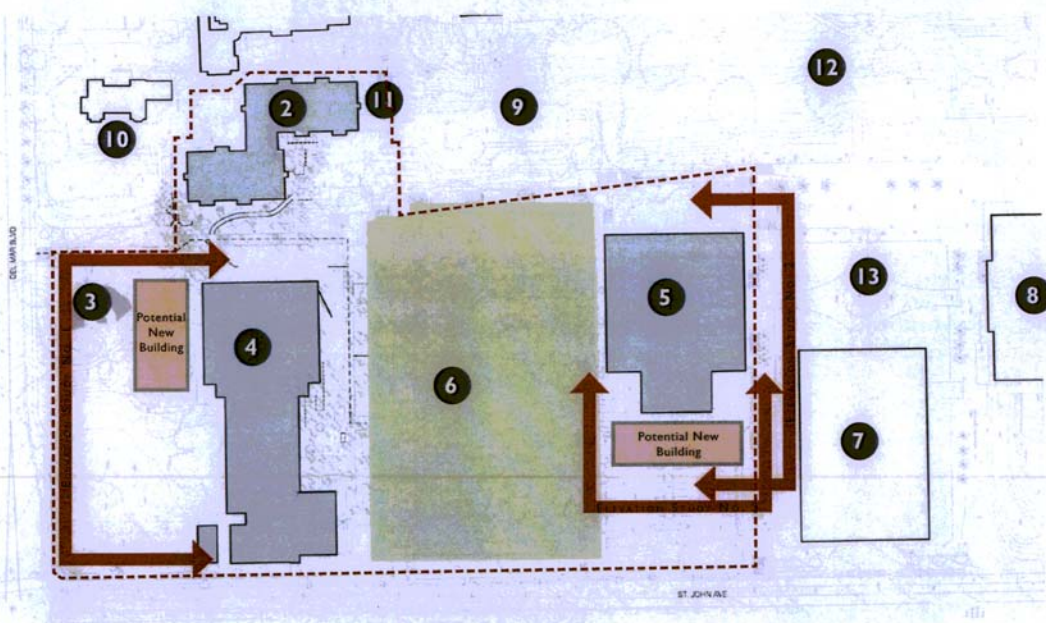


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**PRELIMINARY DESIGN  
STUDY**  
REFERENCE SITE PLAN

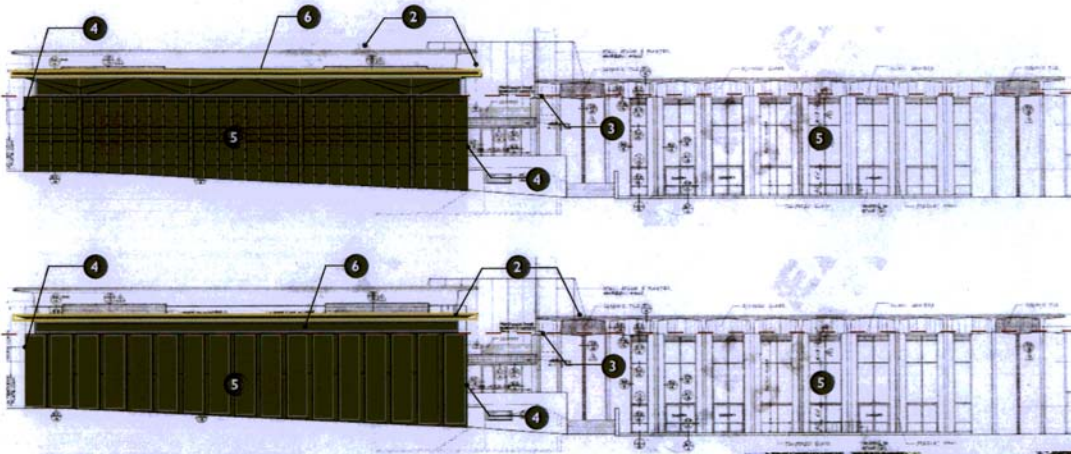
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**Elevation Study No. 1 - Looking North**

DESIGN GUIDELINES + STRATEGIES

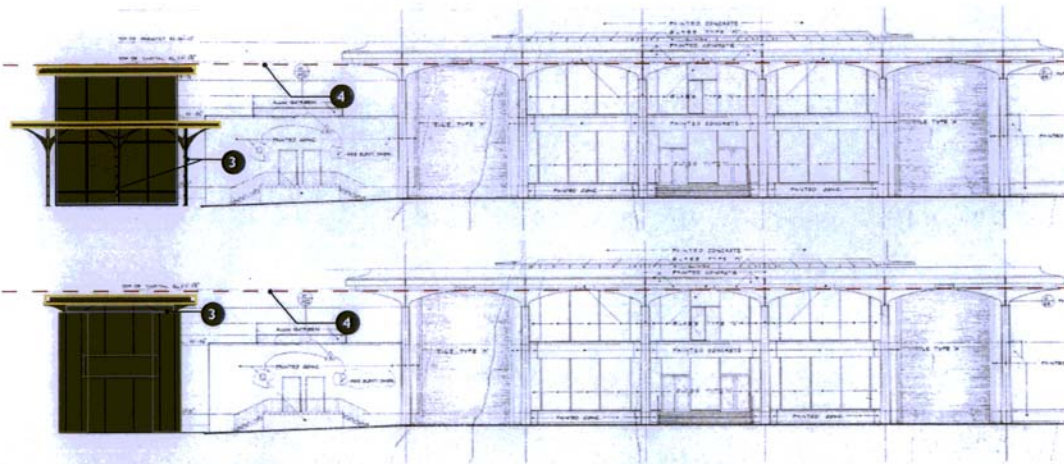
- 1 The new classroom building adjacent to the athletic center shall have a similar design character but reflect contemporary materials, construction techniques and sustainability innovations.
- 2 The new building shall not be taller than the adjacent natatorium building.
- 3 Horizontal defining elements such as roof planes, capital lines, etc. shall be aligned with adjacent horizontal defining elements.
- 4 The footprint of the new building shall be aligned with the footprint of the directly adjacent gymnasium building to the north.
- 5 The structural system shall be expressed on the exterior of the building, similar to the other adjacent historic mid-century modern institutional buildings to the north.
- 6 Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.



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**Elevation Study No. 2 - Looking South**

**DESIGN GUIDELINES + STRATEGIES**

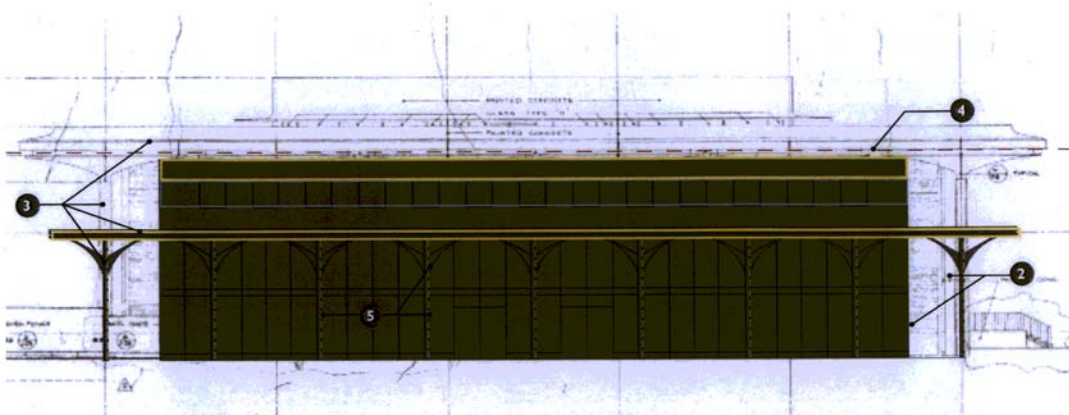
- 1 Contextually, the new administration building will be an ancillary wing to the existing student center which is an important element of the historic plaza. It should be subtle, but relate to the design character of the adjacent student center while reflecting contemporary materials, construction techniques and sustainability innovations.
- 2 The footprint of the new administration building shall be set back from the footprint of the student center to the west, with the exception of structurally expressed covered walkways around the perimeter of the building.
- 3 Structurally expressed roof canopies and covered pathways around the new building shall be aligned and equally proportionally spaced with the adjacent structurally expressive elements of the student center.
- 4 The new building shall not be taller than the underside of the horizontally defined roof plane of the student center.
- 5 The structural system shall be expressed on the exterior of the building, similar to the other adjacent historic mid-century modern institutional buildings to the west and north.
- 6 Vertical elements define the base and main body of the structure while horizontal elements define the top cap to the building.
- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.



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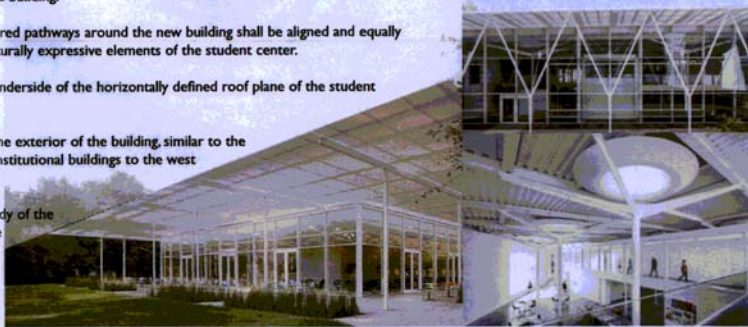


#### Elevation Study No. 3 - Looking East

The new administration building will be the new face to Maranatha High School. As visitors enter the parking lot, they will be welcomed by an articulated steel structural and canopy system that sets a precedent for the rest of the campus. The transparency of the administration building is also a key design characteristic that reflects the administration's relationship with their students and surrounding community.

#### DESIGN GUIDELINES + STRATEGIES

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- 7 The externally expressed structural system shall also be the articulated framework for transparent or solid 'in-fill' elements.



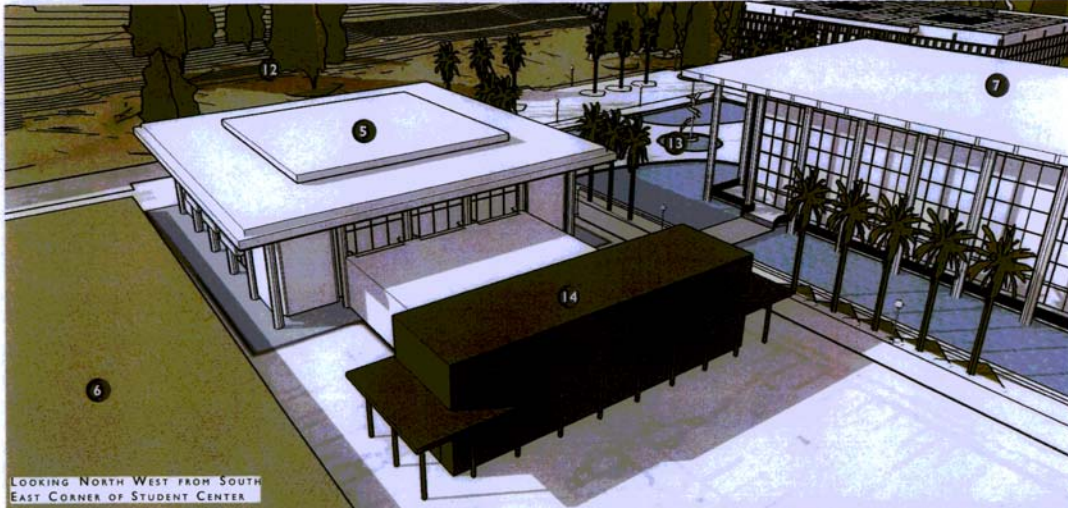
PRELIMINARY DESIGN  
STUDY  
CAMPUS ELEVATION STUDY NO. 3

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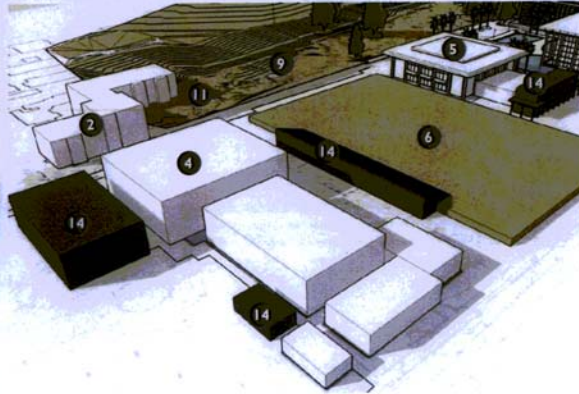
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LOOKING NORTH WEST FROM SOUTH EAST CORNER OF STUDENT CENTER



LOOKING WEST ALONG NORTH SIDE OF STUDENT CENTER



LOOKING NORTH WEST FROM SOUTH EAST CORNER OF ATHLETIC CENTER

**PRELIMINARY DESIGN STUDY**  
CAMPUS MASSING STUDY

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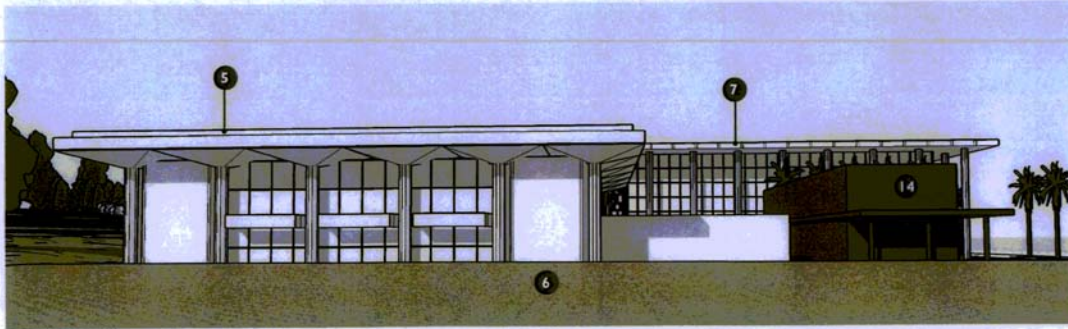
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LOOKING SOUTH EAST FROM PLAZA NORTH OF STUDENT CENTER

LOOKING NORTH ALONG SOUTH SIDE OF STUDENT CENTER



**PRELIMINARY DESIGN STUDY**  
CAMPUS MASSING STUDY

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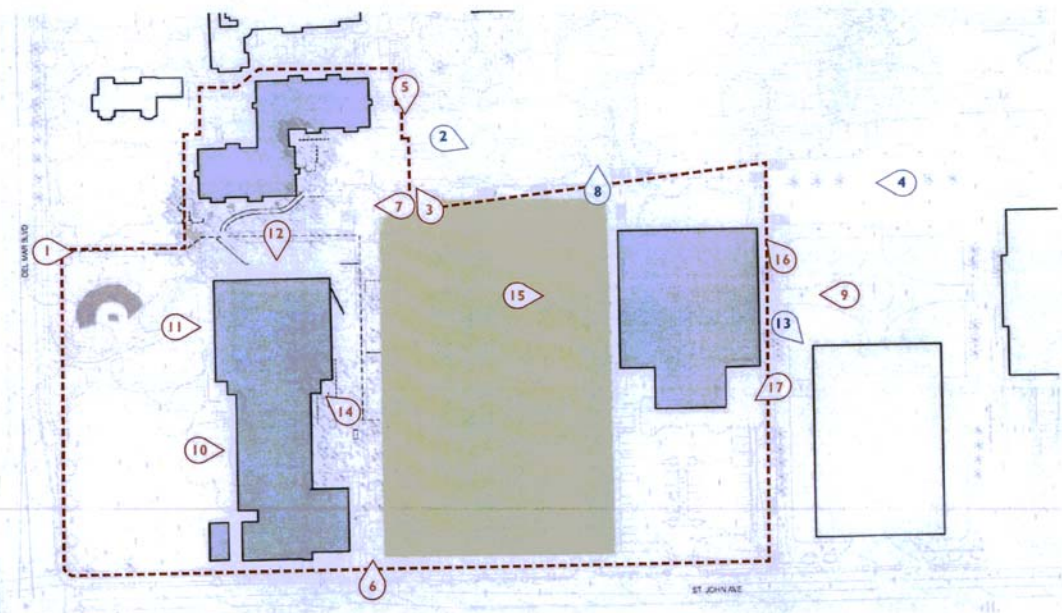


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**APPENDIX**  
PHOTO REFERENCE PLAN

- # Inside the Maranatha Campus boundary
- # Outside the Maranatha Campus boundary



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