



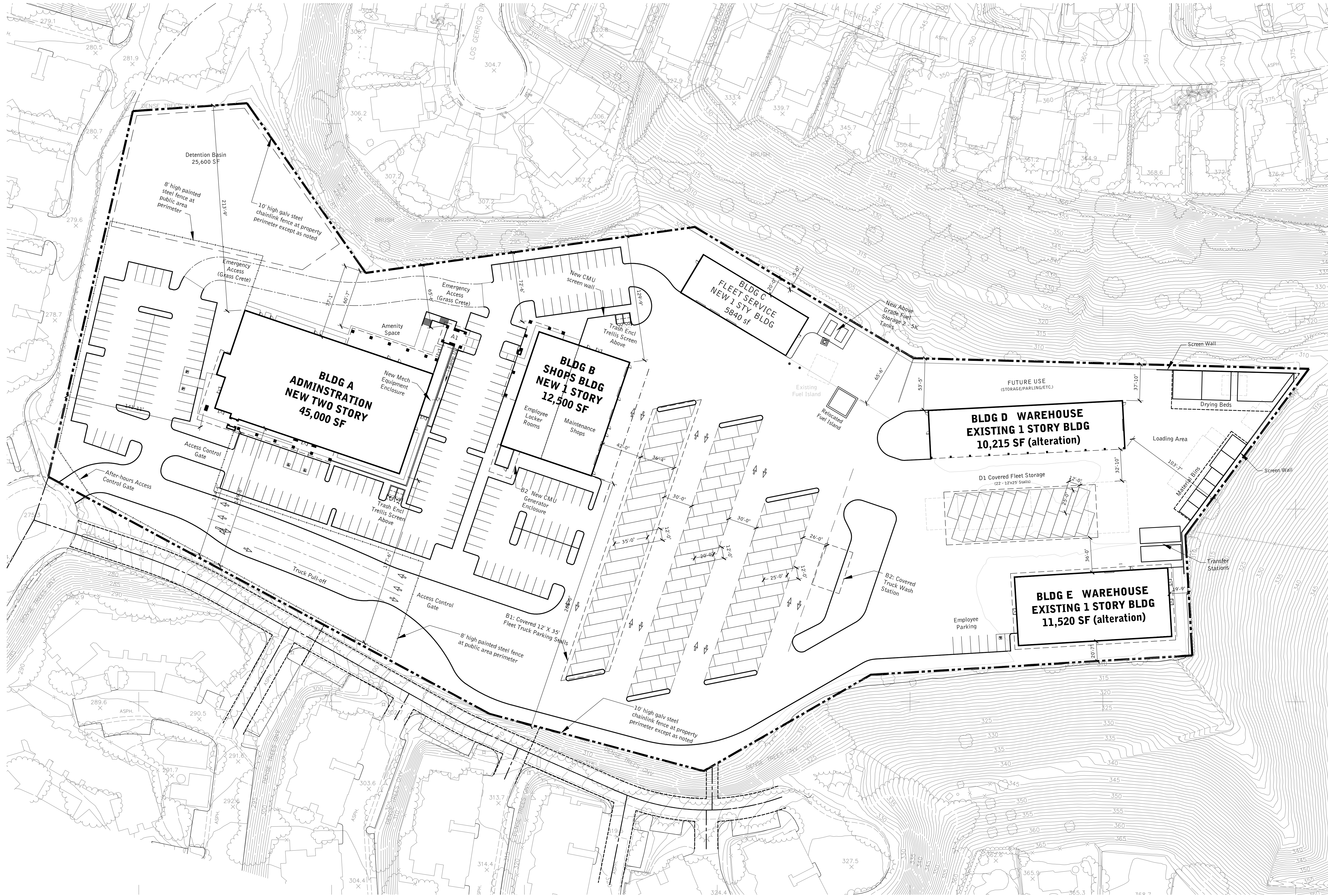
Moulton Niguel Water District

GORDON ROAD
LAGUNA HILLS, CALIFORNIA

IRV14-0198-00
CONCEPTUAL DESIGN
09.20.2016

WARE MALCOMB

architecture | planning | interiors | branding | civil



PROJECT SITE DATA

SITE AREA: ±11.33 AC	493,713 sf	100.0%
Building Footprint Total	62,836 sf	12.7%
Vehicular Pavement	256,411 sf	51.9%
Other Pavement	17,783 sf	3.6%
Detention Basin	25,604 sf	5.2%
Landscaped Area	132,009 sf	26.8%

PROPOSED BUILDING AREA:

Bldg A	2 story New Admin Offices	45,500 sf
Bldg B	1 story New Shops & Lockers	12,500 sf
Bldg C	1 story New Fleet Maintenance	5,840 sf
Bldg D	1 story Existing Warehouse (alter existing warehouse)	10,215 sf
Bldg E	1 story Existing Warehouse (alter existing admin offices)	11,520 sf
Total Enclosed Building Area:		85,575 sf
F.A.R.:		±0.17
ROOFED PAVEMENTS AREA: *		
Bldg A1	Pavilion	600 sf
Bldg B1	Covered Fleet Vehicle Storage	13,188 sf
Bldg B2	Covered Generator Enclosure	710 sf
Bldg C3	Covered Truck Wash Station	1,350 sf
Bldg D2	Covered Fleet Vehicle Storage	8,654 sf
Total Roofed Pavement area:		24,502 sf
* Open-sided structures with roof that are counted in pavements areas		

PARKING STALLS PROVIDED:

Stalls required @ 4 per 1,000 sf :	180 stalls
Stalls provided:	
9'x18' Visitor:	61 stalls
9'x18' Employee:	156 stalls
Sub Total:	217 stalls
12'x20' Fleet Vehicles:	42 Stalls
12'x25' Fleet Vehicles:	50 Stalls
12'x35' Fleet Vehicles:	21 Stalls
Sub Total:	113 Stalls
Total Provided:	330 Stalls



SITE PLAN

VICINITY MAP

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SITE PLAN

CONCEPTUAL DESIGN

MOULTON NIGUEL WATER DISTRICT
LAGUNA HILLS, CA

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SHEET
2



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AERIAL VIEW

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ADMINISTRATION ENTRY VIEW

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4



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SITE LINE STUDY A

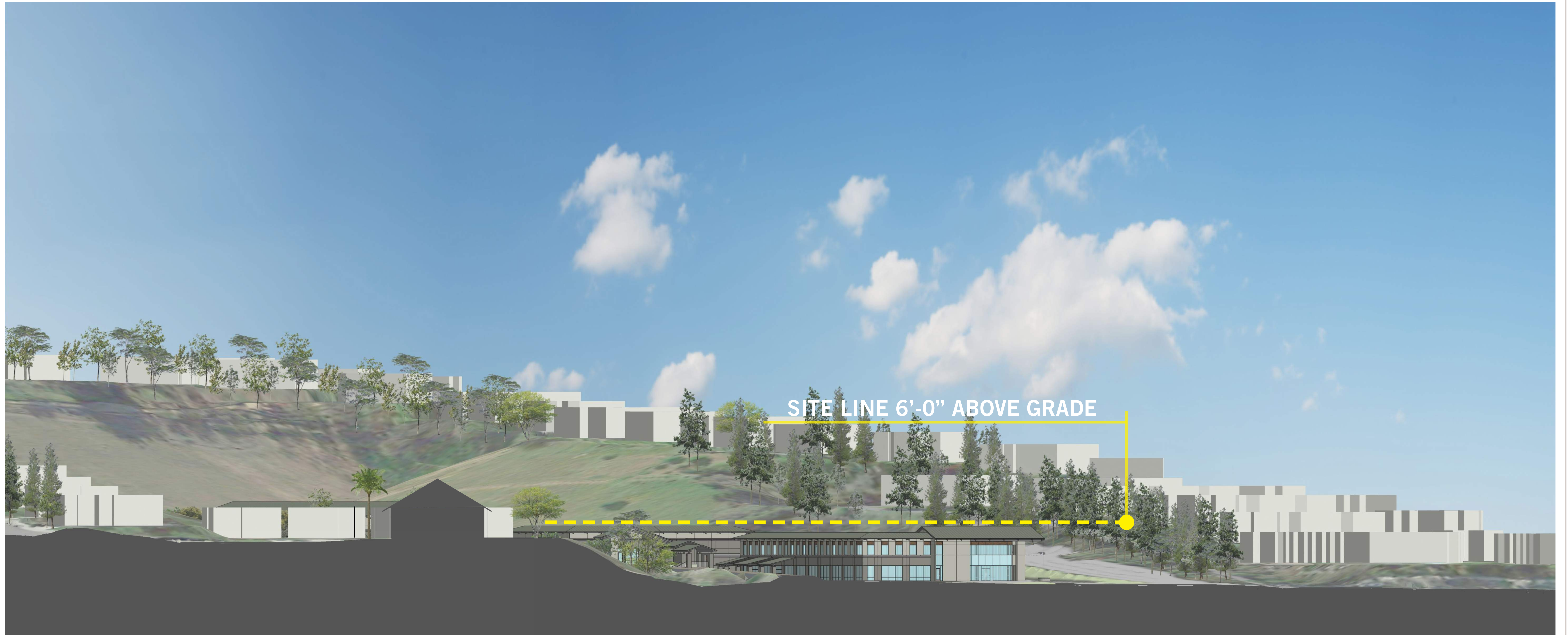
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SHEET
5



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SITE LINE STUDY B

CONCEPTUAL DESIGN

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SHEET
6



LOS CERROS DR

LA CIENEGA ST

RIO GRANDE AVE

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SITE LINE STUDY C

CONCEPTUAL DESIGN

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7



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26096 LOS CERROS, BACKYARD VIEW

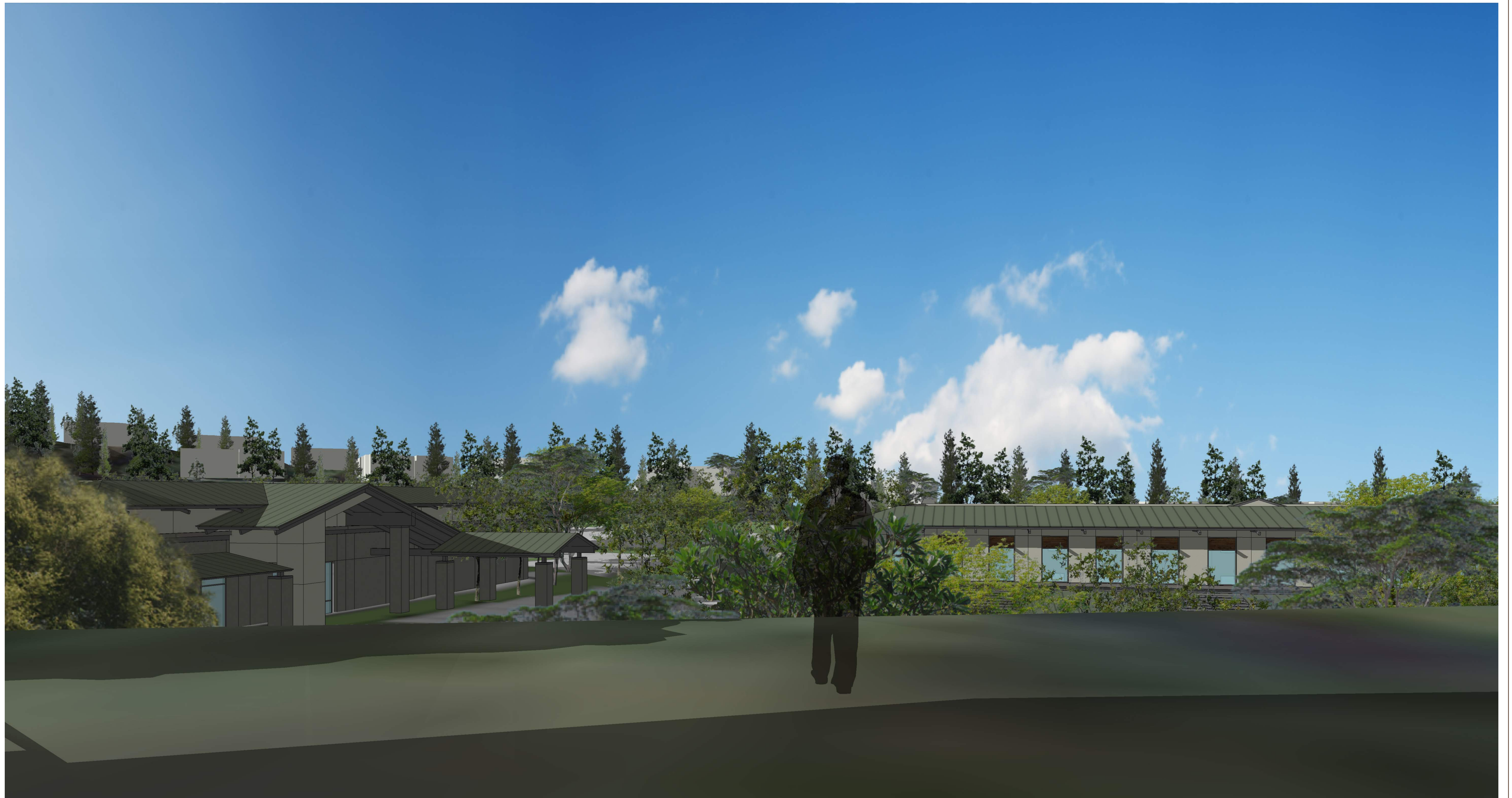
CONCEPTUAL DESIGN

MOULTON NIGUEL WATER DISTRICT
LAGUNA HILLS, CA

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SHEET
8



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26096 LOS CERROS, BACKYARD VIEW

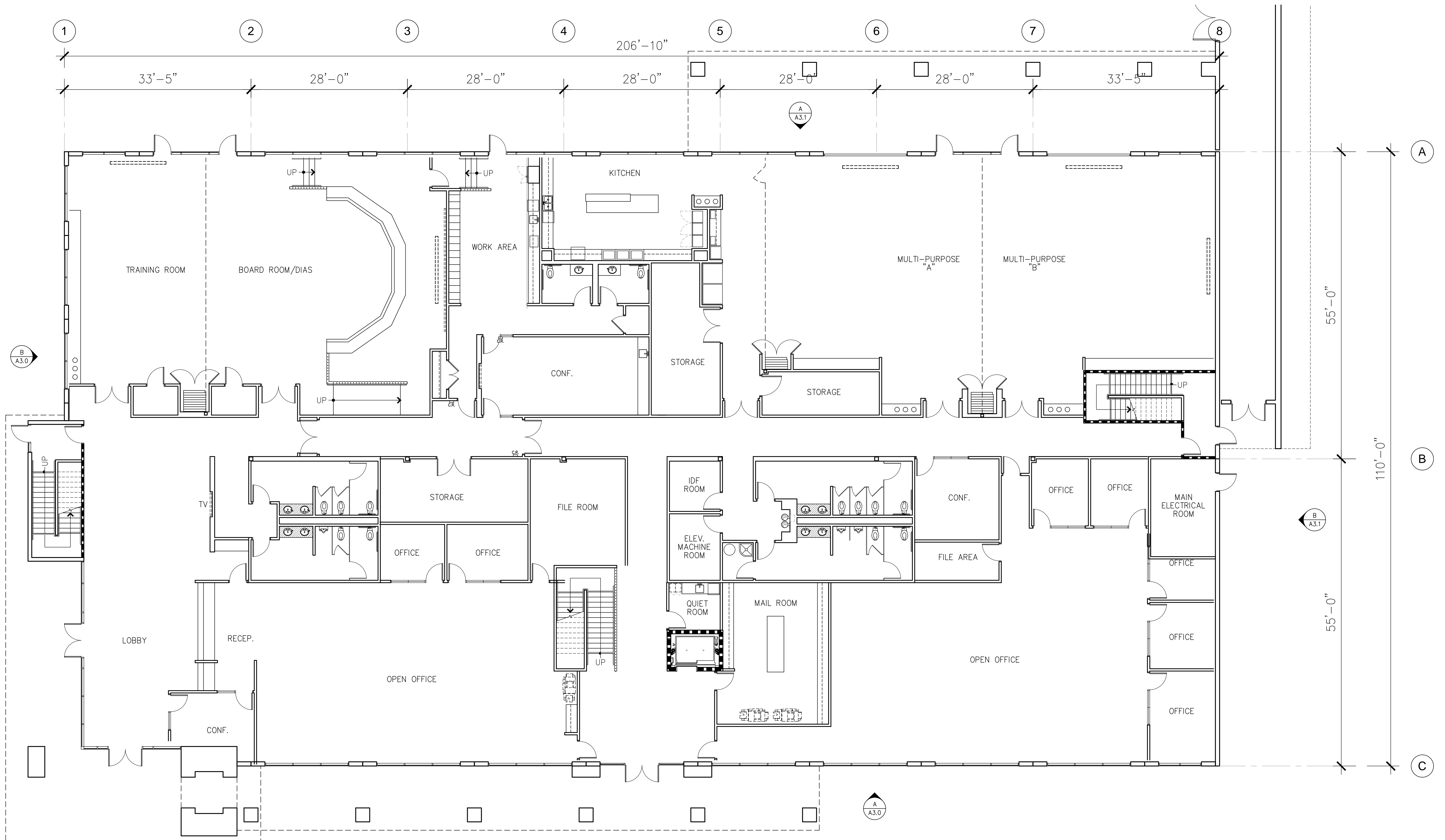
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MOULTON NIGUEL WATER DISTRICT
LAGUNA HILLS, CA

WARE MALCOMB

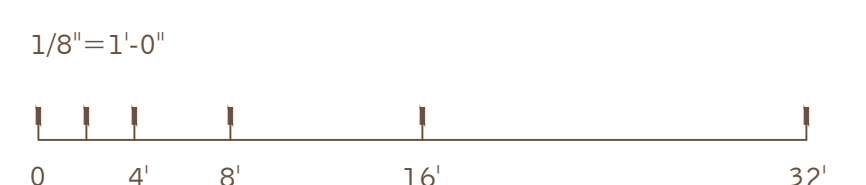
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SHEET
9



GROUND FLOOR

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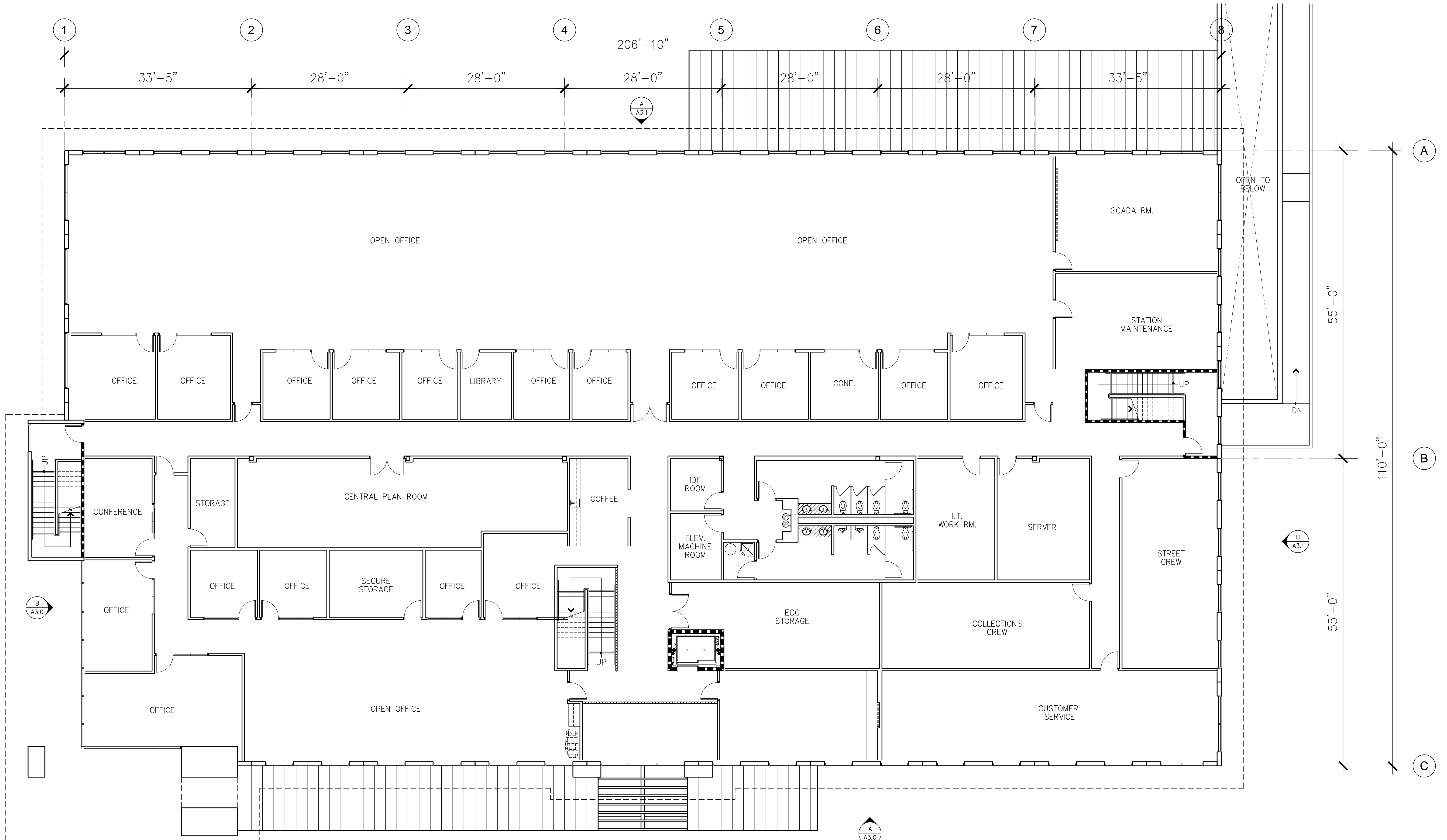


BLDG A 1ST FLOOR PLAN
MOULTON NIGUEL WATER DISTRICT
 26161 GORDON RD, LAGUNA HILLS, CA

WARE MALCOMB

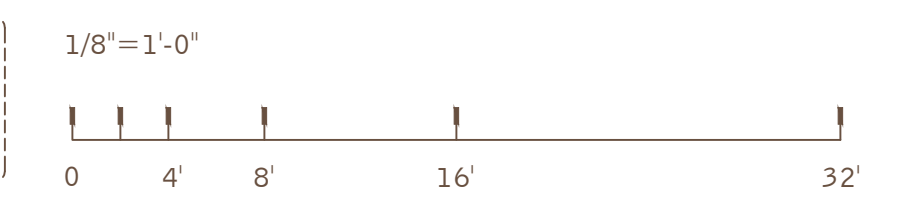
IRV14-0198-01
 04.08.2016

SHEET
A2.0



SECOND FLOOR

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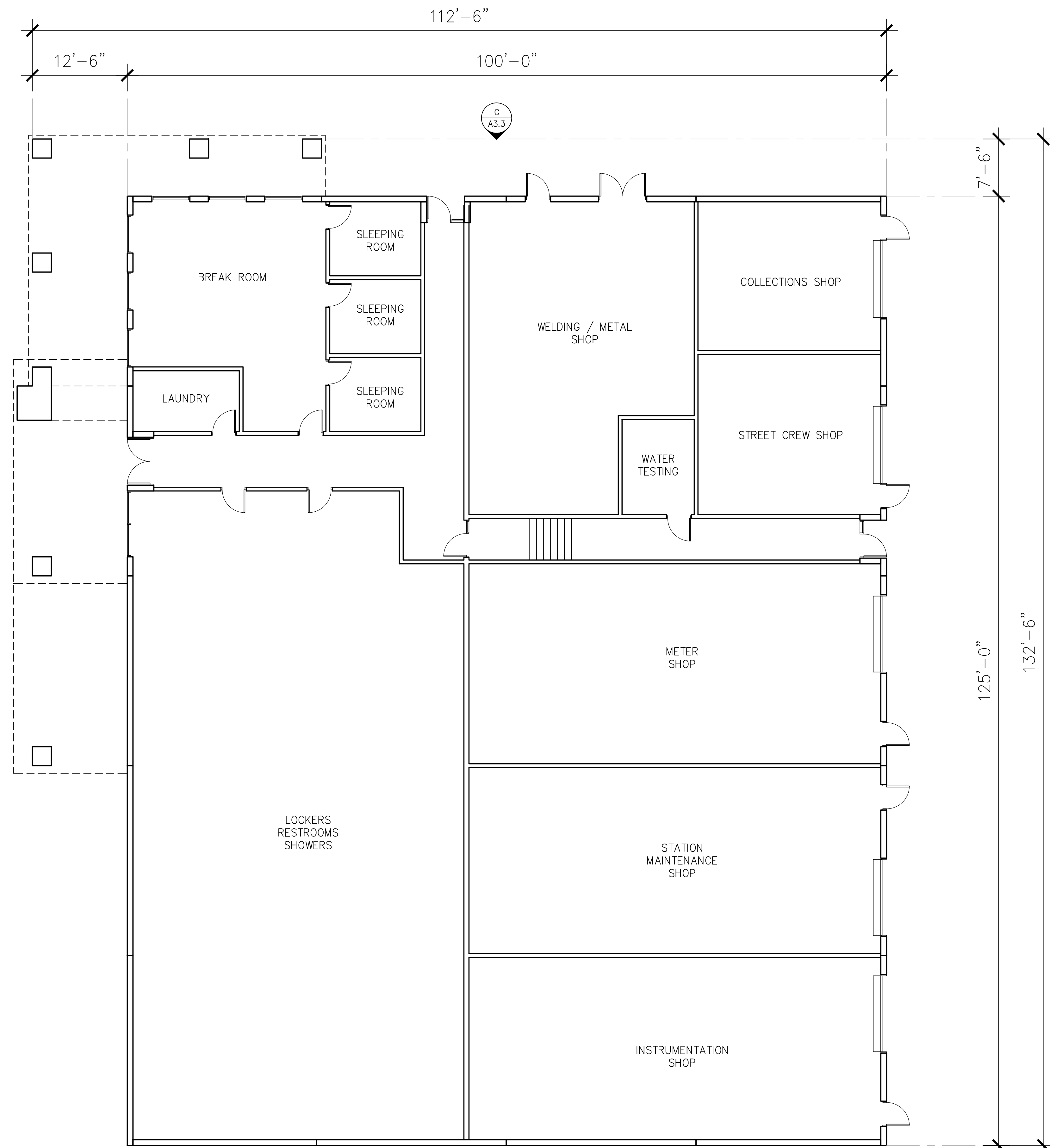


BLDG A 2ND FLOOR PLAN
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WARE MALCOMB

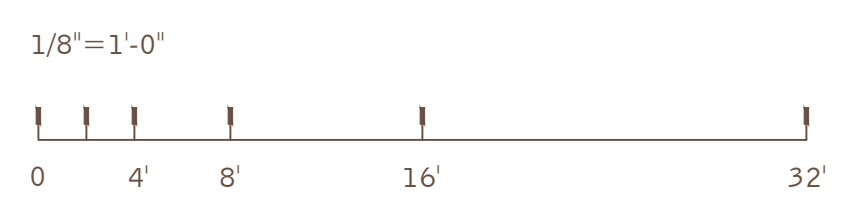
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SHEET
A2.1



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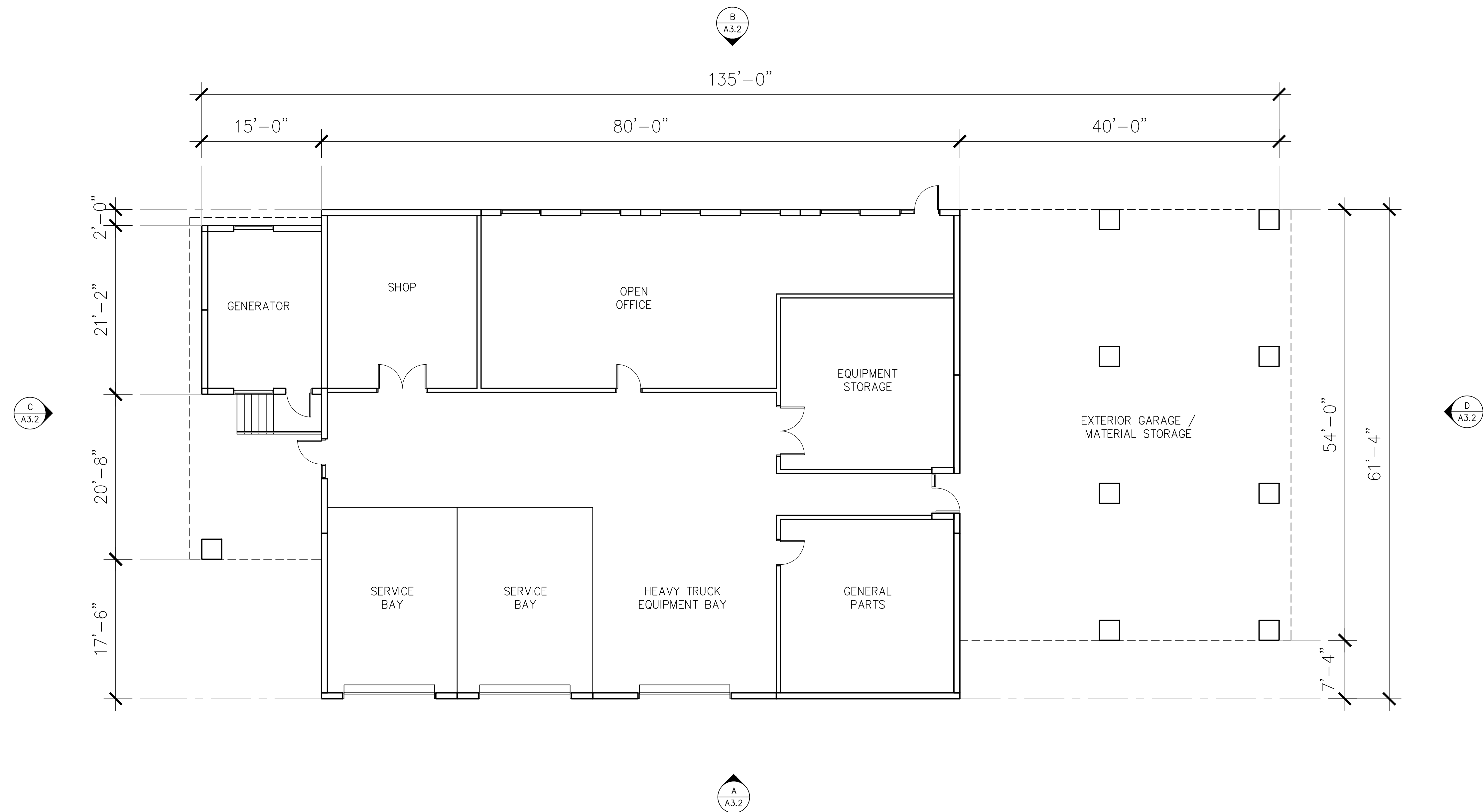


BLDG B FLOOR PLAN
MOULTON NIGUEL WATER DISTRICT
 26161 GORDON RD, LAGUNA HILLS, CA

WARE MALCOMB

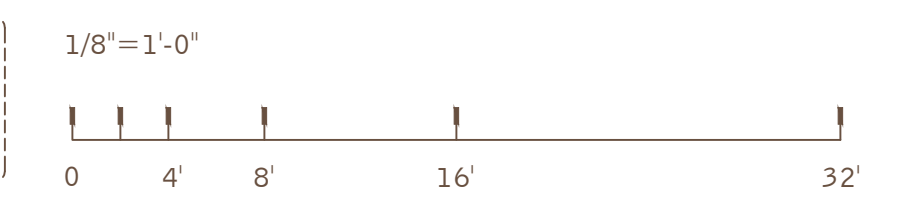
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SHEET
A2.2



GROUND FLOOR

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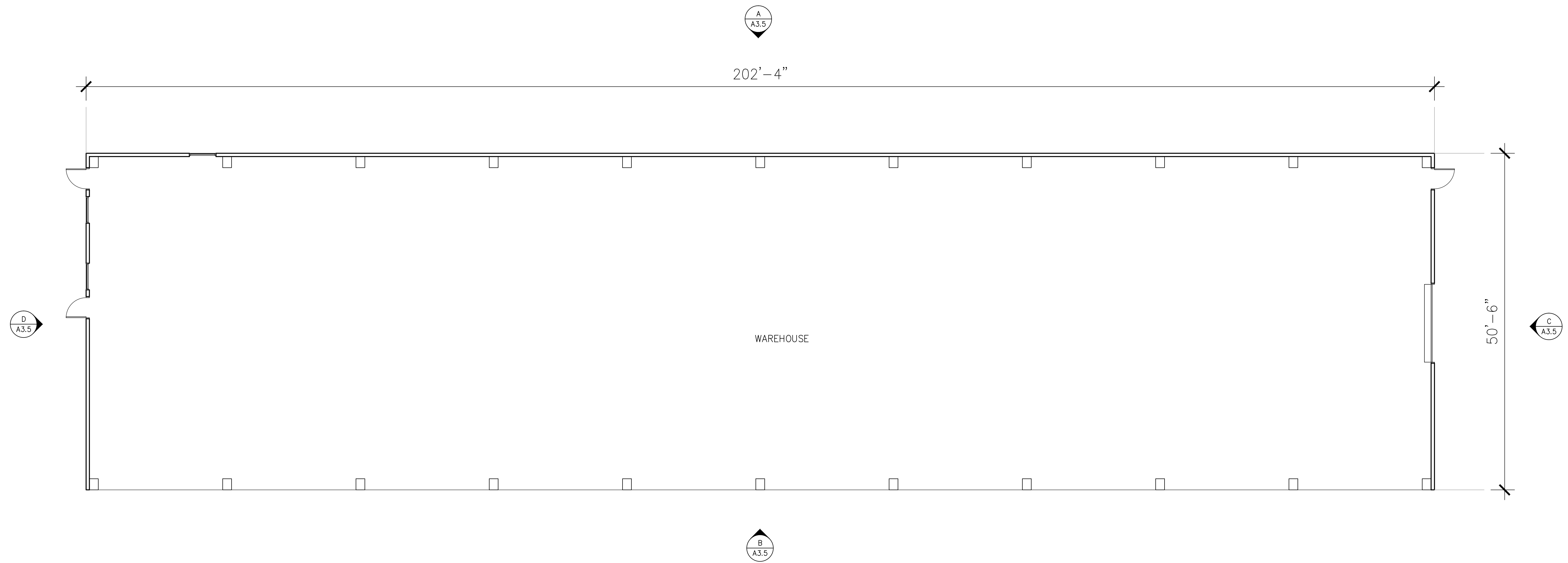


BLDG C FLOOR PLAN
MOULTON NIGUEL WATER DISTRICT
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WARE MALCOMB

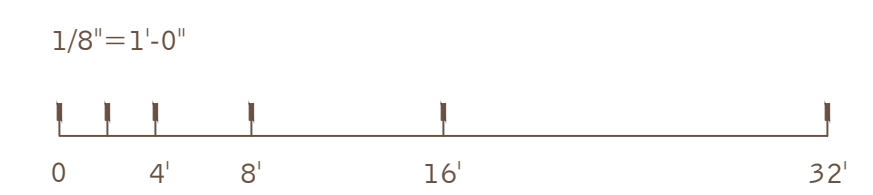
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 04.08.2016

SHEET
A2.3



GROUND FLOOR

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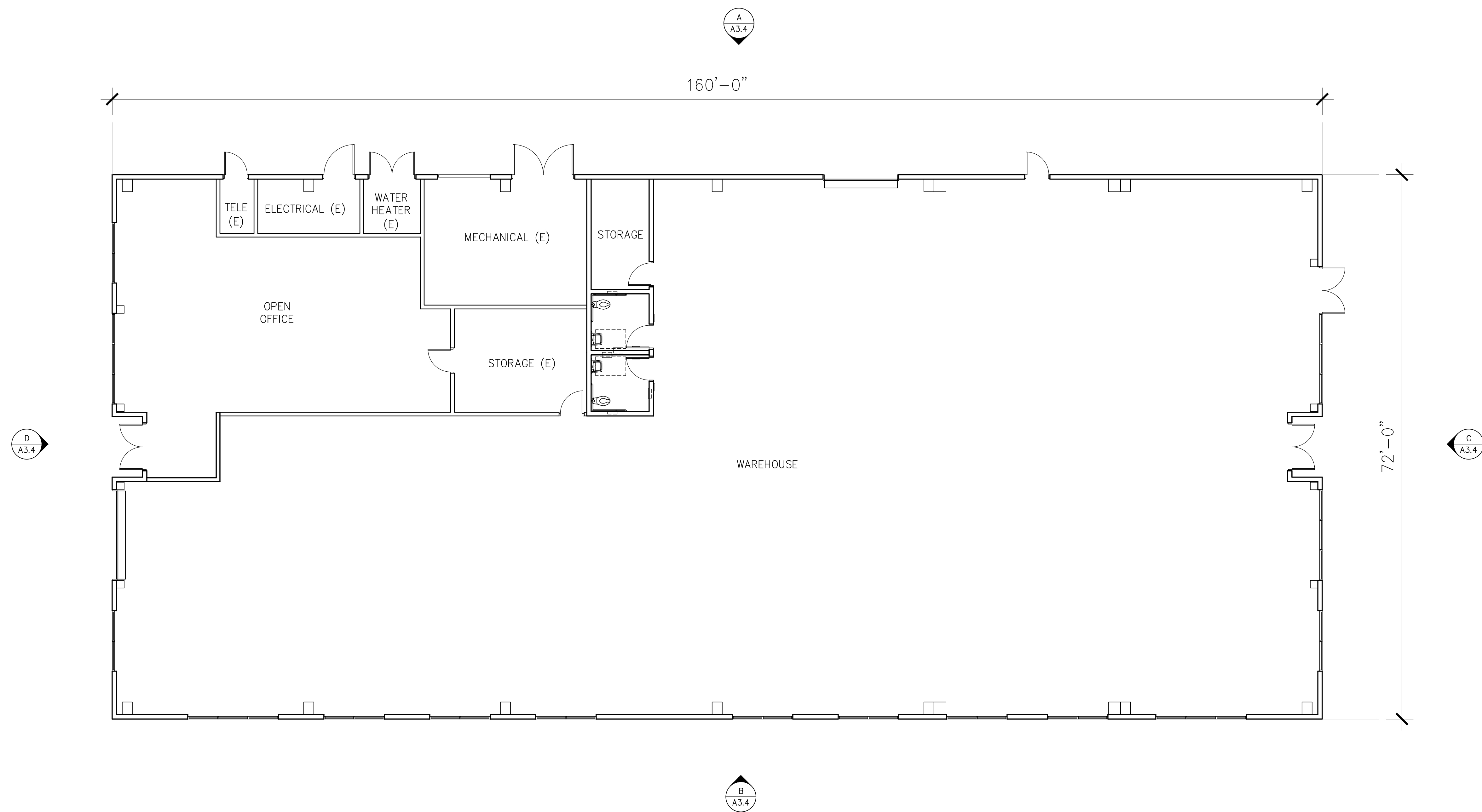


BLDG D FLOOR PLAN
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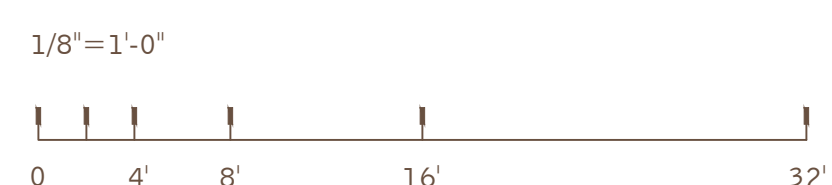
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SHEET
A2.4



GROUND FLOOR

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BLDG E FLOOR PLAN

MOULTON NIGUEL WATER DISTRICT
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SHEET
A2.5



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

A



WEST ELEVATION

SCALE: 1/8"=1'-0"

B

ELEVATION NOTES

- | | | | |
|---|---|---|--|
| <p>1 CONCRETE TILT-UP WALL, PAINTED.</p> <p>2 3/4" REVEAL TYPICAL.</p> <p>3 2" STOREFRONT SYSTEM WITH VERTICAL BUTT JOINT GLAZING WHERE SHOWN. (ARCADIA AB-5 MED BRONZE)</p> <p>4 2" CURTAIN WALL WITH VERTICAL BUTT JOINT GLAZING. (ARCADIA AB-5 MED BRONZE)</p> <p>5 HIGH PERFORMANCE, LOW-E, DUAL PANE VISION GLASS. (PPG SOLARBAN 70XL)</p> | <p>6 DUAL PANE SPANDREL GLASS WITH OPACI-COAT ON THE 4TH SURFACE.</p> <p>7 WOOD LOOK INSERT. LONGBOARD 4" V-GROOVE SIDING, DARK NATIONAL WALNUT.</p> <p>8 STANDING SEAM METAL ROOF. CENTRIA ADP100B, CYPRESS OLIVE (9933) OR SIMILAR.</p> <p>9 MANSARD ROOF WITH TUBE STEEL METAL BRACES PAINTED TO MATCH MULLIONS.</p> <p>10 GLASS ROLL-UP DOOR.</p> | <p>11 MASONRY WALL. ANGELUS BLOCK, PLACER CREEK SPLIT FACE.</p> <p>12 PT-1 DUNN EDWARDS DE6233 LIMESTONE.</p> <p>13 PT-2 DUNN EDWARDS DE6221 FLINTSTONE.</p> <p>14 PT-3 DUNN EDWARDS DE6231 SHAKER GRAY.</p> <p>15 NEW METAL ROLL-UP DOOR.</p> <p>16 EXISTING STUCCO. PAINT PT-1.</p> | <p>17 EXISTING STUCCO. PAINT PT-2.</p> <p>18 EXISTING WINDOW.</p> <p>19 EXISTING DOOR.</p> <p>20 REPAINT EXISTING METAL ROOF TO MATCH NEW.</p> <p>21 REPAINT EXISTING METAL SIDING PT-1.</p> |
|---|---|---|--|

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1/8"=1'-0"



BLDG A EXTERIOR ELEVATIONS

MOULTON NIGUEL WATER DISTRICT
26161 GORDON RD, LAGUNA HILLS, CA

WARE MALCOMB

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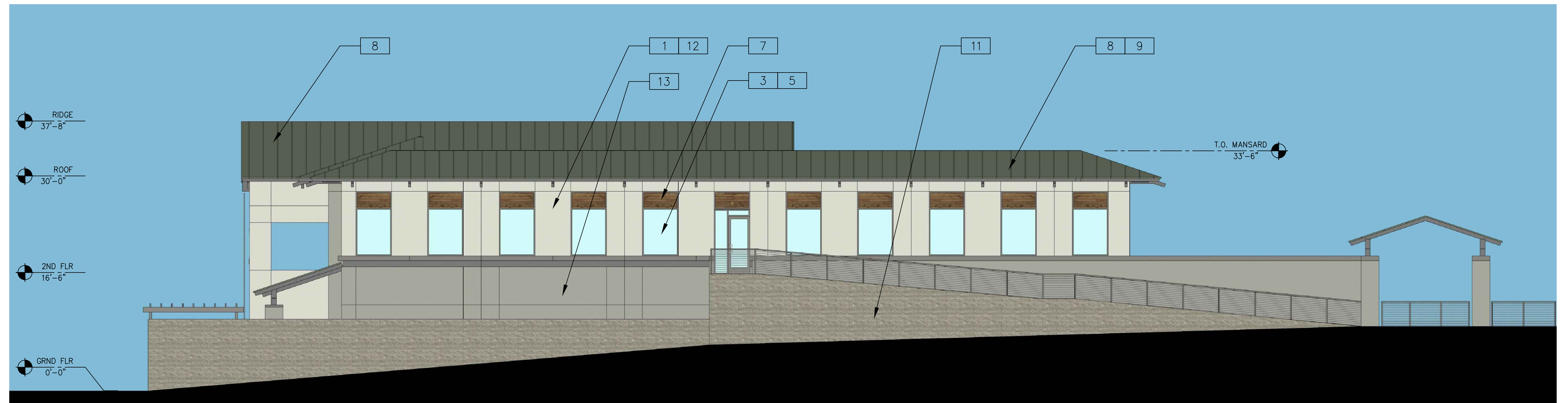
SHEET
A3.0



NORTH ELEVATION

SCALE: 1/8"=1'-0"

(A)



EAST ELEVATION

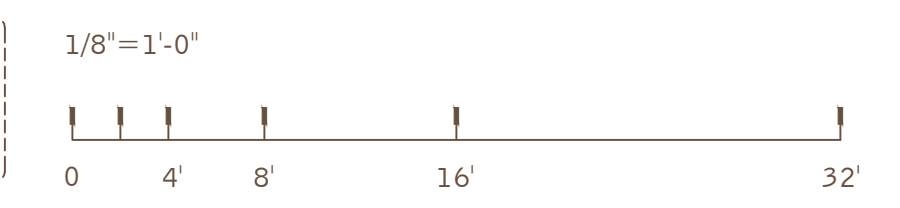
SCALE: 1/8"=1'-0"

(B)

ELEVATION NOTES

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- [19] EXISTING DOOR.
- [20] REPAINT EXISTING METAL ROOF TO MATCH NEW.
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BLDG A EXTERIOR ELEVATIONS
MOULTON NIGUEL WATER DISTRICT
 26161 GORDON RD, LAGUNA HILLS, CA

WARE MALCOMB

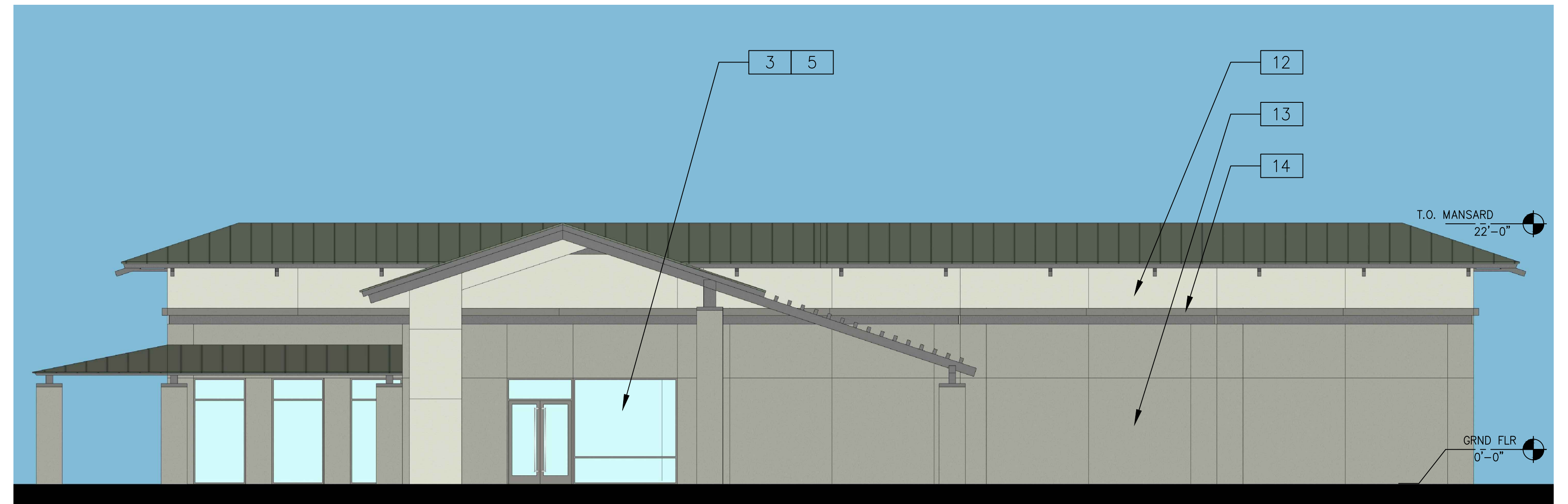
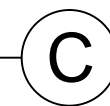
IRV14-0198-01
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SHEET
A3.1



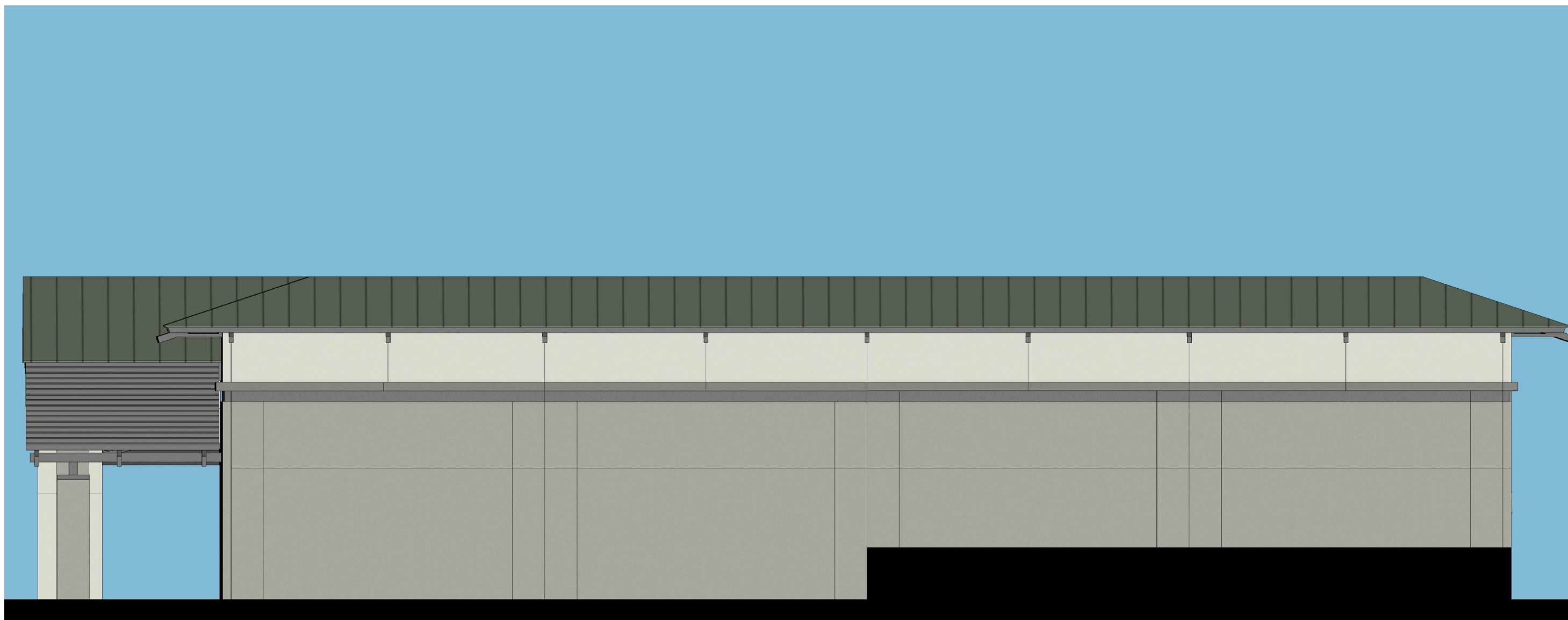
NORTH ELEVATION

SCALE: 1/8"=1'-0"



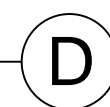
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

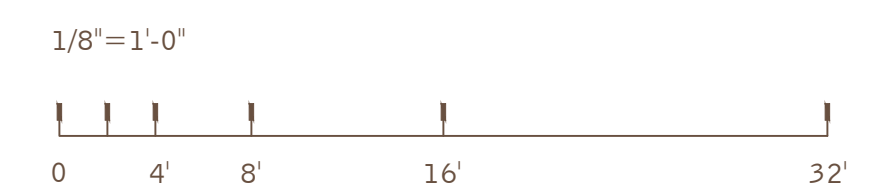
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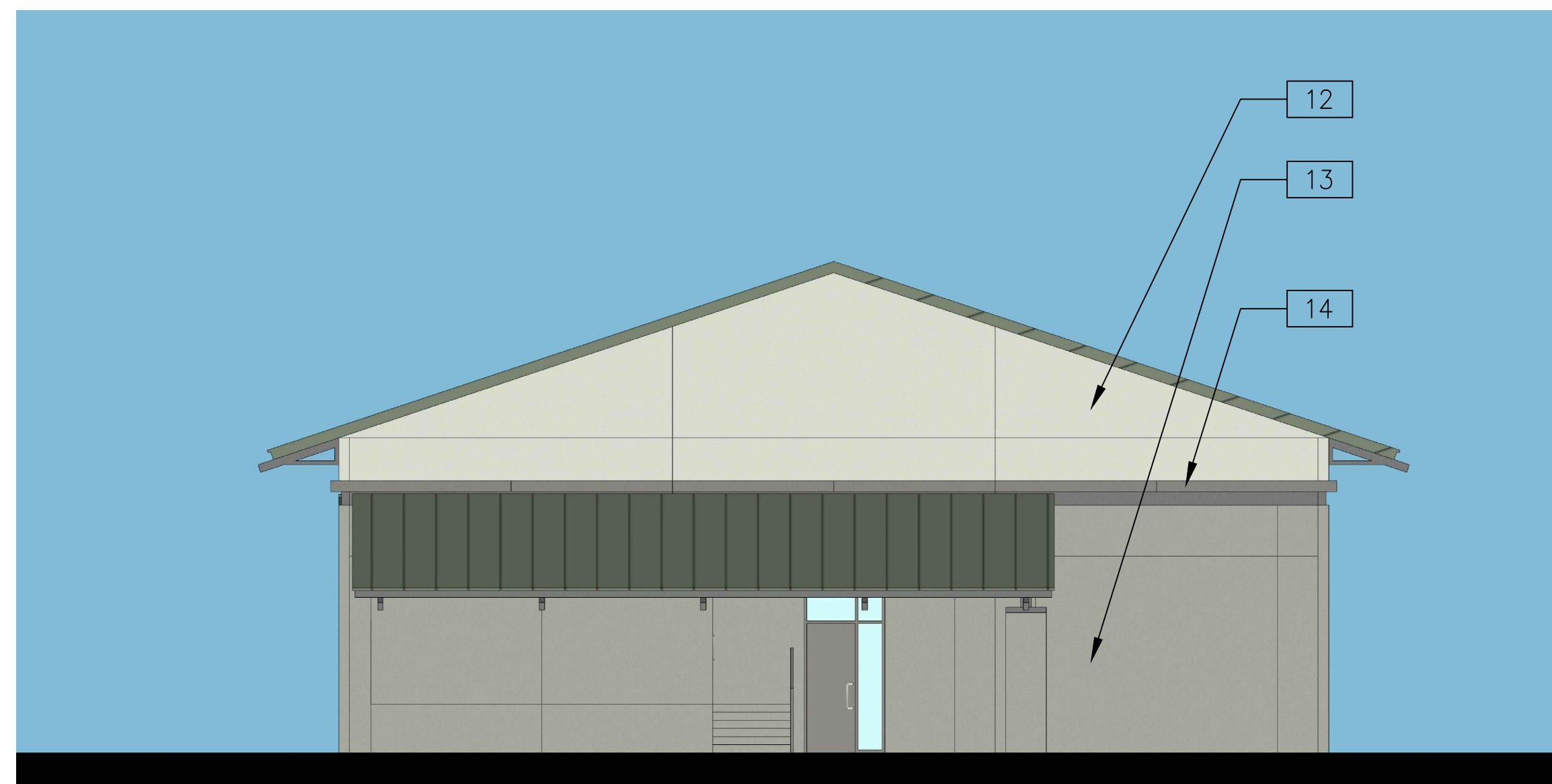


ELEVATION NOTES

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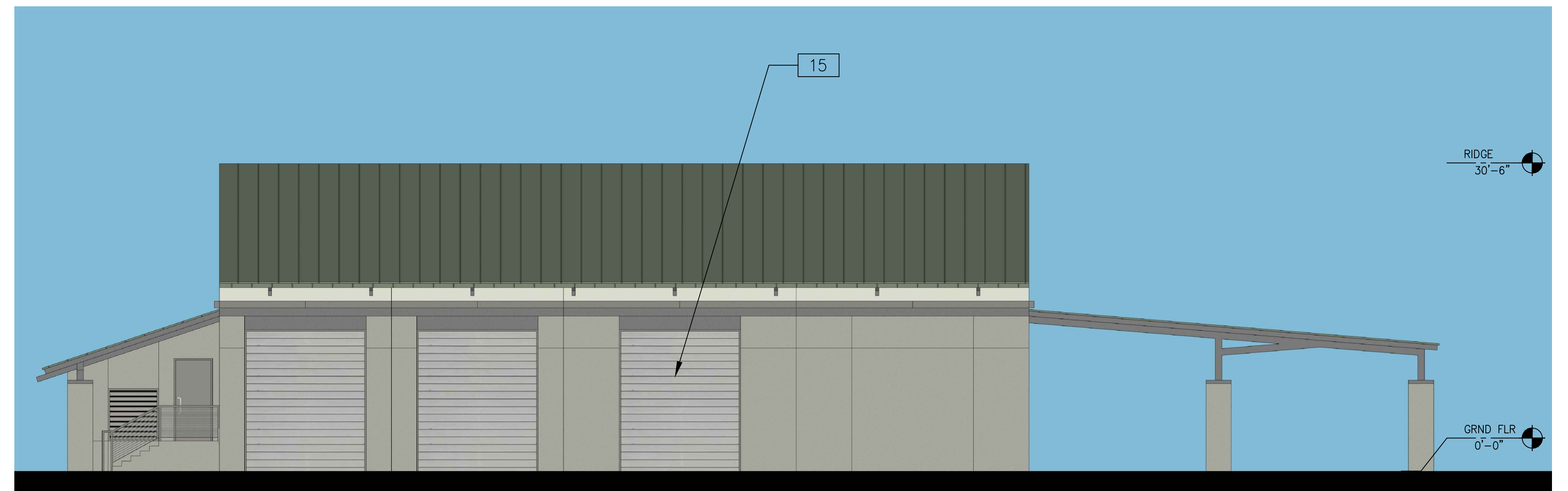




WEST ELEVATION

SCALE: 1/8"=1'-0"

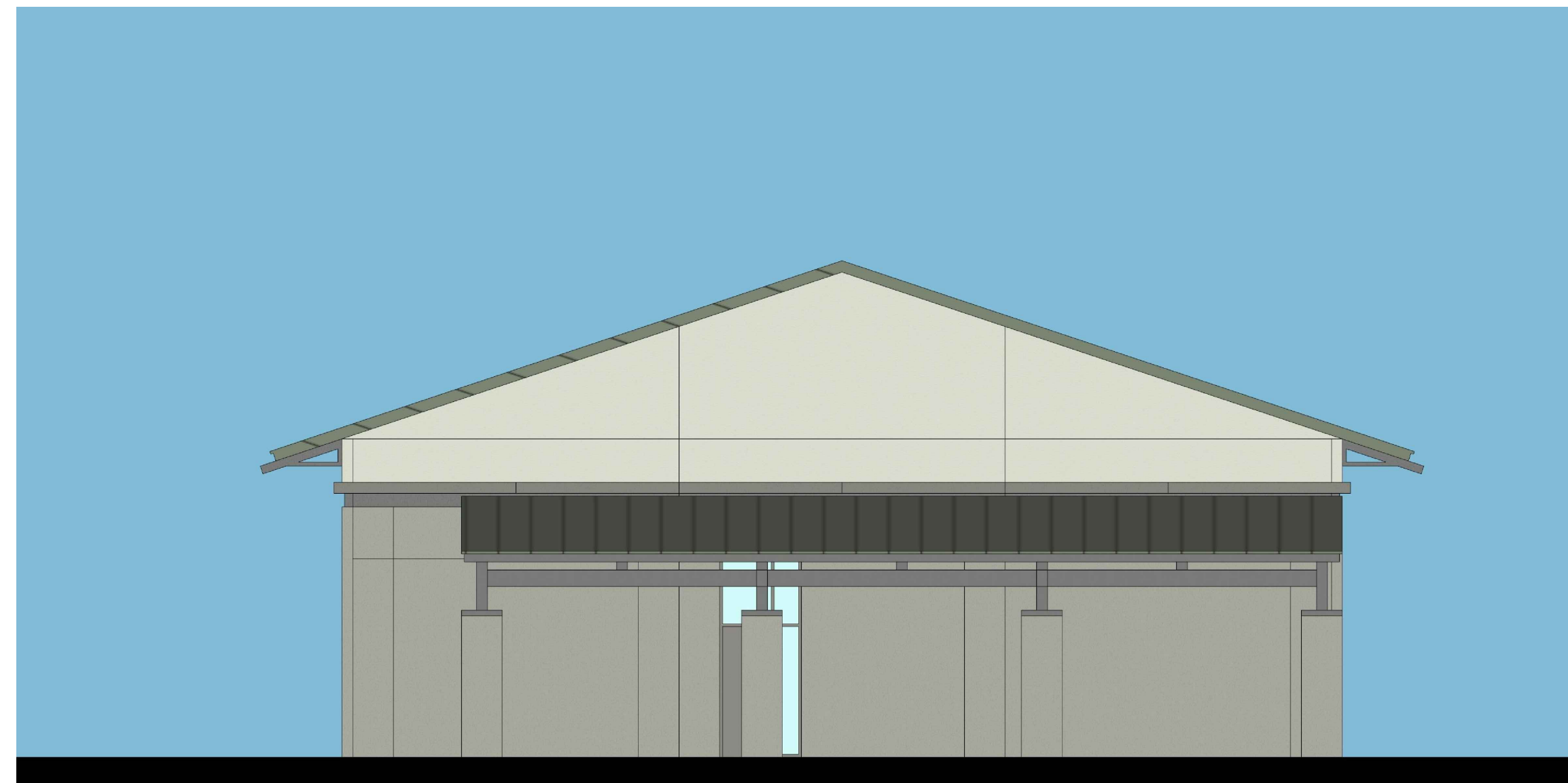
C



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

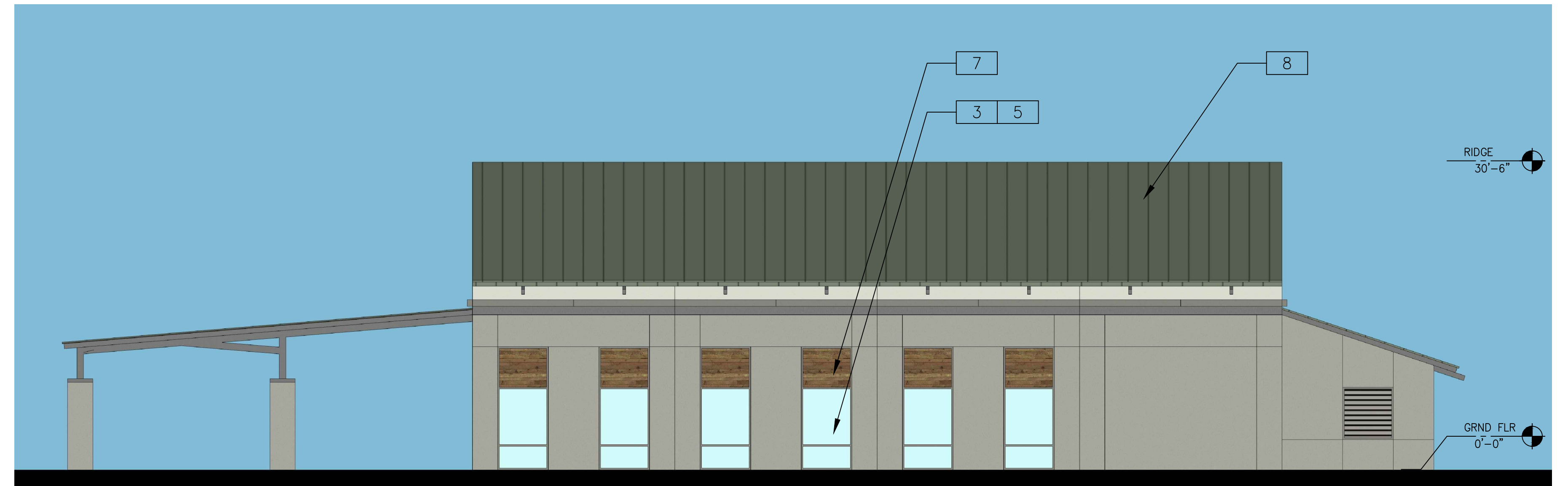
A



EAST ELEVATION

SCALE: 1/8"=1'-0"

D



NORTH ELEVATION

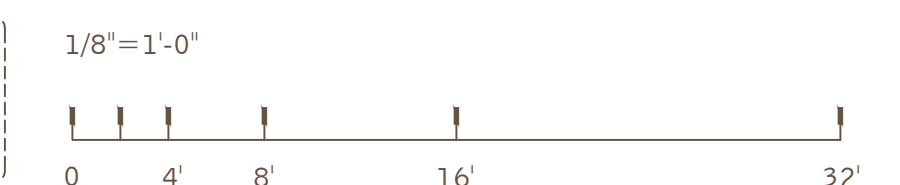
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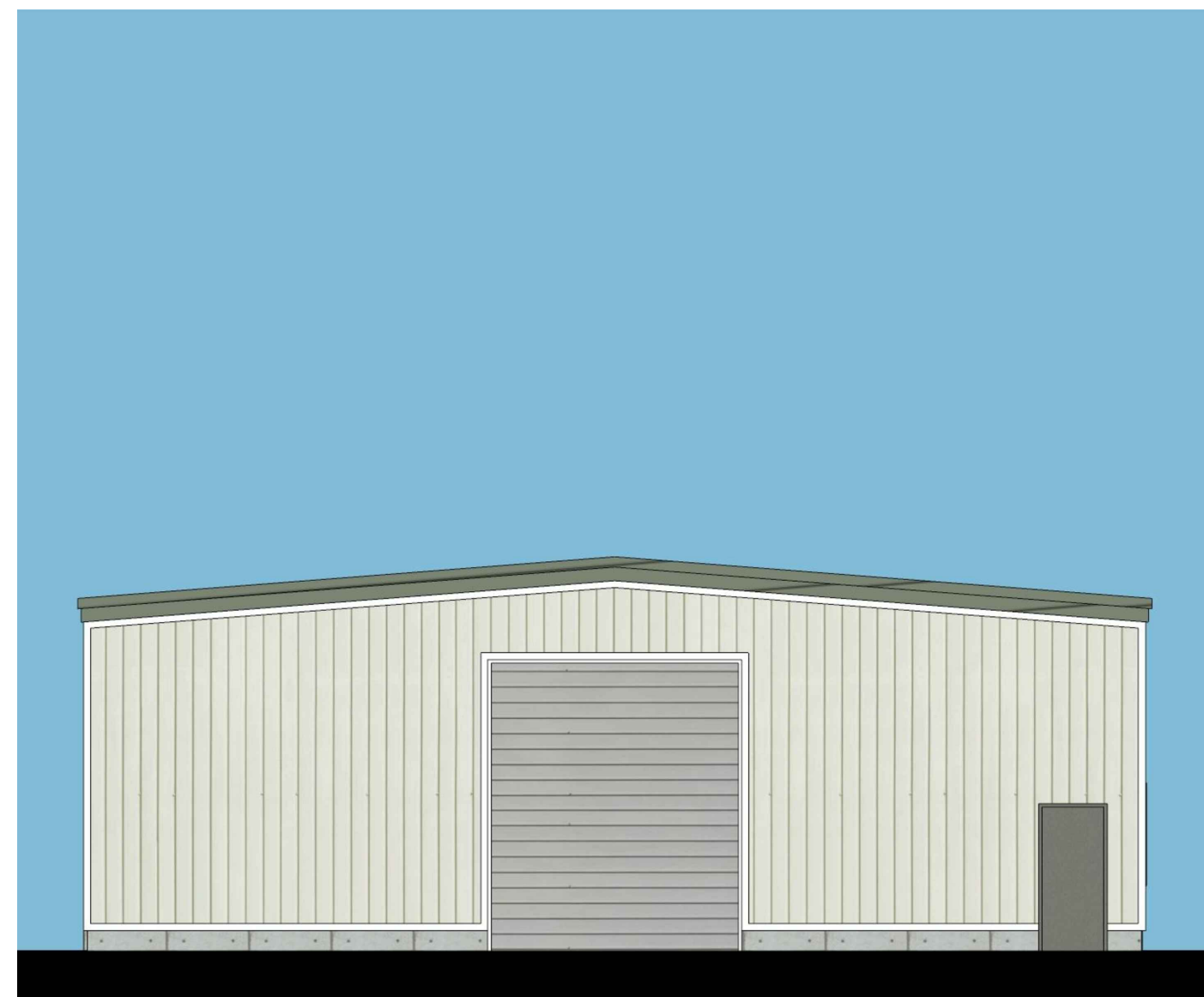
B

ELEVATION NOTES

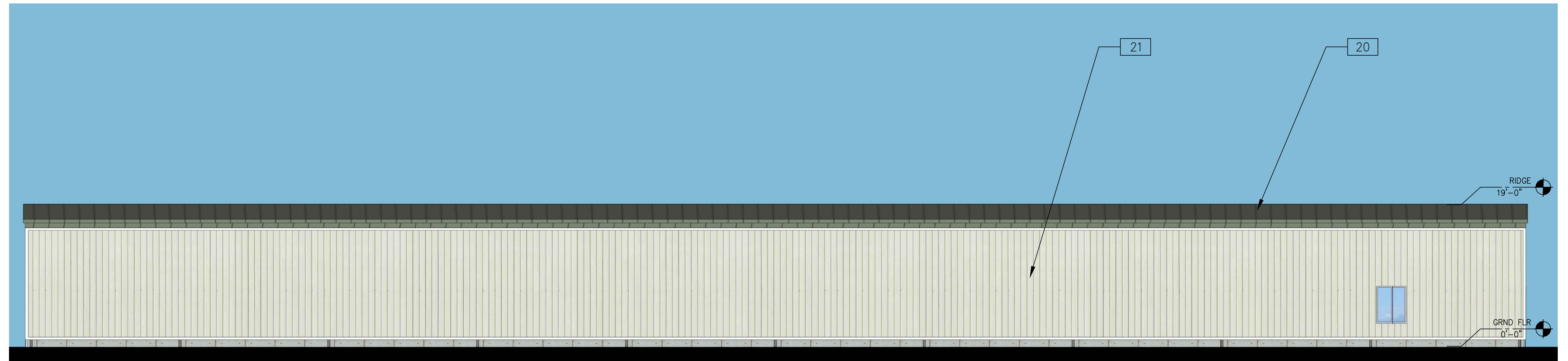
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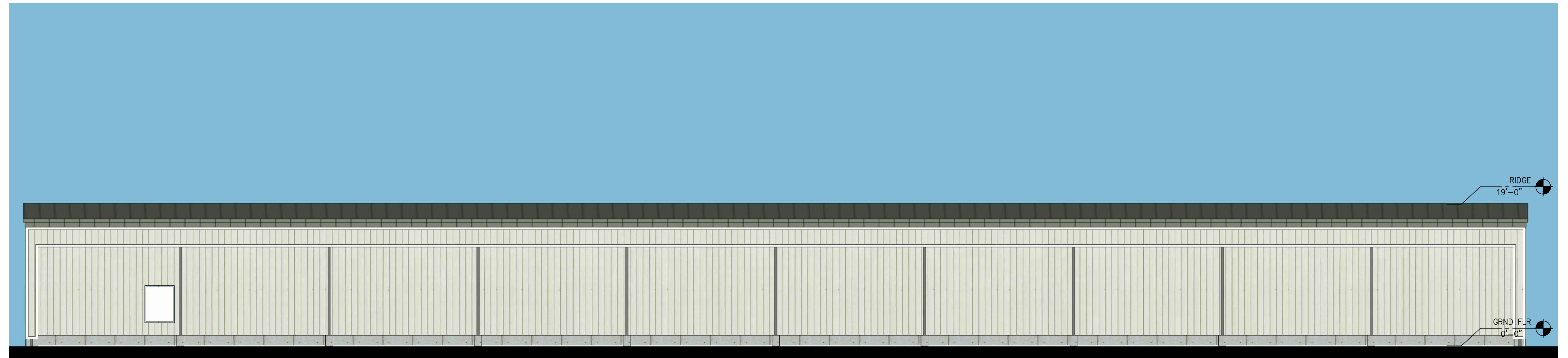
EAST ELEVATION
SCALE: 1/8"=1'-0" (C)



NORTH ELEVATION
SCALE: 1/8"=1'-0" (A)



WEST ELEVATION
SCALE: 1/8"=1'-0" (D)

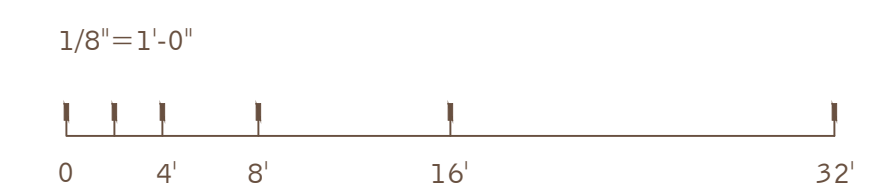


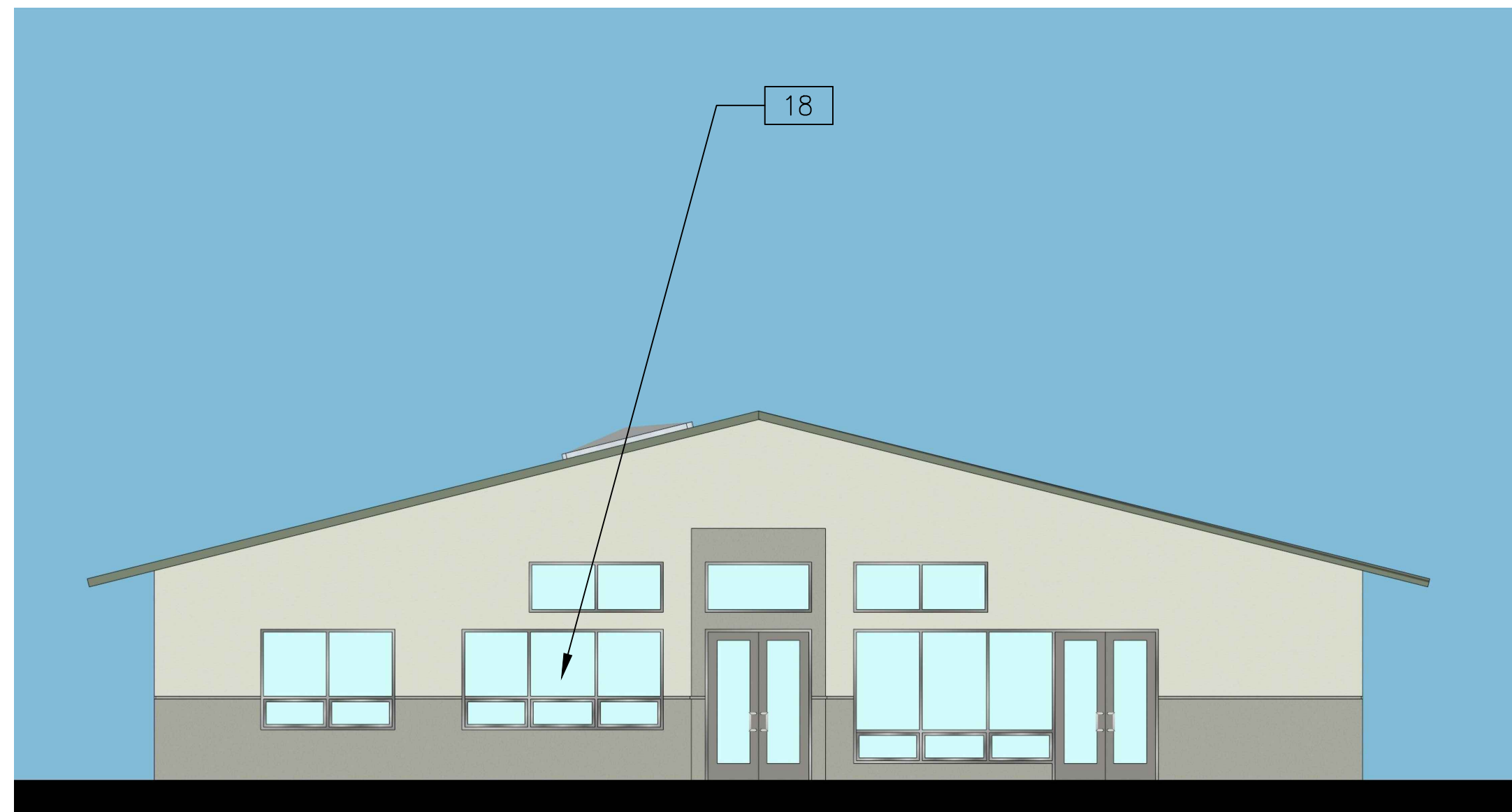
SOUTH ELEVATION
SCALE: 1/8"=1'-0" (B)

ELEVATION NOTES

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- 10 GLASS ROLL-UP DOOR.
- 11 MASONRY WALL. ANGELUS BLOCK, PLACER CREEK SPLIT FACE.
- 12 PT-1 DUNN EDWARDS DE6233 LIMESTONE.
- 13 PT-2 DUNN EDWARDS DE6221 FLINTSTONE.
- 14 PT-3 DUNN EDWARDS DE6231 SHAKER GRAY.
- 15 NEW METAL ROLL-UP DOOR.
- 16 EXISTING STUCCO. PAINT PT-1.
- 17 EXISTING STUCCO. PAINT PT-2.
- 18 EXISTING WINDOW.
- 19 EXISTING DOOR.
- 20 REPAINT EXISTING METAL ROOF TO MATCH NEW.
- 21 REPAINT EXISTING METAL SIDING PT-1.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

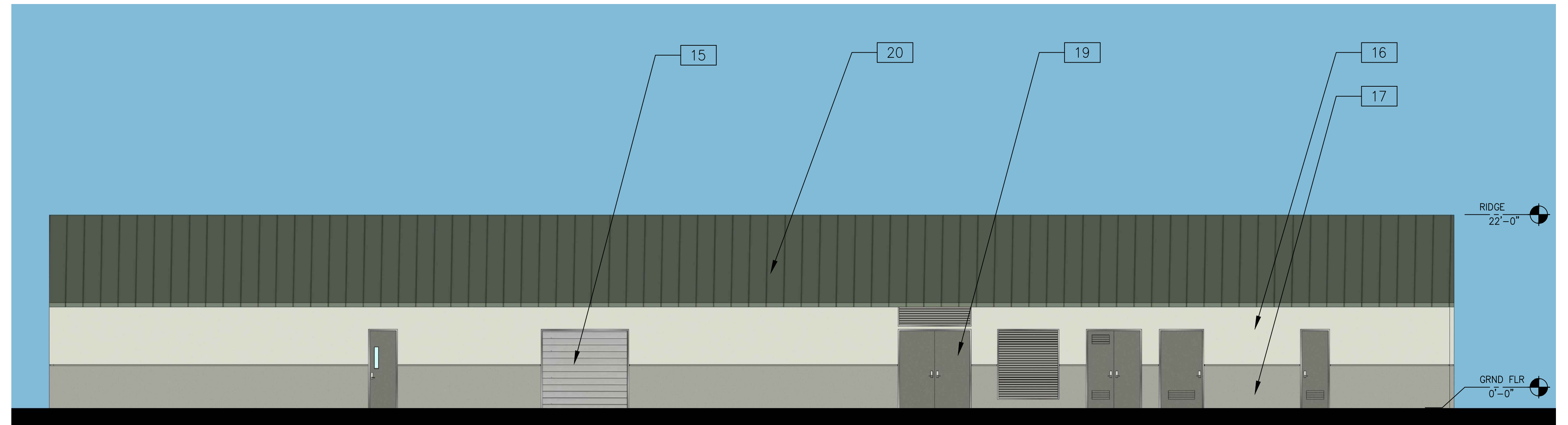




EAST ELEVATION

SCALE: 1/8"=1'-0"

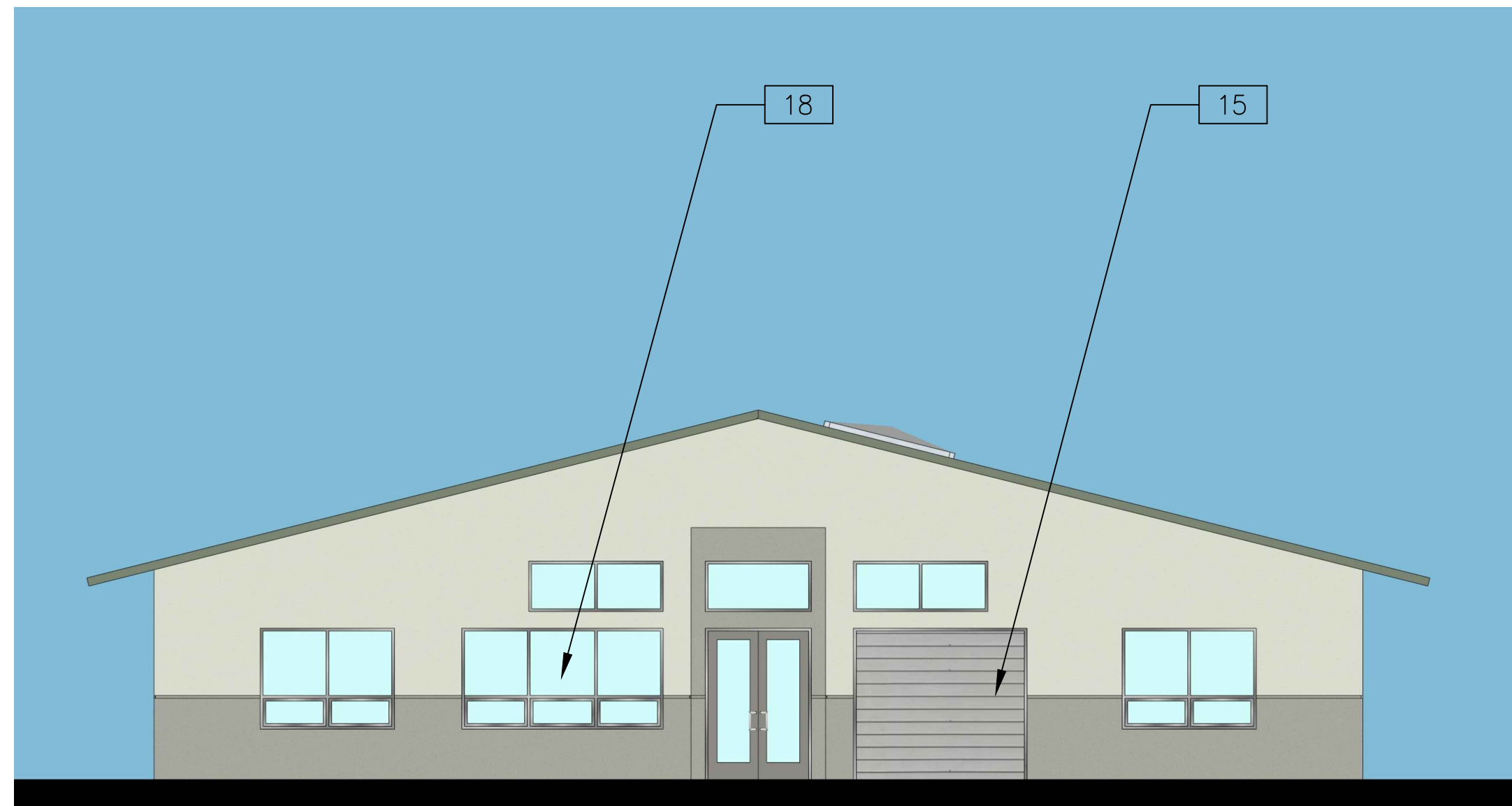
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NORTH ELEVATION

SCALE: 1/8"=1'-0"

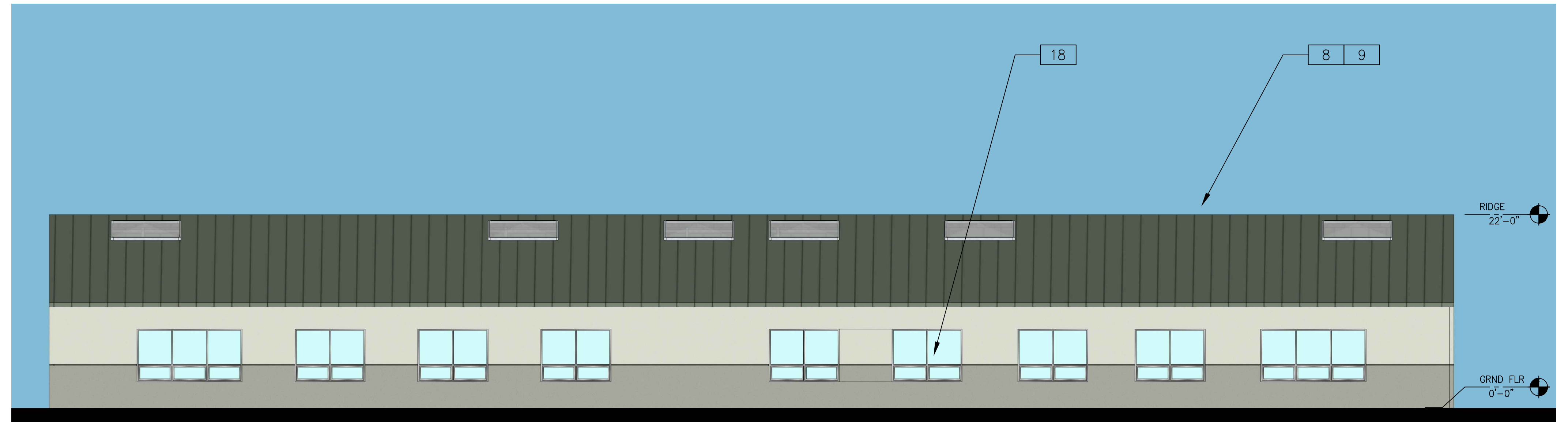
A



WEST ELEVATION

SCALE: 1/8"=1'-0"

D



SOUTH ELEVATION

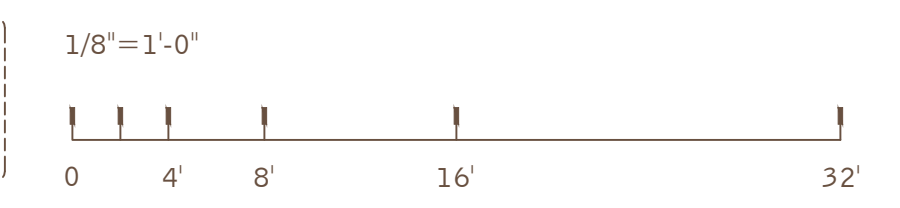
SCALE: 1/8"=1'-0"

B

ELEVATION NOTES

- 1 CONCRETE TILT-UP WALL, PAINTED.
- 2 3/4" REVEAL TYPICAL.
- 3 2" STOREFRONT SYSTEM WITH VERTICAL BUTT JOINT GLAZING WHERE SHOWN. (ARCADIA AB-5 MED BRONZE)
- 4 2" CURTAIN WALL WITH VERTICAL BUTT JOINT GLAZING. (ARCADIA AB-5 MED BRONZE)
- 5 HIGH PERFORMANCE, LOW-E, DUAL PANE VISION GLASS. (PPG SOLARBAN 70XL)
- 6 DUAL PANE SPANDREL GLASS WITH OPACI-COAT ON THE 4TH SURFACE.
- 7 WOOD LOOK INSERT. LONGBOARD 4" V-GROOVE SIDING, DARK NATIONAL WALNUT.
- 8 STANDING SEAM METAL ROOF. CENTRIA ADP100B, CYPRESS OLIVE (9933) OR SIMILAR.
- 9 MANSARD ROOF WITH TUBE STEEL METAL BRACES PAINTED TO MATCH MULLIONS.
- 10 GLASS ROLL-UP DOOR.
- 11 MASONRY WALL. ANGELUS BLOCK, PLACER CREEK SPLIT FACE.
- 12 PT-1 DUNN EDWARDS DE6233 LIMESTONE.
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PRELIMINARY PLANTING LEGEND

EXISTING TREES TO REMAIN

VARIOUS SPECIES OF EXISTING TREES AND LARGE SHRUBS TO REMAIN ALONG THE EXISTING SLOPES SURROUNDING THE PROPERTY - NOT A PART

EXISTING SLOPE PLANTING TO REMAIN NOT A PART

PROPOSED TREES

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	LAGERSTROEMIA INDICA / CREPE MYRTLE	36" BOX MULTI-TRUNK
	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW	24" BOX STANDARD
	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX STANDARD
	ARBUTUS 'MARINA' / NCN	24" BOX STANDARD
	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX STANDARD
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX STANDARD

PROPOSED SHRUBS

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEAGNUS PUNGENS / SILVERBERRY	5 GAL / 36" O.C.
	HEMEROCALLIS 'ORANGE' / ORANGE DAYLILY	1 GAL / 30" O.C.
	MUHLENBERGIA CAPILLARIS / PINK MUHLI	1 GAL / 36" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	RHAPHIOLEPIS INDICA 'CLARA' / INDIA HAWTHORN	1 GAL / 30" O.C.
	ACHILLEA 'MOONSHINE' / YARROW	1 GAL / 30" O.C.
	ALYOGYNE HUEGELII / BLUE HIBISCUS	5 GAL / 42" O.C.
	CISTIS PURPUREUS / ORCHID ROCKROSE	5 GAL / 48" O.C.
	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL / 42" O.C.
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 36" O.C.
	SALVIA GREGGII 'FURHMAN'S RED' / FURHMAN'S RED SAGE	1 GAL / 30" O.C.

PROPOSED GROUNDCOVER & VINES

	FESTUCA O. 'GLAUCUA' / BLUE FESCUE	1 GAL / 18" O.C.
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS / 12" O.C.
	SENECIO MANDRALISCAE / BLUE FINGER	FLATS / 12" O.C.
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS / 12" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN
	CEANOTHUS 'YANKEE POINT' / YANKEE POINT WILD LILAC	1 GAL / 48" O.C.
	LANTANA CAMARA / COMMON LANTANA	5 GAL / 36" O.C.
	MYOPORIUM PARVIFOLIUM / MYOPORIUM	1 GAL / 36" O.C.

PROPOSED DETENTION BASIN PLANTING

	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	1 GAL / 36" O.C.
	DESCHAMPSIA CAESPITOSA / TUFTED HAIRGRASS	1 GAL / 36" O.C.
	JUNCUS PATENS / CALIFORNIA GREY RUSH	1 GAL / 36" O.C.
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL / 36" O.C.

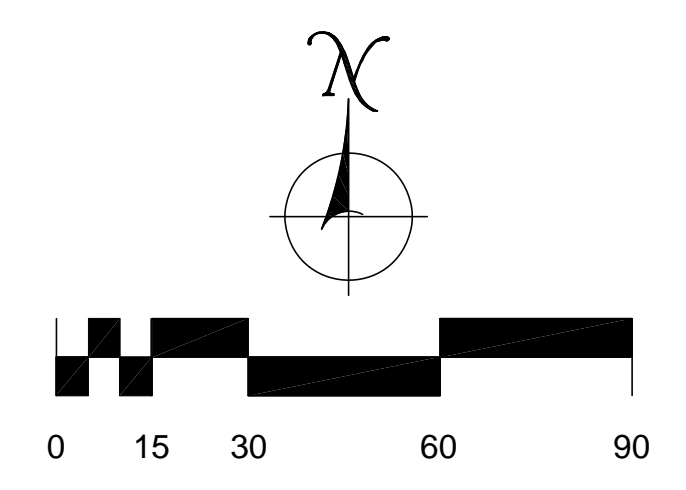
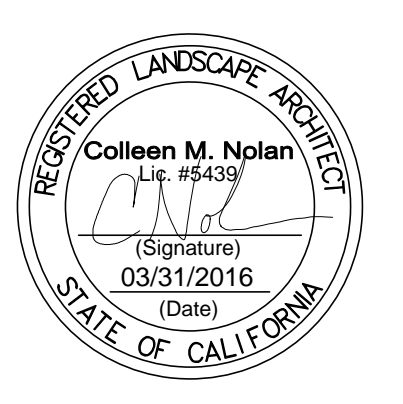


PRELIMINARY LANDSCAPE PLAN

DATE	REVISIONS	REMARKS

PA / PM: C. Nolan
DRAWN BY:
JOB NO:

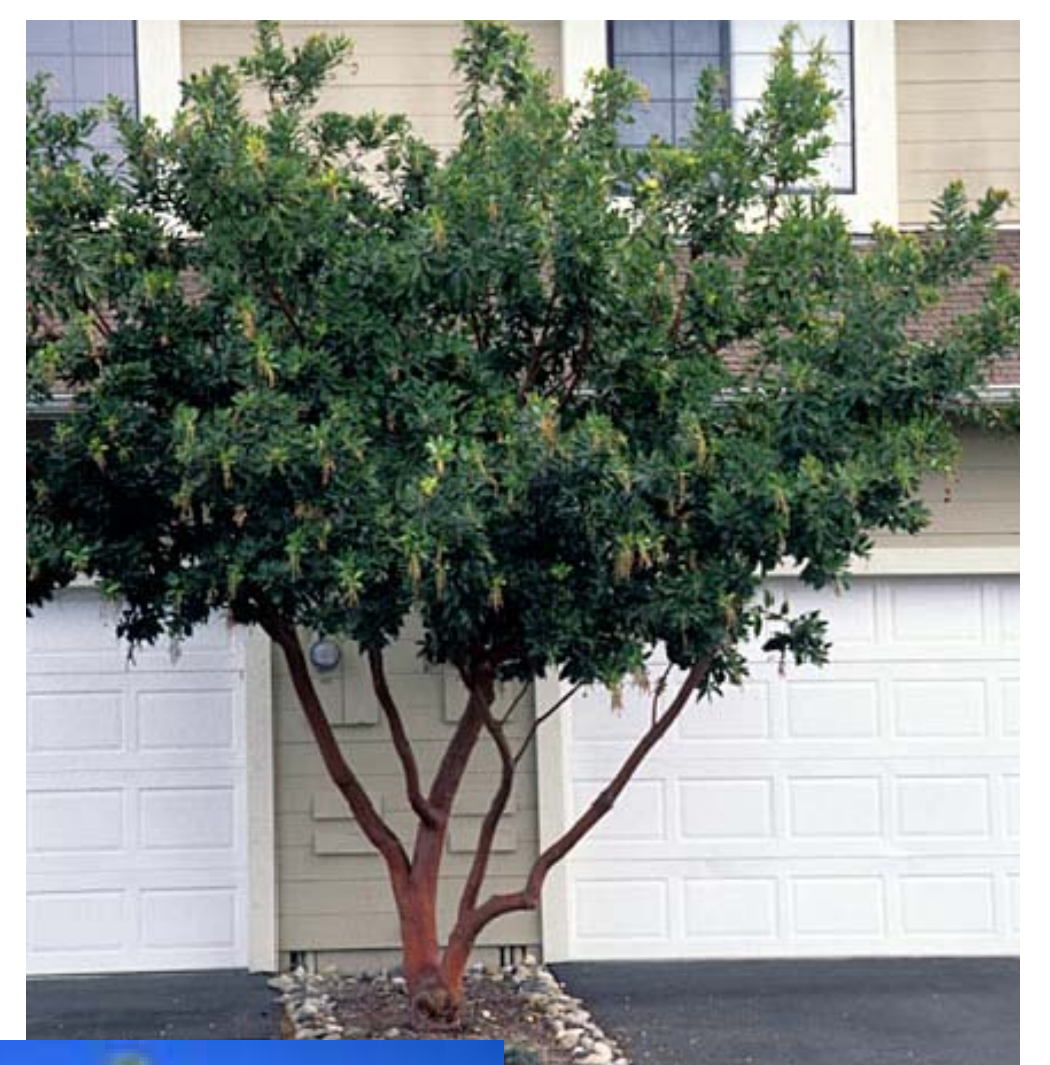
SHEET
L1.1



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PROPOSED TREES



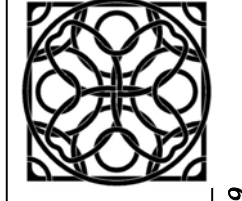
PROPOSED SHRUB & GROUND COVER PALETTE

- * DROUGHT TOLERANT / LOW WATER REQUIRING PLANT MATERIAL
- * COLORFUL FLOWERS
- * COLORFUL FOLIAGE
- * VARIOUS TEXTURES OF PLANT MATERIAL
- * LOW MAINTENANCE
- * NON-INVASIVE TO SURROUNDING SLOPES



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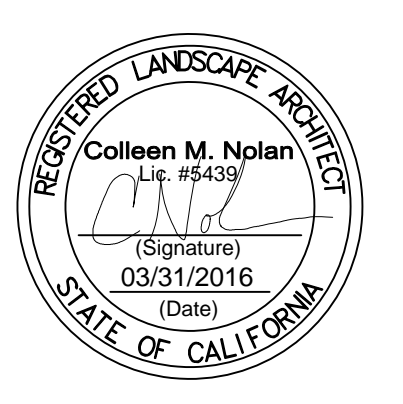
MOULTON NIGUEL WATER DISTRICT
LAGUNA NIGUEL, CALIFORNIA

PLANT PALETTE CONCEPT PHOTOS

DATE	REMARKS	DATE	REMARKS

PA / PM: C. Nolan
DRAWN BY:
JOB NO.:

SHEET
L1.2



Moulton Niguel Water District Plant 2A Facility Negotiated Architect-Fast Track Schedule

