

Moccasin
Engineering +
Records Building

**Civic Design Review
Phase I**

December 2024



CDR PHASE 1 Informal with contingencies

(11/25/2024)

- **Lobby**
 - Explore expanding view through main lobby to the east
- **Landscape**
 - Reinforce building entrances with landscape and pathway strategies
- **Colonnade**
 - Consider alternate materials and proportions to create a greater contrast between top and bottom

PROJECT BACKGROUND + CONTEXT

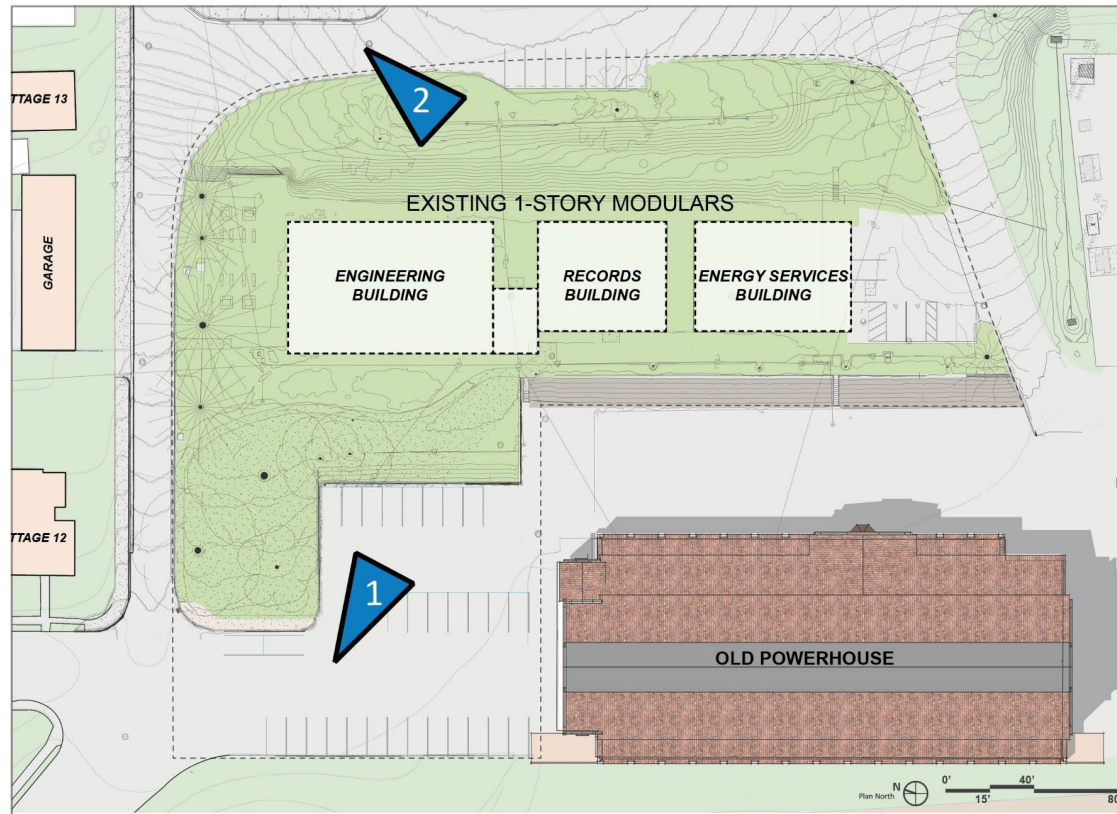
SF WATER DISTRIBUTION



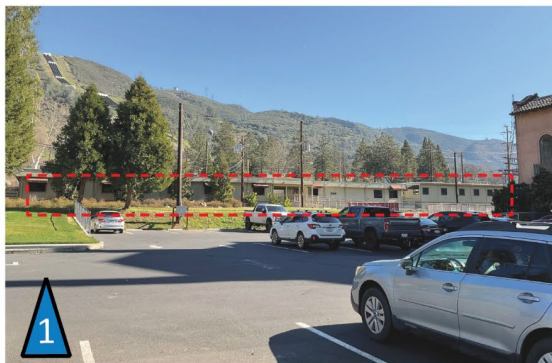
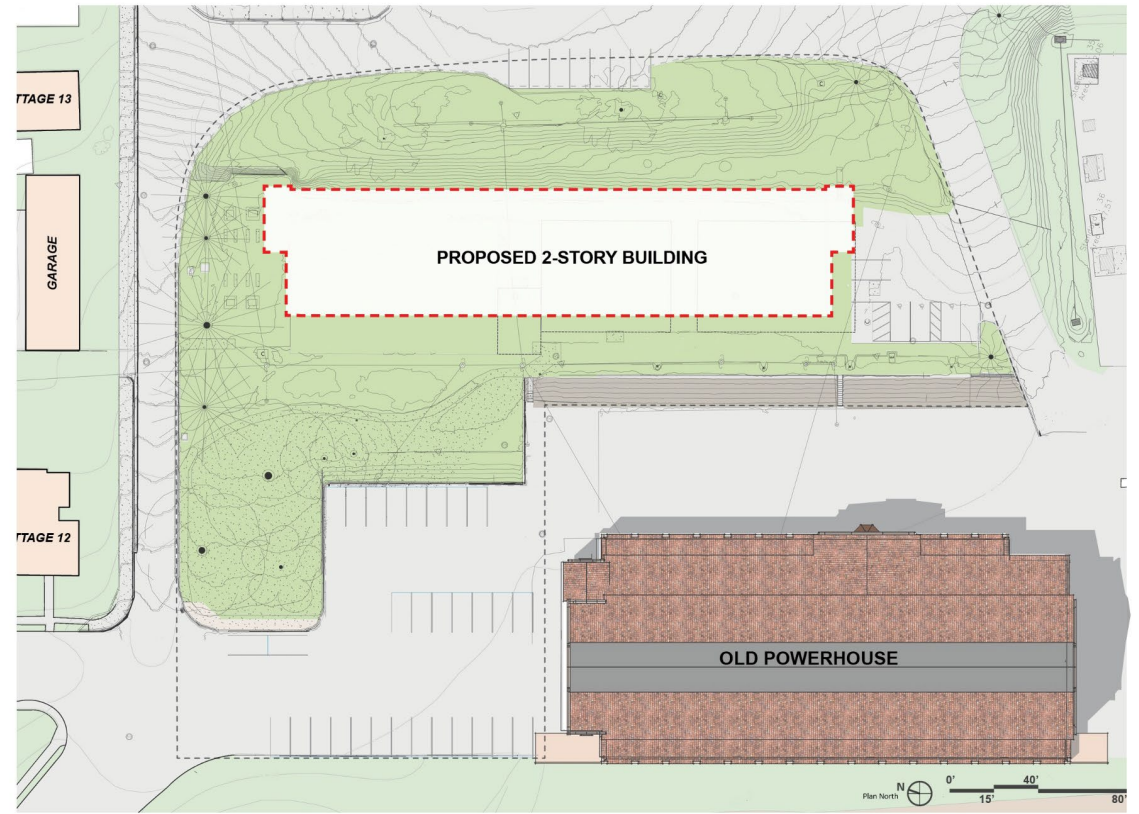
MOCCASIN CAMPUS + PROJECT SITE



PROJECT SITE + CURRENT BUILDINGS



PROJECT SITE + PROPOSED BUILDINGS

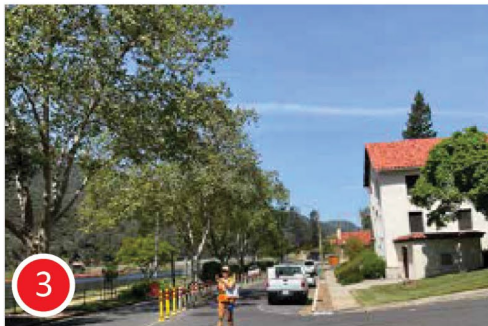
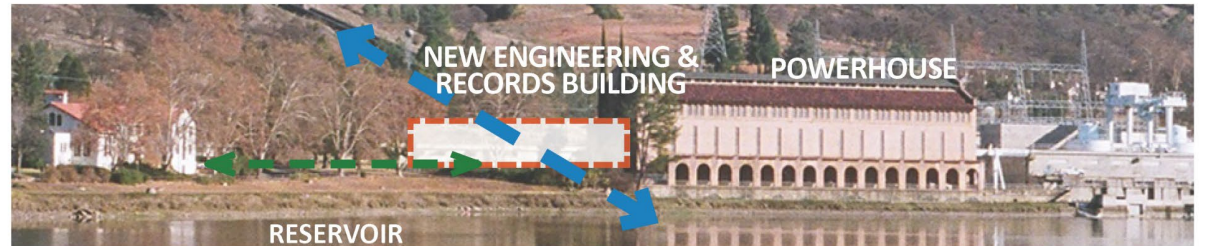
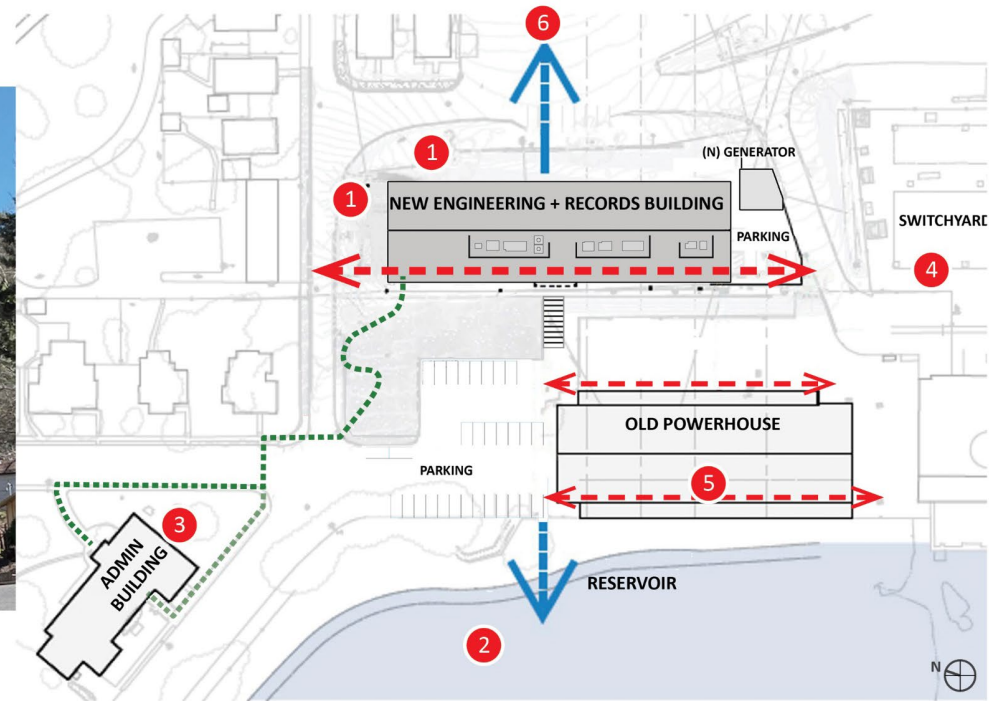


EXISTING 1-STORY MODULARS to be replaced



EXISTING 1-STORY MODULARS

Context + Views



Context + Views

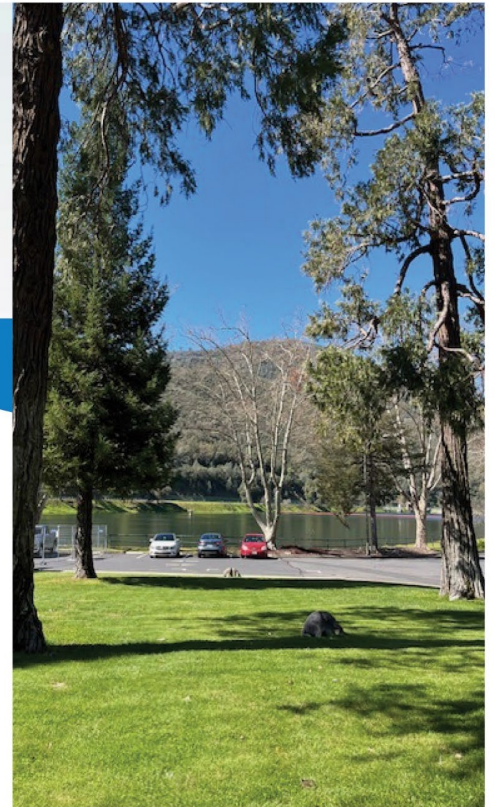
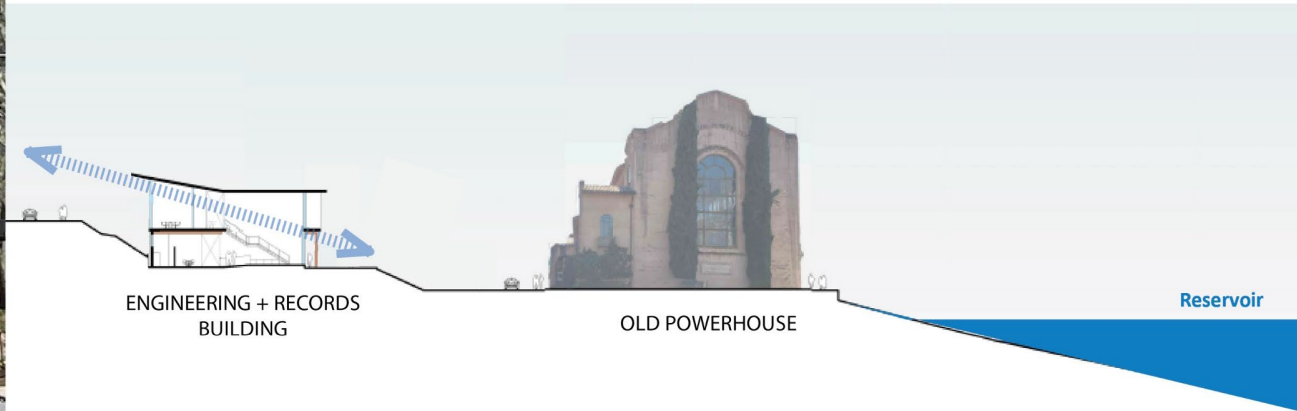


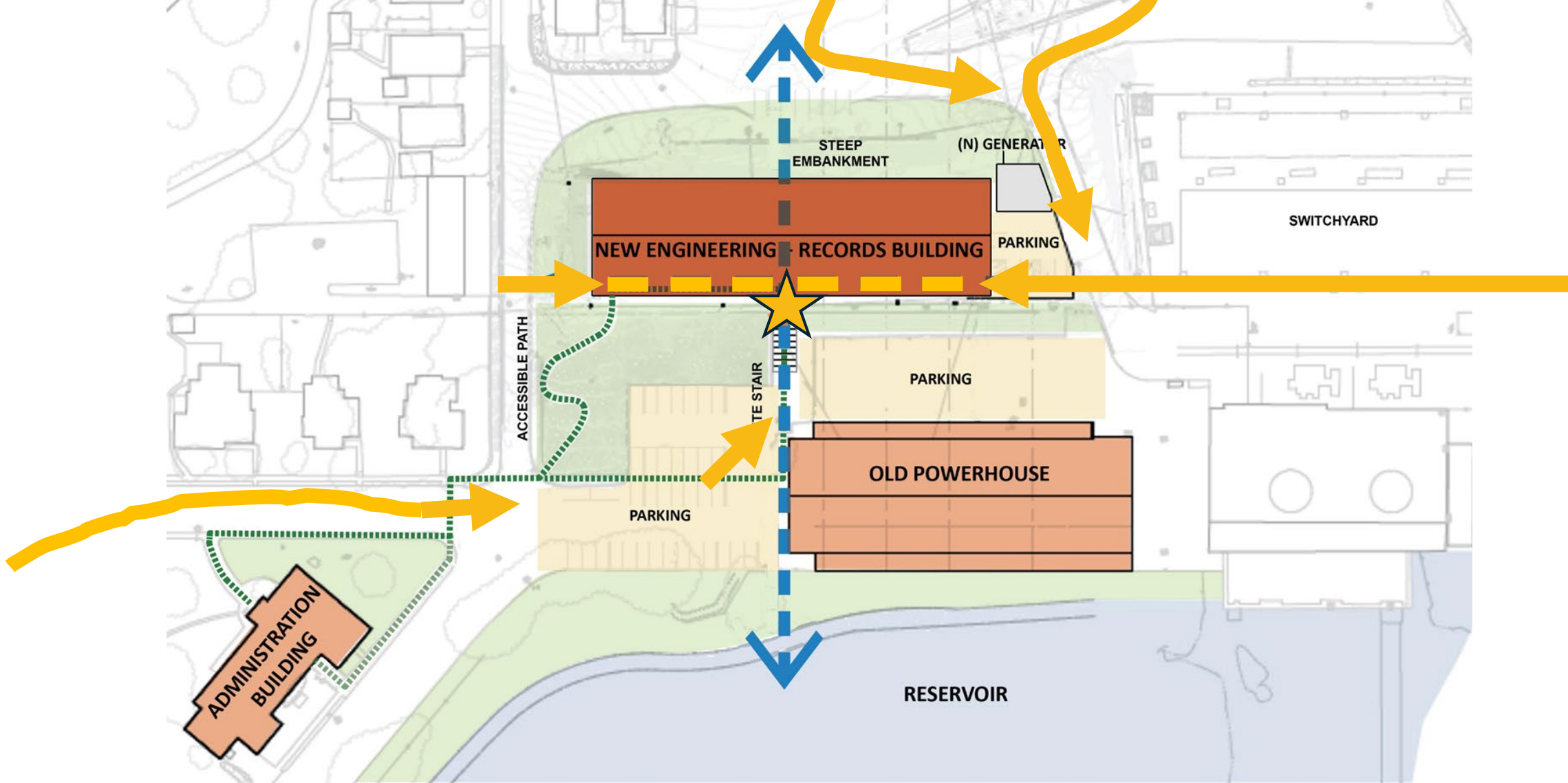
Context + Views



MASSING + BUILDING CONCEPT

Site Section

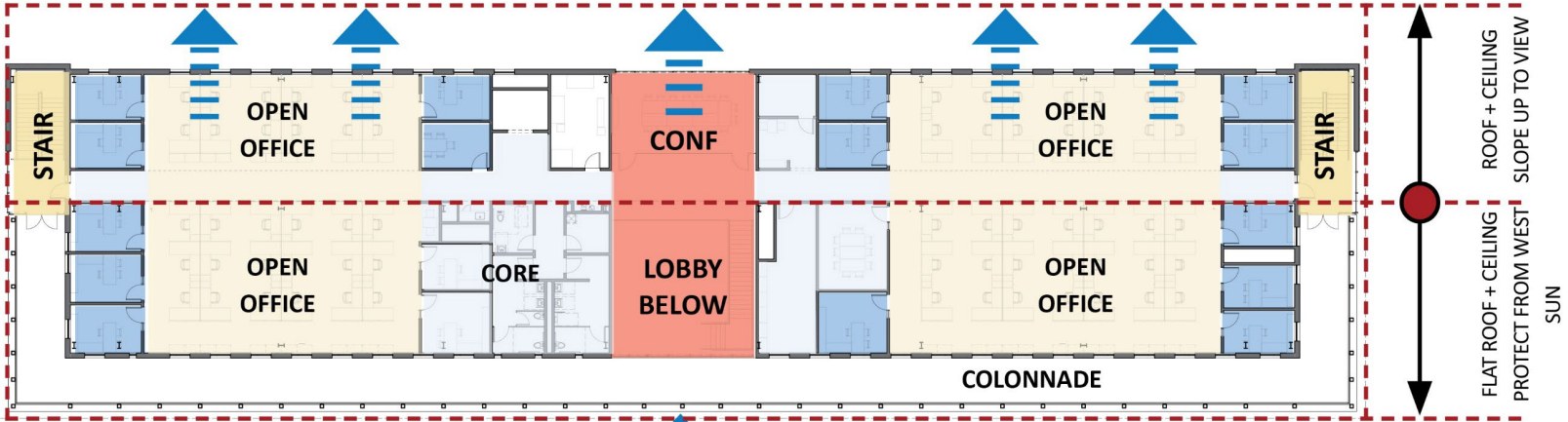




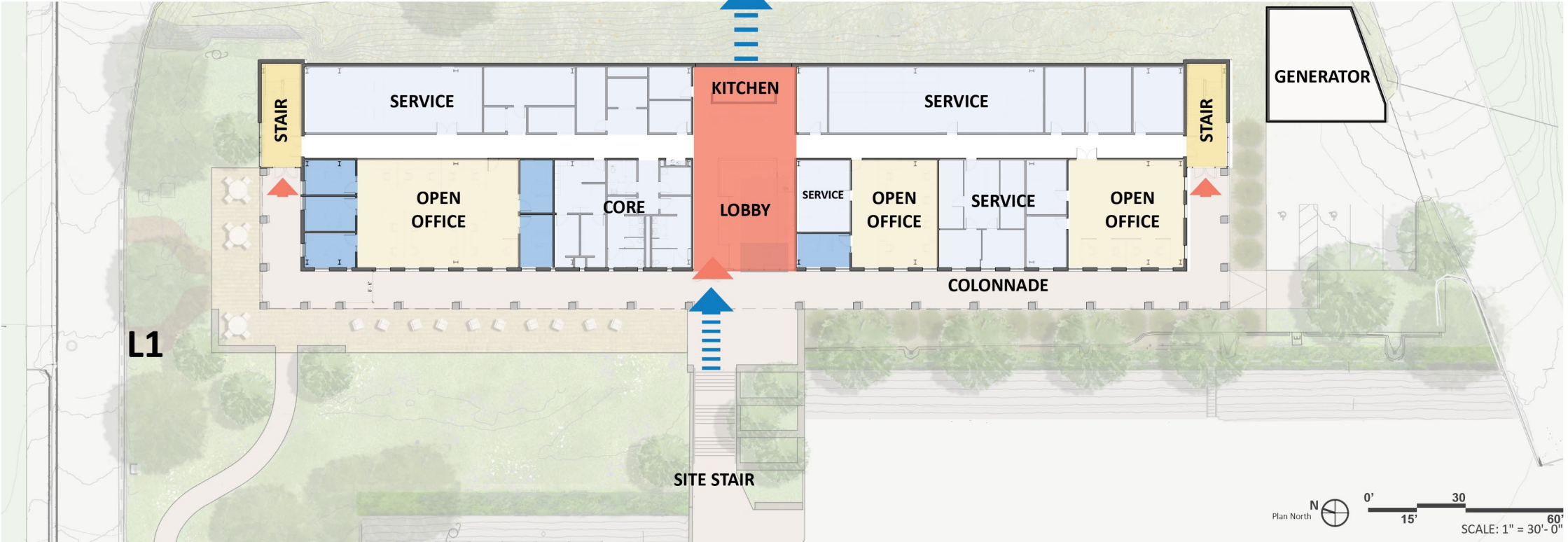
- 105 DESKS/EMPLOYEES IN BUILDING
- PEOPLE ARRIVE FROM ALL DIRECTIONS + WILL USE COLONNADE TO TRAVERSE BUILDING
- MOST CONCENTRATED ARRIVAL POINT IS FROM RESERVOIR PARKING AREA
- ADMIN to NEW BUILDING ACCESS INVOLVES A MODEST NUMBER OF STAFF, BUT A NEW ACCESSIBLE PATH IS REQUIRED

Building Organization

L2



L1



Massing Concept



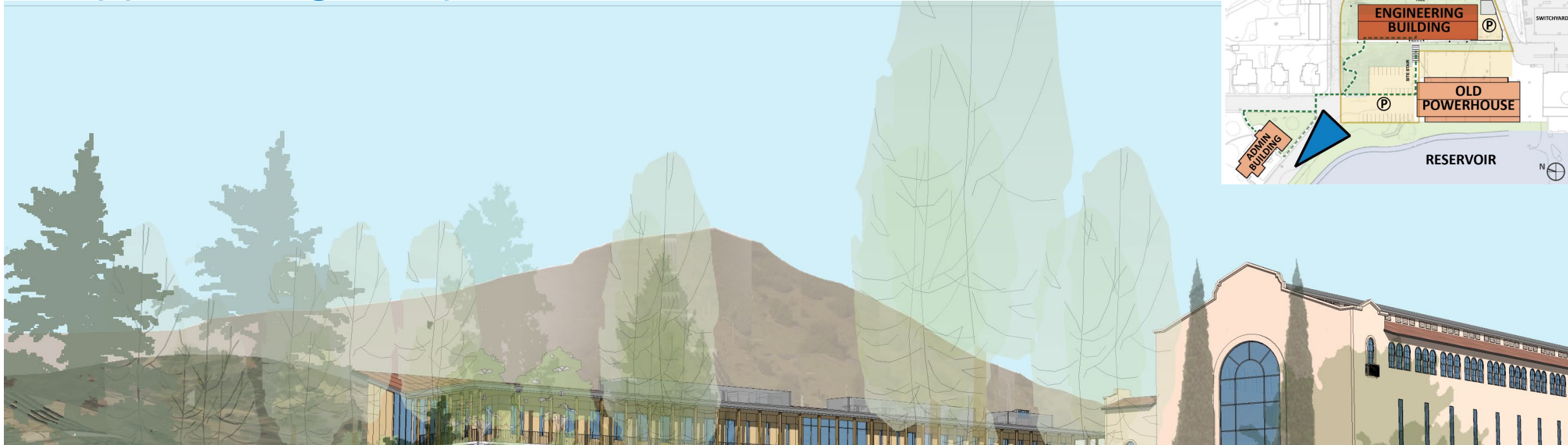
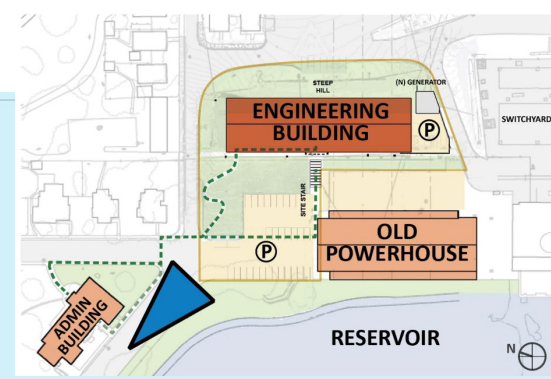
Massing Concept



View Looking East



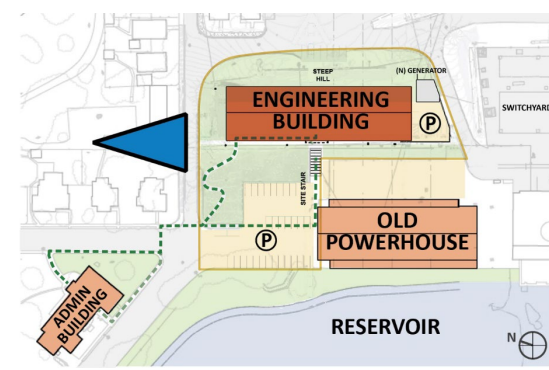
View Approaching Campus from Main Road (looking east)



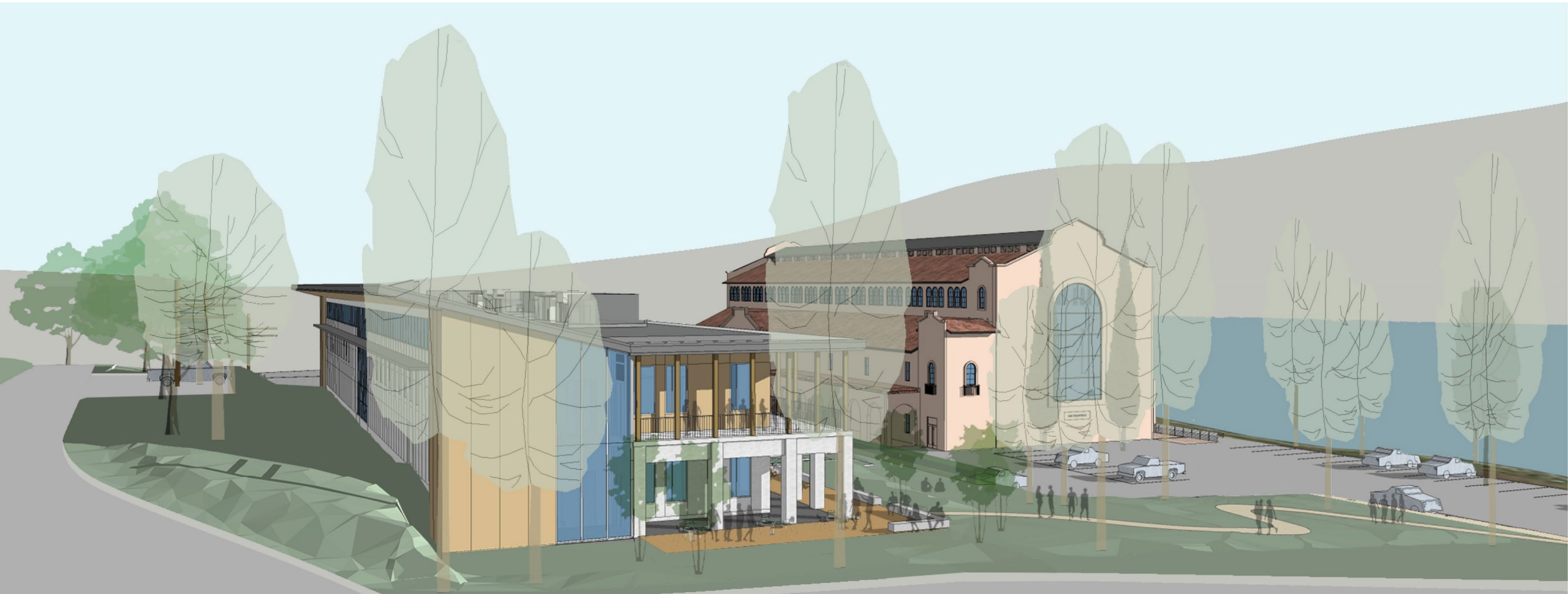
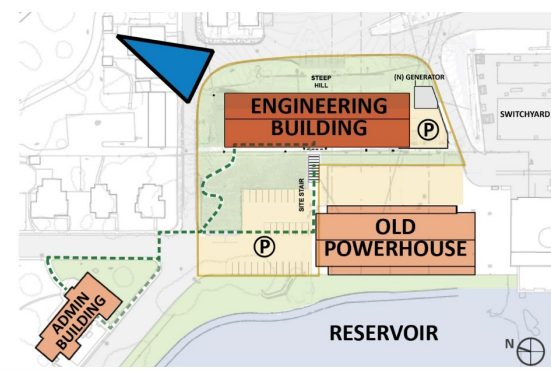
Looking West from Parking Lot



Looking South from Admin Pathway



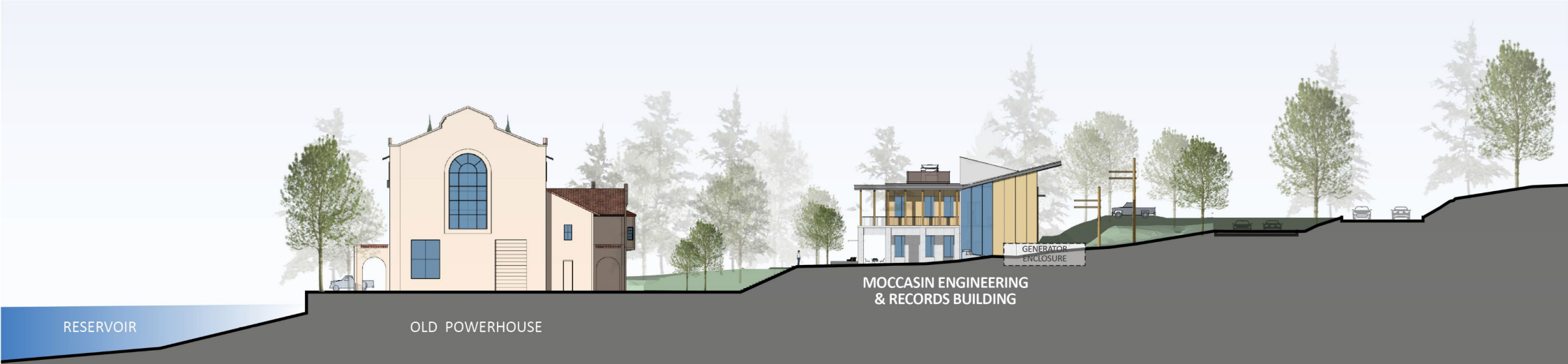
Looking Southeast to Reservoir



North and South Elevations



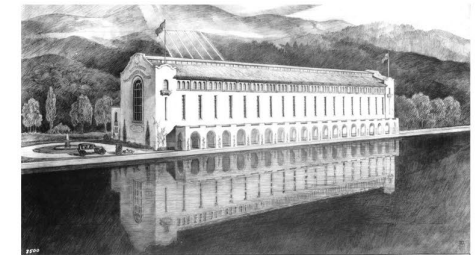
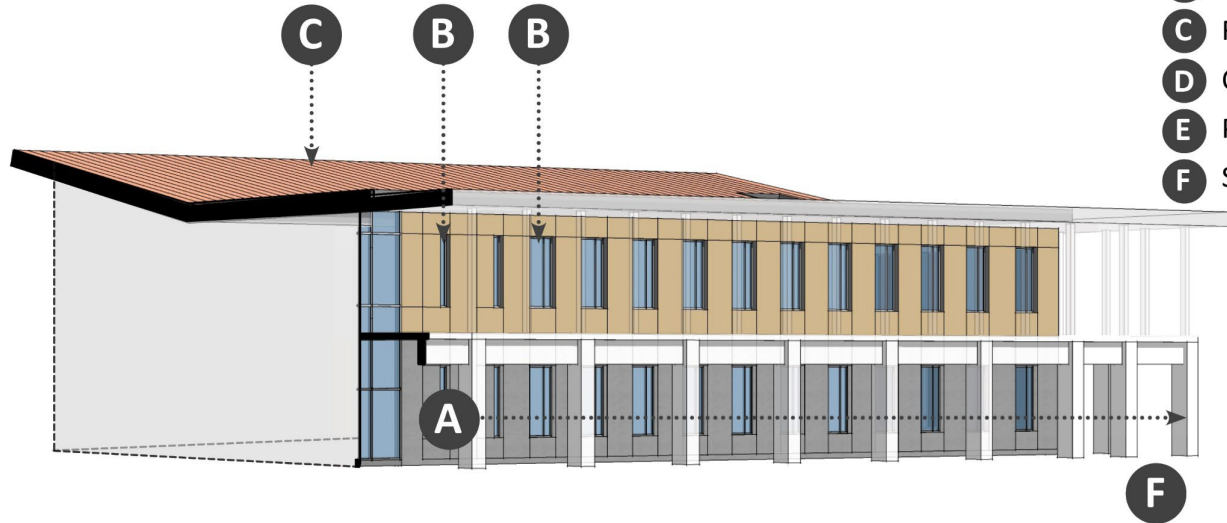
NORTH ELEVATION



SOUTH ELEVATION

West Façade Studies + Old Powerhouse

- A** Colonnade
- B** Vertical Window Expressions
- C** Roof Color
- D** Clerestory
- E** Primary windows at end of volume
- F** Strong Base



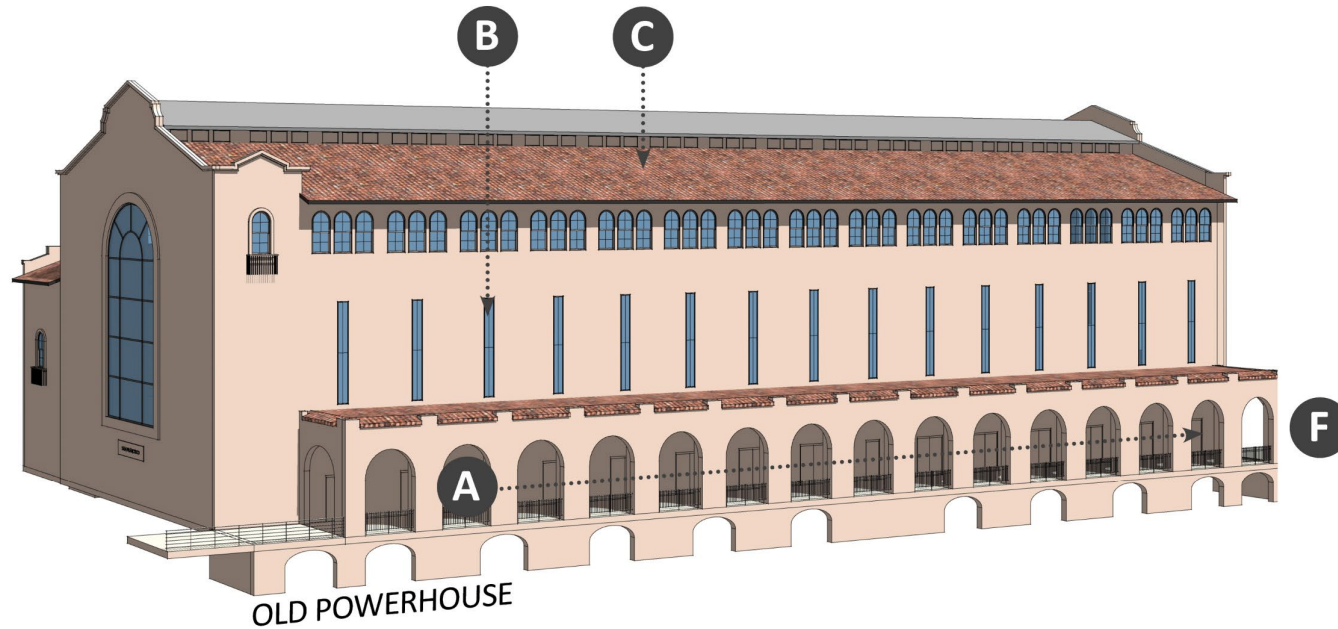
COLONNADE AT OLD POWERHOUSE



PROTECTED PATHWAYS



COLONNADES ON TWO FLOORS



Materials Palette



1 PRECAST CONCRETE



2 WHITE FIBER CEMENT PANEL



3 TERRACOTTA PANEL OR FIBER CEMENT PANEL



4 WOOD GRAIN METAL SOFFIT



5 METAL ROOF



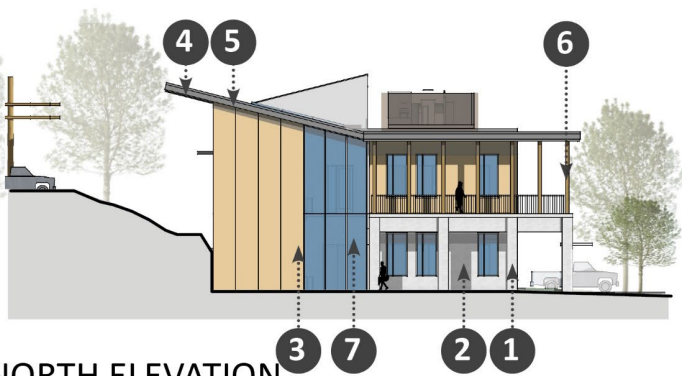
6 PAINTED STEEL COLUMNS



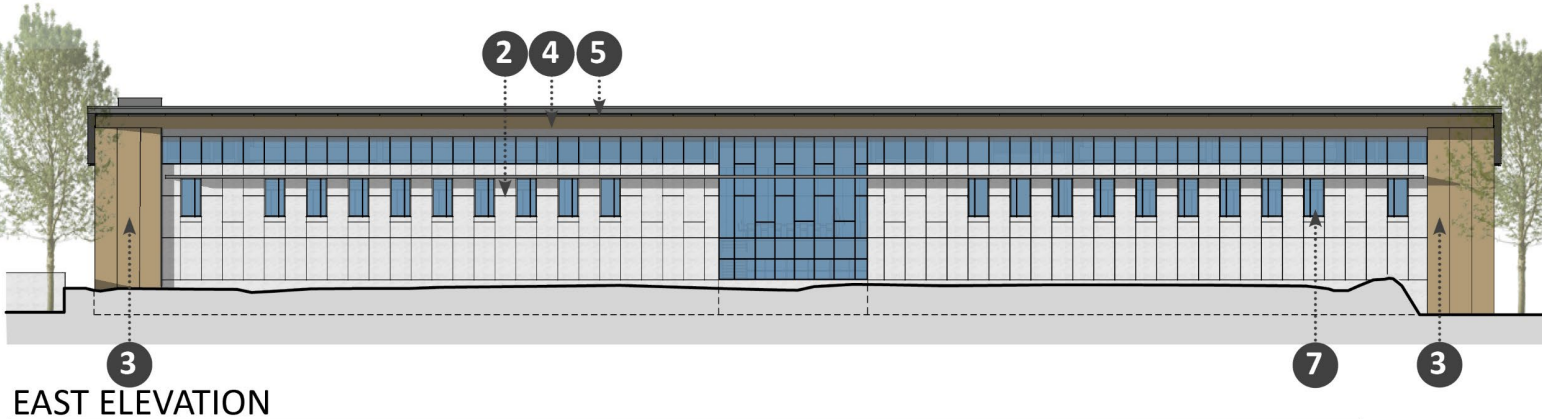
7 CURTAIN WALL/ STOREFRONT



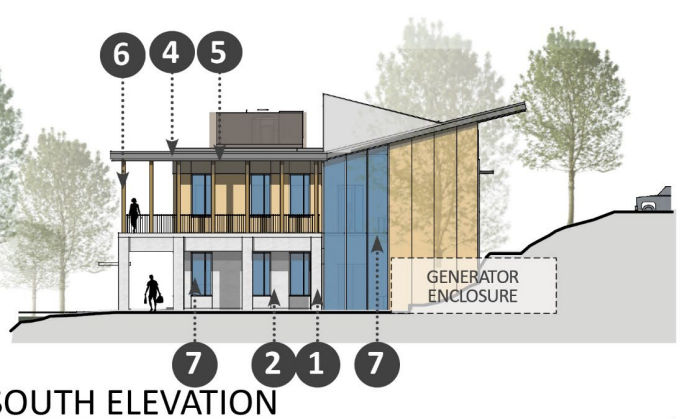
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION







SOUTH ELEVATION

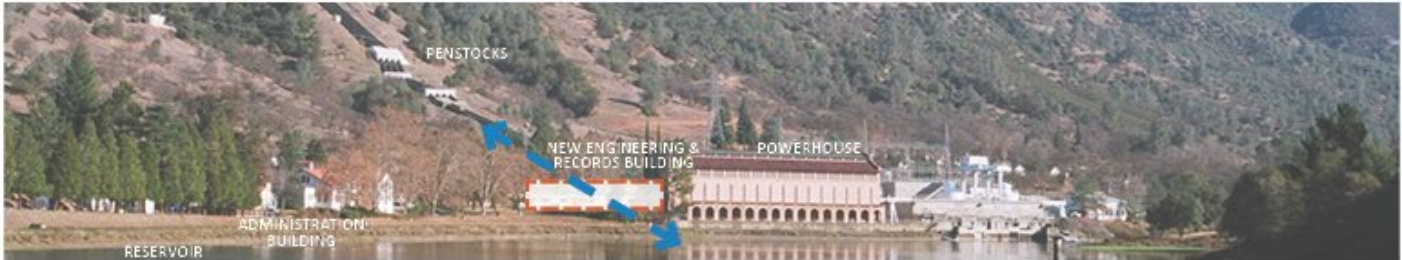
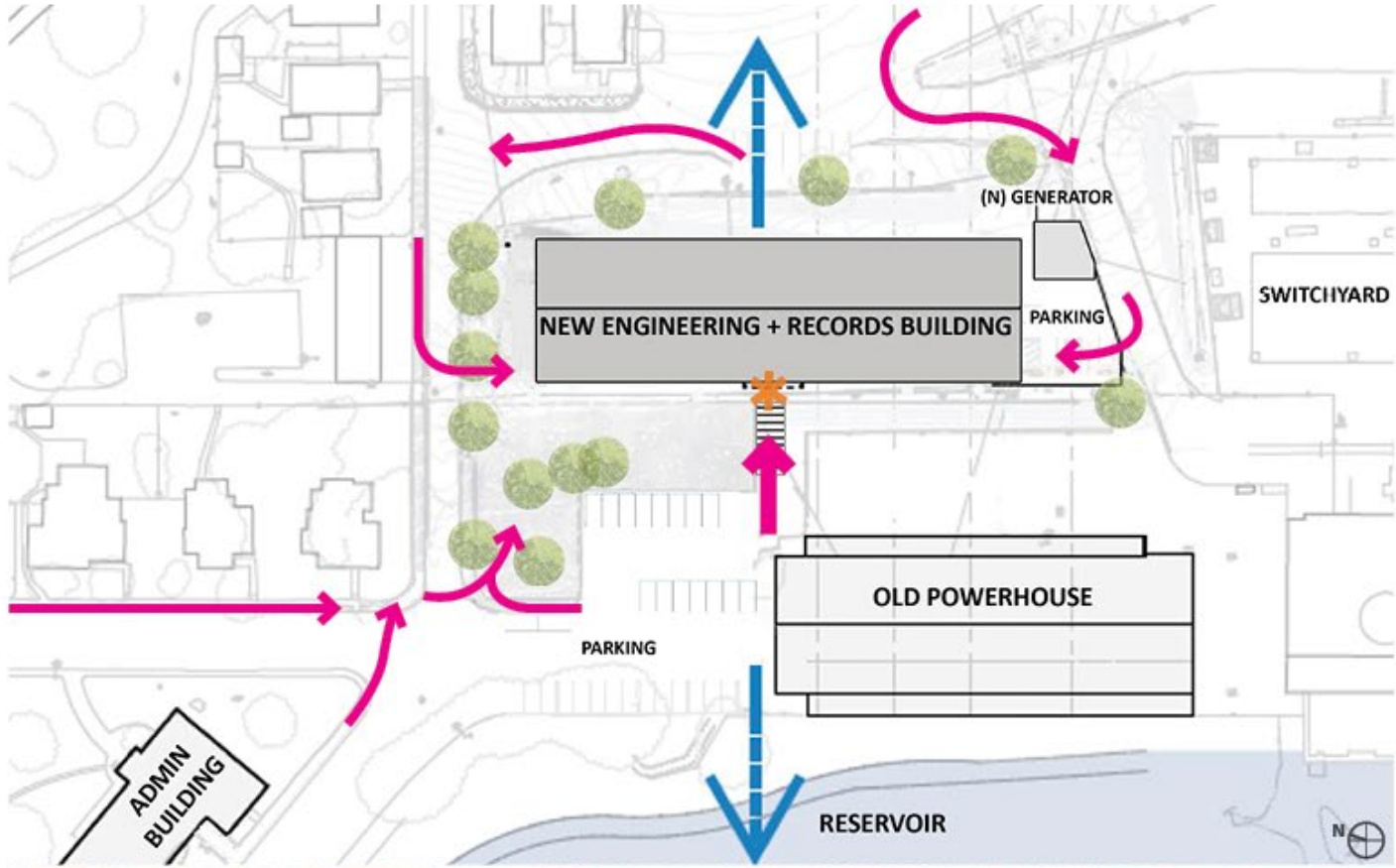
LANDSCAPE

Landscape Location + Context

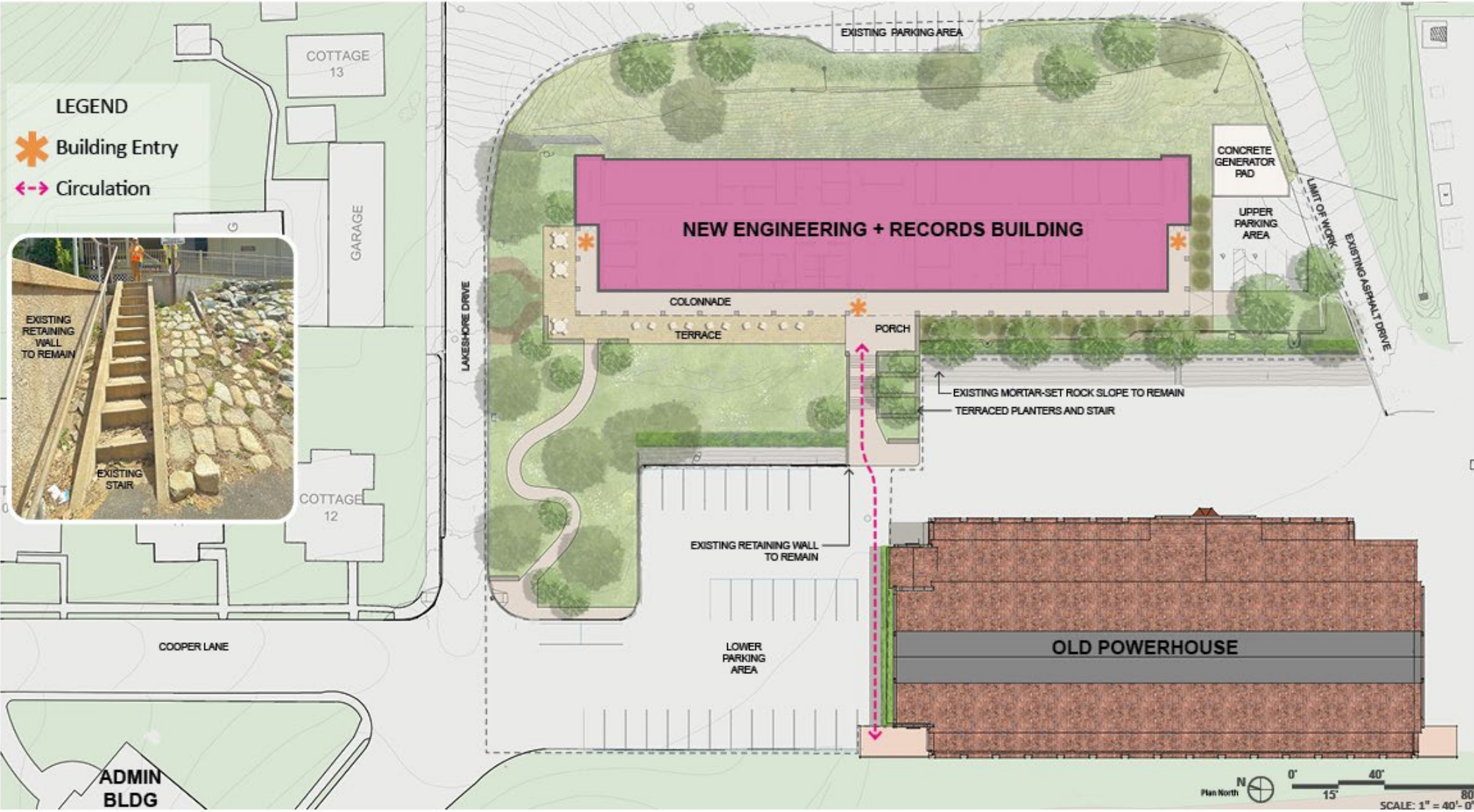
ELEVATION: 935'
 ECOREGION: Central California Foothills

LEGEND

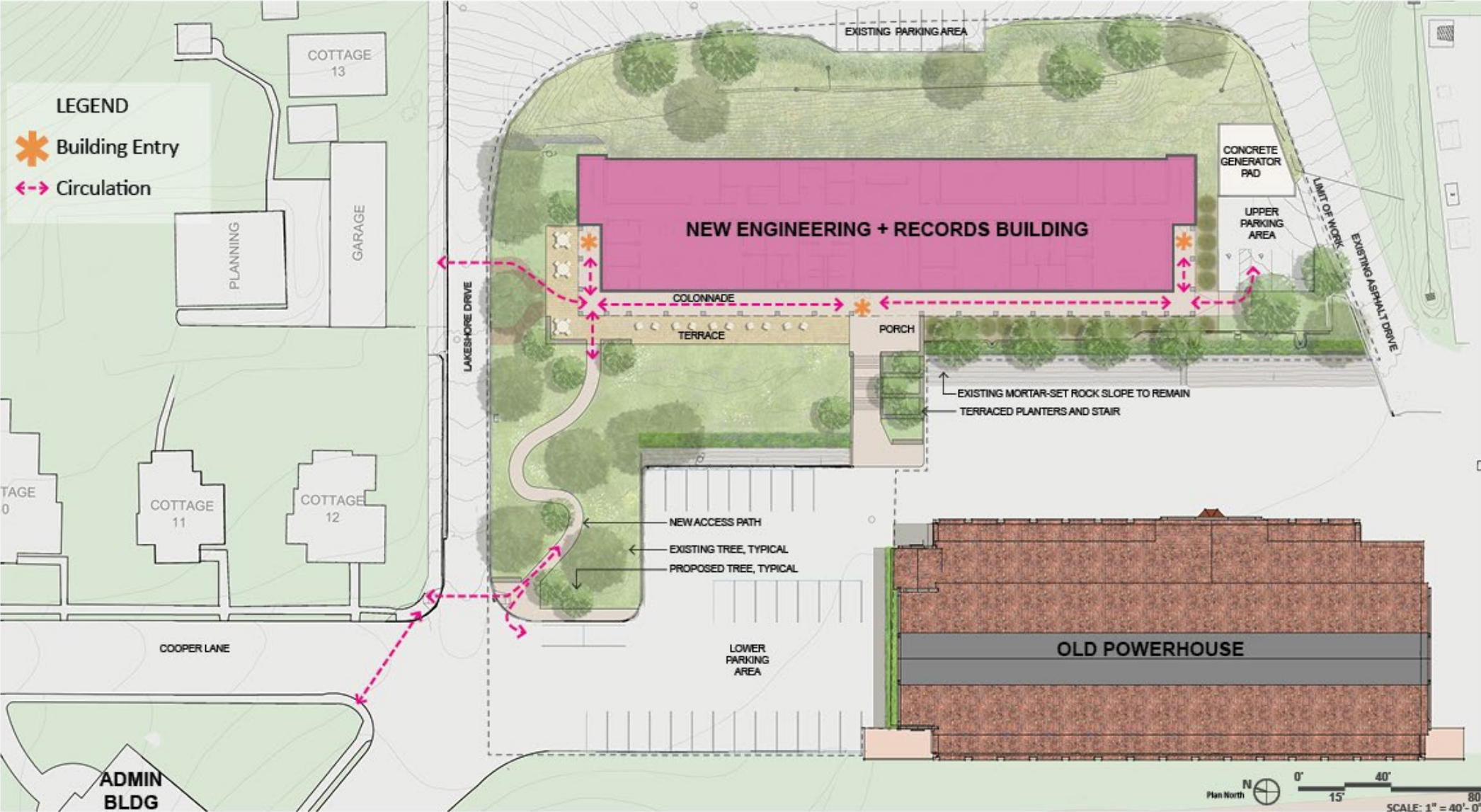
-  Pedestrian Circulation Patterns
-  Significant Views
-  Main Entry
-  Existing Trees



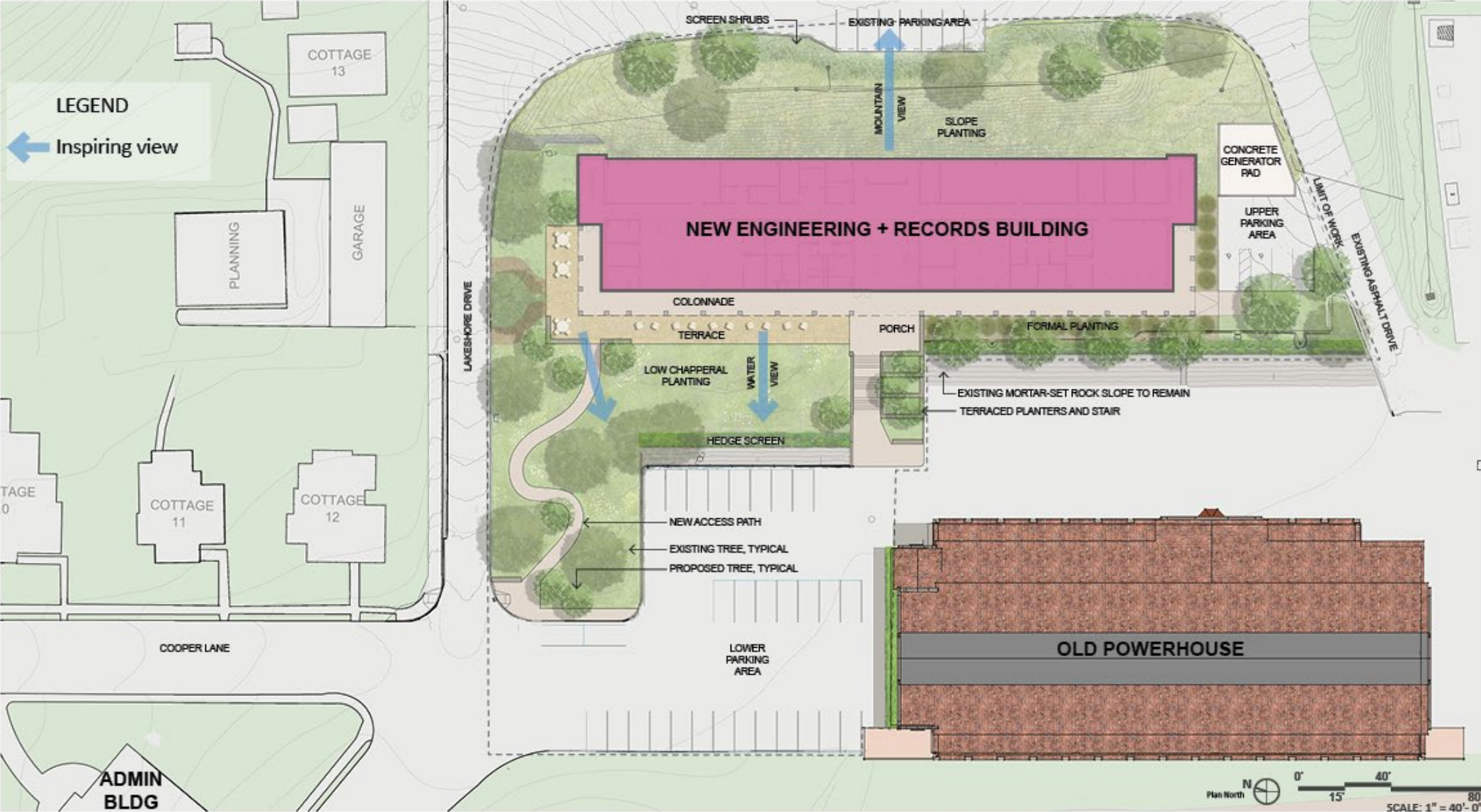
Landscape Plan



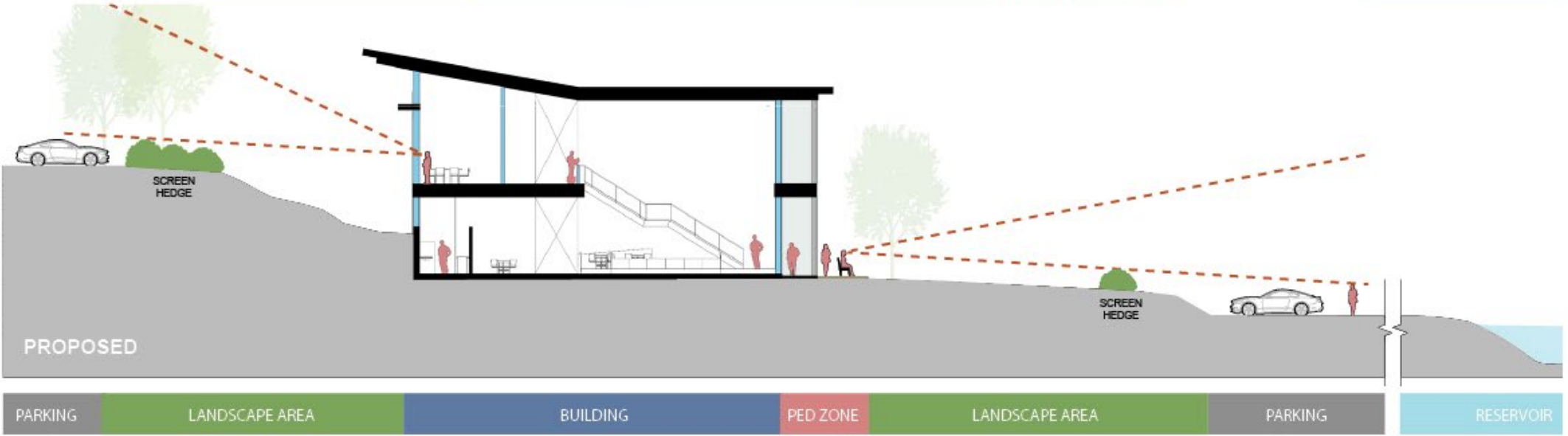
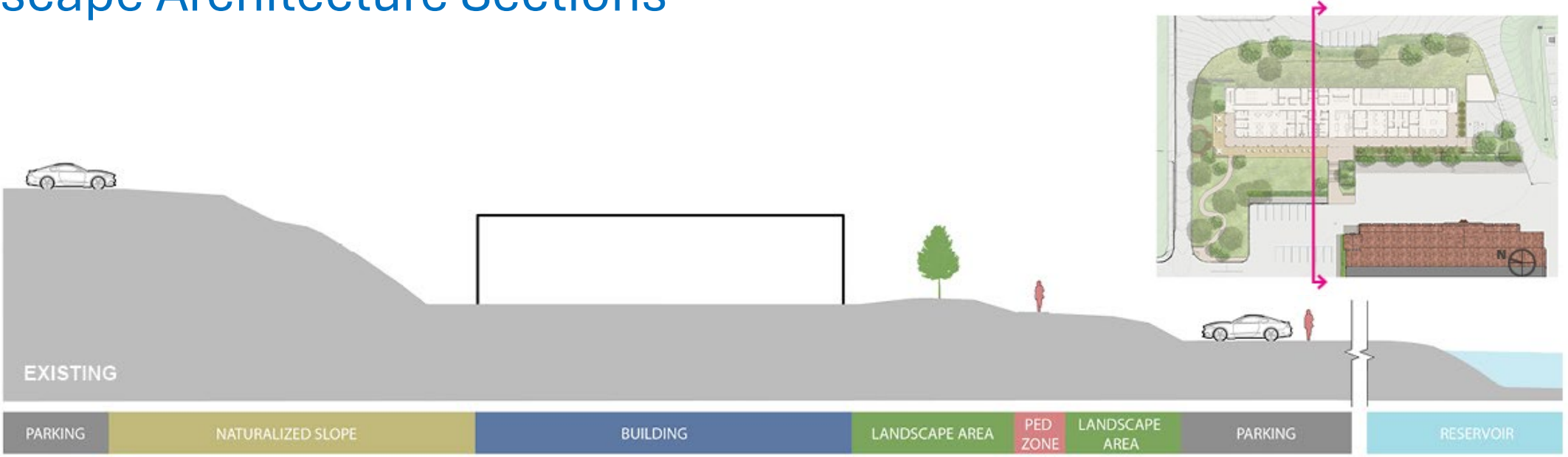
Landscape Plan



Landscape Plan



Landscape Architecture Sections



Landscape View



Landscape Materiality



1
CONCRETE WITH INTEGRAL COLOR AND SEEDED AGGREGATE



2
CLAY PAVERS



3
LOW WALL RECLAIMED TIMBER



3
LOW WALL SIERRA WHITE GRANITE



4
PICKET GUARDRAILS



5
TERRACE SEATING



6
PATIO TABLES + CHAIRS

Tree Palette



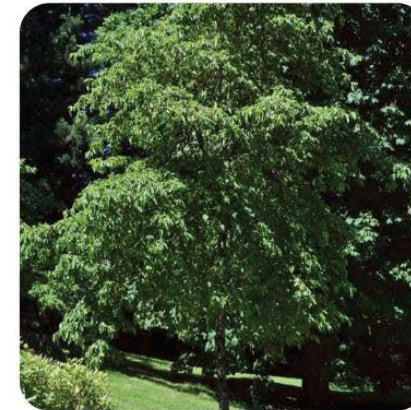
CDR COMMENT:
CONSIDER ITALIAN CYRPESS FOR PROJECT



1 BLACK OAK
QUERCUS KELLOGGII



2 COMMON MANZANITA
ARCTOSAPHYLOS MANZANITA



3 DOGWOOD
CORNUS 'EDDIES WHITE WONDER'



Understory Palette



1 SLOPE PLANTING: SEED MIX
Stipa pulchra
Bromus carinatus
Stipa cernua
Achillea millefolium
Eschscholzia californica



2 SCREEN HEDGE
Ceanothus SPP



3 ARCHITECTURAL PLANTING
Muhlenbergia rigens
 "Deer Grass"



4 CALIFORNIA LOW CHAPARRAL
Eriogonum grande rubescens "Buckwheat"
Asclepias speciosa "Showey Milkweed"
Salvia clelandii "Cleveland Sage"
Ceanothus Frosty Blue

Thank You

