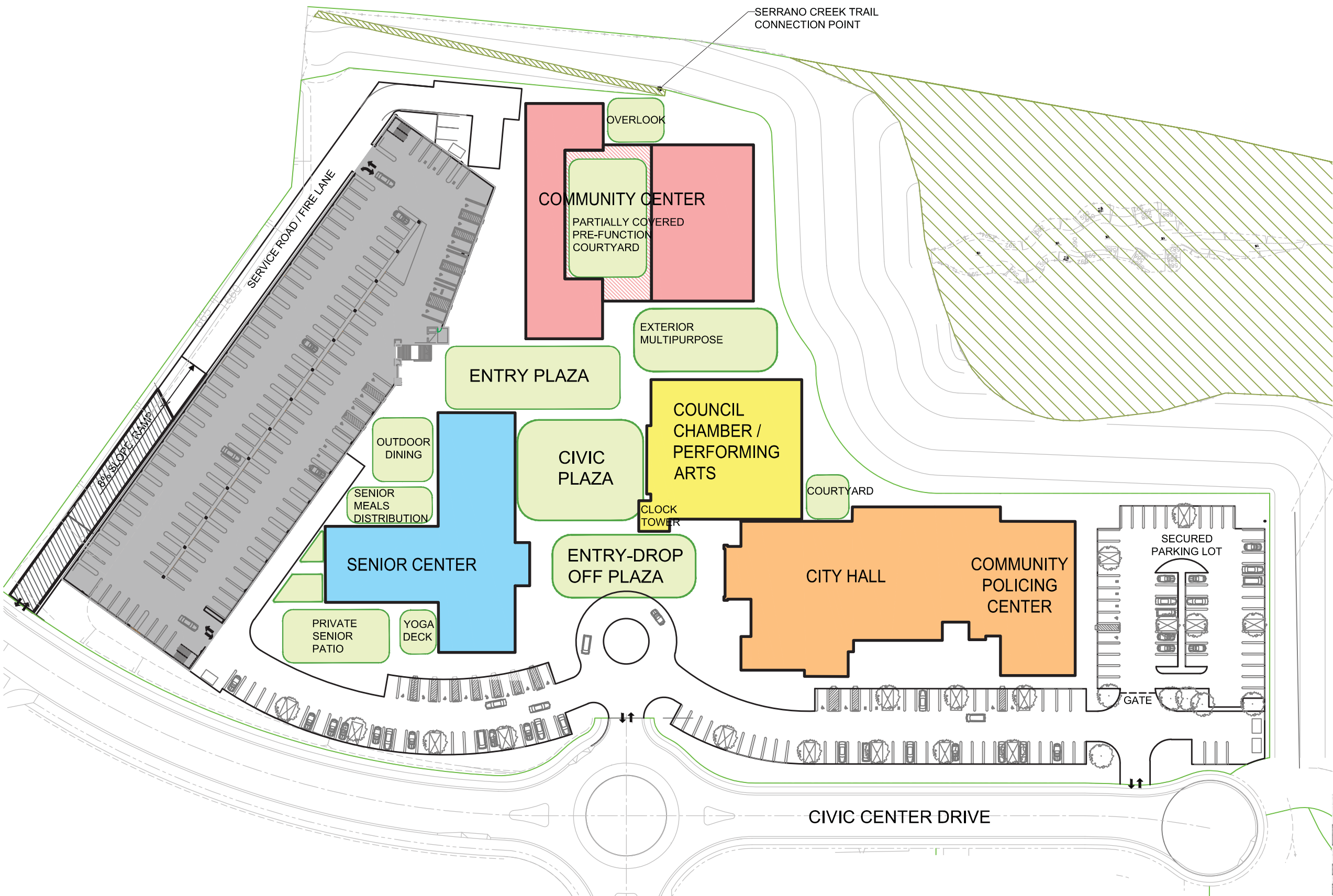




CITY OF LAKE FOREST CIVIC CENTER

SCHEMATIC DESIGN
SEPTEMBER 20, 2016
carrierjohnson + CULTURE





LEGEND

- SENIOR CENTER
- COMMUNITY CENTER
- COUNCIL CHAMBER / PERFORMING ARTS
- CITY HALL / COMMUNITY POLICING CENTER
- PUBLIC SPACE
- PARKING DECK
- PRESERVATION
- SERRANO CREEK TRAIL

Building	Building Area SF	Building Area by Level	
4 Buildings			
City Hall / Community Policing Center	51,473	Level 1	30,451
		Level 2	21,022
Community Center	18,105	Level 1	18,105
Senior Center	17,100	Level 1	17,100
Council Chamber / PA Building	13,718	Level 1	13,718
Total Building Area	100,396		



LAKE FOREST CIVIC CENTER
LAKE FOREST, CA

MASTER PLAN
SCHEMATIC DESIGN

5647.00 SCALE 1" = 80'
SEPTEMBER 20, 2016

Mosaic of Three Ecologies



1/ Pine Meadow Ecology

This ecosystem is characterized by a variety of pine species. Boulders and rocks add to the aesthetic. The intent is to create a sense of buffer and security.

2/ Chaparral Ecology

This ecosystem has a Mediterranean character, a palette rich in oaks and low growing California sagebrushes, buckwheats, and sages, transitioning into the California coastal sage ecosystem. In formal spaces, more architectural plant material will be selected.

3/ Riparian Ecology

Riparian vegetation includes California sycamores, alders, and willows. Fruit and flowering understory enhance habitat creation. This is a restoration ecology.





Landscape Legend:

- Zones of Distinct Ecology**
- ① City Hall / CPC
 - ② Council Chamber / Performing Arts Building
 - ③ Community Center
 - ④ Senior Center
 - ⑤ Parking Deck
 - ⑥ Signature Tree
 - ⑦ Entry and Drop-off
 - ⑧ Tree Grove
 - ⑨ Event Lawn
 - ⑩ Yoga Deck
 - ⑪A Landscape
 - ⑪B Private Senior Patio
 - ⑫ Senior Meals Distribution
 - ⑬ Senior Outdoor Seating Area
 - ⑭ Partially Covered Pre-function
 - ⑮ Water Source
 - ⑯ Riparian Garden
 - ⑰ Bike Center
 - ⑱ Overlook
 - ⑲ Serrano Creek Trail Connection
 - ⑳ Landscape
 - ㉑ Courtyard
 - ㉒ Green Screen
 - ㉓ Permeable Paving
 - ㉔ Boulders
 - ㉕ Seat Steps
 - ㉖ Linear Water Feature
 - ㉗ Base of Retaining Wall
 - ㉘ Parcel Line
 - ㉙ Secured Parking Lot Gate
 - ㉚ Secured Parking Lot
 - ㉛ Crosswalk





Pinus canariensis
Canary Island Pine



Pinus pinea
Stone pine



Platanus acerifolia 'Bloodgood'
London Plane Tree



Zelkova serrata 'Halka'
Sawleaf Zelkova



Geijera parviflora
Australian willow



Arbutus 'Marina'
Strawberry Tree



x *Chitalpa tashkentensis* 'Pink Dawn'
Chitalpa 'Pink Dawn'



Heteromeles arbutifolia
Toyon





Agave attenuata
Foxtail Agave



Agave vilmoriniana
Octopus agave



Westringia 'Wynyabbie Gem'
Wynyabbie Gem Coast Rosemary



Salvia mellifera
Black sage



Artemisia caucasica
Caucasian Artemisia



Aloe striata
Coral Aloe



Anigozanthos manglesii
Kangaroo Paw



Muhlenbergia rigens
Deer Grass





1 OVERALL SITE- NORTHWEST PERSPECTIVE

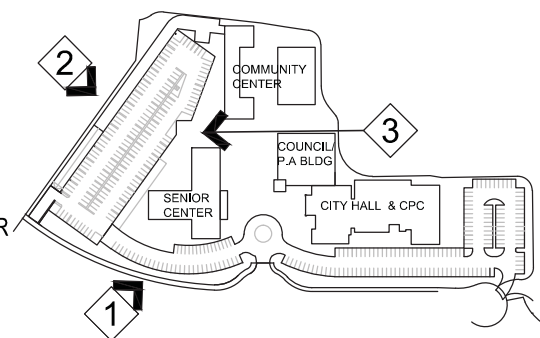


2 OVERALL SITE- SOUTHWEST PERSPECTIVE



3 STAIRS AND ELEVATOR PERSPECTIVE @ SINGLE DECK PARKING STRUCTURE

- A** SINGLE DECK PARKING STRUCTURE
- B** SENIOR CENTER
- C** COMMUNITY CENTER
- D** CITY HALL / COMMUNITY POLICING CENTER
- E** COUNCIL CHAMBER / PERFORMING ARTS





1 OVERALL SITE- SOUTHEAST PERSPECTIVE

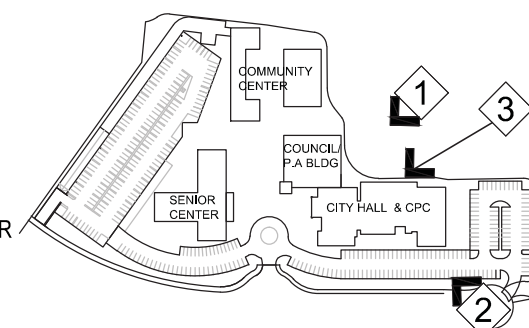


2 OVERALL SITE- NORTHEAST PERSPECTIVE



3 PATIO PERSPECTIVE

- A SINGLE DECK PARKING STRUCTURE
- B SENIOR CENTER
- C COMMUNITY CENTER
- D CITY HALL / COMMUNITY POLICING CENTER
- E COUNCIL CHAMBER / PERFORMING ARTS



ROOM TYPE LEGEND

- PUBLIC
- EVENT SPACES
- STAFF
- BACK OF HOUSE
- COLUMN



BUILDING	2016/06 CONCEPT PLAN	2016/08 SCHEMATIC PLAN
CITY HALL / COMMUNITY POLICING CENTER	49,999sf	LEVEL 1 30,451sf
		LEVEL 2 21,022sf (balcony 2479sf) 51,473 sf
COMMUNITY CENTER	21,097sf	LEVEL 1 18,105sf (pre-function 11,097sf)
SENIOR CENTER	17,479sf	LEVEL 1 17,100sf
COUNCIL CHAMBER / PERFORMING ARTS BUILDING	13,619sf	LEVEL 1 13,719sf
TOTAL BUILDING AREA	102,194 sf	100,397sf
PARKING		LEVEL 1 (surface) 56,500sf
		LEVEL 2 (deck) 56,500sf



LAKE FOREST CIVIC CENTER
LAKE FOREST, CA

SENIOR CENTER
SCHEMATIC DESIGN

5647.00 SCALE : 1" = 30'
SEPTEMBER 20, 2016



4 SENIOR CENTER - NORTHWEST CORNER PERSPECTIVE



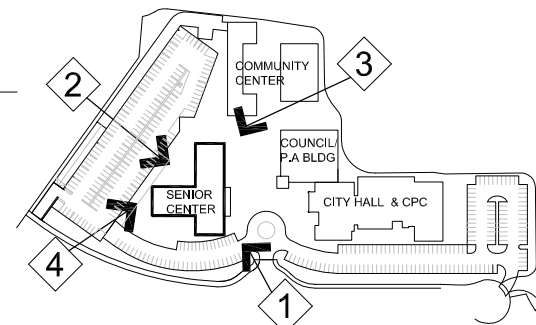
2 SENIOR CENTER - NORTHEAST CORNER PERSPECTIVE



3 SENIOR CENTER - SOUTHEAST CORNER PERSPECTIVE



1 SENIOR CENTER - SOUTHWEST CORNER PERSPECTIVE



ROOM TYPE LEGEND

- PUBLIC
- EVENT SPACES
- STAFF
- BACK OF HOUSE
- COVERED AREA



BUILDING	2016/06 CONCEPT PLAN	2016/08 SCHEMATIC PLAN
CITY HALL / COMMUNITY POLICING CENTER	49,999sf	LEVEL 1 30,451sf
		LEVEL 2 (balcony 2479sf) 21,022sf
COMMUNITY CENTER	21,097sf	LEVEL 1 (pre-function 11,097sf) 18,105sf
SENIOR CENTER	17,479sf	LEVEL 1 17,100sf
COUNCIL CHAMBER / PERFORMING ARTS BUILDING	13,619sf	LEVEL 1 13,719sf
TOTAL BUILDING AREA	102,194 sf	100,397sf
PARKING		LEVEL 1 (surface) 56,500sf
		LEVEL 2 (deck) 56,500sf





1 COMMUNITY CENTER - SOUTHEAST CORNER PERSPECTIVE



3 COMMUNITY CENTER - NORTHWEST CORNER PERSPECTIVE



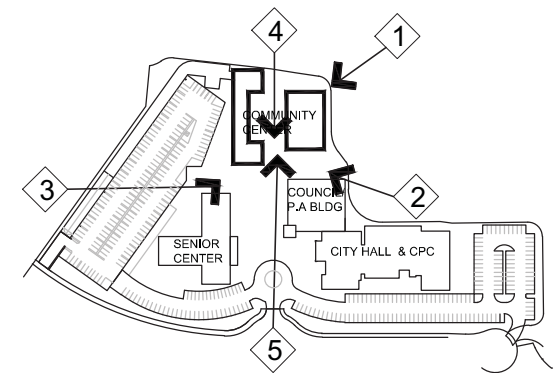
2 COMMUNITY CENTER - SOUTHWEST CORNER



4 COMMUNITY CENTER - INTERIOR PRE-FUNCTION COURTYARD PERSPECTIVE



5 COMMUNITY CENTER - PRE-FUNCTION COURTYARD ENTRANCE PERSPECTIVE



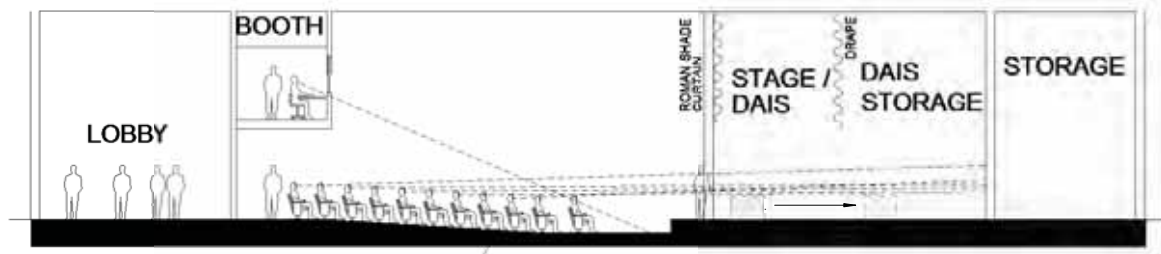
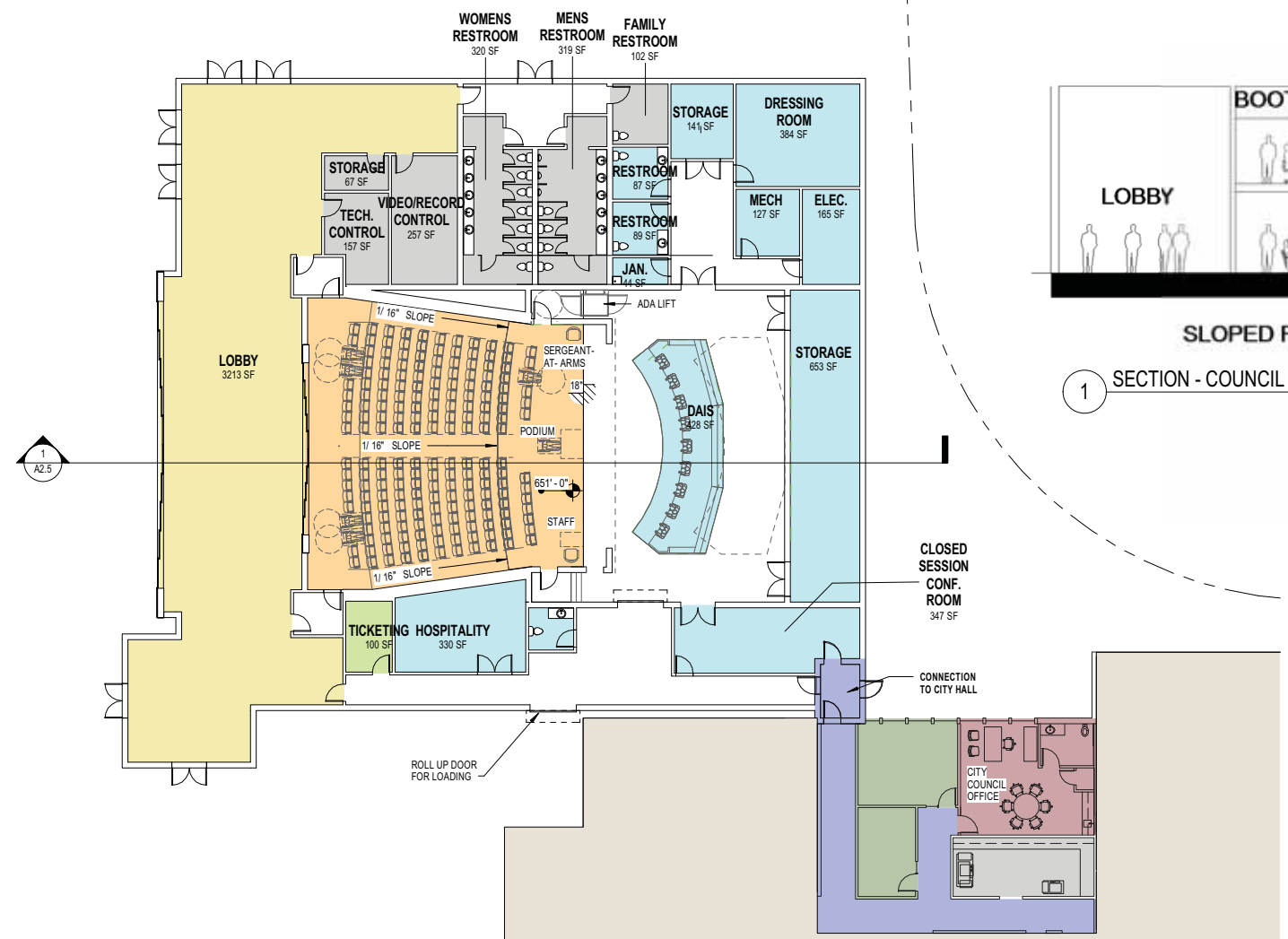
COMMUNITY CENTER

SENIOR CENTER

CITY HALL / COMMUNITY POLICING CENTER

ROOM TYPE LEGEND

- BACK OF HOUSE
- BACK STAGE
- EVENT SPACES
- PUBLIC
- STAFF



1 SECTION - COUNCIL CHAMBER/PERFORMING ARTS

BUILDING	2016/06 CONCEPT PLAN	2016/08 SCHEMATIC PLAN
CITY HALL / COMMUNITY POLICING CENTER	49,999sf	LEVEL 1 30,451sf
		LEVEL 2 (balcony 2479sf) 21,022sf
COMMUNITY CENTER	21,097sf	LEVEL 1 (pre-function 11,097sf) 18,105sf
SENIOR CENTER	17,479sf	LEVEL 1 17,100sf
COUNCIL CHAMBER / PERFORMING ARTS BUILDING	13,619sf	LEVEL 1 13,719sf
TOTAL BUILDING AREA	102,194 sf	100,397sf
PARKING		LEVEL 1 (surface) 56,500sf
		LEVEL 2 (deck) 56,500sf



LAKE FOREST CIVIC CENTER
LAKE FOREST, CA

COUNCIL CHAMBER/ PERFORMING ARTS BUILDING
SCHEMATIC DESIGN

5647.00
SCALE: 1" = 30'
SEPTEMBER 20, 2016

carrierjohnson + CULTURE A2.5



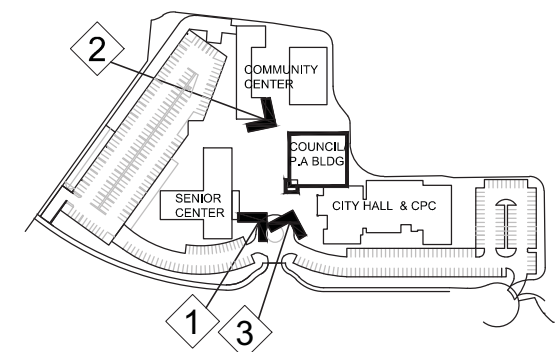
1 COUNCIL CHAMBER / PERFORMING ARTS - NORTHWEST CORNER PERSPECTIVE



2 COUNCIL CHAMBER / PERFORMING ARTS - NORTHEAST CORNER PERSPECTIVE



3 CLOCK TOWER DETAIL





LEGEND

LEVEL 2

- BACK OF HOUSE
- GATHERING SPACES
- FINANCE
- CITY ATTORNEY
- CITY MANAGER'S OFFICE
- MANAGEMENT SERVICES
- COMMUNITY SERVICES
- ECONOMIC DEVELOPMENT / COMMUNITY PRESERVATION (ECON DEV)
- OPEN OFFICE
- BALCONY
- ROOF

LEVEL 1

- BACK OF HOUSE
 - GATHERING SPACES
 - PUBLIC
 - CITY CLERK'S OFFICE
 - CITY COUNCIL
 - DEVELOPMENT SERVICES
 - ECONOMIC DEVELOPMENT / COMMUNITY PRESERVATION (CODE ENFORCEMENT)
 - PUBLIC WORKS
 - COMMUNITY POLICING
 - OPEN OFFICE
- PUBLIC ENTRY
- SECURED ENTRY

Building	Building Area SF	Building Area by Level	
4 Buildings			
City Hall / Community Policing Center	51,473	Level 1	30,451
		Level 2	21,022
Community Center	18,105	Level 1	18,105
Senior Center	17,100	Level 1	17,100
Council Chamber / PA Building	13,718	Level 1	13,718
Total Building Area	100,396		





4 CITY HALL & COMMUNITY POLICING CENTER - NORTHWEST CORNER PERSPECTIVE



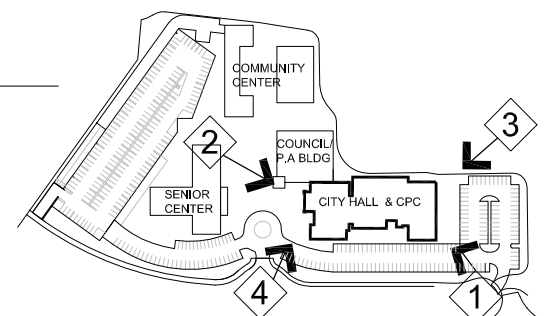
2 CITY HALL & COMMUNITY POLICING CENTER - NORTHEAST CORNER PERSPECTIVE

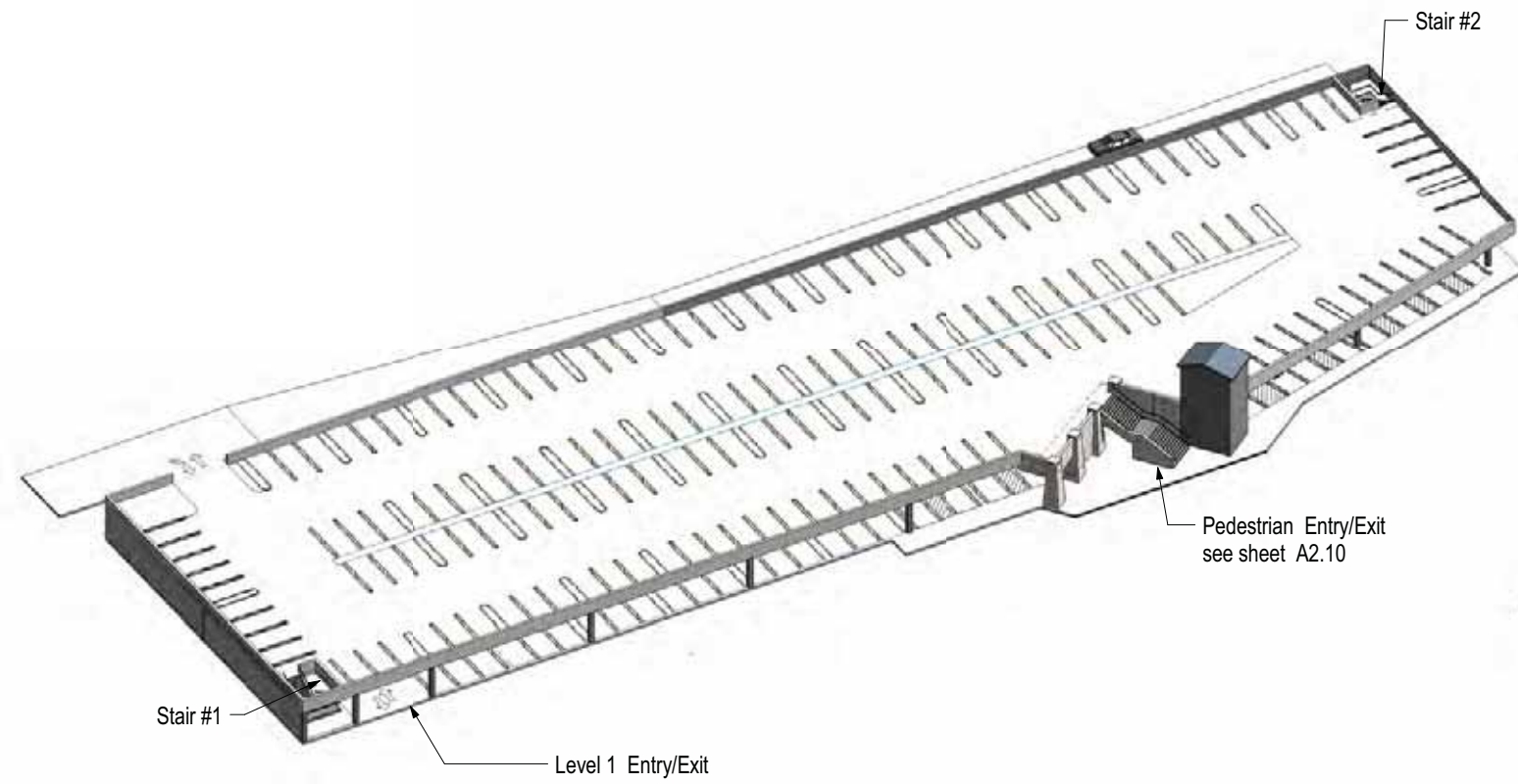


3 CITY HALL & COMMUNITY POLICING CENTER - SOUTHEAST CORNER PERSPECTIVE

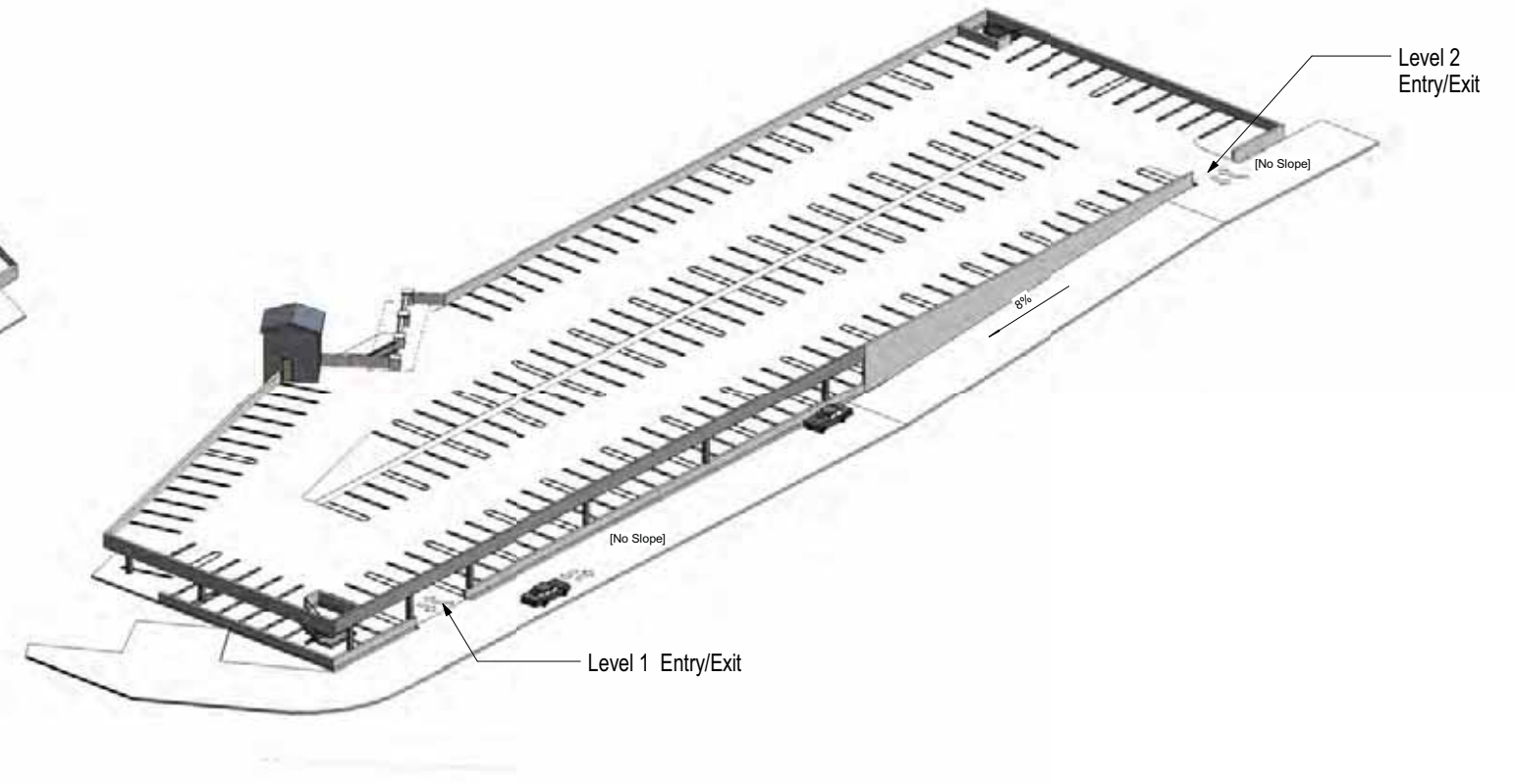


1 CITY HALL & COMMUNITY POLICING CENTER - SOUTHWEST CORNER PERSPECTIVE

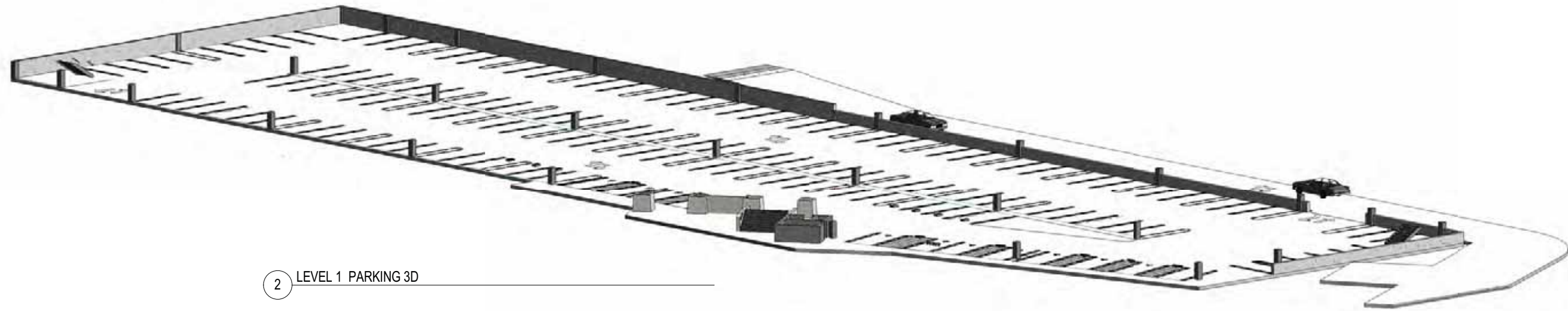




1 SOUTH SIDE SINGLE DECK PARKING STRUCTURE



3 NORTH SIDE SINGLE DECK PARKING STRUCTURE



2 LEVEL 1 PARKING 3D





2 SINGLE DECK PARKING STRUCTURE - SOUTHEAST CORNER PERSPECTIVE



1 SINGLE DECK PARKING STRUCTURE - SOUTHWEST CORNER PERSPECTIVE

