



## VALENCIA WATER COMPANY

**A** 6,880 square foot office building and 11,000 square foot operations building located in the Valencia Industrial Park. The design utilizes day-lighting techniques for energy efficiency and includes clerestory windows to give indirect natural light to the interior office spaces. Perimeter

offices are designed to let shaded natural light into these areas through the use of a portico and lowered overhangs. Services included interviews with staff and management to determine space needs, alternative site locations, development/ Financial considerations and full architectural and engineering design.



## DAYLIGHTING DESIGN

The primary design objective in this project is to utilize daylight as a lighting source; California direct sunlight is kept out of the interior in the summer, but let inside in the winter. During the summer, the offices are shaded by the placement of the exterior windows set back from the perimeter and covered porticos through which sun can still be brought in during winter months. A clerestory with generous overhangs achieves the same energy purpose with a different design.

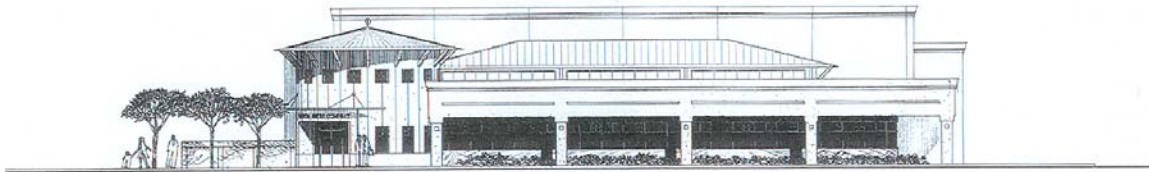
To test the final proposal, a model of the building was constructed and monitored from June 21 until January 21. The results of this design has provided a pleasant working environment by opening the offices up to natural light, while also affording views from the interior to sense the beauty of the day and of the natural setting.



C O M B S + M I G U E L



NORTHEAST



SOUTHEAST

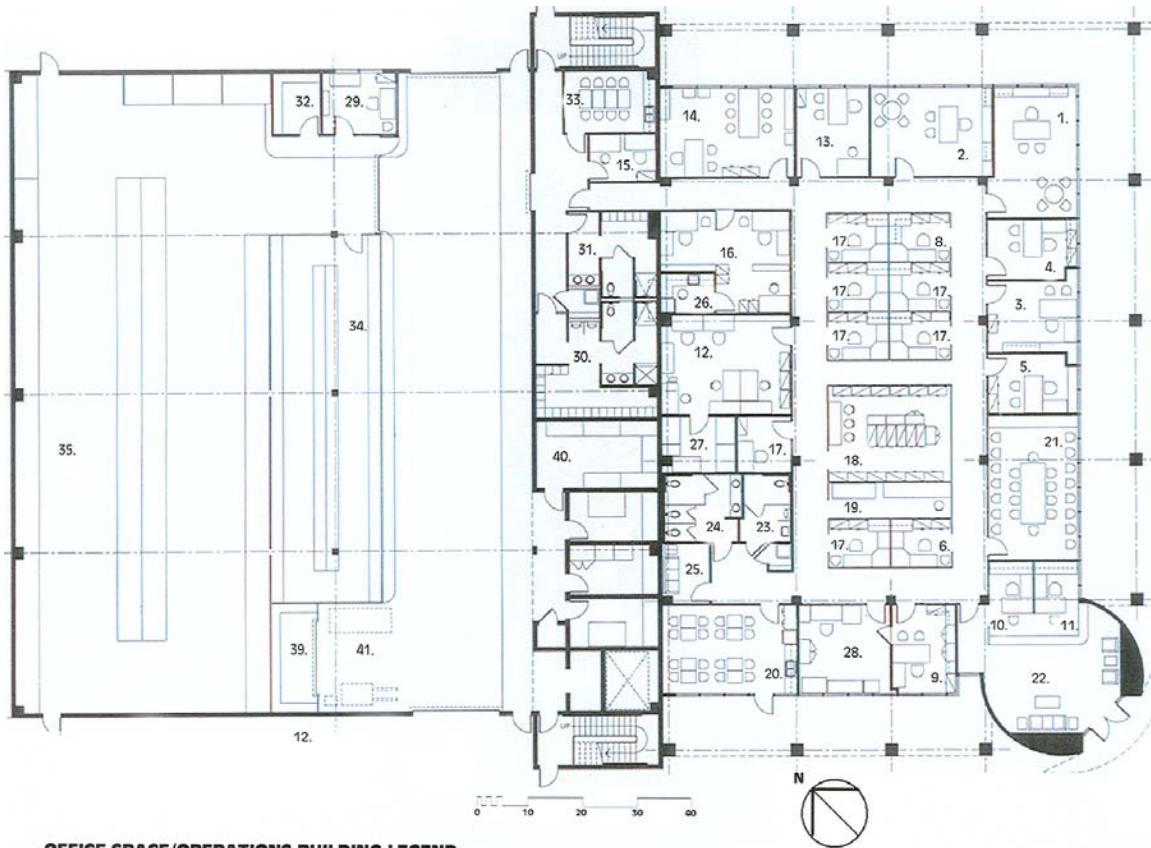


SOUTHWEST

ELEVATIONS



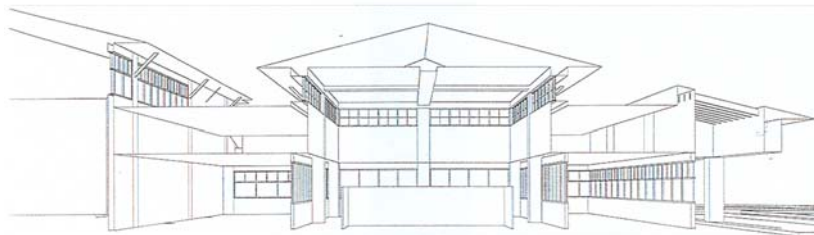
# C O M B S + M I G U E L

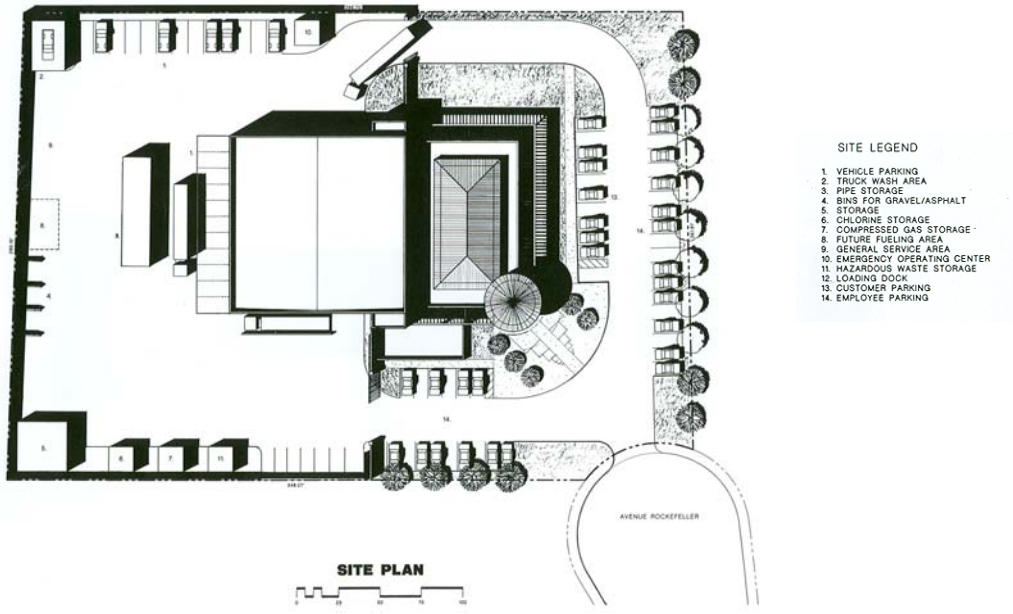


## OFFICE SPACE/OPERATIONS BUILDING LEGEND

- |                             |                             |                                      |
|-----------------------------|-----------------------------|--------------------------------------|
| 1. MANAGING DIRECTOR        | 15. CONSTRUCTION SUPT.      | 29. CORPORATE YARD OFFICE            |
| 2. PRESIDENT                | 16. WATER QUALITY/BACK FLOW | 30. MEN'S TOILETS/SHOWERS            |
| 3. CONTROLLER               | 17. FUTURE TEMP. POSITION   | 31. WOMEN'S TOILETS/SHOWERS          |
| 4. RATE ANALYST             | 18. FILE ROOM               | 32. UNIFORM ROOM                     |
| 5. ACCTG./OFFICE MGR.       | 19. WORK ROOM/SUPPLY ROOM   | 33. FIELD STAFF CONFERENCE           |
| 6. CUST. SVC./BILLING CLERK | 20. BREAK/LUNCH ROOM        | 34. SMALL PARTS STORAGE              |
| 7. ACCTS. PAYABLE CLERK     | 21. CONFERENCE ROOM         | 35. LARGE PARTS STORAGE              |
| 8. SECRETARY                | 22. RECEPTION AREA          | 36. SAND BLAST ROOM                  |
| 9. BILLING SUPERVISOR       | 23. MEN'S RESTROOM          | 37. METER TESTING                    |
| 10. RECEPTIONIST/CUST. SVC. | 24. WOMEN'S RESTROOM        | 38. PAINT SHOP                       |
| 11. CUSTOMER SVC. REP.      | 25. UTILITY/STORAGE ROOM    | 39. CONST. EQUIP. STORAGE            |
| 12. ENGINEERS               | 26. MINI SAMPLING ROOM      | 40. WORK ROOM                        |
| 13. OPERATIONS MANAGER      | 27. ENGINEERING FILE ROOM   | 41. FORK LIFT & MOBILE CRANE STORAGE |
| 14. OPERATIONS ROOM         | 28. BILLING EQUIPMENT ROOM  | 42. FUTURE ELEVATOR                  |

## FLOOR PLAN





This site utilizes the Southern corner of the property with a corner entrance. The circular space contrasts with the rectangular forms of the bulk of the building to create a welcoming spot. Parking is provided for customers, employees, and company vehicles.

