



West Los Angeles College

2013 Facilities Master Plan Update

Approved by the
Los Angeles Community College District
Board of Trustees
on
January 15, 2014

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PART 1

Introduction



ACKNOWLEDGEMENTS



WEST LOS ANGELES COLLEGE

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Part 6 of this document was originally established in the [West Los Angeles College Campus Master Plan & Landscape Guidelines, Spring 2010](#), as authored by:

- DLR Group WWCOT
- Ahbe Landscape Architects



PURPOSE OF THE MASTER PLAN UPDATE

- Align college facilities planning with needs identified in the Educational Master Planning process
- Match facility performance to the requirements of identified needs
- Plan for optimal utilization rates
- Design for flexible teaching space and facilitate diverse pedagogies
- Minimize cost of ownership by limiting footprint and updating existing facilities
- Establish infrastructure/technology for the future
- Optimize student engagement and provide communal, public space
- Advance program adjacencies and reinforce campus academic core
- Integrate accessibility into design
- Respond to critiques of construction agenda



PURPOSE OF THE MASTER PLAN UPDATE Cont'd

- Build for 2026, plan through 2036
 - Maintain CEQA compliance
 - Support growth across College without over-building
 - Support projected growth rates across campus to 2026
 - No programs underserved
 - Projected 2036 capacity demands not provided “too early”
 - Allows for future State funding
 - Provide foundation for next master-planning agenda
- Remain consistent with a 45-Year history of long outlook, pragmatic development



ABBREVIATIONS



A-9	A-9/A-10 Bungalows	GS	Grandstand
A-15	A-15 Bungalow	HLRC	Heldman Learning Resource Center
A-16	A-16 Bungalow	MSA	Math & Science 'A' Building
AHW	Allied Health & Wellness Center	MSB	Math & Science 'B' Building
AMPH	Amphitheater	NPS	North Parking Structure
AT-A	Aviation Technology 'A' Building	PEC	Physical Education Complex
AT-B	Aviation Technology 'B' Building	PEC-N	Physical Education Complex North
AT-C	Aviation Technology 'C' Building	PEC-S	Physical Education Complex South
B1	B-1 Bungalow	PFC	Plant Facilities Center
B4	B-4 Bungalow	PFW	Plant Facilities Warehouse
B5	B-5 Bungalow	R7	R-7 Bungalow
B6	B-6, B-7, B-12 Bungalows	SC	Science Center
C-1	C-1 Bungalow	SPS	South Parking Structure
C-2	C-2 Bungalow	SS	Student Services Building
C-3	C-3 Bungalow	SSA	Student Services Annex
CE	Career Education Building	SU	Student Union
CDC	Child Development Center	TLC	Technology Learning Center
CP	Central Plant	TLC2	Technology Learning Center 2
CPAC	Community Performing Arts Center	WC	Watson Center
CP-N	Central Plant North	WC2	Watson Center 2
DS	Dance Studio		
FA-A	Fine Arts 'A' Building		
FA-B	Fine Arts 'B' Building		
FOB	Faculty Office Building		
GC	General Classroom Building		

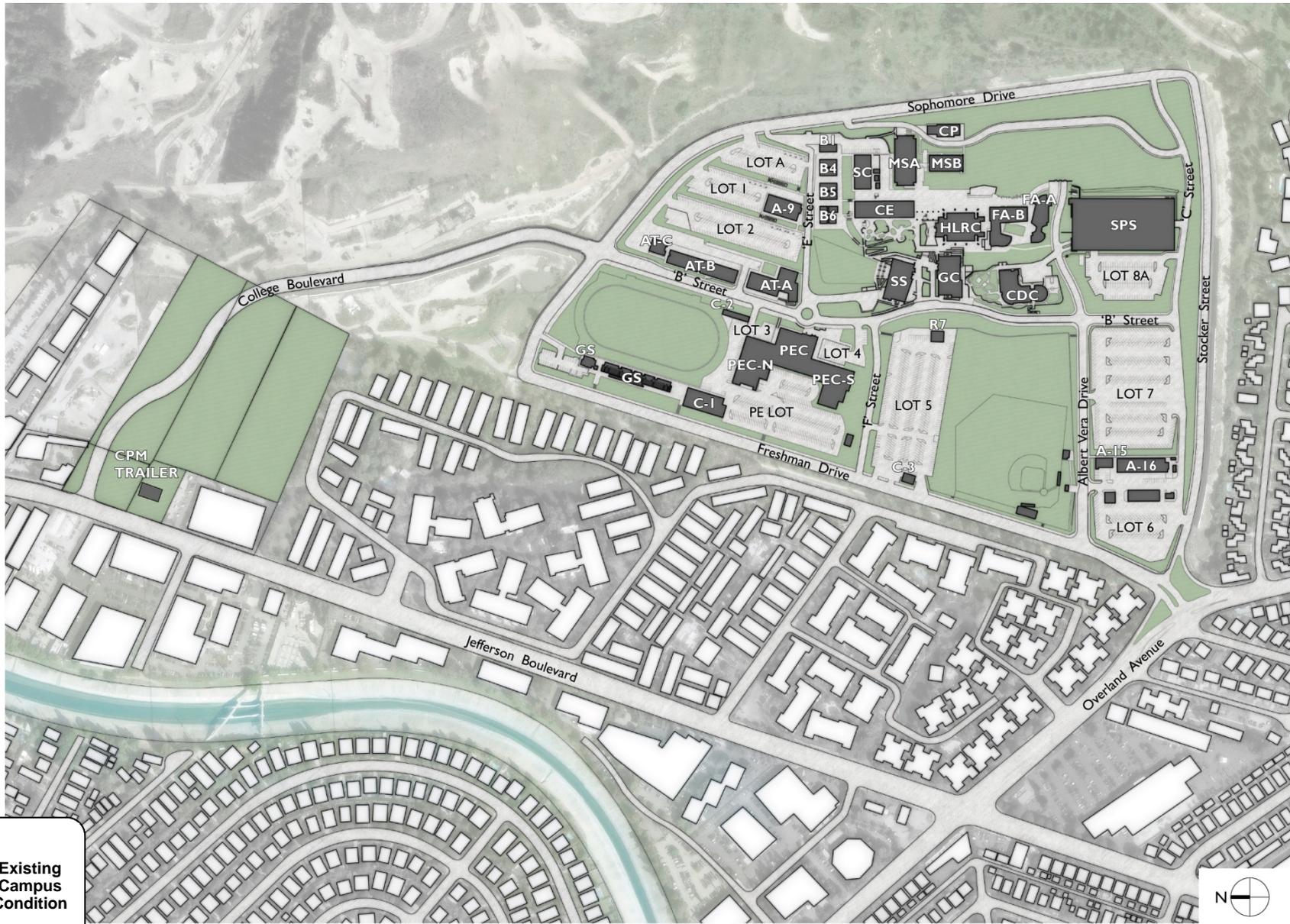
PART 2

Existing Campus Conditions



Current Campus Map (2013)

See 'Abbreviations' on page 7 for full building names



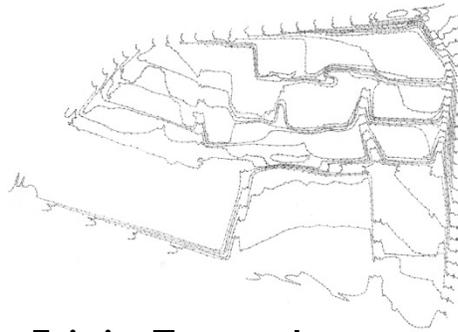


Campus Setting & Organization

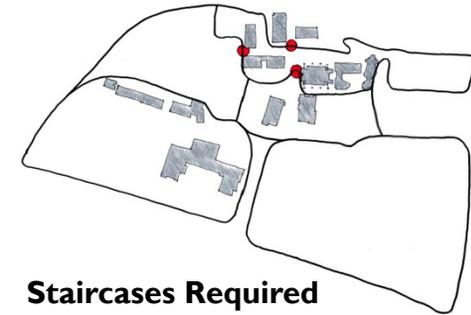


The West Los Angeles College campus is located on 72 acres in unincorporated Los Angeles County amidst the gently sloping Baldwin Hills. The campus is bordered by Culver City to the west, the northwest, and the south. The northeastern side of the campus borders the Baldwin Hills. Residential areas are adjacent to the campus immediately to the west and south.

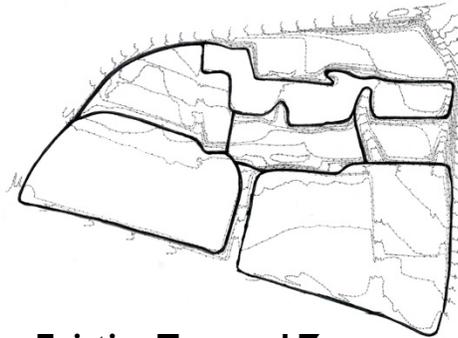
The campus was founded in 1969, with construction on permanent campus buildings beginning in 1973. To make the sloping campus site buildable, terraces were cut into the hillside in the early 1970s. These terraces have provided building sites for the college, but contribute accessible circulation challenges.



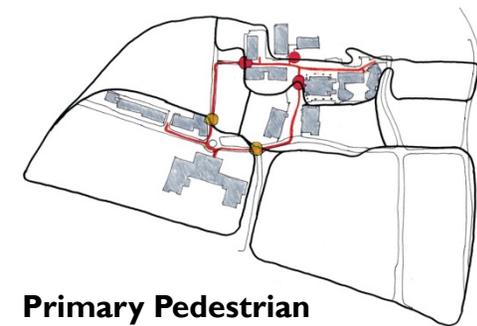
Existing Topography



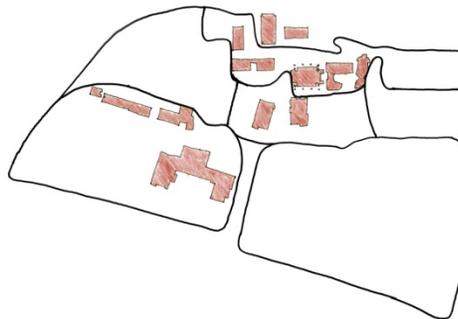
Staircases Required For Transition



Existing Terraced Zones



Primary Pedestrian Circulation



Instructional & Resource Buildings



Weighted Circulation

Existing
Campus
Condition



Existing Buildings



The HLRC Building is a four-level structure that houses the library and learning center. It was one of the first buildings on the West Los Angeles College campus.



The CE Building is a two-level classroom and office building that connects to the HLRC via an enclosed, sun-screened bridge.



The Student Services (SS) Building is a four-level building near the center of campus and accessible from 'B' Street. The building contains office space for non-academic departments, the campus bookstore, and Café West.



The MS-A & MS-B Building is a five-level 86,000 square-foot building at the eastern edge of the campus. The building contains classrooms, labs, offices, and a dental clinic.



The General Classroom (GC) Building is a four-level building near the center of campus and accessible from 'B' Street. It contains classrooms and office space.

Existing
Campus
Condition



Existing Buildings Cont'd



The Aviation Technology Complex (AT-A, AT-B, & AT-C Buildings) is located in the northern portion of campus along 'B' Street. It contains classrooms, office space, and specialized labs for both the Aviation and Motion Picture Television Production programs.



The Physical Education Complex (PEC) is located west of 'B' Street and houses the College's physical education and athletics programs. The building is adjacent the campus' athletic fields.



The SC Building is a one-level structure located east of the CE Building and just north of the MS-A Building. It houses office space, classrooms, and labs.



The FA Complex comprises the FA-B Building (a three-level structure that contains offices, classrooms, and fine art studios) and the FA-A Building (a one-level structure that contains a theater and exhibition hall).

Existing
Campus
Condition



Existing Buildings Cont'd



The CDC Building is a one-level structure that houses the campus' Child Development Center. It is located in the southern portion of campus and is largely isolated from other campus buildings.



The South Parking Structure is a four-level structure that accommodates approximately 1,000 parking stalls. It is located at the southeast corner of the campus and is the campus' largest parking asset.



The Plant Facilities Buildings (A15/16) is a complex of one-level structures located at the southwest corner of campus. They accommodate office and shop space for Facilities Maintenance and Operations.

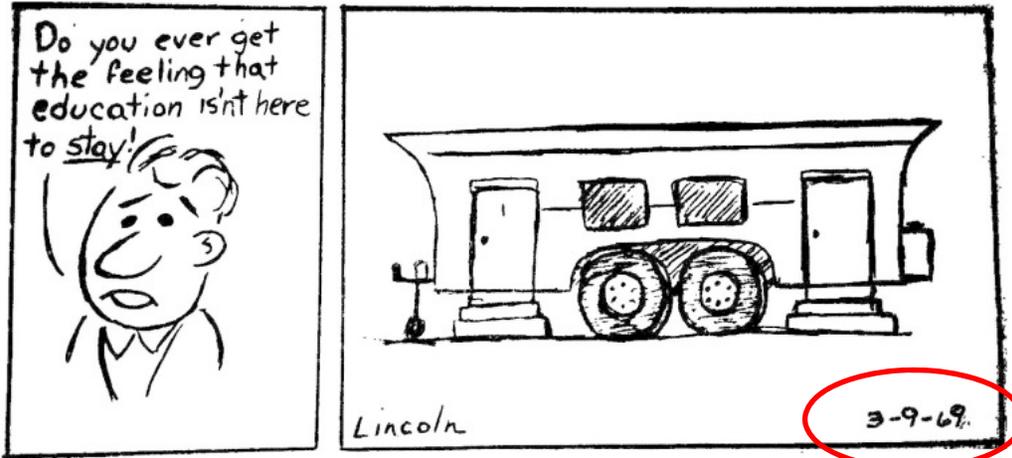
Existing
Campus
Condition



Temporary Buildings



Cartoon from First Edition of the WLAC Student Newspaper



The temporary bungalow buildings made up the majority of the WLAC campus for much of the College's history. It has been a long-term goal of the campus to remove all bungalow buildings in favor of permanent structures like the SS and GC Buildings. While the majority of the bungalows have now been removed, the A9/10, B1, B4, B5, and B6 Bungalows remain to the north of the CE and SC Buildings.

Existing
Campus
Condition



Existing Landscape



The WLAC Plaza is a gently sloping hardscape framed by the SS and GC Buildings. It contains pedestrian walkways, several planters, and a dining terrace for Café West.



President's Lane is a linear pedestrian plaza that serves as the primary north-south circulation spine for the campus. It is flanked to the west by the FA Complex, HLRC Building, and CE Building, and to the east by the MS-A and MS-B Buildings.



The Leifer Mall is a level plaza to the west of the CE Building. It contains several large trees, sitting areas, and views to the Santa Monica Mountains.



The Fine Arts Courtyard is a small grassy courtyard, surrounded by concrete walkways and a row of trees. It is enclosed by the FA Buildings on three sides.



The Graduation Lawn is a large, level field directly north of the SS Building and is used formally for commencement ceremonies.

Existing Campus Condition

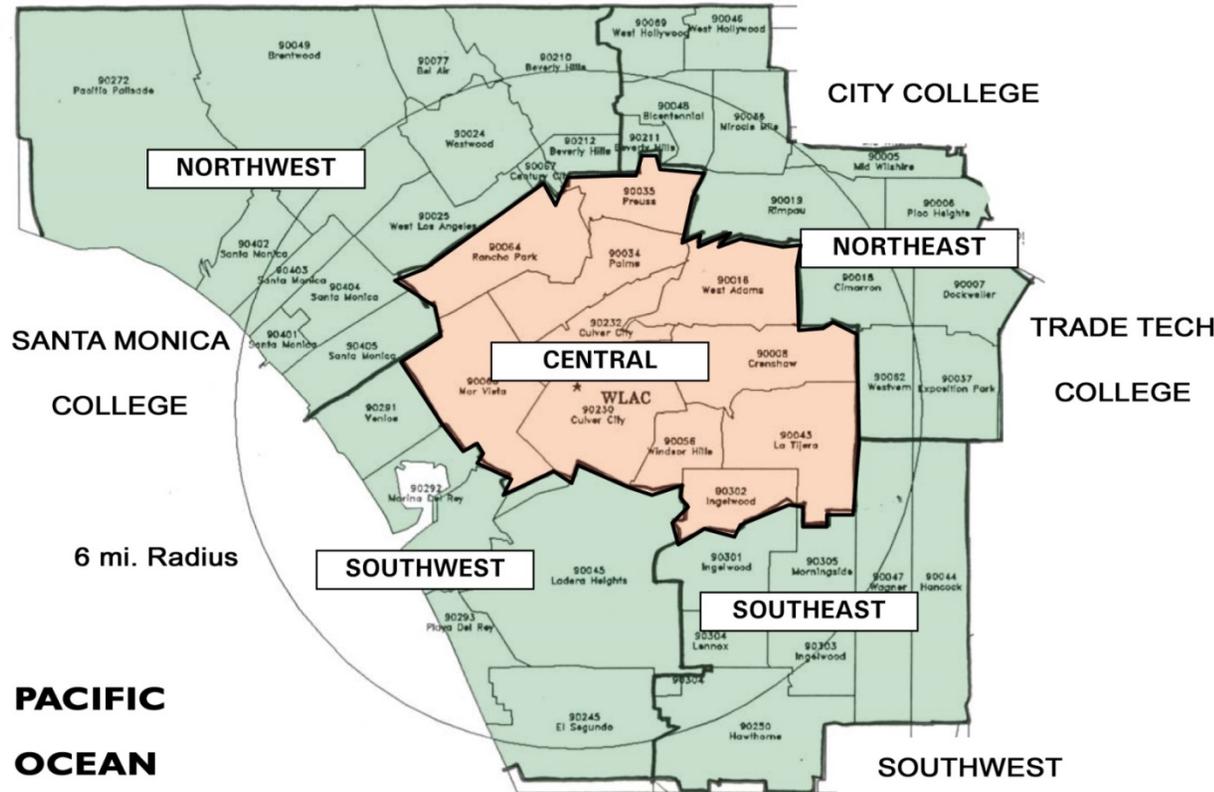
PART 3

Planning Criteria

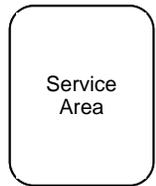
Note: For additional information, see the
2012-13 West Los Angeles College Program Review



GEOGRAPHIC AREAS SERVED BY CAMPUS



Core Service Area
 Extended Service Area



WLAC serves the basic skills, general education, **CTE**, **STEM**, and transfer needs of **West** and **South Los Angeles**.

Local & Regional Industries Served

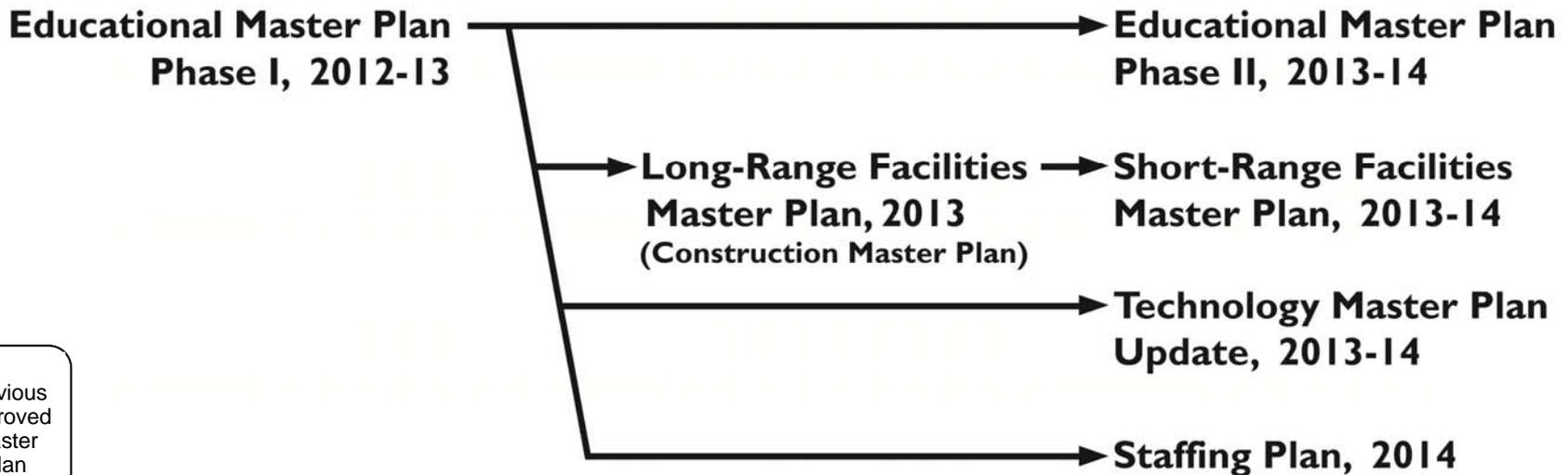
- Film/Entertainment
- Business/Telecom/Network Services
- Aviation/Airports/Tourism
- Legal Services
- Health Services
- Law Enforcement & Training
- Art Gallery Row
- Business
- Child Development



Reference Documents

Educational Master Plan

- Required by California Community College Chancellor’s Office
- Developed and managed by the College
- Current plan for period 2009-2014
- “Growth Trends” are Phase I of the Educational Master Plan, 2014-19
- Phase 2 of the Educational Master Plan in progress (2013-14): programs and processes to implement Phase I and achieve educational attainment.



Previous Approved Master Plan



Reference Documents

Short-Range Facilities Master Plan (Operations)

- Required by California Community College Chancellor's Office
- Developed and managed by the College
- Required to support the Educational Master Plan
- Requires Facilities Master Plan & Oversight Committee Approval
- Date Completed: October 2, 2013

Previous
Approved
Master
Plan



Reference Documents

Current/Approved 2009 Long-Range Facilities Master Plan (Construction)

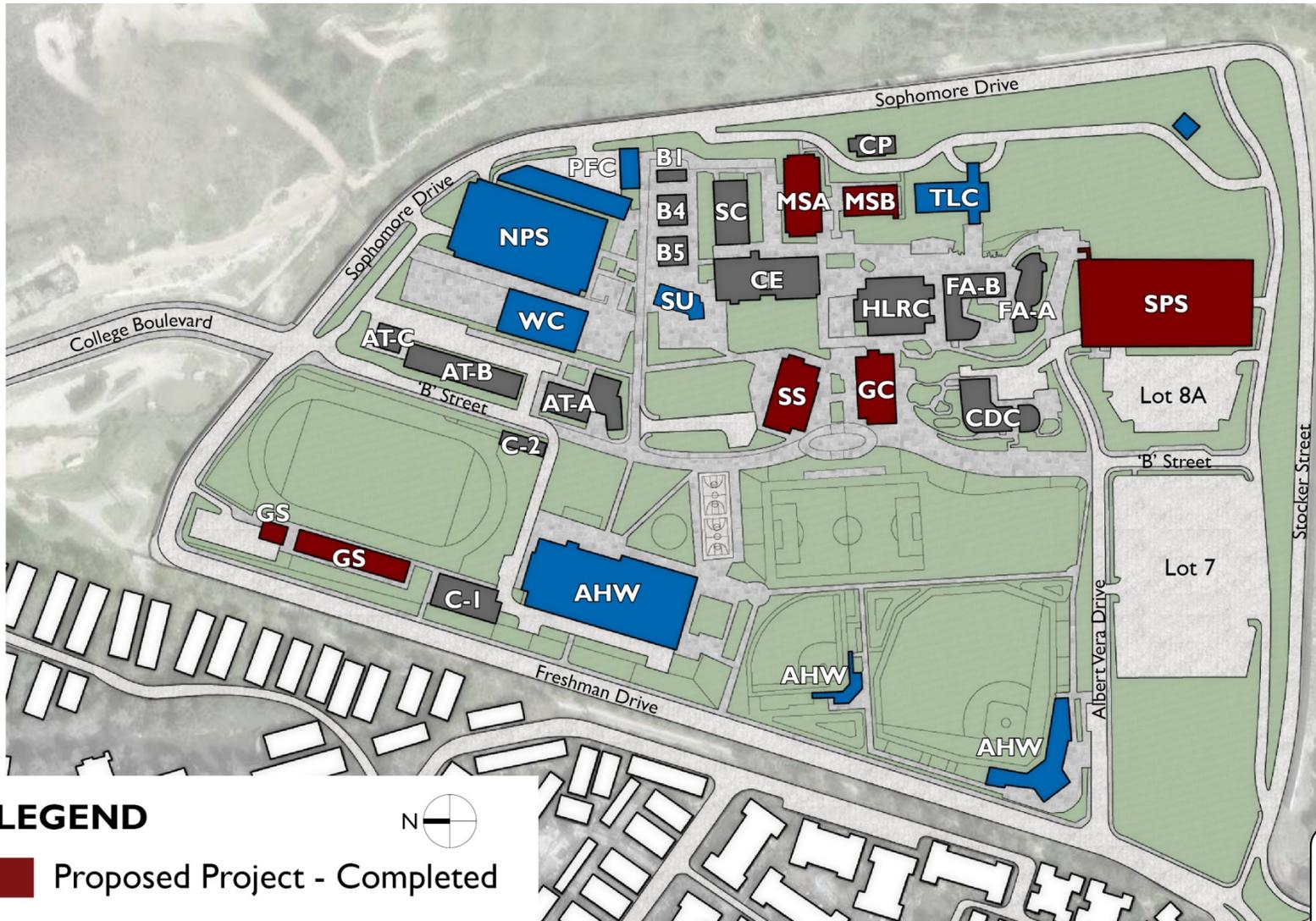
- Reasons to update Long-Range Facilities Master Plan
 - BOT rule 2605.1 / Admin Reg B-24 / Ed Code 70902
 - Incorporates changes generated by Education Master Plan
 - Updated to reflect Short-Range Facilities Master Plan
 - Revised to include building name changes
- Date approved by Board of Trustees – August 2010
- Planning up to 2022

Previous
Approved
Master
Plan



Previously Approved 2009 Long-Range Facilities Master Plan

See 'Abbreviations' on page 7 for full building names



LEGEND



- Proposed Project - Completed
- Proposed Project - Cancelled
- Existing Building

Previous Approved Master Plan

On August 11, 2010, the LACCD Board of Trustees

1. Approved the 2009 WLAC Facilities Master Plan Update (as Revised June 2010)
2. Certified the Final Supplemental Environmental Impact Report



Previously Approved 2009 Long-Range Facilities Master Plan



Completed Projects

Math and Science Building (MSA/MSB)

An 86,000 square-foot building at the eastern edge of the campus near Sophomore Drive. The building is five stories and includes office space and specialized labs for the Science and Math Divisions, a Dental Hygiene Clinic, general lecture space, and support spaces such as meeting rooms, lounges, and exhibition spaces.

Student Service Building (SS)

A 56,000 square-foot building near the center of campus, accessed from 'B' Street. The building is four stories and includes office space for non-academic departments such as Financial Aid, Assessment, and Admissions and Records. The campus bookstore and Café West are located on the ground level of the building.

General Classroom Building (GC)

A 50,000 square-foot building near the center of campus, accessed from 'B' Street. The building is four stories and includes general lecture classrooms and office space for the Behavioral & Social Sciences and Language Arts Divisions.

South Parking Structure (SPS)

A 301,700 square-foot, 4-level parking structure that accommodates approximately 1,000 parking stalls. The building is located in the Southeast corner of the campus, accessed by Albert Vera Drive and 'C' Street.

Grandstand (GS)

A 1,400 seat grandstand with press box. The project also includes restrooms and a concession stand.

Cancelled Projects

North Parking Structure (NPS)

A 420,000 square-foot, seven level parking structure capable of accommodating 1,458 parking stalls. The structure was to be located at the Northeast corner of campus with access from Sophomore Boulevard.

Plant Facilities Center (PFC)

A 33,000 square-foot maintenance facility that was to be located at the north Northeast corner of campus with access from Sophomore Drive. The facilities were to house Plant Facilities offices and shops.

Watson Center (WC)

A 60,000 square-foot building that was to be located east of the Aviation Technology complex. The program was to include:

- 325 seat theater with proscenium arch and fly
- Sound Stage
- HCPR Shops and Labs to teach the studio trades
- Classrooms

Technology Learning Center (TLC)

A 87,500 square-foot, seven-story building that was to be located across President's Lane from the Fine Arts complex. The project included general lecture classrooms, the campus data center, a digital library, office space for the Business and Computer Science Divisions, and the office suites for Academic Affairs and the President's Office.

Cancelled Projects Cont'd

Allied Health & Wellness Center (AHW)

The project was comprised of a main building as well as grandstands, storage, and restrooms. The project was to be located on a 20.5 acre site at the west edge of campus. The project included:

- A 141,000 square-foot, 3-level building including office and instructional spaces for the Allied Health, Physical Education, and Athletics Divisions. The project also included a basketball arena and an indoor pool.
- Baseball Field with grandstand seating for 700. A 7,500 square-foot space for dugouts, restrooms, concessions, storage, and viewing was also included.
- Softball Field with grandstand seating for 400. A 1,400 square foot space for dugouts and storage was also included.
- An approximately 400 square foot Restroom Building.
- Soccer Field
- Intramural Field
- Two Outdoor Basketball Courts
- Outdoor Pool with grandstand seating for 260.

Student Union (SU)

A 12,000 square foot, two-level building at the center of directly Northwest of the existing 'CE' Building. The facility was to include spaces for the Associated Student Organization and Student Health Center.

Previous
Approved
Master
Plan

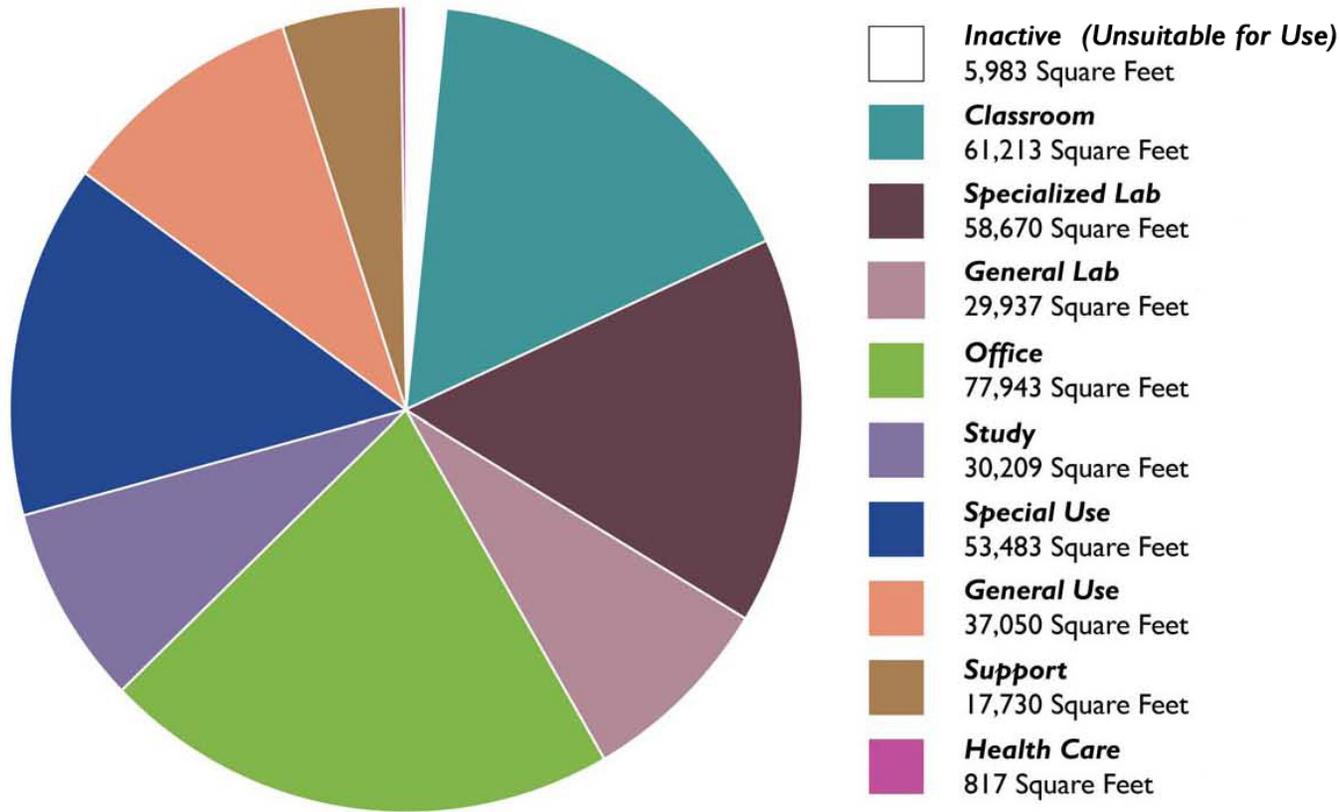


SUMMARY OF FACILITIES ASSESSMENT

- A large number of instructional spaces are currently under-utilized because the size, configuration, and technology capabilities do not match the facilities requirements established through Program Review and the Educational Master Plan:
 - 28 General Lecture Rooms
 - 5 General Laboratory Rooms
 - 3 Specialized Laboratory Rooms
- The majority of existing under-utilized spaces may be readily remodeled into “needed” spaces but may not be suitable for conversion to highly specialized labs.
- Original campus buildings are substandard in a number of areas, including:
 - IT/AV Capabilities
 - Wear and Tear



Existing Assignable Square Footage



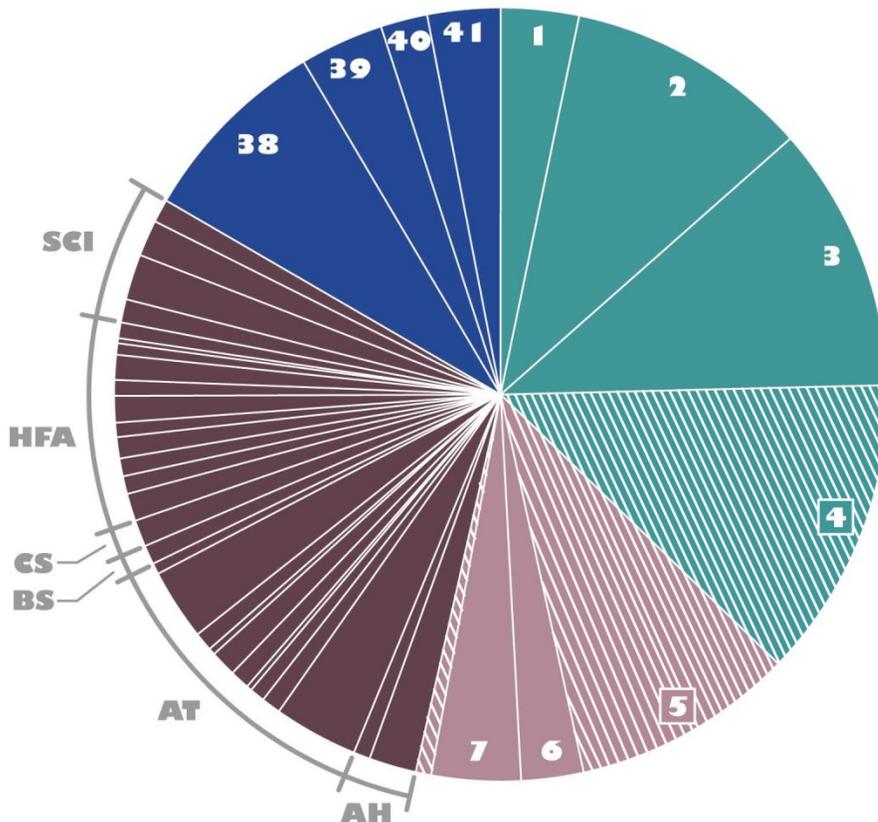
Facilities
Utilization

All Totals Include “Service Spaces”

Campus ASF Total: 373,035
Campus GSF Total: 865,713



Assignable Square Footage



Instructional Facilities
159,723 Sq. Ft.

- General Lecture: 59,495 Square Feet
- General Lab: 26,001 Square Feet
- Specialized Lab: 47,623 Square Feet
- Physical Education: 26,604 Square Feet
- Facilities **Do Not** Meet Needs Established by the Ed. Master Plan



Space Type Index

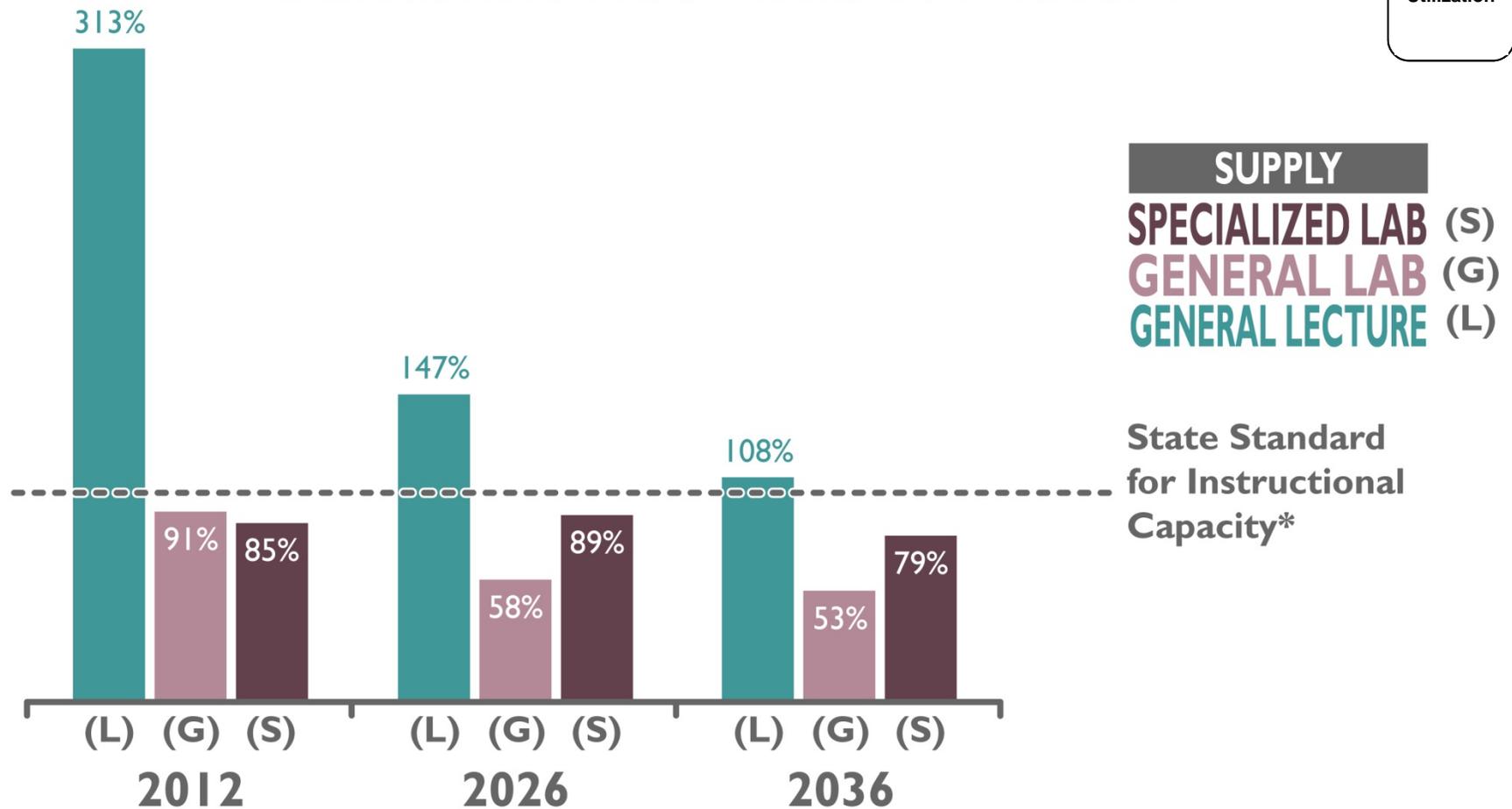
Facilities Utilization

1. General Lecture-90 Station
2. General Lecture-60 Station
3. General Lecture-50 Station
4. General Lecture-Other
5. General Lab-Sciences
6. General Lab-Arts
7. General Lab-Computer Labs
8. General Lab-Other
9. Allied Health-Dental Clinic
10. Allied Health-Mock Medical Exam
11. Aviation & Travel-Aircraft Hangar
12. Aviation & Travel-Composite Materials
13. Aviation & Travel-Electrical
14. Aviation & Travel-Engine Test
15. Aviation & Travel-Fuel & Ignition
16. Aviation & Travel-Hydraulics
17. Aviation & Travel-Non-Destructive Testing
18. Aviation & Travel-Propellers
19. Aviation & Travel-Turbine Engines
20. Aviation & Travel-Welding
21. Behavioral & Social Sciences-Child Development Lab
22. Computer Science-Computer Labs
23. Humanities & Fine Arts-Art Studio (Ceramics)
24. Humanities & Fine Arts-Art Studio (Graphic Design)
25. Humanities & Fine Arts-Black Box Theater
26. Humanities & Fine Arts-MPTP Computer Lab
27. Humanities & Fine Arts-MPTP Costume Shop
28. Humanities & Fine Arts-MPTP Prop Shop
29. Humanities & Fine Arts-CBI (Computer Lab)
30. Humanities & Fine Arts-Ensemble Rehearsal
31. Humanities & Fine Arts-Group Rehearsal Rooms
32. Humanities & Fine Arts-Individual Rehearsal Rooms
33. Humanities & Fine Arts-Piano Instruction
34. Science-Anatomy Lab
35. Science-Chemistry (Inorganic)
36. Science-Chemistry (Organic)
37. Science-Microbiology
38. Gymnasium
39. Multi-Purpose (Aerobics)
40. Pool
41. Strength & Conditioning



CURRENT & PROJECTED INSTRUCTIONAL FACILITY NEEDS

Facilities Utilization



*NOTE: Facility Supply, Defined as the Inverse of Minimum Utilization Rates for Instructional Facilities, which are based on the Board of Governors of the California Community Colleges *Policy on Utilization and Space Standards*

PART 4

Facilities Master Plan



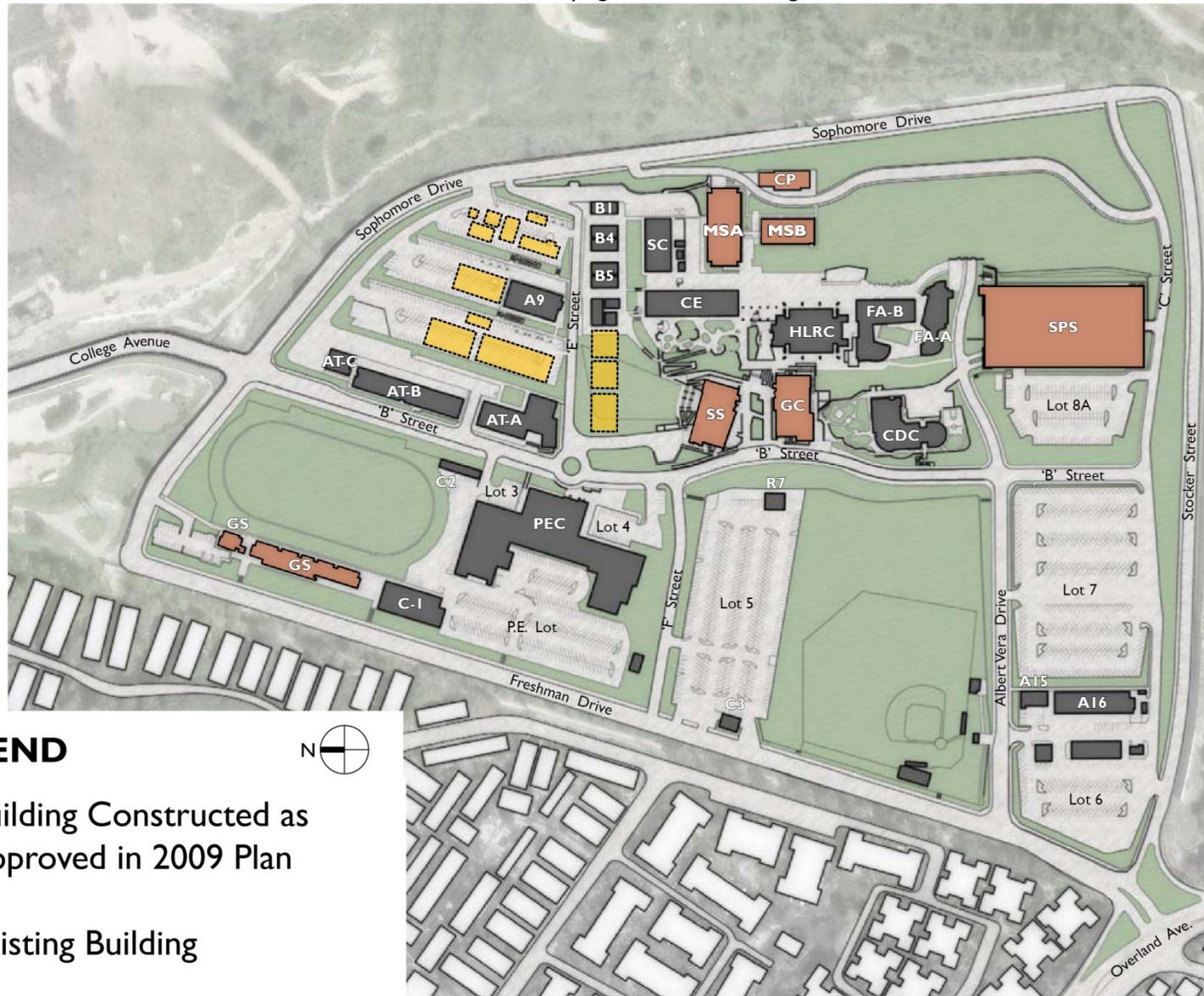
SUMMARY OF MASTER PLAN STRATEGIES

- Remodel Under-Utilized or Inactive Spaces
- Limit New Construction to Unique, Specialized Spaces
- Locate Programs to Improve Departmental Cohesion and Inter-Departmental Synergies
- Provide a Student-centric Campus Environment
- Eliminate Temporary Modular Buildings and 1969 Bungalow Buildings
- Eliminate the Need for Swing Space
- Design within Budget and Prioritize Projects to Guard Against Contingencies



Current Campus Map (2013)

See 'Abbreviations' on page 7 for full building names



LEGEND



 Building Constructed as Approved in 2009 Plan

 Existing Building

 Demolished Building



WEST LOS ANGELES COLLEGE

2013 Facilities Master Plan Update | Project List

See 'Abbreviations' on page 7 for full building names



LEGEND

- EXISTING BUILDING
- NEW CONSTRUCTION PROJECT, *Funded*
- RENOVATION PROJECT, *Funded*
- RENOVATION PROJECT, *Funded* & FUTURE DEMOLITION, *Not Funded*
- NEW CONSTRUCTION PROJECT, *Not Funded*
- RENOVATION PROJECT, *Not Funded*
- PROJECT IDENTIFIER
- OPEN SPACE & ATHLETIC FIELDS
- PEDESTRIAN & SERVICE LANES
- ROADS & PARKING LOTS

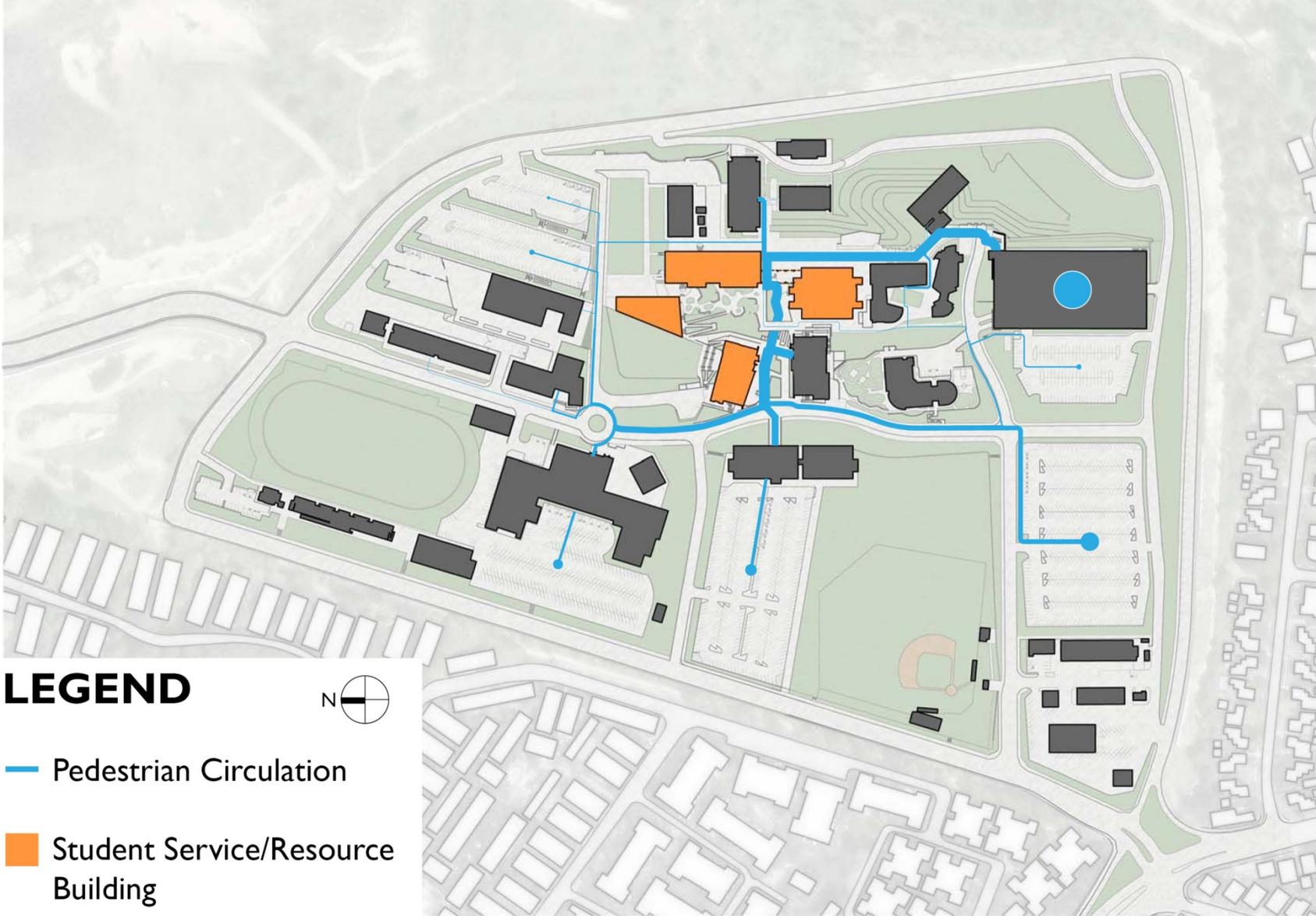
PROJECTS, see Part 5 "Prioritization" for additional project information

- | | |
|---|---|
| Technology Learning Center 2 | R7 Bungalow Relocation |
| Watson 2 | B4 & B5 Bungalow Accessibility Upgrade |
| Dance Studio - Large | Amphitheater |
| Central Plant - North Campus | Faculty Office Building |
| Facilities & Maintenance Operations - Warehouse | Student Service Annex |
| New Entry Sign at Jefferson Entrance | Community Performing Arts Center |
| Science Building (SC) Renovation - Part I | Science Building (SC) Renovation - Part 2 |
| Math & Science 'A' Building (MS-A) Renovation | Career Education Building (CE) Renovation |
| Heldman Learning Resource Center (HLRC) Renovation - Part I | Heldman Learning Resource Center (HLRC) Renovation - Part 2 |
| Fine Arts 'B' Building (FA-B) Renovation | Student Services Building (SS) Renovation |
| Physical Education Center South (PEC-S) Renovation | |





2013 Facilities Master Plan Update – STUDENT ACTIVITY





2013 Facilities Master Plan Update

View of Proposed Campus Core (East to West)

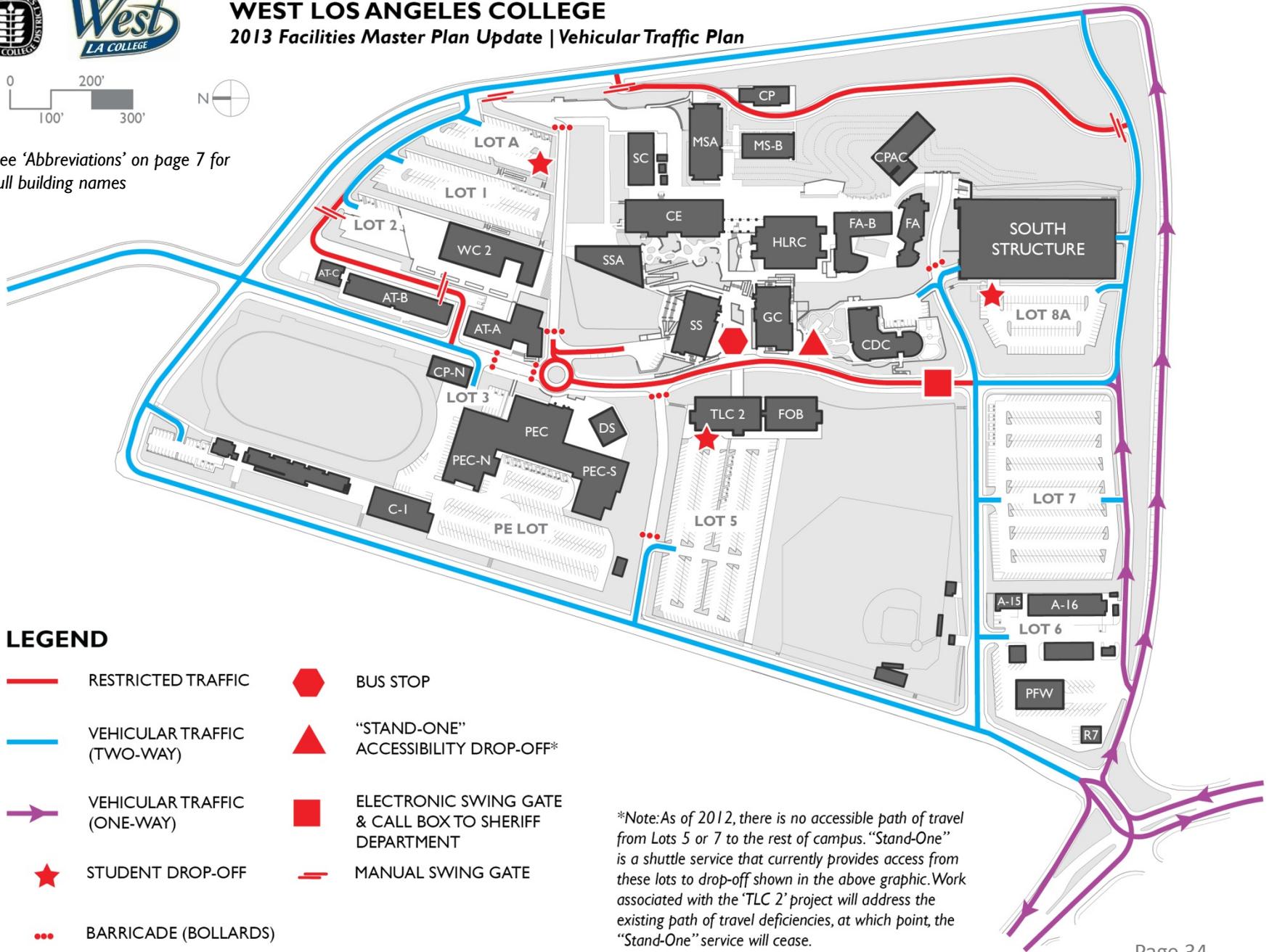




WEST LOS ANGELES COLLEGE
2013 Facilities Master Plan Update | Vehicular Traffic Plan



See 'Abbreviations' on page 7 for full building names



LEGEND

- RESTRICTED TRAFFIC
- VEHICULAR TRAFFIC (TWO-WAY)
- VEHICULAR TRAFFIC (ONE-WAY)
- ★ STUDENT DROP-OFF
- ⋯ BARRICADE (BOLLARDS)
- ⬡ (red hexagon) BUS STOP
- ▲ (red triangle) "STAND-ONE" ACCESSIBILITY DROP-OFF*
- ⬡ (red square) ELECTRONIC SWING GATE & CALL BOX TO SHERIFF DEPARTMENT
- (red double line) MANUAL SWING GATE

*Note: As of 2012, there is no accessible path of travel from Lots 5 or 7 to the rest of campus. "Stand-One" is a shuttle service that currently provides access from these lots to drop-off shown in the above graphic. Work associated with the 'TLC 2' project will address the existing path of travel deficiencies, at which point, the "Stand-One" service will cease.

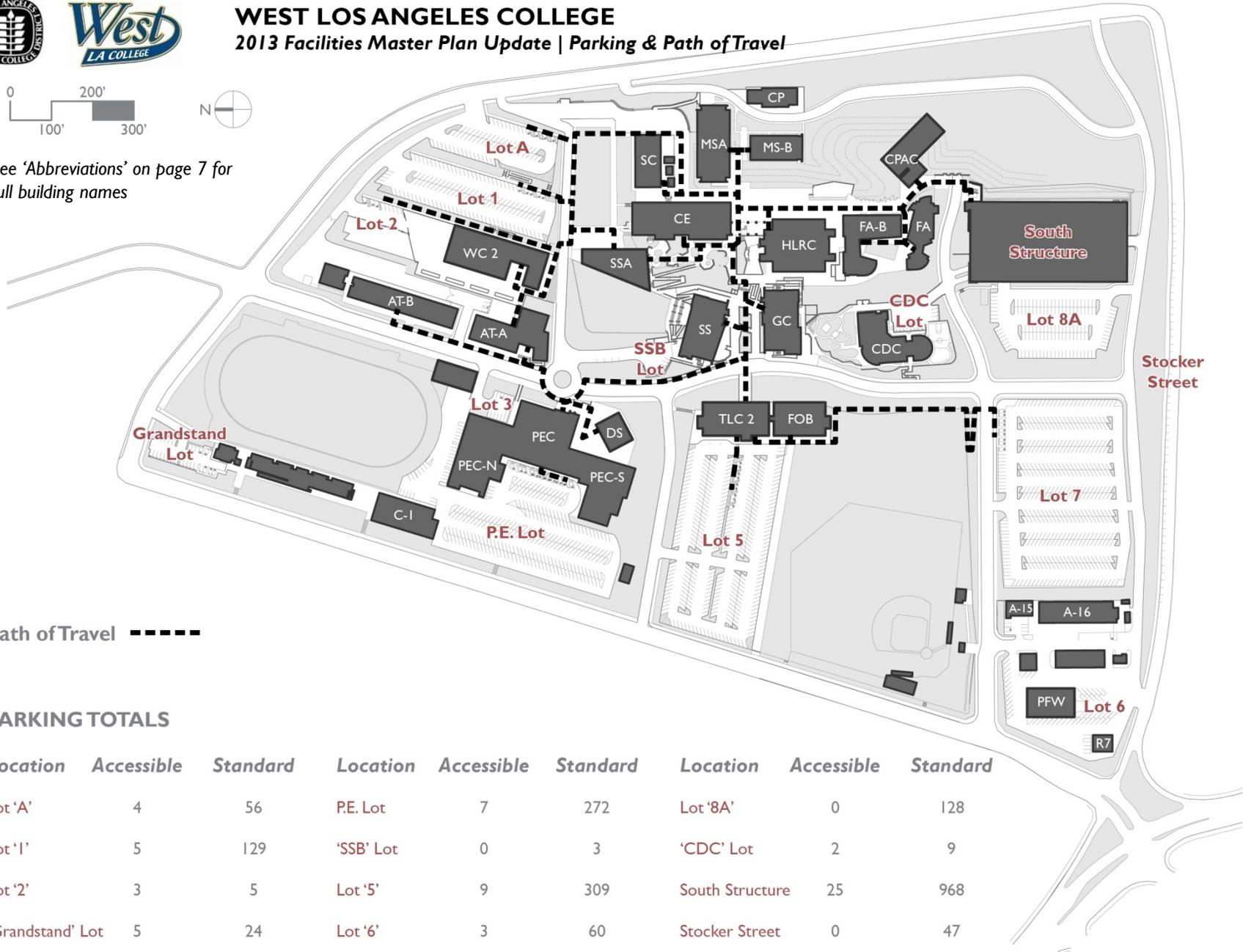


WEST LOS ANGELES COLLEGE

2013 Facilities Master Plan Update | Parking & Path of Travel



See 'Abbreviations' on page 7 for full building names



Path of Travel - - - - -

PARKING TOTALS

Location	Accessible	Standard	Location	Accessible	Standard	Location	Accessible	Standard
Lot 'A'	4	56	P.E. Lot	7	272	Lot '8A'	0	128
Lot '1'	5	129	'SSB' Lot	0	3	'CDC' Lot	2	9
Lot '2'	3	5	Lot '5'	9	309	South Structure	25	968
'Grandstand' Lot	5	24	Lot '6'	3	60	Stocker Street	0	47
Lot '3'	2	7	Lot '7'	9	396			

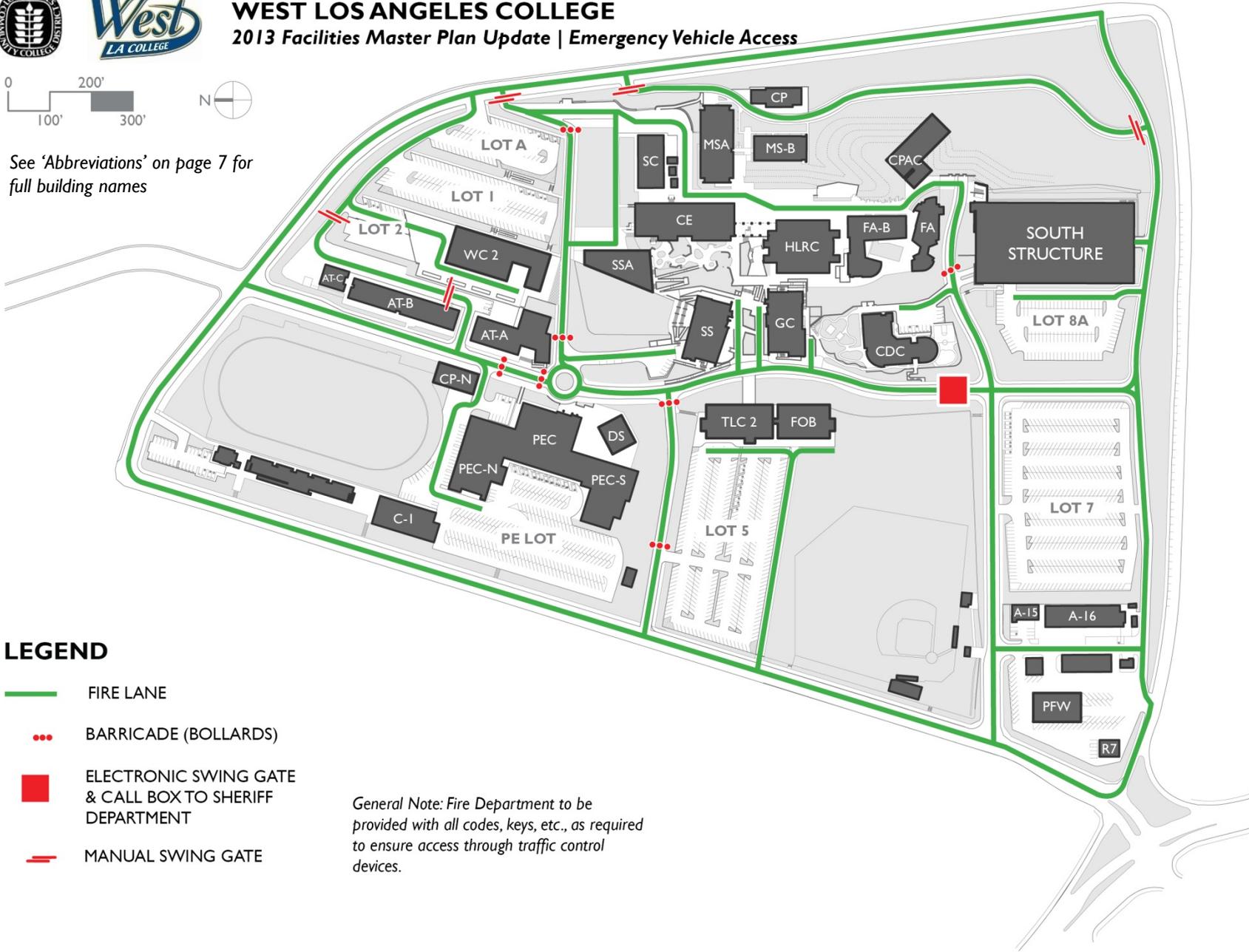
TOTAL = 2,487 Stalls



WEST LOS ANGELES COLLEGE
 2013 Facilities Master Plan Update | Emergency Vehicle Access



See 'Abbreviations' on page 7 for full building names



LEGEND

-  FIRE LANE
-  BARRICADE (BOLLARDS)
-  ELECTRONIC SWING GATE & CALL BOX TO SHERIFF DEPARTMENT
-  MANUAL SWING GATE

General Note: Fire Department to be provided with all codes, keys, etc., as required to ensure access through traffic control devices.



2013 FACILITIES MASTER PLAN UPDATE



2009 Facilities Master Plan

2013 Facilities Master Plan

PROJECT	SIZE	CONSTRUCTION	PROGRAM		PROJECT	SIZE	CONSTRUCTION	PROGRAM
NPS N Park'g Structure	1,458 Parking Stalls	Concrete Structure	Parking	VS.	Lots A/I/2 Retain Lot 5	202 Parking Stalls 318 Parking Stalls	Surface Parking Existing Facility	Parking Parking
PFC Plant Facilities Complex	33,600 GSF	Steel/Concrete Frame	FMO Offices & Workshops	VS.	PFW Plant Facilities Warehouse R7 Trailer Bldg.	7,500 GSF 1,907 GSF	Tilt-Up/Prefab Relocation of Existing Building	Campus Storage FMO Offices
WC Watson Center for the Performing Arts	60,000 GSF	Steel/Concrete Frame	Performance Theater, Sound Stage, Motion Picture Television Production Shops, Computer Labs	VS.	WC2 Watson Center 2 CPAC Perf. Arts Center	16,000 GSF 13,000 GSF	Tilt-Up Steel/Concrete Frame	Sound Stage & Motion Picture Television Production Shops Performance Theater
TLC Technology Learning Center	87,500 GSF	Steel/Concrete Frame	General Lecture Rooms, Offices, Digital Library, IT Infrastructure, IT Training Facility	VS.	TLC2 HLRC Renovation	41,280 GSF 16,800 NSF	Steel/Concrete Frame Existing Facility Renovation	Computer Labs, Offices, IT Infrastructure Offices, Digital Library, Learning Center
AHW Allied Health & Wellness	150,300 GSF	Steel/Concrete Frame	Physical Education, Athletic Fields, Administration of Justice, Allied Health, Offices	VS.	MS-A Renovation SC Renovation DS -Dance Studio Retain PEC	7,575 NSF 7,400 NSF 4,400 GSF 58,175 GSF	Existing Facility Renovation Existing Facility Renovation Wood Frame Existing Facility	Allied Health, Offices Science Labs Physical Education Physical Education
SU Student Union	12,000 GSF	Steel/Concrete Frame	Student Union	VS.	CE Renovation	27,850 NSF	Existing Facility Renovation	ASO, Welcome Center, Student Health Center, Multi- Purpose Space, I.T. Training Facility
Campus Total GSF	823,667 GSF			VS.	Campus Total GSF	690,492 GSF		

PART 5

Prioritization & Project Descriptions



Proposed 2013 Construction Master Plan Update (Bond Funded)

See 'Abbreviations' on page 7 for full building names



LEGEND

- Proposed Building
- Proposed Renovation
- Existing Building
- Proposed Demolition





PRIORITIES

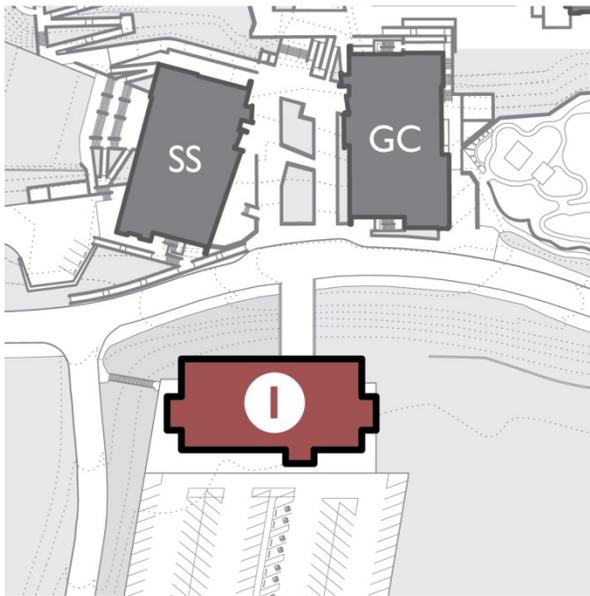
Toward 2026 Instructional Space Needs

Prioritization

PROPOSED PROJECT	PROGRAM	SIZE	BUDGET
① Technology Learning Center 2 (TLC2)	<ul style="list-style-type: none"> (12) Computer Labs Office Suites Campus Security Office / EOC 	41,280 Gross Square Feet	\$17.99 M
② Watson 2 (WC2)	<ul style="list-style-type: none"> Sound Stage Motion Picture Television Production Shops 	16,000 Gross Square Feet	\$5.87 M
③ Dance Studios (DS)	<ul style="list-style-type: none"> Dance Studios Dance Program Storage 	4,400 Square Feet (NEW) 2,500 Square Feet (RENOVATION)	\$2.20 M
④ MS-A Renovation (SMB)	<ul style="list-style-type: none"> Allied Health Instruction Labs & Office Suite 	7,575 Square Feet	\$2.13 M
⑤ SC Renovation (SC)	<ul style="list-style-type: none"> Mail Room & Reprographics 	3,500 Square Feet	\$0.94 M
⑥ B4 & B5 Bungalows (B4/B5)	<ul style="list-style-type: none"> Accessibility Upgrades to Existing Buildings: Elevator & Sloping Walks 	N/A	\$7.13 M
⑦ FMO-Warehouse (PFW)	<ul style="list-style-type: none"> General Campus Storage Facility 	7,500 Gross Square Feet	\$2.35 M
⑧ FMO-Office Expansion (R7)	<ul style="list-style-type: none"> Additional Office Suite for FMO through relocation of existing R7 Bungalow 	1,820 Square Feet	\$0.25 M
⑨ FA-B Renovation (FA-B)	<ul style="list-style-type: none"> Omni-Acoustical Performance Lab 	2,165 Square Feet	\$0.34 M
⑩ Central Plant - North (CP-N)	<ul style="list-style-type: none"> Chilled & Hot Water Production for North Campus Buildings 	TBD	\$2.12 M
⑪ Amphitheater (AMPH)	<ul style="list-style-type: none"> Amphitheater: reconfigure abandoned excavation site 	No New Square Footage	\$1.04 M
⑫ HLRC Renovation (HLRC)	<ul style="list-style-type: none"> Learning Center Expansion Digital Library & Library Orientation Room *Office Suites 	16,800 Square Feet	\$ 5.11 M <i>Currently Funded, but lower priority subject to unforeseen funding shortfall.</i>
⑬ CE Renovation (CE)	<ul style="list-style-type: none"> Associated Student Organization & Student Lounge Student Health Center Welcome Center 	27,850 Square Feet	<i>Planned but currently unfunded, pending availability of funds from anticipated cost savings, unexpended contingencies, and value engineering.</i>



TLC 2



COST ESTIMATE: \$17.99 M

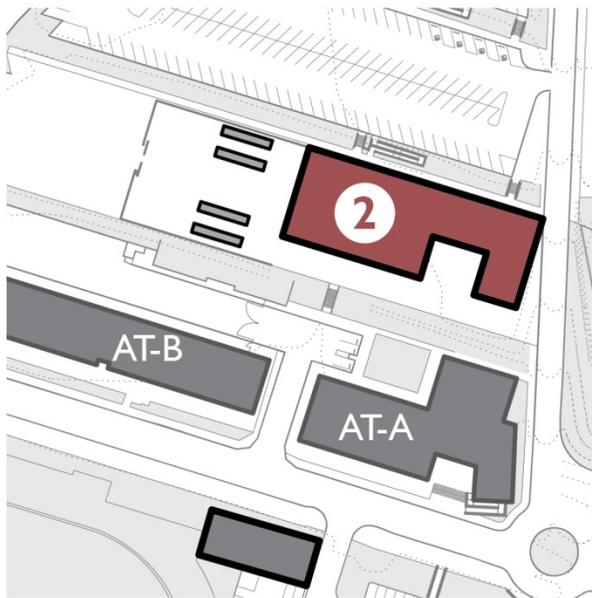
PROJECT SCOPE

- 41,280 Gross Square Feet in proposed 4-level structure.
- Build on flat site at East end of 'Parking Lot 5', avoiding slope between 'B Street' and 'Parking Lot 5'.
- 15'-0" floor-to-floor height: proposed building's 3rd level will be approximately even with 'B Street' and the plaza between the existing 'Student Services' and 'General Classroom' buildings.
- Pedestrian bridge to provide access to building from 'B Street' at 3rd level of proposed building.
- Remove existing sheriff station, eliminate existing access driveways along Freshman Drive, repair curbs and landscape, as required.
- Re-stripe 'Parking Lot 5' to provide and net-gain in total parking spaces.
- Proposed Program:
 1. (6) Specialized Computer Labs for Computer Science Division
 2. (6) General-Use Computer Labs
 3. Business Division Offices (*including Paralegal*)
 4. Computer Science Division Offices
 5. AFT Faculty, AFT Staff, and Academic Senate Offices
 6. Westside Extension
 7. I.T. Data Storage
 8. Sheriff's Department & Emergency Operations Center

Prioritization



WATSON 2



COST ESTIMATE: \$5.87 M

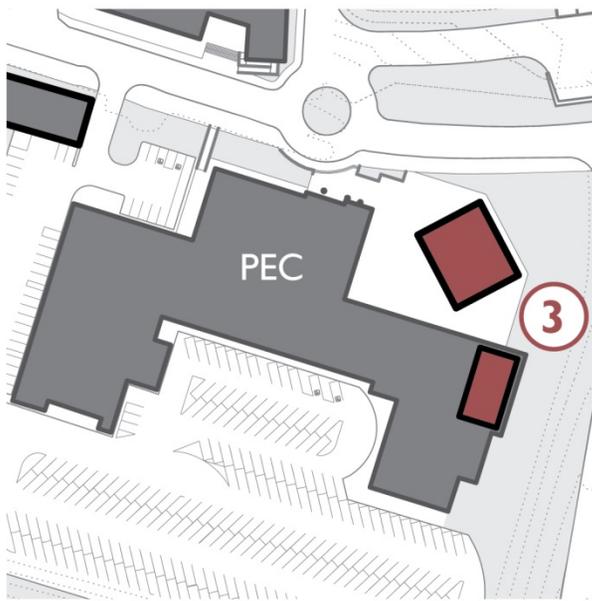
PROJECT SCOPE

- 16,000 Gross Square Feet in a proposed 1-level structure.
- Build on flat site at south end of 'Parking Lot 2'.
- Modify south end of 'Parking Lot 2' to provide accessible connection across 'E Street'.
- Provide accessible connection to existing 'AT' Building and Lot: stand alone elevator OR pedestrian bridge to 2nd level of existing 'AT-A' Building.
- Proposed Program:
 - I. Motion Picture & Television Production (MPTP): Sound Stage, Shop, Prop House, Costume Lab, Faculty Offices, Restrooms, and Outdoor Work Areas.

Prioritization



DANCE STUDIOS



COST ESTIMATE: \$2.20 M

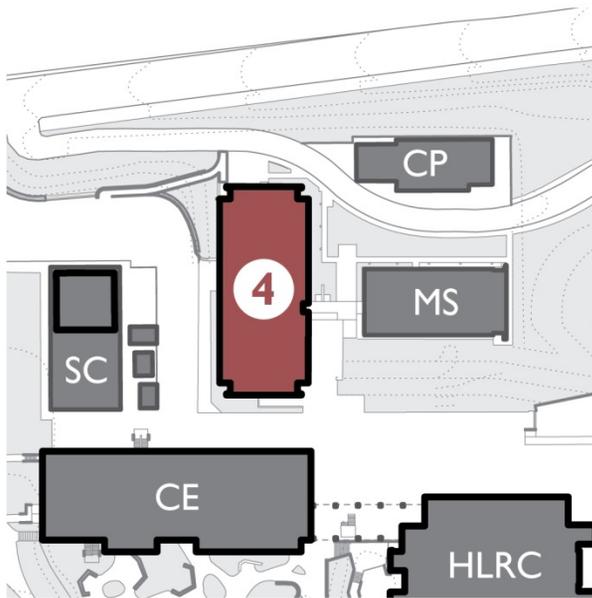
PROJECT SCOPE

- 2,500 square foot renovation in existing 'PEC' Building:
 1. Replace existing floor in Room 139 (PECS-A) with sprung-floor suitable for Dance instruction.
 2. Evaluate existing heating/cooling system, and provide new unit A/C system if required.
 3. Remove existing chalkboards and mirrors in Room 121 (PECS-C), as required to provide storage space for renovated Dance Studio in Room 139.
- 4,400 gross square feet in a proposed 1-level structure: Type V fully-sprinklered, assume truss joint (wood) roof structure, glu-lam beams, shaped roof, wood stud and stucco shear walls at perimeter, (2) glass garage doors, aluminum storefront.
 1. Build on flat site in existing 'Parking Lot 4'.
 2. Orient building to maintain daylight and views from existing offices in East side of 'PEC' building.
 3. Provide sprung-floor suitable for dance instruction.
 4. 10'-6" minimum ceiling height, above finished floor (preferably not flat).
- Includes Dance Studio (3,600 SF) and Storage (600 SF).
- Site work (area of 'Parking Lot 4').

Prioritization



MS-A Renovation



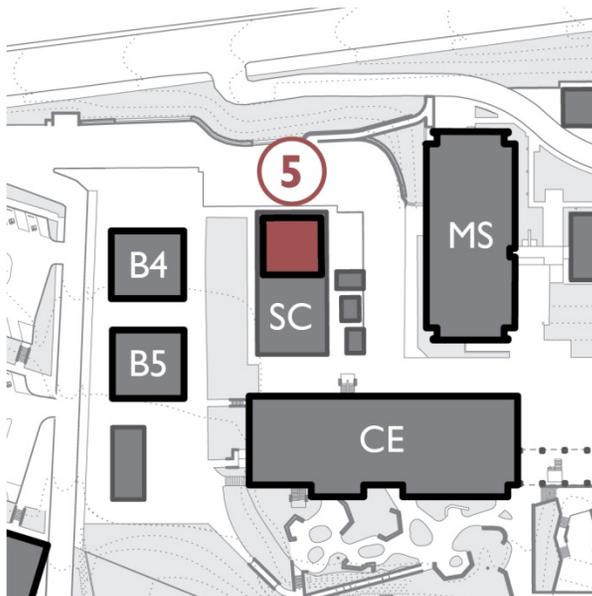
COST ESTIMATE: \$2.13 M

PROJECT SCOPE

- 2,200 square foot renovation on ground level of existing 'MS-A' Building:
 1. Remove interior partitions separating existing Rooms A010, A011, and A013.
 2. Provide new interior partition, patch ceiling and finishes, re-configure light fixtures, HVAC equipment, and fire sprinkler heads, as required to convert space into (2) 1,000 square foot Classrooms.
 3. Alter corridor-adjacent wall as required to provide access to renovated spaces.
- 5,375 square foot renovation on 1st level of existing 'MS-A' Building:
 1. Remove interior partition separating existing Rooms A109 & A112.
 2. Provide new interior partitions, patch ceilings and finishes, and re-configure light fixtures, HVAC supply & return outlets, sprinkler heads and other FLS systems, to provide Allied Health Division offices.
 3. Install new light fixtures, power & data, and electrical outlets for new office layout.
 4. Install stand-alone HVAC system to service office space and allow the rest of the MS-A Building to be shut-down during Summer and Winter terms.
 5. Remove interior partitions separating existing Rooms A102, A104, A105, and A106.
- Provide new interior partitions, patch ceilings and finishes, re-configure light fixtures, HVAC equipment, and sprinkler heads and other FLS systems, as required to provide proposed Allied Health Lab, Mock Medical Lab and dedicated storage for the Allied Health Division.



SC Renovation



COST ESTIMATE: \$0.94 M

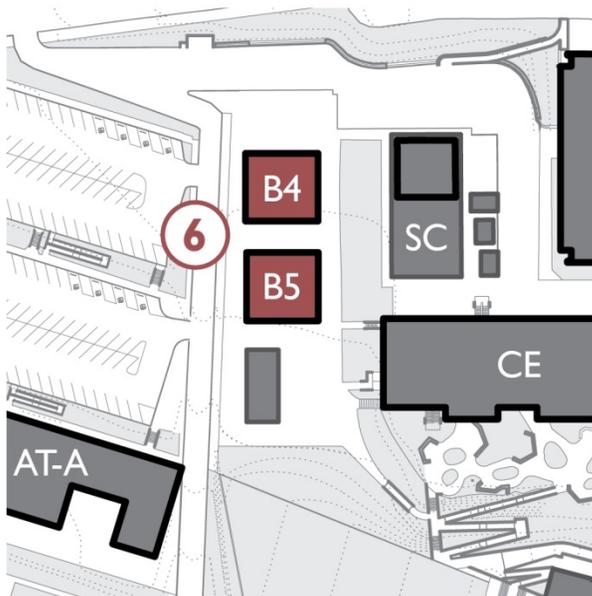
PROJECT SCOPE

- 3,500 square foot renovation on East side of existing 'SC' Building.
 1. Remove interior partitions separating existing Rooms 102, 103, and 104.
 2. Remove existing casework in Room 101.
 3. Expand existing opening through envelope into Room 103 on the South side of the building to accommodate a larger entry door.
 4. Patch/repair existing finishes, re-configure light fixtures, HVAC equipment, and sprinkler heads and other FLS systems, and provide new casework, as required to provide proposed Mailroom in existing Room 101.
 5. Provide new interior partitions, patch ceilings and finishes, re-configure light fixtures, HVAC equipment, and sprinkler heads and other FLS systems, as required to provide proposed Reprographics room and Faculty/Staff Workroom.

Prioritization



B4 & B5 Bungalows



PROJECT SCOPE

- Provide new elevator and sloping walks, as required to provide access to 2nd levels of each bungalow.
- Proposed Program:
 - I. Campus & Community Village (*Grant Program Administration*).
- Provide new laminated glass and aluminum sash entrance doors (4 at each building).

COST ESTIMATE: \$7.13 M
(40J FUNDING)



Prioritization



FMO - Warehouse



PROJECT SCOPE

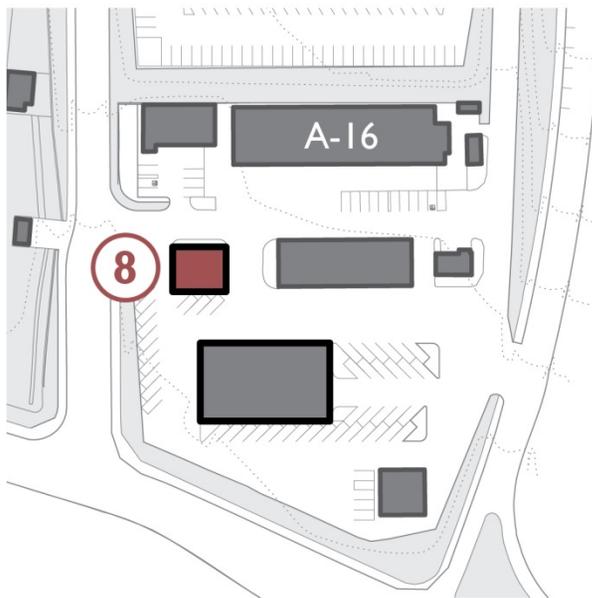
- 7,500 gross square feet in proposed 1-level warehouse building.
- Construct on flat site in 'Parking Lot 6'.
- Maintain access to remaining parking spaces.

COST ESTIMATE: \$2.35 M

Prioritization



FMO - Office Expansion



PROJECT SCOPE

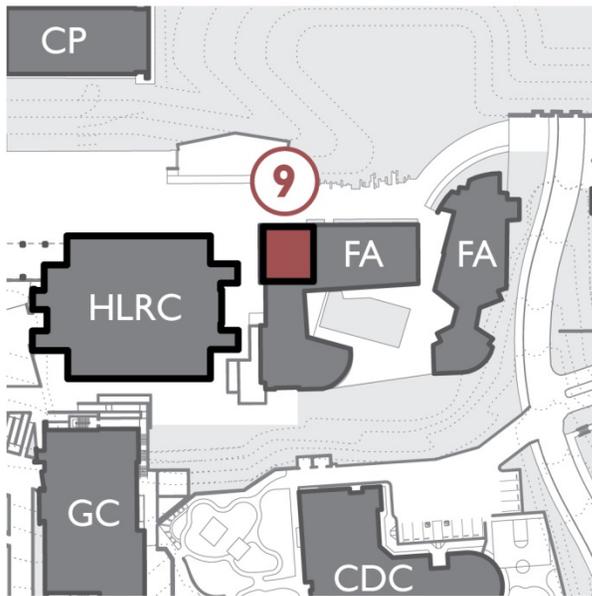
- Move existing R-7 trailer from current site at East side of 'Parking Lot 5' to proposed location in 'Parking Lot 6'.
- Provide new interior partitions, HVAC equipment, power & data, electrical outlets, light fixtures, etc., as required to accommodate office space for Facilities Maintenance Operations.
- Provide minimum outdoor improvements, as required.

COST ESTIMATE: \$0.25 M

Prioritization



Multi-Purpose Acoustically Flexible Performance Space



PROJECT SCOPE

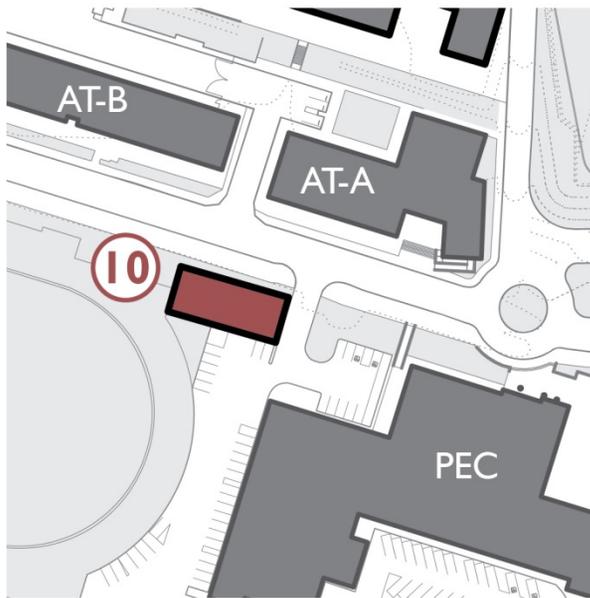
- Convert existing Room 104 in FA-B Building to Performance Space: 2,165 square feet.
- Remove existing ACT ceiling and floor finish.
- Paint existing walls to black finish.
- Provide new light fixtures & AV equipment, as required.

COST ESTIMATE: \$ 0.34 M

Prioritization



Central Plant - North Campus



PROJECT SCOPE

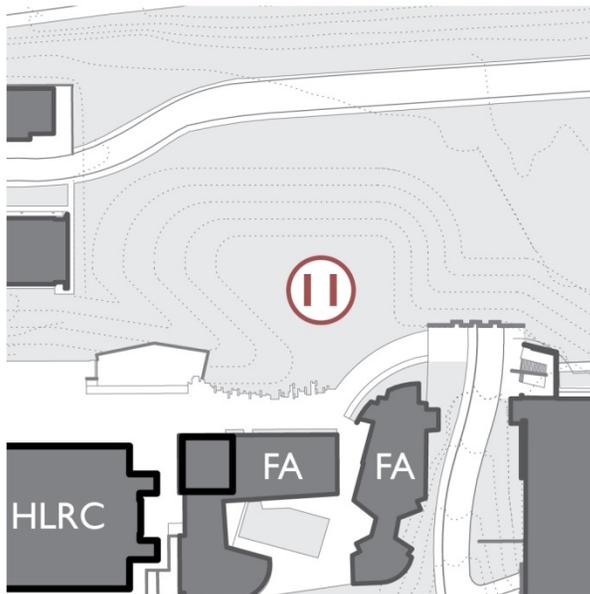
- New building, sized as required to provide central plant for North Campus buildings (AT-A, AT-B, AT-C, PEC, & Watson 2).
- Plan and install CWS & HWS and return piping to listed structures.
- Demolish existing storage building at project site.
- Provide new storage, as required by FMO.

COST ESTIMATE: \$ 2.12





Amphitheater



COST ESTIMATE: \$ 1.04 M

PROJECT SCOPE

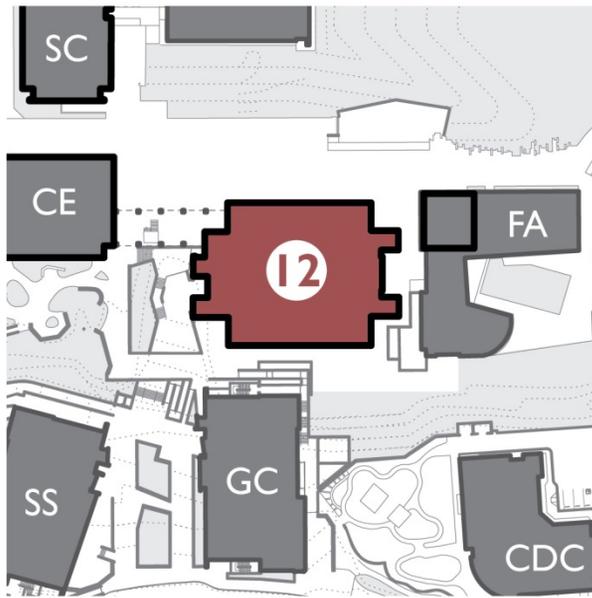
- Re-grade to provide stable slope and provide 12' wide flat “benches” in slope at 1/3 points.
- Plant with grasses to provide outdoor congregation area along existing ‘President’s Lane’. Install irrigation system for planted (grass) slopes, upslope.
- Provide concrete pad and shade structure to accommodate exterior performances by music, theater, and dance departments.
- Provide electrical power to stage area.
- Provide pole mounted lighting for minimal exit level lighting.

Prioritization



PROJECT SCOPE

HLRC Renovation



COST ESTIMATE: \$5.11 M

Prioritization

- New elevator bank (2 cars) on North side of building to improve accessibility of building.
- 3,875 square foot renovation on 1st level of existing 'HLRC' Building:
 1. Remove existing interior partitions on east side of building (rooms 108, 109, 110, 111, and 112) and patch finishes, as required to expand 'Learning Center': 1,715 square feet.
 2. Maintain/protect existing Room 114 and adjacent elevator.
 3. Re-finish, provide new doors, ceiling, light fixtures, ducting, power, data, etc., as required to convert existing Room 115 into the 'Digital Library' or 'Library Orientation' room: 1,230 square feet.
 4. Remove interior partitions separating Rooms 123 and 124 from the existing 'Learning Center', build new interior partition, and re-finish space, as required to provide 'Distance Learning' office: 930 square feet.
- 1,675 square foot renovation on 2nd level of existing 'HLRC' Building:
 1. Remove existing partitions separating Rooms 218, 219, 220, 221, 222, and 223 in Southeast corner of building.
 2. Provide new partitions, ceiling, light fixtures, finishes, etc., as required to convert space into the 'Digital Library' or 'Library Orientation' room.
- 6,400 square foot renovation & 4,850 square feet of new construction on 4th level of existing 'HLRC' Building:
 1. Remove existing interior partitions separating Rooms 4-A, 4-B, 4-C, 4-D, and 4-E. Remove ceilings, lights, HVAC branches, as required.
 2. Provide new partitions, ceilings, light fixtures, mechanical equipment, plumbing, etc., as required to convert existing enclosed space into office space for 'Academic Affairs'.
 3. New lightweight construction* on East and West roof terrace to provide office space for 'President's Office' and 'Academic Affairs'.
 (*Steel truss roof structure, steel tube columns and diagonal braces, metal stud and stucco exterior walls, and aluminum storefront)



PROJECT SCOPE

CE Renovation



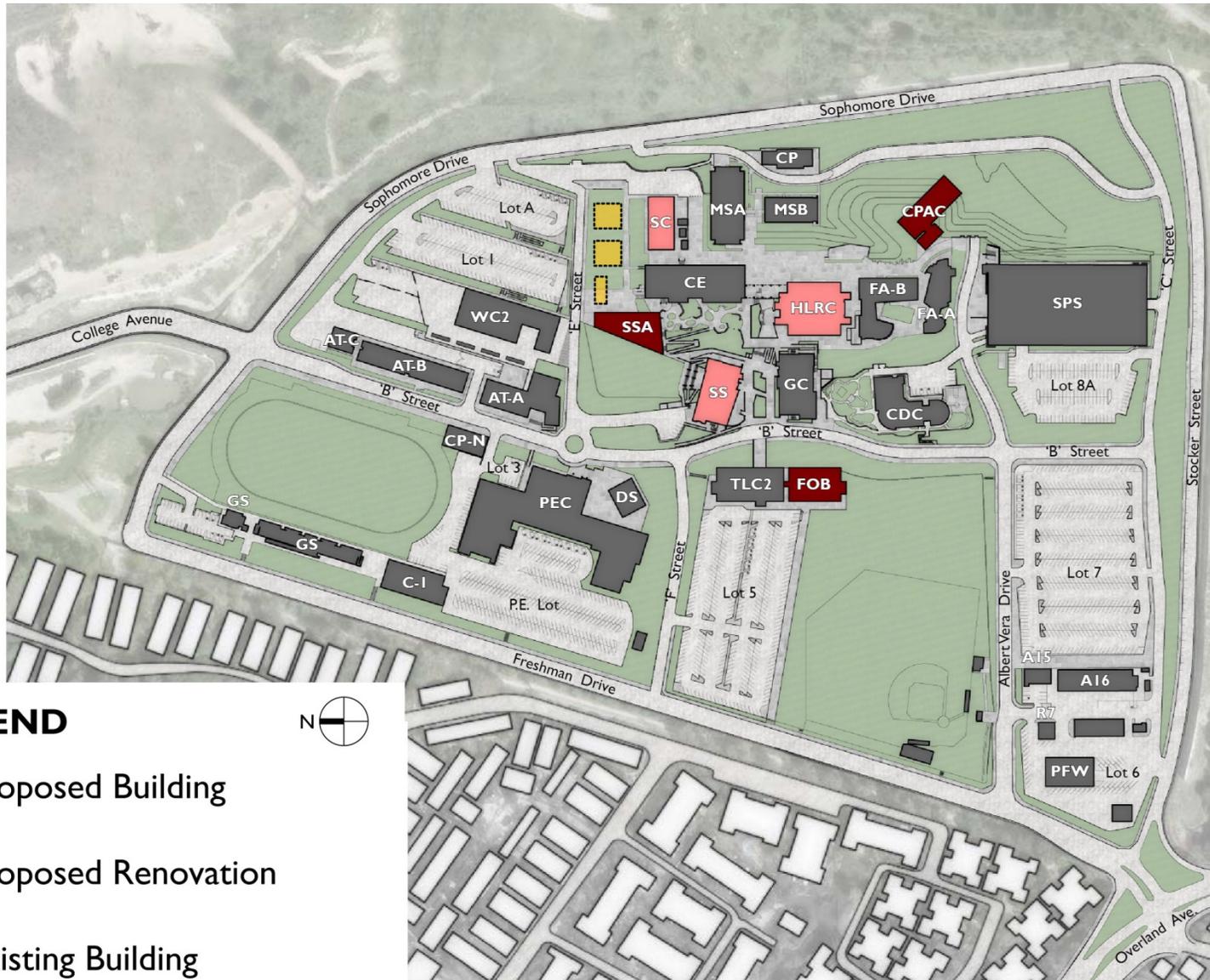
- 25,500 square foot renovation & 2,350 square feet of new construction as part of a complete renovation of existing 'CE' Building.
- Maintain existing structure and envelope, unless noted otherwise.
- Enclose existing breezeway as double-height building entry.
- Provide new elevator and staircase, and improve existing restrooms in existing location as part of new building entry.
- Provide new HVAC system for entire building. Connect to Central Plant (hot & chilled water).
- Replace existing stud and stucco, non-bearing exterior wall with aluminum storefront system along entire South facing portion and 30% of West facing portion of ground level envelope to provide access from existing 'President's Lane' to proposed 'PAW's Convenience Store' and 'Student Lounge'.
- Patch/repair existing openings in building skin and provide new openings, as required to provide access for renovated interior layout.
- Proposed Program:
 1. Associated Student Organization
 2. Student Health Center
 3. Student Lounge
 4. PAW's Convenience Store
 5. General-use multi-purpose space
 6. Welcome Center: prospective student orientation rooms, Outreach program offices, and computer carrels for on-line access to financial aid, class schedules, payments, etc.
 7. I.T. Department offices (*long-term and data storage rooms to remain in B-6 Bungalow*).
 8. Faculty & Staff Training Center

Prioritization



Projected Required Future Facilities (Beyond Current Bond Program)

See 'Abbreviations' on page 7 for full building names



LEGEND

- Proposed Building
- Proposed Renovation
- Existing Building
- Proposed Demolition





PRIORITIES (Unfunded)

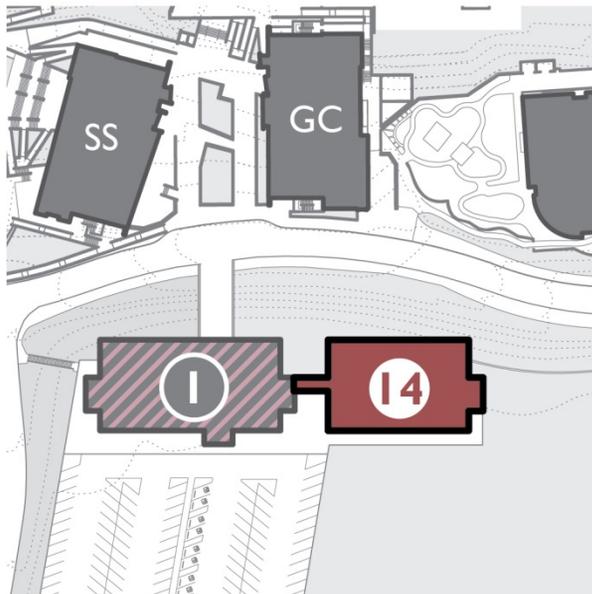
Toward 2036 Instructional / Support Space Needs

Prioritization

PROPOSED PROJECT	PROGRAM	SIZE	BUDGET
(14) <i>Faculty Office Building</i>	<ul style="list-style-type: none"> • (4) Computer Labs • Office Suites • Mail Room & Reprographics 	<i>43,000 Gross Square Feet</i>	<i>Unfunded</i>
(15) <i>Student Service Annex</i>	<ul style="list-style-type: none"> • Learning Center • Assessment & Matriculation • Counseling Department 	<i>24,000 Gross Square Feet</i>	<i>Unfunded</i>
(16) <i>Library Expansion</i>	<ul style="list-style-type: none"> • Reading Room Expansion • Stacks • Study Rooms 	<i>6,650 Square Feet</i>	<i>Unfunded</i>
(17) <i>SC Renovation</i>	<ul style="list-style-type: none"> • (2) Specialized Science Labs • (2) Traditional Science Labs 	<i>7,400 Square Feet</i>	<i>Unfunded</i>
(18) <i>Community Performing Arts Center</i>	<ul style="list-style-type: none"> • Proscenium & Fly Tower • Auditorium • Public Lobby • Dressing Rooms 	<i>1,300 Square Feet</i>	<i>Unfunded</i>
(19) <i>SS Renovation</i>	<ul style="list-style-type: none"> • Renovation of areas of building vacated by: <ol style="list-style-type: none"> 1. Assessment & Matriculation 2. Counseling Department • Project Required to accommodate projected growth of: <ol style="list-style-type: none"> 1. Business Office 2. Financial Aid 3. Admissions & Records 4. EOPS 5. DSP&S 6. Human Resources / Payroll / Purchasing 	<i>9,450 Square Feet</i>	<i>Unfunded</i>



Faculty Office Building



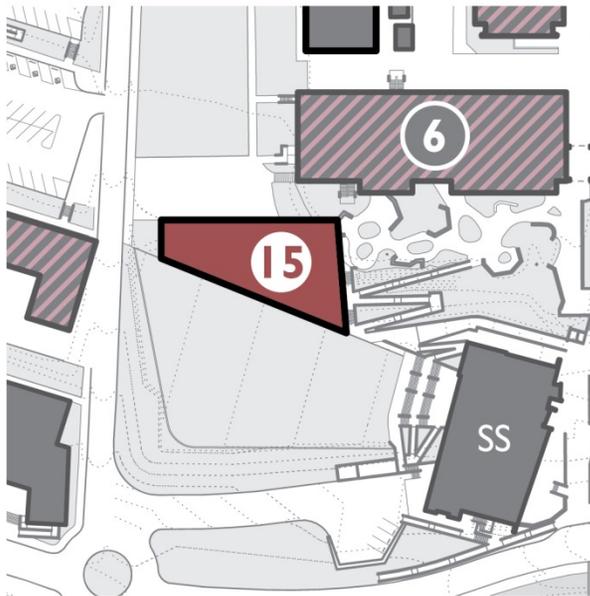
PROJECT SCOPE

- 43,000 gross square feet in a proposed 4-level structure south of TLC 2 Building.
- Proposed Program:
 1. (4) General-use computer labs.
 2. Business Division Offices
 3. Humanities & Fine Arts Division Offices
 4. Language Arts Division Offices
 5. Grant Program Administration Offices
 6. Mailroom & Reprographics

Prioritization



Student Service Annex



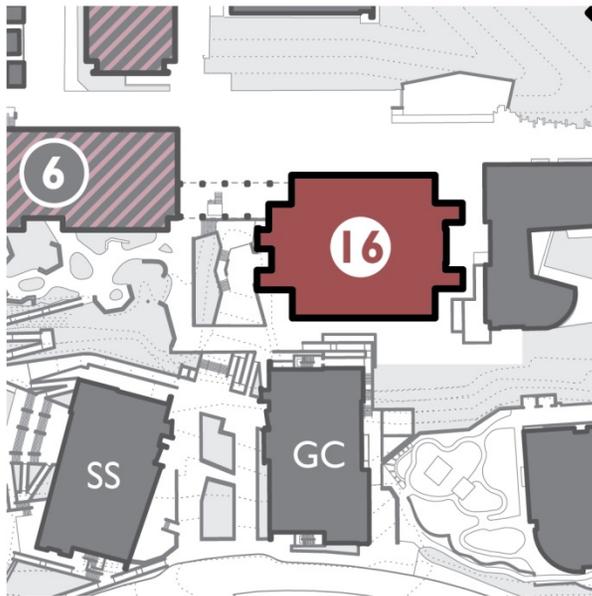
PROJECT SCOPE

- 24,000 gross square feet in a proposed 2-level structure on East edge of existing 'Graduation Lawn'.
- Proposed Program:
 1. Learning Center
 2. Assessment & Matriculation
 3. Counseling Department

Prioritization



Library Expansion



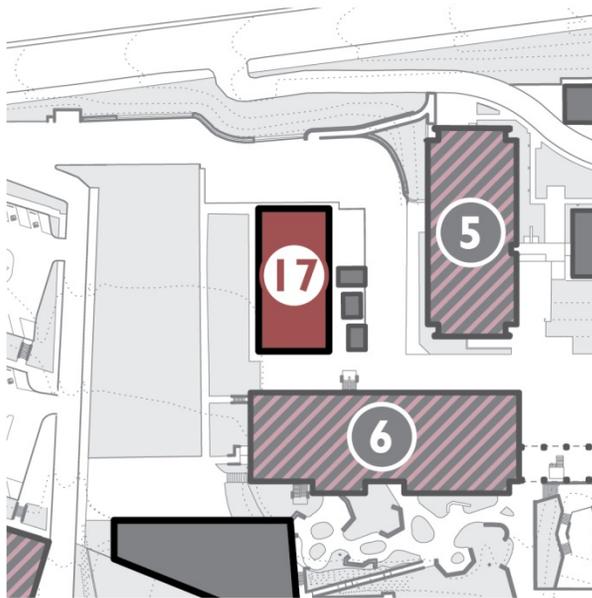
PROJECT SCOPE

- 6,650 square foot renovation on 1st level of existing 'HLRC' Building
- Proposed Program:
 - I. Library Expansion into space vacated by 'Learning Center'.

Prioritization



SC Renovation



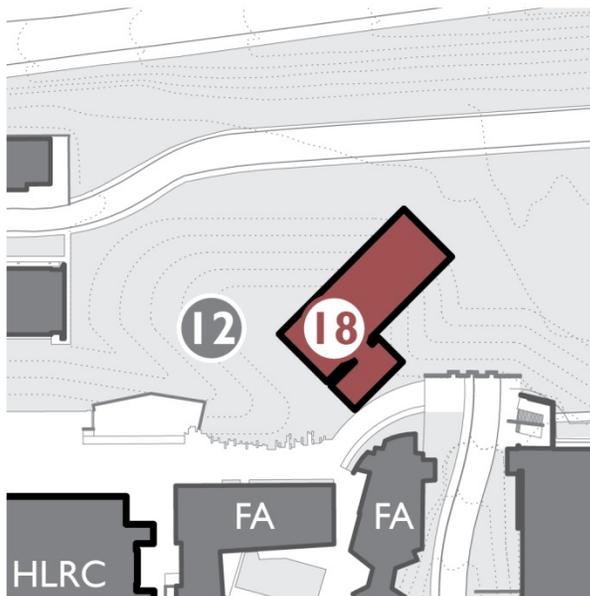
PROJECT SCOPE

- Complete renovation of existing 'SC' Building: 7,400 square feet.
- Proposed Program:
 1. (2) Specialized Science Labs
 2. (2) Traditional Labs

Prioritization



Community Performing Arts Center



PROJECT SCOPE

- Maintain amphitheater slope, re-graded in Part I of the Construction Plan.
- Site new building to allow proscenium to serve both exterior-oriented performances to the amphitheater and interior-oriented performances to the auditorium.

Prioritization

PART 6

Design Guidelines



DESIGN GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

OUTLINE

- I. Architectural Guidelines
- II. Landscape Guidelines
- III. Hardscape Guidelines
- IV. Arts & Educational Opportunities
- V. Sustainability Guidelines
- VI. Lighting Guidelines
- VII. Signage Guidelines





I. ARCHITECTURAL GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

The following architectural guidelines serve to inform the architects, engineers, and associated design professionals of West Los Angeles College's preferred aesthetic quality and character of the future architecture. All new campus architecture should inform, protect, and inspire the students, faculty, and staff. The overall goal is for new campus buildings to be individually expressive while contributing to a cohesive campus environment. All buildings must adhere to local building codes, LEED sustainability guidelines, and ADA requirements. Site constraints, programmatic requirements, budget and schedule shall also be addressed when making key design decisions.

Architectural Principles:

1. Activate interiors of the ground floor.
2. Allow ground floor activities to flow outwardly.
3. Entrances as gathering places.
4. Flexible spaces.
5. Unified image.
6. Vision of permanence.

Building Placement

- All new buildings on campus require thoughtful placement in order to enhance existing courtyards and create new ones.
- Location of new structures should strengthen existing pedestrian axes. Compatibility and linkage with adjacent new and existing structures are encouraged where feasible.
- Structures should be appropriately oriented and massed to utilize the site's inherent natural resources such as sunlight, climate and topography, thereby reinforcing regional sustainable design principles.
- Major building entries and circulation should be sited adjacent to the circulation spine and should provide convenient pedestrian interface and human comfort.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Heights and Massing

- New buildings should vary in height as they step up the hillside, to allow for views to the nearby Baldwin Hills, and to assist in the modulation of long, undifferentiated horizontal elevations.
- The height and massing of new campus buildings should relate to the College's existing primary architectural structures.
- Building setbacks, cut-outs, decks and balconies should be considered for articulation, scale and creation of visual and physical interaction with adjacent courtyards.
- Asymmetrical building footprints provide for dynamic exterior spaces and, when partially enclosed, make for excellent student gathering spaces.

Windows and Glazing

- Placement and size of openings should maximize daylight and views where applicable. Creating seamless transitions from major interior programmatic elements to courtyards and terraces with glazing is most desirable.
- Significant glazing elements demarcate entry lobbies and vertical circulation zones. Provide large areas of glass for entry, lobby, cafeteria, reading room, and public assembly areas.
- Layering, transparency and fragmentation of architectural elements on a building façade dematerializes the monolithic nature of the building, allowing it to relate to human scale.
- Use of special patterned glazing, fritted, etched and sandblasted glass with colored layers should be considered in adding texture, depth, color and interest in special public areas.
- Appropriately located window openings can offer natural light for interior users and provide orientation in buildings with large floor plates.
- Windows and frames that are flush with the building façade should be avoided unless expressed as a monolithic curtain wall.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Balconies

- Placement of balconies should be considered for maximizing daylighting and views.
- Use of metal, wood and glass as guardrails is acceptable in lieu of primary façade materials.
- Limited access to exterior spaces in the form of decks and balconies is highly desirable for special offices and program elements.

Louvers and Screens

- Use of sunscreens and brise-soleils is critical for shading south and west facing glazing.
- Screens and brise-soleils should use quality materials, be compatible with the building façade and support a maintenance-free existence.
- Screens and louvers may be used purely as architectural elements, e.g. walls, to provide visual screening to undesirable areas.
- When exterior sun screens to mitigate solar heat gain are not an option because of maintenance issues or cost, special low-e coatings, colored glass, synthetic inter-layers, ceramic frit patterns and etching should be considered individually or in combination to obtain the sun control needed to meet LEED standards.
- Exterior screen options include solid panels, vertically oriented and angled to limit direct sunlight, while maintaining directed views. This solid panel system can begin at the second floor level, allowing the ground level unobstructed visual access.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Light Wells

- Skylight design should be considered as an integral aspect of the architectural design.
- Roof-top skylights can add architectural interest and provide needed natural light to upper floors and vertical circulation zones.
- Appropriately designed skylights become nighttime beacons for the campus.
- Utilizing bounced or reflected light from skylights into otherwise unreachable spaces can supplement overall daylighting requirements, reducing electrical loads and cost.

Entry and Lobby Design

- Major building entries should be clearly identifiable and accessible to all.
- Entries can be demarcated by architectural elements such as changes in elevation design such as recesses or protrusions, significant glazing, exterior canopies, or signage and color.
- Entry lobbies illuminated at night become welcoming beacons for students and guests.
- Double-height spaces in building entries and lobbies are preferred when possible.
- Designs should interface closely with the landscape and consider compatible lighting and flooring materials.
- Lobbies should provide ample natural daylight, circulation space, directional information and seating/gathering spaces.
- Use of durable materials for flooring and walls is encouraged.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Stairways and Railings

- Consider vertical expression of interior stairs on building façade.
- Buildings should limit types of stairs and railings to no more than two per building, when possible: a special public stair between major spaces, and secondary exiting stairs.
- Exterior stairways should be designed to complement the architectural statement of the building.
- All new buildings should employ a similar expression for exposed stairways and handrails, e.g., horizontal intermediate open rails, or closed metal screen panel or glass.

Arcades, Walkways, and Canopies

- Exterior circulation corridors designed as integral architectural elements are encouraged wherever possible.
- Arcades provide shelter from the elements while enhancing safety and comfort year-round. These exterior circulation corridors allow for transitional zones between building and landscape.
- Covered or trellised walkways throughout campus should use similar material palettes when possible.
- Trellises and covered walkways should be designed for minimum maintenance. Opportunities for student gatherings, seating and art installations should be considered within or adjacent to walkway areas.
- Canopies for shade and weather protection are desirable throughout the campus. These can be free-standing or attached to buildings and may be composed of glass, metal, precast concrete or synthetics.
- Walkways should be adequately lighted and the edges thoughtfully landscaped.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

MATERIAL GUIDELINES

General Guidelines

- Campus architecture and design should embrace materials that are durable, beautiful, and maintenance-free.
- Materials should be locally produced if possible.
- Materials made from recycled goods and renewable resources are desirable.
- In project planning, it is recommended to look carefully at the life cycle cost of materials before selecting materials of a lesser quality.

Masonry

- Primary building facades will be composed of ceramic tile, concrete masonry units (CMU), or smooth stucco.
- Similar masonry materials and colors may be used for building façade, adjacent walkways and paved courtyards, providing a unified character.
- Variation and modulation within a singular masonry type can and should be considered to reinforce architectural design concepts.
- In a subtle and powerful way, masonry joint style (e.g. rake vs. smooth) and joint color assist in strengthening the overall design.



ARCHITECTURAL GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

MATERIAL GUIDELINES Cont'd

Metal

- Metals may be used as accent material or primary building skin material.
- Building elements to consider include windows and door frames, stairs and rail systems, ceilings, roofs, canopies, trellises, sun screens, louvers, fences, scrim walls and signage.
- Natural coated finish is preferred over painted finishes. If painting is necessary, hot-dipped galvanizing is recommended prior to painting.
- Green screen, a prefabricated three-dimensional grid system comprised of coated metal wire, can be used for growing vines and plants against building surfaces.

Glass

- In order to reduce heat gain and glare, all windows should be low-e, double-pane glass.
- Glass color should be light blue, green, or gray, unless colored interlayers or frit patterns are used. Mirrored or darkened glass is not desirable for use on campus.



II. LANDSCAPE GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

The following sets standards for landscaped open spaces. These guidelines reinforce the natural landscape of the region while providing the campus with its own unique character. This concept is achieved through the interaction of formal and informal spaces that are organized along the College's main circulation axes and the connection of its urban edge to the hills at its eastern perimeter. Throughout the campus, the plant palette will support the interaction of formality and informality and strengthen the major pedestrian axes.

TREE SPECIES

1. Approach: College Boulevard

- a. *Washingtonia robusta*, Mexican Fan Palm
- b. *Phoenix dactylifera*, Date Palm

2. Ring Road: Freshman Drive, Sophomore Drive

- a. *Pinus halepensis*, Aleppo Pine

3. Ring Road Interior Zone: Albert Vera Drive, 'B' Street (South of Albert Vera Drive)

- a. *Platanus racemosa*, Sycamore
- b. *Platanus acerifolia*, London Plane

4. Frontage: 'B' Street (North of Albert Vera Drive), 'E' Street, 'F' Street

- a. *Populus*: Poplar, Aspen, or Cottonwood
- b. *Pyrus calleryana*, Callery Pear

5. Campus Core: President's Lane, WLAC Plaza, Leifer Mall, Graduation Lawn, etc.

- a. *Cercidium floridum*, Palo Verde
- b. *Jacaranda mimosifolia*, Jacaranda
- c. *Eucalyptus citriodora*, Lemon-Scented Gum
- d. *Cinnamomum camphora*, Camphor
- e. *Podocarpus gracilior*, Fern Pine
- f. *Geijera Parvifolia*, Austrian Willow
- g. *Olea europaea*, 'Swan Hill' Fruitless Olive



LANDSCAPE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

TREE SPECIES Cont'd

6. Screen Tree

- a. *Hymenosporum flavum*, *Sweet Shade*
- b. *Schinus Molle*, *California Pepper Tree*
- c. *Magnolia grandiflora*, *Southern Magnolia*

7. Screen Shrubs

- a. Bamboo
- b. *Hemerocalus hybrid*, *Day Lily*
- c. *Acacia cultriformis*, *Knife Acacia*
- d. *Prunus caroliniana*, *Carolina Laurel Cherry*
- e. *Myrtus Communis compacta*, *Dwarf Myrtle*
- f. *Podocarpus gracilior*, *Fern Pine*
- g. *Ficus nitida*, *Evergreen Hedge*
- h. *Prunus caroliniana*, *Carolina Laurel Cherry*

8. Backdrop

- a. *Quercus lobata*, *Valley Oak*
- b. *Pinus canariensis*, *Canary Island Pine*



LANDSCAPE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

PLANT SPECIES

1. Ground Cover & Vines

- a. *Trachelospermum jasminoides*, *Star Jasmine*
- b. *Achillea*, *Yarrow*
- c. *Baccharis Pilularis*, *Dwarf Coyote Bush*
- d. *Bougainvillea*
- e. *Festula ounaglauca*, *Blue Fescue*
- f. *Festuca rubra*, *Red Fescue*
- g. *Rosmarinum prostratus*, *Trailing Rosemary*
- h. *Gazania*
- i. *Pelargonium*, *Geranium*
- j. *Lantana*, *Trailing Lantana*
- k. *Tulbaghia*

2. Succulents

- a. *Crassillia*
- b. *Aeonium*
- c. *Agave Attenuata*
- d. *Senecio*
- e. *Aloe Arborescens*
- f. *Agave Vilmoriana*, *Octopus Agave*

3. Shrubs & Perennials

- a. *Alyogyne huegelii*, *Blue Hibiscus*
- b. *Dietes*, *Fortnight Lily*
- c. *Anigozanthos*, *Kangaroo Paw*
- d. *Lavandula*, *Lavendar*
- e. *Leptospernum*, *New Zealand Tea Tree*
- f. *Mahonia*
- g. *Punica Granatum*, *Pomegranate*
- h. *Salvia*
- i. *Rosa*, *Rose*
- j. *Phormium*, *New Zealand Flax*
- k. *Lobelia Laxiflora*, *Lobelia*



III. HARDSCAPE GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Hardscape elements help define outdoor rooms and accommodate pedestrian and vehicular traffic. Different levels of paving type correspond to material used for pedestrian walkways and vehicular access lanes (for fire, emergency, or service). The levels represent standard (Level 1), medium (Level 2), and enhanced (Level 3) paving material. The use of Levels 2 & 3 will be limited to further define areas of importance.

Concrete is the primary material for the campus' pedestrian walkways. This material can be designed in a variety of ways to emphasize a main circulation area, high activity space, or a focal feature. Decomposed granite (DG) is a compacted, permeable surface that is environmentally safe. DG can provide contrast, create an informal spatial quality, or respond to a building's architectural vocabulary. Non-toxic stabilizers are to be used to bind DG and produce a firm surface.

Hardscape will meet the following requirements: 1) pedestrian paths that are also designated fire lanes must meet local fire code requirements, including minimum widths, and 2) all pedestrian walkways will be in compliance with ADA requirements.

PAVING TYPES

Level 1

- Natural concrete, 4" Depth

Level 2

- Natural Concrete & Aggregate
- Striped Concrete Pattern
- Striped Concrete & Aggregate Pattern

Level 3

- Concrete Pavers

Fire Lanes

- Integral Colored Concrete, 6" Depth

Secondary Pathways

- Decomposed Granite

SITE FURNITURE

All outdoor seating and amenities chosen for a particular area shall be uniform in color and finish.





IV. ARTS & EDUCATIONAL OPPORTUNITIES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

LANDSCAPE EDUCATION

Specimen plants around campus, or in high-traffic public spaces, should be labeled with plant species and common name.

The diverse topographical forms which define the campus require specialized planting types. Steep hillsides, small gardens, groves of trees, and open fields each demonstrate the relationship between land forms and plant life.

As funding permits, a botanical garden could be a great asset to the campus landscape.

PUBLIC ART

In addition to two-dimensional painting and freestanding sculpture, other types of artwork that might be considered are earthworks, sound-related art pieces, mixed media, murals or reliefs, kinetic art, poetry, video and electronic images, as well as architecture or landscape elements designed as special focus pieces.

Art works should be placed along major circulation corridors in order to maximize visibility. Designated pedestrian art paths should also be considered.

Interior framed artworks should be hung and illuminated on smooth plaster/gypsum wall board walls or fabric covered walls. Hanging painting on masonry walls is not recommended, as it can compete with course lines and joints.

Overhead, indirect, natural light is preferable to artificial light in most cases.

Valuable works of art should be securely fastened to their walls or stands and protected with cameras and alarms.

A curatorial program should be in place and funded prior to extensive collecting or placement of art pieces.

Annual art competitions or student exhibitions can be a great source of community involvement.



V. SUSTAINABILITY GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

Sustainable Landscape strategies to be implemented on site should include but not be limited to:

1. All landscape and site design shall adhere to LEED standards for sustainability.
2. Site design shall implement storm water mitigation design per Standard Urban Storm Water Mitigation Plan (SUSMP).
3. Use of drought-tolerant, diverse and native California plant species is highly recommended.
4. High-performance automatic irrigation systems should be designed to use the minimum necessary water, and be maintained to prevent waste and leaks.
5. Grey water from the College should be captured and used to water landscaped areas.
6. Provide “green roofs” (vegetated roofs) where possible.
7. Green wastes and (some food waste) should be composted for soil amendment/supplement.
8. Provide well networked/connected pedestrian/bicycle paths that work with local public transportation.
9. Track long term actual cost, benefits and impacts of responsible environmental planning and sustainability.
10. Inspire a culture of responsible environmental practices throughout the planning, design, build, and maintenance phases of all projects.



VI. LIGHTING GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

The lighting information that follows is for schematic purposes only. The purpose is to show the spirit of lighting and how it relates to the overall campus design vocabulary.

Implementation of the lighting fixtures within, strategies, calculations and placement of lighting will need to be commissioned and developed at a later design phase. At that time, more specific information can be provided to develop these concepts forward to the level required for construction.

Design guidelines also include a “Choreographical” basis for lighting systems. The guidelines also provide quantitative standard illumination levels for safety and lighting issues related to “Leadership in Energy and Environmental Design” (LEED) criteria. The guidelines describe the approved campus standard fixtures, lamping, and additional lighting techniques that may be useful to West Los Angeles College (WLAC).

CHOREOGRAPHY

Lighting choreography is the use of light and absence of light to create a sequence of visual events that informs, directs, and satisfies the eye. Human beings are phototropic—we move towards light. This phenomenon can be used to lead people through desired sequences of visual “events” and direct their attention toward key features. Light intensity, color, its location, and hierarchy’s of scale should be used to create a balanced and inviting composition. Well-executed choreography allows for quick orientation, ease of identifying destination points, increased safety and enjoyment of the surrounding landscaped and built environment.



LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



LIGHT LEVELS

IES Recommended Levels

Illumination levels on the Campus shall meet the Illuminating Engineering Society of North America's (IESNA) recommended standards of practice. The tables below summarized these recommendations (from the IESNA Handbook, Ninth Edition 2000).

Recommended Maintained Illuminance Values for Pedestrian Ways

	<i>Minimum Avg. Horizontal</i>	<i>Avg. Vertical for Security</i>
Sidewalks (Roadside, intermediate areas)	.6	1.1
Walkways, bikeways and stairs (distant from roadways)	.5	.5

Recommended Maintained Illuminance Values for Parking Lots

	<i>Enhanced Security</i>	
Minimum Horizontal Illuminance	.5	
Uniformity Ratio Maximum to Minimum		15:1
Minimum Vertical Illuminance (at face height)	.25	

Recommended Maintained Illuminance Values for Roadways

	<i>Average Maintained</i>	<i>Avg. Vertical for Security</i>
Roadway (Local, intermediate area R2&R3 pavement classification)	.7	1.1
Walkways, bikeways and stairs (distant from roadways)	.5	.5

Additionally, critical vertical surfaces, and key decision-making points should be illuminated to a higher level than their adjacent spaces. For instance, at the intersection of two walkways, the light level should be twice that of the individual walkway's average illuminances.

Lighting for Safety

Safety is of primary concern at the College. The current lighting on Campus is inadequate. Many areas are lit below IES standards. Poor placement and inadequate shielding of wall packs create disability glare making identification of people difficult. The future lighting system shall provide a more uniform light level that meets the minimum averages recommended by the IES. Fixture shall be shielded to eliminate glare. Sidewalk edges and adjacent lawn areas shall be illuminated to increase the sense of safety and simultaneously deter potential perpetrators. Illumination of vertical surfaces will further increase the sense of safety on campus.



LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



LEED COMPLIANCE

WLAC is striving for a LEED Certification. LEED Credit 8 covers Exterior Illumination. See the US Green Building Council's (USGBC) website (www.usgbc.org) for additional information. Below is a summary of the LEED Exterior Illumination Criteria.

Exterior luminaires with more than 1000 watts shall be shielded and luminaires with more than 3500 lumens shall be Full Cutoff IESNA Classification. Additionally, all fixtures within a distance of 2.5 times the mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.

Lamps that may be used in unshielded, shielded and full cut-off applications are listed in the adjacent table.

Lamps with less than 1000 lumens (may be unshielded):

Source	Lamp and Wattage
Metal Halide	(none available)
Incandescent	Up to 65w A 19 Up to 50w T3 & T4 Up to 50w PAR38 (Halogen) Up to 50w PAR30 (Halogen) Up to 50w PAR20 (Halogen) Up to 75w PAR16 (Halogen)

Compact Fluorescent Up to 13w Biax

Lamps with between 1000 and 3500 lumens (must be shielded):

Source	Lamp and Wattage
Metal Halide	up to 39w PAR20 up to 39w PAR30 up to 39w T6 up to 50w ED17
Incandescent	75-150w A21 75-150w T3 & T4 60-120w PAR38 (Halogen) 75w PAR30 (Halogen)

Compact Fluorescent 18-40w Biax
18-26w Double Biax
18-42w Triple Tube

Lamps with above 3500 lumens must be IESNA Full Cutoff Classification



LIGHTING GUIDELINES Cont'd

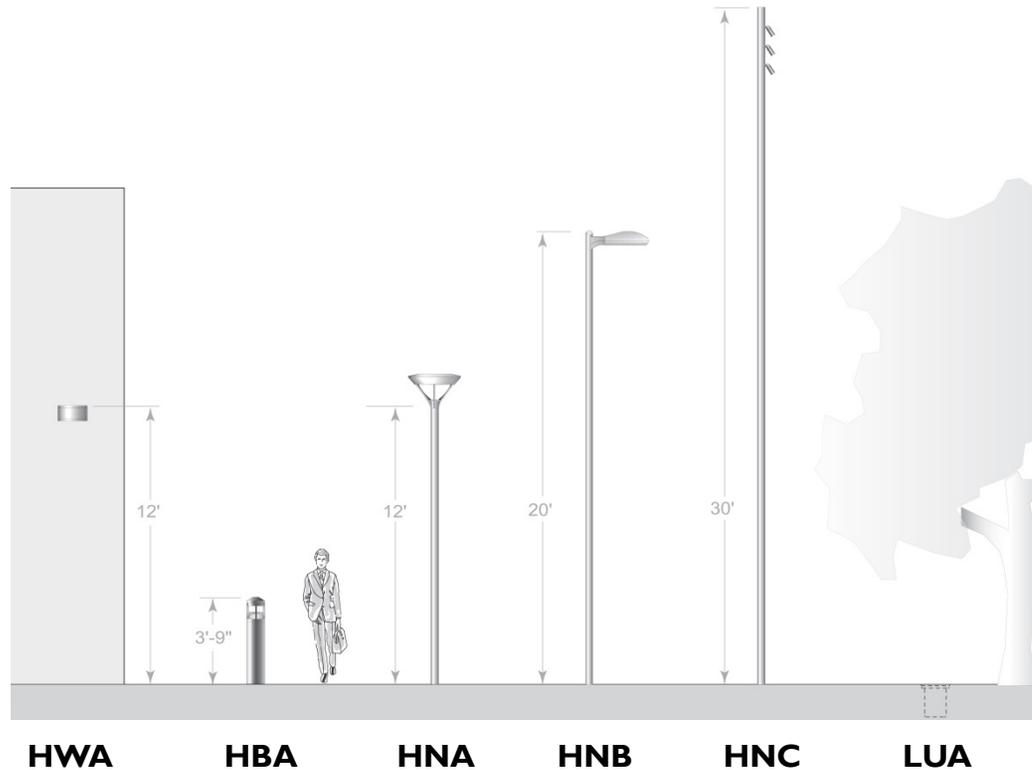
(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



FIXTURES

Aesthetic

WLAC has selected a campus standard pedestrian pole, parking/roadway pole and a wall mounted fixture all from the Cooper "Invue" line. The approved fixtures, depicted in the below figure are as follows: 1) Pedestrian — "Mesa", 2) Parking/Roadway — "Icon", 3) Building Mounted Wall Pack — "Entri". Additionally, a low level bollard, a high mast with multiple fixture heads, and a LED uplight has been added to the fixture family to allow for a variety of available lighting techniques.



LEGEND

- HWA** Manufacturer: Cooper Invue
Style: "Entri"
- HBA** Manufacturer: Thorn
Style: "Promenade"
- HNA** Manufacturer: Cooper Invue
Style: "Mesa"
- HNB** Manufacturer: Cooper Invue
Style: "Icon"
- HNC** Manufacturer: Cooper Lumiere
Style: "Monaco"
Aluminum Pole Manufacturer: Valmont
- LUA** Ingrade LED Uplight
Manufacturer & Style: TBD



LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



FIXTURES Cont'd

Scale & Hierarchy

In order to create scale and hierarchy within the fixture family, fixtures range in height and mass. The use of pedestrian poles will be confined to the main north-south and east-west axis. Low-level bollards will be used on secondary pathways and stairways. High mast poles with multiple adjustable fixture heads tucked into landscape provide a covert way to downlight plazas, terraces, green spaces and infill paths as needed.

Materials & Finish

The campus' proximity to the ocean dictates that the best possible quality of materials and finishes be used in the fabrication of fixtures. Salt air means the equipment will be exposed to a highly corrosive environment. Marine Grade Aluminum shall be used with a clear anodizing of all extruded and spun aluminum parts. All parts shall be finished with powdercoat paint.

Maintenance Characteristics

The maintenance characteristics of the standard pedestrian and roadway/parking fixtures are as follows:

- The "Mesa reflector module features toolless removal, quick disconnect wiring and field rotatable optics in 90 degree increments.
- Ballast and related electrical components are mounted to a one-piece tray that may be removed without tools

- The "Icon" Parking/Roadway pole fixture features toolless entry of the doorframe assembly and a one-piece ballast tray that can be accessed and removed without the use of tools. An integral handle ensures safe removal when disengaging and transporting the tray.
- The "Mesa" Fixture carries an IP (Ingress Protection) Rating of IP66, meaning it is completely dust tight and protected from moisture ingress when subjected to heavy spray from any direction. The "Icon" carries an IP rating of 65, meaning it is completely dust tight and protected from moisture ingress from water jets from any direction.

Lamping

The pathway, roadway/parking, and high mast downlighting should utilize cool lamps with a color temperature of 4000K to 4200K while building attached and building interior lighting shall utilize warm lamps with a color temperature of 3000K. This contrast will reinforce the sense of warm building interiors and exterior courtyards and gathering spaces against coolly lit circulation spines. The cool light plays well off of green plant materials where these fixtures typically occur. The primary lamp used on campus will be ceramic metal halide, which has a very high Color Rendering Index (CRI) of 85 for the 3000K "warm" lamp to 92 for the 4000K "cool" lamp. The Color Rendering Index measures the lamps' ability to render true colors of materials. As an example, incandescent, which is a full spectrum source, has a CRI of 100. Compact fluorescent lamps in the appropriate color temperature may also be used where the lower wattage is needed to meet LEED requirements. Care should be taken to standardize and limit the number of lamp types used for maintenance purposes.



LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



FIXTURES Cont'd

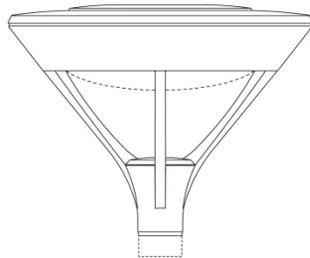
HBA - Promenade

Manufacturer: Thom
(note - luminous top cone to be replaced with solid flat cap)



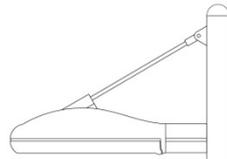
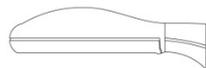
HNA - Mesa

Manufacturer: Cooper Invue



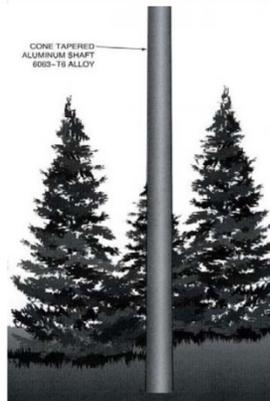
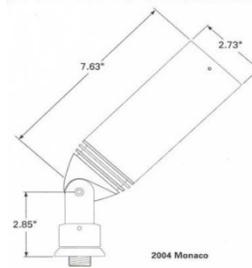
HNB - Icon

Manufacturer: Cooper Invue



HNC - Monaco

Manufacturer: Cooper Lumiere
Aluminum Pole Manufacturer: Valmont



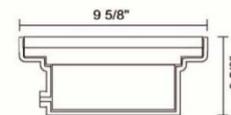
HWA - Entri

Manufacturer: Cooper Invue



LUA - TBD

Manufacturer: TBD





LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



FIXTURES Cont'd

Spacing

Fixtures shall be spaced to meet the IES required light levels for the pathway, road or parking light that they are lighting. For the WLAC campus, this equates to an approximate spacing of 70' o.c. for the "Mesa" pole along primary pathways, 30' o.c. for the bollard along secondary pathways and 85' to 100' o.c. spacing for the "Icon" along roadways, depending on the width of the road. Calculations shall be performed to assure compliance with the IES standards

LEED Compliance

Both the "Mesa" and the "Icon" parking/roadway poles are IESNA full cutoff luminaires, which meet the LEED Credit 8 Criteria. The bollard is a shielded fixture and shall be fitted with a lamp that has fewer than 3500 lumens. High mast adjustable fixture heads must have a long snoot to shield the lamp and be spot welded in the down position. They must also be fitted with a lamp with less than 3500 lumens. Any uplights must be less than 1000 lumens.

Emergency

The "Mesa" and "Icon" fixtures both have quartz restrike and battery backup options that can provide exterior egress illumination in the event of a power outage.

LIGHTING TECHNIQUES

Pathway Illumination

Illumination of the primary north-south and east-west pathways will be achieved mainly through pole lighting. Infill lighting may also be achieved through lighting from building overhangs, illumination of structural/architectural elements that are adjacent to pathways, or downlighting from multithreaded high mast units.

Stairway Illumination

Because most of the campus stairs do not have walls within which to mount steplights, low level bollards shall be used at the top and bottom of the stairway and in between as required to meet the IES recommended illumination level. The proposed bollard is approximately 9 3/4" in diameter and would require a concrete pad for mounted adjacent to the cheek wall of the stair.

Façade Illumination

Façade illumination plays a highly critical role in the lighting choreography of the WLAC campus. Building facades at critical terminal vistas shall be illuminated as indicated on the choreography document. Illuminated facades will also form the edges of primary exterior corridors, courtyards, and green spaces. External lighting of building surfaces should be limited to those materials that are diffuse or matte. Glossy or shiny surfaces should not be illuminated due to their glare potential. Façade illumination shall be primarily from fixed downlight sources. Uplighting is limited to the lamp wattages listed in the above "LEED compliance" section for shielded and un-shielded sources. These low wattage sources will be most effective at illuminated low level walls and "bands" of architecture that are low to the ground.



LIGHTING GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)



LIGHTING TECHNIQUES Cont'd

Façade Illumination Cont'd

This technique can be effective in anchoring a building visually to the ground, as well as creating a backdrop for sculptural planting. "Shielded" sources of uplight must have a shielding mechanism either integral to the fixture or provided by an architectural overhang such that the fixtures light distribution do not contribute to light pollution. Glazing elements, such as the corner glass element of the student services shall be lit internally and will act as warm "lanterns" when experienced from the exterior.

Building Entries

All building entries shall be illuminated to a higher level than the adjacent façade. Effective illumination of interior vertical surfaces at entry points can achieve this goal where glazing is the primary material at the building entry. Such lighting shall adhere to the LEED criteria for interior illumination. (Criteria may be found at www.usgbc.org)

Landscape Illumination

Downlighting or "moonlight" through trees is a viable technique as long as the fixtures are "fixed" in a down position such that they cannot be misaimed to create glare and contribute to light pollution. Illumination of softscaped plazas and lawn areas via spill light from poles, bollards, and façade lighting is critical for the perception of safety. Uplighting of trees is proposed as a way to support the pairing of trees along campus drive and through campus and terrace greens. Uplighting again is limited to those lamps listed in the "LEED Compliance" section of these Guidelines. LED's present a viable option since they are extremely low maintenance (lamps last approximately 15 years) and have a lumen output below 1000 lumens.

Signage Illumination

Signage illumination shall be integrated into top of the signage piece utilizing a linear fluorescent source. The material on which the information is mounted should be matte in order to minimize glare.

Existing Campus Illumination

Because some of the campus' original architecture will remain, consideration should be given to upgrading the exterior lighting of these buildings. For example, lighting of the HLRC building currently utilizes very large high wattage uplights to illuminate the façade. This is not a LEED compliant technique as the existing fixtures make a significant contribution to light pollution. A potential alternate technique is to light these façade elements from the top down. Such a technique usually requires multiple fixtures cantilevered off the top of the building. For a tall façade, the cantilever may need to be several feet off the building resulting so structural support will be a consideration.



VII. SIGNAGE GUIDELINES

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

The sign program for West Los Angeles College has been developed to provide directional and identification information to visitors, students, and staff. The design features a vertical monument form supporting a sign panel. Sign text is vinyl copy for changeability. A variation of the College color palette will be used for sign panels, providing continuity with College identity. The type style is Futura Bold Condensed. This font is ADA-approved and provides maximum visibility and legibility for all users. The condensed form allows for longer messages and larger copy sizes.

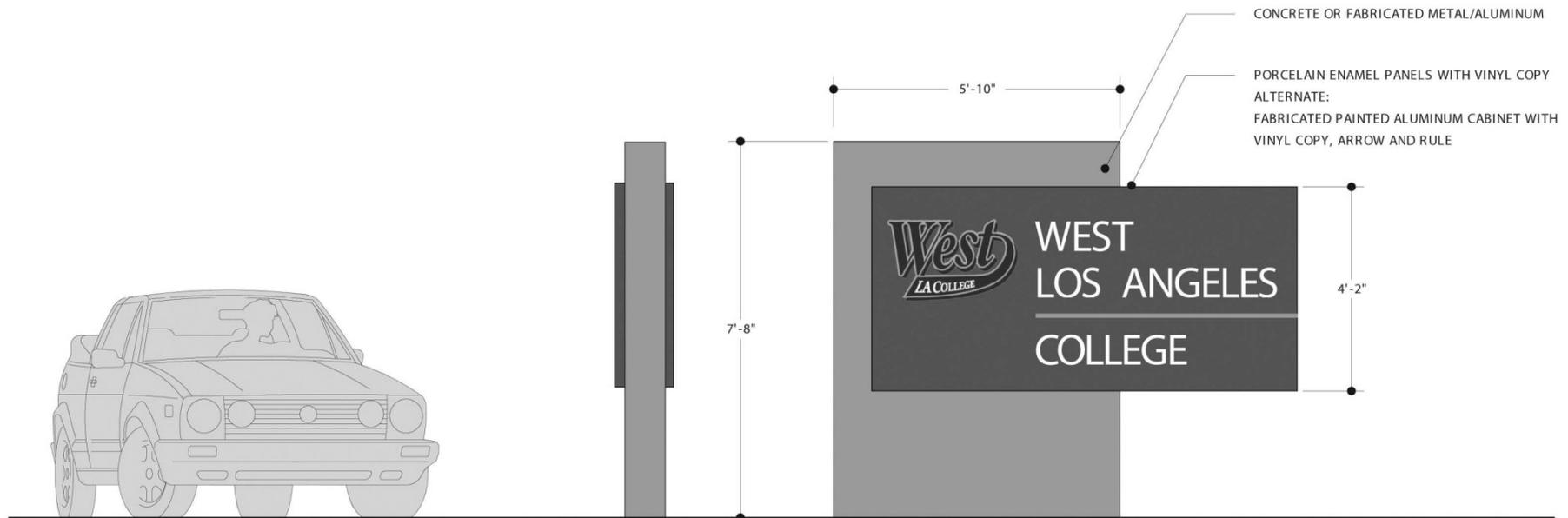
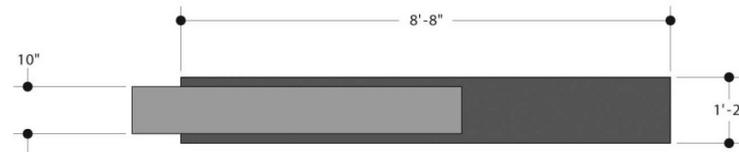
Signs are to be located at key decision and identification points for vehicular and pedestrian traffic. Type 1 signs mark campus entrances. Type 2 signs direct vehicular traffic to the appropriate venue or parking lot. Type 3 signs mark the entrance into parking lots. Type 4 and 5 signs direct and provide information along walkways at decisions points throughout campus. Type 6 and 7 signs identify building names. Illustrative descriptions (developed by SKA Design) of the differing signage types are located on the following pages.



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE I



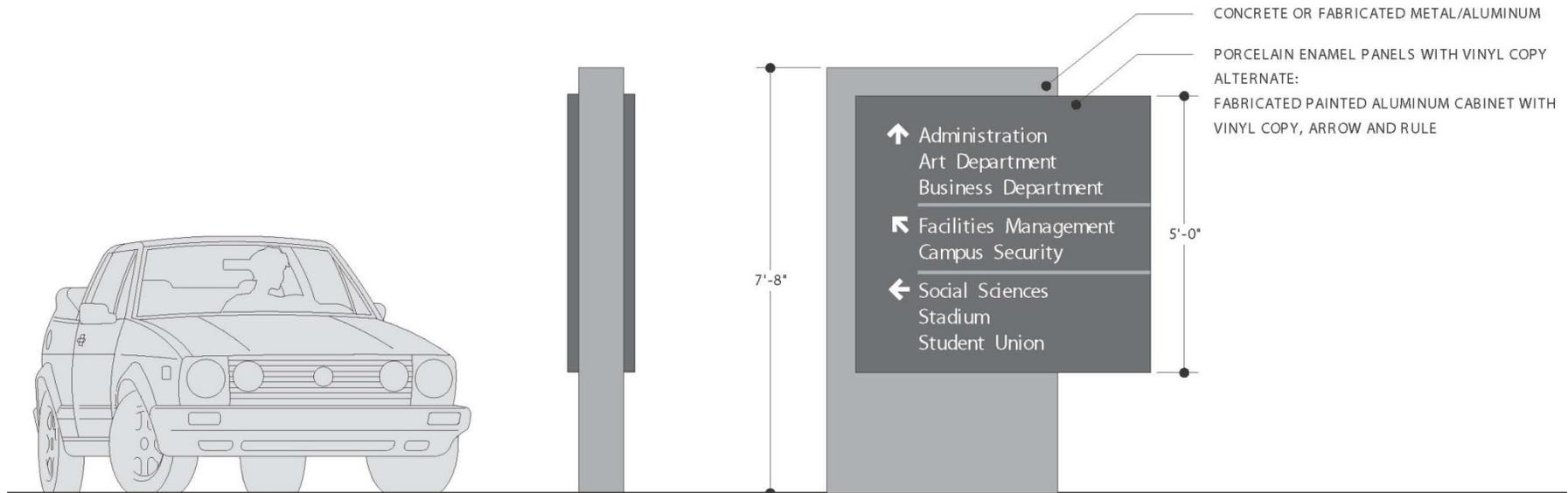
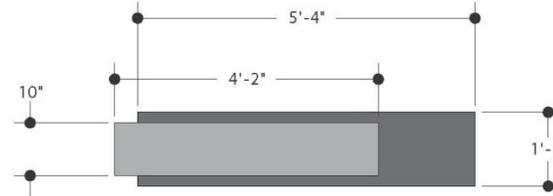
Guidelines



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE 2



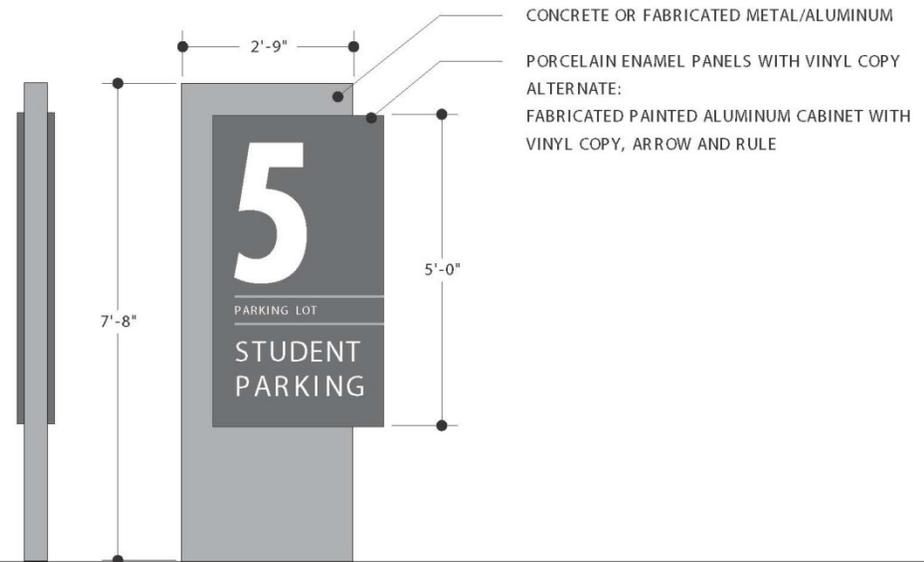
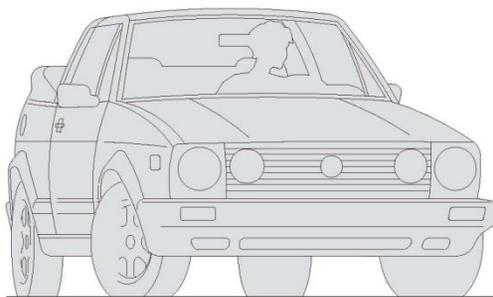
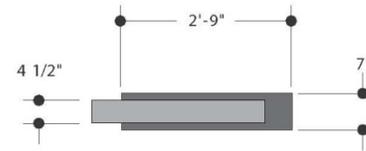
Guidelines



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE 3



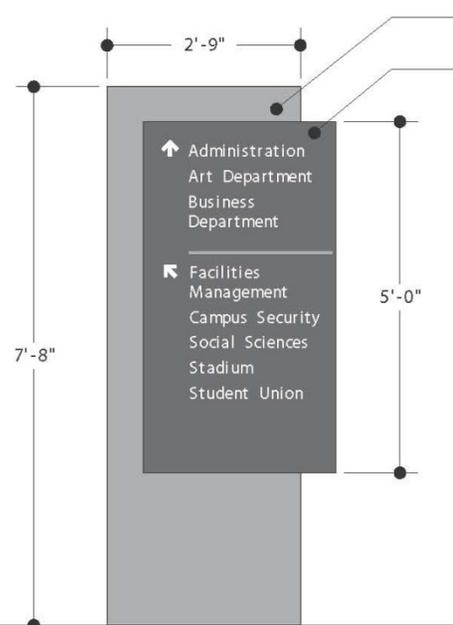
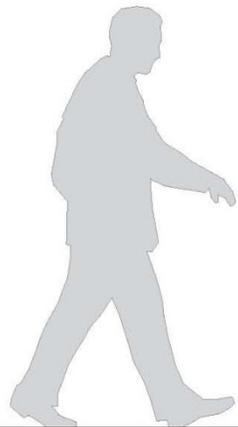
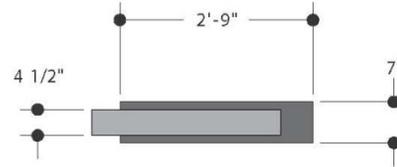
Guidelines



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE 4



CONCRETE OR FABRICATED METAL/ALUMINUM

PORCELAIN ENAMEL PANELS WITH VINYL COPY
ALTERNATE:

FABRICATED PAINTED ALUMINUM CABINET WITH
VINYL COPY, ARROW AND RULE

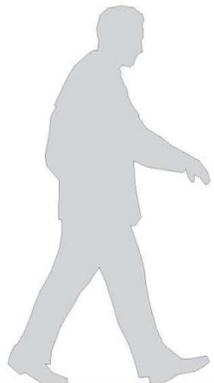
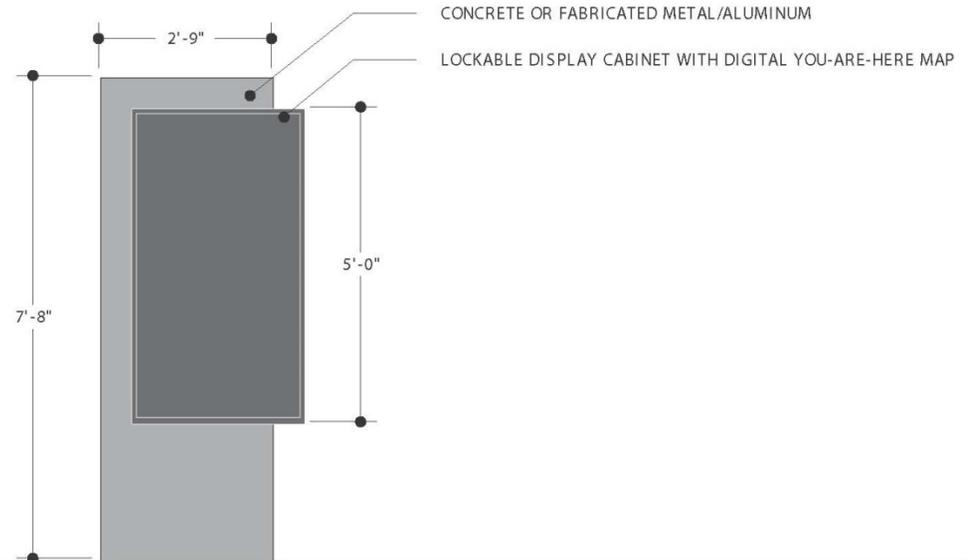
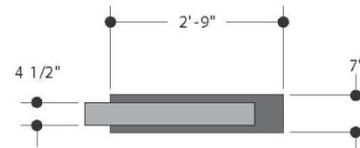
Guidelines



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE 5



Guidelines



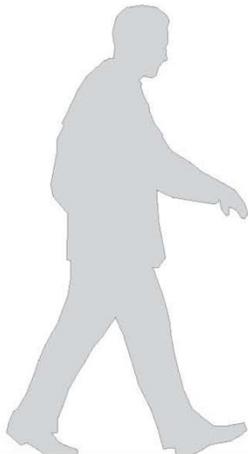
SIGNAGE GUIDELINES Cont'd

(As Outlined in *WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe*)

SIGN TYPE 6

BRUSHED METAL LETTERS
OR PAINTED BLUE

KATHLEEN JOHNSON ALUMNI HALL



Guidelines



SIGNAGE GUIDELINES Cont'd

(As Outlined in WLAC Campus Master Plan & Landscape Guidelines, Spring 2010, WWCOT & Ahbe)

SIGN TYPE 7

