

# Santa Ana College

## Unification Master Plan





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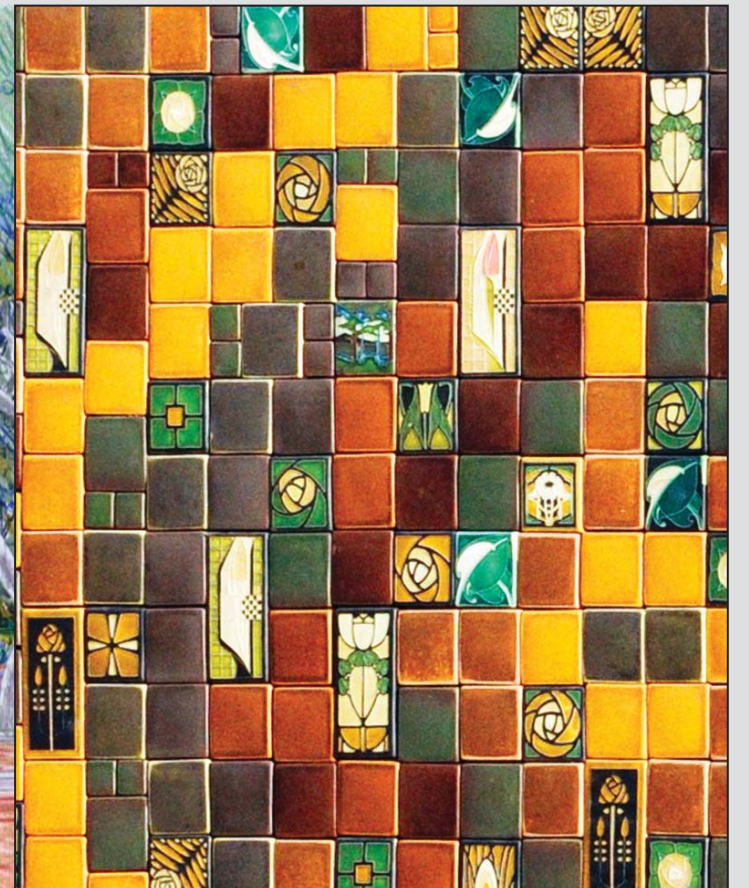
08.10.2011



**Architectural Concept**  
Westberg + White, Inc.



**Landscape Concept**  
SWA Group



**Graphics & Signage Concept**  
Redmond Schwartz Mark Design





**Architectural Concept**  
Westberg + White, Inc.



# Conceptual Architecture - Campus Unifying Recommendations

## Architectural Analysis of Campus Identity

Westberg + White, Inc.'s analysis of the existing Santa Ana College campus architecture character/theme has resulted in the following findings. Applying input from the District, College, Campus Master Plan and professional observation regarding the predetermined status, and on-going evaluation of the life expectancy of the existing campus buildings, has resulted in the anticipated surviving buildings primarily being of the 1960 to 1970 vintage. The character of this group of buildings as shown in these images represents dated yet strong architectural structures which cannot be easily or economically modified to create a differing aesthetic expression. Since their forms, materials, and colors are simple and neutral, it is our recommendation to build a unifying campus theme that embraces this aesthetic. An understanding of its basic elements and how they can be extrapolated and/or referenced in elements of future buildings as they are added to the campus will be necessary. While also providing a pallet of materials, colors, accents that will allow future interpretation to incorporate other expressions that are enhancements of this base aesthetic. Other existing buildings that are remaining but not aligned with this aesthetic are recommended, as shown in this Executive Summary, for modifications, enhancements, and renovation to bring them closer to unification with the whole. In some instances this is fairly simple, while others will require more articulation to achieve various levels of unification, not costly total renovation. Some level of unique design element is still encouraged to continue the richness of the total campus feeling of individuality and function. It also adds to the feeling of longevity associated with the College's 100 years of existence.

### Dominant Architecture Elements:

- Textured Masonry/Brown
- Columns/Lintels/White
- Expressed Structure
- Simple Lines/Forms
- Bronze Glass & Storefront



Nealley Library



Dunlap Hall



Administration



Johnson Campus Center



# Conceptual Architecture - Campus Unification Goal

## Unification Goal

To unify this 1950's through 70's college campus while transforming it into a cohesive upper education environment with a strong identity and enhanced sense of community for its users.

As existing campus buildings are removed the remaining architectural aesthetic of the campus becomes heavily dominated by 1960 to 70 modern structures. To achieve the transformation goal Westberg + White proposes to implement the following objectives:

- Unitize the Campus as an Updated Interpretation of Modern, Not Contemporary, Architecture and Garden
- Look for Opportunities to Enhance Existing Remaining Structures by Suggesting Minimal Modifications Which Will Derive Maximum Unification
- Extrapolate Existing Strong Expressed Structural White Forms Into New Architecture and Site Elements
- Extrapolate Existing Material and Colors and Incorporate New Interpretations of Them
- Add Color In Materials and Accents Wherever Possible
- Add Texture in New Materials That Add Richness and Interest
- Add Internal/External Visual Relationships in New Buildings – Especially Internally to the Campus
- Weave Culture and History of the School and Community Into Elements of the Architecture and Landscape Design
- Incorporate Art Opportunities Integrated With the Architecture and Landscape
- Enhance Branded Image Throughout the Campus
- Organize Signage and Way-finding System to Provide Concise and Aesthetically Consistent Communication Throughout the Campus
- Create Public and Private Environments for Campus Users
- Enhance, Not Detract, From the Existing Campus Garden Environment



- A** Planetarium Unification
- B** New Student Services Building Concept
- C** Chavez Building Face Lift
- D** Chavez Building - Public Interface Enhancement
- E** Chavez Building - Pedestrian Mall Integration w/ Landscape
- F** New Amphitheater/Court - Dunlap Hall Elev. addition & New Russell Hall Concepts
- G** Library Expansion Unification & Art Enhancement for Campus Main Court Area
- H** Student Promenade Enhancement
- I** Bus Stop Pedestrian Entry Way Enhancement

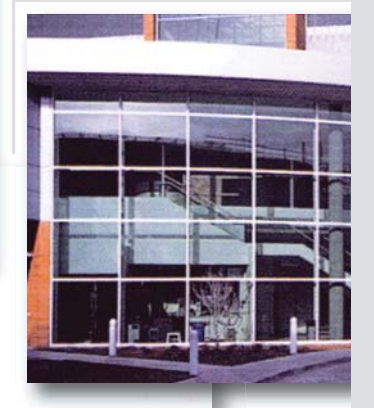
The following images represent some thoughts along these lines.



# Concept Architecture - Architecture Transformation

## Integration of New Elements in a Unified Manner

Concept Design of the proposed new student services building with architectural rhythm & massing unification with adjacent buildings to bracket the campus main entry plaza. Introduce glazing opportunities to soften architecture creating a less imposing and more inviting character.



## Enhanced Identity/Unification

Re-skin the planetarium Building to unify it with the administration building and strengthen the initial campus image as this building flanks the proposed Campus plaza at the College main entrance.



# Concept Architecture - Architecture Transformation



## Visual Integration through Repetition of Forms/Color

Addition of consistent design elements as shown here on Chavez Hall, provide simple solutions to incorporate vertical white column elements for aesthetic consistency.

## Inviting Communication & Scale

Enhance & bring relatable scale to the building massing. Take opportunities to communicate with users and community. At exterior improvements to Chavez Hall, propose to convert an imposing facade into a visual asset for the Campus. At an important community interface location.





# Concept Architecture - Architecture Transformation



## Potential Color Opportunities

These images represent opportunities for possible accent color additions to existing Campus buildings. As new buildings are conceived color should be incorporated into their designs to add additional layers of interest and richness to the Campus.



## Balance of Structure & Nature, Formal & Informal, Public and Intimate Environments

Create stronger relationships between vertical architecture & horizontal landscape by enhancing existing blank wall surfaces, such as Chavez Hall, shown here, with vertical landscape. Integrating varying size & configurations of seating within the landscape creates a variety of student environments and interaction opportunities.



# Concept Architecture - Architecture Transformation

## Welcoming Environment

Break down barriers by creating interior exterior relationships in architecture. Additional balconies, glazing and lighter architectural massing provide this relationship to the concept for the Dunlap elevator tower addition and proposed future relocated Russel Hall, as seen from the proposed new lawn amphitheater court.



## Beautification through Expression of Culture & Community

Enhance architecture while embracing & communicating culture & community through forms of art & place making. Shown here proposed enhancement to the Nealley Library seen from the proposed Quad. This design also unifies the forms of this exterior with the remainder of the library building.



# Concept Architecture - Pedestrian Gateways

## Building Pride of Community

Enhance campus entries to increase identity & a sense of pride/sense of community. Enhanced paving, landscaping, signage, banners and architectural elements line the east side of the proposed pedestrian access to the main campus Mall area.



## Bus Stop Pedestrian Entry Way

Many forms of transportation are utilized by students accessing the campus, including public transportation via the Orange County Transportation Authority bus system. Service to the campus has several drop-off points; including on Seventeenth Street, Bristol Avenue, Washington Street, and one internal campus stop on Campus Road. One of the more significant locations is on Seventeenth Street near the gymnasium building at the western end of the internal pedestrian mall. This current location does not define the pedestrian access to the campus. This sketch provides a concept for enhancement by providing a defined pedestrian gateway adjacent to the bus stop which leads to a direct pedestrian link into the campus.



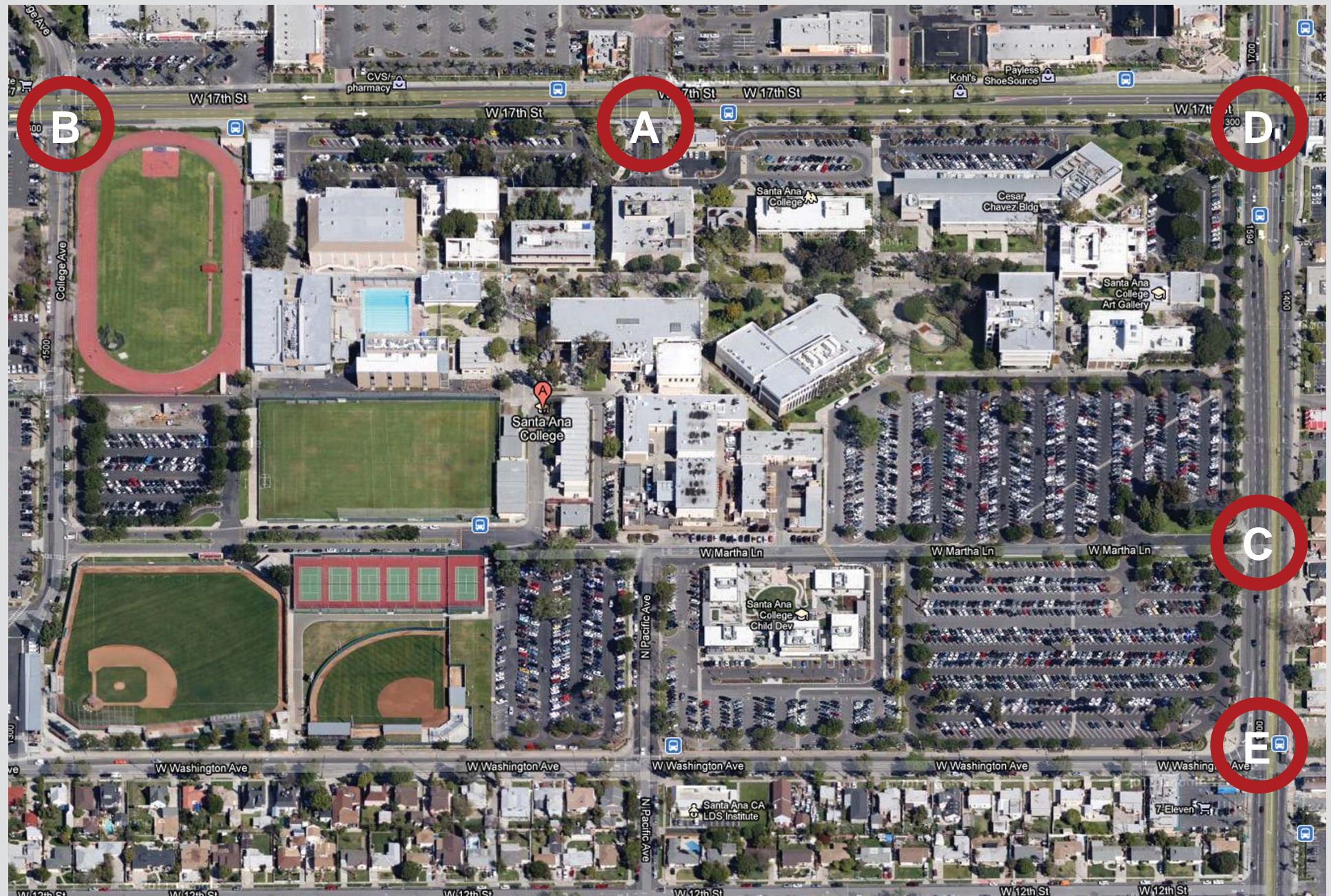
# Conceptual Architecture - Campus Branding

## Campus Branding - Community Image and Gateways

The consistency of architectural, landscape & graphic elements shall be incorporated to provide a unified branding for the Campus. In addition to consistent perimeter landscape materials and repetition, emphasis on the following list of repetitive elements at major vehicular and pedestrian gateways will reinforce the Campus "sense of place" and identity for its users and Community.

- Consistent college identity graphic/signage
- Consistent accent banner graphics and emphasis of college color pallet
- Consistent identification monument element forms; walls & columns
- Consistent vehicular and pedestrian access point introduction
- Consistent materials, textures and colors; paving, walls, and accent tiles
- Consistent accent and functional lighting; fixtures, light hue/intensity and location
- Consistent accent entry trees, and perimeter site trees
- Consistent landscape materials, applications, and accents

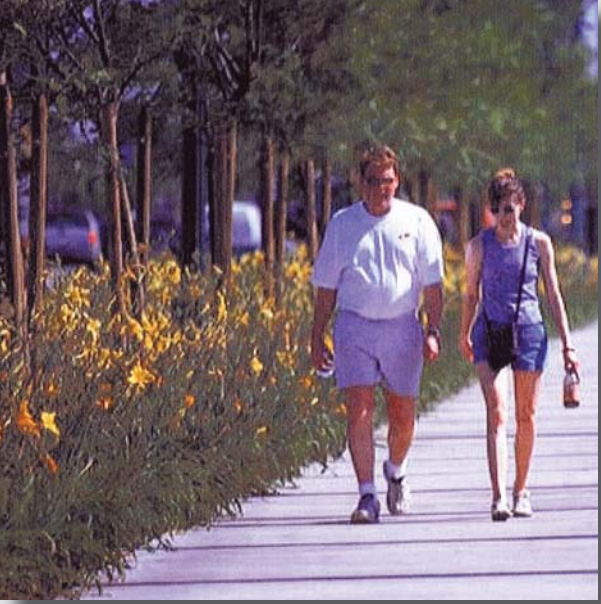
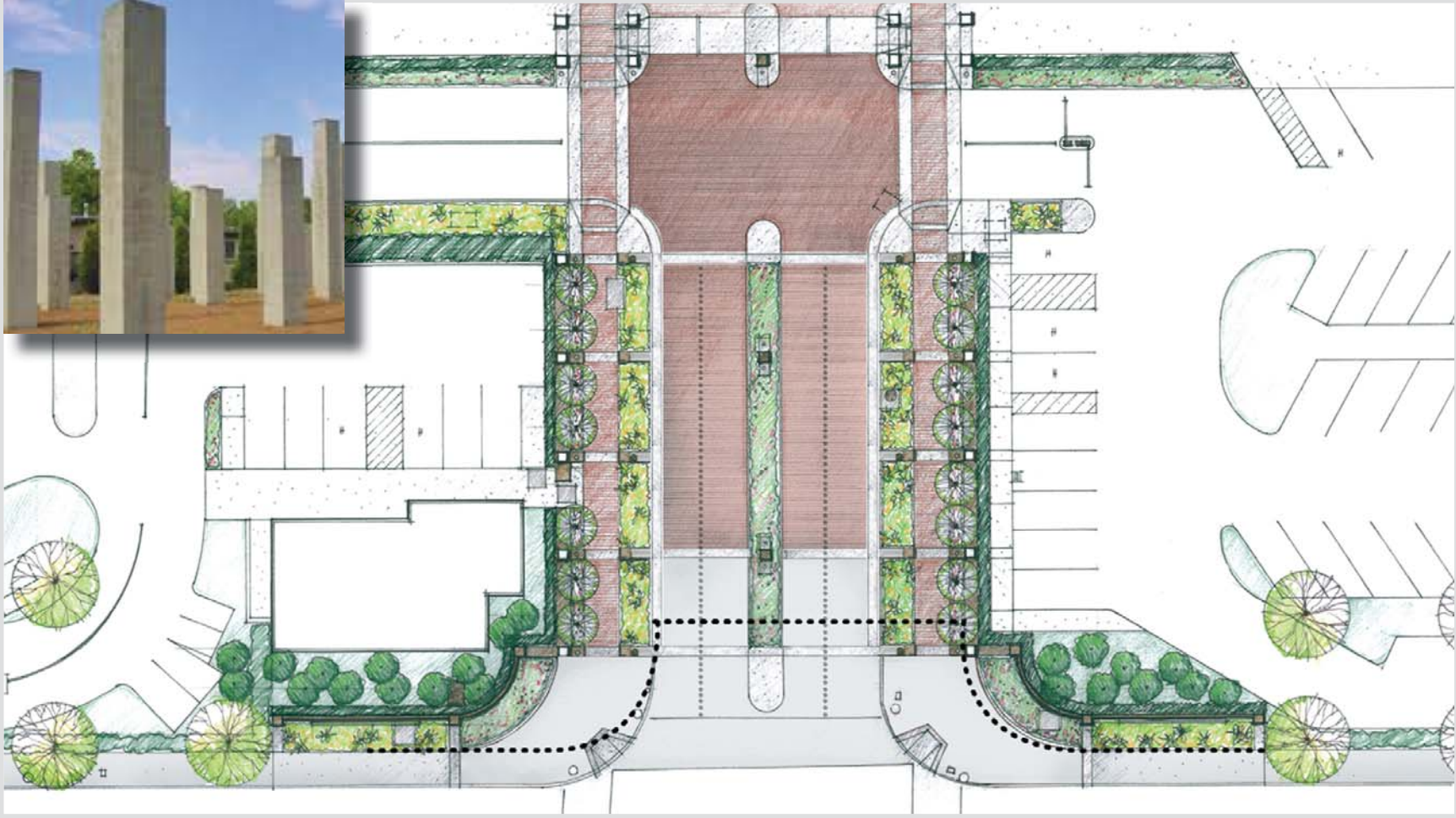
Landscape & Signage/Graphic unification recommendations are identified in the subsequent sections of this document.





# Concept Architecture - Unify Campus Gateways

## Main Campus Entrance

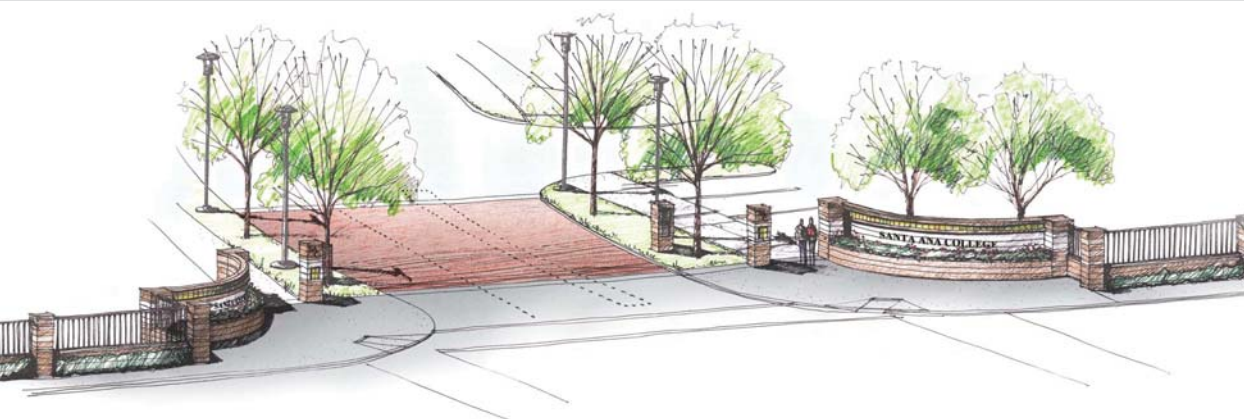
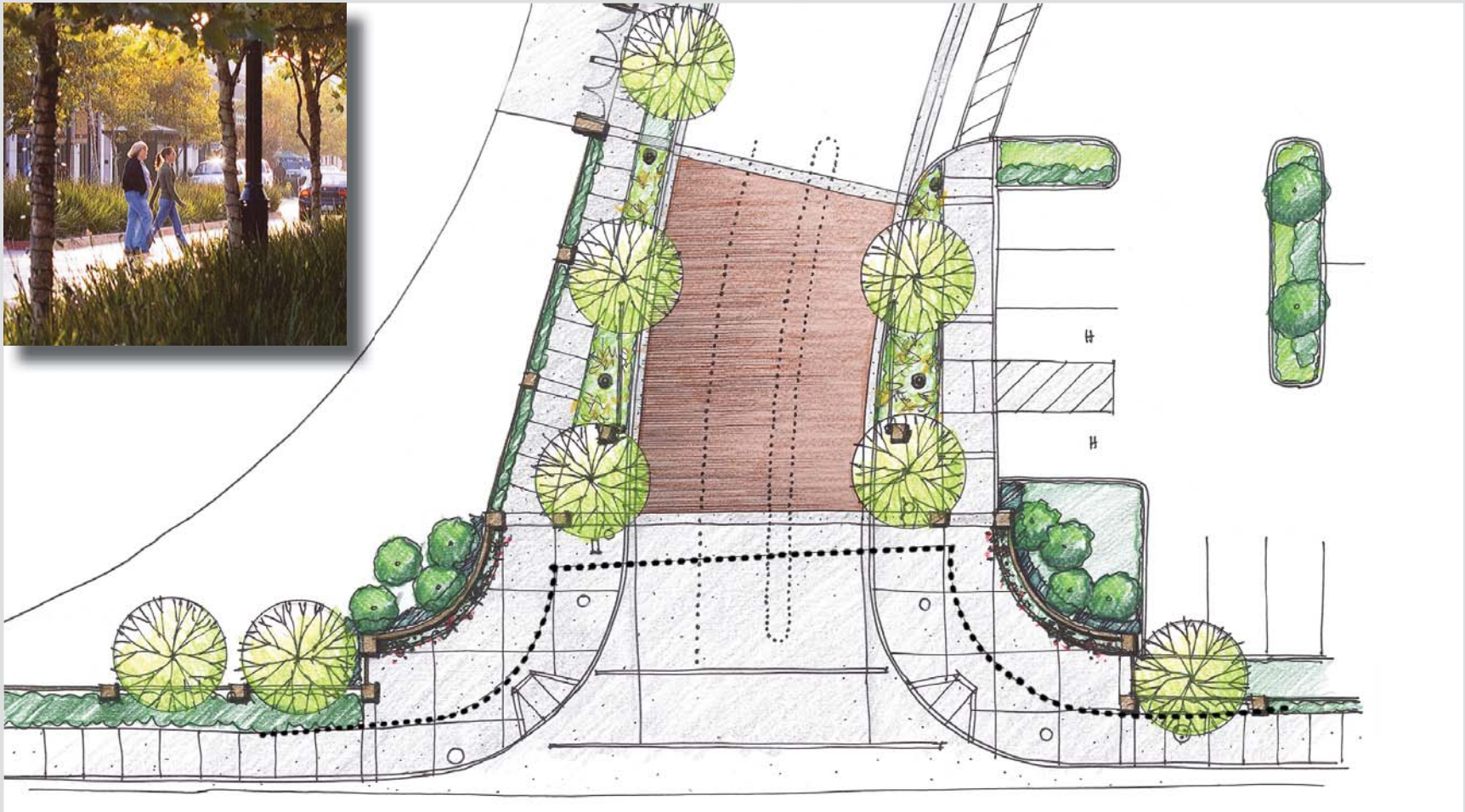


This main vehicular and pedestrian paved entrance is identified by flanking monument signs, freestanding columns with banners, symmetrical lighting, flowering pear trees and linear flowering landscape.



# Concept Architecture - Unify Campus Gateways

## College Avenue Campus Entrance

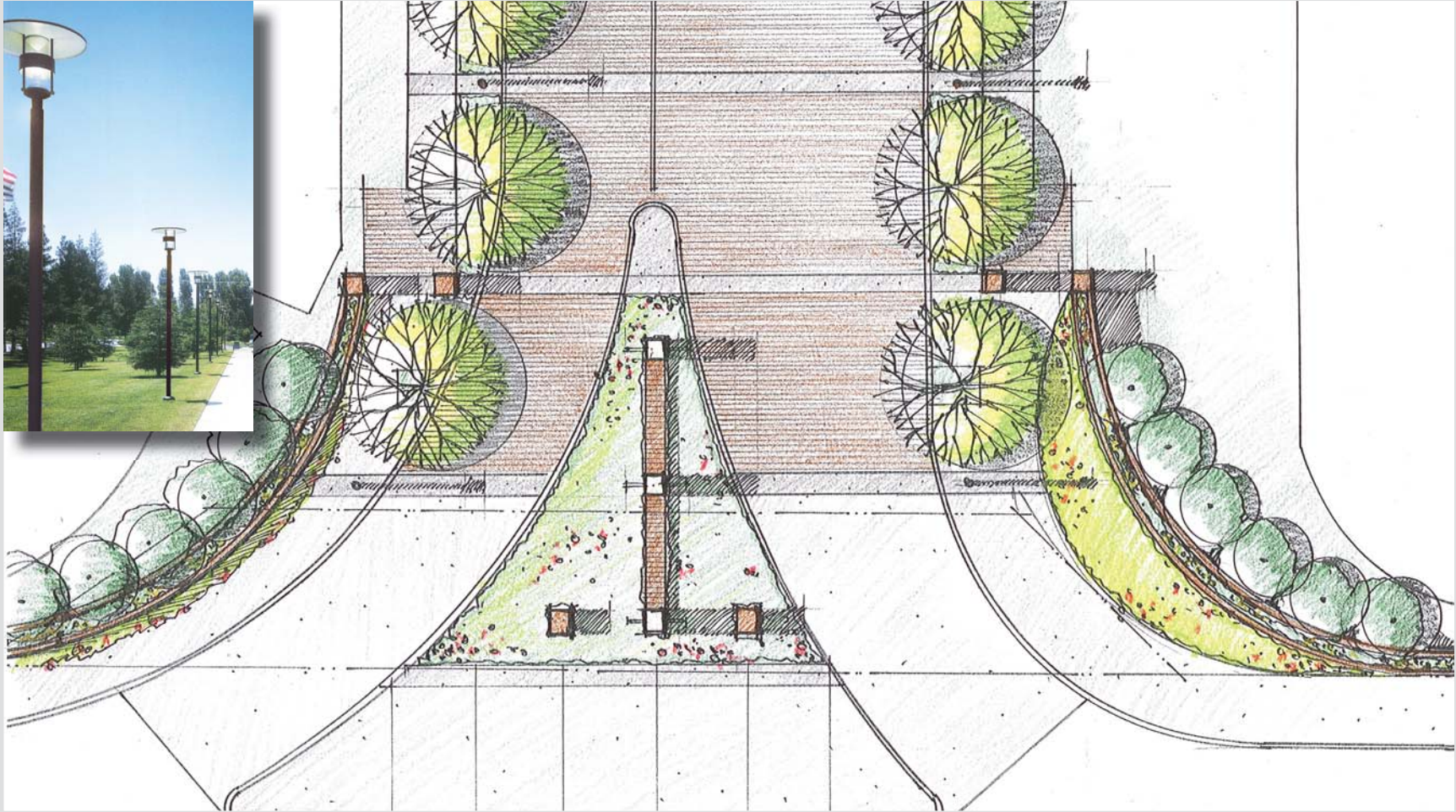


One of the two main vehicular access points of the campus, this paved entrance is bracketed by symmetrical monuments signs, pedestrian gateways, site perimeter fencing, linear landscaped parkways, sidewalks and fenced athletic fields.



# Concept Architecture - Unify Campus Gateways

## Bristol Street Entrance Gateway

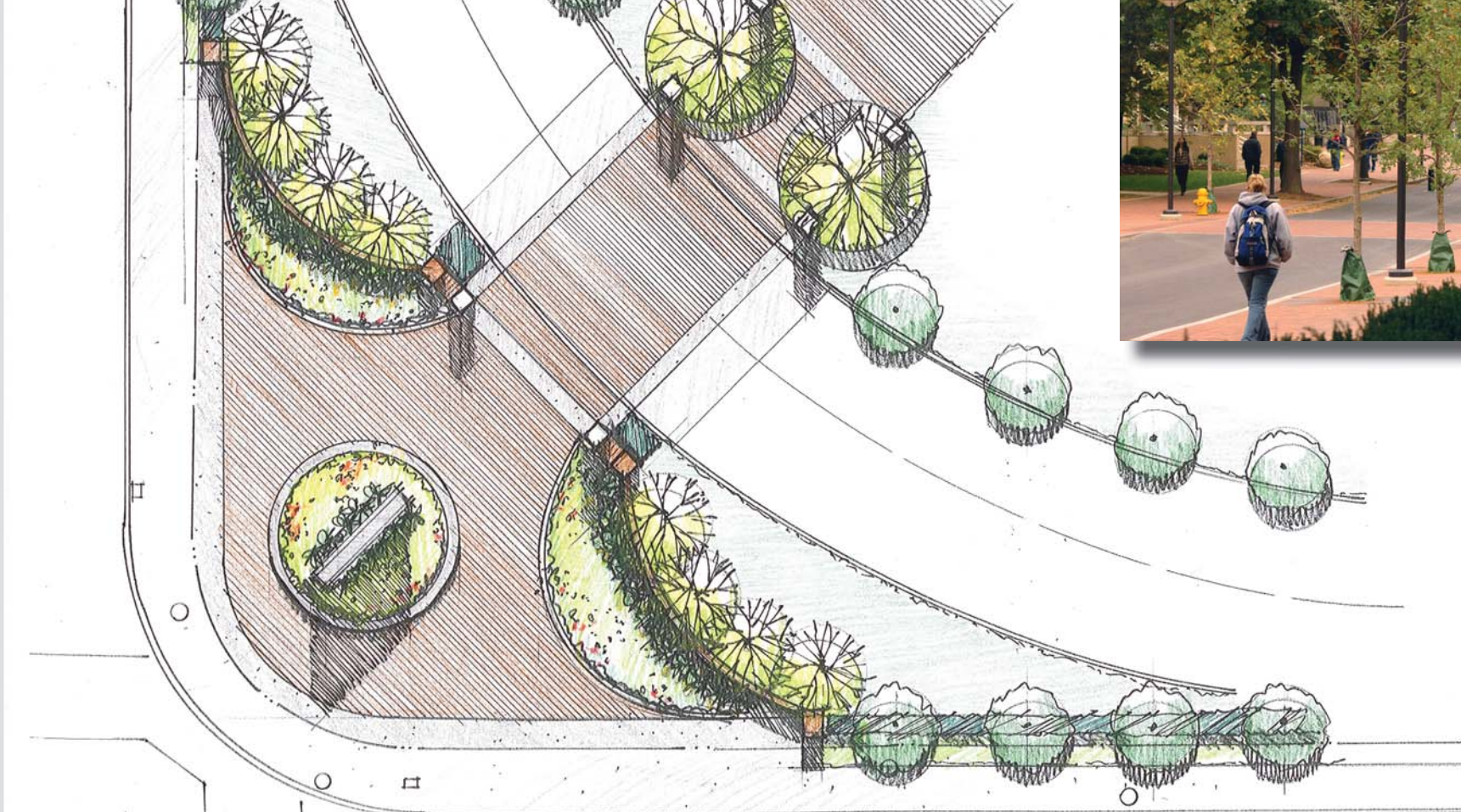


The second main paved vehicular access point of the campus, it is flanked by mirrored monument signage, pedestrian gateways, accent trees, linear lighting, parkways and sidewalks. It is also identified by a linear string of bannered columns.



# Concept Architecture - Unify Campus Gateways

## 17th and Bristol Street Pedestrian Gateway Entrance

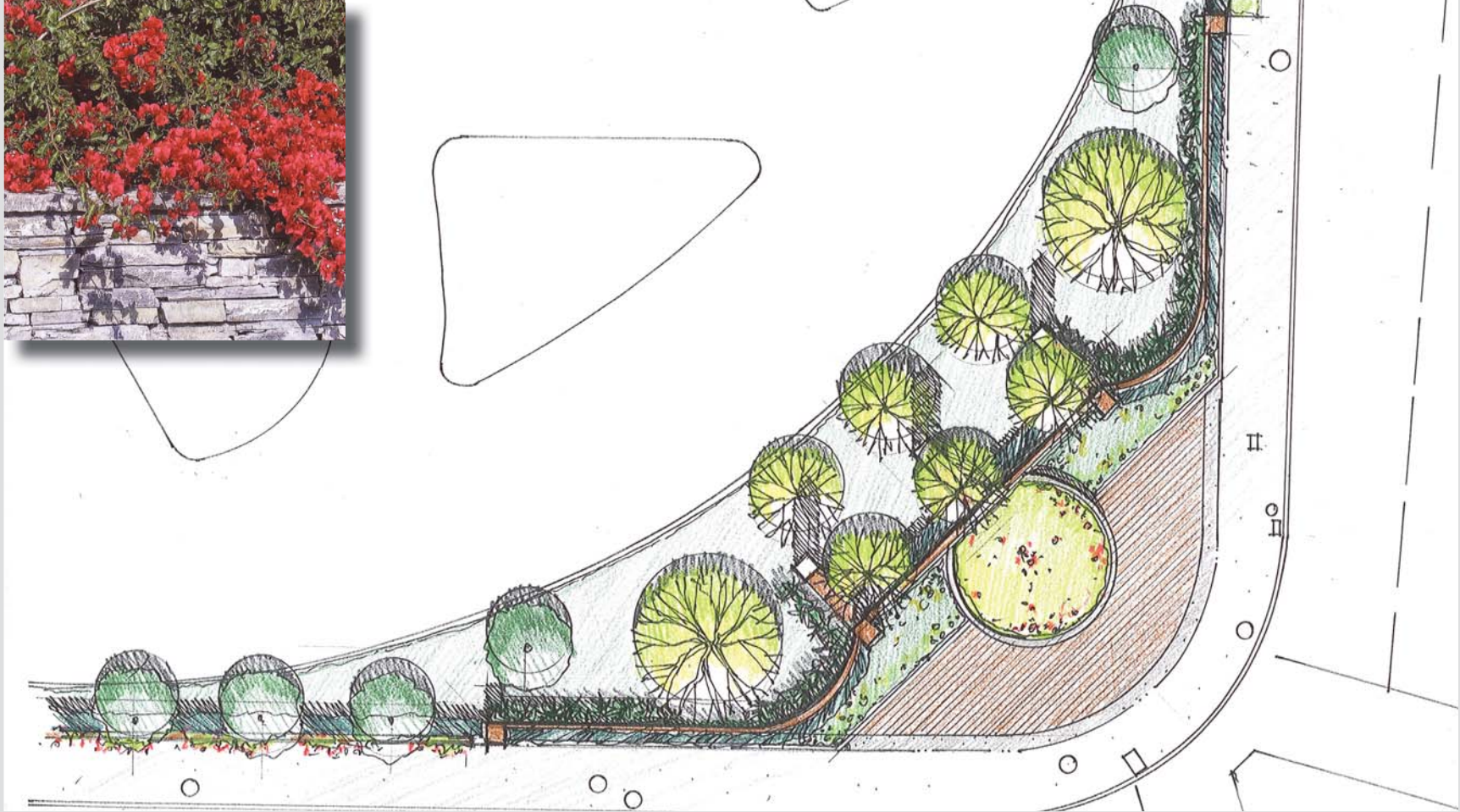


This primary main pedestrian gateway entrance to the campus is located at a main City street intersection. The campus is currently identified here by a large monument digital sign. To enhance this gateway into the campus, a new public garden is being developed along its paved pathway. Monument walls, Accent trees, bannered columns and linear lighting will announce the entrance to the garden and campus. New Accent flowering landscape will also flank the entryway.



# Concept Architecture - Unify Campus Gateways

## Bristol and Washington Street Campus Identification



This intersection marks a major perimeter of the campus along one of the Cities major arterials. Since this location does not provide direct pedestrian or vehicular access into the campus, it is not a gateway; however it is a major identity marker. To enhance this corner a new signage monument, enhanced flowering landscape, paving and accent trees will be added to mark this arrival point to the campus.

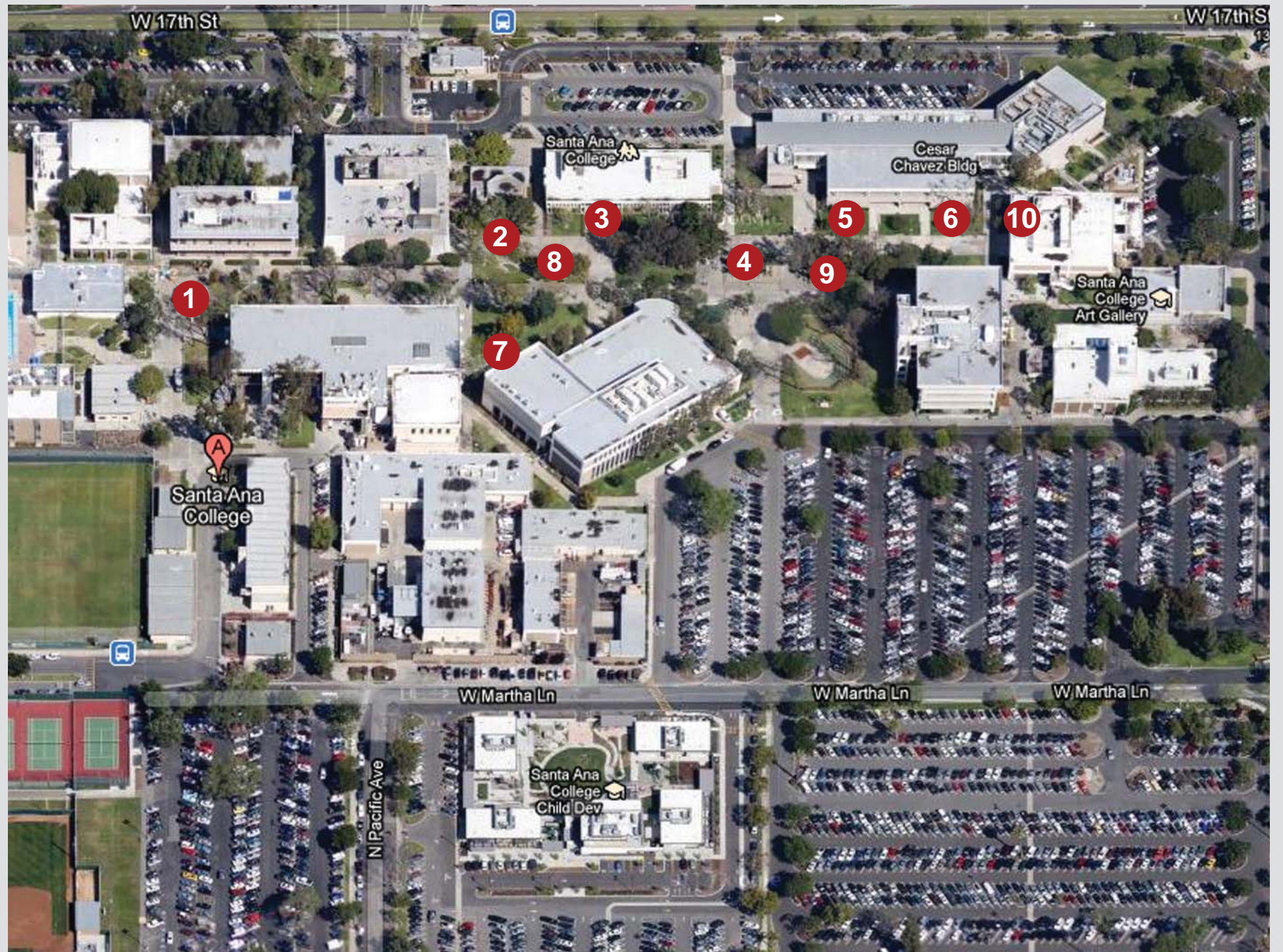
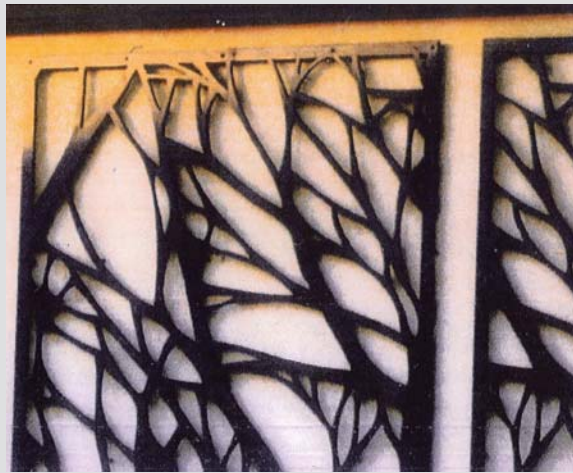


# Conceptual Architecture - Art Opportunities

## Potential Art/Sculpture/Mural Opportunities

The following list identifies potential internal Campus Art/Cultural and Historic expression locations:

- 1 West end of pedestrian mall - free standing art form
- 2 Vehicular drop-off court - free standing art form
- 3 Administration Building south entrance - mural art form
- 4 Fountain - free standing art form
- 5,6 Chavez Building south garden - free standing or mural art forms
- 7 Library addition facade - mural art form
- 8,9 Existing concrete benches - tile art form
- 10 Santa Ana College public garden - free standing art forms





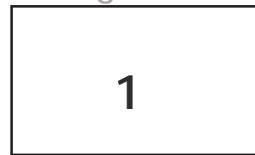
# Conceptual Architecture - Campus Exterior Material/Color Board



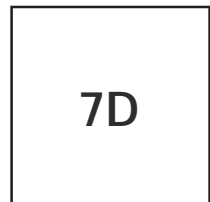
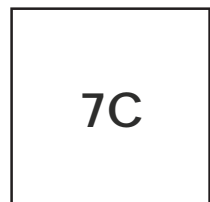
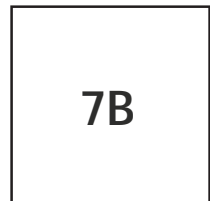
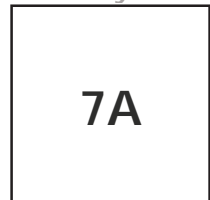


# Conceptual Architecture - Campus Exterior Material/Color Board

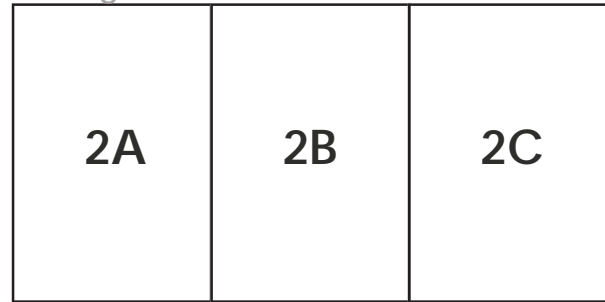
## Roofing



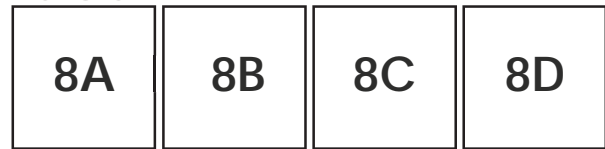
## Masonry



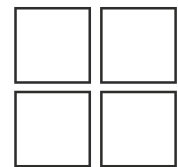
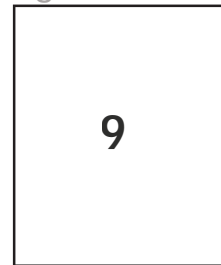
## Glazing



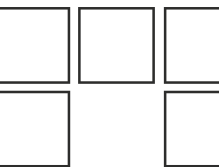
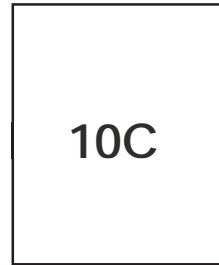
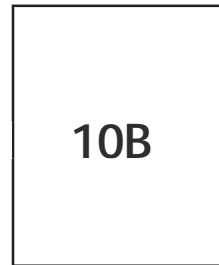
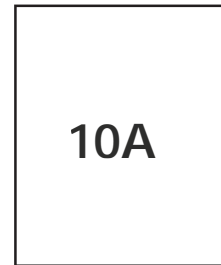
## Mullions



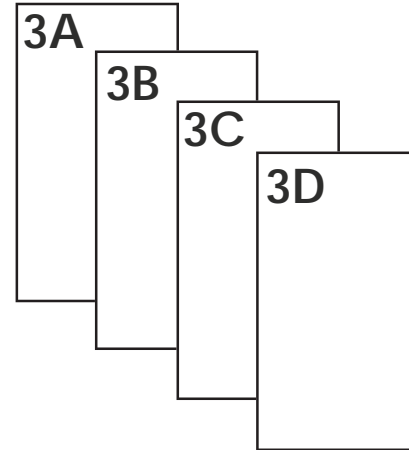
## Signature Tile



## Accent Tiles



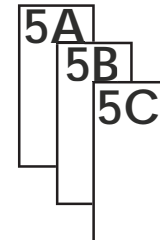
## Paint



## Trim



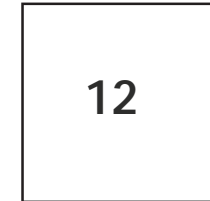
## Accent Paint



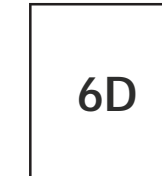
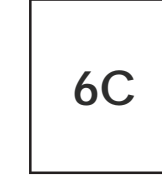
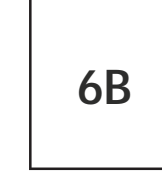
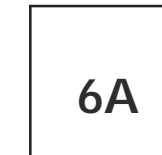
## Fencing



## Pavers



## Plaster



## Roofing:

1 Garland, #125 Dark Bronze

## Glazing:

2A PPG, SolarBronze Glass  
2B PPG, Clear Float Glass  
2C PPG, SolarGray Glass

## Paint:

3A Dunn Edwards, DEW 280 White, LRV93  
3B Dunn Edwards, DE 6121 Siamese Kitten, LRV72  
3C Dunn Edwards, DE 6122 Dry Creek, LRV55  
3D Dunn Edwards, DE 123 Trail Dust, LRV40

## Metal Trim:

4 Dunn Edwards, DE6385 Black Bean, LRV7

## Accent Paint:

5A Dunn Edwards, DE 5153 Iron Ore, LRV16  
5B Dunn Edwards, DE 5375 Santa Fe Tan, LRV46  
5C Dunn Edwards, DE 105 Cherry Bomb, LRV13

## Plaster:

6A Omega, 432 – Smooth Coat  
6B Omega, 432 – Sand Coat  
6C Omega, 56 – Sand Coat  
6D Omega, 430 – Sand Coat  
6E Omega, 409 – Sand Coat

## Masonry:

7A Orco Block, White Splitface Block  
7B Orco Block, White Precision Block  
7C Orco Block, Sourdough Splitface Block  
7D Orco Block, Sourdough Precision Block

## Mullions:

8A Kawneer – Medium Bronze, Permafluor, UC109862  
8B Kawneer – Classic Bronze, Permafluor, UC109850  
8C Kawneer – Charcoal, Permafluor, UC109852  
8D Kawneer – Bone White, Permafluor, UC109880

## Signature Tile:

9 Sample Signature Tile and Accent Tile Colors  
• Daltile, Red Vermillion ODM1  
• Daltile, Gold Coast 0191  
• Daltile, Uptown Taupe 0132  
• Daltile, Almond 0135

## Accent Tiles:

10A Sample Accent Tile I and Group I Accent Tile Colors:  
• Daltile, Copper QF74  
• Daltile, Pumpkin Spice Q090  
• Daltile, Cornsilk 0161  
• Daltile, Cypress 1452  
• Daltile, Alpine QF64  
10B Sample Accent Tile II and Group II Accent Tile Colors  
• Daltile, Bermuda QF55  
• Daltile, Chambray QF68  
• Daltile, Bordeaux QF47  
• Daltile, Copper QF74  
• Daltile, Mustard Q012  
• Daltile, Alpine QF64  
• Daltile, Black K111  
10C Sample Accent Tile III and Group III Accent Tile Colors  
• Daltile, Driftwood QF16  
• Daltile, Alpine QF64  
• Daltile, Aquarius QF61  
• Daltile, Sea Mist QF41  
• Daltile, Bordeaux QF47

## Fencing:

11 Dunn Edwards, DE6385 Black Bean, LRV7

## Pavers:

12 AckerStone, Genova Blend Pavers, TM, Shot Blast (square edge)





**Landscape Concept**  
SWA Group



# Conceptual Landscape - Unification Goal

## Unification Goal

In concert with this Unification Plan, a Landscape Framework Plan has also been prepared to enhance the existing campus aesthetic and student experience while improving upon the functional relationships of the campus. The Landscape Framework Plan consists of landscape strategies addressing spatial organization, circulation, programming and sustainable solutions.

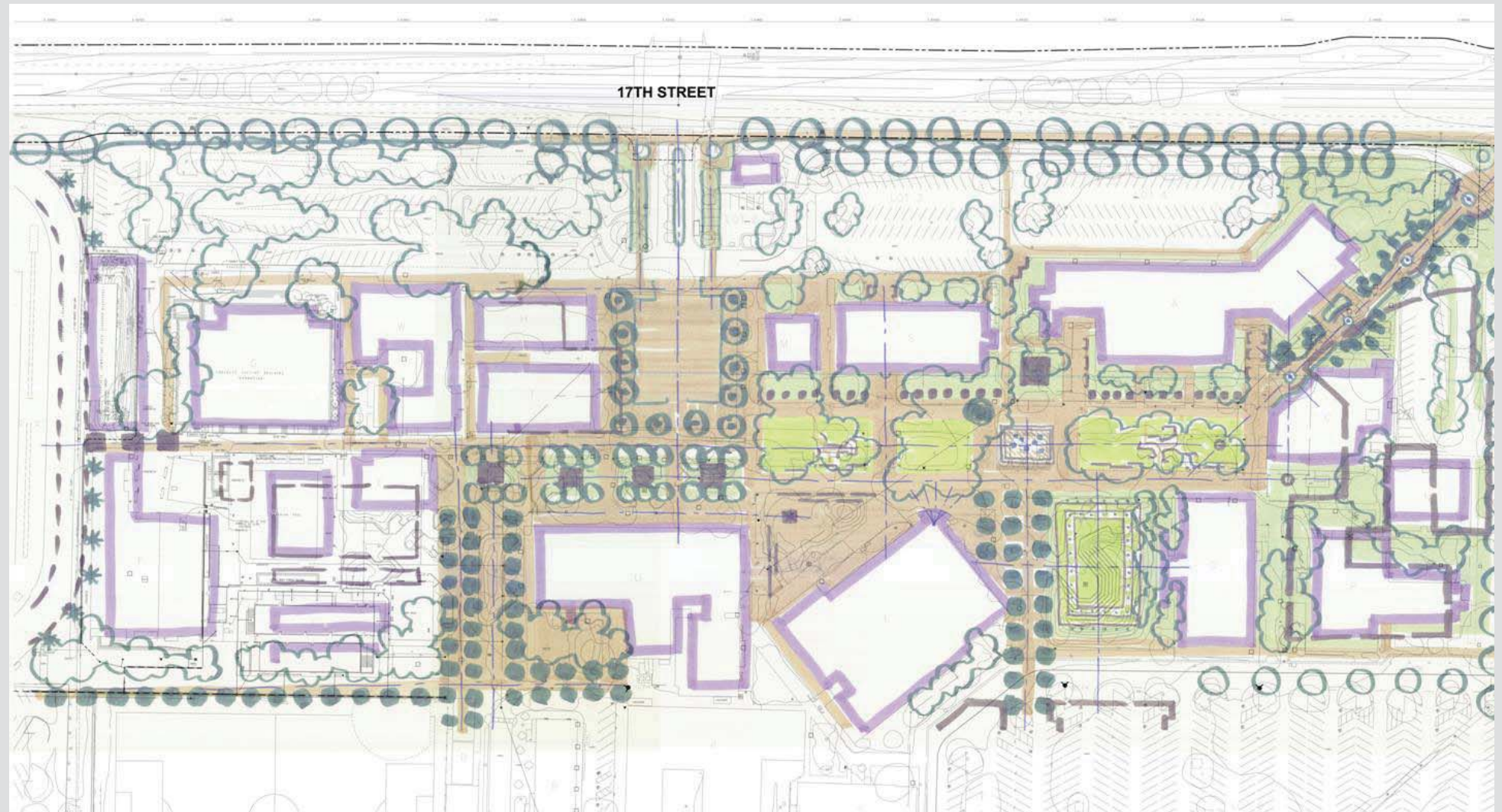
Santa Ana College presents a unique continuity of buildings and landscape due to its history and modern design origins. A parallel arrangement of buildings frame a pair of linear malls whose form has been strengthened over the years by the maturing of an established landscape, representing the legacy, beauty, order and character of the campus.

The Landscape Framework Plan for the Santa Ana College campus is intended to provide simple and legible landscape design concepts leading towards a preferred plan that will help shape future growth and guide the physical design of the campus through the College's Centennial Anniversary and to the end of the decade.

The landscape design concepts describe the fundamental characteristics of the College's setting, history and landscape that will inform any physical changes. The Landscape Framework Plan envisions a physical environment of appropriate character to support the campus's enhanced sense of distinction, privilege, sanctuary and promise for the sustained wellbeing of its students, faculty, staff and the community. The Landscape Framework Plan establishes four planning goals:

1. Create a plan that conveys excellence.
2. Strengthen academic, cultural and social interaction.
3. Preserve and enhance the garden environment.
4. Strengthen and clarify circulation systems.

The Framework Plan proposes three organizing principles for the campus that together will provide an overall direction for its future development.





# Conceptual Landscape - Campus Unifying Recommendations

## Corridors

The corridor establishes connections between courts, buildings and programs. The corridor brings related disciplines into proximity and provides a basis for locating key future academic facilities. The corridor allows the College to function as a single place. Walks, paths, public entries, landmarks, monuments, view corridors, art and landscape features help connect the different parts of the campus, critical if the campus is to have an overall sense of coherence as a place and as a community. Similarly, it is critical that the campus connect to the City and the region in ways that are seen as positive and beneficial by the larger community.



## The Mall

Santa Ana College should develop the mall as the hub of campus activity and the focus of its student programs. This existing mall, along with several proposed adjoining courts will serve as centers of gravity on the campus, the heart of campus and social life.



## Courts

The development of the campus should occur within a series of garden courts and corridors. The court defines the culture of the Santa Ana College campus and has clear boundaries and a distinct character.



# Conceptual Landscape - Campus Unifying Recommendations

## The Plan

### 17th Street Edge and Entries

The landscape design choreography for Santa Ana College begins at the 17th Street perimeter. This is the public face of the College. the street represents the public realm landscape and serves to unify and bring continuity to the College's public entries and edges.

It is suggested that the existing Carrotwood Trees along 17th Street's private realm perimeter be removed along with the existing perimeter concrete block walls. The existing trees will be replaced with London Plane Trees to provide a semi-transparent, leafy, light, seasonal quality and consistent character to the perimeter.

In place of the wall, a hedge is to be planted beneath the trees at the back of the City walk (the property line) to serve as a continuous soft, green, seasonal colored understory planting. The recommended shrub and alternatives are suggested in the plant palette for this corridor. The hedge treatment will break for pedestrian access and fire control access into the campus as required and adjacent to the bus stops located along 17th Street.

The 17th Street entry will serve as the College's primary ceremonial arrival experience and as such should convey a sense of distinction and privilege.

Parkway and setback street trees will line the two pedestrian walks flanking both sides of the entry drive. Low masonry walls will wrap the walks and terminate at the proposed entry auto court defined by existing buildings to the east and west. Two entry pavilions will mark the court's entrance into the campus mall. The understory treatment will consist of solid evergreen perennial and annual color plantings. Soft evergreen shrubs will screen the surface lots and the security building. Precast concrete pavers will define the entry from 17th Street.

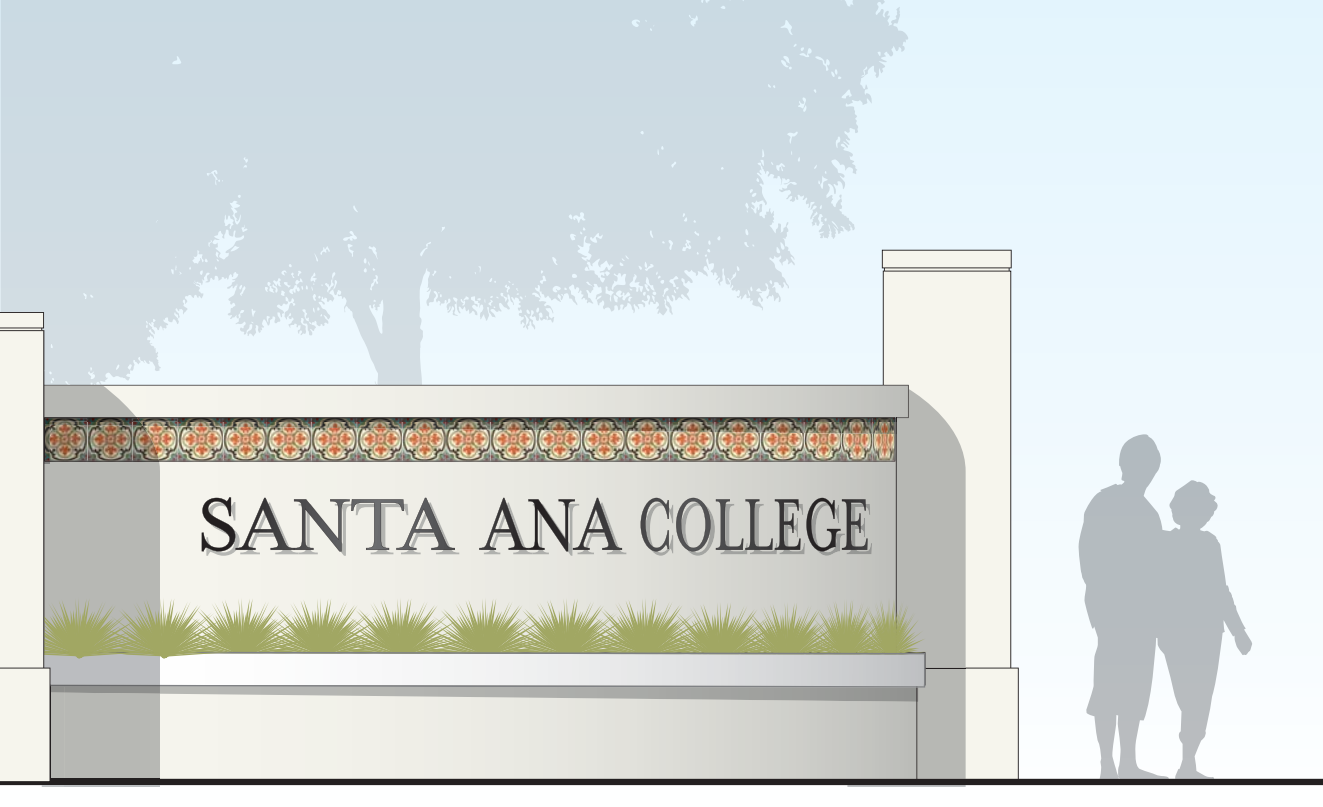




# Conceptual Landscape - Campus Unifying Recommendations

## Southeast Corner

The entry at the corner of Bristol Street and Washington Street will be closed to pedestrian foot traffic. The landscape and signage for the corner will be designated to highlight the corner and serve the College's first northbound monumentation along Bristol Street. The design will continue the wall treatment along Washington Street as it turns the corner on to Bristol Street.



## Bristol Street

Bristol Street serves as the College's eastern edge and secondary entry into the campus. The proposed improvements along this edge of the campus will follow those for 17th Street. However, since the conditions along Bristol Street differ slightly from those on 17th Street, the design will respond to the scale and configuration of the Bristol Street entry in kind. Trees, hedges, lighting and graphics will provide continuity to Washington Street.

The existing Carrotwood Trees along Bristol Street's perimeter will be removed along with the existing perimeter concrete block walls. The existing trees will be replaced with London Plane Trees.

In place of the wall, a hedge is to be planted beneath the trees at the back of the City walk (the property line) to serve as a continuous soft, green, seasonal colored understory border. The hedge treatment will break for pedestrian access and fire control access in the campus as required and adjacent to bus stops.



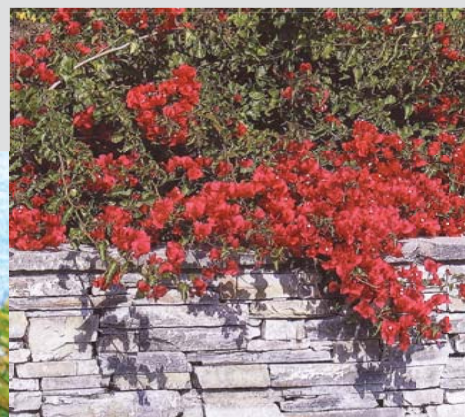


# Conceptual Landscape - Campus Unifying Recommendations

## Washington Street

The southern edge of the campus will be designed to allow for two entries flanking the existing CDC complex. The edge conditions will be similar to those for 17th Street and Bristol Street although the existing low masonry wall will remain in place and the tree planting will occur behind the wall within the parking lot. Flowering vines will be planted along the inside of the wall to cover its exposed southern face.

The entry along Washington Street will be designed in scale with the adjacent residential neighborhood, serving as a tertiary treatment.



## The Mall - East Mall

The pedestrian mall is the symbolic and actual heart of the campus. It is the main activity hub and cultural center of the campus. The mall contains the college's main administration building, student center, library, classroom buildings and outdoor amphitheater court.

Because of this location, the mall is an important ceremonial and gathering area. It also serves as a visual and physical gateway between the community and the campus. It is also identified by the presence of mature Eucalyptus trees whose canopies provide shade over an undulating turf ground plane, serpentine concrete benches, concrete paving and a central memorial stepped fountain.

The landscape framework provides a distinct identity for the mall while keeping unity with the rest of the campus. The main concept of the landscape framework is to reinforce and define the pedestrian spines and the more important campus public spaces on which the mall is organized.

The landscape framework plan recommends the following improvements for the mall from the Fine Arts Building to the western edge of the Library:





# Conceptual Landscape - Campus Unifying Recommendations

## Landscape

a. Protect and preserve all significant trees in the area extending from the Fine Arts Building to the western edge of the Library. Those trees in the mall that are in decline or present a possible hazard due to weak limbs should be removed.

b. Extend the wide of the turf on both sides of the berm by ten feet per side, thereby reducing the amount of concrete paving in the mall and allowing for a softer and smoother grade transition beneath the trees. This expansion will create additional area for seating and gathering and will be balanced by the proposed reduction of turf areas directly adjacent to 32 the mall's north building entries.



c. Replace the majority of turf area along the mall's north side with new plantings consisting of indigenous and native mixes and additional deciduous and evergreen trees.

d. Replace the existing amphitheater with a new rectangular shaped lawn whose layout will be level with the adjacent grade and step down towards the center, thereby allowing for informal tiered seating and year-round use as a central lawn, which the college currently does not have in any significant size. Sloped or ramped walks will occur on the short sides of the lawn, facilitating handicapped access to the lower level of the steps. Existing trees will be removed or relocated and additional trees will be planted to soften the west façade of Dunlap Hall. The lawn will serve as the college's main activity space in addition to the predominately paved quad area proposed as the new forecourt to the Neally Library.



# Conceptual Landscape - Campus Unifying Recommendations

## Hardscape

Replace the concrete paving in the mall with integrally colored precast concrete unit pavers to provide a warmer more inviting ground plane for the heart of the campus.

## Site Furnishings

Provide more seating along the north side of the mall in the form of platform benches.  
Provide more bench seating along the south side of the mall  
Provide for applied custom tile design to the existing serpentine concrete benches in the mall.

## Site Lighting

Provide for lighting for the mall to highlight this area of the campus.  
Replace the existing amphitheater with a stepping lawn with three tiers of concrete risers.



## Replace the west side mall planting at building West Mall

The design of the mall west of the library calls for the deletion of the existing mounded landscape to provide for a series of garden rooms consisting of clustered benches, hedges and canopy trees. These garden rooms will encourage students to meet informally in close proximity to the student union building. The layout is also conceived as an extension of the geometry of the entry tree grid at 17th Street to form a frame around the proposed entry plaza.



# Conceptual Landscape - Campus Unifying Recommendations

## The Amphitheatre

The existing stepped plaza west of Dunlap Hall will be replaced with a stepped grass rectangular shaped space for informal student initiated activities, performances and theatrical events. The space will become a forecourt to future building site south of the space. In contrast to the quad, the amphitheatre will become the College's only large multi-purpose garden room.

## The Plaza

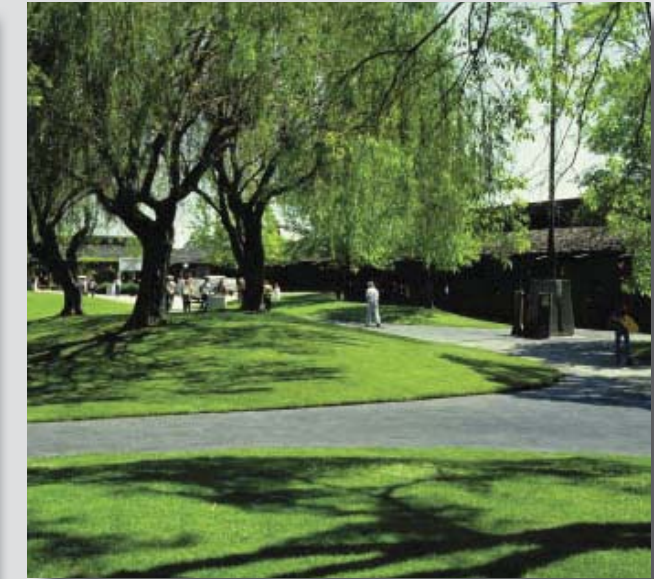
The proposed plaza will become the new ceremonial entry into the campus. Occupying the space where the soon to be demolished Russell Hall building is currently located, the plaza will be framed by canopy trees, lighting, and architectural colonnades.

New pavers and understory planting will facilitate visitor drop-off activities. The plaza will also allow for Campus wide events and ceremonies by closing the entry on those occasions.

## The Quad

The forecourt at the Neally Library will become the campus quad, the central activity space for organized student initiated activities and college functions.

Currently a mounded turf and trees area, the quad will allow for student dining and studying, with tables, chairs, umbrellas, and shade trellises providing a backdrop to this much needed multipurpose court.



## The Courts

Throughout the campus, particularly along building edges, a series of small courts or landscape gardens will be implemented for quiet study. These courts will connect to corridors, the mall, the quad and the plaza and provide for smaller, more intimate, residential garden spaces for students and faculty.

## The Corridors

Two major pedestrian walkways or corridors connect Washington Street and the CDC with the main campus. These pedestrian walkways will be treated as perennial corridors and identify the passages as significant garden components. A third corridor connecting the main campus west mall to College Avenue will facilitate pedestrian movements along this east west access. Perennial gardens, lights, banners and graphics will be added amenities for these important connections.



# Conceptual Landscape - Unifying Landscape Palette

## Santa Ana College

### Framework Plant Palette



**Street Tree:**  
London Plane Tree - *Platanus x acerifolia* 'Columbia'



**Entry and Internal Tree:**  
Camphor - *Cinnamomum camphora*



**Entry and Internal Tree:**  
Flowering Pear - *Pyrus calleryana* 'Aristocrat'



**Perimeter Hedge:**  
Texas Privet - *Ligustrum japonicum* 'Texanum'



**Perimeter Hedge:**  
Dwarf Escallonia - *Escallonia compacta* 'Frades'



**Entry Flowering Shrub:**  
Iris - *Iris Spp.*



**Entry Flowering Shrub:**  
Daylily - *Hemerocallis Spp.*



**Internal Flowering Shrub:**  
Spanish Lavender - *Lavandula stoechas*



**Internal Flowering Shrub:**  
Lantana - *Lantana Spp.*





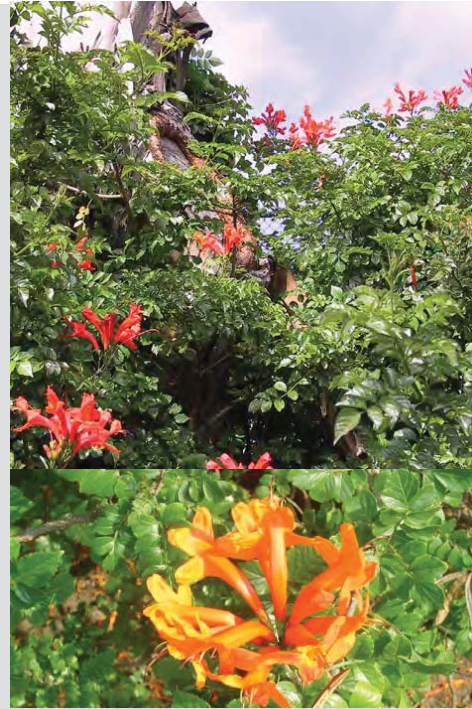
# Conceptual Landscape - Unifying Landscape Palette



**Internal Flowering Shrub:**  
Lily of the Nile - *Agapanthus Spp.*



**Internal Flowering Shrub:**  
White Flowering Lily of the Nile - *Agapanthus 'Snowstorm'*



**Internal Flowering Shrub:**  
Cape Honeysuckle - *Tecomaria capensis*



**Internal Flowering Shrub:**  
Bougainvillea - *Bougainvillea Spp.*



**Internal Flowering Shrub:**  
Red Hot Poker - *Kniphofia uvaria*



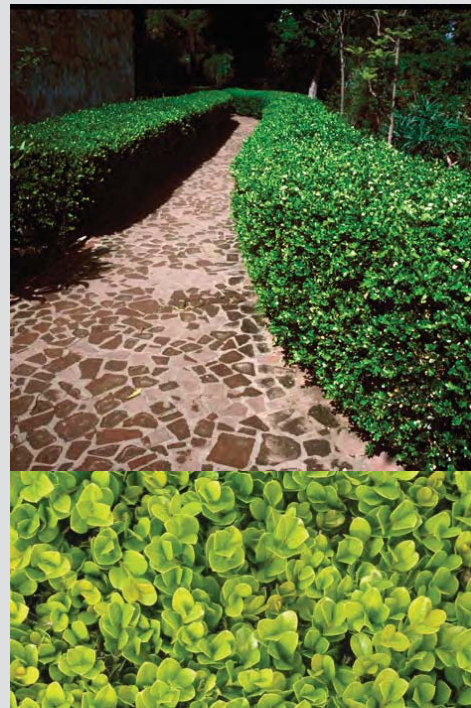
**Internal Shrub:**  
Natal Plum - *Carissa macrocarpa*



**Internal Shrub:**  
Texas Privet - *Liastrum japonicum 'Texanum'*



**Internal Shrub:**  
Indian Hawthorn - *Rhaphiolepis indica*



**Internal Shrub:**  
Japanese Boxwood - *Buxus microphylla Japonica*



**Internal Shrub:**  
Dwarf Pittosporum - *Pittosporum tobira*

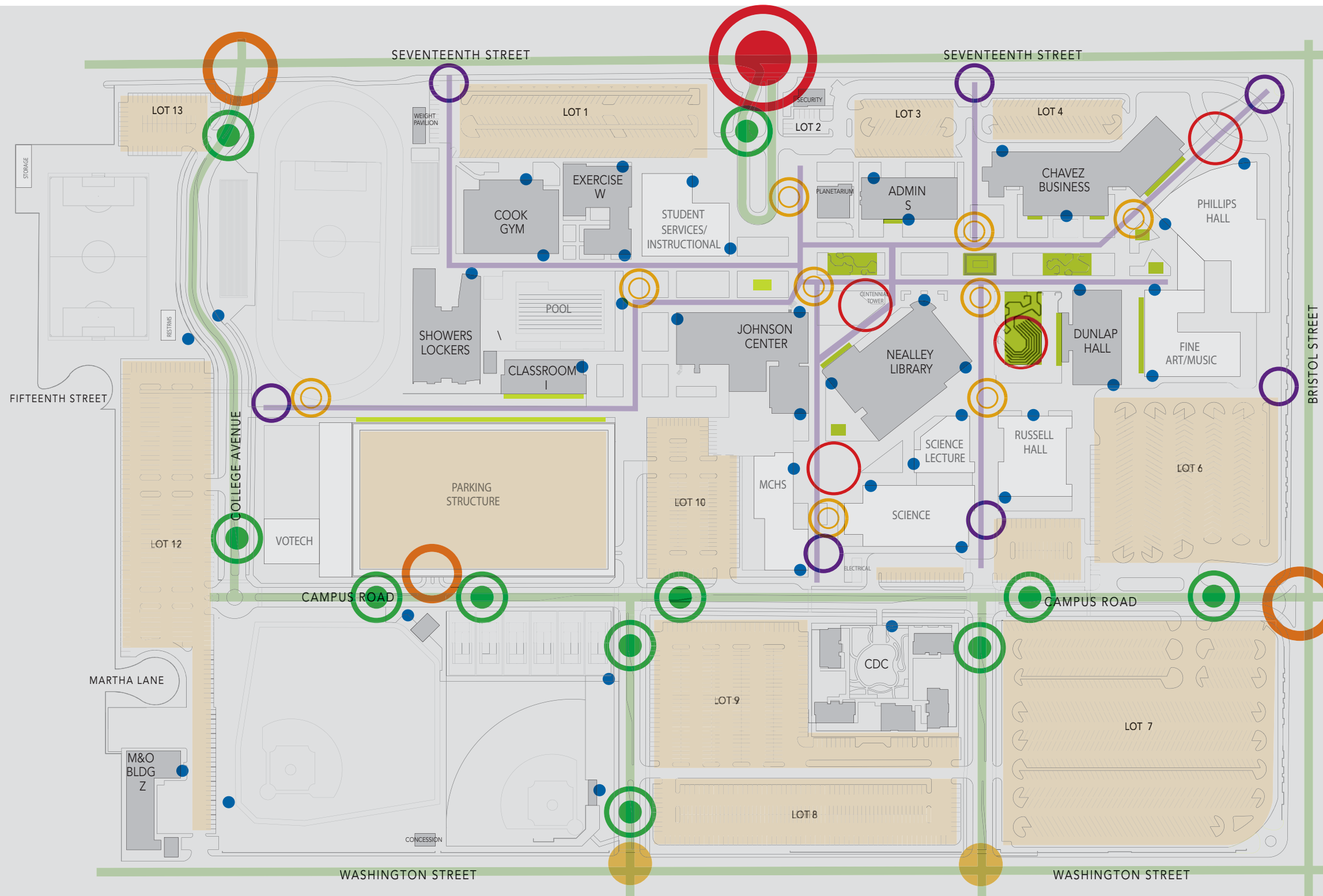




**Graphics & Signage Concept**  
Redmond Schwartz Mark Design



# Concept Graphics & Signage - Circulation & Signage Overview



## IDENTITY & VEHICULAR

- Primary Entry
- Secondary Entry
- Tertiary Entry
- Vehicular Decision Points
- Parking Identities
- Building Identities
- Vehicular Circulation

## PEDESTRIAN & PLACEMAKING

- Pedestrian Entry Points
- Pedestrian Decision Points
- Gathering Spaces
- Specialty Graphics
- Pedestrian Circulation



# Concept Graphics & Signage - Brand Palette

## Font

Baskerville BT Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

## Secondary Font

Neutra Text

ABCDEFGHIJKLMNOPQRSTUVWXYZ

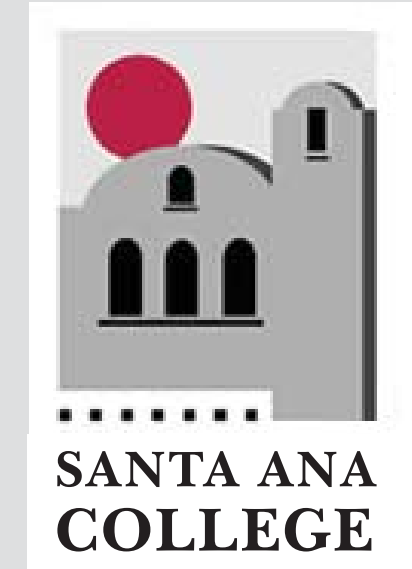
abcdefghijklmnopqrstuvwxyz

1234567890

## Existing Logo



## Refined Logo

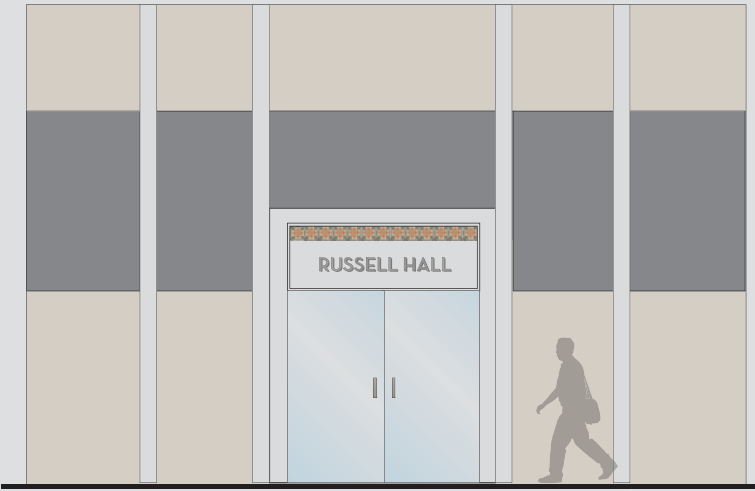
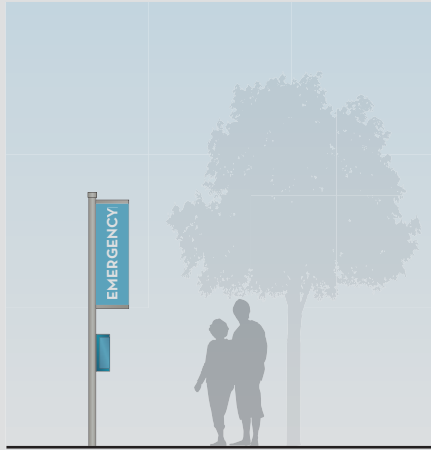
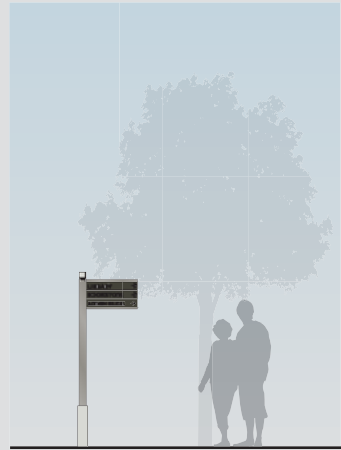
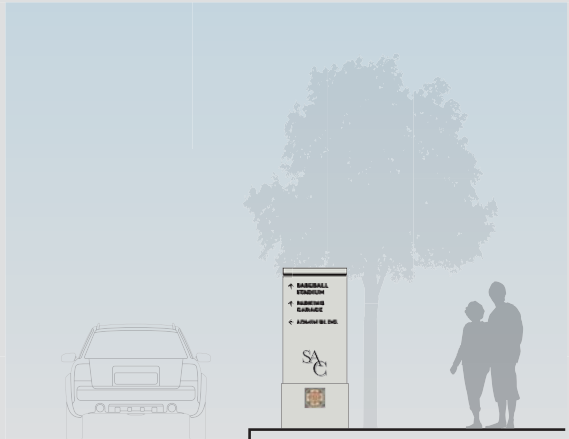


## Color





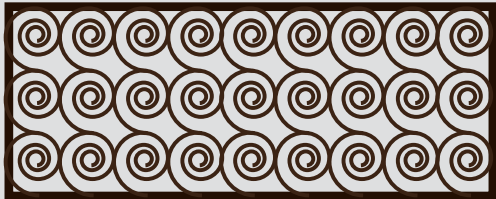
# Concept Graphics & Signage - Signage & Wayfinding Palette





# Concept Graphics & Signage - Specialty Graphics Palette

## Cut Metal



## Painted Mosaic





# Concept Graphics & Signage - Specialty Graphics Palette

## Tile Mural



## Tile Mosaic Bench



## Banner Graphics





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