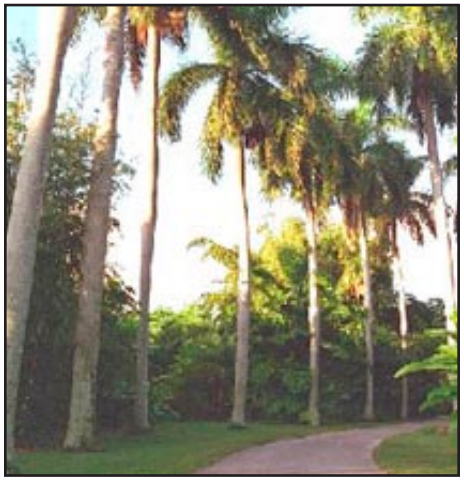


ARCHITECTURAL GUIDELINES

KIT-OF-PARTS APPROACH TO BUILDING COMPOSITION

The general building layout of the campus as depicted in Chapter 3, "The Oxnard College Facilities Master Plan 2004", should be used as a guide for building placement and orientation. As explained in Chapter 3 these guides have been conceived as part of an overall master plan approach, looking at all the programmatic, aesthetic and implementation factors in a comprehensive way. These guides indicate building groupings, locations, massing indications (one and two floor buildings) and relationships with existing and future pedestrian pathways as well as open space systems.

The architectural design sections in this chapter illustrate design approaches to various building forms and components based upon the best of Oxnard College architectural precedents. These are coupled with additional discussions of classic design features that can further inform future building design. These building forms and components are categorized as: multiple building groups, building materials, the use of courtyards and arcades, façade forms, roof forms, degree of architectural articulation and building entrances. A combination of these elements can be used to produce buildings that will be successfully integrated into the Oxnard College architectural fabric. This type of approach is referred to as a kit-of-parts approach due the combining of various components in achieving numerous combinations.

SETTING THE DIRECTION FOR NEW BUILDINGS

A visual and architectural survey of Oxnard College's campus buildings reveals several key design elements that give the campus its architectural character. These elements suggest a path for the design of future buildings.

The largest campus structures set the tone and character of today's Oxnard College: The Learning Resource Complex - LRC (1979), the Liberal Arts Building - LA (1979), Physical Education - PE (1981), Occupational Education - OE (1987), Letters and Science - LS (1997) and the Community/Student Service Center - CSSC (2003). Of these the LRC, LA, OE and LS buildings provide the basic design vocabulary for future buildings. Within this group, the OE and LS buildings provide the strongest architectural expression. Architecturally, the recently completed CSSC Building exhibits the greatest departure from other campus buildings as it introduces such new elements as curved exterior walls, bold colors, dark red/terra cotta tiles, vertically oriented window bays with pilasters, and a truly two story building unit accessed by exterior stairs. Campus structures of a smaller scale are located at the campus perimeter and/or are of a temporary nature and therefore less dominant in the campus environment. Such temporary structures are scheduled for removal as part of the Measure S program and will have no effect on the long term campus architectural environment.

The OE and LS buildings incorporate a range of classic design features. The strongest and most appropriate design features related to generic building components are identified in the adjoining table. Colors indicated on this table are intended to set the general color character. It is expected that variations are possible especially given the desire to use integral colors for various building components/features such as for wall Concrete Masonry Unit (CMU) blocks.

OXNARD COLLEGE ARCHITECTURAL DESIGN FEATURES APPROPRIATE FOR FUTURE BUILDINGS	
Building Component	**Description**
Plan	Multiple buildings grouped around courtyard. Exterior loaded classrooms with exterior doorways accessed by arcade covered walkways. Interior double loaded corridors possible.
Roof	4:12 concrete tile hip roof. Skylights possible; roof top mechanical systems screened by integrated parapets related to the design of the parent structure.
Fascia	2'-0" emphasizing horizontality.
Eaves	Expressed to achieve summer window shading and as a component of the horizontality of the overall structure. Alternately, eaves are 'replaced' by an exterior arcade.
Walls	Solid walls with deeply recessed punctured windows and doors. Glass walls on north elevation. Concrete Masonry Units (CMU) with wainscot as predominant wall material.
Arcade and Columns	Column-lintel system with roof line meeting at the top of the lintel 'fascia'. Simple square-section precast columns arranged in 12-foot on-center spacing to create exterior arcades. 10-foot height from walk surface/floor to bottom of lintel. Free standing colonnade may be employed in areas without arcades to carry along overall building rhythm. Gutters and down pipes well integrated with colum-lintel system. Open truss systems over arcades should be avoided to eliminate bird nesting and use.
Doors and Windows	Doors and windows to be of heavy metal frame construction to withstand salt/UV/wind/coastal environment. Clear glass, operable windows to become standard.
Materials	Walls made from split-faced or sand-blasted CMU. Stacked 3 course. Wainscot of contrasting integral color. Windows to be clear glass. Grey concrete roof tiles. Stucco acceptable as a parapet material.
Colors	General: Arcades to be off-white and lighter than other exterior walls. Walls, CMU--Paint Color: ICI 393 Walls, CMU Wainscot--Paint Color: ICI 425 Arcade Columns and Beams--Paint Color: Frazee 8750W Soffits--Paint Color: Frazee CW039W Door Frames, Window Frames, Mullions--Paint Color: Frazee 8705D Doors--Paint Color Frazee 7855D

BUILDING GROUPS

The existing Occupational Education (OE) buildings and the Letters and Sciences (LS) buildings successfully group classrooms, laboratories and other campus functions around a pedestrian scaled courtyard. The courtyard has direct links back to a major campus pedestrian pathway. The building clusters are composed of individual buildings with exterior arcades (OE) or a mix of exterior arcades and double loaded internal corridors (LS). Buildings shelter the courtyard from westerly winds acting as transition open space between larger campus open spaces and interior spaces (classrooms, labs, offices).

BUILDING HIERARCHY

At maturity, the Oxnard College campus will have a range of buildings falling into two generic visual types, foreground buildings and background buildings. A limited number of foreground buildings will display form, material and color, distinguishing them from the majority of campus buildings. These campus focal point buildings will include the Performing Arts Center and the Student Services Building.

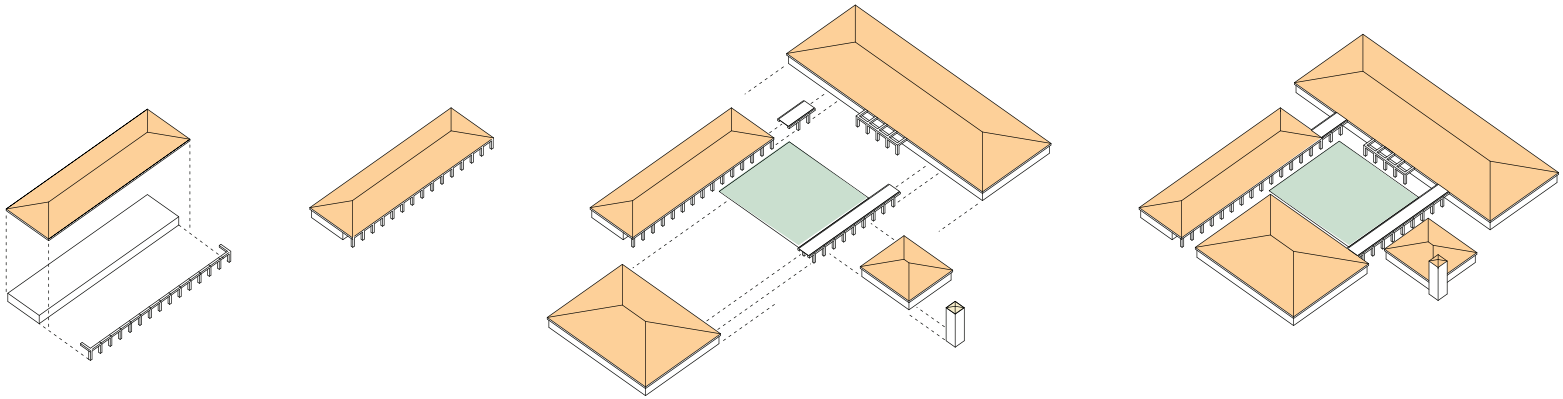
The Performing Arts Center will have a floor plan rotated off the historic north-south rectilinear grid. This rotation combined with the large volume of the building establish an opportunity for architectural differentiation.

While all campus buildings will be aesthetically pleasing and user friendly, some will provide backdrops to the previously mentioned foreground buildings. They will play an important role in creating campus open spaces but will not become the major objects of visual focus. Such buildings as classrooms, laboratories and the Arts Center: Fine Arts and Arts Center: Music buildings will be visually united with other campus buildings such as the OE and LS buildings, creating a recognizable and related campus fabric. Architectural guidelines contained in this section (Chapter 4) are intended to guide the architect addressing fundamental formal considerations, materials, colors and other such precedents contributing to the basic/background building fabric of the campus.

BASIC GEOMETRIC FORMS

Simple forms are indicative of bearing wall construction. In concept, all gravity forces are to be resolved using principles associated with bearing wall construction prior to the introduction of steel reinforcing. Openings in walls will be simple spans. This type of construction encourages building compositions that are varied in form and massing. Walls stepping in and out to vary a long facade should do so with some order and purpose. Walls are one side of a three dimensional form -- a rectangular volume or cube. These volumes, if interrupted, should be interrupted with another volume that is shorter or taller, wider or narrower than the original volume. The desired effect is a building which, although perhaps quite large in volume, has an interesting building composition.

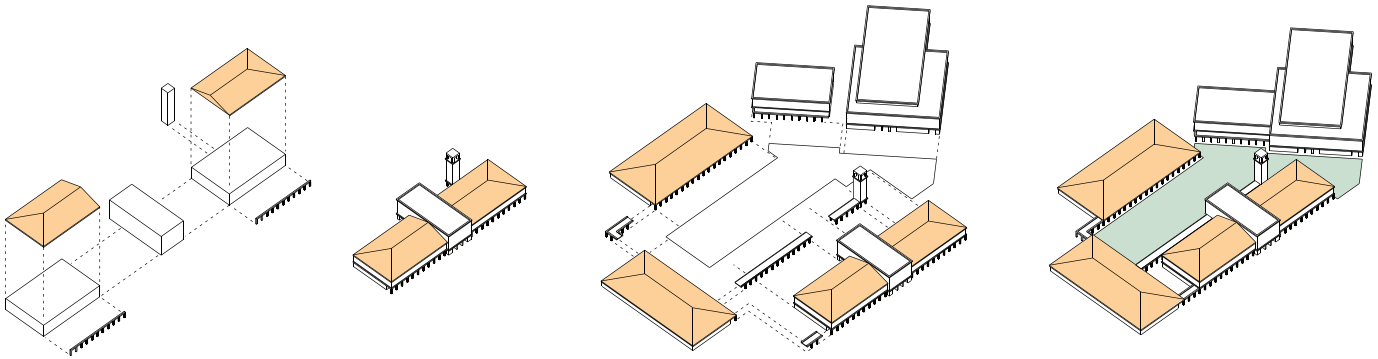
The above principles work directly with the following design principle: Elements will be arranged from front to rear with low elements to the front and higher elements to the rear. Hip roofs are the standard with parapeted flat roof center areas used to accommodate rooftop mechanical equipment.



VARIED HEIGHT AND MASSING OF BUILDINGS

Within a composition of buildings, hierarchies should be established, views and sun angles considered and depth through layering of the building forms added. The design principle of “Elements will be arranged from front to rear with low elements to the front and high elements to the rear,” can also be applied to building groups where buildings are arranged in a similar manner.

When possible, place lower building(s) on the southern side of the courtyard, allowing a maximum of winter sunlight into the court-yard. Within a grouping of buildings, heights should vary.



BUILDING COMPONENTS: ROOF

The use of parapeted roofs can become an identifying element for classroom buildings. They will be mixed with hip roofs, adding variety and interest to the building massing.

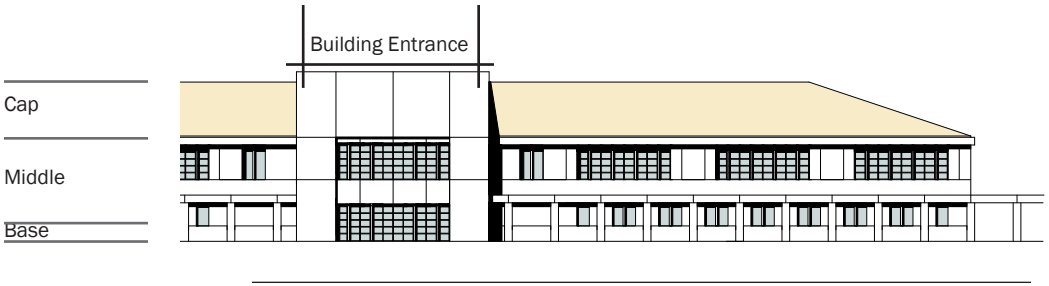
The use of concrete tile covered hip roofs with a 4:12 pitch serves as a visual thread, connecting all buildings within the campus. The presence of this rich, natural material is well suited to the area, resisting both wind and fire well. Additionally, such tiles offer longevity to the sustainability of the building.

The roof of the gym indicates an attempt to use standard campus architectural vocabulary on a large flat roof structure. Window and column forms recall those used on classroom buildings.

The hip roof as seen in the existing Letters & Sciences Building is representative of the campus design standard: a grey, concrete tile hip roof with a 4:12 pitch.

BUILDING COMPONENTS: BASE, MIDDLE AND CAP

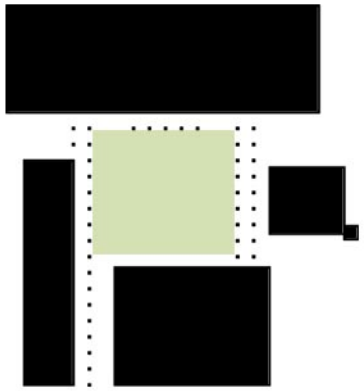
Expressing of Base, Middle and Cap is a classical architectural design principal. A tripartite composition gives balance to a composition while establishing a vertical hierarchy. It is the intent that rhythm, proportion and scale are very important to both vertical and horizontal building composition. All elements of this composition must be clearly present in the building design when viewed as a single building and as a composite group of buildings. At Oxnard College the middle is composed of wall and/ or a column/arcade system. The base is typically a 3-course concrete, contrasting color, masonry unit (CMU) wainscot.



BUILDING COMPONENTS: COURTYARDS

The courtyard is a specific formal response to issues of temperature control in semi-arid climates. Within these enclosures, a micro-climate that is substantially different from the "outside" is established, creating a pleasant gathering place. Courtyards can furnish indoor/outdoor work or meeting spaces for both students and teachers.

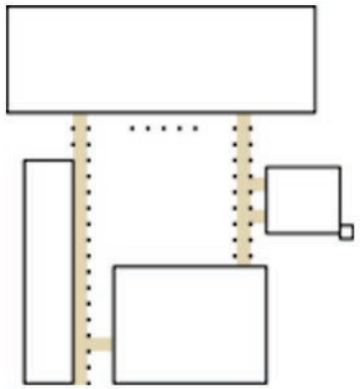
Courtyards will continue to occur throughout the Oxnard College campus. Used to provide a sense of community and enclosure, courtyards offer protection from the winds and places to gather.



BUILDING COMPONENTS: COURTYARDS

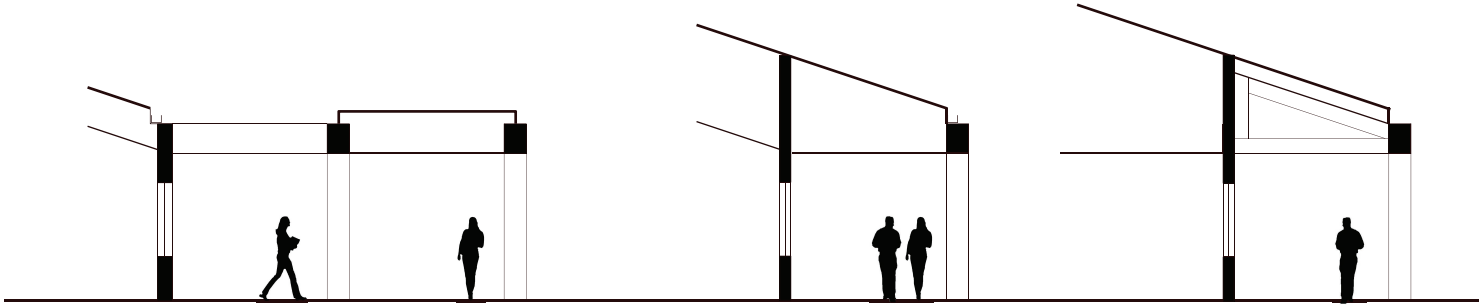
Courtyards must contain shade, sun and an arcade on at least one edge.

View: Views out of the courtyard shall terminate or be deflected by prominent architectural or landscape features.
Seating: Seating may be placed under the arcade, in the courtyard and/or on the balconies.
Doors: At least two or three doors will open from the building onto the courtyard,
Balcony: Balconies on multi-floor buildings will face into the courtyard. They will be at least 8 feet deep, have doors open onto them, and shade structures above them.



BUILDING COMPONENTS: ARCADES

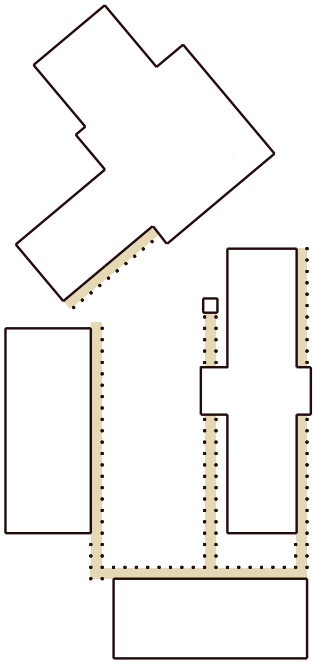
Arcades are covered walkways at the edge of buildings offering an interior/exterior transitional space. Playing a vital role in the way people interact with buildings, the formation of courtyards and pedestrian routing, arcades are spaces that soften and humanize exterior space while allowing the space to connect with the interior of a building. They reduce glare, providing shade while sheltering building doorways. Open truss systems over arcades should be avoided to eliminate bird nesting and use.



Letters & Sciencs Detached Arcade

Letters & Sciencs Engaged Arcade

Occupational Education Arcade



BUILDING COMPONENTS: ARCADES

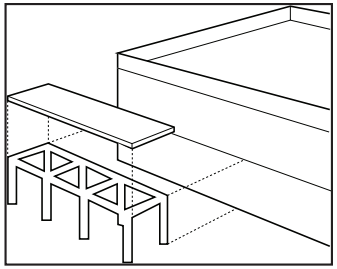
Arcades should be used as connections between groups of buildings allowing a person to walk from place to place protected from rain or sun.

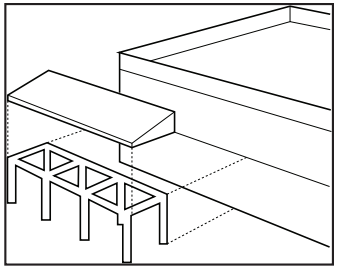
Arcades can be covered with a trellis structure. The trellis cannot be more than 50% open to the sky.

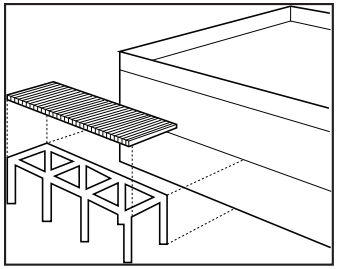
Seating and other amenities must be provided under the arcade, making it an inviting place to stop and pause.

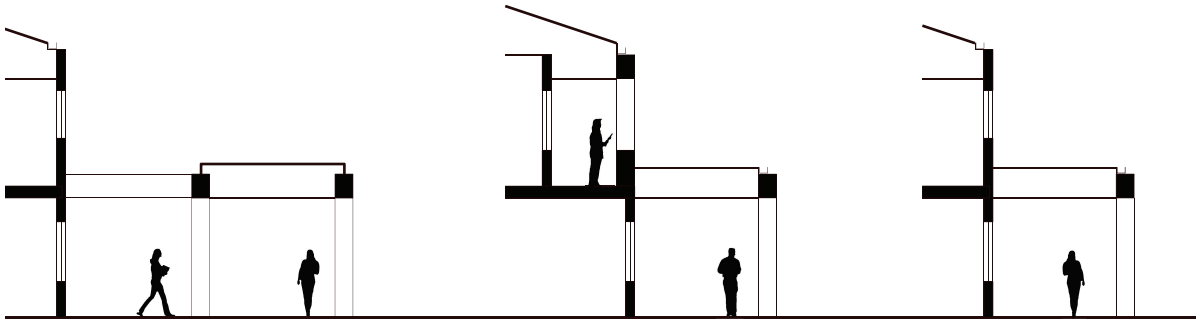
The arcade must have a clear depth of at least 7 feet.

Arcade columns must be thick enough to lean against.









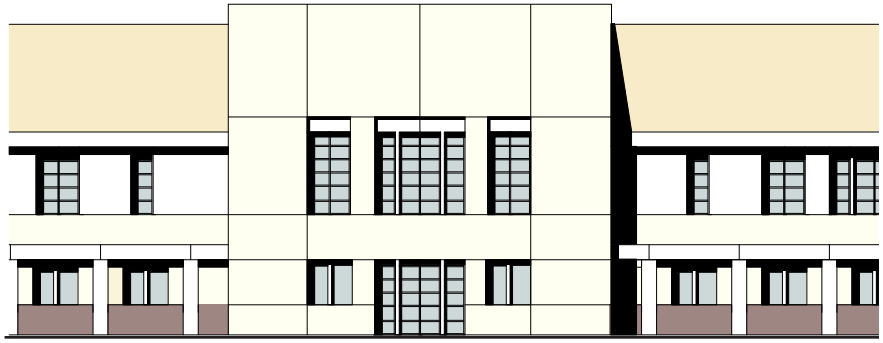
Proposed 2 Story Building
Detached Arcade

Proposed 2 Story Building
Offset 2 Level Arcade

Proposed 2 Story Building
Ground Level Arcade

BUILDING COMPONENTS: BUILDING ENTRANCES

The building entrance is the last step in the arrival sequence to a building. First is the transition from the street to the site; then the parking area to the parking space; the parking area (or drop-off area) to the network of pedestrian paths, courtyards, and arcades. The last transition is from the courtyard or arcade to the building entrance. This process is one of slowing down. It is an ever increasing enrichment of materials, textures, ornament, shade, fragrance...culminating in the entrance and the courtyard; integral arrival points for the building user. The position of main entrances control the layout of buildings. The building entrance controls movement to and from the building as well as all other decisions regarding layout and flow. When an entrance is placed correctly, the layout of the building unfolds naturally and simply.



The building entrance must be placed in a way that its location is indicated upon approach to the building.

The entrance must be a part of and integral with the courtyard.

The entrance should signal itself through a concentration of architectural effects such as a change in facade plane, enriched materials, building signage and/or ornamentation.

The entrance can be higher than surrounding building elements.

OTHER BUILDING SYSTEMS AND CONCERNS

INTERIOR NOISE LEVEL:

Maintenance of a quiet campus and quiet indoor study and work spaces is a major goal of the Oxnard College Facilities Master Plan 2004. The noise analysis conducted by Rincon Consultants found future noise levels based on projected traffic volumes on Rose Avenue and Bard Road to be in the range of 60 to 65 dba Community Noise Equivalent Level (CNEL) in the western edges of the campus west/southwest of the Letters and Science Building--areas identified for future classroom, laboratory and 'incubator' buildings. To further reduce interior noise levels in buildings to be built in these areas to below 45 dba, the following methods are given:

Double pane and/or laminated glass windows are to be used on all building elevations facing Rose Avenue and Bard Road including those within building courtyards. Double pane and/or laminated glass windows should also be considered for second floor work spaces facing roof top mechanical equipment of anticipated adjacent first floor buildings.

Baffles, screens and other noise deflecting/ absorbing devices should be considered where operable windows will be used.

Masonry block and other acoustical isolation materials and building techniques should be used in all new construction and is essential for use in study/work spaces within the proposed Music Building and Performing Arts Center.

Offices can be arranged along walls directly adjacent to the noise sources of Rose Avenue and Bard Road with classrooms and laboratories placed further towards the interior of the campus.

ROOF DRAINS:

To help retain storm water on-site and insure ground water quality the following design guidelines and measures are proscribed:

All roof drains and drip lines should drain to on-site landscaping areas such as planting strips or courtyards planted with ground covers. Drains should extend a minimum of 12 inches beyond the wall and/or footing location at the ground level.

Roof drains should not discharge onto walkways, pathways or driveways.

Roof drains should be configured to distribute discharge water to multiple locations around the building perimeter as opposed to concentrating it in one or two locations. At lease one roof drain (leader) should occur every 50 feet around the perimeter of a building.

Landscape strips and ground cover planting areas should be configured to accommodate reception of adjacent roof drain discharge leaders and pipes.

GUIDELINES FOR COLOR IMPROVEMENTS TO THE EXISTING CAMPUS

The LRC and LA buildings are the oldest and largest academic buildings on campus. Both utilize dark-stain wood fascias and other building components which give the buildings an overall dark impression.

Similarly, some of the earth tone color ranges and their application/location lack the consistency in painting. This, coupled with a general oxidation of the various coatings used contributes to a less than favorable overall building appearance for these key campus structures. These visual conditions in addition to scattered areas of degraded landscaping, tend to impart a negative impression over the entire campus. An overall building exterior program is provided here addressing such weaknesses. Such changes will result in an overall brightening and enhancement of the campus environment. Landscape improvements that form a kind of viewing frame for building facades, are described in the following Chapter 6, Landscape Plan and Guidelines.

OXNARD COLLEGE PROGRAM FOR COLOR IMPROVEMENTS TO EXISTING STRUCTURES	
Building and Treatment Areas	**Color Program/Intervention**
LRC	
1. Walls	Fluted Split Face Concrete Masonry Units, Currently not painted - no change proposed
2. Columns	Paint: Frazee 8750W
3. Door Frames, Windows Frames & Mullions	Paint: Frazee 8705D
4. Doors	Replace with clear plate glass steel frame doors (See also LRC Renovation Project Description)
5. Window Glass	Replace with clear glass
6. Soffit	Paint: Frazee CW039W
7. Wood Beams & Fascia	Sandblast & Re-stain: Cabot CAB03133
8. Roof	Concrete Roof Shingles - no change proposed
9. Gutters, Metal Trim & Flashing	Re-finish: RAL7030
LA BUILDING	
1. Walls	Split Face Concrete Masonry Units, Currently not painted - no change proposed.Vertical Stucco Surfaces: Paint to match CMU
2. Columns	Paint: Frazee 8750W
3. Door Frames, Window Frames & Mullions	Paint: Frazee 8705D
4. Doors	Paint: Frazee 7855D
5. Exterior Insulation Panels	Replace with color integral synthetic panels, color: Champagne
6. Window Glass	Bronze Glass - no change proposed
7. Soffit	Paint: Frazee CW039W
8. Wood Beams & Fascia	Sandblast & Re-stain: Cabot CAB03133
9. Roof	Concrete Roof Shingles - no change proposed
10. Gutters, Metal Trim & Flashing	Re-finish: RAL7030
11. Mechanical Screens & Parapet	Paint Stucco to Match Roof
OE BUILDING	
1. Walls	CMU Wainscot, Paint: ICI 425. CMU Walls, Paint: ICI 393
2. Arcade Columns & Beams	Paint: Frazee 8750W
3. Door Frames, Window Frames, & Mullions	Paint: Frazee 8705D
4. Doors	Paint: Frazee 7855D
5. Window Glass	Bronze Glass - no changed proposed
6. Soffit	Paint: Frazee CW039W
7. Roof	Concrete Roof Shingles - no change proposed
LS BUILDING	
1. Walls	CMU Wainscot, Paint: ICI 425. CMU Walls, Paint: ICI 393
2. Arcade Columns & Beams	Paint: Frazee 8750W
3. Door Frames, Window Frames & Mullions	Factory Finished - no change proposed
4. Doors	Factory Finished - no change proposed
5. Window Glass	Green Solex - no change proposed
6. Soffit	Paint: Frazee CW039W
7. Roof	Concrete Roof Shingles - no change proposed
8. Gutters, Metal Trim & Flashing	Factory Finished - no change proposed