

PCH & GOLDEN LANTERN

CHARLES COMPANY
DANA POINT, CALIFORNIA
February 16, 2016

Development
Permit Application

studio **n** eleven
at Perowitz+Ruth Architects



PROJECT TEAM

OWNER

CHARLES COMPANY
9034 WEST SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069
ATTN: ARMAN GABAY
TEL: (310) 247-0900
FAX: (310) 247-1525

ARCHITECT

STUDIO ONE ELEVEN
AT PERKOWITZ + RUTH ARCHITECTS
111 WEST OCEAN BOULEVARD
20TH FLOOR
LONG BEACH, CA 90802
ATTN: MICHAEL BOHN
TEL: (562) 901-1500
FAX: (562) 901-1501

LANDSCAPE ARCHITECT

STUDIO ONE ELEVEN
AT PERKOWITZ + RUTH ARCHITECTS
111 WEST OCEAN BOULEVARD
20TH FLOOR
LONG BEACH, CA 90802
ATTN: DAVID SABUNAS
TEL: (562) 901-1500
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LIGHTING DESIGNER

VISUAL TERRAIN
25217 AVENUE TIBBITS
SANTA CLARITA, CA 91355
ATTN: STEVEN YOUNG
TEL: (661) 775-7758
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PCH & GOLDEN LANTERN - Dana Point, CA
ZONING - Town Center - Mixed Use (TC-MU)

Scope of Work: Proposed demolition of an existing two story wood-framed multi-tenant retail structure along with removal of existing surface parking lot and related site clearing. Proposed new development includes three levels subterranean parking, ground level multi-tenant retail/mercantile/restaurant uses beneath a concrete podium deck, and two levels of residential units above the podium (39 total). Project requires lot merger between Parcel 1 and Parcel 2 (Lot 10, Block P, Tract No. 573), refer to site survey for more information.

SETBACKS		
TC-MU Zone	ALLOWABLE	PROPOSED
Pacific Coast Highway	10'-0" at Ground Level; Portions of building above 2nd floor (or) 30'-0" shall be set back 15'-0"	10'-0" Min.
Golden Lantern	None	0'-0"
Interior Property Lines	None at Ground Level; Above 20'-0" in Height: Starting 40'-0" back from the front building face, minimum 5'-0" from interior side property line	0'-0" - 5'-0"
San Juan		5'-0" Min.

ALLOWABLE HEIGHT		
TC-MU Zone	ALLOWABLE	PROPOSED
Building Height	40'-0" or 3 Stories above Pacific Coast Highway	40'-0" Max.

LOT COVERAGE/BUILDABLE AREA	
TC-MU Zone	PROPOSED
Lot Area - Gross	26,588 (0.61 AC)
Lot Area - Net (Assumed Property Line)	24,346 (0.56 AC)
Lot Area (Net)	24,346

DENSITY/FLOOR AREA RATIO (FAR)/(SF)				
TC-MU Zone	ALLOWABLE (FAR)	PROPOSED (FAR)	ALLOWABLE (SF)	PROPOSED (SF)
Project Density	2.50	1.89	60,865	46,055
	2.50 > 1.89 thus OK		60,865 > 46,121 thus OK	

PROGRAM/AREA SUMMARY		
FLOOR LEVEL	USE	SF
Sublevel Floor (P3)	Subterranean Parking	0
Sublevel Floor (P2)	Subterranean Parking	0
Sublevel Floor (P1)	Subterranean Parking	0
First Floor (01)	Mixed	9,580
Retail		2,940
Parking Access		790
Café		1,200
Restaurant		2,760
Residential Lobby		850
Service		1,040
Mezzanine Floor (1.5)	Residential	9,545
Second Floor (02)	Residential	13,346
Third Floor (03)	Residential	13,584
Proposed Zoning Floor Area (SF)		46,055
Proposed FAR		1.89

BUILDING CODE ANALYSIS (2013 CBC)

Occupancy Group: M, B or A-2 (Below Podium)
R-2 (Above Podium)

Type of Construction: Type I-A (Below Podium)
Type V-A (Above Podium)

Automatic Fire Sprinkler: Yes

Allowable Floor Area: Base Allowable: 12,000 SF (A_t)
I_s = 2 (per CBC 2013 Sec. 506.3)
A_a = Allowable building area per story
Automatic Fire Sprinkler Increase: A_o = (A_t + [A_t x I_r] + [A_t x I_s])
A_o = (12,000 SF + [12,000 SF x 0] + [12,000 SF x 2])
A_o = 36,000 SF

Building Height: Allowable: 50'-0"
Provided: 40'-0"

Number of Stories: 4 Stories

OPEN SPACE REQUIRED

COMMON OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Common Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Common Open Space Required	39		3,900

PRIVATE OPEN SPACE REQUIRED

TC-MU Zone requires 100 SF of Private Open Space per unit.

UNIT TYPE	# UNITS	AREA	TOTAL SF
Studio	7	100	700
1 Bedroom	24	100	2,400
2 Bedroom	4	100	400
Townhouse	4	100	400
Total Private Open Space Required			3,900

TOTAL COMBINED OPEN SPACE REQUIRED	7,800
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COMMON OPEN SPACE PROVIDED

	TOTAL SF
Ground Level Common Open Space	2,032
Second Floor Common Open Space	4,478
TOTAL COMMON OPEN SPACE PROVIDED	6,510
TOTAL COMMON OPEN SPACE PER UNIT PROVIDED	167

PRIVATE OPEN SPACE PROVIDED

	TOTAL SF
Mezzanine Floor Private Open Space Provided	280
Second Floor Private Open Space Provided	1,308
Third Floor Private Open Space Provided	1,136
TOTAL PRIVATE OPEN SPACE PROVIDED	2,724
TOTAL PRIVATE OPEN SPACE PER UNIT PROVIDED	70
TOTAL COMBINED OPEN SPACE PROVIDED	9,234
TOTAL COMBINED OPEN SPACE PER UNIT PROVIDED	237

LOCKABLE STORAGE REQUIRED	250 CF / UNIT
LOCKABLE STORAGE PROVIDED (AT MEZZANINE LEVEL)	250 CF / UNIT

PARKING REQUIREMENTS

ADA SPACES REQUIRED	REQUIRED
Total Number of Parking Stalls in Garage: 101 -150	5 (1 Van Accessible)

USE	# Units/SF	RATIO	TOTAL
Retail / Restaurant**	4,320	1/220 SF	19.6
Restaurant > 20% of GFA	1,380	1/100 SF	13.8
Café	1,200	1/250 SF	4.8

TOTAL RETAIL/ RESTAURANT SPACES REQUIRED	38.2
BICYCLE PARKING*	-3.1
TOTAL VEHICULAR COMMERCIAL PARKING REQUIRED	35

* Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (Sec. 9.35.080)
** Restaurant square footage equals 20 percent of gross floor area (GFA - Sec. 9.35.080)

Studio / 1 Bedroom	31	1.7	52.7
2 Bedroom / Townhouses	8	2.2	17.6
TOTAL RESIDENTIAL SPACES REQUIRED			70.3
BICYCLE PARKING*			-5.6
TOTAL VEHICULAR RESIDENTIAL PARKING REQUIRED			65

* Eight percent reduction permitted where an equivalent number of bicycle stalls are provided (Sec. 9.35.080)

TOTAL VEHICULAR PARKING REQUIRED FOR PROJECT	100
---	------------

PARKING PROVIDED

PROVIDED PARKING TYPES	LEVEL P3	LEVEL P2	LEVEL P1	LEVEL 1	TOTAL
Vehicular - Retail/Restaurant	0	0	28	12	40
Bicycle - Commercial	0	0	0	3	3
Vehicular - Residential	20	43	2	0	65
Bicycle -Residential (at Mezzanine Lvl)	0	0	0	6	6
Total Provided	20	43	30	12	114
ADA - Retail/Restaurant*	0	0	1	1	2
ADA - Residential*	1	1	1	0	3

* ADA parking spaces provided (5) reflect the required parking stalls for the entire parking garage.

DATE OF FIELD SURVEY
DECEMBER, 2013

TAX PARCEL NO.
682-322-09 & 10

TITLE INFORMATION
THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. 01180-63917 DATED DECEMBER 20, 2013 AS PREPARED BY STEWART TITLE, GLENDALE, CA [TITLE OFFICER: LARRY MCGUIRE, TELEPHONE: (818) 502-2723]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER
M & A GABAE, A CALIFORNIA LIMITED PARTNERSHIP

LEGAL DESCRIPTION
PARCEL 1:
LOT 10, BLOCK P, TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:
LOT 11, BLOCK P, TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 76°49'00" WEST, 64.88 FEET; THENCE SOUTH 51°35'00" EAST, 64.01 FEET; THENCE SOUTH 11°17'36" EAST, 66.29 FEET TO THE EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE, NORTH 0°01'00" EAST, 118.58 FEET TO THE POINT OF BEGINNING, AS CONDEMNED BY THE COUNTY OF ORANGE FOR PUBLIC STREET AND HIGHWAY PURPOSES BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 23, 1971 IN BOOK 9551 PAGE 818 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL STANDING, FLOWING, PERCOLATING OR OTHER WATERS NOW AND/OR HEREAFTER IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT TO REMOVE THE SAME THROUGH UNDERGROUND CHANNELS OF THE SAME MEANS OF WELLS OR TUNNELS ON OTHER PROPERTY.

ALSO EXCEPTING THEREFROM ALL RIPARIAN WATER RIGHTS FOR THE USE AND BENEFIT OF SAID RIPARIAN LAND.

TITLE EXCEPTIONS AND EASEMENTS
1 THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES AND EMBANKMENT SLOPES ON SAID LAND, AS GRANTED TO THE STATE OF CALIFORNIA IN BOOK 554 PAGE 209 OF DEEDS AND RECORDED JANUARY 21, 1928 IN BOOK 125 PAGE 83 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOT PLOTTABLE)

2 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED MAY 11, 1929 IN BOOK 265 PAGE 493, OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [A])
SAID COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
AND RECORDED MAY 24, 1932 IN BOOK 550 PAGE 403, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [B])

3 AN EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL THEREOF AS RESERVED BY TITLE INSURANCE AND TRUST COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 265 PAGE 493, OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [A])
AND RECORDED MAY 24, 1932 IN BOOK 550 PAGE 403, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [B])

4 AN UNRECORDED LEASE RECORDED MARCH 8, 1974 IN BOOK 11091 PAGE 863, OFFICIAL RECORDS.
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AMONG OTHER THINGS SAID LEASE PROVIDES FOR: RIGHT OF REFUSAL.

5 AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF ORANGE AS SET FORTH IN A DOCUMENT RECORDED JULY 2, 1974 IN BOOK 11187 PAGE 349, OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [C])

6 AN EASEMENT FOR STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF ORANGE AS SET FORTH IN A DOCUMENT RECORDED JULY 3, 1974 IN BOOK 11188 PAGE 349, OFFICIAL RECORDS.
(DOCUMENT AFFECTS - DENOTED HEREON AS SYMBOL [D])

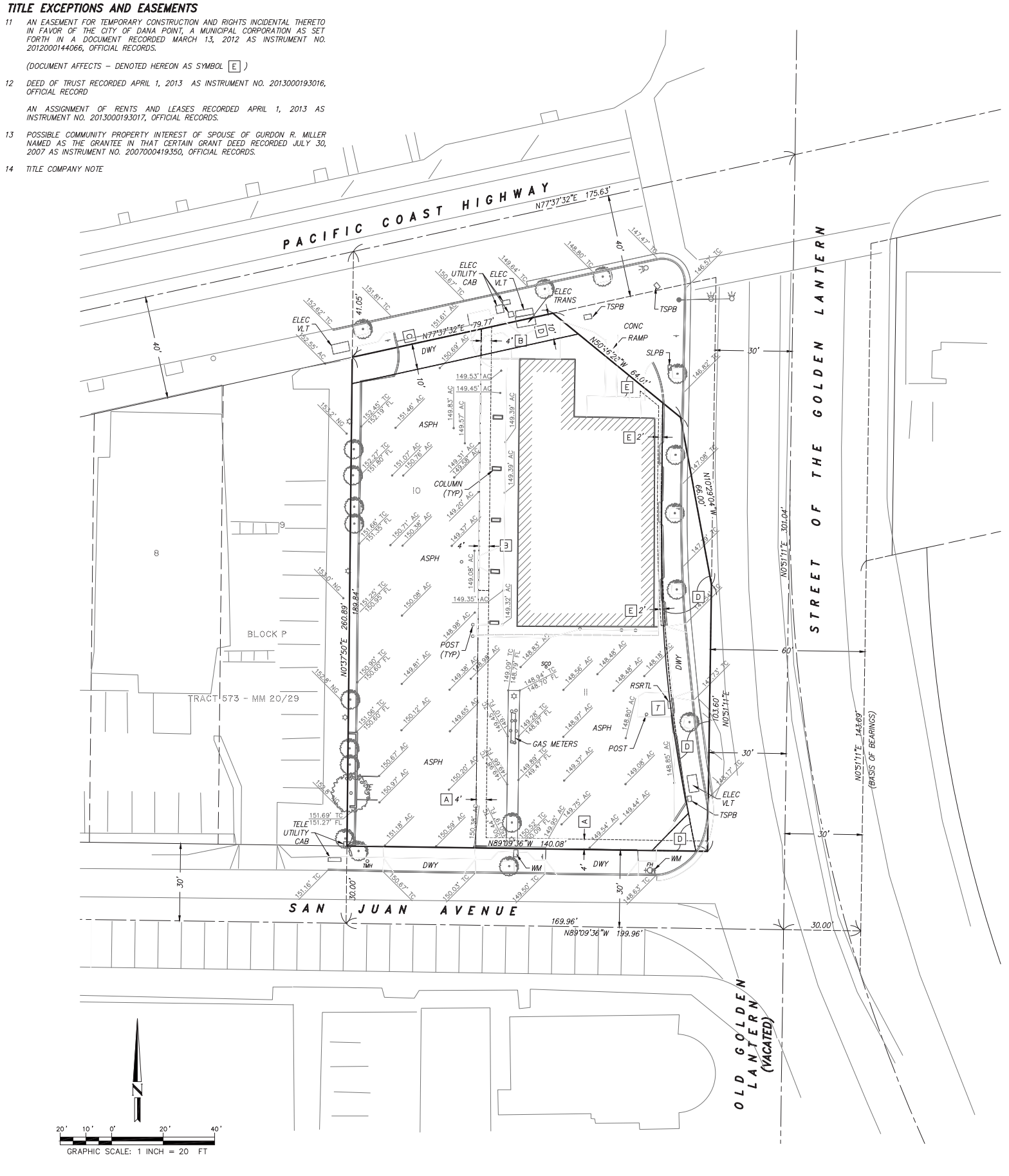
7 AN UNRECORDED LEASE RECORDED SEPTEMBER 4, 1974 IN BOOK 11236 PAGE 1, OFFICIAL RECORDS.
AMONG OTHER THINGS SAID LEASE PROVIDES FOR: RIGHT OF REFUSAL.
BY MESNE ASSIGNMENTS OF RECORD, THE LESSEE'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO J. & H. PROPERTY LTD., THE LAST ASSIGNMENT RECORDED DECEMBER 20, 1977 AS INSTRUMENT NO. 25245, IN BOOK 12498, PAGE 1685 OF OFFICIAL RECORDS.

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT DEED" RECORDED APRIL 1, 2013 AS INSTRUMENT NO. 2013000193015, OFFICIAL RECORDS.

8 AN EASEMENT FOR ELECTRICAL FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAN DIEGO GAS & ELECTRIC, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 14, 1974 IN BOOK 11239 PAGE 35, OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOT PLOTTABLE)

9 DEED OF TRUST RECORDED JANUARY 26 1987 AS INSTRUMENT NO. 87-040724 OF OFFICIAL RECORDS.

10 TERMS AND PROVISIONS OF A SUBLEASE RECORDED NOVEMBER 4, 1966 AS INSTRUMENT NO. 19960557500, OFFICIAL RECORDS.
THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "NON-DISTURBANCE AND ATTORNMENT AGREEMENT (SITE NO. OR134)" RECORDED JULY 22, 1997 AS INSTRUMENT 19970346475, OFFICIAL RECORDS.



BASIS OF BEARINGS
THE BEARINGS OF THE LINES SHOWN HEREIN ARE BASED ON A PORTION OF THE NORTHERLY SEGMENT OF THE WESTERLY TRACT BOUNDARY OF TRACT NO. 11153, FILED IN BOOK 502, PAGES 13 THROUGH 19 OF MISCELLANEOUS MAPS.

BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: M-1415 ELEV.: 139.550' (COUNTY OF ORANGE BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 1/4" NGS BRONZED DISK STAMPED "M 1415 1988", SET IN THE NORTHWESTERLY CORNER OF A 1 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY PORTION OF THE "T" INTERSECTION OF NORTHBOUND PACIFIC COAST HIGHWAY AND EL ENCANTO, 1 FT. WESTERLY OF THE CENTERLINE OF EL ENCANTO PROLONGED TO THE SOUTH AND 21.7 FT. SOUTHERLY OF THE CENTERLINE OF NORTHBOUND PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ABBREVIATIONS

AC	DRIVEWAY
ELEC	ELECTRIC
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
FL	FIRE HYDRANT
SCC	SEWER CLEAN OUT
SLPB	STREET LIGHT PULL BOX
T	TRANSFORMER
TC	TOP OF CURB
TELE	TELEPHONE
TMH	TELEPHONE MANHOLE
TSPB	TRAFFIC SIGNAL PULLBOX
TYP	TYPICAL
VLT	VAULT
WM	WATER METER

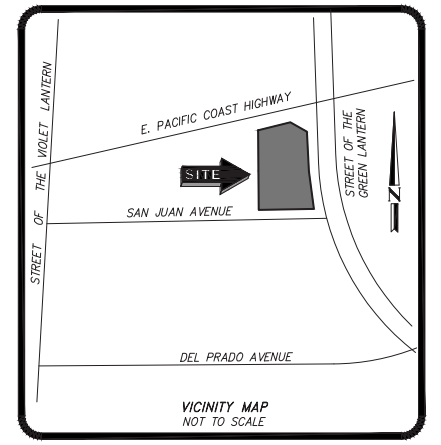
SYMBOL LEGEND

MISCELLANEOUS

+	FIRE HYDRANT
*	LIGHT POLE
-	SIGN
○	TREE
⊙	TRAFFIC SIGNAL WITH ARM
⊙	TRAFFIC SIGNAL ON POLE

LINE LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT
---	BLOCK WALL



ENCUMBRANCE & TOPOGRAPHIC MAP
34175 - 34177 PACIFIC COAST HIGHWAY
DANA POINT, CALIFORNIA

TITLE, BOUNDARY, & TOPOGRAPHIC INFORMATION

SURVEYOR'S CERTIFICATE
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PASCAL APOTHELOZ, PLS 7734
EMAIL: PAPT@THELOZ@dr-c-eng.com
DATE: 11/17/14

NO. REVISION: DATE: ISSUE: FINAL

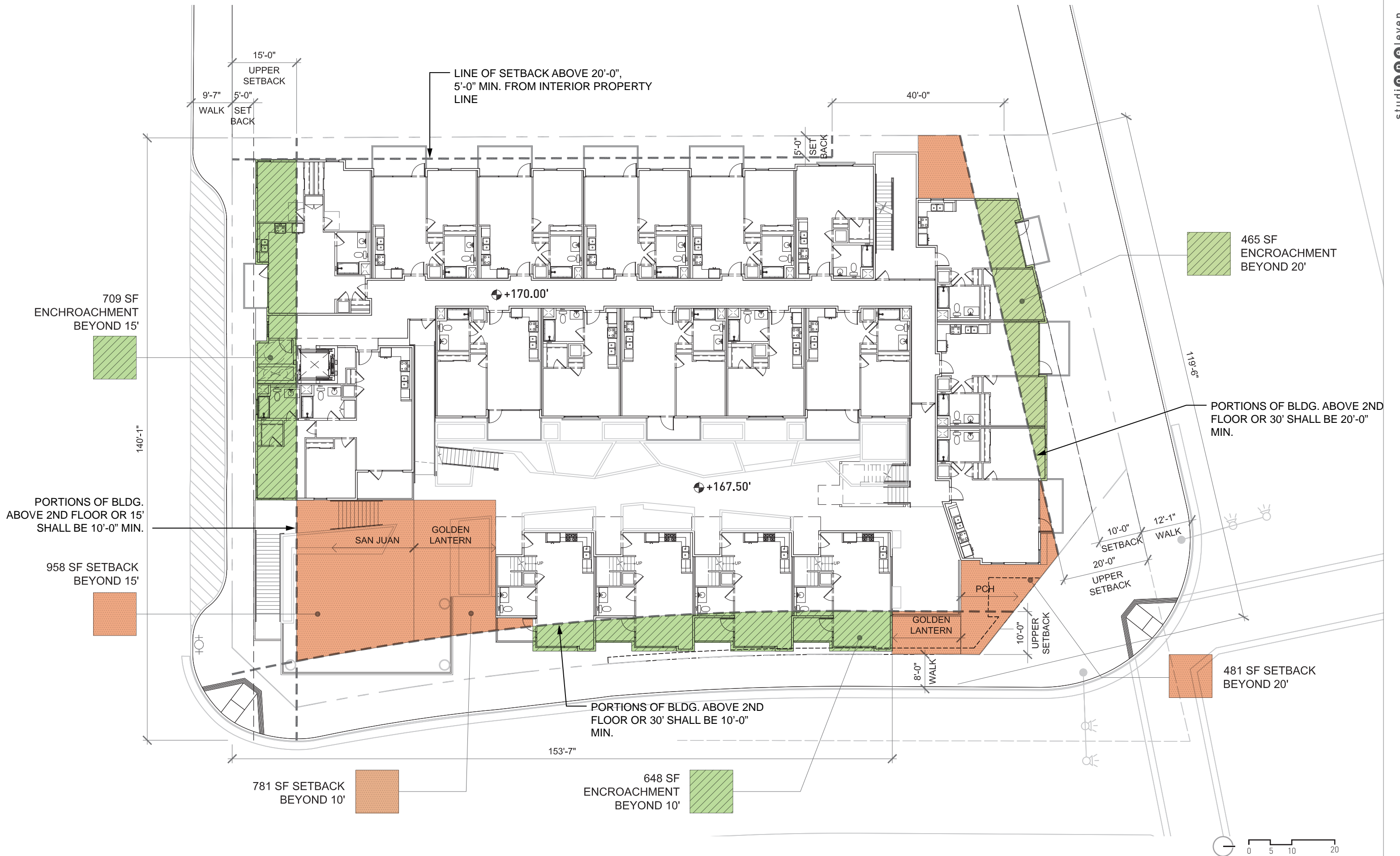
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2	ADDED SURROUNDING TOPO	11/18/2014	CHECKED: PRA DRAWN: JMR

DRAWING FILE: 13-301enc01

PROJECT NO.: 13-301 SHEET NUMBER: 1 OF 1 SHEET SCALE: 1" = 20'

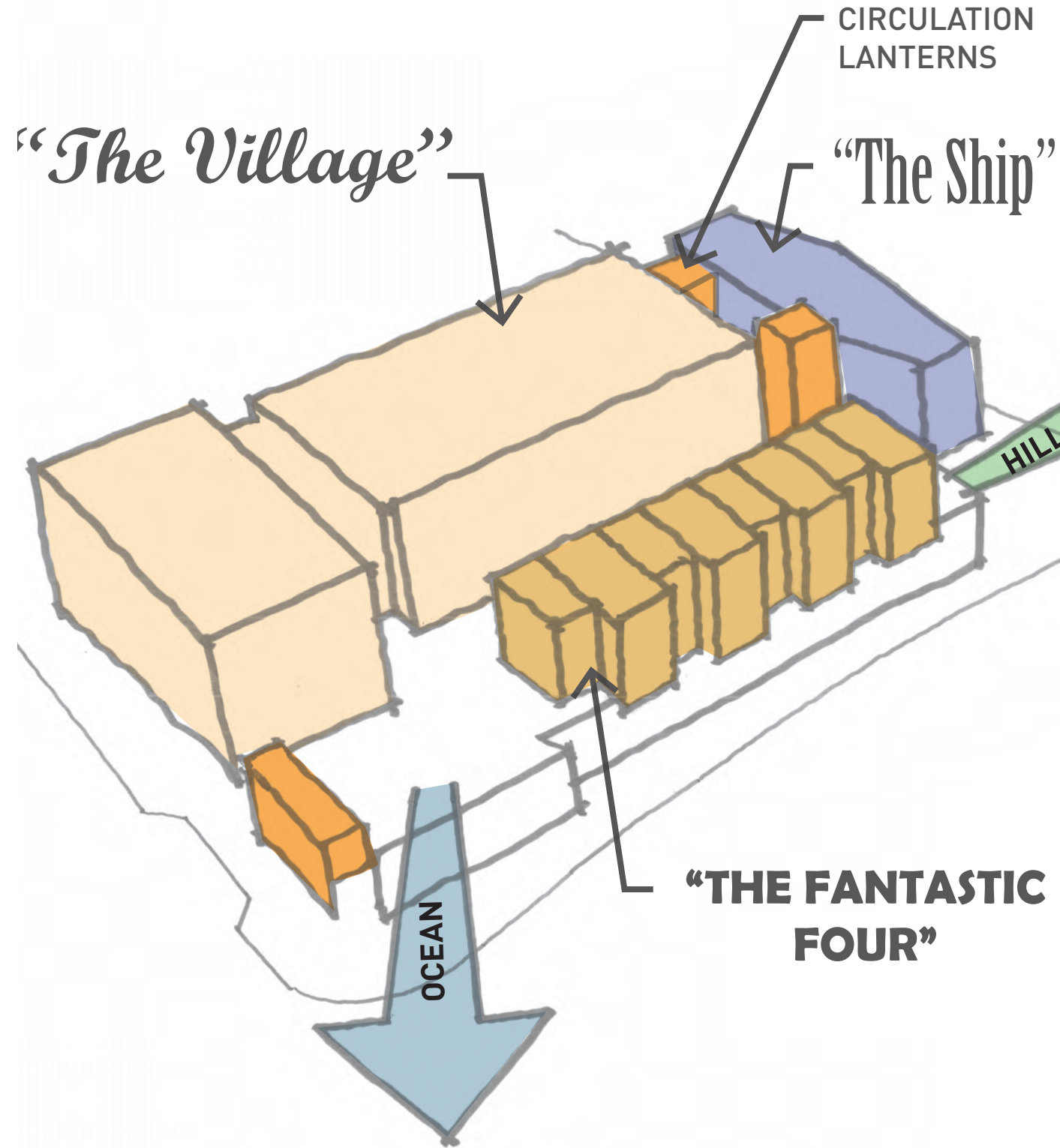
160 S. Old Springs Road, Ste. 210
Anahelm Hills, California 92808
(714) 685-6860

dlorc Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning



Setback Diagram

Site & Context



Project Goal

Create a comfortable and casual, **village-like** development that contributes to the **vibrancy** of downtown Dana Point.

Massing

Take advantage of the existing grading to step the building podium and **reduce** the overall massing of the project.

Articulate massing by defining housing component into **three discreet buildings**.

Organize building orientation and the site plan to **maximize views** of the ocean, sunsets and the surrounding hills.

Use

Activate and create interest at the ground floor with retail, outdoor dining and well-designed lobbies that **promote walkability** adjacent to the project.

Provide a residential component to support **downtown** retail.

Parking

Entrances to minimize impact to an active ground floor **pedestrian environment**.

Conceal parking from the public realm.

Utilize **bike parking** to reduce vehicular parking requirements.

Open Space

Set buildings back to allow visibility and establish a **public plaza** at the northeast corner of the site.

Promote **outdoor living** and a sense of community through a series of outdoor decks and **courtyards** for residents to enjoy and gather.

Provide a western podium deck for BBQ and **outdoor dining**.

Propose an eastern podium deck for fire pit **gatherings**.

Sustainability

Encourage **healthy living** by providing facilities such as a "bike repair kitchen", on-site bicycle storage, surfboard racks and outdoor showers.

Operable windows shall be incorporated into the design to take advantage of predominant **sea breezes**, to improve indoor air quality and reduce energy required for cooling.

Express the unique **coastal character** of the site through careful selection of colors and materials of high quality and permanence.

Provide a series of inviting **exterior stairs** to connect residents with the sidewalk, public transportation, and the beach.

Incorporate **drought-tolerant landscaping** that enhances the quality of the coastal location and allows for stormwater filtration.



SW view toward site



SE view toward site



NE view toward site



NE view toward site



NW view from site



North view from site



NE view from site



NE view from site



SE view from site



South view from site



Adjacent property to west



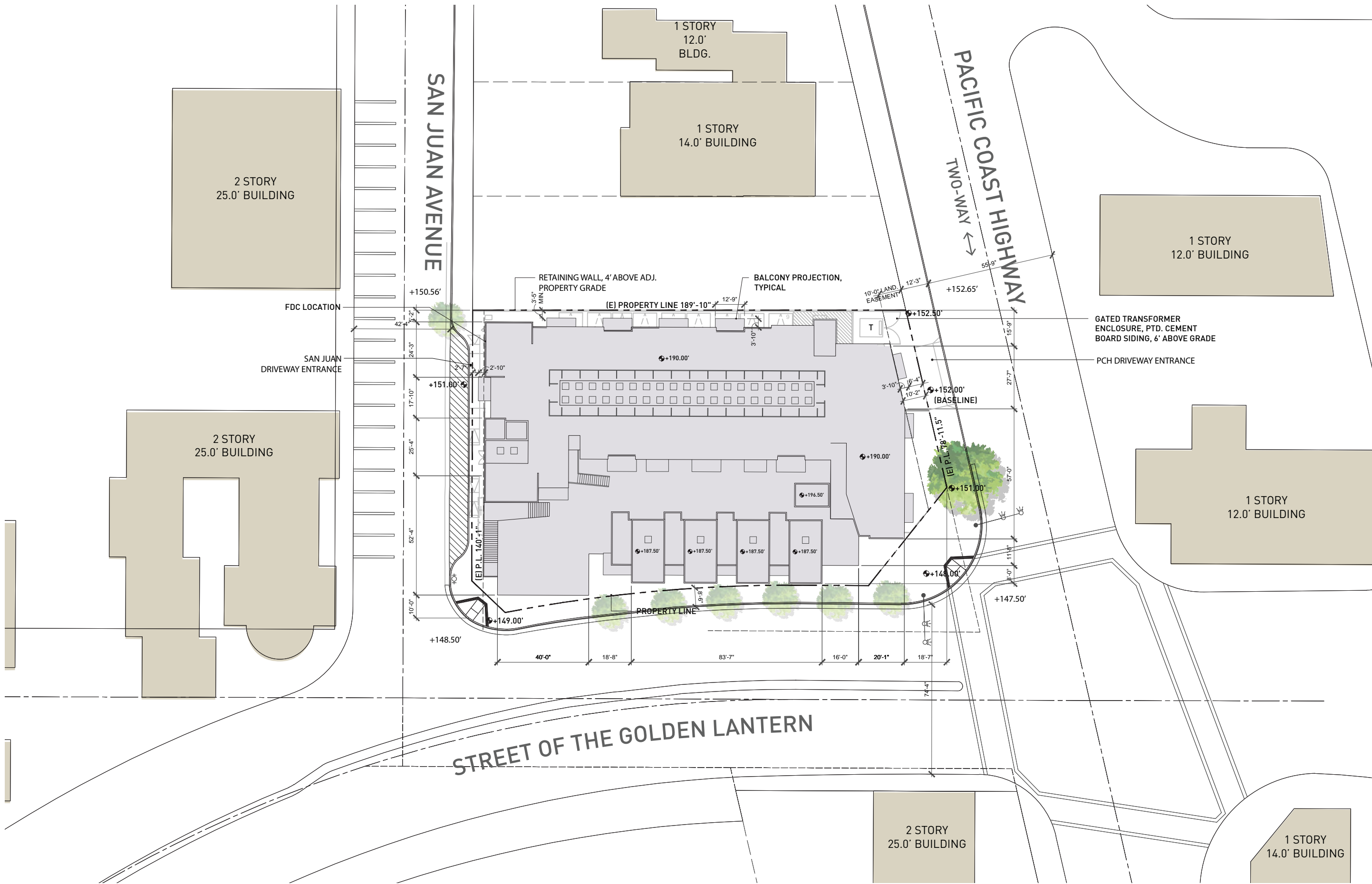
West view from site



NOT TO SCALE

Vicinity Map

13-222



Site Context Map

Views



GOLDEN LANTERN STREET + SAN JUAN



GOLDEN LANTERN STREET + PCH



GOLDEN LANTERN STREET LOOKING TOWARD PCH



PCH LOOKING TOWARD GOLDEN LANTERN STREET

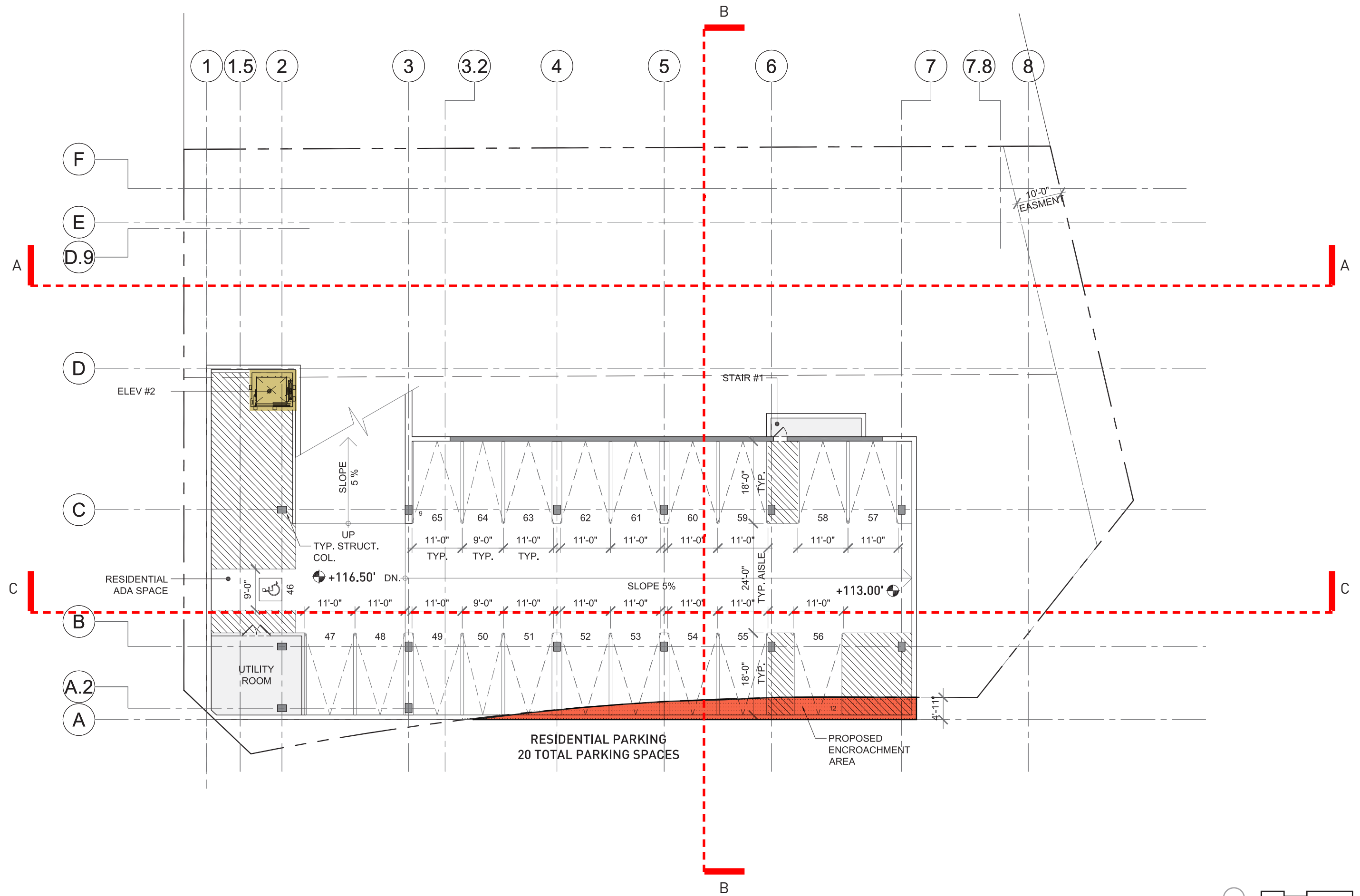


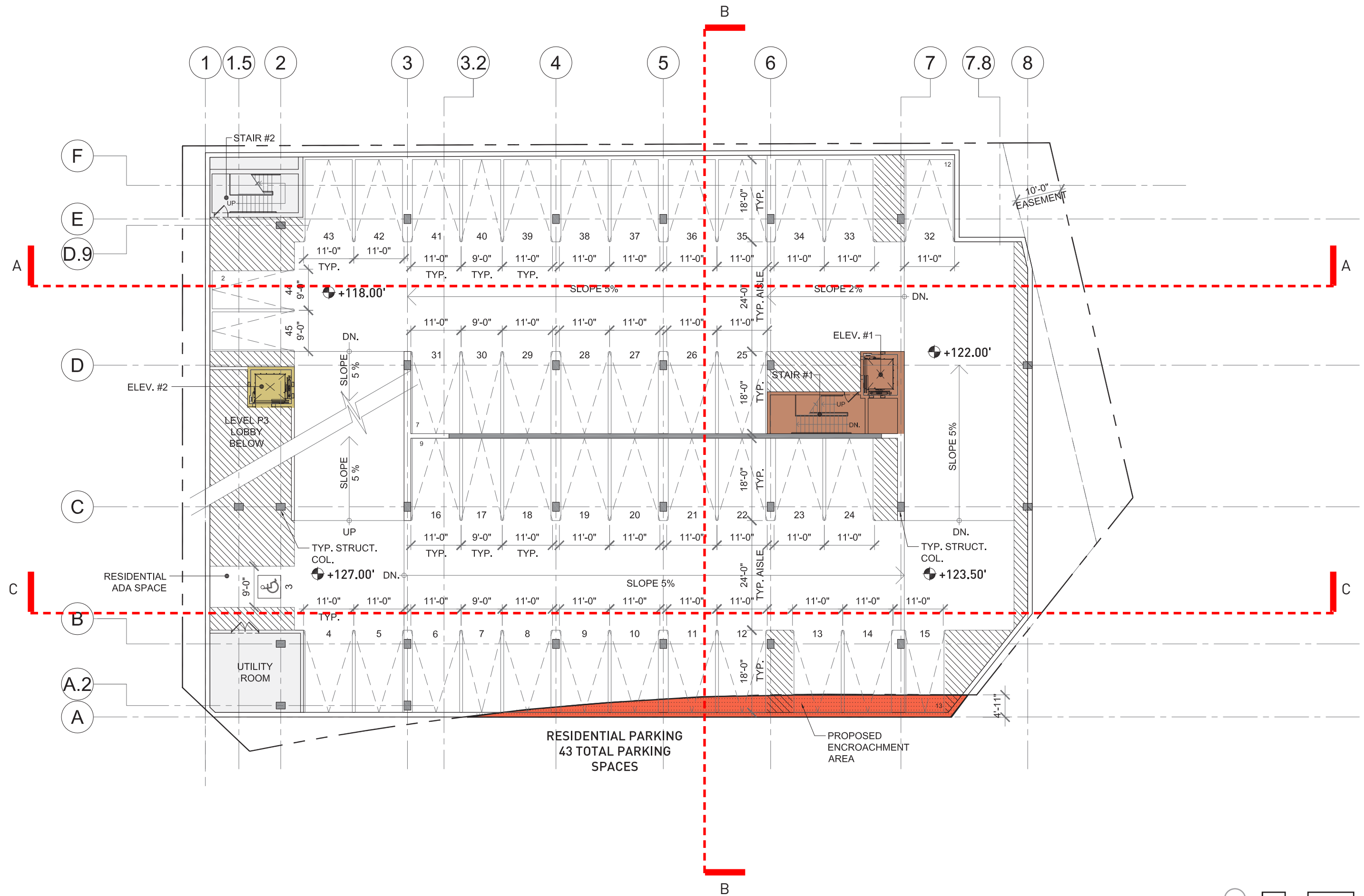
SAN JUAN LOOKING TOWARD GOLDEN LANTERN STREET

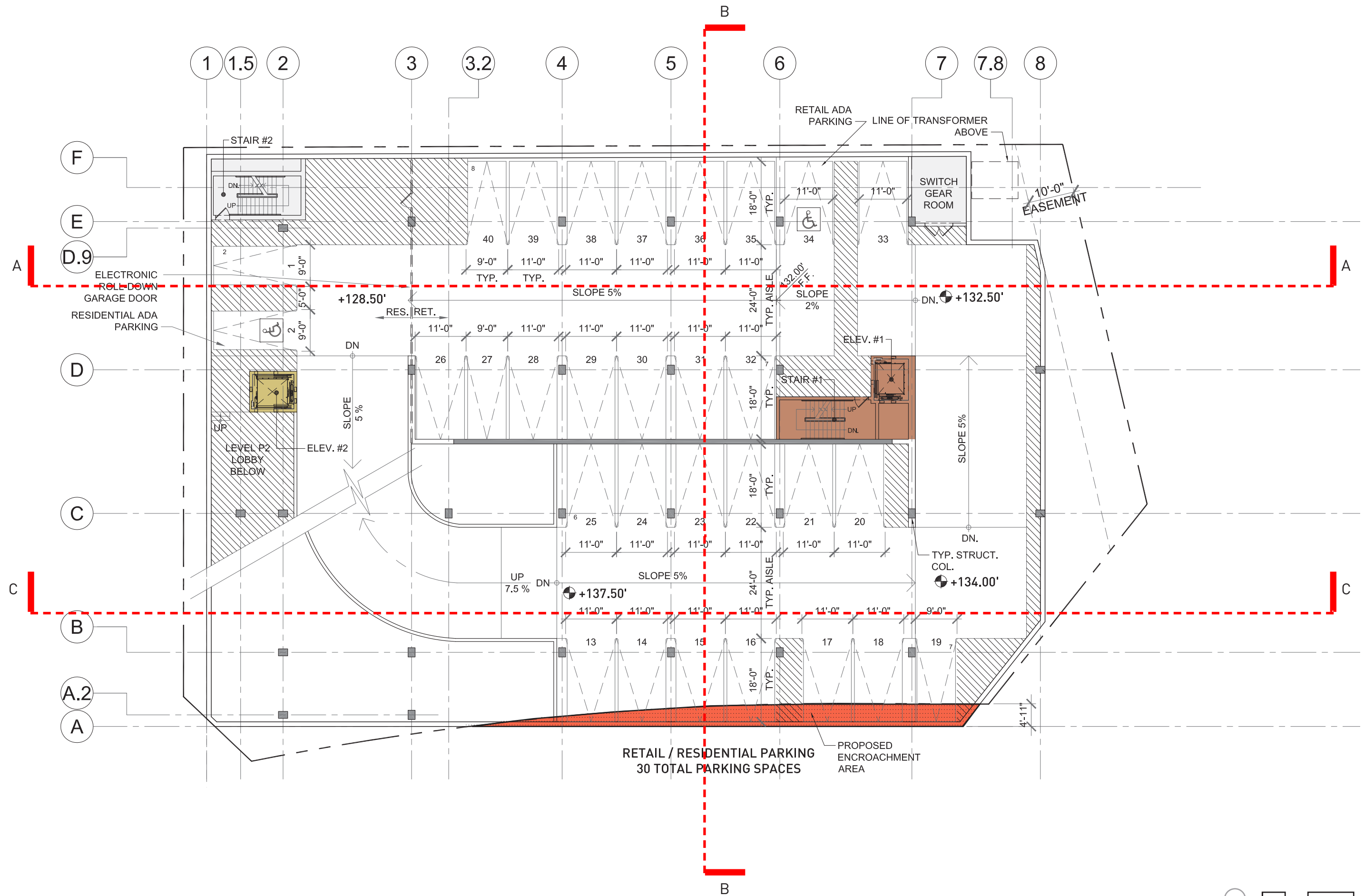


COURTYARD VIEW LOOKING NORTH

*Plans, Sections
& Diagrams*

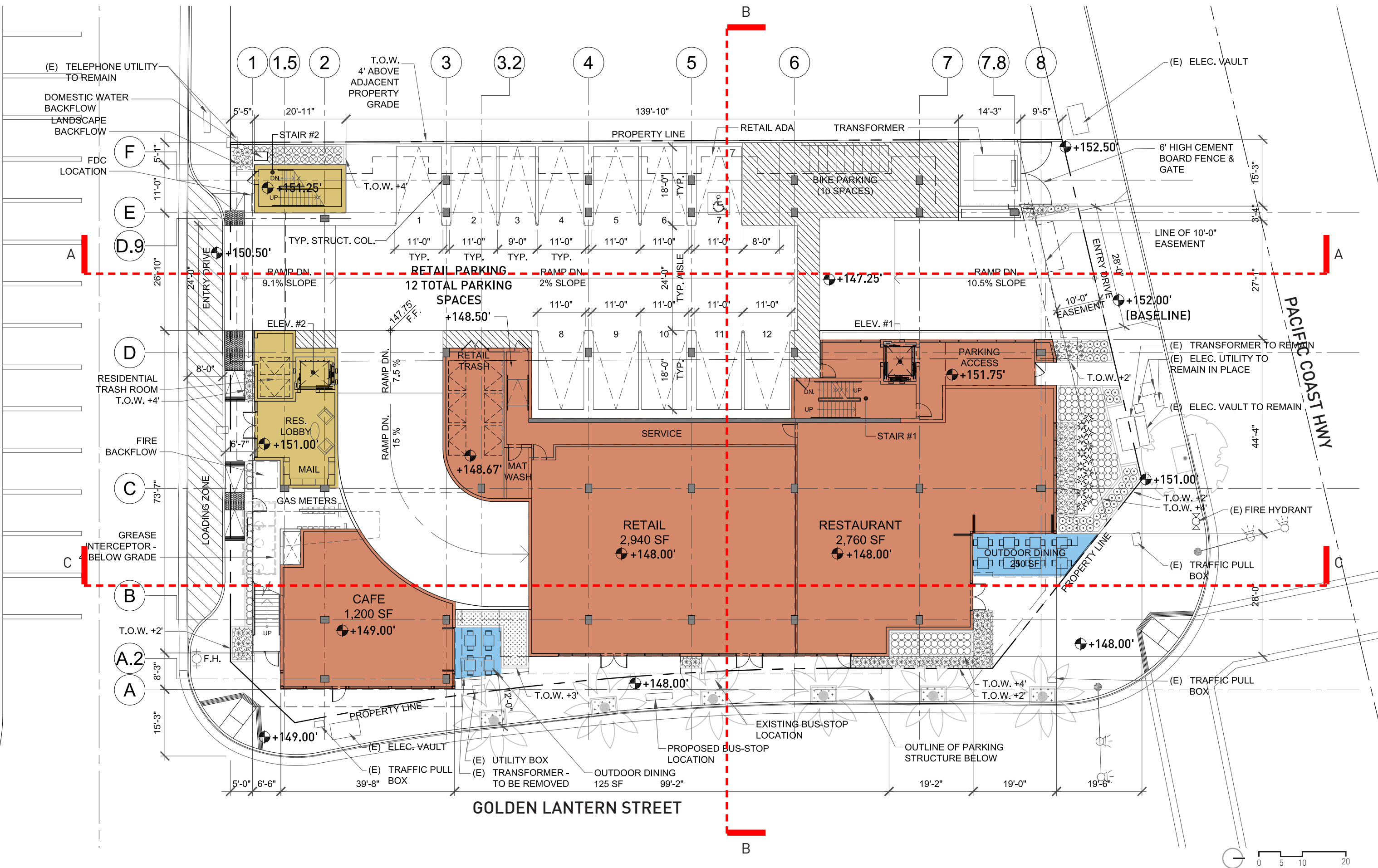






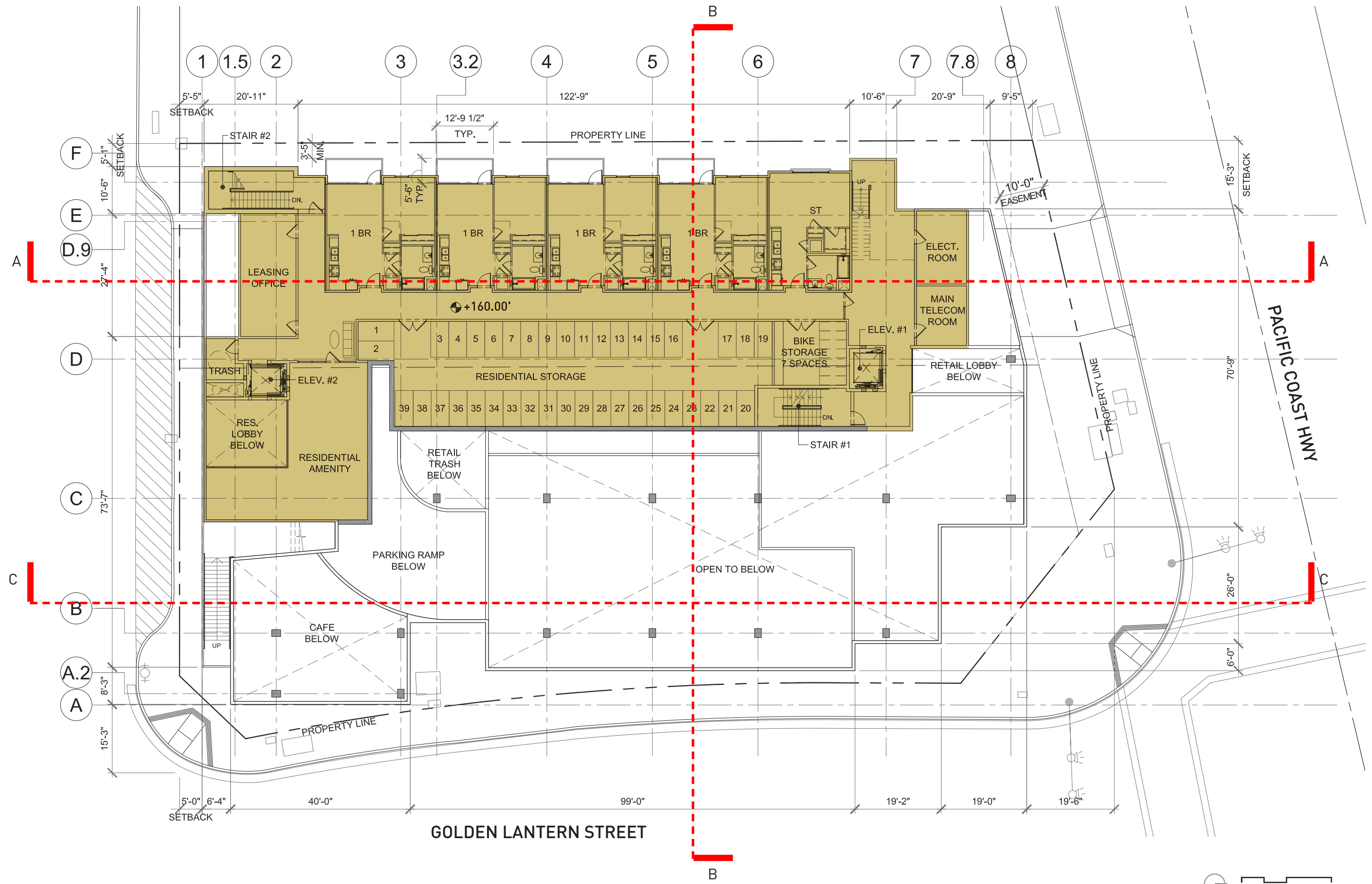
RETAIL / RESIDENTIAL PARKING
30 TOTAL PARKING SPACES





Ground Level

13-222

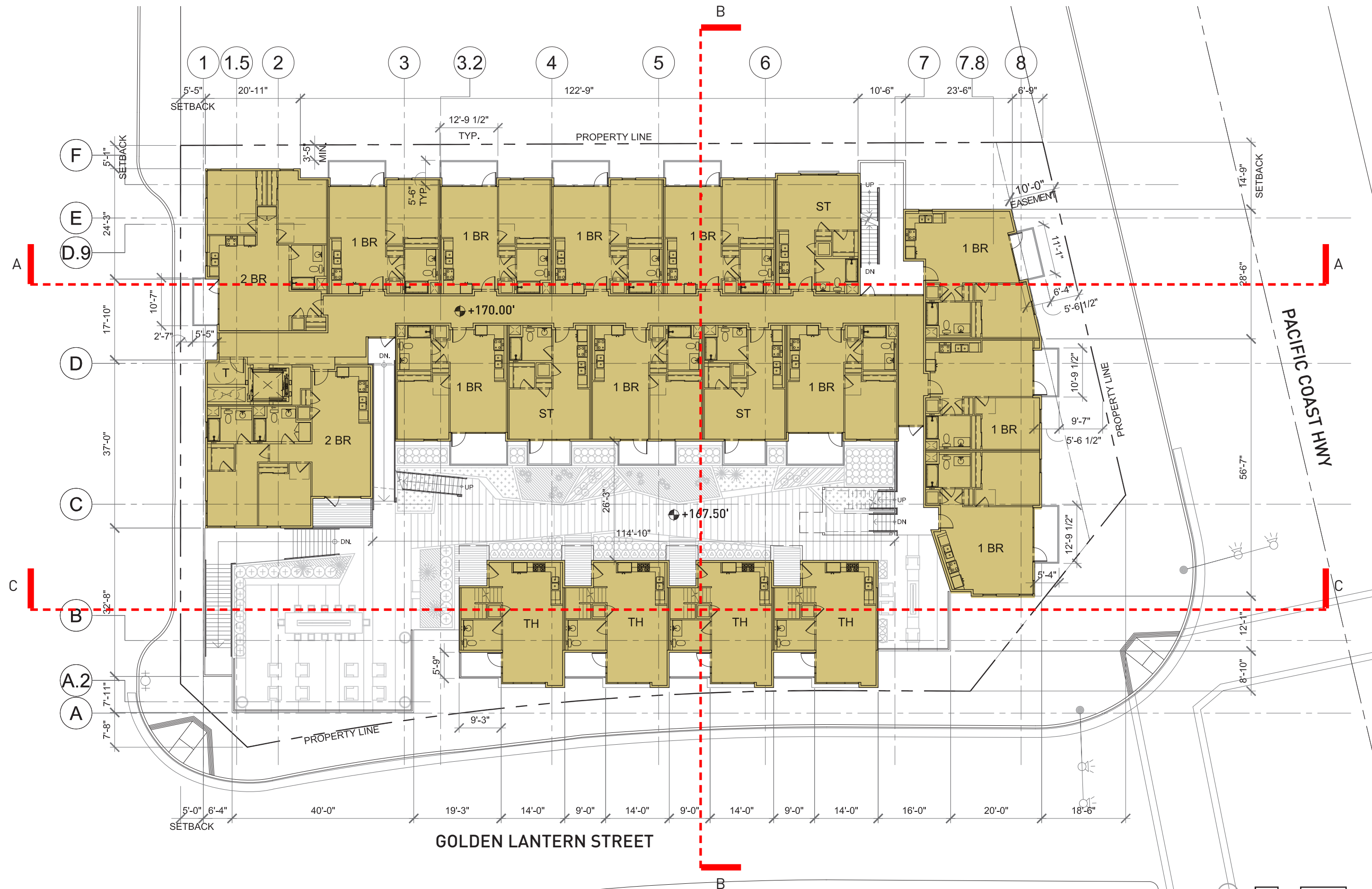


GOLDEN LANTERN STREET

PACIFIC COAST HWY



Mezzanine Level



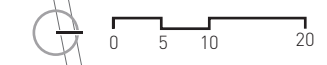
GOLDEN LANTERN STREET

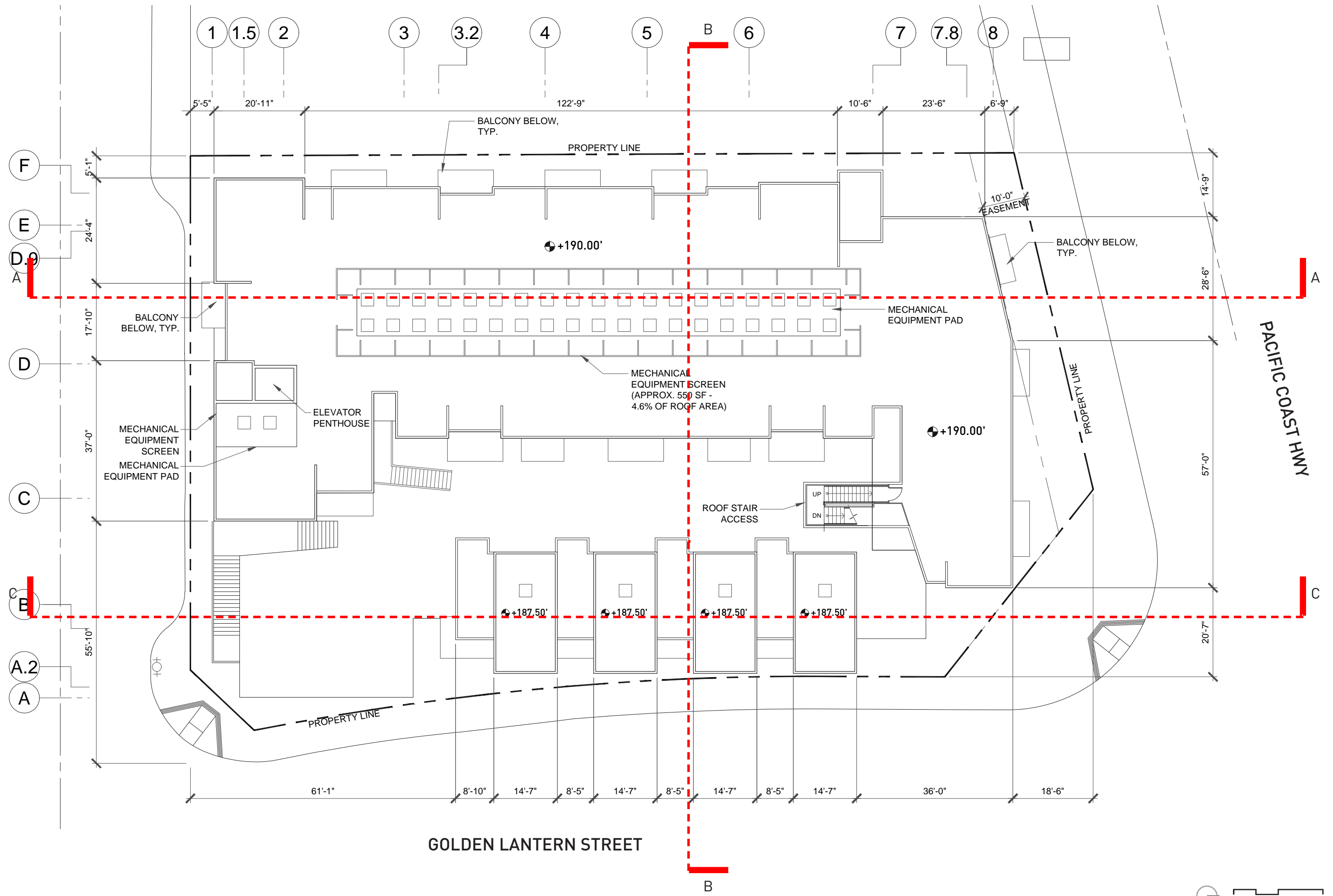
PACIFIC COAST HWY

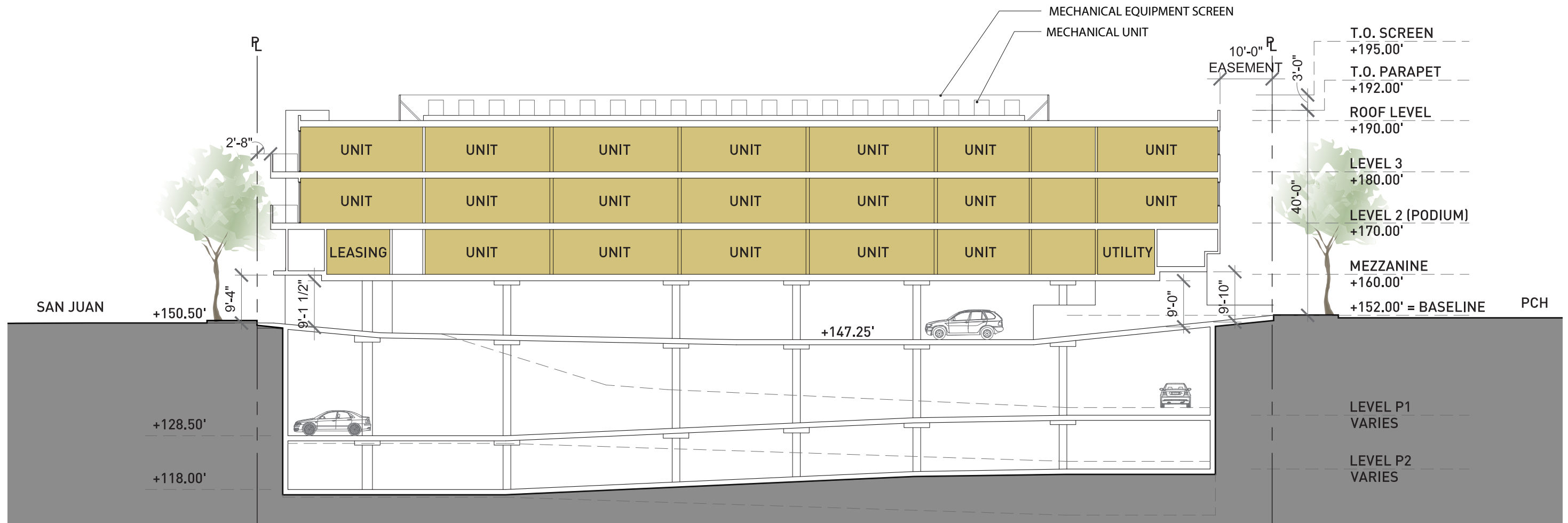


Level 2 (Podium)

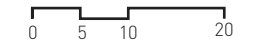
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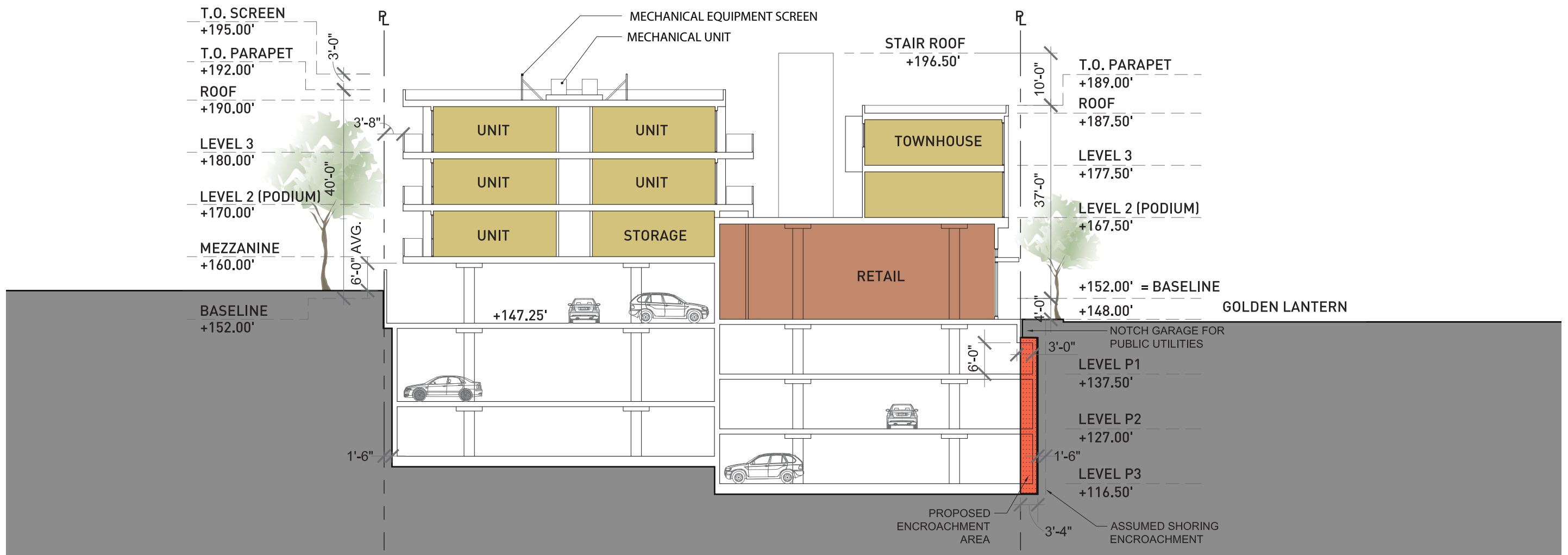




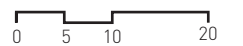


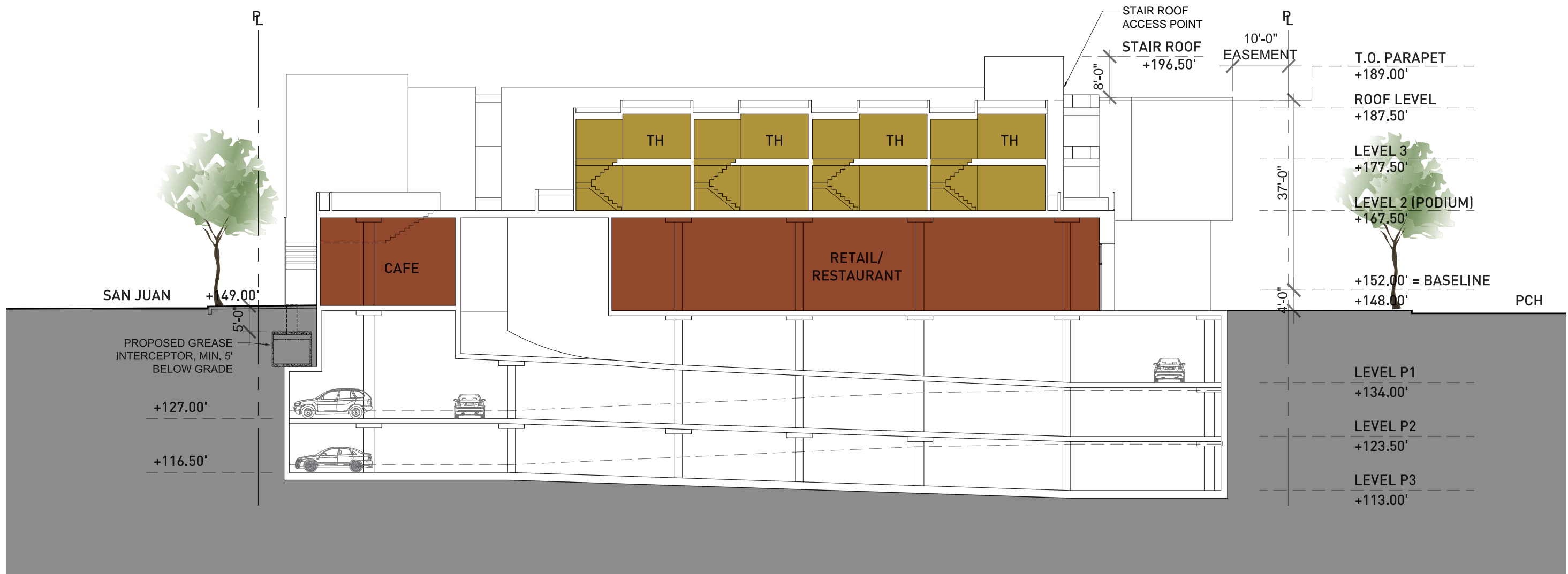
SECTION A





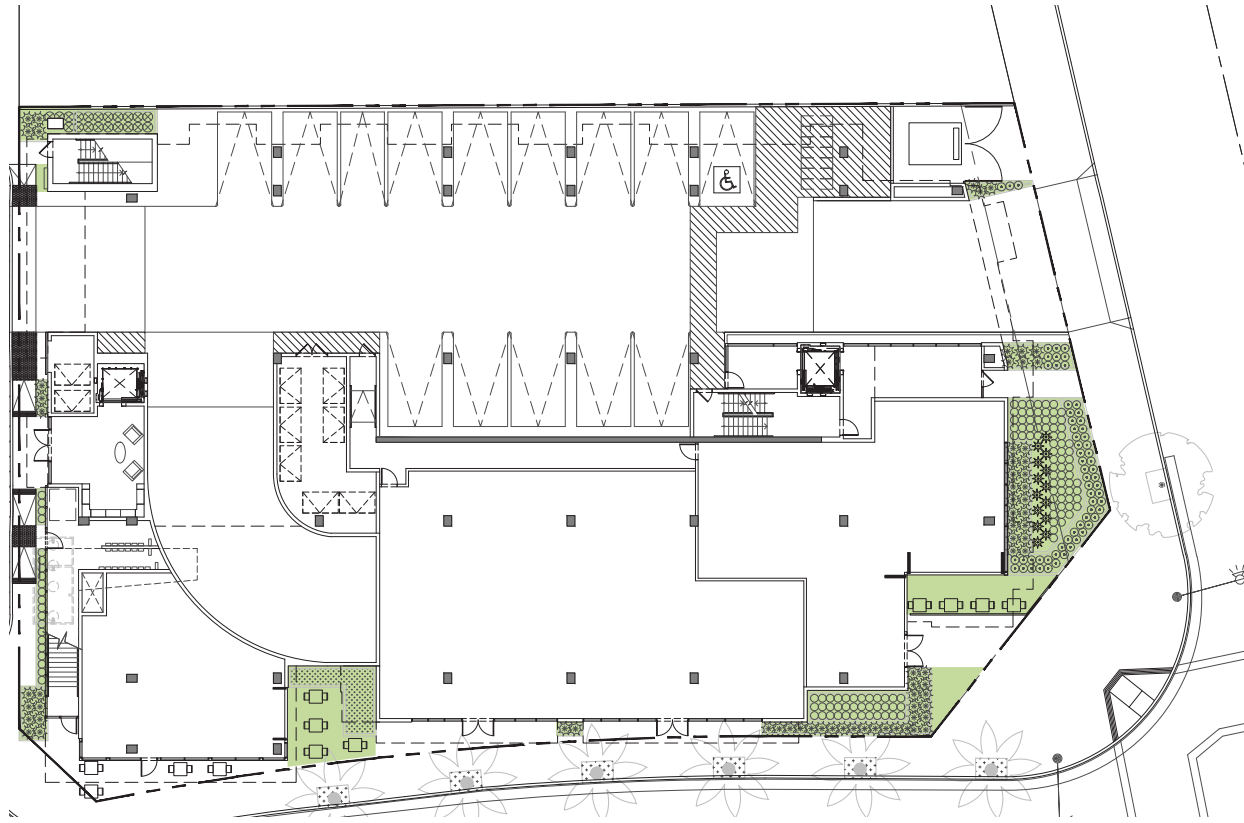
SECTION B





SECTION C





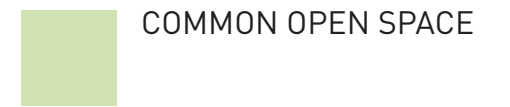
GROUND LEVEL
3,878 SF



LEVEL 2 (PODIUM)
5,249 SF

Common Open Space Summary

TOTAL OPEN SPACE	9,127 SF
GROUND LEVEL	3,878 SF
SECOND LEVEL	5,249 SF

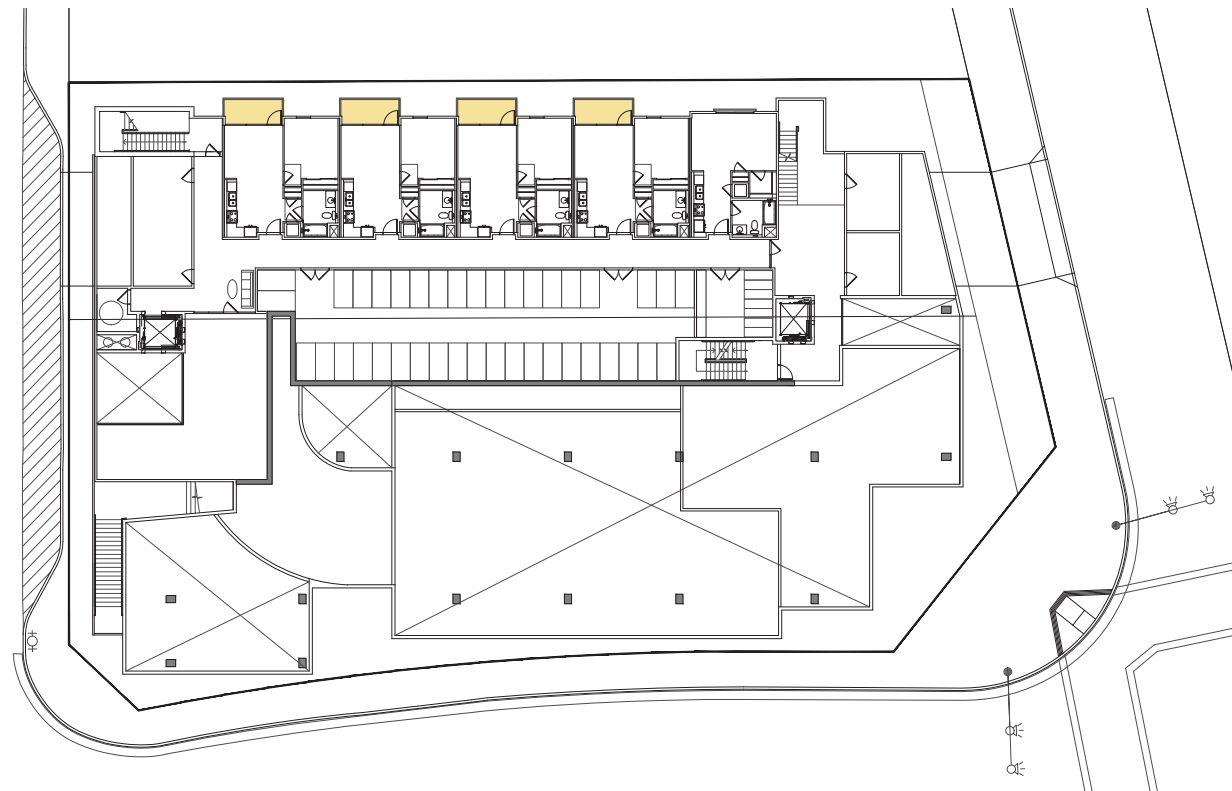




LEVEL 2 (PODIUM)
1,308 SF




LEVEL 3
1,136 SF



MEZZANINE LEVEL
280 SF

Private Open Space Summary

TOTAL OPEN SPACE	2,724 SF
MEZZANINE LEVEL	280 SF
SECOND LEVEL	1,308 SF
THIRD LEVEL	1,136 SF

 PRIVATE OPEN SPACE



*Elevations
& Materials*

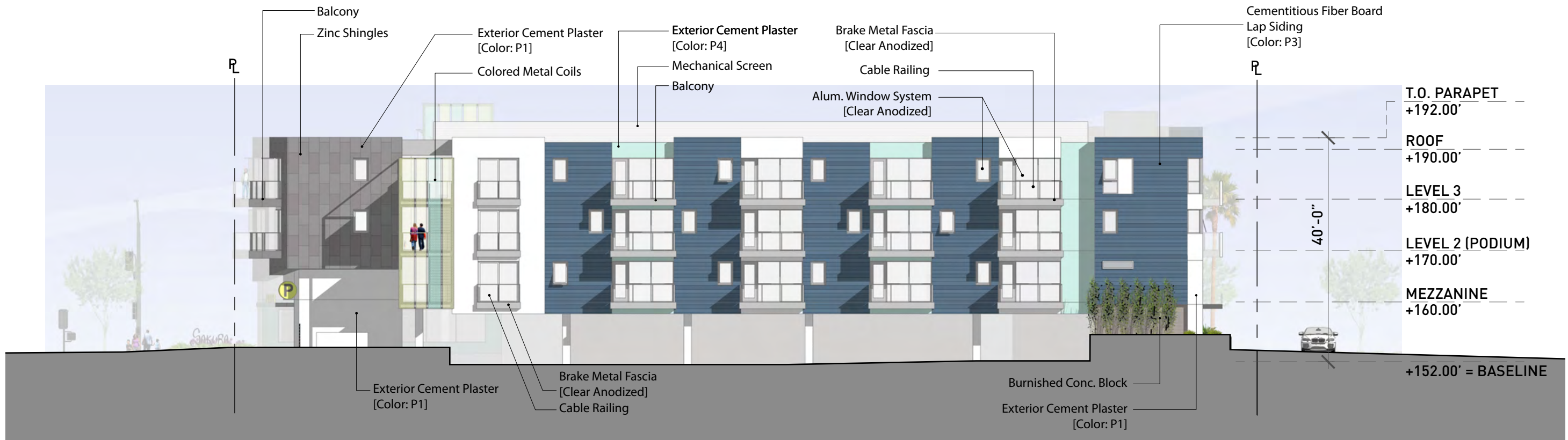


GOLDEN LANTERN ELEVATION

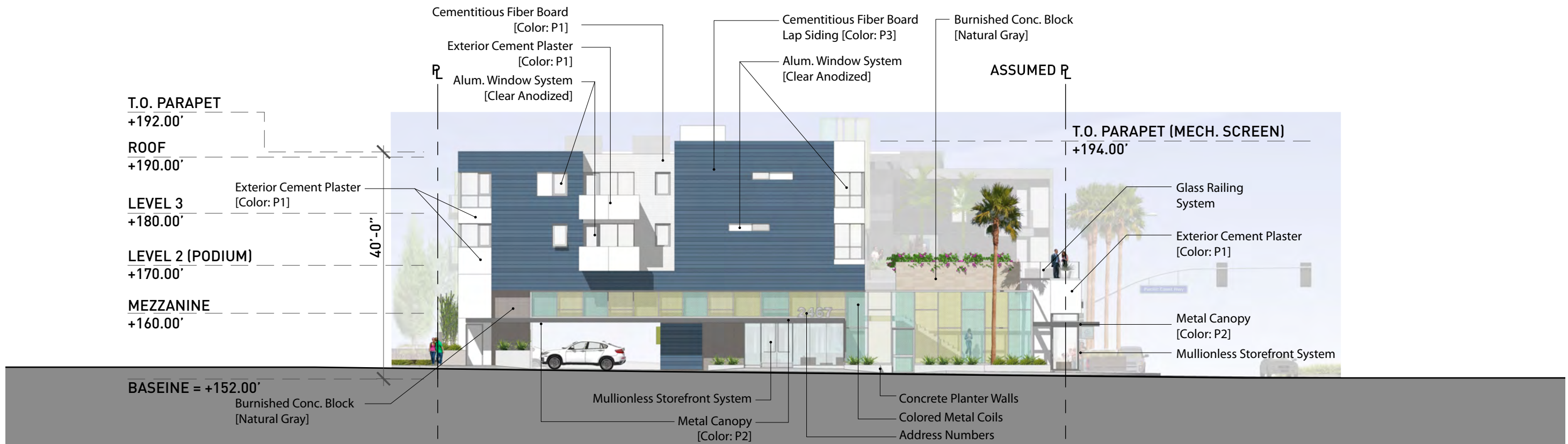


PCH ELEVATION



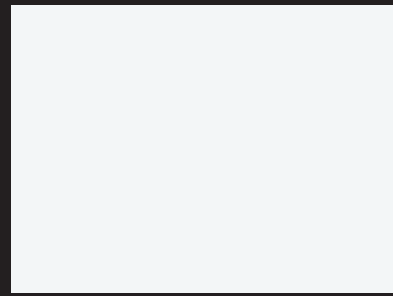


WEST ELEVATION

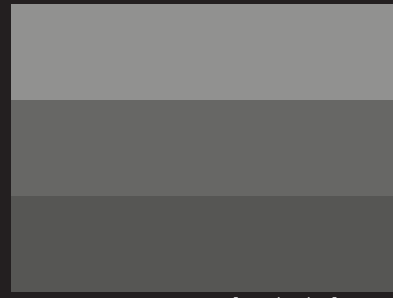


SAN JUAN ELEVATION





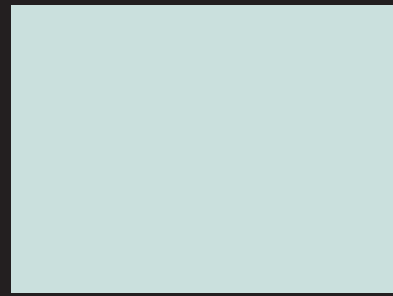
P1 - Dunn Edwards Lighthouse



P2 - Dunn Edwards Jet [100/90/65]



P3 - Dunn Edwards Periscope [100/90/65]



P4 - Dunn Edwards Silver Spruce



P5 - Dunn Edwards Tropical Moss



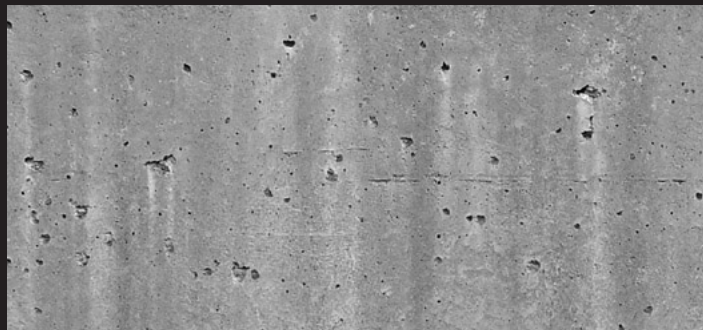
Folding Door System



Burnished Concrete Block [Natural Gray]



Metal Railing System



Poured in Place Concrete



Glass Railing System



Colored Metal Coils



Metal Canopy



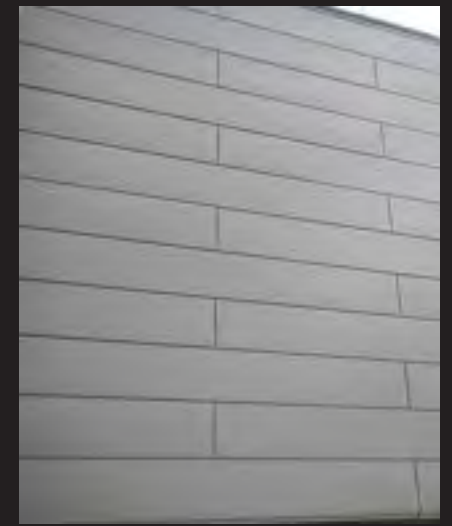
Alum. Window System [Clear Anodized]



Alum. Window System [Black Anodized]



Mullionless Storefront System



Zinc Shingles

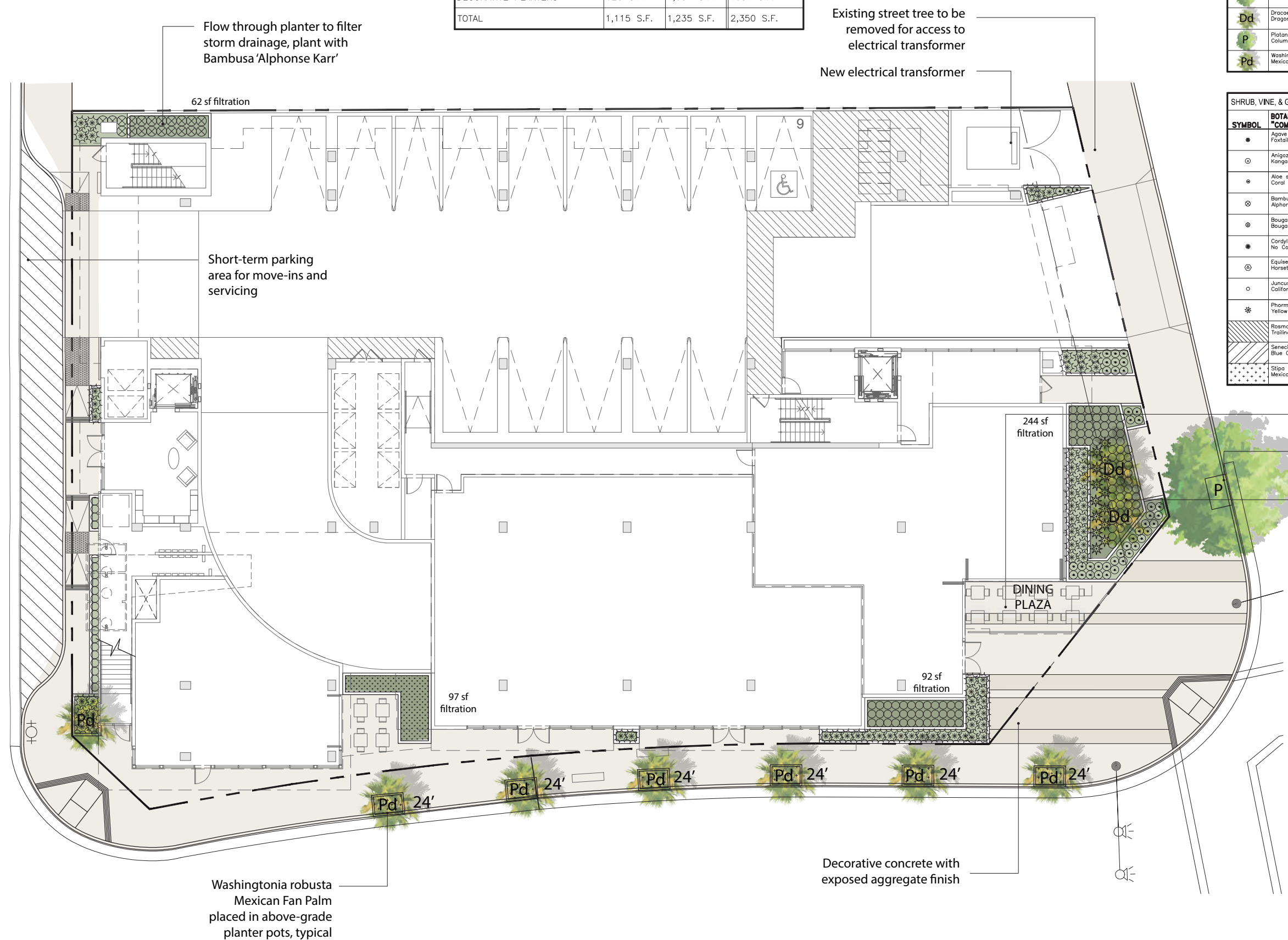
Landscape

PLANTER	NOTE: LANDSCAPE AREAS OUTSIDE OF PROJECT P.L. ARE EXCLUDED		
	GROUND	PODIUM	TOTAL
FILTRATION PLANTERS	495 S.F.	204 S.F.	699 S.F.
DECORATIVE PLANTERS	620 S.F.	1,031 S.F.	1,651 S.F.
TOTAL	1,115 S.F.	1,235 S.F.	2,350 S.F.

LANDSCAPE SUMMARY:			
TOTAL PROJECT LANDSCAPE	LANDSCAPE S.F.	PROPERTY S.F.	LANDSCAPE PERCENTAGE OF PROPERTY
	2,350 S.F.	24,346 S.F.	10%

TREE LEGEND:				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY	REMARKS
Ac	Archontophoenix cunninghamiana King Palm	15'-20' BTF Varies	5	-
Am	Arbutus marina Strawberry Tree	24" box	2	-
Dd	Dracaena Draco Dragon Tree	24" box	2	-
P	Platanus acerifolia 'Columbia' Columbia Plane Tree	24" box	1	Leave existing to remain if possible
Pd	Washingtonia robusta Mexican Fan Palm	15'-20' BTF Varies	7	-

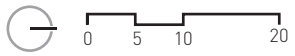
SHRUB, VINE, & GROUND COVER LEGEND:				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY	REMARKS
*	Agave attenuata Foxtail Agave	5 gallon	-	X
⊙	Anigozanthos spp. Kangaroo Paw	5 gallon	-	X
⊙	Aloe striata Coral Aloe	5 gallon	-	X
⊗	Bambusa "Alphonse Karr" Alphonse Karr Bamboo	15 gallon	-	plant at 30" on center
⊙	Bougainvillea "Do La La" Bougainvillea	5 gallon	-	plant at 24" on center
●	Cordyline "Red Star" No Common Name	5 gallon	-	X
⊙	Equisetum hymale Horsetail	5 gallon	-	Plant in raised pots
○	Juncus patens California Gray Rush	5 gallon	-	X
⊗	Phormium "Yellow Wave" Yellow New Zealand Flax	5 gallon	-	X
⊙	Rosmarinus off. "prostratus" Trailing Rosemary	1 gallon	-	Plant at 18" on center
⊙	Senecio mandraliscae Blue Chalk Sticks	1 gallon	-	Plant at 12" on center
⊙	Stipa tenuissima Mexican Feather Grass	1 gallon	-	Plant at 18" on center



Outdoor seating for potential restaurant tenant
Platanus acerifolia 'Columbia'
Columbia Plane Tree
Flow through planting area to filter storm drainage, plant with combination of drought tolerant shrubs

LEGEND
 Filtration Planters
 Decorative Planters

Washingtonia robusta
Mexican Fan Palm
placed in above-grade planter pots, typical





Archontophoenix cunninghamiana
King palm

Flow through planting area
to filter storm drainage, plant
with combination of drought
tolerant shrubs, typical

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
Ac	Archontophoenix cunninghamiana King Palm	15'-20' BTF Varies	5	-
Am	Arbutus marina Strawberry Tree	24" box	2	-
Dd	Dracaena Draco Dragon Tree	24" box	1	-
P	Platanus acerifolia "Columbia" Columbia Plane Tree	24" box	1	Leave existing to remain if possible
Pd	Phoenix Dactylifera Medjool Date Palm	15'-20' BTF Varies	9	-

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
*	Agave attenuata Foxtail Agave	5 gallon	-	X X
⊙	Anigozanthos spp. Kangaroo Paw	5 gallon	-	X X
⊙	Aloe striata Coral Aloe	5 gallon	-	X X
⊙	Bambusa "Alphonse Karr" Alphonse Karr Bamboo	15 gallon	-	plant at 30" on center
⊙	Bougainvillea "Oo La La" Bougainvillea	5 gallon	-	plant at 24" on center
*	Cordylone "Red Star" No Common Name	5 gallon	-	X X
⊙	Equisetum hymale Horsetail	5 gallon	-	Plant in raised pots
○	Juncus patens California Gray Rush	5 gallon	-	X X
*	Phormium "Yellow Wave" Yellow New Zealand Flax	5 gallon	-	X X
⊙	Rosmarinus off. "prostratus" Trailing Rosemary	1 gallon	-	Plant at 18" on center
⊙	Senecio mandraliscae Blue Chalk Sticks	1 gallon	-	Plant at 12" on center
⊙	Stipa tenuissima Mexican Feather Grass	1 gallon	-	Plant at 18" on center

LEGEND

■ Filtration Planters

■ Decorative Planters



TREES



Platanus acerifolia 'Columbia'
Columbia Plane Tree



Washingtonia robusta
Mexican Fan Palm



Archontophoenix cunninghamiana
King Palm



Arbutus marina
Strawberry Tree



Dracaena draco
Dragon Tree

SHRUBS



Anigozanthos sp.
Kangaroo Paw



Bambusa 'Alphonse Karr'
Bamboo



Agave attenuata
Foxtail Agave



Cordyline 'Red Star'
No Common Name



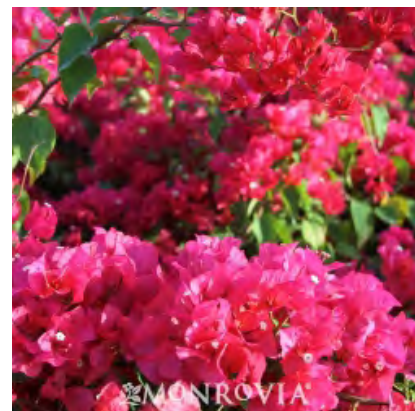
Senecio mandraliscae
Blue Chalk Sticks



Equisetum hymale
Horsetail



Phormium 'Yellow Wave'
Yellow Flax



Bougainvillea 'Oo La La'
Bougainvillea



Rosmarinus officinalis 'prostratus'
Rosemary



Stipa tenuissima
Mexican Feather Grass

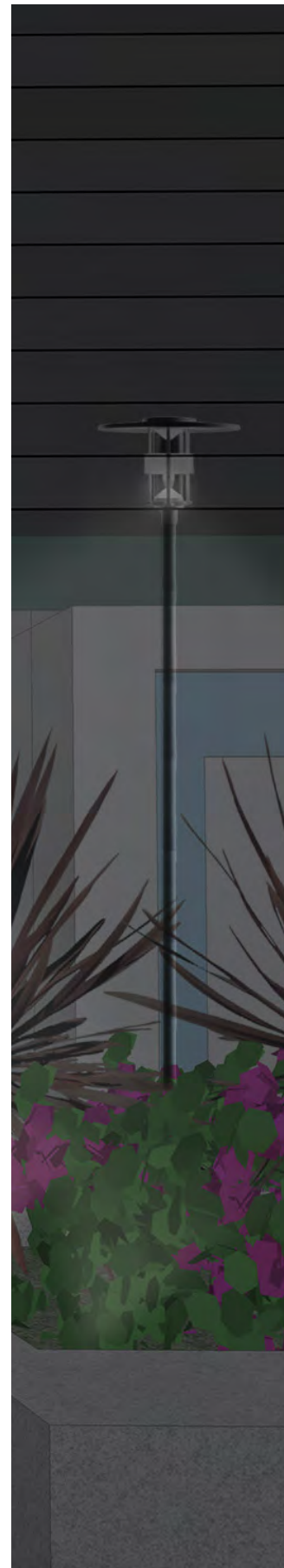


Aloe striata
Coral Aloe



Juncus patens
California Gray Rush

Lighting



Lighting Goals

To provide a safe, comfortable environment that **encourages** the use of benches, tables and stairwells, and **invites** guests to leave their apartments and interact with each other.

To create intimate nooks and crannies where guests can enjoy **privacy**, but without dark corners or unsure footing.

Parking

Promote ease of entry and exit by providing a **brighter entry portal** that eases drivers into the lower areas of the parking garage.

Provide even illumination to all areas of the garage, **eliminating shadows** with good color rendering abilities.

Landscaping

Allow for illumination and accenting of both **low shrubs, grasses, and flowers** in addition to strong high-lighting of **taller trees and palms**.

Retail Level

To provide **stronger light** from wall mounted sconces and trellis mounted downlights to create a “pad” of light at the sidewalk, and to provide uplighting on graphic walls that washes **the entire height** of the graphic.

Common Areas

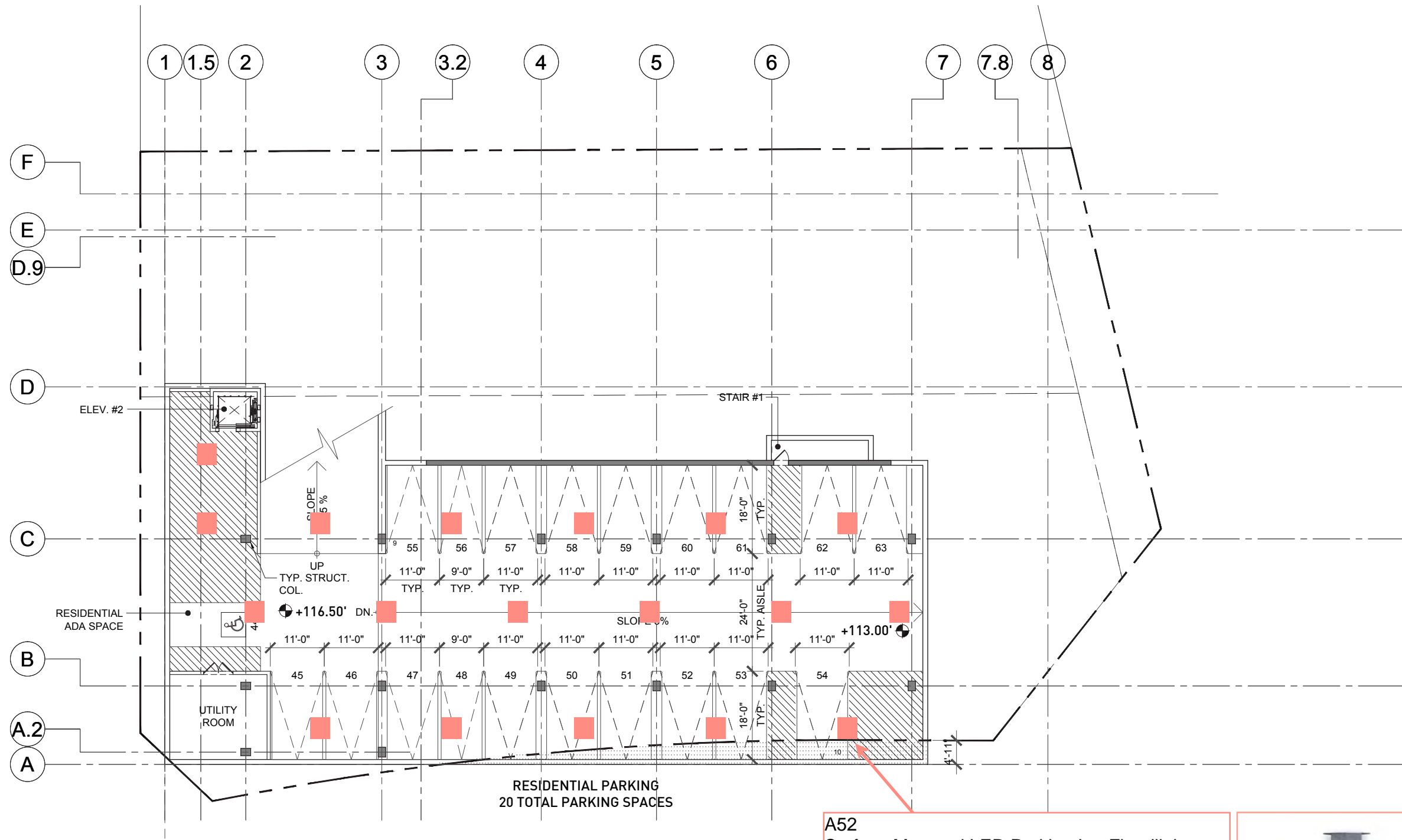
To provide a **warm, softly illuminated respite** through the use of decorative light poles, steplights and nearby landscaping accent lights. Linear lighting under benches and planters is used to create a **glow that floats** the elements above the ground.

Circulation Lanterns

To create a strong glowing effect inside each lantern stairwell, linear grazing lights are used at the **inner perimeter** of all walls, in addition to semi-recessed downlights that provide **sparkle** and **rhythm**.

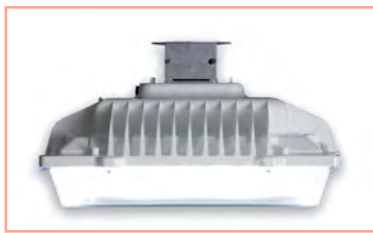
Responsibility

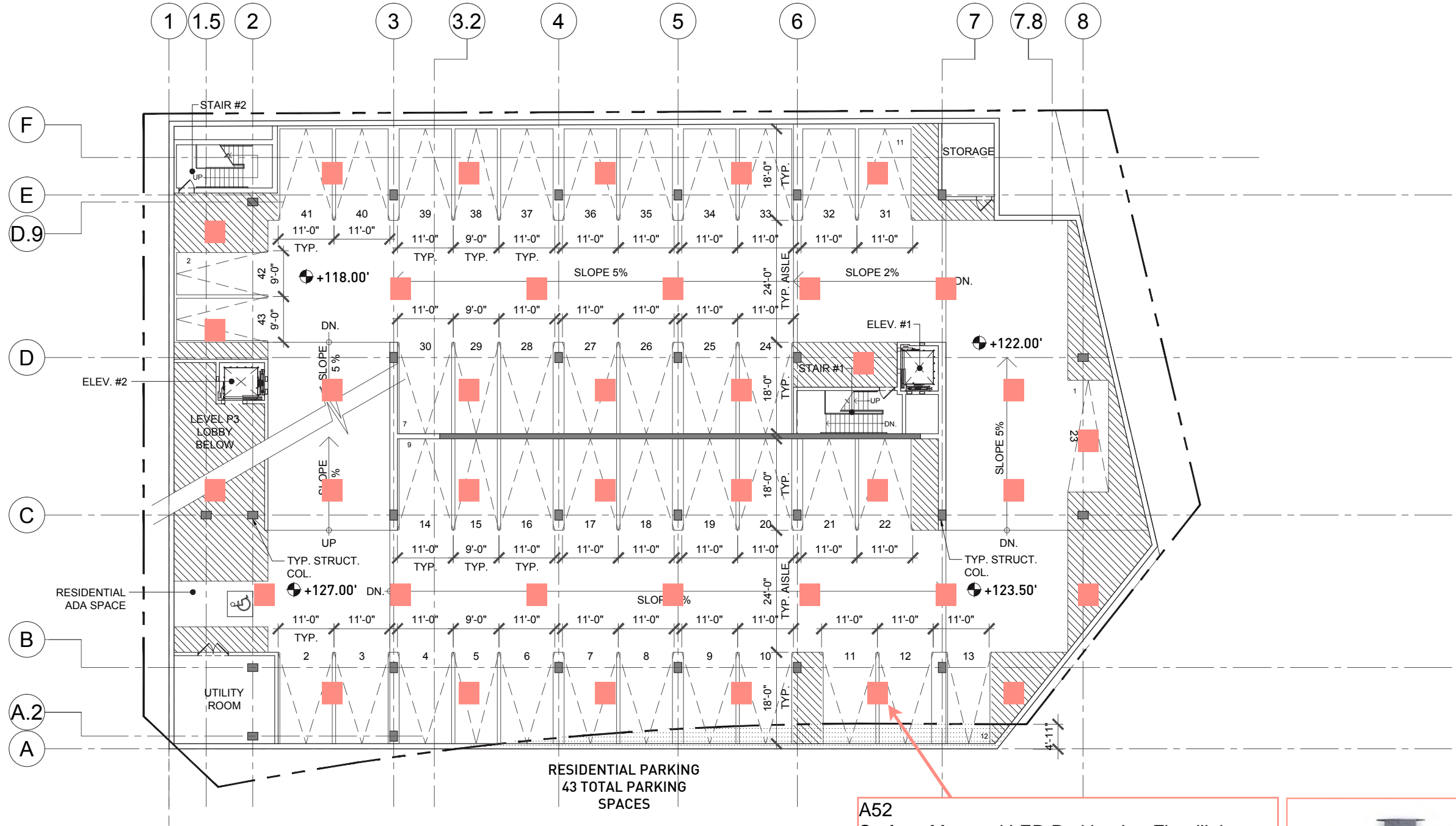
To choose maintenance-friendly equipment manufactured by **trusted brands** with an eye toward **classic design**, and strong materials. To verify light levels to create a **hierarchy** of lighting levels from bottom floor of the parking garage all the way up to the roof level. To research and confirm that lighting aligns with **local codes** and **ordinances**.



A52
 Surface Mounted LED Parking Lot Floodlight

Fixture gives a wide flood of light for safety and good color rendering. Exact layout to be determined in Design Phase.

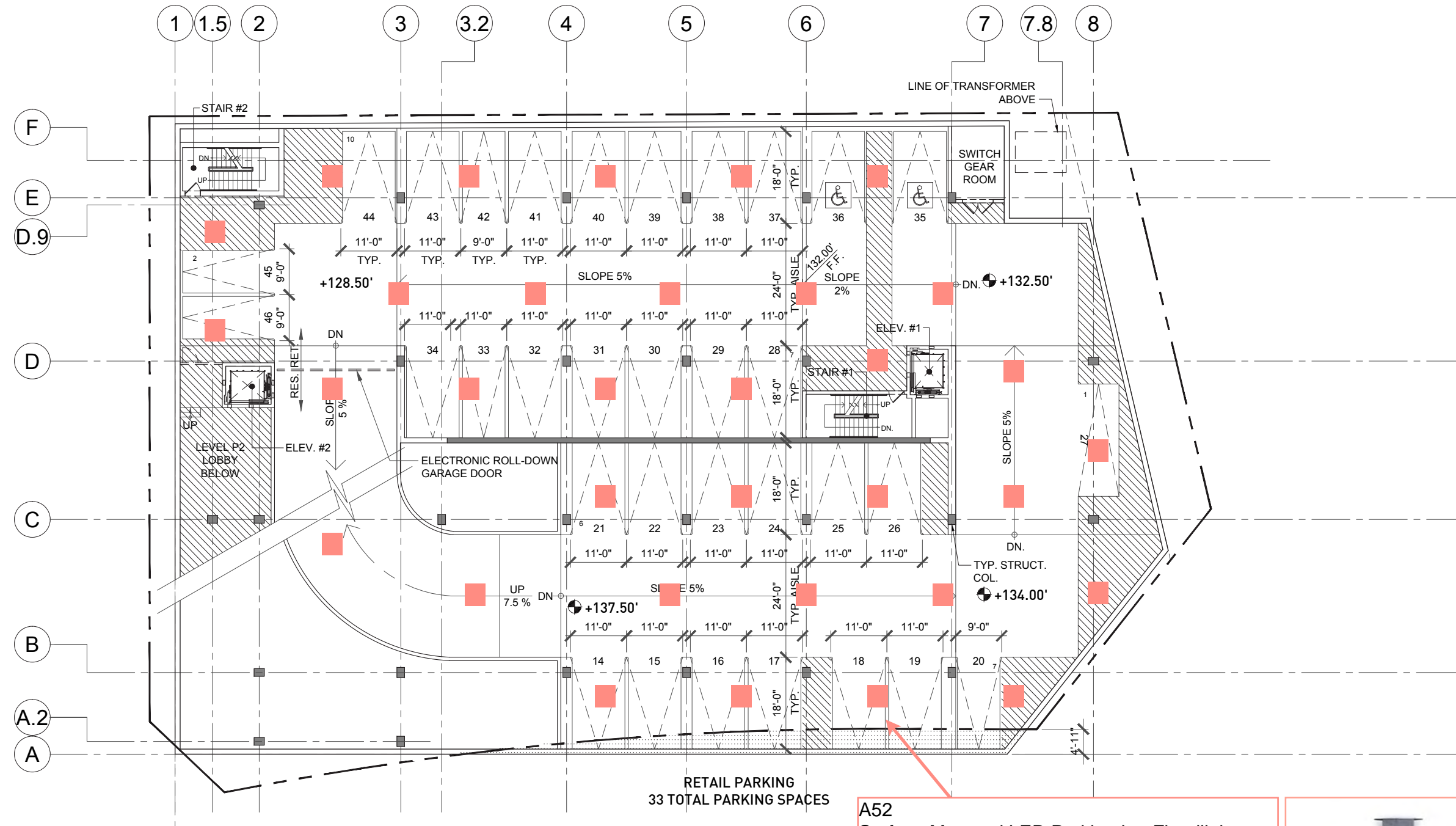




A52
 Surface Mounted LED Parking Lot Floodlight

Fixture gives a wide flood of light for safety and good color rendering. Exact layout to be determined in Design Phase.





A52
 Surface Mounted LED Parking Lot Floodlight

Fixture gives a wide flood of light for safety and good color rendering. Exact layout to be determined in Design Phase.





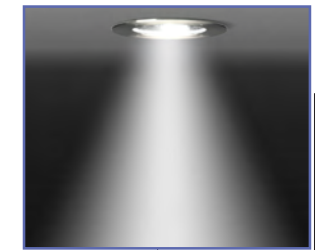
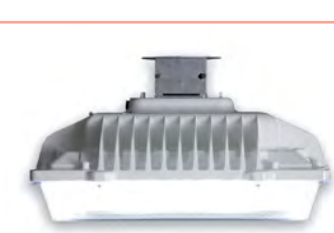
A51
Surface Mounted LED Parking Lot Downlight

Fixture gives a bright even wash onto the parking lot entrances to allow for safety entry and exit from the parking area.

N51
Wall Mounted Linear LED Floodlight
Fixture mounts to wall to uplight wall graphic.



A52
Surface Mounted LED Parking Lot Floodlight
Fixture gives a wide flood of light for safety and good color rendering. Exact layout to be determined in Design Phase



D51
Recessed Mounted LED Downlight
Fixture gives a wide flood of light to the small entryway to the Retail Lobby.

G51
Stake Mounted LED Tree Uplight
Fixture gives a strong narrow beam of light appropriate for taller trees at the edge of the property.



G52
Stake Mounted LED Shrub Uplight

Fixture gives a soft, wide beam of light appropriate for smaller shrubs, flowers and grasses.



B51
Trellis Mounted LED Downlight Sconce

Fixture gives a strong wide light for pedestrian level foot traffic.



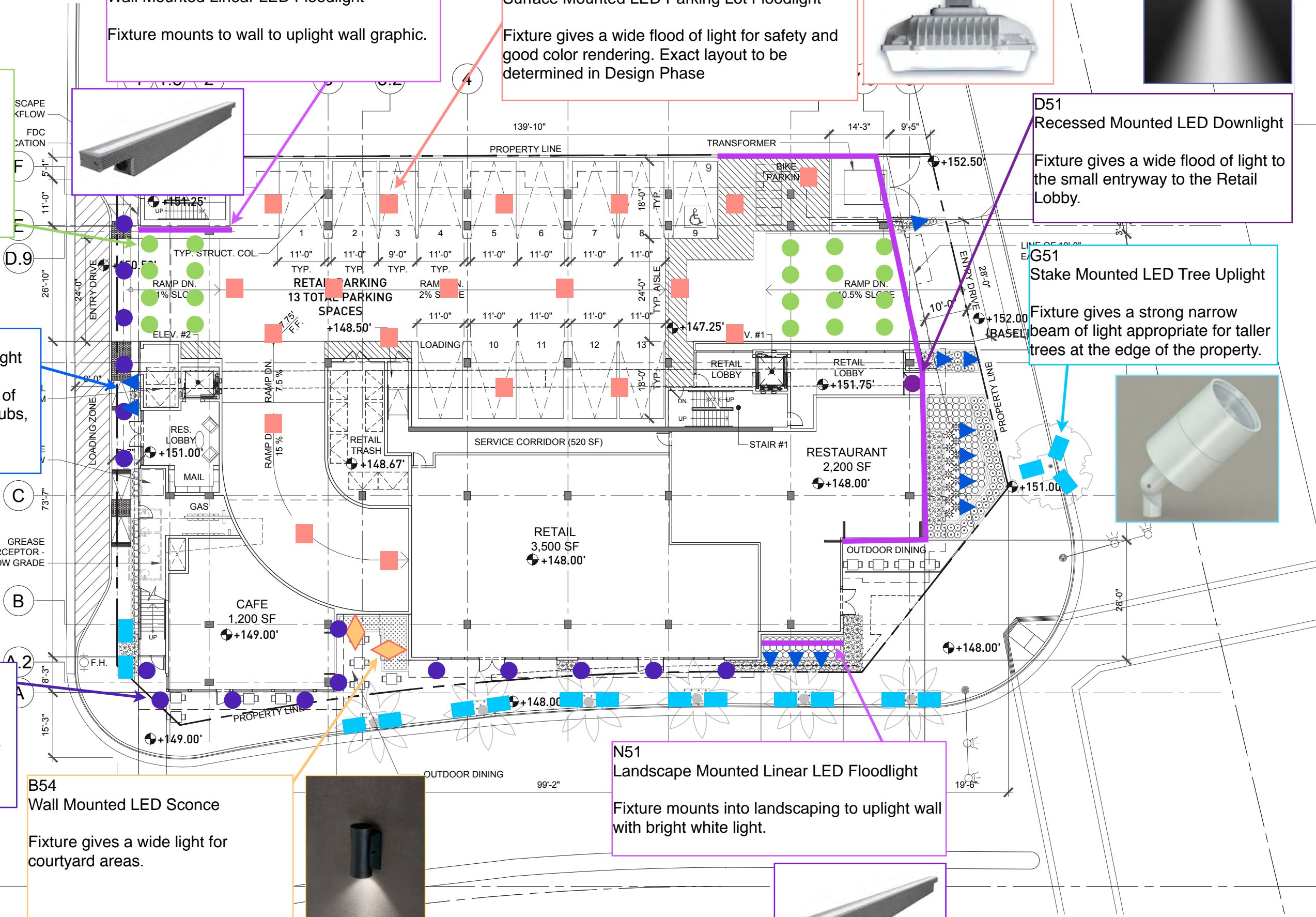
B54
Wall Mounted LED Sconce

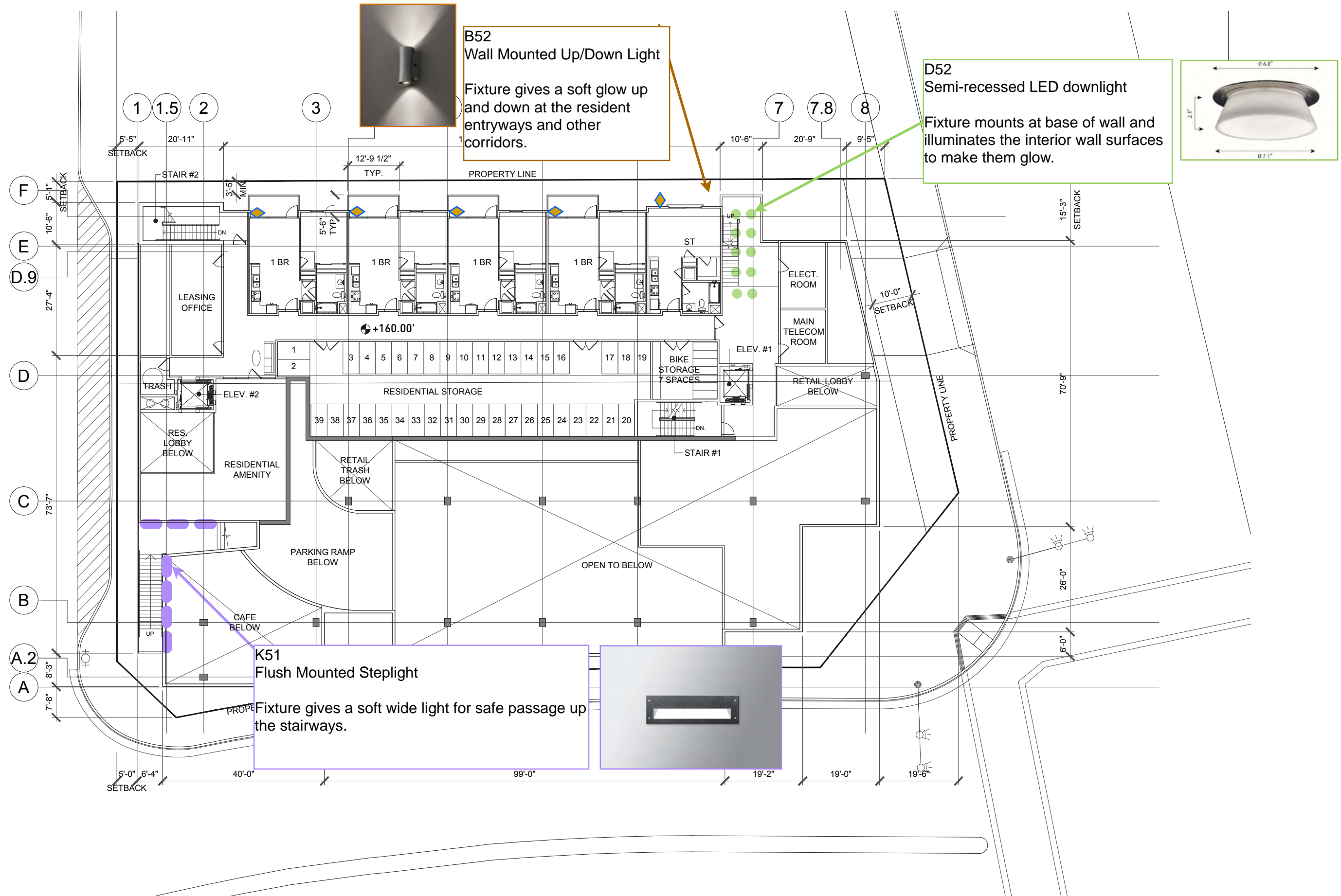
Fixture gives a wide light for courtyard areas.



N51
Landscape Mounted Linear LED Floodlight

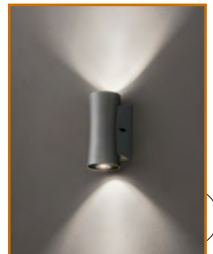
Fixture mounts into landscaping to uplight wall with bright white light.





B52
Wall Mounted Up/Down Light

Fixture gives a soft glow up and down at the resident entryways and other corridors.



D52
Semi-recessed LED downlight

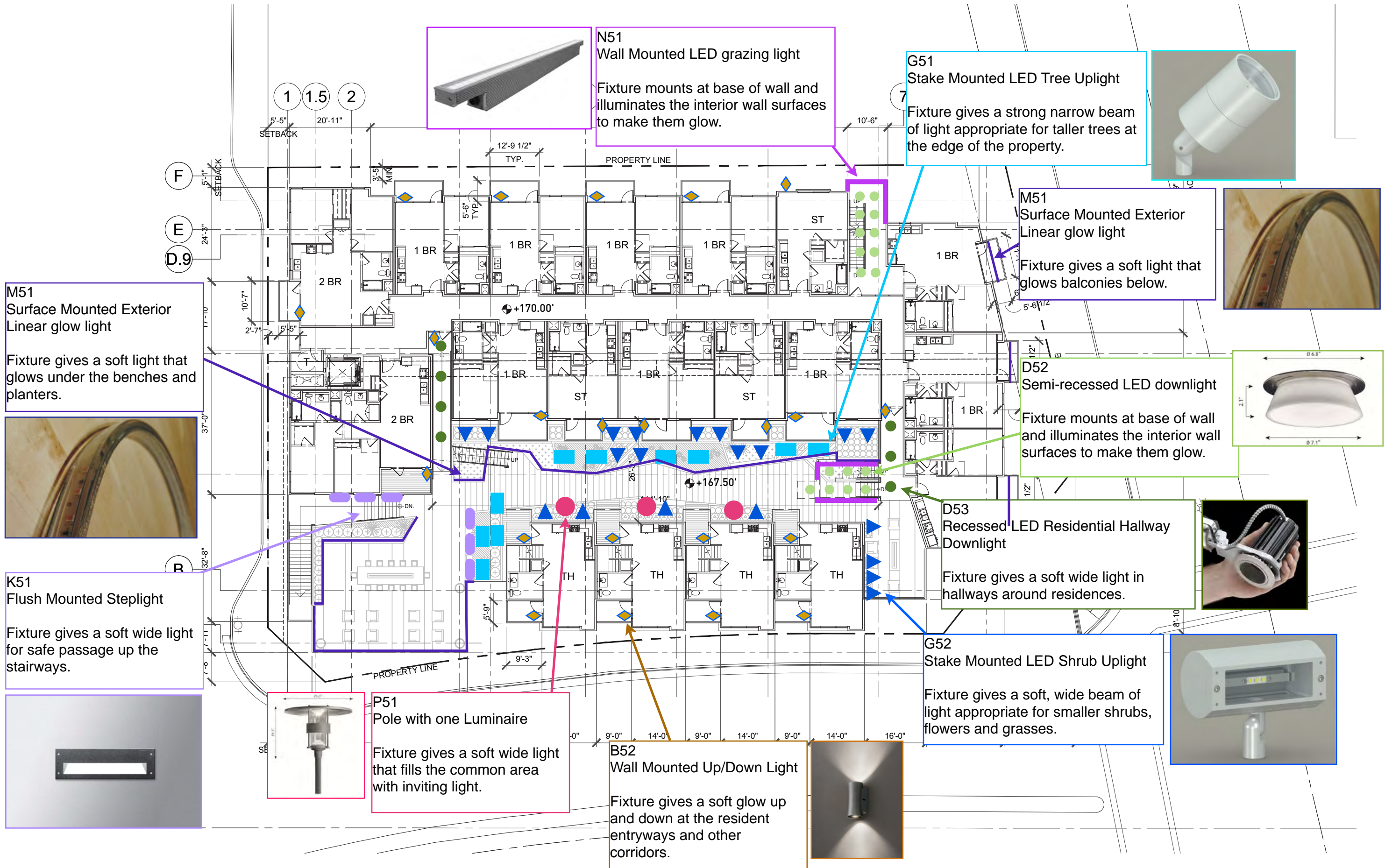
Fixture mounts at base of wall and illuminates the interior wall surfaces to make them glow.



K51
Flush Mounted Steplight

Fixture gives a soft wide light for safe passage up the stairways.





M51
Surface Mounted Exterior Linear glow light
Fixture gives a soft light that glows under the benches and planters.



K51
Flush Mounted Steplight
Fixture gives a soft wide light for safe passage up the stairways.



N51
Wall Mounted LED grazing light
Fixture mounts at base of wall and illuminates the interior wall surfaces to make them glow.

G51
Stake Mounted LED Tree Uplight
Fixture gives a strong narrow beam of light appropriate for taller trees at the edge of the property.



M51
Surface Mounted Exterior Linear glow light
Fixture gives a soft light that glows balconies below.



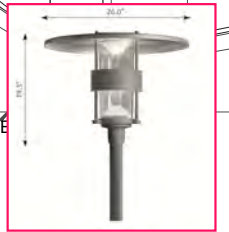
D52
Semi-recessed LED downlight
Fixture mounts at base of wall and illuminates the interior wall surfaces to make them glow.



D53
Recessed LED Residential Hallway Downlight
Fixture gives a soft wide light in hallways around residences.

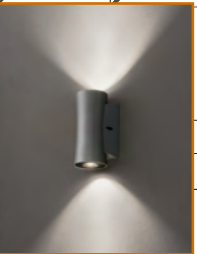


G52
Stake Mounted LED Shrub Uplight
Fixture gives a soft, wide beam of light appropriate for smaller shrubs, flowers and grasses.



P51
Pole with one Luminaire
Fixture gives a soft wide light that fills the common area with inviting light.

B52
Wall Mounted Up/Down Light
Fixture gives a soft glow up and down at the resident entryways and other corridors.



N51
Ceiling Mounted LED grazing light

Fixture mounts onto ceiling and illuminates the interior wall surfaces to make them glow.



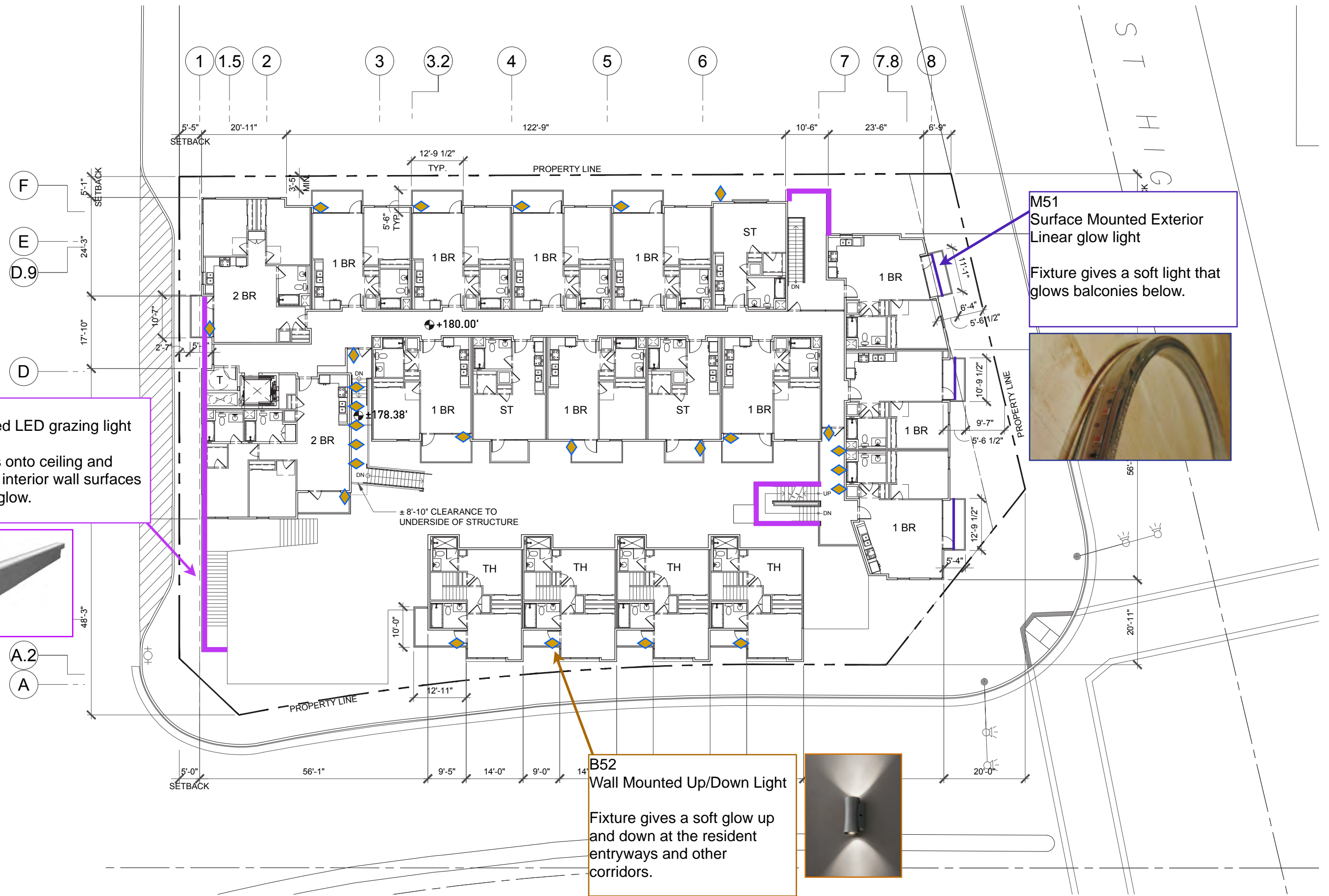
M51
Surface Mounted Exterior Linear glow light

Fixture gives a soft light that glows balconies below.



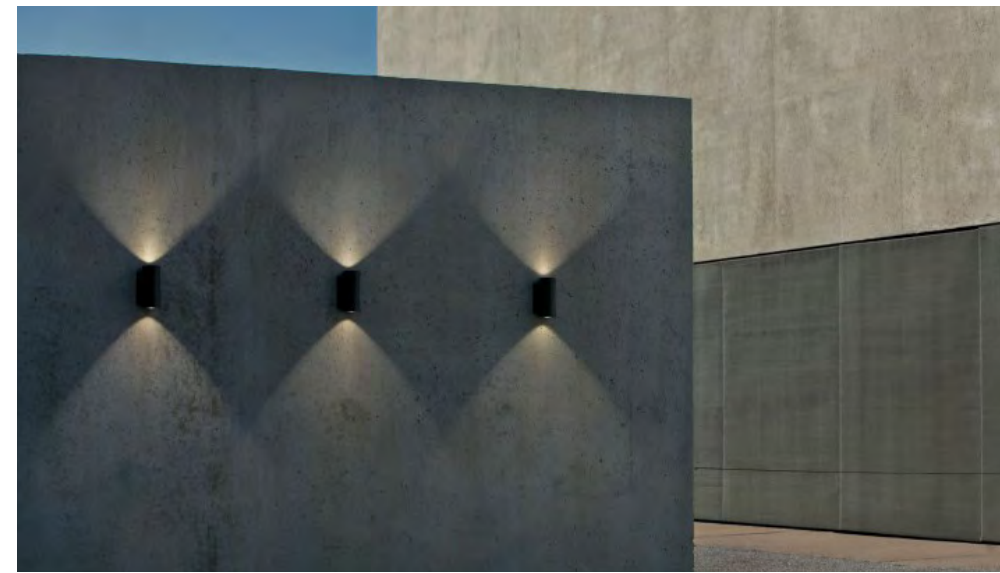
B52
Wall Mounted Up/Down Light

Fixture gives a soft glow up and down at the resident entryways and other corridors.





Bench Glow: Weathertight flexible LED striplighting is installed under the planter/bench toe kick area to provide a soft warm glow onto the walking surface.



This simple and clean decorative fixture provides up and down lighting to pedestrian areas, at residence entrances and select balcony areas.



Internal lighting strongly highlights the screening material and reveals the inner structure of the stairwells in an ethereal and delicate manner.



Strong LED backlighting of signage brings attention to retail spaces.



Decorative light poles at pedestrian heights provide a wide pool of clean soft light.



Stemplights mounted on the interior walls of the stairwells evenly washes the steps providing safe and comfortable illumination.



Smaller flood lights illuminate smaller plants and signs, and work in conjunction with more "punchy" accent lights that illuminate up the sides of palm trees and frond canopies.







