

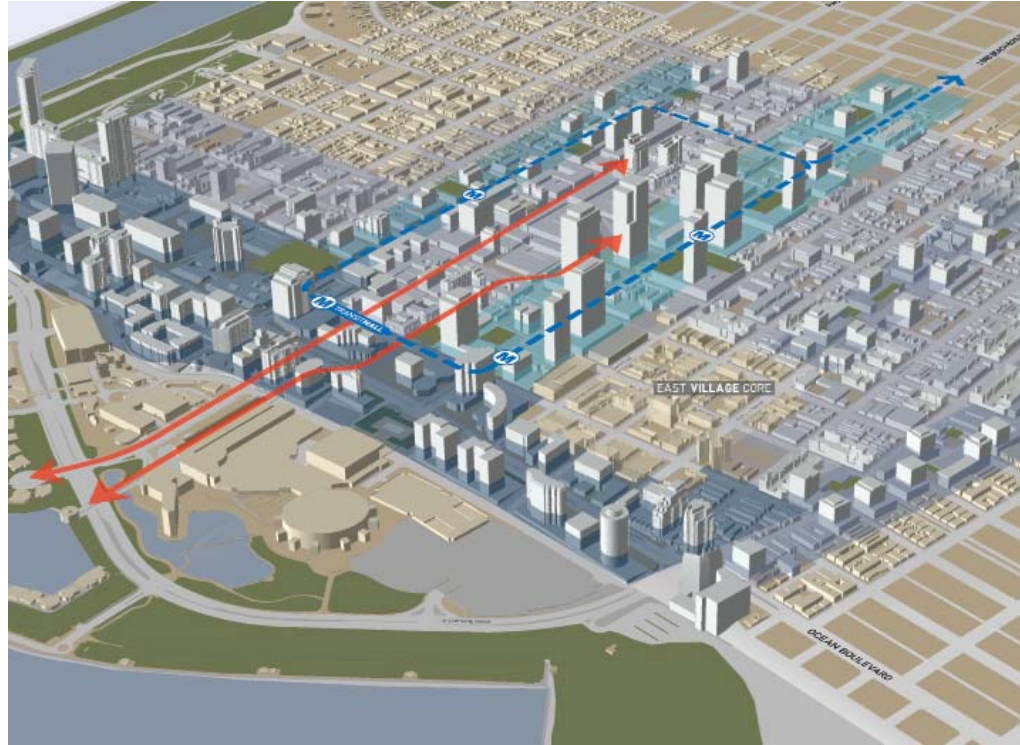
PCH & GOLDEN LANTERN

CHARLES COMPANY
DANA POINT, CALIFORNIA
September 8, 2014

studio **one** eleven
at Perkowski+Ruth Architects

Town Center

DANA POINT









SW view toward site



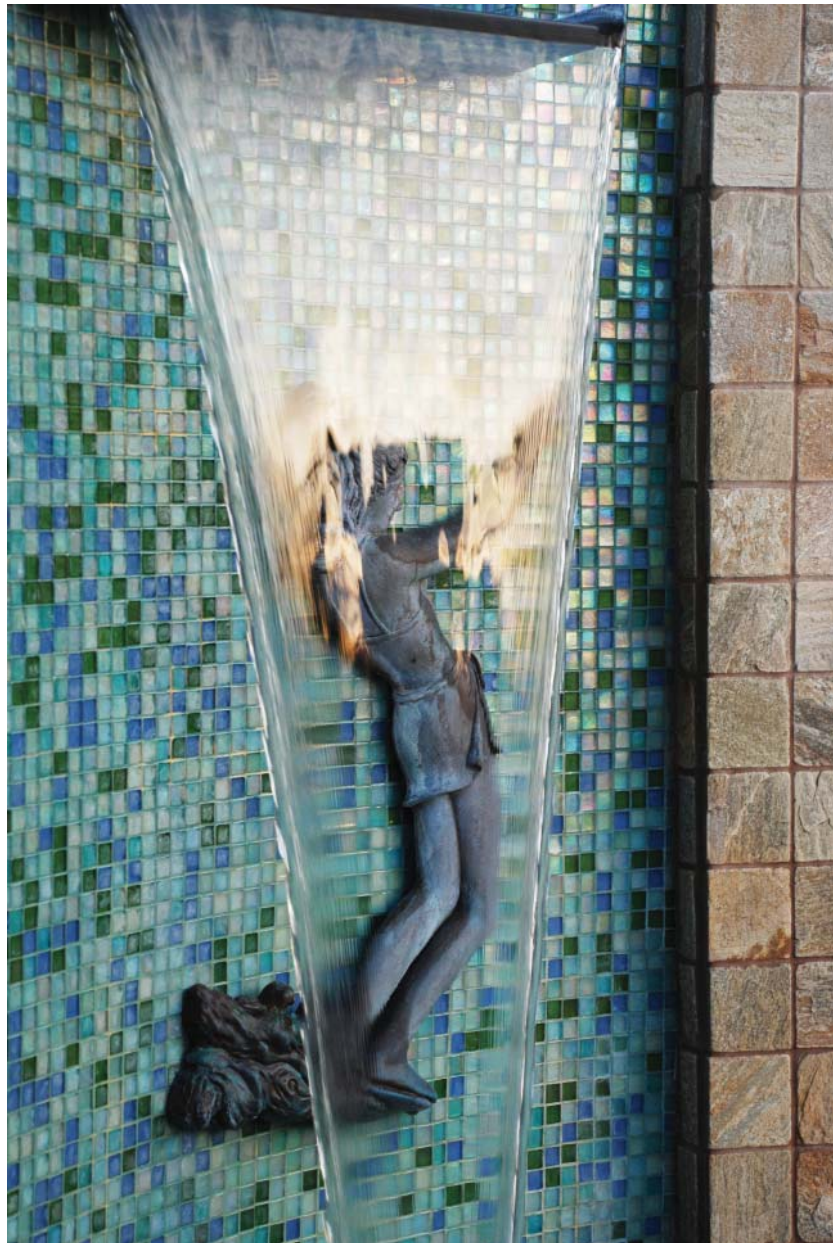
SE view toward site

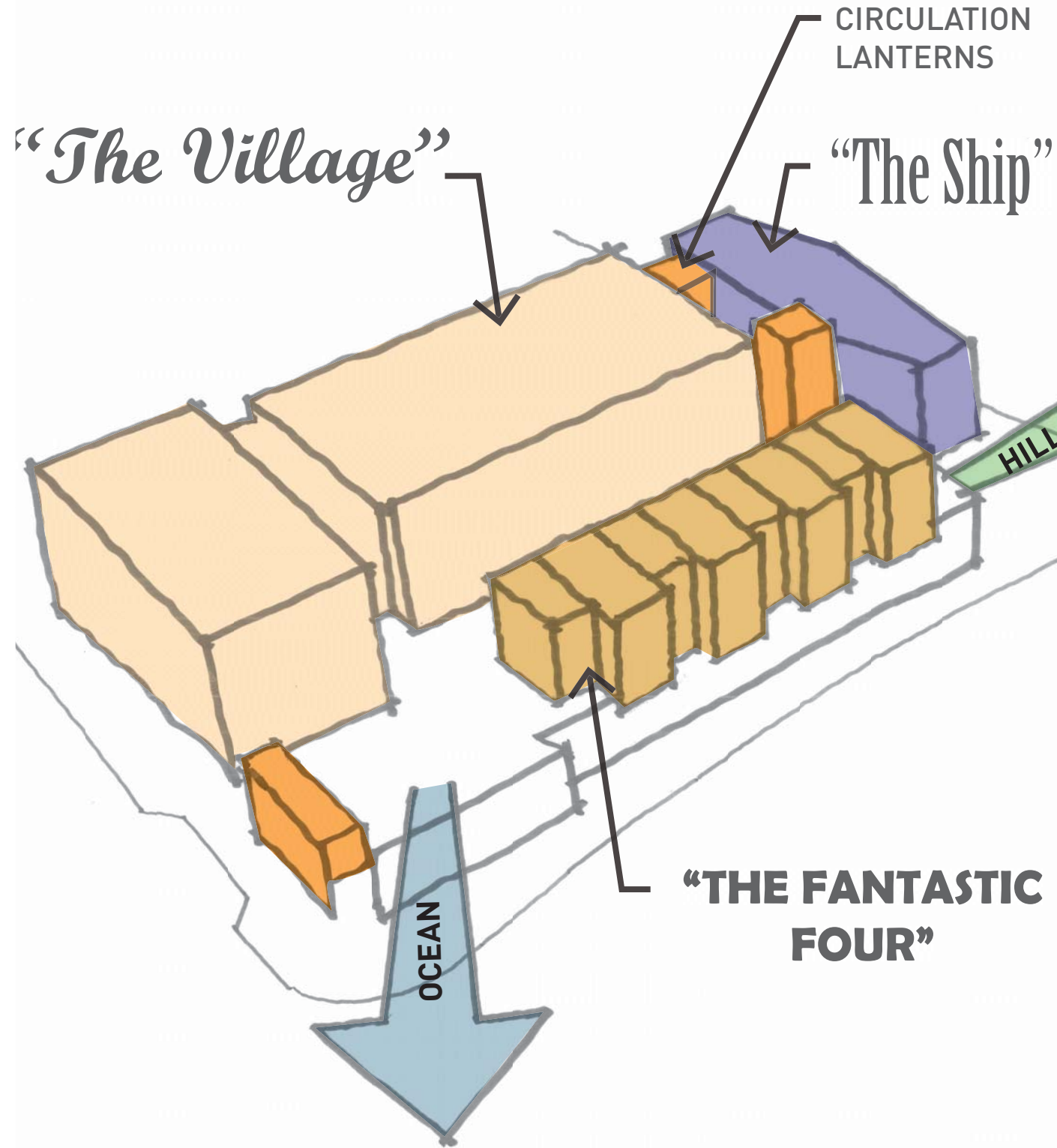


NE view toward site



NE view toward site





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.



Site Context Map



GOLDEN LANTERN STREET

PACIFIC COAST HWY



Level 2 (Podium)

13-222

Trachycarpus fortunei
Windmill 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
P	<i>Platanus acerifolia</i> "Columbia" Sycamore	24" box	5	Leave existing to remain if possible
R	<i>Rhus lancea</i> African Sumac	24" box	3	Leave existing to remain if possible
T	<i>Tipuana tipu</i> Tipu tree	24" box	3	Leave existing to remain if possible
TF	<i>Trachycarpus fortunei</i> Windmill Palm	36" box	3	Matching specimens at podium level garden
Wr	<i>Washingtonia robusta</i> Mexican Fan Palm	15"-20" BTF Varies	6	-

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
•	<i>Agave attenuata</i> Fountain Agave	5 gallon	-	X X
⊙	<i>Anigozanthos</i> spp. Kangaroo Paw	5 gallon	-	X X
⊖	<i>Aloe striata</i> Coral Aloe	5 gallon	-	X X
⊗	<i>Bambusa</i> "Alphonse Karr" Alphonse Karr Bamboo	15 gallon	-	plant at 30" on center
⊕	<i>Bougainvillea</i> "Oh La La" Bougainvillea	5 gallon	-	plant at 24" on center
•	<i>Cardinalis</i> "Red Star" No Common Name	5 gallon	-	X X
⊗	<i>Equisetum hyemale</i> Horsetail	5 gallon	-	Plant in raised pots
⊖	<i>Juncus patens</i> California Gray Rush	5 gallon	-	X X
⊗	<i>Pharbitis</i> "Yellow Wave" Yellow Flax	5 gallon	-	X X
⊗	<i>Peperomia</i> spp. "prostrata" Creeping Peperomia	1 gallon	-	Plant at 18" on center
⊗	<i>Senecio mandraliscae</i> Bike Chalk Sticks	1 gallon	-	Plant at 12" on center
⊗	<i>Sida tenuissima</i>	1 gallon	-	Plant at 18" on center



LANDSCAPE SUMMARY

GROUND FLOOR FILTRATION
PLANTERS : 714 Square Feet

TOTAL LANDSCAPING ON PODIUM
LEVEL : 1,300 Square Feet

TREES



Plantanus acerifolia 'Columbia'
Sycamore



Tipuana tipu
Tipu Tree



Rhus lancea
African Sumac



Washingtonia robusta
Mexican Fan Palm



Tracaycarpus fortunei
Windmill Palm

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 'Oh La La'
Bougainvillea



Rosmarinus prostrata
Rosemary



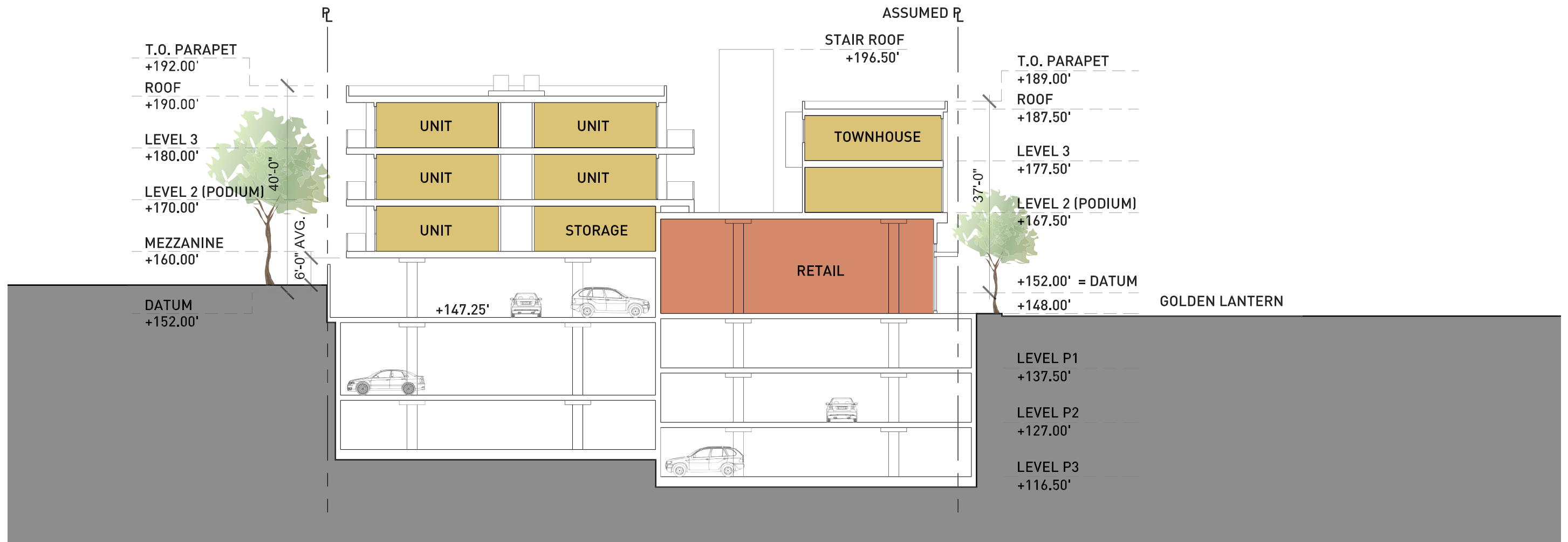
Stipa tenuissima
Mexican Feather Grass



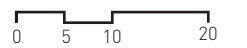
Aloe striata
Coral Aloe



Juncus patens
California Gray Rush



SECTION B





GOLDEN LANTERN STREET + SAN JUAN



GOLDEN LANTERN STREET + PCH



SAN JUAN LOOKING TOWARD GOLDEN LANTERN STREET

THANK
YOU!

Town Center

DANA POINT