



Project Site

The initial design challenge was to accommodate the program from an entire college campus into a single building. The building houses a diverse range of programs catering to the surrounding community in one location.

The College's existing educational space, previously spread over 10.5 acres, is required to fit onto the new 3.9 acre site along with an adequate amount of parking spaces. The design solution is to build vertically and efficiently, therefore minimizing the building's footprint on the site.

The project is bordered by a natural preserve, residential, and light industrial areas, and the site is arranged according to this context. At the hub of these three city zones, the center also encourages community gathering and learning.



Los Angeles, CA

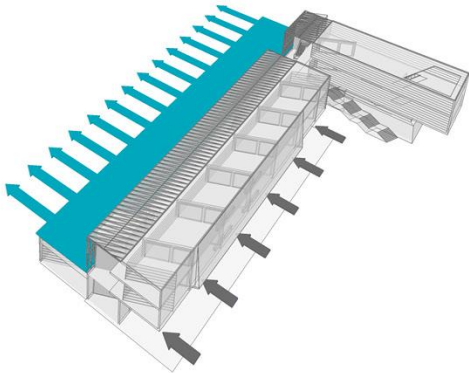
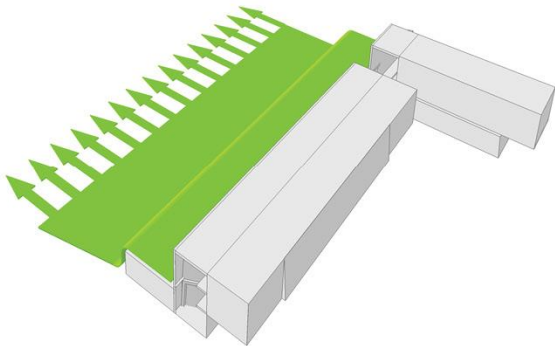
Newport Beach, CA

Project Site
Lovell Beach House

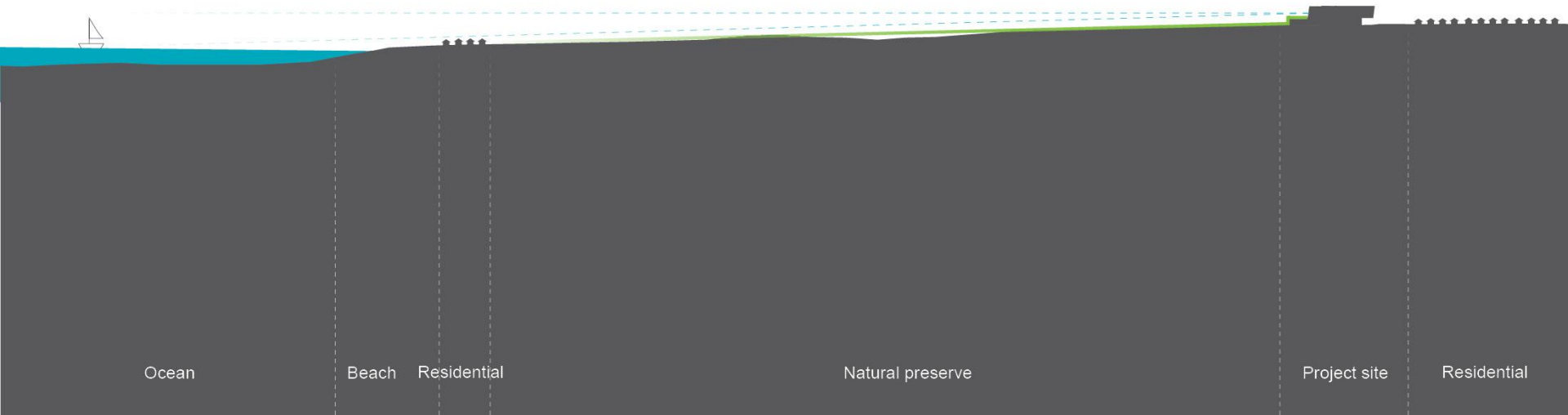


100'

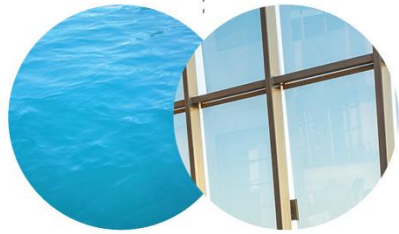
The project responds to its proximity to the ocean by highlighting its direct relationship with views and incorporating the ocean climate into its building functions. The landscaped roof blurs the edge of the building and the nature preserve adjacent to the site.



- Relationship to the Landscape
- Relationship to the Ocean
- Relationship to the Community







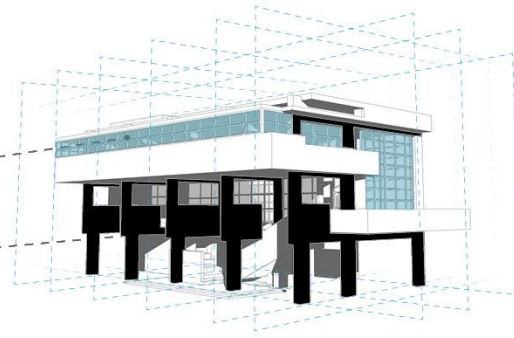
Ocean

Glass



Sand

Concrete



Lovell Beach House

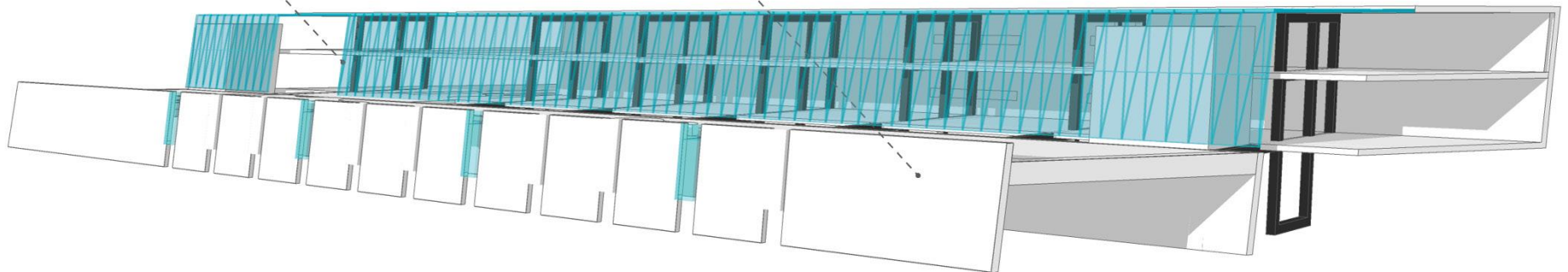


R.M. Schindler

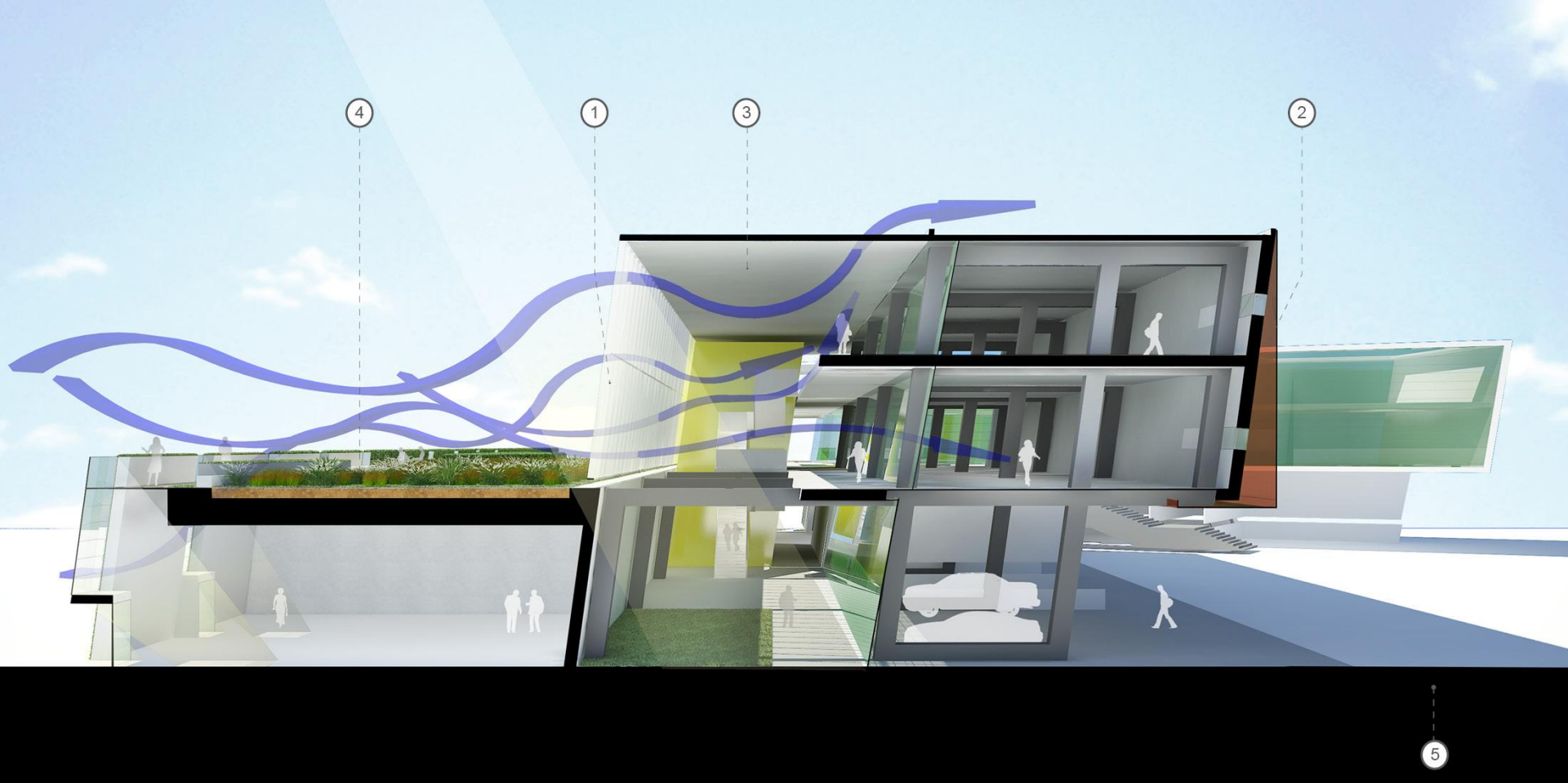
Project Influence

The design celebrates the famous R.M. Schindler's Lovell Beach House located merely down the coast. The Lovell Beach House serves as a major inspiration for the design of the learning center from the durable materials used to the modular grid design that correlates to the ocean climate.

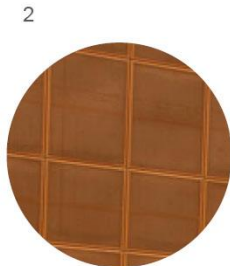
The exposed concrete, which originates from limestone in the ocean adds to the longevity of the building. The glass facade mimics the reflective quality of the ocean and also highlights a direct connection to nature.







“Breathing” glass facade



Perforated metal panels for solar control



Naturally ventilated atrium with efficient ceiling fans



Green roof



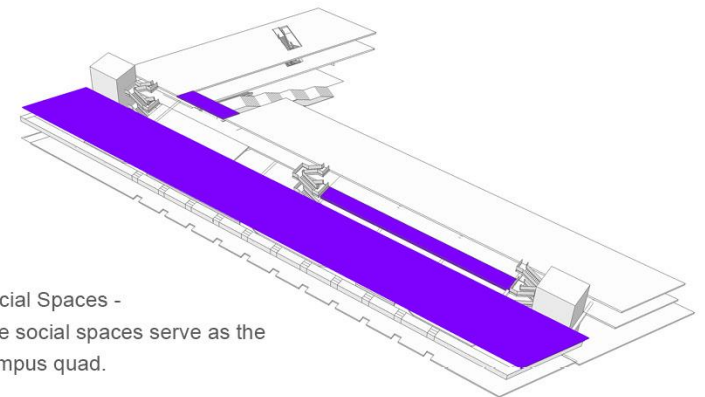
Cudo water storage

The concrete’s thermal lag properties work in concert with the “breathing” glass facade to cool and ventilate the entire building. The naturally ventilated circulation spaces and atrium reduce the mechanical load for the building. Large efficient ceiling fans in the atrium are activated by preset temperature controls. The green roof cools the building. The underground Cudo water storage system creates a project with zero water runoff by keeping all stormwater mitigation onsite.

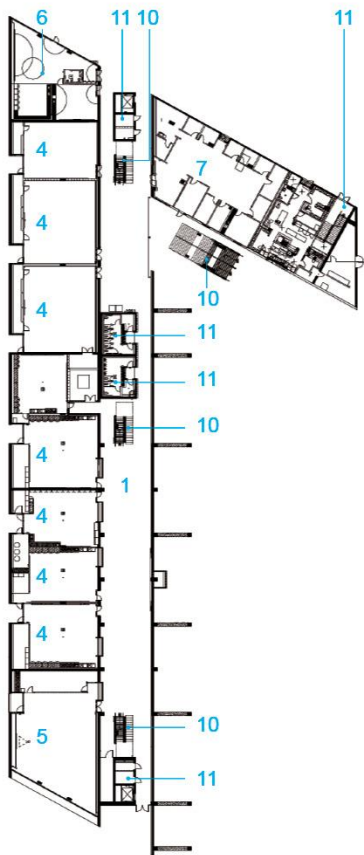


All the interior spaces have natural daylight and views to the outside. Inside the classrooms, the technology used to create the most comfortable and productive learning environment encourage students to actively participate in their education and become more acutely aware of their natural environment.

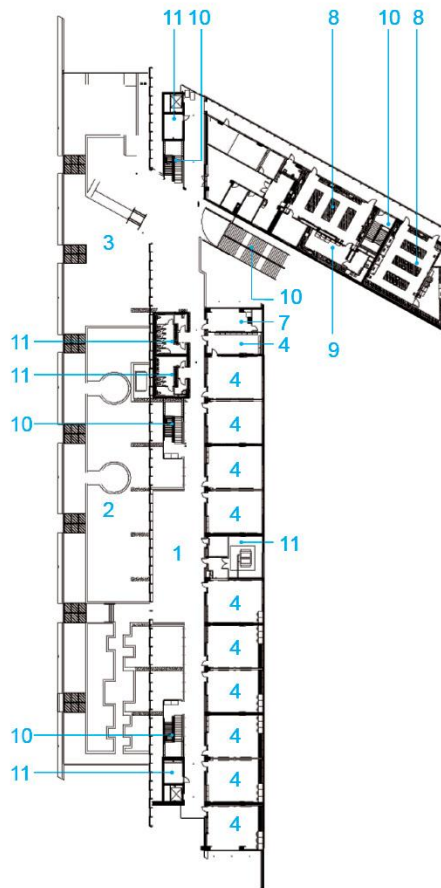




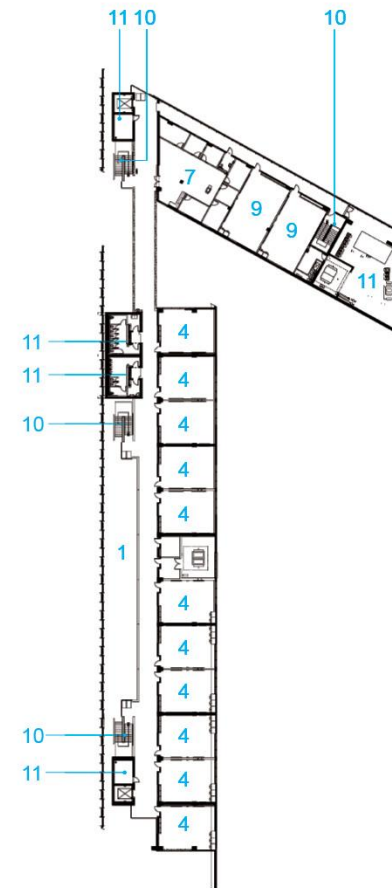
Social Spaces -
The social spaces serve as the
campus quad.



First Floor



Second Floor



Third Floor

Legend

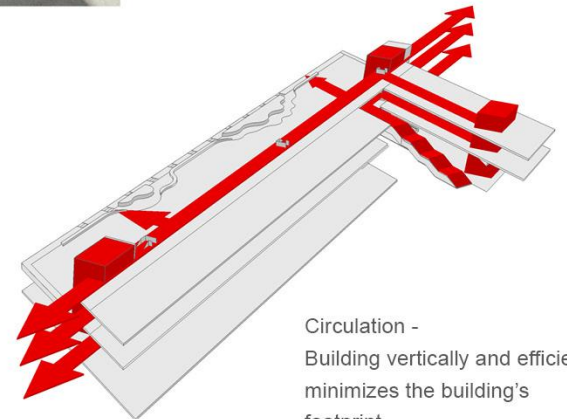
- 1 Naturally Ventilated Open Air Atrium
- 2 Vegetated Roof
- 3 Walkable Outdoor Deck
- 4 Classroom
- 5 Art Gallery
- 6 Parent Education
- 7 Offices
- 8 Science Labs
- 9 Computer Labs
- 10 Vertical Circulation
- 11 Support

The center serves as a “one-stop shop” college campus. It supports a very diverse set of programs ranging from adult education to science labs and a community art gallery.

Its program provides classes for a diverse range of people and serves as a community outreach through its open art gallery.



The naturally ventilated circulation spaces and atrium reduce the mechanical load of the building, a conservation method not recognized by Title-24 calculations. The LEED Gold NC building is 33% better than Title 24.



Circulation -
Building vertically and efficiently
minimizes the building's
footprint





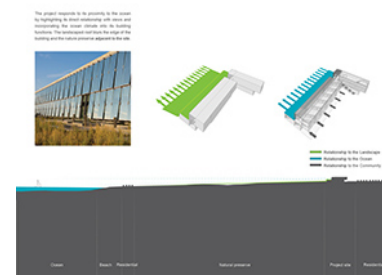
Coastline Community College, Newport Beach Campus



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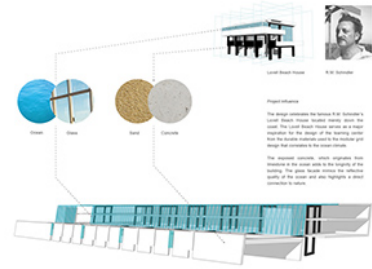
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Slide3.jpg



Slide4.jpg



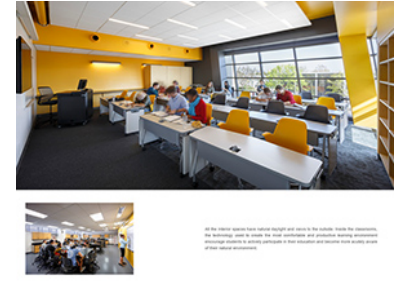
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Slide6.jpg



Slide7.jpg



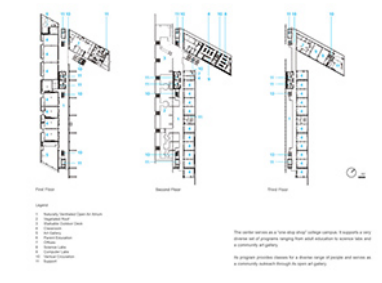
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