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ECO-CONSCIOUS CONSTRUCTION

An OC developer embraces sustainable building methods for a luxury condo complex in Newport.

BY LISA HALLETT TAYLOR AND NEWPORT BEACH MAGAZINE STAFF



The seven-unit Aerie condo complex (top) in Corona del Mar will include a lounge for residents to use, as shown in these artists' renderings.



Along the coast of Corona del Mar, tucked just inside the entrance to Newport Harbor, sits the secluded Carnation Cove, with its own stretch of white sand, sparkling clear waters and a view that literally takes your breath away. This 300-degree panorama, including boats cruising in and out of the harbor and Catalina Island in the distance, will eventually be enjoyed by residents of a seven-unit upscale condo complex, now under construction on the bluff above the cove. The project is called Aerie, named after the term for a hawk or eagle's nest, which is often perched high on a cliff, as these homes will be.

The project's developer—Irvine-based Advanced Real Estate Services Inc.—is pairing luxury living and a sustainable approach, using innovative green building practices with the goal of earning LEED Silver certification for the project. LEED stands for Leadership in Energy and Environmental Design, a program run by the U.S. Green Building Council, a Washington, D.C.-based nonprofit that certifies home and commercial building projects at silver, gold and platinum levels for using sustainable construction methods and materials.

"We decided to pursue LEED certification because we feel that is the right thing to do with new developments, especially on such a rare and special site," says Paul Julian, ARES vice president in charge of development, brokerage and acquisitions, who is managing the



Construction of the Aerie project is underway, with completion anticipated in mid-2018. Before building began, an old apartment complex was demolished, and much of the materials were recycled rather than thrown away.

Aerie project. "We wanted to design something that would visually meld into the landscape and also include sustainable features. Some of those features include rainwater retention and utilization, solar arrays, energy- and water-saving fixtures and appliances, locally produced and sustainable building materials, drought-tolerant landscaping, natural ventilation and more."

"Designing to meet LEED certification is our effort to help in the reduction of global warming and abuse to our environment," adds project architect Brion Jeannette, who has been practicing sustainability in the industry for decades.

"LEED certification requires professionals to stretch beyond the norm and build with sustainable and environmentally friendly materials that reduce

dependence on utilities, which, in turn, reduces pollution and promotes a healthier building for the inhabitants and our world. Responsible architecture can play a big role in reducing man's effect on our environment."

Mindful Materials

Before Aerie's construction even began, an old apartment building had to be demolished on the site. Notably, it's estimated that more than 325 million tons of recyclable materials, such as concrete, asphalt, wood and metal, are generated through construction and demolition in the U.S. each year. Aerie's eco-minded team hired a recycling company to do the demo work—even though this took more time and proved more costly than

the standard process—and much of the materials were reused, Julian says.

For Aerie, all of the concrete materials will be made with fly ash, a byproduct of the coal combustion process and nearly identical to volcanic ash used in still-standing concrete Roman structures. This reduces the required amount of cement and allows the concrete to be reused in the future if desired.

The roof will be made of titanium, applied in large shingles that are long-lasting, reflect heat and thus lower energy costs, and will also be topped with solar panels to save energy and money, providing most of the power used by the complex. The solar panels will also heat the swimming pool and assist the tankless, instant water

TOP: BRION JEANNETTE ARCHITECTURE; BOTTOM TWO: LEO PARRELLA DESIGN; BACKGROUND PHOTO AND OPPOSITE PAGE, TOP PHOTO: JOSH FRIEDMAN/ONE ZERO DIGITAL MEDIA





“La Pedrera” (Catalan for “the stone quarry”) is one building by Spanish architect Antoni Gaudí that has inspired local architect Brion Jeannette’s plans for the Aerie condos in Corona del Mar.

heaters, which will be equipped with a recirculating pump—no more leaving the faucet running until the water warms up, which is wasteful.

Multizoned heating and cooling systems will also be utilized throughout the units, allowing the temperature to be adjusted in the main living areas while avoiding wasteful heating or cooling of guest rooms and other spaces not occupied at any given time.

Extra insulation in the walls, ceilings and floors will come from specialized sound attenuation devices and materials to dampen any noise from other rooms or units.

In addition, dual-pane windows will be installed with low-emissivity (low-e) glass, which features a special coating to reflect heat. This limits the amount of warmth from the sun that enters a room, reducing the need to turn on the air conditioner in summer, and decreases the amount of heat escaping from the room in winter.

“It all starts with passive strategy, which is to orient rooms so they get morning sunlight while still taking advantage of the views and evening

sunsets,” Jeannette says. “We’re capturing the heat and holding it in. Each of the units will get sun—more during the winter and less heat gain during the summer—by the [window] overhangs above.

“We also have whole operable window concepts that easily capture breezes and naturally cool the interiors of the units,” he says, explaining that rooms are designed with windows located to properly vent hot air as it rises. “We’re also using very efficient mechanical systems for cooling the units. Obviously, the intent is to make it as if we are bringing the outside indoors as much as we can, so the homeowner won’t even have to use the mechanical systems for heating or cooling.”

Additionally, LED lighting control systems will help reduce electricity consumption: Lights will turn on at 80 percent rather than 100 percent, although residents may manually adjust to the desired brightness level. In the event of power loss, backup generators will continue to operate the residents’ computers, TVs and security systems. And all of the garages will be equipped with chargers for electric cars.

As has become common, Aerie’s grounds will feature California native plants that survive on little water, which is key in this drought-prone region. Taking it a step further, rainwater will be collected and used for landscape irrigation and the complex will also include a state-of-the-art system that will capture and filter pollutants out of rainwater runoff before it enters the cove. “We will be putting clean water back into the bay as opposed to the water that is presently there, which has all kinds of contaminants,” Jeannette says.

Exclusive Elements

Led by general contractor Tony Valentine Construction, building finally began in late 2014 after several challenges to the proposed development and a lengthy review process. For the residents who will move into Aerie’s condominiums sometime around mid-2018, many perks await: In addition to the panoramic views, there will be privacy, large living spaces with an average of 4,500 square feet plus a shared pool, spa, lounge and fitness center.

CASTEODESIGN/SHUTTERSTOCK



Drought-tolerant California native plants, which can range from succulents to colorful fuchsia, will be incorporated in landscaping around the Aerie condos.

Each home’s bay frontage will range from an impressive 60 to 120 feet, with ocean-facing decks and private access to the cove and a yacht marina. Prices have not yet been set, but are expected to range from \$15 million to \$20 million, depending on the size of the unit, according to Julian. Three of the seven condos have been reserved for the project’s partners, who plan to live there.

Units vary from three to four bedrooms; some have offices, dens or media rooms (the largest unit has a theater), and 3.5 to 5.5 baths. All units will have a personal wine cellar and wine locker. “They are like seven custom homes,” Jeannette says.

Interiors incorporate luxurious finishes, which will vary based on residents’ choices. Those materials may include exotic hardwoods like wenge, zebrawood and eucalyptus, as well as limestone, travertine and soapstone from Peru and Italy, which range in color and texture. Kitchens will feature large islands with counters made of materials such as Caesarstone manufactured quartz or granite.

From the street, Aerie will be three levels high,

GOING GREEN

- WHETHER PLANNING A MAJOR REMODEL OR MINOR MODIFICATIONS, HERE ARE A FEW WAYS TO MAKE YOUR ABODE MORE ENVIRONMENTALLY FRIENDLY.
- Replace faucets and toilets with water-saving models to reduce the number of gallons used.
 - Choose energy-efficient appliances like dishwashers, washing machines and clothes dryers.
 - Add or replace insulation in your attic.
 - Replace incandescent light bulbs with LEDs.
 - Plant a drought-tolerant landscape without a lawn to lower water use.
 - Replace old windows with dual-paned glass.





Solar panels are among the green technology that will be used in the Aerie condo project. Solar power will provide most of the electricity used by the complex, including heating the swimming pool.

but all five floors will be apparent from the beach. Originally, nine units were planned with another two subterranean levels—a specialty for Jeannette, who also designed the iconic Rock House in Laguna Beach and Portabello Estate in Corona del Mar. His design is partly inspired by Spanish architect Antoni Gaudí's buildings constructed in the late 19th and early 20th centuries in Barcelona.

Gaudí's Casa Milà, also known as "La Pedrera" (Catalan for "the stone quarry"), in particular, spoke to Jeannette on his most recent trip to Barcelona. "This was an opportunity to bring that to life in Corona del Mar, both interior and exterior—the very flowing, organic shapes of doors and windows, or deck railings and ironwork—those were some of the impetus for me to look at that organic quality and make it part of the [Aerie] structure," Jeannette says. "When the Aerie is a little further along, you will start to see some of the essence of that. I'm not looking at copying Gaudí's elements, but at reinterpreting them."

The Vision

Almost 15 years ago, ARES President Richard Julian and his wife, Karen, spotted the future location for Aerie, with the amazing views—and the unsightly apartments that had stood at Carnation Avenue and Ocean Boulevard since at least the

BREAKING GROUND

TO SEE THE AERIE PROJECT COME TOGETHER, CHECK OUT THESE TIME-LAPSE VIDEOS OF THE CONSTRUCTION.

APARTMENT DEMOLITION, JULY 2014: youtube.com/watch?v=roTdPA6mJ6M

CONSTRUCTION, MAY THROUGH AUGUST 2015: youtube.com/watch?v=9yAqDrPACLO

CONSTRUCTION, JANUARY 2016: youtube.com/watch?v=wIJO8Rtycuw

mid-1900s. At that time, they set their sights on buying the property and developing it into a high-end condo complex. But it took several years to get the project approved by the Newport Beach Planning Commission and City Council as well as the California Coastal Commission, as local residents challenged the building height, number of units, architectural style and possible impacts to the coastal cliff.

Because of the project's prominent location within the city, "It has been highly reviewed and scrutinized by many different agencies, as it should [be]," says Paul Julian, who is Richard and Karen's son.

Before the apartment complex was torn down, Richard hired someone to clean a few units so

that everyone on the team could spend a couple of nights at the site. "Just to stay at the property and get a sense of how the sun played on it, experience the views, the merits and excitement of it," Jeannette says. "If you're doing something of this scale, you need to know what happens at night and how people will see the views. You need to experience it at night as well as during the day."

As Jeannette says, the inspiring views are "kinetic." "They are always changing," he says. "Sailboats coming in and out, the sunlight—it's very exciting."

And that natural light will be both scenic and a source of energy, helping to power these condos and reduce their effect on the environment, embracing nature's rhythm as the sun rises and sets on the small slice of coastal heaven each day. *NBM*