



Profiles in Architecture

October 2008

Concrete Masonry Is

Safe & Sound.

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TOWN CENTER

EL DORADO HILLS, CALIFORNIA

Architect's Commentary: Located in the rolling foothills of El Dorado County, Town Center provides a central core for commercial, neighborhood retail and community services. The buildings along Town Center Boulevard are designed to be reminiscent of European structures of the mid-1800's. The overall design encourages foot traffic and window-shopping along the entire length of the boulevard.

The genesis for this building's design was the Owner's vision of a high-end hotel circa 1880, recently renovated and adapted for its new life as a mixed-use retail and commercial office building. The three-story 60,000 square-foot building is sited adjacent to the lakeshore open amphitheater, allowing for its ground floor restaurant patrons to enjoy alfresco dining or relaxing with a glass of wine and enjoying the street scene and entertainment.

During the schematic phase of the project a number of exterior finishes and structural systems were investigated. Split face concrete masonry was selected to provide a rich texture reminiscent of quarried stone. The use of masonry exterior walls provides the lateral bracing for a relatively lightweight internal steel structure. This system provided, in addition to a finished exterior, an extremely cost effective building core and shell. The use of concrete masonry was also instrumental in streamlining the construction schedule.

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BLOCK PRODUCER:
Basalite Concrete Products, LLC
OWNER:
Town Center East, LP



Photography: John Sutton, John Sutton Photography



GILROY POLICE FACILITY

GILROY, CALIFORNIA

Architect's Commentary: This project features a Civic Center Master Plan and resulting 48,000 square-foot Police Facility. Community concerns for a neighborhood compatibility, public architecture, residential scale, access to downtown, and sentiment for the historic downtown city hall were seen to be significant design opportunities. Gilroy's new civic plan provides a basis to manage growth, meet future community needs, and determined a new Police Facility be implemented as the first priority of development within the constrained civic center site.

The design includes spaces for community meetings, public services, records, administration, investigations, patrol operations, emergency operations, property/evidence, communications and jail – all conforming to essential services standards. Police operational areas are stacked above a lower level secured parking area, which is afforded by a two-story compact design.

Located two blocks from the downtown area and surrounded by single-family homes, the existing center reflects a humble assembly of one-story buildings having a like residential quality. A series of community design workshops greatly influenced site planning, building massing, and architectural treatments. Primary architectural features of the former City Hall were identified as:

1. heavy truncated base
2. articulated upper story
3. various pitched roof gables
4. tower element

all of which became the basis for design interpretation through the use of concrete masonry. Concrete masonry

was further selected to best meet expectations for neighborhood compatibility, seismic safety performance, security, energy efficiency, and overall sustainability.

A public plaza made of concrete pavers was included in the design to begin a vital connection of the civic center to the Gilroy downtown area. Research shows long-term prosperity of downtown business is greatly supported by incorporation of public safety buildings. Gilroy's new civic center and police facility are hoped to be a place for citizens to cherish the past and manage the future.

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 Calstone Company, Inc.
OWNER:
 City of Gilroy



Photography: Fred Daly, Daly Architectural Photography



SDG&E METRO ADMINISTRATION BUILDING

SAN DIEGO, CALIFORNIA

Architect's Commentary: The Metro Administration Building is a 33,000 square-foot two-story building that houses the office and meeting functions for the San Diego Gas & Electric Metro Construction and Operations Center. The facility is located on a 16-acre site in an expressed redevelopment area of southeast San Diego, California.

The building is sited on an interior portion of the site previously occupied by an old fill slope and an employee parking area. The two-story building is designed into the hillside to enable direct access to the second floor from an adjacent on-grade parking area and from a lower level parking area. The two-story building, thereby, presents a one-story street façade that relates more directly to the surrounding neighborhood.

Extensive remodeling of the upper and lower parking areas provides for better circulation and safety. Landscape and irrigation was redesigned to give the project a more contemporary look and to reduce water usage and maintenance.

The design of the building reflects the "industrial" nature of the site by utilizing man-made materials and exposing the skeleton of the building to the exterior. The building construction is comprised of reinforced concrete masonry with steel-frame infill support, steel floor and roof framing with concrete filled steel decking. "Shot-Block" was specifically selected to provide a softened, shot blasted, building face next to the hard edge of structural steel, high performance glass and steel-troweled plaster. The selection of masonry as a structural building system was also essential because of an accelerated construction schedule.

The building provides a facility that is both functional and visually dramatic. It provides an efficient and pleasing

workplace for employees and adds to the promotion of redevelopment to the community.

The Metro Administration Building was designed to attain a "Gold Certification" from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) 2.1 rating system. A few of the sustainable design features of the building include:

- Extensive use of regionally manufactured concrete masonry exterior walls
- Highly efficient building envelope components including high-performance glazing, building insulation, and a white highly reflective "Cool Roof"
- Photovoltaic panel system to provide a minimum of 18% renewable energy
- Separation and collection of all construction waste materials; recycling of more than 75%.

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OWNER:
 San Diego Gas & Electric



Photography: Graham Blair, Graham Blair Photography



THE PAUL SHAGHOIAN CONCERT HALL AND THE DAN PESSANO BLACK BOX THEATER

FRESNO, CALIFORNIA

Architect's Commentary: The Paul Shaghoian Concert Hall and the Dan Pessano Black Box Theater are located at the new Clovis North Education Center (an intermediate and high school on one site). The facilities have been constructed to fulfill the Clovis Unified School District's vision of providing outstanding facilities for music, drama and musical theater for all performance groups within the District.

Concrete block was an ideal building material for the building's exterior shell and several interior walls. Concrete masonry units create an excellent and economical building envelope, and have excellent sound controlling properties. Concrete masonry units were used to isolate the exterior building sounds from the interior of the building during performances, an essential requirement for this building type. Concrete block has been used on the interior of the building in areas requiring premium sound isolation, such as the mechanical rooms and the lobby noises.

A variety of colors and textures of concrete block have been used effectively to give pattern, scale and interest to the exterior of the Concert Hall. The concrete block, because of the significant height of the building, has been reinforced with a structural steel frame on the interior of the building, but the 8" concrete block masonry skin exterior walls provide the lateral strength.

On the interior of the 750-seat Concert Hall, the masonry units have been exposed to create the hard, massive interior surfaces of the reverberation chambers. Precision masonry units make an excellent sound reflecting wall when exposed to the interior of the Concert Hall. The reverberation time of the room can be changed from one second to a full two seconds by retracting the acoustic drapery and exposing the

sound to the reverberation chambers that surround the room. These masonry unit reverberation chambers make possible the presentation of a wide variety of musical styles.

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Clovis Unified School District



Photography: Paul Mullins, Mullins Studio



WINDANSEA BEACH HOMES

LA JOLLA, CALIFORNIA

Architect's Commentary: This irregular and curving 40,000 square-foot lot was previously occupied by the typical "50's" two-story box apartment complex. The project was a neighborhood eyesore and very run down. These detached homes completely changed this neighborhood upon their completion. They are sited to give each a glimpse of the ocean toward the west end of the site. Each home has approximately 5,000 square feet in three levels of living space and a finished basement with varied ceiling heights and overlooks from levels above.

Careful individual window placement affords privacy, while accommodating light and air. Floor to ceiling glass occurs throughout, providing an indoor/outdoor feeling. Burnished and colored masonry walls, zinc coated roofs, nautical stainless handrails, and Kynar finish windows anticipate the harsh ocean environment. Color is used to add to the individuality of each home, all of which also have variations on their individual floor plans. Light enters the finished basement through large light wells – some of sufficient size for patios.

The use of concrete masonry with horizontal reveals pays homage to the adjacent historic concrete beach homes in the historic district of El Pueblo Ribera Court by Rudolf Schindler and built in 1923.

The zero lot line master plan maximizes usable yard area as well as privacy in the high density neighborhood. Concrete masonry provides the required fire walls at the zero lot line facades, while breaking down the scale of the tall windowless walls with anthropomorphic proportions inside and out. Sunlight that reflects off of the burnished block wall of the adjacent home provides a soft diffused light quality in the courtyard and in the home. Sliding and stacking glass doors extended the living areas out

into the exterior patio/court and deck areas. Natural wood siding and ceilings compliment the permanence of the concrete masonry.

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OWNER:
 Stratos Development



Photography: Jim Brady, Brady Architectural Photography



SOUTH HIGUERA PLAZA

SAN LUIS OBISPO, CALIFORNIA

Architect's Commentary: This is the completion of a four-phased retail center development that already includes anchor tenants Food 4 Less, Trader Joes, a Savings and Loan and several smaller retail establishments. Several restaurants will occupy this 10,500 square-foot addition, and we wanted it to have an outdoor plaza where people could eat, drink coffee, linger and relax.

The architecture of the retail center uses a mix of brick-colored split faced concrete block and tan precision block with forest green metal awnings and storefront windows. Concrete block was an economical structural solution that will also hold up to the rigors of a commercial center. In addition it provides us with an easy way to get the required fire rating for the walls between the buildings. This phase of the project continues with the original design concept. A large steel gabled truss identifies the major tenant in the center and provides a focal point for the addition.

Because the center faces west, we wanted the plaza paving materials to help alleviate the glare for the customers who come out of the interior spaces and into the sun. Working with our landscape architect, we chose to combine colored and regular scored concrete with concrete pavers in playful patterns around the plaza. We included raised split faced concrete block planters for the shade trees and a custom fountain that provides a pleasing white noise and a focal point for the outdoor dining area. The planters and the fountain walls also function as additional seat walls. The pedestrian feel of the plaza has helped to attract clients like Starbucks Coffee, whose customers sip coffee and relax in its comfortable surroundings.

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 Air Vol Block, Inc.
OWNER:
 M. Timm Development, Inc.



Photography: Garth Kornreich, Kornreich Architects



FIRE STATION No. 36

SAN PEDRO, CALIFORNIA

Architect's Commentary: The 8,350 square-foot Fire Station No. 36, sits on a 29,080 site in San Pedro. The station will supplement existing stations to adequately serve the community.

The fire station is designed to create spaces that allow firefighters and paramedics to move quickly from any location in the building to the apparatus bay in response to an alarm, and to create a comfortable living environment for the firefighters who make the station their second home.

The building is organized into three separate masses, each of which houses related program elements:

The first mass contains private spaces such as dorm rooms, locker rooms, and restrooms. The mass has the lowest roof, and is expressed in burnished concrete masonry units with subtle color variations, weathered zinc panel accents, and aluminum storefront windows.

Directly to the south of the private spaces are the public/common spaces. This volume contains the offices, daybreak room, kitchen, dining room, wellness room, and corridor. This mass is completely clad in phenolic resin panels with a wood veneer. The height of this volume allows north-facing clerestory windows to fill the corridor with natural light.

The apparatus bay is the tallest volume and provides space for fire trucks and emergency response vehicles. It is expressed in burnished concrete masonry units, and is partially clad in phenolic resin panels with a wood veneer. Large south-facing aluminum windows provide ample natural light. The east and west eaves, clad in weathered zinc panels, are shaped to provide an architecturally distinctive building profile.

The station yard to the back of the site is maximized for functions such as equipment maintenance, truck maneuvering, and parking.

The project is LEED certified and includes several sustainable features including native landscaping, optimized energy performance, recycled and local building materials, and the use of natural light and views.

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Photography: Jim Simmons, Del Zoppo/Simmons



KAISER PERMANENTE GARDEN GROVE MEDICAL OFFICE BUILDING

GARDEN GROVE, CALIFORNIA

Architect's Commentary: Located on a major arterial street in Garden Grove, California, and bordered by a residential subdivision to the north and east, the existing three-story medical office building occupied by Kaiser Permanente, was in need of a major expansion. The design team elected to expand the existing 45,000 square-foot medical office building to the south, facing design challenges of material, context and scale, along with function and expandability. This concept meant doubling the size of the existing facility with a composition of singular architectural image.

The design team created a connection bridging the old and new structures with a new three-level lobby, and glazed link to a new three-story concrete block elevator tower. The earth tone hues of concrete block were chosen to emulate the color and warmth of the existing textured concrete panel building, rather than re-create it. Concrete masonry units, articulated in a combination of natural colors and surface treatments, establish the design language. The new building's first story "base" is comprised of 8" x 12" x 16" burnished "Harvest" concrete block in a running bond. The upper two floors are rendered in 8" x 8" x 16" "Warm Gray" burnished block in a running bond, accented by an infill area of center scored "Warm Gray" burnished block providing order to the glazed opening pattern, simultaneously relating to the scale pattern established by existing building's deep-set window system.

As important as the exterior juxtaposition between old and new, was the evolution of the interior environment. Penetrating wall planes reinforce the building's angular geometry and define major functional zones.

The overall character exudes strength, permanence, and contextual sensitivity in a disciplined and creative composition

of vocabulary and forms. Much to the credit of the project team, all expansion and renovation work was performed with out interrupting critical patient care services.

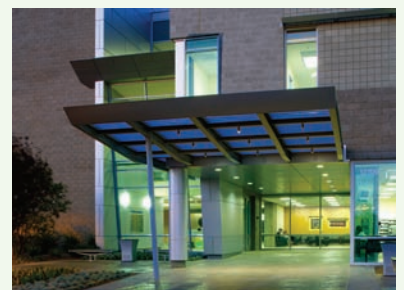
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 Masonry Concepts
BLOCK PRODUCER:
 Angelus Block Company, Inc.
OWNERS:
 Kaiser Permanente



Photography: Lawrence Anderson, Lawrence Anderson Photography, Inc.



GREEN VALLEY UNITED METHODIST CHURCH WORSHIP AND EDUCATION BUILDING

HENDERSON, NEVADA

Architect's Commentary: Green Valley United Methodist Church had a vision for their ministries that would be based out of a new 30,000 square-foot facility capable of supporting Christian worship, education and administrative functions. Situated prominently on the hill at a major intersection in the residential southeast area of the Las Vegas area know as Green Valley, the new facility presents itself as a highly visible beacon in the community. Since the building opened in May 2007, Green Valley United Methodist Church has expanded its preschool to include a kindergarten. The new building also freed up education and meeting space in the previously existing facilities for ministry and outreach programs and outside groups, such as the Boy Scouts of America, Girl Scouts of America, Alcoholics Anonymous, and other community groups that use the spaces at a mutually beneficial rate.

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The Masonry Group
BLOCK PRODUCER:
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OWNER:
Green Valley United Methodist Church



Photography: Cory Climaldi, Cind-R-Lite Block Company, Inc.



ENTERPRISE AREA COMMAND

LAS VEGAS, NEVADA

Architect's Commentary: A Police Area Command is a cornerstone of any strong community. Providing a local headquarters for law enforcement, an area command facility is also a symbol of order and stability. Located in the southwest area of Las Vegas, the Las Vegas Metropolitan Police Department Enterprise Area Command was developed to fulfill this role, both functionally and aesthetically, as a central element of the neighborhood.

This area command is the first of a new prototype for area commands around the valley. The architecture takes the idea of a "precinct" and turns it into a more neighborhood-friendly and inviting building within the community. The site is designed with well-defined public access through the parking area to the front door and secure access for department staff and officers.

A durable substrate is provided by the CMU bearing walls. The exterior finishes were chosen in response to predominant color schemes and cutstone finishes found in the newly booming southwest area of Las Vegas. The CMU is left exposed in the main corridor, running the length of the building, for its durability under high foot traffic conditions. This local CMU and its chosen color and finish (buff smooth) works well with the color palette of the interior space.

This building prototype is slated for construction on several separate sites throughout the Las Vegas Valley. In each instance, the exterior materials and colors will be adapted to compliment the surrounding environment. Since each site is different in some way, KGA Architecture has designed several alternative site plans for this prototype, which gives a unified, but adaptable image for future area commands. This design brings that image identification to a functional and repeatable facility designed for the 21st century.

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Photography: KGA Architecture



Profiles in Architecture

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Tentative Schedule:

Last date to request submittal binders:
March 31, 2009

Last date for receipt of completed
submittal binders: April 30, 2009

2009 Concrete Masonry Design Awards
Banquet: Friday, September 25, 2009, The
Island Hotel, Newport Beach, California.



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established in 1977, is committed
to strengthening the masonry
industry in California and Nevada
by providing:*

- Technical information on concrete masonry for design professionals.
- Protect and advance the interests of the concrete masonry industry.
- Develop new and existing markets for concrete masonry products.
- Coordinate members' efforts in solving common challenges within the masonry industry.

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