



Profiles in Architecture

SPECIAL EDITION:
COMMERCIAL



NEWPORT BEACH ASSOCIATION OF REALTORS

NEWPORT BEACH, CALIFORNIA

When an Association of Realtors outgrew its headquarters, it didn't look further than the site it had called home for many years. The original space was a circa 1950's, 4,300 square-foot, converted home that had been remodeled several times to serve as an office building.

The conclusion was to reuse the site and build an office building that not only met the Association's needs, but also took advantage of the area's commercial medical zoning. With a major medical center located across the street, the new building was ideally situated to offer medical office space on the second floor, and an entertainment patio on the third floor.

The new building is 16,500 square feet and houses the Association's employees, and three medical office suites with ocean views. Environmentally friendly strategies were used in the design. The use of exposed split faced concrete masonry units for the exterior skin was specified for its durability and sustainable properties. Natural lighting supplemented artificial lighting by maximizing north light, and minimizing south facing windows where possible. Shading devices were designed to shade all south facing openings. The use of exposed split faced concrete masonry units for the exterior skin was specified for its durability and sustainable properties.

Drought tolerant landscaping was selected to minimize water consumption, but a higher percentage of landscaping provided the reduction of the heat island effect, as well as a passive bio-filtration system helped to minimize runoff pollution.

Extensive use of concrete masonry contrasted against the smooth texture of glass allowed us to provide a signature

building with significant views, all while using materials that stand up well in a coastal environment.

The unique needs of medical equipment lead to some major challenges and innovations. The second floor MRI suite required special modifications to the roof construction, and an access hatch for installation and future removal of a 24,000 pound MRI magnet.

ARCHITECT:
Hill Partnership, Inc.
115 22nd Street
Newport Beach, CA 92663

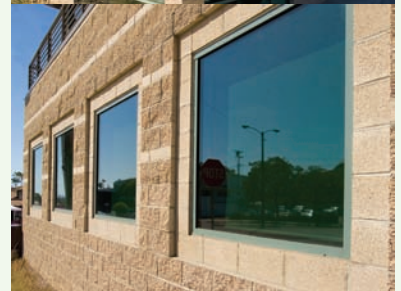
Larry Frapwell
Principal

STRUCTURAL ENGINEER:
Myers Houghton and Partners, Inc.

GENERAL CONTRACTOR:
J. D. Diffenbaugh

MASONRY CONTRACTOR:
Nu Way, Inc.

OWNER:
Newport Beach Association of Realtors



Photography: Cris Costea, Costea Photography



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CONTRERAS CONSTRUCTION COMPANY

INDIO, CALIFORNIA

This building, completed in February 2007, seeks to create a new public image for the Contreras Construction Company, and a new positive precedent for the Indio Boulevard gateway on the approach to the city's downtown redevelopment zone.

The 1/3 office and 2/3 warehouse proportion of the program orients towards the street face in order to create a "billboard," or memorable graphic image, for the new Contreras headquarters. To this end, three elements compose this image: the graphic, the glass, and the blade. The glass allows light to enter into the office, reception and meeting areas. The blade is a hovering overhang that shades these same spaces and defines the entry. The graphic is stacked, very economic, precision face concrete masonry units that transform, or pixelate, from yellow to black units over the length of the facade.

The integral relationship of color, graphics, and structure made concrete masonry the natural choice for this project above and beyond any other material.

ARCHITECT:
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Irvine, CA 92614

Ronald F. Kuch
Principal

PROJECT DESIGNER:
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Phillip K. Smith, III
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STRUCTURAL ENGINEER:
Anderson Structural Engineering

GENERAL CONTRACTOR:
Pacific West Contractors

MASONRY CONTRACTOR:
Ortega Masonry

OWNER:
Contreras Construction Company



Photography: Phillip K. Smith, III, The Art Office

CMU*Profiles in Architecture***VILLAGE BAKERY**

DAVIS, CALIFORNIA

Our client is a baker of artisanal breads for groceries and restaurants in the Sacramento to San Francisco corridor. His previous facility was cramped, hot and windowless. He purchased a lot with the intention of building a new, state-of-the-art bakery: economical to build and maintain, efficiently organized, a light-filled and enjoyable work environment.

We also wanted the bakery to help “build a street” in a rapidly developing light industrial area near downtown Davis, California. The mass of the main structure is balanced by a smaller secondary structure and garden wall that hugs the sidewalk. The office, situated at the front corner of the secondary structure, is designed to convert to a bakery cafe with terrace seating as the neighborhood develops.

The simple forms of the building express functional relationships. The production (baking and mixing) structure is a concrete block wedge extruded east-west. The wedge form – low at south, high at north – is an ideal shape to take advantage of southerly night breezes for convective cooling and high north windows for daylighting.

Concrete masonry block is the primary building material – simple and economical, expressed with elegance. The main bakery structure is built of standard block, exposed on both sides: sealed on the exterior, epoxy-painted on the interior. Front garden and terrace walls are ground face block. Interior floors are sealed concrete. The secondary structure is wood frame covered with stucco on support spaces and glazed blue brick veneer at the entry office.

ARCHITECTS:
Scott Neeley & Associates Architecture
 808 E. 8th Street
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Scott Neeley
Principal

STRUCTURAL ENGINEER:
 Point 2 Structural Engineers

GENERAL CONTRACTOR:
 KW Construction

MASONRY CONTRACTOR:
 Sierra West Masonry, Inc.

OWNER:
 Aziz Fattahi



CMU*Profiles in Architecture***NEVADA STATE COMMAND HEADQUARTERS & BASE SUPPLY, NVANG, 152ND AW**

RENO, NEVADA

The Base Supply Complex Project is a mix-use project consisting of the State Command Headquarters, administrative offices for the base, and a supply warehouse. These different components are expressed in the massing of the building. The design team also researched green solutions to fit within the budget and complement the overall appearance of the facility.

The complex is at the entrance of the base and the most prominent building on the base. This project establishes the defining image of the base to both visitors and military personnel. This is the first structure that can be seen upon the approach and it is intended to leave a lasting impression of strength and order. The use of various forms of masonry, including split-face, honed and glazed block, allowed the designers to use forms and textures to identify distinct areas of the building.

Green solutions include the use of local materials and materials manufactured with recycled content. Large windows provide natural light in the warehouse. Operable windows are placed in all administrative areas. Tinted, low-E insulated glass reduces heat gain. The roof over the plaza is an open trellis to provide shading and sun screening for the users and customers. In addition, a cool roof is used for the warehouse portion of the building. Because of the design solutions, energy efficient, non-CFC-based HVAC systems will not be overstressed in keeping the interior environment comfortable. The design also ensured that indoor air quality met ASHRAE requirements.

The use of concrete masonry block helped the team reach its goals of creating a progressive architecture within budget. In addition, CMU was incorporated into the design solution for its ability to relate to the

surrounding landscape, as well as create a new image for the base: subtle monumentality, strength and order. Its bold use of color and form set a new standard for the base and created a solid, stable and enduring statement that worked well with this building and its purpose.

ARCHITECT:**DMJM Design**

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ASSOCIATE ARCHITECT:**Hershenow + Klippenstein**

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Project Architect

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GENERAL CONTRACTOR:
West Coast Contractors of Nevada, Inc.

MASONRY CONTRACTOR:
Ramco

OWNER:
Nevada Air National Guard



Photography: Swanson Images

CMU*Profiles in Architecture***TENNY WILDLIFE HOSPITAL & CONSERVATION CENTER**

PALM DESERT, CALIFORNIA

The Living Desert Veterinary and Research Center in Palm Desert, California was designed to meet the present and future needs of The Living Desert's 420 animals comprising 134 species. The center also cares for many injured animals brought in by the public – up to 1,000 per year. This 24,000 square-foot facility replaced an existing 900 square-foot animal care building. The harsh desert environment, security concerns, maintenance concerns and structural considerations were important design requirements of this project. The design solution addresses these concerns by providing a unique design, which incorporates a central surgery/treatment core area around which small animal wards, large animal wards, storage/support areas, and administration are located.

The exterior and interior materials are primarily concrete masonry, keeping long-term maintenance costs minimal. Buff colored precision single scored masonry units were used on both the interior and exterior of the building, along with banding of split face concrete masonry units of red-brown, struck only along the horizontal joint. Clerestory lighting allows direct daylight into interior treatment/recovery areas. A special environmental HVAC system was incorporated to separate foul odors from "clean areas," while providing comfort to the building occupants.

The center is one of a very few of its kind in the country, offering an interactive experience to the public. Visitors are able to witness live and videotaped animal care procedures in the treatment and surgery rooms, which consist of one surgical area for large animals and one for smaller animals. Veterinarians and staff explain the procedures and interact with the public via microphones. The Special Care Unit features five large windows, allowing the public

to view animals requiring specialized care. This facility not only incorporates the latest equipment and design elements for a veterinary hospital, but also has become an integral part of the zoo's daily park tour.

ARCHITECT:
Urrutia Architects
 165 Luring Drive
 Palm Springs, CA 92262

Francisco J. Urrutia, AIA
Principal

STRUCTURAL ENGINEER:
 Knapp Structural Engineers

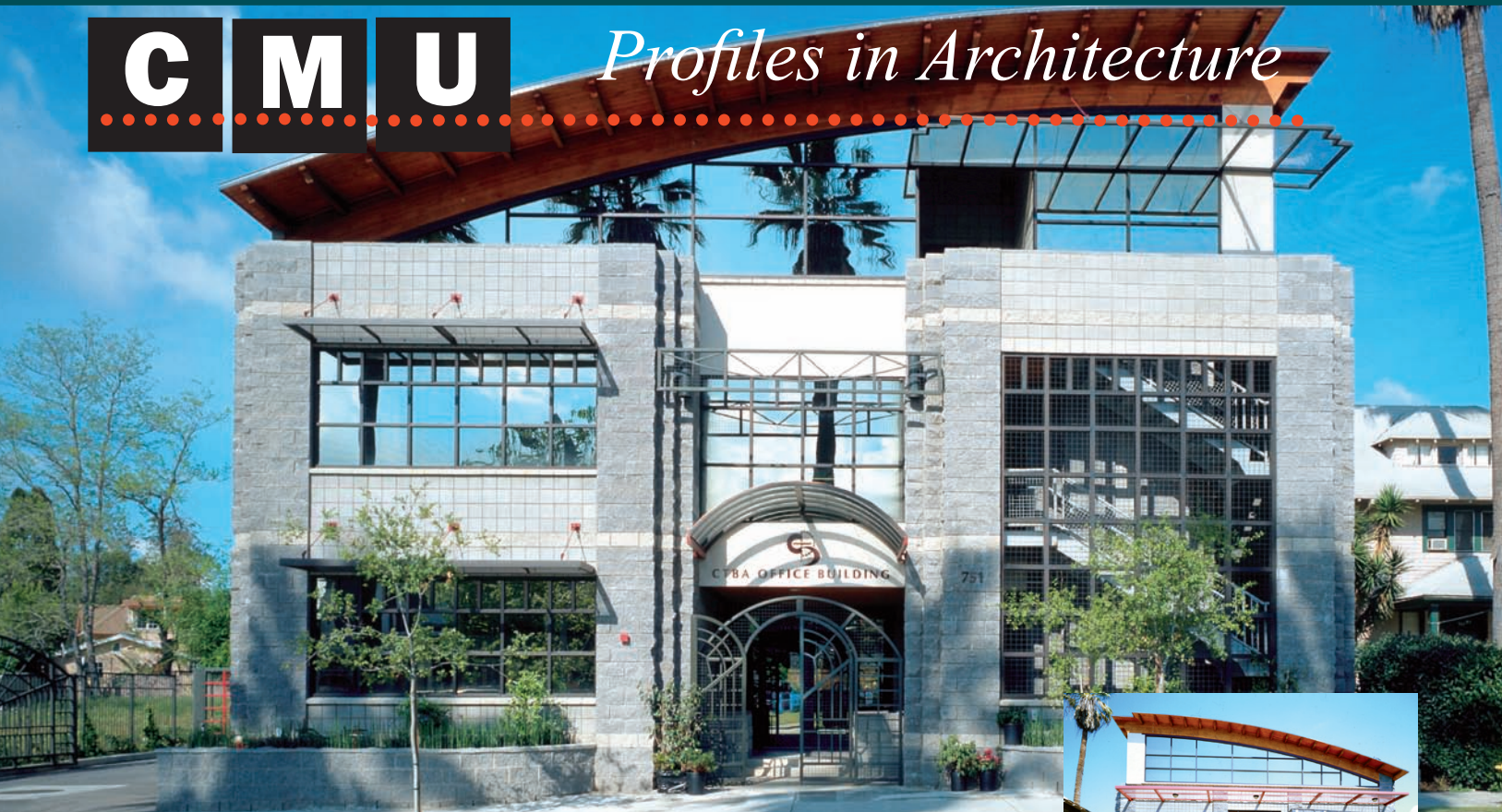
GENERAL CONTRACTOR:
 Greg Scrivens

MASONRY CONTRACTOR:
 John Barajas

OWNER:
 The Living Desert



Photography: Brett Drury

CMU*Profiles in Architecture***CTBA OFFICE BUILDING**

PASADENA, CALIFORNIA

This contemporary 12,500 square-foot office building is the home of Charles T. Bryant and Associates, Inc., (CTBA) located in a mixed-use neighborhood, known for its Craftsman and Arts & Crafts style architecture. Also a general contractor, Mr. Bryant developed, designed and constructed the unique building. He combined forces with his general contracting firm, Masbuild, Inc., and provided project oversight and coordination as the Principal in Charge of the firms and developed a solid conceptual design. "It started with a vision and from there, the idea manifested into the new CTBA Office Building," says Bryant. "We wanted something that would stand on its own and be unique, something contemporary but classic," says Mrs. Bryant. Charettes were held where employees had the opportunity for input and critique. Presentations and tours at various stages were provided to the city and the very outspoken community. Originally skeptical of the ability of concrete materials to complement the traditional wood structures, the community was pleasantly surprised by how well the design worked within the context of the area.

The design uses five different types of concrete masonry units in three shades of gray and two distinct textures, which when combined with the ornamental metal, bronze, reflected solar glass, exposed wood beams and standing seam metal roof, creates an exciting and refreshing new addition to the architectural landscape. These elements carry through to the interior. The 52 foot-long, curved, continuous clear span glulam beam structural system softens the hardness of this masonry building. Design features such as corbelled corners, split faced block reveals, solar screens, metal grids that echo the blocks, and glass awnings all work in concert with the natural light, reflections and shadows to create dramatic elevations throughout the day and night.

The building features spectacular views from the north, west, south and east. Due to its intricate detail work, land, and various fees, it took 14 months to complete. The building has reflective windows, structural light-weight concrete floors, heating ventilation and air-conditioning units placed outside to eliminate roof penetrations, and reduce noise and vibration, exposed ducts and lighting fixtures. The exposed 52-foot long beams support the roof, keep supports to a minimum, and maximize interior space.

ARCHITECT:

Charles T. Bryant and Associates, Inc.
751 N. Fair Oaks Avenue, Suite 201
Pasadena, CA 91103-3045

Charles T. Bryant, AIA, NCARB, NOMA
Principal

STRUCTURAL ENGINEER:

Benito Sinclair & Associates

GENERAL CONTRACTOR:

MASBuild, Inc.

MASONRY CONTRACTOR:

Eaglelift, Inc.

OWNER:

Charles and Lynnelle Bryant



Photography: Picarch Architectural Photography

C M U*Profiles in Architecture***ARNOLD AND MABEL BECKMAN CENTER FOR CONSERVATION RESEARCH**

SAN DIEGO, CALIFORNIA

For over a quarter century, the San Diego Zoo's Department of Conservation and Research for Endangered Species (CRES) has celebrated significant breakthroughs in conservation and science. Such efforts have had worldwide implications in preventing the extinction of wildlife, thus establishing CRES as a leader in research and wildlife conservation. Helping to further endangered species research is the recent completion of the new Arnold and Mabel Beckman Center for Conservation Research, a \$22-million, 50,000 square foot, state-of-the-art facility at the San Diego Zoo's Wild Animal Park.

The architecture reflects the international scope of the research of CRES and draws on the Southeast Asian theme of the site's context, as is found in the surrounding developments at the Wild Animal Park. The building mass was arranged around a central courtyard, which provides increased natural light into the laboratory and office areas, and also provides a central gathering space readily adjacent to each research division, creating opportunities for casual interaction and exchange of ideas.

Masonry use in this building was key to its ability to meet various project objectives including:

- Creating a visual tie to the adjacent buildings, thus furthering the feel of a campus setting
- Using sustainable materials with high recycled content and local manufacturing.
- Using materials of high thermal mass that have a cooling effect in this desert-like environment creating a feeling of permanence through use of durable long lasting materials.

The project team has registered the project with the U.S. Green Building Council and is pursuing LEED Silver Certification. A few of the LEED objectives included are:

- Woods and farm-grown bamboo were selected for both their thermatic and renewable benefits.
- Recycled materials used in carpeting, structural steel and concrete masonry block.
- 90% of the water generated by the construction process was recycled for irrigation use.
- Waste products were sent to recycling facilities.
- Indoor air quality was improved through the use of minimal "off-gassing" materials.
- Water-saving fixtures reduce water usage by 20%.
- Photovoltaic panels provide 30 kilowatts of electrical power, enough to run all the lights in the building.
- Solar orientation in both siting and fenestration were carefully studied, with deep eaves and solar shading devices integrated into the exterior design.

ARCHITECT:
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Jim Ferguson, AIA
Principal

STRUCTURAL ENGINEER:
 Arcon Engineers

GENERAL CONTRACTOR:
 Turner Construction Company

MASONRY CONTRACTOR:
 JB Masonry, Inc.

OWNER:
 San Diego Zoological Society



CMU*Profiles in Architecture***COLE CHRYSLER DODGE**

SAN LUIS OBISPO, CALIFORNIA

With a history of three generations in the automobile business in San Luis Obispo, California, the Cole Family desired to expand their business and improve the sales and service experience for its customers and employees through the creation of a new high quality dealership that would stand out from its local competitors. Located on five acres along a major arterial at the southern edge of the city, the new Cole Chrysler Dodge features a day lighted atrium with a café, along with a 24-bay service facility, one of the largest on the Central California Coast.

Split face and precision face concrete block in two colors were chosen to create an enhanced appearance and durable finish for both the public sales and technical service areas of the building. The architect, Steve Kay of Design Build Management, who specializes in the design of automotive facilities, used the concrete block to integrate the interior and exterior of the building. Exposed concrete block, with exterior storefronts, tile and landscaping are used inside the building to join the interior customer areas to the landscaped and tiled exterior vehicle display plaza.

The building interior colors, finishes and furnishings complement the warm colors chosen for the concrete masonry. Wood furniture with fabric upholstery, interior plants and a water fountain create a hospitality environment more comparable to a hotel than the typical car dealership.

An unusual feature of the building is the two arched entry forms, which are curved in both plan and section. The architect made a computer model of the arch using scaled block components and the mason skillfully placed the blocks and concrete precast keystone to form a true compression concrete block arch without the use of a steel lintel.

ARCHITECT:
Design Build Management
 18303 Fitzpatrick Lane
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Stephen Kay
Architect of Record
Design Architect

STRUCTURAL ENGINEER:
 KMN Structural Engineering, Inc.

GENERAL CONTRACTOR:
 Rarig Construction

MASONRY CONTRACTOR:
 Nathaniel Masonry

OWNER:
 Jeffrey Cole



Photography: Erick Geil, Air Vol Block, Inc.

C M U

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NANOMETER TECHNOLOGY PARK - PHASE I

PASO ROBLES, CALIFORNIA

The program for Nanometer Technology Park consisted of both client-specific and speculative technological, commercial and industrial space set on a rural 7.39 acre parcel. The project encompassed three individual parcels build in three phases, of which this project is phase I.

Given the “high-tech” nature of the clients’ needs, as well as the rural, undeveloped nature of the site with its historically agricultural use, the design objective for the campus was to conceive a nexus of three components:

- 1) An industrial/agrarian construction sensibility
- 2) The adoption of common materials
- 3) The incorporation of urban “loft-style” interior spaces.

These components create an analogous representation of the seemingly incongruous “fiber optic cable end polishing” manufacturer located in a non-urban context.

The project is intended to invoke a sense of immediacy and purpose, respectful of the agrarian vernacular of the area. It endeavors not to ignore basic rules of design for congruency, harmony, unity, so much as to extend those rules to include serendipity and spontaneity as well. In much the same way that a farmer might build with materials immediately available on hand to create continual additions to his constructions throughout the years, this design vocabulary lends a sculptural collage of quality to the Nanometer campus as well.

Construction materials used to achieve the design objective include cement plaster, concrete masonry block, both split face and precision, “color fin-ply” plywood panels, painted

wood siding, galvanized corrugated metal panels, exposed structural steel, natural and stained concretes, internally illuminated coroplast panels, stainless steel cable railings, and expanded catwalk gratings.

ARCHITECT:
garcia architecture + design
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 San Luis Obispo, CA 93401

George F. Garcia, AIA,
Principal Architect

Tom Di Santo
Project Architect

Clint Iwanicha
Project Manager

STRUCTURAL ENGINEER:
 PCSA, Inc.

GENERAL CONTRACTOR:
 JW Design and Construction

MASONRY CONTRACTOR:
 Masonry by Darin

OWNER:
 Nanometer Technologies



Photography: Insight Architectural Photography; Josef Kasperovich



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EAST VALLEY SOLID RESOURCES MANAGEMENT COMPLEX

SUN VALLEY, CALIFORNIA

The East Valley Solid Resources Management Complex is sited on a former dump site, which was rehabilitated by excavating and re-compacting existing soil. This new complex, which was constructed to replace a conglomeration of temporary facilities, is now used as a permanent, multi-agency site by the City of Los Angeles' Bureau of Sanitation and Department of General Services.

The complex consists of a two-story Bureau of Sanitation administration building housing offices, a training center, vehicle dispatch center, fitness/wellness facility and locker rooms. There is also a General Services vehicle maintenance facility, waste container storage building, and a container repair building. The complex was constructed with a hazardous waste drop-off facility and an alternative fueling center with multiple fueling types, including diesel, LNG, CNG, and gasoline.

The City of Los Angeles, selected concrete masonry block as the main material for this project based on its proven track record of other CMU buildings previously designed and constructed for its facilities. CMU conveys a sense of performance and is a particularly appropriate material for this complex. It was chosen for its extended life-cycle, low maintenance, thermal mass advantage, improved air handling efficiency, reduced potential for mold growth, greater fire safety, and improved acoustical performance.

A very wide palette of concrete masonry block products was ultimately employed throughout as perimeter, fence, and building walls, including split-face, precision and burnished block in an array of colors.

The administration building is constructed of burnished block to emphasize the building's importance and its

inviting aesthetic quality. Among the buildings on site, this building will have the highest occupancy, therefore the designer wanted the most refined material used here. A matrix of colors was employed in the building wall design to aesthetically pull in and reflect the great variety of colors used throughout the site. This building uses light and shade, mass and void, indoors and outdoors, to create a vocabulary of contrasts in the architecture.

ARCHITECTS:

City of Los Angeles Department of Public Works
Bureau of Engineering, Architectural Division
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Los Angeles, CA 90014

Hoi V. Luc
Project Architect, City of Los Angeles

Richard Itomura
Design Architect, City of Los Angeles

CONSTRUCTION MANAGEMENT:

City of Los Angeles Department of Public Works
Bureau of Engineering Construction Management Division

STRUCTURAL ENGINEER:

City of Los Angeles, Department of Public Works
Bureau of Engineering Structural Division

GENERAL CONTRACTOR:

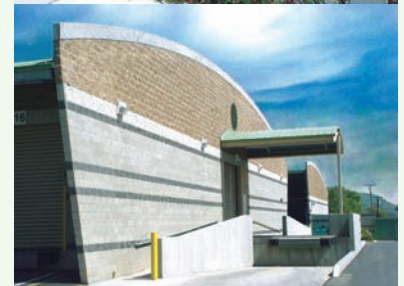
Amoroso Construction

MASONRY CONTRACTOR:

Reycon Construction

OWNER:

City of Los Angeles



Photography: John McNeil, City of Los Angeles
Bureau of Engineering, Architectural Division



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MSA CONSULTING BUILDING

RANCHO MIRAGE, CALIFORNIA

The MSA Consulting Building houses a large civil engineering and planning firm in Rancho Mirage, California, near Palm Springs. The building is designed to provide optimum views of the surrounding desert and mountains. As you enter the building from the east, the western view through the two-story lobby frames the San Jacinto Mountains in the distance. The necessary sun protection is provided by roof overhangs on the south, east and even the north to a lesser degree. Sun protection on the west is provided by a large, cantilevered overhang and a sloping perforated metal screen in front of the two-story lobby glass, which filters in the direct sunlight, yet does not interrupt the dynamic vista.

Masonry walls of alternating courses of split-face and precision concrete masonry block are used throughout the project's exterior and interior as well. The dual surfaced masonry property line walls terminate into the matching main building walls, which rise up two stories at the north and south ends of the structure. The heavy texture and shadow created by the split-face block, when contrasted against the smooth finish of the precision block, make it appear more exaggerated. Even with the two types of block being the same soft desert color, a strong horizontality is created. The horizontality is desired to tie the building itself to the site, reflecting the character of a desert architecture.

ARCHITECT:
Christopher S. Mills Architect, Inc.
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Christopher S. Mills
Principal

STRUCTURAL ENGINEER:
 KPFF Consulting Engineers

GENERAL CONTRACTOR:
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MASONRY CONTRACTOR:
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OWNER:
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Photography: Scott Van Dyke Photography



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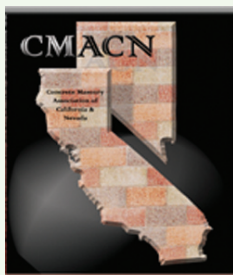
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- Technical information on concrete masonry for design professionals.
- Protect and advance the interests of the concrete masonry industry.
- Develop new and existing markets for concrete masonry products.
- Coordinate members' efforts in solving common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

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