

Profiles in Architecture

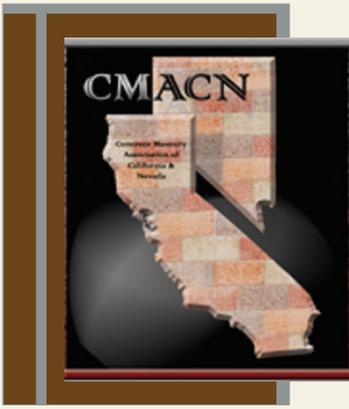
October 2016 Edition



Why Masonry?

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Concrete Masonry Association of California and Nevada



*Fazeli Cellars, DZN Partners
Greg Epstein Photography*

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Eagle Valley Middle School Expansion

Carson City, Nevada

ARCHITECT:

Van Woert Bigotti Architects
1400 S. Virginia Street, Suite C
Reno, Nevada 89502

Angela Bigotti, AIA
Principal-in-Charge

Danielle Fabri, AIA
Associate Architect

STRUCTURAL ENGINEER:

Ferrari Shields & Associates

GENERAL CONTRACTOR:

Miles Construction

MASONRY CONTRACTOR:

Petersen Masonry, Inc.

BLOCK PRODUCER:

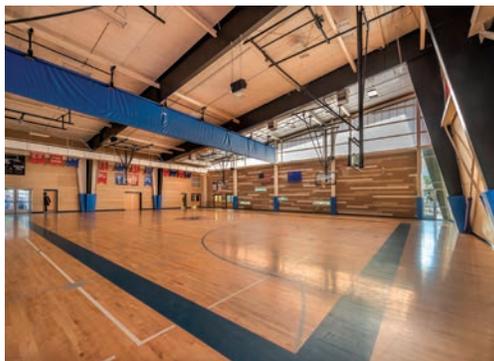
Basalite Concrete Products, LLC

OWNER:

Carson City School District

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Vance Fox Photography



ARCHITECT'S COMMENTARY: Carson City School District requested a programmatic and aesthetic upgrade to the existing Eagle Middle School originally constructed in 1982. The program includes a new Gymnasium in response to current athletic program needs, administrative upgrades, classroom upgrades and a new kitchen. During programming, all existing aspects of the school were analyzed including both building and site functions. The primary issues to resolve were the unfavorable pick-up and drop-off arrangements, poor access to the main entry, a poorly identified main entrance, a non-secure entrance and the undersized administrative space. Upon review of the function and arrangement of the existing school, Van Woert Bigotti Architects provided a solution that redefines and optimizes the key elements of the plan to better identify the main entrance, and improve circulation, security and overall building image. By moving the entrance from the south side of the building to the west, the new design provides a new "front door" as the main approach to the building.

WHY MASONRY? Redefining the entire front elevation called for an impressive combination of materials that would help to display a contemporary image. In choosing materials to support the bold forms of the new structure, the challenge was to enhance the existing aged and dated aesthetic of slump stone block and a dark brown metal roof. In lieu of replicating the adobe brick, Van Woert Bigotti implemented multiple shades of tan concrete masonry units arranged in a random staggered pattern. This solution offers a much needed improvement, yet compliments the original block and also provides a maintenance free material with the durability required in educational spaces such as the gymnasium. The integral colored patterned masonry adds both structural and architectural merits to the project and compliments the new bright white metal panels and aluminum glass storefront. Exposed masonry is seen in both the main entry gallery and the gymnasium as an interior design solution. The result is a strikingly fresh new image that projects a positive signature for the new entrance and an uplifting image for athletics and school pride.



ARCHITECT’S COMMENTARY: The San Luis Obispo County Juvenile Hall Expansion project goal was to increase the existing Juvenile Hall Detention Facility’s capacity, to provide space for improved youth programs, and to improve staff areas and services.

The project was funded jointly by the County of San Luis Obispo and the California State Senate Bill (SB) 81 Local Youthful Offender Rehabilitative Facility Financing Program. The design efforts were led by Ravatt Albrecht & Associates, Inc., a multi-disciplined Architecture and Engineering Firm, with HDR as the Design Associate Firm. Additional local design consultants providing landscape, civil, structural, and electrical engineering helped make this project a reality. Diani Construction was the bidder awarded the construction.

Located on approximately 2 acres of county-owned land, this project consisted of three new buildings and an exterior covered walkway providing approximately 22,800 square-feet of additional new housing, a recreation yard, classrooms, mental health treatment rooms and offices, training and conference rooms, indoor multi-purpose and recreation space, and administrative and teacher office space.

WHY MASONRY? A key design element was the use of a concrete masonry unit structural system, being aesthetically distinct from the existing wood framed stucco facility, with the benefit of greater security, durability and lower maintenance costs.

Additionally, the architectural team’s design included green building elements. Although the Juvenile Hall Facility Expansion did not require USGBC LEED® certification, LEED® Silver guidelines were followed to incorporate sustainable design strategies, including utilizing an existing building site, incorporating energy efficient HVAC systems and lighting, low water use plumbing in the staff areas, installing a “cool” roof, extensive use of skylights for daylighting, storm water management to protect the adjacent riparian habitat, and water efficient landscaped areas.



San Luis Obispo County Juvenile Hall Expansion

San Luis Obispo, California

ARCHITECT:
Ravatt, Albrecht & Associates, Inc.
 125 Union Avenue
 Orcutt, CA 93455

Greg Ravatt, AIA
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Paul Reinhardt, AIA
Lead Architect, Project Manager

DESIGN ASSOCIATE:
HDR
 251 South Lake Avenue, Suite 1000
 Pasadena, CA 91101

Neil Cristal, LEED® AP
Associate Vice President/Senior Project Manager

STRUCTURAL ENGINEER:
 Lampman Associates

GENERAL CONTRACTOR:
 Diani Building Corp.

MASONRY CONTRACTOR:
 Stoney Masonry, Inc.

BLOCK PRODUCER:
 Air Vol Block, Inc.

OWNER:
 County of San Luis Obispo,
 Department of General Services

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 Michelle C. Torres-Grant Photography





Aliante Animal Hospital

North Las Vegas, Nevada

ARCHITECT:
 SH Architecture
 7250 Peak Drive, Suite 216
 Las Vegas, NV 89128

Curt Carlson, AIA
Principal-in-Charge

STRUCTURAL ENGINEER:
 Mendenhall Smith Structural Engineers

GENERAL CONTRACTOR:
 Blaser Construction, Inc.

MASONRY CONTRACTOR:
 Hirschi Masonry

BLOCK PRODUCER:
 Oldcastle Architectural West

OWNER:
 BCMN LLC
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 Curt J. Carlson, AIA, SH Architecture



Architect's Commentary: The Aliante Animal Hospital is a 6,400 square-foot facility with a heavy emphasis on boarding. The hospital portion contains seven exam rooms, a four-station treatment area with two additional dental stations, and separate rooms for endoscopy, surgery, x-ray, isolation, recovery and cat hospitalization. The pharmacy and a private doctor work area are located between the exam and treatment rooms to allow easy accessibility for doctors and assistants. The boarding areas feature a range of small to large dog boarding areas and a luxury dog area. Additionally, there is a glass enclosed cat boarding suite adjacent to the waiting room for cat owners. The boarding area also includes a separate grooming room and a covered/shaded outdoor enclosed dog run area that provides a covered walking environment for boarded guests.

Why Masonry? The design of the hospital includes all concrete masonry unit (CMU) walls (interior and exterior) and sealed/stained concrete floors in public areas. CMU was specifically selected for its durability in this high-abuse environment. Through a collaborative effort of Oldcastle Architectural West, SH Architecture and Mendenhall Smith Structural Engineers, an Integra Wall System was utilized to maximize energy efficiency, while maintaining the durability requested by the ownership team. Likewise, further interior finishes were designed to balance aesthetics and durability. The check-in counter is designed for abuse with solid surfacing materials and porcelain tile cladding all exposed surfaces.

The open contemporary design of the entry and waiting areas allows for natural daylighting into the public spaces. The building is situated on the site as close as possible to Elkhorn Road with client parking in the existing parking area around the building. The main corner of the building is elevated to balance the height of the surrounding buildings and provide a highly visible sign element for motorists on Elkhorn Road and Aliante Parkway.





ARCHITECT'S COMMENTARY: Temecula Wine Country's latest winery is Fazeli Cellars. This winery is home to a truly unique experience as its conceptual vision was founded on the idea of experience. The projects owner, BJ Fazeli, wanted a place that offered a different experience each time you visit. He and his architect, Logan Anderson, AIA of DZN Partners, worked to develop a design that created a village type sense of circulation. Instead of one building housing everything, Fazeli Cellars is made up of multiple structures housing everything from Production Facilities to VIP rooms, a banquet hall and even a conference room that can double as brides' quarters for weddings. The Production Facilities are located in the largest structure on-site and are carved into the existing topography. This kind of construction required extensive amounts of concrete and steel.

WHY MASONRY? Instead of using concrete masonry units (CMUs) and then applying a finish surface of stucco and drywall, split-face CMU was utilized, which allowed the structural component to be the finishing aesthetic, both exteriorly and interiorly. The color palette selected was one from the existing colors of the soil and surrounding landscape in order to create a feeling that the building was built from the earth in which it is situated. The craft of A&P Masonry, the block contractor for this project, is more than evident in the resulting beauty of this winery. With multiple angles and the dramatic double curved entry stairs, they had their hands full. The finished complex utilizes the block to create a sense of base or foundation to the overall design. All upper level structures were finished in stucco to give a sense of hierarchy as you move throughout the site. Leaving the lower level masonry exposed on the interior really gives way to a sense of being in a basement or cellar. Fazeli Cellars is a truly unique experience and a beautiful building to visit, many, many times over.

Fazeli Cellars Temecula, California

ARCHITECT:
DZN Partners
682 Second Street
Encinitas, CA 92024

Logan Anderson, AIA
Project Architect

STRUCTURAL ENGINEER:
HTK Structural Engineers
GENERAL CONTRACTOR:
Near-Cal Corporation
MASONRY CONTRACTOR:
A&P Masonry
BLOCK PRODUCER:
RCP Block & Brick, Inc.
OWNER:
BJ Fazeli
©PHOTOGRAPHY:
Greg Epstein Photography



P-1019 Counter Battery Radar Facility Administration Building

Camp Pendleton, California

ARCHITECT:
 Naval Facilities Engineering Command
 (NAVFAC SW) Desert IPT
In-House Design Team
 1220 Pacific Highway, Building 110
 San Diego, CA 92132

Robert W. Rogers Jr., Architect
Principal-in-Charge

STRUCTURAL ENGINEER:
 Naval Facilities Engineering Command
 (NAVFAC SW) Desert IPT
In-House Design Team

GENERAL CONTRACTOR:
 RQ Construction, LLC

MASONRY CONTRACTOR:
 Frazier Masonry Corporation

BLOCK PRODUCER:
 ORCO Block & Hardscape

OWNER:
 US Department of Defense
 Dept. of the Navy & Marine Corps
 Naval Facilities Engineering Command
 (NAVFAC SW)

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 Naval Facilities Engineering Command
 (NAVFAC SW)



ARCHITECT'S COMMENTARY: P-1019 Counter Battery Radar Administration Building is a 15,469 square-foot, three-story facility that includes administrative, lecture and classroom support spaces, a mapping room with map storage, open office areas and bathroom facilities. It has achieved LEED® Silver certification and includes the following sustainable features and attributes:

- Encourages Responsibility - Bike racks were installed for five percent of occupants to encourage bike ridership. Priority parking spaces have been designated for "low emitting/fuel efficient" vehicles and for vanpools.
- Conserves Resources – The landscaping irrigation system was designed to use 60% less potable water. Low-flow toilet fixtures were installed to decrease sewage output by 51%.
- Native Plantings - Plants tolerant to the desert climate were used to decrease watering.
- Protected Site - Approximately 7,169 square-feet of open space was left green within the campus approach. Likewise, vegetated swales, retention basins, media filters and porous pavers were used to capture and treat storm water run-off.
- Renewable Energy - Photovoltaic lights were installed in the parking lot and are powered at night by stored energy.
- Avoided Toxic Materials – A healthier environment was created with low volatile organic compound paints, plasters, sealants, carpets and adhesives. The mechanical system was designed to deliver 30% more ventilation than conventional systems.
- Well-Lit Workplaces - Of the regularly occupied office spaces, 96% have access to views, which improves morale and provides sunlight and a visual connection to outdoors.
- Reduces Waste - 89% of the construction waste was diverted from landfills, including concrete, metal, wood, paper and other materials.
- Recycled Content – The administration building is composed of 21% recycled materials, and 28% of all the materials were sourced locally.

WHY MASONRY? Variation in the building's colors and textures were accomplished with the use of concrete masonry units (CMUs). The CMU variation emphasizes building corners, while subduing building proportions. The facility is cut into the site with a split face concrete masonry retaining wall that extends the length of the site. Concrete masonry was also incorporated into terraced, landscape walls to fill the south side of the facility, and broken edge CMU walls were used for sculptural effects.

Newcomb Academy

Long Beach, California

ARCHITECT:

Westgroup Designs
19250 Jamboree Road, Suite 100
Irvine, CA 92612

PariSima Hassani
Principal-in-Charge

Shazad Ghanbari, PH.D, AIA INT
Project Director

STRUCTURAL ENGINEER:

TTG Corporation

GENERAL CONTRACTOR:

Pinner Construction

MASONRY CONTRACTOR:

Masonry Concepts, Inc.

BLOCK PRODUCER:

Angelus Block Company, Inc.

OWNER:

Long Beach Unified School District

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Terrance Williams, Wundr Studio



ARCHITECT'S COMMENTARY: The 40+ year institution of Long Beach Unified School District's Newcomb Academy needed serious transformation. Westgroup Designs created a multi-building campus with student quads and pedestrian promenades in response to active neighborhood input supporting an open, modern campus. Due to the infeasibility of bringing their existing structures up to current seismic codes, the new 140,000 square-foot Newcomb Academy represents a complete campus renovation for Long Beach Unified School District.

Westgroup Designs employed a planning strategy organized around two major axes to establish clear circulation and wayfinding for the students. In designing the eight new, one and two-story buildings, Westgroup Designs modulated the massing of the structures with playful shifts in wall planes and alternating colored bands of concrete masonry units (CMUs), yielding a human-scaled composition of texture and color. Cascading stairs extend connectivity between second floor classrooms and exterior promenades.

The new and improved Newcomb Academy showcases 46 classrooms and labs for visual arts, music, science and technology, as well as a media center, multipurpose building, kitchen, gymnasium and administration areas. Serving 980 students, the new campus offers an enriched and integrated environment of buildings and open space that reflects and promotes the District's commitment to educational quality for current and future generations of students.

WHY MASONRY? Sustainable design features include concrete masonry units for durability, building color, seismic activity and climate control, water-saving plumbing fixtures, maintenance-friendly, drought-resistant landscaping, energy-efficient HVAC and maximizing natural daylighting for all learning spaces. The project participated in the CHPS (Collaborative for Higher Performance Schools) Verified Program, ensuring student benefits associated with high performance schools, such as increased health, productivity, and student performance, as well as providing energy savings and decreased operating costs.





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The 2017 CMACN/AIACC Concrete Masonry Design Awards competition “Call for Entries/Request for Materials” will be available at www.cmacn.org January 2017.

The 2015 award winning projects can be viewed at www.cmacn.org.

Please contact the CMACN Office at (916) 722-1700 or info@cmacn.org with any questions.

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North Las Vegas, NV 89030

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- Providing technical information on concrete masonry for design professionals.
- Protecting and advancing the interests of the concrete masonry industry.
- Developing new and existing markets for concrete masonry products.
- Coordinating Members’ efforts in solving common challenges within the masonry industry.

For further information contact us at: Concrete Masonry Association of California and Nevada 6060 Sunrise Vista Drive, Suite 1990 Citrus Heights, CA 95610-7004

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