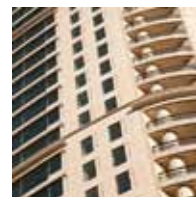
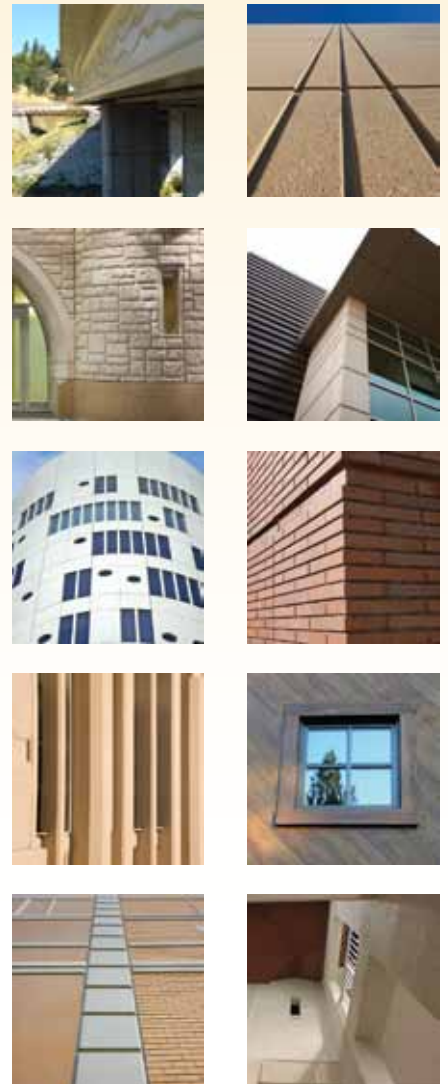


# The Aesthetic Versatility of Precast

Precast concrete provides excellent aesthetic versatility. It is available in practically any color, form, and texture. Precast concrete can also be veneered with other traditional building materials such as brick, granite, limestone, terra cotta, tile, and more. This provides the look and feel of these materials while adding all the benefits of precast concrete.

Different finishes can also be combined for one project, even in one panel, without requiring multiple trades and additional detailing for movement and waterproofing. It offers an efficient way to develop a multitude of façade treatments while reducing costs and risk.

Mixed use projects often have challenging aesthetic requirements. Some projects strive to maintain a traditional appearance that blends with other buildings, some inject a contemporary image that draws attention, and yet another might need to provide the illusion of several distinct buildings, when in fact it is actually one project. Whatever the aesthetic goals, precast concrete provides high performance aesthetic versatility to meet them. The next few pages show some of the capabilities of precast concrete's aesthetic versatility on projects throughout the United States.



## Norristown Mixed Use Parking Facility

Norristown, Pa.

The \$11.2 million facility boasts ornate storefronts and metalwork that greatly revitalizes the aesthetic quality of the town. The exterior façade is highlighted by two different architectural precast colors, as well as variant levels of sandblast finish. In addition, the design has two different color thin bricks integrated into the precast panels. It provides parking for 483 cars on four levels. Vehicles enter on one street and exit on a perpendicular street to decrease traffic congestion. The layout also includes 6,500 square feet of retail space along both streets on which the facility is located. The total building area is 166,500 square feet.



**Architect:** *Timothy Haahs & Associates, Inc., Blue Bell, Pa.*

**Structural Engineer:** *Timothy Haahs & Associates, Inc., Blue Bell, Pa.*

**Contractor:** *Shoemaker Construction Co., W. Conshohocken, Pa.*

**Owner:** *Redevelopment Authority of the County of Montgomery, Norristown, Pa.*

**Precaster:** *Newcrete Products, a division of New Enterprise Stone & Lime Co., Inc., Roaring Spring, Pa.*



## The Century

Los Angeles, Calif.

**Architect:** *Robert AM Stern Architects, New York, NY*

**Architect:** *HKS, Beverly Hills, Calif.*

**Structural Engineer:** *Magnusson Klemencic & Associates, Seattle, Wash.*

**Contractor:** *Webcor Builders, Los Angeles, Calif.*

**Owner:** *The Related Companies, LLP, Century City, Calif.*

**Precaster:** *Clark Pacific, Fontana, Calif.*



This unique, elliptical shaped 42-story high-rise contains 140 luxury condominium units (including nine penthouses) with a 368-car, subterranean parking garage located on Century City's Avenue of the Stars. The project features high-end exterior finishes (including stone and architectural precast concrete), floor-to-ceiling windows, private elevators, wine storage, and a fitness center with a pool and spa. Other amenities include a restaurant, conference room, catering kitchen, library, screening room, and valet parking service.

The design-build structure includes an exterior comprised of 170,000 sq. ft. of punched window architectural precast concrete and stone cladding – all produced on radiused forms.

The Tower has earned notoriety in the mainstream press for being the future residence of Candy Spelling, widow of late TV producer Aaron Spelling, who is reportedly paying more than \$40 million for the top level two-story 16,500 sq. ft. penthouse.

### Westin

Lombard, Ill.



The Westin is a 21-story luxury hotel. The project also contains a five-story parking structure, restaurant, and conference center. The lower levels are clad in architectural precast concrete which consists of a lightly tinted, white precast, with a light sandblast finish. Thin brick accents were also used.

Precast concrete structural and envelope systems are used for levels three through 21. These consisted of load bearing precast exterior walls, interior demising walls, and elevator/stair shafts, with hollow core plank. The higher floors use a painted finish over gray concrete, which was applied at the plant and shipped to site, cleaned, and then hoisted into location. Multiple reveal patterns and projections are used for architectural influences.



**Architect:** VOA, Chicago, Ill.

**Structural Engineer:** Klein & Hoffman  
(Consulting Engineer), Chicago, Ill.

**Contractor:** Walsh Construction, Chicago, Ill.

**Owner:** Westin Hotels, Lombard, Ill.

**Precaster:** ATMI Precast, Aurora, Ill.

**Precaster:** ATMI Dynacore, Lockport, Ill.

**Precaster:** Lombard Architectural Precast,  
Alsip, Ill.

**Precast Specialty Engineer:** PEC,  
Waukesha, Wis.

### Science Park Parking Garage

New Haven, Conn.

The 427,500 sq. ft. structure was built on a brownfield site. An abandoned five-story industrial building was razed, and a soil remediation plan undertaken to prepare the brownfield site for development. Science Park is at the intersection of a residential community, a commercial/industrial area, and the edge of the Yale University campus in downtown New Haven. Although the need for the parking structure was to accommodate the growing commercial workforce in the area, it takes on a larger responsibility. The structure joins the three diverse neighborhoods and extends the downtown fabric by providing street level retail and restaurant spaces. The finish of the façade panels is varied in texture and color, and also included thin brick as a surface material. The project also includes glass fiber reinforced concrete (GFRC) lintels, sills and watertable elements.

Accommodation of retail spaces within parking structures is not new, but to do it successfully requires the retail storefronts to have a dominant presence rather than receding into the structure. By varying the depths of wall panels shadow lines were created to help articulate the façades. Adding pigment to the wall panels adds warmth and distinguishes them from the structural precast components of the parking structure elements behind and above. Using score lines and varying surface textures creates subtle variations that are reminiscent of streetscapes that evolve with time. The result is a facade that brings the massive scale of the structure to an appropriate level for the local streetscape, and emphasizes the storefronts rather than the parking function.



**Architect:** BL Companies, Inc.,  
Meriden, Conn.

**Structural Engineer:** BL Companies,  
Inc., Meriden, Conn.

**Contractor:** KBE Building Corporation,  
Farmington, Conn.

**Owner:** Winstanley Enterprises,  
New Haven, Conn.

**Precaster:** Blakeslee Prestress, Inc.,  
Branford, Conn.



## The Flair Tower

Chicago, Ill.



Replacing a surface parking lot, this new building features 198 luxury apartment rentals, 9,500 sq. ft. of first-floor retail, and a 185-space parking structure concealed within the second through sixth floors.

The building's cut stone masonry appearance is presented in classical proportions on a human scale. White solid load-bearing precast panels finished with a light acid etch form the highly visible west, south, and east sides of the facade, completely concealing the sloped ramps of the garage behind. Reveals built in to the precast forms create the impression of cut stone. The panels are embellished with layers of banding and projections that pushed the limits of the standard 9-1/2 in.-thick panel forms. Reveals 3/8 in. in depth provided the look of block-cut limestone and successfully camouflage the precast panel joints.

To convey a crisp residential feel, dark gray field-applied polished granite cut stone is installed into recesses in the bases of white pilasters, which are topped with details emulating column capitals. The gray granite was also incorporated into the storefront windows, above which pairs of windows are outlined in gray concrete color.

First floor retail space is separated from the building's influential neighbor to the east by a thin brick veneer facade. A blend of brown, red, and burnt orange veneer imported from Germany provides a hand-laid, Old World look to the running bond pattern. The precaster took special care to ensure the precast concrete "grout" color create an age-appropriate backdrop. Brick quoins were added to the corners to pay homage to the historic building next door.



**Architect:** *Antunovich Associates, Chicago, Ill.*

**Structural Engineer:** *CS Associates, Inc., Oak Lawn, Ill.*

**Contractor:** *W.E. O'Neil, Chicago, Ill.*

**Owner:** *McCaffrey Interests, Inc., Chicago, Ill.*

**Precaster:** *High Concrete Group LLC, Springboro, Ohio*

## Westin Virginia Beach Town Center Residences

Virginia Beach, Va.

**Architect:** *BBG-BBGM, Washington, D.C.*

**Structural Engineer:** *Armada Hoffler, Virginia Beach, Va.*

**Contractor:** *Armada Hoffler, Virginia Beach, Va.*

**Owner:** *Armada Hoffler, Virginia Beach, Va.*

**Precaster:** *Smith-Midland Corporation, Midland, Va.*

The Westin's "main-street" style mixed-use structure offers 236 upscale guest rooms, 41,000 sq. ft. of ground-level retail space, a spa, a 25,000 square foot conference center, 119 luxury condominiums, a social room for residents, a restaurant, and five parking levels. Condos range from 800 to 4000 square feet in size. Penthouse condos have sold for up to four million dollars each. The first four floors of the Westin are clad in brick, to match the surrounding architecture. The remainder of the exterior showcases more than 77,000 square feet of a light-weight composite architectural precast cladding system. The 525 exterior panels boast two finishes, a buff architectural precast concrete mix with light acid wash and contrasting dark brown accents, which give additional architectural detailing and interest.

