

Concrete Block is Back!

Le Parc residential building in San Diego, CA

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A new Landmark rises at 2820 Polk Avenue in San Diego's North Park neighborhood, **Le Parc**, a 25,562-square-foot multifamily complex with 32 units, is now the tallest residential building in the neighborhood, with luxury aesthetics and creative design solutions that almost seem to reinvent the art of masonry design.

This eight-story project optimizes masonry materials, assemblies, and environmental systems to reduce costs and construction times, increase unit density and enhance living quality while meeting sustainability and energy efficiency goals.


The Tallest Residential Building in North Park, built with **CONCRETE BLOCK**

- ✓ Lower Mechanical Demand, and Increased Energy Efficiency.
- ✓ Durability.
- ✓ Fire and Seismic Resistance.
- ✓ Enhanced Acoustics.
- ✓ Reduced Insurance Cost.
- ✓ Improved Construction Speed.
- ✓ Construction Cost Reduction and Predictability.
- ✓ Sustainability, Using 100% Locally Sourced CMU from RCP Block and Brick.

The powerful design of this building in concrete block by **oo-d-a studio** is only the beginning, a thoughtful approach to taking full advantage of CMU benefits is what makes this project stand out and be a great project.

The precise, scored concrete masonry units (CMUs) seamlessly manufactured by **RCP Block & Brick** create a modern, luxuriously engineered appearance through their running bond pattern and careful stacking. The mindful and creative use of exposed CMU, creating patterns in the exterior and interior is key to the aesthetic vision for Le Parc, showcasing the limitless design potential of concrete block in architectural design.

RCP worked closely with the architects, who selected for Le Parc a vertical 3 score pattern on both faces of the CMU providing both interior and exterior finish to be completed with a single trade. This pattern provides clean, continuous vertical grids in the walls. RCP modified molds to allow this pattern to occur throughout the buildings, including structural, veneer, corner, and lintel conditions.



"We love that the building bones are also the outer skin," ... "When the mason lays down the block, that block is the finishing material on both sides."
Dominique Houriet, architect.

"Artificial cladding does not bury these structures. Exposed beams and walls are part of a sculpted, cohesive look."
Christian Dimeling, architect.



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