

architecture

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## RENOVATIONS / RETROFITS

**Faraday Research Center** (Carlsbad, CA) Major exterior renovation of an existing 65,500 square foot building. The project included complete replacement of the glazing system, hardscape, landscape, and building entry. Designed to be flexible, the building can accommodate a vast array of uses including R&D and Office due to an abundance of parking (4:1,000).

**Research Center Pointe** (Carlsbad, CA) Major core & shell renovation of an existing 122,093 square foot building. The project included the design of an entirely new southern elevation, a 22 foot open atrium lobby, abundant glass to maximize surrounding views, lush tropical landscaping, outdoor patio, and additional parking. The primary intent of the renovation was to attract new corporate headquarters and R&D users.

**Gary & Mary West Senior Wellness Center** (San Diego, CA) Originally an auto dealership built in 1927, this 20,253 square foot building remodel consists of a seismic retrofit, a 4,500 square foot second floor addition, and complete retrofit of the building exterior. The wellness services include medical counseling, a 300 person dining room, kitchen, and recreation rooms. The project includes all new Mechanical, Plumbing, and Electrical systems. This facility is 45% better than Title 24, and LEED-NC Gold Certified by the US Green Building Council.

**Willow Creek Office Building** (San Diego, CA) Located at 10021 Willow Creek Road, Smith Consulting Architects was hired by Pacific Office Properties to reposition and retrofit a 25 year old, 25,000 square foot, two-story office building. The facility's design exceeds Title 24 Energy Standards by 26%. The project was awarded LEED-CS (Core & Shell) Silver Certification from the USGBC in 2010. The primary intent of the renovation was to compete against other buildings in the surrounding area, and attract new corporate headquarters and GSA users.

**Aperio** (Carlsbad, CA) 15,000 square foot interior / efficiency improvement. Project includes 17 daylight harvesting skylights which provide the former warehouse space with natural lighting. As a result, no artificial lighting is required during the daytime hours. Light and motion sensors also add for additional energy savings.

**Callaway Golf** (Carlsbad, CA) Completed in 2009, Callaway's 233,000 square golf ball manufacturing facility was completely remodeled and renovated into their Corporate Headquarters. The project includes 112,473 square feet of new admin / office space, product design R&D, cafeteria, company store, club fitting, and a parking structure.