

2016 Masonry Association of Florida

# MASONRY EXCELLENCE AWARDS



AIA FLORIDA AWARD FOR MASONRY IN DESIGN  
Raingarden by [STRANG] Architecture

*resilience*  
in masonry construction

MASONRY ASSOCIATION OF FLORIDA

# MASONRY

EXCELLENCE AWARDS

September 2016 | [www.FloridaMasonry.com](http://www.FloridaMasonry.com)

## MAF AWARDS PROGRAM CHAIRMAN PROMASONRY CHAIRMAN

Chris Bettinger  
[chris.bettinger@oldcastle.com](mailto:chris.bettinger@oldcastle.com)

## MAF MARKETING DIRECTOR EDITOR + CREATIVE DIRECTOR

Deb Bartolucci  
[deb@floridamasonry.com](mailto:deb@floridamasonry.com)

## MAF STAFF ENGINEER

Don Beers, PE, GC  
[don@floridamasonry.com](mailto:don@floridamasonry.com)

## CONTRIBUTORS

Chris Bettinger, Strang Architecture, Sandy Cinque,  
Don Beers, Jerry Painter, AIA Florida, Matt Sitter

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## From the Editor

**Resilience.** When the MAF Masonry Awards Committee met to pick a theme for this year's Masonry Excellence Awards publication, the resilience of masonry products and the structures they build seemed a perfect fit.

Part of the Masonry Association of Florida since 2009, I have particularly enjoyed my work with the Masonry Excellence Awards and each year look forward to seeing the amazing work of our masons and suppliers. This publication grew out of my desire to show the rest of the construction industry the beautiful work of our skilled craftsmen and women. The Awards committee and our judges work hard each year to put the program together and I am so proud of the work we have done for the past seven years!

I would be remiss in my duties if I neglected to thank our judges. The awards judges play an integral role in the process and we could not do it without them – so thank you for your time and talent:

- **Jeff Phillips, AIA, NCARB, LEED AP SR. PROJECT MANAGER**  
Senior Project Manager, BRPH | [www.brph.com](http://www.brph.com)
- **Jeff Buczkiewicz**  
President & CEO, Mason Contractor's Association of America  
[www.masoncontractors.org](http://www.masoncontractors.org)
- **Lou Bartolucci**  
Union Bricklayer (40 years), Project Manager & President of BRIC Consultants, Inc. | [www.bric-consultants.com](http://www.bric-consultants.com)
- **Matt Sitter**  
Vice President, Florida Concrete & Products Association  
[www.fcpa.org](http://www.fcpa.org)

This year, we changed things up a bit and gave three "Project of the Year" honors to the top projects in the concrete block, architectural block and brick categories. The entries showcased in this year's awards publication represent the best of the Florida masonry industry. These projects typify the dedication and craftsmanship of our masons and the beauty of the masonry materials featured. Not only is masonry beautiful, but it is durable, doesn't burn, it's adaptable, strong, mold and termite resistant, sustainable and energy efficient. **That sounds pretty resilient to me!**

Deb

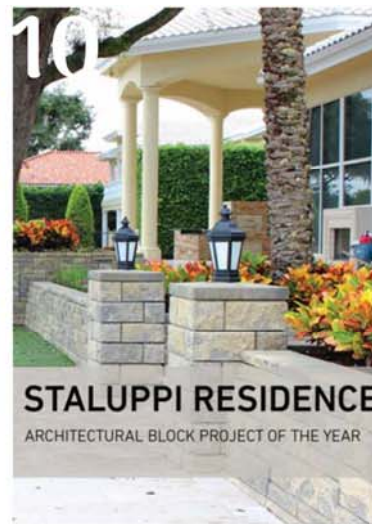
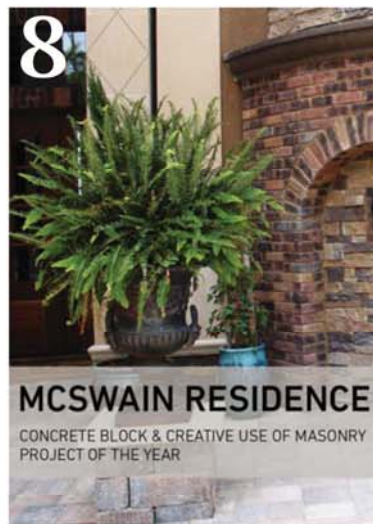


**Deb Bartolucci**

MAF Marketing Director  
Editor + Creative Director  
[deb@floridamasonry.com](mailto:deb@floridamasonry.com)

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# Masonry Association of Florida Member Directory

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**Maschmeyer Concrete**  
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www.qualityprecast.com

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www.titanamerica.com

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www.bia.org

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**Cast-crete**  
www.castcrete.com

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**AIA**  
Florida

## Masonry Excellence Awards

Masonry has proven it is the material of choice in Florida.

If you like what you see in these pages – take care of this book. It can't get wet, don't leave it out in the sun and if it's windy hold on to it. Fire is bad. Bugs – it's a tasty meal. What about a hurricane, oh \$%\*#. If it's not in a masonry structure – go look for it in the next county over. Ten years from now I wonder how your book will look. Will you still have it? I hope so, because I think it's pretty good.

My point, in 10 years masonry projects will still look like they do today. They will have been utilized for a decade... Slept in and lived in. Shown off and bragged on. Admired and envied. Classes taught and lessons learned in them. All of this without a second thought about anyone's health and safety. 50 years from now they will be referred to as; classics, inspirations, landmarks, icons, symbols of the community. Driving by a project I've worked on always makes me smile. Our industry and our work has made a difference. Masonry by all standards is the most resilient construction material. What does resiliency mean to you? To me; long term functionality and efficiency, durability without sacrificing beauty, and value at a reasonable cost. Masonry is all that and more!

How have we affected the construction industry? The Masonry Association of Florida (MAF) has forged a lasting relationship with the Design community in Florida. The Creation of the CMEC (Concrete and Masonry Education Council) has given us the opportunity to improve employment and construction in our state. Training apprentices and educating the public and construction community. We're starting our 7th year sponsoring AIA Professional Development Programs throughout the state. We've had some impressive accomplishments... Over 11,000 CEU's issued and our Masonry Certification/Distance Learning partnership with the AIA of Florida is the first of its kind in the country.

We've listened to you in our presentations. We've surveyed AIA Membership at every chance we can and this year we surveyed the entire membership online. Our goal is to hear



**Chris Bettinger**

MAF Board of Directors  
MAF ProMasonry Chairman  
MAF Awards Chairman  
Coastal, an Oldcastle Company.  
[chris.bettinger@oldcastle.com](mailto:chris.bettinger@oldcastle.com)

your design needs and support them through education. Our 2016 programs reflect this:

- Masonry Design and Detailing
- Code Changes and Energy Review
- Material Production and Quality Control
- Architectural Block and Life Cycle Cost Analysis

We're stepping up and answering your challenges in the market, improving Florida in so many ways!

Thanks for another great year and enjoy four of 2016's finest masonry projects in the pages that follow here.

# [STRANG] ARCHITECTURE

AIA FLORIDA AWARD FOR MASONRY DESIGN

BY CHRIS BETTINGER

Set upon an urban block, this 9-unit rental apartment building aims to reinvigorate the downtown of Winter Haven Florida. Designed by Strang Architecture, this project represents the first new residential apartments to be built in the downtown area in over three decades. The project offers an extremely elegant solution to multi-unit housing on a tight, urban site. The location puts residents within easy walking distance of parks, restaurants and shops. Since completion in 2015, the project has been completely rented.

A series of courtyard gardens line the main street frontage. The front door to each unit is accessed from the main street through a rusted metal gate with a customized laser-cut pattern. The landscaped courtyards serve as both an entry feature and an urban 'yard'. Smooth stucco walls surrounding the courtyards match the deep masonry fins on each of the row-houses. The dynamic architectural expression continues into the interior of the building, most notably at the two-story internal staircase. Interiors are crisp and minimal, where open plan living includes polished concrete floors, exposed ducting and white cabinetry. Exposed concrete masonry achieves the desired aesthetic promoting the urban feel. Each two-bedroom apartment has a two car garage that is accessed from the rear of the building.

The architecture is both modest and striking—not an easy combination of qualities to achieve. Masonry construction will give this project the resiliency to be a vibrant part of Winter Haven for years to come.

**Client**

SIX/TEN Corporation

**Location**

Winter Haven, FL

**Project Team**

Max Strang, Jason Adams, MSL Architecture, LLC.,  
Jordan Johnson  
Project Manager

**Photography**

Max Strang Architecture

**Awards**

AIA FLORIDA Award for Masonry in Design, 2016  
AIA MIAMI Honor Award of Excellence, 2015

**Media**

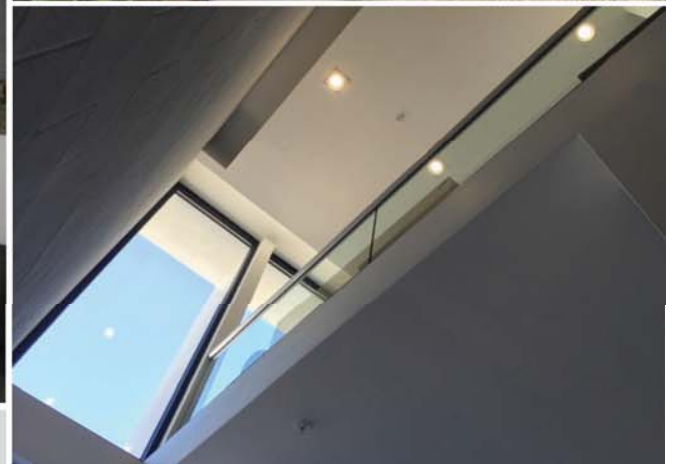
Lakeland Ledger by Ryan E. Little, January 2014  
Six Ten Announces New Downtown Apartments by  
Chad Lennox, 2014  
RainGarden Breaking News WFLA, 2014



**Max W. Strang, FAIA**

Founding Principal + President





# MCSWAIN RESIDENCE

CONCRETE BLOCK & CREATIVE USE OF MASONRY  
PROJECT OF THE YEAR

A beautiful location on the Halifax River (the inter-coastal waterway) in Ormond Beach, FL was chosen for this residence. The lot, naturally sloping to the shore line, proved to be quite a challenge for the design of the site and outdoor living spaces. The limits of the narrow lot and elevating the structure out of the flood zone created many challenges. The solution was to create terraces and patios supported by masonry retaining walls. This strategy improved the utilization of the site for construction and maximized the views that the site was chosen for. Concrete masonry was used for the home because of its resiliency to the Florida environment. The structural performance of masonry was the perfect complement to both the design requirements and finishes used. They fell in love with the views and masonry helped to give them a way to enjoy it.

## Engineer

Vortex Engineering  
[www.vortexengineering.net](http://www.vortexengineering.net)

## General Contractor

Domain Homes, Inc.  
[www.domainhomes.com](http://www.domainhomes.com)

## Suppliers

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## STALUPPI RESIDENCE

ARCHITECTURAL BLOCK & CREATIVE USE OF  
MASONRY PROJECT OF THE YEAR

When you're in a beautiful spot – make the most of it. This homeowner did just that by adding a new pool, pool deck, retaining wall, fire pit and outdoor kitchen to their home in Palm Beach Gardens. The site and design created many challenges—elevation changes, steps, columns, going above grade. Concrete retaining wall was chosen to satisfy the design intent of the project. The juxtaposition of textures and finishes blended naturally with both the environment and the tumbled marble pool deck and paver patio. Utilizing the materials performance to establish new living spaces, smoothly transitioning through the changes in grade, created multiple locations to enjoy the beautiful view. In a waterfront application, concrete is the resilient option, insuring the design intent remains fresh and relevant for living outside.

### Contractor

M&J Pavers & Stone Port St. Lucie

### Suppliers

Titan Block [www.titanblock.com](http://www.titanblock.com) & Florida Silica Sand [www.fssc.com](http://www.fssc.com)





# DISNEY SPRINGS

## BRICK CONSTRUCTION PROJECT OF THE YEAR

The Town Center at Disney Springs is the largest brick building in all of the Disney World's properties. Built to resemble a 19th Century industrial building which has been outfitted with retail tenants. The building is made of CMU and approximately 150,000 bricks. The mortar joints were done to give the building an aged and established look. The exterior walls are double width brick emphasizing traditional architectural details... Arches, banding and corbeling are everywhere. Creativity in both design and workmanship are evident from every viewpoint. Details are both aesthetic and functionally pleasing. True self-supporting arches at the openings and corbels flaring out to support the trusses above. Rowlock, soldier courses and patterning highlight the depth and character that can be achieved with brick masonry. Many of these masonry accents stand proud of the wall adding character through light color and shadow. The Town Center at Disney Springs is an impressive example of masonry design and craftsmanship in Florida today.

### Architect

VOA Associates, Inc. [www.voa.com](http://www.voa.com)

### Engineer

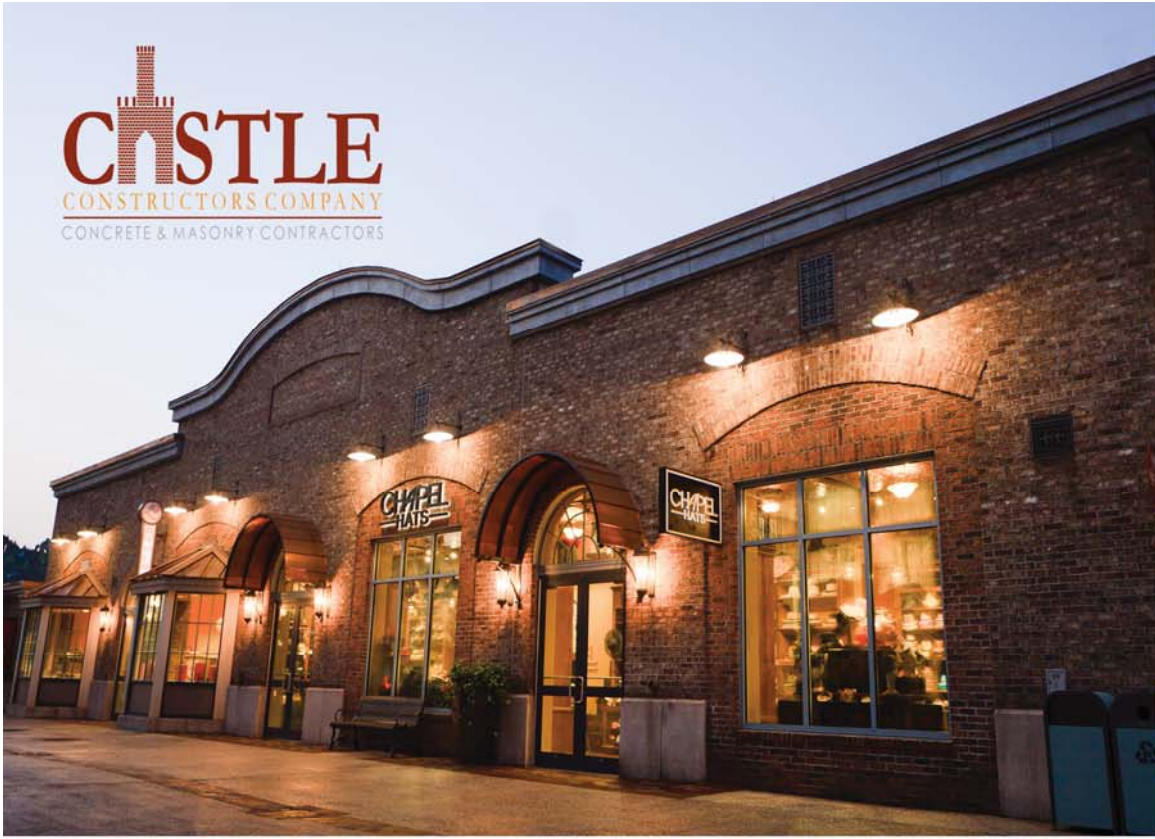
Walter P. Moore [www.walterpmoore.com](http://www.walterpmoore.com)

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*resilience*



# MASONRY

## THE MEANING OF RESILIENCE IN CONSTRUCTION

Elizabeth Hall - Stetson University (c.1897)

BY DON BEERS, PE

Oxford dictionary defines Resilience as “the capacity to recover quickly from difficulties; toughness”. You could also consider it “the capacity to encounter difficulties and emerge unscathed”. However you define it, concrete masonry would be the superior choice in constructing a resilient structure - or a resilient community. Whether you are being attacked by fire, hurricane winds, mold spores or termites block walls are the most economical and sure-fired way to shake off the disaster and start again.

For the past 70 years masonry has been the predominant building material for exterior walls in Florida. This popularity has nothing to do with advertising or promotion, the means that most products use to attain universal use (think Coca-Cola & Pepsi). Rather, masonry (stone) has garnered acceptance through the ages and across the world by simply being the best, most resilient and most sustainable product for a broad range of environmental factors including natural and man-made disasters. In Florida, all of those factors converge.

The Sunshine State has a long standing affair with masonry which began with our oldest structure, the Castillo de San Marcos built in St. Augustine by the Spanish in 1695 and still standing intact some 320 years later. By the end of the 1800's brick masonry had obtained considerable popularity, even though their production was labor intensive and their uniformity poor. The most beautiful and resilient structures in Florida were created from brick and concrete masonry. These include buildings such as Elizabeth Hall (1897) and Sampson Hall (1908) at Stetson University in Deland. Both are still in full use to the present day – well over 100 years after their original construction. These structures define “Resilience” and “Sustainability”!

The attack of Florida structures by termites could be considered a natural disaster of fairly large proportion. According to a 2002 article published by Uoff<sup>1</sup>, termite damage and control in Florida exceeds \$500 million annually. That number is probably on the low end. Across

the US estimates range from 5 to 40 billion per year to feed the pesky insects. Although the exact \$\$ number is not clear the amount of termite damage suffered by concrete masonry walls is known to school children. That's right – zero\$. All masonry means no termites in your walls.

Unfortunately, termites aren't the worst thing that can attack a Florida wood wall. An alarming increase in mold growth is starting to rival termites as woods biggest problem.

Experts are unsure of the exact reason for this moldy trend. With the current surge in residential construction there are a number of factors working in favor of mold. First, Florida is a state with unusually high rainfall. In addition, the National Association of Homebuilders (NAHB) tells us that homes are 50% more energy efficient than they were just 30 years ago and that this has been accomplished largely by tightening the building envelope.

This trend of tighter and tighter homes has continued with each new iteration of the building code. Small amounts of water leak or condense inside the wall and cannot find a pathway out. This potential

build-up of moisture combined with an increased use of moisture sensitive materials such as wood, paper-faced dry-wall and fiber insulation provides an ideal setting for mold growth.

The mold problem is NOT increasing in block homes. Concrete block is not a food source for mold nor does it support mold growth in any way. Additionally, if mold begins to grow on something attached to block, like dirt, the mold and dirt can be easily and permanently removed by simple, inexpensive cleaning methods. Many of masonry's competitive building materials cannot be cleansed of mold – Period - and require complete removal and replacement. This can lead to big problems becoming HUGE problems.

Fire is a serious threat to structures across the US and Florida is no exception. The insurance industry knows the score and they provide masonry homes with substantial savings of around 15 - 20% on average.

The massive cost of hurricane and tornado damage to structures was one of the primary catalysts for the resiliency push

and Florida is the bullseye. If there is a single area where concrete masonry has proven its worth it is in the natural structural safety factors built into every rock solid wall.

Resiliency without economy is a lost cause. Fortunately, the cost of masonry construction continues to come down. Modern automated brick plants produce 200,000 brick/day and block plants produce 60,000 units per day – with an extremely small labor component. This huge increase in productivity extends right through production of the raw materials (aggregate and cement) and onto the construction site. Lulls and forklifts efficiently move heavy products to every corner of the job. This balance, where decreasing material cost offsets the increasing cost of labor, is a big part of the popularity of concrete masonry. It is one of the many reasons why Publix, 70 years after construction of their first store, still build concrete masonry wall systems.

In addition to top marks in resiliency, sustainability and economy, new technical research on energy efficiency of various wall systems show concrete masonry, with nominal added insulation, comparing favorably with expensive exterior wall systems containing much heavier levels of insulation<sup>2</sup>. Floridians already knew this from experiencing the comfort of their masonry homes. Now we have definitive proof that masonry's energy efficiency compares favorably to any wall system, even those with much higher R values.

If resiliency and sustainability are the questions - then masonry has got to be the answer. It not only offers you protection against fire, wind, termites, mold and heat, it is also beautiful and economical. Build with Block and Build for a Lifetime.

---

<sup>1</sup> *U of F Termite Expert: New Building Code Will Help Stop Pest (Published 2/15/2002 – U of F News)*

<sup>2</sup> *Florida Review of PNNL Research : [www.floridamasonry.com/pnnl-energy-research.html](http://www.floridamasonry.com/pnnl-energy-research.html)*



**Don Beers, PE, GC**

MAF Staff Engineer

Don Beers, PE, GC, is currently the staff engineer for the Masonry Association of Florida and President of Adrian Engineering Services. Beers was Engineering Services Manager with Rinker Materials for 29 years. He has served as Chairman of National Concrete Masonry Association's Codes Committee and the Florida Concrete & Products Association's Block Committee and board member of The Masonry Society (TMS). He is also a member of ASTM, the Florida Engineering Society, the National Society of Professional Engineers, ASCE, ACI and TMS. Beers holds a degree from the University of South Florida in Civil & Structural Engineering and is a licensed engineer and general contractor in Florida.

**don@floridamasonry.com**

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## WHY CONCRETE BLOCK

*Concrete block homes are more energy efficient. They are storm, fire, termite and mold resistant. They offer almost unlimited design flexibility and long-term durability. The real question is: why settle for anything else?*

### ENERGY EFFICIENCY

*Homes built with concrete block hold cool air inside, even in the dead heat of a Florida summer, which could lower cooling bills by up to 50 percent.*

### STORM RESISTANCE

*Typical storm-resistant building techniques include standard 8-inch concrete block to wind and waterproof a home, significantly reducing the risk of damage and resulting in lower insurance premiums.*



### TERMITE RESISTANCE

*Termites are known as silent destroyers because of their ability to chew through wood, flooring and even wallpaper undetected. In contrast, concrete block is impossible for termites to eat, eliminating the threat of damage.*



### MOLD/MILDEW RESISTANCE

*Mold and mildew cannot grow on concrete block, as it does not provide a food source for the fungus. In addition, homes built with concrete block are airtight – even in the face of Florida's torrential rains – and keeping moisture out is key to preventing mold and mildew in the rest of the home.*



### DURABILITY

*In addition to these other benefits, concrete block does not rot, rust, warp or require extensive maintenance, which means homes maintain their curb appeal and value.*

### FIRE RESISTANCE

*On average, home fires result in \$7.32 billion in property damage a year. As a non-combustible building material, concrete block won't burn, soften or bend during a fire, offering superior protection over wood-frame construction.*

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For further information visit [concreteblockhomes.com](http://concreteblockhomes.com)

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**MASONRY**  
EXCELLENCE AWARDS



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