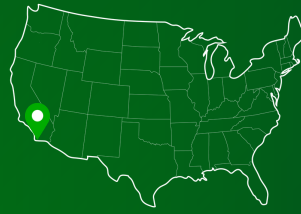


PROJECT PROFILE

LeParc Apartments San Diego, California



THE
**BEAUTY
OF BLOCK**

 CONCRETE MASONRY
CHECKOFF

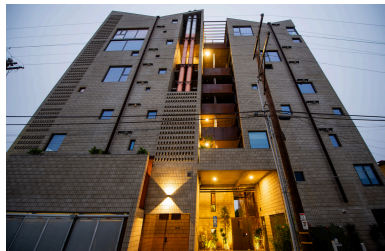


Photo Credit: [oo-d-a] studio



PROJECT OVERVIEW

This \$13.6 million, 32-unit apartment project is a response to the City of San Diego's Complete Communities Housing Solutions initiative, which encourages infill development that achieves performance, economy and livability. For the LeParc Apartments, builders used running-bond CMU for a clean and modern "stacked" look. Requiring only one person to lay and place each box, finishing exteriors and interiors simultaneously, this approach streamlined the construction process. The result is a structure that stands up to the city's coastal climate while making a striking artistic statement.

WHAT MAKES THIS PROJECT UNIQUE?

The use of running-bond CMU saves on labor costs while delivering aesthetic beauty and structural strength.

PROJECT INFO

- Location - San Diego, CA
- Completion Date - 2025
- Project Type - Residential
- CMU Scope - Architectural & Structural

TEAM INFO

- CMU Producer - RCP Block & Brick
- Architects - Dominique Houriet, (oo-d-a studio) & Christian Dimeling, (Von Dimeling Studio)
- Engineers - Envision Engineering & H+W Engineering

PROJECT CHALLENGES

Keeping costs low in a high-priced market, avoiding added expense not only for builders but also for end users, building for moisture protection in San Diego's coastal climate.

CMU'S CONTRIBUTION TO PERFORMANCE & DESIGN

- CMU played a major role in realizing the aesthetic and functional aims of this project, achieving an exposed, sculpted look that's both durable and moisture-resistant.

ADVICE FOR OTHERS

"I realized early in my career that masonry was easier to work with than other materials. In architectural drawings, masonry is represented by one line on the outside and one on the inside, whereas drywall, for instance, requires depicting multiple layers and components. That simplicity is what drew me to masonry and why I began exploring how it could be incorporated into everything I designed and built."

—Dominique Houriet, [oo-d-a] studio



LeParc Apartments

San Diego, California

The LeParc Apartments rise eight stories above San Diego's North Park neighborhood as a model for durable, efficient urban housing. Designed by Dominique Houriet and Christian Dimeling, the \$13.6 million, 32-unit project responds to the city's Complete Communities Housing Solutions initiative, which encourages infill development that balances performance, economy and livability.

Houriet and Dimeling developed what they describe as a new approach that optimizes masonry materials, assemblies, and environmental systems to reduce cost and construction time while improving quality of life. "Our latest project, LeParc, revolves around using a simple product that requires only one individual to lay and place each block," said Houriet. "The beauty of this approach is that once the block is placed, its exterior and interior are finished simultaneously. This significantly streamlines the construction process and is something I'm deeply passionate about pursuing further."

That straightforward method brings both aesthetic and functional benefits. "There's no need for repetitive processes like waterproofing, fireproofing or applying stucco," Houriet explained. "This simplicity and efficiency are what make the block approach so appealing."

Dimeling added, "We're determined not to bury our structures under artificial cladding. Instead, we aim to expose the beams and walls, leaving them out in the open, creating a sculpted, cohesive look. The block we're using facilitates this aesthetic perfectly."

Performance was just as important. "Block construction helps us lower HVAC demand," Dimeling noted, citing masonry's natural thermal mass. He said CMU was chosen for its durability and moisture resistance, qualities well suited to San Diego's coastal climate. "I'm also drawn to a building block that allows more fluid and personalized design," he said.

That interest extends to craft and customization. "The possibilities with block construction are practically limitless," Houriet said. "For LeParc, we used a running-bond CMU that gives a stacked look with joints lining up cleanly for a modern appearance." The precision of the blockwork, combined with thoughtful detailing, reinforces the project's identity as both structure and sculpture.

Together, Houriet and Dimeling show how masonry can meet the demands of contemporary housing by providing durability, efficiency and architectural expression within one material system.

