

Bomanite Exposed Aggregate Systems

PROJECT PROFILE

FLIGHT AT TUSTIN LEGACY



PROJECT INFORMATION

Flight at Tustin Legacy, previously home to the Naval-Lighter-Than-Air-Station and the Marine Corps Helicopter Base, has been considered a first of a kind office development, that is the next generation of working living playing communities. The City of Tustin and Lincoln Property Company laid out a massive future plan to keep with the flight history, innovation in design, productivity and entrepreneurship. From vast commercial farming of orange groves in the 1900's, to the military's construction by hand of two massive blimp hangars that are the largest wood structures in the world, **Flight** aims to carry on this legacy of excellence of ingenuity.

This historical site comprising of 18 acres is adjacent to the 26-acre Tustin Legacy Park, providing inspirational design elements and the new office campus clientele with additional outdoor space and walking trails. The project's first phase was completed with a total of about 470,000 square feet, that includes eight office buildings, four level parking structure, a food hall and an event conference center.

Bomanite Licensee, **Bomel Construction** has been designing and building parking structures, office buildings, hotels, stadiums, bridges and virtually any kind of concrete structure for over 40 years. Widely regarded as the dean of parking structure construction in the West, Bomel was the design-build general contractor for the 1,169-stall parking structure, self-performing all structural concrete. Bomel also acted as the subcontractor for the structural concrete, formwork, rebar and metal decks for the buildings. Additionally, Bomel's Architectural and Site Concrete Division completed the exterior tenant access points while working with **Rios Clementi Hale Studios**, the multi-disciplinary award-winning global design firm responsible for the urban planning, architecture, interior public spaces, and landscape architecture for this first phase.

Each building is designed with adaptable, tall, uninterrupted and light-filled spaces that offer tenants the ability to customize the building interiors according to their business needs. The larger hangar-like structures feature a unique design idea. Rather than concentrating the lobbies, elevators, stairs and services at the center of the building as most commonly seen in traditional office parks, Rios Clementi Hale Studios positioned them at the perimeter of the spaces to produce more usable interior space while maximizing the indoor/outdoor lifestyle. Sliding and roll-up doors open to balconies and terraces that overlook an array of outdoor rooms, parks, and amenities with exterior stairs that provide direct access to plazas which act as outdoor lobbies and extensions of the workplace. The layout cements the design firm's approach to creating pedestrian-friendly access throughout the project.

With over 101,750 square feet of decorative concrete, Bomel Construction installed all of the exterior hardscapes along with seatwalls, bleacher, stairs, outdoor kitchen, fire hearths and even an outdoor BBQ with a Polished concrete countertop. The majority of the walking paths, pedestrian sidewalks, courtyards use the **Bomanite Revealed Exposed Aggregate System**. With a project this vast, Bomanite Revealed is the product of choice for projects requiring a highly decorative and durable finish. Bomanite Revealed is an engineered concrete with sustainable finishing options that incorporate a unique binder and color blending process with specialty aggregates. Natural stone such as granite, quartz or marble along with unique aggregates such as recycled glass or porcelain are common aggregates of choice. A dark gray Bomanite Integral color with natural gray washed finishes and Ivory botticino aggregates were used to transform the open space into active pedestrian landscapes that promote social interaction and alternative spaces for work and collaboration. The overall design uses active landscape strategies including exterior amenities to diversify the outdoor workplace experience.

The natural non-skid properties and abrasion resistant aggregates result in a robust concrete with high-strength performance that has an excellent life cycle with reduced maintenance requirements. The Flight at Tustin Legacy's installation of Bomanite Revealed for the decorative concrete landscapes is the perfect architectural exterior allocation for the working living playing lifestyle.

PROJECT DETAILS

LOCATION

Tustin, California

CLIENT

Lincoln Property Company

PROJECT DESIGNER

Rios Clementi Hale Studios

GENERAL CONTRACTOR

Suffolk Construction

INSTALL COMPLETED

2019

SQUARE FEET

101,750

BOMANITE SYSTEMS

Bomanite Exposed Aggregate Systems - Revealed

BOMANITE LICENSED CONTRACTOR

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Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Courtyard



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Walkway Close Up



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Courtyard



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed



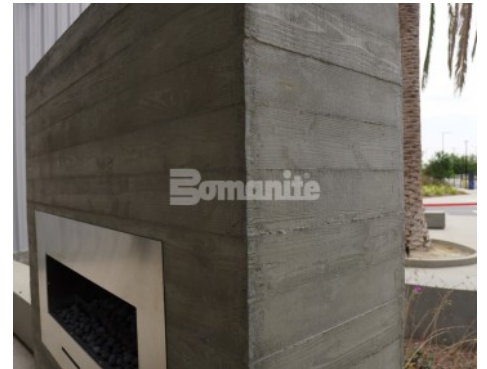
Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Walkway



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Walkway and Seat Wall



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Walkway and Seat Wall, Board Formed Fire Hearth



Flight at Tustin Legacy Business Development Campus - Bomanite Exposed Aggregate Revealed Walkway and Seat Wall with Board Formed Fire Place

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Flight at Tustin Legacy Business Development Campus -
Bomanite Exposed Aggregate Revealed Walkway and
Seat Wall



Flight at Tustin Legacy Business Development Campus -
Bomanite Exposed Aggregate Revealed Walkway Close
Up



Flight at Tustin Legacy Business Development Campus -
Bomanite Exposed Aggregate Revealed