



ACORN ENGINEERING COMPANY

The Pointe A Gold LEED Certified Project Profile

Featuring Acorn Engineering Company's
INTEGRATED PLUMBING SOLUTIONS





A clean, minimalist design for The Pointe's bathrooms is achieved with custom Neo-Metro wall-mounted Ebb Concept Basins in *Tangerine Dream* and *Elmdor/Stoneman* access doors concealing plumbing below

A GLAMOROUS HISTORY

Burbank, California, "Media Capital of the World," is a treasure of entertainment history dating back to the 1950s. Today, the city is headquarters for some of the most famous entertainment companies, including Warner Bros. Entertainment, Warner Music Group, NBC Universal, Walt Disney Company, Viacom and PBS.

The Pointe is Burbank's latest addition to the Media District; a towering edifice of contemporary architecture providing 14 floors of multi-use commercial office space. The owner-developer, *M. David Paul Ventures*, teamed up with renowned architectural firm, HLW International, with a goal for sustainable design, space efficiency, and highly differentiated architectural details. Integrated plumbing solutions from Acorn Engineering Company and its division Neo-Metro helped to realize this vision with custom-manufactured basins, recycled material content, and water-saving accessories. The result is an **Gold Status LEED-certified building** with a luxury high-end design befitting its contemporary surroundings.

A SUSTAINABLE FUTURE

The design intent of Ed Kono, lead architect from HLW International, was to "create a building that defines Burbank for the future with a very distinctive look that people could recognize from a distance." As he explains, the regular passer-by doesn't typically appreciate a building, unless he or she is an architect, designer, or a visitor to New York, mouth agape, strolling down the concrete canyons of Fifth Avenue. Ed wanted "regular folks" to see structures as art forms.

He decided that every square inch of the project would reflect fidelity to this theme—right to his choice in fixtures for The Pointe's 26 restrooms. Ed Kono had yet to work with Neo-Metro, the luxury fixture subsidiary of commercial plumbing titan Acorn Engineering Company, but one of his interior designers suggested using Neo-Metro's unusual tangerine-tinged resin basins. He was hooked.

Ed's vision was to design free floating basins that appear to levitate off the back restroom wall and the two side walls. In his mind, the look would be minimalist and clean, but not boxy. He specified 26 wall-mounted Ebb Concepts from Neo-Metro, custom-ordered for the job with dual basins and the tangerine resin top that hooked him in the first place. The basins were completed with 80 percent recycled stainless steel—a durable, sustainable material with a clean urban appeal. Metering dispensers provide LEED-certified soap, and sensor-operated "L" spouts contribute to the building's overall water conservation.



Potter Roemer's fire protection products and Elmdor/Stoneman access doors are some of the many integrated architectural products from Acorn Engineering Company

FLEXIBILITY OF FORM & FINISH

In accordance with the designer's vision, Neo-Metro engineers developed three structural, carrier support arms to merge within the basin. Electrical and water supply lines for the deck-mounted, sensor-operated L spouts were completely hidden from view, as were the soap supply lines, though all accessible to maintenance crews with 80 percent recycled stainless steel below-the-basin panels from Elmdor/Stoneman, another member of Acorn's family of companies. Elmdor/Stoneman is known throughout the building industry as having the widest variety of standard access doors of any manufacturer, which in this building, integrated perfectly with the minimalist and clean design theme throughout.

Gary Morrison, vice president with Krismar Construction, the general contractor who brought the building out of the ground, faced what he called "complex design issues." The structural support arm to the outside ends of the Neo-Metro unit had to be concealed in stainless steel with another support centered between the two stainless steel ebb basins. For the center support, Neo-Metro created a custom stainless steel chase, which concealed all the components.

Potter Roemer, another division from Acorn Engineering Company, supplied various protection products to the building, including cabinets, fire department valves, connections, specialty equipment and a refined line of architectural products. Potter Roemer is the expert on delivering greater safety for building occupants, greatly reduced liability for building owners, and peace of mind for the specifier.

A NEW LANDMARK

This was a new relationship between the architect, Neo-Metro, and the contractor. And everyone wanted to deliver precisely on the owner-developer wishes. "At the rough stage, I was really concerned about tile jointing. Tough to anticipate with only framing in place," Gary explains. "All the details were spelled out in the blueprints." Even so, Neo-Metro was able to work on the project early-on, to deliver a custom-engineered solution to any discrepancies between design and construction. The Pointe (Phase 1) completed in mid-2009, and stands ready for tenant occupancy and improvements.

The developer is pleased The Pointe reflects light and energy in its vision. The architects are pleased that it etches the beginnings of a green belt and defines an anchor statement for the neighborhood. The contractor is grateful everything fit. City officials and workers are proud of their new landmark.

And the Burbank police lieutenant who oversaw security is thrilled with the emergency helipad atop the building. "Every time I drive by The Pointe, I appreciate this building," he says.



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