

F+A

ARCHITECTS

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MADINATY

In Masri, the Egyptian dialect of Arabic, the word “Madinaty” means “My City.” Madinaty is also the name of our massive new metropolitan retail and entertainment project in New Cairo, Egypt. One of the key elements in a metropolis designed for 200,000 residents, Madinaty most closely resembles a 21st century version of Central Park in New York City. But this new Egyptian Central Park is surrounded by clusters of buildings that make up an architecturally diverse lifestyle retail district. An iconic tower, visible from great distances and two carousels serve as landmarks within this vast green space. A major water park attraction and an extensive family entertainment center are also carefully integrated with the urban park and shopping district.

The only large city park of its kind in Egypt, Madinaty is designed to integrate green open space in an urban environment with the shopping district and family entertainment attractions. This privately developed park and retail entertainment complex forms the heart of an 8,500-acre master-planned community that includes an

extensive residential component as well as a downtown office district. “Like the Mall of the Emirates in Dubai, Madinaty represents a uniquely innovative concept in retail development that may change the rules and set the stage for new urban real estate projects around the world,” says F+A Architects President Andy Feola. “This concept represents a major new phenomenon in urban planning and retail design.” The three distinct elements of the project, the central city park, the water park attraction, and the retail buildings, are all privately funded and designed to work together seamlessly.

The project occupies a huge underdeveloped area on the main highway between Cairo and Suez City, 30 kilometers from the old city center. The developer is an Egyptian firm, the Talaat Mustafa Group. The first phase of construction will encompass 800,000 square feet of retail over 160 acres.

The developer’s vision of a Central Park for the new city is the driving force behind the overall design. The climate in Cairo is comparable to Southern California, with warm to hot summers and cool

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BRIAN JONES PROFILE



Brian Jones

Brian Jones is Chairman and CEO of the West Coast Commercial Division of Forest City Commercial Group, a subsidiary of Forest City Enterprises, Inc. Established in 1920, Forest City Enterprises is a multi-billion dollar real estate development and investment company that is publicly traded on the New York Stock Exchange. One of the largest and most successful firms of its kind, its portfolio includes retail and mixed-use centers, apartment communities, office buildings and hotels throughout the United States. F+A Architects designed the Simi Valley Town Center on behalf of Forest City Enterprises and is currently designing the Promenade at Temecula.

F+A: How did you begin your career in real estate development?

Brian Jones: I was born immediately after the war in Britain, where there was a tremendous amount of bomb damage, especially in London. As a result of those times' the Government established two high schools that were 100% devoted to architecture, engineering and construction. I was fortunate enough to attend one; my interest in architecture and development began then early in life, as a teenager. After that specialized school I went into the management-training program at Bovis, which today is a huge construction company, based in London. Each year, back then, they took in six young men and trained them for management positions. I still know five of those men from my year. One is the current chairman of Bovis Lend Lease. Another is the president of Swinerton Management, the huge construction company based in San Francisco; and another owns the second largest construction company in Canada. I immigrated to Toronto, Canada in 1967 where I began working in real estate development. Then I went back to London and worked in development for Bovis. I was recruited by Forest City and moved to Cleveland in 1978 and in 1986 I opened the west coast office for Forest City here in Los Angeles. I have always been incredibly interested in architecture. I think I have a broad background in development, - the financial, and business end. But if people within the industry or my company were asked what unique value I bring, I think they would say that it is the planning, the visioning... the architecture.

F+A: What are your favorite types architecture, your favorite periods?

Brian Jones: I have changed over the years. I particularly like the period in British architecture between about 1880 and 1914, the Arts and Crafts, and other styles of that period as well. In London it was one of the greatest periods because they had money... When you've got money and the ability to carry out good architecture, then it can become a great period.

The worst period, the absolute worst period was the stuff I was building in England in the 1960s...well, I was part of building it. Fortunately they are knocking most of that down now. London was so dirty in those days, I can remember when everything was just filthy and you didn't realize what was under the grime. A lot of great buildings got destroyed because of that. Now they've cleaned everything up. Today if you go around London I think it's the best that it has looked in 300 or 400 years because everything is clean. There is some great architecture in London.

In regard to great architecture, I have only recently come to the conclusion over the last five or ten years, that you have to look at architecture in the context of the urban fabric. You have to see it in the context of a much larger picture. For many, many years architecture was judged like a piece of sculpture. They looked at each particular building and didn't look at the context of where it was placed. There is some very

good architecture in some incredibly badly planned urban settings. I think what I have learned as we have developed bigger and bigger projects is that you have got to have the right framework, if that makes sense- the right skeleton. You have to have the right urban skeleton, the master plan, before you can put in the buildings. If you go back to Greek and Roman times, you can learn an enormous amount from the way they planned their cities. I think in many respects Europe has learned from that. America has taken that in some cities, but not in others.

When I was in New York recently I revisited Rockefeller Center. Rockefeller Center, in my mind, is one of the masterpieces of New York City. Not only is it great architecture; it is in the context of a great master plan. You can find other buildings that are better buildings individually, but they don't have the same significance or impact as Rockefeller Center. Developers are now beginning to get that. I worry about Dubai, where there are some incredibly iconic buildings; but how is it all working together? By contrast, New Delhi, a city I recently visited has a brilliant master plan by Edwin Lutyens, an early 20th Century British Architect. We have opened a new office in London and have a joint venture with a large Indian company. We are looking at projects in India of 2,500 acres or more, projects with everything: mixed-use, retail, knowledge parks, etc. They are in "special enterprise zones." We will have to put in our own infrastructure. You have to do these types of projects on a very large scale, on a scale large enough that you can bring value. There are probably very few companies in the world who can bring the kind of value and experience to these types of projects that Forest City can. This will be our first international venture. The great challenge will be to create projects that fit well into the larger picture, into the context of India. These new projects will have to work within the urban and cultural fabric of India. The architectural and urban tradition there is very rich, and somehow we will have to work with it. I don't know how we are going to do it yet, but we are working toward it and beginning to get a better understanding of it.

F+A: What are some of your other new or recent projects?

Brian Jones: Well, we are very lucky that we are not breaking ground on any brand new projects right now, in this economy. We have some that have already started and some that will begin in a few years. We have had some very successful recent projects... we are very happy with the Simi Valley Town Center. The architecture is superb; we are incredibly pleased with it. It's all about place making. The chemistry with F+A Architects has been great. If architecture firms are equal in terms of design, then the chemistry becomes the most important, overriding criteria for the development.

F+A: What do you believe will be the solutions to the world's economic and environmental problems over the coming decades?

Sustainability. It has been a core value at our company for the last four years. At this point we can't get anything through our investment committee without meeting our sustainability goals. We earned LEED Silver on one of our projects in Denver, but LEED is very difficult to achieve in a retail project. We give our tenant's incentives and help, but we can't force them to fit out their stores to LEED standards. The process will take some time. There are three values that make up our bottom line: the three P's -People, Profit, Planet. We do have to make a profit, but there are a lot of things you can do that don't cost money. There is a huge amount that the construction and development industries can do to be sustainable if we just think about it -there is a lot of low hanging fruit. The next stage will be much more difficult.

But I am an optimist. Over time, market forces will dictate a more sustainable industry and society. I believe the market will drive us toward sustainability. **F+A**

THE RIFT

The shore of the historic Dead Sea in Jordan is rapidly becoming a sought-after resort area in the Middle East. F+A Architects' new project, The Rift, is an extensive mixed-use residential and retail resort that is part of a vast development owned by Emaar, one of the world's largest developers. Based in Dubai, UAE, Emaar's wide-ranging Jordanian project includes several major hotel complexes and a golf course, all in the vicinity of the King Hussein Convention Center, about 40 minutes from the capital, Amman.

At 425 meters (1,394 feet) below sea level, the Dead Sea is the lowest body of water in the world. This ancient region has been a renowned travelers destination and historic site for thousands of years. As a village built on a hill overlooking the Dead Sea, The Rift is designed around the view corridors leading down to the water. The structures are arrayed in a highly irregular and informal plan with the Dead Sea as the focal point of the town.

The village will appear to have evolved and built at different periods in history. Part of the project will literally be carved from the rock of this mountainous desert region. "Much of the complex will take on a European look, using natural stone, stucco and red roof tile," says F+A Project Architect Bill Feola. "But several architectural styles make up the village, with local and regional influences in the materials and colors."

316 residential units are sited above 111,000 square feet of retail shops, restaurants and cafés. The retail shops are on the ground level with two to three levels of residential above. Two levels of subterranean parking are situated below the retail and residential units. Built on the sloping desert hillside that leads down to the shore of the Dead Sea, some of the residential units are sited below the parking level on the ground floor to take advantage of the waterside views.

The complex is situated between the Marriott Hotel to the south and the King Hussein Convention Center to the north, and includes pedestrian links to each. The adjacent resort areas include an existing Kempinski Hotel, a Movenpick hotel, a Water Park entertainment center and one of the first golf courses to be developed in the region. The hillside site offers good access to the community pool and other amenities.

Many of the residences will be second homes; a weekend destination for people who live in Jordan. The local shops will include groceries, souvenirs, arts and crafts, and many restaurants and cafés. A community Entertainment Center will include bowling and billiards, a video arcade and other attractions for children and families. A pavilion art gallery café will link to the Convention Center and serve as a gateway at the entrance to the bridge that crosses the ravine to the north. This extensive new residential resort and retail compound will serve Amman, the nearby capital of Jordan, and the entire Middle East region. **F+A**



THE PROMENADE: TEMECULA

The Promenade in Temecula is the leading major shopping mall in this southwestern, wine-growing region of Southern California. Our client, Forest City Enterprises, the highly respected national real estate firm, originally built the project in 2001. Our current renovation will comprise an extensive lifestyle expansion and a complete interior and exterior renovation. "Temecula was a much smaller community when we first opened The Promenade," says Brian Jones, Chairman of Forest City Enterprises West. "It has grown enormously over the last five years, so we need it to be grander. This expansion will bring in more upscale tenants as well as upscale architecture." Inspired by the classic model of Main Street USA, F+A Architects will expand the complex to meet the growing needs and populace of this suburban, recreational area. This project will involve a new generation of retailers and a contemporary approach to the urban experience. The new center will also be one of the first major retail centers in California to have green building and environmental design among its key objectives, including a broad range of sustainable design strategies and policies.

Currently under construction, the new addition to the existing



complex will include multiple new tenants and a broad range of innovative architectural and landscape elements. "Our overall design approach will bring a more downtown, urban Main Street USA feel to the region," says F+A President, Andy Feola. "The main thoroughfare will become even more important, possibly adding mixed-use in the future." The design strategy will incorporate new plazas and parking structures, a two-level entrance, and a central concourse. "We are planning to link the drive-through promenade to the open plazas, and yet still be able to close the plazas off with bollards for special events," adds F+A Executive Vice President, David Bircher.

The complex will add 125,000 square feet of major national lifestyle retailers that will be new to the region, including the Yard House, Pottery Barn, and Williams-Sonoma. "It is our goal to make (The Promenade) the premier retail and entertainment center in the Temecula Valley," says Kenneth Lee, Forrest City Vice President of Development. Infrastructure is well underway. The garage is completed and retail buildings are currently under construction, with a grand opening planned for March 2009. **F+A**

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but temperate winters. The landscape design brief is to create a lush, forested park with open expanses of lawn, garden pathways, and many seating areas in both sun and shade, much like a major public park but privately owned and maintained.

A light rail trolley system will transport pedestrians throughout the park and the retail district. A feature attraction, the trolley moves pedestrians easily from one end of the project to the other and crosses a bridge over a large lake in the center of the park. The elegant terraces of fine dining restaurants grace the shore of the lake. Paddleboats float along lazily in the warm afternoon sun. Families and young couples enjoy the outdoor cafés and ice cream vendors and kiosks scattered throughout the park. There are mazes and play areas for children, as well as two old-fashioned carousel rides. An extensive outdoor amphitheater is outfitted with projectors for open-air film screenings in the summer. The park's tall iconic tower can be seen from the entire surrounding area. The tram system runs throughout the park and along its edge, in front of the adjacent retail buildings and shops.

The retail district that surrounds the park follows an audacious and complex master plan. The retail planning was inspired by some of the most successful retail developments in recent history, particularly The Commons at Calabasas, the Simi Valley Town Center and The Grove, in Southern California. But at the same time, many of the planning and design choices are radical, creating a completely new breed of shopping district, based on the concept that green space, recreation, entertainment and retail commerce will all mutually benefit each other.

Most of the low-rise retail structures are grouped into collections of buildings designed in an urbanist relation to one another, including several dramatic multi-story towers that serve as landmarks. The grouped buildings face inward to the Central Park on one side, and offer access outward to the lushly landscaped parking areas that surround the complex. While the parking scheme is modeled after the Commons at Calabasas, several aspects of the retail master plan are unprecedented, with urban and park elements combined in a completely new way. "Large open plazas separate the grouped structures; the architectural design changes and evolves from one retail zone to the next," says F+A Project Designer, Anthony Stone. The structures are carefully planned and oriented to offer vistas of the park, the tower and other attractions. In turn, the paths and meadows in the Central Park are designed to offer vistas onto the towers and architectural landmarks of the shopping district.

There is an eclectic urban mix of architectural influences, including European, American and some Arabic. Most of the structures are modern or contemporary, or modeled on buildings from the turn of the 19th century. The overall effect is to create a lively, diverse and stimulating urban atmosphere. The program includes two 150-room hotels and a wide range of restaurants and cafés, from fine dining terraced restaurants on the park to an extensive food court.

One of the retail areas is a contemporary version of a Middle-Eastern souk, with traditional local vendors and convenient retail shops. Adjacent to the important 100,000 square foot hypermarket, the entire district will be paved with durable stone designed to accommodate large shopping carts. Designed with pockets of space, small plazas with greenery and reflecting pools, the souk will serve the local populace and residents. Auto repair shops, spice vendors, shoe and leather repair shops, local jewelry merchants and other small retailers and service businesses will have easy access from both the tram and the parking area. The mosque will also be located in this bustling district.

Other retail zones include a haute-couture fashion district, a vast family entertainment center adjacent to a multiplex cinema, and a large Home Center. The two-story cinema complex is designed as an appealing 1940s art deco movie palace, and is combined with the family entertainment center into a single architectural zone. The Home Center district combines an eclectic mix of architectural styles, with a strong urban Italian influence. The massive Home Center building itself is wrapped with smaller shops that face onto the open plazas, offering appliances, electronics and related services. The expansive and airy food court was modeled on the historic Los Angeles 3rd St. Farmer's Market, an open barn-like space with exposed metal trusses and clerestory windows. The immense space has the feel of an open-air market, but is actually enclosed and air-conditioned with a broad glass wall that faces out onto the Central Park.

"There are no expanses of blank exterior wall. Each of the major retail stores is wrapped with smaller storefront shops on every exposed surface. This strategy creates a stimulating, vibrant urban experience in every plaza and walkway throughout the district," says F+A Project Designer Anthony Stone. "In Phase II of construction, an additional 300-room hotel and another 500,000 square feet of retail shops are planned for the opposite side of the park."

The third major element of the complex, a Water Entertainment Park, is adjacent to both the Central Park and one side of the retail district. The attractions will include a wave pool, water slides and lazy rivers, as well as a spa, restaurants and cafeterias. The demographic for the Water Park is 70% female, ages 14 and younger. Intended to operate year round, with roofs that open up in summer and close for the winter months, the Water Park and family entertainment center are expected to attract 40,000 visitors per day.

Fast track construction has already begun, with schematic design and design development to be completed in one phase. The American landscape design firm SWA conceived the original master plan for the community and is also responsible for the landscape design of the Central Park. Larry Wyatt of Wyatt Design Group in Pasadena, California, is designing the Water Park. The Canadian consultant, Forrec Ltd., is programming the Family Entertainment Center. The Egyptian firm in Cairo, ECG, serves as the executive architect. Madinaty is scheduled to open in 2010. **F+A**



DUBAI SPORTS CITY



The Dubai Sports City North and South Point transportation hubs are compact, luxurious urban villages that serve as focal points for transportation and travel for this luminous new metropolis. A new development that is part of Dubai, UAE, Dubai Sports City is an entire new metropolitan area inspired by international sports and sporting events. F+A Architects has been commissioned to design several of the City's key retail and commercial components, including the North and South Point mixed-use commercial retail and transportation venues. Set on 50 million square feet of land, the City will consist of residential, commercial, office and retail complexes as well as numerous sports facilities.

The North and South Point urban villages offer convenient access and transport to every part of Dubai Sports City. These highly designed venues also feature elegant commercial office and retail space, as well as a wealth of restaurants, cafés, green open space and meeting places for both travelers and residents. The massing of the contemporary architecture is simple; carefully scaled to a livable, human perspective. But the design is intricate, with roof terraces, sloped roofs, flat roofs, numerous indentations and projections, and double arcades with exterior glazing. "All of the detailing is designed to produce a great experience for everyone who passes through the buildings," says F+A Architects Project Architect Bill Feola. "Our objective is to enhance the 'space-in-between,' to create an environment of exceptional quality, both in the interior and the open space outdoors."

The commercial office space is luxurious, planned on an intimate residential human scale. Each workplace suite offers a veranda, with natural light and air through operable windows. Colonnades and broad archways allow the sunlight to penetrate as it changes throughout the course of the day. Common spaces face onto arcades designed to take advantage of the beautiful effect of light and shadow.

The C5 South Point urban village has some of the atmosphere of Seville or Cordoba in the Mediterranean south of Spain. Olive trees and date palms rise out of grassy lawns and soar above the open stone-paved plazas. Red tile roofs and copper-domed buildings face onto canals and surround a broad shining lake. Restaurants, cafés and exclusive boutiques line the terraces behind the ornate wrought iron railings at the shoreline. Executives, professionals and international travelers take meetings over

espresso, or make their way from their residences to their offices.

An elite, five-star hotel serves the guests of the nearby International Sports Academies. Graceful bridges arch over the canals. The palatial commercial offices that encircle the central plazas and lake are trellised with verdant bougainvillea and tropical vines. Broad masonry archways open onto the water and wood panel shutters border the offices' extensive plate glass picture windows. All the amenities of a modern cosmopolitan city are at hand, including high-end branded boutiques and convenience retail shops.

The C4 North Point urban village surrounds a glistening lake; reflecting pools and dancing fountains come into view at every turn. This corner of the City feels like the Lake District in the mountains of northern Italy, like Lake Como, or perhaps Stresa on Lago Maggiore. Tall pines and cypresses tower over the water. The stone pavement and the iron railings on the edge of the shore evoke centuries of culture. The arcades and vaulted colonnades frame the views of open sky and bright water. The towers and red tiled rooftops are reflected on the mirrored surface of the lake and canal. Families relax in the cafés and restaurants overlooking the water. Local professionals and international patrons cross over a stately arched stone bridge. In the morning, the sun shines on terraces through picture windows as executives take their breakfast on the way to the office. At midday small groups of colleagues have lunch together at a restaurant on an island in the lake.

The myriad activities of this modern new city converge on these urban villages. Underground parking and public transportation are easily accessible. Patrons and business people walk to restaurants and cafés, to shops and to their offices. Residences, apartments, office towers and buildings are immediately adjacent. Boutiques and convenience shops are carefully located throughout the neighborhood. Even the offices on the upper stories of the towers and palace-like buildings around the lake have floor-to-ceiling windows with spectacular views. "It's all about the people space, about the experience of being there, about how the buildings are actually used," says F+A Architects President Andy Feola. On warm nights the village will be at its most beautiful; teeming with people enjoying the twinkling lights and the sky reflecting on the serene water. **F+A**

F+A ANNOUNCES PARTNERSHIP

F+A Architects announces F+C Arquitectos, a new partnership with Cristiani Arquitectos of Cancun, Mexico, to be based in Mexico for projects throughout Latin America and the Caribbean. This new joint venture will focus primarily on major resort, retail and hospitality projects with European and international investors throughout the coastline regions of Central and South America and the Caribbean. F+A originally collaborated with Cristiani Arquitectos in the early 1980s, on the extensive sports, fitness and retail center called Sports City in Mexico City, Mexico. Alejandro Marti, the developer of Sports City, is President of Deportes Marti, currently one of the largest and most successful sports and fitness chains in Latin America.

Cristiani Arquitectos is an established, well-known firm based in Cancun, Mexico that has significant experience in retail, residential and mixed-use entertainment design as well as adaptive re-use, historic preservation and restoration. Some of their best-known projects in Cancun include Plaza Loreto, Pabellon Altavista, and Centro Commercial Coyoacan. Plaza Loreto involved the adaptive reuse of an historic lumber mill and factory that was transformed into a mixed-use retail project with restaurants, multiplex cinemas and family entertainment.

Founded by its president, Jose Lopez Cristiani, in Mexico City, Cristiani Arquitectos has been based in Cancun for the last 15 years. Cristiani Arquitectos has often collaborated with investors from Spain on projects in Cancun and throughout Mexico's Yucatan Peninsula. F+C Arquitectos, the new partnership between Cristiani Arquitectos and F+A Architects, will be well positioned to take on larger international projects in Latin America and the Caribbean. The scale of the new projects will be comparable to F+A Architects' other projects around the world such as the Mall of the Emirates in Dubai or the Crystal Mansion Office Tower in Shanghai.

Due to the growth of international markets and the favorable exchange rate of the euro, European investment in the region is expected to increase rapidly over the next several years. F+C Arquitectos will focus on this niche of European investors in the region, and also on major developers based in Mexico City. Cristiani Arquitectos has been active in this market for the past several years and through this new partnership with F+A Architects, F+C Arquitectos will be able to take on the largest projects in the region.

F+C Arquitectos will concentrate on resort and golf course, hospitality, retail and mixed-use design, as well as master planning. The F+C Arquitectos partnership will be formalized as a Mexican corporation based in Cancun, with the design work divided between the F+A Architects office in Pasadena, CA, and Cristiani Arquitectos in Cancun.

This experience in the preservation and adaptation of local historic architecture is essential for working in Latin America. Pabellon Altavista is an extensive retail center adjacent to Cancun's historic district that encompasses 14 restaurants and a multiplex cinema. Built on cobblestone streets, Pabellon Altavista's contemporary architecture has proportions and massing that match the traditional Mexican building codes. Cristiani Arquitectos has also designed more than a dozen Sport City Fitness Centers all over Mexico for Deportes Marti, as well as food services and restaurants for the Cancun International Airport.

"We expect that the most active markets for F+C will be Mexico, Brazil and Cuba," says F+A Architects President Andy Feola, "as well as the rest of Central and South America. We are very happy to be reuniting after having worked together years ago on the Sports City project in Mexico City."

"In Cancun we are located right in the middle of one of the most active resort regions in the world," says Jose Lopez Cristiani, President of Cristiani Arquitectos. "In Latin America we have a vast coastline that is ideal for carefully planned resort development. Through this new partnership, we will be able to take on some of the most exciting projects in the world."

F+A IN THE NEWS

F+A projects have recently appeared in:

60 Minutes

Mall of the Emirates and Ski Dubai is featured in an extensive story on the growth and prominence of Dubai.

The Smithsonian Institution

The Mall of the Emirates is featured in an international traveling exhibit "Look How Others Shape Space" alongside such iconic buildings as the Sidney Opera House and the Hearst Tower in New York City.

The Wall Street Journal

F+A's projects featured in a story on development in Honolulu.

Condé Nast Traveler Magazine

The Mall of the Emirates nominated as one of the 2007 Architectural Wonders of the World.

The Los Angeles Times

The new Westside Pavilion Too and the Landmark Cinema reviewed by architecture critic Christopher Hawthorne.

ICSC Winning Shopping Center Designs

The Mall of the Emirates wins an Award for Innovative Design and Development of a New Project in the ICSC 31st International Design and Development Awards.

Themed Entertainment Association (TEA) 2007 Awards

Ski Dubai wins a THEA Award.

Mairdumont Publishing Group International Travel Guide

A 3-D animation of the Kempinski Hotel in the Mall of the Emirates.

Mega Malls, Loft Publications, Barcelona, Spain

Mall of the Emirates featured in new book.

Design Today – India

A feature article on Mall of the Emirates.

Building Stone Magazine

Feature on the granite paving in the Mall of the Emirates.

Display & Design Ideas (DDI) Magazine

"Dynamo in the Desert," an article on the Mall of the Emirates.

DDI Magazine's State of the Industry Report

Mall of the Emirates featured in the State of the Industry Report.

Dubai Sports City Newsletter

Feature article on the Arena Mall in Dubai Sports City.

Interior Design China

Feature article on the Mall of Emirates.

Malls and Department Stores – Braun Publishing

Mall of the Emirates featured in a book on the Highlights of Shopping Architecture.

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