Architectural Design & Drafting
Work Samples

SECTION 1:
Design Development Drawing Set
for “Northstar Dermatology”

Completed while employed by
AN.ONYMOUS & Spinagu (collaborating frims)

Wesley Evans
2024

NORTHSTAR DERMATOLOGY

100% DESIGN DEVELOPMENT

AUGUST 1, 2019

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

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Sheet Title: COVER SHEET

A0.001 | Scale: N/A

DRAWING LIST

PREPARED BY DESIGN ARCHITECT

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PREPARED BY CIVIL ENGINEER

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PREPARED BY MEP ENGINEER

BUILDING A MECHANICAL PLAN	A13.001
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DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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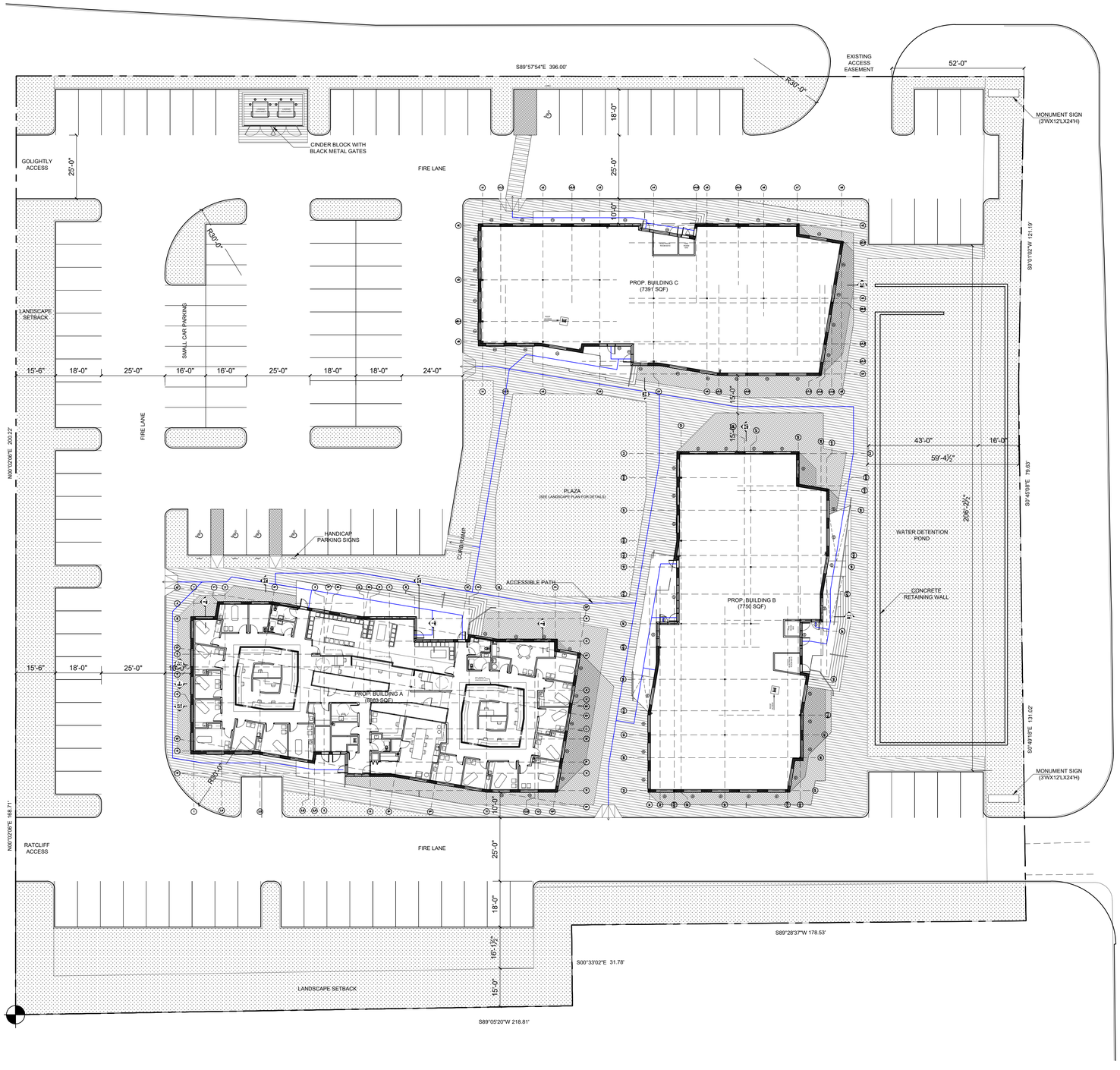
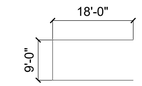
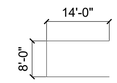


PARKING TABLE	
TOTAL REQ. OFFICE (1 SPACE PER 200 SF) 24,003 SF / 200 = 120	120 (5 ADA)
SMALL CAR PARKING	19
STANDARD CAR PARKING	103
ADA PARKING	5
TOTAL PARKING PROVIDED	127



STANDARD PARKING SPACE DIMENSION



SMALL CAR PARKING SPACE DIMENSION

- CONCRETE PAVING
- COMMON BERMUDA GRASS
- WHITE GRAVEL
- TEJAS BLACK GRAVEL
- COLORADO RIVER ROCK

SITE PLAN 1

3/64" = 1'-0"

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ANONYMOUS

Spinagu

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PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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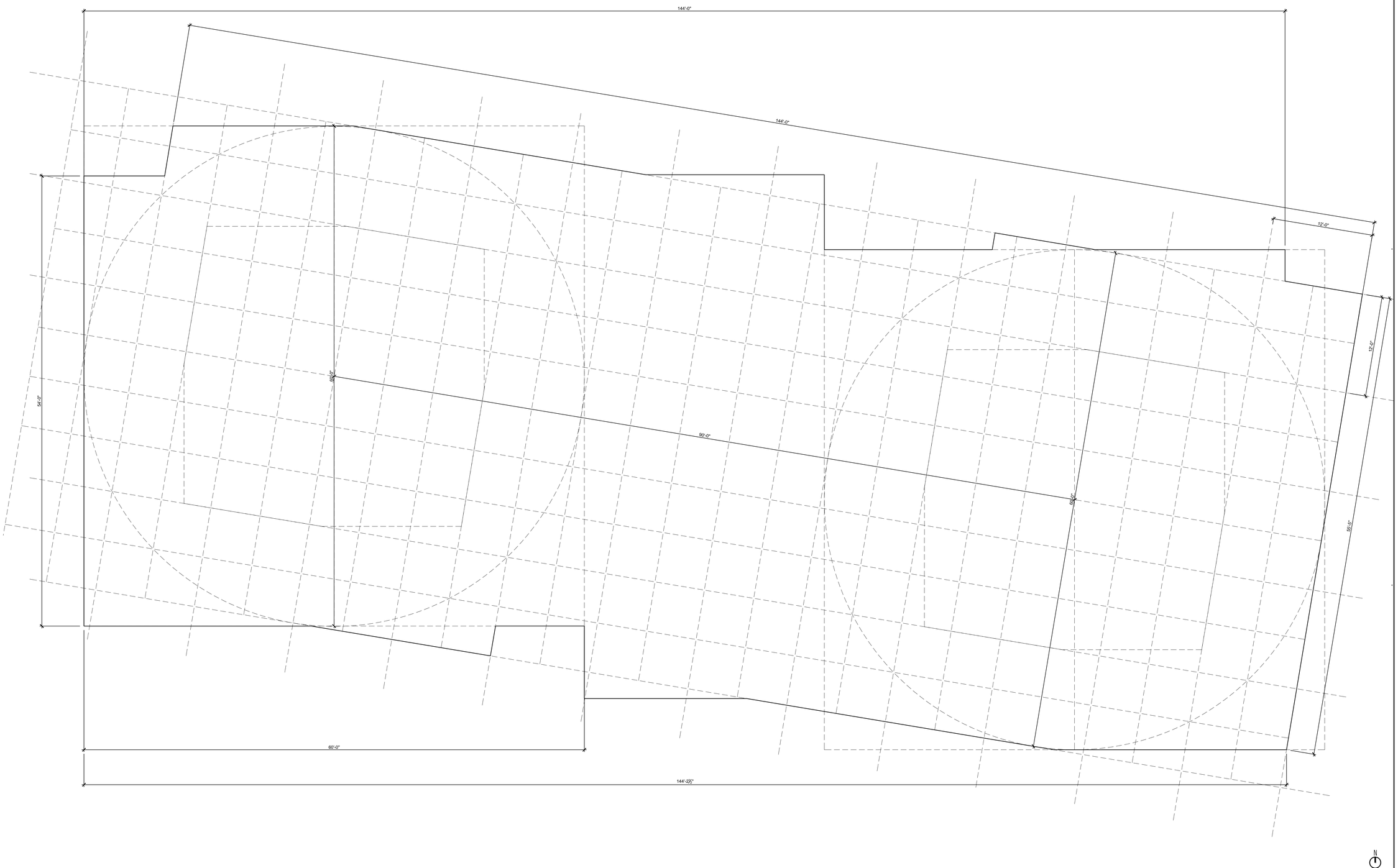
SITE PLAN	
A1.001	Scale 3/64" = 1'-0"



GEOMETRY PLAN - A (1)

3/16" = 1'-0"

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Spinagu

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LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

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5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
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1903 CENTRAL DR. SUITE #406
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BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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Sheet Title: BUILDING A GEOMETRY PLAN

A2.001

Scale: 3/16" = 1'-0"

FLOOR PLAN - A (1)

3/16" = 1'-0"

DESIGN ARCHITECT:

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Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
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1601 BRYAN STREET
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DALLAS, TX 75201
PHONE: 214.237.7022

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BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
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WWW.BELLEFIRMA.COM

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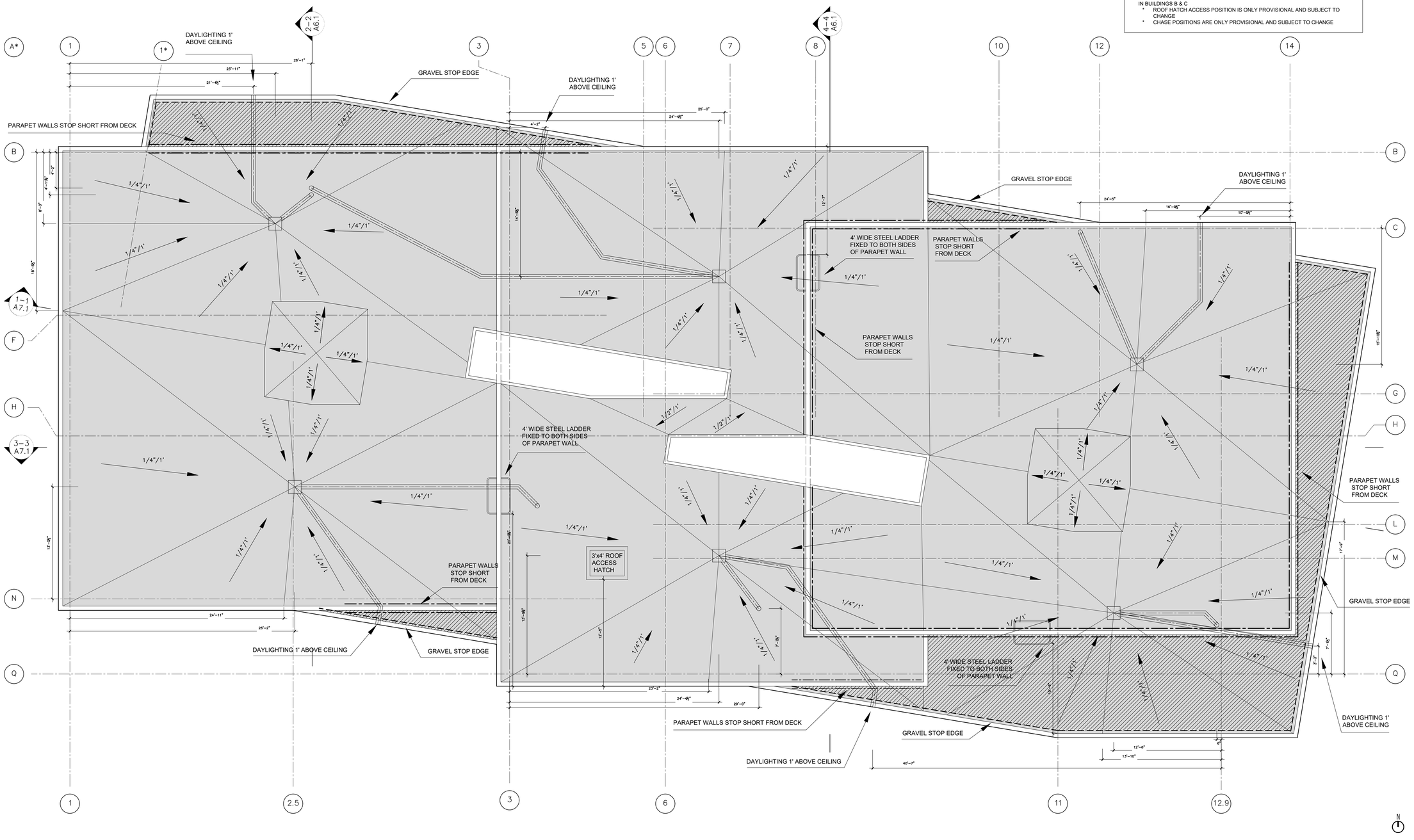
Sheet Title	
BUILDING A FLOOR PLAN	
A2.002	Scale 3/16" = 1'-0"

- ROOF RAFTED LAY OUT IS A DIAGRAM ONLY
- SOME DETAILS MAY VARY
- SECONDARY DRAINAGE DAYLIGHTS 1 FOOT ABOVE CEILING LEVE AND IS TO BE CENTERED BETWEEN WINDOWS. IT ALWAYS USES WALLS THAT ARE VERTICAL OR TILT OUT 2-DEGREES (AND AVOIDS THOSE THAT TILT IN 2-DEGREES)
- TRAJECTORIES OF PIPES IN PLENUM TO BE ALTERED BY MEP ENGINEERS

—— · —— · —— INDICATES A PARAPET WALL DOES NOT GO TO DECK

— — — — — — — — INDICATES A GRAVEL STOP EDGE

IN BUILDINGS B & C
- ROOF HATCH ACCESS POSITION IS ONLY PROVISIONAL AND SUBJECT TO CHANGE
- CHASE POSITIONS ARE ONLY PROVISIONAL AND SUBJECT TO CHANGE



ROOF PLAN - A

3/16" = 1'-0"

1

DESIGN ARCHITECT:

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EMAIL: IA@AN-ONYMOUS.COM
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1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
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Sheet Title	
ROOF PLAN A	
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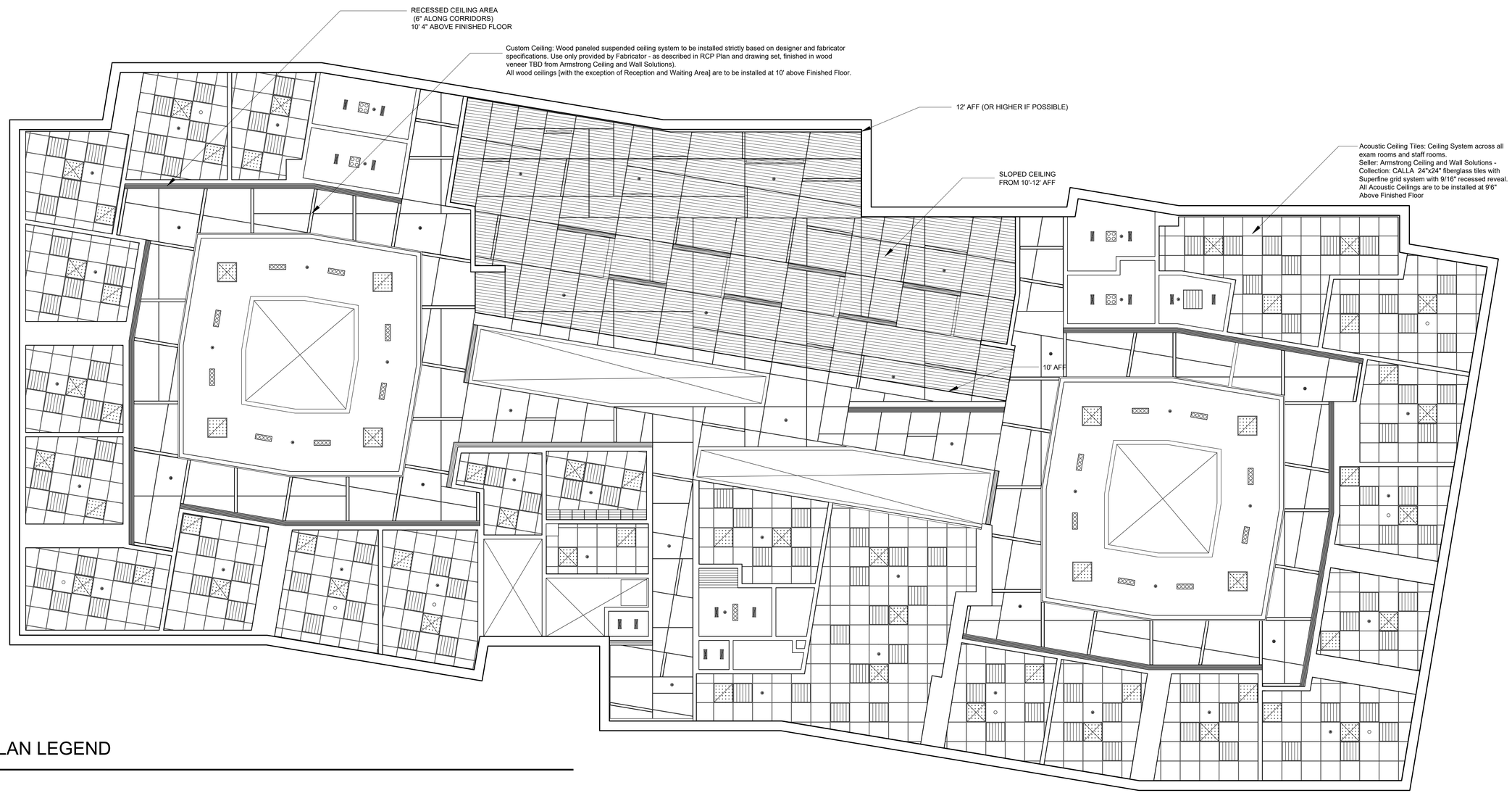

PLAN LEGEND

- LIGHTING
- OVER HEAD LIGHTING BOOM
- LINEAR LIGHTING
- LIGHTING
- LIGHTING
- RETURN/TRANSFER AIR GRILLE
- SUPPLY AIR CEILING DIFFUSER
- LINEAR DIFFUSER
- SPRINKLER

N

REFLECTED CEILING PLAN - A (1)

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
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1601 BRYAN STREET
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Sheet Title	
BUILDING A RCP	
A2.004	Scale 3/16" = 1'-0"

FLOORING MATERIAL B. II
(SEE MATERIAL SPECS)

FLOORING MATERIAL B. I
(SEE MATERIAL SPECS)

CARPET
(SEE MATERIAL SPECS)

N

FLOORING PLAN - A (1)

3/16" = 1'-0"

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Spinagu

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1601 BRYAN STREET
SUITE 202
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Sheet Title: BUILDING A FINISH PLAN

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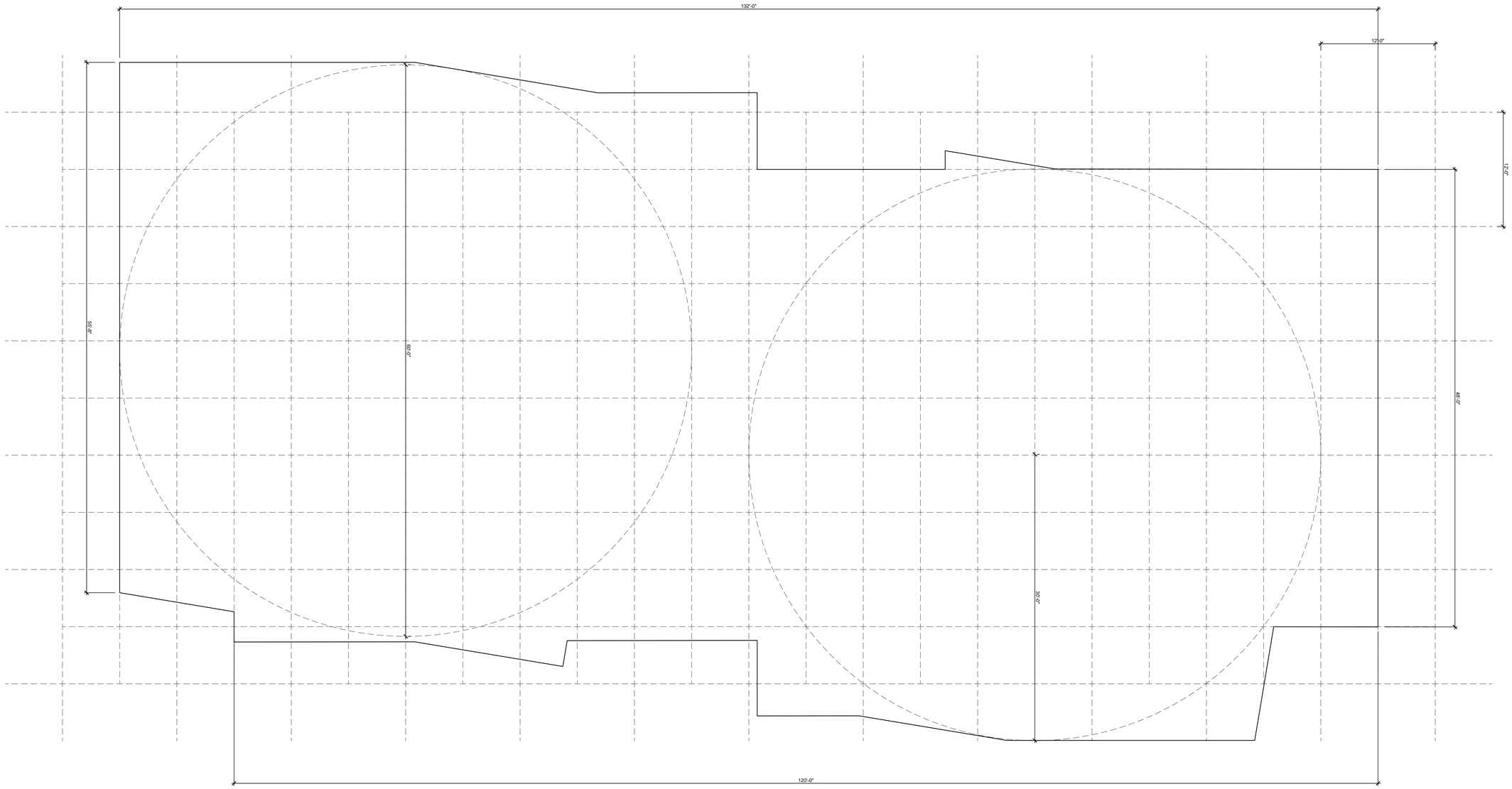

GEOMETRY PLAN - B

3/16" = 1'-0"

1

N

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LOS ANGELES, CA 90012
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BUILDING B GEOMETRY PLAN	
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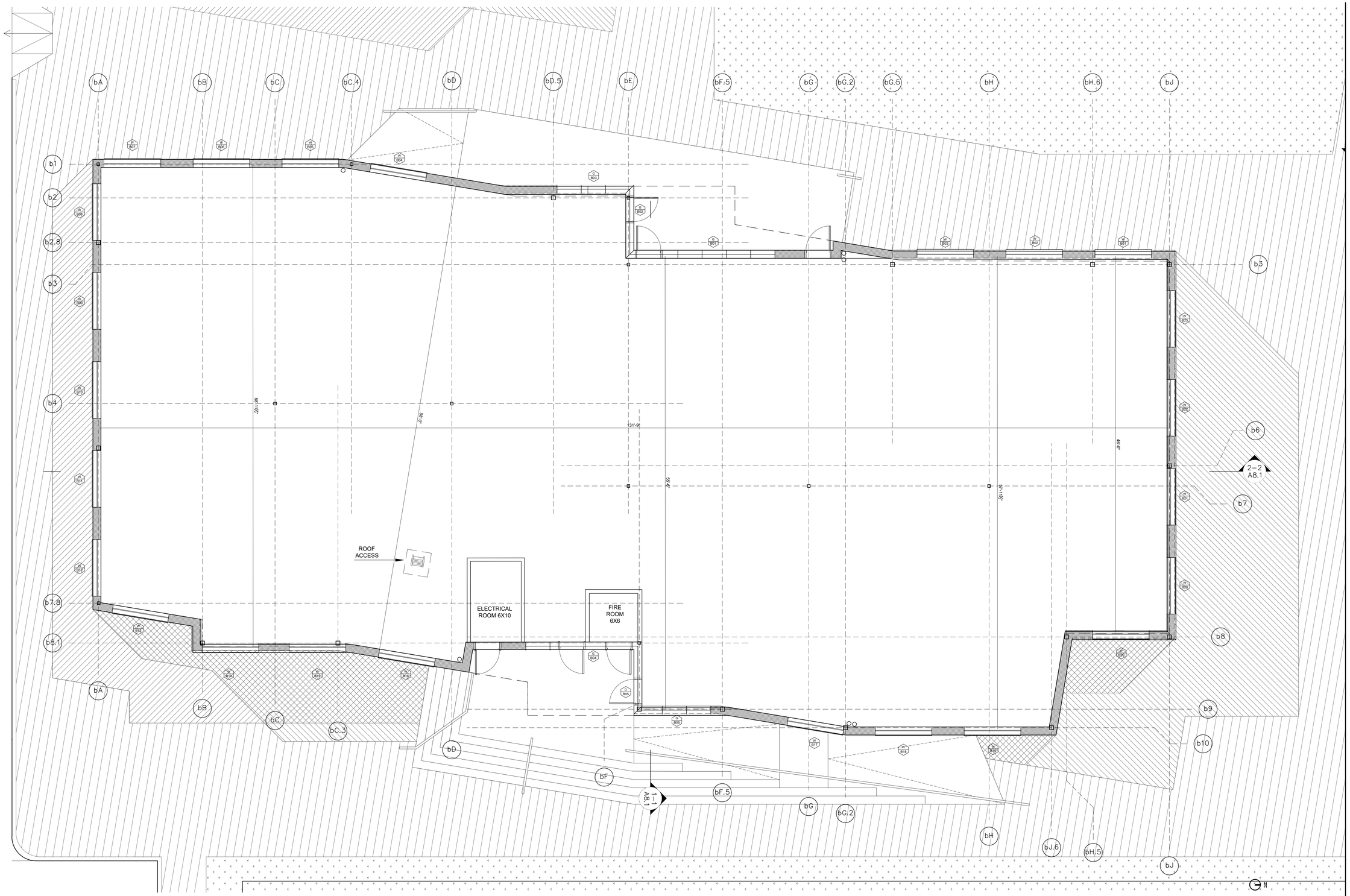

FLOOR PLAN - B 1

3/16" = 1'-0"

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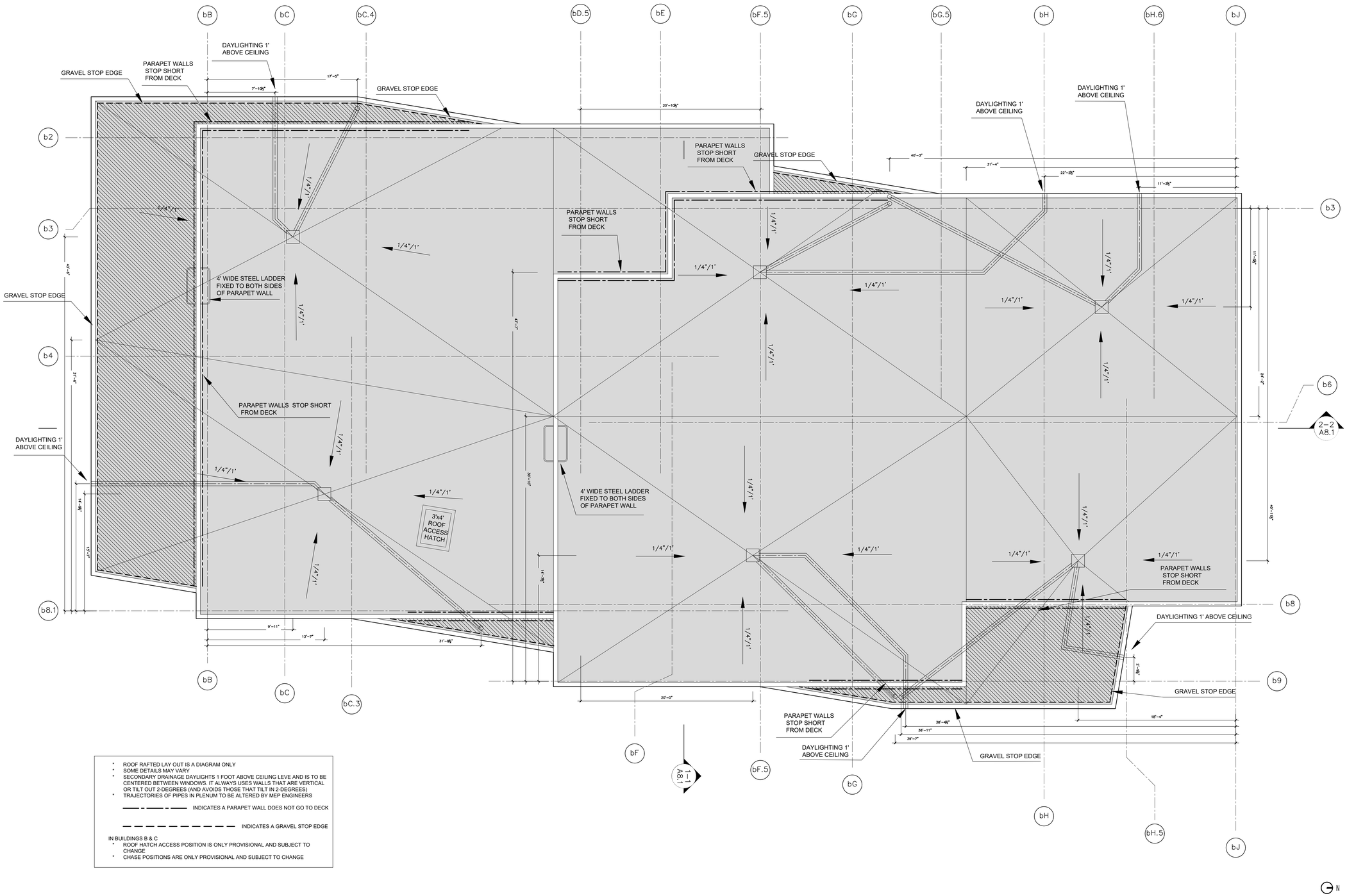

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- TRAJECTORIES OF PIPES IN PLENUM TO BE ALTERED BY MEP ENGINEERS

—— · —— · —— INDICATES A PARAPET WALL DOES NOT GO TO DECK

— — — — — — — — — — INDICATES A GRAVEL STOP EDGE

IN BUILDINGS B & C

- ROOF HATCH ACCESS POSITION IS ONLY PROVISIONAL AND SUBJECT TO CHANGE
- CHASE POSITIONS ARE ONLY PROVISIONAL AND SUBJECT TO CHANGE

ROOF PLAN - B

3/16" = 1'-0" (1)

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

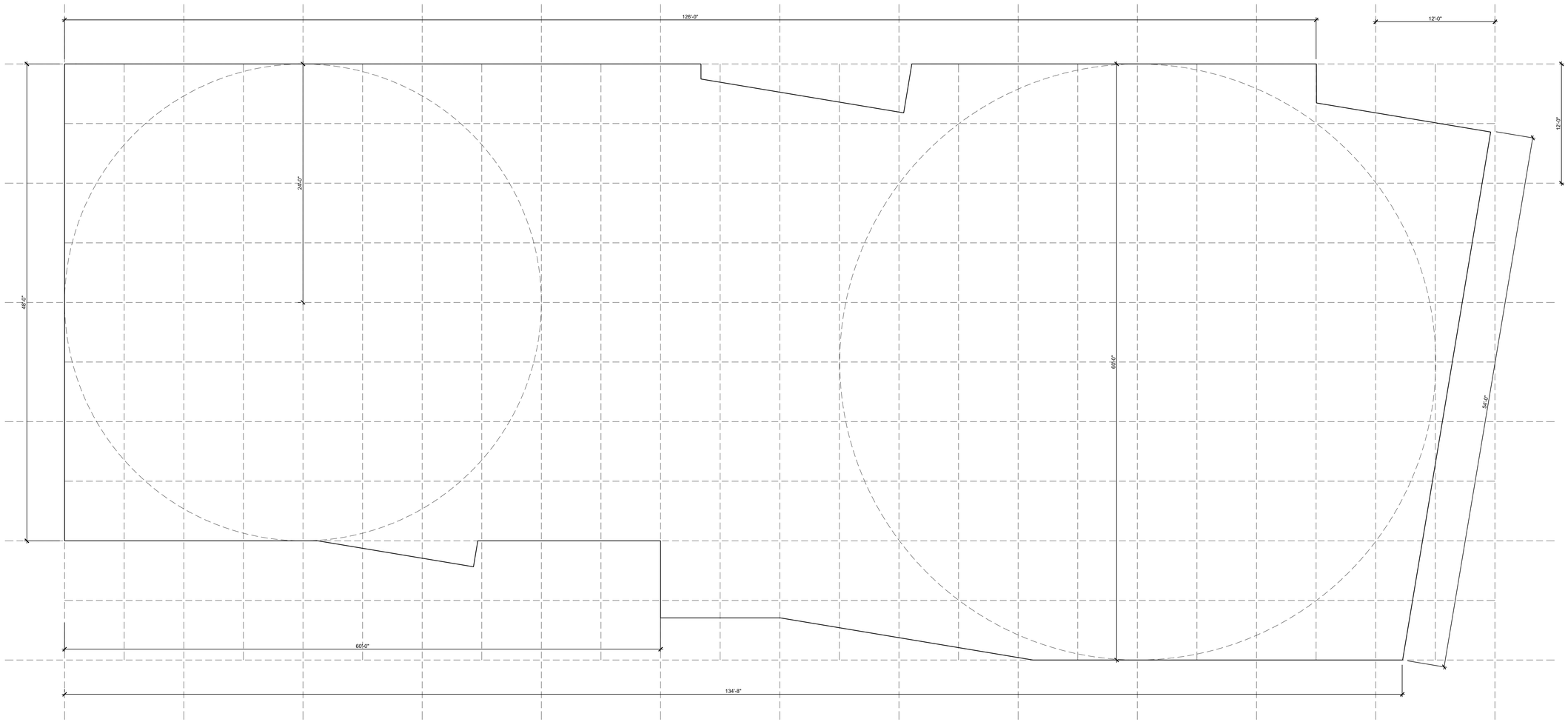
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	
ROOF PLAN BUILDING B	
A3.003	Scale 3/16" = 1'-0"



GEOMETRY PLAN - C

3/16" = 1'-0"

1

N

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

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LOS ANGELES, CA 90012
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T: 917-476-7191

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2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
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1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
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CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
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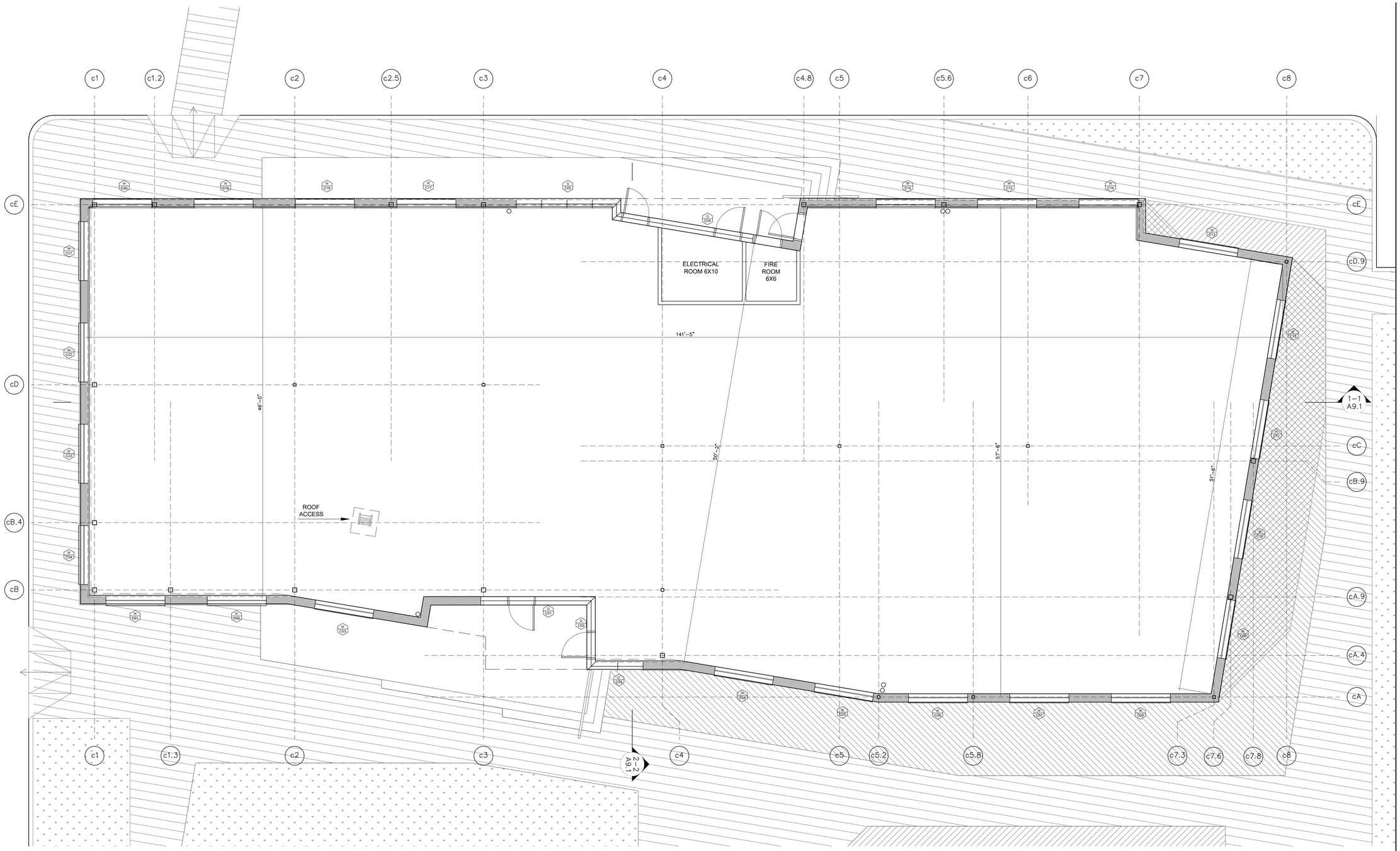
NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: BUILDING C GEOMETRY PLAN

A4.001 — Scale: 3/16" = 1'-0"



N

FLOOR PLAN - C

3/16" = 1'-0"

1

DESIGN ARCHITECT:

ANONYMOUS

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1601 BRYAN STREET
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CONTACT@CHOICE.ENGINEERING
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LANDSCAPE ARCHITECT:

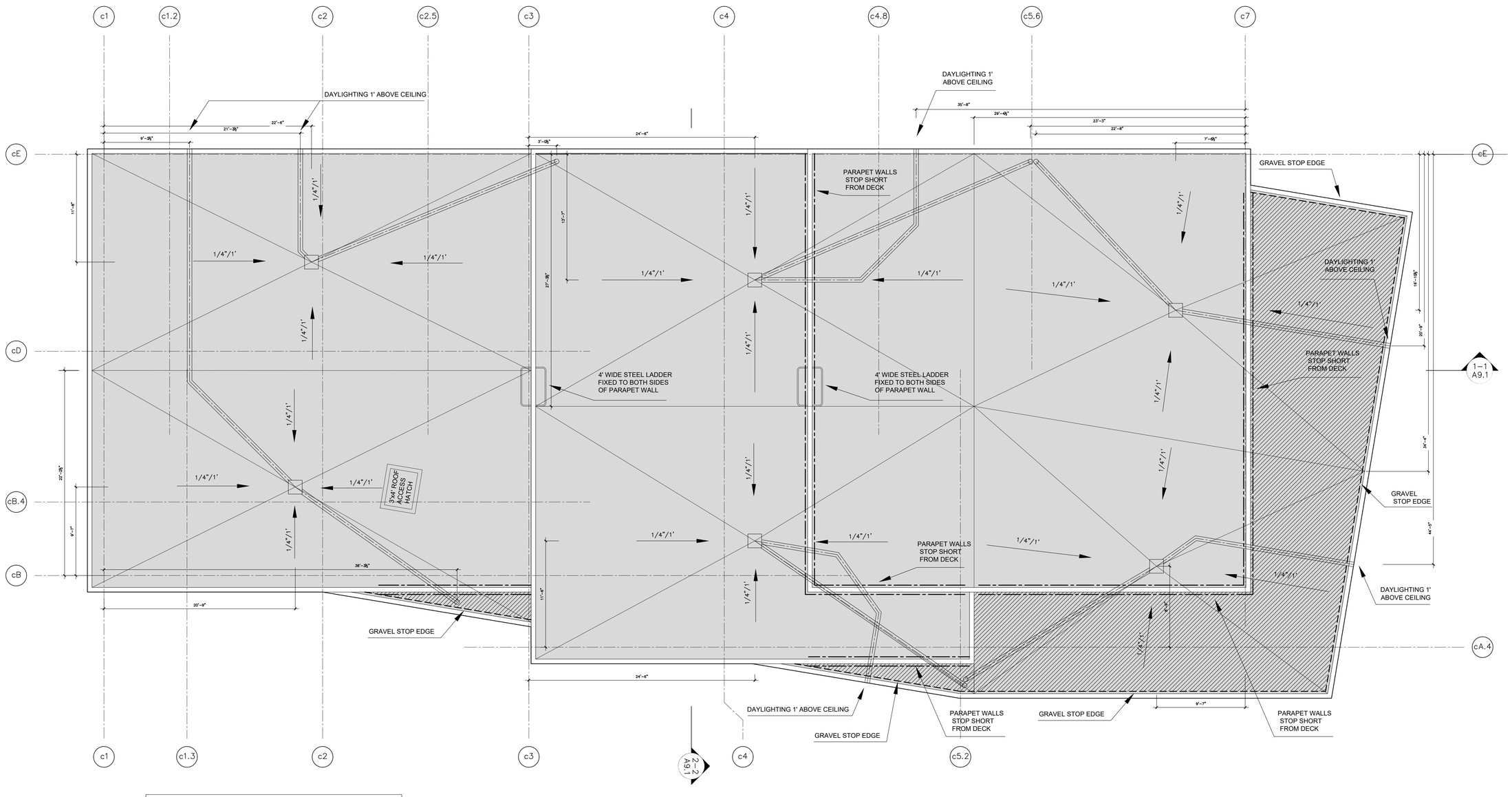
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	Scale
BUILDING C FLOOR PLAN	
A4.002	3/16" = 1'-0"



- ROOF RAFTED LAY OUT IS A DIAGRAM ONLY
- SOME DETAILS MAY VARY
- SECONDARY DRAINAGE DAYLIGHTS 1 FOOT ABOVE CEILING LEVE AND IS TO BE CENTERED BETWEEN WINDOWS. IT ALWAYS USES WALLS THAT ARE VERTICAL OR TILT OUT 2-DEGREES (AND AVOIDS THOSE THAT TILT IN 2-DEGREES)
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INDICATES A PARAPET WALL DOES NOT GO TO DECK

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IN BUILDINGS B & C
- ROOF HATCH ACCESS POSITION IS ONLY PROVISIONAL AND SUBJECT TO CHANGE
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ROOF PLAN - C

3/16" = 1'-0" (1)

DESIGN ARCHITECT:

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2001 N. LAMAR ST., SUITE 550
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1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
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CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

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BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
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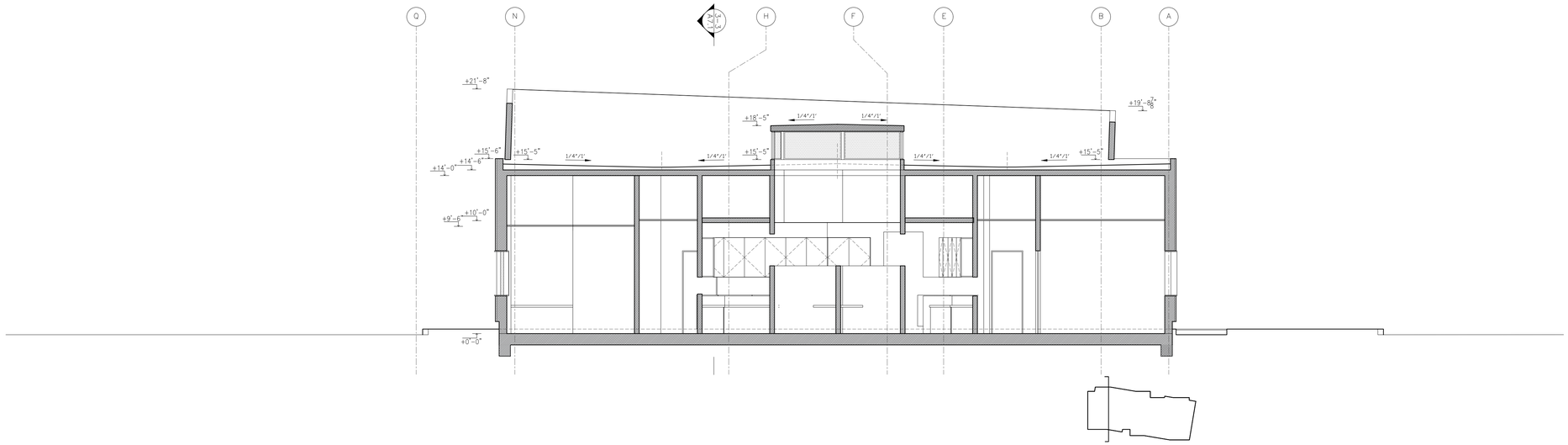
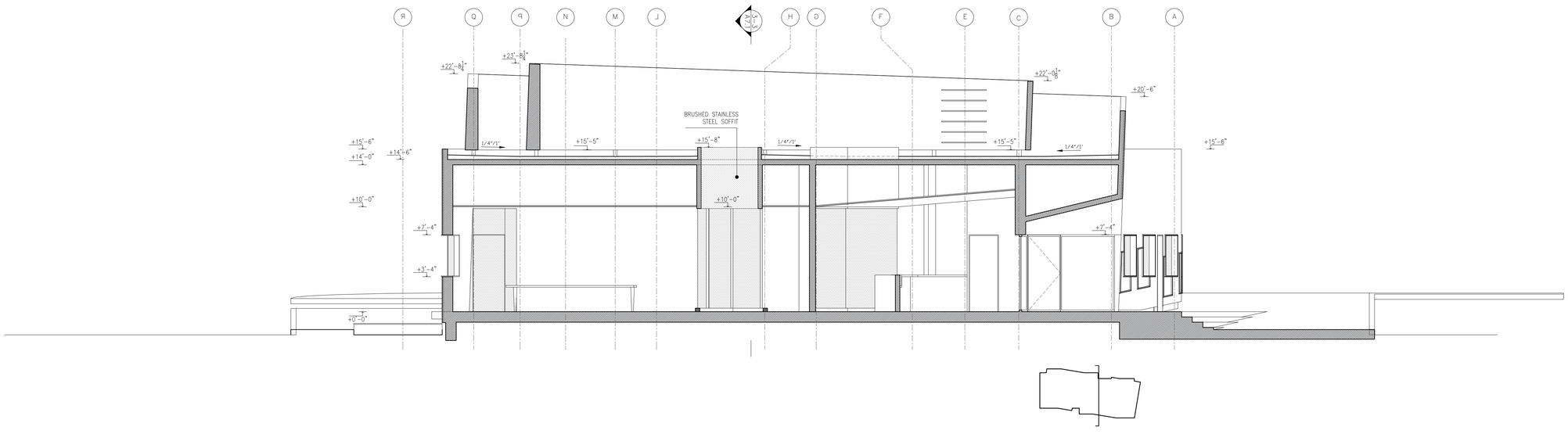
	2	100% DD	08/01/2019
	3		

Sheet Title: ROOF PLAN BUILDING C

A4.003 — Scale: 3/16" = 1'-0"



SECTION 2-2 A 1
3/16" = 1'-0"



SECTION 4-4 A 2
3/16" = 1'-0"

DESIGN ARCHITECT:

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1601 BRYAN STREET
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PHONE: 214.237.7022

MEP ENGINEER:

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CONTACT@CHOICE.ENGINEERING
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LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
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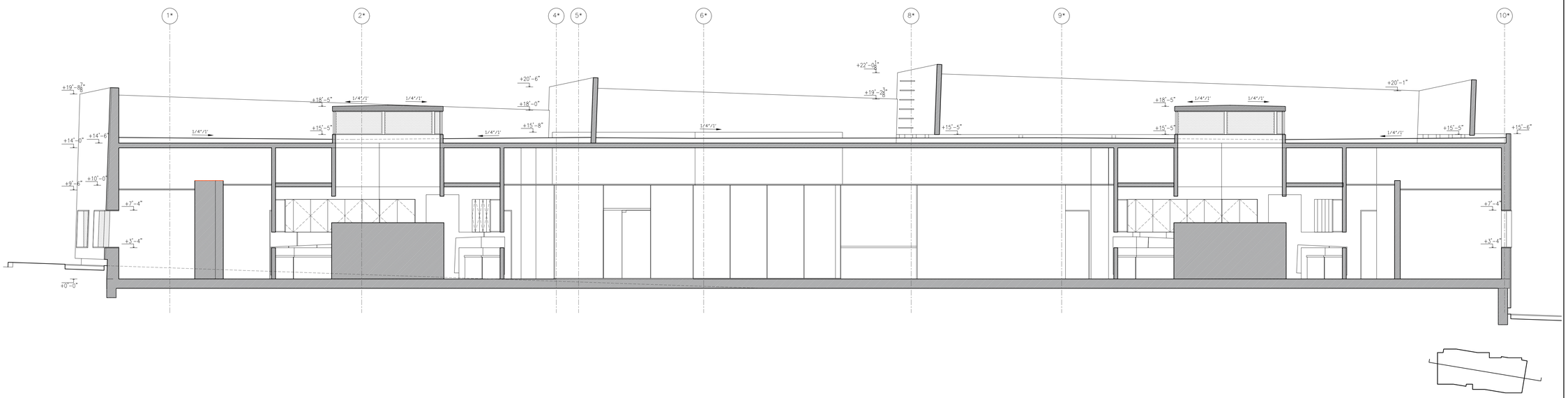
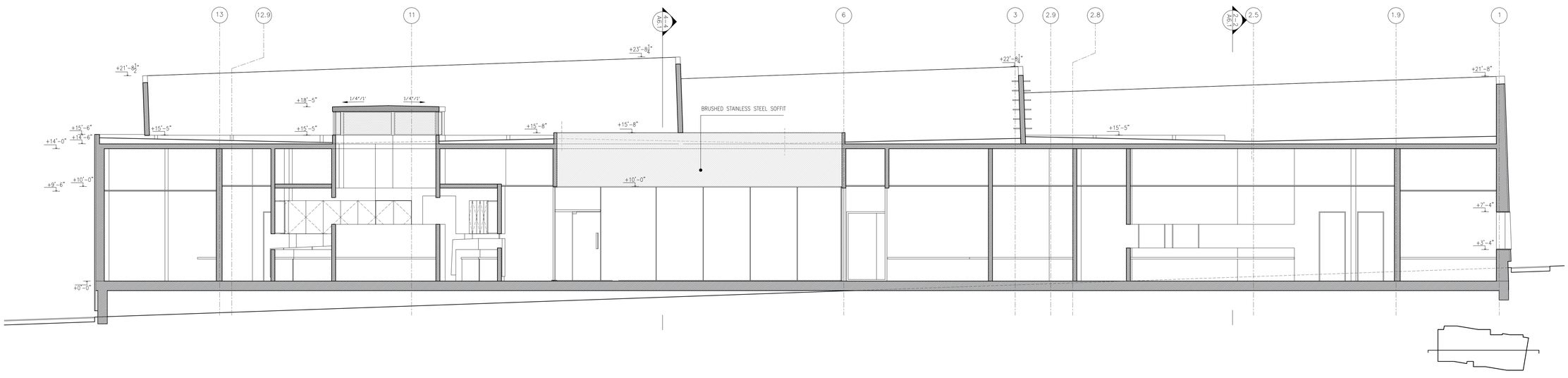
	2	100% DD	08/01/2019
	3		

Sheet Title	
SHORT SECTIONS BLDG A	
A5.001	Scale 3/16" = 1'-0"



SECTION 1-1 A (1)
3/16" = 1'-0"



SECTION 3-3 A (2)
3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

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LANDSCAPE ARCHITECT:

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NORTHSTAR DERMATOLOGY

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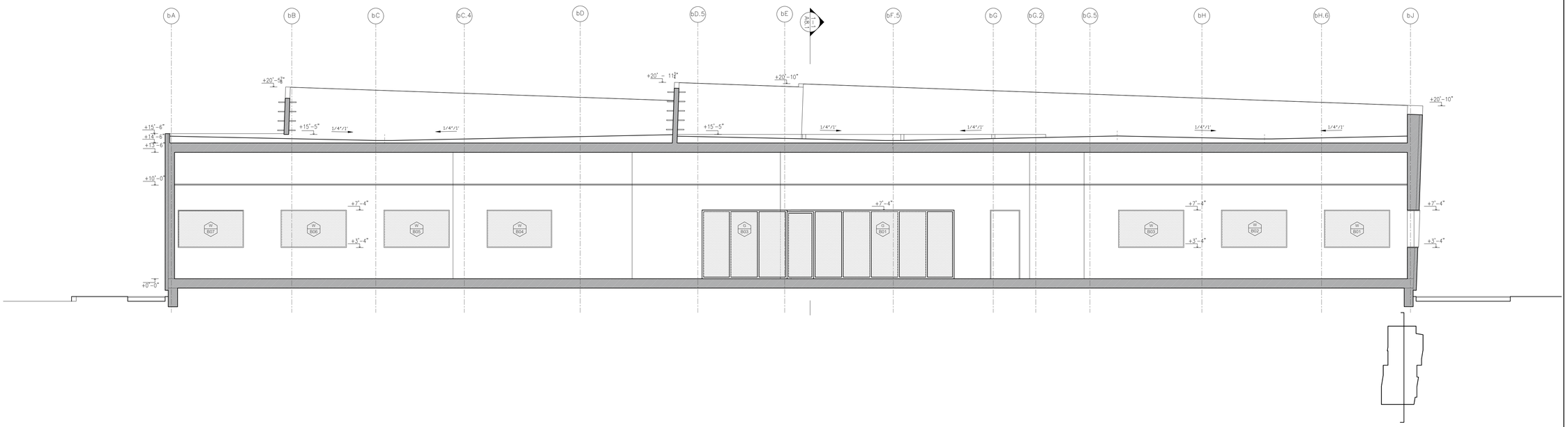
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

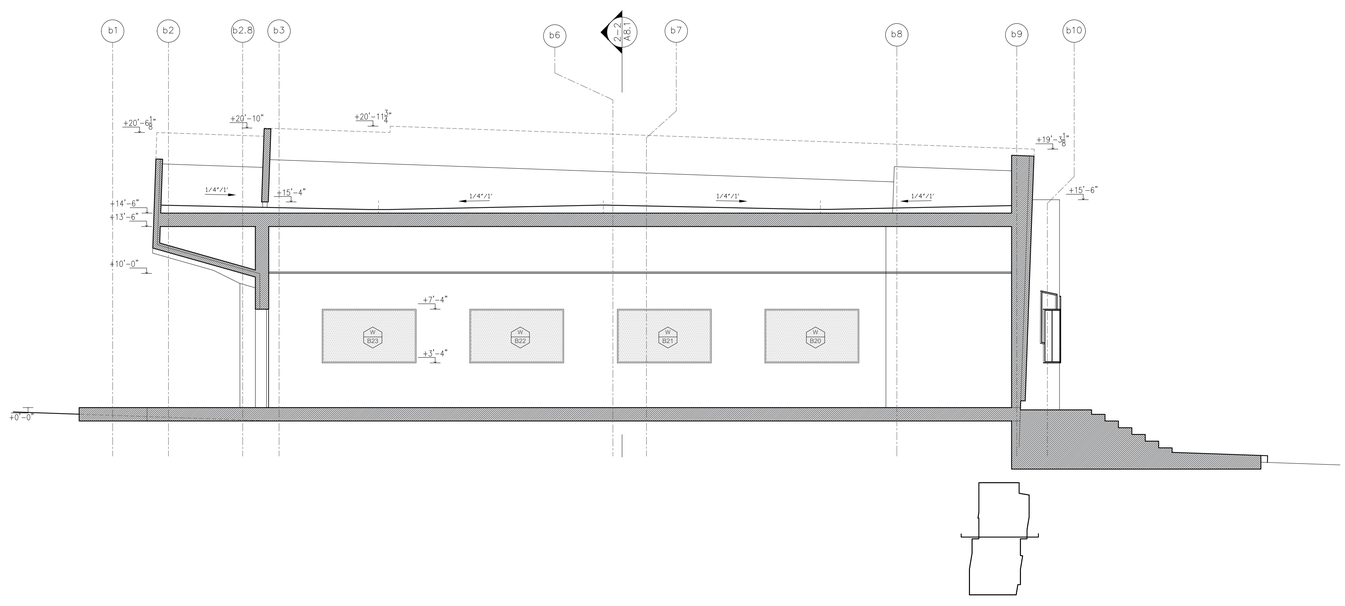
Sheet Title	
LONG SECTIONS BLDG A	
A5.002	Scale 3/16" = 1'-0"



SECTION 2-2 B

3/16" = 1'-0"

1



SECTION 1-1 B

3/16" = 1'-0"

2

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
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MEP ENGINEER:

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LANDSCAPE ARCHITECT:

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4245 NORTH CENTRAL EXPY, SUITE 501
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NORTHSTAR DERMATOLOGY

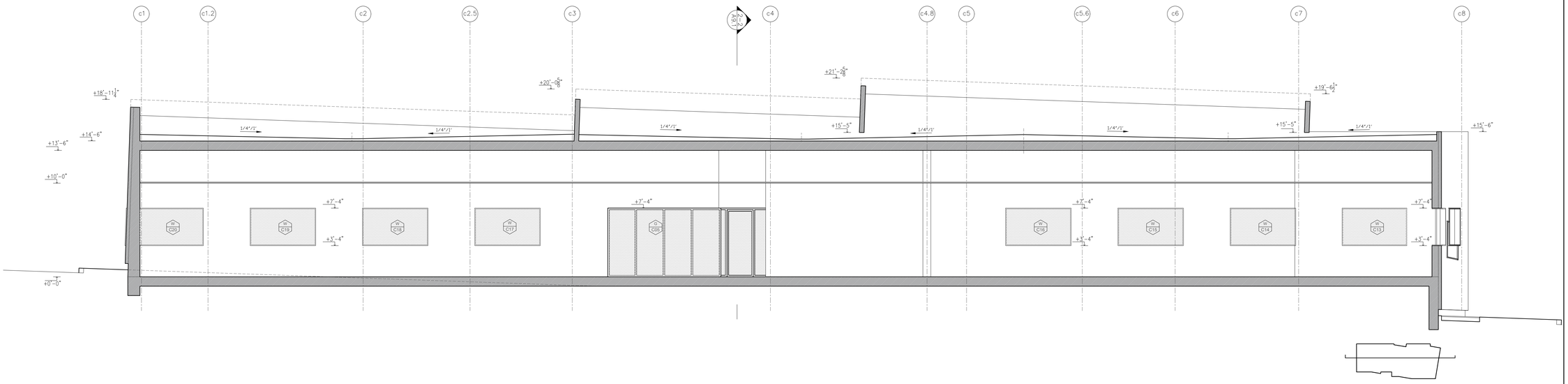
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: SECTIONS BLDG B

A6.001

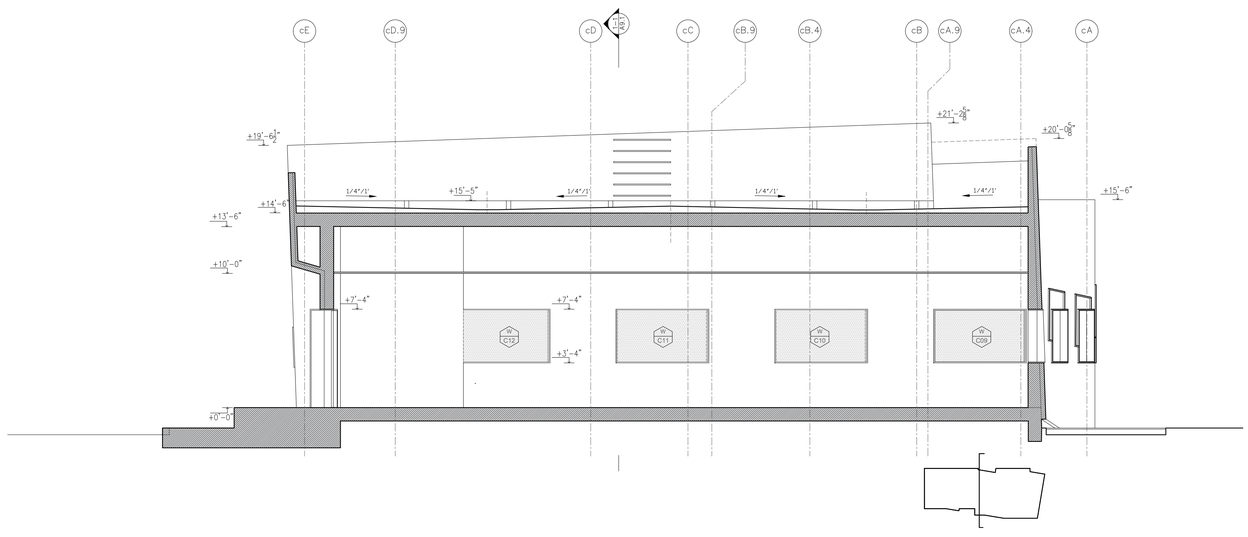
Scale: 3/16" = 1'-0"



SECTION 1-1 C

3/16" = 1'-0"

1



SECTION 2-2 C

3/16" = 1'-0"

2

DESIGN ARCHITECT:

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LANDSCAPE ARCHITECT:

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NORTHSTAR DERMATOLOGY

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NORTH RICHLAND HILLS
TEXAS,

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1	1	90% DD	07/29/2019
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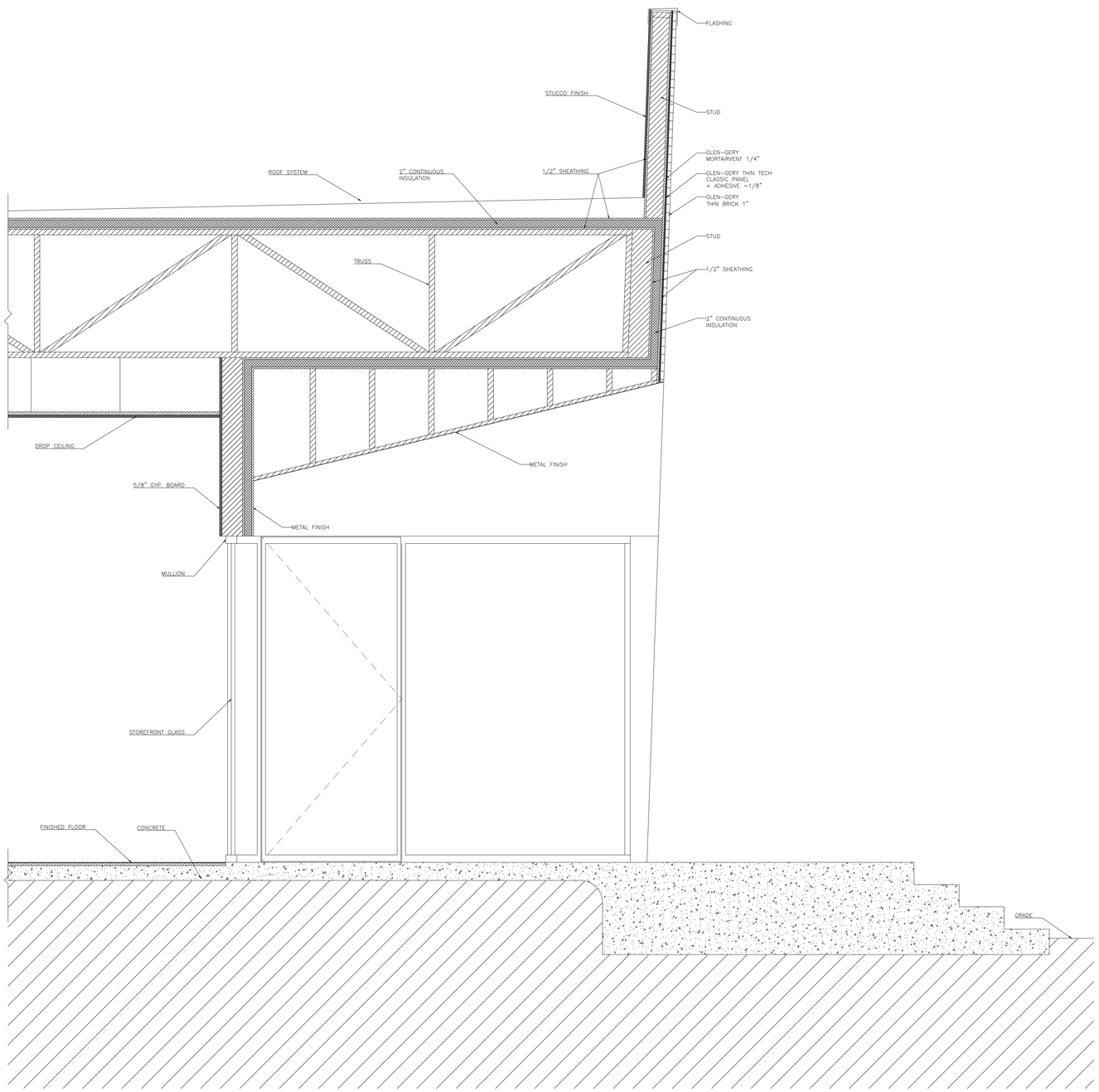
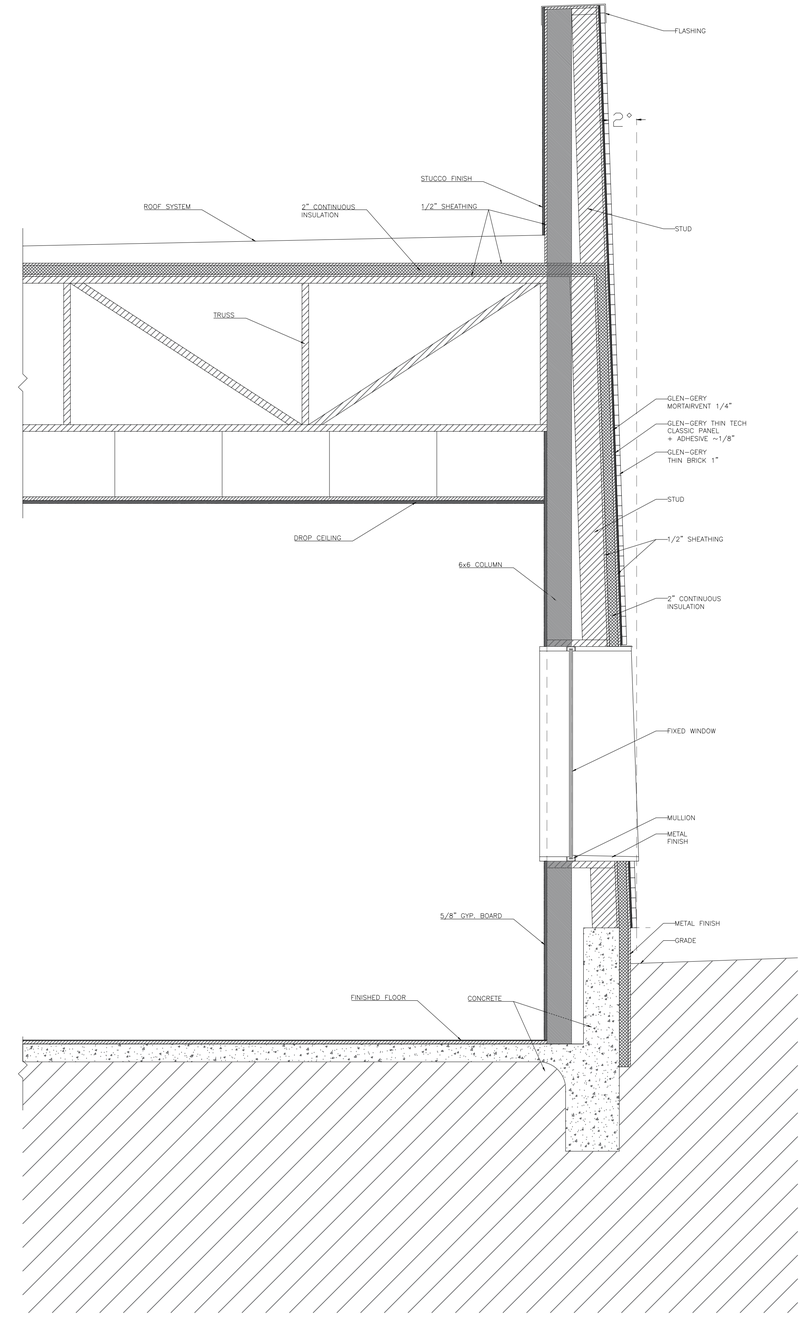
	3		

Sheet Title	
SECTIONS BLDG C	
A7.001	Scale 3/16" = 1'-0"



WALL SECTION 1 (1)
3/4" = 1'-0"



WALL SECTION 2 (2)
3/4" = 1'-0"

DESIGN ARCHITECT:
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NORTHSTAR DERMATOLOGY
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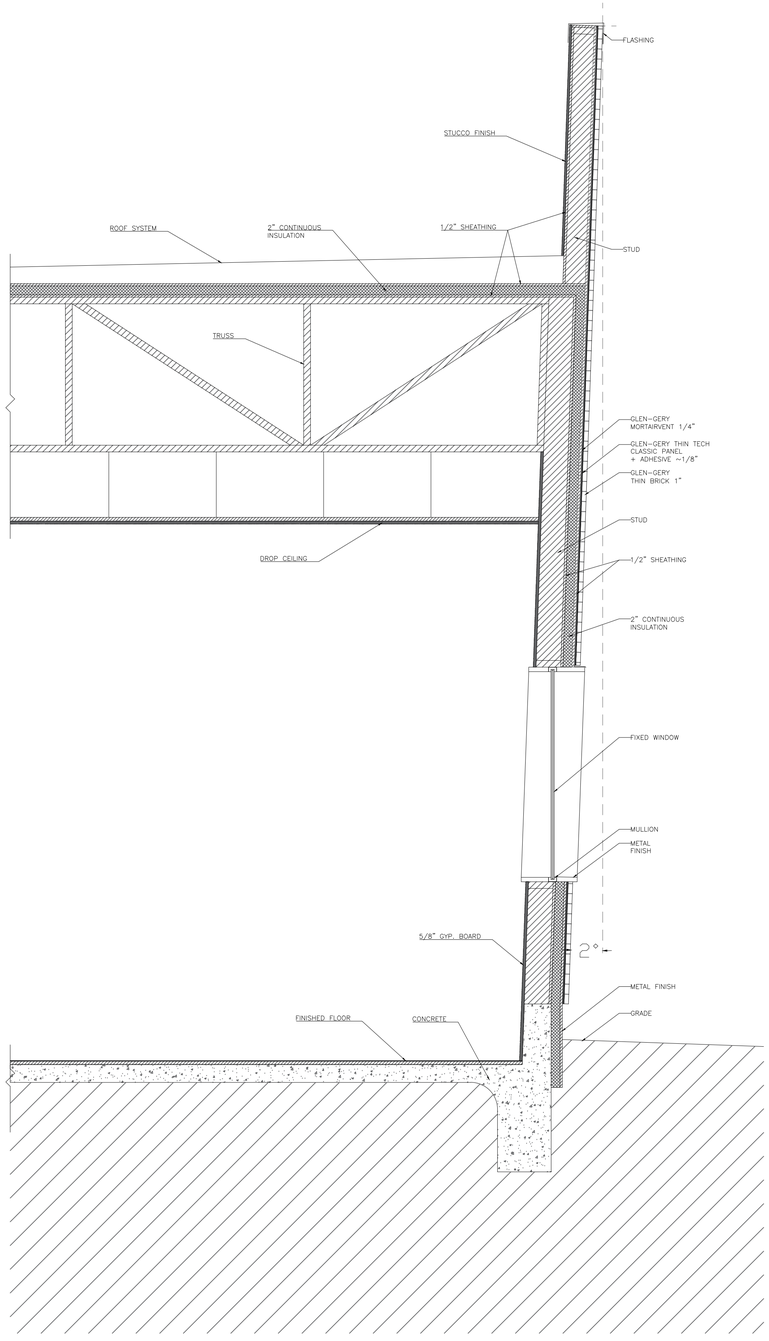
NORTH RICHLAND HILLS
TEXAS,

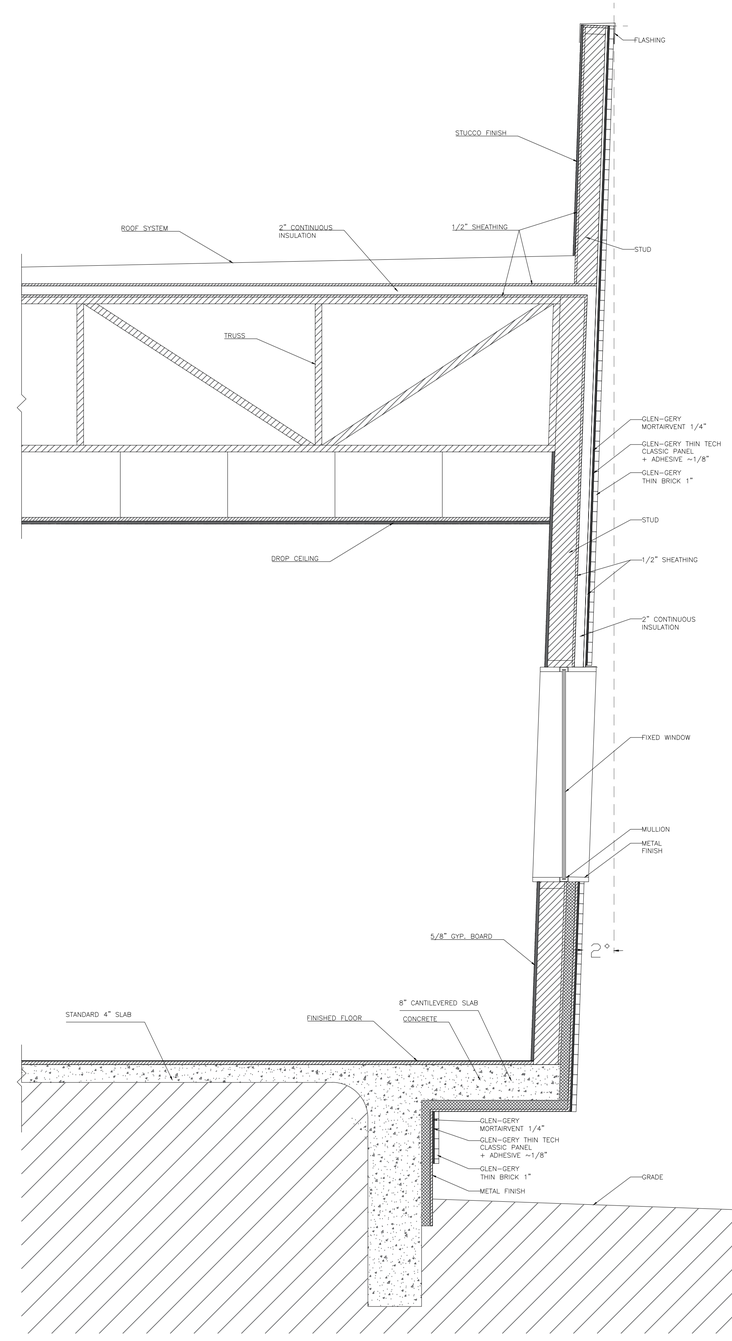
Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: WALL SECTIONS

A8.001 — Scale: 3/4" = 1'-0"



WALL SECTION 3 (3)
3/4" = 1'-0"



WALL SECTION 4 (4)
3/4" = 1'-0"

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TEXAS,

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1	1	90% DD	07/29/2019
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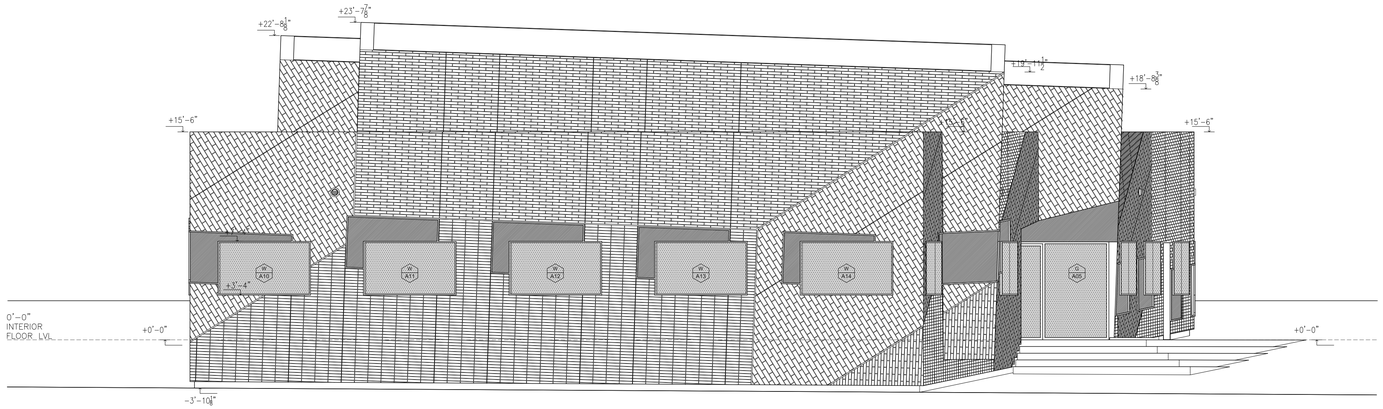
	3		

Sheet Title
WALL SECTIONS

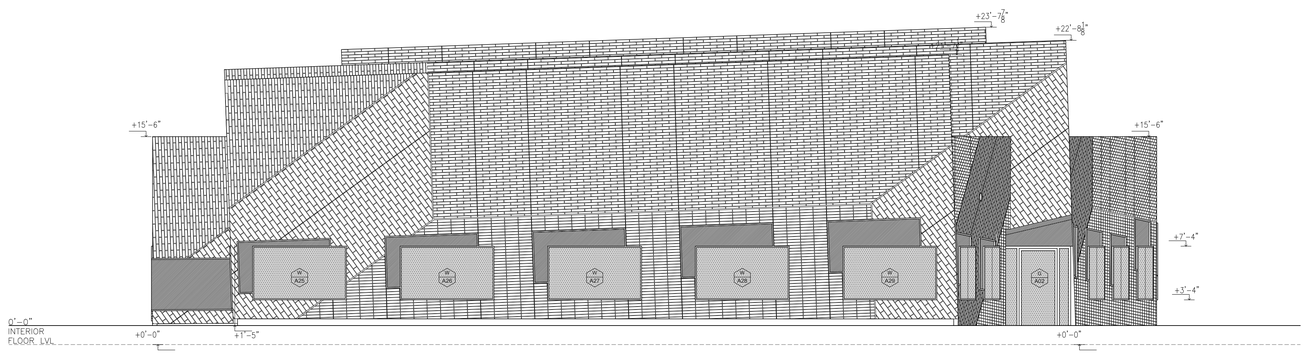
A8.002 | Scale 3/4" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING A - EAST ELEVATION

BRICK VENEER: 1101 SQ FT - 85%
GLAZING: 127 SQ FT - 10%
ALUMINUM: 62 SQ FT - 5%

EAST ELEVATION A 1
3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING A - WEST ELEVATION

BRICK VENEER: 791 SQ FT - 77%
GLAZING: 118 SQ FT - 12%
ALUMINUM: 113 SQ FT - 11%

WEST ELEVATION A 2
3/16" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

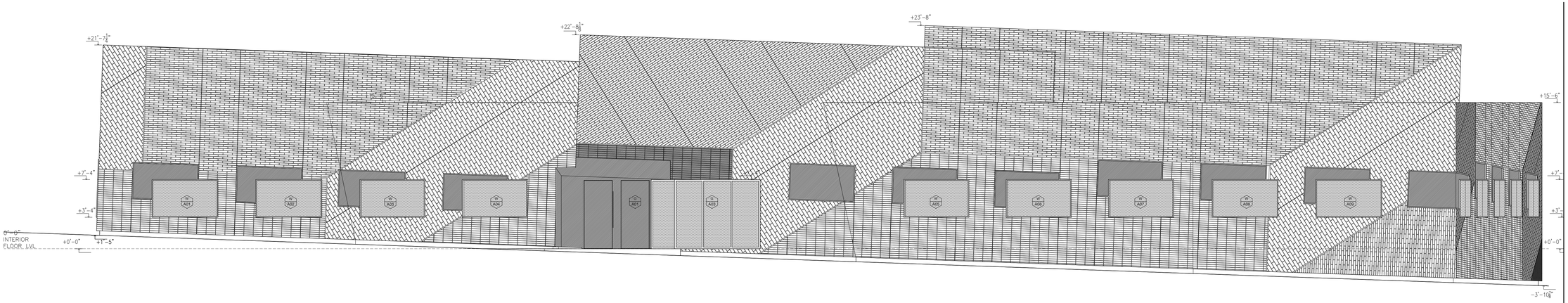
MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

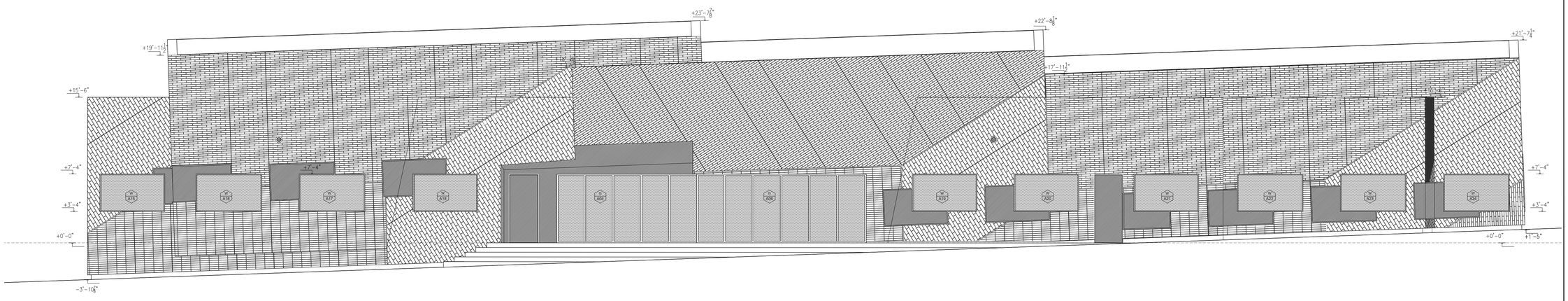
Sheet Title	
SHORT ELEVATIONS BLDG A	
A9.001	Scale 3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING A - SOUTH ELEVATION

BRICK VENEER: 2390 SQ FT - 78%
GLAZING: 343 SQ FT - 11%
ALUMINUM: 339 SQ FT - 11%

SOUTH ELEVATION A (1)
3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING A - NORTH ELEVATION

BRICK VENEER: 2142 SQ FT - 74%
GLAZING: 390 SQ FT - 14%
ALUMINUM: 348 SQ FT - 12%

NORTH ELEVATION A (2)
3/16" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

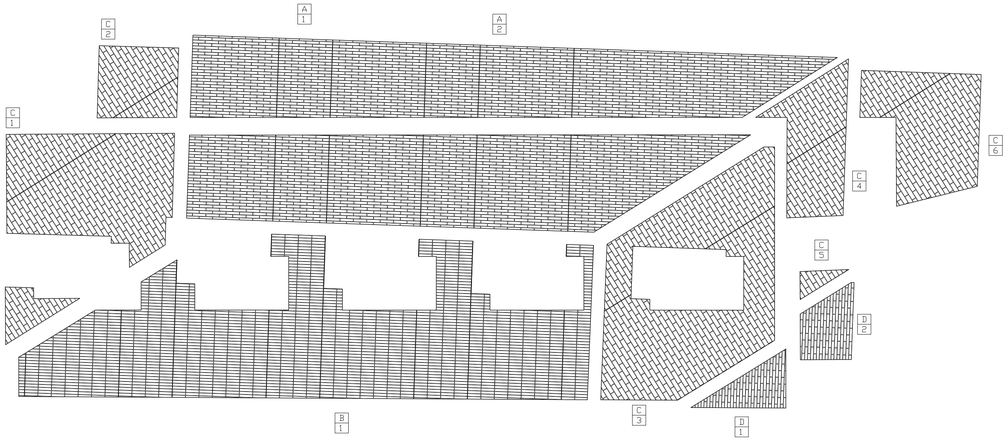
MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	
LONG ELEVATIONS BLDG A	
A9.002	Scale 3/16" = 1'-0"



UNROLLED EAST ELEVATION A (1)

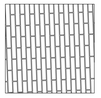
3/16" = 1'-0"

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

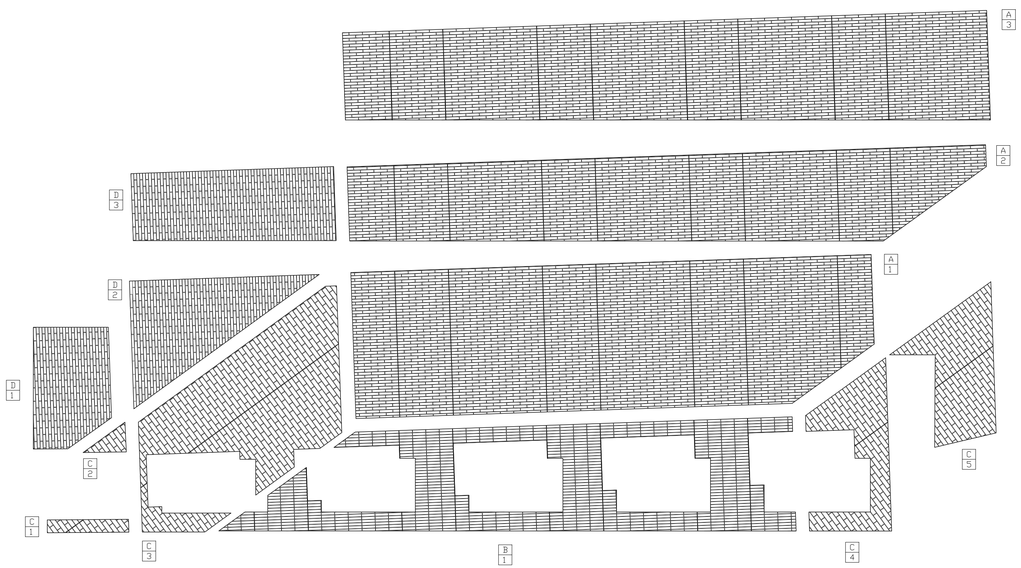
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle



UNROLLED WEST ELEVATION A (2)

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

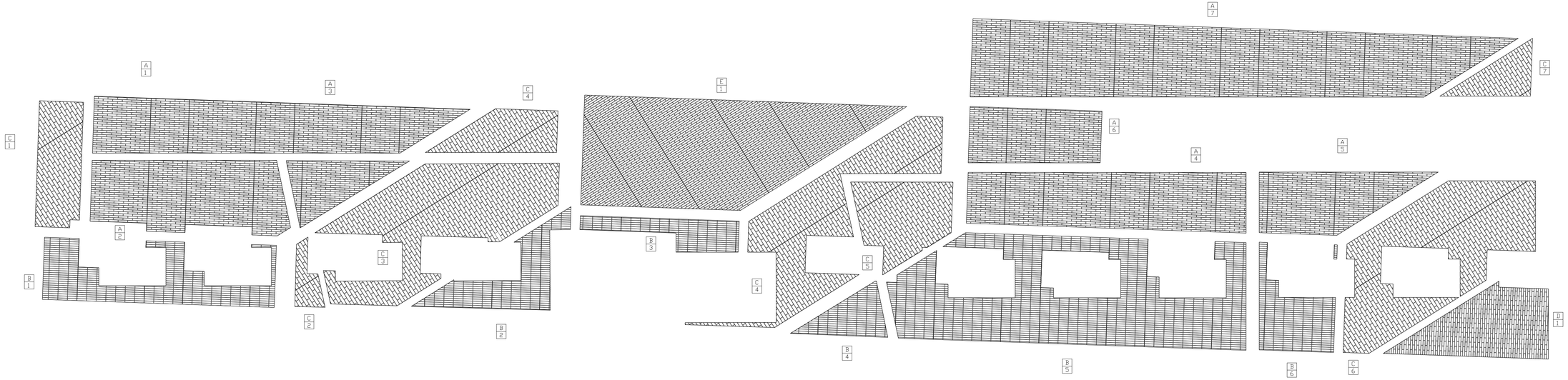
NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: UNROLLED ELEV. BLDG A

A9.003 | Scale: 3/16" = 1'-0"



SOUTH ELEVATION A (1)

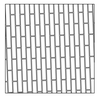
3/16" = 1'-0"

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

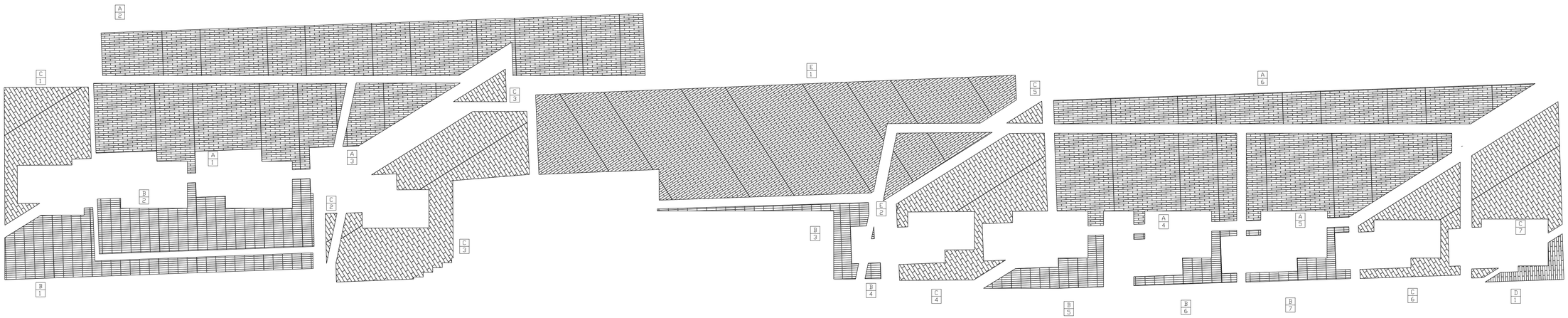
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle



NORTH ELEVATION A (2)

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

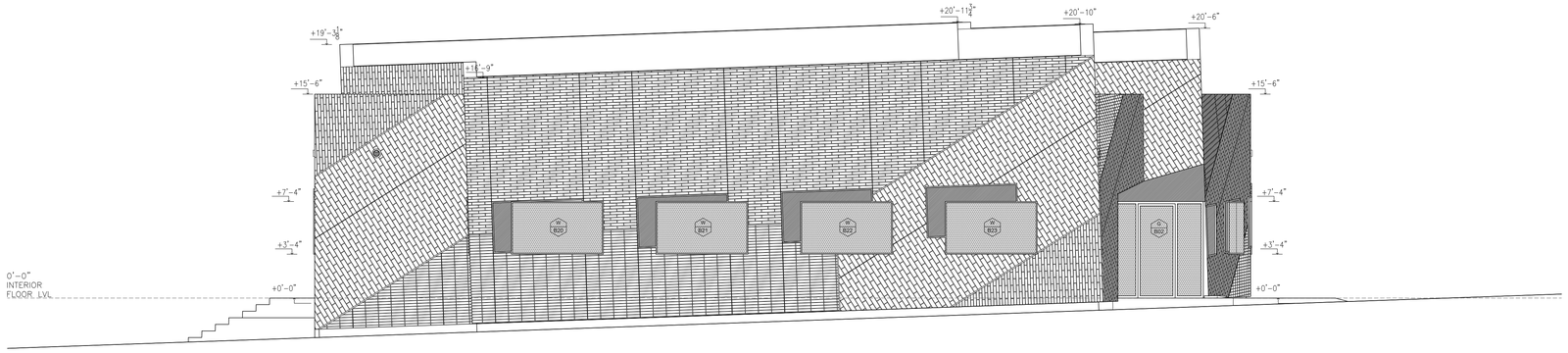
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: UNROLLED ELEV. BLDG A

A9.004

Scale: 3/16" = 1'-0"

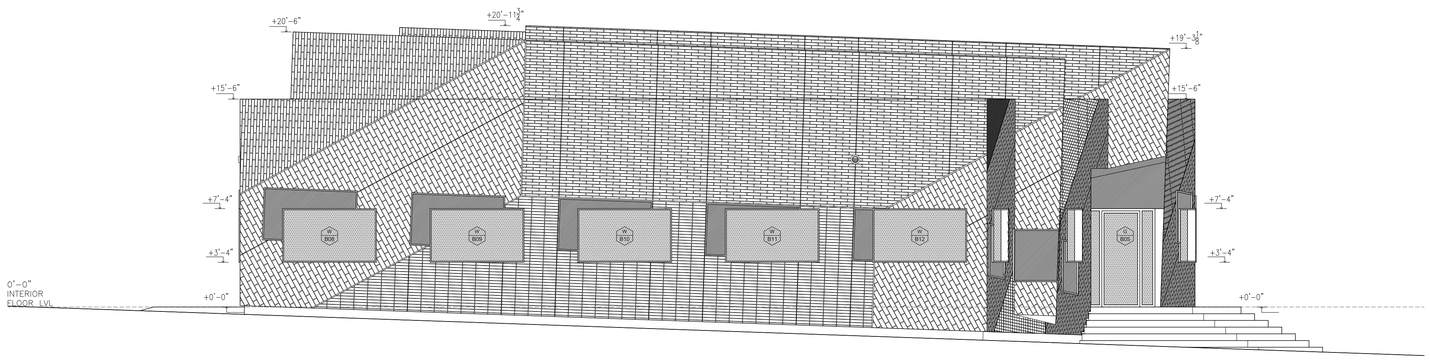


MATERIAL DISTRIBUTION FOR
BUILDING B - NORTH ELEVATION

BRICK VENEER: 806 SQ FT - 79%
GLAZING: 132 SQ FT - 13%
ALUMINUM: 80 SQ FT - 8%

NORTH ELEVATION B 1

3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING B - SOUTH ELEVATION

BRICK VENEER: 633 SQ FT - 74%
GLAZING: 129 SQ FT - 15%
ALUMINUM: 92 SQ FT - 11%

SOUTH ELEVATION B 2

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS
Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

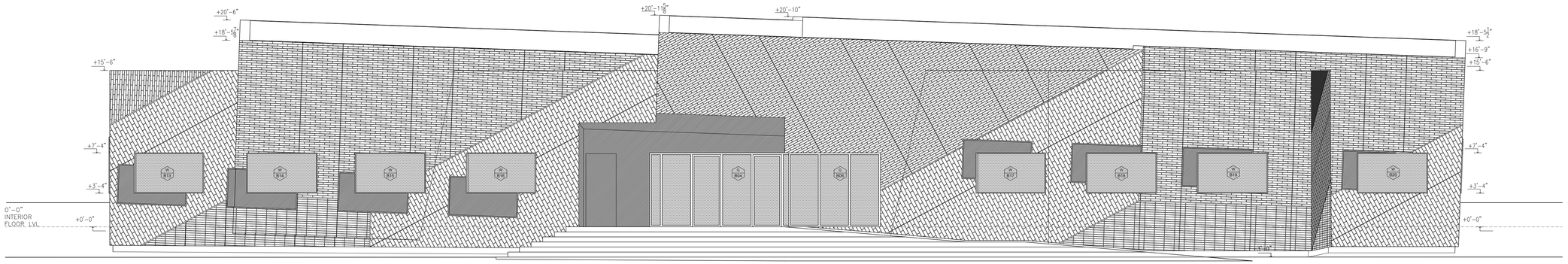
LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	
SHORT ELEVATIONS BLDG B	
A10.001	Scale 3/16" = 1'-0"

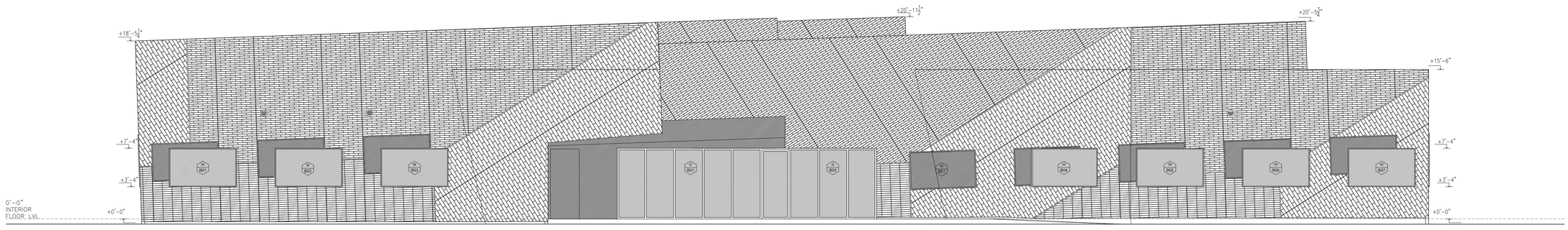


MATERIAL DISTRIBUTION FOR
BUILDING B - EAST ELEVATION

BRICK VENEER: 1717 SQ FT - 72%
GLAZING: 348 SQ FT - 15%
ALUMINUM: 313 SQ FT - 13%

EAST ELEVATION B (1)

3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING B - WEST ELEVATION

BRICK VENEER: 1782 SQ FT - 73%
GLAZING: 393 SQ FT - 16%
ALUMINUM: 268 SQ FT - 11%

WEST ELEVATION B (2)

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS
Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

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NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

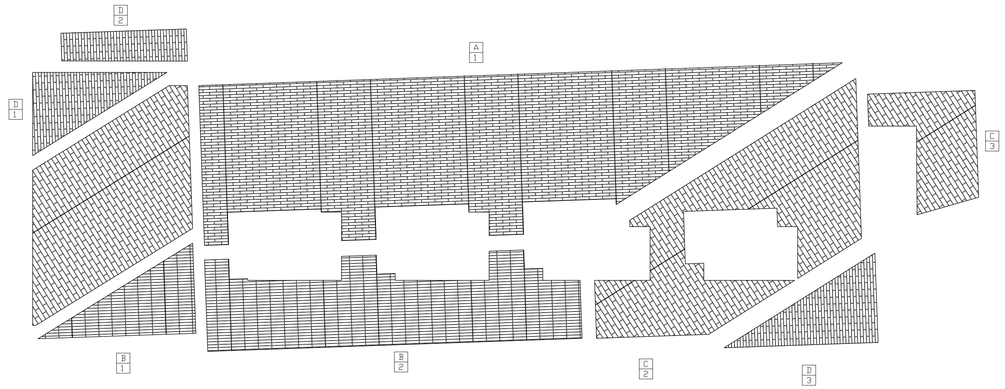
LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	
LONG ELEVATIONS BLDG B	
A10.002	Scale 3/16" = 1'-0"



UNROLLED NORTH ELEVATION B (1)

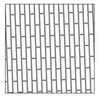
3/16" = 1'-0"

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

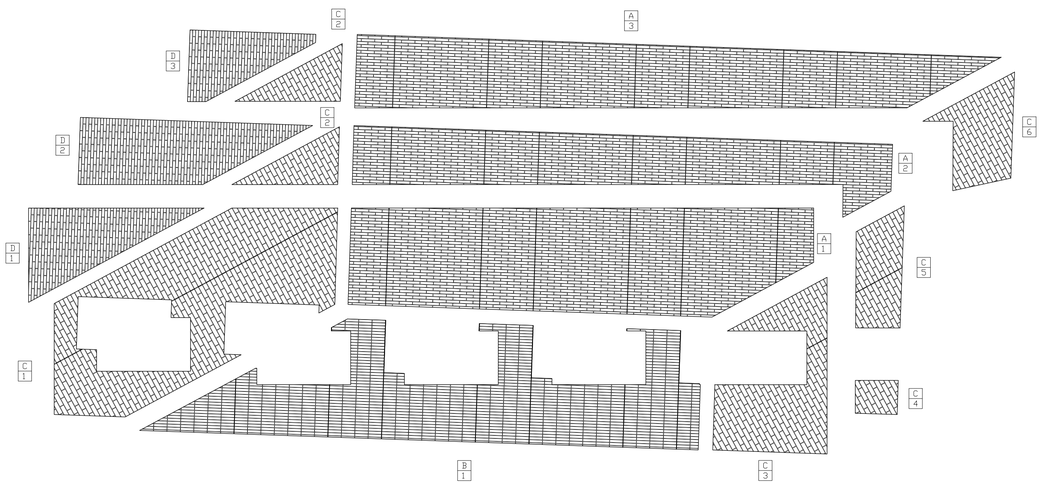
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle



UNROLLED SOUTH ELEVATION B (2)

3/16" = 1'-0"

DESIGN ARCHITECT:

AN-ONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
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ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

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CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
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WWW.BELLEFIRMA.COM

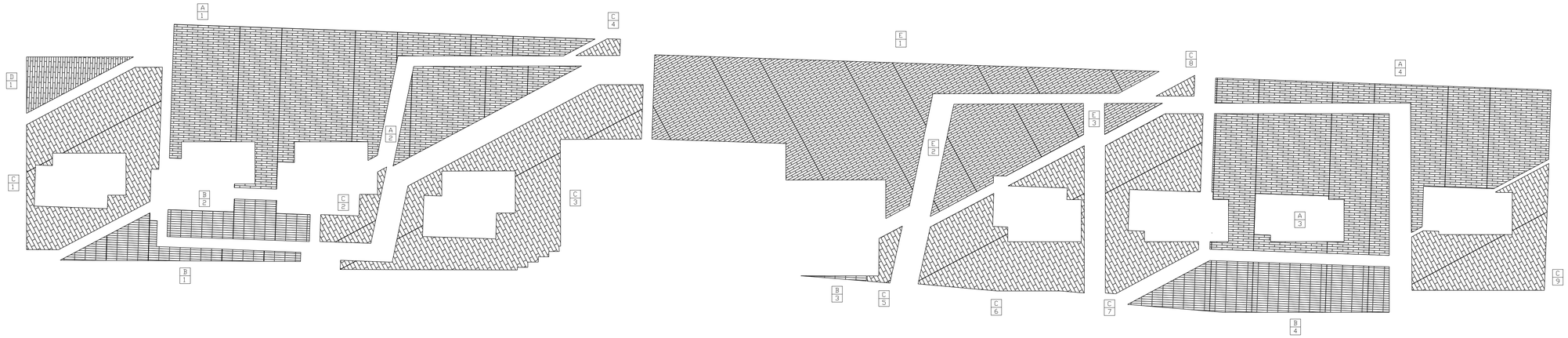
NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: UNROLLED ELEV. BLDG B

A10.003 | Scale: 3/16" = 1'-0"



UNROLLED EAST ELEVATION B (1)

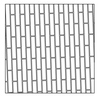
3/16" = 1'-0"

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

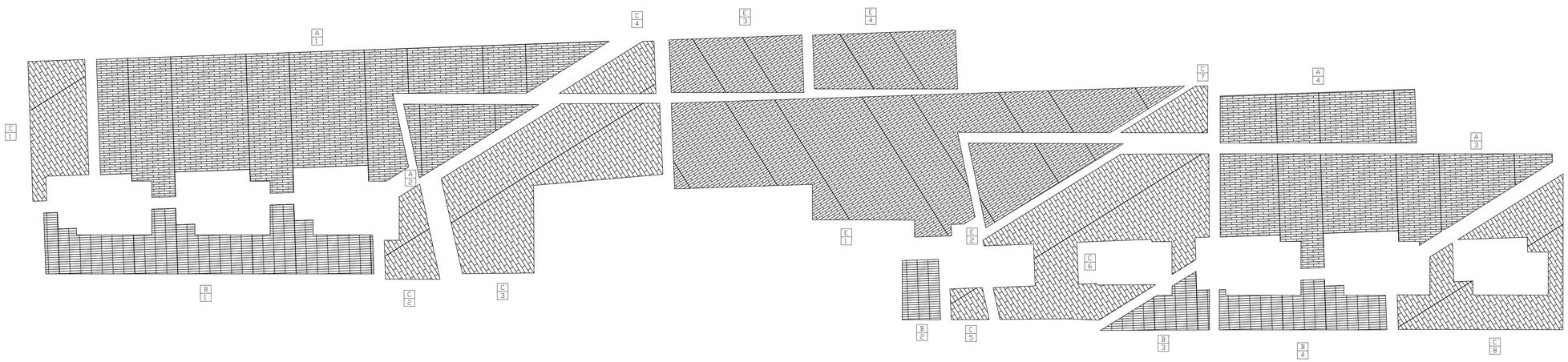
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle



UNROLLED WEST ELEVATION B (2)

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

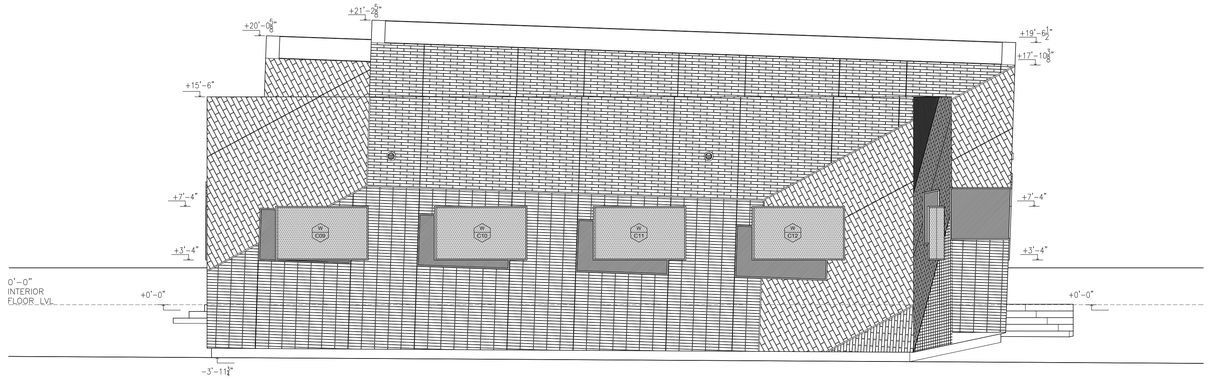
NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title
UNROLLED ELEV. BLDG B

A10.004

Scale
3/16" = 1'-0"

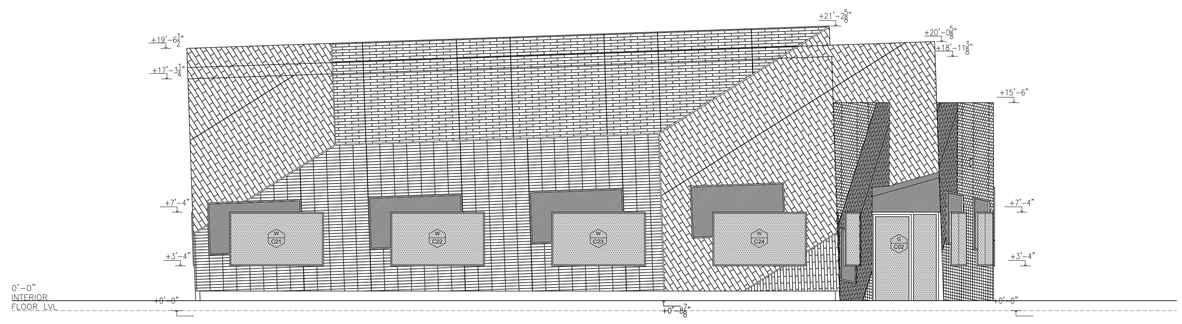


MATERIAL DISTRIBUTION FOR
BUILDING C - EAST ELEVATION

BRICK VENEER: 760 SQ FT - 80%
GLAZING: 99 SQ FT - 10%
ALUMINUM: 93 SQ FT - 10%

EAST ELEVATION C 1

3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING C - WEST ELEVATION

BRICK VENEER: 559 SQ FT - 73 %
GLAZING: 106 SQ FT - 14%
ALUMINUM: 97 SQ FT - 13%

WEST ELEVATION C 2

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
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T: 917-476-7191

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NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
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GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
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1903 CENTRAL DR. SUITE #406
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BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
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DALLAS, TX 75201
PHONE: 214.237.7022

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CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
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BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

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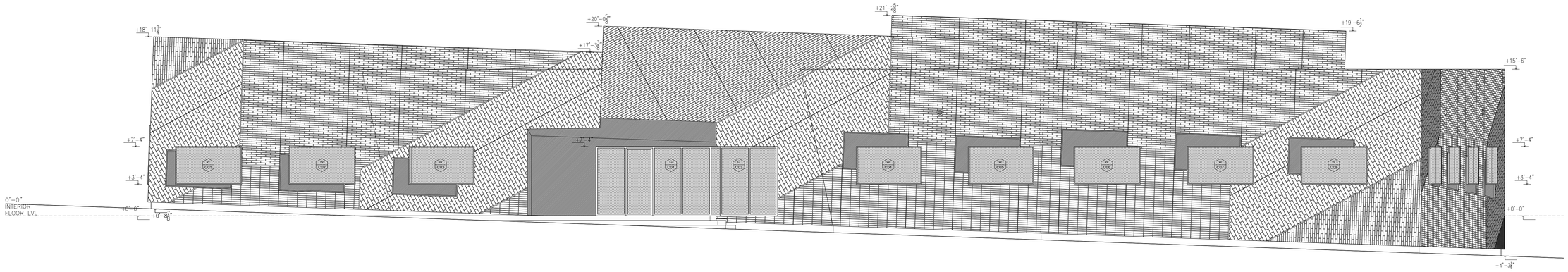
	2	100% DD	08/01/2019
	3		

Sheet Title: SHORT ELEVATIONS BLDG C

A11.001 — Scale: 3/16" = 1'-0"

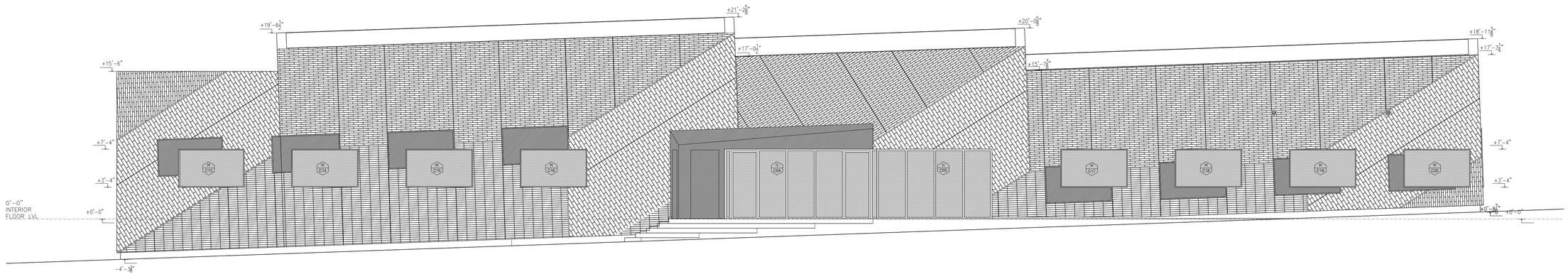


MATERIAL DISTRIBUTION FOR
BUILDING C - SOUTH ELEVATION

BRICK VENEER: 1925 SQ FT - 75%
GLAZING: 325 SQ FT - 13%
ALUMINUM: 299 SQ FT - 12%

SOUTH ELEVATION C 1

3/16" = 1'-0"



MATERIAL DISTRIBUTION FOR
BUILDING C - NORTH ELEVATION

BRICK VENEER: 1726 SQ FT - 71%
GLAZING: 380 SQ FT - 15%
ALUMINUM: 333 SQ FT - 14%

NORTH ELEVATION C 2

3/16" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS
Spinagu

970 N BROADWAY AVE. STE 206
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T: 917-476-7191

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NORTHSTAR DERMATOLOGY

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1903 CENTRAL DR. SUITE #406
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BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
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DALLAS, TX 75201
PHONE: 214.237.7022

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CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

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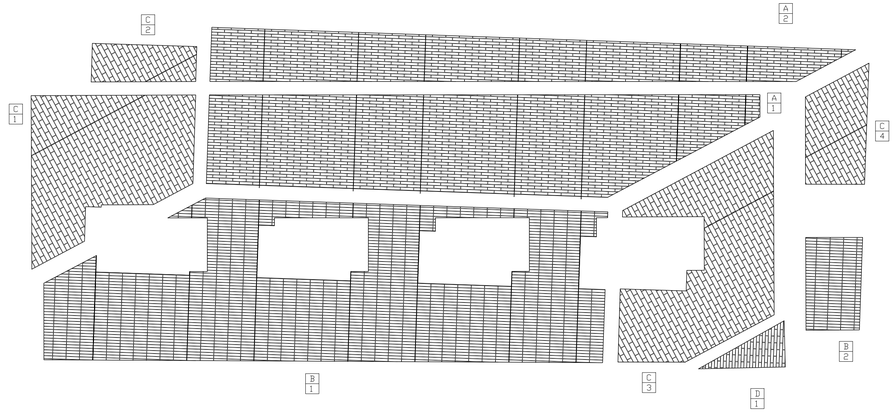
	3		

Sheet Title: LONG ELEVATIONS BLDG C

A11.002 — Scale: 3/16" = 1'-0"



UNROLLED EAST ELEVATION C

3/16" = 1'-0"

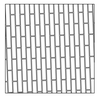
1

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

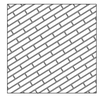
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

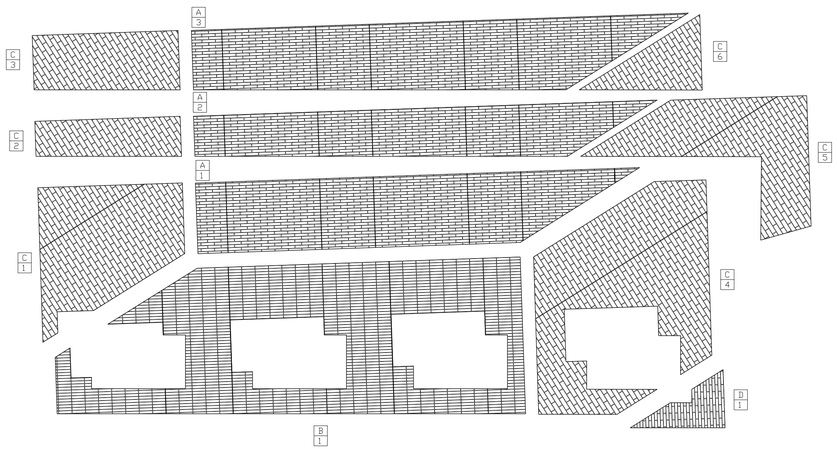
BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle





UNROLLED WEST ELEVATION C

3/16" = 1'-0"

2

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

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T: 917-476-7191

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1.214.960.9773

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1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

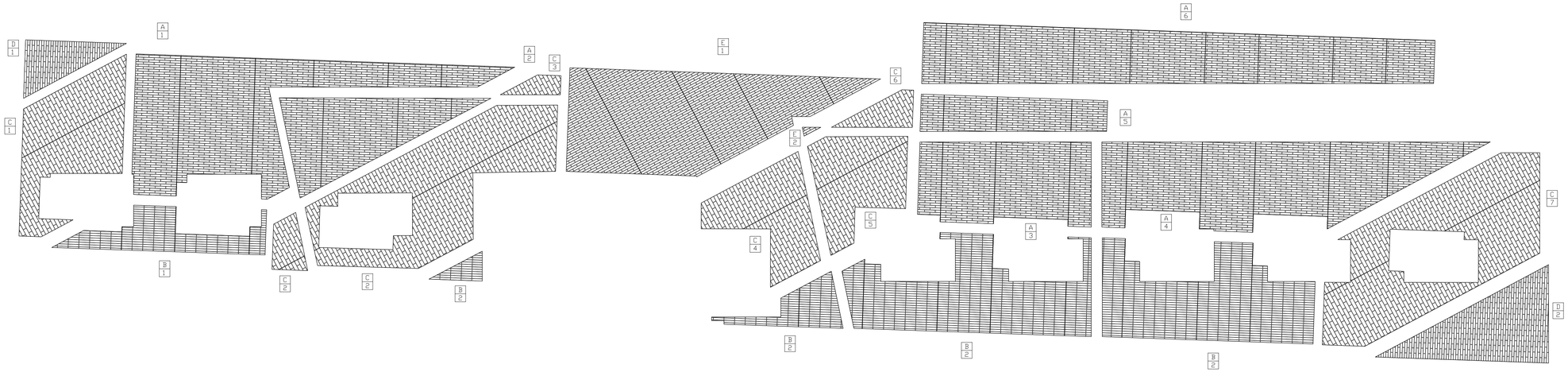
NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title: UNROLLED ELEV. BLDG C

A11.003 | Scale: 3/16" = 1'-0"



UNROLLED SOUTH ELEVATION C

3/16" = 1'-0"

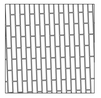
1

BRICK A:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

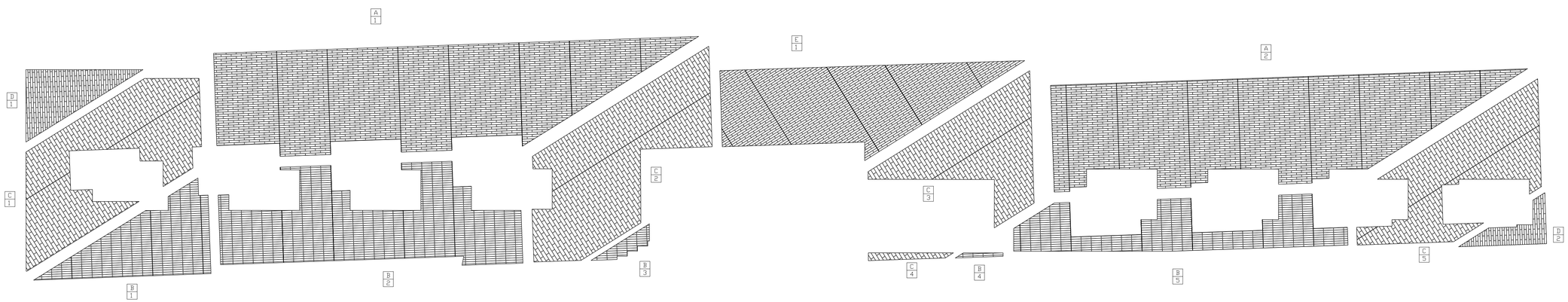
BRICK B:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
2° Installation Angle

BRICK C:
Glen-Gery Utility
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
58° Installation Angle

BRICK D:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
92° Installation Angle



BRICK E:
Glen-Gery Norman
2 $\frac{1}{4}$" x 11 $\frac{5}{8}$"
$\frac{3}{8}$" Mortar Gap
122° Installation Angle



UNROLLED NORTH ELEVATION C

3/16" = 1'-0"

2

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

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2001 N. LAMAR ST., SUITE 550
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1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

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ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

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1	1	90% DD	07/29/2019
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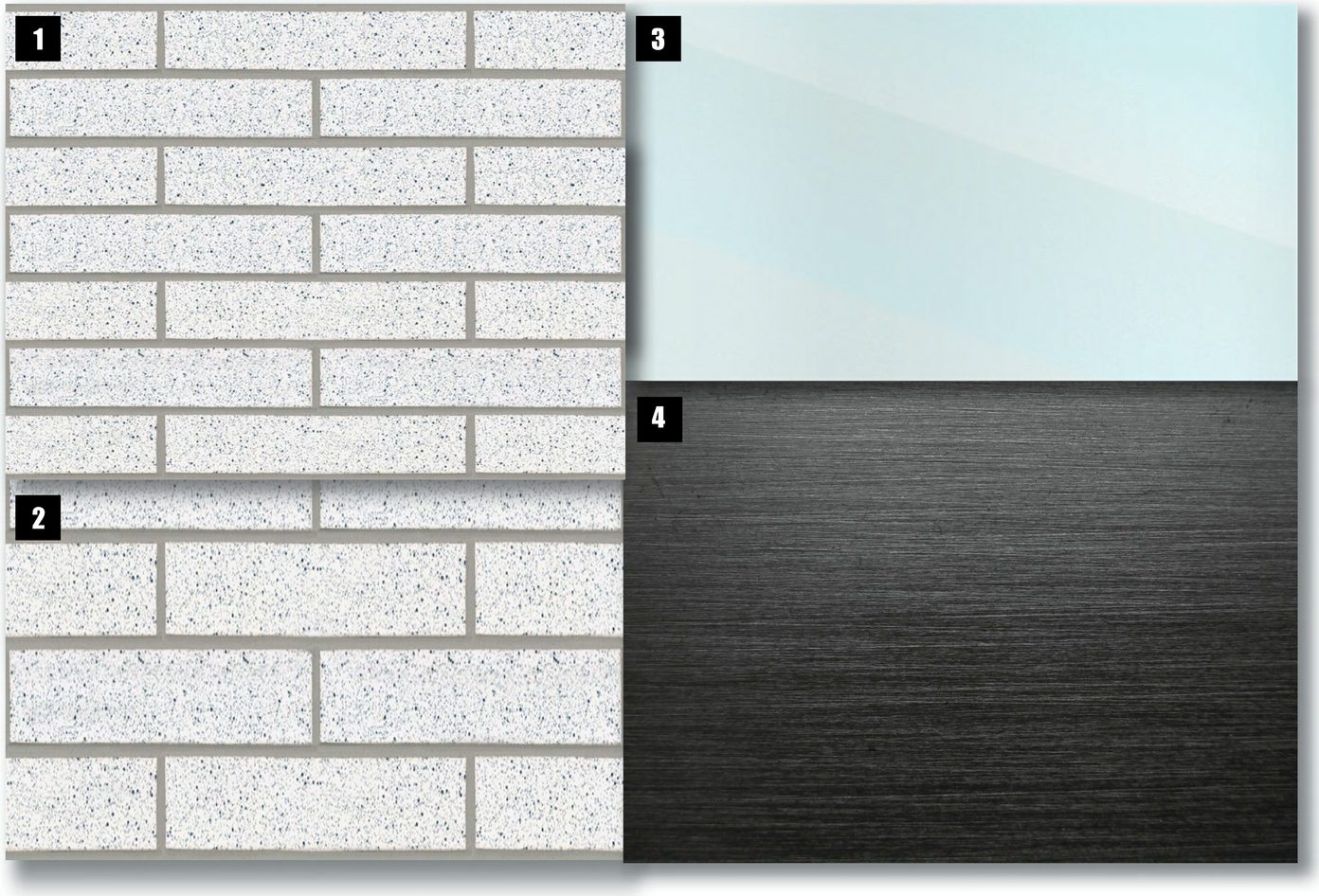
	3		

Sheet Title
UNROLLED ELEV. BLDG C

A11.004

Scale
3/16" = 1'-0"



1- THIN BRICK, GLEN-GERY, White/Speck (G725)
STYLE: GLAZED
DIMENSIONS: “NORMAN” 1”x 2 1/4” x 11 5/8”
MORTAR COLOR: PC&L

2- THIN BRICK, GLEN-GERY, White/Speck (G725)
STYLE: GLAZED
DIMENSIONS: “UTILITY” 1”x 3 5/8” x 11 5/8”
MORTAR COLOR: PC&L

3- CLEAR GLASS

4- ANODIZED ALUMINUM, DARK GREY

EXTERIOR MATERIALS 1

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
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DALLAS, TEXAS 75205
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1	1	90% DD	07/29/2019
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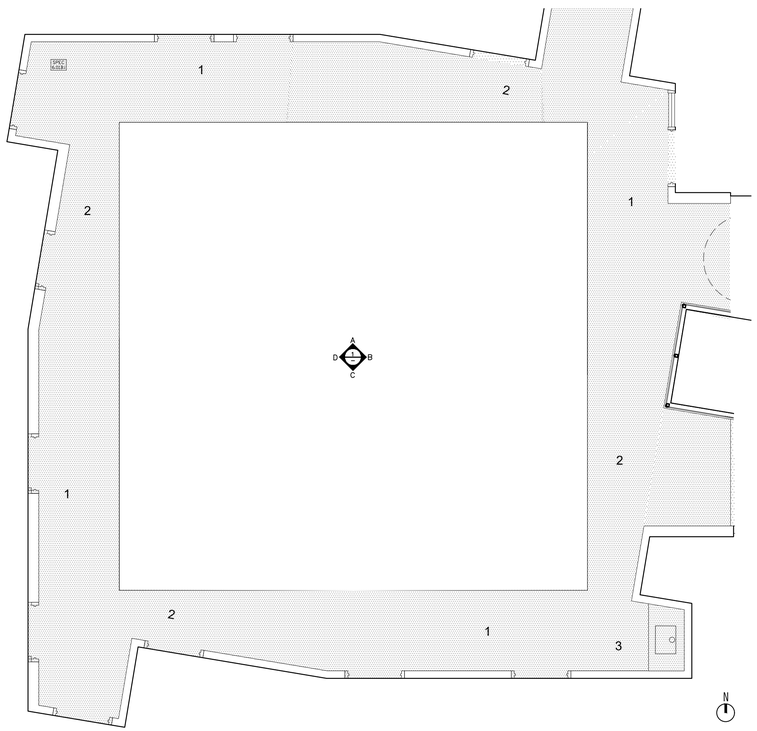
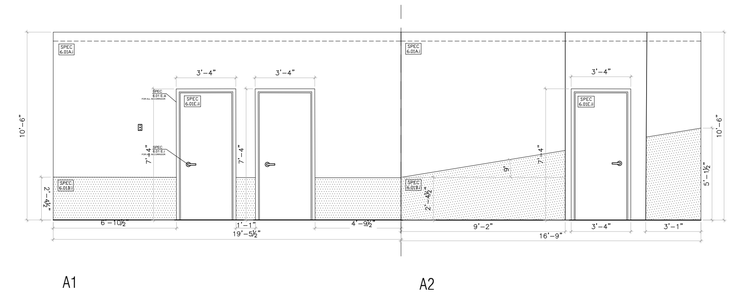
	3	—	—

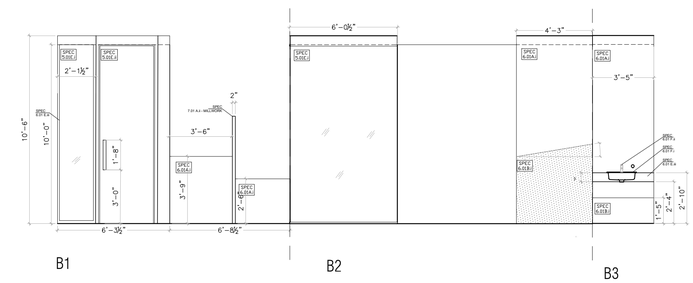
Sheet Title: EXTERIOR MATERIALS
A12.001 | Scale: N/A



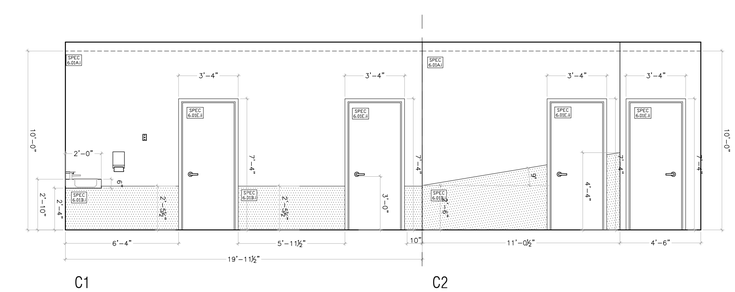
INT.ELEVATION A - HALLWAY - PLAN (5)
1/4" = 1'-0"



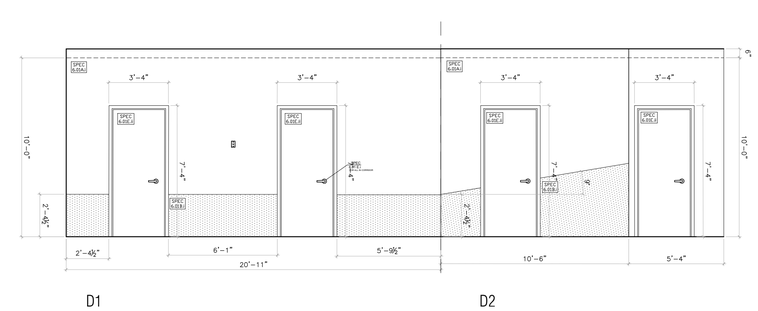
HALLWAY ELEVATION A (1)
1/4" = 1'-0"



HALLWAY ELEVATION B (2)
1/4" = 1'-0"



HALLWAY ELEVATION C (3)
1/4" = 1'-0"



HALLWAY ELEVATION D (4)
1/4" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
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NORTH RICHLAND HILLS
TEXAS,

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1	1	90% DD	07/29/2019
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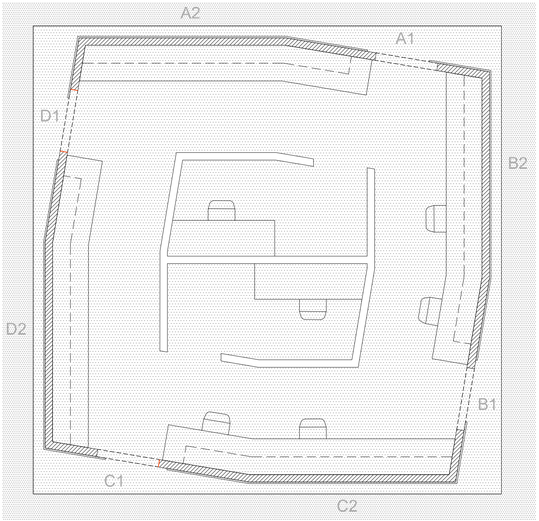
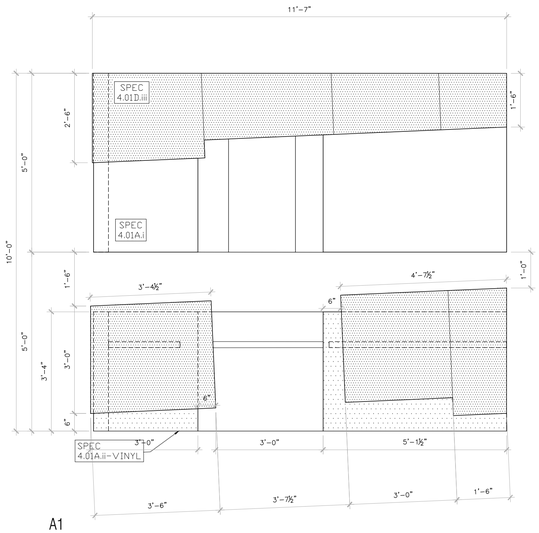
Sheet Title: INT. ELEV. BLDG A - HALL

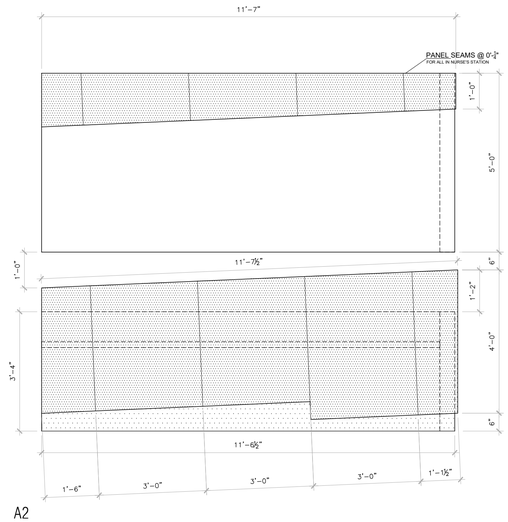
A13.001 | Scale: 1/4" = 1'-0"



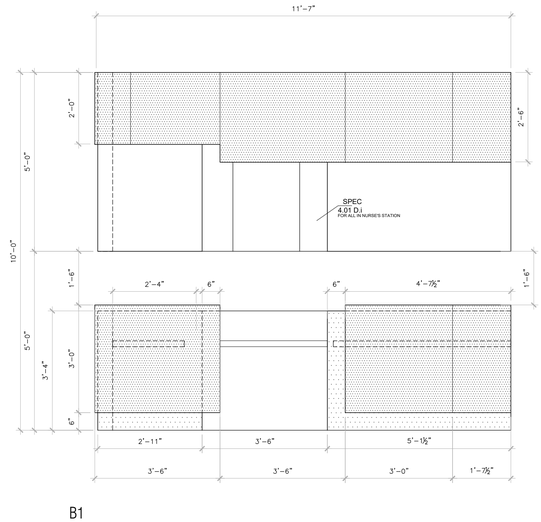
N

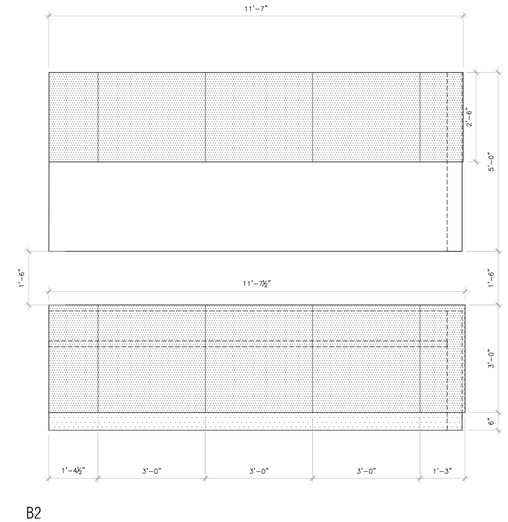
EAST ASSISTANT WORKSPACE - PLAN (1)
1/4" = 1'-0"



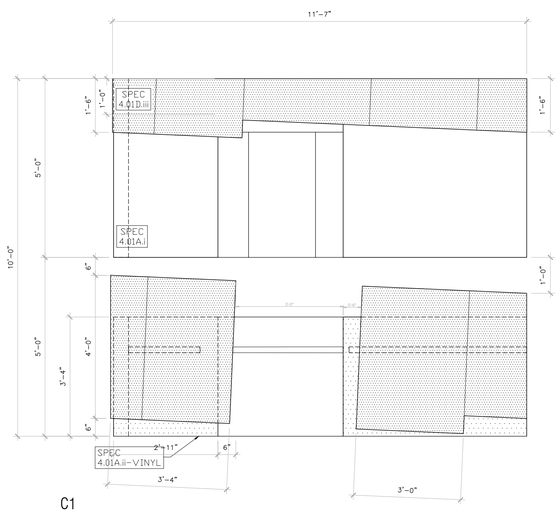


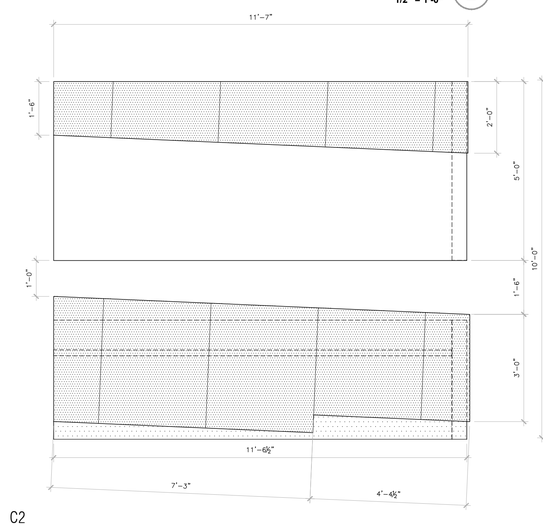
ELEVATION A (2)
1/2" = 1'-0"



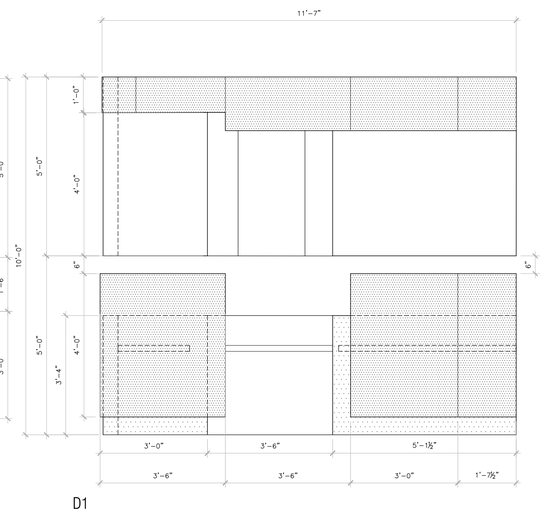


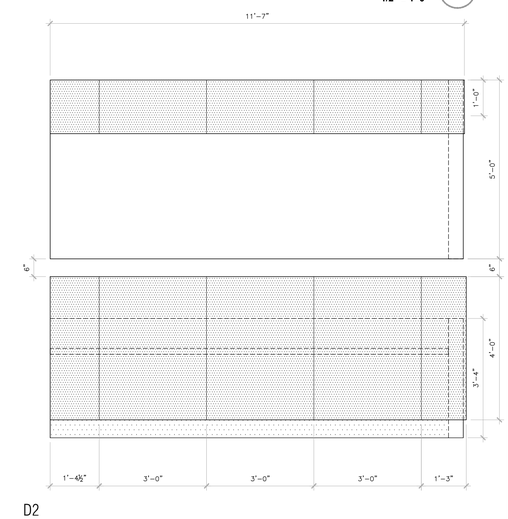
ELEVATION B (3)
1/2" = 1'-0"





ELEVATION C (4)
1/2" = 1'-0"





ELEVATION D (5)
1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

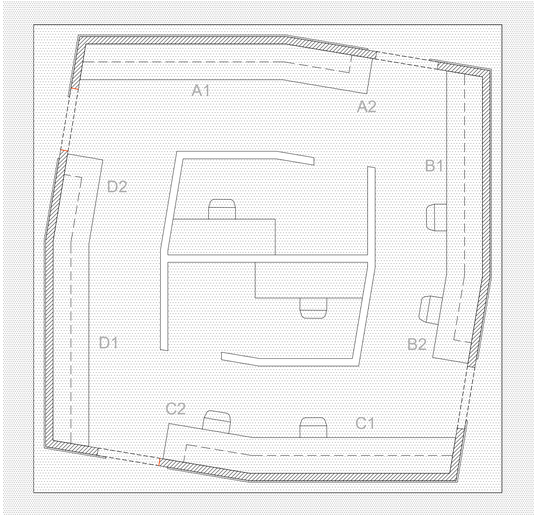
LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

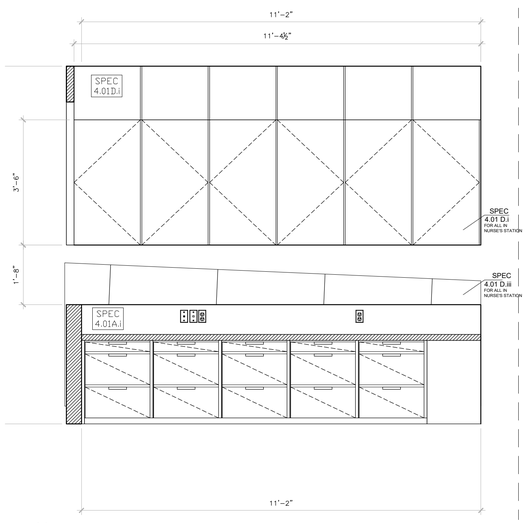
Sheet Title	Scale
INT. ELEV. BLDG A - A.S.	
A14.001	1/2" = 1'-0"



N

EAST ASSISTANT WORKSPACE - PLAN (1)

1/4" = 1'-0"



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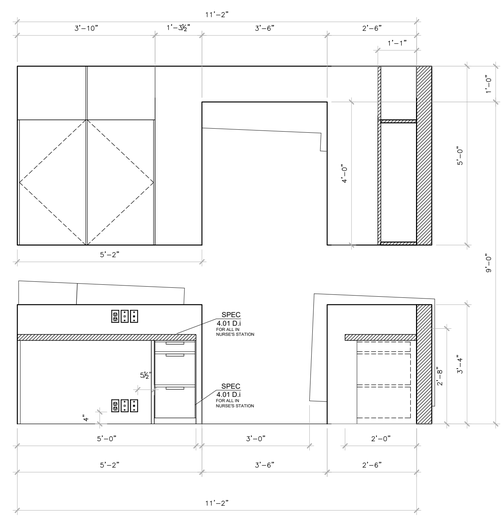
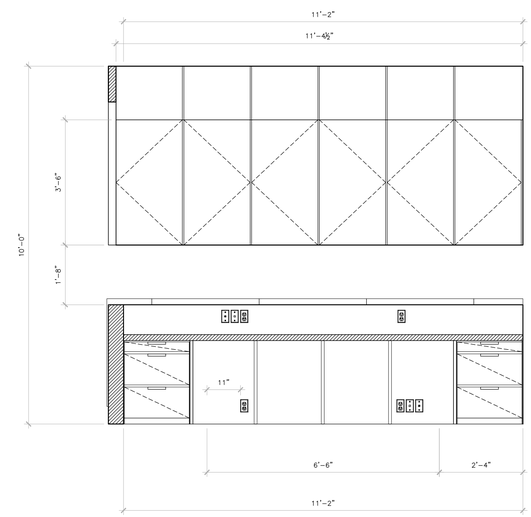


A2

ELEVATION A (2)

1/2" = 1'-0"



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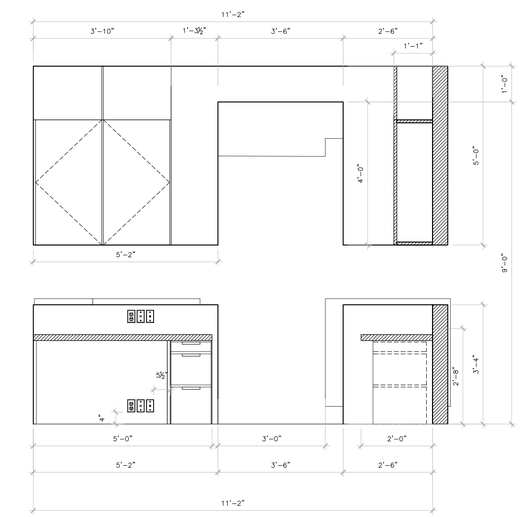
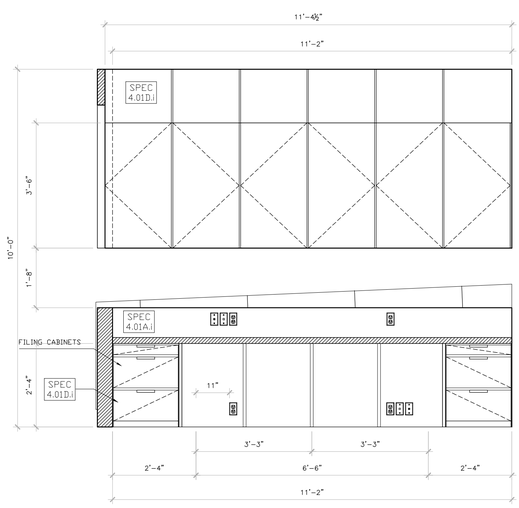


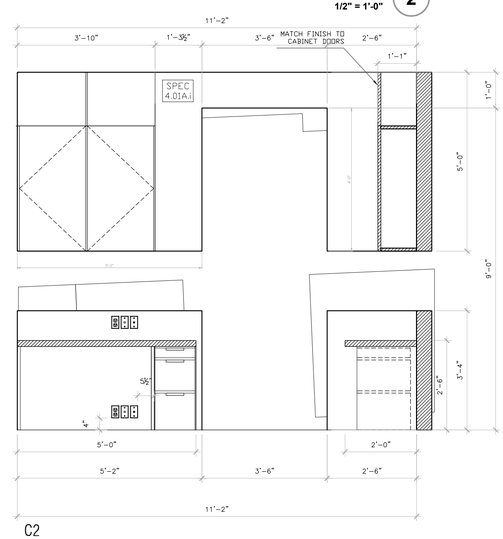
B2

ELEVATION B (3)

1/2" = 1'-0"



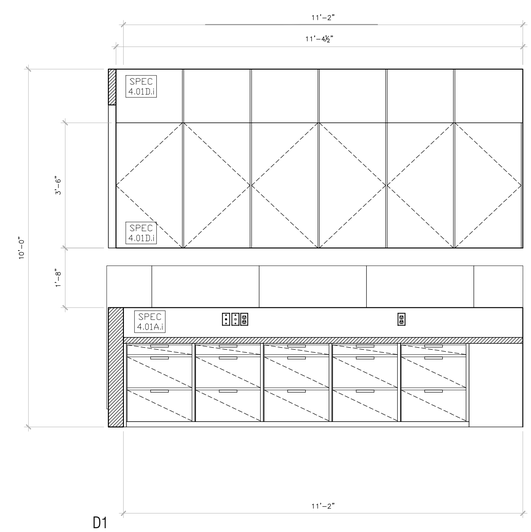
C1



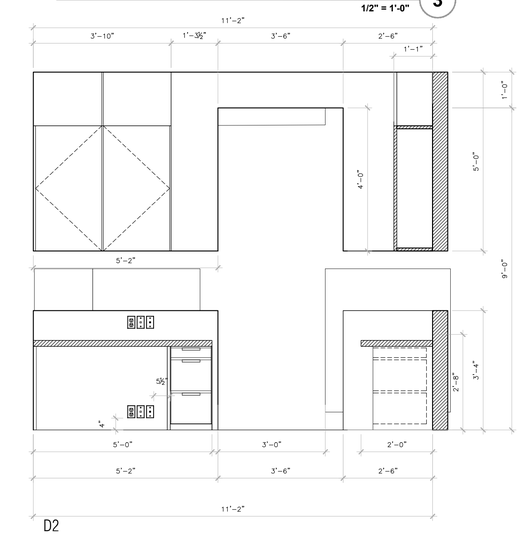
C2

ELEVATION C (4)

1/2" = 1'-0"



D1



D2

ELEVATION D (5)

1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

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NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
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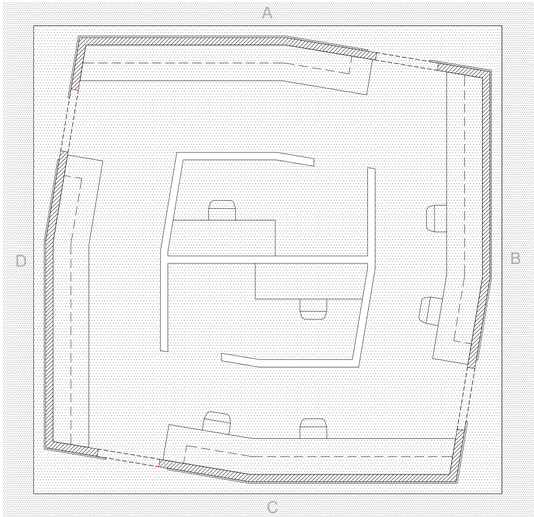
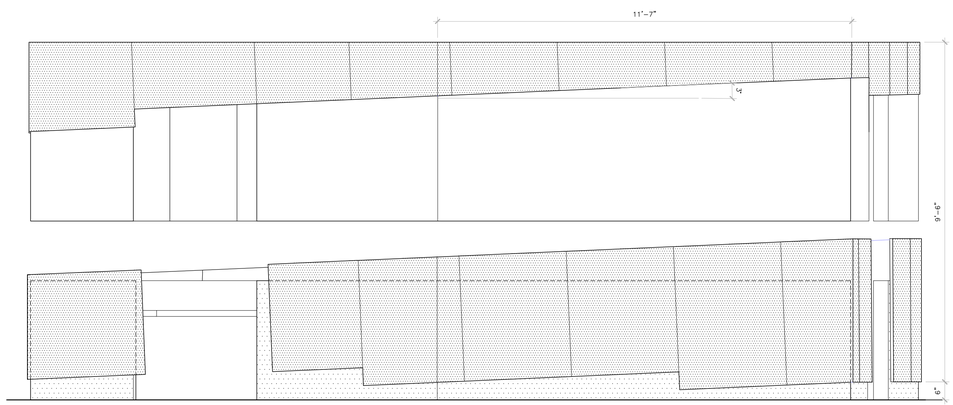
Sheet Title	
INT. ELEV. BLDG A - A.S.	
A14.002	Scale 1/2" = 1'-0"



N

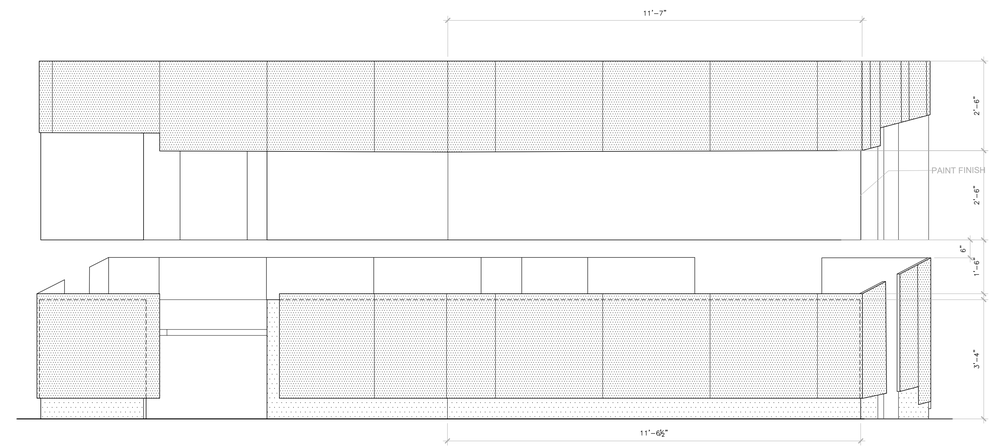
EAST ASSISTANT WORKSPACE - PLAN (1)

1/4" = 1'-0"



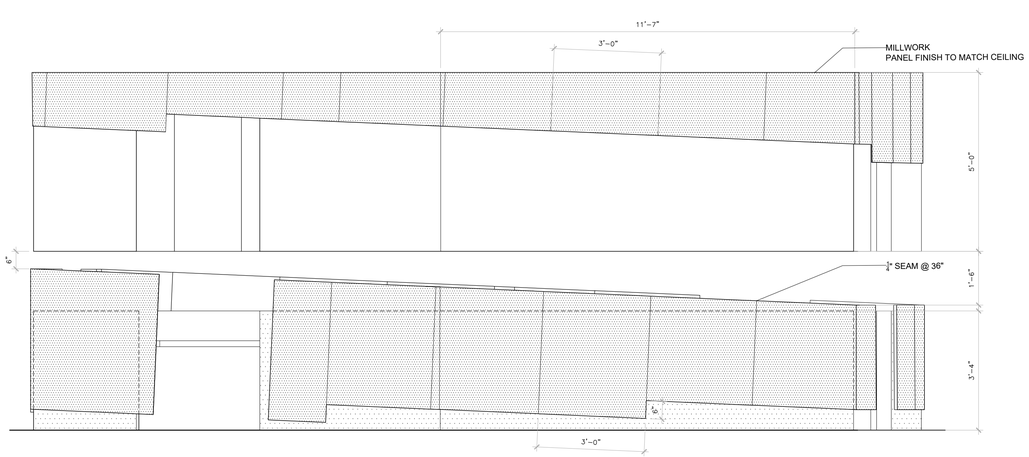
ELEVATION A (2)

1/2" = 1'-0"



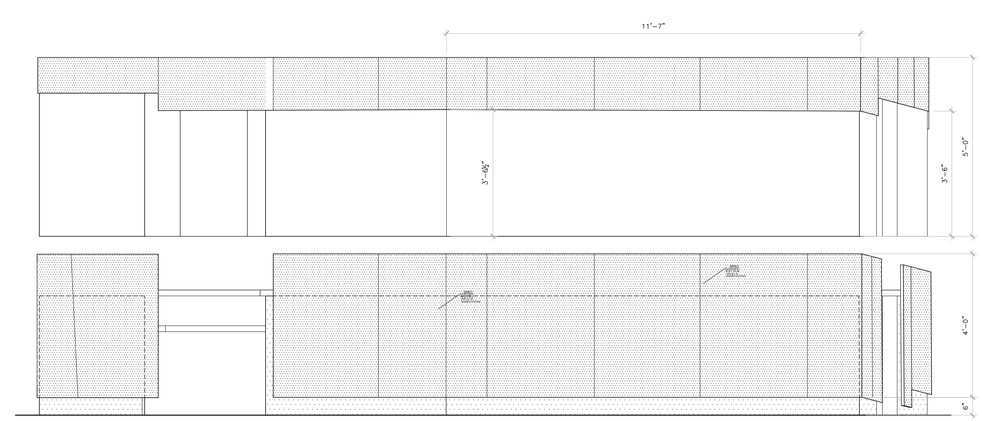
ELEVATION B (3)

1/2" = 1'-0"



ELEVATION C (4)

1/2" = 1'-0"



ELEVATION D (5)

1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
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DALLAS, TX 75202
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CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
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MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

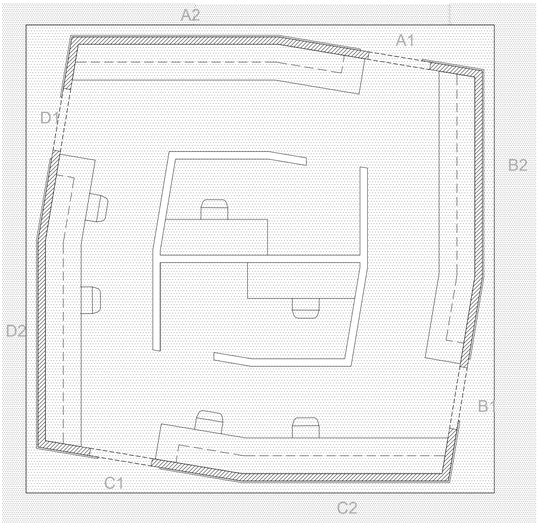
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

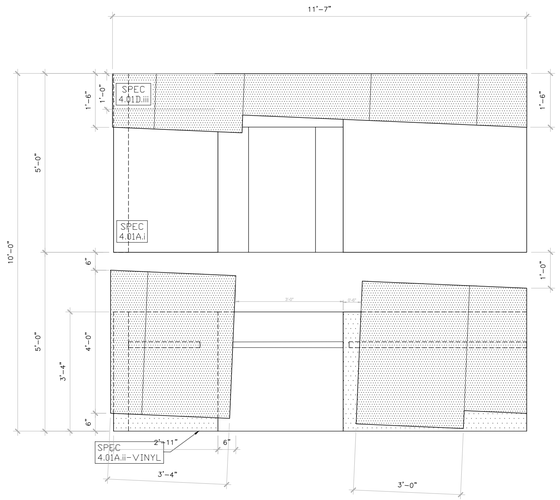
Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

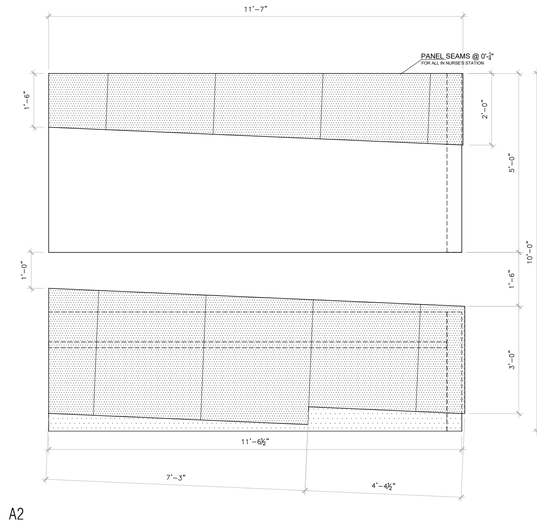
Sheet Title	
INT. ELEV. BLDG A - A.S.	
A14.003	Scale 1/2" = 1'-0"

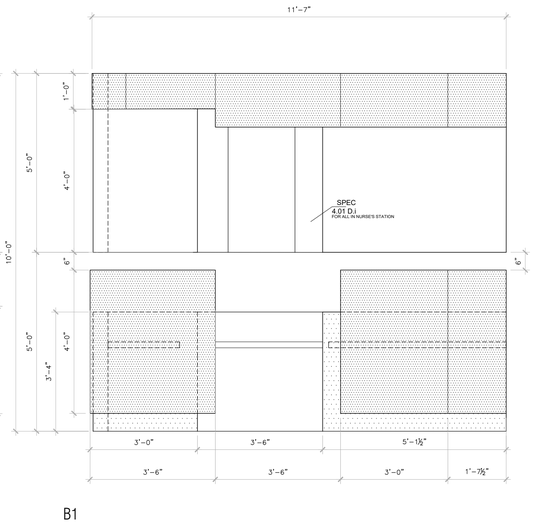


WEST ASSISTANT WORKSPACE - PLAN (1)

1/4" = 1'-0"

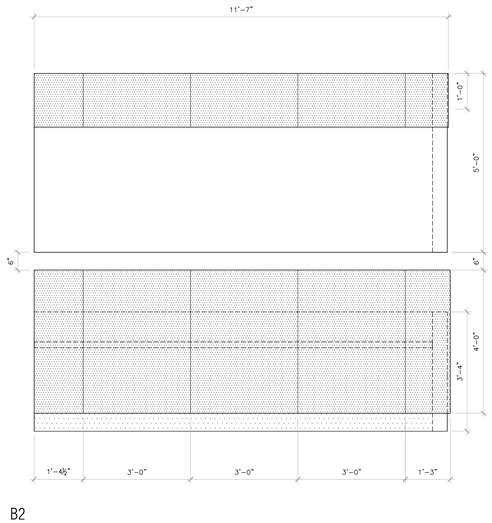






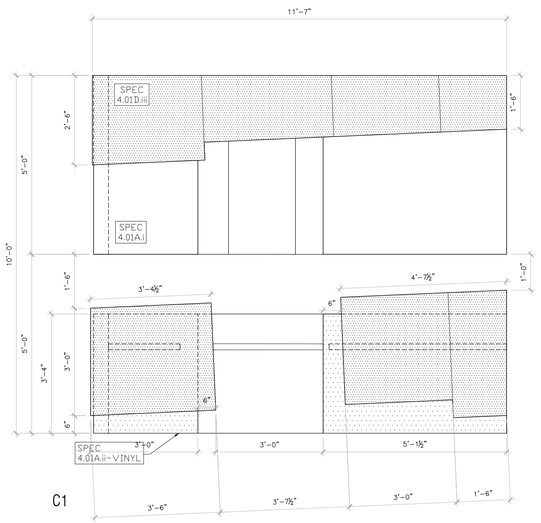
ELEVATION A (2)

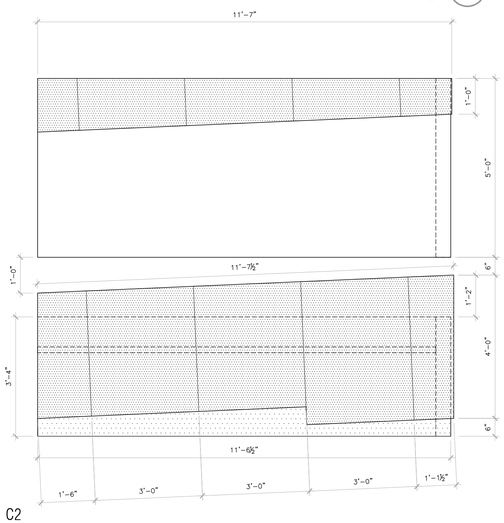
1/2" = 1'-0"



ELEVATION B (3)

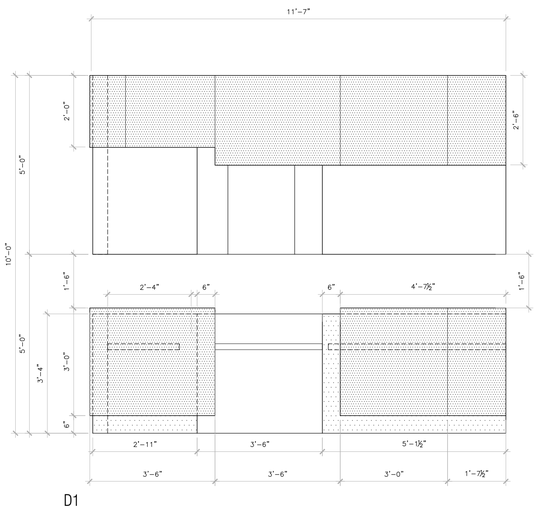
1/2" = 1'-0"

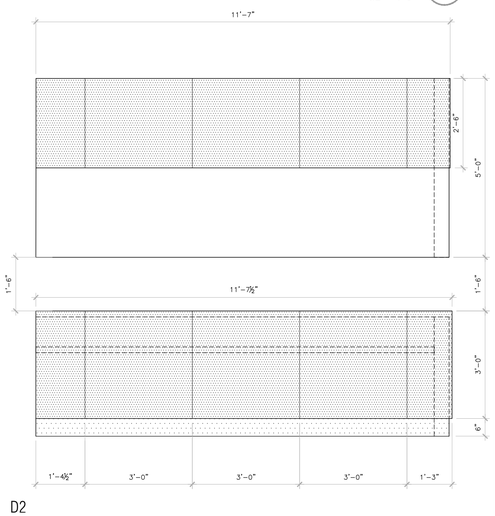




ELEVATION C (4)

1/2" = 1'-0"





ELEVATION D (5)

1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

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1903 CENTRAL DR. SUITE #406
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BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
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CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
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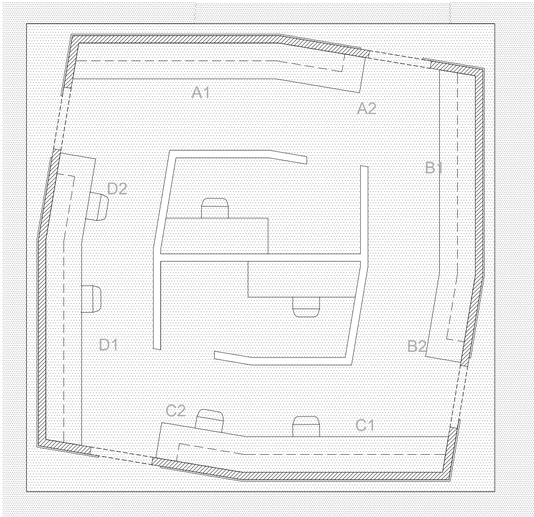
NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

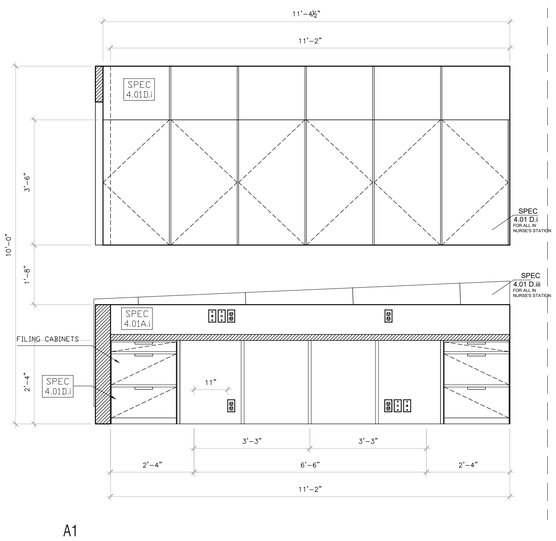
Sheet Title	
INT. ELEV. BLDG A - A.S.	
A14.004	Scale 1/2" = 1'-0"

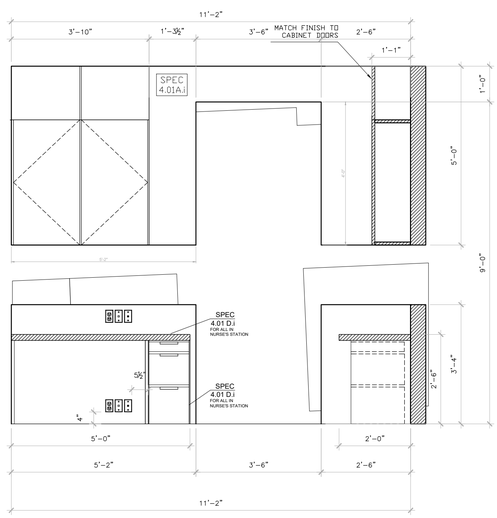


N

WEST ASSISTANT WORKSPACE - PLAN (1)

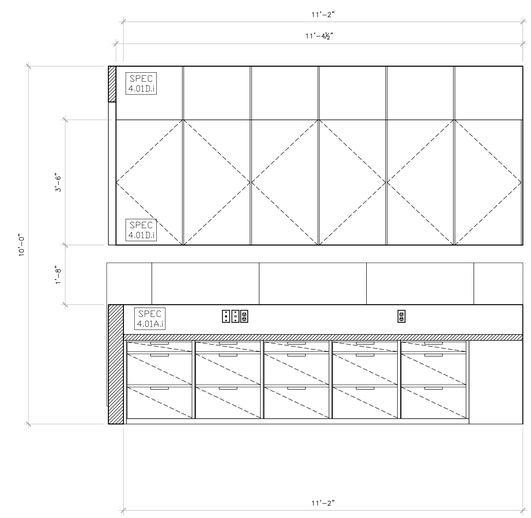
1/4" = 1'-0"

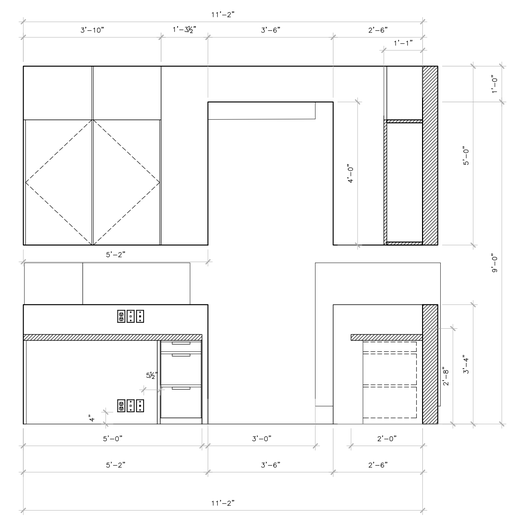




ELEVATION A (2)

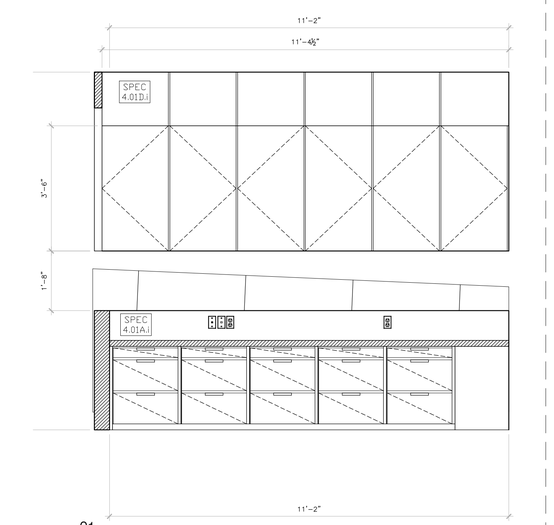
1/2" = 1'-0"

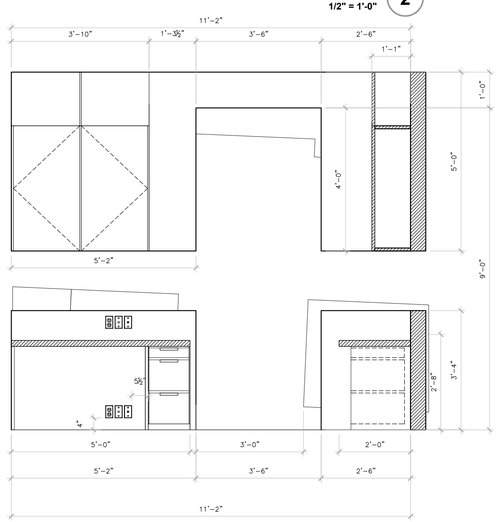




ELEVATION B (3)

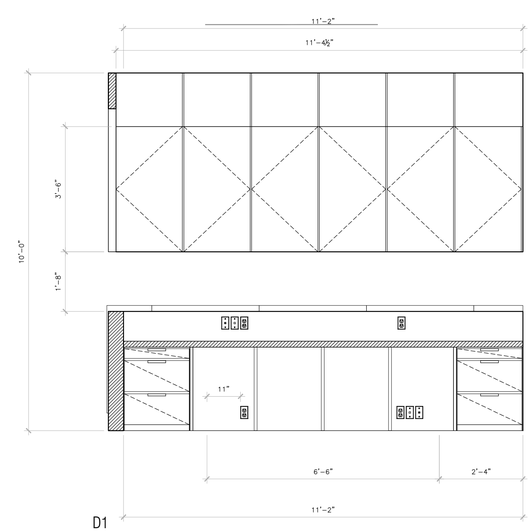
1/2" = 1'-0"

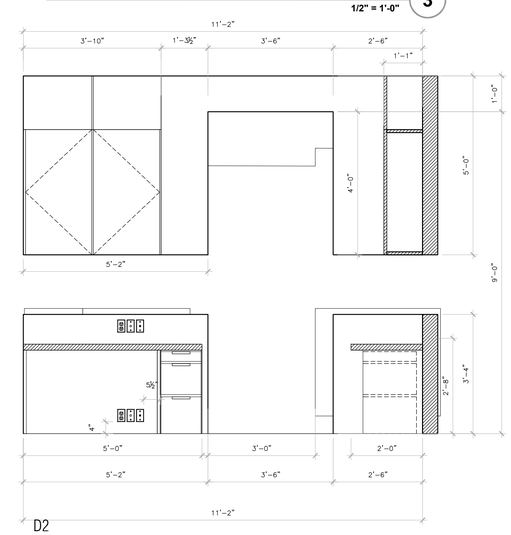




ELEVATION C (4)

1/2" = 1'-0"





ELEVATION D (5)

1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

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NORTHSTAR DERMATOLOGY

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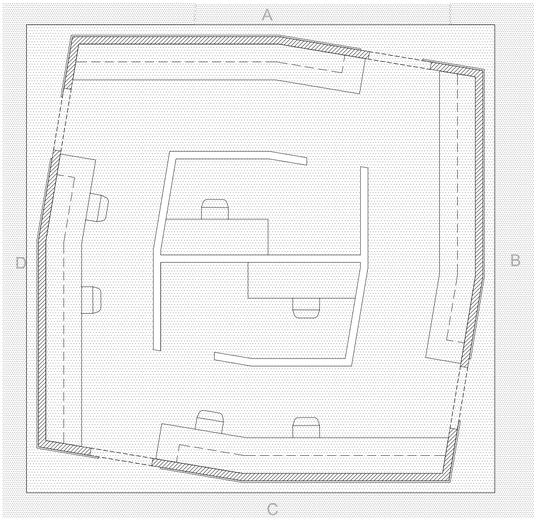
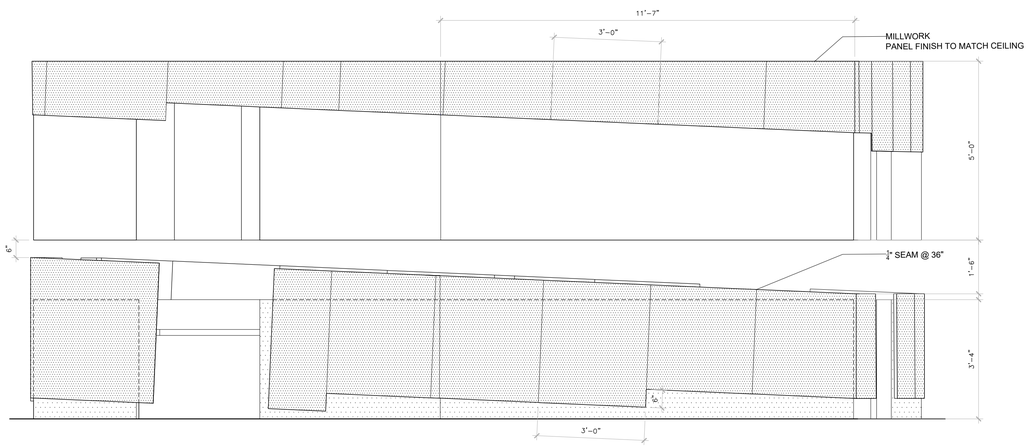
Sheet Title	
INT. ELEV. BLDG A - A.S.	
A14.005	Scale 1/2" = 1'-0"



N

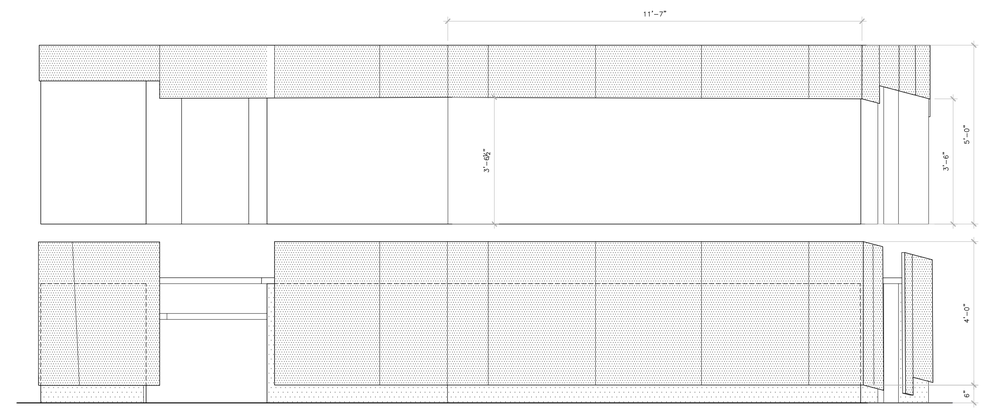
WEST ASSISTANT WORKSPACE - PLAN (1)

1/4" = 1'-0"



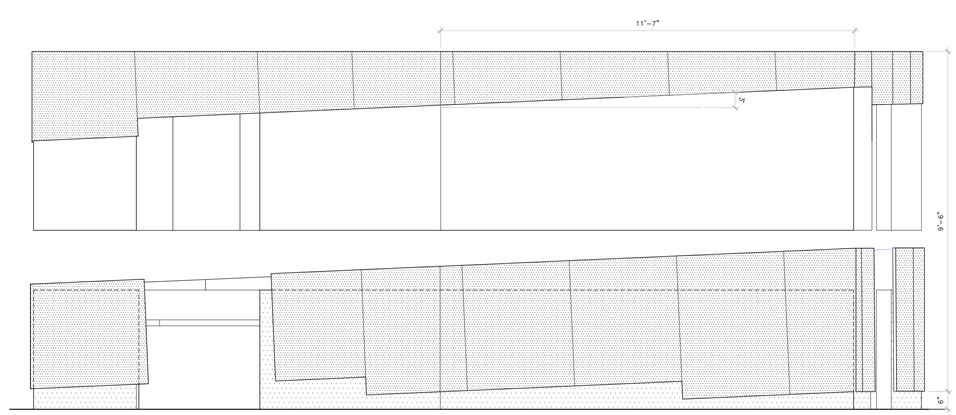
ELEVATION A (2)

1/2" = 1'-0"



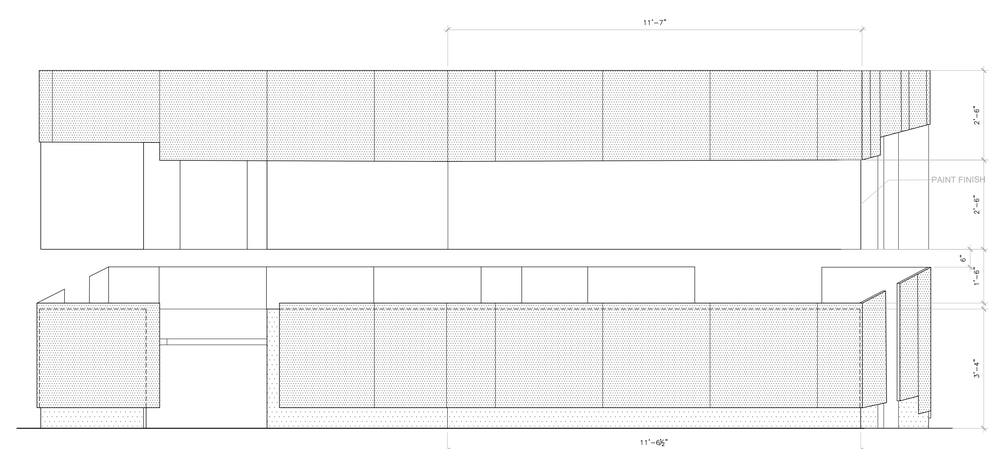
ELEVATION B (3)

1/2" = 1'-0"



ELEVATION C (4)

1/2" = 1'-0"



ELEVATION D (5)

1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

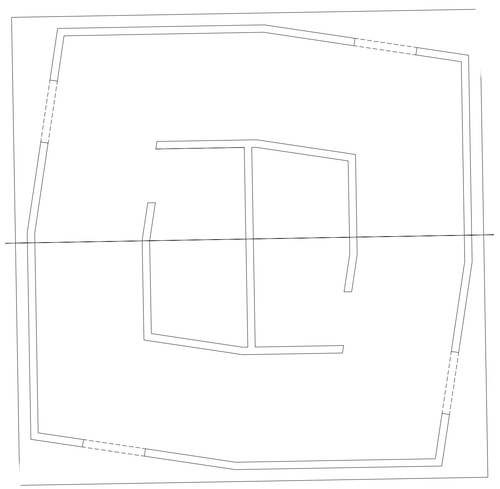
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

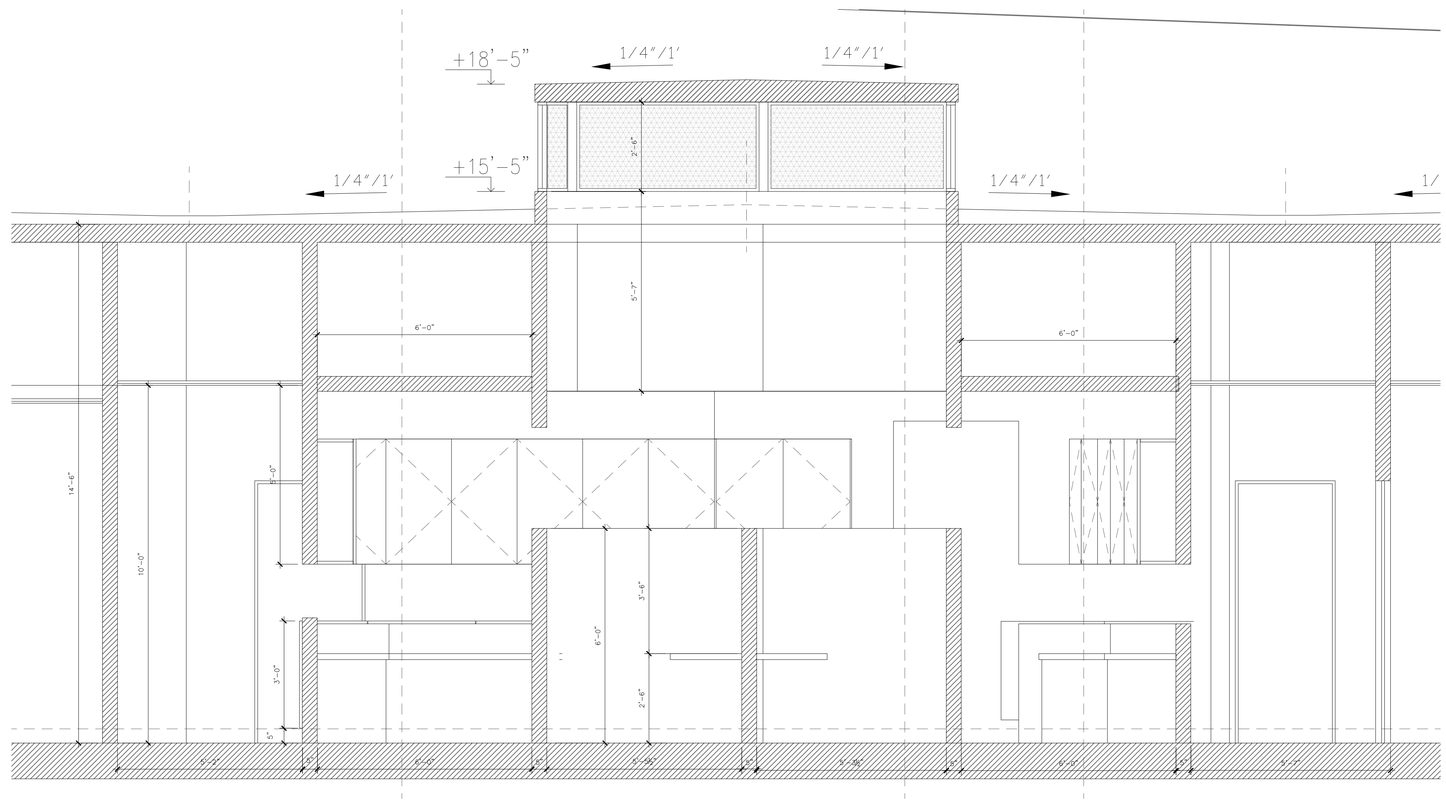
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title	
INT. ELEV. BLDG A - A.S.	
A14.006	Scale 1/2" = 1'-0"



WEST ASST.STAT PLAN CUTTING DIAGRAM (1)
1/4" = 1'-0"



WEST ASST.STAT PLAN CUTTING DIAGRAM (2)
1/2" = 1'-0"

DESIGN ARCHITECT:

AN-ONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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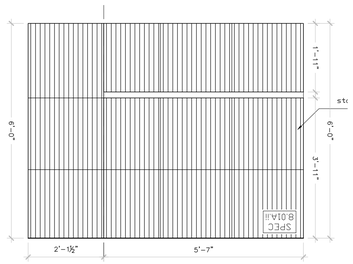
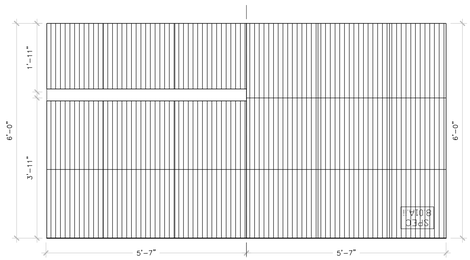
Sheet Title
INT. SECT. BLDG A - A.S.

A14.007

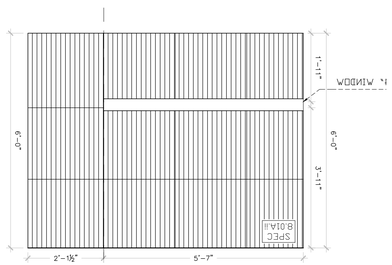
Scale
1/2" = 1'-0"



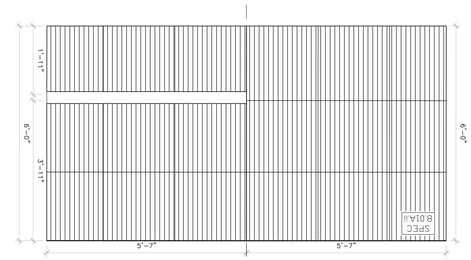
INT. ELEV. - DOCTOR'S EXT. - ELEVATION A 1
1/2" = 1'-0"



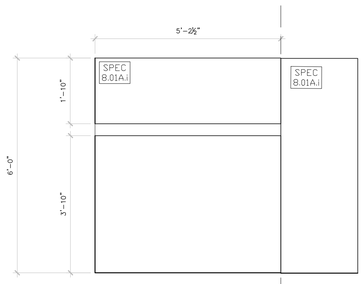
INT. ELEV. - DOCTOR'S EXT. - ELEVATION B 2
1/2" = 1'-0"



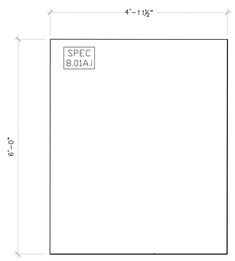
INT. ELEV. - DOCTOR'S EXT. - ELEVATION C 3
1/2" = 1'-0"



INT. ELEV. - DOCTOR'S EXT. - ELEVATION D 4
1/2" = 1'-0"



INT. ELEV. - DOCTOR'S - ELEVATION E 6
1/2" = 1'-0"



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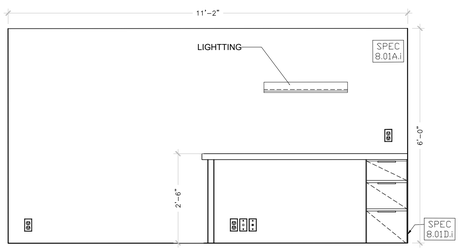
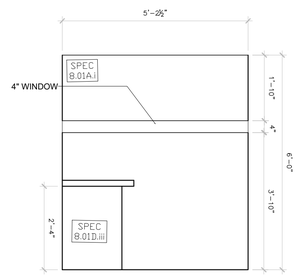
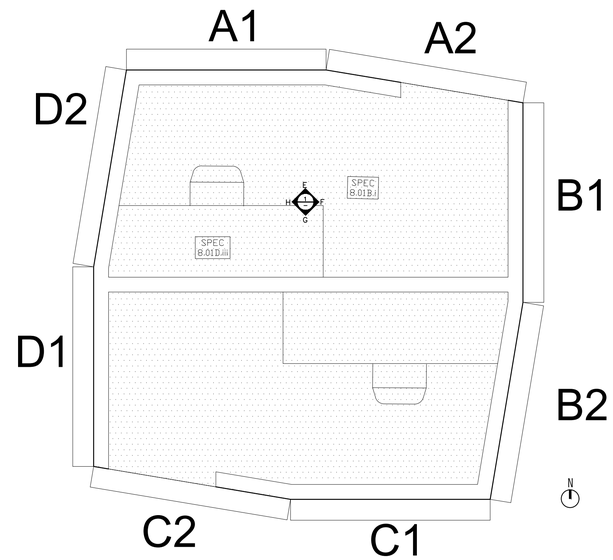
1/2" = 1'-0"



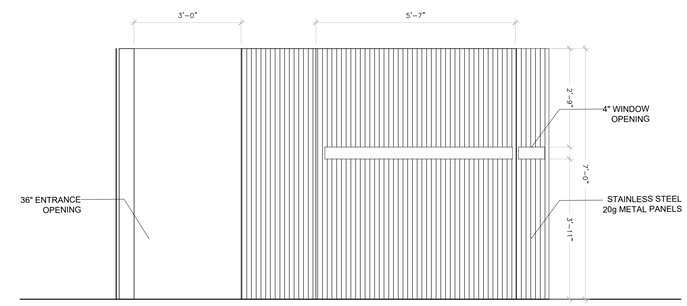
INT. ELEV. - DOCTOR'S - ELEVATION G 8
1/2" = 1'-0"



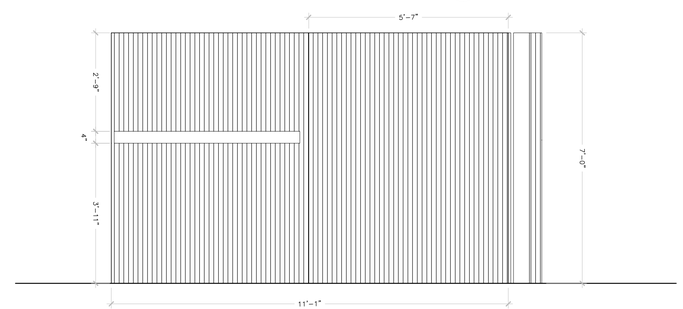
INT. ELEV. - DOCTOR'S - ELEVATION H 9
1/2" = 1'-0"



INT.ELEVATION A - PLAN 5
1/2" = 1'-0"



INT. ELEV. - DOCTOR'S - ELEVATION A +B2 10
1/2" = 1'-0"



INT. ELEV. - DOCTOR'S - ELEVATION C2 +B 11
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

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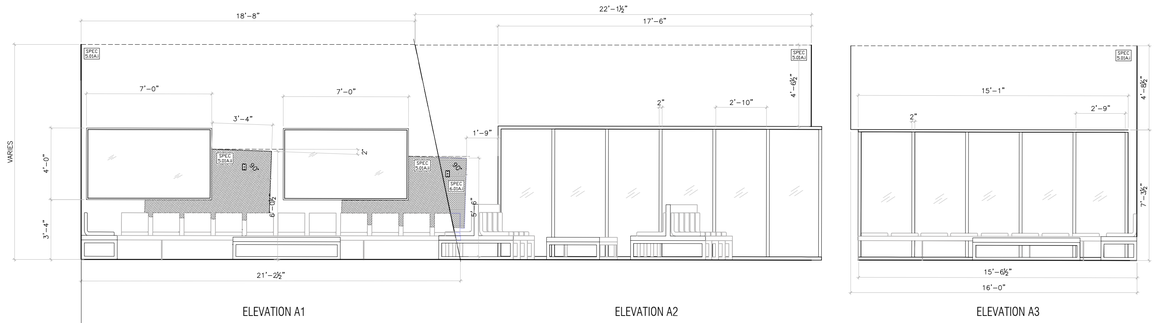
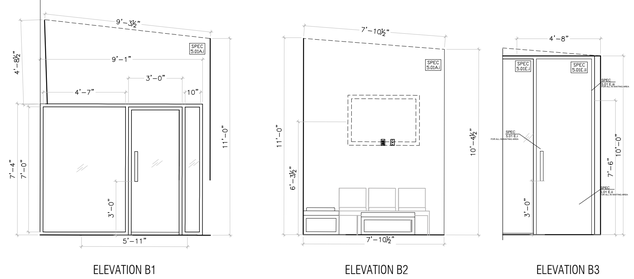
	3		

Sheet Title	
INT. ELEV. BLDG A - D.O.	
A15.001	Scale 1/2" = 1'-0"



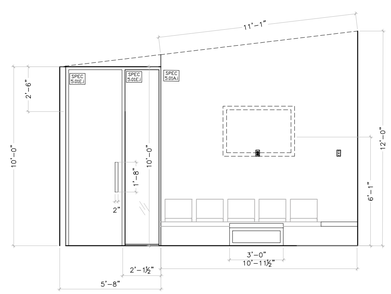
INT.ELEVATION A - WAITING AREA A (1)

1/4" = 1'-0"



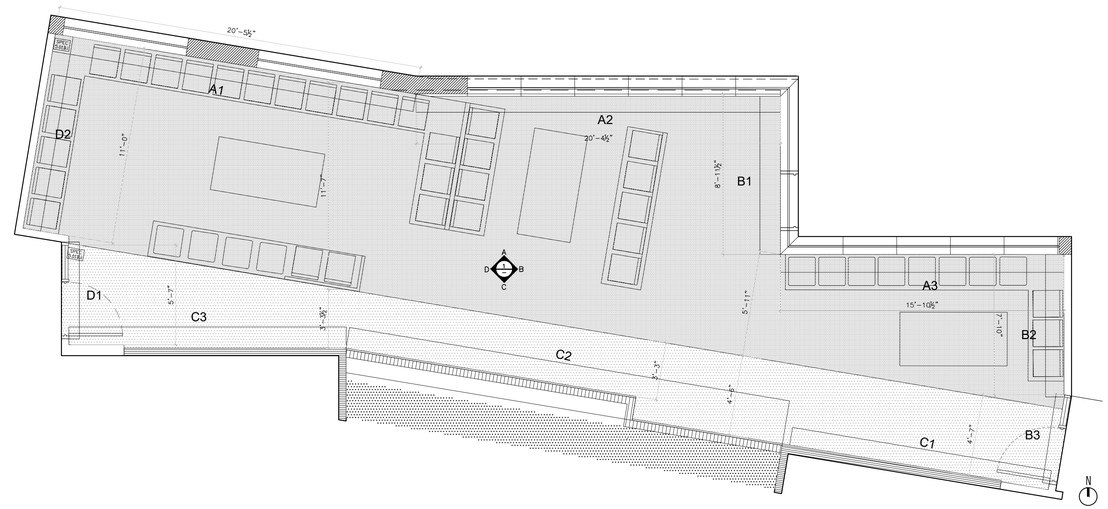
INT.ELEVATION A - WAITING AREA B (2)

1/4" = 1'-0"



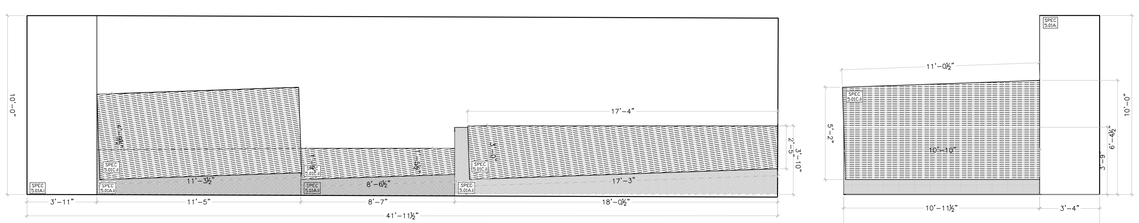
INT.ELEVATION A - WAITING AREA D (4)

1/4" = 1'-0"



INT.ELEVATION A - WAITING AREA- PLAN (5)

1/4" = 1'-0"



INT.ELEVATION A - WAITING AREA C (3)

1/4" = 1'-0"

NOTE: CEILING HEIGHTS IN WAITING AREA TO BE DETERMINED BASED ON RCP DRAWINGS.

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY

8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
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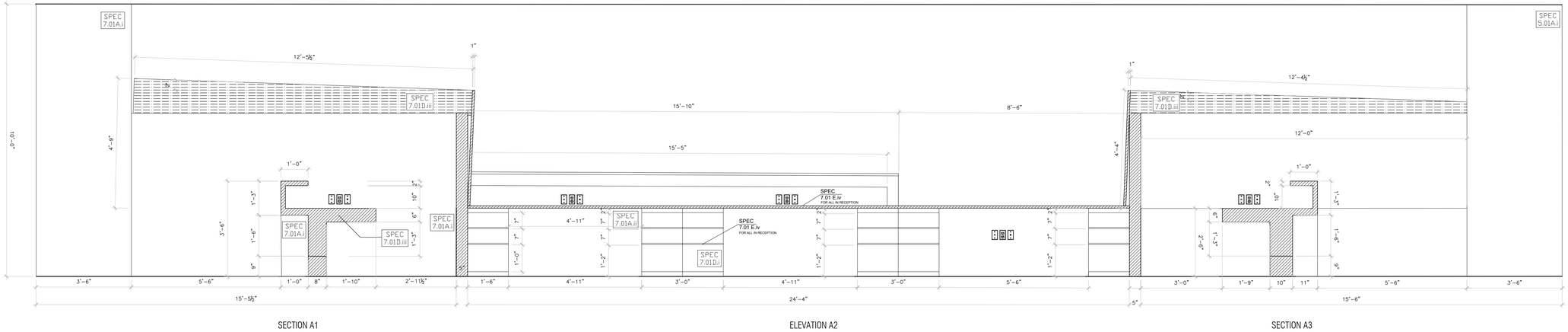
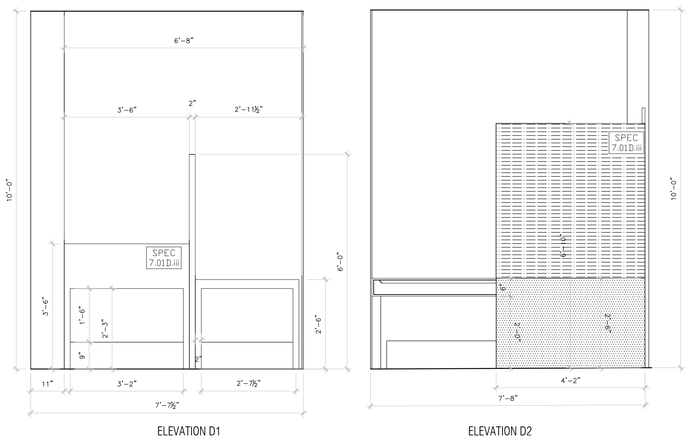
	3		

Sheet Title	
INT. ELEV. BLDG A - WAIT.	
A16.001	Scale 1/4" = 1'-0"



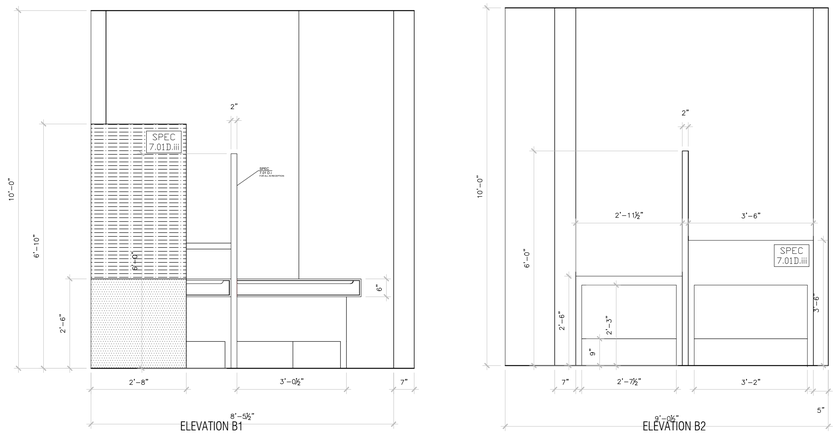
INT.ELEVATION A - RECEPTION_A

1/2" = 1'-0" (1)



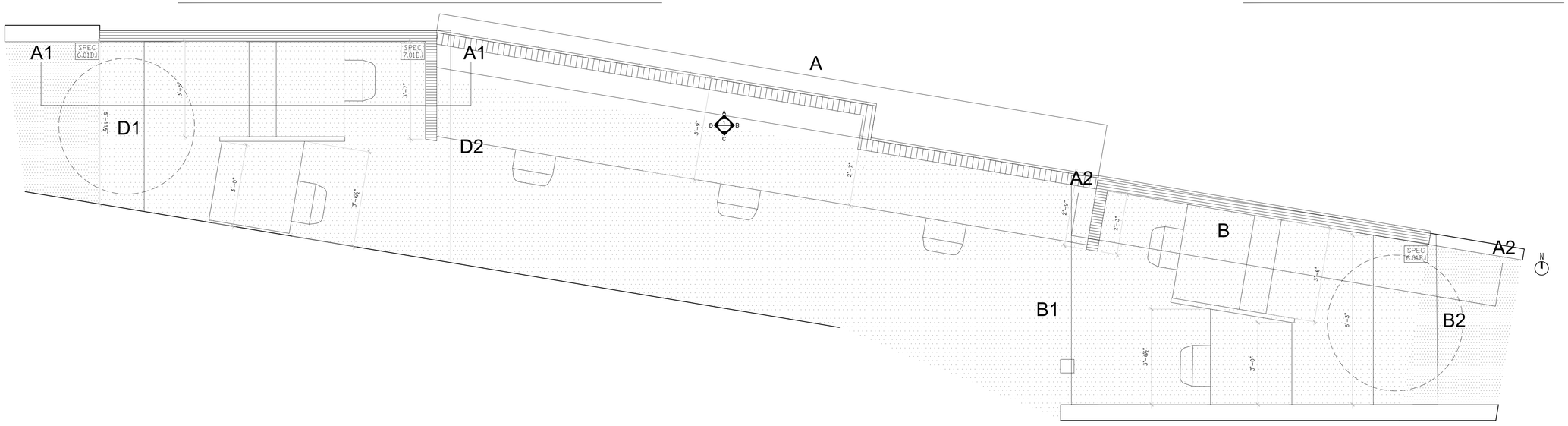
INT.ELEVATION A - CHECK OUT D

1/2" = 1'-0" (2)



INT.ELEVATION A - CHECK OUT B

1/2" = 1'-0" (3)



INT.ELEVATION A - RECEPTION- PLAN

1/2" = 1'-0" (4)

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

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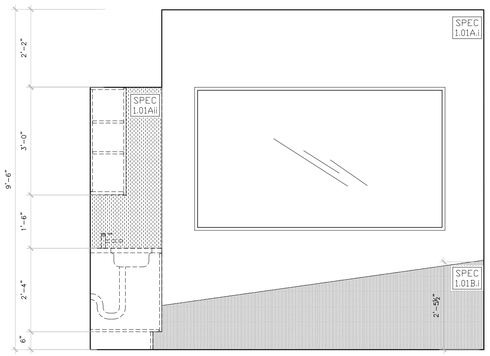
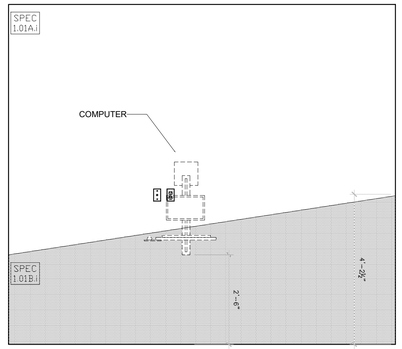
	3		

Sheet Title: INT. ELEV.S BLDG A - REC.

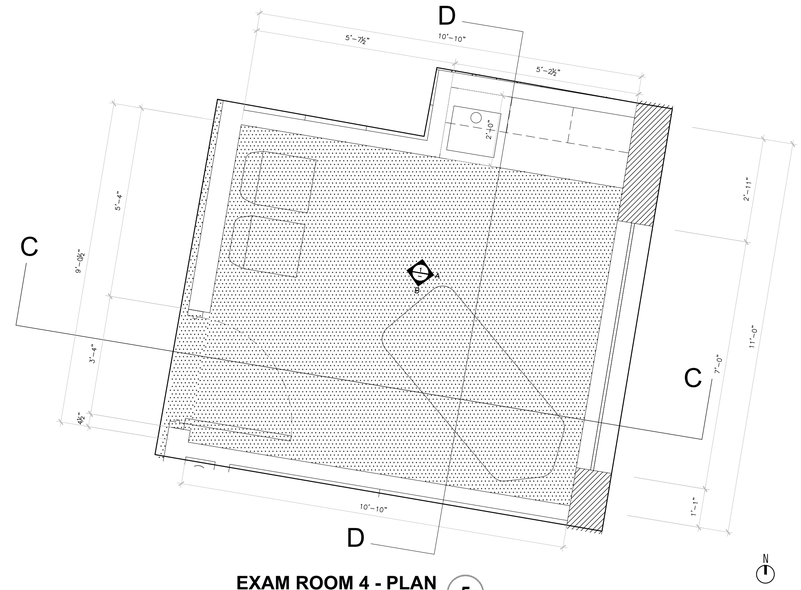
A17.001 — Scale: 1/2" = 1'-0"



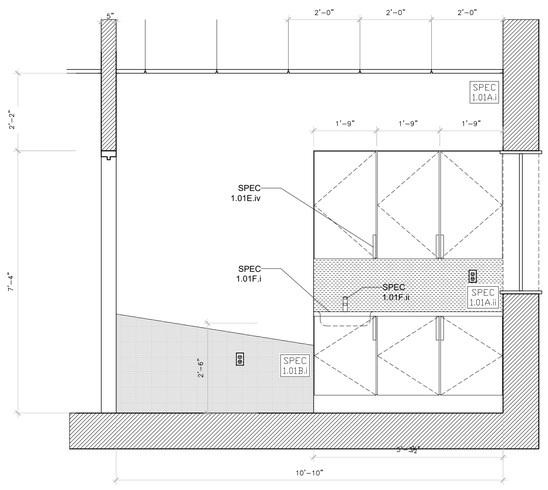
EXAM ROOM 4 - ELEVATION A (1)
1/2" = 1'-0"



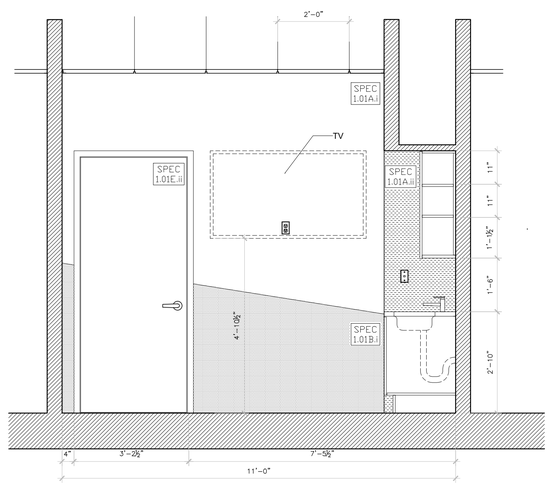
EXAM ROOM 4 - ELEVATION B (2)
1/2" = 1'-0"



EXAM ROOM 4 - PLAN (5)
1/2" = 1'-0"



EXAM ROOM 4 - SECTION C (3)
1/2" = 1'-0"



EXAM ROOM 4 - SECTION D (4)
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
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2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
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CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

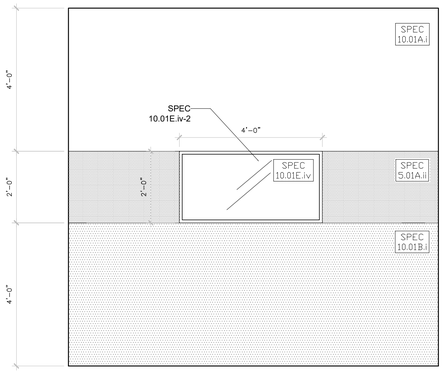
LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

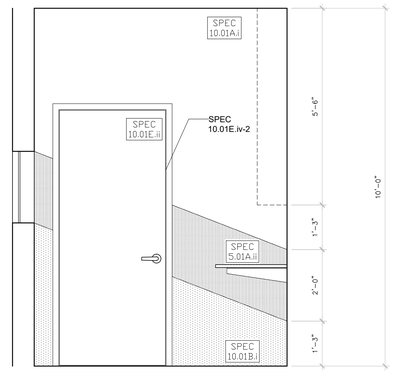
Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title
INT. ELEV. BLDG A - EXAM

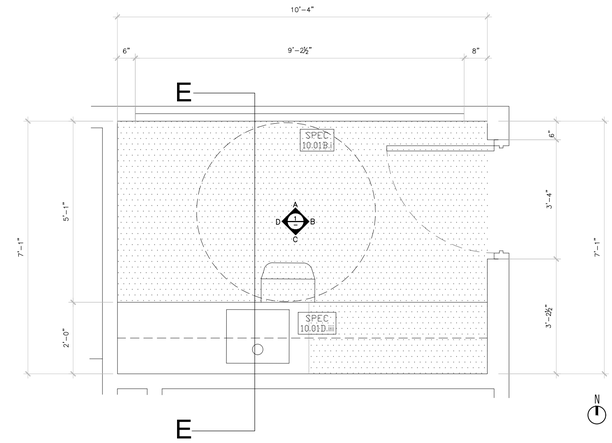
A18.001 | Scale 1/2" = 1'-0"



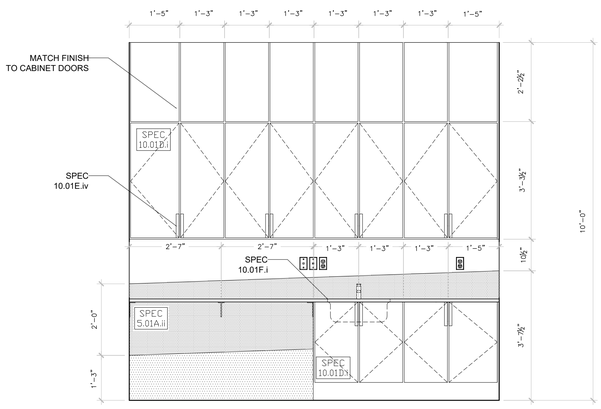
LABORATORY - ELEVATION A 1
1/2" = 1'-0"



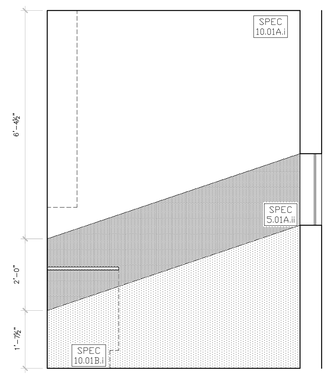
LABORATORY - ELEVATION B 2
1/2" = 1'-0"



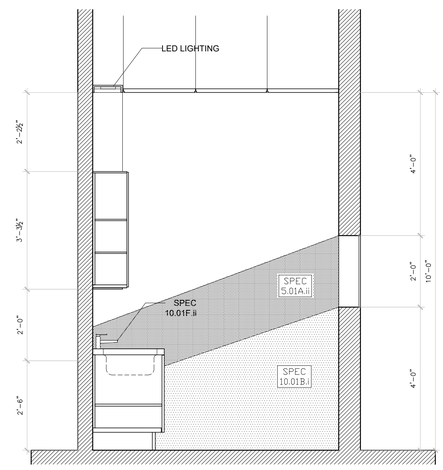
LABORATORY - PLAN 5
1/2" = 1'-0"



LABORATORY - ELEVATION C 3
1/2" = 1'-0"



LABORATORY - ELEVATION D 4
1/2" = 1'-0"



LABORATORY - SECTION E 6
1/2" = 1'-0"

DESIGN ARCHITECT:

ANONYMOUS

Spinagu

970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:

NORTHSTAR DERMATOLOGY

5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:

GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:

CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:

ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:

CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:

BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

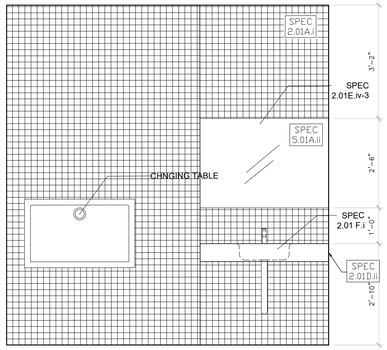
NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

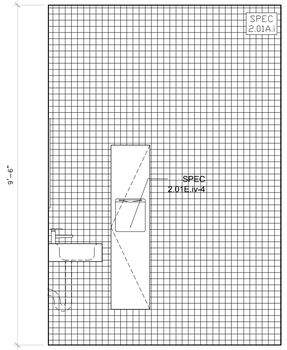
Sheet Title
INT. ELEV. LABORATORY

A19.001

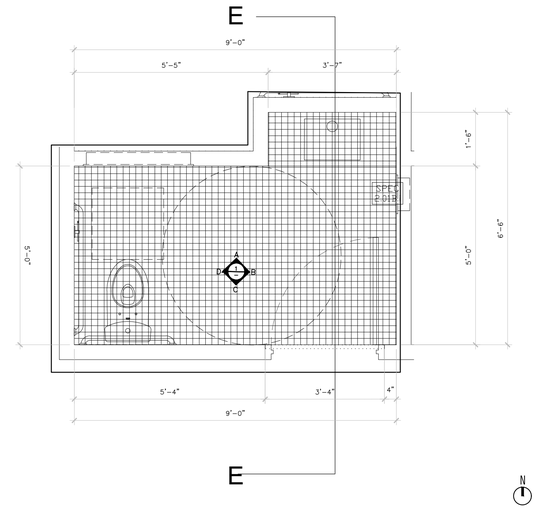
Scale
1/2" = 1'-0"



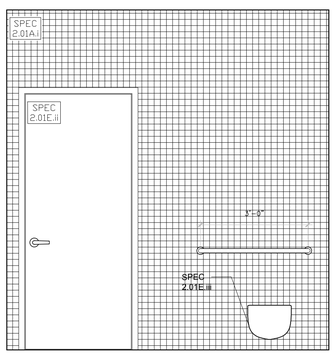
RESTROOM 1 - ELEVATION A (1)
1/2" = 1'-0"



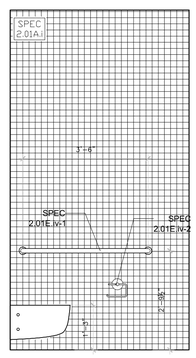
RESTROOM 1 - ELEVATION B (2)
1/2" = 1'-0"



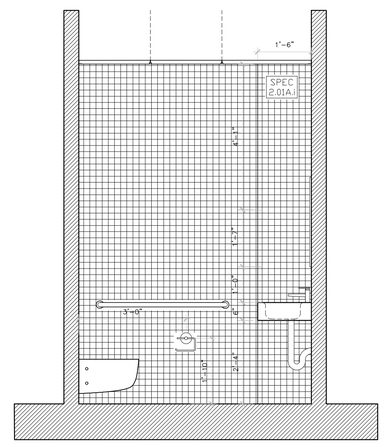
RESTROOM 1 - PLAN 1 (6)
1/2" = 1'-0"



RESTROOM 1 - ELEVATION C (3)
1/2" = 1'-0"



RESTROOM 1 - ELEVATION D (4)
1/2" = 1'-0"



RESTROOM 1 - SECTION E (5)
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

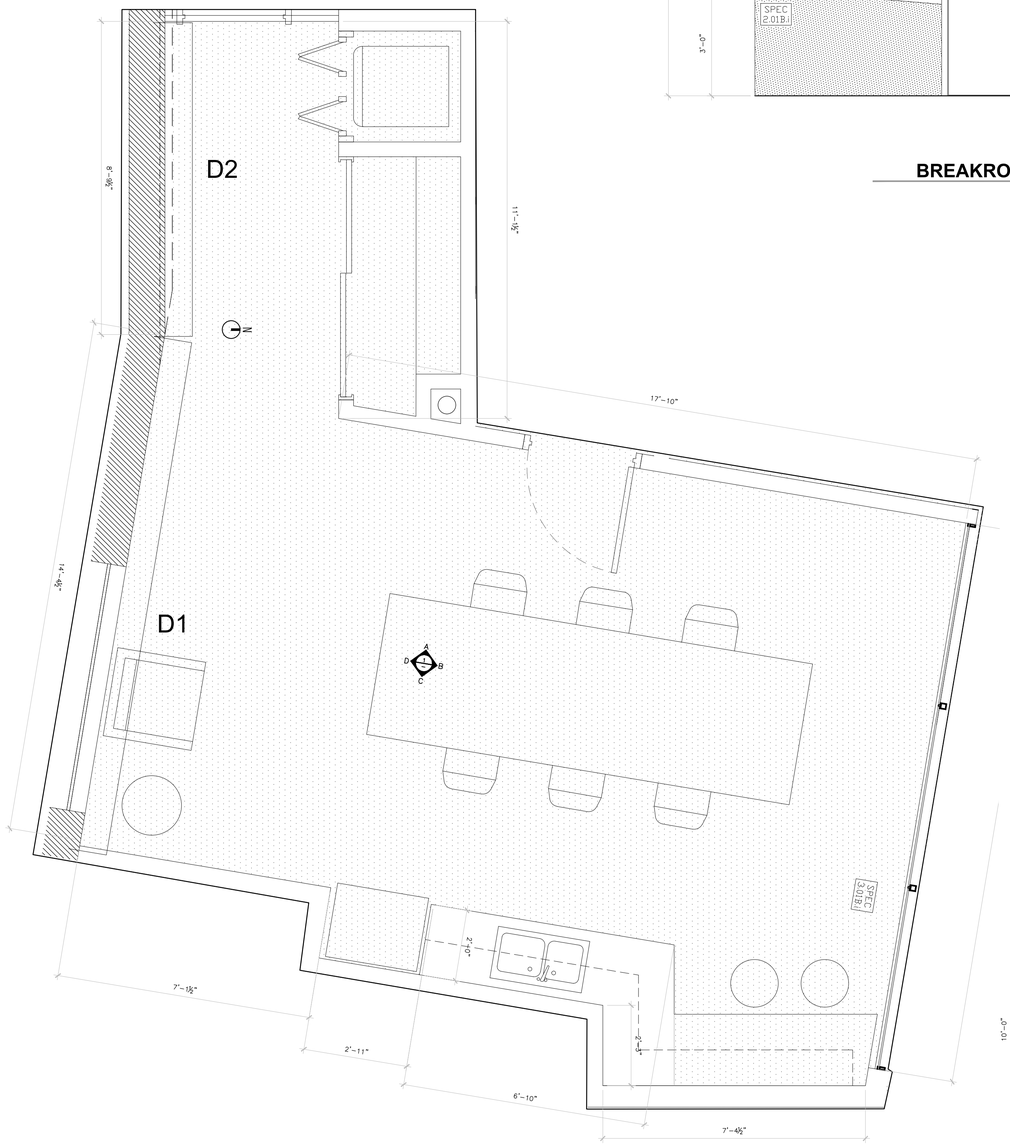
NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

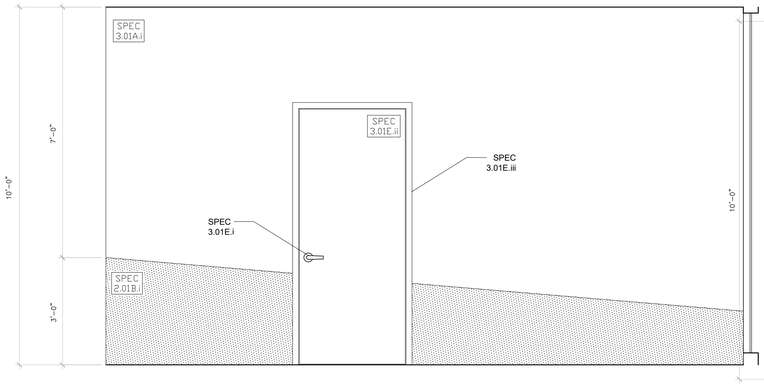
Sheet Title
INT. ELEV. BLDG A - RSTRM

A20.001

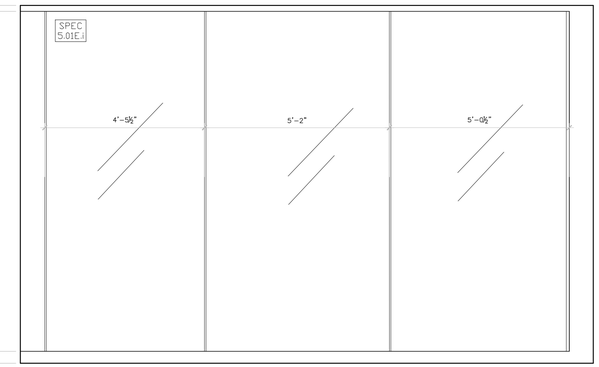
Scale
1/2" = 1'-0"



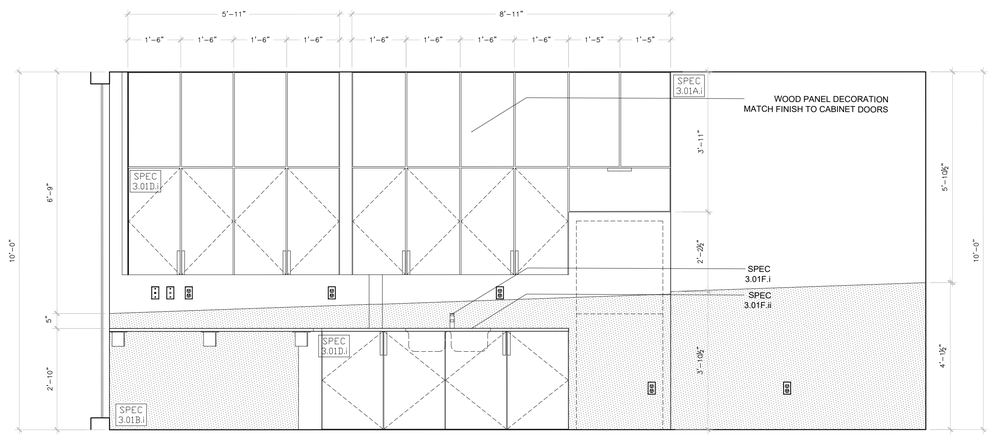
BREAKROOM - PLAN 6
1/4" = 1'-0"



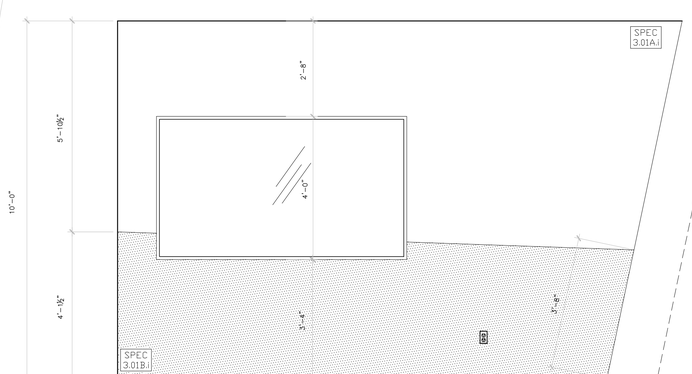
BREAKROOM - ELEVATION A 1
1/2" = 1'-0"



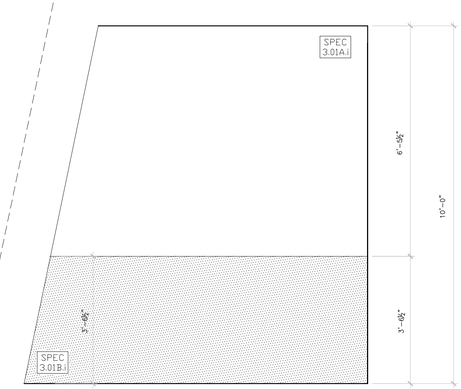
BREAKROOM - ELEVATION B 2
1/2" = 1'-0"



BREAKROOM - ELEVATION C 3
1/2" = 1'-0"



BREAKROOM - ELEVATION D1 4
1/2" = 1'-0"



BREAKROOM - ELEVATION D2 5
1/2" = 1'-0"

DESIGN ARCHITECT:
AN-ONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

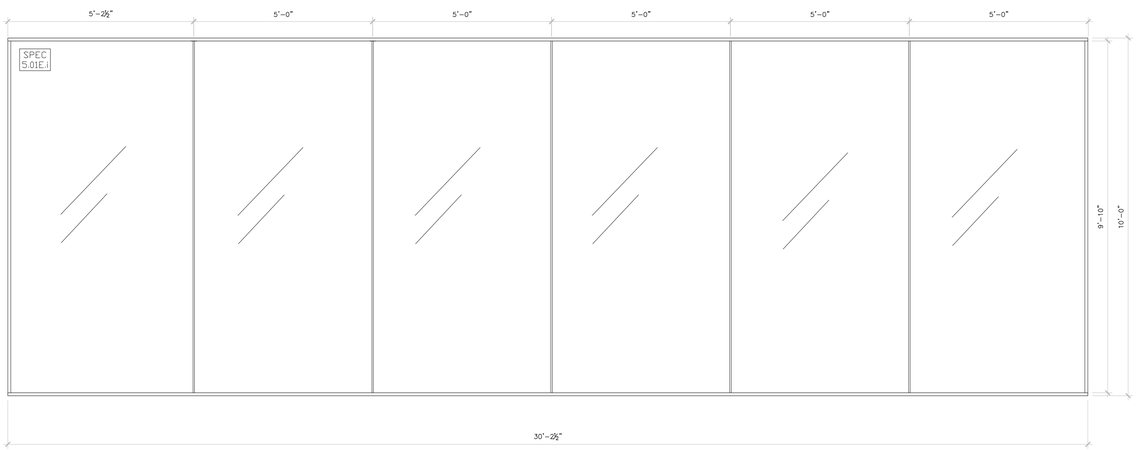
MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

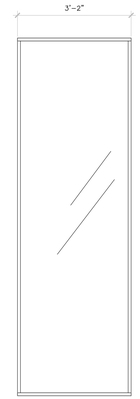
NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

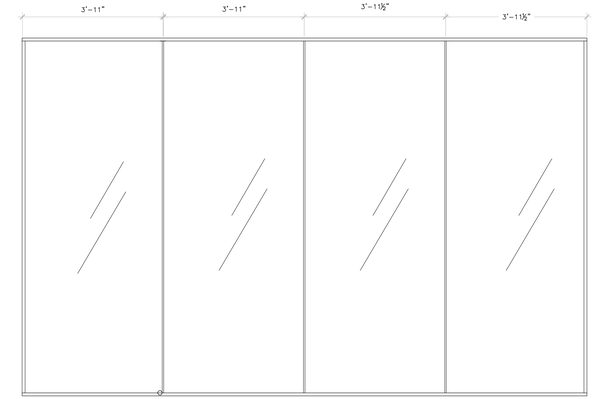
Sheet Title	
INT. ELEV. BLDG A - BREAK	
A21.001	Scale 1/2" = 1'-0"



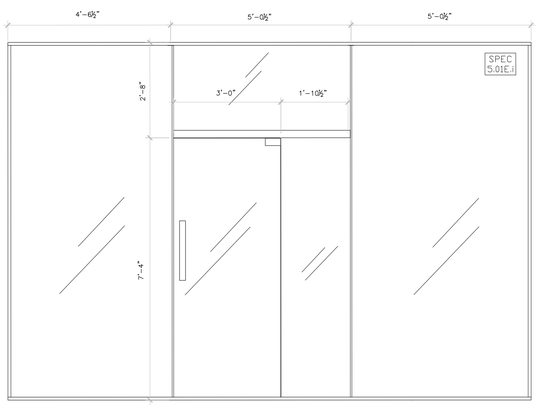
WEST ATRIUM - ELEVATION A (1)
1/2" = 1'-0"



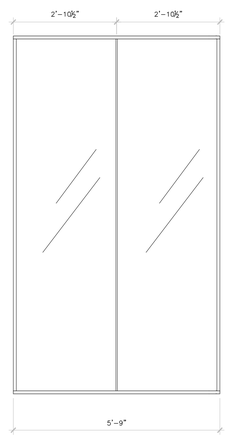
WEST ATRIUM - ELEVATION B (2)
1/2" = 1'-0"



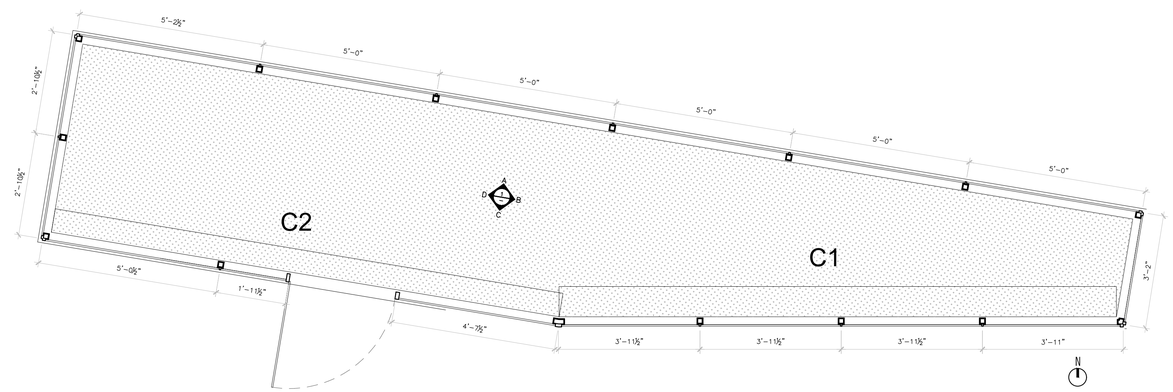
WEST ATRIUM - ELEVATION C1 (3)
1/2" = 1'-0"



WEST ATRIUM - ELEVATION C2 (4)
1/2" = 1'-0"



WEST ATRIUM - ELEVATION D (5)
1/2" = 1'-0"



ATRIUM - PLAN (6)
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

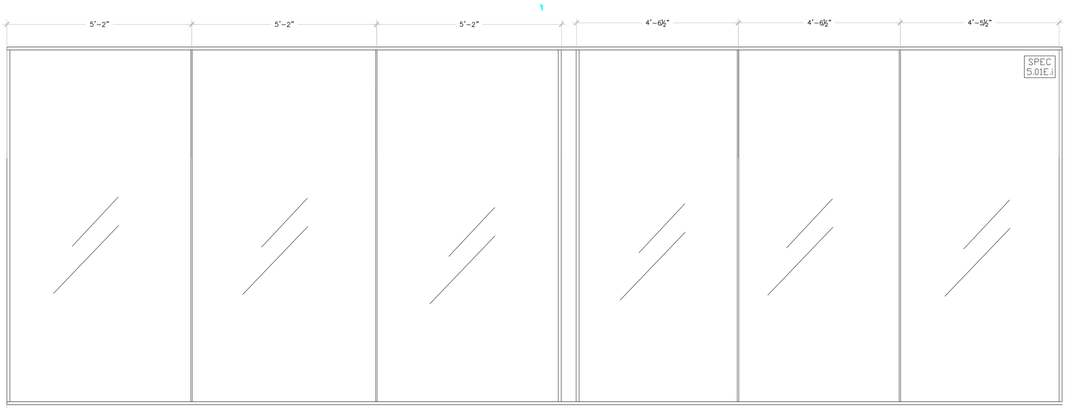
LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

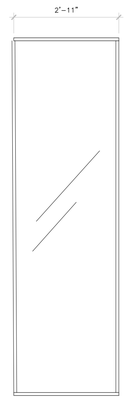
Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title
INT. ELEV. BLDG A - ATRIUM

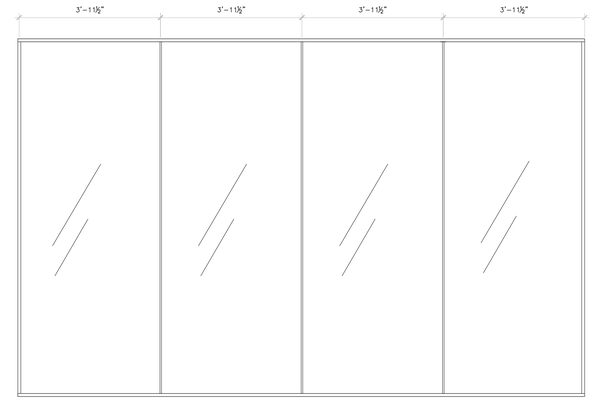
A22.001 | Scale 1/2" = 1'-0"



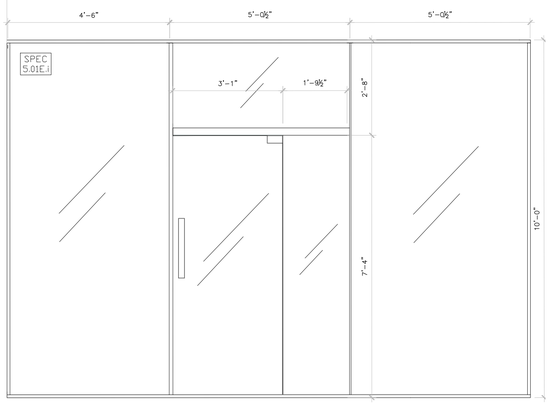
EAST ATRIUM - ELEVATION A (1)
1/2" = 1'-0"



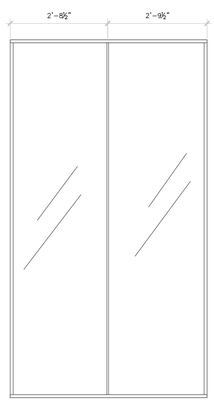
EAST ATRIUM - ELEVATION B (2)
1/2" = 1'-0"



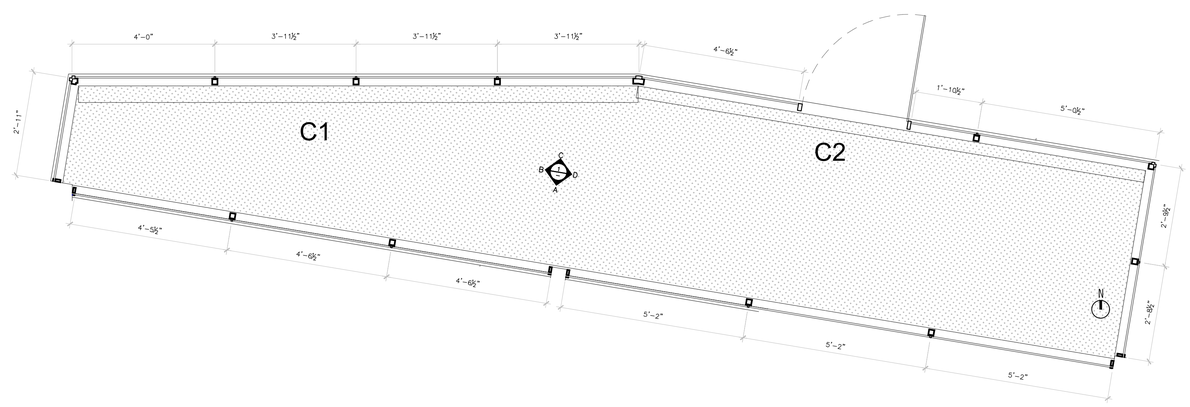
EAST ATRIUM - ELEVATION C1 (3)
1/2" = 1'-0"



EAST ATRIUM - ELEVATION C2 (4)
1/2" = 1'-0"



EAST ATRIUM - ELEVATION D (5)
1/2" = 1'-0"



ATRIUM - PLAN (6)
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

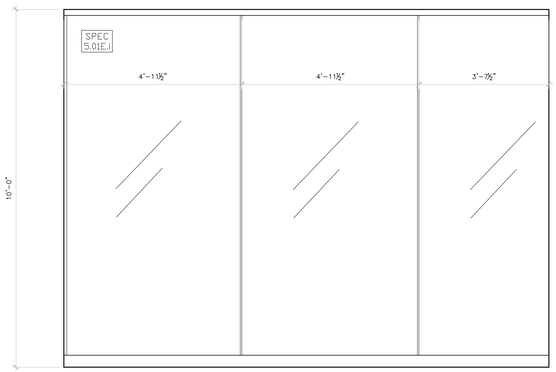
LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

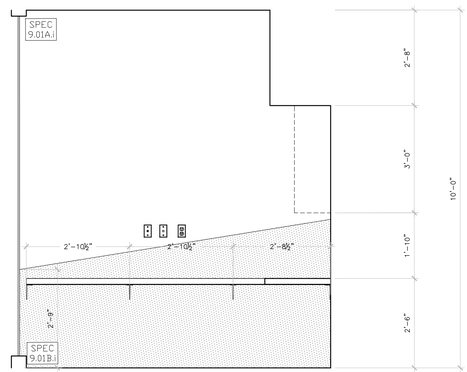
Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title
INT. ELEV. BLDG A - ATRIUM

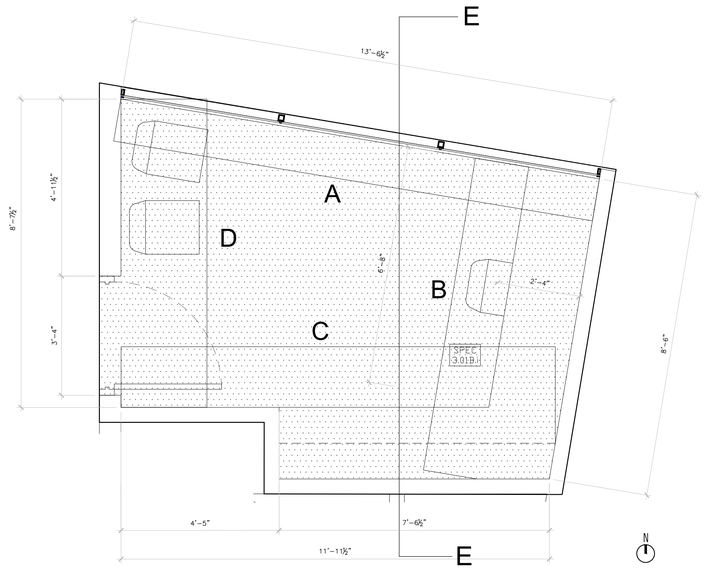
A22.002 | Scale 1/2" = 1'-0"



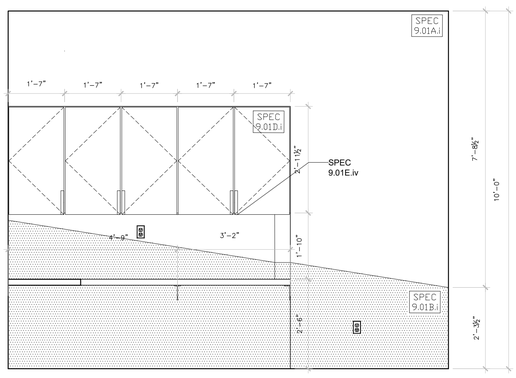
MANAGER'S OFFICE - ELEVATION A (1)
1/2" = 1'-0"



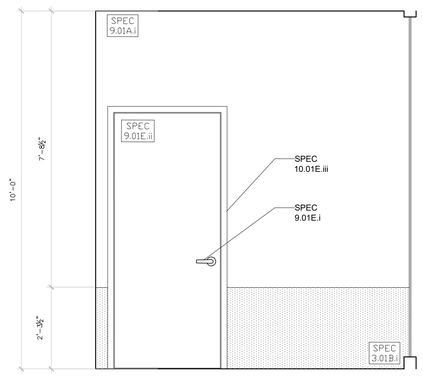
MANAGER'S OFFICE - ELEVATION B (2)
1/2" = 1'-0"



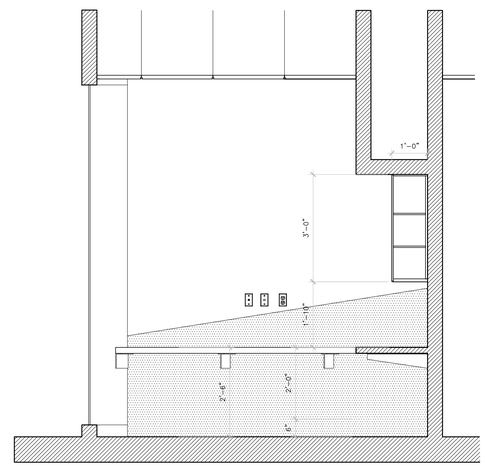
MANAGER'S OFFICE - PLAN (6)
1/2" = 1'-0"



MANAGER'S OFFICE - ELEVATION C (3)
1/2" = 1'-0"



MNGR'S OFFICE - ELEVATION D (4)
1/2" = 1'-0"



MNGR'S OFFICE - SECTION E (5)
1/2" = 1'-0"

DESIGN ARCHITECT:
ANONYMOUS
Spinagu
970 N BROADWAY AVE. STE 206
LOS ANGELES, CA 90012
EMAIL: IA@AN-ONYMOUS.COM
T: 917-476-7191

OWNER:
NORTHSTAR DERMATOLOGY
5320 N TARRANT PKWY, UNIT 200,
FORT WORTH, TX 76244
T: 817-427-3376

ARCHITECT OF RECORD:
GUIDE ARCHITECTURE, LLC
2001 N. LAMAR ST., SUITE 550
DALLAS, TX 75202
1.214.960.9773

CIVIL ENGINEER:
CLAY MOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
PHONE: 817.281.0572
BEDFORD, TX 76021

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
1601 BRYAN STREET
SUITE 202
DALLAS, TX 75201
PHONE: 214.237.7022

MEP ENGINEER:
CHOICE ENGINEERING
CONTACT@CHOICE.ENGINEERING
PHONE: 469.608.1268

LANDSCAPE ARCHITECT:
BELLE FIRMA
4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
PHONE: 214. 865. 7192
WWW.BELLEFIRMA.COM

NORTHSTAR DERMATOLOGY
8165 PRECINCT LINE RD.
NORTH RICHLAND HILLS
TEXAS,

Revision	Item	Description	Date
1	1	90% DD	07/29/2019
	2	100% DD	08/01/2019
	3		

Sheet Title
INT. ELEV. MANAGER'S OFF.

A23.001 | Scale 1/2" = 1'-0"

Architectural Design & Drafting
Work Samples

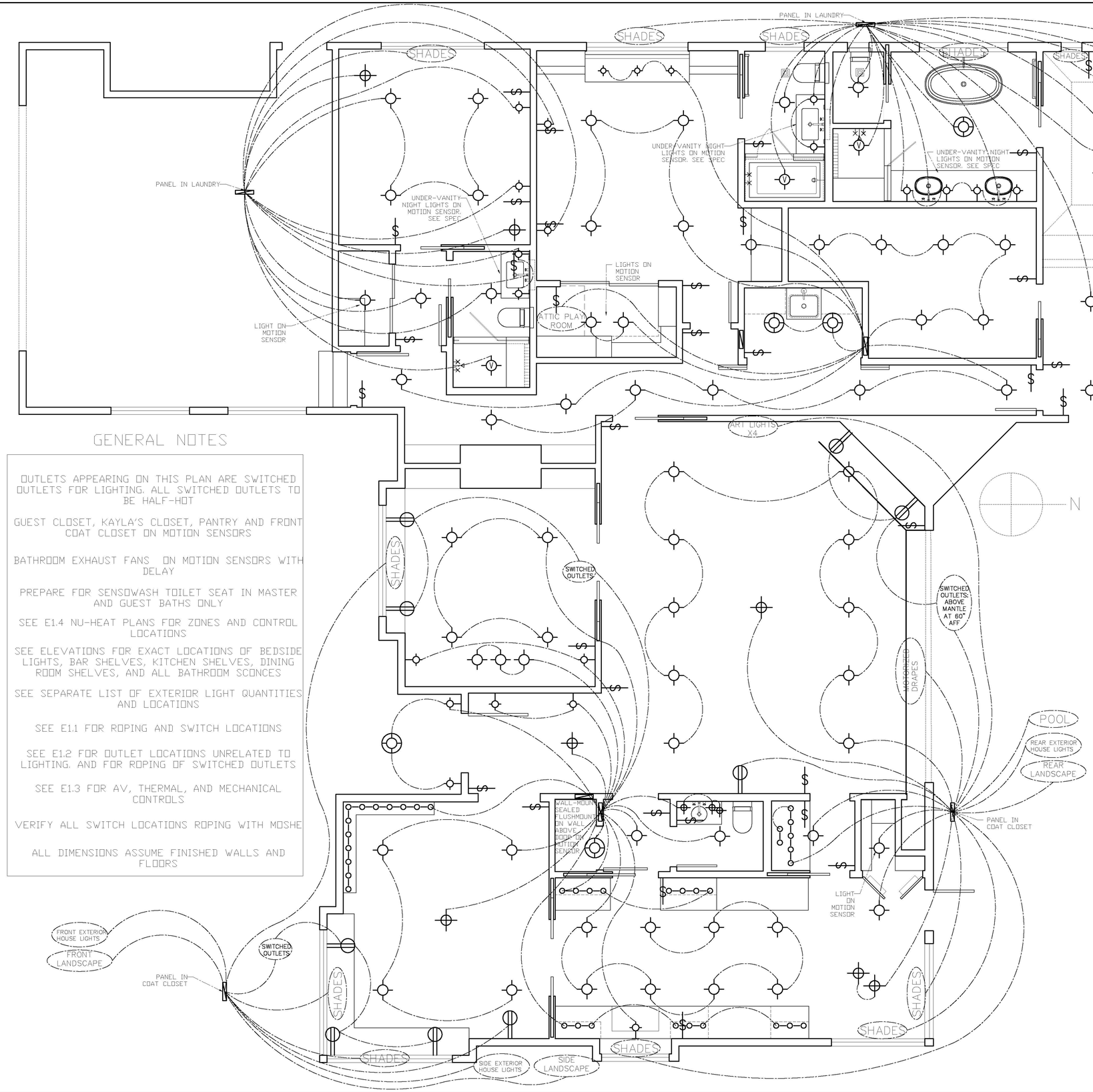
SECTION 2:
Interior Architectural Construction Documents
(Multiple Projects)

Completed while employed by
Ochs Design

Wesley Evans
2024

Kwak Residence

Ochs Design



GENERAL NOTES

OUTLETS APPEARING ON THIS PLAN ARE SWITCHED OUTLETS FOR LIGHTING. ALL SWITCHED OUTLETS TO BE HALF-HOT

GUEST CLOSET, KAYLA'S CLOSET, PANTRY AND FRONT COAT CLOSET ON MOTION SENSORS

BATHROOM EXHAUST FANS ON MOTION SENSORS WITH DELAY

PREPARE FOR SENSOWASH TOILET SEAT IN MASTER AND GUEST BATHS ONLY

SEE E1.4 NU-HEAT PLANS FOR ZONES AND CONTROL LOCATIONS

SEE ELEVATIONS FOR EXACT LOCATIONS OF BEDSIDE LIGHTS, BAR SHELVES, KITCHEN SHELVES, DINING ROOM SHELVES, AND ALL BATHROOM SCONCES

SEE SEPARATE LIST OF EXTERIOR LIGHT QUANTITIES AND LOCATIONS

SEE E1.1 FOR ROPING AND SWITCH LOCATIONS

SEE E1.2 FOR OUTLET LOCATIONS UNRELATED TO LIGHTING. AND FOR ROPING OF SWITCHED OUTLETS

SEE E1.3 FOR AV, THERMAL, AND MECHANICAL CONTROLS

VERIFY ALL SWITCH LOCATIONS ROPING WITH MOSHE

ALL DIMENSIONS ASSUME FINISHED WALLS AND FLOORS

LEGEND

- FLUSHMOUNT CEILING FIXTURE
- RECESSED CEILING FIXTURE
- PENDANT/CHANDELIER FIXTURE
- VAPOR-SEALED RECESSED CEILING FIXTURE
- DIRECTIONAL CEILING FIXTURE
- WALL MTD SCONCE FIXTURE
- R — SWITCH (DIMMER TYPICAL)
- 3 — 3-WAY SWITCH
- 4 — 4-WAY SWITCH
- J — JAMB SWITCH
- UNDER CAB LIGHT STRIP OR PUCKS
- FUSE PANEL
- LARGE DECORATIVE PENDANT
- TV — CABLE TELEVISION RECEPTACLE
- TELEPHONE RECEPTACLE

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
31 JULY 2018
9 AUG 2018
13 AUG 2018

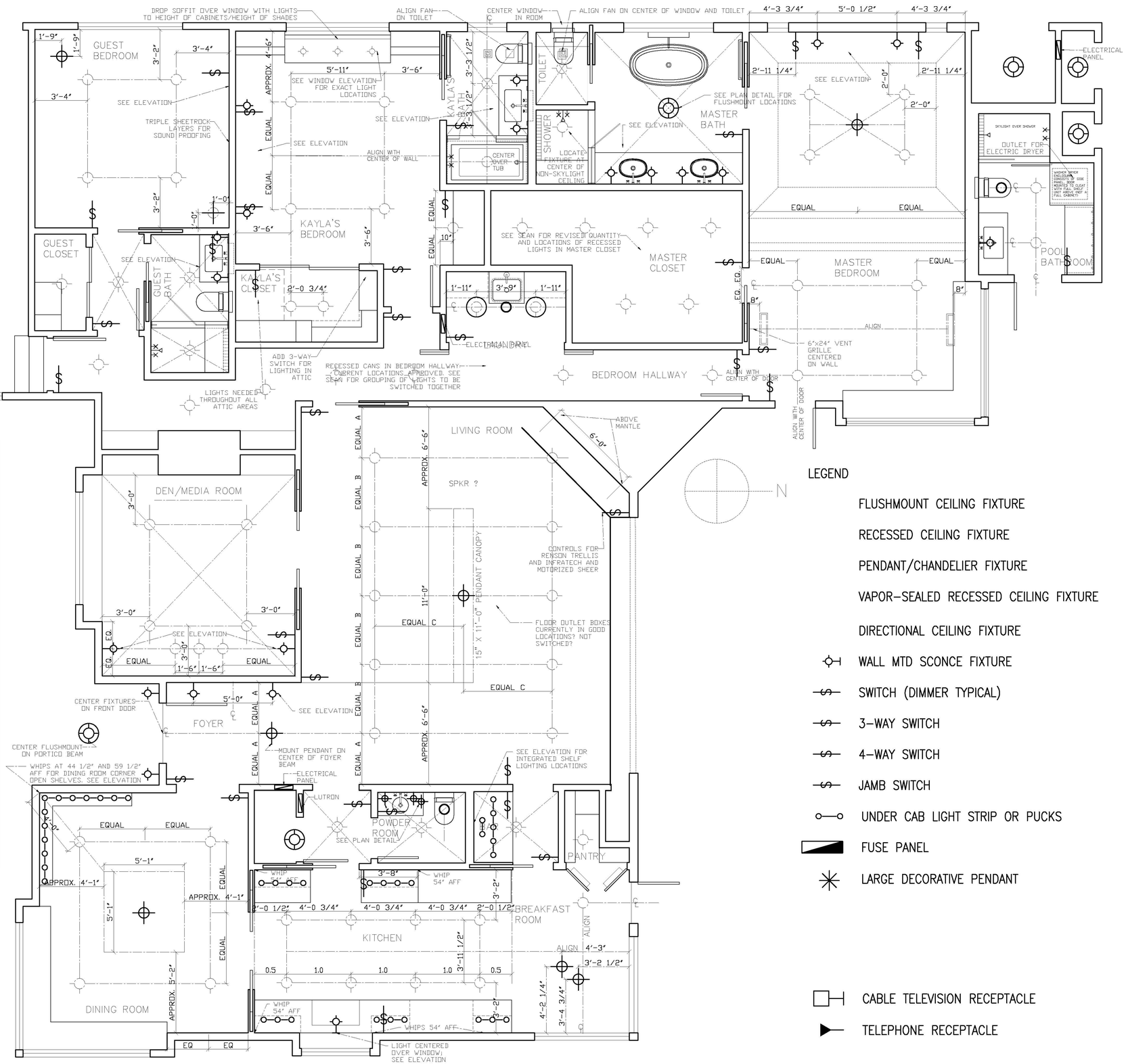
DRAWING: **ELECTRICAL PLAN ROPING AND SWITCHING**

SCALE: **NOT TO SCALE**

KWAK RESIDENCE

[redacted]

E1.1 ROPING + SWITCHING



GENERAL NOTES

OUTLETS APPEARING ON THIS PLAN ARE SWITCHED OUTLETS FOR LIGHTING. ALL SWITCHED OUTLETS TO BE HALF-HOT

GUEST CLOSET, KAYLA'S CLOSET, PANTRY AND FRONT COAT CLOSET ON MOTION SENSORS

BATHROOM EXHAUST FANS ON MOTION SENSORS WITH DELAY

PREPARE FOR SENSOWASH TOILET SEAT IN MASTER AND GUEST BATHS ONLY

SEE E1.4 NU-HEAT PLANS FOR ZONES AND CONTROL LOCATIONS

SEE ELEVATIONS FOR EXACT LOCATIONS OF BEDSIDE LIGHTS, BAR SHELVES, KITCHEN SHELVES, DINING ROOM SHELVES, AND ALL BATHROOM SCONCES

SEE SEPARATE LIST OF EXTERIOR LIGHT QUANTITIES AND LOCATIONS

SEE E1.1 FOR ROPING AND SWITCH LOCATIONS

SEE E1.2 FOR OUTLET LOCATIONS UNRELATED TO LIGHTING, AND FOR ROPING OF SWITCHED OUTLETS

SEE E1.3 FOR AV, THERMAL, AND MECHANICAL CONTROLS

VERIFY ALL SWITCH LOCATIONS ROPING WITH MOSHE

ALL DIMENSIONS ASSUME FINISHED WALLS AND FLOORS

LEGEND

- FLUSHMOUNT CEILING FIXTURE
- RECESSED CEILING FIXTURE
- PENDANT/CHANDELIER FIXTURE
- VAPOR-SEALED RECESSED CEILING FIXTURE
- DIRECTIONAL CEILING FIXTURE
- WALL MTD SCONCE FIXTURE
- SWITCH (DIMMER TYPICAL)
- 3-WAY SWITCH
- 4-WAY SWITCH
- JAMB SWITCH
- UNDER CAB LIGHT STRIP OR PUCKS
- FUSE PANEL
- LARGE DECORATIVE PENDANT
- CABLE TELEVISION RECEPTACLE
- TELEPHONE RECEPTACLE

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:

31 JULY 2018
1 AUG 2018
3 AUG 2018
8 AUG 2018
13 AUG 2018
28 AUG 2018

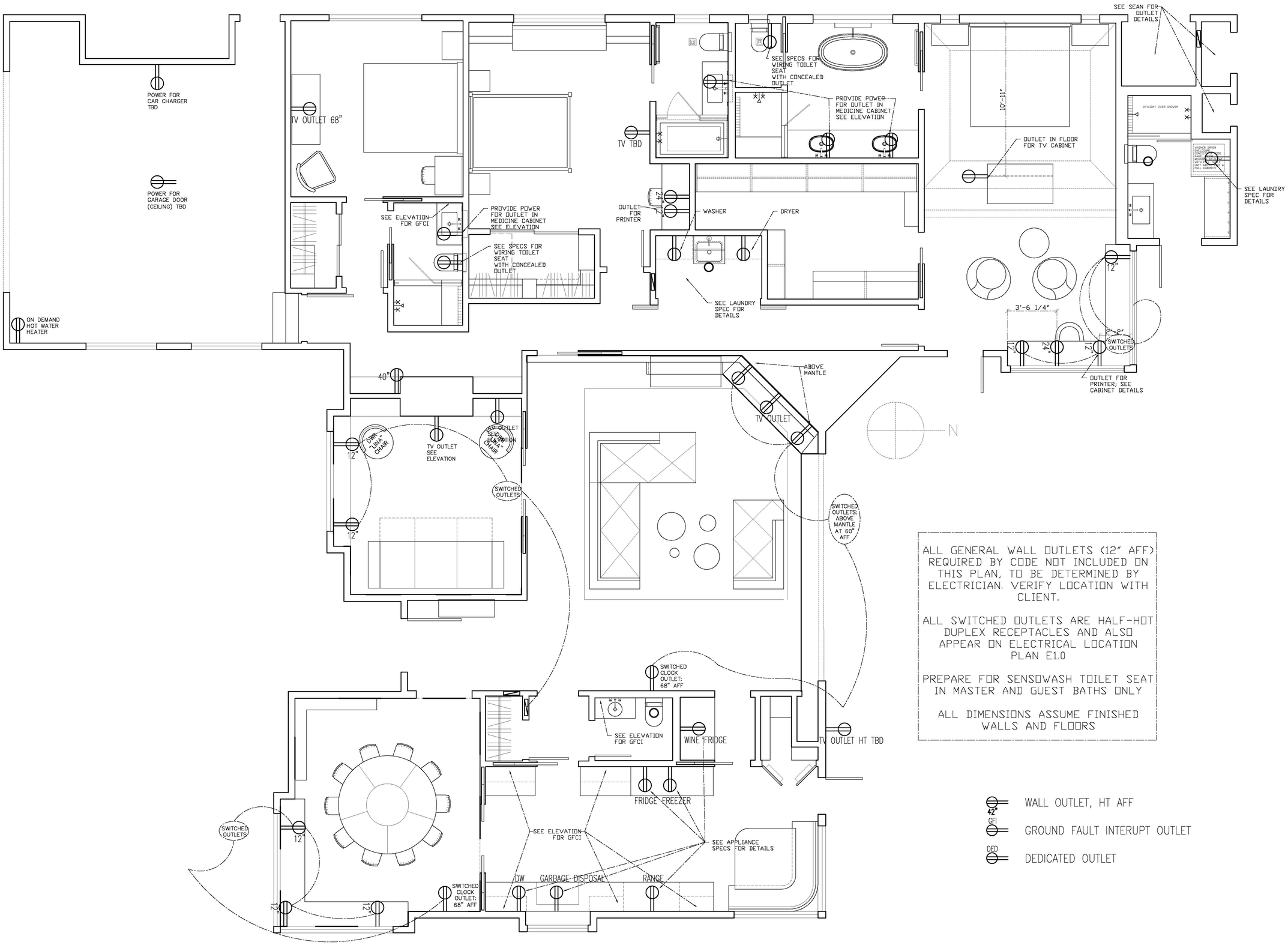
DRAWING: **ELECTRICAL LOCATION PLAN**

SCALE: **NOT TO SCALE**

KWAK RESIDENCE

[redacted]

E1.0 LOCATION



ALL GENERAL WALL OUTLETS (12" AFF) REQUIRED BY CODE NOT INCLUDED ON THIS PLAN, TO BE DETERMINED BY ELECTRICIAN. VERIFY LOCATION WITH CLIENT.

ALL SWITCHED OUTLETS ARE HALF-HOT DUPLEX RECEPTACLES AND ALSO APPEAR ON ELECTRICAL LOCATION PLAN E1.0

PREPARE FOR SENSOWASH TOILET SEAT IN MASTER AND GUEST BATHS ONLY

ALL DIMENSIONS ASSUME FINISHED WALLS AND FLOORS

42" WALL OUTLET, HT AFF

GFI GROUND FAULT INTERUPT OUTLET

DED DEDICATED OUTLET

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
1 AUG 2018
2 AUG 2018
3 AUG 2018
10 AUG 2018
13 AUG 2018
4 OCT 2018

DRAWING: **ELECTRICAL PLAN OUTLET**

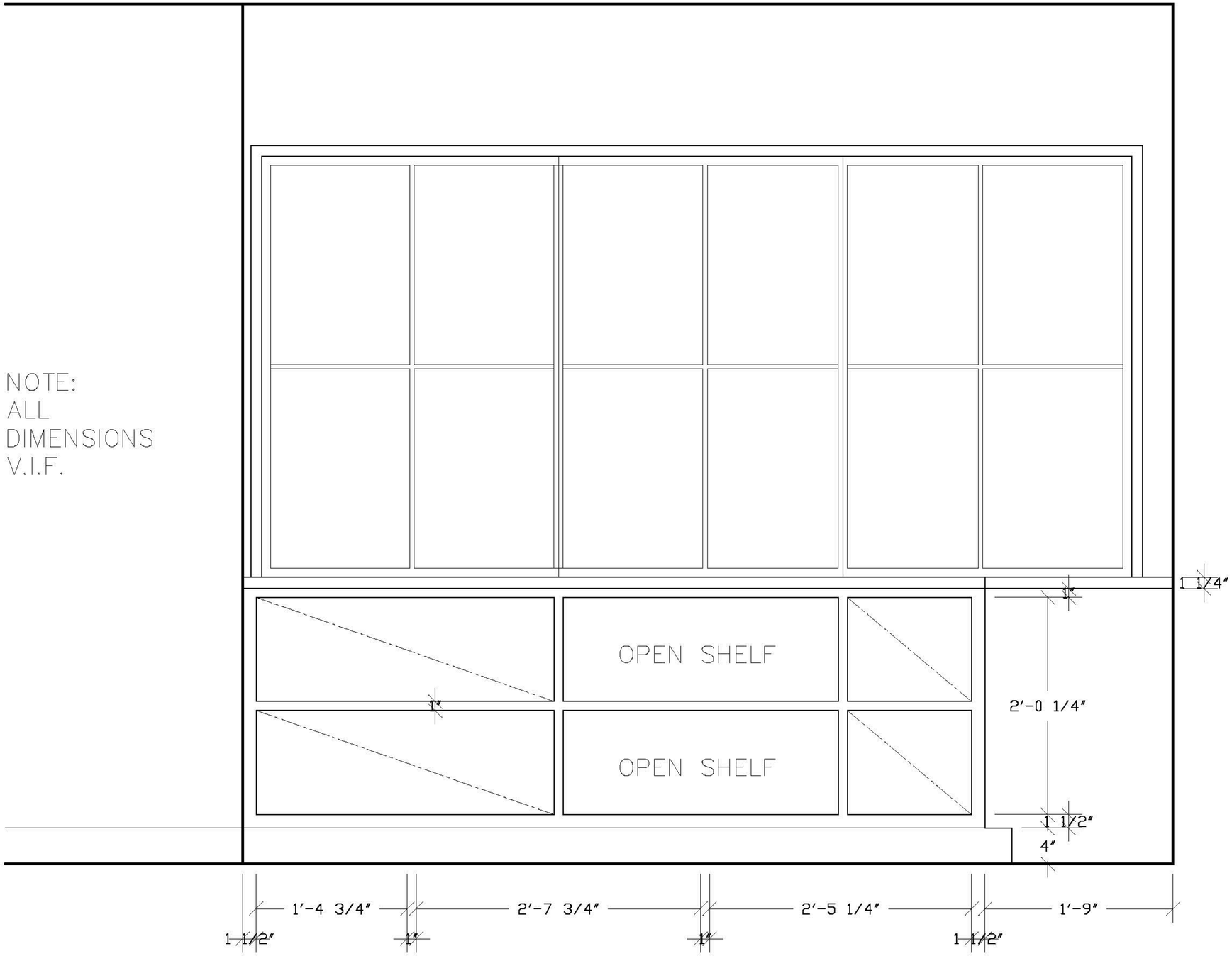
SCALE: **NOT TO SCALE**

KWAK RESIDENCE

[redacted]

E1.2 OUTLET

NOTE:
ALL
DIMENSIONS
V.I.F.



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

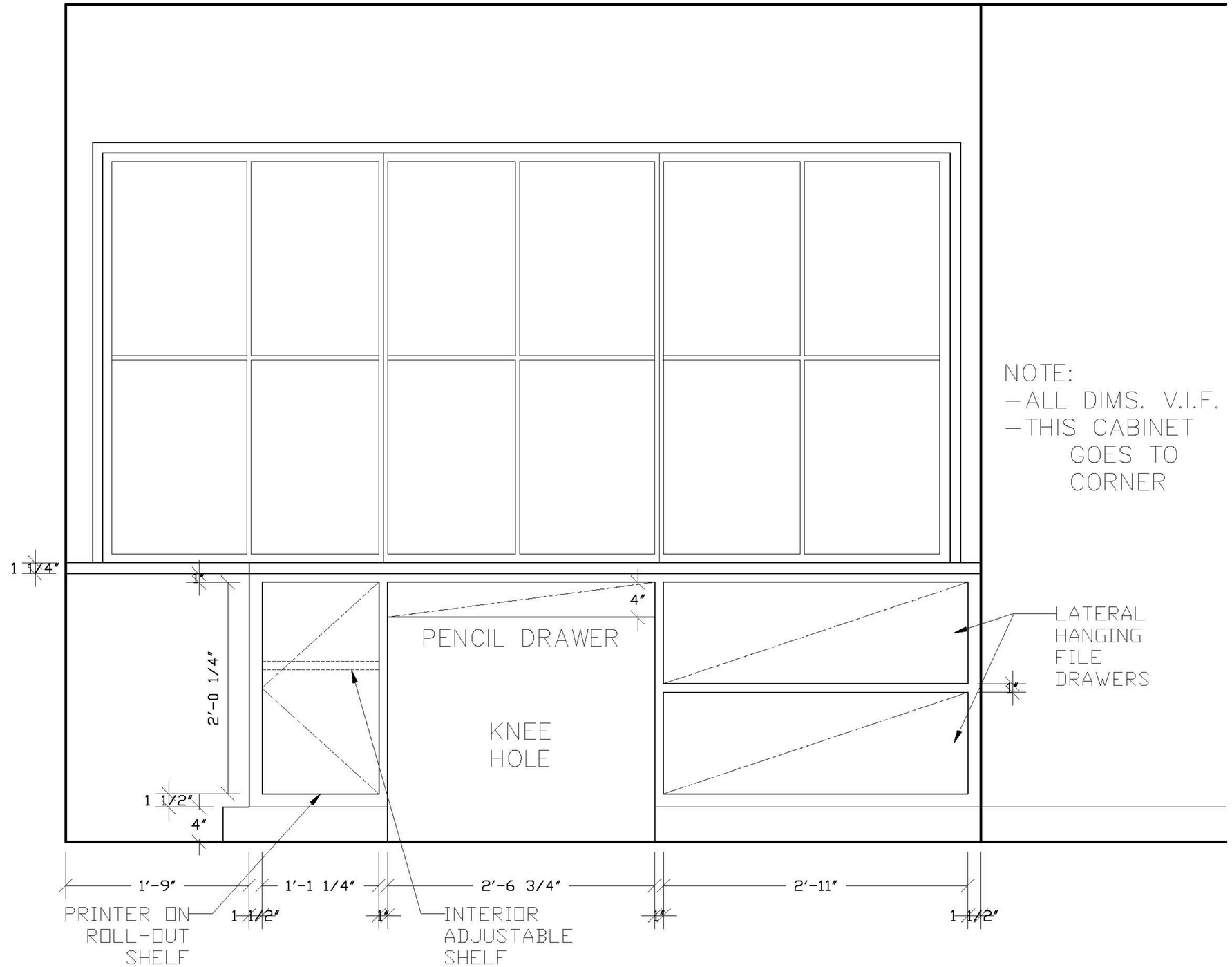
DATE:
22 JUNE 2018
28 JUNE 2018
5 JULY 2018
17 JULY 2018
23 JULY 2018

SCALE: 1"=1'-0"

DRAWING:
MASTER BR
UNDER NORTH
WINDOW

KWAK RESIDENCE [redacted]

A8.7



NOTE:
- ALL DIMS. V.I.F.
- THIS CABINET GOES TO CORNER

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-980-3180
MOBILE: 917-733-6777

DATE:
22 JUNE 2018
28 JUNE 2018
5 JULY 2018
17 JULY 2018
23 JULY 2018
2 AUG 2018

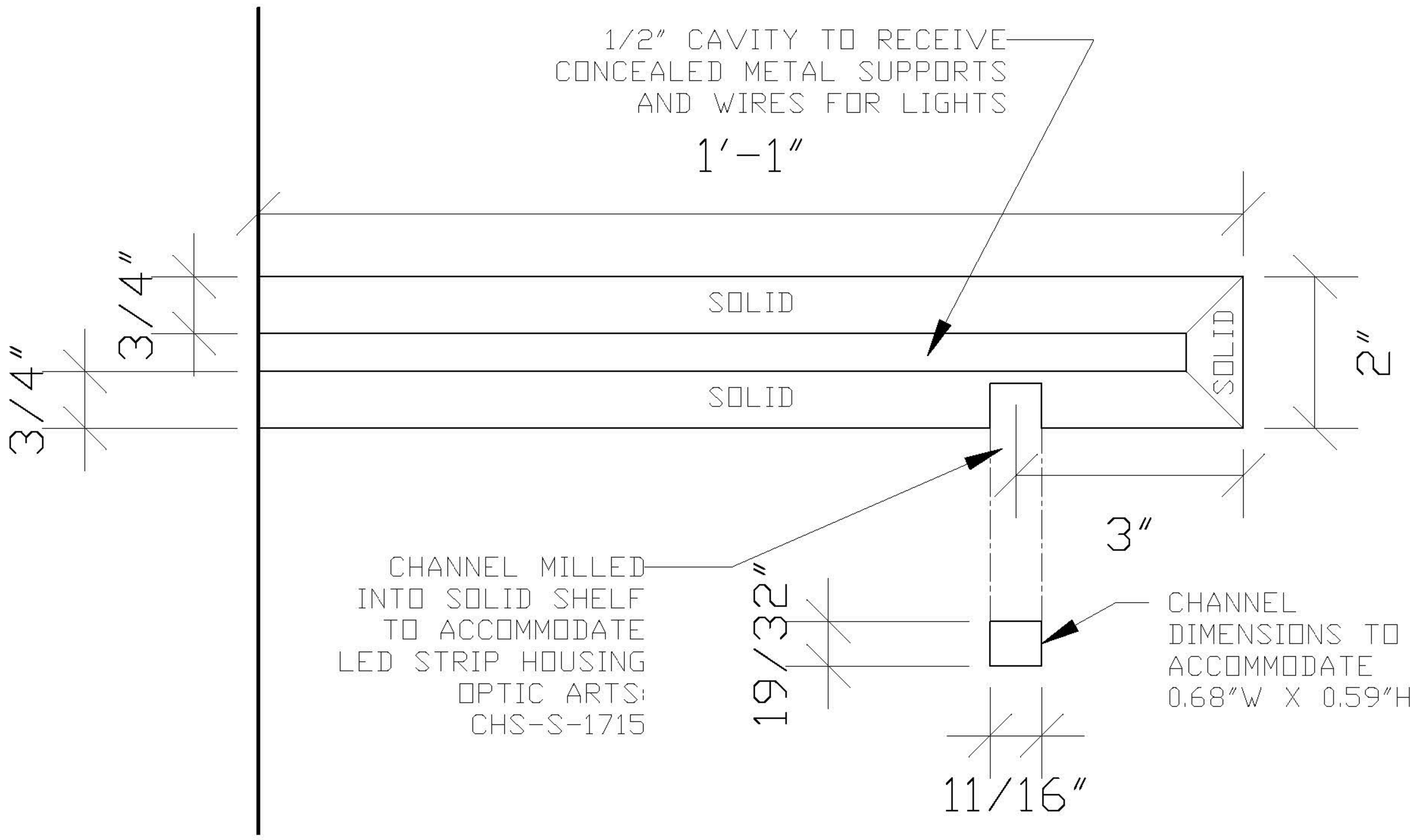
SCALE: 1"=1'-0"

DRAWING:
MASTER BR UNDER EAST WINDOW

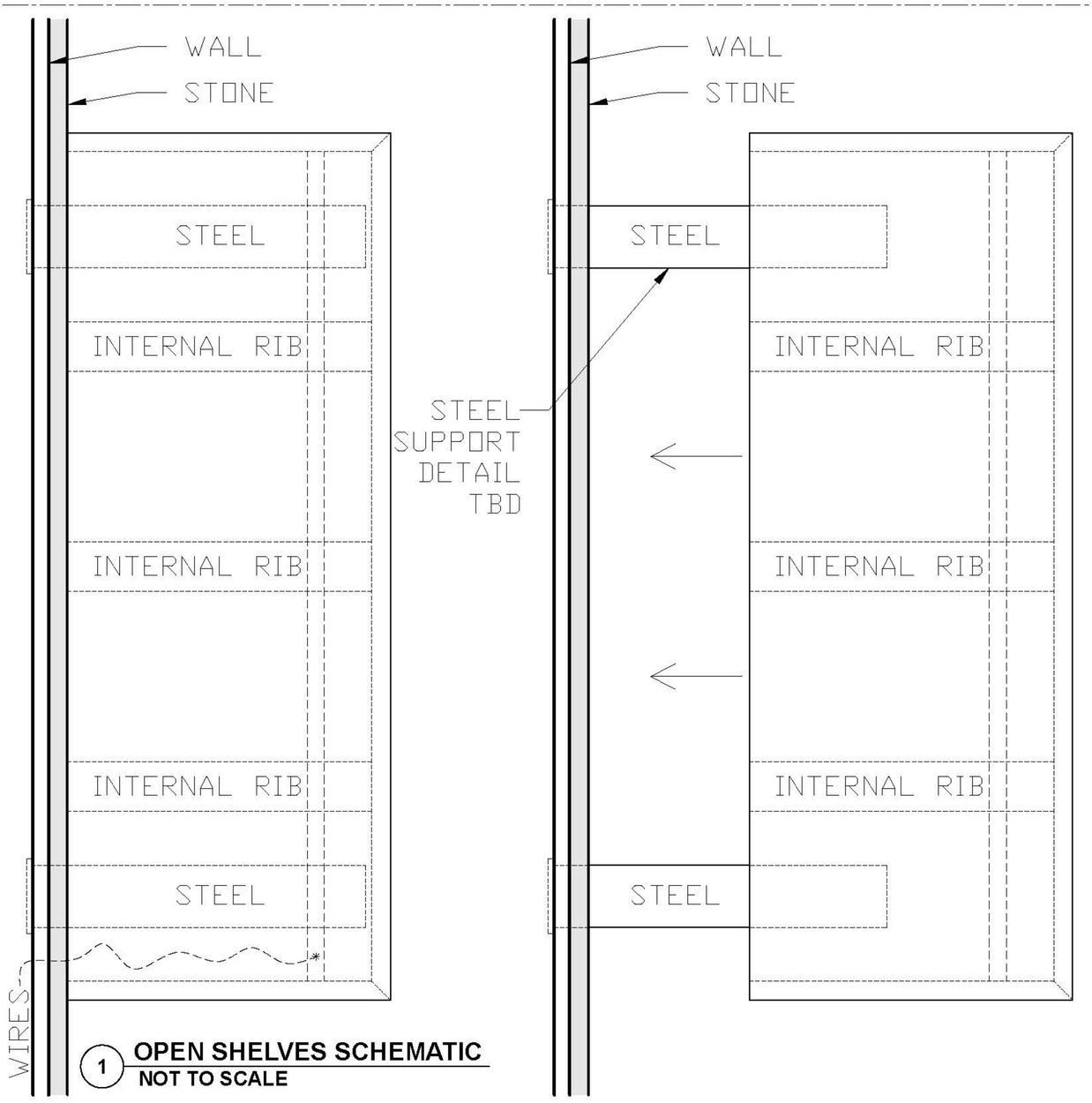
KWAK RESIDENCE

[redacted]

A8.8



1 **OPEN SHELVES: LED STRIP DETAIL**
Scale: 6" = 1'-0"



1 **OPEN SHELVES SCHEMATIC**
NOT TO SCALE

A7.3.1

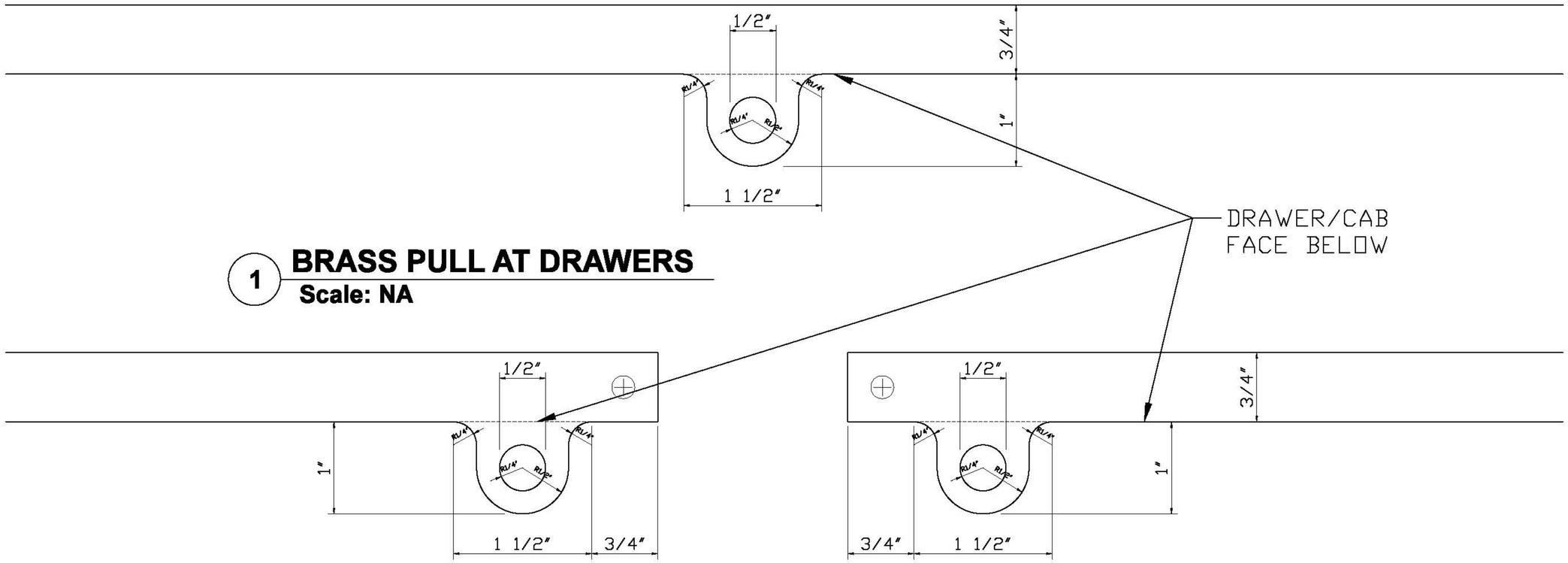
KWAK RESIDENCE

[redacted]

DRAWING:
KITCHEN DETAILS
SCALE: **VARIABLE**

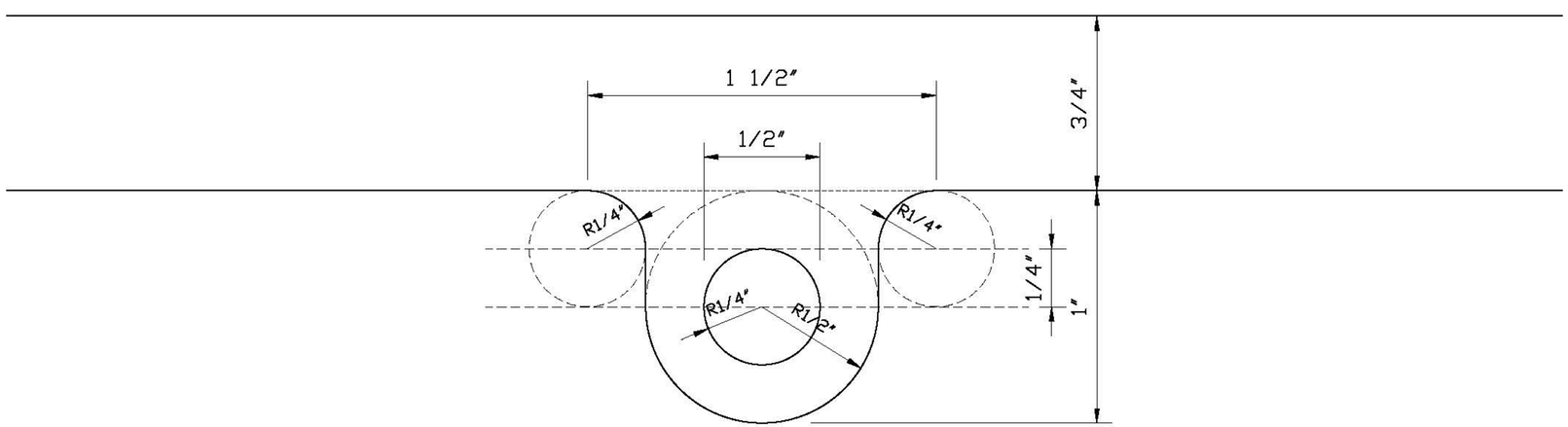
DATE:
17 JULY 2018
18 JULY 2018

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777



1 **BRASS PULL AT DRAWERS**
Scale: NA

2 **BRASS PULLS AT CABINETS**
Scale: NA



3 **BRASS PULL RADIAL DETAIL**
Scale: NA

OCHS DESIGN
333 HUDSON ST. #303
NEW YORK, NY 10013
OFFICE: 212-680-3180
MOBILE: 917-733-8777

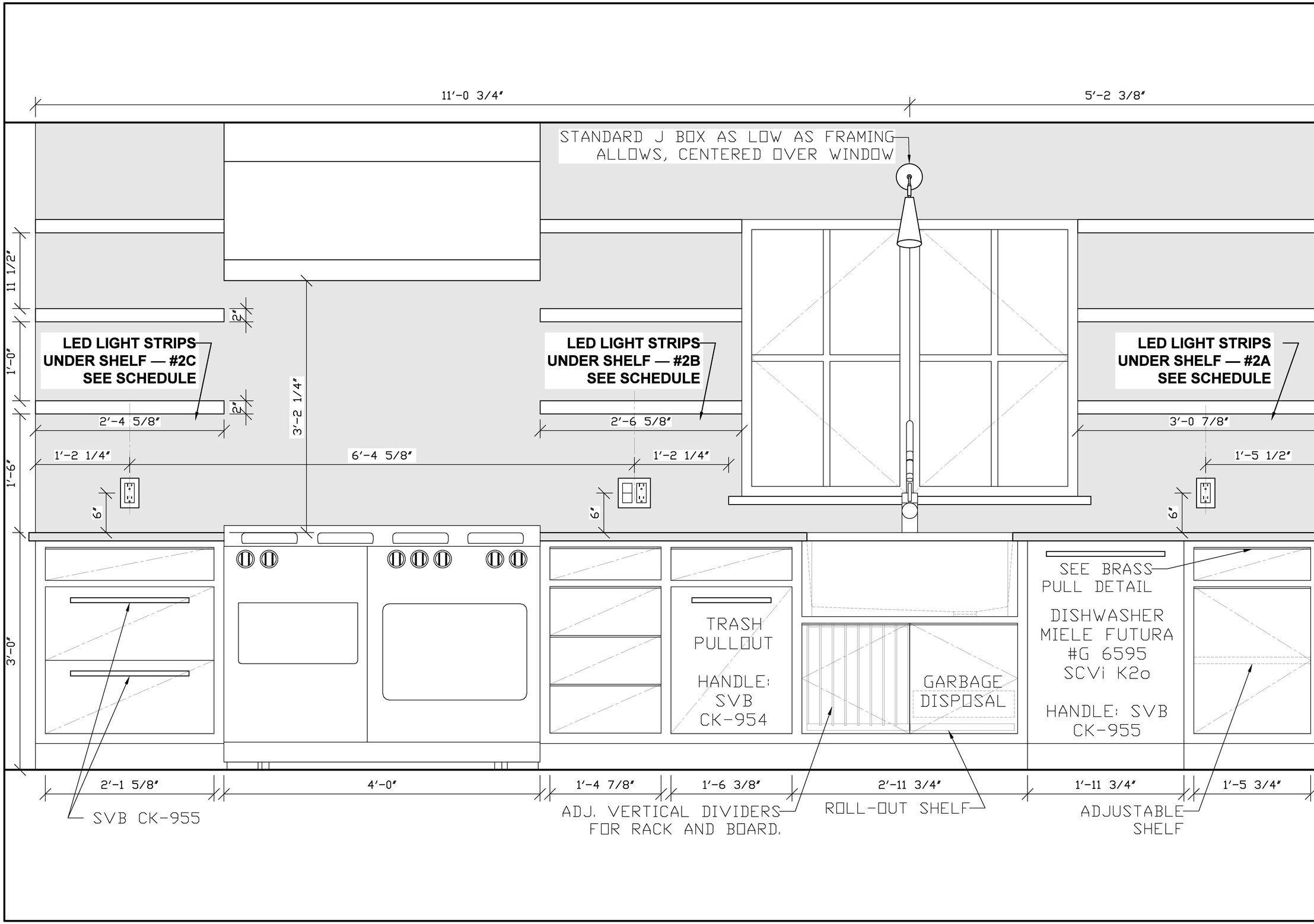
DATE: 20 DEC 2018

DRAWING: **KITCHEN & BAR CABINETRY PULL DETAILS**

SCALE: **NOT TO SCALE**

KWAK RESIDENCE [redacted]

A7.6.2



OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:

10 AUG 2018
14 AUG 2018
20 AUG 2018
21 AUG 2018
22 AUG 2018
23 AUG 2018
7 NOV 2018

DRAWING:

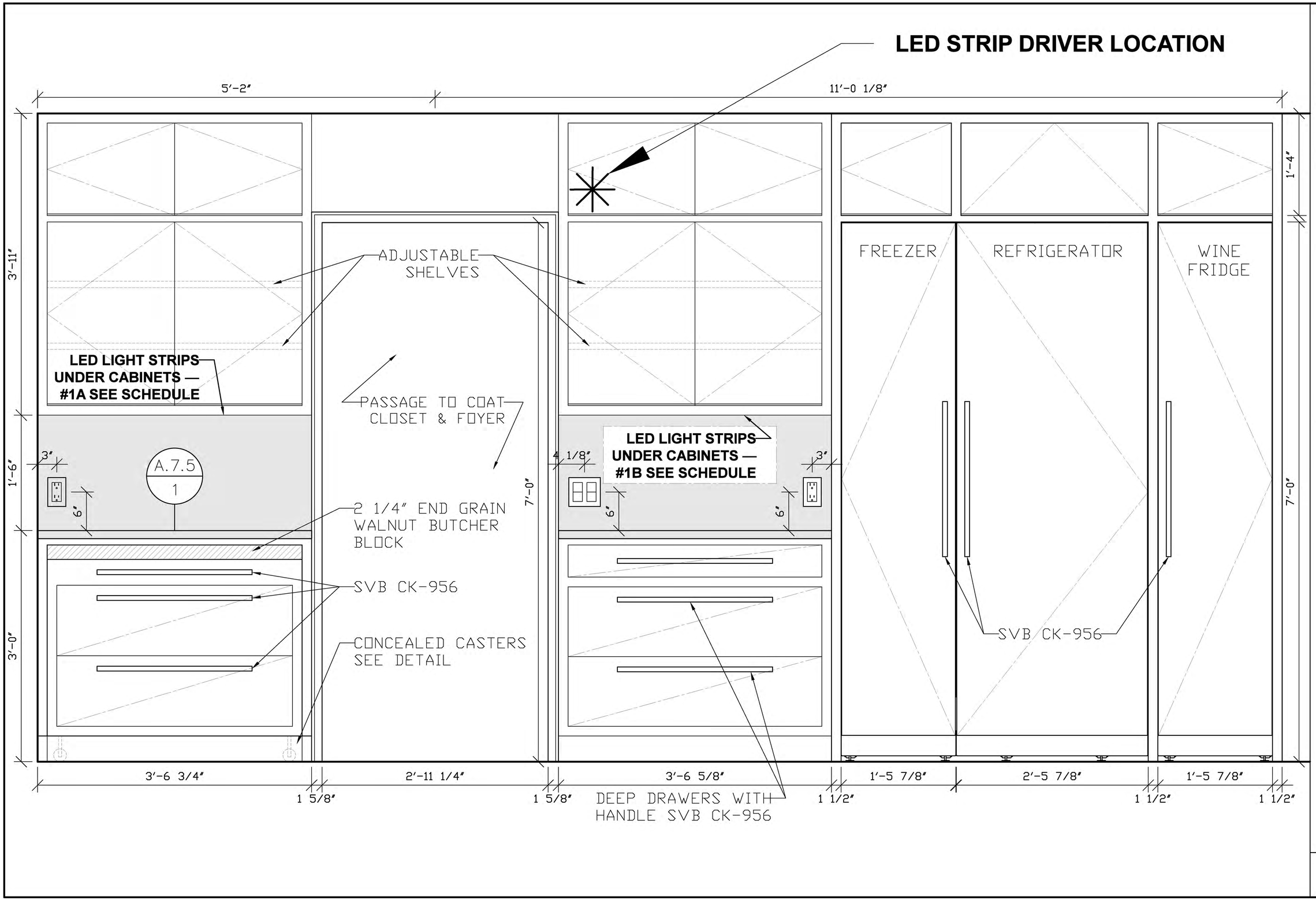
KITCHEN EAST ELEVATION

SCALE: **NOT TO SCALE**

KWAK RESIDENCE

[redacted]

A7.3



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

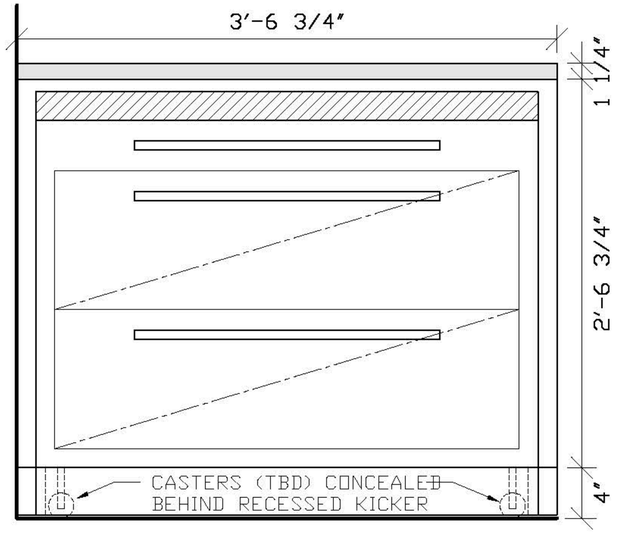
DATE:
23 JULY 2018
10 AUG 2018
14 AUG 2018
20 AUG 2018
22 AUG 2018
23 AUG 2018

DRAWING: KITCHEN WEST ELEVATION

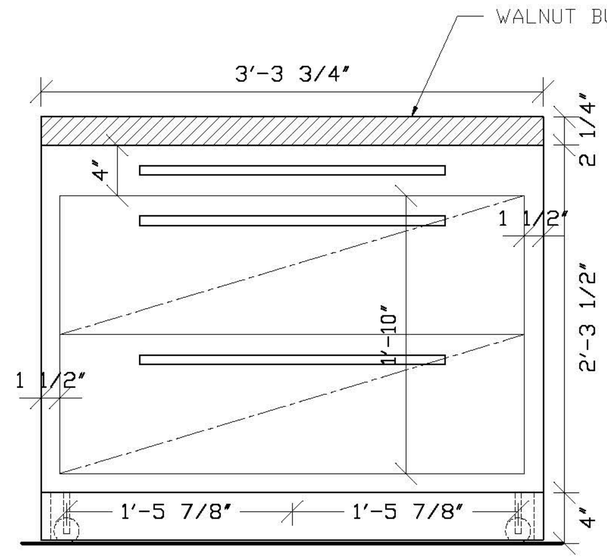
SCALE: NOT TO SCALE

KWAK RESIDENCE [redacted]

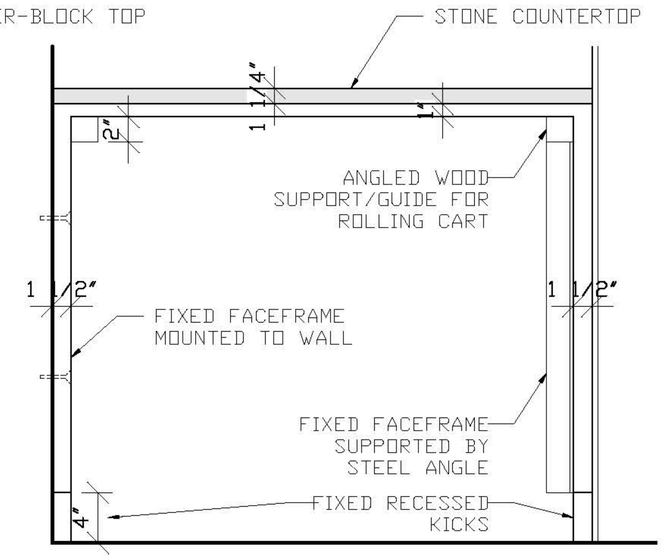
A7.2



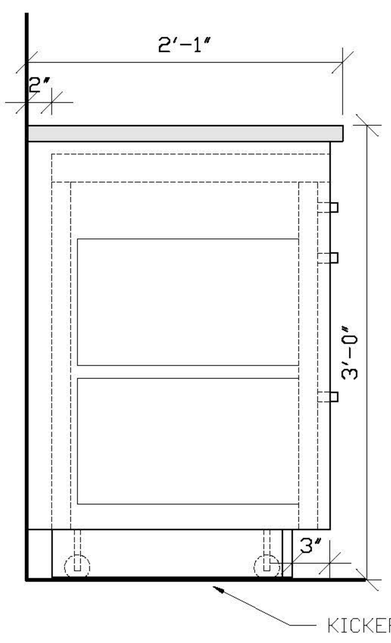
1 KITCHEN ROLLING CABINET ENSEMBLE ELEVATION
Scale: 1" = 1'-0"



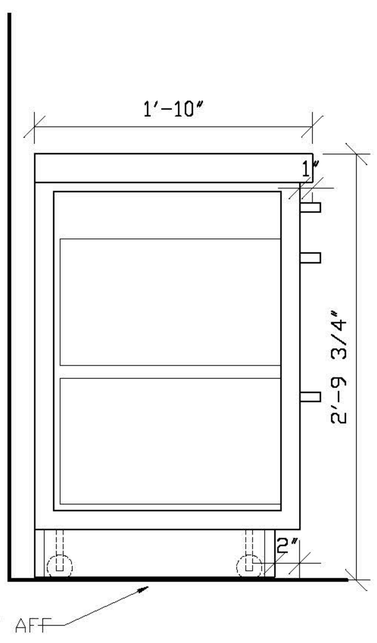
2 KITCHEN ROLLING CABINET ELEVATION
Scale: 1" = 1'-0"



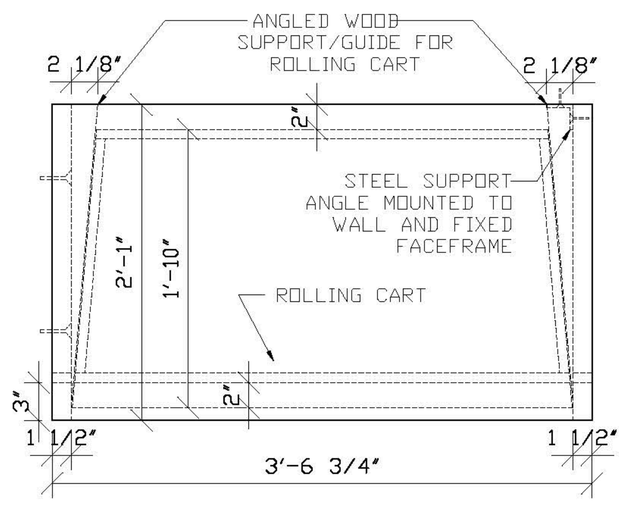
3 FIXED ELEMENTS FRONT ELEVATION
Scale: 1" = 1'-0"



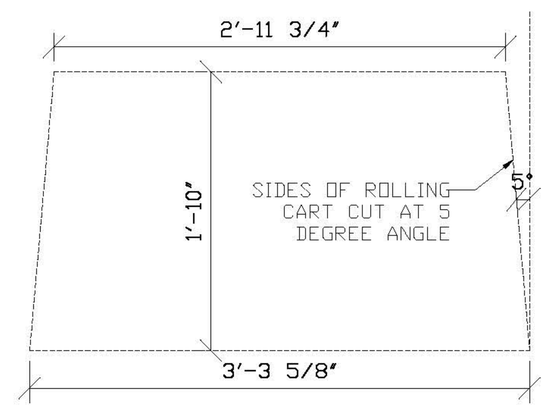
4 OVERALL SIDE VIEW
Scale: 1" = 1'-0"



5 ROLLING CABINET ONLY SIDE VIEW
Scale: 1" = 1'-0"



6 OVERALL PLAN VIEW
Scale: 1" = 1'-0"



7 ROLLING CABINET ONLY PLAN VIEW
Scale: 1" = 1'-0"

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
8 MAR 2018
29 MAY 2018
12 JULY 2018
17 JULY 2018

DRAWING: KITCHEN ROLLING CABINET ELEVATIONS

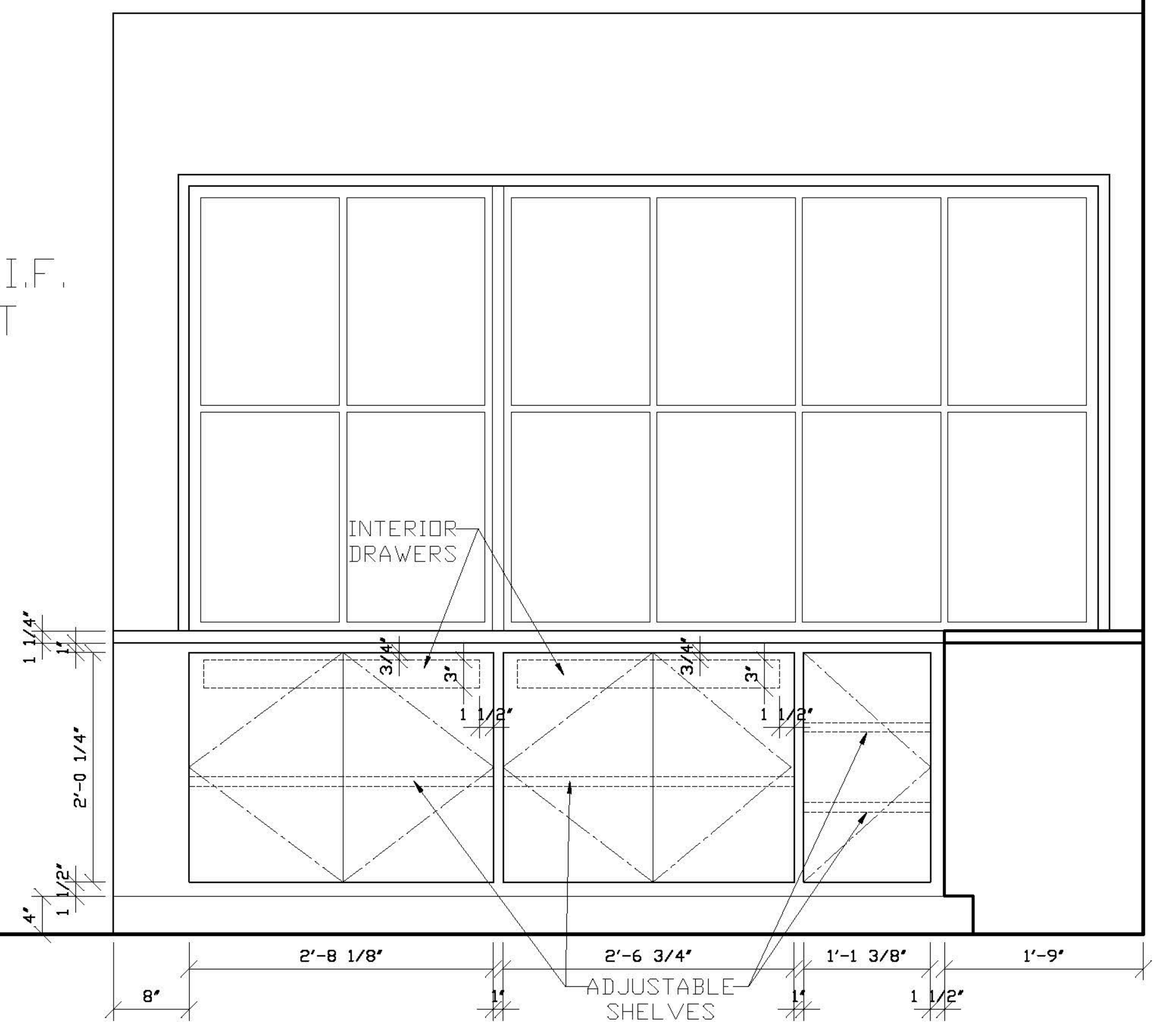
SCALE: 1" = 1'-0"

KWAK RESIDENCE

[redacted]

A7.5

NOTE:
-ALL DIMS. V.I.F.
-THIS CABINET
GOES TO
CORNER



OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
27 JUN 2018
28 JUN 2018
5 JULY 2018
17 JULY 2018
23 JULY 2018

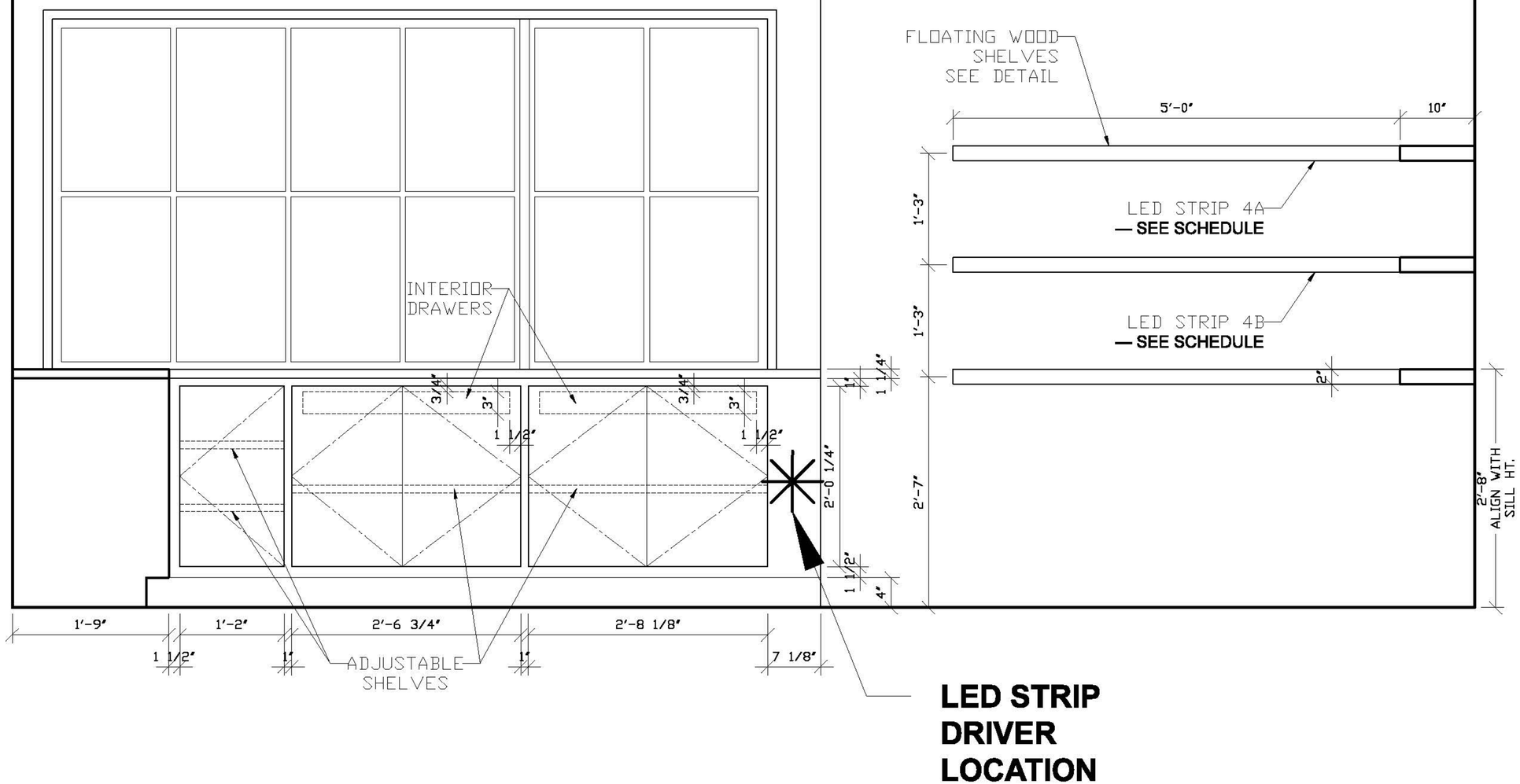
DRAWING:
DINING EAST ELEVATION

SCALE: **3/4" = 1'-0"**

KWAK RESIDENCE
[redacted]

A10.0

NOTE:
ALL
DIMENSIONS
V.I.F.



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-980-3180
MOBILE: 917-733-6777

DATE:
5 JULY 2018
17 JULY 2018
23 JULY 2018
20 AUG 2018
21 AUG 2018
22 AUG 2018
23 AUG 2018

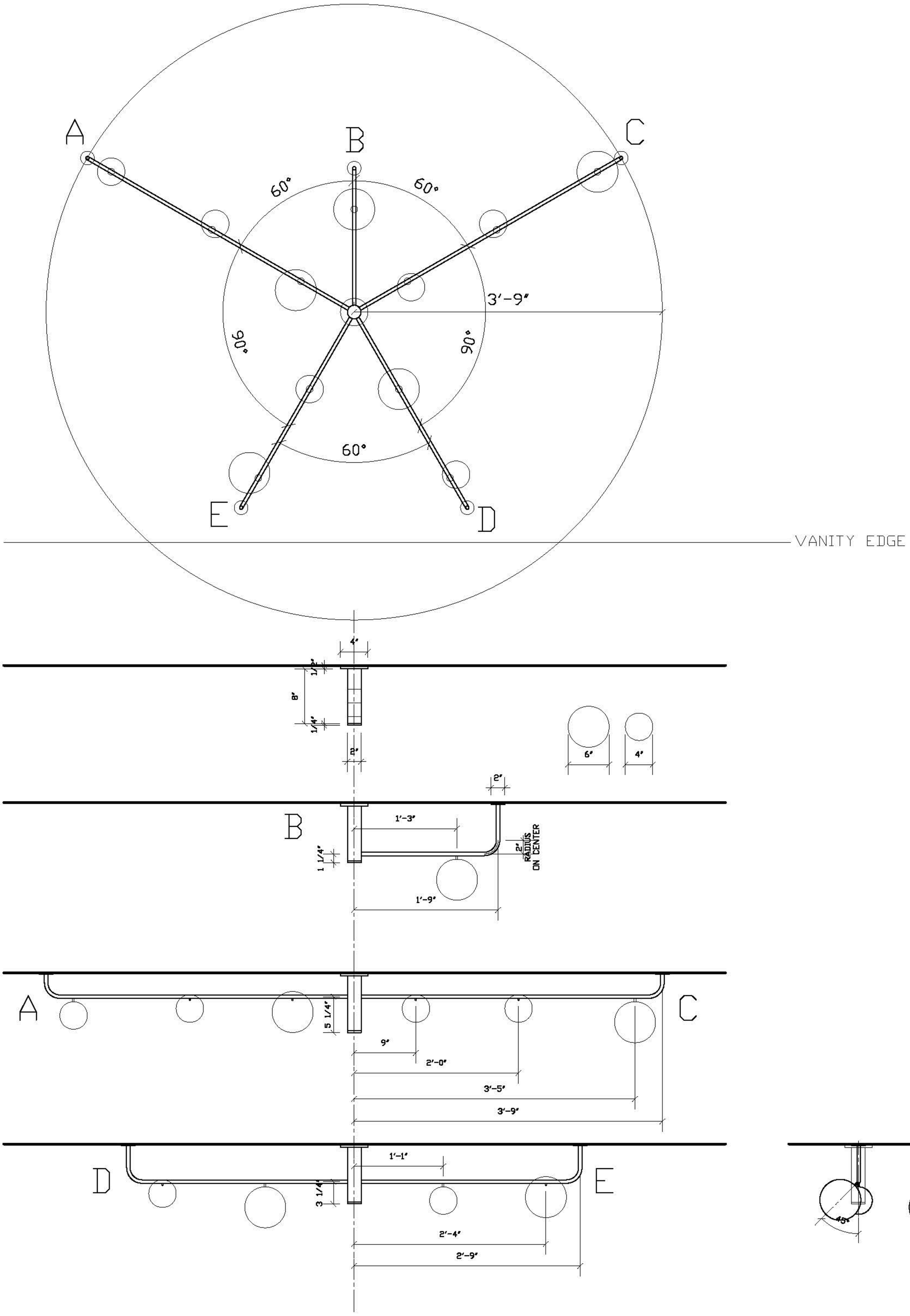
DRAWING:
DINING SOUTH ELEVATION

SCALE: 3/4" = 1'-0"

KWAK RESIDENCE

[redacted]

A10.1



A2.0

KWAK RESIDENCE

[redacted]

DRAWING:

MASTER BATH FLUSHMOUNT

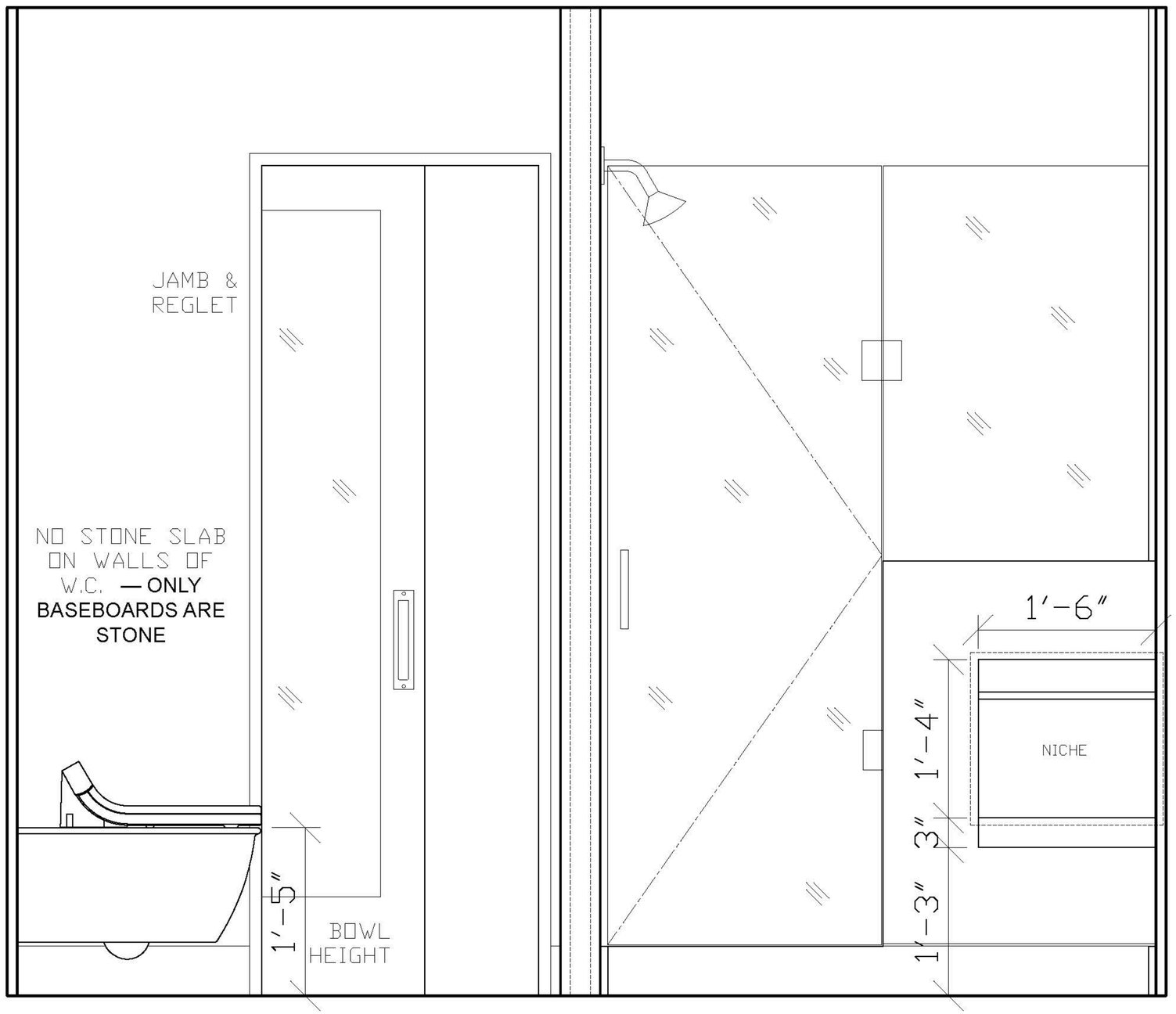
SCALE: 3/4"=1'-0"

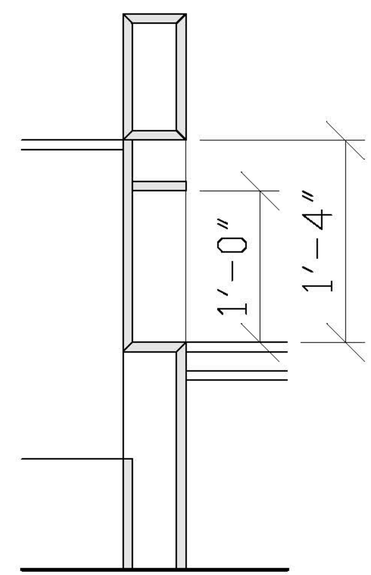
DATE:
16 JULY 2018
17 JULY 2018
18 JULY 2018
12 NOV 2018

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777





9 NICHE DETAIL SECTION
Scale: 1" = 1'-0"

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

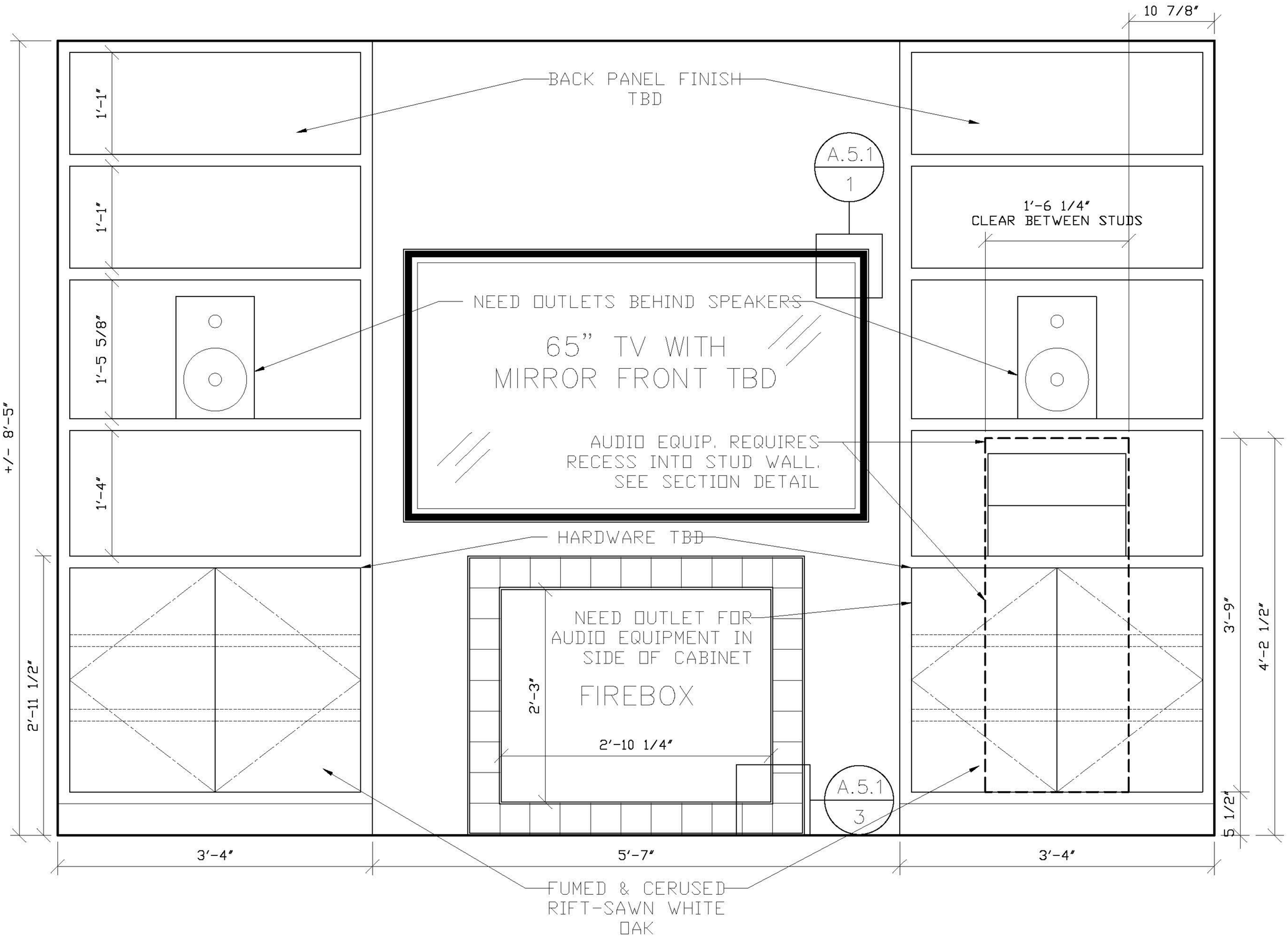
DATE: 27 JULY 2018

DRAWING: MASTER BATH

SCALE: 1"=1'-0"

KWAK RESIDENCE [redacted]

A7.6.3



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-980-3180
MOBILE: 917-733-6777

DATE:
10 JULY 2018
11 JULY 2018
12 JULY 2018
17 AUG 2018
2 OCT 2018
3 OCT 2018
15 OCT 2018

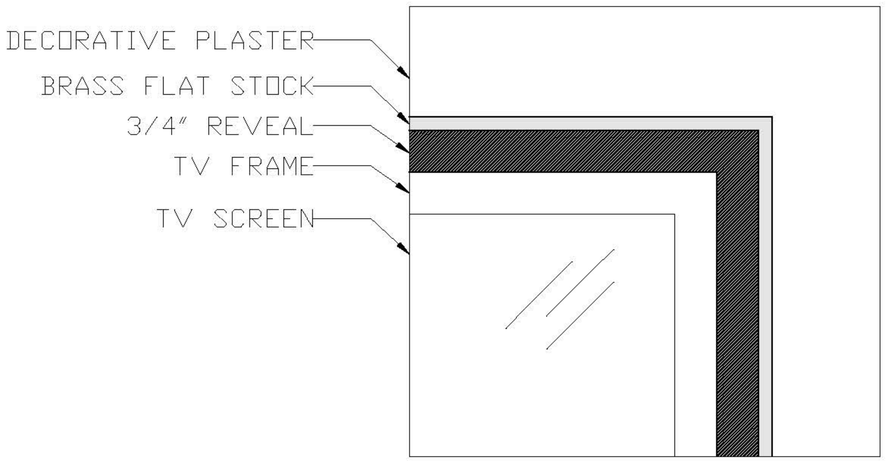
DRAWING:
DEN WEST ELEVATION

SCALE: 1" = 1'-0"

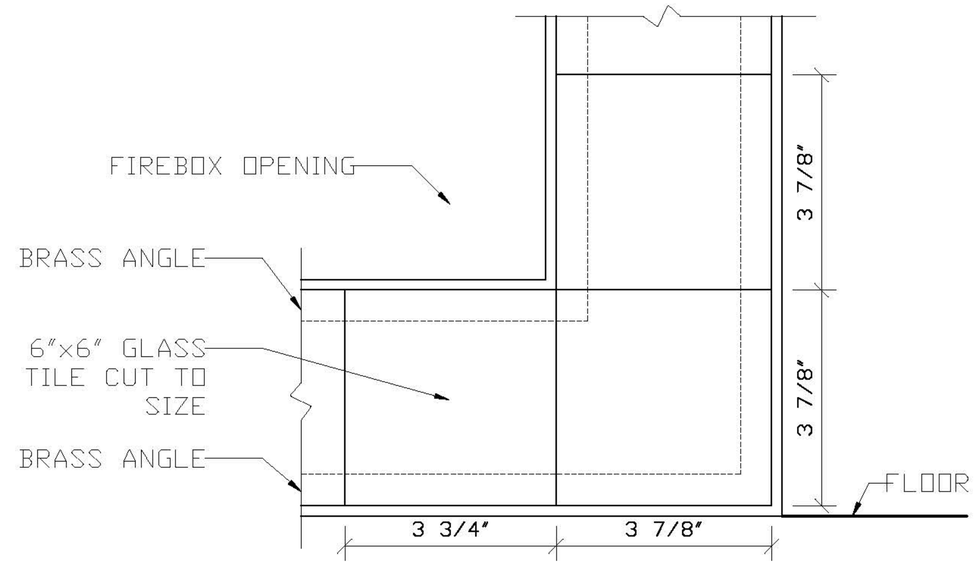
KWAK RESIDENCE

[redacted]

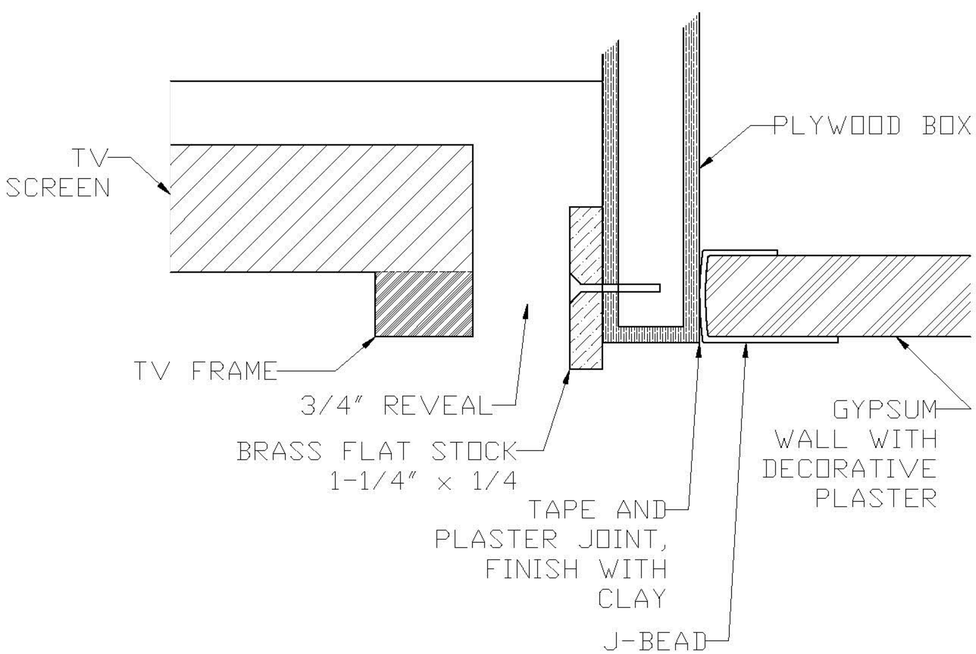
A5.0



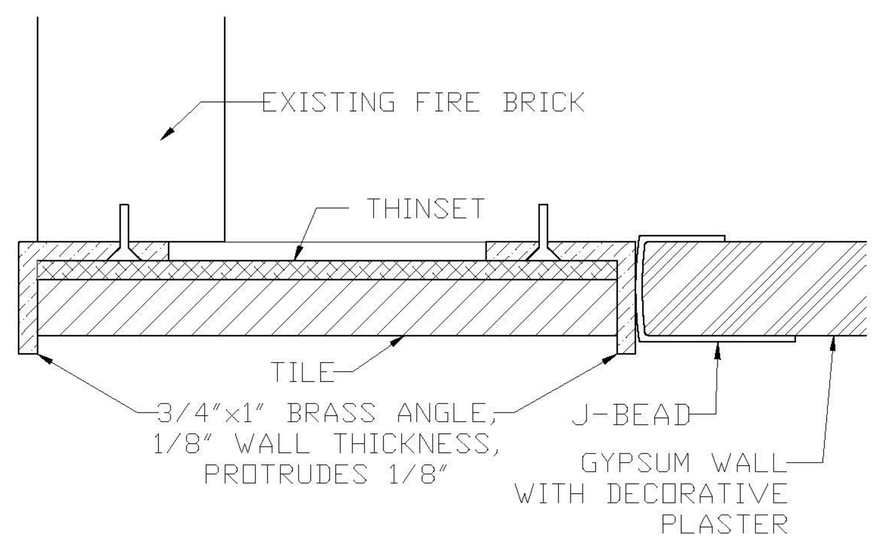
1 TV FRAME DETAIL FRONT ELEVATION
Scale: NOT TO SCALE



3 FIREBOX SURROUND DETAIL FRONT ELEVATION
Scale: NOT TO SCALE



2 TV FRAME DETAIL PLAN VIEW
Scale: NOT TO SCALE



4 FIREBOX SURROUND DETAIL PLAN VIEW
Scale: NOT TO SCALE

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-980-3180
MOBILE: 917-733-6777

DATE:
7 MAR 2018
26 MAR 2018
14 DEC 2018
9 JAN 2019

DRAWING:
DEN TV FRAME DETAILS

SCALE: **NOT TO SCALE**

KWAK RESIDENCE

[redacted]

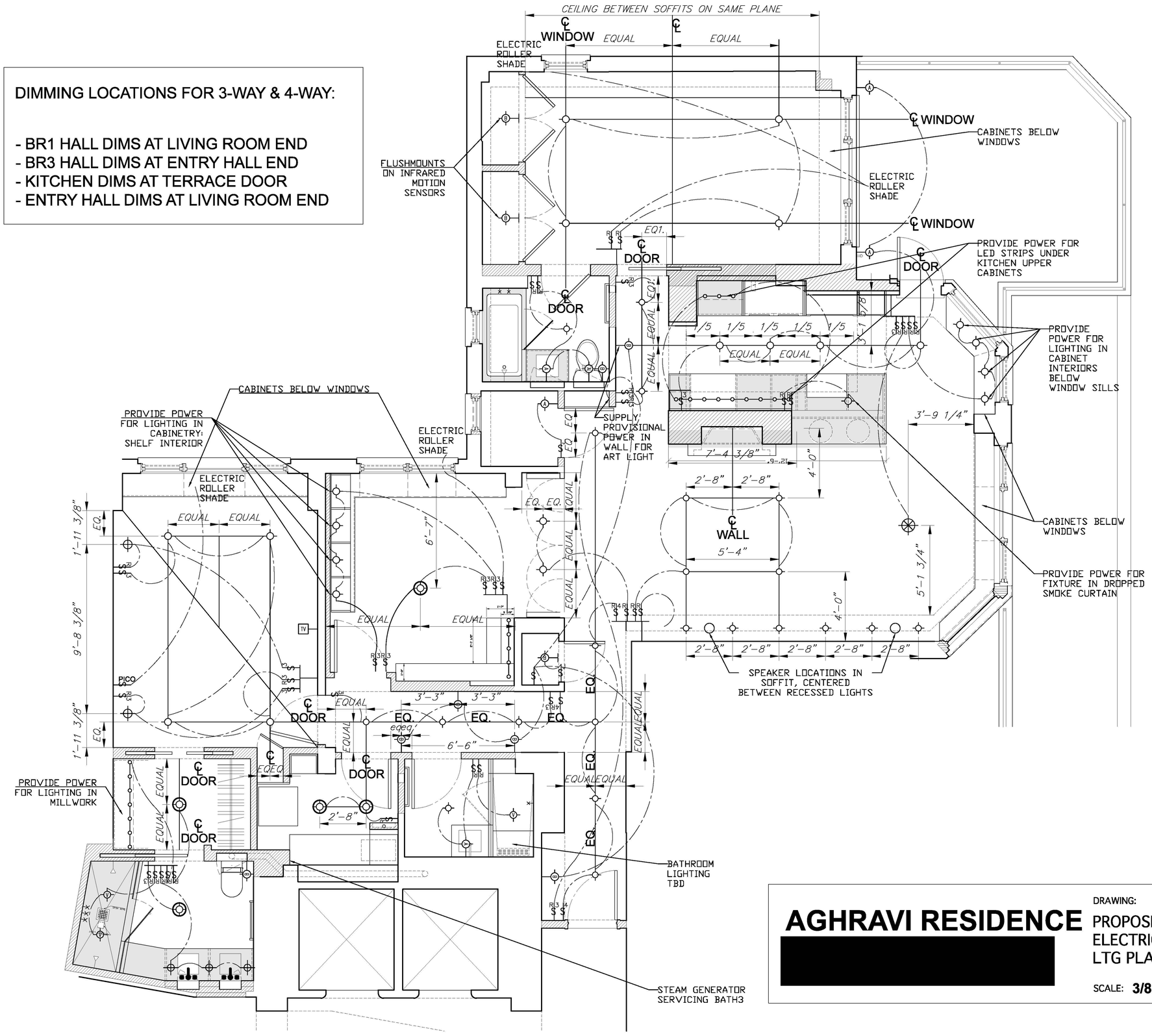
A5.1

Aghravi Residence

Ochs Design

DIMMING LOCATIONS FOR 3-WAY & 4-WAY:

- BR1 HALL DIMS AT LIVING ROOM END
- BR3 HALL DIMS AT ENTRY HALL END
- KITCHEN DIMS AT TERRACE DOOR
- ENTRY HALL DIMS AT LIVING ROOM END



LEGEND

- FLUSHMOUNT CEILING FIXTURE
- RECESSED CEILING FIXTURE
- PENDANT/CHANDELIER FIXTURE
- VAPOR-SEALED RECESSED CEILING FIXTURE
- DIRECTIONAL CEILING FIXTURE
- WALL MTD SCONCE FIXTURE
- BASEBOARD MTD RECESSED FIXTURE
- SWITCH (DIMMER TYPICAL)
- 3-WAY SWITCH
- 4-WAY SWITCH
- JAMB SWITCH
- UNDERCAB LIGHT STRIP OR LED STRIP
- FUSE PANEL
- KILL SWITCH
- LARGE DECORATIVE PENDANT

AGHRAVI RESIDENCE

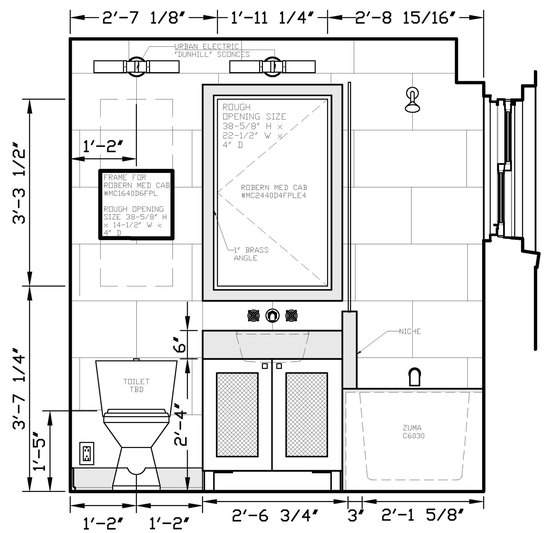
[redacted]

DRAWING: PROPOSED ELECTRICAL/ LTG PLAN

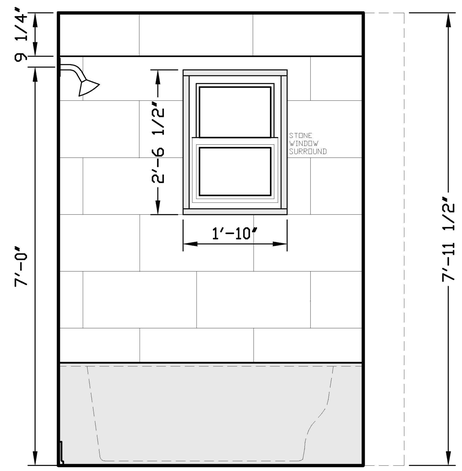
SCALE: 3/8"=1'-0"

DATE:
27 FEB 2018
1 AUG 2018
1 AUG 2018
11 JAN 2019

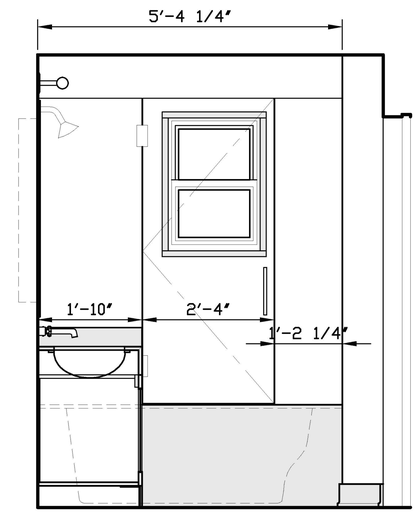
OCHS DESIGN
2 CHARLTON STREET
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777



1 EAST ELEVATION
Scale: 3/8" = 1'-0"



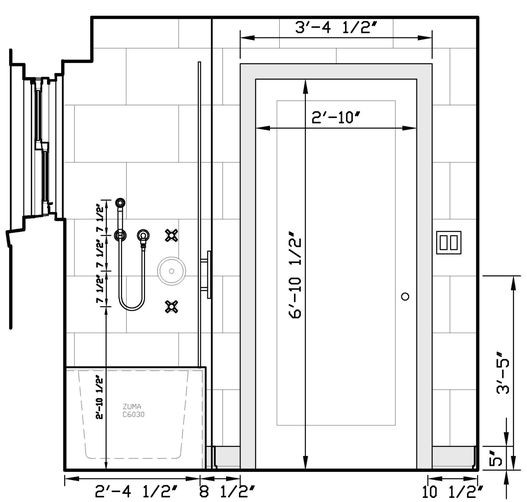
2 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



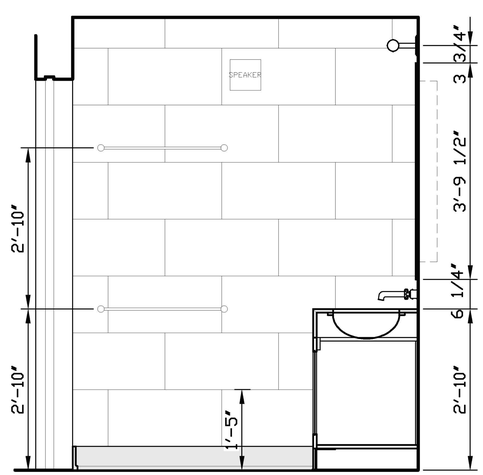
3 SOUTH ELEVATION
Scale: 3/8" = 1'-0"

FINAL SELECTIONS TBD

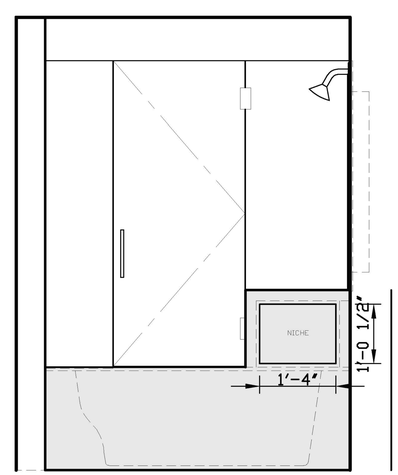
FAUCET: WATERWORKS "HENRY" HNLS60
TOILET: TBD
FLUSHPLATE: TBD
LIGHT: URBAN ELECTRIC
"DUNHILL" SCONCE
MED CABS: ROBERN MED CABS
#MC2440D4FPLE4 AND
#MC1640D6FPL
SINK: V&B "LOOP & FRIENDS" 6162U1
SHOWER HEAD: TBD
HAND SHOWER: TBD
VOLUME/THERM: TBD
BATHTUB: ZUMA C6030
TOWEL BAR: TBD
VANITY LEGS: DOUG MOCKETT 4-3/8" LEGS
WALLS: TBD
FLOOR: TBD
WITH NuHEAT HEATED FLOOR
MAT UNDERNEATH
METAL FINISH: TBD



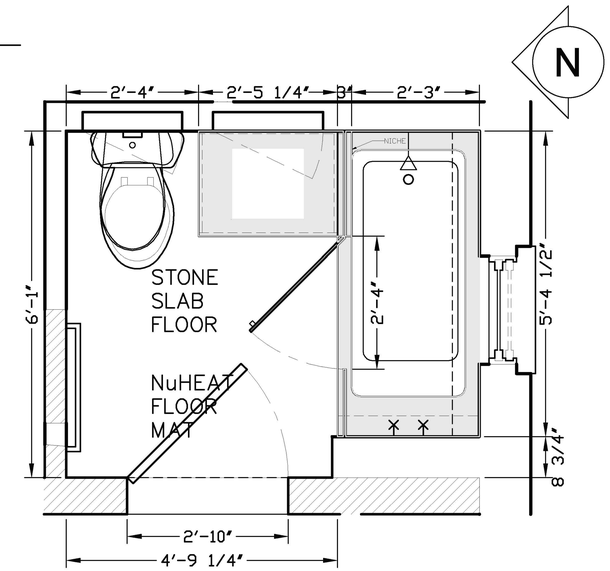
4 WEST ELEVATION
Scale: 3/8" = 1'-0"



5 NORTH ELEVATION
Scale: 3/8" = 1'-0"



6 NORTH ELEVATION
Scale: 3/8" = 1'-0"



7 BATHROOM 1 PLAN
Scale: 3/8" = 1'-0"

OCHS DESIGN
2 CHARLTON STREET
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

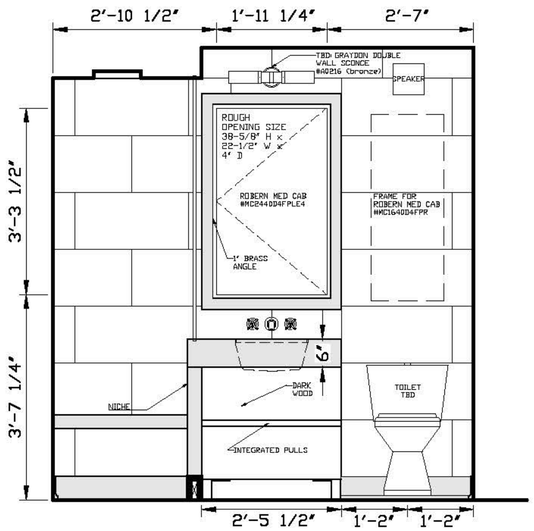
DATE:
8 DEC 2017
12 JAN 2018
2 MAR 2018
20 MAR 2018

DRAWING: PROPOSED BATHROOM 1 PLAN & ELEVS.

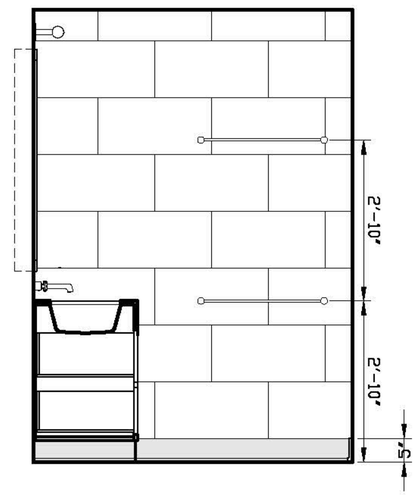
SCALE: 3/8"=1'-0"

AGHRAVI RESIDENCE [redacted]

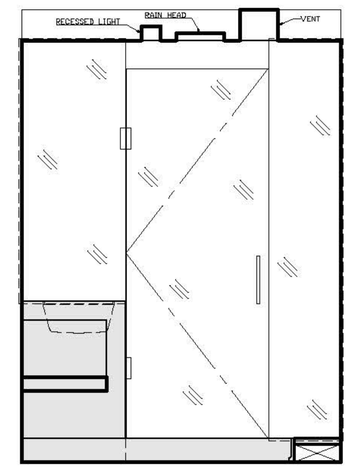
A2.32



1 EAST ELEVATION
Scale: 3/8" = 1'-0"

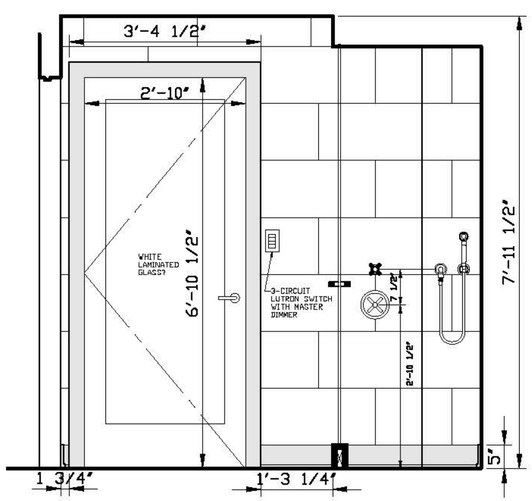


2 SOUTH ELEVATION
Scale: 3/8" = 1'-0"

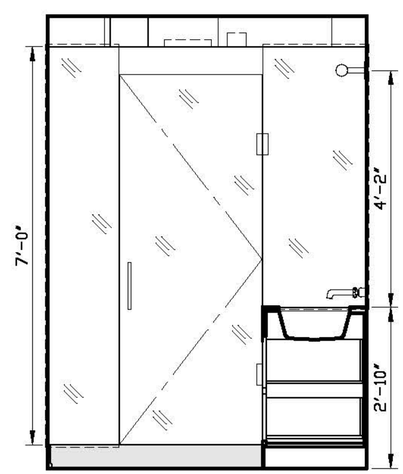


3 SOUTH ELEVATION
Scale: 3/8" = 1'-0"

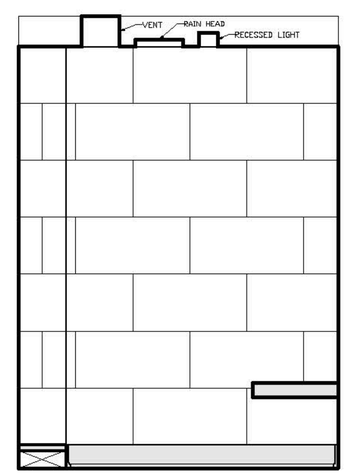
FAUCET: WATERWORKS "HENRY" HNLS60
TOILET: DURAVIT DARLING NEW + SENSOWASH C
FLUSHPLATE: TBD
LIGHT: GRAYDON DOUBLE WALL SCONCE A0216(7)(8)
MED CAB: MC2440D4FPLE4
SINK: V&B "LOOP & FRIENDS" 6162U1
RAIN HEAD: TBD
VOLUME/THERM: TBD
HAND SHOWER: TBD
TOWEL BARS: FROST...
WALLS: PELLE GRIGIO VEIN-CUT 12"X24" - 3/8" HONED
FLOORS: PELLE GRIGIO VEIN-CUT SLAB



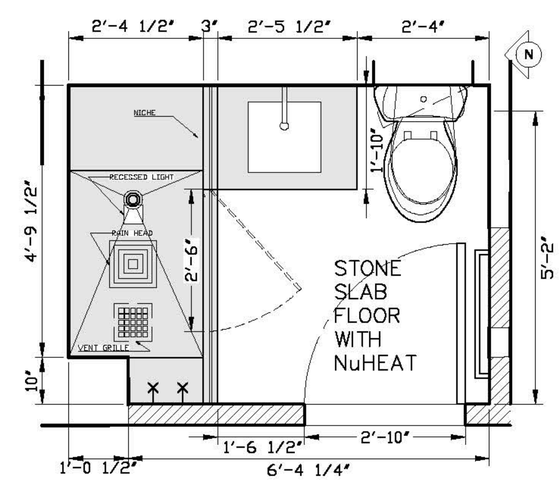
4 WEST ELEVATION
Scale: 3/8" = 1'-0"



5 NORTH ELEVATION
Scale: 3/8" = 1'-0"



6 NORTH ELEVATION
Scale: 3/8" = 1'-0"



7 BATHROOM 2 PLAN
Scale: 3/8" = 1'-0"

OCHS DESIGN
2 CHARLTON STREET
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
12 JAN 2018
2 MAR 2018
6 MAR 2018
20 MAR 2018

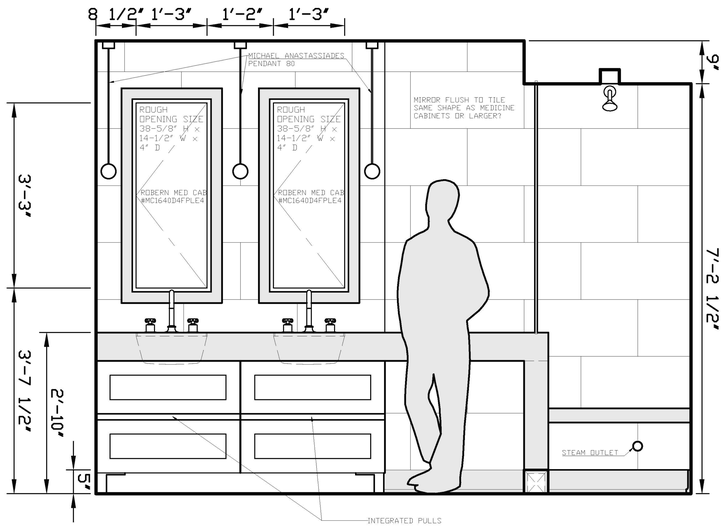
DRAWING: PROPOSED BATHROOM 2 PLAN & ELEVS.

SCALE: 3/8"=1'-0"

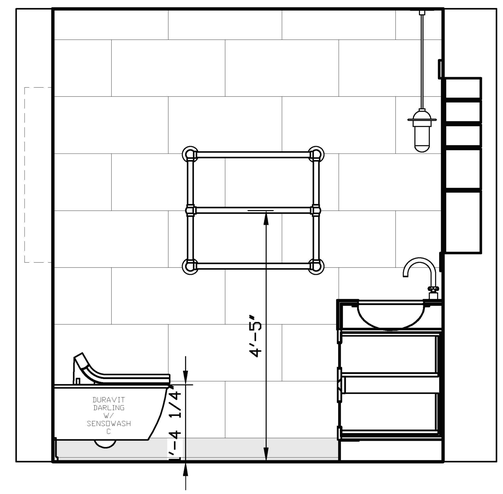
AGHRAVI RESIDENCE

[redacted]

A2.41

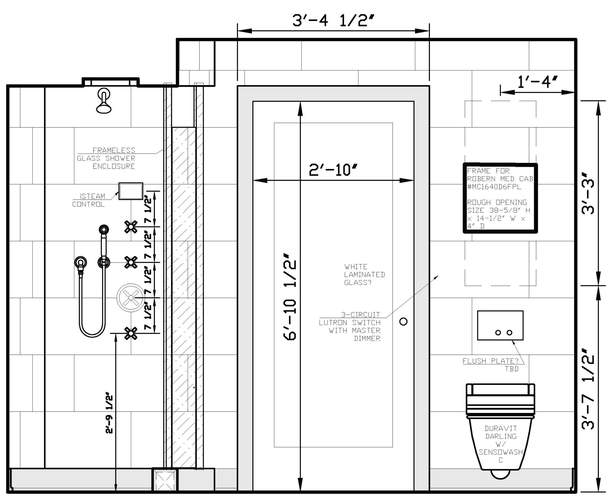


1 EAST ELEVATION
Scale: 3/8" = 1'-0"

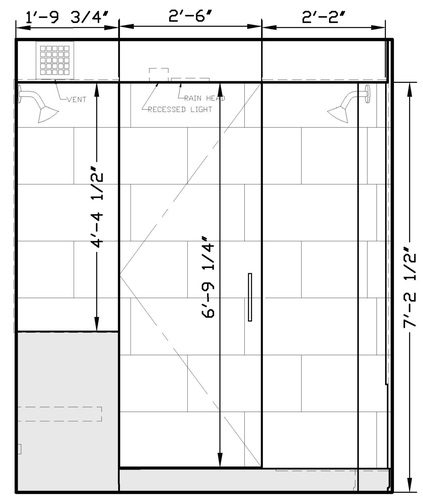


2 NORTH ELEVATION
Scale: 3/8" = 1'-0"

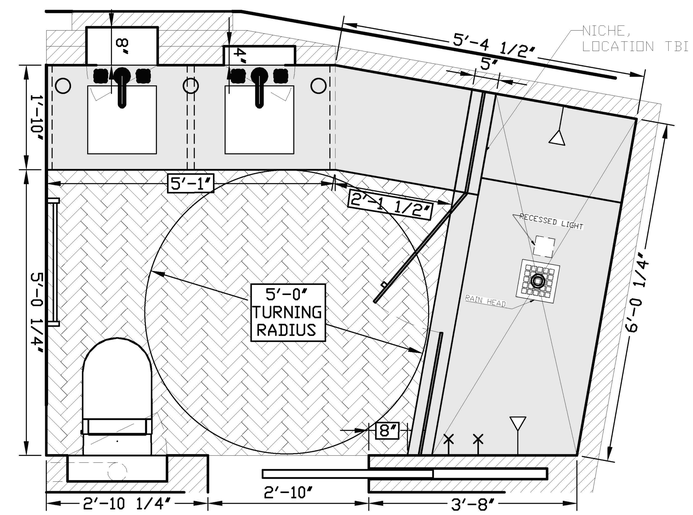
FAUCET: WATERWORKS "HENRY" GOOSENECK
TOILET: DURAVIT DARLING NEW
+ SENSOWASH C
FLUSHPLATE: TBD
LIGHT: SVB HUDSON PENDANT-1003?
MED CAB: ROBERN
MC1640D4FPLE4 (RIGHT)
MC1640D8FPRE4 (LEFT)
MC1640D4FPR (ABOVE TOILET) — TBD
SINK: V&B "LOOP & FRIENDS" 6162U1
HAND SHOWER: TBD
SHOWER HEADS: TBD
VOLUME/THERM: TBD
TOWEL BAR: WATERWORKS #UNTW44 HEATED
TOWEL WARMER
WALLS: BIANCO DOLOMITI
12"X24" - 3/8" POLISHED
FLOORS: 2"x6" HERRINGBONE TILES
SPEAKER: TBD, CEILING MOUNTED
STEAM UNIT: MR. STEAM VIRTUAL SPA ???
CONTROL: iSTEAM (BLACK)
GENERATOR: MS225EC1



3 WEST ELEVATION
Scale: 3/8" = 1'-0"



4 SOUTHxSW ELEVATION
Scale: 3/8" = 1'-0"



5 BATHROOM 3 PLAN
Scale: 3/8" = 1'-0"

OCHS DESIGN
2 CHARLTON STREET
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
2 MAR 2018
5 MAR 2018
9 MAR 2018
20 MAR 2018

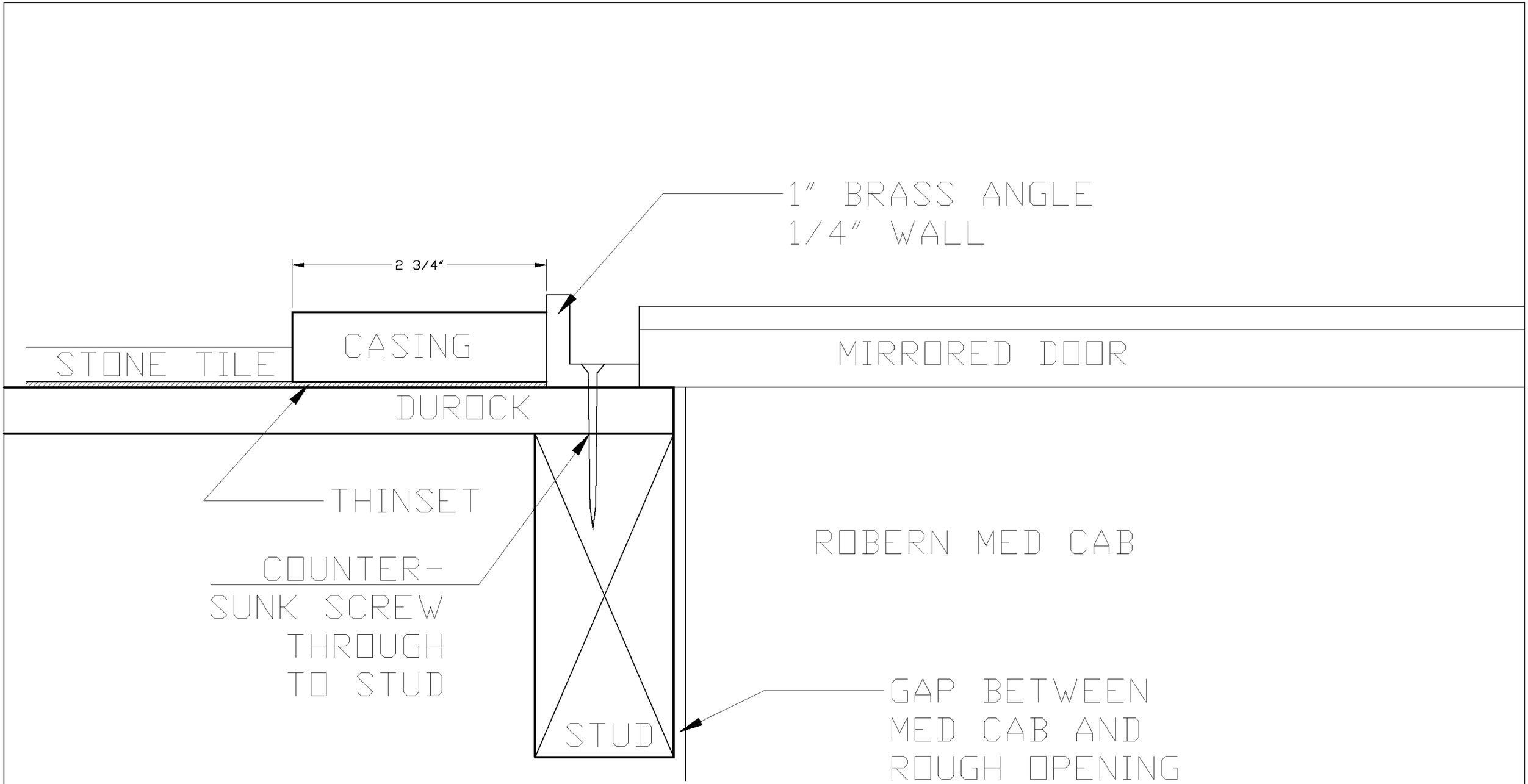
DRAWING:
PROPOSED
BATHROOM 3
ELEVATIONS
12" x 24" TILES

SCALE: 3/8"=1'-0"

AGHRAVI RESIDENCE

[redacted]

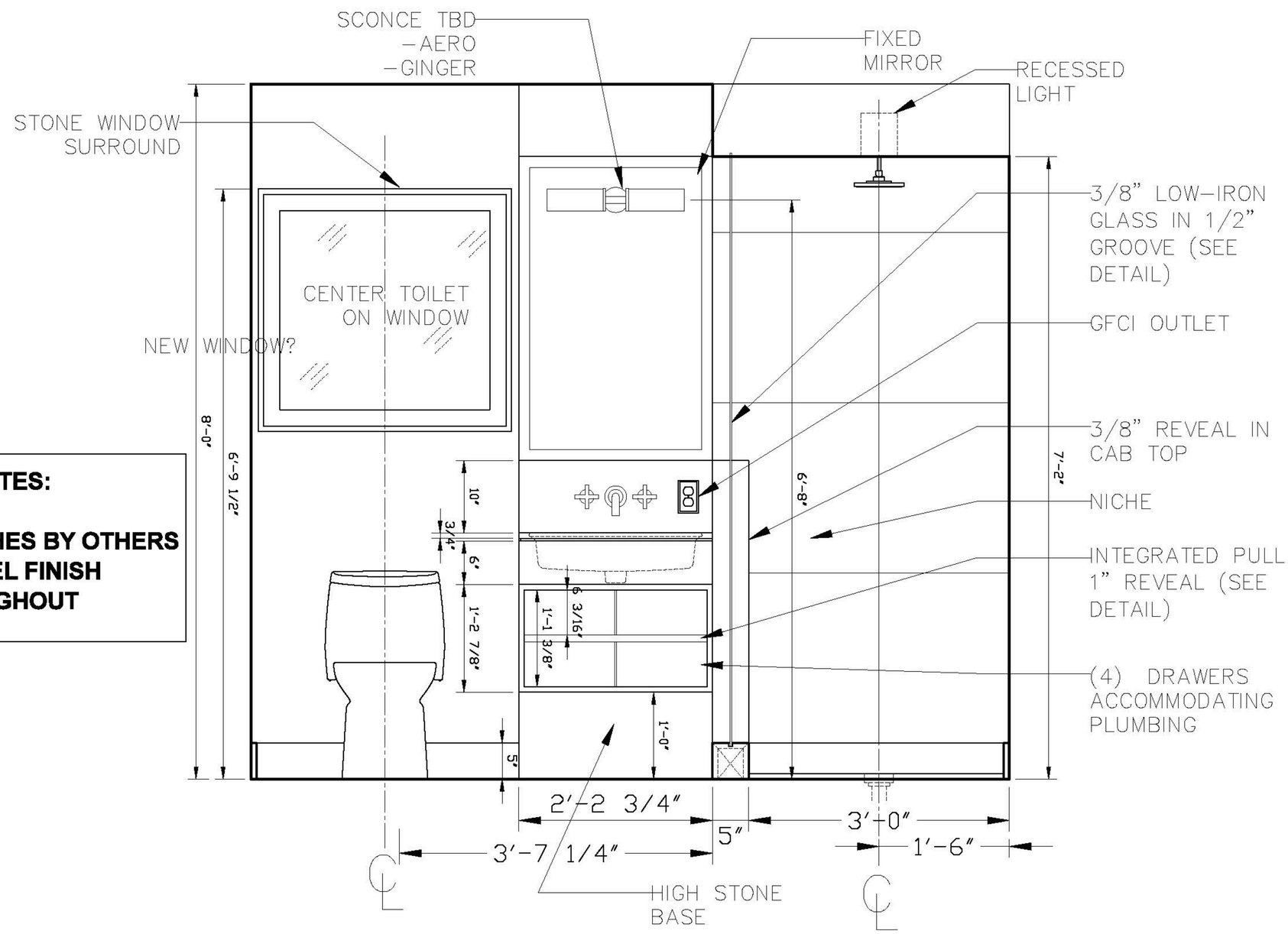
A2.64



1 MIRROR DETAIL
Scale: 1:1

Strauss Residence

Ochs Design



GENERAL NOTES:

- **WALL FINISHES BY OTHERS**
- **SATIN NICKEL FINISH THROUGHOUT**

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
24 MAY 2017
13 JUN 2017
15 JUN 2017
26 JUN 2017
17 JUL 2017
26 JUL 2017

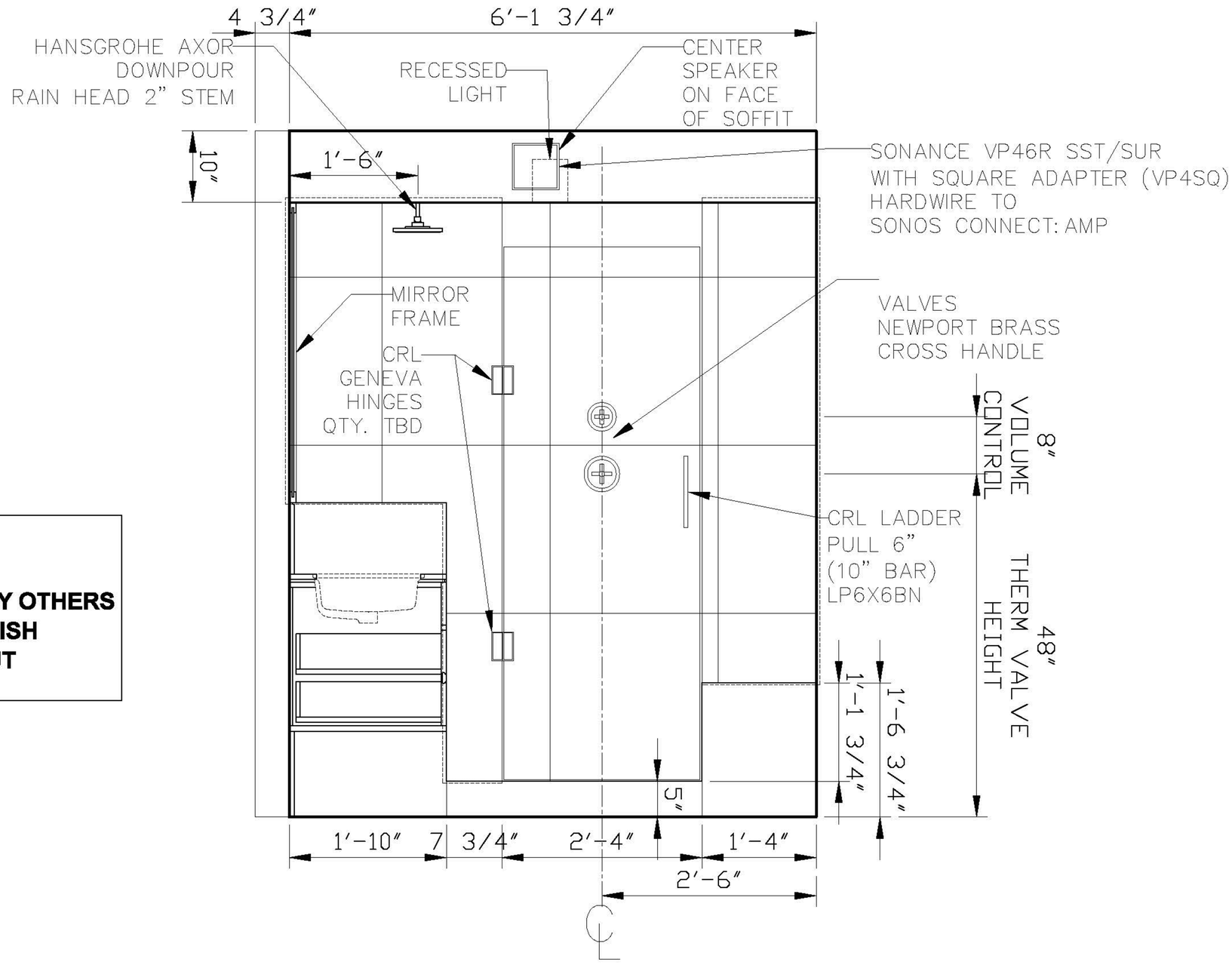
DRAWING:
BATH 2 ELEVATION 1

SCALE: **3/4" = 1'-0"**

STRAUSS RESIDENCE

[redacted]

A4.02.1



GENERAL NOTES:

- **WALL FINISHES BY OTHERS**
- **SATIN NICKEL FINISH THROUGHOUT**

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
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MOBILE: 917-733-6777

DATE:
24 MAY 2017
13 JUN 2017
15 JUN 2017
26 JUN 2017
17 JUL 2017
26 JUL 2017

DRAWING:
BATH 2 ELEVATION 2

SCALE: **3/4" = 1'-0"**

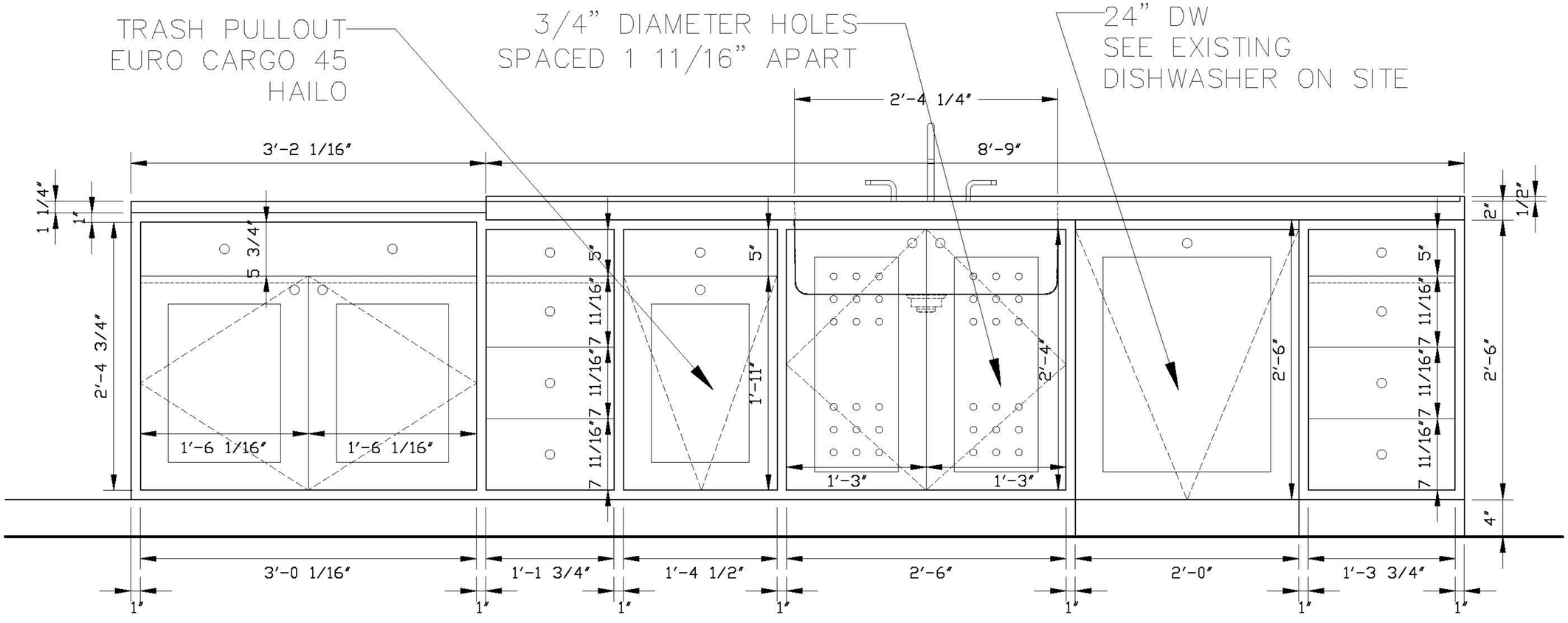
STRAUSS RESIDENCE

[redacted]

A4.02.2

NOTES:

- RAIL AND STILE THROUGHOUT – 3"
- FACE FRAME THROUGHOUT – 1"
- COUNTER TOP – 1 1/4"
- CONTINUOUS KICK – 4"
- TO BE BUILT AS 2 UNITS (LEFT OF THE DISHWASHER, AND RIGHT OF THE DISHWASHER)



OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
24 MAY 2017
15 JUN 2017
23 JUN 2017
17 JUL 2017

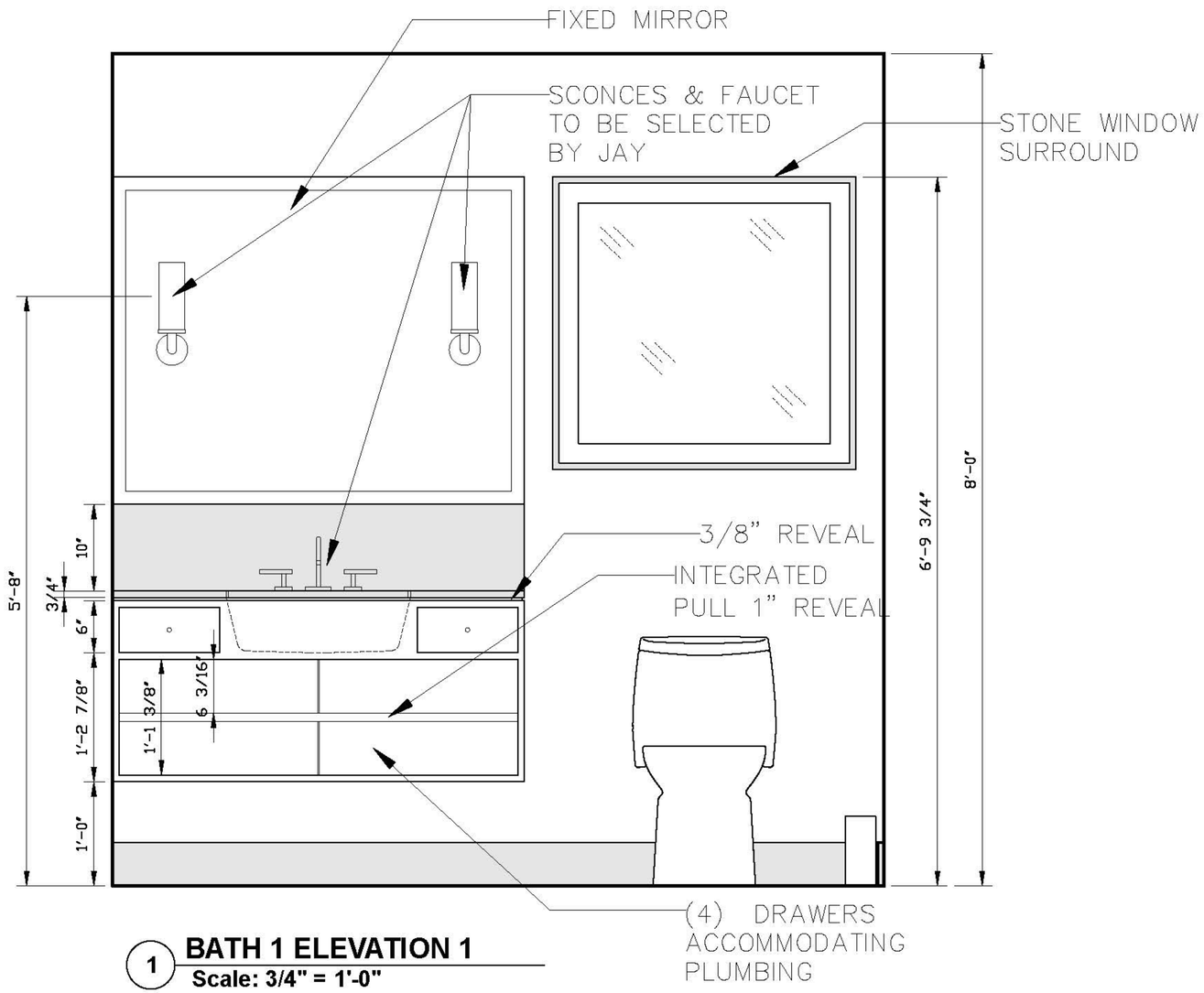
DRAWING:
KITCHEN ELEVATION 1 DETAIL

SCALE: **1" = 1'-0"**

STRAUSS RESIDENCE

[redacted]

A5.03



1 **BATH 1 ELEVATION 1**
Scale: 3/4" = 1'-0"

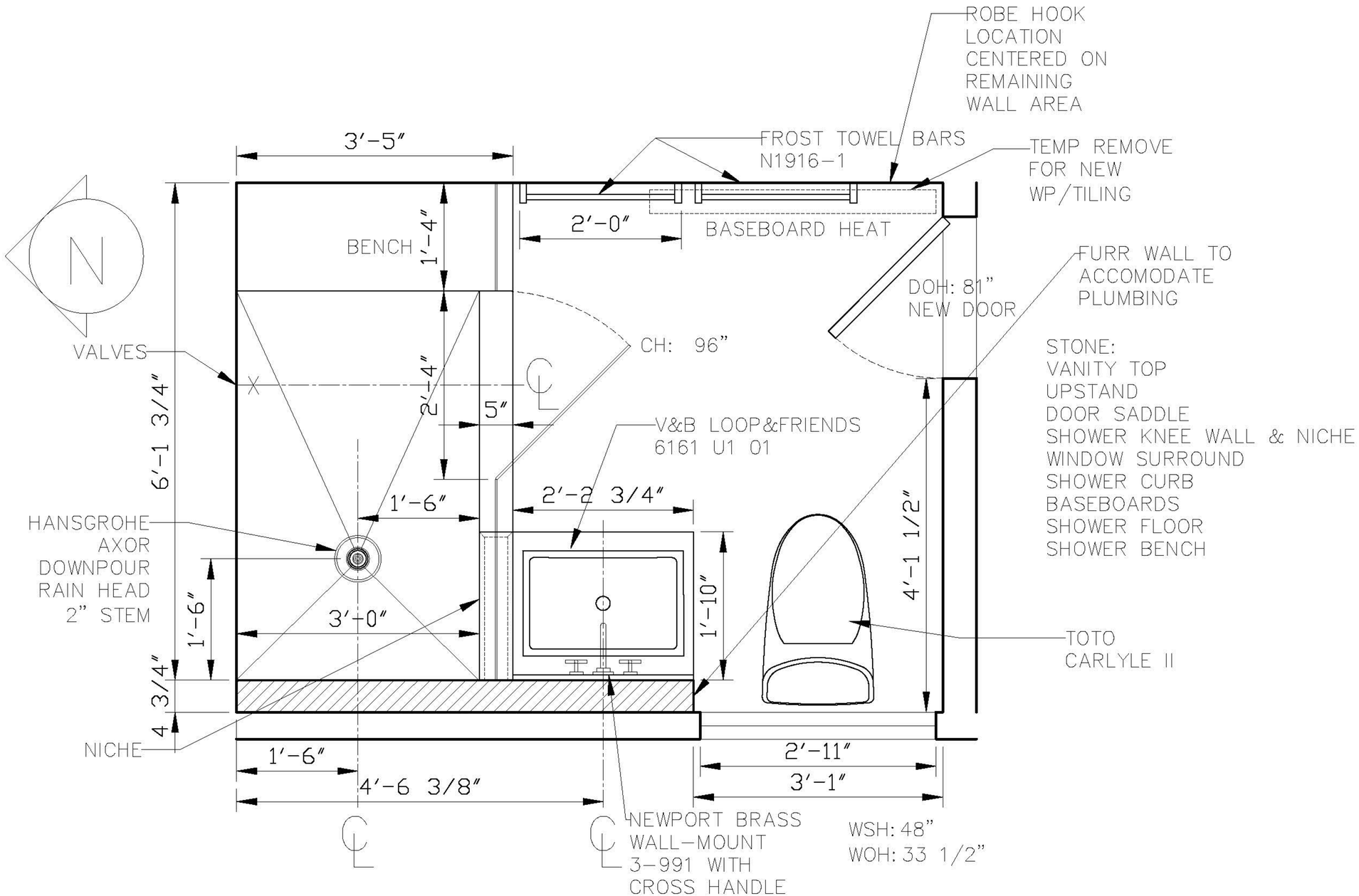
OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
12 APR 2017
21 APR 2017

DRAWING:
BATH 1 ELEVATION 1
SCALE: **3/4" = 1'-0"**

STRAUSS RESIDENCE
[redacted]

A4.01.1



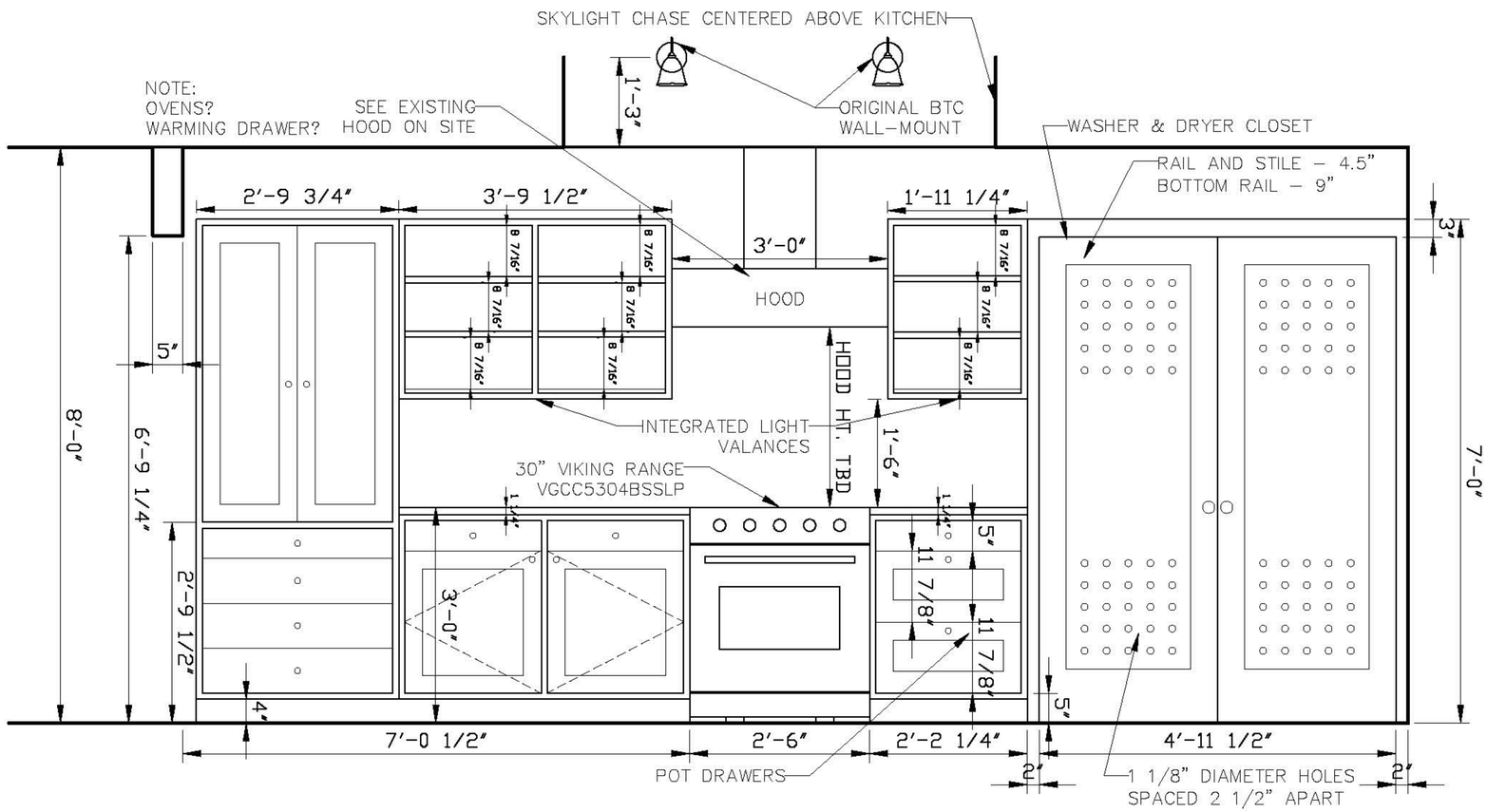
OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
24 MAY 2017
13 JUN 2017
15 JUN 2017
26 JUN 2017
17 JUL 2017
26 JUL 2017

DRAWING:
ALT PROPOSED PLAN - BATH 2
SCALE: **3/4" = 1'-0"**

STRAUSS RESIDENCE
[redacted]

A2.03.1



GENERAL NOTES:

- ALL CABINETS WITH DOORS OR DRAWERS TO HAVE PRE-FINISHED MAPLE INTERIORS
- NO VENEER TAPE ANYWHERE. ANY PLYWOOD THAT REQUIRES EDGING MATERIAL IS TO HAVE A MINIMUM OF 3/16" HARD WOOD EDGING
- OPEN SHELVES TO HAVE FIXED SHELVES
- STONE AND WOOD SELECTION TBD
- PULLS AND PULL LOCATIONS TBD
- UPSTANDS TBD
- BUTT HINGES TBD
- ALL CABS TO BE DELIVERED FULLY PRIMED
- ALL BOTTOM-MOUNT DRAWER GLIDES (NOT SELF/SOFT CLOSING)

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

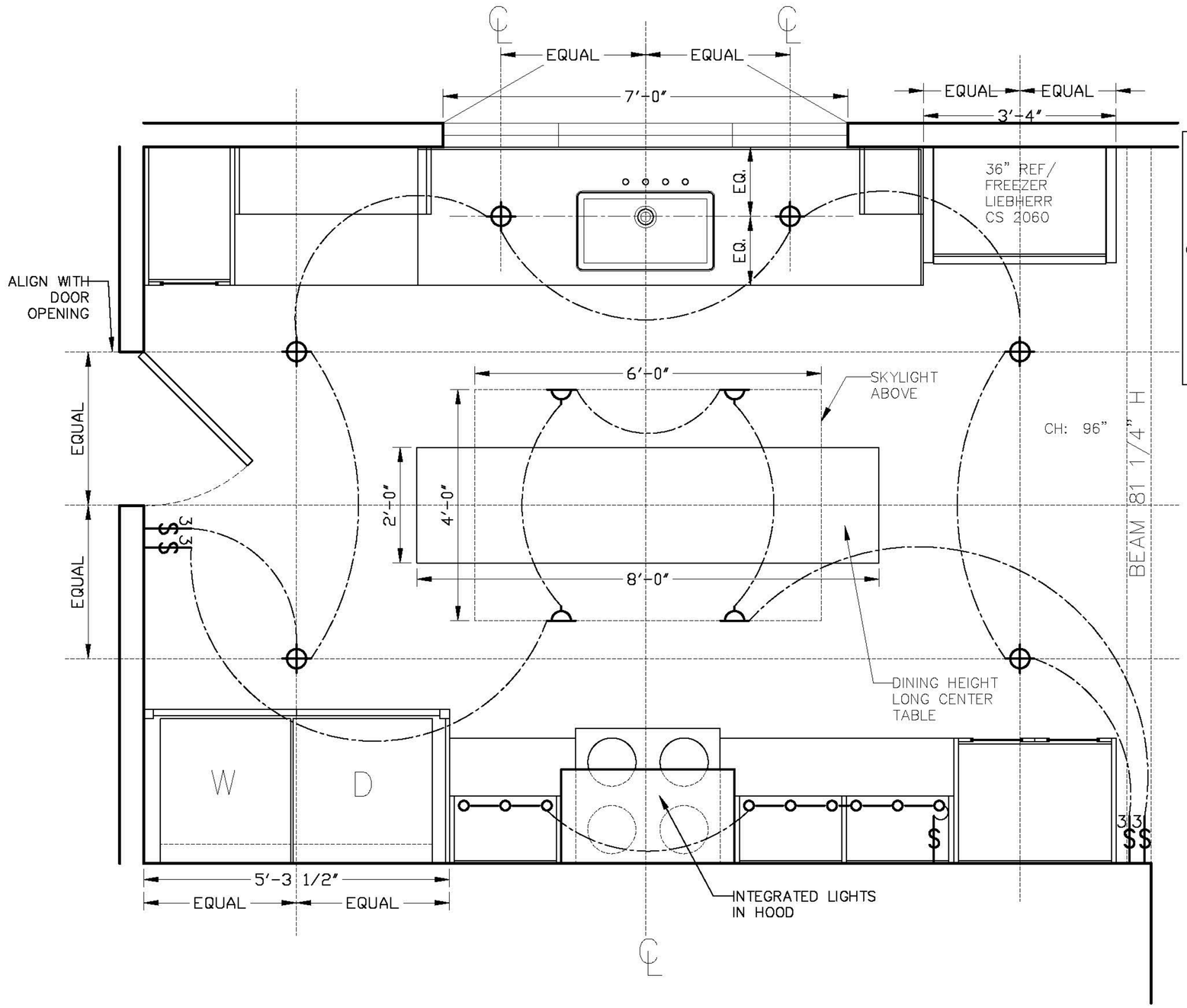
DATE:
24 MAY 2017
1 JUN 2017
15 JUN 2017
23 JUN 2017
5 JUL 2017
17 JUL 2017

DRAWING:
KITCHEN ELEVATION 2

SCALE: 1/2" = 1'-0"

STRAUSS RESIDENCE [redacted]

A5.02



RECESSED FIXTURE
– 3" MR–16 HALOGEN RECESSED (LED CAPABLE)

SURFACE–MOUNTED
– SPOTLIGHTS TBD

UNDER–CABINET LIGHTS
– PHILLIPS EPROFILE POWERCORE

SWITCH (DIMMER)

3–WAY SWITCH (DIMMER)

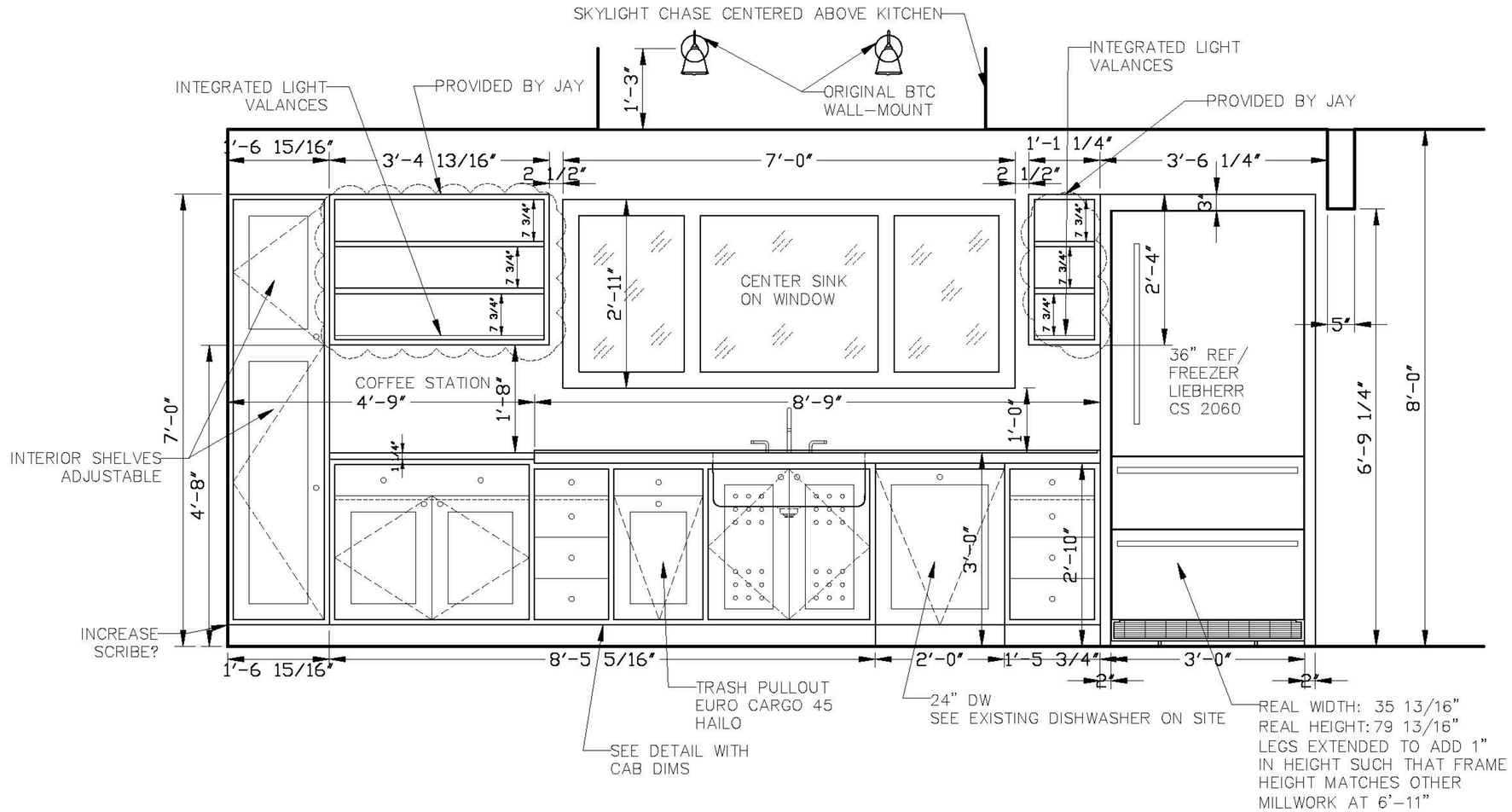
OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
15 JUN 2017
17 JUL 2017

DRAWING:
ELEC./LIGHTING
PLAN - KITCHEN
SCALE: 1/2" = 1'-0"

STRAUSS RESIDENCE [redacted]

E1.0



GENERAL NOTES:

- ALL CABINETS WITH DOORS OR DRAWERS TO HAVE PRE-FINISHED MAPLE INTERIORS
- NO VENEER TAPE ANYWHERE. ANY PLYWOOD THAT REQUIRES EDGING MATERIAL IS TO HAVE A MINIMUM OF 3/16" HARD WOOD EDGING
- OPEN SHELVES TO HAVE FIXED SHELVES
- STONE AND WOOD SELECTION TBD
- PULLS AND PULL LOCATIONS TBD
- UPSTANDS TBD
- BUTT HINGES TBD
- ALL CABS TO BE DELIVERED FULLY PRIMED
- ALL BOTTOM-MOUNT DRAWER GLIDES (NOT SELF/SOFT CLOSING)

OCHS DESIGN
2 CHARLTON ST, PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

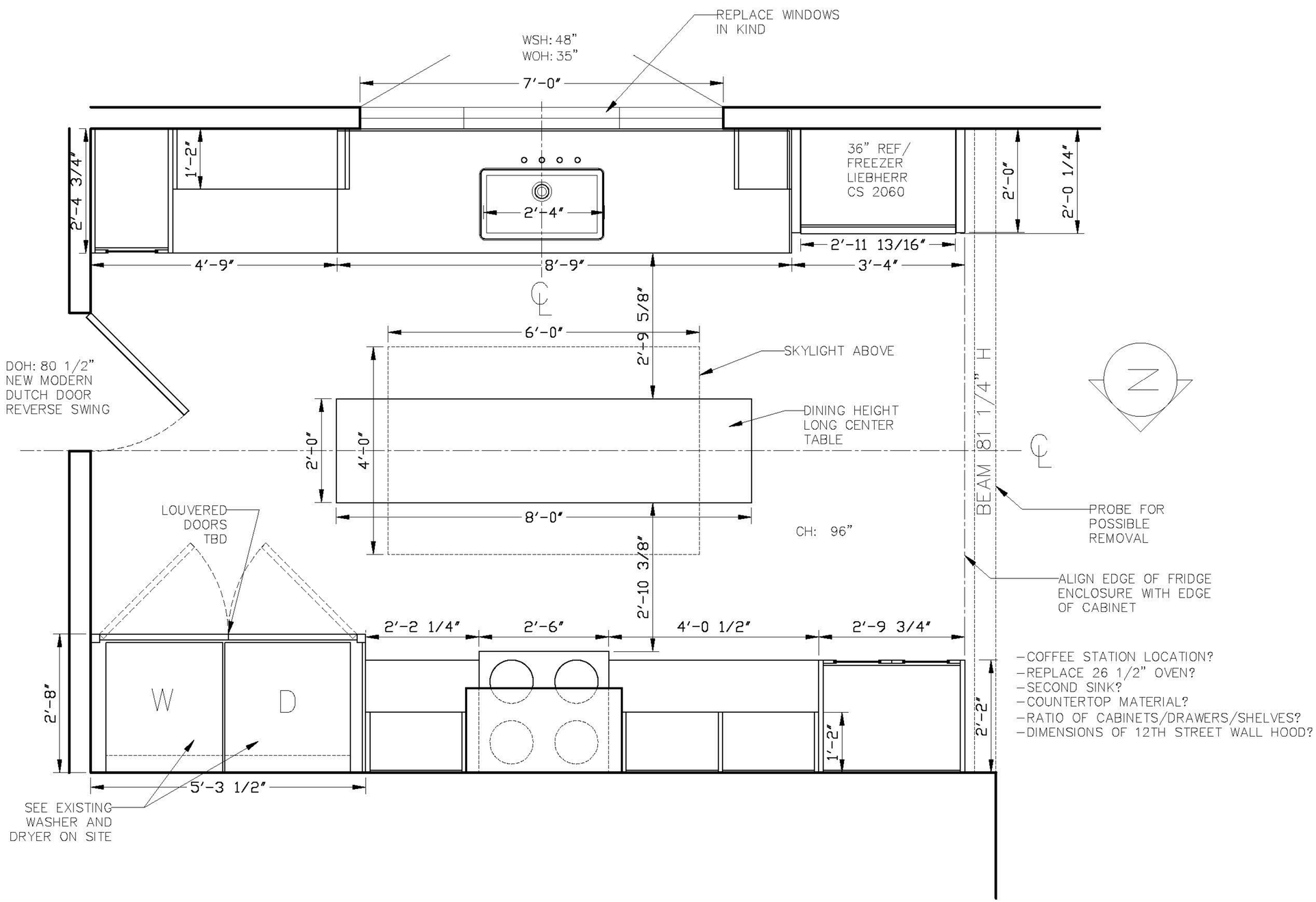
DATE:
24 MAY 2017
1 JUN 2017
15 JUN 2017
23 JUN 2017
17 JUL 2017

DRAWING:
KITCHEN ELEVATION 1

SCALE: 1/2" = 1'-0"

STRAUSS RESIDENCE [redacted]

A5.01



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
21 APR 2017
24 MAY 2017
1 JUN 2017
15 JUN 2017
17 JUL 2017

DRAWING:
PROPOSED PLAN - KITCHEN

SCALE: **1/2" = 1'-0"**

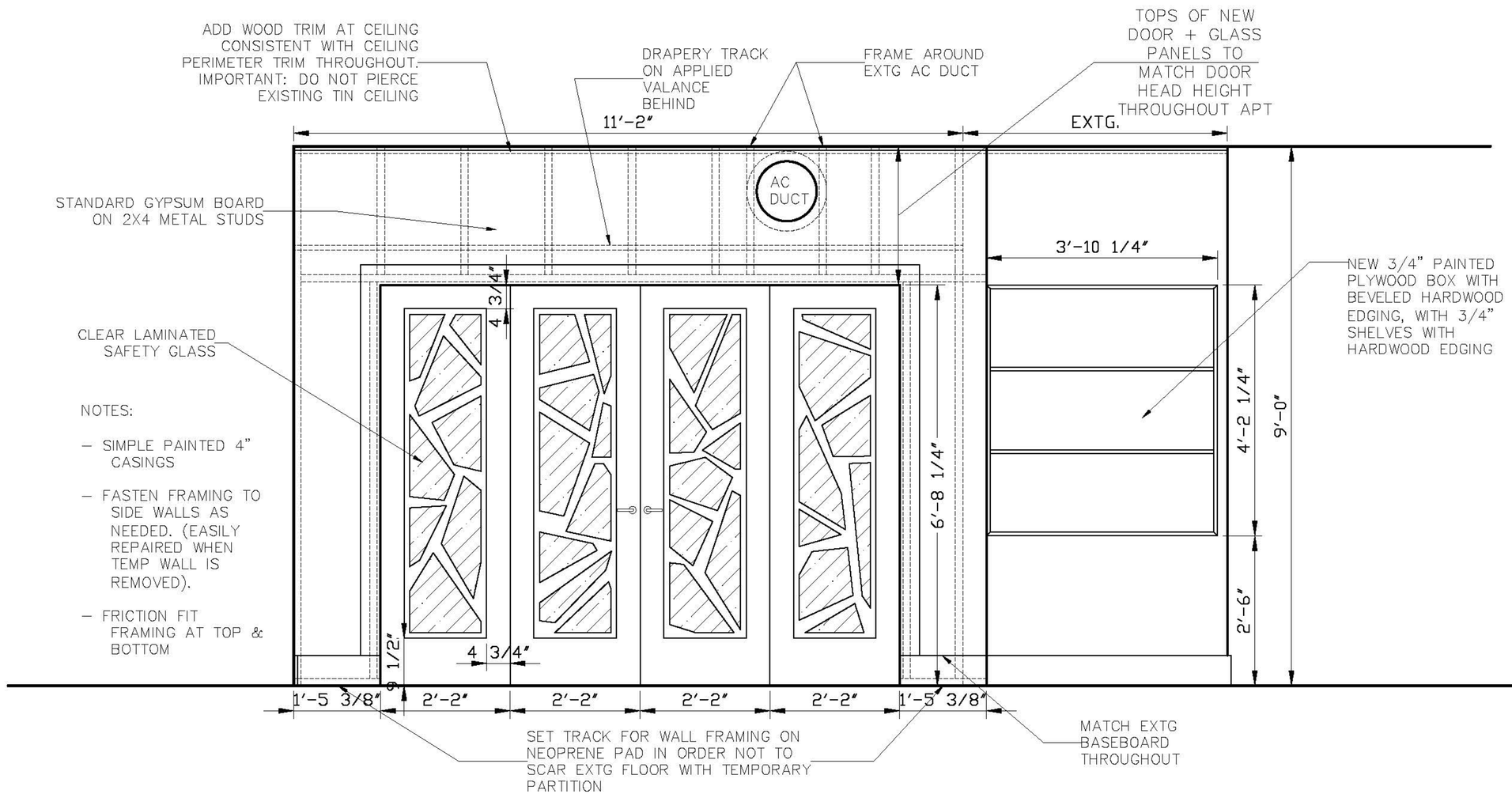
STRAUSS RESIDENCE

[redacted]

A2.01

Bernhardt + Baumslag Residence

Ochs Design



NOTES:

- SIMPLE PAINTED 4" CASINGS
- FASTEN FRAMING TO SIDE WALLS AS NEEDED. (EASILY REPAIRED WHEN TEMP WALL IS REMOVED).
- FRICTION FIT FRAMING AT TOP & BOTTOM

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
12 JUN 2017
11 JUL 2017
24 JUL 2017

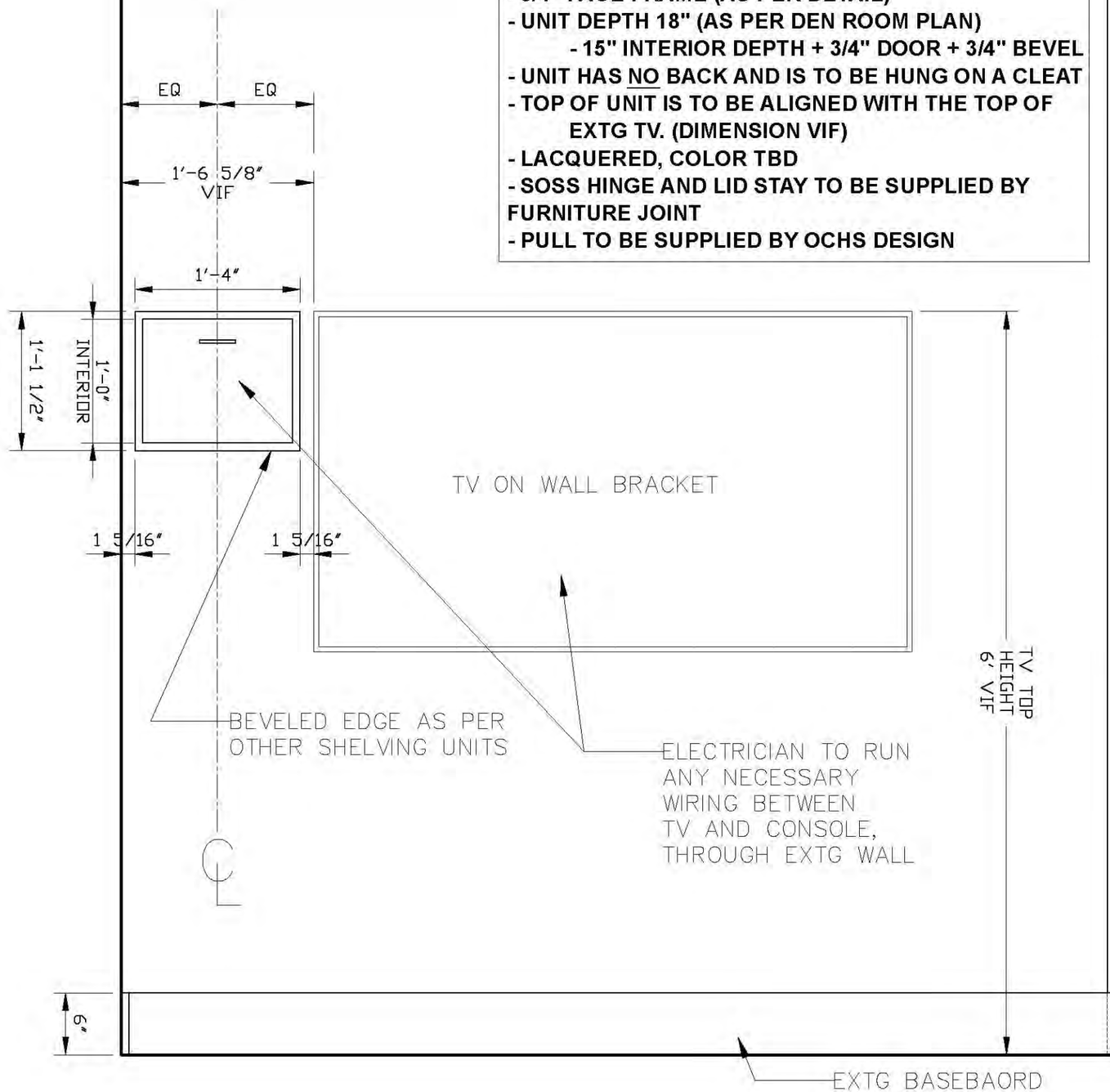
DRAWING:
ELEVATION OF TEMPORARY WALL

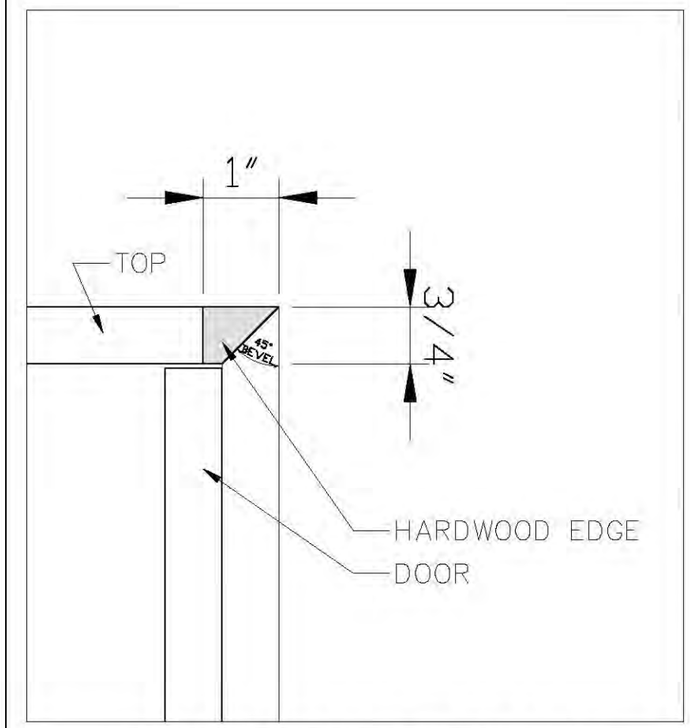
SCALE: 1/2" = 1'-0"

BERNHARDT & BAUMSLAG [redacted]

A3.01.2

GENERAL NOTES:
- 3/4" FACE FRAME (AS PER DETAIL)
- UNIT DEPTH 18" (AS PER DEN ROOM PLAN)
  - 15" INTERIOR DEPTH + 3/4" DOOR + 3/4" BEVEL
- UNIT HAS NO BACK AND IS TO BE HUNG ON A CLEAT
- TOP OF UNIT IS TO BE ALIGNED WITH THE TOP OF EXTG TV. (DIMENSION VIF)
- LACQUERED, COLOR TBD
- SOSS HINGE AND LID STAY TO BE SUPPLIED BY FURNITURE JOINT
- PULL TO BE SUPPLIED BY OCHS DESIGN





BEVELED EDGE DETAIL
Scale: 6" = 1'-0"

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

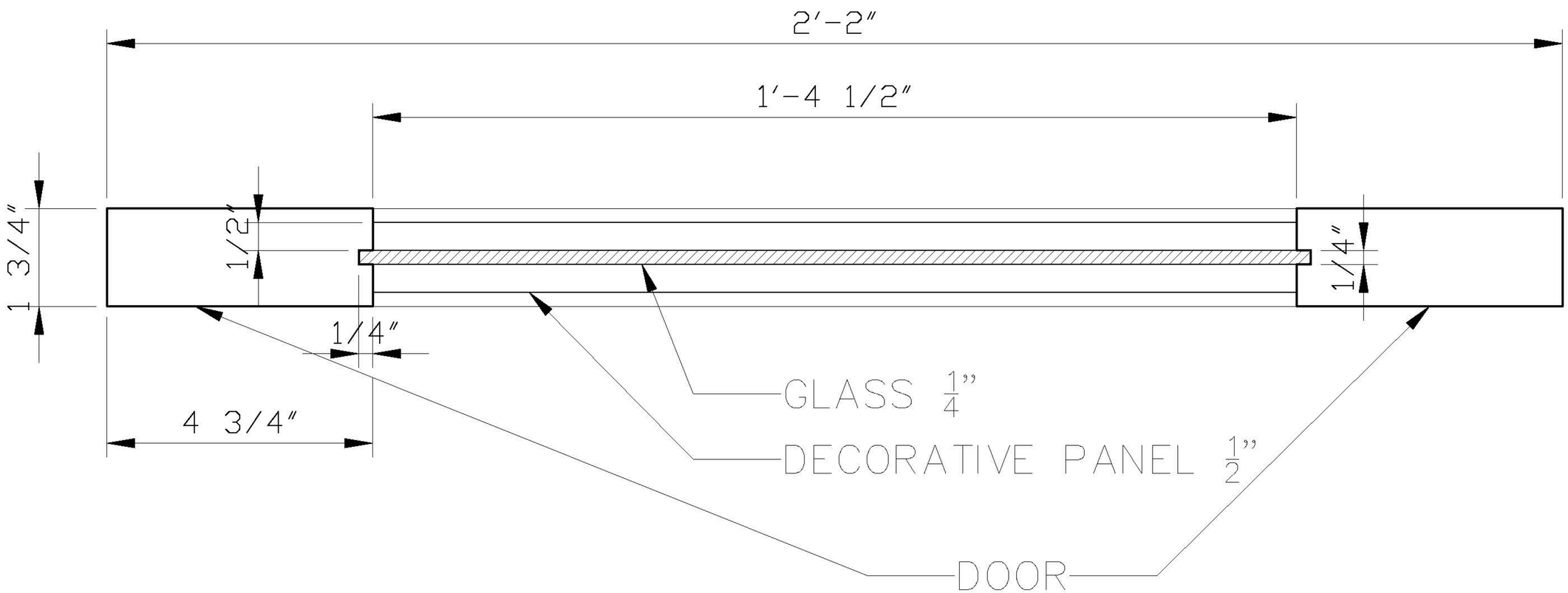
DATE:
11 JUL 2017
12 JUL 2017
19 JUL 2017

DRAWING:
CONSOLE
ELEVATION

SCALE: 1" = 1'-0"

BERNHARDT
& BAUMSLAG
520 LAGUARDIA PL, APT 1S
NEW YORK, NY 10012

A3.02



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
11 JUL 2017
12 JUL 2017
27 JUL 2017

DRAWING:
DOOR SECTION

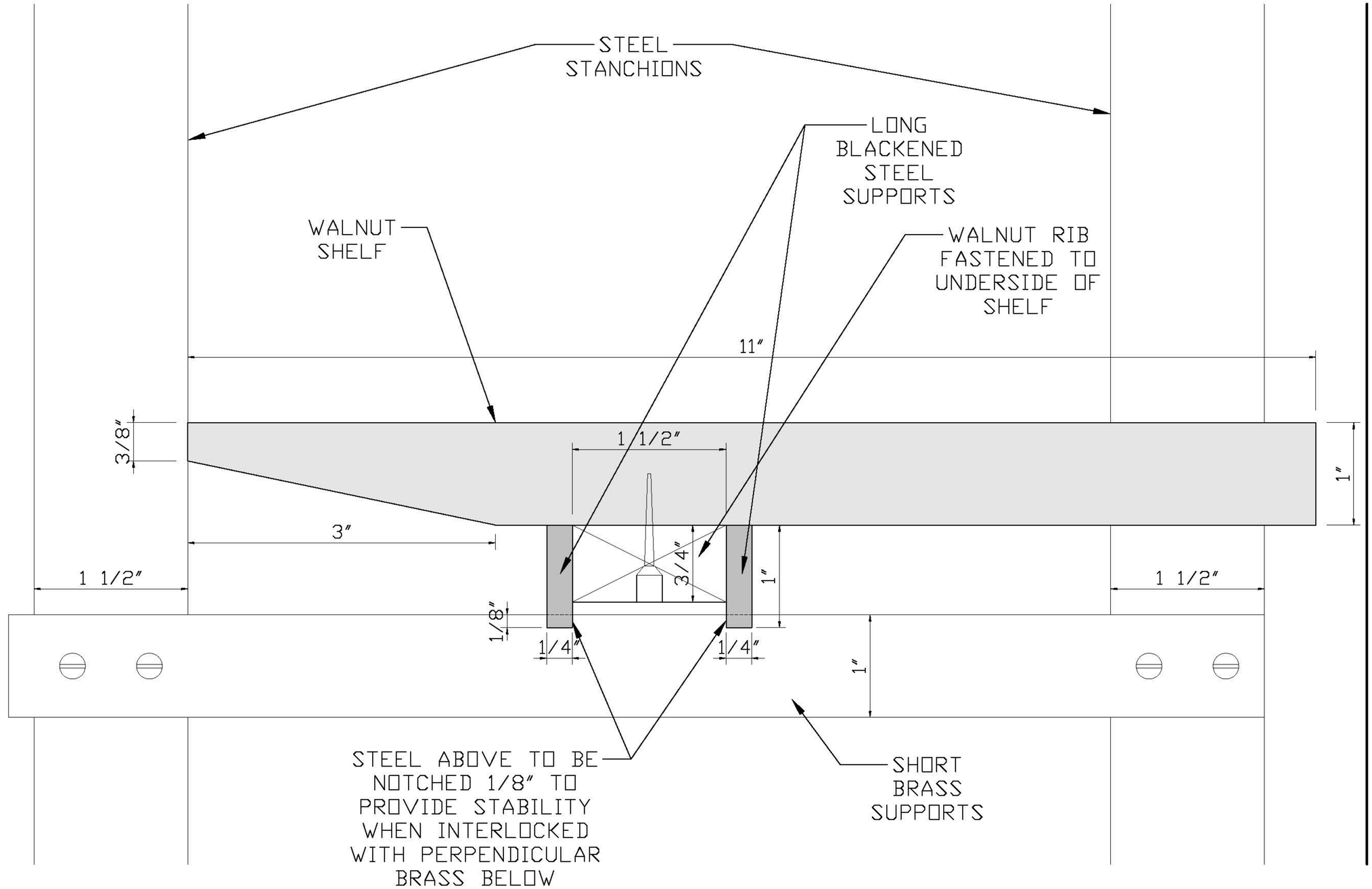
SCALE: 6" = 1'-0"

BERNHARDT & BAUMSLAG [redacted]

A5.02

Kruger Residence

Ochs Design



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

DATE:
6 JUN 2017
7 JUN 2017

DRAWING:
SHELF DETAIL

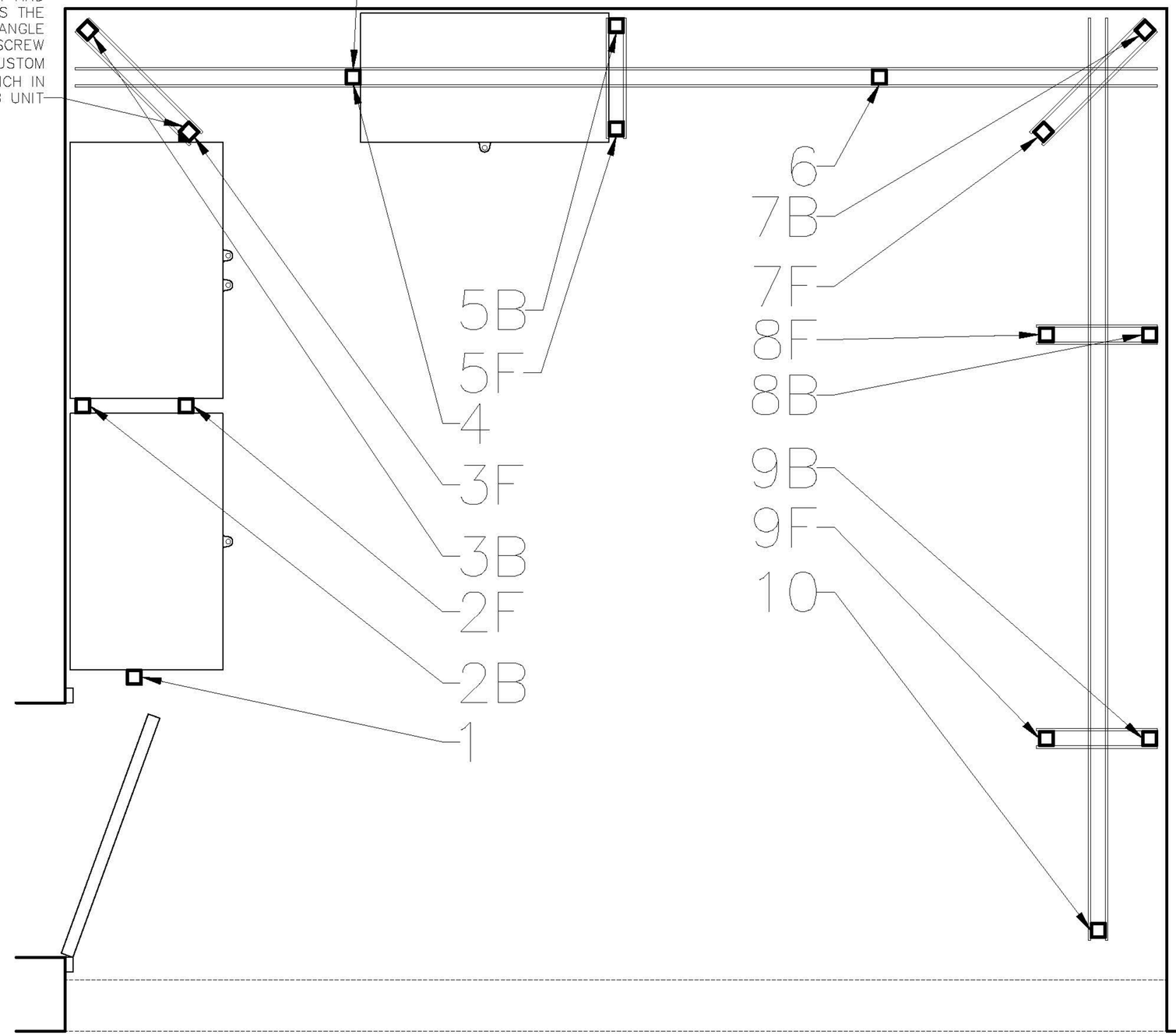
SCALE: 1:1

KRUGER RESIDENCE [redacted]

A2.10

NOTE FOR STANCHION #3F:
HOLES FOR SHORT BRASS LADDER MEMBER ATTACHMENT, ON LEFT AND RIGHT SIDES OF STANCHION. HOLES FOR HANGING CAB UNIT ARE ALSO ON LEFT AND RIGHT SIDES OF THE STANCHION. HOWEVER, AS THE STANCHION IS AT A 45 DEGREE ANGLE RELATIVE TO CAB UNIT, THE FASTENERS MUST SCREW INTO AN ANGLED "BLOCKING" ELEMENT OR CUSTOM BRACKET (SHOWN AS SHADED TRIANGLE), WHICH IN TURN SHALL BE FASTENED TO THE CAB UNIT

NOTE FOR STANCHION #4:
HOLES FOR LONG STEEL MEMBER ATTACHMENT, ON FRONT AND BACK SIDES OF STANCHION. HOLES FOR HANGING DRAWER UNIT ARE ON LEFT AND RIGHT SIDES OF THE STANCHIONS.



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

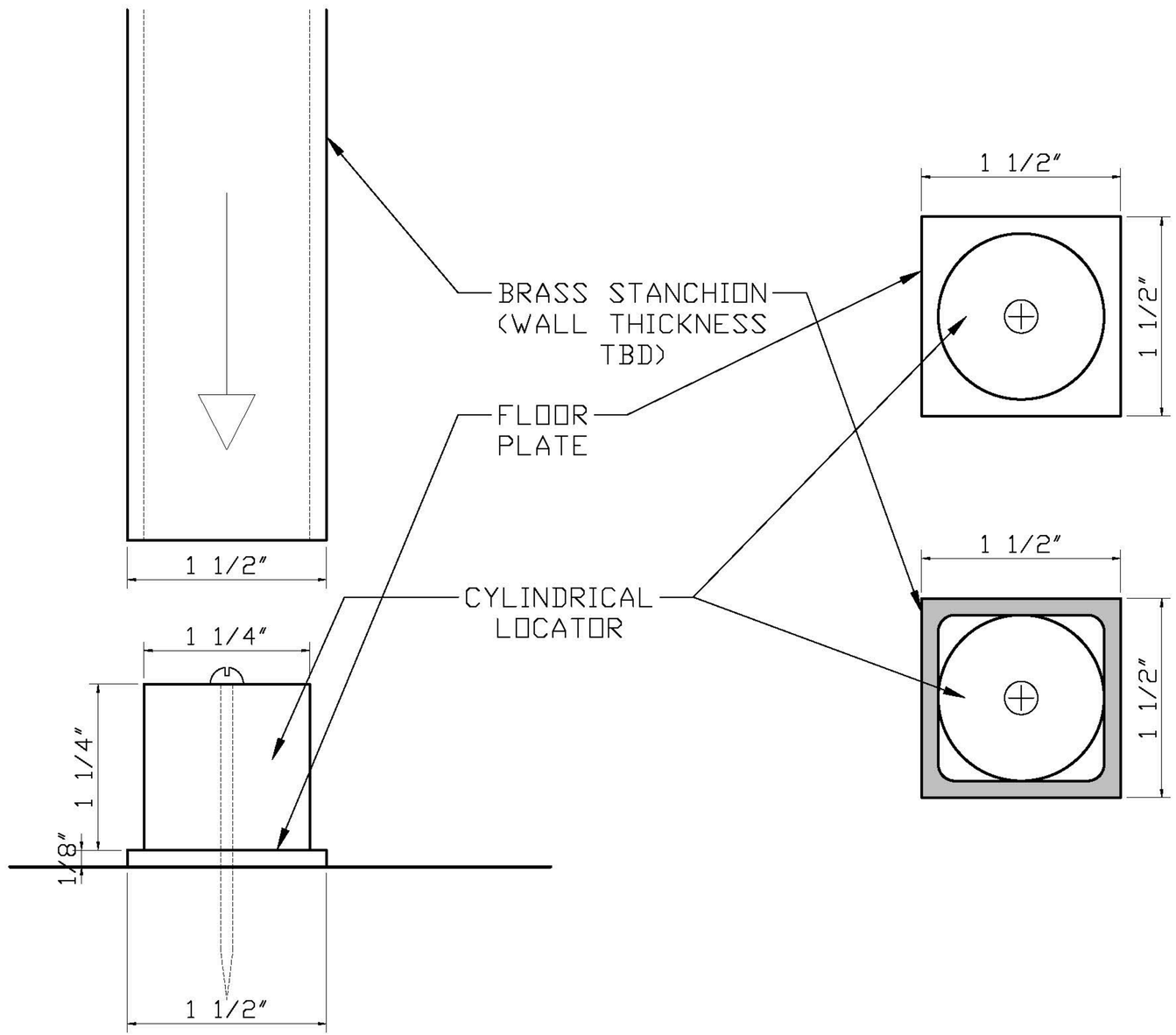
DATE: 31 JUL 2017

DRAWING:
STEEL STANCHION HOLE PLACEMENTS REF. PLAN

SCALE: 1" = 1'-0"

KRUGER RESIDENCE [redacted]

A2.21



OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

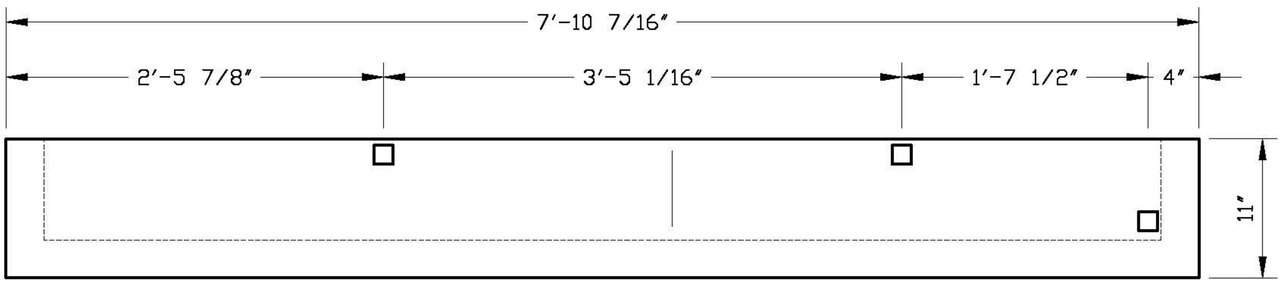
DATE: 7 JUN 2017

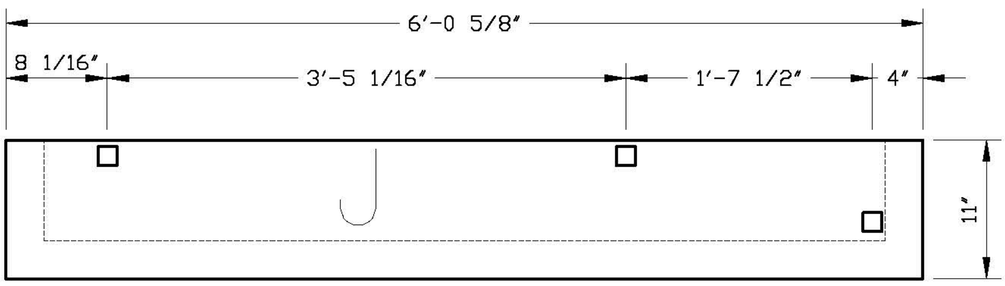
DRAWING: **STEEL FOOTING DETAIL**

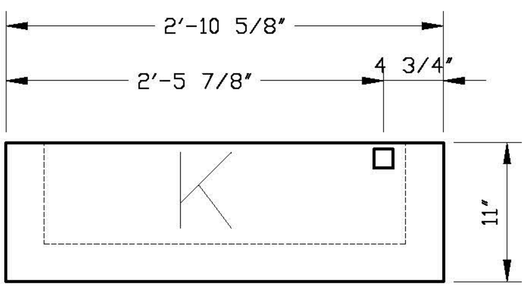
SCALE: 1:1

KRUGER RESIDENCE [redacted]

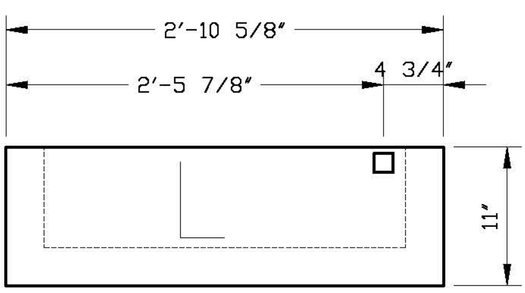
A2.11

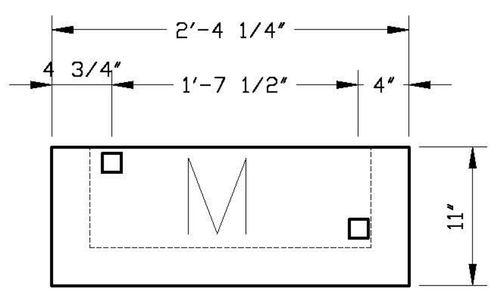


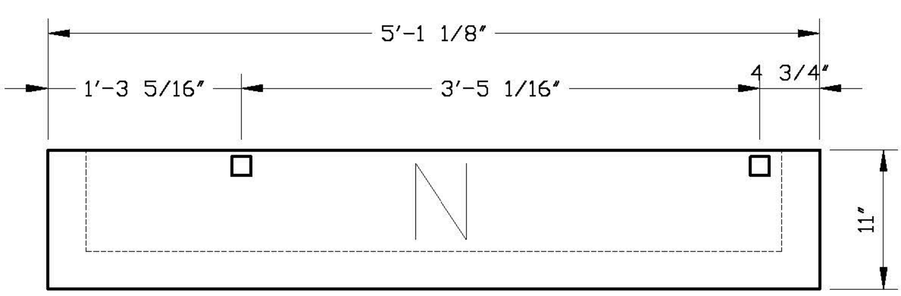




NOTES:
- DOTTED LINE INDICATES BEVEL BELOW (SEE DRAWING A2.10 "SHELF DETAIL")
- ALL DIMENSIONS ARE TO CENTER OF SQUARE HOLES
- ALL SQUARE HOLES 1.5"x1.5" (PLUS TOLERANCE AS DETERMINED BY CEJ)
- ALL SHELVES 11" DEEP
- SEE "HOLE PLACEMENT DETAIL" FOR DIMS REGARDING HOLE PLACEMENT BETWEEN FRONT AND BACK EDGES

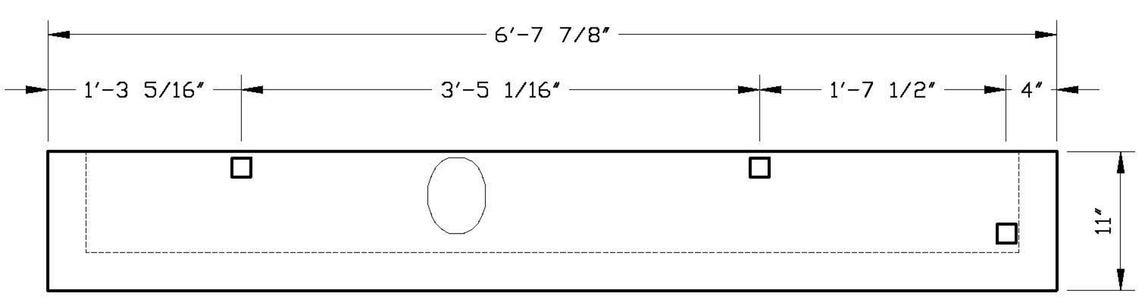






ORIENTATION

BACK EDGE
↑
↓
FRONT EDGE



A2.16

KRUGER RESIDENCE

[redacted]

DRAWING:
WALNUT SHELVES
CUT LIST #2
SOUTH WALL

SCALE: **1" = 1'-0"**

DATE: **20 JUL 2017**

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
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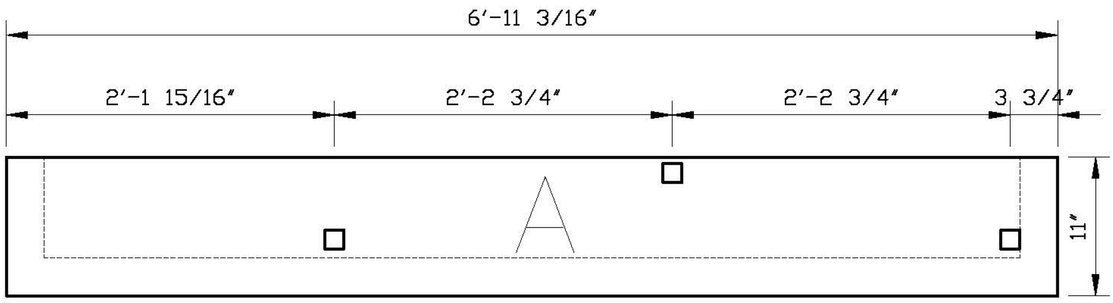
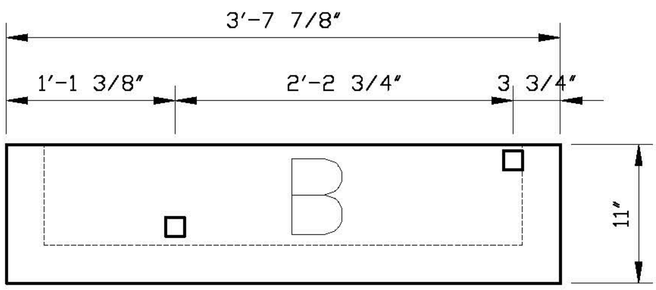
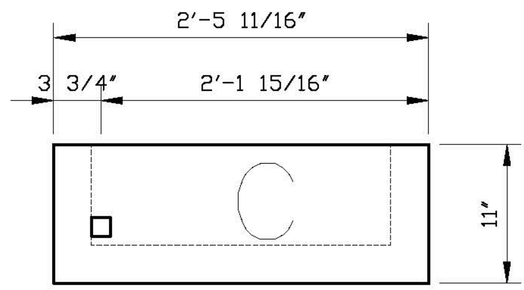
MOBILE: 917-733-6777

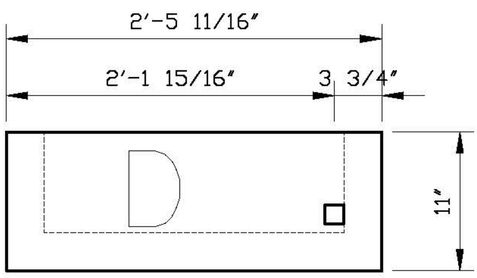


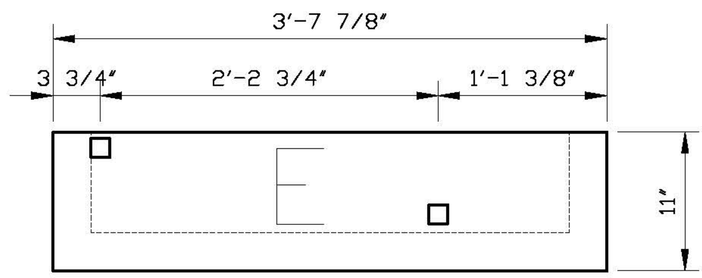
ORIENTATION

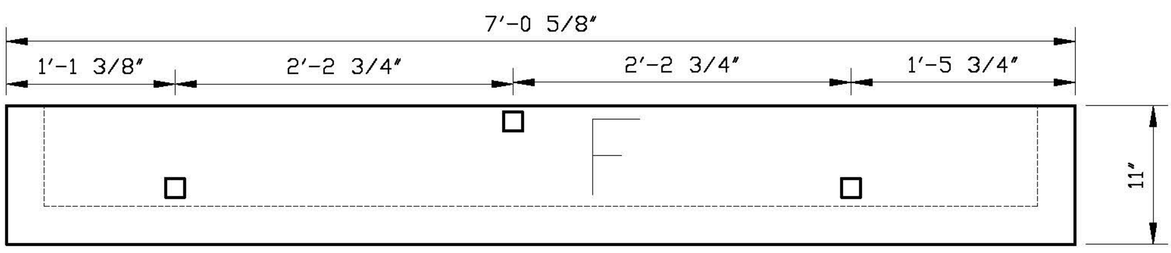
BACK EDGE
↑
↓
FRONT EDGE

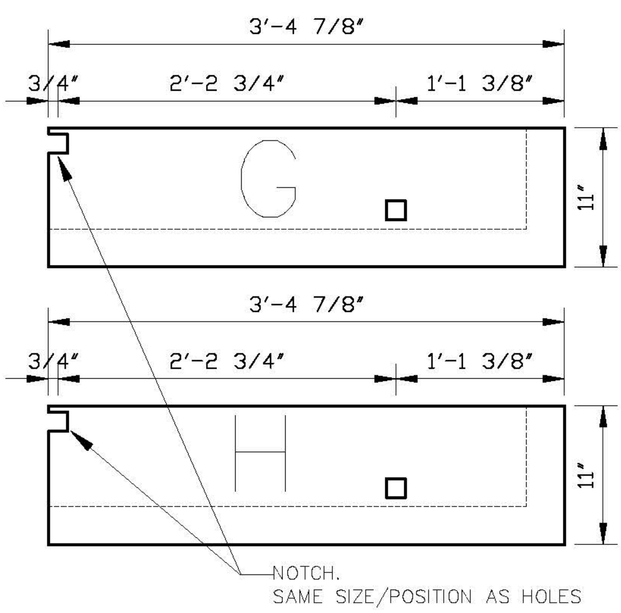












NOTES:
- DOTTED LINE INDICATES BEVEL BELOW (SEE DRAWING A2.10 "SHELF DETAIL")
  NOTE: SHELVES 'G' AND 'H' ARE UNIQUE AS THEY HAVE A BEVEL ON ONLY 2 SIDES.
- ALL DIMENSIONS ARE TO CENTER OF SQUARE HOLES
- ALL SQUARE HOLES 1.5"x1.5" (PLUS TOLERANCE AS DETERMINED BY CEJ)
- ALL SHELVES 11" DEEP
- SEE "HOLE PLACEMENT DETAIL" FOR DIMS REGARDING HOLE PLACEMENT BETWEEN FRONT AND BACK EDGES

A2.15

KRUGER RESIDENCE

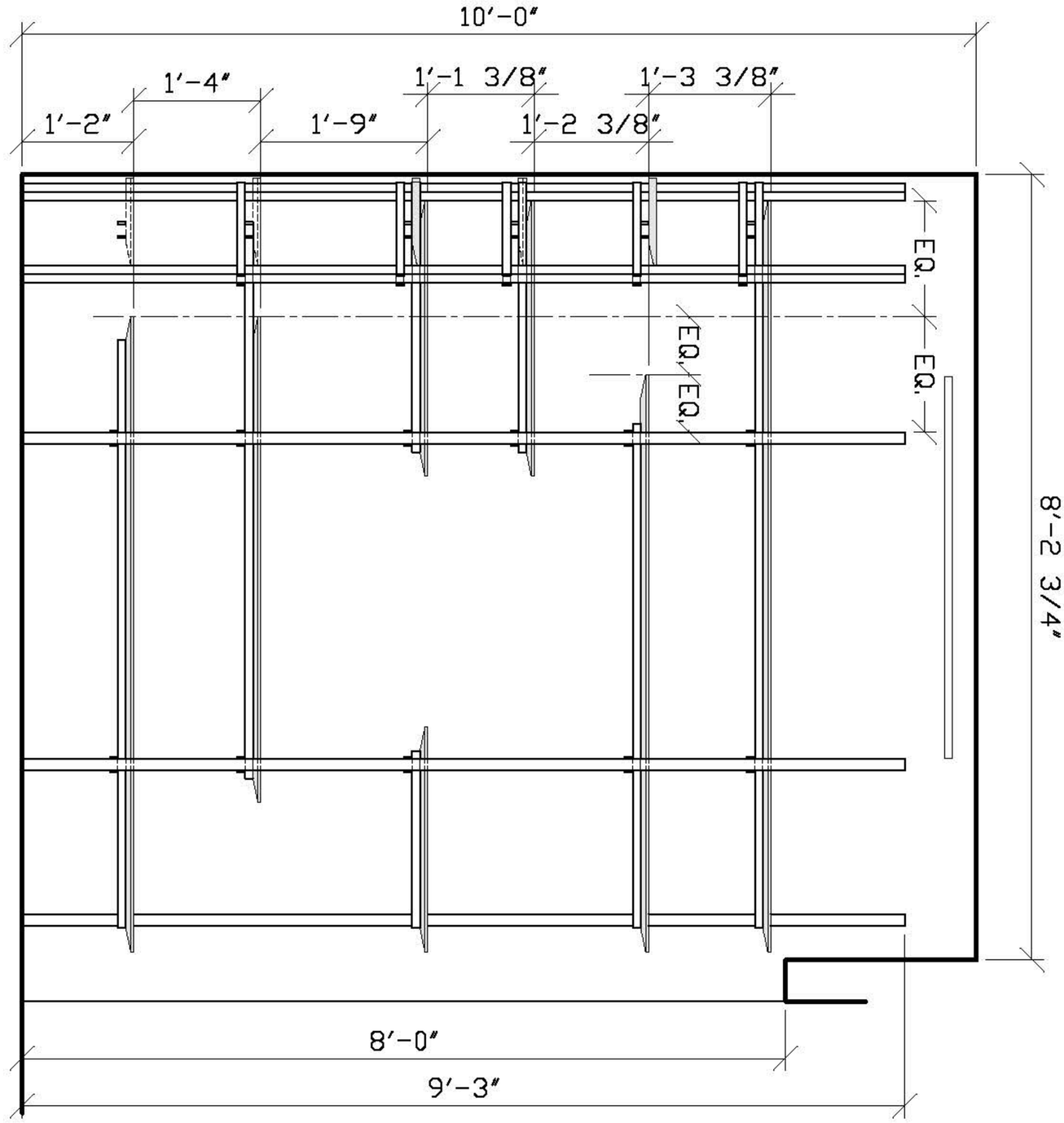
[redacted]

DRAWING:
WALNUT SHELVES
CUT LIST #1
EAST WALL

SCALE: **1" = 1'-0"**

DATE: **20 JUL 2017**

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777



A3.01

KRUGER RESIDENCE

[redacted]

DRAWING:

SOUTH LIBRARY ELEVATION

SCALE: 1/2" = 1'-0"

DATE:

18 MAY 2017

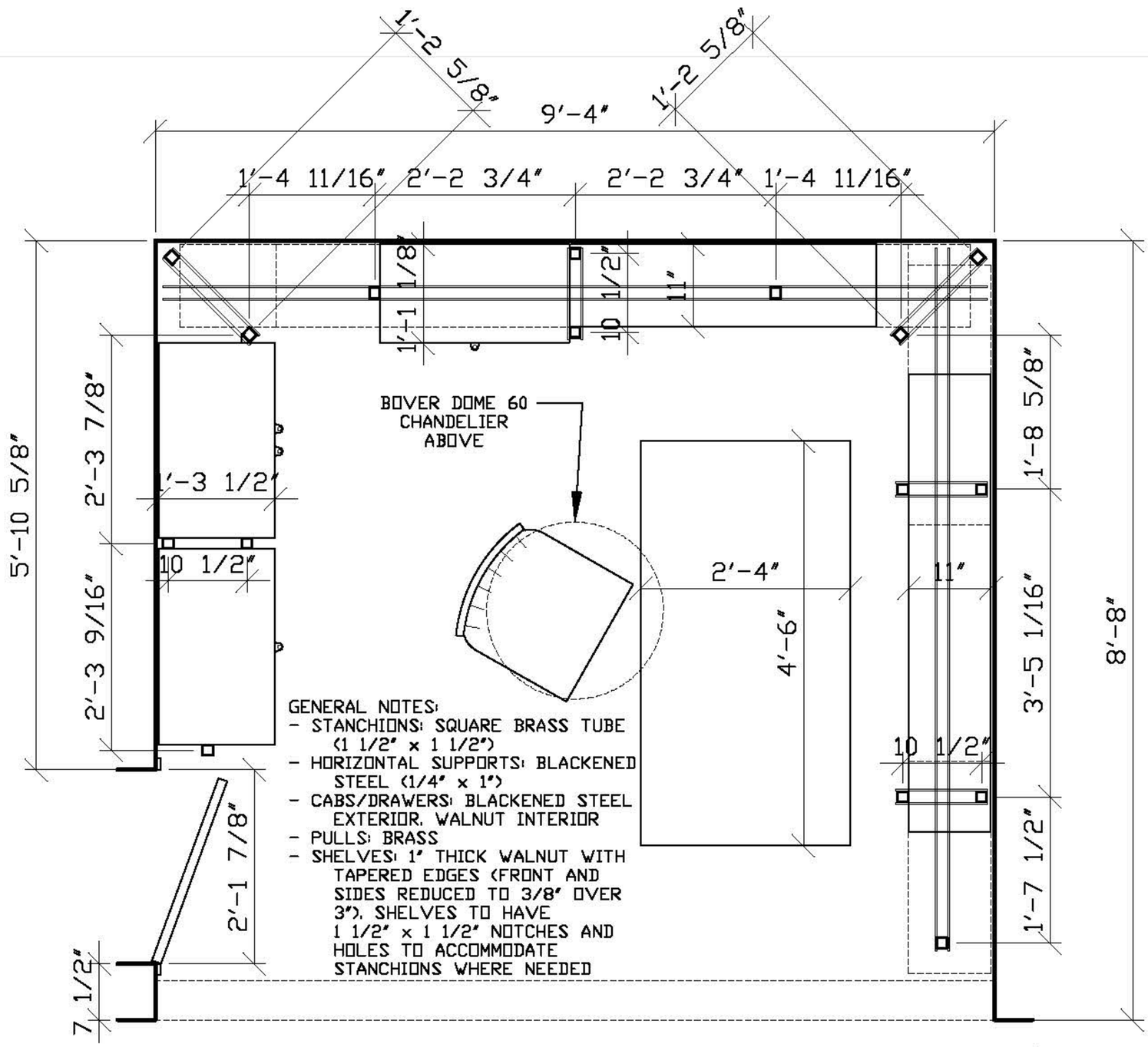
6 JUN 2017

26 JUN 2017

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

OFFICE: 212-680-3180
MOBILE: 917-733-6777



GENERAL NOTES:
- STANCHIONS: SQUARE BRASS TUBE (1 1/2" x 1 1/2")
- HORIZONTAL SUPPORTS: BLACKENED STEEL (1/4" x 1")
- CABS/DRAWERS: BLACKENED STEEL EXTERIOR, WALNUT INTERIOR
- PULLS: BRASS
- SHELVES: 1" THICK WALNUT WITH TAPERED EDGES (FRONT AND SIDES REDUCED TO 3/8" OVER 3"). SHELVES TO HAVE 1 1/2" x 1 1/2" NOTCHES AND HOLES TO ACCOMMODATE STANCHIONS WHERE NEEDED

N

OCHS DESIGN
2 CHARLTON ST. PH-C
NEW YORK, NY 10014
OFFICE: 212-680-3180
MOBILE: 917-733-6777

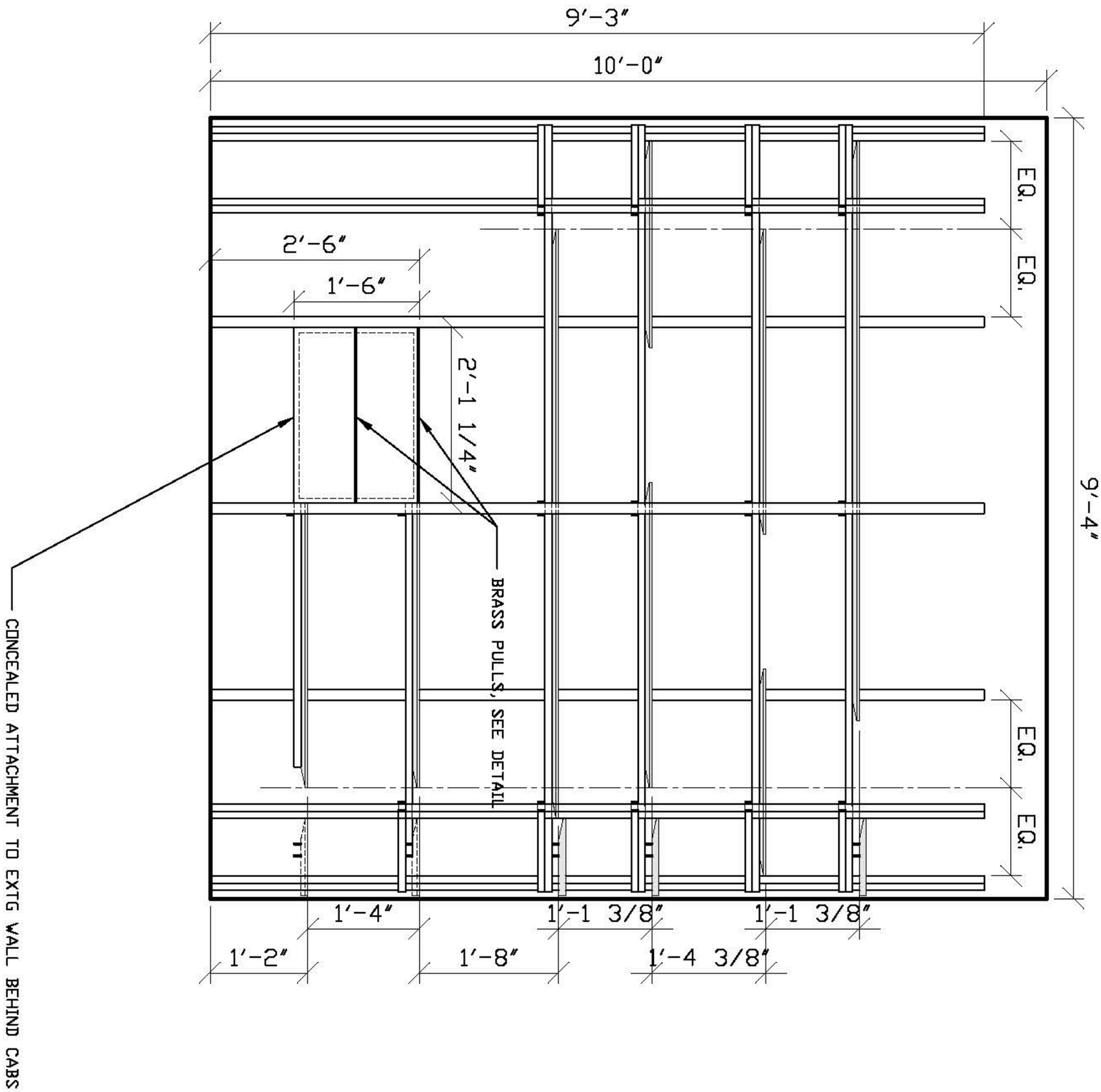
DATE:
18 MAY 2017
6 JUN 2017
26 JUN 2017

DRAWING:
LIBRARY PLAN

SCALE: 1/2" = 1'-0"

KRUGER RESIDENCE [redacted]

A3.03



A3.02

KRUGER RESIDENCE

[redacted]

DRAWING:

EAST LIBRARY ELEVATION

SCALE: **1/2" = 1'-0"**

DATE:

18 MAY 2017
6 JUN 2017
26 JUN 2017

OCHS DESIGN

2 CHARLTON ST. PH-C
NEW YORK, NY 10014

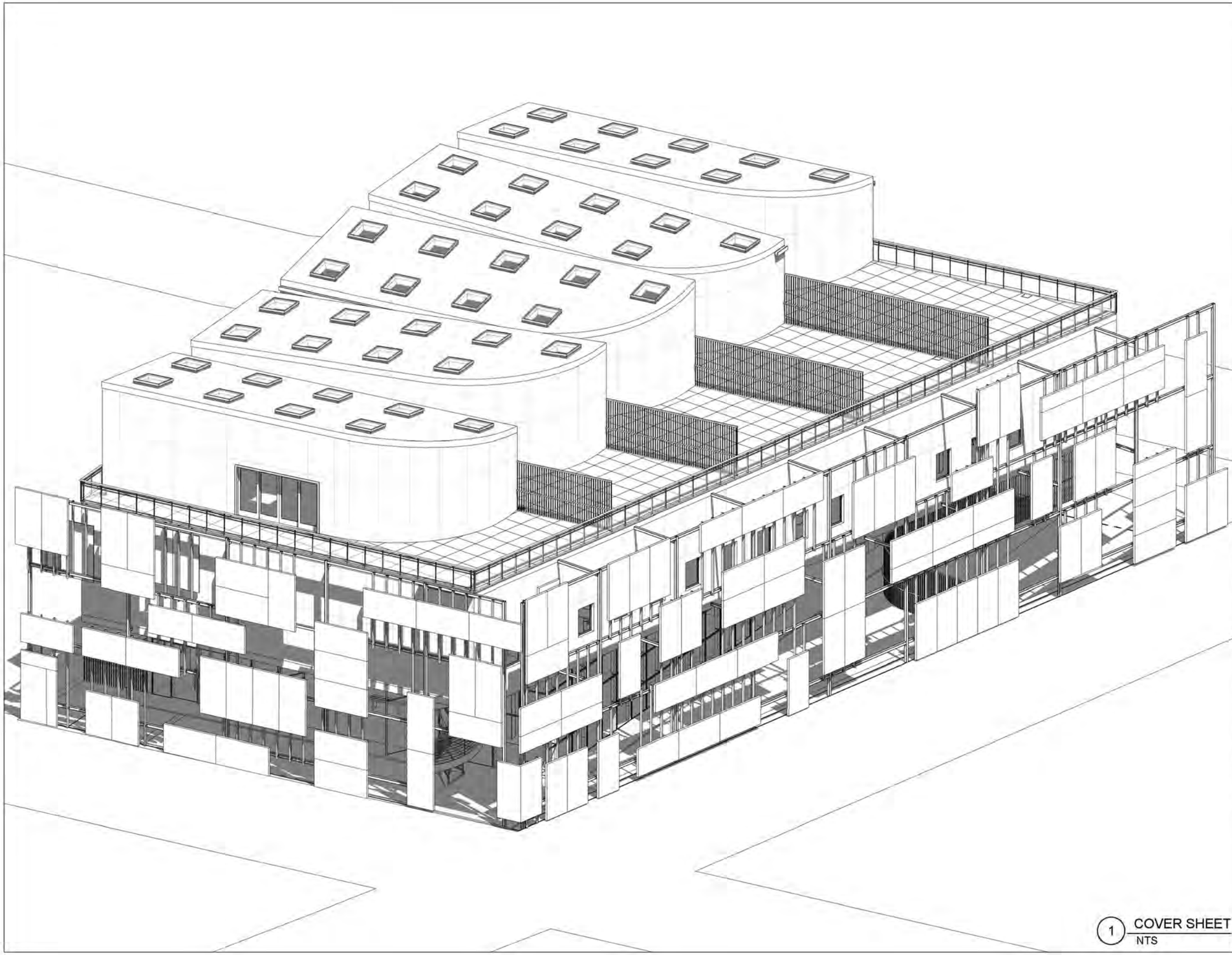
OFFICE: 212-680-3180
MOBILE: 917-733-6777

Architectural Design & Drafting
Work Samples

SECTION 3:
Mock Construction Documents Set
for Multi-Family Residential

Completed as an Academic Project
As Part of a Small Student Team

Wesley Evans
2024



1 COVER SHEET
NTS

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

Off Pico

MIXED USE RESIDENTIAL

1164 & 1170 ROBERTSON BLVD.
LOS ANGELES, CA 90035

MR. THE OWNER

1164 ROBERTSON BLVD.
LOS ANGELES, CA 90035

CONSULTANTS:

STRUCTURAL ENGINEER
KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

MEP ENGINEER
BASSEM SAAB

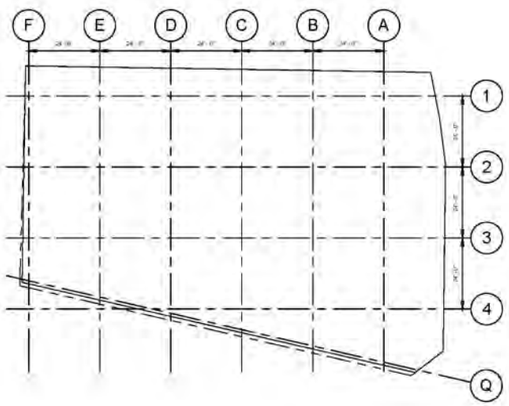
LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

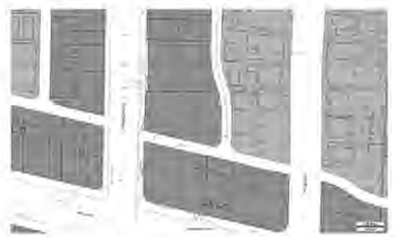
GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

COVER SHEET

G0.0





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G-2.0 GENERAL NOTES
G-3.0 GENERAL INFORMATION
G-4.0 ACCESSIBILITY DIAGRAMS
G-4.1 ACCESSIBILITY DIAGRAMS
G-4.2 ACCESSIBILITY DIAGRAMS
G-4.3 ACCESSIBILITY DIAGRAMS

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A-7.2 INTERIOR ENLARGED PLANS AND ELEVATIONS (KITCHEN)
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PROJECT SCOPE

NEW CONSTRUCTION OF A 3 STORY MIXED-USE BUILDING, WITH OFFICES, GALLERY AND COFFEE SHOP ON 1ST FLOOR, OFFICES AND RESIDENTIAL UNITS ON 2ND FLOOR, AND RESIDENTIAL LOFT SPACES AND PATIOS ON THE 3RD FLOOR. PROJECT WILL INCLUDE UNDERGROUND PARKING.

NEW CONSTRUCTION OF A 3 STORY MIXED-USE R4 RESIDENTIAL IN A C2 COMMERCIAL ZONE.

PROJECT DATA

APN: 4332015022; 4332015023

ZONING	C2-1-O
USE	MIXED-USE
TYPE OF CONSTRUCTION	TYPE II & IV
TYPE OF OCCUPANCY	GROUP B, R and M
NUMBER OF STORIES	3
LOT AREA	12,604 SF
FIRE SPRINKLERS	YES

FLOOR AREA CALCULATION

1ST FLOOR AREA: (COFFEE SHOP)	1,297 SF
1ST FLOOR AREA: (GALLERY)	1,531 SF
1ST FLOOR AREA: (OFFICE)	1,607 SF
2ND FLOOR AREA: (OFFICE)	2,026 SF
2RD FLOOR AREA: (RESIDENTIAL)	5,286 SF
3RD FLOOR AREA: RESIDENTIAL	4,115 SF
STAIRS + LIFT AREA: (COUNTED ONCE)	321 SF
UNDERGROUND PARKING AREA:	12,604 SF

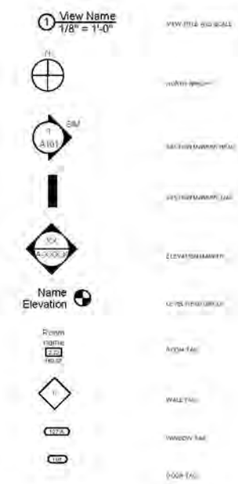
MAXIMUM HEIGHT

MAXIMUM HEIGHT	47 FT

REQUIRED PARKING

REQUIRED PARKING	
STANDARD	14 STALLS
HANDICAP	2 STALLS
TOTAL	16 STALLS
PROPOSED PARKING	
STANDARD	14 STALLS
HANDICAP	2 STALLS
TOTAL	16 STALLS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJACENT
A/C	AIR CONDITIONING
BSMT	BASEMENT
BEL	BELOW
CLG	CEILING
CONC	CONCRETE
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DN	DOWN
DWG	DRAWING
E	EAST
ELEV	ELEVATOR
EQ	EQUAL
EXH	EXHAUST
EF	EXHAUST FAN (MECH)
EXTG	EXISTING
EXT	EXTERIOR
FIN	FINISH(ED)
FFE	FINISHED FLOOR ELEVATION
FA	FIRE ALARM
FIXT	FIXTURE
FLR	FLOOR(ING)
FD	FLOOR DRAIN
GWB	GYPSUM WALLBOARD
HC	HANDICAP
HRL	HANDRAIL
HT	HEIGHT
HP	HIGH POINT
HOR	HORIZONTAL
INT	INTERIOR
L	LENGTH
LP	LOW POINT
MAX	MAXIMUM
MTL	METAL
MOV	MOVABLE
MIN	MINIMUM
N	NORTH
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
PNT	PAINTED
PK	PARKING
PERF	PERFORATED
PTR	PLANTER
PLTG	PLANTING
PT	POINT
PL	PROPERTY LINE
RAD	RADIUS
RL	RAILING
REC	RECESSED
REF	REFERENCE
RFL	REFLECTED
RCP	REFLECTED CELING PLAN
RA	RETURN AIR
RD	ROOF DRAIN
RTU	ROOF TOP UNIT (MECH)
RFG	ROOFING
RM	ROOM
SCH	SCHEDULE
SHT	SHEET
SEC	SECTION
SH	SHELVING
SLO	SLOPE
SF	SQUARE FEET
STD	STANDARD
VERT	VERTICAL
VT	VINYL TILE
WP	WATERPROOF
W	WEST
WID	WIDTH, WIDE
WIN	WINDOW
W/O	WITHOUT
WD	WOOD



CEILING FIXTURES

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

Off Pico

MIXED USE RESIDENTIAL

1164 & 1170 ROBERTSON BLVD.
LOS ANGELES, CA 90035

MR. THE OWNER

1164 ROBERTSON BLVD.
LOS ANGELES, CA 90035

CONSULTANTS:

STRUCTURAL ENGINEER
KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

MEP ENGINEER
BASSEM SAAB

LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

PROJECT INFORMATION

G1.0

GENERAL NOTES

1. AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT #A201., "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," SHALL GOVERN THE WORK OF THIS CONTRACT.

2. ALL REQUIRED PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

3. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE ARCHITECT IN WRITING, OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY TO THE COMPLETION OF CONSTRUCTION.

4. IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE WHICH SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOB AT ALL TIMES.

5. THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS AND INCLUDE IN BASE BID ALL RELATED COSTS FOR ALL
NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS OR CEILINGS). THE CONTRACTOR SHALL COORDINATE WITH
ARCHITECT BEFORE INSTALLATION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY UTILITIES (POWER, LIGHTING, WATER AND REST ROOM FACILITIES) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.

7. THE CONTRACTOR SHALL NOTE THAT THERE SHALL BE NO SUBSTITUTIONS FOR ANY MATERIAL WHERE SPECIFIC
MANUFACTURERS ARE SPECIFIED. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE BY JUDGMENT AND APPROVAL OF ARCHITECT, AND ALL REQUESTS SHALL BE MADE PRIOR TO INSTALLATION. CONTRACTOR SHALL SUBMIT THREE (3) SETS OF MANUFACTURER'S CUT SHEETS OF SAMPLES AND/OR ONE (1) REPRODUCIBLE ORIGINAL OF DRAWINGS FOR ALL REQUESTED SUBSTITUTIONS OF MATERIALS, HARDWARE, MILLWORK, GLASS PARTITIONS, CEILING SYSTEMS, PLUMBING FIXTURES, ETC. TO FOR APPROVAL. WHEN SUBSTITUTIONS OF THE SPECIFIED MATERIALS ARE REQUESTED TO BE MADE BY THE CONTRACTOR (WHETHER AS AN "APPROVED EQUAL" OR NOT) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED BY ARCHITECT IN REVIEWING, RESEARCHING; APPROVING AND COORDINATING REQUESTED SUBSTITUTIONS.

8. MANUFACTURERS OF MATERIALS, OTHER THAN THOSE SPECIFIED ON THESE PLANS SHALL MEET THE SPECIFIC REQUIREMENTS OF GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND APPROVALS OF SUBSTITUTED MATERIALS AS REQUESTED BY GOVERNING AGENCIES.

10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB (I.E. REVISIONS) ON A TIMELY BASIS.

11. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ANY
CODE OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS. CONFLICTS BETWEEN WORK SET FORTH ON THE DRAWINGS AND BUILDING CODES, LAWS OR REGULATIONS NOTED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO DESIGNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

13. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PREMISES FREE FROM ALL ACCUMULATION OF DEBRIS CAUSED BY THEIR OPERATIONS, AND AT THE COMPLETION OF THE WORK, SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK AREAS "BROOM CLEAN."

14. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND OTHER ITEMS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, CALLED FOR, OR REASONABLY IMPLIED BY THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

15. WHERE WORK OR EQUIPMENT IS INDICATED AS N.I.C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

16. ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO ARCHITECT. CONFLICTS ARISING
BETWEEN DETAILS AND/OR PLANS SHALL BE BROUGHT TO THE ATTENTION OF FOR CLARIFICATION IN WRITING BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

17. ALL WORK ON DRAWINGS SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THE LEASE WORK LETTER AND BUILDING STANDARD SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ACQUAINT HIMSELF WITH ALL SUCH SPECIFICATIONS AND REGULATIONS WHETHER OR NOT LISTED ON DRAWINGS AND/OR INCLUDED HEREIN.

18. GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS (ONE TRANSPARENCY AND ONE BLUE LINE PRINT) OF ALL CUSTOM MANUFACTURED DESIGN ELEMENTS INCLUDED HERE WITHIN TO FOR APPROVAL PRIOR TO MANUFACTURE. UNLESS OTHERWISE AUTHORIZED BY DESIGNER NO MANUFACTURE SHALL BE PERFORMED WITHOUT WRITTEN APPROVAL OF SAID SHOP DRAWINGS.

19. NO EXTRA WORK OR CHARGE SHALL BE MADE UNLESS A WRITTEN COUNTERSIGNED ORDER FROM THE CLIENT, OR A
WRITTEN ORDER FROM ARCHITECT, IS OBTAINED. THIS ORDER SHALLSTATE THAT THE CLIENT HAS AUTHORIZED THE
EXTRA WORK OR CHARGE, AND NO CLAIM FOR ANY ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AND PRESENTED AS DESCRIBED ABOVE.

20. GENERAL CONTRACTOR SHALL PROVIDE ALL DOORS, FRAMES AND RELATED HARDWARE, U.O.N.

21. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND VERIFYING DEMOLITION PLANS IN RELATION TO STRUCTURAL AND/OR CONSTRUCTION DRAWINGS. ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS, DISCREPANCIES OR PROBLEMS.

22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION,ABATEMENT AND PROPER DISPOSAL
OF ANY AND ALL ASBESTOS MATERIALS THAT MAY EXIST AT THE JOB SITE.

23. GENERAL CONTRACTOR SHALL SUBMIT THREE (3) 12" X 12" SAMPLES OF ALL FINISH MATERIALS (STONE, ARCHITECT.

24. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CUT SHEETS FOR ALL NEW DESIGN ELEMENTS OR EQUIPMENT BEING PROVIDED OR INSTALLED ON THE BUILDING EXTERIOR (INCLUDING THE ROOF) ASSOCIATED WITH THE CONTRACTED PROJECT'S CONSTRUCTION FOR REVIEW BY ARCHITECT.

25. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CUT SHEETS FOR ALL NEW PLUMBING AND ELECTRICAL FIXTURES, EQUIPMENT AND ACCESSORIES BEING PROVIDED OR INSTALLED FOR REVIEW BY ARCHITECT

26. GENERAL CONTRACTOR SHALL PROVIDE A FINAL PUNCH LIST FOR ARCHITECT'S APPROVAL.

27. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

28. OBTAIN PERMITS FROM PUBLIC WORKS FOR: ANY PROTECTION FENCE OR CANOPY TO BE LOCATED ON ANY STREET OR PUBLIC AREA.- ANY TEMPORARY SHORING OR EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY PRIOR TO CONSTRUCTION.

29. FOR SITES WITHIN THE POTENTIAL METHANE ZONE, OBTAIN APPROVAL FROM FIRE DEPARTMENT AND MECHANICAL DIVISION OF THE BUILDING DEPARTMENT FOR INSTALLING A MECHANICAL VENTING SYSTEM.

30. OBTAIN PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO PERMIT ISSUANCE FOR:
TRENCHES OR EXCAVATION 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND. CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, OR SCAFFOLDING OR FALSE WORK MORE THAN 3 STORIES OR 26' IN HEIGHT. HSC 17922.5.6

31. ANY GRADING PROJECTS INVOLVING MORE THAN 100 CUBIC YARDS OF EXCAVATION AND INVOLVING AN EXCAVATION IN EXCESS OF 5 FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT MEASURED FROM THE ORIGINAL GROUND SURFACE SHALL BE DONE BY A STATE OF CALIFORNIA LICENSED CONTRACTOR WHO IS LICENSED TO PERFORM THE WORK DESCRIBED HEREIN.

32. CONTRACTOR SHALL SUBMIT A SUMMARY OF SAMPLES WHICH SHOULD BE REVIEWED BY OWNER AND ARCHITECT PRIOR TO
BEGINNING CONSTRUCTION.

33. THE CONTRACTOR SHALL PROVIDE AN OVERALL PROJECT SCHEDULE INDICATING CRITICAL MEETING DATES, LEAD TIMES AND
DECISIONS REQUIRED.

34. THIS SET OF CONSTRUCTION DRAWINGS IS PRESENTED AS A SINGULAR PACKAGE AND SHALL NOT BE ISSUED TO SUBCONTRACTORS AS INDIVIDUAL SHEETS. THE ONLY DRAWINGS USED FOR THIS PROJECT SHOULD HAVE THE PROPER ISSUE DATE ON EACH SHEET AND THE NOTE "ISSUED FOR CONSTRUCTION"

35. ALL WORK SHALL COMPLY WITH ALL LOCAL AND SLATE BUILDING CODES HAVING JURISDICTION.

36. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AND SHALL REPORT TO ARCHITECT, IN WRITING, ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

37. ALL SYMBOLS AND ABBREVIATIONS USED WITHIN THESE CONSTRUCTION DOCUMENTS ARE TO BE CONSIDERED TO BE
CONSTRUCTION STANDARDS. ANY QUESTION AS TO THEIR MEANING SHALL BE ADDRESSED TO ARCHITECT, IN WRITING, FOR
CLARIFICATION.

38. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTAL TO THE DESIGN DRAWINGS. IT SHALL BE THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL OR ELECTRICAL WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE ARCHITECT'S AND CONSULTING ENGINEER'S DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO THE CONSTRUCTION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE ARCHITECT, CONSULTING ENGINEERS OR THE OWNER.

39. ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHERSTRIPPED PER SPECIFICATIONS TO MEET CONSERVATION CODES AND STANDARDS. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS AND AT PENETRATIONS THROUGH BUILDING ENVELOPMENT SHALL BE SEALED USING THE SPECIFIED SEALANTS AND CAULKING TO LIMIT AIR LEAKAGE.

40. ALL VOID AREAS WHICH MAY EXIST AT PENETRATIONS OF ALL ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION
CONDUITS AND PIPING THROUGH RATED WALLS OR CONSTRUCTION SHALL BE TIGHTLY FILLED WITH FRICTION SAFING.

41. ALL GYPSUM WALLBOARD SHALL BE 5/8" THICK U.N.O. ON PLANS. ALL OUTSIDE CORNERS SHALL HAVE METAL CORNER BEADS.
TYPE "X" GYP. BOARD SHALL BE USED AT ALL FIRE RATED PARTITIONS. MOISTURE-RESISTANT GYP. BOARD SHALL BE USED AT ALL
TOILETS, BATHS AND KITCHENS. ANY CONFLICT BETWEEN THE FINISH AND STRUCTURAL OR HVAC REQUIREMENTS OF THE PROJECT SHALL BE FURRED OUT OR RECESSED AS REQUIRED TO PRODUCE A SMOOTH, CONTINUOUS FINISH.

42. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL, ELECTRICAL AND SUB-CONTRACTOR PERMITS
REQUIRED.

43. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY MATERIAL AND/OR FINISH DAMAGED DURING THE
EXECUTION OF WORK.

44. THE ARCHITECT WILL HAVE THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.

45. THE ARCHITECT'S DECISIONS IN MATTERS RELATING TO AESTHETIC EFFECT WILL BE FINAL IF CONSISTENT WITH THE CONTRACT
DOCUMENTS.

46. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT, PLASTIC, TILE OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES SHALL BE APPROVED SAFELY GLAZING AND DOOR SHALL SWING OUT. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE DRAIN.

47. ALL CONSTRUCTION FENCING AND PROTECTION OF PUBLIC PROPERTY SHALL CONFORM TO THE PROVISIONS IN UBC CHAPTER 44, SECTIONS 4402-4405.

48. PROVIDE SMOKE DETECTORS WITHIN ALL SLEEPING ROOMS, WITHIN HALLWAYS LEADING TO SLEEPING ROOMS AND ABOVE ALL
STAIRWAYS, INCLUDING STAIRWAYS TO BASEMENTS. SMOKE DETECTORS SHALL BE 120-VOLT HARD WIRED STALE FIRE MARSHALL
APPROVED DEVICES WITH BATTERY BACKUP, INSTALLED IN ACCORDANCE WITH THEIR LISTING. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS WHICH THEY ARE PROVIDED FOR, AS PER CODE.

49. PROVIDE DRAFT STOPS FOR FLOOR/CEILING ASSEMBLIES.

50. EXTERIOR DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD BOLT WITH HARDENED INSERT WITH 1"
MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.

51. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED AND/OR BURGLARY RESISTANT.

CASEWORK & MILLWORK NOTES

1. ALL CUSTOM CABINETS OR MILLWORK SHALL BE FURNISHED, DELIVERED AND INSTALLED BY CABINET CONTRACTOR.

2. MILLWORK CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL SITE CONDITIONS, DIMENSIONS AND DELIVERY ACCESS PRIOR TO INSTALLATION.

3. MILLWORK CONTRACTOR TO COORDINATE WITH PARTITION CONTRACTOR TO VERIFY SIZE AND LACEMENT OF BLOCKING AS REQUIRED TO SUPPORT WALL HUNG CABINETS.

4. ALL MILLWORK, BLOCKING, GROUNDS AND ROUGH BLOCKS TO BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL MUNICIPAL CODES.

5. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CUTOUTS FOR SWITCHES, OUTLETS, ETC., SHALL BE PROVIDED BY THE MILLWORK CONTRACTOR AND COORDINATED WITH THE ELECTRICAL CONTRACTOR.

6. MILLWORK CONTRACTOR SHALL SUBMIT SHOP FABRICATION DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO ANY FABRICATION.

7. THE REVIEW OF SHOP DRAWINGS SHALL BE GENERAL AND/OR FOR AESTHETIC INTERPRETATION, AND EXCEPT AS OTHERWISE INDICATED, SHALL NOT BE CONSTRUED AS: PERMITTING ANY DEPARTURE FROM CONTRACT OR LEASE REQUIREMENTS; RELIEVING THE CONTRACTOR OF RESPONSIBILITY FOR ANY ERROR IN DETAILS, DIMENSIONS, OR OTHERWISE THAT MAY EXIST; OR AS OUR APPROVING DEPARTURE FROM ADDITIONAL DETAILS.THE CONTRACTOR SHALL CORRECT ERRORS IN/AND OMISSIONS FROM THE WORK, WITHOUT ADDITIONAL COST TO THE TENANT OR OWNER WHETHER OR NOT WORK WAS INSTALLED AS PER REVIEWED SHOP DRAWINGS.

8. ALL MILLWORK SHALL BE FABRICATED OF MINIMUM 3/4" INCH STOCK, OR AS NOTED ON DETAILS.

9. ALL PLASTIC LAMINATE TOPS AND FACES TO HAVE BALANCING BACKER SHEETS.

10. MILLWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WALL COVERING IN OR ON CABINET WORK, UNLESS OTHERWISE NOTED.

11. ALL MILLWORK SHALL BE FINISHED IN SHOP WITH NECESSARY TOUCH-UP TO BE PERFORMED ON JOB SITE AFTER INSTALLATION.

12. ALL BUILT-IN PLUMBING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR SHALL SUPPLY ALL NECESSARY INFORMATION FOR CUTOUTS TO BE PERFORMED BY CABINET CONTRACTOR WITHIN ONE WEEK AFTER AWARD OF CONTRACT.

13. ALL MILLWORK TO BE MANUFACTURED IN ACCORDANCE WITH THE WOODWORK INSTITUTE OF CALIFORNIA MANUAL OF MILLWORK:

A PREMIUM GRADE CONSTRUCTION, U.O.N., FOR ALL HARDWOOD AND VENEER FINISHED MILLWORK.

B. CUSTOM GRADE CONSTRUCTION, U.O.N., FOR ALL PLASTIC LAMINATE FINISH MILLWORK. SEE EXCEPTION BELOW.

FIRE PROTECTION NOTES

1. DRAFT STOPPING SHALL BE PROVIDED:
- WITHIN A CONCEALED FLOOR - CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION (1000 SQ.FT. & 60' MAX. BETWEEN DRAFT STOPS) 91.708.3.1.1.1.
- ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. 91.708.3.1.2 (3000 SQ.FT & 60' MAX.)
- ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES. 91.708.3

2. UNPROTECTED OPENINGS ARE PROHIBITED IN ENVELOPE PROTECTION TYPE (RATED) CEILINGS. ALL DUCT OPENINGS REQUIRE FIRE DAMPERS AND ARE LIMITED IN AREA TO 100 SQUARE INCHES IN ANY 100 SQUARE FOOT CEILING. ACCESS OPENINGS REQUIRE ONE HOUR FIRE RATED ASSEMBLIES WITH CLOSING DEVICES APPROVED BY THE DEPARTMENT. 91.710.2

3. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: 91.310.91.3.4
- IN NEW CONSTRUCTION SMOKE DECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT IN EXISTING CONSTRUCTION SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATION AS SPECIFIED - PROVIDE SMOKE DETECTORS AT THE TOP OF COMMON STAIRWELLS SERVING TWO OR MORE TENANTS (HEALTH AND SAFETY CODE 13113.7)

4. SPRINKLER SYSTEM IF REQUIRED, TO BE APPROVED BY PLUMBING DIVISION OF THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.

HVAC NOTES

1. H.V.A.C. CONTRACTOR SHALL SUBMIT DUCTWORK TO ARCHITECT FOR APPROVAL OF SUPPLY DIFFUSER AND RETURN REGISTER LOCATIONS BEFORE STARTING WORK.

2. H.V.A.C. CONTRACTOR SHALL VERIFY ADEQUATE CLEARANCES FOR ALL AIR CONDITIONING UNITS, DUCTWORK, ETC. AGAINST RECESSED FIXTURES, PIPING, BEAMS, ETC. AND BRING ALL UNWORKABLE CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY MECHANICAL EQUIPMENT.

3. H.V.A.C. CONTRACTOR SHALL VERIFY ALL THERMOSTAT, DIFFUSERS AND RETURN REGISTER LOCATIONS AGAINST ALL REVISED DRAWINGS.

4. H.V.A.C. CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS AND ENGINEERED MECHANICAL PLANS COINCIDE BEFORE COMMENCING WORK.

5. REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS AND SIZES OF AIR CONDITIONING RELIEF OPENINGS REQUIRED IN PARTITIONS ABOVE CEILINGS.

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

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1164 & 1170 ROBERTSON BLVD.
LOS ANGELES, CA 90035

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MEP ENGINEER
BASSEM SAAB

LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

GENERAL NOTES

G2.0

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES

NON-RESIDENTIAL BUILDINGS

[illegible]

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

[illegible]

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

FORM GRN 17

PLUMBING FIXTURE FLOW RATES

Non-Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 5.303.2
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4,5]
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush[6]
Flushometer tank water closets	1.28 gallons/flush[6]
Flushometer valve water closets	1.28 gallons/flush[6]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] This requirement does not apply to faucets in commercial kitchens.
[6] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

FORM GRN 16

PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

FORM GRN 1

STORM WATER POLLUTION CONTROL

(2017 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multifamily dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.5)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements. (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.5)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown), or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown), and
   B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
   A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
   B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
   C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
      a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
      b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
      c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.5 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

13. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft², install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2" or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (5.305.1)
8. Except as provided in this section, where City-recycled water is available within 300 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)
9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
11. Provide a hot water system complying with one of the following:
   A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
   B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
   (Los Angeles Plumbing Code Section 610.4.1)

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

Off Pico

MIXED USE RESIDENTIAL

1164 & 1170 ROBERTSON BLVD.
LOS ANGELES, CA 90035

MR. THE OWNER

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CONSULTANTS:

STRUCTURAL ENGINEER
KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

MEP ENGINEER
BASSEM SAAB

LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

GENERAL INFORMATION

G3.0

Purpose: The Los Angeles Department of Building and Safety is providing this typical Disabled Access Standard Details & Notes for Commercial Buildings ("Standard Details & Notes") as a supplement to construction drawings in order to assist the public, architect and/or engineer in preparing their construction documents for the building permit process. It covers general requirements and does not define which accessibility features are required. The approved set of plans will identify which accessibility features are required to be constructed and complied with the disabled access requirements. The use of this Standard Details & Notes does not waive the requirements of providing disabled access plans and details that are specific to the job. It is the responsibility of the owner, architect and/or engineer to show compliance to the current Los Angeles Building Code requirements. Any modification to the Standard Details & Notes shall be only done by the Department. If there are any discrepancy or conflict in the Standard Details & Notes with the current Los Angeles Building Code, the current Los Angeles Building Code shall prevail.

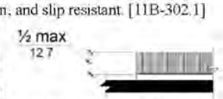
EXISTING BUILDINGS AND FACILITIES

For projects where the adjusted construction cost of alterations, structural repairs, or additions to the existing buildings or facilities within three years of the original alteration does not exceed a valuation threshold of $161,298.00, the cost of compliance with Section 11B-202.4 (Path of Travel Requirements) of the 2017 LABC shall be limited to 20% of the adjusted construction cost of alterations, structural repairs or additions. Refer to Information Bulletin P/BC 2017-076 for more details.

DIVISION 3 – BUILDING BLOCKS

A. [11B-302] FLOOR OR GROUND SURFACES

1. Floor and ground surfaces shall be stable, firm, and slip resistant. [11B-302.1]
2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inches maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. [11B-302.2]



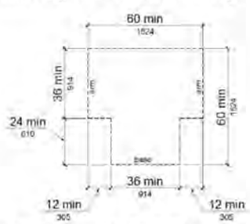
3. Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch diameter. Elongated openings shall be placed so that the long dimensions perpendicular to the dominant direction of travel. [11B-302.3]

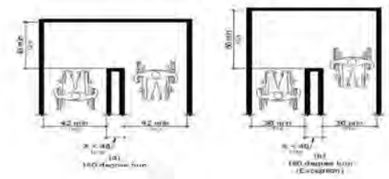
B. [11B-303] CHANGES IN LEVEL

1. Vertical changes in level of ½ inch high maximum shall be permitted without edge treatment. Beveled changed in level between ¼ inch high (minimum) to ½ inch high (maximum) with a slope not steeper than 1:2. [11B-303.2 and 11B-303.3]

C. [11B-304] TURNING SPACE

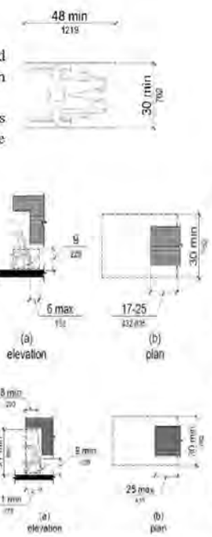
1. Floor or ground surfaces of a turning space shall be level with slopes not steeper than 1:48. [11B-304.2]
2. Circular turning space shall be a space of 60 inches diameter minimum with knee and toe clearance complying with Section 11B-306. [11B-304.3.1]
3. T-Shaped turning space shall be a space within 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. [11B-304.3.2]





D. [11B-305] CLEAR FLOOR AND GROUND SPACE

1. Floor or ground surfaces of a clear floor or ground space shall be level with slopes not steeper than 1:48. [11B-305.2]
2. The clear floor or ground space shall be 30 inches minimum by 48 inches minimum, with the knee and toe

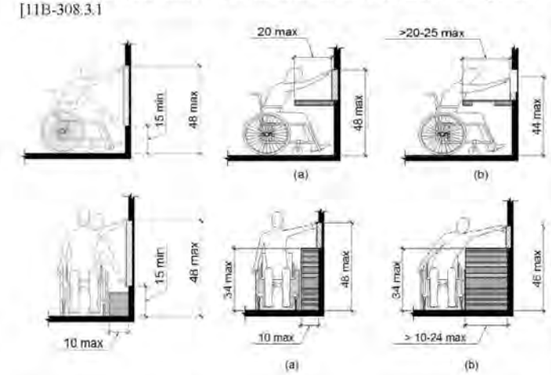


E. [11B-306] KNEE AND TOE CLEARANCE

1. Toe clearance, the space under an element between the finish floor or ground and 9 inches above the finish floor or ground, shall extend 17 inches minimum deep and 25 inches maximum deep under an element and shall be 30 inches wide minimum. [11B-306.2]
2. Knee clearance, the space under an element between 9 inches and 27 inches above the finish floor or ground, shall extend 25 inches maximum in depth, and shall be 11 inches deep minimum at 9inches above the finish floor or ground and 8 inches deep minimum at 27 inches above the finish floor or ground; and shall be 30 inches wide minimum. [11B-306.3]
3. The knee clearance at lavatories shall be 27 inches high minimum above the finish floor or ground at a depth of 8 inches minimum increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. [11B-306.3.3]
4. Knee space at dining and work surfaces shall extend 19 inches deep minimum at 27 inches above the finish floor or ground. [11B-306.3.3]

F. [11B-308] REACH RANGES

1. Where forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. [11B-308.2.1]
2. Where forward reach is obstructed, the high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum; the high forward reach shall be 44 inches maximum where the reach depth exceeds 20 inches and 25 inches maximum. [11B-308.2.2]
3. Where side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. [11B-308.3.1



4. Where side reach is obstructed, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [11B-308.3.2]

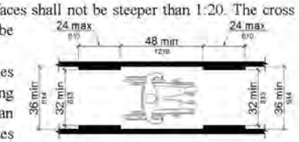
G. [11B-309] OPERABLE PARTS

1. Operable parts shall be placed within one or more of the reach ranges and the clear floor or ground space 30 inches by 48 inches minimum. [11B-309.2 and 11B-309.3]
2. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum, except gas pump nozzles. [11B-309.4]

DIVISION 4 – ACCESSIBLE ROUTES

A. [11B-403] WALKING SURFACE

1. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. [11B-403.3]
2. Walking surfaces shall be 36 inches minimum clear width. Walking surfaces in corridors serving an occupant load of 10 or more, or routes to accessible toilet compartments shall be 44 inches minimum. The clear width for sidewalks and walks shall be 48 inches minimum. The clear width for accessible routes to accessible toilets shall be 44 inches.



3. The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides. [11B-403.5.1 Exception 4]
4. The clear width of walking surface shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Disabled Access Standard Details & Notes For Commercial Buildings (Sheet 1 of 4)

Project Address:

Application #:

CITY LADBS DEPARTMENT OF BUILDING AND SAFETY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

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ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

Off Pico

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STEVE S. TSAI, GE

No.	Description	Date

ACCESSIBILITY DIAGRAMS

G4.1

5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn. [11B-403.5.2]

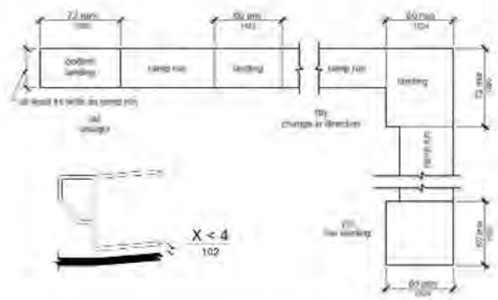
B. [11B-404] DOORS, DOORWAYS, AND GATES

1. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. [11B-404.2.3]
2. Changes in level of the doorway are not permitted. Changes in level at thresholds shall be ½ inches high maximum. [11B-404.2.4.4 and 11B-404.2.5]
3. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [11B-404.2.7]
4. Interior hinged door and gates and sliding or folding doors shall have maximum of 5 pounds for pushing or pulling force. Fire door and exterior door shall have maximum of 15 pounds for pushing or pulling force. [11B-404.2.9]
5. Swinging door and gate surfaces within 10 inches of the finish floor or ground, measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Maneuvering Clearances at manual swinging doors and gates (Table 11B-404.2.4.1)			
Type of use		Minimum maneuvering clearance	
Approach Direction	Door/gate side	Perpendicular to doorway	Parallel to doorway
From front	Pull	60 inches	18 inches (+ 6 inches at exterior side of exterior doors)
From front	Push	48 inches	0 inches (+ 12 inches with closer and latch)
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches (+ 4 inches with closer and latch)	22 inches (beyond hinge side)
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches (+ 4 inches w/ closer)	24 inches

C. [11B-405] RAMPS

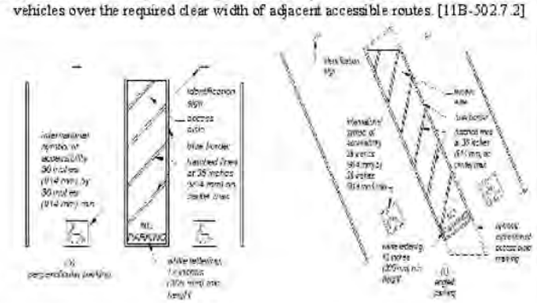
1. Ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. [11B-405.1 and 11B-405.2]
2. Changes in level other than the running slope and cross slope are not permitted on ramp runs. [11B-405.4]
3. The clear width of a ramp run shall be 48 inches minimum, except employee work areas shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed. [11B-405.5]
4. Handrails may project into the required clear width of the ramp at each side 3½ inches maximum at the handrail height. [11B-405.5 Exception 2]
5. The rise for any ramp run shall be 30 inches maximum. [11B-405.6]
6. Ramps shall have landings at the top and bottom of each ramp run. Changes in level at landing are not permitted. [11B-405.7 and 11B-405.7.1]
7. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. Top landings shall be 60 inches wide minimum. [11B-405.7.2]
8. The landing clear length shall be 60 inches long minimum. Bottom landings shall extend 72 inches minimum in the direction of ramp run. [11B-405.7.3]
9. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. [11B-405.7.4]
10. Ramp runs shall have handrails complying with Section 11B-505.



DIVISION 5 – GENERAL SITE AND BUILDING ELEMENTS

A. [11B-502] PARKING SPACES

1. Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3 [11B-502.2] Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches wide minimum. [11B-502.2 Exception]
2. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. [11B-502.3]
3. Access aisles serving car and van parking spaces shall be 60 inches wide minimum. [11B-502.3.1]
4. Access aisle shall extend the full required length of the parking spaces they serve. [11B-502.3.2]
5. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces. [11B-502.3.4]
6. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted, except for slope not steeper than 1:48 shall be permitted. [11B-502.4]
7. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum. [11B-502.5]
8. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall comply with 11B-502.6.
9. A parking space identification sign shall be visible from each parking space.
10. The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1
11. The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1.
12. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes. [11B-502.7]
13. Parking space and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked. [11B-502.7.1]
14. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. [11B-502.7.2]

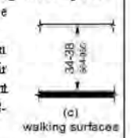


B. [11B-504] STAIRWAYS

1. Open risers are not permitted. [11B-504.2 and 11B-504.3]
2. Changes in level of stair treads are not permitted, except slope is not steeper than 1:48. [11B-504.4]
3. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The strip shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The strip shall extend the full width of the step or upper approach and shall be of material that at least as slip resistant as the other tread of the stair. [11B-504.4.1]
4. Stairs handrails shall comply with Section 11B-505. [11B-504.6]

C. [11B-505] HANDRAILS

1. Handrails shall be provided on both sides of stairs and ramps. [11B-505.2]
2. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
3. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair noising, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosing, and ramp surfaces. [11B-505.4]



Disabled Access Standard Details & Notes For Commercial Buildings (Sheet 2 of 4)

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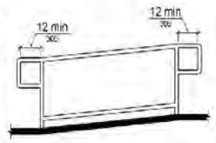
No.	Description	Date

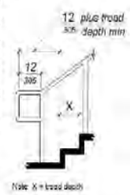
ACCESIBILITY DIAGRAMS

G4.2

4. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. [11B-505.5]
5. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [11B-505-8]
6. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [11B-505.10.1]



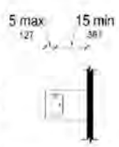
7. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface. [11B-505.10.2]
8. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight or shall return to a wall, guard, or the walking surface. [11B-505.10.3]



DIVISION 6 – PLUMBING ELEMENTS AND FACILITIES

A. [11B-602] DRINKING FOUNTAINS

1. When required, no fewer than two drinking fountains shall be provided. One shall have spout outlet at 36 inches maximum above the finished floor, and the other shall have spout outlet for standing persons at 38 inches minimum to 43 inches maximum above the floor. [11B-211.2, 11B-602.4, 11B-602.7
2. Units of the drinking fountains shall have a clear floor or found space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 shall be provided. [11B-602.2]
3. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. [11B-602.5]
4. Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. [11B-602.8]
5. All drinking fountains shall either be located completely with alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7. [11B-602.9]

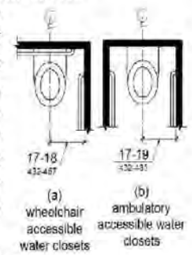


B. [11B-603] TOILET AND BATHING ROOMS

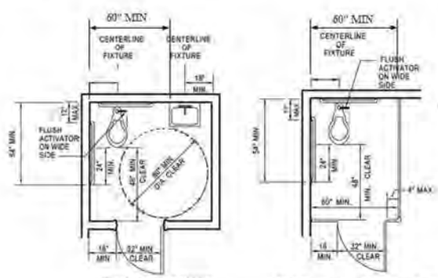
1. Turning space shall be provided with the room and shall comply with Section 11B-304. [11B-603.2.1]
2. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. [11B-603.2.2]
3. Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. [11B-603.2.3]
4. Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture. [11B-603.2.3]
5. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. [11B-603.3]
6. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. [11B-603.4]

C. [11B-604] WATER CLOSETS AND TOILET COMPARTMENTS

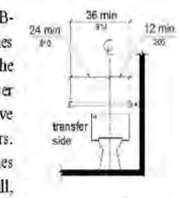
1. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition, except that water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2. Water closets shall be arranged for a left-hand or right-hand approach. [11B-604.2]



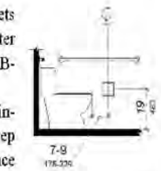
2. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular front he rear wall. A minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.3.1]



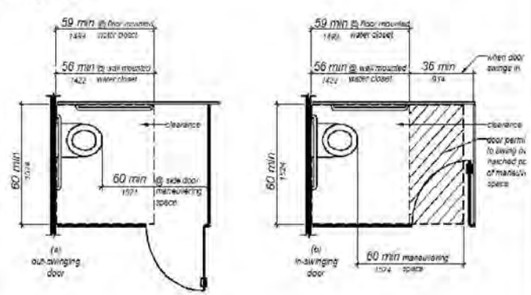
3. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. [11B-604.3.2]
4. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum. [11B-604.4]
5. Grab bars shall be provided on the side wall closet to the water closet and on the rear wall. [11B-604.5]
6. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet. [11B-604.5.1]
7. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 112 inches minimum on one side and 24 inches minimum on the other side. [11B-604.5.2]
8. Toilet paper dispenser shall comply with Section 11B-309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind grab bars.



9. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. [11B-604.8.1.1]



10. In a wheelchair accessible compartment with an in-swinging door, a minimum 60 inches wide by 36 inches deep maneuvering space shall be provided in front of the clearance required in Section 11B-604.8.1.1.
11. In a wheelchair accessible compartment with a side-opening door, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.8.1.1.2]
12. In a wheelchair accessible compartment with an end-opening door, either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet. [11B-604.8.1.1.3]
13. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing. Doors shall not swing into the clear floor space or clearance required for any fixture.
14. When located at the side of a toilet compartment, the toilet compartment door opening shall provide a clear width of 34 inches minimum. [11B-604.8.1.2 Exception]



Disabled Access Standard Details & Notes For Commercial Buildings (Sheet 3 of 4)

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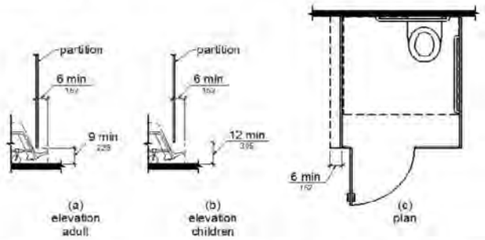
G4.3

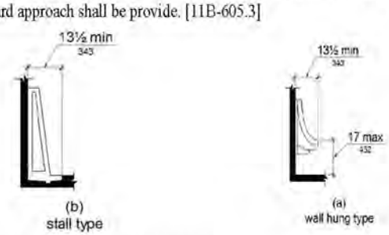
15. At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. [11B-604.8.1.4]



16. A side-wall grab bar complying with Section 11B-604.5.1 shall be provided and shall be located on the wall closet to the water closet. In addition, a rear-wall grab bar shall be provided. [11B-604.8.1.5]
17. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. [11B-604.8.3]

D. [11B-605] URINALS

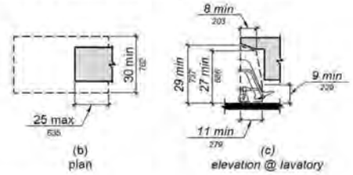
1. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer-face of the urinal rim to the back of the fixture. [11B-605.2]
2. A clear floor or ground space complying with Section 11B-305 positioned for forward approach shall be provide. [11B-605.3]



E. [11B-606] LAVATORIES AND SINKS

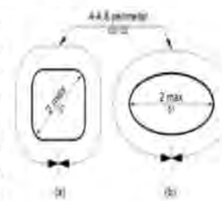
1. A clear floor space complying with Section 11B-305, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 shall be provided. [11B-606.2]
2. A parallel approach complying with Section 11B-305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. [11B-606.2 Exception 1]
3. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. [11B-606.3]
4. Controls of faucets shall comply with Section 11B-309.
5. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. [11B-606.5]
6. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches to the centerline of the fixture. [11B-606.6]
7. Sinks shall be 6½ inches deep maximum. [11B-606.7]

Knee clearance at lavatories shall comply with 11B-306.3.



F. [11B-609] GRAB BARS

1. Grab bars with circular section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum. Grab bars with non-circular cross section shall have a cross-section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum. [11B-609.2]
2. The space between the wall and the grab bar shall be 1½ inches. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting above shall be 12 inches minimum. The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1½ inches minimum.



3. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.
4. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges. [11B-609.5]
5. Grab bars shall not rotate within their fittings. [11B-609.6]
6. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab, fastener, mounting device, or supporting structure. [11B-609.8]

DIVISION 8 – SPECIAL ROOMS, SPACES, AND ELEMENTS

A. [11B-803] DRESSING, FITTING, AND LOCKER ROOMS

1. Turning space within a dressing, fitting and locker rooms shall be provided in accordance to 11B-304.
2. Doors shall not swing into the room unless a turning space complying with 11B-304.3 is provided beyond the arc of the door.
3. Benches shall be provided in accordance to section 11B-903.
4. Coat hooks provided within the room shall be located within one of the reach ranges specified in section 308 and coat hooks shall not be located above the bench or other seating in the room. Shelves shall be 40 inches minimum and 48 inches maximum above the finish floor or ground. [11B-803.5]
5. Mirrors shall be installed with the bottom edge of the reflecting surface 20 inches maximum above the finish floor or ground. Mirrors shall be full length with a reflective surface at 18 inches wide minimum by 54 inches high minimum and shall be mounted in a position affording a view to a person on the bench as well as the to a person in a standing position. [11B-803.6]

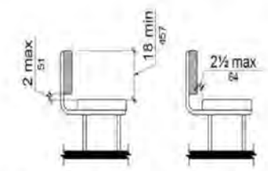
DIVISION 9 – BUILT- IN ELEMENTS

A. [11B-902] DINING SURFACES AND WORK SURFACES

1. All dining and work surface shall comply with this division.[11B-902]
2. All dining and work surface shall be provided with a clear floor space complying with section 11B305 positioned for a forward approach and a knee and toe clearance complying with section 11B-306 shall be provided. [11B-902.2]
3. The tops of dining and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground. [11B-902.3]

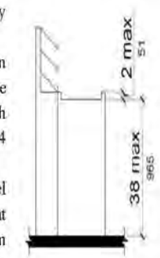
B. [11B-903] BENCHES

1. A clear floor or ground space shall be provided in accordance to section 11B-305.
2. Benches shall have seats that are 48 inches long and 20 inches deep minimum and 24 inches deep maximum. [11B-903.3]
3. The bench shall be provided with a back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2 ½ inches maximum from the rear edge of the seat measured horizontally. [11B-903.4]
4. The top of the bench seat surface shall be 17 inches minimum and 19 inches maximum above the finish floor or ground. [11B903.5]
5. Benches shall be affixed to the wall or floor and allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener, mounting device, or supporting structure. [11B-903.6]



C. [11B-904] CHECK-OUT AISLES AND SALES SERVICE COUNTERS

1. Check-out aisle shall be provided in accordance to section 11B-403. [11B-904.3.1]
2. The counter height shall be 38 inches maximum above the finish floor or ground. The top of the counter edge protection shall 2 inches maximum above the counter surface aisle of the check-out counter. [11B-904.3.2]
3. All check writing surfaces, when provided, shall comply with section 11B-902.3. [11B904.4.4]
4. Accessible check-out aisle shall be provided by a sign clearly visible to a person in a wheelchair displaying the International Symbol of Accessibility complying with section 11B-703.7.2.1. The sign shall be a minimum of 4 inches by 4 inches. [11B-904.3.4]
5. The accessible portion of the counter with a parallel approach shall have a portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor, and a clear floor or ground space shall be positioned for a parallel approach adjacent to the 36 inch minimum length of the counter. [11B-904.4.1]



6. The accessible portion of the counter with a forward approach shall have a portion of the counter surface that is 36 inches long minimum and 34 inches high maximum. A clear floor or ground space complying with section 11B-305 shall be positioned for a forward approach to counter and a knee and toe clearance complying with section 11B-306 shall be provided under the counter. [11B-904.4.2]
7. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverage shall comply with Section 11B-308. The tops of tray slides shall be 28 inches minimum and 34 inches maximum above the finish floor or ground. [11B-904.5]

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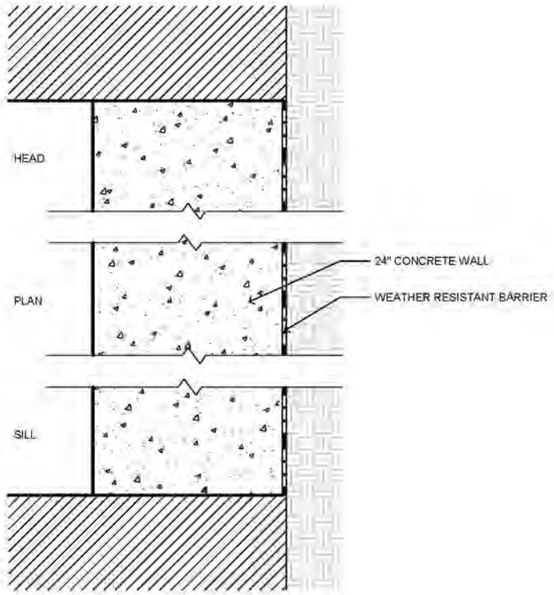
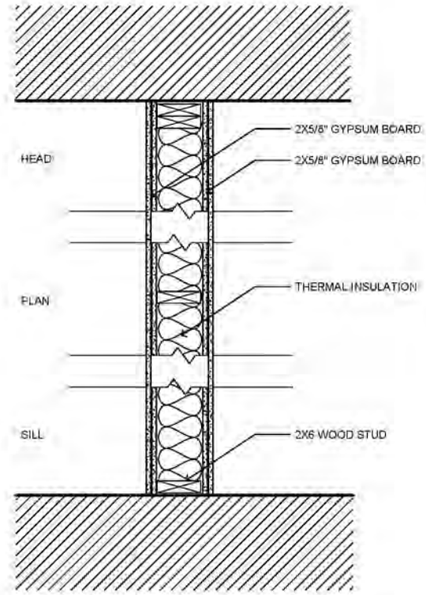


6 WA.6 FOUNDATION WALL
1 1/2" = 1'-0"



5 WA.5 - FIRE WALL (2-HR)
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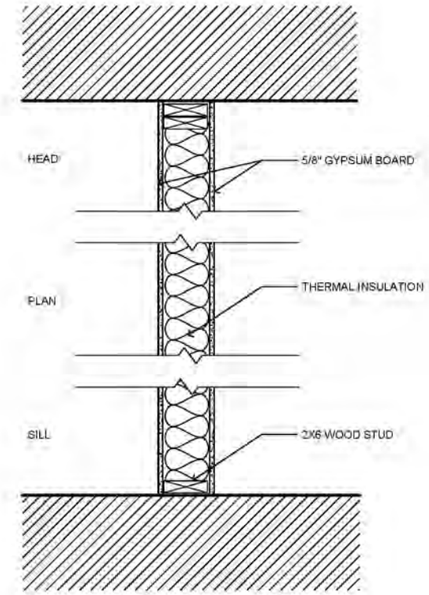

4 WA.4 - INTERIOR WALL
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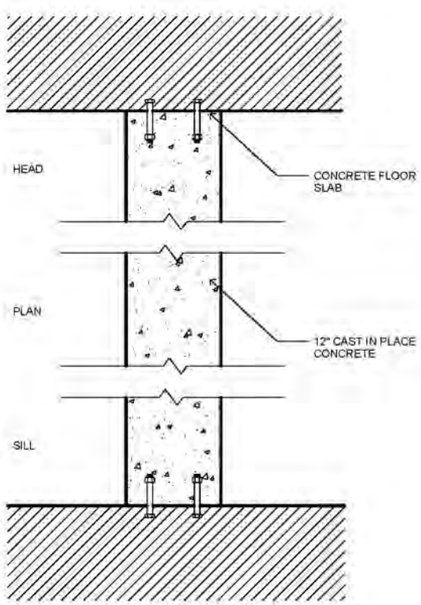

3 WA.3 - CONCRETE WALL
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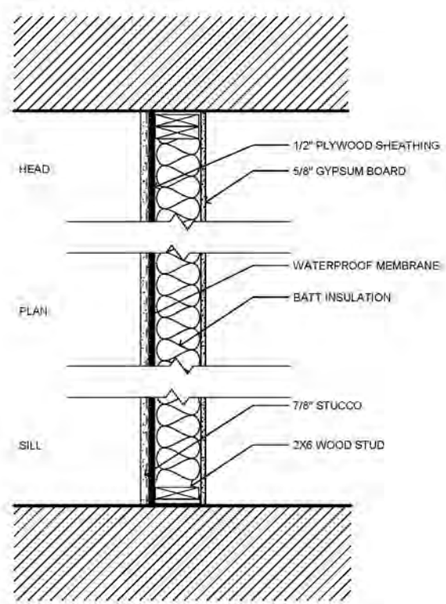
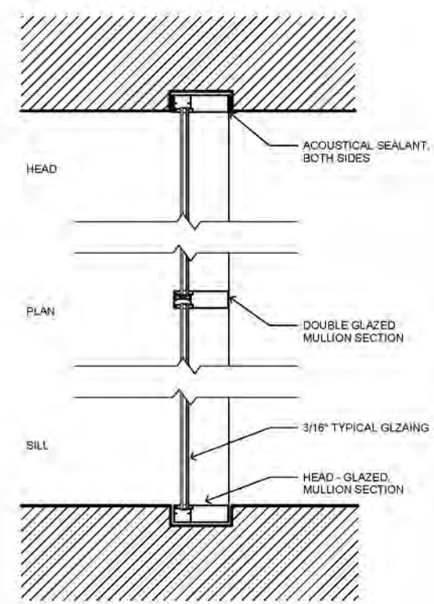


2 WA.2 - EXTERIOR WALL
1 1/2" = 1'-0"



1 CW - CURTAIN WALL
1 1/2" = 1'-0"

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KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

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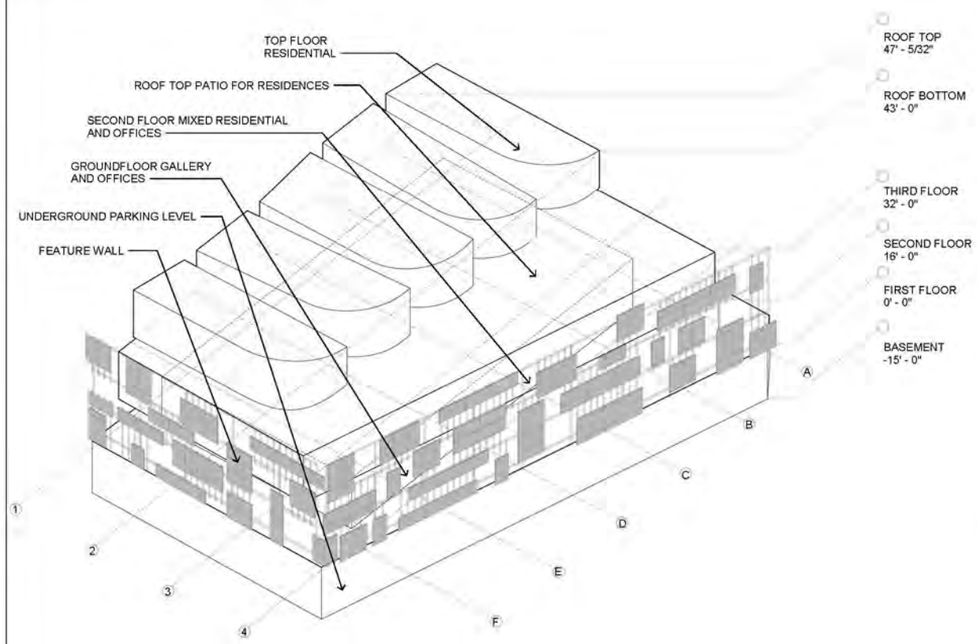
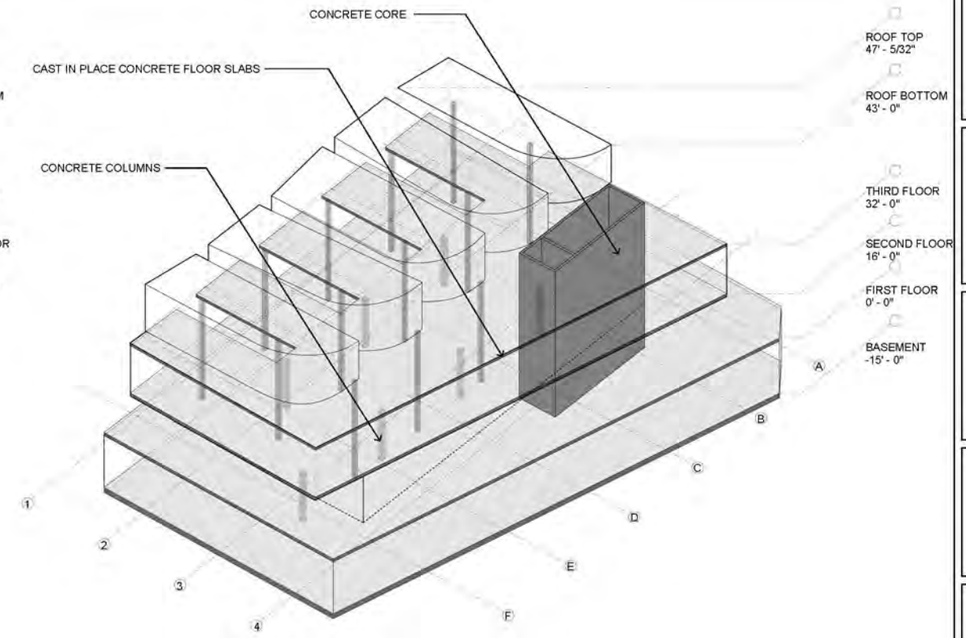
WALL TYPES

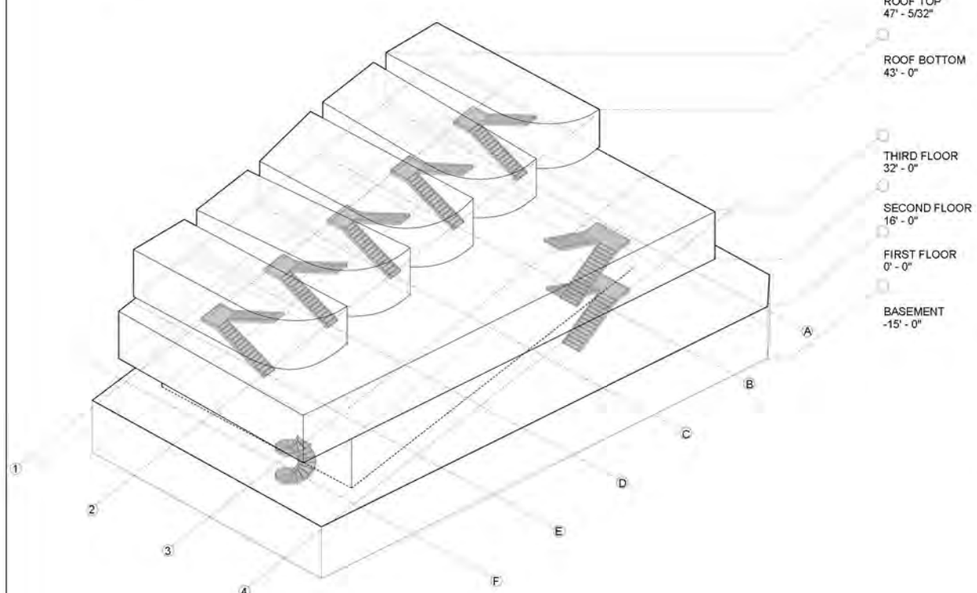
A0.0



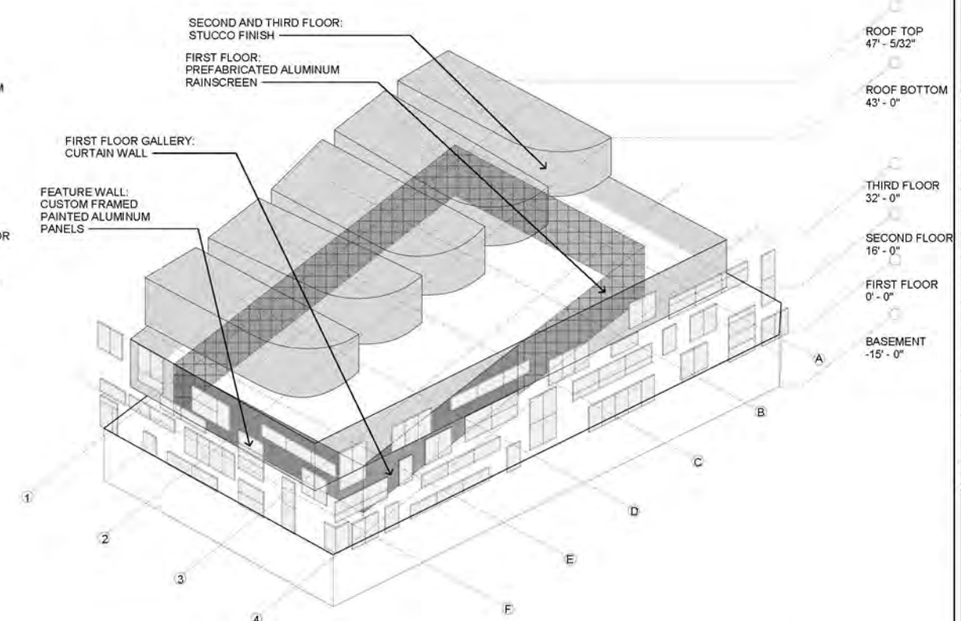
PROJECT GEOMETRY
NTS



STRUCTURE
NTS



VERTICAL CIRCULATION
NTS



CLADDING DIAGRAM
NTS

NOTE: FOR ADDITIONAL INFORMATION - REFERENCE REVIT MODEL

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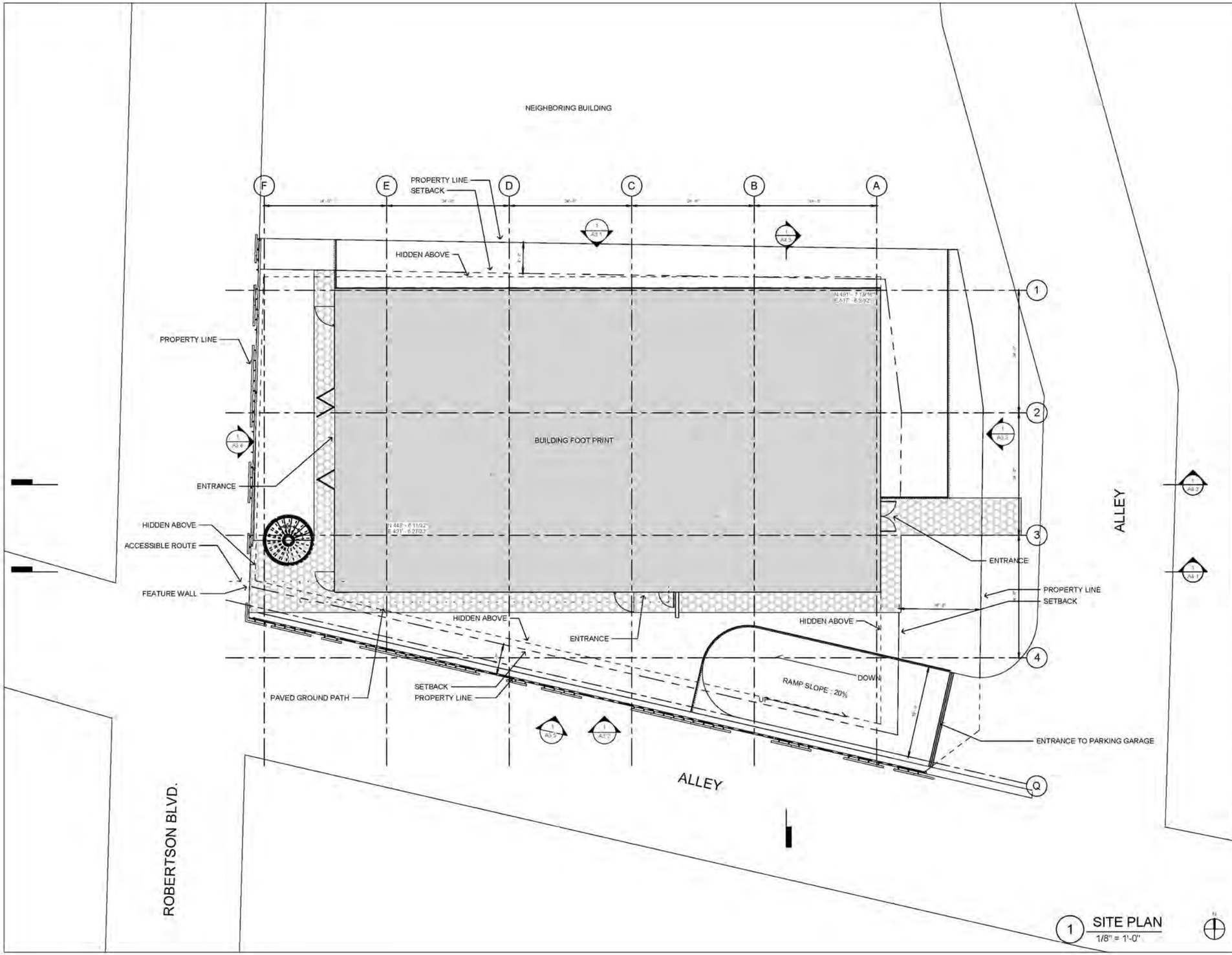
PROJECT GEOMETRY OVERVIEW

A0.1



1 SITE PLAN
1/8" = 1'-0"

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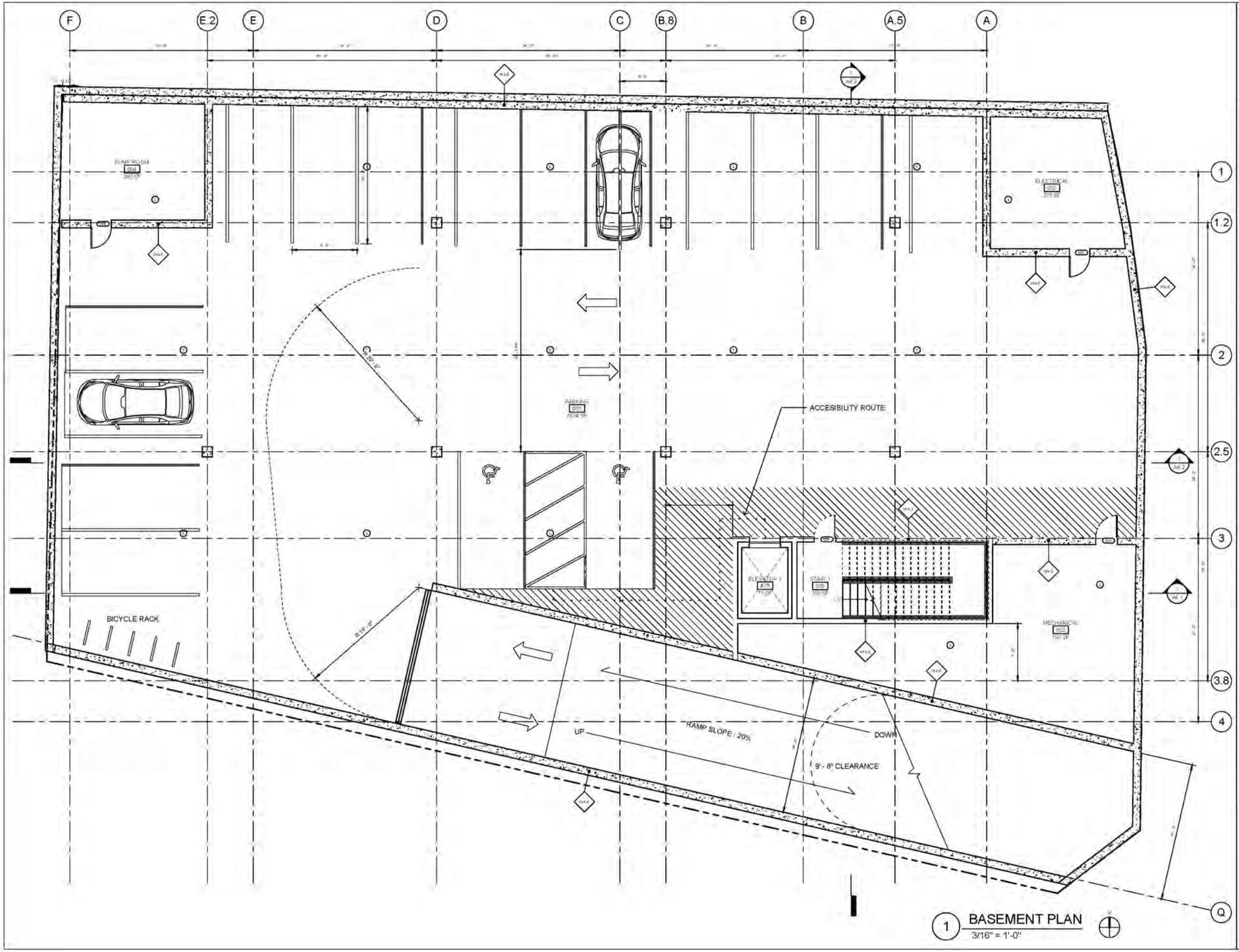
SITE PLAN

A0.5



1 BASEMENT PLAN
3/16" = 1'-0"

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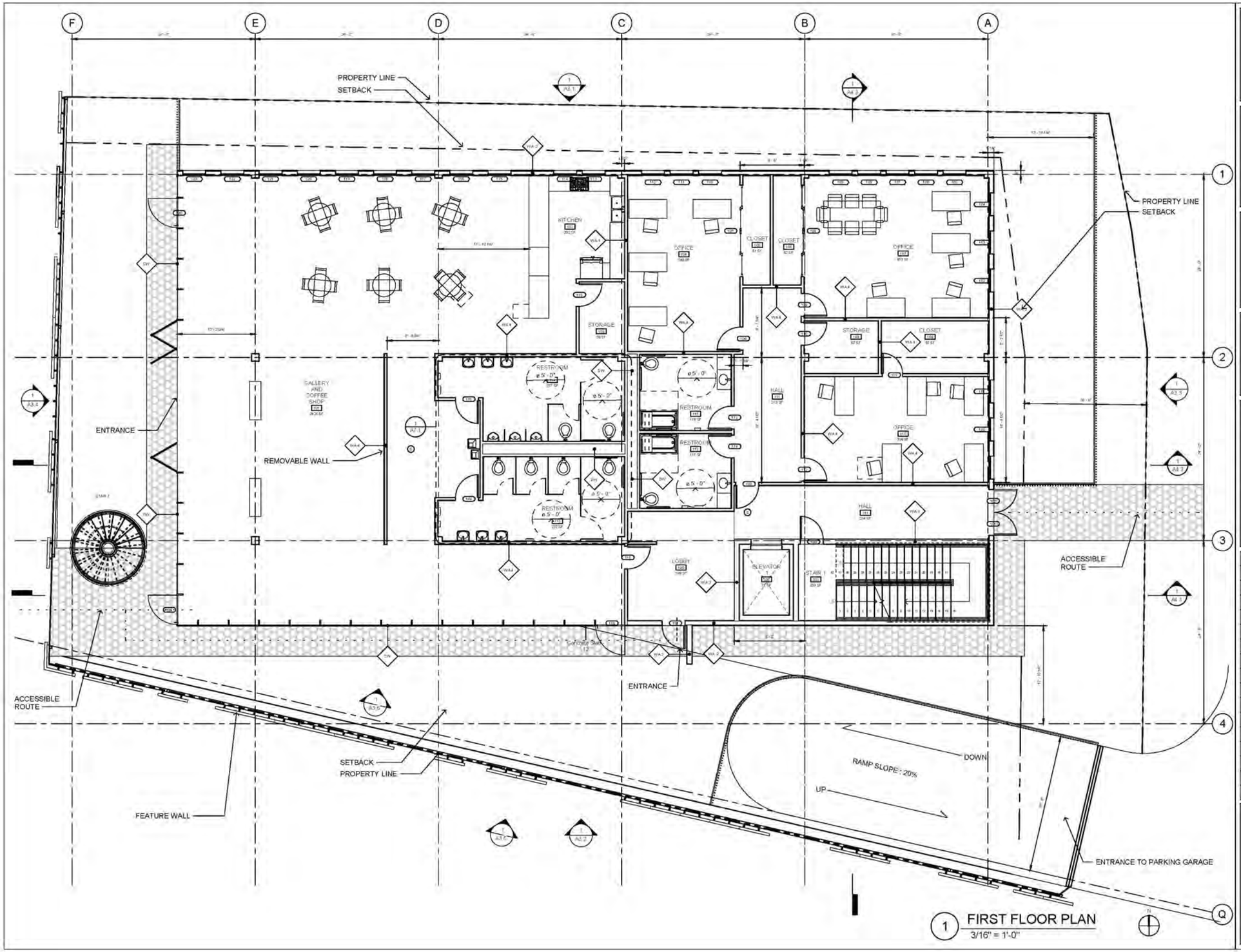
BASEMENT PLAN

A1.0



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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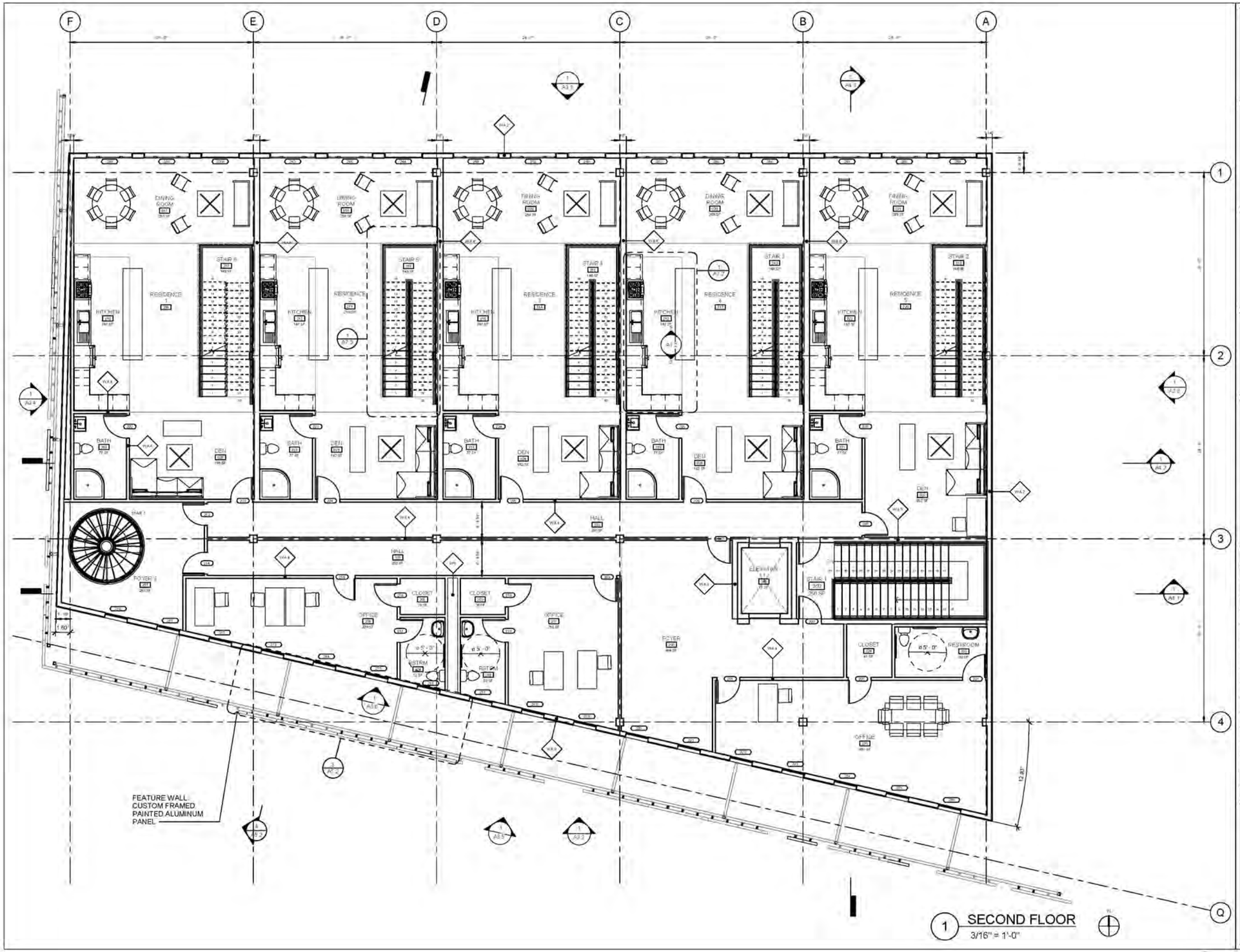
FIRST FLOOR PLAN

A1.1



1 SECOND FLOOR
3/16" = 1'-0"

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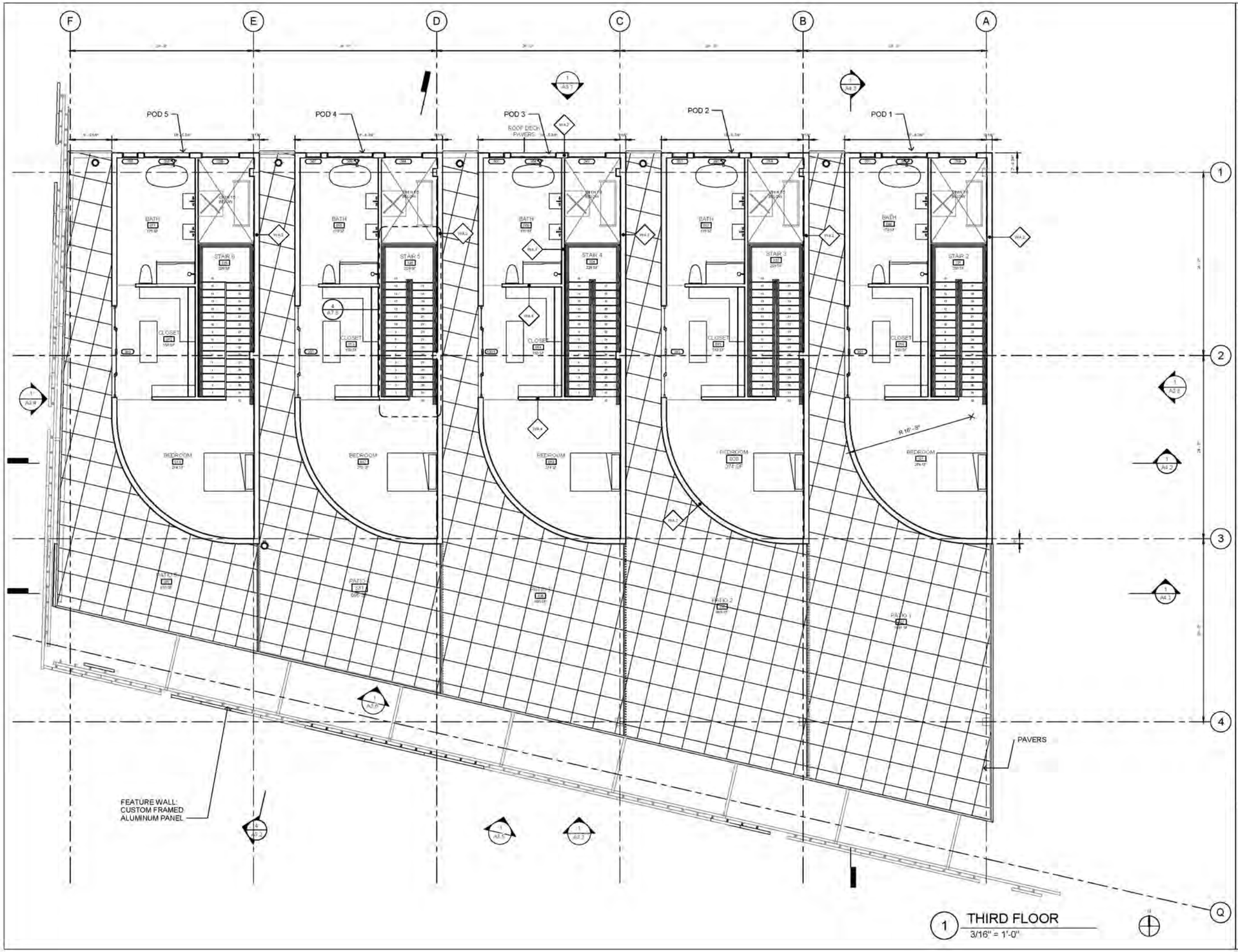
SECOND FLOOR PLAN

A1.2



1 THIRD FLOOR
3/16" = 1'-0"

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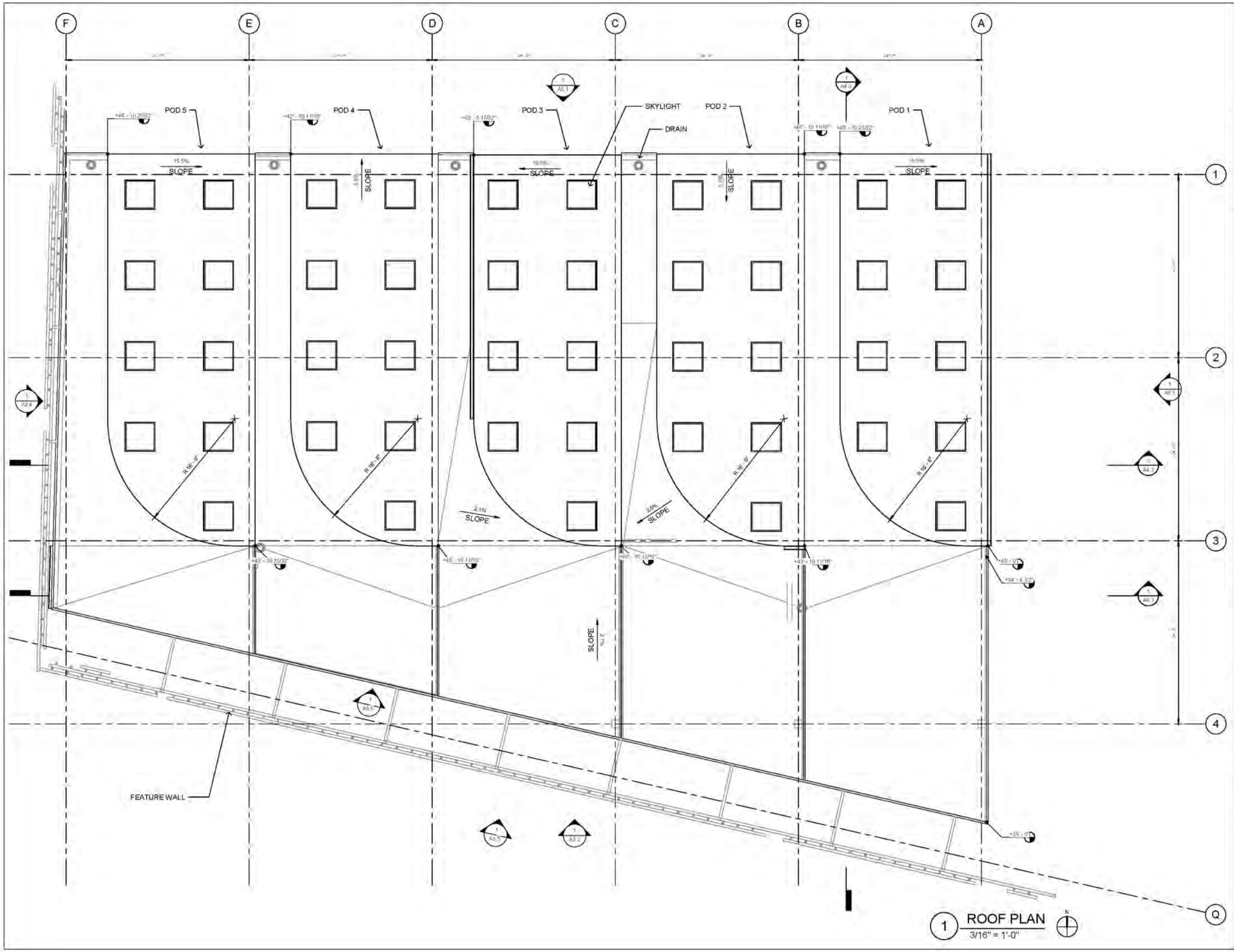
THIRD FLOOR PLAN

A1.3



1 ROOF PLAN
3/16" = 1'-0"

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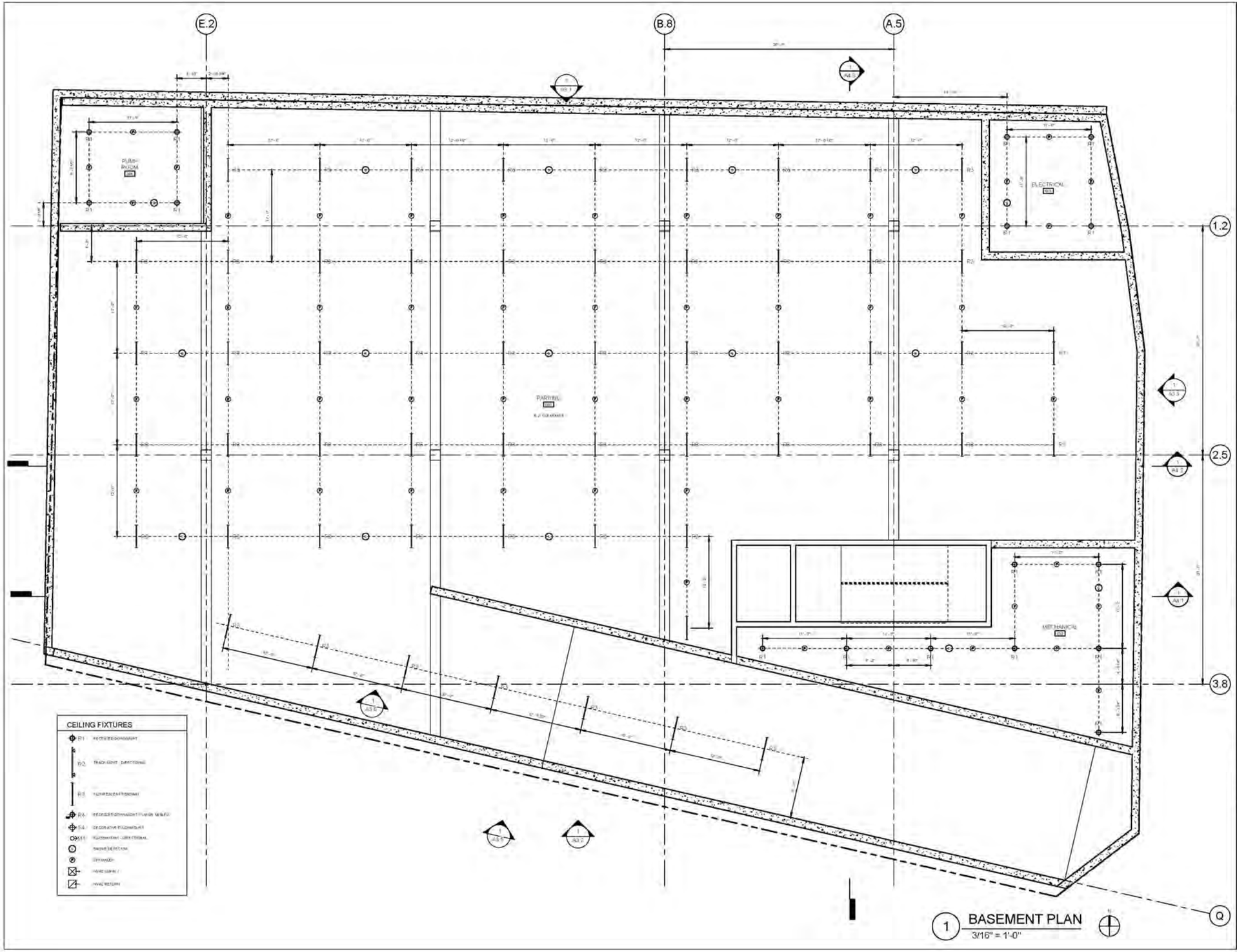
ROOF PLAN

A1.4



1 BASEMENT PLAN
3/16" = 1'-0"

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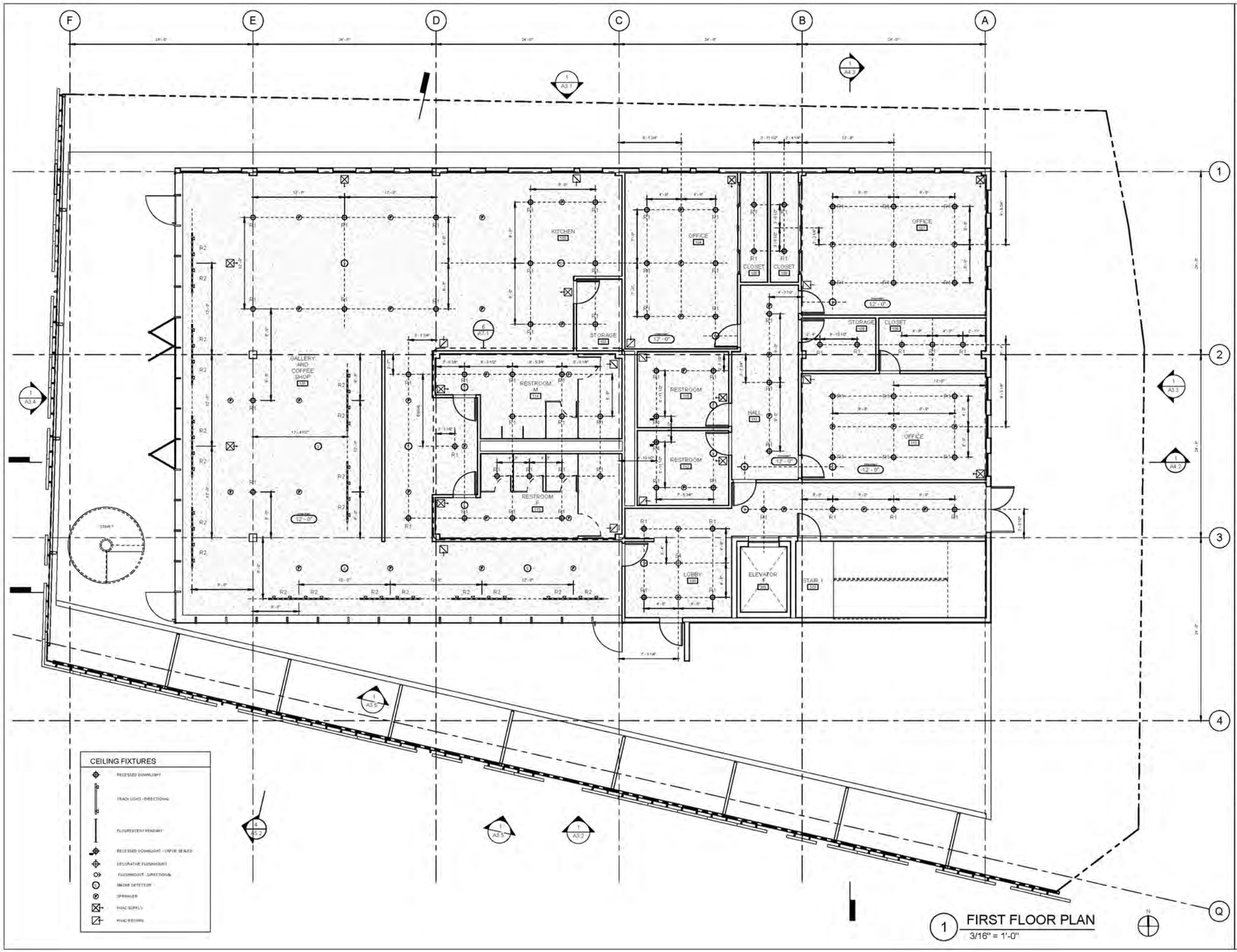
RCP - BASEMENT

A2.1



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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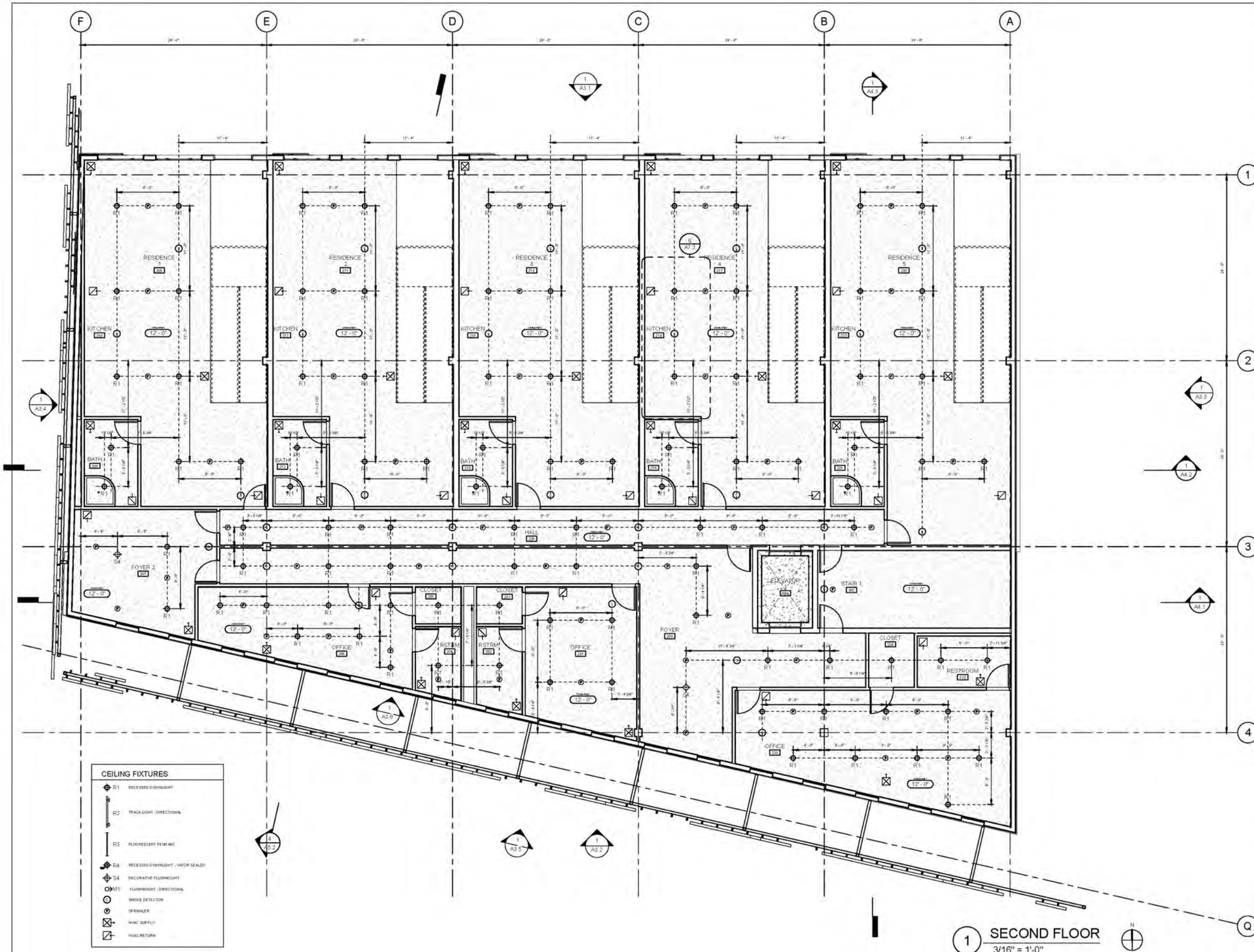
RCP - FIRST FLOOR

A2.2



1 SECOND FLOOR
3/16" = 1'-0"

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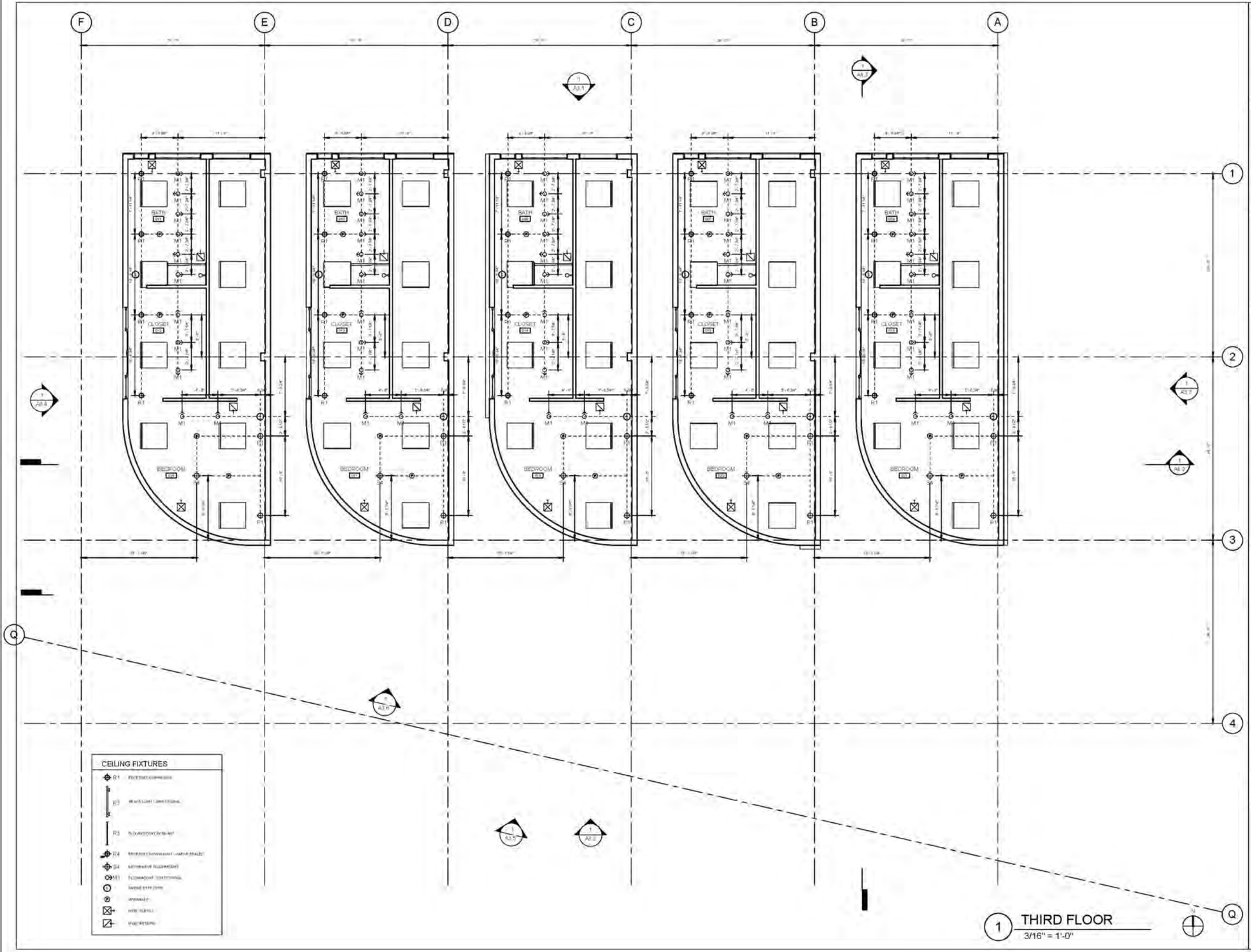
RCP - SECOND FLOOR

A2.3



1 THIRD FLOOR
3/16" = 1'-0"

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RCP - THIRD FLOOR

A2.4

1 NORTH ELEVATION
3/16" = 1'-0"

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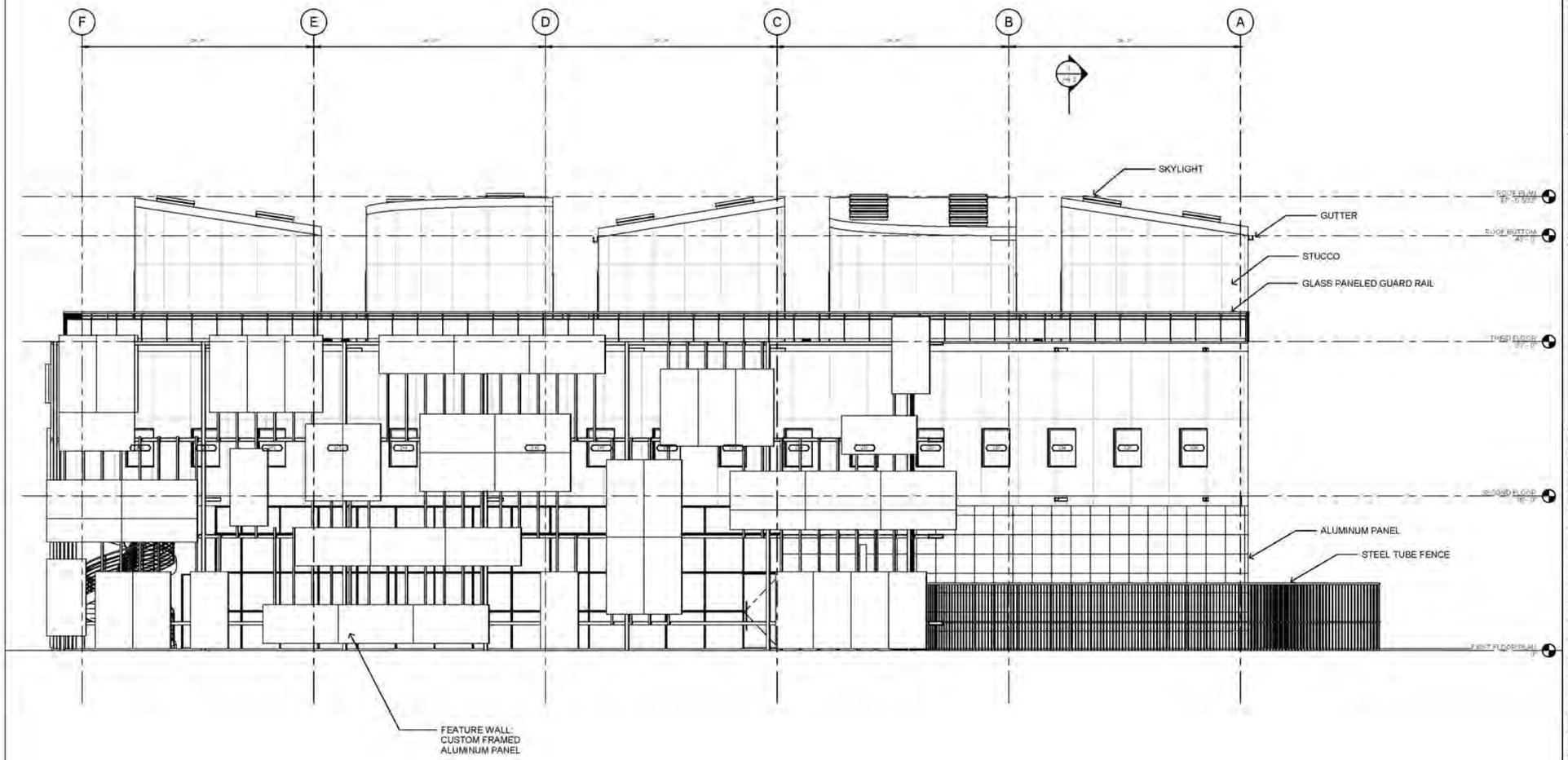
NORTH ELEVATION

A3.1



1 SOUTH ELEVATION
3/16" = 1'-0"

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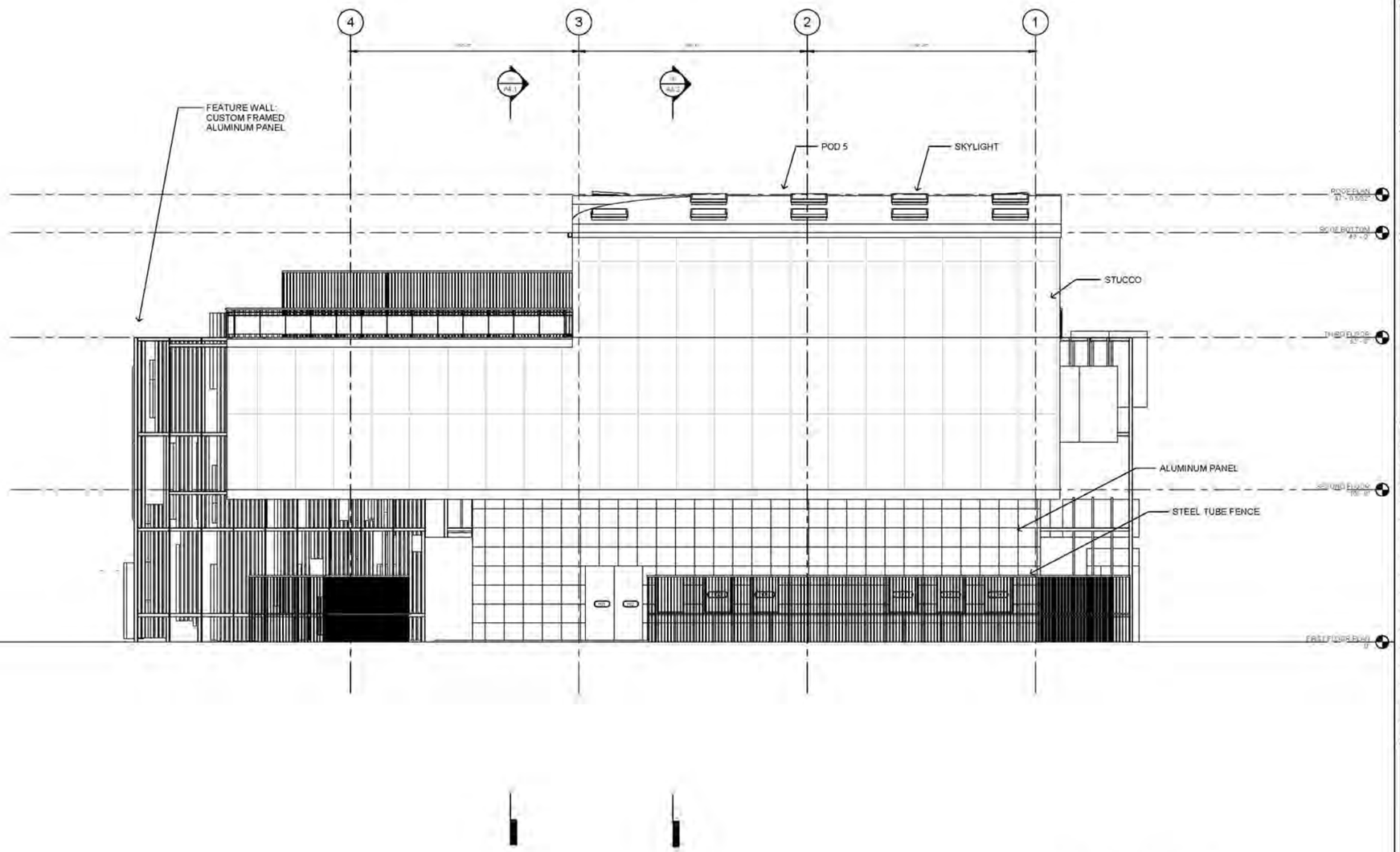
SOUTH ELEVATION

A3.2



1 EAST ELEVATION
3/16" = 1'-0"

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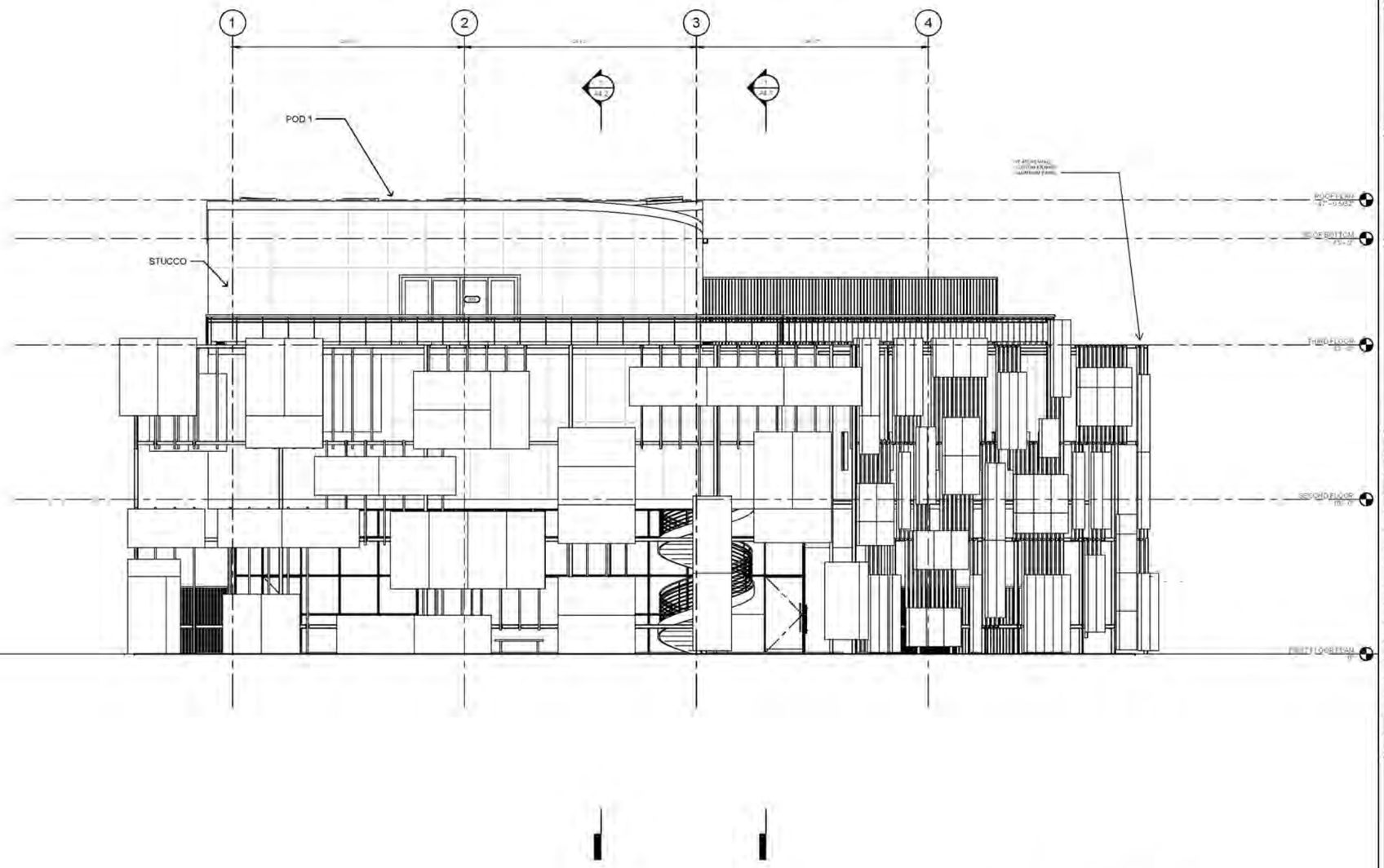
EAST ELEVATION

A3.3



1 WEST ELEVATION
3/16" = 1'-0"

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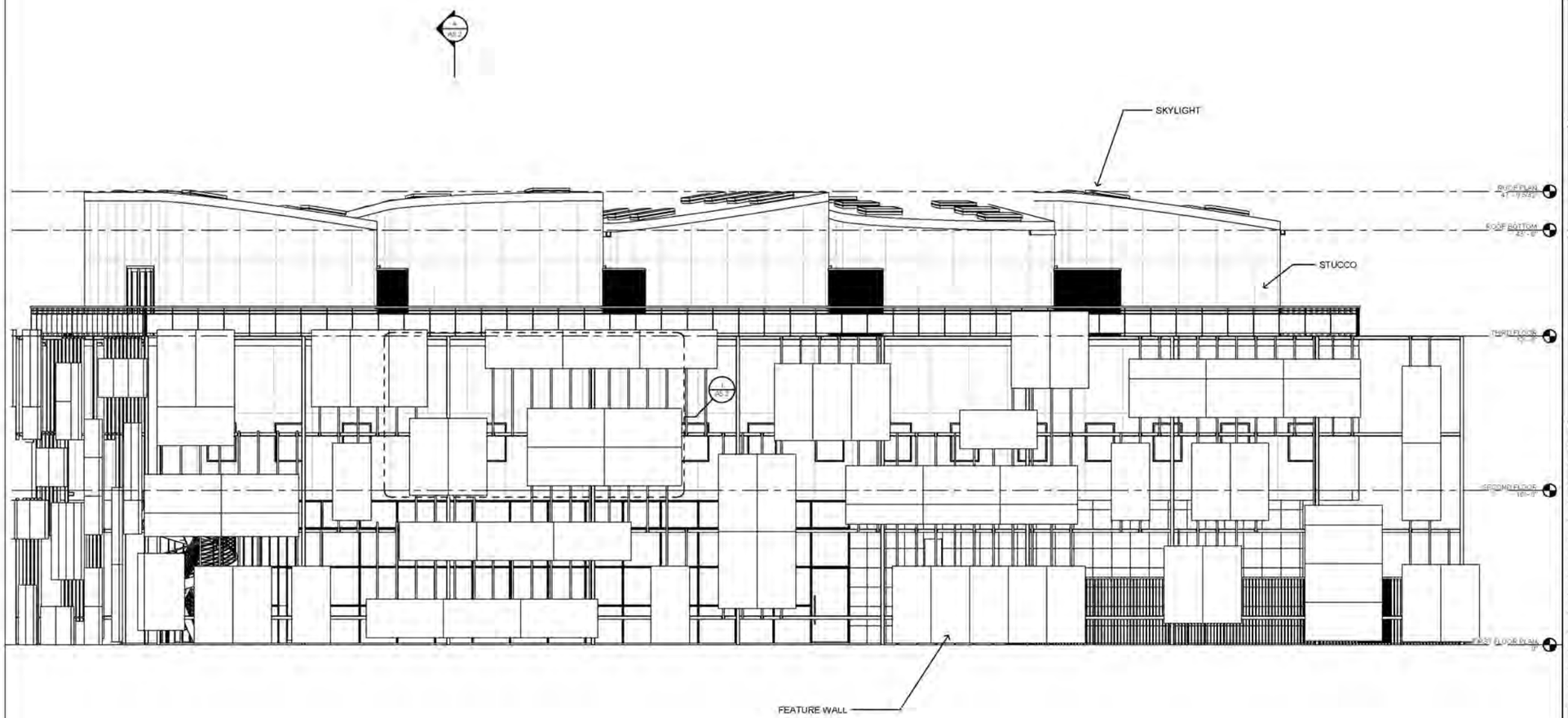
WEST ELEVATION

A3.4

NOTE: STRUCTURAL GRID NOT SHOWN IN THIS VIEW
FEATURE WALL IS NOT PARALLEL TO GRID



1 FEATURE WALL ELEVATION
3/16" = 1'-0"

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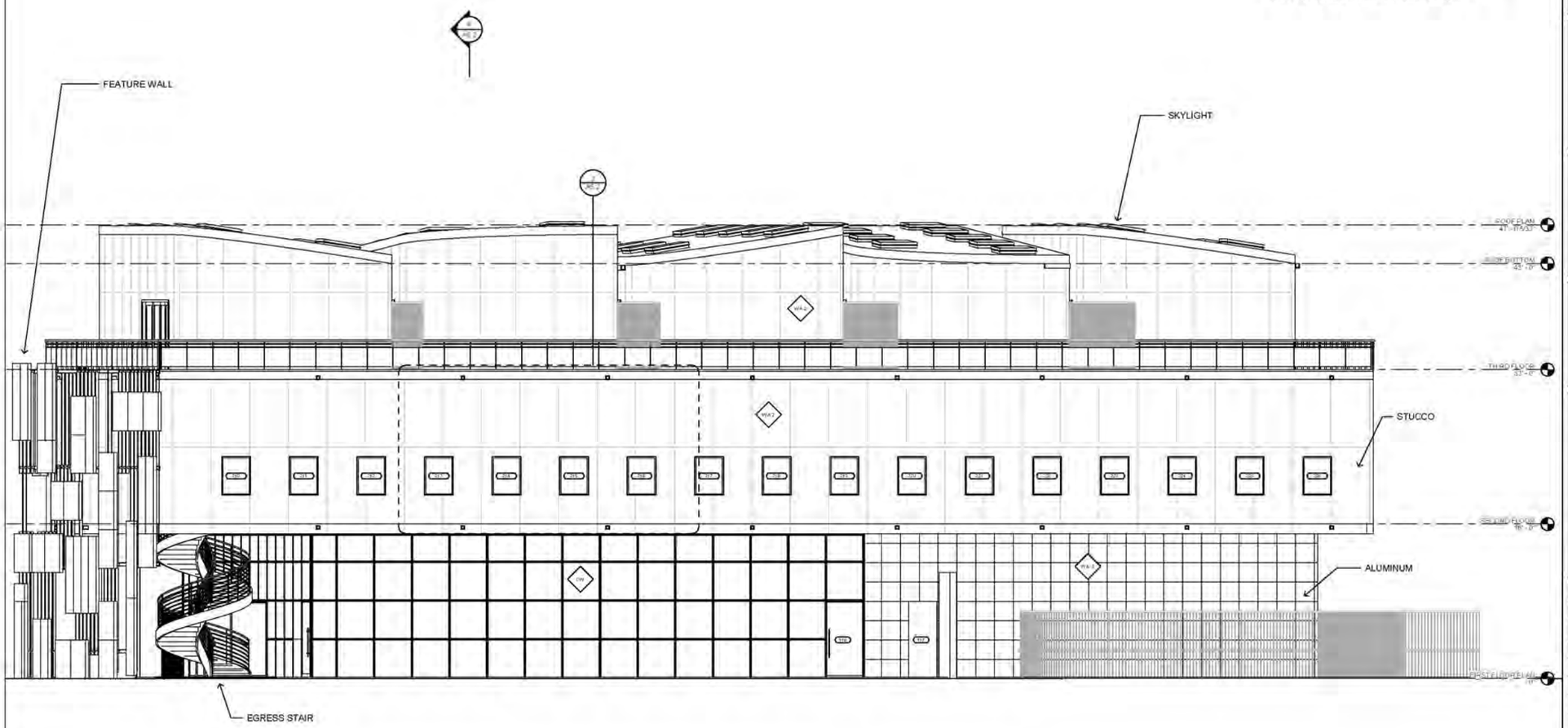
No.	Description	Date

FEATURE WALL
ELEVATION

A3.5

NOTE: STRUCTURAL GRID NOT SHOWN IN THIS VIEW
FEATURE WALL IS NOT PARALLEL TO GRID



1 BEHIND FEATURE WALL
3/16" = 1'-0"

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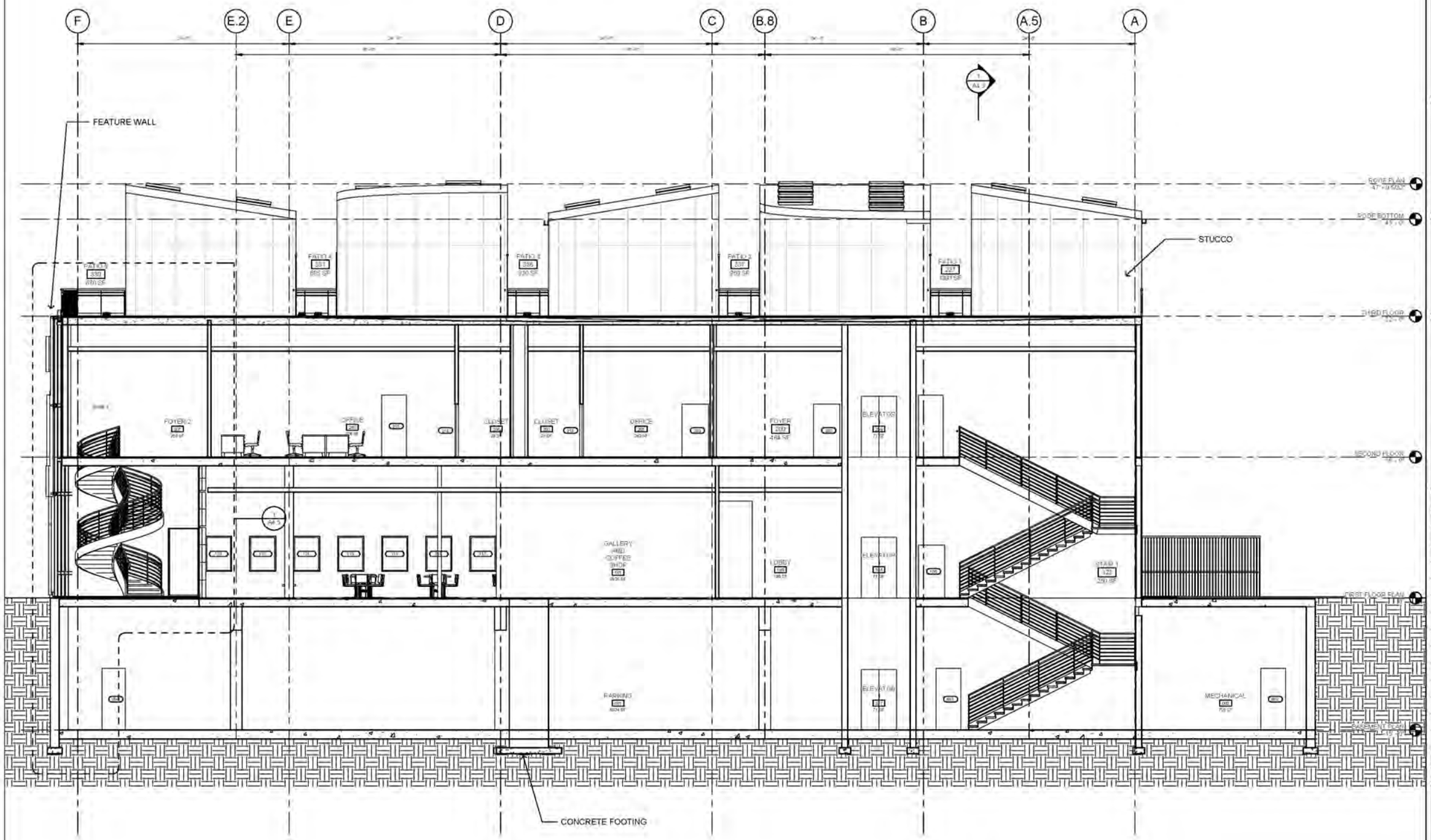
No.	Description	Date

ELEVATION BEHIND FEATURE WALL

A3.6



1 LONGITUDINAL SECTION A
3/16" = 1'-0"

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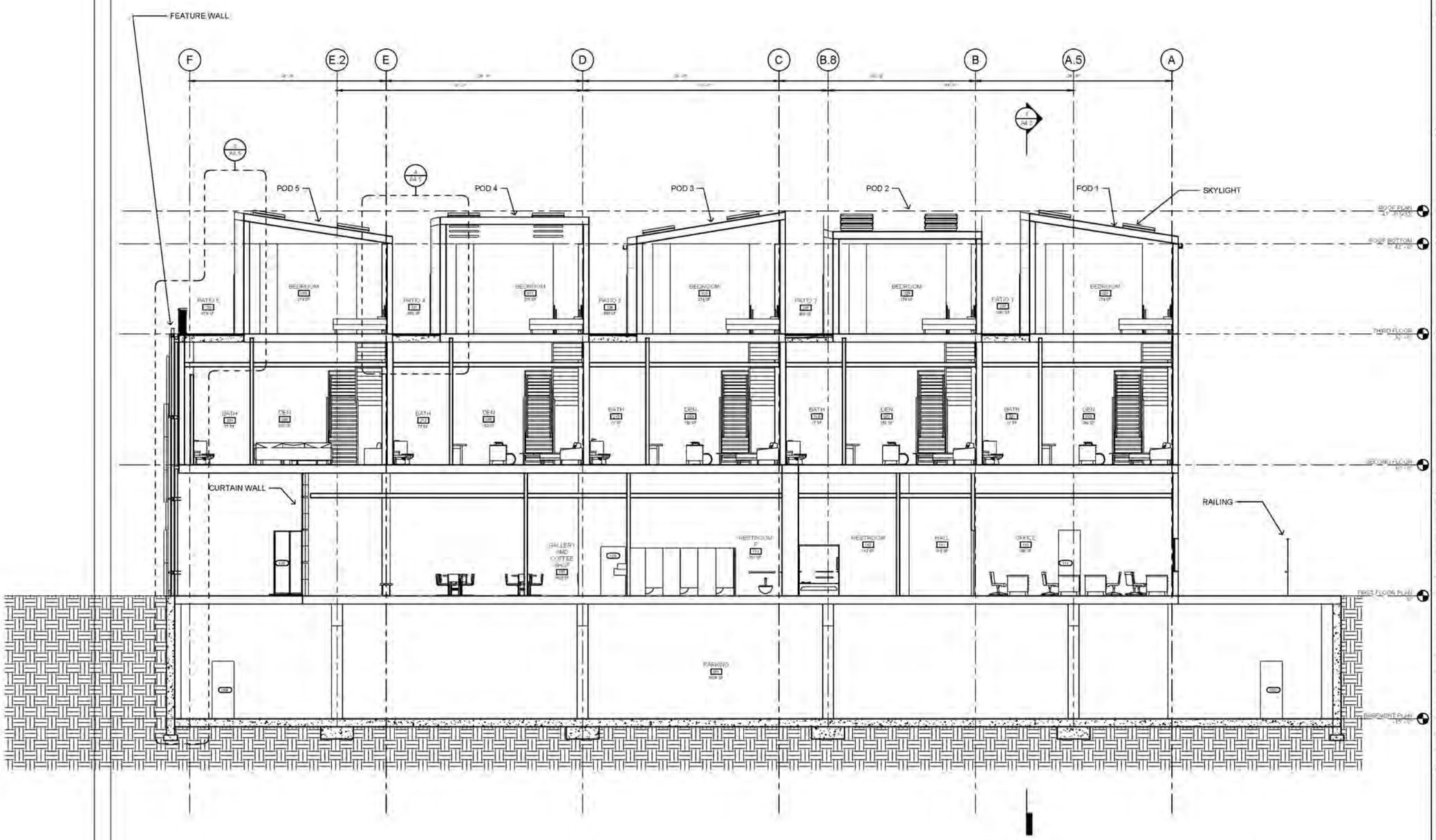
No.	Description	Date

LONGITUDINAL SECTION

A4.1



1 LONGITUDINAL SECTION B
3/16" = 1'-0"

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
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MR. THE OWNER

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CONSULTANTS:

STRUCTURAL ENGINEER
KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

MEP ENGINEER
BASSEM SAAB

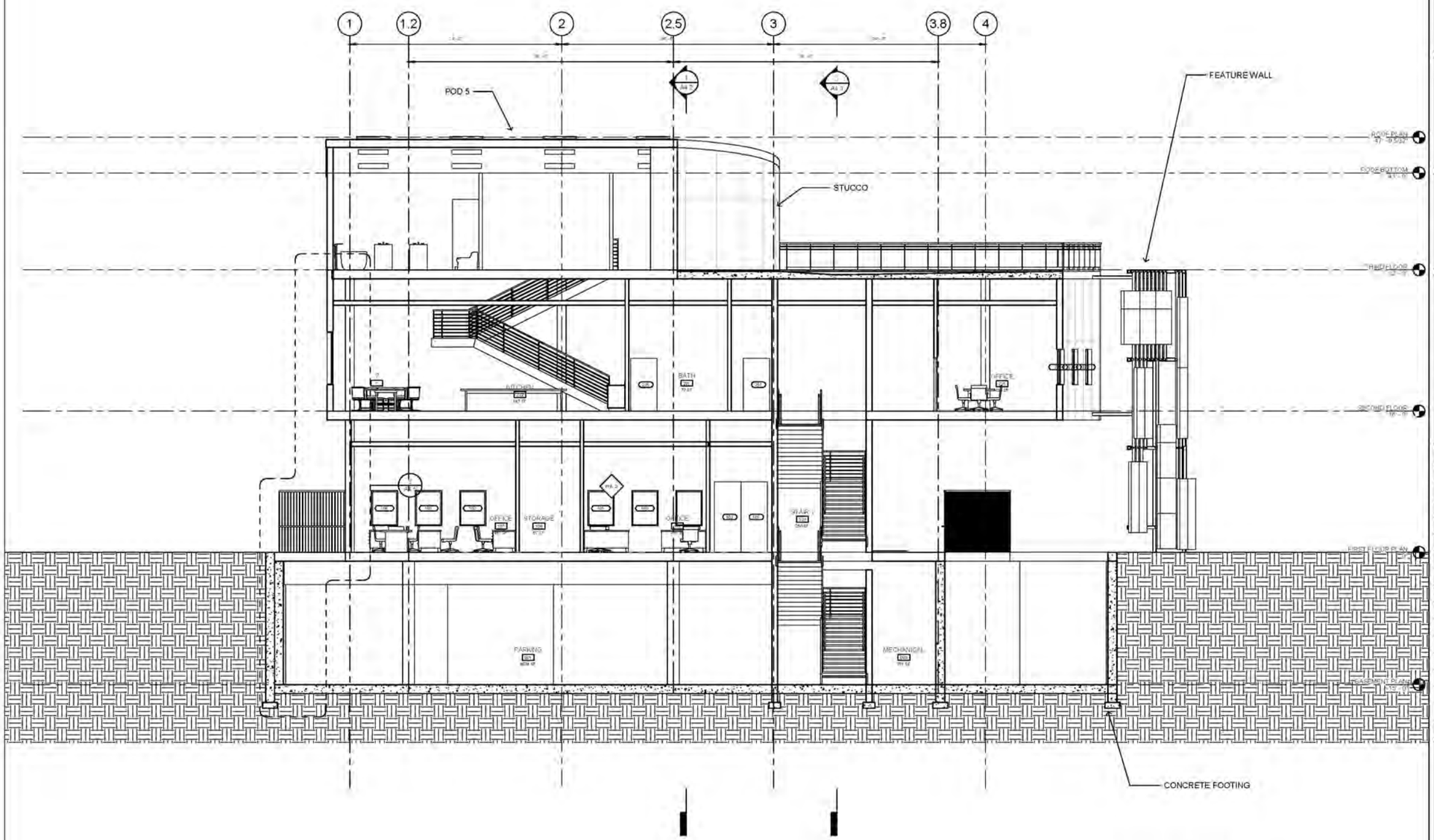
LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

LONGITUDINAL SECTION

A4.2



1 CROSS SECTION
3/16" = 1'-0"

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MEP ENGINEER
BASSEM SAAB

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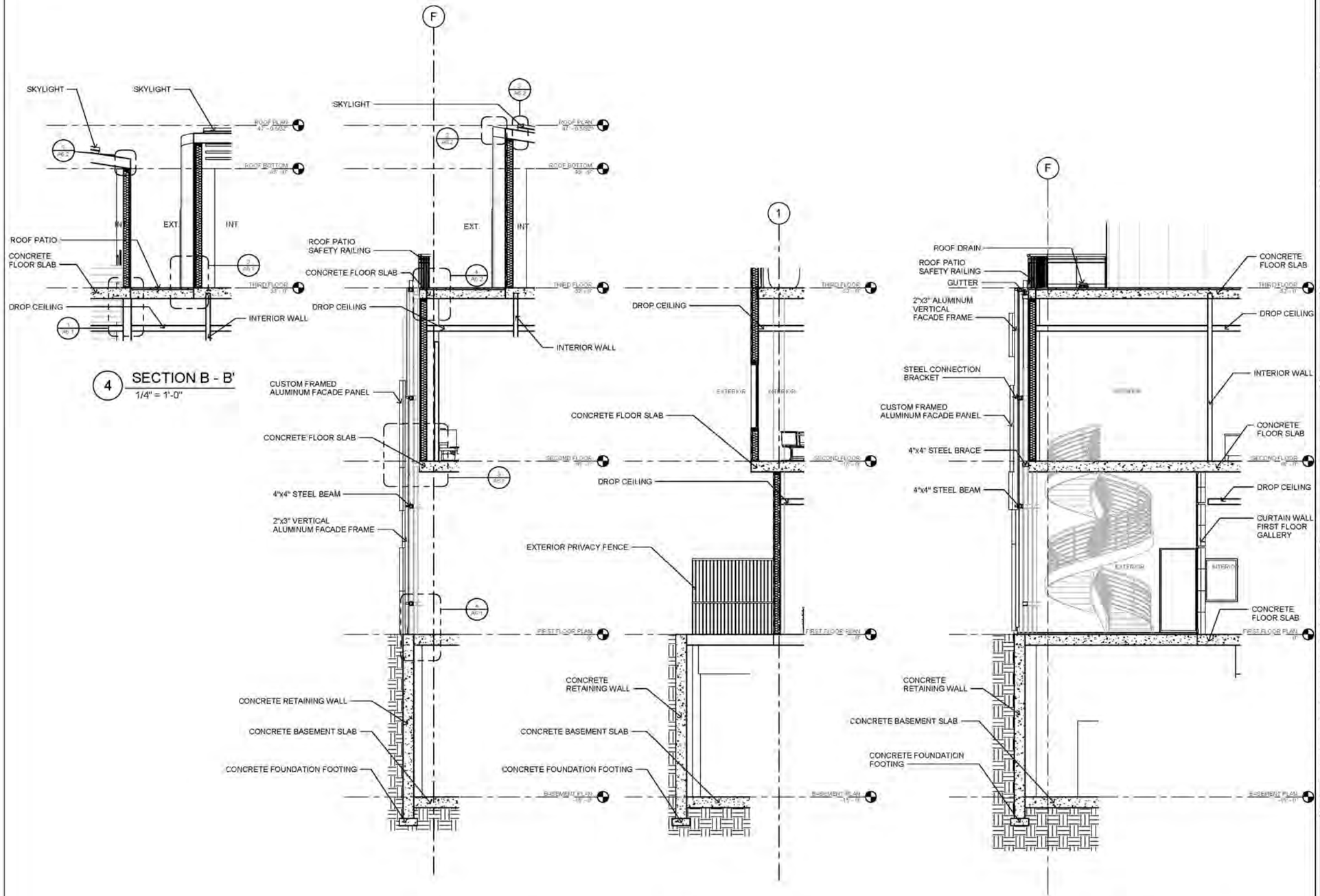
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

CROSS SECTION

A4.3



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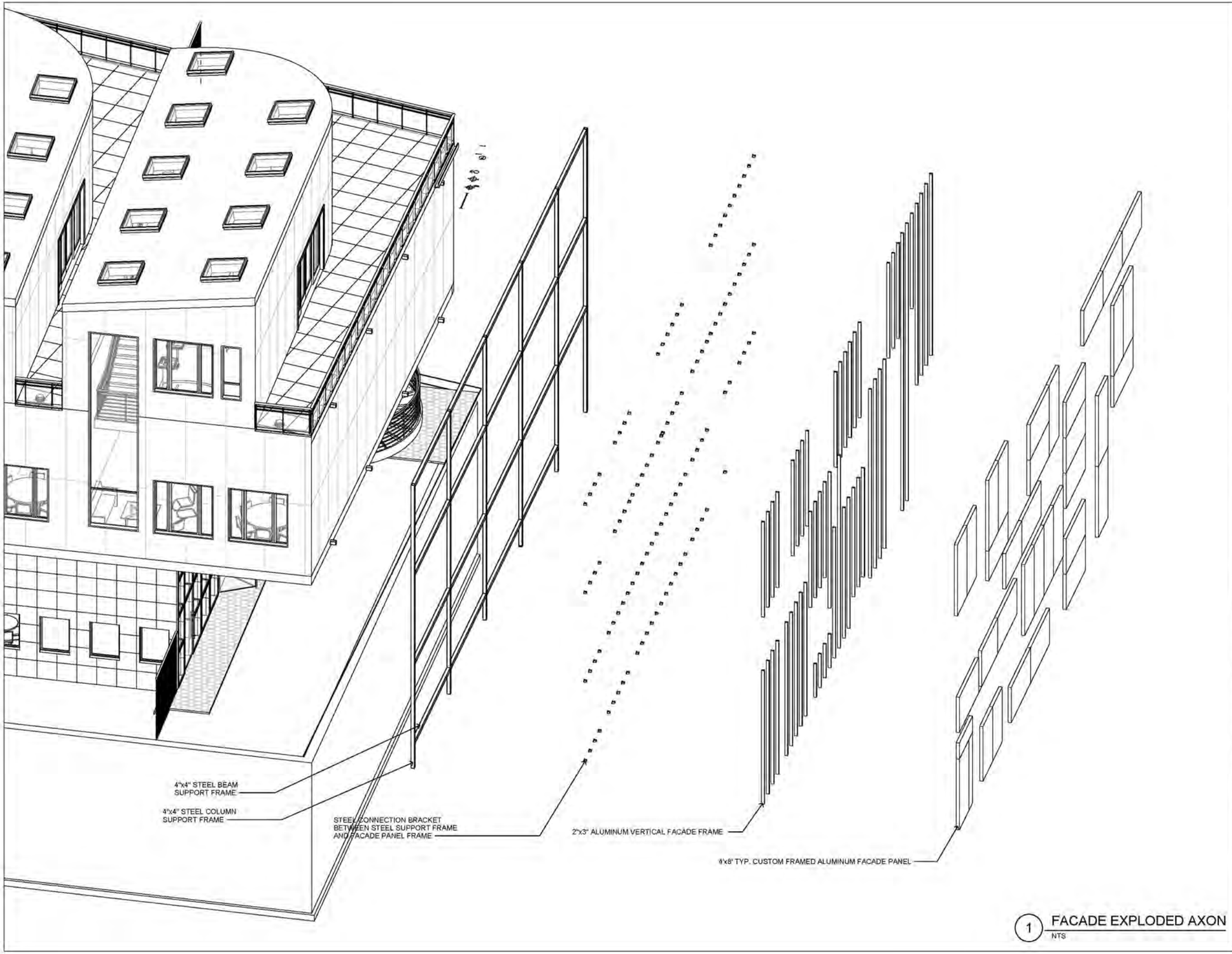
GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

WALL SECTIONS

A4.5



1 FACADE EXPLODED AXON
NTS

ZMES Architecture

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GEOTECHNICAL/SOILS ENGINEER
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No.	Description	Date

FACADE EXPLODED AXON

A5.0

1 FACADE CLOSE UP
NTS

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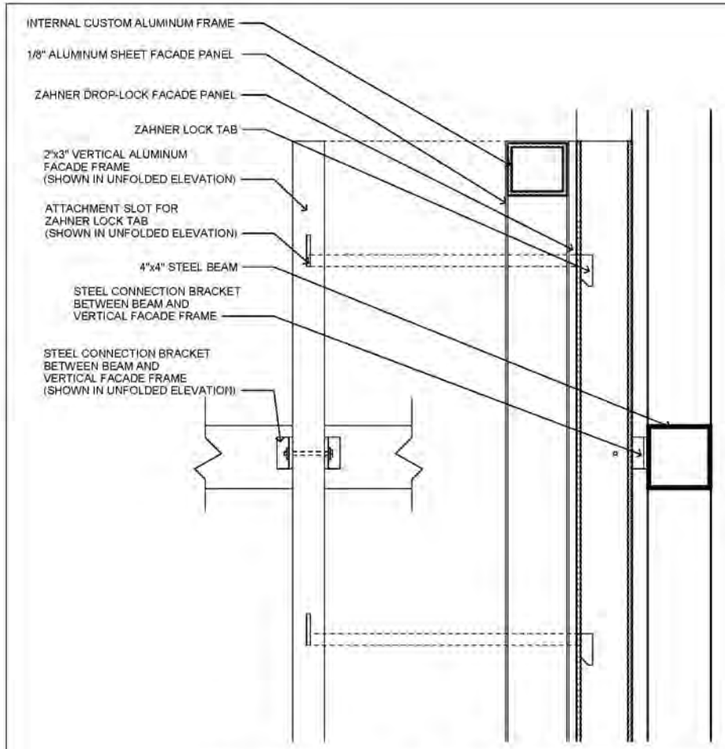
GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

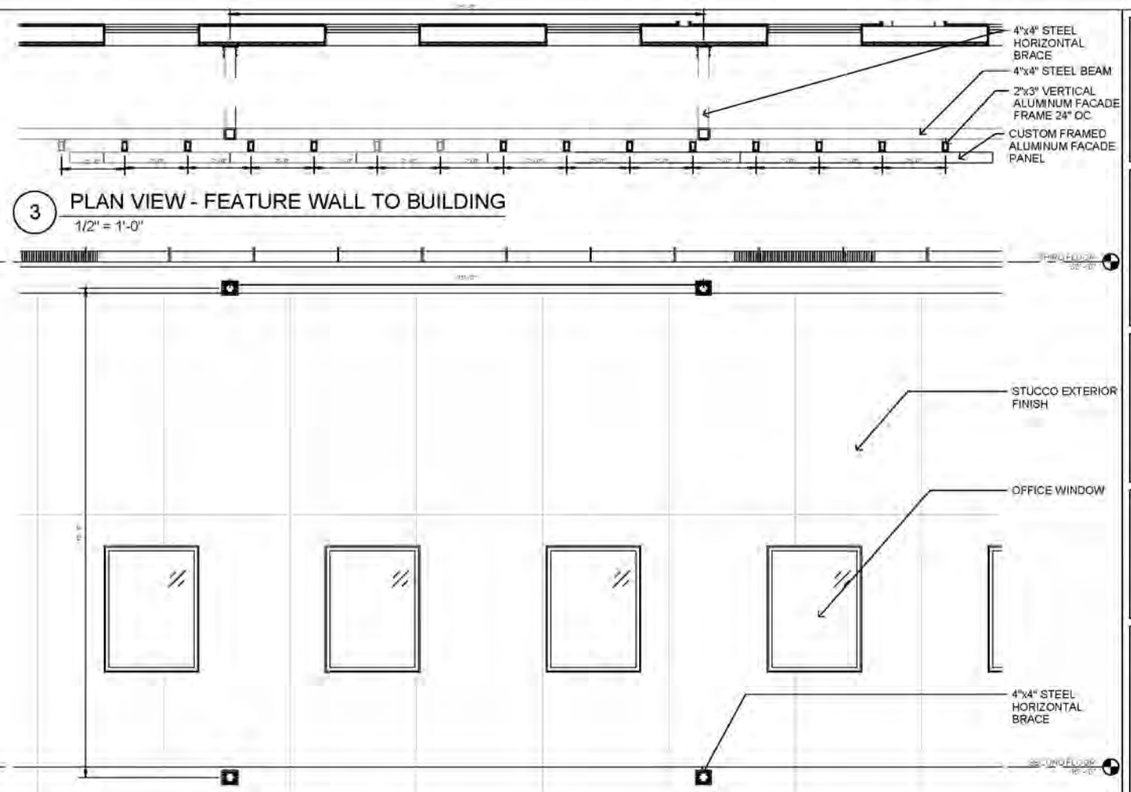
No.	Description	Date

FACADE CLOSE UP

A5.1

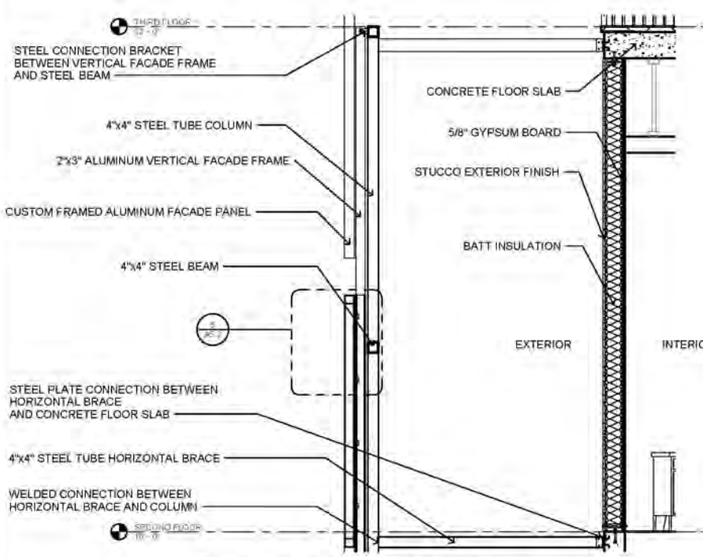


5 FEATURE WALL - PANEL CONNECTION DETAIL
3" = 1'-0"

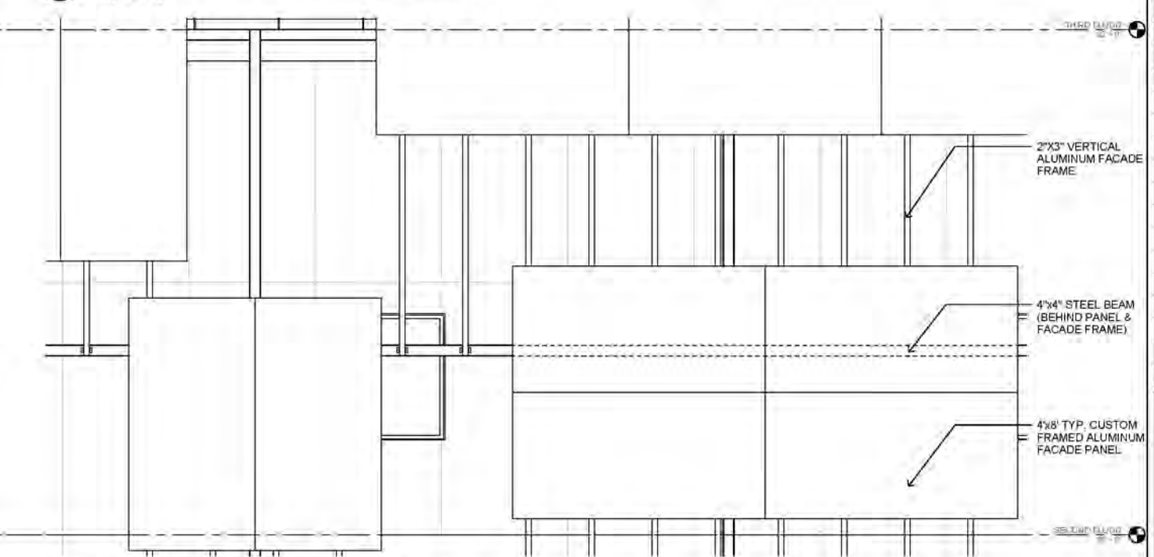


3 PLAN VIEW - FEATURE WALL TO BUILDING
1/2" = 1'-0"

2 ELEVATION BEHIND FEATURE WALL
1/2" = 1'-0"



4 FEATURE WALL SECTION
1/2" = 1'-0"



1 FEATURE WALL ELEVATION - DETAIL 1
1/2" = 1'-0"

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GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

FACADE SYSTEM

A5.2

WINDOW SCHEDULE			
NAME	TYPE	WIDTH	HEIGHT
104	B	3' - 0"	4' - 0"
103	B	3' - 0"	4' - 0"
102	B	3' - 0"	4' - 0"
101	B	3' - 0"	4' - 0"
100	B	3' - 0"	4' - 0"
226	B	3' - 0"	4' - 0"
225	B	3' - 0"	4' - 0"
224	B	3' - 0"	4' - 0"
223	B	3' - 0"	4' - 0"
222	B	3' - 0"	4' - 0"
221	B	3' - 0"	4' - 0"
220	B	3' - 0"	4' - 0"
219	B	3' - 0"	4' - 0"
218	B	3' - 0"	4' - 0"
217	B	3' - 0"	4' - 0"
216	B	3' - 0"	4' - 0"
215	B	3' - 0"	4' - 0"
214	B	3' - 0"	4' - 0"
213	B	3' - 0"	4' - 0"
212	B	3' - 0"	4' - 0"
211	B	3' - 0"	4' - 0"
210	B	3' - 0"	4' - 0"
111	B	3' - 0"	4' - 0"
110	B	3' - 0"	4' - 0"
112	B	3' - 0"	4' - 0"
107	B	3' - 0"	4' - 0"
106	B	3' - 0"	4' - 0"
108	B	3' - 0"	4' - 0"
109	B	3' - 0"	4' - 0"
105	B	3' - 0"	4' - 0"
122	B	3' - 0"	4' - 0"
121	B	3' - 0"	4' - 0"

WINDOW SCHEDULE			
NAME	TYPE	WIDTH	HEIGHT
123	B	3' - 0"	4' - 0"
142	Q	3' - 8"	3' - 10"
143	Q	3' - 8"	3' - 10"
144	Q	3' - 8"	3' - 10"
145	Q	3' - 8"	3' - 10"
146	Q	3' - 8"	3' - 10"
147	Q	3' - 8"	3' - 10"
148	Q	3' - 8"	3' - 10"
149	Q	3' - 8"	3' - 10"
150	Q	3' - 8"	3' - 10"
151	Q	3' - 8"	3' - 10"
152	Q	3' - 8"	3' - 10"
153	Q	3' - 8"	3' - 10"
154	Q	3' - 8"	3' - 10"
155	Q	3' - 8"	3' - 10"
156	Q	3' - 8"	3' - 10"
157	Q	3' - 8"	3' - 10"
158	Q	3' - 8"	3' - 10"
159	Q	3' - 8"	3' - 10"
160	Q	3' - 8"	3' - 10"
161	Q	3' - 8"	3' - 10"
162	Q	3' - 8"	3' - 10"
163	Q	3' - 8"	3' - 10"
164	Q	3' - 8"	3' - 10"
165	Q	3' - 8"	3' - 10"
166	Q	3' - 8"	3' - 10"
167	Q	3' - 8"	3' - 10"
168	Q	3' - 8"	3' - 10"
169	Q	3' - 8"	3' - 10"
170	Q	3' - 8"	3' - 10"
171	Q	3' - 8"	3' - 10"
172	Q	3' - 8"	3' - 10"
173	Q	3' - 8"	3' - 10"
174	Q	3' - 8"	3' - 10"
175	Q	3' - 8"	3' - 10"
176	Q	3' - 8"	3' - 10"
177	Q	3' - 8"	3' - 10"
178	Q	3' - 8"	3' - 10"
179	Q	3' - 8"	3' - 10"
180	Q	3' - 8"	3' - 10"

WINDOW SCHEDULE			
NAME	TYPE	WIDTH	HEIGHT
181	Q	3' - 8"	3' - 10"
182	Q	3' - 8"	3' - 10"
183	Q	3' - 8"	3' - 10"
184	Q	3' - 8"	3' - 10"
185	Q	3' - 8"	3' - 10"
186	Q	3' - 8"	3' - 10"
120	B	3' - 0"	4' - 0"
119	B	3' - 0"	4' - 0"
118	B	3' - 0"	4' - 0"
117	B	3' - 0"	4' - 0"
116	B	3' - 0"	4' - 0"
115	B	3' - 0"	4' - 0"
114	B	3' - 0"	4' - 0"
113	B	3' - 0"	4' - 0"
195	B	3' - 0"	4' - 0"
308	UUUUU	6' - 0"	6' - 0"
238	UUUUU	6' - 0"	6' - 0"
239	SSSSS	5' - 0"	22' - 0"
240	UUUUU	6' - 0"	6' - 0"
309	TTTTT	2' - 0"	6' - 0"
306	UUUUU	6' - 0"	6' - 0"
243	UUUUU	6' - 0"	6' - 0"
244	SSSSS	5' - 0"	22' - 0"
245	UUUUU	6' - 0"	6' - 0"
307	TTTTT	2' - 0"	6' - 0"
304	UUUUU	6' - 0"	6' - 0"
248	UUUUU	6' - 0"	6' - 0"
249	SSSSS	5' - 0"	22' - 0"
250	UUUUU	6' - 0"	6' - 0"
305	TTTTT	2' - 0"	6' - 0"
302	UUUUU	6' - 0"	6' - 0"
253	UUUUU	6' - 0"	6' - 0"
254	SSSSS	5' - 0"	22' - 0"
255	UUUUU	6' - 0"	6' - 0"
303	TTTTT	2' - 0"	6' - 0"
300	UUUUU	6' - 0"	6' - 0"
258	UUUUU	6' - 0"	6' - 0"
259	SSSSS	5' - 0"	22' - 0"
260	UUUUU	6' - 0"	6' - 0"
301	TTTTT	2' - 0"	6' - 0"

ZMES Architecture

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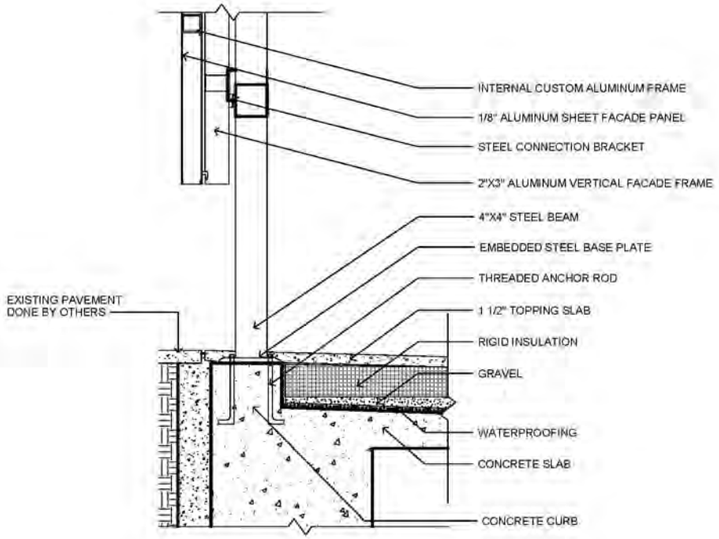
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

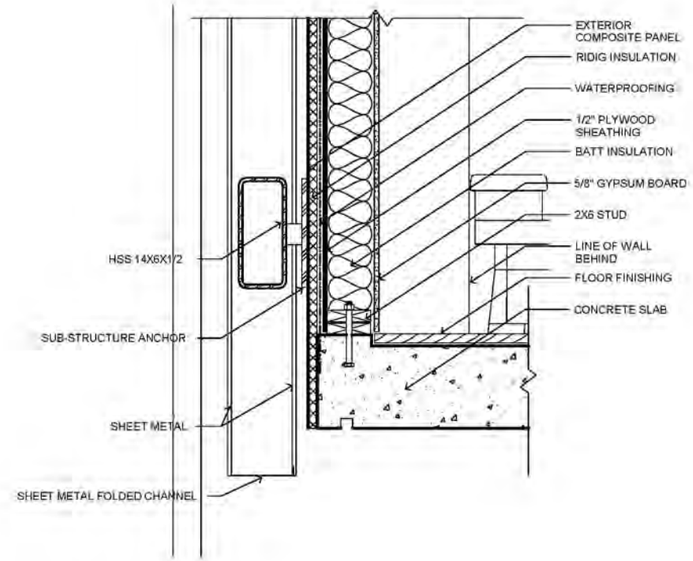
No.	Description	Date

EXTERIOR SCHEDULE

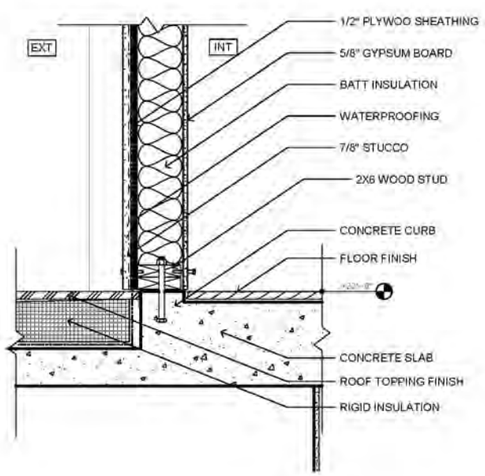
A6.0



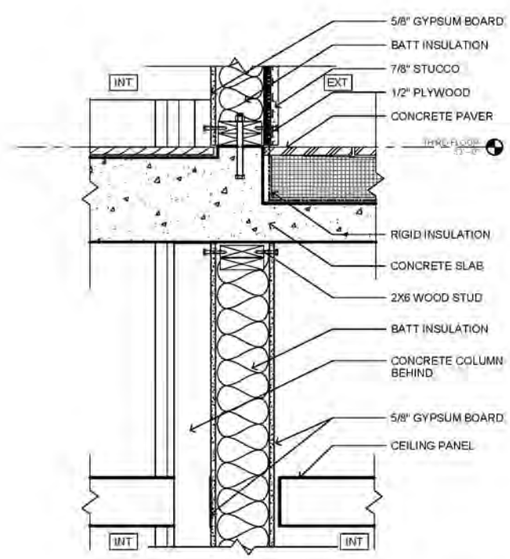
4 FEATURE WALL TO GROUND CONNECTION
1 1/2" = 1'-0"



3 FACADE TO WALL CONNECTION
1 1/2" = 1'-0"



2 EXT. WALL TO SLAB CONNECTION
1 1/2" = 1'-0"



1 INT. WALL TO SLAB CONNECTION
1 1/2" = 1'-0"

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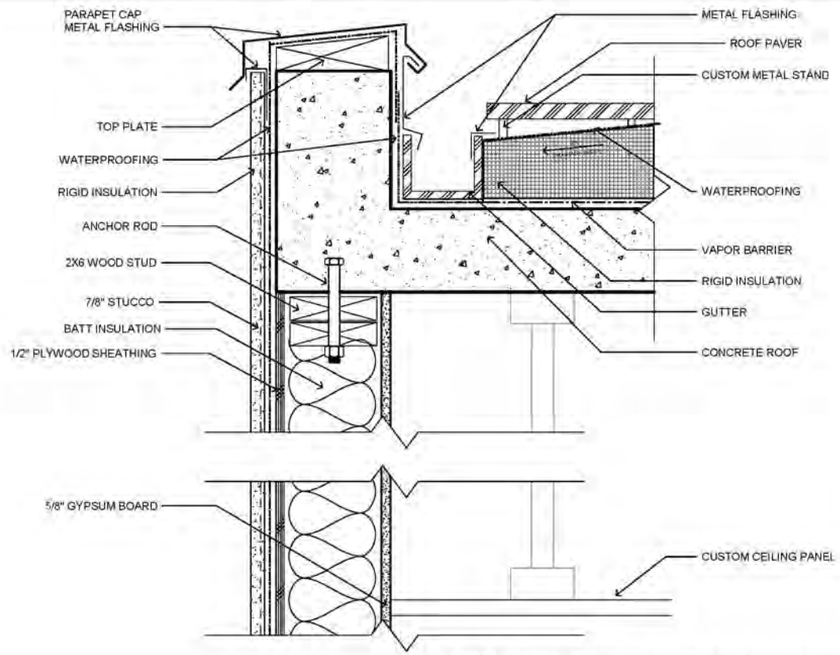
STEVE S. TSAI, GE

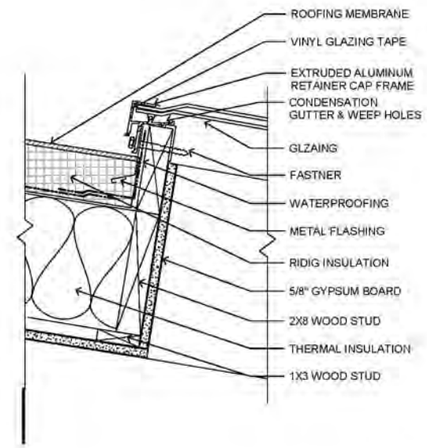
No.	Description	Date

EXTERIOR DETAILS

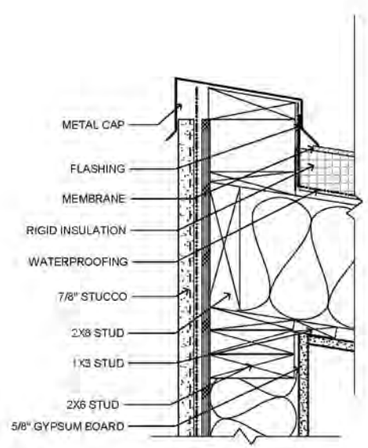
A6.1



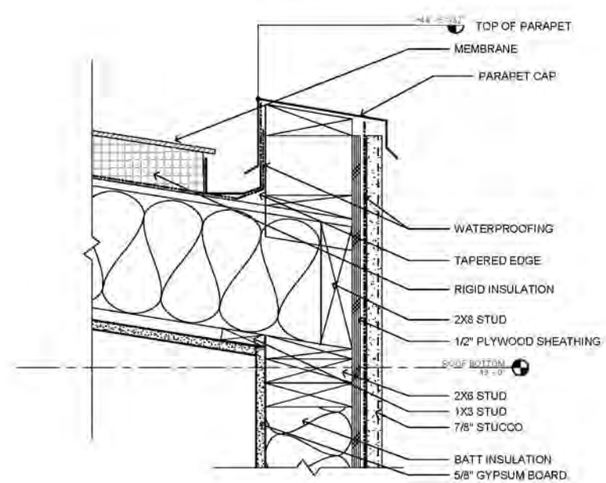
4 EXT. WALL TO 2ND FL ROOF CONNECTION
3" = 1'-0"



3 SKYLIGHT DETAIL
3" = 1'-0"



2 SLOPING ROOF DETAIL 2
3" = 1'-0"



1 SLOPING ROOF DETAIL 1
3" = 1'-0"

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No.	Description	Date

EXTERIOR DETAILS

A6.2

DOOR SCHEDULE			
NAME	TYPE	WIDTH	HEIGHT
124	O	3' - 10"	7' - 10"
118	O	3' - 10"	8' - 0"
112	C	3' - 0"	8' - 0"
101	174	3' - 0"	8' - 0"
102	174	3' - 0"	8' - 0"
200	C	3' - 0"	6' - 0"
100	C	3' - 0"	6' - 0"
120	O	3' - 10"	8' - 0"
203	C	3' - 0"	6' - 0"
201	C	3' - 0"	6' - 0"
202	C	3' - 0"	6' - 0"
207	C	3' - 0"	6' - 0"
206	C	3' - 0"	6' - 0"
205	C	3' - 0"	6' - 0"

DOOR SCHEDULE			
NAME	TYPE	WIDTH	HEIGHT
204	C	3' - 0"	6' - 0"
216	C	3' - 0"	6' - 0"
219	C	3' - 0"	6' - 0"
221	C	3' - 0"	6' - 0"
218	C	3' - 0"	6' - 0"
217	C	3' - 0"	6' - 0"
220	C	3' - 0"	6' - 0"
106	C	3' - 0"	6' - 0"
109	C	3' - 0"	6' - 0"
110	C	3' - 0"	6' - 0"
104	C	3' - 0"	6' - 0"
105	C	3' - 0"	6' - 0"
111	C	2' - 8"	8' - 0"
113	C	3' - 0"	6' - 0"
114	C	3' - 0"	6' - 0"
002	C	2' - 10"	7' - 0"
001	C	2' - 10"	7' - 0"
116	C	3' - 0"	6' - 0"
307	Y	12' - 0"	7' - 0"
303	Y	12' - 0"	7' - 0"
301	Y	12' - 0"	7' - 0"
309	Y	12' - 0"	7' - 0"
003	C	2' - 8"	7' - 0"
004	C	2' - 8"	7' - 0"
115	C	3' - 0"	6' - 0"
103	C	3' - 0"	6' - 0"
117	174	3' - 0"	8' - 0"
214	C	2' - 10"	7' - 0"
203	C	2' - 10"	7' - 0"
213	C	2' - 10"	7' - 0"
108	Y	12' - 0"	7' - 0"
107	Y	12' - 0"	7' - 0"
215	C	2' - 10"	7' - 0"
100.4	C	2' - 10"	7' - 0"
100.5	Y	12' - 0"	7' - 0"
222	C	3' - 0"	6' - 0"
223	C	3' - 0"	6' - 0"
224	C	3' - 0"	6' - 0"
225	C	3' - 0"	6' - 0"
226	C	3' - 0"	6' - 0"

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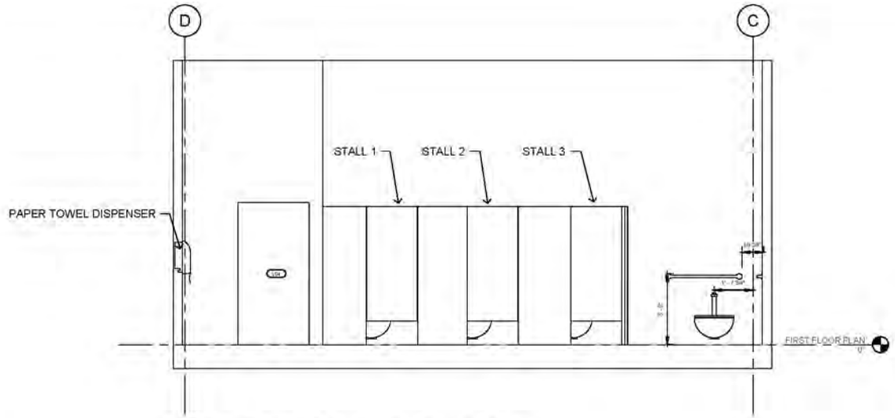
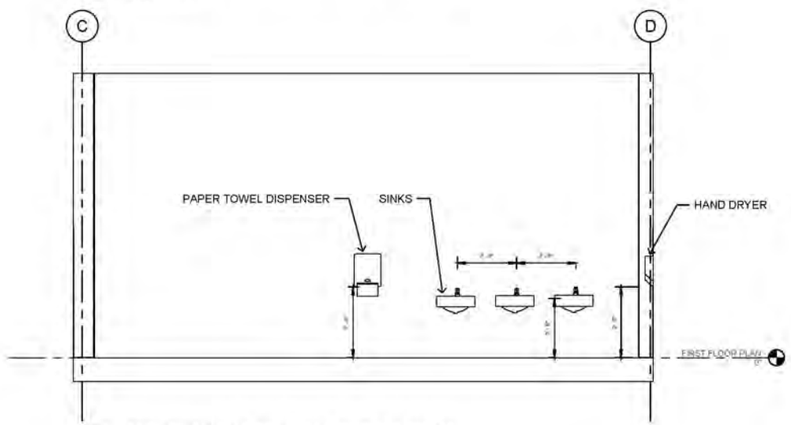
No.	Description	Date

INTERIOR SCHEDULES

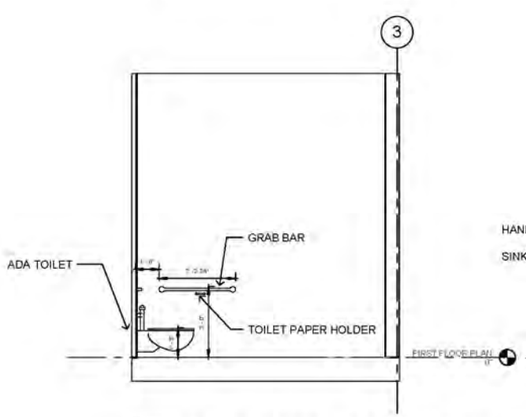
A7.0



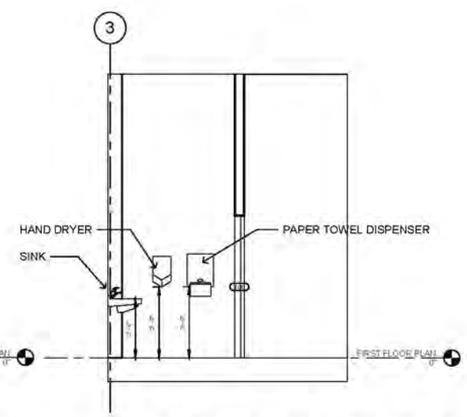
3 BATHROOM NORTH ELEVATION
3/8" = 1'-0"



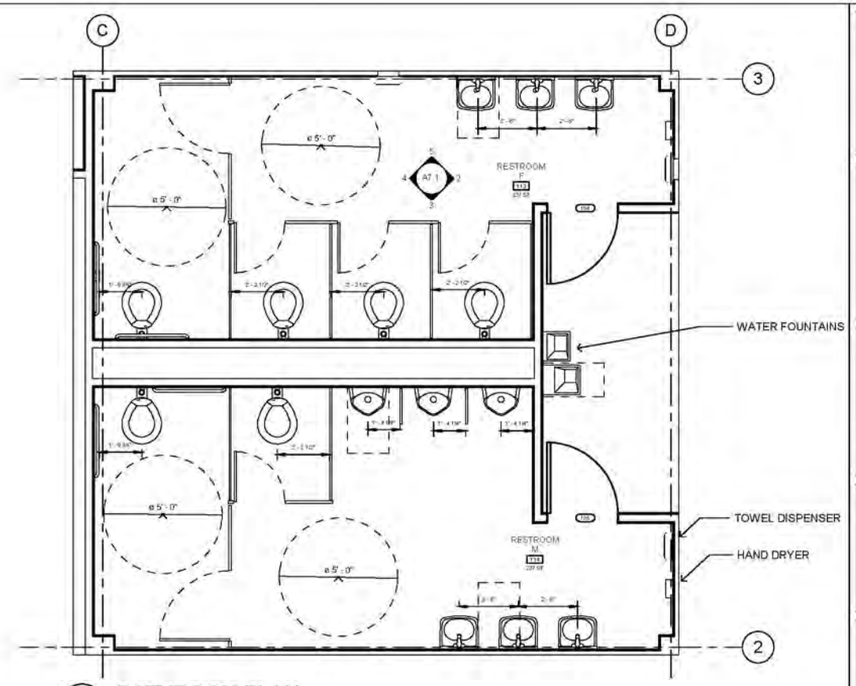
5 BATHROOM SOUTH ELEVATION
3/8" = 1'-0"



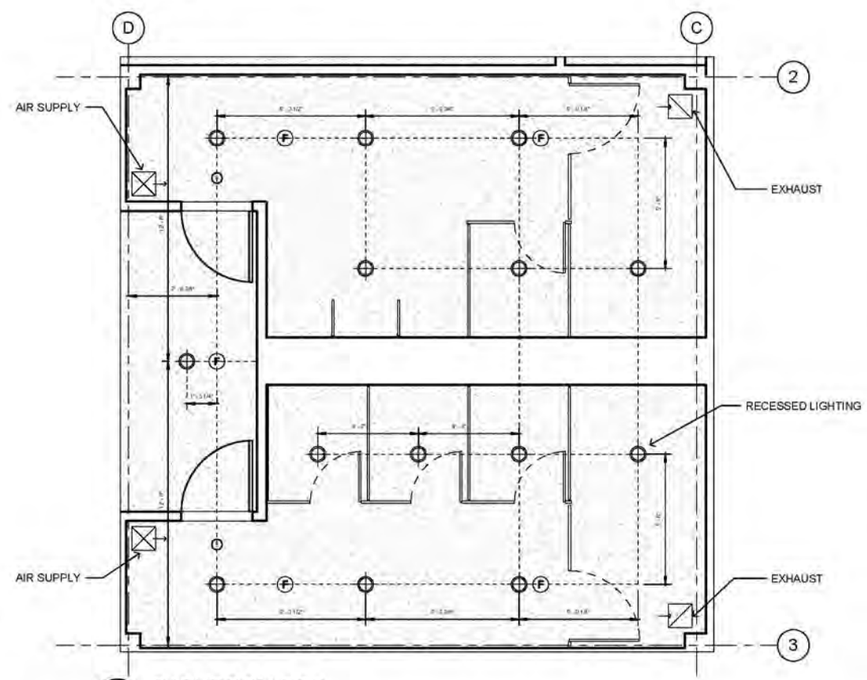
4 BATHROOM EAST ELEVATION
3/8" = 1'-0"



2 BATHROOM WEST ELEVATION
3/8" = 1'-0"



1 BATHROOM PLAN
3/8" = 1'-0"



6 BATHROOM RCP
3/8" = 1'-0"

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
YUTING ZHU

Off Pico

MIXED USE RESIDENTIAL

1164 & 1170 ROBERTSON BLVD.
LOS ANGELES, CA 90035

MR. THE OWNER

1164 ROBERTSON BLVD.
LOS ANGELES, CA 90035

CONSULTANTS:

STRUCTURAL ENGINEER
KAL BENUSKA

CIVIL ENGINEER
ALLEN AU, SE

MEP ENGINEER
BASSEM SAAB

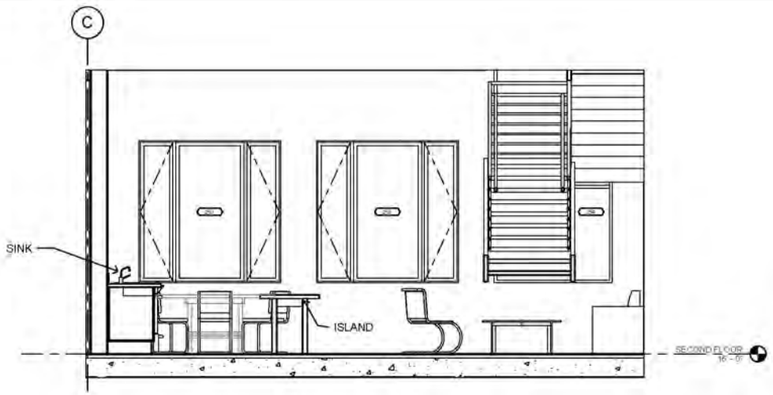
LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

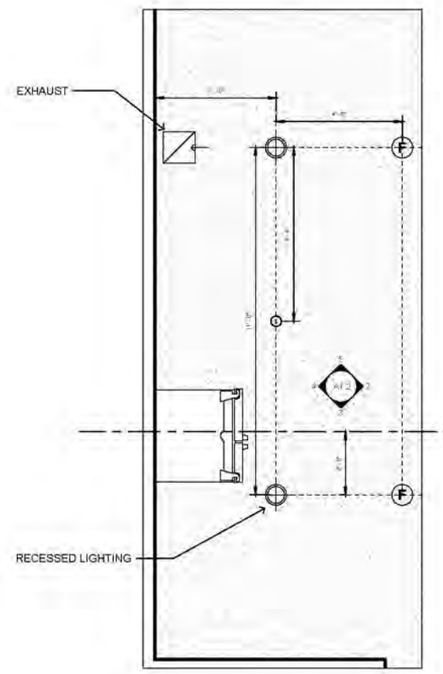
No.	Description	Date

INTERIOR LARGE PLAN AND ELEVATIONS

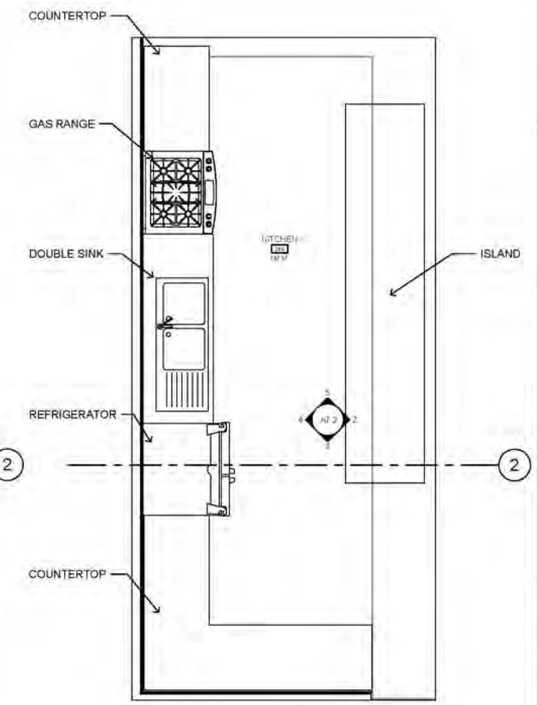
A7.1



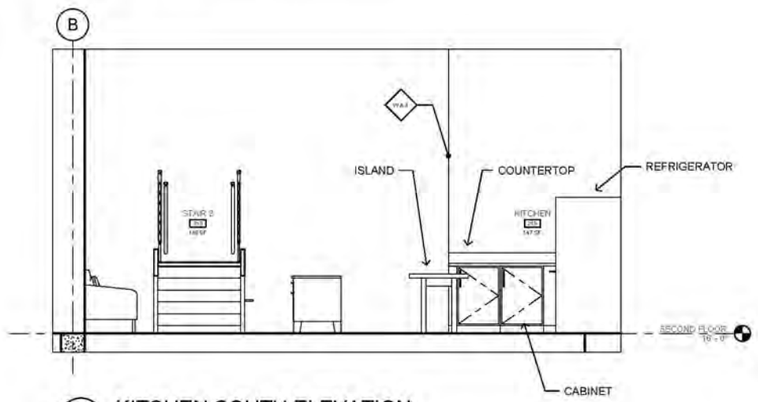
5 KITCHEN NORTH ELEVATION
3/8" = 1'-0"



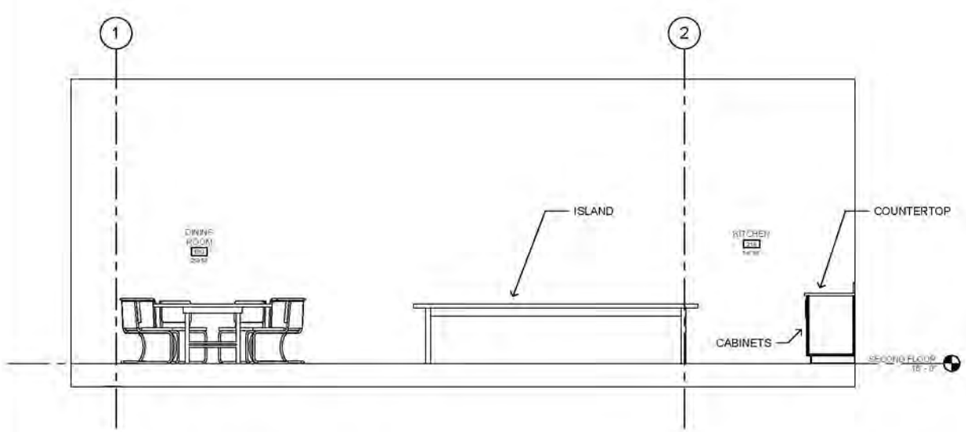
6 RESIDENTIAL KITCHEN RCP
1/2" = 1'-0"



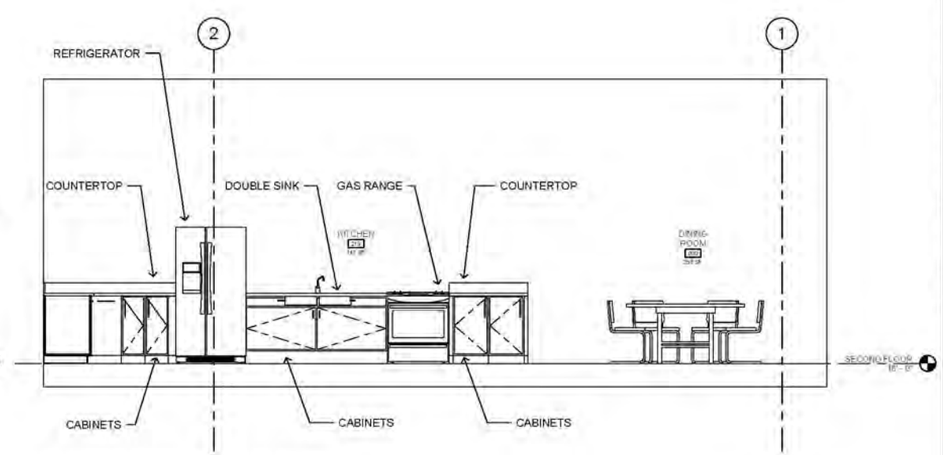
1 RESIDENTIAL KITCHEN PLAN
1/2" = 1'-0"



3 KITCHEN SOUTH ELEVATION
3/8" = 1'-0"



2 KITCHEN EAST ELEVATION
3/8" = 1'-0"



4 KITCHEN WEST ELEVATION
3/8" = 1'-0"

ZMES Architecture

960 EAST 3RD ST.
LOS ANGELES, CA 90013

WESLEY EVANS
ZOE MALECKI
ROBERT SIPCHEN
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CIVIL ENGINEER
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MEP ENGINEER
BASSEM SAAB

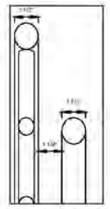
LANDSCAPE SPECIALIST
SAMUEL K. KIM, ASLA

GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

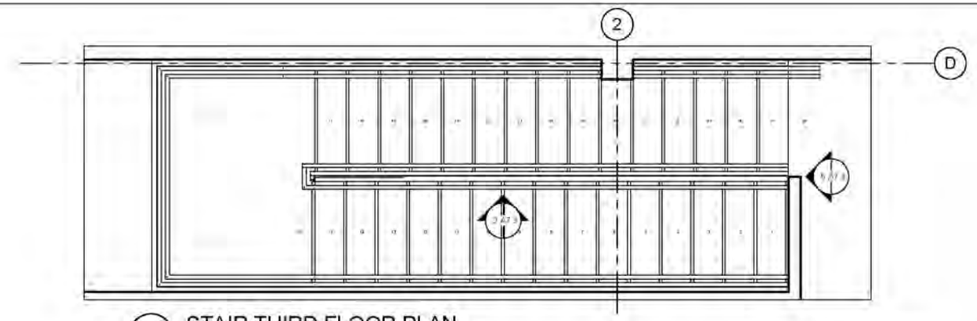
No.	Description	Date

INTERIOR LARGE PLAN AND ELEVATION

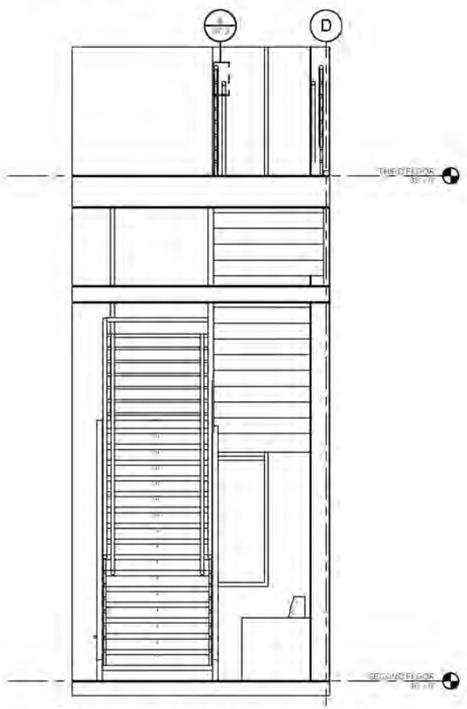
A7.2



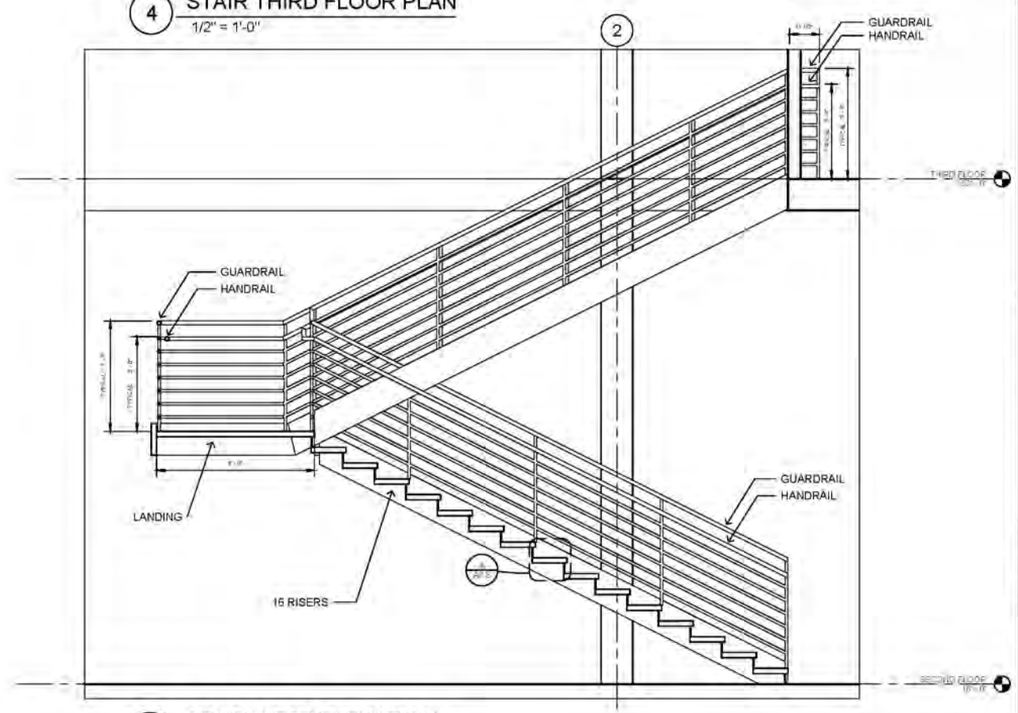
6 HANDRAIL DETAIL
3" = 1'-0"



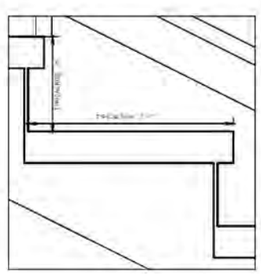
4 STAIR THIRD FLOOR PLAN
1/2" = 1'-0"



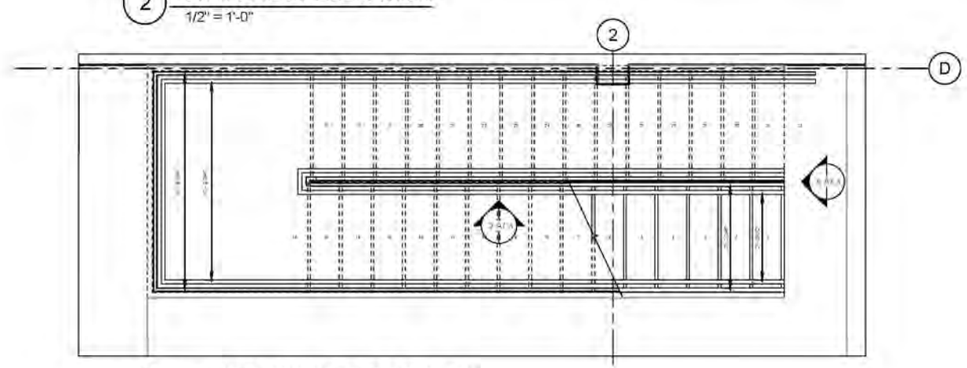
5 STAIR NORTH ELEVATION
1/2" = 1'-0"



2 STAIR WEST ELEVATION
1/2" = 1'-0"



3 TREAD AND RISER DETAIL
3" = 1'-0"



1 STAIR SECOND FLOOR PLAN
1/2" = 1'-0"

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GEOTECHNICAL/SOILS ENGINEER
STEVE S. TSAI, GE

No.	Description	Date

INTERIOR LARGE PLAN AND ELEVATION

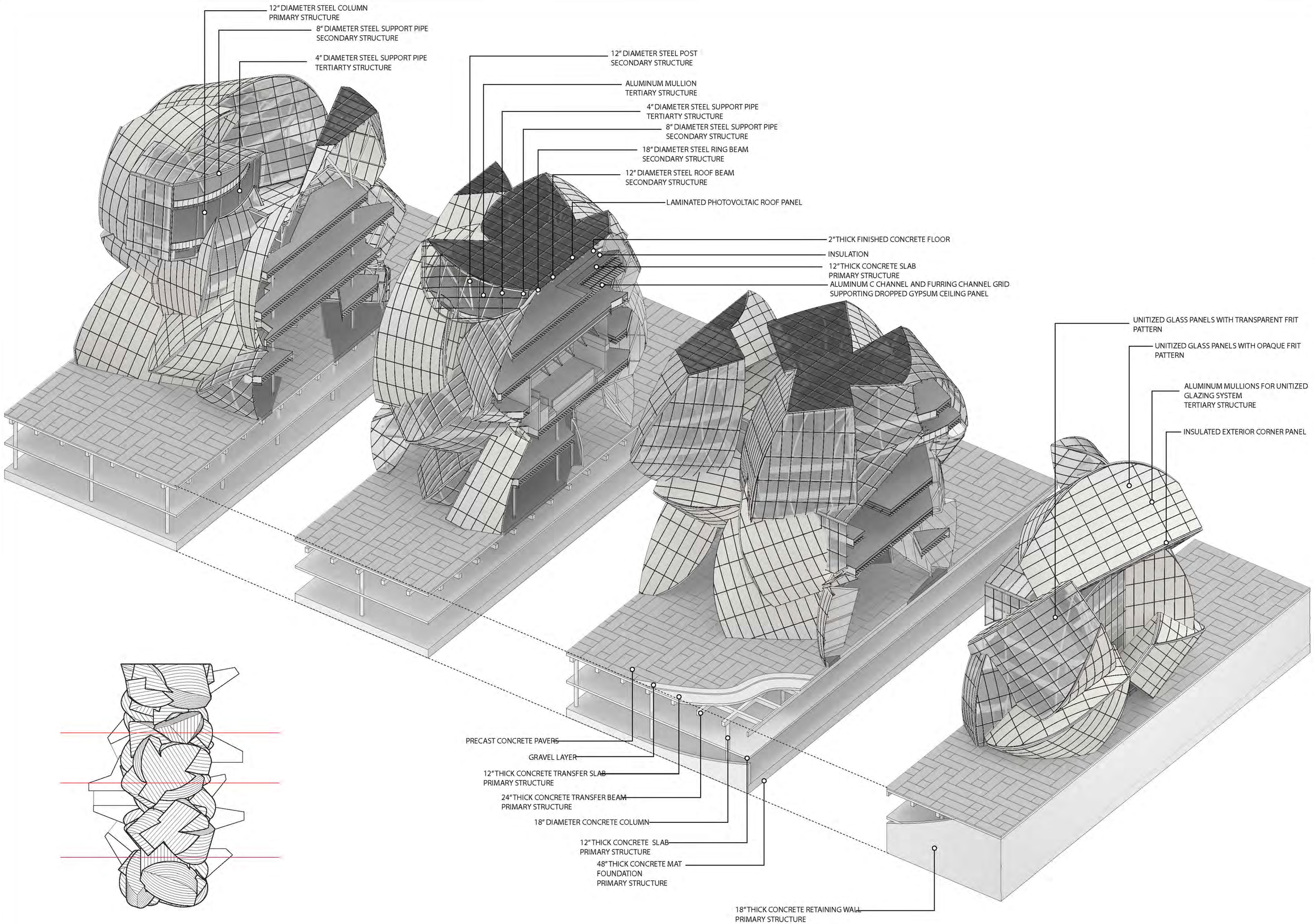
A7.3

Architectural Design & Drafting
Work Samples

SECTION 4:
Mock Design Development Set
for Commerical Office and Studio Production

Completed as an Academic Project
As Part of a Small Student Team

Wesley Evans
2024



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
MEGA CHUNK

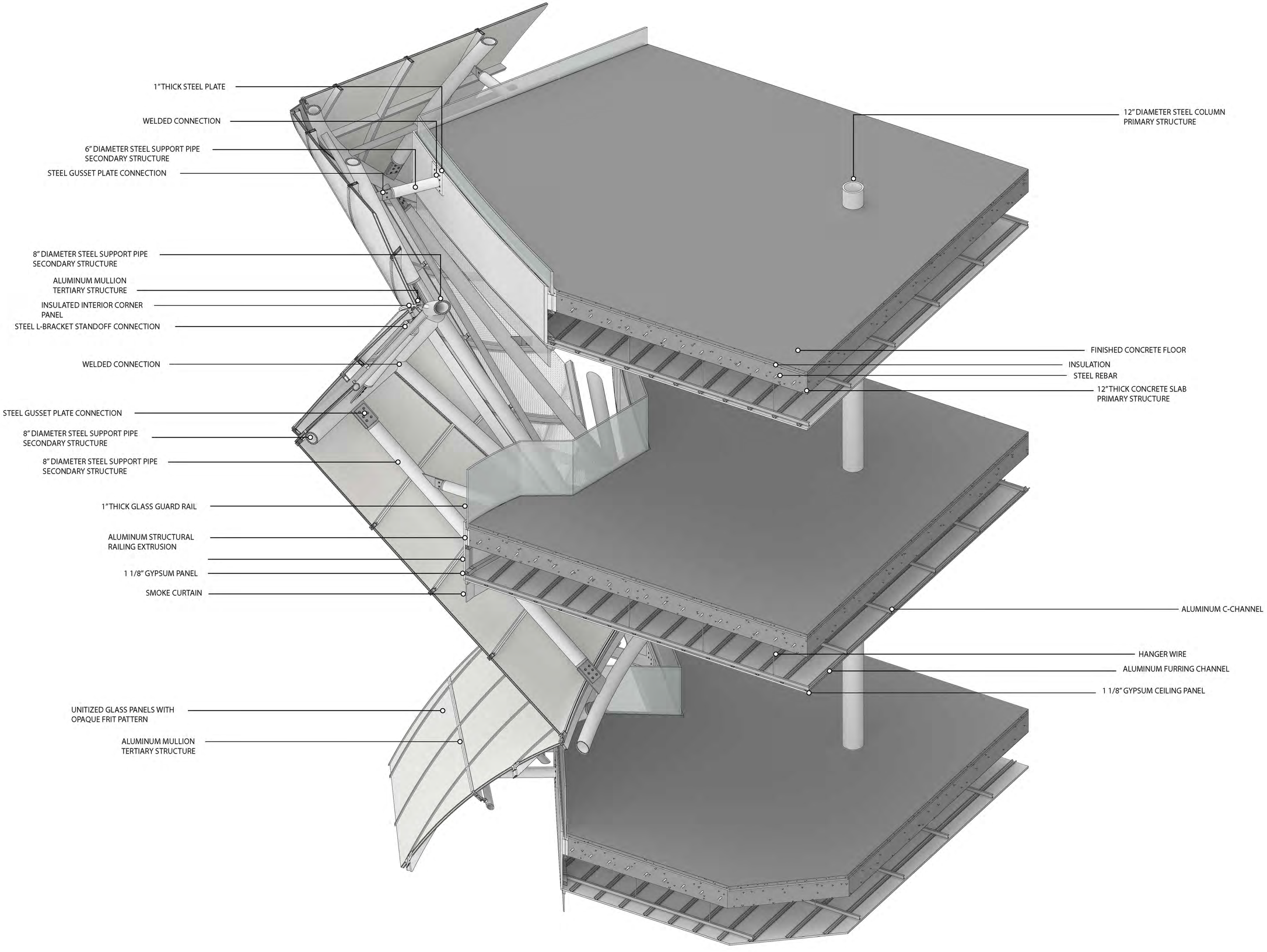
SCALE:
NA

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SIPCHEN	01/14/2019
2.	R. SIPCHEN	01/27/2019
3.	R. SIPCHEN	02/11/2019
4.	R. SIPCHEN	02/25/2019
5.	R. SIPCHEN	03/04/2019
6.	R. SIPCHEN	03/11/2019
7.	R. SIPCHEN	03/18/2019
8.	R. SIPCHEN	03/25/2019
9.	R. SIPCHEN	04/01/2019
10.	R. SIPCHEN	04/08/2019

SHEET NO.

A.01



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
FACADE CHUNK

SCALE:
NOT TO SCALE

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	W. EVANS /R. SIPCHEN	02/04/2019
2.	W. EVANS	02/11/2019
3.	W. EVANS	02/18/2019
4.	R. SIPCHEN	03/11/2019
5.	R. SIPCHEN	03/25/2019
6.	R. SIPCHEN	04/08/2019

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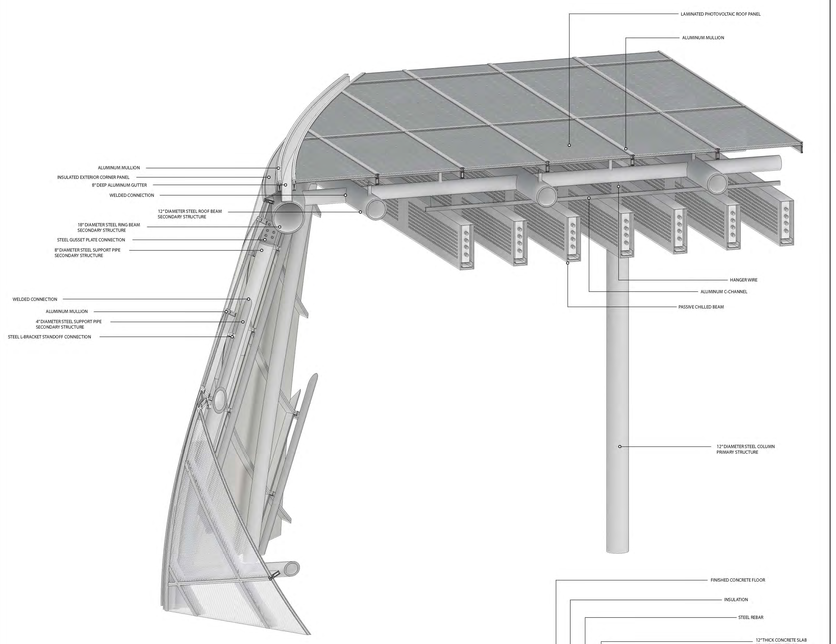
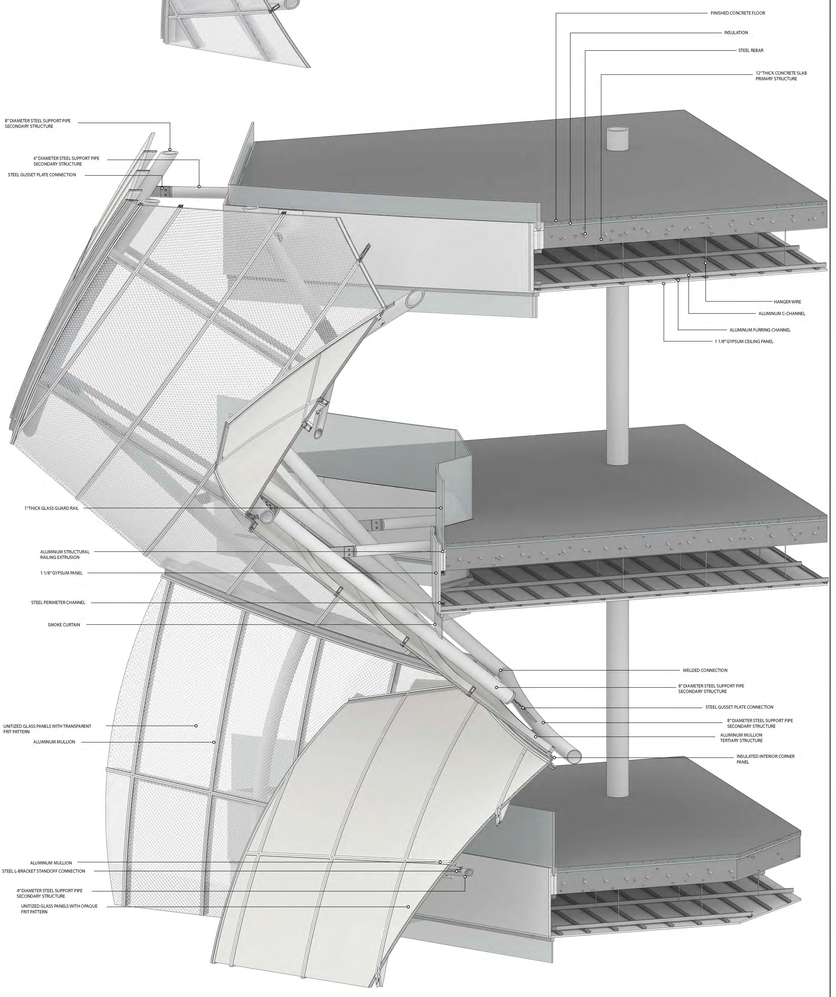
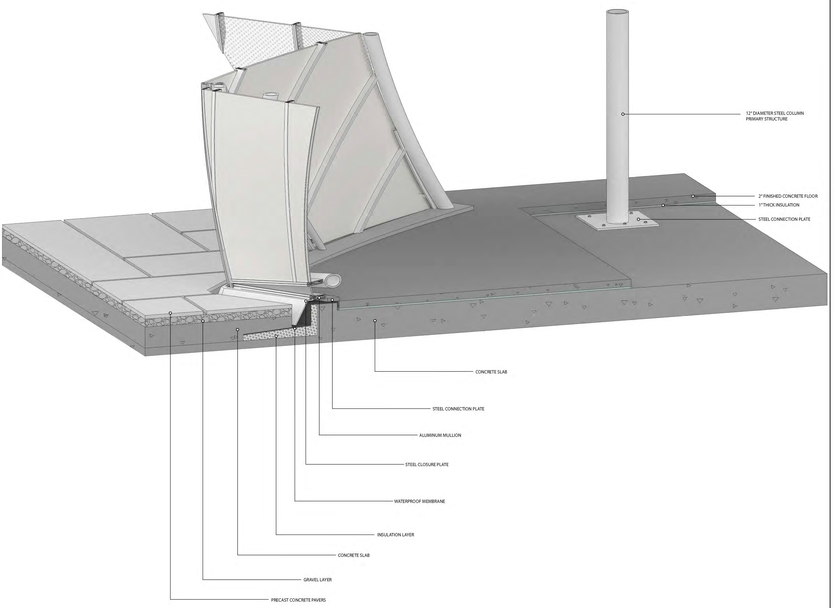
A.02







SHEET NO.
A.03

DRAWING REVISIONS

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2.	A.02TOC	02/22/19
3.	R.SP.04A1	02/18/19
4.	R.SP.04A1	02/22/19
5.	R.SP.04A1	02/22/19
6.	R.SP.04A1	04/02/19
7.	R.SP.04A1	04/08/19

SCALE:
NTS

TITLE:
3D WALL SECTION

DISNEY OFFICES
BURBANK, CA

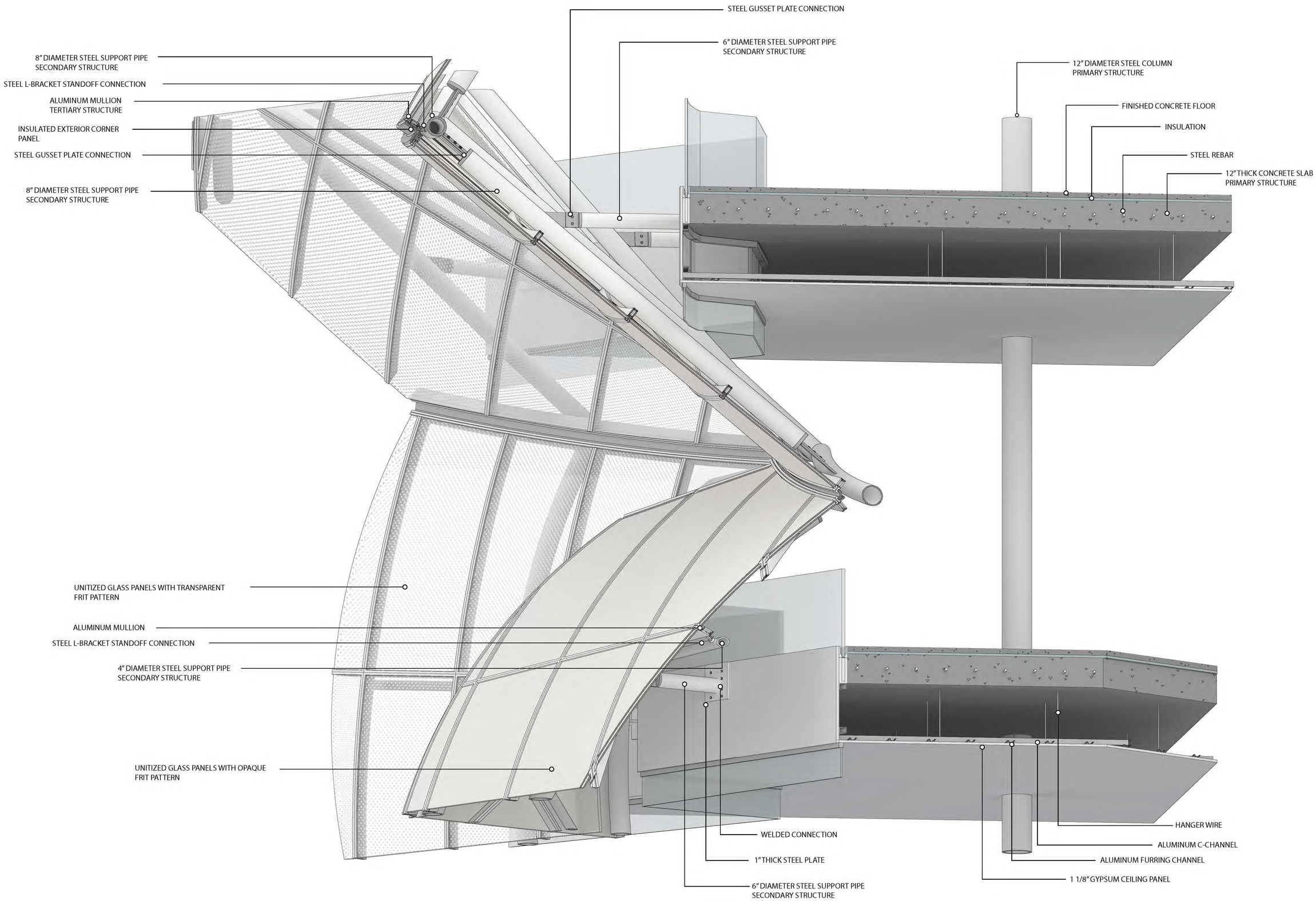
CONSULTANTS:
MATTHEW MELNYK
JAMEY LYZUN

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA ROTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:
HERWIG RAUMGARTNER
SCOTT URIU



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
3D FACADE DETAIL

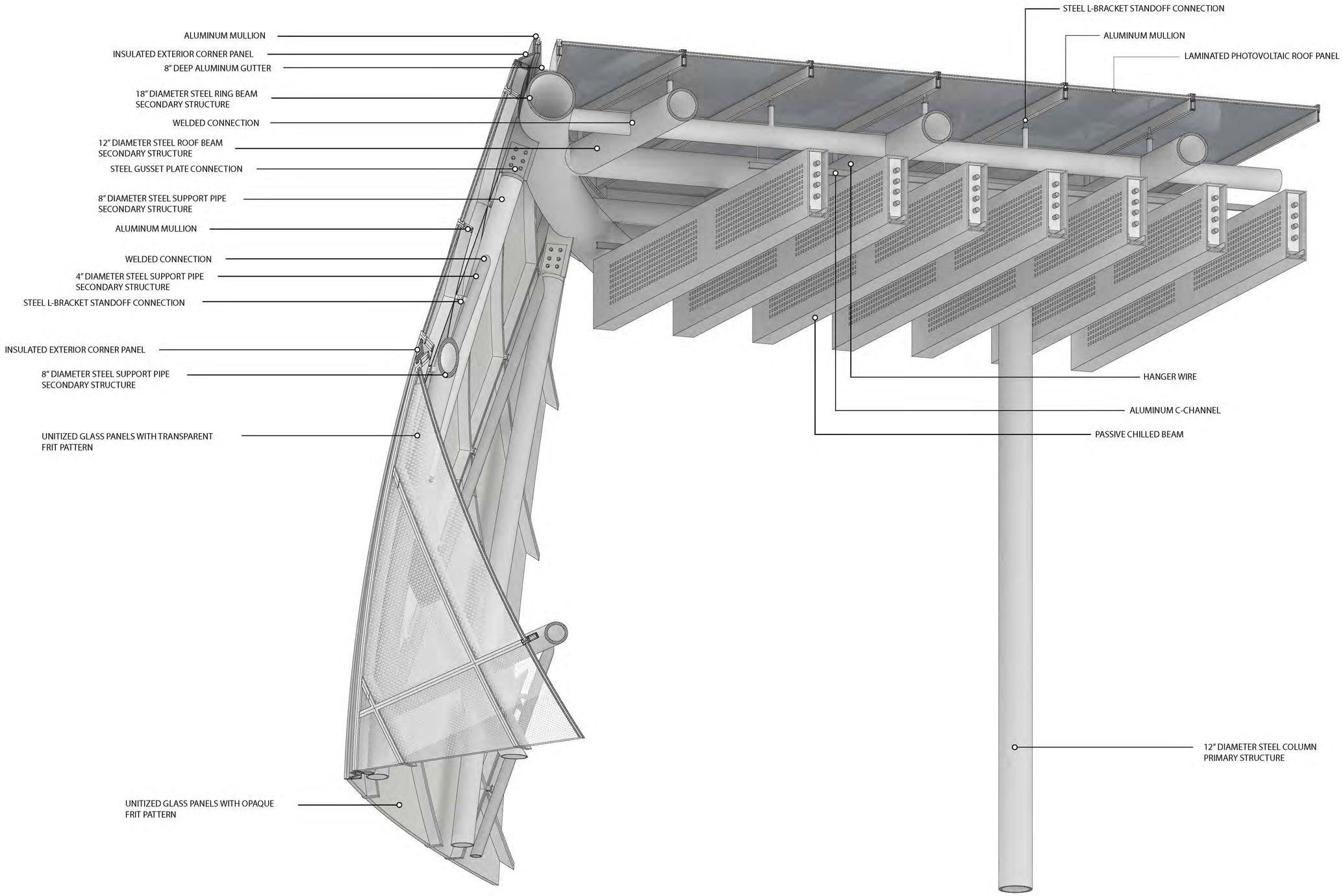
SCALE:
NA

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SIPCHEN	03/11/2019
2.	R. SIPCHEN	03/25/2019
3.	R. SIPCHEN	04/01/2019
4.	R. SIPCHEN	04/08/2019

SHEET NO.

A.04



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
3D ROOF DETAIL

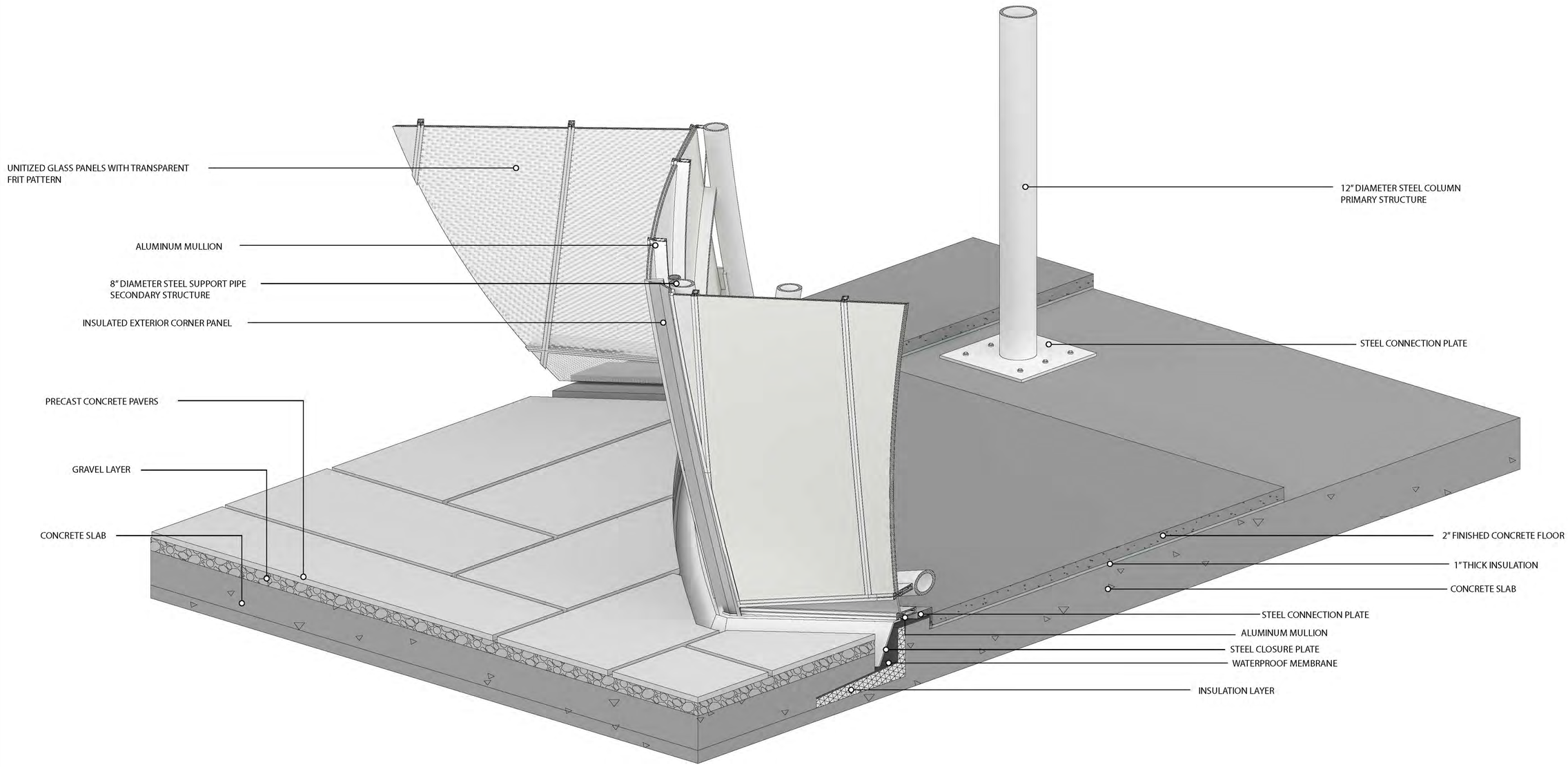
SCALE:
NA

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SIPCHEN	03/11/2019
2.	R. SIPCHEN	03/25/2019
3.	R. SIPCHEN	04/01/2019
4.	R. SIPCHEN	04/08/2019

SHEET NO.

A.05



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
3D GROUND LEVEL DETAIL

SCALE:
NA

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SIPCHEN	03/11/2019
2.	R. SIPCHEN	03/25/2019
3.	R. SIPCHEN	04/01/2019
4.	R. SIPCHEN	04/08/2019

SHEET NO.

A.06

UNITIZED GLASS PANELS

PROS
-Modular and customizable
-Can use high performance gas- lled glass
-Easily maintaible/replaceable
-Quickly installed

CONS
-May be more expensive

A unitized system is the optimal choice for a fully glazed and highly complex envelope scheme.
Architecturally, an entirely glazed facade allows for a more seamless exterior appearance, uninterrupted by material transitions.

GLASS STICK SYSTEM

PROS
-Quick and simple construction
-Can be adjusted on-site
-Shallow construction
-Timeless

CONS
-Can be di cult to clean
-Not easily repaired/updated

POINT FIXED GLAZING

PROS
-Simple construction
-Minimizes visibility of mullions
-Gives glass lightweight appearance

CONS
-Expensive
-Requires specialized bolting hardware
-Apperance of bolting hardware
-Glass needs to support bending loads from bolting

PERFORATED STEEL RAIN SCREEN

PROS
-Panelzied/easily installed like a curtain wall
-Provdies shade and reduces heat gain
-Can form complex skin geometry
-Lightweight

CONS
-Not an enclosing environmental barrier
-May be di cult to clean

FIBERGLASS RAIN SCREEN

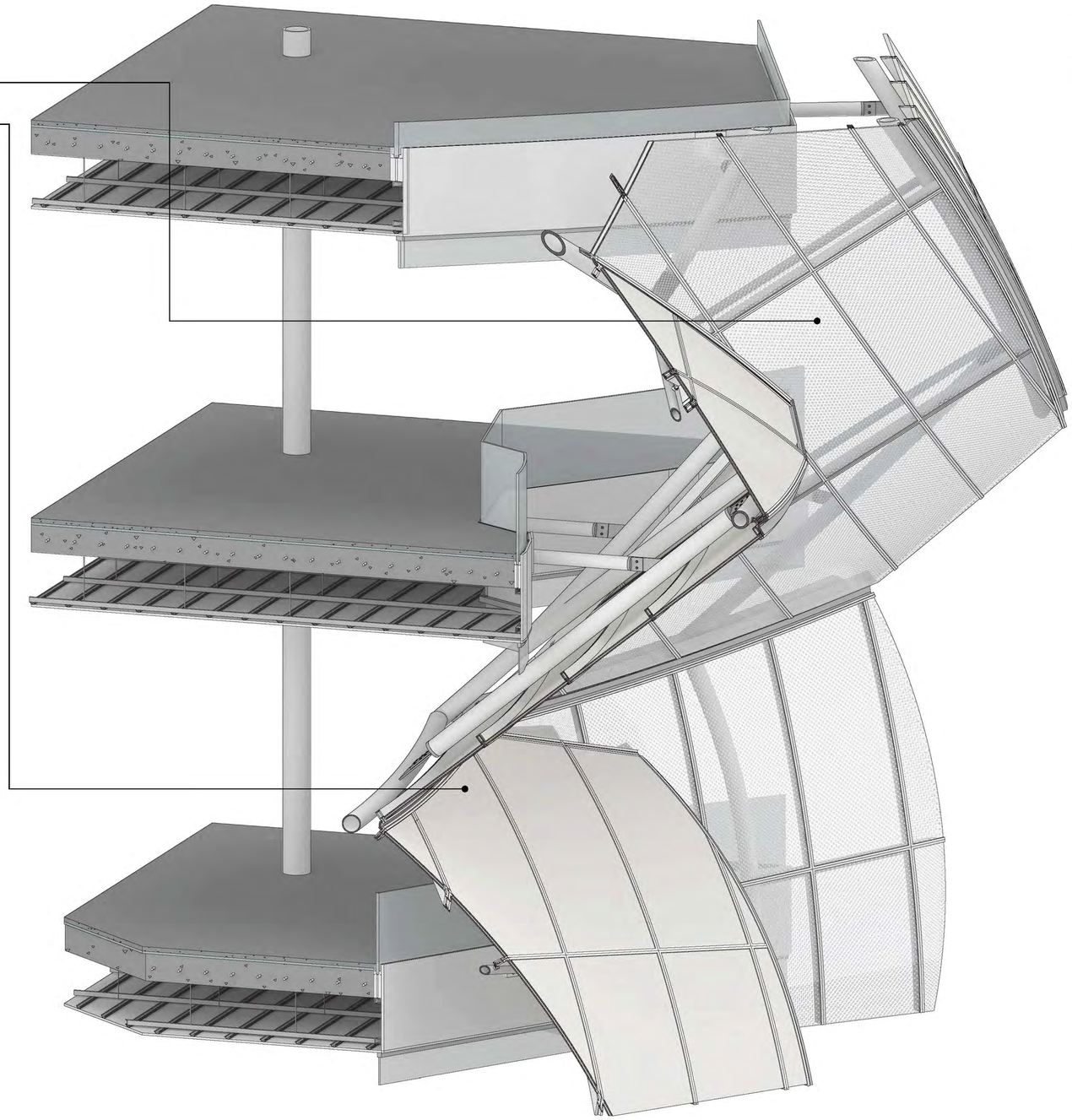
PROS
-Super lightweight
-High strength compared to weight
-Low maintenance
-Can form complex curvature
-Long span
-Pre- nished surface

CONS
-Not load bearing
-Not commonly used at scale

GFRC RAIN SCREEN

PROS
-Relatively lightweight
-High strength compared to weight
-Low maintenance
-Custom formed
-Long span
-Architectural nish surface

CONS
-Not load bearing
-Not commonly used at scale



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMIEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
ENVELOPE SYSTEM SELECTION

SCALE:
NOT TO SCALE

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	W E + M. M	01/29/19
2.	W EVANS	03/04/19
3.	W E + R J S	03/25/19
4.	Z. MALECKI	03/11/19
5.	W EVANS	04/09/19

SHEET NO.

A.07

GLASS FIBER REINFORCED GYPSUM

PROS
-Lightweight
-Cusom shaped
-Same properties as sheetrock

CONS
-Can be more expensive

Will not be used. Envelope to be made entirely of glass.

CONCRETE

PROS
-Strong and rigid
-Resists compression and durable
-Non-corrosive
-Has an architectural finish
-Naturally fire-resistant

CONS
-Slow consturction
-Weak in tension

For use as floor slab. Strength, finish, and shallow assembly.

GLASS FIBER REINFORCED CONCRETE

PROS
-Environmental barrier
-Can be molded into custom shapes
-Light and strong
-Flexible and has high tensile strenght
-Non-corrosive

CONS
-Must be custom manufactured
-Expensive
-Non-load bearing

Will not be used. Facade to be made entirely of glass.

STEEL

PROS
-Long spans
-Good strength to weight ratio
-Ductile
-Fast construction

CONS
-Expensive
-Susceptible to corrosion
-Deep floor construction

For use as primary structural column. Strength, finish, and flexible construction.

ALUMINUM

PROS
-Durable
-Very lightweight
-Custom extursion profiles
-Can be colored and textured
-More resistant to corrosion
-Insulating properties

CONS
-Expensive
-Soft

For use as mullions in unitized glass panel envelope. Durability and customizability.

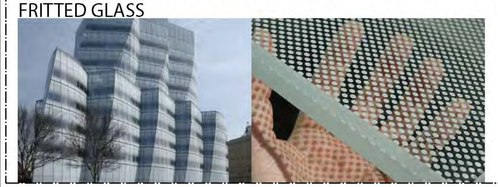
GLUED LAMINATED TIMBER

PROS
-Environmentally sustainable
-Inexpensive
-Aesthetic finish
-Can be curved/shaped
-Relatively lightweight

CONS
-Must be custom laminated off-site
-Requires lots of bolts over a large surface area to connect to steel

Will not be used because would need a large mass of wood to support the envelope.

FRITTED GLASS



PROS
-Reduces solar heat gain
-Custom frit patterns
-Controllable shading/daylighting

CONS
-Expensive
-Not always a total shading solution
-Sometimes ugly

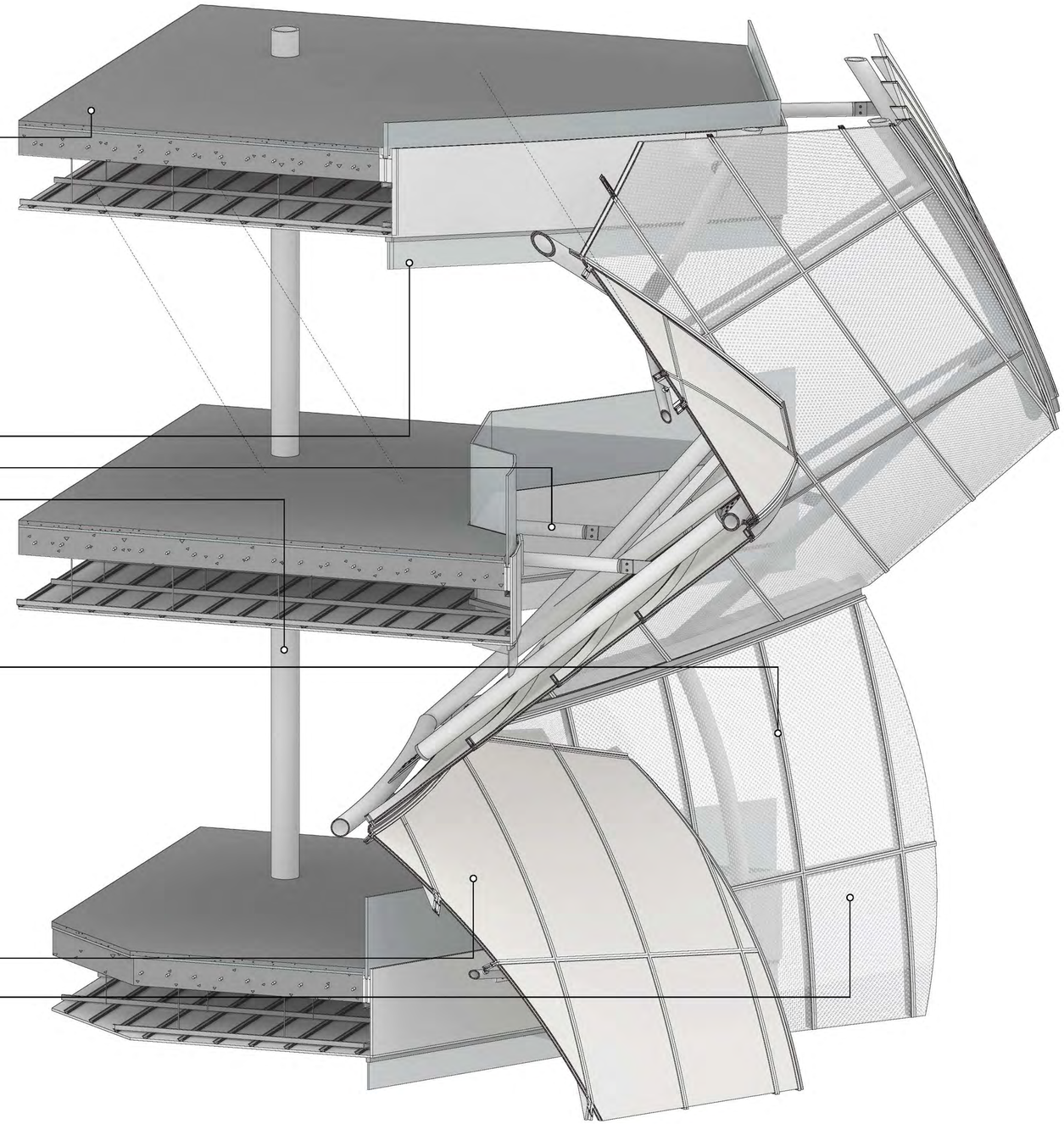
For use in facade. Finish/appearance, daylighting control, solar heat gain control.

TINTED GLASS

PROS
-Reduces solar heat gain
-Custom coloration
-Controllable shading/daylighting

CONS
-Expensive
-Not always a total shading solution
-Sometimes ugly

Will not be used. Not easily manufactured for very large structural members.



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
MATERIAL SELECTION

SCALE:
NOT TO SCALE

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	W. EVANS	01/28/19
2.	W. EVANS	02/04/19
3.	W. E. + R. J. S.	02/25/19
4.	Z. MALECKI	03/11/19
5.	Z. MALECKI	04/08/19

SHEET NO.

A.08

LEVEL 6
AREA: 8,500 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 85

LEVEL 5
AREA: 13,000 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 130

LEVEL 4
AREA: 11,000 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 110

LEVEL 3
AREA: 10,500 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 105

LEVEL 3
AREA: 1015 SQ FT
OCCUPENCY TYPE: A1 (THEATRE)
OCCUPENCY LOAD: 1:7
NUMBER OF OCCUPENTS: 145

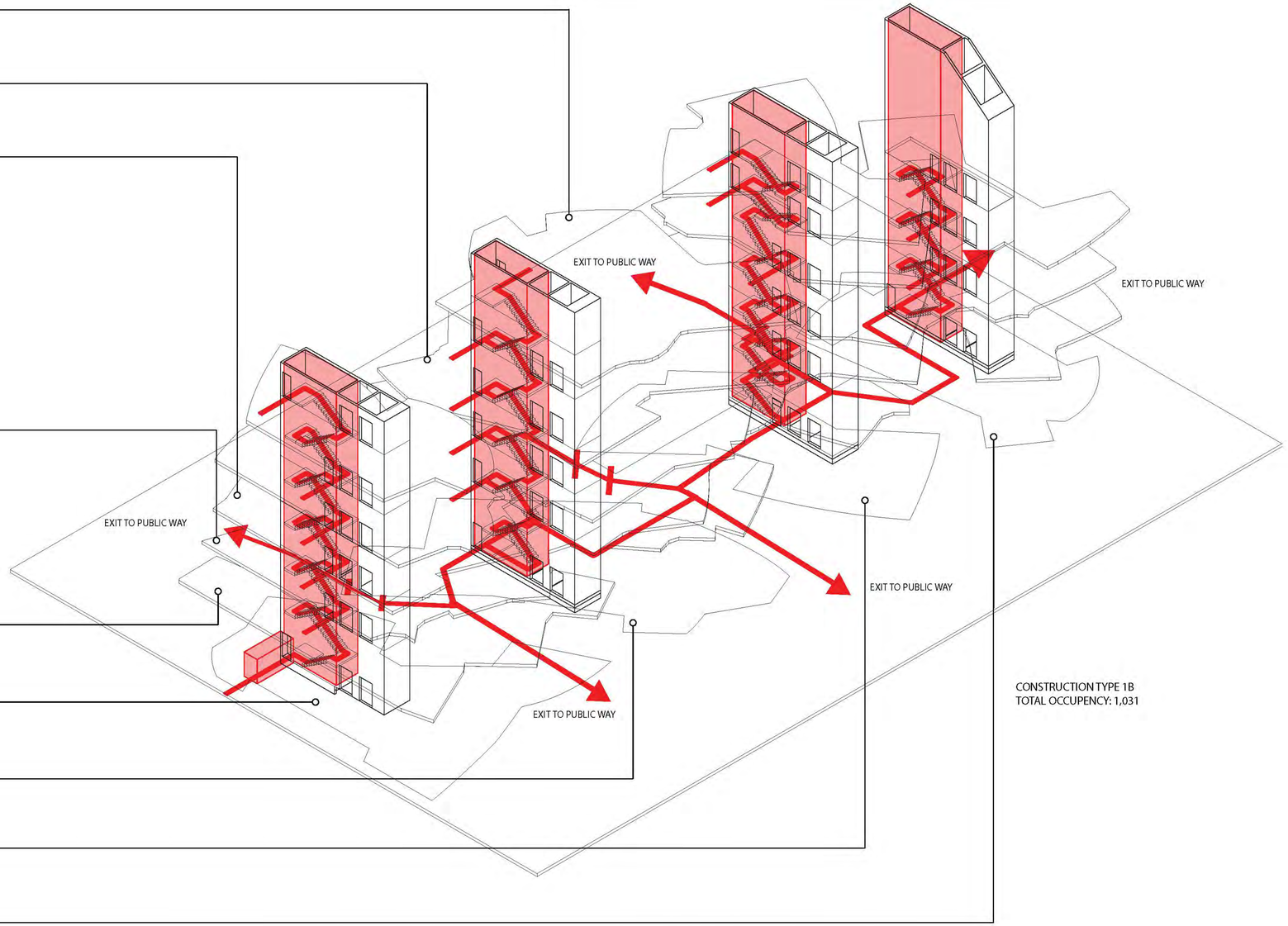
LEVEL 2
AREA: 13,510 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 135

LEVEL 1
AREA: 4061 SQ FT
OCCUPENCY TYPE: B (OFFICE)
OCCUPENCY LOAD: 1:100
NUMBER OF OCCUPENTS: 40

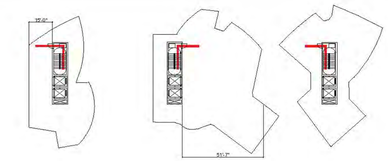
LEVEL 1
AREA: 2179 SQ FT
OCCUPENCY TYPE: A2 (DINING)
OCCUPENCY LOAD: 1:15
NUMBER OF OCCUPENTS: 45

LEVEL 1
AREA: 3525 SQ FT
OCCUPENCY TYPE: A3 (LOBBY)
OCCUPENCY LOAD: 1:15
NUMBER OF OCCUPENTS: 237

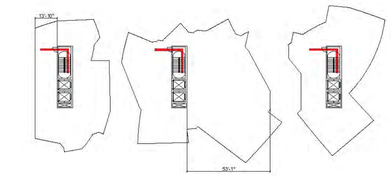
LEVEL 1
AREA: 3343 SQ FT
OCCUPENCY TYPE: B (LIBRARY)
OCCUPENCY LOAD: 1:100 & 1:50
NUMBER OF OCCUPENTS: 35



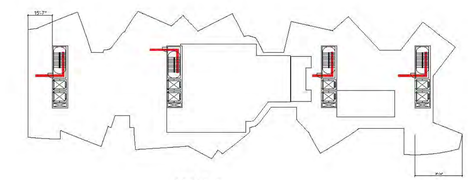
CONSTRUCTION TYPE 1B
TOTAL OCCUPENCY: 1,031



LEVEL 6



LEVEL 5



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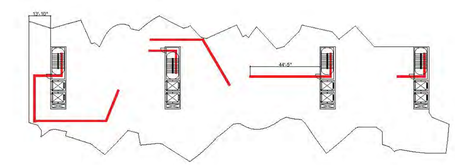
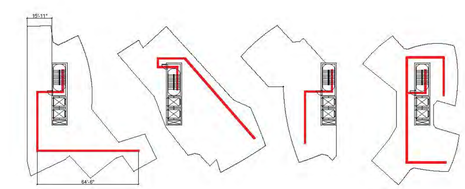
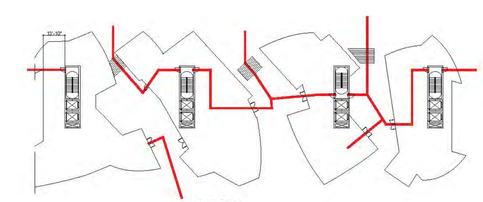


LEVEL 3

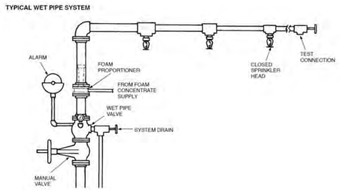


LEVEL 2



LEVEL 1

TYPICAL WET PIPE SYSTEM



SPRINKLER SYSTEM (SEE A10)
THROUGHOUT BUILDING
MAX 10' DISTANCE BETWEEN PENDANT SPRINKLER HEADS

TABLE 503
ALLOWABLE HEIGHT AND BUILDING AREAS[a]
Height limitations shown as stories and feet above grade plane.
Area limitations as determined by the definition of "Area, building," per story

		TYPE OF CONSTRUCTION											
		TYPE I		TYPE II		TYPE III			TYPE IV	TYPE V			
		A	B	A	B	A	B		HT	A	B		
GROUP	HOT(hour) / RATED	UL	442	432	422	432	422	532	422	532	422		
A-1	S	UL	5	5	2	5	2	5	2	5	2		
	A	UL	5	15,500	8,500	11,000	6,500	15,000	11,500	9,500			
A-2[c]	S	UL	11	5	2	5	2	5	2	5	2		
	A	UL	11	15,500	9,500	11,000	6,500	15,000	11,500	9,500			
A-3	S	UL	11	5	2	5	2	5	2	5	2		
	A	UL	11	15,500	9,500	11,000	6,500	15,000	11,500	9,500			
A-4	S	UL	11	5	2	5	2	5	2	5	2		
	A	UL	11	15,500	9,500	11,000	6,500	15,000	11,500	9,500			
A-5	S	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL		
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL	UL		
B	S	UL	11	5	2	5	2	5	2	5	2		
	A	UL	11	37,500	23,000	28,500	19,000	36,000	28,000	19,000			
E	S	UL	5	3	2	3	2	3	2	3	2		
	A	UL	5	26,500	14,500	21,500	11,500	25,500	18,500	9,500			
F-1	S	UL	11	5	2	5	2	5	2	5	2		
	A	UL	11	37,500	23,000	28,500	17,000	33,500	24,000	13,500			
F-2	S	UL	11	5	3	6	3	5	3	5	2		
	A	UL	11	37,500	23,000	28,500	17,000	38,000	24,000	13,000			
H-1	S	1	1	1	1	1	1	1	1	1	NP		
	A	21,000	16,500	11,000	7,000	9,500	7,000	15,500	7,500	NP			
H-2[d]	S	UL	2	2	1	2	1	2	1	1	1		
	A	21,000	16,500	11,000	7,000	9,500	7,000	15,500	7,500	3,000			
H-3[d]	S	UL	4	4	2	4	2	4	2	2	2		
	A	UL	60,000	26,500	14,000	19,000	11,000	25,500	16,000	8,000			
H-4	S	UL	5	5	2	5	2	5	2	5	2		
	A	UL	UL	37,500	23,000	28,500	17,000	36,000	28,000	8,500			
H-5	S	4	4	3	2	3	2	3	2	3	2		
	A	UL	UL	37,500	23,000	28,500	17,000	36,000	19,000	9,000			
I-1	S	9	4	3	1	3	1	3	1	3	1		
	A	55,000	39,000	18,000	10,500	18,500	11,500	21,000	10,500	6,500			
I-2	S	4	2	1	1	1	NP	1	1	1	NP		
	A	UL	UL	15,000	11,000	11,000	NP	11,000	9,500	NP			
I-3	S	4	2	1	1	1	NP	1	1	1	NP		
	A	UL	UL	15,000	10,000	10,500	NP	10,500	7,500	3,000			
I-4	S	3	2	1	1	1	1	1	1	1	1		
	A	UL	38,500	26,500	13,000	21,500	11,000	25,500	18,500	9,000			
M	S	UL	4	3	2	3	2	3	2	3	2		
	A	UL	UL	37,500	22,500	28,500	17,500	28,500	14,000	9,000			
R-1	S	UL	11	5	3	5	3	5	3	5	3		
	A	UL	UL	24,000	16,000	20,000	16,000	20,000	12,000	7,000			
R-2	S	UL	11	4	2	4	2	4	2	3	2		
	A	UL	UL	24,000	16,000	20,000	16,000	20,000	12,000	7,000			
R-3	S	UL	11	4	2	4	2	4	2	3	2		
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL			
R-4	S	UL	11	4	2	4	2	4	2	3	2		
	A	UL	UL	24,000	16,000	20,000	16,000	20,000	12,000	7,000			
S-1	S	UL	11	4	2	4	2	4	2	3	2		
	A	UL	38,000	26,000	17,500	26,000	17,500	29,500	14,000	9,000			
S-2[c]	S	UL	11	5	3	5	3	5	3	4	2		
	A	UL	79,000	50,000	26,000	39,000	26,000	39,500	21,000	13,500			
U	S	UL	5	4	2	3	1	3	1	2	1		
	A	UL	15,500	19,000	8,500	13,000	8,000	19,000	9,000	5,500			

For SI: 1 foot = 304.8 mm. 1 square foot = 0.0929 m^2.
UL = Unlimited. NP = Not permitted.
a. See Section 504 for allowable building height modifications for general exceptions to Table 503:
1. Section 504.2, Allowable height increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable area increase due to street frontage.
3. Section 506.3, Allowable area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.
b. For open parking structures, see Section 406.3.
c. For private garages, see Section 406.3.
d. See Section 415.5 for limitations.

TABLE 1004.1 - 2007 CALIFORNIA BUILDING CODE
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	FLOOR AREA IN SQ. FT. PER OCCUPANT
Accessory storage areas, mechanical equipment room	300 gross
Agricultural Building	300 gross
Aircraft hangars	500 gross
Airport terminal Baggage Claim Baggage Handling Concourse Waiting Area	 20 gross 300 gross 100 gross 15 gross
Assembly Gaming floors (keno, slots, etc.)	 11 gross
Assembly with fixed seats	number of fixed seats (not sq. footage)
Assembly without fixed seats Concentrated (chairs only-not fixed) Standing space Unconcentrated (tables & chairs)	 7 net 5 net 15 net
Bowling centers, allow 5 persons for each land including 15 feet of runway and for additional areas	7 net
Business Areas	100 gross
Courtrooms - other than fixed seating	40 net
Day Care	35 net
Dormitories	50 gross
Educational Classroom Area Shops and other vocational room areas	 20 net 50 net
Exercise Rooms	50 gross
H-5 Fabrication and manufacturing areas	200 gross
Industrial Areas	100 gross
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	 240 gross 100 gross 120 gross
Kitchens, commercial	200 gross
Library Reading rooms Stack area	 50 net 100 gross
Locker rooms	50 gross
Mercantile (Retail) Market and other floors Basement and grade floor areas Storage, stock, shipping areas	 60 gross 30 gross 300 gross
Parking Garages	200 gross
Residential	200 gross
Skating rinks, swimming pools Rink and pools Decks	 50 gross 15 gross
Stages and platforms	15 net
Warehouses	500 gross

EGRESS CALCULATIONS

(TOTAL OCCUPENCY-FIRST FLOOR OCCUPENCY)*.3"=
(1134-429)*.3"=211.5"

211.5"/4 CORES=52.3" WIDE FOR EACH STAIR

(TOTAL OCCUPENCY-FIRST FLOOR OCCUPENCY)*.2"=
(1134-429)*.2"=141"

141"/4 CORES = 4.4 DOORS @ 32" WIDE OPENINGS

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
EGRESS

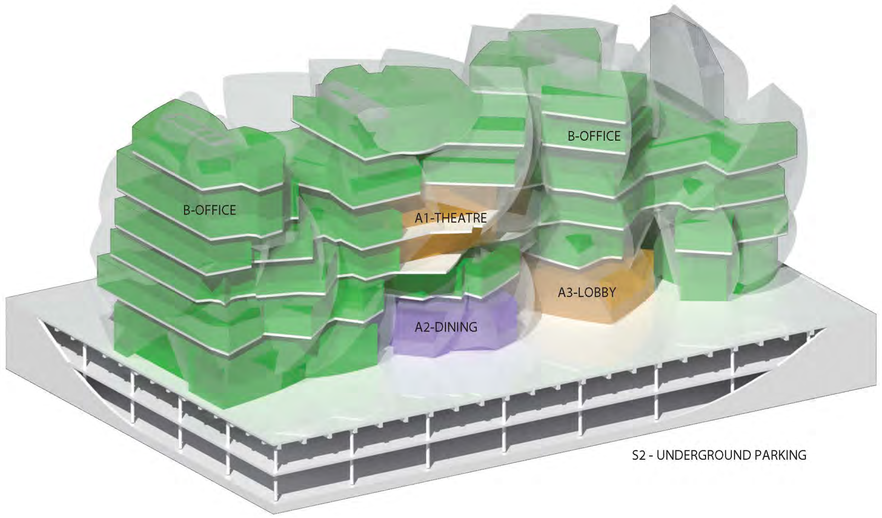
SCALE:
NOT TO SCALE

DRAWING REVISIONS

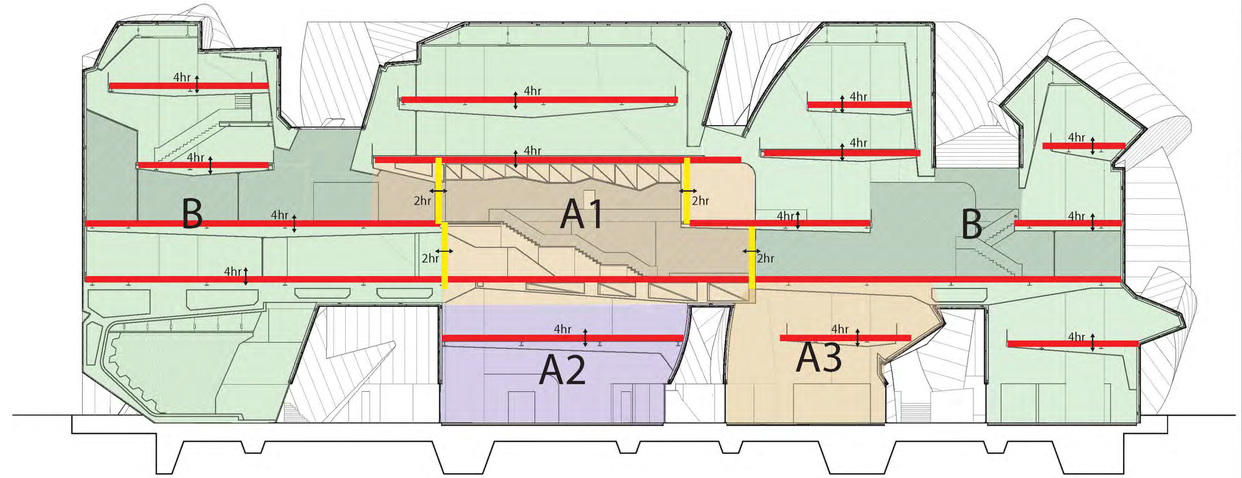
NO.	DESCRIPTION	DATE
1.	Z. MALECKI	02/25/19
2.	Z. MALECKI	03/04/19
3.	Z. MALECKI	03/11/19
4.	Z. MALECKI	04/08/19

SHEET NO.

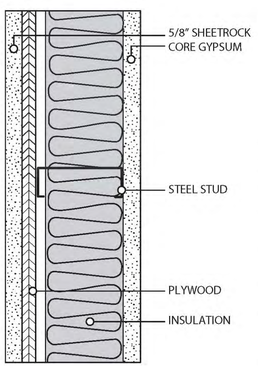
A.09



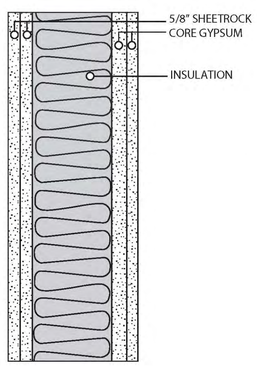
S2 - UNDERGROUND PARKING



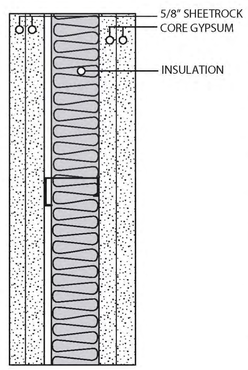
CONSTRUCTION TYPE 1B



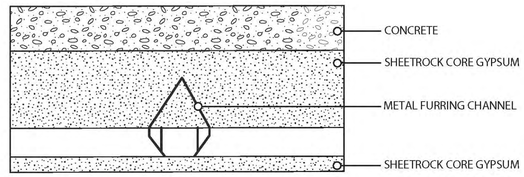
1 HR FIRE RESISTANCE WALL



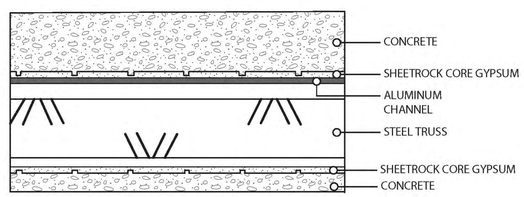
2 HR FIRE RESISTANCE WALL



4 HR FIRE RESISTANCE WALL



2 HR FIRE RESISTANCE WALL



4 HR FIRE RESISTANCE WALL

TABLE 508.3.3
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A[a], E		I		R[d]		F-2, S-2[c,d], U[d]		B[b], F-1, M[b], S-1		H-1		H-2		H-3, H-4, H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A[a], E[a]	N	N	1	2	1	2	N	1	1	2	NP	NP	3	4	2	3[a]
I	—	—	N	N	1	NP	1	2	1	2	NP	NP	3	NP	2	NP
R[d]	—	—	—	—	N	N	1	2	1	2	NP	NP	3	NP	2	NP
F-2, S-2[c,d], U[d]	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3[a]
B[b], F-1, M[b], S-1	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2[a]
H-1	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP
H-3, H-4, H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

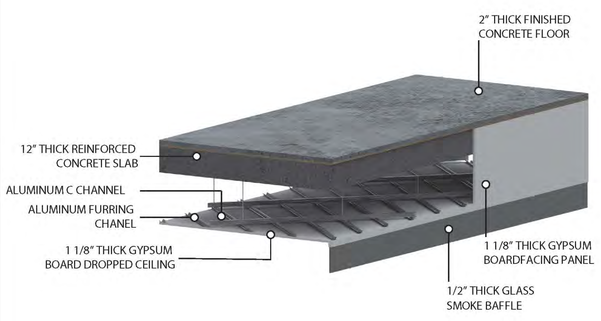
For SI: 1 square foot = 0.0929 m^2.
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not permitted.
a. For Group H-5 occupancies, see Section 903.2.4.2.
b. Occupancy separation need not be provided for storage areas within Groups B and M if the:

1. Area is less than 10 percent of the floor area;
2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or
3. Area is less than 1,000 square feet.

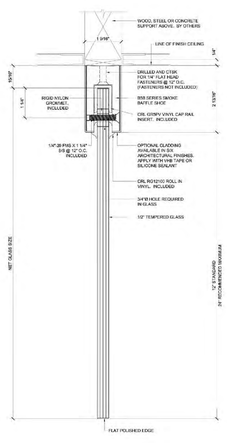
c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.
d. See Section 406.1.4.
e. Commercial kitchens need not be separated from the restaurant seating areas that they serve.

TABLE 503
ALLOWABLE BUILDING HEIGHTS AND AREAS[a, h]
Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane.
Building area limitations shown in square feet, as determined by the definition of "Area, building," per story

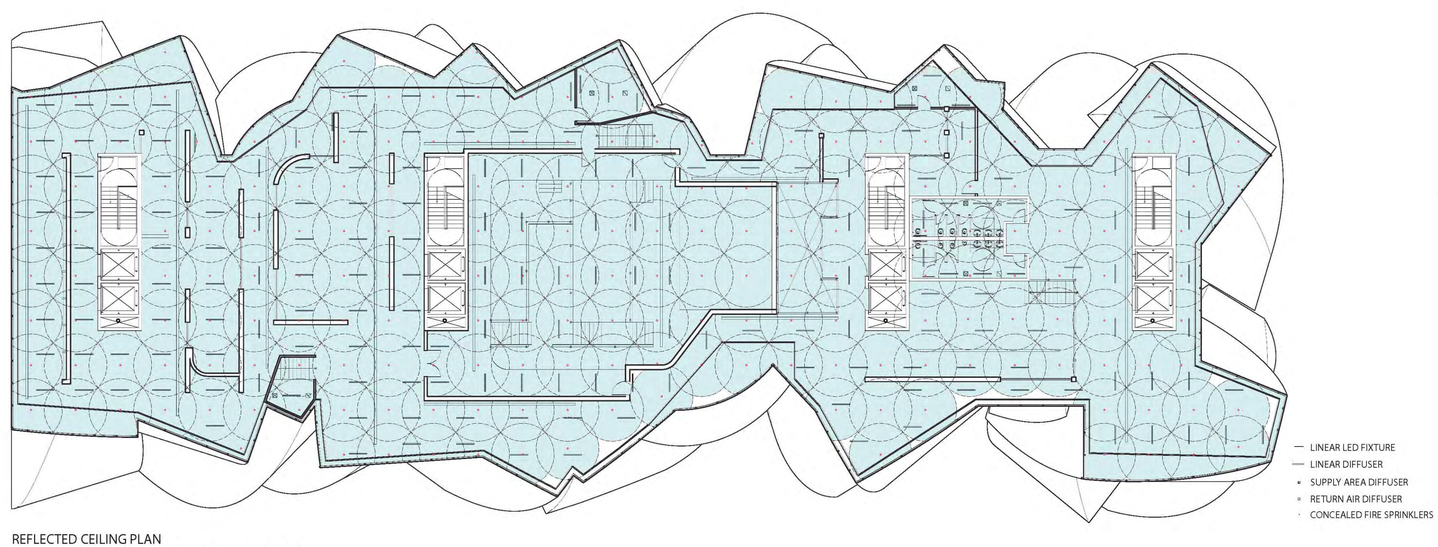
GROUP	TYPE OF CONSTRUCTION											
	TYPE I		TYPE II		TYPE III				TYPE IV		TYPE V	
	A	B	A	B	A	B			HT		A	B
HEIGHT (feet)	UL	160	65	55	65	55			65		50	40
STORIES(S) AREA (A)												
A-1	S A	UL UL	5 UL	3 15,500	2 8,500	3 14,000	2 8,500	3 15,000	2 11,500	1 5,500
A-2	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-3	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-4	S A	UL UL	11 UL	3 15,500	2 9,500	3 14,000	2 9,500	3 15,000	2 11,500	1 6,000
A-5	S A	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL	UL UL
B	S A	UL UL	11 UL	5 37,500	3 23,000	5 28,500	3 19,000	5 36,000	3 18,000	2 9,000
E	S A	UL UL	5 UL	3 26,500	2 14,500	3 23,500	2 14,500	3 25,500	1 18,500	1 9,500
F-1	S A	UL UL	11 UL	4 25,000	2 15,500	3 19,000	2 12,000	4 33,500	2 14,000	1 8,500
F-2	S A	UL UL	11 UL	5 37,500	3 23,000	5 28,500	3 18,000	5 50,500	3 21,000	2 13,000
H-1	S A	1 21,000	1 16,500	1 11,000	1 7,000	1 9,500	1 7,000	1 10,500	1 7,500	NP NP
H-2	S A	2 21,000	1 16,500	2 11,000	1 7,000	2 9,500	1 7,000	2 10,500	1 7,500	1 3,000
H-3	S A	2 UL	6 60,000	4 26,500	2 14,000	3 17,500	2 13,000	4 25,500	2 10,000	1 5,000
H-4	S A	2 UL	7 UL	5 37,500	3 17,500	5 28,500	3 17,500	5 36,000	3 18,000	2 6,500
H-5	S A	4 UL	4 UL	3 37,500	3 23,000	3 28,500	3 19,000	3 36,000	3 18,000	2 9,000
I-2[f]-2.1[f]	S A	UL UL	4 UL	2 15,000	1 11,000	1 12,000	NP NP	1 12,000	1 9,500	NP NP
I-3[e]	S A	UL UL	2 *15,100*	*NP* *NP*	*NP* *NP*	*NP* *NP*	*NP* *NP*	*NP* *NP*	*NP* *NP*	*NP* *NP*
I-4	S A	UL UL	5 60,500	3 26,500	2 13,000	3 23,500	2 13,000	3 25,500	1 18,500	1 9,000
L	*S* *A*	*20* *UL*	*6* *60,000*	*5* *37,500*	*2* *17,500*	*3* *28,500*	*2* *17,500*	*3* *36,000*	*1* *18,000*	*1* *6,500*
M	S A	UL UL	11 UL	4 21,500	2 12,500	4 18,500	2 12,500	4 20,500	3 14,000	1 9,000
R-1	S A	UL UL	11 UL	4 24,000	4 16,000	4 24,000	4 16,000	4 20,500	3 12,000	2 7,000



FLOOR TO CEILING ASSEMBLY
4 HOUR FIRE RESISTANCE



SMOKE BAFFLE DETAIL



REFLECTED CEILING PLAN
MAX 10' DISTANCE BETWEEN PENDANT SPRINKLER HEADS

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
FIRE SEPARATION
CONSTRUCTION TYPE

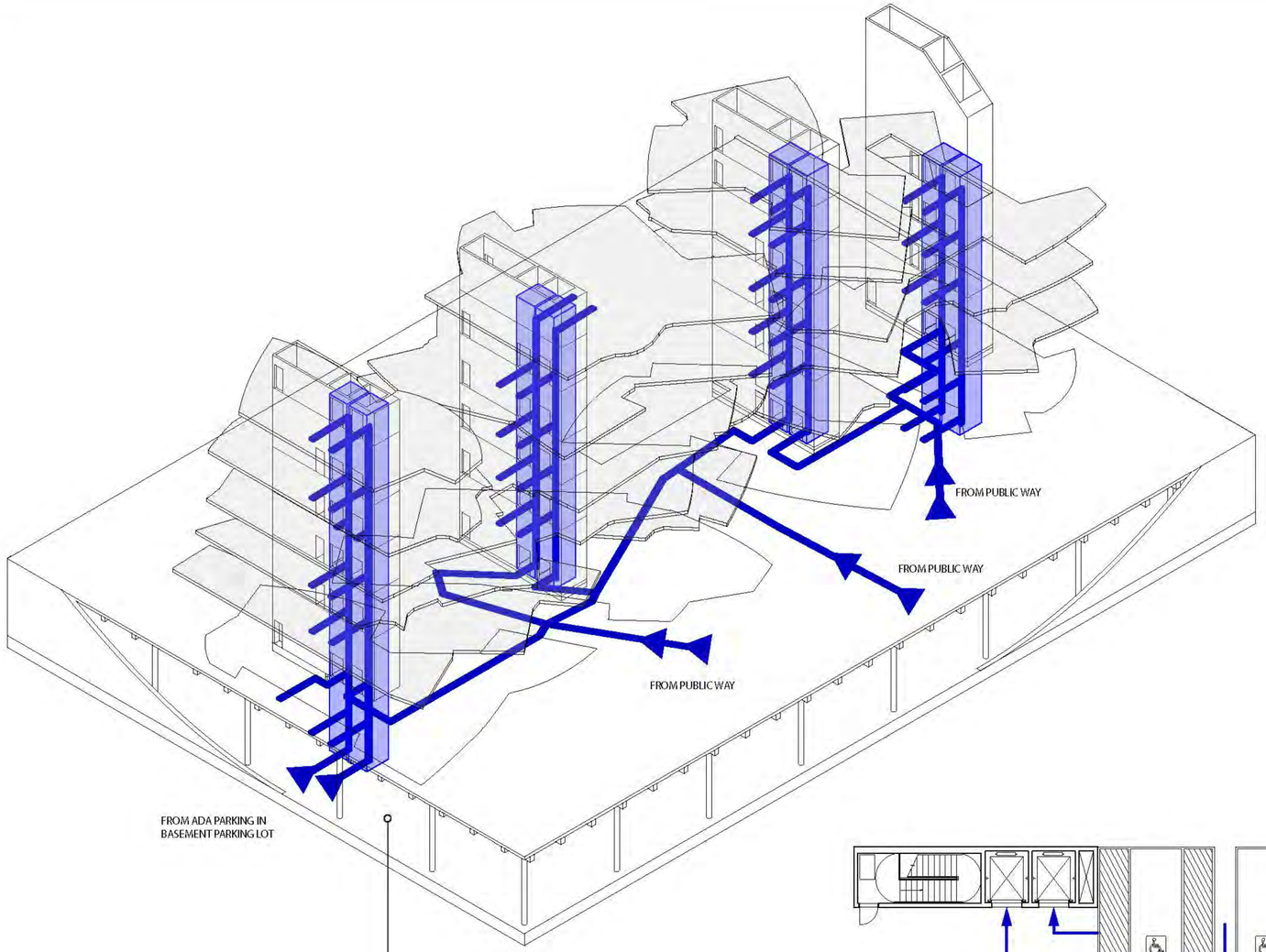
SCALE:
NOT TO SCALE

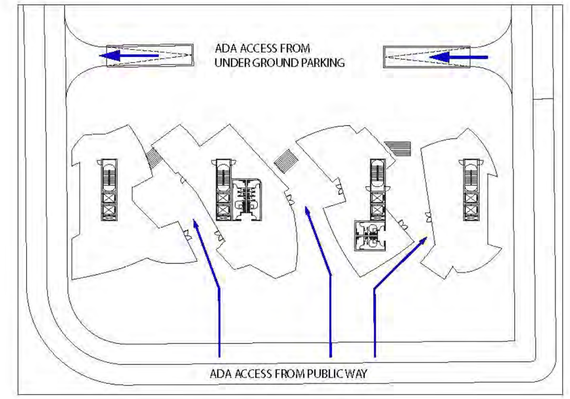
DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SIPCHEN	02/18/19
2.	R. SIPCHEN	02/25/19
3.	Z. MALECKI	03/04/19
4.	Z. MALECKI	03/11/19
5.	Z. MALECKI	04/08/19

SHEET NO.

A.10

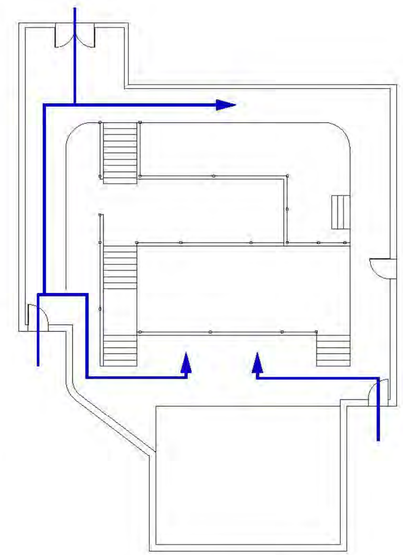




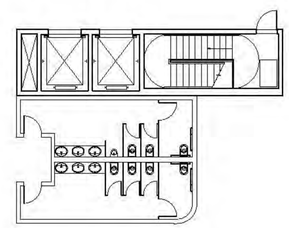
SITE PLAN

REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES

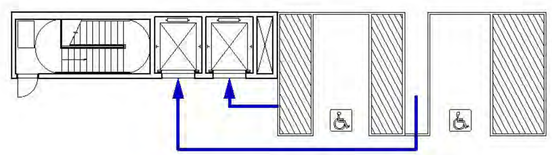
TOTAL PARKING IN LOT	VANS	CARS	TOTAL
1-25	1	0	1
26-50	1	1	2
51-75	1	2	3
76-100	1	3	4
101-150	1	4	5
151-200	1	5	6
201-300	1	6	7
301-400	1	7	8
401-500	2	7	9
501-800	2	2% min., less 2	2% min.
801-1000	2	2% min., less 2	2% min.
1001-1400	3	17+1 for each 100 over 1000	20+1 for each 100 over 1000
1401 and more	12.5% of total	17+1 for each 100 over 1000	20+1 for each 100 over 1000



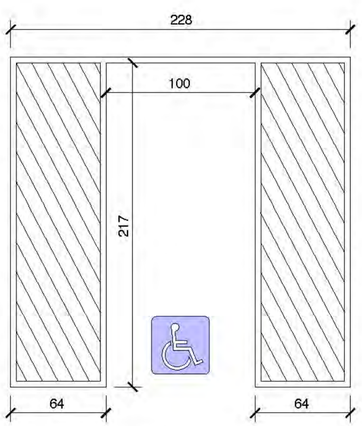
AUDITORIUM



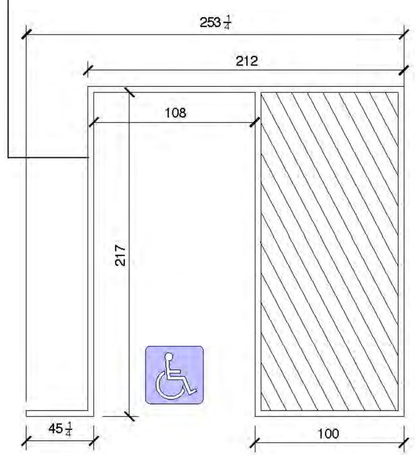
BATHROOM AND CORE



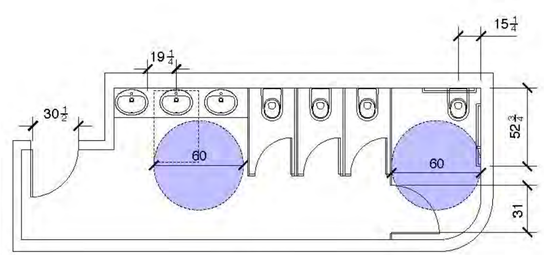
ROUTE FROM ADA PARKING TO ELEVATOR



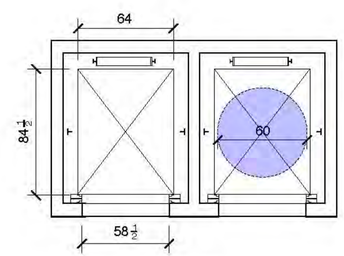
REGULAR PARKING SPACE



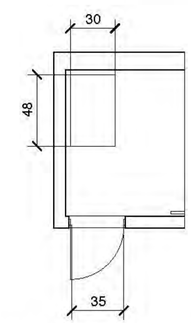
HANDICAP VAN PARKING SPACE



BATHROOM



ELEVATORS



ENTRANCE TO CORE AND AREA OF REFUGE

RAMP TO ENTER BUILDING FROM STREET LEVEL

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
ADA

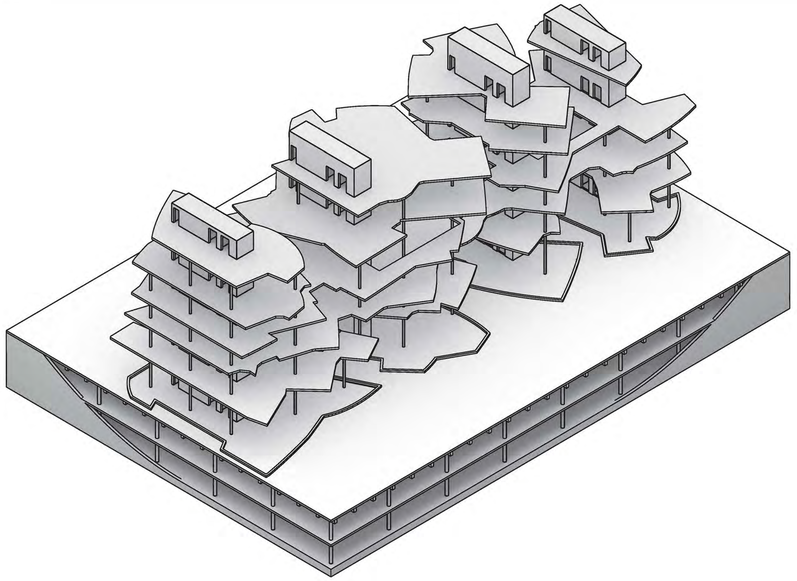
SCALE:
AXON NOT TO SCALE
DETAILS 1/4"=1'

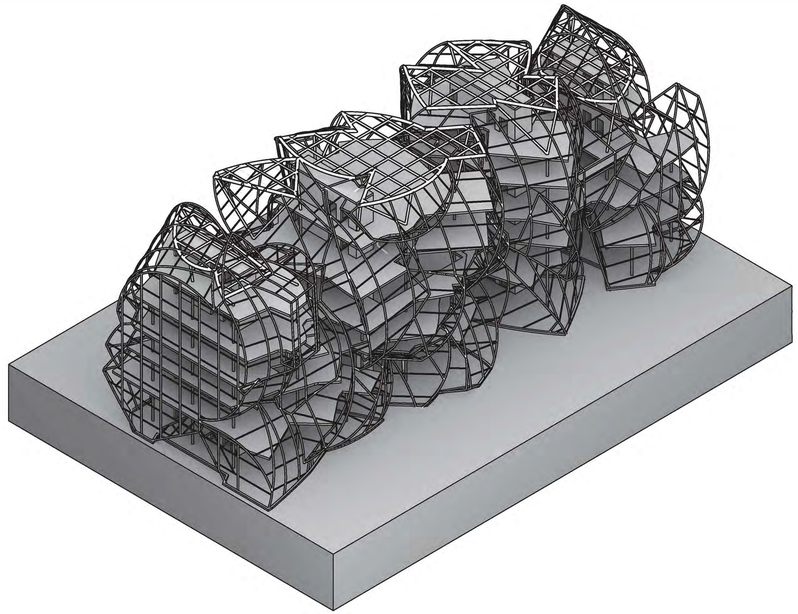
DRAWING REVISIONS

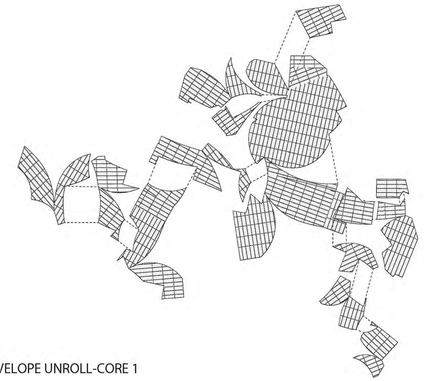
NO:	DESCRIPTION	DATE
1.	W. EVANS	02/25/19
2.	Z. MALECKI	03/04/19
3.	Z. MALECKI	03/11/19
4.	Z. MALECKI	04/08/19

SHEET NO.

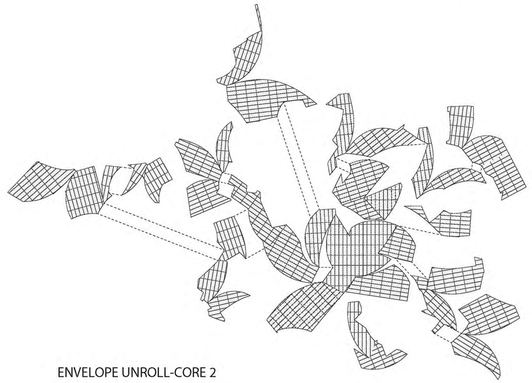
A.11



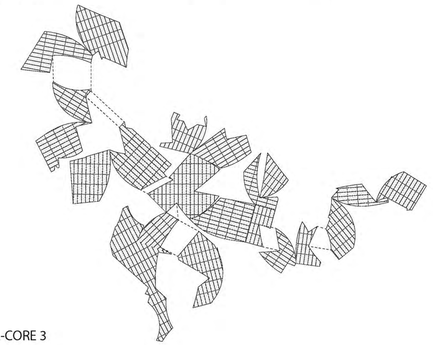




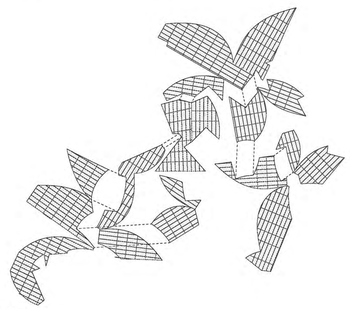
ENVELOPE UNROLL-CORE 1



ENVELOPE UNROLL-CORE 2



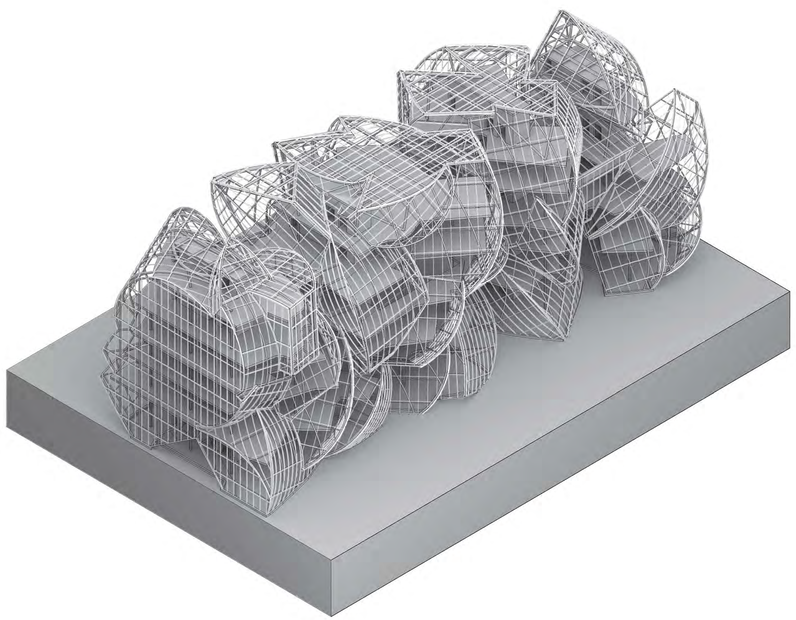
ENVELOPE UNROLL-CORE 3

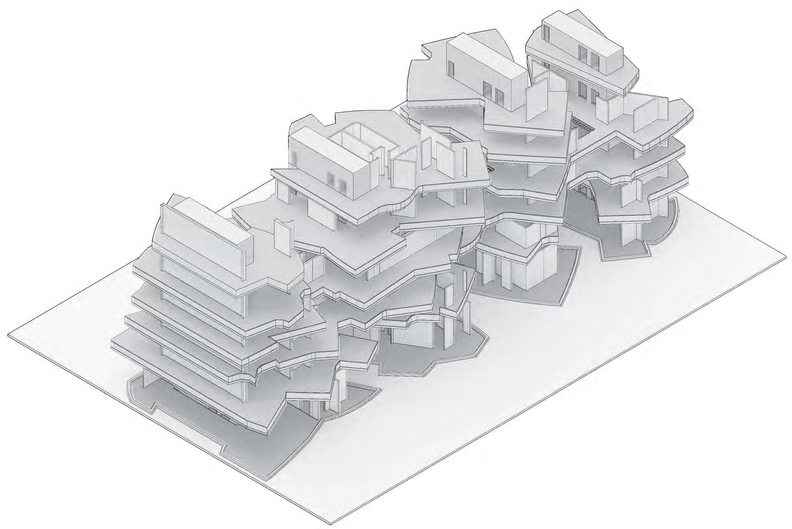


ENVELOPE UNROLL-CORE 4

PRIMARY STRUCTURE						
STEEL		LINEAR FEET	TONS	$5000/TON	$150/LF	TOTAL
	HSS 12x1/2"	1378	45.11	$5000	$150	$432,279
CONCRETE		CUBIC YARDS		$200/CY		
	CORES	9388.74		$200		$1,877,748
	12" DEEP FLOORS	3162.96		$200		$632,593
	CURB	40.78		$200		$8,156
BASEMENT CONCRETE		CUBIC YARDS		$200/CY		
	36" COLUMNS	76.93		$200		$15,385
	12" TRANSFER SLAB	4,260.44		$200		$852,089
	4' MATT FOUNDATION	8,520.81		$200		$1,704,163
	18" RETAINING WALL	1,612.85		$200		$322,5770
						$5,844,982.30

SECONDARY STRUCTURE						
STEEL		LINEAR FEET	TONS	$5000/TON	$150/LF	TOTAL
	HSS 18x1/2"	1083	50.65	$5000	$150	$415,710
	HSS 12x1/2"	655	21.44	$5000	$150	$205,474
	HSS 10x1/2"	1745	44.3	$5000	$150	$483,278
	HSS 8x1/2"	11097	240.97	$5000	$150	$2,869,407
	HSS 6x1/2"	10875	159.86	$5000	$150	$2,430,563
WELDING		SQUARE FEET		$50/SF		TOTAL
		70600		$50		3,530,000
						$9,934,430





TERTIARY STRUCTURE				
FACADE		SQUARE FEET	$700/SF	TOTAL
	UNITIZED GLASS SYSTEM	13563		$94,754,100
		SQUARE FEET	$100/SF	
	WELDING	135363		$135,363,000
				$108,290.400

OTHER SYSTEMS				
MECHANICAL		SQUARE FEET	$20-40/SF	TOTAL
		1378	$30	$2,118,000
SPRINKLER		SQUARE FEET	$2-5/SF	
		9388.74	$3	$211,800
FINISHES		SQUARE FEET	$/SF	
	CONCRETE FLOOR	70600	$80	$5,648,000
	GYPSUM BOARD WALLS	90000	$40	$112,500
				$8,090,300

TOTAL		TOTAL SF	COST/SF
PRIMARY	$5,844,982.30		
SECONDARY	$9,934,430		
TERTIARY	$108,290.400		
ADDITIONAL	$8,090,300		
	$132,160,112	70,600	$1,872

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
CONSTRUCTION COST ESTIMATING

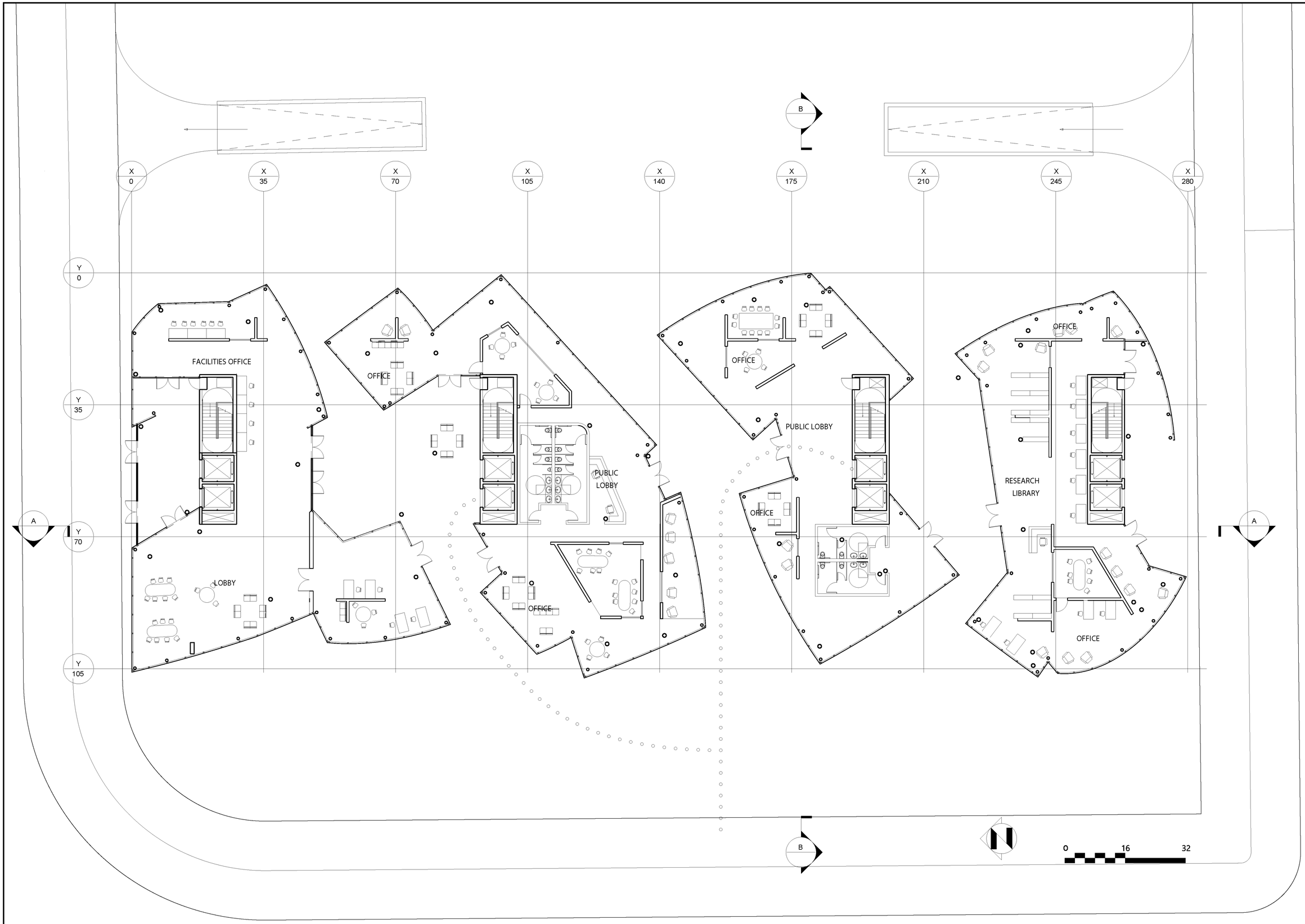
SCALE:
NOT TO SCALE

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	Z. MALECKI	03/25/19
2.	Z. MALECKI	04/01/19
3.	Z. MALECKI	04/08/19

SHEET NO.

A.12



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
SITE PLAN

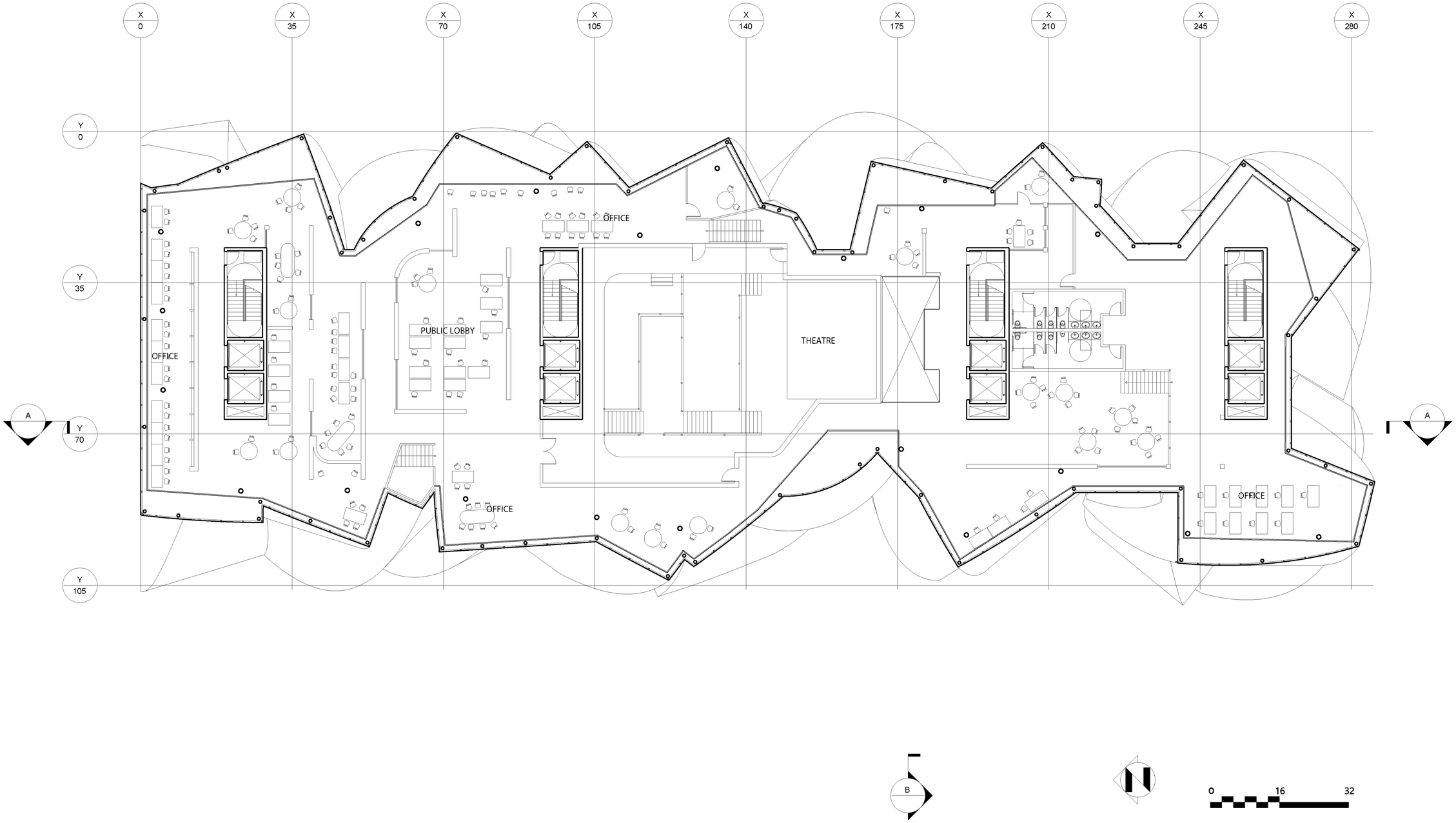
SCALE:
3/32" = 1'-0"

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	Z. MALECKI	01/14/18
2.	Z. MALECKI	01/28/18
3.	Z. MALECKI	02/25/19
4.	M. MARIA	03/04/19
5.	M. MARIA	03/11/19
6.	M. MARIA	03/25/19
6.	M. MARIA	04/08/19

SHEET NO.

A.13



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
TYPICAL PLAN

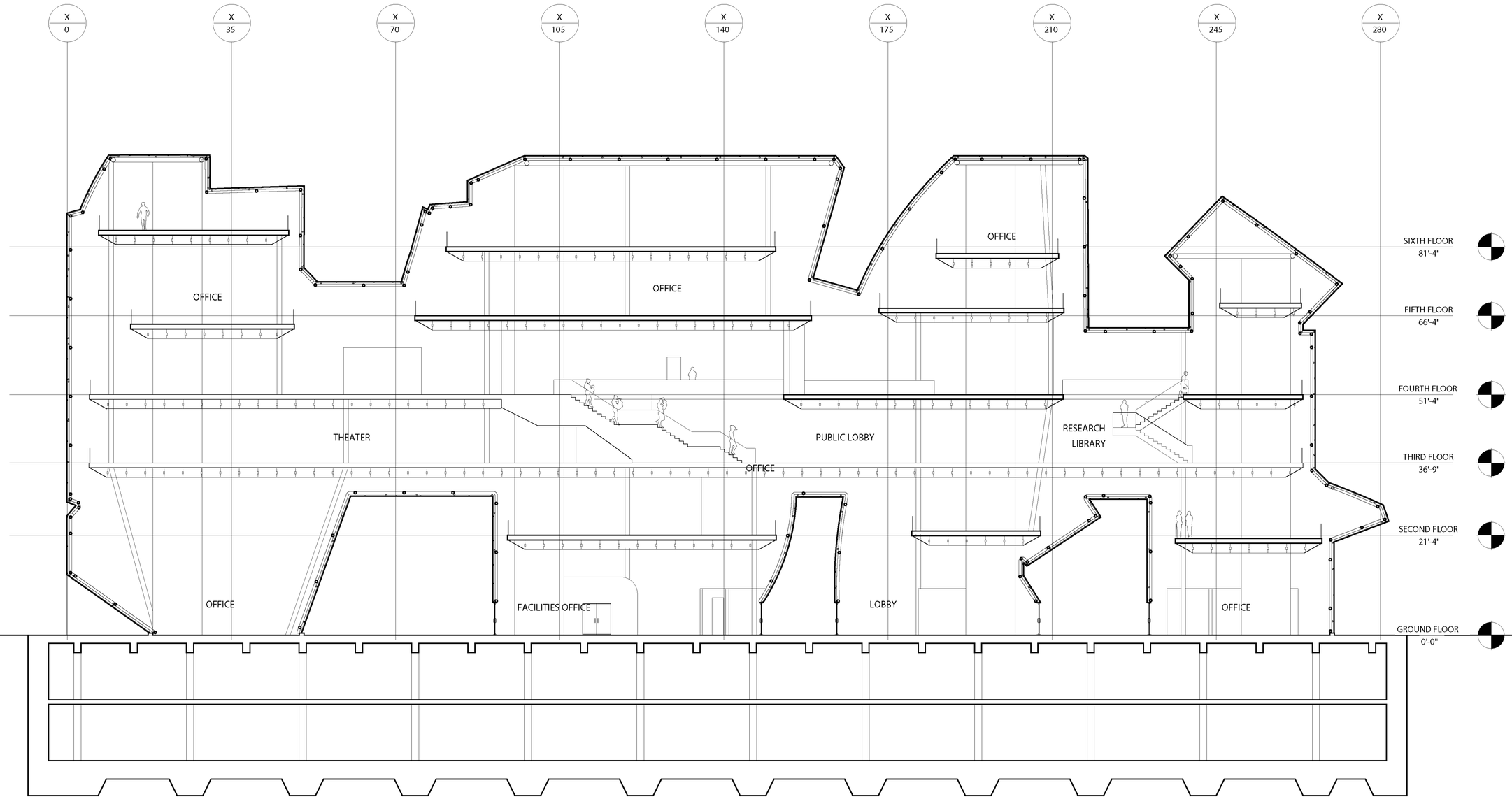
SCALE:
3/32" = 1'-0"

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	A. KOTCH	01/14/19
2.	A. KOTCH	01/28/19
3.	Z. MALECKI	03/25/19
4.	M. MARIA	03/04/19
5.	M. MARIA	03/11/19
6.	M. MARIA	03/25/19
7.	M. MARIA	04/08/19

SHEET NO.

A.14



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
SECTION

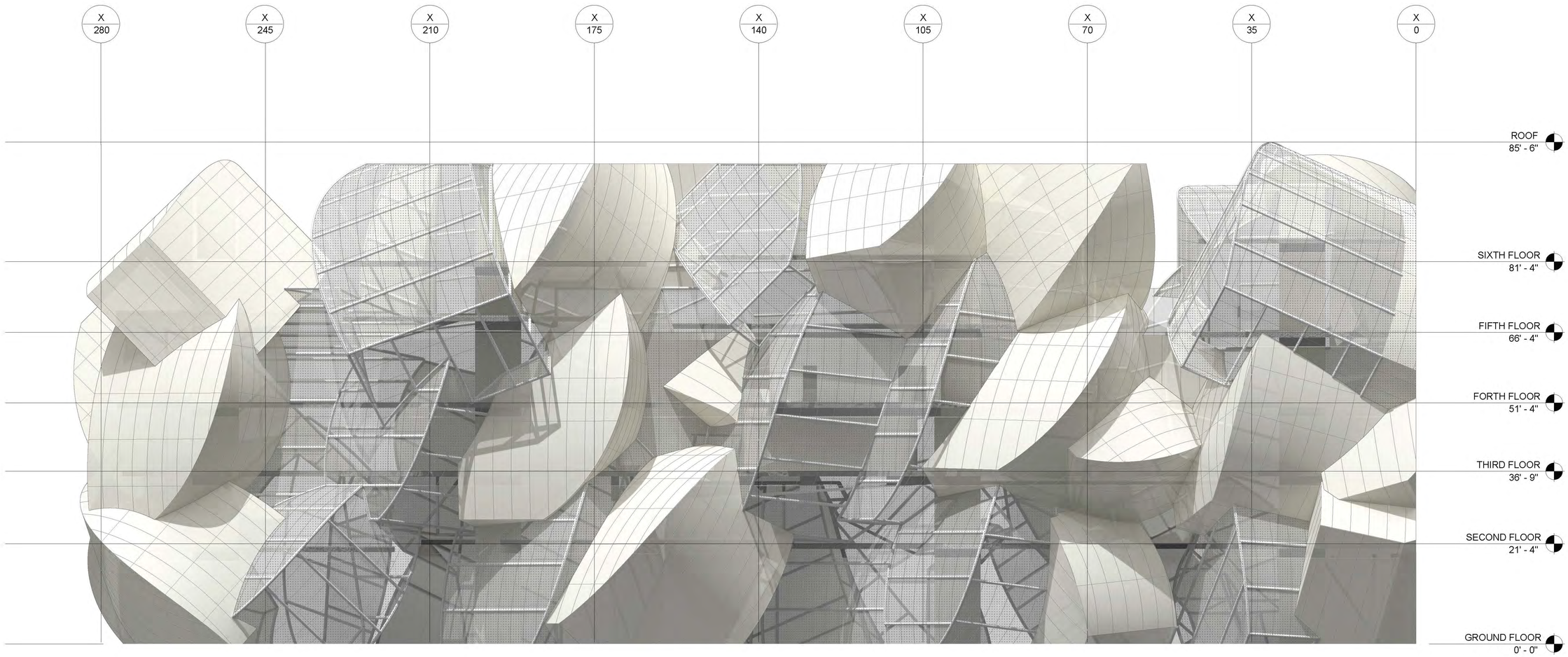
SCALE:
3/32" = 1'-0"

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SAITO	01/14/19
2.	R. SAITO	02/25/19
3.	M. MARIA	03/11/19
4.	M. MARIA	03/25/19
5.	M. MARIA	04/01/19
5.	M. MARIA	04/08/19

SHEET NO.

A.15



0 16 32

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
WEST ELEVATION

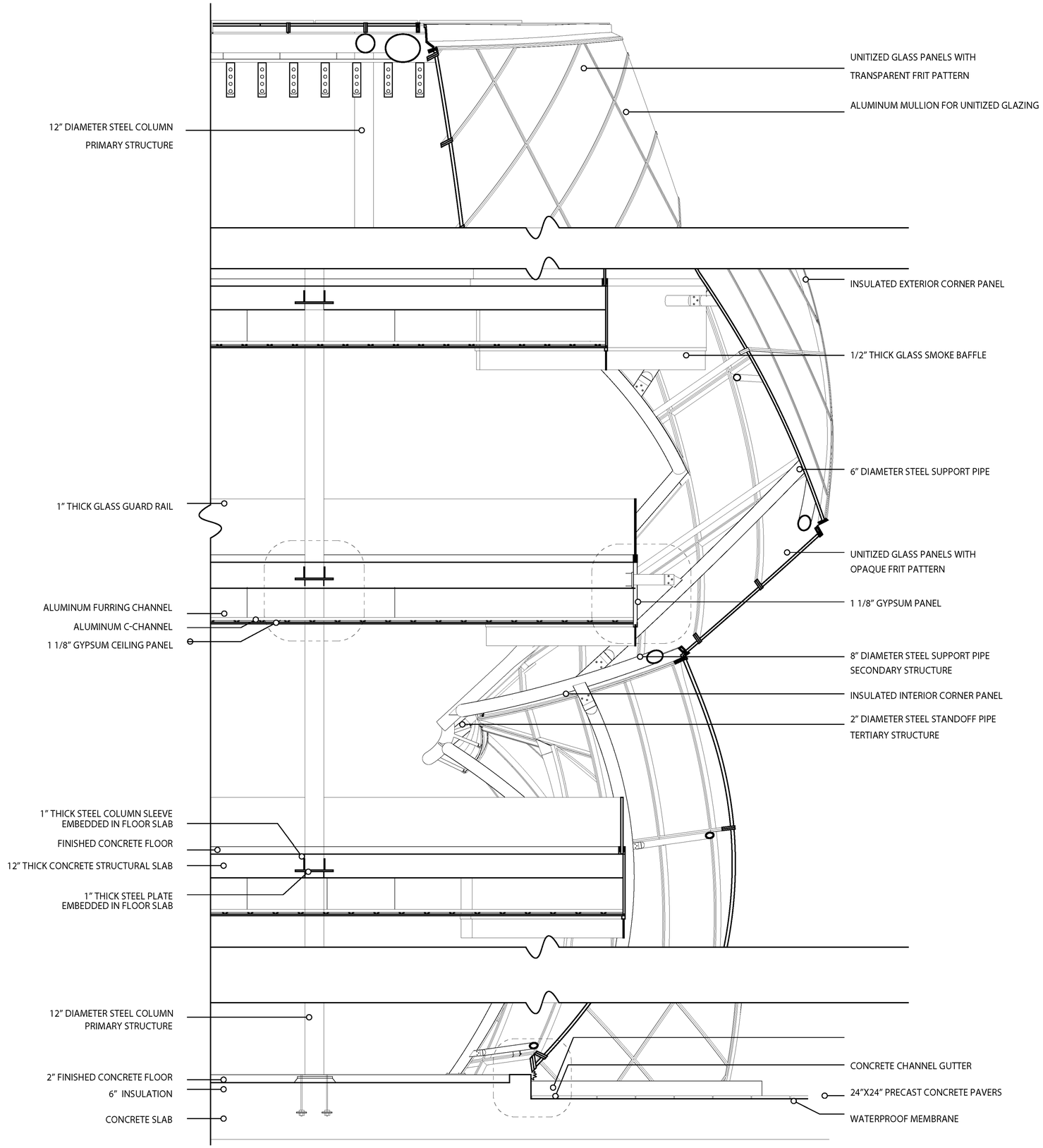
SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	M. MARIA	01/14/19
2.	R. SAITO	01/28/19
3.	R. SAITO	02/18/19
4.	R. SAITO	02/25/19
5.	M. MARIA	03/11/19
6.	R. SAITO	03/25/19
7.	R. SAITO	04/08/19

SHEET NO.

A.16



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
WALL SECTION

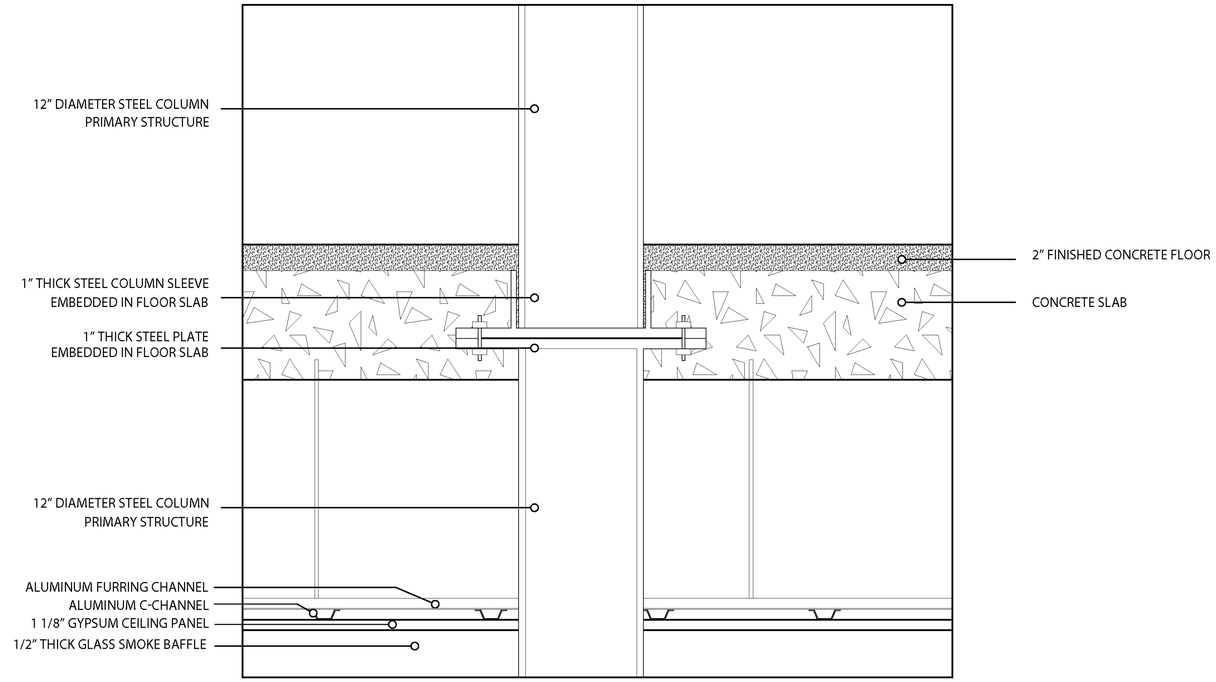
SCALE:
3/8" = 1'-0"

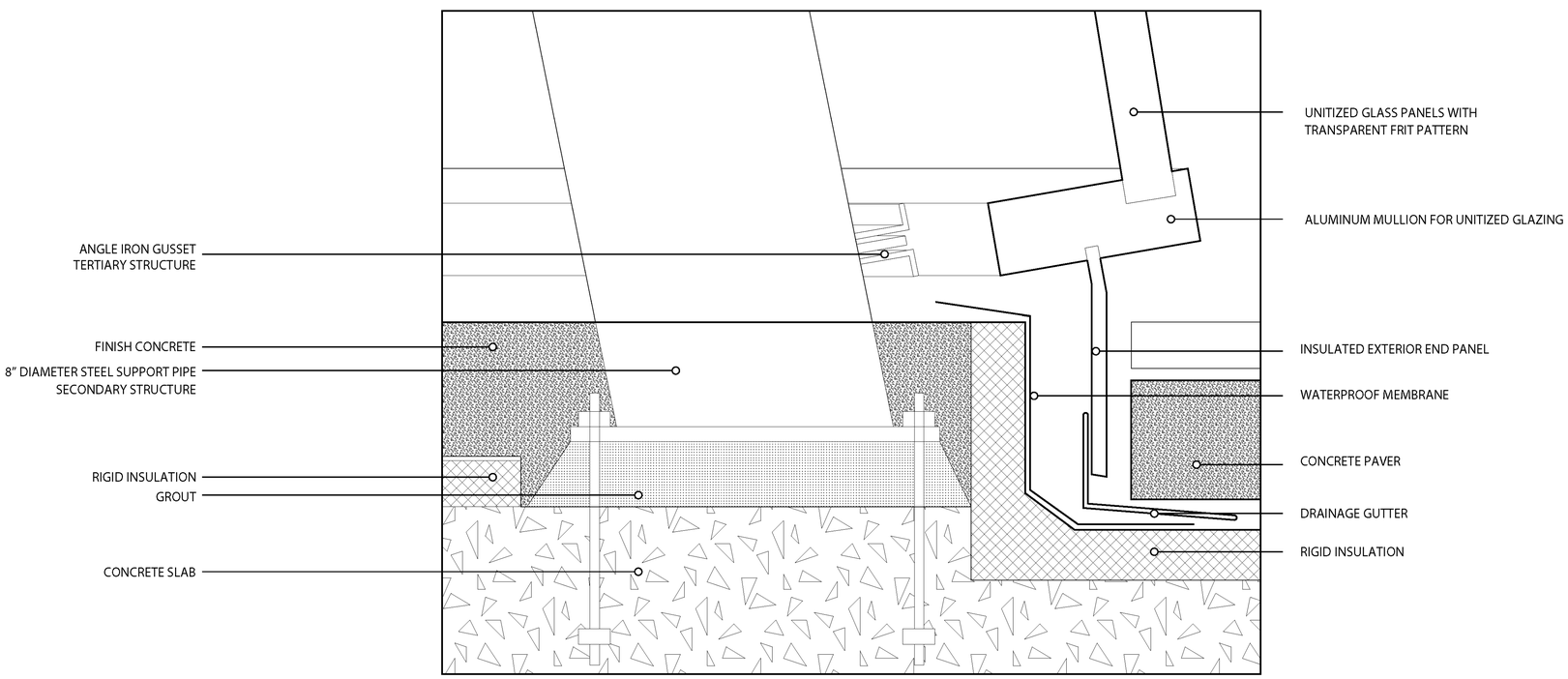
DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	M. MARIA	03/11/19
2.	M. MARIA	03/25/19
3.	M. MARIA	04/01/19
4.	M. MARIA	04/08/19

SHEET NO.

A.17





APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
DETAILS

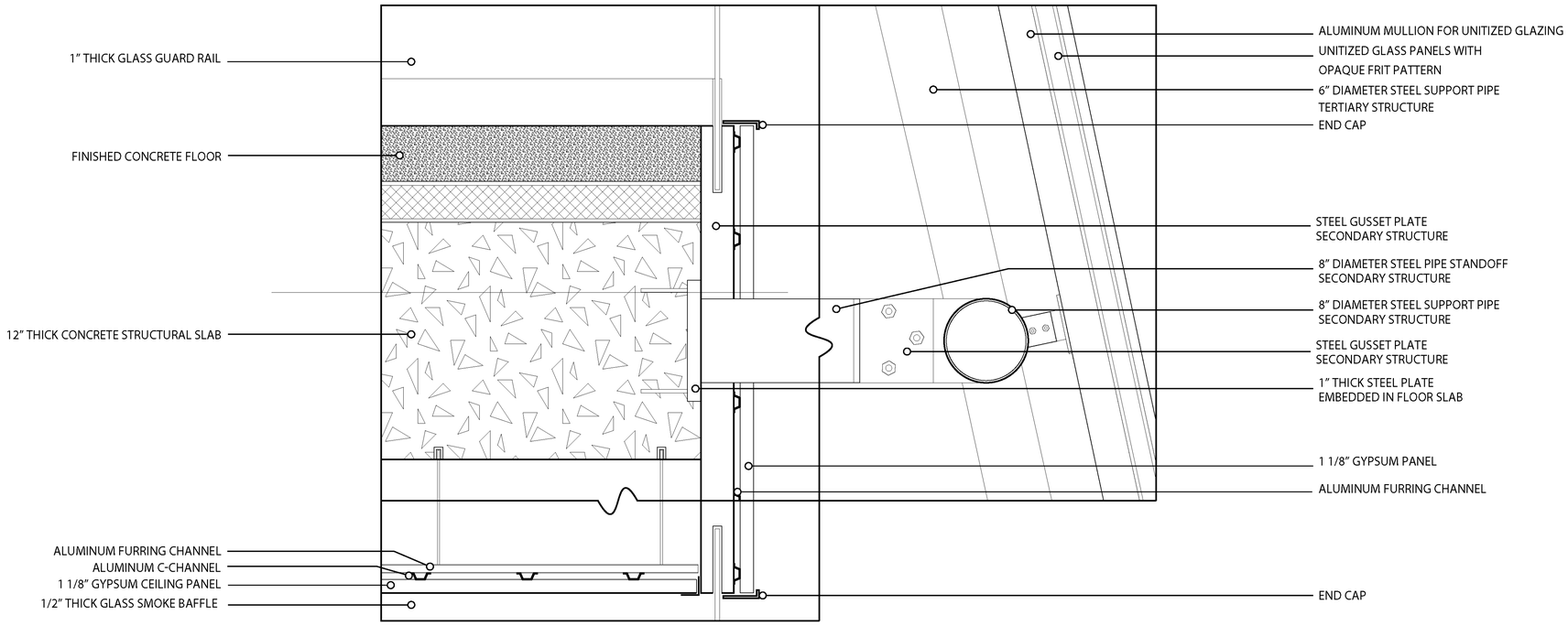
SCALE:
NTS

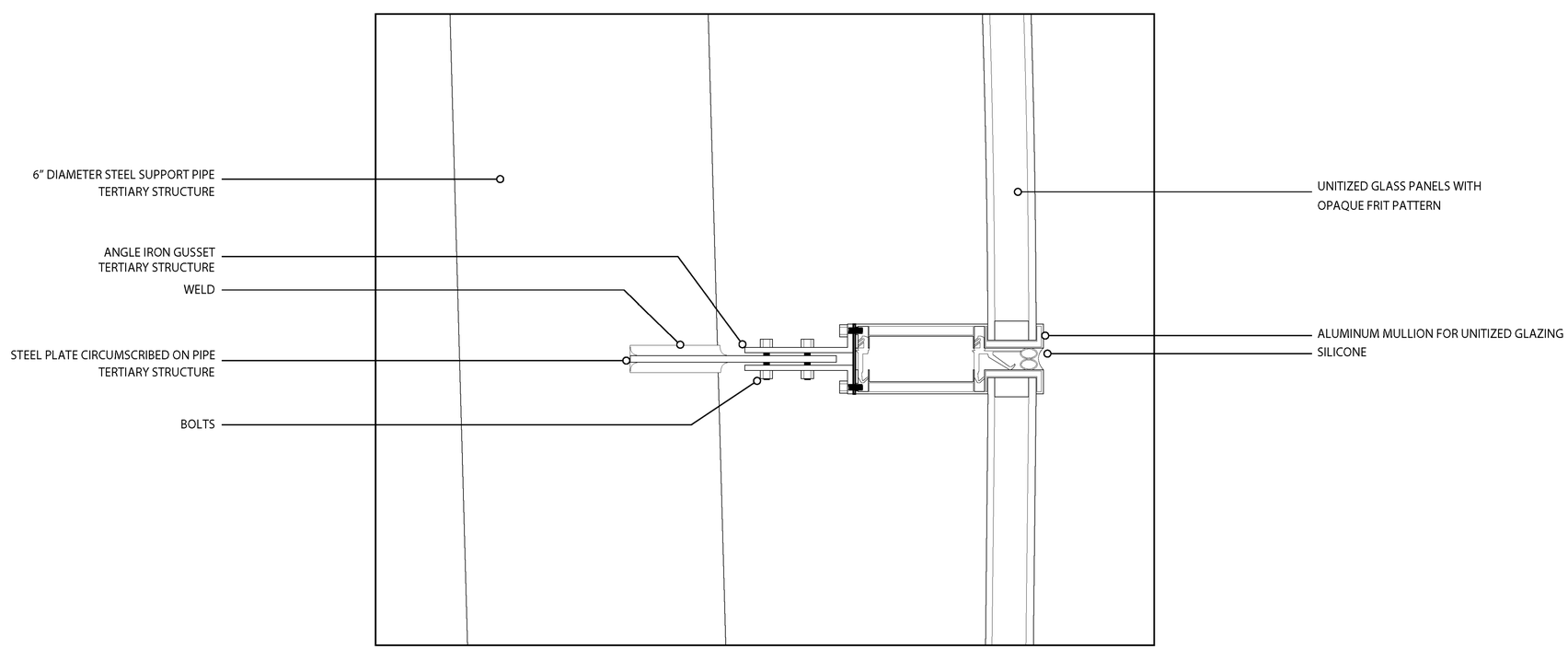
DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	M. MARIA	02/18/19
2.	M. MARIA	04/03/19
3.	M. MARIA	04/08/19

SHEET NO.

A.18





APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
DETAILS

SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	M. MARIA	04/01/19
2.	M. MARIA	04/08/19

SHEET NO.

A.19

ENVIRONMENTAL ANALYSIS

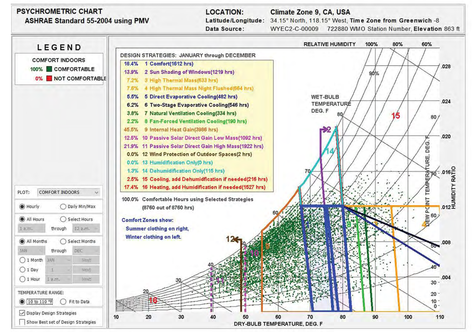
Los Angeles Climate Zone 9 averages year-round moderate-to-warm weather with very low humidity, low annual rainfall and high mean temperatures. Inland Los Angeles, a microclimatic pocket, is typically warmer than coastal or mountainous regions of Los Angeles. Summers are warm to hot, and nearly completely dry. Winters are mildly cool to warm. The average annual rainfall is 14.93. Majority of rainfall occurs during winter and early spring, typical of a Mediterranean climate.

As shown in the psychrometric chart, the weather of Los Angeles is warm to dry with very low humidity. This kind of weather is suitable for natural ventilation especially during winters. However, it is recommended to use natural ventilation only partially, to avoid overheating in summer. As the building facade is primarily composed of a fritted glass shell system, we suggest to supply artificial ventilation in addition to natural ventilation for the project.

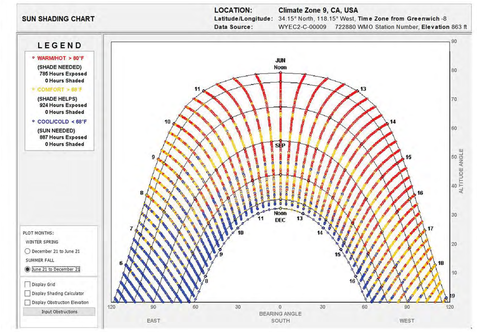
According to the Sun Path Diagram, solar radiation is focused on the top of the building, and is more extreme at the South end than at the North. Still, the building overall receives a great amount of sunlight, and the ability to naturally light the building year round is taken advantage of through the translucent glass facade. The flat roof sections focused at the center of the building received the strongest solar radiation. Photovoltaic panels will replace the glazing in these regions to provide shade and capture energy.

The wind speeds in Los Angeles Climate Zone 9 average within a range of 10- 15MPH. This moerate value is conducive to some natural ventilation, and so glazed panels at the North end of the building are made operable.

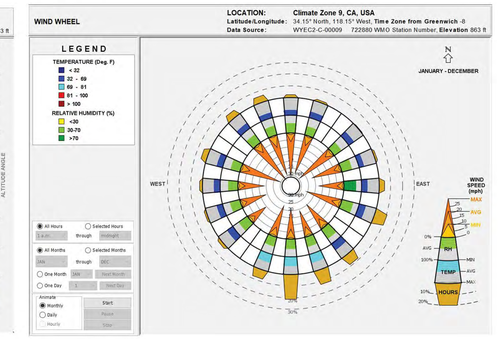
PSYCHROMETRIC CHART



SUN PATH



WIND ROSE



ENVELOPE REQUIREMENTS

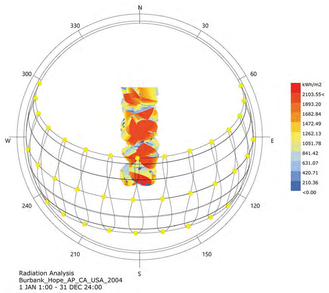
TABLE 140.3-B – PRESCRIPTIVE ENVELOPE CRITERIA FOR NONRESIDENTIAL BUILDINGS (INCLUDING RELOCATABLE PUBLIC SCHOOL BUILDINGS WHERE MANUFACTURER CERTIFIES USE ONLY IN SPECIFIC CLIMATE ZONE; NOT INCLUDING HIGH-RISE RESIDENTIAL BUILDINGS AND GUEST ROOMS OF HOTEL/MOTEL BUILDINGS)

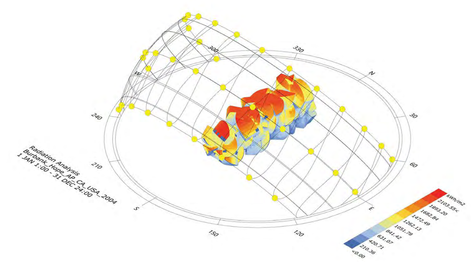
				Climate Zone															
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Envelope	Maximum U-factor	Roofs Ceilings[1]	Metal Building	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041	0.041
			Wood Framed and Other	0.034	0.034	0.034	0.034	0.034	0.049	0.049	0.049	0.034	0.034	0.034	0.034	0.034	0.034	0.034	0.034
		Walls	Metal Building	0.113	0.061	0.113	0.061	0.061	0.113	0.113	0.061	0.061	0.061	0.061	0.061	0.061	0.061	0.057	0.061
			Metal-framed	0.069	0.062	0.082	0.062	0.062	0.069	0.069	0.062	0.062	0.062	0.062	0.062	0.062	0.062	0.062	0.062
			Mass Light[1]	0.196	0.170	0.278	0.227	0.440	0.440	0.440	0.440	0.440	0.170	0.170	0.170	0.170	0.170	0.170	0.170
			Mass Heavy[1]	0.253	0.650	0.650	0.650	0.650	0.690	0.690	0.690	0.690	0.650	0.184	0.253	0.211	0.184	0.184	0.160
			Wood-framed and Other	0.095	0.059	0.110	0.059	0.102	0.110	0.110	0.102	0.059	0.059	0.045	0.059	0.059	0.059	0.042	0.059
		Floors Soils	Raised Mass	0.092	0.092	0.269	0.269	0.269	0.269	0.269	0.269	0.269	0.092	0.092	0.092	0.092	0.092	0.092	0.058
			Other	0.048	0.039	0.071	0.071	0.071	0.071	0.071	0.071	0.071	0.071	0.039	0.071	0.071	0.039	0.039	0.039
	Roofing Products	Low-Sloped	Aged Solar Reflectance	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
			Thermal Emittance	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
		Steep-Sloped	Aged Solar Reflectance	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
			Thermal Emittance	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0. 75	0.75	0.75	0.75	0.75	0.75	0.75
	Air Barrier			NR	NR	NR	NR	NR	NR	NR	NR	NR	REQ	REQ	REQ	REQ	REQ	REQ	REQ
	Exterior Doors, Maximum U-factor		Non-Swinging	0.50	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	0.50
			Swinging	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70

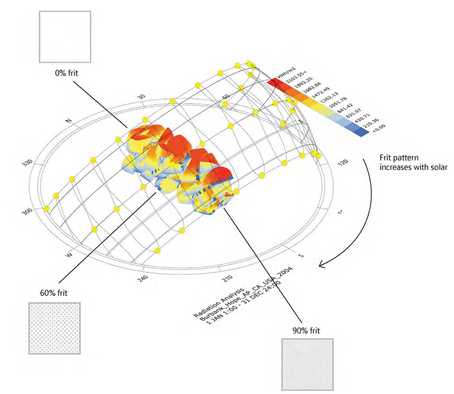
CONTINUED: TABLE 140.3-B – PRESCRIPTIVE ENVELOPE CRITERIA FOR NONRESIDENTIAL BUILDINGS (INCLUDING RELOCATABLE PUBLIC SCHOOL BUILDINGS WHERE MANUFACTURER CERTIFIES USE ONLY IN SPECIFIC CLIMATE ZONE; NOT INCLUDING HIGH-RISE RESIDENTIAL BUILDINGS AND GUEST ROOMS OF HOTEL/MOTEL BUILDINGS

				All Climate Zones				
					Fixed Window	Operable Window	Curtainwall or Storefront	Glazed Doors[2]
Envelope	Fenestration	Vertical	Area-Weighted Performance Rating	Max U-factor	0.36	0.46	0.41	0.45
				Max RSHGC	0.25	0.22	0.26	0.23
			Area-Weighted Performance Rating	Min VT	0.42	0.32	0.46	0.17
			Maximum WWR%		40%			
		Skylights			Glass, Curb Mounted	Glass, Deck Mounted	Plastic, Curb Mounted	
			Area-Weighted Performance Rating	Max U-factor	0.58	0.46	0.88	
				Max SHGC	0.25	0.25	NR	
			Area-Weighted Performance Rating	Min VT	0.49	0.49	0.64	
			Maximum SRR%		5%			

SOLAR RADIATION ANALYSIS







GLAZING DEFAULT DATA

TABLE 110.6-A DEFAULT FENESTRATION PRODUCT U-FACTORS

FRAME	PRODUCT TYPE	SINGLE PANE[1,4] U-FACTOR	DOUBLE PANE[1,3,4] U-FACTOR	GLASS BLOCK[2,3] U-FACTOR
Metal	Operable	1.28	0.79	0.87
	Fixed	1.19	0.71	0.72
	Greenhouse/garden window	2.26	1.40	N.A.
	Doors	1.25	0.77	N.A.
	Skylight	1.98	1.30	N.A.
Metal, Thermal Break	Operable	N.A.	0.66	N.A.
	Fixed	N.A.	0.55	N.A.
	Greenhouse/garden window	N.A.	1.12	N.A.
	Doors	N.A.	0.59	N.A.
	Skylight	N.A.	1.11	N.A.
Nonmetal	Operable	0.99	0.58	0.60
	Fixed	1.04	0.55	0.57
	Doors	0.99	0.53	N.A.
	Greenhouse/garden windows	1.94	1.06	N.A.
	Skylight	1.47	0.84	N.A.

[1] For all dual-glazed fenestration products, adjust the listed U-factors as follows:
a. Add 0.05 for products with dividers between panes if space is less than 7/16 inch wide.
b. Add 0.05 to any product with true divided lite (dividers through the panes).
[2] Translucent or transparent panels shall use glass block values when not rated by NFRC 100.
[3] Visible Transmittance (VT) shall be calculated by using Reference Nonresidential Appendix NA6.
[4] Windows with window film applied that is not rated by NFRC 100 shall use the default values from this table.

TABLE 110.6-B DEFAULT SOLAR HEAT GAIN COEFFICIENT (SHGC)

FRAME TYPE	PRODUCT	GLAZING	FENESTRATION PRODUCT SHGC		
			Single Pane[1,3] SHGC	Double Pane[1,3] SHGC	Glass Block[2,3] SHGC
Metal	Operable	Clear	0.80	0.70	0.70
	Fixed	Clear	0.83	0.73	0.73
	Operable	Tinted	0.67	0.59	N.A.
	Fixed	Tinted	0.68	0.60	N.A.
Metal, Thermal Break	Operable	Clear	N.A.	0.63	N.A.
	Fixed	Clear	N.A.	0.69	N.A.
	Operable	Tinted	N.A.	0.53	N.A.
	Fixed	Tinted	N.A.	0.57	N.A.
Nonmetal	Operable	Clear	0.74	0.65	0.70
	Fixed	Clear	0.76	0.67	0.67
	Operable	Tinted	0.60	0.53	N.A.
	Fixed	Tinted	0.63	0.55	N.A.

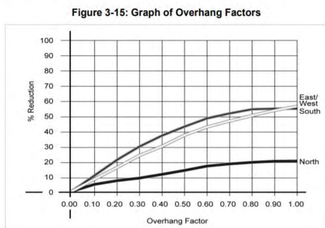
[1] Translucent or transparent panels shall use glass block values when not rated by NFRC 200.
[2] Visible Transmittance (VT) shall be calculated by using Reference Nonresidential Appendix NA6.
[3] Windows with window film applied that is not rated by NFRC 200 shall use the default values from this table

SHADING ALLOWANCE

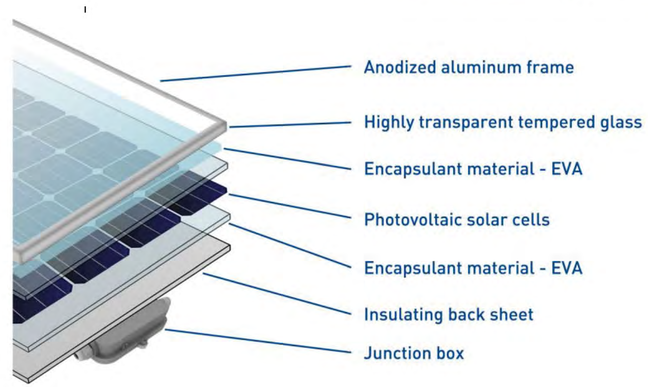
Table 3-18: Overhang Factors

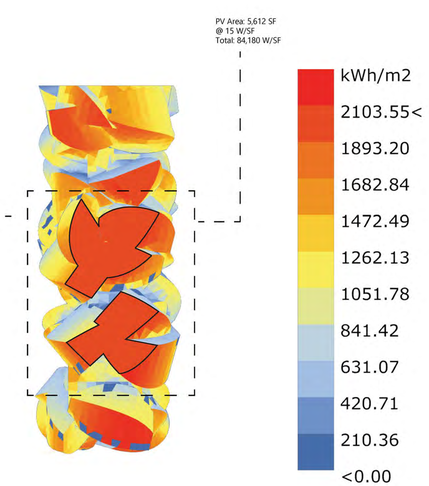
H/V	North	South	East/West
0.00	1.00	1.00	1.00
0.10	0.96	0.88	0.91
0.20	0.93	0.78	0.83
0.30	0.90	0.69	0.76
0.40	0.87	0.62	0.69
0.50	0.85	0.56	0.63
0.60	0.83	0.51	0.57
0.70	0.81	0.47	0.53
0.80	0.80	0.45	0.49
0.90	0.79	0.44	0.46
1.00 or greater	0.79	0.44	0.43

Figure 3-15: Graph of Overhang Factors



PV AREA / CONTINUOUS CRYSTALLINE SILICON





Radiation Analysis
Burbank_Hope_AP_CA_USA_2004
1 JAN 1:00 - 31 DEC 24:00

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
ENVIRONMENTAL SYSTEMS

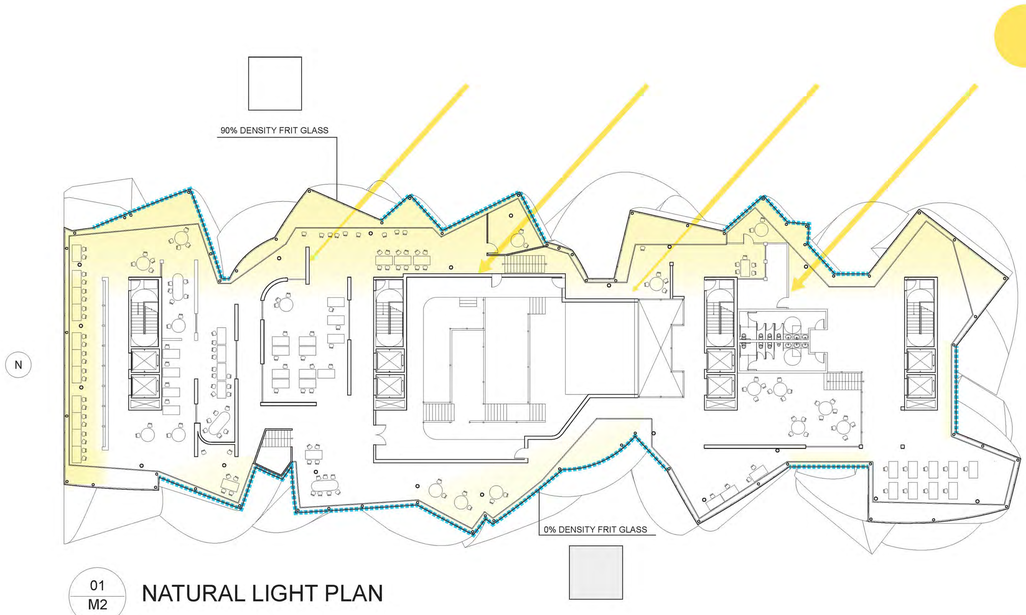
SCALE:
NTS

DRAWING REVISIONS

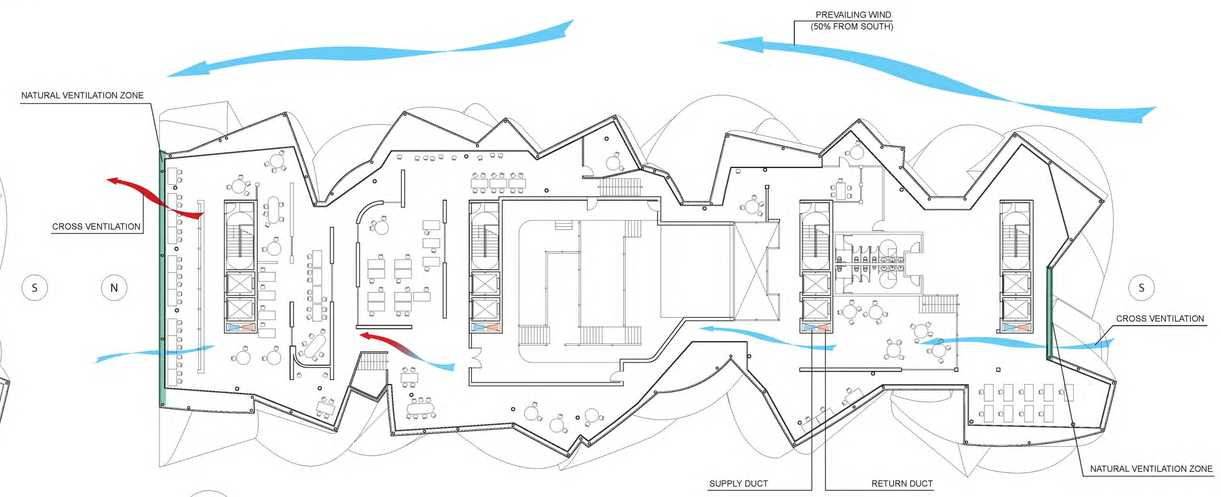
NO.	DESCRIPTION	DATE
1.	A. KOTCH & R. SAITO	03/4/19
2.	A. KOTCH & R. SAITO	03/11/19
3.	A. KOTCH & R. SAITO	04/08/19

SHEET NO.

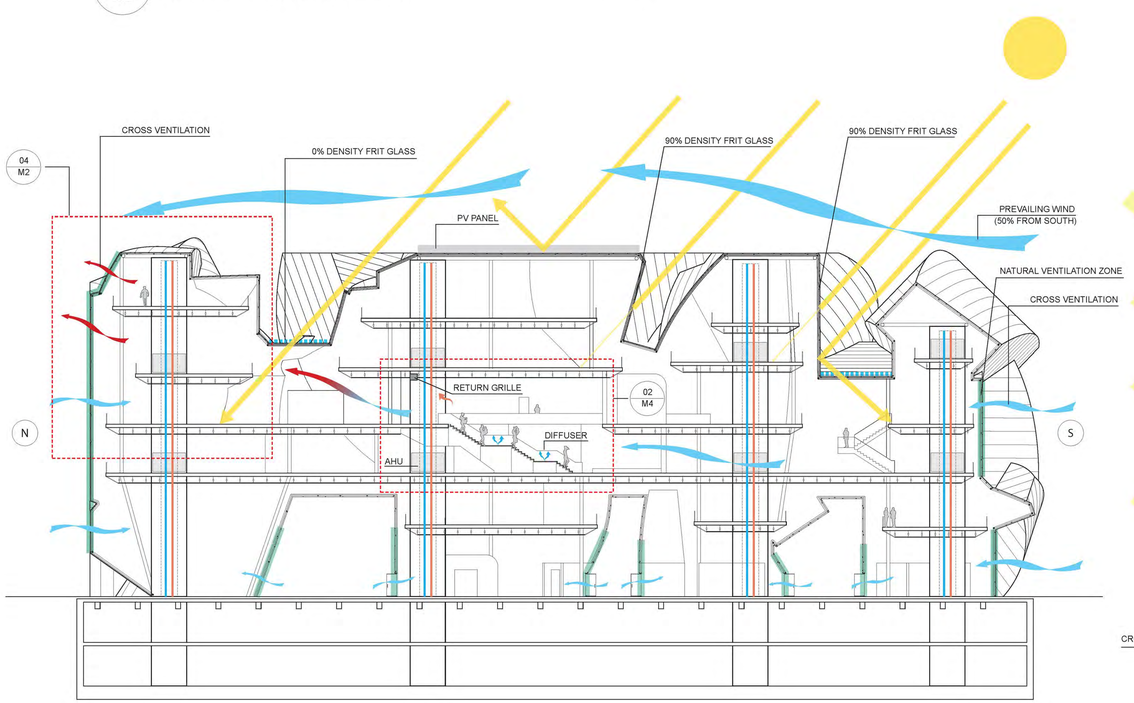
M.01



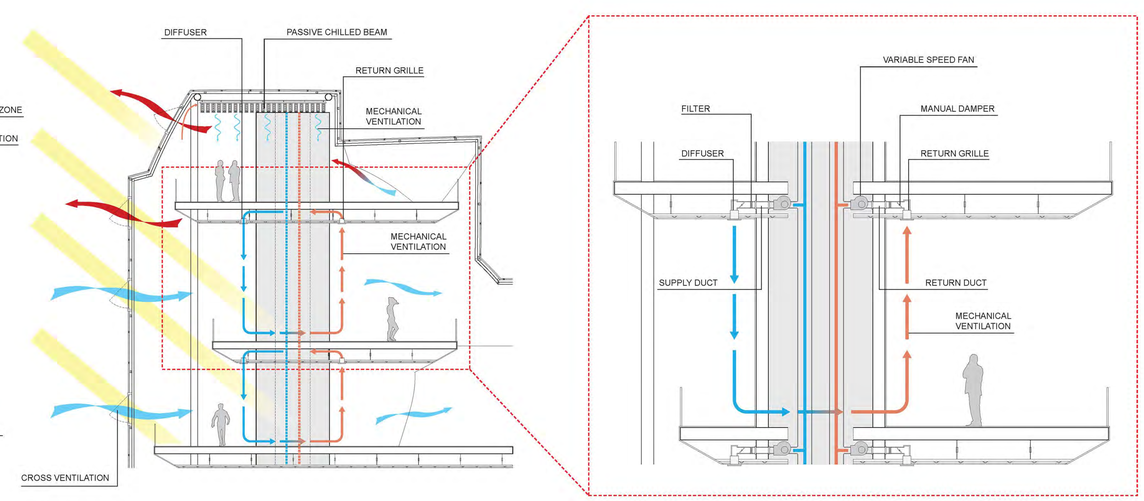
01 / M2 NATURAL LIGHT PLAN



02 / M2 VENTILATION PLAN



03 / M2 NATURAL LIGHT / VENTILATION SECTION



04 / M2 NATURAL LIGHT / VENTILATION DETAIL

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
ENVIRONMENTAL SYSTEMS

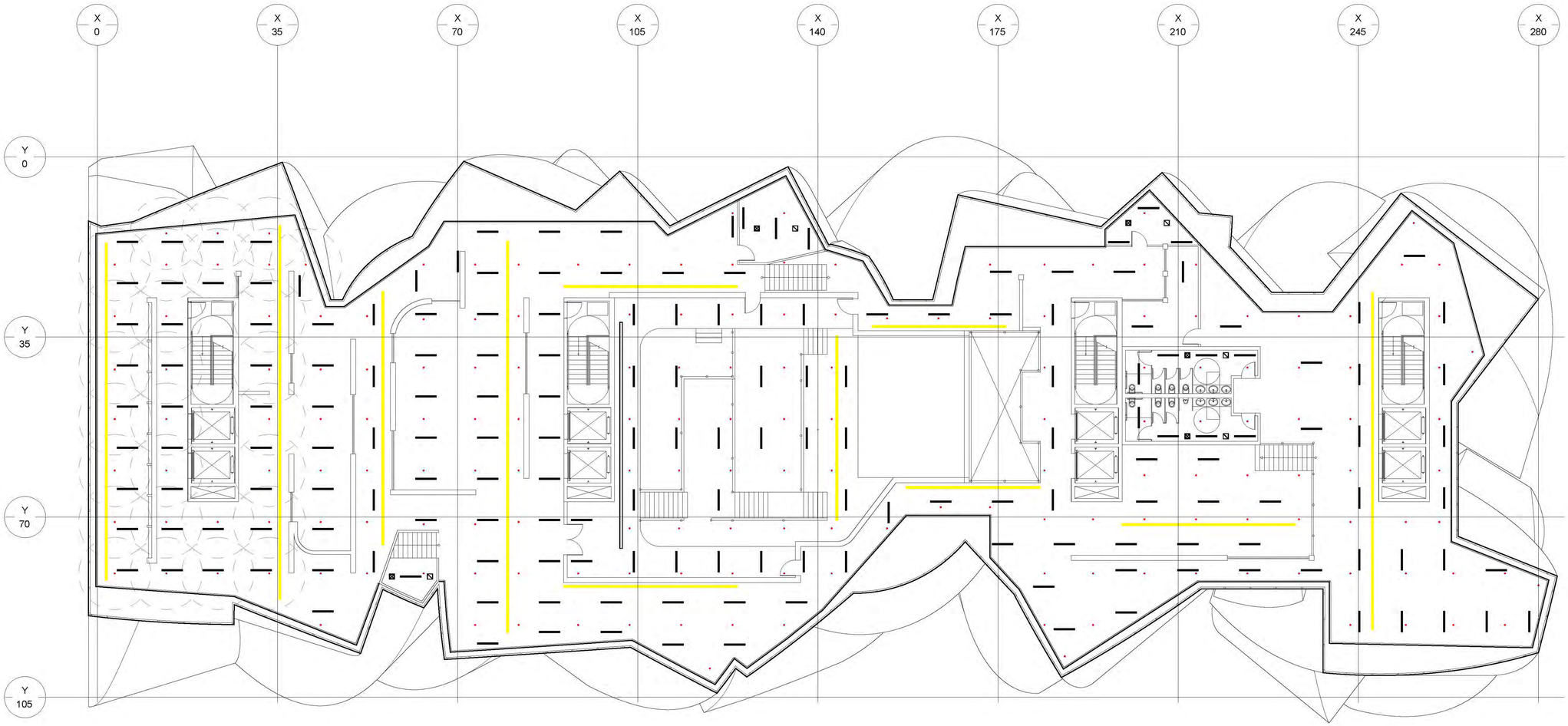
SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	A. KOTCH/R. SAITO	03/11/19
2.	R. SAITO	04/01/19
3.	R. SAITO	04/08/19

SHEET NO.

M.02



LINEAR LED FIXTURE

LINEAR AIR DIFFUSER

SUPPLY AIR DIFFUSER

RETURN AIR DIFFUSER

CONCEALED FIRE SPRINKLERS

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
REFLECTED CEILING PLAN

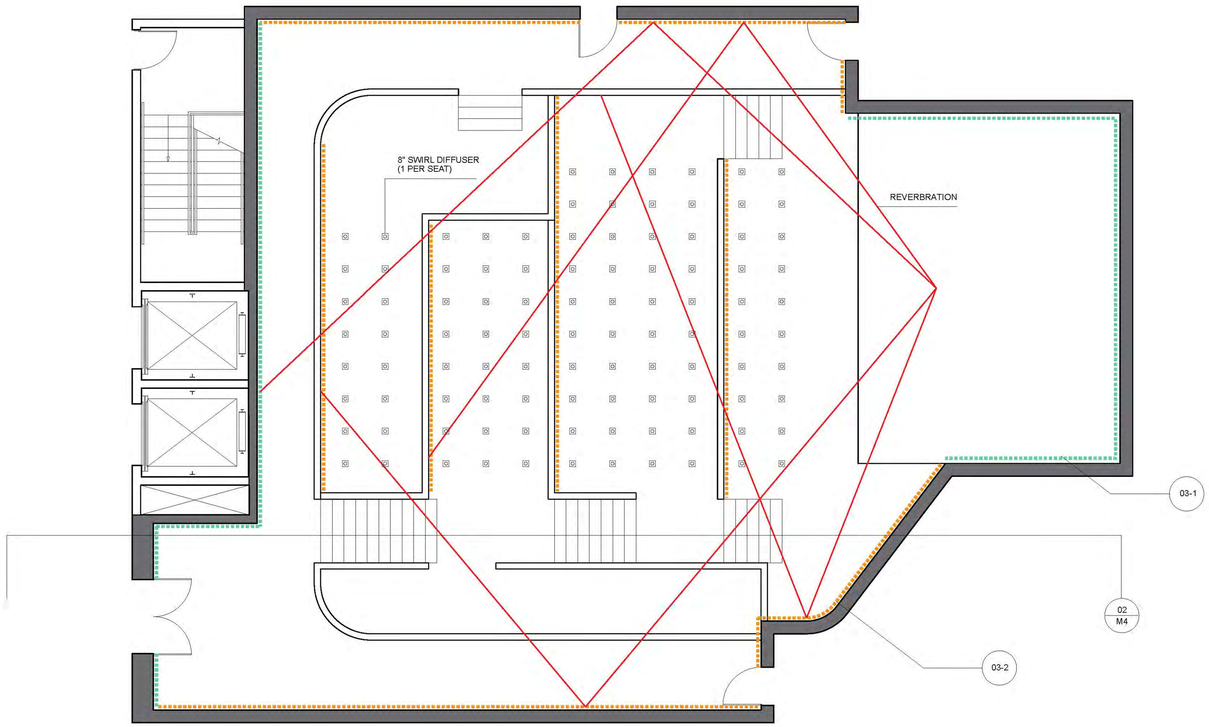
SCALE:
3/32" = 1'-0"

DRAWING REVISIONS

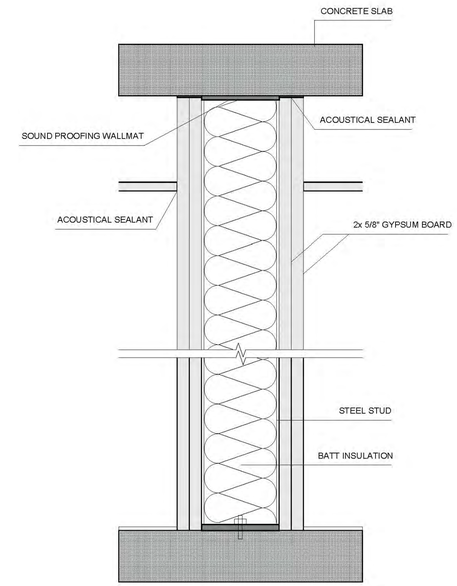
NO.	DESCRIPTION	DATE
1.	A. KOTCH	03/04/19
2.	A. KOTCH	03/11/19
3.	A. KOTCH	04/08/19

SHEET NO.

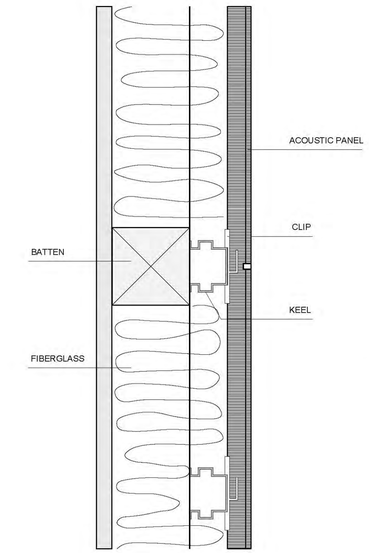
M.03



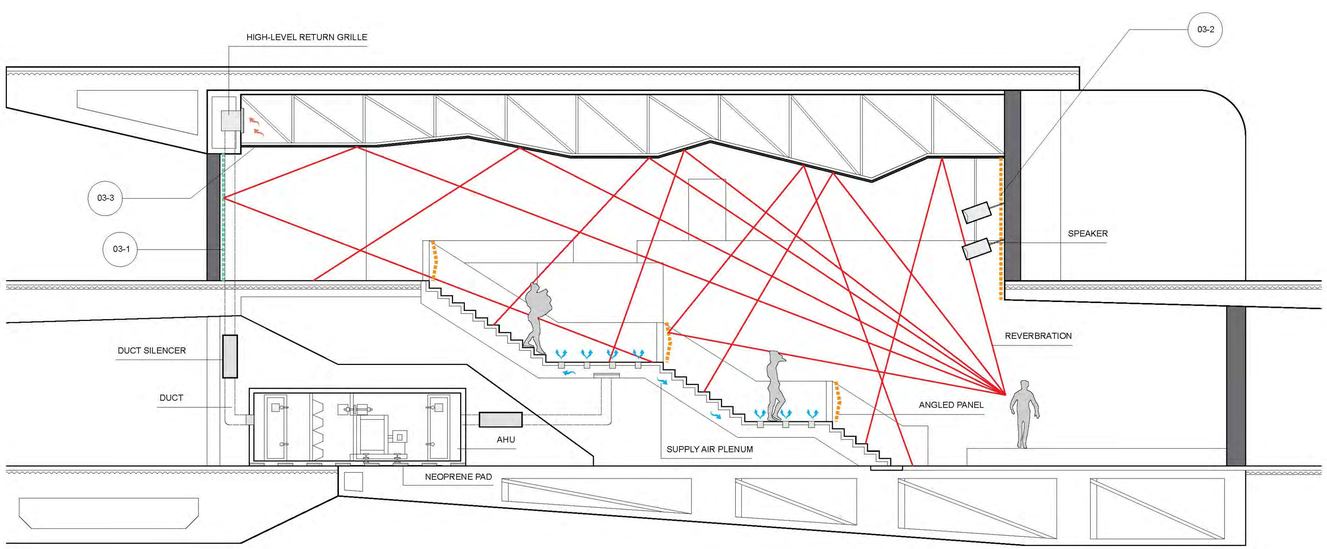
01
M4
AUDITORIUM PLAN



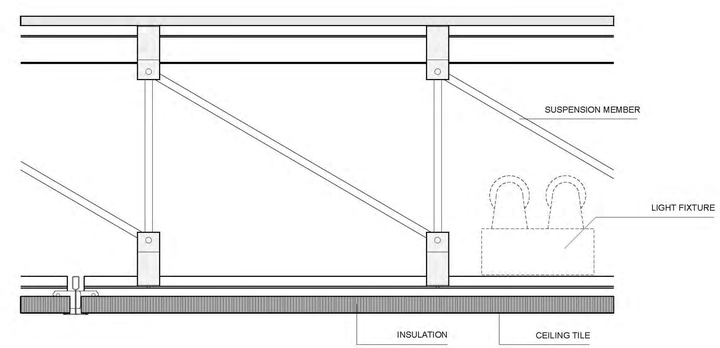
03-1 STC50 WALL SECTION DETAIL



03-2 FIBERGLASS ACOUSTIC PANEL



02
M4
AUDITORIUM SECTION



03-3 ACOUSTIC CEILING PANEL

03
M4
DETAILS

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES
BURBANK, CA

TITLE:
ACOUSTICS

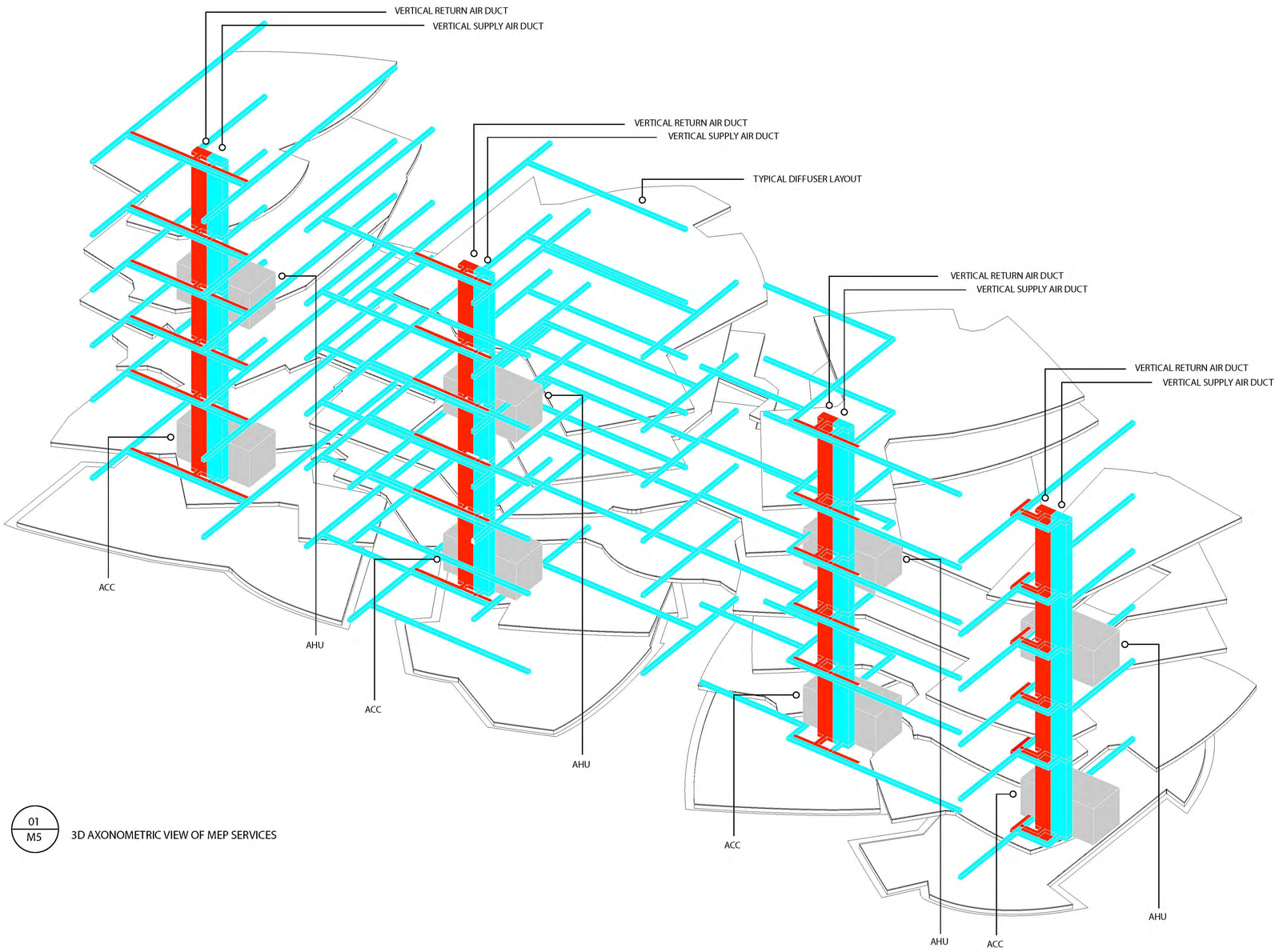
SCALE:
NTS

DRAWING REVISIONS

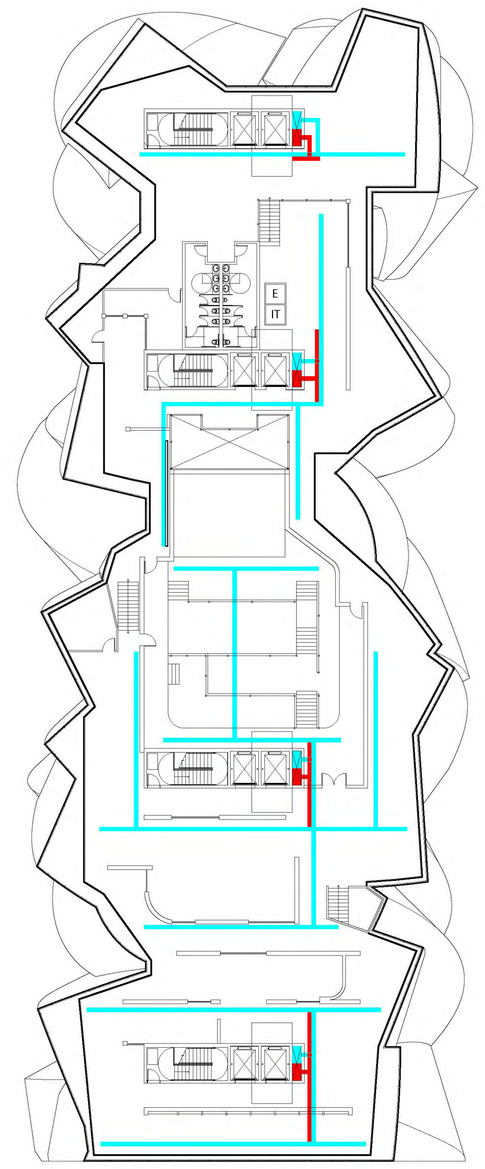
NO.	DESCRIPTION	DATE
1.	R. SAITO	03/11/19
2.	R. SAITO	04/01/19
3.	R. SAITO	04/08/19

SHEET NO.

M.04



01 / M5 3D AXONOMETRIC VIEW OF MEP SERVICES



02 / M5 MEP SERVICES PLAN

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
MECHANICAL SYSTEMS

SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	A. KOTCH	03/11/19
2.	A. KOTCH	03/25/19
3.	A. KOTCH	04/08/19

SHEET NO.

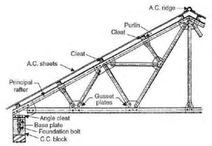
M.05

STEEL FRAMING

POST & BEAM
Post and beam construction is the most usual and widely employed type of steel system.
It is widely employed in construction of simple buildings that have a pre-dominant grid system.
The column center-center distance can vary between 30-60ft.
This type of construction supports a steel deck slab.

PROS
Flexibility in shape
Light weight
Moisture resistance

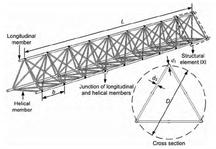
CONS
Corrosion
Relatively high cost
Need for fire protection



TRUSS SYSTEM
A steel frame truss system utilizes a specialized form of rather to greatly expand the span of the steel frame.
The diagonal bracing between two beams allows the truss to be shaped in almost whatever way is needed.
There are two types of trusses, a 2D flat truss and a 3D truss that resembles space frame modules.
A 3D truss usually takes longer spans that a 2D truss. Truss systems usually are employed with other truss or steel posts.

PROS
Extremely long spans
Resistance to lateral forces
Customizable shape and profile

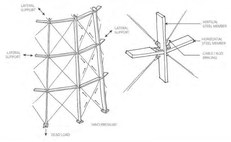
CONS
Very long profile
Dynamics can be tricky
Costly in terms of custom made members



SPACE FRAME
A space frame is a three dimensional truss-like structure that allows for dynamic double-curved shapes and surfaces.
Its lightweight design makes it suitable for dynamically shaped enclosures.

PROS
Lightweight
Can be shaped very dynamically

CONS
Not particularly strong, primarily used to support itself
Expensive as it requires so many joints

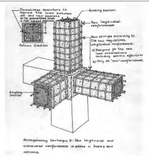


GRID SHELL
The grid shell framing system consists of a three-dimensional geometric grid that acquires its strength through curvature.
It requires a resisting structure to retain its curvature.
It is widely used in the construction of the domes for the courthouse.
Also, it does not have a specific span and is based on formal stability.

PROS
Very shallow profile allows dynamic curving shapes

CONS
Extreme outward lateral forces due to its structure, necessitating either strong supports or attachment to the ground

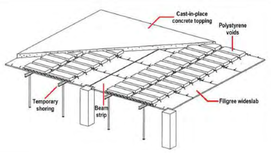
CONCRETE FRAMING



POST AND BEAM
Post and beam construction is widely used in many buildings.
The column spans used are between 30-45ft.

PROS
Water and weather resistant
Suitable material for final finish
Cheap
Low maintenance
Fire resistant

CONS
Heavy
Beams and girders often must be very deep
Labor intensive

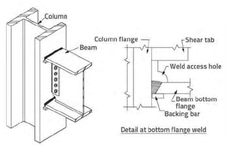


FLAT PLATE
Flat plate construction removes the beams from post and beam construction, placing the slab directly on the columns, which often must be placed much more density as a result. Sometimes the slab's strength is increased through embedded tensioning systems.

PROS
Extremely shallow profile, allowing for much smaller floor-to-floor height

CONS
Limitation on span
Risk of punch-through
Sometimes requiring drop panels
More complicated construction
Difficulty in incorporating apertures in slabs if incorporating tensioning

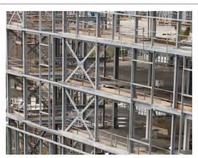
LATERAL FORCE RESISTING SYSTEM

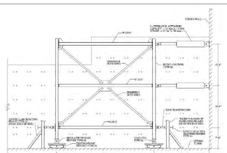


MOMENT FRAME
Moment-resisting frame is a rectilinear assemblage of beams and columns with the beams rigidly connected to the columns.
Resistance to lateral forces is provided primarily by rigid frame that is by the development of bending moment and shear force in the frame members and joints.

PROS
Very sparse structure allowing for more **open floor plans and large apertures**

CONS
Has greater deflection and drift
Produces localized stress concentrations at rigid joints
Requires care in erection of connections in order to resist lateral loads properly

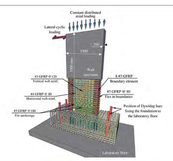




BRACED FRAME
A braced frame is a structural system which is designed primarily to resist wind and earthquake forces.
Members in a braced frame are designed to work in tension and compression similar to a truss.
The bracing can function on both vertical and lateral axes.

PROS
Can be located internally and externally for **flexibility**
Can be located within partition walls
Cheaper to construct than moment frames
Can function at many scales both large and small

CONS
Bracings obstruct fenestration layout
Need for large gusset plates for connections between members

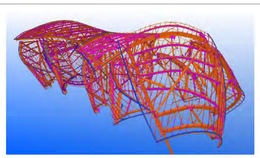


CONCRETE SHEAR WALL
Shear walls resist lateral forces along their long axis.
The most common form of a shear wall structure is a building's concrete core wish resists lateral forces along both axes.

PROS
Cost efficient since only a few shear walls are required
Can provide torsional resistance to structure if symmetrical
Will not obstruct architectural layout

CONS
Produce concentrated stress in the walls since the walls support the whole building's lateral stability
Heavy and solid
Cannot be punctured excessively

WOOD BENGING



GLUED LAMINATED TIMBER
Glued Laminated Timber is a stress-rated engineered wood beam composed of wood laminations that are bonded together with durable, moisture-resistant adhesives.
The grain of the laminations runs parallel with the length of the member.
It is versatile, ranging from simple, straight beams to complex, curved members.

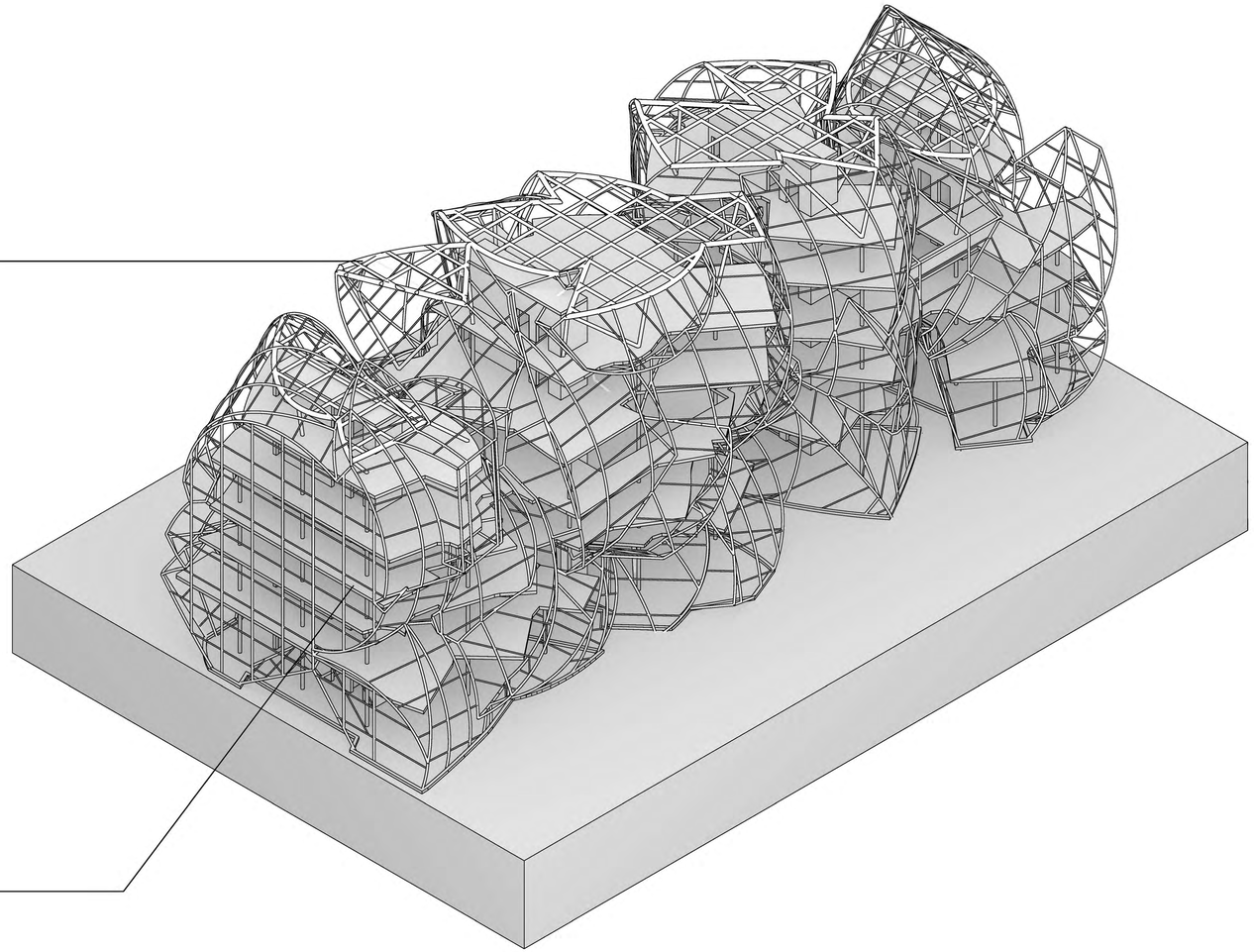
PROS
Low shrinkage of the constructed frame
Aesthetics of timber

CONS
High cost in comparison with other wood
Adhesive of low quality affects the quality of the stratification of laminated timber and its deformation

STEAM BENDING
Steam bending is a technique where strips of wood are steam heated using a steam box.
The applied heat and moisture makes the wood pliable enough to easily bend **around a former to create a specific shape.**
The hardness of the wood will determine how long is required to soak the wood in water. The harder the wood, the more time is needed to fully soak the wood before it can be bent and to prevent it from springing back to its original form.

PROS
Stronger than Glued Laminated Timber

CONS
Limited in the degree of bend it can achieve
Not all species of wood steam-bend well
Less precise than Glued Laminated Timber
Need a mold



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
STRUCTURAL SYSTEM SELECTION

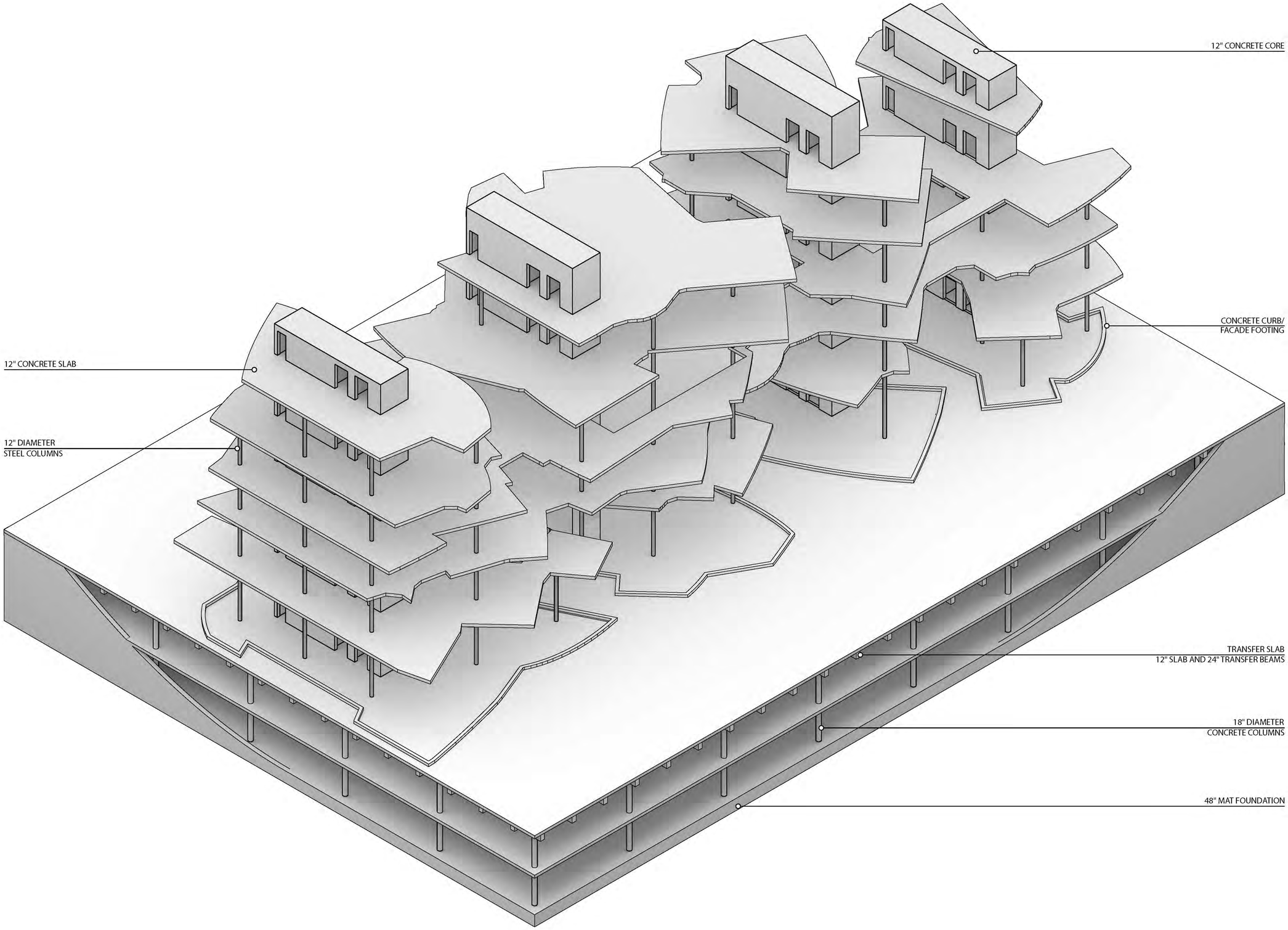
SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	R. SAITO	01/28/19
2.	R. SAITO	02/11/19
3.	W. EVANS	02/25/19
4.	W. EVANS	03/11/19
5.	W. EVANS	04/08/19

SHEET NO.

S.1



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
PRIMARY STRUCTURAL SYSTEM

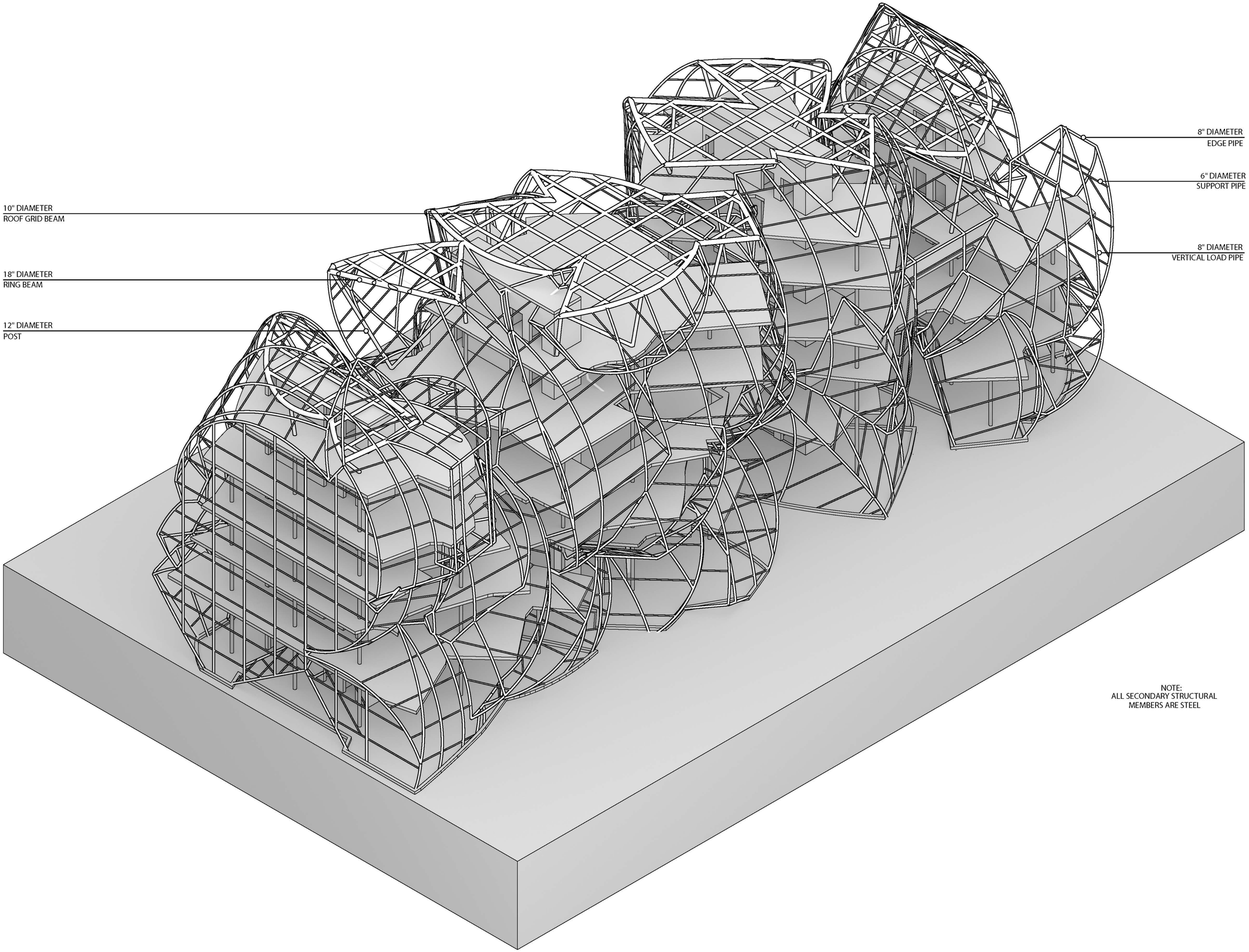
SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	A. KOTCH/Z. MALECKI	01/28/19
2.	Z. MALECKI	02/04/19
3.	Z. MALECKI	02/04/19
4.	Z. MALECKI	02/18/19
5.	Z. MALECKI	02/25/19
6.	W. EVANS	03/04/19
7.	W. EVANS	03/11/19
8.	W. EVANS	03/25/19
9.	W. EVANS	04/08/19

SHEET NO.

S.02



NOTE:
ALL SECONDARY STRUCTURAL MEMBERS ARE STEEL

APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ

345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
SECONDARY STRUCTURAL SYSTEM

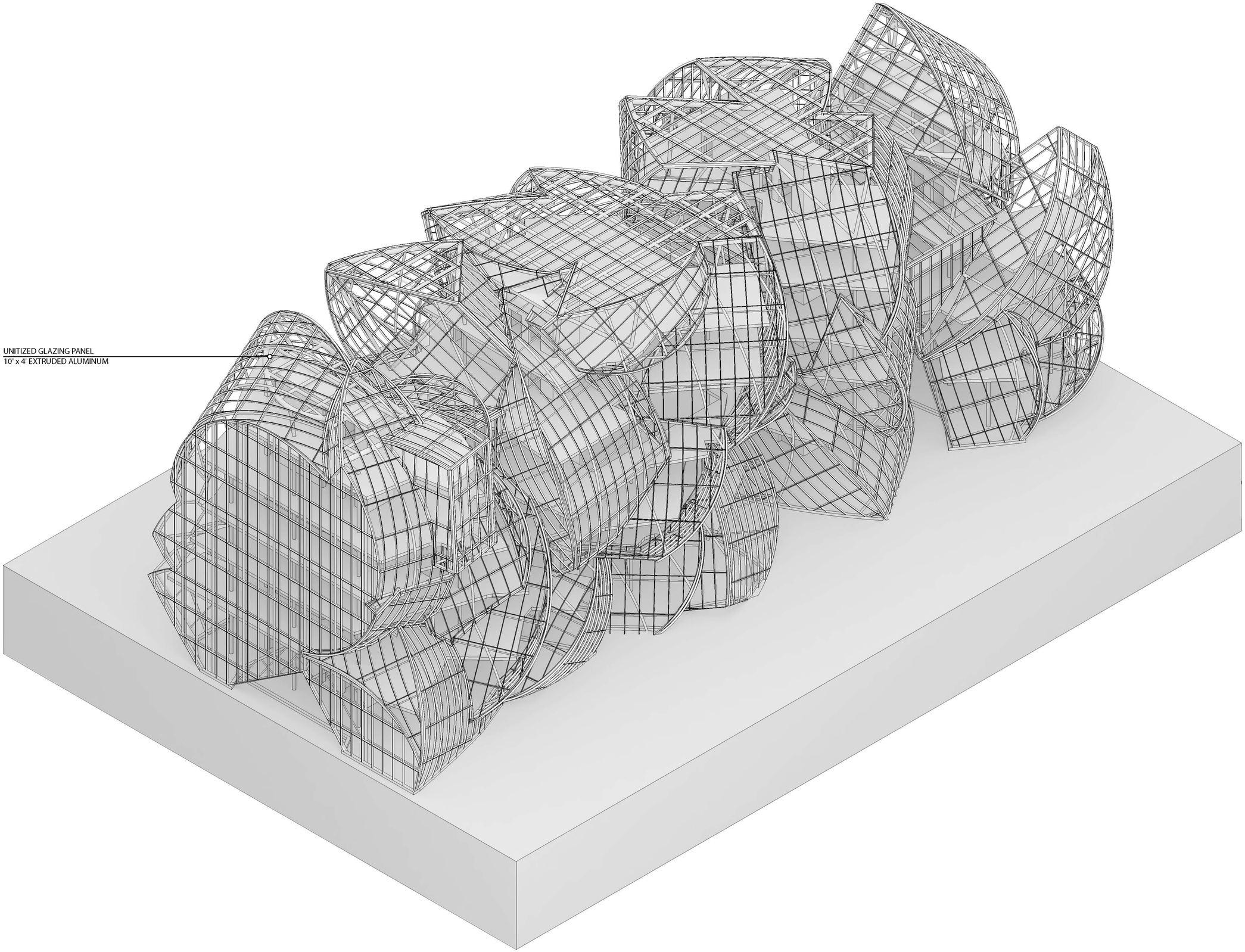
SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	A. KOTCH/Z. MALECKI	01/28/19
2.	A. KOTCH	02/04/19
3.	W. EVANS	02/18/19
4.	W. EVANS	02/25/19
5.	W. EVANS	03/04/19
6.	W. EVANS	03/11/19
7.	W. EVANS	03/25/19
8.	W. EVANS	04/08/19

SHEET NO.

S.03



APPLIED STUDIES
DESIGN DEVELOPMENT
SPRING SEMESTER

INSTRUCTORS:

HERWIG BAUMGARTNER
SCOTT URIU

WARMRZ
345 PARK AVENUE
SAN JOSE, CA 95110

WESLEY EVANS
AMANDA KOTCH
ZOE MALECKI
MAXIMILIAN MARIA
RYUSUKE SAITO
ROBERT SIPCHEN

CONSULTANTS:

MATTHEW MELNYK
JAMEY LYZUN

DISNEY OFFICES BURBANK, CA

TITLE:
TERTIARY STRUCTURAL SYSTEM

SCALE:
NTS

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1.	M. MARIA	01/28/19
2.	M. MARIA	02/25/19
3.	W. EVANS	03/04/19
4.	W. EVANS	03/11/19
5.	W. EVANS	03/25/19
5.	W. EVANS	04/08/19

SHEET NO.

S.04