

Designed For You



7625 S. Dean Martin Drive, Suite #100
Las Vegas, Nevada 89139
office 702.876.0668 fax 702.876.3493

May 2007

architecture/engineering/site
GARY GUY WILSON **AA** planning/interiors
STUDIOS...

Schematic Building Design:

SERVICES

Schematic Site Planning and Schematic Building Design, is where the initial design of the building is established.

Phase 2: Schematic Site Planning, involves the layout of the overall site to determine and analyze the location of building elements, both existing and proposed, to study their juxtaposition and relationships in terms of size, access needs, parking requirements, circulation, traffic patterns, landscaping, and building setbacks from property lines. A schematic site plan is then drawn to depict the proposed building footprint and its location.

Phase 3: Schematic Building Design, is where 3 dimensional projections of the spaces are studied to begin to generate the proposed exterior form and exterior elevations of the facility. This phase addresses building vertical dimensions and the shape and size. It also includes door and window locations, lights, and ventilation.

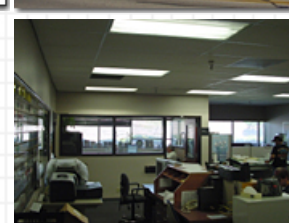
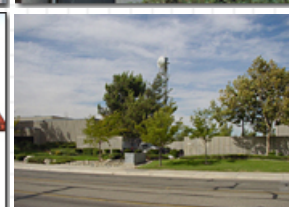
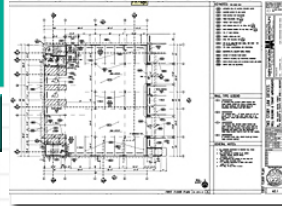
A floor plan is also created that represents interior organization in respect to spaces and their relationship to each other, circulatory patterns, corridors, lighting, ventilation, and means of emergency egress.

Contact Les W. Travis at: (702) 876-0668

What do you use schematic documents for?

Ask The Architect

- Presentation to Planning and Zoning Departments
- Presentation to Proposed Investors
- To Obtain Funding on a Project
- To Pursue Future Tenants
- To Pursue Future Buyers
- To Address Sustainability & Energy Conservation Issues
- Formulate Materials & Cost Estimates
- Determine Building Setbacks From Property Lines
- Adherence to ADA Requirements
- Adherence to Parking Requirements
- Serves As The Final Basic Visual Design



SPOTLIGHT

Client: Dave Toth
Southern California Edison

GGWArchitects² Business Development Professional, Les W. Travis, has brought in many new clients and projects since his arrival in 2002. It's always extra special, however, when the client is a friend and former co-worker. Such is the case with David Toth of Southern California Edison (SCE).

Les was the Supervising Architect at SCE when he and David crossed paths. David fondly recounts, "Les built our Victorville facility 15 years ago."

David and Les rekindled their working relationship in 2005, when SCE became a GGWArchitects² client for a new satellite facility at Victorville. "The existing service center can no longer handle the high volume of growth in the area." Victorville, now considered a "bedroom community to Los Angeles", according to David, "has grown to 5 times its size." The new facility, working in conjunction with the existing service center, will accommodate the growing region's needs.

Originally from Bethlehem, Pennsylvania, David received his Bachelor of Science degree in Civil Engineering from Penn State. He later earned his Masters Degree in Structural Engineering at Lehigh University. In Pennsylvania, David worked at the Three Mile Island nuclear power plant. However, in 1978, David and his wife moved to Southern California to be closer to his wife's family.

David joined SCE 29 years ago as a Construction Manager, rebuilding power plants, and was eventually appointed Manager of Planning, Designing, and Construction. Today, David is Facility Manager, handling all of SCE's remodeling, retrofitting, and/or replacement projects for "non-electric" facilities, i.e. offices, substations etc.

SPOTLIGHT

Project: Victorville Service Center @ Victorville, California

GGWArchitects² is working on a 3-phase project for Southern California Edison. It consists of both interior renovations to 2 areas within an existing, occupied building, as well as an addition to the building to expand their capabilities," explains Architect Wilson. This institutional building for a public municipality has a design, "where the addition is compatible and blends in with the existing building, so it looks like one total, modernized and consistent building."

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