

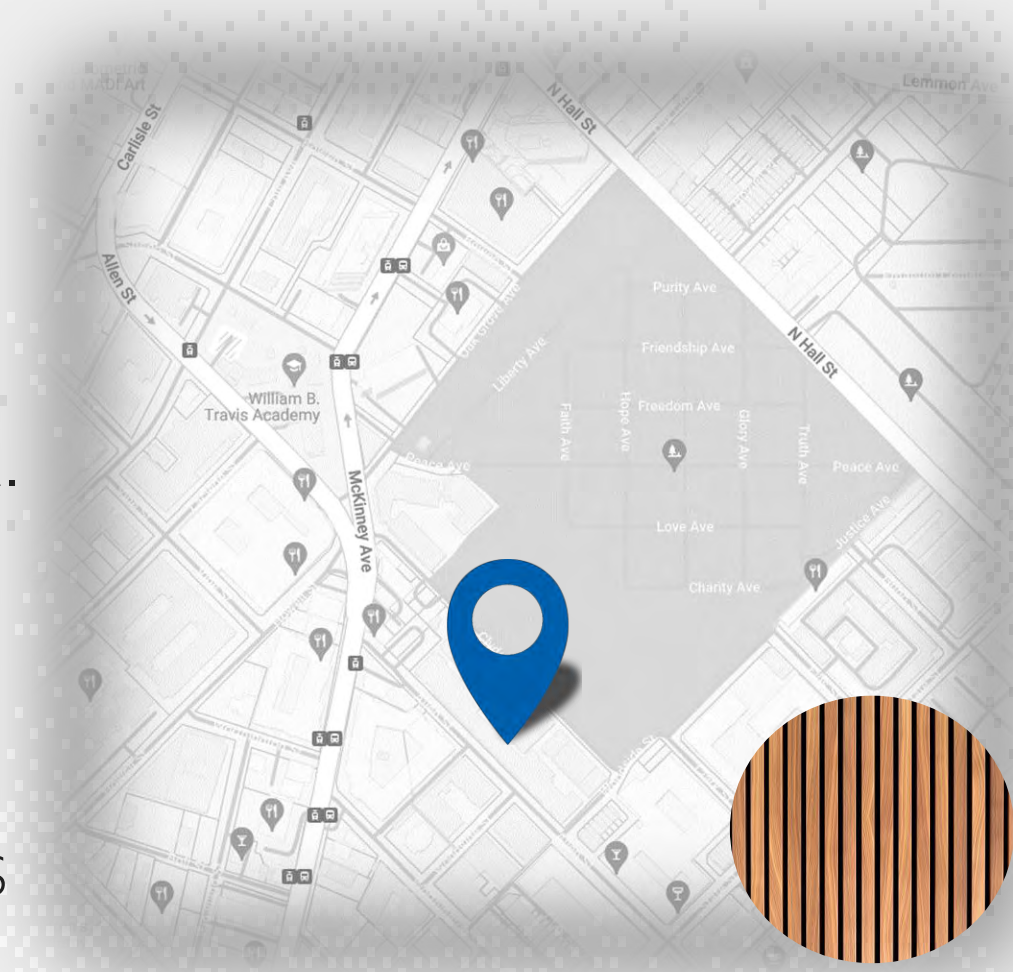
Aug Smith On Main

Joscelyn Gallego



Concept Statement

Aug Smith On Main is an apartment building located in Spartanburg, SC. The project creates a luxurious and comforting atmosphere to accommodate tenants in Dallas, TX. The spaces include amenities both for tenants and the public and create a welcoming and inviting environment. In addition, the project consists of well-thought-out acoustical elements, biophilia, natural lighting, sustainability, and multi-use features



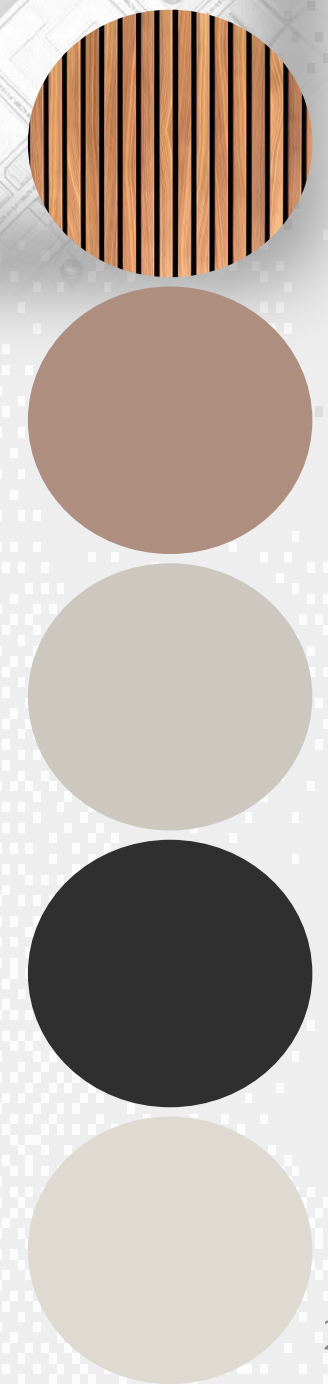
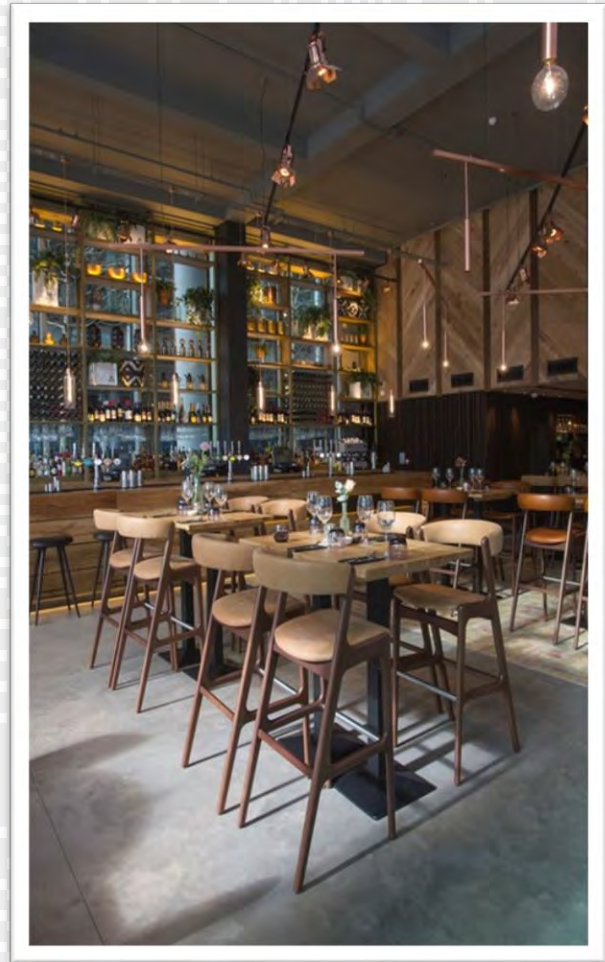
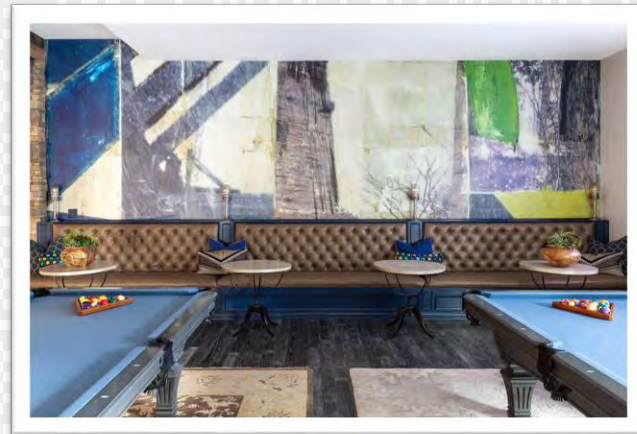
Criteria Matrix

Criteria Matrix For: Aug Smith on Main	SQ. FOOTAGE NEEDS	ADJACENCIES	PUBLIC ACCESS	DAYLIGHT AND/OR VIEWS	PRIVACY	PLUMBING	SPECIAL EQUIPMENT	SPECIAL CONSIDERATIONS	SUSTAINABLE FACTORS
① CAFE	2,148	③⑧	H	Y	N	Y	Y	CONVENIENT TO EVERYONE	USE OF NATURAL MATERIALS
② BAR	462	②③	H	Y	N	N	Y	CONVENIENT TO EVERYONE	ADD PLANTS TO HELP CLEAN THE INDOOR AIR
③ CLUBHOUSE	714	①⑧	M	N	N	Y	N	EASY ACCESS FOR RESIDENCE	USE OF NATURAL MATERIALS
④ LEASING OFFICE	349	③⑥	H	N	Y	N	N		
⑤ GYM	1,197	①⑦	M	Y	N	N	N	EASY ACCESS FOR RESIDENCE	
⑥ DOGGY DAYCARE	1,140	④⑦	M	Y	N	Y	Y		USE OF NATURAL MATERIALS
⑦ MAIL ROOM	588	④⑤	M	Y	N	N	N	EASY ACCESS FOR RESIDENCE	
⑧ RESTROOM	104	CENTRAL	H	N	Y	Y	N		
⑨ APARTMENTS	1,012	REMOTE	L	Y	Y	Y	Y		USE LIGHT COLORED SURFACES TO REFLECT DAYLIGHT
⑩ POOL	1,632	⑧⑩	M	Y	N	Y	Y	EASY ACCESS FOR RESIDENCE	
⑪ OUTDOOR SPACE	925	⑧⑩	M	Y	N	Y	Y	EASY ACCESS FOR RESIDENCE	USE OF NATURAL MATERIALS

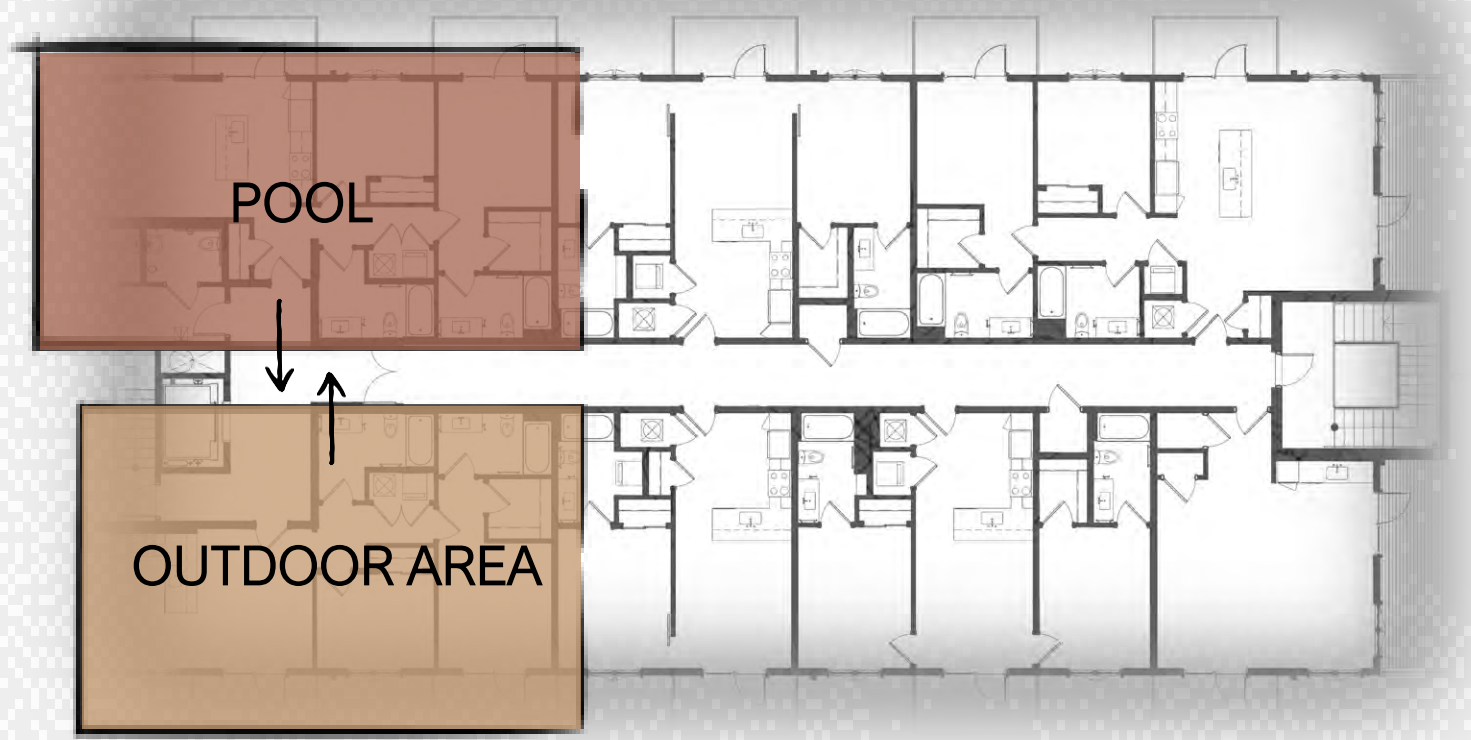
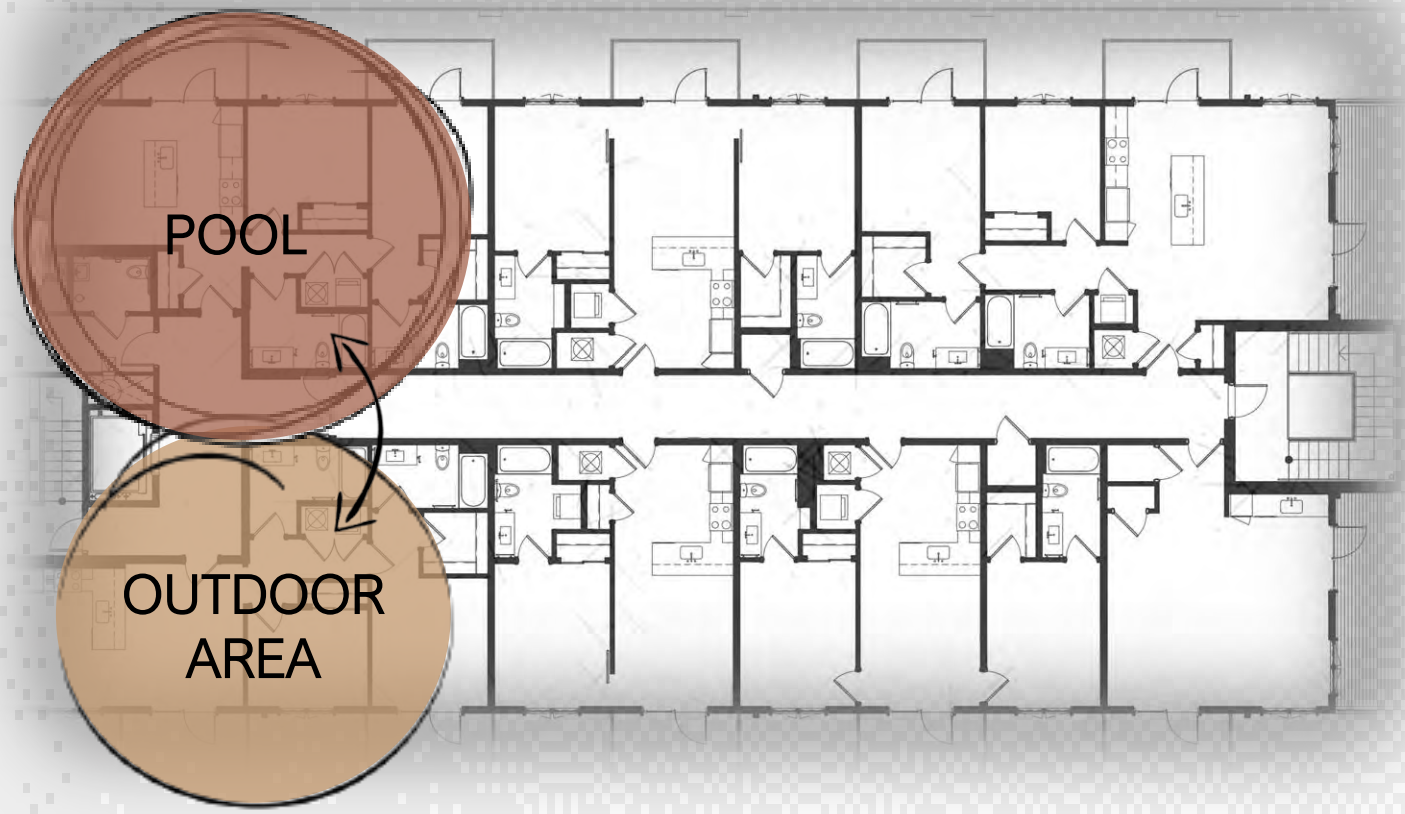
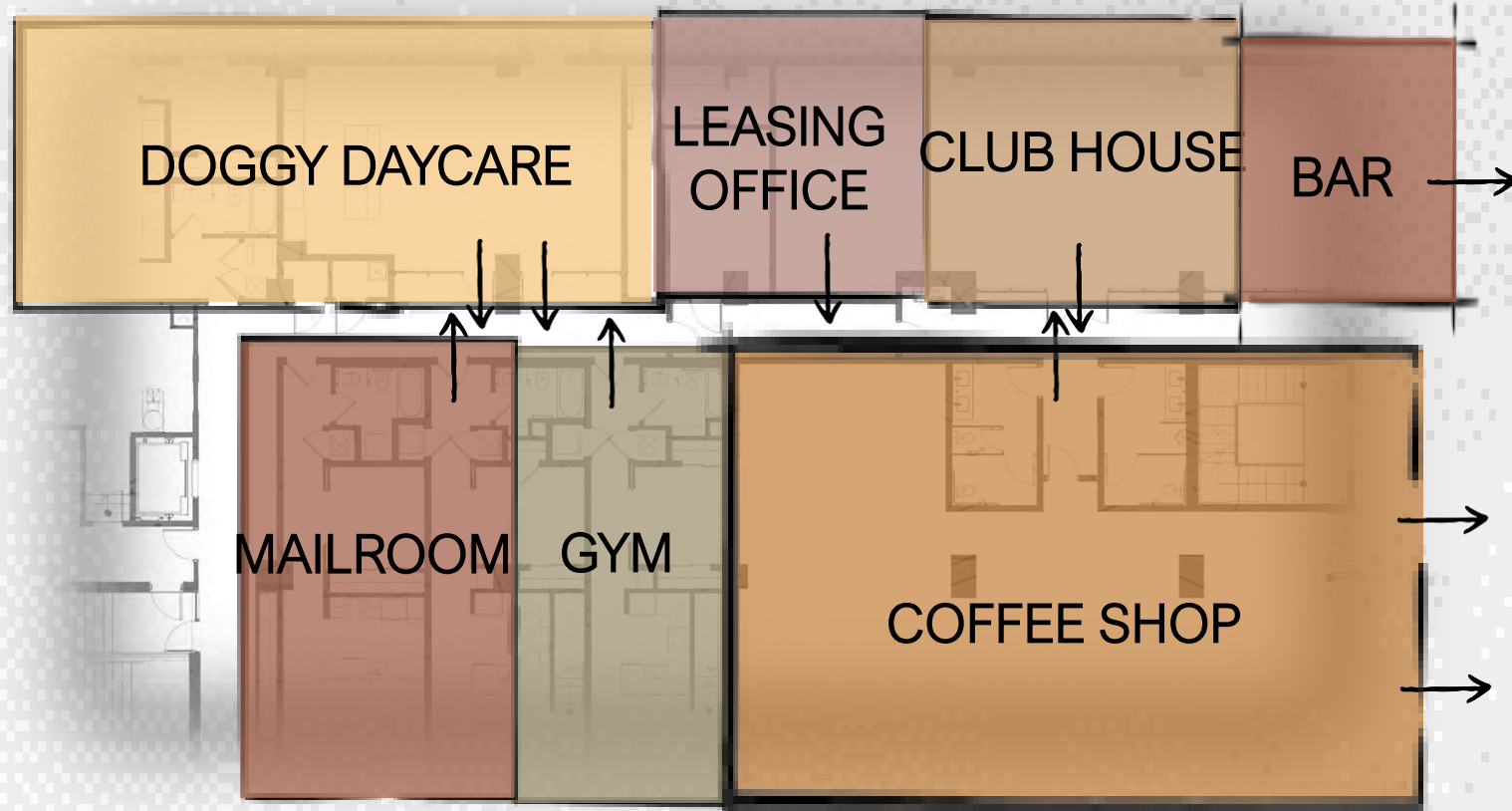
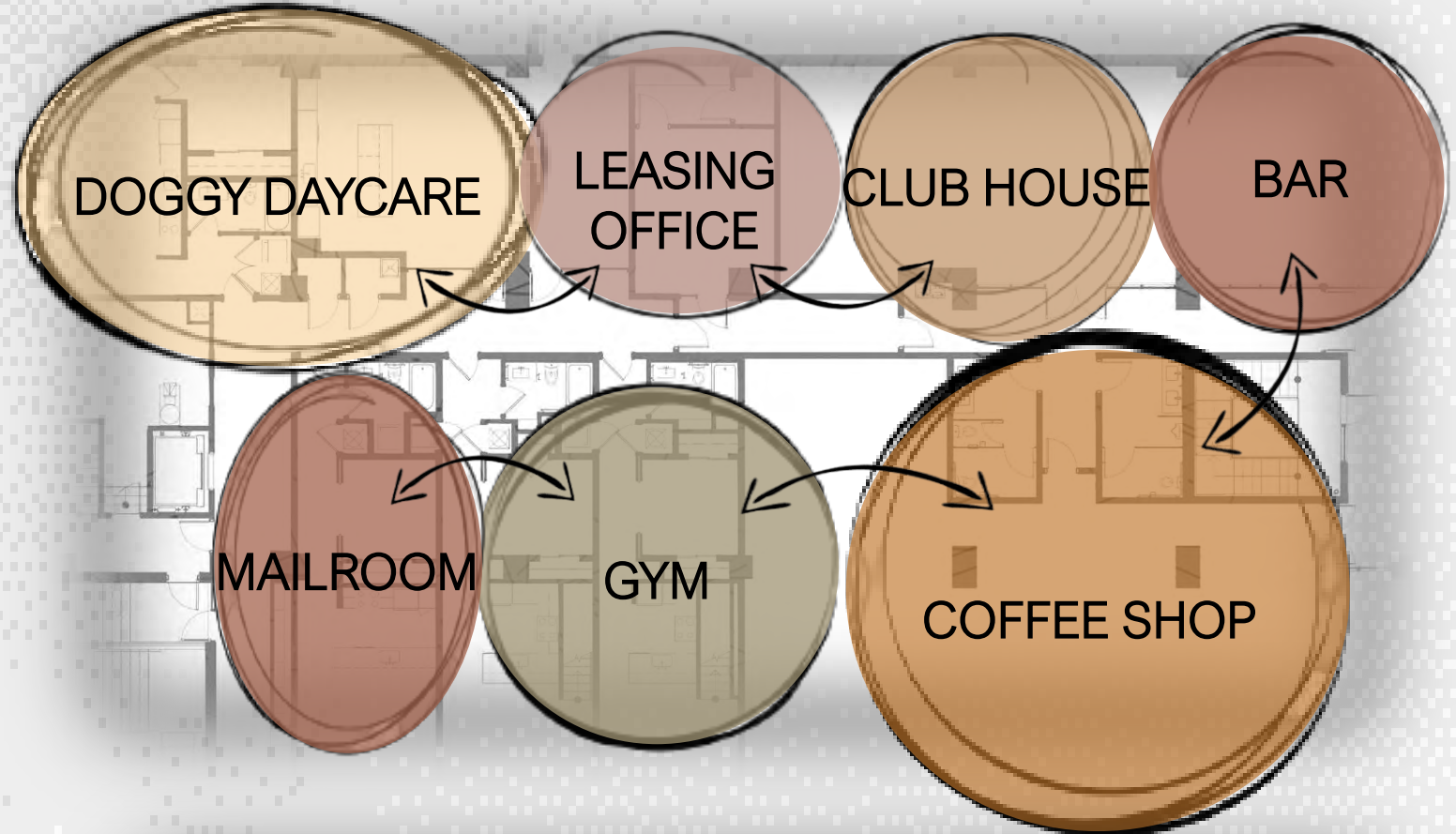
TOTAL SQ. FOOTAGE: 10,271

LEGEND
 H - HIGH
 M - MEDIUM
 L - LOW
 Y - YES
 N - NO
 I - IMPORTANT BUT NOT REQUIRED
 ● - PRIMARY ADJACENCY
 ○ - SECONDARY ADJACENCY
 + - DISTANT ADJACENCY
 = - NO ADJACENCY

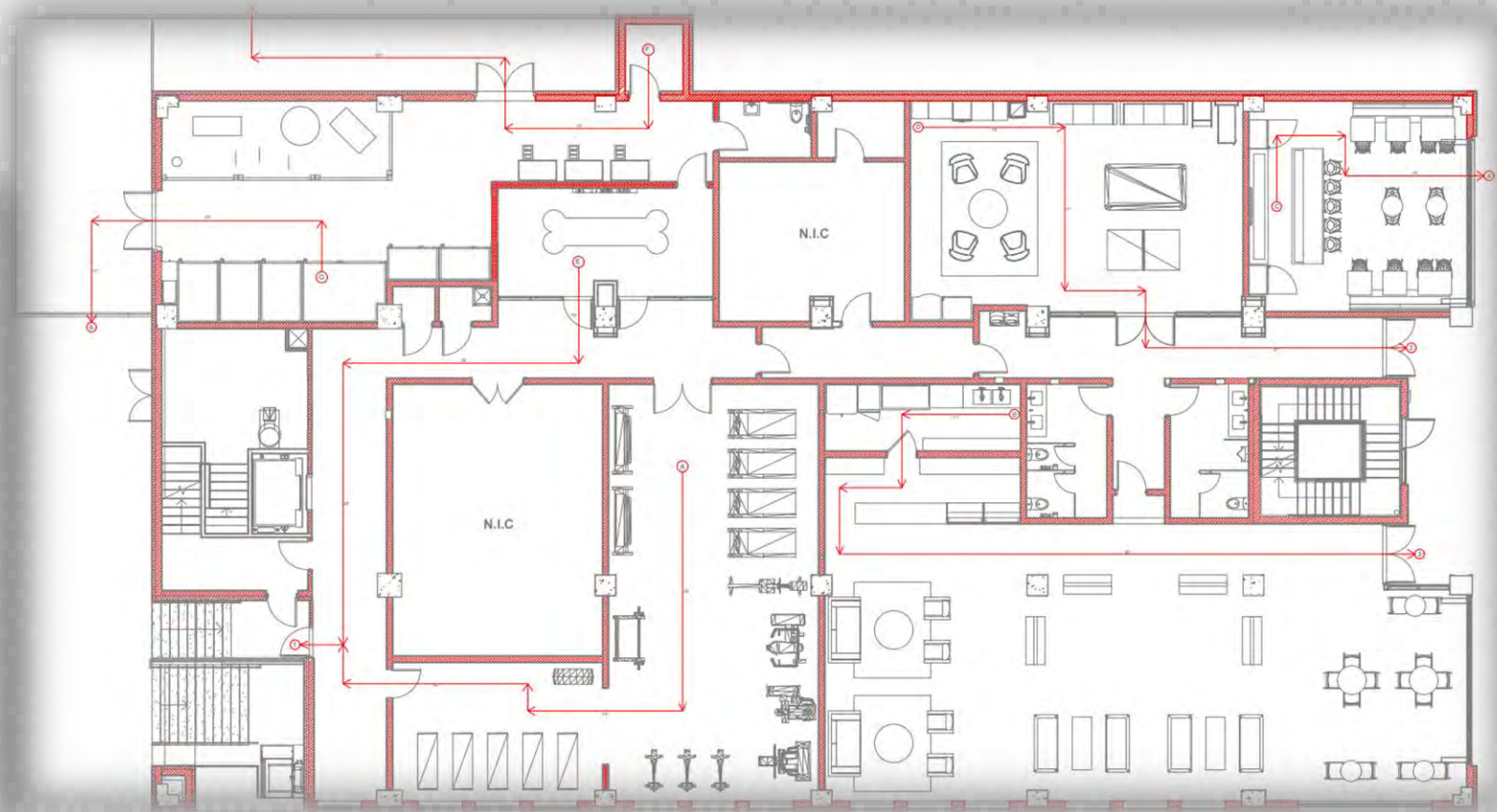
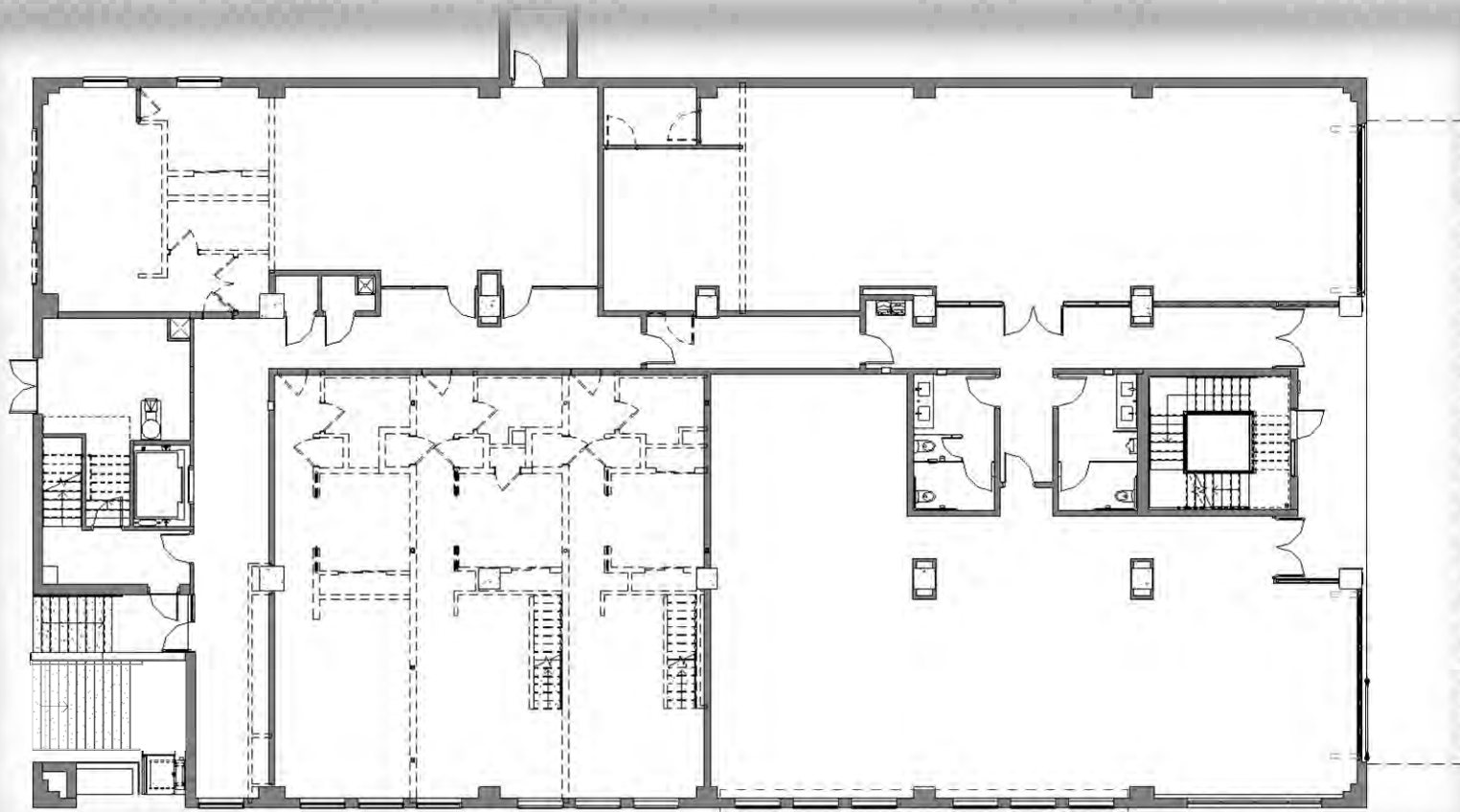
Inspirational Images



Bubble & Blocking Diagrams



FIRST FLOOR



1 FIRST FLOOR – LIFE SAFETY PLAN

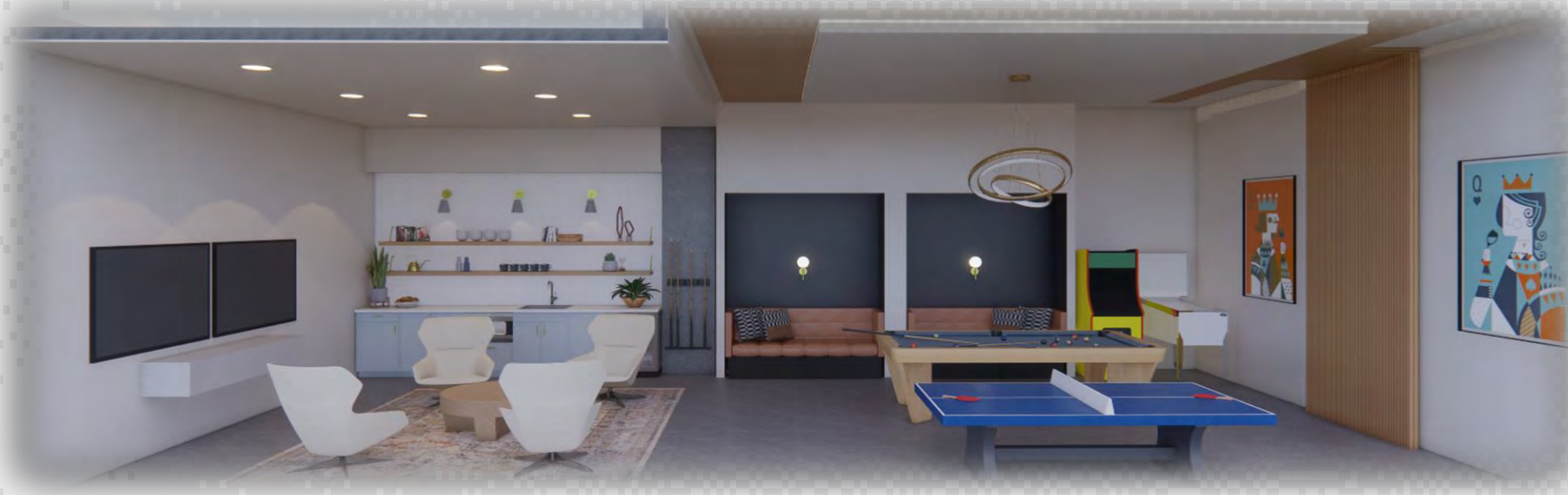
1/8" = 1' - 0" 0 6 12 18 24 30 FT

LIFE SAFETY PLAN LEGEND

- A1 72' C4 33' E1 69' G6 40' FIRE BARRIER - 4 HOUR RATED
- B3 89' D2 67' F5 60' FIRE BARRIER - 3 HOUR RATED
- FIRE BARRIER - 1 HOUR RATED

1 FIRST FLOOR – DEMO PLAN

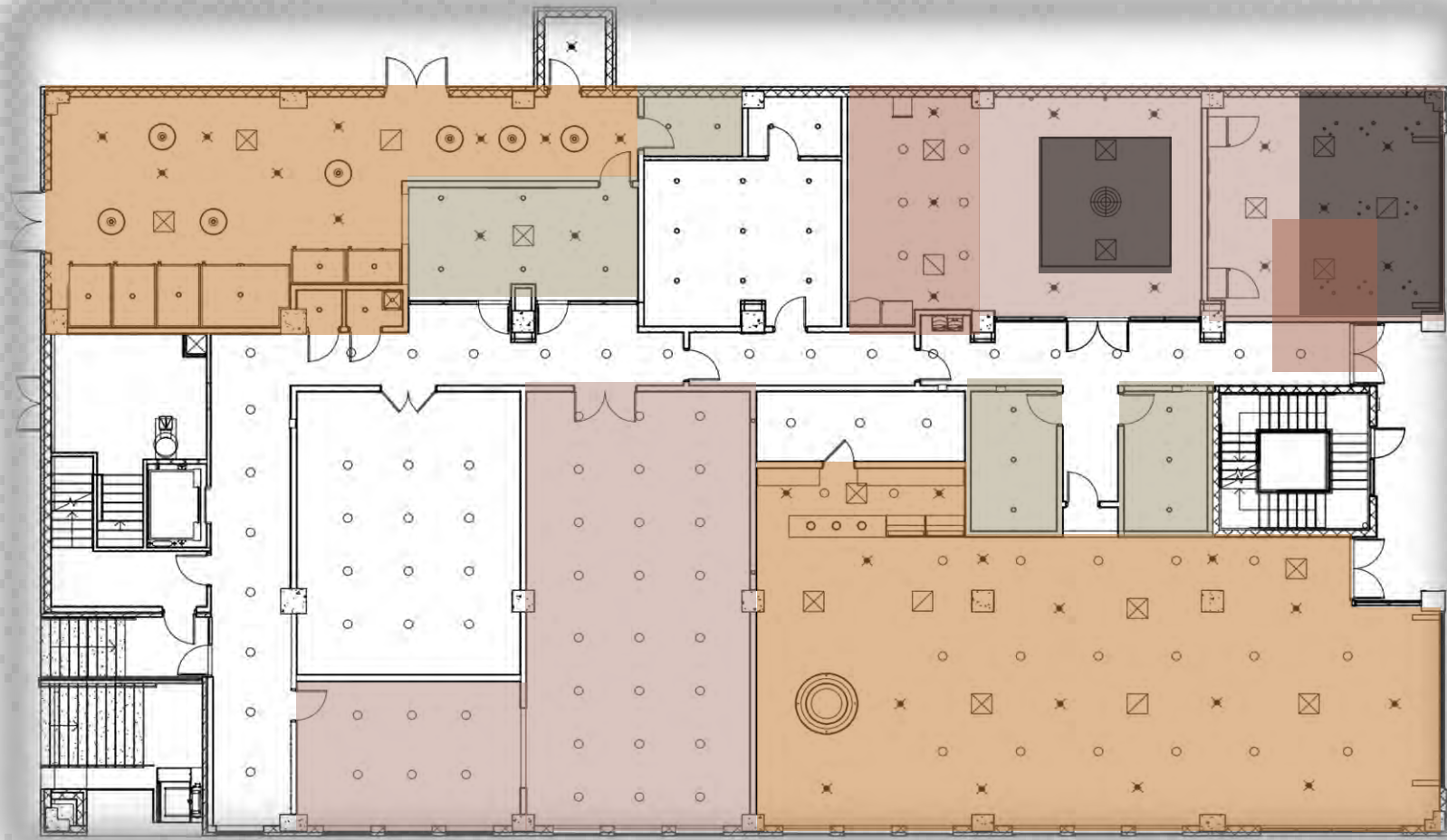
1/8" = 1' - 0" 0 6 12 18 24 30 FT



ID-4
3 CLUBHOUSE PERSPECTIVE SECTION

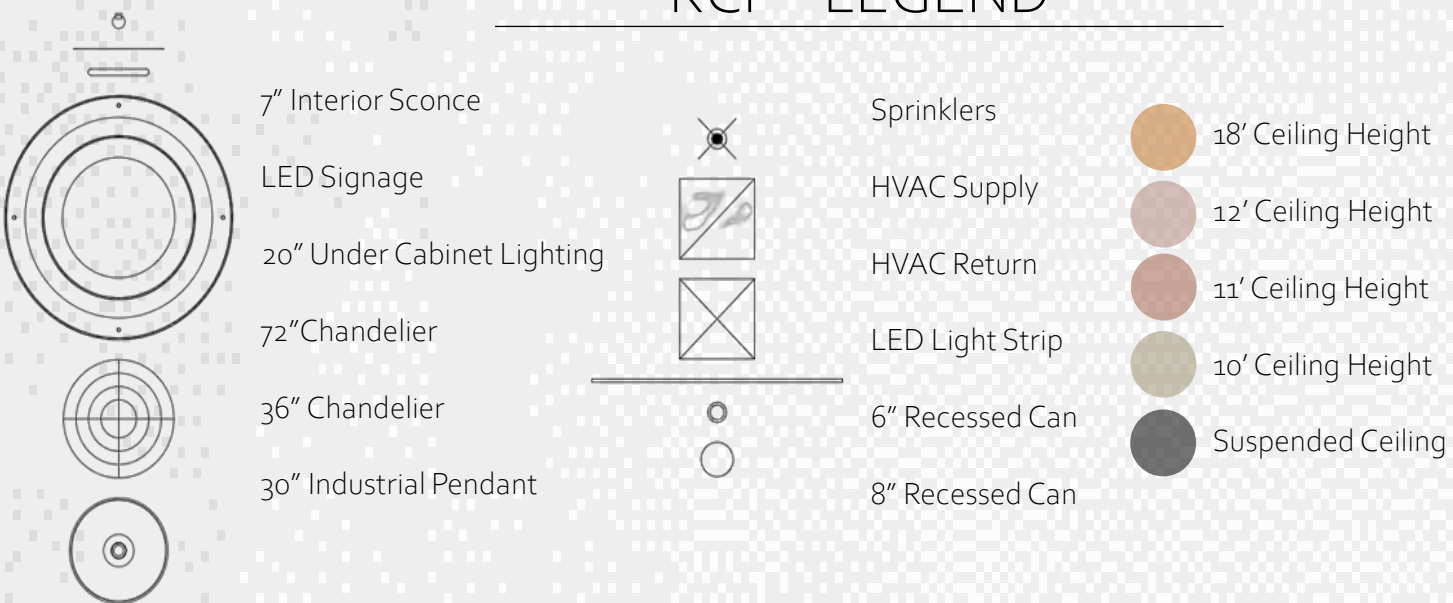
CLUBHOUSE RENDERING

FIRST FLOOR



1 FIRST FLOOR – RCP
 1/8" = 1' - 0" 0 6 12 18 24 30 FT

RCP - LEGEND



Exposed bulbs located 2', 3', and 4' above seating areas
 Used to create movement and mood



LITFAD SCANDINAVIA STYLE BAR-STOOL
 CROWWORKS FIXED POST BAR TABLE

Suspended grid ceilings
 Located 14", 16", and 18" from conventional ceiling
 Used to create visual interest and accommodate acoustical aspects



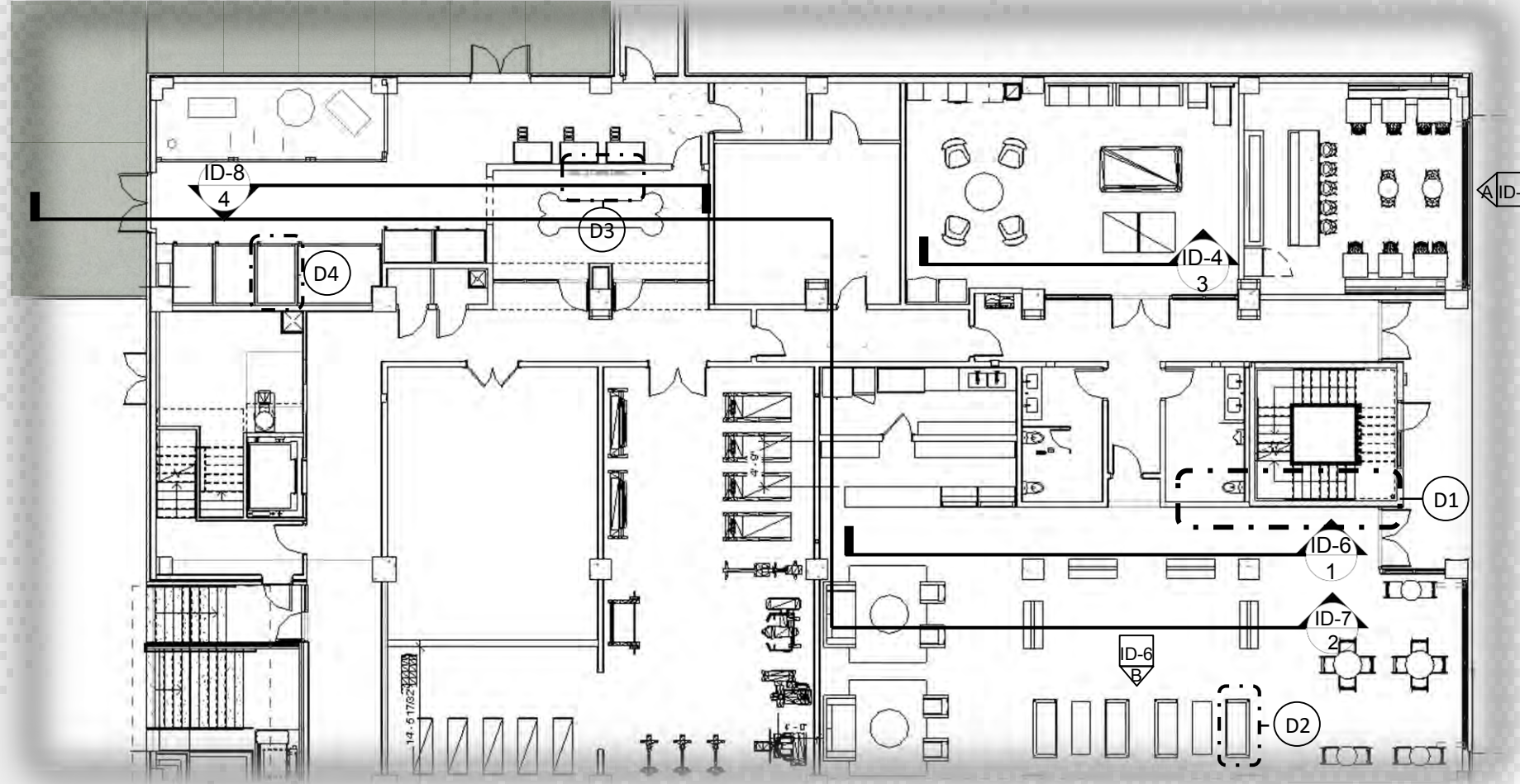
ID-5
 A BAR ELEVATION

1/8" = 1' - 0" 0 6 12 18 24 30 FT

BAR RENDERING

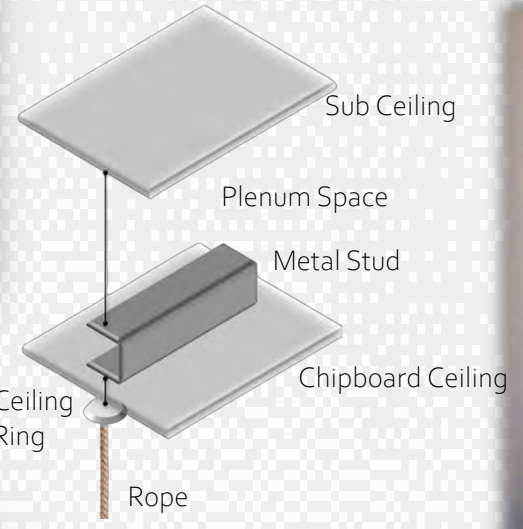


FIRST FLOOR



① FIRST FLOOR – FURNITURE PLAN
1/8" = 1' - 0" 0 6 12 18 24 30 FT

CAFÉ RENDERING



② SWING - DETAIL



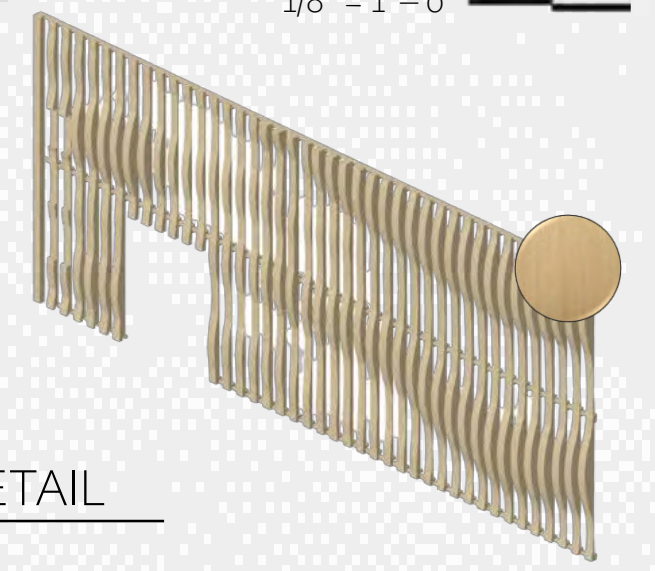
③ CAFÉ ELEVATION
1/8" = 1' - 0" 0 6 12



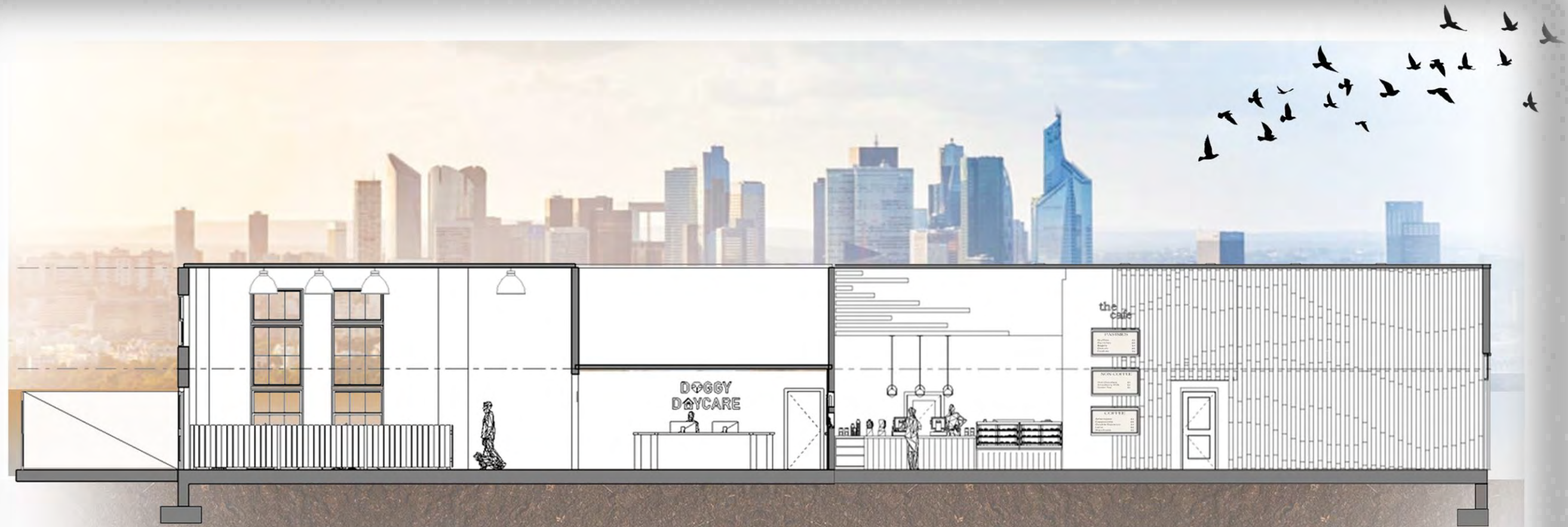
④ CAFÉ SECTION
1/8" = 1' - 0" 0 6 12 18 24 30 FT

- Custom-designed wood feature wall
- Natural oak wood
- Quarter saw cut
- Poly protected
- Custom cuts for café signage
- Used to create movement and accommodate acoustical aspects

⑤ 3D WOOD FEATURE - DETAIL



FIRST FLOOR



ID-7
2

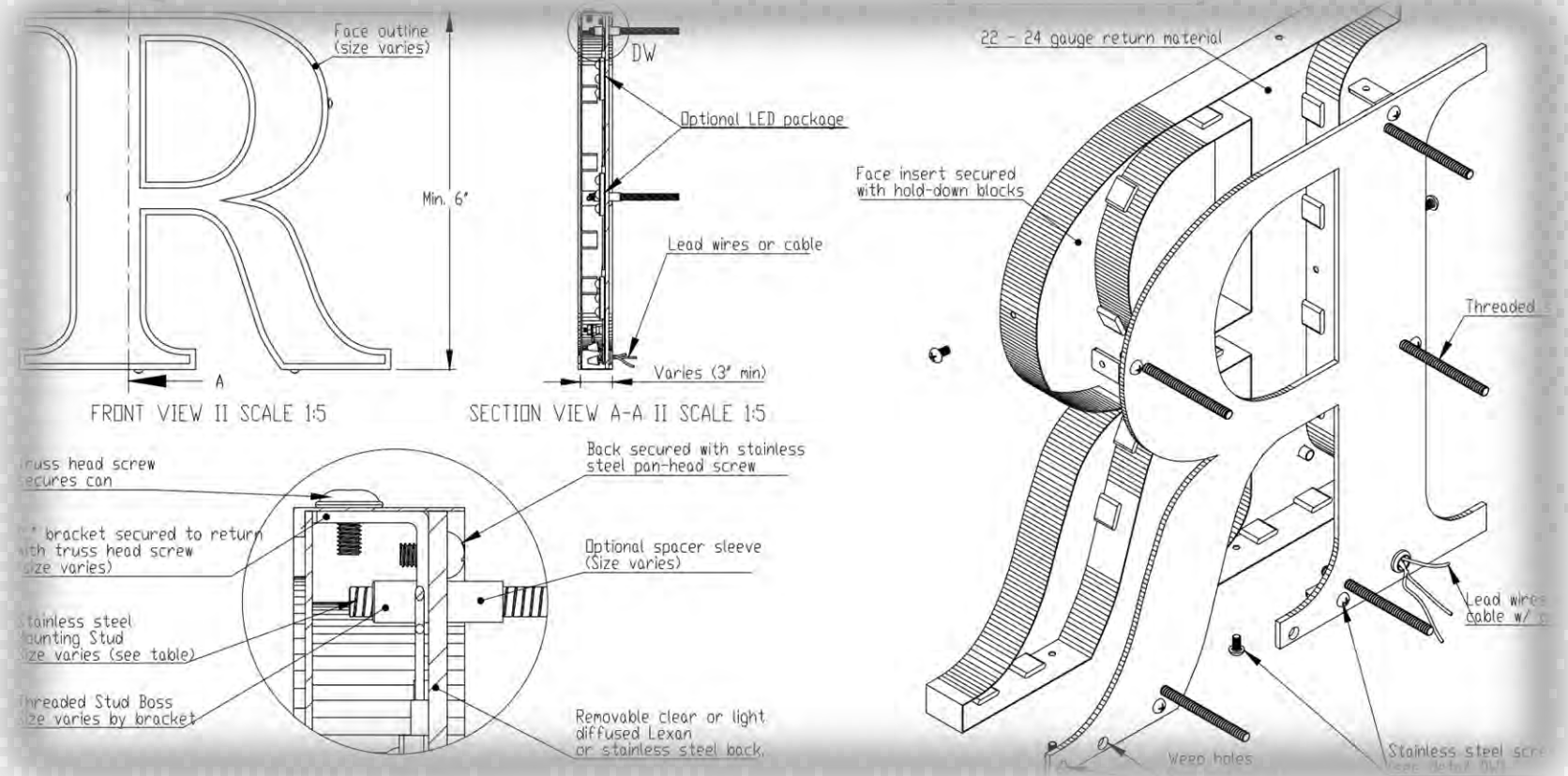
FIRST FLOOR - CROSS SECTION

1/8" = 1' - 0" 0 6 12 18 24 30 FT

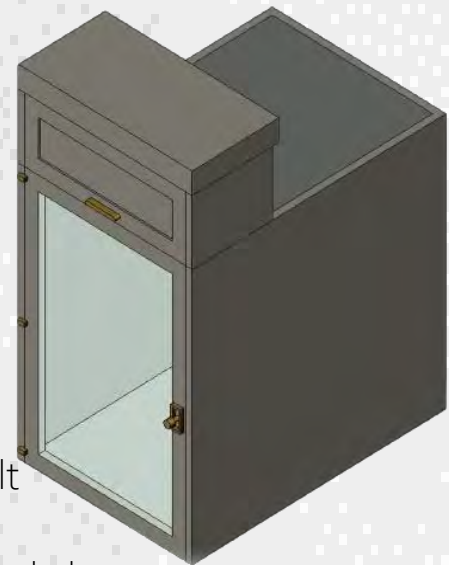
FIRST FLOOR



DOGGY DAYCARE RENDERING



D3 LED SIGN - DETAIL



- Kennels
- 52" X 76"
- Custom built
- 6' ceilings
- Cabinet panel above
- Handles – Brass finish
- Glass door panels
- Cabinet color – Urbane Bronze
- Used to create a luxurious stay for guests



DOGGY DAYCARE SECTION

D4 KENNEL ANNOTATIONS

ID-3
4

1/8" = 1' - 0" 0 6 12 18 24 30 FT

SECOND FLOOR



① SECOND FLOOR – LIFE SAFETY

1/8" = 1' - 0" 0 6 12 18 24 30 FT

LIFE SAFETY PLAN LEGEND

① → ② 113'

-  FIRE BARRIER - 4 HOUR RATED
-  FIRE BARRIER - 3 HOUR RATED
-  FIRE BARRIER - 1 HOUR RATED



MOEN
PULL DOWN
BLACK MATTE
KITCHEN FAUCET



① ID-9
C KITCHEN ELEVATION
3/4" = 1' - 0" 0 1 2 3



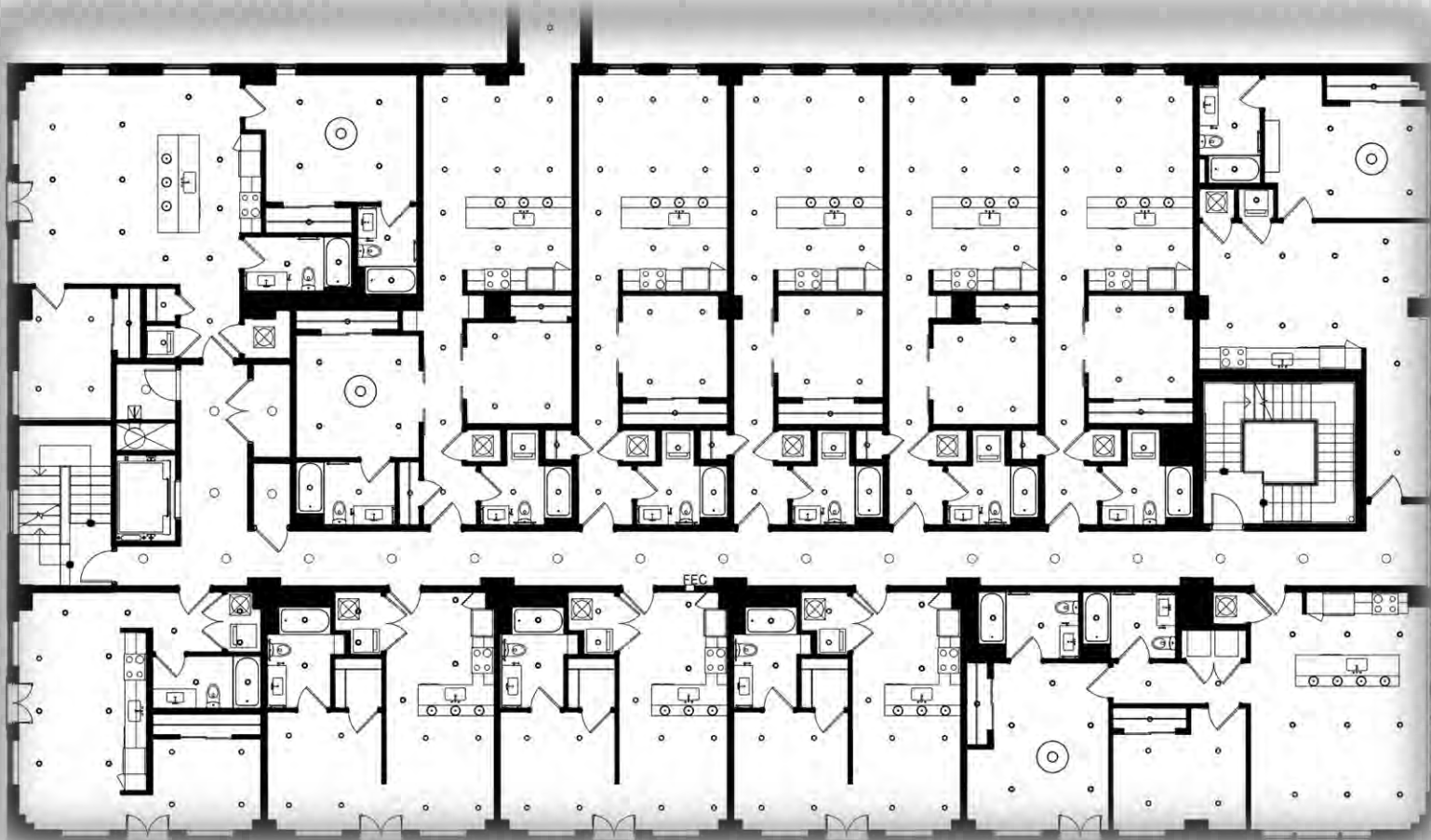
① SECOND FLOOR – FURNITURE PLAN

1/8" = 1' - 0" 0 6 12 18 24 30 FT

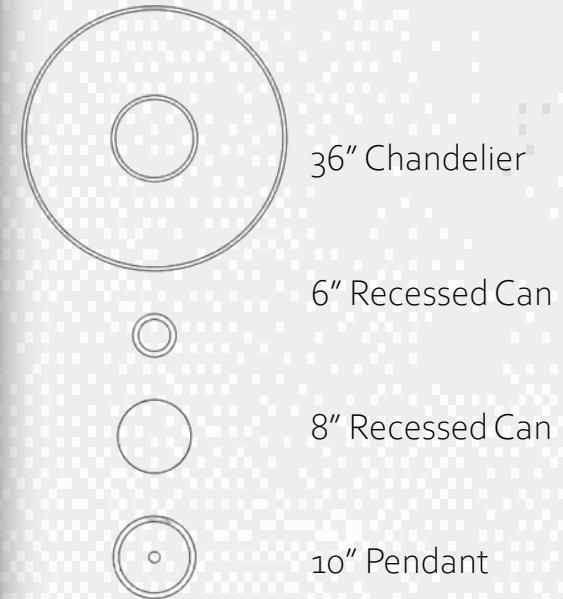


KITCHEN RENDERING

SECOND FLOOR



RCP - LEGEND



BATHROOM RENDERING

2

SECOND FLOOR – RCP

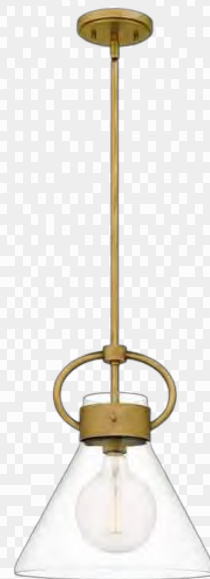
1/8" = 1' - 0" 0 6 12 18 24 30 FT



LIVEX LIGHTING
MEADOW 3 LIGHT CHANDELIER



ARCHIOLOGY
DENIZ GLASS TABLE LAMP

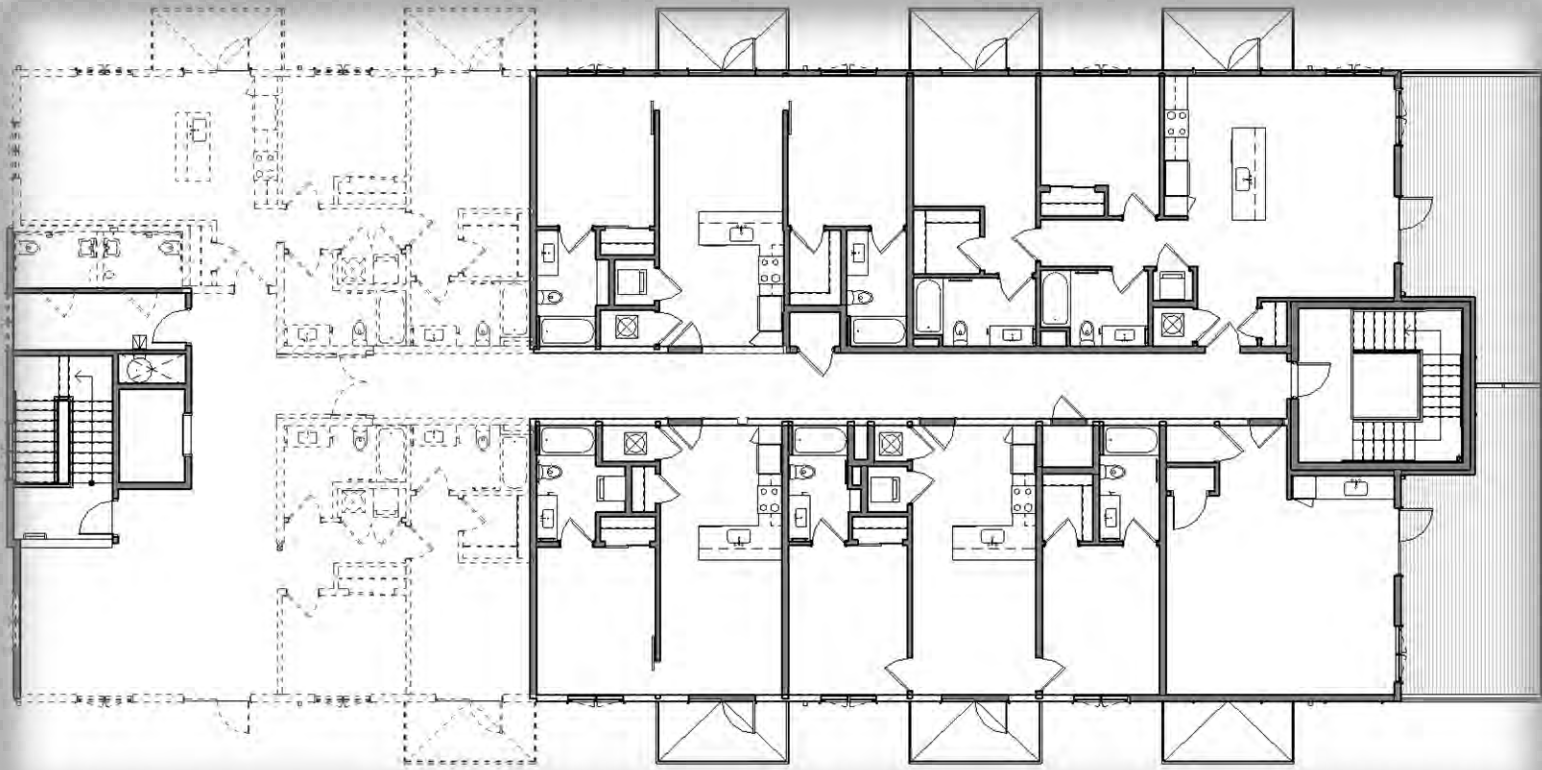


WEBSTER
1-LT BRASS PENDANT

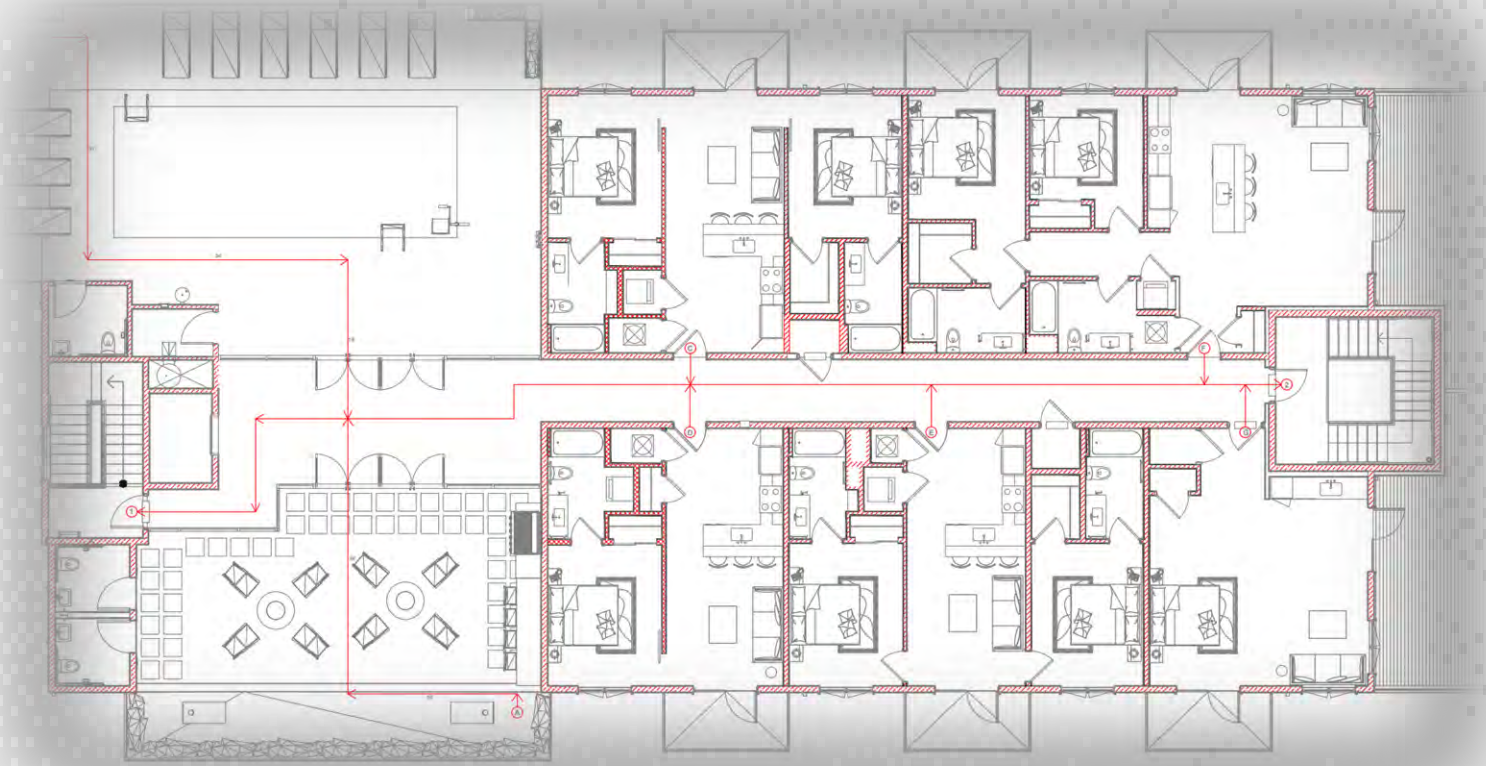


BEDROOM RENDERING

ROOFTOP



2 ROOFTOP – DEMO PLAN
 1/8" = 1' - 0" 0 6 12 18 24 30 FT



2 ROOFTOP – LIFE SAFETY PLAN
 1/8" = 1' - 0" 0 6 12 18 24 30 FT

LIFE SAFETY PLAN LEGEND

- A1 69'  FIRE BARRIER - 4 HOUR RATED
- B1 85'  FIRE BARRIER - 3 HOUR RATED
- 1 → 2 113'  FIRE BARRIER - 1 HOUR RATED



AVILA 43" ROUND PROPANE FIRE TABLE



ROSECLIFF ADIRONDACK CHAIR

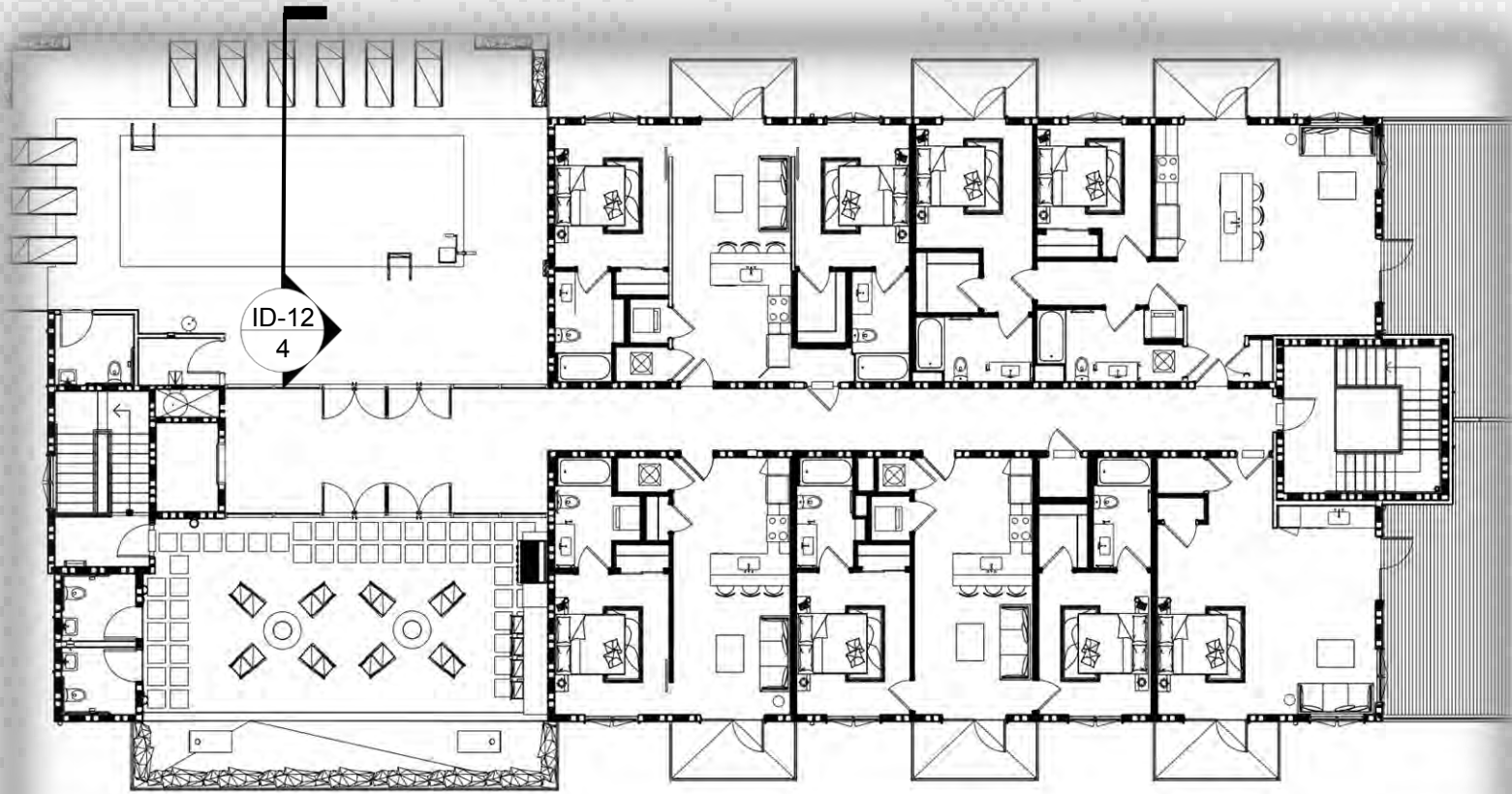


OUTDOOR RENDERING



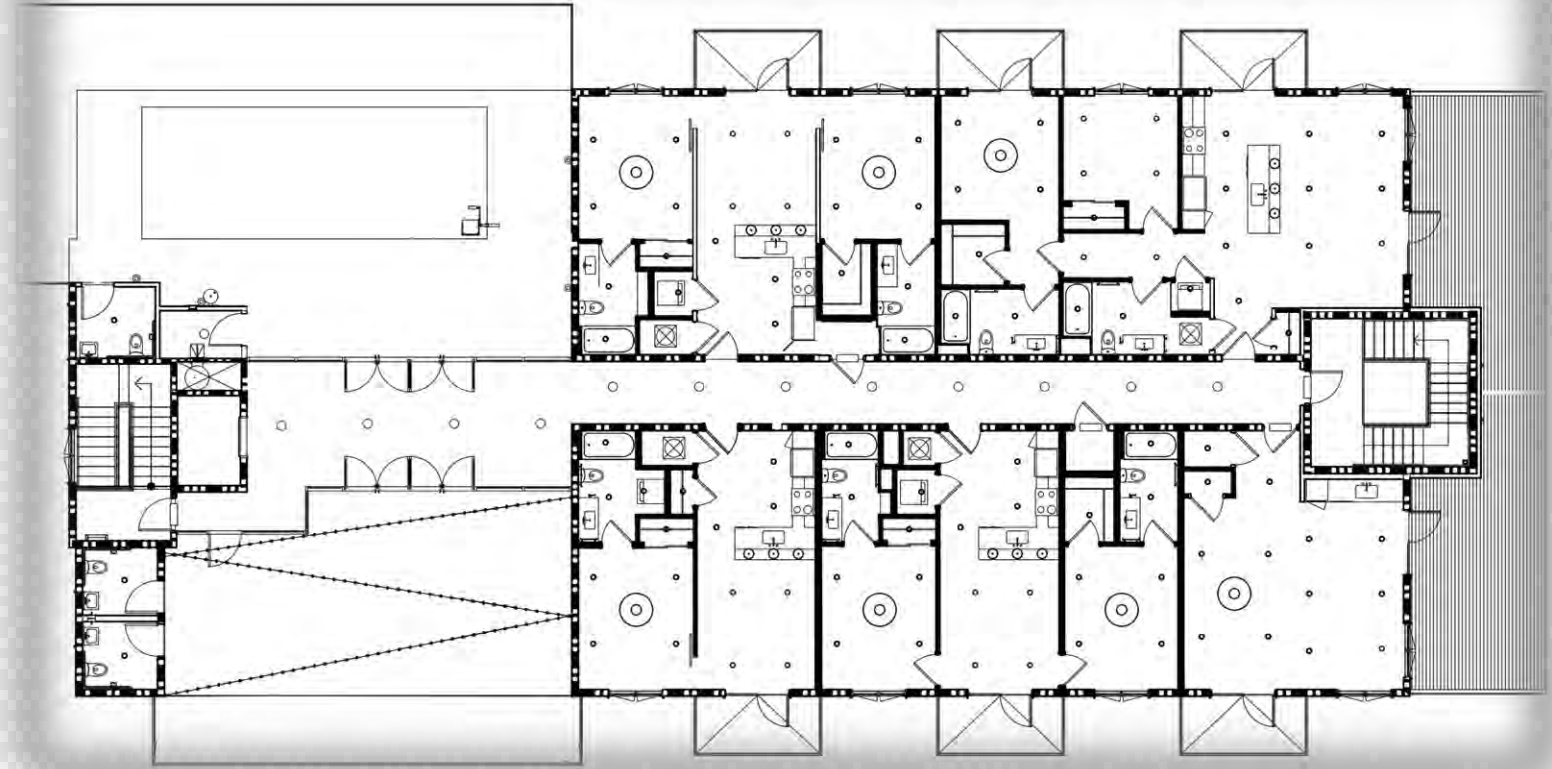
OUTDOOR GRILL RENDERING

ROOFTOP



ROOFTOP – FURNITURE PLAN

③ 1/8" = 1' - 0" 0 6 12 18 24 30 FT



ROOFTOP – RCP

③ 1/8" = 1' - 0" 0 6 12 18 24 30 FT







POOL RENDERING



POOL SECTION

ID-12 4 1/8" = 1' - 0" 0 6 12 18 24 30 FT

RCP - LEGEND

-  36" Chandelier
-  6" Recessed Can
-  8" Recessed Can
-  10" Pendant
-  Outdoor String Light
-  Outdoor Sconce

VIDEO



QR CODES



CAFÉ



OUTDOOR

FURNITURE SCHEDULE



LITFAD SCANDINAVIA
STYLE BAR-STOOL



INTERIOR ICONS
TORIKO SOFA



AVILA 43" ROUND
PROPANE FIRE TABLE



CROW WORKS FIXED
POST BAR TABLE



KARDIEL
AMOEBIA SWIVEL FABRIC CHAIR



ROSECLIFF
ADIRONDACK CHAIR