

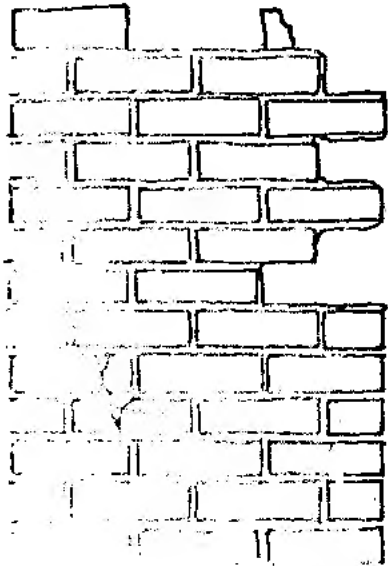
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REVITALIZATION

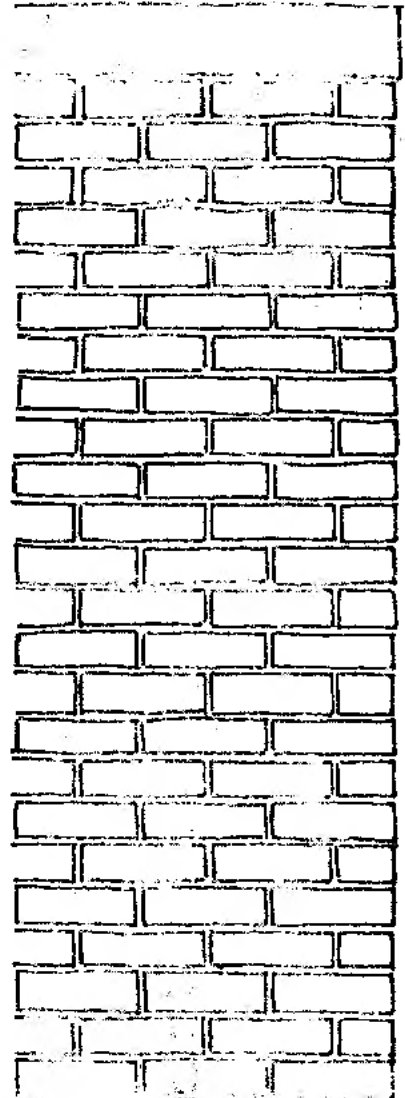
NEW ARCHITECTURAL LIFE TO AN IGNORED, DEPRIVED URBAN AREA

MASTER OF ARCHITECTURE - PROFESSIONAL PROJECT

TIM JOHNSTON



DESIGN DEVELOPMENT - BOOK TWO



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REVITALIZATION

New Architectural Life to an ignored,
deprived Urban Area

Master of Architecture-Professional Project

Copy one submitted to the School of Architecture
Oklahoma State University, Stillwater, Oklahoma

Tim L. Johnston, student

Project advisor _____

Advisory committee member _____

Advisory committee member _____

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INTRODUCTION

DESIGN DEVELOPMENT

This second of two books contains the design solution to the basic problem presented in the first book. Primarily due to the time factor involved the design was not worked out in the detail that it should have been. The design itself does, however, work well as an overall solution to the problem. Following is a quick summary of the general project description given in the first book.

The project involves a block in the downtown area of Ponca City, Oklahoma. Two existing buildings on the south side of the block are the foundation of this project. The one on the east side is 140 feet long by 45 feet wide- basically two stories above grade with a basement below. This building is referred to as the Muchmore Building throughout this project. The other building is a two story, narrow building (only 25 feet wide) with the same 140 foot length. Both buildings have brick exteriors and are basically the same height. The last building mentioned is referred to as the Johnson Building throughout this project. Both buildings are in a state of mild deterioration. The Muchmore Building was the long-time home of the Ponca City News and is presently unoccupied for the most part. The upper level is partially rented for low rent apartments. The Johnson Building contains the local bus station, a restaurant and a 'cheap' hotel. This building is basically an eyesore, as is much of the surrounding area. One of the primary reasons for

DESIGN DEVELOPMENT

choosing this project was to show the possibilities of improving the whole area primarily from renovating the Muchmore Building and the Johnson Building.

From an overall design point of view, this project offered many good challenges. It was important from the start to try and do this project such that if it were to be done the solution would yield the most economical scheme possible. For example, the design eventually dictated that to make the program of the Muchmore Building be feasible a new office building should be located directly north of the Muchmore Building. This new building, referred to as the New Office Building in this program, became the key to making the project work in a reasonable manner. First, to complement the office portion of the program for the Muchmore Building and the Johnson Building it was decided that the program for this building should also be office oriented. Since no client would be involved for this space the office was planned for the open-office landscaped approach to allow for the most flexibility. The location and size of the New Office Building were determined from existing parameters over a program requirement. The south boundary of the building was established to create a plaza area between the Muchmore Building and The New Office Building. The width of this plaza coincides with the distance between the Johnson Building (with design modifications) and the Dry-

DESIGN DEVELOPMENT

Cleaner's Building to the north. This creates a plaza the full length of the block that would become a secondary entrance to the Muchmore Building. The north boundary of the New Office Building was established to allow continued use of the existing parking lot (owned and represented through client, Allan Muchmore) north of the existing residence. Another row of parking was worked directly into the existing parking. The height of the New Office Building was determined from several reasons. First, it seemed desirable to make the building blend in with the existing building so the height and basic structure characteristics were reflected into the East Elevation, where the resemblance is the strongest. The Muchmore Building's upper level is approx. 17' 6" from grade. This creates a problem of not having enough space for two levels without being very 'cramped'. It became apparent in the design that it would be advantageous for the New Office Building to have a floor at the same level as the Upper Level of the Muchmore Building. Therefore the floors in the New Office Building were set such that the upper level is at the same height, the grade level is actually up +6feet from grade with the basement level at -4 feet. This allows for the height problem of the Muchmore Building.

The reason requiring the upper levels to be at the same height is this allows for a common elevator to be used at this level by both buildings. Also, a common

fire stair is used on the east end. This is a very important element of the project. The Muchmore Building has a thick concrete floor at the grade level and the building would lose valuable lease space if the interior had to be used for a fire stair. The elevator becomes centrally located and off the main entrance from Cleveland Ave. This is the best location for the elevator because it is placed in a nine foot wide opening between a sheer wall and a concrete beam. This section of concrete (between the beam and sheer wall) would be removed across the entire width of the building. Not only does this give a place for the elevator, but it allows the central building entrance to be at grade level, instead of the 3'-6" rise it presently has. The overhead walkways provide the link between the two buildings.. It is important to note that although the buildings are interconnected each individual floor for all buildings in this project are independent of all others. All fire doors can be set so that you can always go out, but there is an option on whether or not someone comes in them .

For the restaurant to work effectively the problem of servicing the restaurant in the basement was a major problem. A service tunnel connecting back into the New Office Building and allowing a direct entrance from the service alley was devised. Although this solution will work relatively well, the expense involved would

DESIGN DEVELOPMENT

probably make the solution unfeasible. This is one part of the design that would need further development. The restaurant facilities were designed around the existing structures of the basement. For example, the existing central stair to the first level is no longer needed, but instead of the expense of removing a concrete stair, the stair became part of the design solution in a sculptural sense. Additional "stairs" would be built from the ceiling and floor to give a geometric effect to the back of the dining room.

One of the early requirements for the Johnson Building was to have parking for the law firm's staff and clients if possible. This created problems in allowing for any expansion and working with the narrow width of the building. The solution developed to have new fire stairs to the upper level placed just north of the existing building. This avoids loss of interior space, gives both levels maximum separation, and still allows for the parking. A system of two sheer walls the full height of the building was devised to separate the parking from the street, give the building a wider appearance from the street, and hold up the stair and elevator platforms. Although this building could function independently of the Muchmore Building another overhead connection was developed such that the new fire stair on the east end of the Johnson Building could be used by both buildings, saving at least $\frac{1}{2}$ the expense. If this entire project were to be built the elevator for the Johnson Building could

DESIGN DEVELOPMENT

be eliminated, with the upper level using the central elevator in the Muchmore Building. Another feature that the wing walls create is they allow for a very efficient phase two development option for the second level of the Johnson Building. Phase one has the upper level with office space on the south side of a single-loaded corridor. By introducing a truss of a full story depth at the north of the wing walls (the deeper a truss can be the more efficient it is) the span of 90 feet can easily be worked with. Then members would be hung from the truss back to the structure of the building. This basically allows the rentable space to nearly double and the offices on the south would not be affected at all. Window openings existing on the north face could simply be expanded into door openings. The mechanical and electrical which would run down the corridor could then just branch off into the new space.

The Law Firm was designed to use the entire ground level. The existing location of restrooms in the bus station was used to set the new toilets. This allows a break in what would otherwise be a very long corridor. The offices have been designed to allow for the most efficient operation between the office staff and clients. The visitors are well controlled, whether both secretaries are present or not. The staff has a separate entrance to come and go without someone in the waiting room having knowledge of their presence. To avoid problems of looking across an alley

DESIGN DEVELOPMENT

at another building 20 feet away, the interior garden was developed in the Senior Partner's office. This should be both an effective visual and acoustical break, not to mention taking away some of the problems of morning sun. The existing south elevation of the Johnson Building is a disaster from a view point of having any continuity. Presently the building's emphasis is on the east end. With the entrance on the south east corner the emphasis had to be changed. The metal canopy the full length of the south side of the building allowed changes to be made which gave the building continuity and 'power' which is needed in a professional type representation. A new layer of brick would be placed on the lower south face such that all windows could have the same basic shape. Only the heights of window and door openings have thus been changed, no new openings are made. Set backs have been placed at the south west corner to emphasize the entrance. Also, the west wall has been changed to have some depth at ground level, have some of the required 'power' and to better fit in with the upper half of the building. This allow at least half of the existing brick to remain 'natural'.

DESIGN DEVELOPMENT

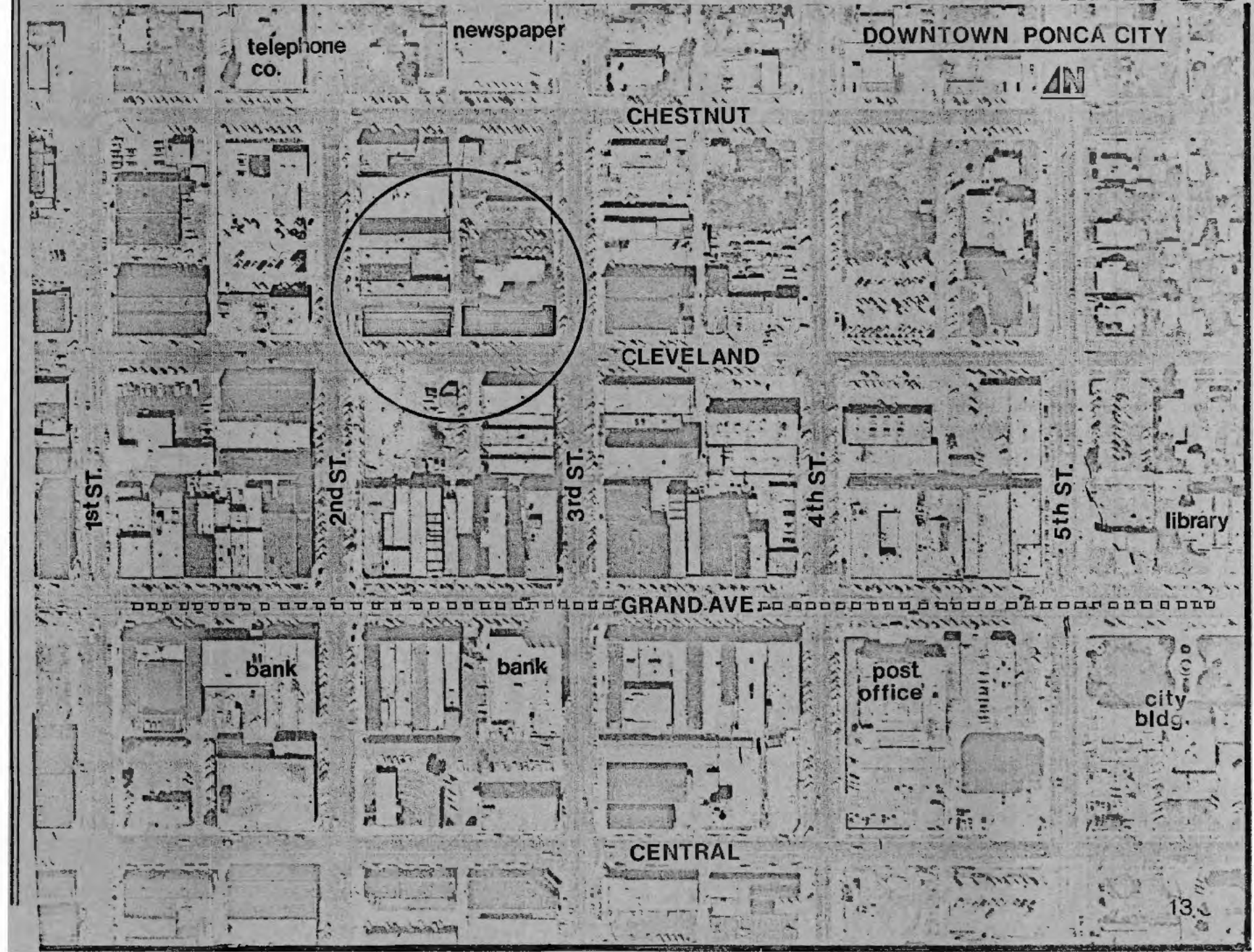
I feel a general conclusion is in order for the final design project to be done during my school association. First, this project has been very difficult at times, because there did not seem to be enough to work with at one time, or nothing would work together another. Part of the problem was in the fact that no existing plans or elevations could be found for either building, so that there was always some doubt as what was right to start with and what was wrong. The more involved I became, however, the more I enjoyed working with the problem. I feel that the overall design finally worked out very well, with a few bugs that could be worked out with more time. Time, as usual, becomes the dictating factor. This project is ending with a good start, but I would like to have been able to study the interiors more thoroughly through perspectives and sketches. More work should have been done on technical aspects, such as the privacy control in the law firm offices and the open-planned office areas needed much more study.

I also feel that it is important to do one's own work in school and I have done most of everything represented including all research (including measuring both buildings), photography, drawings, typing, and copying of these books. For this I feel I have done a good job. I would like to thank my advisor, Professor Salmon for his assistance on the project, but still letting me do my own design. Thanks also to Diane

DESIGN DEVELOPMENT

Nicks, Dennis Hairston, and Neil Casad for helping me finish things up before jury time. Thanks should also go to my clients, Allan Muchmore and J. Paul Johnson for allowing me to be involved with the project and to G. Harold Kanady, A.I.A./P.E. for use of his Xerox machine which saved me considerable money on the project.

SITE ANALYSIS



DOWNTOWN PONCA CITY



telephone
co.

newspaper

CHESTNUT

CLEVELAND

1st ST.

2nd ST.

3rd ST.

4th ST.

5th ST.

library

GRAND AVE

bank

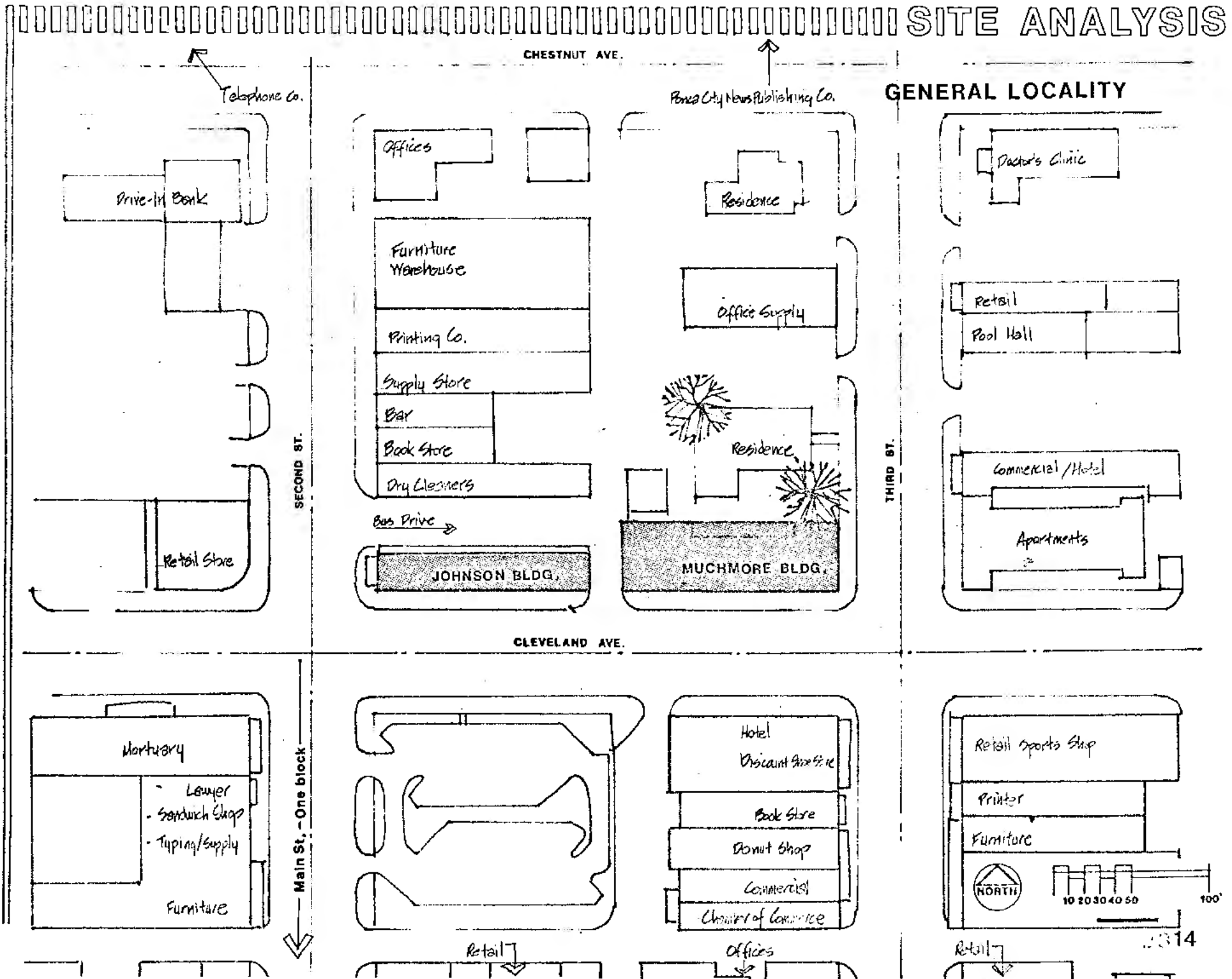
bank

post
office

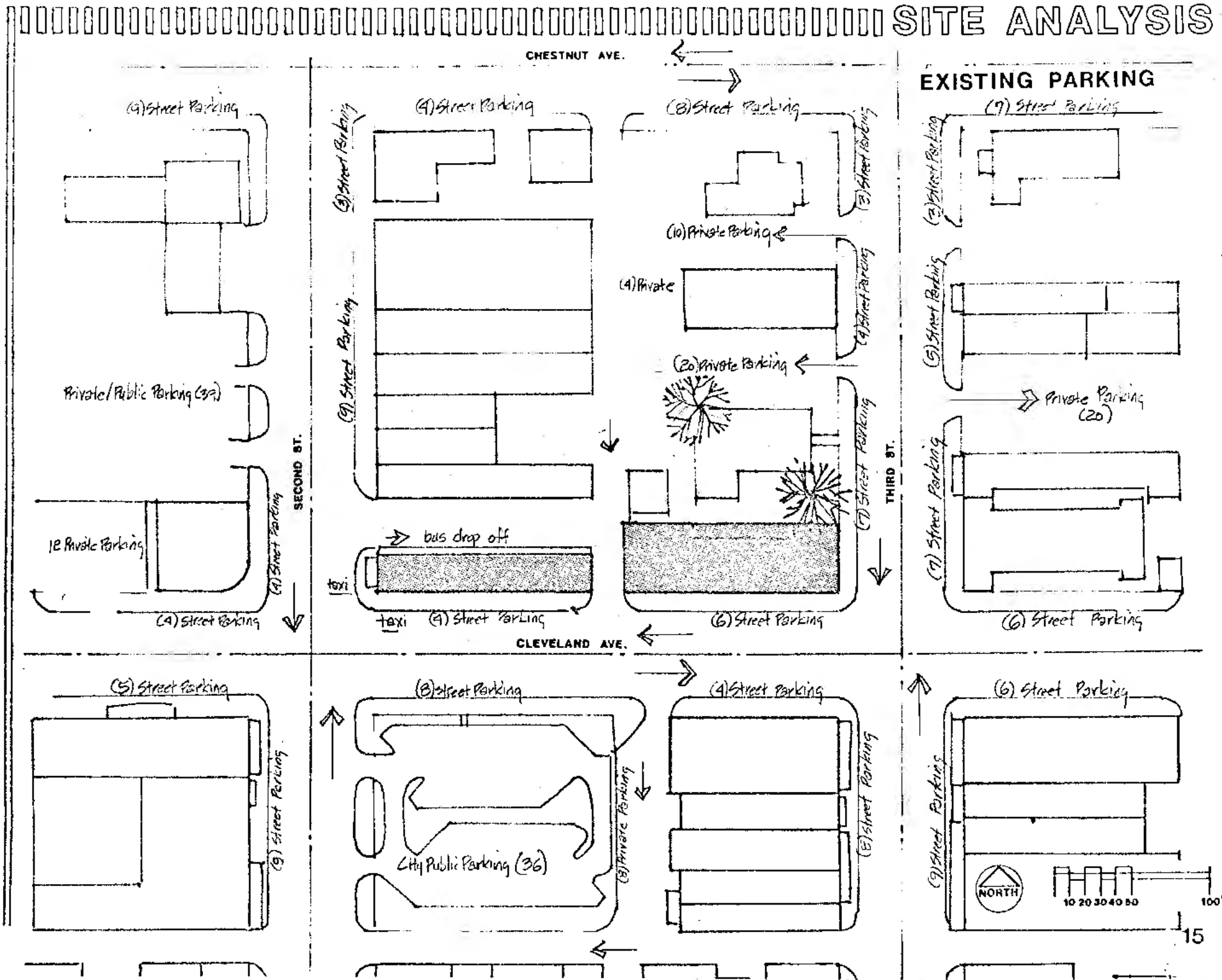
city
bldg.

CENTRAL

SITE ANALYSIS



SITE ANALYSIS



EXISTING AREAS

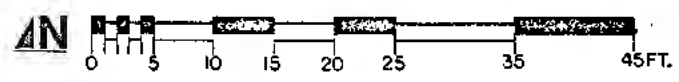
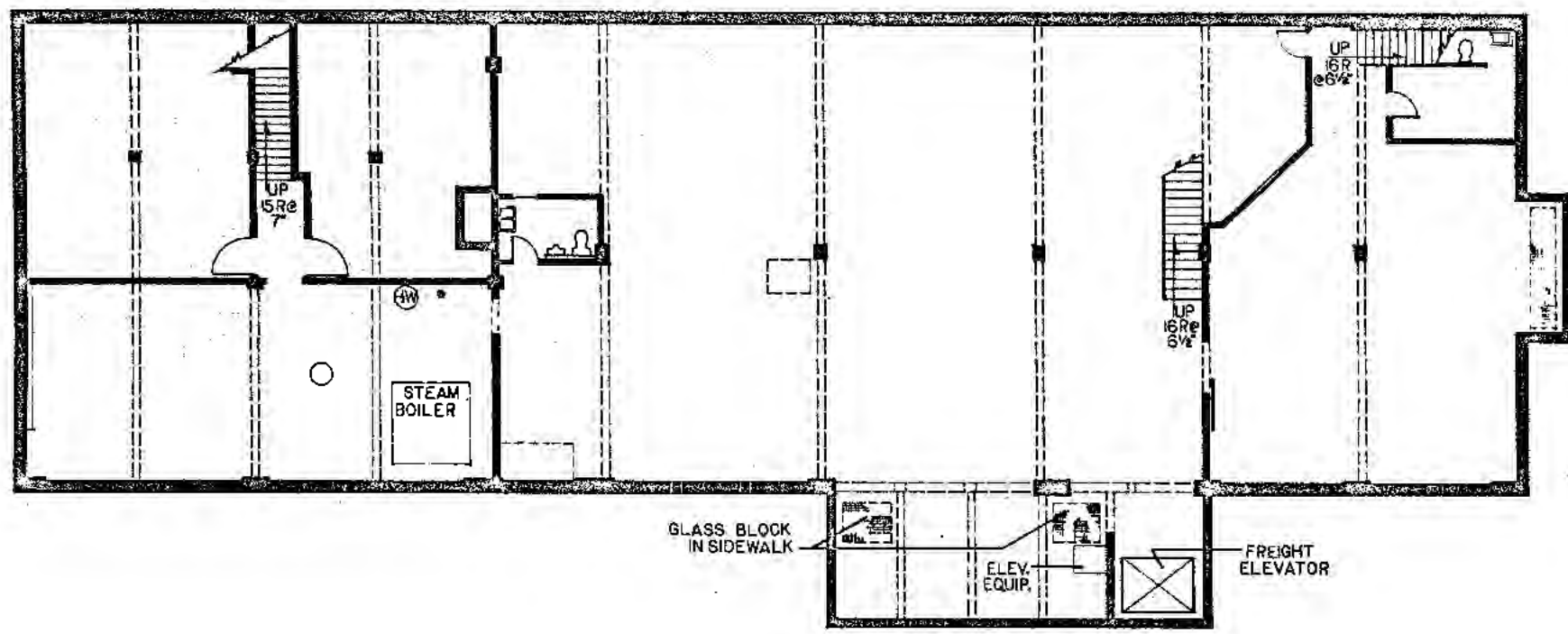
MUCHMORE BUILDING

LEASED BY-	EXISTING SQUARE FOOTAGE-
Unused (some owner storage)	-----6264 sq. ft.
Existing shop and mechanical, and stairs	-----1049 sq. ft.
<u>BASEMENT TOTAL</u>	----- <u>5215</u> sq. ft.

(Square footage total is net approximate rentable)

EXISTING PLANS

MUCHMORE BUILDING



BASEMENT LEVEL

EXISTING AREAS

MUCHMORE BUILDING

LEASED BY-

EXISTING SQUARE FOOTAGE-

East and West ends of this floor

are rented to various organizations

on a short term basis. Total Net these areas-----2720 sq. ft.

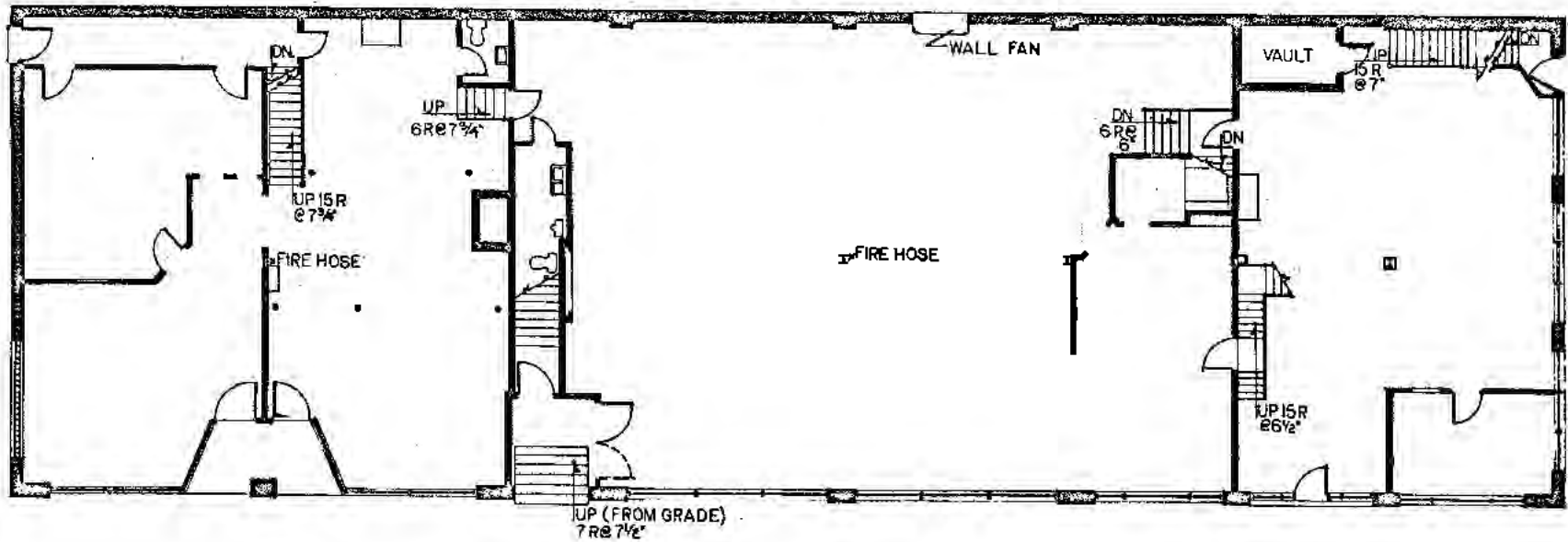
Remainder unleased-approx. Net rentable-----2550 sq. ft.

GROUND LEVEL TOTAL-----5270 sq. ft.

(Square footage total is net excluding exterior walls, stairs, etc.)

EXISTING PLANS

MUCHMORE BUILDING



GROUND LEVEL

EXISTING AREAS

MUCHMORE BUILDING

LEASED BY-

EXISTING SQUARE FOOTAGE-

The space at the East end of
the building is leased with
the area below it.

Presently vacant-Net Total-----1220 sq. ft.

The space at the West end of
the Building is owner storage.

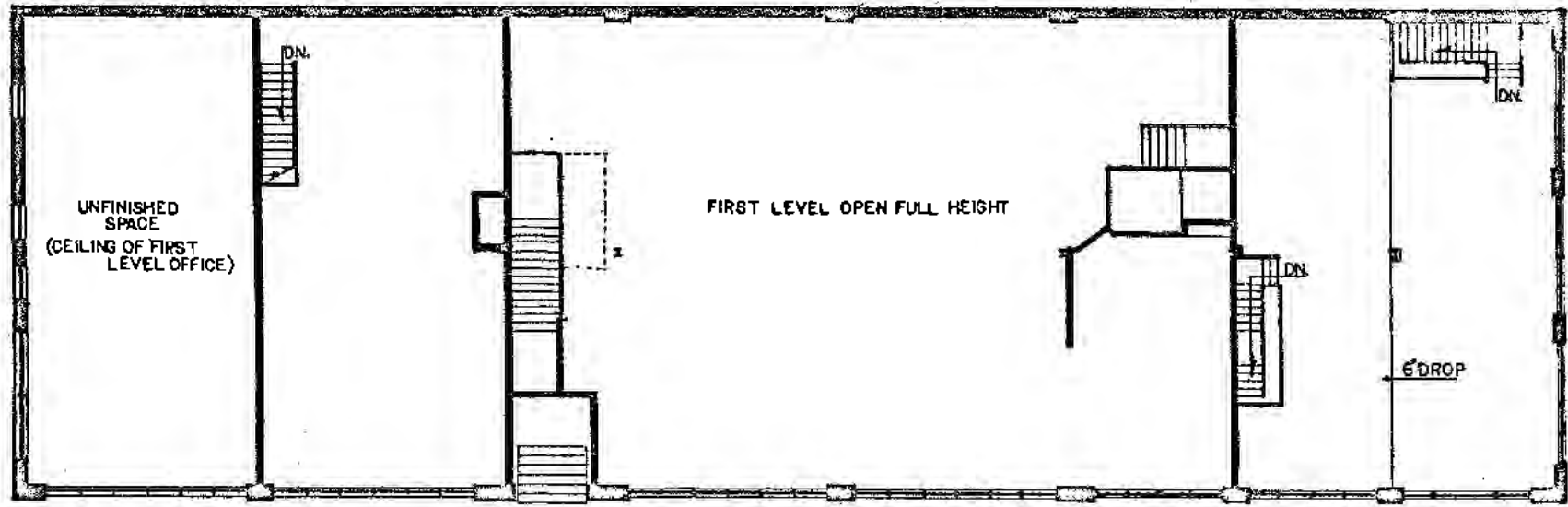
Net total to lease-----900 sq. ft.

INTERMEDIATE LEVEL TOTAL-----2120 sq. ft.

(Square footage total is net excluding exterior walls, stairs)

EXISTING PLANS

MUCHMORE BUILDING



INTERMEDIATE LEVEL

EXISTING AREAS

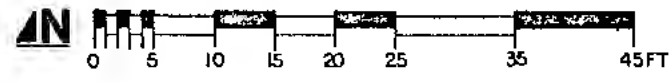
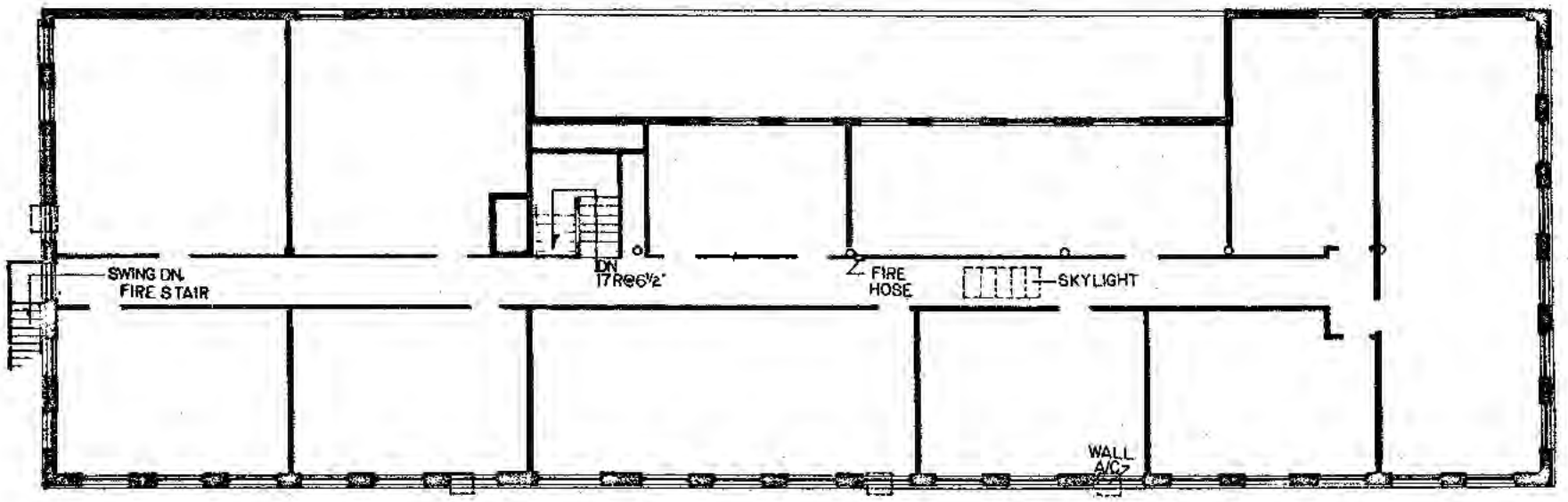
MUCHMORE BUILDING

LEASED BY-	EXISTING SQUARE FOOTAGE-
Low Income Apartment Tenants-----	2412 sq. ft.
Owner storage (east half of floor)-----	2010 sq. ft.
<u>UPPER LEVEL TOTAL-----</u>	<u>4422</u> sq. ft.

(Square footage total is Net excluding ext. walls, stairs and corridors)

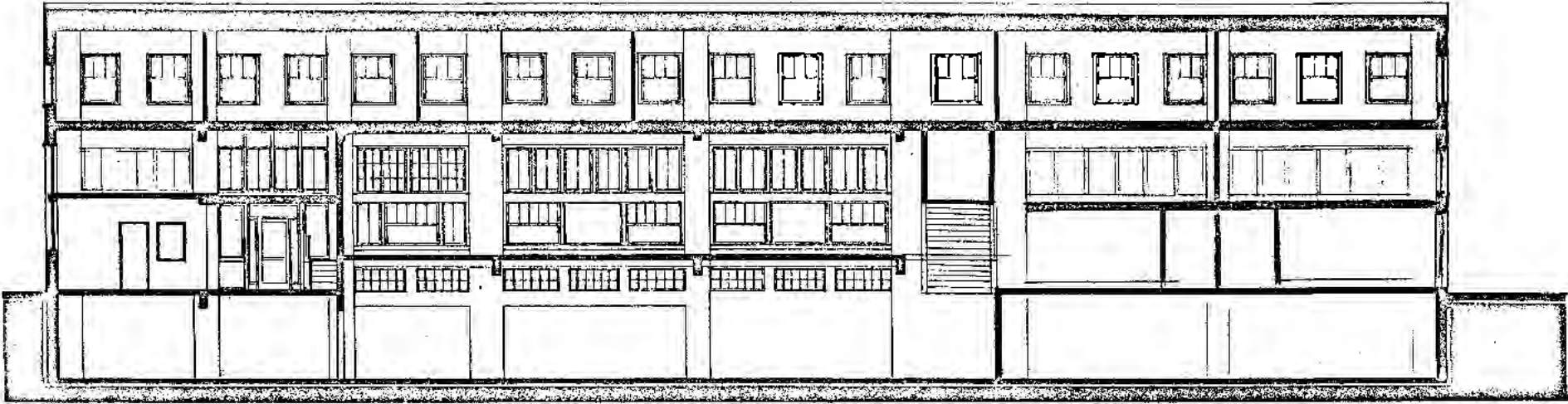
EXISTING PLANS

MUCHMORE BUILDING



UPPER LEVEL

EXISTING SECTION



EXISTING MUCHMORE BLDG
SECTION LOOKING SOUTH

EXISTING AREAS

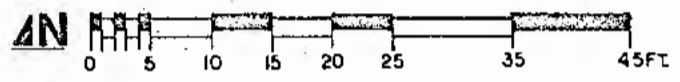
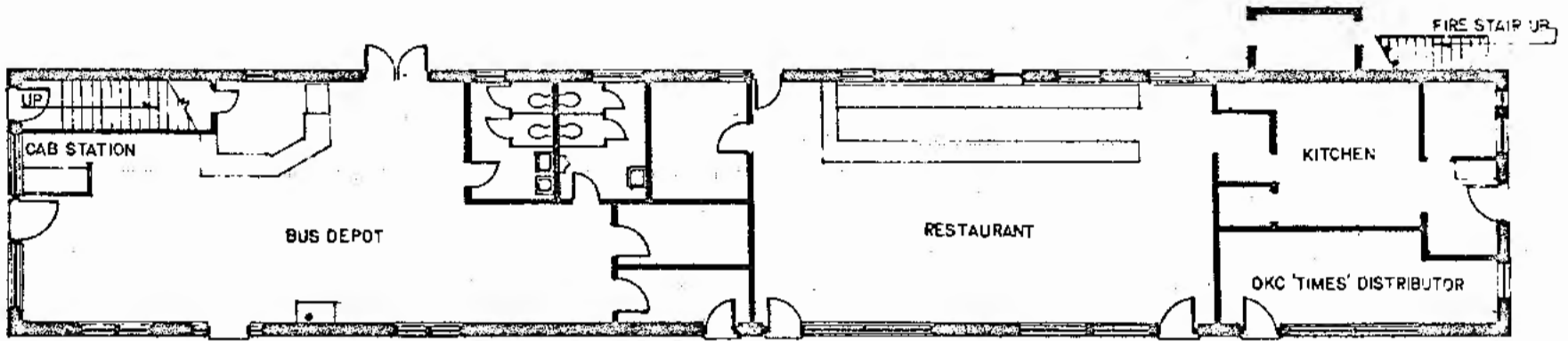
JOHNSON BUILDING

LEASED BY-	EXISTING SQUARE FOOTAGE-
Bus Depot and Cab Comp.	-----1410 sq. ft.
Restaurant	-----1365 sq. ft.
Newspaper Distributor	-----215 sq. ft.
<u>GROUND LEVEL TOTAL</u>	----- <u>2990</u> sq. ft.

(Square Footage is net rentable-excluding stairs, ext. walls)

EXISTING PLANS

JOHNSON BUILDING



GROUND LEVEL

EXISTING AREAS

JOHNSON BUILDING

LEASED BY-

EXISTING SQUARE FOOTAGE-

"Terminal" Hotel-----3080 sq. ft.

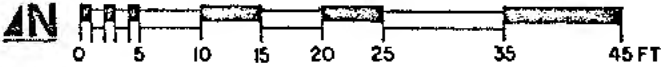
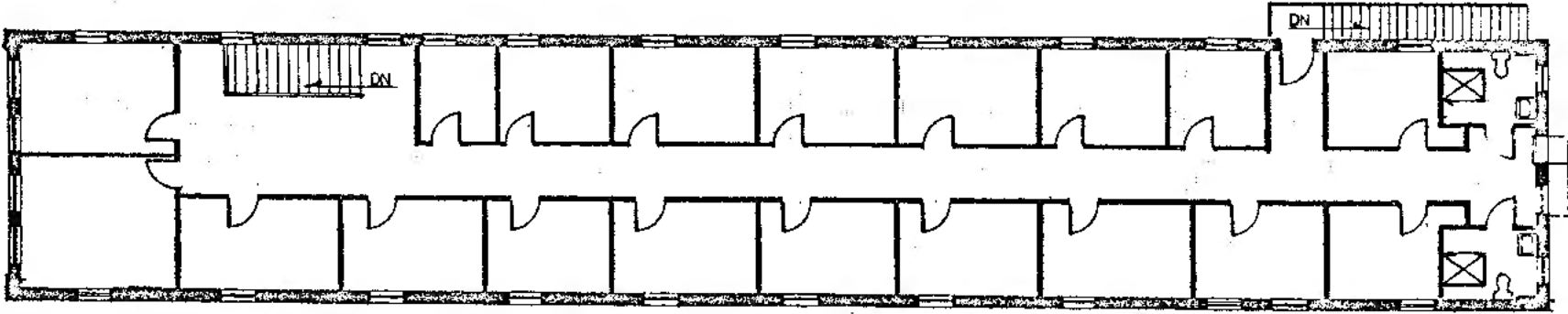
(Total (-) corridors and stairs)-----2200 sq. ft.

UPPER LEVEL TOTAL-----2200 sq. ft.

(Square footage is net rentable-excluding exterior walls and corridors
and stairs removed above)

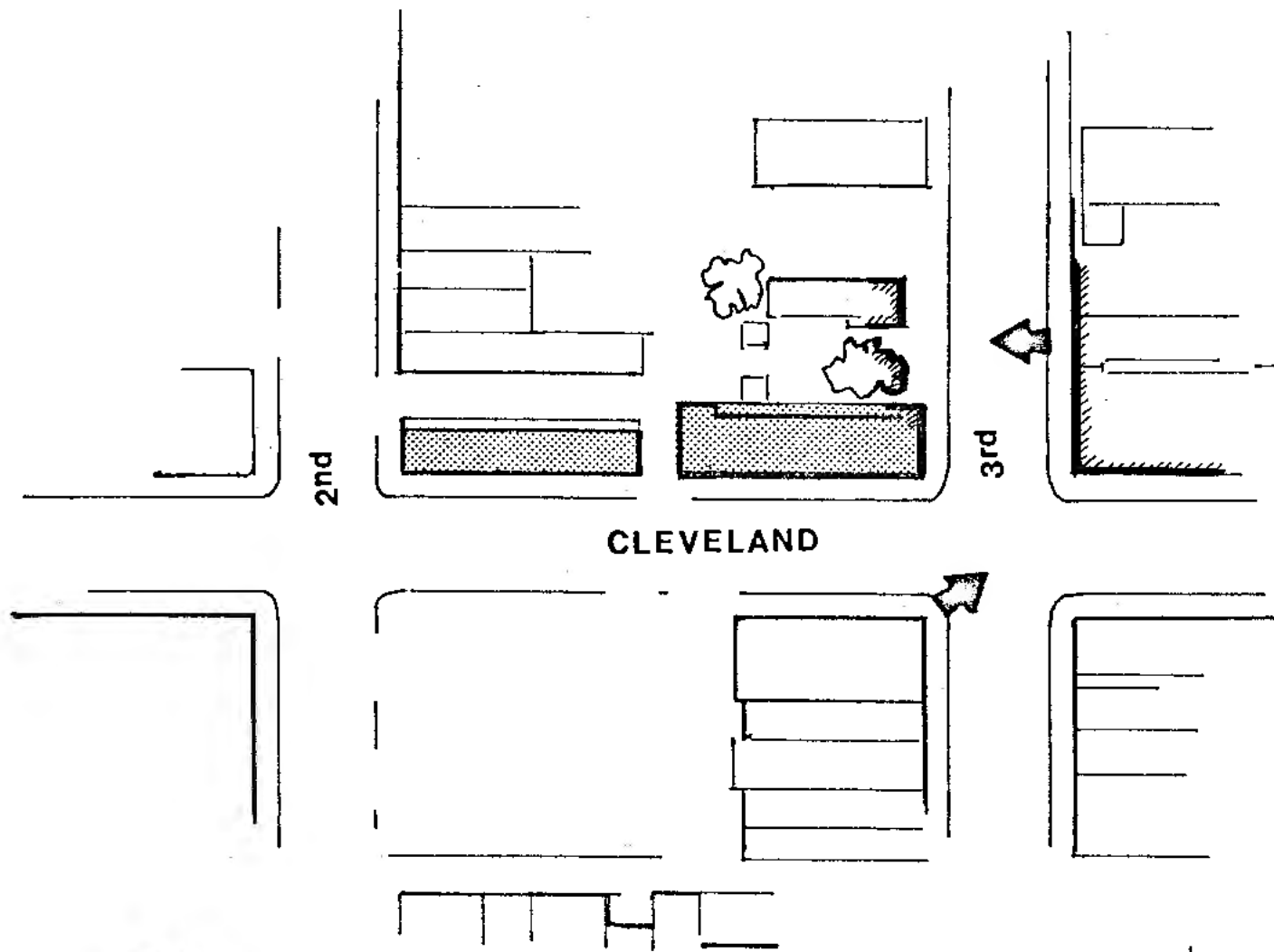
EXISTING PLANS

JOHNSON BUILDING



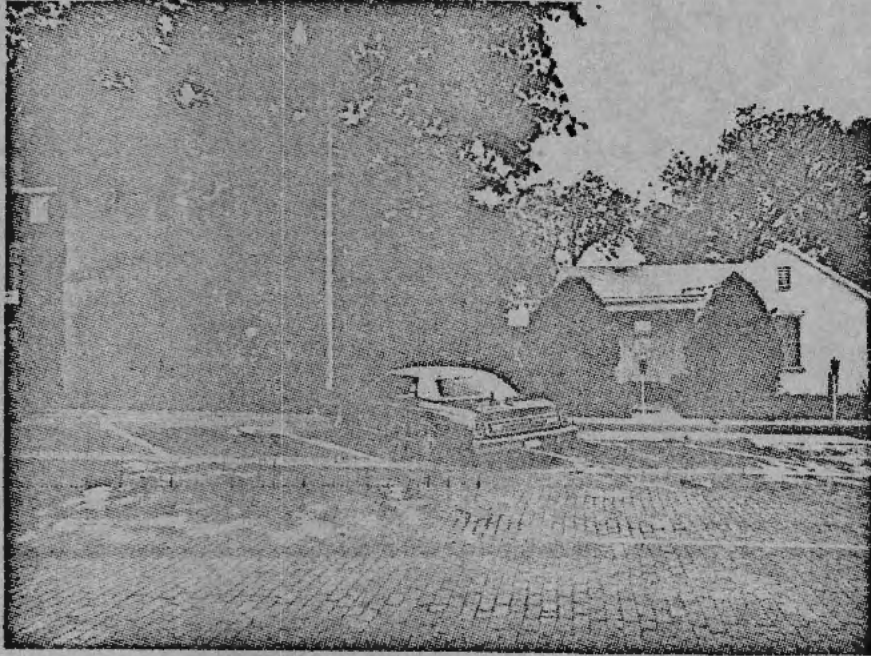
UPPER LEVEL

SITE LAND USE



VIEW FROM	LAND USE
East to West on 3rd	Residence-adjacent lot to Muchmore Building, heavy tree cover
3 rd & Cleveland	Corner- Low Rent Apartments, N.- Commercial, Parking

VIEWES FROM SITE

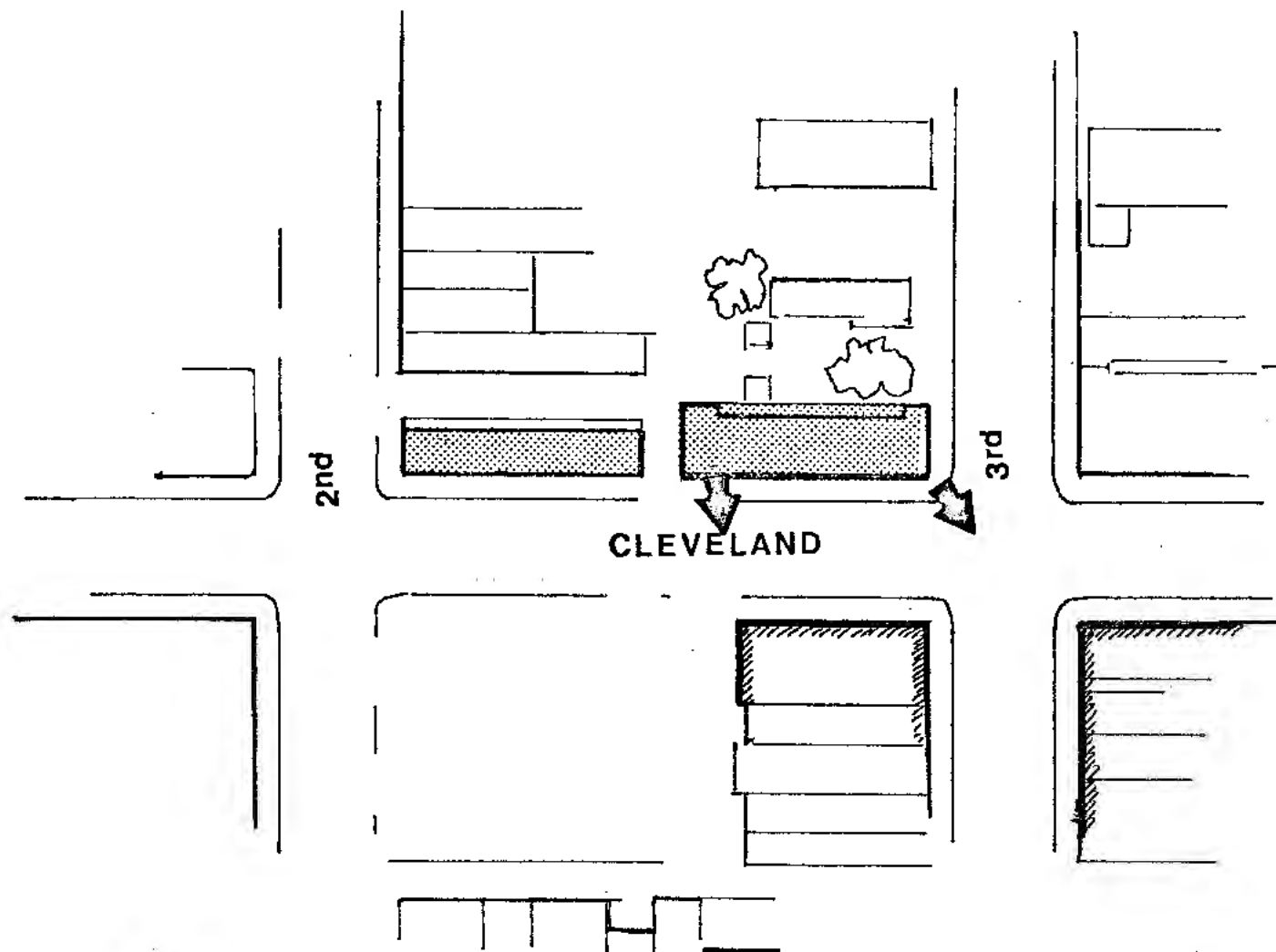


View of West side of 3rd - North of Muchmore Bldg.



View of Northeast Corner- 3rd & Cleveland

SITE LAND USE

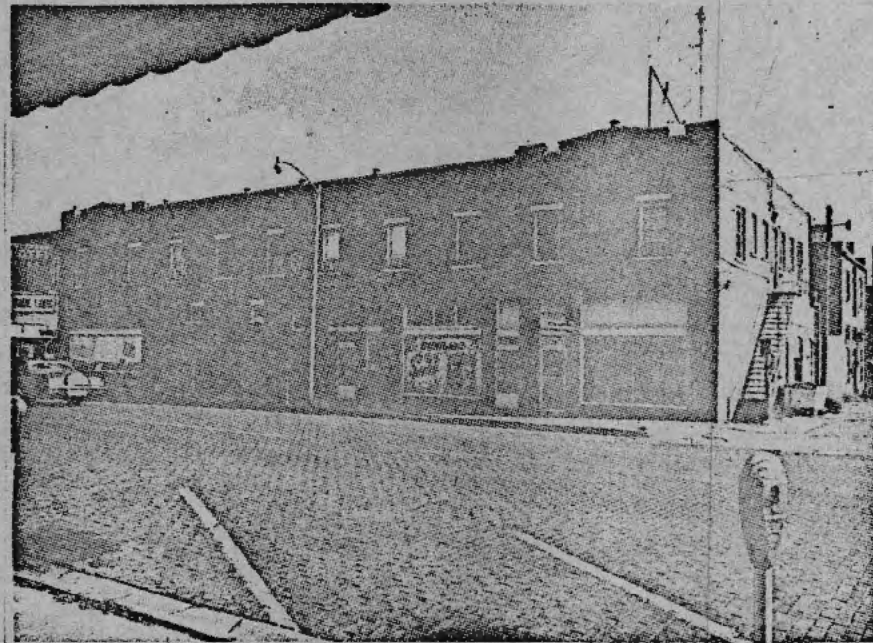


VIEW FROM	LAND USE
3 rd & Cleveland to the Southeast	Retail-Commercial, Sports Store, Printer, Furniture Store, etc.
Muchmore Bldg. to the South	Hotel (upper level), Retail- Shoe Store, Liquor Store, Do-nut shop, etc.

VIEWERS FROM SITE

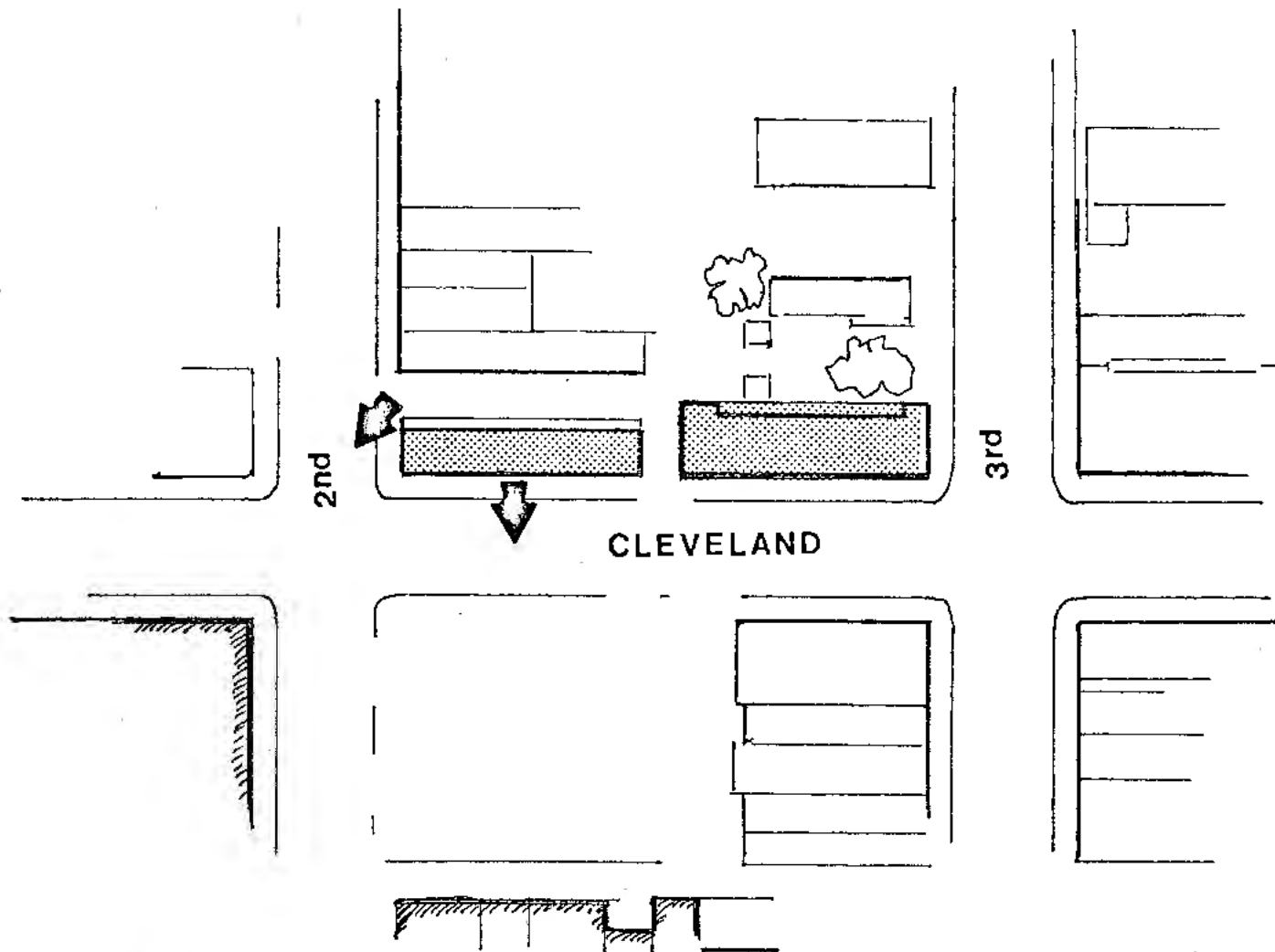


View of Southeast Corner- 3rd & Cleveland



View of Southwest Corner- 3rd & Cleveland

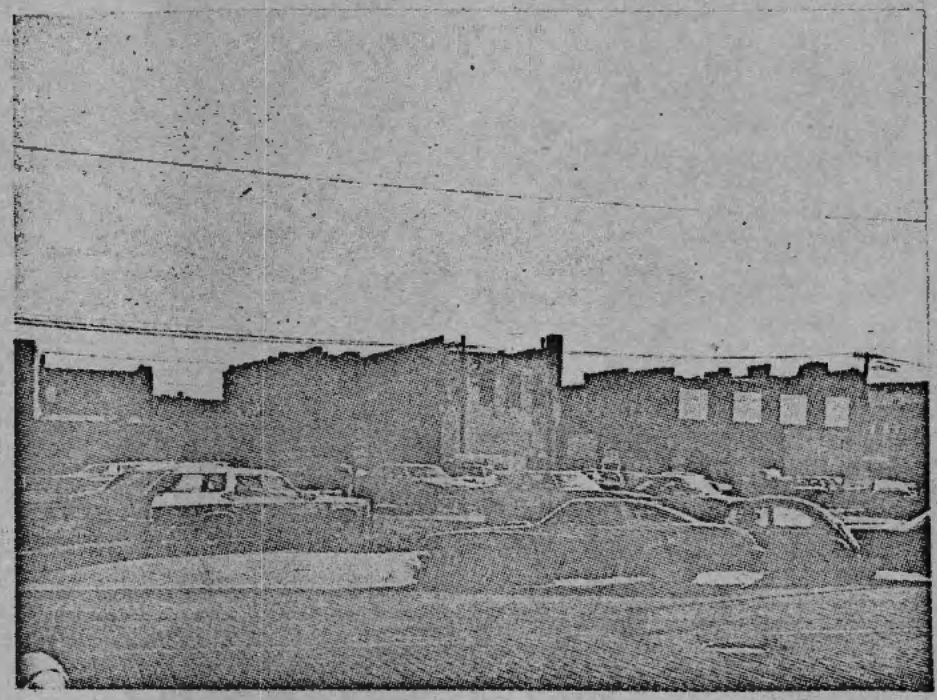
SITE LAND USE



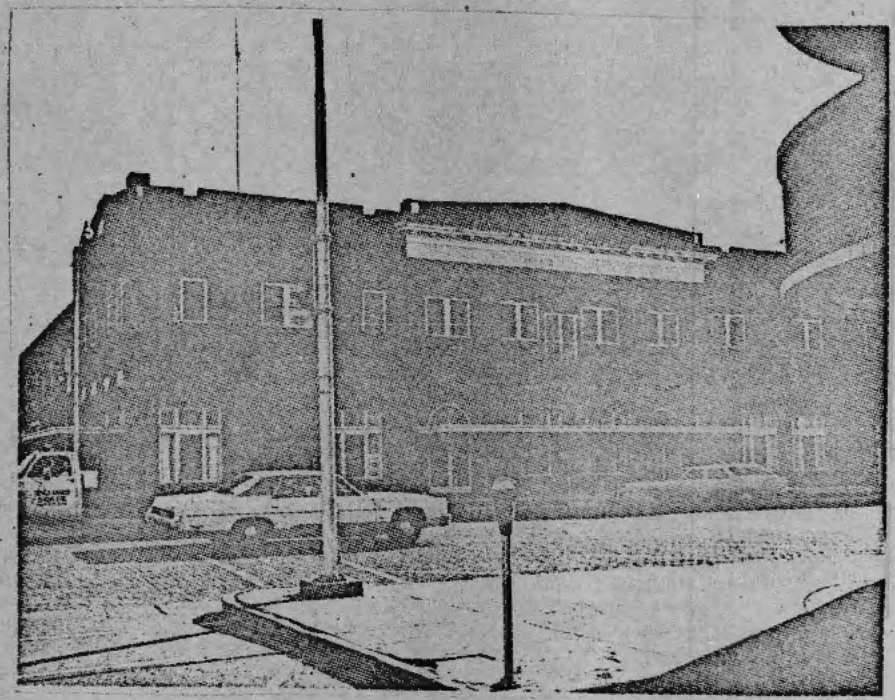
AN

VIEW FROM	LAND USE
Johnson Bldg. to the South	Parking Lot newly constr. Background Bldg.s the back side of Main St.
2 nd & Cleveland to the Southwest	Corner- Mortuary, retail & commercial moving south

VIEWINGS FROM SITE

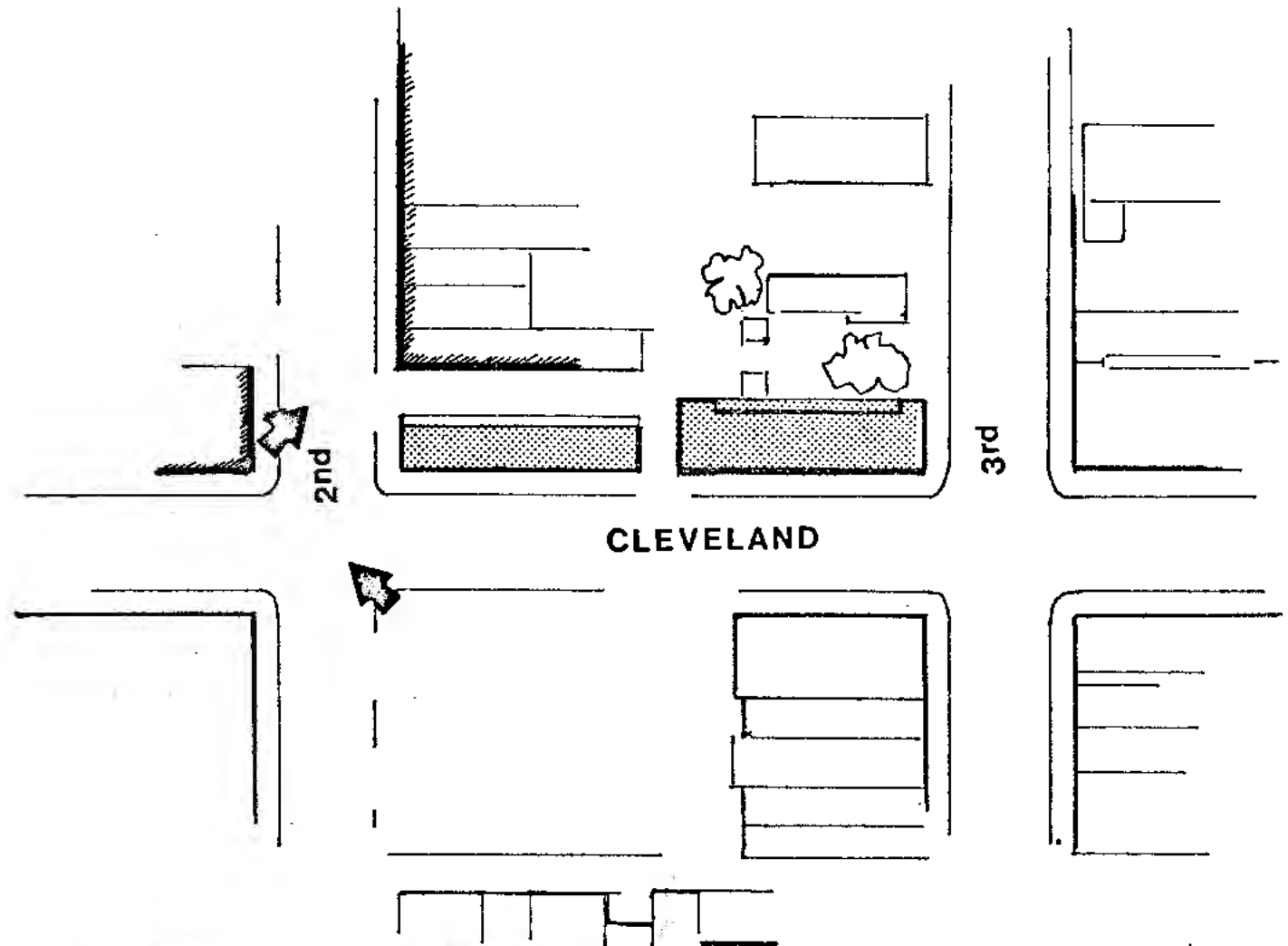


View South of Johnson Building-across Cleveland



View of Southwest Corner of 2nd & Cleveland

SITE LAND USE

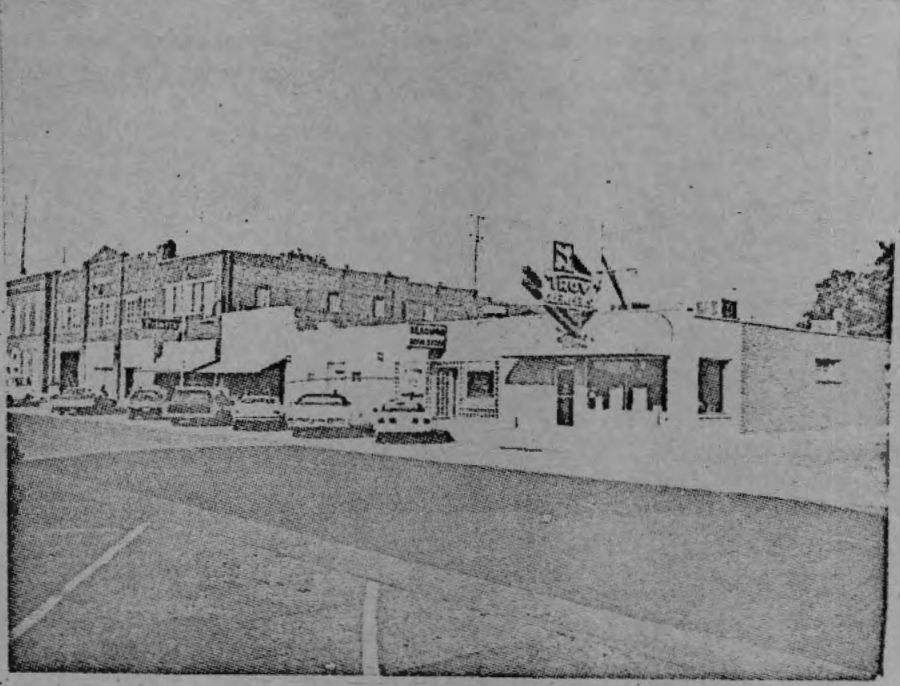


VIEW FROM	LAND USE
2 nd & Cleveland to the Northwest	Retail, Commercial
2 nd & Cleveland to the Northeast	Retail-Commercial, Cleaners, Bar, Printer, Book Store, etc.

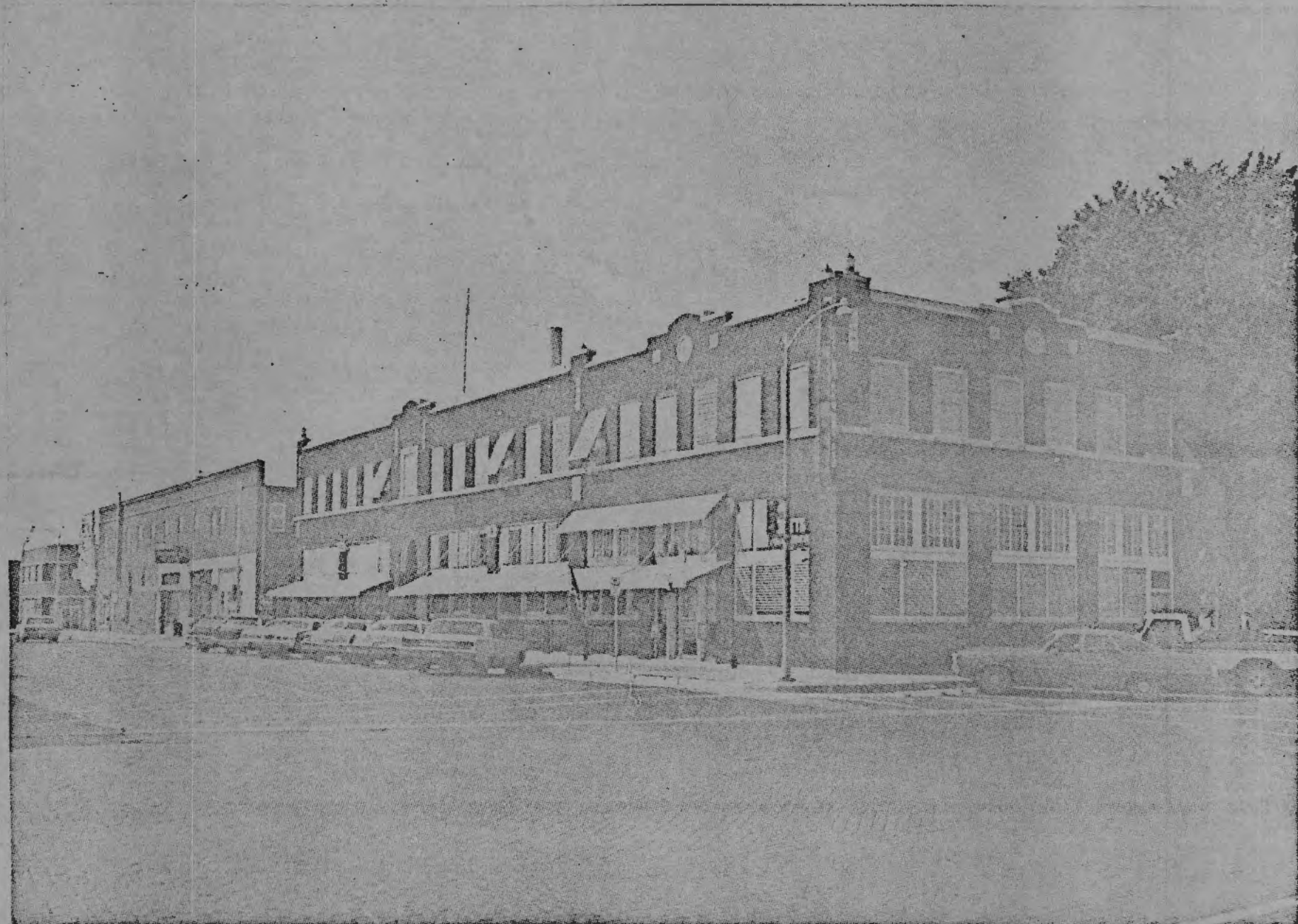
VIEWES FROM SITE



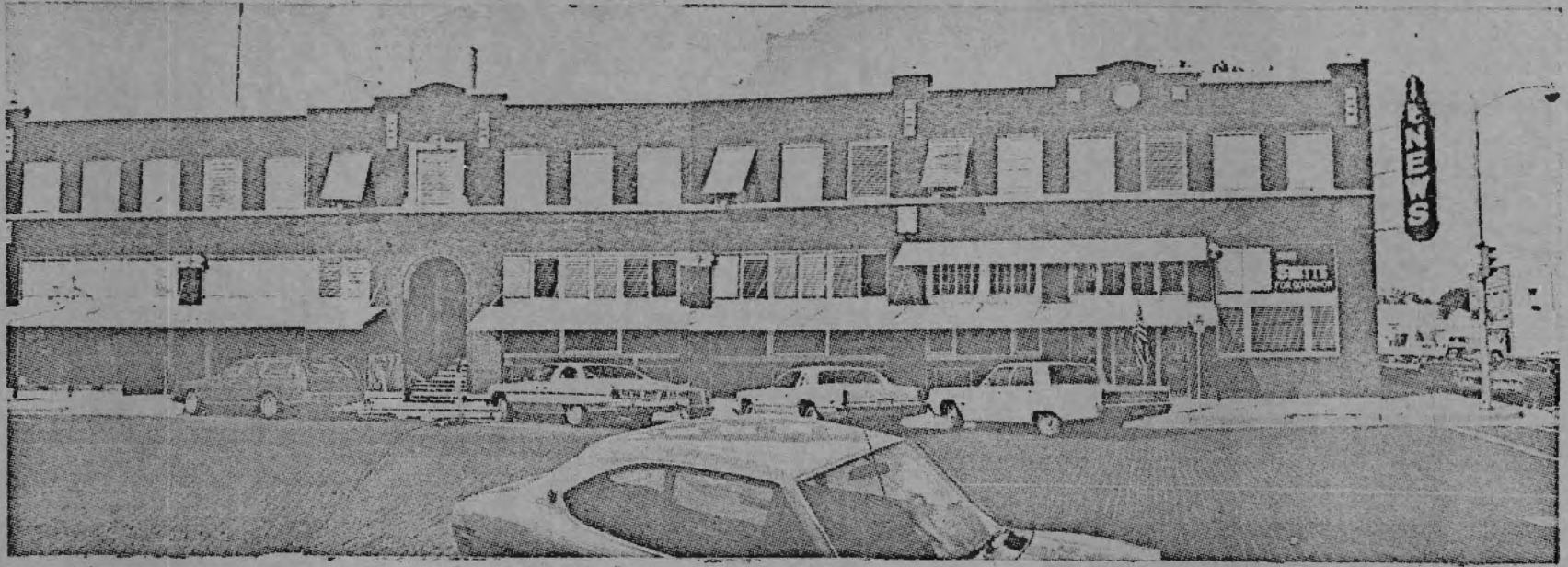
View of Northwest Corner- 2nd & Cleveland



View of East side of 2nd - North of Johnson Building



MUCHMORE BUILDING (foreground), JOHNSON BUILDING (background)--view from 3rd & Cleveland



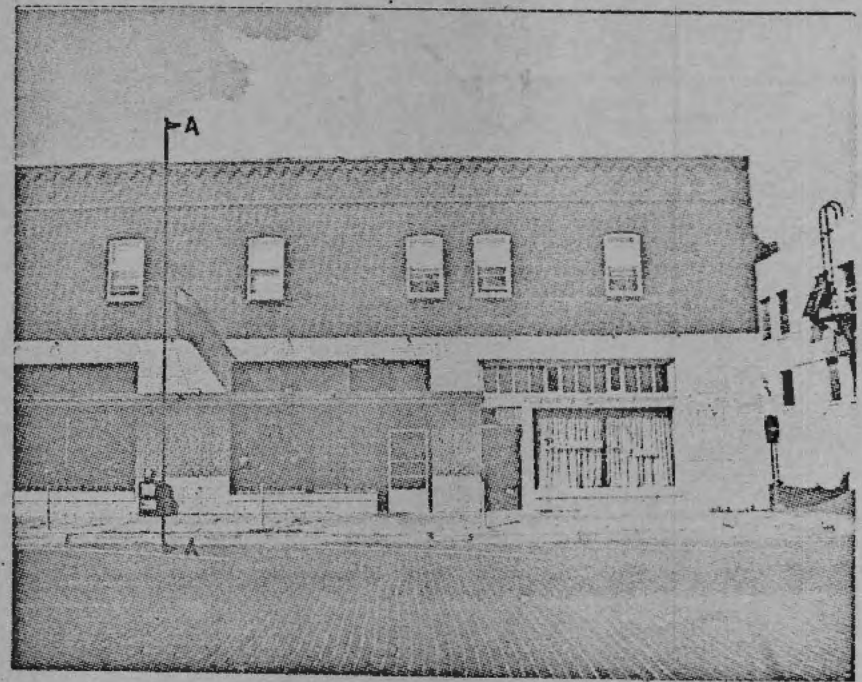
MUCHMORE BUILDING- South Elevation



MUCHMORE BUILDING- West Elevation



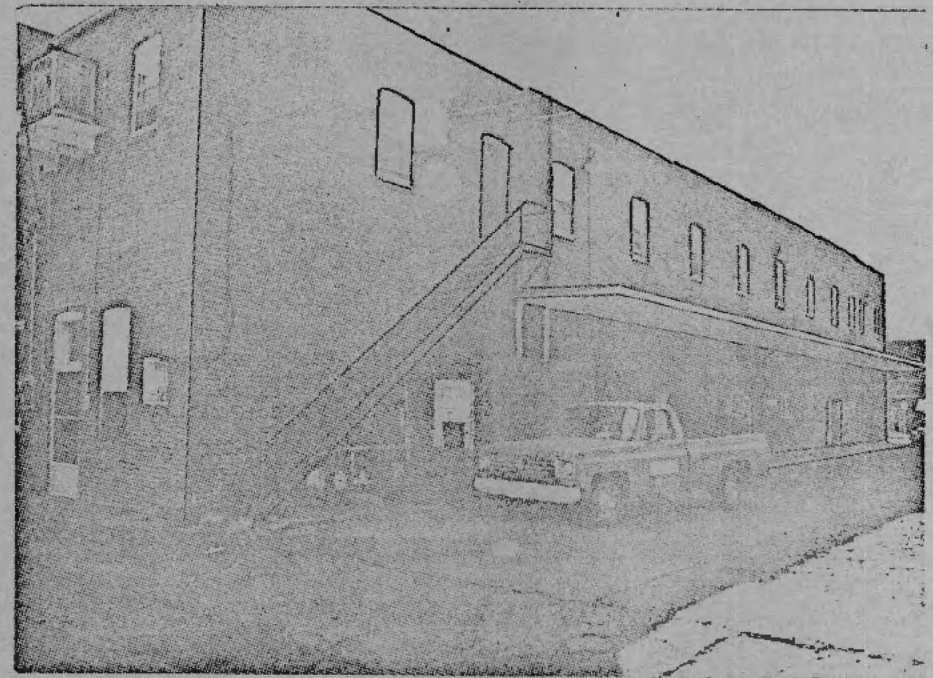
MUCHMORE BUILDING- East Elevation



JOHNSON BUILDING-- South Elevation (match line @ A-A)



JOHNSON BUILDING- view of Northwest Corner



JOHNSON BUILDING- view of Northeast Corner

DESIGN DEVELOPMENT

REVISIED PROGRAM OF SPACES

In the case of this project, the program of spaces for the Muchmore Building was left basicly open such that a better design might be achieved. There are often many problems that occur in renovating structures, for example, if only certain size offices may be used, wall partitions can end up in window openings. This is very awkward from a design point of view. Therefore, the program of spaces has been developed with the design to avoid some of the usual renovation problems. In the case of the Johnson Building the program of the law firm is somewhat more restrictive. Even in this case, the program requirements were established from initial client interviews and basic research. Therefore, some changes have occured to fit the restrictions of the building. In the case of expansion North of the Muchmore Building, the New Office Building was designed to best fit into the overall project, or in other words to make the best possible return set up if an investment was to be made on a project of this scale.

REVISIED PROGRAM OF SPACES

GROUND LEVEL - JOHNSON BUILDING

SQUARE FOOT AREA

This level contains the law firm exclusively-

SENIOR PARTNER OFFICE (J. Paul Johnson)	_____	360
SENIOR PARTNER OFFICE	_____	320
JUNIOR PARTNER OFFICE	_____	160
JUNIOR PARTNER OFFICE	_____	160
CONFERENCE ROOM	_____	225
LIBRARY	_____	190
SECRETARY (office oommunications)	_____	40
FILE ROOM	_____	50
STORE ROOM	_____	35
JANITOR CLOSET	_____	25
TOILETS (men & women @85sq. ft. ea.)	_____	170
SECRETARY (visitors & security)	_____	110
WAITING ROOM	_____	90
ENTRY	_____	110
	---TOTAL	2045---
ADDITIONAL-		
Staff entry and corridor space	_____	600
Interior garden area	_____	250

REVISIED PROGRAM OF SPACES

GROUND LEVEL-JOHNSON BUILDING (continued) SQUARE FOOT AREA

ADDITIONAL- (continued)

Enclosed entry to second level (elevator included)----- 225

Private parking (law firm staff & clients) ----- 1800

UPPER LEVEL - JOHNSON BUILDING

This level contains leaseable space for professionals (doctors, lawyers, etc.)

PHASE ONE-

TOTAL LEASEABLE OFFICE SPACE ----- 2070

ADDITIONAL-

Corridors (including elevator) ----- 810

Jan. Closet ----- 25

Air shafts (service 1st floor) ----- 50

Toilets (men & women @ 80 sq. ft. ea.) ----- 160

PHASE TWO-

ADDITIONAL LEASEABLE OFFICE SPACE----- 1710

REVISIED PROGRAM OF SPACES

BASEMENT LEVEL - MUCHMORE BUILDING	SQUARE FOOT AREA
This level contains the restaurant facilities & mechanical-	
RESTAURANT FACILITIES-	
DINING ROOM (including service stations, seating for 60)-----	1025
PUBLIC SPACE (including toilets, cashier, lobby, elev:) -----	865
CLUB ROOM (including bar, game room, toilets, seating for 36)-----	1490
KITCHEN AREA -----	1100
-----RESTAURANT TOTAL	4480-----
ADDITIONAL-	
Service Corridor (connect kitchen to above grade service)-----	895
New mechanical air intake -----	190
Mechanical area (including elevator equipment)-----	1420
GRADE LEVEL - MUCHMORE BUILDING	
This level contains a retail shop and an open plan office area-	
RETAIL SHOP-	
MERCHANDISE AREA (including platform stairs & upper platform)-----	1350
ENTRY (set back) -----	125
STORE ROOM (including toilet) -----	290
-----RETAIL SHOP TOTAL	1765-----

REVISIED PROGRAM OF SPACES

GRADE LEVEL - MUCHMORE BUILDING (continued)	SQUARE FOOT AREA
OPEN PLAN OFFICE SPACE-	
MAIN ENTRY AREA (including stair to basement, elev., north & south entry)-	475
OFFICE ENTRY AREA (southeast corner) -----	90
MAIN OFFICE SPACE -----	1945
STORAGE (upper level, east - inactive files, etc.)-----	295
VAULT -----	45
CONFERENCE ROOM (including 20 sq. ft. rear projection room)-----	175
LOUNGE -----	130
TOILETS (men & women @ 115 ea.) -----	230
JANITOR CLOSET -----	15
PUBLIC CORRIDOR SPACE (including, coat rack, platform elev., stairs)-	770
---OFFICE SPACE TOTAL	4170---

UPPER LEVEL - MUCHMORE BUILDING

This level contains open office lease space-

OPEN OFFICE SPACE -----	2915
WAITING AREA -----	125
SMALL CONFERENCE ROOM -----	90

REVISIED PROGRAM OF SPACES

UPPER LEVEL - MUCHMORE BUILDING (continued)	SQUARE FOOT AREA
TOILETS (men & women @ 120 sq. ft. ea.)-----	240
LOUNGE -----	130
LARGE CONFERENCE ROOM (inc. 50 sq. ft. rear proj. room)-----	230
PRIVATE TELEPHONE BOOTHS (2 @ 15 sq. ft. ea.)-----	30
EXTERIOR LOUNGE DECK -----	400
PUBLIC CORRIDOR SPACE (inc. air ducts, elev.)-----	1400
(deck excluded) OFFICE SPACE TOTAL	5160

REVISIED PROGRAM OF SPACES

BASEMENT LEVEL - NEW OFFICE BUILDING

SQUARE FOOT AREA

This level contains open office lease space-

OPEN OFFICE SPACE	-----	1235
CONFERENCE ROOM	-----	185
STORAGE SPACE (built in)	-----	60
TOILETS (men & women @ 110 ea.)	-----	220
PUBLIC SPACE (including corridors, stairs, elev., planter)	-----	810
	-----BASEMENT TOTAL	2510-----

GRADE LEVEL - NEW OFFICE BUILDING

This level contains open plan office space, & building mech.-

OPEN PLAN OFFICE SPACE-

MAIN OFFICE SPACE	-----	1280
CONFERENCE ROOM	-----	130
TOILETS (men & women at 110 sq. ft. ea.)	-----	220
PUBLIC SPACE (including stairs, elev., duct shafts, planters)	-----	880
	-----OFFICE TOTAL	2510-----

ADDITIONAL-

Maintenance shop (all three buildings)	-----	115
Mechanical space (including air intake area)	-----	575
Service for restaurant, trash area, stair from upper level	-----	495

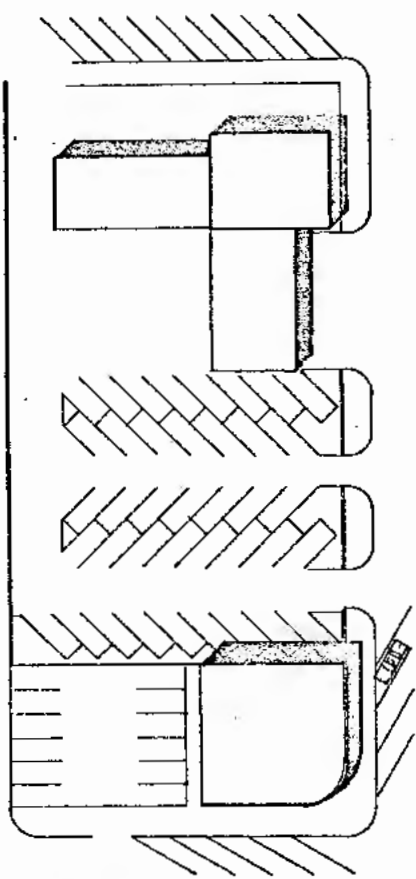
REVISIED PROGRAM OF SPACES

UPPER LEVEL - NEW OFFICE BUILDING

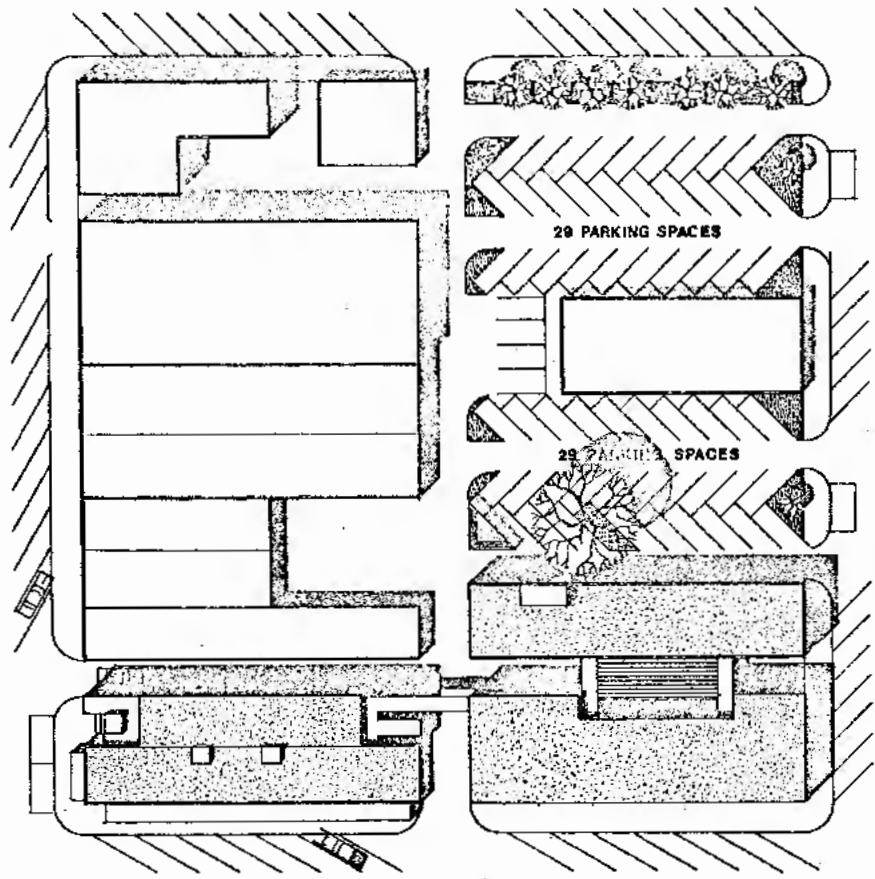
SQUARE FOOT AREA

This level contains open office lease area-

OPEN OFFICE AREA (includes optional computer room @ 480 sq. ft.)-----	2210
CONFERENCE ROOM -----	295
LOUNGE SPACE -----	115
PRIVATE PHONE BOOTHS (2 @ 15 sq. ft. ea.)-----	30
TOILETS (men and women @ 105 sq. ft. ea.)-----	210
JANITOR CLOSET -----	40
PUBLIC SPACE (corridors, fire stairs, air shafts, planters)-----	1180
-----UPPER LEVEL TOTAL	4080-----

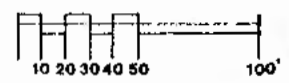
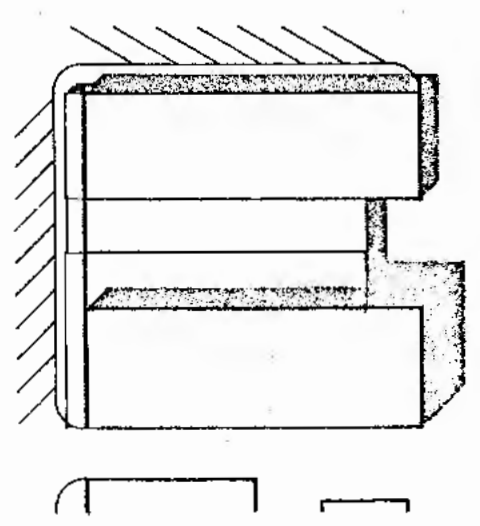
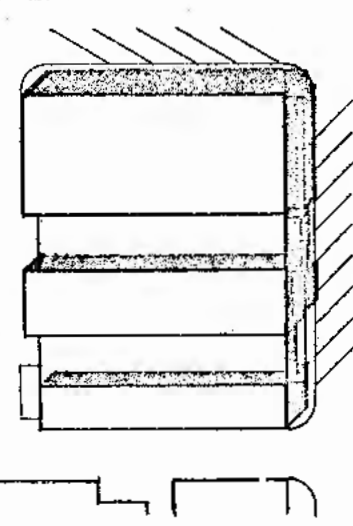
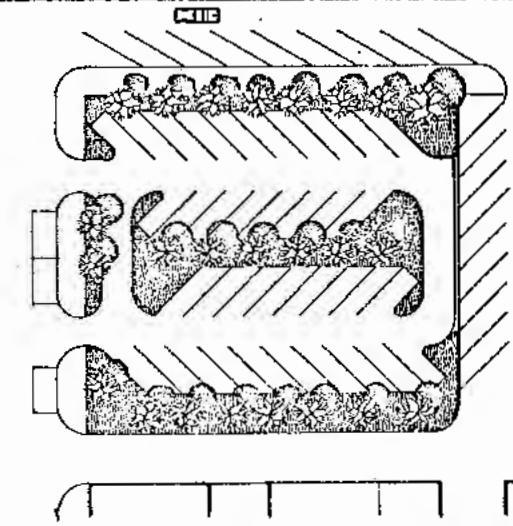
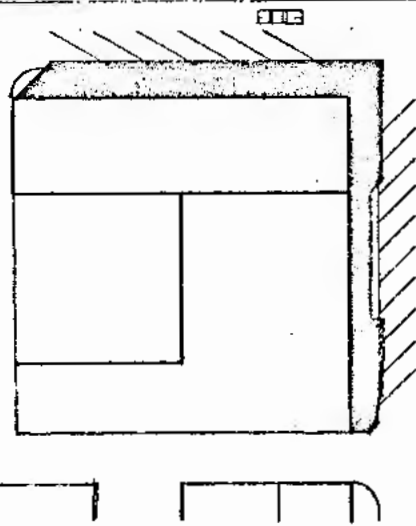
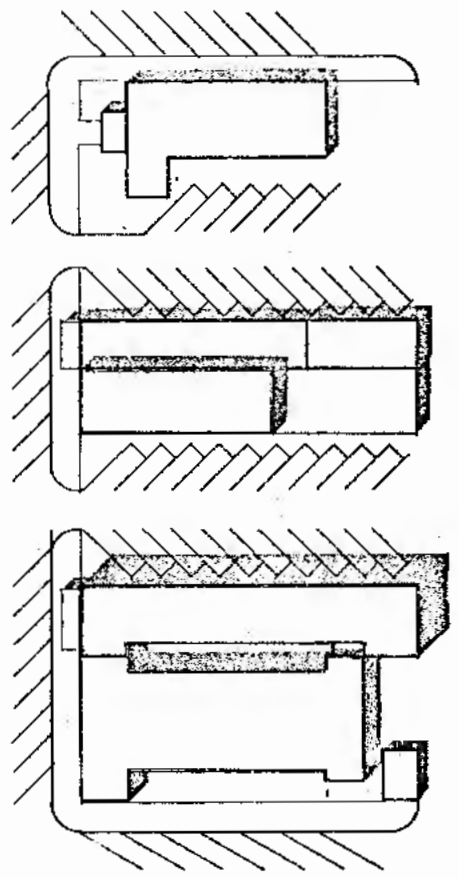


SECOND ST.



CLEVELAND AVE.

THIRD ST.



SITE PLAN

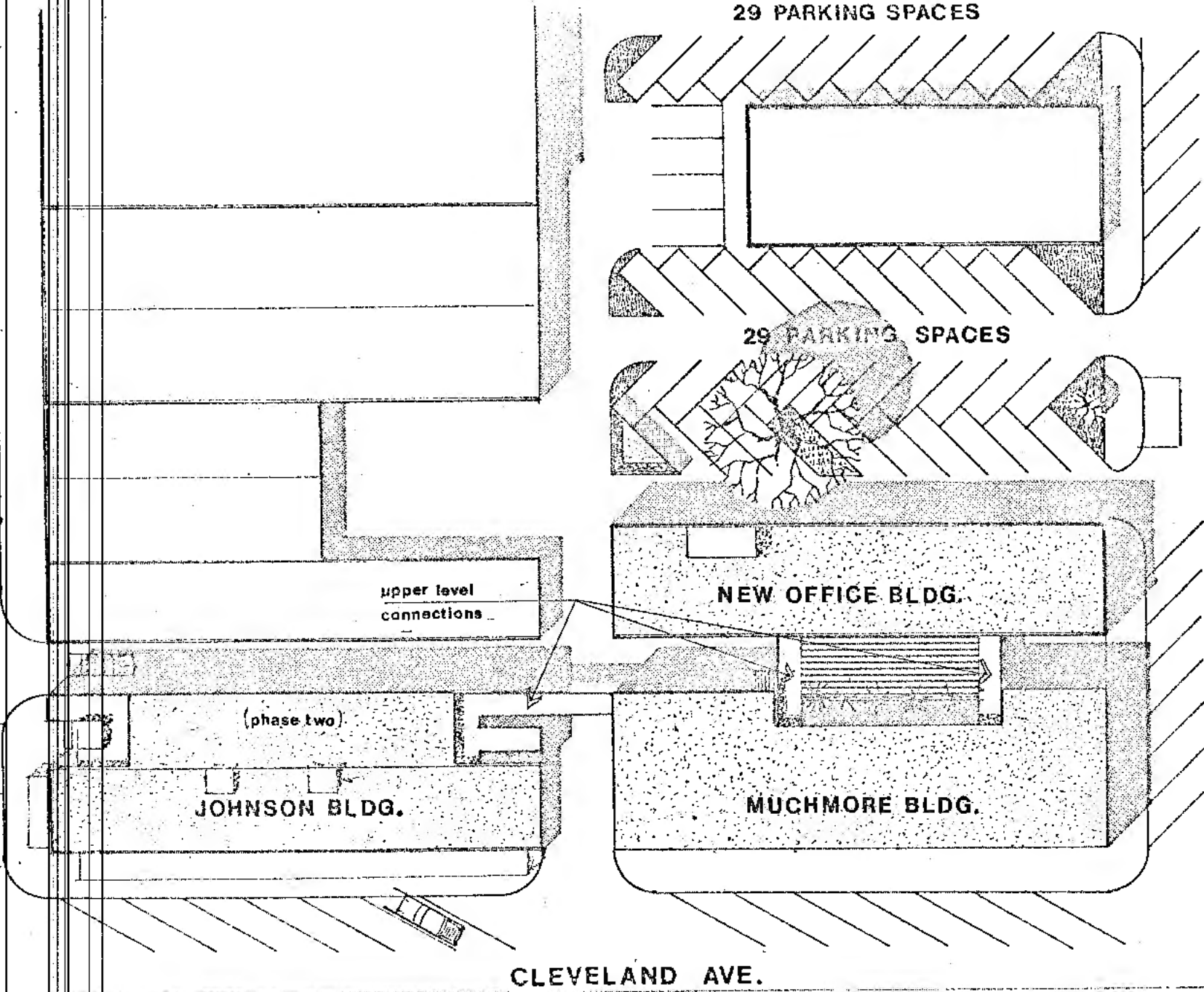


FINAL DEVELOPMENT

BLDG

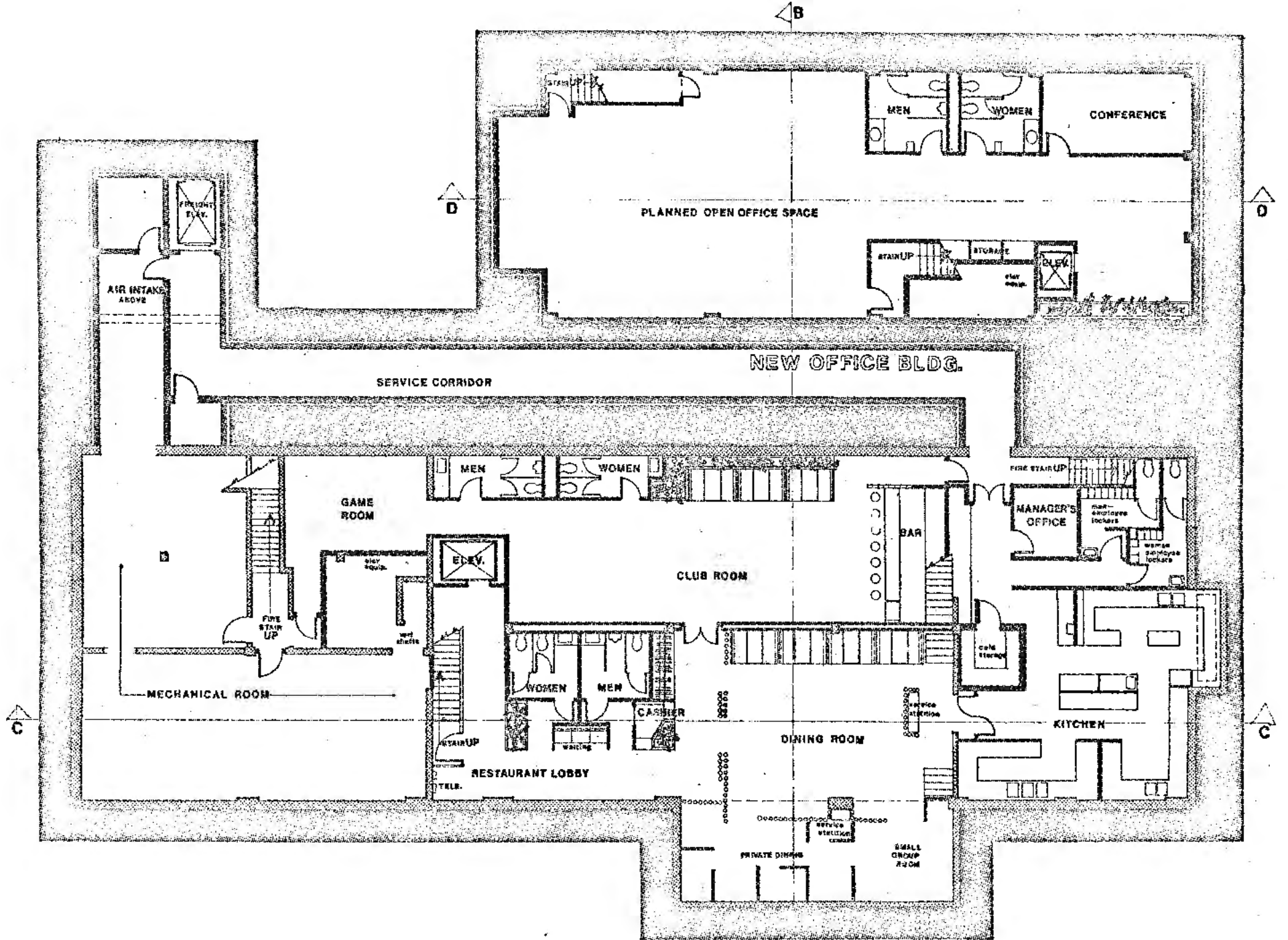
SECOND ST.

BLDG



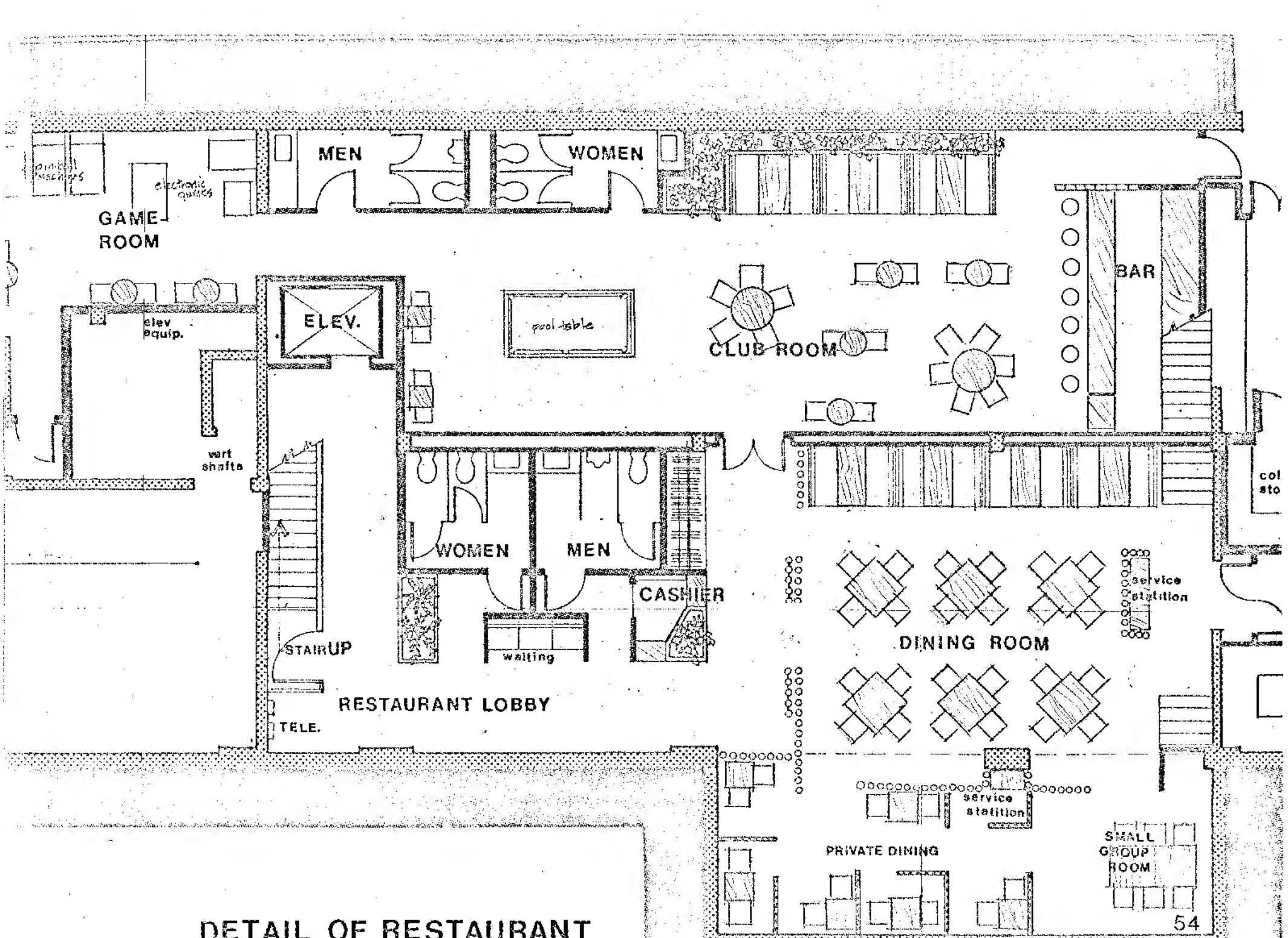
DETAIL SITE PLAN



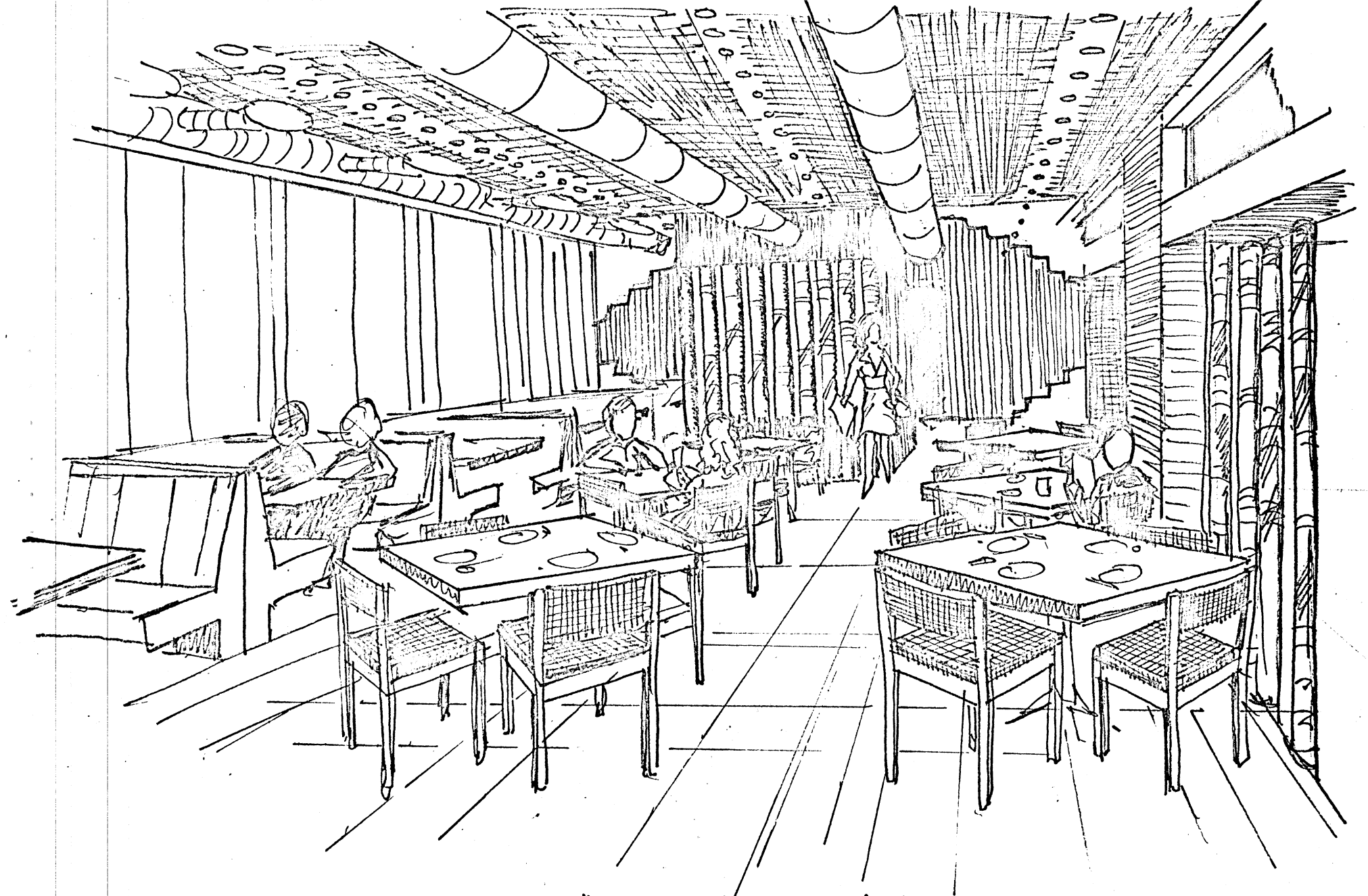


MUCHMORE BLDG. **PLAN at BASEMENT LEVEL**

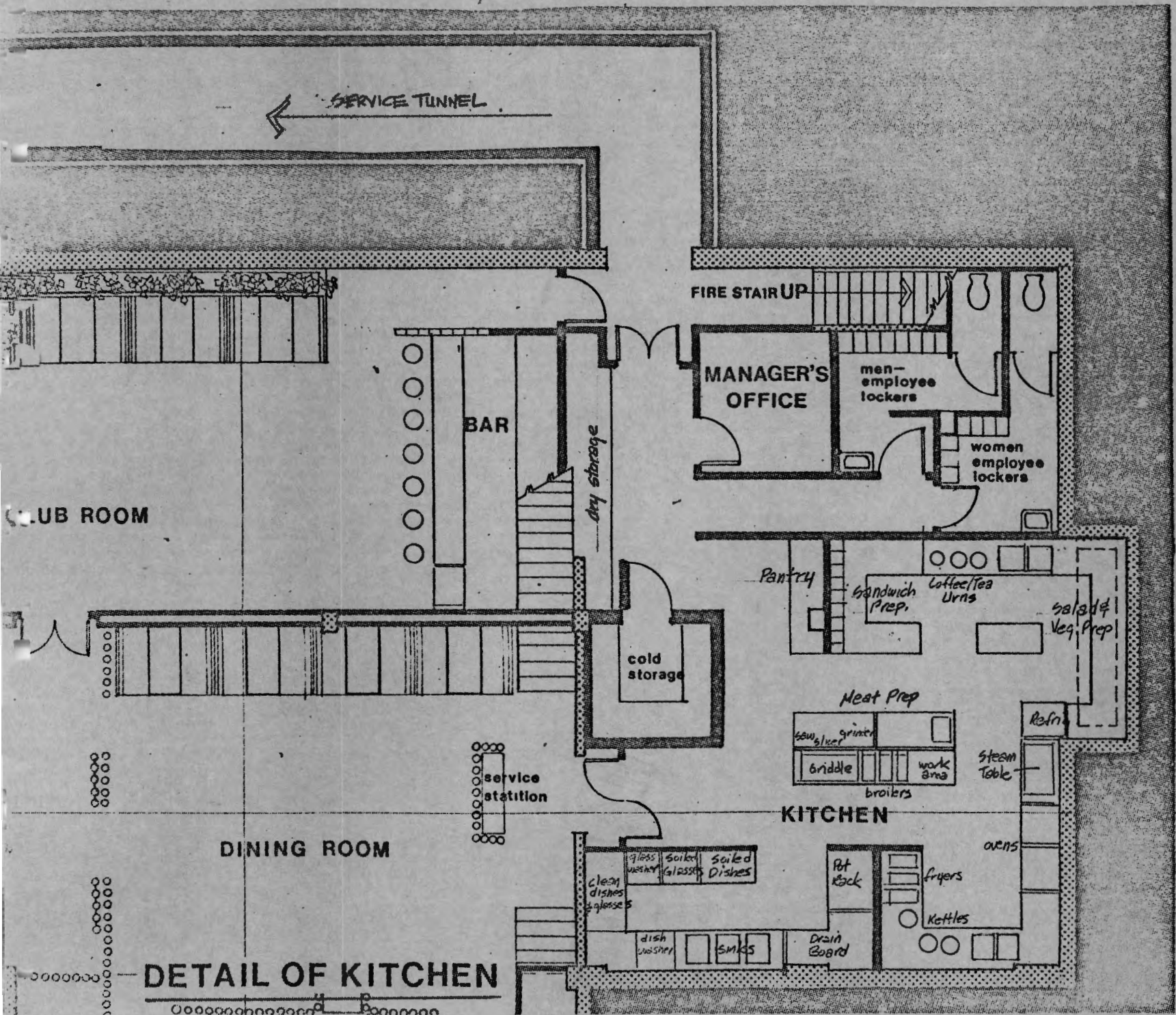




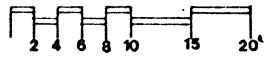
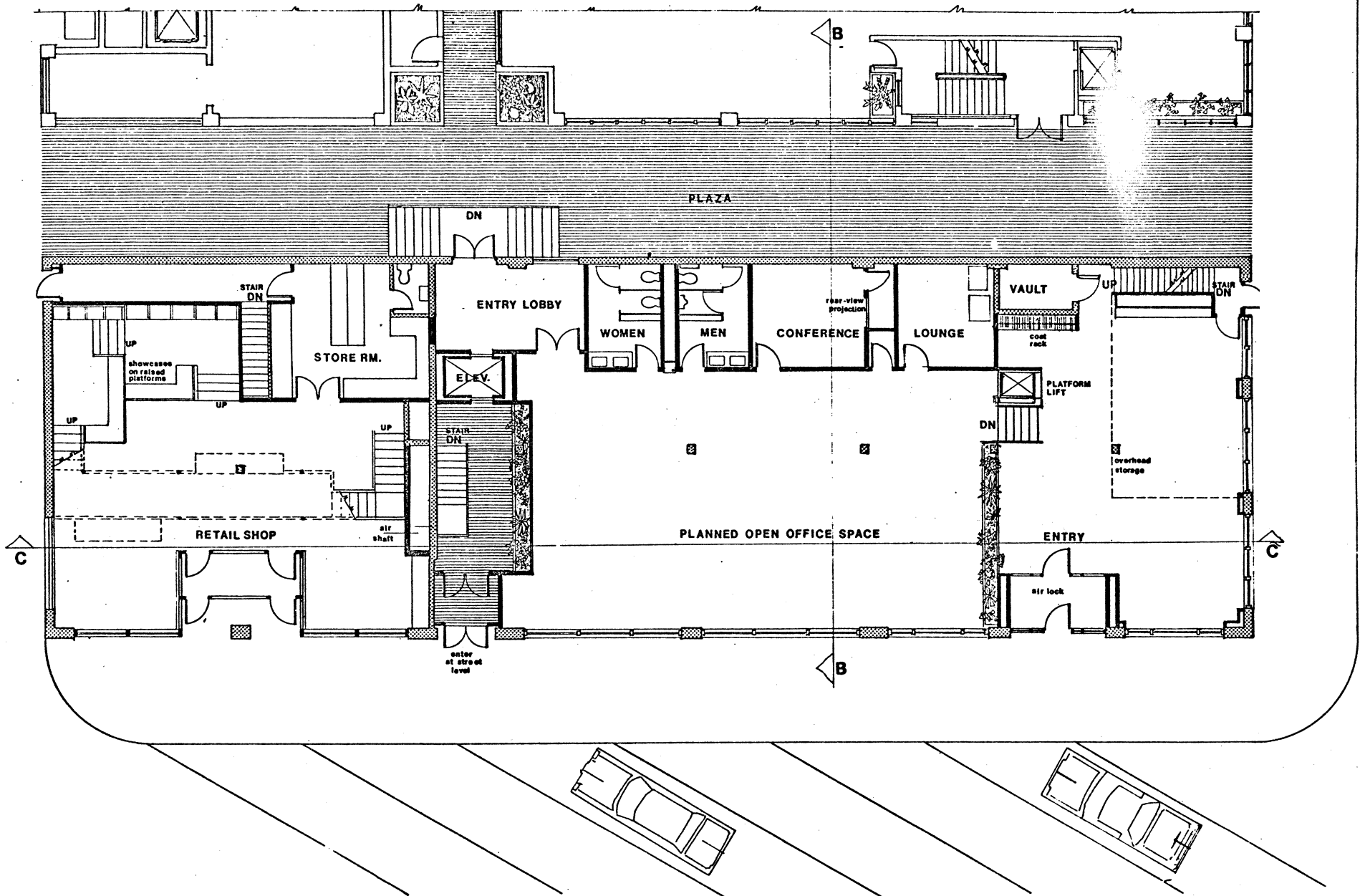
DETAIL OF RESTAURANT



"QUICK STUDY" PERSPECTIVE OF DINING ROOM

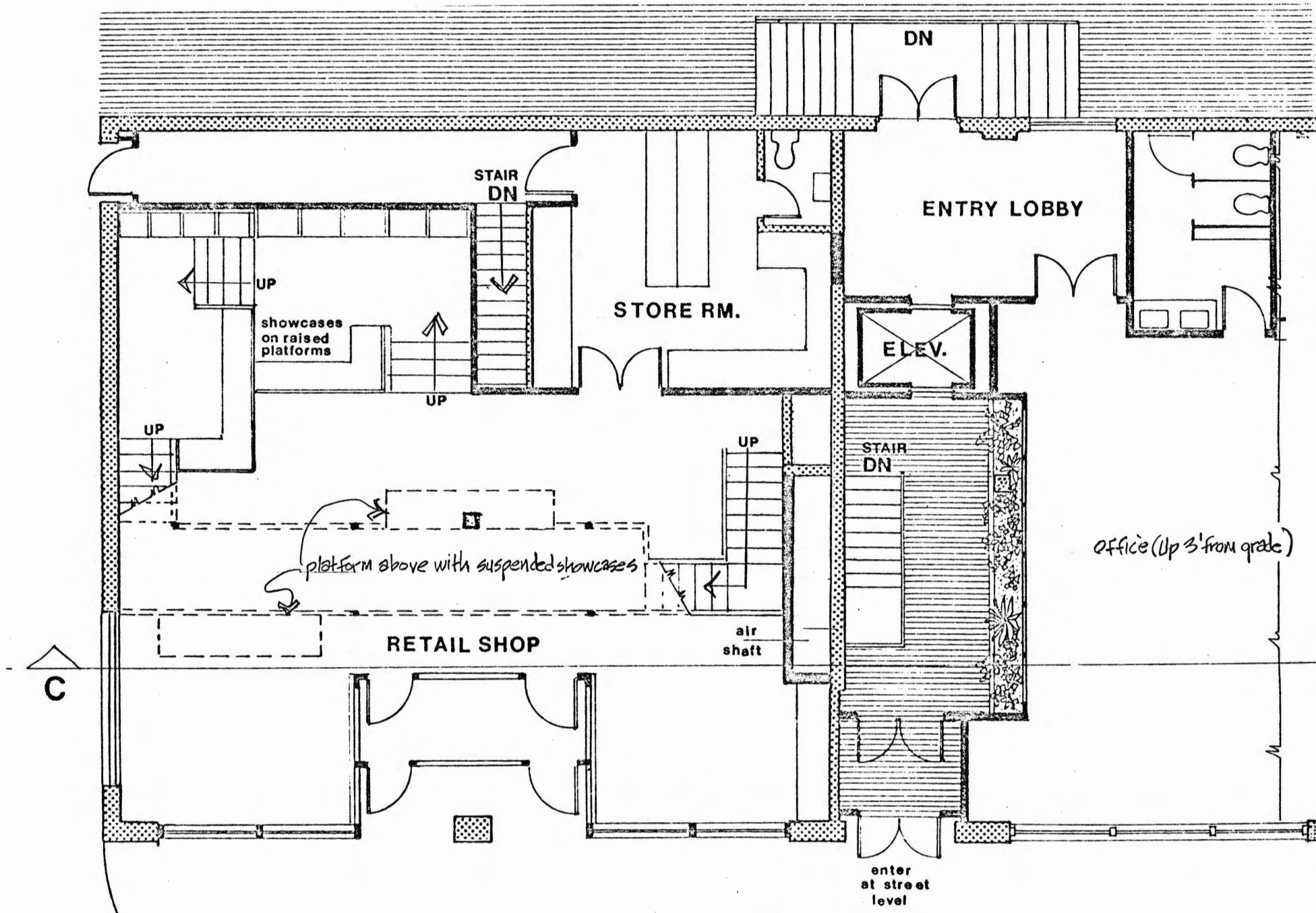


DETAIL OF KITCHEN



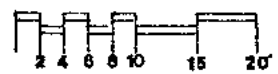
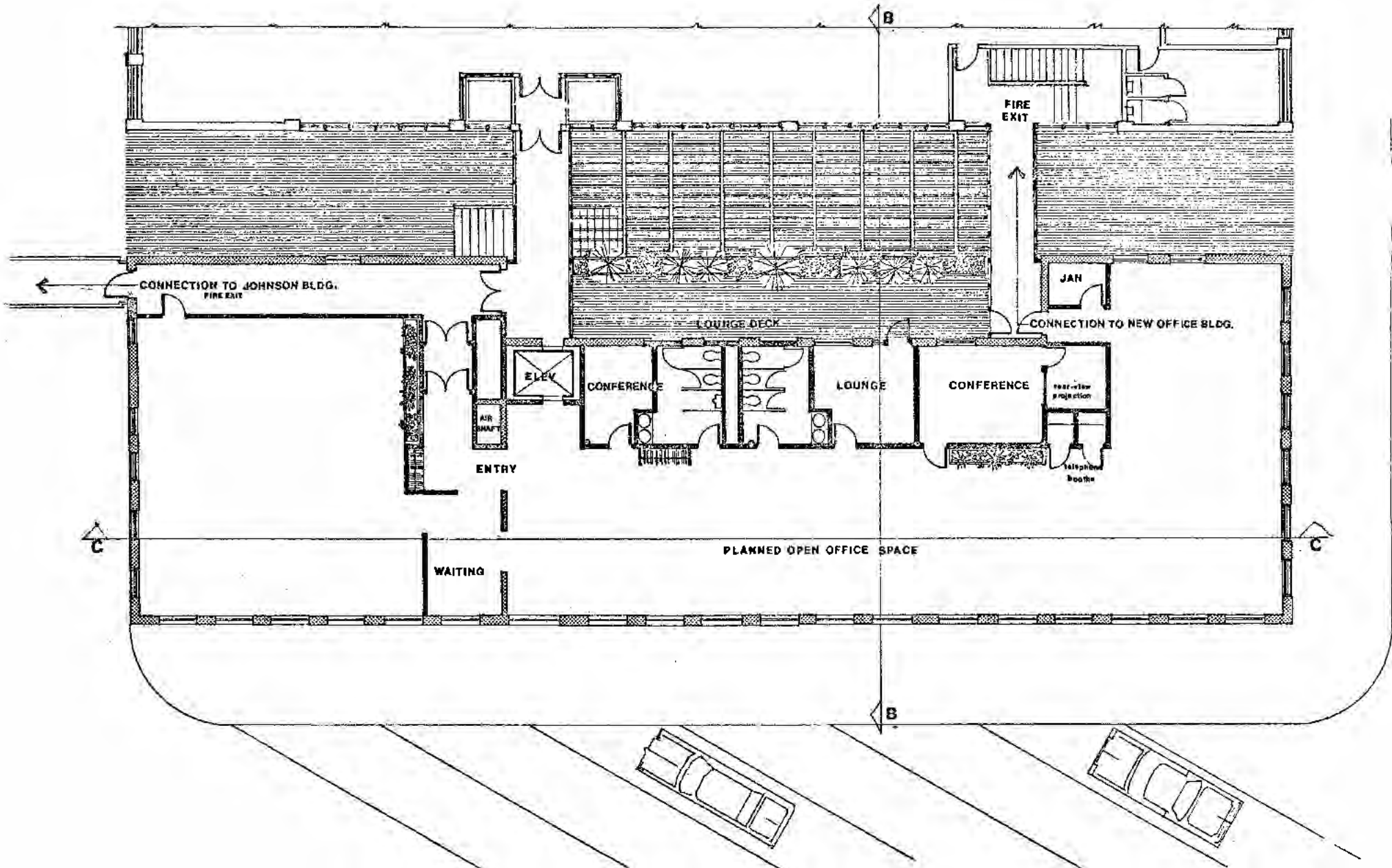
MUCHMORE BLDG.
PLAN at GRADE LEVEL





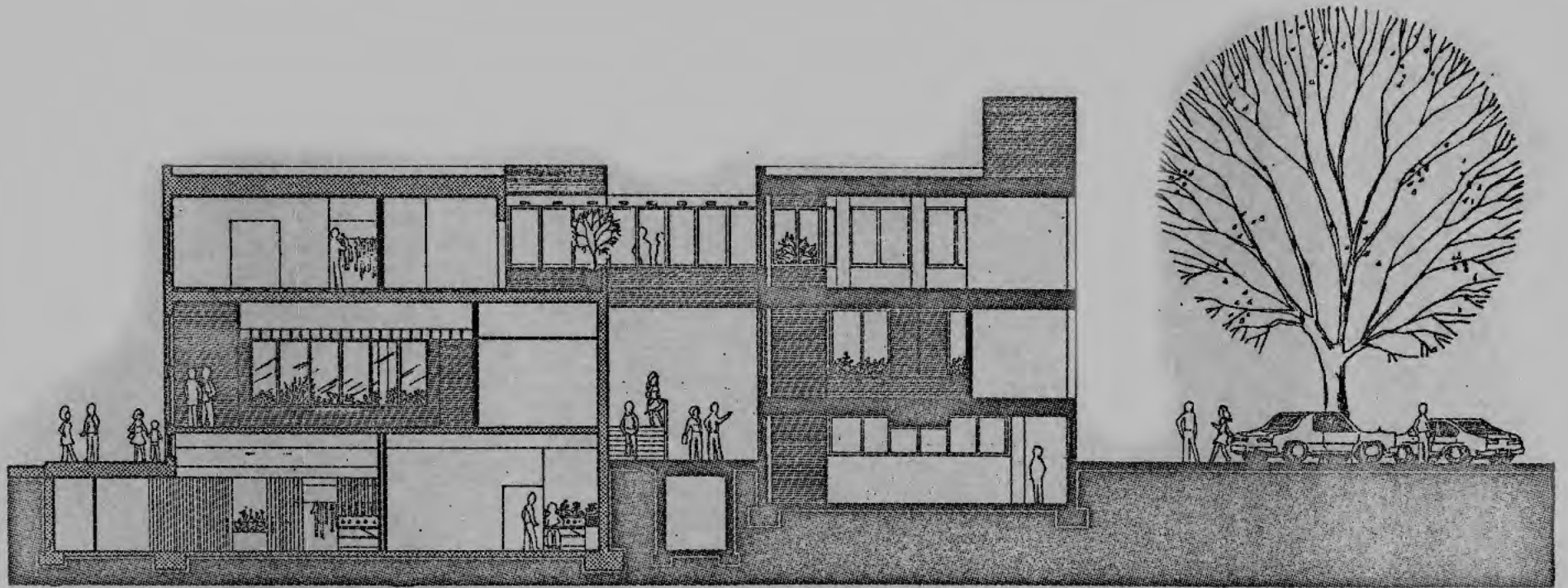
MUCHMORE BLDG.
DETAIL PLAN at GRADE LEVEL





MUCHMORE BLDG.
PLAN at UPPER LEVEL

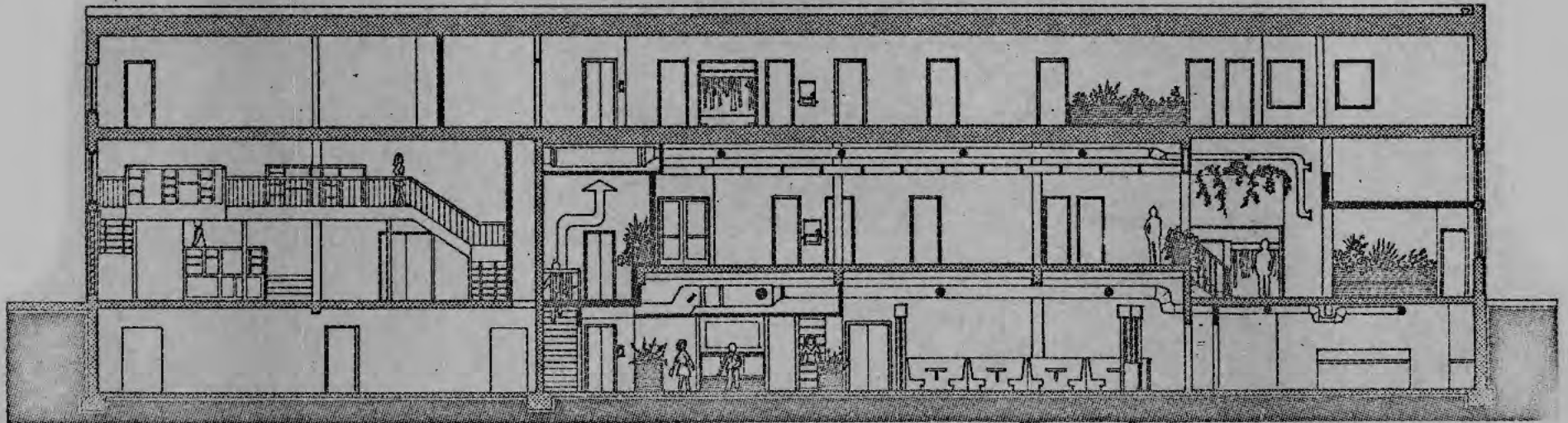




MUCHMORE BLDG.

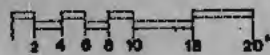
NEW OFFICE BLDG.

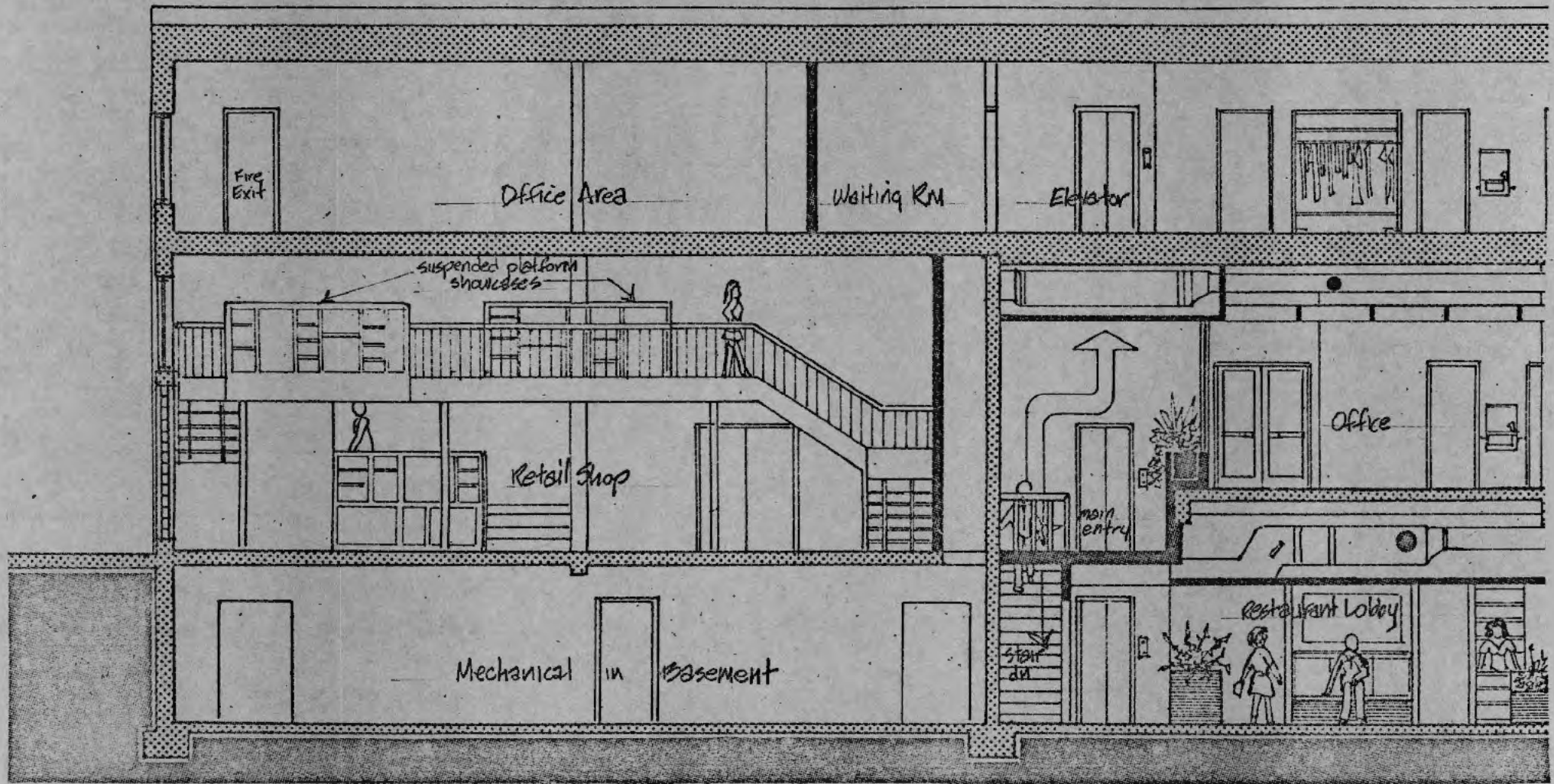
SECTION LOOKING WEST^{bb'}



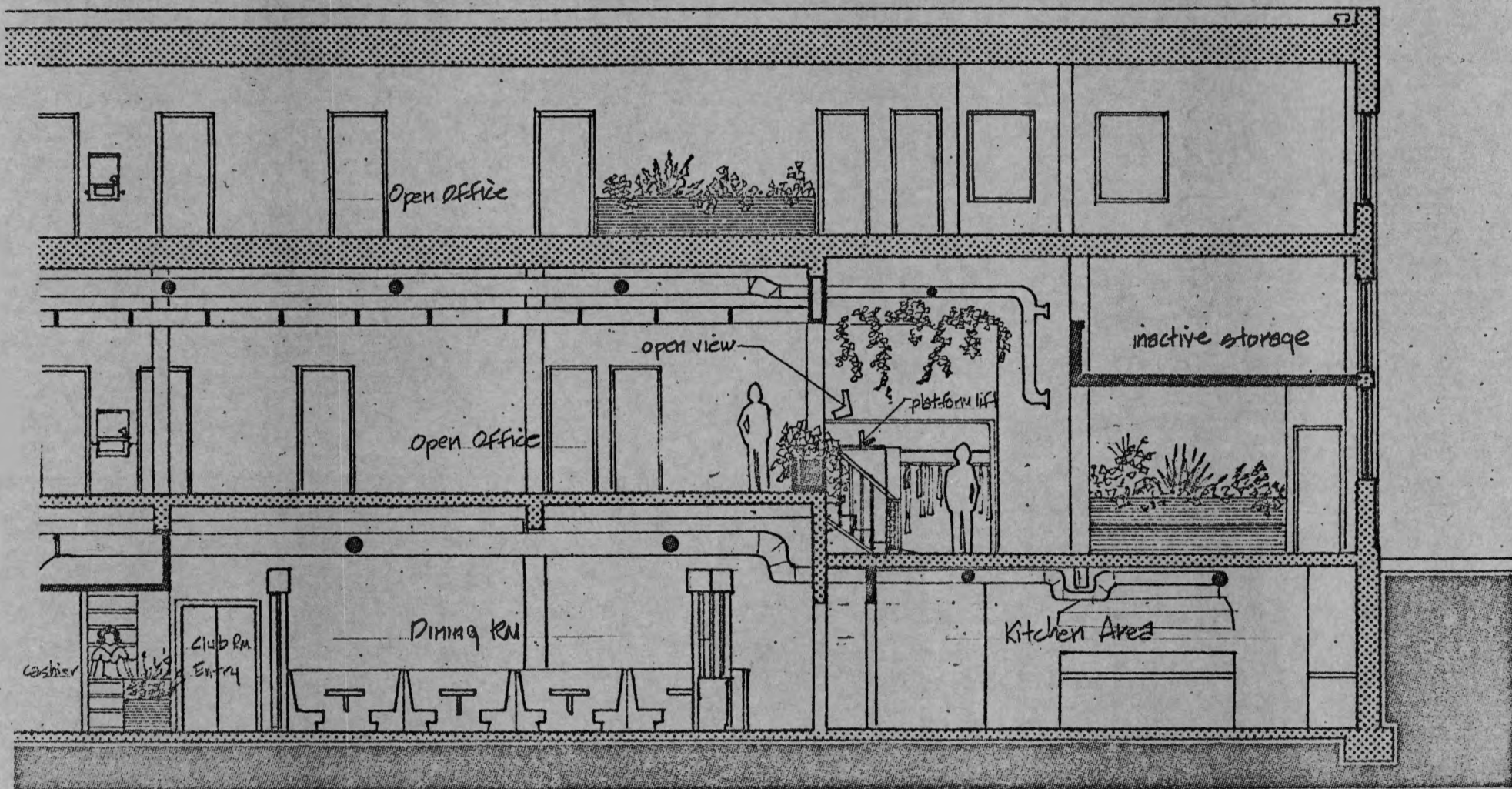
MUCHMORE BLDG.

SECTION LOOKING NORTH^{cc'}

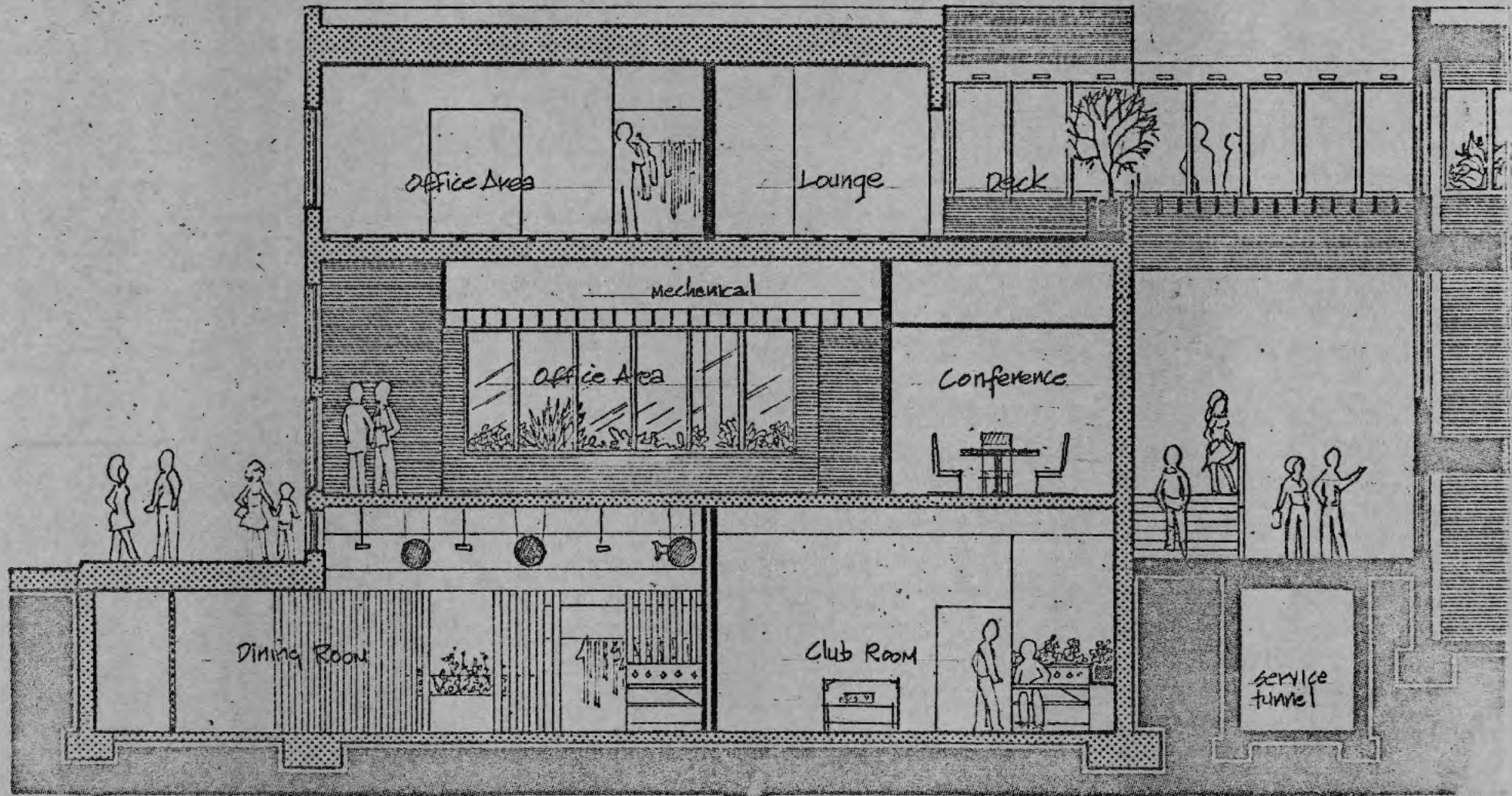




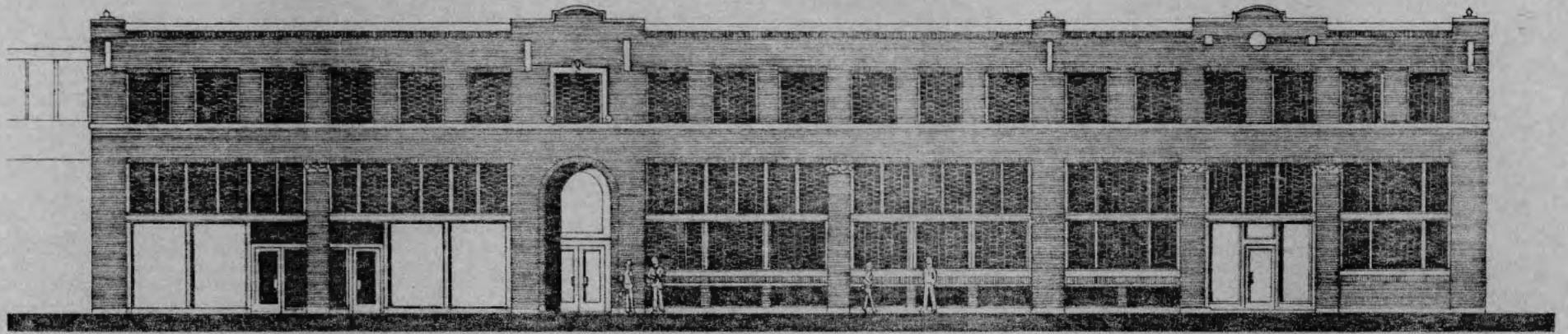
MUCHMORE BLDG.
DETAIL SECTION LOOKING NORTH



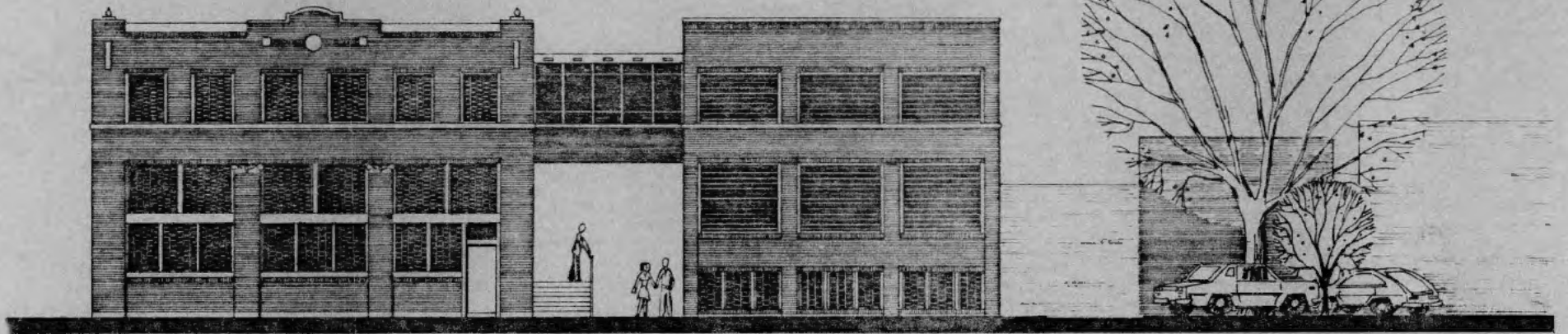
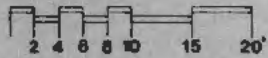
MUCHMORE BLDG.
DETAIL SECTION LOOKING NORTH



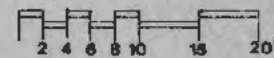
MUCHMORE BLDG.
DETAIL SECTION LOOKING WEST

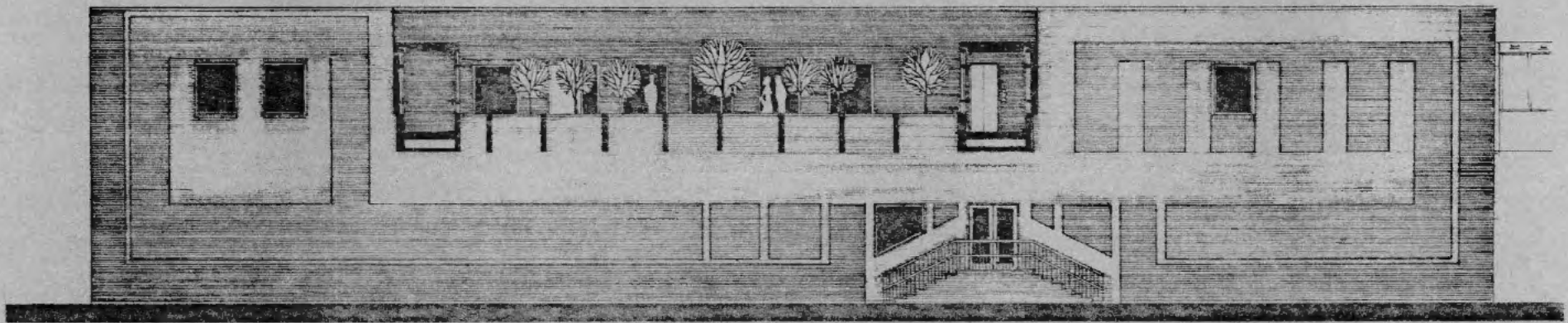


MUCHMORE BLDG.
SOUTH ELEVATION

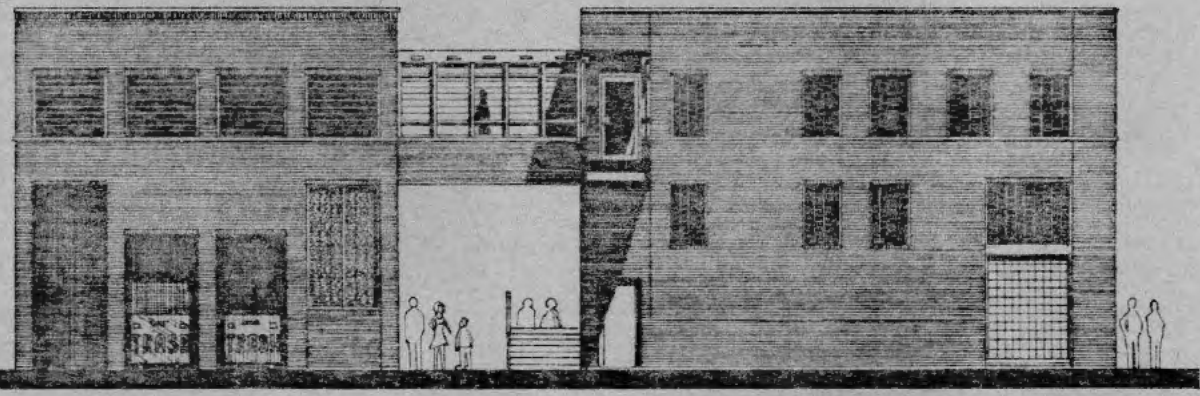
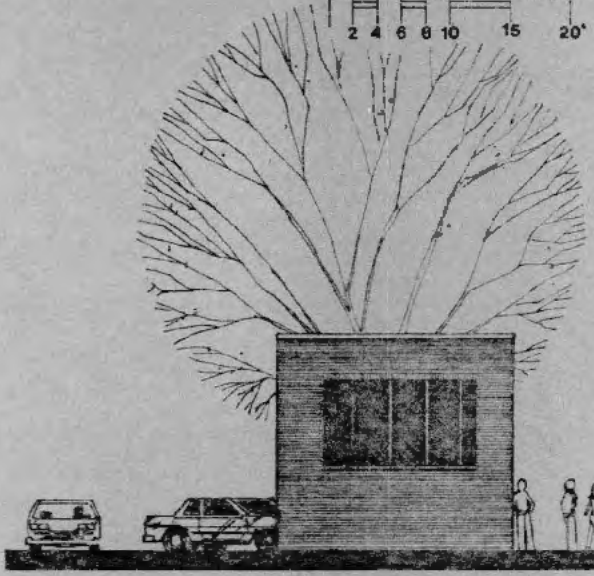
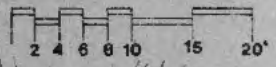


MUCHMORE BLDG. NEW OFFICE BLDG.
EAST ELEVATION



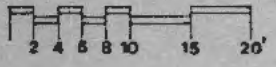


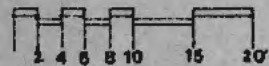
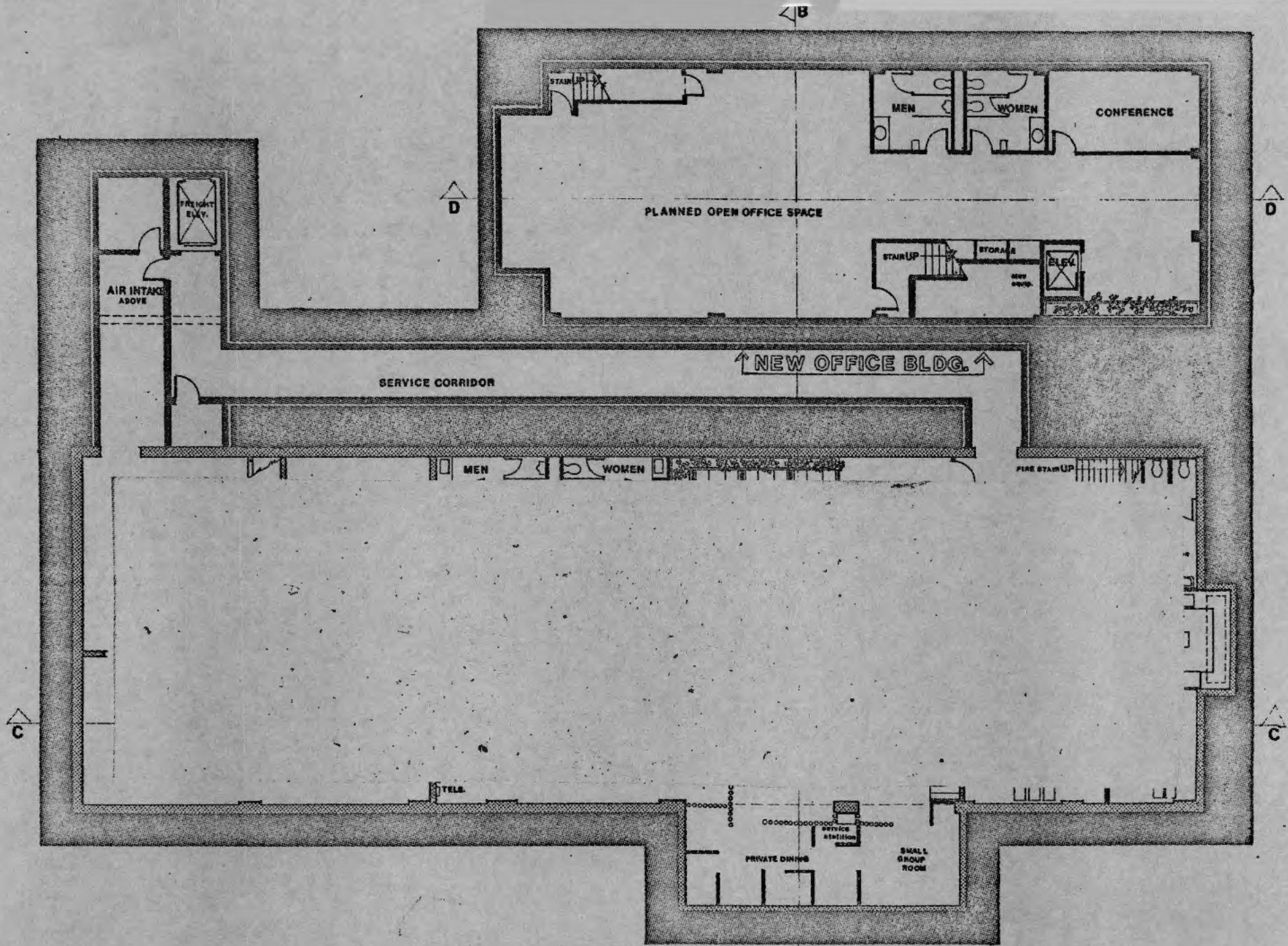
MUCHMORE BLDG.
NORTH ELEVATION



NEW OFFICE BLDG.
WEST ELEVATION

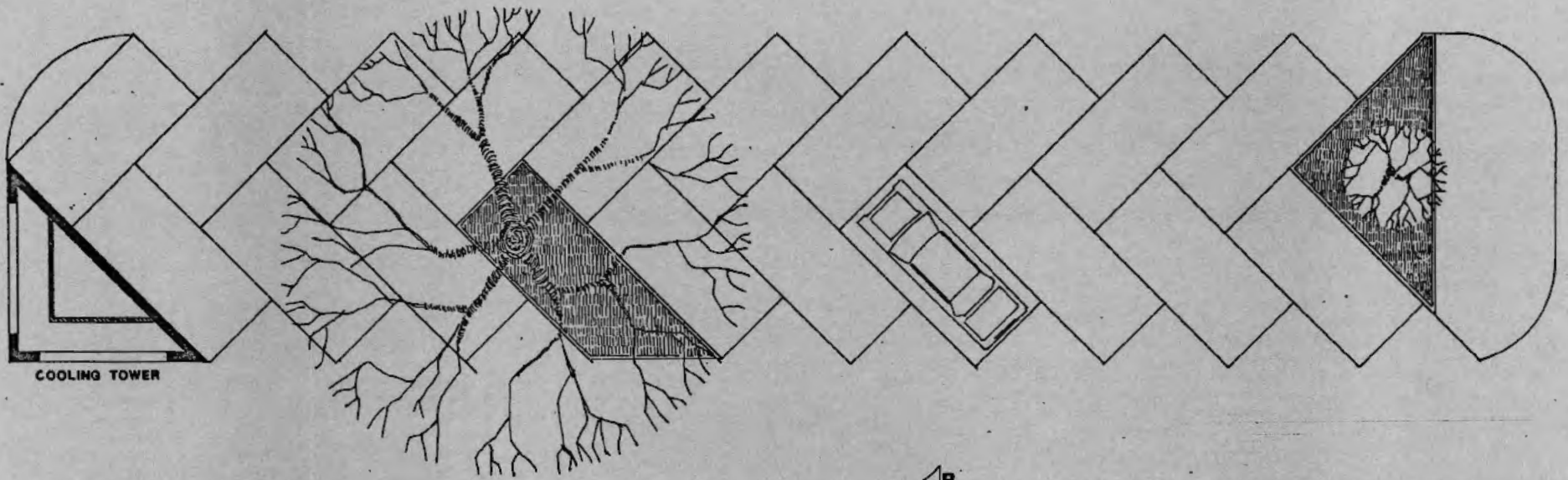
MUCHMORE BLDG.



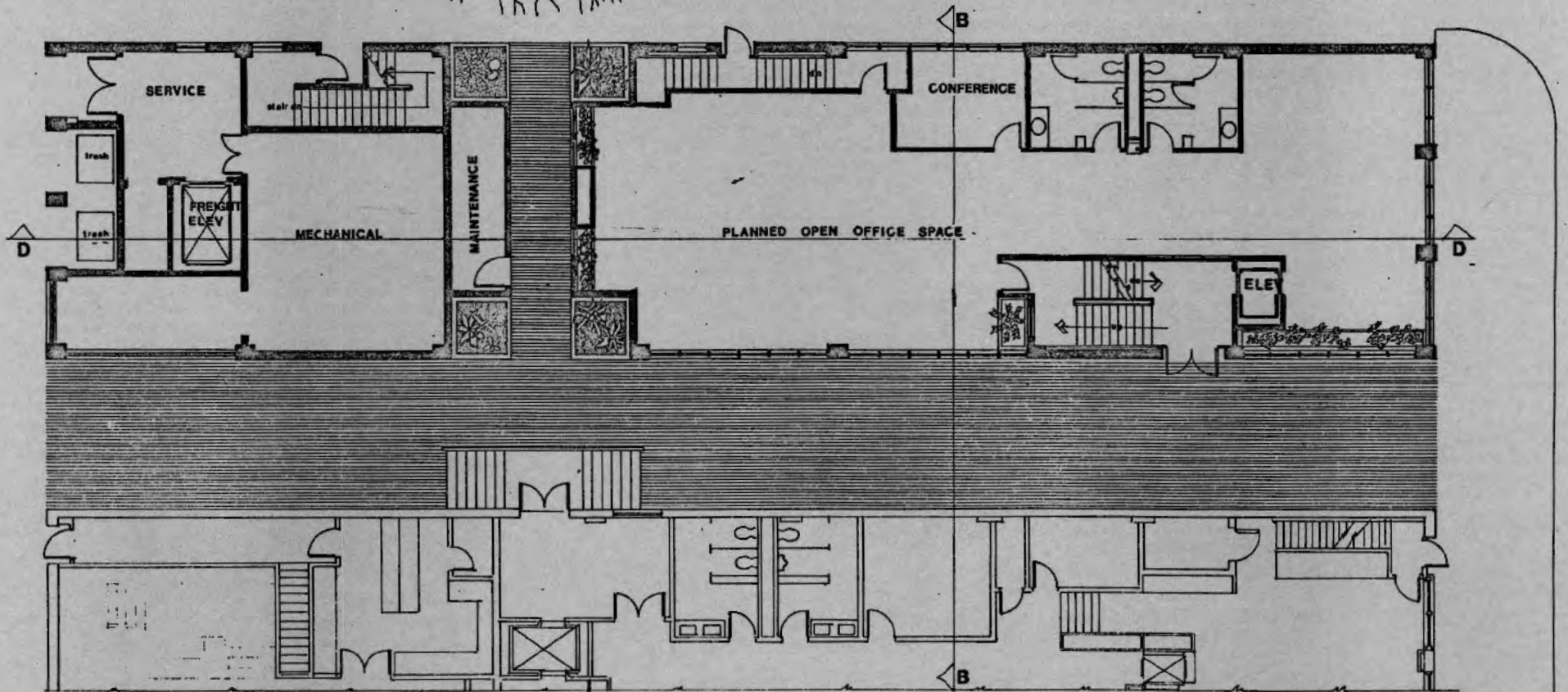


PLAN at BASEMENT LEVEL



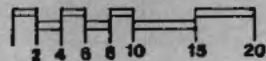


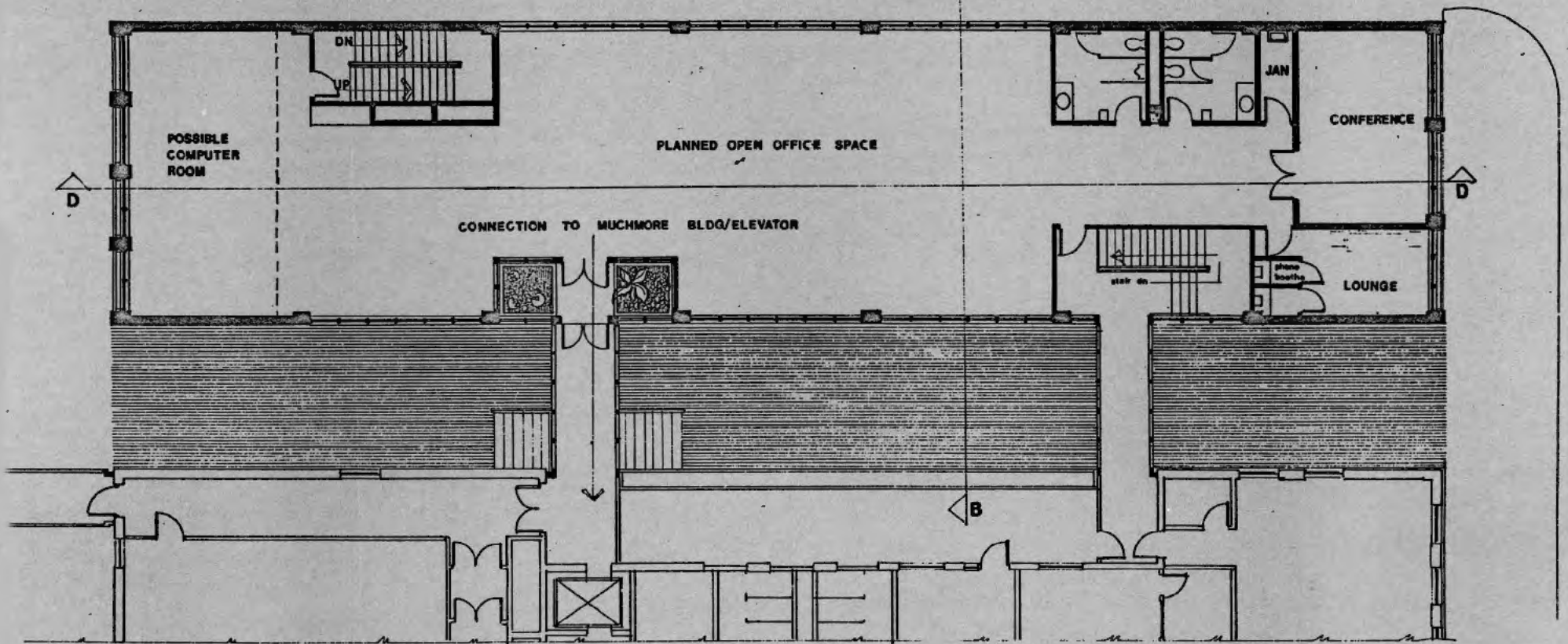
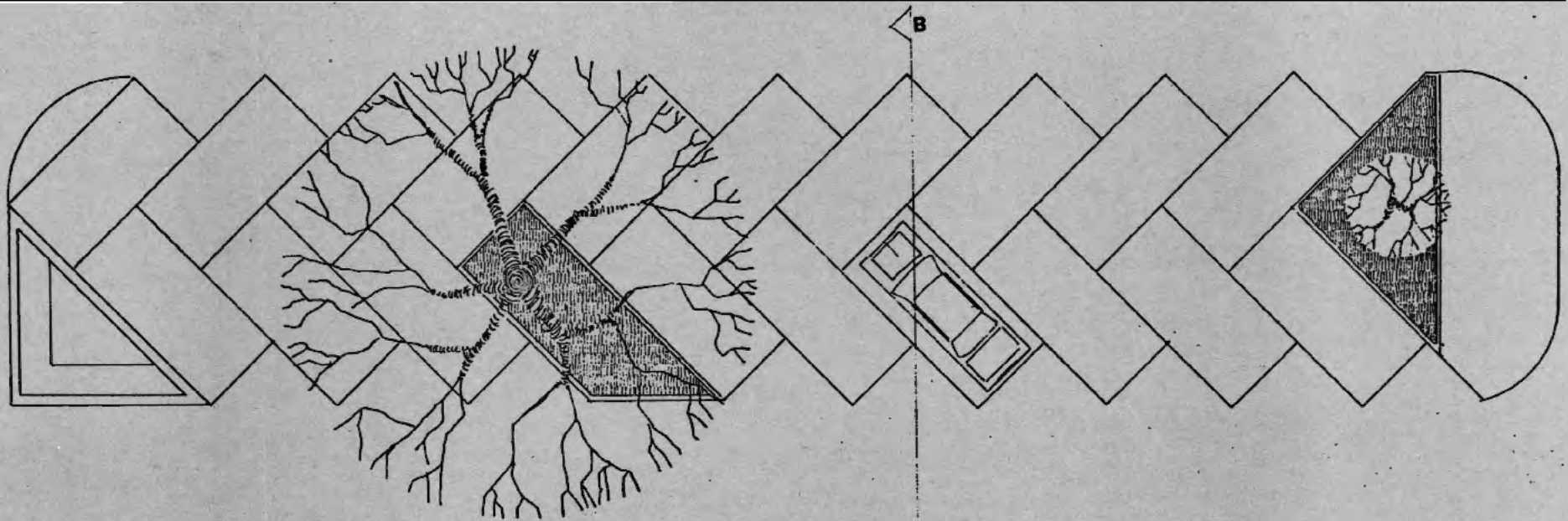
COOLING TOWER



NEW OFFICE BLDG.

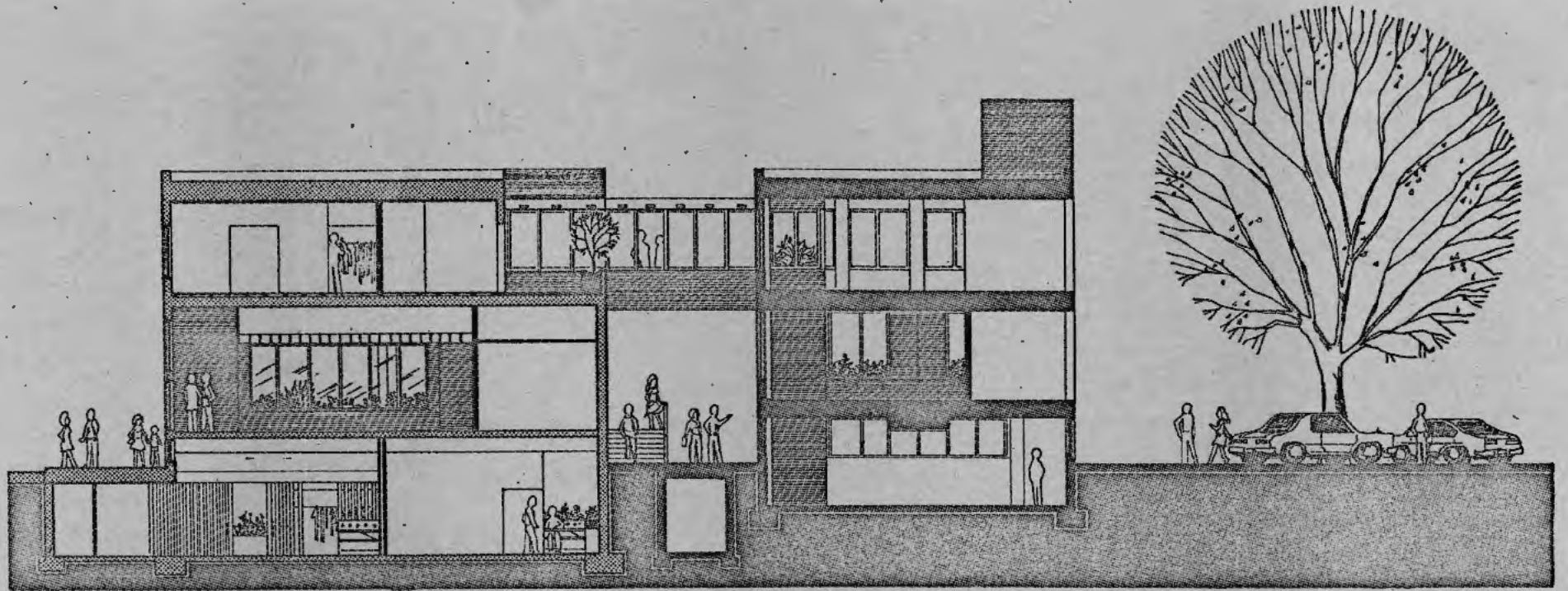
PLAN at GRADE LEVEL





NEW OFFICE BLDG.
PLAN at UPPER LEVEL

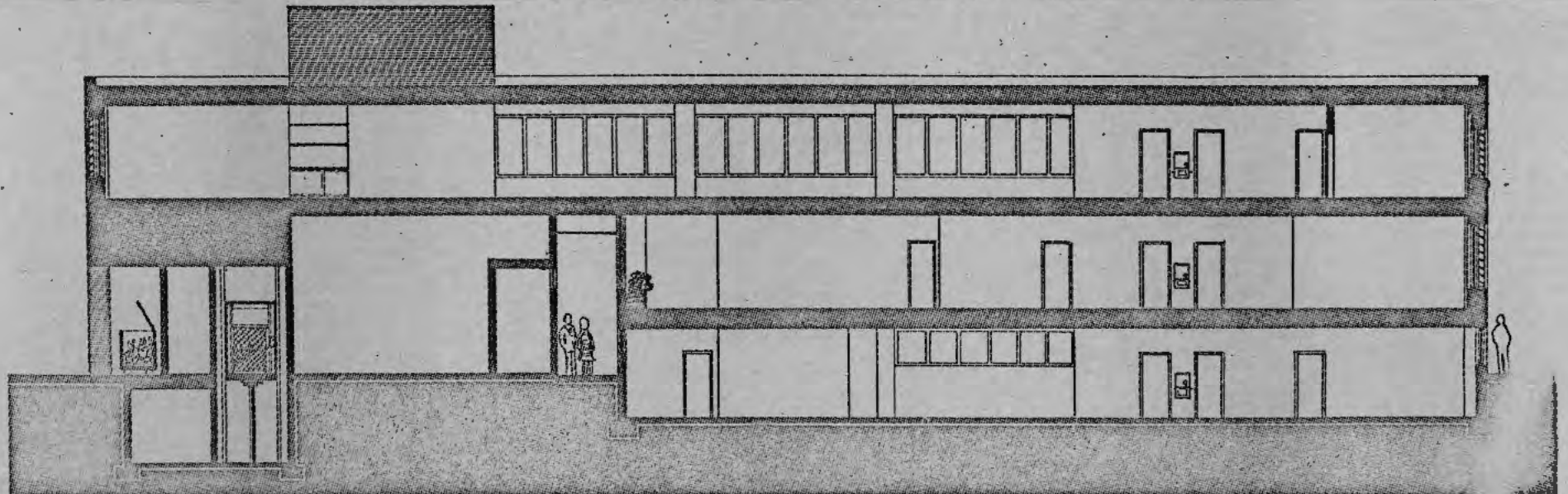




MUCHMORE BLDG.

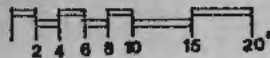
NEW OFFICE BLDG.

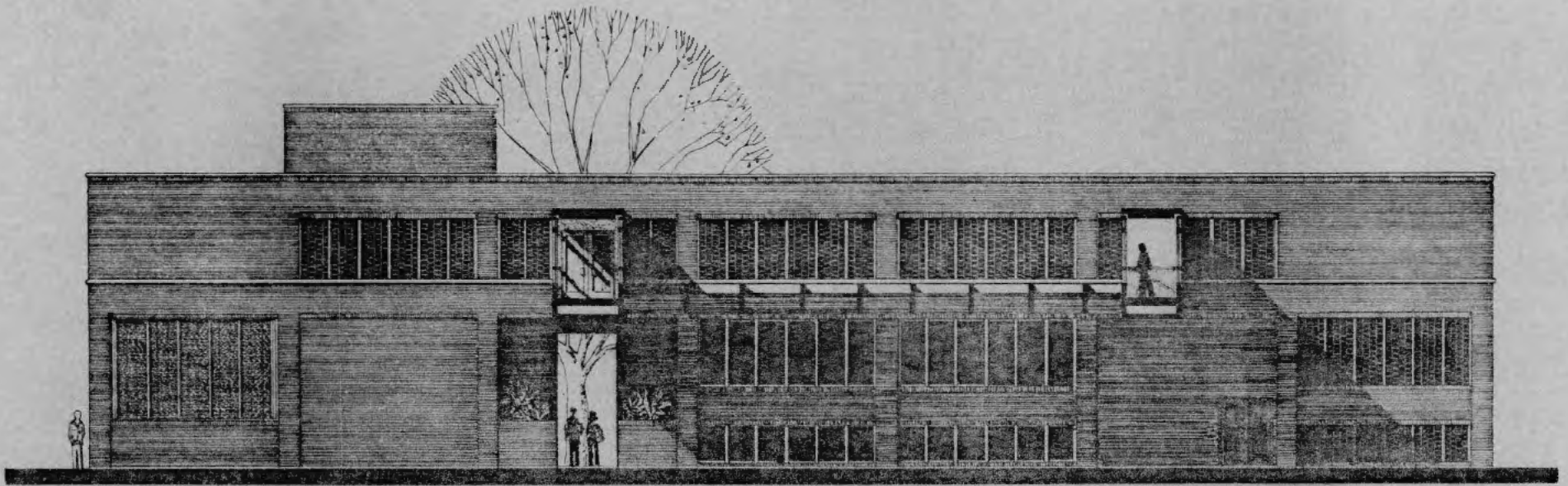
SECTION LOOKING WEST 'BB'



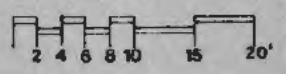
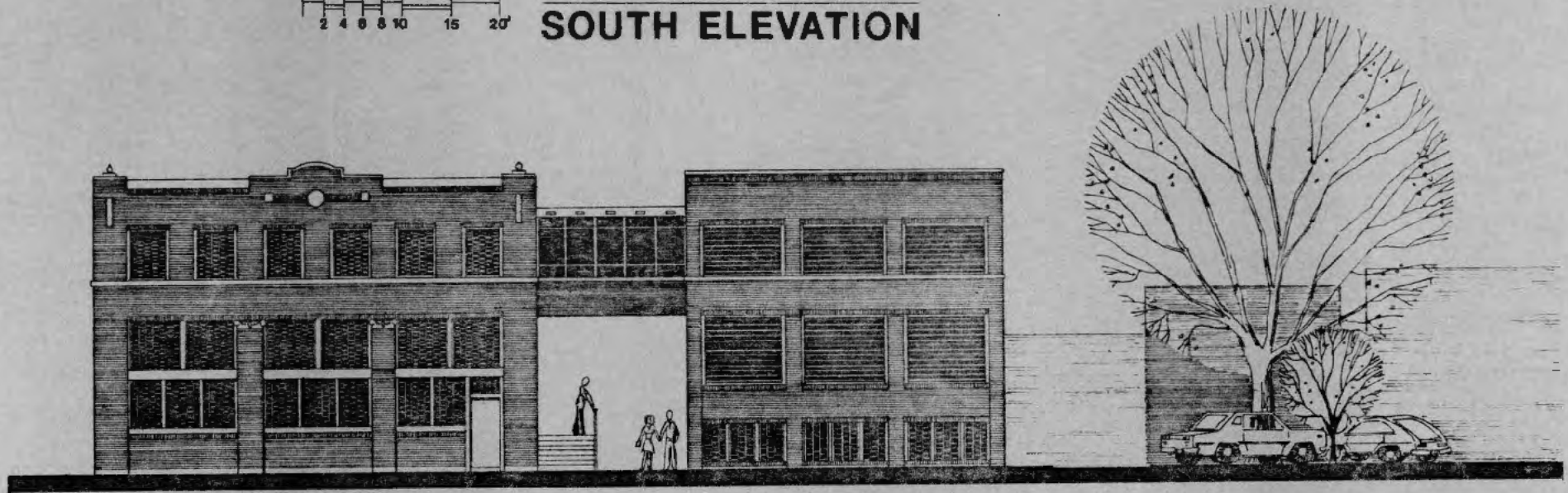
NEW OFFICE BLDG.

SECTION LOOKING NORTH 'DD'

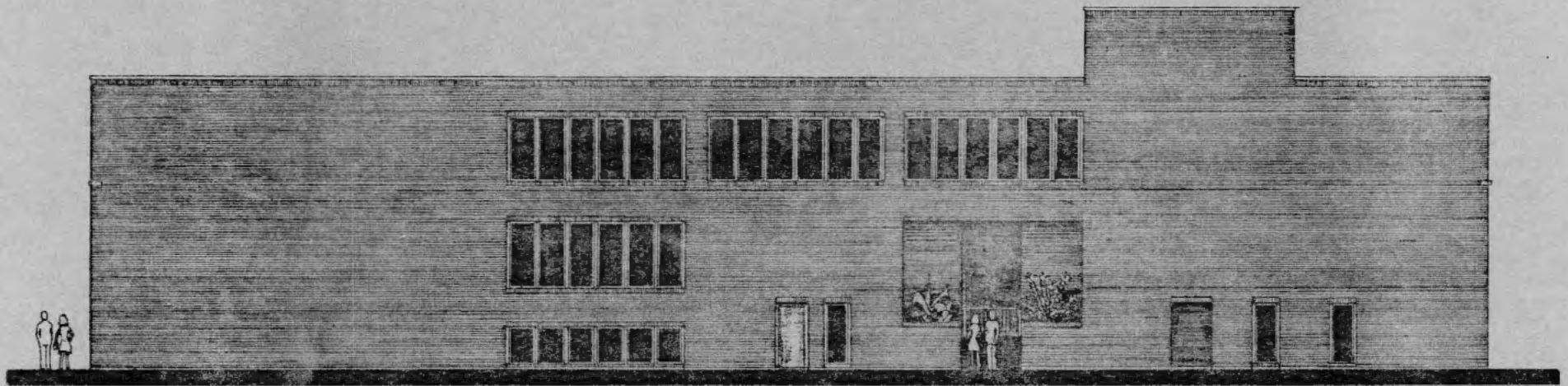




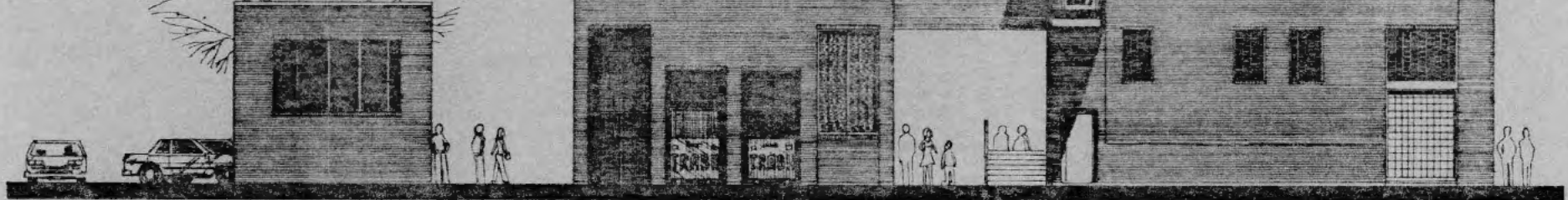
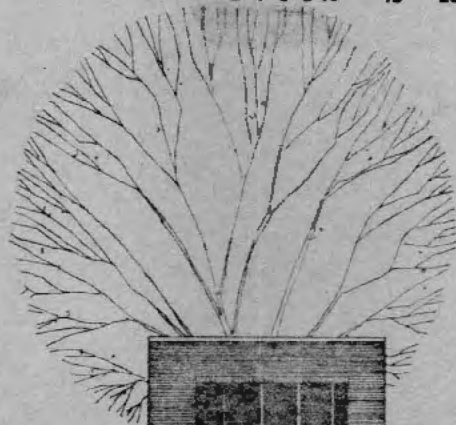
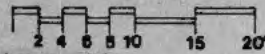
NEW OFFICE BLDG.
SOUTH ELEVATION



MUCHMORE BLDG. NEW OFFICE BLDG.
EAST ELEVATION



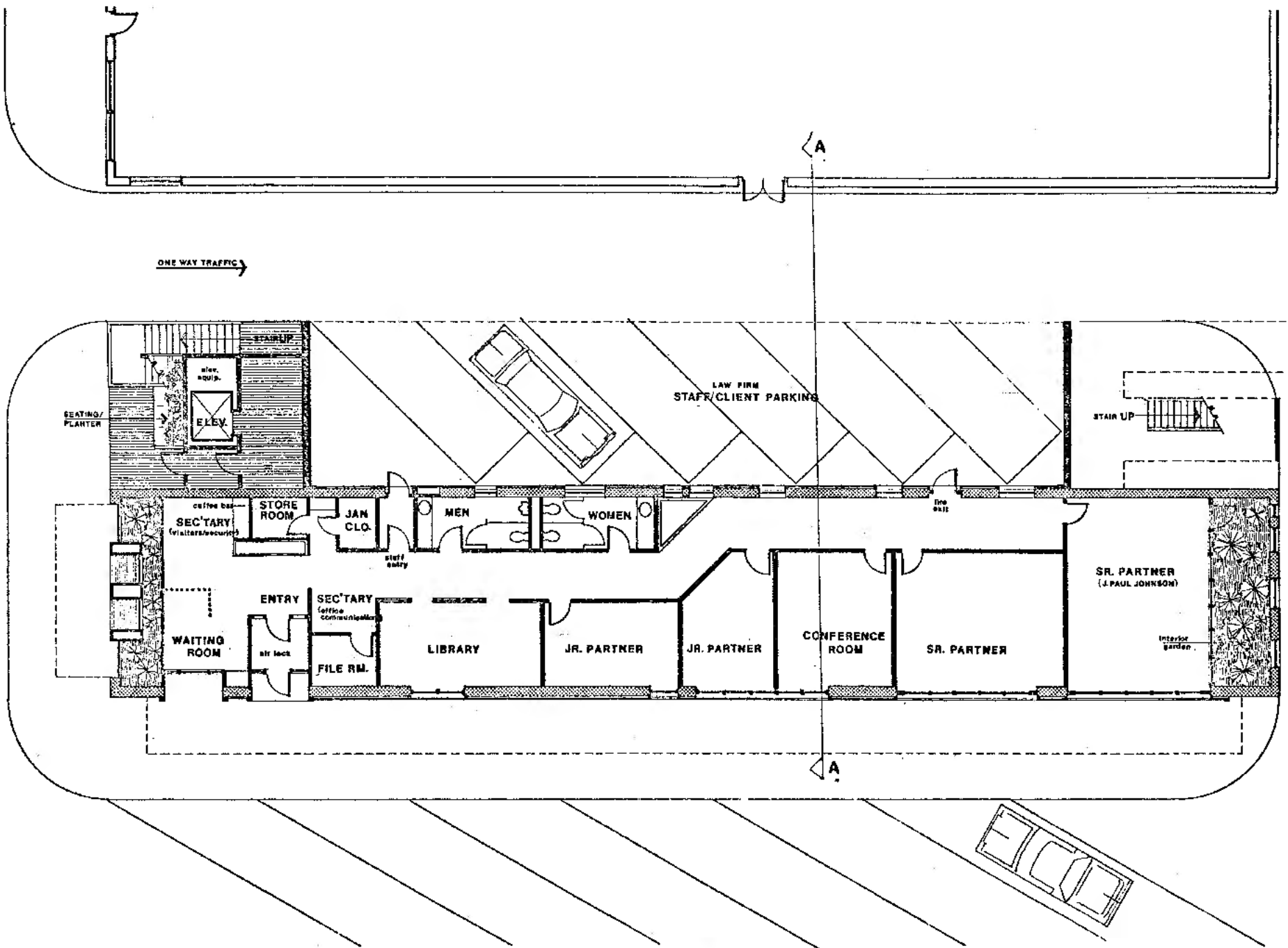
NEW OFFICE BLDG.
NORTH ELEVATION



NEW OFFICE BLDG.
WEST ELEVATION

MUCHMORE BLDG.





ONE WAY TRAFFIC →

LAW FIRM
STAFF/CLIENT PARKING

STAIR UP

coffee bar
SEC'TARY
(visitors/secours)

STORE ROOM

JAN CLO.

MEN

WOMEN

fire exit

SR. PARTNER
(J. PAUL JOHNSON)

interior garden

WAITING ROOM

ENTRY

SEC'TARY
(office communication)

FILE RM.

LIBRARY

JR. PARTNER

JR. PARTNER

CONFERENCE ROOM

SR. PARTNER

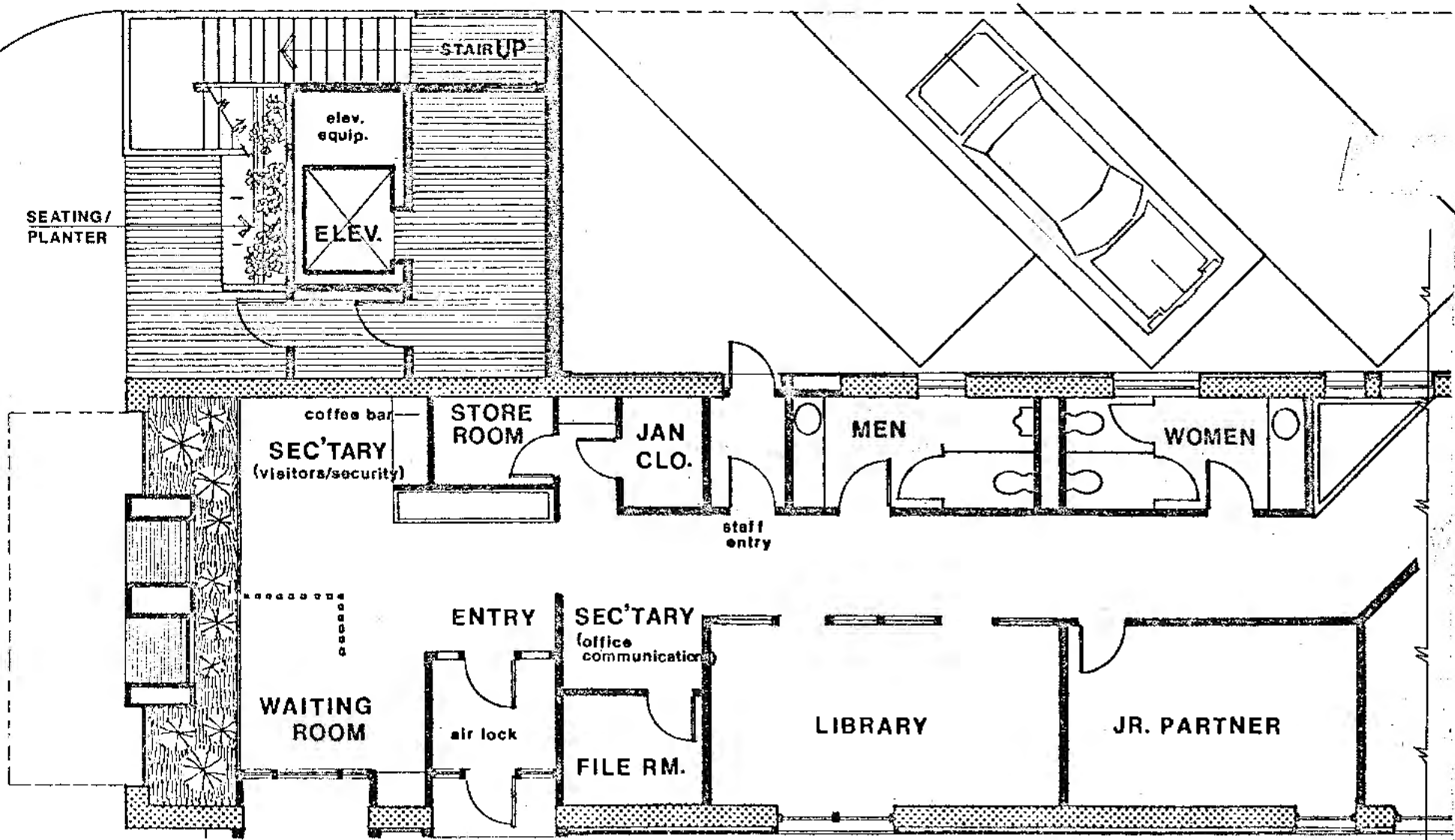


JOHNSON BLDG.

PLAN at GRADE LEVEL
(LAW FIRM)



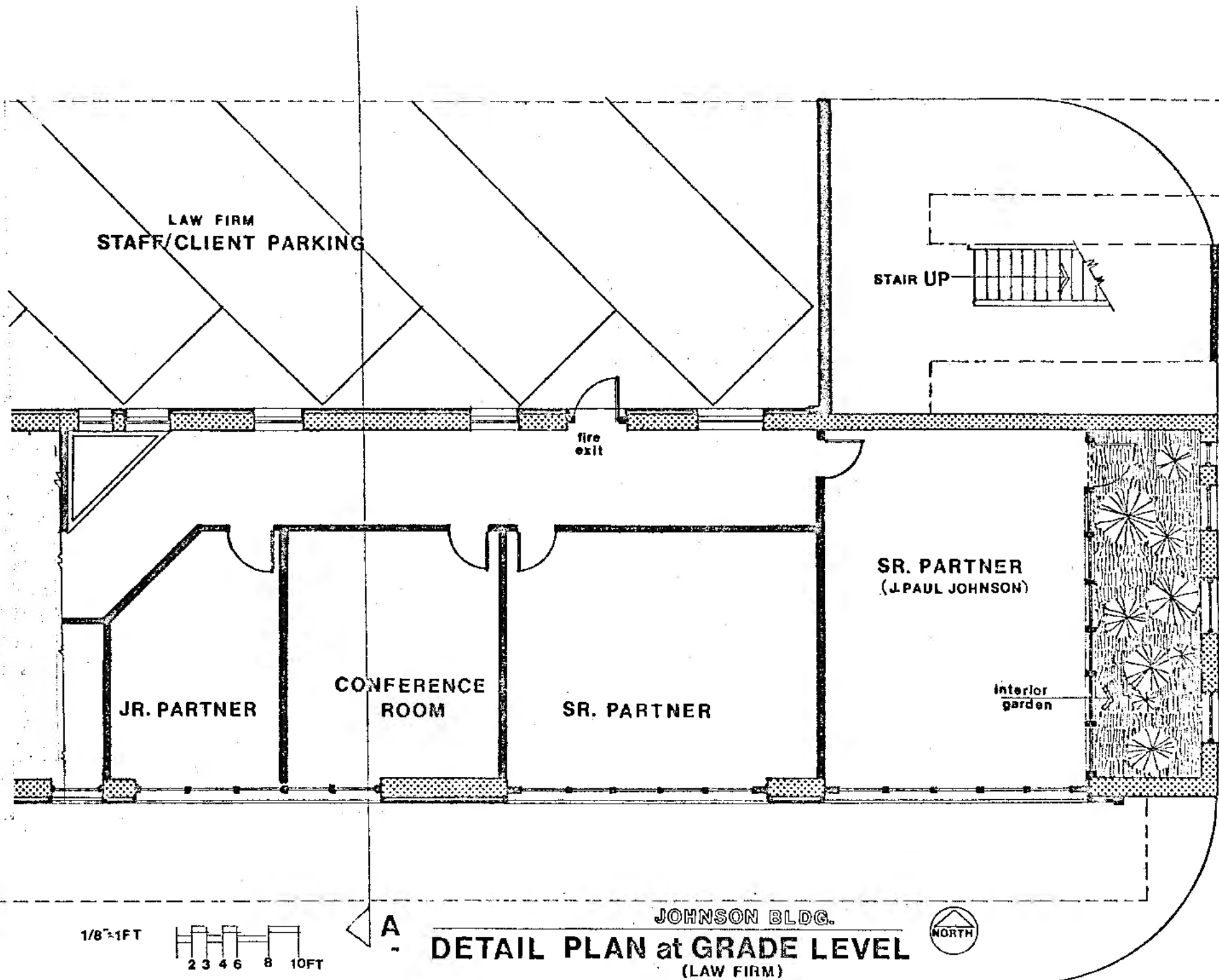
ONE WAY TRAFFIC →



1/8" = 1 FT.
1 2 3 4 6 8 FT

JOHNSON BLDG.
DETAIL PLAN at GRADE LEVEL
(LAW FIRM)





LAW FIRM
STAFF/CLIENT PARKING

STAIR UP

fire
exit

JR. PARTNER

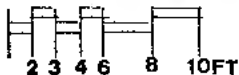
CONFERENCE
ROOM

SR. PARTNER

SR. PARTNER
(J. PAUL JOHNSON)

interior
garden

1/8" = 1 FT



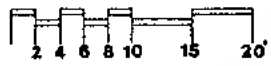
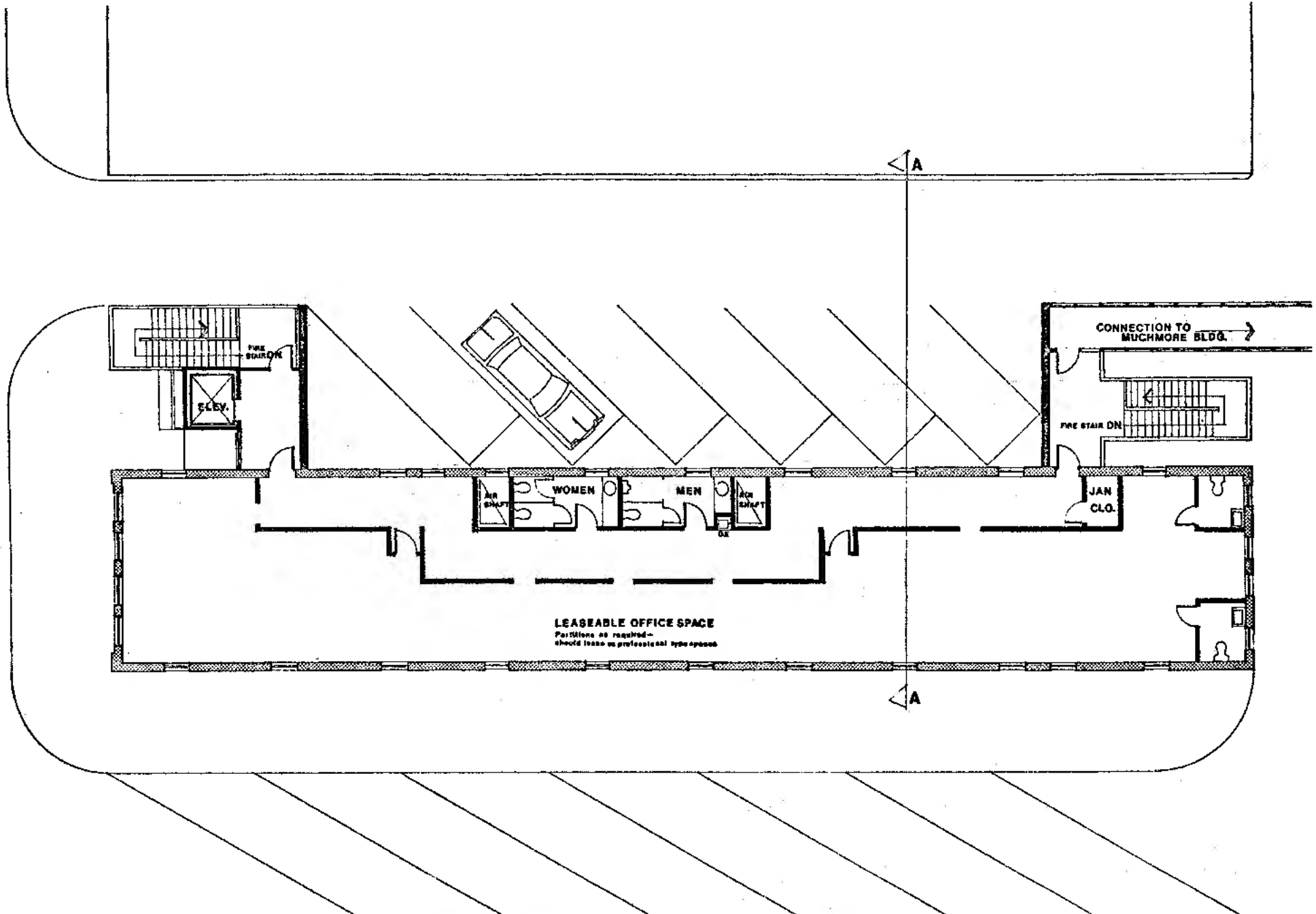
A -

JOHNSON BLDG.

DETAIL PLAN at GRADE LEVEL

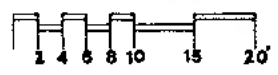
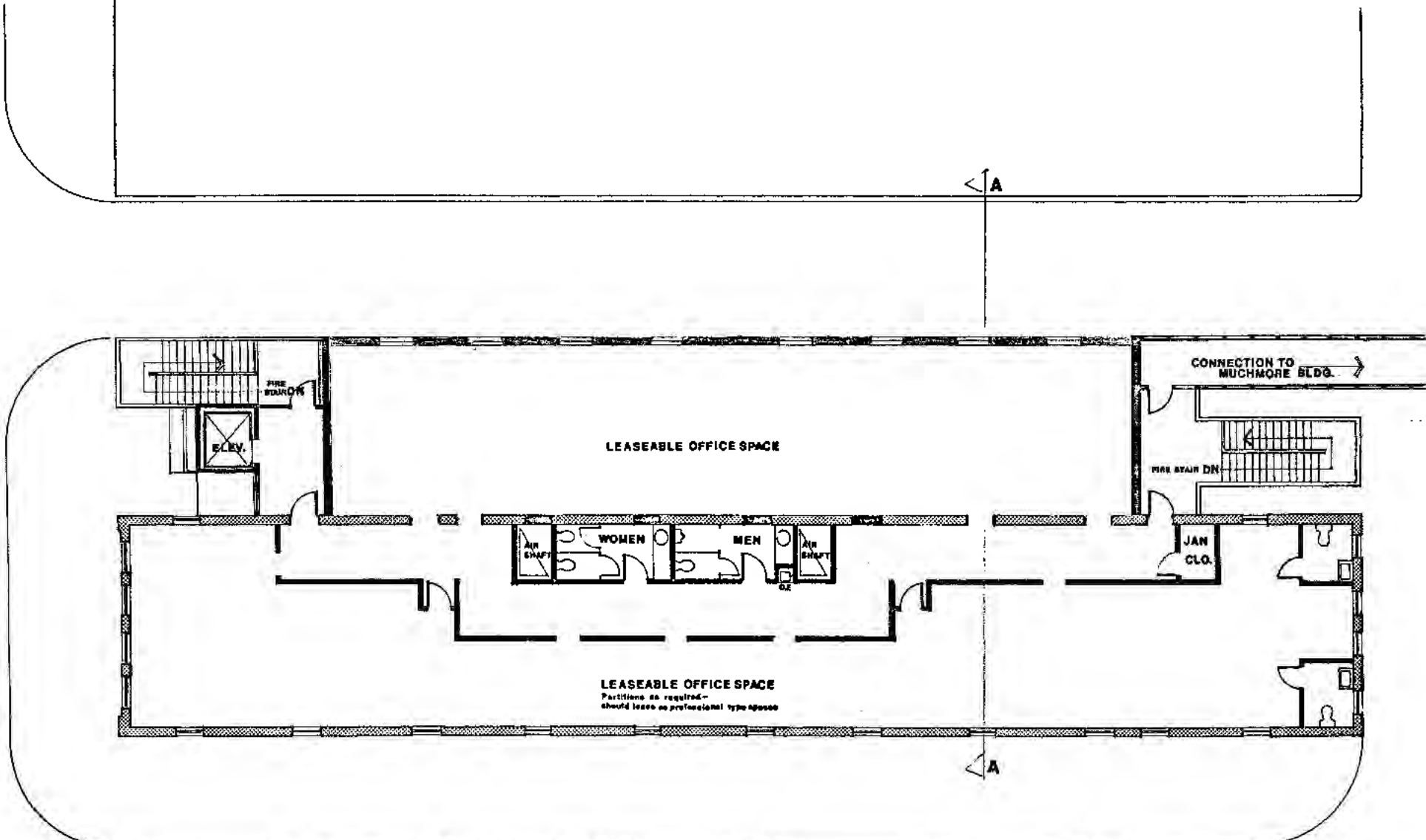
(LAW FIRM)





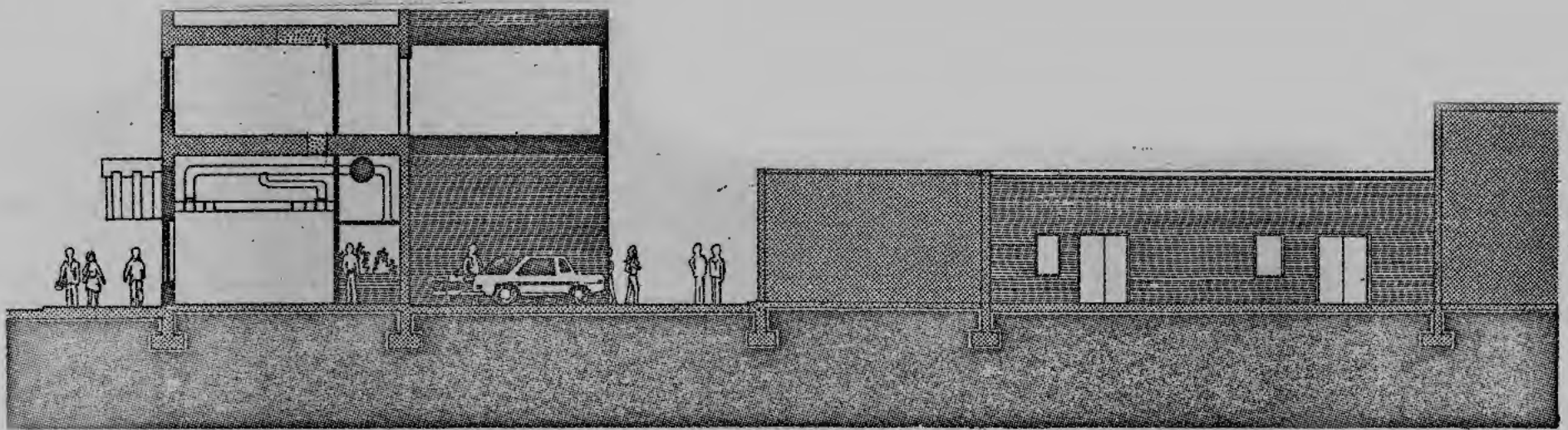
JOHNSON BLDG.
PLAN at UPPER LEVEL
 (PHASE ONE)



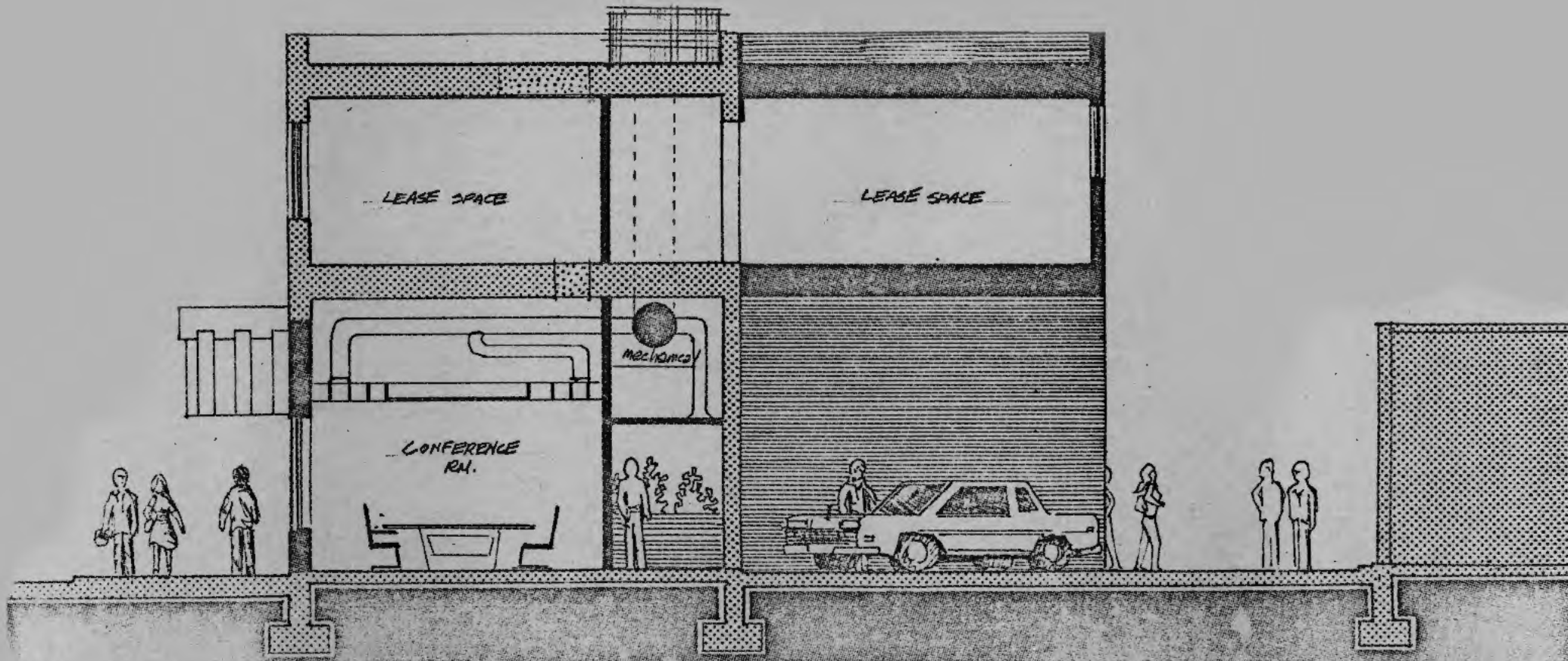


JOHNSON BLDG.
PLAN at UPPER LEVEL
 (PHASE TWO)

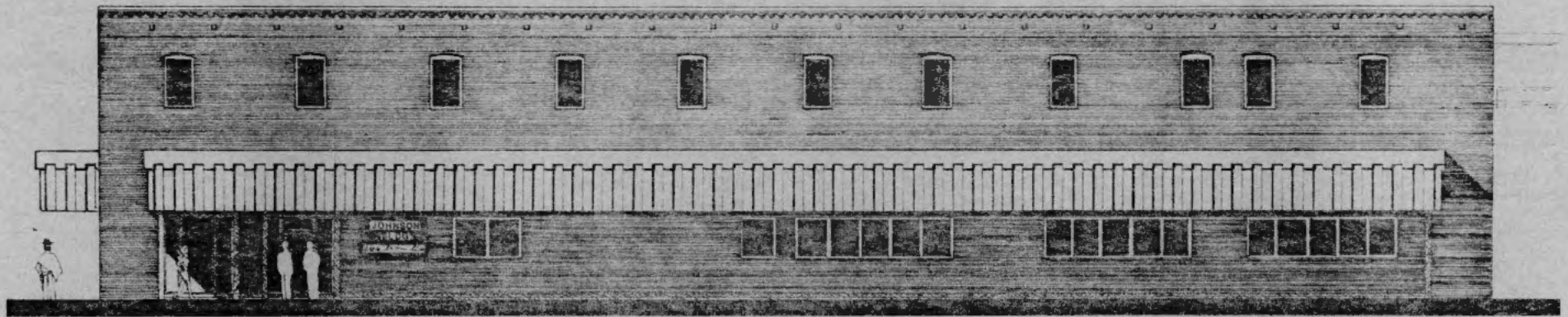




JOHNSON BLDG.
SECTION LOOKING WEST 'AA'

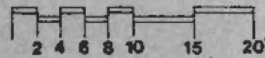


JOHNSON BLDG.
DETAIL SECTION LOOKING WEST



JOHNSON BLDG.

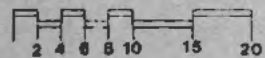
SOUTH ELEVATION

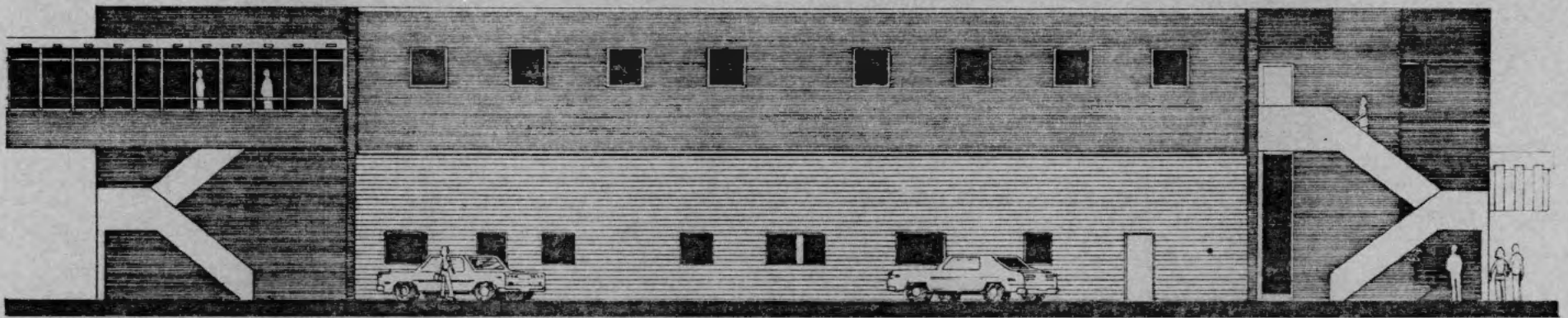


← RETAIL STORES

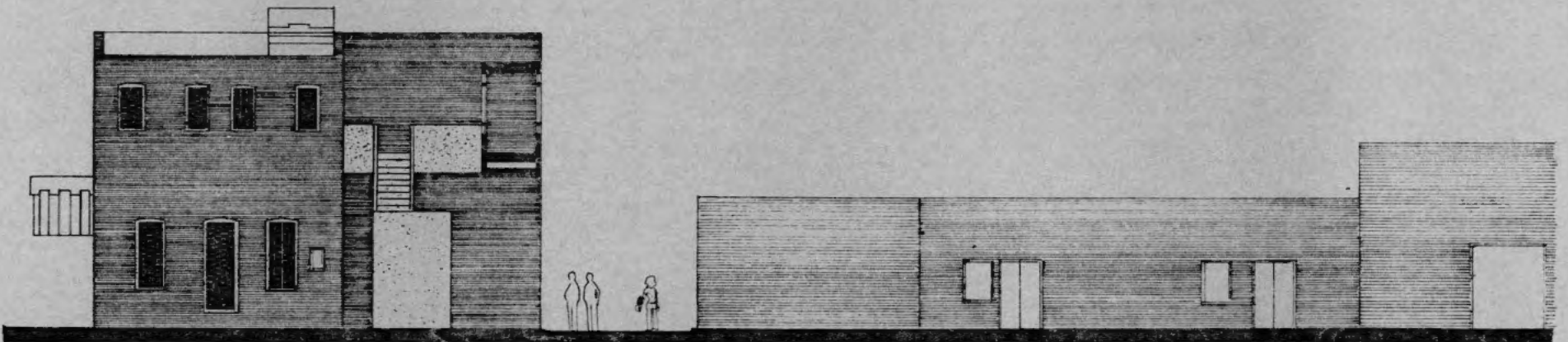
JOHNSON BLDG.

WEST ELEVATION





JOHNSON BLDG.
NORTH ELEVATION



JOHNSON BLDG.

EAST ELEVATION

