

# SERVICES

## Planning Packages:

### Feasibility / Pre-design

- Local Zoning Analysis
- City of LA and LA County experience
- CPIO Districts

### Calculations:

- Net Sf and FAR
- Occupancy, Egress, Parking
- ADA clearances, slopes, and parking
- CAL GREEN (EVCS, EVSE ,CAV)
- CAL GREEN Solar ready PV layout
- Parking Calculation and reduction
- Bicycle short term and long term parking
- Sloping sites and waterproofing design
- Trash enclosure sizing

### Deliverables:

- Maintain client design guidelines.
- Site plan with design options
- ADA design and egress
- Floor plan designs with maximized revenue and efficiency
- Trash enclosures (if applicable)
- Roof plans with MEP and Solar ready
- Elevations with materials and colors
- Material / Color boards for planning approval
- Building sections
- Renderings for city approval
- Revisions if necessary
- Acquire Conditions of Approval from city

### Coordination:

- Survey and Geotechnical
- Planning, DPW and other AHJ
- Consultants (landscape and civil)
- Client updates and approvals
- Expeditors (optional)

### Additional Services

- Animated renderings with or w/o user control
- 3D printing small massing model to large-scale models with interiors

### Construction Administration

Execution of permit drawings through acquisition of certificate of occupancy

## Design Development and Construction Documents

**Note:** Consultants maybe required for your project depending on scope or work common consultants include: Geotechnical, civil, structural, fire, MEP, landscape

### Deliverables:

- Maintain conditions of approval
- Maintain client design guidelines
- Coversheet with codes, notes, sheet index
- ADA details
- UL assemblies and opening protection
- Cal Green notes (if applicable)
- Fully coordinated site plan and site details
- Trash enclosure drawings and details
- Fully coordinated floor plans, roof plan, and reflected ceiling plans
- Egress plans
- Fully coordinated Exterior Elevations
- Fully coordinated Building Sections
- Fully coordinated Wall Sections
- Stair sections and details with ADA design
- Elevator sections and details
- Wall types
- Building Details: wall, floor, roof, stair, elevator
- Mill work Details
- Enlarged floor plans and interior elevations
- Bathroom plans and elevations
- Kitchen plans and elevations
- Door and window types and schedules
- Room and Finish schedules
- Complete Drawing set, reports and calculations
- Revisions if necessary
- Permits

### Coordination:

- Client updates and approvals
- Outside production teams (if applicable)
- Consultants
  - Civil, Fire, Landscape, Structural, Mechanical, Plumbing, Electrical, Weather proofing, Green,
- Expeditors (optional)
- Building departments

**[Click here to contact for rates](#)**