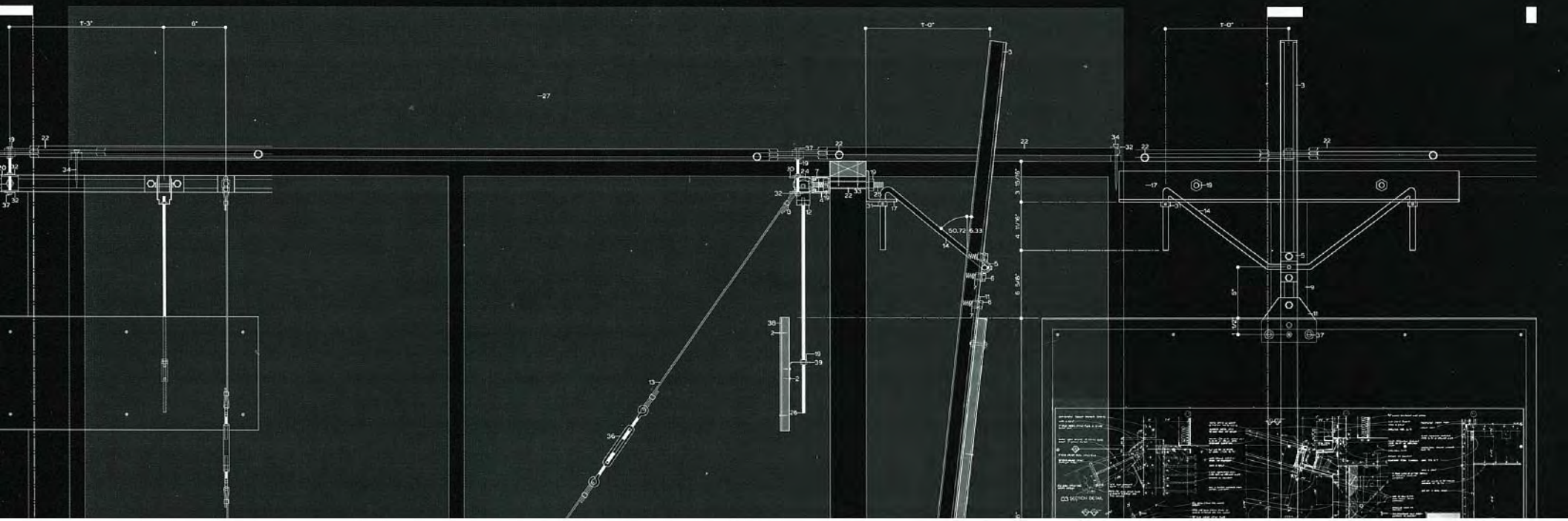
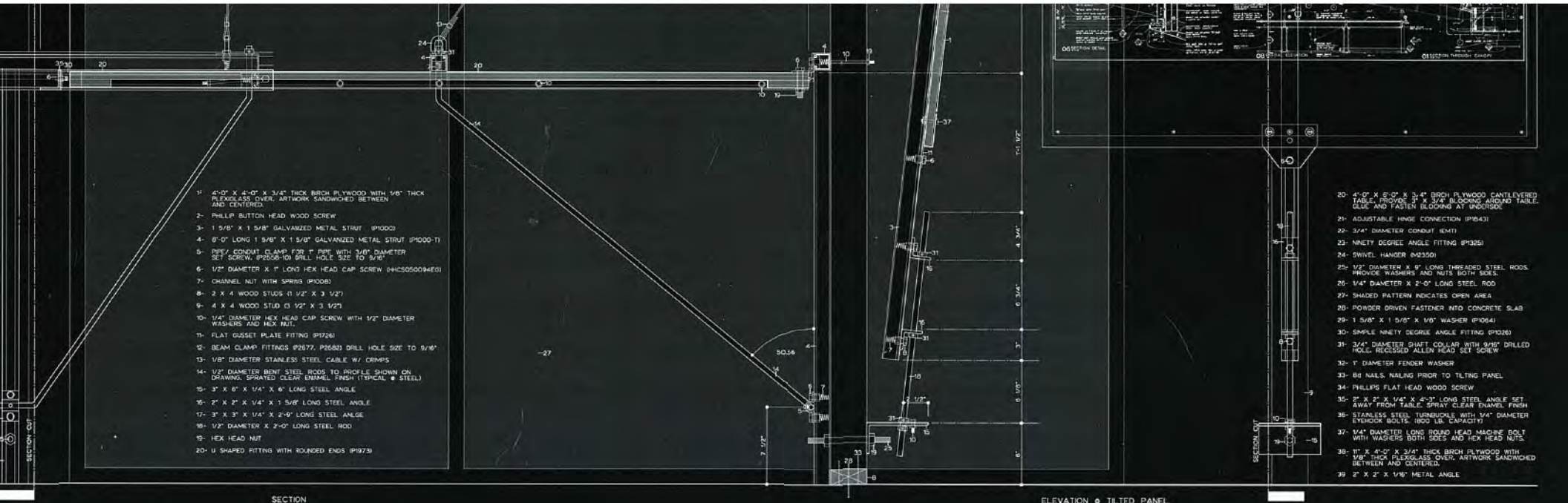


DAVID LOUIS SWARTZ, FAIA, IIDA



SECTION 1

SUMMARY

David Louis Swartz, AIA advances the art and science of technical detailing and construction documentation. Through passion, leadership, advocacy and mentorship, he elevates the technical role on par with design and project management.

ROUND TABLE IN LOS ANGELES

ROUND TABLE IN SHANGHAI

SECTION 2

ACCOMPLISHMENTS

AIA National Young Architect Award Setting the Tone for a Career

In 1998 David was selected a recipient of the National AIA Young Architect Award based on his technical portfolio. The award, which reads "David Louis Swartz is an architect in pursuit of mastering the details of architecture, challenging architects to understand the technology of the buildings they create" has had a profound effect on his career as a challenge to mentor, teach and advocate the importance of the technical role in architecture.

History of Technical Excellence

For just over three decades David has devoted his career to the pursuit of technical excellence. As a partner and hands on architect for 21 years at HLW International LLP with a large body of work he has influenced all aspects of architectural practice.

As a partner with the 130 year- old architectural firm and worldwide leader of excellence for Los Angeles, New York, London and Shanghai, David's work has focused on reevaluating and improving the way we work. He is actively involved in projects daily, many times drawing and at other times guiding. Being the only partner fluent in REVIT coupled with his knowledge of design, documentation and detailing allowed him to effectively rework the entire technical documentation process.

Many of these concepts started early in his career while working for Skidmore Owings and Merrill where he honed his skills as an architect THRU meticulous attention to detailing, construction documentation, and construction administration. He was the youngest architect involved in sophisticated architectural detailing while working with staff 20 years his senior. During his tenure he was featured in the Bi-Annual Progressive Architecture Magazine Young Architect Competition, as the only architect to use construction documents as his portfolio centerpiece.

Public Advocacy for Architects

David has taken on the role of helping the architectural profession by focusing on important issues affecting all of us.

In an effective campaign to rescind California's attempt to adopt the NFPA as its model building code he worked with the California Architect's Board and Governor Schwarzenegger's office to adopt the IBC as its model code. By having California using the same base code as the other states he kept intact the concept of a National Building Code.

David also lobbied, litigated and received support from the National AIA, California Architect's Board and Lawton Chiles Governor of Florida to overhaul Florida's Continuing Education system to align with AIA standards setting the tone and survival of Continuing Education nationwide.

David is now involved in the University of Southern California Architectural Guild as a Board Member and also on the university's NCARB Integrated Path Initiative Committee, whose purpose is to have students sit for the Architect's Licensing Exam prior to graduation. This pilot program will have national effect on the profession and training of architects and strengthen the bridge between education and the profession.

David has also had a 23- year involvement with the California Supplemental Exam given to all candidates seeking licensure in California. He has been an advocate in focusing the California Architects Board to simplify the examination process to be more achievable, fair and equitable for future architects seeking licensure and architects from other states seeking reciprocal registration.

SECTION 3

EXHIBITS

Voice for Design, Technology and Management As Equals

At HLW, David has truly created an environment where technology, design and management are equals and where the technical role can flourish, have impact, be rewarded and recognized. By leading by example he has inspired many who work with him to bring out their greatness and to pursue their career to its fullest. He remains a continual advocate for recognition that all aspect of architecture as worthy of merit and reward by leading round table discussions with other architects in Los Angeles, New York and Shanghai.

David also designed and constructed the "Details and Documents Exhibit" which focused on displaying the art and craft of architectural documentation, celebrated the profession's technical merits and challenged the viewer to acknowledge, co-equally with design, the construction aspects of architecture. The exhibition traveled from the University of Southern California to MIT and was awarded both a California AIA and Los Angeles AIA Honor Award.

Hands On Mentor and Teacher

David has had a profound influence on students, staff, consultants, architect and contractors. By teaching at University of Southern California and his hands-on involvement with young staff, David has influenced the careers of many architects. His advocacy of the technical role coupled with his strong design sense has made him the go- to architect for many in the community. Both as a leader in the Los Angeles community and active in Shanghai, David continues to influence and have impact on future architects leading by example.

SECTION 4

REFERENCES

Reinventing the Construction Document

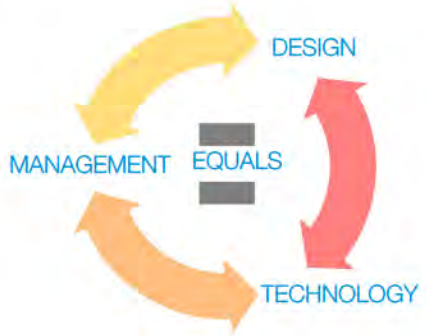
David was responsible for the reinvention of the construction document at HLW and rolling this out worldwide amongst the five HLW Offices. Using the pilot project for the Academy of Motion Pictures in Beverly Hills he reworked the entire process of documentation by uniquely infusing perspectives and isometrics adjacent to technical details and elevations. Both the City of Los Angeles, Santa Monica and Beverly Hills Departments of Building and Safety requested David to make presentations to their staff and technical architects in order to have impact on other architectural firm's future submissions. This discussion led to a suggestions checklist for architects submitting for Plan Check.

Award Winning Work

Projects which David has been instrumental been awarded in several different venues. These include the AIA National Awards, AIA/California Council Awards, LA AIA Awards including "Divine Detail" Award, IIDA Calliber Awards , Los Angeles Business Council Award , New York Hospitality Awards . His works have been published in Progressive Architecture Magazine, Architectural Record, Interior Design Magazine, AIA California Council Update, Los Angeles Architect and the LA Times. David has also lectured and been a jury member at the University of Southern California, Tongji University and MIT.

Challenging Us

David Louis Swartz continues to challenge us to understand the technology of the buildings we create. He asks us to consider and value equally all the components and phases of the building process. He strives to be the best, most complete architect he can be, and by example asks us to do the same, challenging designs in order to better them.



DAVID LOUIS SWARTZ, FAIA, IIDA, LEED AP

PROFESSIONAL EXPERIENCE

1995 - Present
HLW International LLP
Los Angeles, CA + Shanghai, PR China
Partner and Global Leader of Excellence

1994 - 1995
Richard Meier & Partners
Los Angeles, CA
Project Architect

1988 - 1994
Skidmore, Owings & Merrill, LLP
Los Angeles, CA
Project Architect

1986 - 1988
Robbins & Bown, Inc.
Van Nuys, CA
Designer & Technologist

1985 - 1986
Gee & Jenson Engineers-Architects-Planners. Inc.
West Palm Beach, FL
Designer and Technologist

1984 - 1985
Sumner Schein Architects, Inc.
Boston, MA
Designer and Technologist

1982 - 1984
EcoDesign, Inc.
Cambridge, MA
Designer

EDUCATION

1989
University of Southern California
Los Angeles, CA
Master of Architecture
Phi Kappa Phi

1982
Syracuse University
Syracuse, NY
Bachelor of Architecture

QUOTE

"All aspects of architecture including architectural technology, design and management are equal, valid ,worthy of recognition, promotion and reward."

GOOGLE HEADQUARTERS
PROTOTYPE CAMPUS HEADQUARTERS
Mountain View, California
Projected Completion: 2019
Size: 500,000 SF
Role: Technical Lead for Interiors
Architect: BIG and Heatherwick, Adamson Associates and HLW

COCA COLA BUILDING
WAREHOUSE TO CREATIVE OFFICE CONVERSION
Los Angeles, California
Projected Completion: 2017
Size: 110,000 SF
Role: Technical Lead
Architect: HLW

OPRAH WINFREY NETWORK (OWN)
MEDIA COMPANY OFFICES
West Hollywood, California
Completed: 2015
Size: 95,000 SF
Role: Technical Lead
Architect: HLW

AER CAP
TENANT IMPROVEMENT OFFICES
Los Angeles, California
Completed: 2015
Size: 28,000 SF
Role: Technical Lead
Architect: HLW

MARSHALL PROPERTIES
HIGH RISE OFFICE REPOSITIONING
El Segundo, California
Completed: 2015
Size: 97,000 SF
Role: Technical Lead
Architect: HLW

ACADEMY OF MOTION PICTURE ARTS & SCIENCES
OFFICE/HEAD QUARTERS (THEATER)
Beverly Hills, California
Completed: 2014
Size: 75,000 SF
Role: Technical Lead
Architect: HLW

GOOGLE - YOUTUBE
WAREHOUSE TO CREATIVE STUDIO/OFFICE CONVERSION
Playa Vista, California
Completed: 2013
Size: 95,000 SF
Role: Technical Lead
Architect: HLW

AGENSYS
RESEARCH & DEVELOPMENT FACILITY
Santa Monica, California
Completed: 2013
Size: 153,000 SF
Role: Technical Lead
Architect: HLW

THE RESERVE
WAREHOUSE TO CREATIVE OFFICE CONVERSION
Playa Vista, California
Completed: 2013
Size: 250,000 SF
Role: Technical Lead
Architect: HLW

HOTEL BEL AIR
RENOVATION TO EXISTING LANDMARK HOTEL
Bel Air, California
Completed: 2012
Size: 105,000 SF
Architect: HLW
Role: Technical Lead

ESPN - LA LIVE
SPORTS & ENTERTAINMENT STUDIOS/OFFICES
Los Angeles, California
Completed: 2012
Size: 72,000 SF
Role: Technical Lead
Architect: HLW

PAC-12 CONFERENCE
STUDIO, INFRASTRUCTURE & OFFICES
San Francisco, California
Completed: 2011
Size: 72,000 SF
Role: Technical Lead
Architect: HLW

THE POINTE
HIGH RISE OFFICE TOWER
Burbank, California
Completed: 2010
Size: 510,000 SF
Role: Technical Lead
Architect: HLW

WARNER BROS. INFILL BLDGS.
PROTOTYPE BUILDING BETWEEN STAGES (22' X 300')
Burbank, California
Completed: 2008, 2010
Size: 13,000 SF & 9,500 SF
Role: Technical Lead
Architect: HLW

SPECIALTY LABS
LABORATORY & OFFICE FACILITY
Santa Clarita, California
Completed: 2008
Size: 220,000 SF
Role: Technical Lead
Architect: HLW

TIANJIN FORTE CENTER
MIXED USE RETAIL, OFFICE & HOTEL PROJECT
Tianjin, PR China
Completed: 2007
Size: 1,677,000 SF
Role: Technical Lead
Architect: HLW

12655 JEFFERSON
HIGH RISE OFFICE REPOSITION
Playa Vista, California
Completed: 2016
Size: 93,000 SF
Role: Technical Lead
Architect: HLW

WARNER BROS. STAGES 23 & 29
NEW FEATURE PRODUCTION STAGE(S)
Burbank, California
Completed: 2003, 2007
Size: 22,000 SF & 25,000 SF
Role: Technical Lead
Architect: HLW

RED BULL
WAREHOUSE TO CREATIVE OFFICE CONVERSION
Santa Monica, California
Completed: 2006
Size: 100,000 SF
Role: Technical Lead
Architect: HLW

HBO
CORPORATE OFFICES
Santa Monica, California
Completed: 2006
Size: 95,000 SF
Role: Technical Lead
Architect: HLW

ELECTRONIC ARTS
CORPORATE OFFICE CAMPUS
Playa Vista, California
Completed: 2005
Size: 230,000 SF
Role: Technical Lead
Architect: HLW

WARNER MUSIC GROUP
CONSOLIDATED OFFICES
Santa Monica, California
Completed: 2005
Size: 203,000 SF
Role: Technical Lead
Architect: HLW

HOTEL CASA DEL MAR
HOTEL CONVERSION
Santa Monica, California
Completed: 2004
Size: 145,000 SF
Role: Technical Lead
Architect: HLW

IMAX
FILM PRODUCTION & OFFICE BLDG.
Santa Monica, California
Completed: 2000
Size: 61,500 SF
Role: Technical Lead
Architect: HLW

WARNER BROS. POST PRODUCTION
POST PRODUCTION FACILITY
Burbank, CA
Completed: 1999
Size: 74,000 SF
Role: Technical Lead
Architect: HLW

FOX STUDIOS
EXECUTIVE BUILDING
Santa Monica, California
Completed: 1999
Size: 195,000 SF
Role: Project Architect
Architect: HLW

FOX STUDIOS
GALAXY WAY GARAGE
Los Angeles, California
Completed: 1998
Size: 72,000 SF
Role: Project Architect
Architect: HLW

MUSEUM OF TELEVISION & RADIO
MUSEUM, GALLERY, & THEATER
Beverly Hills, California
Completed: 1996
Size: 60,000 SF
Role: Project Architect
Architect: Richard Meier & Partners

DETAILS & DOCUMENTS EXHIBIT
EXHIBITION
USC-Los Angeles, California & MIT, Cambridge, Massachusetts
Completed: 1994
Size: 2,000 SF
Role: Design, Fabrication, & Construction
Architect: SOM

GAS TOWER
HIGH RISE OFFICE BLDG.
Los Angeles, California
Completed: 1989
Size: 1,255,000 SF
Role: Project Architect
Architect: SOM

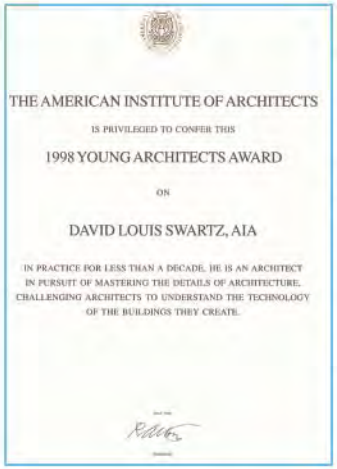
YOUNG ARCHITECT AWARD

1998	David Louis Swartz, AIA National The American Institute of Architects	

"David Louis Swartz is an architect in pursuit of mastering the details of architecture, challenging architects to understand the technology of the buildings they create."

AMERICAN INSTITUTE OF ARCHITECTS (AIA) AWARDS

1999	National The American Institute of Architects Honor Award	Gagosian Gallery Richard Meier & Partners Los Angeles, CA
1998	New York Chapter American Institute of Architects Citation	Gagosian Gallery Richard Meier and Partners Los Angeles, CA
1997	Los Angeles Chapter American Institute of Architects Merit Award	Fox Studio Galaxy Way Parking Facility HLW International LLP Los Angeles, CA
1997	Los Angeles Chapter The American Institute of Architects Devine Detail Award	HLW International LLP's Offices HLW International LLP Los Angeles, CA
1996	Los Angeles Chapter The American Institute of Architects Honor Award	David Louis Swartz, AIA Details and Documents Exhibit Skidmore, Owing & Merrill MIT, Cambridge, MA University of Southern California-Los Angeles, CA
1995	California Council The American Institute of Architects Honor Award	David Louis Swartz, AIA Details and Documents Exhibit Skidmore, Owing & Merrill MIT, Cambridge, MA University of Southern California-Los Angeles, CA
1994	California Council The American Institute of Architects Merit Award	Gas Company Tower Skidmore, Owing & Merrill Los Angeles, CA
1994	Los Angeles Chapter The American Institute of Architects Merit Award	Gas Company Tower Skidmore, Owing & Merrill Los Angeles, CA
1993	Progressive Architecture Magazine Young Architects Competition Winner I Bi- Annual Competition Using Construction Documents as Portfolio Centerpiece	David Louis Swartz, AIA Skidmore, Owing & Merrill Los Angeles, CA


THE AMERICAN INSTITUTE OF ARCHITECTS

IS PRIVILEGED TO CONFER THIS

1998 YOUNG ARCHITECTS AWARD

ON

DAVID LOUIS SWARTZ, AIA

IN PRACTICE FOR LESS THAN A DECADE, HE IS AN ARCHITECT IN PURSUIT OF MASTERING THE DETAILS OF ARCHITECTURE, CHALLENGING ARCHITECTS TO UNDERSTAND THE TECHNOLOGY OF THE BUILDINGS THEY CREATE.


AIA Los Angeles

A Chapter of The American Institute of Architects

Presents this

HONOR AWARD

to

David Louis Swartz, AIA

for

Details & Documents

MIT, Cambridge Massachusetts

USC, Los Angeles, California

Interior Architecture & Design Awards

1996


CALIFORNIA COUNCIL

THE AMERICAN INSTITUTE OF ARCHITECTS

HONOR AWARD

1995

DAVID LOUIS SWARTZ AIA

SOM DETAILS & DOCUMENTS EXHIBIT

OTHER AWARDS

2019	IIDA	Southern California Chapter Calbire Award - Work Medium	Procore Technologies HLW International Carpinteria, CA
2018	Contract Magazine Interiors Award - Lobby	915 Wilshire HLW International Los Angeles
2018	SCDF Design Award Un-built | On the Boards	West End HLW International Los Angeles
2015	IIDA | Southern California Chapter Calibre Award	Found Animals - Adopt & Shop HLW International LLP Culver City, CA
2014	Los Angeles Conservatory 33rd Annual Preservation Award Project Award	Hercules Campus - Google YouTube HLW International LLP Playa Vista, CA
2014	Santa Monica Conservatory Award Renovation Award	Casa del Mar Hotel HLW International LLP Santa Monica, CA
2014	Los Angeles Business Journal Best Office Project	The Reserve HLW International LLP Playa Vista, CA
2014	Illuminating Engineering Society (IES) Energy and Environmental Award | Merit Award	Agensys Cancer Research Laboratory HLW International LLP Santa Monica CA
2013	Southern California Development Forum Adaptive Reuse Award	The Reserve HLW International LLP Playa Vista, CA
2013	American Concrete Institute Southern California Chapter Excellence in Architectural Design and Construction	The Reserve HLW International LLP Playa Vista, CA
2013	Southern California Development Forum Adaptive Reuse - Creative	The Reserve HLW International LLP Playa Vista, CA
2013	Los Angeles Business Council Under Construction Award of Excellence	Agensys Cancer Research Laboratory | HLW International LLP Santa Monica CA
2012	IIDA | Southern California Chapter Calibre Award - Small Office	Jafra Cosmetics HLW International LLP Woodland Hills, CA
2012	Hospitality Design Award New York Chapter IIDA Luxury Upscale Guest Suite	Hotel Bel Air HLW International Bel Air, CA

OTHER AWARDS CONT.

2011	International Property Awards By Bloomberg Television and Google Office Category for the Americas High Commendation	The Pointe HLW International LLP Burbank, CA
2010	Santa Monica Conservatory Award Adaptive Reuse Award	Red Bull North America HLW International LLP Santa Monica, CA
2010	IIDA | Southern California Chapter Calibre Award - Low Cost	Trash 4 Teaching HLW International LLP Los Angeles, CA
2009	IIDA | Southern California Chapter Calibre Award	Warren Wixen Real Estate HLW International LLP Beverly Hills, CA
2009	Santa Monica Conservatory Award Restoration Award	Shangri La Hotel HLW International LLP Santa Monica, CA
2004	IIDA | Southern California Chapter Calibre Award	HBO HLW International Santa Monica, CA
2004	IIDA | Southern California Chapter Calibre Award - Large Office	Warner Music Group HLW International LLP Burbank, CA
2003	IIDA | Southern California Chapter Calibre Award	Equinox Fitness Center HLW International LLP Pasadena, CA
2003	IIDA | Southern California Chapter Calibre Award	Siegel & Gale HLW International LLP Beverly Hills, CA
2001	IIDA | Southern California Chapter Calibre Award	Hotel Casa del Mar HLW International LLP Santa Monica, CA
1997	The Architectural Commission for the City of Beverly Hills Award for Architectural Design	Museum of Television and Radio Richard Meier and Partners Los Angeles, CA
1995	The Architectural Commission for the City of Beverly Hills Award for Architectural Design	Gagosian Gallery Richard Meier and Partners Los Angeles, CA
1993	Urban Beautification Award Los Angeles Business Council	Gas Company Tower Skidmore, Owings & Merrill Los Angeles, CA

BOOKS

2013	Exterior Building Enclosures	Innovative Facades by C. Keith Boswell FAIA. Featuring the Gas Company Tower (page 261 drawing by David Swartz)
2010	HLW 125	Book celebrating 125th Anniversary of the firm
2001	Los Angeles Architecture and Design	teNeues Guide to Notable Architecture in Los Angeles. Features IMAX Headquarters and the Ambrose Hotel. Text in English, French, Spanish and German
1998	Richard Meier Architect "Red Book"	Museum of Television and Radio and the Gagosian Gallery
1997	Richard Keating (Master Architect)	Gas Company Tower with Skidmore, Owings & Merrill (SOM)
1997	SOM: Selected and Current Works	Master Architect Series Volume 7

PERIODICALS

2016	The Real Deal September Issue	Silicon Beach Keeps on Scaling Upward and Outward from It's Core - Google YouTube and Electronic Arts HLW International LLP Playa Vista, CA
2015	Contract Magazine September Issue	Recreating LA Featuring the Reserve in Playa Vista HLW International LLP
2014	New York Times March 14, 2014	Santa Monica is the New Silicon Valley HLW International LLP
2013	TNW News July 13, 2013	Inside You Tube's Massive LA Studio Where It Hopes to Foster Content That Will Rival Television and Cable I Featuring Google YouTube in Playa Vista I HLW International LLP
2012	The Guardian December Issue	You Tube's New Los Angeles Complex 'A Wonderland' for Aspiring Film Makers Featuring Google YouTube in Playa Vista HLW International LLP
2011	Site Selection February Issue	Ready for Growth 'A Biopharma Firm Undertakes Two Major Projects' I Featuring: Agensys Headquarters in Santa Monica, CA HLW International LLP
2006	Interior Design Magazine October Issue	Ramping It Up - Red Bull North America HLW International LLP Santa Monica, CA
2005	Interior Design Magazine February Issue	Outside the Box (Featured Cover) HBO's New Office in Los Angeles HLW International LLP

PERIODICALS CONT.

2004	Interior Design Magazine October Issue	Play by Play - Electronic Arts Headquarters HLW International LLP Playa Vista ,CA
2003	Interior Design Magazine November Issue	Band of Brothers - Warner Music Group HLW International LLP Burbank, CA
1997	Interior Design Magazine July Issue	Industrial Magic - HLW's Los Angeles Office HLW International LLP ILos Angeles, CA
1996	Architecture (AIA) Magazine November Issue	Broadcast News-Museum of Television and Radio I Richard Meier and Partners Beverly Hills, CA
1996	Los Angeles Architect LAAIA Journal September Issue	1996 AIA/Los Angeles Interior Architecture and Design Awards Details and Documents Traveling Exhibition: MIT and USC
1995	AIA California Council Update April Issue	Detail and Document Exhibit MIT and the University of Southern California
1994	Design Journal Magazine January Issue	Details are the Vocabulary of Design An Exhibition of Construction Drawings By David Louis Swartz, AIA
1994	Progressive Architecture October	Exhibitions at MIT David Louis Swartz, AIA
1994	Boston Globe Weekend Guide October 27, 1994	Building a Career Former Resident Excels as Architect Article on David Swartz
1993	Los Angeles Architect LAAIA Journal May Issue	Detail and Document Exhibit MIT and the University of Southern California
1992	Architectural Record May Issue	Fire and Ice (Featured Cover) The Gas Company Tower, Los Angeles CA Skidmore, Owings & Merrill (SOM)

LOBBYING, LITIGATION AND INITIATIVES

2003-2004	California's Adoption of the International Building Code as Its Model Code	David was instrumental in an effective campaign to rescind California's attempt to adopt the NFPA 5000 as the State's model code in favor of the IBC. The concept of California adopting the IBC was essential for other states interest in maintaining a single base code for the US. By writing numerous letters and active involvement of the California Architect's Board, the Office of the State Architect and Building Officials for many jurisdictions and multiple calls to the Governor's office, David had impact in placing on hold the adoption of the NFPA by Governor Schwarzenegger. After investigation by the Governor's office and by citing many economic and practical advantages of having the most populous state adopt the IBC, the Governor's office with support of many state and local authorities were successful in California's adoption of the IBC. With California's resources and involvement this continues to have benefit to all architects.
1996-1998	Landmark Action Affecting Continuing Education Nationwide (DBPR Case No. 97-19382)	David was selected by the State of Florida in the first nationwide audit of continuing education credits. The State determined that he did not meet Florida's interpretation of valid hours even with National AIA Convention Credits and California Architect Board Credits. Working in collaboration with Thomas Lowther Director of Continuing Education at the AIA in Washington DC and Douglas Mc Cauley Executive Director of the California Architect's Board, David put together an effective challenge against the Florida Board for reinterpretation of its continuing education credit system. National AIA believed that if Florida were allowed to accept only in-state credits that it would defeat the concept of a National Continuing Education system. Both the AIA, David Swartz and HLW's attorneys were successful in working with Lawton Chiles, Florida's governor to place under investigation Florida's policy and for ultimately getting its Board to accept national and out- of- state education credits. The Governor also dismissed two Board members involved in this dispute. Thomas Lowther stated that "This case set the precedent for Continuing Education Nationwide. David is to be commended for all his hours of dedication THRU this 18 month process."
2015- 2016	University of Southern California/ NCARB Integrated Path Initiative	David has been involved in the committee to design an integrated path framework that promotes individual academic program flexibility while addressing all regulatory requirements for architectural licensure. The initiative encourages programs that are accredited by the National Architectural Accrediting Board (NAAB) to propose a pre-graduation integration of education, experience requirements and the opportunity to take the divisions of the new Architect Registration Examination prior to graduation. With David's technical experience and many years with the California Architect's Board he has been instrumental in establishing concepts with the University faculty in launching this program scheduled to commence in 2017.
1993-2016	California Architect's Board	David has been actively involved with the California Architect's Board for 23 year involved in writing, evaluating and administration of the California Supplemental Exam. In 1997 David was selected to be a Master Commissioner for the Architect's Board. At that time he was the youngest selected to train architects in administration of the examination. David has been instrumental in challenging the California Board to reevaluate the necessity of the Supplemental Exam with the goal to simplify the supplemental exam process. He has challenged the Board to consider the nature of the questions, its level of difficulty and its need beyond the ARE. He has on many occasions asked that the exam writers to answer questions by other writers he believes to be difficult and has at other times asked for reconsideration of commissioners he believes desires to make the exam more difficult
2016	Agreement of Cooperation with Shanghai Xian Dai Architectural Design Group (LDI)	In cooperation with one of the largest Local Design Institutes, David Swartz, on behalf of HLW, signed an agreement of cooperation to bring together methodologies in documentation and technology. Signed by the Executive Deputy General Manager Zhang Yi this cooperation will result in monthly meetings that evolve around topics relating to evaluating new processes in Construction Documentation. The first meeting which was scheduled in July 2016 met to discuss the Revit platform and HLW's ability to reinvent the construction document in the US. The August meeting discussed China's system of documentation using its best case study followed by a September meeting discussing optimization of scheduling. This October meeting is one of the meetings scheduled three times yearly to decide on direction that can be taken to implement policy moving forward based on previous discussions.

BLOGS & LINKS

2015	Linked In 30,000 + Followers	Drawing Delivery Mindset - Documentation Delivery; 9/1/2015 10 Principals - Documentation Delivery; 8/29/2015 Detailing in Revit; 8/26/2015 Time for Reflection; 8/22/2015 Creating an Atmosphere Where Design, Technology and Management Are Equals; 8/16/2015 Confusion with the Other Architect; 8/12/2015 Looking for Technical Talent; 7/3/2015
2014	Google YouTube February 27, 2014	The New Google YouTube Space in Los Angeles | Posted by Google
2014	HLW Story Board December issue	Reinventing the Construction Document By David Swartz, NCARB, AIA, LEED AP Partner

SELECTED SPEAKING ENGAGEMENTS/EXHIBITIONS/JURIES/TEACHING

1994	Exhibition- MIT Cambridge Massachusetts November 2nd- 30th	'Details and Documents', Work of David Louis Swartz while at Skidmore, Owings & Merrill (SOM) Focusing on Construction Documentation and Detailing.
1994	Lecture | MIT Cambridge Massachusetts	Public Presentation and Lecture (300 Attendees) The Architect as Detailer; 11/10/1994
1994	Visiting Critic/Juror MIT Cambridge Massachusetts	Rotating Critic/Juror week of 11/10/1994 6 Design Studios as Directed by Fernando Domeyko and Stanford Anderson, Faculty and Department Head of the School of Architecture and Planning
1993	Lecture | University of Southern California	Public Presentation and Lecture (350 Attendees) The Architect as Detailer; 11/3/1993
1993	Exhibition University of Southern California, Helen Lindhurst Gallery November 8th- 21st	Details and Documents' Work of David Louis Swartz while at Skidmore, Owings & Merrill (SOM) Focusing on Construction Documentation and Detailing
1983 -1984	Boston Architectural Center Boston, Massachusetts	Taught 1st Year Design Studio

SELECTED SPEAKING ENGAGEMENTS/EXHIBITIONS/JURIES/TEACHING

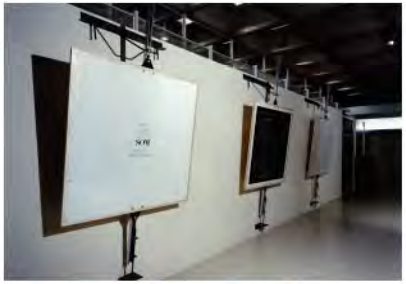
2014 - 2015	Lecture Presentations City Jurisdiction	Reinventing the Construction Documents - An Interactive Lecture with City Jurisdiction Leaders City of Los Angeles Building and Safety Management; 01/20/2015 City of Santa Monica Building and Safety Staff; 12/15/2014 City of Beverly Hills Building and Safety Staff; 11/11/2014
1994 - 2014	Visiting Critic/Juror University of Southern California	Fall 1994; Spring 1995; Fall and Spring 1997 - Third Year Design Studio Fall 1999; Fall 2000 and Fall 2001 - Second Year Design Studio Interim Review Spring 2003; Fall 2005 and Fall 2006 - 2007 and Fall 2009 - 2nd Year Design Studio Final
1999 - 2016	Visiting Critic/Juror Tongji University, Shanghai, PR China	Spring 1999; First Year Design Studio Invitation Spring 2001 and Spring 2003 - Technology Studio Fall, Spring, Summer 2005 - Science of Building Technology Fall 2007, Summer 2012
2012	Lecture | Tongji University Shanghai, PR China	US Based Practice Series: Documentation in the US vs. China
1995 - 1999	Adjunct Faculty University of Southern California Los Angeles, CA	Taught Materials and Methods of Construction Co-taught with Pierre Koenig FAIA; 1995 - 1997 Primary Instructor; 1997 - 1999 Introduced Hands On Construction in Class and Interface with Design Studio

EXHIBIT LIST

1.

RED BULL
WAREHOUSE TO CREATIVE OFFICE CONVERSION
Santa Monica, California

2.



DETAILS & DOCUMENT EXHIBITS
EXHIBITION OF DETAILS & CONSTRUCTION DRAWINGS
USC-Los Angeles, California
MIT - Cambridge, Massachusetts

3.

12655 JEFFERSON
HIGH RISE OFFICE REPOSITION
Playa Vista, California

4.

ACADEMY OF MOTION PICTURE ARTS & SCIENCES
OFFICE/HEAD QUARTERS (THEATRE)
Beverly Hills, California

5.

GOOGLE-SPRUCE GOOSE
LANDMARK REPOSITIONING PROJECT
Playa Vista, California

6.

WARNER BROS. INFILL BLDGS
PROTOTYPE BUILDING BETWEEN STAGES (22' X 300')
Burbank, California

7.

HBO
CORPORATE OFFICES
Santa Monica, California

1. REDBULL, Santa Monica, California

WAREHOUSE TO CREATIVE OFFICE CONVERSION

ROLE
Technical lead and signatory. Responsible for preliminary strategy, technical implementation and research, detailing and construction administration.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

COMPLETION
2006

SIZE
95,000 SF

AWARDS
2010 Santa Monica Conservatory Adaptive Reuse Award

PUBLICATIONS
Interior Design Magazine; 10/2006
HLW 125 Book pages 100-101

BRIEF DESCRIPTION

The extensive 100,000 square foot renovation of this industrial building houses the North American headquarters and distribution center for Red Bull. The building is considered by many in the Los Angeles community as one of the first work/ play creative environments. The project is organized around a three dimensional continuous wood wave form which is 40' long by 420' that emerged from the entry courtyard and culminates in the screening room where it wraps up the walls and forms its ceiling. A boardroom and mezzanine are built with extensive views over the open office and warehouse.

CHALLENGES PRESENTED AND OUTCOME

There were four unique challenges that David explored on this project.

The first was the conversion from an existing warehouse to a creative office which required substantially more parking than the site could park. How can we reduce square footage without removing portions of the building? How do we convince the City jurisdiction?

The solution was to propose that the un-useable areas under the ramp to not be counted towards the Floor Area Ratio (FAR). The diagram on page 15 shows the outline of the area not be included in calculating the floor area. As a result, the City adopted a more flexible policy for existing warehouse conversions to address this issue THRU a memorandum to the planning staff and Planning Commission outlining the Red Bull solution.

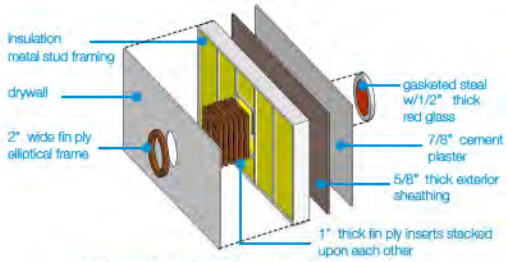
The second was the interface detail between the Screening Room and the Open Office Area This unique condition required a two hour fire separation shutter, a projection screen and an operable acoustic partition system. All three were required for function and for the code required fire separation. See Section C page 15.

The exterior elliptical windows as shown in the photographs on this page required a simple fabrication method to reduce its cost of fabrication yet maintain the elliptical form.

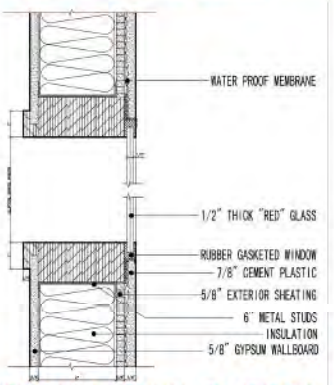
The detailed solution used millwork fin ply panels stacked one upon each other fabricated by the millworker. The outboard side was rectilinear while the interior was cut in the elliptical form. The square edge could simply fit within a square framed stud opening. The red glass was structurally glazed to the fin ply panel substrate. The interior of the window showcased the edge plys cut precisely with a CNC router.

The back wall of the screening room's curved and canted wall required a simple method for its installation. The material forming the curve is a material called 'Richlite' which is a common use for skateboarding and as such was not simple to work with as a finish material.

The solution was to build the entire back wall in the millwork shop using a series of plywood vertical panels to support the canted and curved shape. Built similar to an airplane wing allowed it to be prefabricated and laid in place as a finished element. See Section B page 15.

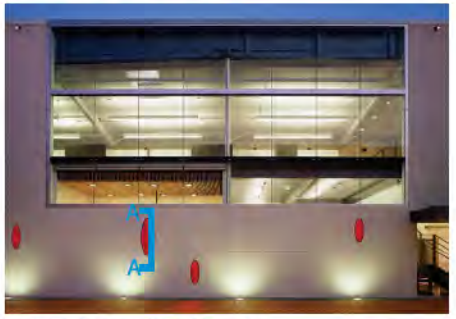


ISOMETRIC @ELLIPTICAL WINDOW



SECTION A THRU ELLIPTICAL WINDOW

EXTERIOR ELEVATION

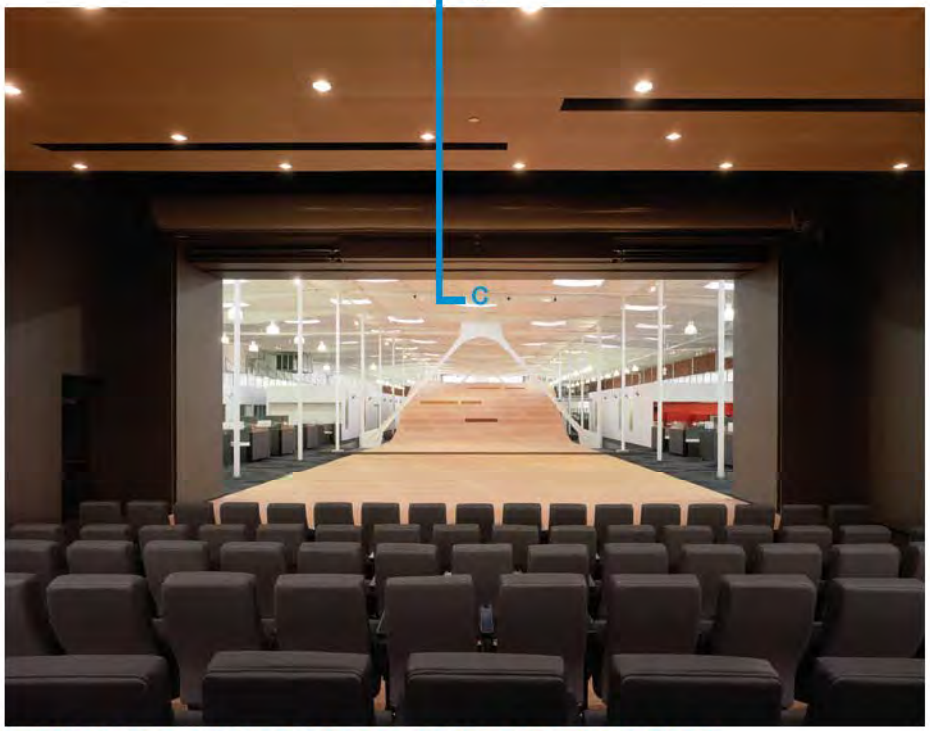


EXTERIOR ELEVATION

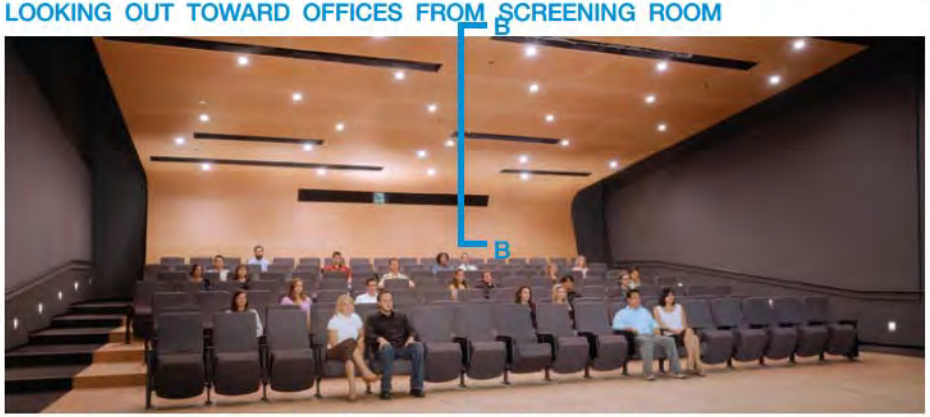
1. REDBULL, Santa Monica, California

WAREHOUSE TO CREATIVE OFFICE CONVERSION

UPWARD ACTING BI-FOLD STRUCTURAL GLASS DOOR ASSEMBLY



LOOKING OUT TOWARD OFFICES FROM SCREENING ROOM

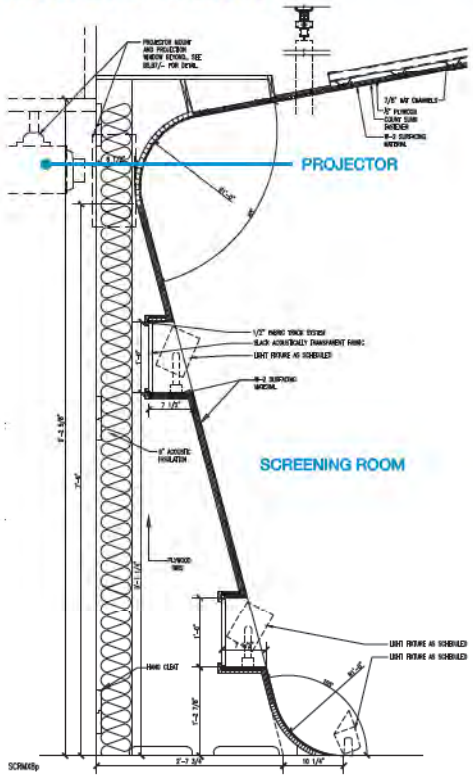


LOOKING AT THE REAR WALL OF SCREENING ROOM

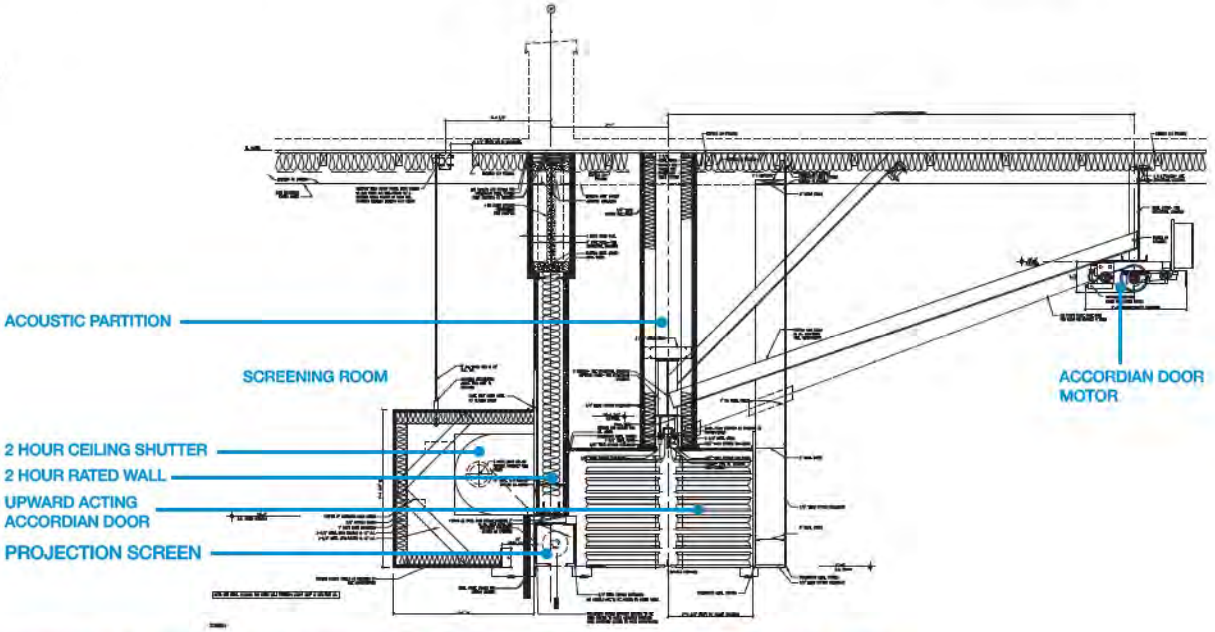
1. REDBULL, Santa Monica, California

WAREHOUSE TO CREATIVE OFFICE CONVERSION

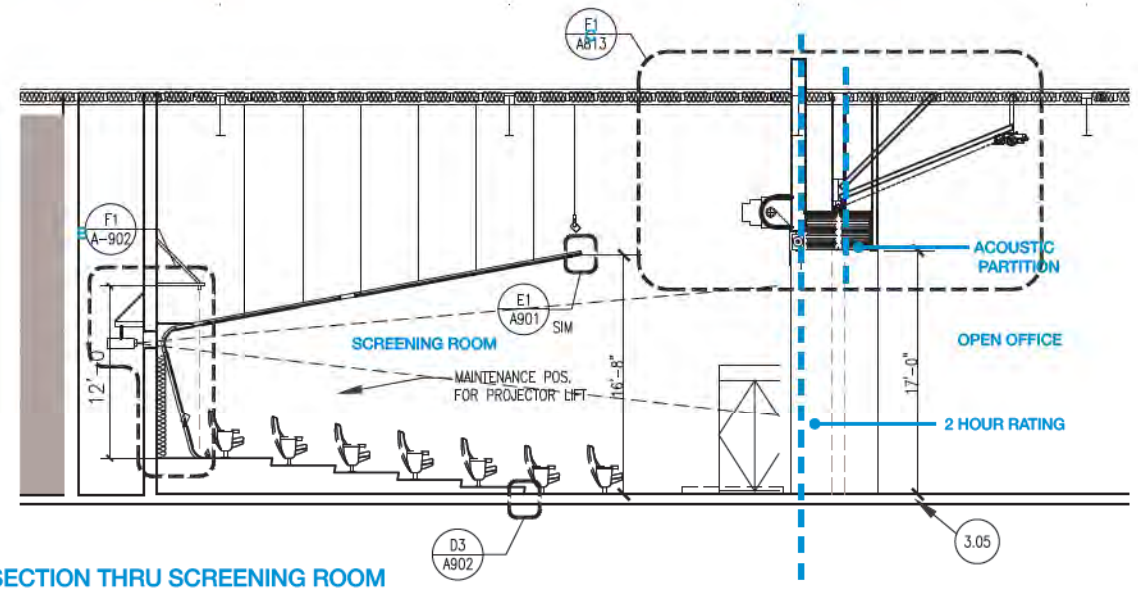
ZONING/FAR DIAGRAM



SECTION B @SCREENING ROOM
BACK WALL



SECTION C @INTERFACE BETWEEN SCREENING ROOM & OPEN OFFICE AREA



SECTION THRU SCREENING ROOM

2. DETAILS AND DOCUMENTS TRAVELING EXHIBIT, USC - Los Angeles, CA / MIT - Cambridge, MA

EXHIBITION OF DETAILS AND CONSTRUCTION DRAWINGS

ROLE
Organized the exhibition, as well as served as the designer, technical lead and fabricator. Remained on-site during erection and constructed a large portion of the exhibition.

ARCHITECTURE FIRM OF RECORD
Skidmore, Owings & Merrill (SOM)

COMPLETION
1994

SIZE
2,000 SF

AWARDS
1995 AIA California Council Honor Award
1994 Los Angeles AIA Honor Award

PUBLICATIONS
AIA California Council Update; 04/1995
Los Angeles Architect LAAIA Journal; 05/1993
Design Journal Magazine; 01/1994
Progressive Architecture Magazine; 10/1994

BRIEF DESCRIPTION

A traveling exhibition showcasing the merits of the technical role in architecture installed at the University of Southern California and MIT. The exhibition was on display for three weeks at each university and culminated in a lecture attended by over 300 at each campus. The week prior to the lecture David received invitation to attend juries at each University to present to students the merits of technology in design and its importance in architecture.

CHALLENGES PRESENTED

David goal was to present the technical role in architecture by displaying the subject beautifully and provocatively. The goal was to raise technology to be equal to design and to challenge both the faculty and students to embrace technology with a sense of excitement.

OUTCOME

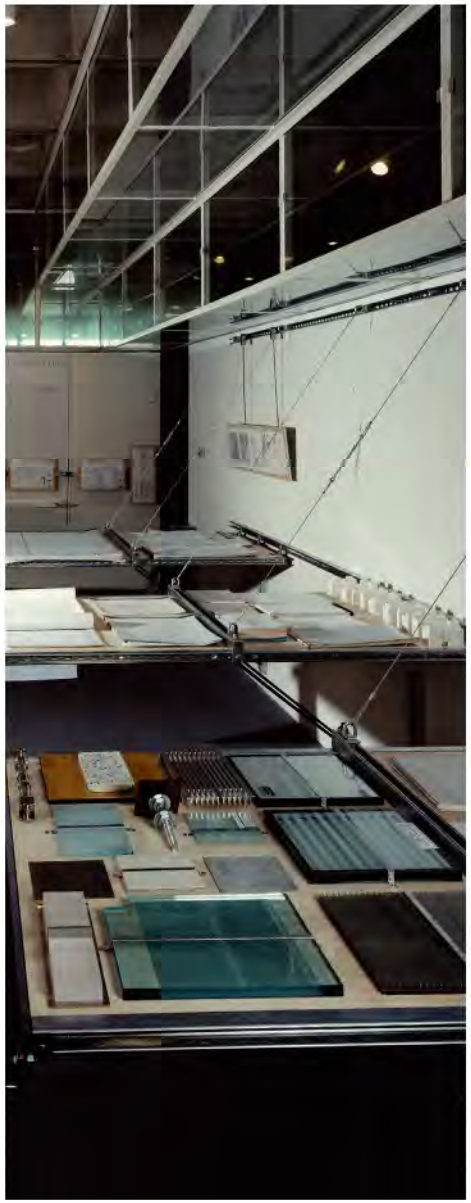
The exhibition was well received at both Universities. Stanford Anderson Head of the Department of Architecture at MIT wrote: "The materials exhibited were comprehensive and the details were beautiful. This important but not always visually ingratiating material was forcibly brought to the 'viewers' attention by the inventive installation designed and installed by you." Victor Regnier FAIA, Interim Dean at USC also wrote: "Your exhibition of construction documents and details was the highlight of the year at our school. I was amazing at the response from our faculty, students and other architects and the interest in technology it provoked."

The exhibit received Honor Awards in design by both the AIA California Council and Los Angeles AIA as well as published in both Progressive Architecture and Design Journal Magazine. The California AIA juror's wrote: "A wonderfully simple and straight forward method of displaying the subject material. We are awestruck by the inventiveness and practicality of this work."

The exhibition display showcased the various aspects of the technical role in architecture which include construction documentation, detailing, technical coordination, specifications and construction administration. All drawings were by David while at SOM.

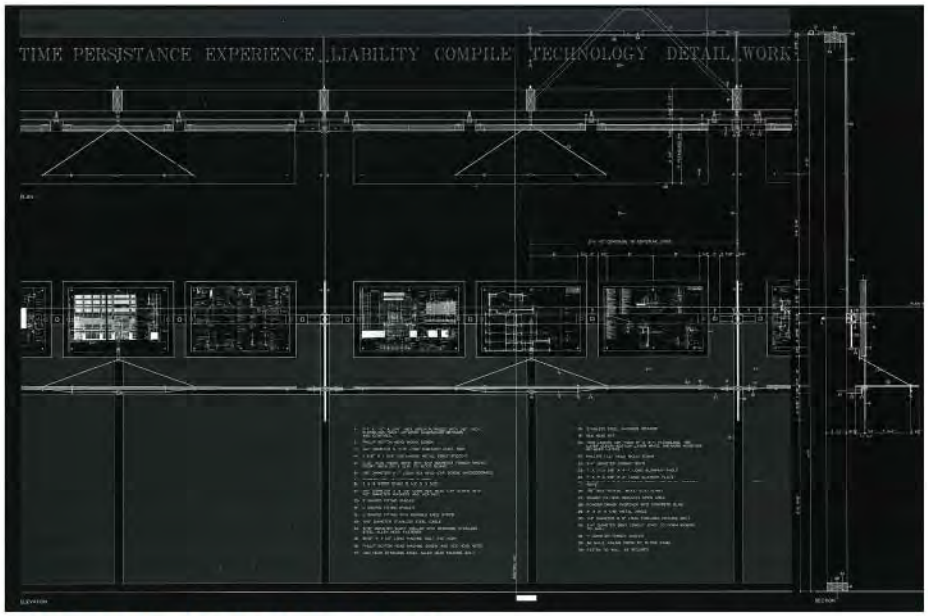
The displays themselves used Unistrut and its various fittings to display the drawings. Metal fittings, plywood boards, shaft collars, cables, steel angles and steel rods were fabricated to enhance the exhibition and to integrate with the strut fittings. The front entrance to the exhibition showcased three tilted wood panels THRU bolted into the wall. Each of these three panels were held by three bolts which were the same three bolts which held three cantilevered tables on the other side of the wall. There were Plexiglas panels held from aluminum angles and steel cables showcasing detail drawings and technical elevation studies. Foam boards were displayed on the walls as a backdrop using important words encountered in the technical role.

The exhibition also showcased the technical drawings of the exhibit itself allowing the viewer to look at the installation and the drawings of the installation side by side. Keith Boswell, Partner at SOM quoted: "I am especially fascinated how part of your exhibit showed how you displayed the exhibit. I think this was great for the students. They didn't have to travel to the buildings to understand the drawings. It was right in front of them and a very artistic move on your part."



2. DETAILS AND DOCUMENTS TRAVELING EXHIBIT, USC - Los Angeles, CA / MIT - Cambridge, MA

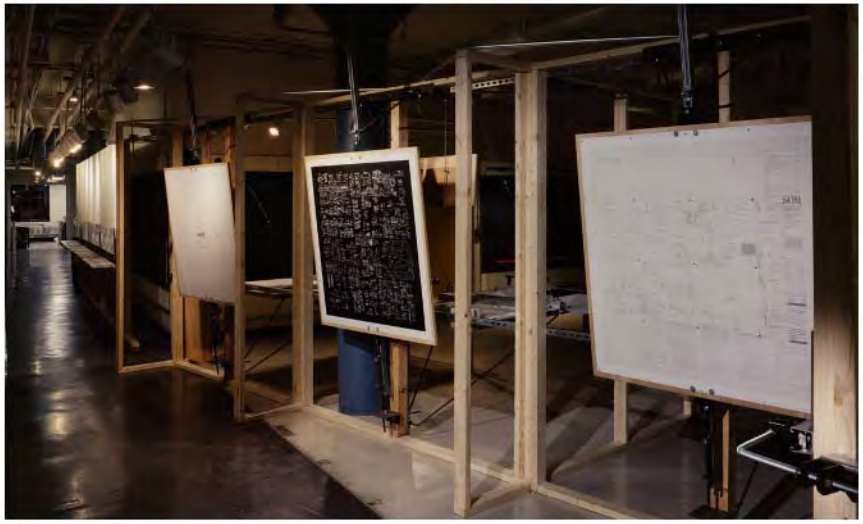
EXHIBITION OF DETAILS AND CONSTRUCTION DRAWINGS



INSTALLATION DRAWING OF EXHIBIT

INSTALLATION AT THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

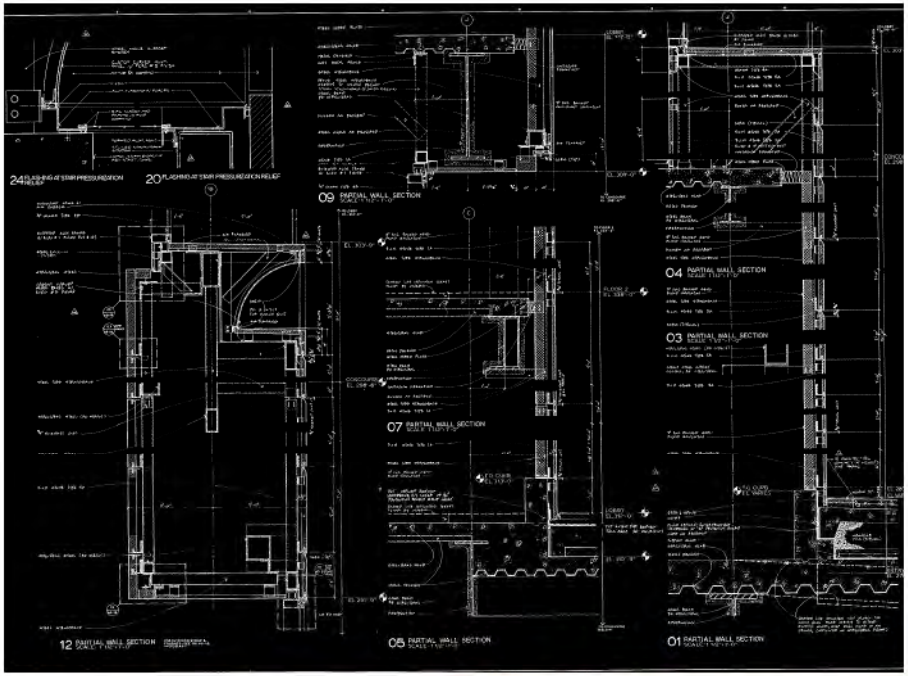
BIRCH PLY DISPLAY PANELS WITH CANTILEVERED PLEXIGLASS PANELS (SEE DRAWING ABOVE)

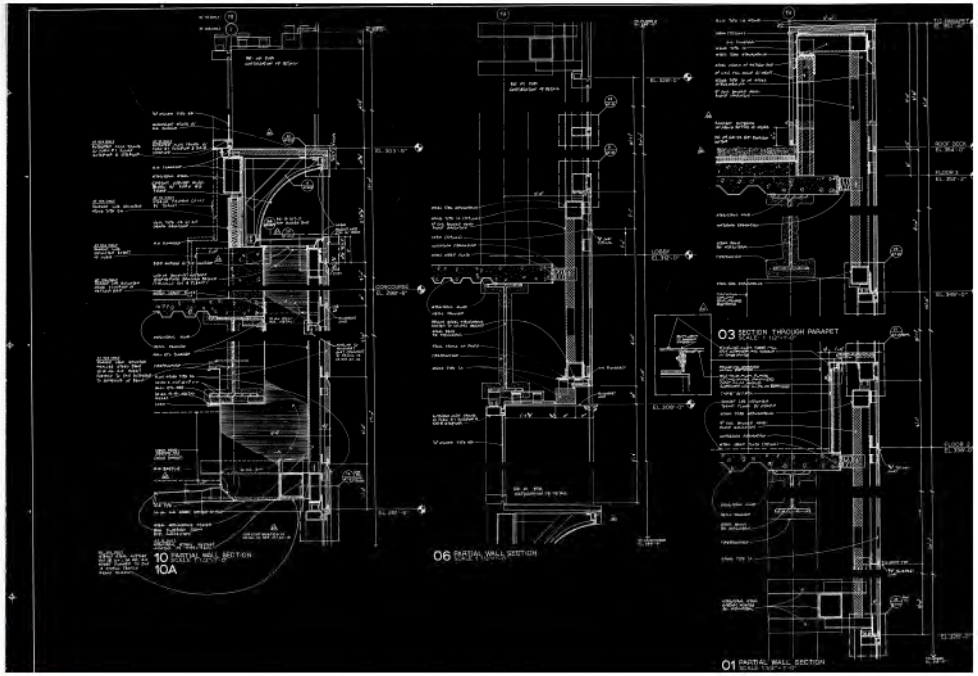


INSTALLATION AT MIT

2. DETAILS AND DOCUMENTS TRAVELING EXHIBIT, USC - Los Angeles, CA / MIT - Cambridge, MA

EXHIBITION OF DETAILS AND CONSTRUCTION DRAWINGS





BASE OF BUILDING AT ENTRANCE

EXAMPLES OF HAND DRAWINGS FOR EXHIBITION

These drawings and many similar were the types of drawings shown in the exhibition all drawn by David while at Skidmore, Owings and Merrill. The two drawings above are of the lower portion of the 52 story Gas Tower where curved scoops were created to mask the garage intake air for the 7 stories of below grade parking. David was a part of the team generating drawings for the project working directly under the mentorship of C. Keith Boswell FAIA, Partner of SOM. David was recognized in the magazine for his contribution to the project.

TOP OF BUILDING

COVER OF ARCHITECTURAL RECORD MAY 1992

3. 12655 JEFFERSON, Playa Vista, CA

HIGH RISE OFFICE REPOSITION

ROLE
Technical lead and signatory.
Responsible for technical implementation and research, detailing and construction administration.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

COMPLETION
September 2016

SIZE
93,000 SF

PUBLICATIONS
Urbanize LA by Stephen Sharp: 3/25/2016 and 6/18/2015

LA Business Journal: 10/30/2014
Will be submitted for future awards with LA AIA. (Recently completed.)

BRIEF DESCRIPTION

Repositioning of an existing high rise building that was American Continental University to a creative office building. The building's exterior is glass fiber reinforced concrete with ribbon windows. New work consisted of adding accent elements to its exterior, painting of the exterior wall, spandrel glass and mullions. Work also included an entrance canopy, operable exterior partitions, Ipea slat siding and landscape planters.

CHALLENGES PRESENTED AND OUTCOME

The major challenge was that the glass fiber reinforced concrete panels at the exterior of the building was at its structural capacity. Any new element attached to the exterior of the building needed to be independently supported. Removal of these panels temporarily was infeasible since they support the window wall above. All solutions for the project must be economical and give the most value to the client at the least cost.

The technical solution at each area of the new interface was solved differently at each of the unique conditions. David produced the concepts for these solutions as well as drew and administered the details. For the area at the base of the building which integrates a planter covered by an accent frame the solution involved adding a tube steel frame similar to a table sitting atop a floor. This allowed the planter/ frame element to be self- supporting as well as allowing the new window wall above to be support upon it. See Sections D&E on page 21.

For the area at the upper levels of the building the frame was supported directly atop the structural slab at its bottom and hung from the structure above. This did not impart and structural loads into the adjacent glass fiber reinforced concrete panels. See Detail F on page 21.

For the Ipea trellis wall adjacent to the building the solution involved coring the glass fiber panel and attaching to the structural steel behind. The tubes were held away from the building and did not attach into its existing exterior wall. The tubes were supported at its base on base plates anchor bolted to the slab. See Section to right.

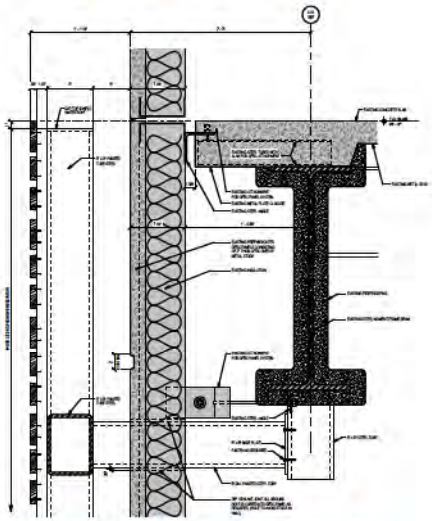
The canopy at the front of building which cantilevers 22 feet from the building face was supported off the interior structural members which were strengthened by the addition of a new steel beam with kickers back to the existing structure. The top of the canopy was used to support the Ipea trellis wall above the canopy without any attachments to the existing exterior wall. See Section B page 20.

For the large frame element forming a trellis above the balcony on the fourth floor the solution involved both similar principals to the upper level frames but also required adding tube steel columns and channels to hold the frame outboard of the balcony. See Sections G&H on page 21.

The project was sold by the developer before the completion of construction at a profit of 90% or $49,000,000. The investment to reposition the building was less than $6,000,000.

BEFORE RENOVATION

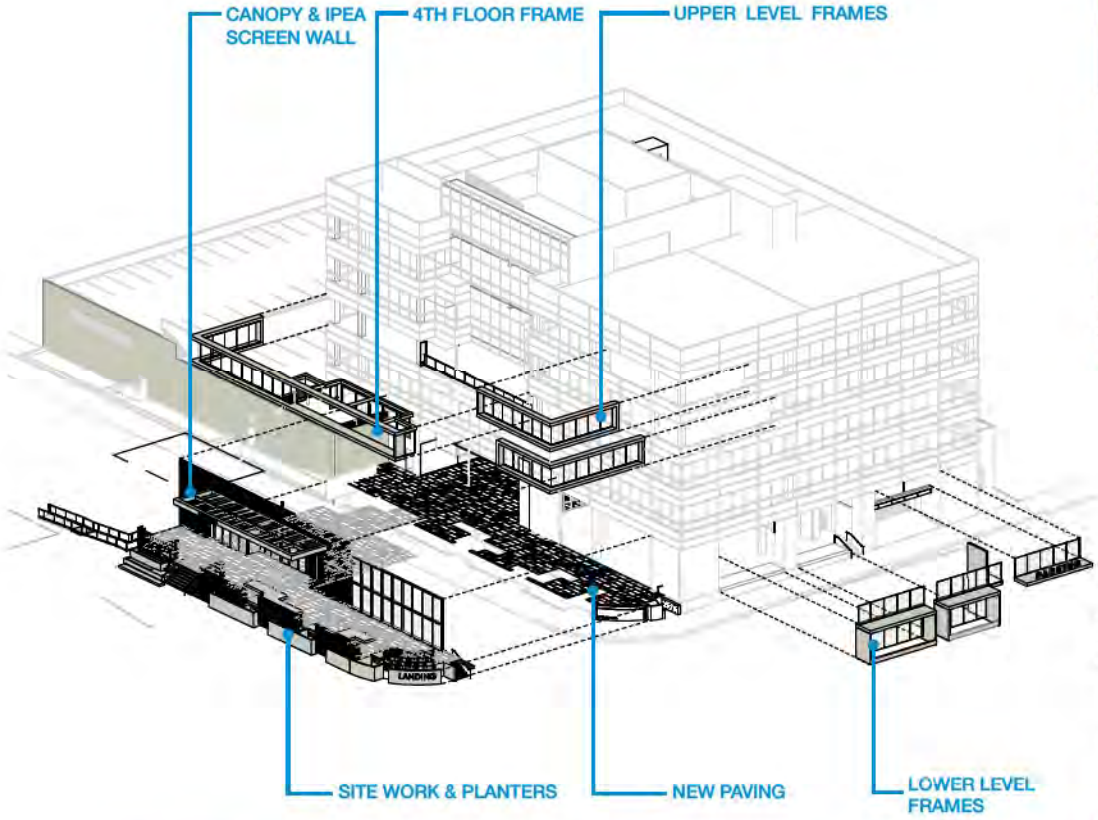
AFTER CONSTRUCTION



SECTION A @ IPEA SCREEN WALL
SUPPORT OF IPEA SCREEN WALL INDEPENDENT OF GLASS FIBER REINFORCED CONCRETE PANELS

3. 12655 JEFFERSON, Playa Vista, CA

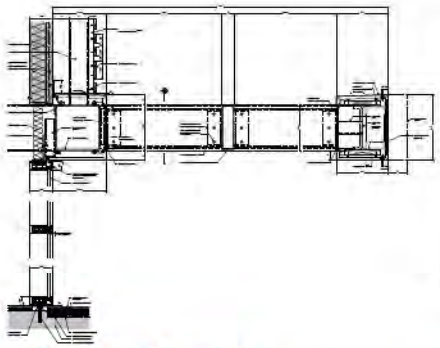
HIGH RISE OFFICE REPOSITION



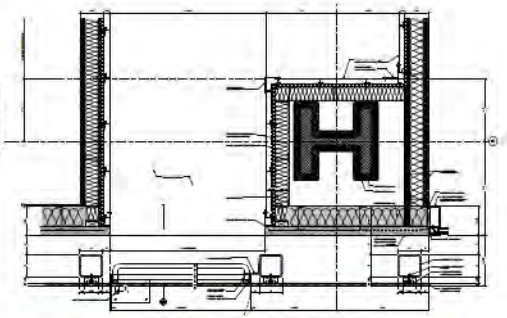
EXPLODED ISOMETRIC OUTLINING SCOPE OF ADDITIVE WORK TO BUILDING

CANOPY & IPEA SCREEN WALL

HIDDEN DOOR IN IPEA SCREEN WALL



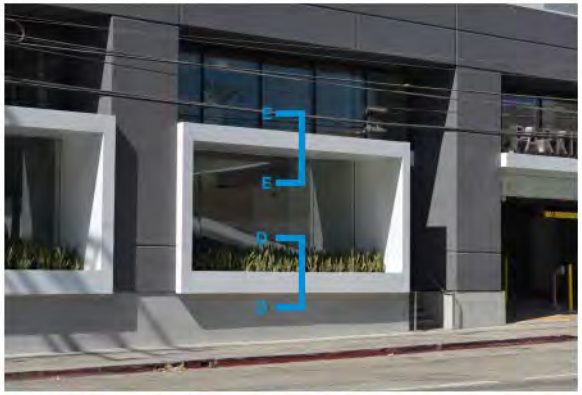
SECTION B @ CANOPY



PLAN DETAIL C @ HIDDEN DOOR

3. 12655 JEFFERSON, Playa Vista, CA

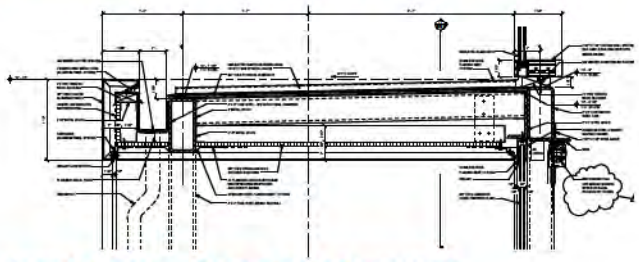
HIGH RISE OFFICE REPOSITION



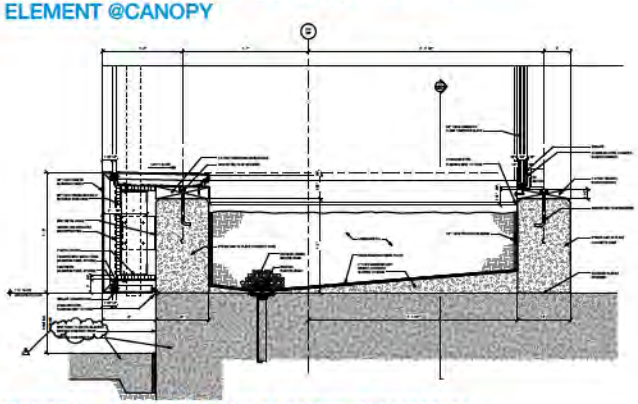
PLANTER WITH INTEGRATED FRAME ELEMENT BUILT INDEPENDENT FROM GLASS FIBER PANELS

UPPER LEVEL FRAMED ELEMENT SUPPORTED ON DECK & HUNG FROM STRUCTURAL STEEL

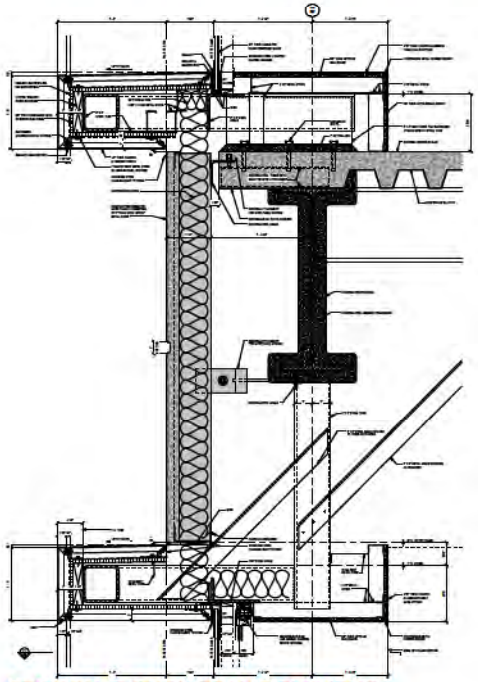
4TH LEVEL FRAMED ELEMENT HUNG FROM STRUCTURAL STEEL CURTAIN WALL ABOVE WAS SUPPORTED @ EACH INDIVIDUAL MULLION



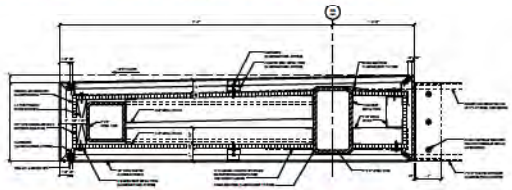
SECTION E THRU EAST ELEVATION FRAMED ELEMENT @CANOPY



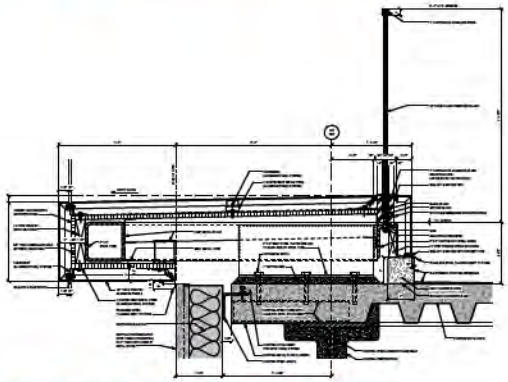
SECTION D THRU EAST ELEVATION FRAMED ELEMENT @PLANTER BOX



SECTION F THRU FRAME ELEMENT



SECTION H THRU FRAME ELEMENT @ TRELLIS



SECTION G THRU FRAME ELEMENT @ GLASS GUARDRAIL

4. ACADEMY OF MOTION PICTURE ARTS AND SCIENCE, Beverly Hills, CA

EXTERIOR AND INTERIOR RENOVATION TO OFFICE / HEADQUARTERS (1,000 SEAT THEATER)

ROLE
Technical lead and signatory. Responsible for the majority of the technical drawings, jurisdictional and consultant coordination, detailing and construction administration.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

DESIGN ARCHITECT
Lever Architecture

COMPLETION
2014

SIZE
75,000 SF

BRIEF DESCRIPTION

The 7 story 75,000 square foot is executive offices for the Academy of Motion Picture Arts and Sciences in Beverly Hills. The projects represents a substantial renovation to the entire existing building. The building houses a 1000 seat theater, lobby and pre-function area, boardroom, conferencing center, below grade parking and 5 stories of offices. The large lobby is used as an art gallery displaying many of the holdings of the Academy. The boardroom is used to decide the winners of the Academy Awards.

CHALLENGES PRESENTED

David took on this project mostly himself to be used as a case study in re-evaluating and re-inventing the construction document. With his fluency in REVIT he not only drew as much as 80% of the documents himself but also evaluated and reworked the entire drawing process. He was challenged with inventing a new approach to the way HLW produced their documents and for setting a new worldwide standard to be rolled out in Los Angeles, New York, Shanghai and London.

The goal was also to show physical evidence during construction and evaluation by the General Contractor that the drawings represented a substantial improvement in the building process as evidenced during construction.

David was further tasked with bringing local jurisdictions up to date on this new process and for having impact in the architectural community to re-evaluate and re-think the construction document.

OUTCOME

The drawing set was reworked to take advantage of the REVIT platform and to infuse perspectives and isometrics THRUout the entire set. An isometric of the building showing the individual floor plates stacked upon each other became a standardized document. The use of isometric building sections and overall perspectives of the exterior became commonplace. Interior elements were also modeled and fully described in the documents both as elevations but also in perspective. A clear display of the difference between existing and new construction was reworked and integrated into the set. Scheduling and the use of the intelligence of the system was evaluated and integrated.

The Academy project's drawings represent the firm's template and level of quality for project moving forward in Los Angeles, New York, Shanghai and London. The changes made in the documentation process has had impact in the contractor, subcontractor and owner community often referenced and shown to other firms.

During construction the General Contractor evaluated the drawings for accurate conveyance of each disciplines scope of work and in comparison to other projects recently completed. The ease of construction became immediately evident even with the added complexity of its existing conditions. The project has less than 100 RFI's (Request for Information) and no cost overruns. The project was competitively bid by subcontractors coming under budget by 15%. When compared to recent projects of similar scope by the same contractor the difference was dramatic. The other projects averaged an excess of 435 RFI's and was over budget on average by 9.34%.

After construction, David and the General Contractor met with the subcontractors to determine specific items that contributed to its success. There was a general consensus that the ease in understanding the scope of work coupled with the accuracy of the drawings allowed the project to be built under cost and on schedule.

David was invited by the City of Beverly Hills to make a presentation to the Department of Building & Safety to explain the documentation process for the Academy project attended by 40 staff. The City, working with David, set about to create a memorandum of best practices for architects submitting to the City using the Academy project as example. This memorandum is scheduled for distribution in early 2017. David further met with the City of Los Angeles and Santa Monica to review the Beverly Hills memorandum and to set about creating a similar directive. He held round table discussions with the City inviting other architects from Gensler, HOK, ZGF, SOM and Johnson Fain to participate.

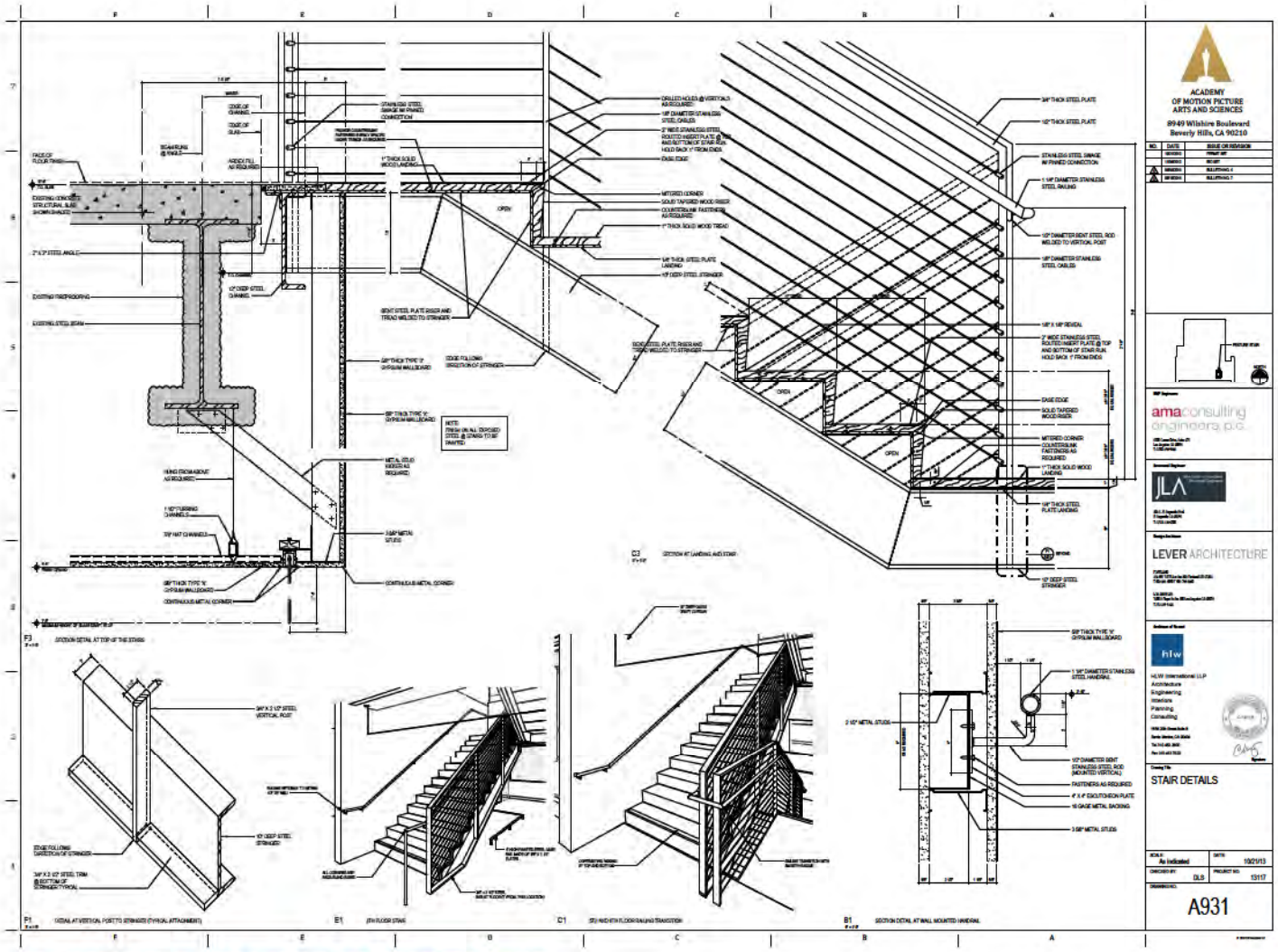
FEATURE STAIR

PREFUNCTION AREA AT BOARDROOM

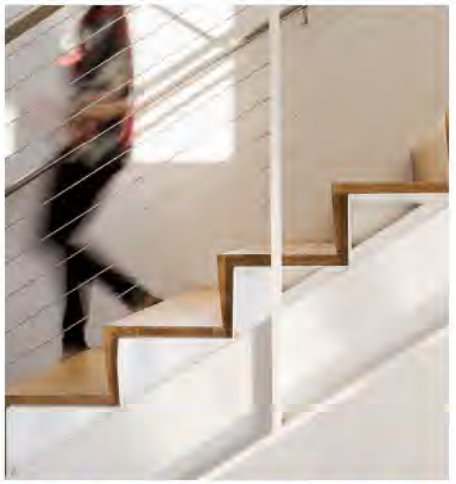
BOARDROOM

4. ACADEMY OF MOTION PICTURE ARTS AND SCIENCE, Beverly Hills, CA

EXTERIOR AND INTERIOR RENOVATION TO OFFICE / HEADQUARTERS (1,000 SEAT THEATER)



CONSTRUCTION DOCUMENT OF FEATURE STAIR

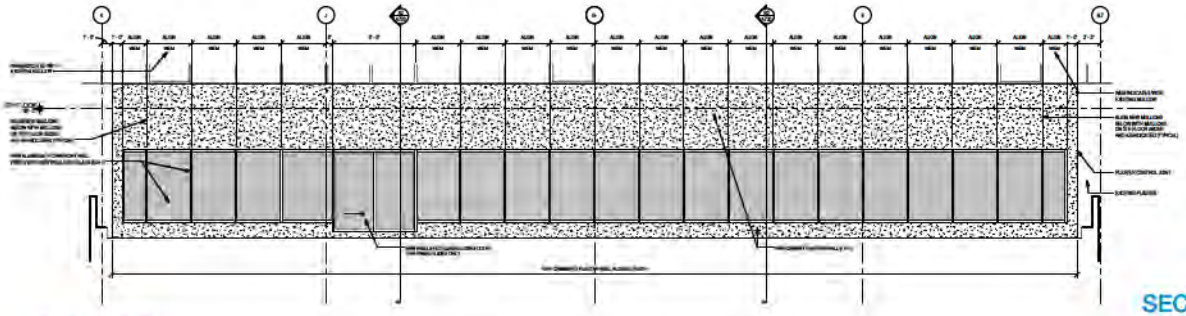


A. CLOSE UP DETAIL OF FEATURE STAIR

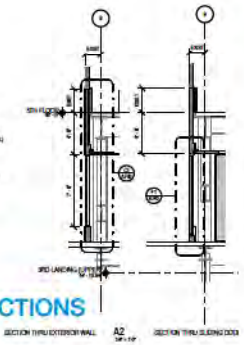
B. FEATURE STAIR

4. ACADEMY OF MOTION PICTURE ARTS AND SCIENCE, Beverly Hills, CA

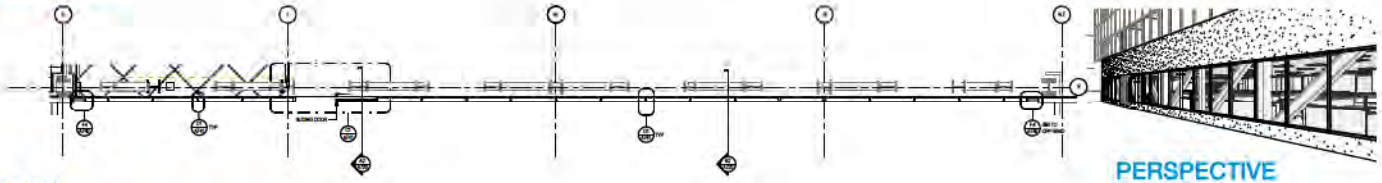
EXTERIOR AND INTERIOR RENOVATION TO OFFICE / HEADQUARTERS (1,000 SEAT THEATER)



ELEVATION



SECTIONS



PLAN

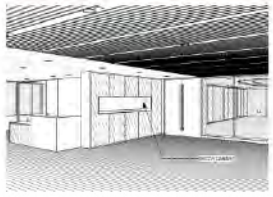
PERSPECTIVE

The plan, elevation, section and perspective arrangement shown to left became a prototype to describe enlarged area of the window wall system.

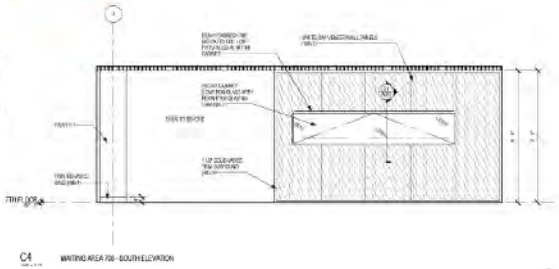
"This drawing alone gave the best overall perspective of the job."

Mehran Taslimi,
Taslimi Construction

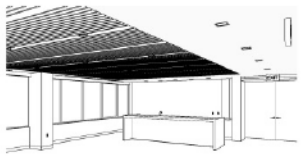
The interior elevations and perspectives below represent a methodology for producing interior elevations used in the template.



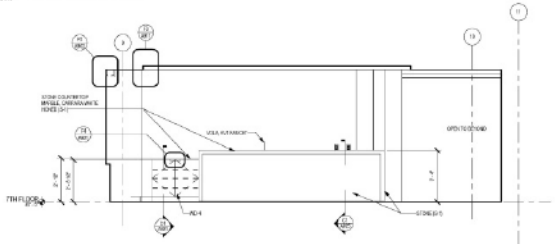
F4 PERSPECTIVE AT WAITING AREA (SOUTHWEST)



C4 WAITING AREA 708 - SOUTH ELEVATION

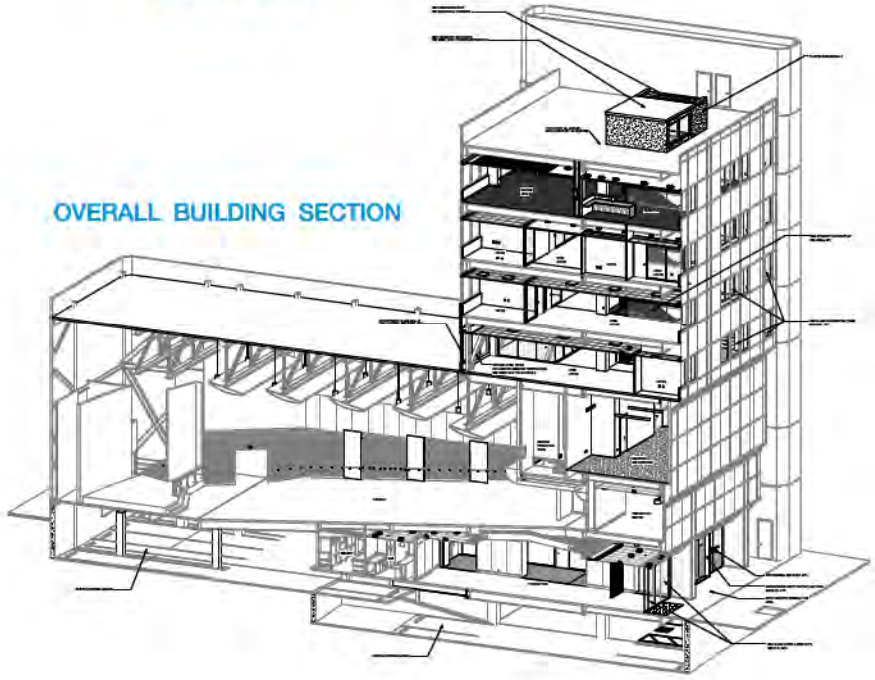


D2 PERSPECTIVE AT WAITING AREA (NORTHEAST)



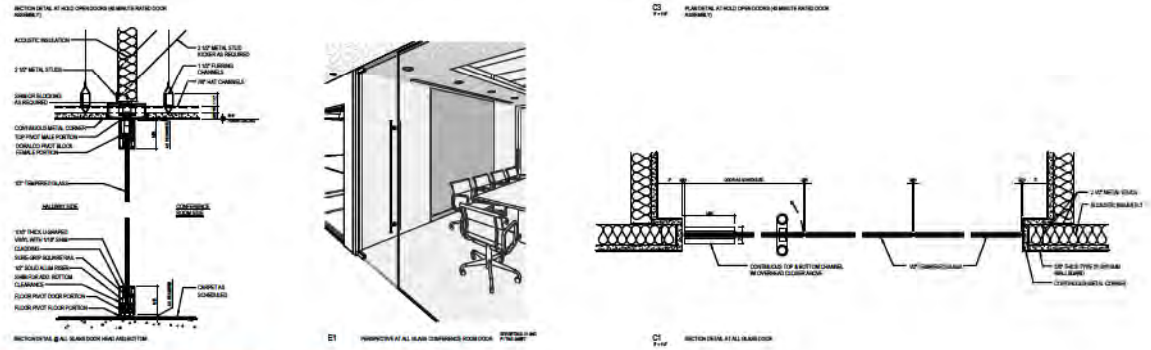
C2 WAITING AREA 708 - EAST ELEVATION

OVERALL BUILDING SECTION

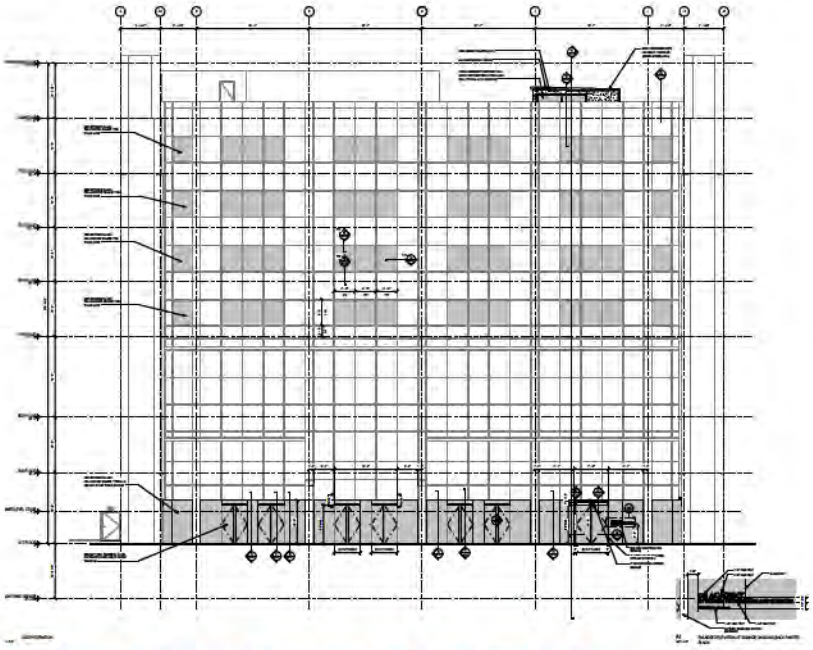


4. ACADEMY OF MOTION PICTURE ARTS AND SCIENCE, Beverly Hills, CA

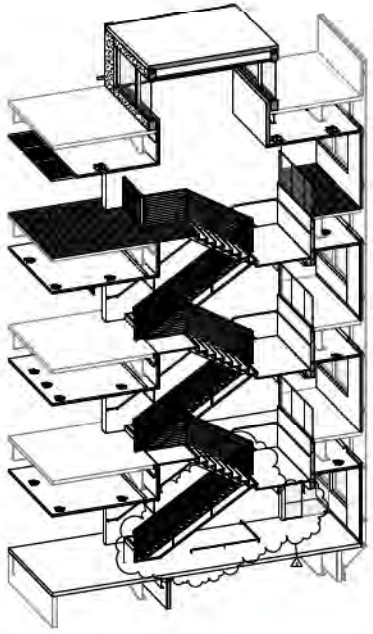
EXTERIOR AND INTERIOR RENOVATION TO OFFICE / HEADQUARTERS (1,000 SEAT THEATER)



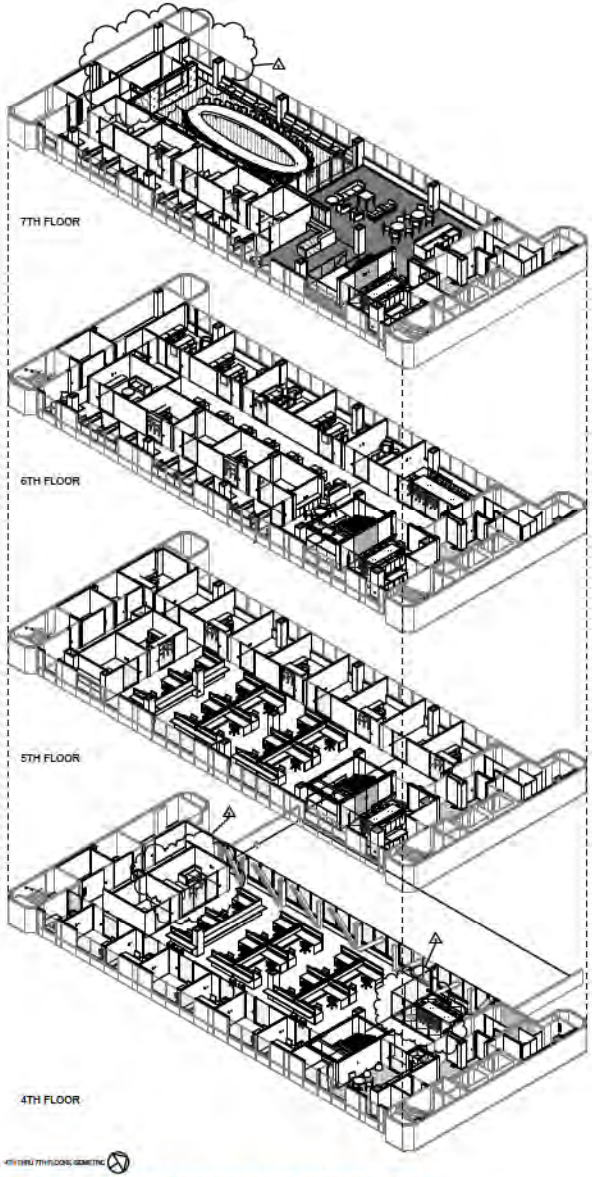
DOOR DETAILS & ASSOCIATED PERSPECTIVE



EXTERIOR ELEVATION SHOWING CLARITY BETWEEN EXISTING AND NEW CONSTRUCTION



ISOMETRIC SECTION @FEATURE STAIR & CLERESTORY



SHOWING STANDARD STACKING OF FLOOR PLATES IN ISOMETRIC VIEWS

5. GOOGLE SPRUSE GOOSE, Playa Vista, CA

LANDMARK REPOSITIONING PROJECT

ROLE
Involved in the technical development and design of presentation to client. This included development of the details, preliminary design strategy, and construction of the Revit model.

Created both the design and technical drawings in this proposal and was instrumental in the pitch to the client.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

COMPLETION
Proposal

SIZE
450,000 SF

**Project has 'Non- Disclosure Agreement with client.*

BRIEF DESCRIPTION

Google issued a Request for Proposal to selected architects to propose on the repurposing of the 'Spruce Goose' hanger used by Howard Hughes in construction of the legendary aircraft. The hangar measuring 204' x 700' (142,800 SF) X 60'-0" tall was originally constructed in the 1940's. The proposed project will house new offices and amenities for Google and You Tube.

CHALLENGES PRESENTED

Development of an office floor plate that is moveable and interchangeable. The scheme should be achievable both in terms of City jurisdictional approval but also in terms of ease of construction.

The size and construction type of the project vastly exceeds the maximum square footage allowed for Type V-B construction. How to make a case with the City of Los Angeles for allowing such a drastic increase in size.

OUTCOME

David set up two uniquely different parameters in evaluating how to solve this issue so that the designers BIG and Heatherwick could evaluate the proposal based upon unique factors. David proposed that the entire assemblies be small enough to go within a service elevator and not require any special cranes or lift devices. He secondly created a fixed frame that would house the sprinklers and lighting.

Firstly a 29 foot by 29 foot concrete frame was proposed housing the sprinklers and lighting. A wide throw sprinkler head could be used for coverage. Long track lights at the bottom of the frame could be used to clip lights in as required and be interchangeable. This fire resistive construction type could be proposed to the City as an alternate to non- rated construction and ensure the major structure a higher level of afforded fire protection.

Secondly steel beams were added between these concrete frames on rails. The beams could be moved to the sides or could be placed in the middle of the span to receive the floor assembly components. This solution removed the need for cranes or devices to lift the heavy steel. The steel is fixed into position with bolts into a strut insert in the fixed concrete frame.

The next involved elements that could fit within a service elevator and be interchangeable during the weekend and include: Winged shaped floor panels 4' x 10' long made of perforated wood panels and glulam members would be bolted to the frame. Guardrails and its associated fittings and trim could also be bolted into place where two or three story openings required them. A raised floor system would be added atop the wood panel floor that would provide for mechanical distribution but also act as a plenum rated cable raceway.

Elements such as custom planters could be further added that fit within the raised floor system. These could be irrigated as well. To solve the jurisdictional issues David proposed the following in an initial meeting with the City.

The concrete structural frame provides an extra level of fire protection that would allow the occupants to exit in a timely manner. Provide underground tunnels that lead directly to the exterior of the building. These tunnels could possibly be structured to handle a higher level of protection allowing adequate time to exit the building safely.

Propose that the City create a special application for permit each time Google needs to reconfigure the floors. This would be an over the counter approval using specially prepared drawings for the submission that can be reused as required.

Though David and the HLW were unsuccessful in winning this project for the firm it was evident that the Google team and the design architects were impressed at the thought process in evaluating a challenging design concept. HLW interviewed and was successful at winning the 500,000 SF new ground up headquarters building interior scope of work for Google in Mountain View with the same architect scheduled for completion in 2019 . Winning this was in part due to the Spruce Goose proposal.

PERSPECTIVE IMAGE @INTERIOR

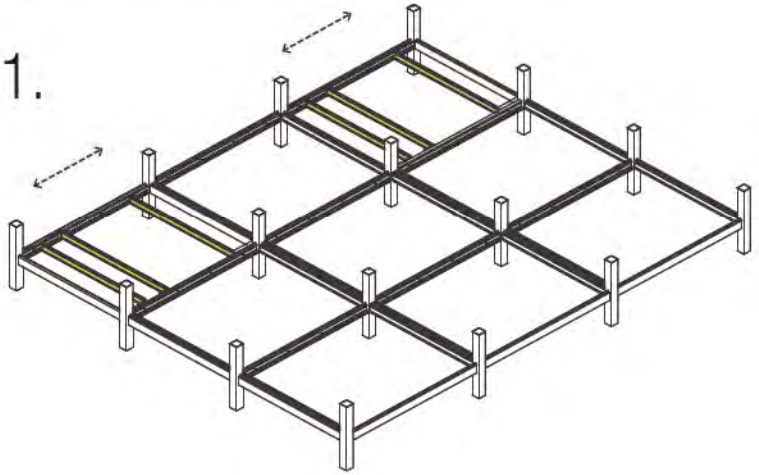
SPRUCE GOOSE AT ITS LEGENDARY HANGER

HOWARD HUGHES

5. GOOGLE SPRUSE GOOSE, Playa Vista, CA

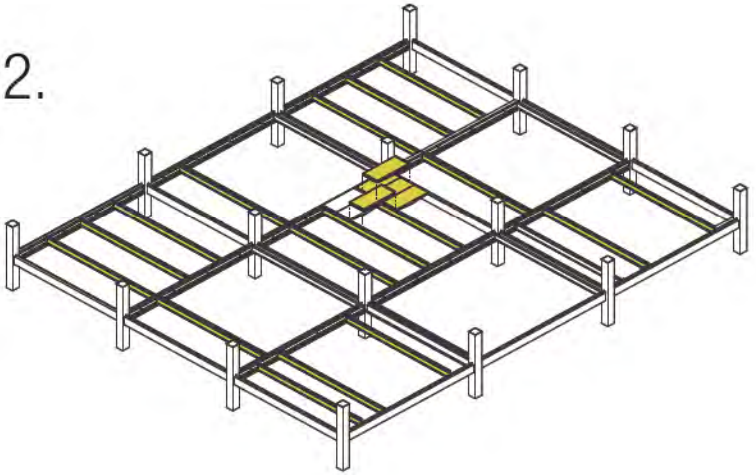
LANDMARK REPOSITIONING PROJECT

1.



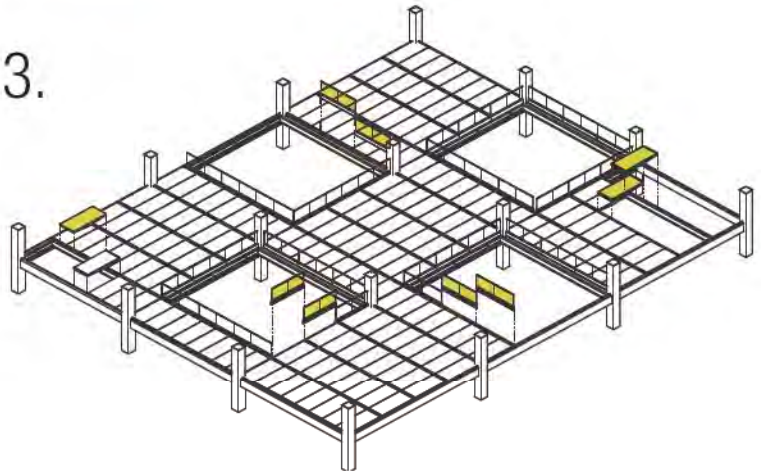
- Fixed concrete frame 29 feet by 29 feet with wide throw sprinkler heads and track lighting
- Steel beams on rails capable of being moved into position as shown in yellow

2.



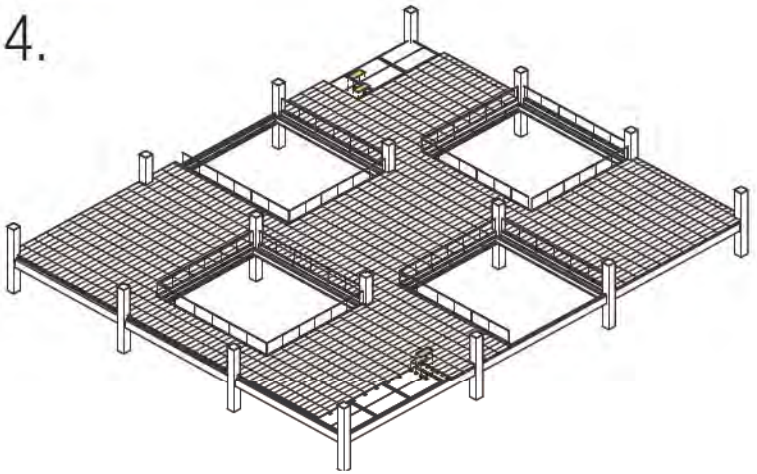
- Steel Beams in place shown in yellow. Beams are screwed into position into strut insert
- Adding 4 foot x 8 foot winged shaped floor panels bolted to the steel

3.



- Completing the 4 foot by 8 foot winged floor panel assembly
- Adding guardrail components clipped into position shown in yellow

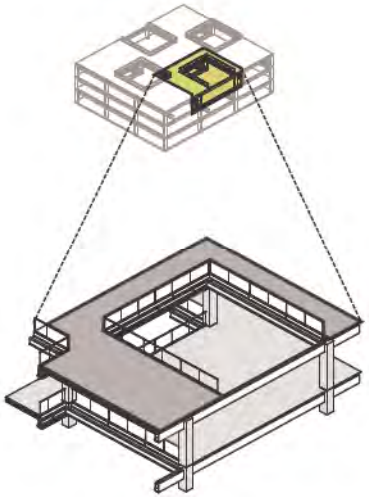
4.

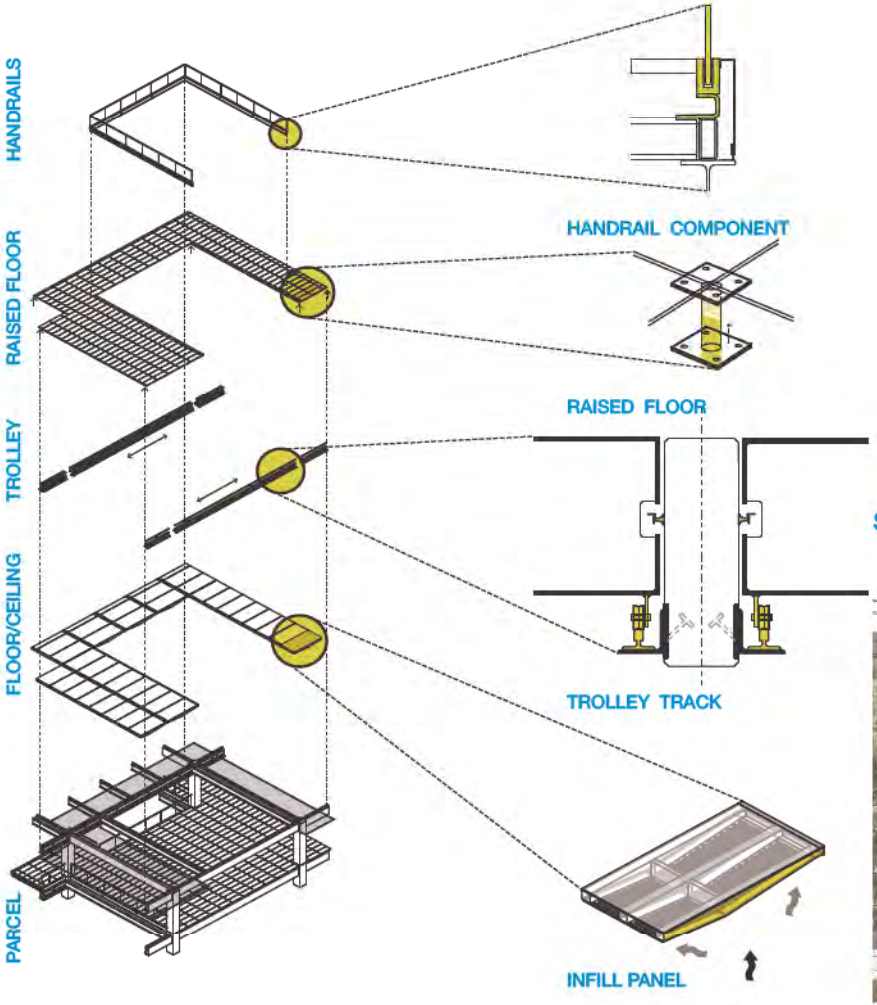


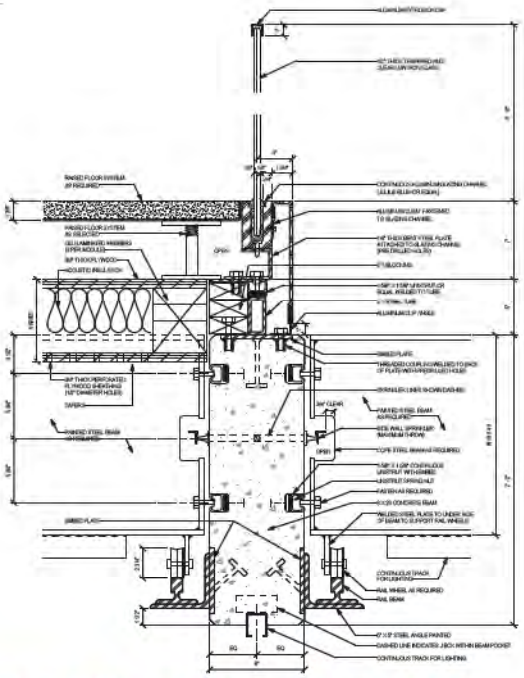
- Adding the raised floor system over the floor assembly Adding guardrail
- Electrical and mechanical distribution to be added
- Planters and furniture to be added

5. GOOGLE SPRUSE GOOSE, Playa Vista, CA

LANDMARK REPOSITIONING PROJECT







SECTION A DETAIL @ COMPLETED ASSEMBLY

PERSPECTIVE IMAGE @INTERIOR

6. WARNER BROS. INFILL BUILDING(S), Burbank, CA

NEW PROTOTYPE BUILDING BETWEEN MOTION PICTURES STAGES

ROLE
Responsible for the development of the prototype and in establishing the code, jurisdictional and technical requirements.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

COMPLETION
2010 | 2012

SIZE
13,000 SF | 9,500 SF

Note: Project had non-disclosure agreement and was not allowed to be submitted for awards and publications

BEFORE PHOTO BETWEEN STAGES

BRIEF DESCRIPTION

The Warner Bros. Infill project, the first of its kind on a studio lot, houses Dressing Rooms, Edit Rooms and Makeup Rooms for talent directly adjacent to and accessible to the stages without having to leave its conditioned space.

CHALLENGES PRESENTED

To create a building that replaces temporary talent trailers that typically surrounds stages during a shoot. To house mechanical units, chillers and a cooling tower for conditioning of the stages themselves in place of previous unsightly steel mechanical platforms.

To solve the code and design issues related to the creation of a 300' long x 22' wide building with direct access to the different floor elevations of Stages 12, 14, 17, and 18.

OUTCOME

The two story building has a central two story space at its midpoint with entrances at different elevations to the four feature Stages. The building has a single loaded corridor along one side that flips to the other side at the central lobby.

The building is constructed of concrete on masonry units on all four sides with a 4" seismic separation joint between.

The nature of the block allows the walls to be 2 hour rated and acts as an independent building per code. Since the Feature stages themselves are wood framed the addition of the new infill building was too large by allowable area to combine all four stages.

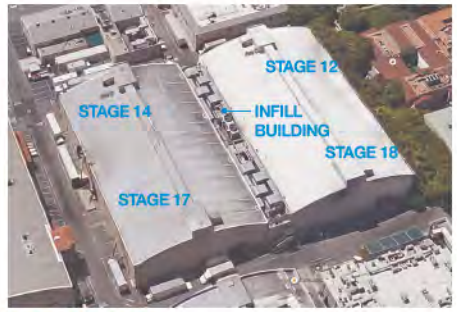
The quantity of the mechanical and electrical equipment on the roof has to provide conditioning for the infill building and all four adjacent stages. The coordination of the equipment was so intense that ducts and panels needed to be stacked upon each other.

With a simplified structure, using concrete masonry, the building was more cost effective to build than mechanical platforms and profitable to operate. Warner Bros. shortly thereafter constructed three additional prototypes.

The proto type was reviewed and visited by other major studios for possible implemenation.

All stages adjacent to the Infill proto type are the most desireable for leasing.

The Infill buildings removed the need for unsightly talent trailers adjacent to the studios.



AERIAL VIEW

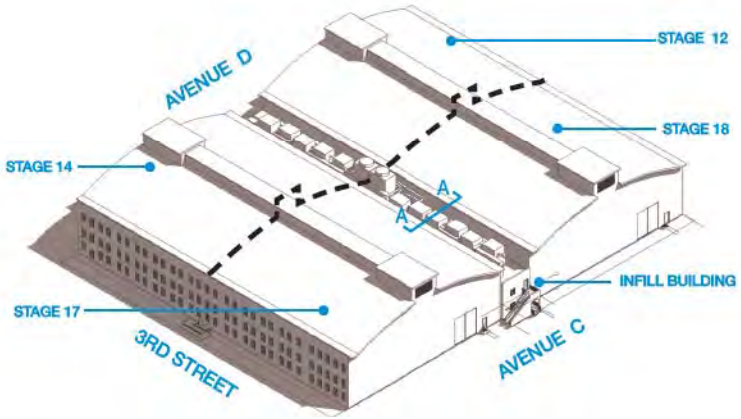
FRONT ELEVATION OF INFILL

AERIAL OF FEATURE STAGES AT WARNER BROS

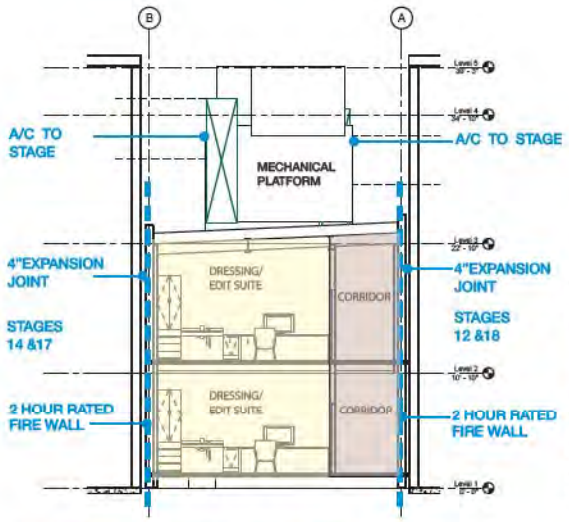
PHOTO DURING CONSTRUCTION OF ALL CONCRETE MASONRY EXTERIOR WALL CONSTRUCTION

6. WARNER BROS. INFILL BUILDING(S), Burbank, CA

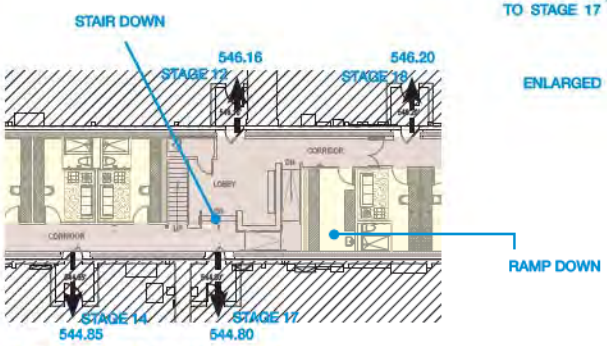
NEW PROTOTYPE BUILDING BETWEEN MOTION PICTURES STAGES



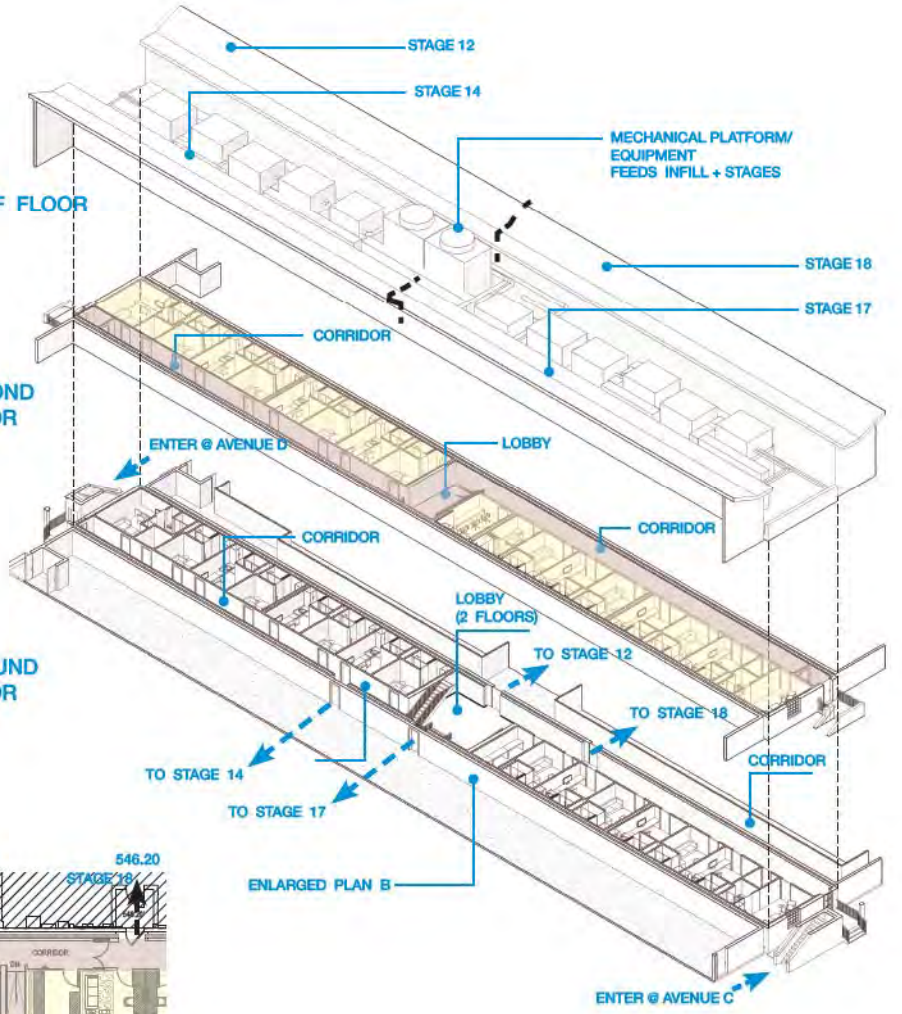
OVERALL ISOMETRIC @ STAGES



A-CROSS SECTION THRU INFILL BUILDING INDICATING FIRE WALL



B-ENLARGED PLAN @ GROUND FLOOR SHOWING STAGE ENTRANCES @ DIFFERENT ELEVATIONS



ISOMETRIC PLANS

7. HBO CORPORATE OFFICES, Santa Monica, CA

CREATIVE OFFICES

ROLE
Technical lead and signatory.
Responsible for technical implementation and research, detailing documentation and construction administration.

ARCHITECTURE FIRM OF RECORD
HLW International LLP

COMPLETION
2005, 2008, 2014

SIZE
95,000 SF

PUBLICATIONS & AWARDS
Featured Cover In Interior Design Magazine,February 2005.
2006 IIDA Southern California Callibre Award.
New York Times "Santa Monica is the New Siilicon Valley" March 14,2014.
HLW 125 BOOK, pages 46-47

BRIEF DESCRIPTION

HBO's move in 2005 to a five story office building in Santa Monica from a high rise tower in Century City set a precedent in the industry that helped to deformalize the workplace. Located on the 4th and 5th floor in an understated building HBO set to create an uplifting experience once you entered the space. Ron Howard of Imagine Entertainment commented "What a fantastic and powerful place. I love the details."

Work included restructuring and demolition of the 5th floor to create a large 30" x 60' pre-function/ reception space. Elements of the project include executive offices, features stairs, screening room and edit suites. Major designed and featured elements include the feature glass wall behind the reception desk, glass bridge, seating banquette and sliding panel dado fitted office doors. Other work to the project in 2008 and 2014 included the additional of audio edit rooms, conference rooms and offices.

CHALLENGES PRESENTED

From David's perspective this project was all about creating details that were practical, beautiful and cost effective. The majority of the detailing challenge were on five elements of the project that were the main focal points. These included the banquette seating area, the glass bridge, the reception double glass feature wall, the feature stair and the sliding glass and wood panel dado office doors. Though other portions of the project received equal emphasis on quality detailing these five proved to be the most challenging for the project in terms of the attention they received from the client and their impact on the project budget.

OUTCOME

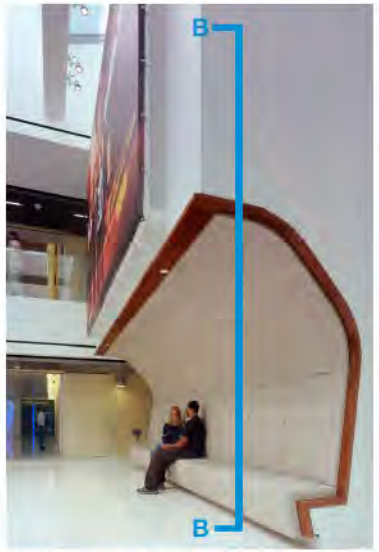
David set about to restructure this project in a unique way and unlike other projects that were previously done at HLW. He worked on generating the details for the project simultaneously during the development of the design. In this manner he was able to aid in development of practical solutions that were coated immediately and allowed for decisions to be made more quickly and efficiently. As a result of this process the project was able to stay on budget within $1000.00 of its projected costs.

For the glass bridge this became a simple concept of laying glass planks over a fire rated steel frame. The guardrails would be made of 1/2" tempered glass with a 3 1/2" space between each sheet of glass. The glass would sit within a simple glazing shoe and be bolted at floor level to structural steel. To hide the textured and uneven finish of the in-tumescent paint the underside of the bridge was painted black. See Section Detail A page 32.

For the banquette seating the design involved using a fabric track system above the seat cushions to limit costs and enable the curved form of the banquette to be constructed in the simplest manner possible. The millworker prefabricated the seating area and laid it in place mostly finished less the cushions and fabric track assembly. The fabric track system typically used for acoustic or fabric panel assemblies was installed at the curved portion in the field using an embossed leather in lieu of fabric. This was in lieu of having to create a curved form upholstered cushion supported to the ceiling. See Section Detail B page 32.

For the double glass feature wall seen in the photo as background in the cover of Interior Design magazine, the wall consisted of two independent supported walls. Originally conceived as a double wall held way from the structural slab with spider fittings and an interior structural system, it evolved dramatically to reduce its cost impact. The built solution was made of simple glazing channels. The back wall was supported off the 4th and 5th floors independently while the outboard wall was supported at mid span by a custom 't shaped' connection holding two glazing channels. The two glass walls were capped in glass at their ends. The original estimate of this wall by the General Contractor was reduced 50% after pricing of this detail solution. See Section Detail C page 32.

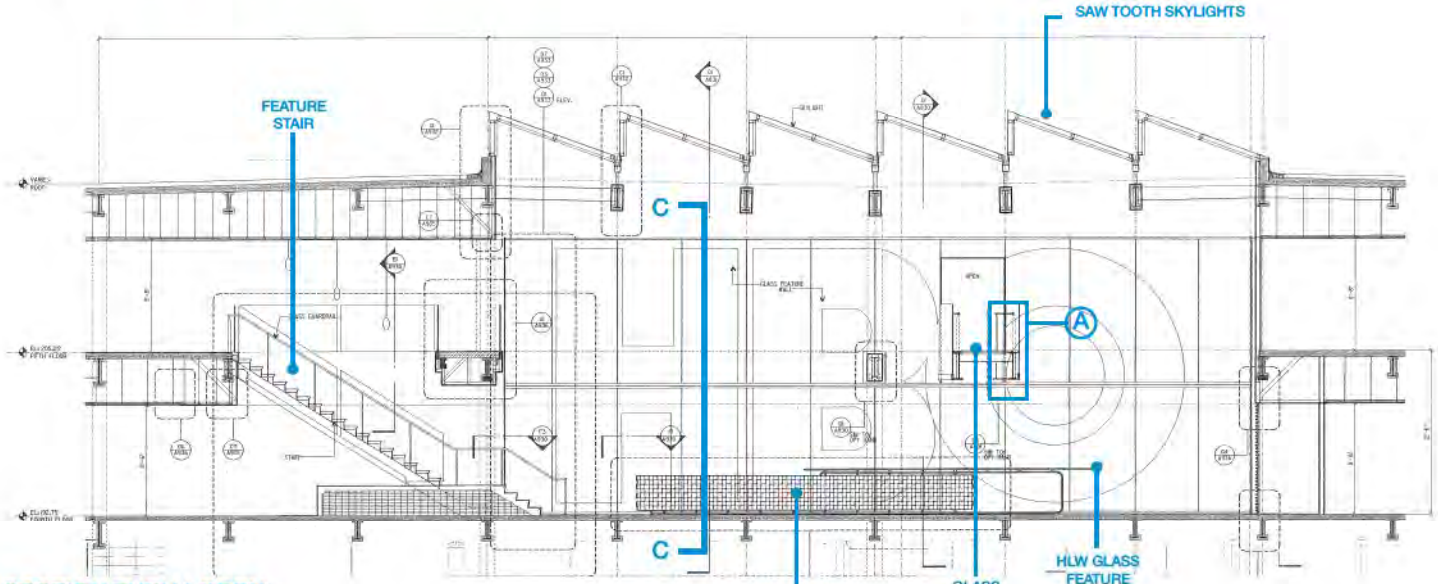
GLASS PLANK FLOOR BRIDGE



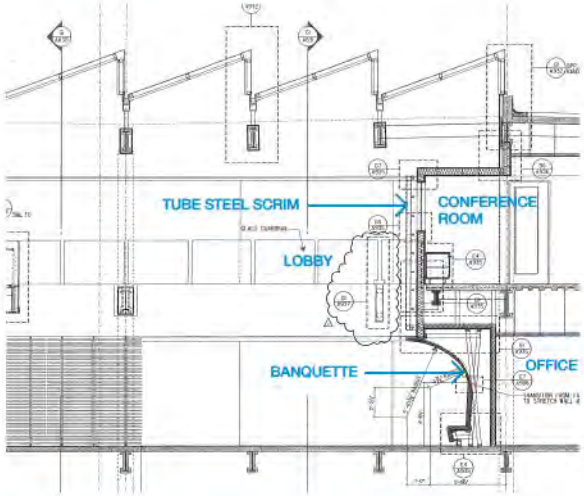
BANQUETTE SEATING AREA WITH SCRIM ABOVE

7. HBO CORPORATE OFFICES, Santa Monica, CA

CREATIVE OFFICES

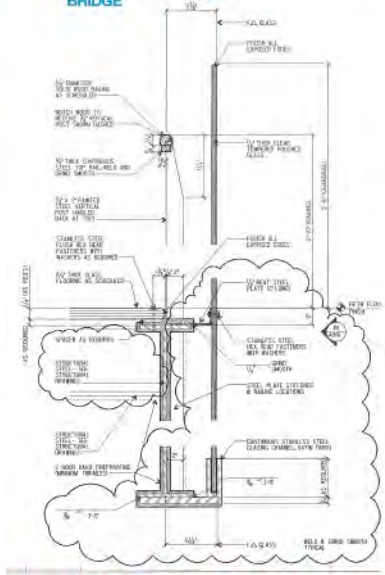


SECTION THRU LOBBY

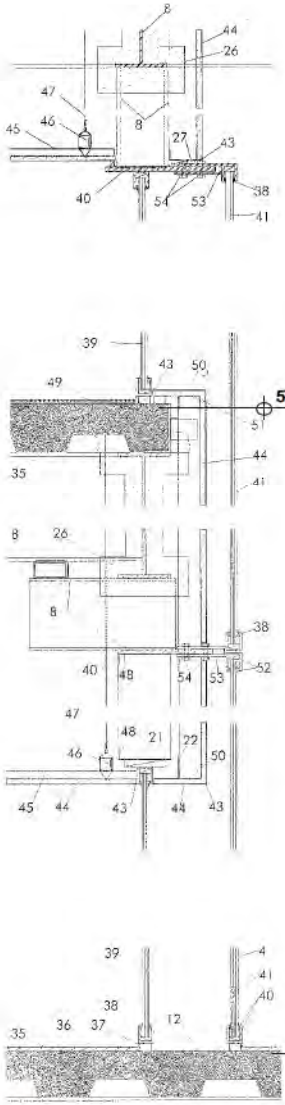


B SECTION THRU BANQUETTE AREA AT LOBBY

FEATURE STAIR



A SECTION DETAIL @ GLASS BRIDGE



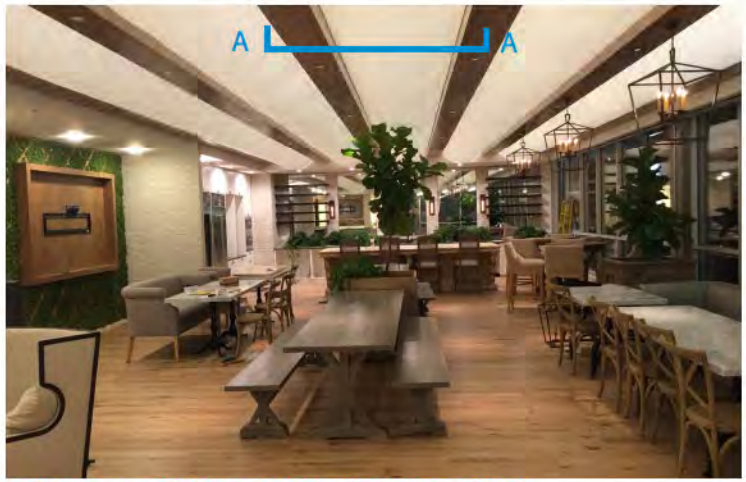
C SECTION DETAIL @BASE OF GLASS FEATURE WALL

REFERENCES

G. Micheal Gehring, FAIA, IALD, LC, LEED AP
Partner & CEO
Kaplan Gehring Mc Carroll
270 Coral Circle
El Segundo, CA 90245
310-552-2191
Professional Relationship: Lighting Consultant. Co-Alumni at University of Southern California

Cory Ticktin, FAIA, RIBA
Design Principal
AECOM
36-38/F, Wheelock; Square 1717 West Nanjing Road
Shanghai PR China 200042
8621-2219-1826
Professional Relationship: 25-year working relationship. Work together at Skidmore, Owings, & Merrill (SOM)

C. Keith Boswell FAIA
Technical Partner
Skidmore Ownings and Merrill
1 Front Street #2400
San Francisco, CA 94111
415-981-1555
Professional Relationship: Mentor while working together at Skidmore, Owings & Merrill (SOM)

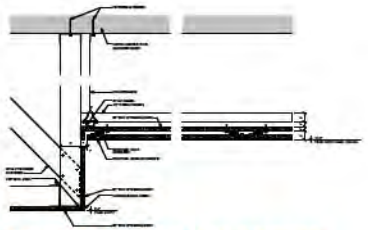


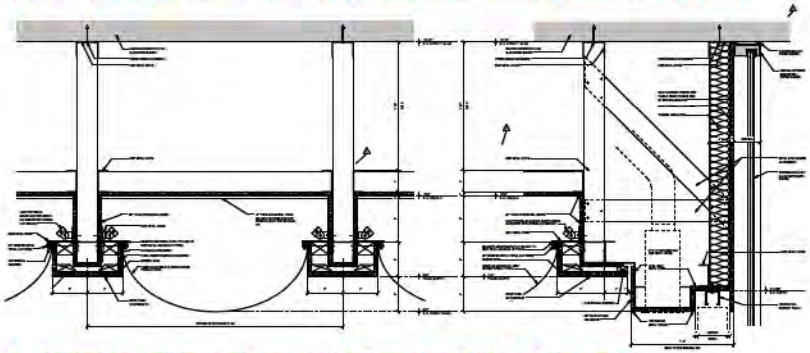
RECEPTION ROOM @ OWN NETWORKS 2013

Kirk Solomon, Associate AIA
Vice President of Planning and Development
The Studios at Paramount
5555 Melrose Avenue
Hollywood, CA 90038-3197
323-956-4558
Professional Relationship: 25-year client relationship while at Warner Bros. and Paramount Studios

Peter Holubowski, RA
Senior Project Architect
The SLAM Collaborative
80 Glastonbury Boulevard
Glastonbury, CT 06033
860-368-2384
Professional Relationship: 35-year relationship. Attended the same school. Worked together at Ecodesign, Sumner Schein, and HLW International LLP


PERSPECTIVE @ RECEPTION ROOM


SECTION @ CEILING SOFFIT

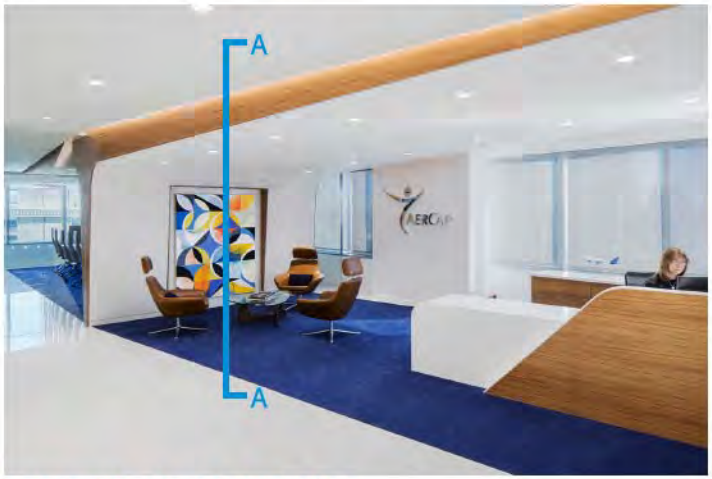

A SECTION THRU TRANSLUCENT FABRIC DRAPED CEILING IN RECEPTION ROOM

REFERENCES

Bradley A. Johnson, AIA
Principal
Taslimi Construction Company
1805 Colorado Avenue
Santa Monica, CA 90404
310-447-3000
Professional Relationship: General Contractor on multiple projects

Keith J. Taylor
Senior Project Manager
KRRS Construction
2850 Saturn Street #120
Brea, CA 92821
714-364-6765
Professional Relationship: General Contractor on multiple projects

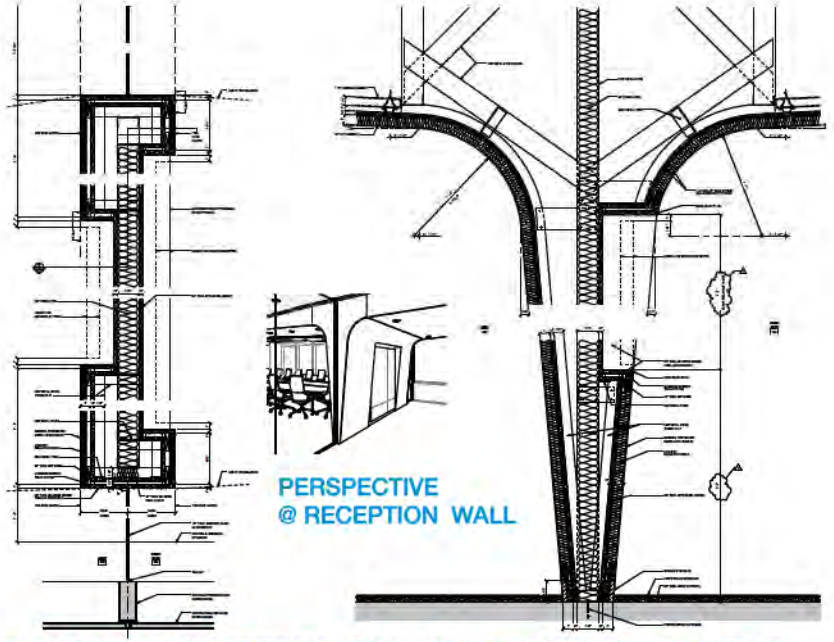
Mark Zwagerman, AIA
Principal and Managing Director
HLW International LLP
1556 20th Street, Suite B
Santa Monica, CA 90404
310-586-6710
Professional Relationship: Co-worker at HLW International LLP



RECEPTION @ AER CAP 2014

Anthony Mason
President/CEO
AMA Project Management
10880 Wilshire Blvd., Suite 1005
Los Angeles, CA 90024
310- 312-6603 x211
Professional Relationship: Project manager on Multiple Projects spanning 25 years

Joe Calvillo
Partner and Owner
Seeley Brothers
1400 Moonstone
Brea, CA 92821
714-224-3949 X4208
Professional Relationship: Large scale Millwork Subcontractor with involvement on multiple projects for 25 years


PERSPECTIVE @ RECEPTION WALL

PLAN DETAIL @ RECEPTION WALL

A SECTION THRU RECEPTION WALL