



P O R T F O L I O

JAZMIN SANTOS

03 TRAVERSE
COLORADO | JHP

07 ENCORE
SAN ANTONIO | JHP

11 KIRPILANI
CEDAR CREEK RANCH |
EXURB STUDIO

15 GILDENBLATT
ROANOKE |
EXURB STUDIO

19 TILLERY COMMONS
GRAPEVINE | MJW

25 PECAN CREEK
SOUTHLAKE | MJW

C
O
N
T
E
X
T

LAKES OF ARGYLE **31**
ARGYLE | MJW

ASHLYN ESTATES **37**
EULESS | MJW

[TLG] **45**
ABBASABADI
CAPPA

PRODUCTORA 973 **51**
CELENTO
CAPPA

VOICE OF THE SEA **57**
MARUSCZAK | CAPPA







TRAVERSE AT FLATIRON

JHP | PROVIDENT REALTY ADVISORS
PROJECT LEAD. BROOKE LEBLANC
RENDERINGS + DESIGNS + ELEVATIONS

PROJECT RESPONSIBILITIES

DEVELOPING CORNER TOWER
PROVIDING ARCHITECTURAL VISUALS

PROJECT DESCRIPTION

Traverse at Flatiron is a mixed-use development of 2.75 acres located in Broomfield, Colorado. It includes retail, live work, and 350 units for housing. It is the second phase to the multi-phase development. Among its amenities; is included an indoor rock-climbing wall placed in view of the leasing lobby.

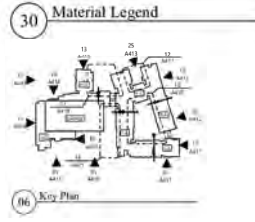


13 North Elevation





Material Legend		
ID	Material	Color
01	BRICK	ACME - COVETAL
02	FIBER CEMENT PANEL	PORPOSE GRAY - SW 0347
03	FIBER CEMENT PANEL	ROCKWOOD TERRA COFA - SW 2303
04	FIBER CEMENT PANEL	HERON PLUMB - SW 8270
05	4" FIBER CEMENT SIDING	MINICUL GRAY - SW 7016
06A	4" FIBER CEMENT SIDING	ROCKWOOD TERRA COFA - SW 2303
06B	4" FIBER CEMENT SIDING	HERON PLUMB - SW 8270
06C	4" FIBER CEMENT SIDING	PORPOSE GRAY - SW 0347
07	BALCONY DOORS / RAILINGS	URBANE BRONZE - SW 7048
08A	SELECT BALCONY DOORS	CHERRY RED - SW 0057
08B	SELECT BALCONY DOORS	FRAMBOISE - SW 6966
08C	SELECT BALCONY DOORS	BLUE PEACOCK - SW 0084
09	METAL AWNING	URBANE BRONZE - SW 7048
10	COMPOSITE METAL PANEL	SLATE



PROJECT RESPONSIBILITIES

PROVIDING ARCHITECTURAL VISUALS
 COLOR PALETTE

ENCORE LOWER BROADWAY

JHP | ENCORE ENTERPRISES
 PROJECT LEAD. BROOKE LEBLANC
 COLORED ELEVATIONS

PROJECT DESCRIPTION

Soon to break ground in San Antonio, Texas, Encore Lower Broadway will be an addition to the East master-plan development across from the Pearl District. A class-A apartment structure five-stories tall built to house 386 units and communal workspaces. It is estimated for completion in December 2023.







KIRPILANI LAKEHOUSE

EXURB STUDIO | AMRIT CONSTRUCTION
PROJECT LEAD. AUSTIN FLEMMING
RENDERINGS

PROJECT RESPONSIBILITIES

PROVIDING ARCHITECTURAL VISUALS
LANDSCAPE DESIGN

PROJECT DESCRIPTION

The Kirpilani Lakehouse is a single-family home designed to bring together nature and man-made. It will conserve the topography and vegetation into its landscape. The home, which is currently under construction at Cedar Creek Ranch, is 4,760 SQ.FT. It includes terraces, a firepit, and a gazebo to enjoy the lake.







IMAGE SOURCE: <https://breathlesshomes.com/new-custom-homes/#the-building-process-section>

GILDENBLATT RESIDENCE

EXURB STUDIO | PROVIDENCE CUSTOM HOMES

PROJECT LEAD. JOSH ARCHER

RENDERINGS

PROJECT RESPONSIBILITIES

PROVIDING ARCHITECTURAL VISUALS

PROJECT DESCRIPTION

The Kirpilani Lakehouse is a single-family home designed to bring together nature and man-made. It will conserve the topography and vegetation into its landscape. The home, which is currently under construction at Cedar Creek Ranch, is 4,760 SQ.FT. It includes terraces, a firepit, and a gazebo to enjoy the lake.







IMAGE SOURCE: <https://www.facebook.com/photo/?fbid=715824870567352&set=pcb.715825860567253>

TILLERY COMMONS

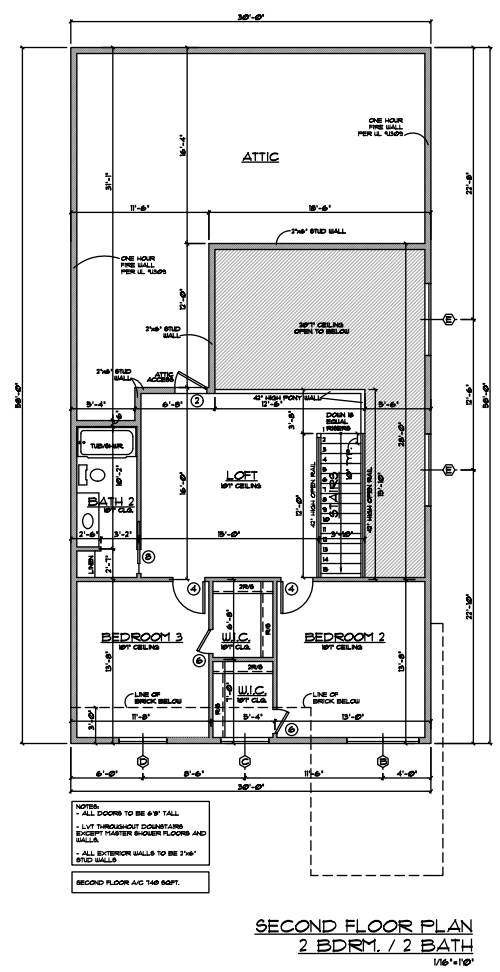
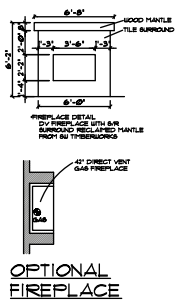
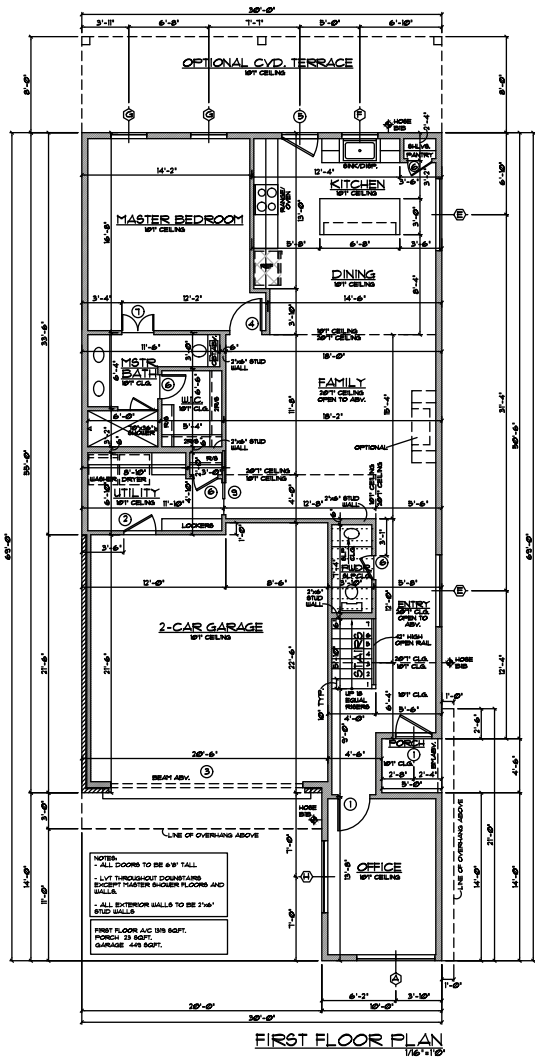
MJW ARCHITECTS | MAYKUS
PROJECT LEAD. JOSH ARCHER
DESIGN + CDS

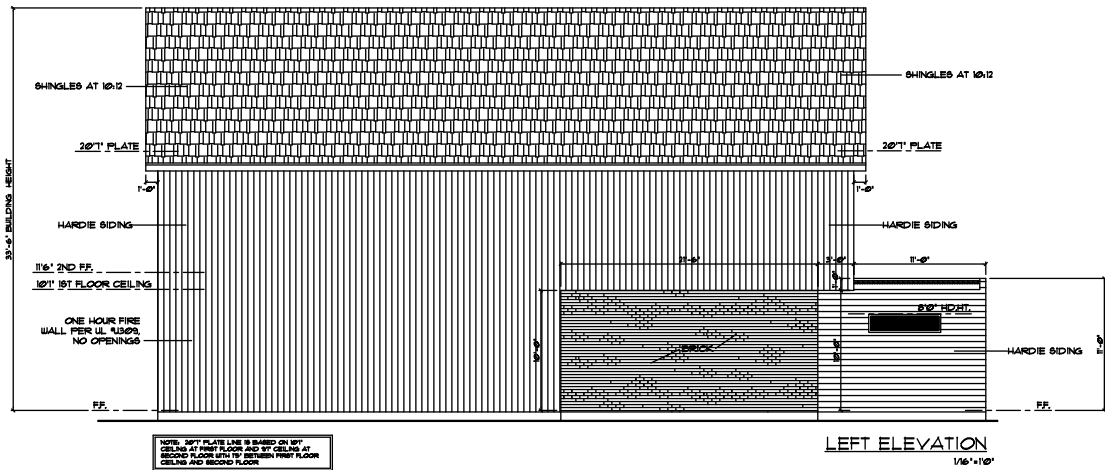
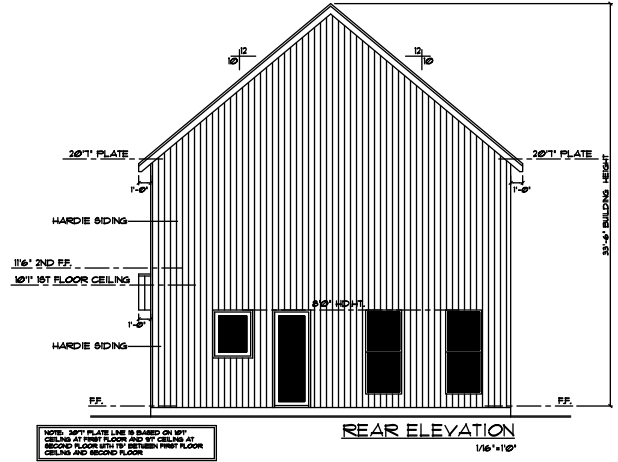
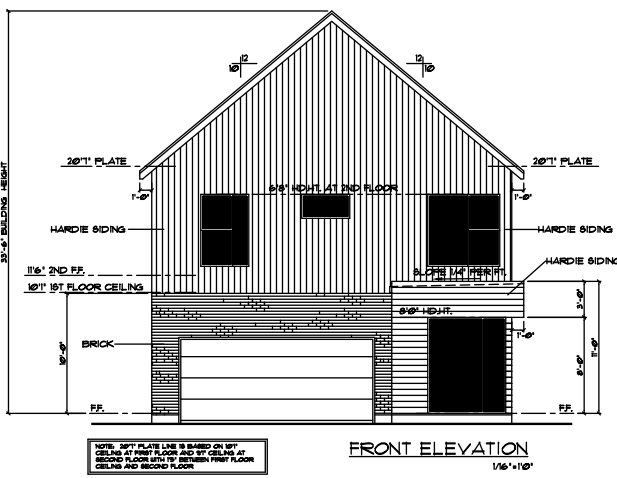
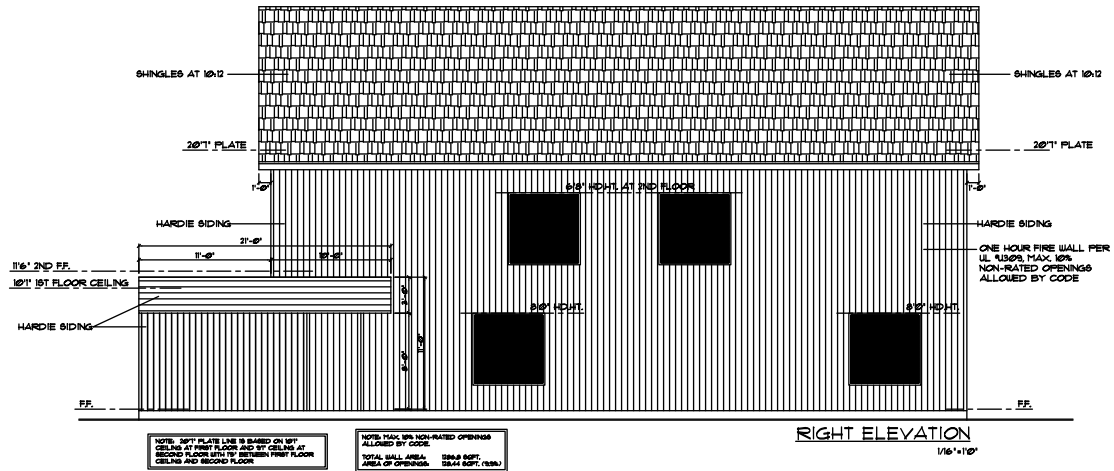
PROJECT RESPONSIBILITIES

MEETING WITH CLIENT
PRELIMINARY FLOOR PLANS
PROVIDING ARCHITECTURAL VISUAL
ADMINISTERING REVISIONS
CREATING FINAL CDS

PROJECT DESCRIPTION

Tillery Commons is a plan that is under development in the City of Grapevine, TX. It is intended to be tight knitted neighborhood for 21 lots. The 2,000 SQ.FT. floor plans will have flexibility of expanding up to 2,700 SQ.FT. The design has been thoughtfully developed to provide a sense of unity + integrate with the trails behind each home. Construction on this development has begun.











PECAN CREEK

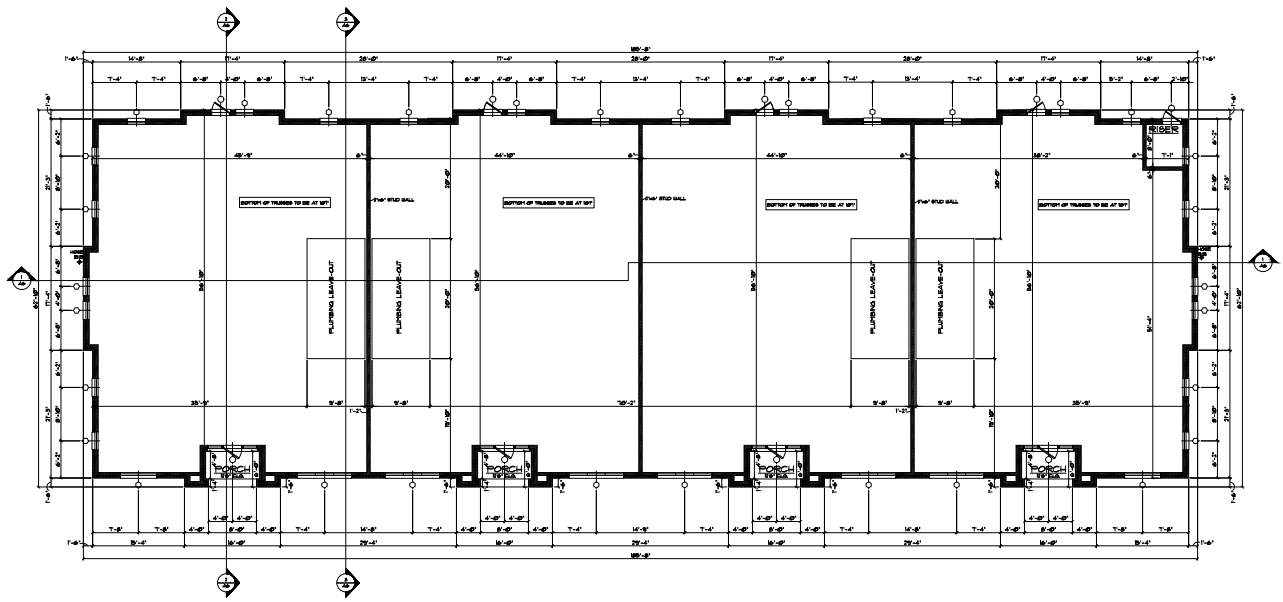
MJW ARCHITECTS | CARY CLARKE
PROJECT LEAD. MIKE WRIGHT
RENDERINGS + SITE DESIGN

PROJECT RESPONSIBILITIES

MEETING WITH CLIENT
DEVELOPING THE SITE
PROVIDING ARCHITECTURAL VISUAL
ADMINISTERING REVISIONS
PREPARING PROPOSAL DOCUMENTS

PROJECT DESCRIPTION

Pecan Creek is a part of the larger project, Zena Rucker Road Office Park Project in Southlake, TX. It is to contain two single-story office buildings. The first being 11,316 SQ.FT. and the second 11,170 SQ.FT. There are 93 parking spaces available. Important to our client, nature has been put at the forefront of this project with more than 60% of the existing tree canopy preserved.



*DISCLAIMER: FLOOR PLAN BY MIKE WRIGHT.

NOTE: ALL EXTERIOR WALLS TO BE 2"x6" STUD WALLS.







LAKE OF ARGYLE

MJW ARCHITECTS | MAYKUS
PROJECT LEAD. JOSH ARCHER
RENDERINGS + DESIGN + CDS

PROJECT RESPONSIBILITIES

MEETING WITH CLIENT
DEVELOPING ELEVATIONS P/ PLAN
ARCHITECTURAL VISUALS
ADMINISTERING REVISIONS
CREATING FINAL CDS

PROJECT DESCRIPTION

The Lakes of Argyle Development is a 115 acre neighborhood development designed to be in unison with nature. In total there are four plans to choose from, each with a contemporary and traditional option. Amenities include a pavilion, fishing pier, and trails that spread through 38 acres of green space.



FRONT ELEVATION 'A'
1/8" = 1'-0"



FRONT ELEVATION 'B'
1/8" = 1'-0"

*DISCLAIMER: ELEVATIONS DONE COLLABORATIVELY WITH JOSH ARCHER.



1606





ASHLYN ESTATES

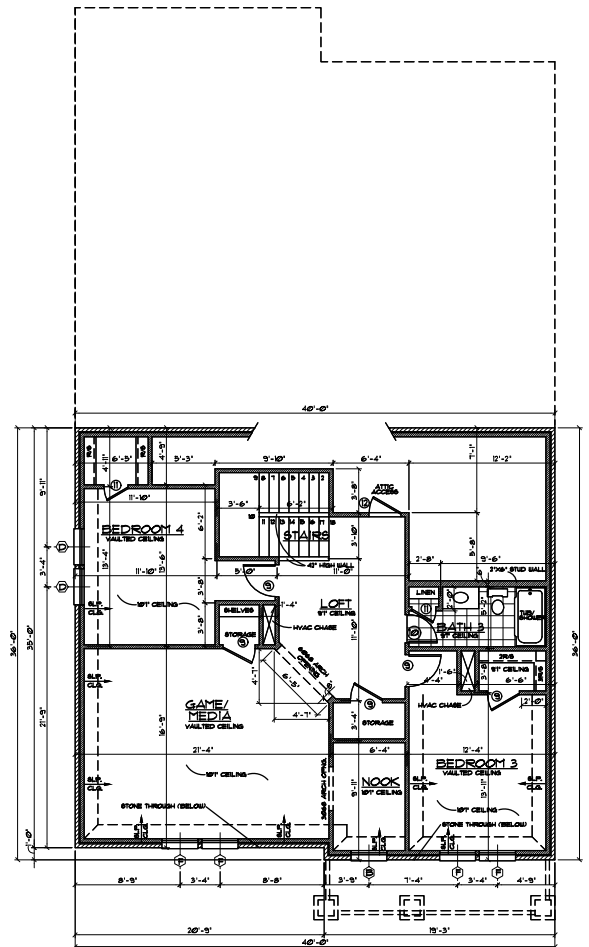
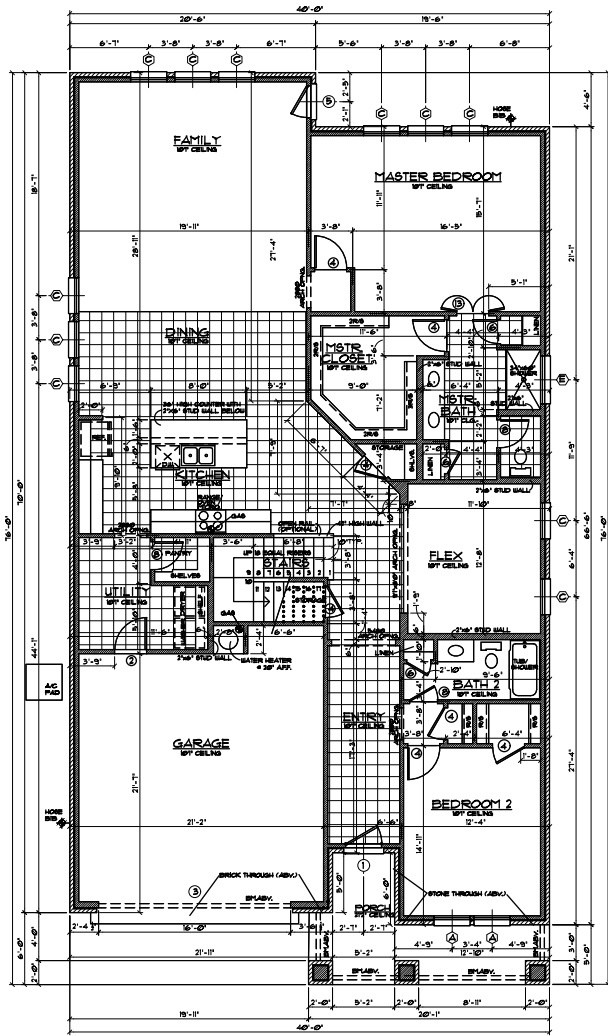
MJW ARCHITECTS | KEYLIFE HOMES
 PROJECT LEAD. JOSH ARCHER
 RENDERINGS + FLOOR PLANS + CDS

PROJECT RESPONSIBILITIES

MEETING WITH CLIENT
 SITE PLAN ANALYSIS
 PROVIDING ARCHITECTURAL VISUALS
 ADMINISTERING REVISIONS
 REDESIGNING FLOOR PLANS
 CREATING FINAL CDS

PROJECT DESCRIPTION

Ashlyn Estates is a development project located in Euless, TX. The project scope entails 40 lots and common area. Clients have the option of choosing between 8 floor plans, and three elevations for each. The homes are designed to allow the flexibility for customization.





ASHLYN ESTATES

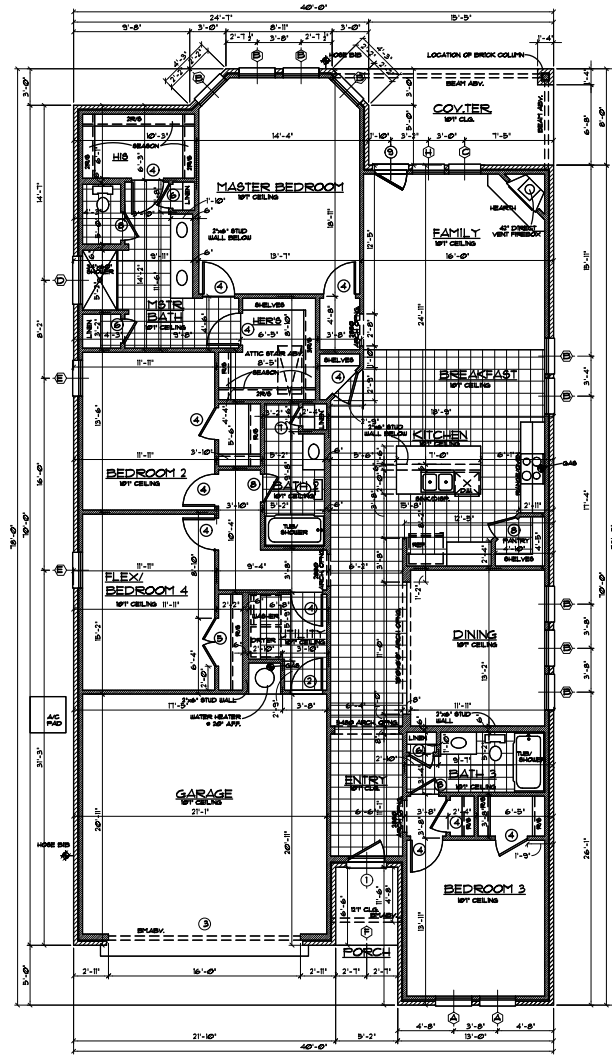
MJW ARCHITECTS | KEYLIFE HOMES
 PROJECT LEAD. JOSH ARCHER
 RENDERINGS + FLOOR PLANS + CDS

PROJECT RESPONSIBILITIES

MEETING WITH CLIENT
 SITE PLAN ANALYSIS
 PROVIDING ARCHITECTURAL VISUALS
 ADMINISTERING REVISIONS
 REDESIGNING FLOOR PLANS
 CREATING FINAL CDS

PROJECT DESCRIPTION

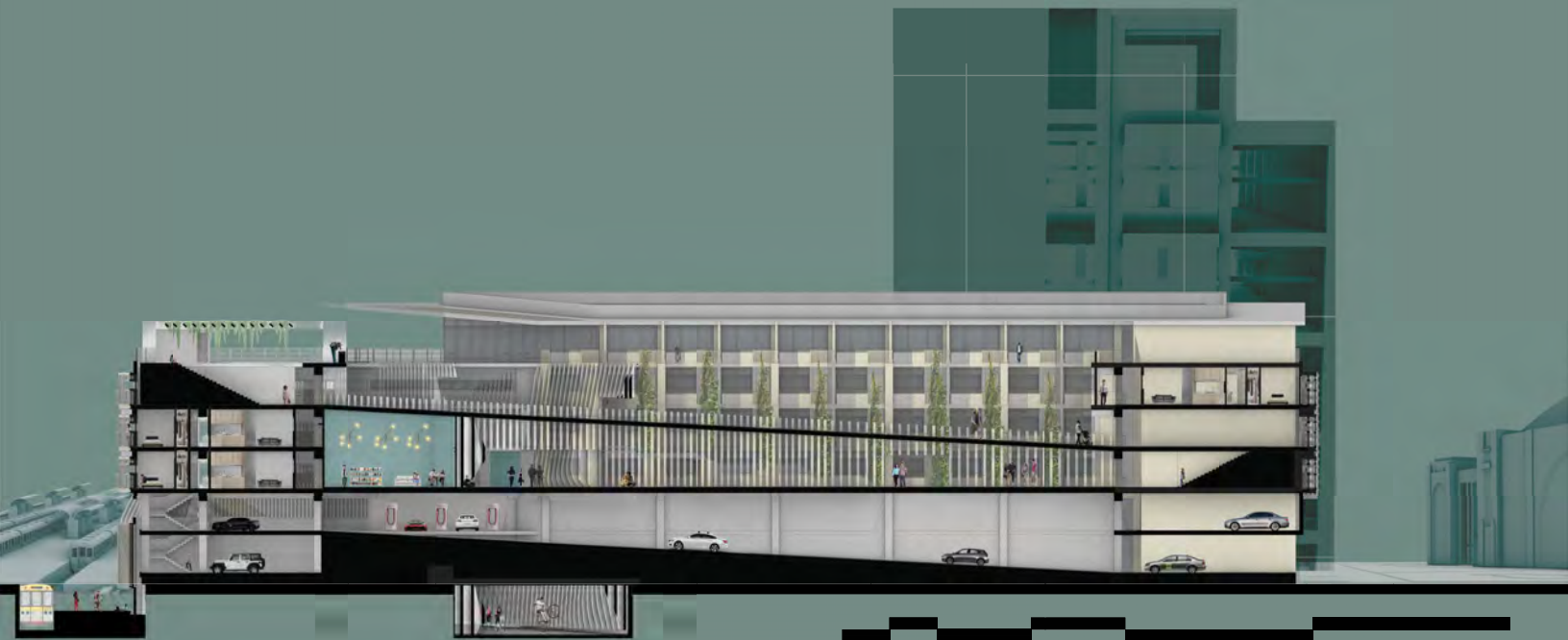
Ashlyn Estates is a development project located in Euless, TX. The project scope entails 40 lots and common area. Clients have the option of choosing between 8 floor plans, and three elevations for each. The homes are designed to allow the flexibility for customization.



FLOOR PLAN "D"
1/16" = 1'-0"

A C A D

E M I C



[T L G]

THE LIVING GARAGE

A GROUP PROJECT BY
JAZMIN SANTOS, MICAH ABAYA, + JAMES HALE



PROJECT GOALS + STRATEGIES

EXPLORE ADAPTIVE REUSE IMPLEMENTATION OF MULTIFAMILY, RESTAURANT, + OFFICE
 INTEGRATION WITH URBAN FABRIC PROGRAMMATIC STRATEGY + CREATING MASSING POROSITY
 TARGET CARBON FOOTPRINT SOLAR PANELS, LIGHT WELLS, SHADING SYSTEM
 PROMOTE A HEALTHIER HOUSING WALKABILITY, VENTILATION, GREEN INFRASTRUCTURE



OVER PARKING



LOW

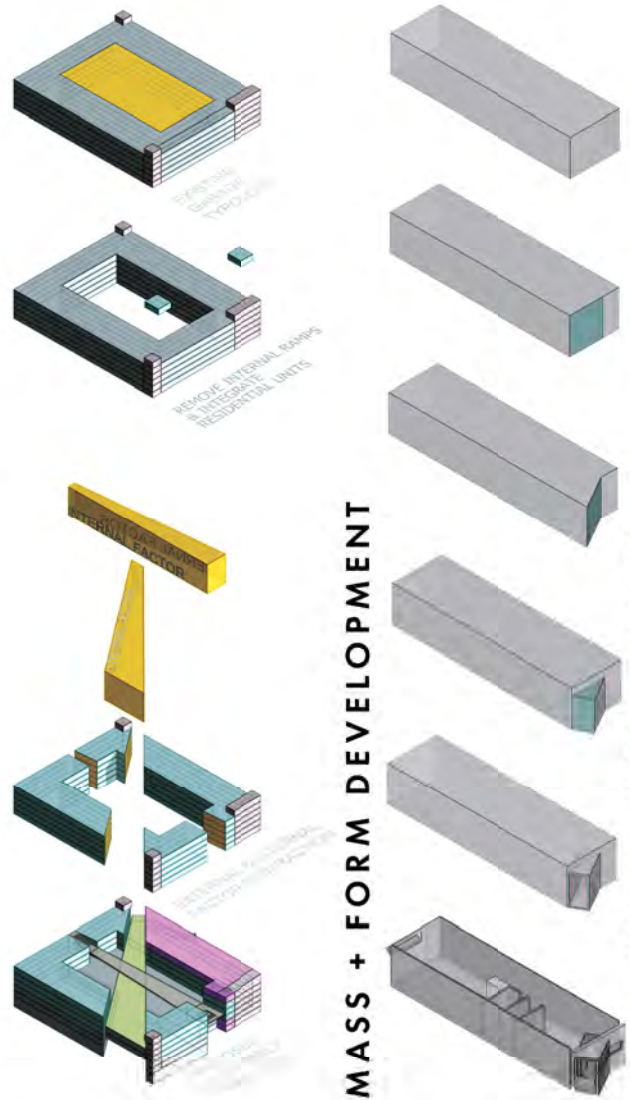
HIGH

RISE OF SELF DRIVING CARS +
 RISE OF RIDE SHARE +
 RISE OF REMOTE WORKING =
 OPPORTUNITY TO ADAPTIVELY REUSE
 SURPLUS OF OVERBUILT PARKING STRUCTURES

37%
 UNUSED DURING
 PEAK HOURS



1:10 CAR-TO-PARKING RATIO

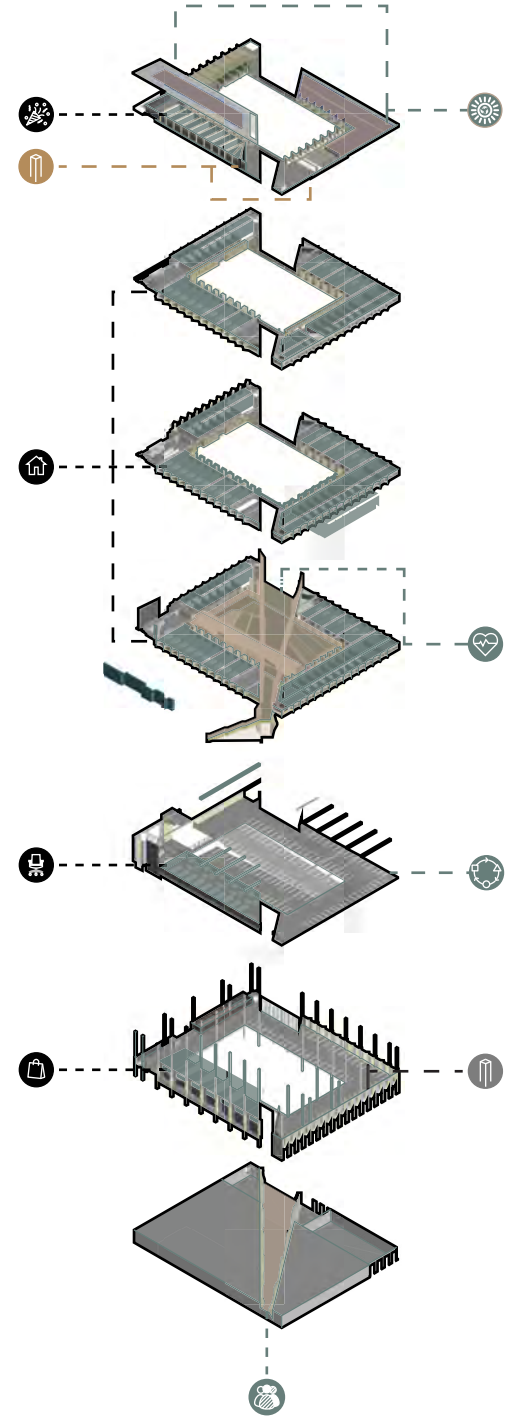


EXISTING GARAGE PLANNING OVERLAID WITH MULTI-FAMILY PLANNING IS RELATIVELY COMPATIBLE AS THEY INCLUDE SIMILAR PLATE WIDTHS, COLUMN SPACING, AND FLOOR-TO-FLOOR HEIGHTS. WALKABILITY IS ENCOURAGED THROUGH A WALKWAY EMBEDDED WITHIN A COURTYARD WITH DIRECT ACCESS TO THE DART SYSTEM. UNITS HAVE NATURAL LIGHTING, VENTILATION, AND CONNECTIVITY TO THE OUTDOORS.

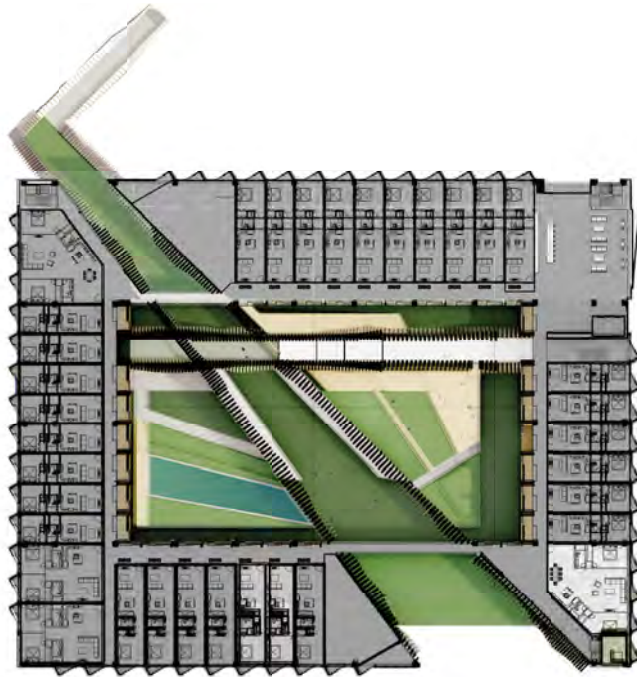


LEVEL 6	40,000 SF TOTAL	AMENITY: FLEX SPACE	6,950 SF
LEVEL 5	40,000 SF TOTAL	AMENITY: SPIN	1,250 SF
		AMENITY: LIBRARY	1,250 SF
		35 UNITS	80% 1BR, 10% 2BR
LEVEL 4	40,000 SF TOTAL	AMENITY: SPIN	1,250 SF
		AMENITY: LIBRARY	1,250 SF
		35 UNITS	80% 1BR, 10% 2BR
LEVEL 3	70,000 SF TOTAL	AMENITY: YOGA	1,250 SF
		AMENITY: FITNESS	1,250 SF
		55 UNITS	80% 1BR, 10% 2BR
LEVEL 2	70,000 SF TOTAL	AMENITY: COWORKING	9,800 SF
		105 PS	
LEVEL 1	40,000 SF TOTAL	AMENITY: RETAIL	9,800 SF
		AMENITY: BIKE SHOP	2,150 SF
		53 UNITS	
LEVEL 0	25,000 SF TOTAL	BOH	12,750 SF
TOTAL	325,000 SF TOTAL	RES. UNITS	105 SF
		PARKING SPACES	158 SF
		AMENITIES	26,000 SF

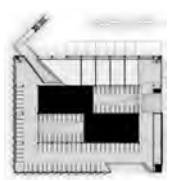
- FUNCTIONAL SPACE
- EVENT SPACE
 - RESIDENTIAL UNITS
 - OFFICE
 - RETAIL
- AIA DESIGN FOR EXCELLENCE
- DESIGN FOR CHANGE
 - DESIGN FOR WELL BEING
 - DESIGN FOR EQUITABLE COMMUNITIES
 - DESIGN FOR ENERGY
- STRUCTURAL FRAMING
- CONCRETE COLUMNS
 - MASS TIMBER



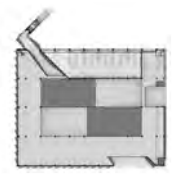
UNIT PLAN
1' = 1/16"



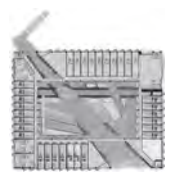
FOURTH FLOOR
1:100



FIRST FLOOR
1:400



SECOND FLOOR
1:400



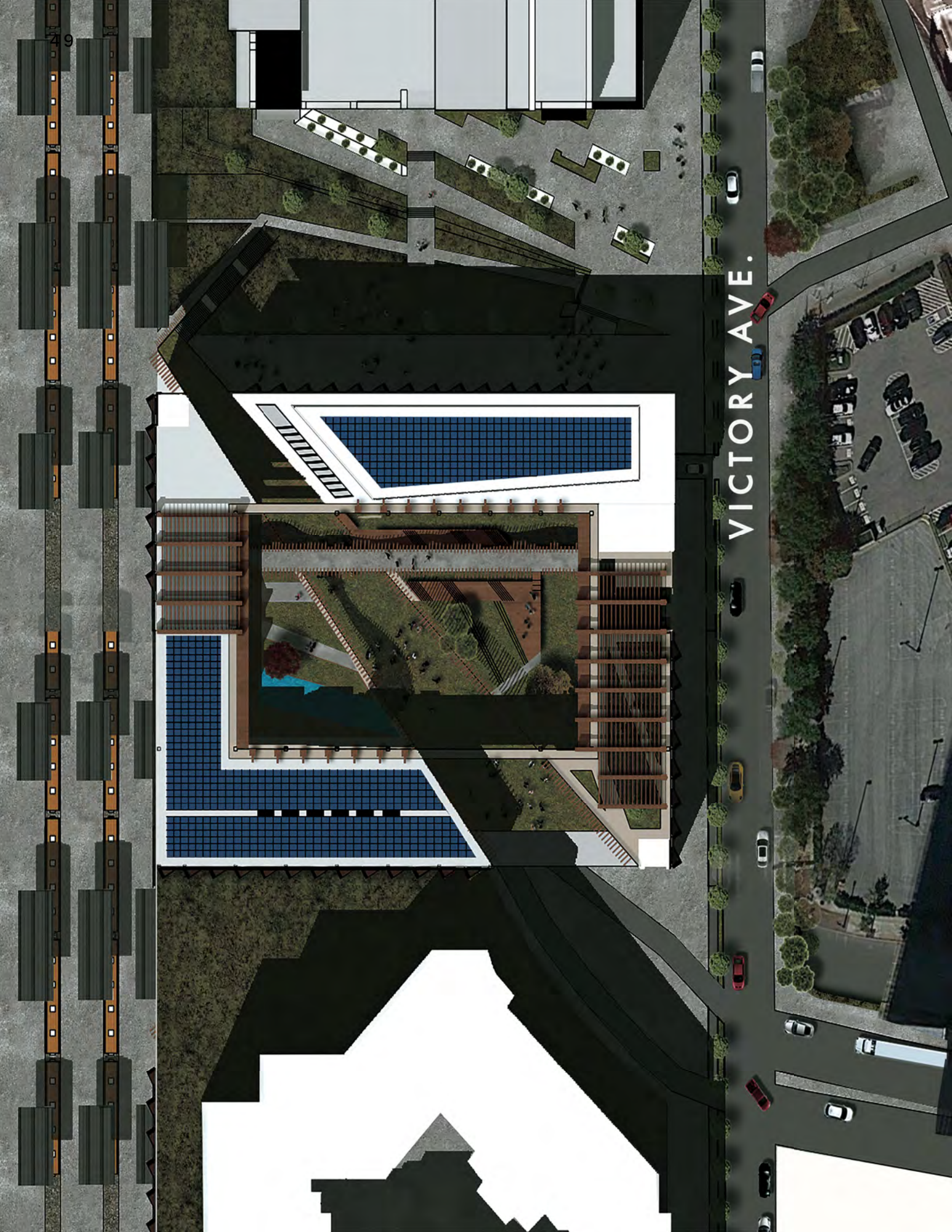
THIRD FLOOR
1:400



FIFTH FLOOR
1:400



SIXTH FLOOR
1:400



VICTORY AVE.

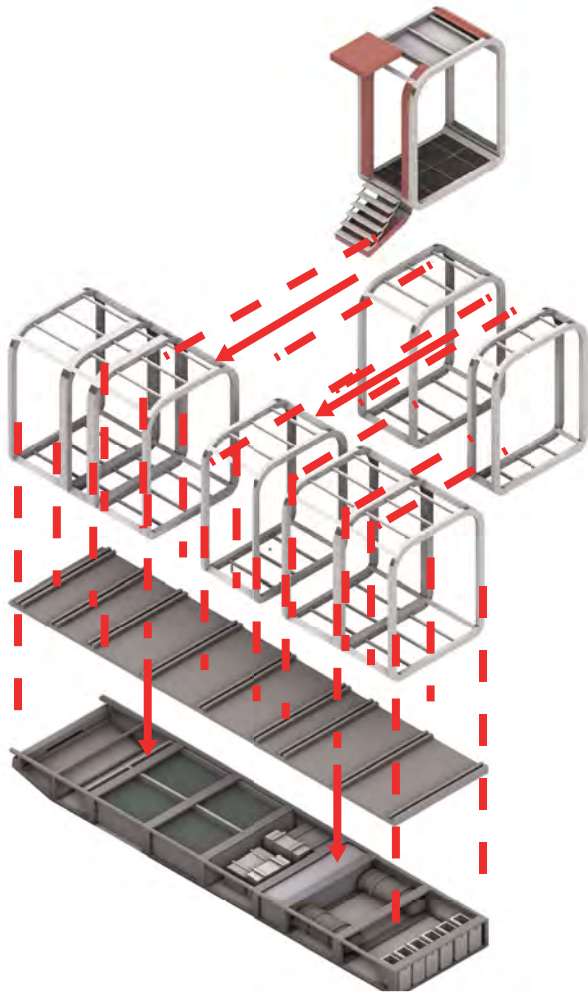




NOMADIC LIFESTYLE

A nomadic productivity space. A space where boundaries are no longer a part of life and you are allowed to dream.

BUILD



MODULAR COMPONENT WITH FINISHES.

2 CAGE SIZES

MOD-A:
8.5'X5' (42.5 SQ.FT.)
MOD-B (EXTENSION)
2.5'-5' (21.25 SQ.FT.)

CONFIGURATIVE

CUSTOMIZABLE ARRANGEMENT OF SPACES AT A TOTAL 297.5 SQ.FT.

TRACK SYSTEM

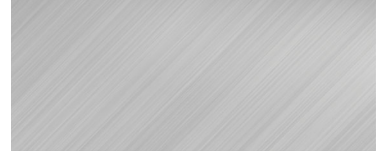
MODULE SLIDES UNTO TRACKS.

BASE STORAGE

COMPARTMENTAL / UTILITIES



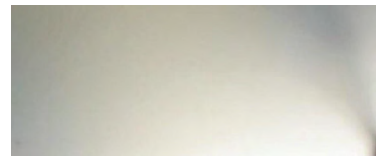
RED PAINT



STAINLESS STEEL



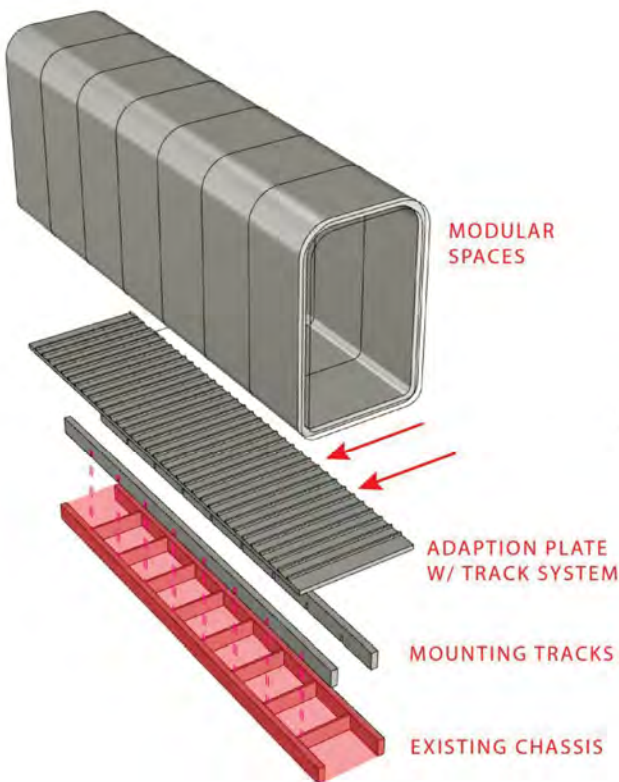
MAHOGANY



FROSTED GLASS



CLEAR GLASS



MODULAR SPACES

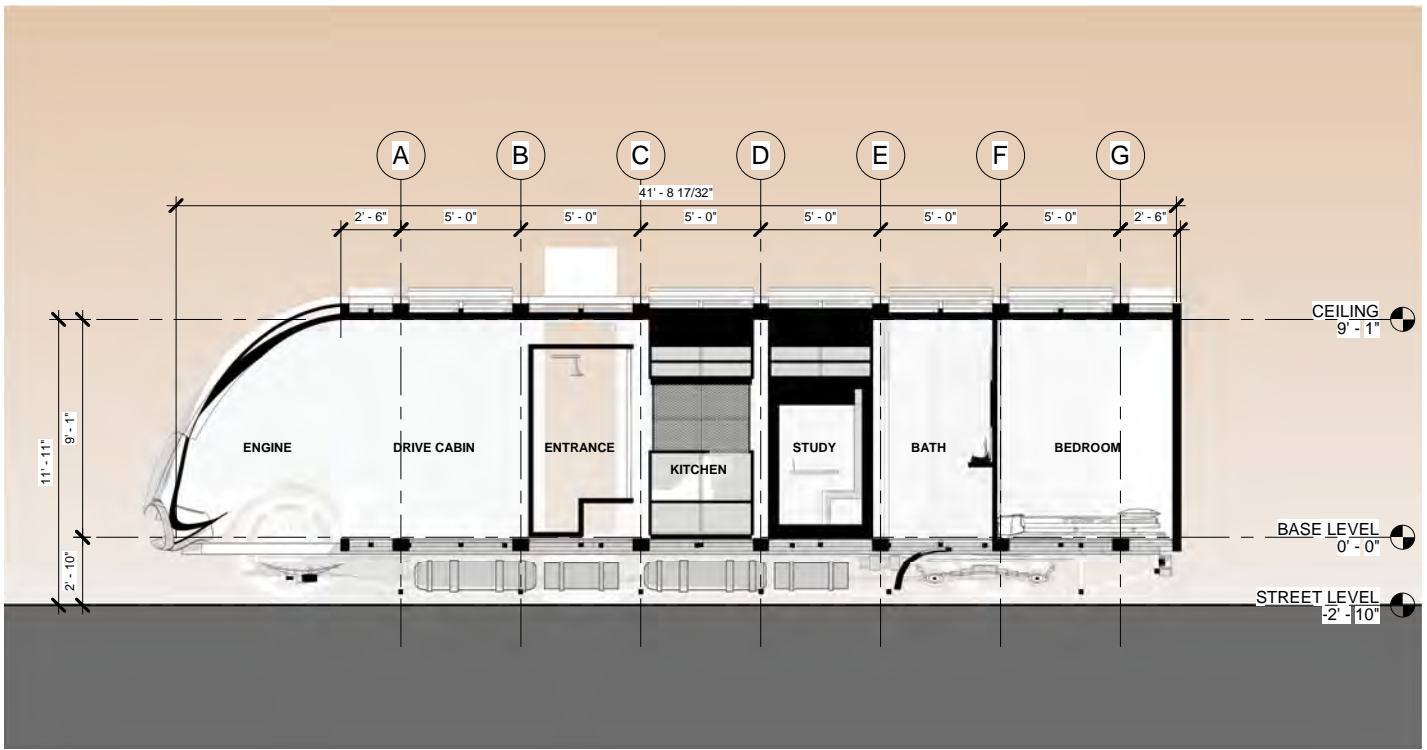
ADAPTION PLATE W/ TRACK SYSTEM

MOUNTING TRACKS

EXISTING CHASSIS



EXISTING BASE CLASS A RV CHASSIS

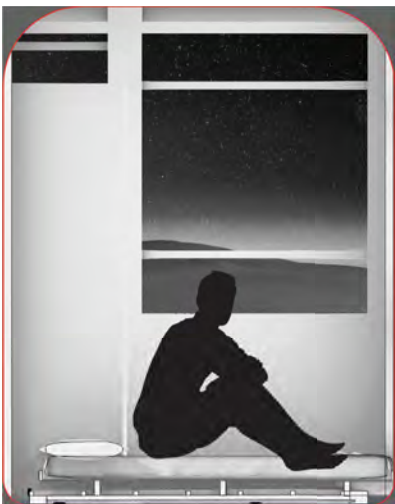


① LONGSECTION
1/16" = 1'-0"



SCALE: 1/4" = 1'-0"

SPATIAL FUNCTIONS + VARIATIONS







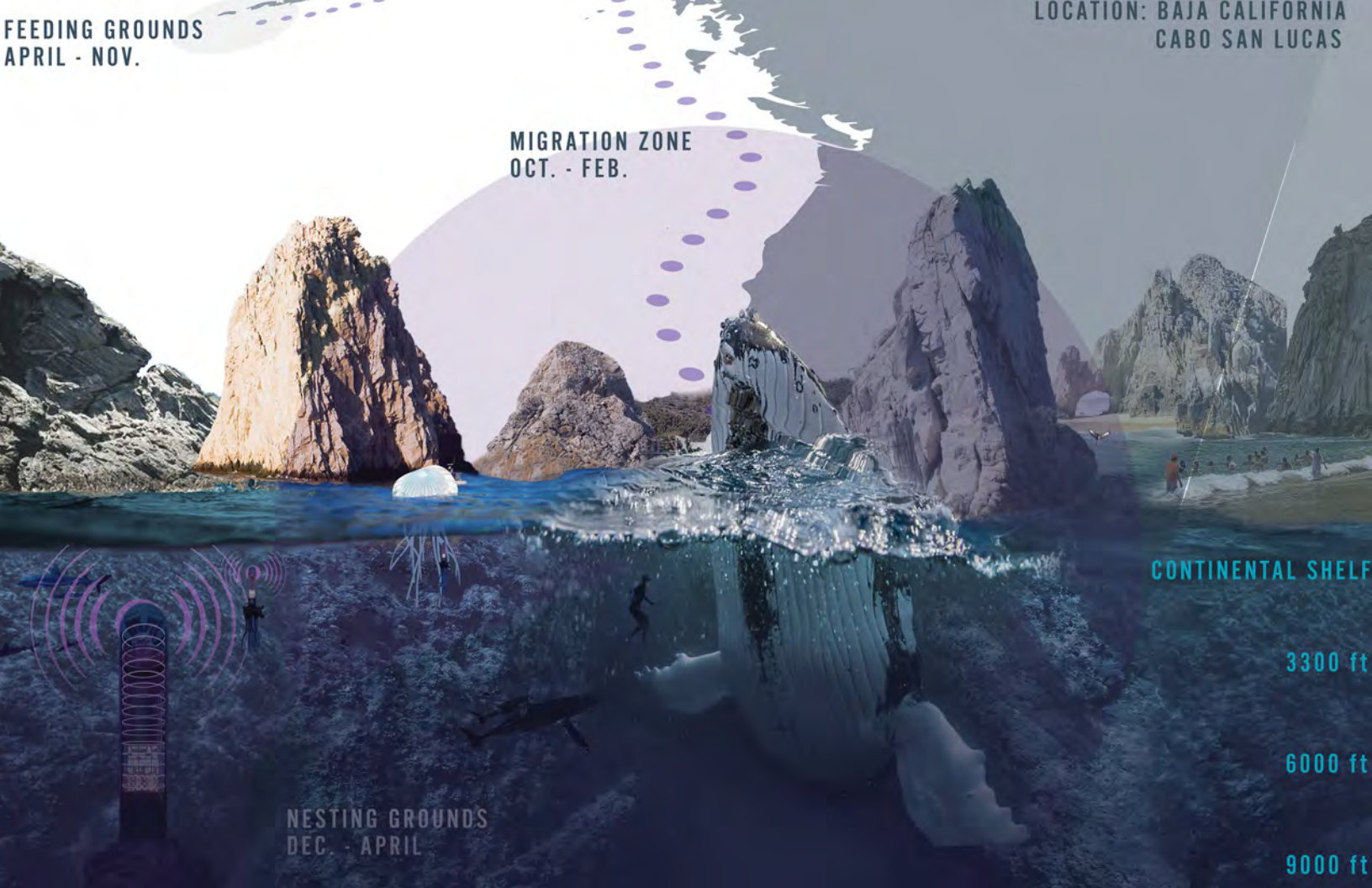
SEA



FEEDING GROUNDS
APRIL - NOV.

LOCATION: BAJA CALIFORNIA
CABO SAN LUCAS

MIGRATION ZONE
OCT. - FEB.



NESTING GROUNDS
DEC. - APRIL

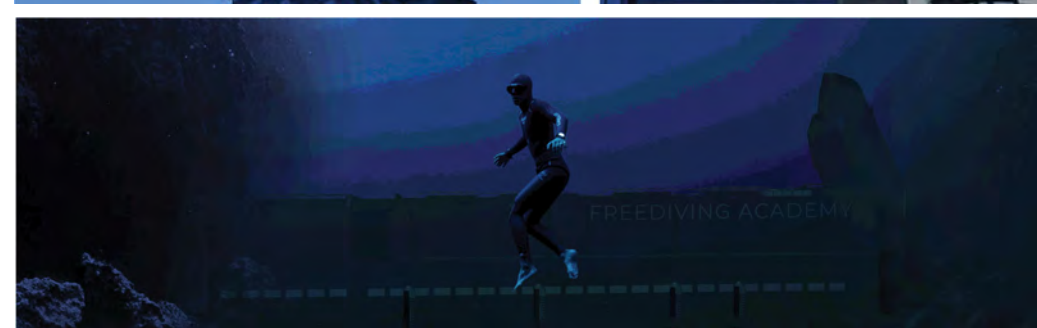
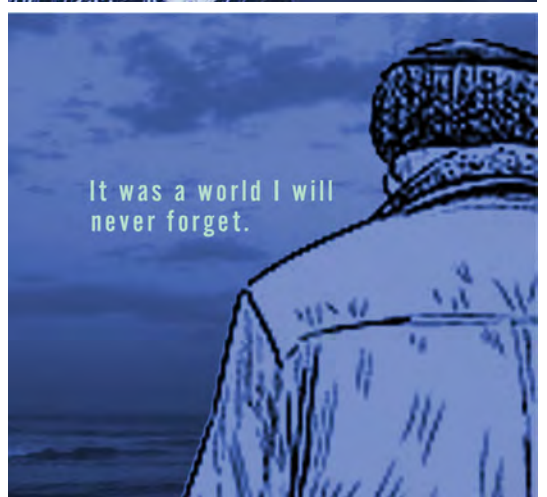
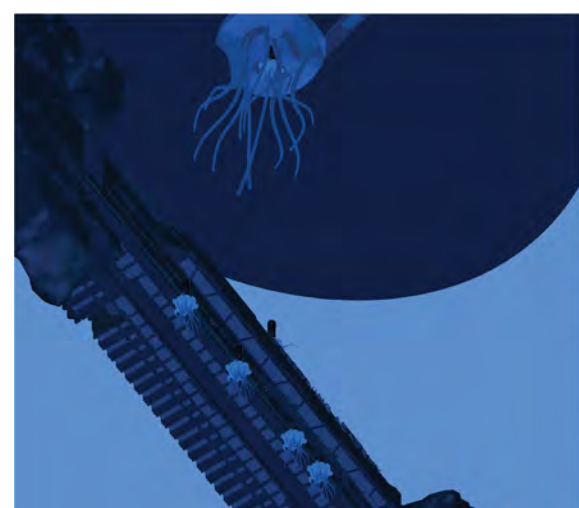
CONTINENTAL SHELF

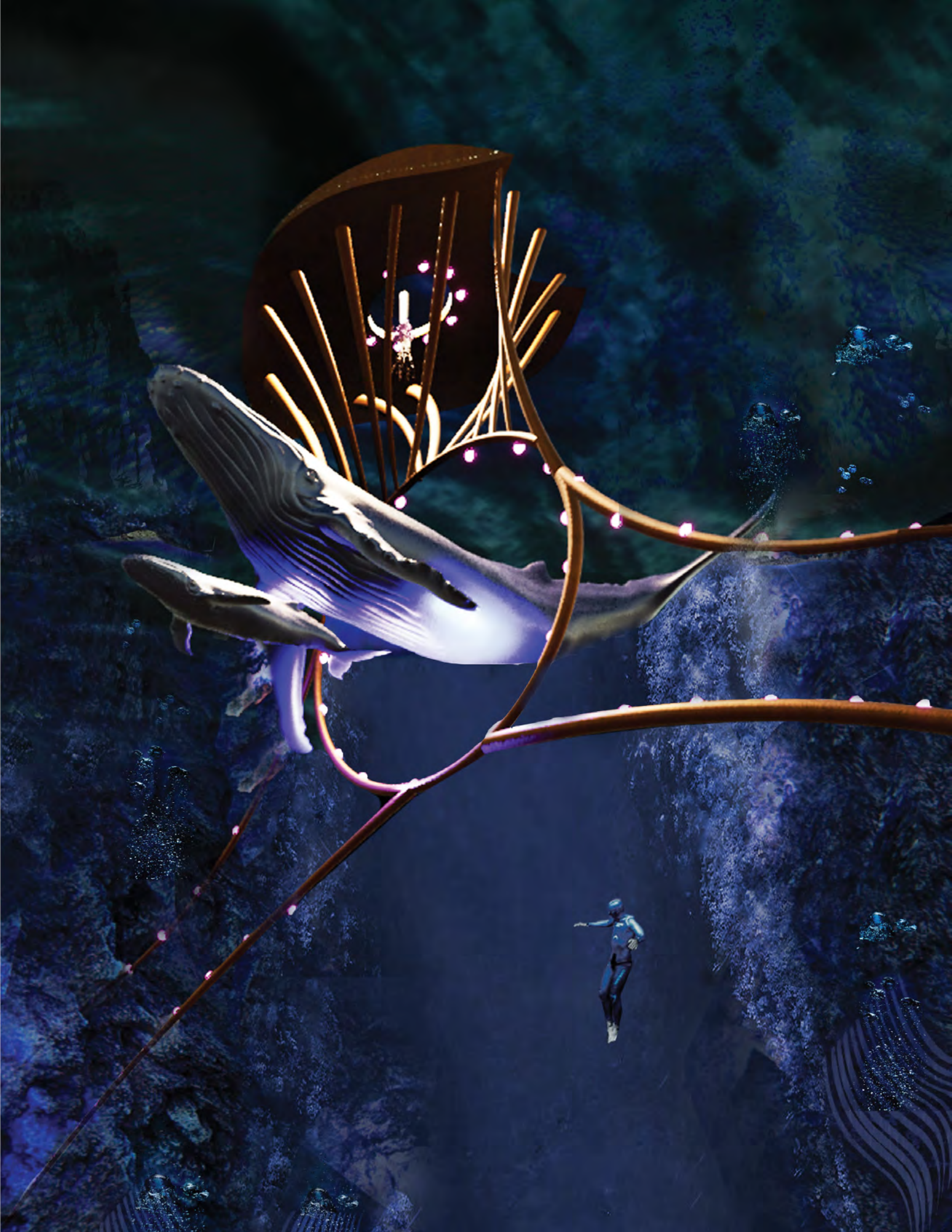
3300 ft

6000 ft

9000 ft

The Pacific Competition challenged us to prompt awareness regarding ocean life. This project takes note of the arising dangers for blue whales + their vitality for sealife. By using beacons to detect ship activity we can signal whales beforehand to prevent them from swimming in those zones temporarily.





PORTFOLIO: JAZMIN SANTOS

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