

Project Statement

Client: Dr. Bruce Wayne & Mrs. Charlotte Russe-Wayne, Atty.

Bruce Wayne is a businessman and philanthropist, well known during his youth in New York City. He was very young when his parents died but they did leave him with a very large endowment. As he became more involved with philanthropy pursuits, Mr. Wayne acquired his doctorate in criminal justice from New York University. Dr. Wayne is still affiliated with NYU as a adjunct professor. He teaches an honors course offered to hand selected students who meet certain academic, athletic & moral criteria.

Atty. Charlotte Russe-Wayne has provided legal counsel to many wealthy clients in the past. Miss Russe received her International EMBA from the University of Chile's joint program with Tulane University. She decided to stay in the U.S. to study law at Tulane earning her Juris Doctorate. Currently, she is registered with the State Bar of Louisiana, California and New York. She specializes in international law but has been known to take on certain cases requiring her unique skill set.

The Wayne's acquired property in Henderson, NV on the Las Vegas Bay 4 years ago. Their intent was to develop a family estate in a relaxed environment. The Wayne's plan to expand their family in the future via adoption and they intend to encourage individuality in each child. The Wayne's have a live in butler who needed his own living suite. Mrs. Wayne required a large area with passive lighting to serve as her office and law library. Dr. Wayne required us to have room for his expanding philanthropy interests as well. He requires a large underground storage area for storage, electronics and multiple vehicles. The Wayne's have significant interest in the ability to live off the electrical grid.

We intended to utilize modern design inspiration while maintaining the integrity of the local architecture. In accordance with our client's wishes, we used passive lighting and cooling strategies when possible to reduce the structure's energy usage. We oriented the building to maximize the view over the Las Vegas Bay. We used regionally produced materials and maximized the use of the natural topography to minimize the overall cost.



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CLAYTON PINKINS, III
PINKINS CONCEPTS

04/09/13

BRUCE WAYNE
WAYNE FAMILY ESTATE
HENDERSON, NV

Title Sheet

A-1

CLIENTS: DR. BRUCE WAYNE & MRS. CHARLOTTE RUSSE-WAYNE, ATTY.

BRUCE WAYNE IS A BUSINESSMAN AND PHILANTHROPIST, WELL KNOWN DURING HIS YOUTH IN NEW YORK CITY. HE WAS VERY YOUNG WHEN HIS PARENTS DIED BUT THEY DID LEAVE HIM WITH A VERY LARGE ENDOWMENT. AS HE BECAME MORE INVOLVED WITH PHILANTHROPY PURSUITS, MR. WAYNE ACQUIRED HIS DOCTORATE IN CRIMINAL JUSTICE FROM NEW YORK UNIVERSITY. DR. WAYNE IS STILL AFFILIATED WITH NYU AS A ADJUNCT PROFESSOR. HE TEACHES AN HONDRS COURSE OFFERED TO HAND SELECTED STUDENTS WHO MEET CERTAIN ACADEMIC, ATHLETIC & MORAL CRITERIA.

ATTY. CHARLOTTE RUSSE-WAYNE HAS PROVIDED LEGAL COUNSEL TO MANY WEALTHY CLIENTS IN THE PAST. MISS RUSSE RECEIVED HER INTERNATIONAL EMBA FROM THE UNIVERSITY OF CHILE'S JOINT PROGRAM WITH TULANE UNIVERSITY. SHE DECIDED TO STAY IN THE U.S. TO STUDY LAW AT TULANE EARNING HER JURIS DOCTORATE. CURRENTLY, SHE IS REGISTERED WITH THE STATE BAR OF LOUISIANA, CALIFORNIA AND NEW YORK. SHE SPECIALIZES IN INTERNATIONAL LAW BUT HAS BEEN KNOWN TO TAKE ON CERTAIN CASES REQUIRING HER UNIQUE SKILL SET.

THE WAYNE'S ACQUIRED PROPERTY IN HENDERSON, NV ON THE LAS VEGAS BAY 4 YEARS AGO. THEIR INTENT WAS TO DEVELOP A FAMILY ESTATE IN A RELAXED ENVIRONMENT. THE WAYNE'S PLAN TO EXPAND THEIR FAMILY IN THE FUTURE VIA ADOPTION AND THEY INTEND TO ENCOURAGE INDIVIDUALITY IN EACH CHILD. THE WAYNE'S HAVE A LIVE IN BUTLER WHO NEEDED HIS OWN LIVING SUITE. MRS. WAYNE REQUIRED A LARGE AREA WITH PASSIVE LIGHTING TO SERVE AS HER OFFICE AND LAW LIBRARY. DR. WAYNE REQUIRED US TO HAVE ROOM FOR HIS EXPANDING PHILANTHROPY INTERESTS AS WELL. HE REQUIRES A LARGE UNDERGROUND STORAGE AREA FOR STORAGE, ELECTRONICS AND MULTIPLE VEHICLES. THE WAYNE'S HAVE SIGNIFICANT INTEREST IN THE ABILITY TO LIVE OFF THE ELECTRICAL GRID.

WE INTENDED TO UTILIZE MODERN DESIGN INSPIRATION WHILE MAINTAINING THE INTEGRITY OF THE LOCAL ARCHITECTURE. IN ACCORDANCE WITH OUR CLIENT'S WISHES, WE USED PASSIVE LIGHTING AND COOLING STRATEGIES WHEN POSSIBLE TO REDUCE THE STRUCTURE'S ENERGY USAGE. WE ORIENTED THE BUILDING TO MAXIMIZE THE VIEW OVER THE LAS VEGAS BAY. WE USED REGIONALLY PRODUCED MATERIALS AND MAXIMIZED THE USE OF THE NATURAL TOPOGRAPHY TO MINIMIZE THE OVERALL COST.

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CLAYTON PINKINS, III
PINKINS CONCEPTS
6215 N. VILLERE ST.
NEW ORLEANS, LA 70117

04/09/13

BRUCE WAYNE
WAYNE FAMILY MANDOR
1 LAKE SHORE RD.
HENDERSON, NV 89005

TITLE SHEET

A-1



① Site
1" = 30'-0"



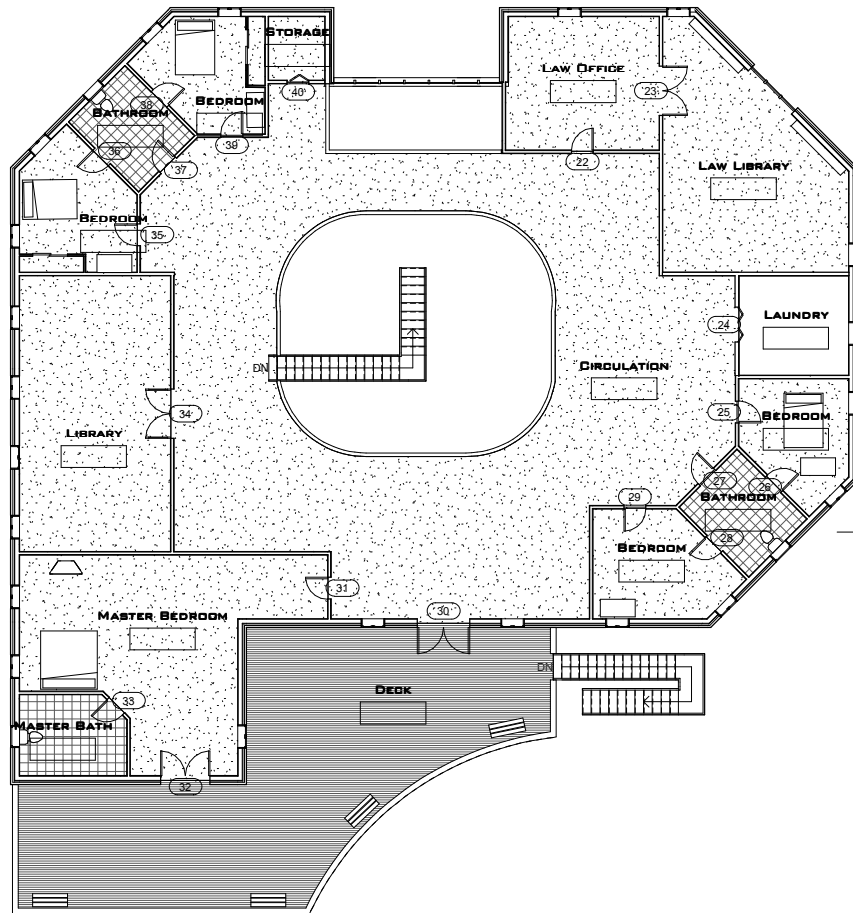
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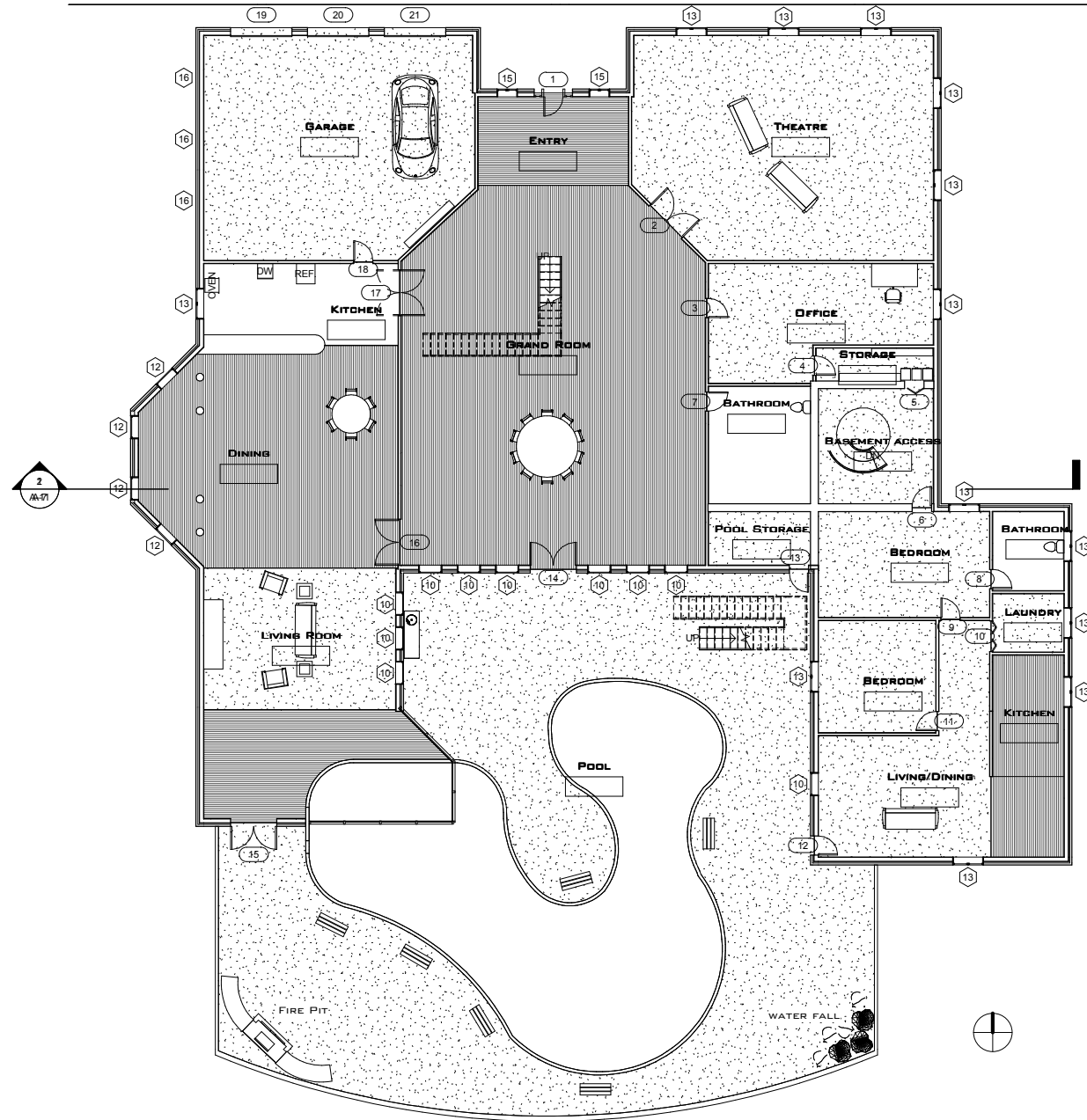
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WAYNE FAMILY MANDOR
1 LAKE SHORE RD.
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SITE PLAN

A-2



② 2nd Floor
1" = 10'-0"



① 1st Floor
1" = 10'-0"



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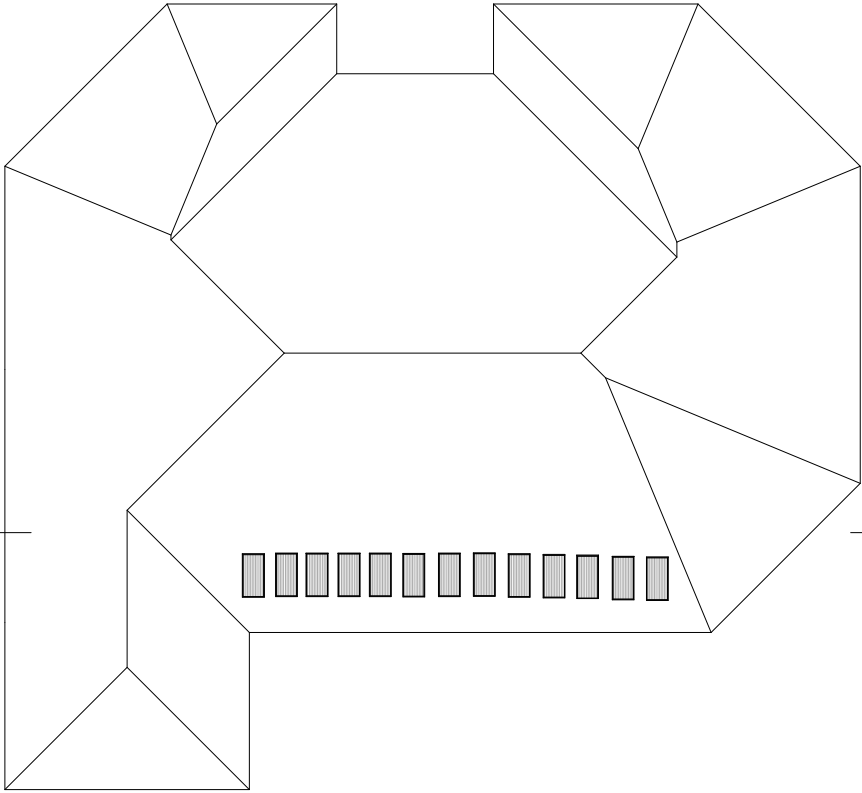
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FIRST & SECOND
FLOOR PLAN

A-3

① Roof
1" = 10'-0"



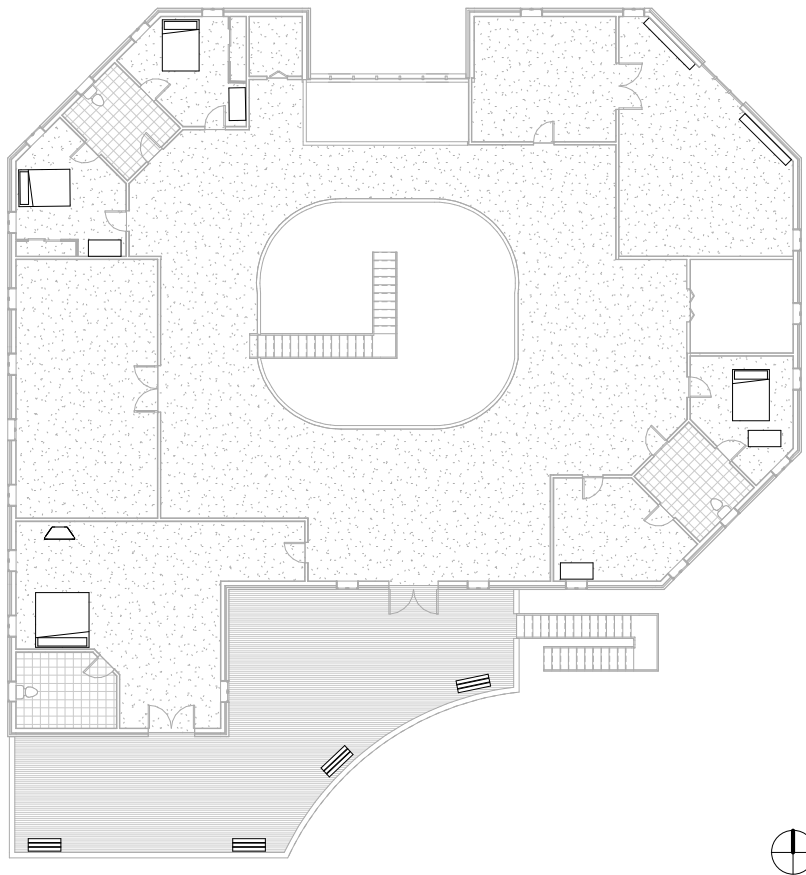
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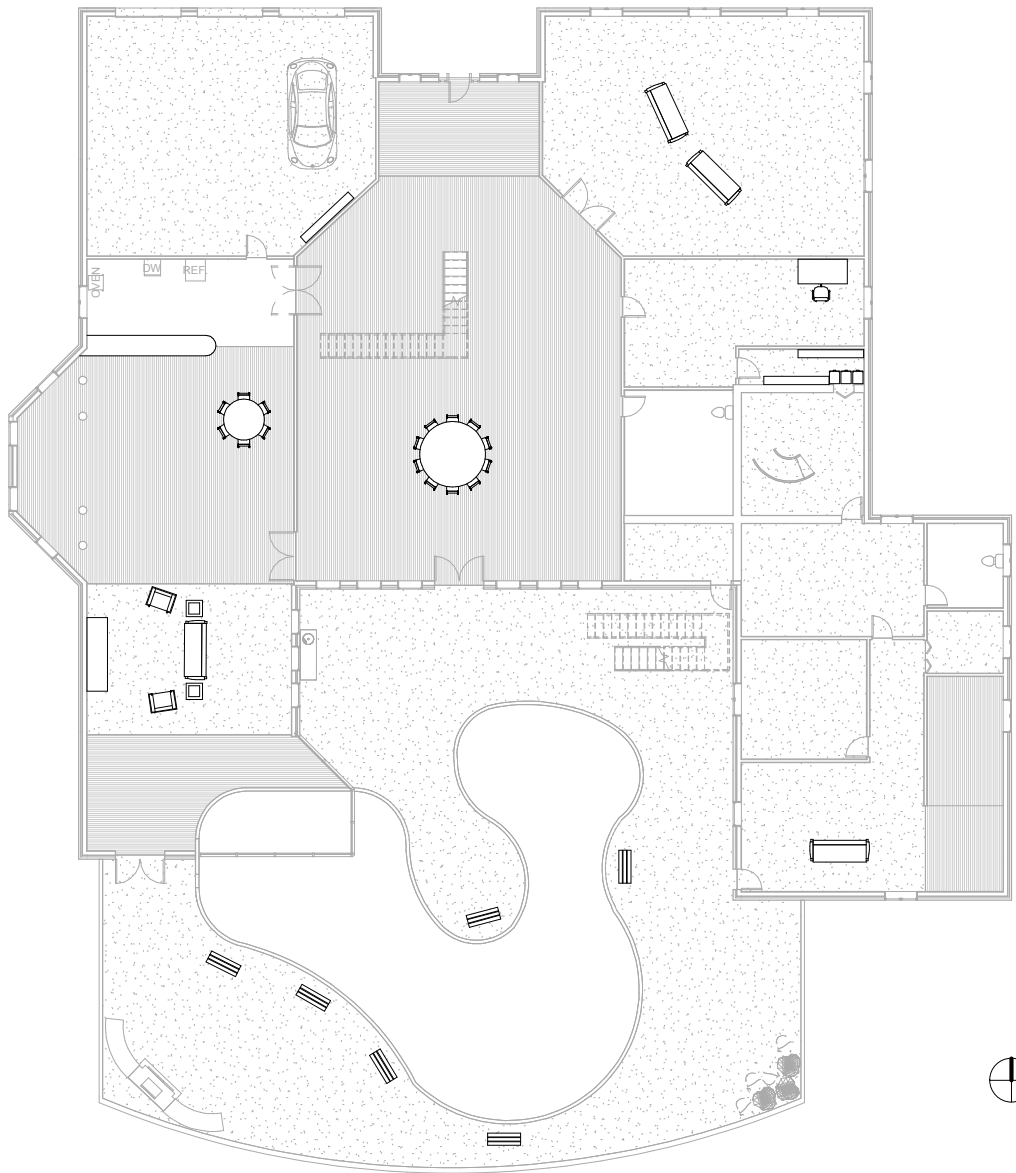
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WAYNE FAMILY MANDR
1 LAKE SHORE RD.
HENDERSON, NV 89005

ROOF PLAN

A-4



② Furniture Plan - 2nd Floor
3/32" = 1'-0"



① Furniture Plan - 1st Floor
3/32" = 1'-0"



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FURNITURE PLAN



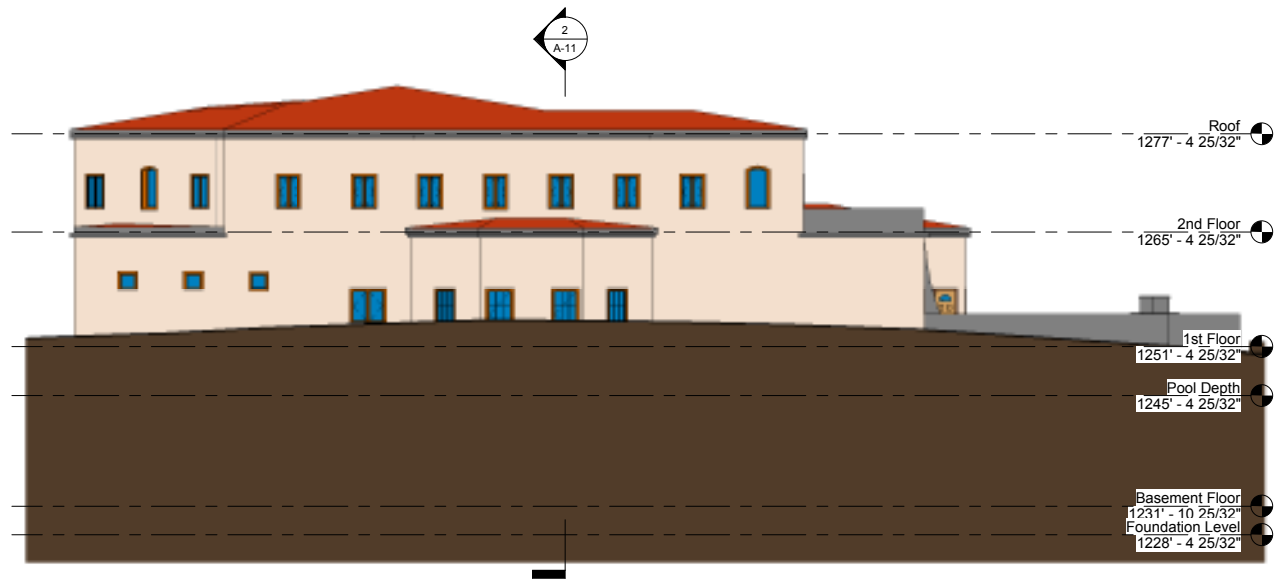
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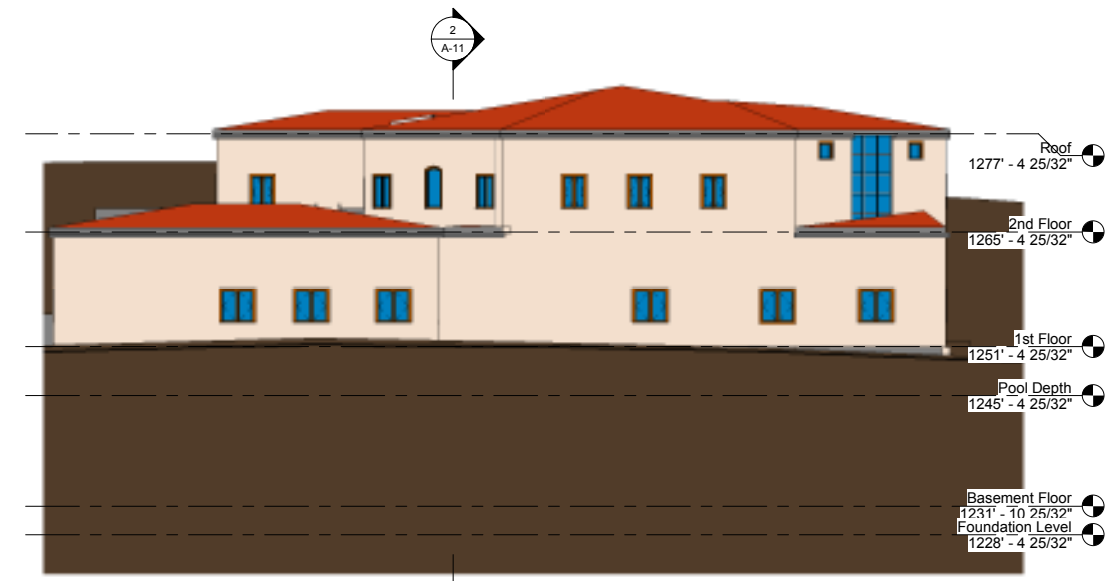
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HENDERSON, NV 89005

ELEVATIONS

A-6



④ West
3/32" = 1'-0"



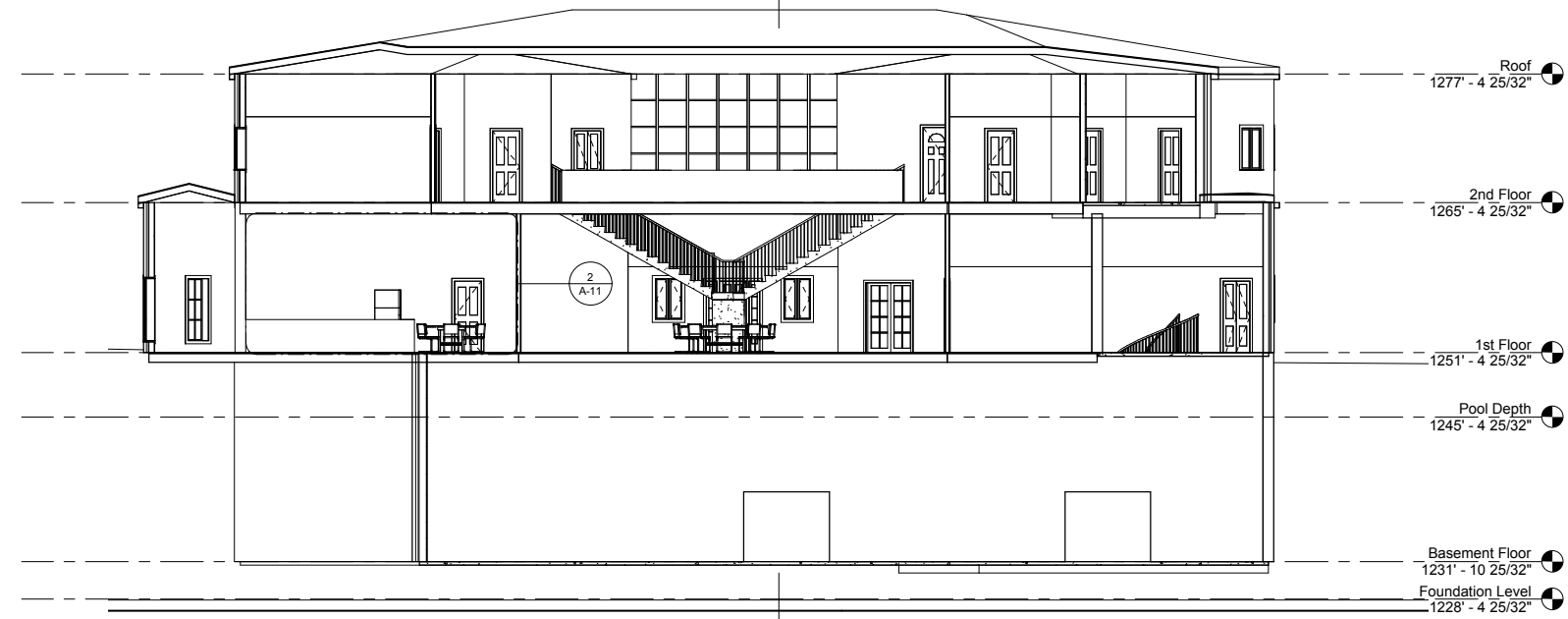
① East
3/32" = 1'-0"



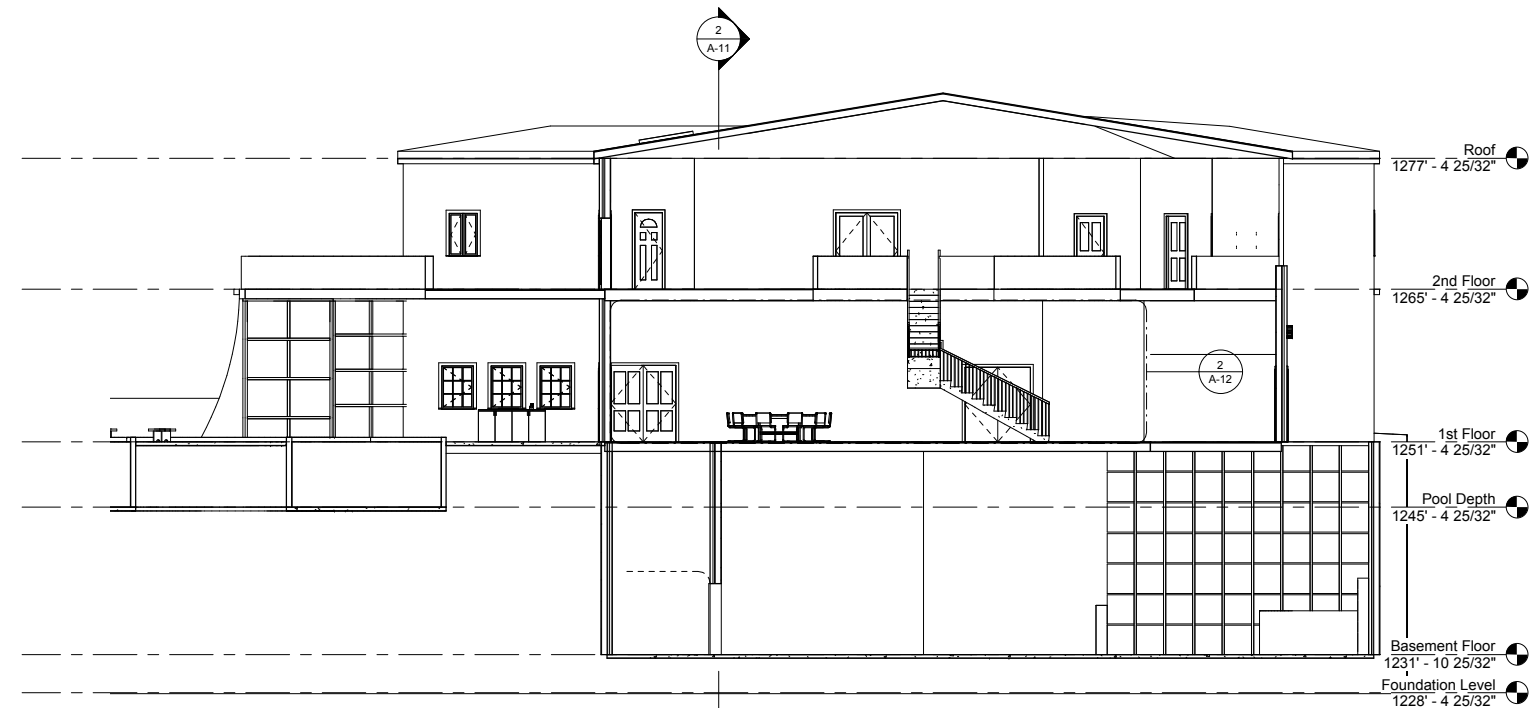
③ South
3/32" = 1'-0"



② North
3/32" = 1'-0"



① East/West Section
1/8" = 1'-0"



② North/South Section
1/8" = 1'-0"



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SECTION CUT
VIEWS

A-7



③ Southeast View



① Northeast View



④ Southwest View



② Northwest View



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ISOMETRIC VIEWS

A-8



⑤ 3D View 5



② 3D View 2



① 3D View 1



④ 3D View 4



③ 3D View 3



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PERSPECTIVE
VIEWS

A-9



① Section cut - East



③ Section cut - Grand room/living room



② Section cut - West



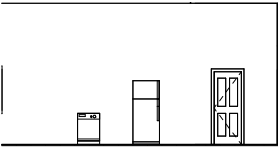
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ISOMETRIC
SECTION CUTS

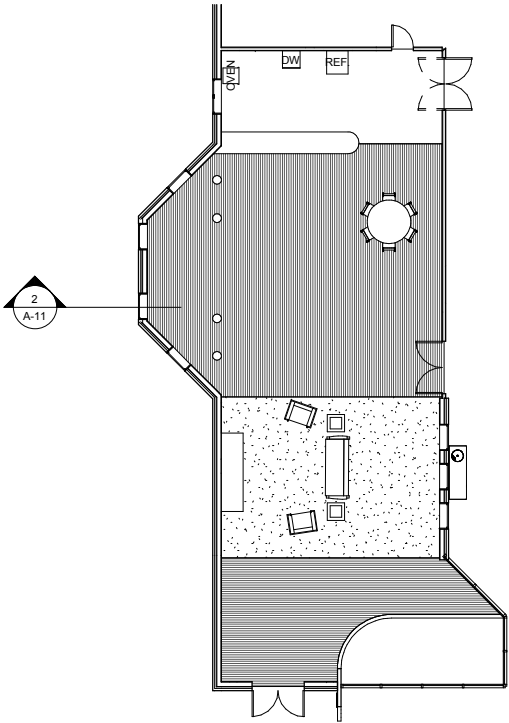
A-10



② Interior Elevation - North wall
1/8" = 1'-0"



③ Interior Elevation - West Wall
3/32" = 1'-0"



① Kitchen/Dining/Living Floorplan
1" = 10'-0"



AUTHOR
DESIGNER
CHECKER

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KITCHEN & DINING
ELEVATIONS

A-11



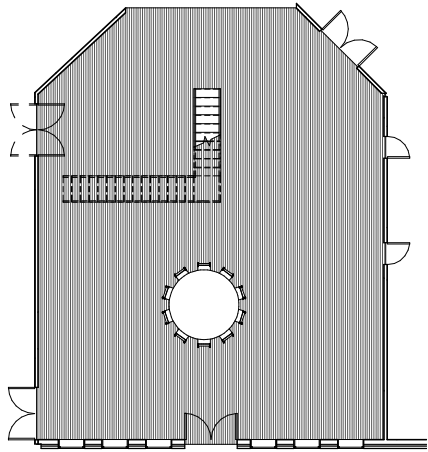
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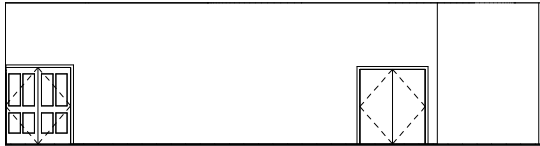
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GRAND ROOM
ELEVATIONS

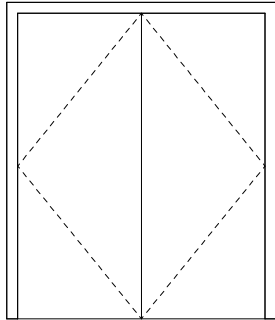
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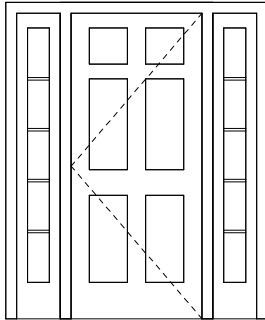
1 Grand Room Floorplan
1" = 10'-0"



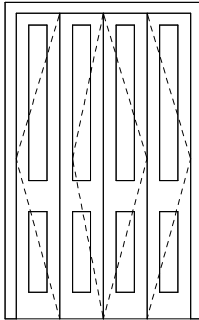
2 Interior Elevation - Grand room west wall
1/8" = 1'-0"



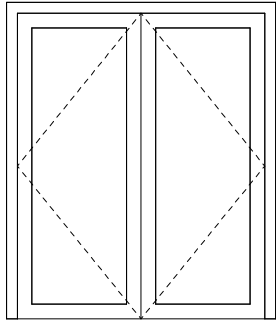
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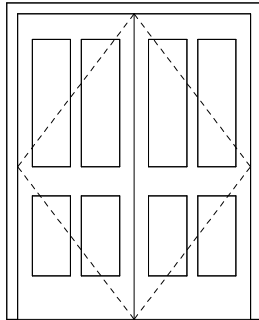
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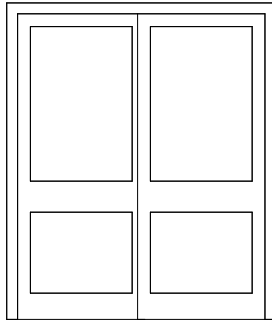
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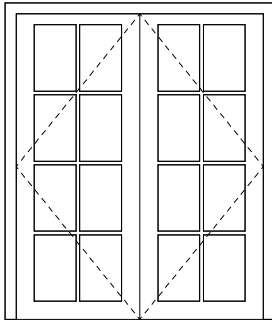
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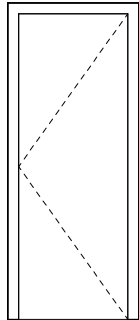
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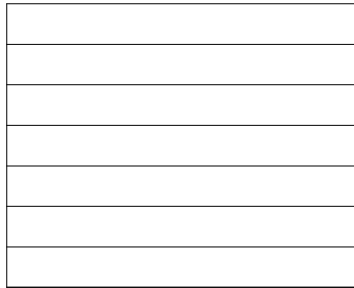
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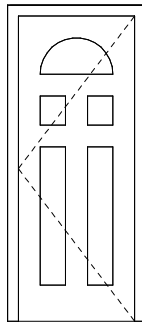
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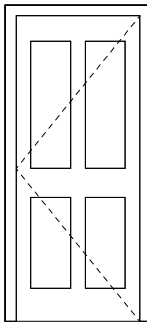
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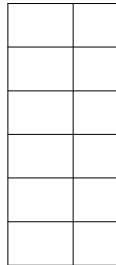
K

Door Legend
1/2" = 1'-0"

Door Schedule						
Door #	Size		Location	Door Type	Operation	Comments
	Width	Height				
Basement Floor						
41	8' - 0"	6' - 6"	STAIRWELL	I	OVERHEAD-SECTIONAL	
42	8' - 0"	6' - 6"	TESTING & STORAGE AREA	I	OVERHEAD-SECTIONAL	
43	8' - 0"	6' - 6"	VEHICLE ELEVATOR	I	OVERHEAD-SECTIONAL	
44	6' - 0"	7' - 0"	UNDERGROUND OFFICE	D	DOUBLE-GLASS 1	
1ST FLOOR						
1	2' - 6"	6' - 8"	ENTRY	B	SINGLE-RAISED PANEL WITH SIDELIGHTS	
2	6' - 0"	6' - 6"	GRAND ROOM	G	DOUBLE-GLASS 2	
3	2' - 6"	6' - 8"	GRAND ROOM	K	SINGLE-PANEL 2	
4	2' - 6"	6' - 8"	OFFICE	K	SINGLE-PANEL 2	
5	2' - 6"	6' - 8"	BASEMENT ACCESS	C	BIFOLD-2 PANEL	
6	2' - 6"	6' - 8"	BEDROOM	K	SINGLE-PANEL 2	
7	2' - 6"	6' - 8"	GRAND ROOM	K	SINGLE-PANEL 2	
8	2' - 6"	6' - 8"	BEDROOM	H	SINGLE-FLUSH	
9	2' - 6"	6' - 8"	LIVING/DINING	K	SINGLE-PANEL 2	
10	4' - 0"	7' - 0"	LIVING/DINING	C	BIFOLD-4 PANEL	
11	2' - 6"	6' - 8"	LIVING/DINING	K	SINGLE-PANEL 2	
12	2' - 6"	6' - 8"	POOL	J	SINGLE-DECORATIVE 2	
13	2' - 6"	6' - 8"	POOL STORAGE	H	SINGLE-FLUSH	
14	6' - 0"	6' - 6"	POOL	G	DOUBLE-GLASS 2	
15	6' - 0"	7' - 0"	LIVING ROOM	G	DOUBLE-GLASS 2	
16	6' - 0"	7' - 0"	GRAND ROOM	E	DOUBLE-PANEL 2	
17	6' - 0"	6' - 10"	KITCHEN	A	DOUBLE-FLUSH-DBL ACTING	
18	2' - 6"	6' - 8"	KITCHEN	K	SINGLE-PANEL 2	
19	8' - 0"	6' - 6"	GARAGE	I	OVERHEAD-SECTIONAL	
20	8' - 0"	6' - 6"	GARAGE	I	OVERHEAD-SECTIONAL	
21	8' - 0"	6' - 6"	GARAGE	I	OVERHEAD-SECTIONAL	
2ND FLOOR						
22	2' - 6"	6' - 8"	LAW OFFICE	J	SINGLE-DECORATIVE 2	
23	5' - 8"	7' - 0"	LAW LIBRARY	G	DOUBLE-GLASS 2	
24	4' - 0"	7' - 0"	CIRCULATION	C	BIFOLD-4 PANEL	
25	2' - 6"	6' - 8"	CIRCULATION	K	SINGLE-PANEL 2	
26	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
27	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
28	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
29	2' - 6"	6' - 8"	CIRCULATION	K	SINGLE-PANEL 2	
30	6' - 0"	6' - 6"	CIRCULATION	G	DOUBLE-GLASS 2	
31	2' - 6"	7' - 0"	CIRCULATION	J	SINGLE-DECORATIVE 2	
32	5' - 8"	7' - 0"	MASTER BEDROOM	G	DOUBLE-GLASS 2	
33	2' - 6"	6' - 8"	MASTER BEDROOM	K	SINGLE-PANEL 2	
34	5' - 8"	7' - 0"	CIRCULATION	D	DOUBLE-GLASS 1	
35	2' - 6"	6' - 8"	CIRCULATION	K	SINGLE-PANEL 2	
36	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
37	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
38	2' - 6"	6' - 8"	BATHROOM	K	SINGLE-PANEL 2	
39	2' - 6"	6' - 8"	CIRCULATION	K	SINGLE-PANEL 2	
40	2' - 6"	6' - 8"	CIRCULATION	C	BIFOLD-2 PANEL	
58	4' - 0"	6' - 8"	BEDROOM	F	SLIDING-CLOSET	
59	4' - 0"	6' - 8"	BEDROOM	F	SLIDING-CLOSET	



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Door Schedule

A-13

