

Vitenas Cosmetic Surgery and Mirror Mirror Beauty Boutique

Houston, Texas



SQ FT
12,280 BGSF



OWNER/AFFILIATION
4208 Ltd and Paul
Vitenas Jr., M.D.



ARCHITECT(S)
Harrell Architects,
LP



COMPLETION DATE
August 2014



EXTERIOR VIEW AT WALK-IN ENTRY



ENTRY



ENTRY



SITE MAP

ABOUT | DESIGN INTENTIONS

Transform a small commercial tract of only 19,100 SF to house a 12,000 SF cosmetic surgery center and beauty boutique. This tight lot forced the project to be multi-story with facility parking below the building.

Creating a cosmetic surgery center that reflects the Owner's style and emulates the high quality of his cosmetic surgery practice.



MAIN REGISTRATION

Vitenas Cosmetic Surgery and Mirror Mirror Beauty Boutique

Houston, Texas

STRATEGIES

Entry design

The corner tract selected for the surgery center afforded the opportunity for the exterior façade features to wrap around both street-facing elevations. **These two facades are mostly monochromatic white steel panels and plaster, but accented with linear metal sunscreen louvers that wrap the building's corner two-story glass "jewelry box" entry.** The ground floor has covered parking for clients and houses the beauty boutique. The second floor is divided into a formal waiting area, clinic, surgery center, and business offices. The smaller third floor houses offices, a lobby/lounge area, mechanical space, and an outdoor terrace. The interiors throughout all floors continue the sleek design of the exterior with minimal color and simple crisp detailing. As with the exterior, the majority of the interior coloring is shades of white with monochromatic accents in the flooring, cabinetry, and subtle accented details.

Key Space Area

The opulent two story glass entry lobby overlooked by the second floor waiting room, project the Owner's desire that clients will feel welcomed and assured that their care will reflect the quality of the building design.



MAIN ENTRANCE



Vitenas Cosmetic Surgery and Mirror Mirror Beauty Boutique

Houston, Texas

PROJECT SUMMARY

Project: Vitenas Cosmetic Surgery & Mirror Mirror Beauty Boutique

Project location: Houston, Texas

Owner/Client: 4208 Ltd and Paul Vitenas Jr., M.D.

Architect of Record: Harrell Architects, LP

Design Architect: Perkins+Will

Interior Architect: Rottet Studio Design

Landscape Architecture: Wong & Associates Inc.

Civil Engineering: The Interfield Group, LLC

Structural engineer: Garza-McLain

General contractor: JE Dunn

MEP engineer: Wylie Consulting Engineers

Owner Representative: Deccan Development Co.

Specification Consultant: Keese & Associates, LLP

Photographs/illustrations:

Gary Zvonkovic Photography; Harrell Architects

Construction cost: Undisclosed

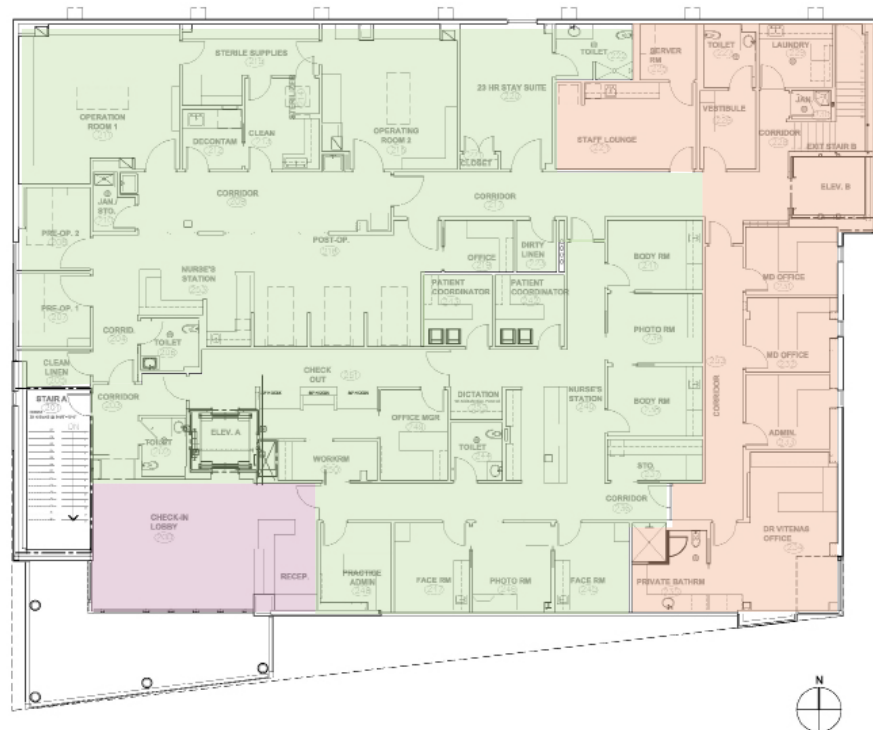
Building area GSF: 12,280 SF

Construction start date: April 2013

Substantial completion date: August 2014

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS :

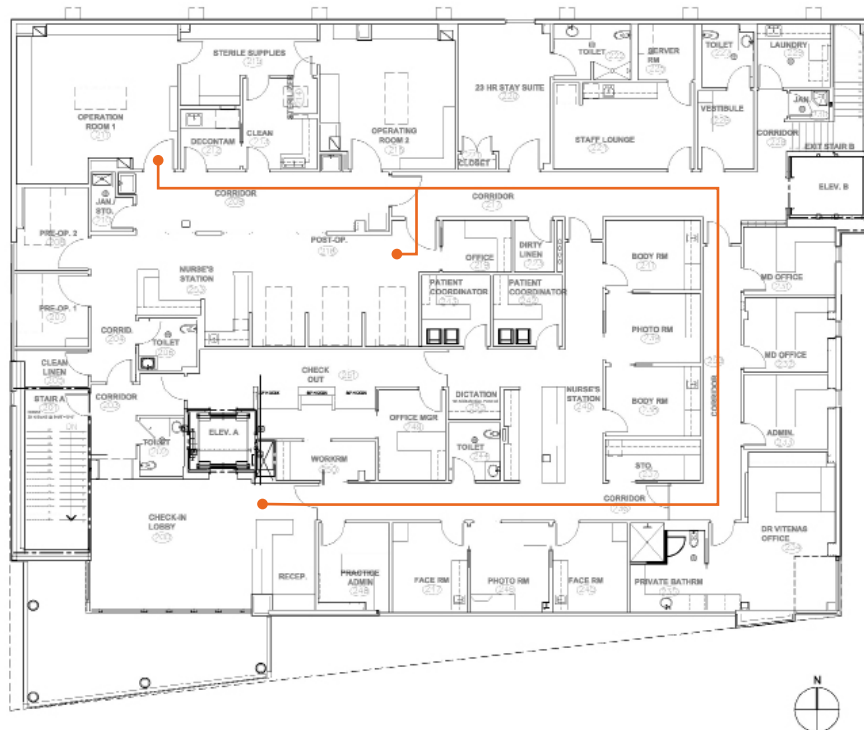
Medical Support	1,900SF
Registration/Waiting	500 SF
Patient Care	5,100 SF



FLOOR PLAN - 2ND FLOOR

Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014

TRAVEL DISTANCE ANALYSIS



FLOOR PLAN - 2ND FLOOR

AIA/AAH DESIGN AWARD WINNER

Category A for built projects with total construction cost less than \$25 million.

JURY COMMENT

► "This design is meticulously tailored to its clientele to create an elegant and comfortable hospitality setting well-suited for this niche healthcare typology. As a boutique surgery center, the design takes the patient experience to a very high level."

KEY SPACES:

- Special Procedure Room (325-390 sf)
- Staff Lounge (216 sf)
- Staff Office (120 sf)
- Operating Room (325-390 sf)

DEPARTMENTAL GROSS SQUARE FOOT TAKE-OFFS

	Net	Gross
Patient Care	7263 SF	7330 SF
Registration/Waiting	483 SF	500 SF
Staff Work Area	1650 SF	1900 SF

TRAVEL DISTANCE ANALYSIS

- Walk-in entrance to operation room 150 ft
- Walk-in entrance to exam room 41ft - 64ft
- Ambulance entrance to emergency room 20ft - 29ft
- Walk-in entrance to medical waiting 90ft - 68ft