

Yu Archietcture

Commercial Projects Portfolio
www.yuarchitecture.com

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Our Firm

/ About

Yu Architecture was founded in Washington, D.C. in 2018, serving the Greater D.C. area (DC, Maryland, and Virginia), multiple states on the U.S. East Coast, and Texas. We are well versed in U.S. building codes and permitting processes, and we efficiently connect compliance needs with design quality to help owners deliver spaces with strong experience and market value while controlling cost and schedule.

Services: Residential and commercial architecture; interior design and implementation coordination; permitting and technical support.

Strengths: Deep knowledge of U.S. and local regulations. Our in-house team covers architecture, HVAC, plumbing and electrical, structural, MEP, and interiors, providing a one-stop solution from architecture through interiors with fast, streamlined communication.

Project Types: Food and retail (site evaluation, change of use, health and fire reviews, signage, interior permits, final inspections), residential new builds and additions, interior renovations, and land development (subdivision, zoning adjustments).

Our Team Members



Yu Ouyang

- Chief Architect / Co-Founder
- RA across multiple states
- M.Arch at Washington University in St. Louis
- 14 years of professional practice in the United States



Jason Deng

- MEP Engineer / Commercial Kitchen Specialist
- Licensed professional engineer in multiple states
- Extensive experience in permitting for commercial projects



Heather Yu Zhang

- Project Manager / Co-Founder
- Dual Master's degrees from the University of Hong Kong and the University of Virginia
- 10 years of professional practice in the United States



Ge Tang

- Architect / New York Regional Lead
- Expert in commercial design standards and technical regulations. Project experience includes commercial, retail, campus, and mixed-use developments



Sally Lyv

- Interior Designer / IIDA member
- BFA in interior design from California College of the Art



Jocelyn Lin

- Architectural Designer
- Graduate of the University of Maryland, School of Architecture
- Professional practice on luxury residential

Restaurant permitting projects



- Chuan Xian Hui Hot pot, Rockville MD
- China-town, El Paso TX
- Honoo Ramen Bar, McAllen TX
- Honoo Ramen Bar, Falls Church VA
- Chef Tan, Vienna VA
- Sushi Oishii, Baltimore MD
- Umi Sushi Extension, Ellicott City MD
- Koi Sushi Buffet, Anne Arundel MD
- Honoo Ramen, Falls Church VA
- Yu noodles, Washington DC
- Lucky Folding Dumpling House, Fairfax VA
- Ocean Buffet, Charles County MD
- Ki Ramen, Fredericksburg VA
- The Red Embed Kitchen, Ashburn VA
- Grey Orchard Modern American, Round Rock TX
- Koi Sushi Buffet, Richmond VA

Coffee or Tea Space Permitting Projects



- Yaaas Tea Forest Hills NY
- Yaaas Tea Patchogue NY
- Yaaas Tea Great Neck NY
- Yaaas Tea New Hyde Park NY
- Yaaas Tea Rockville Centre NY
- Yaaas Tea Stony Brook NY
- Yaaas Tea Syosset NY
- Yaaas Tea Astoria NY
- Yaaas Tea Tampa FL
- Vivi Bubble Tea, Vienna VA
- Pi Bubble Tea, Glenside PA

Other permitting projects



- Kiso Life, Hyattsville MD
- Dream Land Massage & Spa, Rockville MD
- Your Wellness Spa, Frederick MD
- Olivia Massage Spa, Falls Church VA
- Fotile Las Vegas, Vanada
- Kiddie Academy, Baltimore MD
- Looks Nail Spa, Owings Mills MD
- NextG Artech Space, Manhattan NY
- MINISO, Germantown MD
- HHP head spa, Chantilly VA

Interior Design Samples



Scope of Services & License Information

- **Permitting & Approvals:** Site selection compliance, change of use and zoning check, planning and building permits, health and fire reviews, equipment and MEP plan review, signage and façade permits, accessibility and energy code compliance, and coordination of required pre opening inspections.
- **Project Management:** Schedule and budget oversight, coordination of design and construction drawings, multi discipline coordination (MEP, structural, interiors), material and equipment selection support, contractor bidding and contract coordination, site visits and issue closeout, landlord and property management coordination, and closeout documentation and handover.

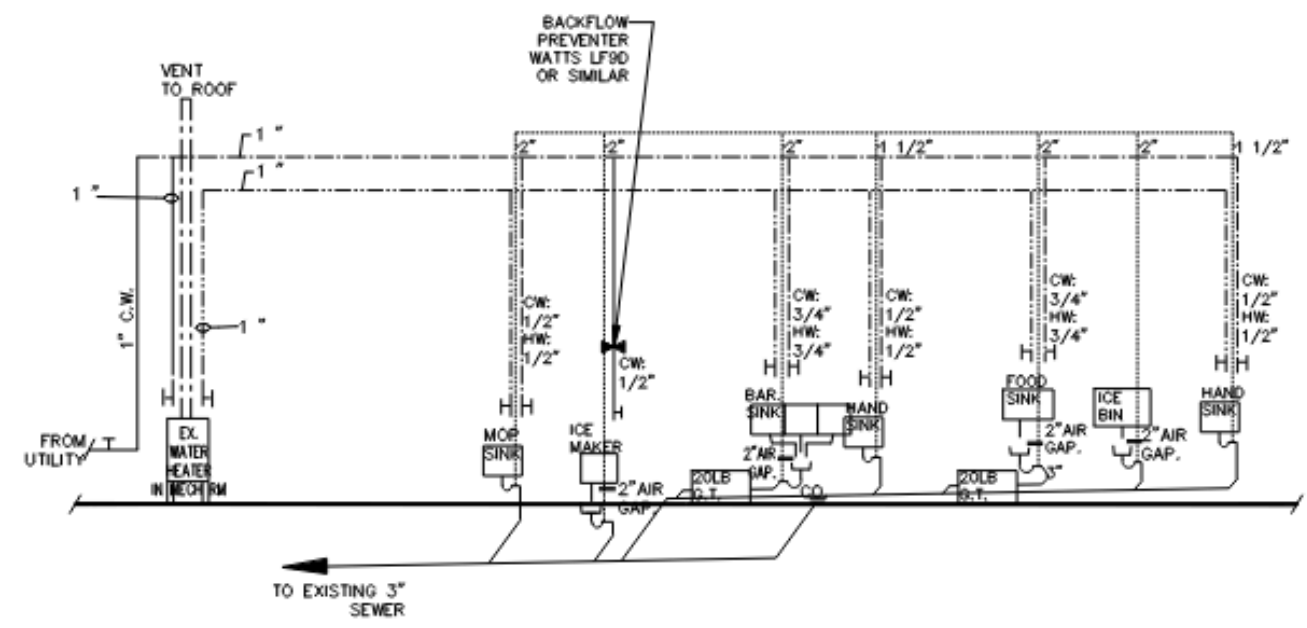
VA Architect Lisence	Yu Ouyang No. 0401020062
VA MEP Engineer License	Zhixin Deng No. 0402068547
VA Structural Engineer License	Xuebing Huang No. 064574
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PRO'D GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

Technical Drawing

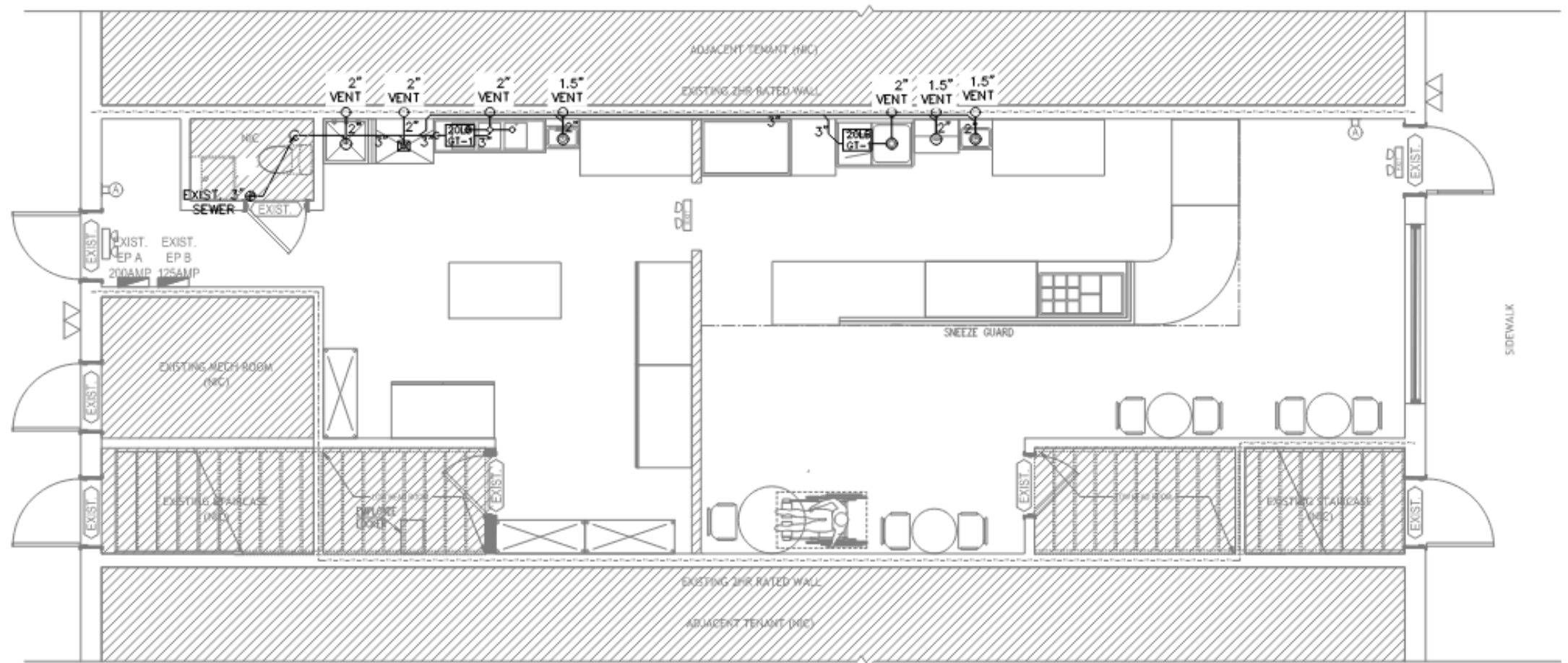
Sample 2



GREASE TRAP CALCULATION:

3 COMPARTMENT BAR SINK BOWL:	10"x14"x10"
VOLUME:	10x14x10 = 1400 IN ³
FLOW RATE:	1400 IN ³ / 231 = 6 GAL
ADJUST FOR DISPLACEMENT:	6 x 75% = 4.5 GAL
UNLOADING RATE:	4.5 GAL / 2 MIN = 2.25 GPM
	2.25 GPM x 2 = 4.5 LBS
EACH COMPARTMENT REQUIRE:	4.5 LBS.

PREP SINK:	16"x16"x10"
VOLUME:	16x16x10 = 2560 IN ³
FLOW RATE:	2560 IN ³ / 231 = 11 GAL
ADJUST FOR DISPLACEMENT:	11 x 75% = 8.25 GAL
UNLOADING RATE:	8.25 GAL / 2 MIN = 4.2 GPM
	4.2 GPM x 2 = 8.4 LBS
EACH COMPARTMENT REQUIRE:	8.4 LBS.



PLUMBING SEWER PLAN
SCALE: 1/4"=1'-0"

NOT IN SCOPE

EXISTING 1HR RATED WALL

EMPLOYEE LOCKER

WOMEN'S 106

MEN'S 105

WALK-IN COOLER 104

OPEN KITCHEN 103

RECEPTION 102

DINING 101

SERVICE STATION

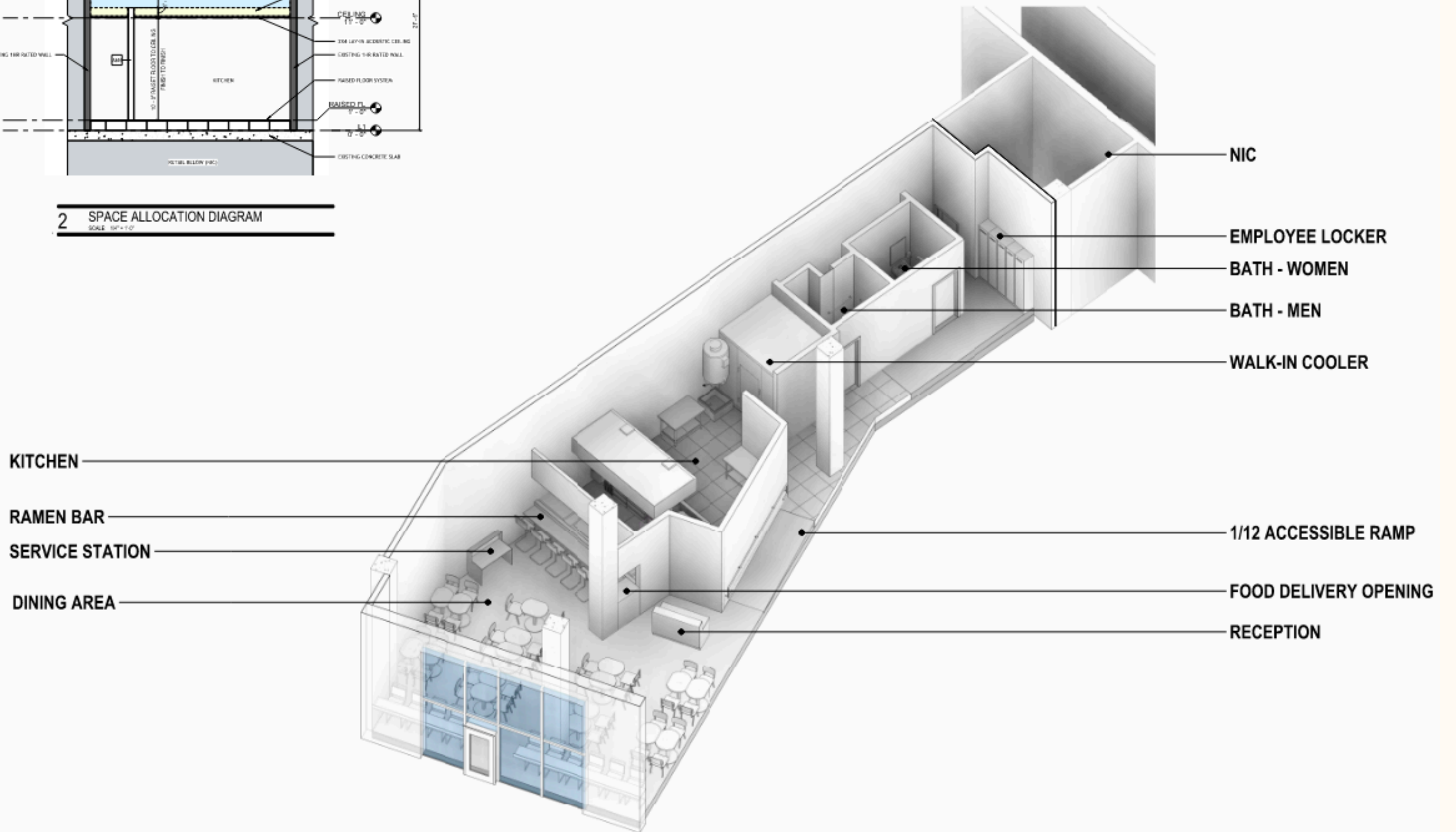
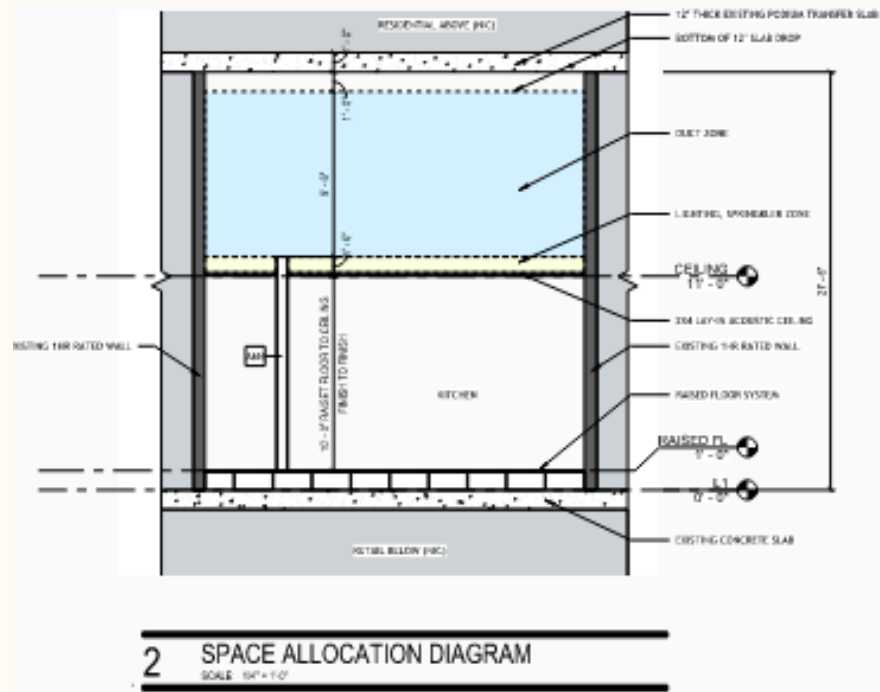
EXISTING 1HR RATED WALL

NOT IN SCOPE

NOT IN SCOPE

Technical Drawing

Sample 4



Contact

联系方式



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