



DESIGNS *for* LIFE

Sustainable Architecture, Planning & Preservation

...from **Concept** to **Keys**

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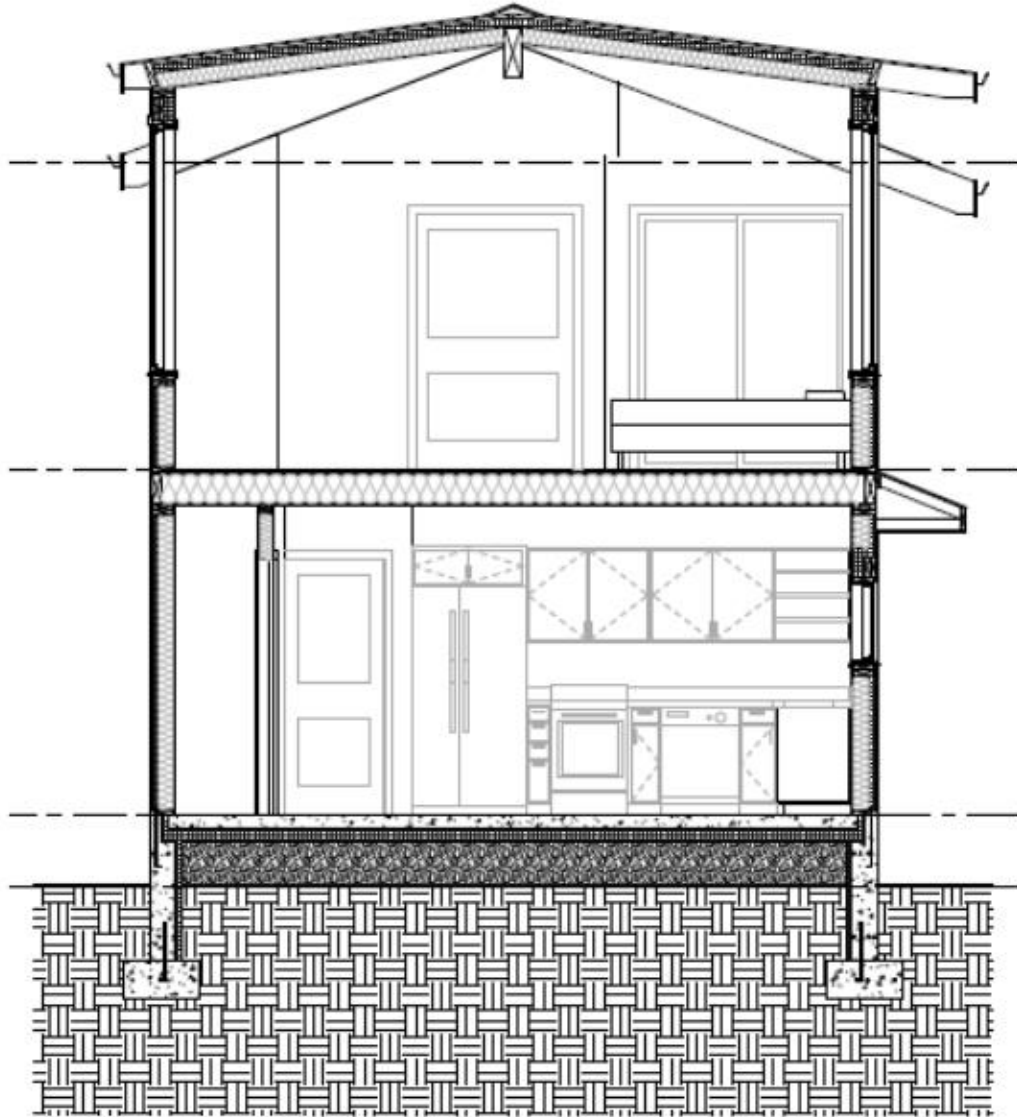
from **Concept** to **Keys** in 7 Steps

- Schematic Design – concept/zoning approval
- Design Development – confirm options
- Construction Documents – final documents
- Bidding – hire contractor(s)
- Permitting – get approvals to build
- Construction Admin – oversee building it
- Closeout – final punch list, warranty review, training, occupancy



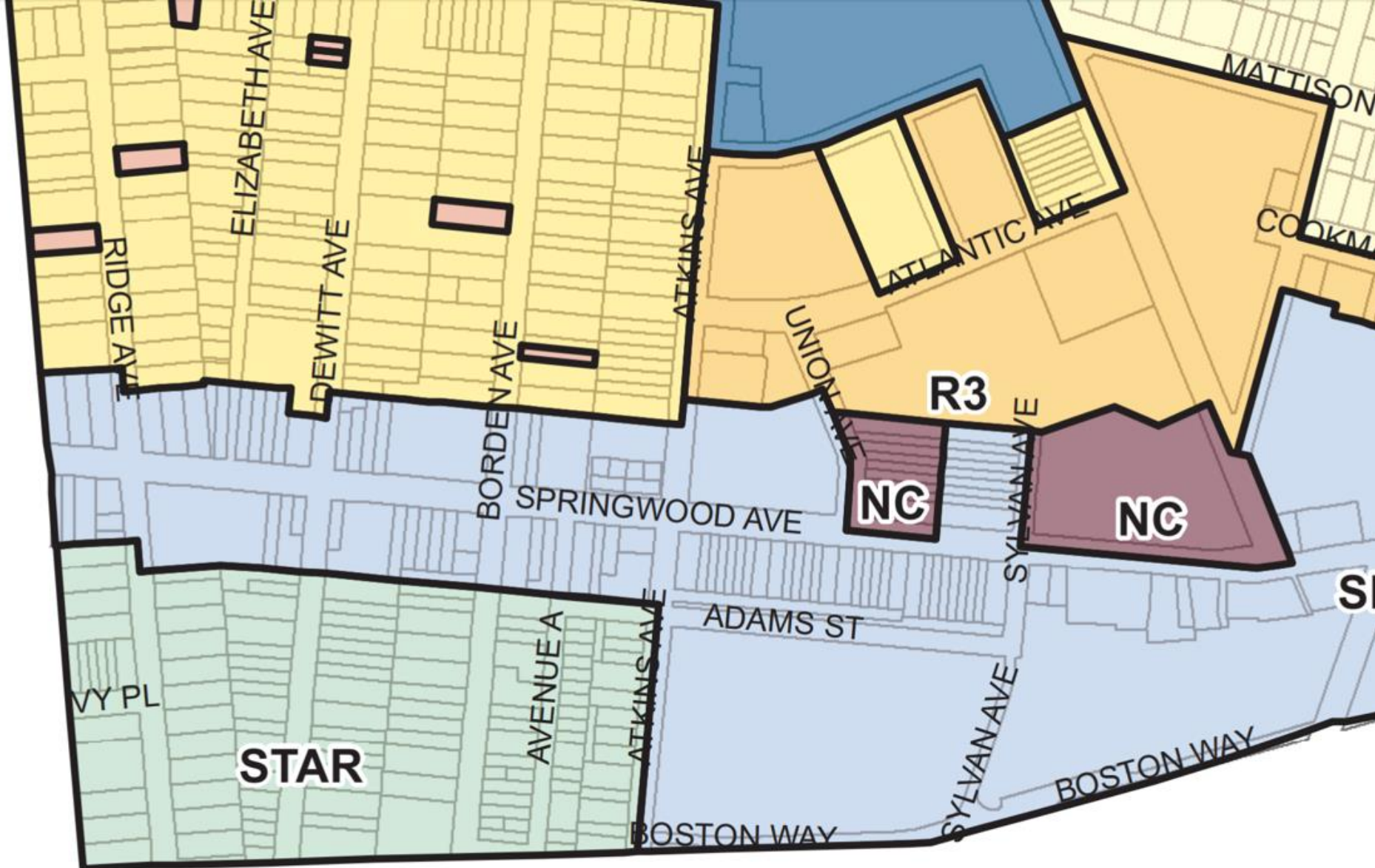
from **Concept** to **Keys**

Concept – from Owner

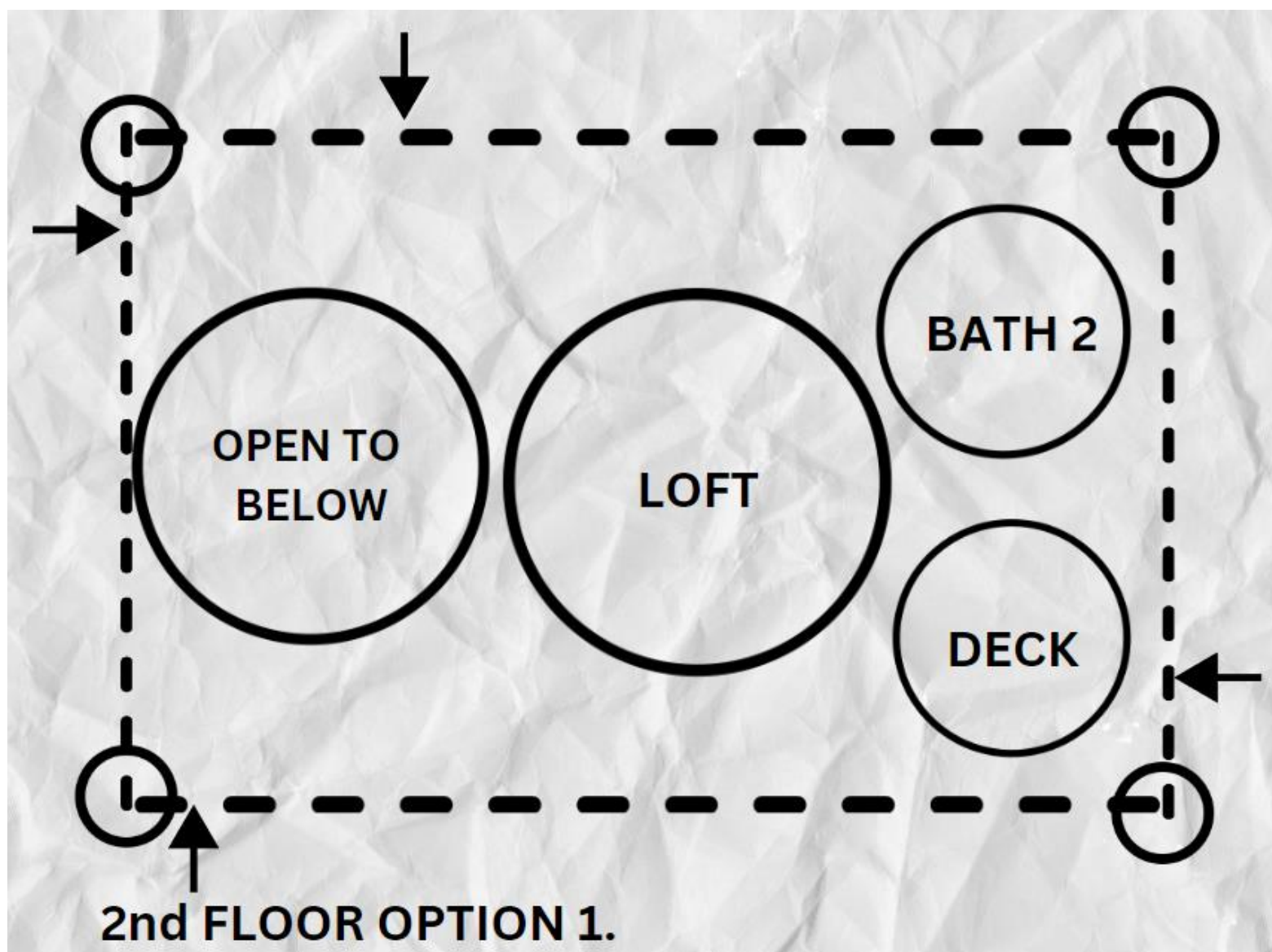


From Concept →

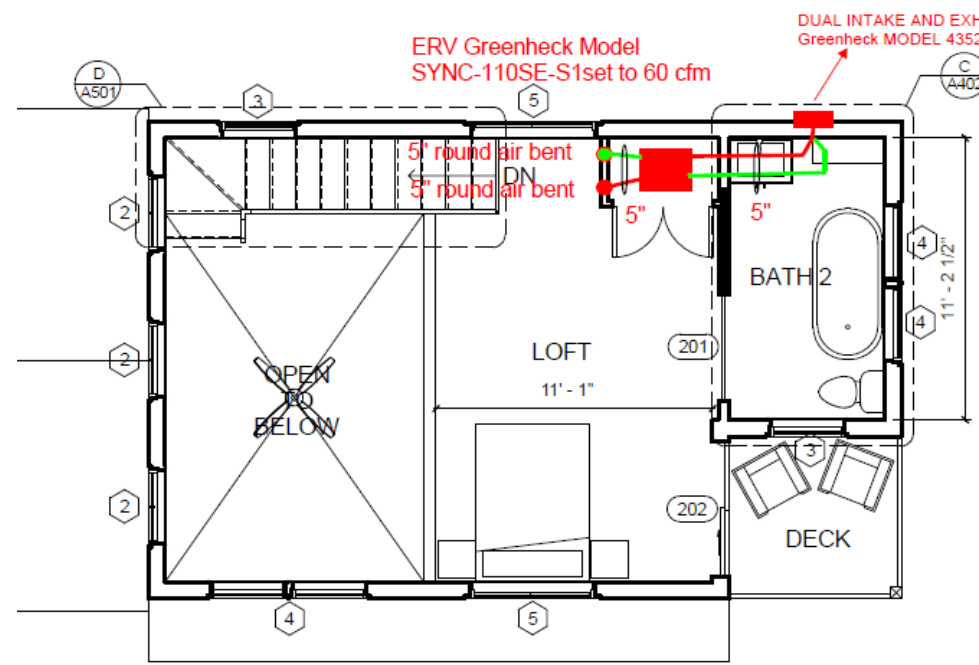
→ To Keys



Understand the Place

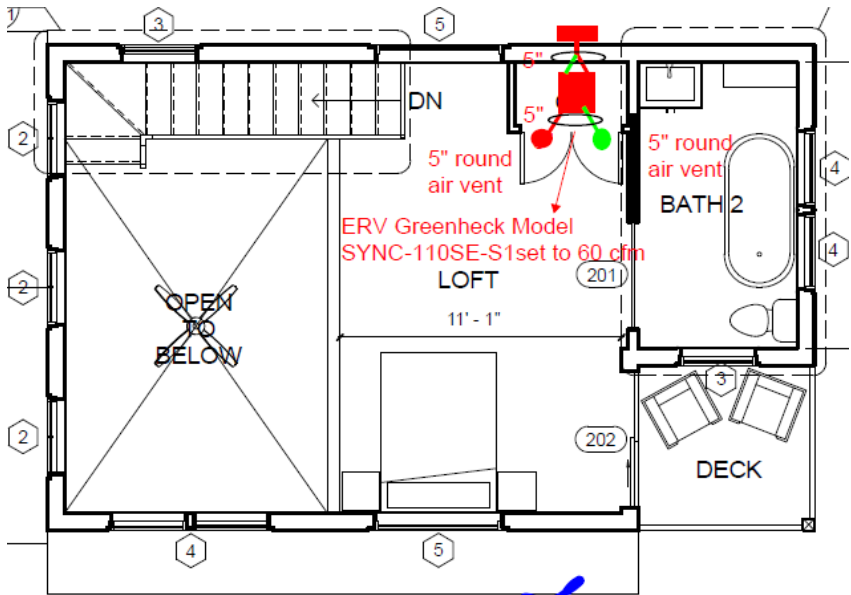


Schematic Design
Adjacency Diagrams – Setting Priorities



SECOND FLOOR PLAN OPT - 2

Refine Ideas and Concepts



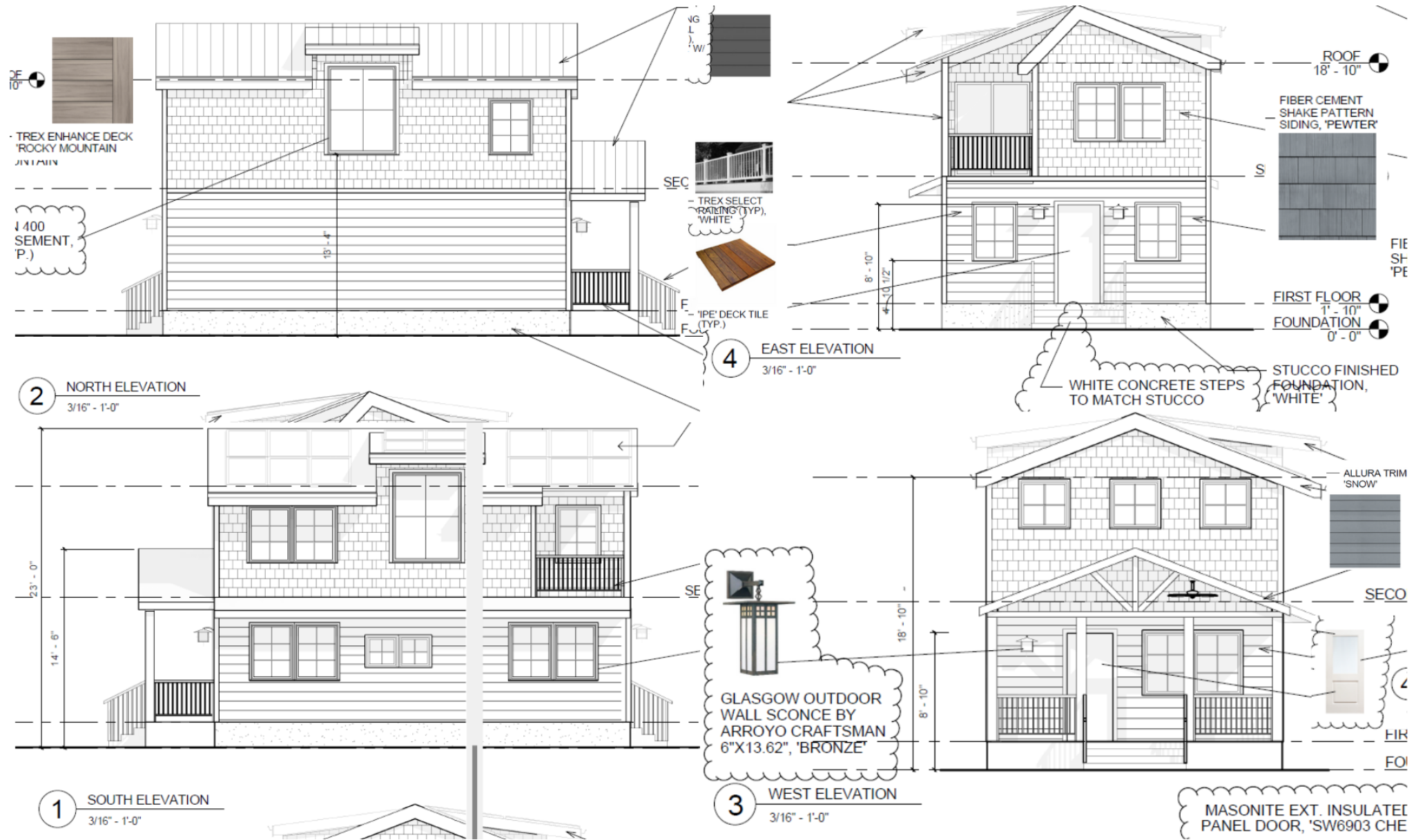
FLOOR PLAN

OPT. 1

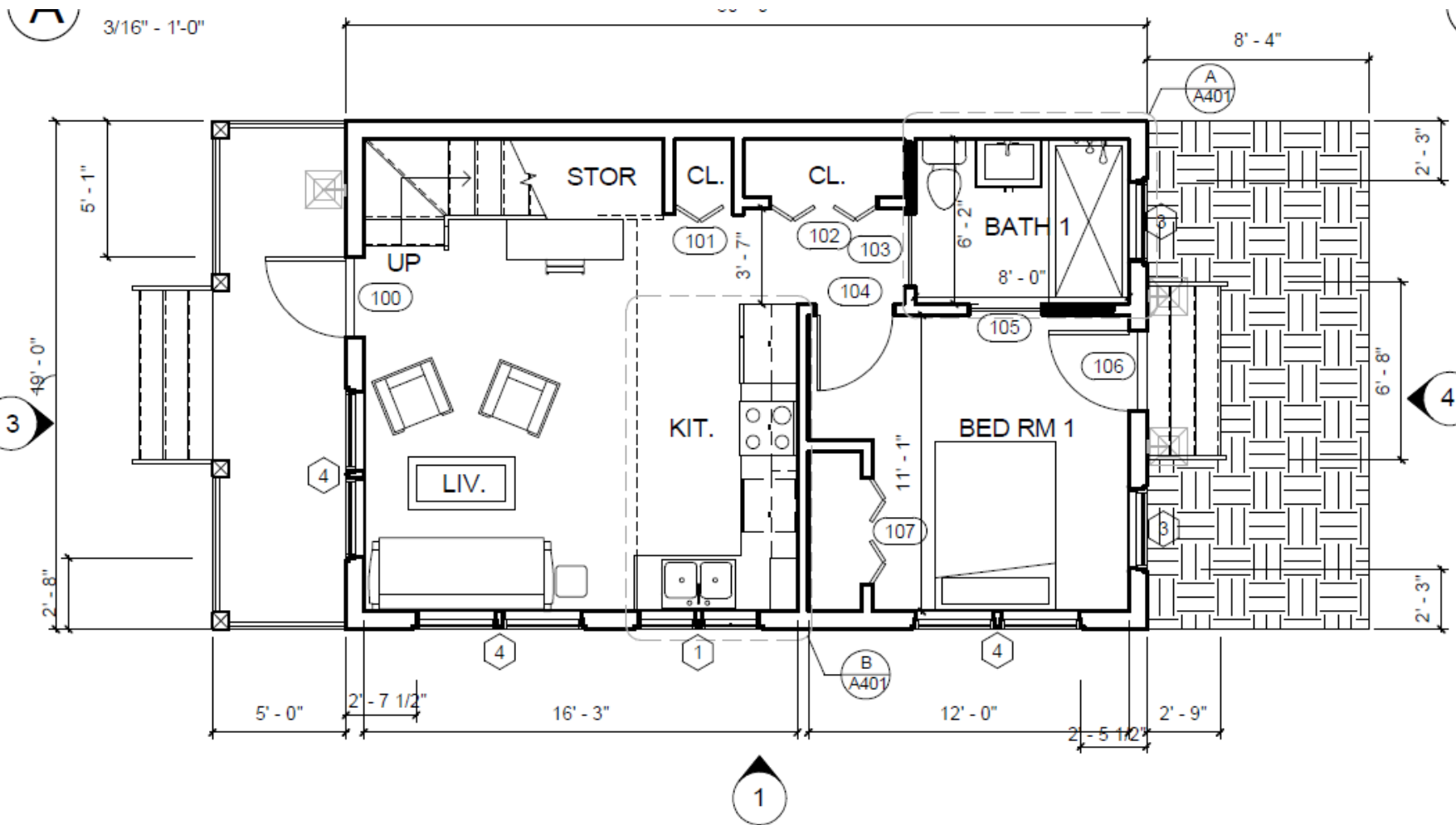


ELEVATION

Finalize Design for Zoning Approval



Construction Documents for Bidding, Permitting & Building project



B FIRST FLOOR PLAN
3/16" - 1'-0"

Construction Documents



2 NORTH ELEVATION
3/16" - 1'-0"



1 SOUTH ELEVATION
3/16" - 1'-0"

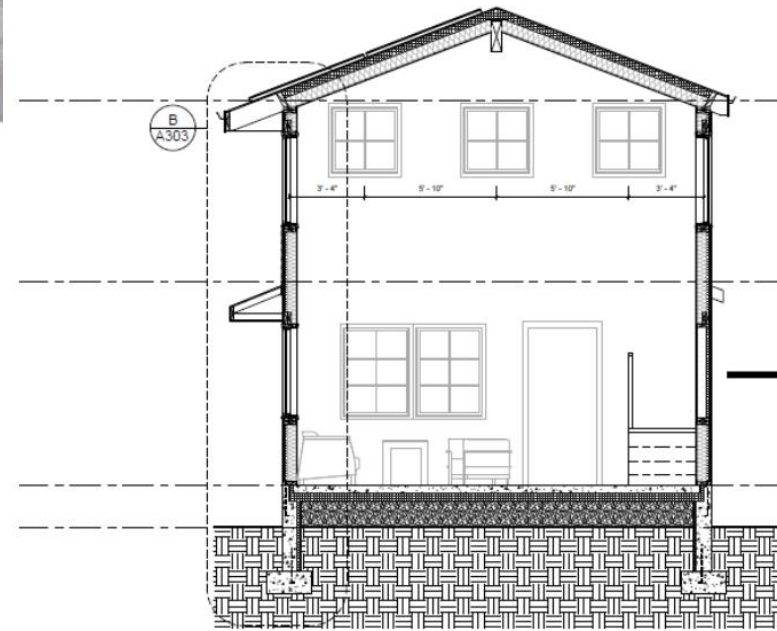
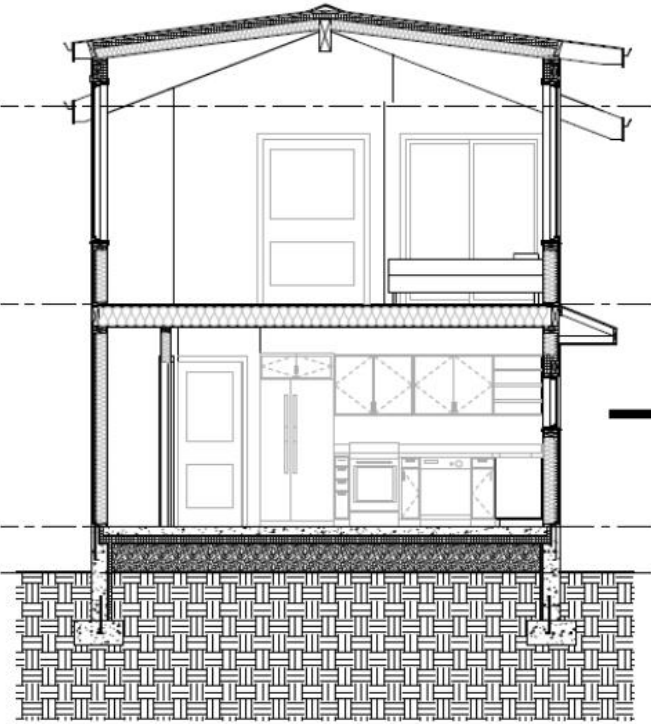


4 EAST ELEVATION
3/16" - 1'-0"

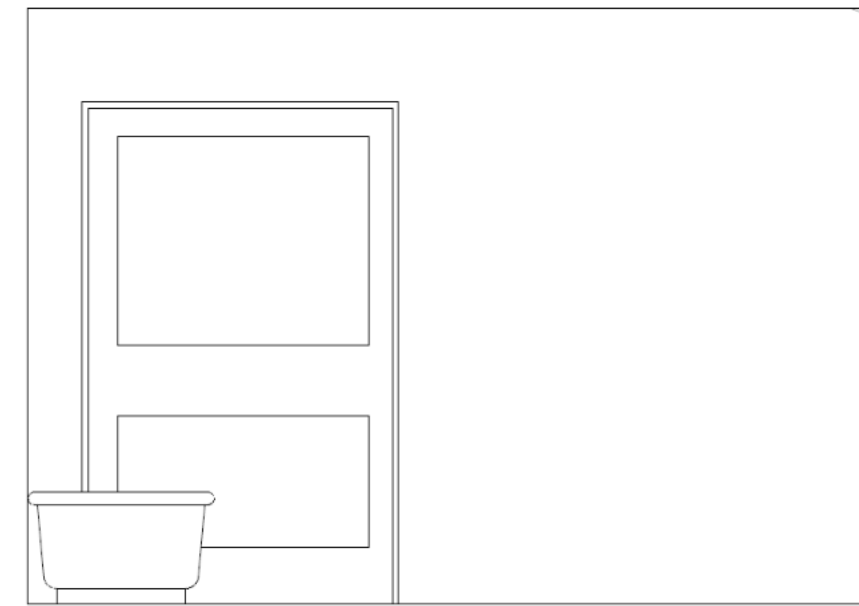
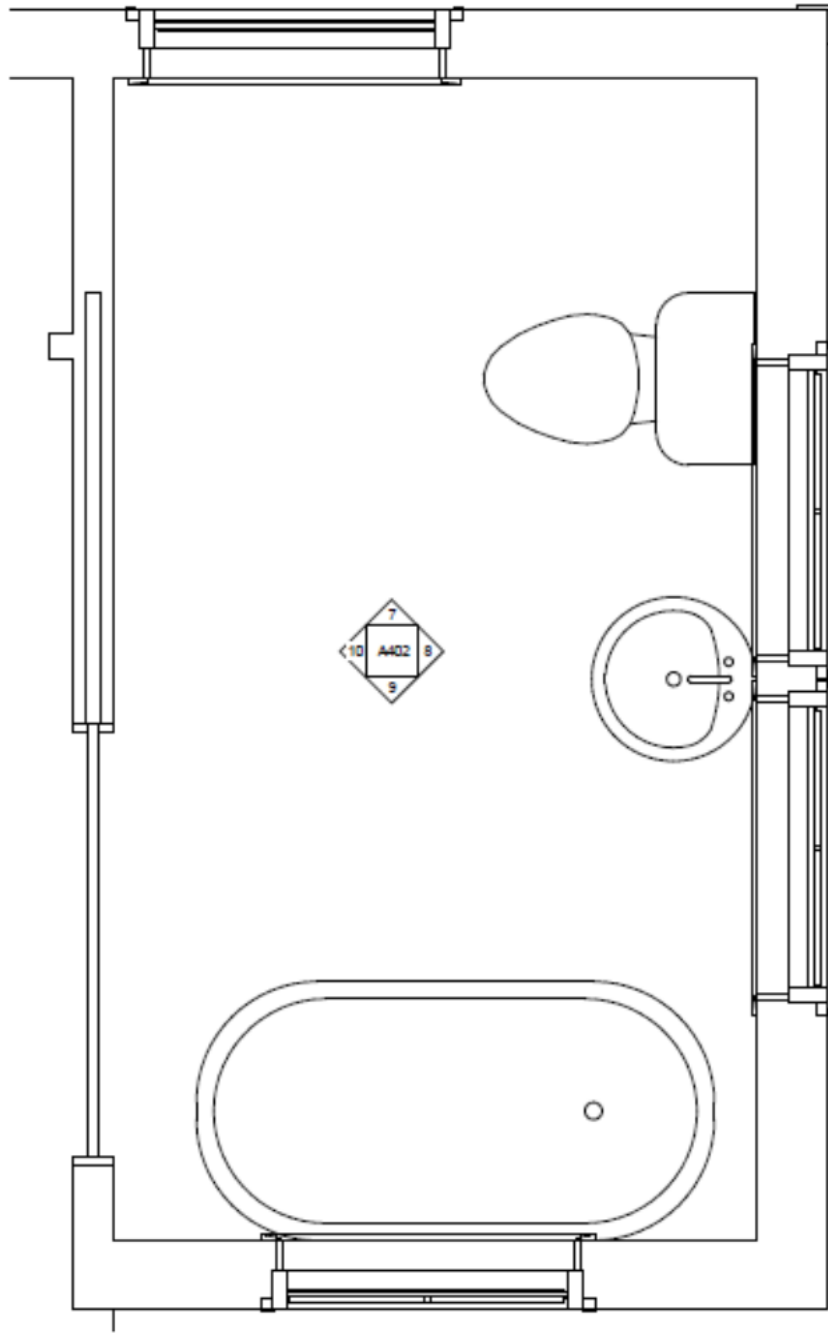


3 WEST ELEVATION
3/16" - 1'-0"

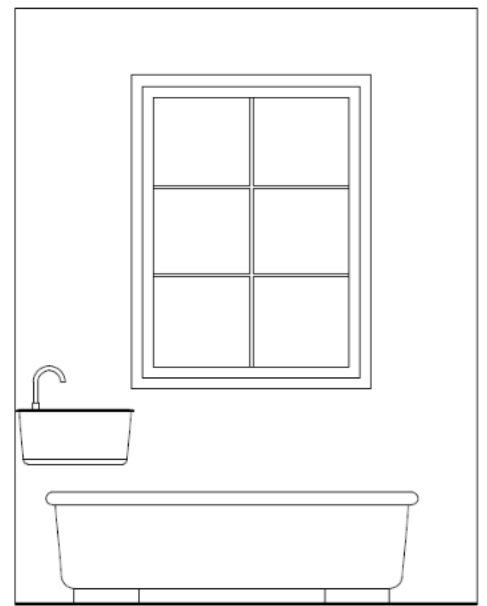
Construction Progress



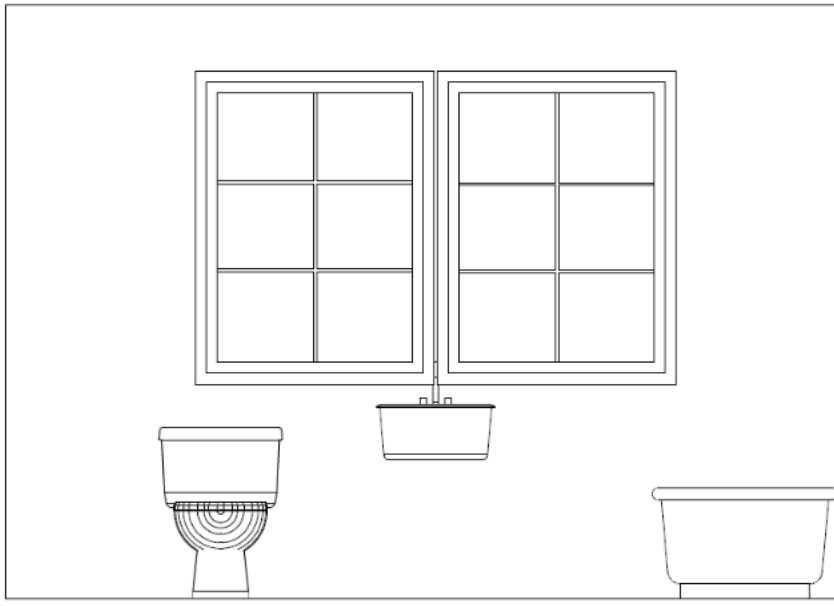
3 BUILDING ELEVATION
3/8" = 1'-0"



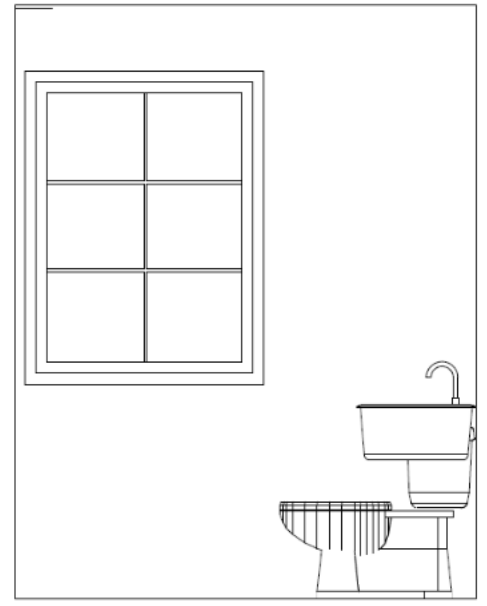
7 EAST ELEVATION
3/4" - 1'-0"



9 SOUTH ELEVATION
3/4" - 1'-0"



8 WEST ELEVATION
3/4" - 1'-0"



10 NORTH ELEVATION
3/4" - 1'-0"

Keys

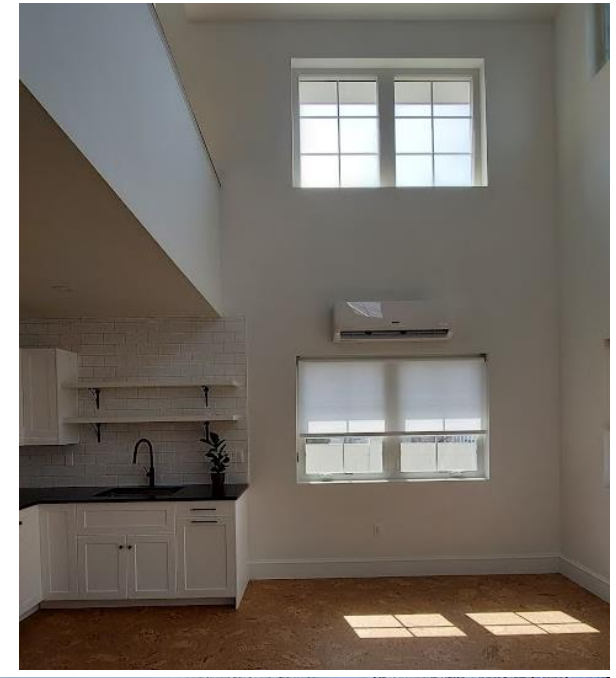


Keys



Keys







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Key Referrals for me:

Building Owner/Tenant/Property Manager

Commercial Developer/Realtors/Hotelier

Director of Facilities/Construction

Private School District Business Administrator

...looking to renovate, add on or build new.