



A specialized architectural practice bringing professional expertise and technical precision to complex, high-end residential projects

Architectural **Vision** + Construction **Execution**

Our quality control and multidisciplinary coordination services are integrated into the development of our build-ready construction layout plans, ensuring that reviewed, coordinated, and approved project information is accurately translated into precise, build-ready layouts.

SERVICES

quality control

We review and coordinate construction drawings and information provided by the project's consultants to identify inconsistencies, unresolved details, conflicts, and potential constructibility issues. Then we work with the project team to resolve these findings before they reach the field, helping prevent costly rework and construction delays.

multidisciplinary coordination

As product selections, specifications, shop drawings, and RFIs evolve throughout the project, we continuously cross-reference, review, coordinate, and verify this information against the original design intent. By performing these technical reviews and coordination activities as part of our integrated process, we help preserve architectural design intent while reducing duplicated efforts and technical coordination demands on the architectural team.

build-ready construction layout plans

We consolidate coordinated and approved project information into comprehensive, streamlined construction layout plans that supplement the construction documents and accurately reflect the project team's decisions. These plans provide clearly defined dimensions, elevations, and precise locations of structural and other building elements, minimizing field interpretation and supporting efficient, accurate construction execution.

Delivered **Value**

Preserving Design Excellence from Concept
Through Construction

to the **architectural firm**

Protection of Architectural Vision

Greater confidence that design intent is preserved through construction.

Reduced Pressure on the Team

More time to focus on design excellence, client relationships, and new projects.

Stronger Architectural Offering

Expanded technical capabilities without increasing permanent staffing.

Elevated Client Experience

Greater confidence in the firm's ability to deliver complex projects.

to the **client**

Protection of Investment

Reduced exposure to avoidable construction conflicts and rework.

Higher Execution Quality

Greater precision in translating design intent into construction.

Greater Predictability

Better control over project duration, budget, and schedule.

Confidence & Peace of Mind

Greater clarity throughout the construction process.

Conceptual Building Section Collage

Traditional construction documents distribute critical building elevations across multiple drawings and project consultants, requiring extensive interpretation and coordination that can lead to inconsistencies and conflicting information.

Our detailed conceptual building section consolidates and cross-references this information into a single coordinated reference, integrating construction means and methods to establish accurate elevations throughout the project.

Resulting to greater precision, consistency, and clarity for the entire project team, reducing repeated interpretation of construction documents.

key coordinated information

Floor assemblies: Diaphragm elevations, floor build-ups, and finish-floor relationships across all levels.

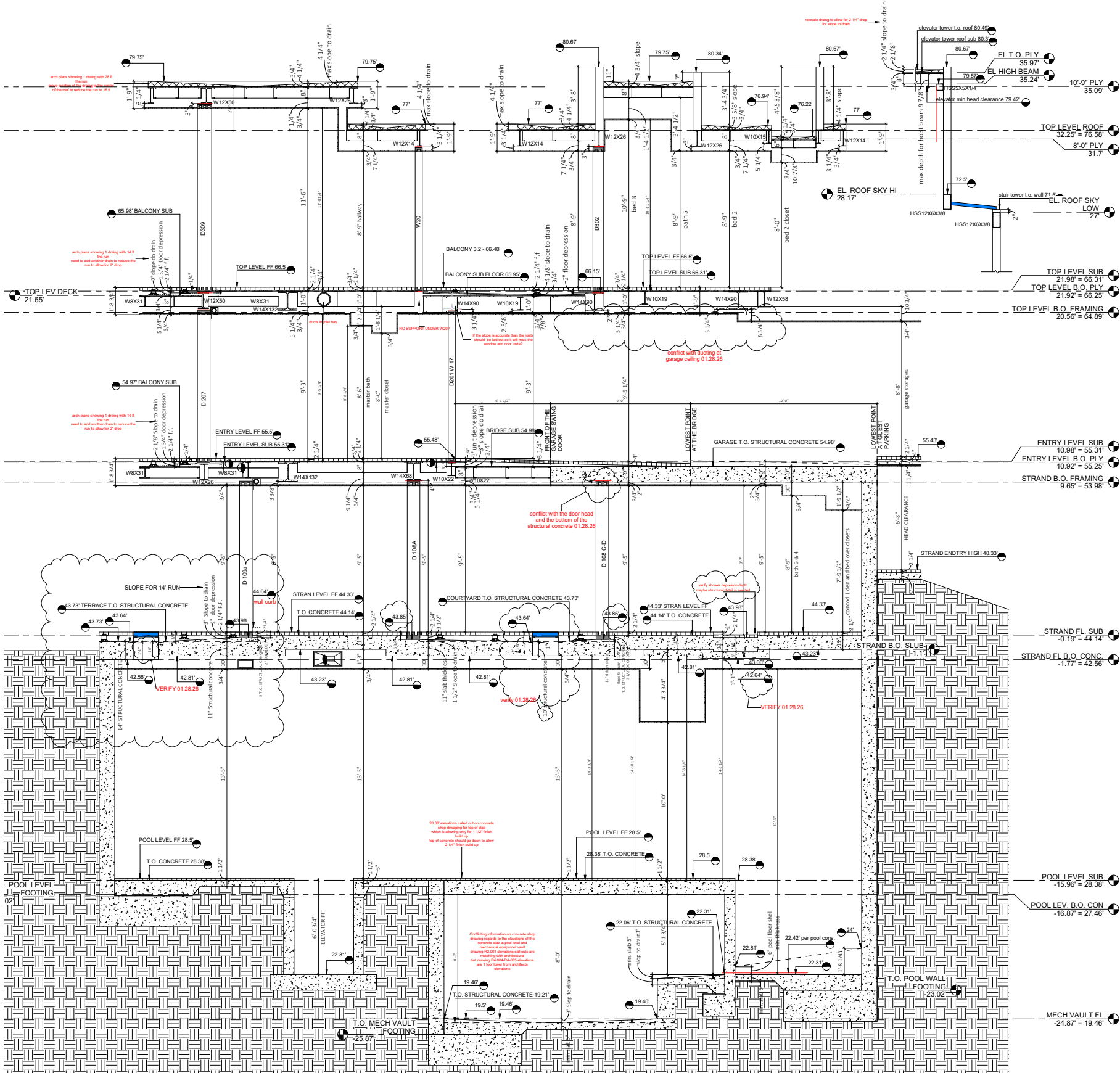
Decks: Elevations, slopes, and floor build-ups aligned with construction means and methods.

Depressions /openings:

Floor depressions for showers and conditions at windows / doors.

Building heights: Maximum building height verification and precise structural member elevations.

Ceiling coordination: Finished ceiling heights and concealed space requirements for roller shades, project consultant systems, and other building components



Structural Layout Plan

Our structural layout plans consolidate and coordinate structural design information with architectural drawings, interiors, project consultant information, shop drawings, and specifications. This process identifies potential conflicts early, supporting timely resolution and reducing costly field modifications.

The resulting plans establish precise three-dimensional locations (X, Y, and Z) of structural elements throughout every building level, supplementing traditional steel and wood shop drawings.

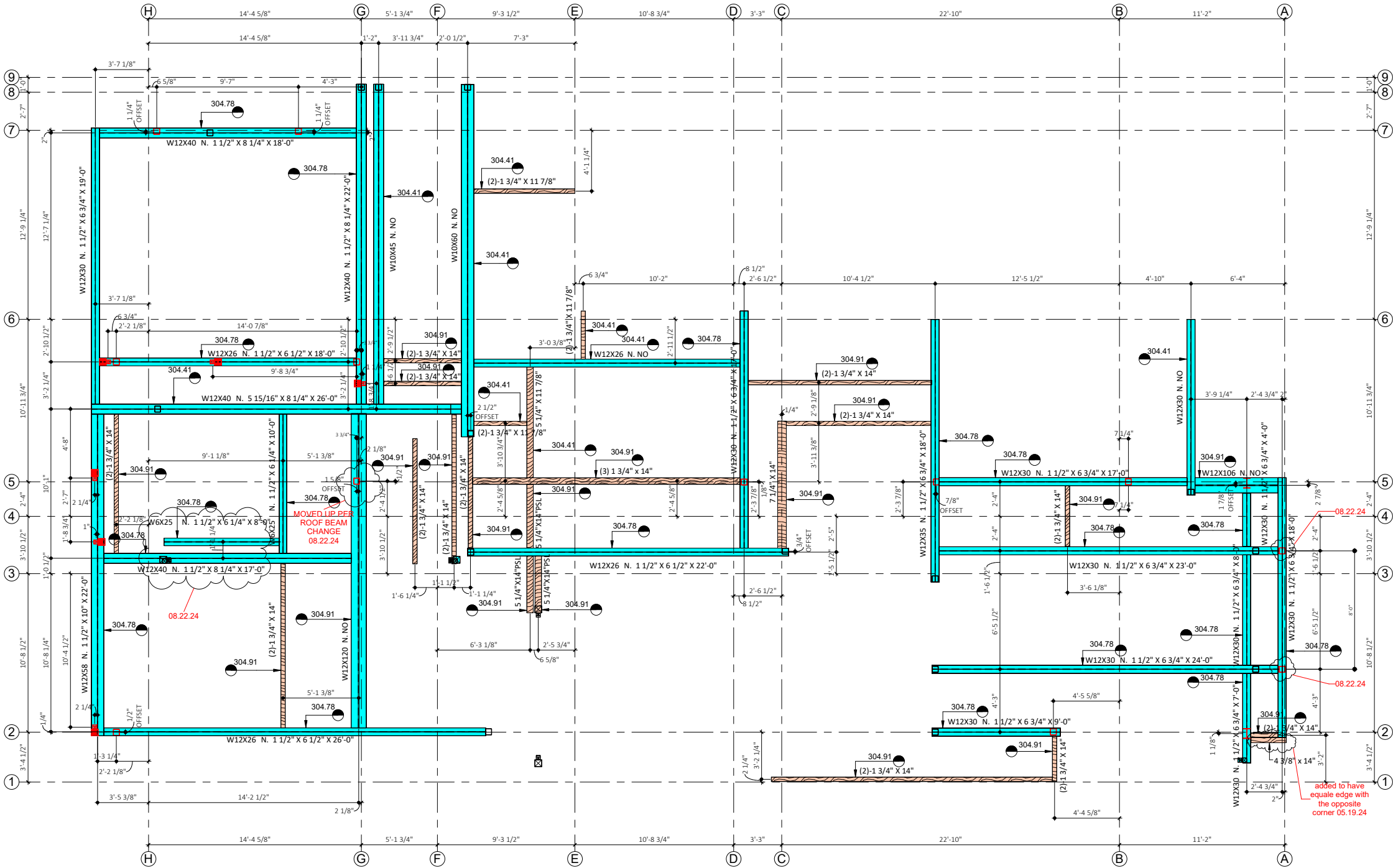
key coordinated information

Wood and steel members: Accurate locations and elevations of beams, posts, and columns.

Structural components: Precise positioning of hold-downs (HDUs), Hardy Frames, and other structural elements.

Conflict resolution:

Alignment of structural layouts with architectural design, interiors, project consultants, shop drawings, and specifications.



Framing

Dimension Plan

Our Framing Dimension Plans translate coordinated construction documents, shop drawings, specifications, site conditions, and construction means and methods into streamlined framing layouts.

These plans establish precise locations and dimensions for rough openings, wall penetrations, backing, building systems, and framing conditions, coordinating structural requirements with building finishes and architectural design intent.

key coordinated information

Windows and doors: Rough openings and header heights

Wall penetrations:
Soap niches, TV niches, and wall-mounted toilets.

Backing and supports:
Wall-mounted fixtures and roller shades.

Ceiling coordination:
Ceiling variations and framing conditions.

Wall assemblies:
Furring and alignment of varying wall build-up thicknesses.

