



**ATELIER AKARI**  
*ARCHITECTURE*

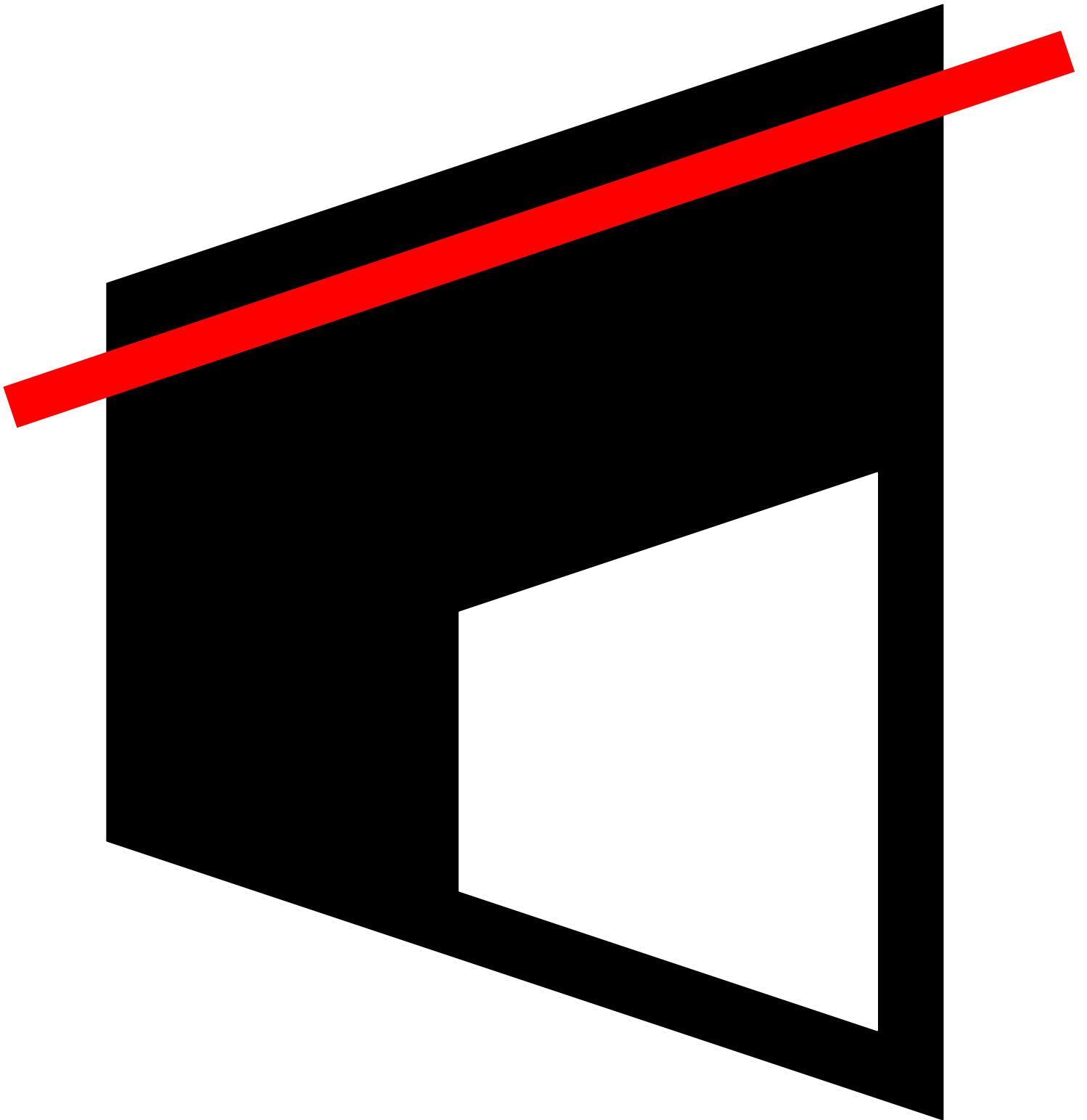
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## ABSTRACT HOUSE A

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After reviewing the philosophies of balance, movement, and editing **Atelier Akari** will overlay abstract geometric forms to define the internal and external spaces.

After determining the forms, redlines are introduced to indicate paths of movement.





# C O N T E N T S

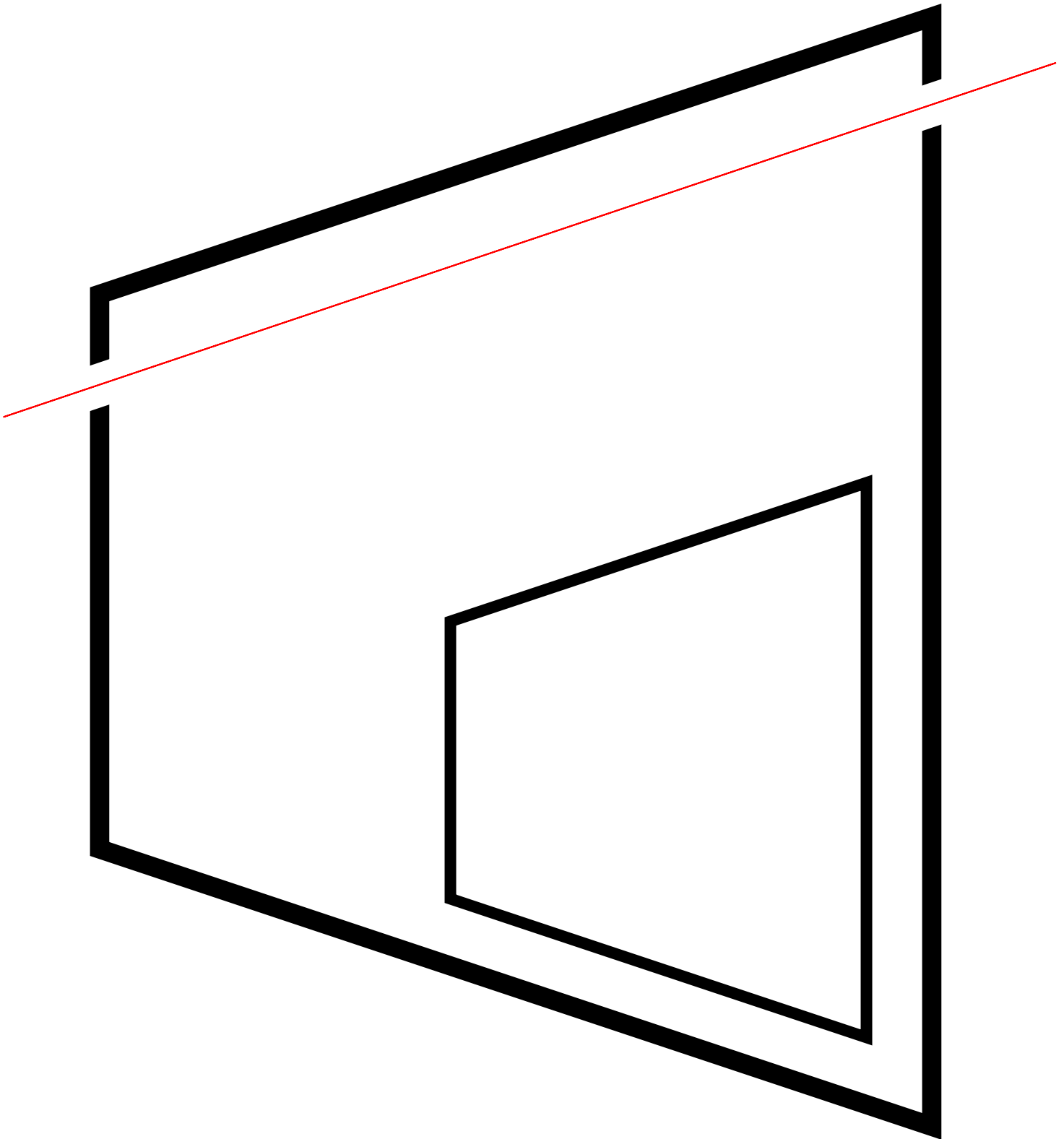
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## ABSTRACT HOUSE A

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After determining the paths, **Atelier Akari** will strengthen the relationship between the internal and external spaces by defining the wall thicknesses.





# PHILOSOPHY

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ATELIER AKARI SPECIALIZES IN SUSTAINABLE RESIDENTIAL ARCHITECTURE WHICH INCLUDES DETACHED HOUSES, TOWNHOUSES, AND APARTMENTS. THE PHILOSOPHIES OF BALANCE, MOVEMENT, AND EDITING ARE EXPLORED BY ALL AKARI PROJECTS, DURING THE PRE-DESIGN SERVICE PHASE.

## BALANCE

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Sustainable architecture is a balance between the materials extracted from our natural environment and the materials used for new construction.

Atelier Akari was created to provide clear and simple sustainable residential architecture; below are the topics discussed with clients.

Land	Building orientation, natural ventilation, landscaping, soil erosion, storm water runoff
Energy	Automated lighting, day lighting devices, roof + wall shading devices, electrical appliances, solar + photovoltaic devices
Water	Rainwater collection, water purification, landscape irrigation, plumbing fixtures, septic systems.
Material	Waste removal, building maintenance + cleaning

## MOVEMENT

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The way clients prefer or choose to move through a space is important to how they will interact with their new home.

Atelier Akari was created to provide residential clients with designs oriented towards the client's preferred means of moving through their home; below are the topics discussed with clients

View	Natural lighting, landscaping, and design elements devices
Horizontal	Corridors and internal hallways
Vertical	Stairs, ramps, and elevators

## EDITING

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Clients who are editing their life can also condense or reorganize their homes and achieve complete, correct, and consistent spaces for living.

Atelier Akari was created to guide residential clients through the process of evaluating rooms, furniture, and equipment that are currently inefficient or underused; below are the topics discussed with clients.

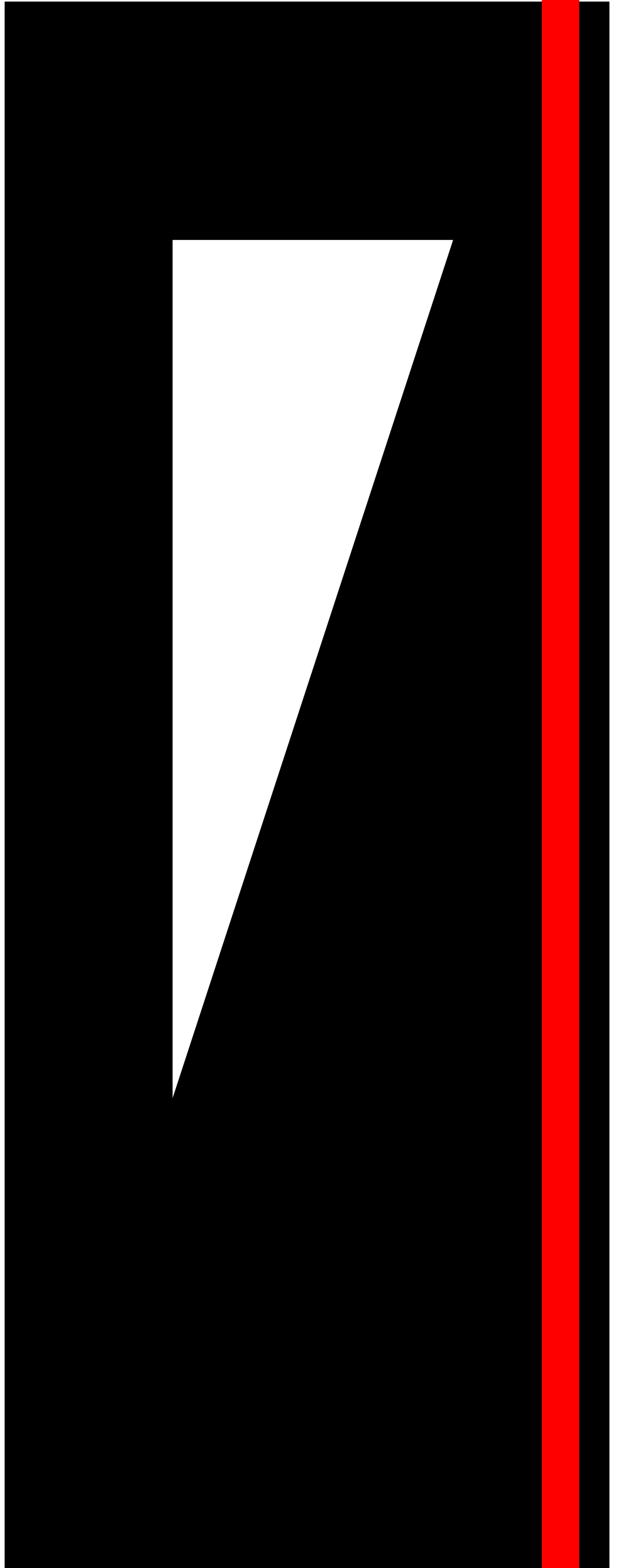
Rooms	Evaluation of the size of rooms that are underused or overused and the number of people using these rooms
Furniture	Evaluation of furniture size, multi-use capacity, and placement
Equipment	Evaluation of outdated equipment, size, and number of people using the equipment

## ABSTRACT HOUSE B

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# SERVICES

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THE SERVICES ARE ORGANIZED INTO STEPS REQUIRED TO DESIGN AND CONSTRUCT A PROJECT. THE FEES ARE BASED ON THE SERVICES AND THE OWNER MAY CHOOSE ALL OR A PORTION OF THE SERVICES IF NEEDED.

## STEP 1: PRE - DESIGN

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Design Consultation	During Schematic Design we will identify the client's need, objectives, and budget for the project. Consultations may be done in person, phone, or "Skype"
Existing Conditions Documentation	If the client's design objective is to create an addition or renovation we will measure and draw the existing building to be used.  If the client's design objective is to create a new building we will analyze the owner provided survey for suitable and unsuitable design areas on the property
Code Research	Using existing conditions documentation and the local zoning and building codes we will identify legal design restrictions that affect items such as building size and height.

## STEP 2: DESIGN

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Schematic Design	During Schematic Design we will create scaled floor plans & elevations using the existing conditions documentation and code research.
Design Development	During Design Development we will use the schematic drawings to determine the structural, mechanical, & electrical designs.
Renderings	Color and 3D renderings will be created by using designs and design development structural information.
Construction Documents	Scaled technical drawings and specifications will be created from the schematic drawings which will be required for permitting and construction of the project.
Interior Design	Scaled interior drawings and specifications will be created using the technical drawings from the construction documents

## STEP 3: PRE-CONSTRUCTION

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Quality Control	Review of the architectural, structural, mechanical, electrical, and plumbing drawings to ensure completeness of design and coordination of all disciplines with each other.
Permitting	During permitting and plans processing we will deposit drawings with the building department and Water/Sewer department. After submittal we will track and respond to comments regarding the drawings.
Bidding	During bidding assistance and negotiation we will prepare bid drawings and forms for contractors bidding on the project. After selection we will aid in the appointment of the contractor and arranging site handover to the contractor

## STEP 4: CONSTRUCTION

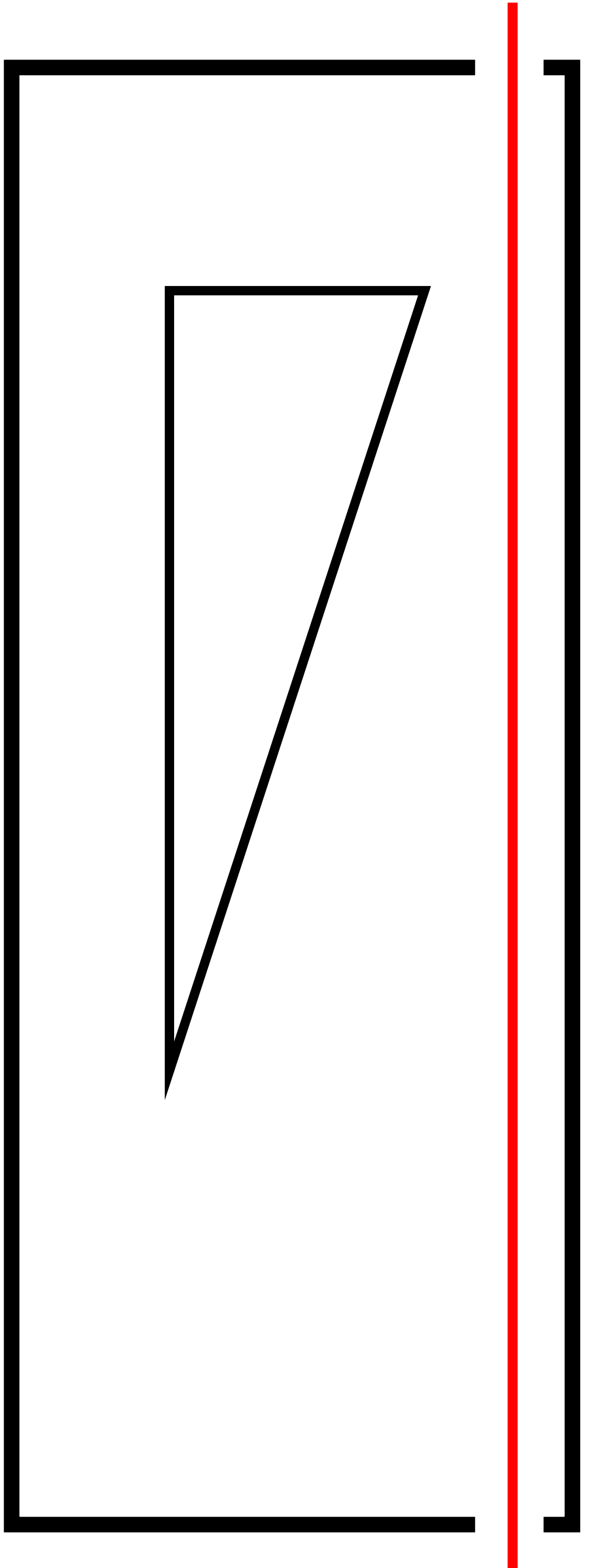
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Construction Administration	During construction we will aid in the preparation of documents regarding construction communication, interpretation of drawing intentions, changes during construction, price adjustments and overall monitoring of contractor's work for conformance with drawings.
Project Closeout:	Before construction completion we will prepare a document comparing the drawings to what was actually constructed, organization of maintenance manuals, and creation of record documents.

## ABSTRACT HOUSE B

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After determining the paths, **Atelier Akari** will strengthen the relationship between the internal and external spaces by defining the wall thicknesses.







# FEES

THE OWNER WILL BE INVOICED EVERY TWO WEEKS. PLANS AND SPECIFICATIONS FOR PERMITTING, BIDDING, OR CONSTRUCTION WILL NOT BE RELEASED UNTIL ALL PREVIOUS BALANCES ARE PAID IN FULL. THE FEES WILL BE DETERMINED BY THE SERVICES SELECTED

**REIMBURSABLE FEES:** In addition to the fees reimbursable expenses will be billed at the actual cost x 1.15 (+15%). Reimbursable expenses include but are not limited to in office printing/reproduction, photographs, express mail services, Messenger services, and drawings supplies.

## FEES: PRE - DESIGN

Design Consultation	One-time fee of \$250.00
Existing Conditions Documentation	Addition / Renovation Measuring: \$1.25 Per Square Foot New building survey analysis: \$95.00 per hour. Not to exceed \$3,895 (or 1 week depending on complexity).
Code Research	\$150.00 per hour. Not to exceed \$1,500.00 (or 1 day depending on complexity)

## FEES: DESIGN

Schematic Design + Design Development			Construction Documents		
House Size (s.f.)	x	Cost per s.f.	House Size (s.f.)	x	Cost per s.f.
1,000 – 1,999	s.f.	\$1.60 per s.f.	1,000 – 1,999	s.f.	\$3.30 per s.f.
2,000 – 2,999	s.f.	\$1.65 per s.f.	2,000 – 2,999	s.f.	\$3.35 per s.f.
3,000 – 4,999	s.f.	\$1.70 per s.f.	3,000 – 4,999	s.f.	\$3.40 per s.f.
Above 5,000	s.f.	\$1.90 per s.f.	Above 5,000	s.f.	\$3.60 per s.f.

Renderings			Interior Design		
House Size (s.f.)	x	Cost per s.f.	House Size (s.f.)	x	Cost per s.f.
1,000 – 1,999	s.f.	\$2.25 per s.f.	1,000 – 1,999	s.f.	\$1.65 per s.f.
2,000 – 2,999	s.f.	\$2.45 per s.f.	2,000 – 2,999	s.f.	\$1.70 per s.f.
3,000 – 4,999	s.f.	\$3.65 per s.f.	3,000 – 4,999	s.f.	\$1.75 per s.f.
Above 5,000	s.f.	\$5.25 per s.f.	Above 5,000	s.f.	\$1.95 per s.f.

## FEES: PRE - CONSTRUCTION

Quality Control + Permitting			Bidding		
House Size (s.f.)	x	Cost per s.f.	House Size (s.f.)	x	Cost per s.f.
1,000 – 1,999	s.f.	\$0.60 per s.f.	1,000 – 1,999	s.f.	\$0.40 per s.f.
2,000 – 2,999	s.f.	\$0.65 per s.f.	2,000 – 2,999	s.f.	\$0.45 per s.f.
3,000 – 4,999	s.f.	\$0.70 per s.f.	3,000 – 4,999	s.f.	\$0.50 per s.f.
Above 5,000	s.f.	\$0.90 per s.f.	Above 5,000	s.f.	\$0.55 per s.f.

## FEES: CONSTRUCTION Per Month

Construction Administration – Site to Floors (duration 5 months)			Construction Administration – Floors to Roof (duration 5 months)		
House Size (s.f.)	x	Cost per s.f.	House Size (s.f.)	x	Cost per s.f.
1,000 – 1,999	s.f.	\$0.60 per s.f.	1,000 – 1,999	s.f.	\$0.55 per s.f.
2,000 – 2,999	s.f.	\$0.65 per s.f.	2,000 – 2,999	s.f.	\$0.60 per s.f.
3,000 – 4,999	s.f.	\$0.70 per s.f.	3,000 – 4,999	s.f.	\$0.65 per s.f.
Above 5,000	s.f.	\$0.90 per s.f.	Above 5,000	s.f.	\$0.85 per s.f.

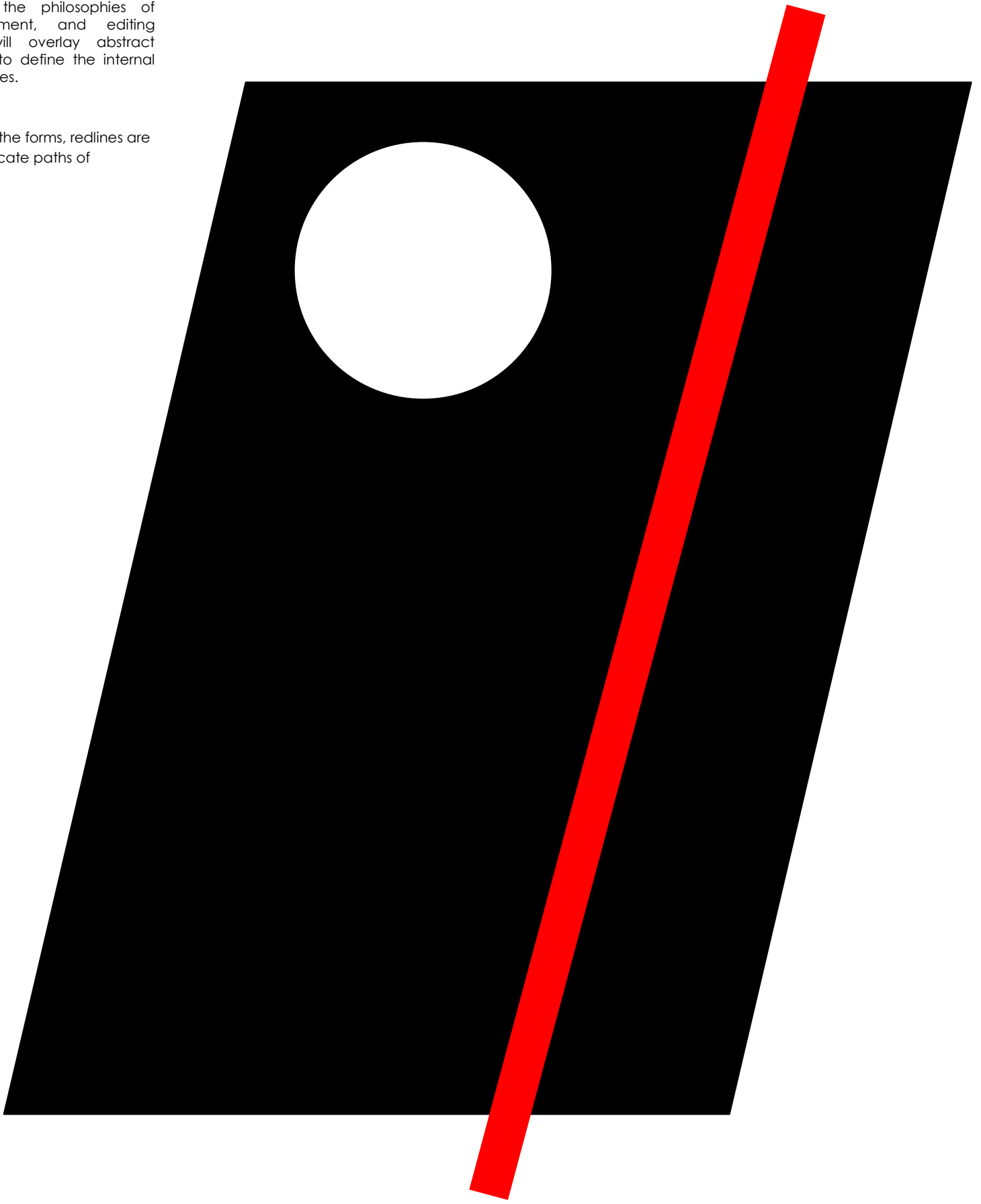
Construction Administration – Interiors (duration 3 months)			Project Close out (duration 1 month)		
House Size (s.f.)	x	Cost per s.f.	House Size (s.f.)	x	Cost per s.f.
1,000 – 1,999	s.f.	\$0.50 per s.f.	1,000 – 1,999	s.f.	\$0.45 per s.f.
2,000 – 2,999	s.f.	\$0.55 per s.f.	2,000 – 2,999	s.f.	\$0.50 per s.f.
3,000 – 4,999	s.f.	\$0.60 per s.f.	3,000 – 4,999	s.f.	\$0.55 per s.f.
Above 5,000	s.f.	\$0.80 per s.f.	Above 5,000	s.f.	\$0.75 per s.f.

## ABSTRACT HOUSE C

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After reviewing the philosophies of balance, movement, and editing **Atelier Akari** will overlay abstract geometric forms to define the internal and external spaces.

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# CONTACT

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ATELIER AKARI IS A MULTINATIONAL AND MULTILANGUAGE FIRM THAT SPECIALIZES IN THE SUSTAINABLE RESIDENTIAL HOUSING MARKETS OF MIAMI, PARIS, + TOKYO

## TEAM

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Atelier Akari was created to provide an environment of learning and growth. We recognize that with growth comes change and as so our team members are encouraged to never stop evolving.

### In Office Positions

Architect / Designer level I II III, Second-year Intern,  
Business Development Manger

### Out of Office Positions

Landscape Architect, Structural Engineer, MEP engineer,  
Civil Engineer, Audio Visual Engineer, Lighting Automation  
Engineer, IT Manager, Accountant, Human  
Resource/Payroll Manager

## EMPLOYMENT

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Employment inquiries must send Carbonmade link, 2-page Letter of motivation and CV to the attention of New Hire via email.

Sample portfolios must be created via the free online portfolio website [www.carbonmade.com](http://www.carbonmade.com).

Letters of Motivation must explain the desire to join a residential architectural firm that specializes in sustainable design and life editing.

### Copy Writer Part time:

Position Description: Writer will create website updates, biographies, employee manual updates, office standard updates, press releases, text for publications, text for project reports and work alongside with project team members

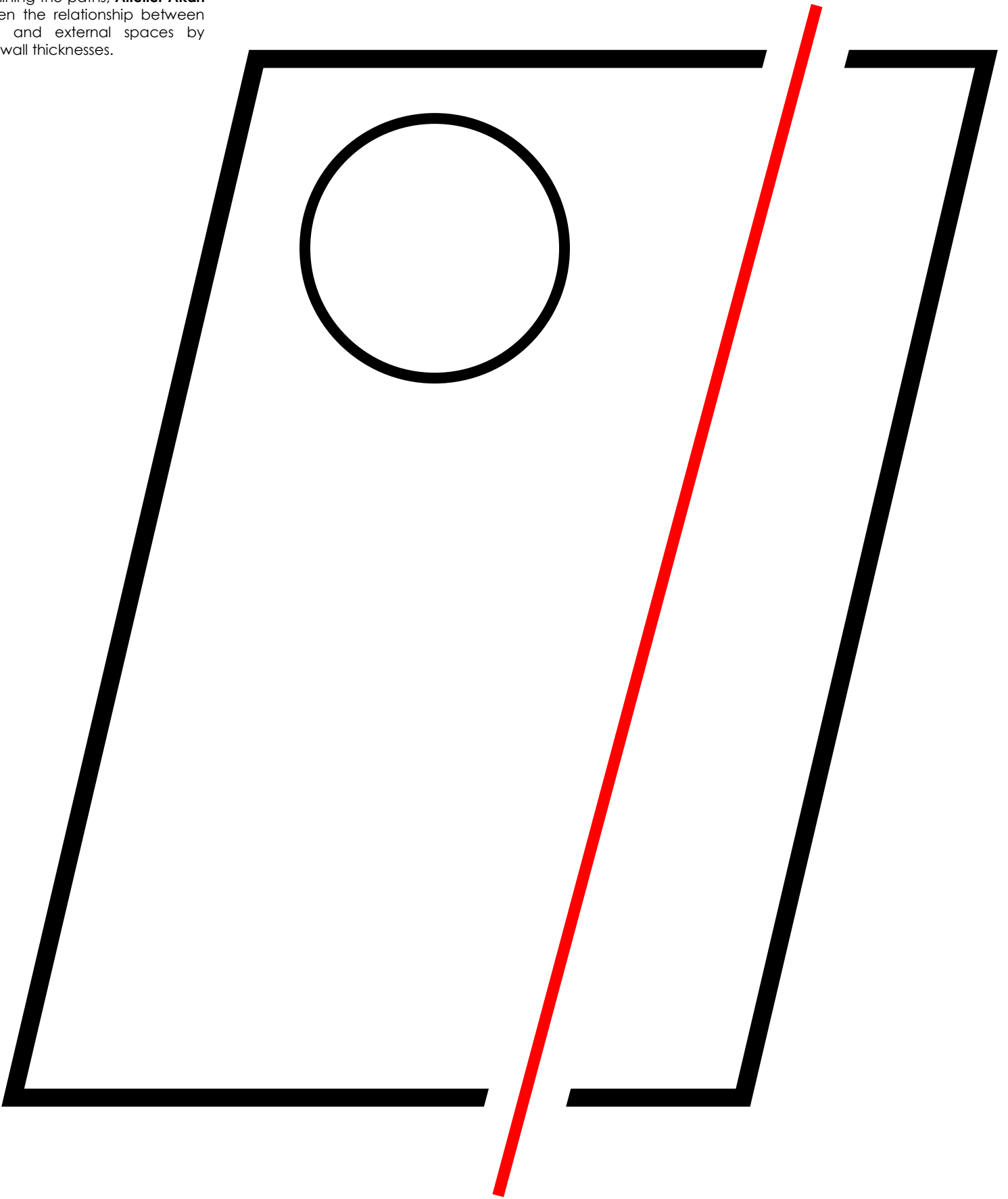
### Graphic Designer Part time:

Position Description: Designer will work with Printed + Digital client presentations, Website Content, Portfolio Material, Tracking digital equipment, and administrative duties

## ABSTRACT HOUSE C

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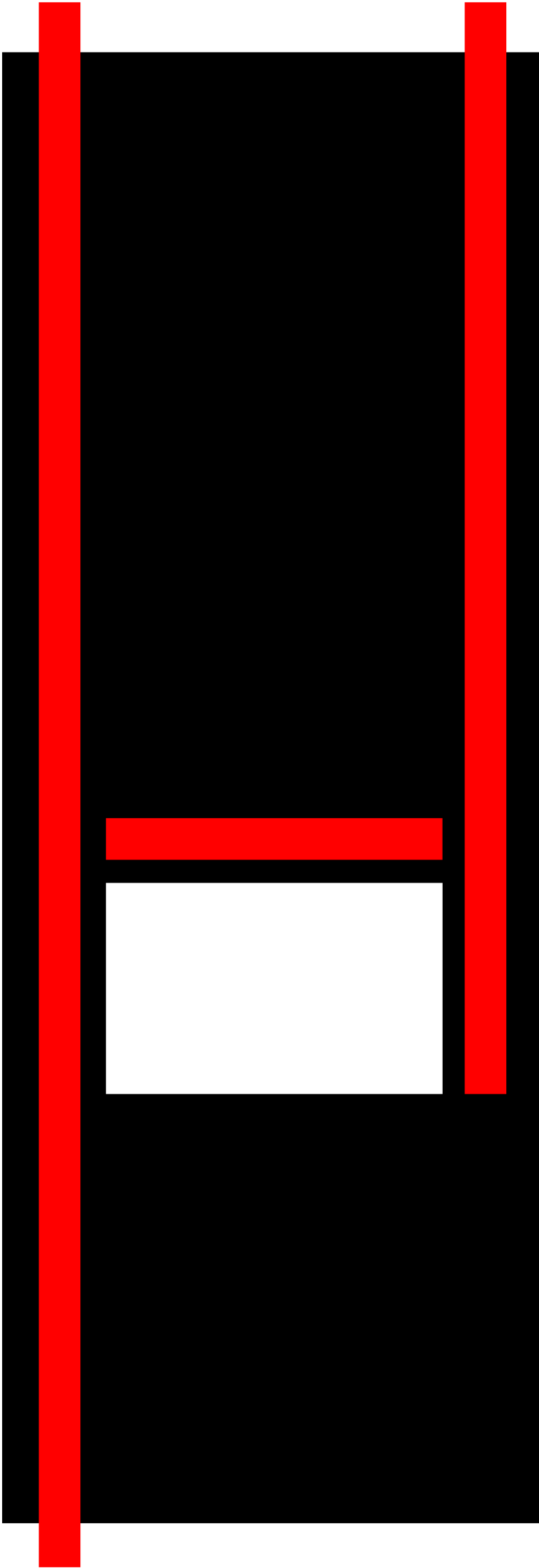
# SAMPLE PROJECT

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## ABSTRACT HOUSE

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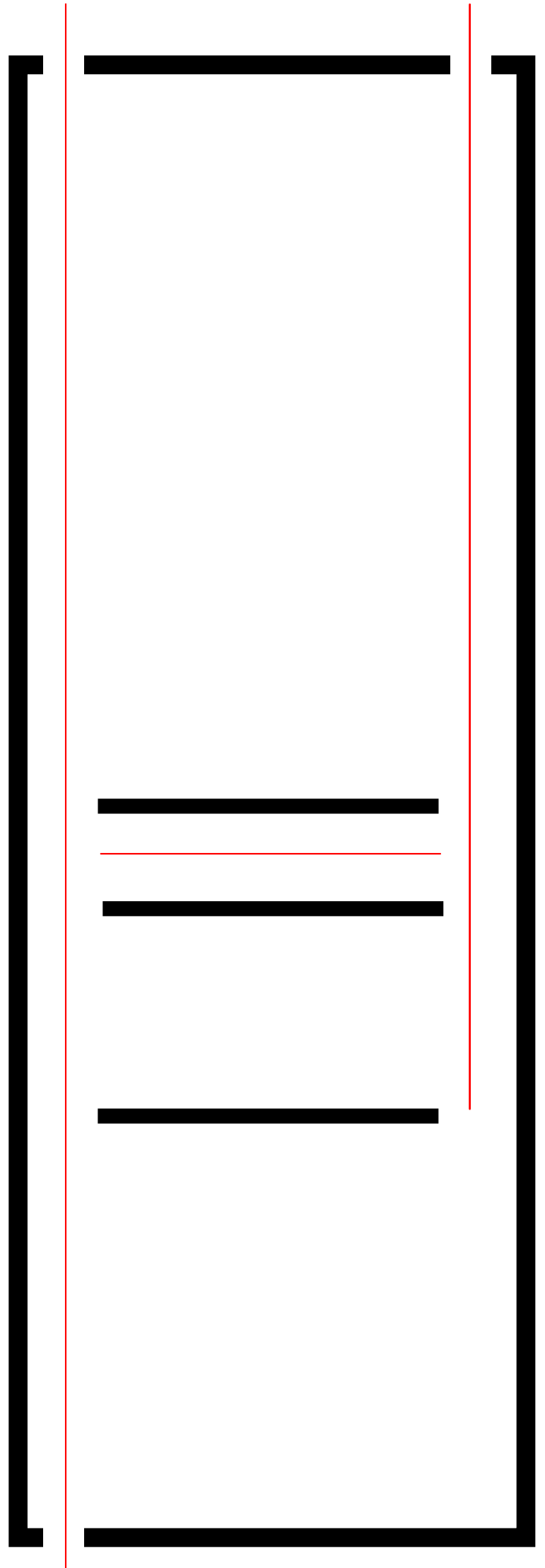
Abstract compositions of black and white rectangles were overlaid to express the internal and external spaces. Movement is represented by red vertical and horizontal bars



## ABSTRACT HOUSE

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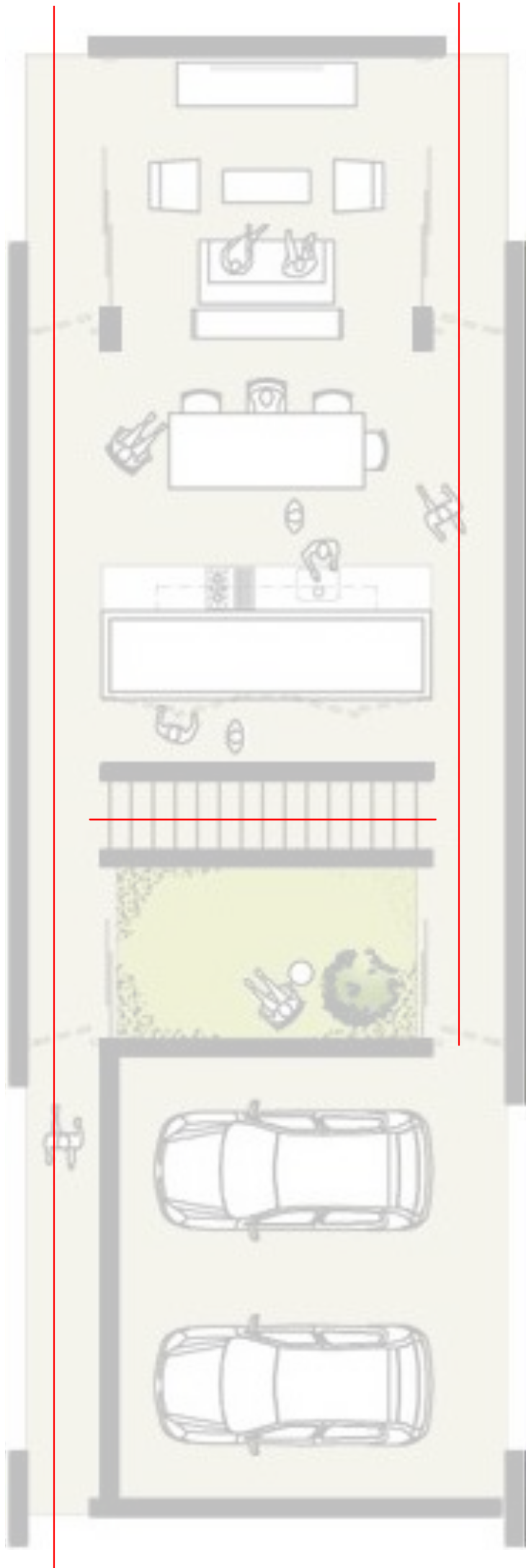
Wall thicknesses were defined around the perimeter and center rectangles. Movement was further defined by thin red bars breaking through the walls



## ABSTRACT HOUSE First Floor

Living spaces were introduced in between the wall thickness. Descending from the top:

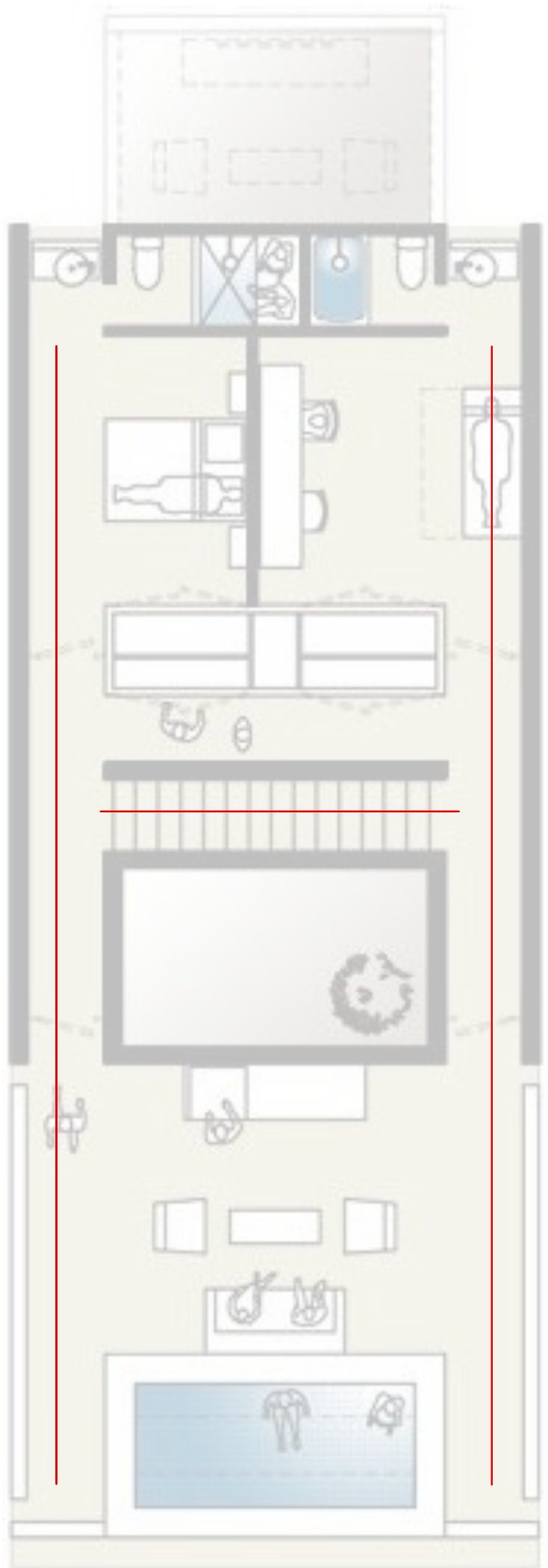
Living Room  
Dining  
Kitchen  
Storage  
Hallway  
Stair  
Courtyard  
Garage



## ABSTRACT HOUSE Second Floor

Living spaces were introduced in between the wall thickness. Descending from the top:

- Living Room Below
- Bathrooms
- Bedrooms
- Storage
- Hallway
- Stair
- Courtyard Below
- Terrace

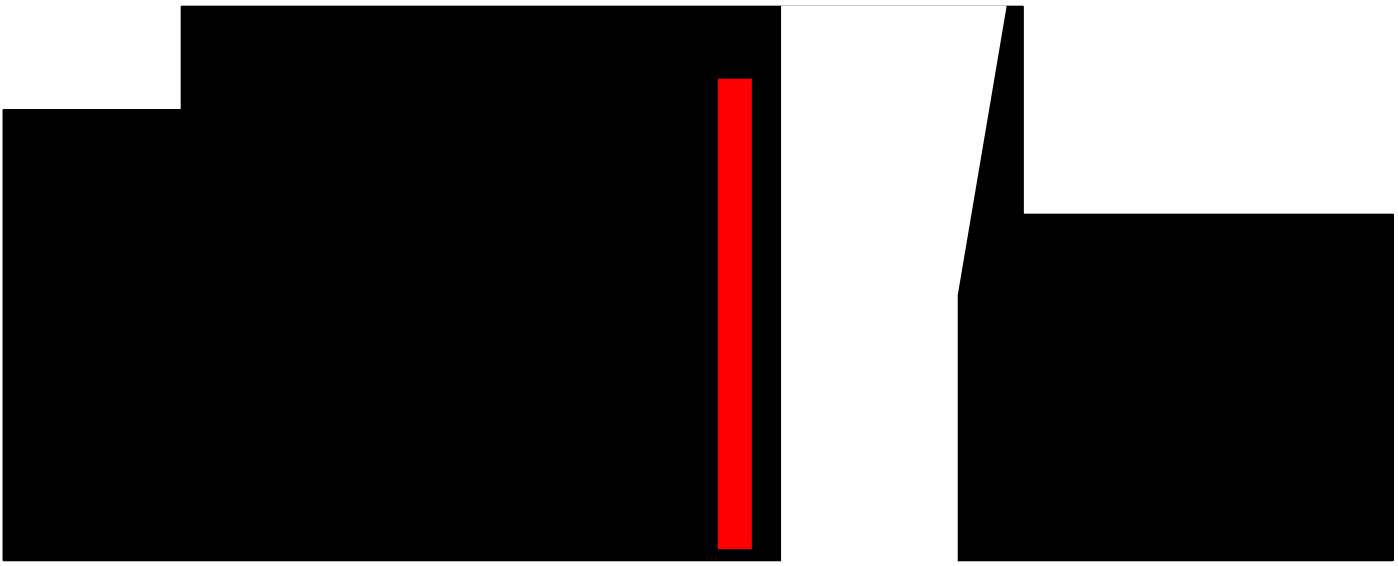




## ABSTRACT HOUSE Section

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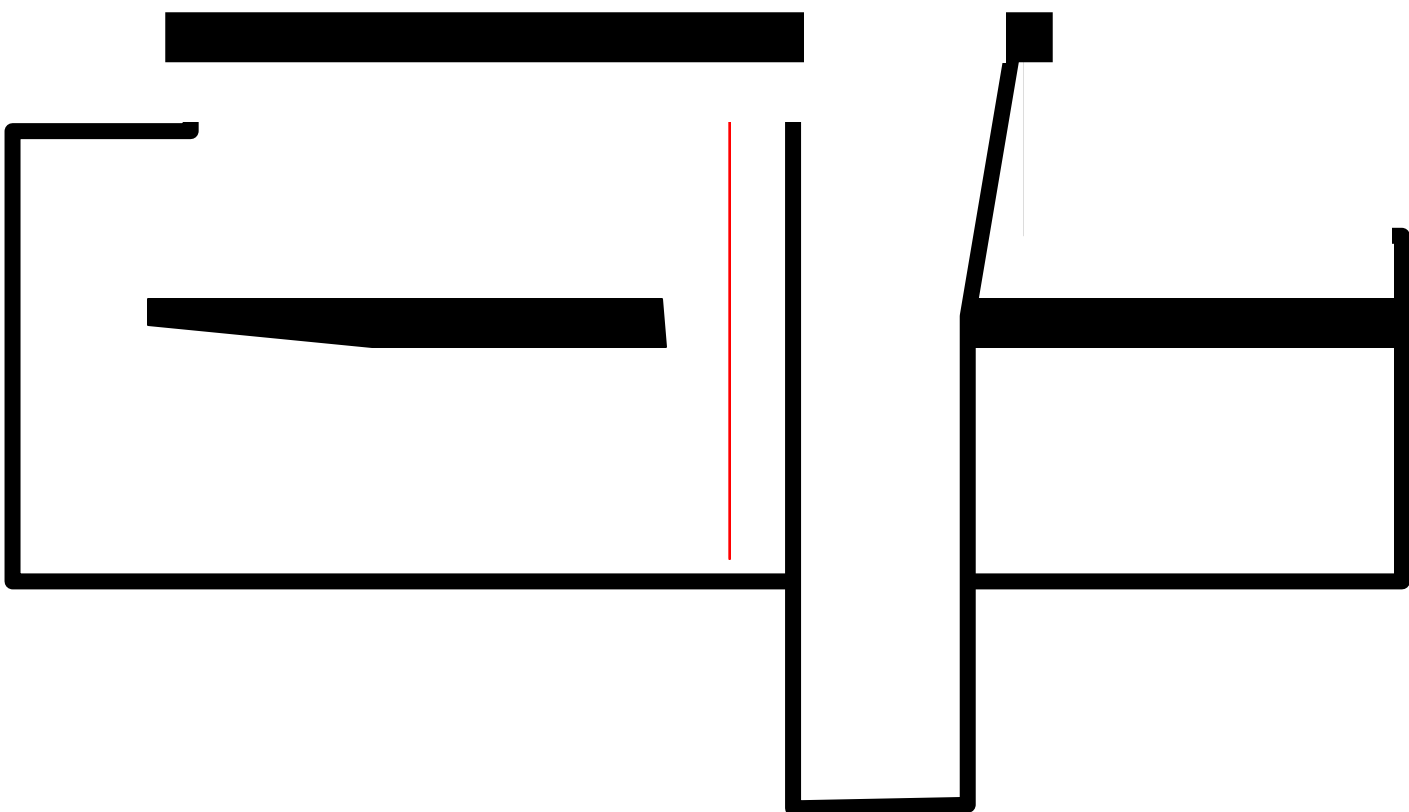
Abstract compositions of black rectangles were bisected by a white rectangle with an acute angle. Movement is represented by a red vertical bar



## ABSTRACT HOUSE Section

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Walls were defined by thin black bars and floors by thick black bars.



## ABSTRACT HOUSE Section Rendering

Living spaces were introduced in between the wall thickness.

First floor from left to right:

Living Room  
Dining  
Kitchen  
Storage  
Hallway  
Stair  
Courtyard/ Cistern Below  
Garage

Second floor from left to right:

Living Room Below  
Bathrooms  
Bedrooms  
Storage  
Hallway  
Stair  
Courtyard Below  
Terrace

