

Advanced
ARCHITECTURAL
Applications

ARCODEV ARCHITECTS, P.C.

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ARCODEV ARCHITECTS, P.C. is proud to share with you the services we provide in the architectural and construction industries. This brochure is only a small sample of our abilities.

We are a full service architectural firm. We work closely with our clients throughout every phase of the project, including preliminary designs, construction documents, and administration.

We also provide professional consultant services such as independent project reviews and construction observations.

Our advanced technology services include 3D modeling, project/site superimpositions, and computer generated walk-throughs. All of these services result in much clearer communication of ideas for your project.

If you have any questions or would like more information, please don't hesitate to contact us. We would be more than happy to discuss the possibilities.

Sincerely,
ARCODEV ARCHITECTS, P.C.

Norman L. Herman, N.C.A.R.B.

PROFESSIONAL SERVICES

- site design
- building design
- design development
- construction documents
- construction administration

- project reviews
- construction observations

- 3d modeling
- project/site superimpositions
- walk-throughs
- fly-bys
- project imaging



Previous Projects

Yucaipa Oak Retail Center
Saturn of Denver
Hunters Hill Amoco
Grease Monkey
Ken Caryl Baptist Church
Stroh Ranch Grease Monkey/Car Wash
Big O Tires - Palm Desert
Maurices
Flatiron Crossing
Stonegate
Saddle Rock
Breeze Thru Car Wash
Fort Collins Grease Monkey & Car Wash
Washtime Car Wash
Saddleback Square Retail Center
Golden Grease Monkey & Car Wash
Windsor Grease Monkey & Car Wash

Yucaipa Oak Retail Center

Automotive Development Group
Yucaipa, California

Site Data:

| | |
|--------------------|-------------------------|
| Building Coverage: | 34,672 SF (22.5%) |
| Paving Area: | 77,657 SF (50.4%) |
| Sidewalk Area: | 10,825 SF (7.0%) |
| Landscaped Area: | 30,984 SF (20.1%) |
| Total Site Area: | 154,138 SF (3.54 Acres) |

Parking Analysis:

| | |
|-------------------------|--------------------|
| Total Building Area: | 34,672 SF |
| Parking Required: | 1/250 = 139 Spaces |
| Parking Provided: | 172 Spaces |
| HC Spaces Required: | 1/25 = 6 Spaces |
| HC Spaces Provided: | 9 Spaces |
| Loading Zones Req'd: | 1/5,000 = 7 Spaces |
| Loading Zones Provided: | 7 Spaces |

Truck Turn Analysis:

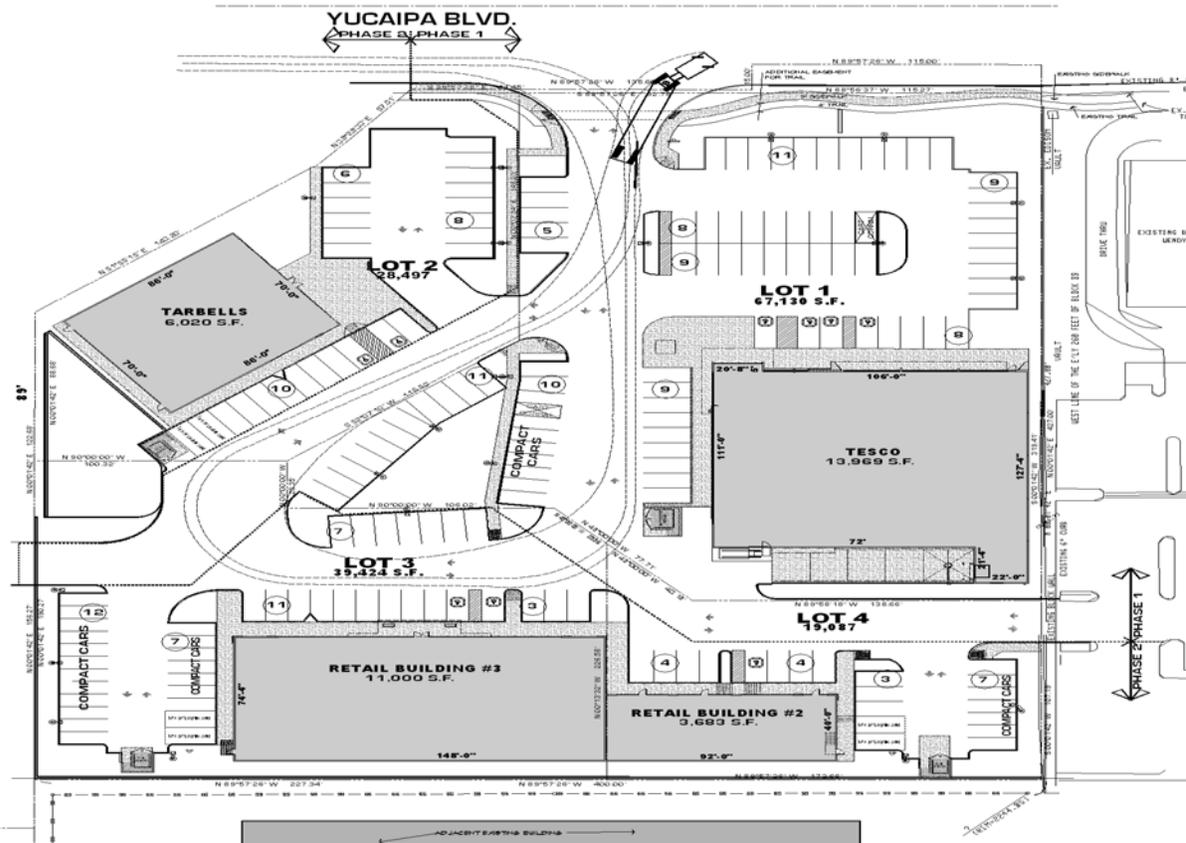
WB-67 Truck Turn Analysis Complete
AASHTO 2001 (US)

DESCRIPTION

Proposed 34,000 SF retail center in Yucaipa, CA. The project consisted of master planning an existing parcel including the sub-division into 4 separate lots. Programming for the site included Tarbell Realtors, Tesco's Fresh and Easy retail store and nearly 15,000 SF of additional retail space.

Engineering of the site required an analysis of existing grades to tie into adjacent property, parking requirements based on building areas and usage, as well as traffic flow for users, customers and truck deliveries.

The site was designed to provide both vehicular and pedestrian access to the site through the incorporation of interior drives and landscaped paths while maintaining excellent visibility of the users. Given the access requirements, maneuverability played a large role in this site design.



SITE PLAN

Saturn of Denver

Phil Long Dealerships
Denver, Colorado

Building Area:

Original Facility: 19,956 SF
Addition: 31,225 SF
Total: 46,181 SF

Major Materials:

Tilt-up Concrete Panels
Dryvit
Steel



DESCRIPTION

The existing Saturn Facility is located in Southwest Denver. The program consisted of doubling the size of the current showroom, providing an additional 10,000 SF of office/ administration, adding 10 more service bays, and doubling the parts storage area. An automated car wash was also added.

The design of the addition was simply to match the existing building. Adding dryvit to the facade was new, but still maintained the existing Saturn image. The canopies at each entry and the Saturn signage comes straight from the Saturn group.



NEW ADDITION

The new facility greatly increases the amount of space for Saturn to operate, both inside and outside. A large amount of site planning was done to provide more better display pads and to provide additional room for product.



INTERIOR

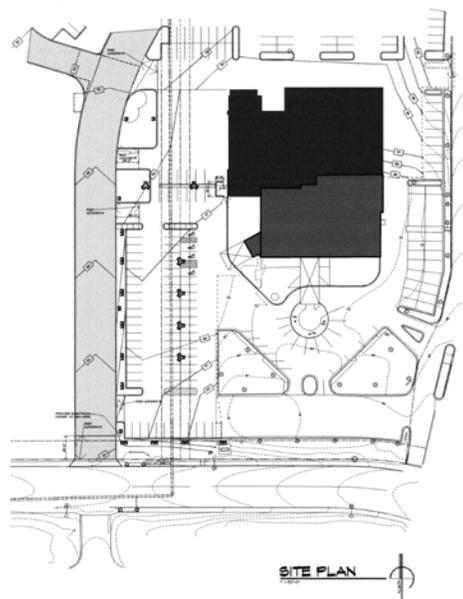


WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS



SITE PLAN

SITE PLAN

Hunters Hill Amoco

Western Standard Services Company
Denver, Colorado

Building Area:

8,500 SF + Canopy

Major Materials:

Concrete Block
Steel
Brick
Wood

DESCRIPTION

The Amoco Station at Hunters Hill is located just south of Denver. The program for this project included 2,300 SF of convenience store space, 6,200 SF of service dept with 5 bays, a car wash, and 4 pumps.

Like several of the other Amoco stations we've done, this facility isn't designed to look like every other gas/service station. Hunters Hill is a residential area, so our intention was to build a building that resembled a house rather than a typical gas station. The overall scale is similar to that of a residence. The materials used and the details are also similar to those typically associated with houses.

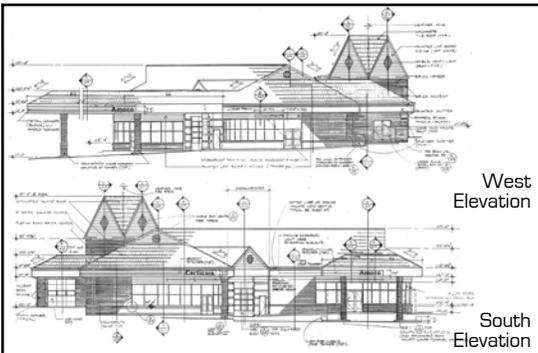
The project was completed in 1989.



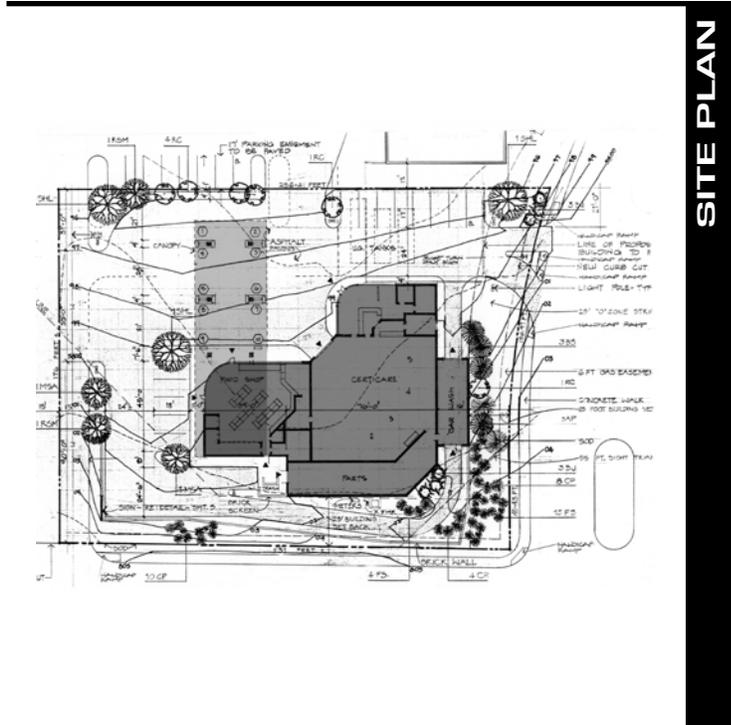
CANOPY / C. STORE



SERVICE CENTER



ELEVATIONS



SITE PLAN

Grease Monkey

Grease Monkey
Thornton, Colorado

Building Area:

2,000 SF

Major Materials:

Standing Seam Metal Roof

Concrete Block

Brick

Dryvit

DESCRIPTION

This Grease Monkey is located just north of Denver in Thornton. It consists of three service bays with underground service trenches and a small operating office.

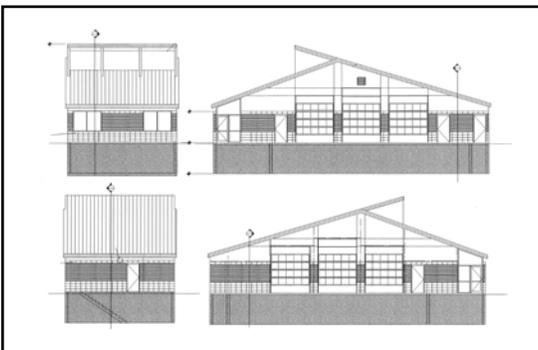
This type of project is basically designed by the national headquarters. We then provided those aspects of the job that require a local firm. Some of those functions include site integration, submittals to the local building department, and any design modifications requested by the owner.



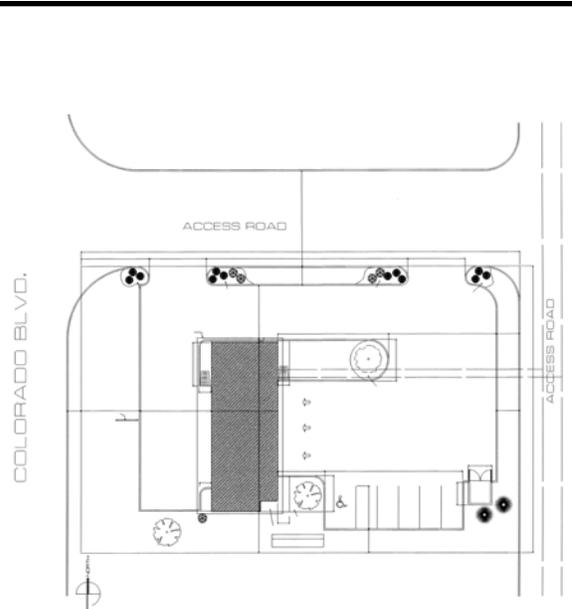
W. ELEVATION



N. ELEVATION



ELEVATIONS



SITE PLAN

Ken Caryl Baptist Church

Ken Caryl Baptist Church
Littleton, Colorado

Building Area:
 Original Facility: 16,920 SF
 Addition: 15,820 SF
 Total: 32,740 SF

Major Materials:
 Metal Framing
 Wood Siding
 Drywit

DESCRIPTION

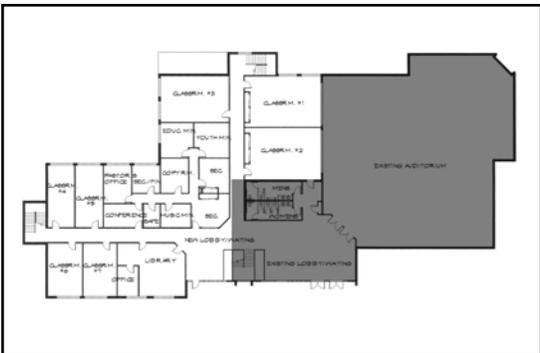
The Ken Caryl Baptist Church is located in Southwest Denver. This existing building contains an auditorium, fellowship hall, 6 classrooms, and a kitchen. The new addition nearly doubles the overall building size and includes 15 new classrooms, a music room, a multi-purpose room, a library, and several administrative offices.

The church is located within a residential neighborhood. The design of the existing facility is finished with materials similar to those normally associated with houses. The addition is designed to blend in with the existing structure. The finish materials will match the existing.

The planning phase of this project is complete. The working drawings have not yet been started.



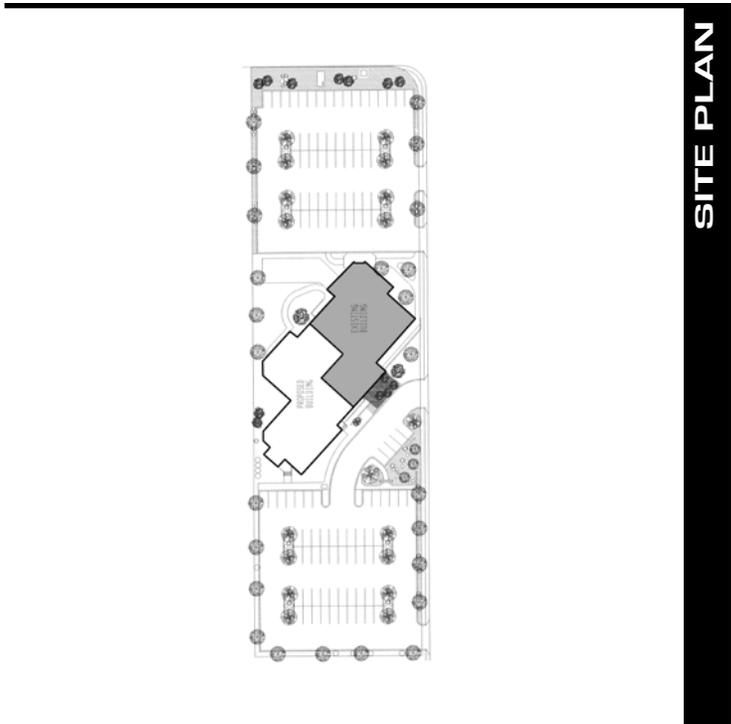
NE. ELEVATION



SECOND FLOOR



FIRST FLOOR



SITE PLAN

GREASE MONKEY / CAR WASH

Stroh Ranch
Parker, Colorado

Building Area:
6,000 SF

Major Materials:
Thru-Wall Structural Brick
EIFS
Galvalume Standing-Seam Metal Roof

DESCRIPTION

This Grease Monkey/Car Wash combo building is located just south of Denver in the Town of Parker. The building consists of 3 quick-lube service bays and 2 automatic wash bays.

The two distinct uses of the building are visible by the two legs of the building; a standard Grease Monkey layout on one end, and a standard 2-bay car wash on the other. The mechanical room for the car wash connects the two uses together, resulting in a complete design for both services.

The building design was developed by incorporating elements from the overall shopping center design. Thru-wall structural brick was used to provide for both the buildings structure, as well as the exterior finish of the building.



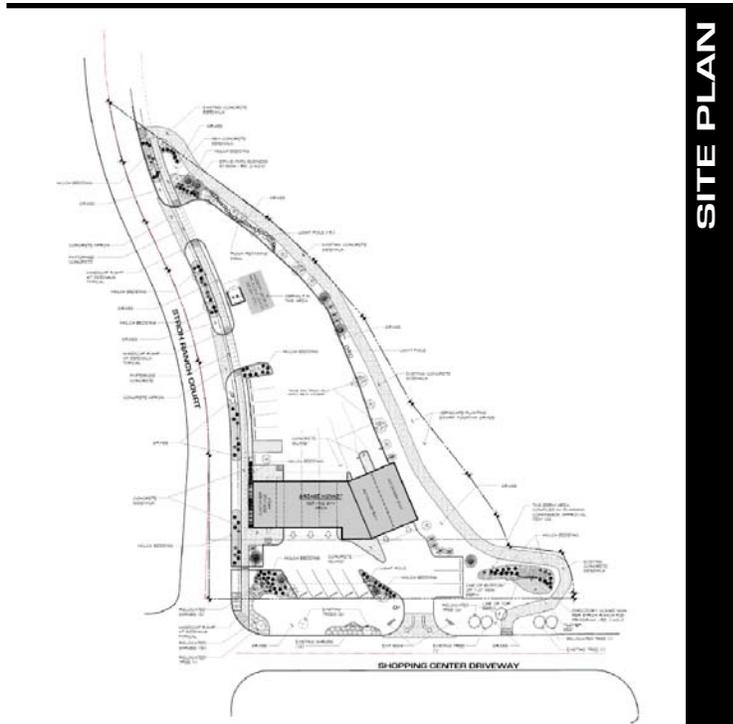
SE CORNER VIEW



SW CORNER VIEW



ELEVATIONS



SITE PLAN

BIG O TIRES

Multi-Tenant Retail Building
Palm Desert, California

Building Area:
7,000 SF

Major Materials:

- Concrete Block
- EIFS
- Clay Roof Tile

DESCRIPTION

This Big O Tires/Retail building is located in southern California in Palm Desert. The building consists of 6 service bays in the Big O Tires store and 1 service bay in the additional retail space.

A prototypical Big O Tires store was modified to incorporate the addition of another tenant.

The building design was developed by incorporating elements from the overall shopping center design. The finishes selected were based on the existing center and the design guidelines set forth in the approved development plan.



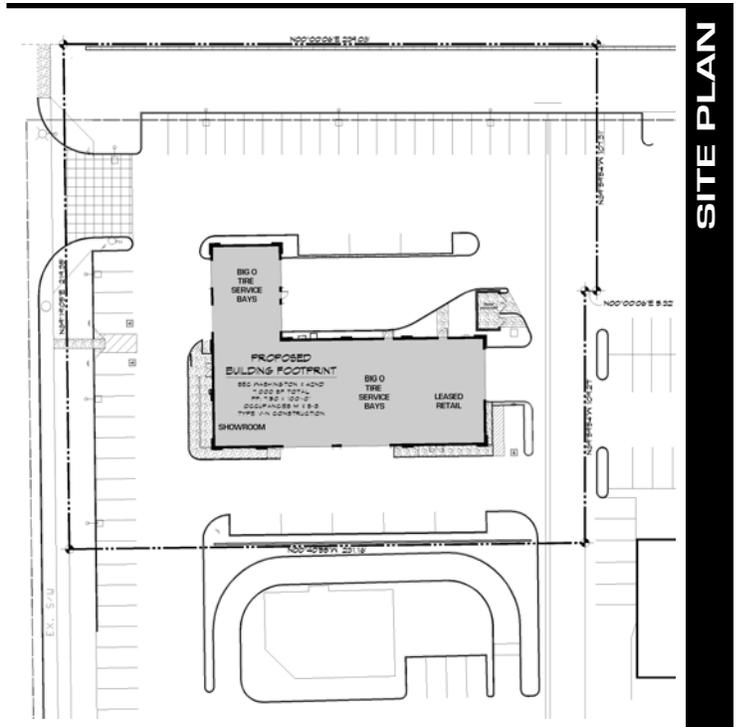
SE CORNER VIEW



SW CORNER VIEW



ELEVATIONS



SITE PLAN

Maurices

Maurices Incorporated
Duluth, Minnesota

Leased Area:

1,500 SF to 5,300 SF

Major Materials:

Carpet

Tile

Hardwood

Paint

DESCRIPTION

ARCODEV has worked with Maurices for over 15 years. We provide several services throughout every phase of the project. Among the services are the following:

- Surveying the existing leased space
- Evaluating leasable spaces
- Designing store layouts
- Solving design problems
- Providing construction documents
- Administering the construction documents

We are proud to have worked with Maurices for such a long time and are exciting about the new prototypes currently under development.

Maurices Incorporated is based out of Duluth, MN. Their clothing stores can be found throughout the United States. Working with Maurices over the years has been very exciting because of their continuing effort to change with the times. Their latest prototypes are just being completed. Locations currently under construction include the Brookfield Square Shopping Center, Rosedale Shopping Center, and Clackamas Shopping Center.

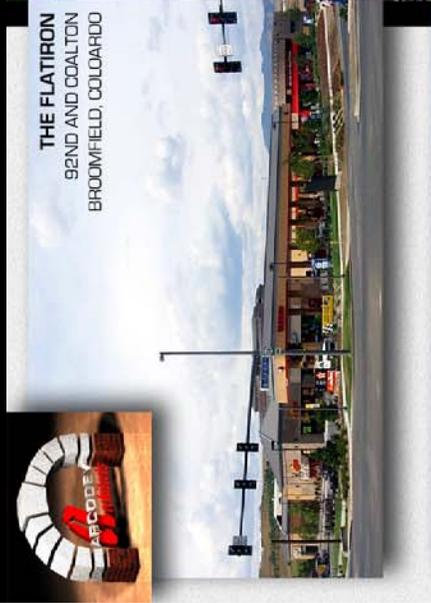
ARCODEV works closely with Maurices solving the construction problems that typically arise between the design drawings and the working drawings, especially when developing a new prototype. After we complete the construction drawings, ARCODEV provides plan submittals to the various building departments.

FLATIRON CROSSING

Automotive Service Center
Broomfield, Colorado



FLATIRON CROSSING



THE FLATIRON
92ND AND COALTON
BROOMFIELD, COLORADO

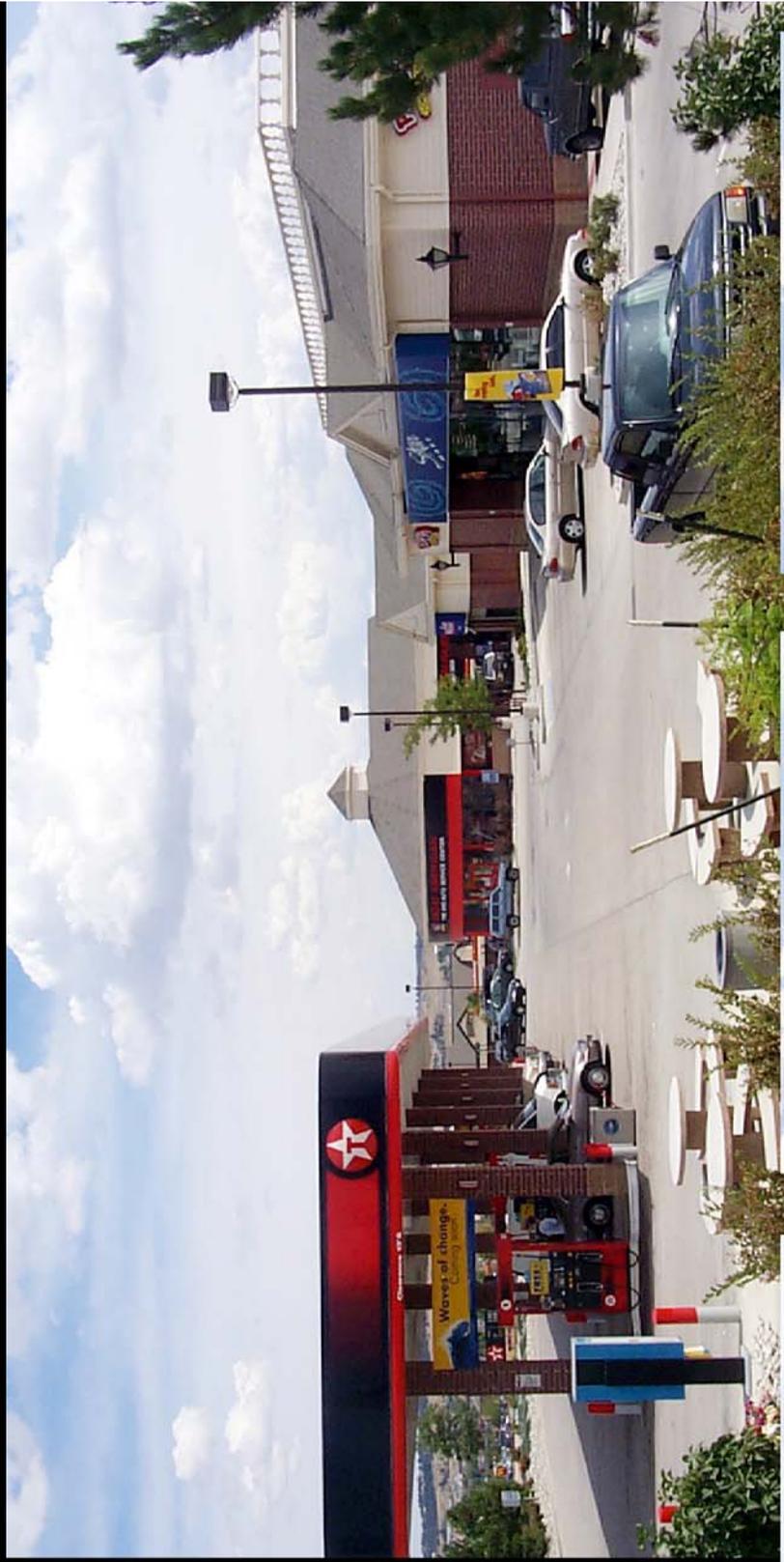


STONEGATE

Automotive Service Center
Douglas County, Colorado



STONEGATE VILLAGE CENTER
LINDOLN AVENUE AND JORDAN ROAD
DOUGLAS COUNTY, COLORADO



SADDLE ROCK

Automotive Service Center
Aurora, Colorado



BREEZE THRU CAR WASH

FORT COLLINS, COLORADO

BREEZE THRU CAR WASH FORT COLLINS, CO



GREASE MONKEY & CAR WASH

FORT COLLINS, COLORADO

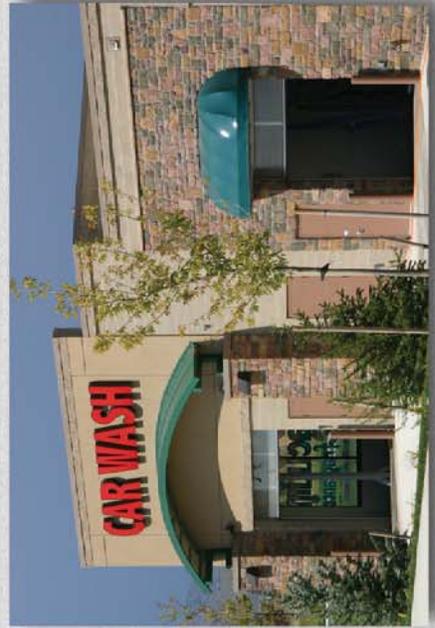


WASHTIME CAR WASH

LOVELAND, COLORADO



WASH TIME
CAR WASH



SADDLEBACK SQUARE

RETAIL CENTER
FIRESTONE, COLORADO



SADDLEBACK SQUARE

GREASE MONKEY & CAR WASH

GOLDEN, COLORADO



GREASE MONKEY & CAR WASH

WINDSOR, COLORADO





Computer Imaging

**Adams Community Mental Health Model
Multi-Facility Concept Design
Academy Ford Concept Design
Saturn of Denver Vending Model
Luby Chevrolet Before & After
Big O Tires Prototype
Dillon Cinema Center
Valley Club Pointe**

Adams County Community Health

Lewis Himes Associates
Littleton, Colorado

3D Modeling

Realistic modeling to evaluate building geometry, material selection, fenestration, color selection, and building orientation.

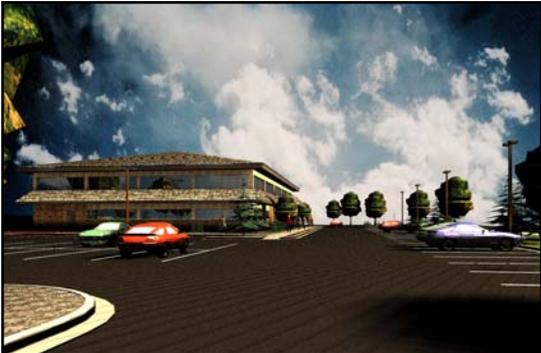
DESCRIPTION

The Adams County Community Health project was a study of the exterior building finishes and roof design. Several schemes were developed and the designs evaluated.

This 3D model was developed to help the architect very clearly communicate the building finish systems. Where traditional 2D elevations work well during the construction phase, they lack the ability to describe the actual spaces created, and the affect various finishes have on the overall project. By creating this model and modifying the building finishes, we were able to see huge differences in the overall appearance of the project.

Some of the various schemes showed the building with a standing seam metal roof, an asphalt roof, and the removal of the eyebrow overhang. Different color schemes were evaluated.

Further studies of the entry were done as the project progressed.



EYE VIEW



AERIAL VIEW

Multi-Facility Concept Design

Western Standard Services Company
Denver, Colorado

3D Modeling

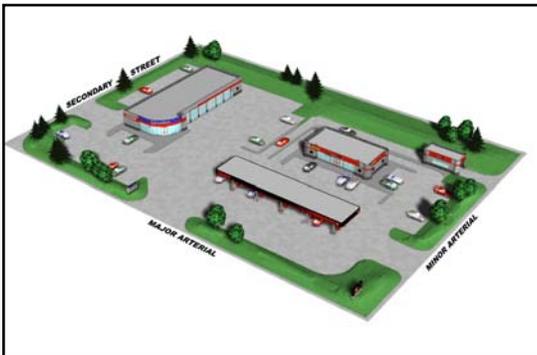
Modeling to evaluate complex relationships, such as traffic flow, retail visibility, and company imaging.

DESCRIPTION

3D Modeling can be very effective in visualizing projects. Creating this model gave us the freedom to view the project from various viewpoints. It allowed us to check the visibility of potential retail locations for several points of sale. Various viewpoints were looked at, and adjustments were made accordingly.

This project included three(3) different facilities. Many different factors needed to be considered when laying out the location of these facilities to ensure retail visibility and proper company imaging. Small changes in building and sign locations altered the visibility of the retail areas immensely. Proper use of color schemes on the building and signage also proved to be a major factor in terms of visibility.

This same model was used to brand the buildings for a number of different companies with a minimal amount of time and effort.



AERIAL VIEW



Major Arterial View



Minor Arterial View

EYE VIEWS

Academy Ford

Phil Long Dealerships
Colorado Springs, Colorado

3D Modeling

Concept modeling to develop the basic geometry and spacial relationships between the various functions in the project.

DESCRIPTION

This concept model was developed to aid in the design for the Phil Long group's flagship dealership in Colorado Springs.

The initial concept for the tent structure design came from the owner's desire to call upon two of the notable architectural structures in the area: The Air Force Academy Chapel and the Denver International Airport.

The tent structure design also provided additional functionality for extending the showroom. The project included an interior showroom found in most traditional dealerships, but by extending the tent beyond the entrance, we were able to provide a covered exterior display area that can be utilized throughout the year.

3D modeling is the perfect tool for conceptual designs. It allows us to create a model of our ideas for easy evaluation during the initial design phases. These models are easily modified based on the results.



AERIAL VIEW



MAIN SHOWROOM ENTRANCE

Saturn of Denver

Phil Long Dealerships
Denver, Colorado

3D Modeling

Concept modeling to help visualize various designs and determine the effectiveness of the design and its integration with the existing construction.

DESCRIPTION

The remodel of this waiting area at Saturn of Denver was a perfect project for 3D modeling. With remodels, integration with the existing construction is very important. These models help in determining the proper location of various elements and the selection of finishing materials.

The concept was to develop several waiting/kiosk areas around the lot to simulate old gas stations. The design incorporated many of the actual equipment used around the country.

The gas pumps themselves were designed to house computer terminals that allowed the customer the opportunity to peruse vehicles on the lot while waiting.



EXTERIOR KIOSK



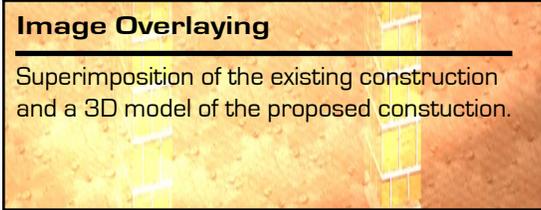
GAS STATION CONCEPT

Luby Chevrolet

Luby Chevrolet
Denver, Colorado

Image Overlaying

Superimposition of the existing construction and a 3D model of the proposed construction.



DESCRIPTION

Image overlaying allows us to look at renovation projects as they are now and how they might look afterwards. This type of superimposition lets us evaluate the design and make changes based on the result. This process can easily be repeated throughout the design phase for fast, effective, evaluation purposes.

This project was a simple remodel an existing car dealership. A 3D model of the proposed construction was developed using a number of different finishes and styles. The model was then superimposed over an image of the existing building. This provided a very clear picture of what was intended.



BEFORE

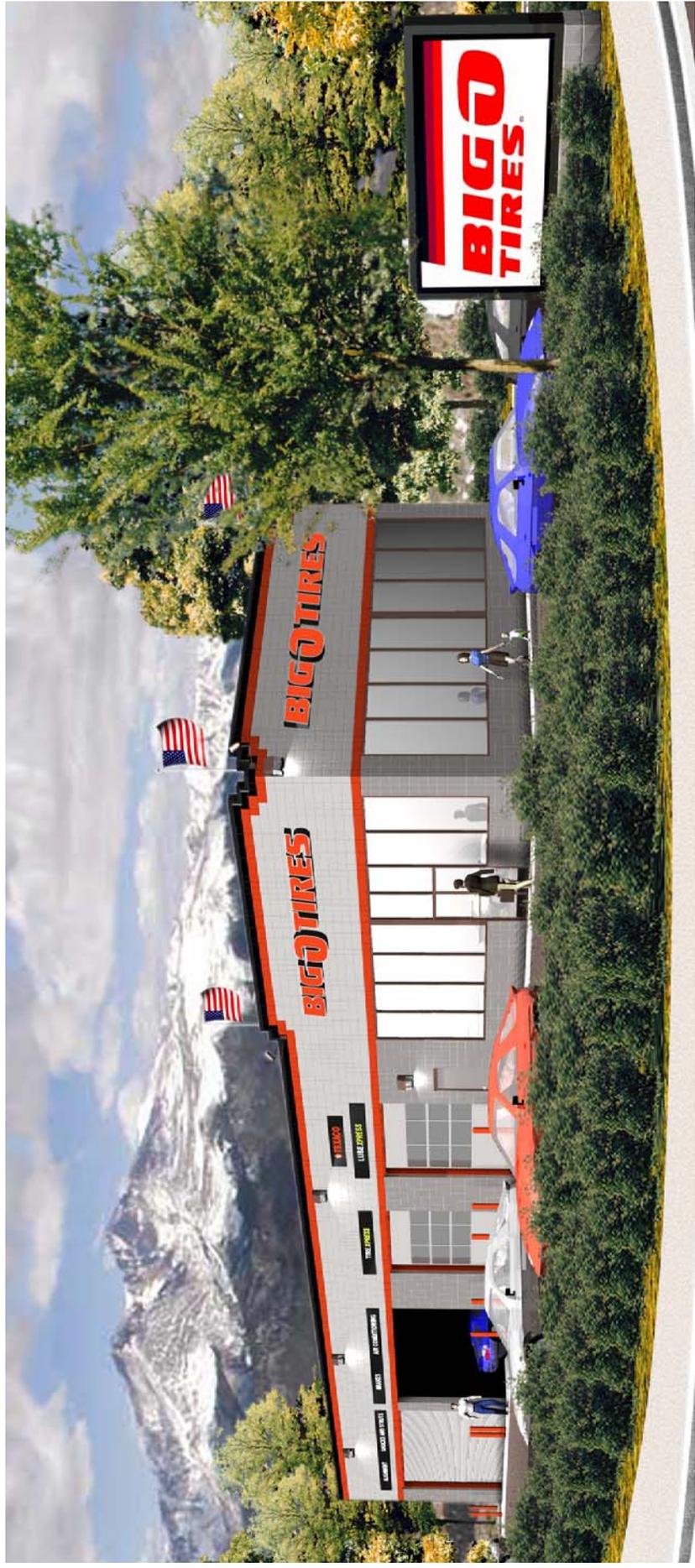
This type of imaging can be used throughout the design phase and even into construction to better communicate the new de-



AFTER

BIG O TIRES

Automotive Tire Store
Prototype



DILLON CINEMA CENTER

Entertainment Center Remodel
Summit County, Colorado

SE CORNER PERSPECTIVE



DILLON CINEMA CENTER
195 MAIN STREET
NEW TOWN OF DILLON
SUMMIT COUNTY, COLORADO

LEWIS HIMES ASSOCIATES
ARCHITECTURE &
SPACE PLANNING



VALLEY CLUB POINTE

Shopping Center
Parker, Colorado

VALLEY CLUB POINTE PARKER & ARAPAHOE





Resumes

**Norman L Herman
Troy Kirschman**

Norman L. Herman

Principal/Owner/Architect

| | |
|-----------------------|--|
| REGISTRATION: | Architect, Colorado, 1976 NCARB, 1979 (Also licensed in 30 states) |
| EDUCATION: | University of Nebraska Bachelor of Architecture, 1972 |
| ORGANIZATIONS: | National Council of Architectural Registration Board Association of Construction Inspectors |

PROFESSIONAL SYNOPSIS:

Norm Herman is the principal and owner of ARCODEV. He has worked in the architectural, construction, and development industries since graduating from the University of Nebraska in 1972. He has experience on a wide range of project types including offices, automobile service centers, warehouses, educational buildings, shopping centers, institutional buildings, automobile dealerships, commercial retail interiors, tenant finish, single and multi-family residential buildings, etc.. Although some of this work is in Denver, an equally large portion has been performed outside of the state of Colorado. This has necessitated the development of excellent communication skills with clients, contractors, and building officials across the United States. He also has been very active in providing project observation services to Colorado's leading financial institutions. This has widened his experience level and given him the very important skills to monitor the quality and costs of construction of architectural projects.



Troy Kirschman

Architect

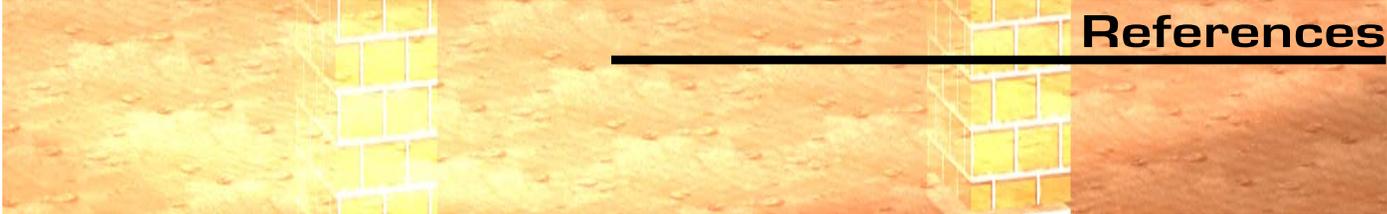
REGISTRATION: Architect, Colorado, 2001
California, 2002
NCARB, 2002

EDUCATION: California Polytechnic State University, San Luis Obispo, CA
Professional Degree in Architecture, 1992

PROFESSIONAL SYNOPSIS:

Troy Kirschman has been with ARCODEV since 1995. He previously worked with Intergroup Architects from 1992 to 1995. He has architectural experience with many project types including light industrial, warehouse, offices, retail, and residential work. He has a high degree of expertise in computer systems with experience in many of the different CAD and modeling systems.





References

Automotive Development Group

John Christian
101 West County Line Road, Suite 230
Littleton, CO 80129
(303) 221-0071

Grease Monkey International

Mike Brunetti
7100 E. Belleview Ave., Suite 305
Greenwood Village, CO 80111
(303) 454-3412

Brakes Plus

Dean Pisciotta
6911 South Yosemite Street
Centennial, CO 80112
(303) 221-8600