

Portfolio

2001 - 2020

ARCHITECTURAL
DESIGN
EXPERIENCE



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Hello, my name is

K Heather Brakefield

and I am an Architect.

CONTACT INFORMATION

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L	3867 E. Palmer St. Gilbert, AZ 85298

ABOUT ME

I got into design at an early age. I was completely hooked on drawing houses and any other building. My crayons were well used. As I got older, my passion and creativity for design only grew.

I have been working in the architecture field for the past 20 years. I bring creative, cost-effective solutions to every project in an environment of collaboration. I approach projects with a determined focus on reducing unknowns, eliminating challenges, and bringing my clients to success.

Through my work in public and private sectors, I gained experience coordinating with a number of local, state, and national regulatory agencies including the Housing and Urban Development, USDA Rural Development, County and multiple County and City departments, and many others. I have become an expert in building envelope design, constructability reviews, code review. accessibility (ADA) compliance surveys and transition plans, feasibility studies, and more.



20 *years of experience*

AFFILIATIONS/SKILLS

- ◇ Arizona Architectural License #64075
- ◇ California Architectural License #C33730
- ◇ Arizona Firm Registration #22634-0
- ◇ OSHA 30- 34-602058407
- ◇ Woman-owned business
- ◇ Constructability and Code Review
- ◇ Feasibility studies and Entitlements
- ◇ ADA compliance reports and transition plans
- ◇ Design/ Documentation
- ◇ Permitting
- ◇ Construction Administration



“

UTILIZING OUR EXPERTISE TO DESIGN, PROVIDE SMART SOLUTIONS, WHILE CREATING AN ENVIRONMENT OF COLLABORATION FOR YOUR PROJECT.

O U R S E R V I C E S

We, at KHB Architecture Studios, understand how to approach clients by listening to their needs, supporting them through the design and construction process, and understanding their vision to create the outcome of success.



ARCHITECTURAL DESIGN - RESIDENTIAL

Someone that you can trust to listen to your needs can be very important during a potentially stressful time when you are looking to design or renovate your home. We have experience sitting and listening to what you want and do our best to help guide you through the design and permitting process.



ARCHITECTURAL DESIGN - COMMERCIAL

Getting you to the end of your successful project is our goal. Architectural projects include, but are not limited to, commercial, hospitality, healthcare, recreational, residential, mixed-use, multi family, public housing, transportation, renovations, and retail tenant improvements.



CONSTRUCTABILITY/ CODE REVIEWS

We have extensive experience in providing constructability and code reviews to save you time, money, change orders, requests for information, and other issue during the construction of your project. We focus on the building envelope, fire rated construction, material transitions, and more.



FEASIBILITY STUDIES/ ENTITLEMENTS/ ZONING SUPPORT

Getting through and understanding your development rights on a property may seem confusing at times. We have the expertise to understand the entitlement process to be able to build the right building for you. Feasibility studies often are done to see if a project idea is viable, we can help you through that process.



ACCESSIBILITY REVIEW/ COMPLIANCE

Accessibility compliance is a Civil Right. We understand that everyone wants to provide access to all who interact with your project. We work with you to review your project to confirm compliance. We also can create a transition plan if you want to make any upgrades.

- ARCHITECTURE
- ACCESSIBILITY STUDIES
- BIDDING SUPPORT
- CODE REVIEW
- COMMERCIAL
- CONSTRUCTABILITY
- REVIEWS
- CONSTRUCTION
- DOCUMENTATION
- CONSTRUCTION
- OBSERVATION
- CONTRACT
- ADMINISTRATION
- DESIGN DEVELOPMENT
- ENTITLEMENTS
- FEASIBILITY STUDIES
- MASTER PLANNING
- OCCUPANCY EVALUATION
- PERMITTING
- PROCESS DESIGN
- PROGRAM MANAGEMENT
- PROGRAMMING
- PROJECT MANAGEMENT
- RESIDENTIAL
- SCHEMATIC DESIGN
- SITE ANALYSIS
- SPACE PLANNING
- TRANSITION PLANS
- VISIONING
- ZONING REVIEWS

Types of projects we work on...

| RESIDENTIAL | RENOVATIONS | HISTORICAL | HOSPITALITY | RECREATION | RETAIL | OFFICE | HEALTHCARE | MIXED-USE | URBAN INFILL | MULTI-FAMILY HOUSING | INTERNATIONAL | TRANSPORTATION | RURAL |

20 YEARS OF EXPERIENCE

Over

25

RESIDENTIAL PROJECTS

COMMERCIAL PROJECTS

75

PROJECT HISTORY

Working for various great architectural firms throughout my career has allowed me to work in various capacities on numerous projects, large and small. I have worked on projects from the pre-design phases all the way through the end of construction. Below is a small list of projects I have worked on over the years.

Zia's Delicatessen	Sacramento, CA
Crown Plaza Retail	Natomas, CA
Town Center Hotel	El Dorado Hills, CA
Gosal Event Hotel	Natomas, CA
Exposition Retail	Sacramento, CA
Mariposa County Courthouse	Mariposa County, CA
609 9th Street Mixed-use	Sacramento, CA
Orleans Mixed-use	Old Sacramento, CA
Hebron Medical Office Building	Hebron, KY
1717 S Street Mixed-use	Sacramento, CA
Stanford Lofts Mixed-use	Sacramento, CA
Richland Community Center	Yuba City, CA
Fidelity Office upgrades	Cincinnati, OH
Richland Farm Labor Housing	Yuba City, CA
Riverbend Senior Housing	West Sacramento, CA
Gridley Farm Labor Housing	Gridley, CA
Sheraton Pleasanton Hotel	Pleasanton, CA
University Hotel	Stockton, CA
Stanford Settlement Teen Center	Sacramento, CA
Vineyard Community Center	Sacramento, CA
Proctor & Gamble Office upgrades	Cincinnati, OH
Woodland Playgrounds	Woodland, CA
Papyrus Tenant Improvement	Santa Barbara, CA
Park Winters Event Barn	Winters, CA
Cox, Castle, Nicholson Office	Los Angeles, CA
Swagbucks Office	El Segundo, CA
Al Ghurair Mixed-use	Dubai, UAE
Stone Residence/garage	Sonoma, CA
Resudek Residence	San Jose, CA*
Centennial Arms Renovation	Live Oak, CA*
Judy K Souza Operations Facility	Santa Cruz, CA
Block Residence	Aliso Viejo, CA*
Mountain Shadows Hotel	Paradise Valley, AZ
Mountain Shadows Condominium	Paradise Valley, AZ
The Local Apartments	Tempe, AZ
Domasky Residence	West Sacramento, CA*
Von Senden Residence	Phoenix, AZ*
Guzman Residence	Mesa, AZ*

* RESIDENTIAL DONE SOLELY BY
KHB ARCHITECTURE STUDIOS

DESIGN PROCESSES :

The design process does take time. Depening on the project, it can take a few weeks to a few months. KHB Architecture Studios, PLLC includes a basic service in our lump sum fee. Based on average hourly commitment it takes to complete a project of similar size and type. Any additional services will be discussed at the time of the request.

		1	2	3	4	5	6											
		PRELIMINARY	DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	PERMITS / BIDDING	CONSTRUCTION ADMINISTRATION											
		+ PROGRAMMING + AS-BUILT DRAWINGS + ZONING REVIEW	+ CONCEPTUAL + REFINEMENT + SCHEMATIC DESIGN	+ ENGINEER COORDINATION + CHOOSING MATERIALS	+ FINALIZING DRAWINGS + DETAILING	+ PLAN CHECK + CONTRACTORS PRICING	+ SITE VISITS + PUNCH LIST											
TYPE OF PROJECT		Residential <ul style="list-style-type: none">• Renovation• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New	Residential <ul style="list-style-type: none">• Renovation• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New	Residential <ul style="list-style-type: none">• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New	Residential <ul style="list-style-type: none">• Renovation• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New	Residential <ul style="list-style-type: none">• Renovation• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New	Residential <ul style="list-style-type: none">• Renovation• New Commercial <ul style="list-style-type: none">• Tenant Improvement• New											
	INCLUDED	<ul style="list-style-type: none">• Site Visit, collecting information, taking measurements• Understanding the Programming for project• Zoning Code review• Provide Existing Conditions drawings.• Preliminary Budget/Schedule	<ul style="list-style-type: none">• Layout floor plan and site plan• Design Exterior, if applicable• Provide 2 design options• Review design options with Client• Prepare final Schematic Design Package: includes (but not limited to) Site Plan, Floor Plans, Exterior Elevations, and Building Section	<ul style="list-style-type: none">• Coordinate with Structural, and MEP Engineers, other consultants.• Provide more detailed drawings, code analysis• Review documents with Client• Prepare final Design Development Package: includes (but not limited to) Site Plan, Floor Plans, Exterior Elevations, Reflected Ceiling Plans, Building Section, Door and Window Schedules, Strucutal, and MEP Drawings.	<ul style="list-style-type: none">• Building envelope review• Provide construction details• Review documents with Client• Prepare final Design Development Package: includes (but not limited to) Site Plan, Floor Plans, Exterior Elevations, Reflected Ceiling Plans, Building Section, Door and Window Schedules, detailing, specifications (if req'd) Structural, and MEP Drawings.	<ul style="list-style-type: none">• Provide Construction Documents for Submission to the Authority Having Jurisdiction• Response to Plan Check Comments• Respond to RFI's Contractors submit during bidding• Issue Addendum's as needed												
ADDITIONAL SERVICES	<ul style="list-style-type: none">• Entitlement requirements• Attending a Community Meeting• Attending a Homeowners Association meeting• Attending City/Town Planning department meetings• Development Feasibility Study• Accessibilty Survey	<ul style="list-style-type: none">• After 4 designs have been completed, any additional design will be an additional service• Exterior Massing Model• 3D Full Color Rendering• Additional Exhibits needed for Design Review committees• Entitlement document preparation and submission	<ul style="list-style-type: none">• Meeting with General Contractor• Value Engineering Charrettes• Budget/ Schedule Review• Code Review Consultation	<ul style="list-style-type: none">• Meeting with General Contractor• Value Engineering Charrettes• Budget/ Schedule Review• Constructability Review	<ul style="list-style-type: none">• More than 3 rounds of plan check comments will be an additional service• Meeting with contractors for bidding	<ul style="list-style-type: none">• Site Observations/ Reports• Change Order Review• Payment Applications• Submittal Review/RFI Response• Issuing Architectural Supplemental Instruction												
		P	H	A	S	I	N	G	-	T	I	M	E	L	I	N	E	



STONE RESIDENCE



BEFORE

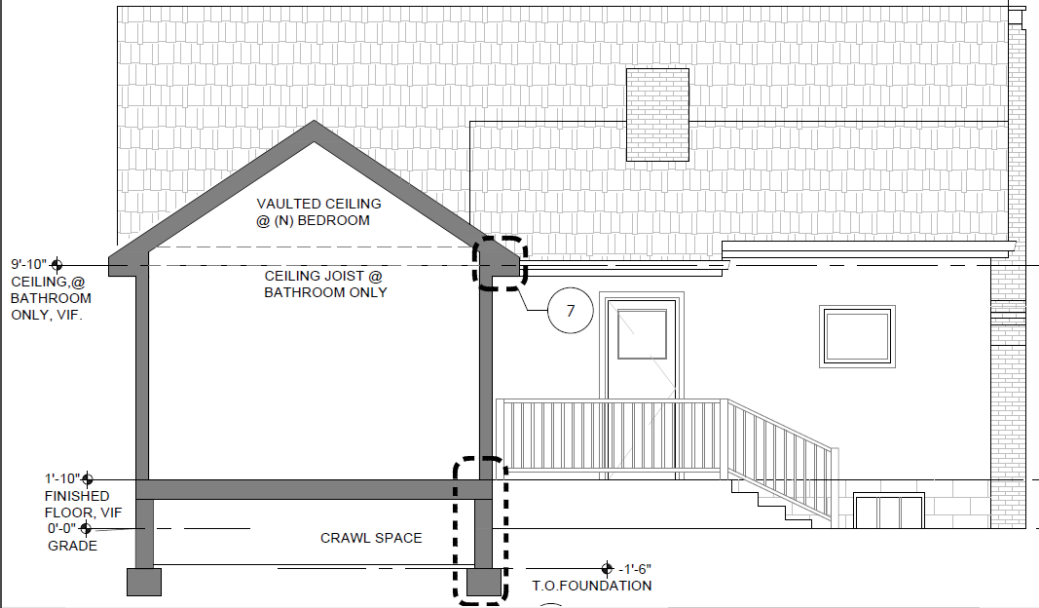


AFTER

- ◇ Renovation of main house
- ◇ Rear deck out to the pool
- ◇ Three car garage with upstairs apartment
- ◇ Pool pavillion
- ◇ Storage barn
- ◇ Chicken coop

Prepared for: HERB AND BETSY STONE
 Company Name: KHB ARCHITECTURE STUDIOS
 Date: 07/2013
 Location: SONOMA, CA

REDUSEK/PEROTTI RESIDENCE



- ◇ Renovation of main house
- ◇ Addition of master bed and bath to replace rear deck.

Prepared for: TIM RESUDEK/ MEG PEROTTI
Company Name: KHB ARCHITECTURE STUDIOS
Date: 05/2014
Location: SAN JOSE, CA



- ◇ Design of addition of a multipurpose room
- ◇ Redesign of the front entry of the house
- ◇ Currently under construction

VON SENDEN RESIDENCE



Prepared for: Karl & Marcia Von Senden
 Company Name: KHB ARCHITECTURE STUDIOS
 Date: 11/2018
 Location: PHOENIX, AZ





Prepared for: Shepard Johnson Properties
 Architect Firm: MONIGHANDESIGN
 Location: SACRAMENTO, CA



Prepared for: CMH Development
 Architect Firm: MONIGHANDESIGN
 Location: SACRAMENTO, CA



Prepared for: Shepard Johnson Properties
 Architect Firm: MONIGHANDESIGN
 Location: SACRAMENTO, CA



Prepared for: Al Ghurir Development
 Architect Firm: RNL Design
 Location: DUBAI, U. A. E,

MIXED-USE RESIDENTIAL - MISC. PROJECTS

- ◇ Various mixed-use projects
- ◇ Code review
- ◇ Entitlements
- ◇ Feasibility Studies
- ◇ Overall design, unit layout, elevation studies
- ◇ Community meetings
- ◇ Construction Documentation
- ◇ Construction Administration

Prepared for: FORUM REAL ESTATE GROUP
 Architect Firm: HUMPHREYS ARCHITECTS PARTNERS
 Location: TEMPE, AZ

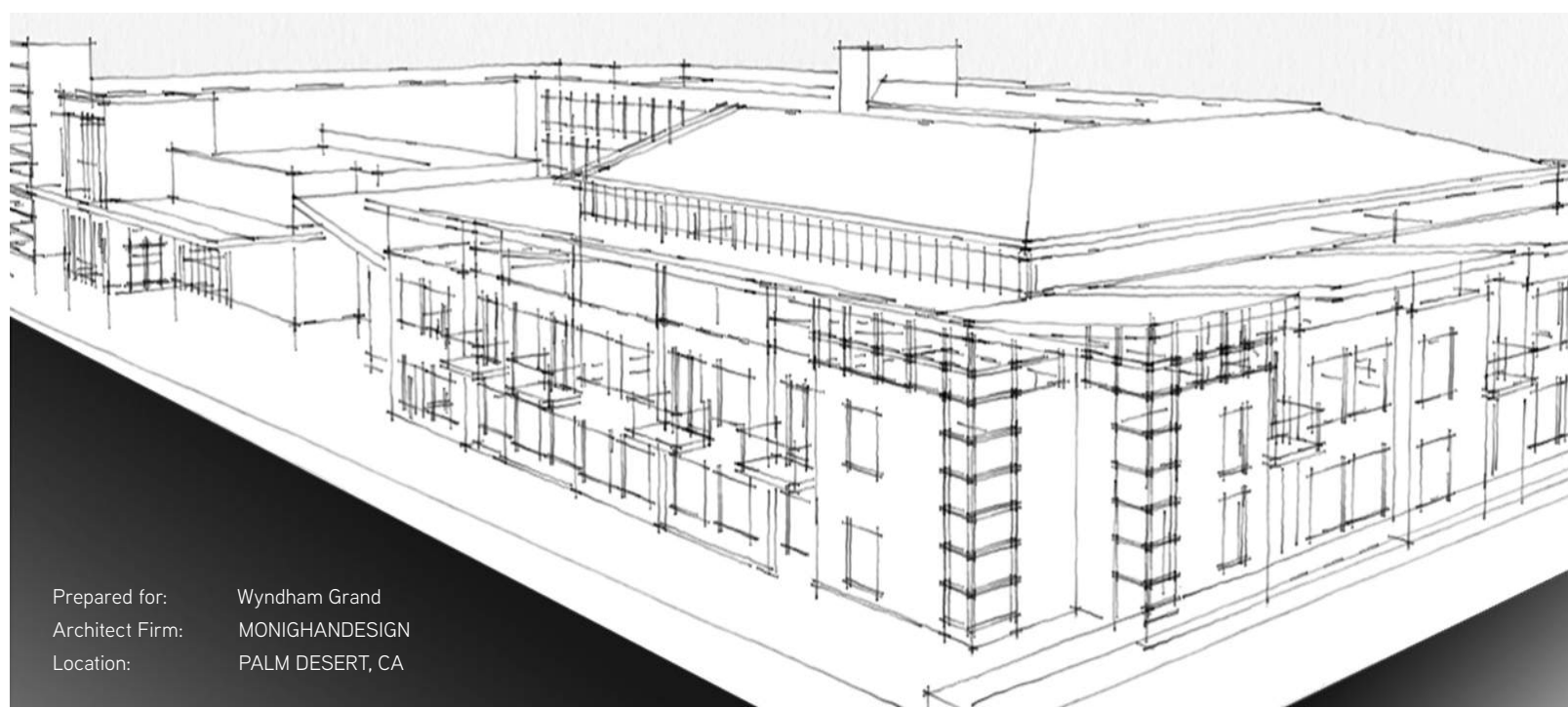


Prepared for: Al Ghurir Development
 Architect Firm: RNL Design
 Location: DUBAI, U. A. E,



Prepared for: STUMBOS DEVELOPMENT
 Architect Firm: MONIGHANDESIGN
 Location: SACRAMENTO, CA





Prepared for: Wyndham Grand
 Architect Firm: MONIGHANDESIGN
 Location: PALM DESERT, CA

HOSPITALITY -

MISC. PROJECTS



Prepared for: Sheraton
 Architect Firm: MONIGHANDESIGN
 Location: PLEASANTON, CA



Prepared for: Affinito Development
 Architect Firm: MONIGHANDESIGN
 Location: EL DORADO HILLS, CA



Prepared for: Park Winters
 Architect Firm: MONIGHANDESIGN
 Location: WINTERS, CA



Prepared for: UNIVERSITY HOTEL
 Architect Firm: MONIGHANDESIGN
 Location: STOCKTON, CA

RECREATION -

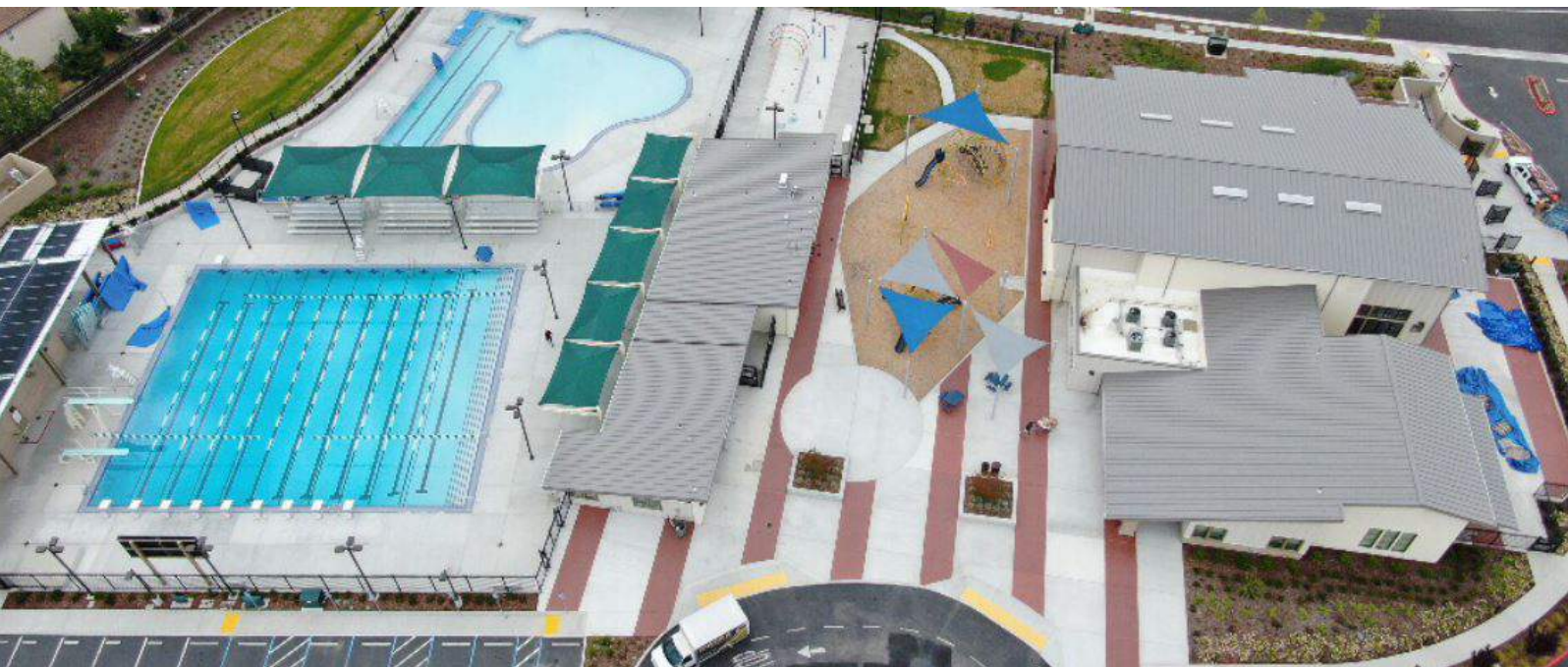
MISC. PROJECTS



Prepared for: Stanford Settlement
Architect Firm: MONIGHANDESIGN
Location: Sacramento, CA



Prepared for: Southgate Recreation & Parks
Architect Firm: MONIGHANDESIGN
Location: Sacramento, CA



Prepared for: Regional Housing Authority of Sutter and Nevada Counties
Architect Firm: MONIGHANDESIGN
Location: Yuba City, CA



Prepared for: Yolo County Housing
Architect Firm: MONIGHANDESIGN
Location: Woodland, CA



Prepared for: Western Properties
 Architect Firm: MONIGHANDESIGN
 Location: Sacramento, CA



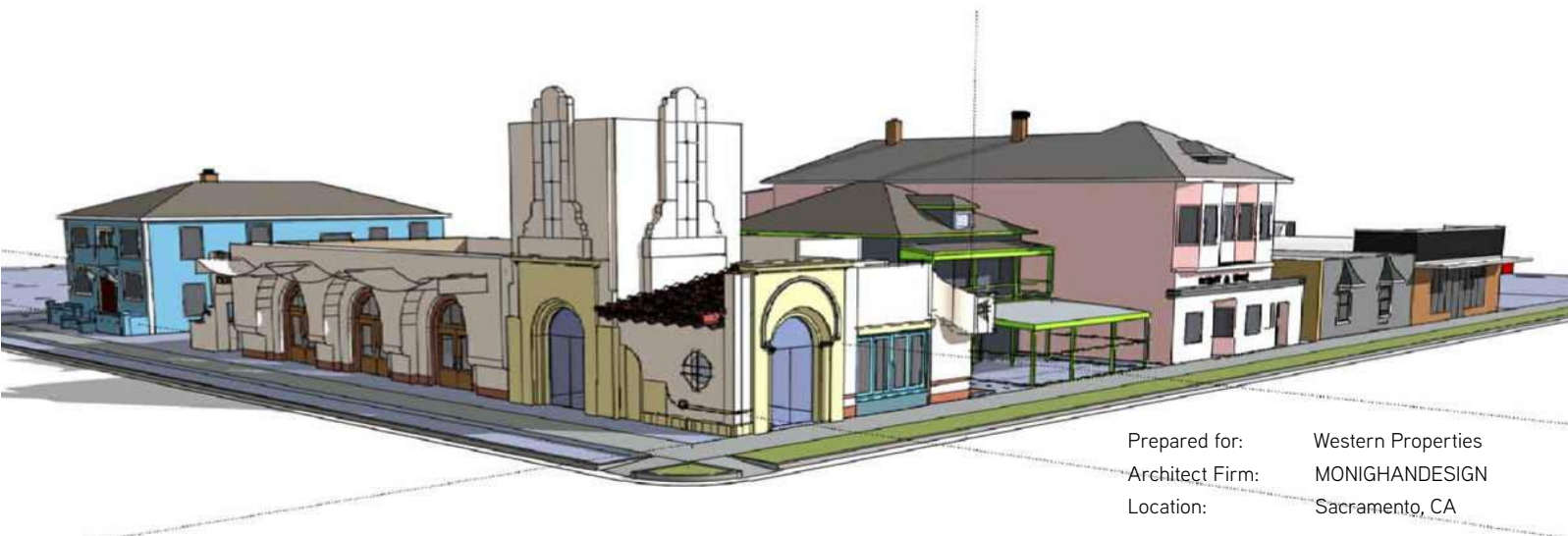
Prepared for: Gosal Development
 Architect Firm: MONIGHANDESIGN
 Location: Natomas, CA



Prepared for: CMH Development
 Architect Firm: MONIGHANDESIGN
 Location: Sacramento, CA



RETAIL / OFFICE - MISC. PROJECTS

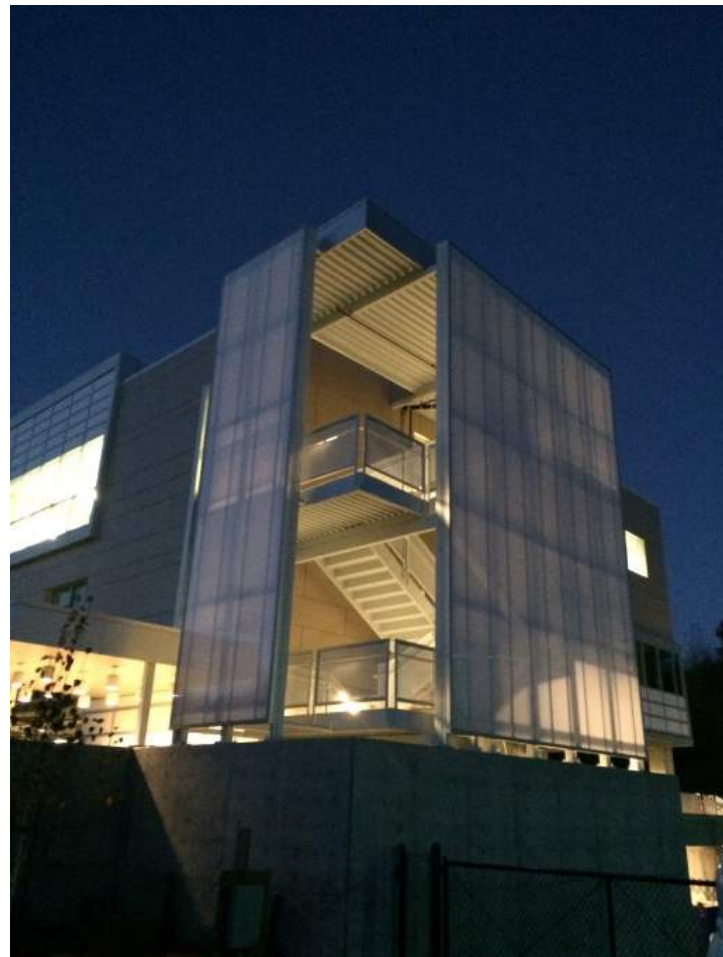


Prepared for: Western Properties
 Architect Firm: MONIGHANDESIGN
 Location: Sacramento, CA



TRANSPORTATION / PUBLIC

MISC. PROJECTS



Prepared for: Santa Cruz Metro
Architect Firm: RNL Design
Location: Santa Cruz, CA

Thank You!



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www.khbarchistudios.com

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