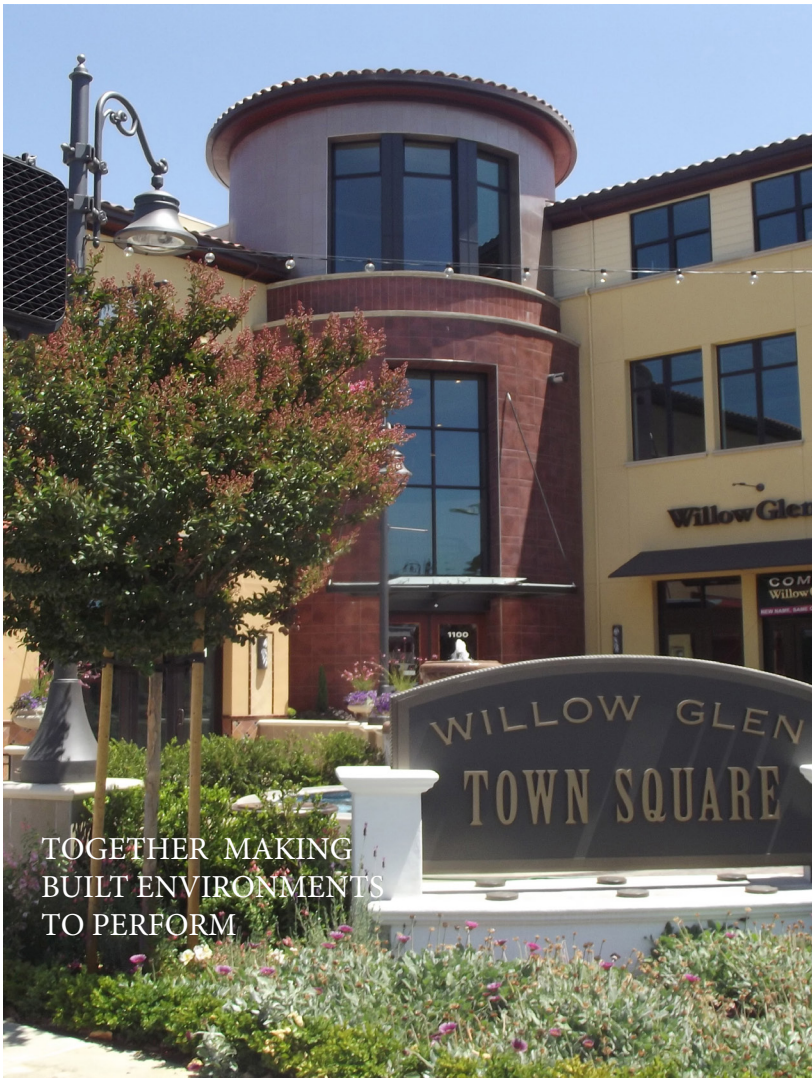




Architecture
Commercial

t2 is dedicated to making of spaces, building and places that shelter and enrich the human spirit. It is our intention that each realized project supports the needs and desires offers a touch of physical uplift the routine functions of daily life into memorable experiences, beauty and a taste of inspiration to its inhabitants.

We're committed to sustainable principles, not only on a physical resource and environmental level, but on a humanistic level as well, balancing all the competing factors into what is suitable for the project, considering the up-front capital investment as well as life cycle costs.



TOGETHER MAKING
BUILT ENVIRONMENTS
TO PERFORM

Who We Are

t2 Architecture + Design has over 30 years experience satisfying commercial and residential clients in municipalities throughout Washington, California and Indiana. Our expertise includes New Construction, Tenant Improvements, Additions, Remodels, & Renovations.

Delivering **H**igh **V**alue **R**esults

through

Vision, Skill, Knowledge, Experience & Commitment



Architectural Services: pre-design assessment, project management, concepts, planning, entitlements, schematic design into design development, construction documentation through construction administration and post occupancy evaluation.

The Architectural Language we work in is a expression of the shared values the stake holders agree to communicate. The purpose of the language is to strike the tone which resonates the feeling and experience the environment is formed to support.

We tailor our services to fit your needs : Quality Service is our mandate.

Design Approach

Twelve key factors guide our design and decision making process. Each influencing the other to form a fitting solution. The Architecture we design is a product of the dialogue between these twelve factors - each as a complement to the other, fusing together to form the spaces, building and place.

Purpose + Context + Program + User + Principles + Elements + Codes + Capital + Material + Systems + Fabrication
(to listen) (to speak) (to think) (to make)

Client as catalyst, listening to and interpreting their needs, desires and objectives.

Purpose as meaning, uncovering the essence of the project.

Context as invitation, providing clues which the design responds to.

Program as organizer, mapping the relationships and boundaries.

User as participant, understanding and supporting the occupants experience.

Principles as strategy, formulating ideas that will infuse the composition.

Elements as components, defining space and form.

Codes as law, accounting for and integrating requirements and standards.

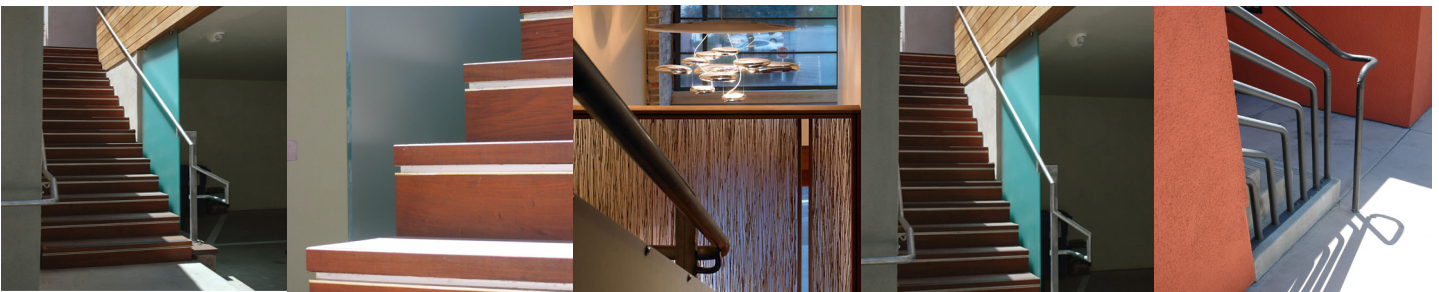
Capital as resource, embracing the limits of time and money.

Material as substance, selecting to perform and evoke.

Systems as synergy, integrating suitable technologies.

Fabrication as making, simplifying process to produce efficient assemblage.

Our integrated design approach harmonizes these factors into a Skillful Crafted Product.



PROJECT TYPES RANGE FROM:

Custom Single-Family to Multifamily Housing, Food Service, Retail, Work Environments, Health Clubs, Mix-Use Occupancies, Facade Transformations, & Renovations of Vintage and Historical Landmark buildings.

ROD : ROE : ROI

Return On Design: Return On Environment: Return On Investment

Our design approach stems from years of working closely with our clients to achieve their specific objectives. Through navigating and interpreting planning ordinances and building codes in different cities and states we have mastered working within limitations and understand how these along with material systems affect the construction costs - thus the design of your project.

*Embracing limitations
Envisioning possibilities*

