

FIRM PROFILE



BSB Design was founded in 1966 to specialize in the planning and design of residential housing and communities. Through multiple offices from coast to coast, the firm has designed cost effective housing and communities in all price ranges and styles for construction in all 50 states, Canada and a number of countries overseas.

The firm's architects, land planners, community designers and technical and support staff across the country collaborate to develop meaningful, comprehensive designs for master-planned communities while delivering highly responsive customer service.

Our architects and land planners have extensive experience in creating and coordinating unique expressive architectural themes for communities and amenity buildings. They understand that creating consistent value and maximizing the exposure and premiums of both recreational and residential property within a community requires a special approach. As a result of the communication between our interdisciplinary teams, BSB Design's communities meld architecture, land planning and landscape architecture into cohesive, seamless design solutions that produce successful and exciting results.



REVA Development – Deer Park Crossing



BlackPine Communities – The Creamery at Alkali Flat



JMC Communities – Belle Harbor

As you review our design experience, please keep in mind the following proven attributes that BSB Design brings to the project team:

- A blend of planning and architecture with experience in the complexities of creating successful projects.
- Architects, planners, and landscape architects within the same office to maximize efficiency and communication.
- Proven ability to use our national experience and design expertise to create clear expressions of regionalism, dynamic communities and award-winning designs.
- Our commitment to effective communication, immediate response and professional service to our clients.
- We work in concert with clients to develop innovative solutions that respond to market needs, appeal to buyers, and are regionally appropriate.
- We are known as a firm that listens well, is easy to work with and one that strives for innovation.

FIRM LEADERSHIP



DOUG SHARP
Founder



DOUG BUSTER
Founder



DANIEL SWIFT
President & CEO
Chairman



LARRY MOORE
Senior Partner



STEVE MOORE
Senior Partner



JOE SAFIN
Senior Partner
VP of Operations



DAVE COPENHAVER
Partner



THOMAS DINNENY
Partner



JAMES GRUNDMEIER
Partner
VP of Operations



CHRIS JORGENSEN
Partner
VP of Operations



GARY SNIDER
Consulting Partner



BRAD SONNENBURG
Partner
VP of Operations



Madrone - Dallas, TX

GROUNDBREAKING PLANNING AND DESIGN SINCE 1966

Continuing the tradition of founder Jack Bloodgood — a pioneer in modern residential architecture and community design — BSB Design is well-known throughout the architectural community. Our innovative company has helped recreate housing industry standards by focusing on individual market needs, strengths and opportunities — rather than offering cookie-cutter approaches.

BSB Design's leadership consists of 12 partners who lead each office and direct corporate business practices. This structure ensures that every client receives direct support from one of our partners, resulting in outstanding customer service and satisfaction.

NATIONAL PERSPECTIVE. LOCAL FOCUS.



BSB Design has produced ground-breaking architecture, planning and design since 1966. Following the tradition of our founder, Jack Bloodgood, a pioneer in modern residential architecture and planning, BSB Design has become well-known and highly respected throughout the architectural community. We have helped recreate housing industry standards by focusing on individual market needs, strengths and opportunities rather than offering cookie-cutter homes. Our clients enjoy excellent service, innovative solutions and unequalled expertise.

With 11 offices nationwide, BSB Design specializes in unique residential housing communities in all price ranges throughout the United States and abroad. We have access to nationwide trends and ideas and capitalize on that experience by converting knowledge into tools our clients use to build new opportunities in today's competitive marketplace. From architectural design and planning to community identity packages, estimating and artwork services, BSB Design offers a full line of services to develop any project to its fullest potential.



NATIONAL QUALIFICATIONS



Through innovative methods of design and service, BSB Design has earned the reputation in the industry as a builder's architect, one who understands the importance of service and marketable designs. Over the years, the firm has developed unique services like design reviews, design consultations and CAD consultations to further assist builders and developers in need of quality design services in a compressed time frame. As a result, BSB Design's client list reads like a Who's Who of national builders, including 19 of the top 25 companies listed in the 2017 BUILDER Top 100. In addition, we continue to explore new markets by expanding into commercial, high rise, resort and international projects.



The Fortus Group – The Flats at Austin Landing



BlackPine Communities – Farmhouse at Willow Creek



Lee Fry Companies – Route 59 & Liberty Street

BSB Design has developed a successful track record in virtually every residential housing type being designed and built today. Included are rental apartments, condos and townhomes for first time buyers, unique, custom homes for specific clients, conventional single family homes for today's families, upper end estate homes, infill housing for rebuilding downtown areas, and housing developed specifically for today's growing population of empty nesters and retirees. As the firm has grown, we have also expanded our expertise into more complex building types, including seniors housing, country club facilities, community clubhouses and activity centers, swimming pool complexes, midrise residential buildings, light commercial strip centers and residential scale office buildings. The firm and its staff continues to provide cost effective, market sensitive housing that retains a sense of interior style and street appeal that homeowners continue to enjoy.

REGIONAL QUALIFICATIONS



BSB Design operates under a corporate structure that enables our offices to instantaneously share ideas and collaborate to produce the highest quality design for our clients. Our national presence means you'll have access to the latest and greatest design trends from around the country, and our regional locations ensure that your project will reflect the authentic architectural tradition – or create a new one altogether – of the markets you choose to develop. This two-tiered understanding of the construction industry is invaluable.

BSB Design's expansion into the global marketplace has strengthened our ability to provide market-driven design and marketable projects. From Canada to the Bahamas to the Pacific Rim, we've proven our ability to help developers create profitable projects – both domestically and internationally.



Landmar – Hampton Club at Grand Hampton Entry Feature



Craft Homes – Laureate Park



Butterfield Country Club



Edward R. James Homes – Westgate at the Glen

LAND PLANNING QUALIFICATIONS

BSB Design is driven first and foremost by our commitment to creating great neighborhoods of all sizes and types. This is exemplified by the fact that our planning teams are led by landscape architects who are trained and experienced in considering the livability of the neighborhoods they design. To achieve a unified community feel, our seamless design process blends marketing intent, planning themes, neighborhood concepts and architectural styles. We have vast experience in the planning and design of all types of environments from residential and mixed-use master planning to golf course and resort communities to parcel planning for single and multifamily neighborhoods.

When laying out a new community, our philosophy is based upon identifying and incorporating the unique natural attributes of the site to act as a central unifying element that can link the neighborhoods. Every site has a unique history and story to tell that can become an authentic design theme for key elements of the community, from entry monumentation to architectural theming and focal amenity areas that create the heart of every community.



Stone Creek Properties – Town Centre at Los Banos Entry



Stone Creek Properties – Town Centre at Los Banos Main Street



Schikendanz Brothers – Longwater Bay Recreation Center



Schikendanz Brothers - Longwater Bay



Stone Creek Properties - Town Centre at Los Banos Main

DESIGN PHILOSOPHY

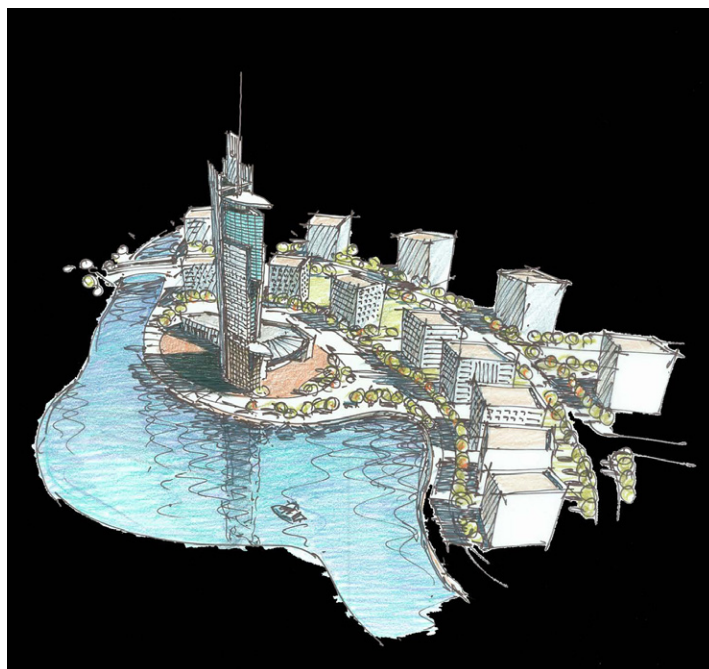
At the core of BSB Design's approach to every project is our problem solving design philosophy. We look for opportunities to bring creativity and innovation to each new situation. This philosophy extends throughout land planning, product design, management and execution. Our teams thrive when facing the challenges of site constraints, client needs, codes and agency requirements. Inherently, the key to our success is our willingness to listen. We then customize our design and service response to suit your specific needs and unique project goals.

Design is a constant challenge that stretches our imagination to creatively solve problems as they arise within each project. Our collective experience allows us to follow constructive paths and avoid dead ends; but we have never been afraid to pursue new and adventurous ideas, finding better ways to meet our clients' goals. We bring a depth of experience upon which you can draw, supported by our deep and abiding interest in design excellence.

Our goal is to provide quality design and functional plans within your budget and time constraints. We do this by maintaining two clear areas of focus. The first is subjective and deals with creativity. The second is a more objective process of step-by-step procedures. Depending upon your specific needs, our emphasis may shift from one focus to the other. In any case, the end result of our approach is a design that satisfies your aesthetic, functional and budgetary needs.



BSB Design – Abōd



Shimao Group - The Diamond Tower

We bring no preconceived design vision to new projects. Instead, we respond to a unique set of criteria, developed from your program needs, site characteristics, environmental context and budget. Our design then evolves based on these criteria. In our years of practice, we have worked to provide responsive solutions for owners, builders, user groups and the immediate community that will be impacted by a new project. We are much more interested in satisfying these groups than in forcing our design philosophies where they may not be applicable.

Providing significant, award-winning community design is the goal of many firms. BSB Design has been able to achieve this while still focusing on the primary goal of gaining the appreciation and confidence of our clients by satisfying their project vision. We are well-organized, carefully managed and have the staying power and confidence to successfully complete every project we undertake while providing a highly personalized service with excellent results.

As part of a company-wide initiative begun in early 2006, BSB Design has committed to the principles of green building. Architects and planners in the firm's offices meet regularly to discuss the latest information regarding sustainable design. By early next year, at least one member of each BSB Design office will be LEED certified.

For BSB Design, going green is much more than a trend. It is an appropriate and necessary response to how homes and communities should be designed and built. Going green is marketable, affordable, profitable and just the right thing to do. It's here to stay, and those not tuned in will be left behind.

In 2007, to solidify our commitment to green building practices and sustainable community design, BSB Design joined the United States Green Building Council (USGBC). The firm is also highly supportive of NAHB's Model Green Home Building Guidelines and the recommendations of the Congress for New Urbanism. In addition, BSB Design relies on the many successful regional and local organizations that have been developed with specific criteria geared toward the housing industry.



ICI Homes – The Emerald at Plantation Bay Golf & Country Club



The New American Home® 2007

As evidence of our commitment and expertise, the firm was selected to design The New American Home® 2007 for the International Builders' Show in Orlando, Florida. A showcase of green technology, including a green roof with photovoltaic cells, 95% efficient storm-water management system, and energy efficient materials and appliances, the home marries high design and sustainability.

BSB Design brings green to the forefront as often as possible, educating clients about the benefits and offering guidance during the design process. Green architecture and sustainable community design are advantageous on many levels, and BSB Design is excited to remain committed to environmentally-friendly design practices.

BSB DESIGN EXPERTISE

PLACEMAKING

- Community Lifestyle Design
- Community Planning
- Recreation Planning
- Landscape and Hardscape Design
- Community Entrance
- Active Adult Communities
- Neighborhood Development Planning
- Community Theming
- Urban Living
- Green Design

SINGLE FAMILY

- Concept Homes
- Custom Homes
- Production Homes
- Neotraditional Communities
- Small Lot/Cluster Homes

MULTIFAMILY

- Rowhomes
- Autocourt/Shared Court
- Stacked Flat
- Combination Townhome/Flat
- Rental Homes
- Mini Rise
- Midrise
- Podium
- Live/Work
- Mixed Use
- High Rise
- Seniors/Assisted Living
- Resort Community
- Student Housing

CLUB DESIGN & AMENITY SPACES

- Community Clubhouses
- Golf Clubhouses/Facilities

COMMERCIAL

- Retail/Commercial Centers
- Corporate Offices
- Restaurants

SERVICES

- Unique Design Experience
- Artwork/Graphic Services
- Design Guidelines
- Programming Services
- Tenant Improvements
- Density Studies
- Entitlement Services
- Color Services
- HUD Architect & Document Administration
- Project Construction Administration

CHARETTE EXPERIENCE



You'll be part of our hands-on design charrette, working with a talented, innovative design team as a partner, producing highly efficient, aesthetically pleasing and builder-friendly designs – featuring amenities not available from anyone else.

The idea is to tear down silos that threaten to disrupt creative collaboration and honest conversations, increasing awareness among stakeholders and expediting buy-in from decision makers as they consider viable solutions being presented in near real time.

- 3 to 4 day work session
- Fast tracks project schedule and start-up
- Immediate, direct client input from decision makers
- Proven results



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