



**GEORGE
KACHADOORIAN
ARCHITECT PLLC**

304 1/2 S. STATE STREET, ANN ARBOR, MI 48104
TEL : 734 276-2884 FAX : 734 661-0320
E-MAIL : gkachadoorian@yahoo.com

To Whom it May Concern;

I feel deeply passionate about design. I care a great deal about people and the way we live and work, and the environment in which we interact. These beliefs were a motivating force behind my decision to become an architect.

Architecture as an art, it is the greatest art of all. It is the foundation that makes the earth just a little better place to be by meeting the needs of shelter, a basic need of humankind, which is as important as food, water, the air, companionship and love.

The last eight years running my own small firm has provided me with experiences I do not think I could have had any other way. However I am not currently in position to make the best of Michigan's economic climate and will now be looking to work for another firm. Therefore with over twenty years professional experience, including being awarded an AIA award, I respectfully submit the attached resume for your review.

Sincerely,

George A. Kachadoorian





George Kachadoorian
304 ½ S. State Street
Ann Arbor, Michigan 48104
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Cell - 734.276.2884

EDUCATION Master of Architecture, 1994
University of Michigan

Foreign Study Program; Prague, Czech Republic

Bachelor of Science in Architecture, 1992
Lawrence Technological University

Associate Degree in Science, 1983
Lansing Community College

REGISTRATIONS Registered Architect, Michigan, 1997

PROFESSIONAL AND CIVIC AFFILIATIONS American Institute of Architects AIAHV Honor Award 2000- recipient.
Lawrence Technological University, Studio 5 Jury Member (2000).
Lansing Community College, Architectural Studies, Instructor (1998-1999), Design Competition Competitor (1998), Jury Member (1999).
Habitat for Humanity of Huron Valley; Construction Committee Member and Architectural Subcommittee Team Leader (1995-1998),
Urban Design Charrette Series (1997-1998).
Urban Design Advocates, member for Allen Creek Greenway (2000-2006).
AIA Huron Valley, Urban Design Charrette (2004-2005).
City of Ann Arbor Urban Design Public Workshop (2005-2007), participant.
AIA Huron Valley, Advisory Committee for Urban Design Guidelines (2007).

EXPERIENCE Award winning architect with over twenty-three years experience including the last eight years running my own office, which involved the training of many first time employees. Experience includes; client contact, marketing, contract writing, fee negotiation, project management, architectural design, urban design, and furniture design for a wide range of projects.

Professional services include; site use studies, ordinance compliance, historic and zoning board of appeals, code review, programming, space planning, pre-design, schematic design, design development, construction documentation (AutoCAD R14 - 2008), specifications, construction observation, illustrations and model building. Work also done in collaboration with other architectural firms, engineers and, consultants.

Earlier career experience included working with a log homebuilder, and a mechanical-electrical-plumbing engineer.



Selected experience below includes:

George Kachadoorian Architect PLLC: 2000- Present

Scio Phase 3, Commercial Building (12,000 SF), Scio Township, Michigan

Scio Town Center, Urban Design (26 Acres), Scio Township, Michigan

Scio Town Center, Mixed-use Building (48,000 SF), Scio Township, Michigan

Tanfastic, at three different locations, Ann Arbor, Michigan (AIA Award)

Kolossos Printing, Renovation- South University, Ann Arbor, Michigan

Offices of GKA, Renovation and Furniture Design, Ann Arbor, Michigan

Heritage Village, Condominiums, Pittsfield Township, Michigan

Expressions in Hardware, Scio Twp, Michigan

IMSI, Community Design, Office Park and Housing in India

Mariachi Restaurant, Canton twp, Michigan

Vahan's Clothing & Tailoring, Ann Arbor, Michigan

Tannenbaum Chiropractic, Ypsilanti, Michigan

Tree City Diaper, Scio Town Center, Scio Twp, Michigan

Lulus Cafe, Scio Town Center, Scio Twp, Michigan

Wilkinson Luggage, Scio Town Center, Scio Twp, Michigan

Kitchen Port, Scio Town Center, Scio Twp, Michigan

Wine Shoppe, Scio Town Center, Scio Twp, Michigan

Old Town Realty, Renovation, Ann Arbor, Michigan

Amvest Operations Office (Amvest), Ann Arbor, Michigan

TCF Bank Offices (Amvest), Ann Arbor, Michigan

Physical Therapy Offices (Amvest), Ann Arbor, Michigan

Computer Offices (Amvest), Ann Arbor, Michigan

Pulcipher Residence, Addition/ Renovation, Ann Arbor, Michigan

Biewer Residence, Addition/ Renovation, Ann Arbor, Michigan



Vitales Residence, Addition/ Renovation, Lodi Twp, Michigan

Maxey Residence, Addition/ Renovation, Scio Twp, Michigan

Jasina-Batzer Residence, Addition/ Renovation, Saline, Michigan

Mierzawa Residence, Addition, Manchester, Michigan

MacDougal-Fielding Residence, Addition, Ann Arbor Twp, Michigan

Theodorou Residence, Renovation, Ann Arbor, Michigan

McKenzie-Fleszar Residence, Addition, Ann Arbor, Michigan

Vileneuve Residence, Addition, Ann Arbor, Michigan

Wolf Residence, Addition, Saline, Michigan

Davalos Residence, Addition/ Renovation, Ann Arbor, Michigan

Collica Residence, Addition/ Renovation, Hamburg, Michigan

Gordon Residence, Addition/ Renovation, Ann Arbor, Michigan

Pavach Residence, Addition/ Renovation, Ann Arbor, Michigan

Churchill Residence, Addition/ Renovation, Ann Arbor, Michigan

Hacker Residence, Addition/ Renovation, Lima Twp, Michigan

Singleton Residence, Addition/ Renovation, Ann Arbor, Michigan

Krebsbach Residence, Addition/ Renovation, Ann Arbor, Michigan

Marschall Residence, Addition/ Renovation, Ann Arbor, Michigan

Learned Residence, Addition/ Renovation, Ann Arbor, Michigan

Robbins Residence, Addition, Saline, Michigan

Ayers Residence, Addition/ Renovation, Ann Arbor, Michigan



Work done with other firms, includes;

Hobbs+Black Associates: 1997- 2000

University Commons, Housing, Ann Arbor, Michigan

Borgess-Pipp Health Center, Addition and Renovation, Plainwell, Michigan

City of Auburn Hills, Public Safety Facility, Auburn Hills, Michigan

Glacier Hills, Senior Residential Community, Ann Arbor, Michigan

Heidtman 2000, Corporate Headquarters Building, Bedford Township, Michigan

Maple Village, Senior Housing, Bloomfield Township, Michigan

Novi Research Office Park, Novi, Michigan

State of Michigan, Michigan State Police, Department of Military and Veterans Affairs, Joint Headquarters Building, Lansing, Michigan

State Street Executive Park, Ann Arbor, Michigan

Washtenaw Community College, Morris Lawrence Building Addition, Ann Arbor, Michigan

Welcome Missionary Baptist Church, Pontiac, Michigan

Architects Design Group: 1994- 1997

Van Buren Township Services Building, Municipal, Renovation and Additions, Van Buren Township, Michigan

Inkster Housing Commission, Municipal, Renovation, Inkster, Michigan

Carpenter School, Municipal, Renovation and Addition, Ann Arbor, Michigan.

St. Andrew Kim Korean Catholic Church, Religious, New Construction, Farmington Hills, Michigan

St. Michael Catholic Church, Religious, Renovation, Southfield, Michigan



LMRA & Rockind/ DeBard: 1985- 1993

Kalamazoo Foot Care Specialist, Offices, New Construction, Kalamazoo, MI

Children's Place Montessori, Offices and Day Care, New Construction, Farmington, Michigan

Chosid Offices at Sunset Plaza, Renovation, Troy, Michigan

N.E.T. Midwest, Light Industrial Facility, New Construction, Auburn Hills, Michigan

Nevada Equipment, Light Industrial Facility, New Construction, Milford, Michigan

Opdyke Industrial (Phase II), Buildings Three and Four, New Construction. Auburn Hills, Michigan

Newport Foods, Shopping Center, Renovation, Detroit, Michigan

Saginaw Township Center, Shopping Center, New Construction, Saginaw, Michigan

Birmingham Retail Center, Shopping Center, New Construction, Birmingham, Michigan

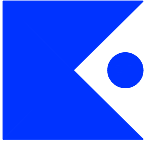
Cass/Orchard Lake Plaza, Shopping Center, New Construction, Keego Harbor, Michigan

Cherry Street Mall, Shopping Center, New Construction, Mt. Clemens, Michigan

Haircut House, Retail Store, Novi, Michigan

VanDykes, Retail Store, Southfield, Michigan

Cotton Island, Retail Store, Southfield, Michigan



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Firm Statement

GKA PLLC is a architecture firm with a diverse portfolio ranging from large scale commercial projects to smaller and personal scale residential projects. Passion for design begins at the private conference table and then is brought to the public forum for the required approvals. By caring about people, the way we live and work, and the environment in which we interact our earnest and fundamental design intentions retain a genuine clarity throughout the design process. It is by viewing architecture as an art and as the greatest art of all that we are able to be so passionate about designing from the room to city.

President
George A. Kachadoorian

Type of Work

Community Planning.....	10%
Commercial and Retail.....	20%
Mixed Use.....	20%
Senior Housing.....	10%
Residential.....	30%
Historic Preservation.....	10%



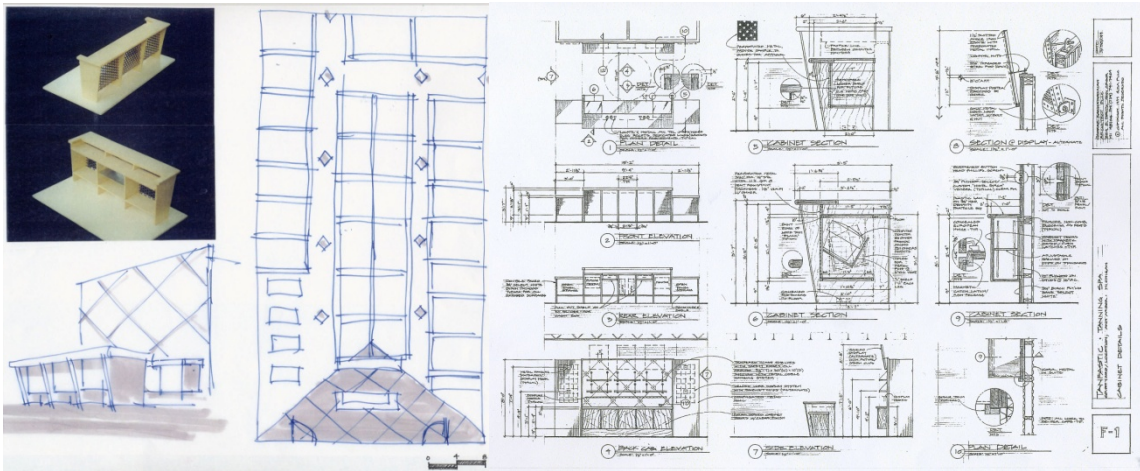


Tanning Spa - Tanfastic

This award winning design would not have been possible without the easy to work with progressive clients which did much of the construction themselves on a tight budget. The counter design and display wall developed for this prototype store was repeated at several other Ann Arbor area Tanfastic locations.



Model and sketch started out with a simple idea, make the first 15 feet of the store seem larger by making the display wall the focal point and lifting the counter up as if it were floating.



The angle of the counter face was established by the sight line of a person walking into the space and looking up at three product display poster grids. These grids were deleted by the owner and light poles added, yet the concept is durable enough to survive such minor changes.

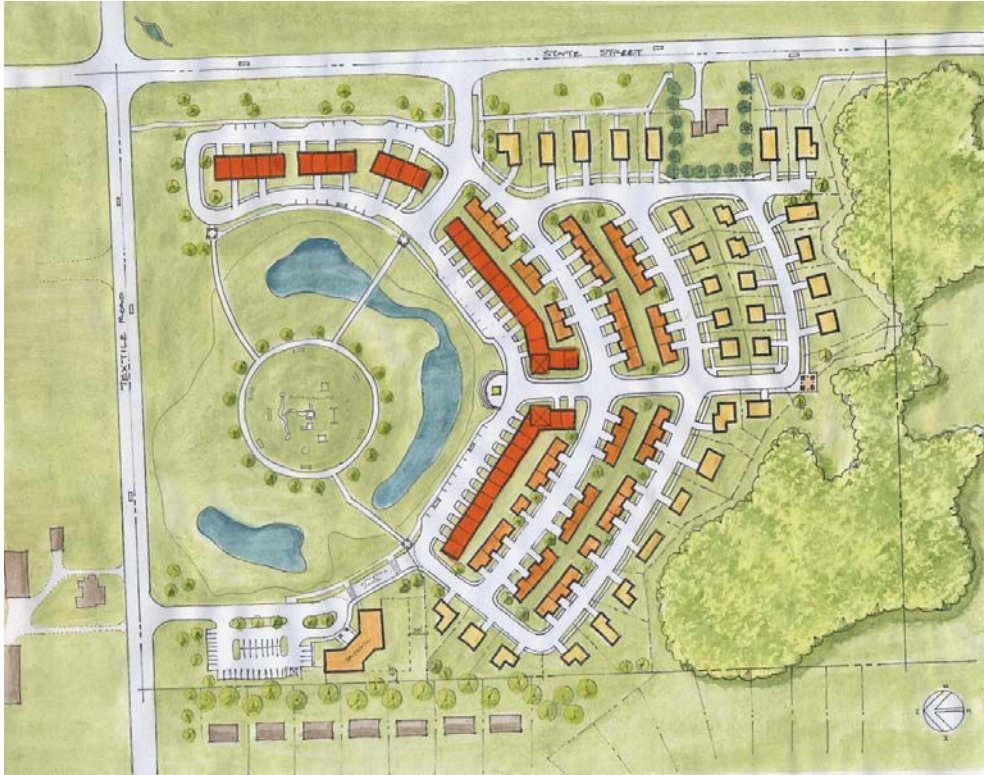


The perforated metal counter face combined with the corrugated metal walls, blacked out ceiling, colorful vinyl composition floor tile and use of natural wood give an airy tactile feel to the space.



Community Design - Sweetwater Village

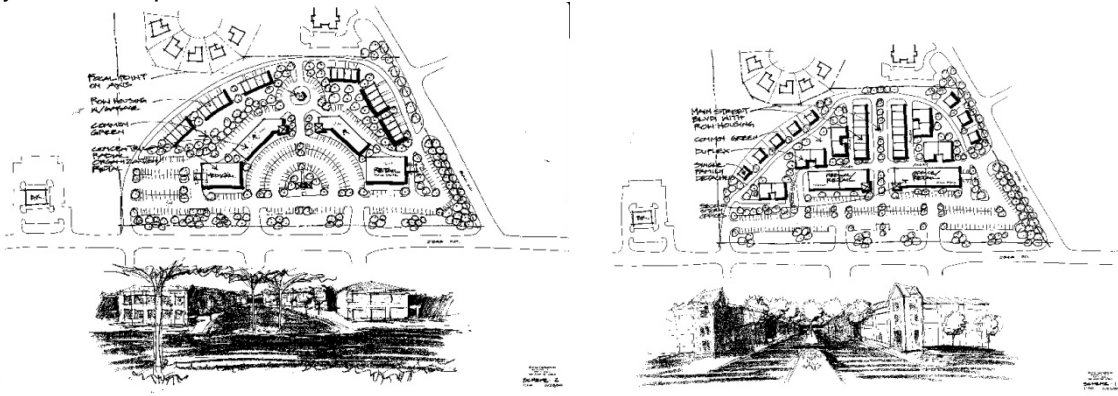
The proposed new community is based on the principals of new urbanism. High density areas surround a natural wetland, and a windmill provides the focal point on axis with a gazebo.





The design of his 26 acre neighborhood based on the principals of New Urbanism is one which unfolded over time and includes many important contributions by the other firms, individuals and most importantly the client. Our firm took the design lead on this project after being asked to come up with some ideas and artwork, it was the beginning of a seven year journey.

Early Site Concept Sketches



Some may use the phrase New Urbanism or Neo-Traditional Design as a marketing tool for obtaining approval with increased density. These projects unfortunately not provide shared open green spaces and may fall critically short on parking. Analysis of such projects reveal that they function as strip malls which are built in front of or next to a single type of housing. Some are even worse and merely subdivisions with only the minimalist gesture of commercial which is often disproportionately small, unoccupied or a tagged as a future phase which will never to be built.

Studying New Urbanism at the University of Michigan in the early 1990's included presenting the class project to a nationally recognized leader in the field. This background education has provided a depth of understanding of the subject.

Site Plan



Site Model



Early Building Concept Sketches





The developer and his sons are well known in the area for making affordable and unique housing. All of the lower priced 88 units in the four, two-story apartment-like buildings sold out before construction was completed. The higher end and larger units on the second floor of the mixed-use building took a just a little longer to sell. The project has drawn favorable local attention from nearby Ann Arbor. Several of the retail tenants were formerly located downtown Ann Arbor others are new business.

Scio Village Dedicated to quality

By DAVID BICKNELL

With the Scio Village condominiums located on Zeeb Road just west of Jackson Road, builder and developer Master Key Northern, Inc. is following an emerging trend in home construction. Brad Moore, architect of Scio Township Center, which Scio Village is a part of, says there is a growing trend toward comprehensive and mixed use of available land. "We're using the land more efficiently, resulting in less disruption of the local environment." Scio Township Center is a combination of condominium units, retail stores, restaurants and business offices. When complete, the site will feature four separate condominium buildings (22 homes in each), two buildings for commercial use and one mixed use building.

Master Key Northern is nearing completion of the 88 condominium homes in the residence-only buildings that come with either one, two, or three-bedrooms. Sizes range from 966 to 1,594 square feet and base prices go from \$139,900 to \$228,000. First floor condominiums will each have a full basement, and upper condominiums each come with a loft area which includes a bedroom closet and full bath. Each condominium has a one-car garage, some detached and some attached. At this point six homes remain for sale.

The mixed use building represents a new and exciting phase of construction. Its lower level will have a walk through open mall, plus restaurants and retail businesses. The upper level with 18 ranch style condominiums, also includes glass enclosed arch and catwalk.

Home sizes - most of which will be two bedroom, two bath - are similar to the other condominiums, and prices will start in the low \$200,000's. Residents reach the homes (handi-



up throughout the development. Antique styled street lighting, community fountain and gazebo, along with window shutters and predominately brick exteriors, add to the charm of Scio Village.

Residences also have special touches inside, with many home owners opting for granite counter tops, tile and hardwood floors, fireplaces and stainless steel hardware.

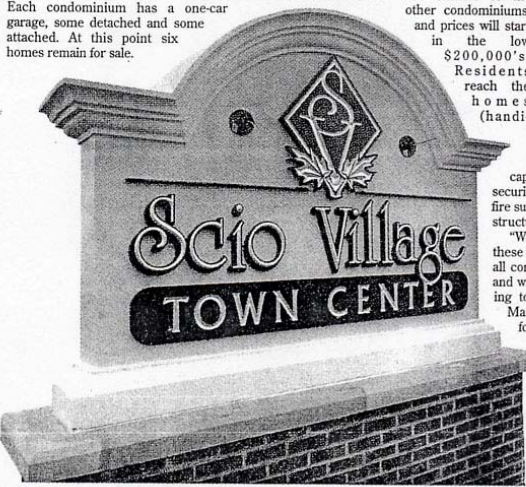
"Homeowners are also drawn here by the ease of condominium life, the park-like setting, exceptional standard features, low traffic volumes and a great location with convenient access to Ann Arbor, Dexter and freeways," says Dan Grammatico.

The community also features professional landscaping, walking trails, beautiful ponds and a nature preserve with nearby observation deck.

Home owners at Scio Village pay low Scio Township taxes and children attend Ann Arbor Public schools. Homes are supplied with city water and sewer disposal.

For more information about Scio Village or Scio Town Center, visit the sales trailer at the front of the property, open noon to 5 p.m. daily. One may also call the sales office, at (734) 332-1434, or visit the company's excellent website, www.sciovillage.com.

In addition, with construction winding down at Scio Village, Master Key Northern has begun development on Heritage Falls condominiums, located across from the Pittsfield Grange on Ann Arbor-Saline Road.



capped accessible) by elevator, with security codes. A further benefit is the fire suppression system within the entire structure.

"We are now taking reservations on these very unique condominium homes, all come loaded with upscale amenities and will be available in late fall," according to Dan Grammatico, president of Master Key Northern, and the son of founder Joe Grammatico, Sr.

Residents at Scio Village enjoy a community with a handsome, contemporary urban feeling, but that's not all.

Master Key Northern is owned by the Grammatico family which has had three generations of fine home building experience, and old-world craftsmanship and attention to detail show



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ANN ARBOR NEWS

Construction Photos



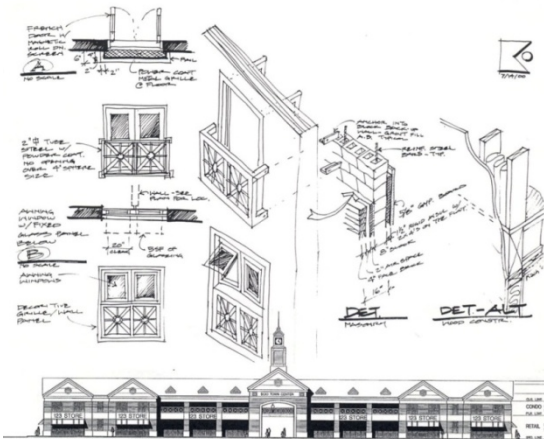


We take pride in developing what we have termed Micro New Urbanism, it's Micro because we acknowledge that most successful projects of this type are often ten times as large.

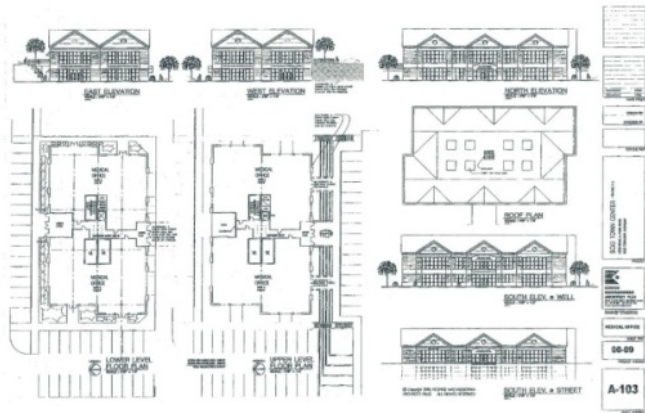
Early Site Perspective



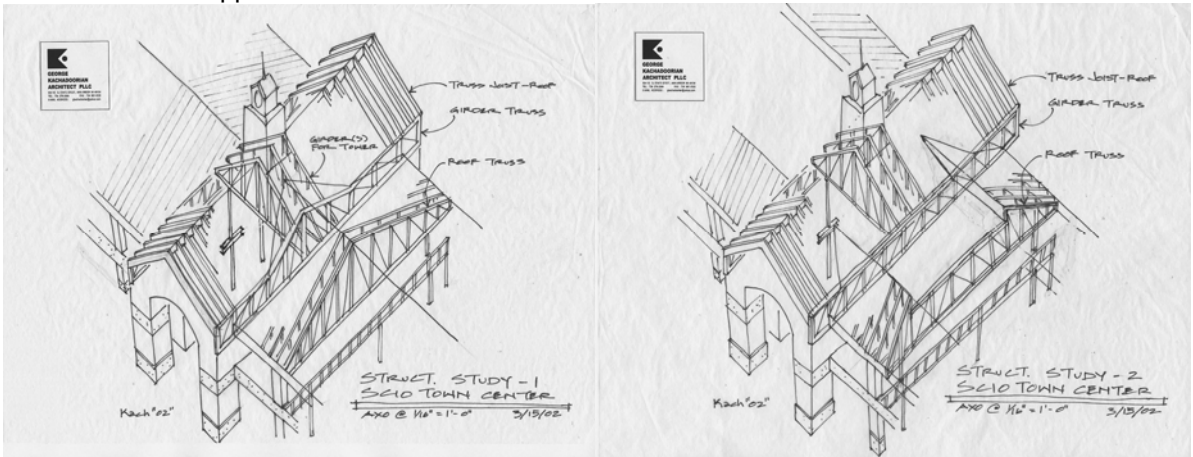
Building and Feature Sketches



Medical Office Schematic



Roof and tower support studies





The 26 acre village is comprised of a centrally located village green, a 48,000 SF mixed-use building with 24,000 SF retail on the first floor and 18 residential condominiums on the second level. There is two story medical office building the north side and a 12,000 SF one story commercial building on the south side. Flanking the village green are four 22 single family unit buildings (88 total-designed by others). Previously built by the developer is an adjacent 21 single family residential subdivision and a 10,000 SF child care center for a total of 45 acres.



Development Renderings



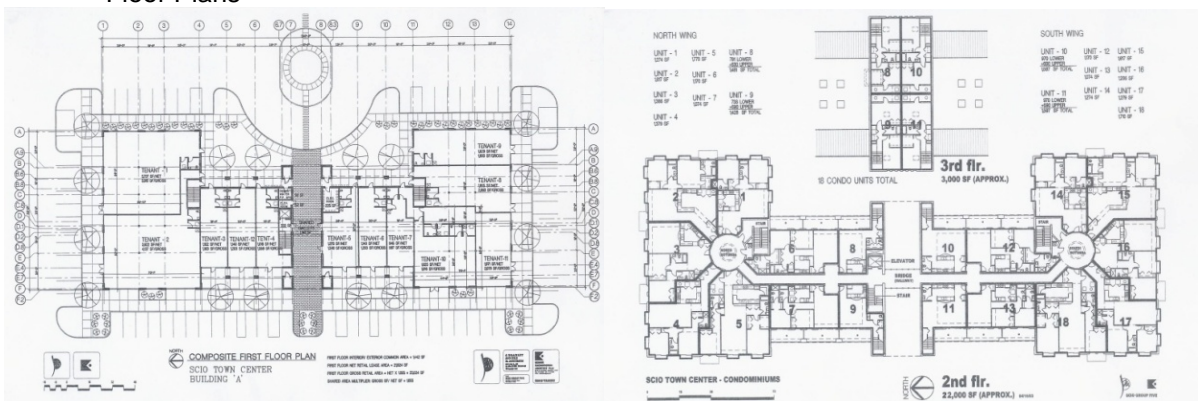


The 24,000 SF commercial first floor of the 48,000 SF mixed-use building features a giant order arch which people walk through to get to the village green and residential condominiums. There is a café which uses portions of the twenty foot wide arch-way for open air seating.

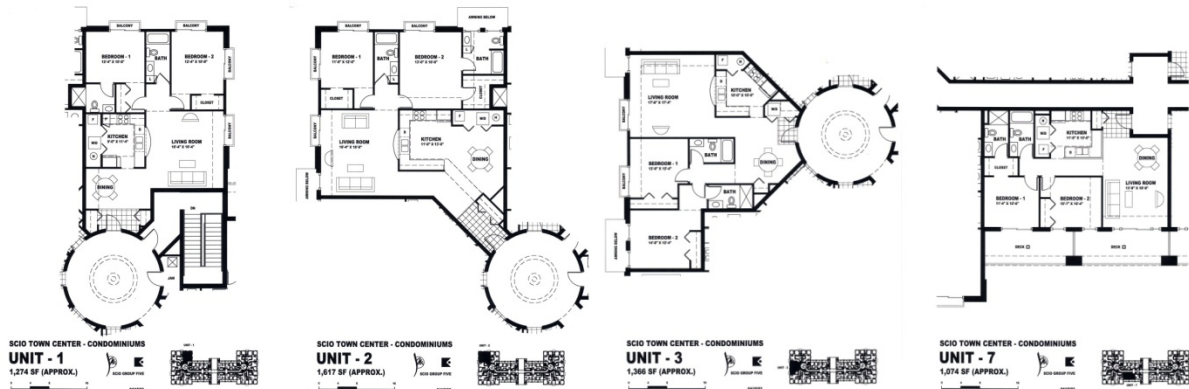
The keyless security entry for the second floor condominiums is located at the mid-point of the protected arch-way. A center open stairway and elevator bring residents up to a glass hallway bridge which connects the two sides. The hall sightline is broken up by a 45 degree angle leading to a 20 foot wide circular room with pendant chandelier. Entry nodes to each condo are recessed for an added sense of privacy. Each of the 18 upscale condominiums has several balconies.

There is assigned parking for the residents in several carports and garages throughout the site.

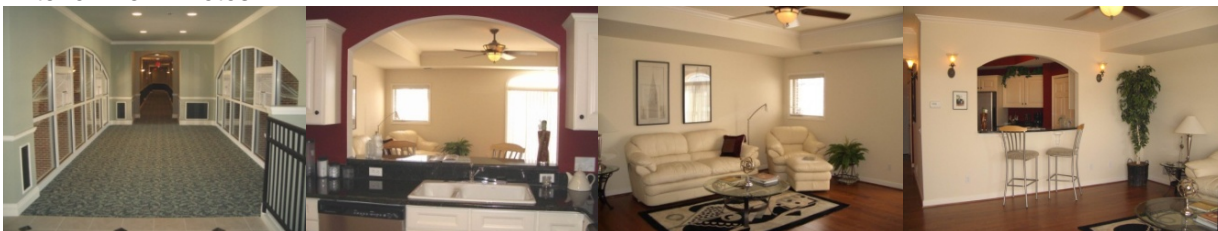
Floor Plans



Unit Designs



Interior View Photos





Construction began with the four apartment-like buildings centered around the village green. The main building's giant order arch and 80 foot high clock tower unites and the development together by creating a strong focal point.

Construction Photos and Project Management



The village green features a turnaround with fountain and flowers beds, a children's play area, several sculptures and a gazebo are features of the 60 foot wide 250 foot long village green.



Community Design - Scio Town Center

sheet 7

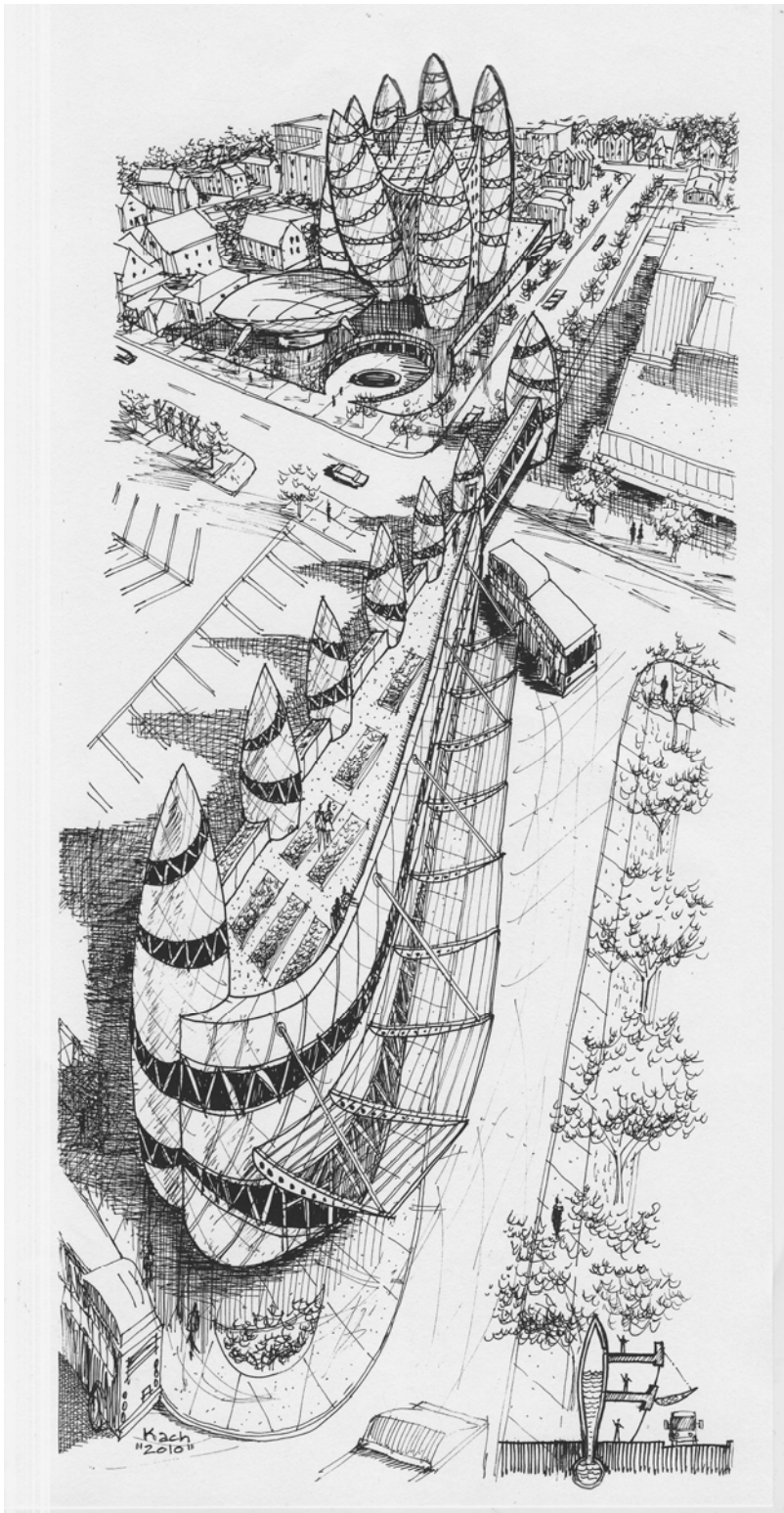
Acting as the urban designer and as the design architect working in partnership with another firm to complete the construction documents on time, it can be said "we did our best". Changes made by the developer and his sons after ground was broken were accommodated to the best of our ability. Perhaps the lasting relationship with the developer Joe Grammatico, his sons, the other architect JB Moore and our civil engineers at Washtenaw Engineering is the legacy of this project. Chuck Lauer of Peregrine Properties also deserves recognition for his help in developing the site program and for originally bringing our firm on board.





RFP - Concept 2010; AATA Blake Transit Center, Ann Arbor

This visionary drawing was used as the cover art for a Request For Proposal. The team consisted of GKA PLLC (architect), the Atwell Group (civil engineer and landscape) and System Solutions (ME&P engineers). Across the street is a proposed convention center which is also inspired by natural squid fossil shapes.





Commercial Business and Retail - Scio Town Center Phase 3

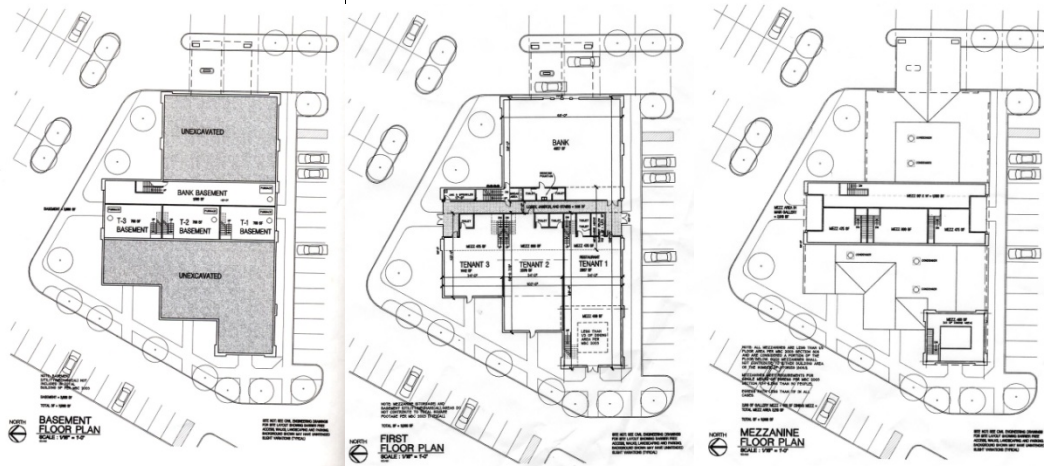
The final phase of a 26 acre neighborhood based on the principals of New Urbanism is this 12,000 square foot (non-sprinklered with 3-hour wall) commercial building featuring a walk-thru gallery, a drive-thru, a partial basement and mezzanine storage loft areas.



Model and sketch show 15 foot height variance which was not granted, lowering it helped esthetics.



A gallery hallway with two story glass arch at each end connects the pedestrian to surrounding parking areas which makes the site that much more accessible.

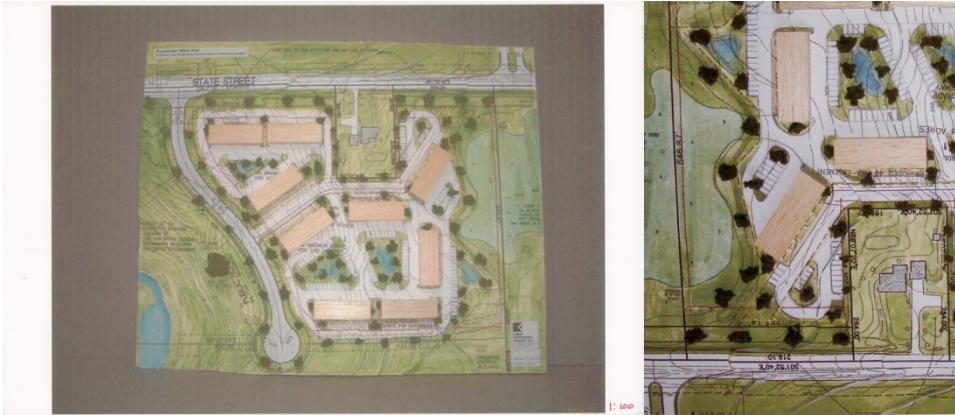


A bank currently occupies the rear 5,000 SF, and a green friendly diaper store designed in collaboration with an interior design firm is in tenant spaces 2 & 3.



Office Park Study - Sweetwater

A Site Study can be challenging at many levels and warrant development as a three dimensional sculpture or topology model. A comprehensive Site Study should be able to communicate at an intuitive level to the owner, his investors and concerned municipalities the vision and solution the architect has developed. We have yet to meet the client which did not “get it” upon seeing a model of his or her project even if was rough working model to be torn apart and reconfigured over and over until we were satisfied all options were exhausted to conclusion.



Flat drawings alone whether they be 2D plans and sections or a 3D birds-eye view can fall short of a “hands on” or “fingers in the clay” approach to site design because the process of working with models as a design tool and not as merely a presentation involves a different mind-set, a different set of experiences.

A college professor was once asked why his course was called Life-Drawing in lieu of being called Drawing-Nudes, he said; “because as you draw you experience life”. Experiencing site/ building design in model form is as close as you can get to actually building the project without spending the millions to do so, therefore when conditions and time allows we embrace the model method of design.

A Site Study is more than an exercise in ordinance and code compliance. The Site Study sets the pattern both externally and internally for the buildings relationship to the site and how people and vehicles interact with it.

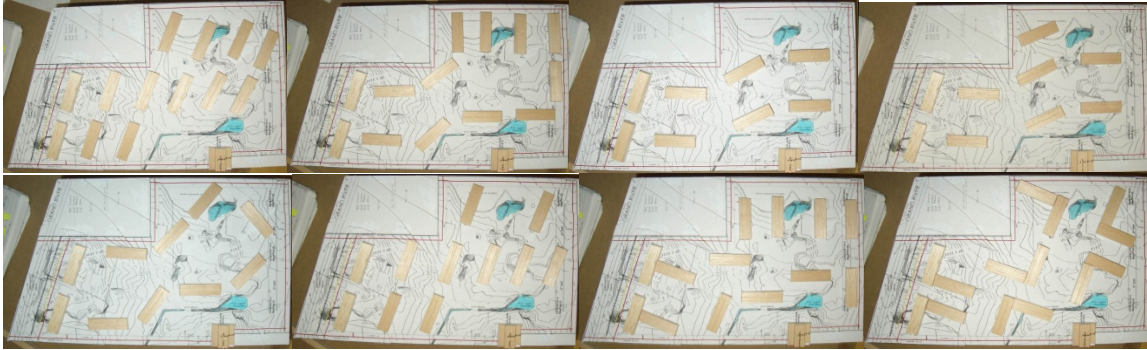
As architects we act as the team leader to bring the different professions together. Asking a Civil Engineer to establish these complex relationships without the depth and diverse background of a architect is like asking a Structural Engineer to engineer the structure of a building not yet designed. Design must precede engineering and yet they must work together seamlessly. Environmental concerns and site restrictions create a framework or canvas for the artwork of the architect.

Model studies like these help determine the zoning or rezoning requirements, buildable area, the setback/ easements, different building massing, vehicular and pedestrian circulation, grading, and of course parking.

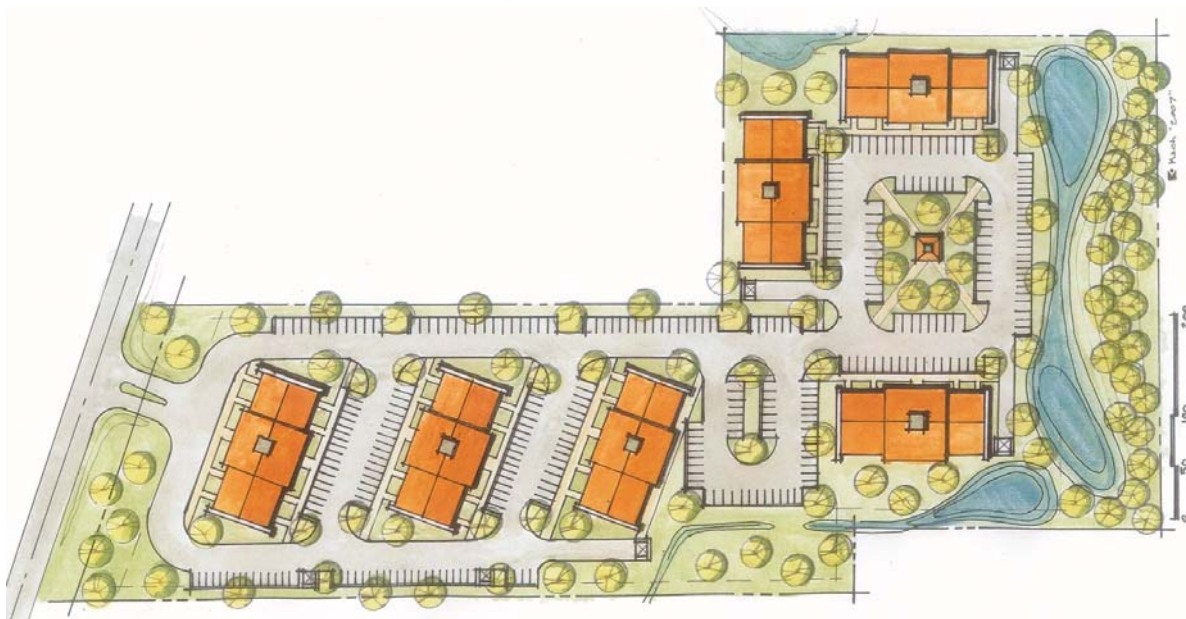


Medical Office Study - Novi

A Site Study helps the developer and owner see what building and building program might fit on the site. We often use topography models and rough sketches to develop a concept quickly and hands-on. Drawing studies and mass models help determine the zoning or rezoning requirements, buildable area, the setback/ easements, different building massing, vehicular and pedestrian circulation, grading, and parking.



Architecture is unique as far as professional design goes because it is very site specific. Maximizing the site is a major part of maximizing the return on investment for our clients. We work closely with Civil Engineers and Landscape Architects to submit site package.

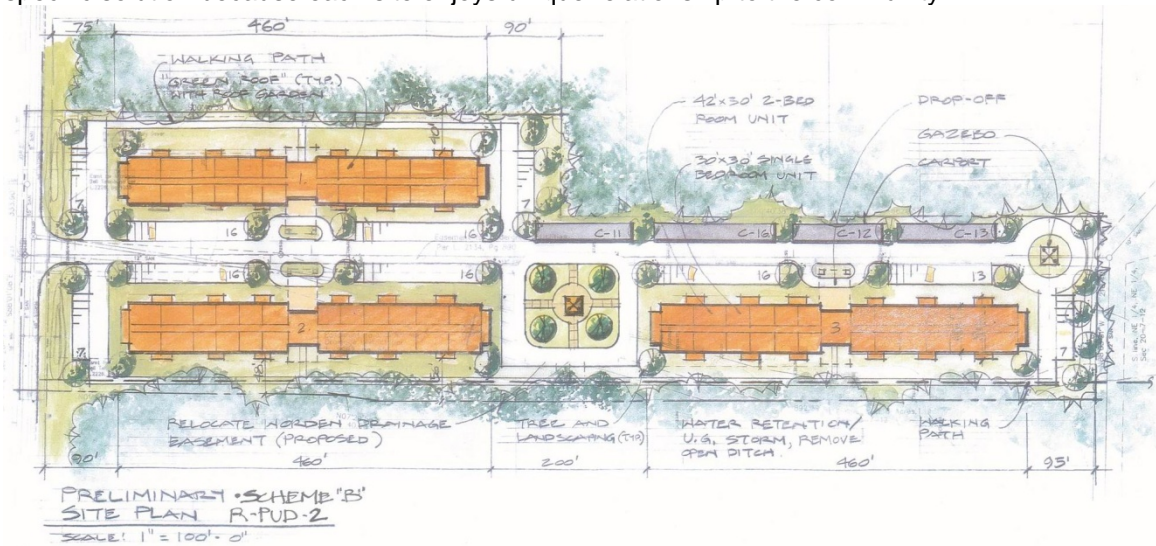


The rough design sketches lead to concept presentation drawings and schematic design. Approved drawings are turned into construction documents by using computers.



Nursing Home Study - Peach Tree

There is no standard "out of the drawer" design which can maximize a site. Every site requires a site specific solution because each site enjoys unique relationship to the community.



SITE INFORMATION: (ASSISTED LIVING) 3320 LEONARD ST. N.H.
 (3) 90,000 SF BLDG'S (3-FLR'S) 173 PARKING SPACES
 30,000 SF PER FLOOR (FOOT PRINT) 72 UNITS PER BLDG
 I-2 USE GROUP (SPRINKLERED) 3 X 72 = 216 UNITS
 TYPE 2A CONSTRUCTION



A casual character drawing brought to the first working meeting with city officials can help generate a little excitement and yet suggest that we are willing to work with others to further develop the project.



Making the governing municipality feel they are a partner in the design process may help ensure they are on board and will support the proposed community development.



Nursing Home - Sweetwater Park

The proposed new senior community is based on a courtyard concept with opposing views into woodlands and wetland areas.





Multi-Family Senior Housing - Heritage Falls

Maximization of a site may involve creating a dozen different site layouts which are based on several available standard floor plans. This PUD (Planned Unit Development) site condominium features a manmade waterfall and gazebo for a sense of community.



Character drawings and a study model for generating the birds-eye view perspective are used to convey the design intent to planning/ building officials and the public.



This project illustrates how a successful project can be realized by modifying a standard unit design and taking care to place it on the site.



The single level floor plan appealed to seniors and presold prior to project completion.





Single Family Housing - Maxey Residence

Older homes often have several additions on them already which makes adding on that much more of a challenge to bring things together in a cohesive manner. This home was added on so that the mother-in-law has her own private suite space, something we have been commissioned to do many times.

Before Pictures



Study Model



A model was built to aid the decision for an appropriate roof addition height. Three versions of the addition were placed on to the existing base model. The tallest one was selected by the couple.



Pen and ink hand drawings may be generated with the aid of a two point perspective, tracing over a photograph or tracing over a photo of a mass model.



It was suggested by the wife of the home while on a post construction visit that the intermediate height addition which we recommended (a collar beam ceiling design) would have looked better than taller full eight foot flat ceiling scheme her husband selected. We are constantly striving to “do right” because “being right” is not enough.



Single Family Housing - Collica residence addition & renovation

The passionate affection a home owner feels for their place of residence and the complex relationship they may have with their spouse adds a challenge to residential projects which can be mistakenly over looked. Add the process of obtaining a zoning board of appeals approval or a historic committee approval or both and it can get interesting.

Architectural design starts with the site and in the case of additions or remodeling the existing building. The original cottage below was built by the client's father and the couple wanted to retire in it. A strong attachment to the existing home combined with an awkward non-compliant to zoning site orientation, non-conforming to current setbacks, existing non-conforming lot coverage ratio and poor soil not suited for two story structures made for a challenge.

Rough study models with changeable roof sections and multiple building addition configurations were done at the same time as freehand design sketches. Computer generated drawings were made for the ZBA and construction document phases of the project.



We obtained zoning board of approval by proving our hardship to the ZBA which netted an approximately 30% larger footprint than had we conformed. Helical piers supporting both new and existing foundations all around providing required support in the poor soil conditions.



Affordable and low maintenance vinyl clapboard siding and gable ends finished with fish scale vinyl siding completed the home's exterior. Some exterior trim around windows and doors was deleted by the owner to save on cost, but a strong design concept survives such minor changes.





Single Family Housing - Habitat for Humanity

Served for five years as a volunteer board member with the Huron Valley chapter of Habitat for Humanity. Took design lead in an urban design charrette, parts of which have been built with the aid of the city of Ann Arbor. Personal background and experience of growing up in a neighborhood slated for destruction in part because of its affordability and ethnic diversity (Dearborn, Michigan), forged a deep and personal commitment to renewal and preservation of neighborhoods everywhere.



Work included a complete redesign of our standard small house plan for cost savings. The new plan with over a dozen examples built in several cities is also as part of the master plan.



A model for fund raising efforts through a local church along with the design of promotional brochure were part of the overall responsibilities and experience.



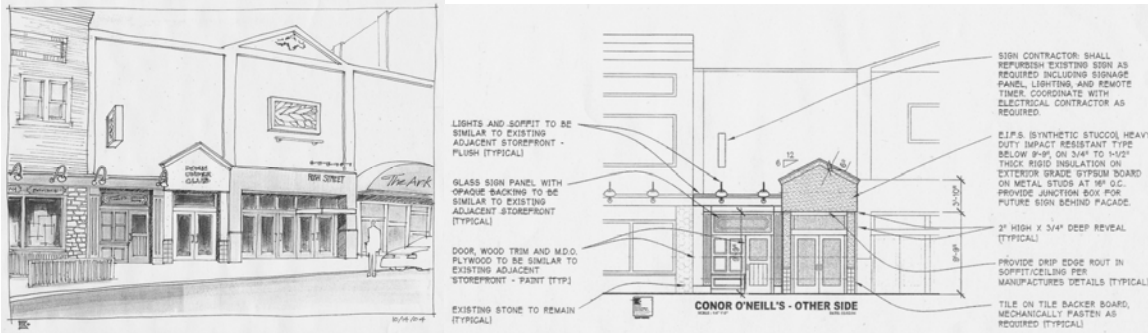
Historic Preservation - Connor O'Neil's – Restaurant / Irish Pub

Historic Preservation comes in many forms because no two projects are the same. In this urban infill project the existing building happened to be in a historic district designated by the city. The existing storefront had been altered so many times that we just had to show the modest proposed change. Despite the small scale of this project all of the guidelines and rules which apply to larger projects still applied to this one.

Plans were drawn up for the “Celtic Room” which is configured for multi-media conferences and luncheons. The 1,500 SF space is equipped with its own restrooms and bar and is linked to the adjacent 5,000 SF Irish Pub, A pair of self closing fire doors maintain a required three hour separation between the existing tenant layouts which over the years had become a bit chaotic.

Proposed Perspective

Construction Elevation



Continuity of the storefront was a challenge as it bridges two separate buildings. However some self identity and a separate entrance for renting out to groups and for special occasions became a feature desired by the owner.

After Construction

Entry Close Up



After the Celtic Room was built a tenant for a below grade restaurant chose to delete the proposed gable entry and redid the signage to suit their needs. The constant flux of new tenants in this successful downtown area adds to its liveliness and variety.



Historic Preservation - Hastings Post Office – Reuse & Adaptation

Historic Preservation has an important aspect or cold hard fact which cannot be overlooked. There are only so many museums and historic places which a community can support. The economic reality is that buildings just like people must be able to support themselves.

The city of Hastings, Michigan put out a “request for proposal” and to include proposed uses and possible tenants. We decided to add a front entry canopy and roof green with vegetation trays. We also proposed to provide a covered roof access stair. An additional outdoor dining area for the bakery, coffee and ice cream shop with live entertainment is on the first floor.





Historic Preservation - Vahan's Menswear - Retail

Historic Preservation is a practiced art because no two projects are the same. Serving our clients needs and goals are just as important as serving the intent of historic preservation guidelines and the community's best long term interest.

Before



Before



Construction



Construction



Early Proposal



After



After

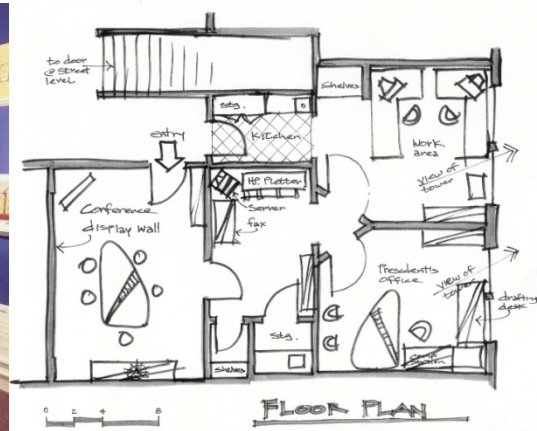




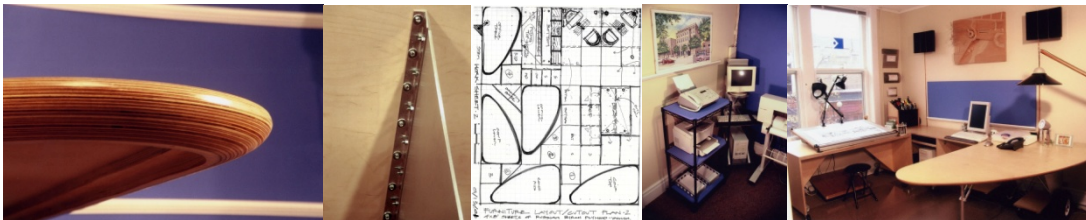
Business Office - George Kachadoorian Architect PLLC

At some point every architect dreams of having his or her own office. The location was chosen by locating essential services in downtown Ann Arbor, a thirty minute walk from my home and a work destination for the past 16 years. Drawing a mid-point between the copy center, art supply store and 1-hour film developing, concentric circles were drawn around the imaginary center. Walking about I discovered a second floor 500 SF space in a historic building across from the University of Michigan's central campus and "Diag". Enjoying a nice view of the university's bell tower out the street facing window, I hung my shingle up.

Business taking flight in 2000



The concept of the table is "flight", and the triangular shape addresses the corner entry circulation pattern found in many rectangular rooms.



The furniture is built out of Baltic/ Russian birch plywood. I fabricated the furniture in the "work area" on evenings and later called it the "birthing room".



The primary accent color is a blue similar to a diazo blueline print (blueprint), the secondary accent color is the green of the Sweet's catalogs found in every architect's office. Display or chair rails are at a constant height throughout the five rooms.



Clientele - George Kachadoorian Architect PLLC

We work closely with our clients, many of which are experienced property owners, developers and builders. We also work directly with first time local business owners, franchise owners and home owners engaged in their first renovation project to help them realize their dreams. Renovation, remodeling and building additions both commercial and residential along with some historic preservation is a significant part of our firm work.

We have also collaborated with several different architects to our mutual benefit. These are long term relationships going back as far as 25 years. Work with former employers includes the design of over sixty retail spaces. Work with small firms includes both small and large projects and includes all phases. The largest projects were done with a 100 + person firm.

Our philosophy is simple; we do our best and treat people the way we want to be treated.

Type of Work

Community Planning.....	10%
Commercial and Retail.....	20%
Mixed Use.....	20%
Senior Housing.....	10%
Residential.....	30%
Historic Preservation.....	10%

20 + Projects with Covenant Construction



Residential Development Proposal



Model for Church



Historic



AIA Honor Award

