

# Commercial Work

18 MAIN STREET #3B  
CONCORD, MA 01742

[inkstonearchitects.com](http://inkstonearchitects.com)

INKSTONE

# Agenda

- 1.0

Who We Are  
Brief Introductions.
- 2.0

Services Offered  
Types of Services and Experience Offered.
- 3.0

Commercial Portfolio  
Selected Commercial Project Examples.



## OVERVIEW

# Who We Are

We are a full service architecture firm out of Concord with 8 people.

One part of our firm is focused on residential design, additions, renovations and new construction, the other part is dedicated to commercial projects like TI's for office spaces, business and non-profit renovations.

Brigitte has a background of large scale public transportation projects, public town projects and commercial TI work. She works with residential and commercial clients.

Eve comes from affordable housing, public sector work and has served as a residential architect for 25 years.

### Brigitte Steines, AIA LEED AP Principal

- 30 years of experience
- InkStone Architects founder
- Previously Principal at steines architecture
- Licensed in California, Massachusetts and Berlin

### Eve Isenberg, AIA NCARB Principal

- 25 years of experience
- InkStone Architects founder
- Previously principal at Eve Isenberg Architects
- Licensed in Massachusetts and New Hampshire

Our project managers come also with a rich portfolio of commercial, public, retail and institutional work.

### Rob Nafie, Project Manager

- 7 years of experience

### Michael Luebeck, Project Manager (currently w/ Design-Science)

- 15 years of experience

### Maria Zvezdov, Interior Designer

- 18 years of experience

**OVERVIEW**

# Services Offered

**Architectural Services**

- Fit Plans for potential tenants
- Existing conditions documentation
- Feasibility Studies
- Programming
- Conceptual and Schematic Design
- Design Development
- Construction Documents
- Coordination of all consultants
- Agency Approval Packages
- Public Hearing Representation
- Building Code and Ordinance Compliance evaluation
- As-built field verification
- BOMA calculations

**Space Planning and Interior Design**

- Tenant Improvement Design
- Programming and Planning for growth
- Furniture Layout and Interior design
- Finish, Materials and furnishings selection and specification
- Custom Millwork design
- Lighting design

**Bidding Process**

- Contract Drawings and Specifications
- Bidding and Award process
- 

**Construction Administration**

- Contractor Submittal review
- Request for Information handling
- Site visits and site meetings
- Project close out



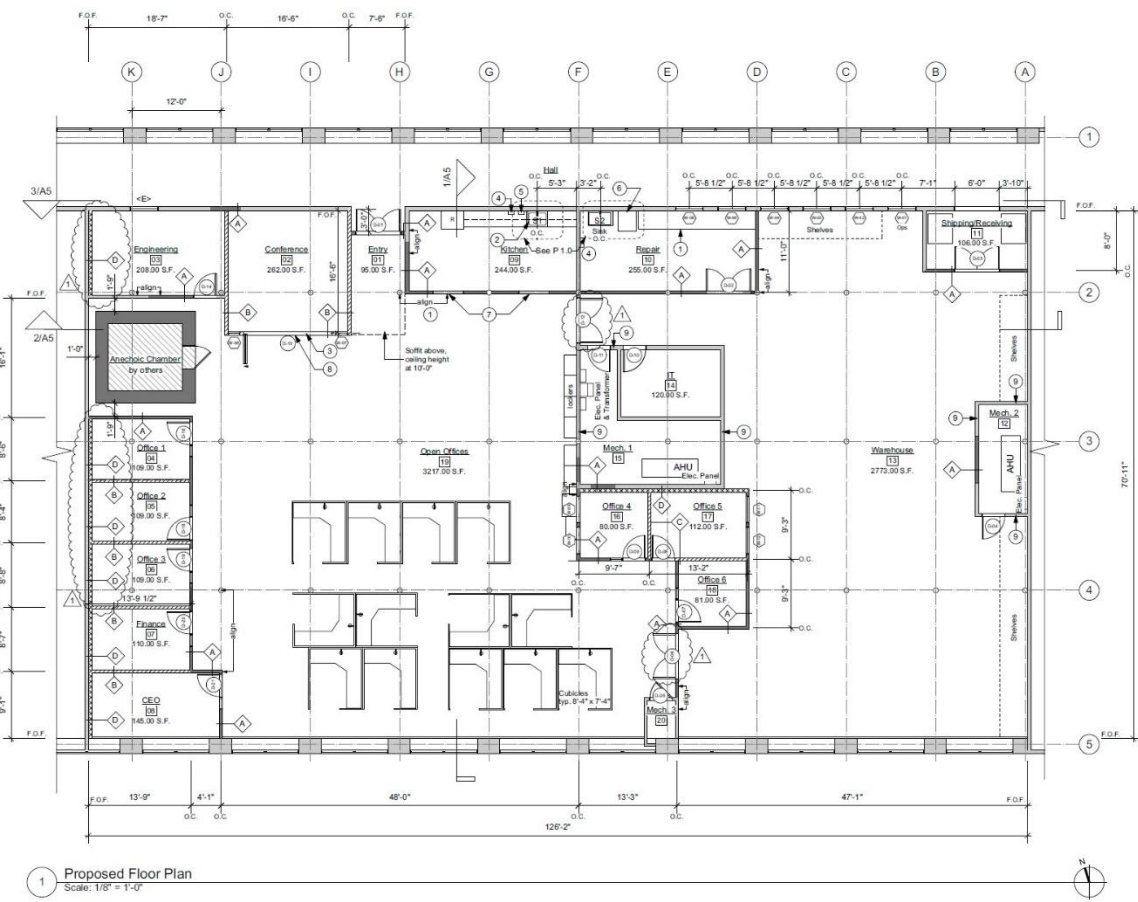


# 3 Mill and Main

Maynard, MA  
Tenant Fit-Out

001





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Maynard, MA  
Tenant Fit-Out

001





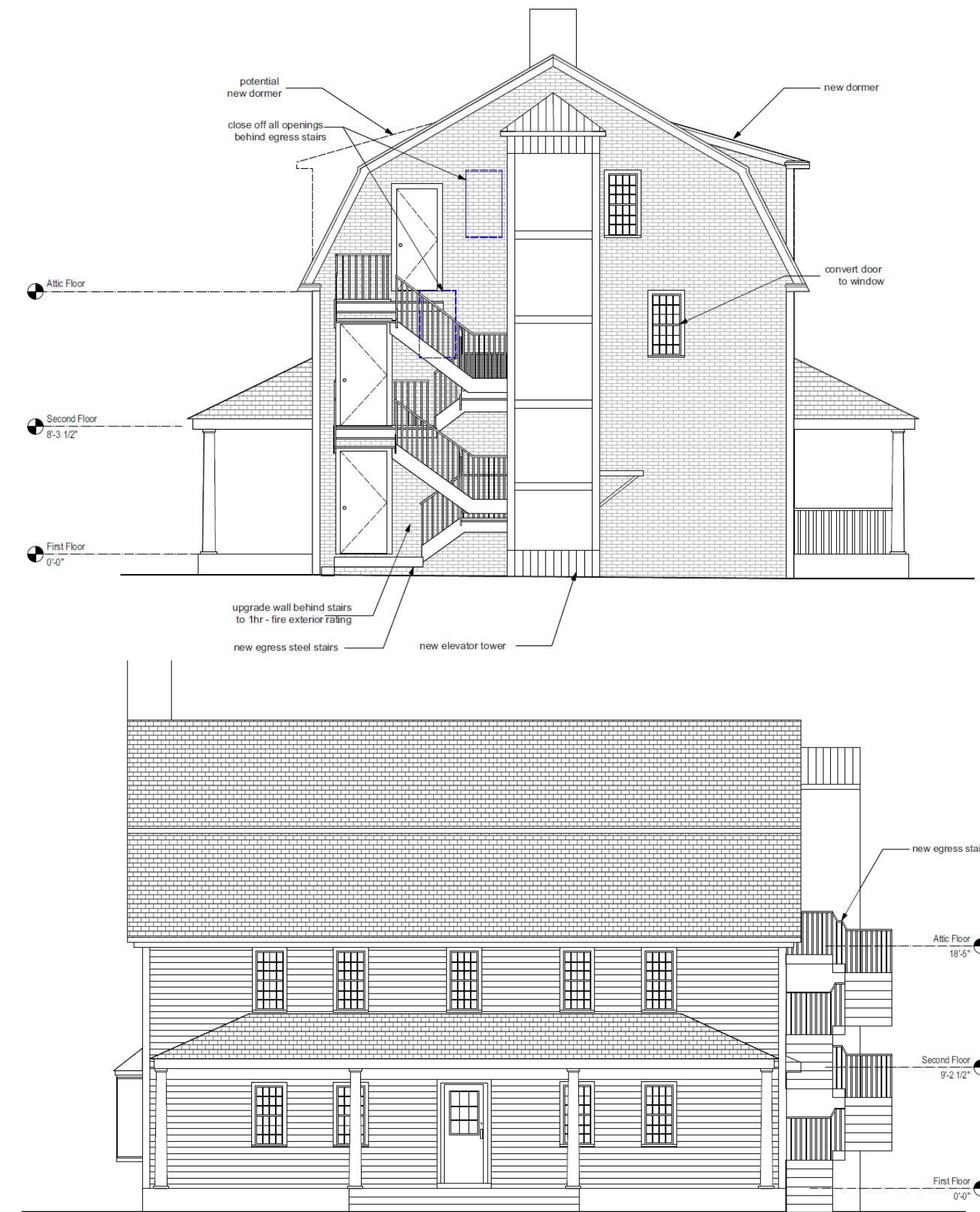
# 29 Hudson

Sudbury, MA

Multiple Renovations + Historic Commission + ADA

002



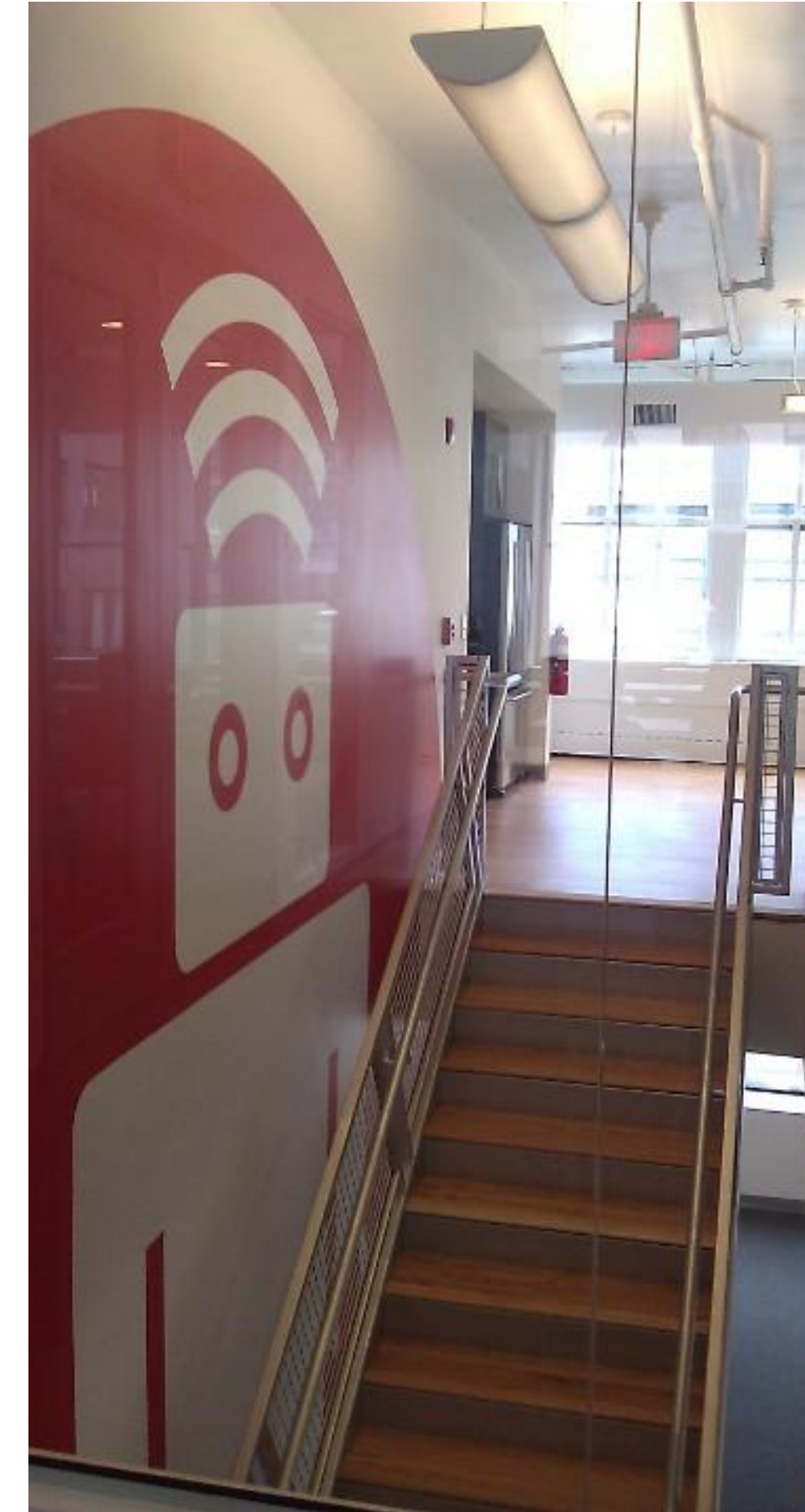


# 29 Hudson

Sudbury, MA  
 Multiple Renovations + Egress Design + Site Plan  
 Review + Historic Commission + ADA

# 002





# On Point Surgical

Bedford, MA  
Tenant Fit-Out

\*in collaboration with Leonard Array Architects

## 003





# Audiology Practice

Belmont, MA

Renovation and Code Compliance

004





# Moving Co.

Maynard, MA  
Tenant Fit-Out

# 005





# Food Beat

Franklin, MA  
Tenant Fit-Out + Code Summary

006



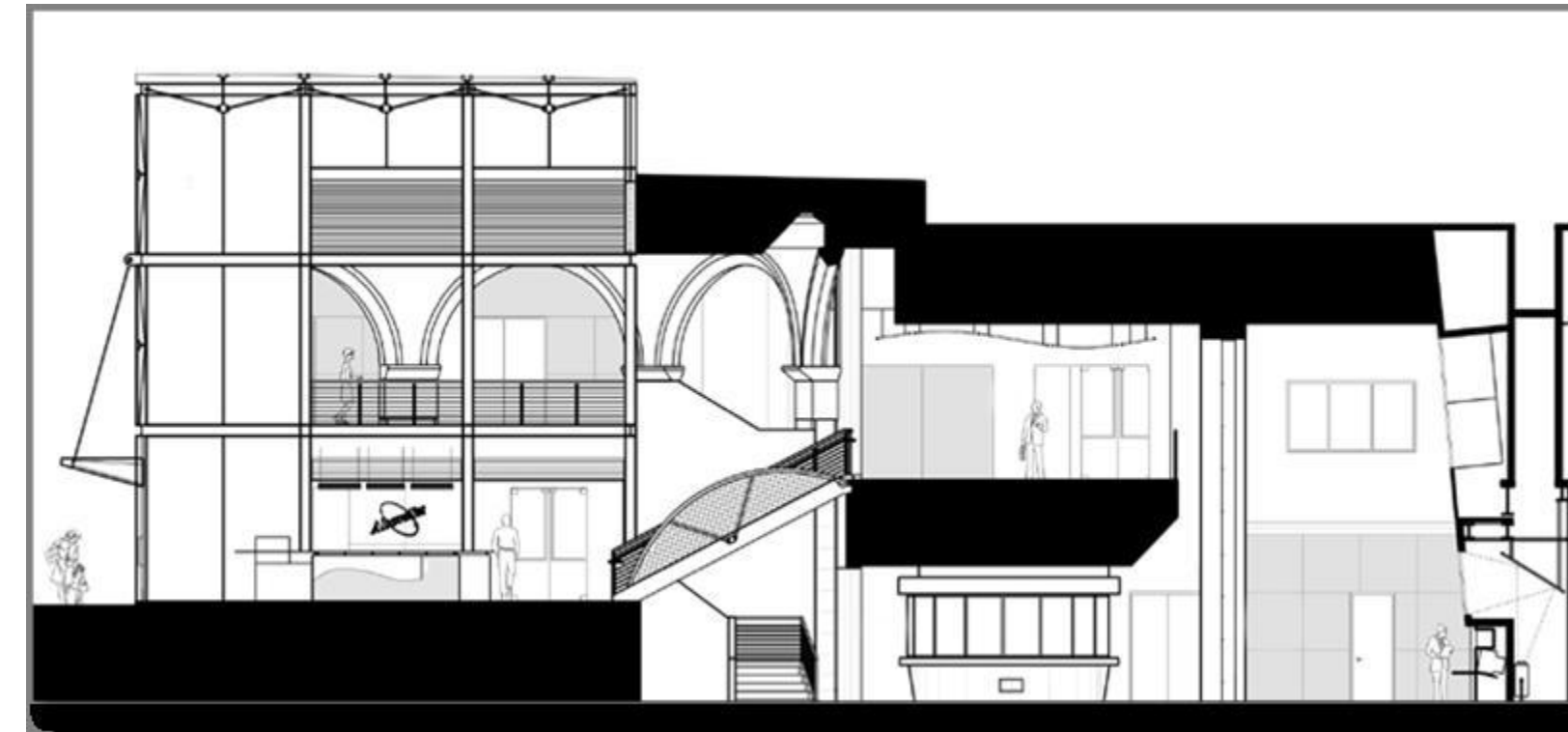
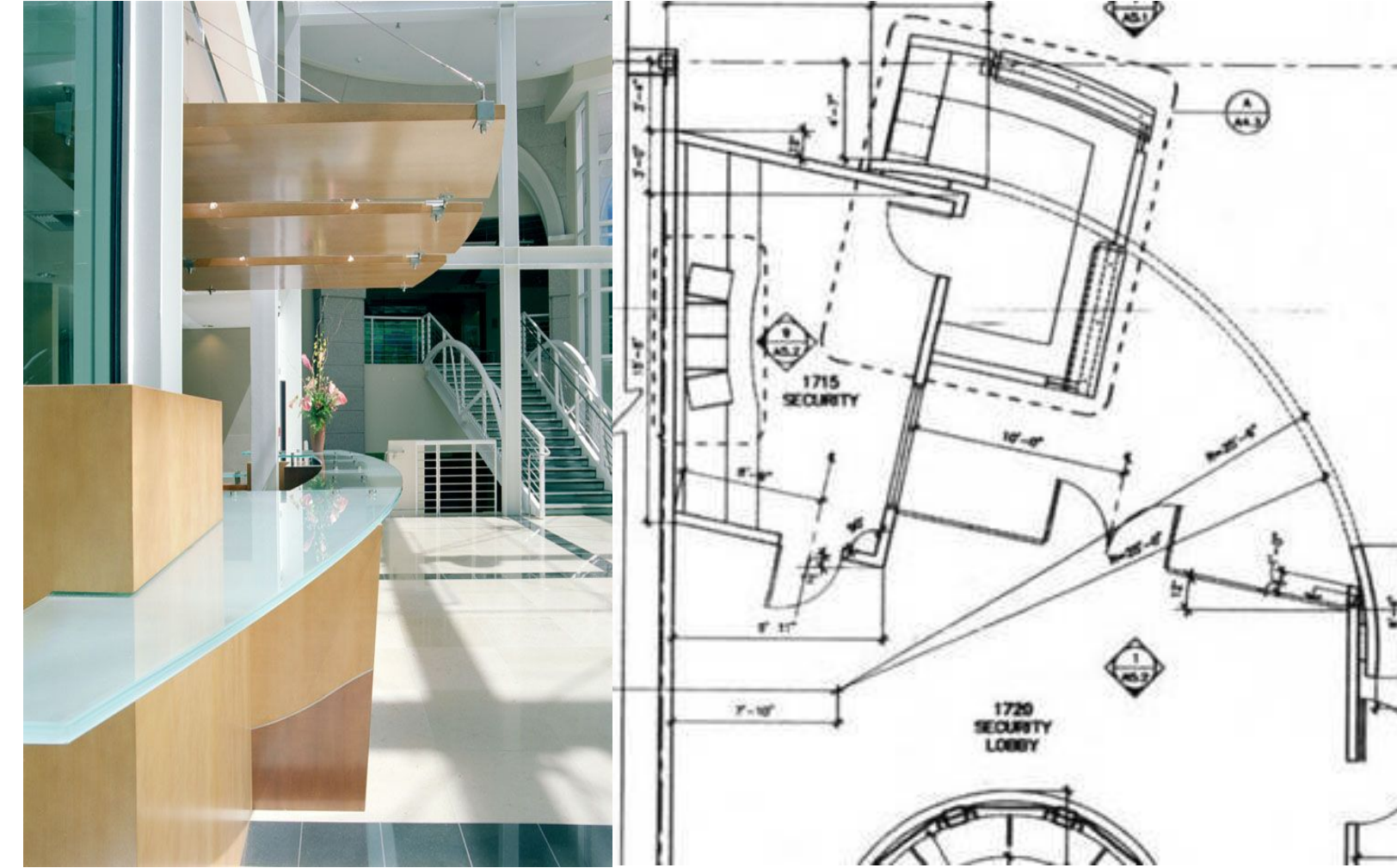


# Boston Church of Christ

007

Arlington, MA  
Existing Conditions + Design  
\*for Colin Smith Architecture





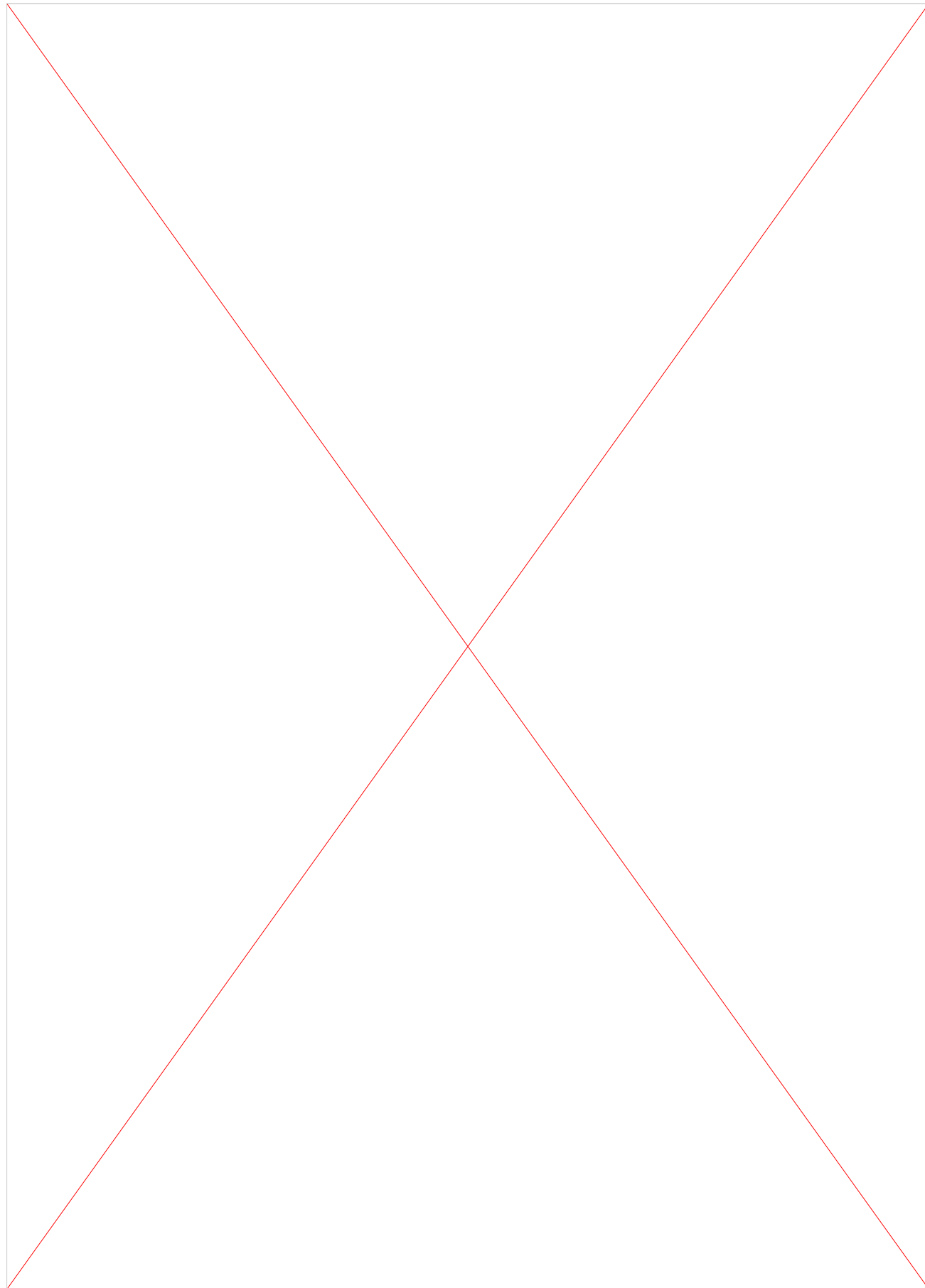
# AboveNet

San Jose, CA  
Lobby Reception

\*for CAS Architects

# 008





# Hosmer House

009

Arlington, MA  
Renovation + Historical Commission

\* For Colin Smith Architecture





# Williams Sonoma

Taunton, MA  
Tenant Fit out

\* Design-Science Inc.

# 010





**Pre-K**  
NYC, NY  
**Storefront Infill**  
\*for diDomenico & Partners

**011**





**Pre-K**  
 NYC, NY  
 Storefront Infill  
 \*for diDomenico & Partners



**011**





**Pre-K**  
NYC, NY  
**Storefront Infill**  
\*for diDomenico & Partners

**011**





**256 Q**  
**Staten Island, NY**  
**Ground Up Construction**  
\*for diDomenico & Partners



**012**



# Additional Projects Completed

**Projects Completed by Michael Luebeck for Design-Science:**

- Dealer Tire, 12 Forge Parkway, Taunton
- Pottery Barn and Williams Sonoma, Taunton
- Stannah Chairlift, Franklin
- Key Point Partners, Headquarters, Burlington
- Berkshire Bank, Burlington MA
- Deerwalk, Inc, Software Management, Lexington
- Arc Serve, Data Security Software Company
- McKesson Expansion, 55 Lyman, Northborough
- Dynisco, Franklin
- Edelman Finacial, Burlington
- Cedar Gate, Burlington
- Milton's, Mansfield
- JB Hunt, Taunton

**Other Projects by InkStone Architects, LLC**

- Onpoint Surgical Office, Bedford
- Therapeutic Practice and Fitness Studio, Arlington
- Free Style Hair Studio, Watertown
- Himalayan Salt Cave, Maynard
- Animal Shelter, Lexington for Colin Smith Architecture
- Gazebo Hastings Park, Lexington for Colin Smith Architecture
- LexArt Art Center, Lexington for Colin Smith Architecture
- IHS Global Insight, Lexington for Colin Smith Architecture
- Fitness Studio Adaptec, Milpitas for CAS Architects
- Lab interiors, South San Francisco for CAS Architects
- Co-locations and Office Spaces for CAS Architects