

SOUL CRAFT HOMES



MEANINGFUL. MODERN. SYSTEM BUILT.

HOME PLANNING GUIDE

THE ROOT OF MEANINGFUL DESIGN

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SOUL CRAFT HOME PROGRAM

WHAT MAKES A SOUL CRAFT HOME DIFFERENT?

We are passionate about creating sustainable well crafted homes that change lives. As leaders in the built environment we take our role seriously and seek to guide and steward our projects, clients and industry partners to create the best homes on the market, period. After designing hundreds of homes, and building many of them ourselves, we have found the difference between a successful project and one that is not is when the people involved from the owners to the plumbing installers are committed to the following 4 key values: Integrity, sustainability, craftsmanship and giving back. In 2018 we had the honor of donating our services to help a café that is donating their profits back to projects to help feed kids in the poorest countries in the world. From our experience with this project, the idea was born for Soul Craft Homes. Why not build a series of homes that enables everyone from the owner to the guys installing the door the opportunity to make a positive world?

THE SOUL CRAFT HOME PLEDGE

INTEGRITY

Above all else we will act with integrity and commit to stand behind our work and our word.

SUSTAINABILITY

We commit to helping produce spaces that are energy efficient, healthy to live in and have a low impact on the environment. Through our design process we commit to following a passive house strategy. We will reuse where possible, reduce where not, and recycle all we can.

CRAFTSMANSHIP

A building's aesthetic and materials should be constructed to last as long as possible. It should be well designed and built with care. So that it is a gift to the ones who will dwell in it and authentic to the community and environment in which it's built. In all details of design and construction we commit to be conscious and take great care in the craftsmanship of our work.

GENEROSITY

We believe it's important to be generous with our time, treasures and talent. We believe being part of something bigger than ourselves brings out the best in each other. For the Soul Craft Homes we commit to donating 2% of our gross project fee back towards the Soul Craft give projects.



DESIGN PATHS

BASE PLAN DESIGN

Because of our deep repertoire of modern home designs we can often start with an existing floor plan as a basis of design. For our Soul Craft series homes, we have identified 7 distinct standard designs we can customize for your modern urban site. For these projects we can identify an early conceptual budget and put together an expedited project schedule at the feasibility stage. Our soul craft series of standard homes can be built as is or modified to suit your needs.

CUSTOM DESIGN

With over 30 years of combined experience, Root Architecture and Development is a recognized leader in Modern Home Design. Whether you are building a luxury urban home or a mountain side escape, Root Architecture is here to guide you through the process. Through our personalized design approach we will help you design a home that precisely fits the view, orientation, and needs of your lifestyle. We are here as your guide to help you create a functional, sustainable, and well crafted home. For these well crafted sustainable homes you will not only be able to complete your dream home, but know that through our network of committed Soul Craft partners you are helping to support and change the lives of children in need.



DESIGN PROCESS ROAD MAP



02. FEASIBILITY STUDY

Once you have located your land or renovation project and are ready to start getting serious you should begin with detailed feasibility study from a professional architect. During this phase we'll help you check zoning requirements, neighborhoods and potential site opportunities and constraints. We'll help you gather your ideas, goals and concepts into a concise report and initial concept plan



04. BID AND PERMITTING

During this phase the project is submitted to the local building department for a plan check. This is the process by which city agencies review the submitted documents for compliance to the zoning and regulation codes. During this phase, typically the selected CMGC sends out the construction documents for subcontractor pricing. Also, during this phase we will coordinate and review shop drawings for the structural shell and windows.



06. DELIVERY BUILD AND CONSTRUCTION ADMINISTRATION

With a building permit in hand, we can release the manufacturer to start the fabrication of the structural shell. Meanwhile the GC can begin mobilizing for the site and foundation work. During this process we work closely with the builder providing architectural construction administration support to assure RFI's are answered and shop drawings are properly reviewed and install is properly done per the contract documents.

01. LAND SEARCH AND PRE-DESIGN

During this phase you are gathering information, researching design and build teams, and dreaming about your future dream home. At this phase you will likely be putting together a conceptual budget and splitting that between land and home. You will need to work with an expert real estate agent to locate the right property and a professional Architect to evaluate the feasibility of a site.



03. DESIGN AND DOCUMENTATION

During this phase we will further develop floor plans, program, and massing. This phase is fine-tuned through a combination of media: presentations, renderings, and virtual reality. These are just a few of the options available to ensure the design of your future home becomes the best version of what you previously envisioned.



05. INTERIORS AND SPECIFICATIONS

If a client elects to work with us for Interior Design services. Then typically during the permitting and bid phase we will work with you to help select and source interior finishes and materials. During this phase we will develop detailed 3-D views, interior elevations, as we coordinate these with the selected finishes and design details. Using our insights and preferred vendor network. During this phase we will coordinate with the selected GC the finish and material cost to be added to an overall project and install budgeted by the GC. Once the permit and final budget is approved, we will coordinate shipping dates with the selected vendor and builder to install.



PRE-DESIGN PHASE

LAND SEARCH

A beautiful home starts with a beautiful site, or a site with beautiful potential. In Denver, Colorado, we work with a vast network of expert real estate agents, including our in-house expert, Amy Freeman. The benefit of having a diverse in house team is that you will have streamlined access to a wide range of expert knowledge in development, zoning, and property values all across the Front Range. We also maintain a number of relationships with realtors around the country that are available to work with you as you began your land search for the right property. Regardless of whether it's someone from our team or your own, we highly recommend working with an experienced real estate agent during the land search phase that can advise you on some of the intricacies of finding land and new construction. **After you have located and put the property under contract, but before you close,** we recommend engaging an Architect to perform a **complete site analysis and feasibility study.**

We are happy to put you in touch with the right agent and/or architect for your specific needs in your area. Just drop us a note. As a helpful tool, below we have provided **7 key items to consider when locating land:**

#1: LOCATION IS KEY

Location is the most important factor when buying a lot. Aside from choosing the right location on a macro scale (i.e. the side of town you want to live in, etc.), it's also important on a micro scale. For example, if your lot is part of a bigger real estate subdivision, is it going to be on the side that has a nice view or the side that's directly next to a highway? If you have children, you'll want to think about nearby school districts. You may want to also look into nearby community amenities including medical services, recreational facilities, clubhouses, fitness centers, etc..

#2 WHAT ARE THE IMPORTANT VIEWS, GEOGRAPHY, WEATHER AND SUN PATTERNS OF THE SITE?

Every site is unique, urban or rural. It is important to ask yourself questions such as these: What are the important views? What time, direction, and elevation can you best enjoy them? What are the prevailing weather patterns or areas of noise? Are there outcroppings or hills, adjacent structures, existing site structures? All of these existing site elements will help inspire and drive the final form of what you can build. Once we get into the feasibility phase of the project, we'll help show you how to take advantage of some of nature's best amenities.



#3: WHAT ARE THE PROPERTY'S ZONING REQUIREMENTS AND SETBACKS

Are you buying land in a community that has covenants, codes and restrictions (ccrs)? Is there an architectural control committee (acc) that you'll have to run your design and landscaping decisions by for approval? What are the property's zoning and setback requirements on your lot? Some areas have land that is zoned for either commercial or residential as well as a single unit or multifamily. Is the lot zoned for more than one structure? If you want to build a barn, a detached garage, or a "mother-in-law cottage" behind your house, you'll want to make sure your lot is zoned properly to do that. Working with our expert real estate team we can help answer some of these essential high level questions up-front.

#4: ASK: HOW WILL YOU GET UTILITIES AND WHAT IT WILL COST?

Making sure that you understand exactly how you are going to power your house and take care of water and waste is very important. At times, those factors can be deal breakers. Before you actually complete a purchase on a lot, you'll want to know exactly how you are going to get access to utilities. What are the tap fees to hook up to the existing water and sewer lines?

#5 DEMOLISHING AN EXISTING STRUCTURE? FIND OUT IF IT CONTAINS ASBESTOS OR ENVIRONMENTAL HAZARDS.

Before demolishing a structure in Denver there are several steps to take, and even a few that can add cost to the process. The largest potential cost is usually related to asbestos or environmental issues. When purchasing land and during closing, we recommend getting an asbestos test for a single family design and a phase one environmental test if your planning anything larger than a duplex for the site. If there are concerns over contamination, you may also want to have a phase one environmental test performed for a single family lot. If the asbestos testing comes back

high, you may want to get a remediator quote. This can also be a large expense to a project and sometimes is a good negotiating card with land price. The actual demolition doesn't take that long (normally a couple of days), but the neighbor notifications, utility cut-offs, and asbestos remediation can take several months. It is best to start this process early on in the design phase. Our recommendation for an environmental engineer in the Denver metro area to help jump start this process is available on our list of suggested vendors later in this guide.

#6: ENGAGE YOUR ARCHITECT FOR A SITE ANALYSIS AND FEASIBILITY STUDY

Once the land is under contract, it is time to engage the architect to begin a site feasibility study. We feel an architect led feasibility study should replace the traditional "home inspection". On a property that you intend to build on or do a major remodel, it is far more important to understand its potential than to get wrapped up in current building conditions. A quality architect can help you visualize, plan, and create the vision for what your property can be. See the feasibility section in this guide for a detailed description about what should be covered in this phase of the project timeline.

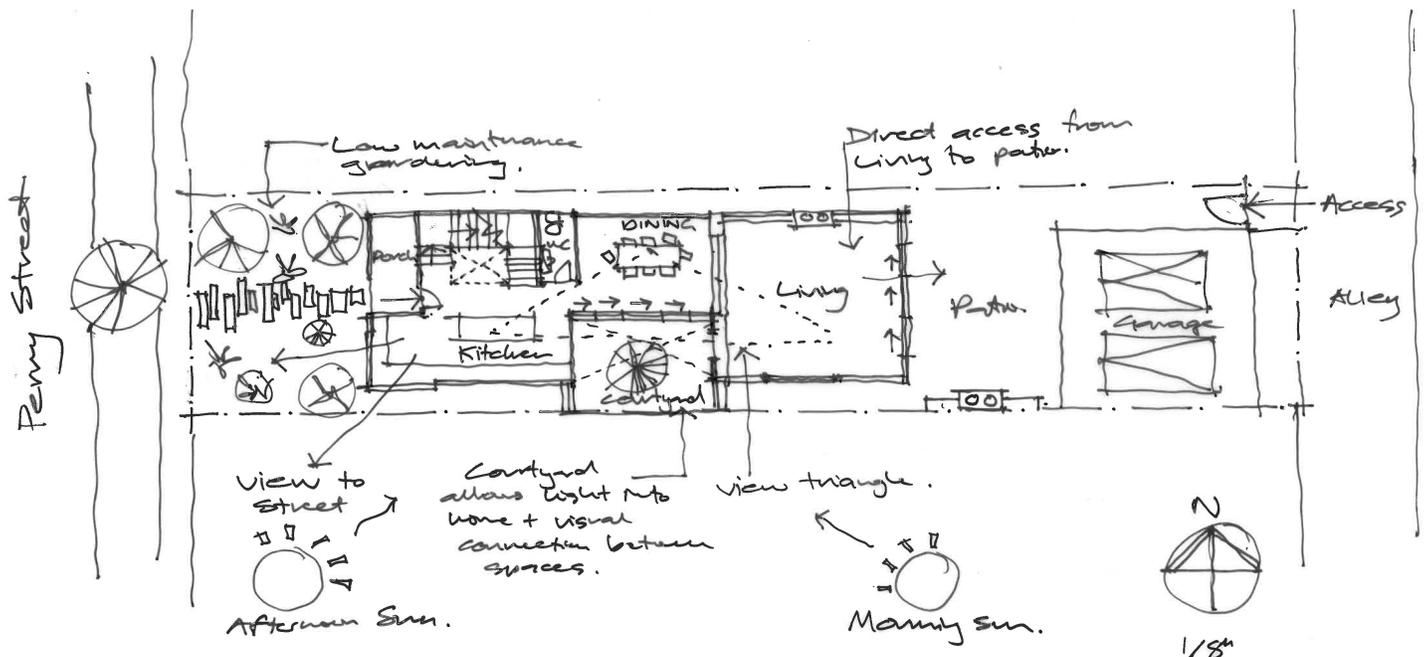


FEASIBILITY STUDY

FEASIBILITY STUDY

Once your land is under contract, we recommend starting with a detailed feasibility study by a licensed architect. This is the process that is completed on all of our projects to ensure proper research is done and to establish key metrics for the project early on. Here is what to expect when working with the Root Team during our feasibility phase.

- We will meet on site to review the site conditions and will listen to your needs and desires for your project. We will produce an outline brief that details rooms, sizes, orientation etc.
- We will review comparative plans and discuss massing options.
- We will discuss the 'look and feel' of a potential scheme.
- We will discuss your ideas, the planning viability, and potential issues that could arise with the project.
- We will discuss and outline current comparative construction costing for budget usage.
- We will review flood plain, neighborhood association, and other potential site issues.
- We will outline the current requirements for zoning and building regulations relative to your site.
- We will help you complete and review the Root new client questionnaire.
- We will work with you to gather inspiration images, complete a Houzz ideaboard, and review concepts for the project.
- We will produce a concept floor plan sketch based on our site and client research.
- Upon approval of the concept plan we will assemble a full proposal including all design and engineering fees to complete your project.



GOALS AND SUSTAINABILITY

PROJECT GOAL SETTING

To help us get a detailed understanding of what you're looking for, we have our clients fill out a detailed client questionnaire and Houzz ideaboard. This is so that we have both a written and visual understanding of your project goals.

SUSTAINABLE GOAL SETTING

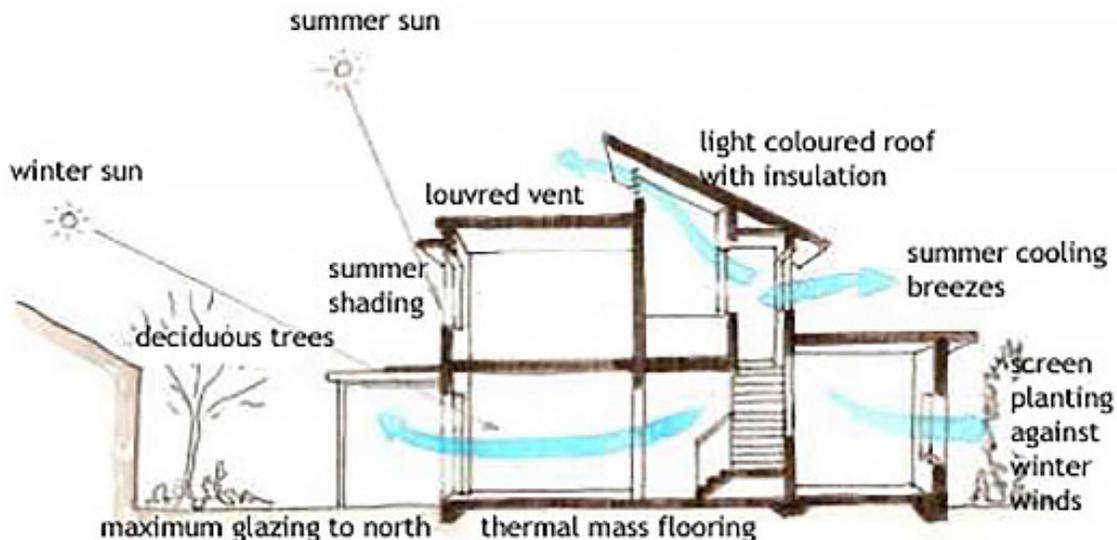
Sustainability has been core to our DNA at Root Architecture & Development from the very beginning. We believe that sustainable design is good design. We are all stewards of this planet, and as professionals in the built environment we aim to use natural resources wisely and create beautiful, efficient space that promote healthy living. For each project, we meet with our clients to evaluate their goals as it relates to energy, environment, and health. As a guideline for this discussion, we utilize the LEED for Homes checklist.

PASSIVE STRATEGIES

We believe the study of vernacular architecture, designed well before the advent of modern mechanical systems, provides enduring lessons of building orientation, shading, natural ventilation and rain water collection. These basic principles often provide a starting point for passive design. From this starting point, these principles are then refined with the latest scientific approaches to thermal envelope, passive ventilation, daylight harvesting, and rainwater collection.

ACTIVE SYSTEMS

After employing appropriate passive strategies, we consider how advanced technologies can be applied in innovative and practical ways. By doing this, we identify the active systems that meet the project's requirements for low energy, water consumption, and energy generation.



DESIGN PHASES

01-SCHEMATIC DESIGN

Goal: Explore sketch concepts and narrow down to one preferred design.

Fee breakdown: ~30% of total fee

Schematic design begins with sketching, floor plan studies, and 3D modeling. We then set up owner and designer meetings to finalize decisions and determine the design direction for the project. At the conclusion of this phase it is common to have the following documents:

Site plan: a drawing depicting the buildings size and location on the site based on zoning regulations.

Floor plans: drawings of each floor showing the size and locations of the various rooms/functions.

Key elevations: drawings of appropriate building sides (elevations) to convey conceptual design

Key sections: building cut-through drawings depicting the heights and relationships of the various floors and roof.

Area analysis: a summary of the sizes of the various rooms/functions in the building.

Renderings or model: 3d renderings depicting the overall look of the building.

Preliminary cost: at the end of the this phase we recommend soliciting a CMGC fee proposal and initial construction estimate by 2-3 contractors based on the preferred schematic design.

The preceding list of drawings may still be rough in nature at the end of this phase. Their intent is primarily to determine a design direction with which to proceed into the next phase.

02-DESIGN DEVELOPMENT

Goal: Refine and develop the schematic design so most major structural and mechanical decisions are made.

Fee breakdown: ~20% of total fee

FINALIZING THE DESIGN

The design development phase includes finalizing the size of specific rooms and spaces, refining the look, selecting materials, determining the systems, and deciding on door and window types locations. This phase may also include several owner/designer meetings, which are critical to finalizing design decisions so the detailed documentation can begin.

SYSTEMS CONSULTANTS

During this phase the systems consultants design and draw their portions of work. We then coordinate the work of these various consultants and implement their drawings into the design.

DOCUMENTS

At the conclusion of the design development phase, the documents from the schematic design phase have been updated in further detail. It is common to also have the following documents:

Outline specification: preliminary written description of the project's major systems and materials.

Key interior elevations: drawings depicting the relationship and material choices of the project's interior rooms and spaces.

Reflected ceiling plans: drawings of the ceiling depicting locations of lighting, equipment, & level changes.

Interior schedules: a preliminary list of the type and location of interior finishes.

Key details: preliminary large-scale drawings of specific elements within the project.

Systems consultants' drawings: may include structural, civil, and mechanical drawings.

Revised cost estimate: a revised construction cost estimate by a contractor based on the current building design.

03-CONSTRUCTION DOCUMENTS

Goal: Preparation of technical construction documentation required for obtaining government agency approvals. Selection of finishes and fixtures.
Fee breakdown: ~35% of total fee

The construction documents phase (blue prints) involves adding a level of detail and technical information so a contractor has a set of instructions to build the project as designed. It also includes selecting and finalizing interior finishes, plumbing fixtures, appliances and decorative lighting fixtures. This phase is when the architect and consultants work through the technical aspects of the project.

DOCUMENTS

At the conclusion of the construction documentation phase, the information included in the schematic and design development phases should be updated in full detail. Additional documents will also be created and can vary depending on the scope of the project. A completed construction document set is highly technical and extensive and may include:

Site plan: a drawing depicting the buildings size and location on the site based on zoning regulations.

Floor plans: drawings of each floor showing the size and locations of the various rooms/functions.

Key elevations: drawings of appropriate building sides to convey conceptual design direction for the project.

Key details: large scale drawings of specific elements within the project

Key sections: building cut-through drawings depicting the heights and relationships of the various floors and roof.

Outline specification: written description of the project's major systems and materials

Key interior elevations: drawings depicting the relationship and material choices of the project's interior rooms.

Reflected ceiling plans: drawings of the ceiling depicting locations of lighting, equipment, and level changes.

Interior schedules: a list of the type and location of interior finishes.

Consultants' drawings: may include structural, civil, and mechanical drawings.

04-BID, PERMITTING, AND INTERIOR SELECTION

Goal: Obtain pricing from a contractor to set the cost of the project and receive a building permit.

Fee breakdown: ~15% of total fee

During this phase, there is several items going on simultaneously, Bid, Permitting, and Interior selection. We'll get into each of these items in further detail next. In general the project is submitted to the local building department for construction review. The review process is where city agencies analyze the submitted documents for zoning and regulation code compliance. During this phase typically the selected CMGC sends out the construction documents for pricing from sub contractor's; we coordinate and review shop drawings for the structural shell and windows in the building. We also work with the city jurisdiction to answer comments, coordinate amongst departments and revise drawing as required by various city departments.

During the permitting and bid phase, we work with you to select and source interior finishes, fixtures and appliances. Using our design insight and preferred vendor network, we produce detailed 3d views and interior elevations with the selected finishes and design details. We then coordinate the preferred finishes, fixtures, and appliances with the selected GC, who will then update the overall project budget. Once the permit and final budget is approved, we then coordinate shipping dates with the selected vendor and builder to install.

BUDGETING: ESTIMATING AND BIDDING

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There are three primary stages to our project budget strategy. We have developed a design and budgeting exercise, narrowing down the target rings on a project budget bull's eye. At each phase we take a shot at the target, adjust our aim and take three steps closer to the target itself. At phase 1 there is plenty of room to adjust quantity, quality, and scope. At phase 2 we've taken several steps closer to the bull's eye and have narrowed down our aim and adjusted our decisions. At step 3 we should be standing close to the target with most decisions made and simply need to take final aim and pull the trigger.

AT STAGE ONE - BUDGETING

After completion of the feasibility study, we produce a cost estimate based on historical data and a cost per square foot for each specific project. At this stage, there are many factors that will affect the final construction budget, however with our professional guidance we can determine the type of project, level of finish, and complexity of the project to estimate the \$/sf.

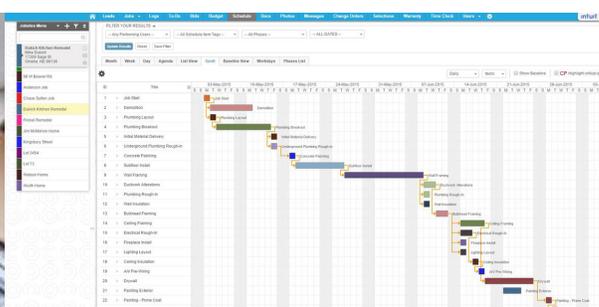
AT STAGE TWO - ESTIMATING

After completion of the schematic design, we produce a project narrative to solicit qualified bids from construction managers/general contractors. At this phase we typically request a complete CMGC fee from the general contractor along with a detailed estimated budget of the hard costs. The project budget at this point should be based off scope of work and square foot estimates. We assist the CMGC with finish material allowances and pre-fabricated building component packages.

The prefabricated building component package includes the structural shell, windows, doors, cladding, decking, and built-in cabinetry. This makes it easy for GC's to simply estimate the final install of materials and set a competitive CMGC fee to manage the process. The budget at this phase should contain line items based on construction specification divisions (CSI) and provide a more detailed project cost per sf; this is still an estimate but with a detailed project estimate earlier on this gives our team the educated tools to make final decisions on quantity, quality and scope. We recommend selecting a CMGC from the proposals to join the owner and architect team as a complete design-build team. As a team we make critical decisions on quantity, quality and scope to finalize a design with the highest value for the project budget. If the estimates at this phase come in under or over budget, we make appropriate decisions to bring the project back into alignment.

AT STAGE THREE - BIDDING

We have established a fixed cost for architecture, engineering, and construction management. We have worked with our qualified professional team to guide your needs, desires and project budget into a set of final construction documents that outline in exact detail the architectural, structural, civil, mechanical, electrical and plumbing requirements into an accurate set of drawings for clear concise bids. When we pull the final trigger, we find this process is far more accurate in aligning our clients' vision to achieve the best value for the budget available; giving us all the best chance to hit a value and budget bulls eye.



HERE IS WHAT WE ESTIMATE.

A GOOD STARTING POINT FOR YOUR PERSONALIZED BUDGET

FOR OUR **PHASE ONE-BUDGETING** BELOW ARE THE RULE OF THUMB NUMBERS WE GENERALLY USE FOR ESTIMATING THE COST OF A PROJECT.

NEW HOME PROJECT COST ESTIMATOR

STYLE	STANDARD	MEDIUM	LUXURY
COST PER SQUARE FT	\$200	\$250	\$300
1000	\$200,000	\$250,000	\$300,000
2000	\$400,000	\$500,000	\$600,000
3000	\$600,000	\$750,000	\$900,000

RENOVATION PROJECT COST ESTIMATOR

STYLE	STANDARD	MEDIUM	LUXURY
COST PER SQUARE FT	\$100	\$150	\$200
1000	\$100,000	\$350,000	\$200,000
1500	\$150,000	\$225,000	\$300,000
2000	\$200,000	\$300,000	\$600,000



INTERIORS AND SPECIFICATIONS

FINISH SPECIFICATIONS

In addition to the weather-tight shell and interior walls, our package also includes cladding, flooring, decking, doors, windows, and built-in cabinetry. We are also happy to work with you to select and provide additional specifications, including finishes, fixtures, appliances, and furnishings. We have streamlined the process by supplying a curated selection of options to choose from. We work with a family of trusted vendors that we have carefully vetted to ensure you have access to high-quality products that fit seamlessly into our homes and meet the Soul Craft pledge.

CLADDING

The first, and sometimes only, impression that people get of your property comes from the exterior materials. We will thoroughly research many different exterior materials to give you a plethora of options that will work to complete your design.

DOORS AND WINDOWS

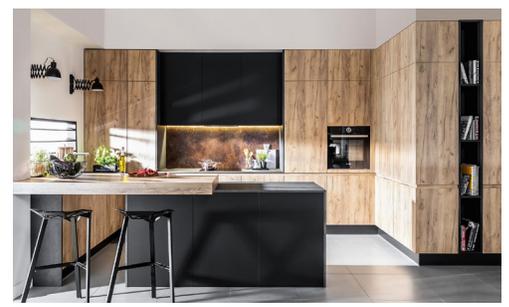
Investment in quality doors and windows can not only take the aesthetic of your project to the next level, but it can also provide an unmatched spacial quality and energy savings to your home. We work with countless window manufacturers to ensure you are surrounded by windows and doors that match your every need.

FLOORING AND DECKING

The durability and look of your interior and exterior flooring is key to bringing a unique warmth and character into your home. Finding the exact material to match your taste, lifestyle, and budget is something that we prioritize. If it is out there, we will find it.

CABINETRY DESIGN

We know how integral cabinetry is to the look and use of your home, so we work closely together with the cabinet designer to create just the right fit for you. To do this, we will choose from our library of details and finish options to complete the vision of your home.



FABRICATION, DELIVERY, AND BUILD

BUILDER ORIENTATION

With a building permit in hand, we can begin the manufacturing process of the structural shell in the factory. To ensure the best use of time while the package is being manufactured, your local contractor is preparing your site and building the foundation with a team of local experts.

Working with a builder in your area to prepare your site and finish out your home means that local trades, site-specific conditions, and locally available materials can be coordinated, addressed, and sourced most efficiently. We make sure the builder you select is comfortable with our process, details, and materials before and throughout construction.

SHOP DRAWINGS

After years of producing our homes in factories, we have refined our process to assure the quality of materials and precision of the components. We create highly detailed 3D models for every piece of the structure, and how they connect to each other—which is why we can offer a fixed price for the fabrication, delivery, and assembly of your home.

PREPPING YOUR SITE

Unlike conventional construction, your local general contractor can start preparing the foundation while the prefab package is being manufactured in the factory. Your builder will source local materials and a team of experts to make sure the site and foundation are ready to receive the home package.

FABRICATION

Because we build the structural shell in a stabilized environment (wall panels, roof and floor structure, laminated beams, and sheathing), we are able to continue working through all weather conditions—making the most efficient use of time. It also means that our homes are built using premium, sustainably sourced materials and to a high level of precision to be as airtight as possible.



MEET OUR 'A' TEAM

MEET OUR 'A' TEAM RECOMMENDED **DESIGN PROFESSIONALS** THAT HAVE
MADE THE SOUL CRAFT PLEDGE

PROFESSION	NAME	COMPANY	CONTACT DETAILS
○ ARCHITECT	ZEKE FREEMAN	ROOT ARCHITECTURE & DEVELOPMENT	(303) 552-9567 ZFREEMAN@ROOT-AD.COM
○ CIVIL, SURVEY, LANDSCAPE	ERIC BURTZLAFF	ALTITUDE LAND CONSULTANTS, INC.	(720) 594-9494 ERIC@ALTITUDELANDCO.COM
○ PASSIVE HOUSE CONSULTING	MARIANA PICKERING	EMU SYSTEMS	(303) 667-0492 MARIANA@EMU.SYSTEMS
○ MEP ENGINEER	JOSEPH GAUMOND	JCAA CONSULTING ENGINEERS, LLC	(303) 985-3260 INFO@JCAACE.COM
○ STRUCTURAL ENGINEER	JARED LAMBRECHT	APEX ENGINEERS, INC.	(720) 588-3222 JARED@APEX-ENGINEERS.COM
○ LANDSCAPE DESIGNER	RANSOM BEEGLES	R DESIGN	(303) 600-8795 RANSOMB@RDESIGNSTUDIOS.COM
○ LIGHTING DESIGNER	KATE CULLEN	CULLEN LIGHTING STUDIO, LLC	(720) 441-4020 KATE@CULLENLIGHTING.COM
○ REALTOR	AMY FREEMAN	THE ROOT TEAM	(303) 730-3912 AMY@ROOT-AD.COM
○ SURVEYOR	RANDY FORTUINE	CBM SURVEYS	720-373-8376 CBMSURVEYS@COMCAST.NET
○ REAL ESTATE ATTORNEY	MARK NELSON	NELSON LAW FIRM	(303) 861-0750 MARK@NELSONLAWFIRM.NET
○ COMMERCIAL GC	CHAD GREEN	BAUEN STUDIOS LLC	(303) 845-0887 CGREEN@BAUENSTUDIOS.COM
○ RESIDENTIAL GC	JARED PHIFER	REVOLVE DESIGN-BUILD	(720) 231-4156 JARED@REVOLVEDB.COM
○ GC-REMODEL, LANDSCAPE AND STUDIO SHEDS	GABE FREEMAN	FREEMAN CONSTRUCTION LTD.	(719) 440-0751 GABRIEL.JAMES.FREEMAN@GMAIL.COM

MEET OUR 'A' TEAM RECOMMENDED **VENDORS** THAT HAVE MADE THE SOUL CRAFT PLEDGE

PROFESSION	NAME	COMPANY	CONTACT DETAILS
○ CUSTOM FURNITURE	SCOTT FRIEDMAN	GITANE WORKSHOP LLC	(720) 515-0075 INFO@GITANEWORKSHOP.COM
○ HOME AUTOMATION/AV DATA	KEVIN BYRNE	DIGITIQE DENVER LLC	(720) 644-8942 DENVER@DIGITIQE.COM
○ KITCHEN AND BATH FIXTURES	DANYA UPTEGROVE	BELLA VIE KITCHEN & BATH SUPPLY CO.	720-382-1090 DANYA@BELLAVIE.US
○ EURO INTELLIGENT KITCHENS	JACK VOJCIK	EURO INTELLIGENT KITCHENS	303-284-9117 INFO@EUROINTELLIGENTKITCHENS.COM
○ HARD WOOD FLOORS	MARK FAY	REAL WOOD FLOORS	720-450-9663 MARK@REALWOODFLOORS.COM
○ APPLIANCES-WOLF, SUBZERO, COVE	SONYA CAZENAIVE	ROTH LIVING	720.205.7056 SONYAC@ROTHLIVING.COM
○ LUMBER AND BUILDING MATERIAL SUPPLY	CHAD ANDERSON	BUILDERS	(303) 288-4214 CHAD.ANDERSEN@BUILDERSNE.COM

GIVE BACK

WE SEEK TO EMPOWER PEOPLE TO CREATE POSITIVE CHANGE IN THE WORLD THROUGH OUR SOUL CRAFT 'GIVE BACK' INITIATIVE.

Root Architecture is passionate about community service and sharing our design expertise and thought leadership with nonprofits while lending a hand with those in need.

A percentage of our staff's time and gross annual revenue is dedicated to working with non-profit partners or those in need to help make an impact in the communities we serve.

When you choose to build a **SOUL CRAFT HOME** we will work with all our vendors and partners to **TARGET 2%** of the **ENTIRE PROJECT COST** to go back to serving children in need. By pulling together all our trade resources to join in this initiative, your project will have a greater impact and the people involved in building your home will share in the experience and core values of Soul Craft Homes: **INTEGRITY, SUSTAINABILITY, CRAFTSMANSHIP, AND GENEROSITY.**

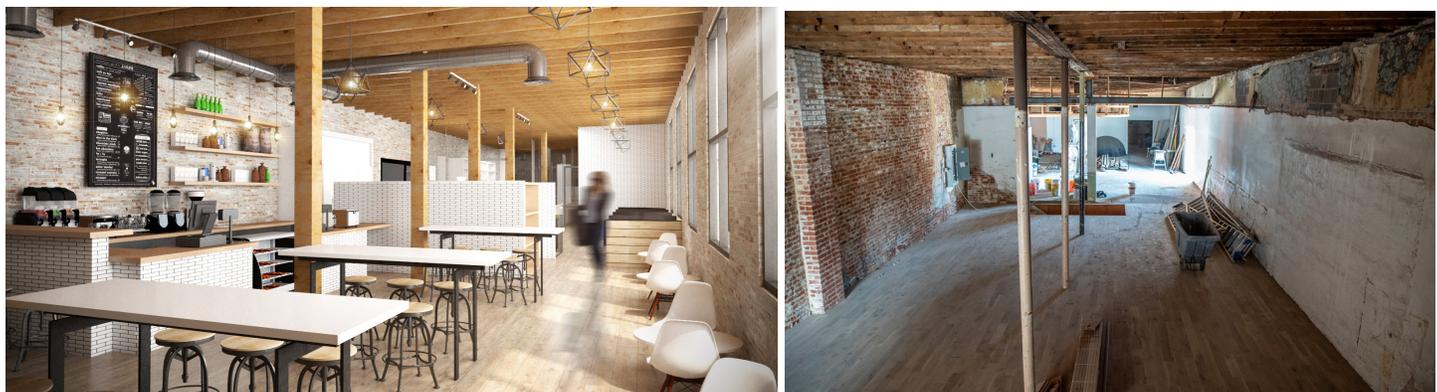


GIVE PROJECT #01 KIERRA'S TREEHOUSE

In 2016, 10 year old kierra was diagnosed with a rare bone disorder. Working with Childrens hospital we helped make her dream of a back yard treehouse come true.

GIVE PROJECT #02 SAN LUCAS FEEDING CENTER

In February 2017, we helped build a feeding Center with Manna Worldwide in Guatemala.



GIVE PROJECT #03 MANGO TREE CAFE

In 2018, we worked with Mango Tree Coffee Roasters to help design and coordinate the Mango Tree Cafe. 100% of their profits will go back to support the feeding centers that are run by Manna Worldwide.

WHAT PEOPLE ARE SAYING ABOUT ROOT

“As part of a General Contractor company, I have had the absolute pleasure of getting to know and working with Root Architecture on a professional level for over a year. That has given me a front row seat to how they operate both, as a company and as individuals. Nothing could speak more highly to my regard for Zeke Freeman, Seth Donnell, and everybody at Root than my decision to hire them at the time of choosing an architectural firm to design my own new home.

Choosing an architect is never easy and, when building a home, that could not be a truer statement. We are effectively asking someone to read our minds and hearts and translate them into a building that will represent and speak to both. That is the sweet spot where a building stops being a building and becomes a home.

I had dreamed of building my own home for two decades and, being in the construction industry myself, I thought I knew exactly what I wanted and what it should look like. **Root took the time to get to know and understand me, my life, the needs the house should meet** and that ideal in my head and they not only embraced it but elevated it to deliver a design I can wholeheartedly say represents my dream home.

I have nothing but gratitude and I could not imagine going on this journey with anyone else.”

-Ceci Veccia

“Currently my fiancé and I are working with Root to design our home. His ideas have been fantastic. **Zeke’s responsiveness and attentiveness eliminates much of the stress** associated with building a home. Admittedly, our project isn’t complete yet...but through the design stages he’s been terrific. And the design he’s come up with is phenomenal!”

-Paul Krueger

I am the Vice President of a large non-profit organization. We do construction projects across the country as well as around the world. I say this to make the point that our organization has worked with many professionals in architecture and construction over the years. Without hesitation, **Root Architecture and their leader, Zeke Freeman, are the best I have ever worked with.** Both in quality of work and responsiveness, **they stand above all others!**

-Keith O’Neal

“Zeke designed our current house, and he hit all the marks on the design and layout. **He’s a brilliant architect.** We love his attention to detail. We also worked with Zeke on a commercial design. His personal attention to the project went above and beyond. He personally attended community meetings on the project.”

-Vladimir Jovic

READY TO START YOUR SOUL CRAFT DREAM HOME JOURNEY?

Visit us at [ROOT-AD.COM/CONTACT-US](https://root-ad.com/contact-us)
to schedule a video conference or coffee meeting
to discuss your project



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