





# Designs that make Simple ideas become Great buildable projects

## ABOUT



Design Services Group

### Design Services Group (DSG)

Provides expertise in pre-construction services and full design-build construction. DSG is coupled with General Steel Corporation, the industry leader in pre-engineered steel buildings in order to offer clients the most encompassing assortment of project related services and the ability to take projects from inception through completion of construction on time and on budget.



**01**  
WHO

### Capabilities

The team of experienced professionals at Design Services Group offers complete project analysis, preliminary plans and design necessary for the building and complete construction of any size project from inception through realization.



**02**  
WHAT

### Expert Guidance

Determining the most efficient design resulting in an economical project is essential to the success of every project. The team of experienced design professionals at Design Services Group will make sure you receive the most economical building design possible.



**03**  
WHY

### Project Expertise

Design Services Group brings a wealth of experience, knowledge, and skills to form a unique offering of project expertise in the design and construction of churches, schools, manufacturing facilities, corporate headquarter buildings, recreation centers, retail shops and many others. DSG's extensive capabilities ensures the time and effort of the client is never over extended.



**04**  
HOW

## PUTTING IT TOGETHER

We will make your project a true success by identifying all of the important factors affecting the outcome and costs associated with the completion of your project.

01\*

### CODE REVIEW\*

We research site zoning and code requirements for your locale to make sure we are designing a project that can be built. It is also important to understand your local requirements (landscaping, parking, setbacks, height restrictions, buildable area ratios, etc.) because these factors can influence total project costs.

02\*

### FLOOR PLANS\*

Now that we know what can be built in your location it's time to decide how you will use your new space. You will work with our team of experienced space planners to design and develop an arrangement of your projected space.

05\*

### ANALYSIS OF COST\*

Our estimators will determine and outline all costs associated with the project as designed.



04\*

### PROJECT RENDERINGS\*

Once you and our team agree on a final version of the floor plan, we will render your project into our cutting-edge 3D software to produce full color representations of the new building. You will be able to see how the building will look from all four sides including roof style and exterior finishes.

03\*

## What is a Design Package?

A design package (elements shown below) consists of what you will need in order to determine how you will utilize your new space, what it will look like when it's finished and how much the total project will cost from the first shovel full of dirt through inserting the last light bulb.



### Floor Plans

An arrangement of projected rooms in the proposed building using a one-plane diagram. Pre-engineered steel building considerations are also included.



### 3D Renderings

Full color 3D computerized graphics showing the building elevations on all four sides as well as the building's door and window locations, exterior finish, roof style and landscaping.



### Cost Analysis

A detailed and accurate cost estimate that can be utilized by lending institutions or fundraising committees, for overall project budget assessment and planning purposes.



"We needed a building that could stand up to Hurricane Sandy's 90mph winds and it surely did! We wanted an unobstructed space with a soaring sanctuary and Design Services made it happen."

## Who Needs a Design Package?

- You need to determine the overall feasibility of a project including local codes and project budget.
- You are the Pastor or a member of the building committee at a church and need to communicate the project visually to your congregation as well as determine the finances necessary to complete the project.
- You are working with a bank to secure financing and will need a cost analysis as part of your loan package.
- You are meeting with potential investors and need to present the overall scope of the construction project.



## CONCEPTUAL DESIGN AND RENDERINGS

Every successful project starts with a great design and your vision for your project deserves more than just a sketch on a notepad. With a design package, your project will quickly become visible and pliable.



# 1

### 3D Renderings

Working with your project manager and the team at Design Services you will receive full color 3D renderings of your future project. This helps our clients visualize the completed structure from all four sides. We've found that 3D renderings can help investors and other stakeholders in the project connect with the overall vision and get excited about making it happen.

# 2

### Floor Plans

Consumers decide to build new because they need to either expand or create a more efficient space. The first question is how to use the new building's square footage? This is why people love to use our services to design their new building. Our experts know how to utilize a new space and you can make it happen with a DSG package.

# 3

### Changes Made Easy

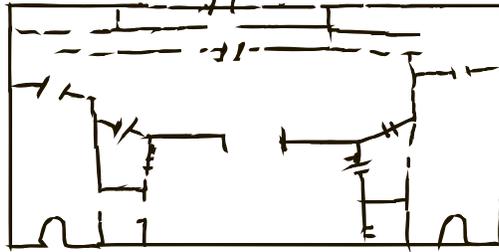
Determining what the perfect floor plan is can be a difficult process but when you use Design Services you can make as many changes to the floor plan as necessary until it is perfect. This really sets our service apart from other options especially hiring an architect and your project manager will make sure your project is ready to start construction.



# Floor Planning

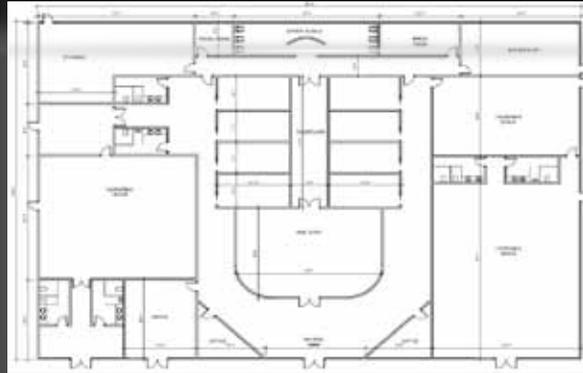
STEP

Actual Client Sketch



01

STEP



02

STEP



03

01

The client featured above came to Design Services Group with only a hand drawn sketch, as many of our clients do. On occasion we've started with less, so for our design team to get this project headed in the right direction was no problem at all. Our design team makes sure to listen first and then make suggestions later after we have provided the client with an initial mock up of the floor plan. This gives our clients the ability to get all of their ideas out on the table and let our experts do the rest.

02

As you can see in the first version of the floor plan pictured above, the client knew how much space was needed but did not know exactly how the space would be utilized later after contracts were secured in the leaseable space. Therefore, our design team provided an initial floor plan showing the approximate space a tenant could occupy since the client knew DSG would make unlimited changes to the floor plan until it was exactly what the client needed in order to provide the tenants with the space necessary.

03

With the assistance of the client's 3D renderings and initial floor plan, the client was able to secure leasing contracts before the project commenced construction. As seen in the final floor plan, the large leaseable space initially planned into the building was adjusted by the design team to reflect what each tenant needed. Although the design team and the client were able to arrive at a final floor plan after two attempts, it's important to remember that with Design Services you can adjust your floor plan as many times as necessary.



# 3D Renderings



We are only successful upon  
the delivery of your building

