

A vertical blue sign on a building facade with the text 'ACS ARCHITECTURE' written vertically in white.

ACS

ARCHITECTURE
ENGINEERING
ASBUILTS

Professional design firm providing architecture,
engineering, and asbuilt services across the US

acs-architecture.com



acs-asbuilts.com



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About ACS

We are a Houston-based professional design firm providing architecture, engineering, and asbuilt services. Founded in 2001, ACS has always believed that our duty is to serve the public by enhancing our community through design.

As a full-service architecture, engineering, and asbuilt consulting firm, we provide industry-compliant design and client-focused services for a variety of property types. We also combine our architectural expertise with our asbuilt experience, utilizing state-of-the-art measuring and drafting technology to deliver clients accurate, professional drawings

nationally. Our staff is passionate about the work we do for our clients. Our industry knowledge, design background, and technical expertise have been carefully nurtured through a focus on education and professional development. We continue to expand our talent through purposeful recruitment across the country.

Although ACS has grown from a small business to a national presence, we believe it is important to treat each project as if it were our only project. A principal from our firm will always be your point of contact.

Your project will always be unique to its own program, site, budget, and client preferences. We believe our best projects come when we collaborate with our clients to achieve the most impact on their investment.

With the highest level of professionalism and customer service, and a dedicated principal from our staff overseeing every project, ACS will work with you to meet all your project requirements and complete the job thoroughly, timely, and within budget.





Multifamily

Restaurants

Warehouses

Residential

Landlord Services

Multifamily

A multifamily residential housing project takes big-picture thinking to design on such a large scale while simultaneously requiring attention to detail to ensure that every unit is uniform and every square foot is accounted for. At ACS architecture, we utilize both when planning our housing communities. Our designs emphasize a reasonable construction budget with a realistic build schedule to satisfy investors, developers, and management alike.



Upper Post Oaks Apartments

Houston, TX



Westheimer Apartments

Houston, TX



Restaurants

Most businesses in the hospitality and restaurant industry share the same goal of serving the customer a positive experience in their establishment. However, making that customer experience exceptional and memorable is what will make your business stand out from the crowd. When you choose ACS to design your business location, you gain access to our experienced and highly creative studio team dedicated to making your establishment unforgettable.



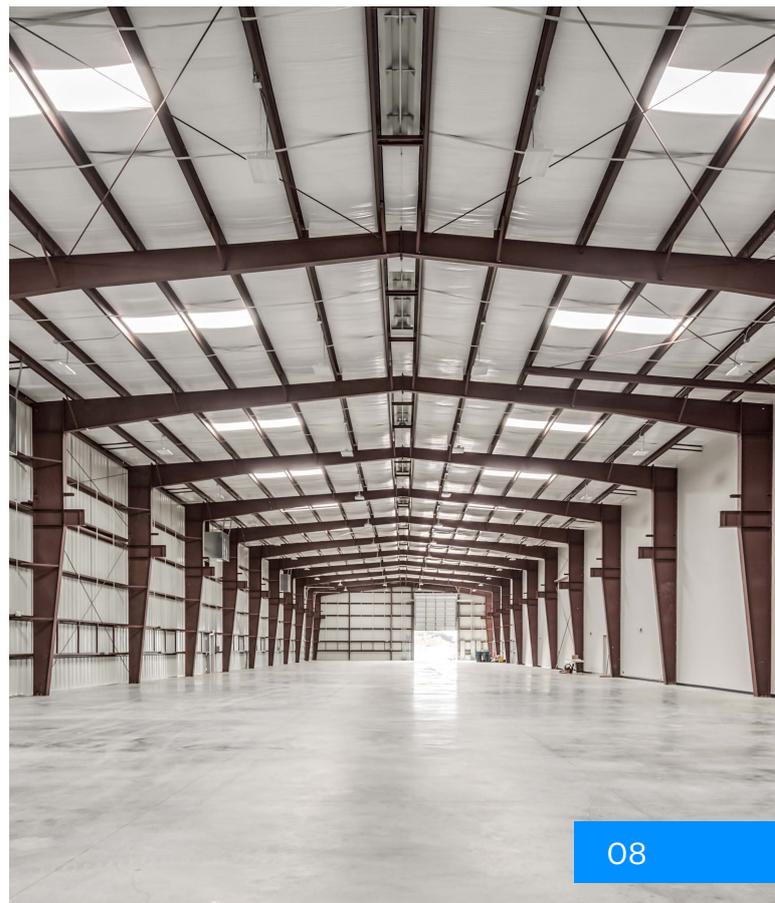
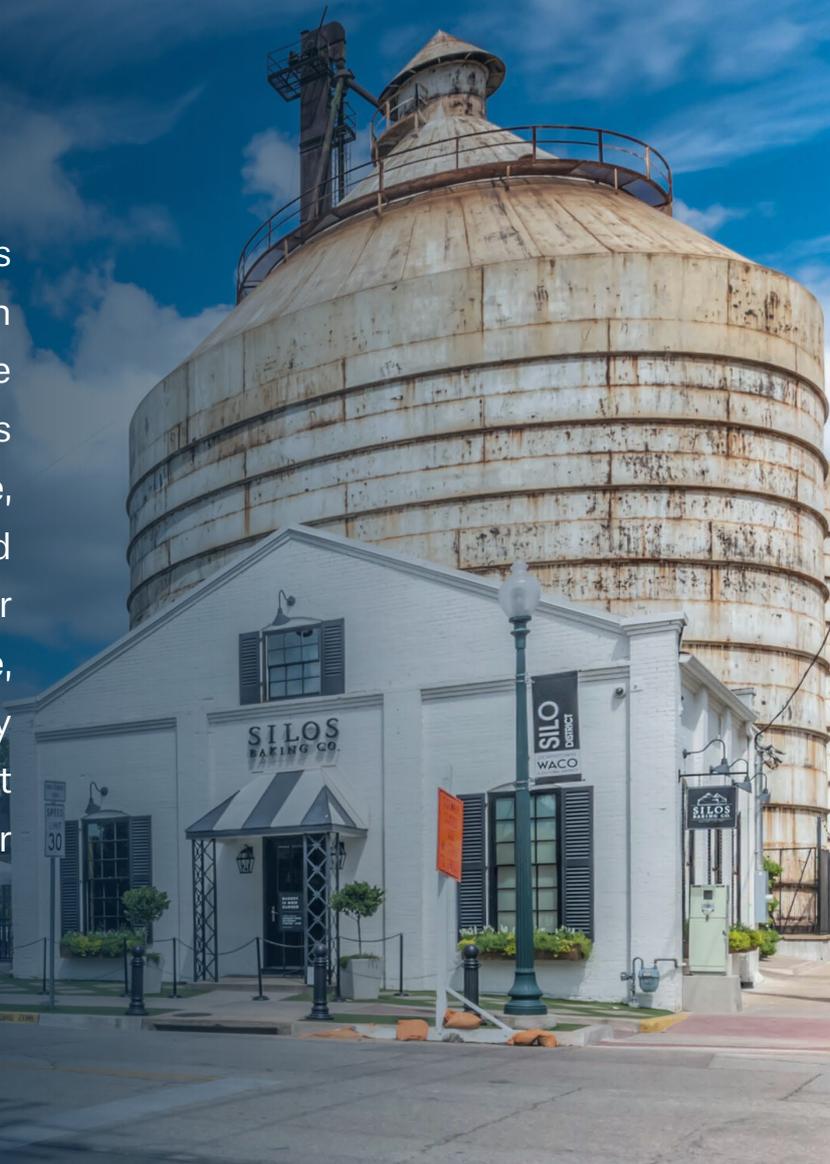
Burger Libre

La Porte, TX



Warehouses

Industrial architecture for warehouses is driven by functionality rather than aesthetic design. However, at ACS, we strive to deliver both. Our architects and engineers create functional office, warehouse, and facility spaces intended to promote productivity and safety for all your employees. At the same time, we craft our designs to give your facility a clean, professional appearance that adheres to safety regulations and your company branding.



Repcon Industrial

Houston, TX



Magnolia Market

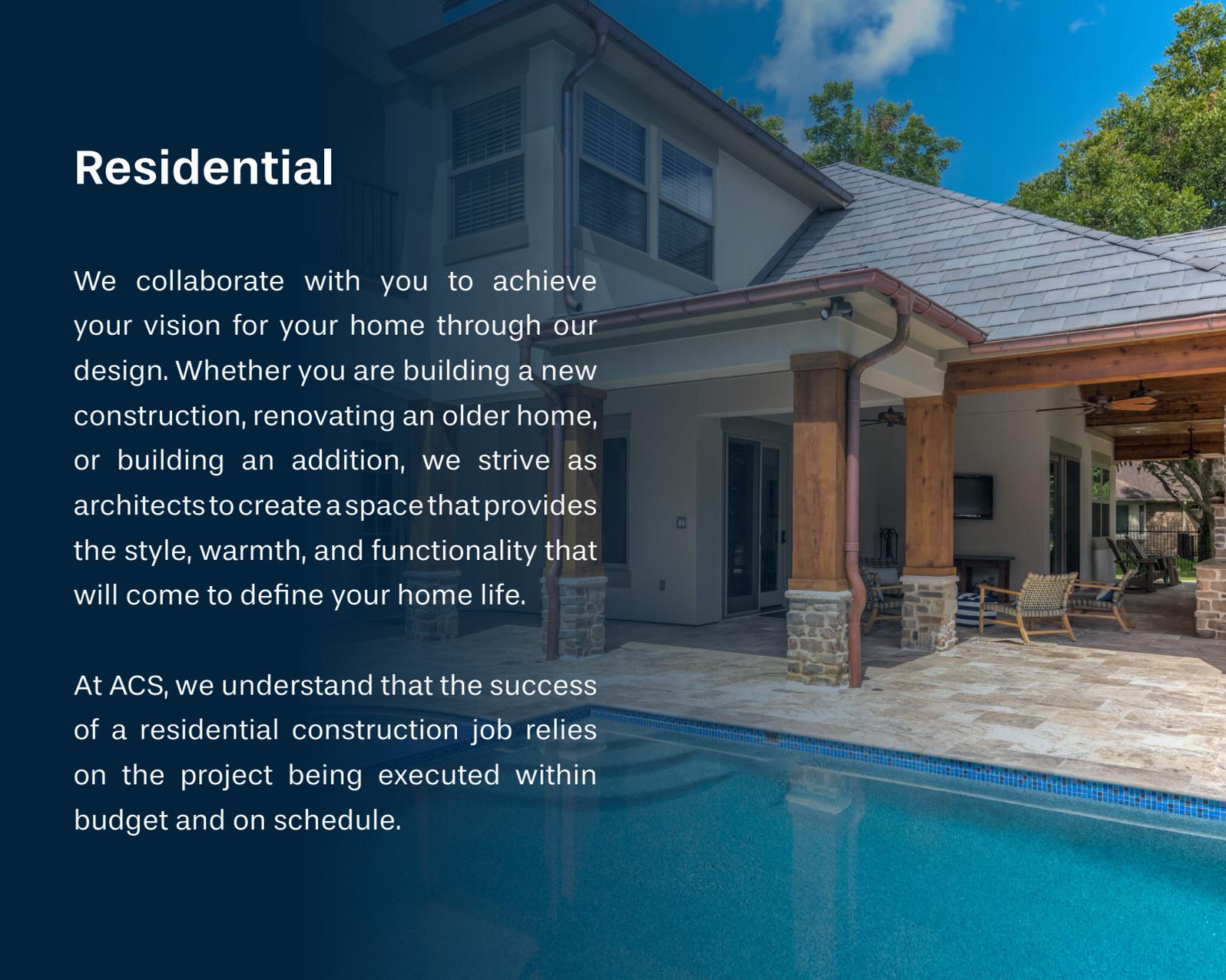
Waco, TX



Residential

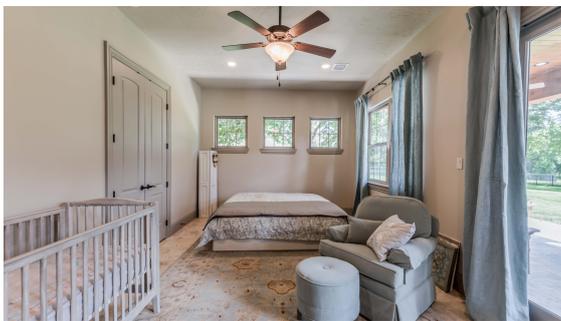
We collaborate with you to achieve your vision for your home through our design. Whether you are building a new construction, renovating an older home, or building an addition, we strive as architects to create a space that provides the style, warmth, and functionality that will come to define your home life.

At ACS, we understand that the success of a residential construction job relies on the project being executed within budget and on schedule.



Private Residence

Sienna Plantation, TX



Landlord Services

INTERIOR BUILD-OUT AND TENANT SERVICES WITH ACS

Rarely will a business be able to find a commercial space that can meet their specific business needs perfectly. We work with clients who have a commercial lease that want to build-out the existing unit to become a usable space personalized for their business. This is also referred to as a commercial tenant improvement, or leasehold improvement.

MAKE YOUR OFFICE YOURS WITH ACS

ACS has provided interior build-out architecture for many office and retail chains across the U.S. We work with you to evaluate your needs and wishes for your business. Together, we'll discuss your budget and how to optimize your leased commercial space for your business.

What is a Build-out?

Many offices and retail buildings start out with tenant spaces, consisting of four walls and a door. The idea is that the spaces will be finished to meet the specific needs of each tenant. The process of finishing this raw space is known as the "Build-Out."

What is a Tenant Improvement Allowance?

We also work with the commercial realtor/brokers that represent tenants for Tenant Improvement Allowance (TIA). A TIA is a certain amount of money (a fixed amount or an amount per square foot) that the landlord gives you to make improvements.

What is a "Test Fit?"

At some point, you may have heard the term "Test Fit" or "Space Plan" in relation to building floor plans. These are standard methods used to help develop commercial real estate. The difference between the two comes down to the level of detail included. We know how vital it is to capture the attention of prospective tenants. A "Test Fit" helps confirm the requirement needed for your space, allowing you to determine if it will be able to accommodate the number of rooms your office needs.



Commercial Asbuilts

ACS asbuilts has years of experience creating asbuilt drawings for all types of commercial buildings including retail stores, restaurants, medical facilities, warehouses, multifamily, and offices. Working closely with developers, building owners, facility managers, commercial realtors, and construction managers, we prepare asbuilts to be used in renovations, planned additions, facility maintenance, safety planning, leasing, purchasing documentation, and more.

Our Services

Commercial As-Builts

ACS asbuilts has created asbuilt drawings for all types of buildings, including commercial, industrial, multifamily, retail, medical, and more.

Multi-Site Surveying

Our multi-site asbuilt surveying allows us to efficiently provide clients with asbuilt drawings for multiple store locations of a franchise.

Multi-Site Surveying

As retail chains, restaurants, healthcare clinics, and other commercial companies expand nationally, they require an efficient, effective method to survey multiple locations. With our multi-site asbuilt surveying process, we can quickly and accurately perform on-site reviews to document building layouts and conditions for all your multiple domestic locations. Use our asbuilts to manage maintenance, develop remodeling plans, and even scope out potential locations for new site construction.





360° Photographic Floor Plans

Visit your spaces without having to actually travel with our high-resolution 360° photographic floor plans. These detailed images provide a unique and immersive perspective for your standard building surveys. At ACS Asbuilts, our surveyors use the latest 360° camera technology to capture dynamic 360° images of your space and insert them directly into your survey plans.

Our high-tech cameras are very small and low profile allowing us to work without disrupting your business operations or interfering with your employees or customers. The file sizes of our 360° images are much smaller than the size of images taken with regular 2D cameras, and the 360° images can be accessed and viewed conveniently from our cloud-based solution.

BOMA Measuring Services

BOMA's standard is recognized as the most comprehensive standard for calculating square footage for commercial buildings. Our team is well-versed and always updated with the latest BOMA standards. As we conduct measurements on your commercial site, you can rest easy knowing ACS will deliver detailed, accurate building measurements that were prepared according to the latest industry standards.

Brand Compliance

Ensuring brand compliance across all your franchises is critical to establishing your business and expanding across the country. Brand compliance is a valuable opportunity to gather information on how an owner is applying the franchise model in their local market. With our professional asbuilt drawings, you'll be able to effectively evaluate your multiple locations for consistent branding.

ADA Accessibility Review

As part of a full-service architecture firm, our ACS Asbuilts surveyors are uniquely qualified to perform ADA Accessibility Reviews on your property. First, we will survey your existing space, making note of any accessibility concerns. Then, we will consult with you on the site issues and, using our years of architectural expertise, provide solutions to help bring your property up to ADA Accessibility standards.

Permit/Certificate of Occupancy

Securing the necessary permits, certificates of occupancy, licenses, and other documentation can be a confusing and difficult process. That's why we provide permit assistance to help clients manage their properties. Our surveyors will conduct safety reviews and evaluate your building for regulation and code compliance. Then, we'll provide asbuilt drawings to help document your space for the permit process.

Construction Asbuilts

Typically, during the course of construction, build plans will be changed in the field. ACS asbuilts can assist with documenting these changes through updated asbuilt drawings. At the end of the project, the contractor will issue this set of "asbuilts" back to their client that will include all the revisions in one set. This service could also take place during construction as well.

Fire Alarm, Electric Lock, and Security Asbuilt Drawings

For service technicians performing maintenance or working on a building's fire alarm, electric lock, or security systems, having updated and accurate asbuilt drawings will help save time and make troubleshooting the systems easier. ACS asbuilts can assist with creating these asbuilt drawings (if they do not already exist) or updating outdated asbuilts.

Let's start a conversation

We'd love to hear more about your project! Give us a call or fill out our contact form to get started.

Call us Today!



(281) 767-9000

The ACS Advantage

We specialize in designing innovative contemporary spaces that optimize square footage usage, minimize material costs, and maximize energy efficiency and sustainability. Our design team is experienced in problem-solving techniques, including code review, research, and commitment to detail.

When clients come to us with their problems, we offer our most cost-effective design solutions to meet their business goals, accommodate their customers, and improve productivity and quality of life. At ACS, we design memorable, functional spaces to help our clients help their clients.

Ready to Get Started?

