



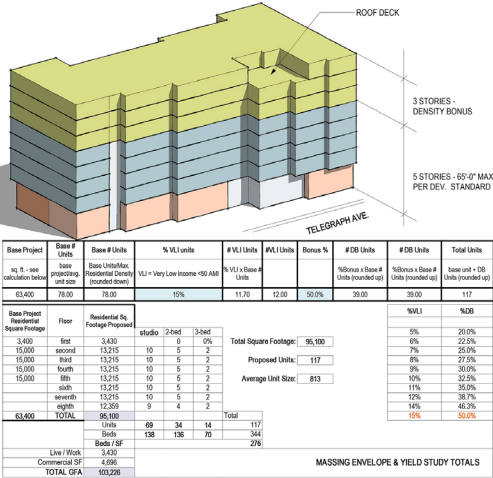
Multifamily Housing
Working with Us

We think like developers. And we think like apartment dwellers, condo owners and building maintenance staff. Studio KDA uses an integrated approach to design that melds client objectives, community needs, technical opportunities, and creative inspiration. This approach leads to measurable results; our projects get built and over 90% of our clients return for their next project.

Discovery

Each project begins with careful listening—to our clients’ goals, values, and vision. With those priorities established, we dive into research-informed design, studying market demand, regulatory context, and site potential. This approach allows us to identify opportunities to add value through efficient unit planning, accelerated approvals, and strategic increases in unit yield, while maintaining a strong focus on livability and architectural quality.

Yield studies consider each clients’ objectives as they relate to local zoning code, state laws and the physical context. In addition to researching project constraints and illustrating site potential, our understanding of funding sources and cycles helps clients understand potential financial returns.



Understanding Context

Multifamily projects have a meaningful impact on their communities, making a clear understanding of context essential. We study each site through physical, social, historical, and regulatory lenses, informed by community engagement and stakeholder conversations. Additionally, tools such as drone photography and topographic modeling help identify opportunities to leverage solar access, prevailing winds, and views—guiding a responsive, place-based design approach.



Conceptual Design & ROM Pricing

Drawing on project context, brand identify, and regional demographics we collect precedent studies and inspiration imagery. These are compiled into a Project Design Book to articulate design principals, align expectations and guide the conversation as we explore options.

- We create preliminary floor plans and a 3D Model to illustrate:
- Project size, scope, program alignment
- Key architectural concepts
- Options for materials, color and façade expression

Design iterations are refined through input by clients, consultants, builders and internal team members. We regularly explore ideas and test assumptions against program and code requirements, performance goals and cost considerations.

Recognizing the value of early collaboration, we engage qualified builders at the outset to provide input on construction costs—supporting informed decisions, reducing construction timelines, and minimizing surprises as the project moves forward

Technical Drawings & Permitting

Working closely with a highly skilled team of consultants, we aim to fuse beauty with technology, leading to high-performing buildings that meet sustainability goals and are welcome additions to their communities.

Our experience designing multifamily housing allows us to anticipate and handle technical challenges, building code, ADA, and health department requirements—and to navigate them proactively.

We maintain strong working relationships with Building Department officials across Bay Area jurisdictions, enabling us to respond effectively to unforeseen conditions and keep projects moving forward.

Managing Costs

We approach construction cost management as an integral part of the design process—collaborative, iterative, and informed by deep experience across building typologies and construction methods. Through early coordination with builders, ongoing cost modeling, and thoughtful design refinement, we help align design ambition with budget realities while supporting efficient, well-executed projects.



Realizing the Design

Prior to construction, our team works collaboratively to ensure drawings are clear, coordinated, and complete. Throughout construction, we administer the construction contract and provide oversight to ensure design intent, quality standards, and project schedules are maintained.

Post-occupancy site visits, user interviews and client surveys help support clients through the early years of operations.

