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Diamond Development Group is a firm of architects, interior designers, project managers and support staff with an unrelenting focus on client service. Our firm's practice is premised on the belief that the public is entitled to buildings that do not by their very being threaten the aesthetic and cultural values of the buildings around them. We do not believe that any one style is appropriate to every building and every place. We are an idea-driven firm dedicated to providing innovative customized solutions and seamless delivery to our clients.



DDG was established in 2008, as the 25 year predecessor of Hawthorne Architects, Inc. We have worked with corporate, government and private clients to design major public and resort spaces, health care, hospitality, assisted living, office and residential towers, industrial, specialty, multi-family and single family residential projects across the United States and into more than a dozen foreign countries. We have been involved in the Master Planning of more than 60 Billion Dollars of Projects and the Direct Construction of more than 4 Billion - representing tens of millions of square feet.



Although design, budgets and schedules are important, we believe that clear communication and a defined concept is the key element to a successful project. We strive for client education from the beginning of the project to make sure that everyone understands what is going to be done, what the scope really is, and what the cost really represents. We strive for contractor education by making our documents precise, accurate and simple to understand with very little room for interpretation. Finally, we strive for project continuity by having one team responsible for the entire project, from conception through completion. This process results in tighter bids, less change orders and a better project for all concerned.



Our work is our trademark. Our goal is to provide the Owner with the best value for his dollar and the contractor with a set of documents that clearly defines the job to be performed. This commitment is the key behind our continued growth and survival . . . for satisfied Owners and Contractors are the only marketing tools that we use.



This brochure represents a portion of our experience over the past 35 years

FIRM PROFILE



Diamond Development Group is a consulting firm offering a broad range of professional services. We are both an Cloud Based and a Brick-and-Mortar Firm, with our central hub located in Houston, Texas and dozens of Architects and Engineers located around the World.

Our staff is composed of professionals dedicated to the complete construction process. As a company that has provided Design-Build services for hundreds of Projects, we have gained a unique understanding of the complete construction process from both the A&E and the Contractor's perspective. We believe that this gives us greater depth in the area of building design and cost control than would otherwise be possible.

As International Resort Master Planners and as the Design and Development arm of Six Diamond Resorts International, we have gained extensive knowledge in the logistics of Constructing Projects in remote locations. This work has led to the development of many new methods of construction and quality control measures from a global perspective.

Our Projects are noted by contractors and many cities as *"some of the best around"* and our documents *"second to none."* Perhaps this is due to our integrated background or our construction experience. Or perhaps it is due to our commitment and understanding of what the goal really is: to produce the best value for the dollar invested. Whatever the reason, we continually strive to improve our product and believe that it is this commitment to excellence that ultimately pays off for our clients.



SERVICES

Planning

- Programming
- Feasibility Studies
- Material and Cost Estimating
- Marketing Analysis
- Project Pro Forma

Commercial Design & Documentation

- Office and Mixed-Use Developments
- Medical & Health Care Facilities
- Hospitality & Resort Development
- Adaptive use of Existing Structures
- Banks & Financial Buildings Municipal Buildings
- Religious & Educational Buildings
- Industrial & Special Use Structures
- Hospitality & Resort Development
- Retail Outlets
- Historic Restoration

Residential Design & Construction

- Master Planned Communities
- HUD Housing Design
- Multi-Family Developments
- Custom Home Design

Structural Design & Analysis

- Residential Wood Framing
- Foundations and Retaining Walls
- Cast-in-Place Concrete
- Heavy and Glue Laminated Timber
- Light Gauge Steel

Interior Design

- Space Planning
- Furnishing & Fixture Design
- Purchasing & Installation

Commercial Construction

- Design Build
- Fire Restoration
- Fast Tract Construction
- Construction Administration
- Construction Observation and Reports
- Forensic Architecture



OFFICE & FINANCIAL INSTITUTIONS



Loop 610 Office Tower
Houston, Texas

Prudential Insurance
Houston, Texas

Welling Building
Houston, Texas

Fox Trace Office Park
Dickinson, Texas

Southwest Professional Plaza
Arlington, Texas

1200 Main Building
Houston, Texas

The Stewart Building
Houston, Texas

Lockheed Tenant Building
NASA, Texas

ASC Corporation
Houston, Texas

The Atlas Building
Clear Lake, Texas

The Americas Center
Houston, Texas

Enos Law and Mediation Complex
Houston, Texas

518 Office Building
League City, Texas

Seabrook Center Tower
Seabrook, Texas

Cullen National Bank
Houston, Texas

Rosenberg Bank and Trust
Rosenberg, Texas

Allied Bank Building
Beaumont, Texas

Spring Woods Bank
Houston, Texas

Honey Solutions
Houston, Texas

Bayou Office Park
Houston, Texas

711 Main Building
Houston, Texas

Corporate Square
Houston, Texas

The Main Building
Houston, Texas

Four Arches Building
Houston, Texas

811 Main Building
Houston, Texas

Rockwell Building
Clear Lake, Texas

River Oaks Tower
Houston, Texas

The Pierce Building
Houston, Texas

The Nova Building
Clear Lake, Texas

The Lighthouse
Seabrook, Texas

Spencer Industrial Park
La Porte, Texas

Liebherr America
Houston, Texas

Texas Commerce Mini Bank
Houston, Texas

Century National Bank
Houston, Texas

Spring Woods Bank
Houston, Texas

Houston Area Teachers Credit Union
Houston, Texas

Bay Area Houston Financial Center
Webster, Texas

Visualtions Corporate Offices
Spring, Texas



We have designed more than 60 Office/ Professional Buildings

RESORT & INTERNATIONAL



Six Diamond Resorts International

(8 site master plans, representing 23 resorts and 5.4 Billion in Revenue Income)
Costa Rica, Panama

South Andros Island
Bahamas

Camino Real Hotel (*renovation*)
Cancun, Mexico

Harbor of the Americas
Bocus del Toro, Panama

Medical Condominium Tower
Cabo, Mexico

Gold Coast Resort
Takoradi, Ghana

Mount Patti Resort
Kogi, Nigeria

South Shore Harbor Marina and Resort
League City, Texas

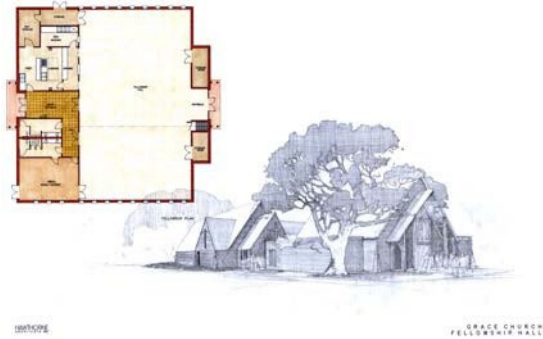




Grace Community Church
Clear Lake, Texas



Miller Outdoor Theater
Renovations
Houston, Texas



J.L. McCullough High School
Conroe, Texas

Galveston County Water
Authority
Dickinson, Texas

Brazosport Christian Center
Brazosport, Texas

United College
Houston, Texas

Grace Presbyterian
Alvin, Texas

Clear Lake Presbyterian
Clear Lake, Texas

Beach Pocket Park II
Galveston, Texas

Park Maintenance Facility
League City, Texas

Church of Christ
League City, Texas

Walter Hall Park Pavilion Renovation
League City, Texas

Central Park
Bocus Del Toro, Panama



**MUNICIPAL, RELIGIOUS
& EDUCATIONAL**

Our Lady of the Lake
Logo Vista, Texas

True Cross Pavilion
Dickinson, Texas

US Post Office 78664
Round Rock, Texas

Science Building
Texas Southern University
Houston, Texas

ISGH Islamic Center
Houston, Texas

Life Christian Center
Angleton, Texas

Friendswood Children Center
Friendswood, Texas

Senior Citizen Center
Deer Park, Texas

Fire Station 107 (proposed)
Austin, Texas

The Playhouse
Houston, Texas

Greater Hope Church
League City, Texas

Excelsior School and Daycare
Seabrook, Texas





The Forum at Memorial Woods Retirement Center
Houston, Texas

Motel 6 (3): 60 - 90 Room
Texas

Oaks Garden Personal Care
League City, Texas

Cypress Station
Houston, Texas



Brazos Oak Retirement Center
Bryan, Texas

Hampton Inn (12): 60-120 Rooms
Houston, Texas

602 Girard Harmony House
Houston, Texas

Magnolia Commons
Carthage, Ms



Radisson Inn Suites (190 Suites)
Houston, Texas

Riverwalk Terrace Senior Living Center
Clear Lake, Texas

South Shore Hotel & Resort
League City, Texas

Candlewood Suites (8)
Texas, Louisiana



Apartments Buildings/ Senior Housing
4600 units across Texas
Many FHA/HUD Approved Projects



**HOTEL, CONDOMINIUM
& MULTIFAMILY**

The Shoulder Drug & Alcohol Rehabilitation Center
Houston, Texas

Sunchase IV Condominiums
South Padre Island, Texas

Holiday Inn (9): 45 -180 Rm
Texas

Triple Crown Condominiums
Ruidoso Downs, New Mexico

Legend Point Condominiums
South Shore, Texas

Wimbledon Court Townhomes
Houston, Texas

Lagoon Cove Condominiums
Houston, Texas

Meadow Mountain Townhomes
Austin, Texas

Kendall Inn Resort
Boerne, Texas

Best Western Motels (12)
Texas, Louisiana, Mississippi

South Andros Island Resort
Bahamas

Marriot Hotels & Resorts (8)
Texas

Wyndham World Resorts
Galveston, Texas

MEDICAL & HEALTHCARE



OB GYN Associates
Houston, Texas

MediClinic (4)
Houston, Texas



Elliott Dental Clinic
Dickinson, Texas

Medical Office Building
Mesquite, Texas

The Shoulder Drug & Alcoholic
Rehabilitation Center
Houston, Texas

Rosenberg Medical Clinic
Rosenberg, Texas



MHMR Psychiatric Hospital
Houston, Texas

Clear Lake Eye Clinic
Clear Lake, Texas

William F. Braden, DDS
Clear Lake, Texas

Texas Woman's Hospital (MDRW)
Houston, Texas

1900 North Loop West MOB
Houston, Texas

Bayshore Dental
Clear Lake, Texas



Harris County Behavioral Health
Houston, Texas

Heights Hospital
Houston, Texas

Red Oak Cardiovascular & ASC Center
Houston, Texas

South Shore Surgery Center
League City, Texas

Ceballos Plaza
Houston, Texas

Highland Meadow Clinic
Pasadena, Texas



Oakmont Psychiatric Hospital
Fort Worth, Texas

Pasadena Dental Clinic
Pasadena, Texas

Surgical Arts Building & Surgery Center
Clear Lake, Texas

Haley Professional Building
Clear Lake, Texas

ASC Acute Care Center
Houston, Texas

Smith Diagnostic Center
San Antonio, Texas

The Bridge
Pasadena, Texas

Baywood Medical
Friendswood, Texas

Deer Park Family Clinic
Deer Park, Texas

Houston Physicians Hospital
Webster, Texas

Pearland Regional Hospital
Pearland, Texas

Healthready, PT
Deer Park, Texas

Bay Area Houston Medical Plaza
Webster, Texas

Eye Center of Texas Surgery Complex
Grapevine, Texas



The Rose
Houston, Texas

Bay Area Foot and Ankle
Webster, Texas

Texas Eye Center
Pasadena, Texas

Mainland Pain & Surgery Center
Dickinson, Texas



Center of Reproductive Medicine
Webster, Texas

Oasis Medi Spa
Webster, Texas

DDG has completed Millions of Square Feet of Medical Development
Texas, Luisiana, California, Georgia, Mexico, Panama

We have Self-Certified more than 30 of the approximate 300 ASC's in Texas

RESTAURANT & RETAIL

Burger King Restaurants (multiple)
Houston, Texas

Vincents Restaurant
Houston, Texas

Airport 228 Retail Center
Houston, Texas

Popeye's Fried Chicken (multiple)
Beaumont, Texas

Hillman Restaurant & Oyster Bar
Texas City, Texas

Cosmopolitan Lady Spas (multiple)
Houston, Texas

Italia Express Restaurant
Houston, Texas

McIntyre Downtown
Houston, Texas

Pleshette Clothing Stores (multiple)
Texas

Boston Markets (Multiple)
Houston, Texas

The Bank
Webster, Texas

Perkin's Station
League City, Texas

Candlewood
Friendswood, Texas

517 Strip Center
League City, Texas

Marble Slabs (multiple)
USA

Uno Dos Tres Restaurants (multiple)
Houston, Texas

Woolco Shopping Center
Houston, Texas

Creekwood Restaurant
Conroe, Texas

Taco Bell Restaurants (multiple)
Texas

Pic-N-Pay Shoe Stores (multiple)
Texas, Florida, West Virginia

Starfighter
Houston, Texas

Nino's Bakery
Houston, Texas

Marios Restaurant
Galveston, Texas

Cyclone Analya
Houston, Texas

Rainbow Lodge Banquet Facility
Houston, Texas

Texaldepia Restaurant (multiple)
Houston, Texas

WalMart Structural Repairs
Austin & Bay City, Texas

SteakCountry
Houston, Texas

Tadros
Houston, Texas

Canton Retail Complex
Canton, Texas

Nino's Restaurant
Houston, Texas

Camera Corner
Port Arthur, Texas

Hot & Now Restaurants (multiple)
Texas

Rainbow Lodge Restaurant
Houston, Texas

The Doctor's Club
Houston, Texas

501 Main Street
Houston, Texas

Ruggles Grill
Houston, Texas

Einstein Bros. Bagels (multiple)
Houston, Texas

Grapino de Nino
Houston, Texas

The Club House
Webster, Texas

Magnolia Square
League City, Texas

Windfield's
Texas City, Texas

Marker One Marina
Seabrook, Texas

Red Star
Houston, Texas

Over the past 30 years, we have been involved in the design and/or construction of more than 450 restaurants in 23 States.



**INDUSTRIAL
& SPECIAL USE**



Koch Blender Control House
Corpus Christi, Texas

Fina PB&M Control Building
Big Spring, Texas

LEPCO Environmental Enclosure
Houston, Texas

Houston Studios
Sound Studio & Production Facility
Houston, Texas

Sorrento Control Room
Louisiana Plant



ACCO Material Handling &
Processing Facility (2)
Houston & San Antonio, Texas

Houston Lighting & Power
Service Center
Bayshore, Texas

Visitor Center
South Shore, Texas

SPL Environmental Labs
Houston, Texas



Texaco Research & Development
Control Room & Support Facility
Port Author, Texas

United Imaging Healthcare
United Imaging North America Showroom
Shanghai, China | Houston, Texas

Kaneka Texas Corporation
El Paso, Texas

Galaxy Diamond Distribution Center
Houston, Texas



Seabrook Shipyard Master Plan
Seabrook, Texas

Harbor of the Americas
Bocus del Toro, Panama



Liquid Carbonic
Pasadena, Texas

Texaco PB&M Control Building
Louisiana Plant

TurboTech
Houston, Texas

Yanbu Visitor Center
Yanbu, UAK

Henry & Peretti Studios
Houston, Texas

Eastman Whipstock
Office & Manufacturing Facility
Houston, Texas

Gulf Coast Fractionators
Trident Natural Gas Refinery
Mont Belvieu, Texas

Parish Generating Station
Thomas, Texas

Creekwood Gun Club
Conroe, Texas

Madden Bolt Company
Office & Manufacturing Facility
Houston, Texas

Brandt Lawson Printing Plant
Houston, Texas

KF Industries
Houston, Texas

Liebherr America
Houston, Texas

Marker One Marina
Seabrook, Texas

RV Parks (multiple)
Texas

Honey Solutions
Houston, Texas

Office Warehouse Storage Facilities
(3 Million SF +)

RESIDENTIAL



HUD HOUSING PROJECTS
(Apartment & Single Family Detached)

30,000 Plus Multi-Family and
55 Plus Communities:

Harlingen, McAllen, Brownsville,
San Antonio, Houston Metroplex, Dallas,
Galveston

Parker Lane Senior Housing
Austin, Texas



MULTI-FAMILY HOUSING PROJECTS

Meadow Mountain Townhomes
Austin, Texas

Lagoon Cove Townhomes
Houston, Texas

Triple Crown Condominiums
Ruidoso Downs, New Mexico

Clipper's Mooring Patio Homes
Nassau Bay, Texas

Sherwood Forest West Subdivision
Dickinson, Texas

South Shore (3D/1) - Multiuse Development
(Project Budget \$2 Billion)
League City, Texas

Magnolia Commons
Carthriage, Ms

Wolf Creek Ranch
Rosharon, Texas

Wimbleton Court Townhomes
Houston, Texas

Sunchase IV Condominiums
South Padre Island, Texas

Legend Point Condo & Marina
Clear Lake, Texas

Fox Trace Subdivision
Dickinson, Texas

Dove Meadow Subdivision
League City, Texas

West Oaks Subdivision
Pearland, Texas

Oak Ridge Stable and Country Club
League City, Texas

CUSTOM SINGLE FAMILY RESIDENCES and TOWNHOMES
(750 to 32,000 square feet)

- Gulf Coast, Central and Pacific areas of the United States
- Malaysia
- Spain
- Panama
- Costa Rica
- Mexico
- Honduras
- Carabean Islands

