

ELITECH DESIGN

FOR ARCHITECTS, INTERIOR DESIGNERS AND BUILDERS

We protect your design.
We never compete with you.

ELITECH DESIGN · RESIDENTIAL EXPERIENCE ARCHITECTURE · MANHATTAN · THE
HAMPTONS · PALM BEACH · BOCA RATON · MIAMI

WHY THIS DOCUMENT EXISTS

Your reputation walks into every project with you.

Ours is built on making sure technology never damages it.

Most technology contractors arrive after the drawings are finished and ask a single question: what do you want to control? The answer produces keypads on your elevations, grilles in your ceilings and a wall of plastic in the room you spent a year composing.

Elitech Design begins somewhere else. We ask what time the family actually has dinner, which room they avoid, and what the house does at 9:40 PM. Then we design the layer you cannot point to — how the home behaves — and we make it disappear into your work.

Twenty years of residential and institutional work, from Manhattan townhouses to Carnegie Hall, now practised out of Boca Raton across South Florida and New York.

Protect. Document. Timing.

Three commitments. The rest of this document is what each one means on your project.

Your design survives us.

The measure of our work is that a visitor cannot tell we were there.

INVISIBLE

Speakers behind plaster. Displays that vanish into millwork and mirrors. If it should not be seen, we work until it isn't.

NEGOTIATED

Keypad count, placement and gang size agreed with you, not imposed on your elevations after they are approved.

COORDINATED

Finishes, plates and trims selected against your schedule before anything touches a wall.

RESTRAINED

We specify the fewest devices that deliver the experience. Fewer objects in your rooms is a design goal, not a budget accident.

Leo and his staff planned and installed our multi-media office system with much care and thoughtfulness. They understood our business and were interested in helping us present ourselves at our best.

Client, New York. Attribution to be confirmed.

Every project leaves a paper trail worthy of the building.

Your client’s home will never depend on anyone’s memory, including ours.

DELIVERABLE	WHAT IT CONTAINS
As-built wire schedules	Every cable, labelled at both ends, recorded against the room it serves.
Rack elevations	Drawn, not photographed after the fact. Service access designed in.
Scene programming schedules	Every scene written down: which loads, which levels, which hour.
Network documentation	VLANs, addressing and device inventory, handed over as a document.
Owner handover	A single package the family, the estate manager and the next trade can read.

This is the difference you feel three years later, when a load has to move, a room is repurposed, or the family sells the house. Undocumented systems become your problem, because you are the name the client remembers.

Call us before the drywall.

The best experiences are designed into the architecture, not added to it.

PHASE	WINDOW	WHAT WE CAN STILL DO
Schematic design	Best	Experience intent, service locations, ceiling and wall implications, early load and rack allowances. We coordinate quietly with your consultants.
Design development	Good	Device counts, keypad strategy and finish coordination while your elevations can still absorb them.
Construction docs	Workable	Wire schedules issued for bid; conduit and backbox requirements captured before permit.
Before drywall	Last call	Rough-in only. Everything after this point costs money or costs design.
After finishes	Retrofit	We will still make it beautiful — with fewer options and more compromise.

One call at schematic design saves three change orders.

WHAT WE ACTUALLY SELL

Four experiences, *not an equipment list.*

Each one addresses a moment in the day that most homes get wrong. You can specify one or all four, and the vocabulary stays the same in front of your client.

REST

Wake without an alarm.

Circadian light, automated shading, acoustic quiet and climate tuned to the family's real schedule.

CALM

A home that lowers the volume.

Acoustic strategy and audio zoning so the world stops at the door.

PROTECT

Security you feel everywhere and see nowhere.

Coverage placed so it never reminds anyone of the threat.

GATHER

One touch, and the house becomes the host.

Scene design that returns the host to the room.

Built on instruments from Lutron, Crestron, Sonance and others. Chosen for the experience, never the logo.

HOW A PROJECT BEGINS

The Experience Walk.

Ninety minutes in the home at the hour it struggles most — before proposals, before products, before budgets.

WHAT LEO DOES

Walks the home, usually late afternoon, when daylight, glare and family routine collide. Watches how light moves by orientation. Listens for the sounds the family stopped hearing. Notices which switches they avoid.

WHAT YOU RECEIVE

Within five business days, the Experience Report: a reading of how the family lives today, a room-by-room map of the friction, and a recommendation of which experiences would change the home most. Shared with you, not around you.

A STANDING COURTESY

For clients you introduce, the Experience Walk is complimentary.

List price is \$1,500 in Florida and \$2,500 in New York, credited in full against the design phase. Introduced by you, it is our courtesy to the team — your client meets us at our most useful and you carry no cost for the introduction.

PARTNER ON A PROJECT

We protect your design.
We document like engineers.
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Send us

The plan set, or just the address and the phase you are in.

You hear back

Within one business day, from Leo.

Then

A short conversation, human to human. If it fits, the Experience Walk.

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ELITECH DESIGN

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Manhattan · The Hamptons · Palm Beach · Boca Raton · Miami

Leo Simões — Experience ArchiTECH. Designed for how you live.