



DESIGN EXPLORATION

Corri Sandwick Architecture (CS Architecture) offers a Design Exploration Service to define your project scope through the exploration of options and estimates of construction costs. Design Exploration is a way to improve outcomes, lower risk and reach your building goals. This preliminary design phase is set up to discuss attributes and goals of your project, research zoning and code as applied to your project, provide a preliminary program and provide a preliminary design to review with contractors for ballpark pricing to determine project budget and scope.

OUTCOMES OF DESIGN EXPLORATION

- Obtain an architect's professional opinion on your project
- Understand possibilities and limitations of your project
- Set a preliminary timeline and budget
- Define the scope and goals of the project
- Produce a concise Pre-Design Report to outline the needs for further design services, next steps and strategies to achieve your project
-

PROCESS

- MEETING #1: In person* meeting to discuss project goals (big picture)
 - As-Built Measurements and Drawings (for renovation projects)
- BETWEEN MEETINGS
 - Zoning Review and Summary
 - Building Code Review and Summary
 - Programming Document (defines the goals, and desired scope of project)
 - Project Assumptions based on site & finish level
 - Preliminary Design to visually describe project
- MEETING #2: In person* meeting to review documentation and Preliminary Design Sketches
 - Present final pre-design deliverable

Design Exploration Package.....\$ 1,500 - \$2,000

*Meetings will be in person with no additional fee if location is within 50 miles of CS Architecture. Projects outside of this radius will be billed an additional \$50/hour of drive time.

GET A REALITY CHECK

foundation of a successful project

Building and remodeling in the Bay Area can be an expensive and lengthy process.



We've all heard horror stories about projects that take years to complete, or go wildly over budget. It can cause stress just thinking about it. What can be done?



CAN YOU **AVOID THE UNCERTAINTY**
AND SAVE TIME AND MONEY?

How can we reduce, if not eliminate, the stress that comes with all the uncertainty?

GET A REALITY CHECK

Getting a **Reality Check feasibility study** is one of the best ways to prepare for your project. The Reality Check is a **stand alone service**, provided by David Locicero | architect, with no expectation of further work.

Armed with **real information**, you will be able to make **better decisions** about your project. Provided with real information, architects and design-build contractors will be able to provide you with **far more accurate estimates** as to the cost of their services.

David Locicero does the research with the City to determine if your project is feasible, and what the major issues will be. He helps you think through the major issues with your project. He helps you evaluate your project. The finished report can be used by any architect to provide you with an estimate for services, based on real information.

In the process of preparing the **Reality Check feasibility study** David Locicero will:



- help you **define the problem**, establishing your needs and desires for your finished project
- research the **basic Planning and Building Code** issues that will affect your project
- We will help you **determine if your project is viable**, and if there are alternative options to solve your problem
- We will help you **determine the likely budget** for your project
- We will **outline a realistic schedule** for the project
- We will **outline the next steps** you can take to initiate your project in the most successful way.

The finished report will be provided to you in both a hard copy and electronic format.

For a simple fixed fee of only \$1500, you get answers to all your questions about the feasibility, budgeting, scheduling, and options for solving your problem.

The **Reality Check feasibility study** is the foundation for a successful project. Do you want to get your questions answered? Call or email me today to reserve an appointment time

Voice Mail: 415.890.5541
Email: dslocicero@gmail.com



David Locicero | architect is a San Francisco Bay Area based boutique architectural studio. David specializes in transforming problem houses into dream homes. He is also skilled at designing Accessory Dwellings (Granny Flats), commercial tenant improvements, "Aging at home" solutions, Code, and accessibility consulting.

David brings his considerable experience on large, technologically complex buildings and construction administration to his passion for: smaller, residential and commercial projects.

David Locicero | **architect**

2340 Powell Street, No. 290
Emeryville, CA 94608

dslociceroarchitect.com
dslocicero@gmail.com
voicemail: 415.890.5541