



architecture + planning



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Choosing an architect is not easy.

You need an architect who has the appropriate skills while making sure that person is the right 'fit' for your project.

In my experience the best way of finding out whether we are the right 'fit' is to fully understand what you are looking for and this is achieved through our **Initial Consultation.**

If at the end of this report for some reason we discover that we are not an ideal 'fit' you are free to take the report to another architect for them to continue the process.

## INITIAL CONSULTATION PRE-AGREEMENT

When considering renovating or building your new home the **Initial Consultation** with **LGStudio** is the first step.

Here is why...

- To obtain a registered architect's opinion on the feasibility of the project.
- To produce an outline brief detailing rooms, sizes, orientation etc.
- To discuss potential solutions in outline form.
- To discuss 'look and feel' of a potential design solution.
- To discuss the planning viability of the project and your ideas.
- To give a rough construction cost estimate for budget purposes.
- Outline the requirements for Building & Safety Code requirements.
- Production of report including all of the above.
- Report also includes schedule of services & fee proposal for the next stages of the project.
- Consultation cost credited to account on progression to next stage.

A doctor wouldn't operate without a proper diagnosis; this initial consultation works in the same way. This initial consultation starts a strategy designed to precisely understand your requirements, then to give findings and recommendations and a plan to move forward with a timeline and budget.

**The cost of the Initial Consultation is \$800**

**Yes, I would like to book a Initial Consultation with LGStudio as described above.**

Please give me call 310-387-5328 or send this checked pre-agreement form by email to:

**Leo@lg-studio.net**

After discussing the details of your specific project if you want to move forward with the *Initial Consultation* I will send you a formal agreement for your review and approval to get us started.

# WHAT IS INCLUDED IN THE INITIAL CONSULTATION PACKAGE?....

## ZONING AND BUILDING SAFETY REQUIREMENTS

Research with pertinent City Zoning and Building/Safety requirements for the specific site. *This is what is required for the site per code regulations.*

### Residential zoning requirements

**Maximum Allowable Area:**  
Based on Floor Area Ratio (FAR) of .45  
Site area 8500 S.F. x 0.45 = 3850 S.F.

**Setbacks:**  
Front yard setback : 20'  
Rear setback: 15'  
Side yard setbacks : 5'

**Maximum Allowable Height:** 33'

### Parking required:

Typical 2 bedroom unit: 2 parking spaces  
Typical 1 bedroom unit: 1.5 parking spaces  
Typical Studio/single unit: 1 parking space

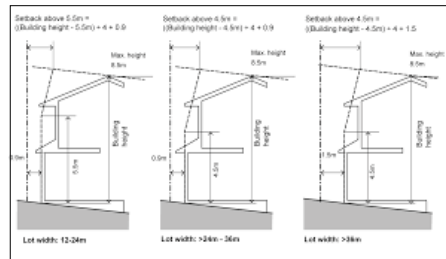
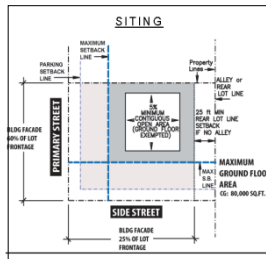
### Unit count:

For Residential Development, the property is limited to one residential unit per 1,500 SF of lot area. Based on lot area the property can have 3 units (5,600/1,500 = 3.73 units)

## Sample Zoning information

## FEASIBILITY STUDY

Provide summary Feasibility Study based on zoning requirements for the specific site. *This is what is possible to build in terms of zoning setbacks, heights and maximum area.*



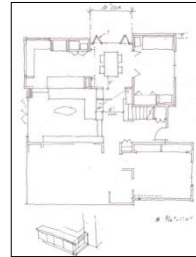
## Sample Summary Feasibility study

## ROUGH DESIGN SOLUTIONS

Outline in rough sketch form of some possible solutions for the specific site based on clients requirements and desired needs. *This is what you may like to build.*



Sketches



Plan



Aesthetic direction

## ROUGH COST ESTIMATES

Estimated Construction Costs, Consultant fees and Estimated City permit fees. *This is 'approximately' how much it going to cost to build.*

**Rough Costs Estimates** from local contractors based on a **cost-per-square-foot** method and **Rough Fee Estimates** for required consultants, i.e. Structural Engineer, Energy report and City Building Permit fees.

## SUMMARY REPORT

Provide a Report summarizing all the researched information above & a Fee proposal for the next stage. *For a sample report of what is included in more detail in the Initial Consultation report go to our website's Contact page [www.lg-studio.net](http://www.lg-studio.net)*

