

EISENMANN
Architecture

C L I E N T G U I D E



WELCOME!

Having a good grasp of why (and how) to work with an architect is helpful as you think about starting a custom home project. Client experience is important to us, so we've put together this overview of our architectural process to help you get ready to take the next step.

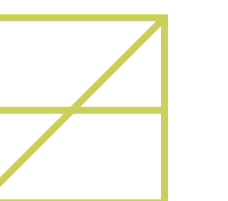
Here's what you need to know...

The architect is the one professional who has the education, training, experience, and vision to guide you through the entire design and construction process. We're the most knowledgeable person on your project, advocating for you and your dreams. Our expertise helps you see the big picture while we manage the minute details.

Here at Eisenmann Architecture, we're skilled at designing custom homes, and you will benefit from our years of collective knowledge. From curating the aesthetics to fireproofing and keeping critters out, we take every detail into account, creating a beautiful, safe, and healthy home. A good architect will also understand best practices when it comes to sustainability and resilience, knowing when and where to integrate high-performance materials and solutions that maximize energy efficiency and comfort.

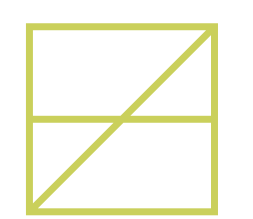
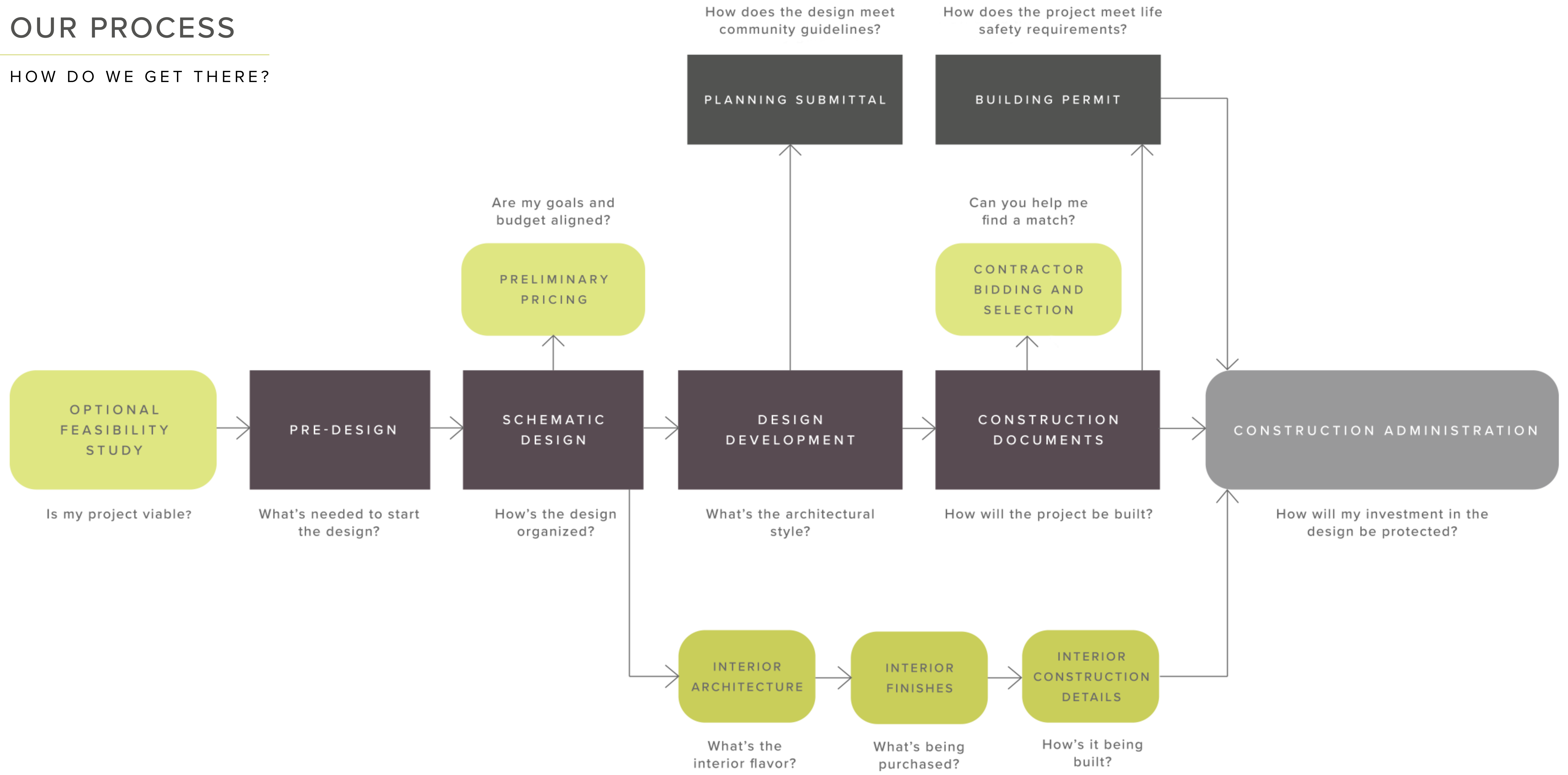
Consider the following phases as smaller bites in a larger, complex process. Each is a step that moves the project from general towards the specific, and finally into a constructed reality. We love nothing more than seeing clients well-settled into their newly built home.

Let's get started!



OUR PROCESS

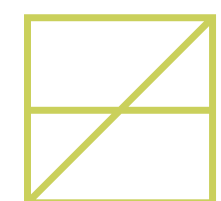
HOW DO WE GET THERE?



OPTIONAL FEASIBILITY STUDY

IS MY PROJECT VIABLE?

It may be a good idea to answer some key questions before launching into a full-scale project (or purchasing a property) so that you have more information about the time, quality, and costs anticipated. You may want specifics about the site, recommendations for structural systems, and guidance on the expected permits to minimize the chances of an unwanted reality later. We'll think through a myriad of diagrammatic plans and partner with the applicable consultants, whether they be engineers, contractors, or real estate agents, to evaluate each unique solution. A Feasibility Study is not a fully-fledged design, but a proof of concept, and can be a great way to get your feet wet understanding the technical or economic options.





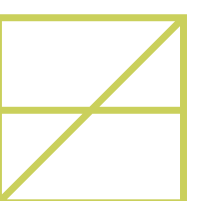
PRE-DESIGN

WHAT'S NEEDED TO START THE DESIGN?

The Pre-Design phase is all about information gathering that helps define the design parameters. To get started we've created a detailed questionnaire to learn about you and your lifestyle, which results in a list of rooms and spaces called the Program. Do you work remotely? What's your entertainment style? How many pet bowls are needed in the kitchen? We want to know you so that we can determine and arrange the spaces in which you'll live, resulting in a design that reflects your values.

We'll also study and document the project site, particularly its climate, views, and quality of light. This may involve consultants such as surveyors and soils engineers, and we can provide trustworthy recommendations to round out the team. If there's an existing house, we'll measure it and prepare the as-built drawings that will become the background for our designs. Planning requirements will be researched for allowable setbacks, placement on the property, where windows can and can't go, and more.

Our project management systems are introduced in Pre-Design, including your dedicated client portal — one-stop shopping where you may access drawings, schedules, meeting minutes, links to zoom calls and invoices, as well as our suite of design tools — that will be presented to you in a project kick-off meeting.





PRELIMINARY PRICING

ARE MY GOALS AND BUDGET ALIGNED?

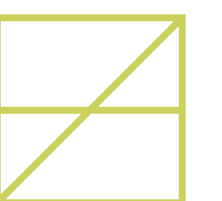
Budgetary discussions are important, which is why we work together to make smart decisions about anticipated costs. We want to receive feedback on pricing and constructability early, so at the end of Schematic Design we'll invite a contractor to discuss these and more. Sometimes adjustments are necessary to realign the project scope and budget and can prove key to clients feeling secure moving their project into Design Development.

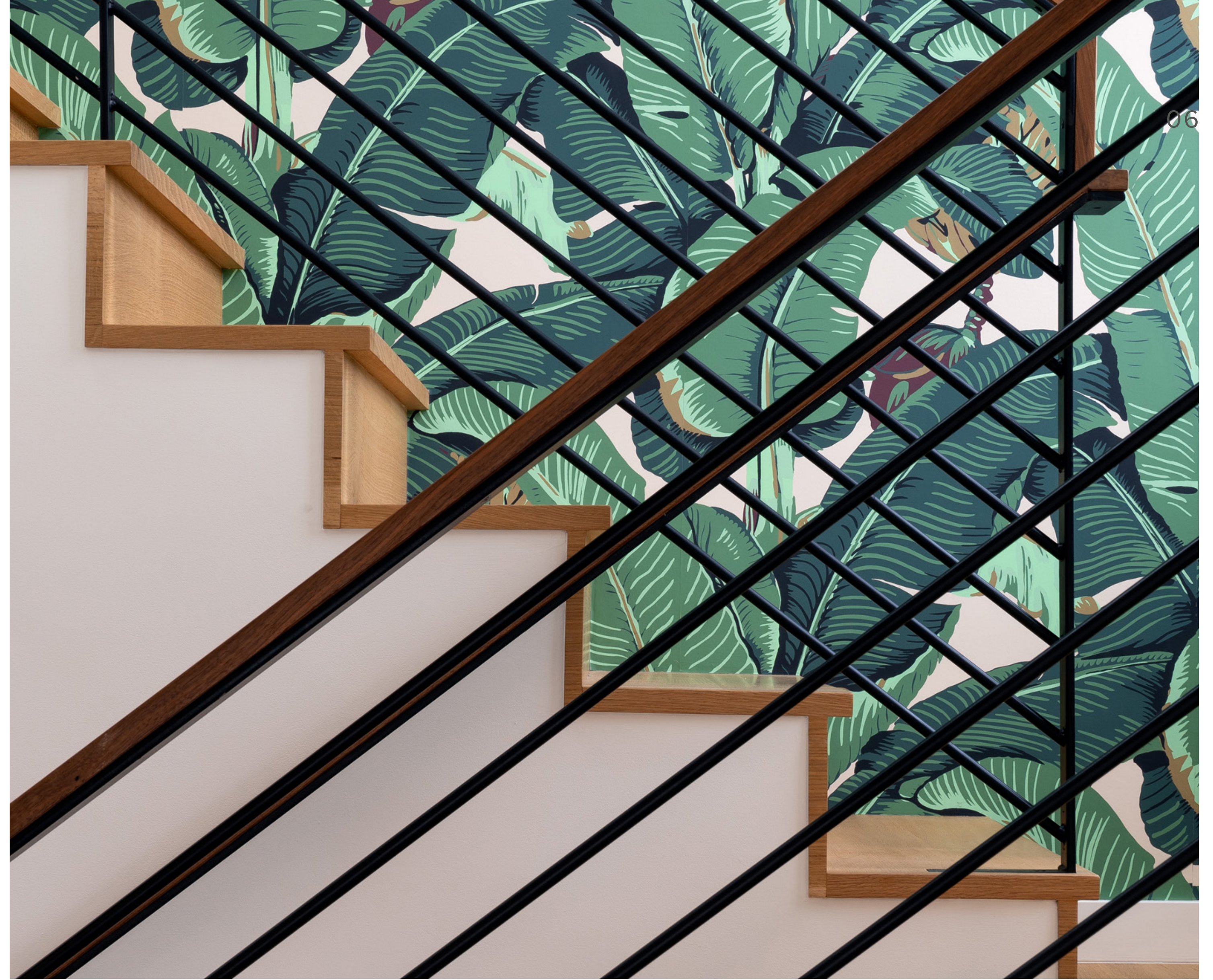
SCHEMATIC DESIGN

HOW IS THE DESIGN ORGANIZED?

This is where the fun begins! In Schematic Design we translate your Program into design options, weighing the possibilities of each and creating something truly customized for you. Think of it as a game of Tetris in which we stack and align the rooms of your home for the ideal adjacencies and relationships. The various configurations explore differences, such as adding a second story or lifting the house and building underneath.

In our client meetings, we'll share the strengths of each scheme and listen to your thoughts about what's working and where we might adjust. Your feedback is taken to heart and the designs are refined accordingly. Ultimately, one design will float to the top.



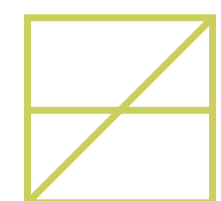


DESIGN DEVELOPMENT

WHAT'S THE ARCHITECTURAL STYLE?

This is where you'll fall in love! In Design Development we dive deep into the home's true design language. Your style will be expressed through the interior and exterior finishes we select together, evoking emotions — Bright and fresh? Deep and sultry? Lighthearted and fun? With our 3D modeling tools it will feel as if the project has come to life.

We button up the exterior as the final building form takes shape, and the doors and windows are composed for visual balance. The design is coordinated with the consultants, integrating technology, structural, and building systems into the architecture of your home. You'll want to move in by the time this phase is done.





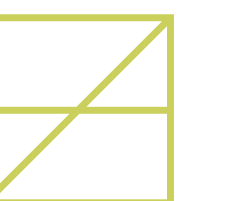
INTERIOR ARCHITECTURE

WHAT'S THE INTERIOR FLAVOR?

Once the floor plan is set and an exterior aesthetic developed, we'll shift our focus to the interiors. Here at Eisenmann Architecture, we can offer full-service interior finish selection so that your home feels holistic from the outside in. Using our extensive experience in kitchen and bathroom design, we'll curate a composition of cabinets, tile, and more, that will define and elevate each space. We'll do the shopping and bring samples to you. All you have to do is to tell us which is speaking your language.

Some clients have the excitement and available time to shop for finishes themselves, and if that's you, then we'll work together in a collaborative approach. Think of us as your coach. We'll prep you on what to look for and what to avoid, sharing stories along the way so that you better understand how your home's going to feel, be maintained, and hold up over time.

For substantial projects that involve a number of professionals, including an interior designer, we'll work in conjunction with them to deliver a fully refined and furnished home. It's always a joy to see clients move in with everything in its place — the art hung on the wall and decorative soap ready for use on the vanity.

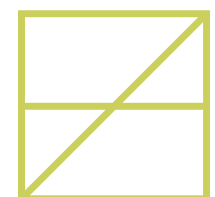


CONSTRUCTION DOCUMENTS

HOW WILL THE PROJECT BE BUILT?

This is where the rubber meets the road. Now that the design is complete, our creative ideas will evolve into the technical roadmap that will get your house built. Materials and equipment will be specified, as well as finishes and fixtures. There's a final round of structural coordination and building systems integration. We'll incorporate the necessary details, dimensions, and notes into the drawings that will communicate our design intent to the builder.

In prepping the drawings for permitting, we'll address issues that include waterproofing, structural capacity, and energy loads, just to name a few. Requirements vary between municipalities, but don't worry, we've done this before!

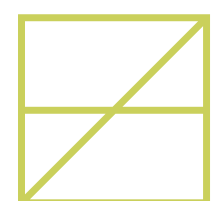
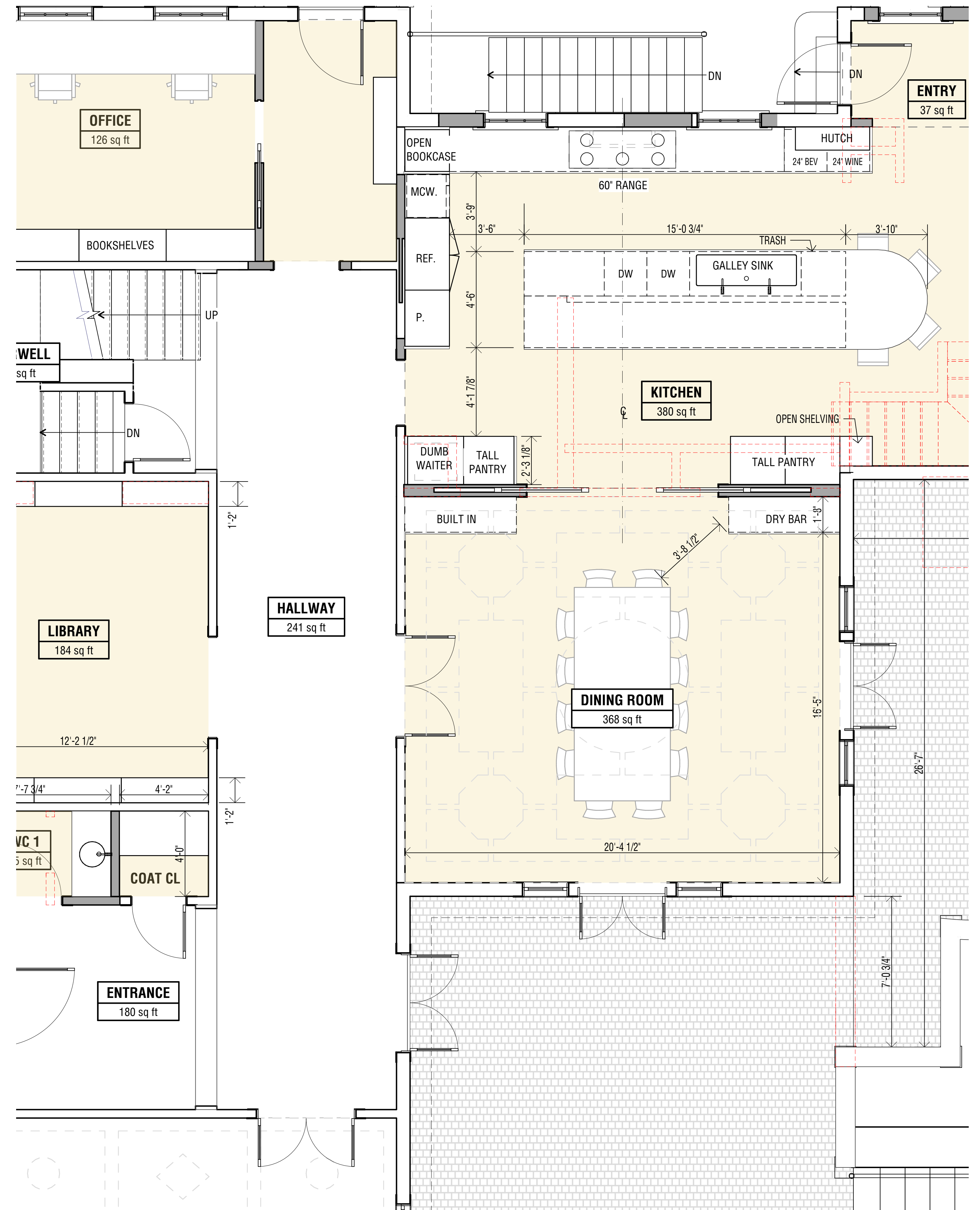


PLANNING SUBMITTAL + BUILDING PERMIT

HOW DOES THE PROJECT MEET GUIDELINES AND REQUIREMENTS?

If your project is ground-up construction, or includes an addition, it will most likely require approval from the planning department. Their goals are to protect the neighborhood, whether that be scale, style, views, or parking, all of which will vary based on the common interests of the community. Receiving approval is often a lengthy process, so we get drawings on a planner's desk asap, then shift to other areas of the design, filling the time while playing the waiting game.

Once the approvals come through, the project moves on to the building department where it's reviewed for a variety of safety issues, including structural integrity, smoke detectors, and fireproofing, just to name a few. There's typically some back-and-forth with both agencies, answering questions and clarifying the design. This is where our experience is of value, saving time by shepherding the project through the inevitable red tape as quickly and effortlessly as possible.



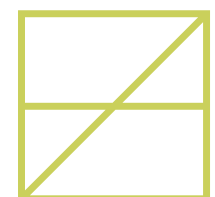


CONTRACTOR BIDDING AND SELECTION

CAN YOU HELP ME FIND A MATCH?

Some clients have a contractor already, but if not we're here to help. We'd be happy to introduce you to any one of our trusted builders, assisting with contractor interviews, evaluating construction quality, timelines, and bids, as well as offering input on their varied business models and personalities (more important than you might realize). We prefer to invite contractors onto the team early to provide pre-construction services — ongoing pricing alternates and constructibility guidance — and we assist with their understanding of the design as it evolves through the architectural phases.

Our higher-level service includes tools to break down the costs and compare specific line items, confirming you have the right construction partner in the foxhole with you. We've got your back!





CONSTRUCTION ADMINISTRATION

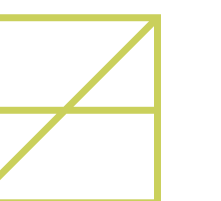
HOW WILL MY INVESTMENT IN THE DESIGN BE PROTECTED?

Let's get this house built! Having seen many projects through construction, we've creatively solved a variety of problems and developed a broad frame of reference. Our presence during construction protects your investment in the design, while we continue to be your advocate. We work closely with the contractor to keep your project on track, providing clarifications, reviewing orders, and developing solutions to unforeseen discoveries. We visit the job site at key moments to answer questions and troubleshoot potential issues, helping avoid costly delays and change orders. There will always be a few quirks and challenges, but this is where our expertise comes in — turning some of them into design opportunities.

If you have the need, the architect can review the contractor's invoices for alignment with the completed construction, especially important if you're out of town. We would provide reports and photos of the job site visits to memorialize the construction and the areas discussed.

At the end of Construction Administration, there's exciting momentum as the builder wraps up their work in preparation for your arrival. We'll be on-site to address punch list items big and small, such as the obvious missing refrigerator to a wall smudge hiding in plain sight, so that you move into a place that is finished to our standards. Once you've settled in, we'll come by to toast your home and hear about how it's working for you. It's in these moments when we see the dots connected for our clients that we find joy in what we do.

Welcome home!





Our experienced and diverse team is committed to improving the quality of our clients' lives through inspired design solutions. We value the personal connection that is created while guiding clients through the complex architectural process, collaboratively developing a unique design language that is customized to their story. We listen, advise, coach, and act as chief creators in realizing their dreams.

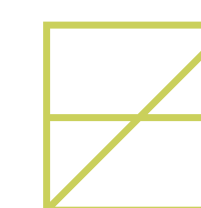
From our offices in Berkeley and Incline Village, we design homes throughout the Bay Area, Lake Tahoe, and beyond. Let us know when you're ready to discuss your project.

LOOKING FOR MORE ANSWERS?

WE'RE HERE TO HELP

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