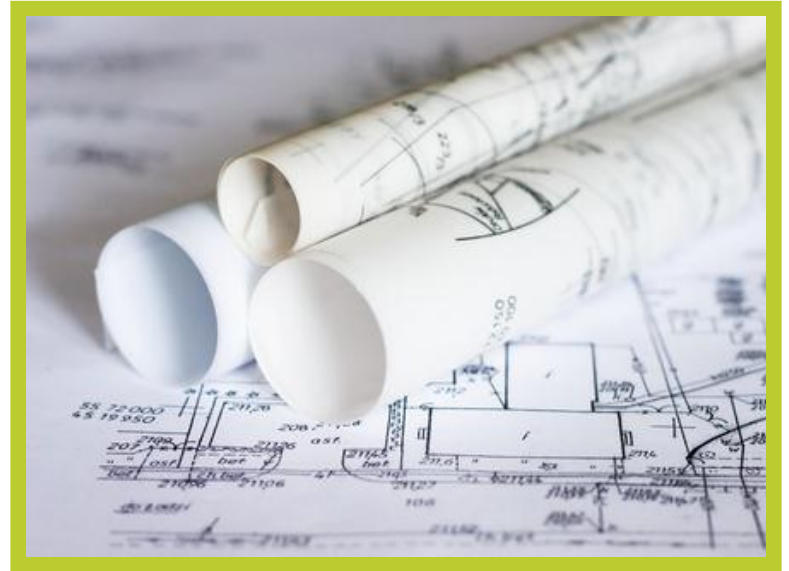




Pre-Design Assessment - Residential Property

Empower yourself with a comprehensive analysis of the limitations and possibilities for your property. Our expert analysis will give you the **confidence** you need to proceed with:

- Purchasing property with an eye toward future improvement
- Planning for a renovation, remodel or addition to a property
- Initiating new house construction



Why engage a professional early on?

- Make informed decisions
- See the big picture
- Educate yourself about the design and building processes
- Learn how the municipal planning ordinances affect your property
- Be aware of what is and is not possible
- Determine which direction will best support your objectives and vision
- Put your resources into the most viable venture
- Maximize your investment
- Rest easy that you've done your due diligence

**EMBRACE THE LIMITATIONS
ENVISION THE POSSIBILITIES**

Offerings:

Level 1 :: Planning Code Review ::

- Property Requirements :
 - Min. Lot Size
 - Max. Lot Coverage
 - Max. Impervious Surface
 - Max. Building Height
 - Required Parking Spaces
 - Min. Setbacks
 - Encroachments
 - Accessory Structures & more
- Planning process & review timelines

Add on:

Level 2 :: Existing Building Analysis ::

- Application of Level 1 to existing buildings: (requires site visit or existing plans)
- Calculate maximum allowable increases to property. Potential horizontal and/or vertical square footage increase locations with structural modification and improvement implications.
 - Estimated soft costs and construction cost based on wish list.

Who We Are

T2 Pre-Design Property Assessment Service is a division of T2 Design + Architecture which has over 20 years experience providing pre-design assessment analysis, planning entitlements and architectural design services. Our accumulated knowledge stems from years of navigating and interpreting planning ordinances and building codes in different cities and states as practicing licensed architects. We have mastered working within the limitations set forth by local municipal planning ordinances and understand how building codes affect construction costs and therefore the development of a design.

Our new service was developed in response to our extensive experience with clients who came to us with either misunderstandings or incorrect assumptions of how planning and building codes may impact the feasibility of their project. Our experience and expertise is now available to you *before* you are ready to hire an architect.

Foresight

"The Design Process requires the collection of as much critical data and information as possible concerning any particular design problem and from this information you can begin to formulate your intentions and ideas. The more information and knowledge you have gathered of the design issues and parameters, the greater the potential for a fluid, efficient and achievable project." --Tuvia Poliskin, T2 Founder

Free informational articles

contact: info@tuvia-poliskin.com or go to our website for download

- *Planning for a Project: budgeting time & money*
- *Selecting an Architect: what to look for*
- *Working with Your Architect: the design process*
- *Selecting a Builder: what to look for*



Property Pre-Design Assessment

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