



STUDIOGRAF

ARCHITECTURE
INTERIORS
DESIGN

“

We design
spaces for you
to thrive in.



SAN FRANCISCO / SONOMA / HAWAII

www.studiograf.com
info@studiograf.com
t. +1 707 582 2374



ABOUT US

STUDIO GRAF specializes in optimal design solutions. The team is well qualified to push design boundaries while keeping a firm grip on functionality and buildability. We provide the full range of architectural services from design concepts through to construction administration, and as adherents to the principles of modern architecture our work transcends fashion by way of its rigorous resolution and clarity.

Each and every project receives our full collaborative attention to the client's objectives and the building's environmental and regulatory context. This is the ultimate way to extract value out of a budget and meet our responsibilities as design professionals. We are here to guide you through designing and building your dream home by making it a straight forward process and rewarding experience. Our working relationships, processes and project track record prove that claim.

Fabian founded the studio in 2014 after invaluable experience leading design teams for award-winning international firms across Europe, the Middle East and Asia. Trisha Pescador is a licensed architect in California and Hawaii and joined the team in 2017. With 40 years of combined professional experience we keep our larger project capacity while turning our attention to custom home design and a more personalized service. Herein lies our passion.

“

**WE ARE COMMITTED
TO PUSHING DESIGN
BOUNDARIES WHILE
KEEPING A FIRM GRIP
ON FUNCTIONALITY AND
BUILDABILITY.**



TESTIMONIALS

CLIENT
GLEN PARK RESIDENCE
SAN FRANCISCO, CA

"Working with Studio Graf was a great pleasure, we thoroughly enjoyed the collaborative design process. Creating our dream home came with the challenges of integrating highly specialized systems and extensive customization. Not only did the team focus on the big picture results, but also attended to the most refined details. In all, working with Studio Graf has exceeded our expectations on many levels and our home has immensely shaped the way we live and enhances our appreciation for good design and technology. Without hesitation, we give the team our highest recommendation as an exceptional architecture studio looking after the desires and needs of their clients."

DOUG SPOONER
CONSTRUCTION REPRESENTATIVE &
OWNER'S REP
SAN FRANCISCO, CA

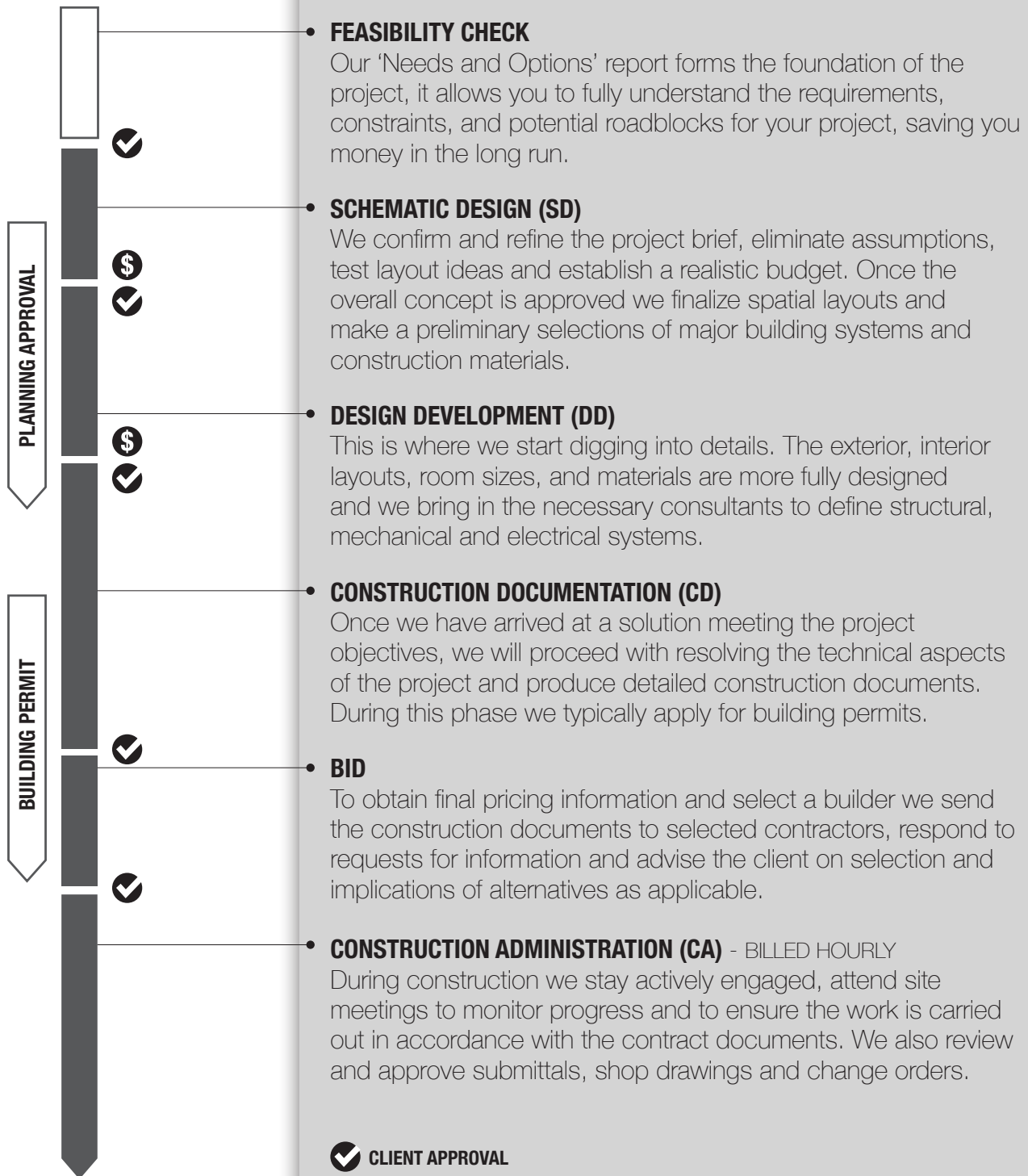
"As a CM professional I have worked closely with Fabian and Trisha on several high end residential projects in the city. I can and do highly recommend Studio Graf to clients considering such projects. Fabian's design sensibilities, I have found, are leading edge and internationally inspired. He is personally involved in the very details that make for the type of leading-edge design and architecture highly sought in our market. We have enjoyed working with him and Trisha closely on these projects and found them responsive, collaborative, and detailed. Traits that new clients should consider, as these traits in my three decades of experience, lead to successful, exciting one of a kind building projects that are truly works of art."

CLIENT
DOLORES HEIGHTS
SAN FRANCISCO, CA

"Studio Graf was great to work with, largely in part to their professionalism, solutions based approach and responsiveness at every stage of the project. The challenges of our roof deck addition that Studio Graf inherited midway were quite significant, but yet they were able to step in to redesign and manage the project efficiently and with great success. The roof deck turned out to be an invaluable addition to our home with prime views of the city and well planned design. It has dramatically changed the way we use the house. I would definitely work with Studio Graf in the future because they proved to be an effective team leader."

OUR PROCESS

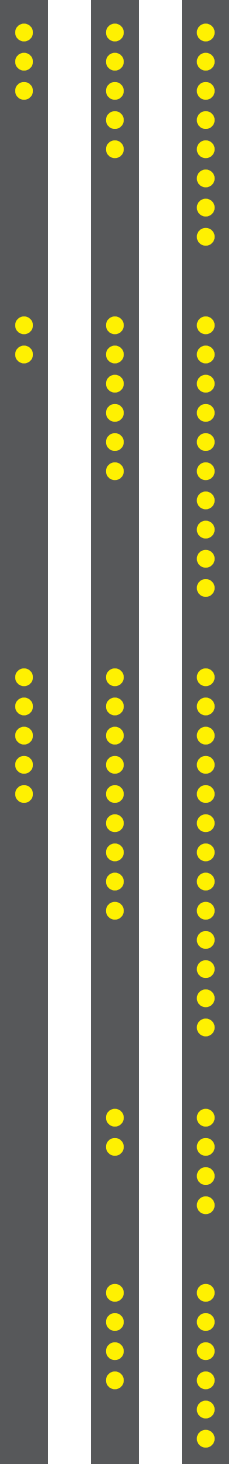
With a trust-based partnership, we help guide and support you through the entire design and build process - from developing your initial ideas to realizing your newly constructed home. Our structured approach helps limit project overspending & overruns; so nothing gets in between you & enjoying life in your new dream home!



BRONZE [DESIGN ONLY]

SILVER [BASIC]

GOLD [FULL SERVICE]



SERVICE TIERS

There is no one solution for all projects. We offer three tiers of services which can be further customized depending on how much of a project management role you are comfortable with taking on.

SCHEMATIC DESIGN

- Site Layout Options
- Site Plan, Floor Plans, Elevations & Sections
- 3D Massing Model Exterior
- Project Coordination
- Preliminary Cost Estimate Coordination
- 3D Massing Model Interior
- Preliminary Municipal Review (if needed)
- Outline System Specification

DESIGN DEVELOPMENT

- Updated Site Plan, Floor Plans, Elevations, Sections
- Updated 3D Massing Model Exterior
- Consultant Coordination (Structure, MEP, Civil, Soil, etc.)
- Specialty Consultant Coordination
- Landscape Concept
- Preliminary Cost Estimate Coordination
- Key Construction Details
- Main Material Options
- Specialty Systems
- Photo Realistic Renderings

CONSTRUCTION DOCUMENTATION

- Site Plan, Floor Plans, Elevations, Sections
- Door & Window Schedule
- Electrical & Lighting Plans
- Wall Sections and Details
- Custom Construction Details
- 3D Model Updates
- Preliminary Cost Estimate Coordination
- Project Coordination
- Discipline Coordination
- Enlarged Plans w/ Interior Elevations
- Outline Finish Schedule
- Equipment Schedule
- Photo Realistic Rendering Updates

BIDDING

- Document Distribution (up to 3 contractors)
- Site Walk with Contractors
- Respond to RFI's
- Evaluate & Compare Bids

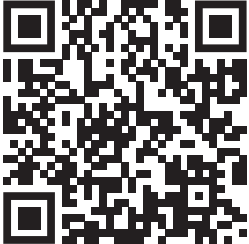
INTERIORS (excl. FF&E)

- Interior Concept Booklet
- Outline Specifications of Interior Finishes
- Finish Schedule
- Custom Casework Design & Documentation
- Three Half-Day Vendor/Showroom Visits
- On Site Installation Supervision

TOOLS AND GUIDES

Before committing to any building project, it's imperative that you approach the endeavor with confidence. That's why we created a suite of tools designed to help ensure your pre-contract phase is planned carefully; giving you all the assurance needed before even considering hiring an architect. Download the documents now from our toolbox using the QR code or from our website.

DOWNLOAD DOCUMENTS



STUDIOGRAF
SAN FRANCISCO / SONOMA / HAWAII

www.studiograf.com
info@studiograf.com
t. +1 415 370 0208