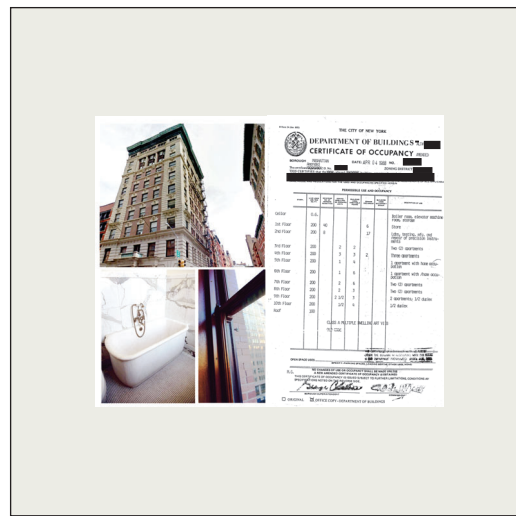


the ink-to-stone letters



our repertoire

Solving and avoiding problems in
property development



A Symphony or, an Acapella Solo: solving and preventing problems in property development

The question on my mind is often: What's best for your property? The way I see it, opportunities are disguised as problems in the world of property development. The process can be tricky, but it needn't be. As an architect, I orchestrate the solution like a symphony. These are the three main movements I will use to help my clients solve and prevent problems in property development:

Measure: First, determine all site and existing built dimensions, site orientations and physical relationships. With a renovation, does the current layout make sense? We start with the foundations of existing conditions to establish the working baselines. Considering with these scores we want to play music that inspires. We'll begin with these "measures", later, we'll contemplate the "piece."

Evaluate: Second, after we've identified the spatial & physical parameters, we look at costs & budgets, schedules & markets, goals & expectations and begin to gauge the many possibilities and feasibilities on balance. What's do-able? We also think about viabilities, considering first to maximize, but also how to thrive and optimize. We want to make it sing in minds and hearts.

Envision: Third, we flex our talents and inspirations, practicing, rehearsing the genius, as it were. We have the big idea, It works! listen to this version of our performance for your project... A good architect plays an instrumental role in solving and avoiding problems in property development. My overview is that problems are simply advantages in disguise, hiding in plain sight. Homes or commercial projects are opportune for the becoming, as creations our design process strives to deliver and surpass the client's original expectations.

Here's a case in point, "Measure" begins with the Certificate of Occupancy, (CO) provided by Dep't of Buildings, (DOB) records to show; uses, occupancies, zoning districts, dates and characteristics that indicate which codes govern and have jurisdictions, all vital considerations in planning any project.

In this case, we're restoring/renovating a loft apartment, (an entire floor) in a Tribeca 10 story, neo-classical office building, built ca.1920. In the 1980's it was then converted to mixed-use commercial & luxury condos. Each floor was custom designed for each owner.

The problem: a renovation project previously filed with DOB wasn't completed with required inspections and "sign-off's" to properly close out the project, due to an oversight by the project team of thirteen years ago.



Applications and permits expired and the new 2016 codes are now in effect. The DOB process involves filing review and approval before new permits can be issued, and the client wants to renovate/restore after 13 years, not an unusual situation. However, the original filing was under the statutes of the 1968 code.

The problem: The client is now faced with no choice, remove all previous work done in 2005 and file a new application under the 2016 code. Approximately 4000 sf, only 1 bedroom, library, gallery, living, dining, study, utility room and 3 baths with high quality stone finishes and fixtures. Estimated cost would be approximately \$750,000.00 as well as minimum of 6 months extra time to the schedule. Not good news. Before we get to Evaluate & Envision steps, we've hit a major deterrent, as well as a property devaluation.

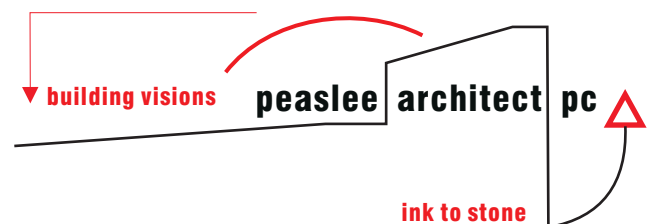
The opportunity: We did a careful & thorough review of the previous filing applications, inspection and review process from 2005, due diligence. We found a partial sign-off checked in one of the progress inspection boxes next to the new boiler in the plumbing division. A-ha!, maybe, let's try and reinstate 2005 applications and proceed under the 1969 code with 2016 provisions applicable. Done, DOB approved, and the \$70,000.00 carrera marble bathtub stays intact, no demo hammers will affect our rhythm and pace.

The benefits: avoiding an expensive headache and delivering peace of mind as we proceed, maybe add some honey to that lemonade called harmony, as we ponder an encore for our client in the front row.

To me, **property development problems are opportunities in disguise.** Rather than get overwhelmed, if there's a chance to make an obstacle into something beneficial, I get excited. If there's a question of interpretation, then there's an improvisational solution, as long you get the right architect.

Every property has unique characteristics. What's best for your property? The use of my repertoire of services to explore and deliver unique compositions.

"Music is liquid architecture: Architecture is frozen music." Johann Wolfgang von Goethe



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