

# STUDIOGRAF

ARCHITECTURE  
INTERIORS  
DESIGN

12 GEARY STREET, SUITE #603  
SAN FRANCISCO, CA 94108  
[www.studiograf.com](http://www.studiograf.com)  
[info@studiograf.com](mailto:info@studiograf.com)  
t. +1 415 962 7890

GLEN PARK RESIDENCE / SAN FRANCISCO / UNDER CONSTRUCTION



# WHO WE ARE

STUDIO GRAF is a full service architecture firm led by Fabian Graf and Trisha Pescador, both architects with 30+ combined years of professional experience. After gaining a wealth of know-how working for award winning architecture firms and leading design teams across the United States, Europe, Middle East and Asia; Fabian started his own firm with focus on quality architecture, design and service. Trisha Pescador, a licensed architect in both California and Hawaii, joined the studio in 2017.

The firm provides the full range of architectural services, from concept design to contract administration. STUDIO GRAF approaches every task as a unique and critical endeavour. Rather than following aesthetic trends, each of our projects is original, a synthesis of our clients project goals combined with natural environment and site context opportunities.

RUSSIAN HILL APARTMENT / SAN FRANCISCO / 2018



# WHAT WE DO

Our approach to design is based on the principles of modern architecture with its clean lines and simplified aesthetic. We aspire to work with clients sharing our passion for design and are willing to explore the creative process to craft that unique architectural solution for their project.

By applying our extensive knowledge working on complex, large scale projects across the globe, we are able to achieve effective solutions for projects of all types and scales. In the few years since founding the firm we have already designed and built residential remodels, ground-up contemporary residences, a corporate headquarter building, a high-density mixed-use development and a swanky nightclub.

We provide:

- // Architectural Services for projects of all scales
- // Land Development Feasibility Analysis
- // Site Planning
- // Visualization
- // Graphic Design & Branding
- // Product Design
- // Prototyping Services

BEACH VILLA (CONCEPT) / KAILUA, HAWAII / 2019



# HOW WE WORK

As the client's trusted partner, we guide and assist them throughout the entire design and building process, from the first ideas on paper to the move-in. The project process entails four distinct, yet related phases.



## 01 // DESIGN

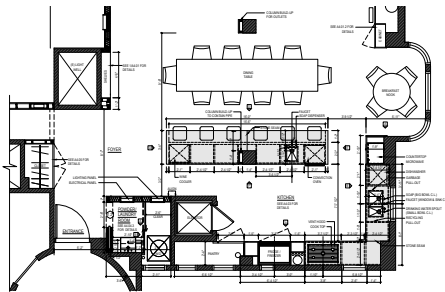
We start off getting to know the client's objectives for the project, set goals and develop a realistic budget. We confirm and refine the project brief and review applicable codes and requirements of the authorities. Based on what we learned we start to develop a series of concept ideas and prepare schematic design documents.



## 02 // DEVELOP

During this phase we finalize spatial layouts, materials for construction and incorporate the work of any specialist consultants, such as structural and mechanical engineers and prepare design development documents to start the entitlement process.

To assure we stay within the established budget we typically engage a suitable general contractor to provide cost estimates at set intervals and make recommendations for potential cost savings.



## 03 // DOCUMENT

Once we have arrived at a solution meeting the objectives we start resolving the technical aspects of the project and produce detailed construction documents for all building components and apply for building permits.

To obtain final pricing information and select a builder we send the construction documents to selected contractors, respond to request for information and advise the client on selection and implications of alternatives as applicable.



## 04 // BUILD

Once construction has started, our team stays actively engaged to monitor construction progress and to ensure the work is carried out in accordance with the contract documents. We attend regular site meetings and review and approve contractor submittals, shop drawings and change orders.

At the end of construction we review every aspect of the project together with client and builder and manage the process to a successful completion of all work.

# SELECTED PROJECTS



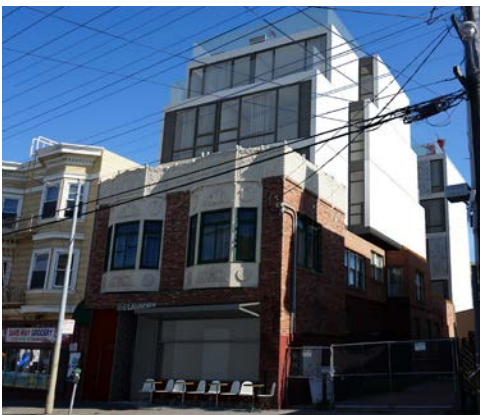
**RUSSIAN HILL APARTMENT**



**DOLORES COTTAGE**



**GLEN PARK RESIDENCE, UNDER CONSTRUCTION**



**THE LAUNDRY**

**ZUND - AMERICAN HEADQUARTERS //** Oak Creek, WI [under construction]  
Creating a new headquarter building (50,000sf) with offices, showroom and warehouse for a worldwide operating Swiss company producing digital cutting systems.

**GLEN PARK RESIDENCE //** San Francisco, CA [under construction]  
Horizontal and vertical extension of an existing 2,500sf home into a 10,000sf high-end residence.

**POTRERO DUPLEX //** San Francisco, CA // 2018 [built]  
Interior reconfiguration and remodel of a 4,350sf victorian duplex located in Potrero Hill.

**RUSSIAN HILL APARTMENT //** San Francisco, CA // 2018 [built]  
Complete remodel of a 2,500sf apartment in a 100 year old building.

**BARRELHOUSE //** Burlingame, CA // 2017 [built]  
Remodel of existing bar including custom furniture

**MARBACH CA //** Sonoma County, CA // 2017 [built]  
Transforming a 220acr undeveloped private estate into a 4 lot subdivision including a new access road and utilities.

**ONE BENNETT VISTA PLACE //** Sonoma County, CA // 2016 [concept]  
3,000sf private countryside residence on a 40acr lot in Bennett Valley.

**DOLORES COTTAGE //** San Francisco, CA // 2018 [built]  
Interior design of a 1,000sf 2 bedroom new construction.

**LOUNGE/CLUB //** San Francisco, CA // 2014 [concept]  
Concept design for a lounge offering tailored high-end night-life experience for the world renowned Hakkasan Group.

**SOMA PENTHOUSE //** San Francisco, CA // 2013-14 [built]  
Refurbishment of a downtown penthouse unit including custom made cabinetries and concrete shower tub and vanity top.

**THE LAUNDRY //** San Francisco, CA // 2014-2017 [design development & permits]  
Vertical extension of a historic two level brick building in the Mission District. Eight new residential units over 4 additional floors and a retrofit of 5,500sf of commercial space into an art gallery with cafe.



**ONE BENNETT VISTA PLACE**

SEE MORE AT  
[WWW.STUDIOGRAF.COM](http://WWW.STUDIOGRAF.COM)

ZUND AMERICAN HEADQUARTERS / OAK CREEK, WI / UNDER CONSTRUCTION

