

# WHAT TO EXPECT DURING A SITE VISIT.

A site visit is a one- or two-day appointment that clients (you!) schedule with an Alchemy designer to meet at the build site.

Costs include a \$2500 daily fee, plus travel (air fare/mileage), car rental, and lodging (if needed). Site visits within the Minneapolis/St. Paul metro area are billed at 1/4 day increments of \$625.

Alchemy is always cost-conscious while planning site visits and we welcome your recommendations on lodging. Please allow 3-4 weeks to schedule a visit.

Most projects require a site visit. They provide a good idea of the scope—"big picture"—of your project. Visiting in person allows us to interact directly with and get to know you, your land, and your GC (general contractor) if you have one.

Please prepare by reviewing the topics and questions below. This will help you maximize the discussion you'll have with the designer.

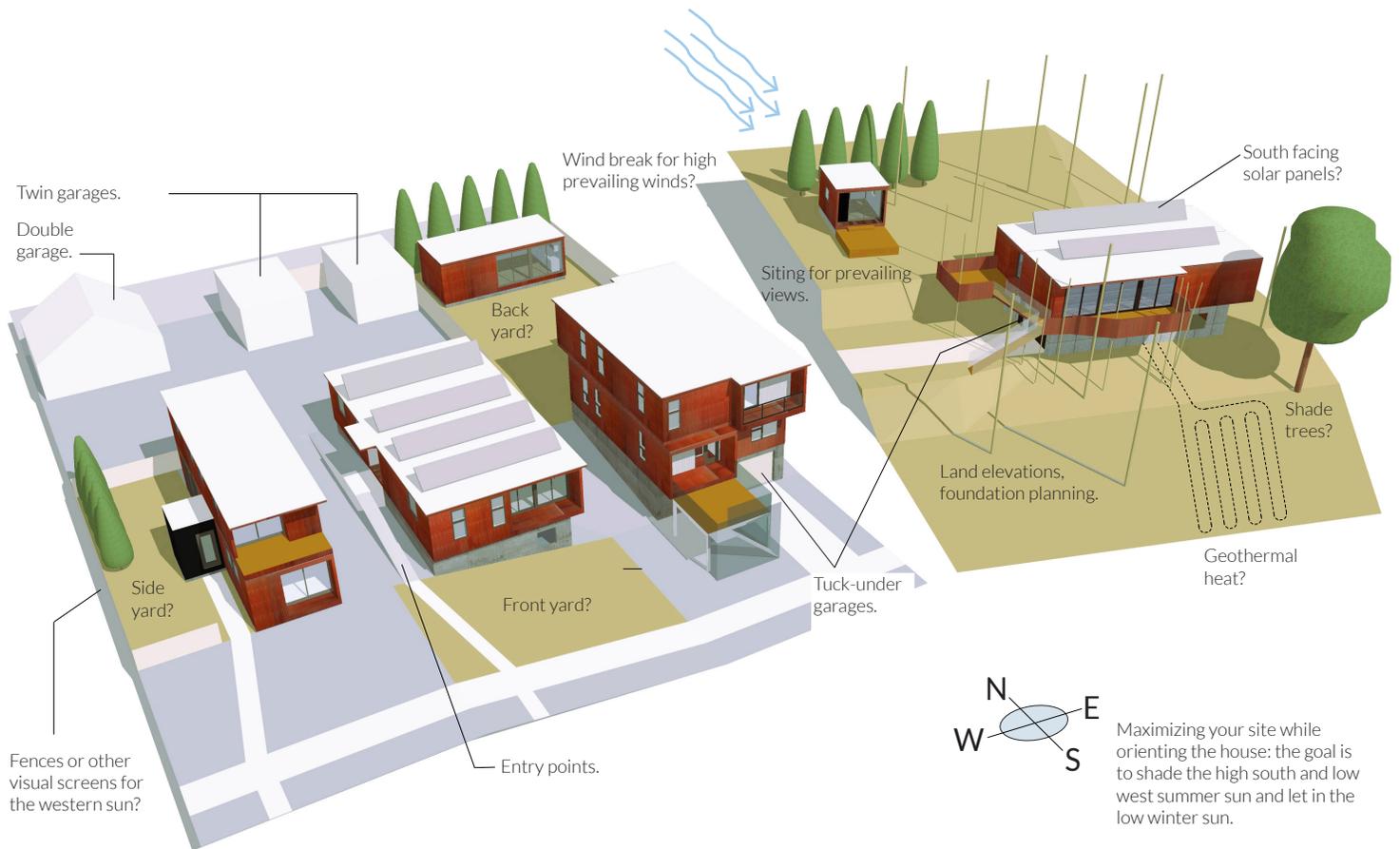
- **LAND BOUNDARIES**—Do you have a recent survey?
- **ZONING CODES**—Local building officials, or even realtors, may be able to help you address general site restrictions and zoning requirements in your area.
- **UTILITY ACCESS**—We'll need the proximity of electrical, water, sewer, gas, or any other utilities you will require. Is a well involved?
- **GENERAL CONTRACTOR**—Do you have a local general contractor that you want Alchemy to meet with during the site visit? Ask questions and get recommendations from "locals" to find contractors. A general contractor, preferably with prefab experience, is required and saves money and time.

- **SITE PREP**—What is needed to prepare the site for the project?
- **FOUNDATIONS**—We can work with most foundation types and will recommend a best solution for your project. Pier or perimeter foundations provide crawl space for utility connections. Full foundations can provide additional living space. Slabs are rarely advised.
- **ACCESS ROAD**—If your new home will be a modular build, the typical 70' loaded truck needs 18' wide clear road access (no tight twists and turns!). Also, the crane needs an open area large enough to rest while it's doing the heavy lifting (typically a 30' diameter open space). Site-built homes may also require oversize equipment access.
- **TEAM**—This is a great time to talk about how the designer, the general contractor, you, and other professionals will work together.

Alchemy's Feasibility Study is the next step after the site visit. Receipt of a \$5000 fee begins this process. Goals include:

- Understanding how the landscape, topography, views, neighborhood and access to the site will affect the project
- Developing 1 or 2 preliminary massing approaches for the site
- Discussing detailed preferences and goals for the project, and explaining next steps, start date and time frame

For more information about working with Alchemy, please visit [weeHouse.com](http://weeHouse.com) or call us weekdays at 651-647-6650. weeAppreciates your interest in our work!



Maximizing your site while orienting the house: the goal is to shade the high south and low west summer sun and let in the low winter sun.



## SITE VISITS

ALL INFORMATION SUBJECT TO CHANGE; UPDATED September 2021

