



Outline Proposals - Project Design

Sketch: spatial feasibility

The architect offers a comprehensive solution that meets the expectations of the client, reflecting either the major elements of the program defined by the client or the operation's objectives and the needs that must be met.

It sets out plans for different levels and possibly some details and sketches to express the overall massing. The level of definition generally corresponds to graphic documents prepared on the scale of 1 / 500th (0.5 cm / m) with some significant details on the scale of 1 / 200th (1cm / m).

Preliminary design: financial feasibility

The diagnosis and sketching demonstrates the technical and spatial feasibility of the operation, the architect specifies the overall solution chosen by the client that translates as preliminary design (APS), the major elements of the program and to verify as a ratio, the adequacy of the financial envelope with this program.

Preliminary Design

The architect specifies the general design plan and volume, offering the most suitable technical program provisions. The level of definition generally corresponds to graphic documents prepared on the scale of 1 / 200th (0.5 cm / m) to 1 / 100th (1cm / m).

It establishes a preliminary estimate of the cost of the work and a valuation of the overall completion time of the operation. This estimation is comprehensive and indicative.

The client states that he was informed that he will have to bear in mind any additional costs that may result from additional unpredictable work required. With regards to existing work on the tasks assigned to the architect does not eliminate the risk of unintended demands.

Operation Feasibility

The architect sends the client with its conclusions on the feasibility of the operation an estimation of the cost of the work.

The preliminary design stage

The regulatory and technical context

Planning documents: The architect acts not only on the planning rules applicable to the operation, construction rules and other seismic constraints, but also on the possible existence of co-ownership rules or resort, private and public easements, constraints neighborhood, etc.

It is for the client to provide this information to the architect, but if the client does not, the architect must solicit. In all cases, it is recommended that the architect verifies that the documents submitted are those in effect and checks the zoning.

The planning permission is useful from this point of view, but the information it contains do not guarantee the constructability of the land, the only guarantee is obtaining a building permit. An appointment on the ground may be appropriate in order to assess the situation and technical data related to geography.

Of course, we must respect all the rules! The architect must be informed of any changes or revisions to ongoing planning rules or plans in the future. The building permit is issued under the regulations applicable at the date of the order granting it (not the date of filing), a modification of the planning documents under investigation permit can be very damaging to everyone.

If the house is for rent, particular were regulating applies: disabled access, SPS (Safety and Health Protection), etc.



Existing and adjacent structures: It is recommended to obtain a declaration by a bailiff, of the status of existing structures belonging to neighbors if the proposed works are likely to have an impact.

In case of joint ownership, the neighbor agreement is mandatory for any work on a common wall, even a simple backing.

The study of soil: The architect should encourage the project owner to commission a study of soils.

Seismic regulations: They must be taken into account in the design. The architect can be held at issue, even in the absence of an earthquake of course.

The energy performance:

The architect is working within the framework of its obligation of means to implement the architectural and technical solutions for the thermal performance required by the regulations.

Given the impact of lifestyle of the developers on the expected results in terms of energy consumption, the architect can in fact engage in any case on consumer outcomes, and therefore cannot be subject to any obligation of result in energy.

The financial estimate

The architect must establish a provisional estimate of the estimated cost of the work by ratios and verify the adequacy of the program with the budget. Encryption must be dated and specify the study on the basis of which it was established, the surfaces, the announced special processes, etc. In case of mismatch, the architect must report it to the client in writing.

Technical studies

The architect must ask for the technical studies necessary for the project design. These studies, which are the responsibility of the owner, are directly assigned to a consulting firm or the architect can outsource it if he does not have the technical skills needed in the business. Meanwhile, studies by the architect must be marked "subject to the results of technical studies."

The building permit

The dossier for a request for a license application package should be signed by the Client.

The architect notes on graphic pieces a formula like: "these graphic parts are not implementing studies, and therefore do not allow to do the work. »

The display of the license

After obtaining the building permit it must be displayed on the site. It is the owners obligation to do so.. He must use the regulatory panel.

The architect can advise him to see the bailiff and display this three times: on the day of the display itself, the first month and then two months later (latest on the third of the appeal period). This will secure the permit avoiding delays in seeking a waterfront for example. Of course, the display must be maintained during the entire project.

The modification of the permit

In case of minor changes to the project, an application for amended building permit must be obtained prior to the completion of the modifications. The Reform PC to be displayed on the ground in the same terms as the original license.