



Existing Conditions Survey – Diagnosis

Finding Existing State Neighboring Property

The developer has been informed by the architect of the need to establish a contradictory report on the state of existing structures and surrounding potential before any intervention.

This observation allows us to draw up an inventory to avoid any subsequent dispute about the state of the buildings before and after work, to draw the attention of the parties on the possible hazards during construction and warn the neighbors of potential nuisances.

It is established either by an expert appointed by the court (preventive injunction introduced on the initiative of the client or any stakeholder in the construction) or for smaller transactions:

- by a bailiff, the parties are summoned;
- or the architect of the operation and those of neighboring premises with the consent of their respective clients.

Main Missions

The architect's missions are divided into phases. Each phase can be performed independently of each other. As part of the execution of its duties, the architect may be assisted by the staff of their choice. He may also secure the support of specialists such as joint contractors or subcontractors.

Mission Diagnostics

Technical studies, spatial and financial help to inform the client about the state of the building and the feasibility of the operation.

Depending on the circumstances and nature of the operation, the phase "diagnosis - sketch - APS" includes all or part of the services described below.

Diagnostics - Technical feasibility

Surveys / State of Play

The surveys are intended to inform the client about the status of existing structures. The architect's missions include any or all of the following duties:

The architect's contract on existing work. Steps to access local

The architect goes through the steps with the occupants and possible neighbors for the access to their premises.

Checking the graphics documents provided by the client

The architect goes on site and checks by sampling the accuracy of graphic documents provided to him.

In case of proved inaccuracy, imprecision or omission, the architect may request additional mission: the Existing Conditions Survey. The client supports the damaging consequences of a possible refusal.

Survey of existing works

The architect makes the measurement of existing structures within the information needed to establish the project. Whenever necessary, the architect asks the owner to give him a further detailed mission statement or draw on the expertise of a surveyor or any other party.



Survey of lodging

The architect documents all built elements on or immediately against the property boundary limits. Whenever necessary, the architect asks the owner to give him a complementary mission statement for lodging required or to appeal to a surveyor or any other skilled party.

Survey of Pre-existing disorders

The architect may be required to establish the presence of disorders affecting all or part of existing structures which can lead to difficulties and complimentary costs

The project.

It establishes a list and brief description indicating the extent possible, their possible consequences.

If the severity and consequences of these disorders warrant it, the architect proposes a technical expertise mission.

Mission of technical expertise

The architect describes disorders, determines the severity and probable development, research the causes and to the extent possible provides a restitution principle.

If the technical and financial consequences of these disorders are likely to call into question the project, the architect informs the client.

Operation of urban and architectural perception analysis

- Historical Research

Within the requirements of the operation, the architect reconstructs the history of the building from the archives provided by the contracting authority or those he found (departmental archives, notaries, publications, etc.). For his research, he determines the date of the initial construction, various modifications or extensions.

- Rules and restrictions applicable to the operation

This service is intended to verify regulatory feasibility of the proposed transaction. The client shall forward all the known information and which may affect the completion of the proposed transaction, including easements that would benefit the site or be devastating.

Work on Existent

The client and the architect shall list the various agencies who have information or who will be issuing notice.

The architect collects work from these organizations regularly with information applicable to the proposed transaction.

He draws the attention from the client on the constraints resulting from the geographical location of the site (protection of historical monuments, mountain or coastal law, etc.), or the environment (road and railway routes, airport, industrial area... power line, pipeline, etc.).

He analyzes the applicable planning provisions and specifies any access limits to highways or connections to public networks.

Under the applicable law, he studies the possibility of adapting the building and the access to its new function (fire safety, sanitation, disabled access, parking, noise, etc.).

The architect shall prepare a report and send it to the client.

After analyzing all these elements, the project manager reports, if any, operations that are required to remove obstacles for the realization of the project.

- Review of architectural elements holding the attention The supervisor landmarks architectural elements likely to receive attention, either by their overall value, or by the interest of a particular item:
- Structural elements: arches and vaults, metal frame, timber frame, frames, floors and vaults, etc.
- Façade elements and moldings: columns and pilasters, capitals, pediments, cornices, brackets, balustrades and railings, etc.
- Roofs: configuration and remarkable structures, chimneys, etc.



- Carpentry and exterior metalwork: railings, gates, windows, etc.
- Interior decoration elements: flooring, paneling, cornices, moldings, doors, hardware, staircases and wrought iron, fireplace, chandeliers, sculpture, painted decoration, etc.

The architect analyzes the spatial typology of buildings, their organic links and their constructive modes. The architect shall transmit to the client a summary note which specifies, for each identified item, interest and the possibility of its conservation, either on site or by moving.

- Urban analysis. The architect analyzes the impact of the building in the architectural and urban fabric. It also analyzes the functional integration (access and service, parking, fire safety, garbage, etc.)

It analyzes the relationship of the existing buildings with the architecture of neighboring buildings or vis-à-vis:

- Possible unit linked to the creation of time, constructive fashion, massing, materials, details, etc.
- Deliberate contrast from different functions juxtaposed buildings;
- Possible rupture between the components with the neighborhood buildings.

This review should also take into account the information available on the evolution of the city and the area in question.

- Consideration of residents and use

In the case of a rehabilitation of buildings occupied for the maintenance of his original assignment, the architect takes into account the expectations of occupants primarily regarding the qualities and shortcomings of existing.

Technical and architectural analysis

- Analysis of works. The architect analyzes the structural and technical characteristics of the building and ensures compliance of technical equipment standards and regulations. He establishes a summary note to apprehend as complete as possible all the architectural and technical requirements for the design and implementation of the project. According to the work to be undertaken, it can be analyzed on sustainability, soil, subsoil, the strength of foundations and frames, the status of closed canopy and equipment.