

# **THE PLAN OF BUILDING COMMERCIAL BUILDING**

**MADE BY STUDENT ICC/B-20-1-O**

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# LOCATION

Actually, the location of the building is one of the most important decisions you are going to make! You may think the location is important because of the access your clients will have to you, or because of the proximity to other buildings, or because your employees will have an easy ride to work.

Whether a location has the appropriate zoning will determine whether the building you have in mind can be built at the location you plan to purchase. The sewer system in Sevastopol is over-extended. Also there are parts of the county that have a moratorium on building. It depends on remains of Chersones city.

You need to check the condition of the nearby infrastructure like water, sewer and electricity lines. Check the moratorium on building

# SURVEYING

Make sure you hire a competent surveyor to produce a boundary survey and elevation certificate to the property. In addition, make sure that all easements are shown. Building is not allowed in the easements, and without this, the architect you select will not know where these easements are located.

# ROAD IMPROVEMENTS

Are there any proposed road improvements around the property? If there are any road expansions into your prospective site, this may modify where you are going to be able to build and how much you can build.

# INTERVIEWING ARCHITECTS

Select an architect based on qualifications and knowledge, not on price. An architect may give you a very low price, but this may come at a very high cost. The highest costs in any project comes during the construction phase, and if you get incomplete plans, you may end up with many expensive change orders. Objectively speaking, the architect/engineering (A/E) fees are a small portion of the costs of a project. Find an architect that you think will do a good job, not one that gives you a low fee. In addition, select an architect that you think will work well with you. Will your personalities get along? This is important because design and construction take long periods of time. Make sure the person has been in business for a while and did not just start his/her firm yesterday.

# PHASES OF ARCHITECTURAL DESIGN

Normally, I like to break up my projects into 5 phases:

- Preliminary
- Design Development
- 50% Construction Documents
- 100% Construction Documents
- Construction.

Each of these phases builds upon the previous one. Normally, the architect is the only one involved in the Preliminary Phase. But as the design progresses through the phases, more professionals will become involved. Eventually, there will be a structural engineer who is responsible for the structural design, a mechanical engineer who handles both the air-conditioning and plumbing plans, and an electrical engineer who decides on the electrical engineering for the project.

# BUILDING THE PROJECT

Once the plans are completed, the contractor must get a building permit. Sometimes he or the owner hires an “expediter” to process the plans with the building department. When the building department issues comments, the A/E team responds or modifies the plans to comply with the comments. Once all the comments are satisfied, the permit is issued and construction can commence. It is through the construction process that the architect can be a real asset to the owner. Many owners have never built before and don’t know what to expect or what to pay and when. They may not know that they need to document any changes they order and that it is very costly to make changes during the construction.

# BUILDING THE PROJECT

The contractor must seek approval for any change orders as they happen. But asking the architect's help in making a decision on whether or not to initiate a change order is very wise and often saves the owner money. Architects can handle the review of "shop drawings" to make sure that what was specified is what will actually be installed in the building. And architects can also help with the billing and payment requests to make sure the owner only pays for work which has been done and the contractor is not "front-loading" the project to make the owner pay more money up front than necessary. An architect can be very useful in navigating the construction project. United Architects is particularly good at this, making the construction process easier to navigate.



# CLOSING OUT THE PROJECT

Once the project is finished, the contractor must get a C.O. (Certificate of Occupancy) from the county or the municipality where he got the permit. The owner must get final releases of liens from the general contractor and all subcontractors and materialmen.

# IN SUMMARY

Although the architect is not responsible for the contractor's work, a competent and seasoned architect can often help the owner navigate the sometimes difficult passages of a construction project.

**THANK YOU FOR YOUR ATTENTION**