

Q:
how do i find out if my Existing Building is worth saving and what changes do i need to anticipate?

Each existing building has a unique set of attributes which can assist us in determining its revitalization potential.

Age & location of the building, previous remodels, access to archived drawings, engineering safety factors, or deterioration are key factors for revealing whether building Elements should be saved or removed.

Q:
should we incorporate Environmentally Responsible Design and does it cost more?

“Green” design is defined many different ways through regulated certification programs. We believe that “Green” design can also be achieved cost-effectively through practical applications of past building wisdom combined with smart treatments of today’s technologies.

Q:
what will my building Look like?

Determining what a building should look like has many considerations: site, environment, form, purpose, meaning, materials, & construction means, methods, and techniques.

We have developed a design methodology to work with you in understanding the breadth of the building design. We assists you in a step-by-step manner to generate the initial broad design perspective which guides the ultimate details from which the building will be constructed.

Q:
how will the architect, engineer and builder work together as an Integrated Design Process?

We recommend an *Integrated Design Process* which includes both design and construction professionals who have had previous experience in working with each other as a team. All should be at the table with the client from the beginning to the end of the project assuring that goals are clearly stated and met.

- The Architect develops the initial design concepts with the client
- The Engineer analyzes the design and overlays realistic considerations to be anticipated in the development of the design.
- The Construction Professional evaluates for design compliance, constructability, and cost at several milestones which are pre-established in contractual agreements and decided upon schedule.
- This process is repeated several times with increasing levels of detail throughout the design process.
- We further recommend that the Architect and Engineer are retained for on-site observations and design interpretations during the course of construction.

Architecture, Engineering, and Building are much like applying the theory & practice of craftsmanship.

Architects and Engineers are the pencil and paper. Builders are the hammer and nails.

A finely crafted design brings about a well constructed building.

-Thermogiannes

Q:
what qualifications should i look for in the Architect? the Engineer? the Builder?

PROFESSIONAL EXPERIENCE

PLANNING AND FORSIGHT

LISTENING & COLLABORATION

FLEXIBILITY

COST EFFECTIVENESS

RESOURCEFULNESS

CUSTOMIZED SERVICES



Proven Experience

On Time

On Budget



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Our Vision

Architecture as art, science, and construction.

Our Mission

To engage in ecologically-minded dialogue where purpose, form, meaning, and context are balanced, overlapping, and inseparable.

Q:
**who do i talk to first:
the Architect?
the Engineer?
the Builder?**

We suggest that you define your project in both a “graphic” and “written” format to serve as a tool for construction professionals to estimate from.

Establishing project requirements within a realistic framework such as size, function, materials, quality, and schedule will result in more realistic development expectations.

Q:
**what will it Cost to design and
build my project?**

Predicting Project Costs can have a wide range of variability when including large contingencies for unknown design elements. For a reasonable up-front investment in architectural and engineering design, you will be able to obtain more accurate cost estimates from construction professionals.

Q:
**how much Time will it take to
design and build my project?**

Size, Quality, & Time comprises the 3 challenges which every project faces when balancing financial resources. Our services focus on establishing the equilibrium of your priorities from the onset to ensure the successful accomplishment of your vision. Mutually agreeable design and construction schedules will be negotiated with the client.

Q:
**what type of Risks will my project
have?**

Risks for design and construction projects vary widely due to the immense amount of variables effecting your project, including site location, construction systems, and current economic conditions.

One of the biggest variables that you have control over is working in an **Integrated** manner by selecting the right design and construction team at the beginning of the project.

Q:
**what is an Architect needed for,
and how do i find the right one?**

- Relevant Project Experience & Licensing
- The ability to lead a client through the design decision making process
- Ability to work in teams of diverse design & construction professionals
- Creative Problem Solving
- Technical design competence
- Meeting the Client’s schedule needs
- References. insurance & design fees

Q:
**what types of Engineers will be
required and what are they
needed for needed for?**

Engineer qualifications should be similar to that of the architect.

Structural Engineers are typically required for all new buildings, building expansions, or projects which have foundation, floor, or roofs to be modified.

Mechanical, Plumbing, or Electrical Engineers are typically required in commercial projects.

Q:
**do i need a
Property Survey of my property
and what is it used for?**

All buildings are governed by codes regulating their size, configuration, and placement on a particular site.

A **Property Survey** identifies boundaries, topography, easements, utilities, and setbacks, and use limitations.

It is essential for the design team to have a property survey at the start-up of the design process.

Q:
**do i need a Soils Test
and what is it used for?**

A **Soils Test** is used to determine the structural and water characteristics of the existing geological conditions of the site. The design team utilizes this information to prevent building movement and water intrusion.

The construction team makes use of this information to prevent erosion and build pavements, foundations, and water drainage systems to specified tolerances.

Q:
**what type of Builders and
Contractors will i need to hire
and what qualifications do i need
to look for?**

- Relevant project experience & licensing
- References and management fees
- Insurance and bonding
- Change order approval process
- Project management and documentation
- Meeting the Client’s budget, schedule, payment terms & performance requirements

Q:
will i need a Building Permit?

Requirements for a **Building Permit** vary between States, Counties, and Cities. Architects and Engineers design to meet or exceed the minimum regulated standards for each jurisdiction.

Building Officials are given a degree of flexibility for interpreting how the design meets the intended code requirements.

Building permits are required for most projects which go beyond cosmetic improvements or change a building’s use.

Q:
**what are the city’s
Building, Fire, Development,
and Accessibility Code
requirements and how will they
affect my project?**

The **International Building Codes** are the most widely adopted series of regulations for building construction.

Land Use Codes are specific to State, County, and City Planning and Zoning Departments. Both require approvals for obtaining permits.

Q:
**what is the difference
between Commercial and
Residential construction?**

Commercial and Residential classifications are defined by specific definitions within building codes.

Most **Commercial** projects require architects and engineers.

Generally, **Residential** projects which include 4 or more adjoining units are defined by codes as commercial projects due to the occupant life-safety and welfare requirements.