

# EXISTING CONDITIONS LIMITED

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## Building Survey Drawings

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## SERVICES

### ARCHITECTURAL MEASURED DRAWINGS

The following drawings are available:

- floor plans
- exterior elevations
- interior elevations
- sections
- site plans
- reflected ceiling plans

### DELIVERIES INCLUDE

CAD Files on CD: DWG, DXF and PDF files sent by email.

Plans delivered in 1/4 inch scale on 24x36 bond paper upon request.

### DRAWING TYPES

#### FLOOR PLANS

**Standard** - Standard Floor Plans include all walls, windows, doors, wall openings, skylights, exposed beams, penetrations, stairs, soffits, built-ins, plumbing fixtures, HVAC registers, accessible measurable spaces. Balconies, attached decks and patios with interior access included. Does not include framing or electrical and lighting.

**Basic** - includes all walls, windows, doors, columns, posts and stairs only. Does not include window type. Balconies, attached decks and patios with interior access included.

**Diagram** - All interior walls and doors only. Does not include door swings, building exterior shell wall 6" wide typical. Notations as specified.

*All projects are customizable to fit your needs, please specify exactly what you are looking for if you project doesn't fit into our typical plans.*

## EXTERIOR ELEVATIONS

**Standard** - Major structural elements– walls, windows, doors, stairs, roof building ornamentation & trim. Grade around the perimeter. Indication of floors inside

**Basic** - Major structural elements only – walls, windows, doors, stairs, roof. No trim or ornamentation.

## SECTIONS

Horizontal view showing vertical cuts through a building, which reveals the internal construction of a building, along with major penetrations such as windows and doors for location.

## INTERIOR ELEVATIONS

A detailed wall view drawing showing the wall with windows, doors, trim detail, and all built-in elements, such as fireplaces, bookcases, cabinetry, etc.

## REFLECTED CEILING PLAN

Plan view drawings which show all elements attached to the ceiling from the finished ceiling looking upward.

## SITE PLAN

Illustrates structures, key surfaces and major landscape elements relative to each other. Also, the power drop, exposed utilities, and Roof Plan(s). Topography elevation lines not included.

Property Line dimensions and bearings are extracted from tax assessor maps. They are illustrated and placed relative to public right-of-way and legacy landmarks i.e., garden walls, hedges, etc.

The precise and legal location of the property lines are not determined and not guaranteed by ECL.

## HABS/HAER Drawings

(Historic American Buildings Survey/Historic American Engineering Record)

Accurate, detailed, and scaled drawings that portray and interpret the significant features of the recorded structure on a standardized format of archival stability: either 19” by 24” or 24” by 36” 4 mil polyester film, referred to as Mylar, that has a performance standard of 500 years.