



Albrecht Durer (1525)

Record Plan Drawings of Existing Conditions

After the Concept Phase and before proceeding with Schematic Design, it's essential to get a Record Plan Drawing in AutoCAD of the existing structure. With the Record Plan Drawing and a Land Survey both in AutoCAD we can proceed with confidence in the Design Services Phase. The Record Plan Drawing is needed so that informed decisions can be made about design options. There are several vendors that provide this service and as the property Owner you have the discretion to hire whomever you feel is qualified to provide this service.

Edgar Negron is a resource we have come to rely upon for this service. We typically recommend the following scope for the Record Plan Drawing:

1. Floor Plan(s) indicating walls, fixed millwork, plumbing fixtures, windows, doors, etc. This should also include changes in floor level at all steps.
2. Window sill and head height annotations (widths occur in the plan)
3. Door height annotations (widths occur in the plan)
4. Ceiling height annotations
5. HVAC diffuser and return-air locations
6. Light fixture locations
7. Power outlet locations
8. Deliverable formats to include both – a) AutoCAD (version 2011 or earlier). b) PDF at largest scale possible that fits on a 24x36 sheet

You may not need all of the features above so we can discuss what you need before getting pricing for this service. If you go with Edgar, you'll want to get on his schedule as it fills-up pretty quickly. Edgar can confirm but with a scope from the list above, an address and your buildings square footage he can typically provide a price via e-mail. Here's Edgar's contact information:

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Please note: We have no financial connection to Edgar Negron or DMG+Survey Designs, Inc. If you choose to work with Edgar, your agreement for Record Plan Drawing services will be with him and his company.