



RESIDENTIAL AS-BUILT PLAN SAMPLES

WORRY-FREE AS-BUILT SURVEYS. ON TIME. EVERY TIME.

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WHAT IS AN AS-BUILT PLAN?



WEST

In the architecture and construction industry, "As-Built" refers to a drawing that shows the EXISTING dimensions and conditions of a building, space or area. An As-Built drawing should show the building exactly as it currently is, as opposed to a design drawing which shows the intended or proposed layout of the building. This is a critical distinction, because a constructed building almost never corresponds exactly to the original design drawings.

There are many reasons why existing building drawings can be inaccurate. Often, there are complications that arise during construction which force the contractor to make variations from the original plans. Or, over time the building might have undergone several renovations and/or tenant improvements, which were never properly documented and recorded in the building plans. Whatever the case, an As-Built drawing is intended to document the current dimensions and layout of the building and show the existing conditions "as-is."

Today, there are several different terms and spellings used when referring to As-Built drawings. These include:

- Existing Conditions Drawings
- Record Drawings
- Asbuilt (Drawings, Plans, etc...)
- As-Built or Asbuild (Drawings, Plans, etc...)

**WORRY-FREE AS-BUILT PLANS.
ON TIME. EVERY TIME.**

FLOOR PLAN

WHAT IS A **FLOOR PLAN**?

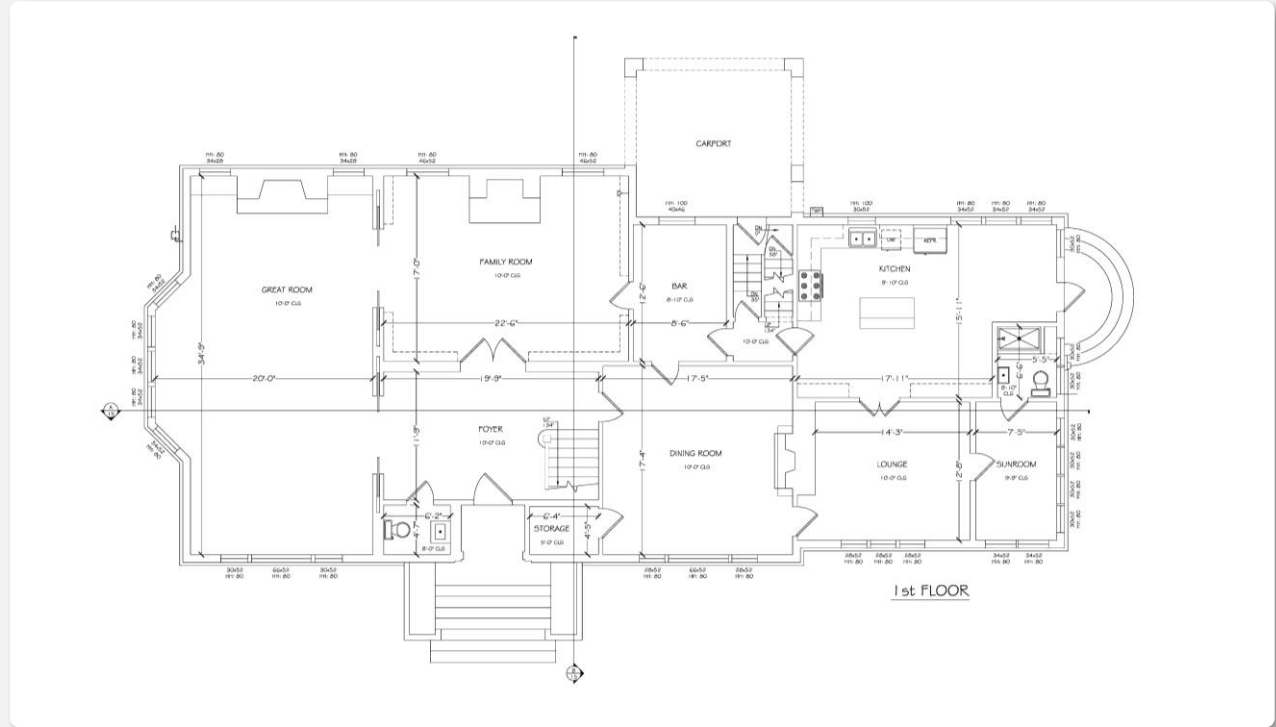


A **Floor Plan** is a scale drawing, showing a view from above (“plan view”), of the relationships between rooms, spaces, and other physical features at one level of a structure.

WHAT'S INCLUDED?

- ✓ EXTERIOR + INTERIOR WALLS
- ✓ WINDOWS, DOORS, + OPENINGS
- ✓ EXPOSED VERTICAL COLUMNS, STAIRS, OR OTHER VERTICAL PENETRATIONS
- ✓ MAJOR BUILT-IN CABINERY AND COUNTERS
- ✓ ROOM LABELS, CEILING HEIGHTS, AND FINISHED FLOOR HEIGHT CHANGES

Need more or less? Ask how we can customize our plans to meet your specified plan requirements.



WHAT IS A **ROOF PLAN**?

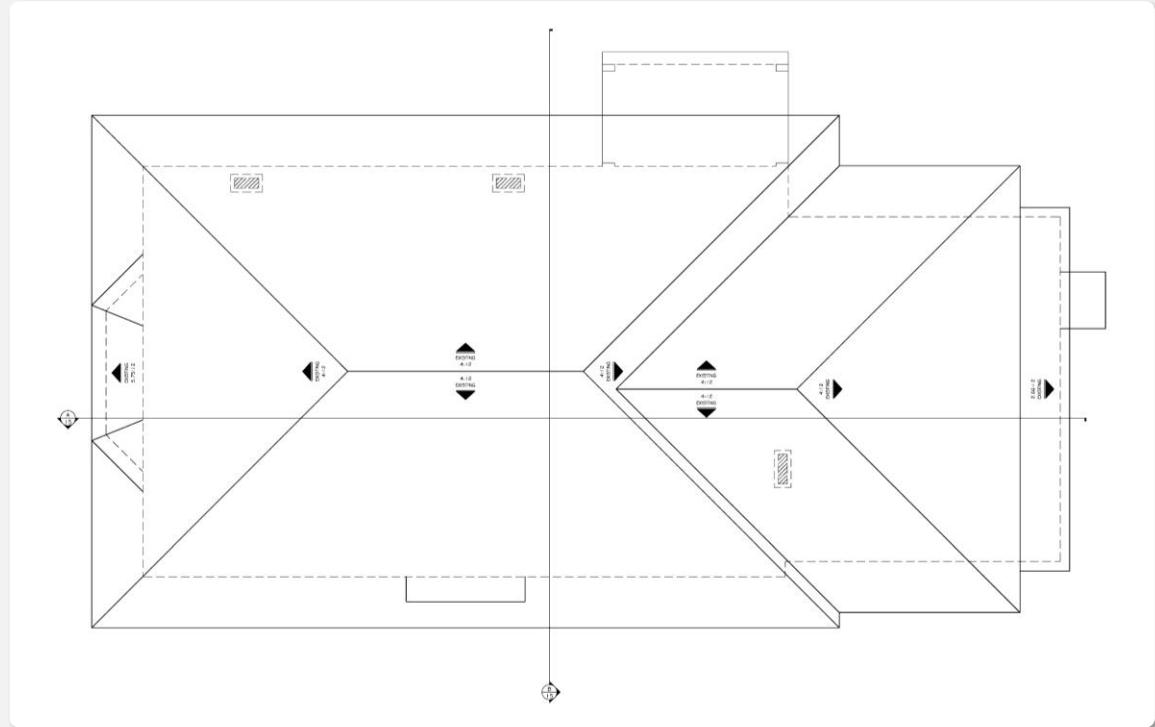


A Roof Plan is a scale drawing, showing a view from above ("plan view"). It shows the relationship of all roof elements.

WHAT'S INCLUDED?

- ✓ **ROOF OUTLINE**
- ✓ **VALLEY, HIPS, AND RIDGES**
- ✓ **PARAPETS**
- ✓ **CHIMNEYS, SKYLIGHTS AND OTHER MAJOR ROOF ELEMENTS**
- ✓ **ROOF PITCH INFORMATION**
- ✓ **VENTING, UTILITIES, EQUIPMENT, OR ROOF HEIGHTS AVAILABLE UPON REQUEST**

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EXTERIOR ELEVATIONS

WHAT ARE **EXTERIOR ELEVATIONS**?

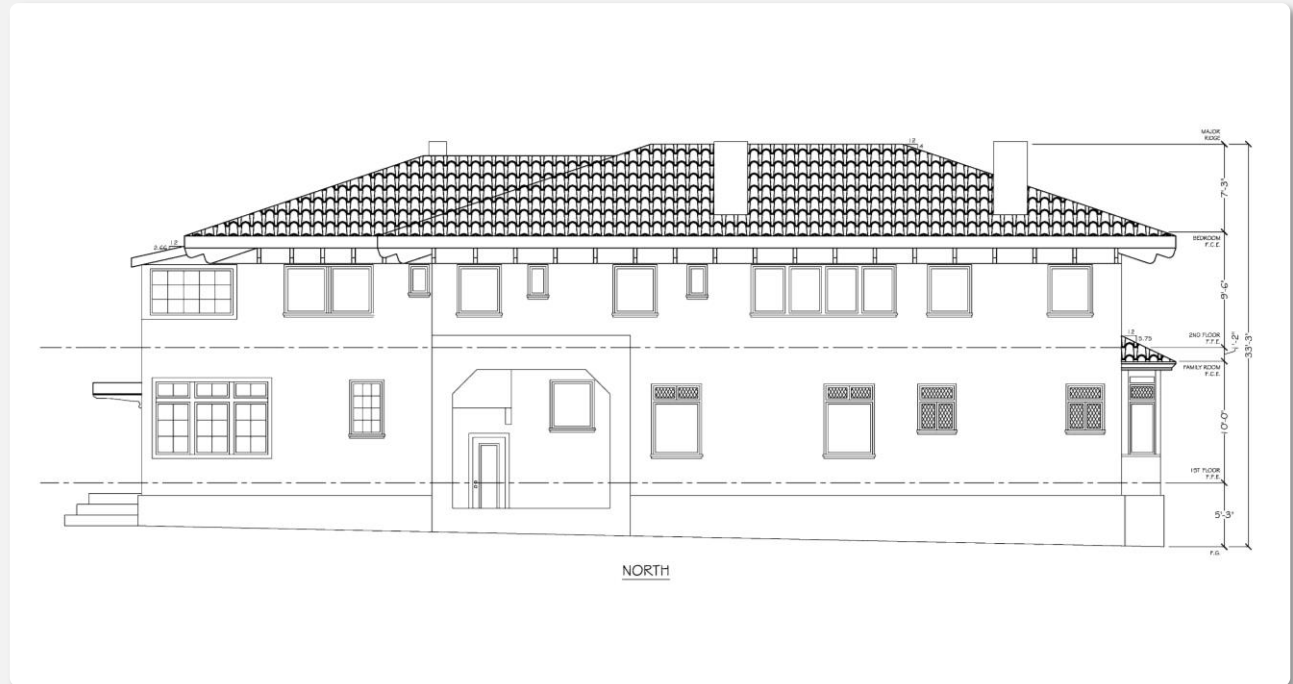


Where “plan view” drawings are seen from above, “elevation” drawings are shown as seen from the side of an object. **Exterior Elevations** are drawings of the sides of a building as if viewed from standing on the ground looking directly at the face of the structure.

WHAT'S INCLUDED?

- ✓ SCALE DRAWING OF THE VERTICAL FACE OF BUILDING EXTERIOR FROM GROUND TO TOP OF STRUCTURE
- ✓ DOORS AND WINDOWS
- ✓ ROOF DETAIL AND TRIM
- ✓ ATTACHED POSTS, STEPS, BALCONIES, AND OTHER VISUAL ELEMENTS ATTACHED TO THE STRUCTURE

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ELECTRICAL PLAN

WHAT IS AN **ELECTRICAL PLAN**?



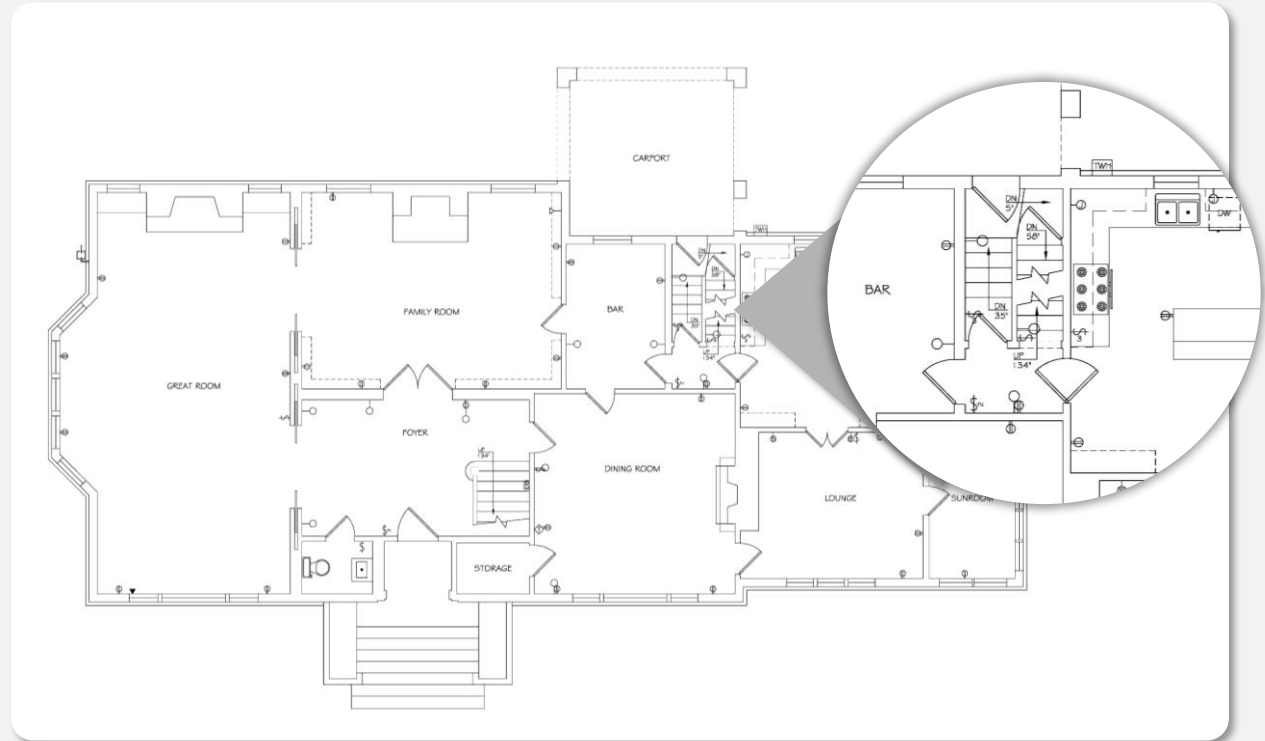
Our **Electrical Plan** starts with a Floor Plan and layers on all permanent electrical fixtures within the structure.

WHAT'S INCLUDED?

VISIBLE ITEMS, INCLUDING:

- ✓ **OUTLETS, SWITCHES, AND DATA JACKS**
- ✓ **PANELS AND METERS**
- ✓ **LIGHTING, PERMANENT ELECTRICAL FIXTURES, AND EQUIPMENT**

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REFLECTED CEILING PLAN (RCP)

WHAT IS A REFLECTED CEILING PLAN (RCP)?



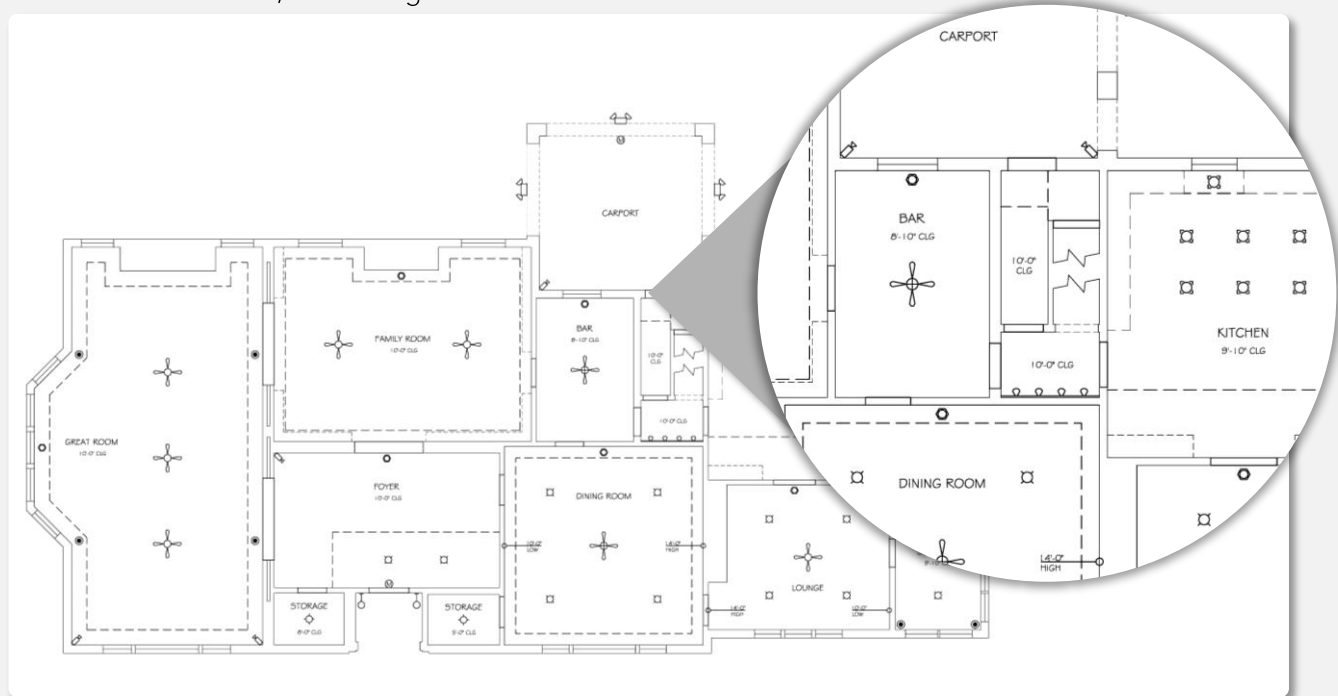
A **Reflected Ceiling Plan (RCP)** is a drawing, which shows the items that are located on the ceiling of a room or space. It is referred to as a Reflected Ceiling Plan since it is drawn to display a view of the ceiling as if it was reflected onto a mirror on the floor. An RCP is used to demonstrate lighting, visible mechanical features, and ceiling forms.

WHAT'S INCLUDED?

- ✓ LIGHTING, VENTS, AND OTHER ATTACHED FIXTURES
- ✓ SOFFITS, TRAYS, COFFERS, EXPOSED BEAMS AND CEILING HEIGHTS
- ✓ SKYLIGHTS

Excludes crow, other aesthetic moldings and similar elements.

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INTERIOR ELEVATIONS

WHAT ARE INTERIOR ELEVATIONS?

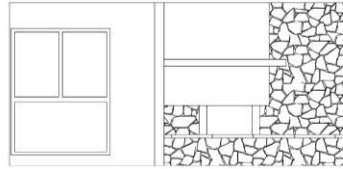


Conceptually, **Interior Elevations** are the same as Exterior Elevations except they are views of interior walls instead of exterior building faces. Interior elevations are drawings of interior wall faces if viewed from standing in the room looking directly at the wall.

WHAT'S INCLUDED?

- ✓ WINDOWS, DOORS, OPENINGS
- ✓ CABINETS, COUNTERS, MILLWORK
- ✓ ATTACHED WALL ELEMENTS
- ✓ APPLIANCES AND FIXTURES

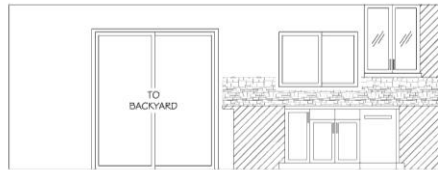
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(A) LIVING ROOM



(B) LIVING ROOM



(C) KITCHEN



(D) KITCHEN

SECTIONS

WHAT ARE SECTIONS?



Section is simply short for “Cross Section” which is commonly known as “Dollhouse” viewing meaning it represents a vertical plane cut through the building. Section drawings can be very useful in showing how the interior spaces relate to each other vertically.

WHAT'S INCLUDED?

- ✓ WALLS, WINDOWS, AND DOORS
- ✓ FLOORS, CEILINGS, AND ROOF
- ✓ RELATION OF INTERSTITIAL SPACES
- ✓ OBSERVABLE MAJOR STRUCTURAL ELEMENTS WITHIN LIVING SPACE

Excludes attics or crawl spaces unless discussed in advance.

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FOUNDATION PLAN

WHAT IS A FOUNDATION PLAN?

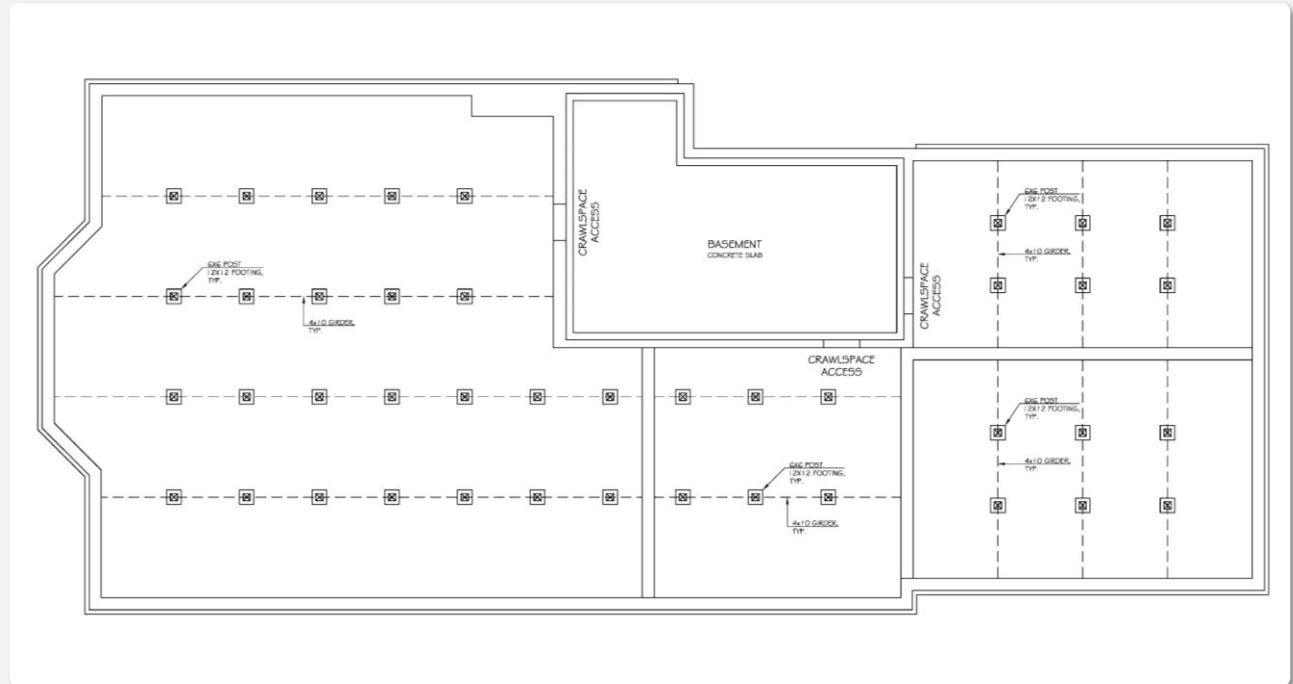


A **Foundation Plan** is a scale drawing, showing a view from above (“plan view”) of the structural foundation elements which support the building. Only applies to raised foundation structures.

WHAT'S INCLUDED?

- ✓ FOOTINGS
- ✓ FOUNDATION WALLS
- ✓ COLUMNS, PIERS, AND POSTS
- ✓ GIRDERS, SILLS, AND JOISTS
- ✓ CONCRETE SLABS
- VISIBLE AND ACCESSIBLE COMPONENTS ONLY

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FRAMING PLAN

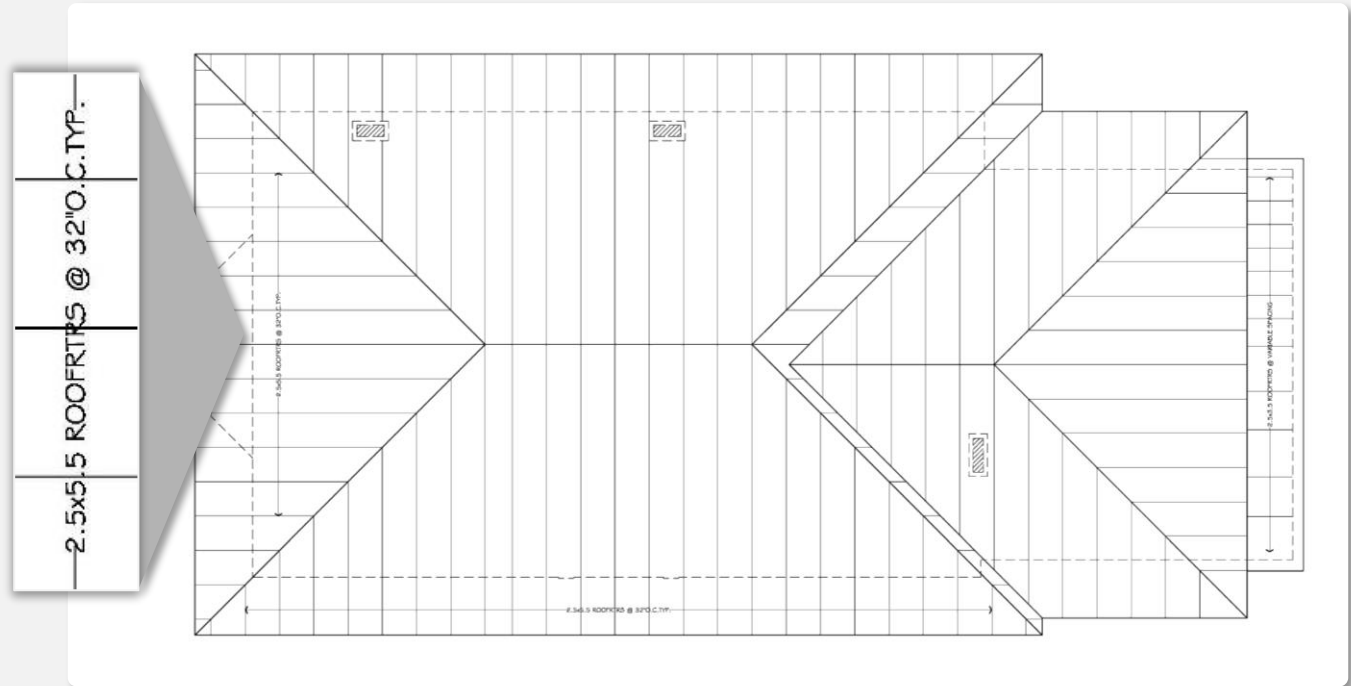
WHAT IS FRAMING INFORMATION?

➔ **Framing Plans** are plan view drawings showing the wood or metal framing elements of the building. Generally only floor, roof and ceiling framing is accessible for us to create plans. Existing conditions will dictate which framing can be measured.

WHAT'S INCLUDED?

- ✓ FLOOR, ROOF, AND CEILING FRAMING
- ✓ FRAMING SIZE, DIRECTION, AND SPACING
- VISIBLE AND ACCESSIBLE COMPONENTS ONLY

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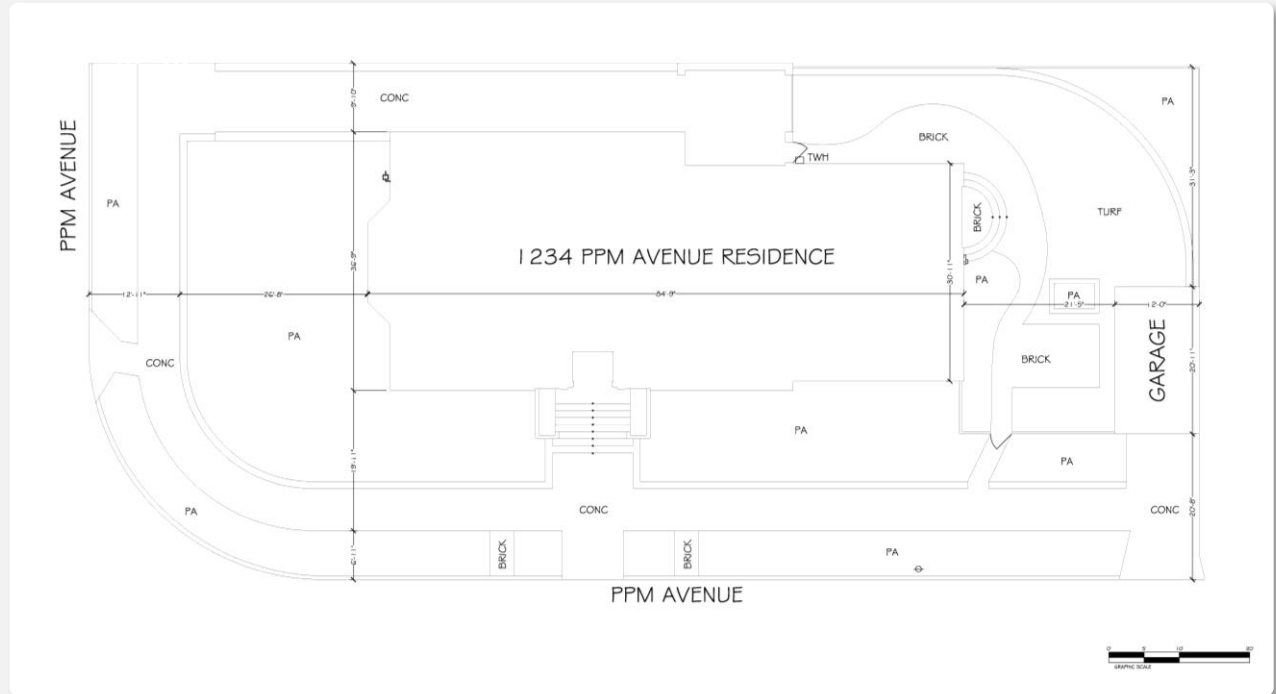
WHAT IS A **SITE PLAN**?

A **Site Plan** is a plan view drawing of all or part of a property showing the building structure(s), property improvements, and grade information. Site Plans vary widely in the level of detail and what is shown or omitted. Standard PPM Site Plans are NOT Legal Land Surveys.

WHAT'S INCLUDED?

- ✓ BUILDING FOOTPRINT(S)
- ✓ OTHER MAJOR DETACHED STRUCTURES
- ✓ PHYSICAL LOT, WALLS, AND FENCES
- ✓ PERMANENT HARDSCAPE
- ✓ VISIBLE UTILITIES
- ✓ SPOT ELEVATIONS AVAILABLE UPON REQUEST

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PRECISION PROPERTY
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