



AEC Communications, Inc.
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Architectural As-Built Survey - Specifications:

The purpose of this document is to outline items that will be delivered to the client at the completion of an Architectural Documentation of an existing structure or an Architectural As-Built Survey. This document will be referenced by a proposal from AEC Communications, Inc.. Items of this specification can be negotiated out and new items can be added per contract terms.

1. Floor Plan(s).

1.1. Floor plans shall contain the following items:

- 1.1.a. Casework; note outline of casework.
- 1.1.b. Dimensions; provide a column grid and dimension to limits of the surveyed area. All dimensions shall be face of wall or centerline of column.
- 1.1.c. Doors; note size, type and hardware.
- 1.1.d. Equipment (other, misc.); safes, vaults, irrigation systems, car lifts, hoods, etc.
- 1.1.e. Floors; note changes in floor elevations and exterior grade elevations.
- 1.1.f. Handicapped ramps; note location, width, length and rise.
- 1.1.g. Headroom; note header/valance heights and headroom obstructions.
- 1.1.h. HVAC; provide equipment locations, provided that they are visible. We can provide above acoustical tile ceiling locations upon request.
- 1.1.i. Loading dock; note location, height, levelers and bollards.
- 1.1.j. Restroom; note plumbing fixture locations. Locate toilet partitions. Note rim height of Water Closets, Lavatories, Urinals and Handicap Grab Bars.
- 1.1.k. Rooms; note floor finish materials, wall materials, ceiling materials and ceiling elevations.
- 1.1.l. Site; accessible areas 10' outside the survey limits is included with the basic survey; however we include the front walk which may be outside the 10' limit, any adjacent parking at the perimeter of the survey area. We can provide a basic site plan upon request.
- 1.1.m. Sprinkler Riser; note location, extents, design data and contact plaque information.
- 1.1.n. Stairs; note location, width, clearance, handrails, run length, number of risers, treads and rise.
- 1.1.o. Structural Information; Column Locations and x-bracing locations. Structural data shall include basic information only for Architecture; however we can provide a Structural Survey upon request.
- 1.1.p. Utilities/Equipment; locate and note Phone, Data, Electrical, Gas, Plumbing, Steam, sewer, Electrical Panels, Electrical Meters, Transformers, VAV Boxes, etc.
- 1.1.q. Wall; note composition, materials and heights.
- 1.1.r. Windows; note size and height.
- 1.1.s. Note unusual conditions or damage; this is not all inclusive. An Architectural Survey will include areas seen during a survey; however it is not all inclusive of a due diligence survey or inspection.

2. Reflected Ceiling Plan(s).

2.1. Reflected Ceiling Plan(s) shall contain the following items:

- 2.1.a. Acoustical Tile Ceiling; note location of grid and type.
- 2.1.b. HVAC; note locations of supply and return on Acoustical Tile Ceilings only, unless requested.
- 2.1.c. Lighting; note Locations and type.
- 2.1.d. Sprinkler; note locations of sprinkler pendants.

3. Photo Key Plan(s).

3.1. Photo Key Plan(s) shall contain the following items:

- 3.1.a. Photograph locations and direction.
- 3.1.b. Panoramic locations



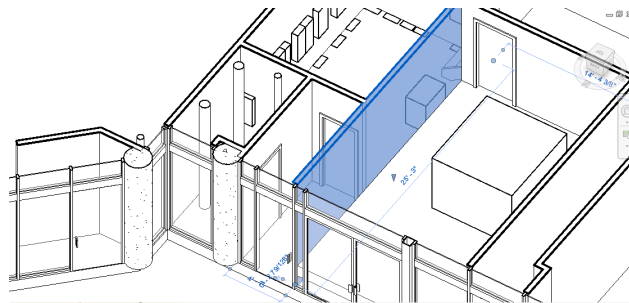
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4. Exterior Elevation(s), all exterior walls at the perimeter of surveyed area.

- 4.1. Elevation(s) shall contain the following items:
 - 4.1.a. Downspout, note locations of downspouts and roof drains.
 - 4.1.b. Eave, note height(s)
 - 4.1.c. Finishes, note exterior finishes.
 - 4.1.d. Parapet, note height(s).
 - 4.1.e. Roof, note roof height and material if visible.
 - 4.1.f. Signage, note limits of signage and height.
 - 4.1.g. Storefront; note window system elevations.

5. Building Information Model (BIM); are produced if we contracted to a BIM Survey.

- 5.1. BIM surveys produce an intelligent representation of an existing structure. Items such as stairs and signs will be an approximation of actual conditions. If you require an exact model for rendering or animation purposes, please request our rendering, animation and modeling services.
- 5.2. Building Information Models shall contain the following items:
 - 5.2.a. Ceiling Plan(s), containing all items in Section 2.
 - 5.2.b. Door(s); shall be modeled as close as possible using basic REVIT families.
 - 5.2.c. Downspout and roof drains, shall be modeled as to show size and location on the floor plan.
 - 5.2.d. Equipment (other, misc.); safes, vaults, irrigation systems, car lifts, hoods, etc. shall be modeled to show extents of the object.
 - 5.2.e. Exterior Elevation(s), containing all items in Section 4.
 - 5.2.f. Floor(s), shall be modeled to show slopes and changes in elevation. Floor finishes are not included in modeled floors.
 - 5.2.g. Floor Plan(s), containing all items in Section 1.
 - 5.2.h. Photo Key(s), containing all items in Section 3.
 - 5.2.i. Restroom; plumbing fixtures and toilet partitions shall be modeled.
 - 5.2.j. Roof(s), roofs shall be using bottom of deck elevations.
 - 5.2.k. Signage, shall be modeled to show extents.
 - 5.2.l. Sprinkler Riser; model sprinkler riser pipe.
 - 5.2.m. Stairs; risers, treads, landings and guards/rails are modeled using basic REVIT tools.
 - 5.2.n. Structural Information; Columns and x-bracing shall be modeled. Structural data shall include basic information only for Architecture; however we can provide a Structural BIM survey upon request.
 - 5.2.o. Utilities/Equipment; Phone, Data, Electrical, Gas, Plumbing, Steam, sewer, Electrical Panels, Electrical Meters, Transformers, VAV Boxes, etc. shall be modeled to show extents of the object.
 - 5.2.p. Walls, shall be modeled as existing walls. Wall finishes are not included in modeled walls.
 - 5.2.q. Site, is not modeled unless requested.
 - 5.2.r. Window(s); shall be modeled as close as possible using basic REVIT families.
- 5.3. BIM sample:



6. Standards.

- 6.1. Our CAD/BIM files can be produced under the following standards:
 - 6.1.a. AIA CAD Standard.
 - 6.1.b. National CAD Standard.
 - 6.1.c. GSM BIM Compliant.
 - 6.1.d. Client's Standard.



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7. Delivered Items; all documents shall be delivered electronically through the AEC Communications, Inc. web site and/or email. Printing and postage is not included in our base fee.

7.1. CAD File(s)

- 7.1.a. AutoCAD Drawing File(s).
- 7.1.b. Autodesk DWF File.
- 7.1.c. PDF File.
- 7.1.d. AutoDesk REVIT Building Information Model (BIM). If contractor to perform a BIM survey.

7.2. Photographs.

- 7.2.a. 100 per project; 25 Front Exterior, 25 Sales Floor (if applicable), 25 Stock Room (if applicable), 25 Rear Exterior.
- 7.2.b. Photos shall be delivered at 1.3 Megapixels resolution, higher resolution is available upon request.
- 7.2.c. The symbol for photographs on plan are:



7.3. Panoramic Images.

- 7.3.a. 4 panoramic images per project; Front Exterior, Sales Floor (if applicable), Stock Room (if applicable), Rear Exterior.
- 7.3.b. Interior panoramic images shall be 134 Megapixel resolution.
- 7.3.c. Exterior panoramic images shall be 35 Megapixel resolution.
- 7.3.d. Images shall be viewed on the AEC Communications, Inc. Project Database (refer Section 9). Flattened or unprocessed images are available upon request.
- 7.3.e. Note: it is not always possible to produce panoramic images of occupied spaces.
- 7.3.f. The symbol for panoramic images are:



8. Web Enabled Content; electronic and paper drawings contain Internet related content.

8.1. QR Code; each project is assigned a Quick Response Code. Which is a matrix bar code that can be scanned by a code scanner, webcam, tablet or cell phone. Refer to the QR Code Wikipedia article for additional information.

- 8.1.a. Location; the QR Code is always located in the top right-hand corner of the title block.
- 8.1.b. Size; QR Code is scalable and is scanable from a D Size print down to an A Size print of our drawings.
- 8.1.c. Link; the QR Code links to the project page of the AEC Communications, Inc. Project Data Base (refer to Section 9).
- 8.1.d. Printed Code sample:





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- 8.1.e. Inside the AutoCAD Drawing file, the QR Code is hyperlinked and can be followed by holding the control key and clicking it.



- 8.2. URL Link; each project is assigned a Universal Resource Locator. Which is basically a web address.
 - 8.2.a. Location; the URL Link is always located below the project address on title block.
 - 8.2.b. Link; the URL links to the project page of the AEC Communications, Inc. Project Data Base (refer to Section 9).
 - 8.2.c. Printed Code sample:



- 8.2.d. Inside the AutoCAD Drawing file, the URL is hyperlinked and can be followed by holding the control key and clicking it.

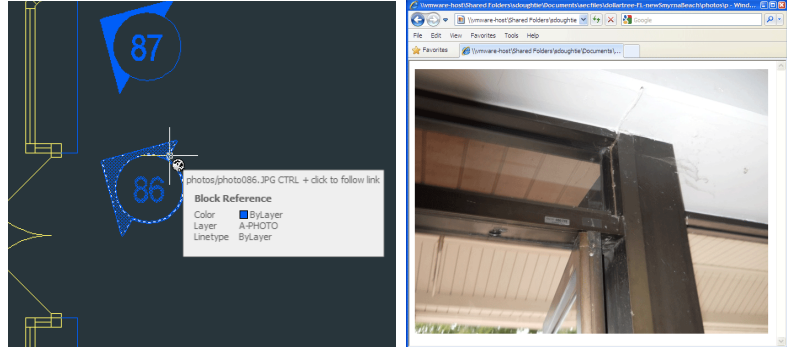


- 8.3. Photo Link; to increase productivity for our clients we provide a Hyperlinked photo bubble that allows for quick access to the photo taken at it's location without having to flip through photos to find the correct one.
 - 8.3.1. Link; provides access to locally stored photos only, it does not link to a website. The 'photos' folder provided with the project must be placed in the same folder as the AutoCad Drawing file for the link to work correctly.



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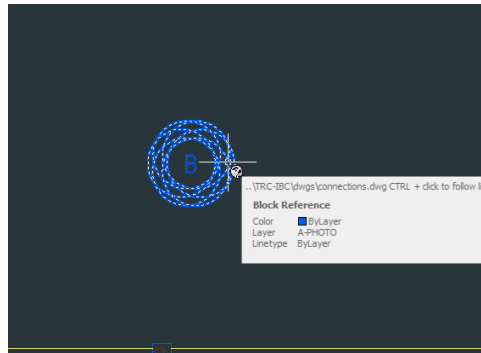
8.3.b. Inside the AutoCAD Drawing file, the hyperlinked can be followed by holding the control key and clicking it.



8.4. Panoramic Image Link; to increase productivity for our clients we provide a Hyperlinked photo bubble that allows for quick access to the panoramic taken at it's location.

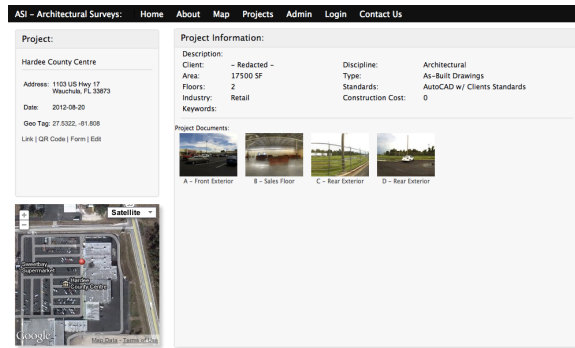
8.4.1. Link; provides access the panoramic page of the AEC Communications, Inc. Project Data Base (refer to Section 9).

8.4.b. Inside the AutoCAD Drawing file, the hyperlinked can be followed by holding the control key and clicking it.



9. **Project Database;** is a web app developed by AEC Communications, Inc.:

9.1. Project Page; sample:



9.2. Project Block; provides basic information about the name and location of the project.

9.2.a. Project Name.

9.2.b. Site Address.

9.2.c. Survey Date.

9.2.d. Geo Tag; the geographic coordinates that links to Google Maps for additional viewing options.



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- 9.2.e. Link; a shortened URL for the project page. You may use a right-click then copy on this link paste it in other documents.
- 9.2.f. QR Code; allows you to download a copy of the QR Code for a project in PNG format.
- 9.2.g. Form; this allows you to print a copy of the project form included with the survey.
- 9.2.h. Sample:

Project:

Hardee County Centre

Address: 1103 US Hwy 17
Wauchula, FL 33873

Date: 2012-08-20

Geo Tag: 27.5322, -81.808

[Link](#) | [QR Code](#) | [Form](#) | [Edit](#)

- 9.3. Site Map; provides the approximate location of the project site. Sample:



- 9.4. Project Information:
 - 9.4.a. Total Survey Area.
 - 9.4.b. Number of Floors.
 - 9.4.c. Industry.
 - 9.4.d. Survey Discipline.
 - 9.4.e. Type of Survey.
 - 9.4.f. Standards Used.

Project Information:

| | | | |
|--------------|--------------|--------------------|------------------------------|
| Description: | | Discipline: | Architectural |
| Client: | - Redacted - | Type: | AS-Built Drawings |
| Area: | 17500 SF | Standards: | AutoCAD w/ Clients Standards |
| Floors: | 2 | Construction Cost: | 0 |
| Industry: | Retail | | |
| Keywords: | | | |

- 9.5. Project Documents; lists all of the project documents that are online and that the current user has access to.

- 9.5.a. Field Work
- 9.5.b. PDF Drawings.
- 9.5.c. Panoramic Images.
- 9.5.d. Photos.

