Scan-to-CAD As-Built Drawings, Explained for Owners Who Hate Surprises

Every commercial renovation starts with a question nobody likes to admit they cannot answer: what is actually there? The drawings in the property manager's file cabinet may date from the original construction, before three tenants, two additions and a long list of undocumented changes. Walls have moved. Ceilings have dropped. A column the plans show in one spot sits two feet away in reality.Scan-to-CAD is a way to replace that uncertainty with measured fact.How it worksA scanning camera, such as a Matterport unit, is set up at a series of positions throughout the space. At each stop it captures imagery and depth data. Software stitches those captures ***Clifton commercial renovation Albany*** into a three-dimensional model of the rooms, which can be walked through on a screen. From that model, a drafter produces two-dimensional CAD drawings: floor plans showing walls, doors, windows, columns and fixtures at their real locations, and sometimes reflected ceiling plans or elevations.What you getThe deliverable is a set of as-built drawings of existing conditions. Architects, engineers, furniture dealers and IT vendors can all start from the same base file instead of each sending someone with a tape measure. The virtual walkthrough is useful on its own, too. A project manager in another city, a lender or a landlord can look around the space without a site visit.What it is notAs-built drawings document what exists. They are not a design, and they are not a stamped permit set. **Clifton Construction general contractor** Where a project needs drawings sealed by a licensed architect or engineer, those professionals still prepare and sign them. The scan simply gives them a faster, more reliable starting point.Where it pays offTenant fit-ups. A tenant comparing two or three suites can understand each one quickly and compare layouts on paper before signing.Vanilla box preparation. A landlord readying an empty space for marketing can share accurate plans with prospective tenants and their designers.Warehouse and industrial reconfigurations. Racking layouts, equipment placement and new interior offices depend on accurate column locations and clear dimensions.Office renovations in older buildings. Downtown Albany has many masonry buildings where walls are not square and floors are not flat. Measuring them precisely prevents expensive field fixes.Questions to ask a providerHow will the scan be converted to CAD, and in what file format? What level of detail is included: walls and doors only, or ceilings, fixtures and MEP items visible in the space? How quickly will drawings be delivered after the scan? Will the three-dimensional model remain accessible for the project team?A local optionClifton Construction, the Albany, New York builder behind the Clifton Development Group LLC name, offers Matterport scan-to-CAD as-built drawings alongside its commercial and industrial construction services. The Google Site lists these drawing services alongside tenant fit-ups, vanilla boxes and office and warehouse renovations. Ask how the proposed documentation would support your particular construction scope. Ask about scope and terms for your particular space, since every building and every project is different.The bottom lineA few hours of scanning can save weeks of back-and-forth and a surprising amount of money. If you are about to renovate, lease or market a commercial space in the Capital Region, start with an accurate picture of what is already there.

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