



45 Mazzeo Drive

Randolph, MA

EXISTING
CONDITIONS

Call us at: (617) 247 9161
info@existingconditions.com
www.existingconditions.com

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys®

All projects are measured using the most advanced laser
measuring equipment and our best standards and practices.
All work will be field verified by client prior to design or
construction on other sites.

General Notes:
1. It is expressly understood by client that ECS is not an
architectural or engineering entity. None of the documents
prepared by ECS for client shall have any stamping or
signature of ECS.
2. This is a line drawing of the building as it appears in the photograph.
No other representation, expressed or implied, and no
warranty or guarantee is made or intended by ECS. The
drawing is for informational purposes only and is not to be
used for any other purpose.
3. STANDARD OF PRACTICE: Services performed by ECS under
this agreement will be completed in a manner consistent with
the level of care and skill ordinarily expected for members of the
profession similarly practicing in the same locale under similar
conditions. No other representation, expressed or implied, and no
warranty or guarantee is made or intended by ECS. The
drawing is for informational purposes only and is not to be
used for any other purpose.
4. These drawings are for the client's reference and are not to be
used for any other purpose. See scope of work provided to client for further
information.

Laser Scanning Notes:
1. Visit FARO.com and leica-geosystems.com for 3D laser scanner
information, sample information and pricing specifications.
2. Laser scanning equipment uses light waves to measure
distances, and requires clear conditions such as clear, dry, and
unobstructed. Surface conditions, lighting conditions, temperature,
humidity, atmospheric conditions, building configuration etc. may
affect accuracy of laser scanning.
3. Accuracy over long distances can be improved if the client
provides laser scanning prior to scanning order to
enable the laser to be set up in a more accurate position.
4. The final file contains the most complete alignment of point
cloud data. All laser scanning files are in a standard
coordinate system. Laser scans completed on multiple days may
be used only after proper laser scans for each day are used for final
analysis. All laser scans are made in 3D for a final
verification.

Project Number: #####

Existing 3D View

Date: 5/3/2023
Scale:
Created By: PJ

EX00

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All work will be field verified by client prior to design or
construction or other use.

General Notes:

- It is expressly understood by client that ECC is not an
architectural or engineering entity. None of the documents
prepared by ECC for client shall have any stamping or
letterhead or be used for any other purpose.
- This is an AS-BUILT or "AS-IS" drawing. All dimensions, model
files and associated elements are provided for location and
size. Further structural or MEP details must be provided by
others.
- STANDARD OF PRACTICE: Services performed by ECC under
this Agreement will be conducted in a manner consistent with
the level of care and skill ordinarily expected for members of the
profession similarly practicing in the same locale under similar
conditions. No other representation, expressed or implied, and no
warranty or guarantee is provided or intended to be. Furthermore,
no liability shall be assumed by ECC for any errors or omissions
made by any third party. Client shall verify all work prior to design, construction, or other use.
These drawings are for the intended purpose listed in the scope
of work at the time of survey and should not be used for any
other purpose. See scope of work provided to client for further
information.

Laser Scanning Notes:

- Used FARO can and leica go systems for 3D laser scanner
technology. using software and certified specifications.
- Laser scanning equipment uses light waves to measure
distances, and produces data in various formats. The data is
processed, and then the resulting point cloud is created.
Accuracy, surface definition, lighting conditions, temperature,
humidity, atmospheric conditions, building configuration etc. may
affect accuracy of the scan.
- Accuracy over long distances can be improved if the client
provides known datums prior to scanning or prior to
processing the scan data.
- The final file contains the most complete alignment of point
cloud data. All laser scanning data is in a standard
coordinate system. Laser scans completed on multiple days may
be used only if precise time and date data is used for each day
of the scan. All other data is provided as a reference for a later
verification.

Project Number: #####

Existing Floor
Plans

Gross Area Schedule	
Level	Area
Second Floor	1730 SF
First Floor	60831 SF
Total	62561 SF

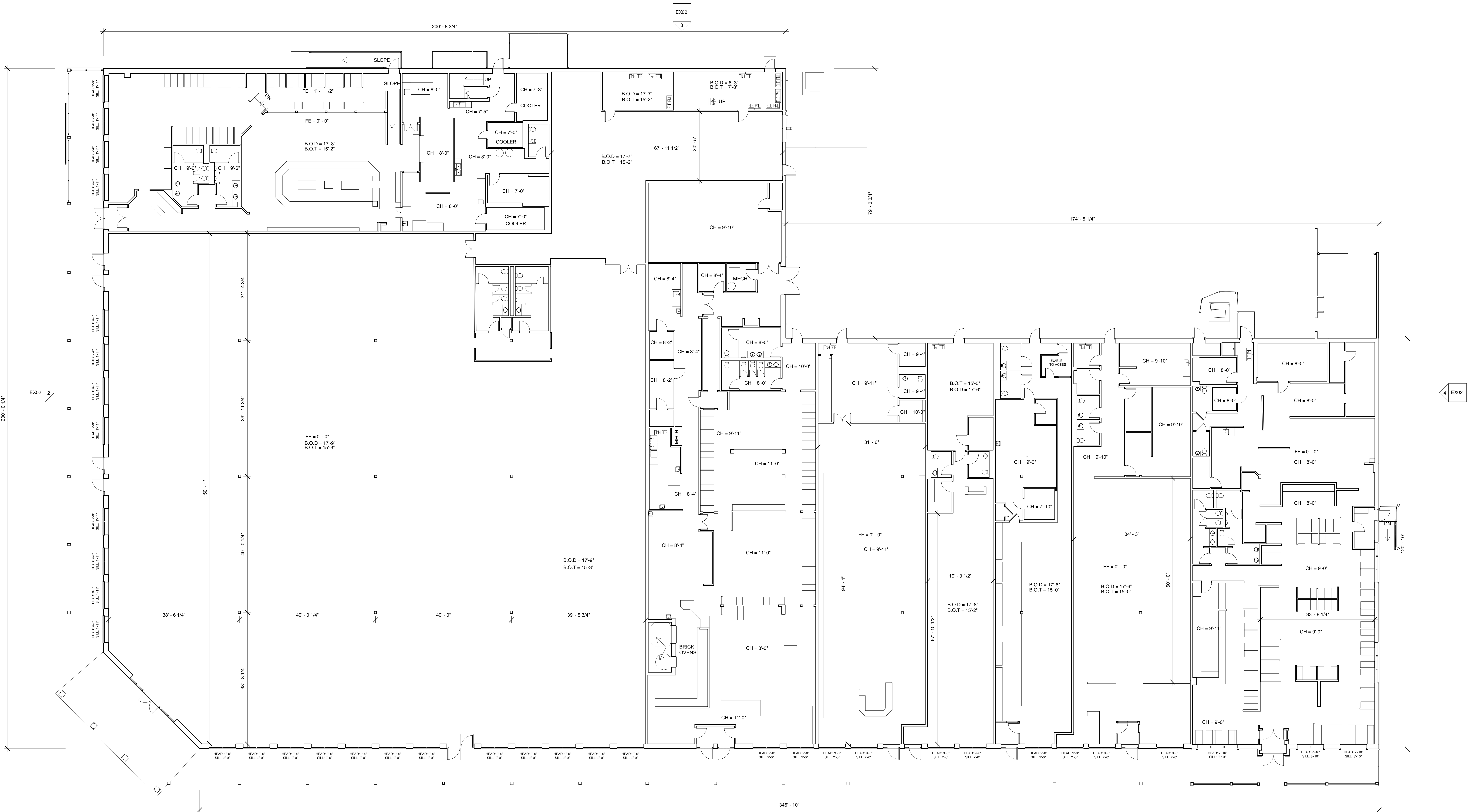
Date: 5/3/2023

Scale: 3/32" = 1'-0"

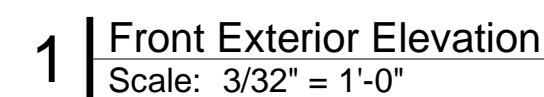
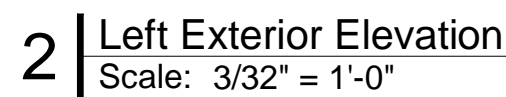
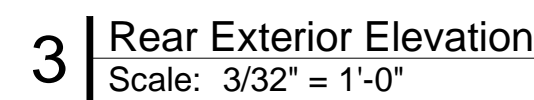
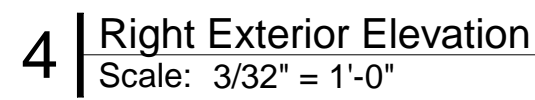
Created By: PJ

EX01

2 | Second Floor
Scale: 3/32" = 1'-0"



1 | First Floor
Scale: 3/32" = 1'-0"



Randolph, MA

Date: 5/3/2023	EX02
Scale: 3/32" = 1'-0"	
Created By: PJ	