

ARC Explains How 3D Laser Scanning Is Transforming Building Documentation and Facility Planning

Leading building documentation firm highlights how reality capture technology is replacing outdated methods for documenting existing conditions

TUSTIN, CA, UNITED STATES, June 17, 2026 /EINPresswire.com/ -- Accurate documentation of existing buildings has become a critical requirement for organizations planning renovations, facility improvements, or space reallocations. As the gap between outdated records and actual building conditions continues to cost owners time and money, [3D laser scanning](#) has emerged as the standard technology for capturing existing conditions with precision and speed. Architectural Resource Consultants (ARC), a professional building documentation firm with over 25 years of experience, highlights how this technology is fundamentally changing the way organizations approach building documentation

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and facility planning.

Why Accurate Building Documentation Remains a Challenge

Organizations that own or manage existing buildings frequently face a common problem: the documentation on file does not match the actual space. Original design drawings may be decades old. Previous renovations may have been completed without updating the records.

Ideally, building owners should invest in an existing conditions survey before design starts or early in the schematic design phase, when verified dimensions, system locations, and structural conditions can prevent assumptions that lead to costly change orders and design errors down the line. A single unknown condition discovered mid-project can cost more to resolve than the documentation would have cost to produce.

How 3D Laser Scanning and [Scan to BIM](#) Address These Challenges

3D laser scanning captures millions of precise measurements per second, producing a dense

point cloud that represents the building exactly as it exists. This data serves as the verified foundation for a range of deliverables, from 2D CAD floor plans to intelligent 3D models through the scan to BIM process. The technology is non-contact and non-invasive, making it suitable for occupied buildings, sensitive environments, and historic structures.

The scan to BIM workflow converts this field-captured data into Building Information Models that architects, engineers, and facility managers can use for renovation design, space planning, system coordination, and ongoing facility management.

"Organizations that invest in accurate existing conditions documentation before starting a project consistently avoid the most expensive category of surprises," said ARC's president & CEO, John Russo. "The data captured through 3D laser scanning gives project teams a verified baseline they can trust, which means fewer assumptions, fewer change orders, and better outcomes."

Key Benefits of 3D Laser Scanning for Building Documentation

- Captures existing conditions with millimeter-level accuracy
- Documents complex MEP systems, structural elements, and architectural details in a single survey
- Reduces the need for repeated site visits through comprehensive data capture
- Produces deliverables compatible with BIM, CAD, and facility management platforms
- Supports faster, more accurate renovation planning and facility decision-making

About Architectural Resource Consultants (ARC)

Founded in 1997, Architectural Resource Consultants (ARC) is a professional building documentation firm specializing in 3D laser scanning, scan to BIM, and as-built documentation for existing buildings and structures. ARC's team of licensed architects and USIBD Level of Accuracy (LOA) certified technicians serves clients nationwide from offices in California and Texas. Learn more at arc-corporate.com/laser-scanning.

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