188 1st St, Troy, NY 12180
(518) 362-2403 / admin@scan2plan.io
www.scan2plan.io

- PROPOSAL -

Laser Scanning & Building Documentation
1511 Brightwater Ave
Brooklyn, NY 11235
LoD 300 (exterior-only)

Scan2Plan, Inc., a Delaware corporation ("S2P") hereby proposes the following engagement to **AYON Studio**. Use of the services offered by S2P ("the services") constitutes acceptance of this proposal dated **11/14/25**

About Scan2Plan®

We began in 2018 with a simple goal of helping firms **focus on design**.

We're an on-demand LiDAR to BIM/CAD team that can model any building in weeks. This can be done within any scope, budget or schedule. We've scanned over 1,000 buildings (~10M sqft).

We use LiDAR scanners for 3D mapping with extreme accuracy. We deliver professionally drafted 3D BIM and 2D CAD for comprehensive existing conditions documentation. Our Point Cloud datasets serve as a verifiable single-source-of-truth for coordination and risk-mitigation across projects.

Why Scan2Plan?

- Experienced, dedicated team of field techs, drafters (AutoCAD and Revit) and licensed engineers.
- We take the time to scope each project to suit your priorities.
- We use the finest precision tools to capture a point cloud with extreme accuracy.
- Drafted to Scan2Plan's rigorous design standards - your design phase begins upon delivery.

- We take a process driven approach with extensive quality control and team review.
- Exceptional support from real professionals.
- Scan2Plan has national and international coverage.
- We work on a wide range of projects from single family homes to large-scale commercial, industrial and infrastructure.

The Project

Overview
Residential Service for the property located at 1511 Brightwater Ave, Brooklyn, NY 11235

Scope of Work

- End-to-end project management and customer service
- LiDAR Scan - A scanning technician will capture the exterior LiDAR point cloud of the building and surrounding lot.
- Registration - Point cloud data captured on-site will be registered, cleaned, and reviewed for quality assurance
- BIM Modeling - Revit model
- QA/QC - The entire project is redundantly reviewed and checked by our QC team and senior engineering staff

Deliverables

- Total Square Footage Audit
- LoD 300 Revit Model + Landscape LoD 350
    - Revit version: 2021
    - Deliverable views: Exterior elevations (front, 2 sides, and rear), Roof Plan
    - Fully editable in Revit 2021
    - All elements modeled in the "Existing" phase
    - Facade geometry is joined where relevant to provide accurate representation of the building elevation
    - Deliverable views in model are 'clean' and suitable for sheets
    - Changes in material noted (no coursing or carved details)
    - Sidewalk/paving and/or ground plane as exists
    - Outline of abutting buildings and/or structures as exists
- Colorized Point Cloud including 360 images viewable in Autodesk Recap or Trimble ScanExplorer

Timeline

Approximately 4 weeks from capture to delivery.
- ~ Week 1 - Point Cloud and 360 Photo Folio
- ~ Week 4 - Revit Model

SCAN2PLAN

188 1st St
Troy, NY 12180 US
admin@scan2plan.io

Scan2Plan®
Focus on Design

Estimate

ADDRESS	ESTIMATE	2110
Angel Ayon	DATE	11/14/2025
AYON studio		

DESCRIPTION		QTY	RATE	AMOUNT
Scan2Plan Residential - LoD 300	Scan2Plan Residential Service for the property located at 1511 Brightwater Ave, Brooklyn, NY 11235 Scan2Plan will provide BIM existing conditions documentation for the 82,378 sqft residence. Includes exterior LiDAR point cloud capture, registration, modeling, QC and project management. Scanning and delivery times depend on the total area scanned and modeled. Deliverables include: • Total Square Footage Audit • Colorized Point Cloud (.rcp format) • LoD 300 Revit Model (Accurate Geometry / Construction-Ready) Project Type: Renovations, Retrofits, Purpose: Accurate geometry for coordination + take-offs	82,378	0.1555	12,809.78

TOTAL **$12,809.78**

Accepted By

Accepted Date

Payment Terms

- 50% of the estimated cost will be due at the time of the client ("Client") engaging the Services.

- The first invoice will be for half of the estimated cost. The second invoice will be for the outstanding balance.

Accepted Forms of Payment:

1. ACH (Preferred Method)
2. Check - Please mail check to Scan2Plan, 188 1st St., Troy, NY 12180

Acknowledgement:

Client acknowledges receipt of and agrees to be bound by S2P's General Terms and Conditions dated **November 14, 2025** which are incorporated herein by reference.

In witness whereof the parties hereto have caused this agreement to be executed as of the date(s) written below.

Name   Vishwanath Bush

Company   Scan2Plan, Inc.

Scan2Plan Capabilities

Scan2Plan is for: **Architects, Structural Engineers, MEP Engineers, Interior Designers, Property Managers, Owner/Operators, Landscape Architects, Civil Engineers.**

Scan-to-BIM
- Architectural & Structural Existing Conditions Documentation.
- Deliverables:
    - Revit Model
    - Colorized Point Cloud
    - 360 Photo documentation
- Standard Options:
    - LoD 200 (Approximate Geometry)
    - LoD 300 (Accurate Geometry)
    - LoD 350 (Precise Geometry)
- Level of Accuracy:
    - Point Cloud - 0" to 1/8"
    - Model - 0" to 1/2"
- Turnaround: 2-5 weeks (depending on scope)
- Pricing: is based on:
    - A) Type of Building/Structure
    - B) LoD Standard
    - C) Square Footage
-

BIM to CAD Conversion
- Pristine CAD drawings converted from Revit Model.

MEPF Modeling
- Any exposed Mechanical, Electrical, Plumbing and Fire Safety elements documented in BIM or CAD.

Landscape
- Landscape, grounds, and urban spaces documented in BIM or CAD.
- Georeferencing and forestry optional.

Matterport 3D Tour
- High resolution 360 photo documentation and virtual tour walkthrough. An excellent remote collaboration tool, easily shared and viewed on any mobile or desktop device.

Paper to BIM or CAD
- Legacy 2D paper drawings converted to functional BIM or CAD documentation.

Model Only / Point Cloud Only
- You work with our point cloud or we'll model from yours.

We support: **Revit, AutoCAD, Sketchup, Rhino, Vectorworks, Solidworks, Chief Architect, ArchiCAD, Civil 3D,** and others....

Why we are the best in the field

You will have 100% satisfaction or your money cheerfully refunded.
We can make this offer because we don't cut corners.
Here's how:

• High Quality Data

Your model and/or drawings will only be as good as the data they are derived from. All of our point cloud data sets are captured in full color. We have minimum distances between scan points to ensure overlap and redundancy within the point cloud. This ensures accuracy and maximizes point cloud density for our modeling team.

• Terrestrial LiDAR Only

There are many ways of creating 3D data, some cheaper and faster than others. While other scanning and surveying companies use Drones, SLAM scanners, Solid State LiDAR or Photogrammetry to expedite scanning, we work exclusively with the same LiDAR scanner (currently the Trimble X7) on every project. We do so because it ensures a consistent level of millimeter accuracy. We are able to verify and validate the accuracy of all of our Point Clouds from 0' to 1/8" with a report to back it up. We stick with our tried and true method of kinetic, terrestrial LiDAR which eliminates any possibility for drift or displacement.

• The Highest Standards

Our BIM & CAD Standards are transparent and well documented. We offer 3 standards that cover any phase of existing conditions documentation. While "LoD" is somewhat subjective, our interpretations of LoD 200, 300 & 350 are at the highest level. We offer the highly detailed LoD 350 standard as a true construction-ready document and our MEPF documentation is always at the highest LoD 350 standard.

• No AI in the Model

While AI is seemingly taking over everything, we take a 100% manual approach to modeling and drafting. The interpretation of data requires human analysis and differentiation. For highly detailed structural and MEP modeling we have experts translating the data into models and drawings. To serve you as quickly and inexpensively as possible, we are closely monitoring new AI innovations in BIM & CAD. However, the quality of our work and your 100% satisfaction are our #1 priority. For the foreseeable future we pledge that our modeling and drafting is an entirely manual process.

• Extensive Quality Control

There is only one way to win your trust, which is to deliver fully accurate documents. We have a dedicated Quality Control team that double and triple checks every deliverable against the point cloud for accuracy and detail. Often there will be several iterations of QC before we are ready to deliver. This adds cost and a few days to our delivery but potentially saves you weeks and months of headaches in the long term.

• Custom Standards

Your design phase should begin the moment we deliver. We'll adopt your Revit Templates or CAD Standards for a smooth project launch.

• Support & Revisions

We want you to get the most out of our services and fully support all of our deliverables.. We often will schedule a support demo to show you how to use the Point Cloud in Revit or AutoCAD. We can also support you in navigating either the Revit Model or the 360 Photo Documentation that come standard with every project. If you find any issues in the model or sheets we will revise and support you for as long as it takes to reach 100% satisfaction.

• Small Team

We are a small, dedicated team that is laser-focused and obsessed with LiDAR, BIM and CAD. This means that you can get to know us and expect the same personel on each project, working as an extension of your firm. You can have the confidence that our work and communication are consistent from one project to the next. We are growing slowly and sustainably to ensure predictable outcomes and 100% satisfaction on our projects.

• Availability

The best ability is availability. Our scanning techs can generally be on-site within a week of a signed contract, regardless of location. We have dedicated scanning in NYC and roaming scan techs that cover nationwide and sometimes international projects. If timing is a priority for you, you can count on us to be there.

Scan2Plan BIM Modeling Standards 2024, v.2.0

No.	Particular	Description	LOD 200	LOD 300	LOD 350	LOD 350+
01.	**Exterior Architecture Modeling**					
1.1	Wall	Default Revit wall profile included	☑	☑	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
1.2	Wall Detail	Skirting, Sweep, Moulding, Stack wall included	☐	☐	☑	☑
		In-situ depressions/extrusions/carvings on wall surface	☐	☐	☐	☑
1.3	Door Placing	Default Revit Door	☑	☐	☐	☐
		Default Frame, Handle, Muntin included Vision Panel, Louvers included.	☐	☑	☐	☐
		Custom Frame, Handle, Muntin included Vision Panel, Louvers included.	☐	☐	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
1.4	Door Detail	Custom Frame profile, Handle, custom door type included	☐	☐	☑	☑
1.5	Storefront creation	Default Revit mullion included	☑	☐	☐	☐
		Custom Revit mullion included	☐	☑	☑	☑
1.6	Curtain creation	Default curtain included Mullion are not included	☑	☐	☐	☐
		Default Revit mullion included	☐	☑	☐	☐
		Custom Revit mullion included	☐	☐	☑	☑
1.7	Storefront/Curtain Detail	Custom Mullions profile included	☐	☐	☑	☑
1.8	Window Placing	Default Revit window	☑	☐	☐	☐
		Default Frame, Muntin included	☐	☑	☐	☐
		Custom Frame, Muntin included	☐	☐	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
1.9	Window Detail	Frame profile, Handle, Muntin included	☐	☐	☑	☑
1.10	Ceiling	Default Revit ceiling 0 degree inclination included, Ceiling is intentionally sloped included.	☑	☑	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
1.11	Ceiling Detail	Sweep, Moulding, inclined ceiling	☐	☐	☑	☑
1.12	Floor creation	Floor with 0 degree inclination included	☑	☑	☐	☐
		Components Details/specification (edit parameter)	☐	☐	☐	☑
1.13	Floor Slope & Detail	Inclined Floor included, Slab edge included Floor is intentionally sloped included. (i.e. ramp)	☐	☐	☑	☑
		In-situ depressions/extructions on floor surface	☐	☐	☐	☑
1.14	Stair Modeling	Stair & Stringer type - Default and uniform	☑	☐	☐	☐
		Stair & Stringer type - Default and material specific	☐	☑	☑	☑
		Stair & Stringer type - Custom and material specific	☐	☐	☑	☑
1.15	Stair Detail	Stringers Profile, Tread profile included	☐	☐	☑	☑
1.16	Railing Modeling	Default Railing included, Baluster at approximate location included.	☑	☐	☐	☐
		Specific Railing included, Baluster at specific location included.	☐	☑	☑	☑
1.17	Railing Detail	Customize Baluster profile, Rails profile included	☐	☐	☑	☑
02.	**Exterior Structure Modeling**					
2.1	Structural components	Major/Main components (Beam, column, truss, etc) included	☑	☐	☐	☐
		Default components (Beam, column, truss, etc) included Braces are not included.	☐	☑	☑	☑
		Framing component(Braces) included	☐	☐	☑	☑
2.2	Structure Detail	Connection included (Gusset plates,bolts, nuts etc)	☐	☐	☐	☑
03.	**Interior Architecture Modeling**					
3.1	Wall	Default Revit wall profile included	☑	☑	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
3.2	Wall Detail	Skirting, Sweep, Moulding, Stack wall included	☐	☐	☑	☑
		In-situ depressions/extrusions on wall surface	☐	☐	☐	☑
3.3	Door Placing	Default Revit Door	☑	☐	☐	☐
		Default Frame, Handle, Muntin included Vision Panel, Louvers included.	☐	☑	☐	☐
		Custom Frame, Handle, Muntin included Vision Panel, Louvers included.	☐	☐	☑	☑
		Components Details/specification (edit parameter)	☐	☐	☐	☑
3.4	Door Detail	Frame profile, Handle, custom door type included	☐	☐	☑	☑
3.5	Curtain creation	Default curtain included, Mullion are not included	☑	☐	☐	☐
		Default Revit mullion included	☐	☑	☐	☐
		Custom Revit mullion included	☐	☐	☑	☑
3.6	Curtain Detail	Custom Mullions profile included	☐	☐	☑	☑
3.7	Window Placing	Default Revit Window	☑	☐	☐	☐
		Default Frame, Muntin included	☐	☑	☐	☐
		Custom Frame, Muntin included	☐	☐	☑	☑

No.	Item	Description	C1	C2	C3	C4
		Components Details/specification (edit parameter)	☐	☐	☐	✓
3.8	Window Detail	Frame profile, Handle, Muntin included	☐	☐	✓	✓
3.9	Ceiling	Default revit ceiling 0 degree inclination included, Ceiling is intentionally sloped included	✓	✓	✓	✓
		Components Details/specification (edit parameter)	☐	☐	☐	✓
3.10	Ceiling Detail	Sweep, Moulding, inclined ceiling	☐	☐	✓	✓
3.11	Floor creation	Floor with 0 degree inclination included	✓	✓	☐	☐
		Components Details/specification (edit parameter)	☐	☐	☐	✓
3.12	Floor Slope & Detail	Inclined floor included, Slab edge included Floor is intentionally sloped included. (i.e. ramp)	☐	☐	✓	✓
		In-situ depressions/extructions on floor surface	☐	☐	☐	✓
3.13	Stair Modeling	Stair & Stringer type - Default and uniform	✓	☐	☐	☐
		Stair & Stringer type - Default and material specific	☐	✓	☐	☐
		Stair & Stringer type - Custom and material specific	☐	☐	✓	✓
3.14	Stair Detail	Stringers Profile, Tread profile included	☐	☐	✓	✓
3.15	Railing Modeling	Default Railing included, Verticals at approximate location included.	✓	☐	☐	☐
		Specific Railing included, Baluster at specific location included.	☐	✓	✓	✓
3.16	Railing Detail	Custom Baluster profile, Rails profile included	☐	☐	✓	✓
3.17	Plumbing Fixtures	Default Revit family included(i.e. Basin/Sinks, W.C., etc.) Taps, shower are not included	✓	☐	☐	☐
		Specific Revit family included	☐	✓	✓	☐
		Parametric Revit family included	☐	☐	☐	✓
3.18	Casework	Fixed component as a approximate generic block included	✓	☐	☐	☐
		Fixed component as a specific generic block included	☐	✓	☐	☐
3.19	Casework Detail	Fixed component with custom profiles	☐	☐	✓	✓
3.20	Kitchen casework	Default Revit family included(i.e. Platform, Sink, etc.) Taps is not included	✓	☐	☐	☐
		Default Revit family included(i.e. Platform, Sink, etc.) Taps is included	☐	✓	☐	☐
		Custom Platform, Sink with tap included	☐	☐	✓	✓
3.21	Kitchen casework Detail	Custom Casework included	☐	☐	✓	✓
3.22	Chimney	Only opening included	✓	☐	☐	☐
3.23	Chimney Detail	Approximate chimney with detailing included	☐	✓	✓	✓
		Customize chimney with detailing included	☐	☐	✓	✓
3.24	Furniture(As per client request)	Default Revit family included	☐	✓	✓	✓
		Customize Revit family included	☐	☐	✓	✓
04.	**Interior Structure Modeling**					
4.1	Structural components	Major/Main components (Beam, column, truss, etc) included	✓	☐	☐	☐
		Default components (Beam, column, truss, etc) included Braces are not included.	☐	✓	✓	✓
		Framing component(Braces) included	☐	☐	✓	✓
4.2	Structure Detail	Connection included (Gusset plates,bolts, nuts etc)	☐	☐	☐	✓
05.	**Roof Modeling (Architecture)**					
5.1	Roof creation	Default Roof included Slopes are provided at drainer location	✓	☐	☐	☐
		Default Roof with major slope included	☐	✓	☐	☐
		In-situ depressions/extructions on roof surface	☐	☐	✓	✓
5.2	Roof Detail	Sweep included	☐	☐	✓	✓
5.3	Roof Gutter	Default Gutter included	☐	✓	☐	☐
5.4	Roof Gutter Detail	Custom Gutter profile included	☐	☐	✓	✓
5.5	Roof Component	Fascia, Soffits included	☐	✓	✓	✓
5.6	Rooftop/Skylight	Default family included	✓	☐	☐	☐
		Custom family included	☐	✓	✓	☐
		Parametric family included	☐	☐	☐	✓
06.	**Roof Structure Modeling (Structure)**					
6.1	Roof Structure creation	Default Structure with 0 inclination Intentionally slope is included (i.e. Rafter and joists)	☐	✓	☐	☐
		Default Structure with inclination or Align Roof slope Intentionally slope is included (i.e. Rafter, joists, purlins)	☐	☐	✓	✓
6.2	Roof Structure support	Size(rafter ht) > 3" Truss with steel Rafter, joist included	☐	✓	☐	☐
		Truss with Steel Rafter, Purlins, joist, webs, etc. included	☐	☐	✓	☐
		Truss with Steel Rafter, Purlins, joist,webs, gusset plate, connections, etc. included	☐	☐	☐	✓
07.	**MEP Modeling**					
7.1	**Mechanical service**					
7.1.1	Duct	Generic duct without Duct system, No duct accessories Intentionally slope is included	✓	☐	☐	☐
		Generic duct with specified Duct system, generic duct accessories. Intentionally slope is included	☐	✓	☐	☐

			Description	Col1	Col2	Col3	Col4
			Generic duct with specified Duct system, generic duct accessories with more details like coils and connectors. Intentionally slope is included	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
	7.1.2	Flex Duct	Flex major duct included, size>8" Branche is not included	☑	☐	☐	☐
			Flex major duct included Branche is not included	☐	☑	☐	☐
			Flex duct included	☐	☐	☑	☑
	7.1.3	Duct Hanger/Supports	Default/Custom Hangers/supports included	☐	☐	☐	☑
	7.1.4	Mechanical Equipment/Roof ur	Equipment as Generic box included	☑	☑	☐	☐
			Customize Equipment included	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
	7.1.5	Ceiling/wall components	Default Air terminal/Grill, Exhaust fans, etc included	☑	☑	☐	☐
			Custom families included	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
7.2 Electrical service							
	7.2.1	Conduit	Size (Nominal Diameter)	D>3"	D>1 1/2"	D>1"	All
	7.2.2	Cable tray	Default cable tray with 0 inclination included Bunch of cable tray will provide as a group	☑	☐	☐	☐
			Default cable tray with 0 inclination included	☐	☑	☐	☐
			Custom cable tray with inclination included	☐	☐	☑	☑
	7.2.3	Cable tray detail	Default cable tray with inclination included	☐	☐	☑	☐
			Custom cable tray with inclination included	☐	☐	☐	☑
	7.2.4	Ceiling components	Default Embedded Lights, Pendant lights,camera, speaker, sensor, etc. included	☑	☑	☐	☐
			Custom families included	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
	7.2.5	Wall components	Default Receptacle, Switch, Data outlet, camera, sensor, exit sign, etc. included	☑	☑	☐	☐
			Custom families included	☐	☐	☑	☑
	7.2.6	Electrical equipments	Electrical equipments, Panels, transformer, generator,etc.	☑	☑	☐	☐
			Custom families included	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
7.3 Plumbing service							
	7.3.1	Plumbing pipe	Size (Nominal Diameter) Intentionally slope is included	D>2"	D>1 1/2"	All	All
	7.3.2	Pipe Hanger	Default/Custom family included	☐	☐	☐	☑
	7.3.3	Pipe component	Default Shutoff valve, Meter, etc included	☐	☑	☐	☐
			Custom Shutoff valve, Meter, etc included	☐	☐	☑	☑
	7.3.4	Mechanical Equipment	Default Water heater pump, expansion tank, plumbing	☑	☑	☐	☐
			Custom Water heater pump, expansion tank, plumbing	☐	☐	☑	☑
			Components Details/specification (edit parameter)	☐	☐	☐	☑
7.4 Fire service							
	7.4.1	Fire Pipe	Size (Nominal Diameter) Intentionally slope is included	D>2"	D>1"	All	All
	7.4.2	Fire Pipe Hanger	Default/Custom family included	☐	☐	☐	☑
	7.4.3	Fire component	Default Fire extinguisher, Fire alarm, Exit sign, Smoke detector, Sprinkler. fire hydrant, etc included	☑	☑	☐	☐
			Custom families included	☐	☐	☑	☑
08. Landscaping							
	8.1	Toposurface	Basic Topography with approximate dimensions of features and buildings included	☑	☐	☐	☐
			Basic Topography with added details like pattern and basic ground features included	☐	☑	☐	☐
			Detail Topography with land development features, finishes, rooftop equipments, etc. included	☐	☐	☑	☑
	8.2	Site component	Default Tree, Fence/Railing, Bollard, etc. included	☐	☑	☐	☐
			Custom Tree, Fence/Railing, Light pole, Bollard, Road sign,Parking components, etc. included	☐	☐	☑	☑