Office Interior Fit-Out – LOD 300

(Architectural Modeling & Walkthrough, BIM & VDC Coordination Services)

CASE STUDY

TECHTURE

Client	: Architect	**Team Size**	: 2 Nos. (BIM Architect & BIM Coordinator)
Disciplines	: Architecture	**Duration**	: 3 Days
Scale	: 24,300 Sq. Ft.	**Software**	: Autodesk Revit & Lumion
Type	: Commercial	**Location**	: Ontario, Canada

Project Overview

The project involves developing an LOD 300 Architectural & Structural BIM model (approx. 24,300 SF) using client-provided CAD inputs. The model will support design visualization, spatial validation, and marketing, culminating in a Revit-based 3D model, a tagged floor plan, and a 30-second flythrough. The scope is tightly controlled with defined assumptions and limited iterations to meet an accelerated timeline

Scope & Deliverables

- Develop LOD 300 Revit Architecture & Structure model based on CAD plans and assumed vertical parameters.

- Incorporate client design markups with up to two controlled iterations post initial model submission.

- Generate one consolidated GA floor plan with room tags and area calculations.

- Produce one 30-second walkthrough animation using the finalized BIM geometry.

Challenges

- The overall timeline was very tight, with only 3 days to complete all deliverables.

- Project inputs were in 2D CAD, and the model had to be developed in BIM within a short time.

- Some design details were not fully defined, which required quick assumptions and validations.

- Modeling and visualization had to be done in parallel, increasing coordination pressure.

Techture Approach

- Followed a clear CAD-to-BIM workflow, starting with early level and layout confirmation.

- Applied in-house QA/QC checks at each stage to avoid errors before final delivery.

- Added extra BIM resources to meet the short timeline without affecting quality.

- Maintained regular coordination with the client to close design clarifications quickly.

Benefits

- Delivered all outputs within the committed 3-day timeline.

- Ensured accurate and clean BIM models with minimal revisions.

- Helped the client move from CAD-based drawings to BIM, reducing coordination issues.

- Provided a reliable model that could be used for visualization and further project stages.