



LOD 300 Architectural BIM Modeling for a Commercial Facility

(Architectural BIM Modeling & As-Built to BIM Modeling Services)

CASE STUDY



TECHTURE



Client : General Contractor

Team Size : 2 No.s (BIM Engineer & BIM Coordinator)

Disciplines : Architecture

Duration : 2 Weeks

Scale : 17,500 Sq. Ft.

Software : Autodesk Revit

Type : Commercial

Location : Colorado, USA

Project Overview

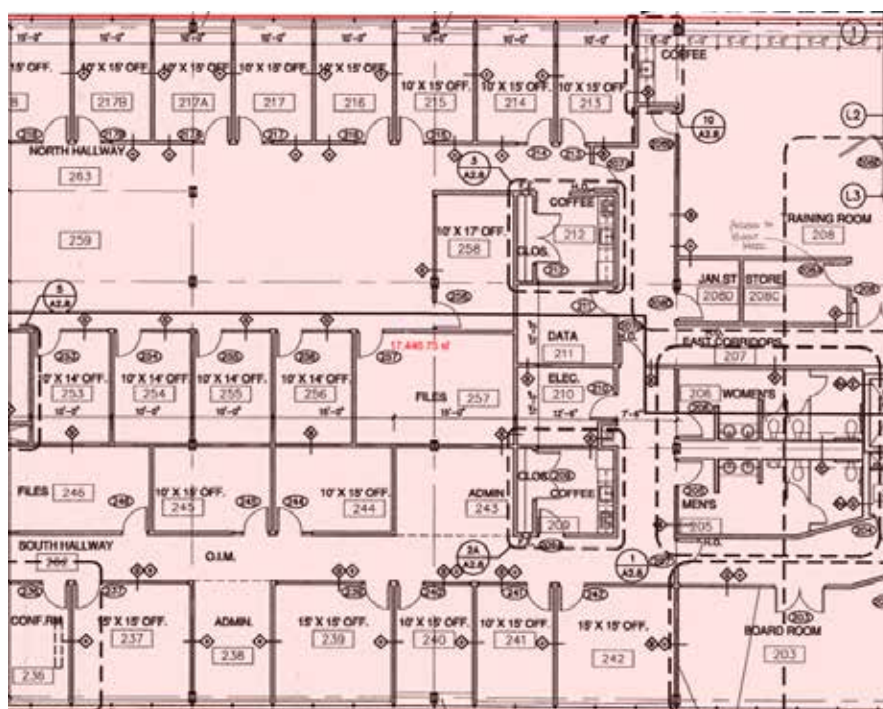
Techture delivered LOD 300 Architectural BIM modeling for a 17,500 Sq. Ft. commercial facility, focused on Level 02. The model was developed based on client-provided as-built/existing condition drawings, ensuring accurate representation of current site conditions. Using Autodesk Revit, the scope included architectural and interior elements with defined phasing for existing, demolition, and new construction. The resulting model supported clear visualization and coordination for renovation planning.

Scope & Deliverables

- 📦 Develop LOD 300 architectural model (Level 02) based on as-built drawings.
- 📦 Model walls, doors, windows, ceilings, and key architectural elements.
- 📦 Define phasing (Existing, Demo, New) within the Revit model.
- 📦 Create custom families for millwork and fixed furniture; use standard families for others.
- 📦 Deliver a one-time, accurate representation of existing conditions.

Challenges

- 📦 Ensuring accuracy while modeling from as-built drawings.
- 📦 Managing clear phasing for renovation workflows.
- 📦 Handling missing or unclear inputs during modeling.



Techture Approach

- ❏ Used as-built drawings as the single source of truth for modeling.
 - ❏ Implemented phasing strategy for existing, demolition, and new elements.
 - ❏ Developed custom families for millwork and interior components.
 - ❏ Maintained proactive communication for data gaps and clarifications.
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Benefits

- ❏ Accurate BIM model reflecting existing site conditions.
- ❏ Improved planning through clear phasing and visualization.
- ❏ Reduced errors during renovation coordination.
- ❏ Reliable base model for future design and construction stages.