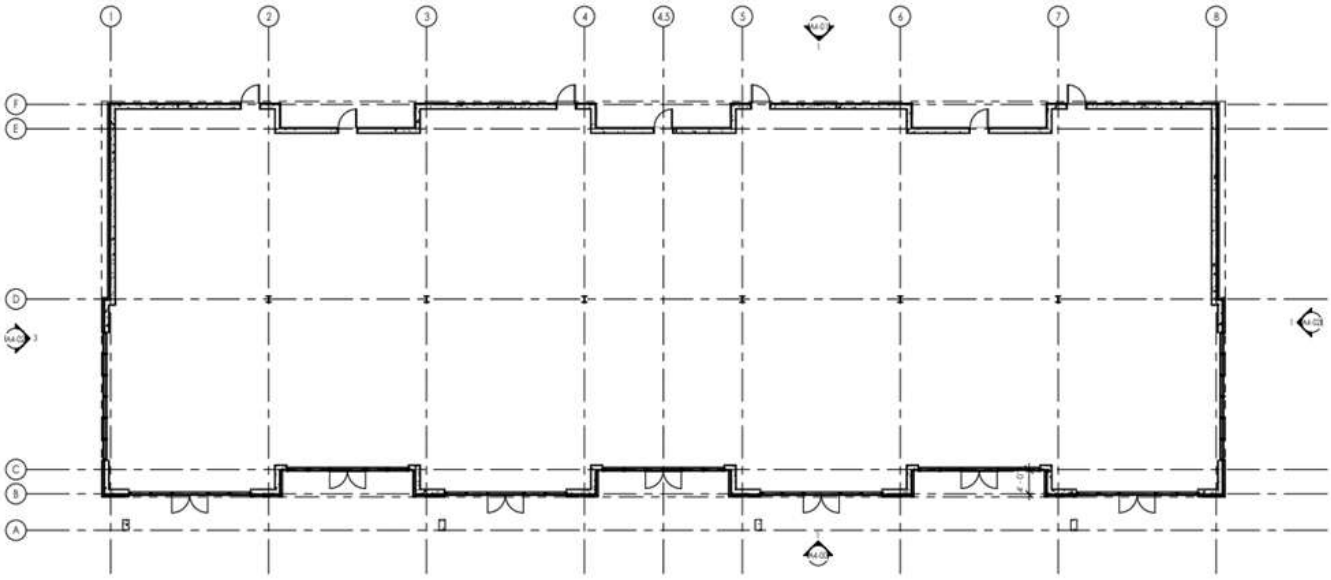
Architectural BIM Modeling & Documentation (DD to CD) for Commercial Mixed-Use Development

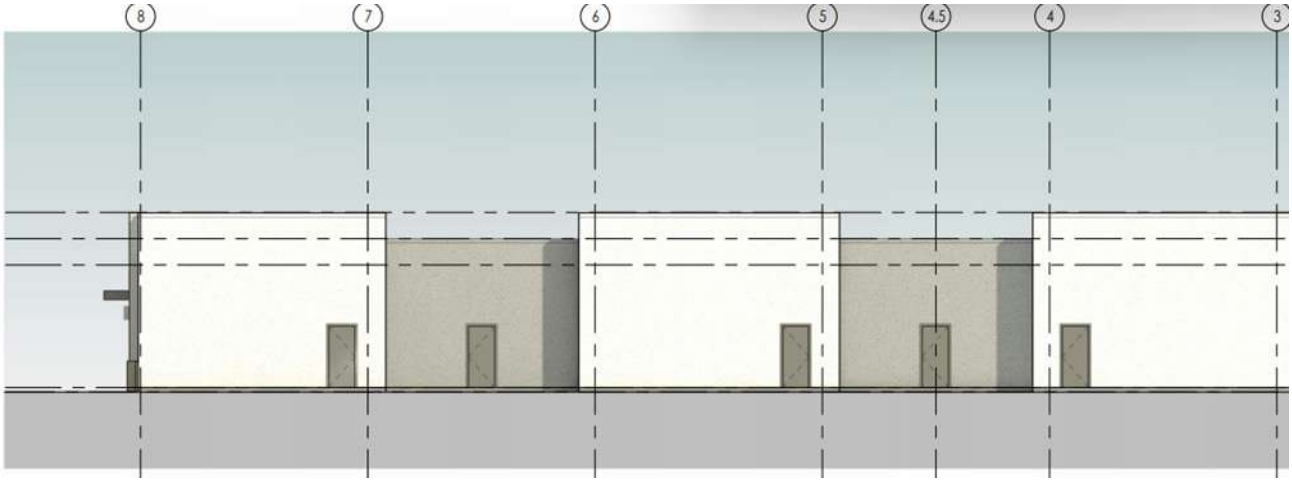
(Architectural BIM Modeling (Core & Shell) & Construction Documentation services)

CASE STUDY

TECHTURE



Client	: Design Consultant	**Team Size**	: 1 No. (BIM Architect)
Disciplines	: Architecture	**Duration**	: 2 Month
Scale	: 12,000 Sq. Ft.	**Software**	: Autodesk Revit
Type	: Mixed-Use Development	**Location**	: Texas, USA



Project Overview

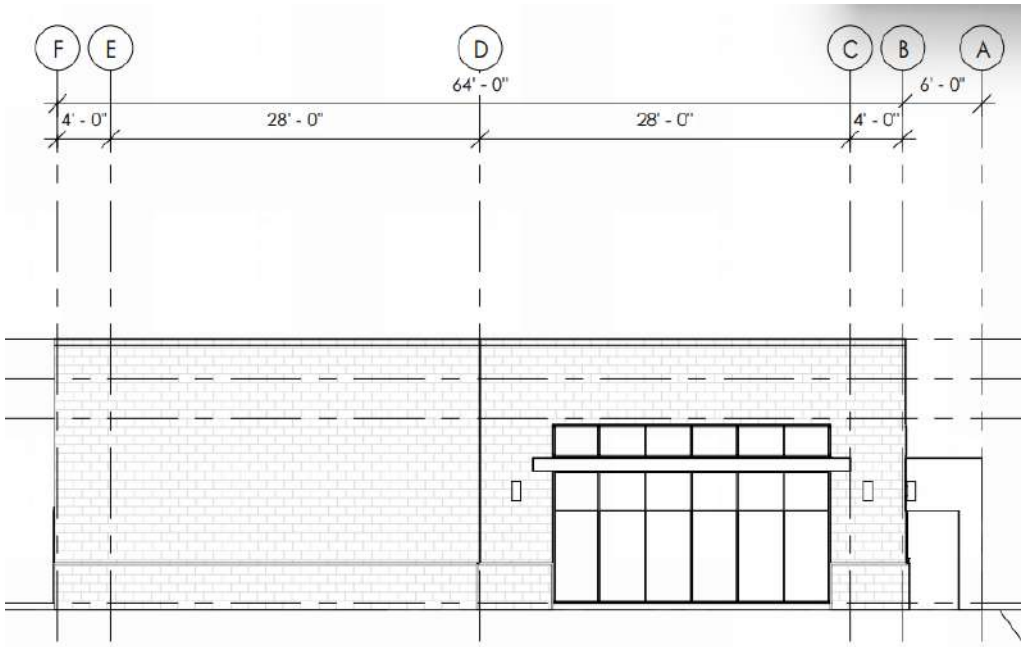
Techture delivered Architectural BIM modeling and documentation (DD to CD) for a 12,000 Sq. Ft. mixed-use commercial development. The scope focused on progressing the design from Design Development to Construction Documentation stages based on client-provided schematic inputs. Using Autodesk Revit, the team developed a coordinated shell and core architectural model. The outcome enabled permit-ready documentation and streamlined construction workflows.

Scope & Deliverables

- Develop Architectural BIM model from DD to CD stages based on schematic inputs.
- Model shell & core elements including walls, floors, roofs, doors, windows & partitions.
- Progress model with DD-level refinement and CD-level detailed documentation outputs.
- Incorporate one iteration per stage with coordinated design markups integration.
- Generate 10–15 architectural sheets including plans, sections, elevations & details.

Challenges

- Managing design progression across DD to CD stages with evolving inputs.
- Ensuring coordination for code compliance and permit-ready documentation.
- Handling scope limitations for shell & core without full interior detailing.



Techture Approach

- Developed stage-wise BIM model aligned with DD and CD deliverable requirements.
- Implemented progressive detailing with coordination-based model updates.
- Followed structured documentation standards for construction-ready outputs.
- Extracted drawings directly from coordinated BIM model for consistency.

Benefits

- Delivered permit-ready CD documentation with coordinated BIM model.
- Improved design clarity through stage-wise model development approach.
- Reduced rework via controlled iterations and structured updates.
- Enabled efficient execution with accurate architectural drawing sets.