



# SCAN TO BIM CATALOG

From concept to construction-ready BIM models, we deliver accuracy, clarity, and coordination.

# Service Overview

Scan to BIM is the process of converting laser-scanned point cloud data into accurate, intelligent, and data-rich BIM models that represent existing site and building conditions.

Our Scan to BIM services bridge the gap between physical reality and digital modeling by transforming raw point cloud data into structured BIM models suitable for renovation, retrofit, refurbishment, and facility management projects. We deliver models ranging from schematic-level representation (LOD 200) to highly detailed as-built documentation (LOD 500), based on project requirements.

The resulting BIM models serve as a reliable digital twin of the existing asset, supporting design validation, clash-free coordination, and informed decision-making across the project lifecycle.

## What We Do

Our Scan to BIM team processes point cloud data captured through terrestrial laser scanning or LiDAR surveys and converts it into precise BIM models aligned with project standards and tolerances.

We interpret point cloud datasets to model architectural, structural, and MEP elements with accurate geometry, spatial relationships, and elevation control. Special attention is given to datum alignment, deviation analysis, and tolerance management to ensure the modeled elements reflect true site conditions.

Throughout the modeling process, we maintain strict quality controls to validate model accuracy against point cloud references. Models are continuously reviewed to ensure alignment with client-defined LOD requirements, naming conventions, and deliverable standards.

Our approach enables confident use of existing-condition models for design development, coordination, and construction planning.

# Scan to BIM Modeling Scope

Our Scan to BIM services typically include:

- Processing and alignment of point cloud data (RCP / RCS / E57 formats)
- Creation of BIM models based on point cloud references
- Architectural, structural, and MEP modeling as per project scope
- LOD 200 to LOD 500 modeling, including as-built representation
- Validation of modeled elements against scan data
- Model coordination and integration with design BIM models
- Preparation of existing-condition drawings and views

## Key Benefits to Stakeholders

Clients using our Scan to BIM services benefit from:

- Reliable digital representation of existing conditions
- Reduced site visits and manual measurement errors
- Improved design accuracy for renovation and retrofit projects
- Early identification of clashes with existing structures and services
- Better coordination across disciplines using a single source of truth

## Why Choose Us

- **Accuracy-Driven Modeling:** Strict tolerance checks against scan data
- **Multi-Discipline Expertise:** Capability to model architectural, structural, and MEP systems
- **Standards Compliance:** Models delivered as per client BIM standards and LOD requirements
- **Flexible Engagement:** Support for partial areas, phased modeling, or full-facility scans

# Accuracy & LOD Approach

We follow a tolerance-driven modeling methodology to ensure the BIM model accurately reflects existing conditions:

- LOD 200: Overall geometry, massing, and spatial representation
- LOD 300: Accurate element sizes, locations, and system layouts
- LOD 400: Construction-level detailing aligned with site conditions
- LOD 500: Verified as-built models validated against point cloud data

This structured approach ensures the model is fit-for-purpose and reliable for downstream use.

## Applications of Scan to BIM

Our Scan to BIM services are widely used for:

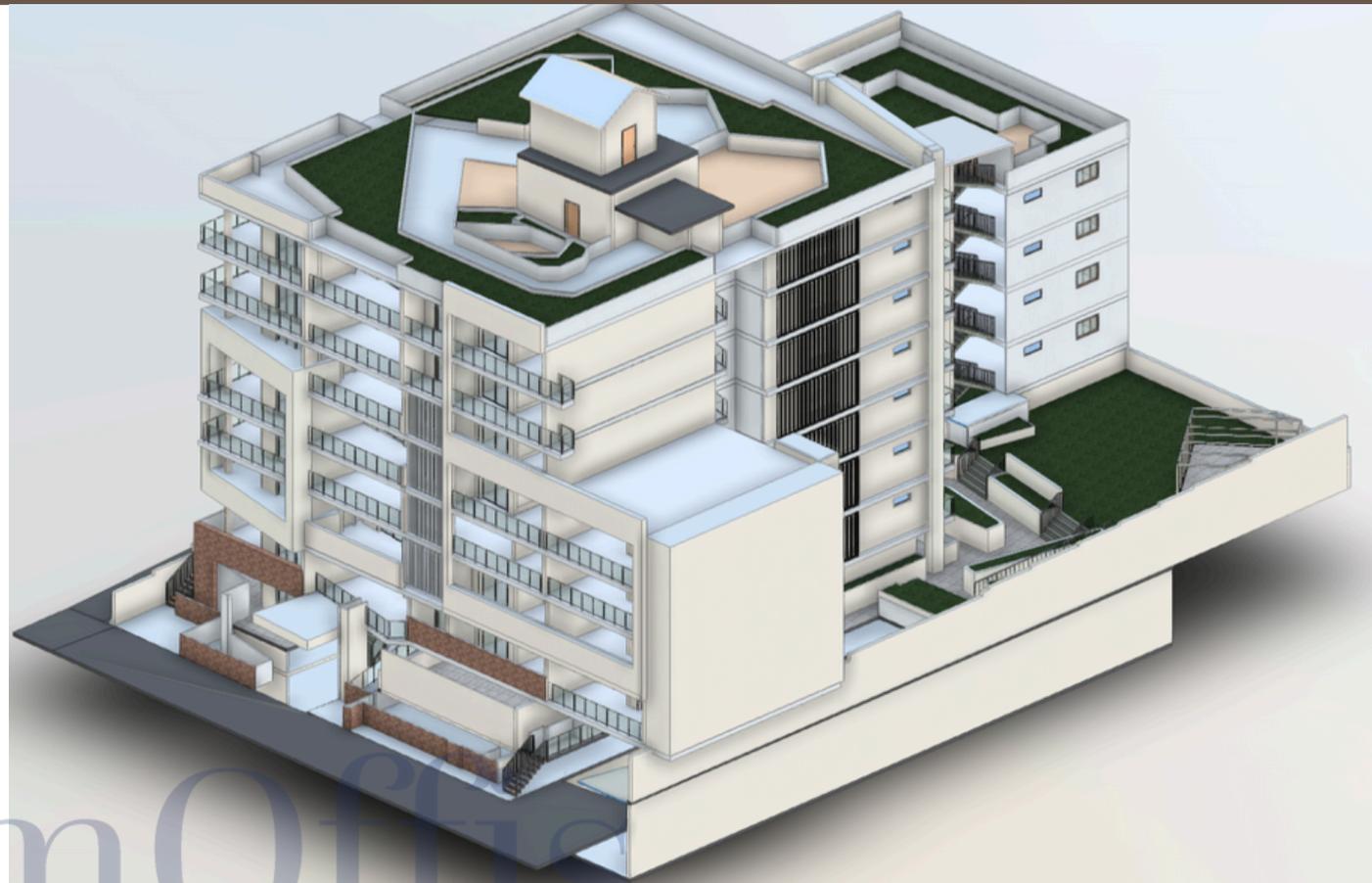
- Renovation and retrofit projects
- As-built documentation of existing facilities
- Clash analysis with new design proposals
- Facility management and asset documentation
- Historical building documentation

Each Scan to BIM deliverable is developed to provide a dependable, coordination-ready digital foundation that supports accurate design, efficient construction planning, and long-term asset management.



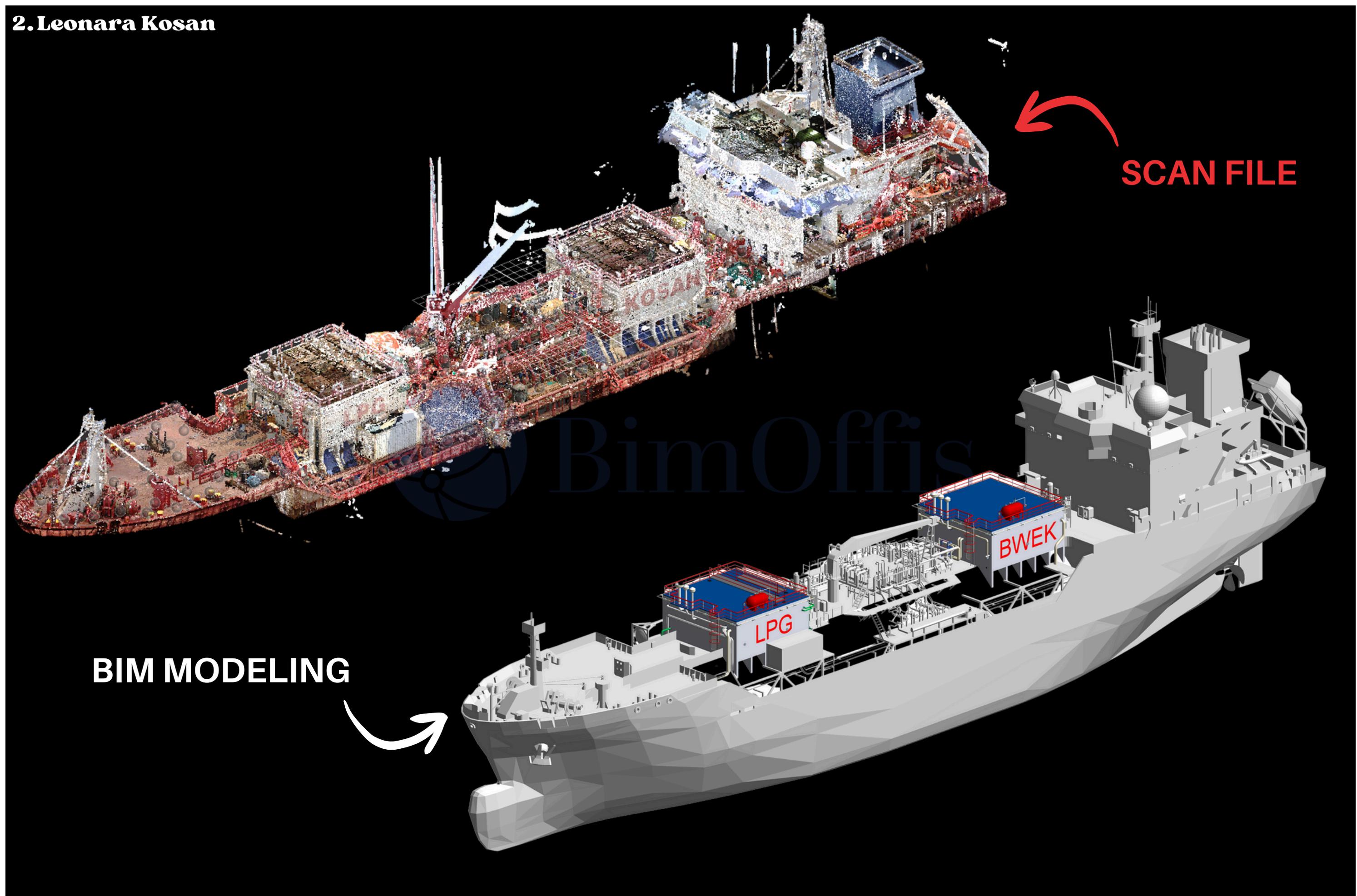
# Scan to BIM Modeling

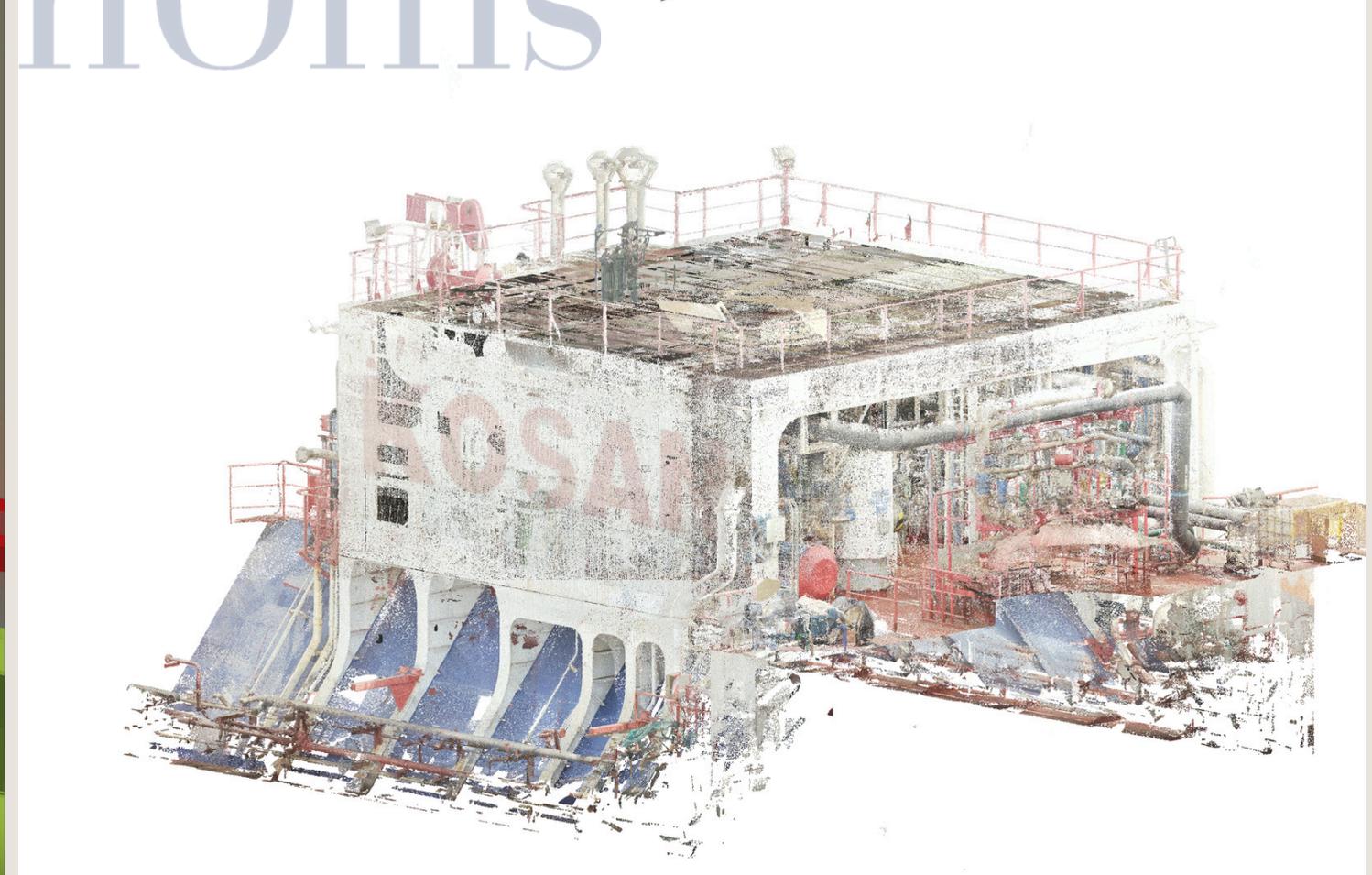
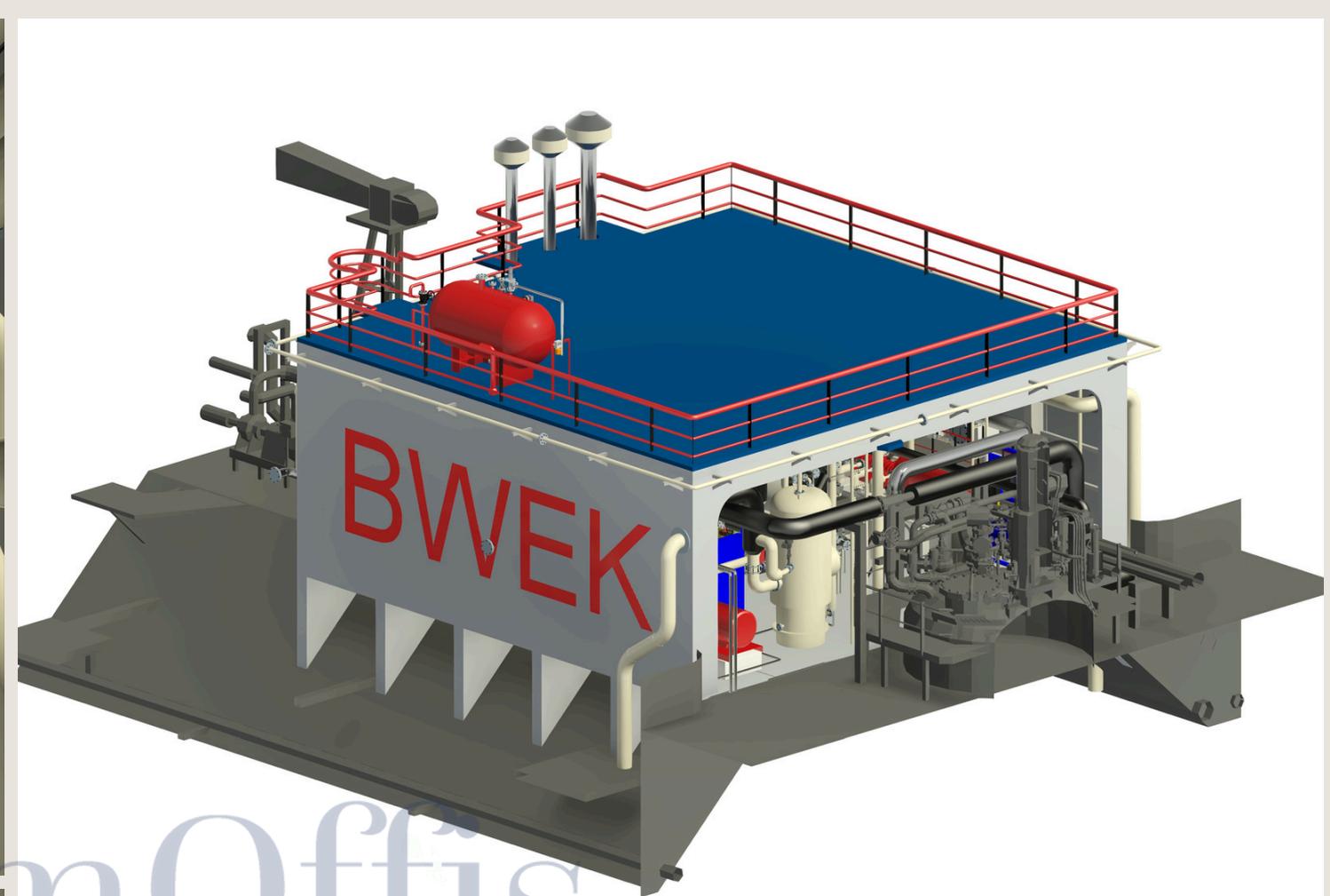
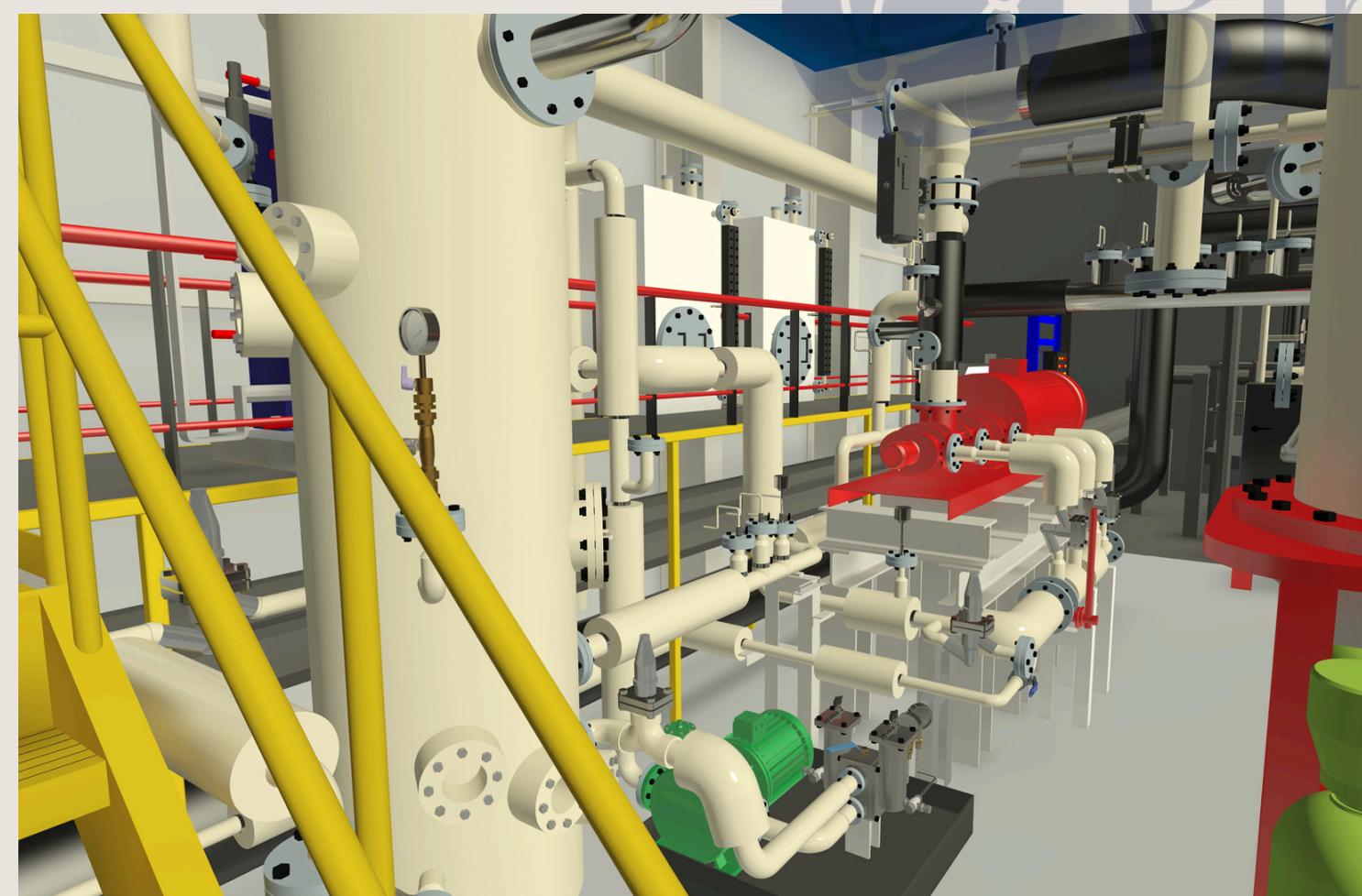
## 1. Orchid Heights

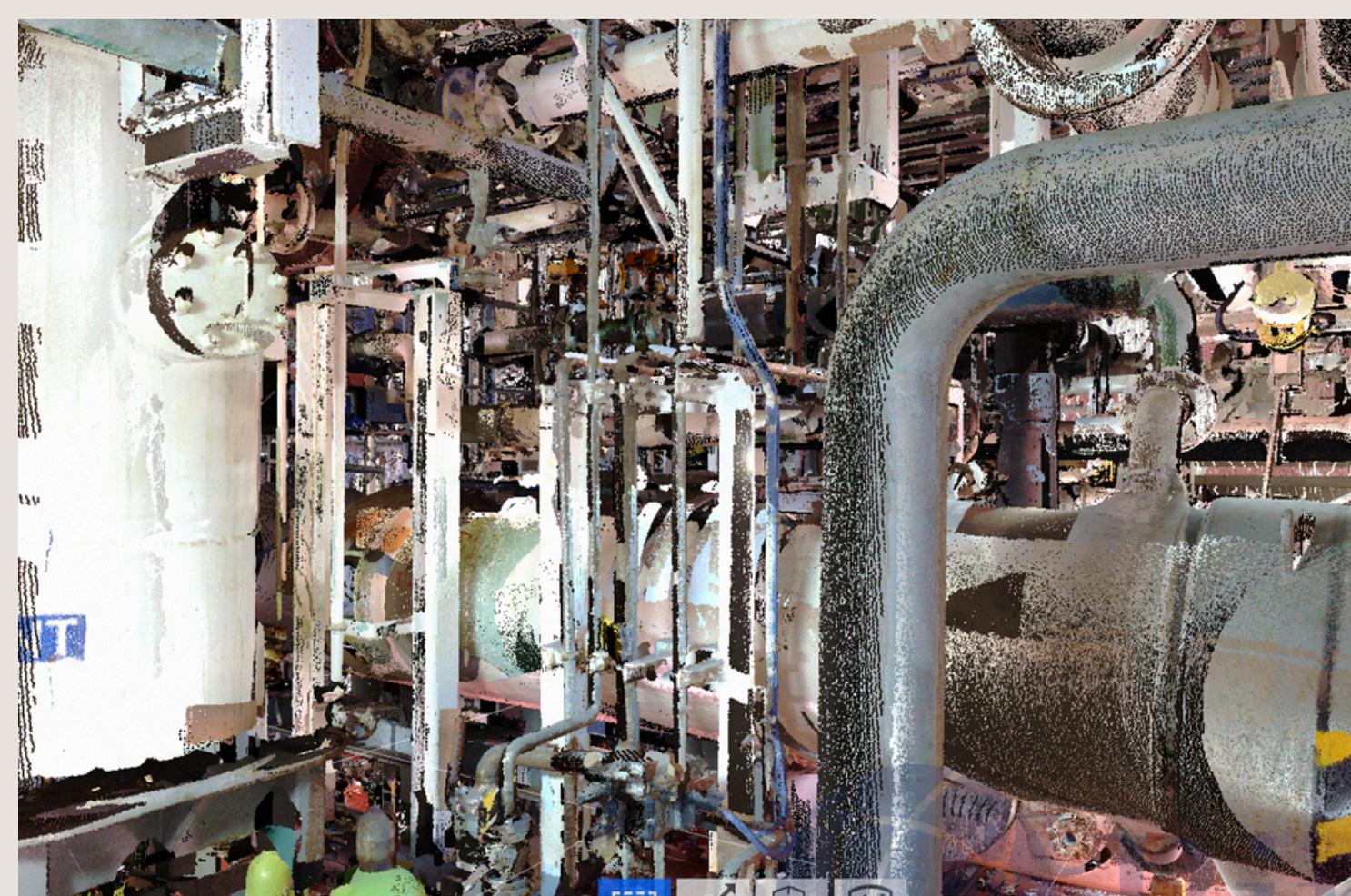


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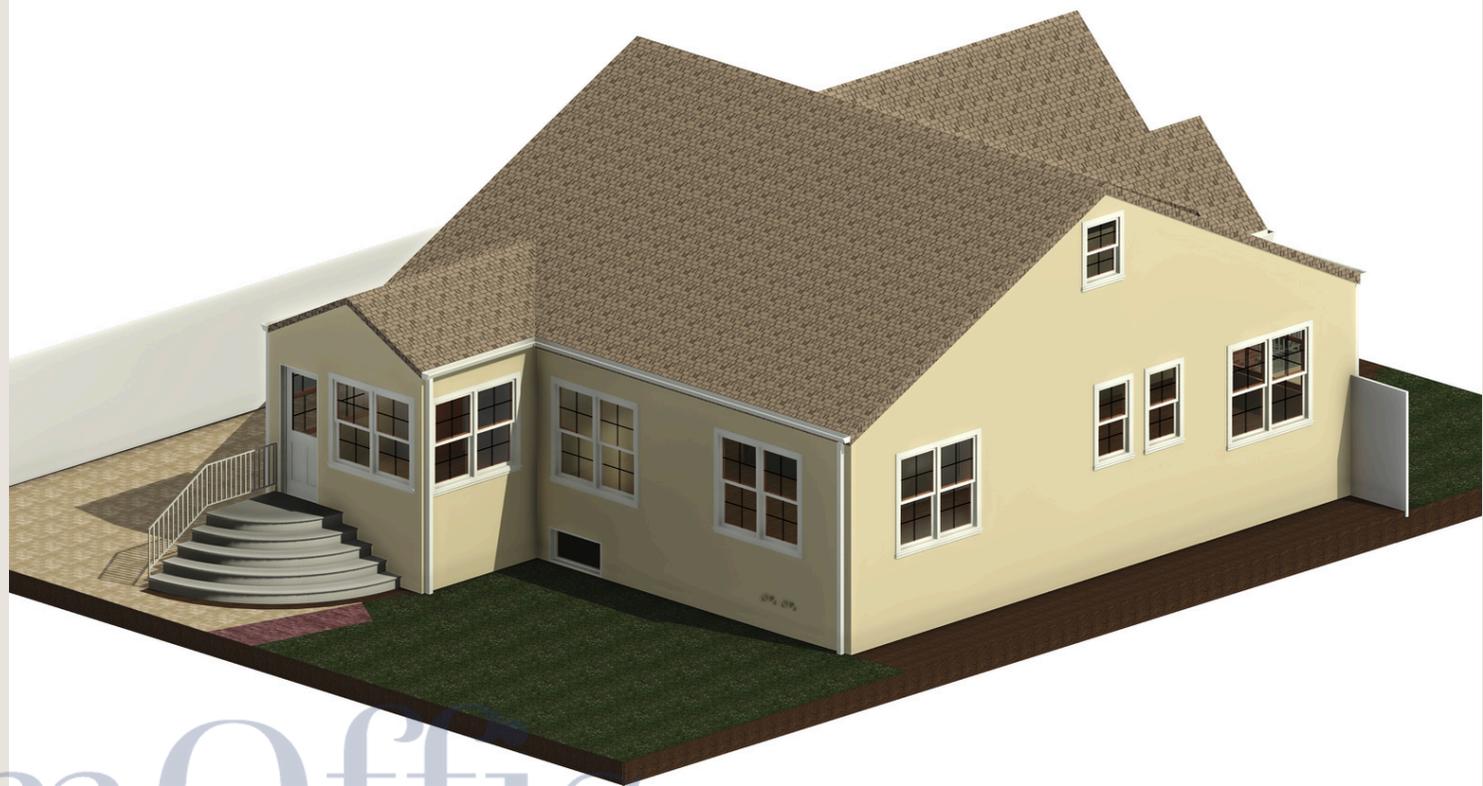
## 2. Leonara Kosan



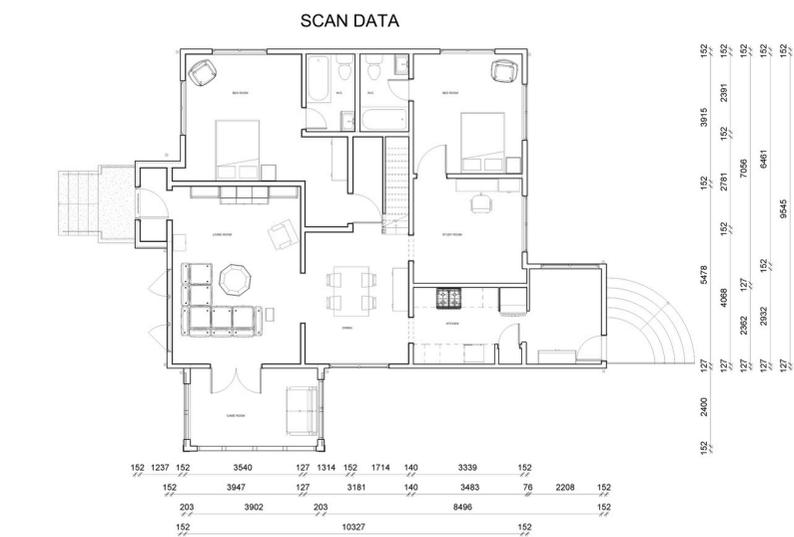




# 3. Sunset Villa



3D BIM MODEL



2D DOCUMENTATION

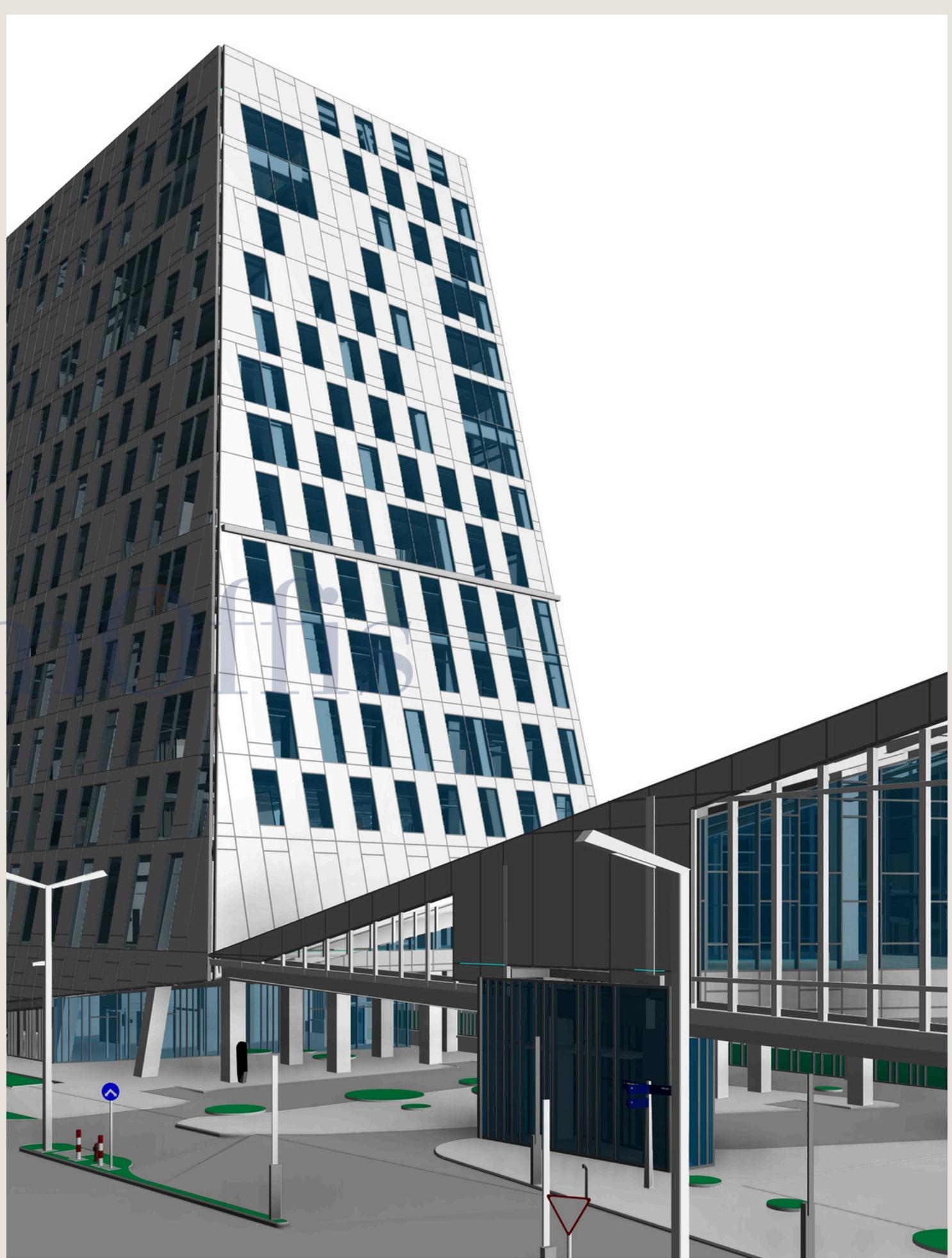
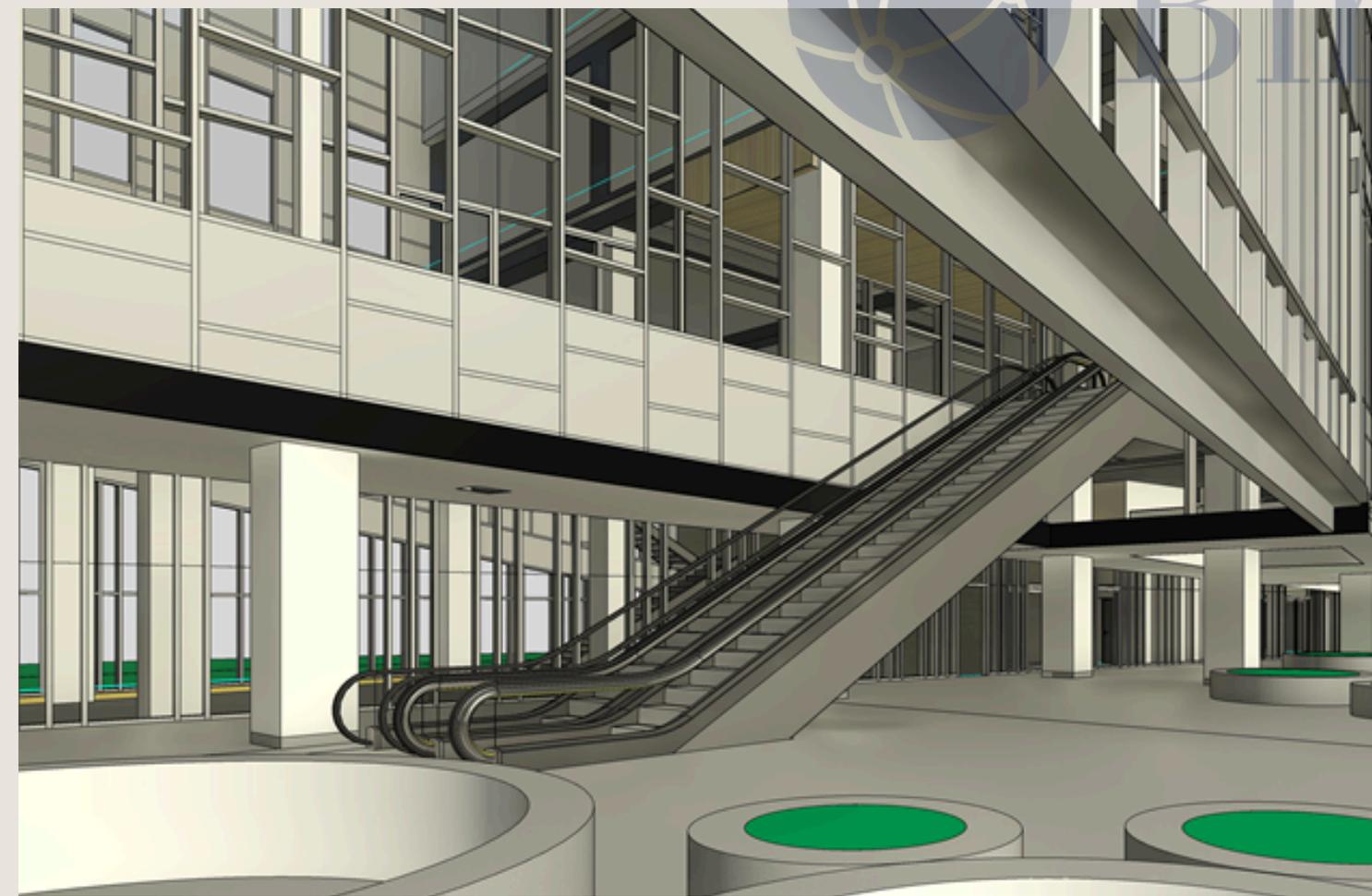
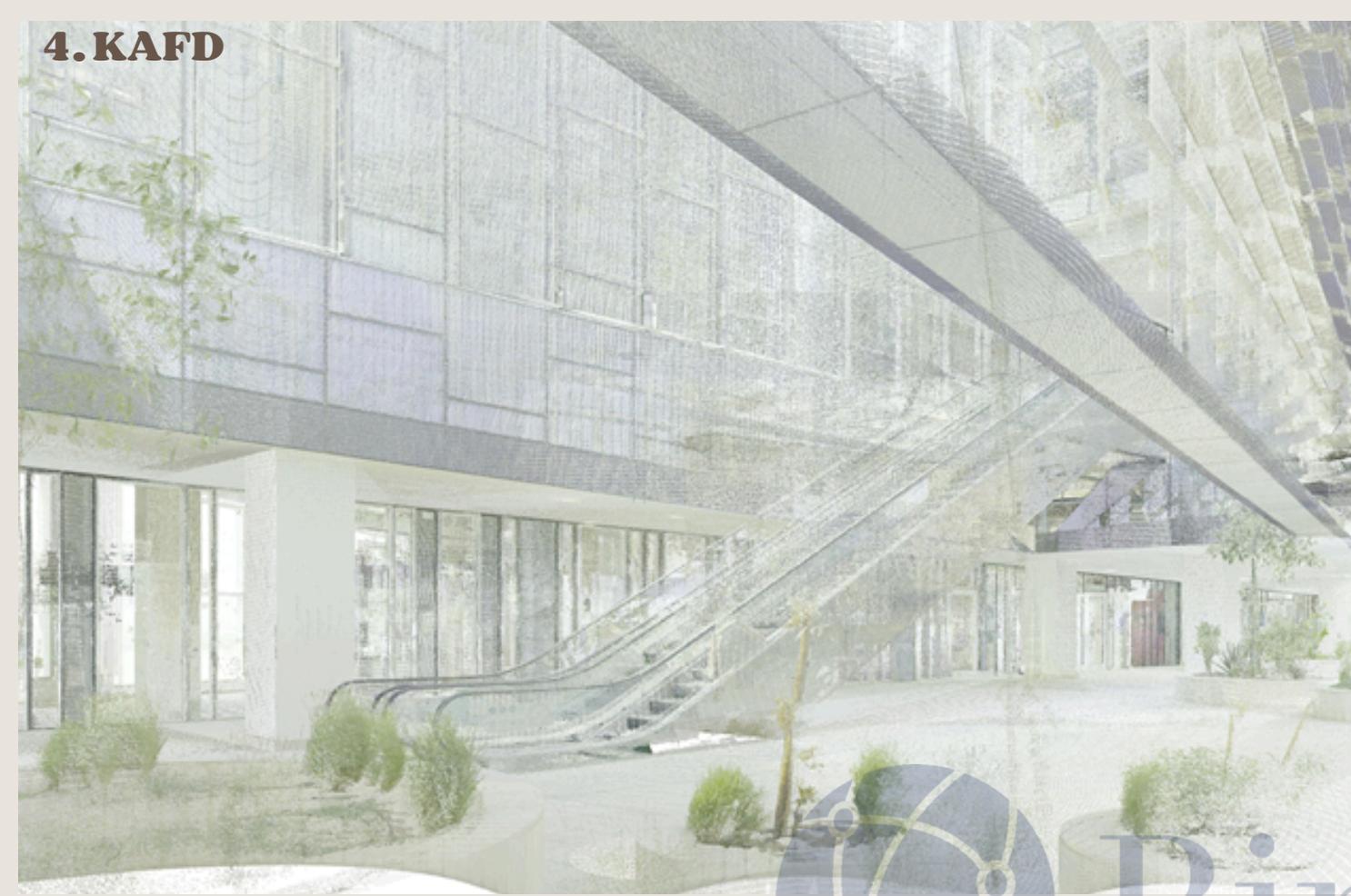


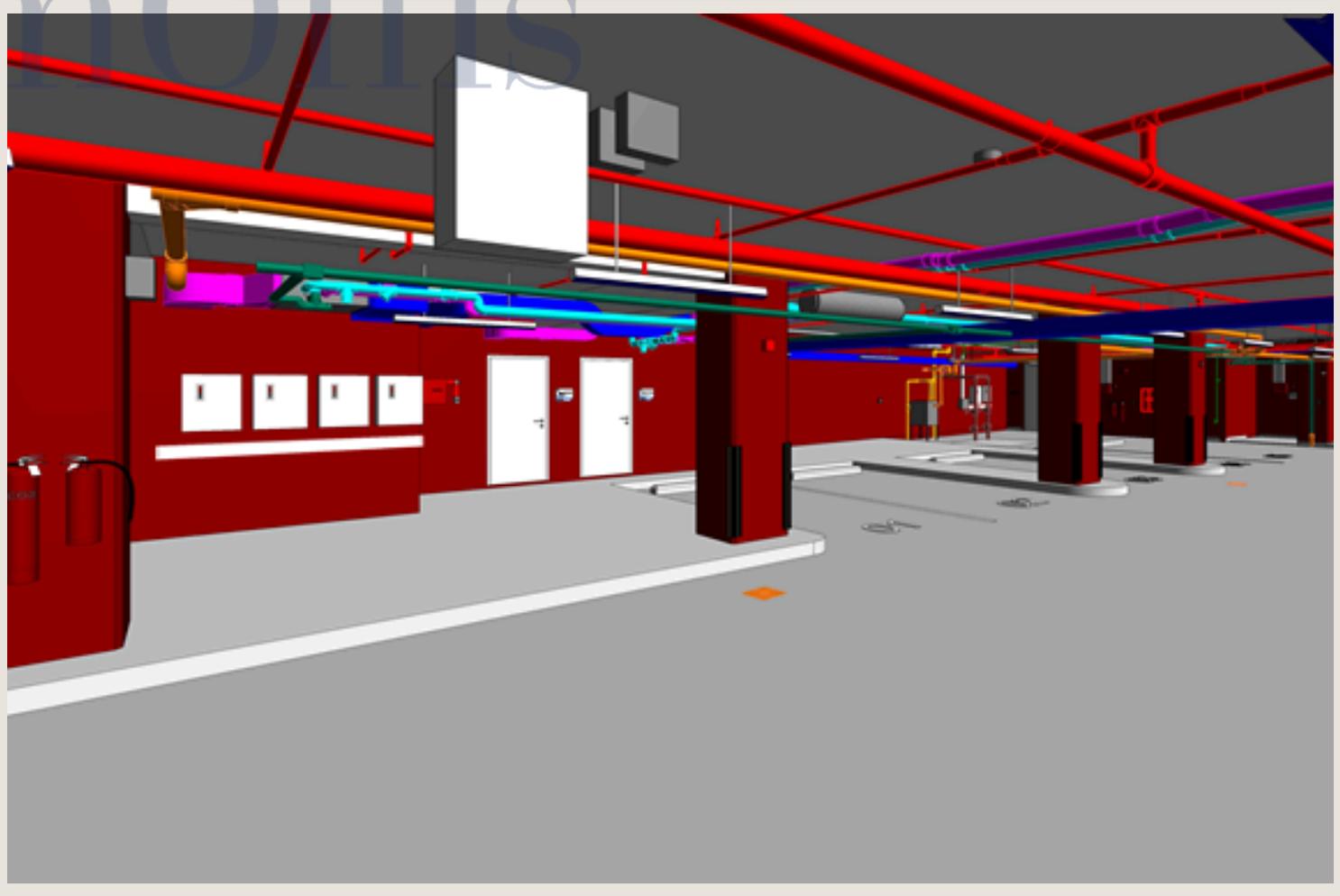
LIVING ROOM



KITCHEN

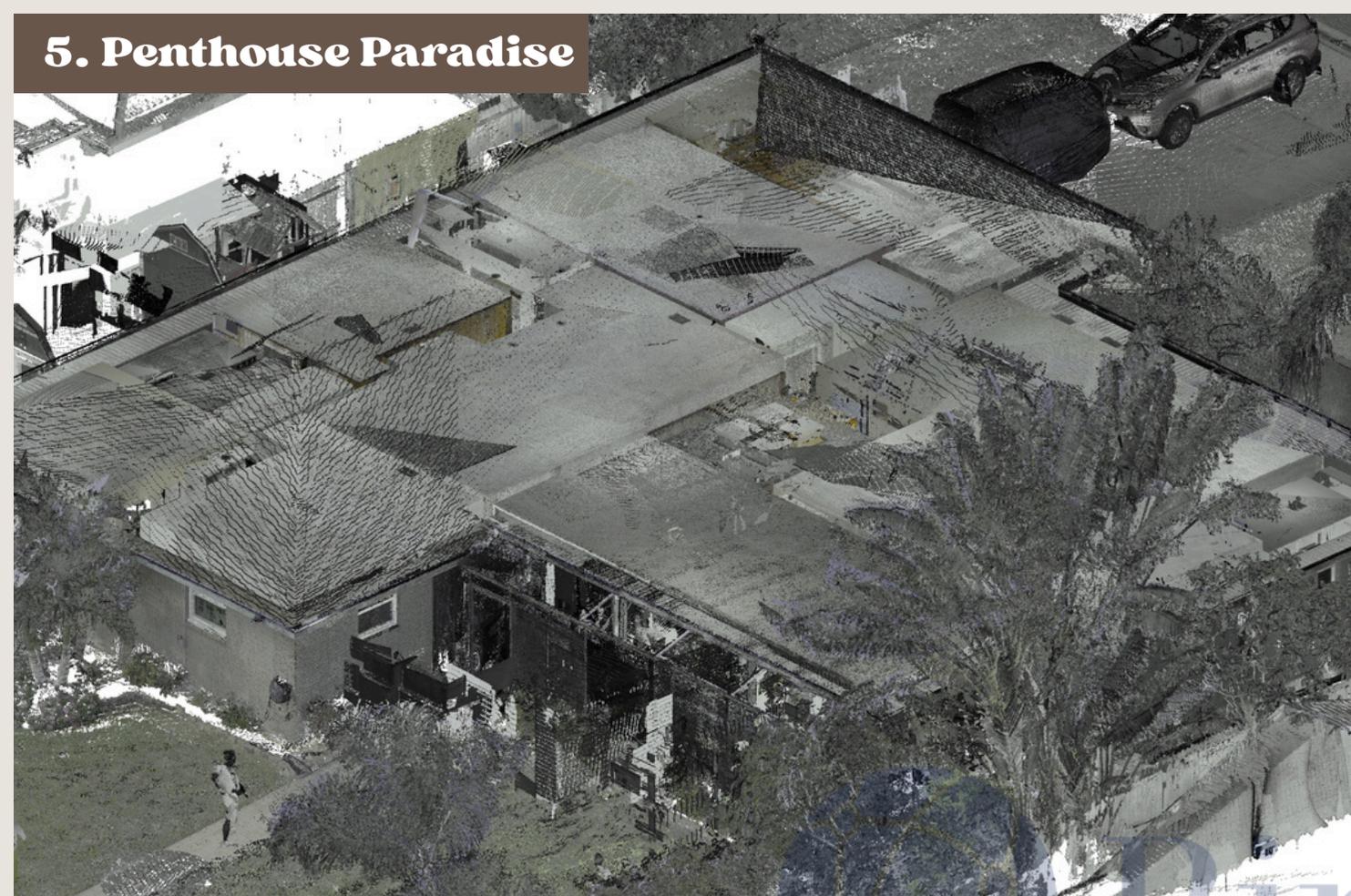
4. KAFD





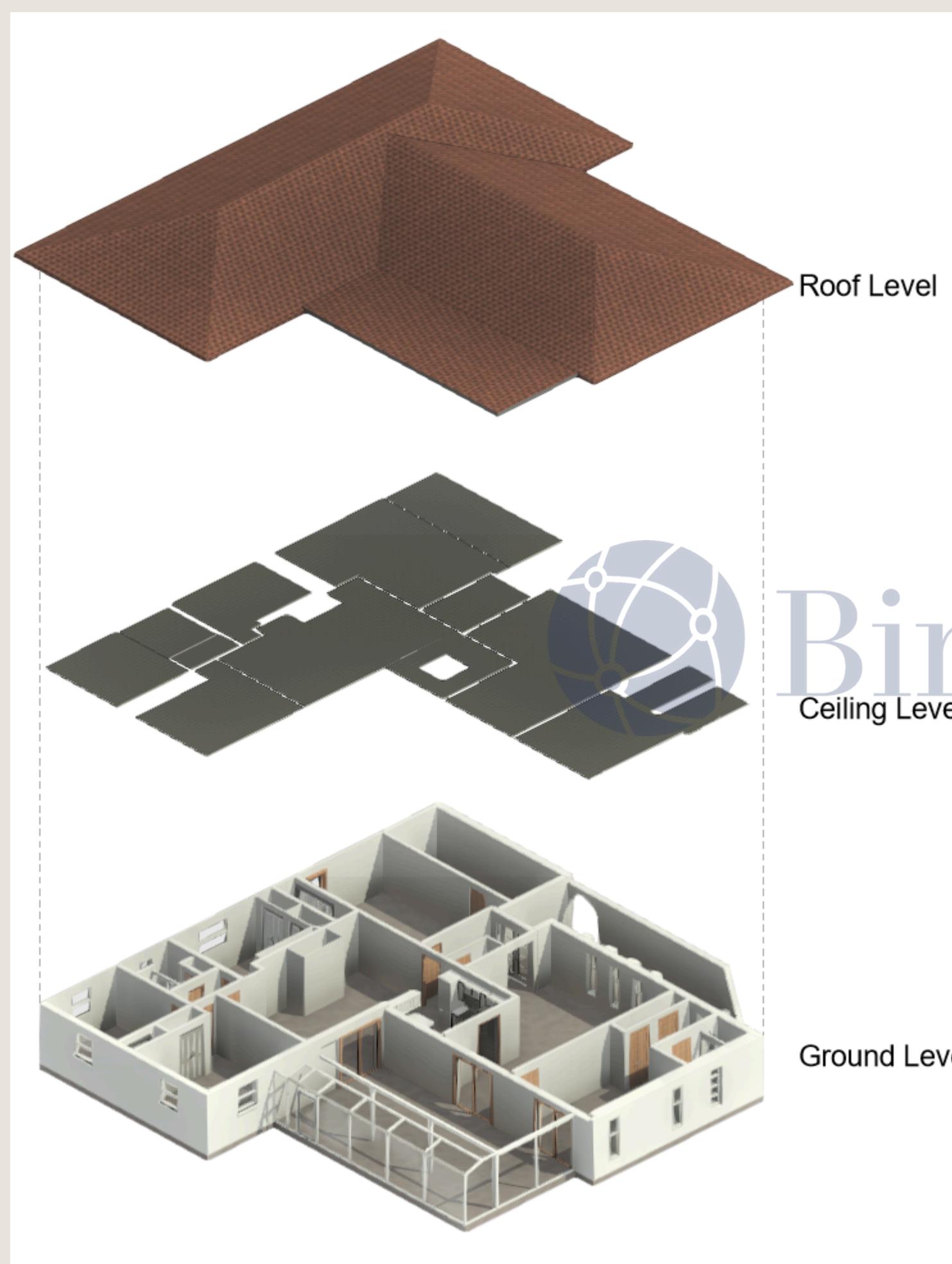
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# 5. Penthouse Paradise

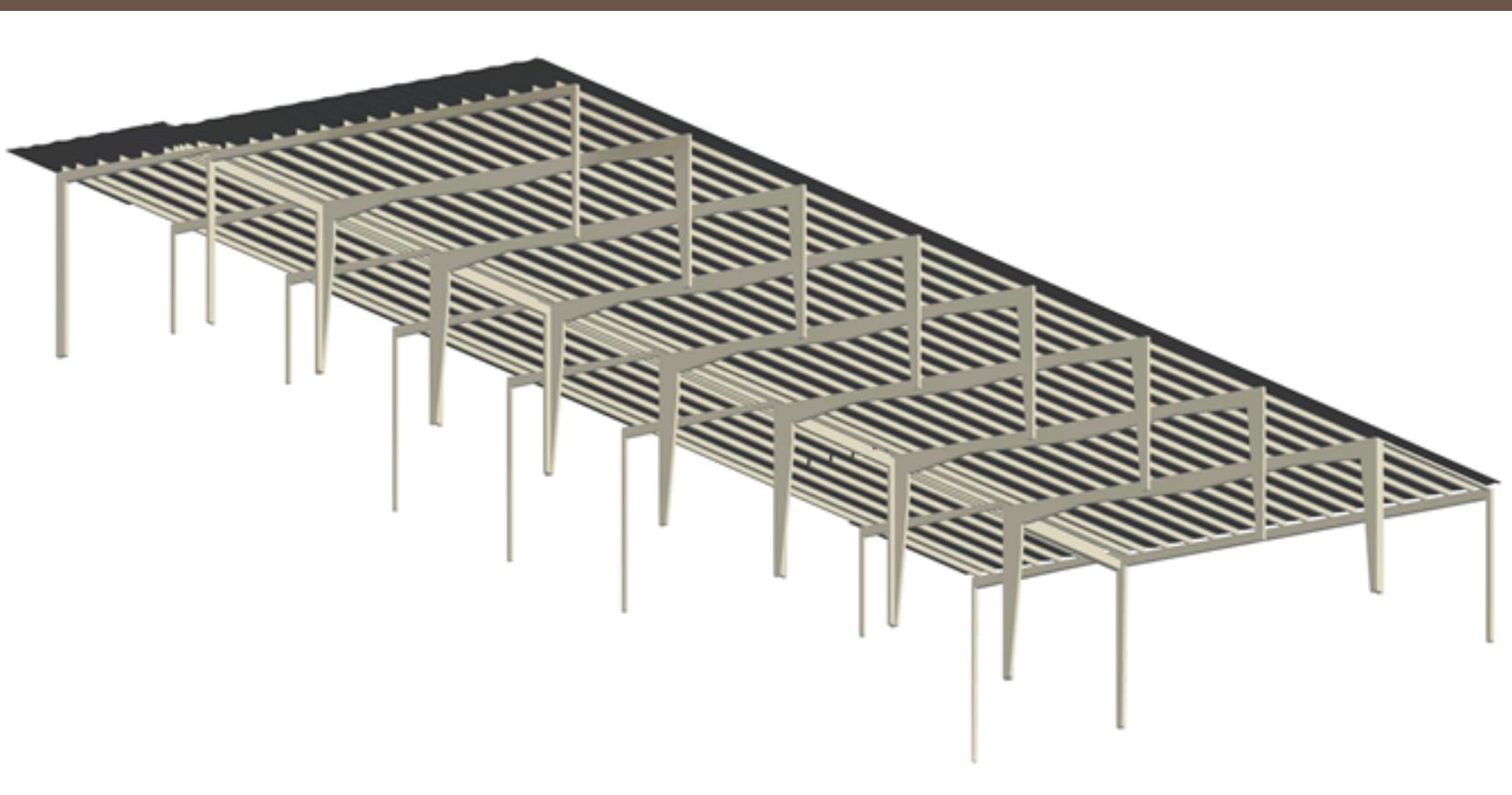


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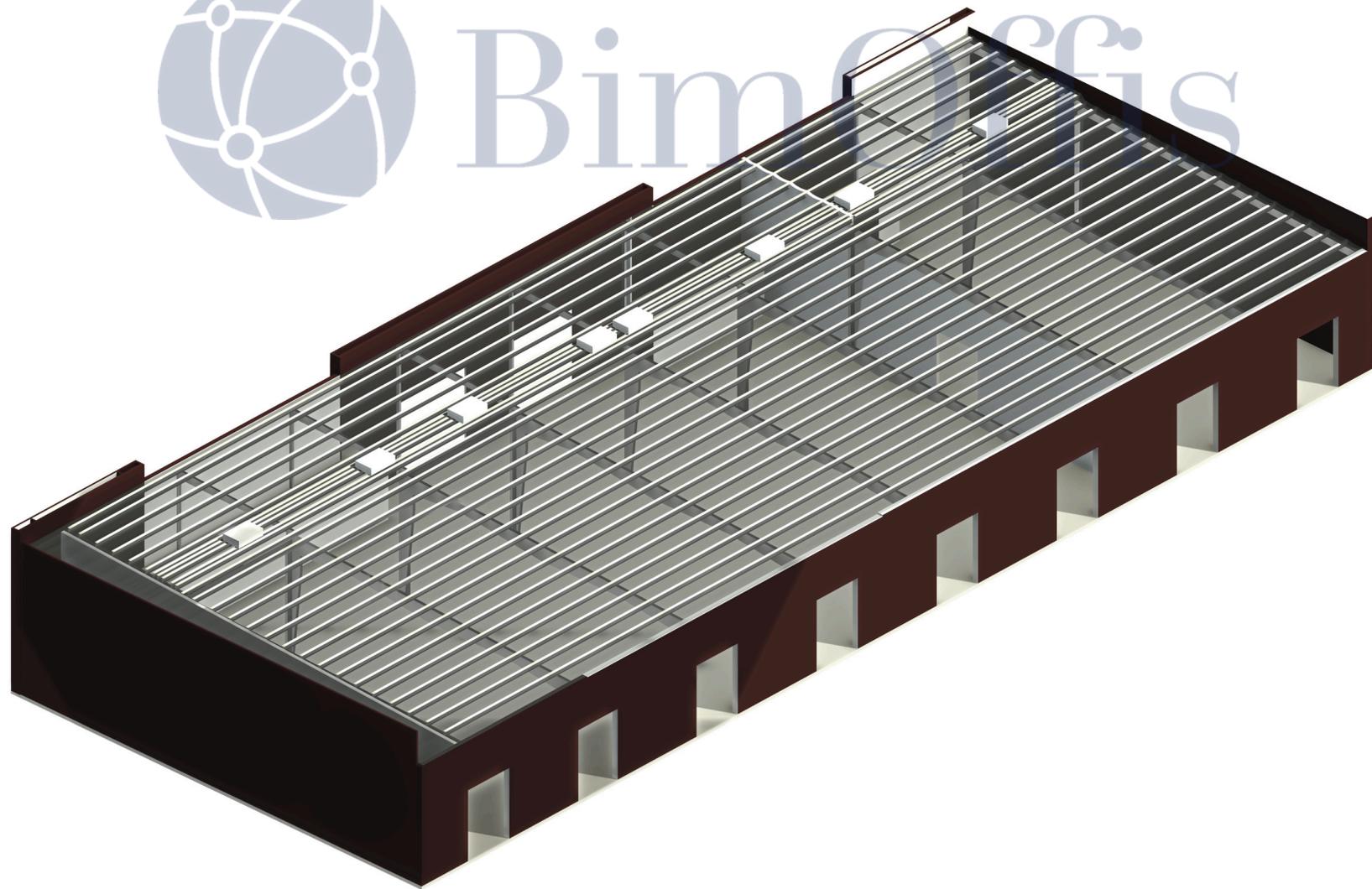




6. Eastern Ave



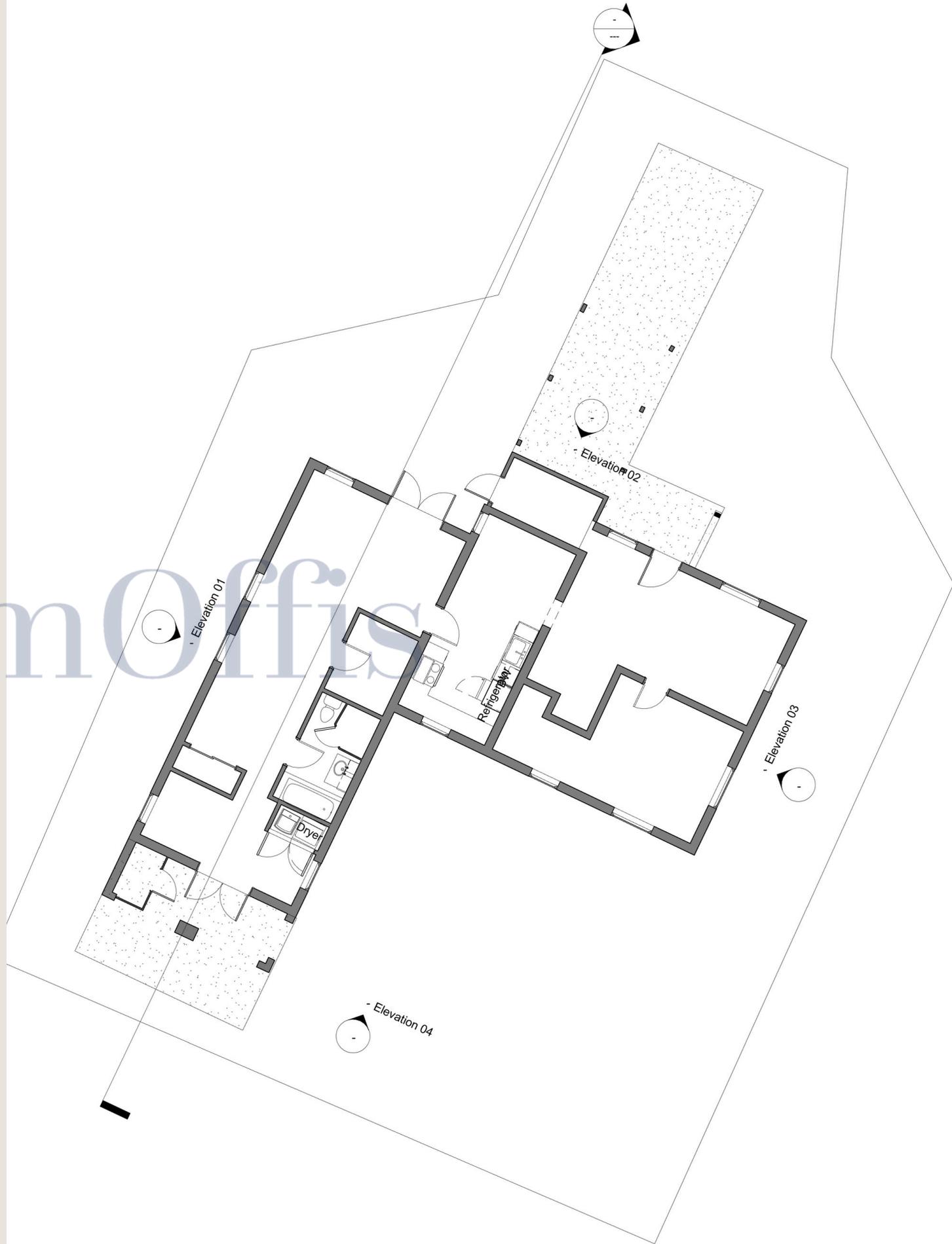
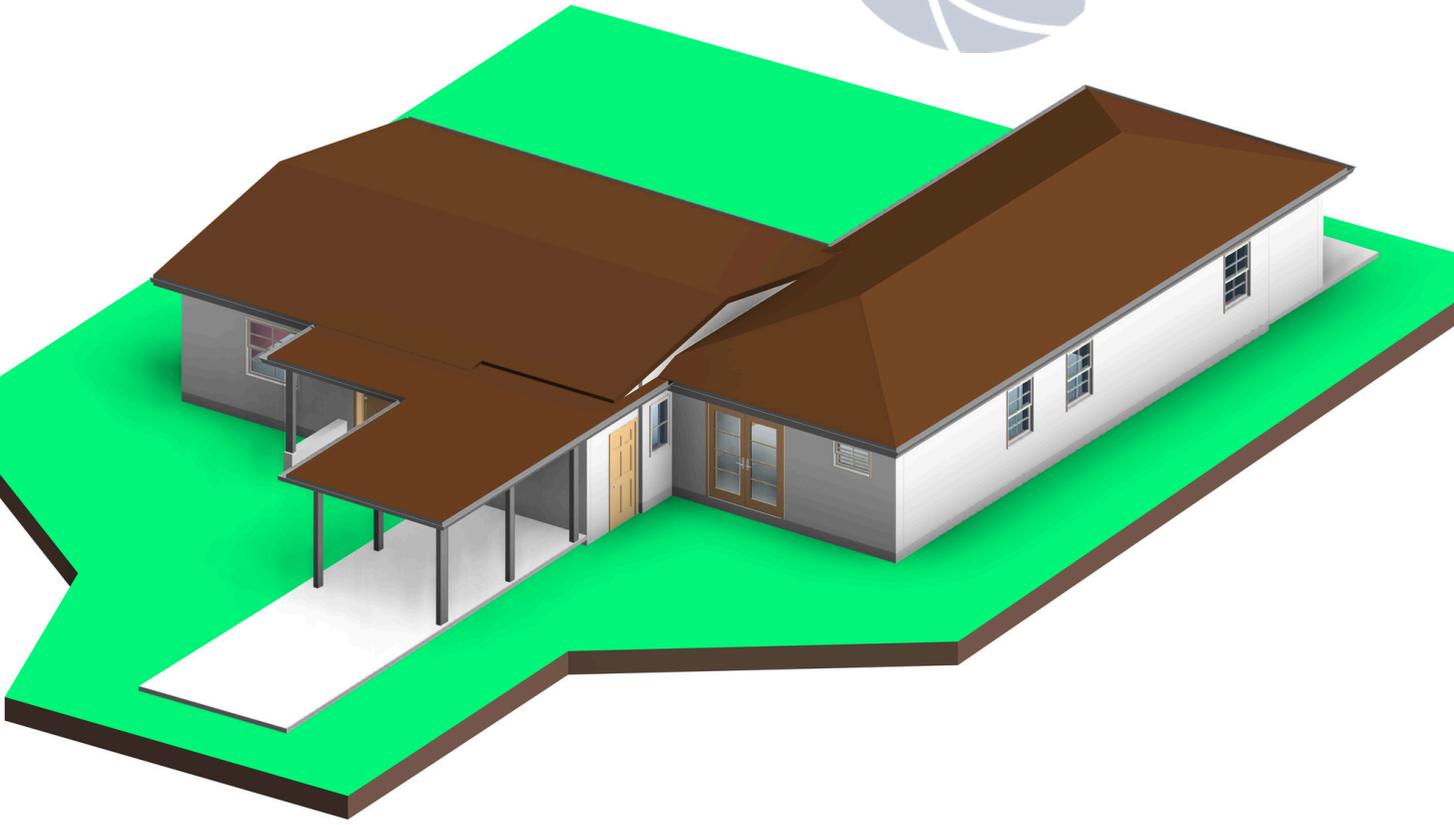
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# 7. Logan Residence



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# Let's Connect With Us!

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