

PROJECT DOSSIER

BIM & POINT CLOUD SERVICES

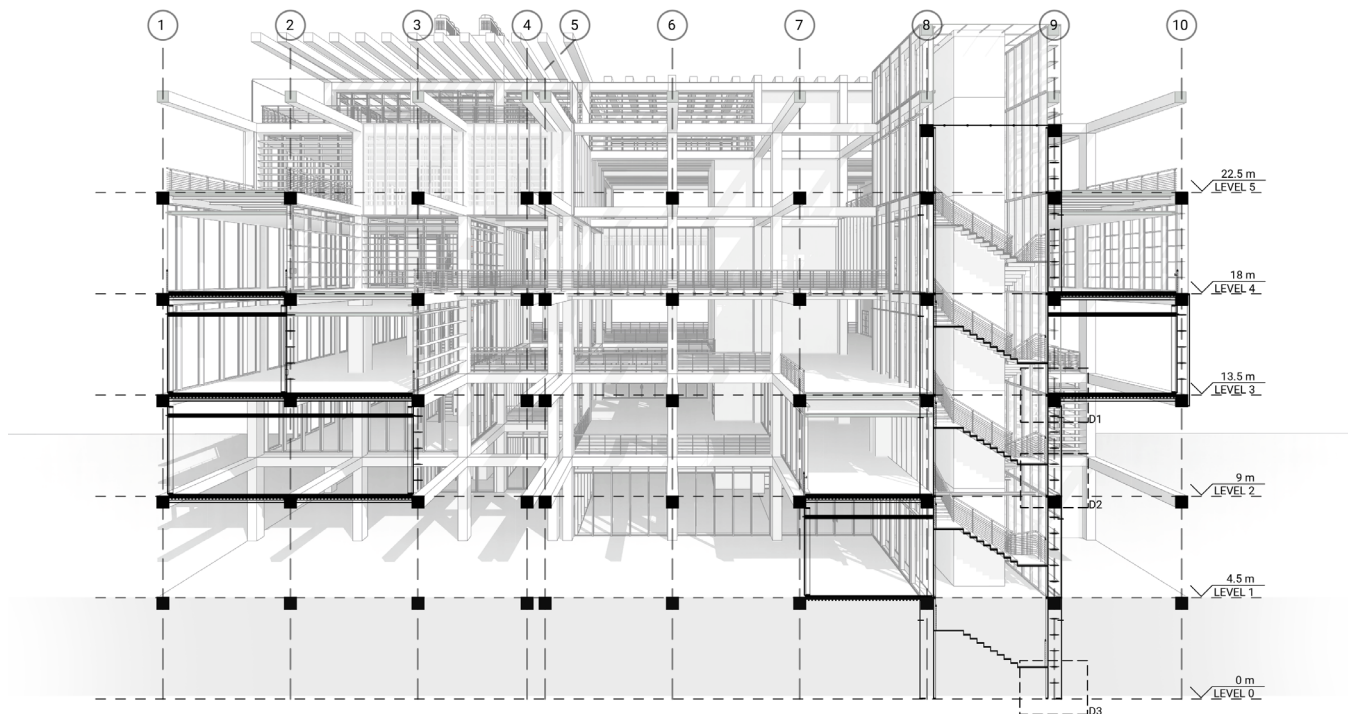
BASED IN *VALENCIA, SPAIN* || WORKING *WORLDWIDE*

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ARQTK
ALAM RODRIGUEZ PEÑA & TATJANA KONJIKOVAC

Delivering accurate, coordinated BIM models that bring digital precision and structure to your project.

Our Process

[01]	[CAPTURE]	POINT CLOUD & EXISTING CONDITIONS ANALYSIS	We receive your point cloud or scanning data and study the existing building in detail. We analyze geometry, structural logic, materials, irregularities, and all constraints that will impact the bim model.
[02]	[INTERPRET]	DATA CLEANING & MODEL STRATEGY	We organize the raw information into a clear modeling strategy. This includes defining LOD requirements, template alignment, modeling standards, naming conventions and the level of detail needed.
[03]	[MODEL]	SCAN-TO-BIM PRODUCTION	We transform the point cloud into a precise BIM model. Walls, slabs, beams, columns, openings, stairs, roofs, MEP elements, all modeled with accuracy and consistency.
[04]	[TRANSFORM]	DEMOLITION & RENOVATION MODELING	We develop the BIM models required for refurbishment projects: Existing State Model, Demolition Model, Proposed Mode. All deliverables are technical BIM models only - no legal responsibility.
[05]	[DELIVER]	TECHNICAL BIM DOCUMENTATION & COORDINATION (NON-LEGAL)	Plans, sections, elevations, schedules, quantities and coordination views. We support your team with BIM integration, but we do not produce legally binding or permit-ready documentation.

We guide your project from raw scan data to a precise, coordinated BIM model, ensuring every element is accurate, organized and ready for design, renovation and construction workflows.

Our Packages

I Essential

Point Cloud Interpretation

A clear understanding of the existing building through analysis of geometry, structure, materials and irregularities captured in the scan.

Modeling Strategy Setup

Definition of LOD requirements, modeling standards, naming conventions and template alignment to ensure a clean BIM workflow.

Core Scan-to-BIM Model

Accurate modeling of architectural and structural elements: walls, slabs, beams, columns, openings, stairs, roofs, based on the point cloud.

Existing Conditions Documentation

A structured set of BIM views showing the current state: plans, sections, elevations and key coordination views.

PDF BIM Summary

An organized document summarizing modeling decisions, LOD, standards used and the overall structure of the BIM model.



Outcome: This package gives you a precise existing-conditions BIM model that can be shared for design development, coordination or early pricing.

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Our Packages

II Complete

Full BIM Model Dossier

A comprehensive BIM package including the existing model, renovation phases, all elements needed for design and coordination.

Detailed BIM Layouts

Final plans, sections, elevations, and coordination views.

Material & Element Classification Boards

Digital classification of materials and building elements using the point cloud and client-provided references.

BIM Elements & Specifications List

A concise list of modeled components with attributes, quantities and classifications for coordination workflows.

Renovation & Phasing Models

Clear BIM models for: Existing State, Demolition, Proposed Design

3D BIM Visualizations

Isometric views, 3D cutaways, and visual representations of the existing and proposed models.



Outcome: This package gives you a BIM model with renovation phases and detailed outputs ready for technical development, coordination or contractor pricing.

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We look forward to providing a BIM model that brings structure, accuracy and confidence to your project.

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