

Architectural BIM services

Your design as a smart 3D model, with the drawings generated from it.



ILLUSTRATIVE 3D MODEL

SOFTWARE

Autodesk Revit, Autodesk Navisworks,
AutoCAD

YOU RECEIVE

Revit model (RVT), cleaned and purged;
IFC export where the project needs
open BIM

REPLY TIME

A scoped quote within one working day.
NDA first if you ask.

IN PLAIN WORDS

Architectural BIM, explained.

IN PLAIN WORDS

We turn your architect's drawings or sketches into a detailed 3D model of the building. Every wall, door and window is an object that knows its own size and material, so the plans, sections and schedules always agree with each other.

An architectural BIM model is the building's design built once, in 3D, with information attached to every element. Change a wall in one view and every plan, section, elevation and door schedule updates to match. That is the difference between a model and a set of drawings that have to be kept in step by hand.

Sactik's team is led by architects, so the model is built the way a design team will use it: clean levels and grids, named types, rooms and areas that reconcile, and a structure of worksets that your coordinators can work with. We build from sketches, CAD, PDFs or point clouds, to the level of detail the project stage calls for.

LEVEL OF DETAIL

LOD 100 massing through LOD 300 for design development and construction documents, LOD 350 where trades coordinate from the model, LOD 400 or 500 on request.

SOFTWARE AND FORMATS

Autodesk Revit, Autodesk Navisworks, AutoCAD. Delivered as RVT, RTE, IFC, DWG, PDF, NWD.

WHO IT IS FOR

Architecture practices that need extra modeling capacity. Contractors that need an architectural model for coordination. Developers who want a model for planning, sales or handover. Design-build teams moving 2D drawings to BIM.



WHAT IS INCLUDED

What we build and deliver.

01 3D building model Walls, floors, roofs, stairs, doors, windows, ceilings, curtain walls and rooms, built as intelligent Revit objects.	02 Facade modeling Cladding systems, curtain walls, panel layouts, shading devices and parametric facade rules.
03 Interiors Partitions, finishes, ceilings, joinery and furniture layouts, with room data sheets.	04 Site and context Terrain, roads, levels, retaining walls and neighboring massing from survey data.
05 Construction drawings Plans, sections, elevations, details, schedules and sheets extracted from the model to your standards.	06 Revit families Custom doors, windows, fixtures and furniture where the standard library is not enough.

What you send us

- Drawings in DWG or PDF, or Revit files if you already have them
- The level of detail (LOD) you need and the BIM standard or BEP the project follows
- Your title block, sheet size and naming standards
- A named contact for questions

What you receive

- Revit model (RVT), cleaned and purged
- IFC export where the project needs open BIM
- Sheets and schedules as PDF and DWG
- Area and room schedules
- A short model-health note: warnings, naming, and anything we flagged to the design team

— HOW A PROJECT RUNS

Four steps, **written down.**

01

Send us your drawings

Share what you have: DWG, PDF, a Revit model or a point cloud, with the services and level of detail you need.

02

We scope and quote

We read the drawings and write down the scope, the LOD and any assumptions, then give a fixed price or a rate.

03

We model and check

Our team builds the model, then checks it: model health, coordination and clash tests where in scope.

04

You receive the model

Revit, IFC, DWG, PDF and NWD files with a note of what we assumed and flagged. Revisions follow the agreed scope.

— WHERE WE WORK

UNITED KINGDOM

UNITED STATES

CANADA

AUSTRALIA

UAE AND THE GULF

EUROPE

Standards, units and working hours differ by region. Our market pages at www.sactik.com explain each one.

— COMMON QUESTIONS

Can you model from hand sketches or only from CAD?

Both. We have modeled from CAD drawings, PDF sets, hand sketches and point clouds. The less certain the source, the more we write down our assumptions so you can confirm them.

Do you follow our template and standards?

Yes. Send your Revit template, naming rules, line styles and sheet standards and we build to them. If you have a BIM Execution Plan, we work to it.

What level of detail should I ask for?

Match the model to what it will be used for. LOD 300 suits most construction documents; LOD 350 is for coordination between trades. Our guide to LOD explains the choice in plain language.

Send us your **drawings.**

We reply with a scoped quote, usually within one working day. We will sign your NDA first if you ask.

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