

BONARCH

TECHNICAL DESIGN + BIM COORDINATION

Selected Portfolio for CANADA & UAE Delivery

RESIDENTIAL

COMMERCIAL

MIXED-USE

HOSPITALITY

INTERIOR FIT-OUT

EDUCATIONAL

INSTITUTIONAL

RENOVATION & ADAPTIVE REUSE

PORTFOLIO FOCUS

Bonarch provides BIM-driven architectural drafting, multi-discipline coordination, and design support services for consultants and contractors working on complex building projects across Canada and the UAE.

ABOUT US

Bonarch Draft is a BIM-driven architectural drafting and coordination firm with a proven track record in Canada and the UAE.

We provide tailored services for consultants, developers, and contractors, helping teams streamline documentation, design, and multi-discipline coordination across complex building projects.

Our team consists of experienced technologists, senior BIM specialists, and international architects, skilled in Revit, AutoCAD, SketchUp, 3ds Max, Blender, and Navisworks.

At Bonarch, we prioritize clear communication, accuracy, and efficiency, ensuring projects stay on schedule and clients can focus on what matters most—the future of design.

With structured BIM workflows, coordinated project delivery, and hands-on support, we empower architectural teams to scale efficiently, meet deadlines confidently, and uphold the highest standards in construction documentation, whether in Toronto or Dubai.

SERVICES + TECHNOLOGY STACK

- Architectural Drawings
 - Shop Drawings
 - As-built Drawings
- 3D Modeling (LOD 100–400)
 - Clash Detection & Coordination
 - Model Auditing
- Construction Drawing Sets
 - Submission Packages

We provide BIM-driven drafting, coordination services and design support across multiple stages of project delivery, supporting consultants and contractors with structured, reliable outputs.

Our services include BIM modeling (LOD 100–400), multi-discipline coordination, clash detection, and preparation of construction and shop drawings.

We focus on clear model organization, accurate documentation, and coordination-ready deliverables that integrate seamlessly into client workflows and project requirements.

BIM & Coordination

Drafting & Documentation

Collaboration

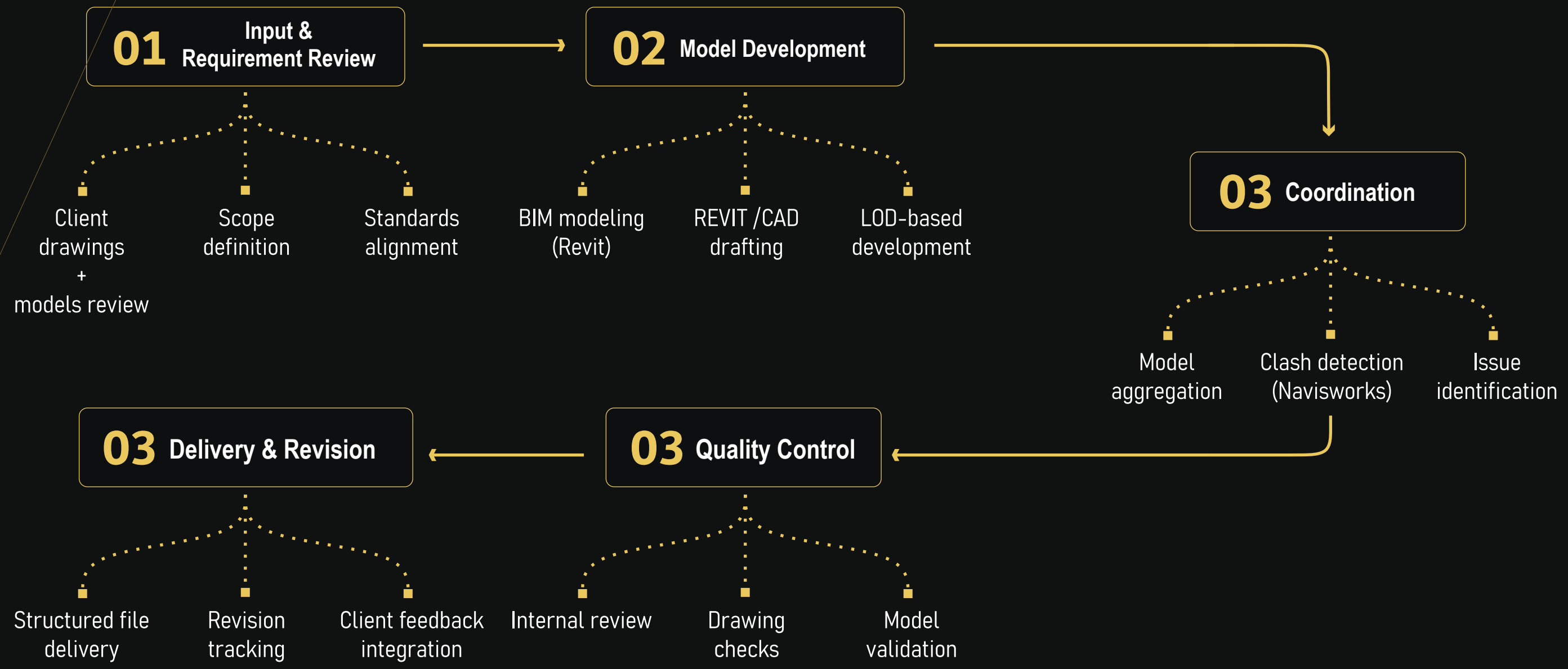
Visualization

Concept & Advanced Modeling



PROJECT WORKFLOW

Structured BIM-driven Production Workflow Developed for Fast-track Architectural Delivery. Coordination Efficiency and Scalable Documentation Support Across UAE and North American



CANADA + UAE

SELECTED PROJECTS

SECTION 01

CANADA CORE PROJECTS

3033 DUNDAS MIXED USE RESIDENTIAL DEVELOPMENT

MISSISSAUGA, CANADA

LOD 200 BIM Documentation

Interior Architectural Design

Facade Cladding

Permit Set Drawings

Floor Plan Coordination

Clash detection

ROLE: BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Drawings
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness



Selected mixed-use residential development support delivered for a mid-rise residential project in Canada, focused on BIM modeling, permit documentation, technical drafting, and accelerated production coordination. The project involved reconstructing incomplete design information into coordinated LOD 200 BIM models and permit-ready drawing packages, improving documentation quality, submission readiness, and workflow efficiency across a fast-paced residential development environment.

Confidential project selection

TECHNICAL OUTPUTS

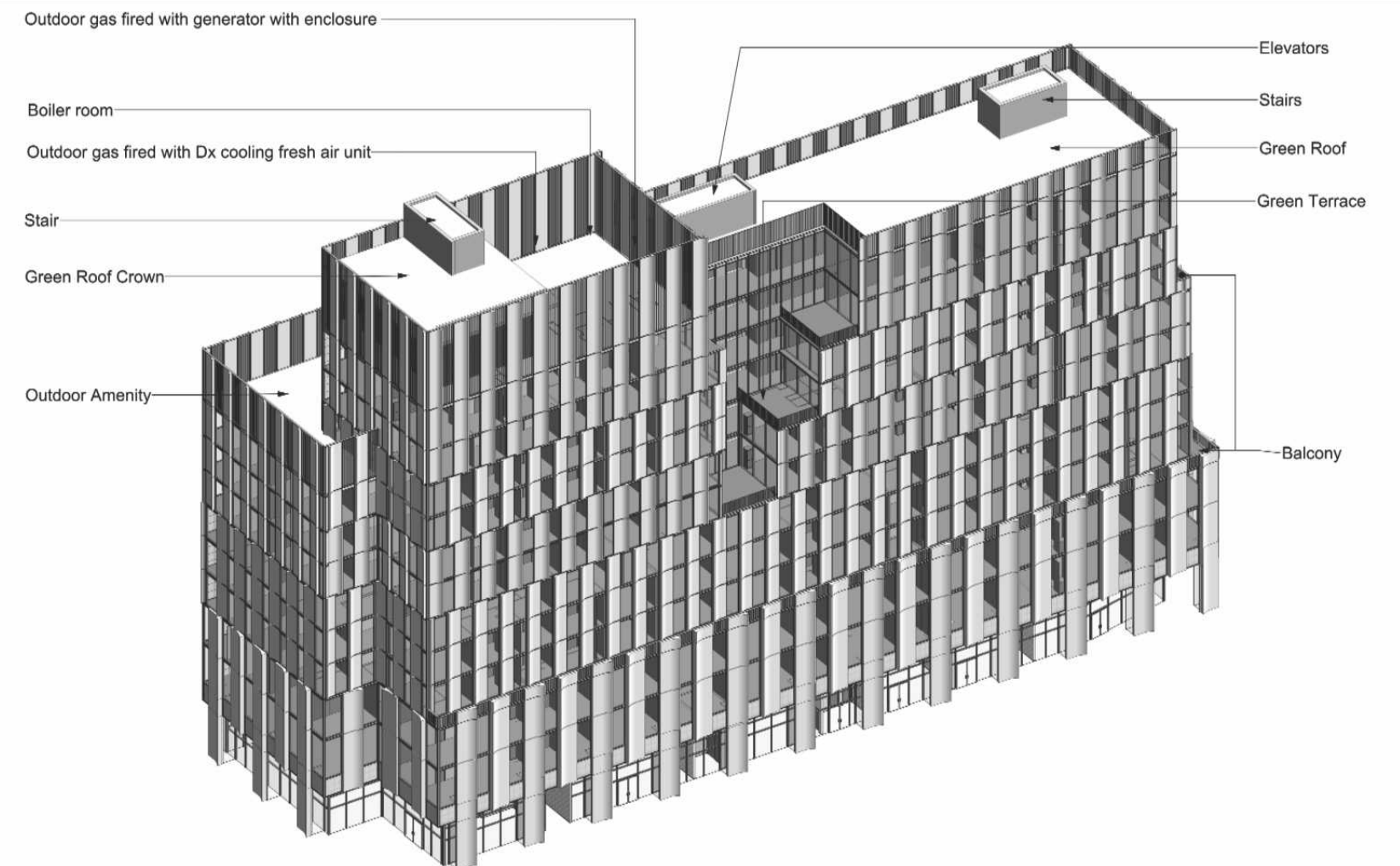
FLOOR PLANS



PERMIT DOCUMENTATION & BIM DEVELOPMENT

This package demonstrates Bonarch Draft's capability to deliver coordinated BIM modeling and permit documentation for large-scale residential developments in Ontario. Architectural plans, elevations, construction details, and consultant coordination packages are developed with precision to support municipal approval processes, improve documentation clarity, accelerate submission readiness, and ensure seamless coordination across complex multi-unit residential projects.

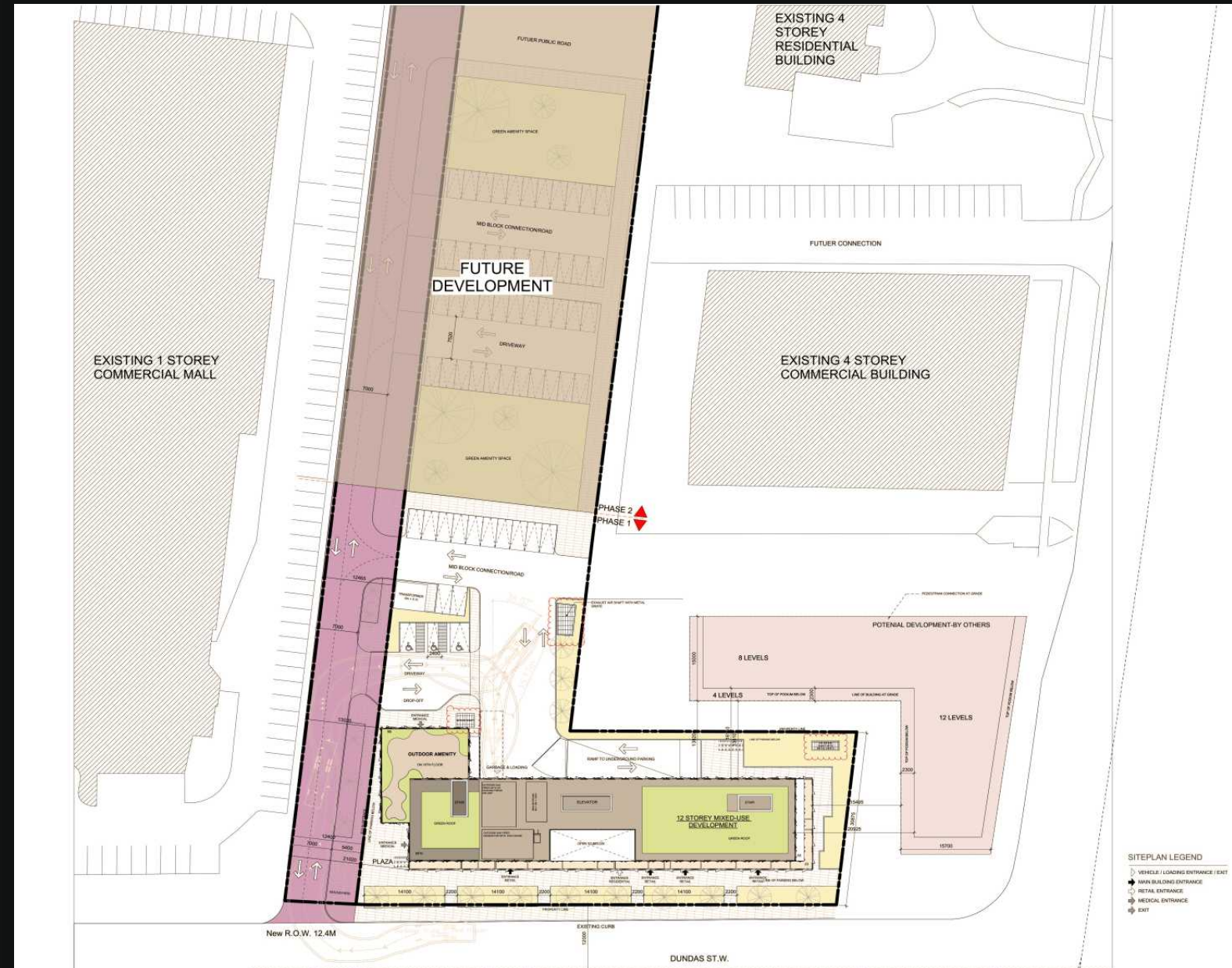
3D DIAGRAM OF THE BUILDING



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

PERMIT SET OUTPUTS

SITE PLAN & WASTE MANAGEMENT PLAN



TYPE:

Mid-rise Residential



SCOPE:

Facade Cladding & Modeling
Permit Set Drawing
Ceiling Coordination
BIM Documentation



TOOLS:

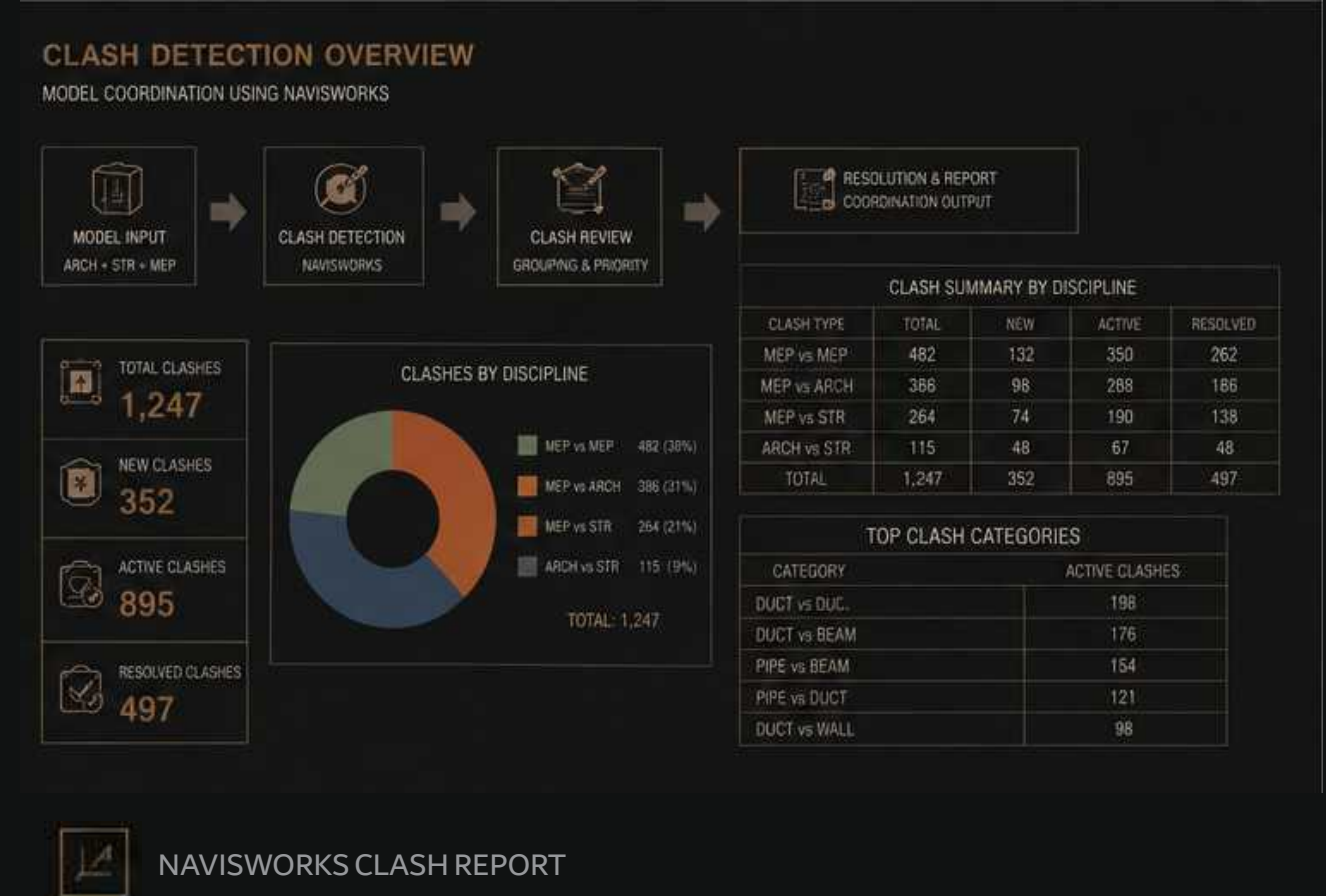
Revit, AutoCAD



MULTI-DISCIPLINE COORDINATION & CLASH RESOLUTION

CLASH DETECTION SAMPLES

CLASH NAME & ID	CLASH PREVIEW	DESCRIPTION	STATUS	PRIORITY	GRID / LEVEL	ASSIGNED TO
Clash1 ID: 854		DUCT VS BEAM Rectangular duct intersects structural beam.	ACTIVE	HIGH	B5 / L08	MEP
Clash2 ID: 723		PIPE VS BEAM Sprinkler pipe intersects structural beam.	ACTIVE	HIGH	C7 / L06	MEP
Clash3 ID: 512		DUCT VS WALL Supply duct intersects partition wall.	ACTIVE	MEDIUM	D3 / L04	MEP
Clash4 ID: 331		PIPE VS DUCT Mechanical pipe intersects rectangular duct.	ACTIVE	MEDIUM	A2 / L03	MEP



This package demonstrates Bonarch Draft's capability to deliver coordinated BIM documentation and clash detection workflows for mid and high-rise residential developments in Canada. Integrated architectural, structural, mechanical, electrical, and plumbing systems are reviewed through advanced coordination processes to identify conflicts prior to construction, reduce site issues, improve consultant alignment, and support efficient project execution across complex multi-storey residential environments.

SECTION 01

CANADA CORE PROJECTS

CRISTAL BEACH RESIDENCE

TORONTO, CANADA

LOD 200 BIM Documentation

Interior Architectural Design

Architectural Modeling

Permit Set Drawings

Drafting

Facade Detailing

Coordination

ROLE: Comprehensive BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Documentation
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness

This residential project delivered for Ontario custom home developments, focused on BIM coordination, permit set documentation, technical detailing, architectural drafting, consultant coordination, and efficient production workflows.

Confidential project selection



EAST ELEVATION

2
A4-02

SCALE: 1 : 50

- 1 PRE-FINISHED METAL ROOF & FLASHING
- 2 BRICK VENEER (STONE GREY)
- 3 STONE TRIM & ARCHITECTURAL DETAIL
- 4 ALUMINUM WINDOWS & DOORS (BLACK)
- 5 DECORATIVE METAL RAILING (BLACK)
- 6 PRECAST STONE SILL
- 7 EXTERIOR WALL LIGHT (WALL SCONCE)



DETAILED ELEVATIONS

EXTERIOR FINISH LEGEND

- 1 MASONRY CLAY BRICK VENEER
COLOUR: STONE GREY
SIZE: MODULAR
MANUFACTURER: MERIDIAN
- 2 MASONRY STONE VENEER
COLOUR: LIMESTONE GREY
MANUFACTURER: ARRSCRAFT
- 3 EIFS - STUCCO FINISH
COLOUR: LIGHT GREY
MANUFACTURER: DRYVIT
SYSTEM: OUTSULATION
- 4 ALUMINUM WINDOWS & DOORS
COLOUR: BLACK
MANUFACTURER: KAWNEER
SERIES: 1600
- 5 METAL RAILING
COLOUR: BLACK
MANUFACTURER: AGWAY
STYLE: VERTICAL PICKET
- 6 PRECAST STONE SILL
COLOUR: LIMESTONE GREY
MANUFACTURER: PERMACON
- 7 EXTERIOR WALL LIGHT
COLOUR: BLACK
MANUFACTURER: HINKLEY
MODEL: 15069K

NOTES

- ALL EXTERIOR MATERIALS AND COLOURS TO BE VERIFIED WITH OWNER PRIOR TO ORDER.
- REFER TO MATERIAL SCHEDULE FOR FULL SPECIFICATIONS.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND ELEVATIONS ON SITE.

KEY PLAN



WEST ELEVATION

1
A4-02

SCALE: 1 : 50

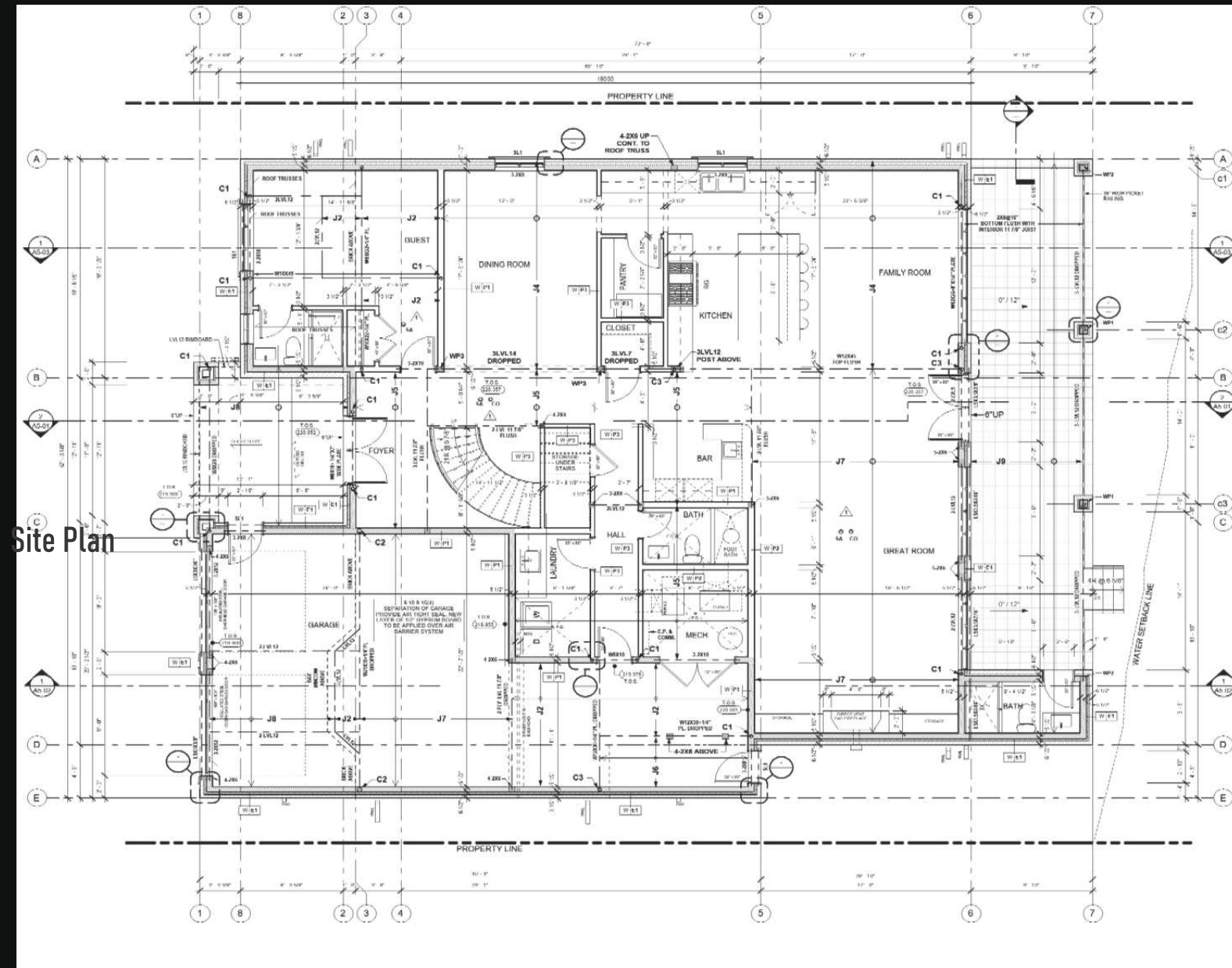
- 1 PRE-FINISHED METAL ROOF & FLASHING
- 2 BRICK VENEER (STONE GREY)
- 3 STONE TRIM & ARCHITECTURAL DETAIL
- 4 ALUMINUM WINDOWS & DOORS (BLACK)
- 5 DECORATIVE METAL RAILING (BLACK)
- 6 PRECAST STONE SILL
- 7 EXTERIOR WALL LIGHT (WALL SCONCE)



PERMIT SET ELEMENTS

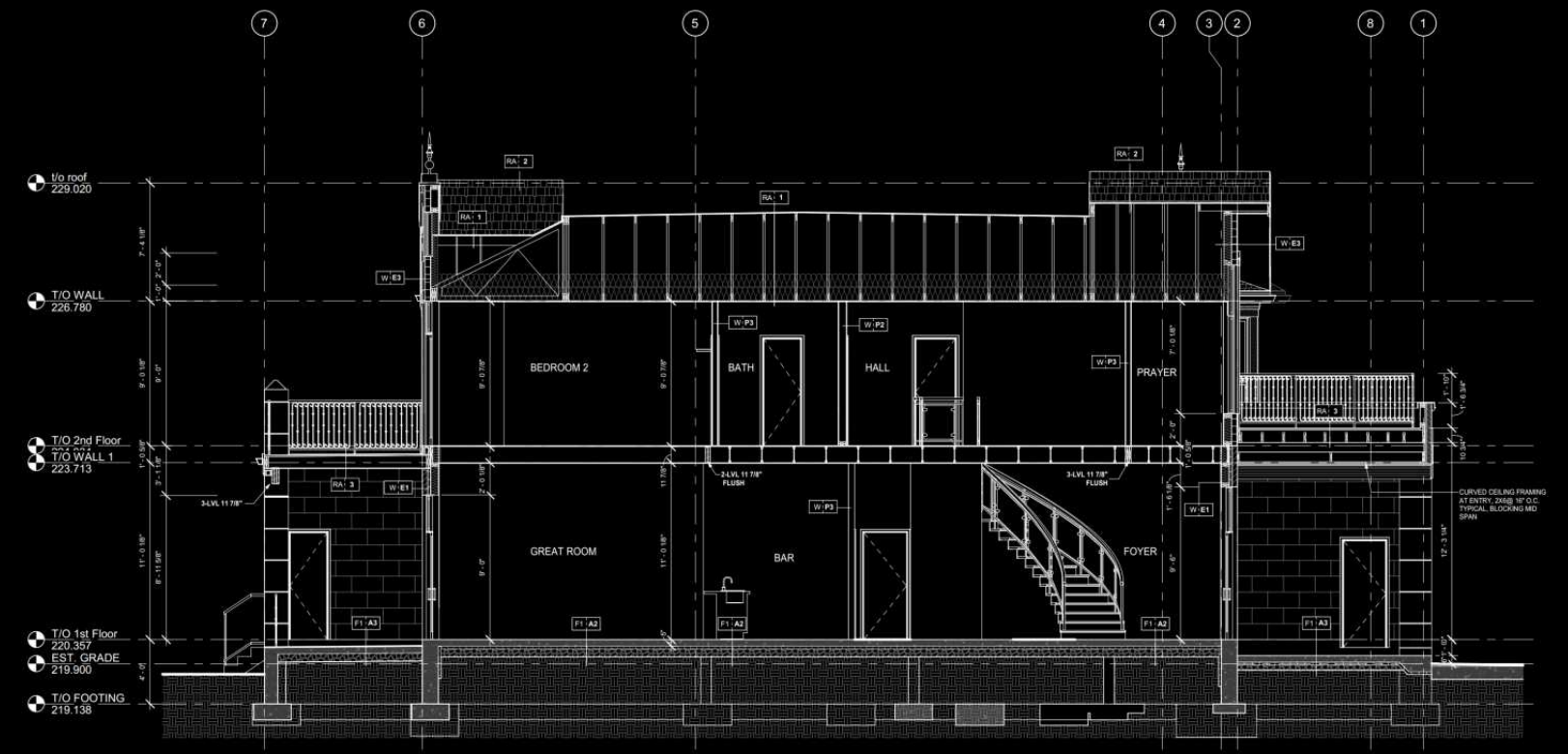
Detailed for execution, coordinated for Approval delivery.

This package demonstrates Bonarch Draft's capability to deliver contractor-level interior documentation for ordinary villas in Toronto. Coordinated Sections Plans, elevations, and ceiling solutions are developed with precision to ensure seamless execution, material clarity, and alignment with Canada construction standards and workflows.



FIRST FLOOR PLAN

DETAILED SECTION AND LEGENDS



ROOF SCHEDULE

RA-1	WOOD TRUSS ROOF - MAIN ROOF R-VALUE 2.0 (SEE NOTES) - 25 YEAR ASPHALT SHINGLE ROOF - ROOFING FASCIA TO COVER ENTIRE ROOF. ICE & WATER SHEILD TO 4" FROM BOTTOM EDGE & IN ALL VALLEY LOCATIONS - 3/4" PLYWOOD SHEATHING 1/4" W/ CLIPS - 1/2" INSULATED ROOF TRUSSES @ 24" O.C. - R-10 BATT INSULATION - 1/2" POLY ISOCYANURATE BOARD - 1/2" GYPSUM BOARD CEILING - PAINTED FINISH (NOT TEXTURED)
RA-2	WOOD TRUSS ROOF - OVER GARAGE R-VALUE 2.0 (SEE NOTES) - 25 YEAR ASPHALT SHINGLE ROOF - ROOFING FASCIA TO COVER ENTIRE ROOF. ICE & WATER SHEILD TO 4" FROM BOTTOM EDGE & IN ALL VALLEY LOCATIONS - 3/4" PLYWOOD SHEATHING 1/4" W/ CLIPS - 1/2" INSULATED ROOF TRUSSES @ 24" O.C. - R-10 BATT INSULATION - 1/2" POLY ISOCYANURATE BOARD - 1/2" GYPSUM BOARD CEILING - PAINTED FINISH (NOT TEXTURED)
RA-3	WOOD BATTLES - ABOVE MAIN ENTRY R-VALUE 2.0 (SEE NOTES) - 7/16" T&G PLYWOOD MEMBRANE SYSTEM - 1/2" PROTECTION BOARD - 3/4" T&G PLYWOOD SHEATHING (GLUED & SCREWED) - 2X10 WOOD JOISTS @ 16" O.C. RP TOP CHORD DOWN - MAX 1" TO PROVIDE ROOF SLOPE - BLOCKING OR BRIDGING AS PER STRUCT. - R11 CLOSED CELL SPRAY FOAM INSULATION - 1/2" GYPSUM BOARD CEILING - PAINTED FINISH (NO TEXTURES)

F2-A1	WOOD TOP FLOOR JOIST SYSTEM #1 R-VALUE 2.0 (SEE NOTES) - 3/4" T&G PLYWOOD SUBFLOOR - 1/2" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) - 1 1/2" DEEP T&G FLOOR JOISTS - SEE STRUCTURAL NOTES - BLOCKING OR BRIDGING AS PER STRUCT. - R-10 BATT INSULATION - 1/2" POLY ISOCYANURATE BOARD - 1/2" GYPSUM BOARD CEILING - PAINTED FINISH (NOT TEXTURED)
F2-A2	WOOD FLOOR JOIST - 2ND FLOOR TERRACE R-VALUE 2.0 (SEE NOTES) - 3/4" T&G PLYWOOD SUBFLOOR - 1/2" T&G PLYWOOD SUBFLOOR (GLUED & SCREWED) - 2X10 WOOD JOISTS @ 16" O.C. RP TOP CHORD DOWN - MAX 1" TO PROVIDE ROOF SLOPE - BLOCKING OR BRIDGING AS PER STRUCT. - 1/2" T&G PLYWOOD SHEATHING (GLUED & SCREWED) - PAINTED OR STAINED FINISH

FLOOR SCHEDULE

F1-A1	CONCRETE SLAB ON GRADE - GARAGE R-VALUE 2.0 (SEE NOTES) - 3" CONCRETE SLAB ON GRADE - 3/4" POLYMER SAND CONCRETE (SEE STRUCTURAL NOTES) - 1" VAPOR BARRIER UNDER SLAB - 4" CLEAR CRUSHED STONE GRANULAR BASE - COMPACTED TO 85% SPFD
F1-A2	INSULATED CONCRETE SLAB ON GRADE - INTERIOR R-VALUE 2.0 (SEE NOTES) - 3" CONCRETE SLAB ON GRADE, 20MPA CONCRETE, SEE STRUCTURAL NOTES - 1" VAPOR BARRIER UNDER SLAB - 4" CLEAR CRUSHED STONE GRANULAR BASE, COMPACTED TO 85% SPFD
F1-A3	CONCRETE SLAB ON GRADE - EXTERIOR R-VALUE 2.0 (SEE NOTES) - 3" CONCRETE SLAB ON GRADE, 20MPA CONCRETE, SEE STRUCTURAL NOTES - 1" VAPOR BARRIER UNDER SLAB - 4" CLEAR CRUSHED STONE GRANULAR BASE, COMPACTED TO 85% SPFD

SECTION 01

CANADA CORE PROJECTS

14-STORY RESIDENTIAL DEVELOPMENT

TORONTO, CANADA

LOD 200 BIM Documentation

Clash detection

Contractor-Level Coordination

Permit Set Drawings

Floor Plan Coordination

Facade Visualization

ROLE: BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Drawings
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness

Selected mixed-use residential BIM coordination support delivered for a mid-rise residential development in Toronto, focused on multidisciplinary clash detection, Navisworks coordination, permit-stage BIM workflows, and technical model integration. Scope included BIM coordination across architectural, structural, and MEP systems, clash analysis reporting, issue tracking, and coordination visualization to improve constructability, reduce coordination conflicts, and accelerate documentation readiness within a high-density urban development environment.

Confidential project selection



PERMIT SET DOCUMENTATION

WASTE MANAGEMENT PLANS & CALCULATIONS

APPENDIX 7: WASTE BIN CALCULATIONS

Note: The required numbers of bins should be rounded up to the nearest whole number.
Multi-Residential Complexes and Stacked Townhouses

Type of Bin	3 yd ³ (units/bin)	4 yd ³ (units/bin)	6 yd ³ (units/bin)
Compacted Garbage	54	72	N/A
Non-compacted Garbage	18	24	36
Recyclable Materials	45	60	90

Multi-Residential Front-End Bin Calculation for 208 Unit Proposed:

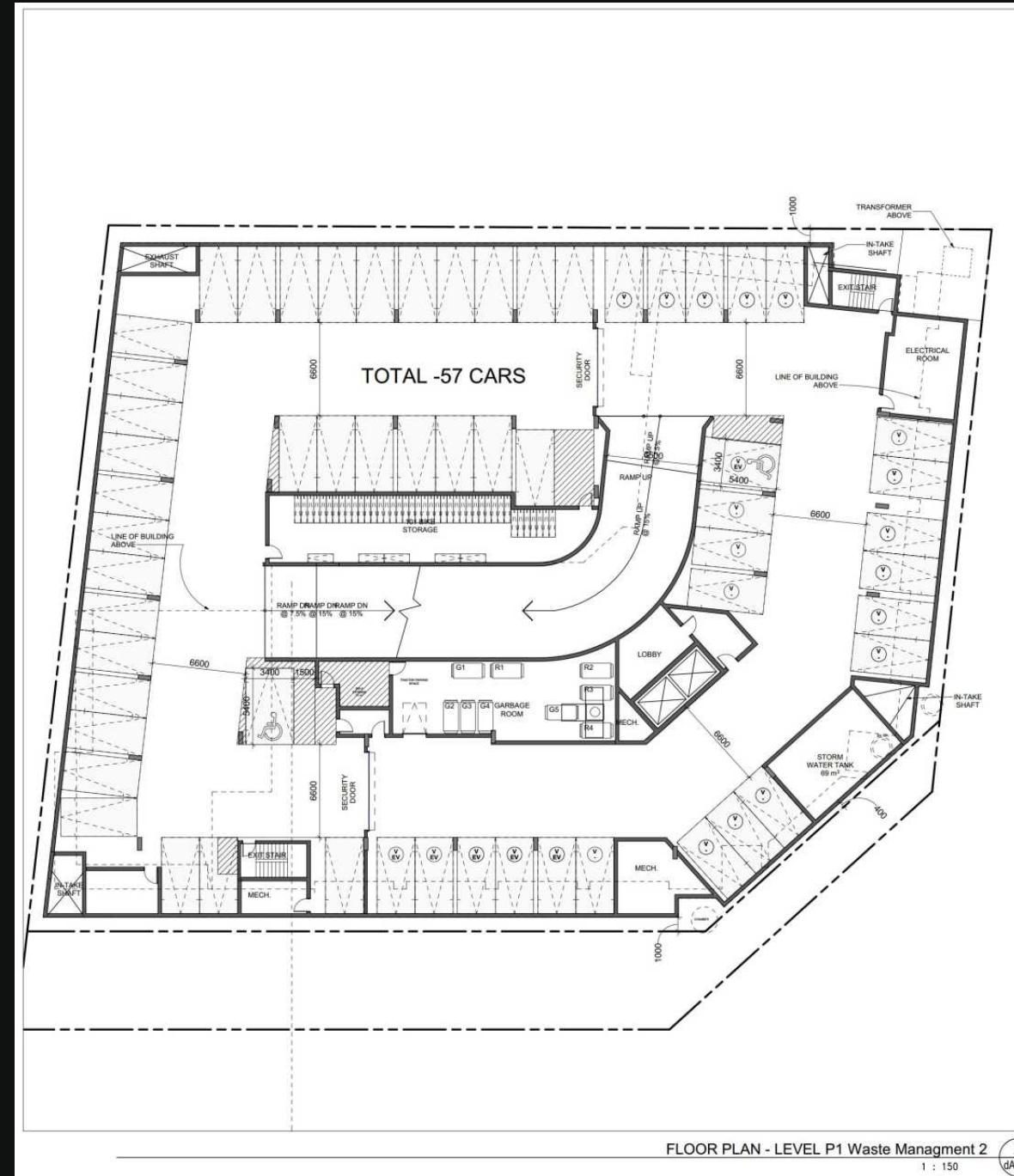
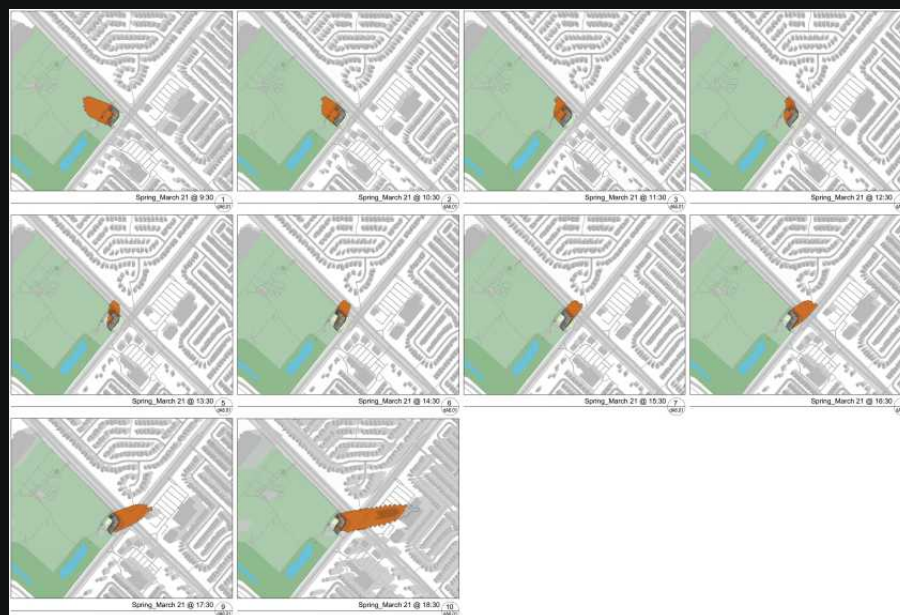
- For non-compacted Garbage, would require four 3yd³ Front End bins
 $208 \text{ Units} / 54 = 3.8$ rounded to 4 bins
- For Recyclable, would require five 3yd³ Front End bins
 $168 \text{ Units} / 45 = 4.6$ rounded to 5 bins

WASTE MANAGEMENT BIN CALCULATION

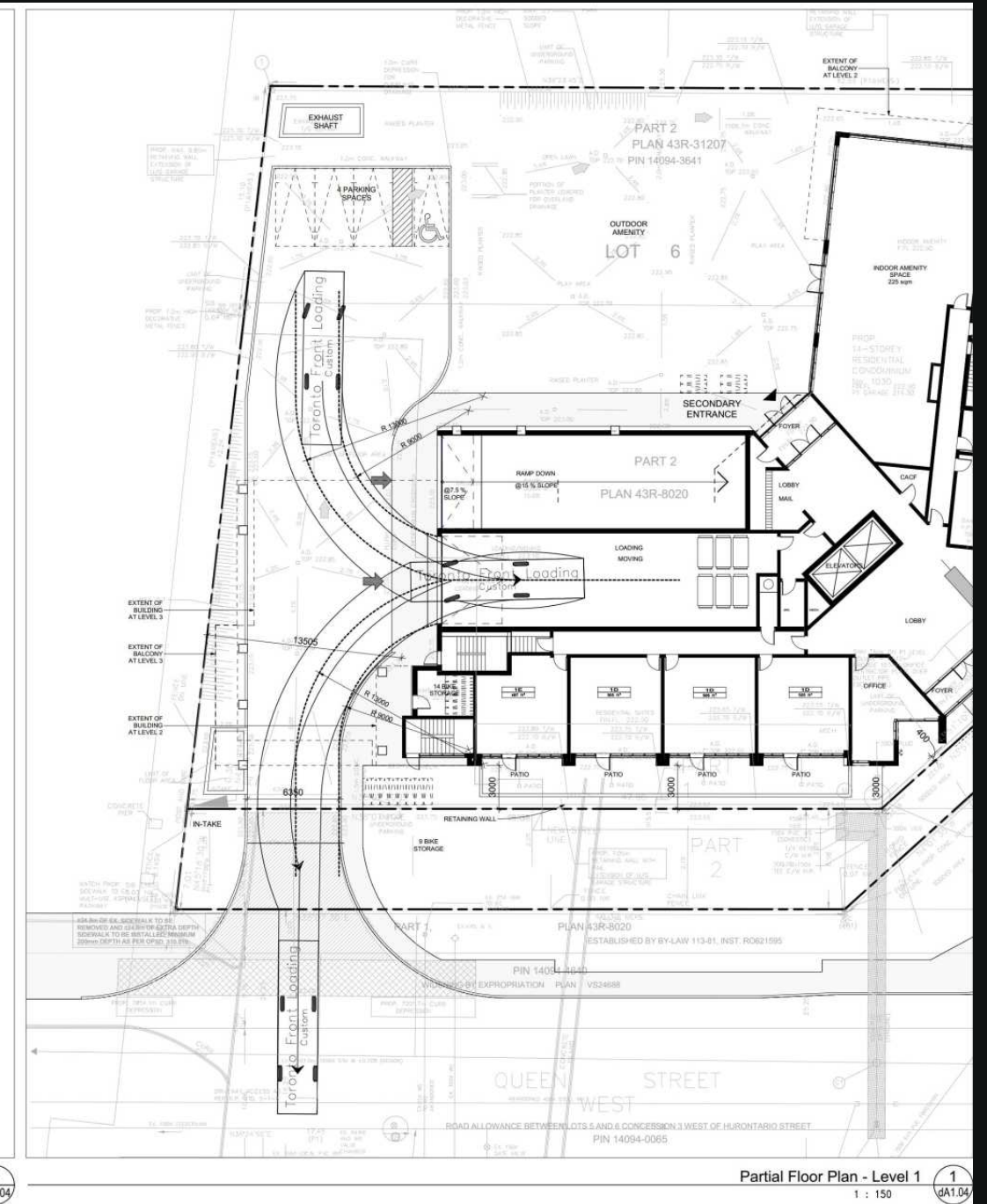
- The bins should be properly positioned in the collection area on the day of collection before 7 am.
- The driver is not required to exit the collection vehicle to facilitate collection.
- Property management is responsible for moving bins during collection.
- The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
- Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
- Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
- Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection.

WASTE MANAGEMENT NOTES 4

SUN SHADOW STUDY DIAGRAM



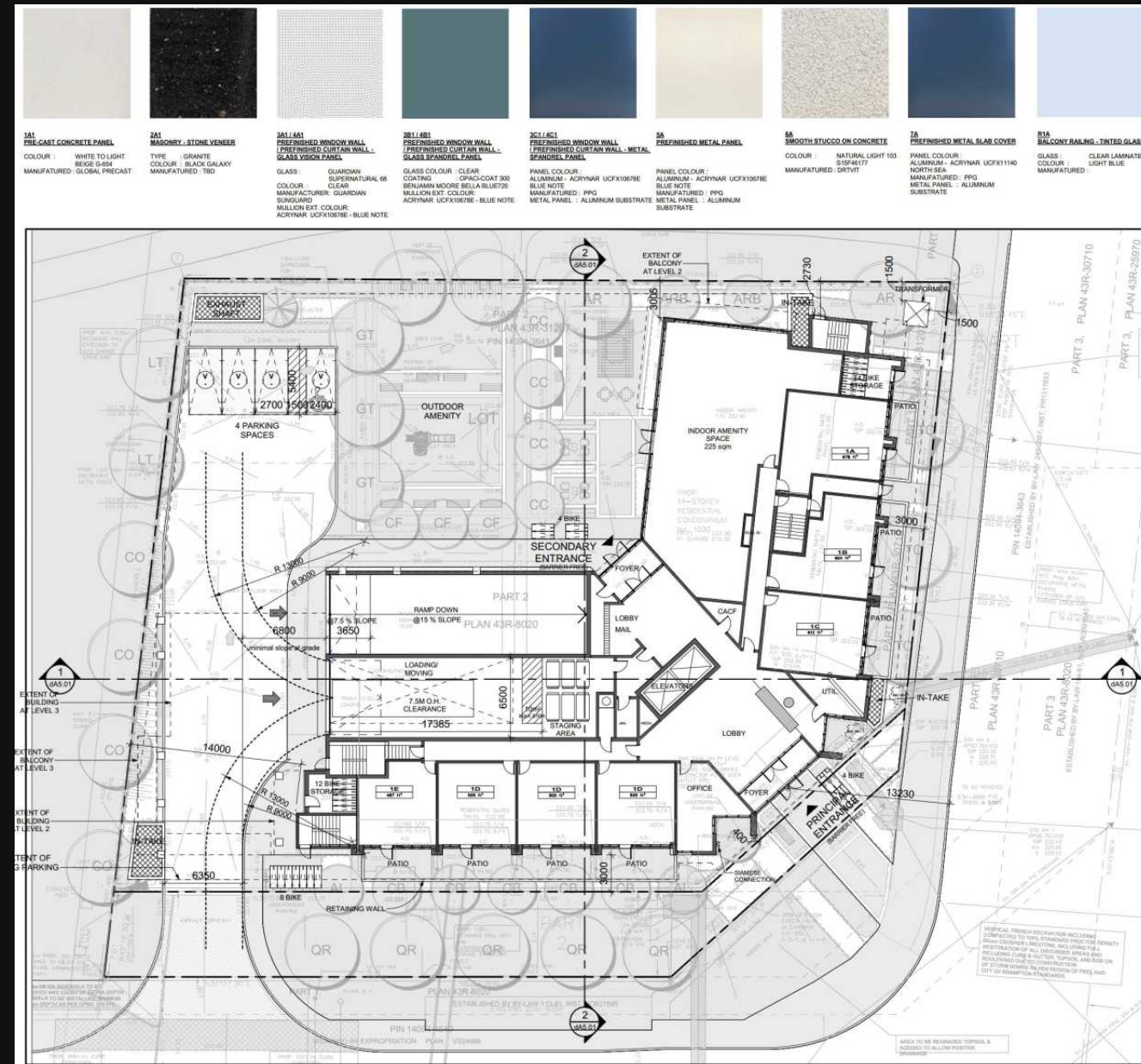
FLOOR PLAN - LEVEL P1 Waste Management 2
 1 : 150



Partial Floor Plan - Level 1
 1 : 150

TECHNICAL OUTPUTS

GROUND FLOOR PLAN



ENLARGED ELEVATION



UAE CORE PROJECTS

HIGH-END LUXURY VILLAS

Dubai, UAE

LOD 350 BIM Documentation

Interior Detailing

Contractor-Level Coordination

Joinery Coordination

Ceiling Coordination

Fast-Track Delivery



ROLE: BIM Modeling + Drafting
SCOPE: Interior BIM modeling (LOD 350) including joinery and fixed elements
CHALLENGES: Tight timeline with high-volume deliverables
RESULT: Enhanced project readiness for construction

Selected luxury residential projects delivered for high-end Dubai villa developments, focused on BIM coordination, technical detailing, joinery packages, ceiling coordination, and accelerated production workflows.

Confidential project selection

PACKAGE CONTENT

- Plans
- Elevations
- Joinery Details
- Bathroom Coordination
- Ceiling Details
- Schedules

PROJECT VALUE

- High-end detailing
- Coordination clarity
- Fast response workflow
- Contractor-focused documentation

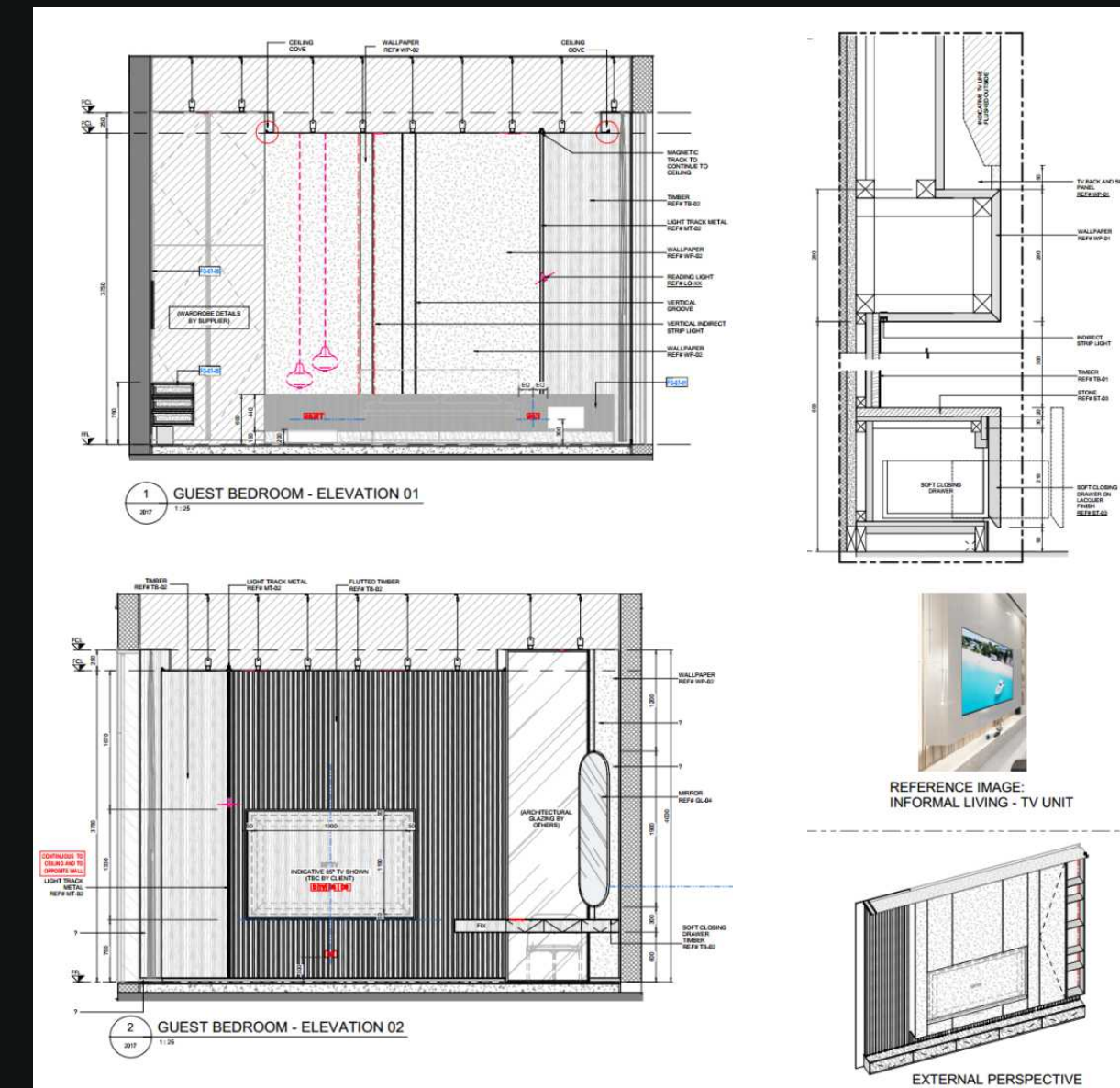
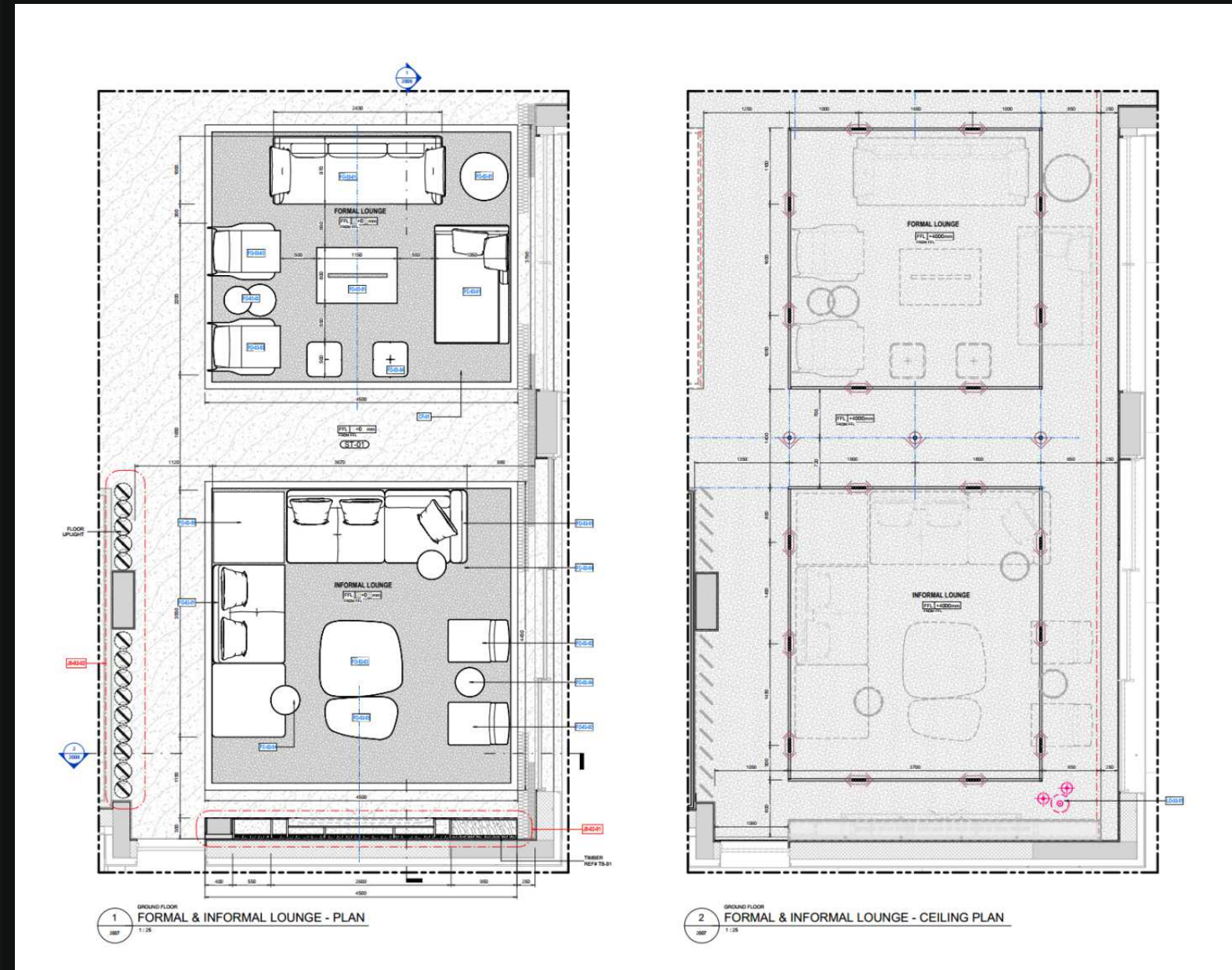
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TECHNICAL OUTPUTS

Detailed for luxury execution, coordinated for fast-track delivery.

This package demonstrates our capability to deliver contractor-level interior documentation for luxury villas in Dubai. Coordinated vanity details, bathroom interfaces, guest bedroom elevations, and ceiling solutions are developed with precision to ensure seamless execution, material clarity, and alignment with high-end UAE construction standards and workflows.

BEDROOM + JOINERY CORDINATION



TYPE:
Luxury Villa Interior



SCOPE:
Interior Detailing,
Joinery Coordination,
Ceiling Coordination,
BIM Documentation



TOOLS:
Revit, AutoCAD



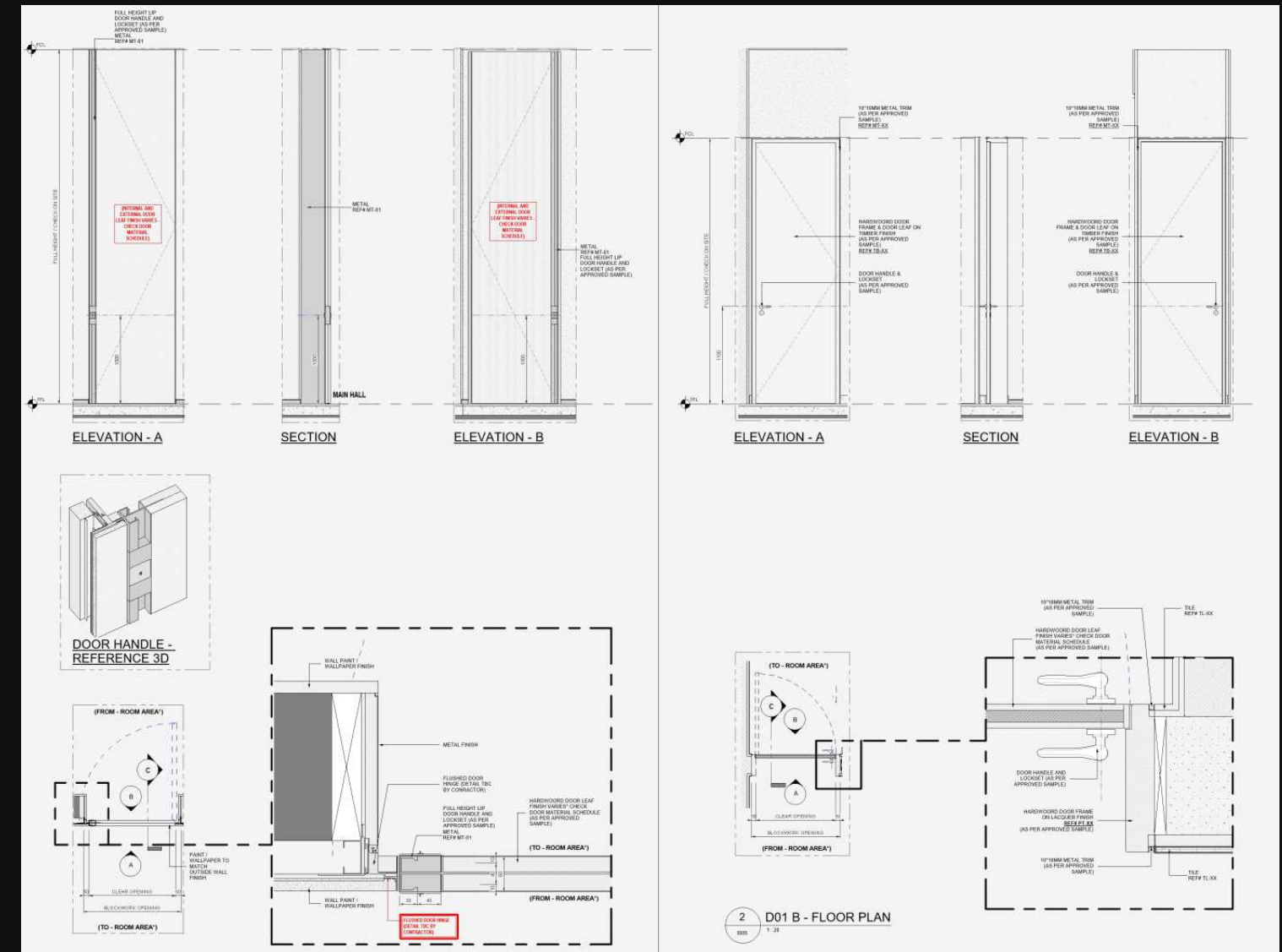
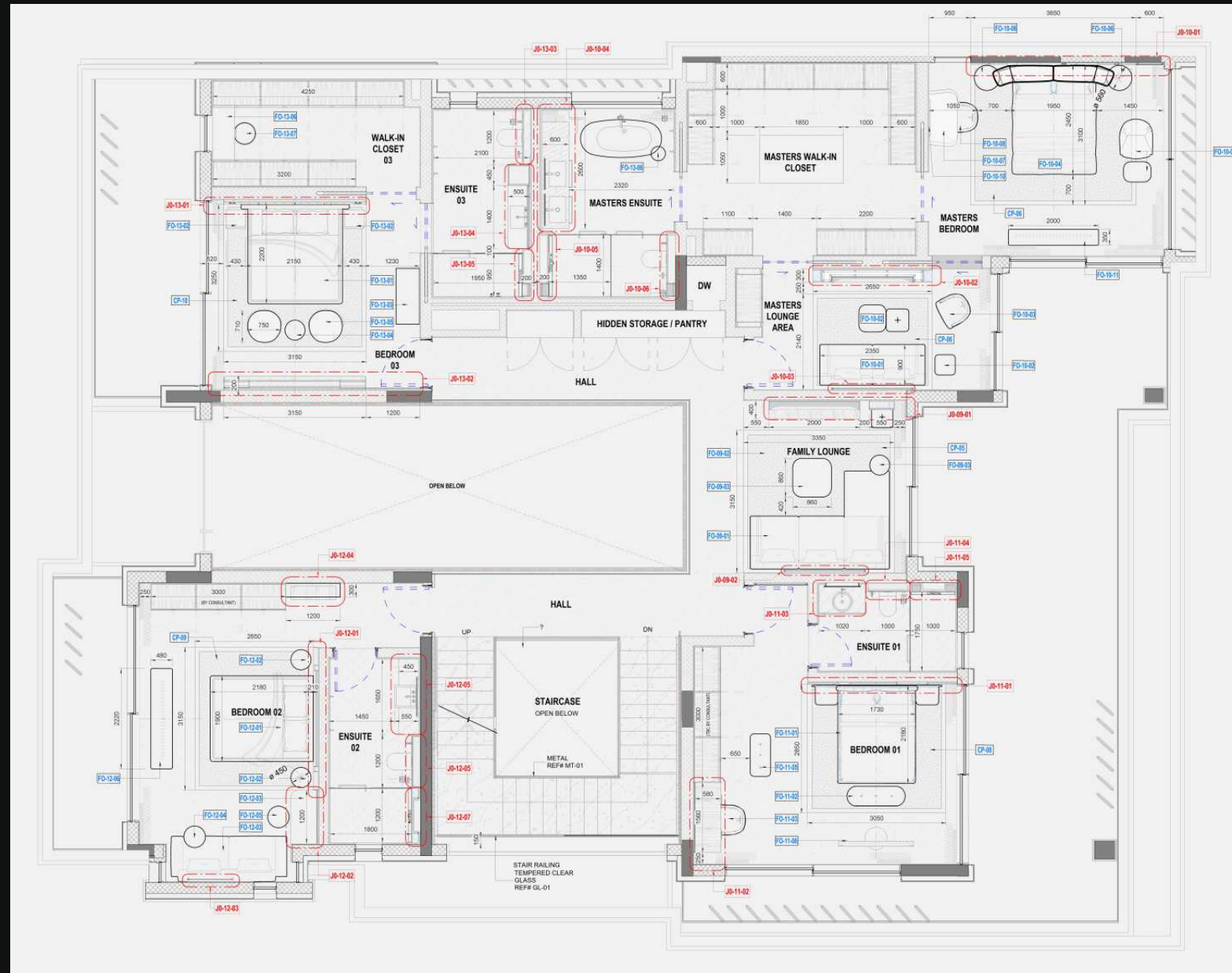
DELIVERY:
Fast-track 8-week
production



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

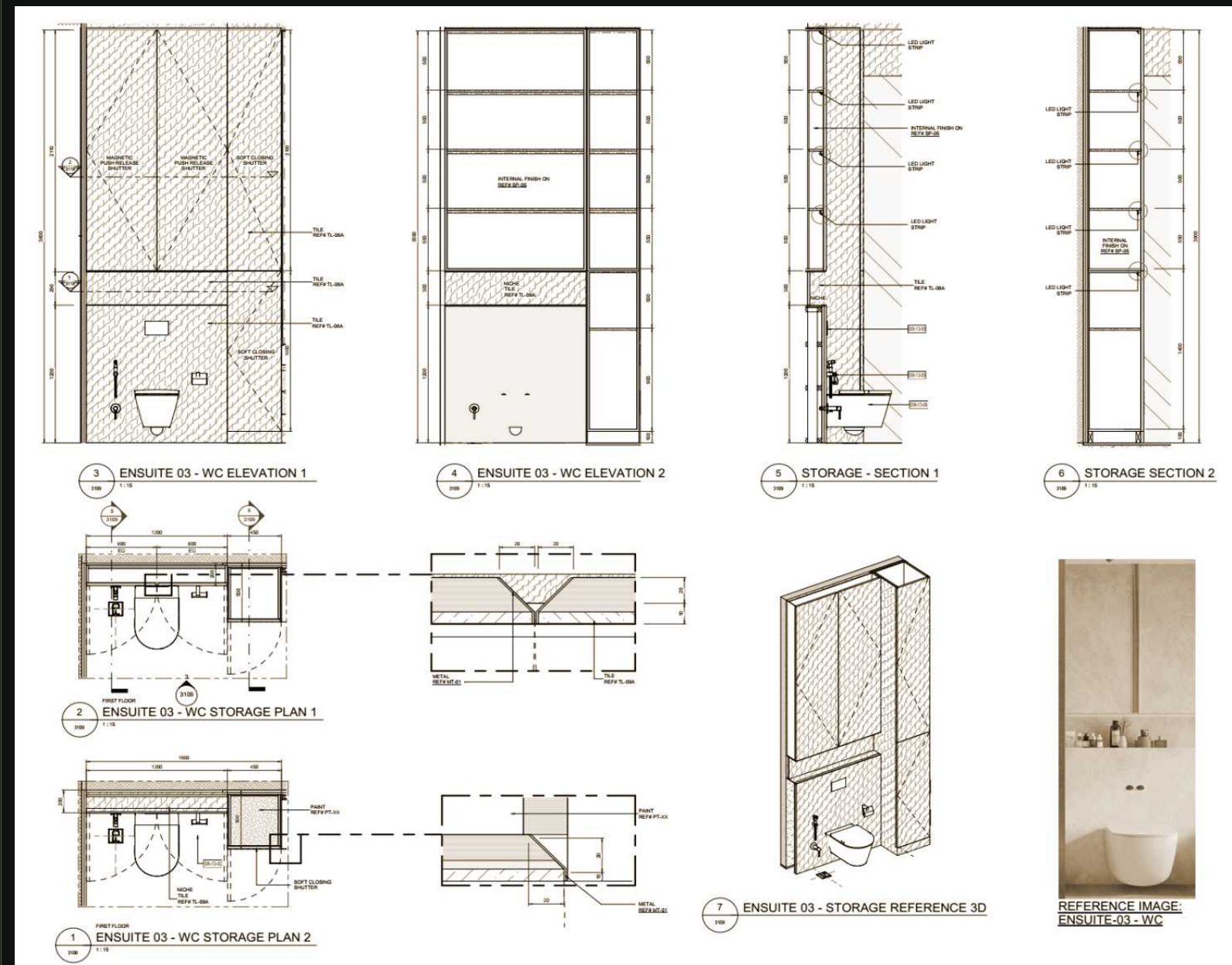
TECHNICAL OUTPUTS

FURNITURE LAYOUT PLAN + DOOR DETAILS + SCHEDULE



SINGLE LEAF - SLIDING DOOR				IRONMONGERY			
D-02C				HEAVY SLIDING MECHANISM, HEAVY DUTY LOCKSET, DOOR STOPPER, METAL HANDLE (ALL SAMPLES TO BE SUBMITTED AND APPROVED BY XBD PRIOR TO ANY INSTALLATION/EXECUTION ON SITE)			
SINGLE LEAF - SLIDING POCKET DOOR							
FLOOR	FROM ROOM	FINISH	TO ROOM	FINISH	STRUCTURAL OPENING ± WIDTH ± HEIGHT	CLEAR OPENING (APPROX.) ± WIDTH ± HEIGHT	QTY.
GROUND FLOOR	DRIVERS ROOM	PT-03	DRIVER ENSUITE	PT-03	1000 ± 4000	900 ± 3900	1 SET
GROUND FLOOR	STAFF ROOM	PT-03	STAFF ENSUITE	PT-03	1000 ± 3500	900 ± 3450	1 SET

INTERIOR DETAILING & DOCUMENTATION



CEILING RECESS SHADOW GAP AS PER DETAIL

LINEAR LED STRIP LIGHTING AS PER APPROVED SAMPLE

CUSTOM STONE VANITY TOP AS PER DETAIL

SOFT CLOSE DRAWER AS PER SPEC

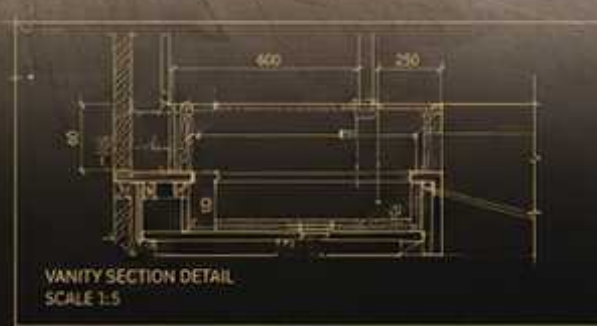
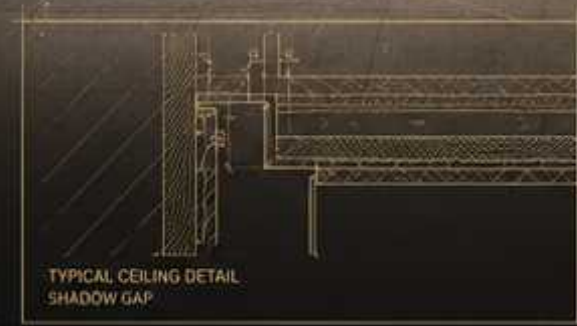
LED LIGHT STRIP UNDER SHELF

GYPSUM CEILING ON PRINTED FINISH (TBC BY CONTRACTOR)

SHOWER NICHE INTEGRATED LED LIGHTING AS PER DETAIL

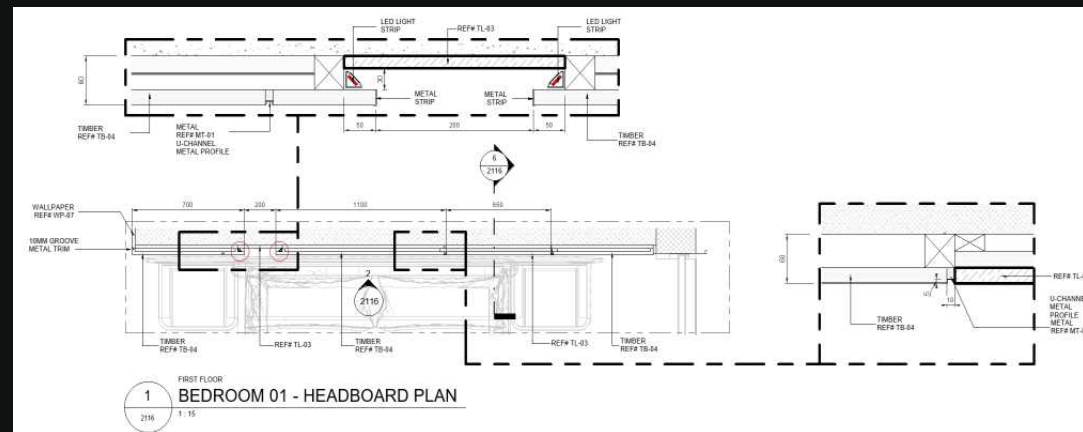
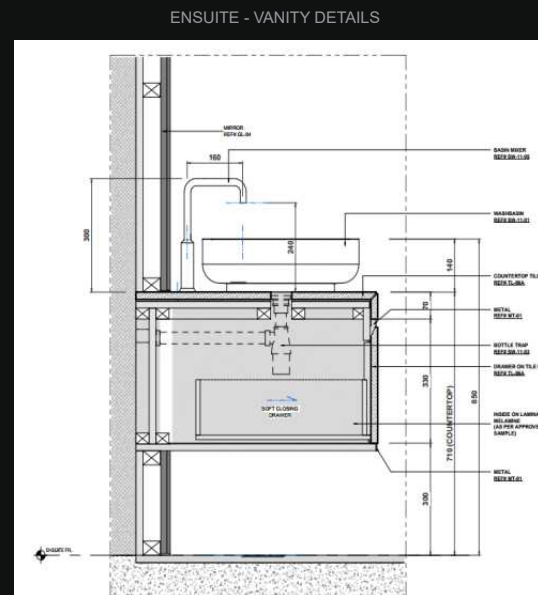
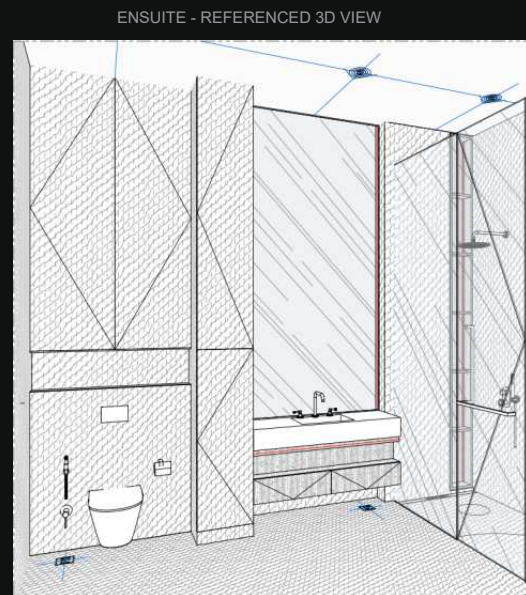
WALL FINISH AS PER APPROVED SAMPLE


CONCEALED CISTERN & FLUSH PLATE AS PER DETAIL




INTERIOR DETAILING & DOCUMENTATION

ENSUITE + VANITY DETAILING

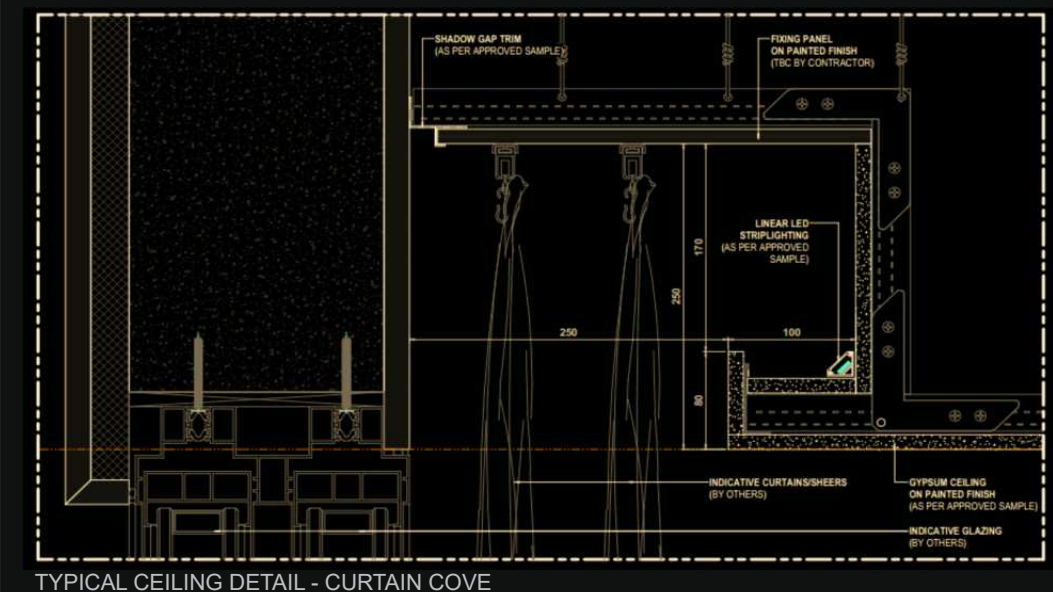
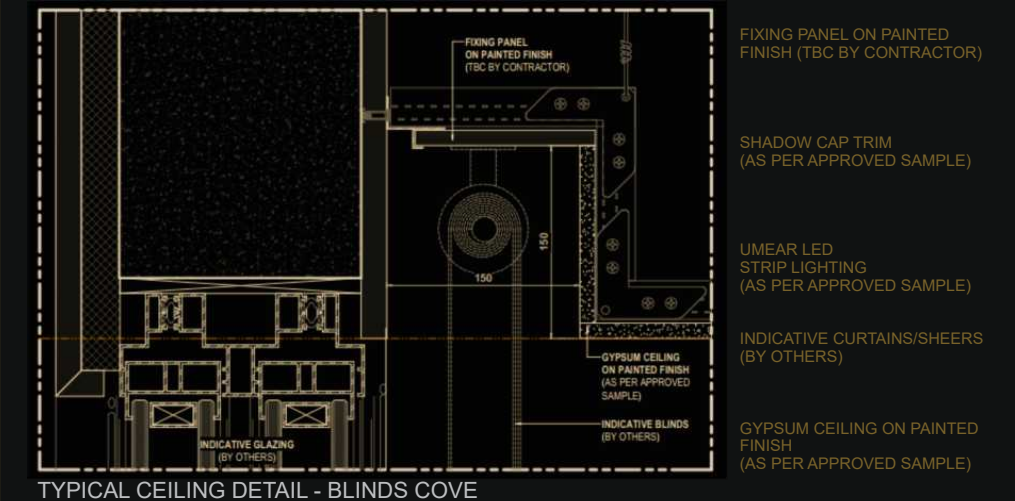



 Coordinated 3D reference aligning materials, lighting, fixtures and joinery for confident execution.

 Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

JOINERY COORDINATION

REFLECTED CEILING + BLINDS COVE DETAILS



 Precision ceiling and blinds coordination ensuring seamless integration and construction accuracy.

SECTION 02

MIDDLE EAST CORE PROJECTS

HOLIDAY HOTEL

Kish Island

Architectural BIM Modeling

Construction Documentation

Structural BIM Coordination

Technical Detailing

Interior BIM Development

Public Space Design

MEP Integration

- ROLE:** Lead BIM Coordinator & Model Manager
- SCOPE:** Developed and coordinated Architectural, Structural, and MEP BIM models while producing construction documentation and interior BIM deliverables.
- CHALLENGES:** Managing multidisciplinary coordination across hospitality, residential, and public spaces under accelerated project schedules. Multi-layer façade coordination (GFRC + Ciporex + insulation) across many levels.
- RESULT:** Delivered coordinated BIM models and construction-ready documentation that streamlined project delivery and reduced coordination conflicts.

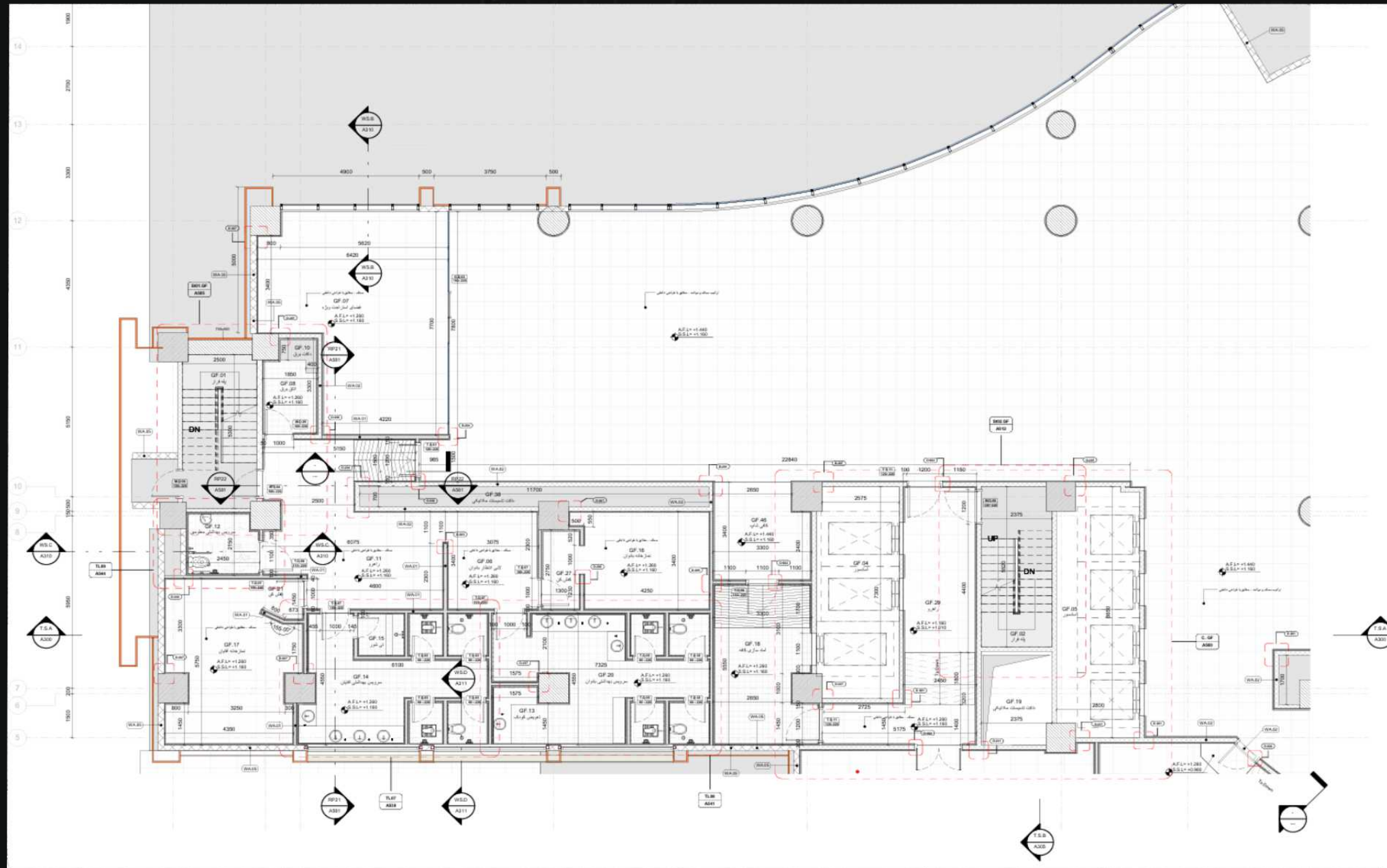
Selected for its multidisciplinary BIM scope and coordination complexity, this hospitality project showcases Bonarch Draft's capability to deliver integrated Architectural, Structural, MEP, and Interior BIM solutions. The project demonstrates our expertise in BIM coordination, construction documentation, visualization, and fast-track project delivery across multiple design disciplines within a large-scale hospitality development.

Confidential project selection



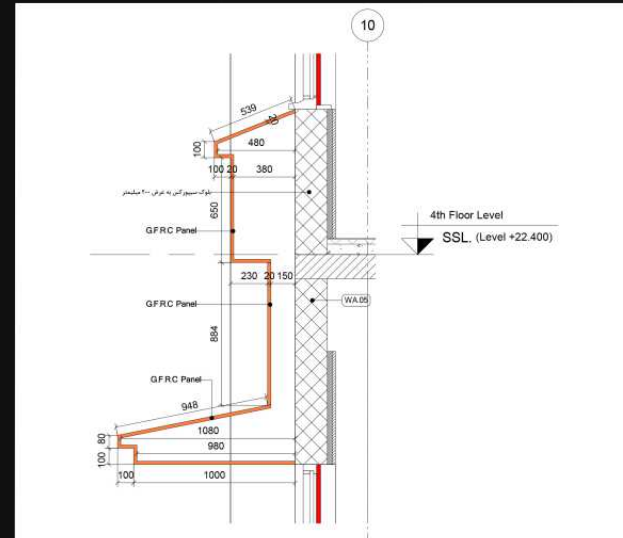
Technical Documentation & Architectural Coordination

GROUND FLOOR – PARTIAL PLAN : Public Amenities & Service Infrastructure

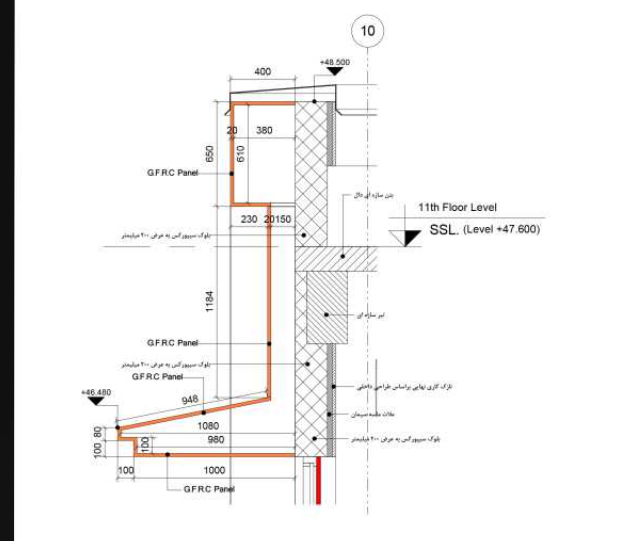


3D WALL SECTION: SYSTEM INTEGRATION

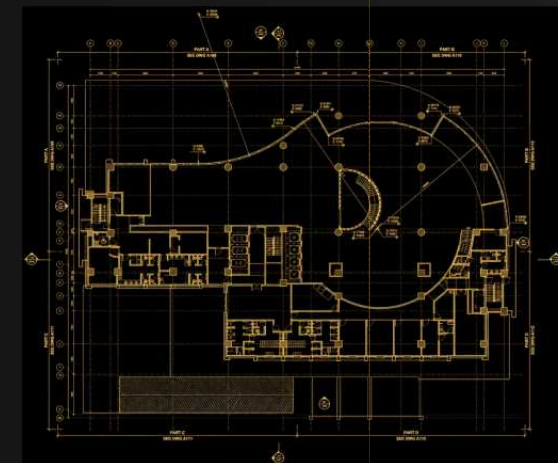
2D TECHNICAL SECTION + CONSTRUCTION DETAILS + KEY PLAN



DV01 | Detail View 01 - Elevation Profile (Typical Levels)
1:25



DV02 | Detail View 02 - Elevation Profile (Roof 01)
1:25

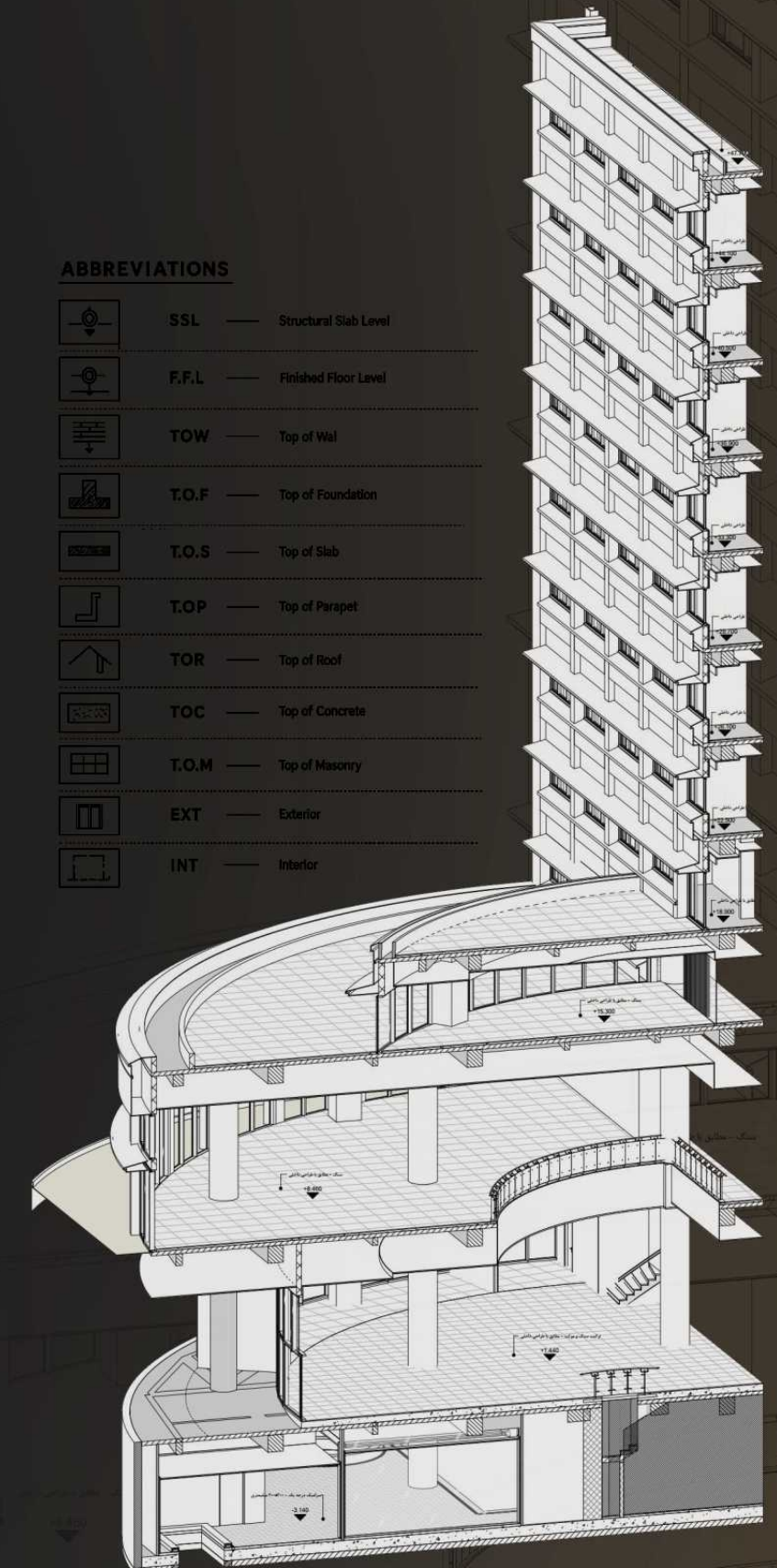


GENERAL NOTES

- 01 All Dimensions and levels are in millimeters unless otherwise noted.
- 02 Do not scale from this drawing. Use written dimensions only.
- 03 All dimensions shall be verified on site before commencement of work.
- 04 Any discrepancies between drawings and site conditions shall be reported to the consultant immediately.
- 05 This drawing shall be read in conjunction with all relevant architectural, structural, and MEP drawings.
- 06 All materials and finishes shall be as specified in the project specifications.
- 07 The contractor shall be responsible for the stability and safety of all works during construction.
- 08 This drawing is the property of the consultant and shall not be used for any purpose other than project stated.
- 09 Any variation from this drawing requires written approval from the consultant.

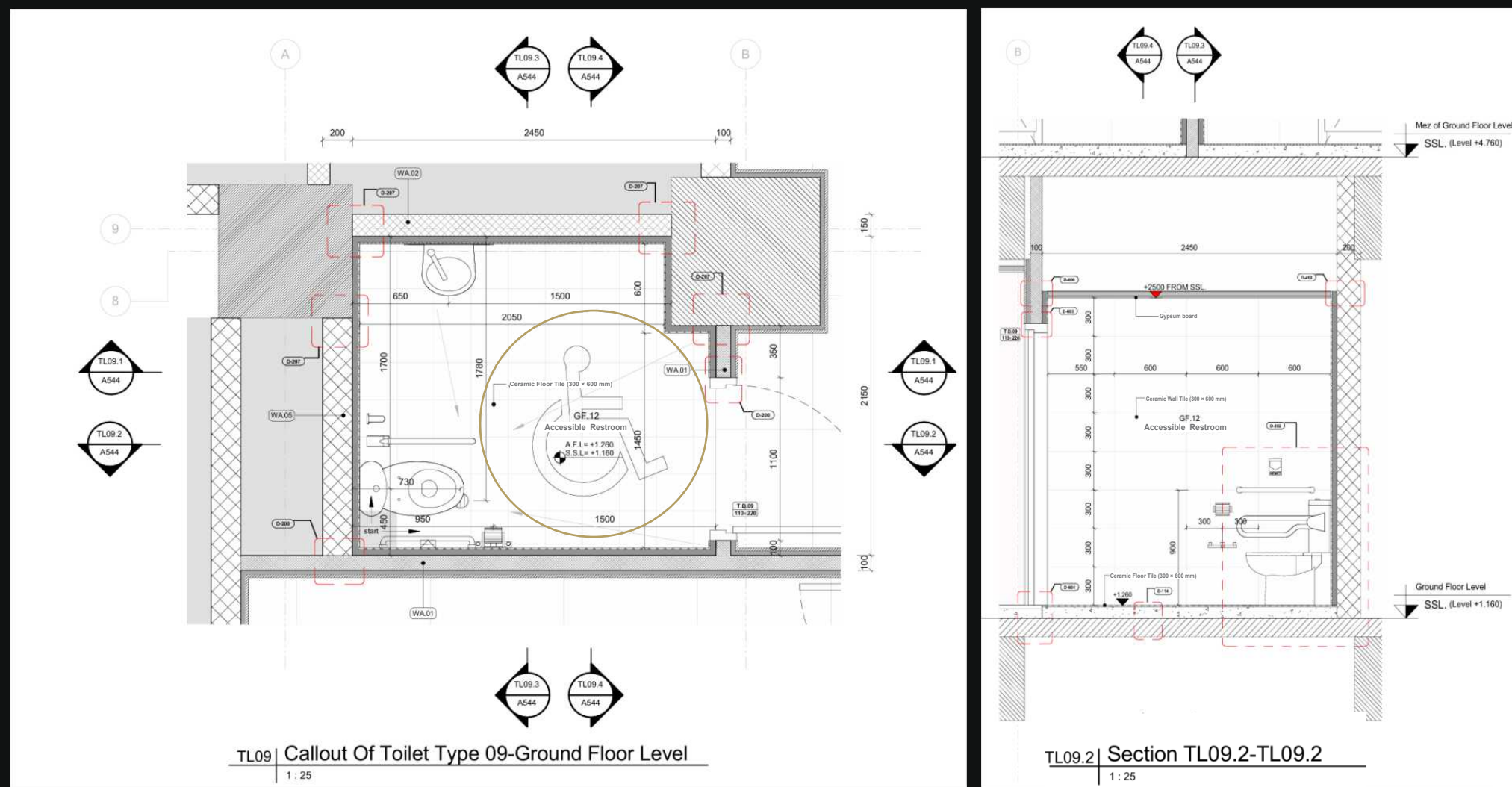
ABBREVIATIONS

	SSL	Structural Slab Level
	F.F.L	Finished Floor Level
	T.O.W	Top of Wall
	T.O.F	Top of Foundation
	T.O.S	Top of Slab
	T.O.P	Top of Parapet
	T.O.R	Top of Roof
	T.O.C	Top of Concrete
	T.O.M	Top of Masonry
	EXT	Exterior
	INT	Interior



RESTROOM TECHNICAL DESIGN

ACCESSIBLE RESTROOM – ENLARGED PLAN & ELEVATION



Technical Statement:

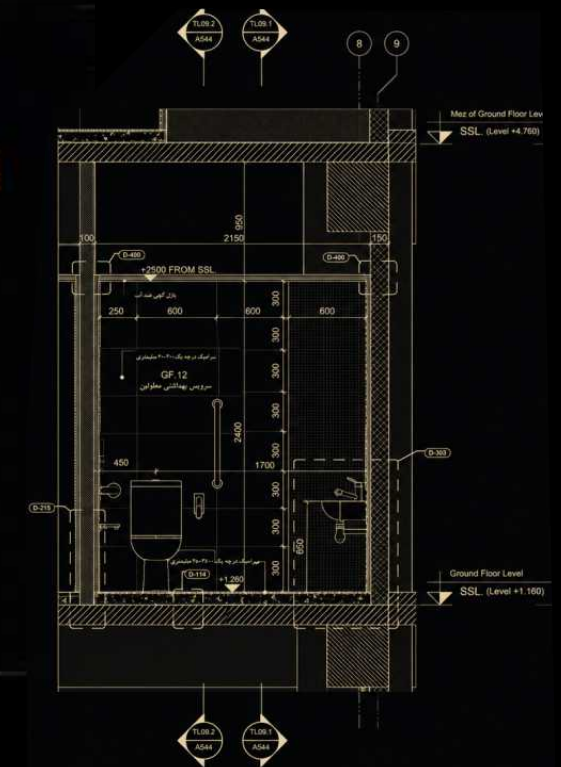
This sheet presents the detailed coordination of Toilet Type 09, combining plan, sections, level references, and finish specifications into a fully integrated architectural detail. The layout demonstrates precision in spatial organization, accessibility, material continuity, and constructible coordination with structural and MEP systems.

TECHNICAL SECTIONS

TL09.3

MODULAR TILING & FIXTURE COORDINATION

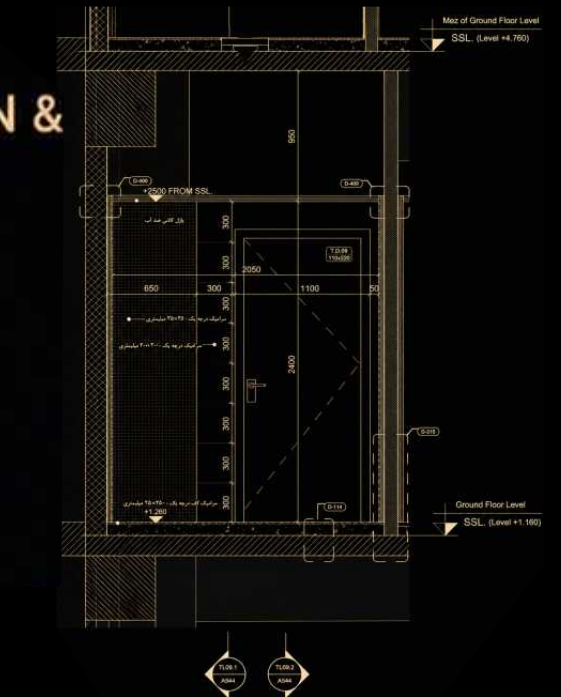
- 300×300 mm modular tile grid coordination
- Alignment of fixtures with tile joints
- Accessibility placement for grab bars & fixtures
- Wall-to-floor transition detailing
- Insulation & finish layers at partition bases



TL09.4

OPENING COORDINATION & JOINERY DETAILS

- Door frame integration with wall finishes
- Coordination of floor levels & opening dimensions
- Seamless transition between tiles & door frames
- Alignment of openings with partition systems
- Acoustic privacy & finish continuity

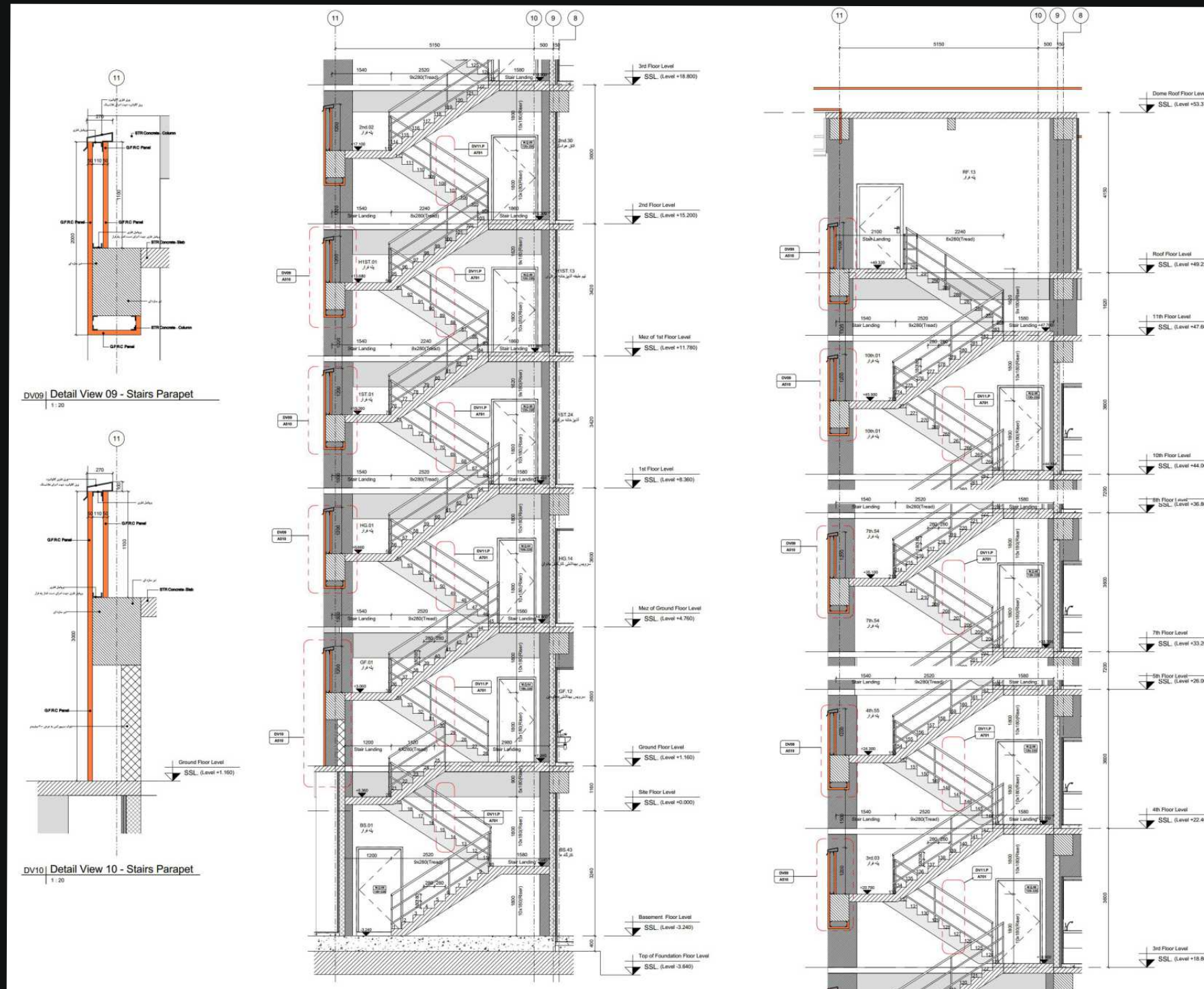
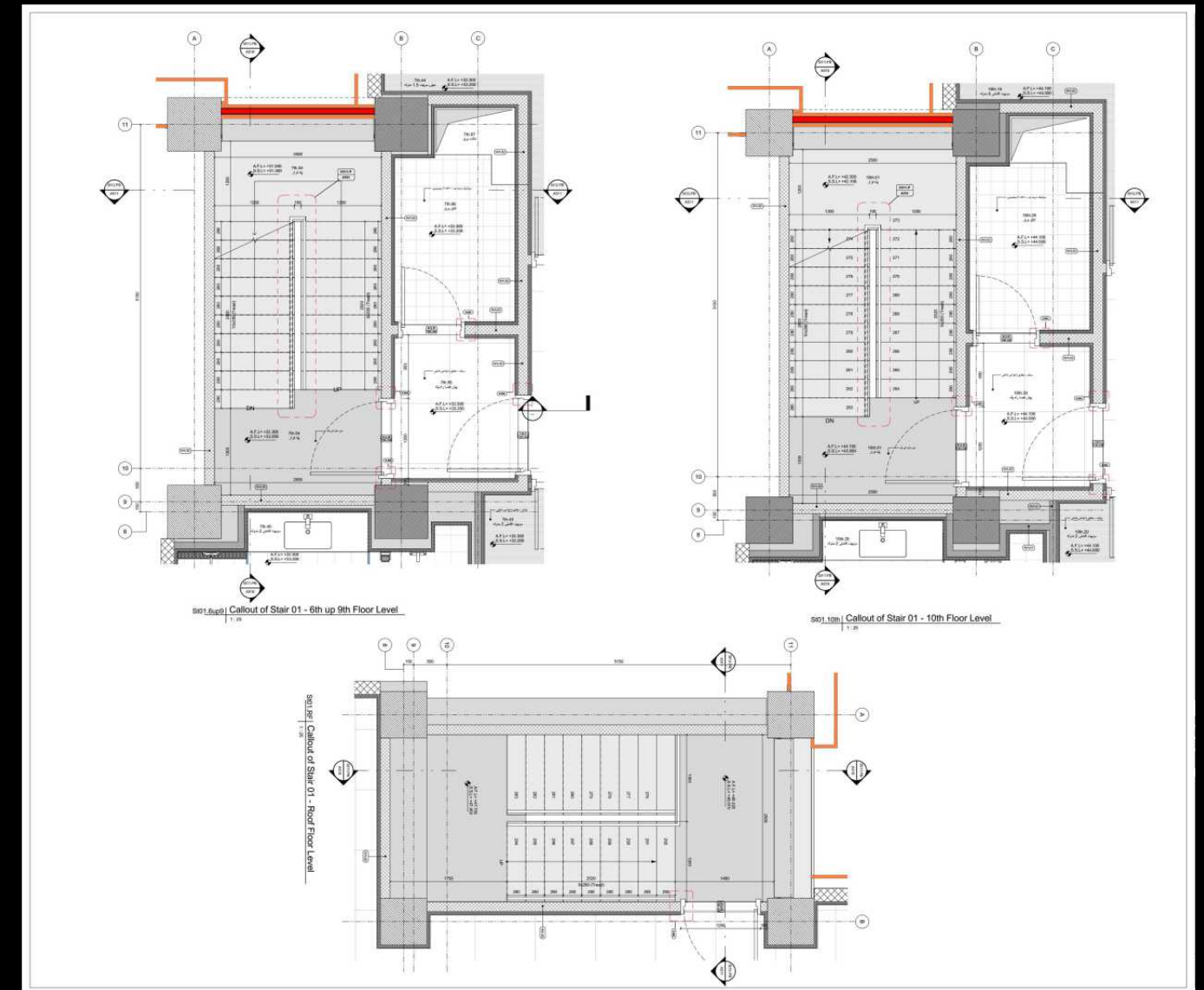


VERTICAL CIRCULATION CORE

CODE + CONSTRUCTABILITY INTEGRATION

The stair assembly has been coordinated to support code-compliant egress requirements while maintaining efficient constructability and clean architectural integration.

ENLARGED PLAN



ENLARGED SECTION + DETAILS

SECTION 01

UAE CORE PROJECTS

WORKPLACE INTERIOR DESIGN FIT-OUT

Dubai, UAE

LOD 350 BIM Documentation

Interior Detailing

Contractor-Level Coordination

Joinery Coordination

Ceiling Coordination

Fast-Track Delivery

ROLE: BIM Modeling + Drafting
SCOPE: Interior BIM modeling (LOD 350) including joinery and fixed elements
CHALLENGES: Tight timeline with high-volume deliverables
RESULT: Enhanced project readiness for construction

Selected commercial office fit-out projects delivered for premium Dubai workplaces, focused on BIM coordination, joinery and millwork detailing, reflected ceiling systems, glass partition integration, and fast-track production workflows.

Confidential project selection

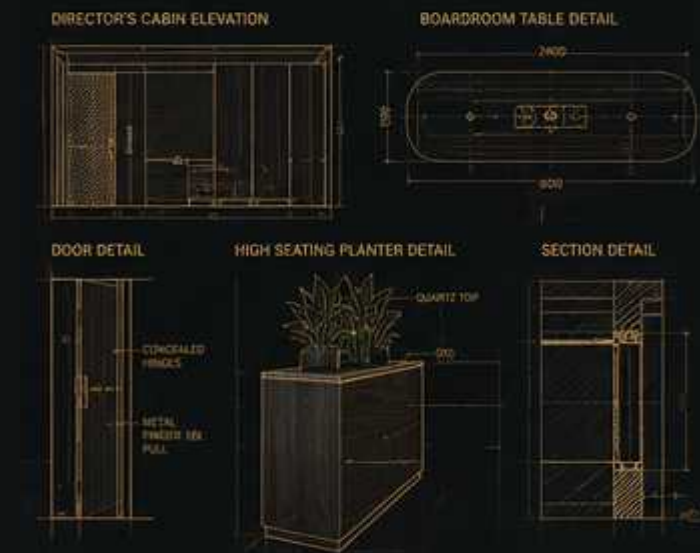


TECHNICAL ELEVATIONS



CUSTOM JOINERY & INTERIOR DETAILING

- TIMBER VENEER
- TEXTURED LAMINATE
- CONCEALED HINGES
- INTEGRATED LED STRIP
- METAL FINGER PULL
- QUARTZ SURFACE DETAIL



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.



TYPE:
Office Interior Design Documentation



SCOPE:
Interior Detailing, Joinery Coordination, Ceiling Coordination, BIM Documentation

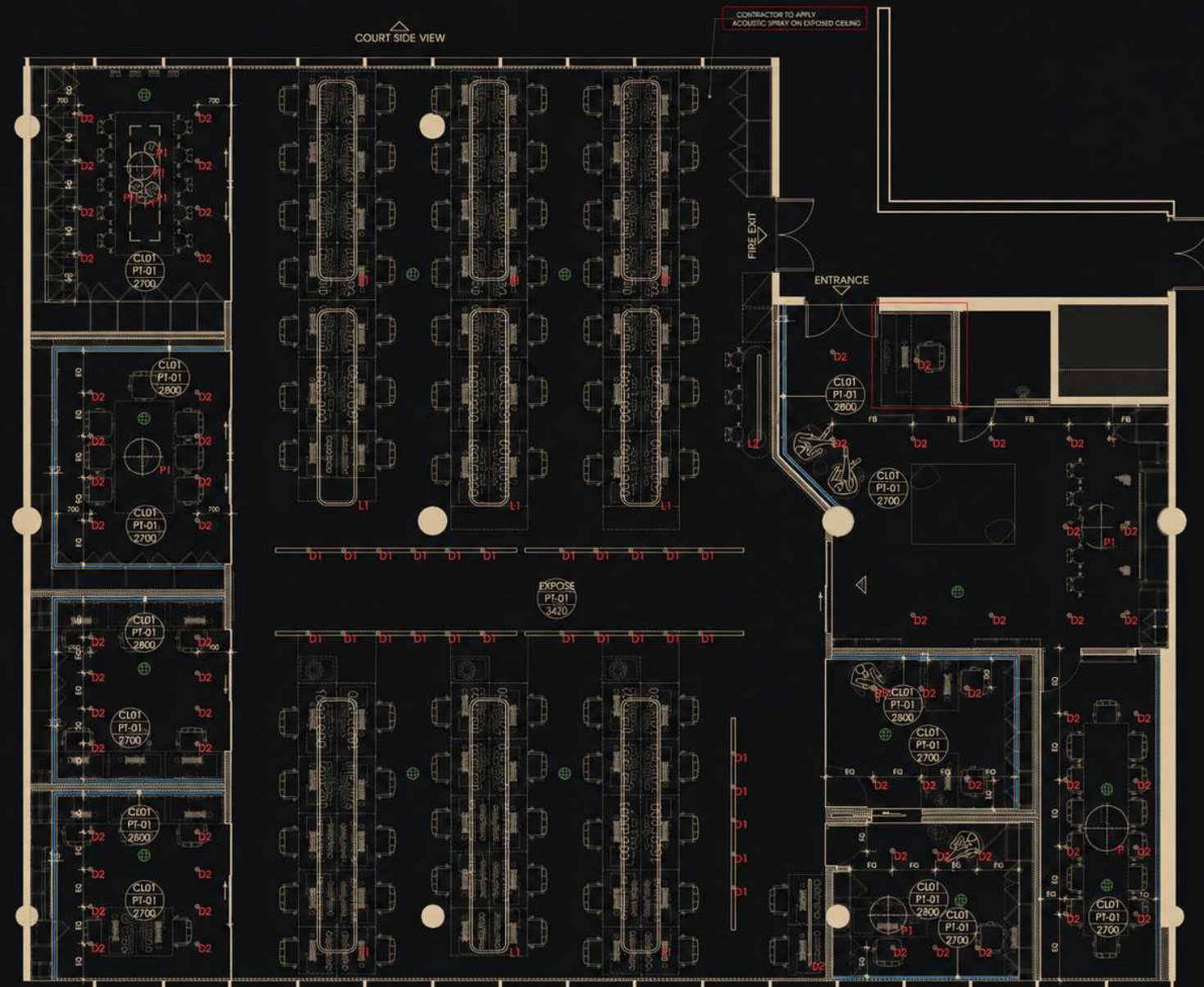


TOOLS:
Revit, AutoCAD



DELIVERY:
Fast-track 4-week Production

CEILING & JOINERY COORDINATION



01 Reflected Ceiling Plan
A00-6-01 SCALE 1:50



CLASH DETECTION & REPORTS

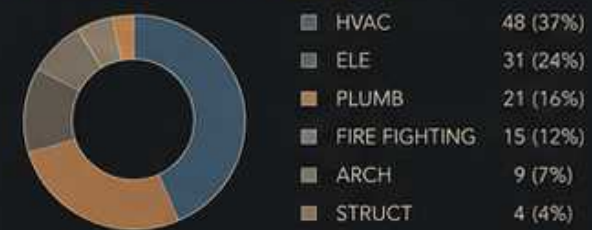
PROJECT OVERVIEW

PROJECT: Office Fit-Out - Dubai, UAE
 LOCATION: Dubai Design District, UAE
 PROJECT TYPE: Commercial Interior Fit-Out
 BIM MODEL USED: Architectural + Interior + MEP
 SOFTWARE: Autodesk Navisworks Manage
 CHECK TYPE: Hard Clash + Soft Clash
 DATE OF CHECK: 22 May 2024
 MODEL STATUS: Coordination Model - LOD 300
 DISCIPLINES CHECKED: ARCH, STR, HVAC, ELE, PLUMB, FF

CLASH SUMMARY



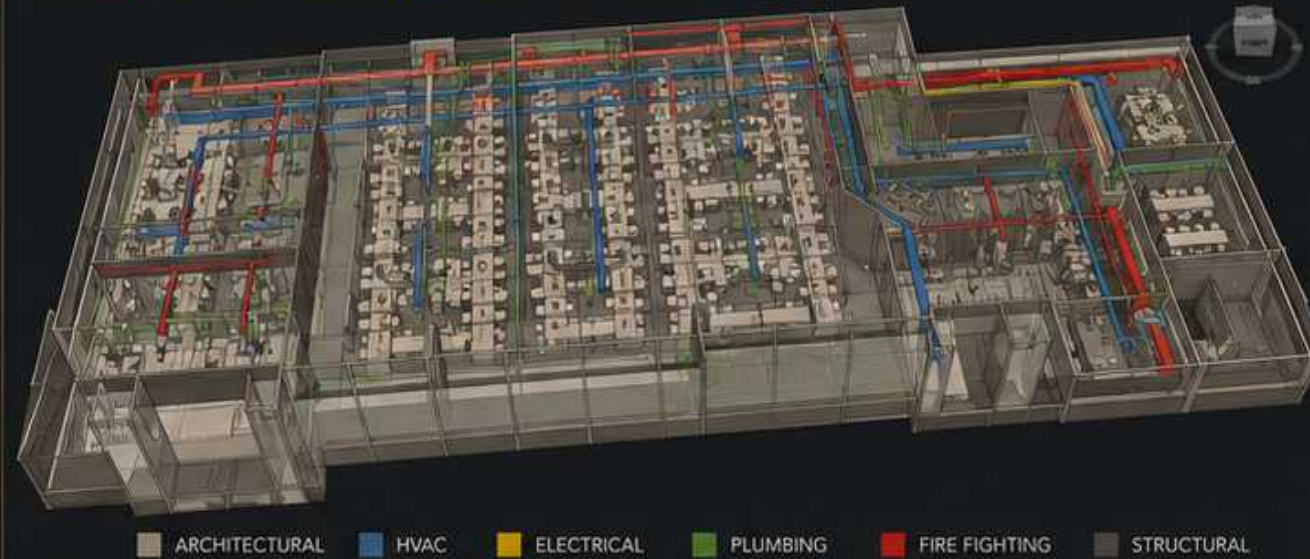
CLASH BREAKDOWN BY DISCIPLINE



CLASH STATUS

STATUS	COUNT	%
New	68	53%
Active	37	29%
Reviewed	15	12%
Resolved	8	6%

OVERALL 3D MODEL - COORDINATION VIEW



KEY PLAN - LEVEL 01



SAMPLE CLASHES

<p>1 HVAC DUCT vs CEILING Hard Clash</p> <p>LOCATION: Open Workspace DISCIPLINES: HVAC / ARCH STATUS: Active ACTION: Raise ceiling level / Reroute duct</p>	<p>2 CABLE TRAY vs LIGHT FIXTURE Hard Clash</p> <p>LOCATION: Open Workspace DISCIPLINES: ELE / ARCH STATUS: Active ACTION: Lower cable tray / Reposition light</p>	<p>3 SPRINKLER PIPE vs DUCT Hard Clash</p> <p>LOCATION: MEETING ROOM 01 DISCIPLINES: FF / HVAC STATUS: New ACTION: Reroute sprinkler / Adjust duct height</p>	<p>4 PLUMBING PIPE vs WALL Soft Clash</p> <p>LOCATION: PANTRY DISCIPLINES: PLUMB / ARCH STATUS: Active ACTION: Adjust pipe location / Coordinate wall build-up</p>	<p>5 FIRE DAMPER vs PARTITION Soft Clash</p> <p>LOCATION: BOARDROOM DISCIPLINES: FF / ARCH STATUS: Reviewed ACTION: Verify clearance / Confirm installation</p>
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OBSERVATIONS

- Major clashes are concentrated in open workspace and MEP dense areas.
- Coordination with ceiling layout required for HVAC and electrical systems.
- All fire fighting penetrations to be coordinated with partition and joinery.
- Regular model updates and clash checks to be continued during execution.

CLASH SEVERITY LEGEND

- HARD CLASH**
Physical interference (Not acceptable)
- SOFT CLASH**
Clearance / proximity issue (Review required)
- NO CLASH**
No interference (Acceptable)

YOUR DRAFTING ALLY

We support consultants and contractors with structured BIM workflows, reliable coordination, and construction-ready deliverables.

01

Coordination-Focused
Approach
& multi-level checks

02

Scalable Project
Support

03

Scale Without Overhead

04

Structured & Reliable
Delivery

05

Seamless Remote
Collaboration



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Ste. Marie studio



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OUR CONTACT

Book a 15-minute call to review your current project workload and see how we can support your team.

 437-538-5566

 www.bonarchdraft.com

 info@bonarchdraft.com