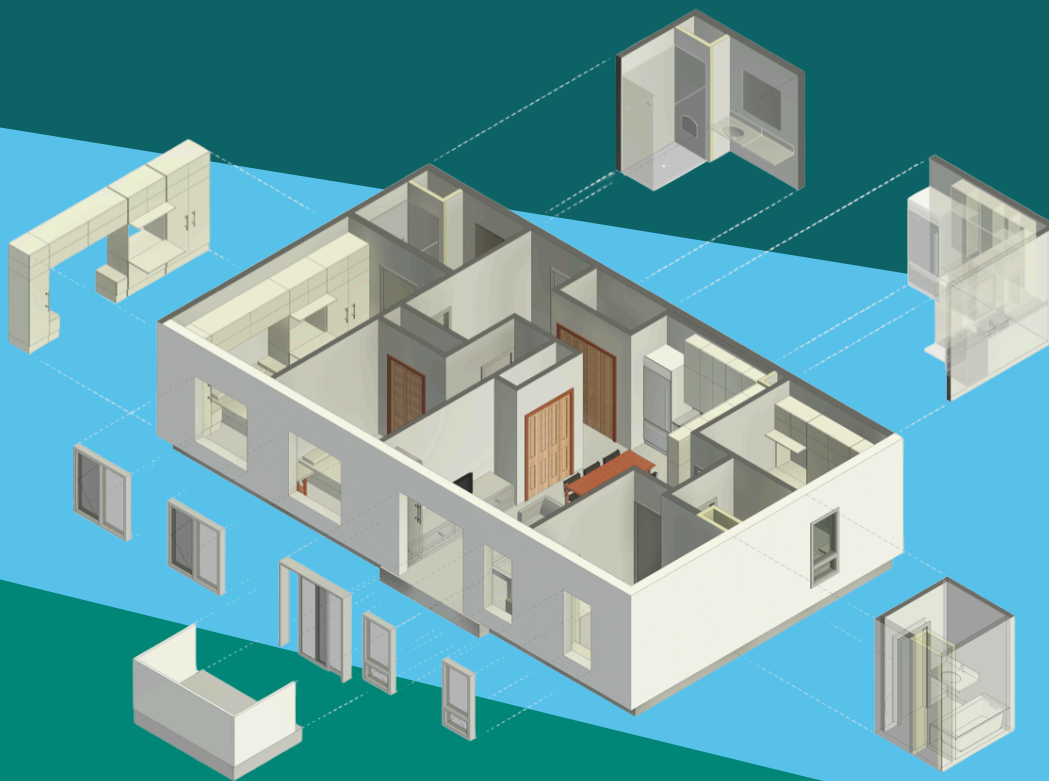


Digitally Accelerated Standardized Housing (DASH)



Tools and Site Selection Guidebook



BC HOUSING

For more information:

www.acceleratedhousing.ca



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The BIM Workflow and BIMx will be aligned with e-permit systems and practices currently being developed and adopted by some BC AHJ's. The LOD 200-300 BIM is designed to generate 2D or 3D information to cover most required information for both traditional (i.e. generate PDF and hard copies) and digital permit applications. The intent is to allow a more streamline workflow to produce models and drawing packages for Development Permit and our AHJ reviews.

Example: Pilot Regulations with DASH Building



B. DESIGN & PERMIT PHASE

Schematic Design Objectives

- Rapid Schematic Design
 - Site & Civil design, including intent and details
 - Architectural layout, life-safety design
 - Structural system design
 - M&E systems design
 - Energy Model confirmed
- Pilot Regulations or Development Permit Submission
- Class B BIM-assisted estimate, Class A budget goals set (target price)
- High-level construction schedule for project planning

SCHEMATIC DESIGN SUB-PHASE: BIM BLOCKS AND MODULES

The Kit of Parts is designed to quickly populate the massing model using pre-reviewed, digital apartment “blocks” and “sub-blocks”, as well as a standard “menu” of BIM components representing household fixtures, equipment, etc.

Accelerating schematic design by using standardized layouts and components common to similar MURB projects helps avoid reinventing the wheel each time. This reduces back-and-forth revisions, rework, and unnecessary variation. DASH’s use of digital twin institutionalized lessons-learned and evolutionary development of MURB’s through two BIM design elements:

1. **Blocks:** Pre-assembled apartment units using the pre-designed, reviewed, and approved design modules. The blocks can also be specific elements such as building ends with exit stairs, elevator cores or 90 Degree building angles. Ideally, the blocks that are favoured should be re-used on multiple projects to gain efficiency, reduce variation, derisk a portfolio of projects, and increase supplier familiarity.
2. **Sub-blocks:** Blocks are assembled are the pre-reviewed and approved elements within blocks, such as primary bedrooms (with ensuite bathroom), living, and secondary bedrooms/bathrooms. Modules also allow for the evolution of modules (and apartment blocks) over time to:
 - Improve efficiency
 - Incorporate construction lessons learned
 - Improve livability and adjust to different needs.

Modules are designed to be interchangeable.

