Converting Architectural Plans and Matterport/3D Scans Into Pre-Loss Contents Baselines

Canonical Web Version: https://restorationintel.com/converting-architectural-plans-matterport-3d-scans-into-pre-loss/

Direct Answer: Architectural floor plans and 3D digital-twin scans provide the spatial room skeleton for a pre-loss baseline, but they only become claim-ready contents records when paired with closed-storage sweeps, serial-plate macros, and clear building-vs-BPP boundaries.

Field Benchmark & Decision Matrix

Source File Type	What It Proves Reliably	Critical Blind Spots	Required Supplemental Capture	Target Baseline Output
Architectural Floor Plans (PDF/CAD)	Exact room dimensions, door swings, room numbers, built-in casework layout	Zero record of movable furniture, electronics, stock, or personal goods	Walk-through video + room-indexed asset count tied to plan numbers	Master room-tree CSV matching drawing callouts
Equipment & FF&E Schedules	Architect-specified fixtures, commercial kitchen units, lab benches at build-out	Post-occupancy purchases, replacements, and tenant modifications missing	Physical verification walk confirming installed models and serial tags	Reconciled installed-equipment schedule with live photos
Matterport / 3D Mesh Scans	Visual room layout, flooring, visible furniture placement, sightline finishes	Closed closets, drawers, under-counter gear, blurred nameplate text	Targeted open-door smartphone sweep + macro plate shots by room	Linked 3D room pins paired with high-res detail packets
LiDAR Point Clouds (.e57/.las)	Millimeter-accurate spatial geometry for large warehouses and mezzanines	Low color fidelity on labels, SKU cartons, and small tool cribs	Pallet-bay signage photos + ERP cycle-count export per bay ID	Zone-mapped storage baseline with cubic capacity notes
MEP As-Built Drawings	Hardwired HVAC, fire suppression, electrical panels, medical gas drops	Plug-in appliances, portable compressors, workstation peripherals	Photo inventory of cord-and-plug equipment by circuit/room	Clear structure-vs-contents boundary sheet for adjusters

Practitioner Operational Takeaways

• Adopt one canonical room-numbering scheme from the architectural floor plan and synchronize all scan labels and photo folders to it.

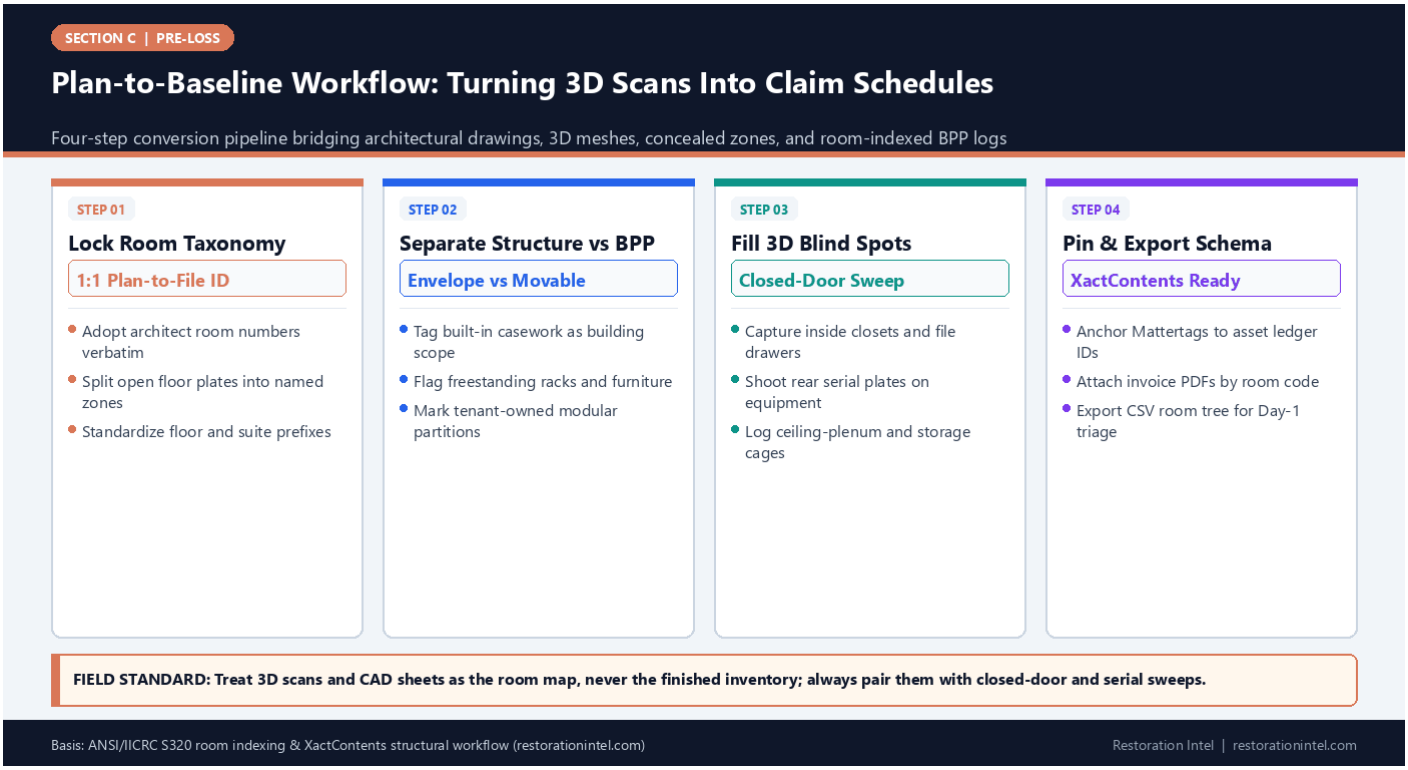
• Overlay column-grid or quadrant callouts onto open warehouses, retail floors, and bullpens that lack numbered walls.

• Perform an open-door gap sweep of every closet, drawer, cabinet, and rear equipment panel hidden from 3D tripod stations.

• Document physical attachment methods (hardwired, plumbed, bolted, vs cord-and-plug) on built-in millwork and specialty units.

• Export offline PDF floor maps, static room plates, and a matching room-tree CSV alongside any hosted 3D tour links.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):**
https://restorationintel.com/converting-architectural-plans-matterport-3d-scans-into-pre-loss.md

• **ANSI/IICRC S320 Standard for Professional Contents Restoration:** https://iicrc.org/s320/

• **Verisk XactContents Platform Overview:** https://www.verisk.com/products/xactcontents/

• **Verisk Xactimate Estimating Platform:** https://www.verisk.com/products/xactimate/

• **Restoration Industry Association (RIA):** https://www.restorationindustry.org/