

ARCHITECTURAL SERVICES: WHAT TO EXPECT

Detailed summary of what you can expect along the way with 33 Nest.

OUR EXPERTISE AT 33 NEST: SERVICE BREAKDOWN

A Snapshot of Our Diverse Offerings

Architecture

Interior Design

Conceptual Design

Photorealistic Visualization

Programming

Feasibility Research

Structural Design

Construction

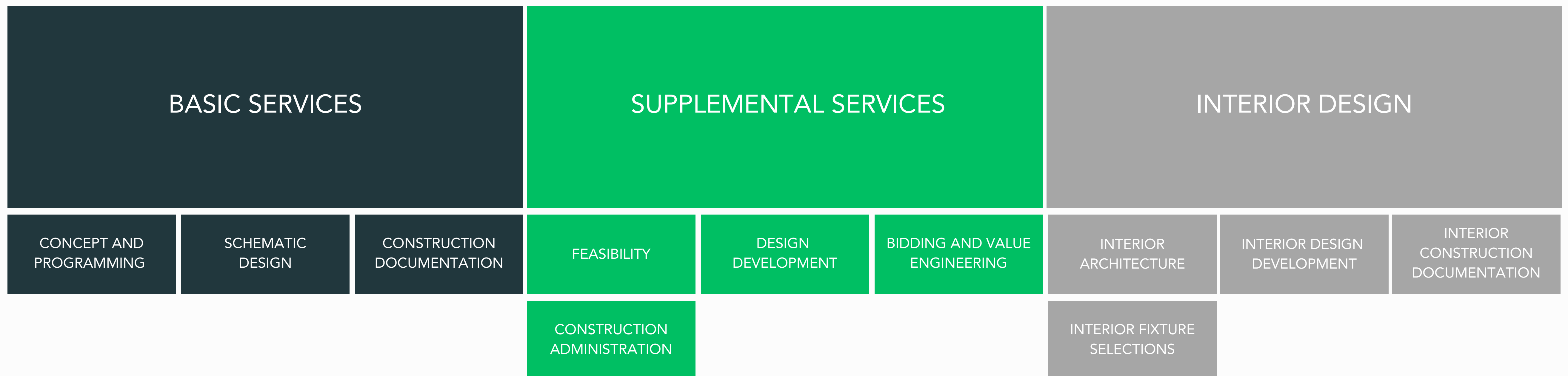
Bidding and Value Engineering

Zoning and Lot Re-Classification/Subdivision

DESIGN SERVICES: NAVIGATING YOUR JOURNEY WITH 33 NEST

Understanding Our Process: A Detailed Guide to Our Design Service Spectrum

Our approach to architecture is focused on turning your ideas into tangible designs. We start with Basic Services to cover essential building design needs, then move to Supplemental Services for more detailed project enhancements. Additionally, our Interior Design option is available for those interested in further refining their space's aesthetics and functionality. This guide aims to give you a clear view of what each step in our process involves.

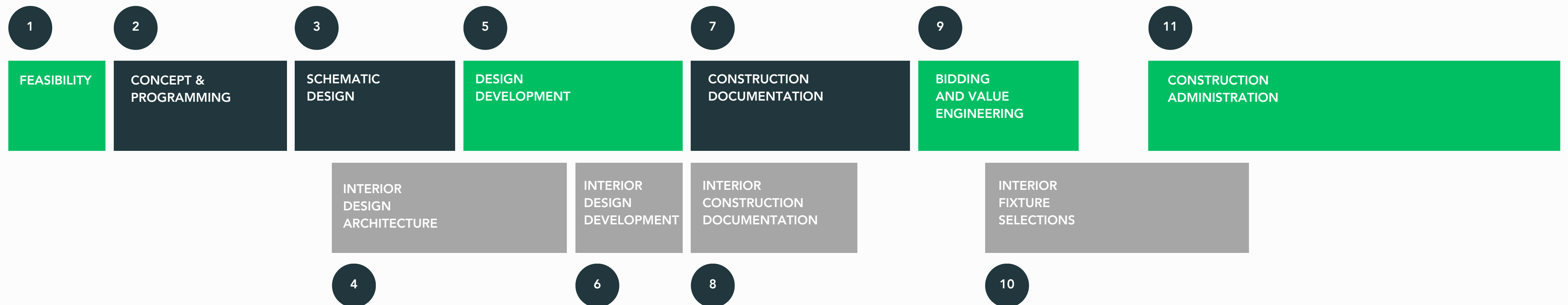


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DESIGN PROCESS: PHASES OF WORK



Phase Number: Indicates the sequential step in the Design Process.

In the next pages, we detail each of the eleven phases in our architecture and interior design process. You'll find visual examples from real projects, along with clear explanations of what to expect and what we need at each stage, guiding you through our entire process step by step.

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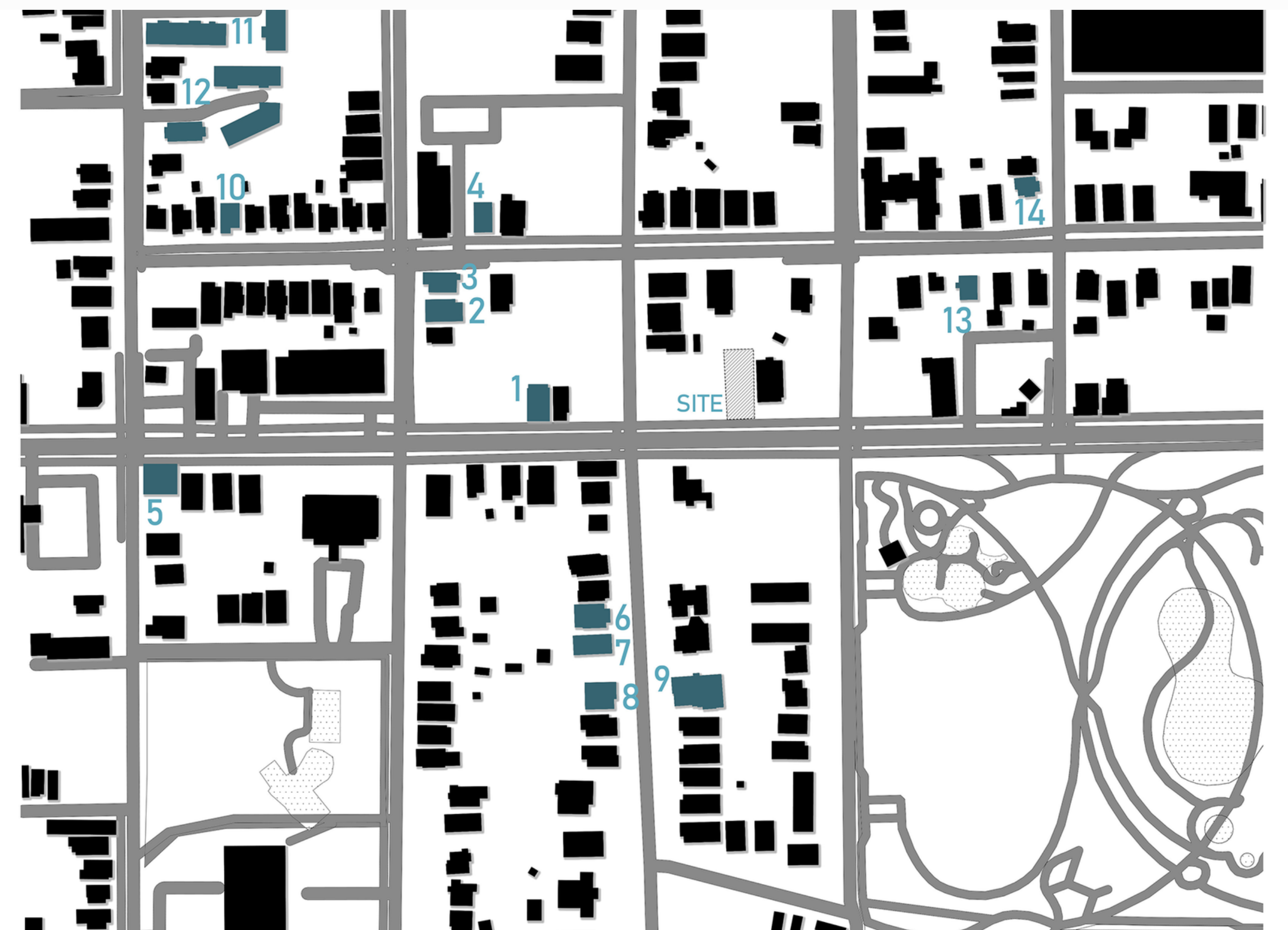
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DESIGN PROCESS: PHASE ONE

FEASIBILITY

Our Feasibility Study phase is essential for exploring your project's viability, balancing your vision against regulatory, site, and financial constraints. We convert initial ideas into practical plans, ensuring a realistic yet visionary project.

We analyze zoning laws, site limitations, budget constraints, and potential risks, identifying challenges and formulating effective strategies. This thorough evaluation forms the foundation for all subsequent phases, ensuring a well-planned, successful project that aligns with your vision and practical realities.



Feasibility Example: Neighbourhood Analysis for Joseph E. Boone

WHAT TO EXPECT

Key deliverables in this phase include:

Site Analysis: An examination of the physical characteristics of your site and how they may influence the project.

Regulatory Compliance: A review of zoning laws, building codes, and other regulations that impact your project.

Budget Analysis: A realistic assessment of the project costs, including potential financial risks and opportunities.

Project Viability: An overall evaluation of the project's feasibility, considering all the gathered data.

WHAT WE NEED

To initiate the Feasibility phase, we require:

Basic Project Information: A summary of your project idea, goals, and any specific requirements or constraints.

Site Details: Access to the project site and any existing site plans or surveys.

Regulatory Information: Details of any known zoning or regulatory restrictions applicable to your site.

Financial Information: An outline of your budget and any financial constraints.

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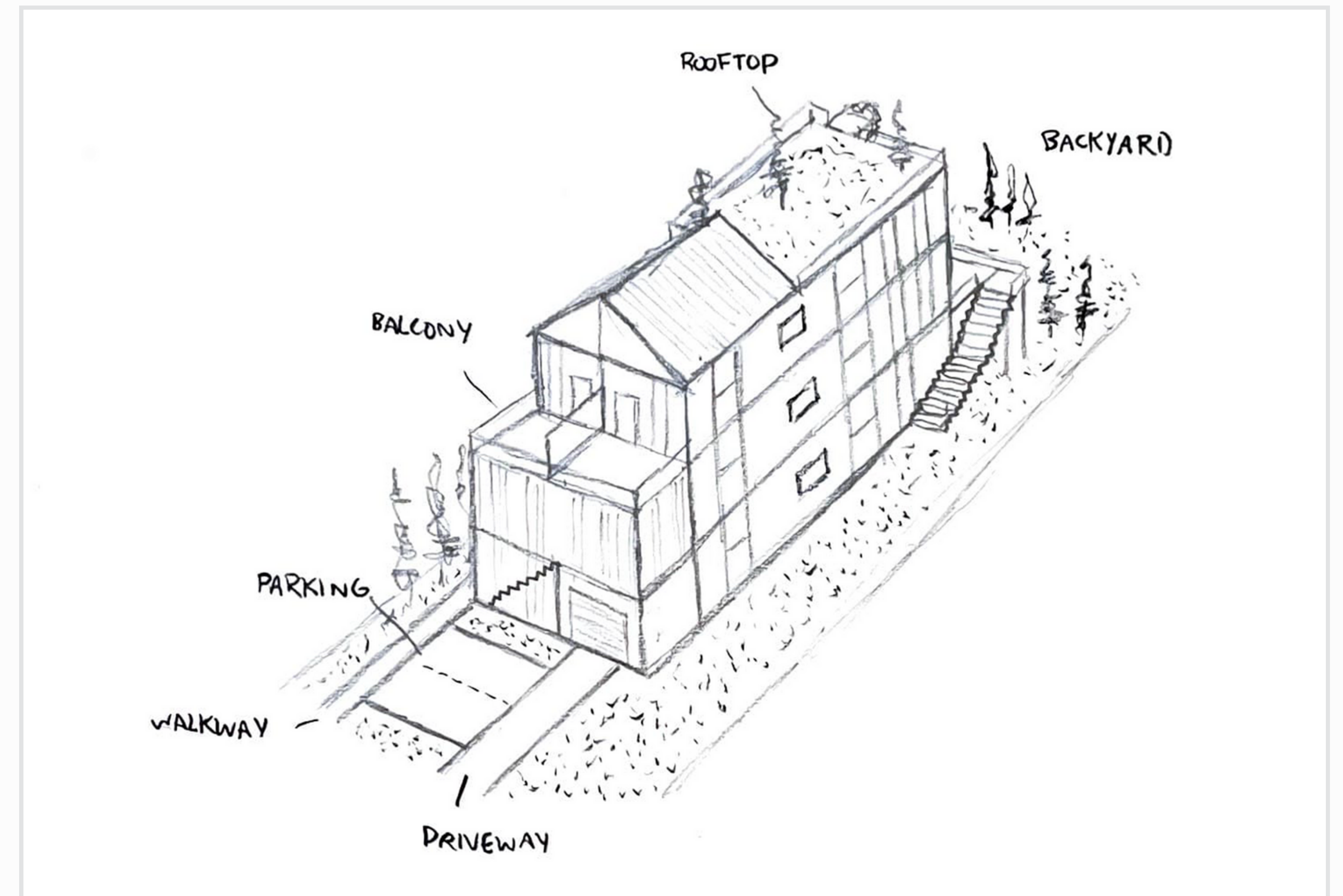
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DESIGN PROCESS: PHASE TWO

CONCEPT & PROGRAMMING

Our Concept & Programming phase is a distinctive process that defines our studio's approach, collaborating with you to develop a unique concept guiding your project. This stage skillfully balances client and environmental constraints with creative, unrestricted ideas. It's a time for expansive thinking, where unexpected ideas become innovative solutions and conventional norms are reevaluated.

This phase involves a deep understanding of your needs, desires, and the nuances of your site—like sun paths, city codes, and views. We blend these considerations with your timeline and budget, refining our initial sketches into concrete, feasible ideas. This creative brainstorming culminates in a set of diagrams, thoughtfully organizing future spaces to perfectly align with your requirements.



Concept & Programming Example: 3D Sketching at Mayson Project

WHAT TO EXPECT

Key deliverables in this phase include:

Client Constraints: Tailored solutions addressing your specific requirements and limitations.

Environmental Considerations: Analysis of site-specific factors like sun path, views, and city codes.

Conceptual Ideas: Innovative design concepts and sketches illustrating the project's creative direction.

WHAT WE NEED

To initiate the Concept & Programming phase, we require:

Pre-Design Questionnaire: Detailed information about your program needs, budget, timeline, and lifestyle expectations.

Site Access and Survey: Permission to access your property and a current site survey to understand the physical context.

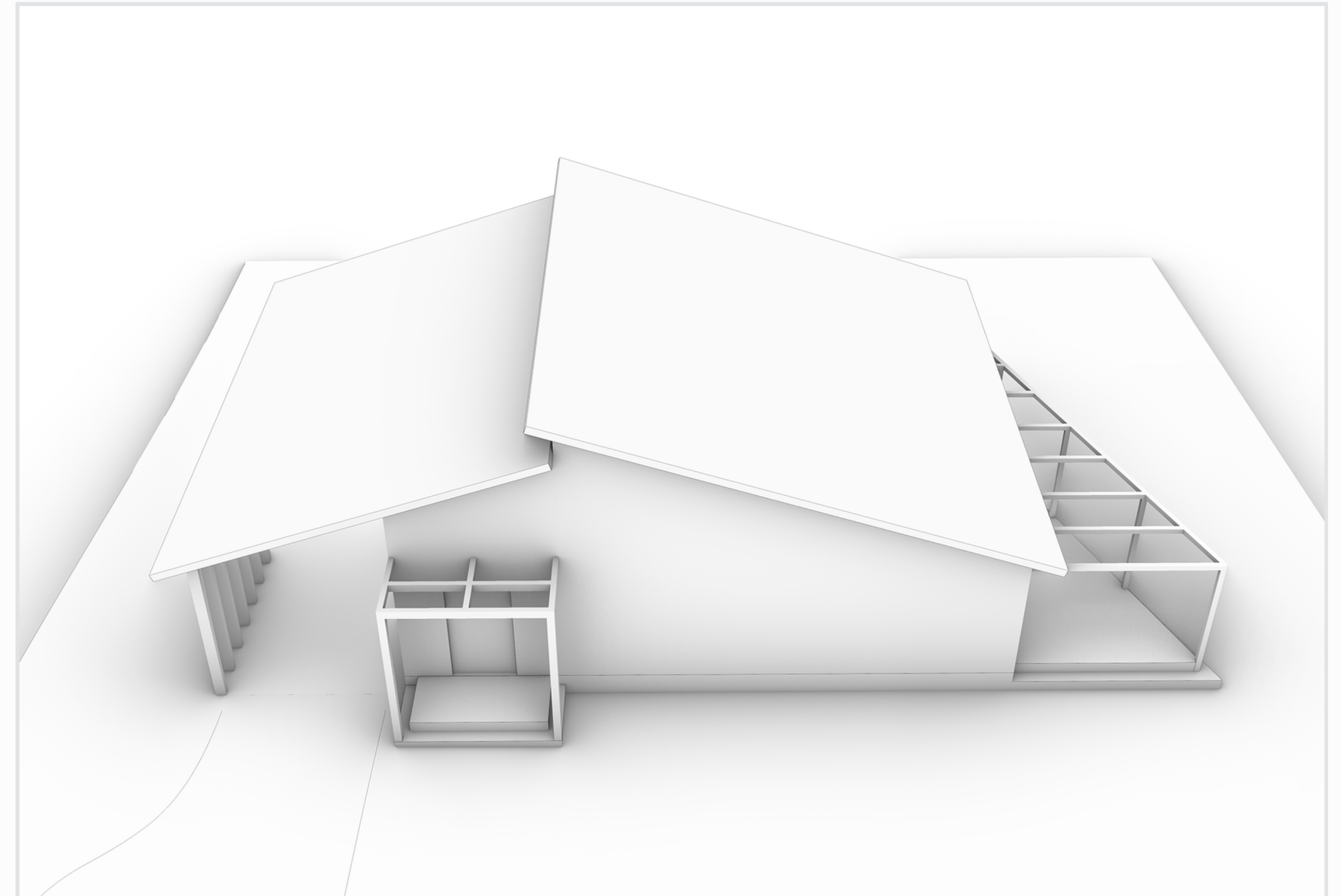
Local Authority Liaison: Authorization to communicate with local authorities regarding your project.

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DESIGN PROCESS: PHASE THREE

SCHEMATIC DESIGN

The Schematic Design phase transitions from conceptual ideas to tangible layouts and forms. Following the approval of initial concepts, our focus shifts to the massing of the home, shaping its overall structure while developing initial floor plan concepts. These preliminary plans outline room layouts and sizes. This stage is crucial in defining the residence's basic structure and internal flow.



Schematic Design Example: Building Massing at Clinton Road

WHAT TO EXPECT

Key deliverables in this phase include:

Initial Floor Plan Concepts: Early designs to determine room layouts and sizes.

Massing Rationale: Insight into the reasoning behind the home's structural form.

Design Highlights: Sketches and vignettes showcasing key aspects of the design.

WHAT WE NEED

To initiate the Schematic Design phase, we require:

Your Feedback: Insights and preferences regarding the initial floor plan concepts and overall massing.

Aesthetic Direction: Understanding your style and design preferences to guide the development process.

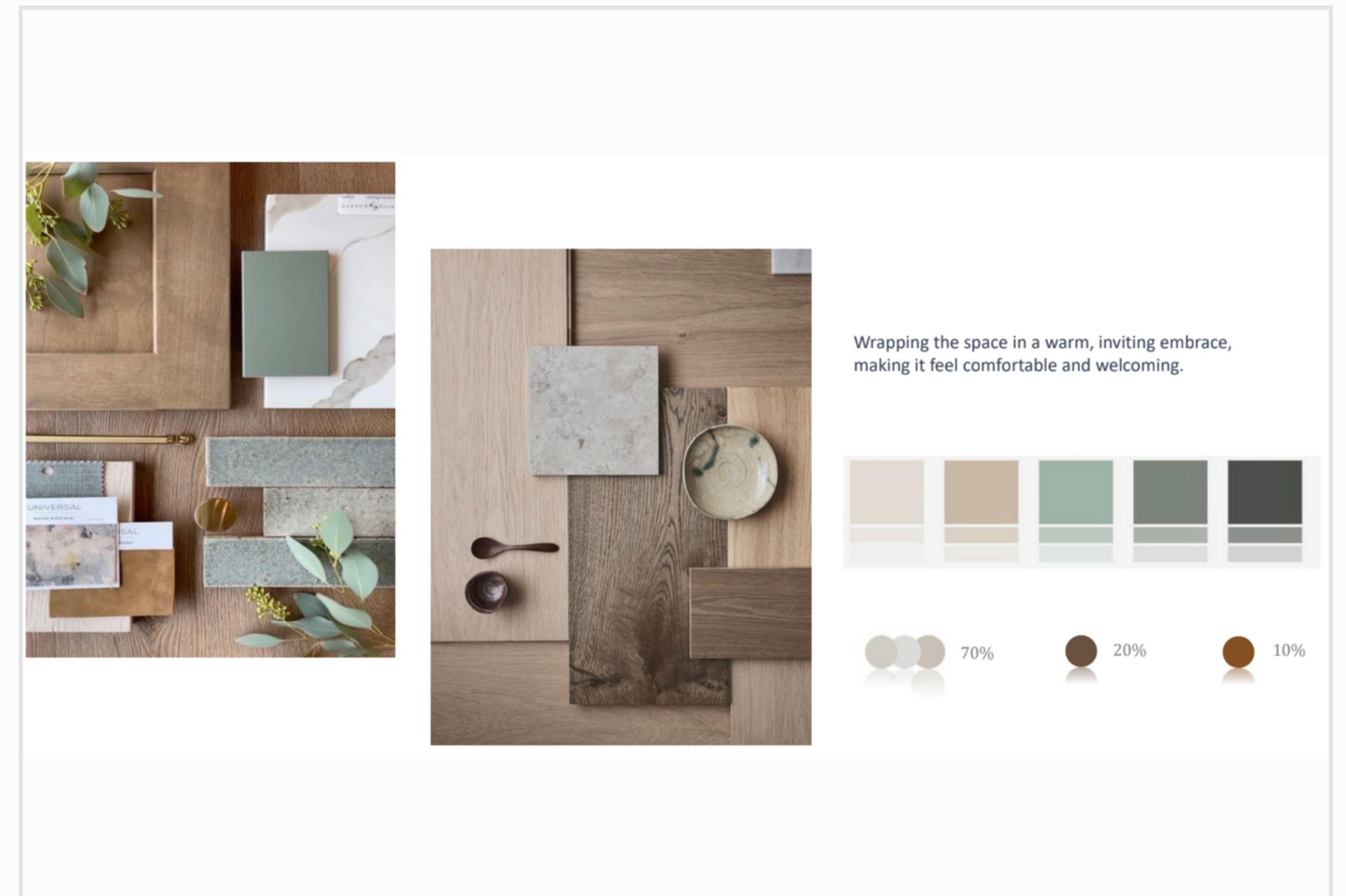
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DESIGN PROCESS: PHASE FOUR

INTERIOR DESIGN ARCHITECTURE

In the Interior Architecture phase, we delve into the intricate details of your home's interior, focusing on the layout, floor plans, and fixed elements like flooring, tiles, and cabinetry. This phase revolves around understanding your family's wishlist and lifestyle to craft spaces that enhance daily living. We develop a comprehensive design that includes an Interior Client Questionnaire, an Interior Design Moodboard, and Interior Material Selections.



Interior Design Architecture Example: Crafting the Color Palette for the Joseph E. Boone Project

WHAT TO EXPECT

Key deliverables in this phase include:

Interior Client Questionnaire Analysis: Detailed understanding of your preferences and needs.

Interior Design Moodboard: Visual representation of the design aesthetic and themes.

Interior Material Selections: Choices for fixed fixtures and finishes like flooring, tiles, and cabinetry.

WHAT WE NEED

To initiate the Interior Architecture phase, we require:

Completed Interior Client Questionnaire: Your detailed input to guide our design decisions.

Feedback on Moodboard: Your insights and approval of the proposed aesthetic themes.

Material Selection Collaboration: Active involvement in choosing fixtures and finishes for the interior.

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DESIGN PROCESS: PHASE FIVE

DESIGN DEVELOPMENT

In the Design Development phase, we bring your project's design to life with detailed, elected floor plans and a comprehensive 3D model. A key feature of this phase is the creation of photorealistic exterior renders, offering you a valuable opportunity to visualize the design in a realistic form. This visual tool is essential for finalizing design decisions and ensuring your vision is perfectly captured before moving to the Construction Documents phase.



Design Development Example: Crafting an Exterior Photorealistic Render for Concept 001 Project

WHAT TO EXPECT

Key deliverables in this phase include:

Finalized Floor Plans: Creation of detailed, selected floor plans, solidifying the layout and room sizes.

Comprehensive 3D Model: A detailed representation of the home's interior and exterior structure.

Photorealistic Exterior Renders: High-quality visualizations for an accurate, realistic view of the design.

WHAT WE NEED

To initiate the Design Development phase, we require:

Exterior Material Selection: Your input on exterior materials, facilitated by in-person meetings or sample shipments.

Material Evaluation: Assessment of color, texture, dimensions, and installation requirements for chosen materials.

Integration into 3D Model: Incorporating your material selections and preferences into the Photorealistic Render for a comprehensive visual guide.

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DESIGN PROCESS: PHASE SIX

INTERIOR DESIGN DEVELOPMENT

In the Interior Design Development phase, we focus on refining and finalizing the interior design elements of your home. This phase is dedicated to creating detailed layouts, designing custom features, and producing advanced 3D models and interior photorealistic renders. Our goal is to transform the approved interior themes into tangible, visually appealing designs that align with your vision, budget, and timeline.



Interior Design Development Example: Crafting an Interior Photorealistic Render for Beecher Road

WHAT TO EXPECT

Key deliverables in this phase include:

Refined Layouts: Detailed plans for kitchen cabinetry, bathroom layouts, and living spaces.

Custom Elements: Interior elevation designs of unique features like stairs and millwork.

3D Modeling and Interior Renders: Advanced modeling of all fixed elements, offering clear visualization of the interior architecture.

WHAT WE NEED

To initiate the Interior Design Development phase, we require:

Your Input on Design Choices: Feedback on the proposed layouts and custom design elements.

Decision on Material Selections: Your selections for flooring, wall coverings, countertops, cabinetry styles, and colors.

Collaboration on Final Details: Active participation in finalizing the details to integrate into the next phase of the design process.

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DESIGN PROCESS: PHASE SEVEN

CONSTRUCTION DOCUMENTATION

The Construction Documentation phase is a critical transition, turning our refined designs into comprehensive construction documents. These documents are meticulously detailed, encapsulating every aspect of the design to ensure a seamless construction process. This phase focuses on defining every material, detail, and specification essential to bring your new home to life, creating a set of drawings for contractors and building departments to follow.



Concept & Programming Example: 3D Sketch of Potential Home

WHAT TO EXPECT

Key deliverables in this phase include:

Detailed Construction Plans: Including foundation, structural details, and layouts.

Schedules and Specifications: Detailed door and window schedules, lighting plans, and material specifications.

Sections and Notes: Comprehensive sections and notes clearly communicating design intent and construction details.

Code-Compliant Documents: Ensuring all plans meet necessary building code requirements.

WHAT WE NEED

To initiate the Construction Documentation phase, we require:

Patience for Detailing: Understanding that refining every detail is a thorough and time-consuming process.

Trust in Precision: Confidence in our dedication to the precise detailing that will elevate the final outcome of your home.

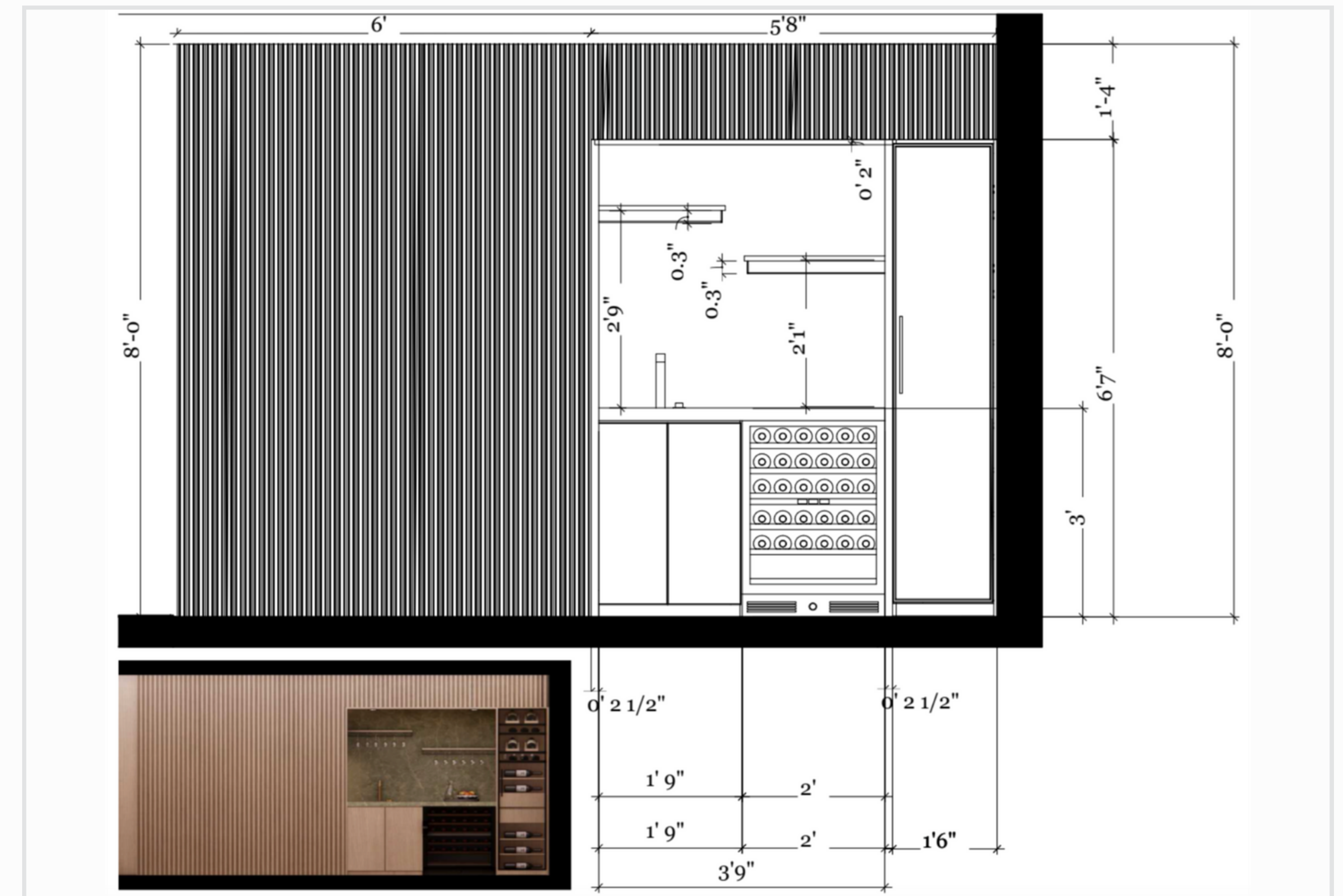
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DESIGN PROCESS: PHASE EIGHT INTERIOR CONSTRUCTION DOCUMENTATION

The Interior Construction Documentation phase commences once the interior architecture drawings and material selections are approved. Our team of architects and designers then create a detailed, buildable set of drawings for the interior architecture. This phase involves delving into the minutiae of the design and construction specifics, enabling your selected general contractor to precisely execute the home's interior.



Interior Construction Documentation Example: Detailed Millwork Drawing for the Fleetwood Project

WHAT TO EXPECT

Key deliverables in this phase include:

Reflected Ceiling Plans: Comprehensive layouts for ceiling designs.

Finish Floor Plans: Detailed plans for flooring layouts and materials.

Custom Wall and Millwork Details: In-depth drawings for custom walls and millwork.

Integrated Drawings: Merging interior documents with broader architectural plans for a complete set.

WHAT WE NEED

To initiate the Construction Documentation phase, we require:

Patience for Detailing: Understanding that creating these intricate documents is thorough and time-intensive.

Trust in Our Precision: Confidence in our attention to detail, ensuring a flawless execution of the interior design.

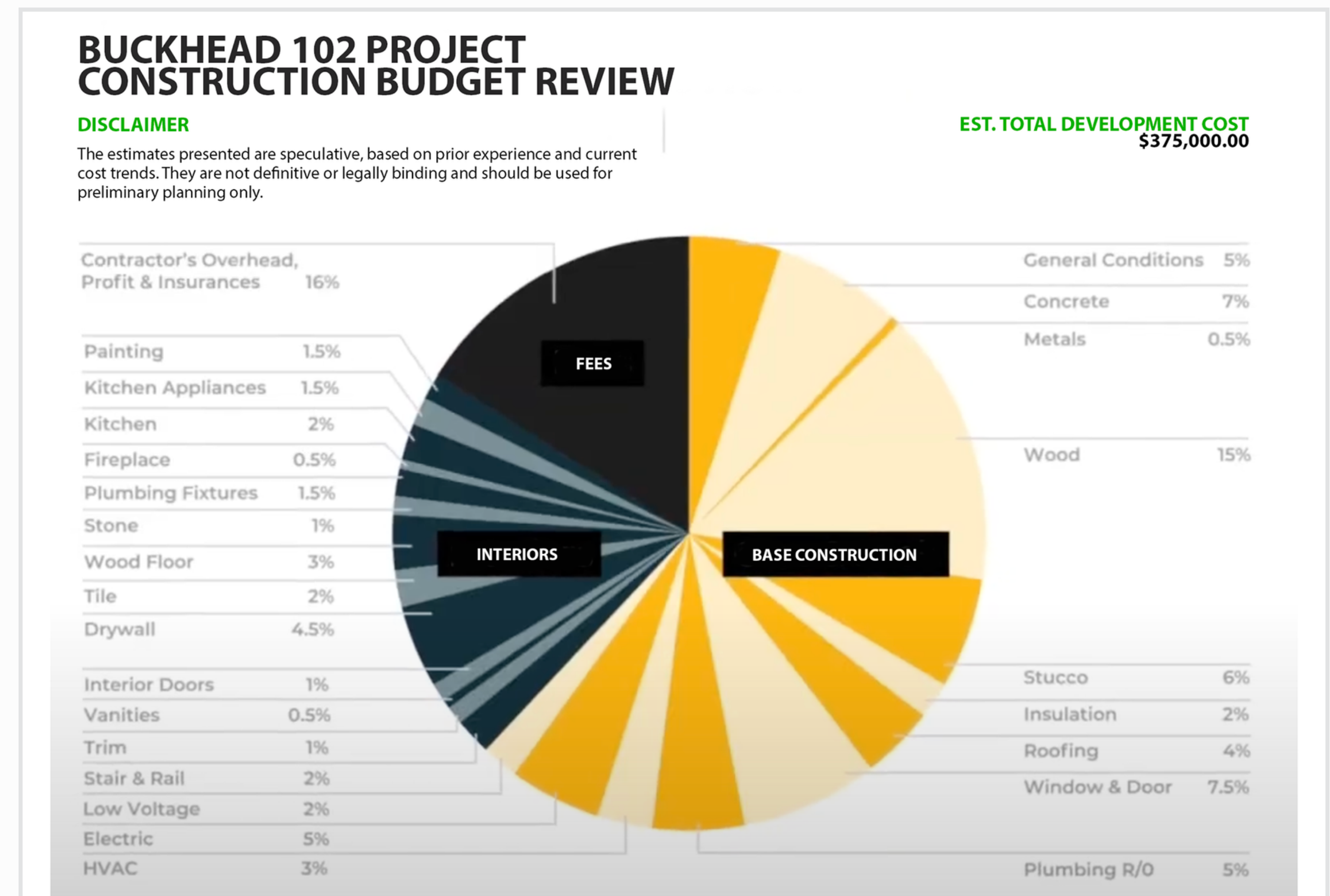
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DESIGN PROCESS: PHASE NINE

BIDDING & VALUE ENGINEERING

The Bidding & Value Engineering phase is pivotal in transitioning from design to the actual construction of your home. After finalizing the construction documents, we send them out for bidding and permit applications. In this phase, we gather quotes from multiple contractors to establish a realistic construction budget. Simultaneously, we submit the documents to the local building department and await permit approval. This phase is essential for aligning the project's costs with your budget and ensuring all regulatory requirements are met.



Bidding & Value Engineering Example: Construction Budget Review

WHAT TO EXPECT

Key deliverables in this phase include:

Budget Revisions: Adjusting specific items to align with budget constraints or enhance project features.

Building Department Coordination: Addressing any comments or requirements from the building department.

Revised Document Set: Finalizing a revised set of documents for construction, based on contractor selection and permit approvals.

WHAT WE NEED

To initiate the Bidding and Value Engineering phase, we require:

Decision-Making Input: Your guidance in selecting the final contractor based on the bids received.

Open Budget Dialogue: Discussions about budgetary constraints and preferences for specific contractors or trades.

Contractor Selection and Permit Approval: Finalizing your choice of a general contractor and obtaining the necessary permit from the building department.

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DESIGN PROCESS: PHASE TEN

INTERIOR FIXTURE SELECTIONS

In the Interior Fixture Selections phase, we concentrate on sourcing all interior fixtures and finishes, such as flooring and other materials previously chosen during the Interior Design Architecture phase. This stage involves meticulous research and selection, culminating in the creation of a comprehensive purchase list. This list aids both the client and the general contractor in acquiring the necessary items to bring the design to life.



Interior Fixture Selections Example: Sample Presentation

WHAT TO EXPECT

Key deliverables in this phase include:

Fixture and Finish Selection: Finalizing choices for flooring, wall coverings, countertops, lights, cabinetry styles, and colors.

Sample Presentation: Curated collection of physical material samples for review and final selection.

Detailed Purchase List: A comprehensive list outlining all selected fixtures and finishes for purchase.

Trade Discounts: Our clients can take advantage of our trade discounts of up to 40% with select cabinetry, paint, lighting, and flooring suppliers.

WHAT WE NEED

To initiate the Interior Fixture Selections phase, we require:

Decision-Making: Your final approval on the selected fixtures and finishes.

Collaborative Review: Engagement in reviewing and feeling the physical samples to ensure satisfaction.

Finalization of Choices: Confirmation of the selections to be included in the purchase list for procurement.

Detailed summary of what you can expect along the way with 33 Nest.

DESIGN PROCESS: PHASE ELEVEN

CONSTRUCTION ADMINISTRATION

The Construction Administration phase is dedicated to ensuring the faithful execution of the original design intent. Our team acts on your behalf, conducting regular site visits and inspections, and meeting with your general contractor and subcontractors. This proactive approach allows us to address any concerns or questions promptly, often necessitating the issuance of additional documents and drawings to guide the construction process effectively.



Construction Administration: On-Site at Joseph E. Boone

WHAT TO EXPECT

Key deliverables in this phase include:

Regular Site Visits: Our team's ongoing presence at the construction site to monitor progress.

Liaison Role: Acting as a mediator between you and the construction team.

Design Intent Oversight: Ensuring that the construction adheres to the planned design and quality standards.

WHAT WE NEED

To initiate the Construction Administration phase, we require:

Understanding of Construction Realities: Acknowledgement that unforeseen issues may arise during construction.

Open Dialogue: Active communication between our architects, your builders, and you to swiftly resolve any issues.

Collaborative Problem-Solving: Your involvement in discussions and decisions to maintain the project's integrity and progress.

Join Our Journey

EVERY DESIGN HAS A STORY.

33 NEST

33Nest is an innovative studio where youthful dynamism meets global inspiration. Our team, vibrant and internationally diverse, crafts designs that resonate with modern elegance and simplicity. Tailored to each client, our projects blend contemporary aesthetics with deep cultural understanding, ensuring every space is not just visually striking but meaningful.

We see each project as a narrative, a unique story inspired by the vision of our clients. This approach, coupled with our commitment to innovation and excellence, drives us to create spaces that transcend the ordinary. Passionate about our craft, we at 33Nest are excited to share this journey with you, designing spaces that reflect a distinctive story and a shared vision.