

DESIGN GUIDELINE

CREATING THE
PERFECT SPACE



E S T 2022

Prime Portal Inc. | Toronto, ON
primeportal.ca | thekahn.ca (647) 863-0033



CREATING THE PERFECT SPACE IS AN ART THAT BEGINS WITH A DETAILED DISCUSSION OF YOUR PREFERENCES AND NEEDS. PROFESSIONAL INTERIOR DESIGN INVOLVES THE DEVELOPMENT OF A UNIQUE CONCEPT, FROM LAYOUT PLANNING TO THE SELECTION OF FINISHING MATERIALS, COLOR PAlettes, AND FURNITURE.



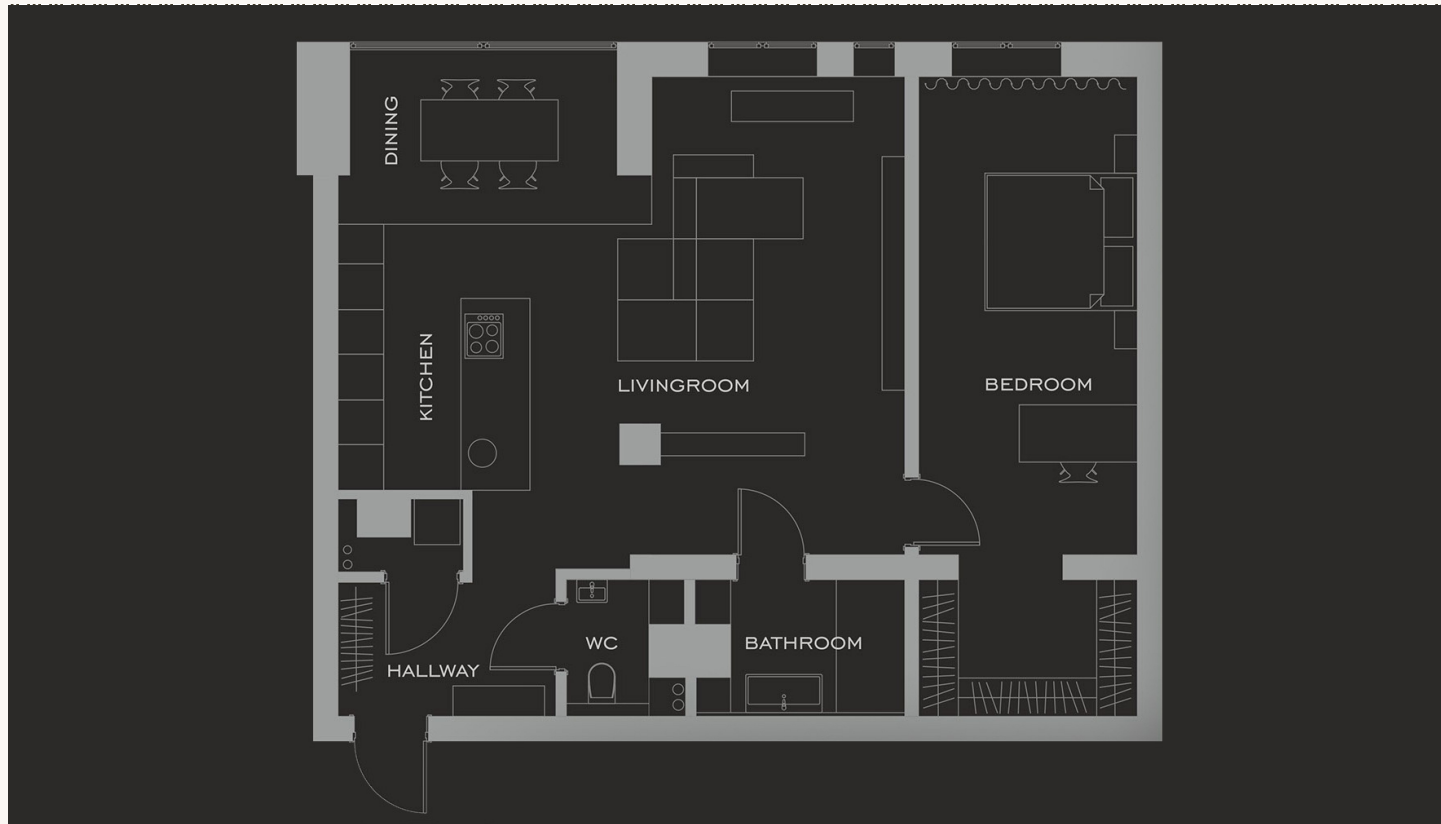
CORE.

WHY & FOR WHAT?

A professional design project is crucial for preventing mistakes, optimizing the budget, and ensuring a smooth renovation process. A comprehensive approach includes technical drawings and 3D models of the future interior, providing a complete vision of the final result before project implementation.

**SMALL STUDIO WITH A
BRILLIANT IDEA FOR CREATING
A BEAUTIFUL DESIGN**





01. MEASUREMENT PLAN

A detailed drawing indicating precise dimensions, distances, and spatial relationships of all elements in the project.

02. DEMOLITION & PARTITION

A blueprint showing which walls and structures need to be removed or added, ensuring proper zoning and space functionality.

03. FURNITURE & EQUIPMENT

A comprehensive layout displaying the placement of furniture, appliances, and equipment for optimal use of space and functionality.

04. FLOORING PLAN

A detailed plan illustrating flooring types, patterns, and materials for cohesion.

05. CEILING PLAN

A technical drawing outlining the ceiling structure, including height variations, decorative elements, and material specifications.

06. PLUMBING, LIGHTING & ELECTRICAL PLANS

A structured plan mapping out lighting fixtures, power outlets, switches, and wiring to optimize illumination and electrical efficiency.

07. 3D VISUALIZATIONS

High-quality, realistic renderings that provide a visual representation of the final design, aiding in conceptualization and decision-making.

08. SPECIFICATIONS

Of finishing materials, furniture and equipment

DESIGN PROJECT INCLUDES

/01

**Time and cost savings
due to the absence of
rework**

/02

**Guarantee of interior
integrity and harmony**

/03

**Accurate calculation
of materials and
equipment**

/04

**Opportunity to
visualize the result in
advance and make
adjustments**

/05

**Easier work for
builders and reduced
risk of deficiency**



BENEFITS OF.

A modern interior space with large windows, a dark sofa, and a fire extinguisher.

SPACE PLANNING IS THE FOUNDATION OF ANY DESIGN PROJECT

AT THIS STAGE, FUNCTIONAL ZONING OF THE SPACE IS DETERMINED, AS WELL AS THE PLACEMENT OF ALL INTERIOR ELEMENTS.

/01

ANALYSIS OF THE EXISTING LAYOUT AND POSSIBILITIES FOR REDESIGN

/02

OPTIMIZATION OF SPACE BASED ON CLIENT NEEDS

/03

PROPER ZONING OF ROOM

/04

CONSIDERATION OF ENGINEERING COMMUNICATIONS AND LOAD-BEARING STRUCTURES

/05

ERGONOMICS AND EASE OF MOVEMENT WITHIN THE SPACE



**KEY
ASPECTS.**

DESIGN CONCEPT

THE DESIGN CONCEPT IS A CREATIVE VISION THAT ESTABLISHES THE STYLE AND ATMOSPHERE OF THE FUTURE INTERIOR. IT INVOLVES SELECTING AN OVERALL STYLE DIRECTION (MODERN, CLASSIC, ECO-FRIENDLY, ETC.), DEFINING A COHESIVE COLOR PALETTE, CHOOSING KEY MATERIALS AND TEXTURES, AND PLANNING LIGHTING TO ENHANCE THE SPACE. ADDITIONALLY, IT INCLUDES IDENTIFYING ESSENTIAL DECORATIVE ELEMENTS. DESIGN CONCEPTS ARE TYPICALLY PRESENTED THROUGH COLLAGES OR MOOD BOARDS, OFFERING A VISUAL REPRESENTATION OF THE INTENDED LOOK AND FEEL OF THE SPACE.

MATERIAL SELECTION

AT THIS STAGE, THE DESIGNER COMPILES A DETAILED SPECIFICATION OF ALL MATERIALS NEEDED FOR PROJECT IMPLEMENTATION, INCLUDING FINISHING MATERIALS (WALLPAPER, PAINT, DECORATIVE PLASTER, ETC.), FLOORING, WALL COVERINGS, PLUMBING AND ELECTRICAL COMPONENTS, LIGHTING FIXTURES, FURNITURE, AND TEXTILES. THE SELECTION PROCESS TAKES INTO ACCOUNT AESTHETIC AND PRACTICAL FACTORS SUCH AS DURABILITY, ENVIRONMENTAL IMPACT, AND EASE OF MAINTENANCE, ENSURING THE BEST OUTCOMES FOR THE PROJECT.

KAHN[®]

AUTHOR SUPERVISION

Author supervision ensures full control over the design project execution, from the beginning of renovation to the final decorative touches. This guarantees that the final result precisely matches the original concept, ensuring a smooth and efficient renovation process.

This comprehensive service is especially valuable for clients who want a high-end interior without the stress of managing every detail of the renovation and furnishing process.

Author supervision guarantees that the final result perfectly matches the original concept.

CONSTRUCTION MANAGEMENT

SCHEDULING AND MONITORING WORK PROGRESS

COORDINATING DIFFERENT TEAMS AND SUBCONTRACTORS

ENSURING COMPLIANCE WITH CONSTRUCTION STANDARDS AND QUALITY

RESOLVING ON-SITE OPERATIONAL ISSUES

OPTIMIZING WORKFLOWS TO STAY ON SCHEDULE AND BUDGET

FURNITURE & MATERIAL MANAGEMENT

THIS SERVICE STREAMLINES PROJECT EXECUTION BY HANDLING ALL ASPECTS OF MATERIAL AND FURNITURE PROCUREMENT. IT INCLUDES ORDERING ALL MATERIALS ACCORDING TO PROJECT SPECIFICATIONS, MONITORING DELIVERY TIMELINES AND PRODUCT QUALITY, AND ORGANIZING STORAGE UNTIL NEEDED. ADDITIONALLY, IT COVERS THE ORDERING OF FURNITURE AND INTERIOR ELEMENTS, AS WELL AS COORDINATING THEIR DELIVERY AND ASSEMBLY TO ENSURE A SEAMLESS INSTALLATION PROCESS.

3D VISUALIZATIONS



3D VISUALIZATIONS ARE REALISTIC IMAGES OF THE FUTURE INTERIOR, CREATED USING SPECIALIZED SOFTWARE. IT ALLOWS YOU TO:

- SEE HOW THE SPACE WILL LOOK AFTER RENOVATION
- EVALUATE PROPORTIONS AND SCALES OF INTERIOR ELEMENTS
- CHOOSE OPTIMAL COLOR COMBINATIONS
- MAKE NECESSARY ADJUSTMENTS BEFORE CONSTRUCTION BEGINS

High-quality 3D visualizations are created for all areas of the project and include different angles and lighting scenarios.

FINAL DECORATION

THE LAST STAGE BRINGS THE INTERIOR TO COMPLETION

SELECTION AND
PLACEMENT OF
DECORATIVE
ELEMENTS
(PAINTINGS, VASES,
PILLOWS, ETC.)

TEXTILE
DECORATION
(CURTAINS,
BEDSPREADS,
RUGS)

LIGHTING
ADJUSTMENTS TO
ACHIEVE THE
DESIRED AMBIANCE

FURNITURE
ARRANGEMENT
ACCORDING TO
THE DESIGN
PROJECT

INDOOR PLANT
COMPOSITIONS (IF
PART OF THE
PROJECT)

POST-RENO CLEANING

WE HAND OVER THE SPACE OF
YOUR DREAMS, FULLY PREPARED
FOR USE, ALLOWING YOU TO
ENJOY AND UTILIZE IT EXACTLY
AS INTENDED.



MAIN COST FACTORS

SPACE AREA – TYPICALLY CALCULATED PER SQUARE METER, RANGING FROM \$100 TO \$500 PER SQ.M. OR MORE.

PROJECT COMPLEXITY – UNIQUE LAYOUTS, COMPLEX STRUCTURAL ELEMENTS, AND CUSTOM DESIGNS INCREASE COSTS.

PROJECT SCOPE – A BASIC PACKAGE INCLUDES LAYOUT PLANNING, VISUALIZATIONS, AND TECHNICAL DRAWINGS. ADDITIONAL SERVICES SUCH AS MATERIAL SELECTION AND PREMIUM 3D RENDERS RAISE THE PRICE.

PROJECT DEADLINES – URGENT PROJECTS MAY COST 20-30% MORE DUE TO ACCELERATED WORK SCHEDULES.

LOCATION – PRICING MAY VARY DEPENDING ON THE PROJECT'S GEOGRAPHIC LOCATION.



ADDITIONAL FEES

AUTHOR SUPERVISION – 10% TO 20% OF THE TOTAL PROJECT COST.

PROCUREMENT & LOGISTICS MANAGEMENT – 5% TO 10% OF THE COST OF PURCHASED MATERIALS AND FURNITURE.

CONSTRUCTION MANAGEMENT – PRICED INDIVIDUALLY, BASED ON PROJECT SCOPE AND REQUIREMENTS.

PRICING.

THANK YOU ;)

Prime Portal Inc

(647) 863-0033

primeportal.ca | thekahn.ca
info@primeportal.ca

PHONE:

WEBSITE:

