

A modern interior design featuring dark wood paneling on the left, a marble floor, and a long wooden table with metal legs. The background shows a kitchen area with a black countertop and a white chair. The text is overlaid in a large, white, serif font.

DESIGNING YOUR HOME, WITH INTENTION

Architecture · Construction Drawings · Interior Design

Anay Alvarez Bello

A Clear
**STRUCTURED
PROCESS**

UNHURRIED DECISIONS | A SINGLE VISION FROM START TO FINISH | DESIGN THAT PROTECTS YOUR INVESTMENT

PROJECT PROCESS

1

DESIGN, 3D MODELING, RENDERINGS

2

PERMIT SET OF PLANS FOR CITY

3

SET PLANS OF INTERIOR DESIGN

4

ADVICE ON THE SELECTION OF SPECTACLES, MATERIALS, FINISHES,
LIGHTING, ETC. (OPTIONAL)

5

CONSTRUCTION MANAGEMENT (OPTIONAL)

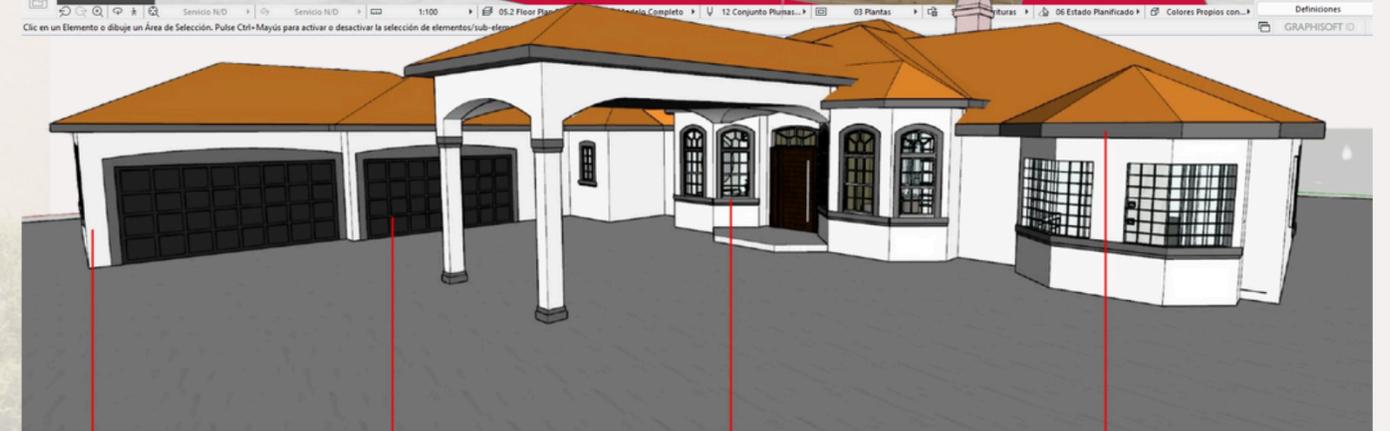
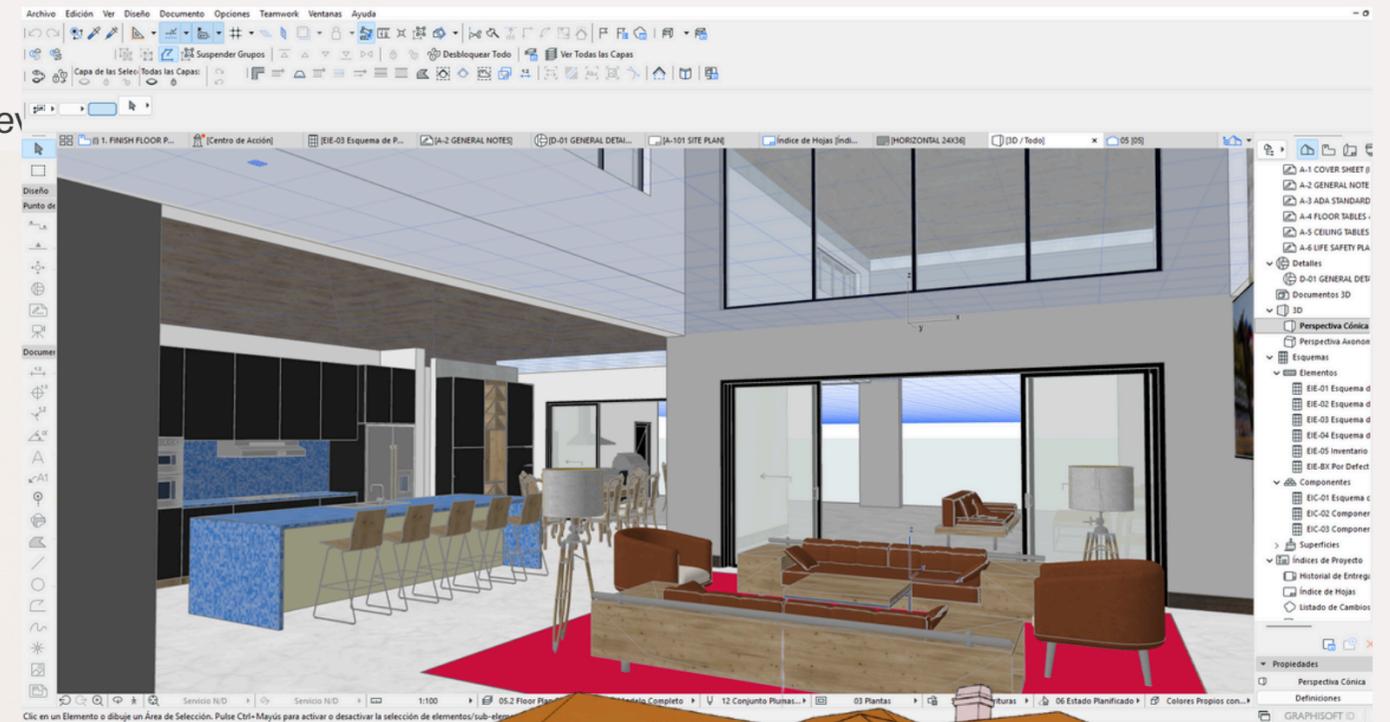
Phase 1 - Design

¿WHY IS THIS PHASE SO IMPORTANT?

The most important phase of the project

We don't move forward until you can visualize your new home.

3 revisions throughout the process. Here we explore options, adjust the design, and refine every detail without rushing.



PAINT A – FOR GENERAL WALLS
FLAT
COLOR: TBD

PAINT C – STAIN FOR WOOD OVER
GARAGE DOORS
AND ENTRANCE THRESHOLD
COLOR: TBD

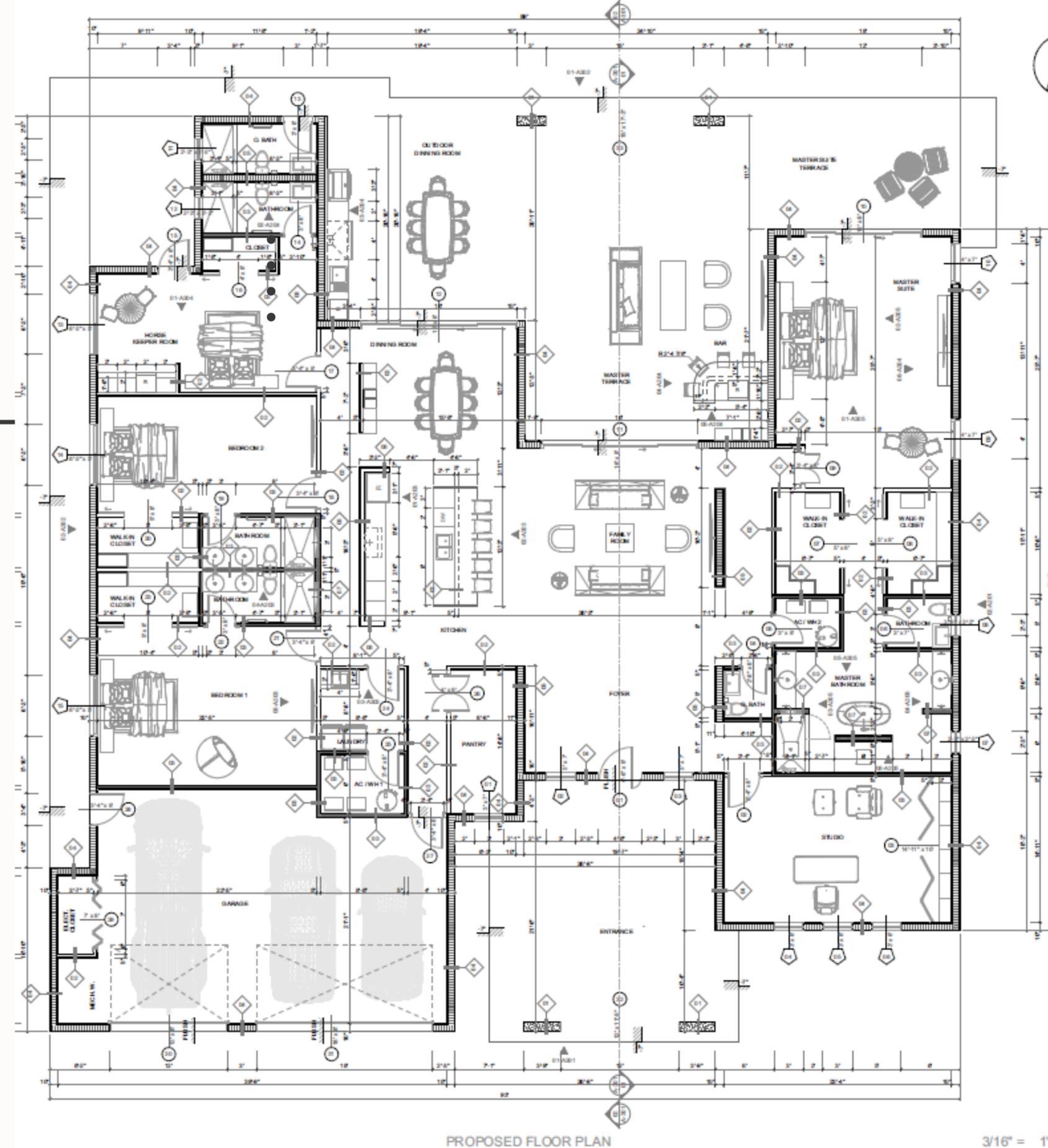
PAINT B – FOR ACCENT (WINDOW AND
DOOR FRAMES
FLAT
COLOR: TBD

PAINT B - FOR ROOF GUTTER AND CEILING
DETAILS
COLOR: TBD

Phase 2 - Technical drawings

PREPARATION OF CITY PLANS

Cities require specific information. We prepare the plans with exactly what the city needs, avoiding unnecessary information that could cause delays or additional comments.



Phase 3 - Interior design and construction set TARGET

DESIGNED TO SAVE MONEY ON CONSTRUCTION

City review: depends on the municipality. This phase provides contractors with the necessary information to quote correctly and build exactly what was designed, avoiding cost overruns during construction.



PAINT A – FOR GENERAL WALLS
FLAT
COLOR: TBD



PAINT B – FOR ACCENT (WINDOW AND DOOR FRAMES)
FLAT
COLOR: TBD



PAINT B – FOR ROOF GUTTER AND CEILING DETAILS
FLAT
COLOR: TBD



PAINT A – FOR GENERAL WALLS
FLAT
COLOR: TBD



PAINT C – STAIN FOR WOOD OVER GARAGE DOORS AND ENTRANCE THRESHOLD
COLOR: TBD

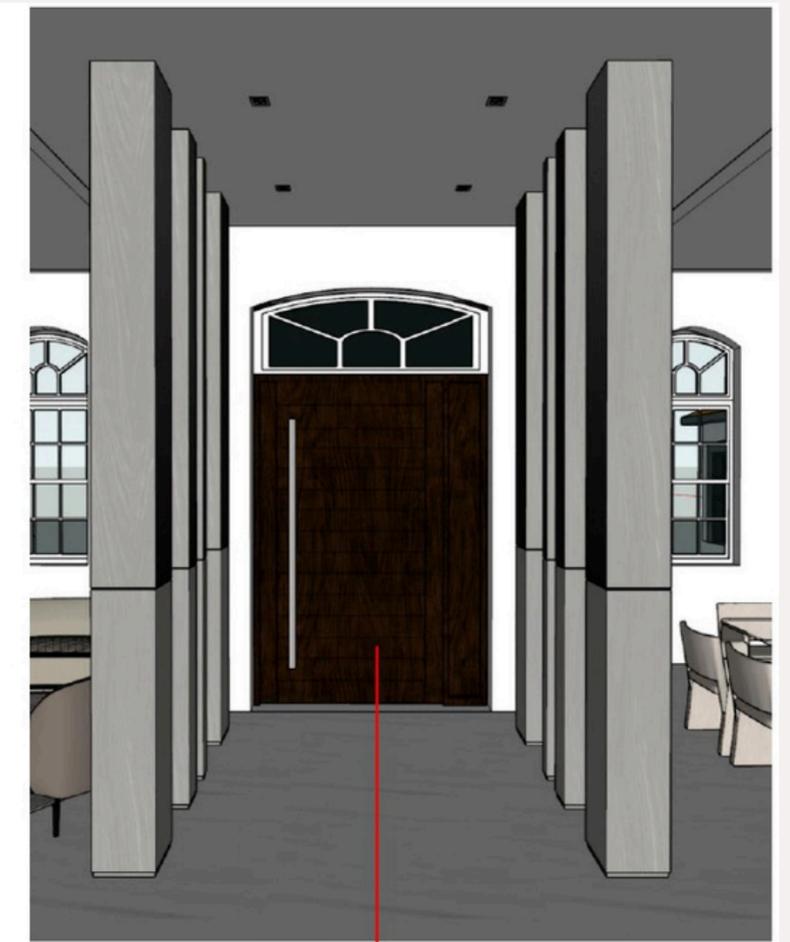
PAINT C – STAIN FOR WOOD OVER GARAGE DOORS AND ENTRANCE THRESHOLD
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PAINT B – FOR ACCENT (WINDOW AND DOOR FRAMES)
FLAT

PAINT B – FOR ROOF GUTTER AND CEILING DETAILS
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REFERENCE OF NEW ENTRY DOOR

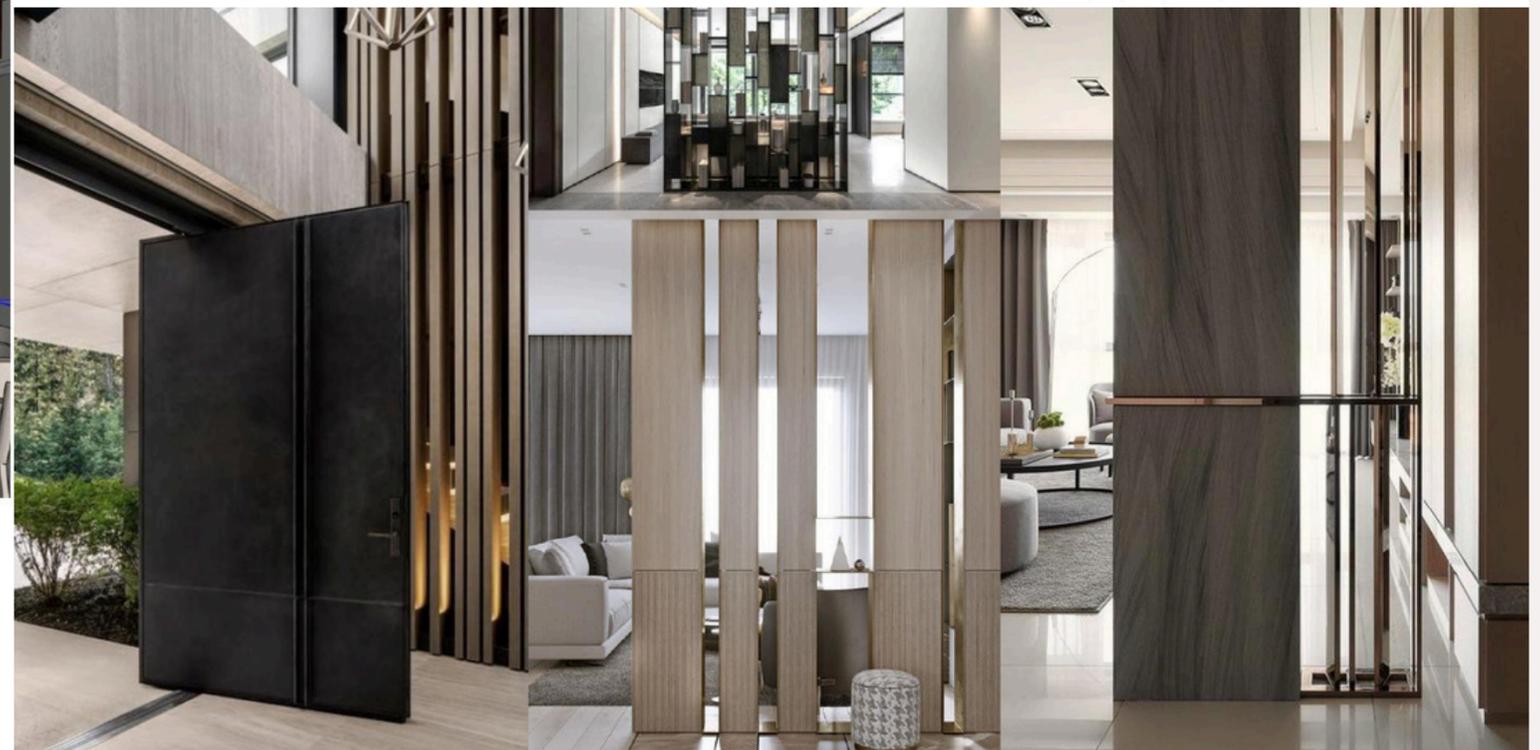


CHANGE THE DOOR TO BE PIVOT



SMOKE MIRROR

EGGER WHITE TOSSINI ELM H1701 ST33





NEW DROP CEILING WITH COVE LIGHTING DETAIL
NEW WINDOW TREATMENT
ACCENT WALLPAPER
REMOVE ARCHES - OPENING TO CEILING HEIGHT / DINING NICHE
NEW COLUMNS
DECORATIVE MIRROR





ARCHES DEMOLITION OPENING AT 8' NEW WALL TO FINISH TOP OF CABINERY DROP CEILING + COVE LIGHTING



WALL DEMOLITION TO OPEN KITCHEN ONLY REMAINS PANTRY WALLS

COUNTER AND BACKSPASH FINISH (ALONG WITH FIREPLACE) TBD. CONVERSATION WITH GC PENDING TO DEFINE PER CONSTRUCTION AND MANUFACTURING DETAILS



KITCHEN CABINERY DONE BY 3RD PARTY

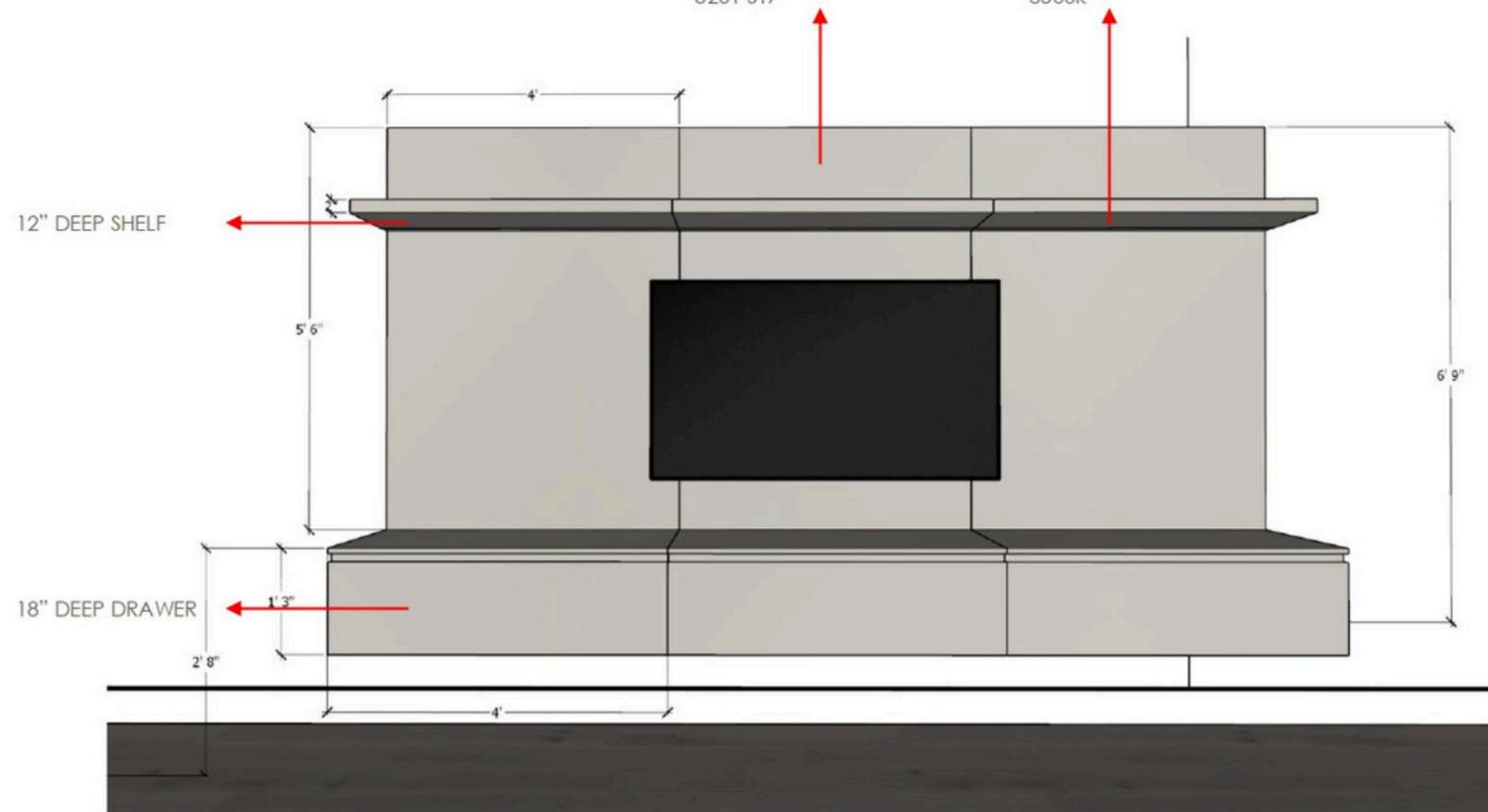
GC IN CHARGE OF PLUMBING FIXTURES LOCATION. ELECTRICAL CHANGES, DEMO AND NEW CONSTRUCTION ON TOP OF CABINETS

KITCHEN SHOP DRAWINGS WILL BE SHARED ONCE AVAILABLE



EGGER PEBBLE GRAY
U201 ST9

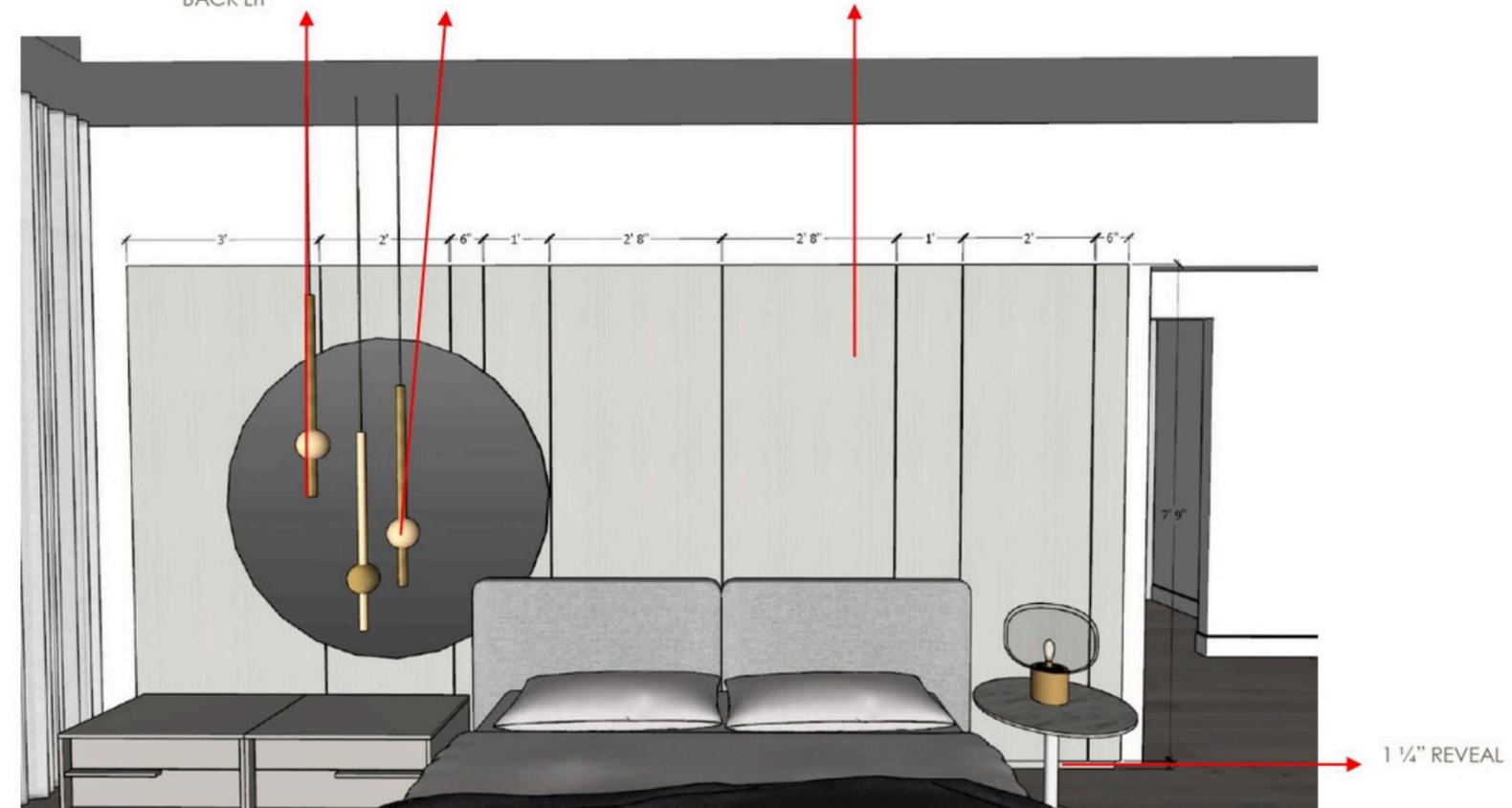
LED LIGHT UNDER BOTH SHELVES
3500k

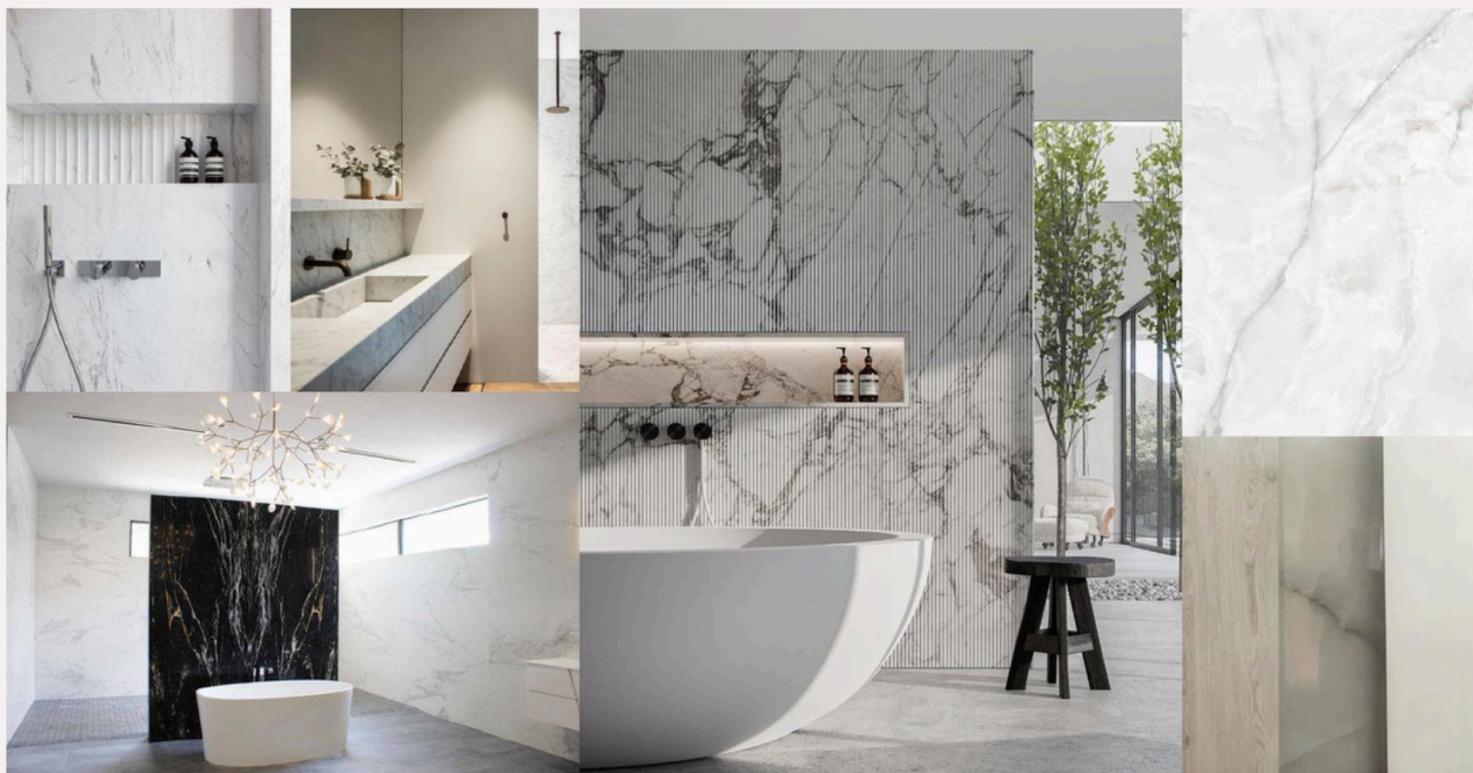
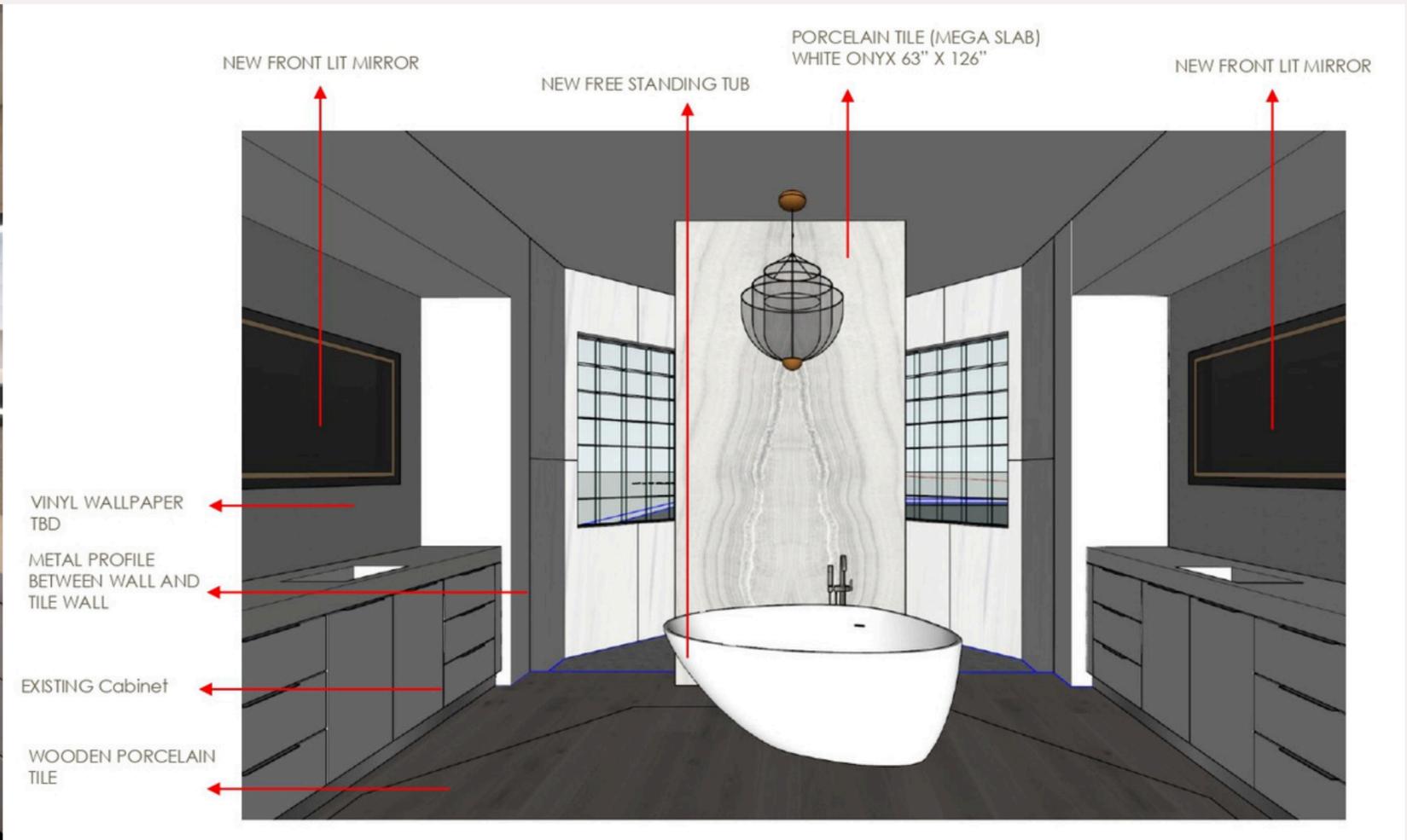
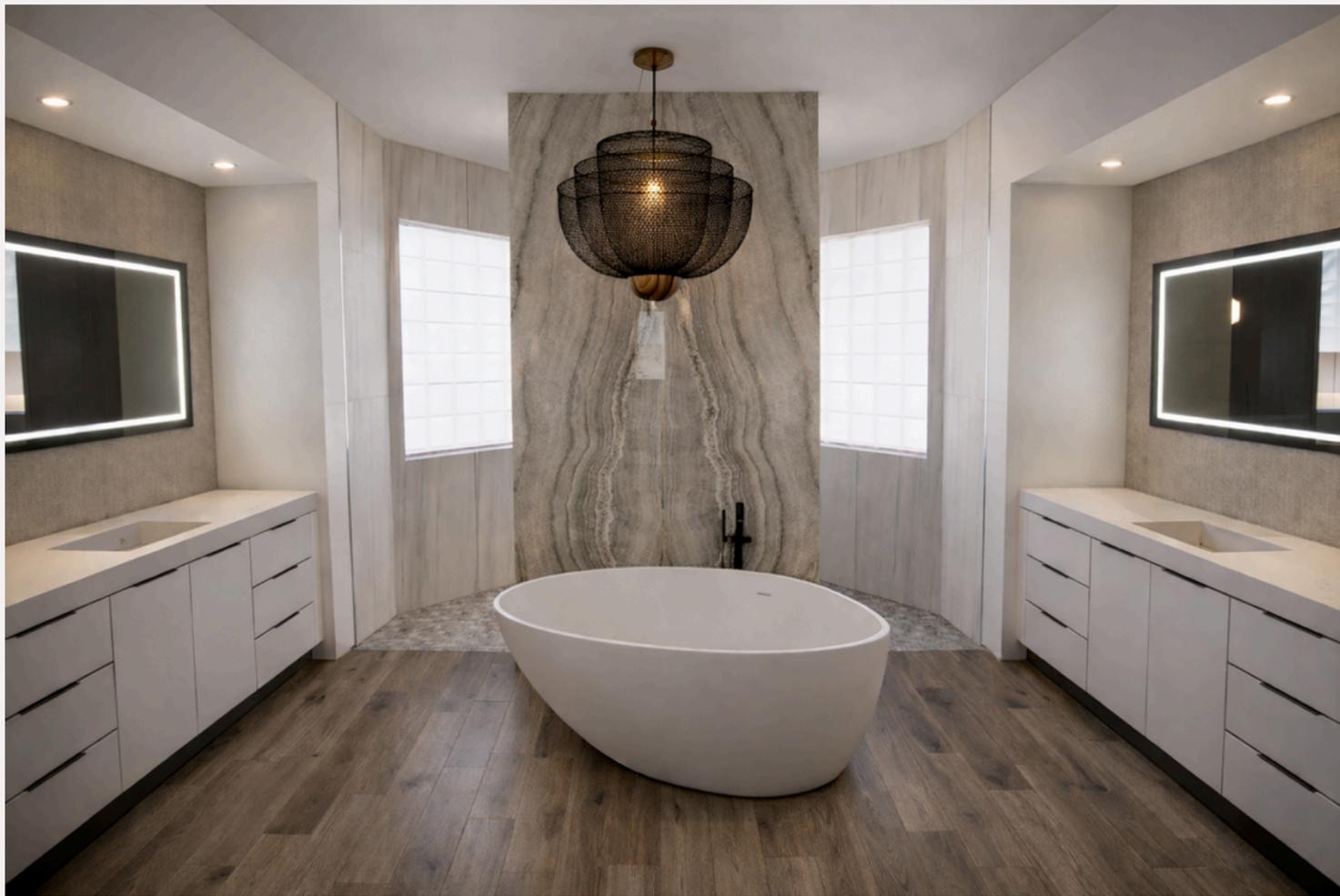


5' SMOKE MIRROR
BACK LIT

3 NEW PENDANTS

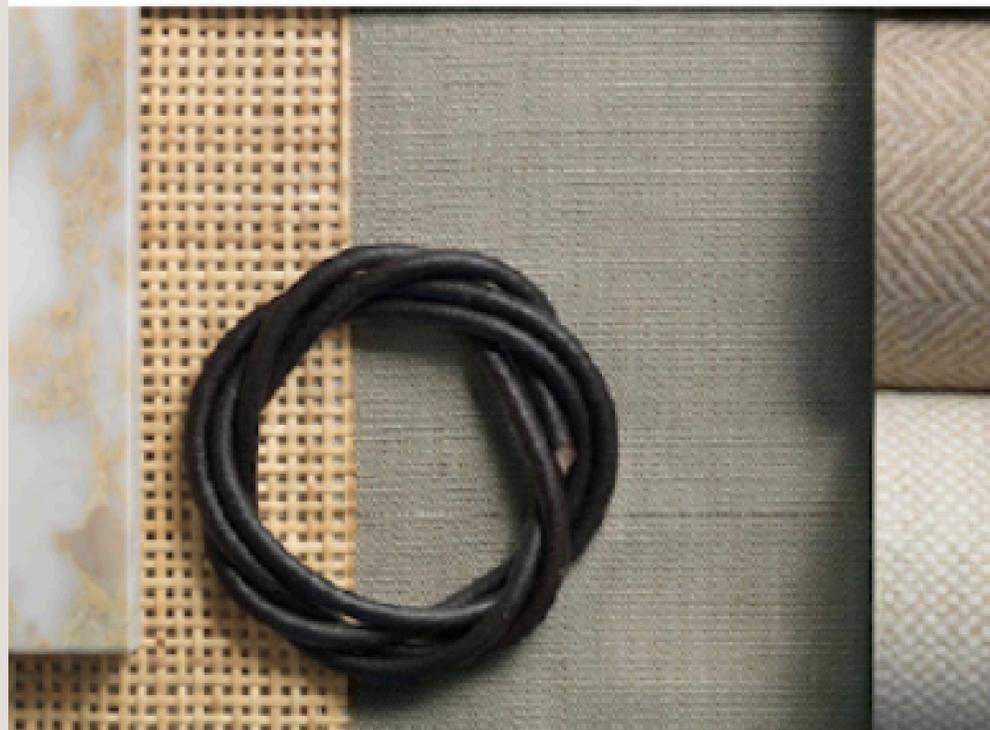
EGGER WHITE TOSSINI ELM
H1701 ST33





Material Selections

The interior materiality is defined by a refined combination of **Oak Natura wood**, which adds warmth and natural texture; **Calacatta Gold marble**, bringing a luxurious visual focal point with its subtle golden veining; and **brushed nickel finishes**, providing a modern, understated metallic accent throughout the space. These materials are unified under a neutral, soft color palette dominated by **crisp white walls** that enhance brightness, expand visual depth, and highlight the richness of each surface. The selection of textures—*natural wood grains, polished stone, matte metallics, and smooth painted finishes*—creates a harmonious sensory balance, forming a materials moodboard that expresses elegance, timelessness, and contemporary sophistication.



Anay Alvarez Bello
One Broadway-Hotel and Residences |
FORMGROUP & BBarcelo

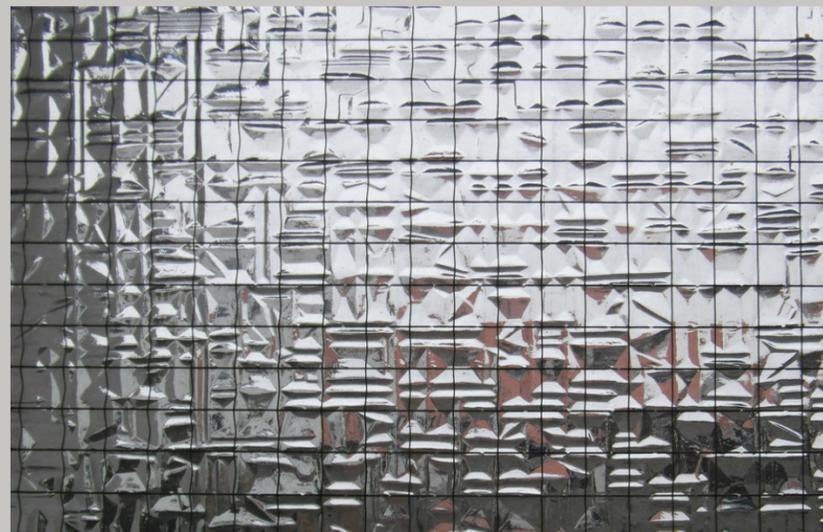


Phase 4 - Optional Accompaniment

ADVICE ON THE SELECTION OF SPECTACLES, MATERIALS, FINISHES, LIGHTING, ETC. (OPTIONAL)

ACCOMPANIMENT AND SELECTION (OPTIONAL)

Support in the selection of materials, finishes, lighting fixtures and furniture to ensure consistency with the approved design concept

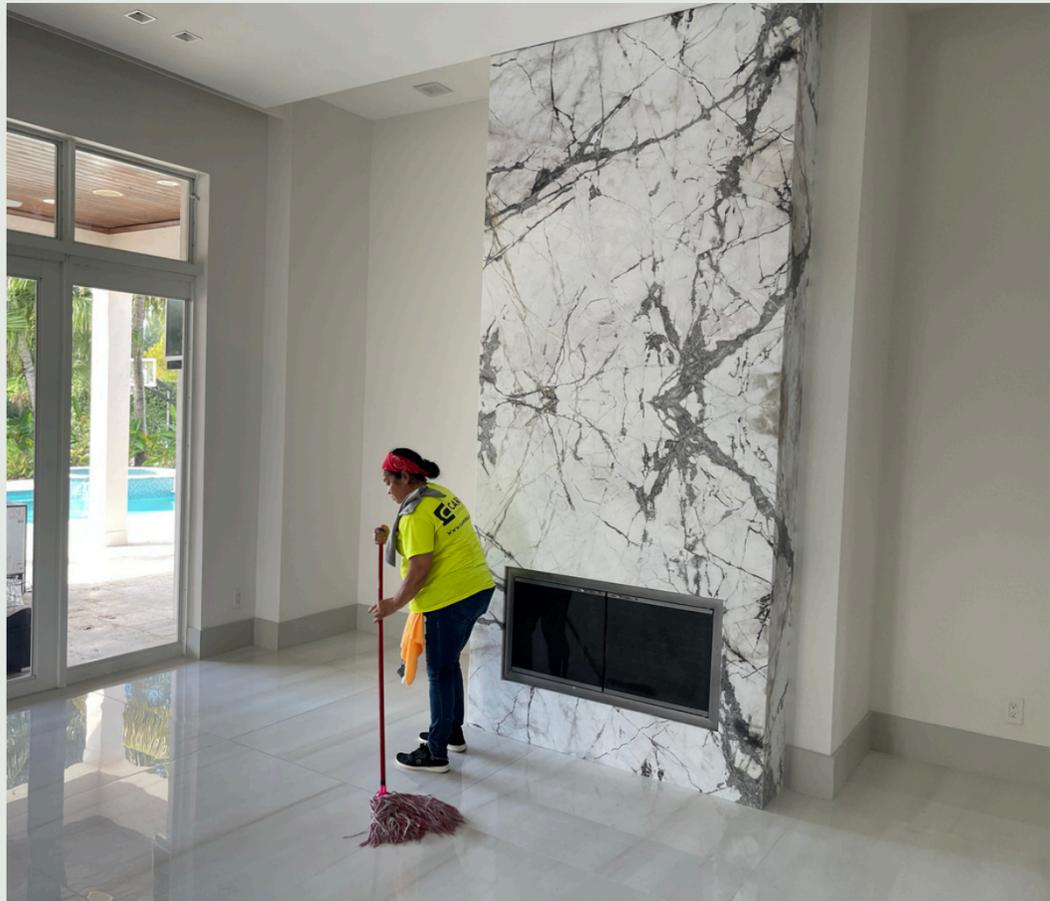


Phase 5 - Management CONSTRUCTION MANAGEMENT (OPTIONAL)

On-site review of compliance with the architectural design/solution.
Review of finishes with the General Contractor.
Adjustments to the design and decision-making if anything needs to be coordinated on-site.



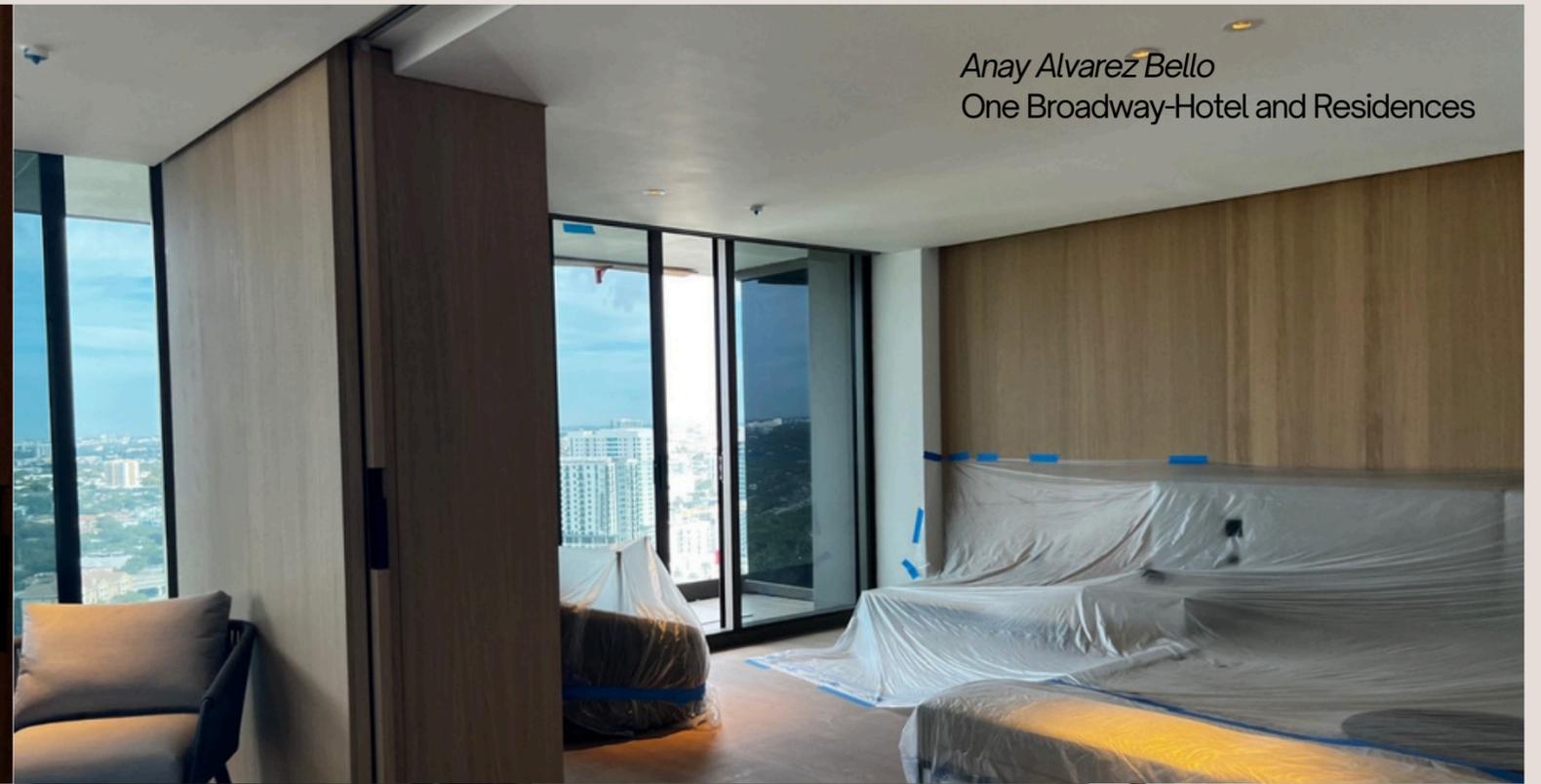




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