

KICK OFF YOUR PROJECT WITH CONFIDENCE

NEW BUILDS | RENOVATIONS | FURNITURE & STYLING



a complimentary resource created for you by

HACKETT HOUSE STUDIO



IN THIS GUIDE

03

Introduction

04

Determine Your Project Timeline

05

Determine your Project Budget

06

Hire Your Team

07

Start Scheming

08

Have Fun!







INTRODUCTION

If you are about to embark on a large scale renovation, are building a new home, or want to refurnish a room (or rooms) in your existing home... you probably have a lot of questions.

At Hackett House Studio, we are obsessed with making the design, construction and procurement phases of your project go as smoothly as possible. A big part of that is being honest and open with our clients about what to expect from this process at the outset.

Covering topics like timelines, budget, building a team and more, this guide is designed to help you embark on your upcoming project with confidence and ease.

Let's dig in!

Erin Hackett

Owner, Principal Designer



Determine Your Project TIMELINE



There are three main types of projects we work on at Hackett House Studio: fully custom new builds, large scale renovations (which usually include a kitchen and multiple baths), and furniture and styling projects.

While every project is different, this page will help you get an idea of how long these projects typically take, from conception to completion. We take pride in working with our clients from the very beginning to the very end, acting as your advocate, cheerleader and problem solver every step of the way.

CUSTOM NEW BUILD

ESTIMATED DURATION | 2 - 4 years from conception to completion

Phase 1 | Planning, architectural drawings and interior design

Phase 2 | Obtaining permits and making any last minute changes to building plans

Phase 3 | Construction and ongoing project management

Phase 4 | Furniture procurement and installation

LARGE OR SMALL SCALE RENOVATION

ESTIMATED DURATION | 1 - 4 years from conception to completion

Phase 1 | Consulting with architects and structural engineers, building your team

Phase 2 | Architectural drawing, interior design, and obtaining permits

Phase 3 | Construction and ongoing project management

Phase 4 | Furniture procurement and installation

FURNISHINGS & DECOR ONLY

ESTIMATED DURATION | 6 mos. - 1 year from conception to completion

Phase 1 | Measuring, scheming and design conception

Phase 2 | Meeting with necessary trades for changes to architecture or aesthetics

Phase 3 | Construction and ongoing project management

Phase 4 | Furniture procurement and installation



Determine Your Project BUDGET

For new builds and renovation projects, you can often apply the 70/20/10 rule to get a sense of how your budget should be broken down (see breakdown below).

For Example: a \$1,000,000 budget would amount to \$700,000 on construction costs, \$200,000 on furnishings & decor, and \$100,000 on professional services.

This formula works for projects of all budgets, so apply it to yours to get a better idea of what you will be able to achieve.



CONSTRUCTION COSTS

You should expect to spend the largest portion of your project budget on construction cost. Working with a knowledgeable architect and interior designer can be a great way to understand what level of finishes your budget can afford prior to the project start.

\$\$\$\$
70%

FURNITURE & DECOR

In our experience, clients often underestimate the amount they'll need to spend on furniture and decor in order to meet their own expectations. Allowing for 20% of your total project budget for these items will ensure you end up with the result you're looking for.

\$\$
20%

SERVICE FEES

About 10% of your budget will spent on architectural and design services. Many people are surprised to find out that their interior designer will cost more than their architect! We see the project through from the beginning to the very end and provide a wider range of services which is why design fees are ultimately higher,.

\$
10%

NOTE: We always chat budgets with our clients on the initial kick-off call. If you're unsure what your project will cost, we recommend scheduling a call with us to have a conversation.



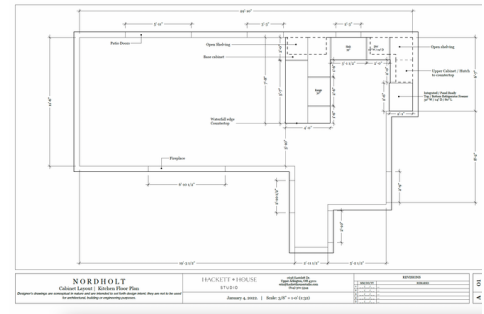
Hire Your TEAM

IMPORTANT

We recommend hiring your architect and interior designer first. Some architects and interior designers work exclusively with certain builders or contractors and will be able to introduce you to the construction tradespeople who they have vetted and fully trust.

1 ARCHITECT / STRUCTURAL ENGINEER

Architects and structural engineers assist you with developing and implementing building designs. They compile feasibility reports, determine environmental impact, create project proposals, pull permits, estimate costs, determine timelines and oversee construction processes.



2 INTERIOR DESIGNER

Oftentimes, Interior Designers are referred to as the "quarterback" on your project. We are typically involved in all aspects of the project from initial conception, to consulting on the architecture and layout, to selecting hard finishes, all the way through to furnishings and decor where we put every last candlestick and finishing detail in its place.



3 BUILDER / GENERAL CONTRACTOR

A builder or GC is going to oversee the entire process of your construction project. They supervise, hire sub contractors and work on building, excavating, demolishing and renovating your home to the specifications of your architect and interior designer.





Start SCHEMING

Once you have determined your project's budget and timeline (and hired your team) it's time to start puling together the aesthetic vision and functional obligations for your future dream home.

This is undeniably everyone's favorite part of the process, including ours! This is where we get to introduce you to our creative processes and help you discover your true, unique style. Oftentimes, our clients are not even aware of the world of creative possibilities and unique features that their homes can have. With a focus on emphasizing the architectural style of your home, we use our list of vetted, bespoke hard finish vendors to help you create a home will look like the perfect representation of you... and no one else.





Ready to HAVE SOME FUN?

Working with us starts with a conversation.

We listen to our clients and become their advocates within the design process, helping to craft environments that suit their lifestyle while remaining luxurious, livable and, above all else, a beautiful space and investment you are proud of.

Tap below or visit our website to

SCHEDULE A CALL

LEARN MORE

Hackett House Studio is a full service residential interior design studio specializing in high end but approachable design.

Using a combination of your exquisite taste and our creative know how, we bring your vision of a beautiful and balanced home to life.

Call us today to get started.

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