

E-BOOK

From Vision to reality

A Practical Step-by-Step guide
for starting on your Dream Home



KSA DESIGN
ARCHITECTURE & INTERIORS

@KSA.DESIGNSTUDIO
WWW.KSA-DESIGN.COM

Hola, we're K-SA!

ALSO KNOWN AS "KASA" ARCHITECTURE & INTERIOR DESIGN

KSA is a boutique, Latina design studio based in Dallas, Texas, that offers a unique blend of architectural and interior design services to elevate your luxury living experience. Beyond being designers, we act as advisors and collaborators to ensure honest, thoughtful, and high-end design results.

OUR DESIGN PHILOSOPHY:

1. **Cultural Fusion:** Blending our culture with modern vibes to create unique spaces.
2. **Green Commitment:** Committed to sustainability and eco-friendly design.
3. **Stylish Functionality:** Designs that not only look good but also work for your lifestyle.

How to use this E-Book:

For those unsure of where to start, this guide can serve as a helpful roadmap, offering insights and clarity on the journey to creating a personalized and inspiring space. Use the steps below to get started!

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A woman with blonde hair in a bun, wearing a grey turtleneck sweater, is shown in profile from the back, holding a white speckled mug. She is looking towards a wall covered in various photos and inspiration cards. The background is a light-colored wall with several small, colorful images pinned to it, including a bottle, a landscape, and a person. The overall mood is creative and focused.

STEP 01.

→ Where to start?

DEFINE YOUR GOALS & PRIORITIES

1. **Time:** How important is it to you that the project is completed within a specific timeframe?
2. **Quality:** How crucial is the quality and look of the final deliverables to you?
3. **Cost:** How much emphasis do you place on staying within a specific budget?
4. **Vision & Style:** What is your current and future vision for the space?

STEP 02.

→ RESEARCH & HIRE PROFESSIONALS

Hiring a professional designer is crucial for compliance with codes, unique designs, and efficient project management. Beyond associated costs, their value lies in their design expertise as well as access to a network of suppliers and resources. Their visualization skills and experience contribute to a successful, stress-free and well-managed home design process.

STEP 03.

→ WHERE TO LOOK FOR PROFESSIONALS?

1. **Ksa-Design.com:** We'd love to help you design your dream home & can recommend others!
2. **Houzz.com:**
 - Explore Houzz for portfolios and reviews of architects.
3. **Local Firms and Social Media:**
 - Connect with local firms on social media; check Google reviews.
4. **Community Recommendations:**
 - Attend neighborhood or HOA events for word-of-mouth referrals.

STEP 04.

→ WHAT WILL A DESIGNER NEED FROM ME ON OUR FIRST MEETING?

- **Scope of work:** what is the square footage you wish to build or renovate?
- **Lifestyle:** how do you or your family operate, how do you use your current space?
- **Site info.:** Surveys, property details and photos.
- **Budget:** provide a specific number estimated construction cost. Reach out to contractors previously to research ballpark estimates.
- **Timeline:** include start date and completion date if possible.
- **Style:** go crazy on Pinterest and pick out a few images that describes your style.
- **Preferred Communication method:** call, email or in person? how often are you meeting? be specific.



Pricing:

LET'S TALK COST!

COST TO HIRE AN ARCHITECT OR INTERIOR DESIGNER?

Designer fees vary based on expertise, project size, and location. On average, hiring an architect ranges from \$2,500 to \$300,000 (5% to 20% of construction costs). Costs span from basic design plans to full project management.

But why should I hire one? an architect saves time and money through efficient planning, budget management, error prevention, and accelerated project timelines, justifying the initial investment.

HOW MUCH WILL MY NEW HOUSE OR RENOVATION COST?

Construction prices may vary depending on location, size of home, materials, permit fees, architect & engineering fees, etc.

Here are some resources to help you get a first construction estimate on your future home:

1. Ask for GC recommendations from your architect.
2. Contact a local GC through Houzz.com.
3. Google GC's in your areas with great reviews and past experience.
4. Other resources:
 - https://www.forbes.com/home-improvement/contractor/cost-to-build-a-house/#price_to_build_a_house_by_state_section
 - <https://www.forbes.com/home-improvement/contractor/home-renovation-costs/>

STEP 05.

Start Design Process:

YOUR DESIGNER WILL GUIDE YOU THROUGH THE FOLLOWING DESIGN STAGES:

01.

PROGRAMMING

Defining the vision: gather information and inspiration to shape a personalized vision. Discuss your aspirations, constraints, and assess the existing or new spaces.

02.

CONCEPT DESIGN

Translating your ideas into preliminary sketches and layouts, exploring various design options.

03.

DESIGN DEVELOPMENT

Refining the design: adjust plans, select materials and present detailed designs with models and renderings. Engage consultants and General Contractor for preliminary pricing.

04.

CONSTRUCTION DOCUMENTS

Creating the drawings for construction: assemble detailed drawings, electrical layouts, cabinetry, etc. Manage procurement and organize essential details for the construction phase.

05.

CONSTRUCTION ADMINISTRATION

Maintaining the vision: attend site visits, collaborate with consultants and address any changes to uphold the design integrity.



STEP 06.

Let's Celebrate!

Congratulations on successfully navigating every step to start your
Dream home!

If you liked our E-book, consider sharing it with others who might
be pondering their own home renovations.

Have any further questions? or need a Designer?
We'd love to hear from you:

KSA DESIGN

IG: @KSA.DESIGNSTUDIO

WWW.KSA-DESIGN.COM

EMAIL: CONTACTUS@KSA-DESIGN.COM

TESTIMONIALS



"THIS E-BOOK GUIDED US TO A SUCCESSFUL RENOVATION AND WAS A VERY VALUABLE RESOURCE TO START. THE INFORMATION IS EASY TO FOLLOW AND PROVIDED INSIGHTFUL AND ACTIONABLE ADVICE WITH HIRING THE RIGHT PEOPLE AND PRICING. KUDOS TO THE AUTHOR!"
- CLAY C.



THIS STEP BY STEP GUIDE NOT ONLY MADE MY DREAM HOME JOURNEY STRESS-FREE BUT ALSO LED ME TO AN AMAZING ARCHITECT, K-SA DESIGN. IF YOU'RE BUILDING YOUR FIRST HOME AND DON'T KNOW HOW TO GET STARTED THIS IS A MUST-READ.
- ALEX & KALEY S.



"THE INFORMATION ON THE KSA E-BOOK THE INFORMATION IS INVALUABLE AND WELL-STRUCTURED. IF YOU'RE BUILDING YOUR FIRST HOME, IT'S A GAME-CHANGER. IT WAS INCREDIBLY HELPFUL IN GETTING MY DESIGN IDEAS OFF THE GROUND AND STARTING THE PROCESS. THANK YOU!"
- ANDREA P.

Design your **dream home** for under **\$2,250!**

With our exclusive hourly fee not to exceed \$2,250, receive a complete conceptual design plan for renovating or planning your entire house*. Maximize your space, infuse style, and turn your vision into reality—all within your budget! Let's elevate your living experience together!

**We offer a no commitment,
1-Hour free design consultation:**

Schedule yours today:

✉ ContactUs@ksa-design.com

🌐 www.ksa-design.com

*Fee applicable for homes under 1600 Sf
For bigger homes, an extra \$1 per SF will be applied.