

HOME DESIGN PLANNING GUIDE

LAMYAA HASSAN

INTERIOR CONNECTION



INVESTMENT PLAN

LEARN HOW TO
USE PLAN

MY COST TABLE

USE MY COST TABLE
FOR YOUR PROJECT

CUSTOMAIZED LIST

USE MY INVENTORY
AND INVESTMENT
LIST

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HELLO DREAMER

This guide will help you create an estimated investment plan for your home design project. The prices listed in the table are based on my experience and current market. The prices listed are also estimates based on the quality of the product (materials, fabrics, hardware etc.). This guide is not meant to be an end-all-be-all for project investment, but rather a help by giving you an idea what goes into planning a project. Keep in mind that there are many details and costs associated with completing a project, including designer, contractor, electrician etc., that must be factored in. These costs can vary depending on the scale and scope of the project. Use this guide to outline and price most of what you want/need and let us help you put the rest together with our Signature Service.

LAMYAA HASSAN IS A FULL SERVICES INTERIOR DESIGNER

LAMYAA HAS 20 YEARS EXPERIENCE FURNISHING AND REMODELING THE HOMES OF PROMINENT CLIENTS IN SUCH COMMUNITIES AS SUGAR LAND, KATY, RIVER STONE, SIENNA PLANTATION, MISSOURI CITY

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WHERE DO I START?

When planning any changes in your home, knowing precisely how much money you have to invest is crucial. Even if you have no idea what things cost, there is usually a number in mind within your comfort zone.

1. Decide on a project - ask yourself these questions:

- What is the reason you are renovating?
- How long are you planning to be in your home?

If you're planning to stay in your home long-term it may make sense to splurge to create your dream space. However, if you're thinking about selling the home within a few years, focusing on your potential return on investment and what you can take with you is a good idea.

2. Determine exactly what you want down to the small details

List of exactly what you want can help you come up with a more accurate amount to invest. Be sure to include fixtures, finishes, and furnishings.

- Use the inventory list to itemize the current items you have and your plans for them. I can offer great insight on using things you already own. They can also be redone to fit your new design (i.e hardware, upholstery, color etc.)

3. Figure out the value

To get an approximate idea of what your investment should be, consider the value of your home as a whole; 15% - 20% of your homes current value can be a good starting point.

4. Plan for unexpected expenses

Once you know how much your investment should be, consider setting aside an extra 10 to 20 percent. You never know what you're going to find once you start tearing down walls. It can always go toward furnishings if you wind up not using it.

CREATING THE INVESTMENT PLAN

Use Microsoft Excel (PC), Google Sheets (best for collaborating) or Numbers (MAC)

1. Create a room-by-room spreadsheet

- **List all the items needed**

- Include items such as fixtures, finishes, furnishings
- Include paint, knobs, faucets, tile, flooring
- Include the appliances you want (don't forget installation, delivery and disposal of old items)

- **Create 3 columns**

- Investment - initial researched cost
- Projection - adjusted cost (as the project progresses and some of the prices seem too low or too high list)
- Actual - cost once the item has been ordered

- **Include a column automatically adding 6.625% for taxes, 20% for shipping and delivery. This is an estimated cost, it can vary.**
- **Master bathrooms requiring demo for space should have a baseline investment of \$45,000 +.**
- **Kitchens have many ways of being addressed in design. \$55,000 + is a baseline investment, depending on the approach. This baseline would not necessarily include furniture and window treatments.**

2. Duplicate the above for your team spreadsheet or second tab on current room sheet

- Duplicate the above for your team spreadsheet or second tab on current room sheet.

**** Consider what living expenses you will incur during your project. Consider the costs for living without a functioning kitchen, boarding pets or staying outside the home during your project and include these costs in your spreadsheet****

- **Refurbish valued older items.** Instead of replacing all high-cost items, such as furniture, we can figure out what is worth keeping. Older items that are made well are great once they are given a new look, repurposed, or relocated. I personally enjoy incorporating vintage items and my client's heirlooms into a new design.
- **Resist adding things along the way.** This is called "Scope Creep". As the renovation moves along, you may be tempted to tack on another small item here and there, but "change" orders can be expensive. Stick to the plan once it has begun or understand that there will be additional costs for labor and product, etc.
- **Be open to working in phases.** Sometimes what we want does not match our ability to acquire at a given point in time. We can help you figure out the priorities and the best order of projects to be done.
- **Do not start a project with an upcoming event in mind.** If you want a lot of stress, this will do it. Projects can last anywhere from 4-6 months, even a year, depending on the scope. Custom upholstery may take 8-12 weeks to come in.



TIPS

• **Do not wait for the spring to contact Designer/Contractor.** The best time to line up who you need for a spring project is in the previous fall. Even if you are managing the project yourself, contractors are booked 4-6 months in advance these days. If you wait until you are ready, they may not have room on their calendar for your project. As an interior designer, the plans, selections and orders have to be taken care of and delivered before a contractor gets started.

• **Hire Interior Connection for professional guidance or design services.**

If you have never been pleased with what you have done on your own before, a designer can help you by getting it right the first time. Check out our Signature Service.



ROOMS

(check the rooms that you want to work on)

<input type="radio"/> Foyer	<input type="radio"/> Kitchen	<input type="radio"/> Family	<input type="radio"/> Living
<input type="radio"/> Dining	<input type="radio"/> Butler's	<input type="radio"/> Pantry	<input type="radio"/> Library
<input type="radio"/> Office 1	<input type="radio"/> Office 2	<input type="radio"/> Game	<input type="radio"/> Loft
<input type="radio"/> Hallway	<input type="radio"/> Mud	<input type="radio"/> Utility	<input type="radio"/> Laundry
<input type="radio"/> Powder	<input type="radio"/> Master	<input type="radio"/> Master Bath	<input type="radio"/> Master Sitting
<input type="radio"/> Master Closet	<input type="radio"/> Bedroom 1	<input type="radio"/> Bedroom 2	<input type="radio"/> Bedroom 3
<input type="radio"/> Bedroom 4	<input type="radio"/> Bedroom 5	<input type="radio"/> Bedroom 1	<input type="radio"/> Bedroom 2
<input type="radio"/> Bedroom 3	<input type="radio"/> Bedroom 4	<input type="radio"/> Bedroom 5	<input type="radio"/> Basement
<input type="radio"/> Craft	<input type="radio"/> Garage	<input type="radio"/>	<input type="radio"/>

LIVING ROOMS

Estimated Cost

Estimated Cost for Living Room				
		Quality of Furnishings		
Item	Quantity	Good	Better	Best
Sofa	1	\$2,800.00	\$3,800.00	\$6,500.00
Lounge Chair or Love-Seat	1	\$1550.00	\$2,500.00	\$4,000.00
Ottoman	1	\$650.00	\$950.00	\$1,800.00
Cocktail Table	1	\$850.00	\$1,500.00	\$3,500.00
End Table	2	\$650.00 + each	\$1,500.00 each	\$2,500.00 each
Console/Accent Chest	1	\$1,200.00	\$1,800.00	\$3,500.00
Small Accent Table	1	\$350.00	\$550.00	\$850.00
Artwork/Wall Decor	...	\$1,100.00	\$3,000.00	\$4,500.00
Table Lamps	2	\$350.00 each	\$550.00 each	\$750.00 each
Accent Lamp	1	\$275.00	\$350.00	\$550.00
Misc. Accessories	...	\$650.00	\$2,500.00	\$4,500.00
Faux Florals/Plants	...	\$450.00	\$750.00	\$1550.00
Area Rug (9x12)	1	\$1,450.00	\$2,600.00	\$4,000.00
Window Treatments	...	\$2,500.00	\$4,500.00	\$8,000.00
Room Total		\$15,825.00	\$28,900.00	\$49,750.00

Prices shown are example only and are subject to change when doing actual project.

DINING ROOMS

Estimated Cost

Estimated Cost for Formal Dining Room				
		Quality of Furnishings		
Item	Quantity	Good	Better	Best
Table Lamps	1	\$350.00	\$550.00	\$750.00
Host/Hostess Chair	2	\$775.00 each	\$1600.00 each	\$2,500.00 each
Side Chair	4	\$450.00 each	\$750.00 each	\$1,550.00 each
Buffet/Sideboard & Hutch	1	\$1550.00	\$2,500.00	\$4,500.00
Chandelier	1	\$650.00	\$1250.00	\$2,000.00
Buffet Lamp	2	\$150.00 each	\$300.00 each	\$600.00 each
Artwork/Wall Decor	...	\$650.00	\$1,100.00	\$2,500.00
Misc. Accessories	...	\$550.00	\$750.00	\$1,500.00
Faux Florals/Plants	...	\$450.00	\$750.00	\$1,500.00
Area Rug (9x12)	1	\$1450.00	\$2,600.00	\$4,000.00
Window Treatments	...	\$2,500.00	\$4,500.00	\$8,000.00
Room Total		\$11,800.00	\$20,800.00	\$37,150.00

Prices shown are example only and are subject to change when doing actual project.

MASTER BEDROOMS

Estimated Cost

Estimated Cost for Master Bedroom				
		Quality of Furnishings		
Item	Quantity	Good	Better	Best
King Bed (HB,FB & Rails) Mattress/box	1	\$2,600.00	\$3,500.00	\$5,000.00
Night Stands or Sm. Chest	2	\$875.00 each	\$1,500.00 each	\$2,500.00 each
Dresser/Tall Chest	1	\$975.00	\$1,800.00	\$2,600.00
Armoire	1	\$1250.00	\$2,500.00	\$3,600.00
Lounge Chair	1	\$1,550.00	\$2,500.00	\$3,500.00
Oversized Ottoman	1	\$875.00	\$1,250.00	\$1,700.00
Accent Table	1	\$350.00	\$550.00	\$850.00
King Bedding	...	\$1,550.00	\$2,500.00	\$3,500.00
Artwork/Wall Decor	...	\$950.00	\$1,700.00	\$2,500.00
Lamp	3	\$375.00 each	\$550.00 each	\$750.00
Misc. Accessories	...	\$650.00	\$850.00	\$1,500.00
Faux Florals/Plants	...	\$450.00	\$850.00	\$1,100.00
Area Rug (9x12)	1	\$1,200.00	\$2,500.00	\$4,500.00
Window Treatments	...	\$2,500.00	\$4,500.00	\$8,000.00
Room Total		\$17,775.00	\$29,650.00	\$45,600.00

Prices shown are example only and are subject to change when doing actual project.

GUEST BEDROOMS

Estimated Cost

Estimated Cost for Guest Bedroom				
		Quality of Furnishings		
Item	Quantity	Good	Better	Best
Queen Bed (HB,FB & Rails) Mattress/Box	1	\$1,800.00	\$2,200.00	\$2,800.00
Night Stands or Sm. Chest	2	\$550.00 each	\$750.00 each	\$1,250.00 each
Dresser/Chest	1	\$750.00	\$1,200.00	\$2,200.00
Accent Chair	1	\$550.00	\$850.00	\$1,100.00
Ottoman	1	\$450.00	\$750.00	\$950.00
Accent Table	1	\$350.00	\$550.00	\$850.00
Queen Bedding	1	\$625.00	\$1,500.00	\$2,800.00
Artwork/Wall Decor	...	\$550.00	\$850.00	\$1,500.00
Lamp	2	\$175.00 + each	\$375.00 + each	\$600.00 + each
Misc. Accessories	...	\$350.00	\$550.00	\$850.00
Faux Florals/Plants	...	\$450.00	\$650.00	\$1,100.00
Area Rug (5 x 8)	1	\$850.00	\$1,500.00	\$2,000.00
Window Treatments	...	\$750.00	\$1,100.00	\$2,500.00
Room Total		\$8,925.00	\$13,950.00	\$22,350.00

Prices shown are example only and are subject to change when doing actual project.

CHILD'S BEDROOMS

Estimated Cost

Estimated Cost for Child's Bedroom				
		Quality of Furnishings		
Item	Quantity	Good	Better	Best
Twin Bed (HB,FB & Rails) Mattress & box	1	\$950.00	\$1,400.00	\$1,850.00
Night Stand or Sm. Chest	1	\$450.00	\$650.00	\$825.00
Dresser/Chest	1	\$550.00	\$850.00	\$1,100.00
Desk	1	\$475.00	\$650.00	\$800.00
Desk Chair	1	\$175.00	\$250.00	\$400.00
Twin Bedding	1	\$350.00	\$550.00	\$800.00
Artwork/Wall Decor	1	\$350.00	\$500.00	\$1,200.00
Lamp	2	\$125.00 each	\$250.00 each	\$400.00 each
Misc. Accessories	...	\$350.00	\$550.00	\$850.00
Window Treatments	...	\$450.00	\$700.00	\$1,500.00
Room Total		\$4,350.00	\$6,600.00	\$10,125.00

Prices shown are example only and are subject to change when doing actual project.

Please keep in mind that the numbers above are based on a certain level of quality that I strive to provide my clients. I do not offer products that I consider low quality. However; as you look at the numbers and type of items they represent, you may also consider what items may be worth paying more for, and those items you may want to pay less for. Not every item needs to be the same quality level. I can always do a mix to get the best result for a project. You are in control of where your money goes.

INVENTORY LIST

(current items that you own and would like to use in your new project)

[illegible]

INVESTMENT LIST

(new purchases to keep in mind when figuring out your project investment)

[illegible]

SELECTION & SPECIFICATIONS

- | | |
|---|--|
| <input type="radio"/> Accessories | <input type="radio"/> Light Fixtures (chandeliers, sconces, |
| <input type="radio"/> Appliances | recessed lights, under cabinet lights, step |
| <input type="radio"/> Artwork Automation | lights, ceiling fans, bath fans, exhaust |
| <input type="radio"/> A/V Equipment | fans, etc.) |
| <input type="radio"/> Backsplash | |
| <input type="radio"/> Bedding | <input type="radio"/> Medicine Cabinet |
| <input type="radio"/> Cabinets | <input type="radio"/> Mirrors |
| <input type="radio"/> Carpeting (pad type, thickness) | <input type="radio"/> Miscellaneous |
| <input type="radio"/> Countertops | <input type="radio"/> Moldings & Trim |
| <input type="radio"/> Electrical (switches, dimmers, outlet | <input type="radio"/> Palette |
| covers, fire detectors, CO2 detectors, | <input type="radio"/> Plumbing Fixtures |
| etc.) | <input type="radio"/> Rug(s) |
| <input type="radio"/> Fabric | <input type="radio"/> Specialty Wall Finishes |
| <input type="radio"/> Fabric Trim, Tassels, etc. | <input type="radio"/> Specialty Glass |
| <input type="radio"/> Flooring | <input type="radio"/> Ventilation (range, bathrooms, attic fans, |
| <input type="radio"/> Frames | etc.) |
| <input type="radio"/> Glass Shower Enclosure Hardware - | <input type="radio"/> Wallpaper |
| <input type="radio"/> Bathroom Accessories | <input type="radio"/> Window Treatments |
| <input type="radio"/> Hardware - Cabinets | |
| <input type="radio"/> Hardware - Doors | |
| <input type="radio"/> Hardware - Drapery | |
| <input type="radio"/> Hardware - Shower Door Lamps | |

TEAM MEMBERS

(people who will be doing the work for your project)

Type	Company	Contact	Phone Number	Address	Email
Appliance Installer					
Appliance Store					
Artist					
Architect					
Audio/Visual					
Cabinet Installer					
Cabinet Shop					
Carpenter					
Carpet Installer					
Countertop Showroom					
Drapery Installer					
Drapery/Designer					
Fabric/Designer					
Electrician					
Engineer (structure)					
Flooring Installer					
Furniture/Designer					
General Contractor					
Glass Vendor					
Handyman					
Hardware Showroom					

TEAM MEMBERS

(people who will be doing the work for your project)

Type	Company	Contact	Phone Number	Address	Email
HVAC					
Insurance Agent					
Interior Designer					
Lighting/Designer					
Millwork Shop					
Organizer					
Paint Store					
Painter					
Painter - Specialty					
Plumber					
Plumbing Showroom					
Realtor					
Receiver/Designer					
Rug/Designer					
Tile Setter					
Tile/Designer <input type="checkbox"/>					
Wallpaper Installer					
Wallpaper/Designer					

NOTES

A PERSONAL NOTE

**Hello, I'm Lamyaa Hassan,
a creative who believes in the power of
beautiful interiors to transform daily life.
With a BA in Interior Design and a well
trained eye for quality, craftsmanship,
furnishings and textiles, I continue to be
recognized for a crisp, timeless style and
designs that remain fresh year after year.**

WHAT WE DO

**We are a full-service interior design &
remodeling & decorating company at sugar
land/Houston Richmond, Katy, Cypress &
surrounded area.**

**We bring your design vision to stunning life
by partnering with the best vendors,
contractors. You can be confident that you
will be happy with your home new and
fresh look.**

**You will be very comfortable with the whole
process. We really pay a lot of attention to
your style, it's all about you. We're going to
come to your home to make you happy,
asking a lot of questions and your daily life,
your habits to personalize a unique design
for you. We save your time and save your
money with a very smooth process.**

LET'S CONNECT

WWW.INTERIORCONNECTION.NET

+17136773203

INTERIORCONNECTIONN@GMAIL.COM

