



TI BUILD-OUT GUIDE

|

the
SOCIAL DESIGN
STUDIO



*It's not just about
the design.*

Congratulations on taking the first step in opening up your physical location!

We understand it can be daunting the first (or first few times) you build-out a location. We have put together this guide to give our clients a high-level overview of what the process entails.

Note, EVERY build-out is different and comes with its own set of challenges. You may not need every consultant listed within this guide, and you may choose to design the space yourself. Whatever your journey, we wish you the best of luck in creating a location that will bring lasting memories and an experience your guests want to come back to over and over again.

WARMLY,

Nicole Herman
FOUNDER + PRINCIPAL DESIGNER

Project Team

OWNER

ROLE | Directs consultants to bring vision to life.

The Owner may have all consultant contracts through them. Or, the consultants may act as a sub under another consultant. For example - the Interior Designer may have the Architect and Engineers in their contract. Or vice versa, the Architect may have the Interior Designer and Engineers under theirs.

LANDLORD

ROLE | Responsible for building out the **SHELL** of the building. During your Tenant Improvement "TI" phase, your **Landlord** may require you to receive approval on the proposed design.

INTERIOR DESIGNER

NICOLE HERMAN | SOCIAL DESIGN STUDIO

ROLE | Leads the overall design direction for the project's **INTERIORS** from early schematic test fits through design development, construction drawings, FF&E procurement and installation. The **INTERIOR** scope will include anything from the **SHELL** walls in - layout, furnishings, built-in features, lighting selections, plumbing selections, artwork and accessories. The **DESIGNER** may also act as Project Manager for Owner throughout project.

Estimated Design Fees for All Phases: \$4,000 - \$20,000

ARCHITECT

ROLE | Partners with Interior Designer to develop **ARCHITECTURAL** construction drawings that adhere to city, state and federal codes. The **ARCHITECT** will design all of the functional components of the space - wall details, structural components, acoustical design, ceiling components etc.

Estimated Design Fees for All Phases: \$4,000 - \$40,000

Project Team

ENGINEER(S)

ROLE I Partners with Interior Designer + Architect to develop **MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL** construction drawings that adhere to city, state and federal codes.

Estimated Engineering Fees: \$4,000 - \$20,000

GRAPHIC DESIGNER

ROLE I Partners with Owner + Interior Designer to develop **BRANDING, LOGO, WEBSITE, MARKETING MATERIALS, and SIGNAGE** to create a cohesive and comprehensive look and feel for the brand.

Estimated Design Fees: \$1,000 - \$10,000

GENERAL CONTRACTOR

ROLE I Builds out project from permitted **CONSTRUCTION DOCUMENT** set. May be responsible for obtaining required city + health building permits.

Estimated GC Costs: \$100 - \$400 per Square Foot

Project Phases

SCHEMATIC DESIGN | 2 - 6 Weeks

Owner / Interior Designer / Architect develop overall project scope and refine what elements will be included within project. "TEST FITS" may be conducted prior to signing lease for confirmation space is suited for needs.

TYPICAL DELIVERABLES DURING SCHEMATIC DESIGN PHASE:

- PRELIMINARY FLOOR PLAN showing layout of space in including all interior walls, restrooms, built-in elements, general idea of equipment, and furnishings.
- Architectural review for code compliance
- (2) Rounds of revisions based on Client comments
- FINAL FLOOR PLAN showing estimated sizes and pieces of built-in pieces, furnishings, and equipment.

DESIGN DEVELOPMENT | 6 - 12 Weeks

Interior Designer / Architect /Engineers develop overall interior and exterior design. The design development includes conceptualizing interior and exterior details, finish selections, furnishing selections, and creating overall design presentation to be presented to **OWNER**. Design presentation may include items such as rendered floor plans, rendered interior elevations, realistic 3-D renderings and physical material boards.

TYPICAL DELIVERABLES DURING DESIGN DEVELOPMENT PHASE:

- MOOD BOARD to give the overall look and vibe of the property
- DESIGN PRESENTATION PACKAGE with the following:
 - Images of proposed furnishings selections
 - Physical proposed finish selections
 - Images of proposed lighting selections
 - Images of proposed plumbing selections
 - Images of proposed graphics, art + accessory selections
 - Conceptual Images of proposed built-in pieces (millwork)
 - Colored 2D Renderings of select spaces to provide design intent
 - Photo-realistic 3D Renderings
- FINAL FLOOR PLAN showing actual sizes and pieces of furnishings + equipment.

Project Phases

CONSTRUCTION DOCUMENTS | 4 - 10 Weeks

Interior Designer / Architect / Engineer(s) work together to develop a cohesive and well-coordinated set of CONSTRUCTION DOCUMENTS.

TYPICAL DELIVERABLES DURING CONSTRUCTION DOCUMENT PHASE:

- FULL SET OF WORKING DRAWINGS WHICH MAY INCLUDE THE FOLLOWING:
- ARCHITECTURAL SHEETS | "A" SERIES
(MUST BE SIGNED AND STAMPED BY LICENSED ARCHITECT)
 - Cover Sheet + Project Information
 - Life Safety Plan
 - Site Plan
 - Demolition Floor Plan (If not a new build)
 - Architectural Floor Plan
 - Architectural Reflected Ceiling Plan
 - Section Drawings
 - Architectural Details - Wall Schedules + Wall Types
 - Architectural Elevations
- INTERIOR DESIGN SHEETS | "ID" SERIES
 - Finish Floor Plan
 - Finish Reflected Ceiling Plan
 - Furniture Floor Plan
 - Interior Elevations
 - Interior Details
 - Interior Millwork Drawings
- MECHANICAL, PLUMBING, + ELECTRICAL ENGINEERING SHEETS | "M", "P", "E" SERIES
(MUST BE SIGNED AND STAMPED BY LICENSED ENGINEER)
 - HVAC + Duct Layouts + Calculations
 - Electrical Layouts + Load Calculations
 - Plumbing Layouts + Calculations
 - Engineering Details

Project Phases

PERMITTING + GC BIDS | 6 - 12 Weeks

Owner submits construction documents to local municipality for review and permitting. Concurrently drawings may be sent to multiple **General Contractors** for bids. **Owner** reviews bids and awards contract.

CONSTRUCTION - CONSTRUCTION ADMINISTRATION | 8 - 16 Weeks

General Contractor builds-out project per approved & permitted construction documents. **Owner/Architect/Interior Designer** may meet "ON-SITE" for regular site walks to review construction progress and adherence to construction documents. Interior Furnishings, Fixtures & Equipment (**FF&E**) are also procured at this time. Typical lead time for furnishings is between 4-12 weeks depending on manufacturer and quantity.

TYPICAL DELIVERABLES DURING CONSTRUCTION ADMINISTRATION PHASE:

- Shop Drawing review and approval for any and all built-in pieces
 - Finish Sample review and approval as necessary
 - Coordination with team weekly as construction progresses
 - Coordination with the General Contractor (GC) weekly as construction progresses
-

TOTAL PROJECT TIME FRAME | 24 - 48 Weeks / 6 - 12 Months

Time frame is highly dependent upon complexity, size and scope of project, holidays that fall within schedule, municipality review times and Owner approvals.

HAVE QUESTIONS?

GET IN TOUCH



[@thesocialdesignstudio](#)



www.socialdesignstudio.co



[@socialdesignstudio.co](#)



hello@socialdesignstudio.co

A top-down view of a person in a tan top working at a desk. The desk is covered with various items: a white envelope, a ruler, a pen, and some fabric. The person's hands are visible, one holding a piece of fabric. The background is a light-colored wall.

THANK YOU

for

YOUR TIME

|

the

SOCIAL DESIGN
STUDIO