



samantha kate
INTERIOR DESIGN

Investment Guide | 2024



welcome

Thank you so much for considering Samantha Kate Interior Design on your upcoming home project.

At SKID, we aim to create a home that reflects your unique style and showcases the pieces and memories that bring you joy. We focus on making you comfortable with thoughtful design choices and a construction-informed approach that helps keep your project on budget and on schedule. By incorporating your cherished belongings and family treasures, we'll craft a space that tells your story and truly feels like home.

We look forward to collaborating with you on your next project, bringing together our expertise and your vision to create a home that is truly extraordinary.

Samantha Bailey

Founder, Lead Designer

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our services

NEW CONSTRUCTION + REMODEL

Designer Concierge service for Full Service Design-to-Build, Custom Home Construction and Remodels. Includes review of architectural plans, elevations and lighting plans, creation of preliminary space plans and furniture layout concepts. We'll create a fully developed design package for you and your builder which includes all interior drawings, 3D views as needed, design-finish selection boards and finish spec sheets. Along with our design concepts, we'll accompany you to various scheduled showroom and site visits, plus we'll communicate and coordinate with your builder, and quality-check your project on-site at major milestones.

\$7.00/SF Full Service
1700 square foot project minimum

Flat fee single room pricing is available

CONSULTING SERVICE

Design & finish selection only service offered as a cost effective investment for construction and renovation projects. This services assists clients with finish selections only, and offers minimal post-design involvement from designer.

Hourly design-retainers are per room, 10 hour minimum, and do not include drawings or site visits.

\$1700 minimum per room
10 hour minimum per room, x \$170 per hr

FULL SERVICE FURNISHING

Designing and selecting furnishing and decor room by room for projects not requiring construction. We'll choose furnishings, artwork, rugs, window coverings, accessories and decor, order and receive your pieces.

When your bespoke selection of pieces arrive, we'll coordinate with our trusted movers and installers to bring your vision to life. We'll manage the day of installation, then style your home to perfection.

This is a bespoke service starting at \$2000 per room

project phases

00 DISCOVERY, CONSULTATION

Each project begins with a complimentary phone or virtual discovery call to learn about you and your project goals, we'll explain what it's like to work with us and how we can help you meet your goals. We'll then schedule your paid on site consultation as needed, where we can visit your space in person, take photos and measurements in order to offer a detailed proposal and timeline for your unique project.

01 CONCEPT DESIGN

Once the proposal is approved, and deposit is received, we will then create a budget allowance for project including all the fittings for each space, while you're organizing your inspiration images so we may begin discussing the details related to aesthetic inspiration, needs, wants and must haves of the new spaces. We will present a collection of design concepts, space plans, finish selections and material options to illustrate and further discuss end goals.

02 CREATIVE PRESENTATION

Finally, we'll share a our final design concept presentation of each complete space for review and allow for a single revision before budgeting.

After the design is approved, our team will coordinate the selections with the preliminary budget, revise as needed and begin creating our deliverable package including interior elevations and finish specifications.

03 PROCUREMENT, PROJECT MANAGEMENT, INSTALLATION

Once a design plan is completely approved and the design fee funds are received, we move forward with design administration; collaborating with our trades, placing orders (*full service*) and tracking your shipments. Once all the items for your space have arrived at our receiving warehouse, we'll coordinate the day of installation and styling (*full service*).

For design-build concierge services, your complete package will be delivered to your builder and we'll continue to conduct milestone site visits at your project site.

payment schedule

consulting service

*design-to-build full service **

*furniture design full service **

PHASE 01: DESIGN CONCEPT

50% of design fee is due at acceptance of proposal before design concept phase begins.

PHASE 02: DESIGN APPROVAL

Design fee remainder is due at acceptance of final design, before procurement begins. Finish and fixture information will not be released to client until final design fee is received.

PHASE 03: IMPLEMENTATION *

Spec books is released for project implementation. Fixtures and finishes to be ordered by SKID per agreement, a 10% procurement fee retainer is applied to the total finish allowance, Procurement Fee facilitates ordering, tracking, damage claims, receiving and transporting product to the job site. Payment is due at each invoice.

PHASE 01

concept design

design & finish selections

For every room we design, our design fee includes the following deliverables for construction

- Discovery Kick off meeting
- Budget meeting + Planning
- Design meetings with client
- Concept Design presentation
- Design with 2-3 options per room
- Final Design (Mood) Boards
- Sourcing and specifying product/material/samples

Read on for Full Service Design offerings in phase 2



PHASE 02

creative presentation

schematic drawings, spec book,
procurement, project management

FULL SERVICE DESIGN fee, includes all deliverables
from Phase 1 Concept Design & Finish PLUS:

Spec book for builder

Complete drawing package for contractors

Floor plans

Space planning drawings

Elevation drawings

Cabinet concepts

Lighting/Electrical layouts



PHASE 03

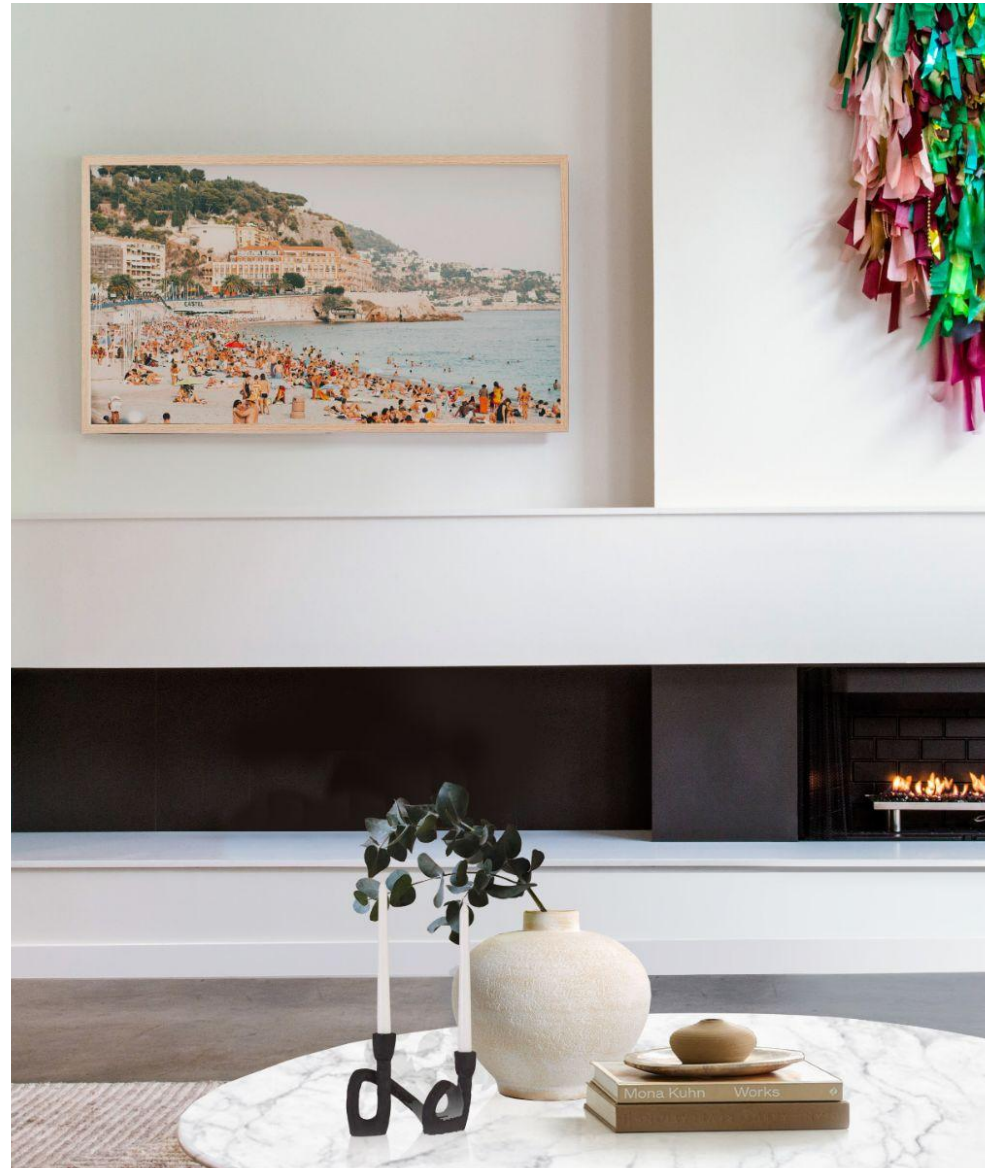
project admin

Procurement, project management and installation

FULL SERVICE DESIGN fee, includes all deliverables from Phase 1 & 2 PLUS:

Proposals for all items purchased through SKID
Procurement, order management
Communication with client & builder
Project coordination + site visits for the following:
(totalling no more than 25 hours)

- Demo
- Framing
- Windows & doors
- Electrical
- Plumbing
- Flooring
- Tile layouts
- Millwork/cabinets
- Paint
- Final walk through and punch list



what the flat rate design fee does not include

- Design revisions beyond single revision
- Additional site visits not listed on proposal
- Materials and product for the project
- Product sample orders or shipping costs associated
- Labor costs for construction
- Receiving warehouse fees
- Storage fees for materials or furnishing
- Handyman or installation fees



additional services

furnishing and finishing touches

With construction underway, we can start designing and selecting furniture and decor. We'll choose furnishings, artwork, rugs, window coverings, and decor to bring your spaces to life in a way that reflects your personality and lifestyle. We offer procurement & receiving services, and when construction is complete, we coordinate with our trusted movers and installers to bring your vision to life.

- Furniture design, selection and styling
- Custom window covering details
- Interior styling & finishing touches
- Procurement, logistics, and installation



examples

Design boards, interior elevations, cabinet drawings and conceptual drawings serve to document the overall concepts and material selections for spaces within the home including a detailed finish schedule from which to order all finishes.



deliverable example



deliverable example



CURVED VENT HOOD, PLASTER OR PAINTED

STONE SHELF



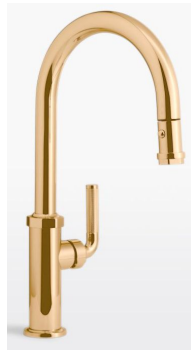
2 ART LIGHTS AT RANGE



2 ISLAND PENDANTS

STAINED 4X6 BOX BEAMS

CABINET COLOR
PEWTER GREEN
SAGE GREEN
LIGHT
ECLIPSE



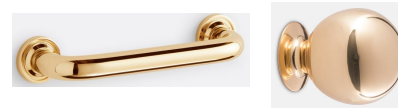
UNLACQUERED BRASS FAUCET, SOAP PUMP & DISPOSAL BUTTON



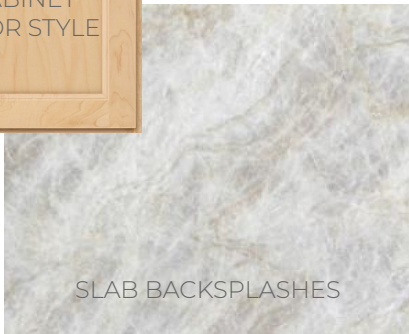
UNLACQUERED BRASS POT FILLER



CABINET DOOR STYLE



UNLACQUERED BRASS CABINET HARDWARE



SLAB BACKSPLASHES



ISLAND WITH WATERFALL SIDE PANELS



CHARGING STATION IN DRAWER



LOWER CABINETS GREEN
ISLAND AND TOWERS STAINED

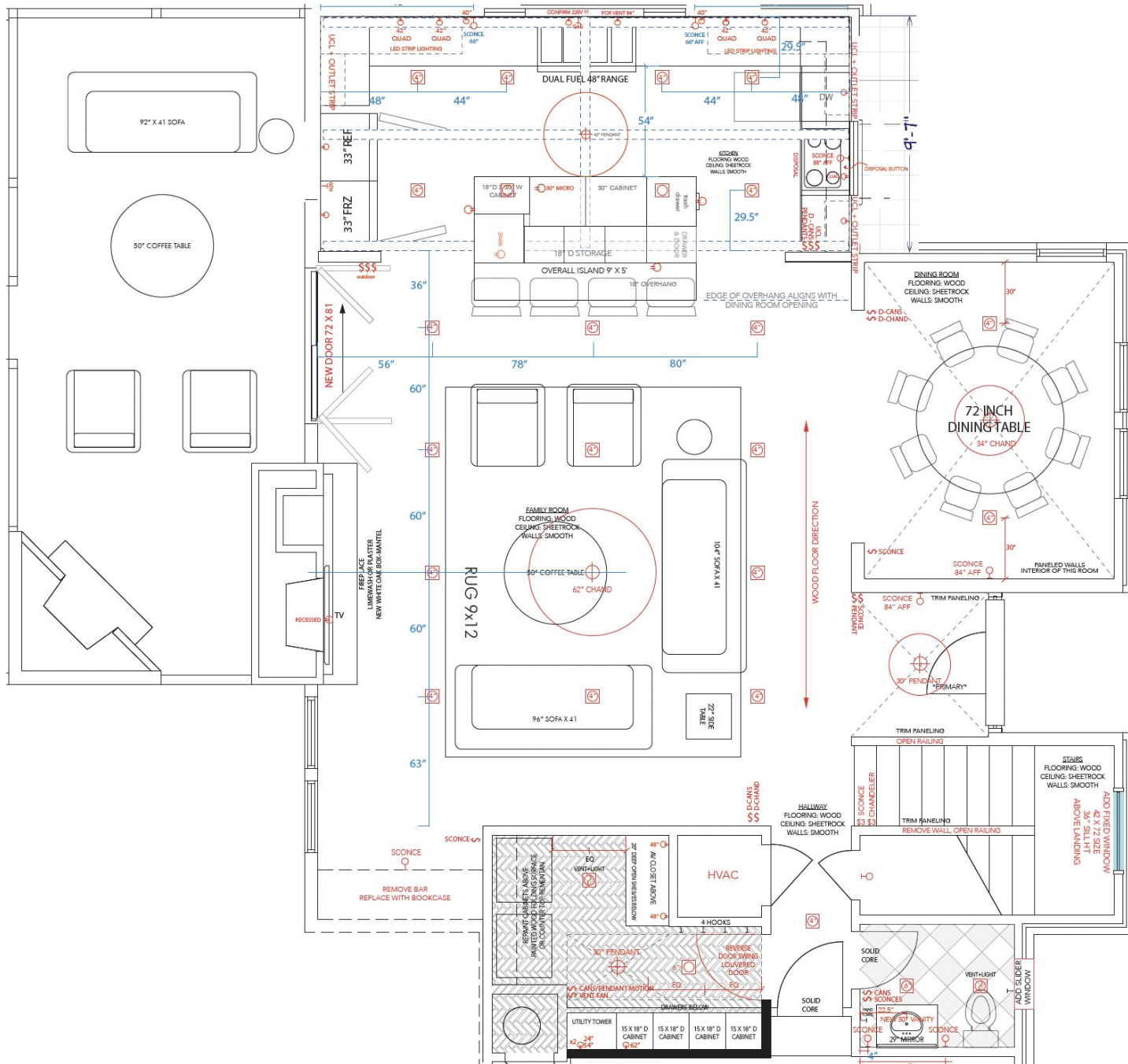
TAJ MAHAL QUARTZITE

OR MONT BLANC QUARTZITE

deliverable example

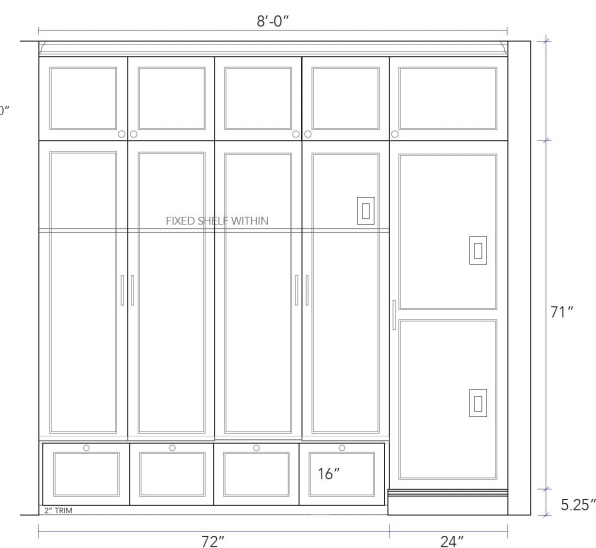
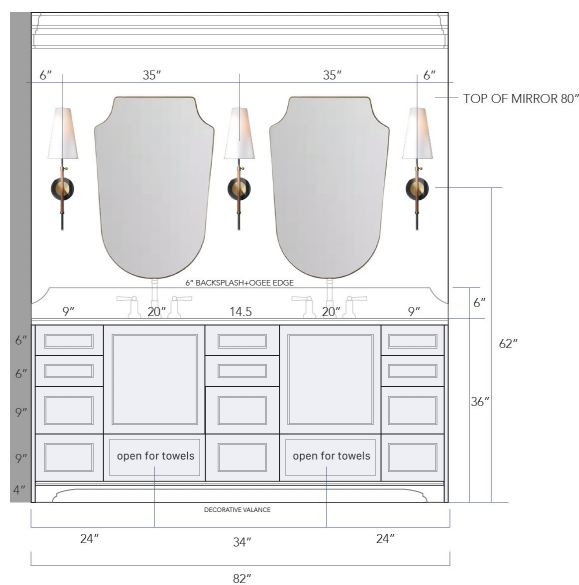
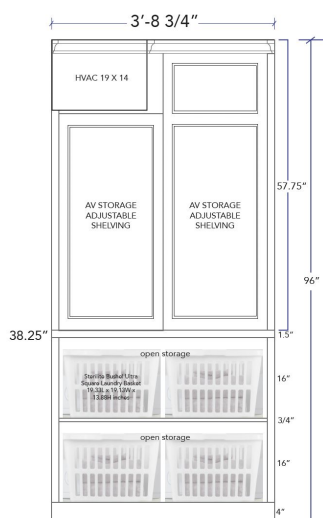
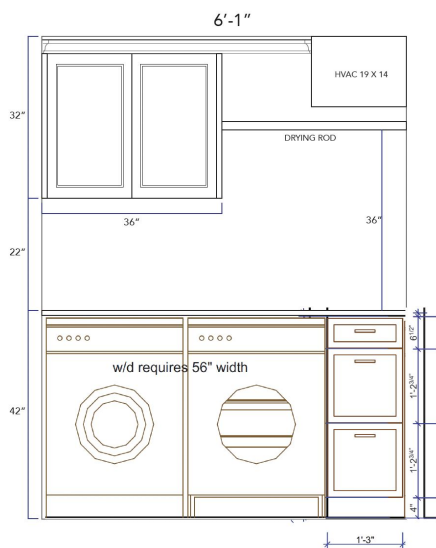
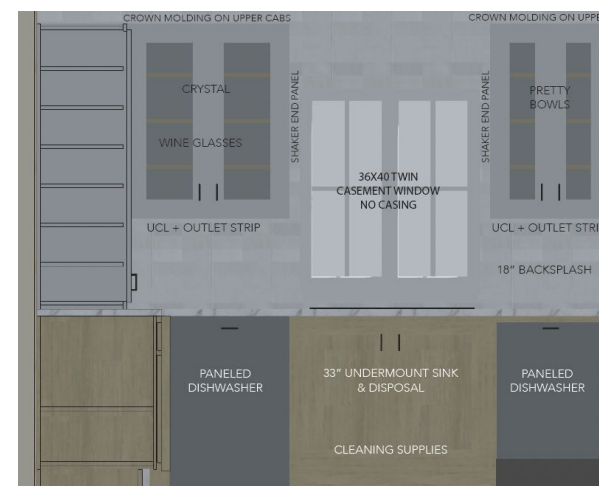


deliverable example



deliverable example

Elevations, drawings and 3d interior views facilitate fabrication of cabinets and built-ins. Drawings include dimensions and information needed for the cabinet maker/carpenter to execute the intended design. Additional interior elevation drawings may illustrate installation intent of fixtures and finishes such as tile layouts, lighting placement, dimensions, and hardware placement.



deliverable example

Order date	Category	qty	description	finish, notes	vendor
	ELECTRICAL				
Arrived	Foyer ceiling light	1	Auden blacked brass flush mount 30"	blackened brass	CB2
confirm arrival	Stairway chandelier	1	Chris Loves Julia Edie Two-Tier Chandelier	black	Shades of Light
	Stair sconces	3	Franklin Wall Sconce	brass & bronze	Visual Comfort
arrived	Kitchen sconces	2	Modern Shaded Rod Sconce	hand rubbed ant br	Shades of Light
	Kitchen island outlets	2	caramel outlets and covers		
	Dining Room Chandelier	1	Devon 5 light chandelier	brass	west elm
	Picture lights	3	Weston Picture Light 18"	burnished brass	Visual Comfort
Arrived	Family room chandelier	1	Bellevue 6 Light 62" Wide Taper Candle Style Chandelier		build.com
	PLUMBING				
	Kitchen				
Arrived	Kitchen Faucet	1	Gerber Kinzie Double Handle Pull Down Kithcen Faucet	brushed gold	home depot
Arrived	Kitchen Sink	1	Kraus Belucci 32"	metallic black	build.com
	Kitchen water dispenser with air gap				
	Disposal	1	reusing existing		
	Disposal air switch & button	1	Delta Garbage Disposal Air Switch	brushed brass	build.com
	Kitchen soap pump	1	kraus-ksd-43	champagne bronze	build.com
	Powder Bath				
Arrived	Powder bath faucet	1	Kingston Brass KC706	polished brass	homedepot
	Powder bath toilet	1	American standard toilet		Lowes
	TILE MATERIAL	sf			
Arrived	kitchen backsplash tile	97	zellige casa blanca 2x6		Zia Tile
	powder bath floor tile	15	tru marmi gold 12x24 polished		prosource
	powder bath floor tile	15	marvel fior di campo 12x24 polished		prosource
sample 7/12	laundry room floor tile	80	old mill brick Herringbone bridgewater		homedepot
	Lyles - shower wall tile	71.5	2x6 celine sage matte		pro source
	Lyles - shower tile trim		celine sage matte bullnose		pro source
	INTERIOR DOORS				
	Interior doors prehung - solid core BED & BATH	9	Solid core 2 panel shaker doors. pre hung		lowes.com
	Interior doors prehung - hollow core CLOSETS	2	Hollow Core 2-panel Square		lowes.com
	Interior closet doors SLAB no bore	4	Hollow core 2 panel slab doors		lowes.com
	Laundry room Louvered Door	1	32 in. x 80 in. Half Louver 1-Panel Unfinished Pine Wood Right Hand Single Prehung		homedepot

the Samantha Kate Design difference

With over 15 years of expertise in designing, specifying, and budgeting for homeowners and custom home builders, we are delighted to extend our guidance to you throughout your home's journey. Our seasoned professionals are here to assist you in curating exquisite interior and exterior finishes that seamlessly blend aesthetics with functionality. From conceptualizing your vision to meticulously detailing every aspect, we ensure that each decision enhances the elegance and sophistication of your home and stands the test of time.

Choosing beautiful fixtures and elevating your project with custom cabinetry and trim design are our specialties. Our team is committed to providing you with an unparalleled experience, ensuring that every element is thoughtfully selected and implemented to reflect your unique style and needs. We believe in fostering a collaborative environment where your ideas are valued and expertly brought to life.

Trust us to transform your space into a haven of beauty and comfort; together, we can create a home that is both timeless and truly yours.





Thank you, again, for your interest in Samantha Kate INTERIOR DESIGN and our services. I am passionate about the intricacies of construction and am dedicated to ensuring every design details fits seamlessly into your next project.

We can't wait to hear more for you and collaborating on something amazing together!