

YOUR **ULTIMATE** HOME STUDIO AWAITS

Project Planning Guide
and Additional Resources



DOGWOOD
HOME IMPROVEMENT

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Congratulations on downloading our home studio project planning guide.



You have taken the first step towards making more space for what you love with your own beautiful, high-quality custom studio with Dogwood Home Improvement.

We're homeowners just like you, and we were our own first customers too.

With a growing family, two people working from home, our hobbies being crammed into the guest bedroom and no gym close by, changes needed to be made to optimize our home. Unreasonable real estate prices and the daunting task of major additions or renovations sent us back to the drawing board, where the perfect solution ended up being a new space designed to fit our exact needs. Take back your house for living your life and make more space for what you love with a Dogwood Home Studio.

With this guide we aim to inform, inspire & walk you through creating the ultimate home studio for your lifestyle.

Benefits of Investing in a Home Studio:

Custom solutions that fit your exact needs

Less expensive than major additions or renovation projects

Create an appreciating asset that adds value to your property

New room for things you couldn't justify taking up space in the home: hobbies, game rooms, entertaining space & more

Better work/life balance for remote jobs: leave work at the office at the end of the day

Avoid the stress and disruption of turning your home into a construction site for months on end

Dedicated space to take your small business or side hustle to the next level

For small business owners, qualifying expenses may be depreciable

Our Promises:

Complete transparency at every step of the process

Quality materials and craftsmanship

Providing the best value for your money

Constant collaboration & open communication

An unbeatable, 5-star customer experience

Empowering you to achieve your dream build



Choosing a Location for Your Studio

While we mostly care about a functional spot that enhances the usability of your custom studio and beauty of your property, there are a few limitations to keep in mind. Most lots will require the studio to be located in the back yard; side yards can work too for large lots. Most zoning areas have a required setback of 5 feet of any part of the building from any property line. We try and avoid large trees and underground utilities as well to avoid damaging them or costly alteration work.

If you live in an HOA or planned community, bylaws may affect where your studio can be located. Get a copy and read their rules carefully as you start to plan your new build.



Things to Think About

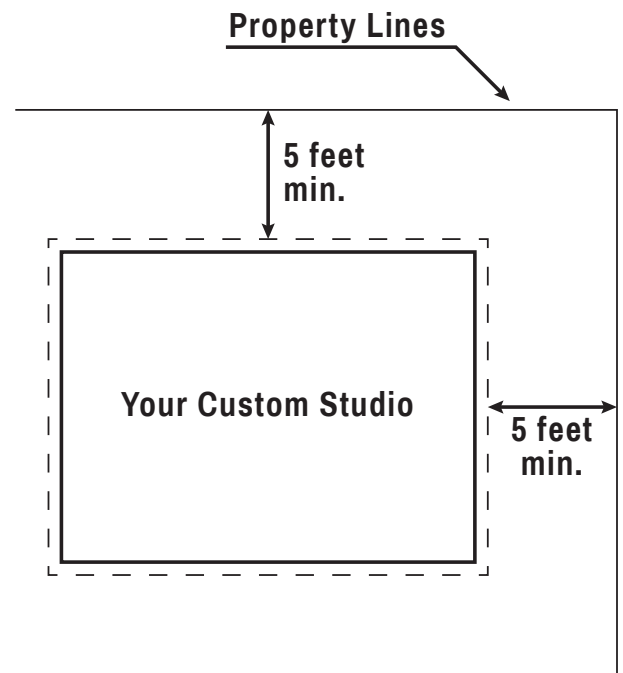
How close to the house do you want your studio to be located? Will a footpath or walkway be needed?

Are there any scenic views you want to highlight with window placement?

Proximity to neighbors; having a little privacy is never a bad thing.

Where are existing utilities located? Less distance can mean reduced costs.

How much sunlight? Partial shade can reduce cooling costs during the summer.



Picking the Right Size for Your Studio

We offer four standard sizes as well as the option to choose a custom size that's perfect for your idea. As part of our design process, every customer will receive an accurately scaled mockup of their studio to guarantee sure you're satisfied with the design before any construction work begins.

The Dogwood

12' x 16' - 192 sq. ft.

The perfect blend of compact size with maximized usability. Fits most home lots well while offering plenty of space for a desk and office equipment, fitness room, or a cozy private relaxation spot.



Estimated Price: \$30k - \$60k*

The Dogwood Plus

16' x 20' - 320 sq. ft.

Our most popular configuration. Comfortably fits a large office, well-equipped gym, plenty of space for game day viewing or room for tools and materials to stretch your creative legs.



Estimated Price: \$60k - \$80k*

The Dogwood Pro

20' x 24' - 480 sq. ft.

Need extra space to meet clients, house your asuite of exercise equipment, or scale your home business to new heights? The Deluxe gives you ample room for anything you could ever need.



Estimated Price: \$85k+*

The Dogwood Micro

12' x 12' - 144 sq. ft.

The fast-track option for quick results. No permits are required (with some restrictions), shortening the timeline from planning to a finished new custom studio for you to enjoy.



Estimated Price: \$20k - \$30k*

*Price estimates are approximations only. We offer numerous ways to customize your project, so these numbers may be higher or lower than your actual final cost. Please work with your designer on any budget considerations to make sure we take into account your exact needs.

Our Standard Features

Foundation

Durable concrete slab foundations designed to work with your location. Forget the cheap skids on gravel, our studios are built to last from the ground up.

Framing

2x6 walls and advanced framing techniques provide a stronger frame for your studio, maximizing your design freedom & increasing energy performance.

HVAC

A quality mini-split HVAC unit is standard for every Dogwood Studio. Stay cool in the summer heat and warm in the winter no matter the extremes.

Energy Efficiency

Attention to details on insulation and air sealing make for an efficient studio. 2x6 wall framing lets us use better insulation for temperature & climate control.

Customization

No stock models here; every aspect of your build is chosen by you and built to order. Flooring, siding, window and door placement, paint colors, and more!

Warranty

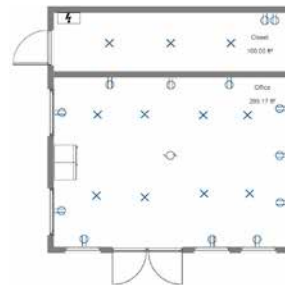
A 1-year warranty on our work is backed by up to 50 year warranties on our materials. Investing in quality gives us the confidence to stand behind our builds.

Electrical & HVAC

Electrical System Designed for Your Needs

Our professional electrical partners will consult on your exact needs and design a system that will fit your tasks perfectly, whether it's a basic office space with a few computers or a woodworking shop full of powerful tools.

Custom designed
Electrical Plan included
with every project!



Heating & Cooling

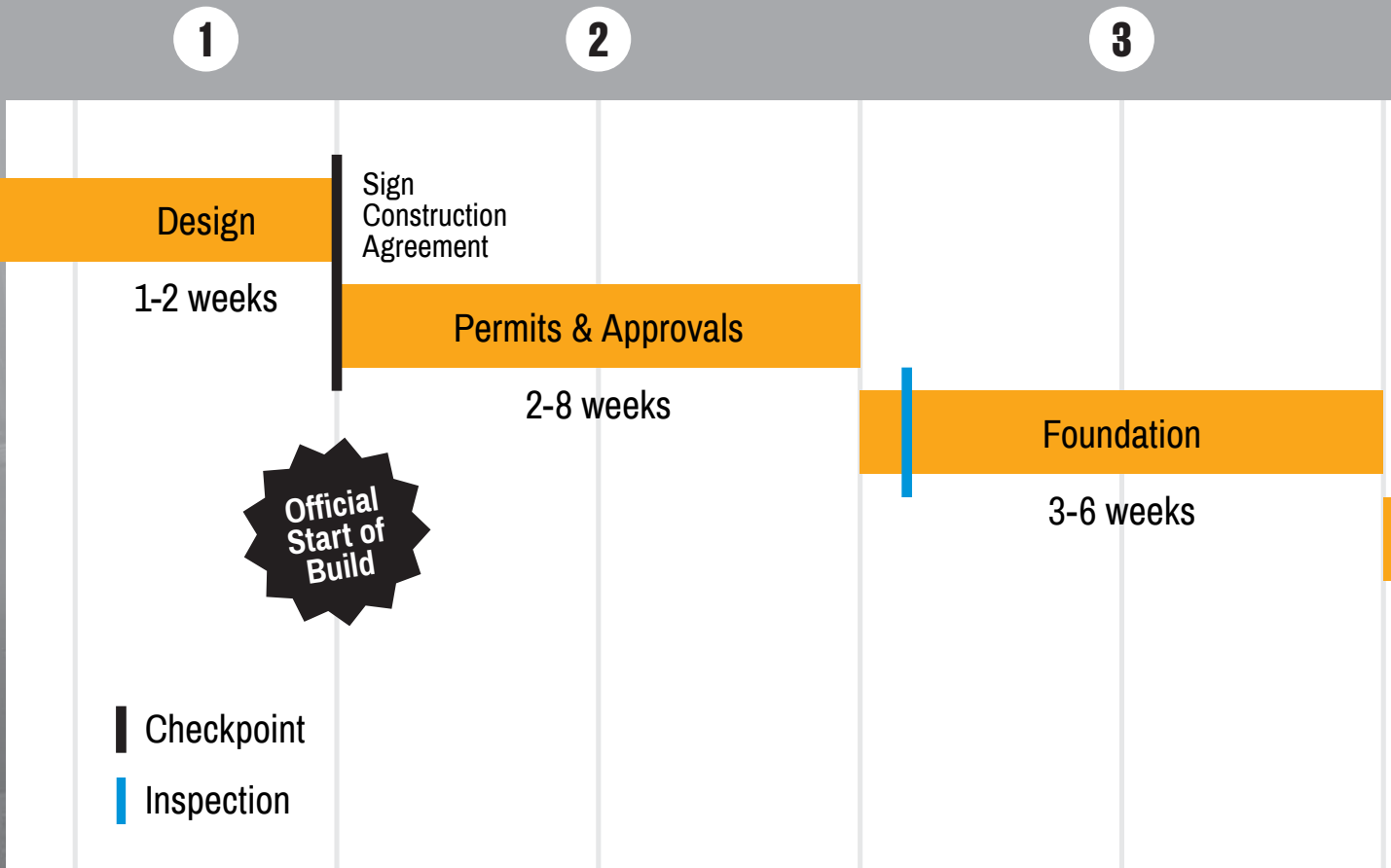
Backed by high quality insulation and air sealing techniques, your mini-split HVAC unit can efficiently and effectively meet your needs no matter the summer heat or winter chill. We use only quiet and attractive units to avoid disrupting your workflow or relaxation time.

Mini Splits are tuned to serve
the exact size and climate of
your custom studio space!



The Process: Timeline

Aprox. Total Timeline: 2-4 months



1 Site Visit & Design

We'll discuss how you want to use your custom studio and pick the size and location. You'll complete a design ideas packet, and we will use this info to create your custom studio plans, tweaking it as needed for your exact dream build.

Design & Estimate Fee Due

You'll get: Complete Building Plans, HD Renderings, Pricing Quote for your custom studio

2 Permit & Approvals

If you live in an HOA or managed community, you will have to present your plans for approval as needed, and we will make any necessary changes. With plans finalized, we will apply for permits on your behalf.

Down Payment Due - 50%

You'll get: Permits, Official Start of Build Phase for your Custom Studio Space

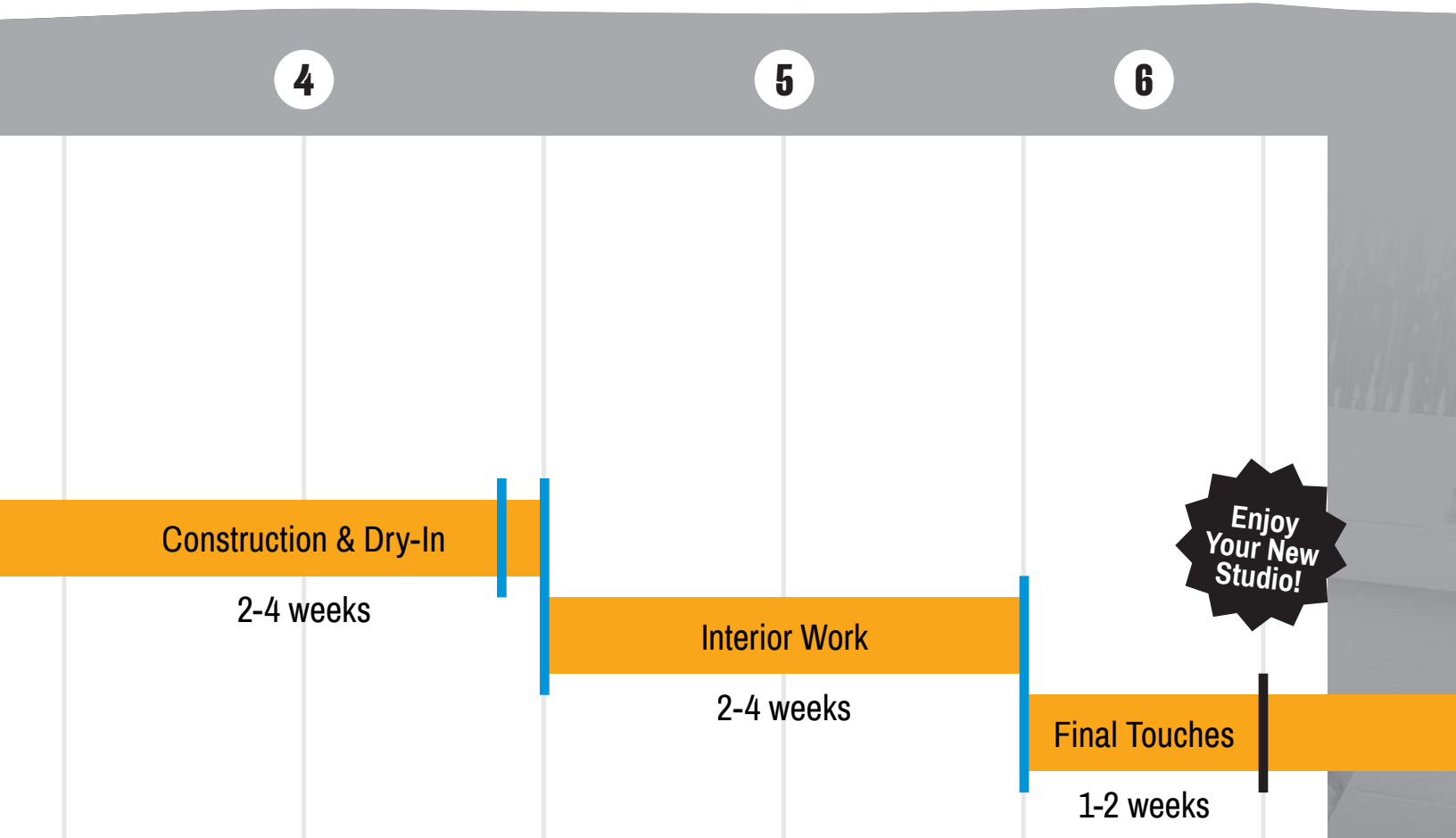
3 Foundation

When permits are approved, we will break ground on your build. While the work only takes a few days, concrete may require up to 30 days to fully cure before we can start the fun part of the build process.

Progress Payment Due - 10%

You'll get: Grading, Site Prep and Complete Foundation Installed

The Process: Timeline



4 The “Dry-In”

With the foundation cured, we begin building. The entire frame of the building will go up, the roof will go on and doors/windows will be installed. Then utilities like electrical will be installed, all with inspections for quality.

Progress Payment Due - 15%

You'll get: Framing, Roofing, Doors & Windows, Siding, Paint, Utilities, Complete Inspections

5 Interiors & Decor

With the main structure done and inspected we move inside to make it the beautiful & functional space of your dreams. Drywall, paneling, floors, trim, fixtures and any custom features you chose will be installed now.

Progress Payment Due - 15%

You'll get: Insulation, Flooring, Wall Coverings, Trim, Millwork, Paint, Custom Options & more

6 Final Touches

When we approach the final days of your build our contractor will do a walk and inspect everything with you, build out a punch list for final touches, and wrap up the build. You can now enjoy your custom Dogwood Studio!

Final Payment Due - 10%

You'll get: Your Complete Dogwood Studio space!

Exterior Customization

The outside of your Dogwood studio is more form than function, and we offer near limitless ways to customize the look to fit your style. See our Design Selections sheet for a full collection of exterior options for your Dogwood studio.

Building Layout

Collaborate with our builders to optimize the layout and usable space for your office, gym, workshop & more.

Roofing

Choose your roof pitch, shingle material, style & color

Gutters

Choose your material, style, exposures & color



Siding

Choose your material, visual style, textures, colors & more

Doors & Windows

Choose the locations, sizes, function, colors, and efficiency

Landscaping

Optional professional landscape design services available

Interior Customization

The outside of your Dogwood studio is more form than function, and we offer near limitless ways to customize the look to fit your style. See our Design Selections sheet for a full collection of exterior options for your Dogwood studio.

Interior Design

Collaborate with our builders on the perfect layout. We offer optional professional interior design packages as well

Lighting

Pick your fixtures, locations, and design an optimally lit space

Wall Coverings

Choose your material, colors, add accent walls and more



Custom Features

Cabinetry, built-ins, coffee bars, storage closets, display shelving & more. You want it, we can make it happen.

Flooring

Choose your material, style, installation method, colors & more

Furnishing & Decor

Get discounted pricing via our select partner deals with retailers like Crate & Barrel, Sisal Rugs and more.



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