

DESIGN  
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# DESIGN GUIDE

plan effectively for your next home renovation

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# TOP 3 RENOVATION PRIORITIES

If you could only pick three things to put your effort, money and focus on for your upcoming home renovation project, some key areas genuinely deserve prioritizing. First, you'd hate to put all of your hard work into your space only to end up with a finished product that doesn't function well for your lifestyle.

## 1. DESIGN PLAN

How do you want the space to function? Do you want open-concept areas where people can feel connected and together? Do you want some privacy? Or do you want a space to be able to get away for a quiet phone call, zoom meeting or a cup of tea? Envision how you want to live life daily before starting your project, and let that help guide the overall design. Talk to people who have a similar space and ask what they like and dislike or what they would design differently if they were able. Some people like the look of open concept living, but when they live in it, they realize they dislike the way noise travels or feel a lack of privacy.

At this phase, you also want to consider future-proofing. Think down the road 5-10 years. Is what you are creating today going to work well down the road? There may be a few tweaks now that will significantly impact down the road. Therefore, you want to be as aware as possible before diving into your project.

## 2. FINISHES

Consider the installed finishes - the ones challenging to replace/fix down the road—Wall placement, tiles, flooring, fireplace placement, countertops and backsplashes, etc. One way to think of it is what things a tradesperson will be installing? Do you want to hire them again to remove and replace the finish if it doesn't work well? Probably not. Thinking through the finishes throughout the space and how they will flow with the finishes used in the rest of the home are critical decisions to prioritize.



### 3. FIXTURES

These include sinks, faucets, lighting, hardware, etc. Again, these are things that experts will be installing. They know all of the unseen essential details hidden behind the walls regarding plumbing, electrical, H-VAC, etc. and bringing these professionals in early on in the project will be critical. Knowing the final selections for your fixtures provides them with the necessary information to serve you best.

They often have to come in and do all of the prep work behind the walls early in the process. Then they'll return once a lot of the work has been done in your renovation to work on the external aspects you see. For example, they'll connect the plumbing fixtures to the pipes behind the wall, connecting the potlights, pendants, wall sconces, etc., to the electricity they prepped in advance, etc.

Don't be caught off guard when a plumber asks to see the specs of the shower fixture you've selected long before you're in the proximity of being ready to install it or when an electrician asks where you'll want outlets before you've even begun the renovation process. Instead, plan your fixtures and make them a priority. You (and your trades workers) will be glad you did.

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At the end of the project, if you have an empty house with no furniture, art or decor, but the fixtures and finishes are in place and satisfy your design plan, you have an excellent foundation to bring in all of the "soft finishes." Soft finishes are textiles, furniture, decor, art and accessories. These items can be swapped out easily, without the help of a tradesperson or contractor.

If you'd like to hear a bit more about this, tap the video to watch it on YouTube.



## TIPS & TRICKS

Supply chain issues are being felt all across the design industry. From paint shortages to delays on furniture and fixtures, even to finding tradespeople to hire for your project. Be patient and know that your project may not be done in the timeframe you'd prefer.

Mood Boards are a wonderful way of envisioning your project before you even start. Creating a collection of images that represent what your aim is will keep you from being overwhelmed when you start into the process of making selections. For example, instead of entering a tile store and wondering where to start, an effective Mood Board guides you to the specific colour, size, and shape, drastically narrowing down your options. Give it a try! I make my Mood Boards in Canva.

## MOOD BOARDS



Is Interior Design an interest of yours? If you want to learn the "why" behind what works and the "how" that allows you to execute your design projects with excellence, consider enrolling in The Interior Design Institute. Whether you enjoy it as a hobby and want to learn more, or are interested in gaining the training necessary to start a new side hustle or career, this program is informative, detailed and will provide a great foundation.

As an IDI Graduate, I have an affiliate link that gives you \$200 the full price enrolment fee. [Click here](#) to learn more.

Starting a renovation or home design project can be intimidating. With so many decisions to make - one often impacting another - it can be overwhelming and stressful. Let me help. Together we can design a space that feels like *you*. Check out my full range of interior design services at [marisaandersondesign.com](http://marisaandersondesign.com)

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