CUSTOM HOME +STUDIO GUIDE

Cliff Street Residences
Photo Credit: Jordan Gray Photography

ABOUT THE STUDIO

Together, with our engineering and building partners, we help evaluate projects and develop signature modern designs to suit each client's needs. Since we opened in 2011, clients have embraced the Studio's unique brand of organic modernism in diverse ways, from urban infill homes on challenging sites to sprawling suburban estates, from creative renovations and affordable homes, to multifamily living for high-density areas.

We practice a design and client focused process, which leverages a collaborative and budget-conscious strategy to give clients a unique level of control, transparency and design quality.

TEAM ORGANIZATION

Engineers → Permits → Builder → Studio → Owner

Hardwood Residence
Photo Credit: Jordan Gray Photography

Cattail Residence
Photo Credit: Jordan Gray Photography

THE PROCESS

1.0 SITE

Every home we create is a unique response to a range of factors. In this initial phase, we talk through the criteria shaping your project including your potential home building site or existing home, your budget, space needs, schedule, and design tastes. If you don't own a home building site, we will help you evaluate options.

TIME FRAME: 1 MONTH

2.0 DESIGN

Once your home or home site has been evaluated, and your project requirements are in balance, we get into the fun part – creating a design for your new modern home. Developing a design, qualifying it with our builder, and adjusting it to meet budget takes place during this phase.

TIME FRAME: 3 MONTHS

Cattail Residence
Photo Credit: Jordan Gray Photography

3.0 PERMIT

Cipriani Studios stewards your project through the permitting process in your local jurisdiction. Along with our engineering partners, we produce the necessary plans and application materials for approval, and use our experience and relationships to make the process as fast and smooth as possible.

TIME FRAME: 3 MONTHS

4.0 BUILD

Once permits are approved, construction can begin. Cipriani Studios stays fully engaged as your partner to bring your vision to life, and our construction phase involvement includes site visits, stakeholder communication, quality assurance and more.

TIME FRAME: 6-12 MONTHS

Tree House
Photo Credit: Craig Thompson Photography

Tree House
Photo Credit: Craig Thompson Photography

DETAILED DESIGN PROCESS

Use the list below to plan + track the design and pricing process

Meeting 1	Establish goals
Design V1	First version of design
Meeting 2	Meet to review design
Design V2	Second version of design
Pricing	Quote design with GC
Meeting 3	Meet to review pricing
Final Design	Design updates from pricing
Finishes	Choose finish selections
Contract	Sign contract with GC
Permits	Complete drawings for permit
Build	Start Construction

SAMPLE PROJECT BUDGET

Use the table below to structure your costs to meet your budget

Home	$ 600K	(GC quote)
Land	$ 100K	(Lot cost)
Soft	$ 50k	(Permits, finance, design, engineering)
Total	$ 750k	(Total project cost)

FREQUENTLY ASKED QUESTIONS

Lake Pointe House
Photo Credit: Jordan Gray Photography

Is Cipriani Studios a GC? No, but we work with an approved network of builders.

How long do projects typically last? 3-6 months for design + permit, 12 or less for construction.

What does construction typically cost per square foot? Currently about $300psf.

What are typical design fees? Typically about 5% of construction.

What is included in the fee? Design + drawings, engineering, project management, and photography.

Can you help us evaluate property to build on? Yes, along with our team of engineers.

Lake Pointe House
Photo Credit: Jordan Gray Photography

How soon could we commence a project? Typically within 30-60 days.

Can I hire my own builder? It's possible, but in-network GC's are recommended.

How do you approach energy efficiency? Homes can be net zero or code-compliant at minimum.

How are projects typically paid for? Land and services in cash, construction with a bank loan.

Do you have home plans for sale? Unfortunately no, each home plan is custom per client.

Do you have completed homes available to buy? Yes, check out www.ciprianistudios.com/for-sale.

Light House
Photo Credit: Jordan Gray Photography

CLIENT EXPERIENCES

“Cipriani Studios took a very personal approach and designed not a house but a home for my family.”

“Justin will work with your budget, and he proposes fantastic ideas to adjust things based on cost. His service and attention to detail is unparalleled.”

See additional reviews and more at Houzz.com with the QR code below:

2021 Best of Houzz Service

2022 Best of Houzz Service

2023 Best of Houzz Service

2024 Best of Houzz Service

CONTACT US

Contact and social media links below

t. 412.254.3261
w. ciprianistudios.com
e. info@ciprianistudios.com
i. instagram.com/ciprianistudios
f. facebook.com/ciprianistudios
l. linkedin.com/company/ciprianistudios
h. houzz.com/pro/justin-cipriani

Sunset House
Photo Credit: Jordan Gray Photography

CREATE YOUR NEXT HOME

CIPRIANI STUDIOS
design + development
ciprianistudios.com
info@ciprianistudios.com
412.254.3261