



PROJECT PLANNING PACKAGE

Chelsea Duplex PH

01.15.26

The following PPP is based on MWI's (Michael Wood Interiors, Inc.) understanding of the Owners' requirements, subsequent to the Project Discovery and Design Abstract phases, in addition to the Owners' responses to MWI's needs analysis questionnaire and all Owner requirements expressed to date.

The report is intended to serve as the basis for a viable plan to execute an interior design and renovation project that meets the Owners' functional, aesthetic, and investment priorities.



1. Project Overview

The objective of this project is to develop a cohesive interior design that thoughtfully integrates existing furnishings, artwork, and décor with new elements to create an organised, sophisticated, and welcoming home environment.

Key priorities include:

- **Enhanced functionality** – improving spatial flow, storage solutions, and usability throughout the home.
- **Durability** – selecting materials and finishes suited to long-term use, with particular consideration for pet-friendly performance.
- **Quality and resale value** – design decisions that support both daily quality of life and lasting market appeal.
- **A bright and inviting aesthetic** – interiors that feel tailored, resilient, and visually engaging.

2. General Design & Renovation Guidelines

These principles will guide design decisions and renovation work throughout the home:

- **Seamless Integration:** Harmonise existing furnishings, artwork, and décor with new pieces to create a cohesive, elevated interior aesthetic.
- **Durability & Performance:** Specify durable, stain-resistant fabrics and finishes suitable for all areas of the home, with particular attention to pet-friendly performance.
- **Thoughtful Lighting Strategy:** Provide a balanced lighting design that includes ambient and low-level lighting, layered with enhanced architectural and functional lighting to support daily use and ambience.
- **Modest Renovation Opportunities:** The Owner is open to the following targeted improvements:
 - Interior painting in key spaces
 - Trim upgrades (e.g., updated baseboards, picture rails)
 - Custom built-in millwork to improve storage and functionality
 - New handrails at the stairwell and roof terrace
- **Focus on Value & Everyday Use:** Emphasise targeted investments that improve everyday comfort, function, and durability while also strengthening long-term resale potential.

3. Focus Areas & Recommended Improvements

Foyer

- Refinish or repaint walls and trim.
- Upgrade architectural and decorative lighting.
- New furnishings:
 - Chandelier or pendant lighting
 - Bench for seating
 - Area rug
 - Wallcovering (as appropriate)
 - Curated art selection and placement

LR / DR:

- Repaint walls and update trim details.
- Improve architectural lighting (ambient, accent, and task).
- New furnishings:
 - decorative lighting fixture in the dining area
 - Soft seating and occasional tables
 - Coordinated accessories and styling elements
 - Upholstery updates
 - Wallcovering features
 - Window treatments (drapery + motorised shades)
 - Art selection and placement

Primary BR:

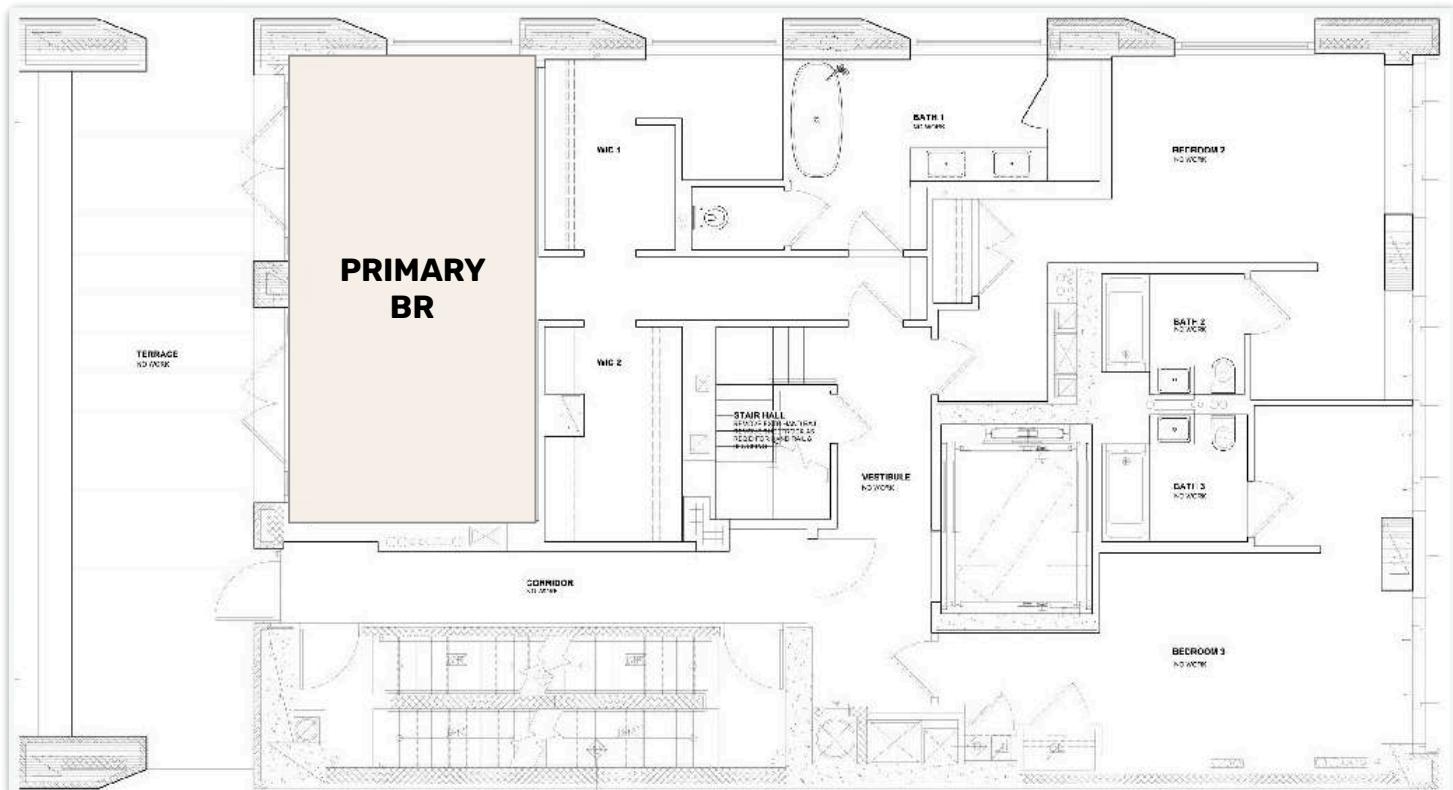
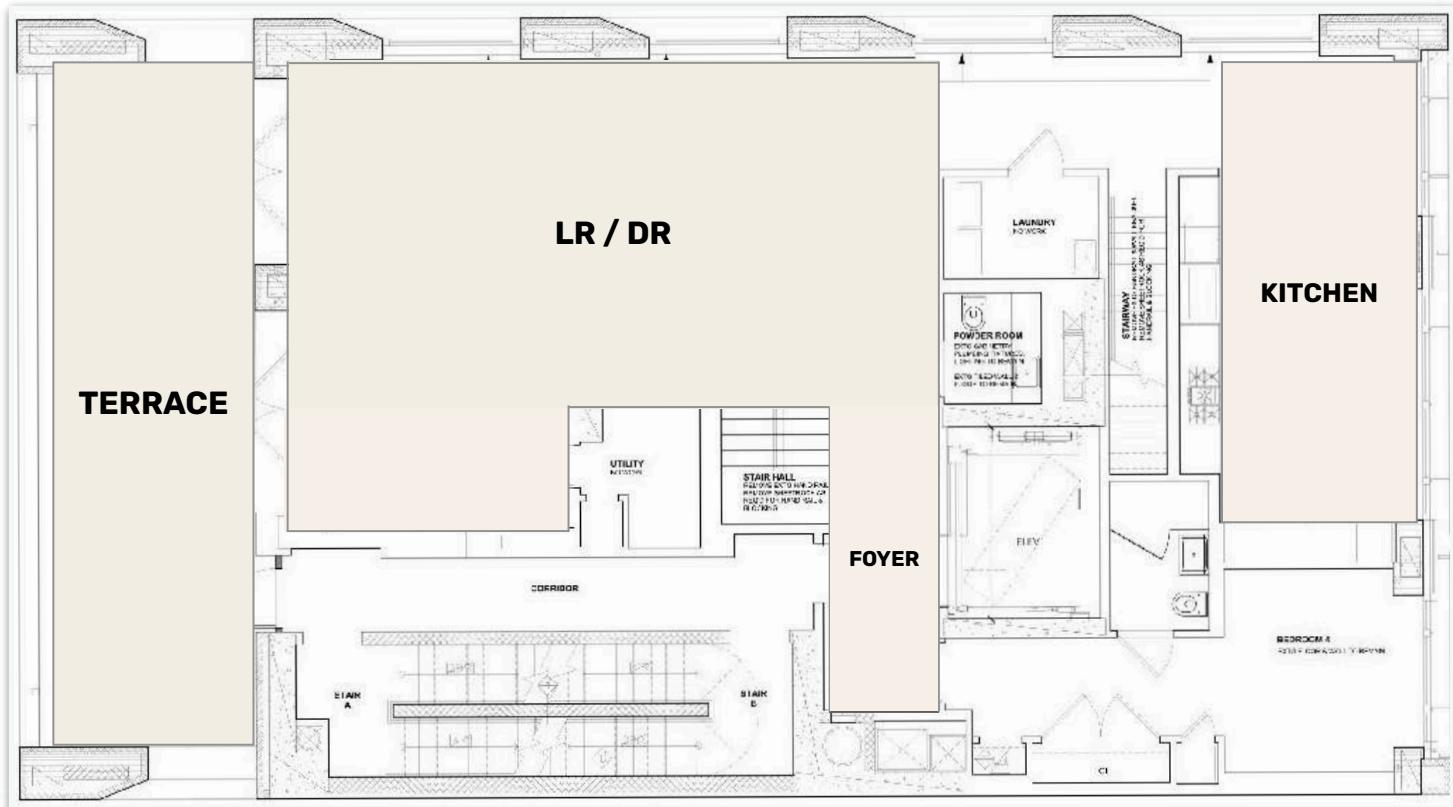
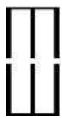
- Repaint walls and refresh trim details.
- New furnishings:
 - Lounge chairs
 - Coffee table
 - Area rug
 - Nightstands
 - Wallcovering features
 - Art selection and placement

Terrace:

- Develop a comprehensive planting and planter strategy.
- Create an integrated lighting and irrigation program to support longevity and outdoor usability.
- New furnishings:
 - Soft seating
 - Occasional tables
 - Decorative lighting

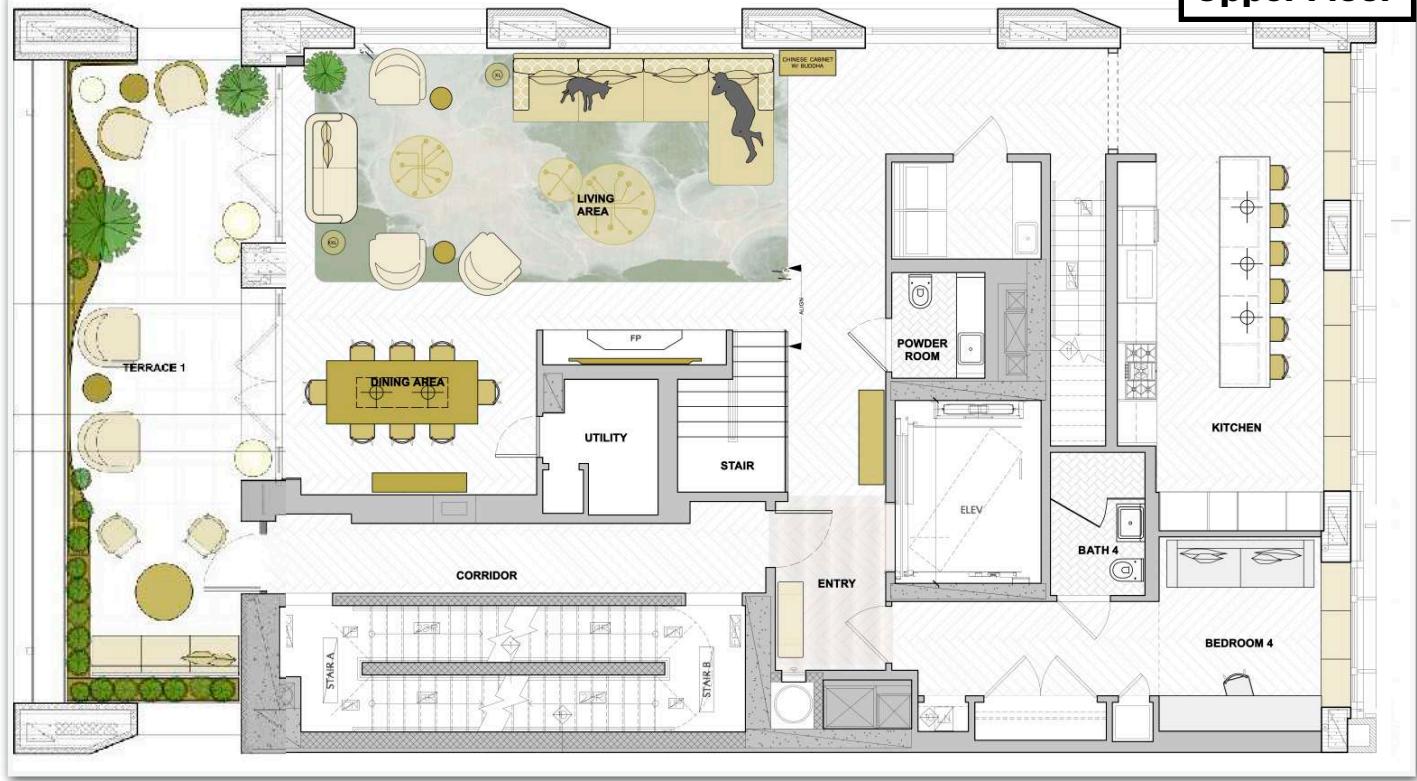
Kitchen:

- Improve architectural lighting (task and ambient).
- New furnishings:
 - Decorative pendant lighting over the island
 - Upholstered custom seating at the window seat

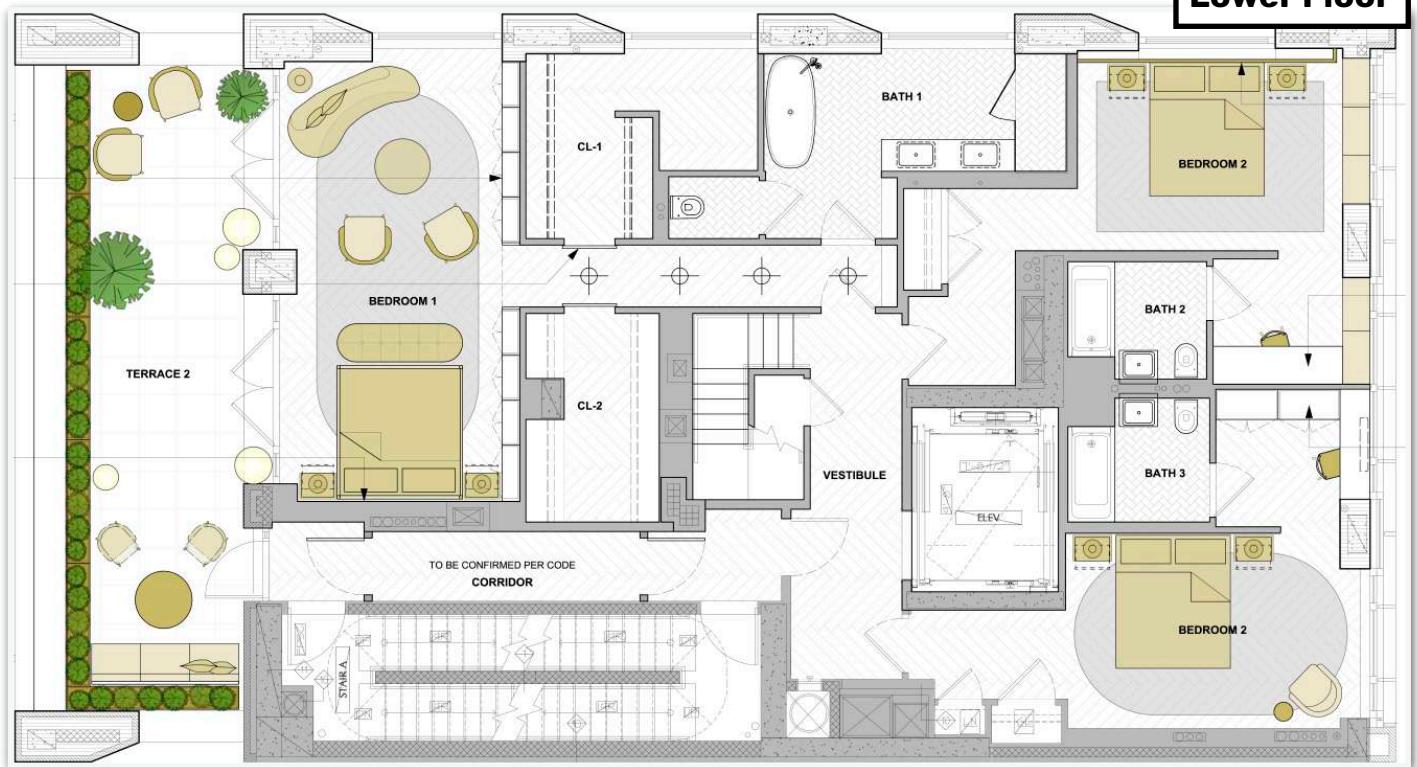


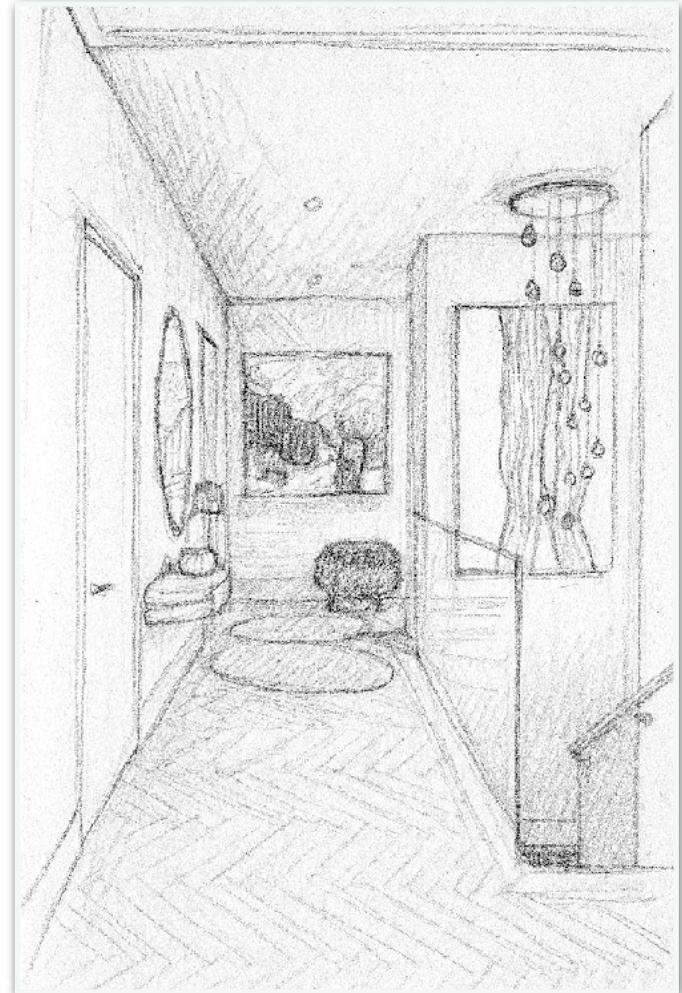


Upper Floor



Lower Floor





1. Enhance the Entry Sequence

- Opening the stairwell to the foyer will create a more dramatic, welcoming first impression and improve visual flow as you enter the home.

2. Stair Components

- Replace the existing stair handrail with a new stainless-steel and glass handrail to achieve a contemporary, cohesive finish that complements adjacent space

3. Furnishings & Spatial Balance

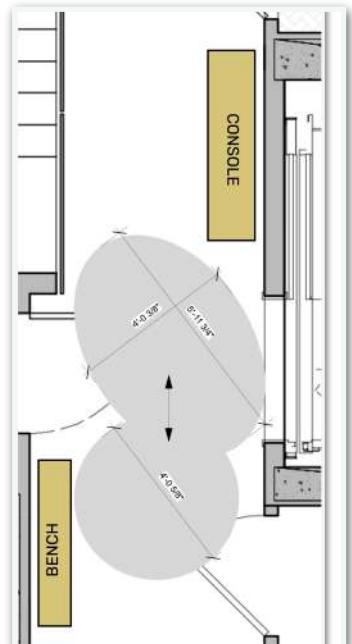
- Replace the existing console with a slimmer, more proportionate piece to improve circulation and better suit the scale of the space.
- Introduce a coordinating mirror and bench to create a functional and visually balanced vignette.
- Add an organically shaped area rug, positioned to anchor the seating elements and soften the geometry of the entry.

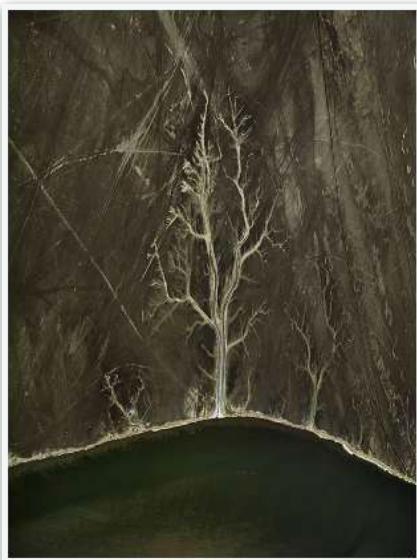
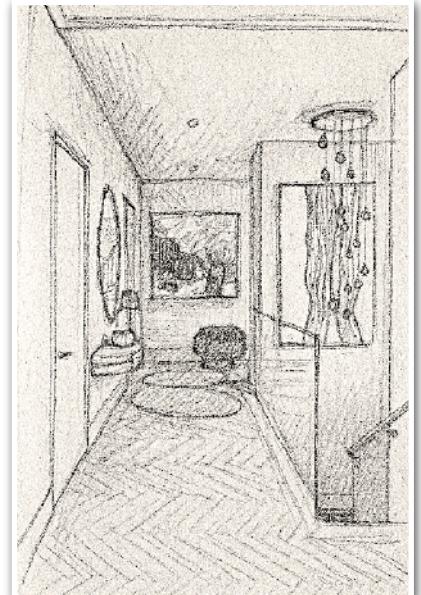
4. Lighting & Styling

- Elevate the atmosphere with layered lighting that includes a cascading chandelier for visual impact and a table lamp for warm, ambient glow.
- Curated artwork and decorative accents will personalise the space and enhance visual interest.

5. Wall Treatment

- Apply a subtly patterned or woven wallcovering to create a softer, more refined background that enhances the overall aesthetic without overwhelming the space.

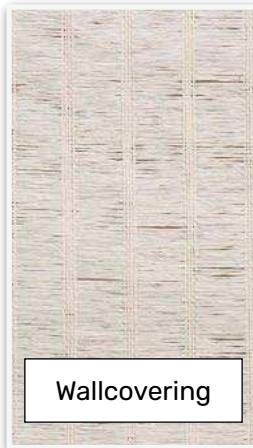




Area Rug



Hardwood



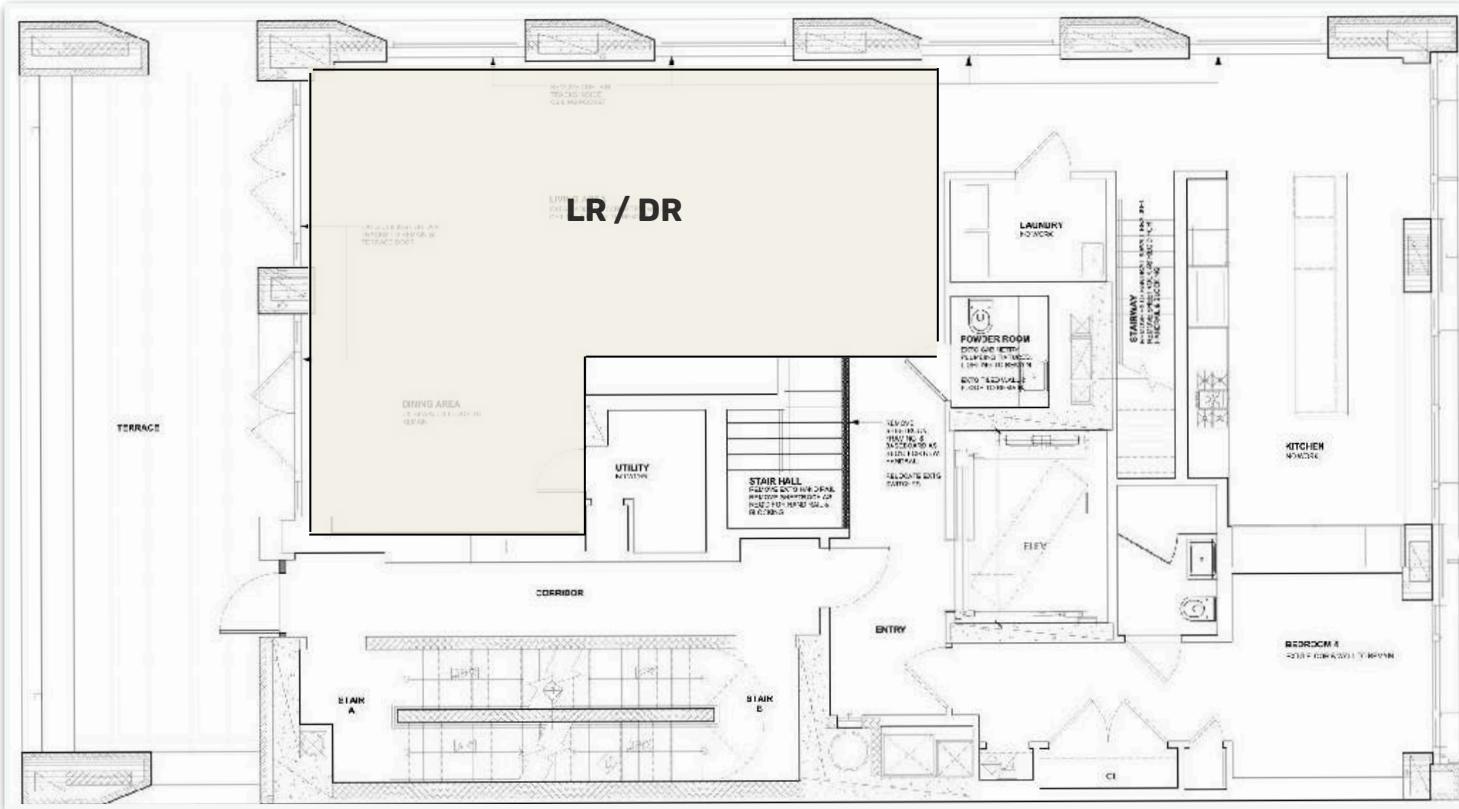
Wallcovering



Wall Colour



Trim Colour



A More Seamless Experience

- Reconfigure the layout to improve functionality, flow, and overall ambience.
- Swapping the TV and dining areas will open the plan, enhance circulation, better define each zone, and maintain visual continuity between the two spaces.

Architectural & Ambient Enhancements

- Introduce a new firebox in the living room to bring warmth, ambience, and a compelling focal point.
- Upgrade architectural lighting throughout the space to dimmable 3000K fixtures. This will increase brightness, improve colour accuracy, enhance the presentation of artwork, and offer greater control over mood and atmosphere.

Furnishings & Soft Goods

- Infuse the rooms with colour and luxe materials to create a more tailored, cohesive aesthetic.
- Use an area rug to define the main entertaining zone and visually connect key furnishings.
- Replace the existing sectional with a lighter, less imposing model to support openness and balance within the space.
- Source new occasional furniture—such as lounge chairs, coffee tables, and side tables—to enrich functionality and layering.

Surface Treatments & Styling

- Apply textured wallcoverings to anchor both the dining and TV areas while adding depth and visual interest.
- Layer in luxurious and natural fabrics along with curated art and decorative objects from mixed periods to bring warmth, character, and a curated feel to both rooms.



Option 2

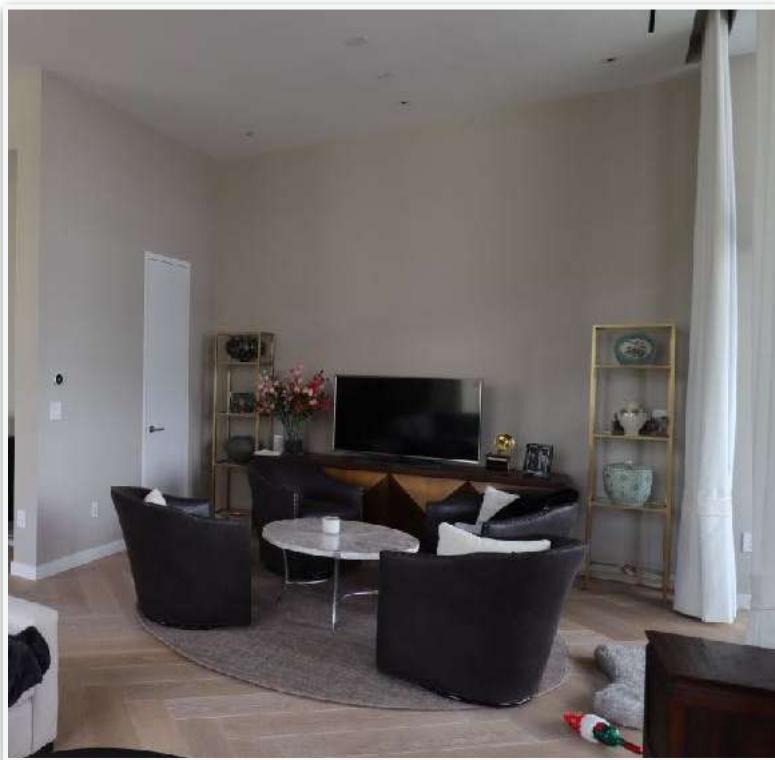




CONCEPTS - LR/DR

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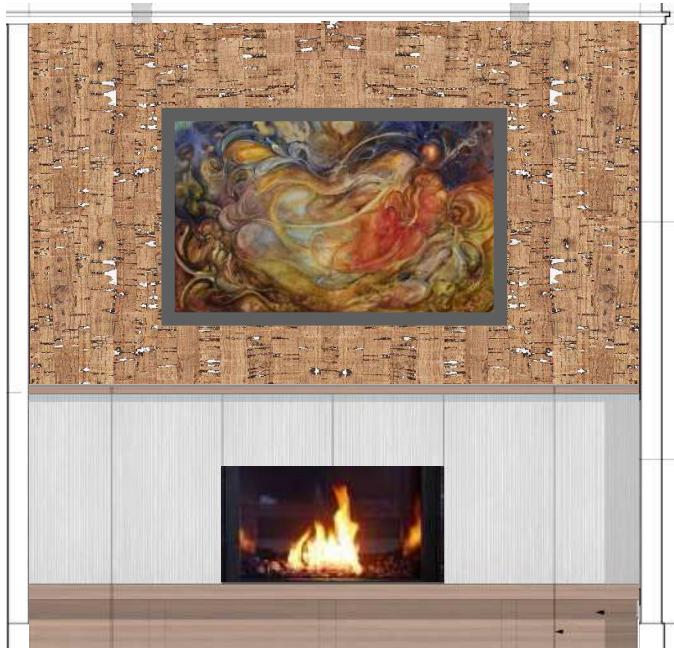
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**CONCEPTS - LR/DR: FURNISHINGS**

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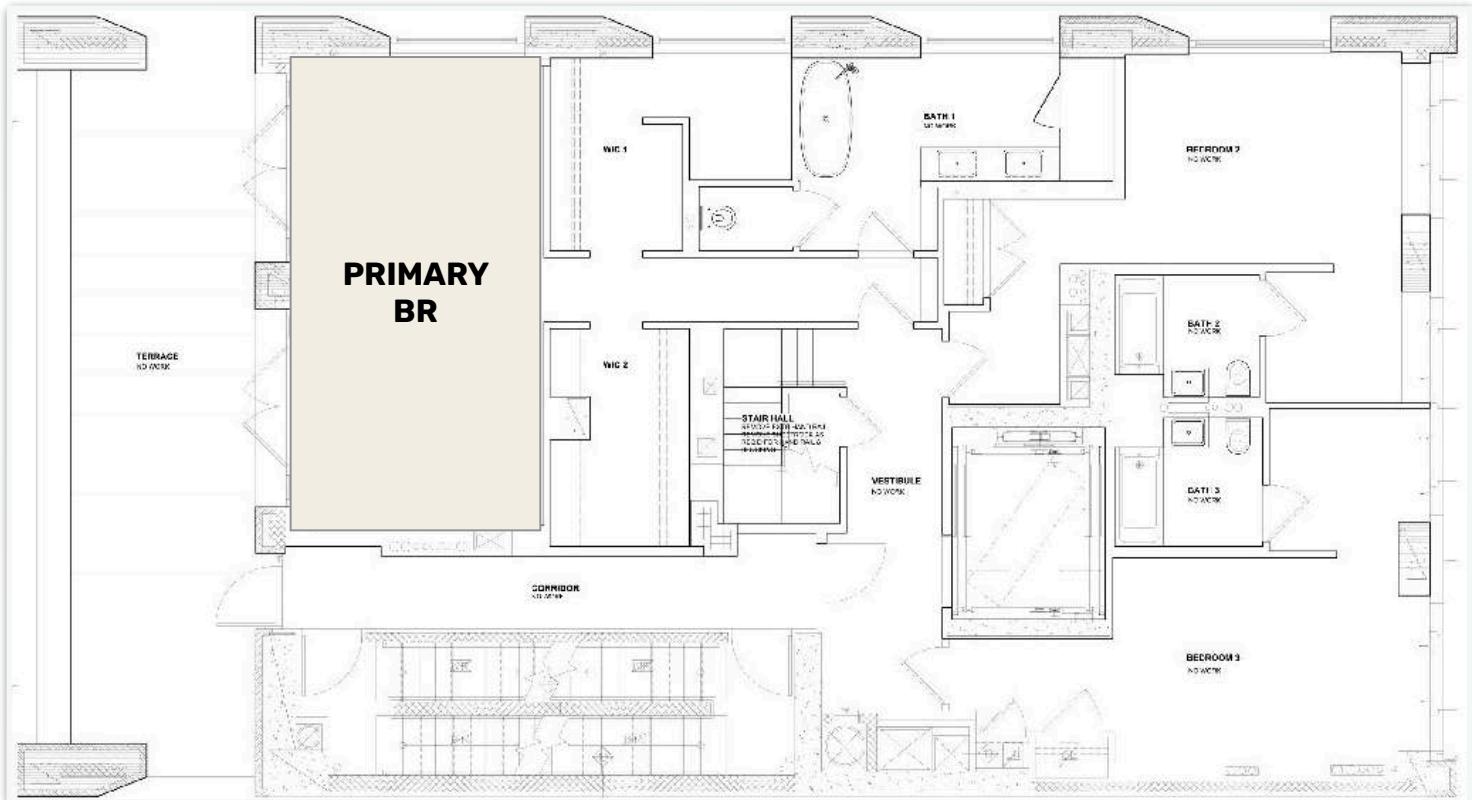


**CONCEPTS - LR/DR**

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Architectural & Finish Upgrades

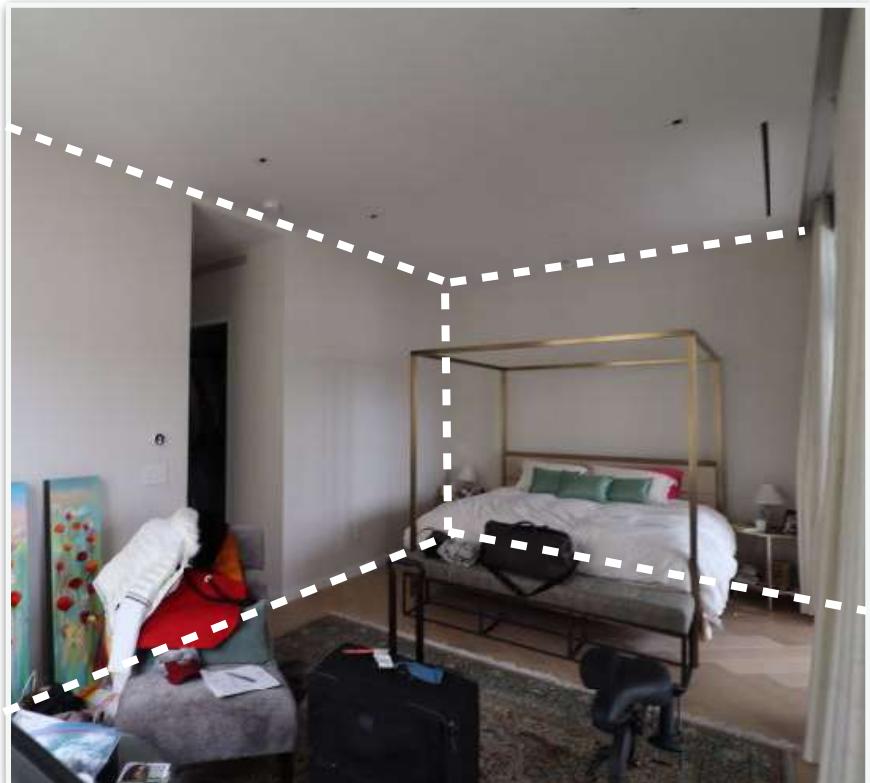
- Apply new paint throughout the space.
- Introduce trim detailing to better define the transition from the hallway into the bedroom.
- Install two new barn doors at the closet openings to improve functionality and refine the space.

Furnishings & Soft Goods

- Add new lounge chairs paired with a coffee table to create a comfortable seating area.
- Incorporate a new area rug to anchor the furniture arrangement and add warmth.

Casegoods & Decorative Elements

- Update nightstands to provide additional storage.
- Introduce thoughtfully selected wallcoverings to enhance texture and visual interest.
- Add art and accessories to complete the space, creating a more cohesive and personalised touch.





CONCEPTS - PRIMARY BR

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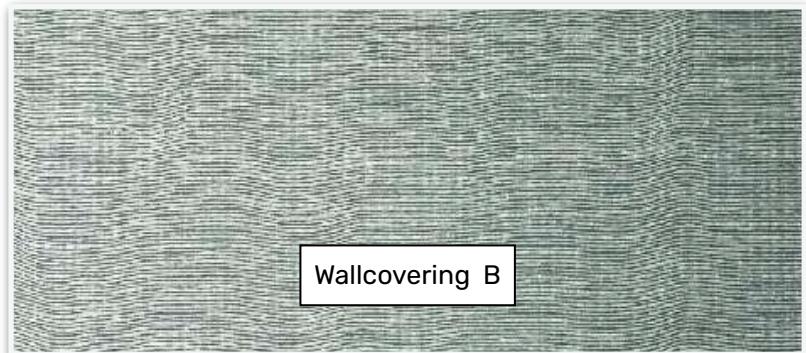
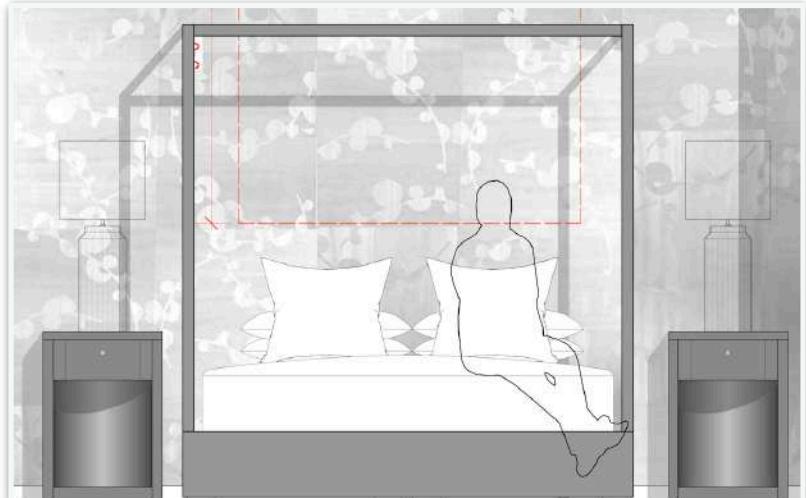
CONCEPTS - PRIMARY BR

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Wallcovering A



Wallcovering B



**1. Ambience & Connectivity**

- Create a cohesive design that visually and functionally connects the terrace with the adjacent living/dining area, expanding usable entertaining space during warmer months and enhancing the year-round view.

2. Materiality & Comfort

- Use natural, weather-appropriate finishes such as IPÉ wood, weather-resistant fabrics, ambient lighting, and loose planters to build a comfortable and inviting outdoor environment.

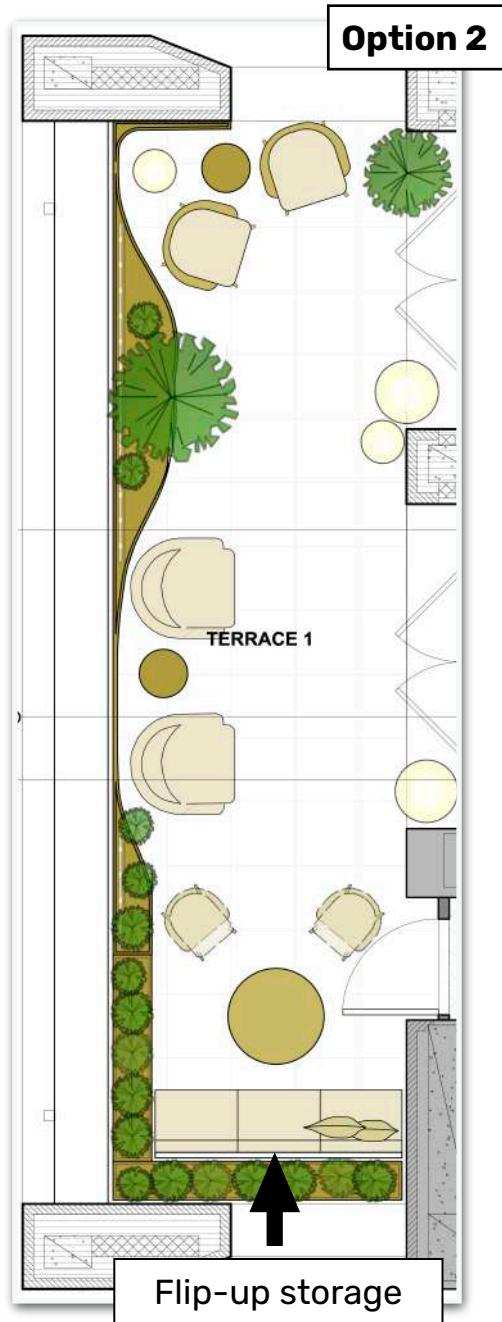
3. Integrated Systems

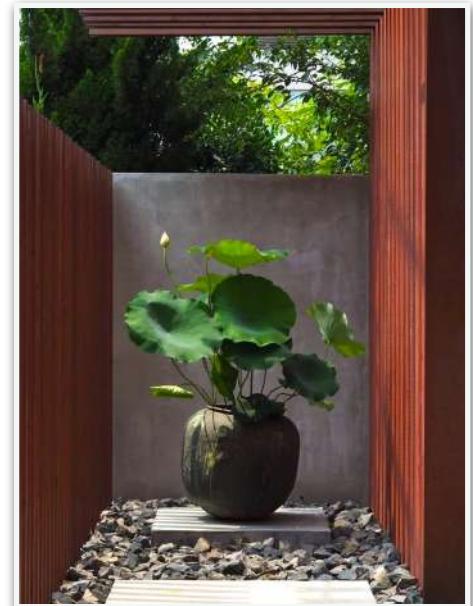
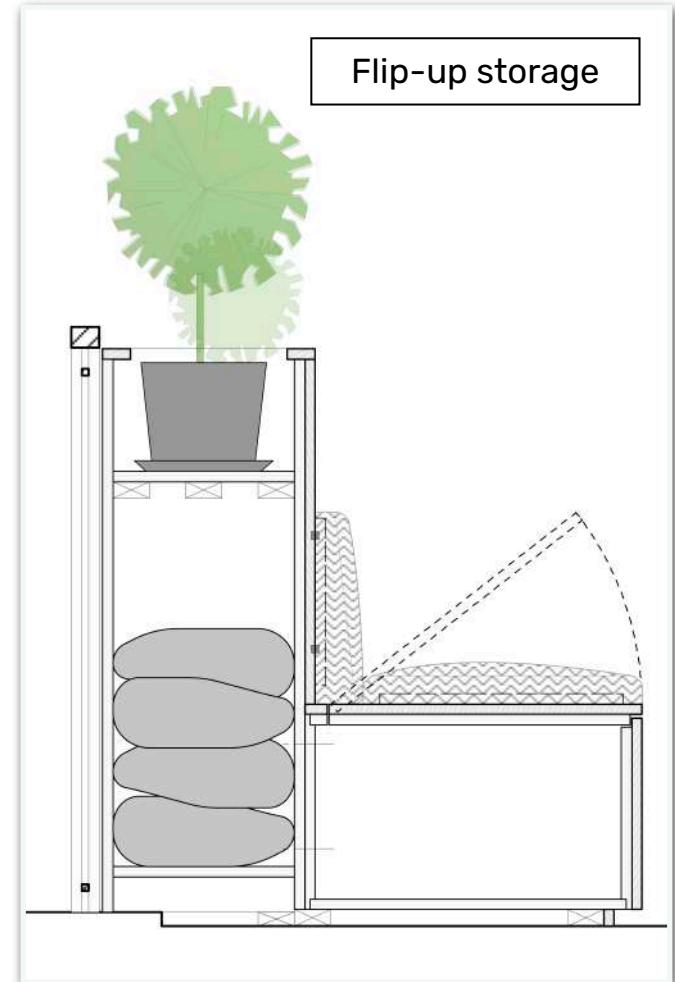
- Incorporate essential infrastructure such as an irrigation system for plant health and an outdoor sound system to support entertainment and ambience.



**Corten Steel Planter Wall:**

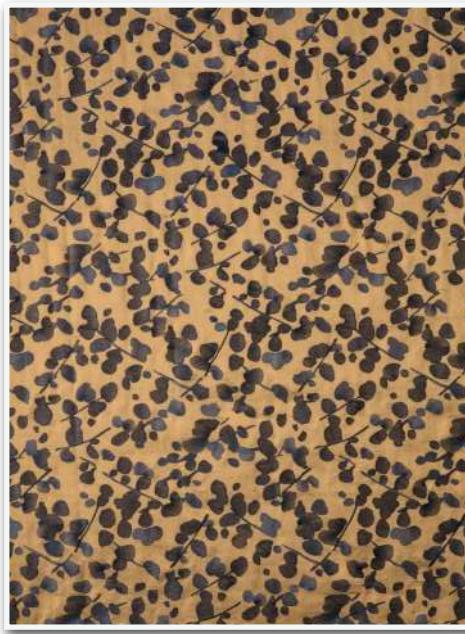
- Introduce corner-softening curves and raised planters to enhance form and conceal irrigation, lighting, and sound feeds.

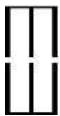




**Ambience and functionality:**

- Statement pendant lights over the island will add prep lighting and break the room geometry
- Custom upholstered window seating creates a cozy, inviting spot and soften hard surfaces.



**BUDGET, TEAM, & TIMELINES**

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RENOVATION

Item	Range			Comments
General contractor	\$ 175,000	\$ 300,000		Preliminary scope
Floor refinish	\$ 25,000	\$ 45,000		Select areas
Miscellaneous	\$ 10,000	\$ 20,000		COs, NWOs, existing conditions
Estimate	\$ 210,000	\$ 365,000		

INTERIOR CURATION

Item	Range			Comments
Furniture	\$ 50,000	\$ 100,000		Custom L-shaped sofa
Decorative lighting	\$ 25,000	\$ 50,000		2x's chandeliers
Rugs	\$ 20,000	\$ 50,000		Custom LR
Art	\$ 50,000	\$ 100,000		7 placements
Decor	\$ 2,500	\$ 3,500		Vases, etc.
Wallcovering + labour	\$ 5,000	\$ 10,000		DR & Primary BR
Fabrics + labour	\$ 7,500	\$ 12,500		LR & Kitchen
Estimate	\$ 160,000	\$ 326,000		

TEAM REQUIREMENTS / SPECIALTY CONSULTANTS

Item	Range			Comments
A/V Smart Home	\$ 15,000	\$ 20,000		Entertaining areas
Acoustic Engineer	\$ 2,500	\$ 5,000		Primary BR
Architect	\$ 10,000	\$ 15,000		Pricing drawings / Project admin TBD
Art Framing / Installers	\$ 20,000	\$ 35,000		7 placements
Closet Systems	\$ 20,000	\$ 30,000		Primary BR
Expeditor, bldg. mgmt., DOB filing	\$ 5,000	\$ 15,000		DOB likely not required
Fabric Stain Protection	\$ 2,500	\$ 5,000		Entertaining areas
Moving / Warehousing	\$ 15,000	\$ 25,000		Staging new furnishings
Windowcoverings	\$ 25,000	\$ 35,000		LR & Primary BR
Estimate	\$ 115,000	\$ 185,000		



TIMELINES	February	March	April	May	June	July
Project Discovery						
Design Abstract						
Team Building						
Scope Development						
Implementation						

Summary of Concepts & Scope Recommendations

Preliminary Pricing Notes

The pricing estimates provided at this stage are preliminary and rough. They are based on the current information available and should be considered as planning benchmarks only. Actual project costs may vary due to factors such as:

- Site conditions
- Material selections
- Labour availability
- Unforeseen conditions identified during a full inspection or detailed design process
- This estimate is not a formal quote or contract. A complete assessment is required before final pricing can be confirmed.

Preliminary Timeline Notes

The projected renovation timeline is an approximate estimate based on typical project conditions and current assumptions. Actual timelines may shift due to:

- Permitting requirements
- Material lead times and availability
- Design revisions
- Unforeseen site conditions
- Contractor scheduling and sequencing

Next Phases of the Project

Following these preliminary cost and schedule estimates, the next phases of work (which are optional and will be developed in detail upon project initiation) include the following:

- **Design Development:** With your feedback, and through an expanded site survey, extended consultation, and a more thorough property review, we will refine the conceptual direction into actionable design documentation.
- **Team Selection:** To ensure a collaborative and high-performing project team, we will help identify and engage the right team members aligned with the project goals and your expectations, including:
 - Vetting candidate contractors and consultants
 - Reviewing past work and qualifications
 - Negotiating agreements
 - Ensuring stakeholder alignment with your values and project needs

- **Scope Definition:** To reduce ambiguity and set clear expectations, we will:

- Convert design ideas into a fully defined and documented scope of work
- Review proposals, contracts, and approvals
- Clarify roles and responsibilities
- Finalise the project scope, deliverables, and schedule
- **Implementation & Construction Oversight:** To ensure the project is delivered smoothly, transparently, and to your standards, we will provide active support to keep the project aligned with your objectives, including:
 - Monitoring budget, schedule, and quality
 - Advocating for your interests throughout the process
 - Overseeing procurement and contractor performance
 - Reviewing payment requests and change orders
 - Documenting and addressing any non-conforming work

Key Takeaways

- Current cost and timeline estimates are illustrative, not binding.
- A detailed assessment and full project planning are needed to confirm final pricing and schedule.
- The project will progress through defined phases – design, team selection, scope development, and construction – each with clear deliverables and checkpoints.
- We will support you through every stage to ensure clarity, alignment, and a successful outcome.

Thank you for the opportunity to work with you on this project. I look forward to your feedback.

- Michael Wood