Tier 2: example *pages 3-6 of 10*

LIVING ROOM CONCEPT
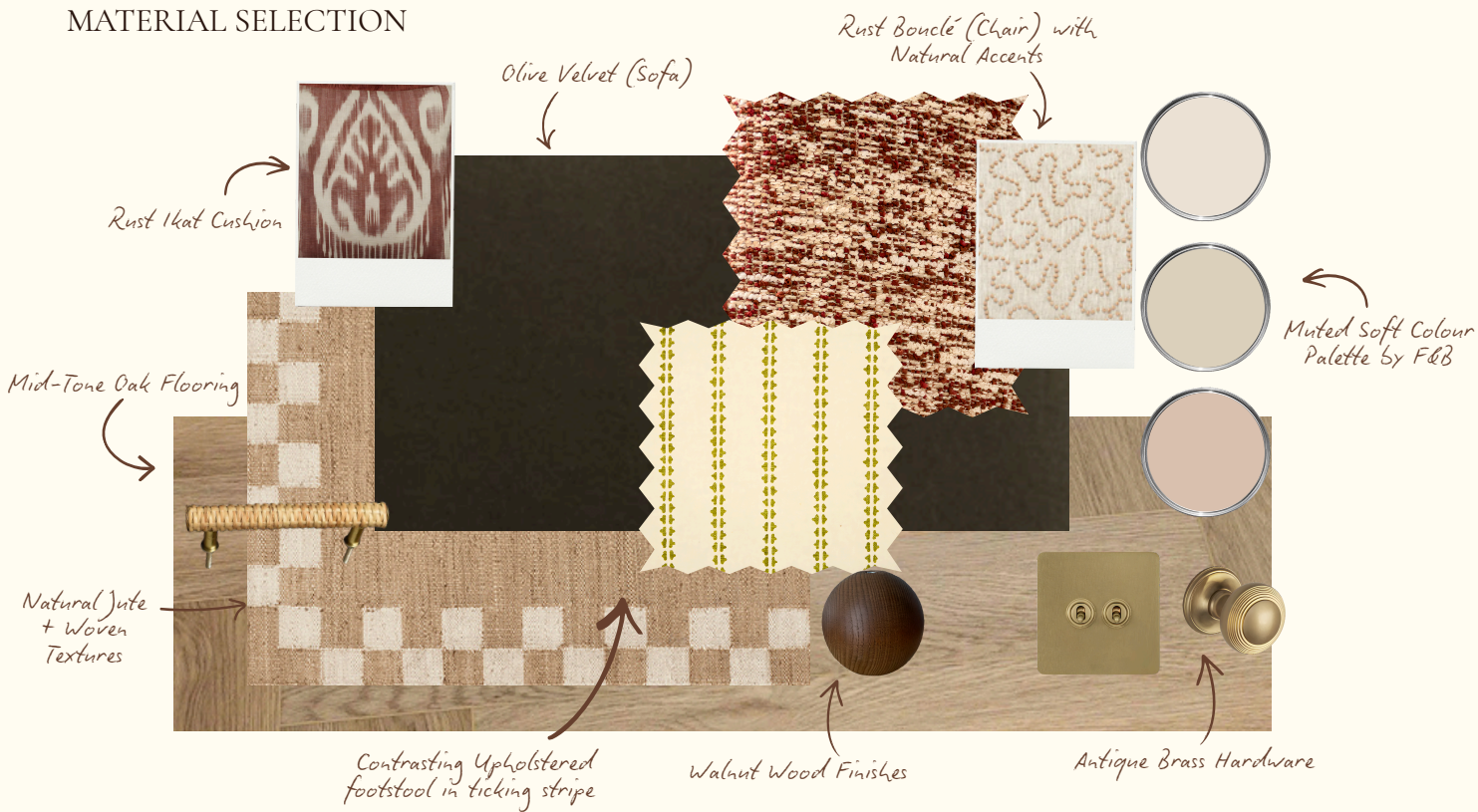

1. Accent Chair, Rust Bouclé
2. Sofa, Dark Olive Velvet Sofa
3. Ottoman, Woven Jacquard Accent
4. Rug, Patterned Jute
5. Floor Lamp, Brass & Linen Scalloped Shade
6. Cushion, Textured Natural Pattern
7. Cushion, Deep Red Ikat Pattern with Fringe
8. Ceiling pendant, Brass and Dome Natural Linen Shade
9. Woodwork, F&B Setting Plaster in Estate Eggshell
10. Walls. F&B Joa's White Dead Flat
11. Ceiling, Dimity, Dead Flat
12. Fabric for Custom Footstool, Natural & Kale Ticking Pattern with Walnut Legs
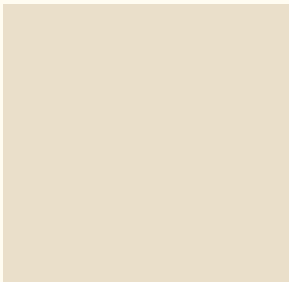
MATERIAL SELECTION

Rust Ikat Cushion

Olive Velvet (Sofa)

Rust Bouclé (Chair) with Natural Accents

Muted Soft Colour Palette by F&B

Mid-Tone Oak Flooring

Natural Jute + Woven Textures

Contrasting Upholstered footstool in ticking stripe

Walnut Wood Finishes

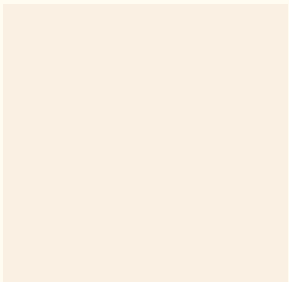Antique Brass Hardware

COLOUR & PAINTS SCHEDULE

WALLS

Joa's White
Farrow & Ball, Dead Flat

A timeless, warm taupe. Its rich depth creates a soft and grounded atmosphere that pairs beautifully with natural linen and wood.
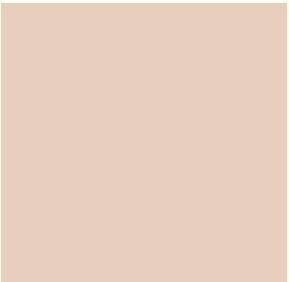
CEILING

Dimity
Farrow & Ball, Dead Flat

A pale and subdued neutral, adding a gentle warmth that softens the room and enhances the cozy atmosphere.

WOODWORK

Setting Plaster
Farrow & Ball, Estate Eggshell

A subtle, dusty pink to gently frame the room, picking up on the rust accents to give a cohesive finish.
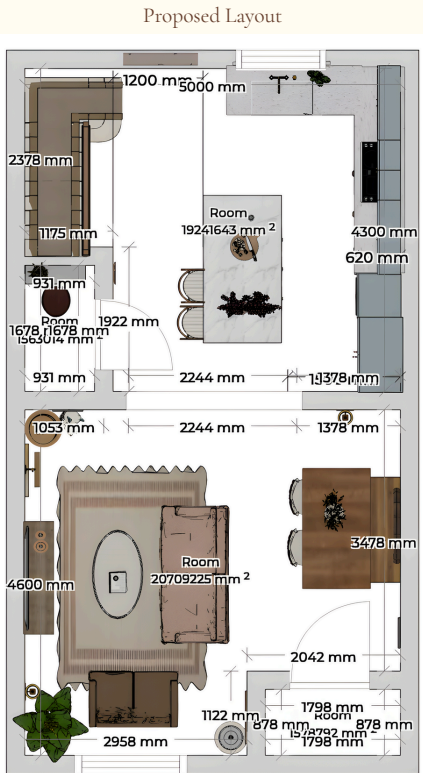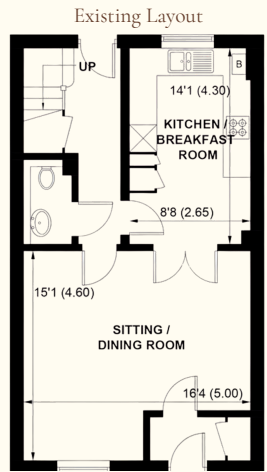
SPATIAL PLANNING - OPTION A

The renovation concept focuses on "Dual-Aspect Light & Open Flow," aimed at enhancing natural light by removing internal barriers.

Key features include:

- **Through-Light Effect:** Aligning circulation spaces allows a continuous view from the entrance to the garden, capturing daylight and eliminating dark areas.

- **Grand Entrance Hall:** A new 1922mm wide hallway replaces the cramped corridor, acting as a light funnel and enhancing the sense of arrival.

- **Kitchen & Dining Flow:**
  - Clearance: Functional 1200mm chef's aisle around the island.
  - Integration: Kitchen positioned for garden views while connecting to the front living area.

- **Zoned Living Area:** Defined by furniture instead of walls, with a floating sofa arrangement and a spacious 2244mm rear walkway to maintain an expansive feel.

Existing Layout

Proposed Layout