iEstudio

Matt Davidson · iEstudio

Residential interior design.

Design and construction-budgeting proposal for Matt Davidson.

Hello, Matt.

Following our visit, we are developing the complete renovation of both main bathrooms and the targeted improvements elsewhere in your home. The bathrooms call for a high standard of specification, with finishes, cabinetry, fixtures and lighting considered together.

Work is already under way, and the existing bathrooms have been modelled from the site visit. During the first week we will review the room-by-room design proposals with you; once the design is approved, we will use the second week to develop the construction budget.

Your preference for German fixtures will guide the selections. We will check quality, compatibility with the services, availability, spare parts and warranty before confirming each specification.

Víctor review draft · R10 · not issued to the client

Room-by-room scope

Kitchen · Lighting over the work areas.

The scope includes replacing the kitchen luminaires. We will review their position in relation to the island, preparation surfaces and existing cabinetry.

Selections will distinguish general and task lighting, considering direction, reflections and glare. The proposed location and characteristics of each luminaire will be presented for your review.

Luminaire positions and types / Compatibility with existing points and controls / Selections and costs in the construction budget

Powder room · Vanity countertop and targeted improvements.

The intervention focuses on the vanity countertop and lighting. We will study the relationship between the basin, tap, mirror and the sloping plane of the staircase.

The extent of retaining or replacing existing elements will be agreed during design review. The countertop will be defined by material, edges, wall junctions and verified dimensions.

Countertop and edge proposal / Lighting at the basin and mirror / Targeted improvements agreed with you

Room-by-room scope

Ceiling below · Water-ingress assessment and ceiling repair.

As discussed during the visit, the moisture damage to the ceiling below is associated with the upstairs bathroom issue. A technical assessment must establish the source and extent before the repair is defined.

The budget will distinguish investigation, correction of the source, testing and ceiling reinstatement. Finishing follows verification of the correction; a drawing of the damaged surface is not a diagnosis.

Identify the moisture source / Define the solution and tests after assessment / Reinstate substrate, finish and paint

Ground-floor bathroom · Complete renovation of the bedroom bathroom.

We will develop the full proposal for finishes, vanity, storage, mirror, fixtures, shower screen and lighting. We will revisit the Café Cannes reference we discussed, adapted to the proportions and use of this bathroom.

Wall-elevation composition, material junctions and fixture positions will be considered together. The preference for German products will be checked against installation and supply requirements.

Proposal model and views / Coordinated finishes, cabinetry and fixtures / Intervention details and selections for pricing

Room-by-room scope

Service room · Lighting improvements and room coordination.

We will review lighting in relation to the surfaces, furniture and uses of the service room. The aim is to improve its function and give it a treatment consistent with the rest of the home.

Luminaires and the targeted adjustments agreed with you will be defined, distinguishing retained elements from interventions included in the construction budget.

General and task-related lighting / Positions and control review / Targeted improvements within the approved scope

Service bathroom · Shower enclosure, hot water, windows and skylight.

We will study improving or replacing the shower enclosure and assess the condition and operation of the windows and skylight. Replacement is subject to assessment and your approval; it is not assumed.

The scope includes checking the water heater and hot-water route, since hot water currently does not reach the upstairs bathroom. The solution will follow verification of the installation, without attributing the fault to an element on appearance alone.

Shower-enclosure design and specification / Window and skylight assessment / Water-heater and hot-water route review

Room-by-room scope

Upstairs bathroom · vanity · Cabinetry, storage and fixtures.

The complete renovation includes the basin, countertop, mirror, storage and fixtures. Their proportions, heights and junctions will be studied within the bathroom layout.

We will review high-quality materials and products with you, including German options. Proposed models will be checked for dimensions, connections, maintenance, availability and warranty before being priced as final selections.

Model and views to review proportions / Vanity, countertop, mirror and storage / Coordinated tap and fixture selections

Upstairs bathroom · shower · Wet area, shower screen and finishes.

The proposal for this same bathroom will address the shower area, finish junctions, shower screen, fixtures and lighting. The water-ingress assessment is among the technical issues to resolve before surfaces are closed.

Design and budgeting will distinguish service work and corrective work from visible finishes. Once products and the technical solution are defined, the sequence, tests and execution conditions will be established.

Wet-area and shower-screen design / Fixture and luminaire coordination / Technical water-ingress solution before finishing

First-level wardrobe · Tracks and guides.

We also include the inspection and replacement of the tracks and guides discussed. Hardware type and adjustment scope will follow checks of the doors, supports and existing mechanism. This item will be included in the budget even though it is not shown in the supplied drawings.

Process and deliverables

Design: one week. Budgeting: one further week.

We build on the completed visit and existing-condition models. Moving from design to costing requires your review of the scope, materials and selections.

01 · Project base · Site visit and existing-condition models

The visit and base modelling of both bathrooms have been completed. We confirm priorities, use constraints and specification level with you, and check dimensions that affect cabinetry, screens and fixtures.

You receive: the project base and room-by-room scope.

02 · First week · Design proposals

We present moodboards and the material palette, proposed floor plans, interior elevations, model perspectives and rendered views of both bathrooms, together with cabinetry, fixtures and luminaires. Targeted interventions are explained with plans, elevations, details or schedules as appropriate to their scope. Two consolidated feedback rounds within the agreed direction and scope are included.

You review: layout, composition, materials and selections.

03 · Design approval · Definition for pricing

We integrate the comments and identify approved items and outstanding decisions. Selections consider technical compatibility, quality, maintenance and supply lead times.

You approve: each room proposal and the specifications to be quoted.

04 · Second week · Work-item schedule and construction budget

During the second week, after design approval, we prepare the work-item schedule, quantities, quotations, labour, supplies, alternatives where needed and proposed programme. This work is included in the project fee. Construction requires separate approval and appointment.

You receive: a separate budget, supply schedule and proposed programme.

15 November 2026

Target for design agreement and approved construction costs.

Work already started allows us to propose this as a coordination target. It depends on your reviews, selections and quotation responses; adjustments will be discussed with you.

December

Scheduling the works during your travel.

December is the current reference. Once you confirm the dates, we will agree on the start and handover dates with the scope and supplies verified. Execution requires your written approval of the design, construction budget and programme.

Design scope and deliverables

The fixed project fee includes all the deliverables described below, the schedule of work items and the construction budget. We will review the design with you before developing quantities and quotations.

We build on the completed survey and the existing-condition models of both bathrooms. This information has already been prepared and is the project base.

Moodboards and materials

Reference boards showing the proposed materials, finishes, colours, cabinetry, fixtures and lighting. Selections for both bathrooms are coordinated with retained spaces and the service-area improvements.

Proposed floor plans

Layouts for both bathrooms showing cabinetry, sanitary fittings and shower screens. Targeted interventions receive floor plans or location diagrams of the elements being changed, including luminaires where applicable.

Interior elevations

Views of the bathroom walls being developed: composition, necessary dimensions, finishes and positions of cabinetry, mirrors, fixtures and luminaires. The necessary targeted elevations or details for the powder-room countertop and service shower enclosure are also included.

Perspectives and rendered views

Perspective views of both bathroom models to review layout, proportions and cabinetry; rendered views to assess the proposed combination of finishes, fixtures and lighting. Targeted improvements elsewhere in the scope are explained with the corresponding drawings.

Selections and details

Schedules of proposed finishes, fixtures, taps, cabinetry and luminaires, with references and characteristics to verify. Intervention details needed to price countertops, screens and other junctions included in the design.

Work-item schedule and construction budget included

During the second week, after design approval, we prepare the schedule of work items and construction budget with quantities and quotations by room and trade, supplies, alternatives where needed and a proposed programme. This work is included in the project fee and is not charged separately. Construction is approved and contracted afterwards, under its own budget.

Full design development focuses on the two main bathrooms. The kitchen, powder room, service area, ceiling and wardrobe receive the documentation needed for the interventions described; this does not offer a full renovation or rendered views of the entire home.

Handover: a digital PDF package with moodboards, plans, elevations, perspectives, rendered views, schedules, work-item schedule and budget organised by room and stage. It includes the two consolidated feedback rounds already stated, within the agreed scope and design direction.

This stage documents the design for review and pricing of the scope. Specialist engineering, opening-up investigations, specialist tests and fabrication drawings are identified and quoted separately where required.

Interior design project fee

One fixed fee for the full agreed scope, including the work-item schedule and construction budget.

Fixed project fee	**USD 1,064.04** MXN 20,000.00
VAT · 16%	**USD 170.25** MXN 3,200.00
Total including VAT	**USD 1,234.29** MXN 23,200.00

Proposed payment terms

80% to develop the package

USD 987.43

MXN 18,560.00

20% on design and budget handover

USD 246.86

MXN 4,640.00

The project fee includes design development, the work-item schedule and construction budgeting, with no separate budgeting charge. Construction, fixtures, materials and construction management require their own quotation. Payment percentages are proposed for review and do not record payments received.

VAT at 16% applies. We will request your tax details to issue the invoice.

USD figures are reference conversions only. The fixed fees and payment base remain in MXN. Reference: Banco de México FIX of 30 October 2026, MXN 18.7962 per USD 1; published in the DOF on 3 November and consulted on 3 November 2026. The 3 November FIX was not yet available (N/E). USD equivalents may vary with the exchange rate on the payment date; the applicable rate will be confirmed with you.

Source: Banco de México - https://www.banxico.org.mx/tipcamb/tipCamMIAction.do?idioma=sp

This follow-up belongs to the construction appointment and is not included in the design and budgeting fee.

Weekly construction follow-up

Once the design, construction budget and programme are approved and the construction appointment is formalised, this will be our follow-up cycle during the works.

Weekly planning

Define activities by room and work front, their sequence, requirements and dependencies. Review the work scheduled for the week and the outstanding items from the previous week.

Activities and responsibilities · planned dates · requirements

Site personnel and access

Coordinate the personnel and trades attending, working hours, access and required authorisations. Identify work requiring preparation or protection in advance.

Assigned personnel · access and hours · coordination between trades

Fixture and material receipt

Log received items against approved selections and orders: model, quantity, condition and date. Report outstanding deliveries and supply issues before they affect installation.

Receipt record · order verification · outstanding supplies

Progress by area

Review completed work in each space, milestones and checks carried out. Progress percentages will be reported by work item or work front and related to the agreed programme, with deviations and outstanding items explained.

Progress by work front · milestones and checks · issues and actions

Weekly report to Matt

You will receive a report with site photographs, status by area, progress against the programme, fixtures received, outstanding items and next activities. Decisions needing your approval will be identified, and we will stay in contact to resolve questions.

Weekly summary · photographs and records · next activities and decisions

Progress report → Matt

The report supports the weekly construction review. If an issue needs a decision before that review, we will contact you in time. At the start of the works, we will agree on the reporting cut-off day and delivery channel with you.

Construction and follow-up

Services for construction require a separate quotation and appointment. They are not part of the design and budgeting fee of USD 1,064.04 (MXN 20,000.00).

Before starting

With your design and construction budget approved, we will formalise the scope, programme, works payments, responsibilities, supplies and handover conditions. We will review the December window that suits you. This review copy does not reserve a start date.

Every week

You will receive a record with photographs, completed work, progress against the programme, next activities and decisions needing your input. We will hold a weekly review and stay in contact for questions.

Fixtures and deliveries

We will log delivered fixtures, model, quantity and condition, and report expected dates, arrivals and any issues. Alternatives will be confirmed with you before replacing approved products.

Testing and handover

We will schedule the applicable checks for services, hot water, lighting and wet areas, and record results, outstanding items and their closure before handover. Testing methods will be defined with the approved technical solution.

Workmanship and product warranties

The construction quotation and agreement will state the duration, coverage and claim procedure for our workmanship warranty. Equipment and fixtures carry the actual manufacturer/supplier warranties. Available product information, purchase records and care guidance will be handed over; dates and coverage will be confirmed when products are selected.

Defect reporting and assessment

Report the issue and we will coordinate an assessment to establish its cause and the applicable correction. The workmanship warranty applies to the expressly contracted works; pre-existing issues, hidden conditions or new interventions are documented and agreed separately.

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Thank you, Matt.

For considering us for the work on your home.

Start with the design

Your approval now

Review and confirm the design and budgeting scope, fixed fee and proposed 80% / 20% payment terms. This is the appointment proposed now; it is not approval to start construction.

First week: design

Develop the moodboards, proposed floor plans, interior elevations, model perspectives and rendered views for both bathrooms, with targeted drawings for other interventions, and complete the included feedback rounds.

Second week: included schedule and budget

With the design approved, develop and present the work-item schedule, itemised construction budget and proposed programme, included in the project fee with no separate charge. Review the December window once you confirm your travel.

Construction comes afterwards

Approve and contract the works separately once the design, budget, programme and supply conditions are agreed. No construction start is authorised by this review draft.

Coordinate the start with Architect Víctor

Víctor review draft · R10 · not issued to the client