

THE LUXE RENTAL DESIGN PLAYBOOK

A Step-by-step Guide on How to Decorate
Your Living Room On A Budget

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THE LUXE RENTAL DESIGN PLAYBOOK:

A STEP-BY-STEP GUIDE ON HOW TO DECORATE
YOUR LIVING ROOM ON A BUDGET

WAYNAWORLD

For renters and design enthusiasts on a budget

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FOREWORD



Hey Boo!

Thank you so so so much for purchasing my eBook!

My goal as a content creator has always been to inspire others through my unique story: to prove that anyone can have a beautiful, functional home - even if they're not a licensed designer, even if they're on a budget, even if they're a renter. Because I am all of those, sis..

You may have seen me on my Youtube channel or follow me on social media, giving renter-friendly interior design hacks. By purchasing my eBook, you just gained *unlimited access to my storehouse of design know-how all packaged in a handy, organized, and easy-to-follow format*. It's my very own decorating playbook which I'm now sharing with you as your guide.

You see luv, **THE LUXE RENTAL DESIGN PLAYBOOK: A Step-by-step Guide on How to Decorate Your Living Room On A Budget** is not just a story of how I transformed my living room and my life - it's the story of how you can transform yours too.

So start flipping pages and learn to decorate like a pro!

Wayna

LIVING ROOM



So. Most rooms in the house serve specific functions, right? The bedroom is for sleeping, the kitchen is for preparing food, and the bathroom is for taking baths and... other important things.

Now, the living room is unique because it hosts several different activities rather than a single focal function. Here is a communal area where you can read a book or watch TV in one corner, and enjoy a snack or have coffee in another.

And hey. It's also where you welcome visitors, so making it pretty is a big must!

Decorating this area will need flexibility, creativity, and a good dose of physical work.

Let me show you how I transformed my living room from this..



To this!



The lighting in your living room should be as flexible just like the room itself. Because it hosts a variety of activities, it should also have different lighting settings.

Here, “*layered lighting*” is what works best.

3 LAYERS OF LIGHTING:

- **Overhead Light**

This is the basic, general layer and serves to illuminate the entire room from the ceiling.

- **Task Light**

While overhead lighting provides general lighting for the whole room, task lights give light to specific work areas at a lower elevation:

- desk lamps
- floor lamps
- adjustable wall lamps.

- **Ambient or Mood Light**

This differs from the other two layers because its purpose is more for the look and feel of the room rather than for practical use. Ambient light is a type of lighting wherein you use the soft glow from the light source to create contrast and add character to your space.

There are so many creative ways to apply mood lights to your living room:

- Put light behind plants or inside plant baskets
- Install LED lights inside your display shelves to make a mini showroom

CHANDELIER / CEILING LIGHT

Because the living room is a presentation area, you give more attention to the decorative side and a little less to just the practical side. Depending on your ceiling height, a modern chandelier or a ceiling lighting fixture would serve as an awesome centerpiece.



02

PAINT

Select the type of paint that is best suited for your space.

- Consider colors in adjacent rooms
- Coordinate paint with furniture and flooring
- Play it safe with neutrals!

FLAT & MATTE

- Non-reflective, hides small imperfections
- Good for low traffic areas

EGGSHELL

- Low luster, velvety appearance, somewhat easy to clean
- Good for moderate traffic areas

SATIN

- Pearl-like, slightly reflective, easy to clean
- Good for moderate to high traffic areas

GLOSS

- Easy to clean and resistant to dirt, stain, & mildew, but highlights imperfections
- Good for high traffic areas

03

SOFA

If there is one purchase that you would need to consider for your living room, it would be for a new sofa. You may have to save up for it, but a grand sofa would make a huge huge impact on the overall look of your space.

Here are some of my buying tips:

BUDGETING

- Allocate about **15 to 30%** of your total furniture budget for your sofa

FRAME MATERIAL

- **Go for kiln-dried hardwood frame** - oak, beech, ash, walnut, maple, mahogany, birch, and cherry. These types are more pricey but can last a lifetime with proper care.



- Cheaper materials are very prone to quality issues. Furnitures made of plywood and medium density fiberboards (MDF) tend to warp, sag, or disintegrate.

CUSHIONS: DOWN OR FOAM?

Down cushions are made from animal feathers

- Softer. Down cushions let you sink into them.
- But they are more expensive
- They also need regular aerating

Foam cushions are made from synthetic material

- They are cheaper
- They retain their shape and do not need fluffing
- But they are firmer and not as soft as down cushions

UPHOLSTERY: FABRIC OR LEATHER?

Fabric mainly has the advantage of comfort

- It is softer to the touch
- It will not make awkward squeaking sounds when you adjust your position
- Unlike leather, fabric does not absorb heat too quickly and will not get too warm under the sun or too cold to the touch during winter days
- Fabric upholstery comes with more design options
- If you buy a fabric sofa, go for a high double rub count. Double rub count is a standard rating of the durability of fabric products. For home use, the ideal rating is 9,000-15,000+ double rubs. The higher, the better.

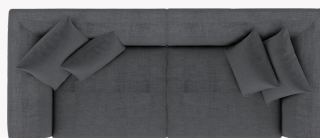
Leather sofas offer a luxury look and ease of cleaning

- Leather has a classic, lavish appeal
- It is also adsorbent. It does not absorb moisture so it's easy to clean even if you spill a drink
- But they are usually more expensive
- And they are prone to scratches - not a pet-friendly choice

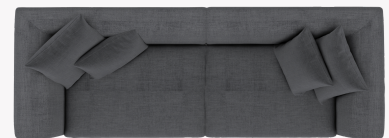
KNOW YOUR SOFA DIMENSIONS:



Small Sofas
70" wide & under

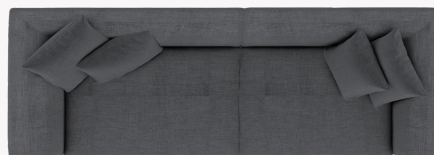


Standard Sofas
71" - 80" wide

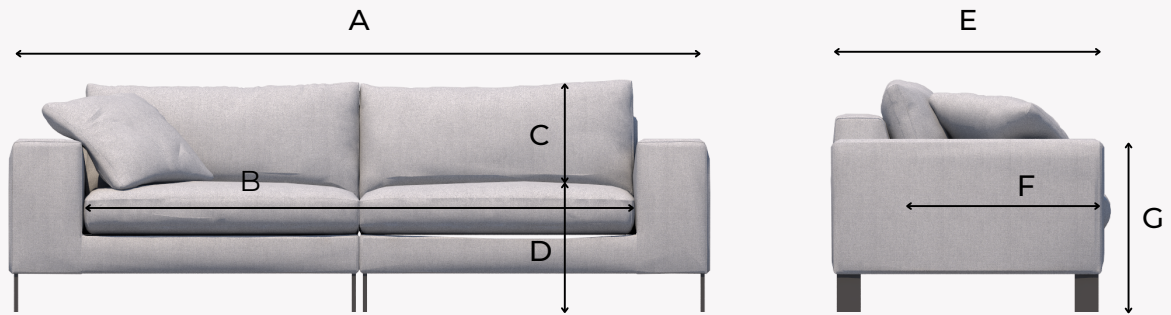


Large Sofas
81" - 90" wide

NOTE: 84" is the most common length for sofas.



Oversized Sofas
91"+ wide

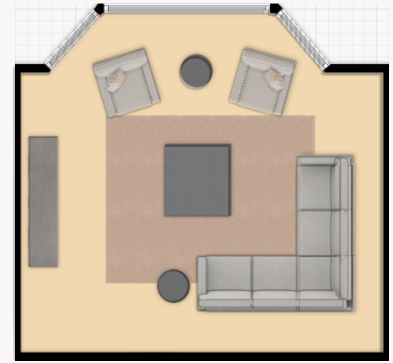
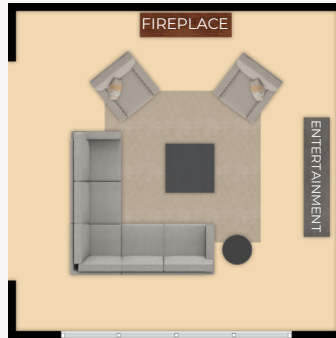
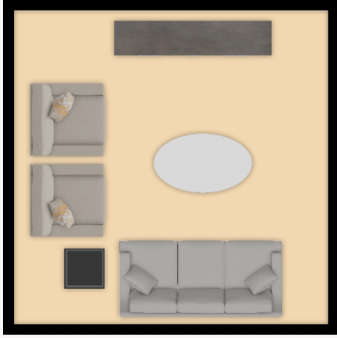


- | | | | |
|---|---------------------|---|--------------------|
| A | Overall Sofa Length | E | Overall Sofa Width |
| B | Seat Length | F | Seat Width |
| C | Backrest Height | G | Armrest Height |
| D | Seat Height | | |

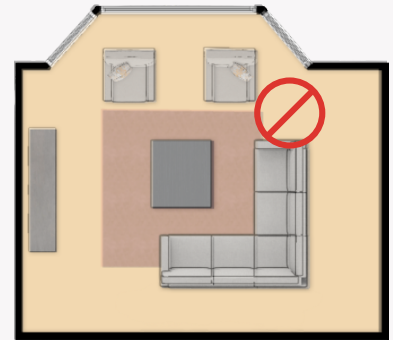
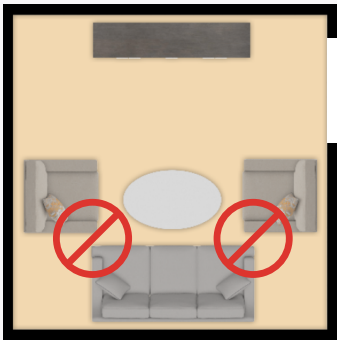


This was how my sofa looked like before I decided to invest in a new one. I was already starting to upgrade my home so I cleaned and restuffed my old sofa all by myself!

DO'S:



DONT'S:



THROW PILLOWS

Yes, don't forget your fluffy seatmates! Throw pillows don't just give extra comfort - but they also add texture and character.



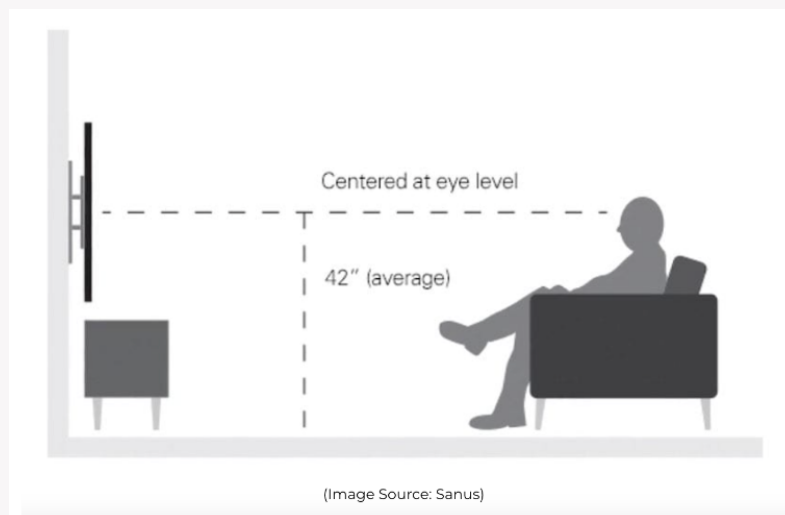
04

TELEVISION

The television is the main entertainment in the living room and is a major element of the space.

Here are my tips for installing your TV:

- Mount the TV onto your wall. This will free up space on your table top for other decor items. It's also a safer choice because;
- The ideal height when mounting a TV is at eye level when you are seated on the sofa. On average, that's 42 inches from the floor to the center of the TV.
- Use a cord concealer system to hide your cables for a neat finish



05

SIDE TABLES

Like center or coffee tables, side tables give you more surface to place items while you're sitting comfortably on your sofa.



DO



DON'T

- Ideally, they should be within 2' inches of a sofa's arm height so you can set down or reach for drinks without straining
- Side tables should be no deeper than the depth of the sofa. It should be aligned closer to the front of the sofa, not the back.

06

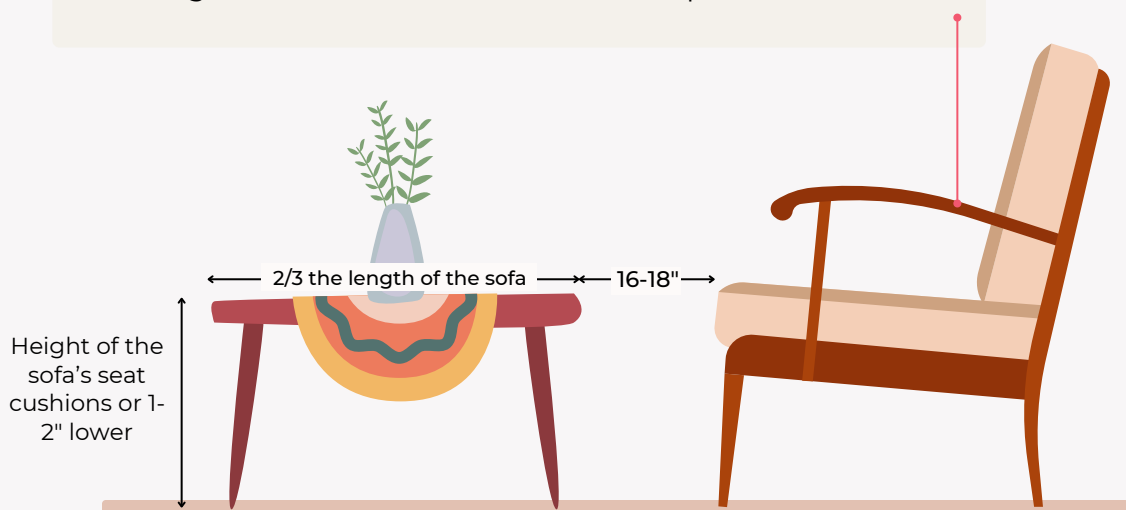
COFFEE TABLE

That's what we call them but they aren't really just for coffee or other drinks. Coffee tables can also be for books, magazines, and decor items.

Here's a quick guide for placing coffee tables in your living room:

- Should be around the same height as the sofa seat, with a difference of no more than 1-2 inches
- Distance between the sofa and coffee table should be no less than 18 inches to have enough leg room but still within arm's length for reaching items
- Be mindful of proportion too. Visually, the size of the coffee table should be between $\frac{1}{3}$ to $\frac{2}{3}$ the size of your sofa

- Side/end tables should ideally be within 2" of a sofa's arm height. (Or 1-2" lower than the sofa arm!)
- Side tables should be no deeper than the depth of the sofa
- Console tables behind a sofa should be the same height as the back of the sofa or up to 1-3" lower



07

RUG

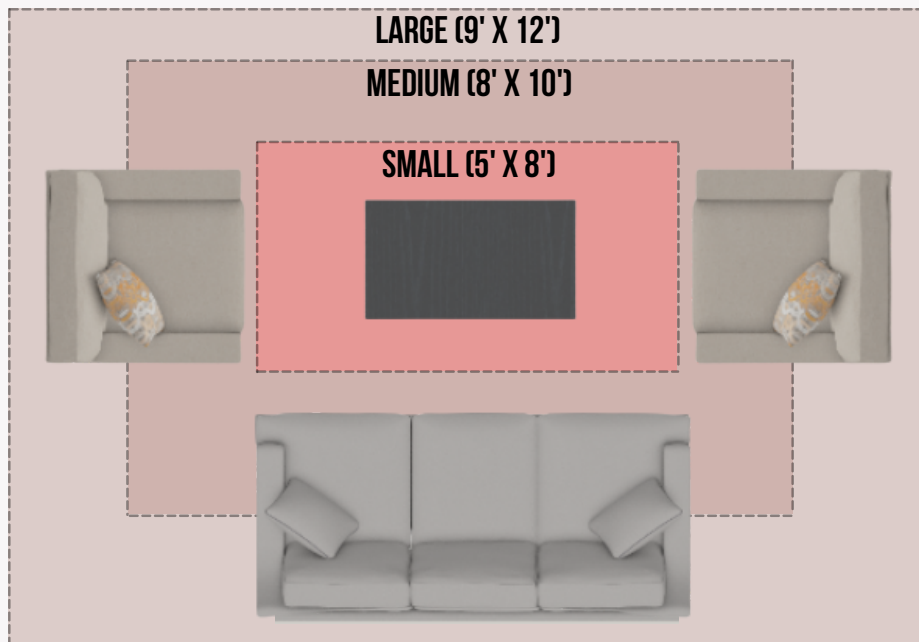
I consider rugs to be essential to the living room. I got a fancy grey one for my apartment and I just love it.

They don't just add comfort and warmth, but they also define spaces within the room.

The placing of your living room rug depends on the size of the rug.

DIFFERENT RUG SIZES:

- **Large**
All furniture are on the rug
- **Medium**
Front legs of the furniture are on the rug
- **Small**
Only the center table is on the rug



How to decide what size rug to purchase for your living room?

Choose your rug based on the overall width of your sofa, but make sure the rug does not interfere with doors or slanted walls.

08

CURTAINS / DRAPERY

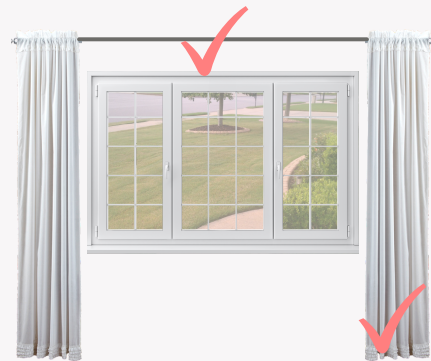
Installing curtains will give the living room a homey feel. They also add texture and character to the walls.

WHAT NOT TO DO:



CORRECT CURTAIN PLACEMENT:

- Do position your rod at 4-6" above the frame or all the way to the ceiling!
- Do get a rod that is wide enough so that the curtains won't cover the window when pulled back.
- Do get curtains that reach the floor.



If you have blank wall space - why not hang some artwork? Points of interest in the room give it personality and will prevent it from looking boring or dull.

Best spots to place artwork:

- Above the sofa
- Above the fireplace
- Above a counter or desk
- Along the corridor
- Wall space between windows
- Along the stairs

My tips for installing artwork:

- Art hung over a piece of furniture (like a sofa or a desk) shouldn't be wider than the furniture. Ideally, it should just be 50-75% the width of the furniture underneath.
- The central point of the artwork should be at eye level at a standing position - approximately 56 – 60 inches from the floor.

- When hanging multiple pieces of art in a group such as a gallery wall, use a spacing of 1 – 3" between pictures.
- Smaller pieces of art can be hung a little closer together (1 – 1½") than larger pieces.



The center should be positioned between 56 – 60" from the floor

ARTWORK STYLING IDEAS:



SQUARE BLOCKS



CENTERED



CHECKERED



TETRIS



SPIRAL



MIX & MATCH



ON A SHELF



CHEVRON



ALONG A LINE

ARTWORK SIZES:

11" X 14"

27.9cm x 35.5cm



12" X 18"

30.5cm x 45.7cm



16" X 20"

40.6cm x 50.8cm



18" X 24"

45.7cm x 61.0cm



23.4" X 33.1"

59.4cm x 84.1cm



24" X 36"

61.0cm x 91.5cm



HOW MUCH DOES IT COST TO
DECORATE A LIVING ROOM?

BUDGETING

Set a budget that is comfortable for you.

| ITEM | AVERAGE COST | YOUR BUDGET |
|--------------|----------------|-------------|
| Storage | \$120 - \$450 | |
| Sofa | \$825 - \$2000 | |
| Coffee Table | \$100 - \$400 | |
| End Tables | \$20 - \$300 | |
| Area Rug | \$150 - \$500 | |
| Lighting | \$70 - \$400 | |
| TV Stand | \$150 - \$700 | |
| Curtains | \$120 - \$250 | |
| Misc Decor | \$85 - \$1000 | |
| | | |
| | | |

TOTAL:

Life should be enjoyed and you deserve to treat yourself!

But having a plan and sticking to it will allow you to cover expenses while also saving up to make the living room of your dreams into reality.

■ What are the things that you are going to do in order for you to save up?

ROOM MEASUREMENT CHECKLIST

Tools Needed:

- Tape measure
- Pencil
- Paper
- Laser meter / Measuring tape
- Phone or iPad
- Store inside your Google Drive folder
- _____

This information is important for installing flooring and other projects that require you to know the square footage.

Step-by-step (Don't forget items):

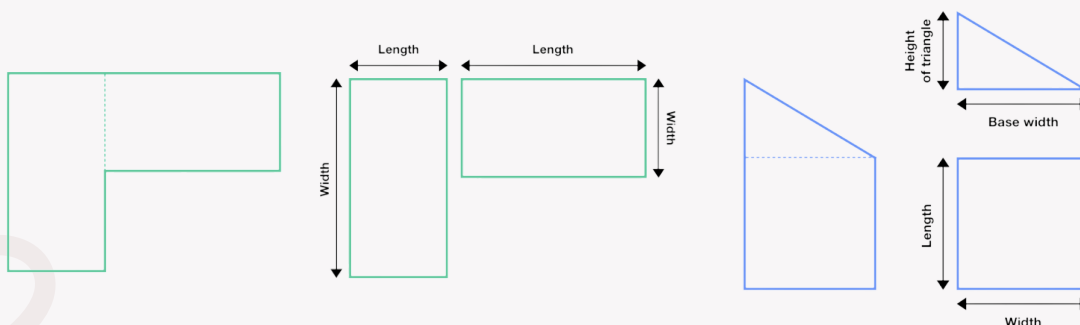
- Move clockwise to avoid missing measurements
- Ceiling height
- Wall width
- Doors (*height & width; note which way the door opens*)
- Height above and below the window
- Depth inside the window (*deep windows allow decor space*)
- Pillars, Electricity boxes
- Length and width of the floor = Area / sq.f
- Any unique structures in the space
- Measurement from any outlets, light switches, etc.

How to calculate the area of the space:

Length x Width = Area
Example: 10ft wide x 12ft long = 120 sq.ft

Here are a few visual examples:

When measuring square footage for diagonal and L-shaped rooms pull the room apart.



LIVING ROOM ESSENTIALS CHECKLIST

- Couch
- Chairs
- Ottoman
- Artwork
- Mirror
- Pouf
- Curtains
- Plants
- Coffee table
- Bold drapes
- Candles
- Plant stand
- Rug
- Accent wall / focal point
- Bookshelf or wall shelves
- Lighting fixtures



LIVING ROOM PROJECT CHECKLIST

How are you going to work towards your goal?

Change doesn't have to be instant, but you can start doing things one step at a time.

Make a list of the steps that you're going to take to improve your space:

- | | |
|---|--------------------------|
| <input type="checkbox"/> Invest on a sofa | <input type="checkbox"/> |
| <input type="checkbox"/> Hide your wires | <input type="checkbox"/> |
| <input type="checkbox"/> Install lighting fixtures | <input type="checkbox"/> |
| <input type="checkbox"/> Install curtains | <input type="checkbox"/> |
| <input type="checkbox"/> Rethink your storage solutions | <input type="checkbox"/> |
| <input type="checkbox"/> Paint (if you can!) | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

LIVING ROOM ASSESSMENT

ORGANIZE

The living room says a lot about the people who inhabits the space.

Who will use the room?

Will children use this space? Will pets live here?

The living room is the central spot within your home but everyone has different wants and needs when it comes to use.

What will you do in the room?

*Is it for socializing? For resting? For entertainment?
Do you need a desk or a mini office?*

SELF-ASSESSMENT TRACKERS

3 things that you are grateful for in this room:

♥ _____

♥ _____

♥ _____

How do you feel BEFORE your makeover?



How did you feel AFTER your makeover?



“

IF YOU'RE NOT GRATEFUL FOR
WHATEVER YOU HAVE, YOU WON'T SEE
THE BEAUTY IN IT SO IT'S GONNA BE A
WHOLE LOT HARDER TO DECORATE.

BUT WHEN YOU START TO BECOME
GRATEFUL, YOU'LL SEE PAST THE
THINGS THAT YOU DON'T LIKE AND
YOU'LL PULL OUT ALL THE GOODNESS.

*The desire to redecorate should never come from hating
what you have - it's about knowing that you can improve
them with the right resources and skills.*

Beautiful things are produced by acts of love, not hate.

”



OFFICE & DESK



During the pandemic, people began to give more attention to home offices. In my apartment, I dedicated a special corner as my own workspace.

And of course, I made sure that it wasn't going to look like a plain, lifeless office cubicle. *Nope.*

After all, **the atmosphere of your work environment affects your productivity too.** You would feel excited to work when you have a beautiful, well-organized office that reflects your personality and style.

01

WORK DESK

Obviously, you will need a proper desk to serve as a work surface. I got myself a chic white desk from Amazon.

CHOOSING A WORK DESK FOR A SMALL SPACE:

- Get a desk with drawers for extra storage
- Go for a slim or narrow desk to save floor space
- If you only work at home occasionally and use a laptop instead of a desktop, consider purchasing a folding desk so you can store it away and set it up only when you need it

02

OFFICE CHAIR

There are plenty of affordable office chairs you can purchase online. I ordered mine and assembled it myself.

However, make sure to get a chair that will support good posture and comes with ergonomic features.

- Choose a chair that has good back support. Or you can also buy a back pillow or lumbar cushion.
- Remember that expensive does not necessarily mean better. Functionality and comfort is your main consideration for office chairs.

03

OFFICE SUPPLIES

Purchase your office supplies in sets. A uniform set of supplies makes a visually clutter-free desk.



I did some taping before I added the table and all the other items that I need for my work area



It only took me this much space for me to turn a portion of my living room into a mini office

04

STORAGE & ORGANIZATION

Before I redecorated the space, storage was one of the main issues with my office. So one of the first items I purchased for this project was a dresser. My new desk also came with drawers which were perfect for small items.

- Place acrylic tray organizers inside drawers for sorting small items like clips, pens, post-its, etc.
- Install a folder shelf for your files
- Choose what items to display and what items to store out of sight
- Keep stuff that frequently use near your desk and keep occasional items inside your drawers or cabinets

05

SHELVINGS

I installed wall shelves in my office to serve both practical and decorative purposes. I use my folder shelf for keeping my printed documents and I use the rest as display shelves for my decor pieces.

- Don't over-crowd your shelves. Give ample spacing between items.
- For safety, install wall shelves above your desk so they will not block your head when you stand up from your chair.

06

WALL DECOR / FRAMES

I accessorize my office with inspirational quotes, plants, and other decors too. They give this distinct warmth and relaxed vibe - as if to say that this area is my workspace, but it's also part of my home.



07

CABLE MANAGEMENT SYSTEM

Speaking of clutter, the number one cause of clutter in offices is cables! If you have electrical equipment like computers, printers, desk lamps - it can be overwhelming to have so many wires running across the place.

Fix this with a cable management system that you get from Amazon - a real life saver for me!

08

BOOKS

I often say, books are to decor as belts and bags are to fashion.

- They give a smart, sophisticated feel to the room
- Big books = luxury
- You use them creatively as a platform for other decor items

09

CURTAIN / DRAPERY

Just like the living room, I installed curtains in my office too. Sometimes, I need privacy when working and this provides exactly that.

10

RUG

Throw in a comfy rug under your work desk. It will relax your feet while you are working.

OFFICE ASSESSMENT ORGANIZE

Your workstation should be functional to help you be more productive

■ What are the big pieces that you're going to put in this space?

Do you have a desktop computer? A printer?

■ Organize your files

Categorize your files and create a filing system. A tidy desk is a tidy mind.

SELF-ASSESSMENT TRACKERS

3 things that you are grateful for in this room:

♥ _____

♥ _____

♥ _____

How do you feel BEFORE your makeover?



How did you feel AFTER your makeover?



Thank you, Boo!


I appreciate you reading about my home decorating journey.


Tell me, luv. Were you able to apply my tips to your own home? What lesson helped you most? I'm so eager to hear your own home makeover story.


I produced **THE LUXE RENTAL DESIGN PLAYBOOK** so everyone can benefit from what I've learned as a designer. You can use it as a step-by-step guide from start to finish. Or you can use each section of it separately, like a handy manual.


Feel free!



 www.waynaworld.com

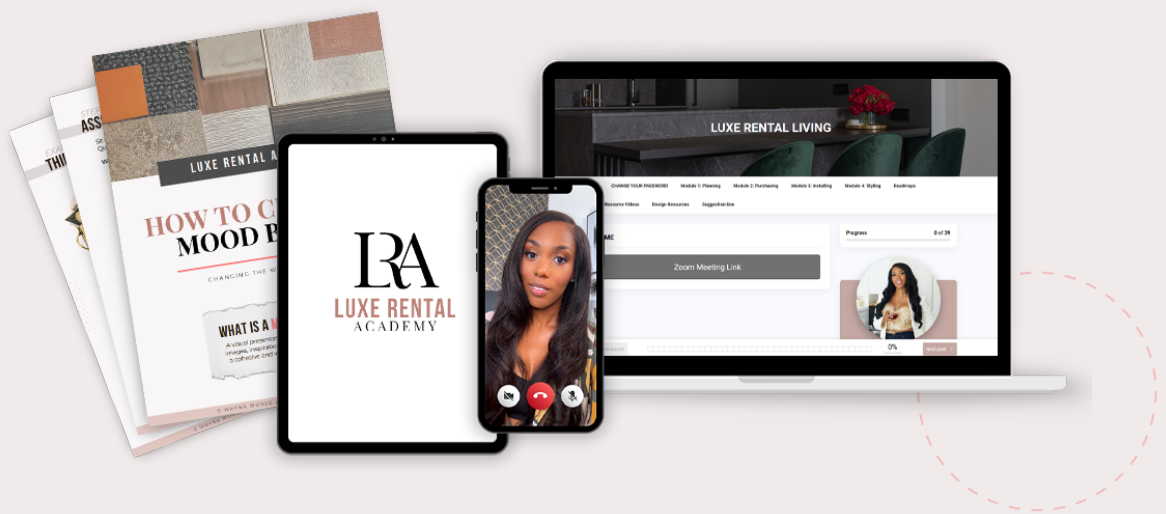
 [Waynaworld](https://www.youtube.com/waynaworld)

 [@waynaworld](https://www.instagram.com/waynaworld)

 [@waynaworld](https://www.tiktok.com/@waynaworld)

Do you want a more **in-depth** learning about home decorating?

JOIN THE 90-DAY LRA COURSE



The lessons I wrote in this eBook are condensed versions of my decorating processes.

If you feel that you need more advanced learning and know about these methods in detail, then I invite you to join my **90-Day Luxe Rental Academy Course.**

Here, you can join other aspiring home decorators in acquiring the skills and knowledge that you need to transform ANY room into fashionable and functional spaces that occupants will truly love.

LEARN MORE