

AFTER

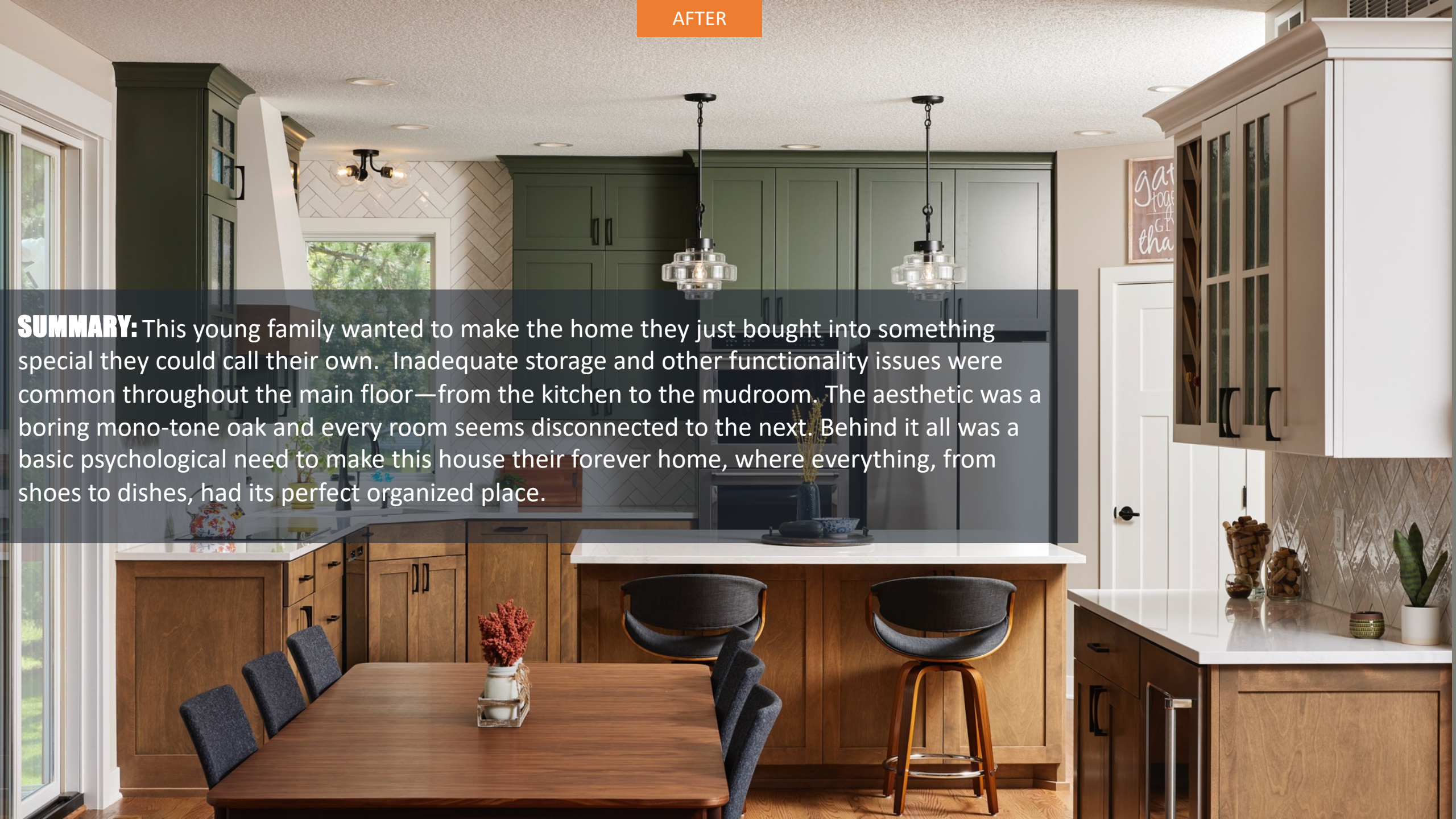


Making It Their Own

Residential Interior \$250,000 to \$500,000

AFTER

SUMMARY: This young family wanted to make the home they just bought into something special they could call their own. Inadequate storage and other functionality issues were common throughout the main floor—from the kitchen to the mudroom. The aesthetic was a boring mono-tone oak and every room seems disconnected to the next. Behind it all was a basic psychological need to make this house their forever home, where everything, from shoes to dishes, had its perfect organized place.





Overarching Goal: Transform this mundane, chaotically eclectic and dysfunctional main floor into a unified, harmonious, highly functional living space.

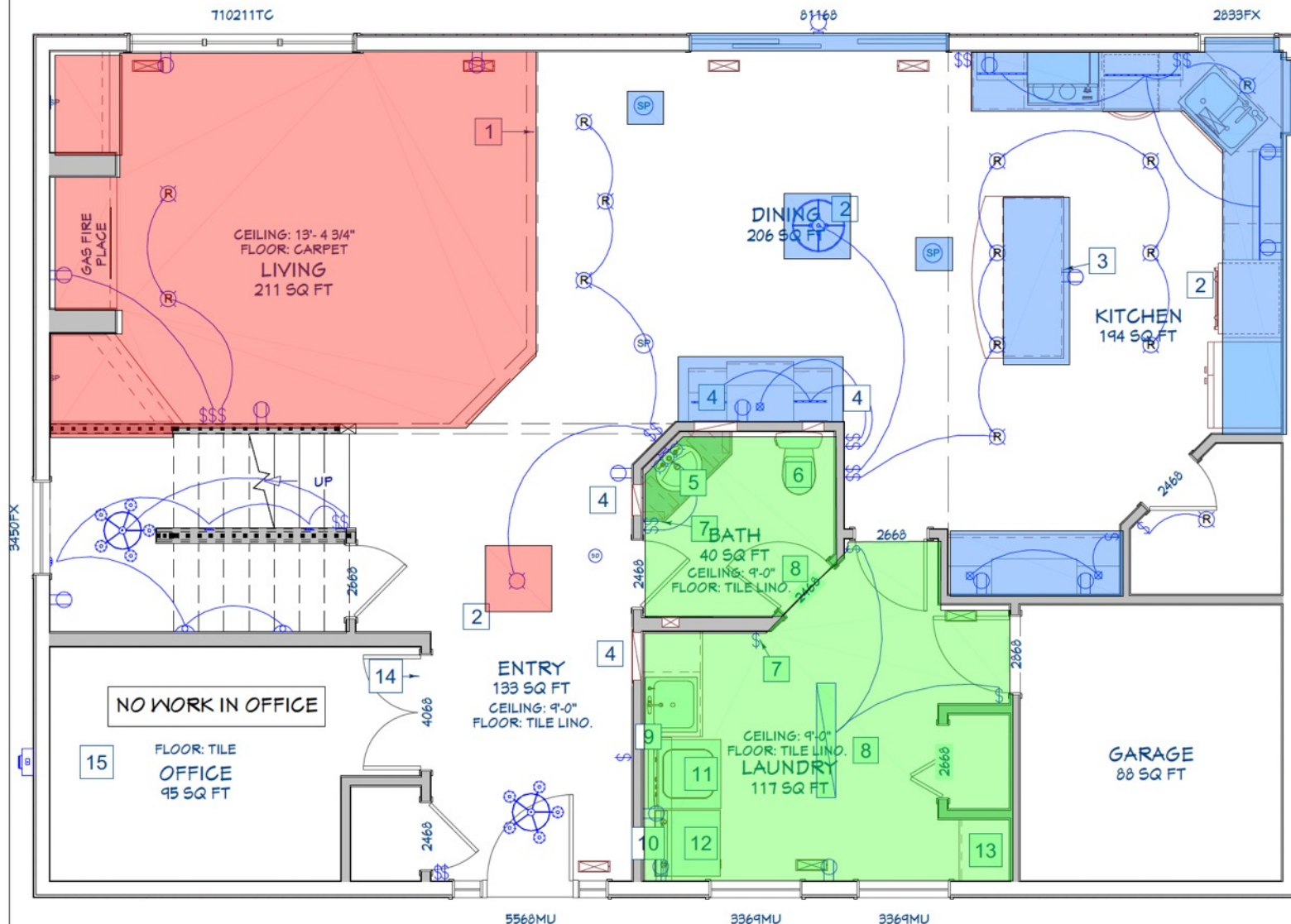


The Priorities:

1. Double the functional storage
2. Keep the natural wood, but minimize the dominance of oak
3. Integrated design elements between 4 rooms
4. Create a pleasing, multi-tone kitchen
5. Incorporate personal touches (arched niches, dry bar, floating shelves)
6. Create a “personal statement” bathroom to fall in love with
7. Design a more functional mudroom/laundry combo
8. Solve the fireplace/monster columns issue
9. Solve the flooring mismatch

As Built & Demo Plan

MAIN LEVEL



LIVING ROOM:

- CARPET AND PAD
- FIREPLACE INSERT, SURROUND & HEARTH
- FIREPLACE BUILT INS
- RAILING AT STAIR LANDING ONLY
- ENTRY SEMI FLUSH LIGHT FIXTURE
- WALL SPEAKERS

UPPER LEVEL:

- SEMI FLUSH LIGHT FIXTURE IN LOFT

KITCHEN/DINING:

- ALL CABINETS
- SINK & FAUCET
- EXISTING APPLIANCES
- **DISHWASHER TO BE REUSED**
- WINDOWS BY SINK
- CHANDELIER IN DINING
- CEILING SPEAKERS
- EXTERIOR SLIDING DOOR & FRAMING

LAUNDRY:

- FLOORING
- CLOSET
- BENCH
- COUNTERTOP, SINK & FAUCET
- **EXISTING BASE AND WALL CABINETS REMAIN**
- BASE & CASING **EXCLUDING** **ARCHED WINDOW CASING**

BATH:

- TOILET
- VANITY, SINK & FAUCET
- MIRROR, LIGHT FIXTURE & ACCESSORIES
- FLOORING
- BASE & CASING

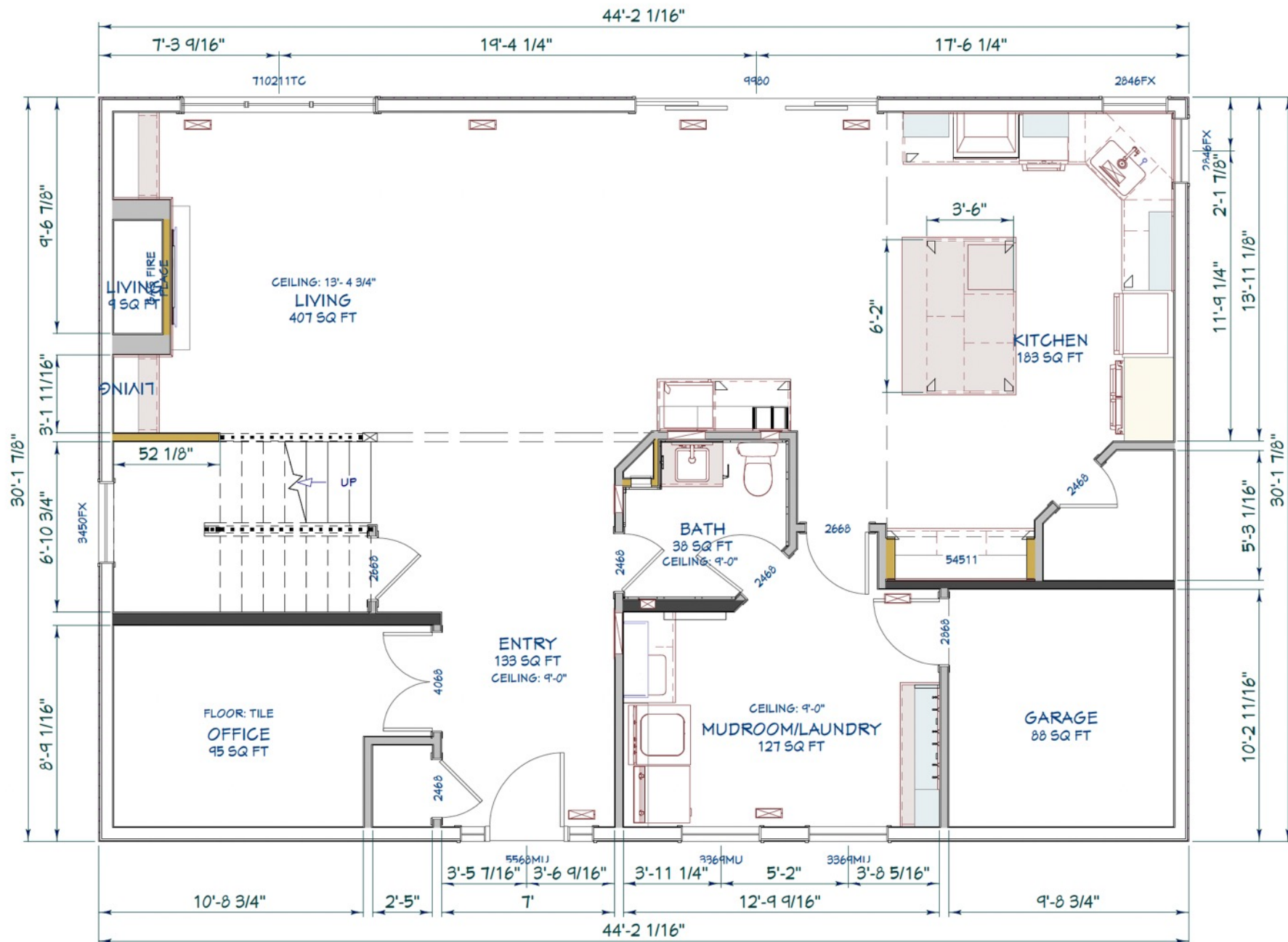
MAIN LEVEL EXCLUDING OFFICE:

- ALL CASING
- **EXCLUDES** ARCHED LAUNDRY WINDOWS & ENTRY ARCHED WINDOW
- **INCLUDES** WINDOW ON STAIR LANDING AND ABOVE FIREPLACE
- ALL BASE

Project Scope:

- Taller upper cabinets
- Larger island
- Arched coffee bar
- Base cabinets
- Undercabinet lighting
- Buffet/wine bar
- Upper cabinet glass inserts
- Custom upper wine rack
- Expanded Laundry
- Mudroom locker system
- New millwork
- New Paint scheme
- Drying rack above laundry sink
- Beverage station
- Powder bath w/wallpaper
- Liberal use of floating shelves
- Dramatic fireplace treatment
- Kitchen countertops - Cambria
- Herringbone backsplash tile
- Refinish, patch and blend flooring
- Tile flooring in laundry and bath
- Enlarged patio door (taller and wider) for future project

PROPOSED PLAN



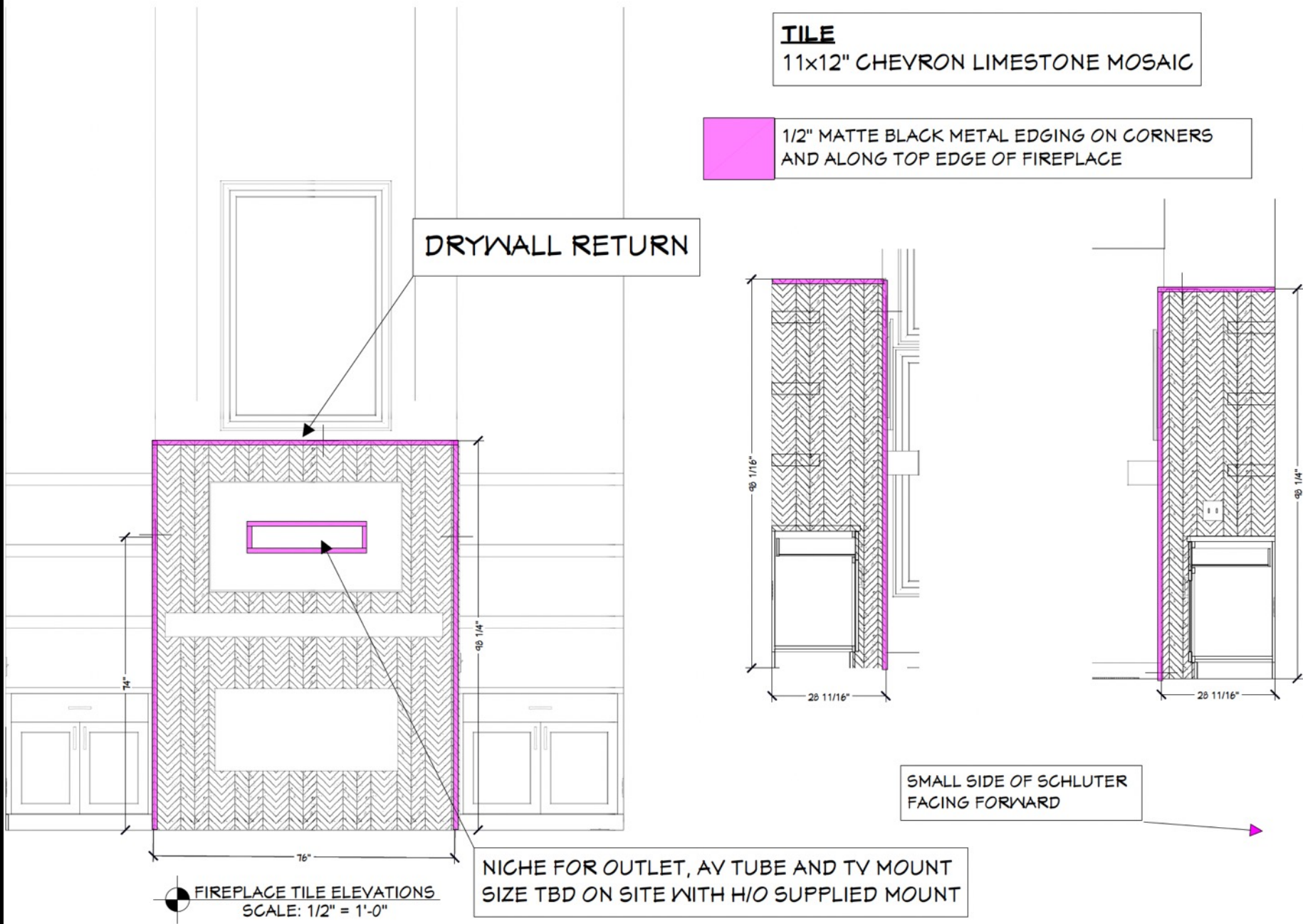
PROPOSED PLAN
SCALE: 1/4" = 1'-0"

BEFORE

CHALLENGE #1 — Tame the monster in the room!

Chopped into three small vertical spaces, the living room wall was dominated by a set of floor to ceiling columns—dwarfing the fireplace while creating a geometrically odd and chaotic visual scene of useless oak cabinetry. And do so without touching the ceiling due to budget limits.

PROPOSED PLAN



Fireplace Plan

AFTER

SOLUTION #1 — Tame the monster in the room!

- We replaced a portion of the oak staircase with a half wall to anchor the floating shelves, separate the fireplace space from the stairs, add symmetry and expand the storage in lower cabinets.

AFTER



SOLUTION #1 — What Monster?

- We eliminated the vertical columns visually by integrating them into a new deeper/wider/taller fireplace, which also accommodates a larger TV, showing screen art.
- The now dominant fireplace anchors the room with it's dramatic Noir Honed Chevron Limestone Mosaic Wall Tile and large, but simple mantel.
- The cabinets, mantel, floating shelves replace the tired oak with birch, stained in Husk.
- Carpet is gone replaced by matching oak flooring & rug.

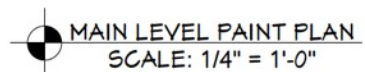


BEFORE

CHALLENGE #2 — Eliminate the Oak; go biophilic!

Eliminate the honey oak, but keep the Scandinavian/transitional vibe going throughout the main floor, while working in multiple earth tones in the kitchen, especially green, glass and stone textures, with flooring and wall color to connect adjacent rooms.

PAINT PLAN



SW-7043 WORLDLY GRAY

AFTER

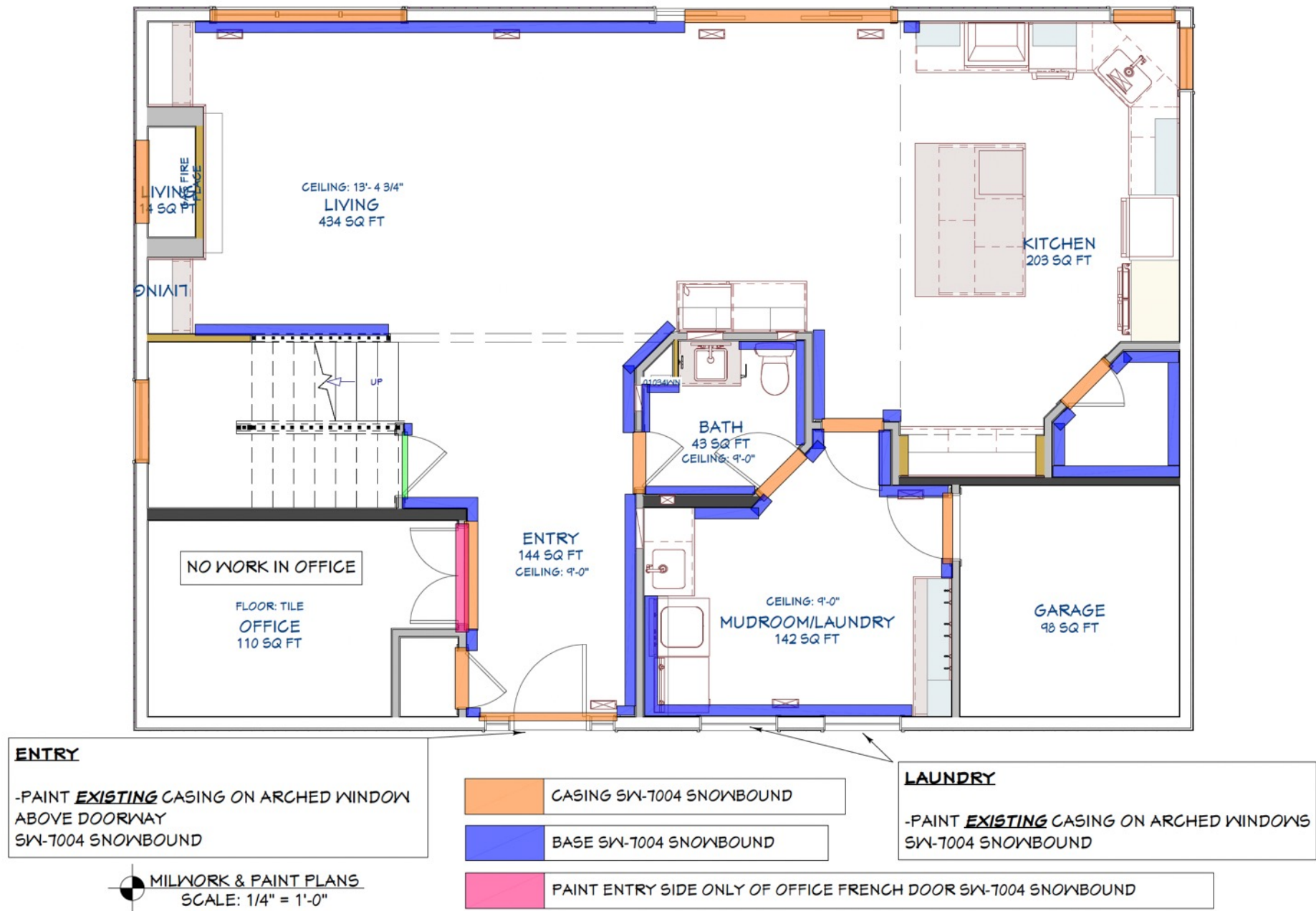
SOLUTION #2.0

We traded out the oak cabinetry with new Husk-stained birch cabinets, living room & kitchen lowers and Pewter Green uppers, and refinished the wood floors in a similar shade to anchor different rooms.

Countertops: Cambria Everleigh
Windows: Marvin Elevate
Backsplash: EQU Artisan White 3x8"
Island Pendant: Maxim Harbor Single

PROPOSED PLAN

Millwork & Paint Plan



SOLUTION #2.1

- By creating repeating design patterns, such as herringbone and chevron tile to connect kitchen, bath, living/dining room and laundry, we minimized the random feel of otherwise eclectic furnishings.
- The stair railing below was identified as the best existing oak stopping point with minimal visual impact.

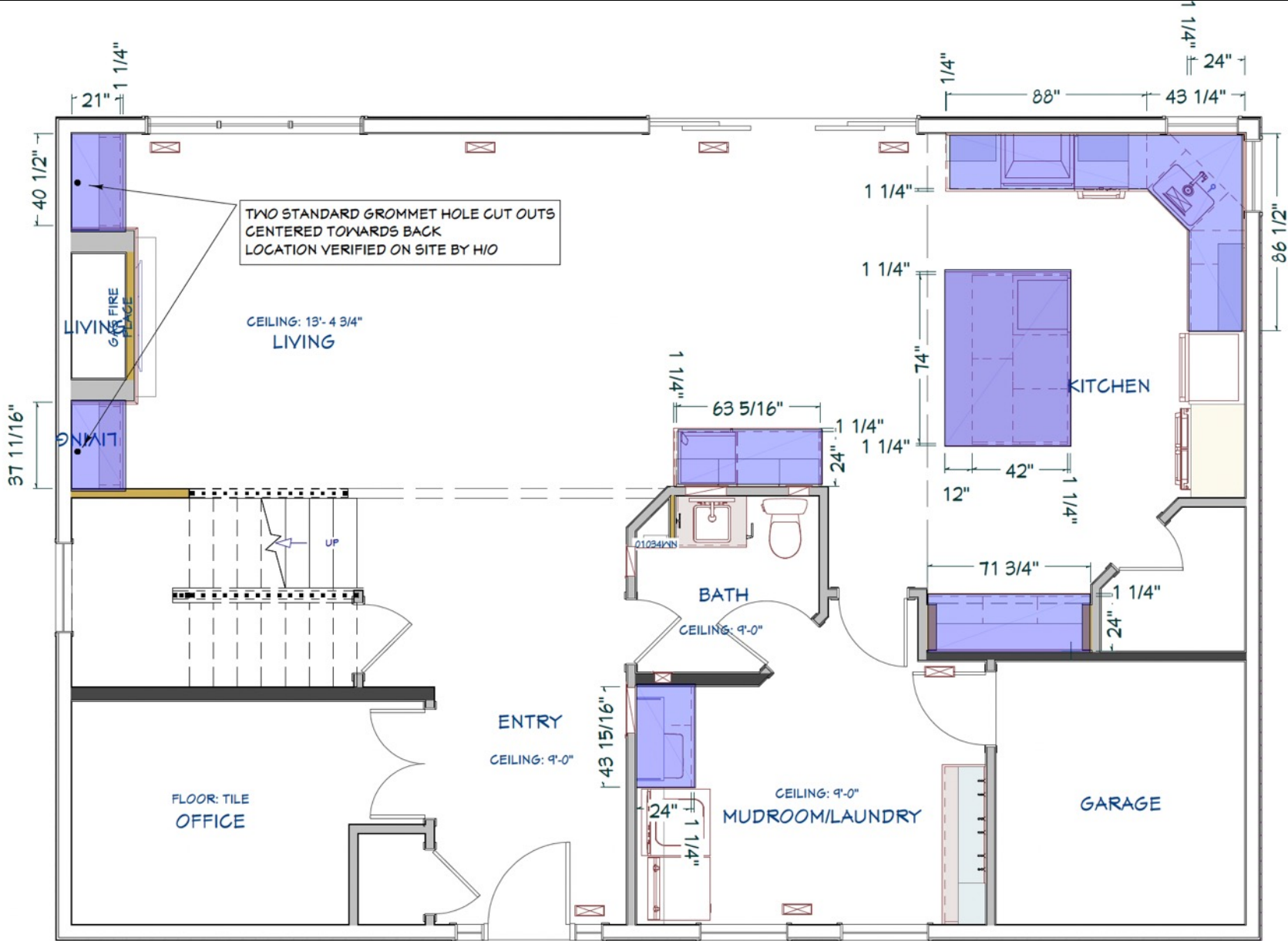


AFTER



PROPOSED PLAN

Countertop Plan



MUDROOM/LAUNDRY: SINGLE HOLE FAUCET CUT OUT

KITCHEN: SINGLE HOLE FAUCET & SOAP DISPENSER CUT OUT

CAMBRIA 3CM RIDGELINE EDGE

AFTER

SOLUTION #2.2

We specified the same W-7043 Worldly Gray wall color in the livingroom, kitchen and laundry/mudroom to anchor those rooms together.



AFTER

SOLUTION #2.3

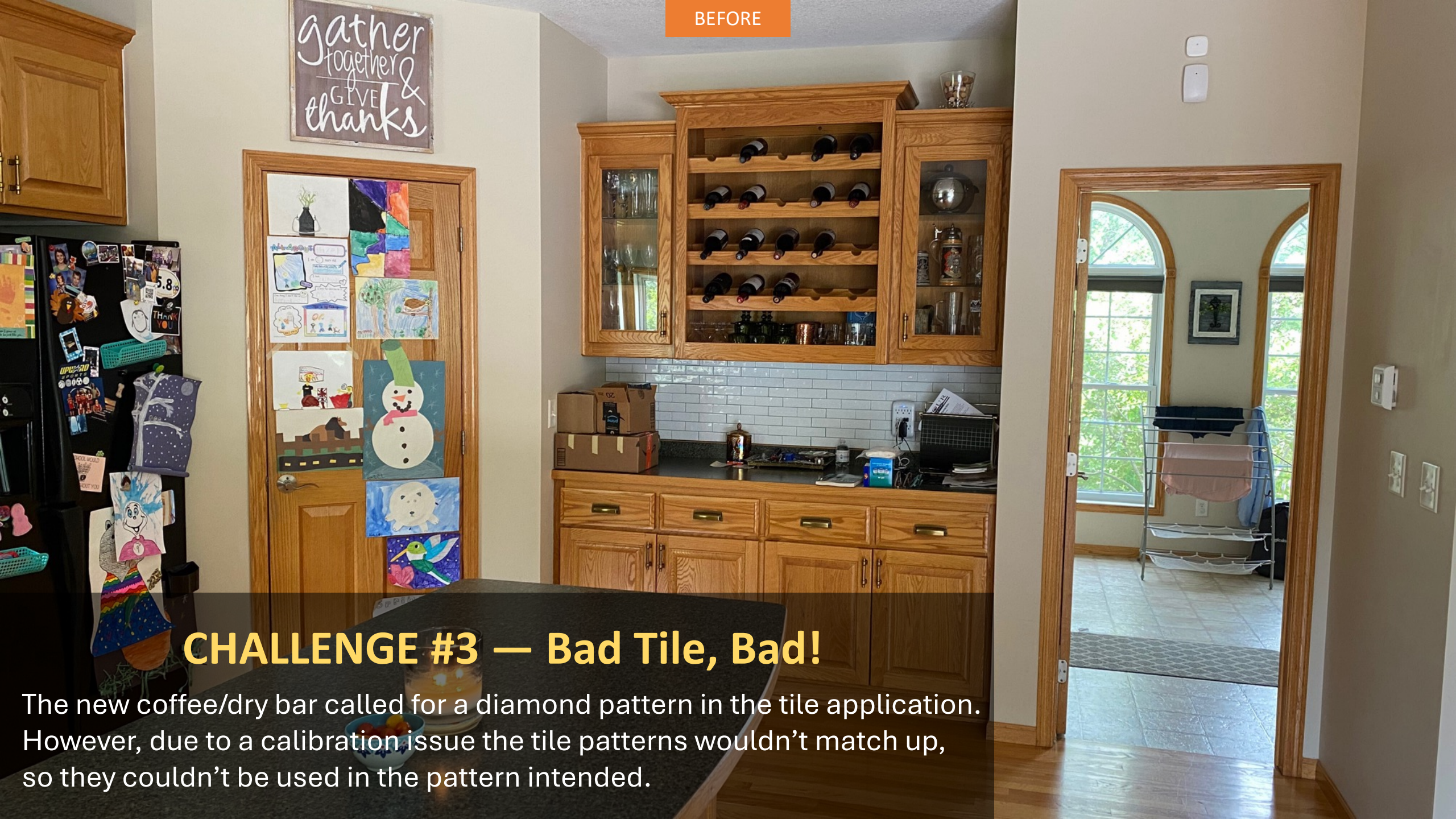
- We used the same floor tile in the mudroom/laundry/bathroom to connect those rooms foundationally.



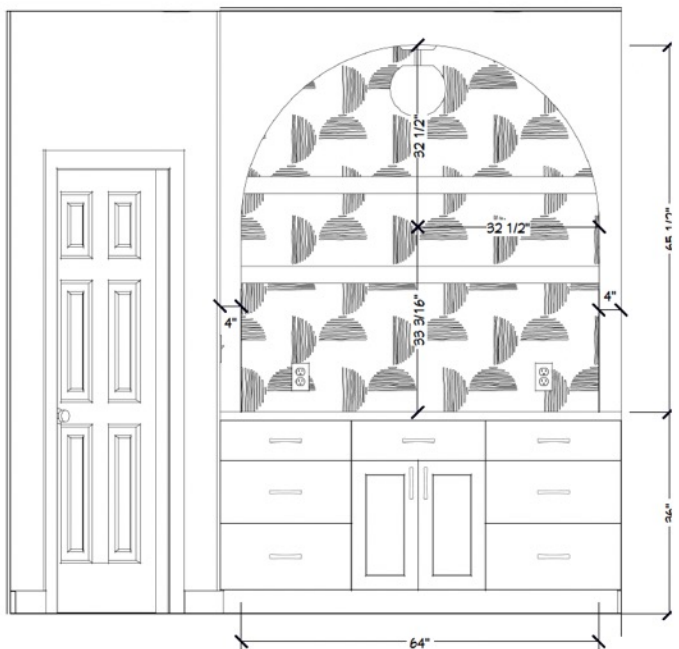
BEFORE

CHALLENGE #3 — Bad Tile, Bad!

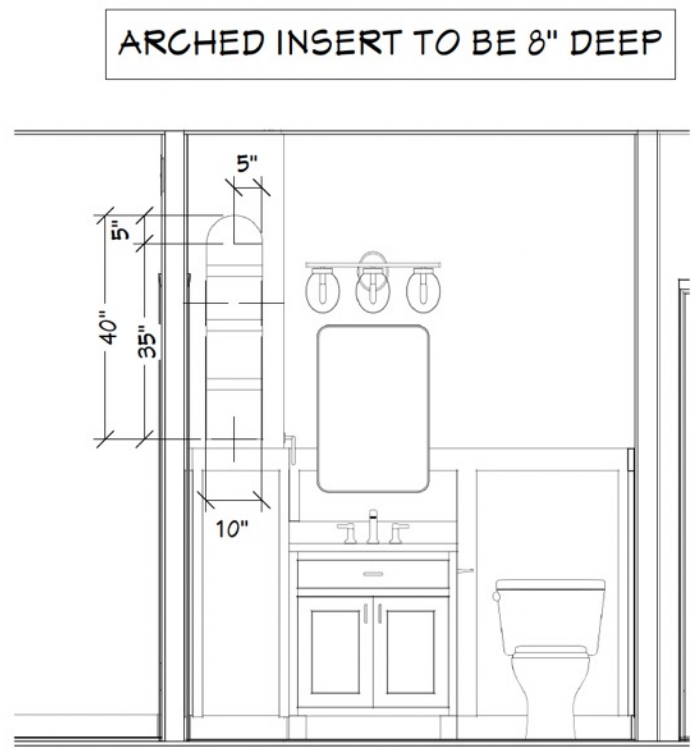
The new coffee/dry bar called for a diamond pattern in the tile application. However, due to a calibration issue the tile patterns wouldn't match up, so they couldn't be used in the pattern intended.



PROPOSED PLAN



KITCHEN ARCHED BAR ELEVATION ARCHED BAR AND BATH NICHE FRAMING PLAN
SCALE: 1/2" = 1'-0"



BATH ARCHED NICHE ELEVATION ARCHED BAR AND BATH NICHE FRAMING PLAN
SCALE: 1/2" = 1'-0"

Arched Inserts Plan

AFTER



Bedrosians Rothko 9x9 tile

SOLUTION #3

- We had to sift through the entire order and select enough “good” tiles to cover the area and then devise a new pattern that would still resemble a chevron look used in other remodeled rooms.

BEFORE

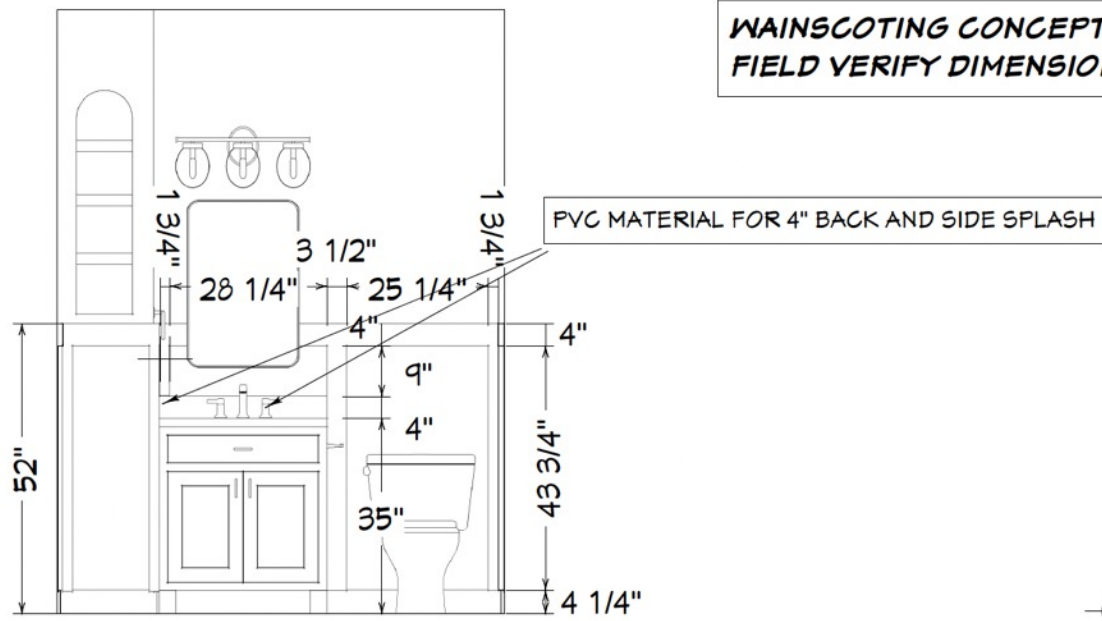
CHALLENGE #4 — Wall Without a Purpose

The original powder room bath vanity was framed with odd angles. When we fixed that by building out the wall a foot we created a new problem: A new wall without a purpose. We needed to solve that while incorporating the homeowner's beloved wallpaper pattern and without adding in more cabinetry. The addition of wainscoting also created a symmetry challenge to the spacing of the panels.

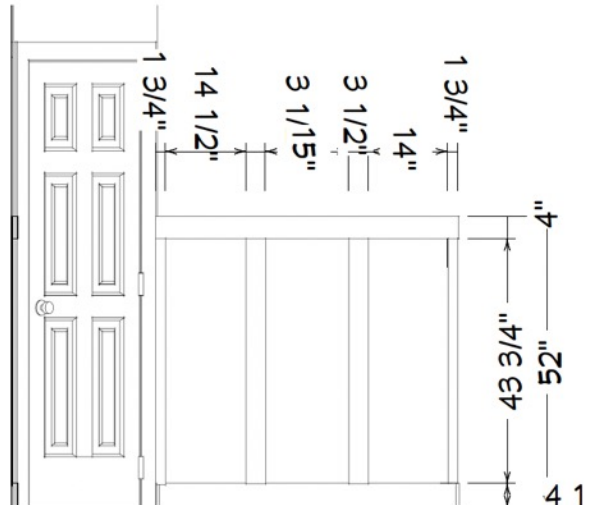
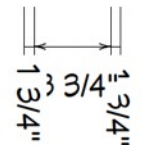
PROPOSED PLAN

Bath Plan

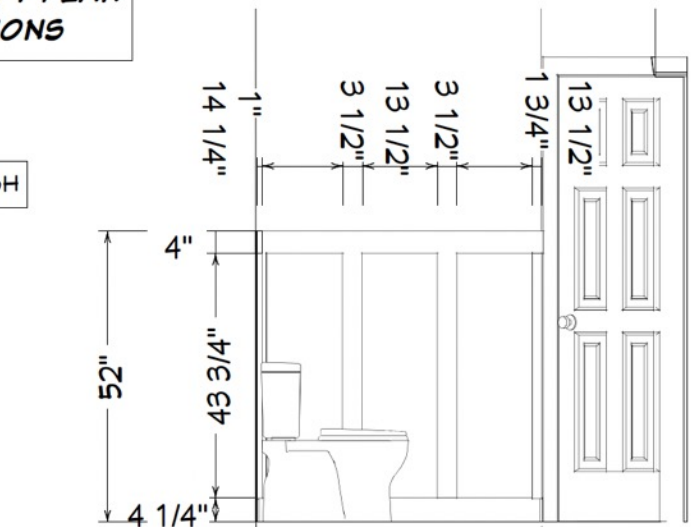
WAINSCOTING CONCEPT PLAN
FIELD VERIFY DIMENSIONS



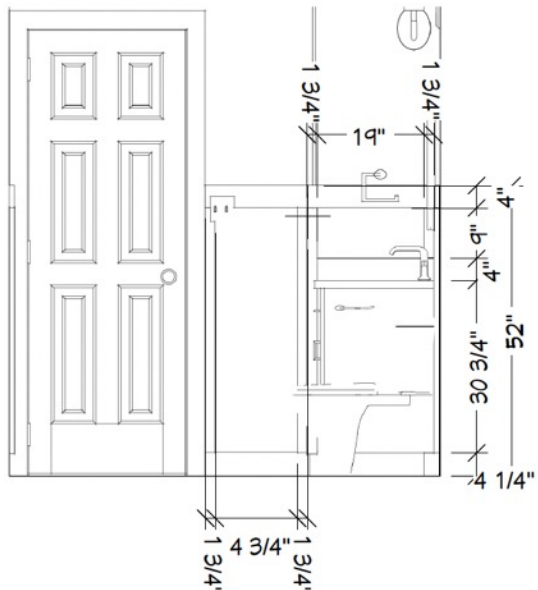
E27 - POWDER BATH WAINSCOTING PLAN
SCALE: 1/2" = 1'-0"



E25 - POWDER BATH WAINSCOTING PLAN
SCALE: 1/2" = 1'-0"



E26 - POWDER BATH WAINSCOTING PLAN
SCALE: 1/2" = 1'-0"



E28 - POWDER BATH WAINSCOTING PLAN
SCALE: 1/2" = 1'-0"

AFTER

SOLUTION #4

- After squaring the room off, we added a 10-inch wide custom arched niche with floating shelves to hold toiletries. Our master carpenter created the arches by using a PVC tube to form the arch. The wainscoting panel spacing was solved with a combination of math and visual perception.



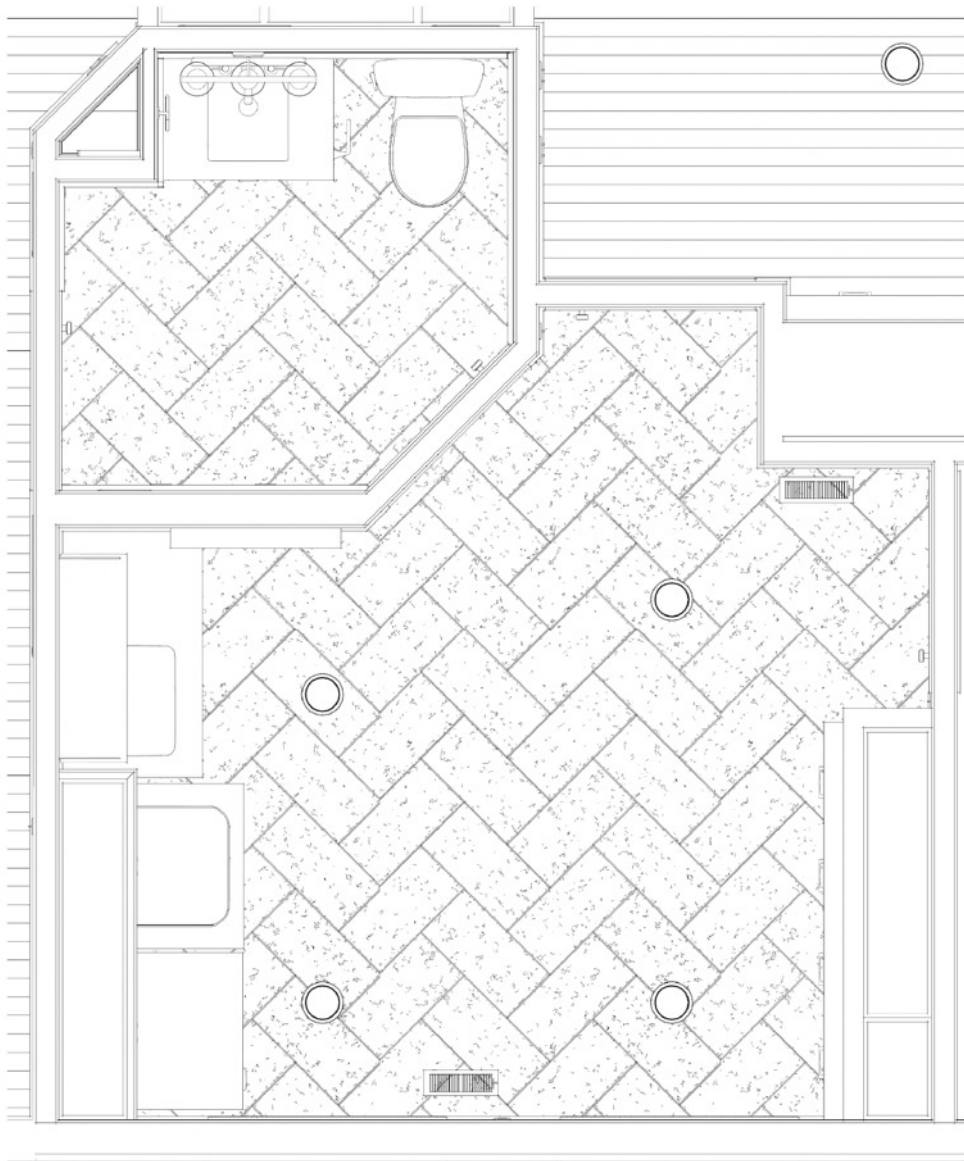
Wallpaper: Herons in Marsh on White
Wainscoting: Origami White.
Flooring: Emser Chiado 11 Loring 12x24

BEFORE

CHALLENGE #5 — Organize!

With little storage that was easily accessible, this combination mudroom/laundry was always a crowded mess where things got dumped instead of stored. It was emblematic of the other rooms on the main floor that also lacked organized functionality.

PROPOSED PLAN



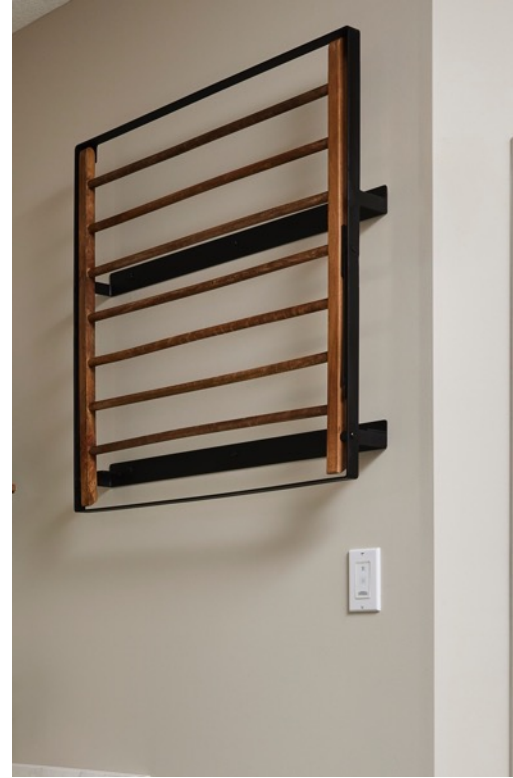
MUDROOM/LAUNDRY & BATH

12 X 24" CERAMIC TILE
HERRINGBONE PATTERN FROM LAUNDRY/MUDROOM INTO BATH

E9 - MUDROOM/LAUNDRY/BATH TILE
SCALE: 1/2" = 1'-0"

FLOORING PLAN

AFTER



SOLUTION #5

Shoe lockers, coat hooks and storage bins make the mudroom anything but a chaotic trip station. This is organization heaven!