

Entire House

\$750,000 to \$1,000,000

Client Story

Rising To The Top!

Our homeowner couple met with us - noting there had to be a better way to entertain 50-100 people.

One of them was a former chef, both are professionals with multitudes of connections whom they regularly invite over.

A previous addition had been added to the back of the home, so there was space to use - but in a much better way.



Remodeling Desires:

Entertainment-friendly & cohesive floor plan

Large kitchen with chef-level appliances

Added storage

Maintaining a primary suite for aging parents

Curb appeal exterior & Welcoming entry

Pain Points - Disjointed Spaces



Hard to be the life of the party - if you are isolated off on your own.

While hosting frequent gatherings, the homeowners would get **frustrated by how disjointed the main level was.**

The main entertaining areas were closed off from each other which **didn't encourage mingling during gatherings.** The dining room was to the front of the house separated from the kitchen and living room - and the party!

Pain Points - Small Kitchen

The **kitchen was small and lacked counter and storage space.**

One of the owners was a chef in an earlier career and finds joy in cooking for others during gatherings.

While the kitchen was somewhat connected to the back of the home, it still **felt confining for meal preparation and hosting parties.**

The kitchen remained in its original location when the large addition was added to the back of the home.



Pain Points - Unappealing Front Entry

An **unappealing and dark entry** was a sore spot in the home for greeting guests.

It was like a **long tunnel** to get to the kitchen and living room.



Looking from front door towards kitchen and living room.
Dining room was to the immediate left.



Looking from kitchen to the front door.
Kitchen was to the immediate right.

Pain Points - Underused & Awkward Spaces



The area adjacent the office, kitchen, and living room was **dysfunctional due to the multiple doorways and wall angles**, so other than the pet zone; the space wasn't very useful.

Another awkward zone was a narrow hallway between the dining room and the back of the home. While somewhat functional to offer another pathway besides the narrow entryway hallway, it wasn't that appealing. Goal was to **optimize these spaces for more intentional traffic flow and purposeful interest**.

Pain Points - Lack of Curb Appeal

Ranch homes are simple - and common. Our homeowners were looking for an **unique dimension** to the front of the home with a covered entry or front porch for an **inviting welcome for guests**.

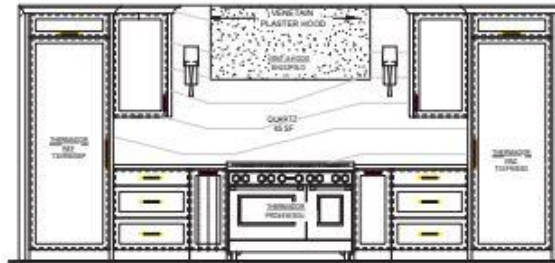


Presenting Concepts to the Clients

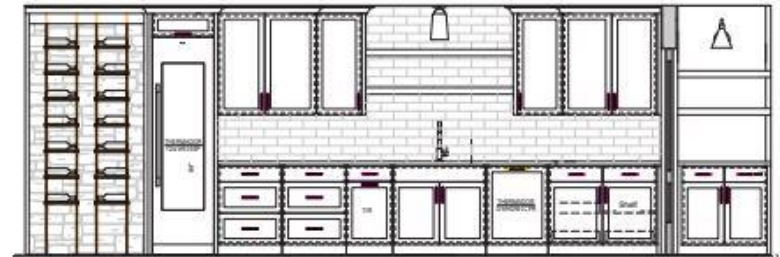
While several concepts were presented to the homeowners, the one that **captured their interest the most was the most daring one - go up by POPPING THE TOP!**

Putting a primary suite on second floor expanded what they thought was possible - which **dramatically changed the entire front of the home.**

Rearranging the main level queued up its own level of **exciting changes to put entertaining on a whole new level too!**



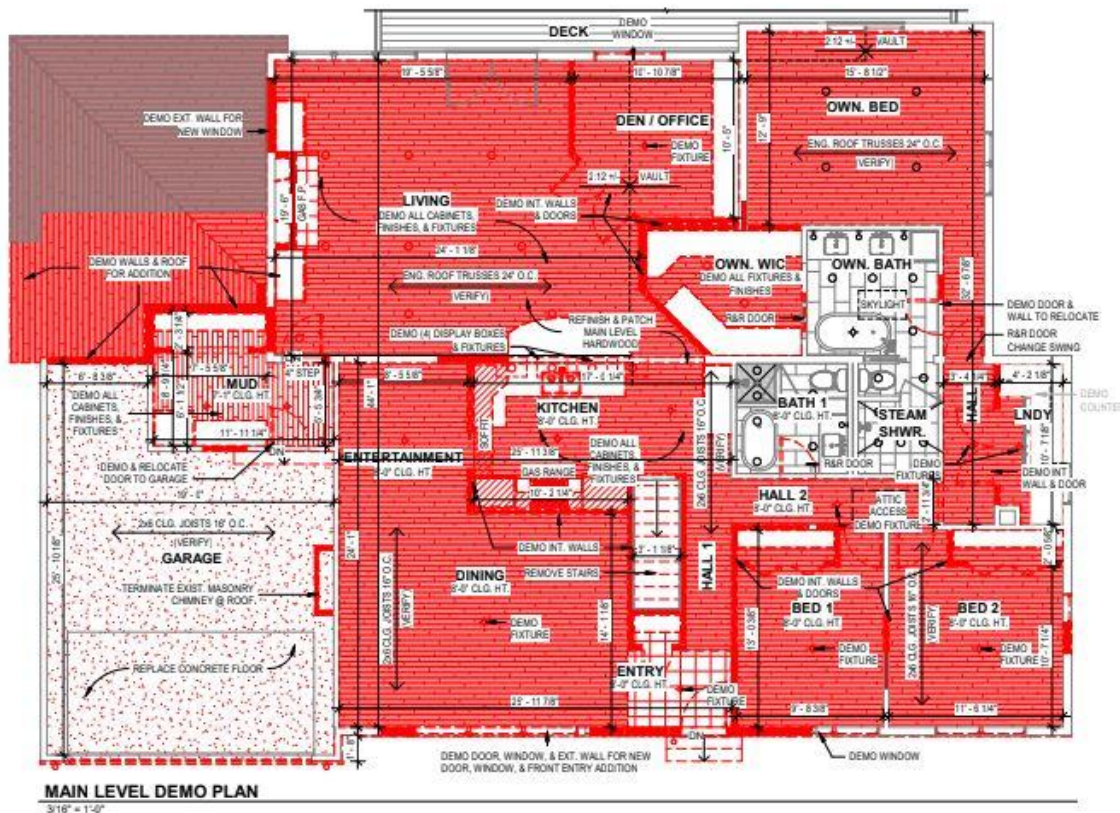
KITCHEN RANGE WALL



WINE LIBRARY BUTLER'S PANTRY

DROP ZONE

Floor Plans - Existing: Main level



After lots of discussions with the clients, the desires and focus were fine tuned - all centering on the homeowners' wishes for the **guest experience at their parties**.

In the end, **nearly every area of the main level was touched** other than bathrooms and one bedroom (new flooring).

**Original
Main Level
Floor Plan**
With Demo
Notations

Floor Plans - New: Main Level

New Floor Plan Main Level

The new floor plan provides a **cohesive and efficient use of the main level space** and focuses on entertaining and cooking.

It also **changed the main level primary suite for easier access** and reframed the laundry room.

Space was also added to the garage for storage and a **rearranged mudroom and added powder room**.

The **original basement steps were removed** and integrated into the new staircase.



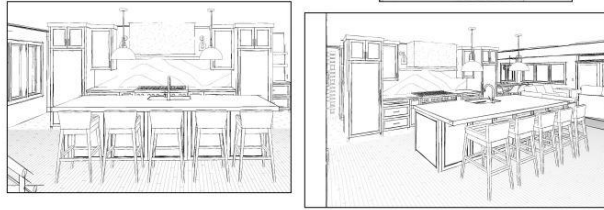
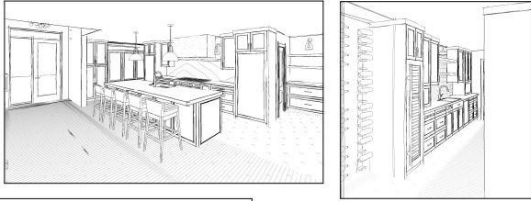
Floor Plans - New: Second Level



New Second Level Floor Plan

Suite Escape
Primary Bedroom Suite
Cat Walk
Office & Flex Room
Second Mechanical Room

Presenting Concepts to the Clients

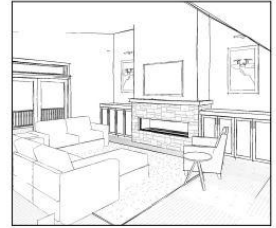


Kitchen & Walk-Through Pantry

As concept drawings were presented for key interior areas - kitchen, great room, and second-story primary suite - the homeowners could visualize the full impact of what the dramatic change would be for them and their guests.



Second-story Primary Suite



Great Room Area

Presenting Concepts to the Clients



Tying everything together is this dramatic exterior transformation!

It takes a simple ranch home and elevates it into a showstopper for anyone driving by. The homeowners got the covered front entry they were thinking about - plus a whole lot more!

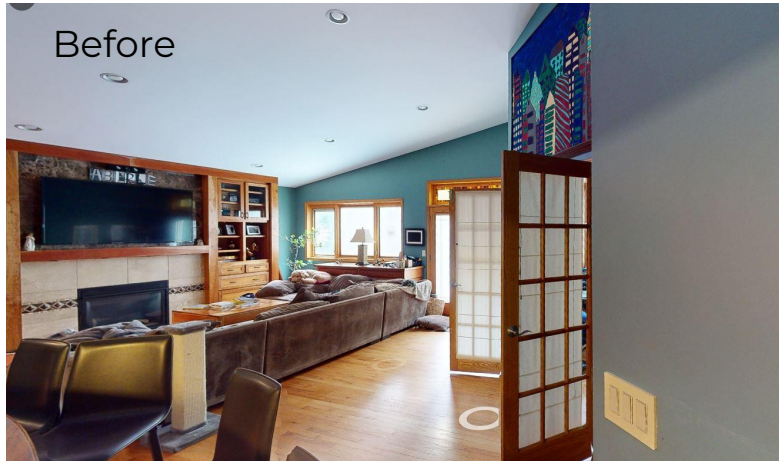
The two-story window and stairway amazingly connect the levels together. A new front door (shifted over), garage door, and windows plus stonework elevate the look. The two-story window can easily "fog" to provide privacy.





Solution - Bright & Connected Space

- Open
- Connected
- Bright
- Modern
- Cohesive



Solution - Organized & Open Kitchen

Before



- While somewhat odd being at the front of the home, this kitchen is perfect for the home chef who likes to greet guests as they arrive.
- Large island for prepping, gathering, and serving
- Easily connects to living & dining areas



Solution - Thoughtful Space Use



- Dining room is now connected to the main entertaining area, yet has its own defined feel with wainscoting, wallpaper, handmade table, and overhead lighting.
- Wanted space for a large table for dinner parties



Solution - Party-Centered Spaces & Storage

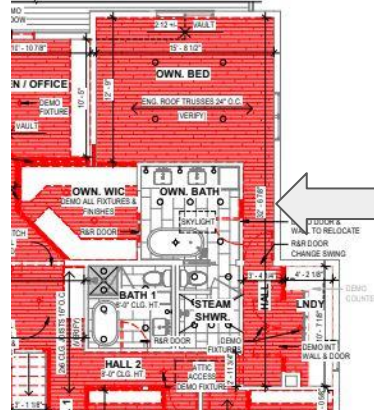


- A walk-through scullery allows for pre-party prep, post-event clean-up, and storage for cookbooks, serving trays and bowls, and small appliances. Extras include a large wine cooler and dishwasher.
- Beverage bar is a client favorite. It's a go-to spot for guests as they arrive and for the homeowners for their morning coffee. With an incredible metallic backsplash, it also houses a cooler and ice machine.



Solution - Aging In Place

Before



After

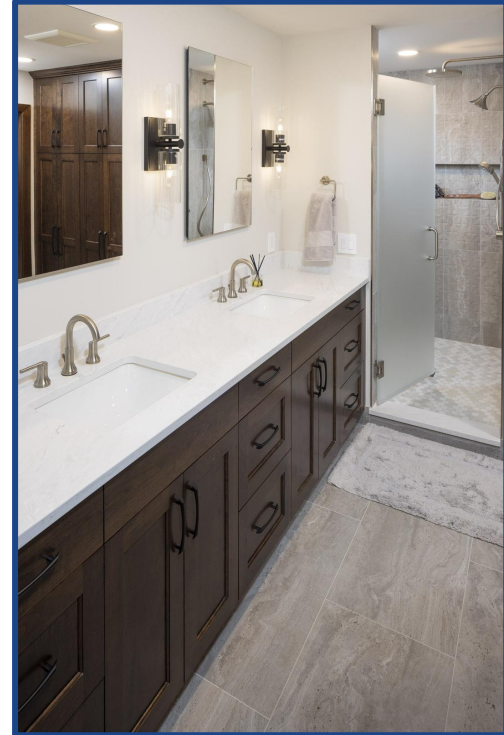
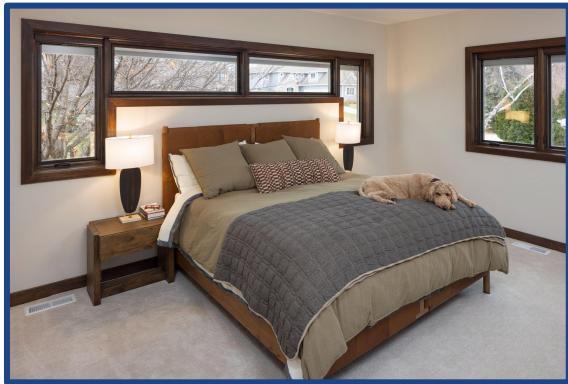
- With the new floor plan; the awkward, long way through the laundry room to the main level primary suite was eliminated with this new entrance tucked in behind the beverage bar.
- This primary suite was rearranged slightly - new closet location and entrance. While it was maintained in case any aging parents need to stay with them, it also helped when one of the homeowners had recent knee surgery - or when it's time for them live on one level.

Solution - New Primary “Sweet” Retreat



While not on the original wishlist, the new primary suite is a heavenly place of tranquility.

- Appealing retreat feeling
- Bedroom, walk-in closet, bath, office, workout area, and mechanical room
- Interesting catwalk view from both levels
- Strategic and artistic window placement
- “Magic” fogging effect on the two-story window for nighttime privacy
- Preserves the main level primary suite for parents or guests for now and for themselves in the future



Solution - Showstopper Curb Appeal



- Taking a standard-looking rambler to a whole new level for curb appeal!
- Friends who haven't visited for awhile drove right past the first time because the house looked so different.
- Homeowners are thrilled that this is THEIR HOME every time they pull into the driveway!

Solution - First Impression & Aesthetics



- The WOW Factor! Guests are greeted by the home chef in a gorgeous entry surrounded by beautiful features - floating wine rack, walk-through scullery, open stairs, beverage station, views of the backyard & more!
- Beautiful stonework appears inside behind the wine display, fireplace, and built-in buffet mirroring exterior elements. Wide plank flooring offers seamless views from any angle.

Obstacles - 2nd Story Details & City Codes

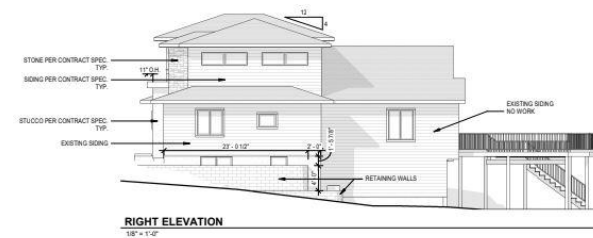
A main challenge was working within the **city codes for setbacks** that impacted the design and size of the front door covered entry.

Another was **tying into the existing back addition** and **configuring roof lines**.

Due to tiled ceilings in the main level bathroom and sauna that needed to be preserved, **extra sistering of joists** had to be done to work around this area to form the floor for the 2nd story.

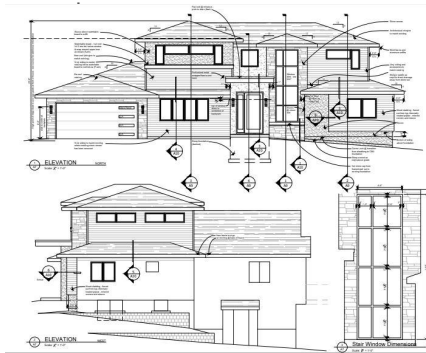


AS-BUILT NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

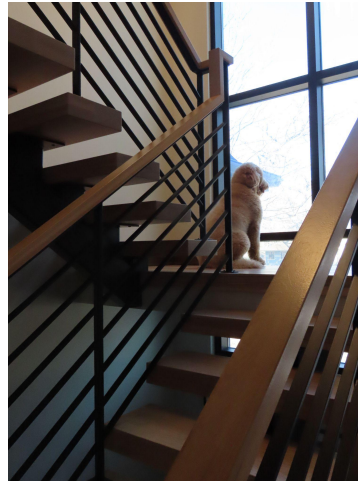
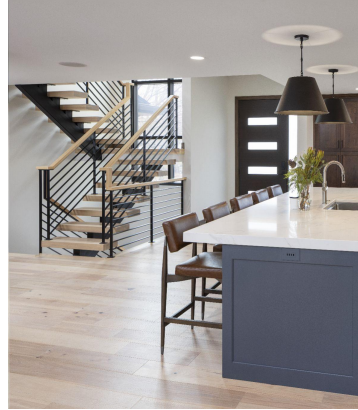
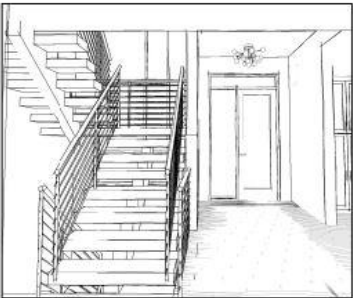
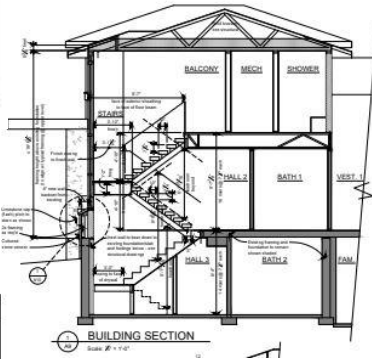


Cost-saving ideas:

- **New mechanical room** on the 2nd level rather than running everything from the lower level
- **Maintaining some vinyl siding** on the front to blend in with the sides



Obstacles - Stair Design & Installation



Once the 2nd-story idea rose to the top of the concept list, the challenge began for the stair design.

Goals:

- Keep the **stairway as compact** as possible to preserve floor space
- **Continue to the basement** level (this meant old steps were demolished and moved)
- Make them **visually appealing**

Tough Parts:

- **Installation had to be meticulous** to get all the treads, landings, supports, and railings to fit together.
- Realizing the landing was thee perfect spot for the dog to keep watch over the neighborhood and that he didn't want to move for our team in the later stages of the remodel.

Homeowner's Story & Experience

In Their Words

"We had a postage stamp of a kitchen and we had hosted parties up to 200 in our house."

We always knew we would need to do the kitchen. "



"We wanted to tie it all together, so it looked like it had been built at a single time and was a more cohesive space."

We knew we couldn't do this ourselves and were going to really need to work with a design build team."

We're very happy with the design ideas, thrilled with the things they came up with."

