

Residential Interior

\$250,000 to \$500,000



Looking for the WOW Factor!

Client Story: Help Wanted

While our clients and the homeowners before them had done some updates, it was sort of mish mash in this split-entry house. One of the main goals of the project was to have a “**Wow Factor**”.

One of the issues was finding a company who didn't shy away from **dealing with the raised family room area**. While cool in the 1970s when it was built, this feature wasn't so desired now.

Wishlist

- Larger, Connected Kitchen
- Open Spaces for Entertaining
- Light-filled space
- More Concealed Storage Space



Before - kitchen with limited storage and one-level counter space



Before - raised floor for the living/family room, open shelves

Seeking the Zen Factor!

Client Story: Help Wanted

Our clients were also seeking a modern appeal that also had a **comfortable and cozy vibe**.

Zen is known as the state of attentiveness for mindfulness and simplicity. Our mission was to create a sense of calm welcome with organizational elements tucked inside.

Wishlist

- Cozy Feeling
- Conversation Zones



Before - View from front window towards kitchen & dining rooms

Pain Points - Closed-off Kitchen



Before

Wishlist: Larger, Connected Kitchen

With **limited cabinetry and counter space**, the small, existing kitchen was frustrating to cook in for a family of four. **Like a misbehaving toddler, the kitchen was in a corner** with confining entry points from a small doorway at the top of the landing and next to the peninsula.

Pain Points - Disjointed Spaces

Wishlist: Open Spaces For Entertaining

With the **raised family room** and **shoehorned kitchen**, the overall floor plan didn't allow for much flexibility when entertaining. The homeowners who prefer casual gatherings **desired a free-flowing open space** where guests can easily mingle throughout the space.



Before - Looking at raised family room from top of stairs to front window

Pain Points - Uneven Lighting



Before - looking from fireplace towards landing and kitchen

Wishlist: Brighter Living Spaces

Another priority to the remodel was to incorporate **better natural cross lighting throughout** the main level. While skylights helped, this wall at the top of the steps was a visual roadblock as well as a lighting barrier at times.

The fireplace wall (not shown in this image) restricted lighting during certain parts of the day too.

Pain Points - Open Storage

Wishlist: Concealed & Organized Storage Solutions

Another priority to the remodel was to **incorporate better storage and organization**. Within this quest, **concealed storage** was a **primary goal**.

Existing storage in the kitchen did not allow a **place for small appliances** or enough pantry space. They also sought **storage for office and school supplies**.



Before



Pain Points - Mediocre Feeling



Before - looking from wall towards family room, kitchen, and porch

Wishlist: Cozy & Welcoming

A key priority was that the remodeled space is **genuinely welcoming** in a unifying way. Our clients who were tired of their piecemeal layout and failing cabinetry and doors were focused on a **cozy feeling** that truly felt like home and a place for guests to be themselves.

Pain Points - Distanced Separation



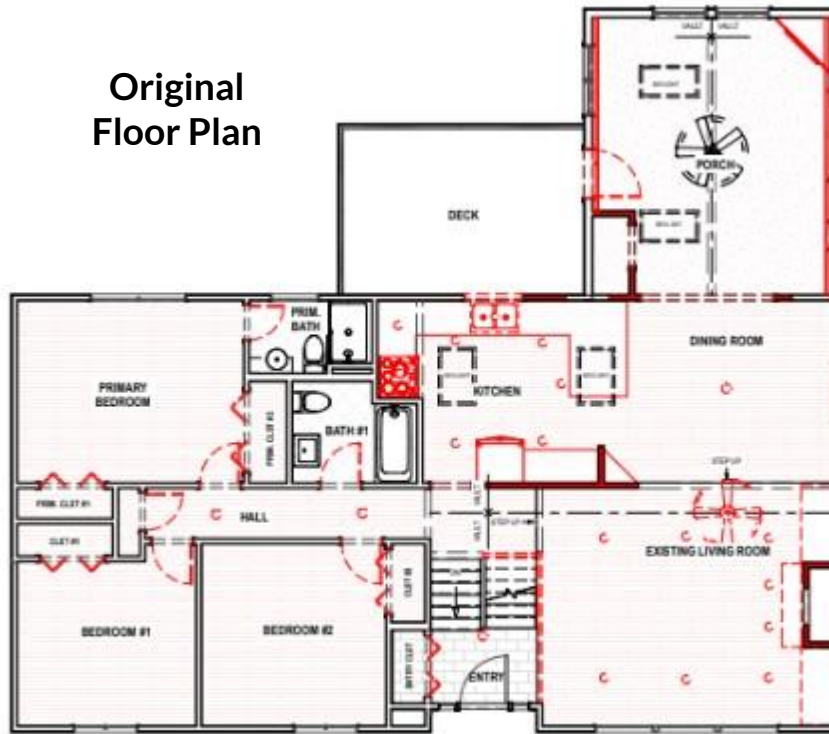
Before - looking from porch towards dining room and family room

Wishlist: Conversation Zones

As a young family, our clients were even more defined in their floor plan wishes. They sought defined **conversation zones** that **encouraged face-to-face interaction** with their kids as well as guests.

Original: Main Level Floor Plans

Original
Floor Plan



MAIN LEVEL DEMO PLAN
3/16" = 1' 0"

Reconfiguring Based On Purpose & Wishlist

The original floor plan was scrutinized for window and door placement, flooring, traffic patterns, fireplace location, and lighting. Red lines show all the areas included in the demolition or changed areas to create the final layout.

Original floor plan setbacks:

- Various floor materials & heights
- Confined U-shaped kitchen
- Two non-working gas fireplaces

Concepts - From Dreams To Reality



Rendering Reveal

After initial concepts are presented and refined, we were ready to reveal what their new space will look like. Our renderings offer our clients a “test run” to show what their space could look like for conversation zones, windows, and storage. They are excited that our design + build has been able to deliver on their wishlist that others were unwilling to tackle.

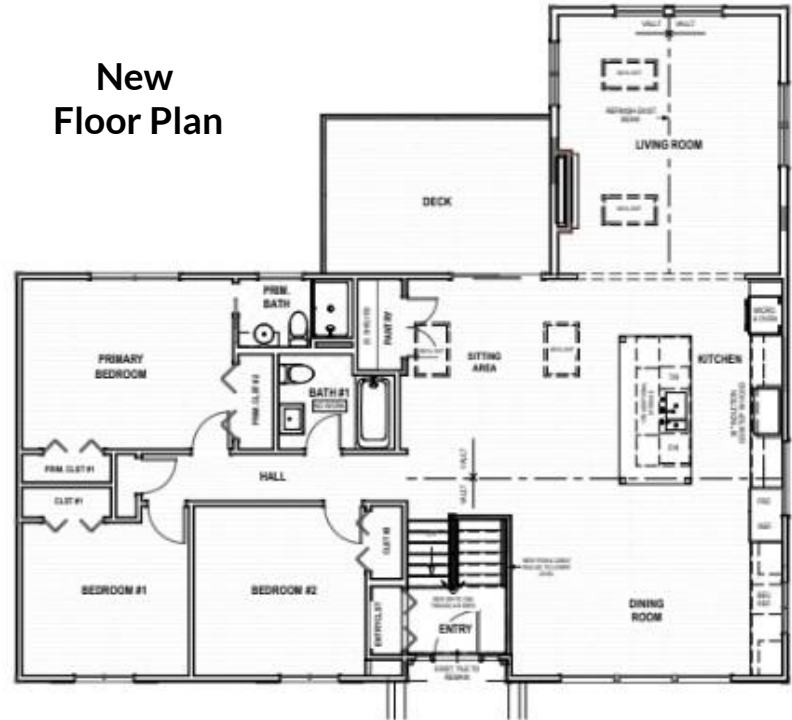
Remodel: Main Level Floor Plans

Wishlist Accomplished

Remodeled space highlights :

- Open & connected kitchen
- Casual entertaining focus
- Thoughtful window & door locations
- Optimized & concealed storage
- Cozy & welcoming selections
- Engaging areas

New Floor Plan



MAIN LEVEL REMODEL PLAN
3/16" = 1' 0"

Solution - Open & Connected Kitchen



Open & Connected

- One-level living space
- Large island with seating
- Bright crossover lighting
- Ready for entertaining!



Before

Solution - Entertaining Masterpiece

Casually Inviting

- Cohesive, yet defined zones
- Seating options - family & guest dining
- One-level floor for smooth traffic patterns
- Modern selections



Before

Solution - Bright & Airy



Filled with Light

- Removing walls
- Widening openings
- Changing windows and doors
- Moving fireplace
- Opening up staircase

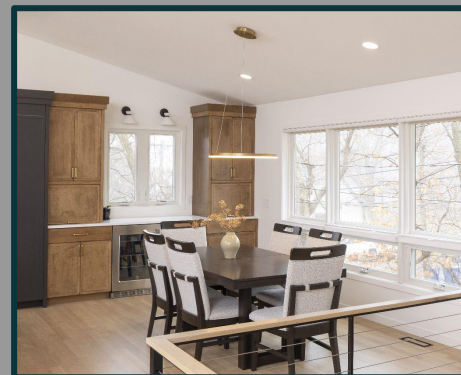


Before

Solution - Thoughtful Organization



Before



Hidden Storage Solutions

- Everyday pantry items in pullout
- Fresh vegetables and fruit in aerated drawers
- Small appliances like coffee maker in left buffet tower
- Office supplies including printer in right buffet tower
- Electronic charging drawer on island end (not pictured)
- Bulk pantry items in lounge area closet (see floor plan)
- Dual drawer for lids within pots & pans drawer (not pictured)

Solution - Cozy Welcome

Come On In & Relax

- Wide open view at top of stairs
- Reorienting the kitchen
- Clean, modern look
- Warm & inviting colors
- Pleasing hardware & lighting



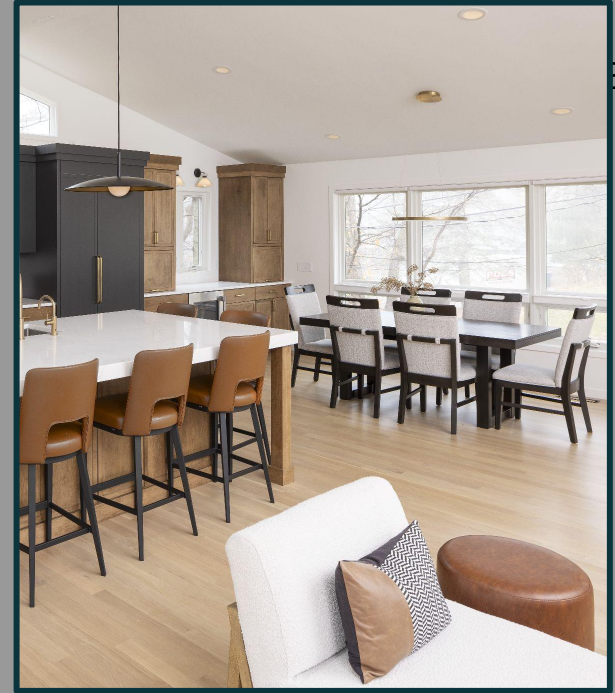
Before



Solution - Conversation Zones

Slow Down, Put Electronics Aside, & Engage

- Focus on face-to-face interactions
- Two-sided seating for island
- Multiple dining and sitting area options
- New fireplace location (2 fireplaces to 1)





Possible With Joist & Foundation Changes

LOWER LEVEL DEMO PLAN

3/16" = 1' 0"

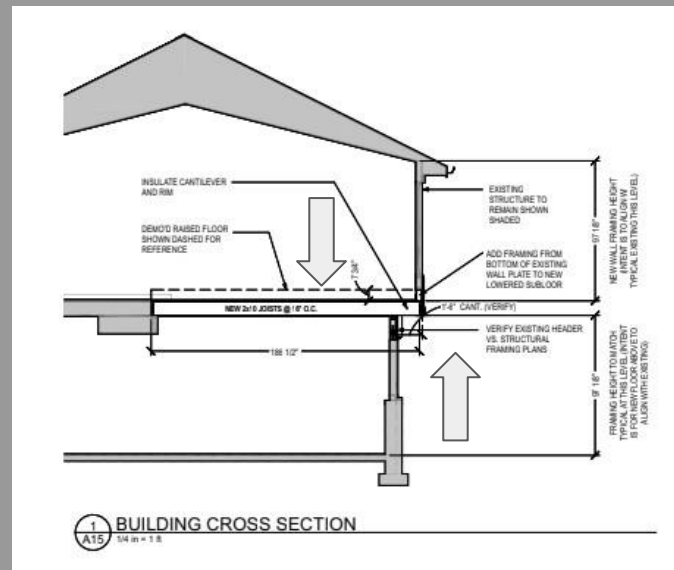
The plan shows the following rooms and features:

- GARAGE**: Located at the top left.
- CLOSET #3**: Adjacent to the garage.
- BEDROOM #3**: Located below the closet.
- CRAFT ROOM**: Adjacent to Bedroom #3.
- HALL**: Central hallway connecting rooms.
- LL BATH**: Lower level bathroom.
- LNDY / MECH. ROOM**: Laundry/Mechanical room.
- REC. ROOM**: Recreation room, outlined in red, indicating it is to be demolished.
- STAIRS**: Multiple stairwells are shown throughout the plan.

Demolition Notes:

- REMOVE EXTERIOR THICK SLAB OF GUEST ROOM AS NECESSARY FOR REINFORCED CONCRETE FLOOR JOISTS @ THIS LEVEL
- REMOVE EXTERIOR WALLS (BRICK) AND INTERIOR WALLS (GROUPEL) OF REC. ROOM
- REMOVE DOWN WALLS, FINISHING AND INSULATION FOR CORRIDOR JOISTS
- CUT DOWN WALLS FROM TOP OF UPPER LEVEL TO REMAIN FLOOR JOIST
- APPROXIMATELY SHOWING EXTERIOR WALLS OF UPPER LEVEL TO REMAIN FLOOR JOIST

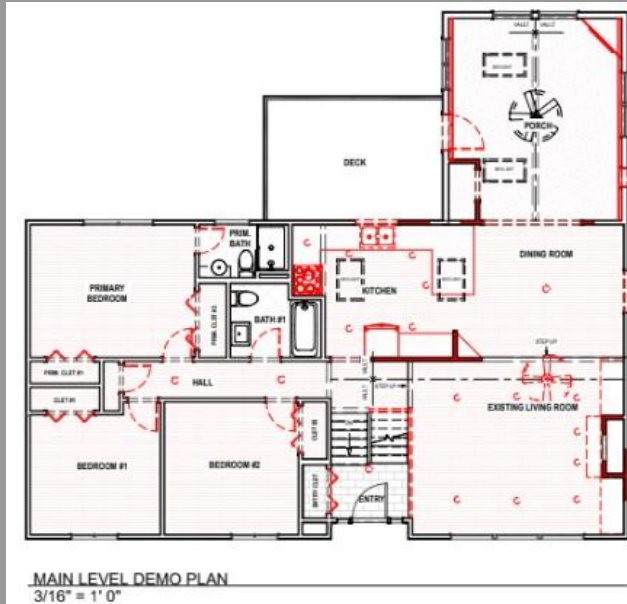
A north arrow points towards the bottom right of the plan.



Challenges - Window, Door, Fireplace & Mechanical Shifts

Behind-The-Scene Changes

- Taking out 2 gas fireplaces, installing an electric fireplace in a new location
- Shifting the patio door from the porch to around the corner in the new sitting area
- Removing octagon porch window & dining room one, adding new angle window in peak & buffet one
- Rerouting mechanicals to new locations within vaulted ceiling and basement restrictions



Aesthetics & Craftsmanship - Modern With A Side of Cozy



Craftsmanship & Warmth

- Custom two-tone cabinets to fit the scale
- Perfect window for the ceiling peak
- Modern lines in hardware, lights
- Warmth in cabinet colors, oak flooring
- Full quartz backsplash
- Large island with 2-sided seating, column corners, double edge thickness
- Champagne bronze fixtures
- Aesthetically appealing
- Thoughtful storage on 3 sides of island

Client Satisfaction: Homeowner Quote

"Our home was built in 1971. Despite updates made before taking occupancy in 2006, the wear was showing and the home I'd been proud of for so long I now felt rather embarrassed by in 2021. Over the seven or so years we spent dreaming and mulling over updates, we also explored moving to another home altogether.

"But the piece de resistance, the step-up living room floor. It was always the most difficult factor to work around when trying to envision and create 'a real update'. Our project consultant, on that first visit, took that factor out entirely. He saw what it could be. We could see it. Everything that needled us for so long, gone. And we were smitten.

"We absolutely love the openness, the natural light, the large island, our color & material scheme. All the details - charging drawer, pull-out printer cabinet, hidden lid drawer inside the bigger pot/pan drawer, under-the-counter paper towel holder, the produce drawers, the under-cabinet lighting, the list goes on - all of them are icing on the cake to what already feels luxurious.

"I was afraid 4 seating areas so close together would feel cluttered, or that we wouldn't use them all and have wasted space. For nought. Each area has a completely different feel and is used accordingly. We wanted modern, cozy, and cohesive - and we got it."



