



The Silver Lining

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

The Problems

What started as a young kid's playful decision to overfill an upstairs bathroom sink quickly evolved into a dramatic flood through the kitchen ceiling. This upper-level mishap provided the ultimate silver lining: a brilliant opportunity to gut a closed-off, dysfunctional layout and completely reimagine the home's entire main floor. The home's original layout was choppy, quartered, and frustratingly closed off. The kitchen was isolated from the rest of the house, trapping the family in wasted space that failed to support their daily flow.



Before: Closed off and dysfunctional kitchen, and second living room space with small walkways.

Before: Second living room.

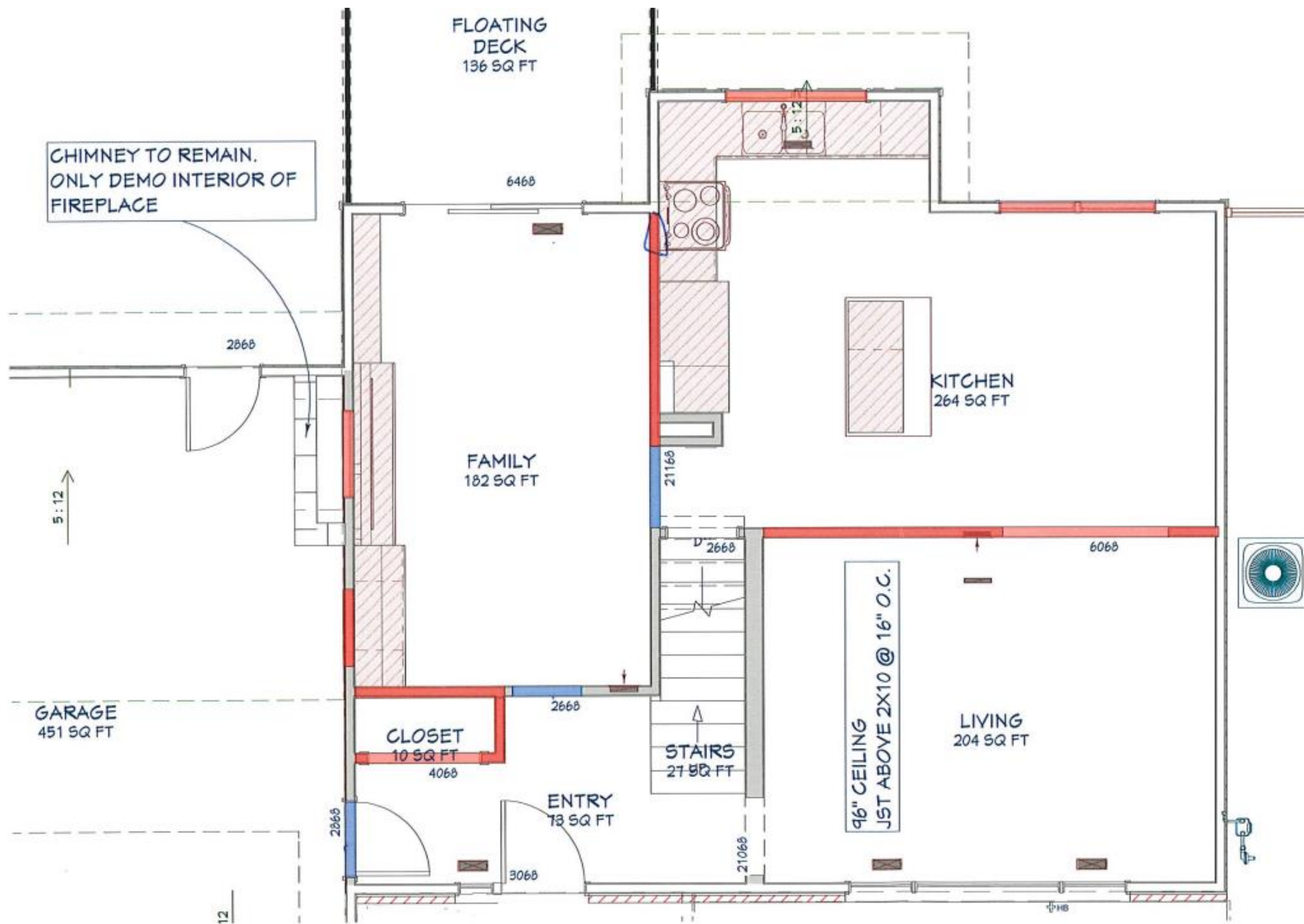
Scope Of Work

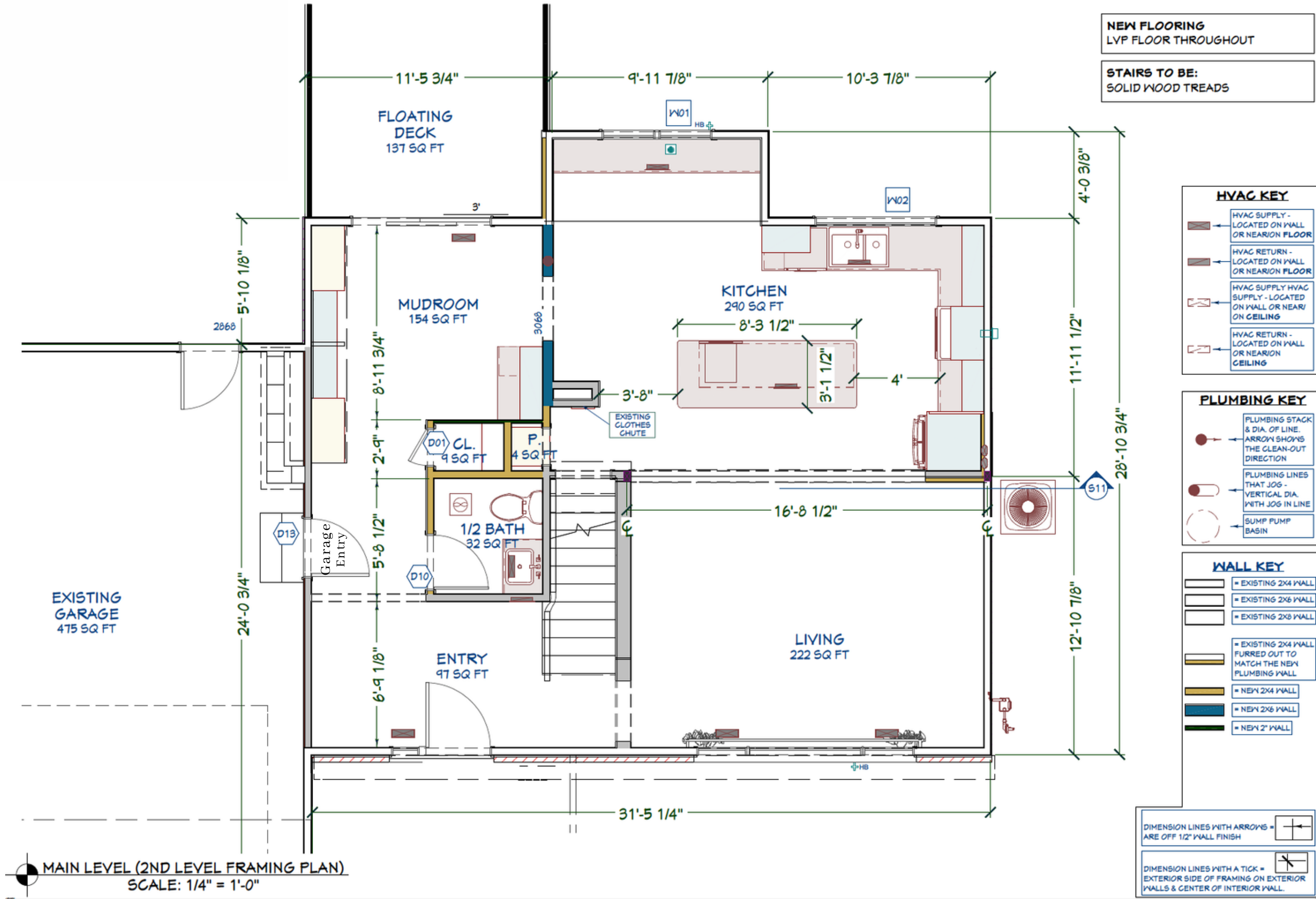
- Opening up the main floor and reimagining the kitchen.
- A layout made for togetherness.
- The ultimate multi-tasking hub.
- Smart mudroom reconfiguration.
- Creating an elegant powder bathroom.
- Cohesive finishes throughout.



Existing Plan

Main Level





Main Level

Proposed Plan



Before: Entryway.

6 Client Goals

- Creating a more open and welcoming living environment that improves the connection between the kitchen and surrounding main-floor spaces.
- Design an intuitive layout that brings people together, supporting both everyday family life and hosting.
- Develop a versatile central workspace that accomodates cooking, dining, gathering, homework, and other daily activities while keeping the existing laundry shoot where it was.
- Improve the home's entry experience from the front door and garage with organized storage and practical solutiongs.
- Create a main floor powder bathroom that didn't exist.
- Establish a consistent design throughout the renovated areas using complementary but durable materials, colors, and fixtures.

1st Challenge

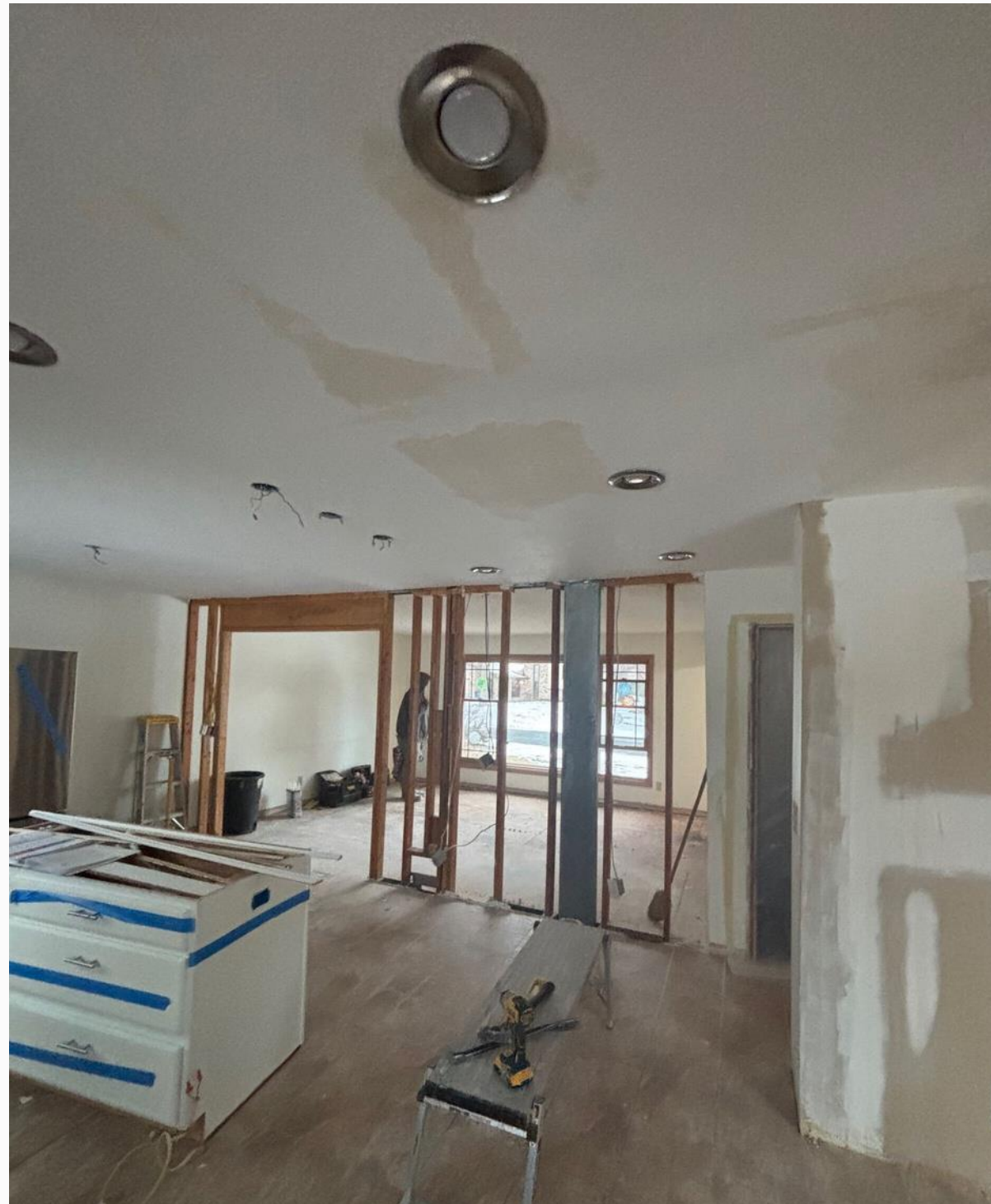
A load bearing wall had to come down between the kitchen and main living room to create the open concept living spaces.

Before: Kitchen area with the separation into the main living room.

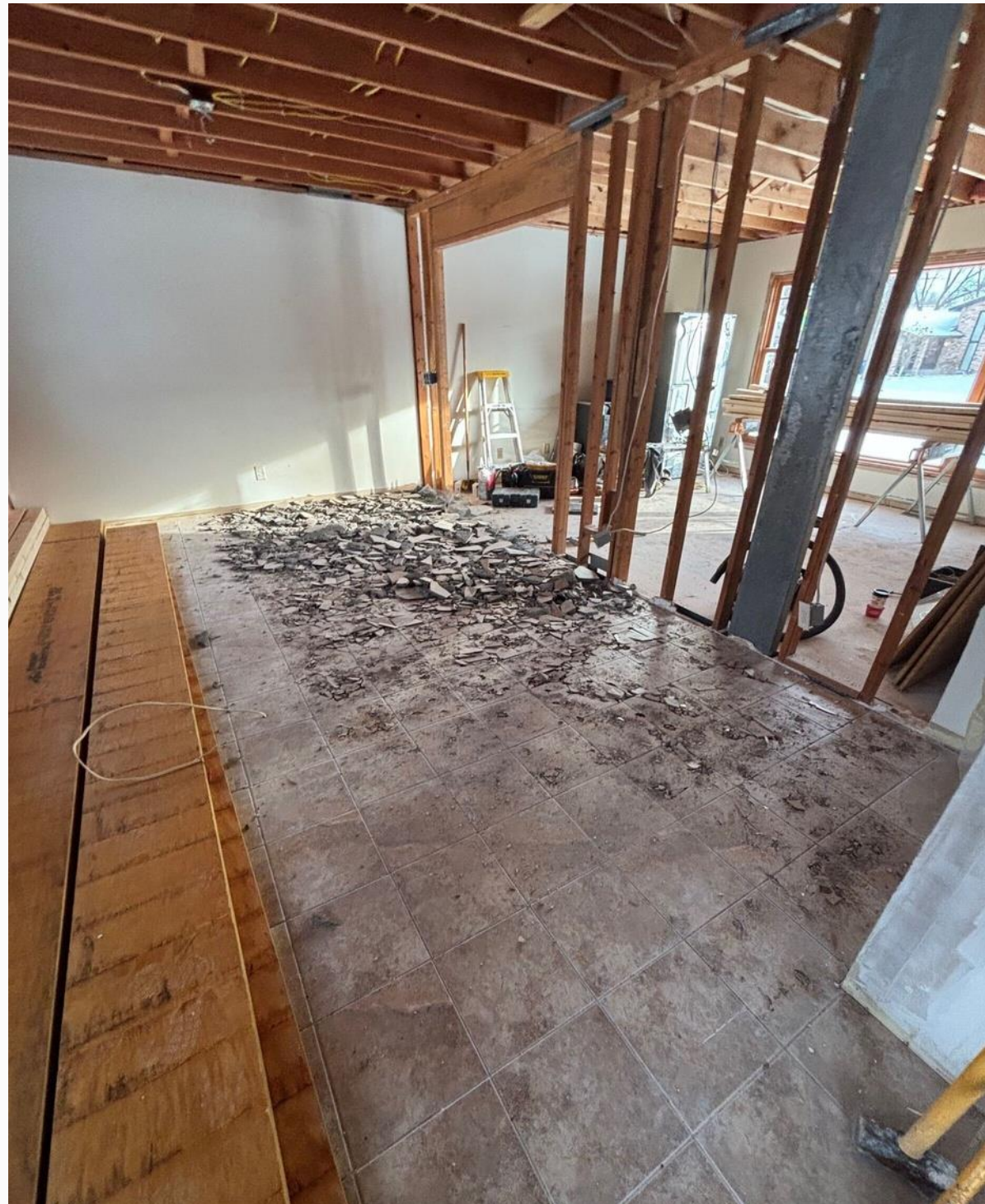


1st Challenge - During Construction

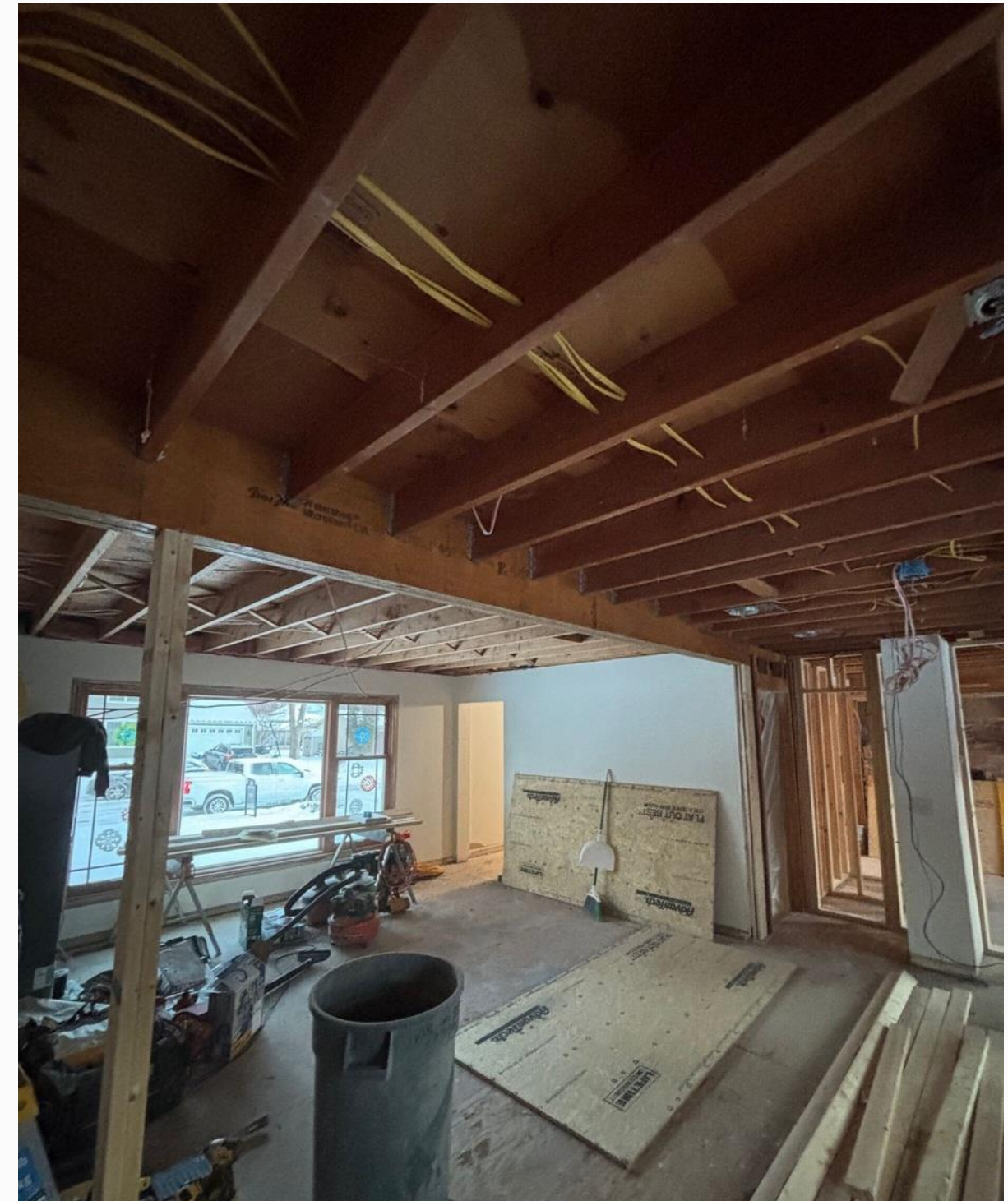
The open-concept floor plan required removing a key wall and installing a new structural beam. The wall also contained complex HVAC runs serving rooms at both the front and rear of the home, making relocation especially challenging. After evaluating multiple routing options, the team developed a carefully coordinated solution that preserved comfort throughout the home, especially in areas already lacking heating and cooling, while accommodating the new beam and open layout.



Beginning of demo.



Before beam installation.



New beam installed to support the new open concept layout.



After: Open concept kitchen and living room.

1st Client Goal Achieved

Removing the load barring wall and wrapping it with wood helped creating a more open and welcoming living environment that improves the connection between the kitchen and surrounding main-floor spaces.

2nd Challenge

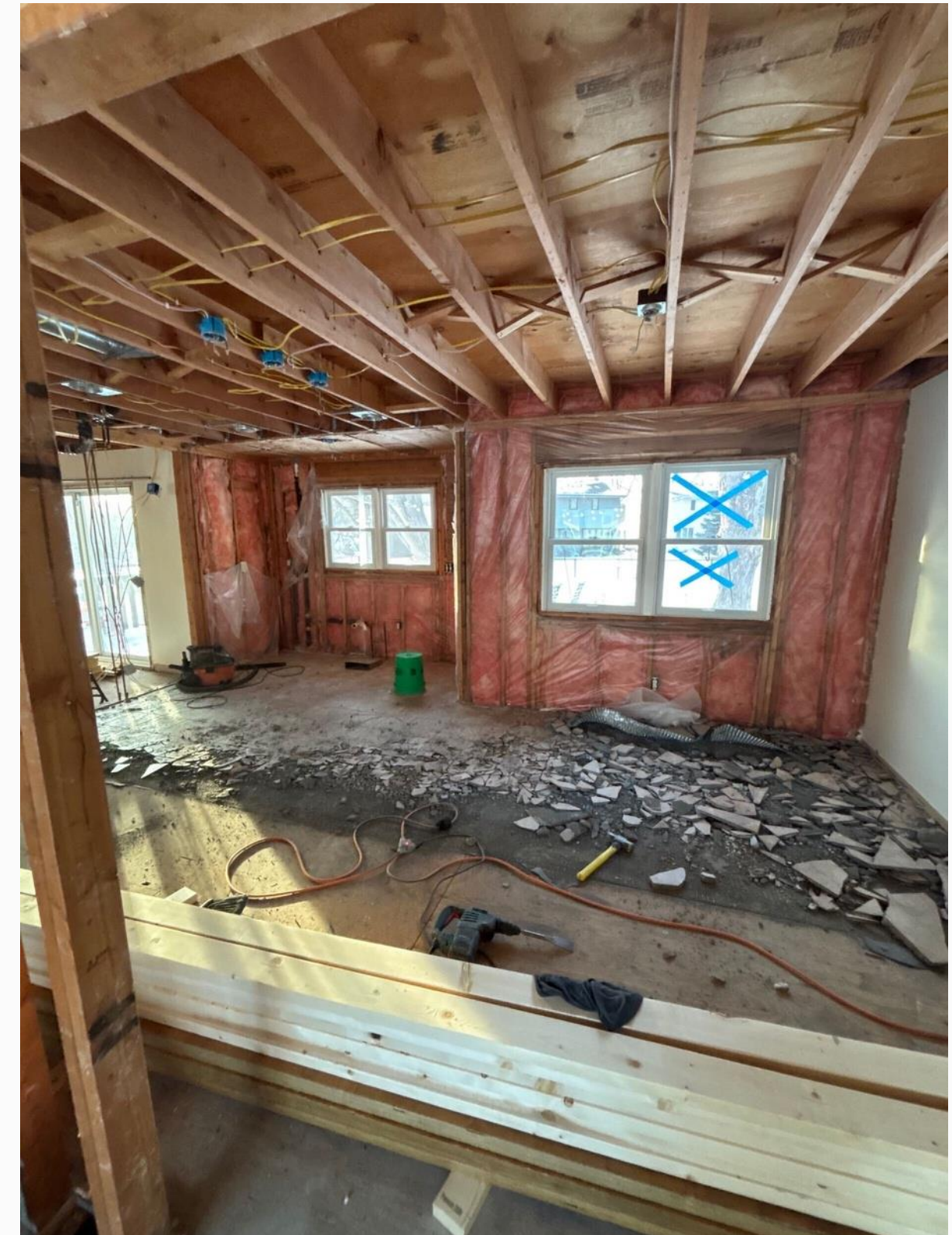
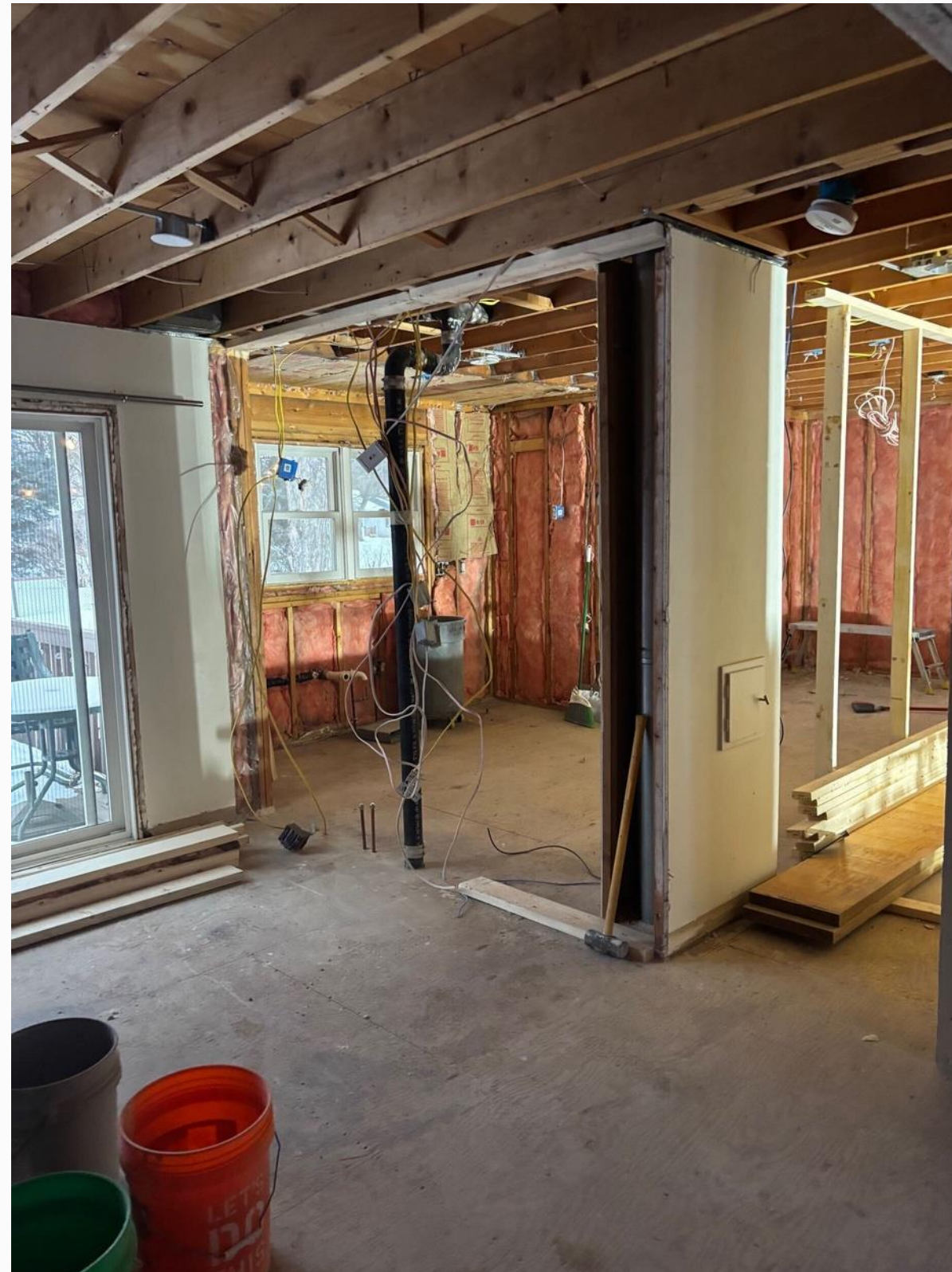
With the wishlist of an open concept, swapping the dining room and kitchen needed to happen to create the intuitive layout to support this busy families everything life.

Before: Kitchen



2nd Challenge - During Construction

Swapping the kitchen and dining room required extensive plumbing modifications to support the new layout. Existing kitchen lines had to be rerouted from the bump-out to the new sink location without interfering with the expansive window above, while plumbing serving the second-floor bathroom where the flood originally happend, also required careful adjustments. Access through the unfinished basement helped the team execute a precise solution that preserved the design intent and made the reimagined layout possible.



2nd Client Goal Achieved

Design an intuitive layout that brings people together, supporting both everyday family life and hosting. Allowing plenty of spaces to sit and continued conversations while cooking and entertaining.



After: Now an open concept kitchen, dining room, and main living space.



3rd Challenge

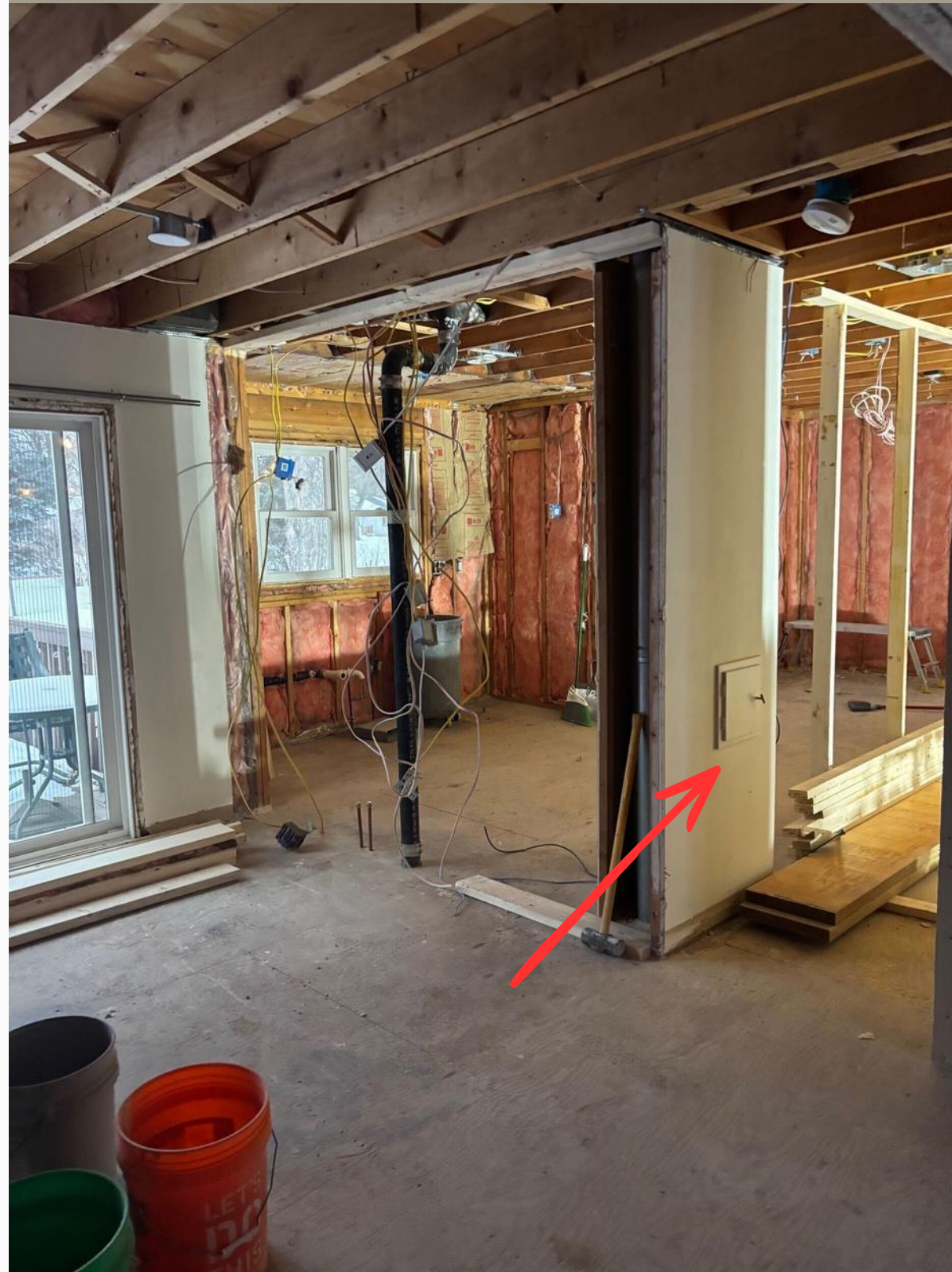
Creating a lifelong layout that offered versatile central workspaces that made sense and could sustain their growing family without having to worry if they made the right orientation decisions for the next 30 years.

Before: Living room to right of entryway, leading into the kitchen.

3rd Challenge - During Construction

Creating a future-ready kitchen required careful planning to balance versatile workspace, comfortable seating, and the family's daily routines for now and in the future. The island's proximity to the existing laundry chute, which was required by the homeowners to stay, presented a unique layout challenge, as the design needed to accommodate seating for at least four at the island without limiting access or foot traffic.

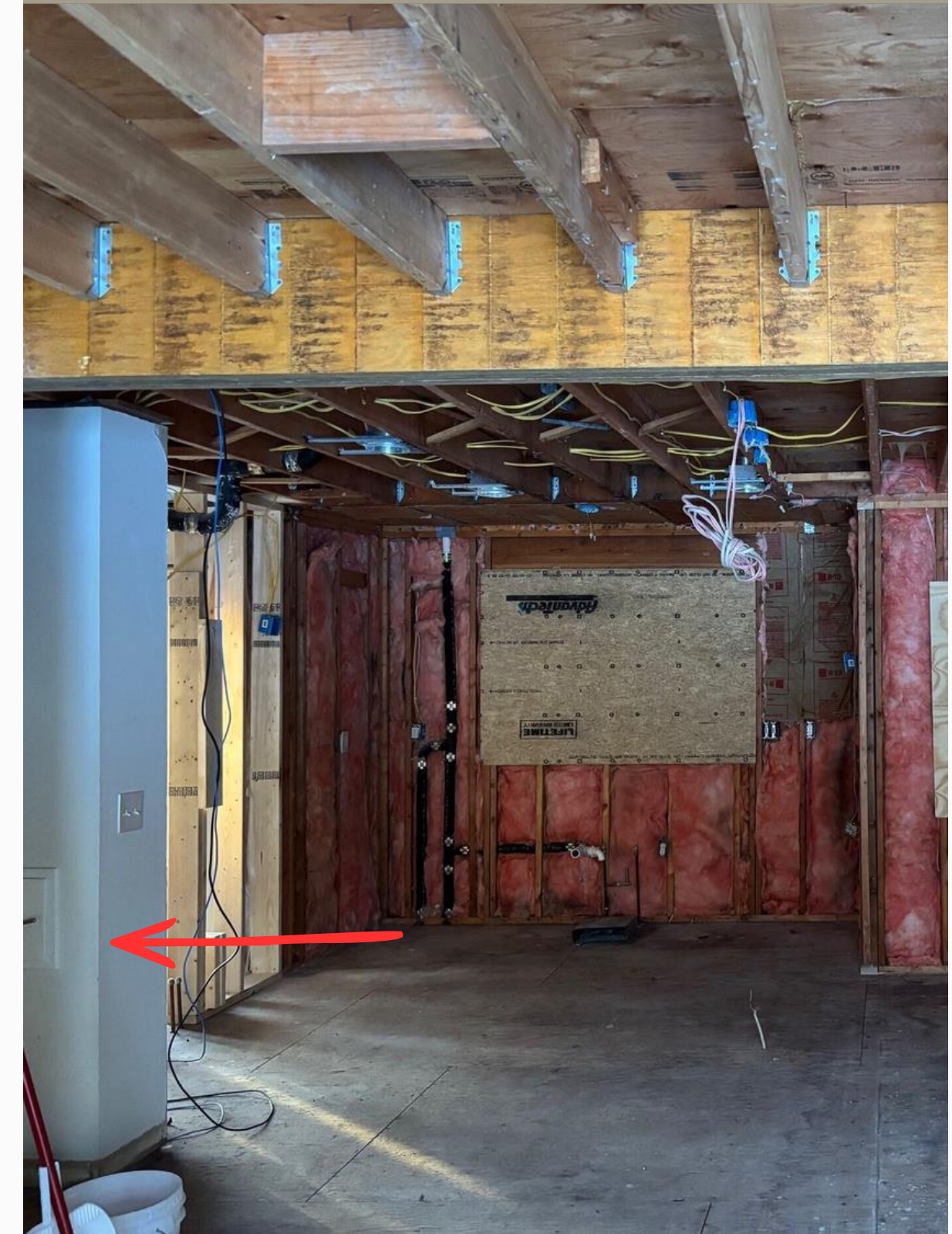
Beginning of demo



Just before beam installation



New beam installed to support the new open concept layout



After: Open concept kitchen and dining room.

3rd Client Goal Achieved

Develop a versatile central workspace that accomodates cooking, dining, gathering, homework, and other daily activities.





3rd Client Goal Achieved

Swapping the dining room and kitchen allowed for more cabinetry and a designated island with seating. Perfect for a homework station or holiday cooking buffet.

After: Kitchen



3rd Client Goal Achieved

Intentional storage solutions transformed the kitchen into a versatile everyday hub, improving workflow and simplifying cleanup. Dedicated storage for small appliances, paper towels, pots and pans, along with a convenient appliance garage, keeps essentials organized, accessible, and neatly concealed.



After: Kitchen

Before: Second living room space off of the kitchen that wasn't needed.

4th Challenge

The home lacked a dedicated drop zone with adequate storage for humans and pets. Because the front entrance and garage entry were located next to each other, shoes, backpacks, and everyday essentials accumulated in the same area, creating a cluttered and inefficient transition into the home.



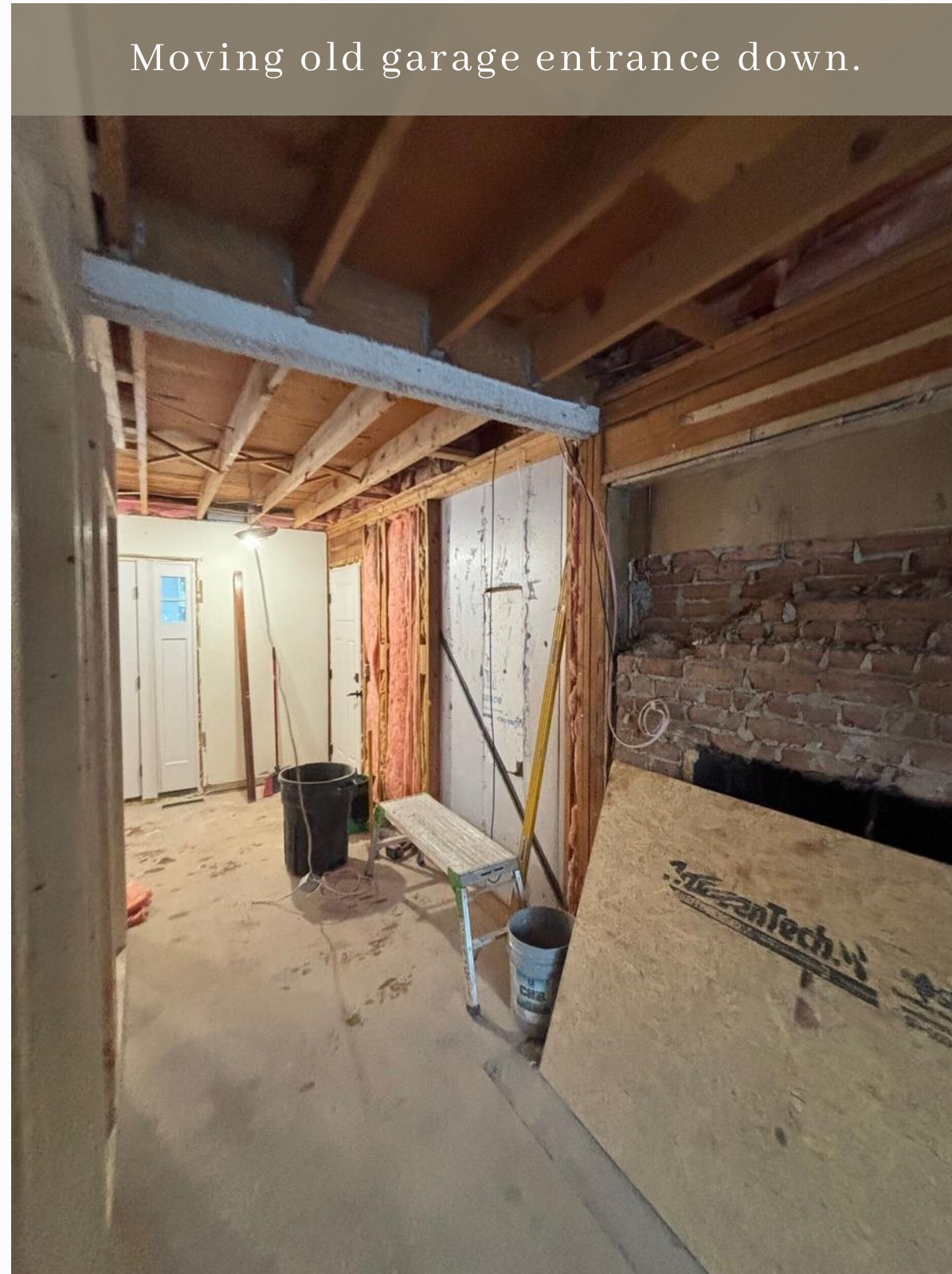
4th Challenge - During Construction

Removing the existing main-level fireplace required careful planning to preserve the chimney structure. Because the original chimney could no longer serve the lower-level fireplace, that unit was converted to electric, maintaining the comfort and ambiance of a fireplace while supporting the new main-floor layout. Which for this section was all about storage solutions.

Beginning of demo.



Moving old garage entrance down.



Without the fireplace a whole wall of storage opportunities opened up.



4th Client Goal Achieved

Improve the home's entry experience from the front door and garage with organized storage and creating practical solutions for kids and adults. The garage entrance was moved down 8 feet to create it's own dedicated zone. Creating closet and open storage solutions allows for easy grab and go items and closed storage for seasonal essentials.

After: Garage entrance mudroom.



4th Challenge

The existing pet station lacked dedicated storage, leaving food, supplies, and other essentials cluttered on the floor. Without an integrated space for the kennel, the area felt disorganized and did not provide the family's dogs with a designated place of their own.

Before: The designated corner for the family dog.





After: Mudroom and
dedicated dog station.

4th Client Goal Achieved

The reconfigured mudroom gives the dog a dedicated area of their own, complete with a built-in kennel space and convenient food storage bin. A combination of open and closed storage keeps everyday essentials accessible while concealing clutter, creating a more organized and functional entry.

Before: Entrances for the
garage and foyer.

5th Challenge

The main level lacked a powder bathroom, creating an inconvenience for both homeowners and guests while entertaining. The challenge was to incorporate a new powder room near the entry without compromising the flow, function, or refined appearance of the surrounding spaces.

Garage Entrance



5th Challenge - During Construction

Creating a powder bathroom where none previously existed required routing new plumbing and electrical systems above a finished portion of the basement, limiting access from below. Its central location also made exhaust ventilation especially challenging. The team developed a concealed route through a second-floor closet and rebuilt the closet system around the new ductwork, allowing the fan to vent properly through the roof without sacrificing function.

Removing the old coat closet allowed for a new walkway and extra space for the new powder room.



Framing in the new bathroom and extra closet storage.



Easy access to the new bathroom from the front entry and garage.





After: New powder bathroom.

5th Client Goal Achieved

A new powder bathroom was thoughtfully incorporated into the main level, improving convenience for both the homeowners and their guests. Delicate patterned wallpaper, warm brass accents, an arched mirror, and a furniture-style vanity create a sophisticated and memorable space that complements the home's refined design.





6th Challenge

The existing main level featured a mix of flooring, finishes, and design elements that made the adjoining spaces feel visually disconnected. The challenge was to establish a cohesive design throughout the renovated areas while selecting complementary, durable materials that could withstand the demands of everyday family life.

Before: Entryway.

New powder bathroom behind this wall



6th Client Goal Achieved

A cohesive palette of warm wood tones, soft neutrals, black metal, and brass accents now connects the entryway to the adjoining renovated spaces. Durable flooring, a hard-wearing stair runner, and timeless architectural finishes were selected to withstand the demands of an active household while maintaining their beauty for years to come. The result is a unified design that balances long-term performance with a refined, welcoming aesthetic.

