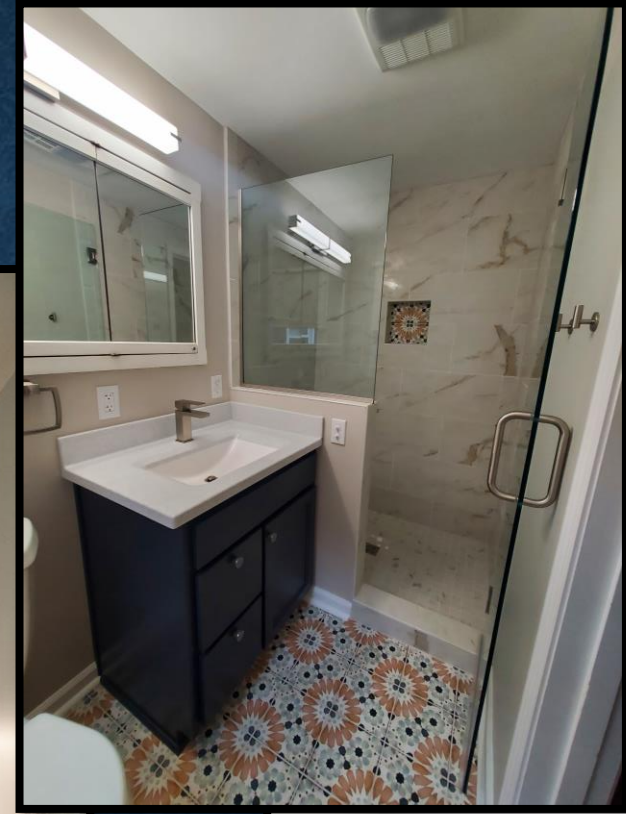


# RESIDENTIAL INTERIOR

Under \$100,000





# OVERVIEW

Our clients primary objectives in this major remodel were to create a large welcoming kitchen that she could entertain in, relocate her washer and dryer to a location that wasn't "on display", and to update her existing master bathroom to best reflect her style and taste. While this client does live alone, they love to entertain family and friends as much as their free time allows.

Because entertaining involves cooking, serving, and mixing cocktails this new kitchen space needed to expand to accommodate adequate counter space, bar space, and comfortable traffic flow. Additional storage was desperately needed as well as an area for watching TV and additional flexible seating. This 1950s ranch originally did not have a laundry on the first floor, the previous owners had added an addition to the back of the home where the washer and dryer were moved to. To accomplish our clients objectives it was decided to remove the load bearing wall between the existing laundry room and dining room and insert a structural beam. With the beam in place we were able to relocate the entirety of the kitchen, extend the wall between the bathroom and new kitchen space, and create our new laundry room location.



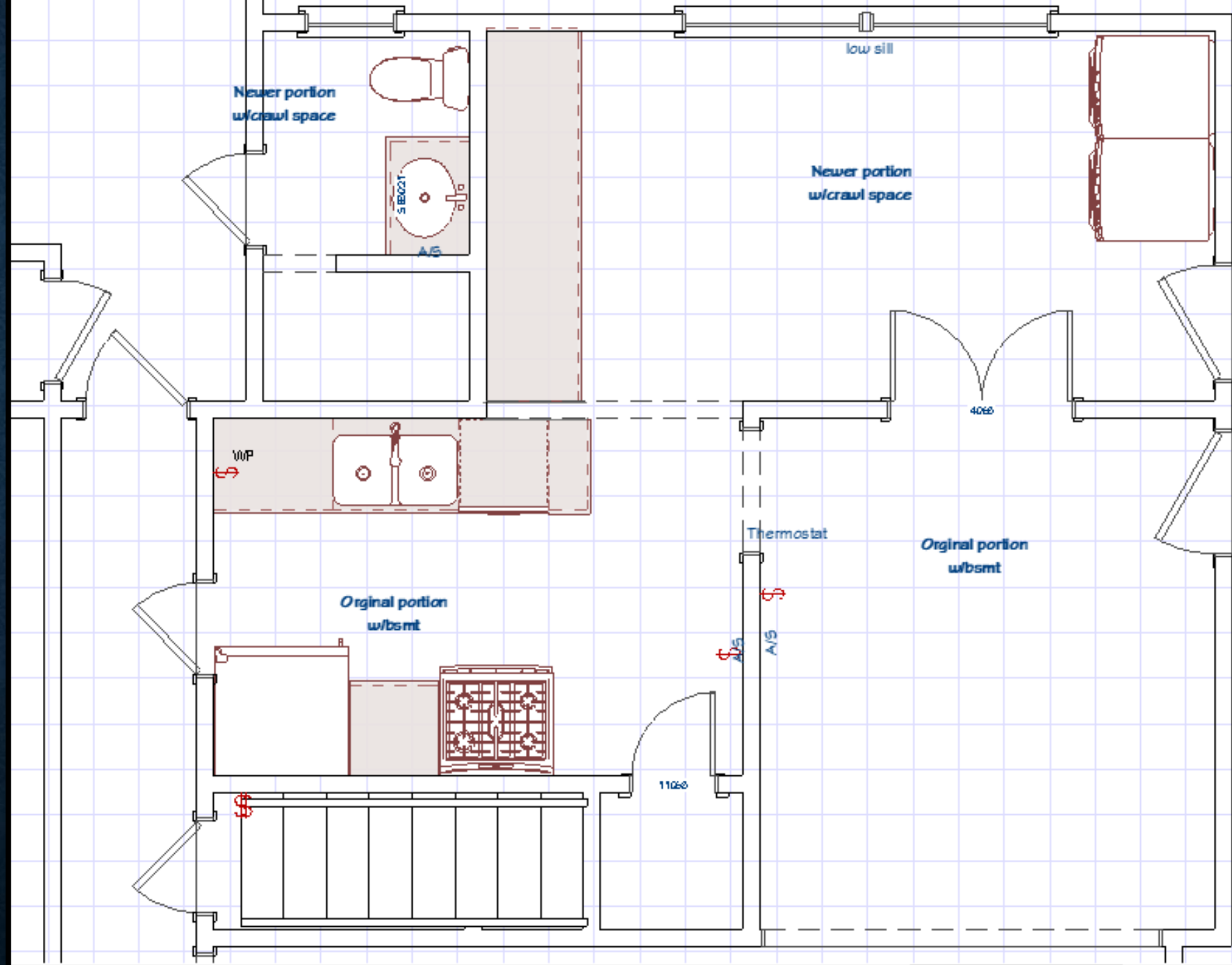
# NEW DESIGN PLAN

The new design plan included the following elements:

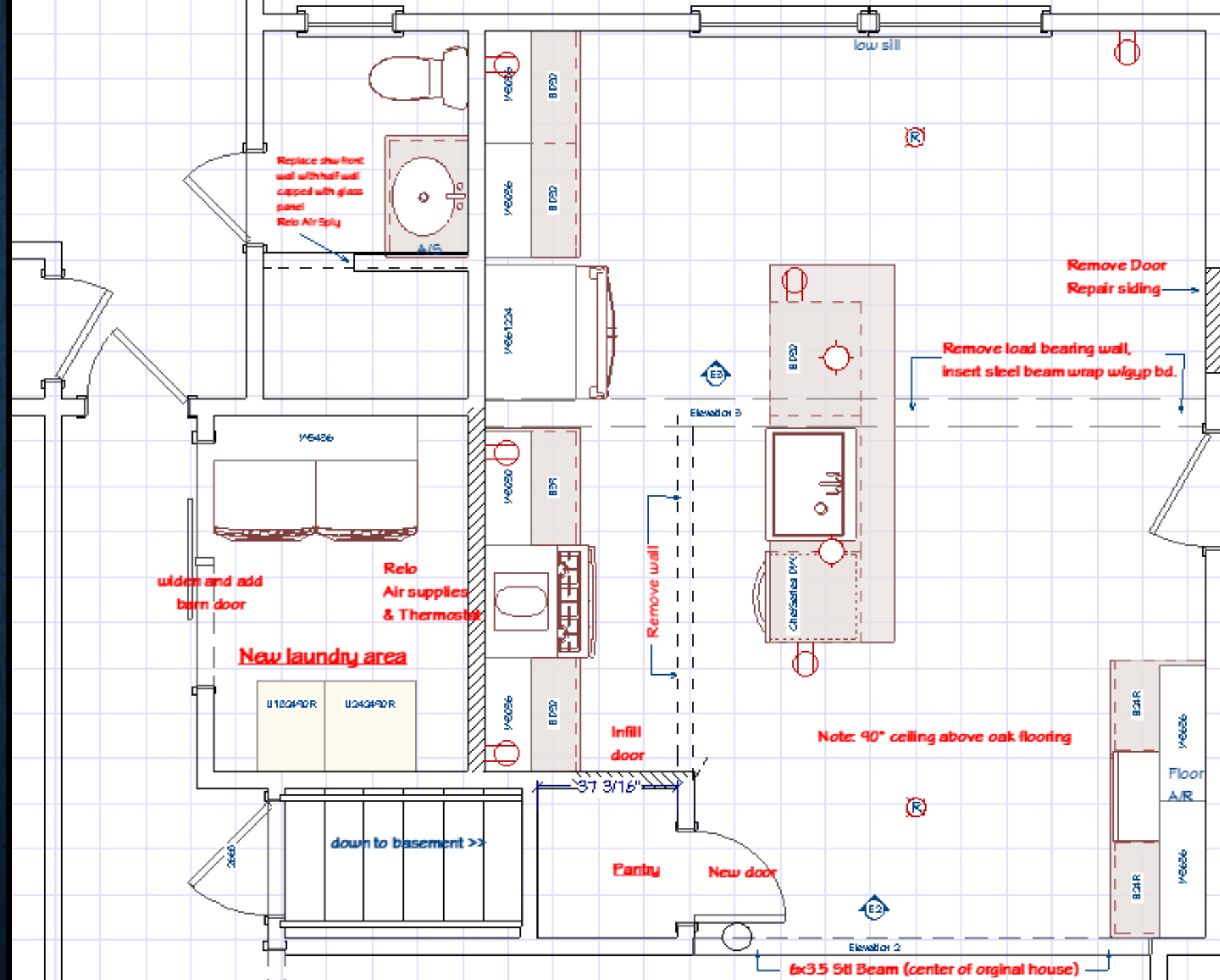
- Replacing load bearing wall with structural I beam
- Removal of wall between kitchen and dining room
- Infilling a patio door (two doors side by side both lead to the patio)
- Additional Lighting both task and ambient.
- Reconfiguration of the existing pantry space.
- All new cabinetry to the ceiling
- A large island that functioned as a seating and work area.
- Bar area that included a wine refrigerator
- Microwave space built into upper cabinetry
- TV in the kitchen space for hosting Super Bowl parties and their own personal enjoyment.
- Silver Cloud granite countertops, a combination of polished and leathered finishes
- Space for the existing bench built by her nephew
- Adding hardwood flooring to the kitchen and laundry room to match the rest of the home.
- Creating a laundry room with space for an ironing board and storage cabinetry
- Expanding an existing doorway into the laundry room
- Updating her master bathroom while keeping the same footprint
- Removal of shower wall to allow a frameless glass surround
- Relocation of vent in bathroom into vanity toe kick
- Addition of a exhaust fan/light/heater in the bathroom



# PREVIOUS FLOOR PLAN

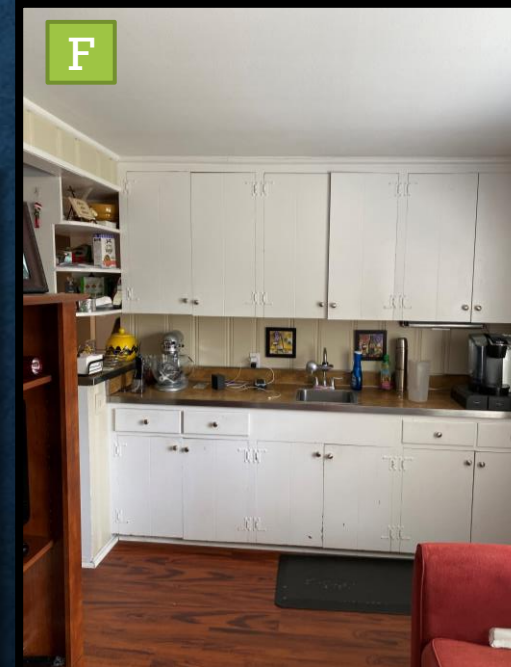
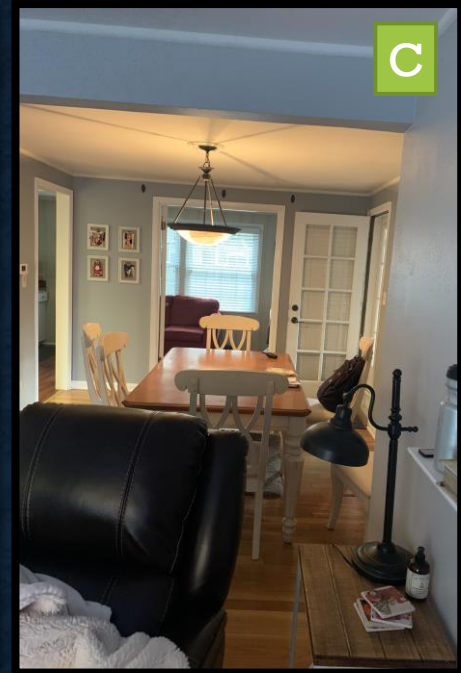
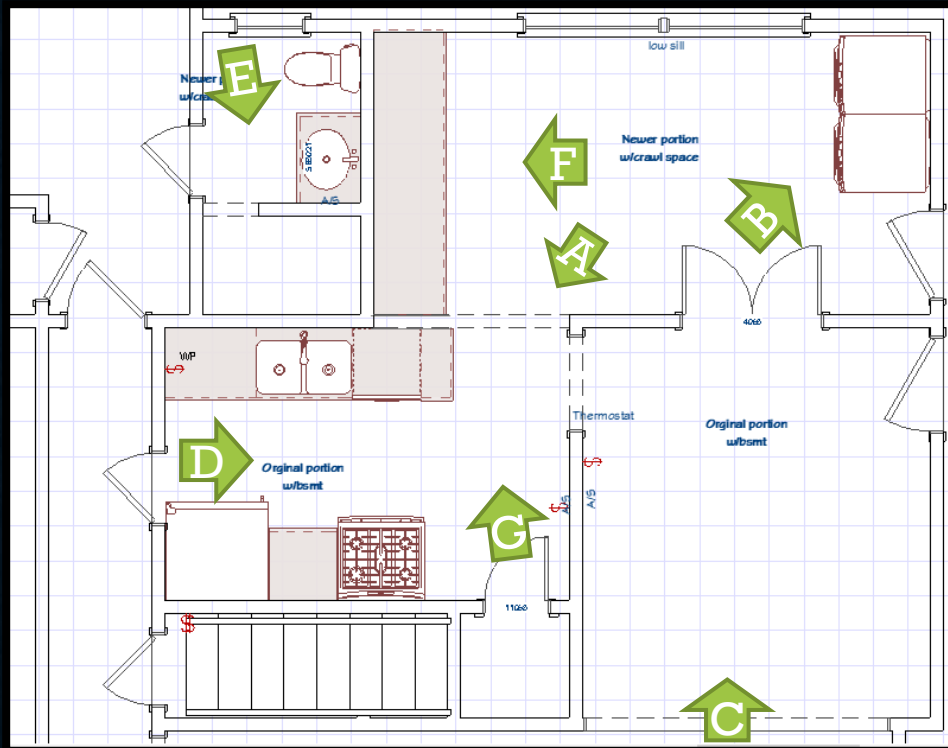


# NEW FLOOR PLAN





# LAYOUT BEFORE

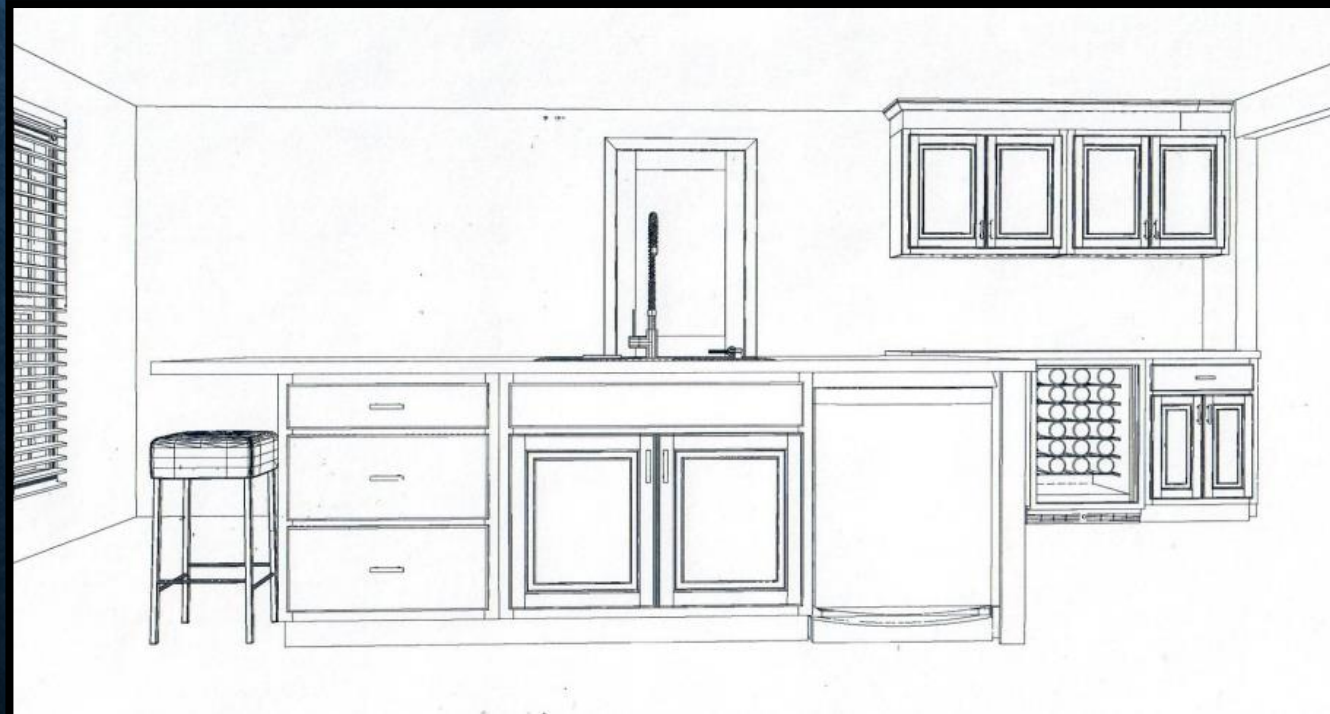
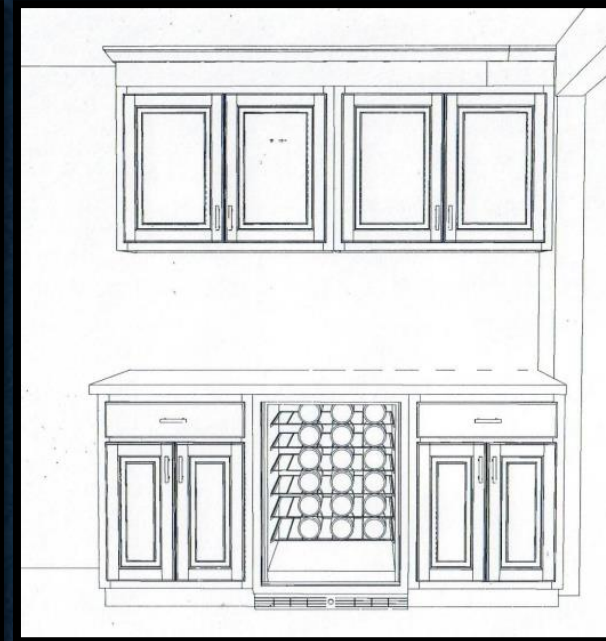
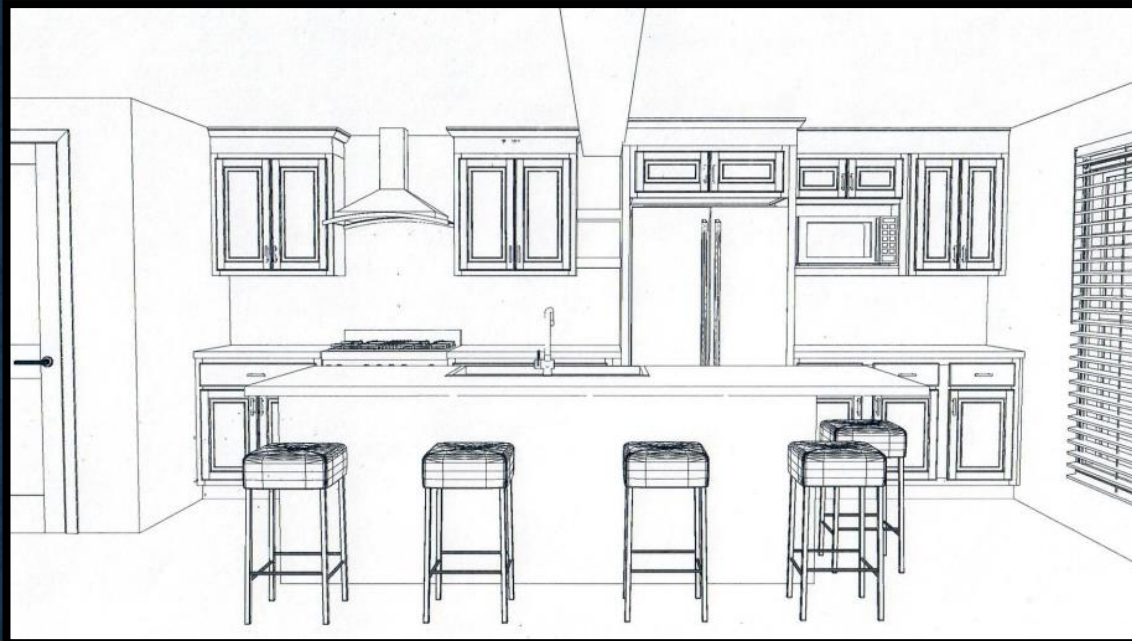








# NEW KITCHEN RENDERINGS









# KITCHEN DESIGN ELEMENTS

- Large 100" x 33" island with seating for 5 comfortably.
- The charcoal blue island and bar area are balanced by our full wall of white cabinetry and white trim and doors on surrounding walls.
- Structural beam added to allow expansion of kitchen space.
- Custom cabinetry with 2 piece crown to the ceiling
- Brushed nickel hardware, fixtures, and appliances.
- Brushed nickel glass rinser at sink
- TV on swivel arm in kitchen
- Bar area in kitchen this includes storage and a wine refrigerator.
- Microwave built into upper cabinetry to leave counter space open.
- Stainless steel Range hood, vented to exterior
- Decorative accent tile over range
- White 3x12 subway tile backsplash
- Contrasting Misty Grey Grout to highlight the subway pattern and accentuate the countertops.
- New hardwood flooring laced into the existing 1 ¼" planks, refinished to match the rest of the home.
- Polished silver cloud granite used as an accent on the island.
- Leathered silver cloud granite used on perimeter cabinetry tops.
- Dimmable accent pendent lighting over the island.
- Enlarged pantry space with shelving.













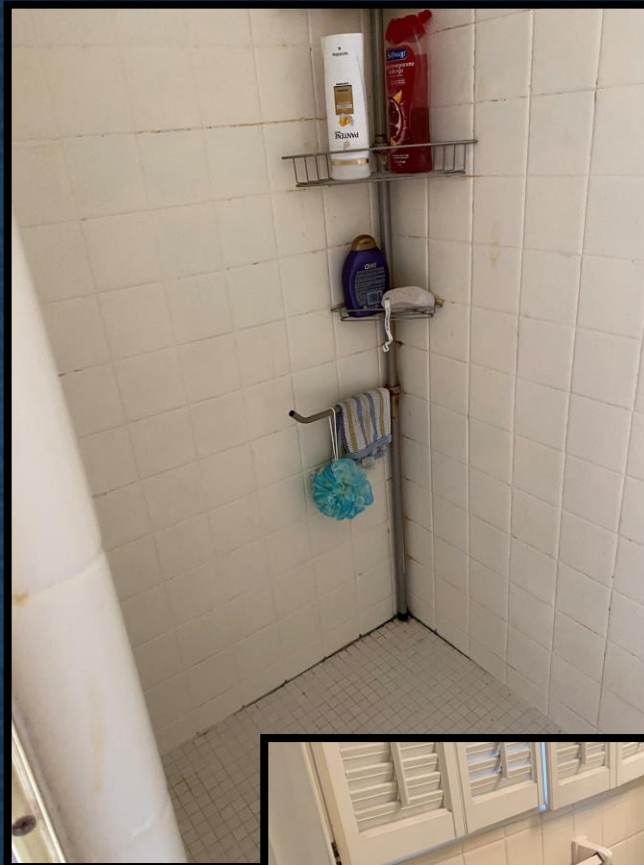
# MASTER BATHROOM DESIGN ELEMENTS

- Patterned floor tile
- Custom frameless shower surround
- Charcoal Blue vanity cabinet with improved storage.
- Brushed nickel and blue glass cabinet knobs
- Onyx vanity top in color Reflection
- Modern single hole sink faucet
- Sleek LED light bar above vanity
- Porcelain tile shower pan
- Marble pattern porcelain shower wall tile
- Accent tile in recessed shower nook
- Heatilator fan/light combo exhaust fan



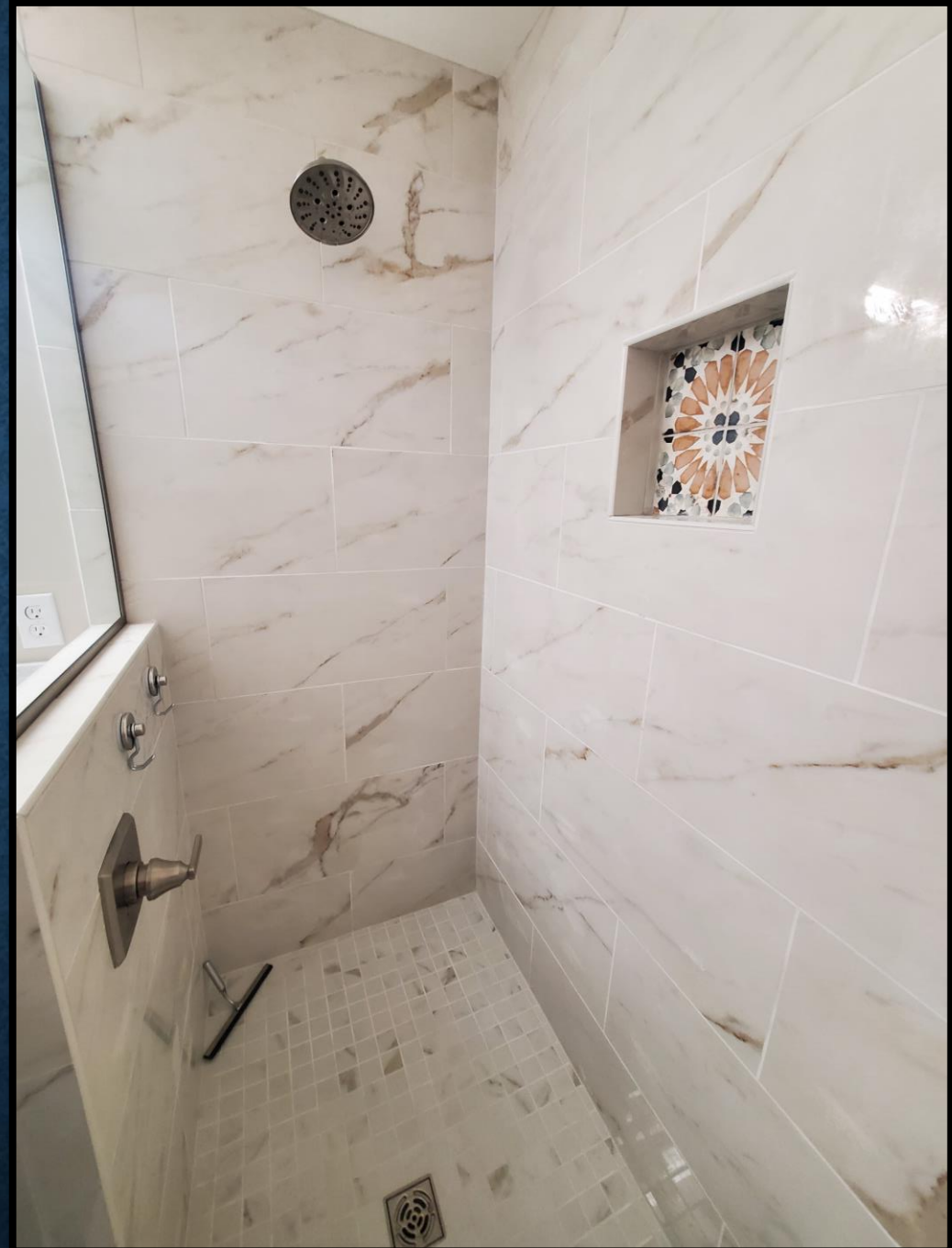


# BEFORE





# AFTER



# LAUNDRY ROOM DESIGN ELEMENTS

- Repurposed metal cabinetry, originally from the kitchen
- Outlet above cabinetry for iron, steamer, etc.
- Hardwood flooring to match rest of home
- Space for side by side washer and dryer
- LED can light overhead
- Easily accessible washer and dryer connections
- Calming blue wall color continued into hallway.
- Ample space for stand up ironing board





# CONSTRUCTION PROCESS

Once this space was the existing cabinetry was removed our first step was to replace the load bearing wall and replace it with a structural beam. Doing this allowed us to significantly expand our kitchen space from its original size. The beams location required a creative solution with our upper cabinet layout. It was decided the functionally and aesthetically that open shelving would be perfect for the space. An existing door way was widened and a wall was added in the previous kitchen space to create our laundry room. In removing these walls and changing the over all layout of the kitchen all electrical and plumbing was relocated within the space. Like many 1950s home, there were some surprises hidden within the walls and plumbing. In the demolition phase it was discovered that there was a large amount of wood rot beneath the bathroom window and that the main water line into the home had been leaking for sometime, creating a large pool of water in the craw space and damage to the subfloor. Once we shut off the water at the street we were able to repair the water line and replace the shut off valve. All rot was removed and was replaced/reinforced with new wood. Laminate was removed from the areas and new hardwood flooring was laced into the existing planks, unifying the spaces.







# CRAFTSMANSHIP

## Kitchen Features:

- This 100" long x 33" wide island includes a 30" large drawer base, a standard lower sink cabinet, dishwasher, and outlets at both ends.
- The undermount stainless steel sink area includes a brushed nickel Delta faucet and matching brushed nickel glass rinser.
- The over hang on two sides of the island will comfortably seat 5.
- To the right of the refrigerator is our microwave in the upper cabinetry, keeping counter space clear.
- The entire cabinet lay-out offers a variety of storage and the use of deep drawer storage.
- The wood specie is Maple with combination of white and charcoal blue painted finish.
- The construction is standard overlay with a transitional recessed door style.
- 30" upper cabinets with a 2 piece crown moulding on refrigerator wall.
- 36" upper cabinets with a 2 piece crown moulding on bar wall.
- All drawers are dovetailed construction with under-mount full extension with soft close mechanism.
- New hardwood flooring laced into the original 1 ¼" hardwoods
- TV mounted to wall on swivel arm.
- Dimmable can lighting in ceiling
- Dimmable pendant lighting over the island
- Undercabinet task lighting

## Laundry Room Features:

- Laundry room set away from main living area
- Ample space for side by side front loading washer and dryer
- The original metal kitchen cabinets were repurposed in this space for additional storage.
- Outlet located above cabinetry for use of steamer, iron, etc.
- New hardwood flooring laced into match the rest of the home.
- LED dimmable can light over head.

## Master Bathroom Features:

- Vanity Cabinet wood specie is Maple in charcoal blue painted finish.
- The construction is standard overlay with a transitional recessed door style and flat panel drawer fronts.
- All drawers are dovetailed construction with under-mount full extension with soft close mechanism.
- Existing HVAC vent was relocated from the wall, into the toe kick of our vanity cabinet.
- Shower controls located in half wall to allow setting temperature and letting the water warm without standing in the shower.
- Recessed storage nook in shower, replicating the floor tile.
- Exhaust fan/light/heater
- The existing medicine cabinet was kept by client request, hinge adjustments and the addition of knobs were made to improve function.
- Custom frameless glass shower door and panel







# END RESULT

In finishing this project our client was overjoyed with the transformation of the spaces. This had been a project that took a lot of preparation, research, time, and hard work to achieve all of our clients needs within the budget provided and it was extremely satisfying to see that come to fruition. They now has a lavish kitchen to host and entertain in, a laundry room that is both functional and out of site, and a master bath that reflects their personality.



