

2020 CotY Award

Category Name:

03-14 Residential Interior Over \$500,000

For office use only:

Entry #: _____

Qualified by: _____



Residential Interior Remodel

Project Description

The client expressed their desire to renovate the entire existing interior layout with the exception of the existing stairwell and some walls and ceiling surfaces. A defined circulation pattern was created throughout the entire house. Massive structural work was required to remove existing weight bearing walls and post in order to open up the first level floor plan. Rooms were redefined and incorporated with heated floor tiles, mechanical blinds, and lowered slab elevation to create functional spaces that served the client's needs.

Existing / Demo Plan

A

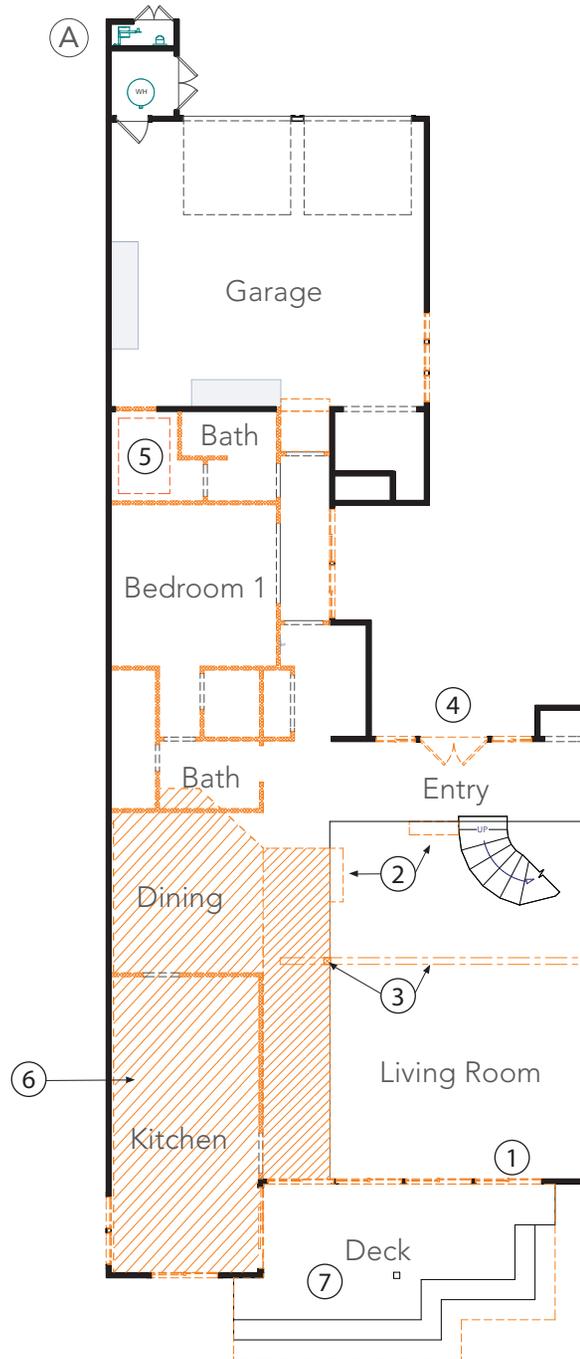
First Floor

1. Remove Windows
2. Remove Concrete Steps
3. Remove Existing Steel Post And Steel I-Beam
4. Remove Existing Doors
5. Remove Skylights And Trim
6. Remove Concrete Slab, Baserock, & 6" Of Soil
7. Remove Elevated Wood Deck

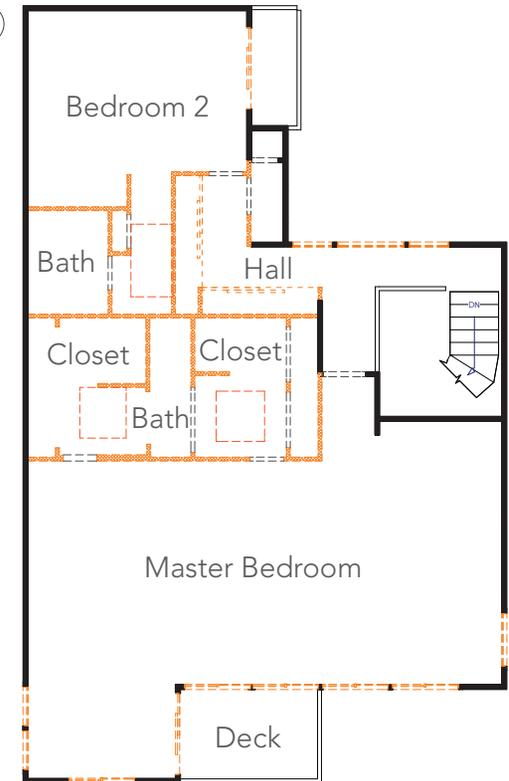
B

Second Floor

- Remove All Windows
- Remove All Existing Doors
- Remove 2 Skylights And Trim



B



Remove Wall

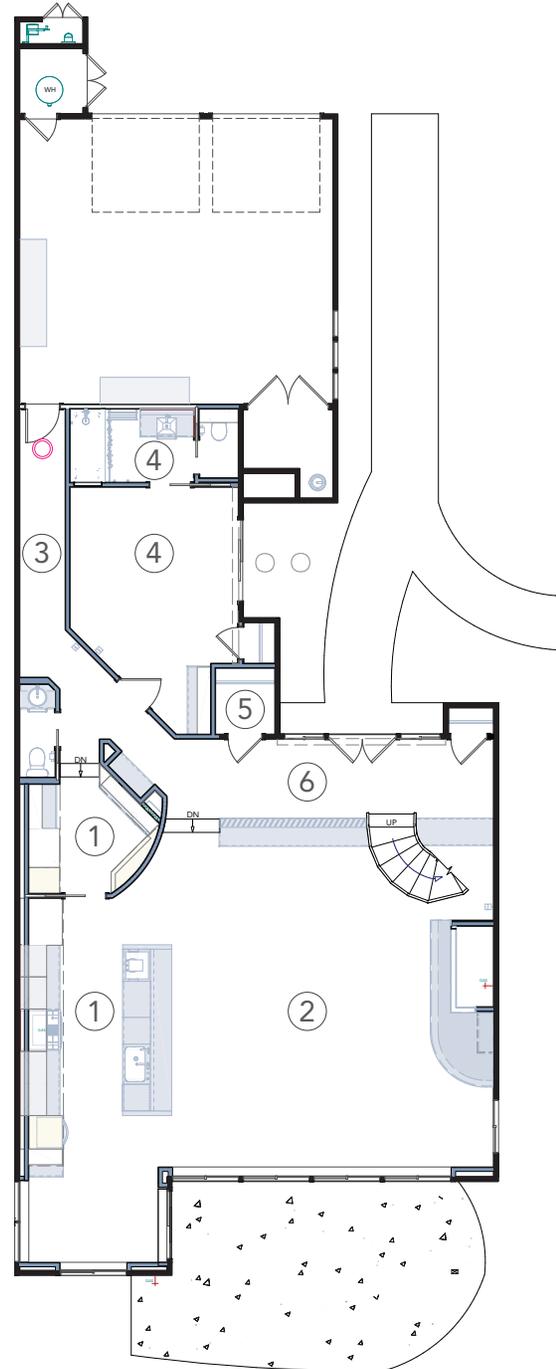
Existing Wall



New / 1st Floor

- 1 Kitchen / Pantry
New Windows & Doors / New Light Fixtures / New Cabinets, Countertops & Backsplash / New Appliances & Plumbing Fixtures / New Ceiling / New Tile Flooring / New HVAC Vent In Cabinet / New Solid Surface Counter / Paint Walls & Ceiling
 - 2 Living Room
New Doors / New Light Fixtures / New Cabinets / Paint Walls & Ceiling / New Gas Fireplace & Hearth
 - 3 Hallway
New Ceiling / New Soffit / New Bookcases / New Trim / New Solar Tube / Paint Walls & Ceiling
 - 4 Bedroom 1 & Bath
New Doors / New Light Fixtures / New Tile Flooring / New Tiled Tub Surround / New Plumbing Fixtures / New Vanity Cabinet, Countertop And Backsplash / New Mirror & Toilet Paper Holder / Paint Walls & Ceiling
 - 5 Entry Closet / Future Elevator
Suppressed Slab Built Up With Wood For Future Elevator / Storage & Coat Closet
 - 6 Entry
New Double Entry Doors / New Vertical Privacy screen / Refinish Stairs
- General
Added Electric Floor Heating Throughout / Added Blinds Throughout / Added Programmed Lighting Throughout

-  New Wall
-  Existing Wall
-  New Concrete Patio At Grade

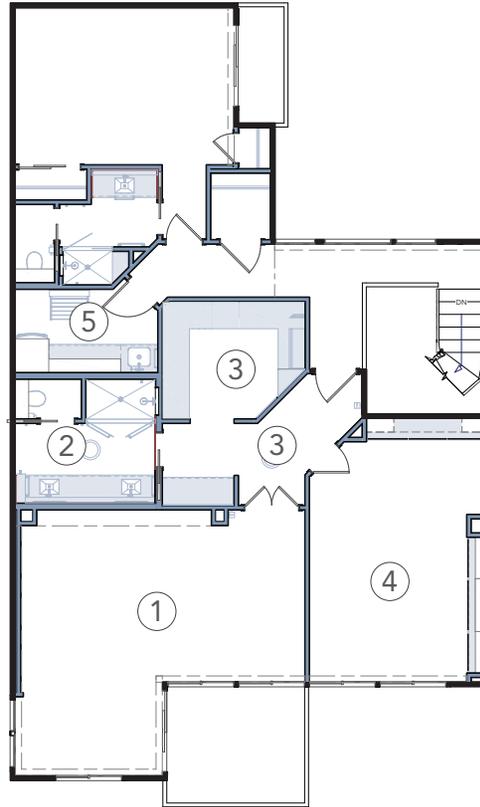


2nd Floor

- 1 Master Bedroom**
New Doors / New Tile Flooring & Stain Grade Baseboards / New Paint Grade Boards On Walls For Tape Lighting / Paint Walls, Ceiling & Beams
- 2 Master Bathroom**
New Doors / New Light Fixtures / New Vanity Cabinets & Solid Surface Countertop/ New Tile Shower, Surround, Flooring, & Curb / New Plumbing Fixtures / New Recessed Shower Niche / Paint Walls & Ceiling
- 3 Master Closet**
New Tile Flooring & Stain Grade Baseboards / New Light Fixtures / New Cabinets / New Mirrors / New Tubular Skylight / New Built-in Dresser
- 4 Study**
New Doors / New Light Fixtures / New Tile Flooring & Stain Grade Baseboards / New Cabinets & Open Shelves / New Paint Grade Boards On Wall For Tape Lighting / Paint Walls, Ceiling & Beams
- 5 Laundry**
New Doors / New Light Fixtures / New Tile Flooring & Stain Grade Baseboards / New Cabinets & Solid Surface Countertop / New Plumbing Fixtures / New Appliances

General

Added Tiled Floor Throughout / New Light Fixtures Throughout



-  New Wall
-  Existing Wall



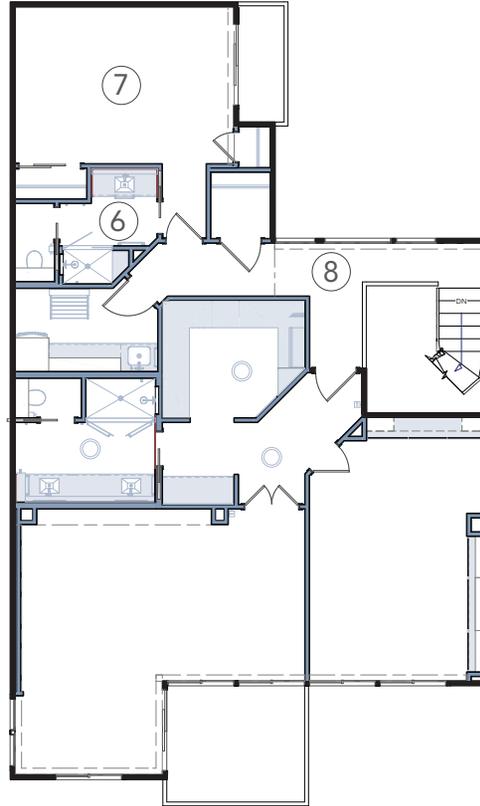
2nd Floor

6 Bath 2
New Doors / New Light Fixtures / New Vanity Cabinets & Solid Surface Countertop/ New Tile Shower, Surround, Flooring, & Curb / New Plumbing Fixtures / New Recessed Shower Niche / Paint Walls & Ceiling

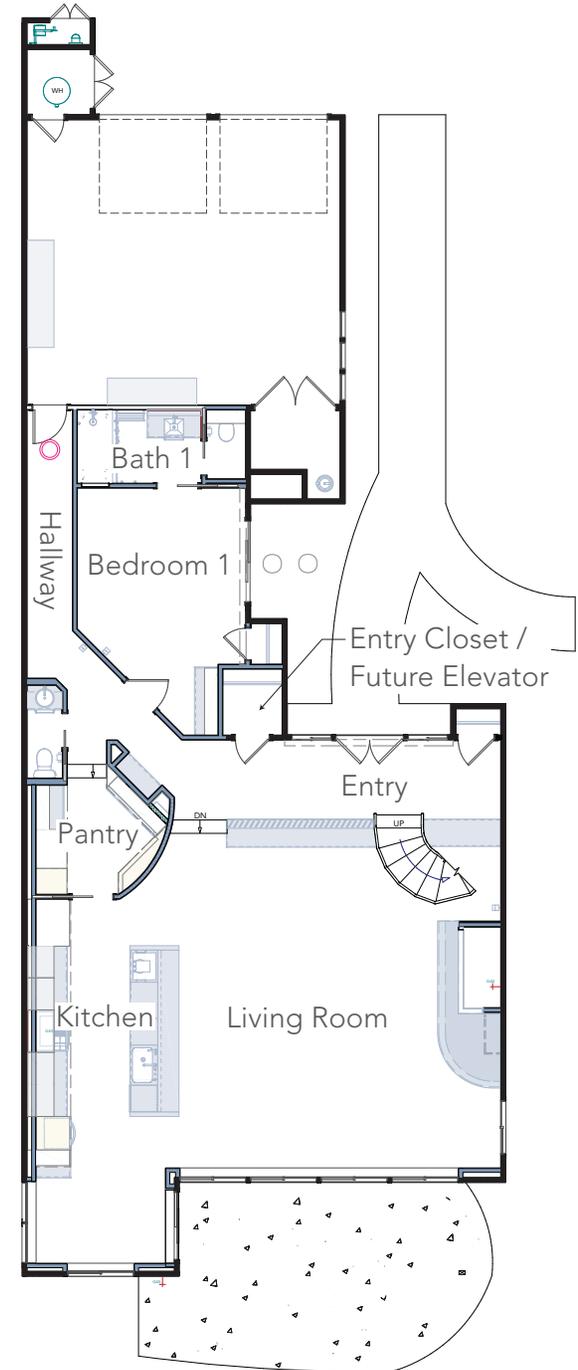
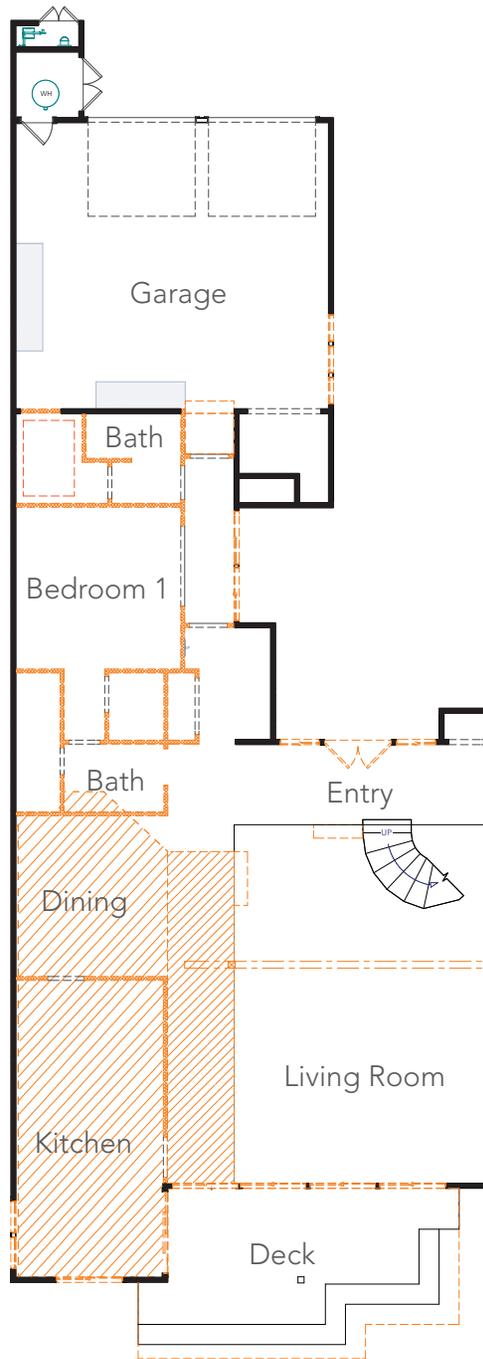
7 Bedroom 2
New Doors / New Light Fixtures / New Tile Flooring & Stain Grade Baseboards / New Paint Grade Boards On Wall For Tape Lighting

8 Hallway
New Tile Flooring & Stain Grade Baseboards / Paint Walls & Ceiling

 New Wall
 Existing Wall



Existing 1st Floor
vs
New 1st Floor



 Remove Wall

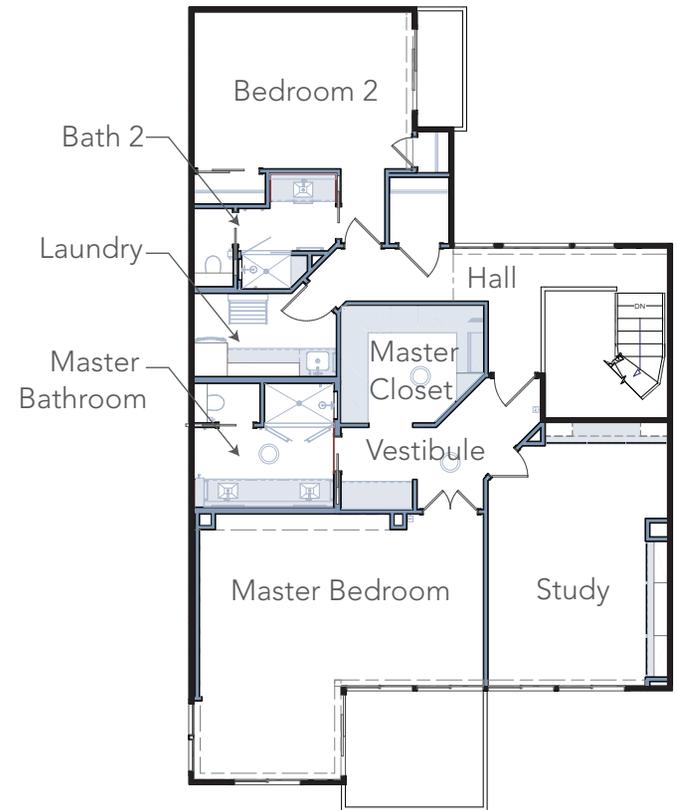
 New Wall

 Existing Wall

 New Concrete Patio At Grade



Existing 2nd Floor
vs
New 2nd Floor



Remove Wall

New Wall

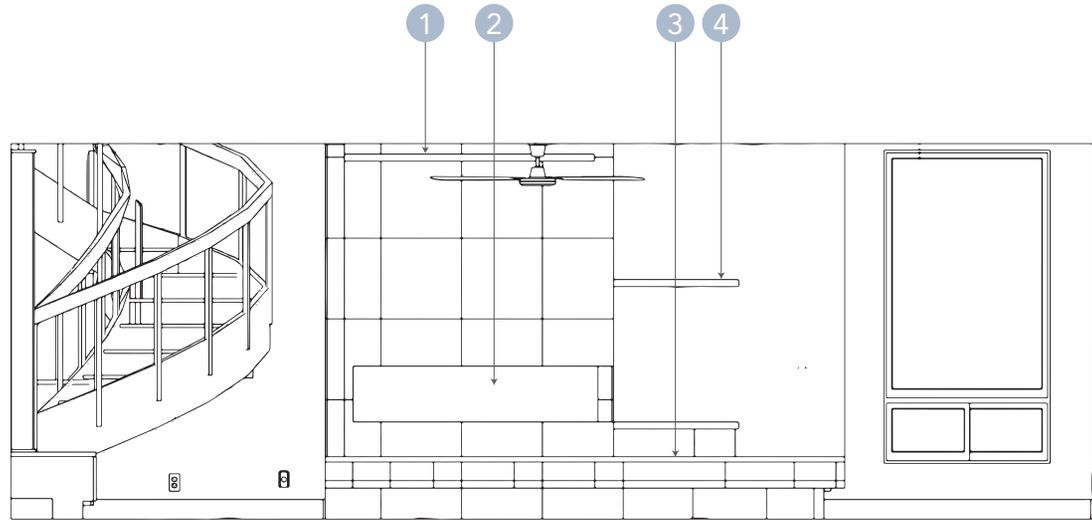
Existing Wall



Elevations

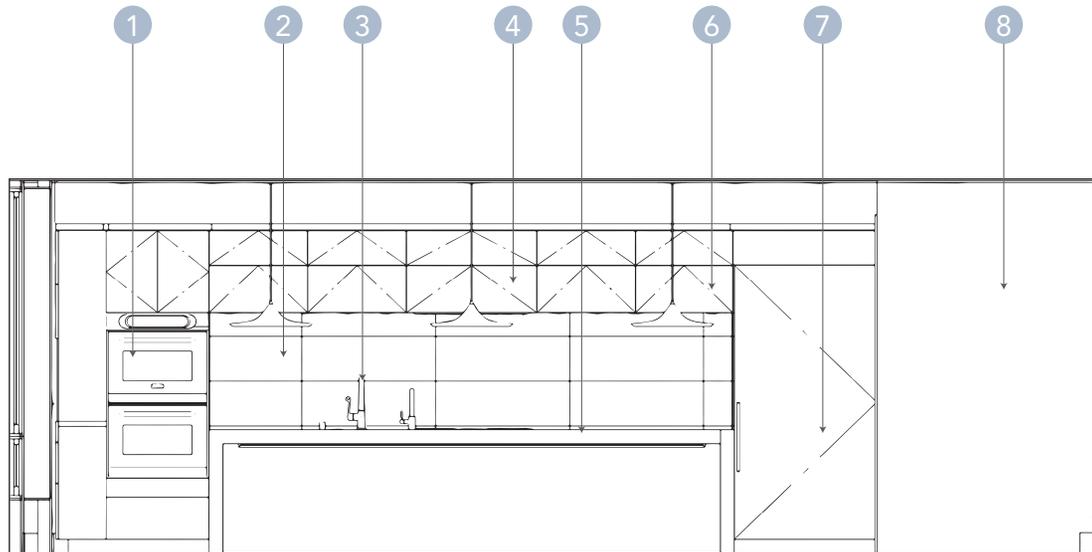
Living Room East Elevation

1. New Tile Fireplace Surround
2. New Gas Fireplace With Colored LED Light
3. New Raised & Cantilevered Hearth, Tiled Face & Solid Surface Top
4. New Open Shelves



Kitchen West Elevation

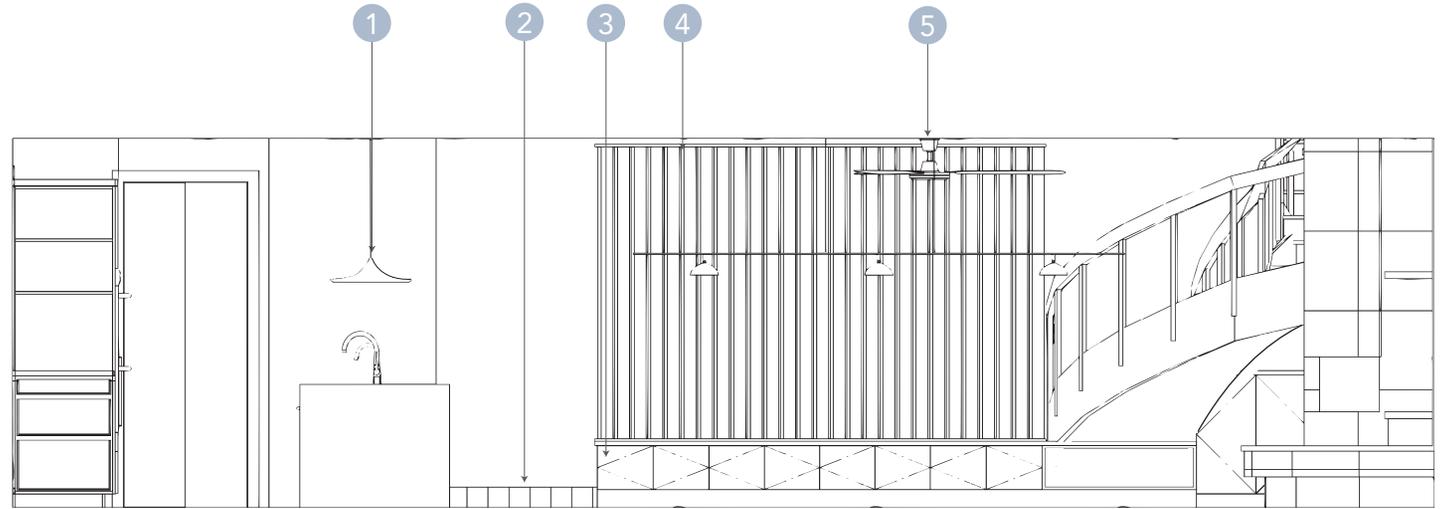
1. New Wall Oven & Microwave
2. New Full-height Backsplash
3. New Plumbing Fixture
4. New Hood Insert
5. New Solid Surface Countertop
6. New Cabinets
7. New Refrigerator with Cabinet Face Panel
8. Curved Wall At Pantry



Elevations

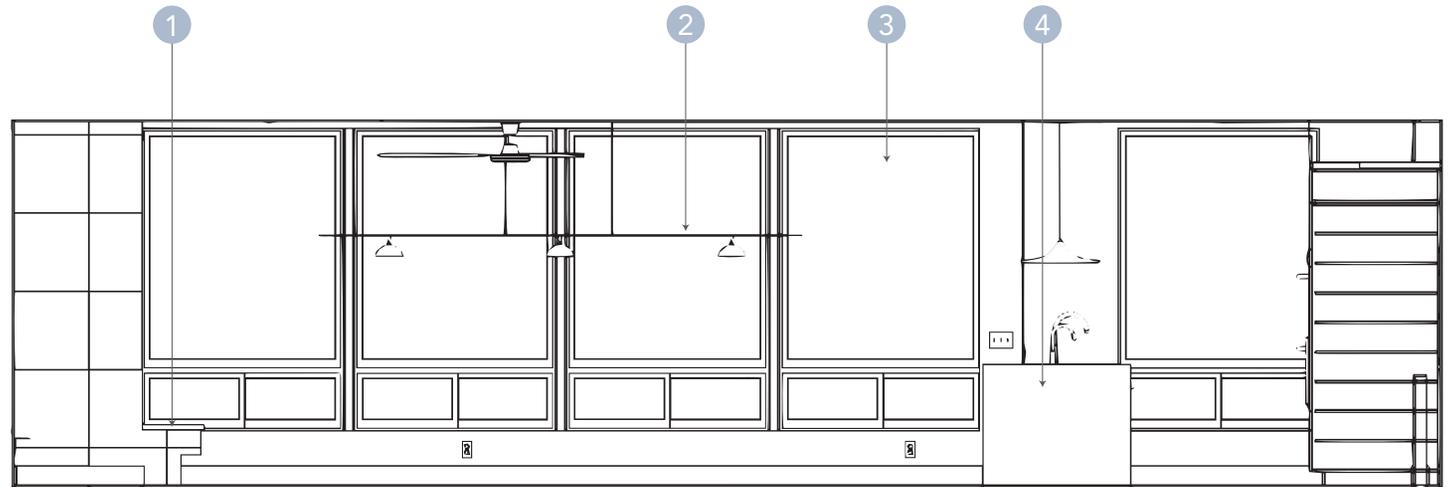
Kitchen / Living Room North Elevation

1. New Hanging Pendant At Island
2. New Step Down
3. New Built-in Cabinet Bench With Wood Top (Match Screen Wood Stairs)
4. New Fixed Wood Panel
5. New Ceiling Fan



Kitchen / Living Room South Elevation

1. New Raised Hearth, Tile Face & Solid Surface Top
2. New Sonneman Suspenders In-Line Linear Fixture
3. New Lutron Motorized Shades, typ throughout
4. New Kitchen Island



Before



The original kitchen was small and segregated from the rest of the house; it also had antiquated finishes and style.

After



The walls surrounding the kitchen were demolished to open up the space to the rest of the house. In addition, the floor was also lowered to give the kitchen a higher ceiling and good flow with the adjacent living room. A monumental island was created to satisfy needs for private cooking lessons at home.

Before / After

Originally the living room was divided by a dropped beam on the ceiling and steel post. The fireplace had a rustic finish that greatly contrasted with the beautiful curved staircase. The entry door opened directly into the living room space, depriving it of privacy.



A series of steel beams were installed to replace the dropped beam and post and allow a more open floor plan. The design was created to incorporate the stairs as part of the space. Vertical louvers were installed between the family room and entry to add privacy.



Before / After

The original dining room was a small dark space with a low ceiling, mirrored walls, and void of any natural light.



The dining room was relocated to take advantage of the beautiful golf course views and natural light near the windows.



Before / After

The living room, dining room and kitchen lacked any relationship between each other. Additionally, the awkward elevation change of sunken living room segregated circulation patterns & created a hazardous transition between spaces.



Walls were removed and the concrete slab floors were lowered to open up the spaces and create a cohesive relationship between them.



Before / After

The original fireplace was old and appeared outdated; it stood out from the space. Its location away from the stairwell created an awkward area to utilize.



The new gas fireplace was shifted closer to the spiral stairs to open up the corner window. The fireplace was turned into a focal point with contemporary design, materials and colors; this combination made it the heart of the space.



Materials

- 1 Matouche / Elephant / Tabac /
23 1/2" x 23 1/2"



- 2 Progress Edging / Projoll Square
/ Tuscany Bronze / 3/8"



- 3 Cosentino / Dekton / Nillium



- 4 Casa Tua Porcellanato / Trento
Naturale / 12" x 48" & 8" x 48"



Before / After

The original study was a dark and gloomy extension of the master bedroom. It also was home to a similar masonry fireplace as the one in the living room.



The study was turned into a separate redefined space. Color was added to the study to create a more light and vibrant space.



Master Bedroom Before



The beams and ceiling in the master bedroom were extremely dark; it made the space feel heavy and lifeless.

Master Bedroom After



To make the master bedroom feel airy and welcoming, beams and ceiling were painted a light color. In addition, lighting was added at the top of the beams. Heated tile floors and stained maple trim added throughout the house provided the spaces with a physical and visual warmth.

Master Bathroom After



The original master bathroom had no access to natural lighting. To alleviate this issue, a tubular skylight was added to the space. Ceramic tile and light colors added to the walls served to reflect the natural lighting. Bamboo cabinets provided warmth to the contemporary space.

Bath 1 After



The contemporary appearance and style was echoed throughout the bathrooms. The continuous side vertical light fixtures on the mirror are the main source of light for this space. Thanks to the 3d tiles used on the walls, the continuous vertical lights were sufficient in illuminating the space. A floating bamboo cabinet was used to make the space feel open.

Power Room After



The powder room was made to feel larger with the implementation of mirrors on all the walls above the tiled wainscot. The addition of the mirrored walls gives the illusion of a room that seems to go on forever.



THANK YOU