



# HOME ADDITION

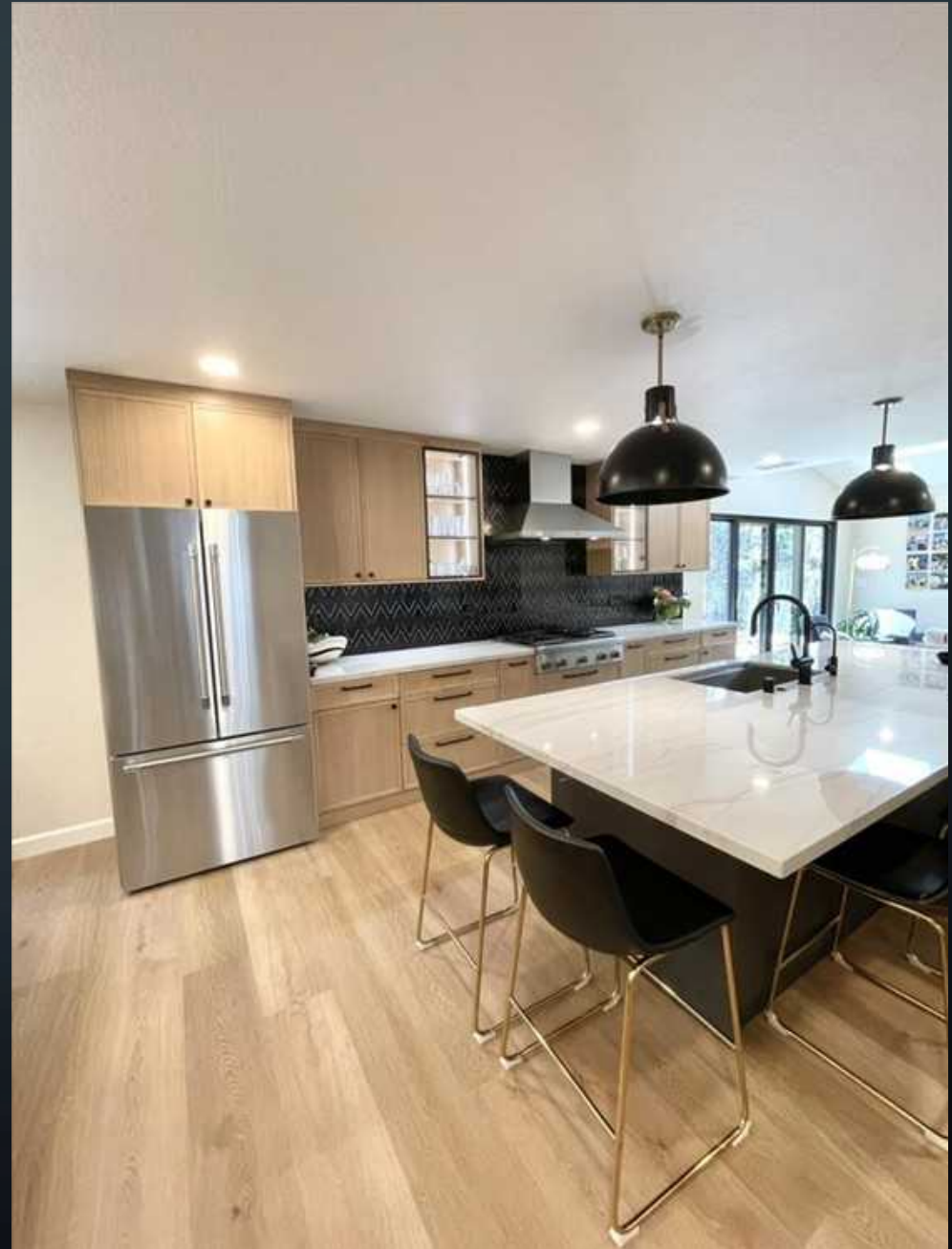
With whole home remodel

RESIDENTIAL ADDITION OVER \$500,000

TOTAL PROJECT COST \$695,000

# BACKGROUND

- Having decided to stay in their home of many years, these homeowners reached out for help in making the most of the 2 story addition footprint they had agreed upon with their general contractor and architect.
- Their very long wish list was up against budget constraints, limited lot space and a 1968 original build. High on the priority list was a spacious kitchen with pro appliances, maximized storage and functional layout for daily Indian cooking, a large seating island, an open concept connection to the family room with electric fireplace feature and the dining area. She wanted a walk-in pantry and mudroom function in the new laundry room. He wanted a dedicated coffee station and dedicated wine room. Finally, the downstairs guest bedroom used by frequent visitors from abroad and their younger daughter's bedroom above would be enlarged.
- The addition would create that “greatroom” with dining, large kitchen and family room. The original kitchen and dining room would become the coffee station, wine room and walk-in pantry. Part of the original family room would become the new laundry/mudroom.
- The entire home would be updated along with the addition: new flooring and stair finishes, the 3 bathrooms would be remodeled, and the entry, garage door, paint and new covered deck would complete the plan.



# DESIGN BRIEF

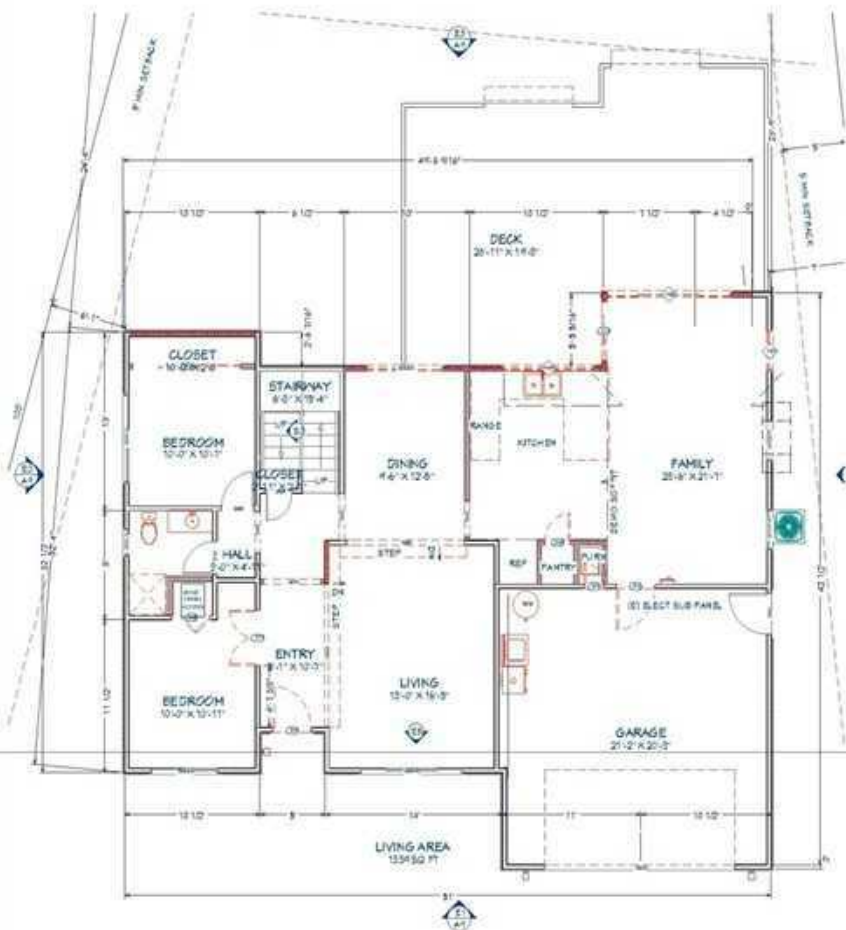
## PROPERTY CHALLENGES

- Reframing a sunken living room to main floor level while removing interior walls in a 2 story 1968 residence, let alone tacking on an addition can uncover foundation issues and uneven floor heights: this was the case here where failing foundation piers and pooling water required additional piers and a new French drain system that had not been anticipated.
- Similarly, the existing 100 amp electrical service to the residence required an upgrade in addition to an updated sub-panel, and the aging HVAC system was replaced and upgraded to adjust to the new square footage of the home.
- The narrow lot and proximity to side setbacks confirmed at plan review necessitated a 2' bump-in from the East wall of the family room addition. A built-in electric fireplace feature was originally planned to anchor the family room seating area. After framing the client decided to eliminate the feature and preserve more space for furnishings.
- The planned addition roof was to match the existing red barrel roof tile, but multiple failing areas on the existing roof needing repair were uncovered. Replacing the roof with shingles throughout aligned the exterior remodel with the client's interior style, and informed the new entry and garage doors selections.
- The new addition placed critical support posts on the planned rangetop wall and on the outer wall of the pantry: these were crucial in the placement of the rangetop and hood, ultimately centering the kitchen, and the wall ovens there cabinetry trim and a slim pantry were used to camouflage the post.

# DESIGN BRIEF

## DESIGN CHALLENGES

- The breadth of decisions required for such a project with novice remodelers was greatly facilitated by multiple 3D renderings combined with targeted vendor site visits. With teenagers and extended family weighing in, sharing the visuals was invaluable to get a consensus.
- From kitchen layout fine tuning and material options, to mudroom and walk-in pantry cabinetry, through bathroom tile and lighting, to the stair remodel and exterior finish selections- paint, garage and entry door style-all were confirmed with 3D from a narrow set of options.
- The ability to make the wine room a true feature, the glass wall access and LED accent lighting were also proposed and fine-tuned with 3D planning.
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# ORIGINAL FLOOR PLAN

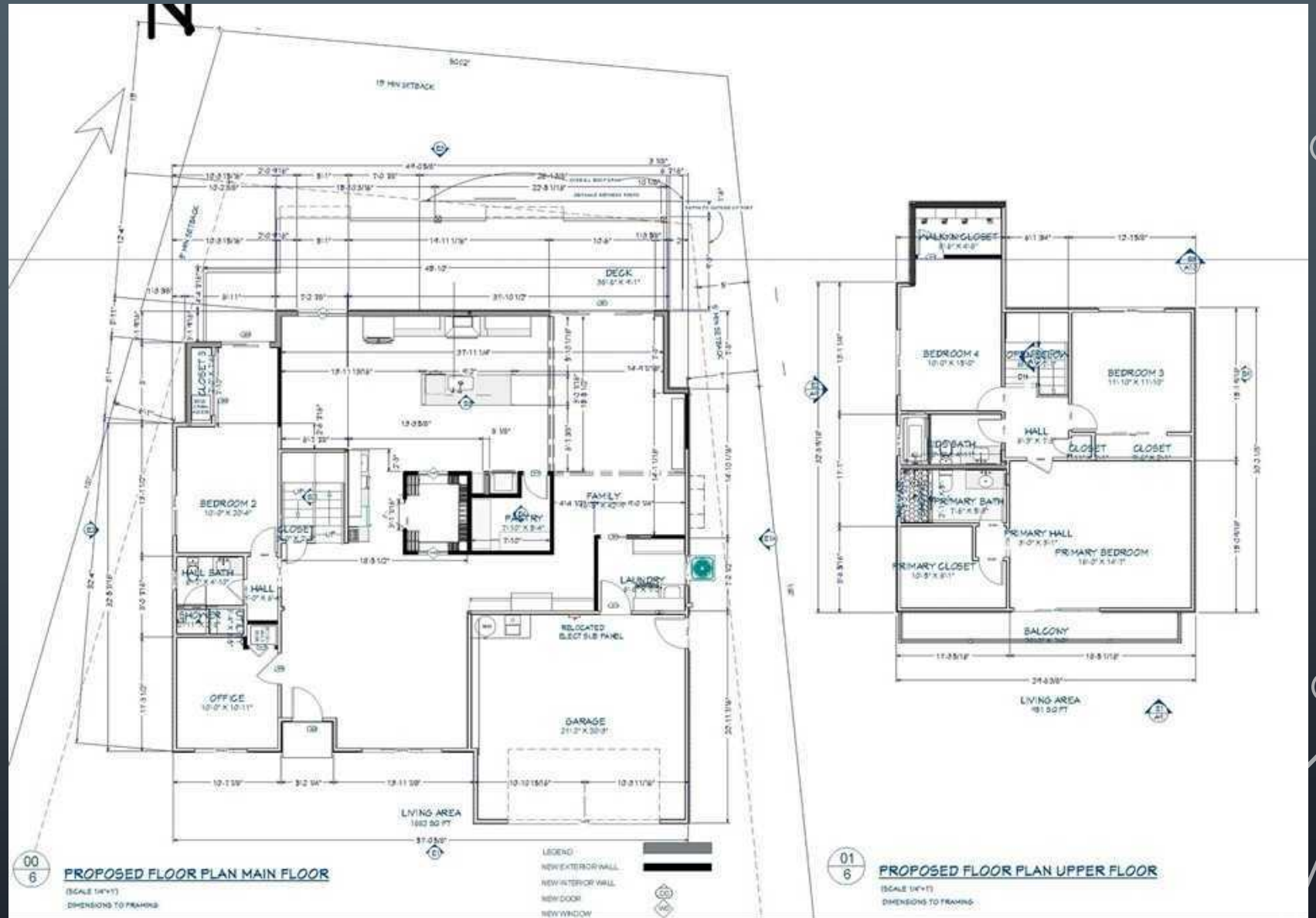
**00**  
**5** **EXISTING FLOOR PLAN MAIN FLOOR**  
SCALE (1/4"=1')

- LEGEND
- DEMO WALL
  - DEMO ROOF
  - DEMO DOOR
  - DEMO WINDOW

**01**  
**5** **EXISTING FLOOR PLAN UPPER FLOOR**  
SCALE (1/4"=1')

DIMENSIONS TO FRAMING

# PROPOSED FLOOR PLAN







COFFEE BAR WITH SINK, BEVERAGE FRIDGE  
AND ICEMAKER



WINE ROOM TO LIVING



WINE ROOM



ISLAND TO DINING



WINE ROOM



ISLAND TO FAMILY



**FAMILY TO LAUNDRY AND GARAGE**



# KITCHEN ISLAND



# KITCHEN TO FAMILY RM





FAMILY  
ROOM  
VAULT  
AND  
KITCHEN



FAMILY ROOM  
TO DINING,  
ISLAND  
WATERFALL



**NEW ENTRY AND LIVING**

# DESIGN SOLUTIONS AND HIGHLIGHTS

## Kitchen and dining:

- Footprint without wine room and pantry 430 sf, wine room 45 sf, pantry 47 sf
- Waterfall large quartzite island has seating for 6, sink and dishwasher
- Gas pro rangetop and hood are center feature with bold backsplash
- Light wood tones and black with gold accents dominate color palette
- Wide work aisles flank the island on all sides
- Coffee bar counter has secondary sink, under counter refrigerator and ice maker

## Laundry/mudroom

- Laundry now inside the house vs in garage
- Storage cubbies and bench drop zone for active family in same cabinetry as the kitchen

## Family room

- Vaulted ceiling with skylights and 10' slider to the new deck

## Wine room

- Wine room has refrigerated ceiling unit, accent lighting and custom alder wine storage
- 2 low profile windows showcase horizontal bottle storage on living and kitchen sides
- Full height glass wall in white oak trim locking hinged door hardware

## Pantry

- wall to ceiling open storage with drawers for small appliances, sundries

## Living room

- Floor no longer dropped expands usable footprint for furniture
- Offers peek into the wine room

## Downstairs guest suite

- Expanded footprint with sliding door access to the yard
- Remodeled bathroom with new large niche in shower, all new finishes and fixtures.

# DESIGN SOLUTIONS AND HIGHLIGHTS

## Stairway

- New treads continue LVP flooring, painted risers and slim wood detail at open stairs.
- New metal spindles and white oak newel posts and railing
- New lighting

## Exterior

- New shingle roof, neutral paint, new garage door and entry door modernize curb appeal
- New deck, new black windows and door at back offer energy performance and low maintenance.

## Upstairs bedroom addition

- New walk-in closet and expanded footprint

## Hall bathroom

- All new finishes with light blue decorative field tile, new shower niche and soaking tub, glass enclosure. Large format porcelain floor tile, vanity with excellent storage, exhaust fan, and medicine cabinet

## Primary bath

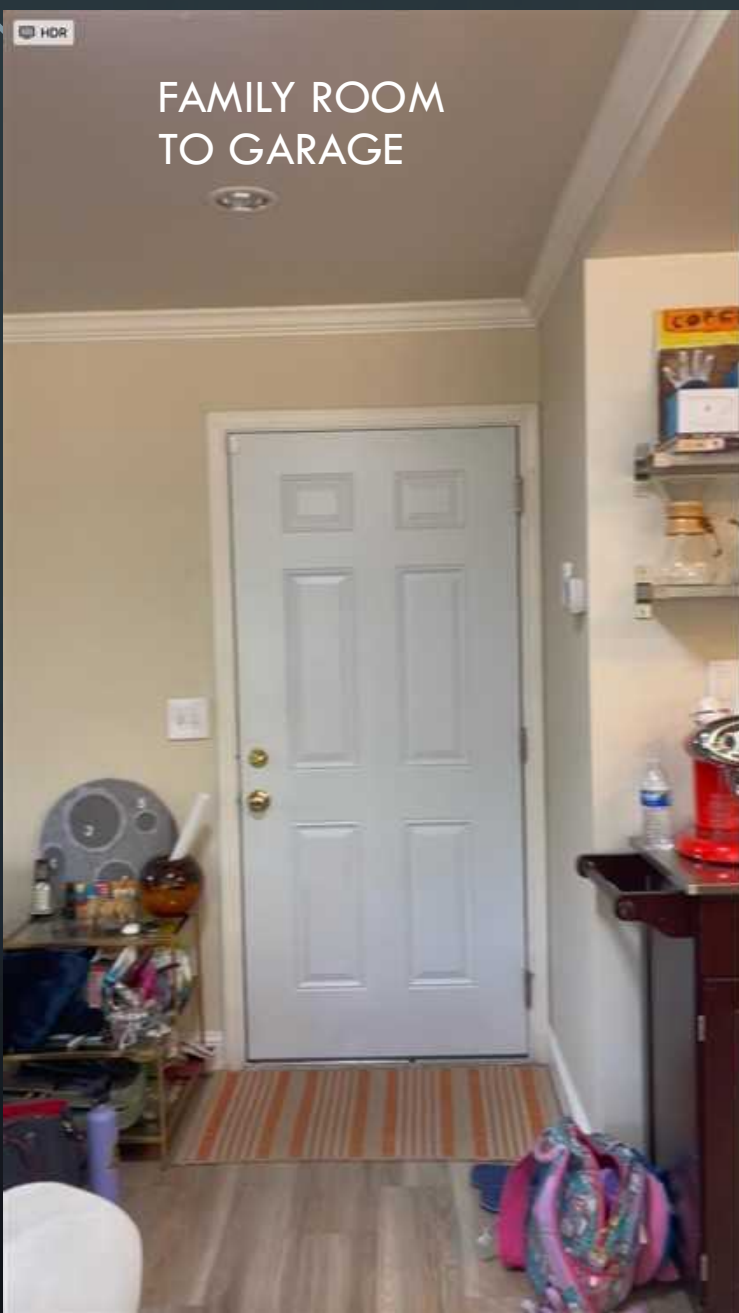
- Expanded shower space, large format porcelain tile, shower niche, lighted mirror, decorative limestone floor , marble mosaic backsplash and shower floor tile, frameless shower glass, smart toilet.



## WALK-IN PANTRY

HDR

FAMILY ROOM  
TO GARAGE



HDR

BEFORE KITCHEN  
COFFEE STATION  
PANTRY AND  
FRIDGE



HDR

BEFORE KITCHEN  
SOFFIT, OVENS  
AND VIEW TO  
SUNKEN LIVING



AFTER: KITCHEN TO LAUNDRY, PANTRY AND COFFEE BAR



# STAIRS BEFORE



# STAIRCASE AFTER





PRIMARY BATH BEFORE: CULTURED MARBLE WALLS,  
MOLDED SHOWER PAN, MINIATURE NICHE AND  
UNUSED SPACE AVAILABLE FOR SHOWER

AFTER: PRIMARY BATH

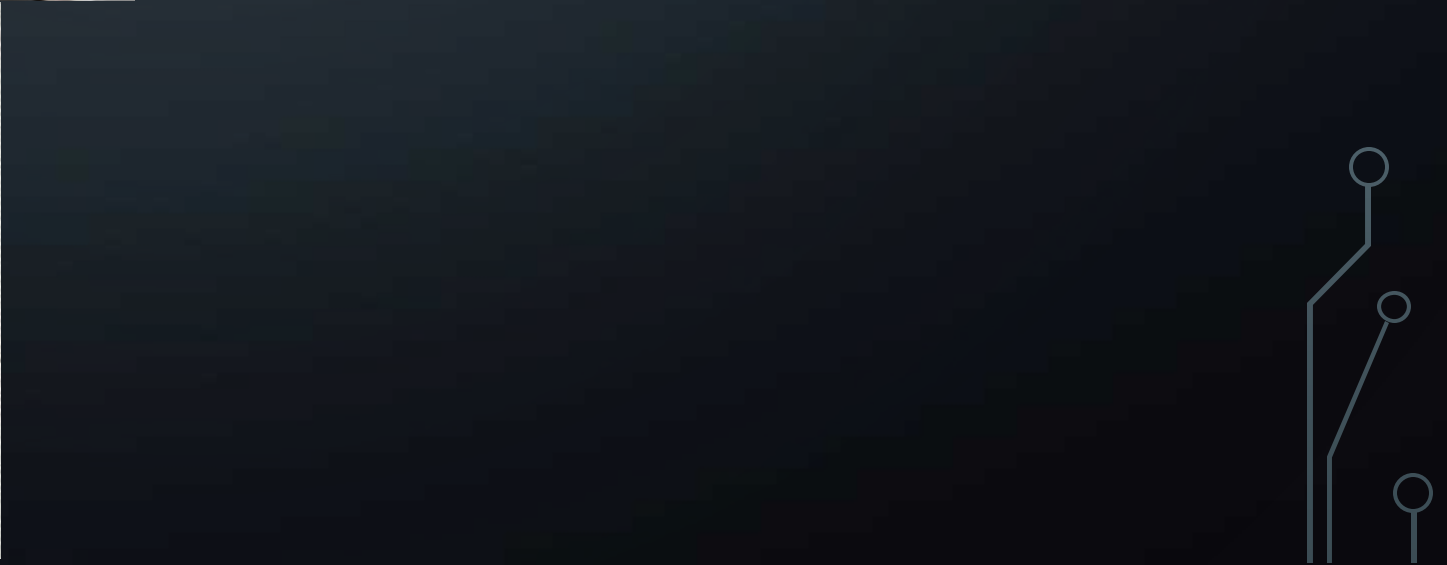




AFTER:  
DOWNSTAIRS  
BATH



AFTER: UPSTAIRS BATH



AFTER: MUDROOM



AFTER: MUDROOM  
AND LAUNDRY





BEFORE STREET VIEW



AFTER: STREET VIEW