



BEFORE



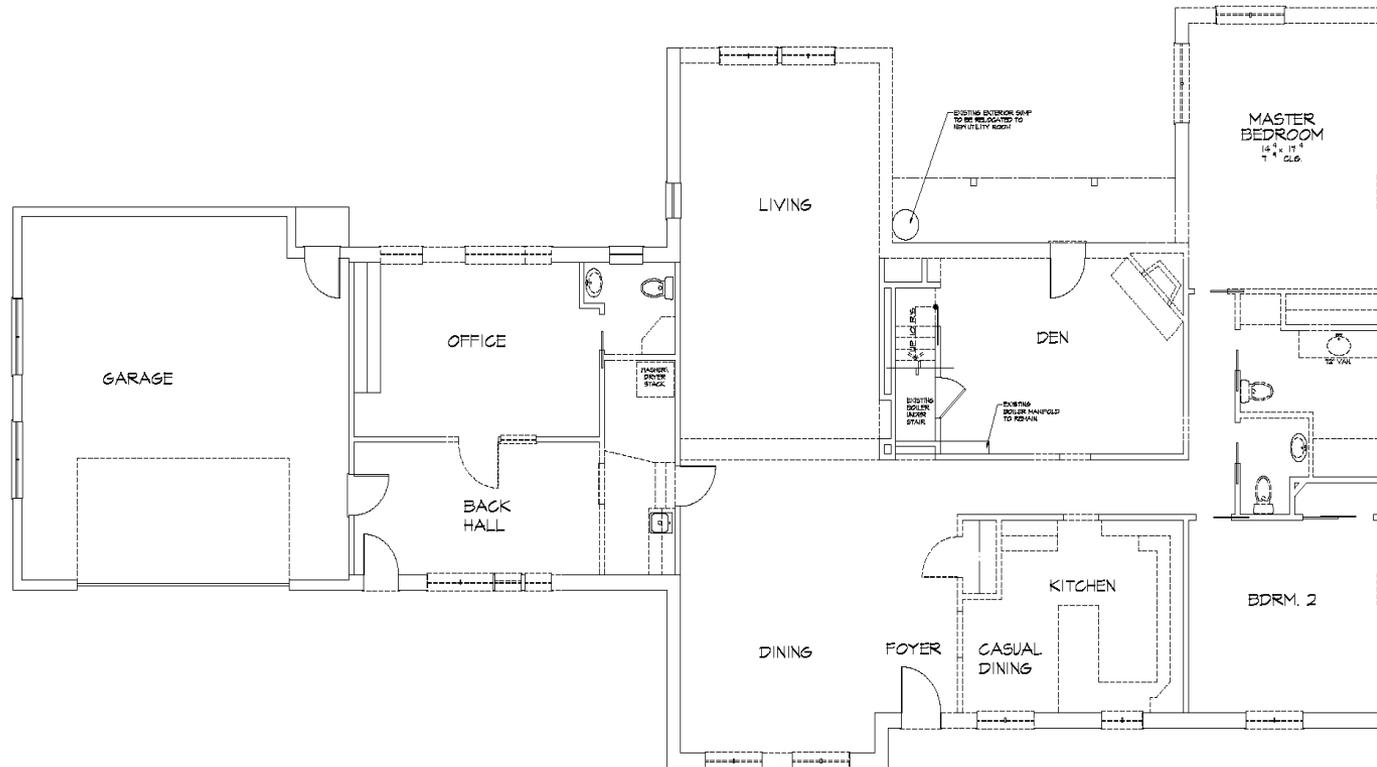
AFTER



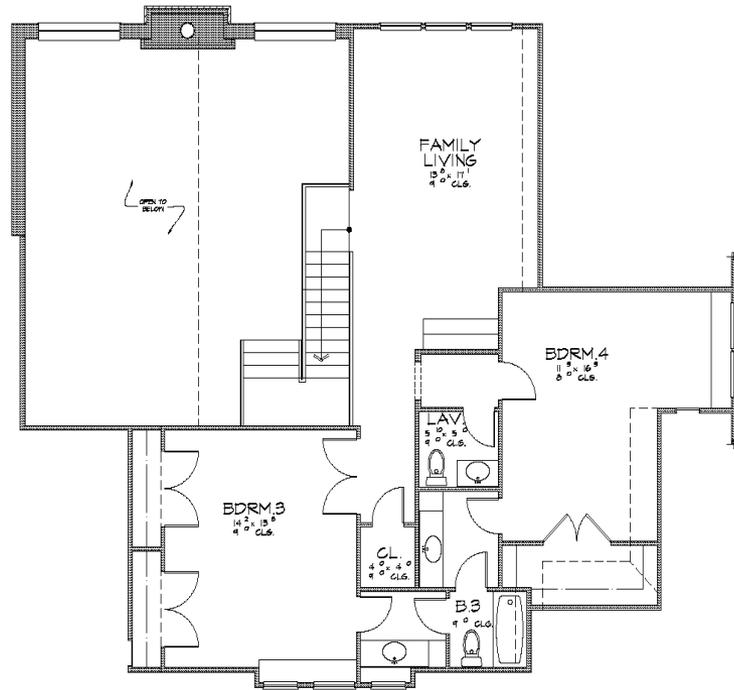
BEFORE



AFTER



FIRST FLOOR PLAN AS-BUILT/DEMO PLAN



SECOND FLOOR PLAN



The open floor plan is shown above which shows a functional traffic pattern, and double French doors with transoms to bring in natural light. Ceiling fans and can lighting were added to both the main living area and loft.





Rearrangement of the floor plan was critical as the kitchen was at the opposite end of the house from the garage, so the dining and kitchen areas were swapped.





Before and after photos of the Kitchen.

The island cabinets and range hood provide contrast.





The new kitchen, which opens to the great room, features a 9 foot granite island centerpiece, high efficiency appliances, decorative tile backsplash, a pot filler faucet above the cook top, and plenty of general and task lighting with the use of recessed cans, pendants, and under counter lighting. Above the sink there are 3 windows that provide morning sun, a view of the spacious front yard.





Before and after photos of the formal dining room.



The low ceiling height can be seen in the before photos above.



A new second floor provides much needed bedroom space.



The second floor design includes a family living area that overlooks the great room below as well as a view of the back yard entertainment areas.



Double French doors with an arched transom and side windows replaces the small outdated windows bringing in the outdoor views and natural light.





The old entrance to the main bath was relocated to create a master suite with a large walk in shower .



A large walk in closet was built to replace the small outdated closet. The old closet with sliding doors can be seen in the photo to right.





The old laundry was relocated toward the main living area and the space was reworked to accommodate a new pantry and locker space.



The area connecting the garage and the house was originally an in-law suite and has been converted to a study.



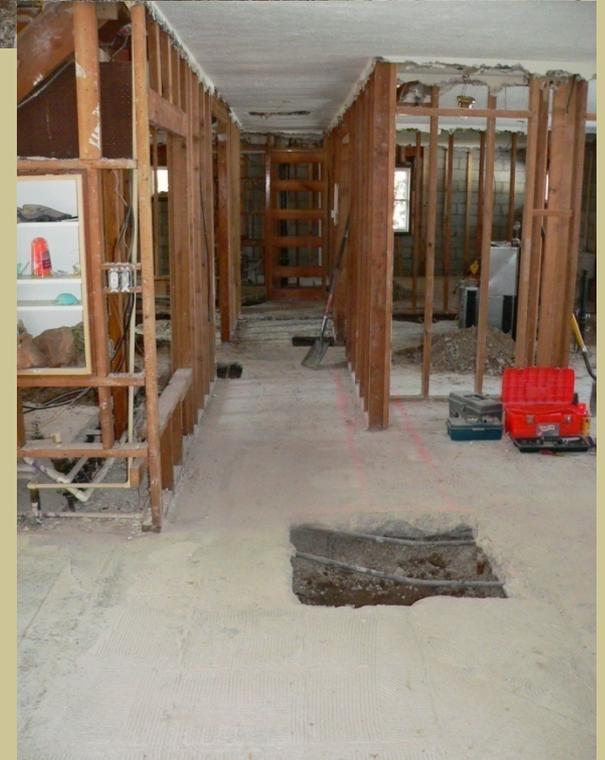


This photo shows the manifold to the geothermal heat which is located under the stair landing prior to the stairs being installed



The location of the existing manifold for the geo-thermal radiant floor heat was a critical factor in the design of the first floor and location of the stair landing.





Thickened slabs had to be poured to carry the load of the second story. The geothermal pipes had to be worked around to establish these slabs and still maintain the integrity of the geothermal system.

All new underground plumbing was installed to replace the 50+ year old cast iron underground lines.



Two course of block were added to the exterior walls to achieve the 9' ceilings on the first floor. The photo below shows the added block to the NW corner of the home.



The addition of new window openings were challenging due the original block wall construction. Openings had to be saw cut to accommodate the new framing.





Steel reinforced columns were used to carry the second floor load on thickened slabs.

Flush and dropped beams throughout the entire first floor created challenges for locating HVAC and plumbing while minimizing the use of soffits.





A landing was built to help with the new plumbing for the kitchen. The waste lines run under the landing floor to the ½ bath. The landing also helps with the transition from the mud room to the main living area.





BEFORE

The side entrance was relocated to add balance to the front of the house, and allow for the new gable roof and pillars.



The old stone that was originally on the house was re-used to create a cobble stone walk to the side and front doors.



AFTER



BEFORE

The new front porch features tapered and “keyed” columns with stone piers.



AFTER