



META Remodeling Awards 2022

A Remodeling Awards Program

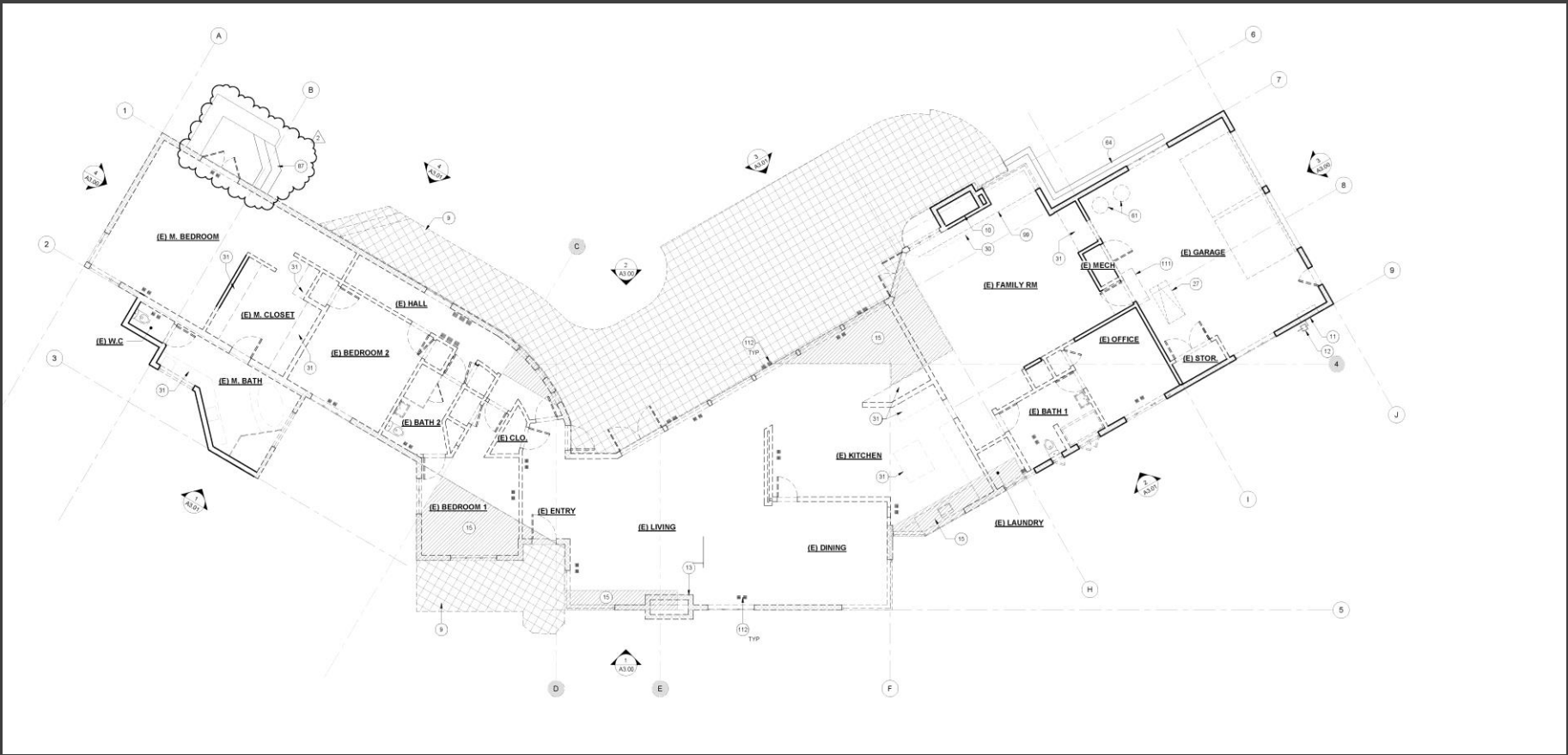
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Whole House over 1,000,000

Project Description:

We were asked to transform a run-down ranch home into a stunning, family-friendly but modern home with zen-like Moroccan-influence. Our clients, two busy professionals who're involved in their children's schooling/activities wanted an open space that would act as a gathering place for family and guests. Visual interest was added to every area of the home, with innovative materials, and a soothing and consistent color and finishes palette throughout. A wall of stacking 12-foot-high glass doors takes full advantage of views into the playful backyard, while allowing the main area of the home to seamlessly transition to indoor-outdoor living.



Site Drawings: Before



Before: An aging Ranch Style Home with excessive deferred maintenance sat upon an expansive corner lot with beautiful oak trees and an unkempt front and back yard.

Single pane small windows with different styles and the home's awkward angles and competing roof lines gave this home an unattractive and overly busy appearance.

Much of the original foundation was re-used and tied into the new foundation where additional space was needed. The windows and old shake roof had numerous leaks, causing mildew and water damage.

Exposed brick, painted brick and scalloped siding added to the visual chaos of the exterior.

This home was dark, depressing, musty and very outdated.



After

By increasing the footprint of the home we were able to remove the disjointed angles and create a home that is both beautiful and functional for our clients with symmetry and timeless beauty.

The new standing seamed roof ensures a contemporary look, is energy efficient and will be less likely to leak long-term due to the hidden fasteners under the roof seams.

Light colored stucco covers the exterior envelope of the entire home, creating a sleek, elegant finish.

Tall Fleetwood triple paned windows are sustainably made from recycled aluminum and flood the interior with light, while also providing expansive views to the outside. A slab entry door with large Fleetwood windows on each side ensure the entry is welcoming. Hidden shades ensure privacy.

Half-walls leading up to the home, allow for a bit of privacy, and a seating area with right-sized chairs and table for their children's tea parties or outdoor crafting.

Before:

An awkward front entry that landed family and guests in the middle of a living room as they walked in the front door was neither welcoming nor functional.

This “entry” did not provide the family with much-needed shoe, coat and hat storage space - they are a “no-shoes-in-the-house” family and wanted a place to sit while putting on/removing their shoes each day.



After:

Large stationary side windows bring in light replacing an old leaky skylight that was removed.

An espresso-colored slab door provides a visual anchor against the light wood oak flooring and the built-in bench and shelf. Modern-style coat hooks are a sleek addition to this custom made wall unit. The European oak flooring is seen throughout the house creating a consistent and beautiful visual flow.

Floor to ceiling windows draw the eye down the light-filled hall to the sleeping wing of the home.



After

With the addition of the foyer, (as seen in the previous slide) we squared off and built an addition onto the living room and in doing so, we were able to capture the large wall space for this magnificent and dramatic Tadalac clad horizontal fireplace, which includes two large custom cabinets on either side of it, with hidden storage for games, books and toys.

The Fleetwood stacking/sliding doors provide an abundance of natural light, while also fully opening to create the ideal indoor/outdoor living space, which loads of access to their backyard, pool and play areas.

After

- The clients wanted a powder room near the entry and main living space that guests could use without needing to go the sleeping quarters, or the other end of the home where the media/family, home office and laundry rooms are.
- When we reconfigured the main living/dining/kitchen space, we were able to give them this luxurious powder room. A wall hung vanity with Neolith countertops and copper lighting by Moroccan lighting designer, Dounia was exactly what our clients had dreamed of, and more!



Before

A disjointed living space with a ceiling of varying heights and walls that were terrible visual blocks with little line of sight. Furniture placement was difficult with the many angles, leaving the space looking cluttered and dis-organized.

The large fixed windows leaked and were not efficient, allowing cold/hot air into the main living space.

Interior windows between the rooms from a prior addition /remodel were unattractive and looked out of place.

There was no easy way to access the backyard and play areas.



After

With an addition to the living room, and squaring off the back wall, we were able to engineer and install 12 ft. Fleetwood stacking/sliding doors the entire length of the room.

The living room can become a part of the outdoor patio within seconds, and with the push of a few sliding doors, the living space is doubled!

The ceilings now have symmetry and soar well above the wall of sliding glass, making the entire space feel bright and larger than it actually is.





Before

The awkward kitchen wall was a visual block and created a lot of wasted space – it wasn't large enough to be a functional room and became a transitional place for the children's toys and playtime – a mess.

This also created congestion and was a roadblock to the backyard access doors.

The limited opening to the media/family room was further challenged by furniture placement in the media/family room.



After: The dining area now sits where the kitchen wall and “hallway” used to be. Built in cabinetry, with the same Neolith countertop used in the kitchen, provides ample storage for plates, glassware, placemats and decorative items. The stunning and unique chandelier was designed and handcrafted by a Moroccan luxury lighting company - Dounia Home Lighting. Views to the backyard, outdoor kitchen and pool are seen from all angles of this space.



Before

A broader view of the space looking into the living room/dining room and enclosed kitchen.

This closed off space didn't allow the homeowner to interface with their young children or guests when cooking/baking – it was a small hole of dysfunctionality. The kitchen “room” was an afterthought , built by the former owners with no thought to flow or usability.

The dining area was a waste of space with no storage and was shut off from the kitchen.

After: Removing the enclosed kitchen room created an expansive space for a well thought-out area that is open, family-friendly, loaded with storage and natural light. With the walls removed, moving the kitchen to the front of the home was an easy solution, and now the kitchen/dining/living room have an effortless flow with views to the front and backyards. Storage abounds in the kitchen, with a hidden pantry and an espresso/coffee bar that can be tucked away with flipper doors on each side, ensuring a sleek wall of cabinetry. The pantry door was complicated to install as the slats on the door had to match up to the door surround for a seamless transition. The client's express wish was that no one would ever know there was a hidden space behind this panel.





Before

This small cramped kitchen was enclosed on all sides, leaving little room for cooking and baking. A small island that housed the gas stove was inefficient, and dangerous for little hands that might reach up and grab a hot pot off the stove. Old oak cabinetry and black granite were worn and dated. The varying heights of the cabinetry added to the visual chaos and with almost no free counterspace, the space was always cluttered. The window-sill ended up being used as storage or as a place to dry dishes – it was unsightly and cluttered. A leaking skylight and single pane window provided light, but they also allowed heat and cold to penetrate the space. The microwave was installed at a height that was not safe, nor easy to access. The dishwasher was near a corner, creating a roadblock to the sink and range when the dishwasher door was open.



After

It was important to our client that their home, including the kitchen had a modern zen-like Moroccan look and feel as one of the homeowners grew up in Morocco.

A calm color palette is echoed throughout the home with the colors, patterns and textures taking a cue from the hues and materials found in his home country.

Neolith, a sintered stone was used on the island, the counters, the backsplash and range hood. This was chosen for its durability. The clients have three young children, thus low maintenance was a requirement.

The island backsplash tiles were chosen by the client and she special ordered them from Morocco – however, she did not order quite enough, and one of our project engineers spent the weekend using scrap pieces, carefully placing them onto a tile matt, ensuring the pattern was complete.



After

The client wanted an open, airy space with expansive windows, including corner to corner windows that were installed. Neutral colored window shades with remote controls ensure privacy.

The sink is offset to ensure plenty of space is available on either side, with a second sink on the island for food prep.

The slab cabinets have no pulls, other than the dishwasher and recycling/waste bin, as the client did not want anything to distract the eye from the elegant lines.

The corner of this kitchen was on a set back, so in order to retain this space, we used the existing foundation to “grandfather” this corner back in so we did not lose precious square footage in the kitchen.



After: A wall of cabinets surrounding the two built in ovens provide sleek storage for their cookware and bakeware, food storage, vases and other kitchen appliances.

The microwave is now at a level where it is safer to access.
A second food prep sink also has a water filtration system for hot and cold water.



Before

The media/family room was a jumble of design, with dark tiles, a white fireplace surround and a large expanse of single pane windows, looking out to the backyard.

There was no storage which was a challenge for our clients who used this room as a playroom for their children and their friends.



Before

The media/family room was a jumble of design, with dark wood flooring, the ceiling heights were inconsistent, and they lacked much needed storage.

Recessed shelving, peeling white cabinets and track lighting made the space feel outdated and old.



After

Media / Family Room

White slab cabinet fronts lend an air of sophistication while providing copious amounts of storage for their children's toys, games and books.

A wall hung television is discreetly placed on the cabinet wall face, with floating wood shelves gives some balance and warmth. Deep bench seating allows for a reading nook or an afternoon nap with extra storage underneath.

The new gas fireplace is surrounded with the Tadalac finish in a deep greyish beige that easily complements the European oak flooring.

Skylight recesses also bring natural light into the room, giving dimension and interest to the high ceiling that has intersecting corners and angles.



After:
Media / Family Room



Before

The rear exterior of the home was outdated with the original shake roof that was disintegrating, painted brick and almost no access to the backyard.

Termites had infiltrated the small beams precariously holding up a small cover providing little shade against the sun in the afternoon. This also created a potential safety hazard for the family and friends.

French doors were the only access point from the home to the back yard. Our clients wanted a space where their children, family and friends could gather, with a goal of multiple seating areas for relaxing, dining, and playing.



After

Reconfiguring the main part of the home with an addition to the living room allowed the clients to have the indoor/outdoor living space they had always wanted. Expansive views into the home were created with the Fleetwood stacking/sliding doors.

Rocks were brought in and embedded into the lawn to give the backyard a very natural and organic feel.

The new standing seamed roof ensures a sleek look, is energy efficient and will be less likely to leak long-term due to the hidden fasteners under the roof seams.

After

- Adding to the back of the home with some additional square footage allowed for enlarged hallways, as seen here with the light-filled enclosed breezeways that unite and connect the living and sleeping spaces.
- What used to be a tight squeeze, is now a breeze to stroll from one space to another.





After: The home is a gentle U-shape, ensuring optimal views of the backyard from almost every room. The main bedroom has a half wall a petite lighted terrace and a Fleetwood glass door leading to their very own oasis.



Before

A small, dark, cramped bathroom with leaky windows with a corner bathtub that was only used as storage for bathrobes and towels.

The bathroom tile was mildewing with failed caulking and a bland color that always looked dirty.

The small vanity did not provide enough storage or countertop space for two, and was a constant frustration for this busy couple who were tripping over bottles and bins every morning.



After: Using the same cabinet wood species and Neolith countertop that was seen in other spaces of the home, the continuity is seamless.

What used to be their closet was redesigned to become the luxurious and spa-like main bathroom they had always wanted.

Opaque glass doors allow light from the windows to infiltrate the entire space.

A wall hung teak bench allows our clients to relax and spend a few extra minutes while showering.

A heated towel bar ensures that stepping out of the shower is never a chilly experience.

The unique floor tiles were purchased by the client in Morocco and hand carried back in suitcases to the United States. They are handmade, unique and perfectly imperfect. The soft pinkish hue complements the Tadalac wall finish that was applied on every wall, including the shower. The installer actually flew to Morocco to learn how to apply it properly. It is water-proof and durable and the matte finish dovetails beautifully to the tile and countertop.



Before

The main bedroom used to be accessed from a hallway on the outside of the home, facing the backyard.

In the redesign, the hall was moved to the front of the home, allowing the bedrooms to face the backyard, with extended views.

The clients liked the existing storage in their main bedroom and asked to have something similar, also near the door and hallway.



After

Slab cabinet fronts on these custom cabinets create a serene space in the main bedroom, allowing for storage, a place to display family heirlooms, photos or plants.

With the newly configured hallway on the other side of the room, natural light from the backyard is far more abundant creating a calm and relaxing space for these busy clients to start and end their day.