



Meta Remodeling Awards 2022

A Remodeling Awards Program

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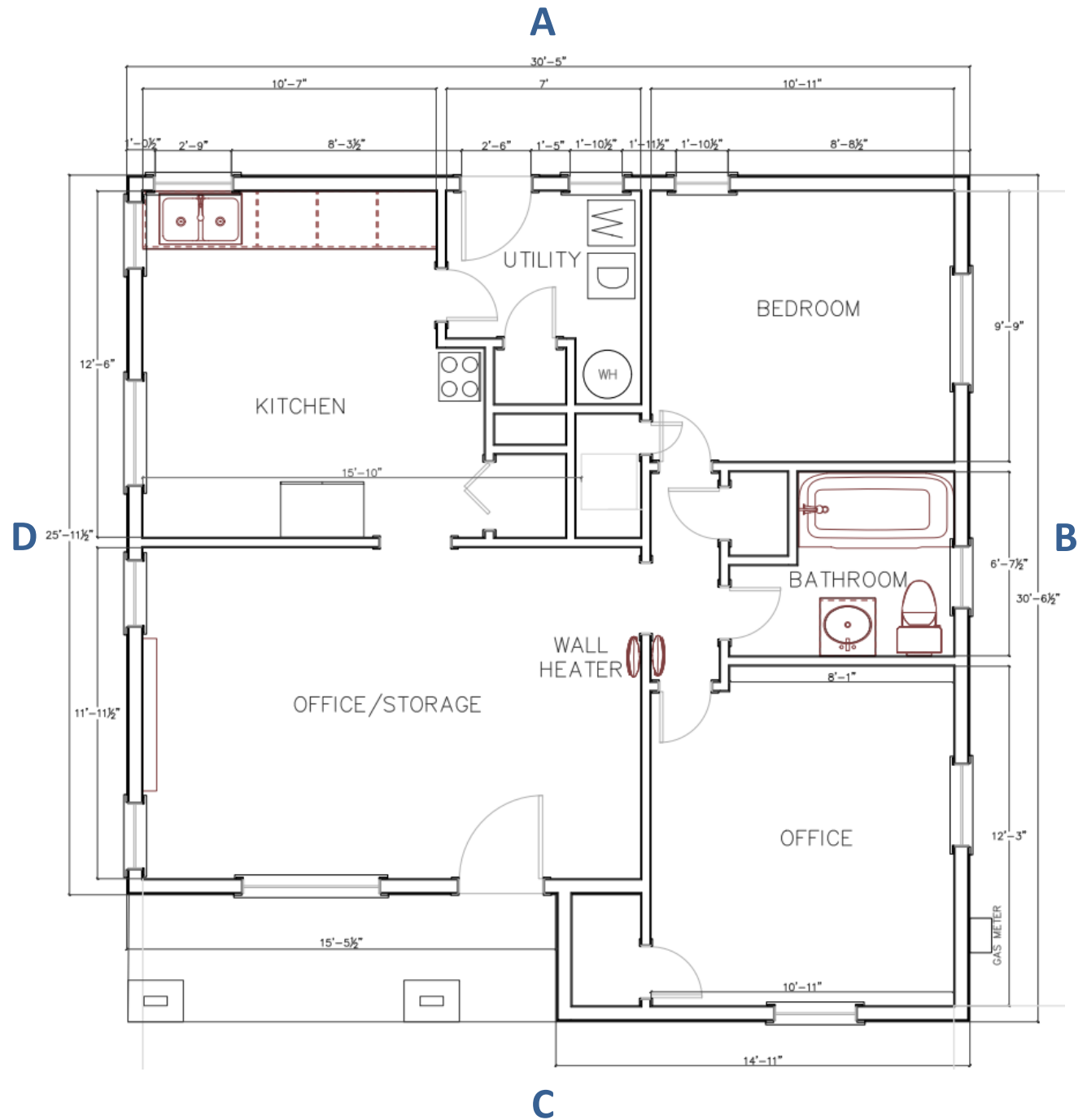
NARI of Silicon Valley

PROJECT DESCRIPTION

This 927 sqft second home was being used as business storage and office space due to its proximity to the clients' nearby wine bar. When they decided to sell their 4,000 sqft primary residence to purchase a house on the coast, this home was needed as their new primary residence. After living in a comfortably oversized home for twenty years, shifting gears into one quarter that space would undoubtedly come with some adjustment. The challenge was to utilize every square inch of area in this tiny home to suit the family without it feeling like a compromise.

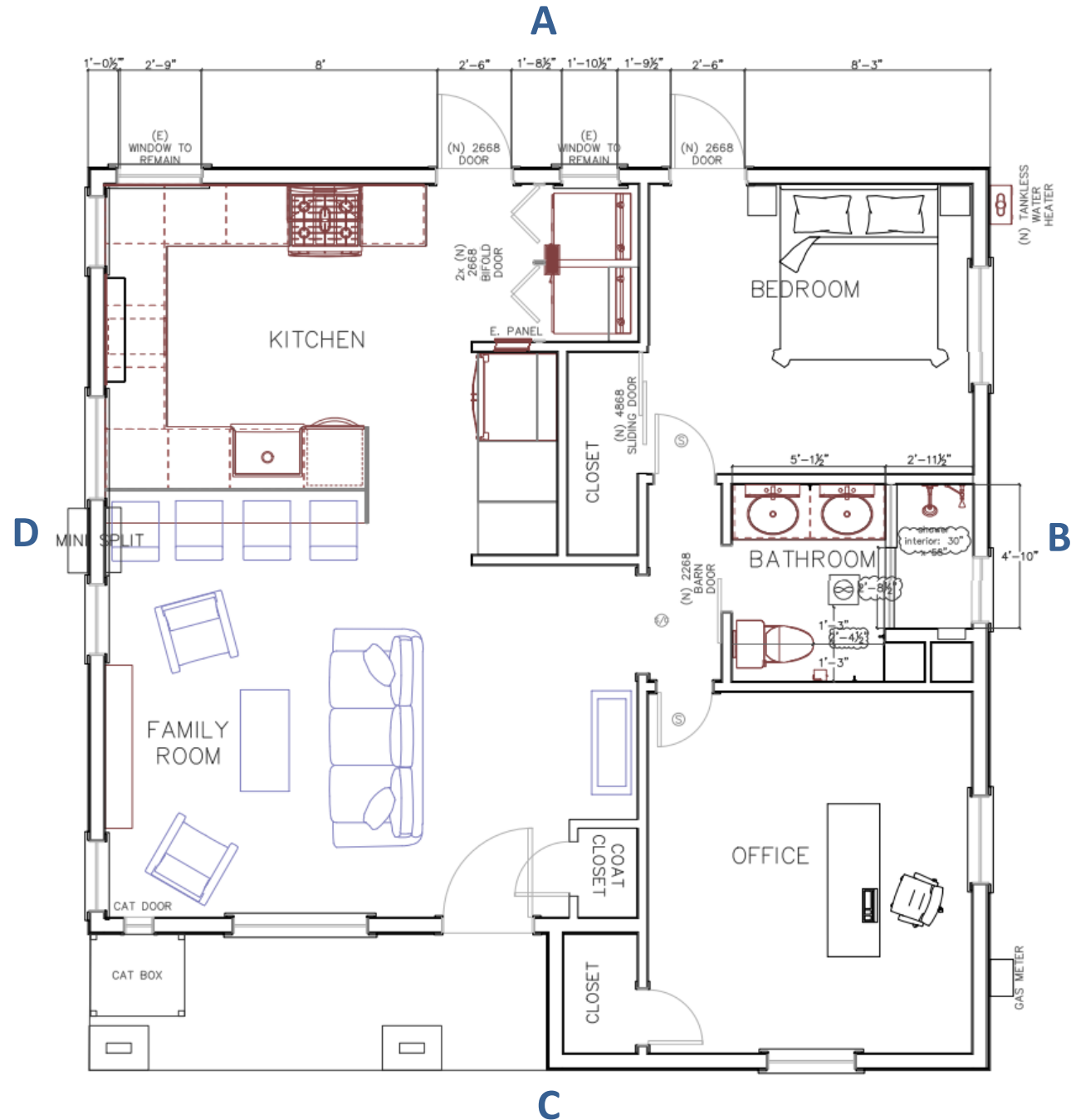
AS- BUILT FLOOR PLAN

BEFORE: The original layout to this 1940's house was very choppy and compartmentalized. The center of the house consisted of many small areas and a chase with nothing inside. Storage was present but not adequate for today's living in all areas of the house. There was no real obvious place for their cat's litter box. A notable lack of cabinetry was also of concern.



PROPOSED FLOOR PLAN

AFTER: With some innovative space planning, many challenges were overcome; the kitchen/ family room opened up by eliminating a load-bearing wall; the bulky water heater was relocated outside and the center of the house was rearranged to utilize all of the interior areas more efficiently; the new space gave the bedroom a larger closet; the laundry area was minimized and tucked away and the kitchen got a pantry wall; the hallway closet was relocated to the family room to allow a larger bathroom with a much more efficient layout; a creative solution for the cat box was designed out on the front porch with access from the family room.





D LEFT- BEFORE: Since this secondary home was always used as an office, a lot of office supplies and furniture needed to be relocated so that a new living area could provide leisure. The space was in need of some cohesive design



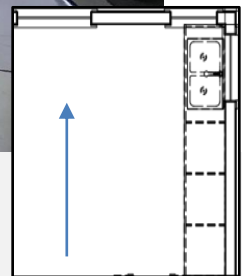
D LEFT- AFTER: The fireplace was refinished with a stunning blue, square tile that perfectly paired with the backsplash tile in the kitchen. The blue color that was used was chosen to compliment the client's collection of Vintage Chinoiserie Blue and White Porcelain Vases. The office desk was replaced with comfy furniture and a new TV for entertainment. Located in the corner, a pet door leads to an outdoor litter box as an innovative way to keep out odors and messes.



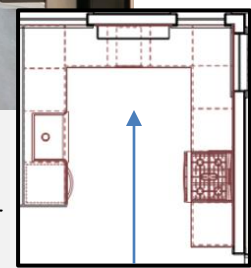
D/A BEFORE: With a load-bearing wall dividing the kitchen and the office, the overall layout felt restricted. The client wanted the main living area to be breathable and inviting, not closed off. The office space needed to be reclaimed as a family room to allow for separation between work and relaxation while the clients were home.



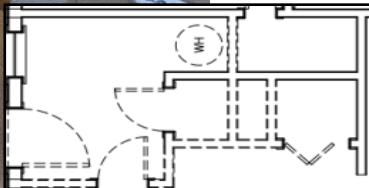
D/A AFTER: After eliminating the load-bearing wall, the home was immediately opened with new circulation. By removing the desk and relocating it to a designated room, the living area is now furnished with cohesive furniture that matches the color palate that the client's desired. Because the size of the house did not allow for a spacious kitchen for two cooks and a kitchen table, the peninsula seating was planned for their dining area. This is perfect for guests to come over and for a glass of wine and for the two of them to eat their meals at home.



D RIGHT BEFORE: There were a proper amount of windows letting in ample natural light. The existing kitchen doubled as a storage room and lacked any design. With the kitchen cabinetry on only one wall, the client struggled imagining living in this home.



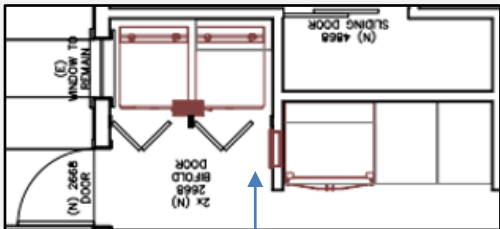
D RIGHT AFTER: By shortening one of the kitchen windows, the new layout was able to be designed in a U shape. With new custom cabinetry, we were able to maximize storage and kitchen working spaces. Floating shelves were installed to add decorative/ working element to the space instead of adding upper cabinetry which could make the small space feeling cramped. With a fully functioning kitchen and a proper triangle work zone, the clients are now excited to cook meals with no restrictions.



B- BEFORE: The utility room was enclosed off of the back door and had many jobs that were taking up valuable interior space. The old stove location (which is indicated by the hood ducting coming down from the ceiling) would not have allowed for any countertop next to the new appliance. The old pantry had extra deep shelves and did not allow efficient access to stored items.

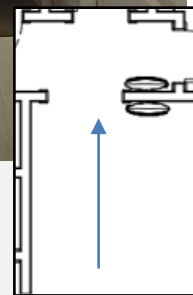


B- AFTER: Combining functionality, the laundry area was tucked away into a smaller, closed off accordion style doors. The laundry closet now looks like a continuation of the kitchen cabinets with similar looking doors spanning from floor to ceiling. Once the closet doors are open, the storage cabinets and shelves are coordinating with the kitchen.

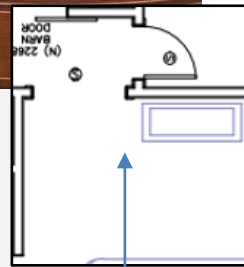


B- AFTER: With a few walls removed and some reconfiguring, the extra space was added to two areas; the bedroom closet and the refrigerator/ pantry kitchen wall. The old water heater that was in this area was replaced with a tankless unit and moved outside..





B- BEFORE: The double sided wall mounted heater wasn't an efficient way to heat the whole home. We ran into the same problem with this small opening leading into the hallway restricting access to the two rooms. Let alone making it very difficult to move furniture in and out. There was available space to the right of the recessed doorbell to be better utilized for the home.



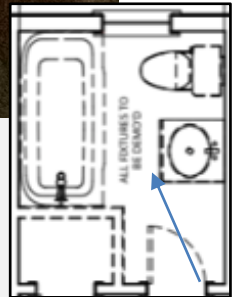
B- AFTER: By eliminating the wall heaters, we were able to widen this hallway opening. We instead installed a mini split heater/ac unit between the family room and kitchen windows. With the help of ceiling fans, evenly conditioned air is felt throughout the tiny house. The hallway closet was absorbed into the bathroom and the bathroom door was relocated and turned into a stylish and space saving barn door. The hallway closet was relocated to the extra space in the living room. (This was cut off of the photograph but is shown on the plans.)



C/D- AFTER: The clients wanted everything to be durable and easy to clean so we chose one waterproof SPC flooring to run throughout the whole house and Porcelain countertops in the kitchen. The farm sink and recessed panel cabinets were chosen to play with the age of the home and still have a clean, modern look.

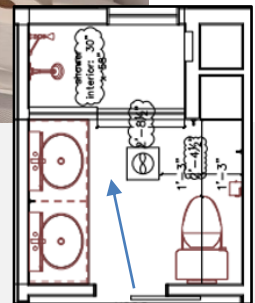


BATH BEFORE: This bathroom displayed unattractive yellow tones and a lack of sufficient space for two people to share. Clients also expressed that their combination shower/tub was not being utilized fully. There was a single standing sink that didn't allow for any additional counter space and overall felt very bare as a standalone. Overall, it was a bit of an eyesore and had no design elements that made it interesting.





BATH AFTER: Different than the kitchen, the clients really wanted this space to feel relaxing and “spa like” so a softer color palate was used. With a completely new layout, the once bare bathroom now is fully equipped. By taking out the original closet that was nesting inside the bathroom, it opened up the space for a cleaner layout. The larger footprint allowed for a double vanity and ample storage inside the mirrors, vanity, linen shelving, and extra deep shower niche’s.





BEDROOM BEFORE: The bedroom was also used as a work space. This needed to be reconfigured so that the clients would have a calming place to sleep.

BEDROOM AFTER: We changed the window to a door so that the clients could access the backyard from the bedroom. With some new flooring, paint and lighting, this new bedroom looks clean and inviting.





OFFICE BEFORE: On the other side of the home resides another space that was used as an office. The clutter was overtaking the room and desperately needed some organization, décor, and extra storage.

OFFICE AFTER: After some spring cleaning, purging and new furniture, the new office looks like a place that you could conquer the day.





EXTERIOR BEFORE: The outdated interior was also reflected on the exterior of this clients home. Consequently, a refresher was essential to match the new, enlivening interior design. The colors of the existing paint were monotonous and muted, creating an unwelcoming façade. The trimmings around the top of the columns were also beginning to dry rot and fence sections were crumbling.

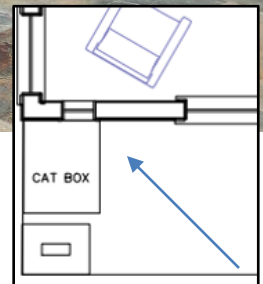


EXTERIOR AFTER: With a new, youthful paint scheme, the exterior now properly echoes the interior of the home. By extending the great room color palette outwards, the house is beautifully cohesive. The posts and window casings were replaced and repainted as well. Fence sections and gates were updated to match the existing.

CAT OUTHOUSE DETAIL:

The clients also had cats to consider when moving permanently to a smaller home. We creatively designed a protected, enclosed area off of the living room at the front of the house but you would never know it because it ties right into the house.

The clients will have an easy time cleaning out the box from outside the house since the shingles are on a door that lifts up to be opened from above. The siding purposely does not go all the way to the ground so that the client can periodically remove the litter box and completely hose down the slate tile. As a fun homage to its secret purpose, we designed a moon cutout which also lets in light and air circulation.



PRODUCTS USED

| Product | Manufacturer | Reason It Was Chosen |
|---|-----------------|---|
| Acute Mosaic Glossy in Cobalt | Jefferey Court | Design Choice – To match the clients existing decor |
| Onyx Ventura SPC GemCore | Reward Flooring | Design style and easy maintenance |
| Marmi Statuario Michelangelo Porcelain Slab | Level | Design style and easy maintenance |
| Onyx Ventura | Reward Flooring | Design style and easy maintenance |
| Whitehaven 29-11/16" Undermount Single Basin Cast Iron Kitchen Sink | Kohler | Functional and durable |
| Eddie Transitional Cabinets | Tri County | Design Style and good quality |
| Parsons Counter Height Barstool - Threshold™ | Target | Design Style |
| Quoizel QPP3402BN Mini Pendant in Brushed Nickel and Glass | Lumens | Design Style |
| Brushed Nickel Pulls in 12", 160mm, and 128mm | Berenson | Design Style |
| PRDF34550SS: 30" Stainless Steel Pro-Style Dual Fuel Range | Beko | Good quality |

PRODUCTS USED

| Product | Manufacturer | Reason It Was Chosen |
|---|------------------|--|
| Charlottesville 60" Bathroom Vanity | Fairmont Designs | Design style and quality |
| 23" Quartz Vanity Top with Backsplash Carrera | Fairmont Designs | Design style and quality |
| S-200WH 20 1/2" Ceramic Undermount Sink in White | Fairmont Designs | Quality and functionality |
| Carrara Select 2x2 Polished Mosaic | Venato | Design style and quality |
| MYSTIC RAIN GLASS TILE FROM EUPHORIA COLLECTION | Anthology Tile | Design style and quality |
| Frost 2x6 Glossy Glass Tile from Seasons Collection | Anthology Tile | Design style and quality |
| Robe Hook (Recertified) In Stainless | Delta | Functionality and to match hardware finishes |
| Single Handle Bathroom Faucet In Stainless from Kayra Bathroom Collection | Delta | Functionality and to match hardware finishes |