

Turn my *upside down* house...

right side up

It was time for a new beginning. Our homeowner had always dreamed of remodeling, and after a difficult couple of years, she finally was able to call us with a request to begin the design process.

The original home was built in the 1980s and featured an upside-down floor plan: bedrooms on the ground floor, kitchen and living room on the top.

We began with a list of design features she needed changed, including the removal of sliding glass doors in every bedroom, and attaching a garage that was over 24 feet away.



Before



She was tired of carrying her groceries into the house via a path that began on the wrong side of a 24 foot driveway, and then led up two flights of stairs, crossed a landing, traversed a deck, and finally, bags in sagging (but probably very strong) arms, she could step into her house.



After

CLIENT'S WISHES:

- A house that lives traditionally
- An impressive first floor entrance
- An attached 3+ car garage with space for several cars, a Harley, a lawn mower, and a truck with a plow
- A screen porch
- To preserve and emphasize the back yard view
- An open floor plan with room for large family gatherings
- A light and spacious living room
- A huge pantry and storage solutions
- A mudroom that is separate from the laundry
- A luxurious master suite on the main floor
- A maintenance free exterior

DESIGN SOLUTIONS:

- Turning the house to face the driveway
- Planning a traditional gabled front entrance for curb appeal and accessibility
- Creating an attached 3 car garage with an additional pass-through garage door
- Adding an attached screen porch on the main level
- Planning window placement to highlight the picturesque views
- Redesigning the house to utilize the existing house shell. The design of the new walls and roof give the house a 1 1/2 story appearance, transitioning gracefully to the old house roof. It reorients the home and makes space for the re-imagined living area.
- Incorporating a large pantry off the kitchen
- Designing a mudroom with 1) Access to the backyard 2) Built in kennels for her dogs 3) Access to the garage
- Creating a finished laundry room within the footprint of the existing home
- Locating the large master suite in the upstairs of the original home, allowing the homeowner to save over \$100,000 by cutting down the footprint of the addition. The master bath includes a built-in makeup counter, crystal chandeliers, and a beautiful glass shower.
- Utilizing Andersen Windows, vinyl siding, aluminum soffits, stained fiberglass exterior doors, and non-rusting exterior lighting provides easy-to-maintain finishes.

Upper Floor

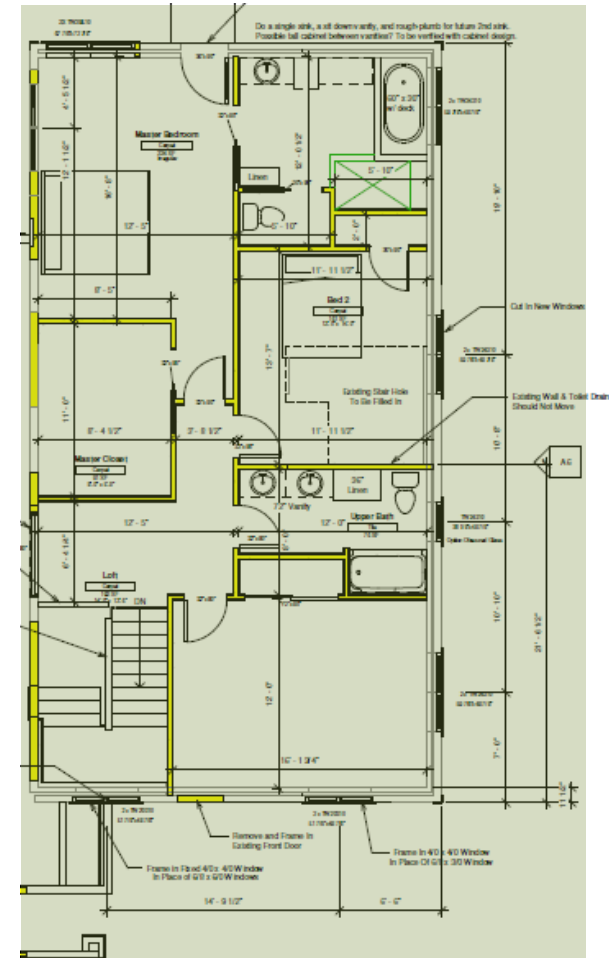
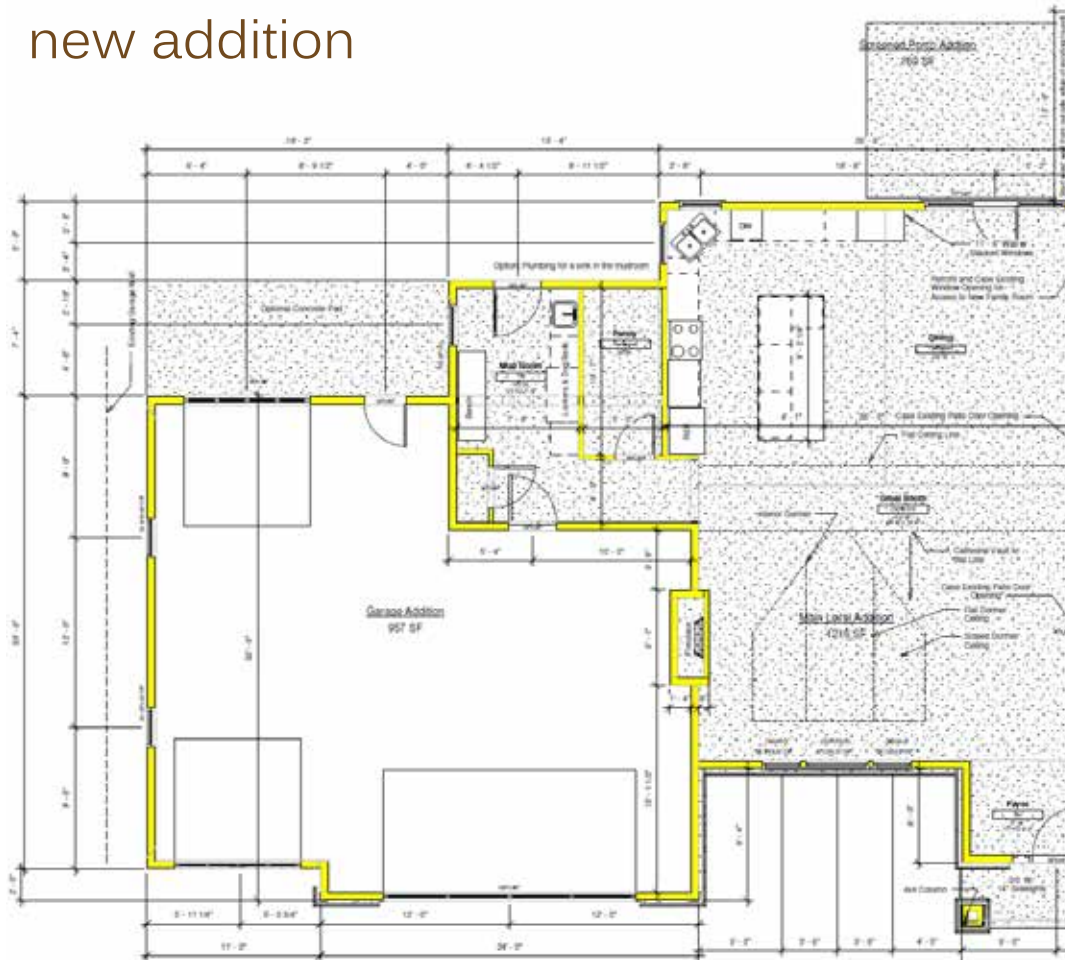


Ground Floor



Floor Plan

new addition



remodeled shell

Front Entrance on Main Floor





Garage Before



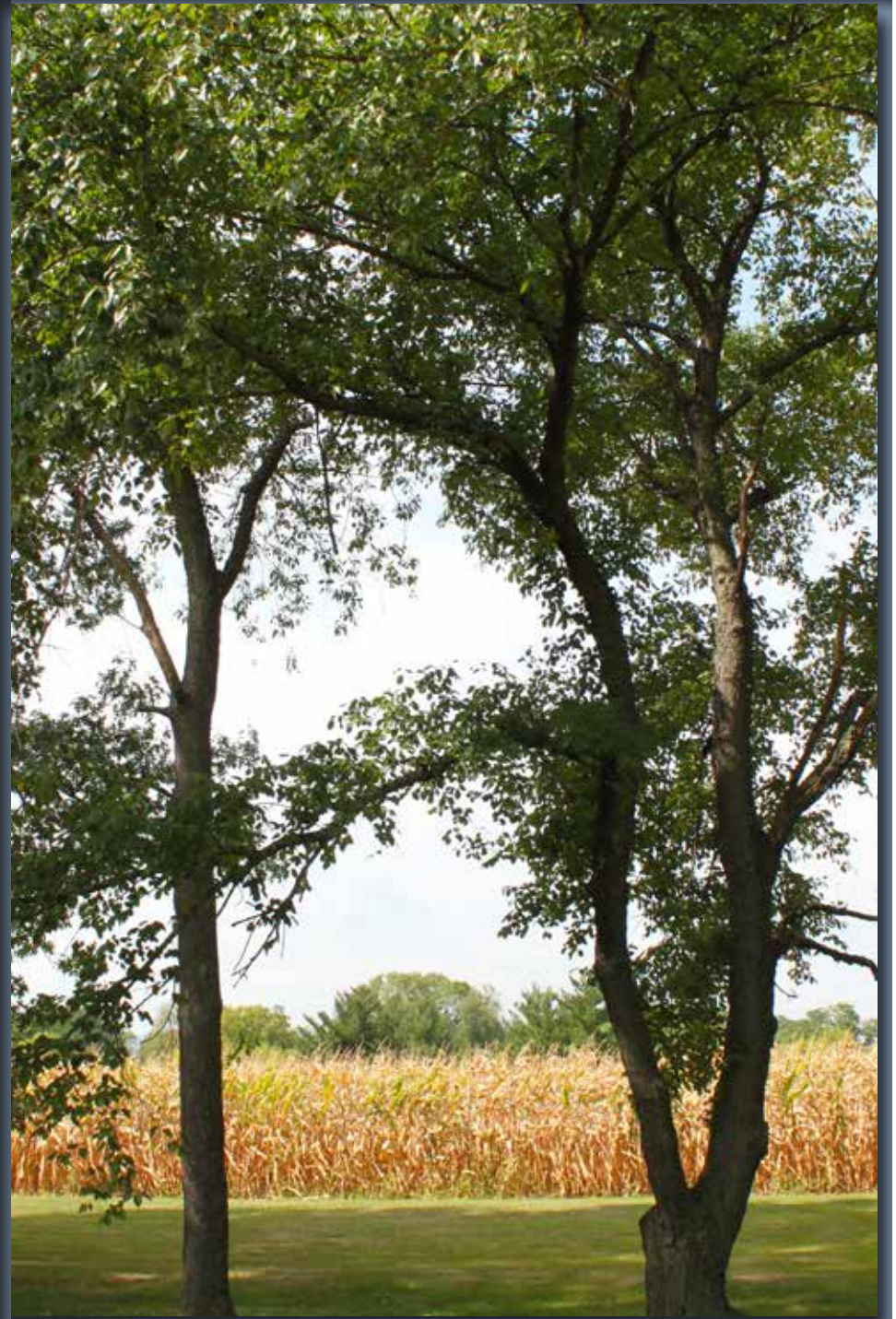
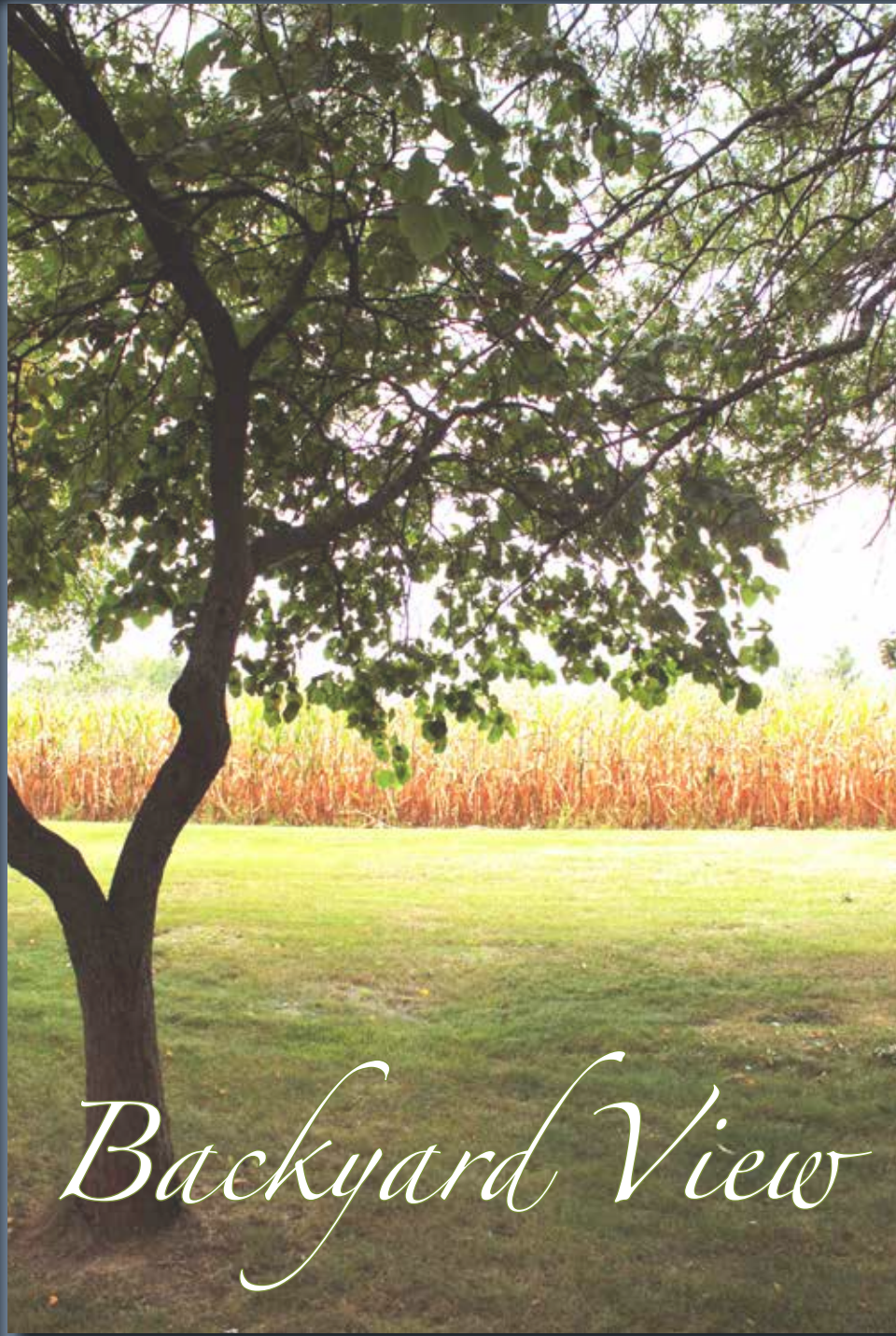
Garage After



With steep hills on both sides of the house, access to the backyard was nearly impossible. The solution for this lawn care challenge was to install garage doors facing both the front and back yard.



Screen Porch



Kitchen Before





Open Floor Plan

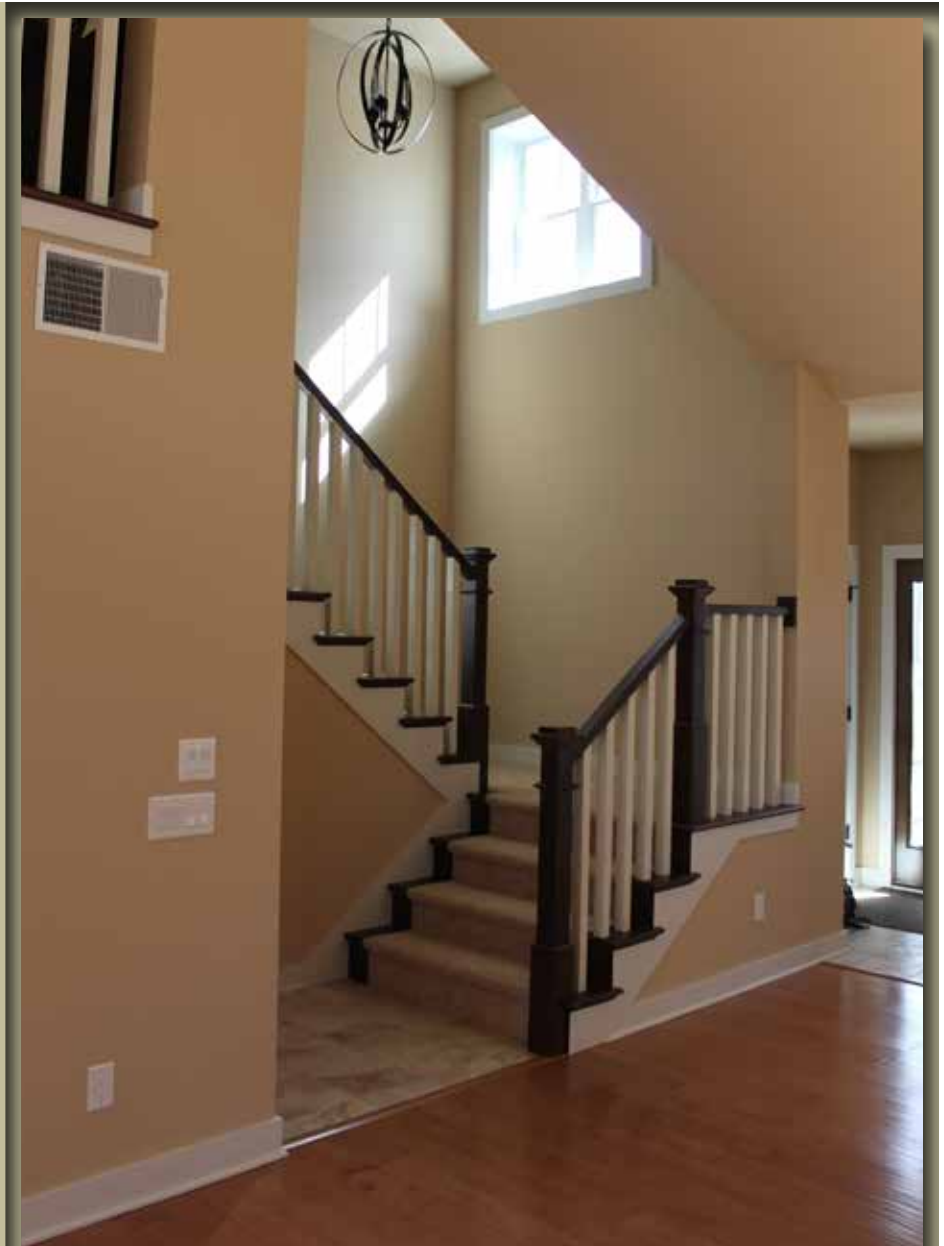
For Large Family Gatherings



Bright & Spacious Living Room



fireplace detail

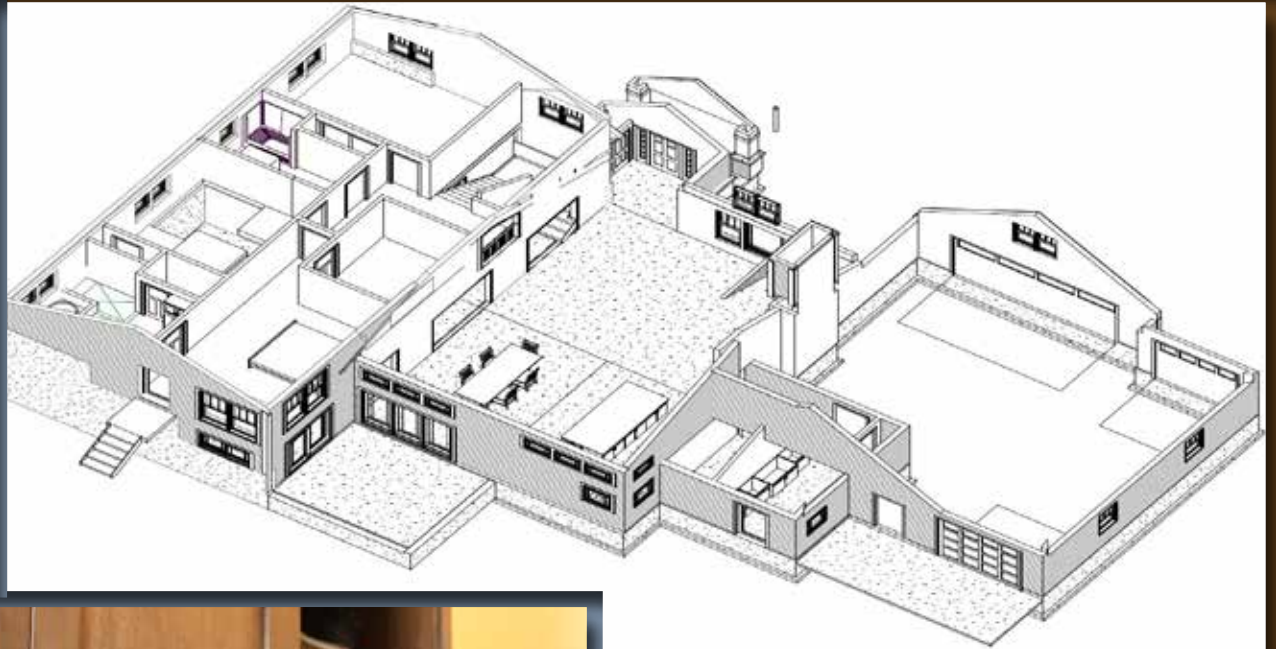


During construction our project manager discovered that he had the ability, through creative beam placement, to open up the entire area.

Bright, Open Spaces



Mudroom



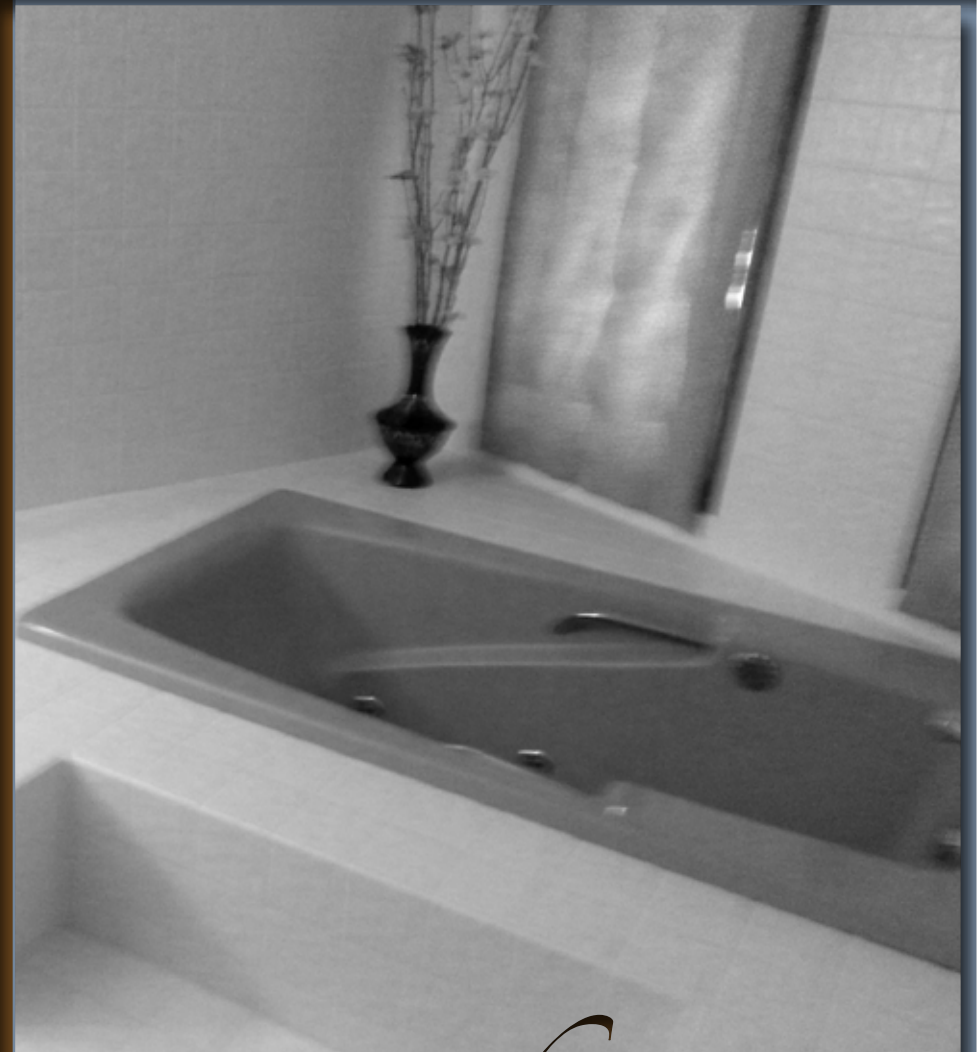
*A space for
every member
of the family.*

before



Laundry Room

Master Suite



Before

Master Suite Bath





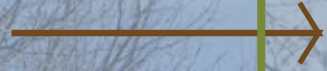
To complete the bathroom tile floor pattern, we had to cut apart the mosaic sheets so that the pieces fit the size of the field tile. Also, a completely invisible access panel for the jetted whirlpool tub conceals an otherwise ugly necessity. Magnets, cement board, tile and caulk were used for the panel.

Master Suite Bedroom

Floor to ceiling windows preserve the backyard view



Existing



New



 *Degnan*
DESIGN·BUILD·REMODEL