

The Anatomy of a Remodel

Design by

 JD Designs

From 1937 Bungalow to
21st Century Prairie Style

Street View

The original house (cir. 1937) was approx. 1100 sq.ft. with 2 bedrooms and 1 bath, living room, dining room, kitchen and laundry with a detached 4 car garage in the rear of the property. The final result was 2700 sq.ft. including 4 bedrooms, 3 ½ bathrooms, living room, dining room, kitchen/nook/family great room.

Before

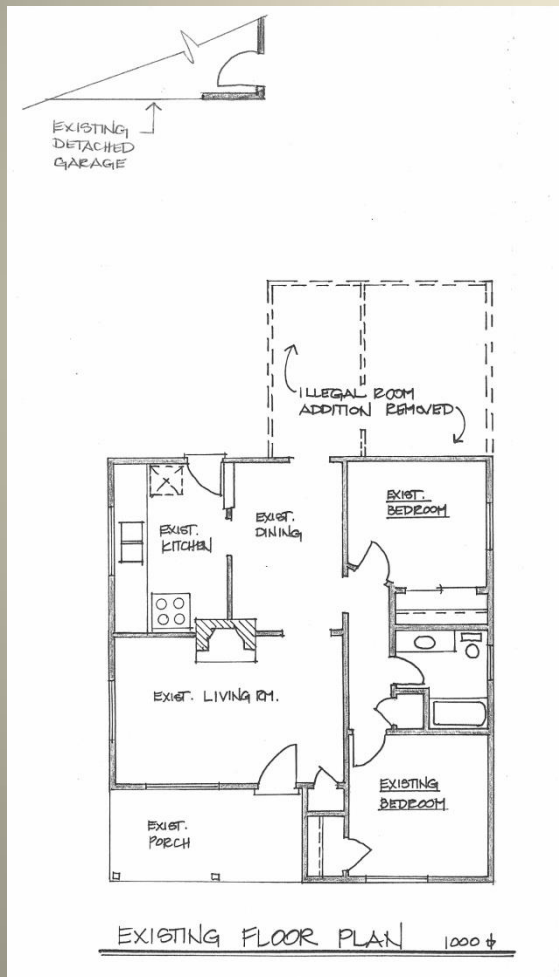


After

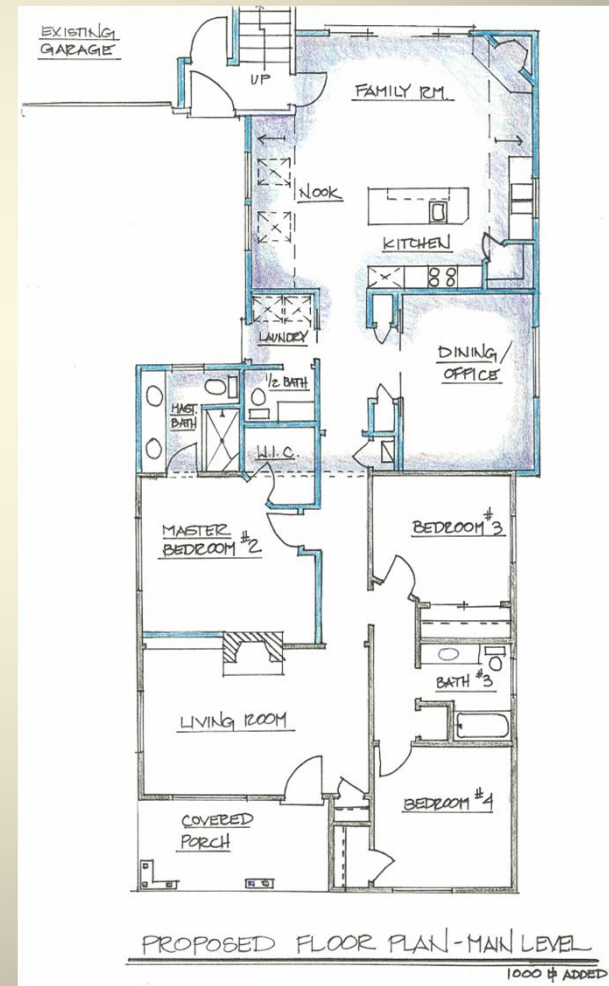


Main Floor Plan

Before



After



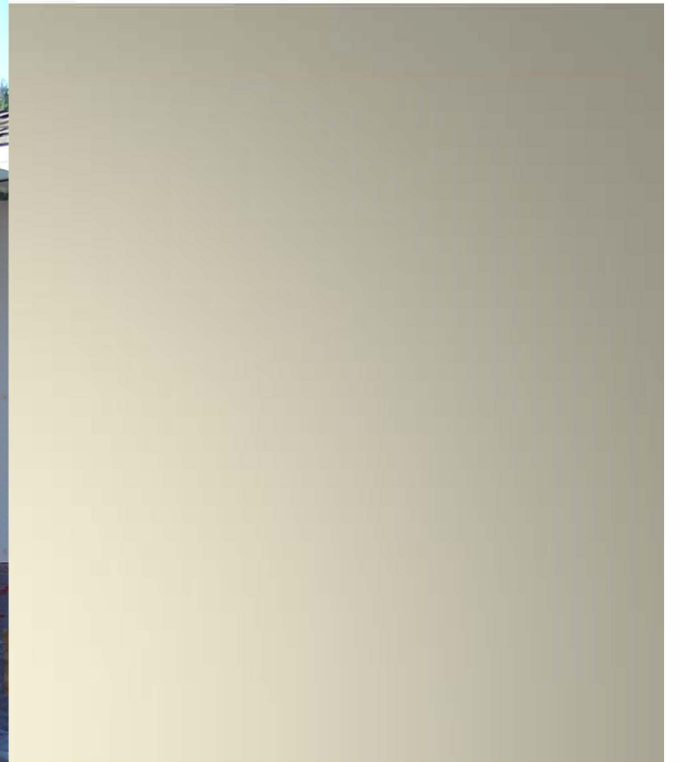
Front Porch

**New windows with 'Prairie Grids'
and stacked stone veneer wainscot
added**



**Column Detail with Prairie Style
features**





Porch Detail

- Å Horizontal v-groove siding
- Å Stacked ledge stone veneer with stone water table ledge
- Å Vertical grain Douglas Fir front door with dentil shelf and stained glass panels
- Å Custom Frank Lloyd Wright house number plaque
- Å Rubbed Bronze door knocker and mail slot
- Å Stylized column design (only 1 post is structural)



Original Living Room Fire Place



Finished Living Room

Stacked stone veneer added to original fireplace, New windows with Craftsman style trim, new hardwood flooring, recessed bookshelf niche to the left of the fireplace (awaiting installation of cabinetry)



Original kitchen/dining



Å The kitchen (to the left side) and dining room become a new Master Bedroom suite. The illegal room addition to the rear is removed and 1000 sq.ft. of new living area is added.



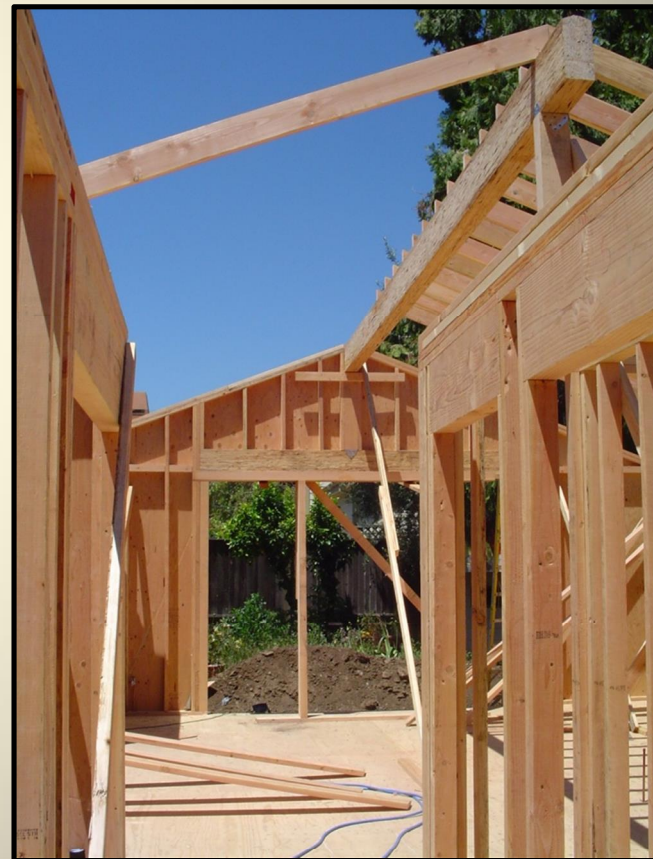
Before and During of Kitchen Conversion to Master Bedroom/Bath



**Looking through old dining room
to new addition**



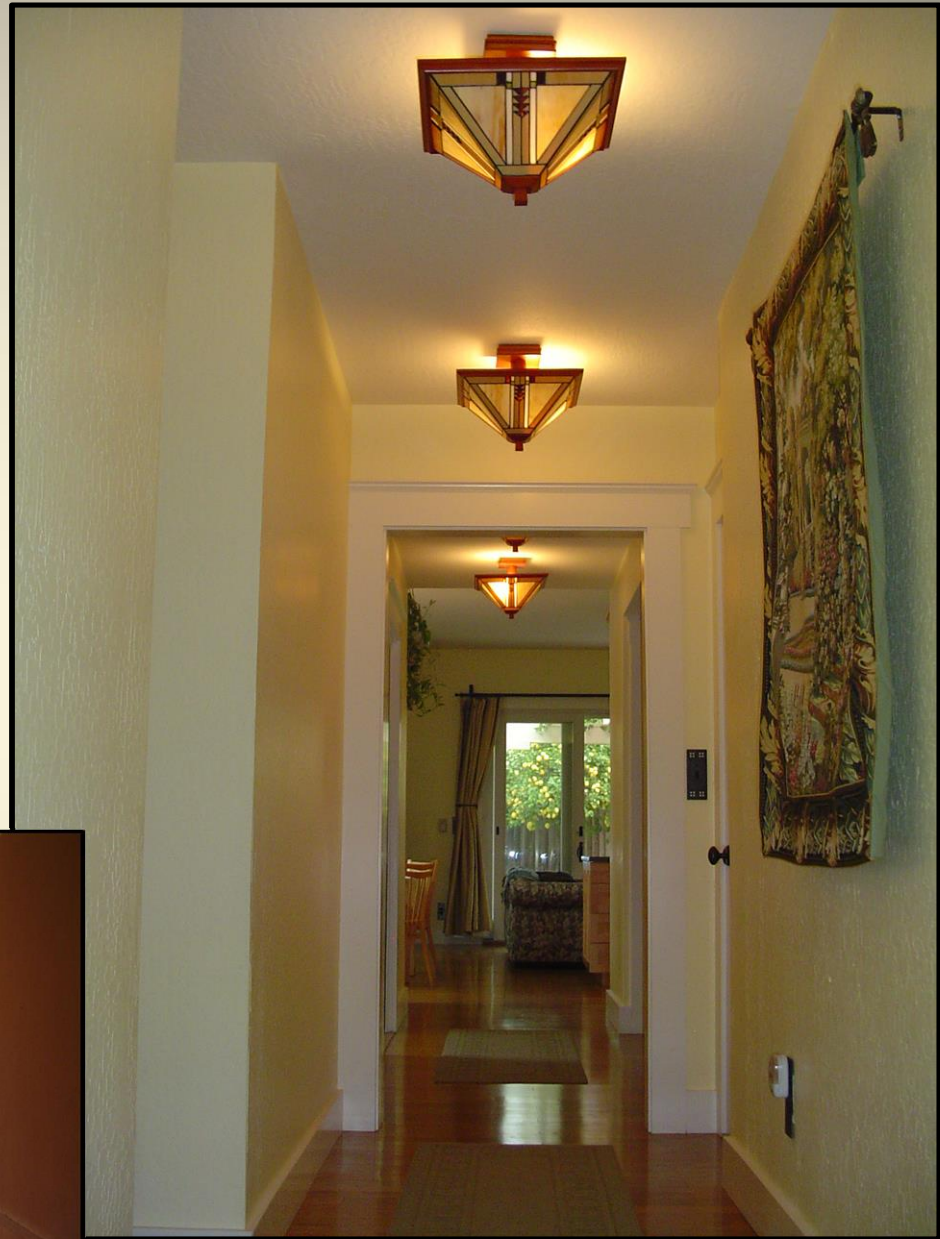
**Rough framing of new Great
Room added to rear**



New hallway leading to
new Great Room.

Prairie style semi-flush
mount light fixtures.

Master entrance is off
to the left.





Detached garage is now connected

The original 4-car garage was originally detached, but the new plan incorporated attaching it to the main structure with direct internal access to and from the garage.

Great Room

Rough framing of rear wall



Corner fireplace



Kitchen

**Rough frame of the kitchen
showing corner pantry**



**Cabinets and counter tops
installed**





Finished Kitchen

Clear maple Shaker style cabinets, Corian countertops with tile backsplash, vegetable sink in island, Built-in refrigerator, strip lighting above cabinets and pendant lighting over island, microwave built-in island (out of view)

Great Room Nook

During



After



Hall Bath

Before



After



Master Bath

**3x5 shower with corner seat
and shampoo niche**



Double sinks with tower cabinet





After Master Bath

Tankless Water Heater

Takagi tankless water heater is about the size of a briefcase and hangs on a wall. This water heater provides hot water for this house that is 2700 sq. ft., 4 bedrooms and 3 ½ bathrooms.

The closet that it is located in is only 18" deep.



Backyard



Addition over Garage

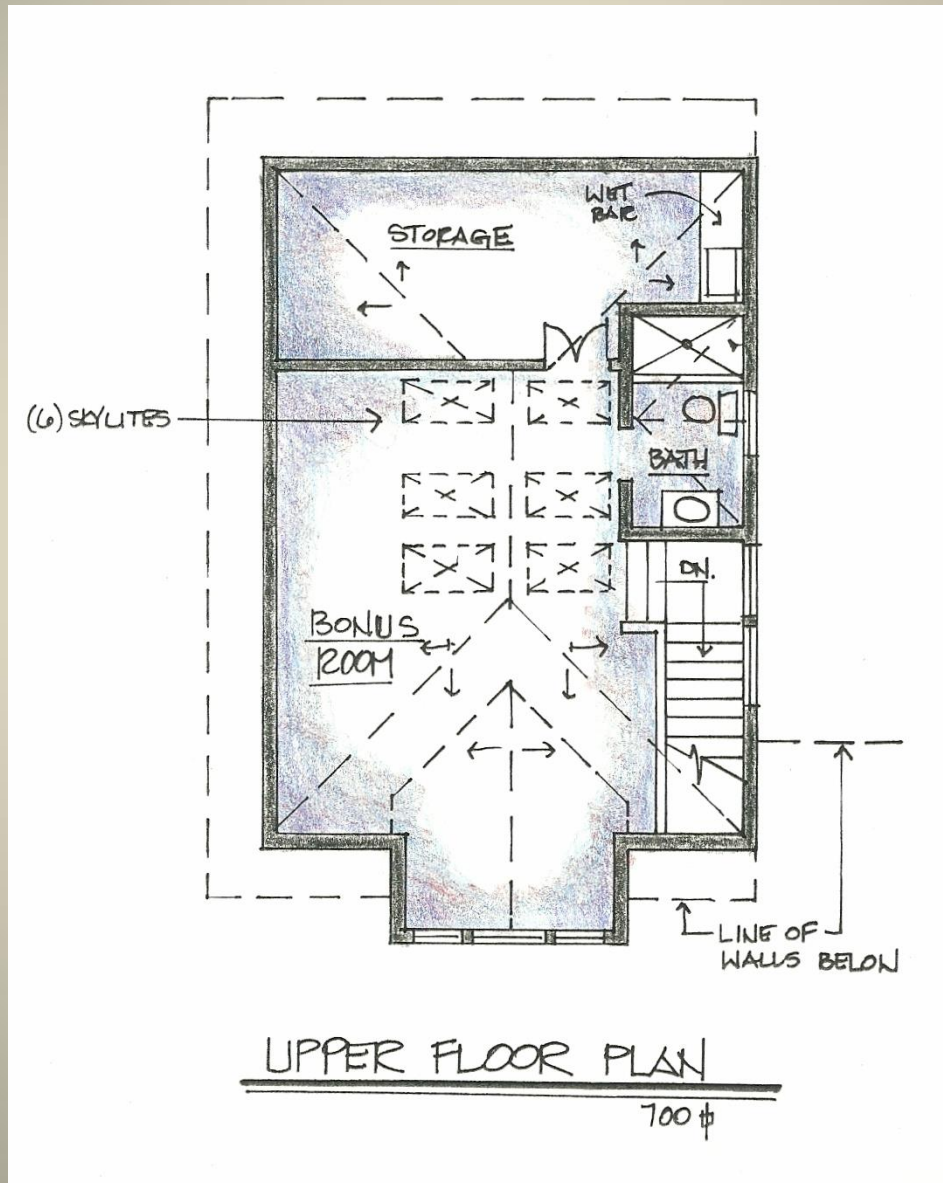
Original garage with roof removed



After



Upper Floor Plan



Prepping for structural reinforcement: large concrete piers cut into slab, getting ready for steel I beam to be set under ceiling joists, 4 car garage becomes 3 car garage.



Pre-fabricated steel beam lifted by crane into roof structure and then set into place



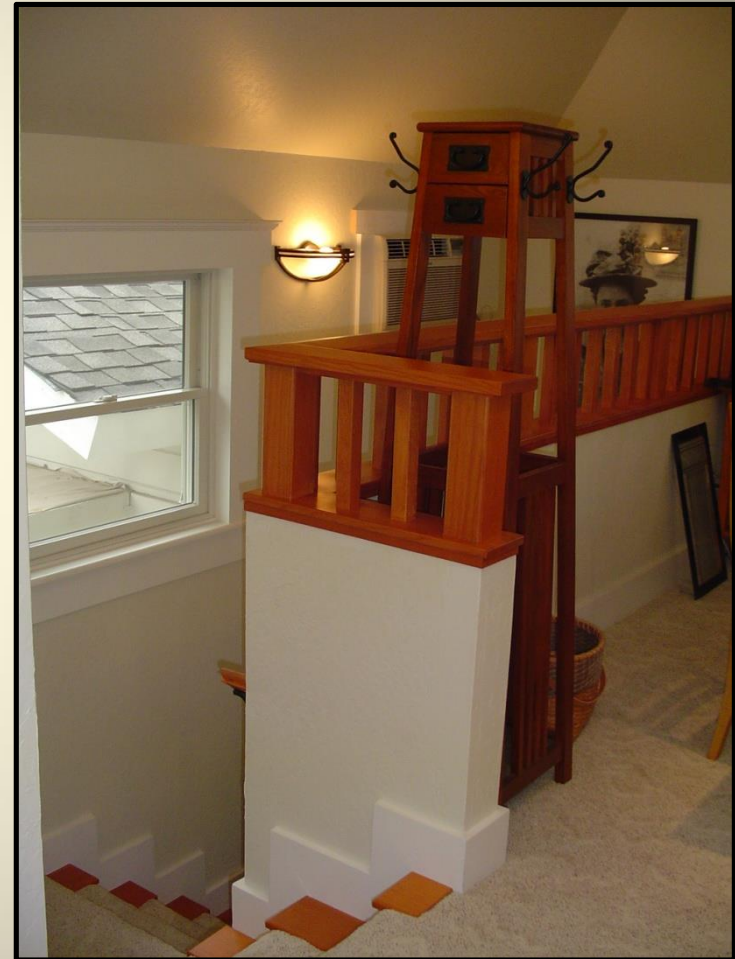
Local zoning code required off-set of upper floor walls from side setback; i.e. the higher you go, the further back you need to be



In order to comply with the upper floor setback issue, I used 5 foot high exterior walls with large expanse sloped ceilings and compound angled dormer cut into the main roof slope. This achieves the required headroom and usable space needed.



This 700 sq.ft. space, although used as an office now, can have multiple uses such as a large game room, theater room, second master suite or mother-in-law quarters.



Bathroom

