



## Case Study: Ashbury Heights, San Francisco

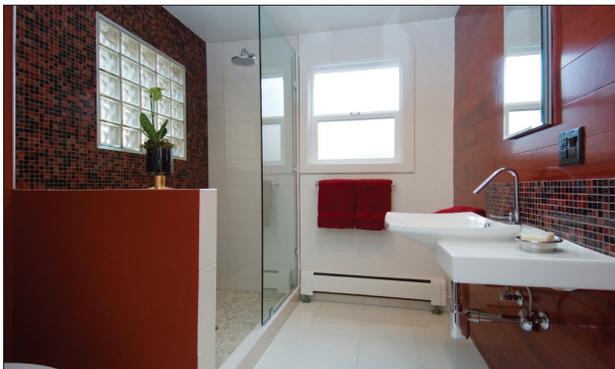
### Customer Problem:

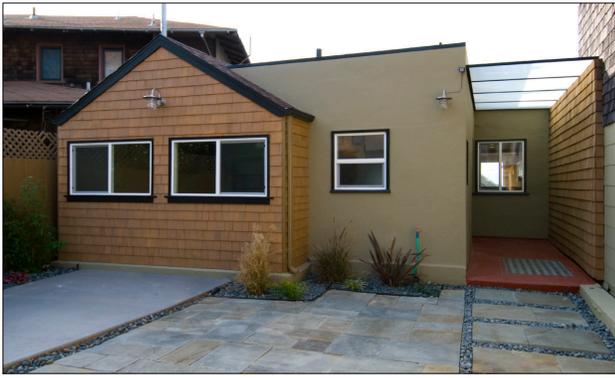
This well designed and spacious mid-century home was in need of modernization. Three bathrooms, the kitchen and yard had suffered from years of deferred maintenance. The new homeowner wanted more urban styling with 21st Century functionality.

### Design Solution:

This home required a “whole-house” remodel, with a development plan created for each room to drive the overall integration of modern styling. The interior and exterior details were chosen to provide the homeowner with current appliances, fixtures and finishes.

Materials included Electrolux appliances, Bizazza Tile, marble countertops and flooring, as well as non-traditional usage of leather, glass and wood for interior and exterior finishes.





## Specifics:

- The original closed-plan kitchen and small breakfast area significantly reduced cabinet space and appliance choices. They also had significantly outdated finishes. By opening the walls into adjacent living spaces, the dining room and now semi-open plan kitchen allowed for significantly more counter and cabinet space and state-of-the-art appliances. Electrolux appliances, marble floors and countertops and espresso-stained oak cabinets were installed.

- Three bathrooms were remodeled to provide urban design throughout the home. The bathrooms (tub surrounds, showers, floor and backsplashes) were finished with Bizazza glass tiles, Toto and Grohe fixtures. Non-traditional materials were used to provide the bathrooms with a modern look such as Jatoba wood on the walls to provide a warm, spa-like feel. While color pallets changed in each bathroom, the styling did not, providing a smooth visual transition from room to room.

- An additional 800 square feet of living space was added to the home with a fourth bedroom and mudroom in a formerly unconditioned area. The addition provided functional space and improved circulation while still being a natural part of the home's existing floor plan.

- All rooms were finished with new crown molding, single-paned opaque glass doors and painted with a contemporary color pallet.

- Energy optimizations were installed throughout the home to support Title 24 requirements - an energy efficient heating system, new windows and doors, state-of-the-art compact florescent lighting, and wall and attic insulation.

