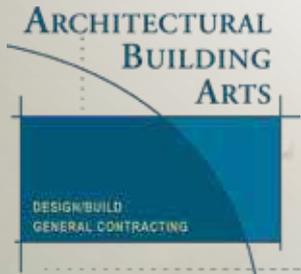


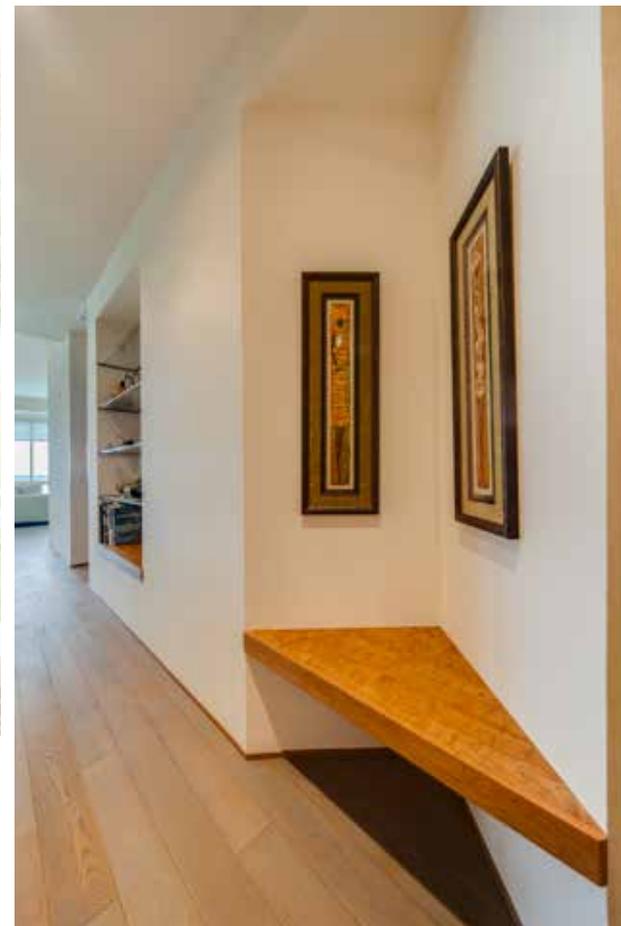
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Remodeling a House,  
Creating a Home



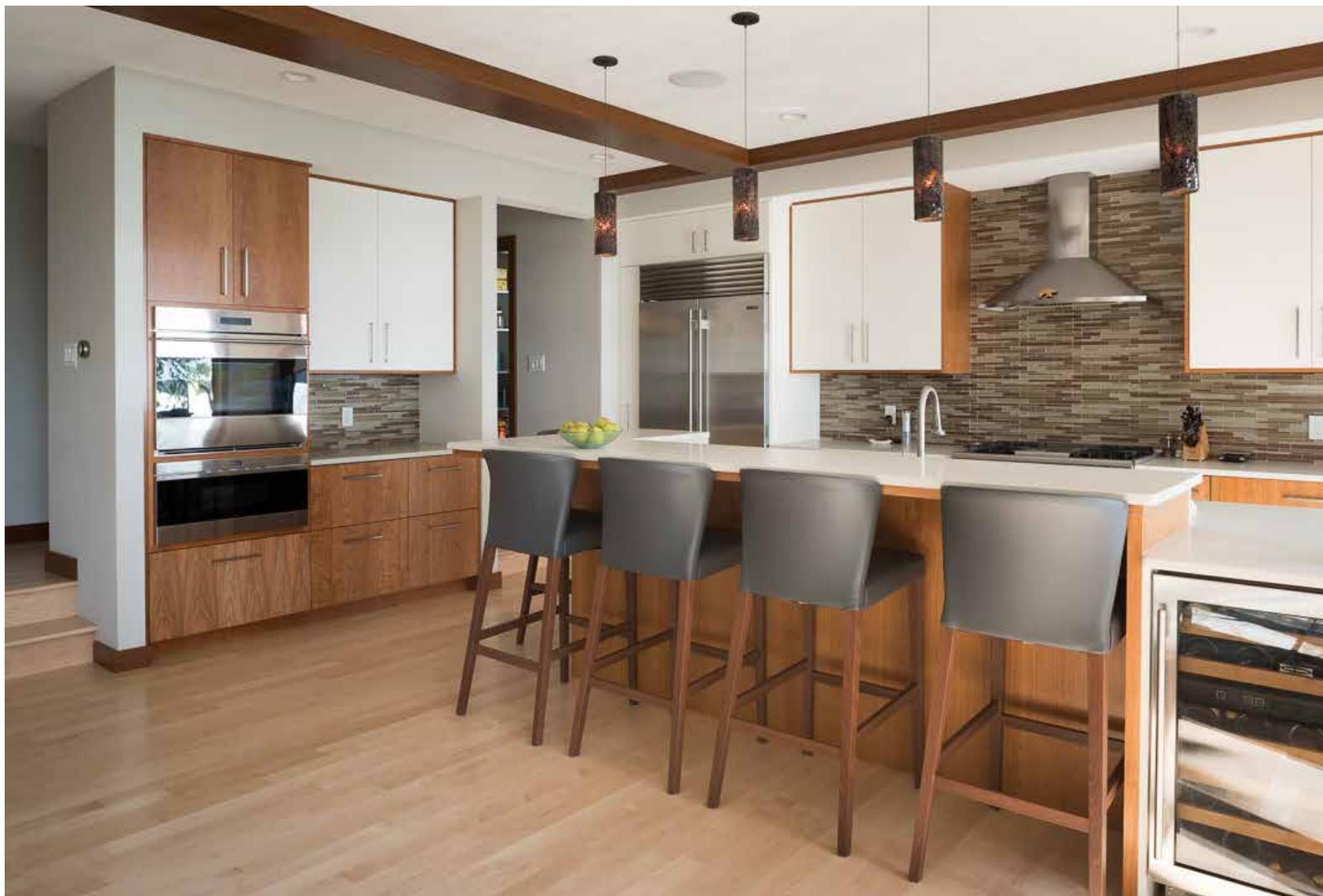
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ABOVE: This contemporary entryway features a custom crafted cherry bench with sleek lines

LEFT: Enjoy a cup of coffee lounging in the peaceful and calm traditional screened porch. The slate tiles features a heated floor so you can enjoy this room year-round.

Transforming your house into the home you love is what remodeling is all about.



Entertaining is easy in this contemporary kitchen featuring mixed materials of cherry and white cabinetry, quartz countertops, a beautiful large island, maple flooring and high-end Wolf subzero appliances.



ABOVE: A custom Italian glass hood inspired the color selection of this unique kitchen featuring inset white cabinets, a high-end Wolf range and Soapstone countertops.

RIGHT: This stunning two-story entry way features cherry trim and unique ceiling light creating an interesting focal point as your guests arrive.



## REMODELING A HOUSE, CREATING A HOME

There's more to making a home than simply owning a house. Your home is an extension of who you are; it's part of your daily life, the space you come back to at the end of a long day and the place where you raise and nurture your family. It all starts with having a location that speaks to you, however, few homeowners find their perfect house ready and waiting for them. Often, it takes building your home to get what you want, or renovating an existing structure to make it your own.

### REASONS TO RENOVATE

Transforming your house into your dream home is what renovation is all about. If you decide to buy an older home, you can redesign your space with the

help of a professional to reflect your personality. You may just want to focus on remodeling your bathroom and kitchen for a less comprehensive project, yet find the perfect solution for you. A family with pets and children may prefer a mudroom addition to corral the shoes, coats and book bags, while a retired couple may opt to create a first floor master suite. Newlyweds might need little more than a one-bedroom cottage, and parents with High School aged kids living at home might need extra parking space for a number of cars.

In this e-book, we provide helpful information and ideas for anyone considering a home remodeling project.



This unique floor plan offers seamless oak flooring across the living and dining room areas. The kitchen space is wrapped with custom white cabinetry offering a beautiful wine shelf, a dedicated space for the homeowner's coffee mug collection, and book storage.

## KITCHEN INSPIRATION

Having a great kitchen is every homeowner's dream. One that inspires you to create delicious, artful dishes for your family's enjoyment. One that takes the drudgery out of kitchen chores like dishwashing, and that gives you a place to work your magic. The right kitchen can come in any shape, size or style—it's all about making the most of what you've got. When you're remodeling, a little inspiration goes a long way toward designing the kitchen you've always wanted.

### CHOOSING A THEME

You want to take your time to choose the right theme for creating a kitchen so it will serve you and yours for years to come. The style you select should complement your personality and support your unique lifestyle. Kitchen options vary widely:

Use wood for warmth, glass and metal for elegance, or colors for depth and interest. Choose your textures carefully, too. Smooth, flawless surfaces mesh well with an uncluttered, minimalist look, while grainy, natural-looking fittings do wonders for a rustic, earthy kitchen.

### LAYOUT LOGISTICS

When you buy a home, you're often stuck with the existing kitchen layout because of logistical issues such as plumbing for the dishwasher



The right kitchen can come in any shape, size and style—it's all about making the most of what you've got.

This kitchen features a farmhouse sink with a bridge faucet, sleek quartz countertops and custom inset cabinetry with icebox latch hardware details.

Choose the kitchen of your dreams based on your personality and lifestyle.



The skylight in this kitchen adds natural light allowing a warm and inviting feel with the additional accent lighting over the granite countertops. The cherry cabinets granite, mosaic backsplash and oak flooring create additional warmth making this a beautiful place for family gatherings and entertainment.

and the sink. When you remodel, however, it's entirely up to you where you want to put those items. Decide for yourself whether to create an open-plan environment that is the heart of the home, ...or a cozy nook where you can enjoy a relaxing cup of tea or enjoy finding the next recipe you'd like to try. Then, ask yourself questions such as:

- How much working space do I need?
- Is it essential to have a breakfast bar?
- Will a mobile kitchen island offer more flexibility?
- Does the room need direct access to the outdoors for BBQs on the deck?

Whatever type of kitchen you choose, it needs to be a relaxing space where you can be inspired to create the masterpieces your family enjoys.



This classic kitchen in our Nakoma neighborhood features inset custom cabinetry providing maximized storage. The butcher block island complements the granite countertops and glass upper cabinets open up the look and feel of this space.

## MASTER BATH LUXURY

One of the most frequently used rooms in the home, your main bathroom should be a relaxing retreat where you can rejuvenate your mind, body and spirit. Ideally, if you have children or frequent visitors, you'll consider a separate bathroom, so nothing stands in the way of creating a peaceful, inviting oasis for yourself.

### MAKING SPACE

When remodeling, you might be limited by existing walls and boundaries. When this occurs, there are a few things that can be done. Make a small bathroom appear more spacious with judicious use of mirrors. If your bathroom is located against an external wall, bring the outdoors in by breaking through and creating a French door or large window to the garden. Make a focal point with a full-length feature wall painting or design, such as an outdoor land- or waterscape.

### AMENITIES

One sink or two? A spa or a regular bathtub? Select amenities from the huge range of options available. Possibilities include antique designs, rustic cabin-style shower units, bathtub jets and heaters mounted against the walls for safety. In colder climates, under-floor heating solves the problem of walking barefoot on icy tiles, while in warm regions a ceiling fan creates an unbeatable ambience.



ABOVE: This guest bath room features a unique custom wall hung vanity with a copper sink accented by a hand-made Mercury mosaic backsplash

LEFT: We remodeled this historic home master bath with classic style basket weave marble floor tile and hand-made mosaic insert to match its charm. The shower and accent walls feature subway tile.

RIGHT: Wall scones provide additional ambient lighting in this beautiful bathroom featuring a large window and natural light.

BELOW: Overhead surface mounted fixtures and recessed can lighting can be dimmed to create ambience in this colorful unique master bath oasis. Wall scones provide additional vanity task lighting.



## LIGHTING

The lighting in your master bathroom can be a deal-breaker. Choose from a range of options including:

- overhead surface mounted fixtures or recessed
- wall scones for task lighting
- LED tape/ rope lighting for accent applications or to add ambience
- color changes and dimming for all options

The type or combination of styles you select will make all the difference in the world to your bathroom's atmosphere and your state of mind.

## COLOR STATEMENTS

There's no limit to the color statements you can use in modern bathrooms. From country botanicals through 50s glamour, your choice of pastels, lights and brights determines the character of your master bathroom. Carry the accents through accessories and functional items such as your towels and towel rails, floor coverings and flower arrangements.



ABOVE: This cozy living room nook makes winter enjoyable - the flames reflect in the silver sterling fireplace surround creating additional ambience.

ABOVE RIGHT: The open space extends to the dining area featuring natural lighting and glass accents above the wine storage.



## WHERE WE LIVE

We've been making dens for thousands of years, since the time when mankind lived in caves alongside his animals. Today's dens and living rooms are nothing like those original spaces, but they still serve the purpose of giving us a place to gather, a hearth, a space to read, make conversation and relax. Whether your perfect living room is a formal area with high-backed, elegant chairs or a casual space with comfortable sofas for lounging, remodeling gives you the chance to create the living area you want.

## ENVIRONMENTALLY SOUND

When you remodel it's a good time to make your home environmentally friendly, so don't miss the opportunity to install double-glazed windows in your living room, take advantage of natural light and investing in some of the latest available technology to keep the temperature comfortable during any season.



Open up the space to  
make your living areas  
warm and inviting.

## DÉCOR DYNAMICS

Remodeling your living and entertainment area gives you the chance to update the look and feel of your walls. Adding to your existing space or embracing an open concept floor plan can make your living space more inviting and enjoyable for your lifestyle. Talk to your remodeling expert about lighting concepts to use to maximize the ambiance of the new space you're creating.

... whether you install an electric, wood or gas fireplace you'll want it to be the focal point in the room.



ABOVE: We updated this fireplace with a custom metal fireplace frame to create a more contemporary look and feel. Relaxing by the fire the homeowners have ample cabinet inset space and can relax watching TV.

## EXTERIOR FACADES

Choose from a huge range of exterior facades to create your dream home. When it comes to remodeling, you may have to manage with the building frame you have, but the number of different types of cladding, ornamental facades and other building finishes available will still give you enough to choose from.

### MATERIAL MOMENTS

The shape or size of your home's facade and the structural forces used in creating it affect the materials you can use. Sandstone tiles may look rustic and wonderful, but they increase the weight of the facade, and your remodeler will have to take this into account. Cladding and stucco are quick and easy to install, and cost less than other options, but if you're creating your dream home you might want something with a little more character.

### COLOR SCHEMES

If your home is part of a housing community, the color of your external facade may be restricted by the local homeowners' association. Brightly colored exteriors can be boring, too—many a dreamer has painted his home lilac or buttercup yellow, only to find he repaints within a year. Fencing and walls play a big part in the exterior atmosphere too, so work with the colors of your home to achieve a balanced look. Before you decide to embrace an exterior color scheme, paint test swatches on different areas of your home to ensure you will like the colors for many years to come.

### FINISHING TOUCHES

The landscaping of your property and the exterior buildings are as important as the structure itself. From the garage or car port to a poolside summer house, the pathways and features help make your house a home. Gables, arches, balconies and verandas—from stone masonry to intricate metal work, your facade's finishing touches make all the difference to first impressions.

The landscaping of your property and the exterior buildings are as important as the structure itself.



ABOVE: This home uses a mix of materials and features extended roof lines, a covered entry, as well as expanded eaves making the exterior very appealing and interesting.

LEFT: This homeowner loves their backyard oasis with the screen porch keeping away bugs and connecting nicely to the outside patio extension.

## NEXT STEPS

So you've decided to remodel and are eager to get going. Where do you start, and what are the critical steps to make your plan a reality?

### **APPOINT A REMODELER**

Finding and appointing a reputable remodeler is the first thing to do. Look for a remodeler you can trust, who comes with excellent references and offers a fair price for the task.

It's always a good idea to work with a remodeler who gets to know you and your needs and takes the time to sit down with clients in their homes to discuss their vision, needs, budget and lifestyle. This allows your remodeler to see exactly what might be missing in a home remodeling project and clearly identify how you can get the most out of your budget. Make sure you find a remodeler who fosters collaboration in all parts of your remodel—design, product choices, specs, costs and architectural plans.

One of the most common concerns (after how much a project will cost) is how long a project will take. The answer? "It all depends." No two projects are exactly the same, and there can be a lot of different variables. Your remodeler should be able to provide you with an outline and specific expectations so that you'll have an accurate idea of how long your project will take.

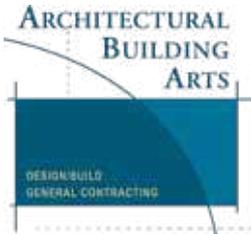
### **GET FINANCING**

Unless you have cash at your disposal to fund the project, you'll need to apply for financing before you get started. Contact your bank or existing mortgage lender first, because you may be able to leverage a longstanding relationship or the equity in your home to get favorable rates. Evaluate the other homes in your area or street, to ensure that you won't be overcapitalizing by creating a dream home whose value is higher than the surrounding homes.

Finalize the deal, sign an agreement with your remodeler that stipulates the cost, payment schedule, deliverables, and terms and conditions. Then stand back and watch your dream home take shape before your eyes.



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## About Architectural Building Arts

Architectural Building Arts' mission is to deliver excellence through our Design/Build process that embraces environmental integrity, quality construction and efficient timelines. By creating enriching spaces and lasting value we transform the place you live into the home you love.

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