

## **Project Description/Narrative**

For the renovation of this home which sits on the 9th hole of a championship golf course the owners wanted to optimize a connection to the outdoors. The design challenge for the project was opening the main living area as much as possible with little use of structural support so not to interrupt the exterior views.

The house was dated on both the exterior and interior and very dark with lots of “little” rooms on the first floor. The design team demolished all the walls on the first floor living space and relocated the most frequently used rooms—the family room, and the kitchen to the rear of the house which overlooks the golf course. We were able to create the openness with just one structural column and the use of a header between the dining area and the kitchen. The owner is an avid wine collector, and the team was challenged with carving out a wine storage area that was both functional and creative.

As soon as you arrive at the house the experience starts as you enter through the glass double doors and immediately take in the view to the back yard through the full wall of windows. The interior design comprises of a neutral yet nuanced palette that defers to the home’s indoor-outdoor sightlines. This was accomplished by layering up the neutral palette with the use of multiple textures and can be seen throughout the house with specific examples being: the thick woven area rug on the plank oak wood floor, the linen sectional and the cool metallic grey tile fireplace, and the whimsical light fixtures throughout. The kitchen’s all-white scheme plays with variations on texture, such as a matt and gloss -tile backsplash and streamlined brass hardware.

## **AIA's Framework for Design Excellence**

1. Design for Ecology: In what ways does the design respond to the ecology of its place?
  - The home used outdated materials that were created before ecological industry regulations, which was increasing the owner's carbon footprint. One of the environmental benefits of this remodel was the ability to add new more efficient features. Clients opted to remove two wood burning fireplaces for a high efficiency gas insert as well as upgraded the home with modern electrical, plumbing and appliances that are more eco-friendly.
2. Design for Economy: How does the project efficiently meet the program and design challenges and provide "more with less"?
  - By using the existing footprint of the home, the design team was able to creatively reuse the current space while altering the perception of the space to feel larger. This was accomplished by removing walls and opening the crawl space above the living room. Also, by adding high efficiency floor to ceiling windows the designers enhanced the sun's natural light and warmth inside the home lessening the need for heat and electricity for lights.
3. Design for Energy: Is the project energy-efficient and sustainable while improving building performance, function, comfort, and enjoyment?
  - New appliances such as refrigerators, dishwashers and ovens that were more energy efficient than was previously used in the house, were installed. High quality insulation was also installed on exterior walls and ceilings. The existing crawlspace, which was uninsulated, was properly insulated and vaulted making the home warmer in the wintertime and cooler in the summer months saving the clients on their energy bill by better retaining heat and air conditioning.
4. Design for Wellness: How does the design promote the health of the occupants?
  - The home renovation greatly improved the level of comfort for the clients, making it easier for them to relax and enjoy the space. The homeowners expressed lower stress levels after the renovation which effects their overall mental and physical health. Soundproofing with insulation significantly reduced the amount of noise coming from outside creating a peaceful sanctuary for the family to enjoy and positively affected their sleep cycle. The natural light from the newly installed windows creates a greater connection to nature and a calming effect for the space. The creation of a first-floor bedroom suite removed the need for the owner to take the stairs, which made for a safer environment for the people living in it.

## **AIA Rochester Community Impact Award**

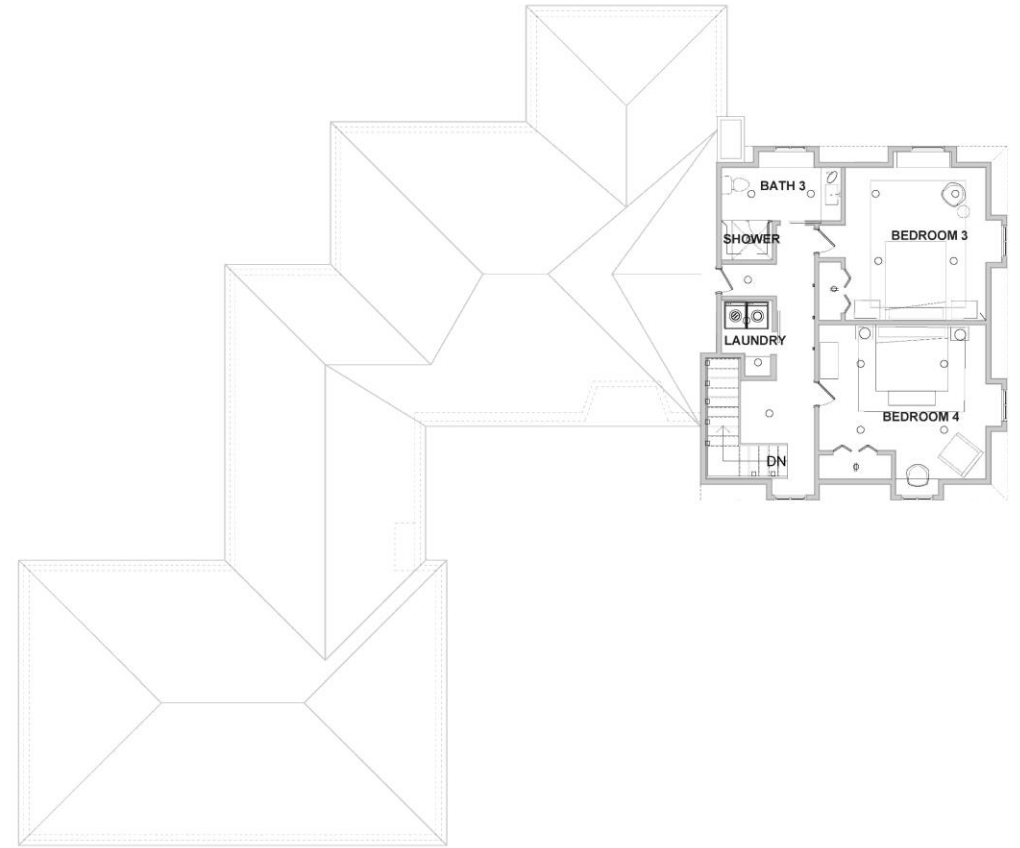
Having a beautiful and well-maintained home is one of the best ways to represent your area and attract new people to your community. The Community Impact goals of this project were to increase the curb appeal of house from dated and inefficient to fresh and modern, creating a positive and long-lasting impression. Investing in the aesthetics and infrastructure of the house shows that the homeowners care about their neighbors, property value and community. It also encourages others in the neighborhood to improve their properties as well.

This goal was achieved by updating the windows, painting the façade, and installing a more welcoming, transparent front door. The landscaping was redone to include plants that are clean and fit the new style of the house. Because of the abundance of dogs and children in the neighborhood the plant selection did not include any poisonous plants or those containing thorns. Exterior lighting on the front of the house makes it easy to find the home and a well-lit environment for safety. Landscape lighting allows the homeowners the visibility to move around the backyard safely at night, without it being too bright to interfere with the neighboring properties.

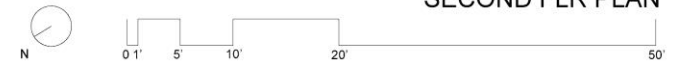




FIRST FLOOR PLAN



SECOND FLR PLAN







Front Elevation



Front Exterior After



Front Exterior Before





Front Door Exterior After

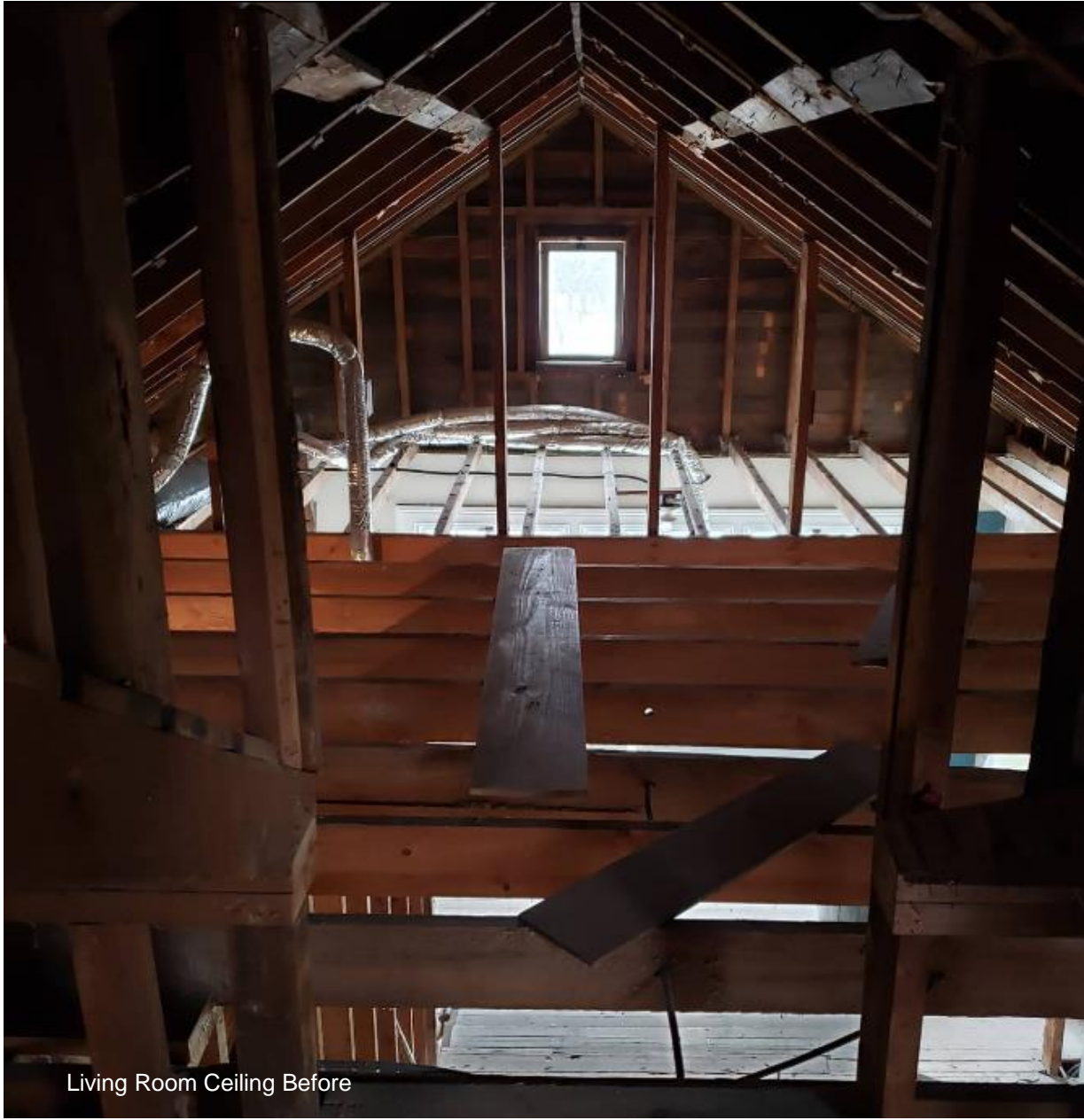


Front Door Exterior Before





Front Entry / Living Room Ceiling After

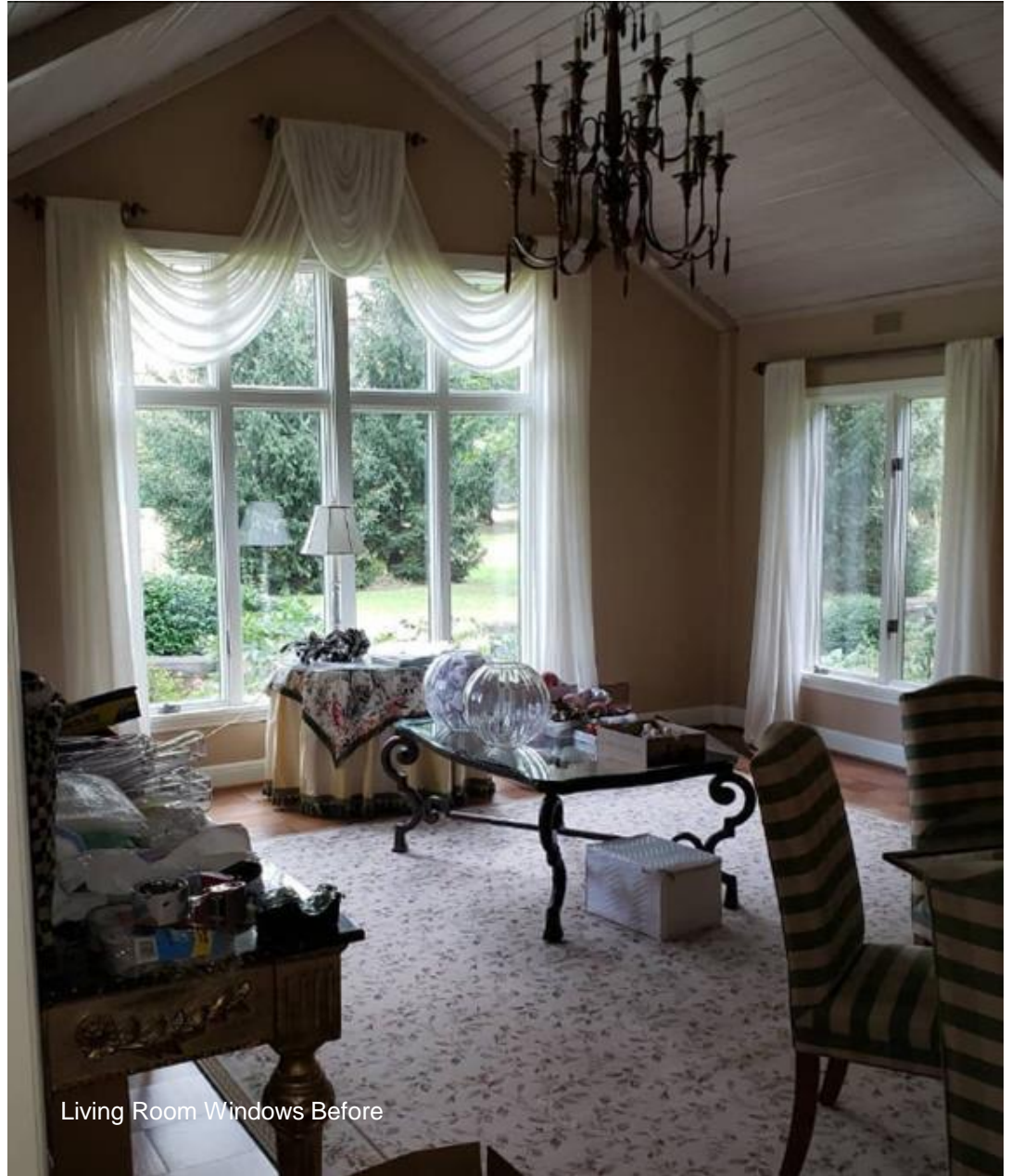


Living Room Ceiling Before





Living Room Windows After



Living Room Windows Before

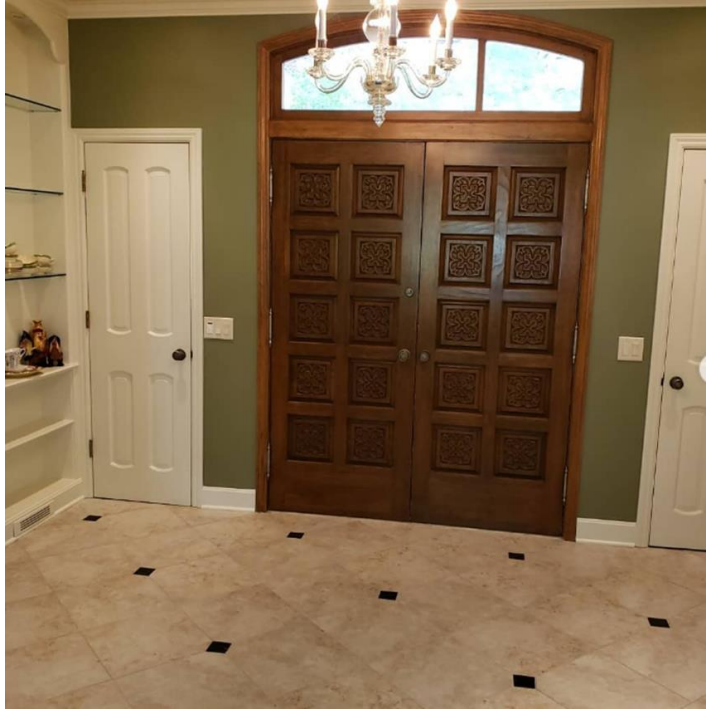




Living Room After

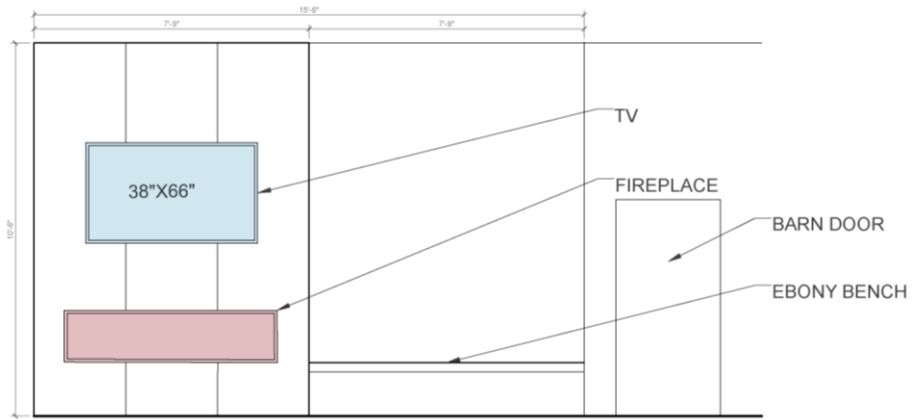


Front Door Interior After



Front Door Interior Before





FIREPLACE ELEVATION



Fireplace Before



Fireplace After



Kitchen Island After



Kitchen Windows After



Kitchen Living Room After





Kitchen Range After



Kitchen View After



Kitchen Before



Dining Room After



Dining Room \_ Lounge After

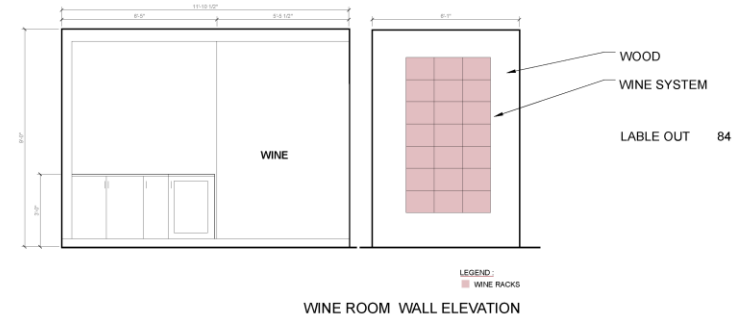




Lounge After



Lounge Before







Bedroom 1 After



Bedroom 1 Before





Bedroom 4 After



Bath 2 After



Bath 2 Before





Bath 1 After



Bath 1 Before



Bath 3 Shower After



Bath 3 Sink After





Rear Exterior After



Outdoor Kitchen After



Rear Landscaping After