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Per Room Concepts and Thoughts

Bedroom (Ada)

Current:



- 1. Problems:
small
- 2. window placement.

- ToDo:
- 1. Repair furniture
 - 2. Replace flooring
 - 3. Loft bed? Cupboard bed?

What We Want:

in-floor heating

remove extra wall above the door/closet to make a loft.



Bedroom (Aja)

Currently:

Problems:

1. Odd storage spaces
2. Deck drainage
3. Roof leakage
4. Odd post
5. Floor damage



To Do:

1. Split into two rooms
2. Remove deck?
3. Lighting
4. Add closets
5. Install wood flooring
6. Remove desk
7. Replace lighting
8. insulation
9. replace IKEA components

Would like

pull out East wall at the deck (bookshelf that backs into a closet) make the closet part of the room because otherwise it's very, very small.

Love the built-ins; hate the Ikea quality.

in floor heating.

scrape paint off the cedar

Family Room

Problems:

1. No heating/cooling
2. Ugly lighting tracks
3. Ugly wood stove cover
4. Damaged transition on step
5. Mess under the floor
6. Sliding door
7. Power switches to no-where
8. Rotted support post



ToDo

1. Re-finish wood floor
2. Clear out area under the room (heating system, hot tub hardware, etc...)
3. Fix stand-offs and brace joists
4. Clean and repair sliding glass doors
5. Door transition crack
6. Clean skylights
7. Insulate and seal under-floor
8. Fix wood stove opening
9. New lighting
10. Back porch lights by the sliding door near kitchen
11. Side porch lights by west windows
12. Front port lights by door

What we like about it:

It's light, feels big. Conversations with people in the kitchen and the tall ceilings. Windows!

What I would love:

- Under-floor heating (can we afford it in this remodel iteration?)
- Should we put the painting up above the windows?
- Desk or storage under the kitchen overhang. - Hardware store cabinet? continue feel without going kitschie.
- Articulated reading lamp? It's on the right level to walk out to read easily and if we had a lower-intensity light in the room, we could read without waking the rest of the house.



Kitchen

Current House:

Open, center of the house.

No upper cabinets.

Must do:

1. Replace lighting
2. Install quiet hood that doesn't block the other room (down draft or high up, not sure which is better here)
3. Install built-in fridge (/w ice maker and stainless finish)
4. Seal stove area against pests
5. Replace counter tops with smooth finish sealed surface
6. Install cabinets with no glass
7. Setup rolling table that has a home out of the way
8. Keep desk area (homework/projects)
9. Deeper surfaces
10. Central vacuum floor vent

Problems:

1. No Hood
2. Lights falling apart
3. Damaged cabinets
4. Pests under sink and stove and floor
5. Rough surface counter tops are impossible to clean
6. Butler sink not useful in current configuration.



What we liked in our last house:

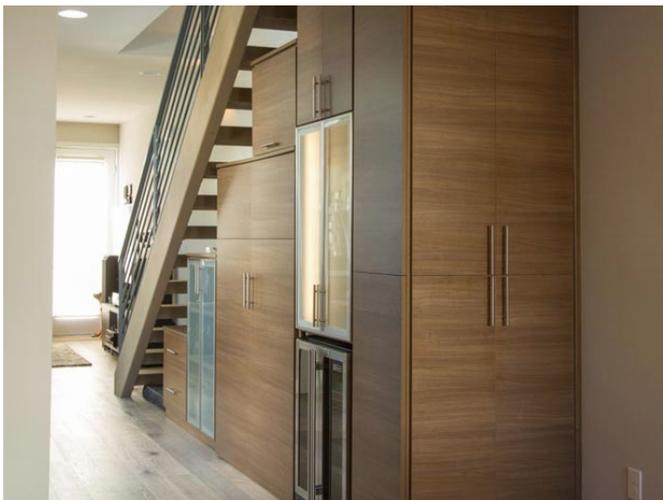


built-in fridge/freezer; no upper cabinets;



roll-out pantry behind cabinets, using unusable space

Would be great:





Laundry

We'd like to move the laundry to the upstairs and out of the basement. As with the basement, map cabinets, library card catalogue storage, whatever makes the linen storage invisible and moves the laundry out of the basement.



Master Bathroom

Right now:



Problems:

1. Small foot print and room segmentation
2. Damaged mirror -

I like the mirror, it has character. however, if you want a double mirror, OK. (kari)

3. Dry wall damage
4. Pest incursion
5. Lack of storage space
6. Sink drain clogs regularly

Something I like

ToDo:

1. Install soaking tub (instead of out door hot tub?)
2. Standing shower
3. Segregate toilet
4. Install tile or other water proof flooring
5. Install second sink?
6. Install Vacuum port
7. Outside window frosted glass



Master Bedroom



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Upstairs Landing

Current:

Problems:

1. Pest intrusion
2. Poor outside seal
3. Odd space

Ideas:

concept below: hardware store cabinets, built-ins, and basically hiding what we don't need to see. We like light and simplicity.

ToDo:

1. Convert to storage /kids secret area
2. Remove closet, but add linnen storage
3. Add lighting





Upstairs Bathroom

As it is: galley bathroom with two sinks and a bathtub/shower at the end. Skylight.

Problems:

1. Toilet wastes water
2. No doors on cabinets
3. Layout is poor
4. Hard to keep clean
5. Broken plug
6. Lost space behind sinks?
- 7.

To Do:

1. Replace toilet
2. Install tile or other water proof flooring
3. Add lighting for tub area
4. Replace tub with standing shower?
5. Cabinetry install



Would like: in floor heating; window at the end of the room. concrete counter

Ideas



Reading Room



Problems:

1. Fire place brick is damaged and metal is warped
2. Plugs don't work
3. Tile is hard to clean
4. Beam ends are odd and discordant
5. Does not retain or emit heat.
6. sheet metal side walls are odd

Need?

Articulated reading light - we have iron keys could they be a counterbalance?

ToDo:

1. Blend make consistent style
2. Repair fire place and replace insert
3. Remove gas line or repair (code Dependent)
4. Install railing and ladder
5. Install reading light or clock
6. Sweep chimney and safety check
7. Add heat storage bricks or paraffin?

Outside



HH_Plan_Set_A_7_13.tif

ToDo

1. Siding repair and seal (Multiple Spots)
2. Replace and repair outdoor lighting
3. Paint
4. Clean-up and trim foliage around the house
5. Replace all gutters
6. Replace and bury damaged drainage lines
7. Repair out door electrical and add plates/covers
8. Add power plugs at least one on each face/level

Front Deck

Problems:

1. Major damage to floor boards
2. Rain chain area and gutters are causing damage to the asphalt
3. Hitching post damaged and not useful
4. No power plugs near side door
5. No water near side door or on east side

ToDo:

1. Repair deck
2. Clear planting space and clean-up asphalt
3. Remove rain chain area and associated wood
4. Replace outdoor lighting with common lighting style

Main Deck

Problems:

1. Supporting post is sitting on top of the septic tank
2. Deck is very slippery when wet

Master Bedroom Deck

Problems:

1. It is not attached to the house (see inspection report)
2. Deck boards are rotted
3. Railing is insecure

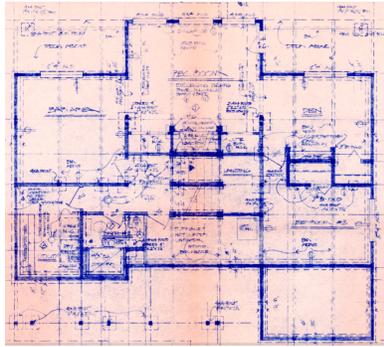
ToDo:

1. Afix to the house
2. Repair/replace decking
3. Enclose with screen to allow cats to explore and keep bugs out

Basement

Current:

This room is very dark and we need to work in it, but as much as we need the space for work rooms, it is too dark to work in. We call it the dungeon. "I can't do that work without bringing up a lot of equipment, unless you would like me to work in the dungeon this month."



Much of what was imagined in the blueprint never came to pass, and there is a window in the far left room, that was not added. The window that was added has egress under the back porch.

We love our Craftsman furniture that is currently in the basement. It can move or stay as needed.

Concepts, not exact thoughts: Library stacks

Would like:

- light
- Storage, work space and an "apartment."
- Useful space in the stairwells, etc. We have a lot of projects that have specialized equipment (astronomy, chemistry, crafts, robotics, storage (teaching, family heirlooms, etc).
- Office space - we have a lot of hopes and dreams and no good office space in which to fulfill them that also overlooks the forest we can see through the half-windows out the back.
- map drawers, library catalogues, everything hidden and accessible.



Ahh! I LOVE THIS HIDDEN BOOKSHELF - but I don't want to see the book covers.

Below: mapcases, useful stairs, storage!love the hidden library and the mechanical movement of library stacks. I first experienced them at the university before 2000 and have always loved the aesthetic and availability.

Drawers to hide electronics, slides, crafts, paper and ink, and so much more.



Below: a post 1950s mobile chemistry lab - perfect usefulness and aesthetics and gives us places to work on projects and move the workspace about.



[https://www.](https://www.harpgallery.com/shop/item28401.html)

[harpgallery.com/shop/item28401.html](https://www.harpgallery.com/shop/item28401.html)



http://ancientpoint.com/inf/96224-vintage_oak_wood_chemistrylab_school_table_kitchen_island_maple_top.html

Below: Not even joking, working in this is a life dream for us both. We wouldn't dream of vacations.

<https://www.dwell.com/article/modern-writers-studio-harrison-design-51030c39> At the same time we want to stay in the house we're in. Maybe later?



Finally, should we have an AV area back in the dungeon's final storage area?