

# Home Addition and Remodeling Design

## Home Addition Planning, Remodeling and Permit Drawings, Fairfax, VA

This late 1980s center hall colonial home needed an updated look to keep up with the newly built McMansions across the street. The existing home with 8'-0" ceilings throughout lacked the appeal of newer homes with 9', 10' ceilings and double height foyers. Struggling with placement of a Home Addition, off the back or front, the home owner opted for a front addition providing curb appeal to the original home's plain brick façade. A new front porch tied the addition and the existing front of the home together handsomely. The addition's Palladian arch window and the porch vaulted ceiling repeat the curved elements softening the rectangular home design adding interest and design character.

The [Kitchen Expansion, Design and Remodeling](#) for this home can be seen under Kitchen design.

The exterior design added elegant classical detailing and proportions to the front facade of the home with the repetitive use of the classic Roman arch on both the addition window and porch ceiling. New metal roof trim on the home's existing portico, new porch and addition help to provide a unifying design element. The result is that the home design appears as it was originally designed like this and not an add on.



Tuscan Columns and Greek Key Dentil Moldings on the porch add a Mediterranean flair from the entrance of the home.

The arched ceiling of the porch is designed with curved beadboard and is painted with Rustoleum copper paint which gives a rich warm upscale look. The original 6'-0" wide double metal entry doors were replaced with a single 3'-0" faux wood front door and sidelights with obscure glazing. The faux wood finish holds up well to the elements of this wooded property and will never require re-finishing, additionally the home owners' dogs who scratch at the door leave no marks.

The existing shutters were painted a rich slate gray blue which looks great with the brick and blends well with the metal roof detail.

Inside the new addition's beadboard ceiling is painted a sky blue with white beams and a 60" wide ceiling fan with indirect lighting. The 10.5 foot wide window wall provides an uninterrupted view that the house was missing with the older single windows. Three square repetitive windows were added for character when the original design for a full height media wall looked too imposing from the exterior.



Brazilian cherry floors with Uba Tuba granite borders define the new Foyer and flush floor transitions were used for Aging in Place floor design.



A custom Floating glass bookcase unit was designed to house all the family photos and art accents from various travels. Gallery display walls create a central focus for their art collections.

The neo-classical faux stone fireplace surround adds old world charm with intricate carvings. The original fireplace was a 10'-6" wide brick wall which was cut down and covered in drywall. The new layout has an extra-large coat storage closet and allowed the garage door to be moved to a central location for easier circulation.

The home owners wanted a Mediterranean/Coastal design giving their extensive travels, love and appreciation of Greek & Roman classical architecture and Chesapeake Bay boating lifestyle. Greek Revival crown moldings, window and door frames, accessories from Athens, Santorini, Mykonos, Rome and Venice with a neutral color scheme lends a coastal feel to the newly remodeled home.



A custom bench seat was designed to separate the Kitchen and Great Room where there is a 6" difference in floor levels.

Lighting design throughout the home highlights the owner's artwork collections and utilizes glare free subdued lighting techniques. The black and white glass wall sconces match the pendant lights of the remodeled Kitchen.



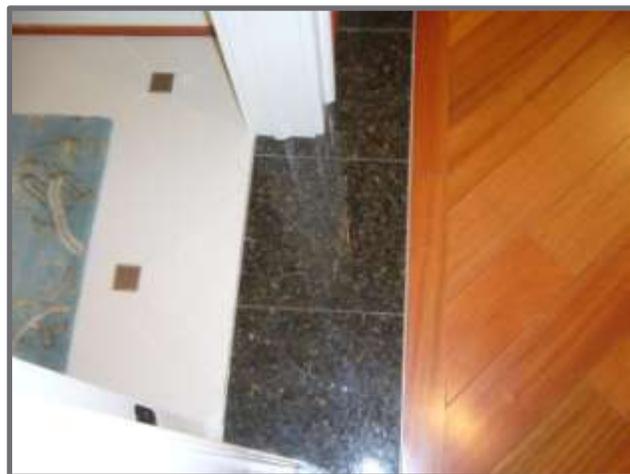
Blue area carpets were selected to keep with the Coastal color scheme, the walls are finished with Nantucket beige paint.

The new Powder Room, the jewel of the renovation included moving the toilet 2'-6" to allow more room in the kitchen and stealing space from the laundry room that became a walk in pantry closet.

A custom mahogany vanity was designed, with glass tile backsplash and apron accents. Kohler's Ying Yang sink with a universal design faucet are timeless design elements. The Uba Tuba granite countertop matches the Foyer border tiles. Nature inspired wall paper and beadboard paneling finish the walls and ceiling handsomely. Cheasapeake Bay crab artworks are from a local artist.



Glass tiles add accent to the custom vanity and coordinate with the backsplash detail



Flush floor details, Powder Room has porcelain tile with bronze accents and abuts the Foyer flooring