

MODERN
FARMHOUSE
FLAIR

The Moore Family's

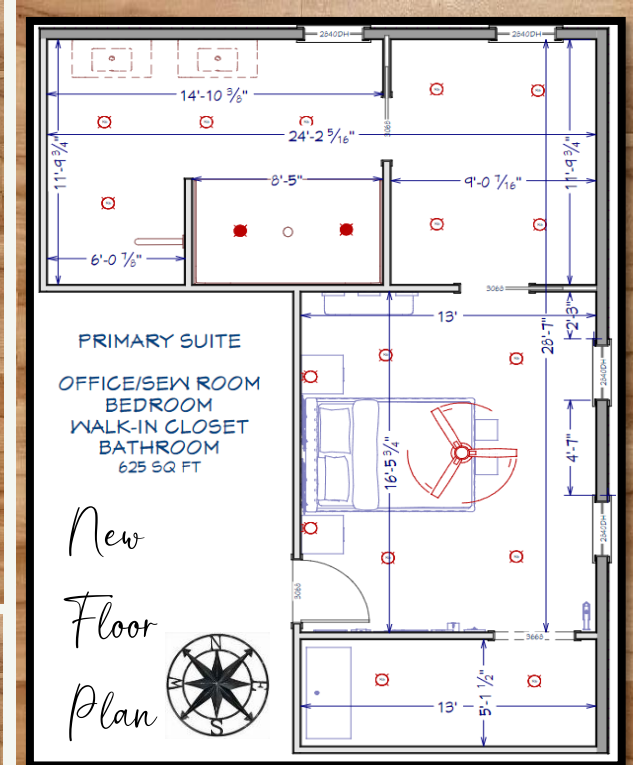


Modern Farmhouse Flair



Design Concept

The new design concept outlines a primary suite that seamlessly blends the clean lines and functionality of modern design with the warmth and rustic charm of *farmhouse aesthetics*, all while prioritizing comprehensive ADA compliance. The goal is to create a space that is not only beautiful and inviting but also fully accessible, comfortable, and intuitive for individuals of all abilities. This means integrating accessibility features so thoughtfully that they enhance, rather than detract from, the overall design. The suite will feel open, airy, and traditional with focus on natural materials, ample light, and smart technology, ensuring a luxurious and independent living experience for years to come.



Finishes

LVT
Flooring

Bathroom
Floor Tiles

Bathroom
Vanity Wall

Benjamin Moore
Paints

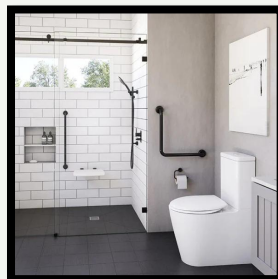
Chantilly Lace
CC-65
A classic go-to white that adds images of fresh cotton and pure silk.

Vanity
Marble
Countertop

Raindance
CC-680

Vanity
Wood

Smoke
2032-40
A versatile gray-blue softness with attractive blue-green undertones.



Bathroom Suite



Lighting



Perspective Floor View





CLIENT DESIGN CONCEPT

To remodel an existing primary suite for a family of two. The new design concept outlines a primary suite that seamlessly blends the clean lines and functionality of modern design with the warmth and rustic charm of *farmhouse aesthetics*, all while prioritizing comprehensive ADA compliance. The goal is to create a space that is not only beautiful and inviting but also fully accessible, comfortable, and intuitive for individuals of all abilities. This means integrating accessibility features so thoughtfully that they enhance, rather than detract from, the overall design. The suite will feel open, airy, and traditional with focus on natural materials, ample light, and smart technology, ensuring a luxurious and independent living experience for years to come.

Existing Client Conditions:

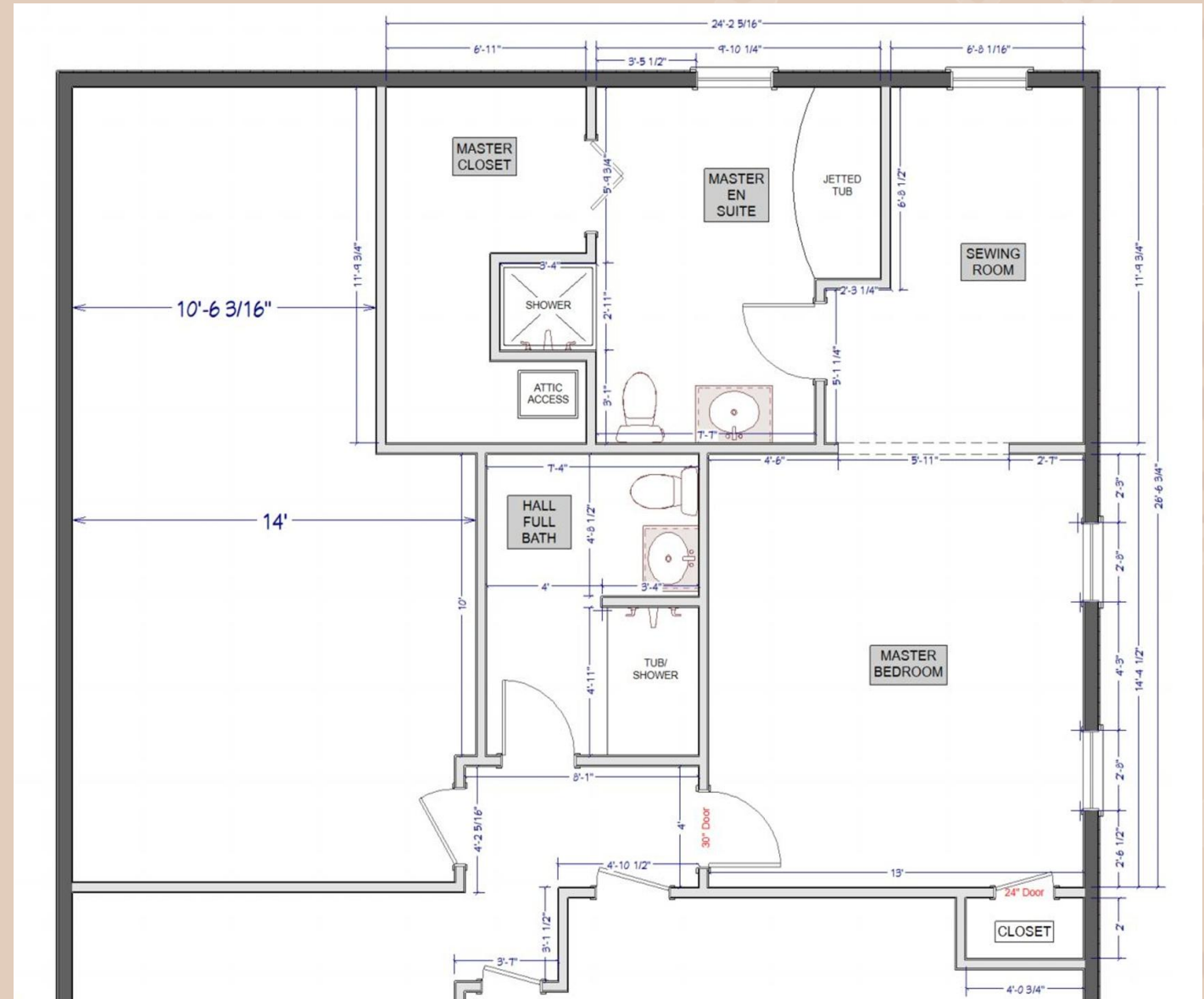
- Dark rooms with current wallcoverings
- Small spaces to move around
- Dated bathroom, storage, and walk-in closet
- Dated carpets
- Dated tiles, shower, bathtub, toilet, vanity, faucets, fixtures, and lighting
- Dated bathroom walls
- Not enough storage areas
- Oversized furniture and size
- Door openings are small
- Dated lighting, switches, and outlets



EXISTING FLOOR PLAN

Demo Removal Stage:

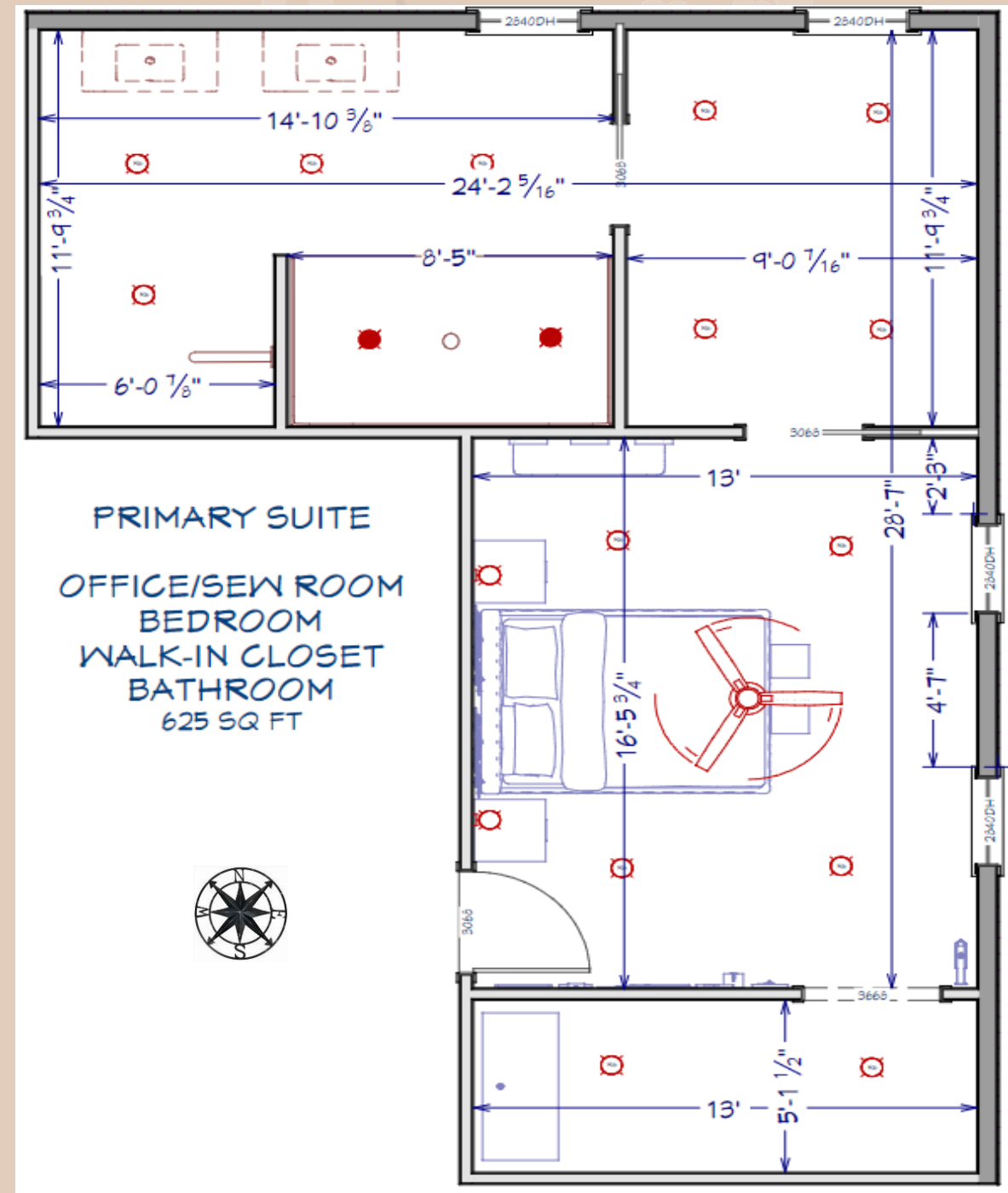
- ☐ Remove all wallcoverings in bedroom, bathroom, and closet
- ☐ Remove current shower, bathtub, toilet, and vanity
- ☐ Remove all hanging racks and shelves in primary closet and small closet in bedroom
- ☐ Remove all carpet in primary bedroom, sewing room, and primary closet
- ☐ Remove all tile in bathroom
- ☐ Remove wall behind jetted tub
- ☐ Remove wall between primary closet and bathroom
- ☐ Move attic access to a new location
- ☐ Interior demolition costs \$2 to \$8 per square foot or \$1,000 to \$5,000 for an average demo project, depending on whether you are removing a single wall or floor, demolishing a room, or gutting the house down to the studs. An interior demolition contractor charges \$40 to \$80 per hour.



CLIENT PROJECT SCOPE

Client Needs:

- ☐ Remodel to Enhance ADA Compliance and Efficiency
- ☐ Do Not Move Load-Bearing Walls (Research Walls in the Home)
- ☐ Enlarge Primary Suite Space
- ☐ Enhance Daylighting Strategies Automatic Shutters
- ☐ Widen All Doorways to 36" wide to accommodate wheelchairs and walkers
- ☐ Clear Floor Space with lower wayfinding lighting
- ☐ Lever Handles on All Doors
- ☐ Lower Rocker Light Switches and Outlets
- ☐ Non-Slip Flooring
- ☐ Smart Home Integration: Automatic Sliding Pocket Doors, Touch Lighting and Toilet
- ☐ Update Furniture, Fixtures and Electric (lighting)
- ☐ Window Treatments that allow light and black out options
- ☐ Open the sewing room up, to add a larger primary walk-in closet and bathroom
- ☐ Paint Walls and Ceilings in All Rooms (See Paint Sheet)
- ☐ Lay Same LVT New Flooring in Bedroom, Office, and Walk-in Closet (See LVT Sheet)
- ☐ Lay New Tiles in Bathroom (See Tile Sheet)
- ☐ Add Automatic Pocket Doors for Walk-In and Bathroom
- ☐ Find a new location for attic access
- ☐ Move South Bedroom wall and add an office/sew room



NEW PRIMARY SUITE RENDERINGS



Before



After



COLOR PALATTE: WALLS & PAINT



A soothing and natural palette will be employed. The primary hue will be warm-off whites for trim and ceilings, muted soft blues and greens and natural wood tones to bring in elements of nature. The fixtures and hardware will be darker to provide visual contrast.



Chantilly Lace

OC-65

A classic go-to white that elicits images of fresh cotton and pure silk.

Best-Selling Colors

LRV ⓘ
90.04

Also Known As
2121-70

Smoke

2122-40

A versatile grayed hue softened with attractive blue-green undertones.

Best-Selling Colors

LRV ⓘ
56.39

Smoky Green

CC-700

A gentle mix of blue and gray results in a color that exudes tranquility and inspires quiet meditation.

LRV ⓘ
60.73

Raindance
CC-680

BENJAMIN MOORE PAINT BUDGET & PRICES

Room/Sq.ft.	Color & Sheen	SKU#	# of Gallons & Price
Office/71.50 sq ft	Smoky Green & Eggshell	Aura Interior Paint CC-700	2 gallons = \$207.98
All Ceilings Office, Bedroom, WIC, & Bathroom All Doors and Trim	Chantilly Lace & Ultra Flat Chantilly Lace Semi-Gloss	Waterborne Ceiling Interior Paint OC-65	3 gallons = \$182.97 2 gallons = \$207.98
Bedroom Walls/221 sq ft	Raindance & Eggshell	Aura Interior Paint CC-680	3 gallons = \$311.97
Walk-In Closet/114 sq ft	Smoke & Eggshell	Aura Waterborne Interior Paint 2122-40	2 gallons = \$207.98
Bathroom/24 sq ft/2 Walls	Smoke & Matte	Aura Bath & Spa 2122-40	2 gallons = \$207.98

FLOORING

KATONE ACACIA BROWN SUGAR
GLUE DOWN 6X48 LUXURY
VINYL PLANK FLOORING COLOR



SPECIFICATIONS: \$107.64
Colorway Brown per Box (36 sq. ft.)
Finish: Matte \$2.99 / sq. ft.
Item Size: 6" x 48" See LVT
Material Luxury Expense Sheet
Vinyl Residential
Floor Only



About The Luxury Vinyl Tile: Katone Acacia Brown Sugar creates a tranquil environment and hones in on the natural beauty of the tree it’s named after. Even with all its natural beauty, Katone is heavy-duty to its core--thanks to five custom-created layers that make it resistant to scratches, stains, weather and water. This 6x48 Luxury Vinyl Tile is engineered to set industry leading standards using our PROTX™ UV-cured urethane topcoat and a fiberglass layer.

About The Collection: The Katone Collection innovatively combines texture, color, and pattern to create a product that allows you to express any vision. Combining beautiful visuals with industry-leading scratch resistance, stain resistance and water resistance, Katone creates an unmatched space.

Why Choose Tile Bar Luxury Vinyl Tile? Tile bar LVT has a Pro Tx™ UV-cured urethane topcoat layer that provides good to excellent protection against scuffs, scratches, stains and chemicals. With many design options available, Tile bar LVT can replicate the look of wood, stones, and abstracts, at a more affordable product and installation cost, and better performances in areas with moisture. Tile bar LVT is easier to clean and maintain compared to soft surface products, making it a popular choice for healthcare, education, corporate, hospitality, retail and other commercial and residential applications.

TILE BAR'S LVT BUDGET & PRICES

Rooms & Sq ft	Name & Color	Description & SKU#	#Amount of Boxes=Price
Office & 71.50 sq ft	Katone ACACIA & Brown Sugar	Luxury Vinyl Plank from Tile Bar 6X48	3 Boxes = \$322.92
Bedroom & 221 sq ft	Katone ACACIA & Brown Sugar	Luxury Vinyl Plank from Tile Bar 6X48	7 Boxes = \$753.48
Walk-In & 114 sq ft	Katone ACACIA & Brown Sugar	Luxury Vinyl Plank from Tile Bar 6X48	4 Boxes = \$430.56
Office, Bedroom, and WIC	LVT Adhesive for Glue Down Apply with Roller	Tile Bar LVT	2 gallons = \$135.98

PRIMARY BEDROOM ADA COMPLIANCE



The bedroom will be a serene, embodying modern farmhouse simplicity and comfort.

Layout: The bed will be centrally located or positioned to allow at least 36 inches of clear space on three sides.

Bed Height: Consideration will be given to adjustable bed frames or a bed height that allows for easy transfer.

Furniture: It will be thoughtfully selected for stability, rounded edges, and appropriate heights. Nightstands will be at a comfortable height for reaching items from the bed.

Seating: A comfortable, accessible seating area (e.g., a low -profile armchair or bench) will be included, ensuring easy transfer.

Aesthetics: Wood accent wall for contrast, and neutral color palette with natural green warm tones will define the modern farmhouse aesthetic. Windows with shutters for open sunlight in the day and black out at night.

BUDGET & PRICES FOR BEDROOM/OFFICE

Bedroom Item & Brand	Name & Color	Description & SKU#	Price
1.Platform Queen Bed Pottery Barn Customized 	Chesterfield Non-Tufted Platform Bed Side Storage Chambray, Basketweave Slub	Thickly padded and fully upholstered on three sides including the fronts of the four storage drawers. SKU: 7539461	\$3,995.00
2. Two Nightstands Pottery Barn 	Cape Nightstand Whitewash Raffia Wood	Features 2 fixed shelves and 1 spacious drawer for storage(28") SKU: 7118760	\$699 x 2
3. Writing Desk Office Pottery Barn 	Cape Woven Writing Desk Whitewash Raffia Wood	Desk includes one large drawer for storage. (40") SKU: 9772555	\$718.99
4. Desk Lamp Pottery Barn 	Chambers Leather Table Lamp	(15") SKU: 6290941	\$299
5. Bedroom Bench 	Bodhi Bench Gold Brass	(47.5") SKU: 864885	\$699

BUDGET & PRICES FOR BEDROOM

Bedroom Item & Brand	Name & Color	Description & SKU#	Price
6. Plantation Shutters for inside OSD 	Call a salesperson	Automatic shutters	\$2000?
7. Area Rug Pottery Barn 	Capitola Hand-Tufted Wool Rug	10x 14 SKU: 7961169	\$1,499
8. Walk-in Closet and Office Flush mount fixture 	Riviera Glass Disc Round Flush Mount	(12") SKU: 854630	\$499 x2
9. Reading Fixtures 	Harrison Metal Sconce Gold & Matt Black	(24") SKU: 6147705	\$129
10. Ceiling Fan 			\$350-\$500?

PRIMARY BEDROOM SUITE



PRIMARY OFFICE/SEW ROOM

PRIMARY BATHROOM ADA COMPLIANCE

This is where ADA compliance is most critical and will be seamlessly integrated into a spa-like, modern farmhouse sanctuary.



Roll-in Shower:

Zero-Threshold Entry: A spacious roll-in shower with a zero- threshold entry will be the focal point.

Built-in Bench: A sturdy, built-in shower bench (minimum 24 inches wide, 17-19 inches high) will be integrated.

Grab Bars: Strategically placed, stylish grab bars in bold matt black will be installed, contrasting with the wall for visibility.

Handheld Showerhead: An adjustable-height handheld showerhead on a slide bar will be included, alongside a fixed rainfall showerhead.

Controls: Lever-style thermostatic controls will be easily reachable from both a seated and standing position.

Drainage: A linear drain will ensure efficient water removal.

Aesthetics: Large format, non-slip porcelain tiles resembling natural stone or concrete will be used on the floors. A glass shower panel will maintain an open feel.

PRIMARY BATHROOM ADA COMPLIANCE

This is where ADA compliance is most critical and will be seamlessly integrated into a spa-like, modern farmhouse sanctuary.



Vanity:

Open Base: An open base will allow for knee clearance for wheelchairs users.

Height: The countertop will be set at an accessible height (approx. 34 inches from the floor.)

Faucets: Lever-style faucets will be used.

Mirror: A large, tiltable mirror or two separate mirrors (one mounted lower) will accommodate users of different heights.

Storage: Accessible pull-out drawers in the vanity will provide practical storage.

Toilet Area:

Comfort-Height Toilet: A comfort-height toilet (17-19 inches from the floor) will be installed.

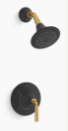
Grab Bars: Horizontal grab bars will be mounted on the side and back walls adjacent to the toilet.

Clearance: Ample clear space around the toilet for approach and transfer.

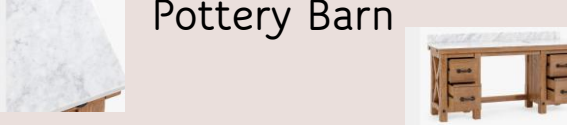
PRIMARY BATHROOM SUITE



BUDGET & PRICES FOR BATHROOM

Bathroom Item & Brand	Name & Color	Description & SKU#	Price
Toilet Kohler 	Innate Toilet White Code 0	One-piece elongated smart toilet, dual flush K-29777-PA-0	\$2,998.99
Toilet Grab Bars Kohler 	Traditional Matt Black	18" K-10541-BL 24" K-10542-BL 36" K-10545-BL 42" K-10544-BL	\$87.45 \$95.59 \$118.31 \$135.64
Toilet Paper Holder Kohler 	Tone Matte Black w/Brushed Moderne Brass	Pivoting paper holder K-27429-BMB	\$70.80
Shower Head and Dial Kohler 	Tone Rite-Temp Matte Black w/Brushed Moderne Brass	Shower trim kit, 2.5 gpm K-TS 27420-4-BMB	\$422.62
Hand Shower Kit Kohler 	Awaken Matte Black	G110 30" Deluxe four function kit, 2.5 gpm	\$274.46

BUDGET & PRICES FOR BATHROOM

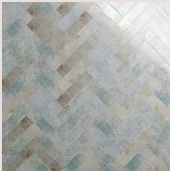
Bathroom Item & Brand	Name & Color	Description &SKU#	Price
Vanity, Sink, and Countertop Pottery Barn 	Benchwright Top is made of polished White marble Crafted of solid spruce, spruce veneers, engineered wood and MDF.	71" Single Wide Sink Vanity 70.5" w x 21" d x 34" h Porcelain sink is included. SKU: 5630419	\$2,048.99
Sink Faucet Kohler 	Tone Matte Black w/Brushed Moderne Brass	Widespread bathroom sink faucet, 1.2 gpm K-27416-4-BMB	\$520.87
Sink Drain Pottery Barn 	Traditional Drain Matte Black	1-1/2" & 1-1/4" P-Trap SKU: 4171980	\$209
Vanity Mirror Pottery Barn 	Vintage Rounded Rectangular Pivot Mirror	Size: 27" W x 35" H SKU: 2368832	\$399
 Vanity Lighting Kohler 	Tone 1 Light Sconce Tone 3 Light Sconce Matte Black w/Brushed Moderne Brass	K-31768-SC01-BML K-31770-SC03-BML	\$169.90 \$340.90

BUDGET & PRICES FOR BATHROOM

Bathroom Item & Brand	Name & Color	Description & SKU#	Price
Flush mount lighting Pottery Barn 	Farmhouse Metal Flush Mount Gloss Black & Tumbled Brass	Bathroom and Walk-in Closet SKU: 8265954	\$198.99
Towel Ring Kohler 	Tone™ Matte Black w/Brushed Moderne Brass	K-27428-BMB	\$58.20 x 2
Towel Bar Kohler 	Tone™ Matte Black w/Brushed Moderne Brass	K-27426-BMB	\$85.99 x 2
Glass Doors Shower 	Elate® Sliding Matt Black	75-1/2" H x 68-1/4" - 71-5/8" W, with heavy 5/16" thick Crystal-Clear glass with privacy band K-707617-8G81-BL	\$1,215.56
Shower Drain 	Linear Drain Grate w/ tile-in Panel Matt Black	2-1/2" x 60" K-80649-BL	\$919.27

BATHROOM TILES

BUDGET & PRICES

Room & Sq ft	Name & Color	Description & SKU#	Price
Vanity Wall Tiles & Shower Walls 135 sq ft 	Kalay Green Green	3x12 Glossy Ceramic Tile 	28 Boxes = <u>\$1,649.48</u> \$58.91 /Box \$10.95 sq. ft. 1 Box covers 5.38 sq ft
Floor Tiles & Shower Tiles 180 sq ft 	Kalay Green Green	9" Hexagon Porcelain Tile	25 Boxes <u>\$2,320.25</u> \$58.91 /Box \$10.95 sq. ft. 1 Box covers 5.38 sq ft
 Bathroom Trim Tile Bar	Kalay Green Green	3x12 Glossy Ceramic Tile	
Grout			2 cartons = \$67.98

ITEMS TO BE ADDED

BUDGET & PRICES

Item & Brand	Name & Color	Description & SKU#	Price
Smart Shower Thermo Controls Kohler			
Smart Electric Switches			
Automatic Doors			
WIC Design and Materials			
Automatic Window Treatments for Bathroom and WIC			

ITEMS TO BE ADDED BUDGET & PRICES

Item & Brand	Name & Color	Description & SKU#	Price
Recessed Lighting in All Rooms			
Labor Costs in All Rooms: Tiles, Flooring, Painting, Electrical, Adding Walls			
Labor Costs for Demo Work			
Add Adjustable Bed if Budget Allows			
Bedroom Wood Wall Panel			

PRIMARY SUITE WALK-IN CLOSET



Materials and prices to be determined Inspired Closets



Layout: A spacious, open layout with minimum 60" turning radius.

Adjustable Rods & Shelving: Clothing rods and shelving will be adjusted in height, allowing for customization Based on individual needs and clothing lengths. Pull-down rods can be incorporated for higher items.

Pull-Out Drawers & Baskets: Lower pull-out drawers and wire baskets will make items easily accessible.

Lighting: Excellent, evenly distributed lighting (recessed lighting, LED strip lighting within shelves) will eliminate shadows.

Flooring: The same non-slip flooring as the bedroom for seamless transition.

Aesthetics: Custom cabinetry in a light wood finish or painted white, with simple hardware, will align with the modern farmhouse style. A full-length mirror will be placed at an accessible height.

THANK YOU FOR YOUR TIME



LJW Interiors

Lori J Wolper, Lead Designer

