

First floor - open entertaining + Generation 1 suite

Proposed program

- 1

Retain the Generation 1 suite

Keep the existing approximately 19'7" x 19'6" downstairs primary, bath and dual walk-in closets. Modernize the bath with an age-in-place package.
- 2

Office becomes scullery/pantry

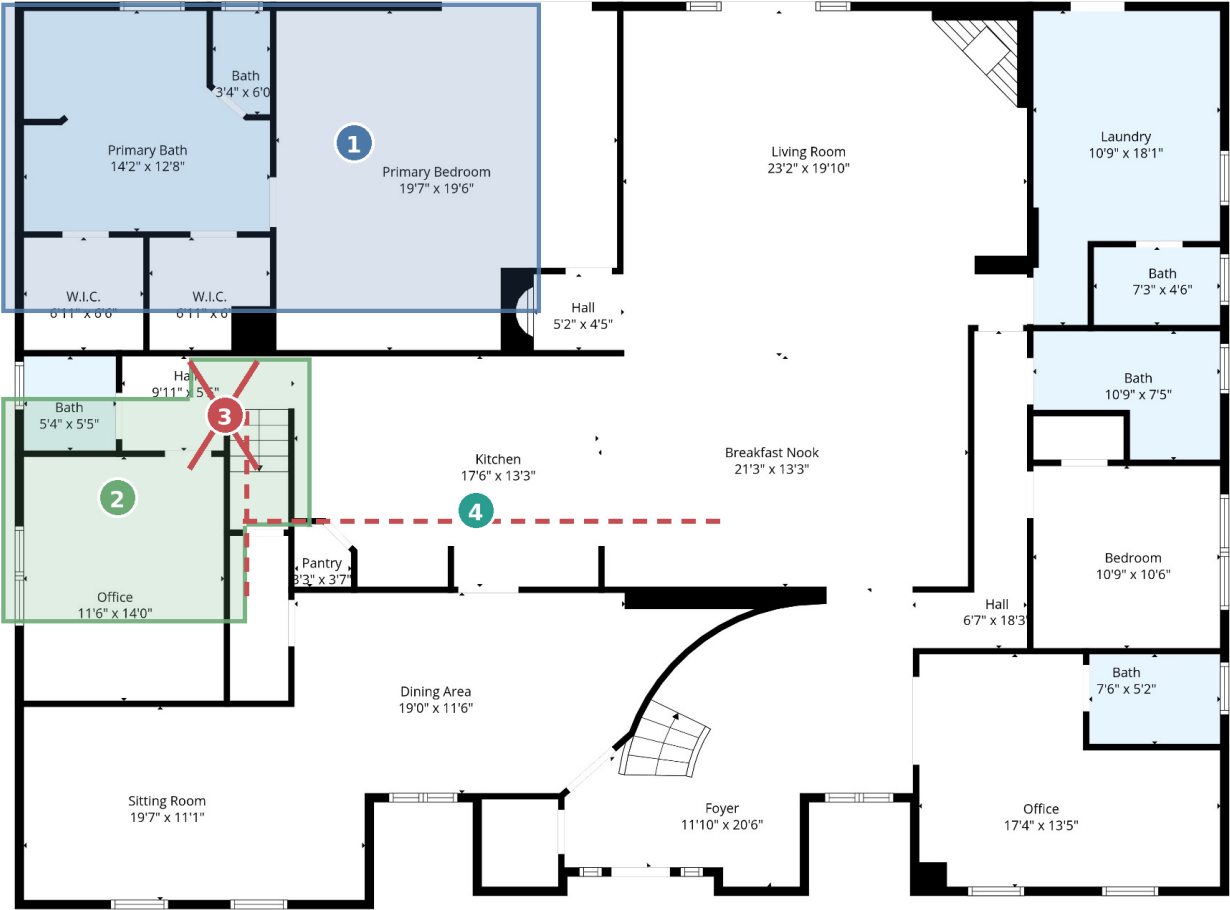
Convert the 11'6" x 14' office, current pantry and usable former stair footprint into a high-capacity prep kitchen with food storage, sink, dishwasher and appliance garage.
- 3

Remove secondary stair

Remove the rear/secondary stair and infill the floor openings on both levels, subject to structural design and confirmation that the principal stair satisfies code and egress requirements.
- 4

Open kitchen and dining

Remove or widen the marked partitions to connect kitchen, breakfast and dining. Use engineered beams or concealed structure where required; retain a defined foyer arrival sequence.

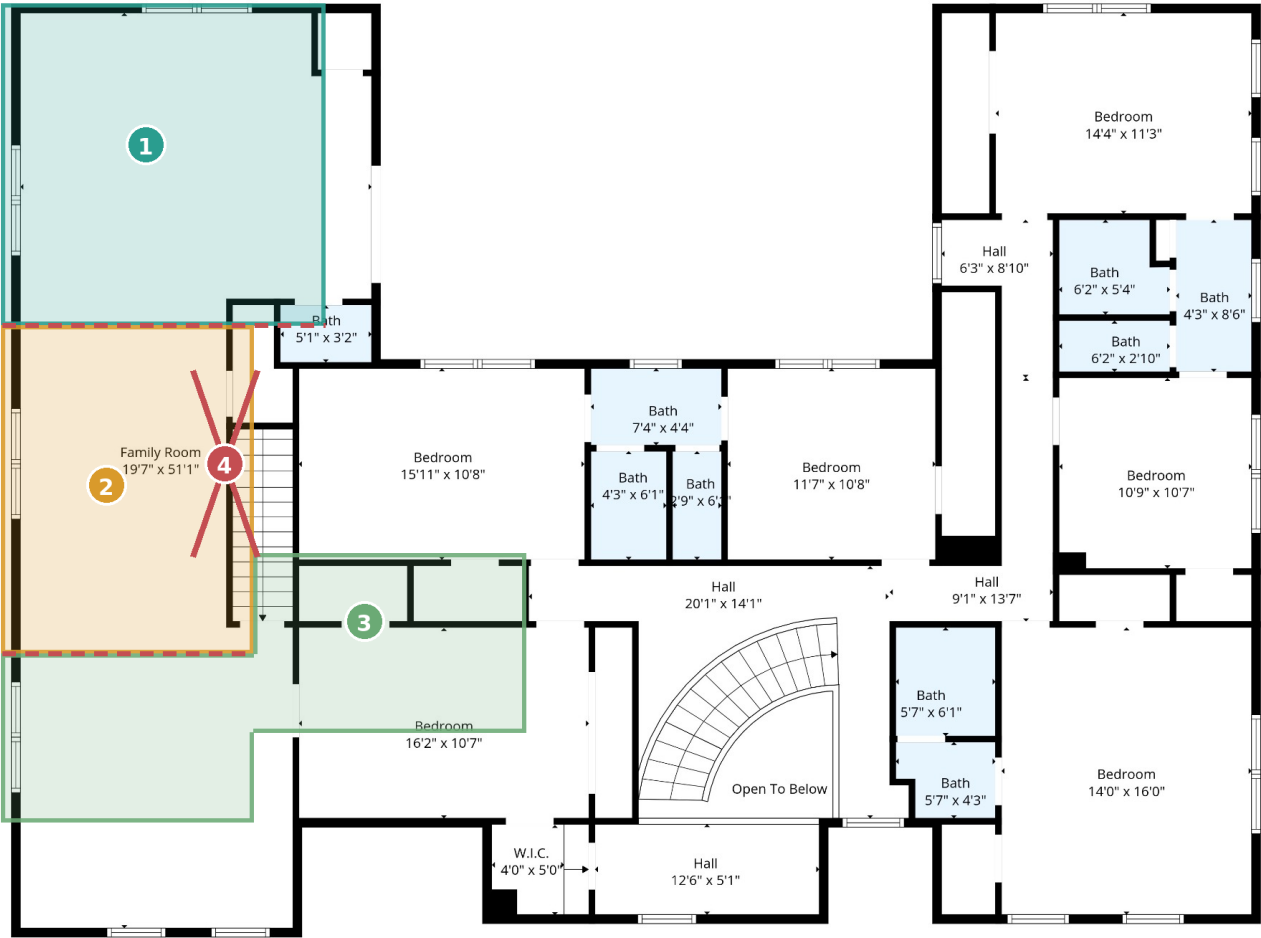


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Design intent

Two independent owner-quality retreats connected by generous shared living spaces - privacy without making the home feel divided.

Second floor - Generation 2 suite + game loft



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Proposed program

- 1 Primary bath + dressing suite**
Use the quieter rear portion of the former family room for a spa bath and substantial closet/dressing area. Anchor the wet zone around the existing 5'1" x 3'2" bath plumbing.
- 2 Second-generation primary**
Place the bedroom in the middle of the left wing, between the private bath/dressing suite and the game loft. The former stair opening may become additional floor area.
- 3 Game room / loft**
Combine the front portion of the former family room with the current 16'2" x 10'7" bedroom area as an open game room, media loft or family retreat.
- 4 Remove stair and infill**
The red X marks the stair to be removed. Final wall positions, openings, floor framing, guard conditions and access routes require field measurement and professional design.

Design intent

Two independent owner-quality retreats connected by generous shared living spaces - privacy without making the home feel divided.

Multigenerational renovation concept

The vision

FIRST GENERATION

A calm, accessible downstairs primary retreat with dual closets and an upgraded age-in-place bath.

SECOND GENERATION

A private upstairs owner suite arranged as bath/dressing, bedroom and game-loft zones within the left wing.

SHARED HEART

An opened kitchen, breakfast and dining sequence supported by a large scullery/pantry for entertaining and daily family life.

Why this plan works

BETTER DAILY FUNCTION

The former office becomes concealed prep and storage space, allowing the main kitchen to stay visually clean.

PLUMBING LOGIC

The upstairs bath/dressing zone expands around existing plumbing; final routing and drain elevations must be field verified.

PRIVATE SEQUENCE

Bath and dressing occupy the quiet rear, the primary sits in the middle, and the loft buffers the suite from the main hall.

RESALE FLEXIBILITY

The game loft can function as media space, homework hub, exercise room or second-family retreat.

Priority verification

STRUCTURE

Confirm bearing walls, beams, joists and permissible partition locations.

MEP

Confirm drain slopes, venting, hot-water capacity, HVAC zoning and electrical service.

LIFE SAFETY

Verify bedroom egress, smoke/CO protection, stair/guard conditions and required fire separation.

ACCESSIBILITY

Target 36-inch clear doors where practical, curbless shower, blocking for future grab bars and low-threshold transitions.

Broker-open positioning: Two primary retreats. An entertainer's kitchen. One flexible multigenerational home.