

“Dilapidated to Dream”

2011-2012 Interior Design Scenario



*Written by professional members of
The American Society of Interior Design (ASID)
Interior Design Education Council (IDEC)
National Kitchen and Bath Association (NKBA)*

Client Bio: Marianna and Andru are a young married couple in their late 20s. Andru (a high school teacher) and Marianna (a realtor) having been living in a rental property to save money for a down payment to purchase their first home. They have become interested in sustainable design and would like their real estate purchase to reflect their priorities to remodel and reuse rather than to build new. Therefore, they are looking for a small property they can fix up and sell in five years; a house that needs revitalization. They want something unique, full of potential, fun and ideal for their trendy lifestyle.

While working with her real estate clients, Marianna has become aware of many different housing styles and neighborhoods in their immediate locale. One house in particular has caught her eye. It is a historic “shotgun” style house located in a mixed use neighborhood on a narrow city lot. It is one of the only ones left; others had already been demolished over the years. The couple understands the remodel will involve major expenditures but they understand the value of bringing this property up to current living standards. They also believe, if properly remodeled, this house could be a great contribution to their immediate community.

This one - story shotgun house has a tiny front yard – as was typical of the time. However, it has a backyard that can extend their living spaces into the out-of-doors. With some innovative design solutions, this exterior space offers an opportunity to create outdoor privacy when entertaining on weekends.

To help them with this sustainable design renovation, they have hired a student designer to help them create functional, efficient interior spaces that extend into the outdoor living spaces.

Scope of Project: Revising the provided house plan and lot, the student designer will:

1. Design and create an efficient, functional interior multi-purpose spaces defined by the clients.
2. Suggest an outdoor living space designed for privacy.

The clients have requested that as the interior is gutted (all interior walls maybe removed; load bearing walls are the exterior walls), that the footprint of the original house, location of exterior doors, windows and one of the fireplaces/chimneys remain in place. If appropriate, any salvaged materials may be reused.

The Interior Space: The clients prefer efficient, functional spaces with a trendy flair. The interior spaces should accommodate food preparation, eating, working, sleeping and bathing. As a realtor, Marianna understands the importance of bringing the food preparation and bathing areas up to date for resale value.

Architectural Details: These details are typical of the single “shotgun” house. Dimensions are following. Windows are 30” AFF (above finished floor) and the window style is to be determined by the student designer. Ceiling heights are 12’. The clients are open to suggestions of how to make some spaces feel more intimate.

The clients have expressed that one fireplace/chimney should remain in place and be restored for its aesthetic contribution to the space; it does not need to be functional.

Plumbing Wall: Because of cost, the clients would like all plumbing to be located within 15' of the existing plumbing wall.

Existing/New Furniture: Marianna will provide a small cherry sideboard from her Aunt Hazel that had been handed down to her by her family. All other existing furnishings were hand-me-downs to use while they were renting and will be donated to a local charity.

Budget Purchases: The clients are now interested in purchasing reasonably priced new furnishings as well as used furnishings from consignment stores, estate sales, Craigslist and The Freecycle Network for the interior.

The Backyard: The space within the easements that can be considered for the backyard living space is 12' beyond the back of the house and 24 ft. wide. The house has buildings on both sides impacting privacy. Emphasis in the outdoor living spaces will be for entertaining and a small urban garden to grow fresh produce.

The client requested the student designer suggest how this space might be designed in the future to expand their living space. The client would like the space plan to show how this area might be designed for entertaining and a garden including furniture arrangement. They are not interested in using this space now and will complete it at a future time. They indicated they are not interested in seeing any photos or samples for furnishing, finishes, lighting, and accessories samples.

Client Preferences and Priorities Include:

- Research about the unique shotgun style house purchase. The clients are curious about the size, community, how people lived in such tiny spaces and why they became so popular. During the remodel process, the client desires to preserve the features that made the "shotgun style house" so functional and livable 120 years ago (e.g. cross ventilation across the width and length of house, natural lighting, and functional living). However, the style of furnishings and accessories do not necessarily need to be from that period.
- Development of a personal design style that would allow them to reuse/repurpose original historical elements found in the house (e.g. hardwood floors, crown molding), but coordinate will with a new trendy style. As this up-and coming neighborhood is becoming revitalized, they are increasingly aware of new emerging styles from modern to traditional to industrial that utilize such elements as brick, wood, and industrial metals. They are curious to see what the student designer will create as a new style for them.
- Adequate, functional storage.
- Interior and exterior areas coordinated through the use of materials and design elements.
- Daylighting to create a bright natural, healthy feel in the interior spaces.
- Enhancement of the space and lot to create the illusion of width.
- Suggestions for built-in items that will enhance multi-purpose function of spaces.
- No hallways.

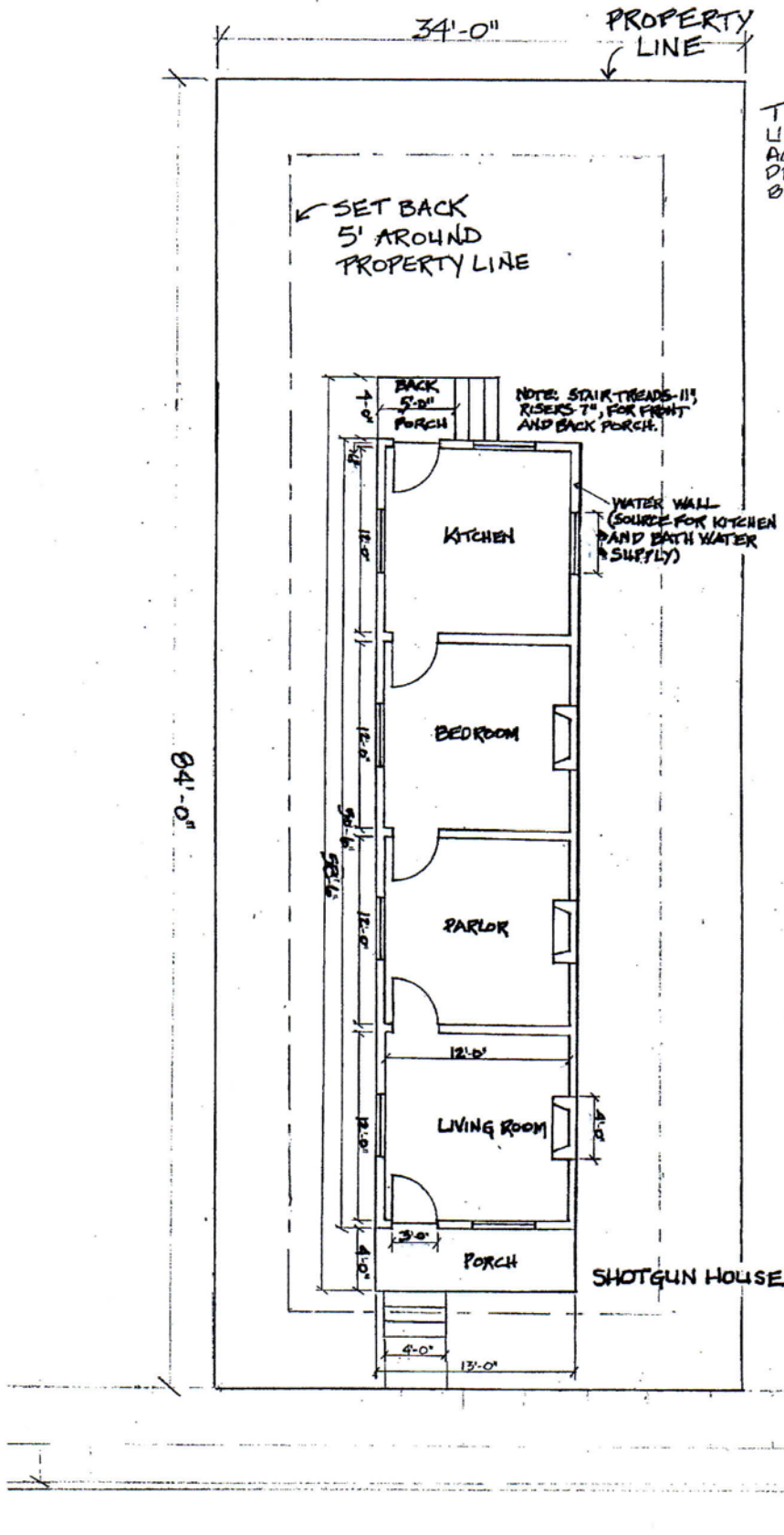
Design “Deliverables” (documents):

- A revised space plan reflecting the remodeling changes and include a furniture arrangement for the interior and exterior spaces. The client has provided a house/lot plan with square footage that is to be used. The total lot size and proposed backyard space are to appear on the space plan on the design board.
- A 2-D elevation (color optional) showing the public living spaces (not to include outdoor living space, bathroom, and kitchen). The elevation should include the full width and height of the main interior focal point as chosen by the student designer with architectural details, all furnishings, fixtures and accessories.
- Samples which represent the actual products the student designer intends to use in the interior spaces.
- Furniture, accessories and lighting to indicate the interior style being recommended to the clients.
- The project budget should include: material cost for general floor, wall, window and (optional) ceiling treatments, finishes, all interior furnishings, lighting and accessories. The clients have not established a budget at this time but would like the student designer to make reasonable recommendations. The construction, HVAC, and electrical work will be outsourced and not included in the budget. The project budget should not include: labor costs, taxes, installation, freight or fees.

Kitchen and Bath: Student designers should indicate a general layout of the kitchen and bath areas as part of the total remodel, function and efficiency of the home, but should not be the emphasis of the design project. Student designers are to use **only** the **NKBA Planning Guidelines** (Kitchen 8 & 9) for appropriate seating and traffic clearances for all eating areas. See your advisor for the fall chapter mailing insert featuring the NKBA Planning Guidelines. To order the complete set of NKBA Kitchen & Bath Planning Guidelines call NKBA Customer Service at 1-800-The-NKBA (800-843-6522).

Note: *the clients have provided a floor plan with notes for the student designer. This plan may have readability issues when printed on 8 ½ x 11” paper. Please use your computer’s view/zoom feature if needed to obtain the correct floor plan dimensions.*

Client Provided Floor Plan



THERE IS A 10' UTILITY EASEMENT ACROSS THE BACK OF PROPERTY THAT CANNOT BE OBSTRUCTED.

We would like to add an outdoor living space in the backyard. The back porch can be removed, but the addition cannot extend over the utility easement in the back - usable space inside the easement area is 12' x 24'