

THE OVERLOOK

Category: Residential Interior \$300,000 - \$500,000

Project Cost: \$370,000

Location: Downtown, San Diego CA

Completed: September 27, 2021

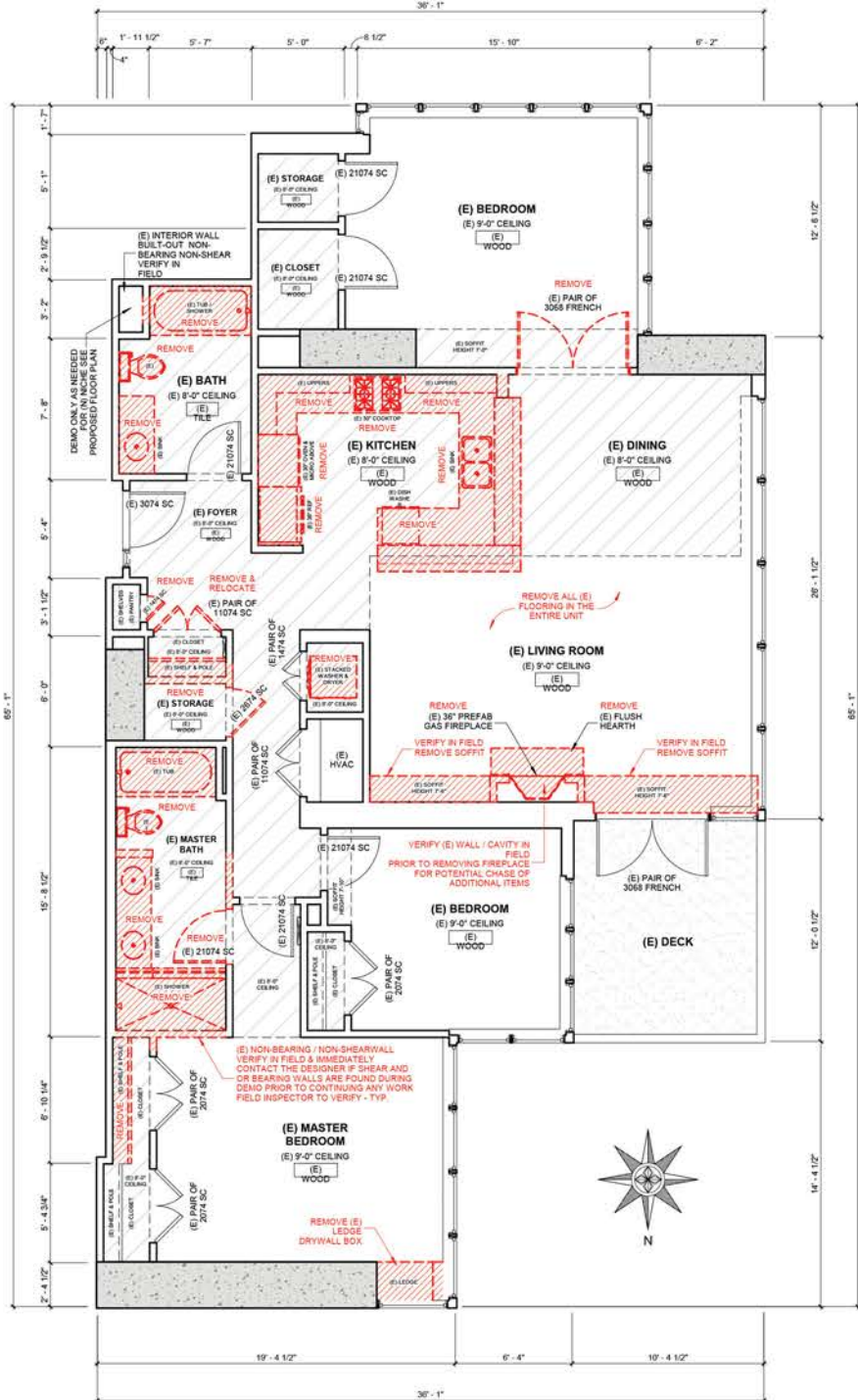




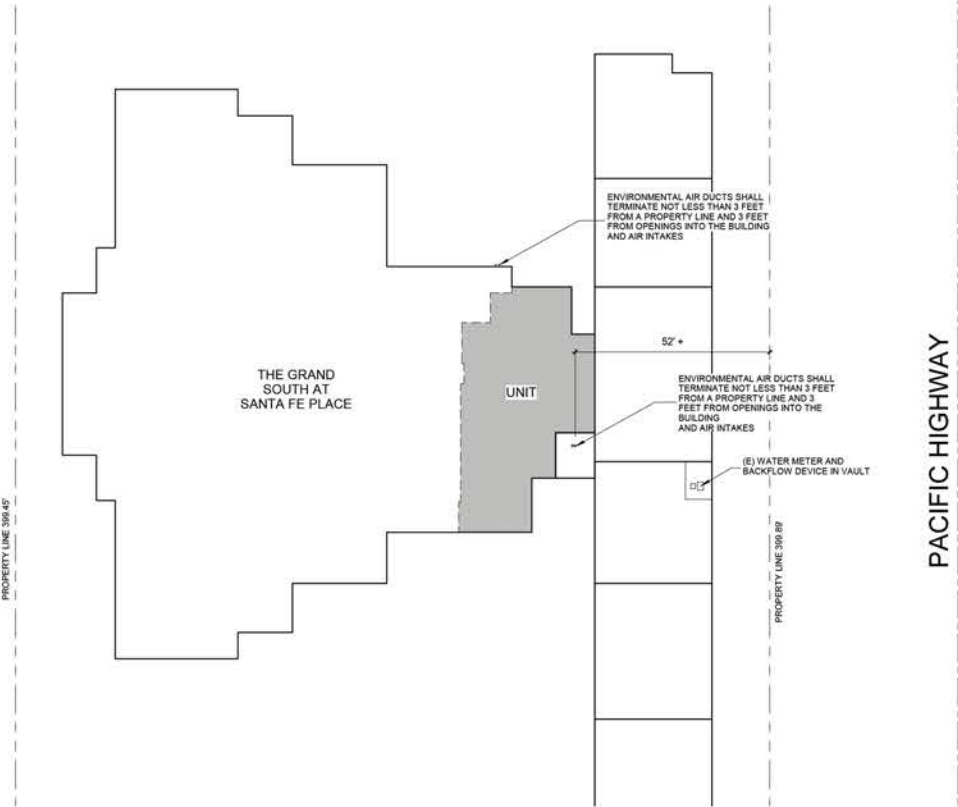
THE STORY

Capturing breathtaking vistas of the Pacific Ocean, this 37th floor unit had been recently purchased by the client. But they felt unhappy with certain aspects of the design itself, which had been built in the early 2000's and did not reflect the client's personality. For example, in the Great Room the Kitchen was u-shaped and constricting. Making it difficult to entertain. The fireplace, seldom used, took up valuable real estate and did not accommodate the client's artwork. Furthermore, the Guest Bath and Primary Bath felt dark, and lacked storage.





We were presented with the challenge of not being able to move fixtures more than a few inches to a few feet due to how plumbing in concrete structures is set up, with one unit a mirror image to the one above or below, and these sharing a plumbing well in which plumbing can travel from top to bottom.



EXISTING/DEMO PLAN
 NTS
 (refer to submittal for scaled plans)

AREA PLAN
 NTS



KITCHEN: CONCEPT PLAN & RENDERING

KITCHEN: BEFORE

- U-shape kitchen was constricting, and did not allow for more than one person to comfortably occupy space. Double doors to bedroom beyond.



KITCHEN: AFTER

- Ducal Gold stone, is present throughout the space, from the waterfall edge on either side of the island, the backsplash and hood.
- The double doors are now one single opening. Opening movement throughout entertainment space.



KITCHEN: BEFORE



KITCHEN: AFTER

- Dark tone cabinets encase a refrigerator/pantry wall, extending itself out over Shinnoki Frozen Walnut veneered uppers and lowers. Flooring throughout the space is a Monarch Forte Bianco French oak.



KITCHEN: BEFORE



KITCHEN: AFTER





GUEST BATH: BEFORE & AFTER

- In the Guest Bath, white tile (Daltille) and better lighting brighten up the space, making it feel larger. Countertops/niche/and accent wall is furnished with Daltille's Calacatta Cielo Marble.



PRIMARY BATH: BEFORE & AFTER

- In the Primary Bath the bathtub was removed at the client's request, creating additional storage in its place.



PRIMARY BATH: BEFORE & AFTER

- Lighting encased in recesses make the space feel larger, illuminating both the ceiling and the floor. Robern recessed medicine cabinets float while being illumined with ethereal light, provide an extra level of refinement to the space.



PRIMARY BATH: BEFORE & AFTER

- Flooring by Marazzi, countertops and accent walls by Daltile's Panoramic Calacatta Topaz. Cabinets in White Oak.

MATERIALS:

KITCHEN

- Appliances: Wolf (Dishwasher Miele)
- Cabinetry: Imperial Custom Cabinets in Dark-DE
Black Bean and Shinnoki (Veneer) in Frozen Walnut
- Sink: Waterstone
- Fixtures: Kohler
- Flooring: Monarch Forte Bianco French Oak
- Countertops/Backsplash/Hood: Ascale Ducal Gold



MATERIALS:

GUEST BATH

- Cabinetry: Imperial Custom Cabinets in Metro
Pallisandro Blue
- Sink: Kohler
- Fixture: Kohler
- Flooring: Daltile
- Countertop/Niche Slab: Daltile Calacatta Cielo Marble
- Tile: Trendy Surfaces in 3D Wave White



MATERIALS:

PRIMARY BATH

- Cabinetry: Imperial Custom Cabinets in White Oak Aires
- Sinks: Kohler
- Fixtures: Kohler
- Flooring: Marazzi
- Tile: Daltile
- Countertops/Splash/Bench/Shower Walls: Daltile Panoramic Calacatta Topaz

