

House Renovation Proposal

By Daniyal Hashmi SHD May 31, 2025



Foreword

****Refer to Attached files for original images and videos****

This proposal outlines changes, additions, and solutions to the requests made by the client. This renovation proposal takes into consideration all aspects of the client's requests and goals that they wish to achieve in this major house renovation. This proposal takes into consideration restrictions & constraints such as:

- Septic system is fixed and cannot be built over
- Additions can be added to either side of the house or as a second story
- Living room and kitchen layout will need to be adjusted

- Septic tank location and size
- Structural limitations (bearing walls)
- Current stair location and feasibility of moving it
- Stair location for second story designs
- How new rooflines will tie into existing ones
- Flow between spaces (kitchen, living room, mudroom, etc.)
- Natural light and window placement
- Access to plumbing (for bathrooms/kitchen)
- Aesthetic harmony with existing design

Goals

The main goals this proposal addresses are:

- Add a third bedroom on the main floor to accommodate a growing family
- Create a master suite with a walk-in closet and an ensuite bathroom for added privacy and comfort
- Redesign the living and kitchen space to allow for better entertaining and hosting
- Add a mudroom from the garage entrance, ideally with access to the exterior
- Include a 2-piece bathroom in the mudroom area for added convenience

Solution

The listed requests and goals are achieved by completely overhauling the current layout of the house and building 2 bedrooms to the side of the house, one of which is a master suite bedroom with a walk-in closet. Removing the narrow hallway which connected the bathroom and the two bedrooms, as seen in the original layout of the house, and removing the bedroom on the kitchen side of the house and replacing it with a dining area, with access to a new patio. The original bathroom has also been made much smaller by removing the bath/shower. To

make up for removing the bath, a 2-Pc washroom has been added, accessed through the mudroom, and an ensuite bathroom in the new portion of the house. The mudroom can be accessed from three places: direct access from the outside, the garage, and the kitchen/dining area. To be able to add the mudroom, the garage needs to be moved to the left, and the garage can be made bigger at the client's discretion.

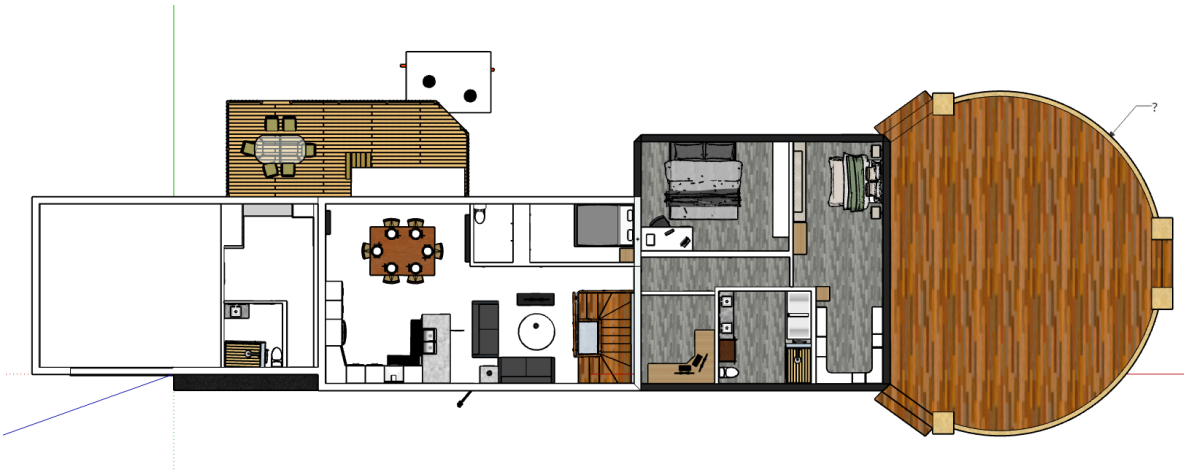
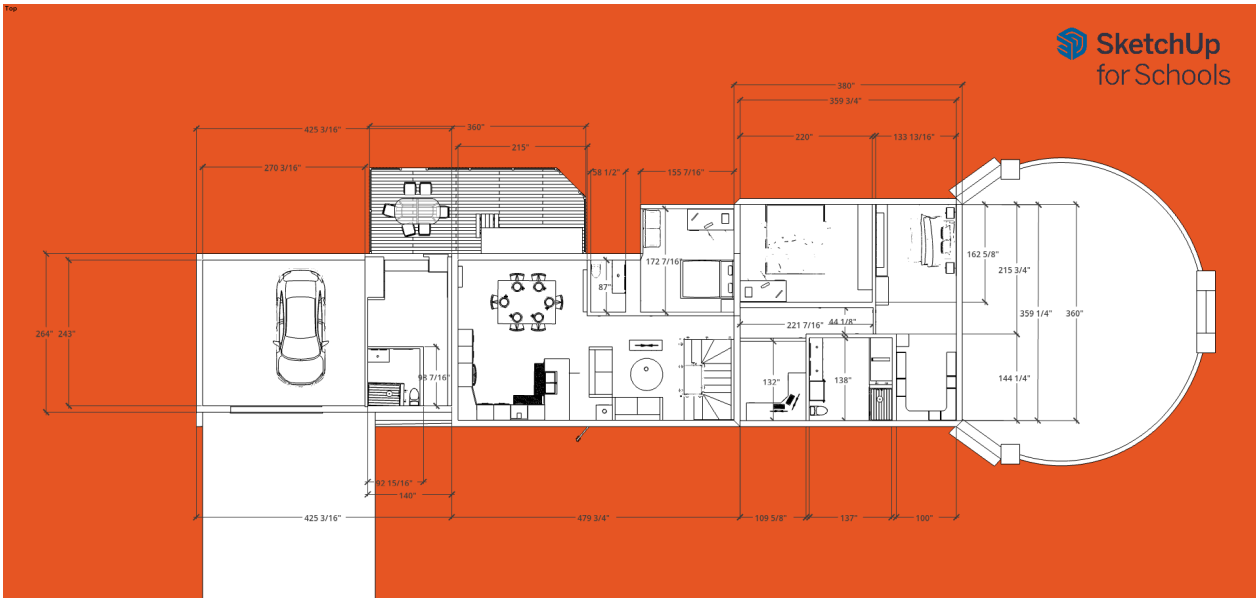
In addition, the living area has been made slightly bigger after removing the narrow hallway. Due to this, there is a generous amount of space to move around, which makes hosting and entertaining easier and more comfortable, with direct access to the kitchen, dining area, washroom, and the patio. Furthermore, an office space has been added with the new portion of the house to accommodate work from home, and an overall quiet and separate space to work in peace. This room makes use of the empty space left after all necessary additions and changes are made, and can always be transformed into something else, like another smaller living area. The walls can also be removed, cutting down on costs and creating a more modern open space concept.

The overall look of the house from the outside remains the same, and the aesthetic closely resembles the original. The new portion of the house does implement a more modern look. With darker colours overall, contrasted with the walls and other features.

Visualiser

The following is a top-view layout of the house with dimensions, labelling important aspects of the proposed design. Anything not labelled or directly mentioned/shown is a concept or idea which the client can use or take inspiration from at their own discretion.

For a much clearer version of the images shown, please refer to the files attached alongside this document.



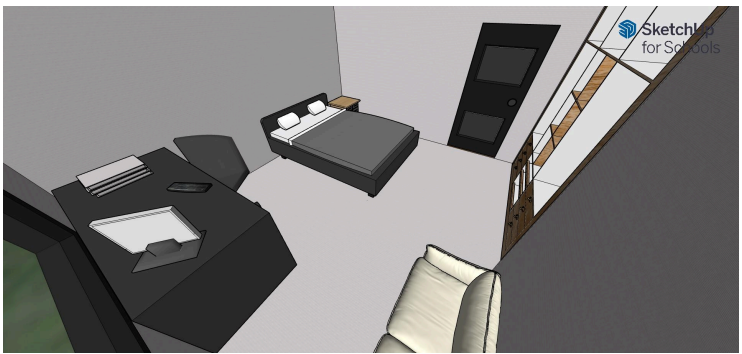
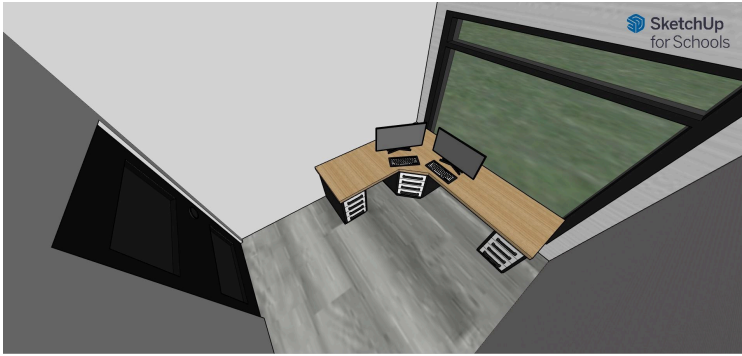
The following is a tour of the renovated house:

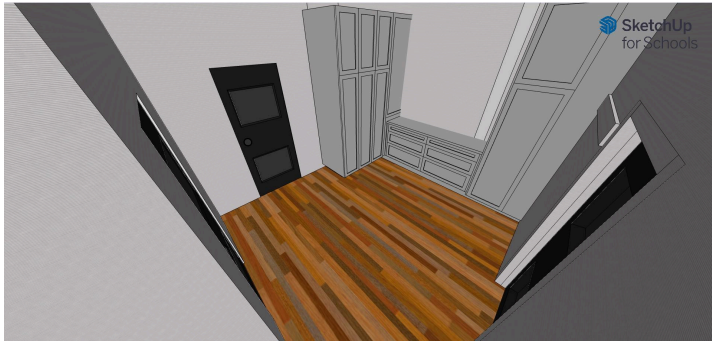
[House Tour Video](#)

The following are images of different locations around the house.

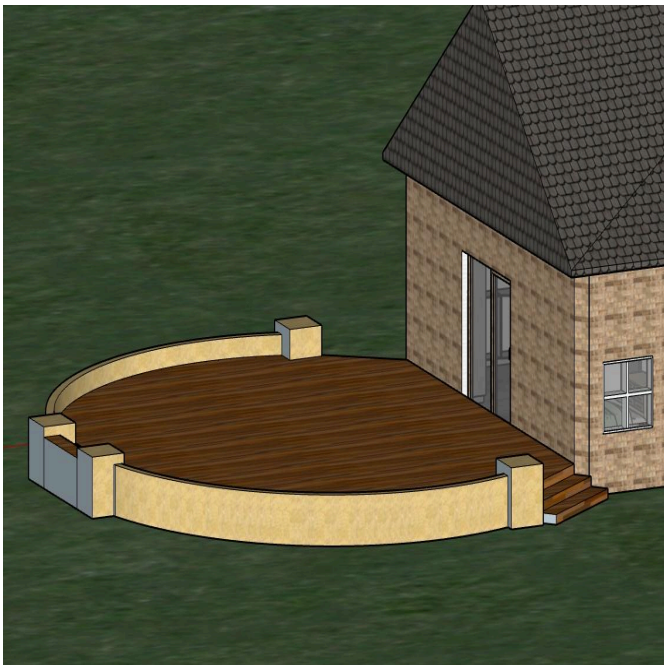
(Use the video for room labels):







Extra Concepts



Deck/Patio Area

This is a concept space which can be transformed into many things, such as a pool, deck/patio, garden, and much more.



Small Pond

This Concept of a pond would look great from the deck. It would not only make the overall view from the house much more

This adds a luxurious feeling to the already luxurious master suite.

pleasing, but also could provide a place to cool down, or just spend some personal time.