



IMPASSIONED *Design*
INFORMED BY Strategy
& *INTUITION*

DESIGN PACKAGE
PREPARED FOR:

SCHAEFER
8/14/2024

A MODERN AMERICAN RANCH

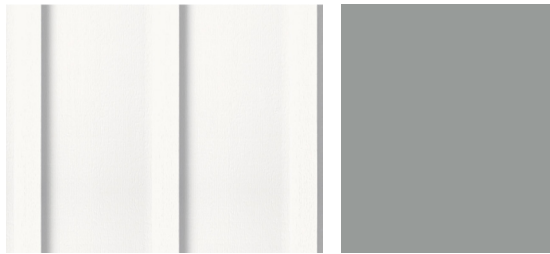
KEY ARCHITECTURAL/DESIGN DETAILS & INSPIRATION

01. Molding: Raised Panels, Tall Baseboards, Timbers, Vertical Shiplap, Cabinetry
02. Mix of Antiques and Modern Pieces
03. White. Walls
04. Shed Style Metal Roof
05. No Shutters
06. Simplicity with Fine Details
07. Ralph Lauren (master of laid-back, timeless luxury)
08. Natural Materials: Marbles, Glass, Iron
09. Tile with Historic References

I outline all this to serve as a baseline for finish selections and furnishings. There are critical differences between a “nicely decorated” home and a timeless home. Please consider the following as you review the mood imagery:

LET A CLASSIC BE WHAT IT IS.

The American Ranch House conjures up a laid-back sensibility. Timeless, durable materials, classic American textiles and a healthy mix of well loved family antiques and modern, cozy comforts. Amy’s family furnishings were the jumping off point for the general feel and direction. When working with antiques, it is critical to let them have some breathing room. Too many saturated colors will muddy the visual plane, dating a space. Crisp, fresh linens and light neutrals are a time tested pairing with rich vintage wood. The majority of furniture pieces that will be making the move are *Eastlake* in styling... the more streamlined version of American Victorian furniture of the same period. Utilitarian and beautiful, with hints of Asian influence, these pieces perfectly suite your new home. Immediately injecting soul and history in a brand new build. The key will be to make the whole space cohesive. All of the selections need to “speak the same language” to create a harmony and interest. A healthy amount of orchids and potted plants will bring the space to life. I sourced 24 vintage orchid prints (some shown here) that may be a beautiful large scale wall hanging, furthering the narrative of a home a long time in the making.



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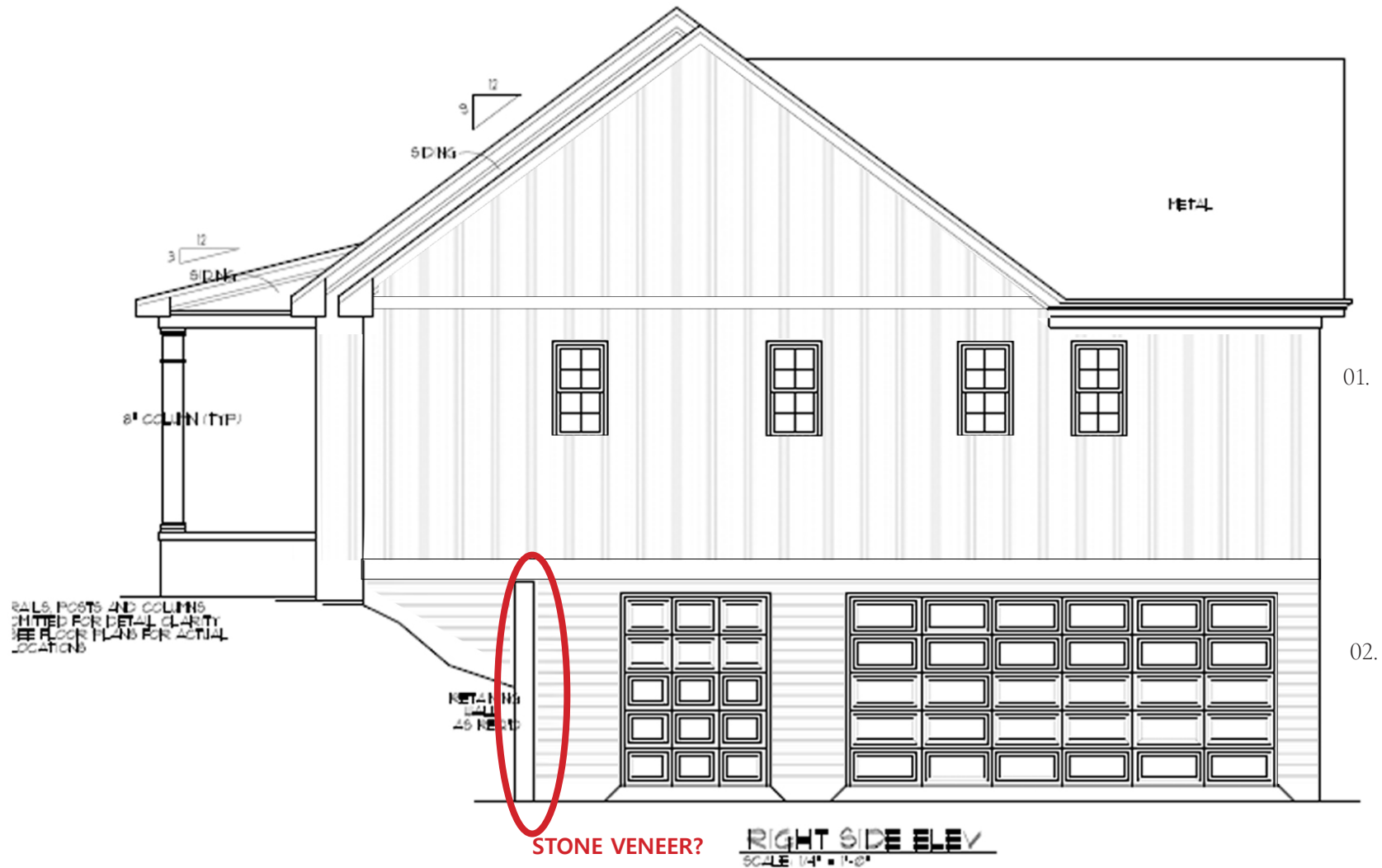
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01. BOARD AND BATTEN SIDING IN WHITE
02. "LIGHT GREY" METAL ROOF BY APPALACHIAN METAL
03. COLUMN EXECUTION
04. SUGGESTED DOOR STYLING TO FIT \$3000 ALLOWANCE
05. LANTERNS TO BE HUNG ON SIDES OF DOOR:
MODERN TOWER OUTDOOR SCONCE DARKENED COPPER / CLEAR GLASS
SKU: OL11023 BC
22"HX12"WX8"D
\$635.00 EACH
06. WINDOW GRILL OPTIONS
07. DOOR KNOB PUTMAN BEADED LEVER / LEVER EXTERIOR DOOR HARDWARE TUBE LATCH SET
\$649





- 01. BOARD AND BATTEN SIDING IN WHITE
- 02. HORIZONTAL LAP SIDING IN WHITE



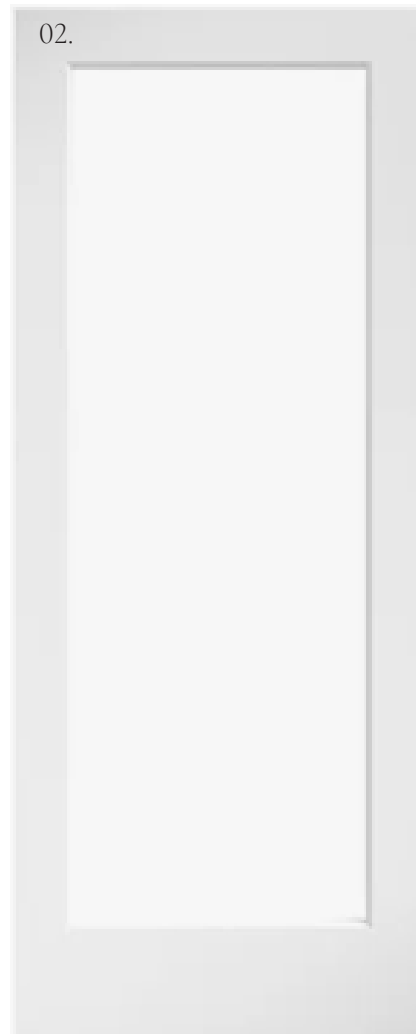
- 01. BOARD AND BATTEN SIDING IN WHITE
- 02. HORIZONTAL LAP SIDING IN WHITE



LIFE PROOF
DUSK CHERRY WATERPROOF
LUXURY VINYL PLANK FLOORING
22 MIL X 8.7 IN. W X 48 IN. L
CLICK LOCK

Standard plank throughout
Chevron for entry

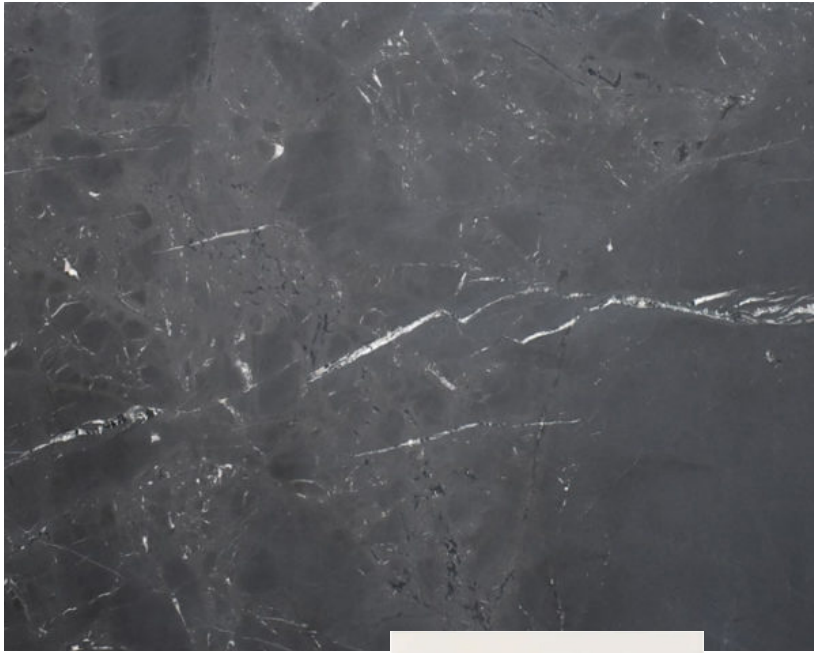
\$3.29 PER SQFT



- 01. INTERIOR DOORS - 1 LITE DOOR (HEIGHT TO BE VERIFIED)
- 02. INTERIOR DOORS FROM LIVING ROOM INTO THE LIBRARY AND FROM KITCHEN TO FLORIDA ROOM
- 03. UPSTAIRS:
EMTEK PROVIDENCE RECTANGULAR ROSE PRIVACY MANNING DOOR LEVER IN MATTE BLACK
\$163 FOR PRIVACY / \$62 FOR DUMMY
- 04. IF BUDGET NECESSITATES OPTION DOWNSTAIRS:
KWIKSET HALIFAX PRIVACY DOOR LEVER SET WITH SQUARE ROSE IN MATTE BLACK
\$33 FOR PRIVACY / \$18 FOR DUMMY
- 05. SQ. MATTE BLACK DOOR HINGES OF BUILDERS CHOICE



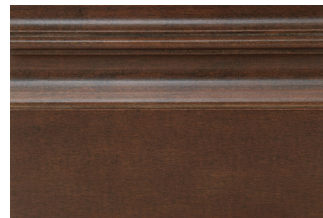
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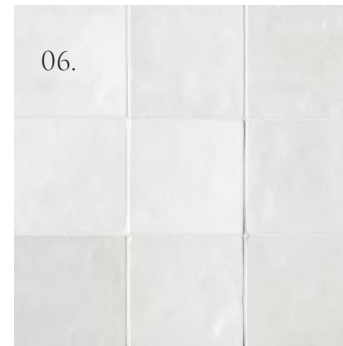
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01. COUNTERS: LEATHERED BLACK GRANITE
02. RECOMMENDED TRIM OUT OF VENT HOOD: STRAIGHT TAPER WITH SHAKER TRIM
03. CABINET RECOMMENDATIONS DEPENDING ON AVAILABILITY AND BUDGET: STANDARD SHAKER IN CREAM OR OFF WHITE FOR PERIMETER CABINETS
NOTE: PLEASE START THINKING ABOUT HOW YOU WOULD LIKE THE KITCHEN TO FUNCTION, DOORS VS DRAWERS, ETC.
04. MID-TONED WOOD SHAKER CABINETS FOR ISLAND
05. HARDWARE FOR DOORS AND DRAWERS
06. BACKSPLASH TILE: CLOE SQUARE GLOSSY WHITE 5 IN. X 5 IN. CERAMIC WALL TILE \$8.03 SQ. FT. (BUDGET IS \$12)
07. PENDANT LIGHTS ABOVE ISLAND: HINKLEY PENDANT COLLINS MEDIUM PENDANT BLACK OXIDE
\$449.00 EACH
08. PORT HAVEN 2-HANDLE BRIDGE KITCHEN FAUCET IN POLISHED NICKEL WITH OPTIONAL SIDE SPRAYER
\$597.10

NOTE: WE CAN ABSOLUTELY DO CUSTOM CABINETS FROM SORRELL'S HERE, HOWEVER THESE HUTCHES ARE AN OUTSTANDING PRICE (COULDN'T COME CLOSE TO REPLICATING WITH A VENDOR) AND FROM A DESIGN STANDPOINT ARE THE SUPERIOR OPTION FOR THE LONG HALL.

09. RH / ST. JAMES CABINET
50"W X 19"D X 91"H
ANTIQUED COFFEE
\$1,939. EACH
10. SMOKEBELL LANTERN - STAR
BRONZE
23"H X 10"W X 10"D
\$478. EACH

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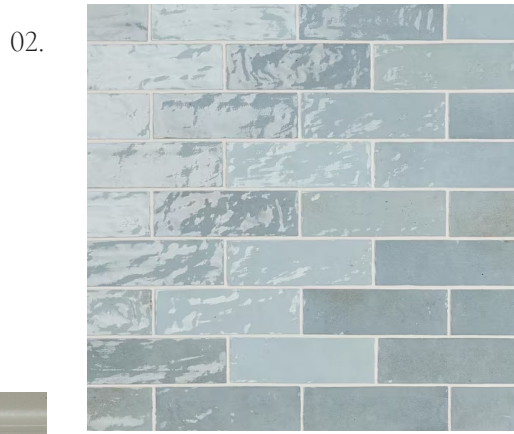
- 01. WHITE SHAKER STYLE DOORS SINK SIDE
- 02. CROSIENT SCHOOLHOUSE SEMI FLUSH MOUNT CEILING LIGHT FIXTURE, 12"
\$59.99
- 03. RESTORERS BRASS CUP-STYLE BIN PULL
\$12.79
- 04. WALL MOUNT UTILITY FAUCET WITH SOAP TRAY / SWIVEL SPOUT / METAL LEVER HANDLES / CHROME
\$199.99
- 05. PAX ZERO-RADIUS 24IN. 18 GAUGE UNDERMOUNT SINGLE BOWL STAINLESS STEEL LAUNDRY AND UTILITY SINK
\$229.95
- 06. BELGIAN BLUESTONE TUMBLED NATURALLE PORCELAIN TILE 12X12 / CEMENTO COLLECTION
\$8. SQFT

COUNTERS AND BACKSPLASH TBD

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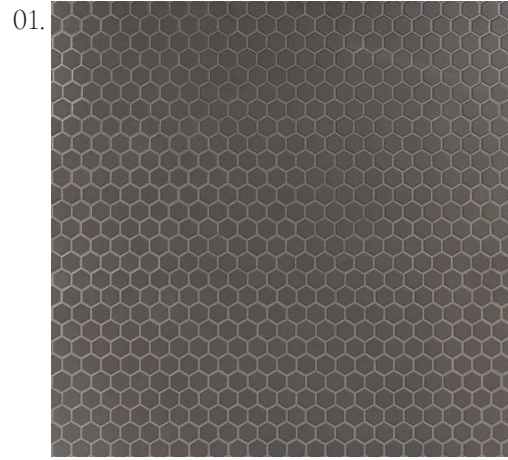
01. BRICK VENEER PAINTED
WITH TRIM TREATMENT WITHIN BUDGET
JOEY TO ADVISE



- 01. FLOOR TILE: GREECIAN WHITE HEXAGON 12 IN. X 11.75 IN. X 10 MM POLISHED MARBLE MOSAIC TILE
\$10.11 SQFT (BUDGET IS \$5)
- 02. WALL TILE: KINGSTON SKY BLUE 3 IN. X 8 IN. GLAZED CERAMIC WALL TILE AND TRIM TILE FOR EDGES
\$8.29 SQFT (BUDGET IS \$10) TRIM PIECES ARE \$13.57 A PIECE
- 03. BAUDETTE EXPOSED PIPE WALL-MOUNT SHOWER WITH RAINFALL SHOWER HEAD / CHROME
\$449
- 04. RECOMMENDING SHAKER DOOR STYLE IN GREIGE PAINT
- 05. SOLID BRASS WALL SCONCE LIGHT WITH BRASS SHADE
\$205.20 EACH
- 06. BRASS KNOBS
\$36.99 FOR 6 PACK
- 07. GUNTHER SINGLE-HOLE BATHROOM FAUCET / CHROME
\$249 EACH

TUB TO BE ADDED

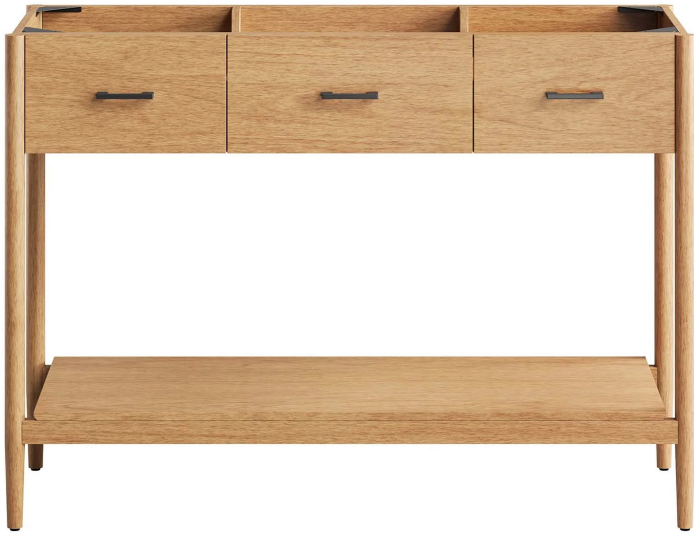
NEW FAUCET



01. FLOOR TILE: GOTHAM 1 IN. HEX BLACK 10-1/4 IN. X 11-7/8 IN. PORCELAIN MOSAIC TILE
\$10 SQFT (BUDGET IS \$5)
02. NEW YORK WIDESPREAD BATHROOM FAUCET - CONTEMPORARY CROSS HANDLES / CHROME
\$197.40
03. ANTON SINGLE BATHROOM VANITY 31.5" / NO TOP / REMNANT TO BE SELECTED FROM STONE YARD
\$849.99
04. 5 FT. CAST IRON BALL AND CLAW FEET ROLL TOP TUB IN WHITE WITH POLISHED CHROME ACCESSORIES
\$2,295.81
05. WALL TILE: GREECIAN WHITE 3 IN. X 6 IN. POLISHED MARBLE WALL TILE
\$7.29 SQFT (BUDGET IS \$10)
06. HOOKED GLOBE SCONCE
\$59. EACH
07. SUGGESTED HARDWARE

**CLAWFOOT TO BE REMOVED, OPTING FOR WALK IN SHOWER WITH CURTAIN
NEW VANITY TBD**

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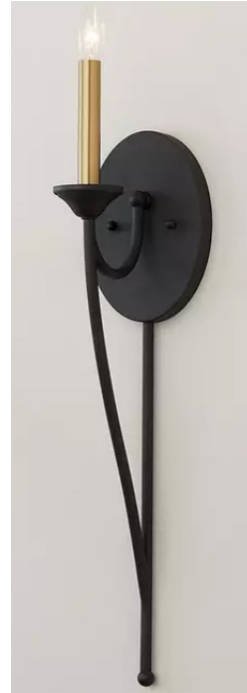


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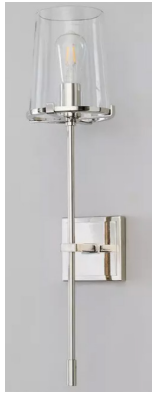
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01. ZAIRE 48" SINGLE SINK COMPATIBLE BATHROOM VANITY CABINET / NO TOP / REMNANT TO BE SELECTED FROM STONE YARD
\$392 (GREAT PRICE BUT IT MUST BE ASSEMBLED)
02. FRENCH COUNTRY TWO-HANDLE 3-HOLE DECK MOUNT WIDESPREAD BATHROOM FAUCET WITH BRASS POP-UP / POLISHED BRASS
\$305.95
03. CARRARA MARBLE COUNTER TOP / REMNANT TO BE SELECTED FROM STONE YARD
04. 12X12 WHITE MARBLE AND CREMA MARFIL HONED TILES TO BE LAID IN DIAMOND PATTERN
\$11 SQFT (BUDGET IS \$5)
05. TRANSITIONAL COLONIAL WALL SCONCE / BLACK
\$80.00 EACH
06. WALL TILE: CLOE RECTANGLE GLOSSY WHITE 2 IN. X 8 IN. CERAMIC WALL TILE
\$7.48 (BUDGET IS \$10)
07. METROPOLITAN KB2632BX SINGLE-HANDLE 3-HOLE WALL MOUNT TUB AND SHOWER FAUCET, POLISHED BRASS
\$309.95
08. SUGGESTED HARDWARE
09. CLASSIC 500 60 IN. X 30 IN. SOAKING BATHTUB WITH LEFT DRAIN IN HIGH GLOSS WHITE
\$339.00
JOEY TO CONFIRM SIZE WILL WORK, HARD TO TELL FROM FLOORPLAN IF THE SPACE IS 5' OR 5'4"

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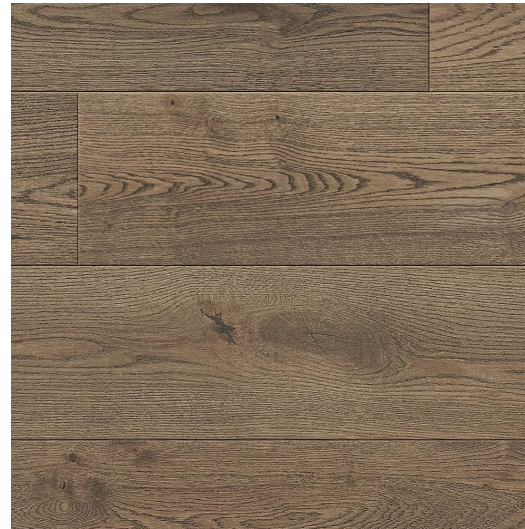
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01. SANTHOS SCONCE / POLISHED NICKEL
\$170.00 EACH
02. PETITE ANTIQUE MIRROR FROM YOUR ENTRY
03. GUNTHER WIDESPREAD BATHROOM FAUCET / POLISHED NICKEL
\$369
04. SPECIALTY TILE: CAT / THISTLE / FLOWER / CORNERS ONLY
\$20-\$35 EACH (ONLY NEED 5... INITIALLY HAD THESE IN THE LAUNDRY, ELECTED TO USE THEM HERE FOR BIGGER IMPACT AT A LOWER PRICE)
05. DXV D20015008.071 FITZGERALD 28" RECTANGULAR FIRECLAY
\$366.35

SPECIAL TP HOLDER BATHS UPSTAIRS



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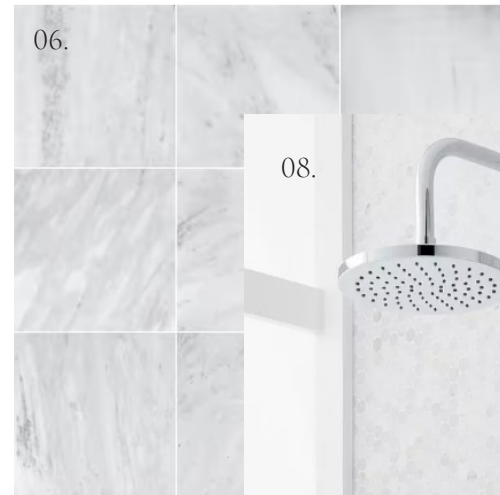
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01. VENDOME SINGLE SCONCE AND DOUBLE SCONCE
\$279. EACH FOR SINGLE / \$379. FOR DOUBLE (WILL LIKELY EXECUTE 2 SINGLES AND 1 DOUBLE IN BETWEEN VANITY MIRRORS)
02. CARRARA WHITE MARBLE HAND-MADE CUSTOM SHAMPOO NICHE / SHELF / LARGE / HONED
\$259.99
03. GREYFIELD WIDESPREAD BATHROOM FAUCET / CHROME
\$399 EACH
04. WALL TILE: RESTORE DALTILE WHITE TILE IN VARIOUS SIZES TO CREATE ENGAGING PATTERN
\$1.20-\$2.70 SQFT FOR STANDARD AND \$12-\$15 FOR TRIM (WELL WITHIN BUDGET & OFFSET OVERAGES ELSEWHERE)
05. SHAKER IN WHITE FOR CABINETS
06. FLOOR TILE: 12X12 MATTE MARBLE FLOOR TILE
\$11 SQFT
07. SUGGESTED HARDWARE
08. VASSOR PRESSURE BALANCE SHOWER SYSTEM WITH HAND SHOWER / CHROME
\$900.00