



09 | Customizable vent hoods

VENT-A-HOOD aims to empower its customers with its Build-A-Hood 2.0 program. Consumers can create their own customized range hoods using the company's complete catalog. This program is an update to what has been available on the company's website. **Circle 09 or visit directory.forresidentialpros.com/11282942**

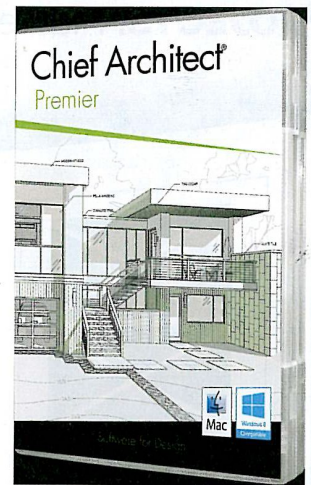
10 | Existing or new applications

ARMSTRONG RESIDENTIAL CEILINGS offers an alternative to custom ceiling work with its Easy Elegance Coffered Ceiling Panels. Featuring a classic coffered design, the ceiling panels fit into standard 24- by 24-in. suspension systems and can be used in either existing or new applications. The panels are offered in deep or shallow profiles and are available in bright white, bold black or can be painted to match any décor. **Circle 10 or visit directory.forresidentialpros.com/11283392**



11 | Design on Mac, Windows devices

Now available to both Mac and Windows users, **CHIEF ARCHITECT**'s Premier x6 software features enhanced tools and advances to existing features to improve productivity, such as faster 3-D rendering and support for dual monitors. The company partners with specific manufacturers to help professionals quickly develop 3-D images of design ideas and create detailed construction drawings. **Circle 11 or visit directory.forresidentialpros.com/11267082**



12 | Spray-on texture for ceiling repairs, patches

HOMAX Pro Grade Popcorn Ceiling Texture can be used for popcorn ceiling repair projects, fixture removal repair, or to complete punch lists or patches. With an ergonomic grip for comfort and controlled application, the texture covers up to 8 sq. ft. The texture can be painted in 24 hours, and any leftover texture can be reused by turning the integrated safety lock before storage. **Circle 12 or visit directory.forresidentialpros.com/11282977**



13 | Bath collection by architects

The Kartell by **LAUFEN** is a collection created under the direction of architects Ludovica and Roberto Palomba. Inspired by the design of Kartell luxury plastic combined with Laufen's SaphirKeramik ceramics, the collection includes vanities, tubs, shelving, furniture, wash basins and bath accessories, which are all available in seven colors. **Circle 13 or visit directory.forresidentialpros.com/11268748**



CLEAR DISTINCTION

Extensive kitchen remodel opens a D.C. home to leverage its unique natural surroundings

Nestled among the trees and perched atop a slope overlooking Archibald Glover National Park, a 1930s brick colonial in Foxhall, D.C., held character but came with challenges. The owners first contacted Landis Construction of Washington, D.C., for advice about whether or not to buy

the home. After their purchase, they contracted Landis to create a master plan that included a two-story addition on one side and completely reconfigured the second floor. The owners decided to start with the plan's first phase, which renovated approximately 70 percent of the ground floor.

Ethan Landis, co-founder of Landis Construction, says the

kitchen was the focal point of that work. "The original kitchen was an 8-by-8-ft. space in the center of the home's interior. Our clients wanted to take advantage of the wonderful views at the rear of the house so we combined a warren of five small rooms into one large room that opens onto the back deck and showcases the park," explains Landis.



COMPANY INFORMATION

Landis Construction
 Washington, D.C.
landisconstruction.com
 Full-time employees: 35
 Average annual revenue: \$8.5 million
 Annual remodeling projects: 35
 Residential: 95 percent
 Commercial: 5 percent
 Single-family: 95 percent
 Multifamily: 5 percent
 Design-Build: 98 percent
 Bid: 2 percent

PROJECT INFORMATION

Hoban Road Kitchen
 Washington, D.C.
 Square footage before: 400
 Square footage after: 400

PRODUCT SPECS

Cabinetry: Old River
 Countertops: Calacatta gold marble, Absolute black granite
 Windows: Kolbe & Kolbe
 Range: Viking
 Dishwasher: Asko
 Microwave: Sharp
 Paints/stains: Benjamin Moore Regal Select

The remodeled 400-sq.-ft. great room contains an eat-in kitchen and informal dining space while capitalizing on the views behind the property overlooking Archibald Glover National Park.

The new 400-sq.-ft. great room contains an eat-in kitchen and informal dining space. The previous room at the back of the house had been created by converting the home's original garage into a small family room. The rear wall had single-pane

glass, and steel-framed windows and a center glass double-door connecting to the deck. Landis rebuilt and redesigned the wall with a double-glazed system that provides thermal breaks for insulation. Because an informal dining table eventually would sit

next to the window wall, Landis replaced the door in the middle with two sliding doors on each end to improve the access to the deck without clashing with the table's use.

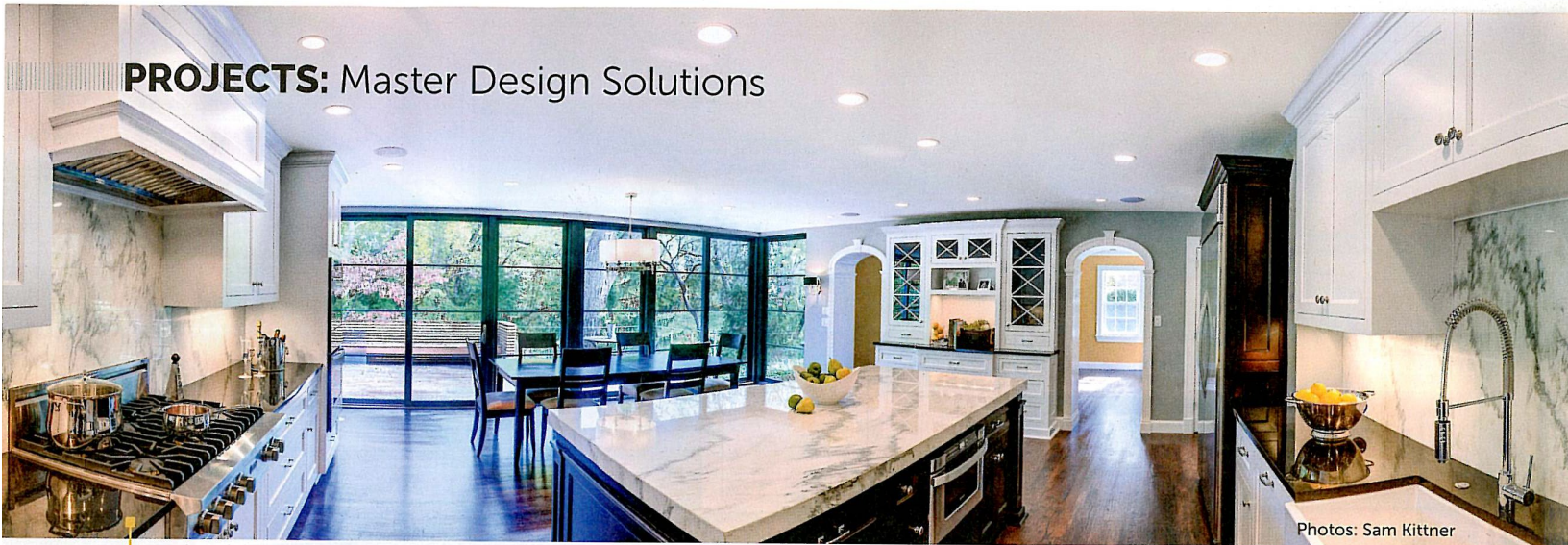
ENHANCED STABILITY

From the start, the Landis team knew that the renovation would require a structural wall to be removed to combine the mul-

multiple rooms. The former garage-turned-family-room's interior wall was a masonry wall with the home's framing spanning it. For support, Landis added a 23-ft. steel I-beam across the structure in the center of the room.

The crew had to build support walls on the left and right sides first. Then, they carefully cut a channel through the center, including an exterior brick

PROJECTS: Master Design Solutions



Photos: Sam Kittner

A cherry work island topped with Calacatta Gold marble is the center of the kitchen work area.

wall, to slide the steel beam into place.

"It was tricky to get it in," recalls project manager Allen Apple. "Six men had to lift up this enormous beam from the outside and gradually slide it across scaffolding into the space. We had to jack it into the precise place and then lock it into place with brick, mortar and steel, as specified by the engineer."

To support the floor system, they drilled holes through the steel I-beam and placed wooden 2-by-8s within the center of the "I" (the beam's web) on either side. They then bolted these 2-by-8s together, effectively sandwiching the I-beam between the wood. The solution made reattaching the joists easier while leveraging the I-beam as the structural support. "This allowed us to install joist hangers and have the steel rest in plane with the second-floor structure. The end result is that no one can tell there is a steel beam in the ceiling," Landis says.

With exposed exterior brickwork disrupted by the new channel for the steel beam and two old windows that had to be in-filled, the team had to find bricks that were just the right size and color, with correctly

colored mortar, so the finished project would not look patched. The bricks were special ordered, but they used linseed oil to help enhance the color of the brick, which is an old mason's trick.

NEW INFRASTRUCTURE

"In order to integrate systems with the new beam, we had to redo the plumbing and electrical work in the ceiling, which impacted two existing bathrooms above," Landis notes.

"In addition, we switched out an old boiler and all the radiators, as well as a high-velocity AC system with two high-efficiency forced-air systems." This required all new ductwork, and the team added an energy recover ventilator to bring in the correct amount of fresh air.

To accommodate and install new ducts in the kitchen area and some floor outlets, the team had to dig up the old concrete garage floor. They took the opportunity

to better insulate the home by placing spray foam insulation in the exterior. To install the new wood flooring in plane with the existing house, they added a liquid waterproofing membrane over the concrete and placed two layers of plywood on top of it.

FINAL TOUCHES

Two custom-milled archways connect the kitchen to the formal dining room. "Formerly, these openings were simply rectangles but we wanted to match existing arches in the foyer," Landis says. "We also custom fabricated the trim work to complement the home's interior moldings."

Landis' team designed and fabricated custom cabinets with inset doors. White oak strip flooring is stained to match all the floors on the first level of the house. The renovation includes all new appliances and recessed lighting with dimmers combined with under-counter lighting. The center of the kitchen work area is a cherry wood island stained an espresso coffee color and topped with Calacatta Gold marble. A full stone backsplash in the same Calacatta Gold marble ties the kitchen together, and the open space creates a bright and functional kitchen from which to enjoy the park. **QR**



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KJ Fields writes from Portland, Ore., about remodeling and design.