

ALL CANADIAN RENOVATIONS DELIVERS

A NEW LEASE ON LIFE FOR STONEWALL BUNGALOW

By Margaret Anne Fehr | Photography by Chronic Creative

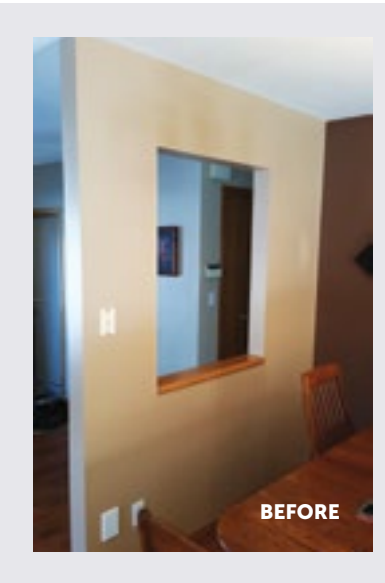
TWENTY YEARS IS A WATERSHED event for most houses when homeowners realize that it's time to make some major improvements. Stewart and Jennifer realized the time was right to embark on some major updates to their 1400 square foot bungalow including re-doing the main bathroom and ensuite as well as getting rid of a couple of kitchen walls to give them more space when hosting large dinner parties.

The couple enlisted Werner Peters of All Canadian Renovations (ACR) to review their proposed project and to determine the scope of what they had in mind. Turns out that eliminating the load-bearing kitchen walls had significant structural implications that required consulting an engineer to assess exactly what could be done.

"Because our roof is stick-framed, pretty well every wall is load bearing," Stewart says. "The solution was to place an engineered beam in the attic and out of sight because we didn't want to have a visible beam hanging down from the ceiling."

Werner expands, "We encountered point loads coming down on two flush beams inside the ceiling joist system. These point loads supporting the stick-framed roof system were being supported by bearing walls on the main floor that we wanted to relocate."

"With the help of our project engineer and our carpenters we were able to come up with a solution that called for us to bolt a 3 ply 11 7/8 LVL beam to the existing flush beam. The new beam then required having hangers installed to support another



OPPOSITE PAGE

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BOTTOM

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Upper cabinets soar up to the ceiling topped with crown moldings adding a polished look. "Just that one detail alone makes the space look grander than what it did before," says Jennifer. "And of course, there's the added benefit of way more storage."

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Once the structural work was complete, the solution passed muster with local inspectors and the interior renovation began in earnest.

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"We chose Shaker-style cabinets with a darker finish because we wanted to have a contrast with our hardwood flooring as

well as the oak moldings that we wanted to retain to keep our costs in line."

The couple chose granite in Ivory Gold for countertops and island. "There's a lot of variations with browns and other dark flecks that match up with the cabinets really well," says Jennifer. "The backsplash is a Bianco off-white subway tile in a shiny hand-made crackle finish that works well with the granite." Brushed nickel handles adorn all doors and drawers.

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The couple appreciates ACR's ingenuity in salvaging their white oak kitchen flooring. "We had done the floors a few years back so we weren't planning on refinishing or replacing them," says Stewart. "When the kitchen wall was removed, the sub-flooring was exposed. Unfortunately, our original hardwood flooring was discontinued and we only had a little bit left in the basement. ACR got the idea to lift up the hardwood very gently from under the re-positioned island so that we could use them to match the exposed sub-floor. They did a really good job. It matches so well."

The renovation to the main bathroom and ensuite uncovered plumbing pipes that needed to be removed since they had been recalled and were replaced with upgraded PEX tubing says Werner. Both bathroom walls were insulated and ceiling fans replaced with moisture resistant board installed on all walls and ceiling.

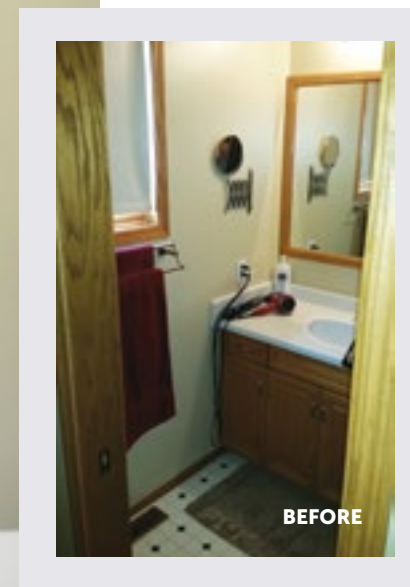
Shaker-style vanities identical to the kitchen, luxury vinyl flooring underfoot and new fixtures brought both bathrooms up

to speed. The ensuite shower was removed and replaced with a 36 inch rounded style with incorporated bench that Jennifer especially appreciates.

Stewart and Jennifer give Werner and the ACR team two big thumbs up. "ACR was very diligent in preparing all the appropriate paperwork, engineer certificates and permits that were needed. They were very professional and knowledgeable right off the hop as to what was required and what the regulations and building codes were. That was important to us," says Stewart.

"They were very good to work with and if there ever was an issue, they were quick to resolve it. We highly recommend them. It was a good relationship and we are very pleased with their work."

Werner returns the sentiments. "With the help of our talented trades people and the patience of our customer, we were able to work out solutions to the issues that arose to complete a project that we are extremely proud to have been involved in."



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