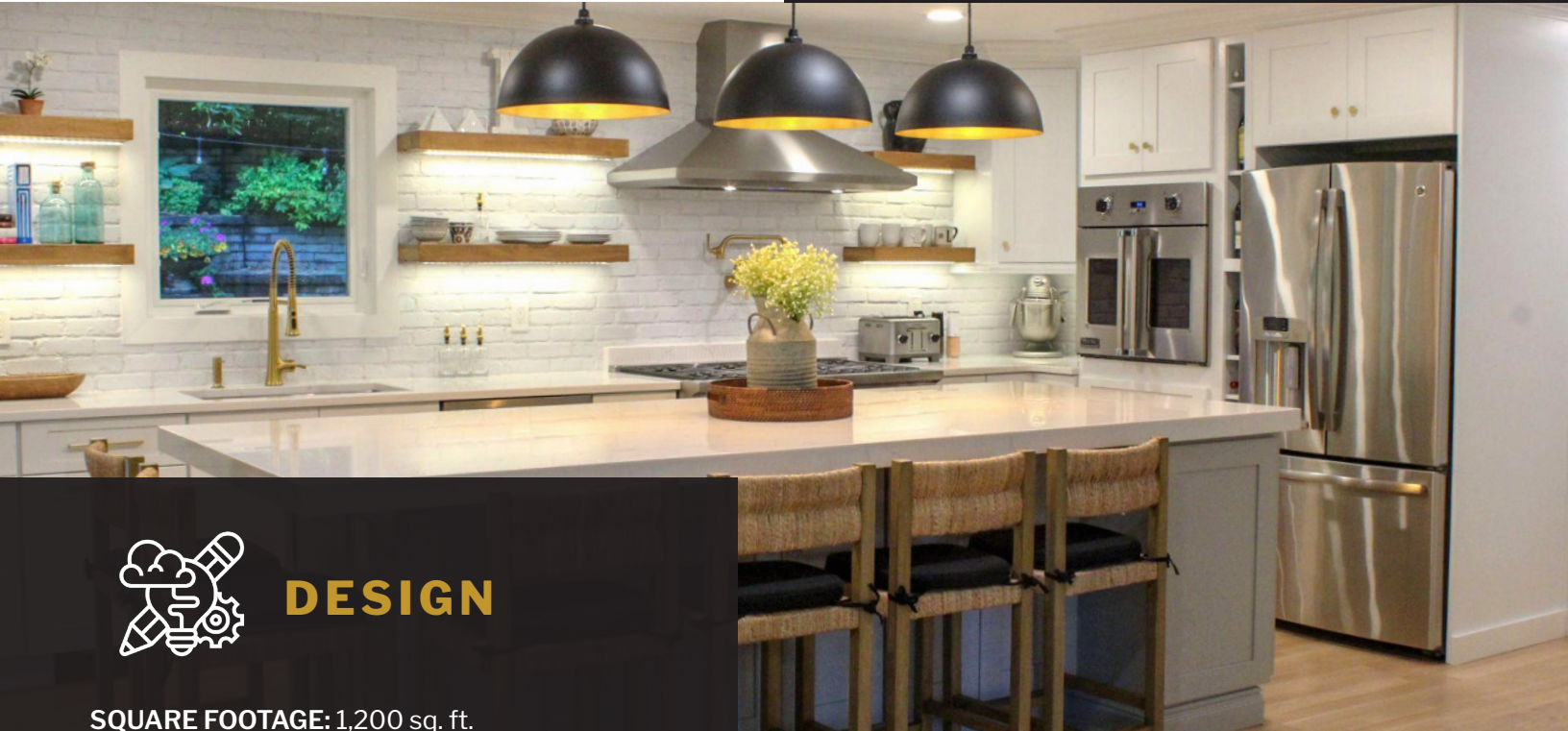




# LPS DIRECT

ONE VISION, ONE VENDOR,  
ONE EXTRAORDINARY SPACE

## LPS CENTERPORT



### DESIGN

**SQUARE FOOTAGE:** 1,200 sq. ft.

**PROJECT OVERVIEW:** Included the kitchen and first floor. The client was looking to create an open first floor layout that is ideal for entertaining.

**EXISTING CHALLENGES:** Existing layout features included a main 16 foot wall separating the living area from the kitchen, multiple flooring materials and with various height differences, a lack of natural lighting, and minimal pantry storage space in the kitchen, resulting in an overall dated and dark aesthetic.

**DESIGN CONCEPT:** The new design objective aimed to create a bright, open living environment full of natural light for a timeless feel. By utilizing lighter colors such as whites, neutral grays, and natural wood tones created a clean, inviting look cohesive with other spaces in the home. Within the structural



### BUILD

layout, there was a need for functionality between the pantry, bathroom, and cabinet layouts.

**INSTALLATION CHALLENGES:** Throughout the construction of the project LPS was able to overcome some unexpected challenges. These included uncovering a plumbing leak in the second floor bathroom resulting in rotted structural rafters. The LPS team was able to resolve this issue without further damage while keeping the project both on schedule and within the allocated budget. Another challenge was supporting the second floor once the 16 foot wall was removed. This was rectified by

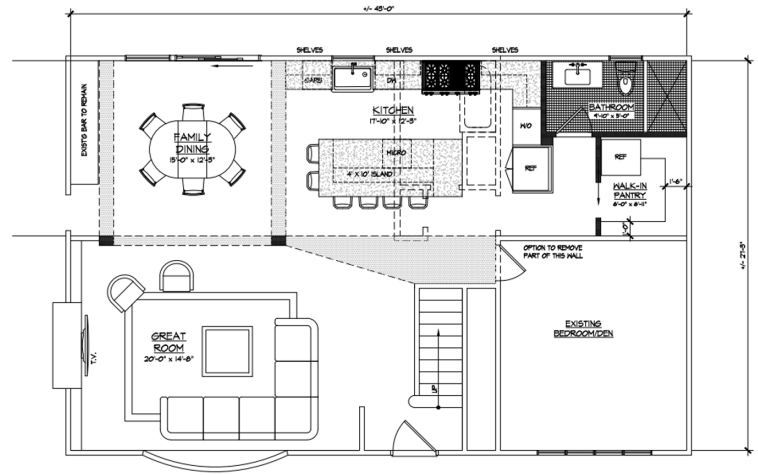


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installing a new structural header beam across the new 30 foot wide opening with a support post.

**INSTALLATION HIGHLIGHTS:** LPS prides themselves in being able to communicate and work well with other trades and vendors. The project required collaborating with architects, electricians, and plumbers to create a cost effective redesign suitable for the client.



## FURNISH

**DESIGN HIGHLIGHTS:** One design highlight utilized a stock LPS cabinet on the kitchen island as well as the bathroom vanity in a custom manufactured color. Additionally, the LPS team was able to create customized features out of pre-existing cabinet parts for a luxury, tailored look. These include designing the tall wine cubby and speed oven cabinet adjacent to the refrigerator. Another custom feature was notching out a space in the wood for LED lighting under the floating shelves.

**DESIGN SELECTIONS:** The design incorporated contemporary finishes such as white oak hardwood floors, quartz countertops, a full-height backsplash, and modern appliances. Other stylish elements included open shelving, brass hardware, a white brick backsplash, and other wood accents like bar stools.

