



BEFORE



#### SPECIALITY ROOMS

We added an open space office nook with the goal to be bright and close to the kitchen. The basement was designed to be a self-containing suite ready for renting but also can be used for in-laws or guest suite and can be opened up to the main floor.

#### MEASURING UP

Additional square feet: zero. Approximate total: 1,000 square feet.

#### DESIGN CONCEPT/CHALLENGES

We installed tiles in the kitchen and bathrooms with an electrical subfloor heating system. Many of our customers are requesting a subfloor heating system, specifically in basement as it creates comfort and adds warmth the entire space. We removed some internal walls to achieve the open space design concept. Removing the walls required installing engineered beams that were recommended by a structural engineer.

#### MOST COSTLY COMPONENT

Kitchens and bathrooms are usually the big ticket items in any renovation.

#### LET THERE BE LIGHT

Other than the natural light, we believe bright overhead lighting fixtures are the best lighting system in a basement. There is no obstruction or loss of light produced by the lighting fixture and light is dispersed evenly.

#### TIMELESS TRENDS

Uncluttered (Less walls, more storage spaces, lots of counter space, cabinets and deep drawers); comfort (More natural light, open space, thick carpet and subfloor electrical heating system); Colour (a mix of soft paint colors that improve lighting/cozy appeal); stainless steel appliances and (under the counter) wine coolers; storage spaces (we created a storage systems with deep retractable sliding shelves)

#### PITFALLS & PROBLEMS

Ceiling height is the most common challenge for a basement renovation; dampness and moisture; windows size and location for natural light; spaciousness versus more bedrooms; plumbing and electrical.

#### CLIENT COMMENT

" Our house has not only appreciated in value, but now generates a significant income that dramatically drops our cost of ownership with little or no impact on our own quality of life because the suite is self contained and the tenant is happy with the value they receive. Tony was always available and ready with alternatives and solutions as we moved along from one idea to another. Material samples such as tiles, carpets, etc were within reason and appropriate to the costs, colours and effects we were working toward. Construction idiosyncrasies and challenges were mutually assessed with the solution and any impacts well understood before proceeding." -- *Lloyd McArthur, North Vancouver*

#### THE PROFESSIONAL

Garage Suites Construction, Vancouver  
604-228-4272, [www.garage-suites.com](http://www.garage-suites.com)

**Garage Suites Construction offers competitive prices, honest, professional, and high quality construction projects to homeowners within a variety of services. Their motto: "no job too small" crosses all aspects of their company, which provides home renovation, garage conversion, lane housing, and new construction while committing to you timeline and budget.**

#### SPOKEPERSON

Tony Chebaya, president.

#### THE OWNER'S GOAL

They requested a spacious (open area concept, less internal walls) and brighter basement. They desired a trendy look to attract good quality, long-term tenants. Additionally, they wanted a new kitchen and a bathroom-to-powder room transformation.