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FLEETING Lakeside Property

LOCATION Kingston, Ontario

PROJECT SIZE 10,000 SF (\$2.5M)

TIMELINE 2-3 months, completed 2024

SCOPE OF WORK Exterior Concept - 3D Visualization

(SketchUp Pro, Twinmotion)

DESCRIPTION Tasked with producing realistic 3D visualizations to support finish selections for a custom lakeside home, this project focused on capturing both materiality and atmosphere to assist the client in finalizing their exterior palette.

> Working remotely with the client's designer, I translated reference photos, source links, and design direction into accurate colour-matched renderings. Starting from PDF floor plans, elevations, and preliminary sketches, I developed a scaled SketchUp model within 72 hours for design feedback and approval.

> Once finalized, I rendered four elevations in three material schemes—each delivered within 48 hours—to allow for iterative review and refinement. I also proposed a custom window arrangement for the great room, modeled to scale, and provided dimension markups that allowed the fabricator to proceed without full construction drawings.







Lighting was carefully adjusted to highlight the true color attributes and material details in each scene. Final renderings were post-edited in Photoshop to incorporate custom features such as the aged stone wash and natural grass texture.







DRAMA Kitchen Renoveti

LOCATION Toronto, Ontario

PROJECT SIZE 200 SF+ (\$75K)

TIMELINE 3-6 months, completed 2024

SCOPE OF WORK Interior Concept, Space Planning, FF&E,

Construction Drawings + Coordination

DESCRIPTION Designed for a couple who prioritized longevity and functionality, this kitchen combines understated utility with graceful, personal touches.

> The existing layout offered the option to open the kitchen to the dining area, but after discussing their needs, we chose to retain the dividing wall-allowing for more cabinetry, sound control, and defined zones. A U-shaped configuration was introduced to maximize counter space and create a highly efficient workflow, with each side dedicated to specific tasks.

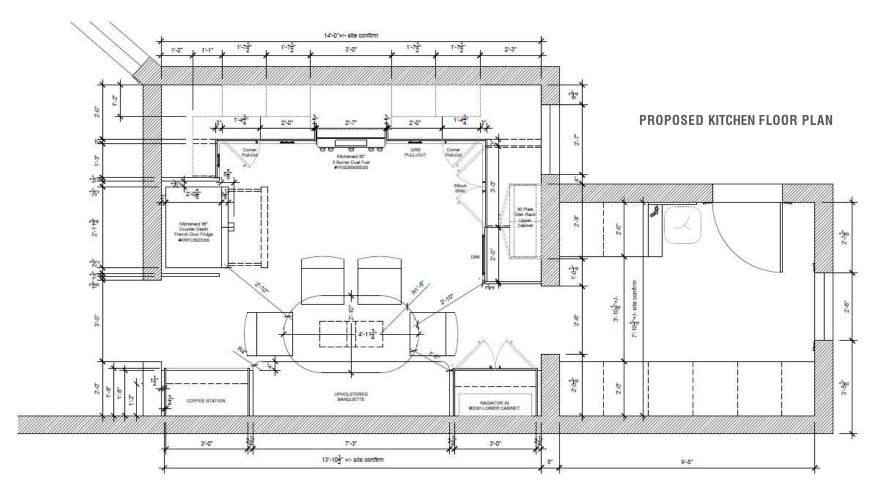
> A built-in banquette anchors the space with warmth and softness, featuring recessed foot space, concealed storage drawers, and vertical channel upholstery to add rhythm and comfort. A relocated radiator was integrated into a lower cabinet, creating a dedicated coffee station. In the home's rear addition, we designed coordinating pantry and mudroom cabinetry to maintain visual continuity and provide generous storage.





The range is centered to anchor the composition, while the sink—slightly offset beneath the window—introduces natural rhythm and openness. Cabinet finishes and proportions were selected for durability, performance, and visual balance. Polished acrylic defines the working zone, while matte white cabinetry at the banquette side softens reflections, creating a cozy, inviting contrast—an intentional interplay of material and light.







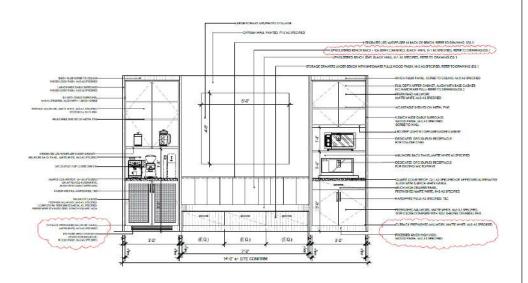




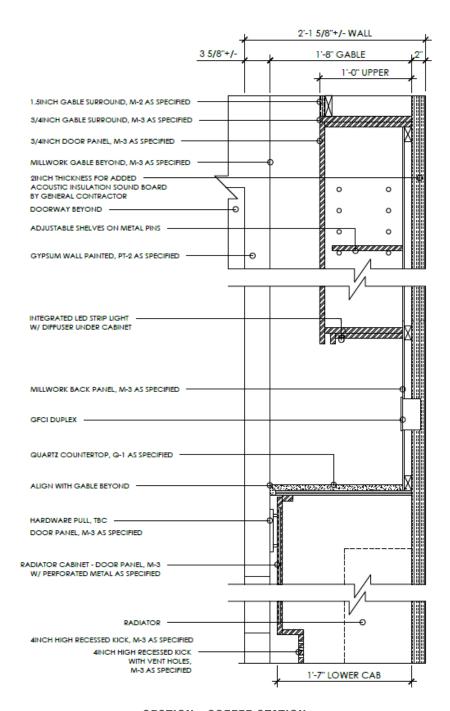
Existing Kitchen 3D SketchUp Model 3D Render



BANQUETTE 3D RENDER



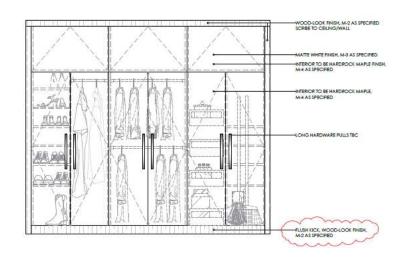
BANQUETTE ELEVATION



SECTION - COFFEE STATION



MUDROOM 3D RENDER



MUDROOM ELEVATION



FFE SCHEDULE









FUSION Bedroom + Bathroom Renovation

LOCATION Toronto, Ontario

PROJECT SIZE 750 SF (\$100K)

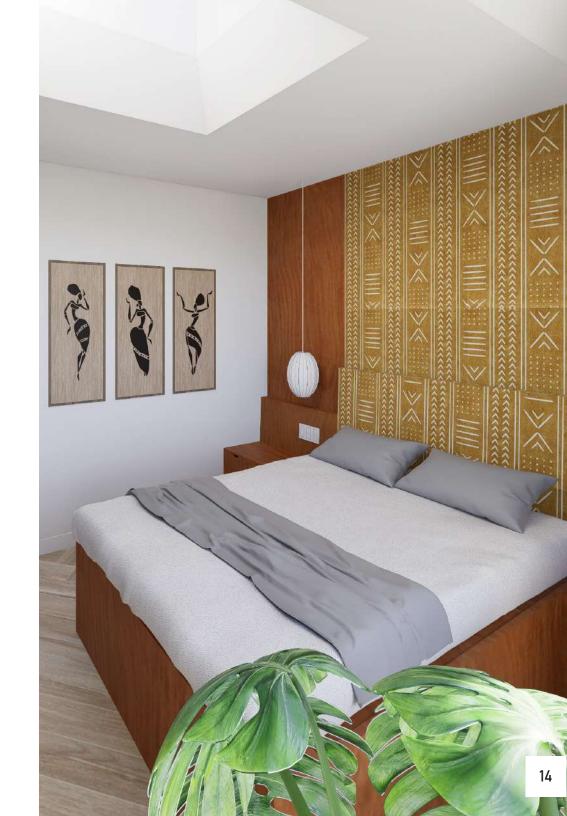
TIMELINE 3-6 months, completed 2025

SCOPE OF WORK Interior Concept, Space Planning, FF&E,

Construction Drawings + Coordination

DESCRIPTION What began as a renovation in progress quickly became a collaborative design refinement. The clients-each with distinct preferences (pattern and mustard versus minimal vintage and cobalt)-sought a second opinion on layout and finishes before finalizing construction. With rough-ins already underway, we focused on achievable adjustments that enhanced functionality and expressed both personalities within a modest footprint.

> To support aging in place, we redesigned the guest bath/laundry for better accessibility while preserving the master bath layout. Throughout, we balanced comfort and character: salvaging vintage solid wood doors, choosing swing doors for privacy in bedrooms, and pocket doors where space-saving was key. Antique cabinetry was restored and coordinated with accent wallpaper, creating visual continuity and charm.

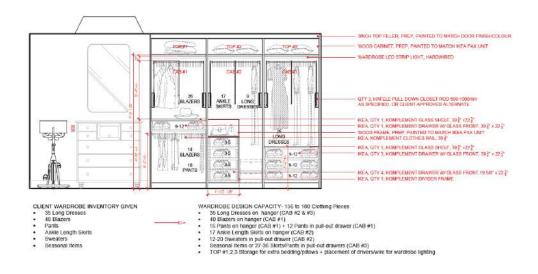








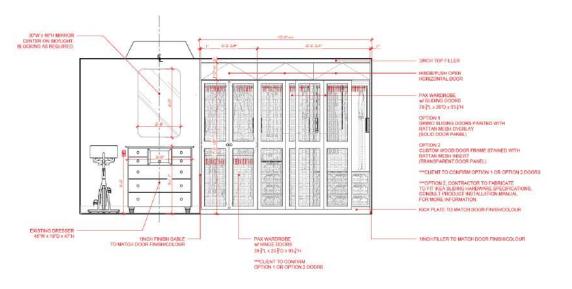




MASTER WARDROBE ELEVATIONS

A calm retreat in tone and texture, the primary bedroom embraces a soft, earthy palette.

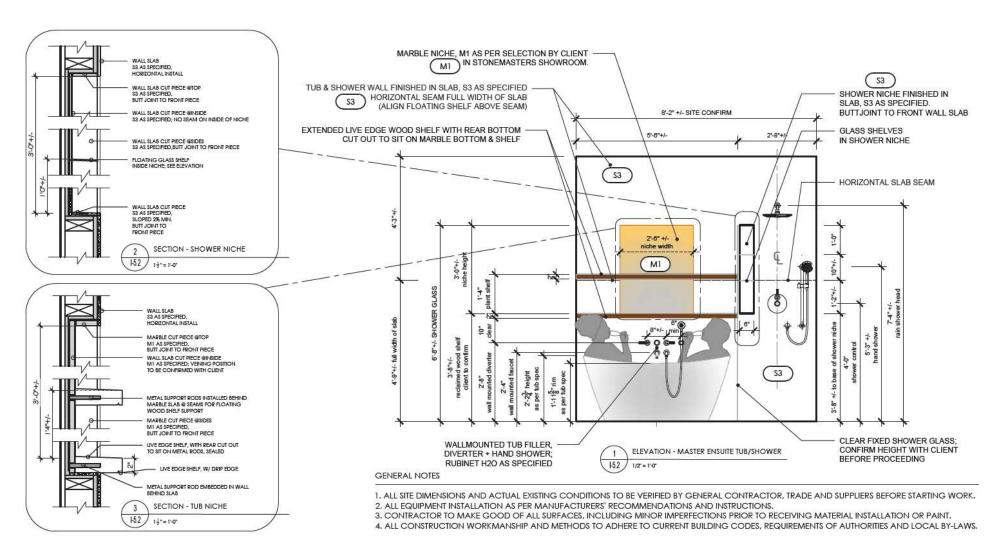
A mustard African print sets the tone.





In the ensuite, a cobalt blue herringbone tile—rotated 90 degrees—anchors the space as a striking feature wall, balanced by limewashed walls and a warm stone base. Beneath a skylight, a freestanding tub invites quiet moments of rest—paired with floating wood shelves that host a curated collection of vines. Opposite, a repurposed antique dresser, carefully refinished and sealed, serves as a custom vanity. Underfoot, soft-toned tile reminiscent of Italian cobblestone adds gentle texture and a sense of nostalgic charm.

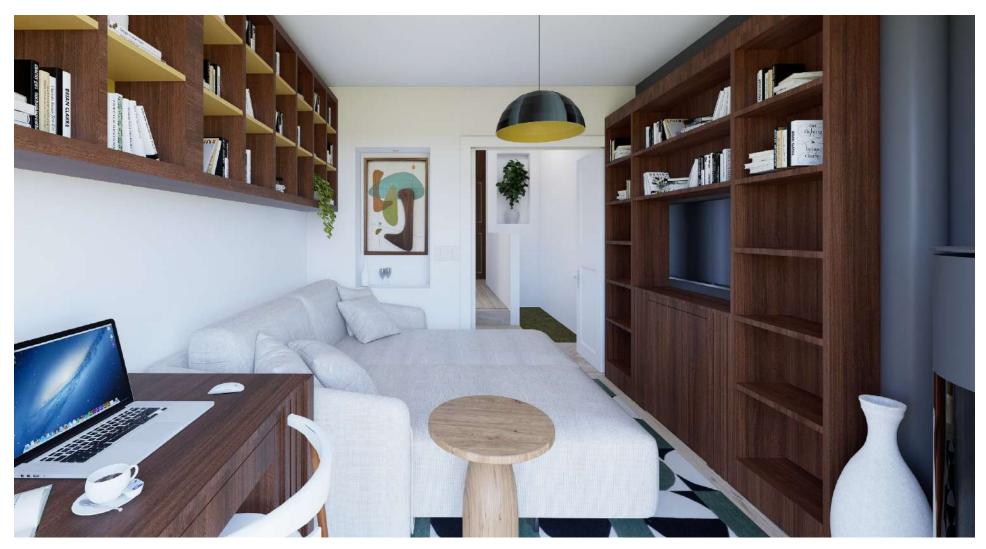
















In the multifunctional guest room, three vintage bookcases were cut and reimagined to create a cozy office nook and a custom TV wall unit, paired with a modern sofa bed. A round, standalone fireplace anchors the space—bringing warmth and intimacy to a room designed for both work and rest. The layout allows for seamless transitions between everyday living and guest accommodation, without compromising on comfort or character.



A HEIST Restaurant + Wine Club

LOCATION Kingston, Ontario

PROJECT SIZE 4,500 SF (\$3.5M)

TIMELINE 2 years, completed 2021 (construction 2022)

SCOPE OF WORK Exterior + Interior Concept,

Space Planning, FF&E, Construction Drawings

DESCRIPTION A passion project rooted in local farming and elevated hospitality, Heist merges exclusivity with downtown energy inside a historic Kingston building. Designed in collaboration with the client, "the restaurant guys," and our team, the concept fuses a Wine Club membership with seasonal, locally sourced cuisine.

> Inspired by the mystique of the Prohibition era, the interior features a sculptural curved bar, individual Art Deco banquettes, and a dramatic journey through an alleyway corridor leading to three hidden rooms: an indoor courtyard, a white dining room, and a fingerprint-access private lounge.

> Spanning two years, my role involved working closely with the principal designer and consultants in weekly meetings to develop concepts, program layouts, prepare drawings and renderings, source finishes, coordinate site work, and produce full contract documentation for tender.











MOOD BOARD



- 1 Arrival + Hostess
- 2 South Dining
- 3 Main Bar
- 4 Ice Bar (+ Wine Lockers)
- 5 Corridor + Private Washrooms

- 6 North Dining
- 7 Exterior Patio
- 8 Indoor Courtyard
- 9 Wine Lounge



SKETCHUP MODEL



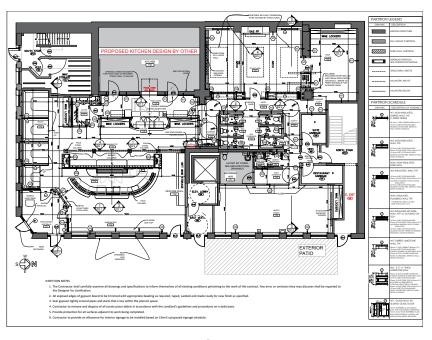
SKETCHUP RENDER



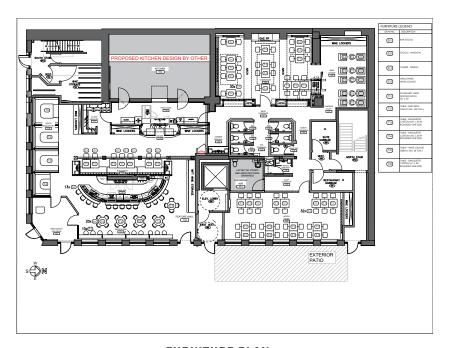
GAS FIREPLACE CONCEPT - SKETCHUP MODEL



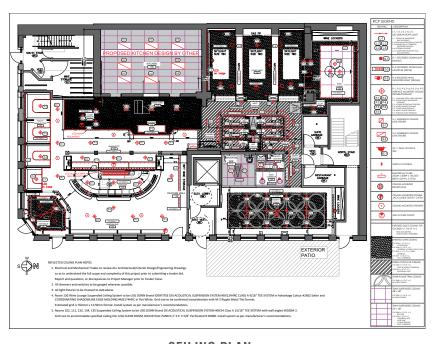
Floor Tile



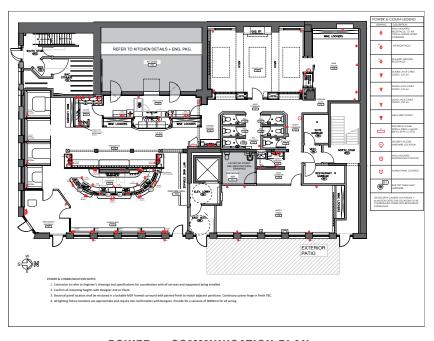
PARTITION PLAN



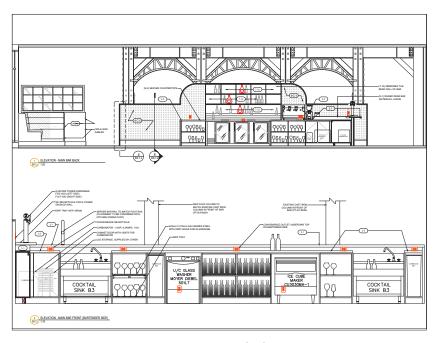
FURNITURE PLAN



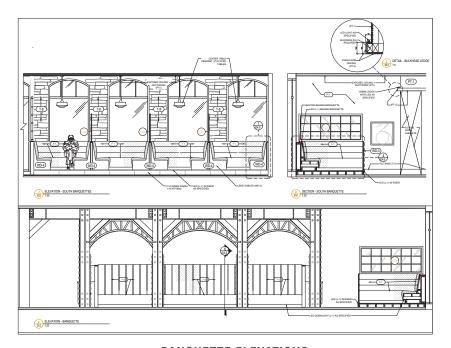
CEILING PLAN



POWER + COMMUNICATION PLAN



BAR ELEVATIONS



BANQUETTE ELEVATIONS



BAR PHOTO





BANQUETTE PHOTOS







FINISH SCHEDU	II E							
TILE FINISH								
ID TAG	ITEM	LOCATION	PRODUCT SPECIFICATION	FINISH	SIZE	SUPPLIER	CONTACT	REMARKS
T1	GRAPHIC FLOOR TILE	VESTIBULE 101	INTARSI ELITE 01 RT	NATURAL	8" X 8"	CIOT	RYAN LI [416 739 8000]	REFER TO FLOOR FINISH PLAN ID 1.6. CONFIRM LAYOUT WITH DESIGNER SANDED GROUT, MAPEI SILVER #27
T2	PORCELAIN WOOD-LOOK FLOOR TILE	SOUTH SIDE OF RESTAURANT (BARS & BANQUETTES): 112, 113, 114, 115, 116, 117, 118, 119, 136	AEQUA SERIES CASTOR (BROWN) VE.AQ.CAS.0832	MATTE	8" X 32"	OLYMPIA TILE	416 785 9555	REFER TO FLOOR FINISH PLAN ID 1.6. USED AS BASE WHERE NOTED. SANDED GROUT, MAPEI SILVER #27
T3	PORCELAIN FLOOR TILE	KITCHEN 102, PIZZA OVEN 119	REGAL PORCELAIN GREY RECTIFIED NY.RG.GRY.MT.1224	MATTE	12"X24"	OLYMPIA TILE	416 785 9555	REFER TO FLOOR FINISH PLAN ID 1.6. USED AS BASE WHERE NEEDED. STACKED LAYOUT, SANDED GROUT, MAPEI SILVER #27
T4	PORCELAIN WOOD LOOK TILE	NORTH DINING 136	AEQUA SERIES NIX (WHITE) VE.AQ.NIX.0832	MATTE	8"X32"	OLYMPIA TILE	416 785 9555	REFER TO ID 1.6. RM 101 PLANK LAY, RM 136 HERRINGBONE LAYOUT WITH PERIMETER PLANK BORDERT2
T5	PORCELAIN PATTERN TILE	WINE LOUNGE, COURTYARD, RMS 129-131	CARPET. COLOUR: VESTIGE	MATTE	40" x 40"	EURO TILE	416 860 3615	REFER TO ID 1.6. CONFIRM LAYOUT WITH DESIGNER. STACKED LAYOUT, SANDED GROUT, COLOUR TBD.
Т6	PORCELAIN FLOOR TILE	W/C 111, 123-128	PIETRA DI STAZZEMA.COLOUR: LIGHT GREY. OE.PS.GRC.1836MT			OLYMPIA TILE		REFER TO ID 1.6. STACKED LAYOUT SANDED GROUT. FLEXTILE SILVER GREY.
Т7	PORCELAIN WALL TILE	W/C 111, 123-128	MAT & MORE SERIES. COLOUR: WHITE. FO.MMLWHT.1030.MT.	MATTE	9.85"X29.53"	OLYMPIA TILE		REFER TO ID. 2.20. VERTICAL LAY. GROUT FLEXTILE BONE

ROOM + FINISH SCHEDULES

DOM FINISH SCHEDULE												
ROOM#			FLOOR FINISH		WALL FINISH			CEILING	CEILING	REMARKS		
NO.	NAME	TYPE	FLOOR	BASE	N	E	s	w		HEIGHTS		
101	RESTAURANT VESTIBULE	MAT'L	T2	T2	PT-6	T8	T8	PT-6	DROPPED GWB/	REFER TO ID1.4	SEE BASE DETAIL (B-1).	
		FINISH	MATTE	MATTE	PEARL	-	-	PEARL	EXP/PT-2	I	FULL TILE BASE 8" H W/ SCHLUTER JOLLY MGS MATTE BLACK FINISH	
102	KITCHEN	MAT'L	Т3	Т3	WP-1	WP-1	WP-1	N/A	T-BAR		WEST WALL FINISH BY OTHER	
		FINISH	MATTE	MATTE	-	-	-	EGG	MATTE			
111	UNIVERSAL W/C	MAT'L	Т6	Т6	Т7	WC-11	Т7	Т7	T-BAR		T-BAR SPEC SEE RCP/150MM BASE TILE W/SCHLUTER JOLLY EB FINISH BASE CAP	
	UNIVERSAL W/C	FINISH	MATTE	MATTE	MATTE	-	MATTE	MATTE	SEE SPEC			
	WINDOW BAR	MAT'L	T2	T2	PT-7	T8	PT-7	-	EXPOSED		SCHLUTER JOLLY ABGB FINISH BASE CAP	
112	WINDOW BAR	FINISH	MATTE	MATTE	EGG	-	EGG	-	PT-1			
113	MAIN BAR	MAT'L	T2	-	-	-	-	-	EXPOSED		SEE MILLWORK DETAILS/T2 BASE ON WEST WA W/SCHLUTER JOLLY ABGB FINISH CAP	
		FINISH	MATTE	-	-	-	-	-	PT-1		2 COLUMNS FINISHED PT-9	
114	SOUTH BANQUETTES	MAT'L	T2	T2	PT-7	-	T8	PT-7	EXPOSED		SEE RAISED PLATFORM FLOOR EDGE DETAIL A' BANQUETTES	
		FINISH	MATTE	MATTE	EGG	-	-	EGG	PT-1			
115	5 BANQUETTES	MAT'L	T2	T2	PT-7	-	PT-7	PT-7	EXPOSED			
,		FINISH	MATTE	MATTE	EGG	-	EGG	EGG	PT-1			
116 WINE	WINE FEATURE	MAT'L	T2	WC-3	T-8	PT-3	-	-	EXPOSED			
	merenone	FINISH	MATTE	-	-	MATTE	-	-	PT-1			
117	CLOAK/SERVERY	MAT'L	T2	T2	PT-3	PT-3	PT-3	PT-3	GWB		SEE MILLWORK DETAILS/T2 BASE W/SCHLUTER JOLLY ABGB FINISH CAP	
		FINISH	MATTE	MATTE	MATTE	MATTE	MATTE	MATTE	PT-2			
118	ICE BAR	MAT'L	T-3	T-3	PT-7	-	PT-7	PT-7	EXPOSED		SEE MILLWORK DETAILS/T2 BASE W/SCHLUTEI JOLLY ABGB FINISH CAP	
		FINISH	MATTE	MATTE	EGG	-	EGG	EGG	PT-1			
119	PIZZA OVEN	MAT'L	Т3	T-3	PT-7	PT-7	PT-7	T-9	GWB		SEE ELEVATIONS & MILLWORK DETAILS/T3 BAS W/SCHLUTER JOLLY ABGB FINISH CAP	
		FINISH	MATTE	MATTE	EGG	EGG	EGG	GLOSSY	PT-2			

INVESTMENT Land Severance + Architectural Drawings

LOCATION Pickering, Ontario

PROJECT SIZE 5,000 SF (\$2.3M)

TIMELINE 6 months, completed 2018 (construction 2020)

SCOPE OF WORK Land Severance, Exterior + Interior Space Planning, Architectural Drawings, Permit Coordination

DESCRIPTION For a property investor seeking to maximize a 100-ftwide lot, I led the design and coordination of a land severance to accommodate two new single-family homes. Collaborating with a designer/real estate agent familiar with local market needs, I developed concept plans under a 2,500 sq. ft. footprint—each featuring 4 bedrooms with ensuites, mudroom, a tandem garage, office, open kitchen, and unfinished basement.

> In addition to design, I managed the demolition and legal coordination for severance approvals, including inspections and documentation. To support project viability, I prepared a construction cost estimate by sourcing vendor and trade quotes, incorporating a 15% contingency for client review. Once approved, I developed full architectural plans and coordinated with structural and HVAC consultants to move the project forward with permit submission.

