

LIFE *at home*


A SHOWCASE OF CANADIAN LIVING

Fresh

& EASY SPRING SALADS

HOW TO START
**A REMODELING
PROJECT WITH**
Dvira Oradiah

THE ULTIMATE
SPRING *Party*



HOW TO START A REMODELING PROJECT

by Dvira Ovadia



Toronto-based celebrity and award-winning designer Dvira Ovadia, principal of Dvira Interiors, is known for her appearances and design work on various HGTV shows. Dvira and her team uses their profound understanding of design to create stylishly smart spaces. Servicing clientele throughout Ontario and Greater Toronto Area.
www.spray-net.com @DVIRAdesigner

When the itch to remodel hits you, create a plan that works. The first step in all remodeling projects, large or small, begins with careful planning to ensure you get the most out of your budget.

From designing many projects over the last decade on HGTV and with my firm I can confidently state that you really need to stay focused on your design style and direction. Being consistent and following your path will ensure your project is seamless and less stressful.

1. Begin With Inspiration

Even your favourite travel destination might inspire you to remodel. Create a stylebook and fill it with photos of your favourite kitchen, decor and artwork. I invite you to browse my online portfolio for inspirational remodeling ideas! I often have design sessions with clients who just want some ideas, inspiration and rough sketches. This is a great opportunity to hone your style and colour palette while picking your designer's brain for reno tips.

2. Define Your Goals and Priorities

Think about what you want to achieve from your remodel. What are your goals? Create a list and prioritize all the projects to complete and any major repairs. No matter what size your reno is, you have to consider all the details - from plumbing and electrical to HVAC (heating, ventilation and air conditioning). If your renovation includes any of these elements, ensure that you have a game plan for relocation and contingency.



3. Create a Budget and Timeline

Determine the money you have to spend and define a timeline for completion. Knowing this will help you stay on budget and ensure you reach your goal without steering down a path you didn't plan for. I always tell my clients to put aside 15% for a contingency fund, not to be confused with overspending, it is used for unpredictable construction costs. Make sure to work and consult with a designer, and invest in floor plans. Our design firm does everything from permit plans to basic dimensioned plans. Most contractors use floor plans and not having a set of plans onsite leaves room for costly errors and discrepancies.

4. Find a Contractor

Interview at least five contractors, and look for ones that work regularly in your area. This will avoid having them travelling across the city to get to other job sites and possibly abandoning your project for days at a time to complete others.

5. Set Your Plan in Motion

Allow your vision to take shape by researching paint colours, furniture, lighting, accent pieces and anything else you would like to incorporate into the design of the space. Sometimes, choosing the right decor can be overwhelming. I often get called-in to help make colour suggestions and the right choices to match your budget and vision. A short design consultation can take a lot of stress off your plate.

Tips

1. Hire a contractor or remodelers who have more than three years of experience, and who are in good standing with local online rating websites.
2. Always have a good contract in place. Contracts should include your personal details, a start date, a completion date, a disbursement schedule, and details that include what will, and will-not be done.
3. Don't work without a design plan. An experienced interior designer can create the aesthetic you choose and come up with a good plan that works for your contractor.



Lighting the *Way*

by Dvira Ovadia

Bright, light and airy are key elements to many well-designed functional spaces. When natural light is limited, the right light fixtures will function to illuminate the rooms while creating an aesthetic statement. Rugs, fabrics, drapery and furnishings need to be properly illuminated in order to bring out their beauty, and create the right ambiance in any room.

After working on countless episodes of HGTV's Income Property, many of which were basement apartments, I was always faced with the challenge of making the

spaces feel sunny and bright, through careful allocation of lighting. Introducing the right amount of fixtures and the proper combination of lighting sources allowed the spaces to shine both on and off camera. Creating lighting plans are key to ensuring there is ample distribution of lighting in a space. At my design firm, we ensure that all client's lighting becomes an essential component of the design package, no matter how small the project or budget.

In order for artificial lighting to give your space the right look, feel and luminance, you must not only rely on one lighting source but rather a careful layering of fixtures to create the right ambiance and tackle multiple functional zones. There are three essential types of lighting that can be broken out into different categories: ambient, task and accent lighting.

Ambient lighting is your overall, general light source. Typically these are your pot lights or basic overhead light source. Task lighting functions to illuminate a specific area or zone, whether it's a desk lamp, or under cabinet lighting, this light source is targeted to your specific needs. Accent lighting is meant to focus on a specific subject or area, but it can also create an optical illusion if used properly. This type of lighting is commonly used to highlight interior architectural features, artwork and also predominantly used outdoors to create ambiance amongst landscaping.

Outside of function, we often use light fixtures to add drama to a space. The right pendant or chandelier can become the wow factor and the lasting impression for many rooms in your house.

Selecting the right chandelier for your room takes careful consideration of scale and style. If you are stuck on where to go or what to choose, call in the experts. A few hours at the right lighting store with a designer can shed a lot of light on your lighting dilemmas. One great go-to resource in Toronto to check out for lighting is Royal Lighting. You will find not only a vast selection but also certified lighting specialists on hand.



Tips

1. Look for LED fixtures that will stay cooler and last much longer than traditional bulbs.
2. Dimmers are a great way to control lighting and create the right ambiance. Install them on all major light sources and pot lights.
3. Task lighting should be free from glare and shadows, and should be bright enough to prevent eyestrain. Make sure that the light is at least 12 to 18 inches from the area requiring light.

Lighting may appear simple but it takes the proper combination of fixtures to allow your spaces to shine. Explore the many options while considering both function and design, and go shed some beautiful light into your home this spring!



Toronto-based celebrity & award winning designer Dvira Ovadia Principal of Dvira Interiors is known for her appearances and design work on various HGTV shows. Dvira and her team uses their profound understanding of design to create stylishly smart spaces. Servicing clientele throughout Ontario & Greater Toronto Area. www.spray-net.com @DVIRAdesigner