
BROOKLYN COMBS CLUFF

INTERIOR DESIGN PORTFOLIO



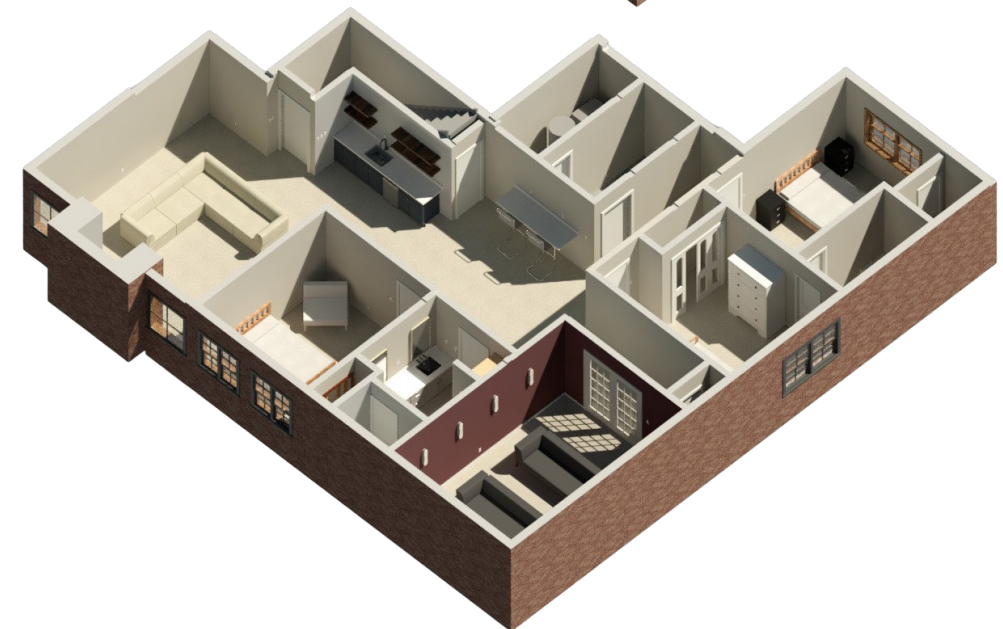
WELCOME TO THE LEYVA'S

RESIDENTIAL HOME REMODEL

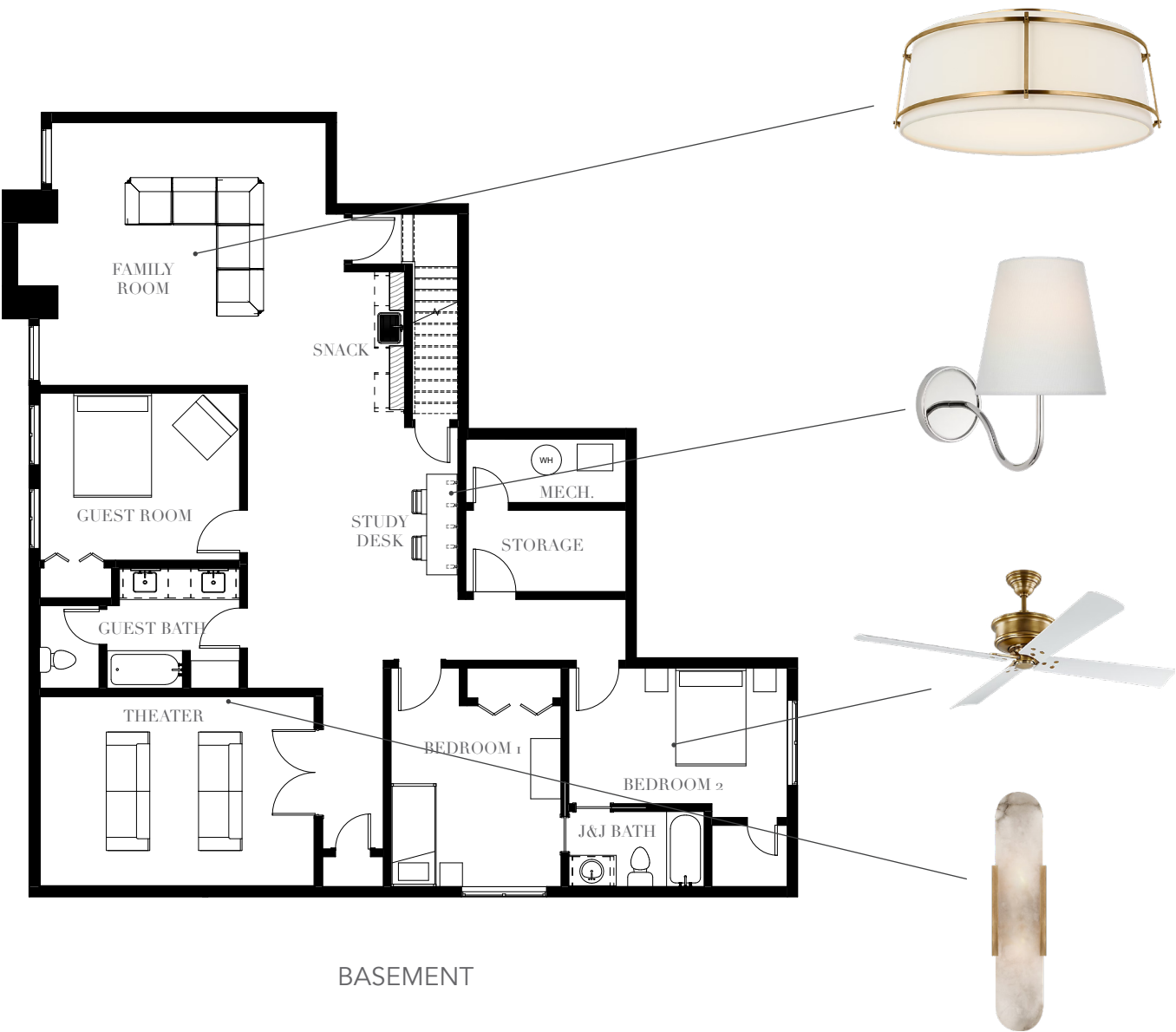
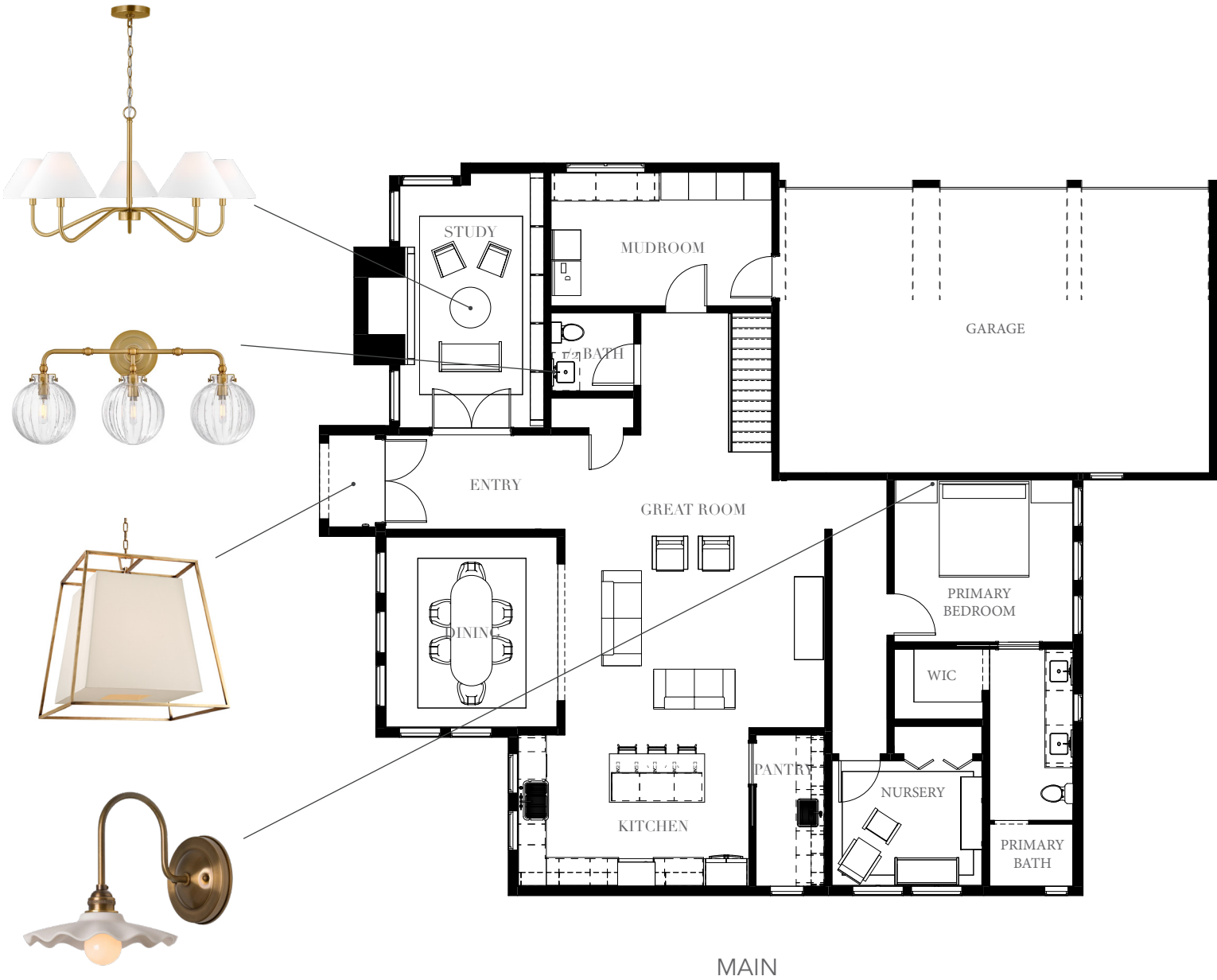
This design breathes new life into a dated mid-century home transforming it into a warm, light-filled retreat with a modern farmhouse soul. Thoughtful spatial planning blends form and function, creating spaces that invite gathering, quiet moments and everyday connection. Rooted in character yet updated for modern family living, this home is designed to evolve with the seasons of life. A home where comfort and style effortlessly coexist.

Goals:

- BRIGHT & INVITING DESIGN
- MODERN FARMHOUSE STYLE
- OPEN CONCEPT FLOOR PLAN
- NURSERY FOR NEW BABY
- PRIMARY SUITE WITH WIC
- STUDY WITH BUILT IN BOOKCASES
- BEDROOMS FOR KIDS & GUESTS
- THEATER & PLAY AREA



The Lighting & Furniture



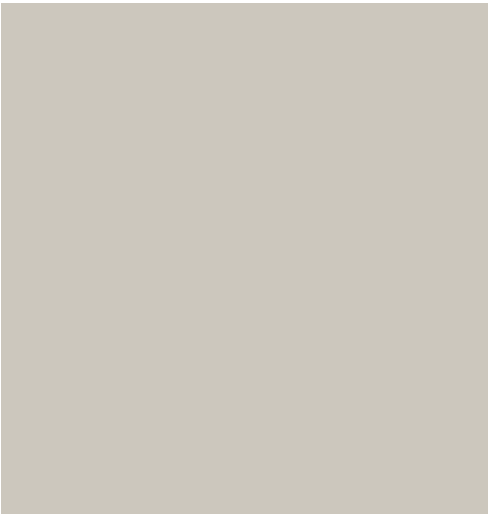
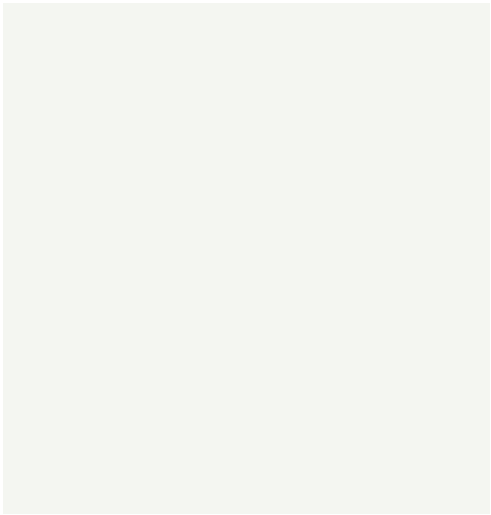
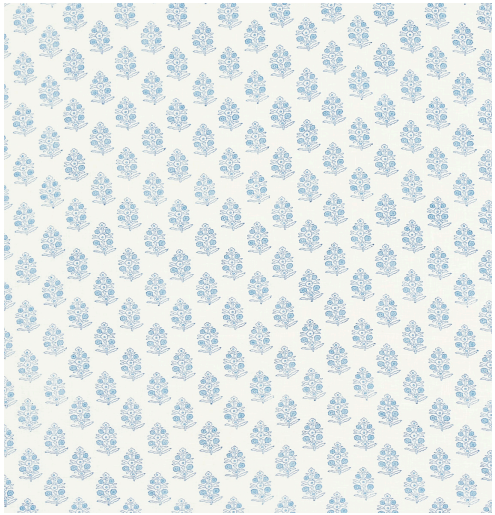
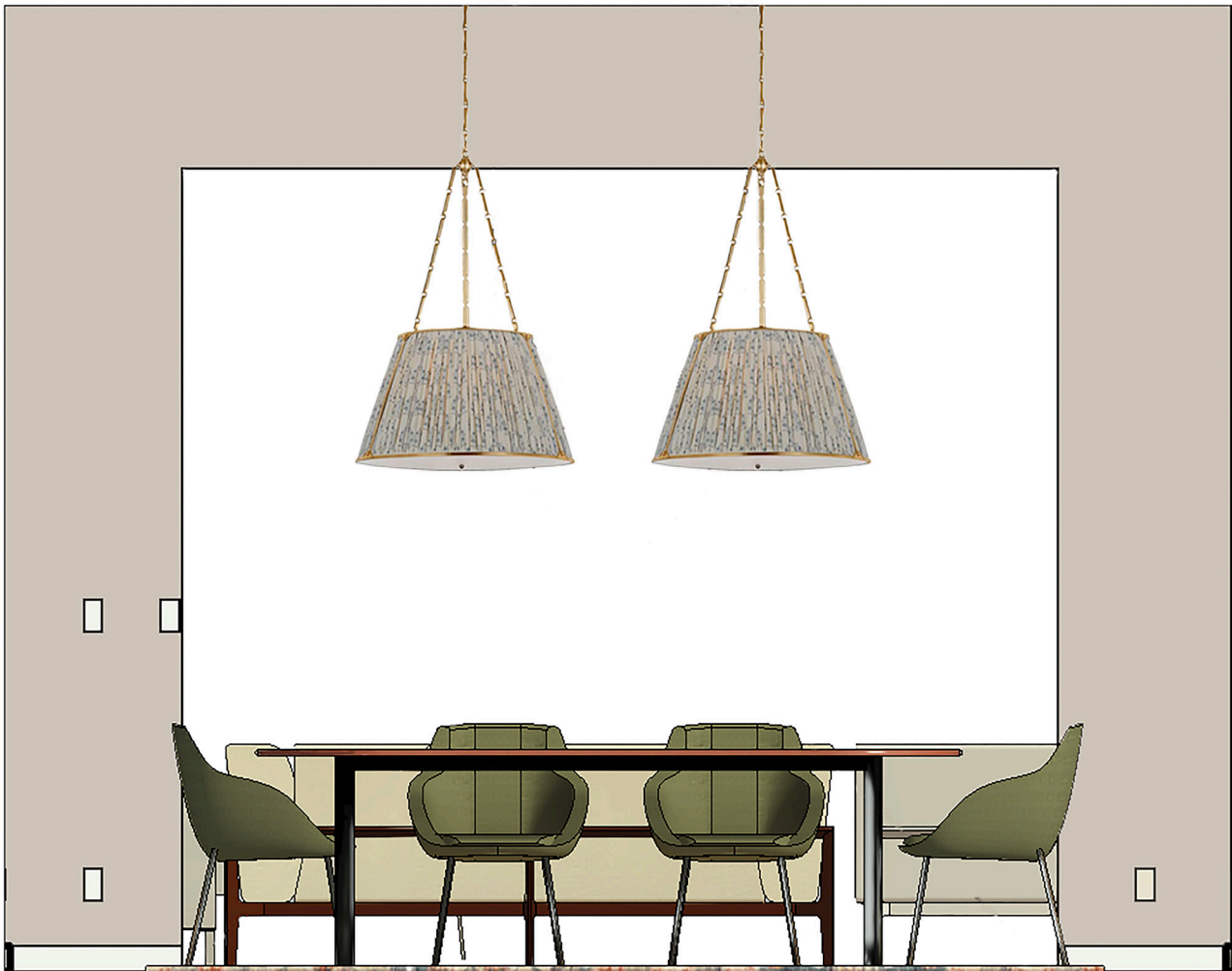
The Kitchen



The center of the home and family life — a warm, inviting space that invites gathering and togetherness. Farmhouse inspired details bring character and charm, while a connected butler's pantry offers ample storage and functionality. The open layout encourages connection, making it a welcoming place for family and friends to cook, eat, and share life together.



The Dining Room



The Nursery



The perfect place for a new mother and baby. Wainscot trim, duckling patterned wallpaper and wood tones add peaceful depth and playful charm; while each furniture piece was chosen for comfort and functionality. This space was thoughtfully planned and positioned near the primary suite so mom is close during the early months and for the first few years the nursery will offer a sense of wonder, curiosity and seamless adaptability for baby girl as she grows.

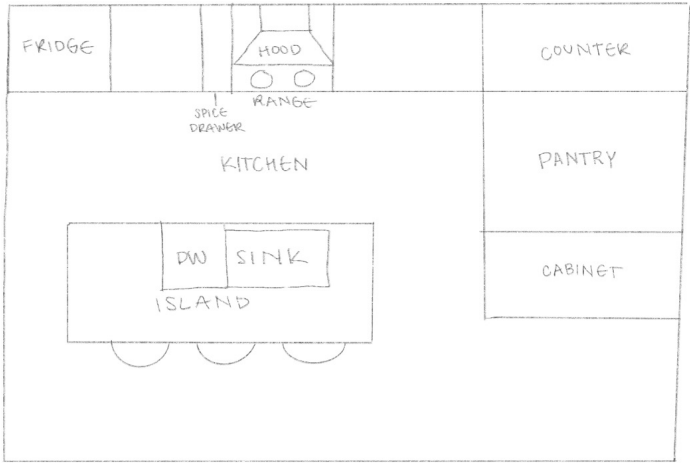
THE HEART OF THE HOME

NKBA KITCHEN REMODEL

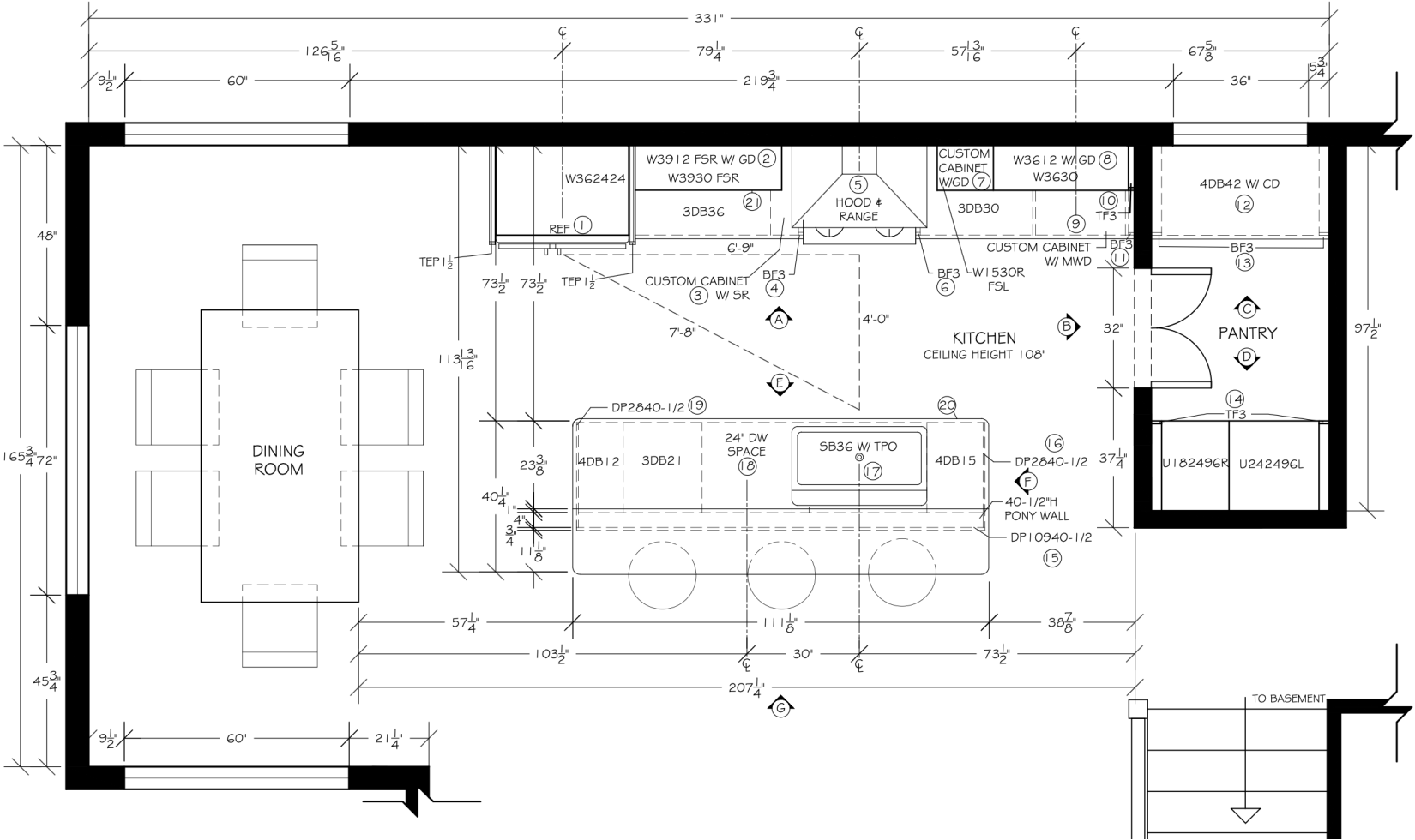
This kitchen remodel was designed for a single mother and her three kids, transforming a dated layout into a stylish, highly functional hub for family life. The new design maximizes space planning and accessibility while infusing the kitchen with a fresh, modern aesthetic. Blending thoughtful details with on-trend finishes, the space now feels open, inviting, and built to enhance daily routines — all while adding lasting value to the home.

Goals:

- A PLACE TO GATHER
- TRENDY
- GRAB & GO BREAKFAST SEATING
- CLOSED PANTRY
- CHARGING STATION
- TRASH & SPICE DRAWER PULL-OUTS
- NATURAL LIGHTING
- OPTIMIZE FUNCTION & WORK TRIANGLE



Floor Plan & Cabinet Nomenclature



SPECIFICATIONS

- ① FRENCH DOOR REFRIGERATOR
GE, GYE22GYNF5
GE ENERGY STAR® 22.1 CU. FT.
COUNTER-DEPTH FINGERPRINT
RESISTANT FRENCH-DOOR
REFRIGERATOR
35³/₈" W X 31¹/₄" D X 70¹/₂" H
STAINLESS STEEL

② W39 I 2 F5R W/ GLASS DOOR

③ CUSTOM BASE CABINET
W/ SPICE PULL-OUT
7¹/₂" W X 24" D X 34¹/₂" H
WALNUT

SPICE PULL-OUT
REV-A-SHELF, RV-449-BCSC-7C
7-1/2 INCH WIDTH BASE CABINET
BOTTOM AND SIDE MOUNT
PULL-OUT ORGANIZER WITH
BLUMOTION SOFT-CLOSE SLIDES
7¹/₂" W X 22" D X 25³/₈" H
WOOD

④ BF3, CUT TO APPROX. 1¹/₄" W

⑤ CHIMNEY HOOD
GE, JVV5301SJ55
GE 30" WALL-MOUNT PYRAMID
CHIMNEY HOOD
150-350 CFM
30 W X 18¹/₂ D X 9⁵/₈ H
STAINLESS STEEL

RANGE
GE, PG5930YPF5
GE PROFILE 30" SMART
SLIDE-IN FRONT-CONTROL GAS
FINGERPRINT RESISTANT RANGE
30 W" X 29¹/₂" D X 36¹/₂" H
STAINLESS STEEL

⑥ BF3, CUT TO APPROX. 1¹/₄" W

⑦ CUSTOM WALL CABINET
F5L W/ GLASS DOOR
15" W X 12" D X 12" H
WALNUT

⑧ W36 I 2 W/ GLASS DOOR
- ⑨ CUSTOM BASE CABINET
W/ SPACE FOR MICROWAVE DRAWER
21¹/₂" W X 24" D X 34¹/₂" H
WALNUT

MICROWAVE
GE, PWL1126SW55
GE PROFILE MICROWAVE
DRAWER OVEN
23³/₈" W X 23³/₈" D X 15¹/₂" H
STAINLESS STEEL

⑩ TF3, CUT TO APPROX. 1⁵/₈" W X 42" H

⑪ BF3, CUT TO APPROX. 1⁵/₈" W

⑫ 4DB42 W/ CHARGING DRAWER

IN-DRAWER OUTLETS
DOCKING DRAWER, 15 I 4-232W
15 AMP BLADE DUO IN
DRAWER OUTLET
13" W X 2¹/₂" D X 4³/₄" H

⑬ 2, BF3 CUT TO APPROX. 2³/₄" W

⑭ 2, TF3 CUT TO APPROX. 2³/₄" W

⑮ DP10940¹/₂
CUSTOM SIZE DECORATIVE PANEL

⑯ DP2840¹/₂, CUT TO SIZE ON SITE
TO COVER PONY WALL

⑰ 5B36 W/ TRASH PULL OUT

TRASH PULL OUT
REV-A-SHELF, RUKD-1432RB-1
CLASSIC 16⁷/₈" UNDERSINK CHROME
STEEL PULL OUT WASTE CONTAINER
WITH REAR BASKET STORAGE
14¹/₂" W X 16⁷/₈" D X 19¹/₂" H
CHROME STEEL
- ⑱ SINK
KOHLER, K-24268-0
IRONRIDGE 34" UNDERMOUNT
SINGLE-BOWL FARMHOUSE
KITCHEN SINK
34" W X 22" D X 9" H
ENAMELED CAST IRON

CONTINUOUS FEED GARBAGE DISPOSAL
IN-SINK-ERATOR, 80022-1SE
ADVANCED SERIES EVOLUTION I HP
CONTINUOUS GARBAGE DISPOSAL
8¹/₂" W X 12¹/₂" H
STAINLESS STEEL

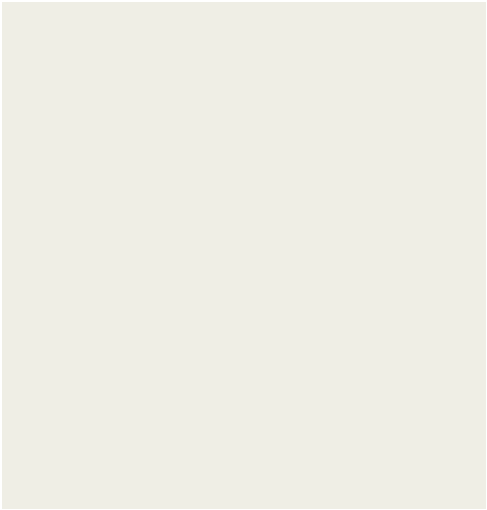
FAUCET
BRIZIO, 63053LF-BLGL
BRIZIO LITZE SINGLE HANDLE
SQUARE ARC PULL DOWN KITCHEN
FAUCET WITH KNULED HANDLE
14" H
MATTE BLACK / LUXE GOLD

⑲ DISHWASHER
GE, GDF535PSR55
GE DRY BOOST 24-IN FRONT CONTROL
BUILT-IN DISHWASHER ENERGY STAR,
55-DBA STANDARD SOUND LEVEL
23¹/₂" W X 25¹/₂" D X 34" H
STAINLESS STEEL

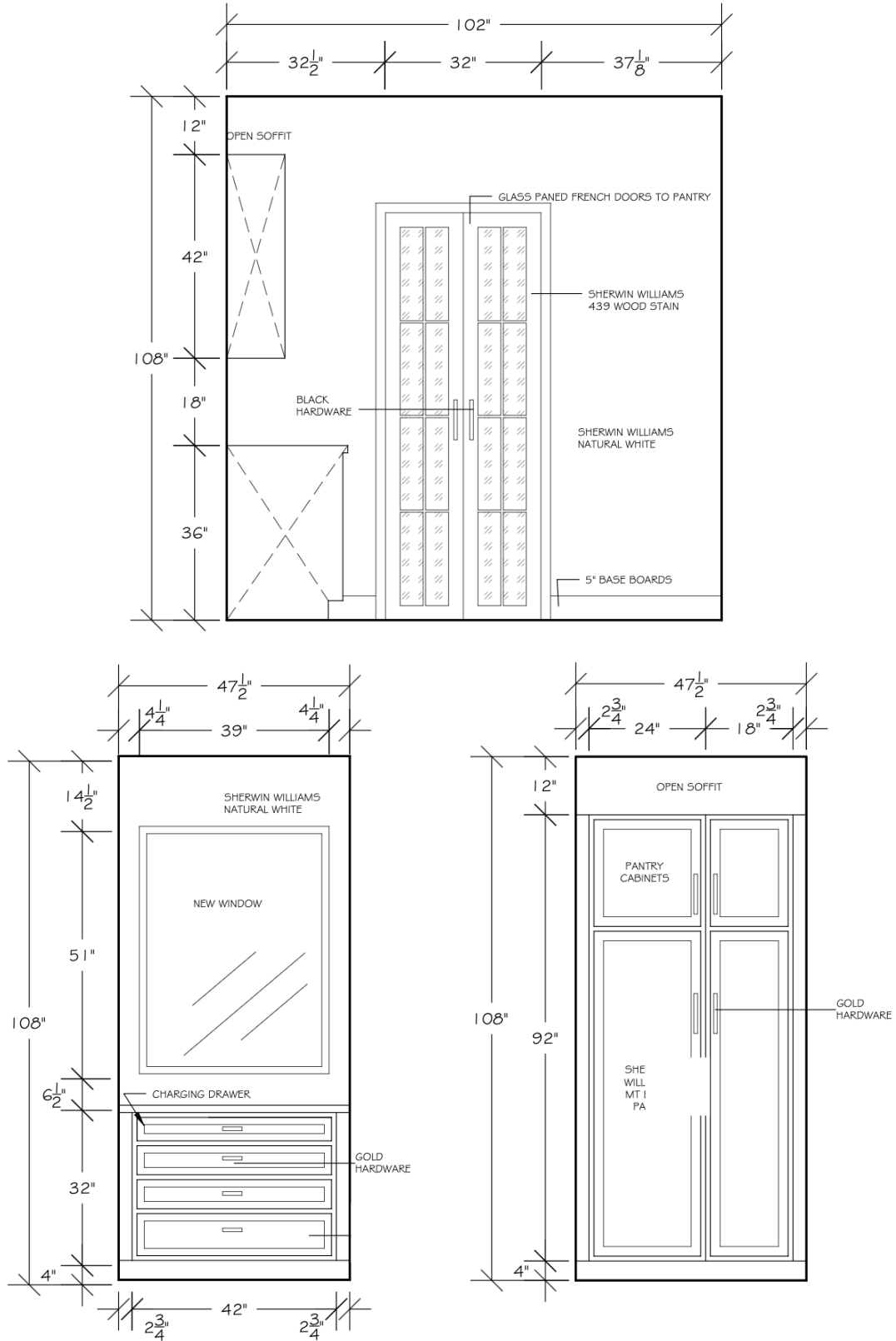
⑳ DP2840¹/₂, CUT TO SIZE ON SITE
TO COVER PONY WALL

㉑ 4 TK-8, PLYWOOD TOEKICK

㉒ 2 LR-8, LIGHT RAIL



Color Board & Pantry Elevations



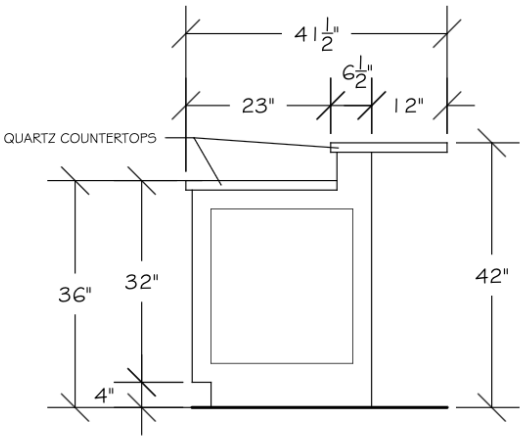
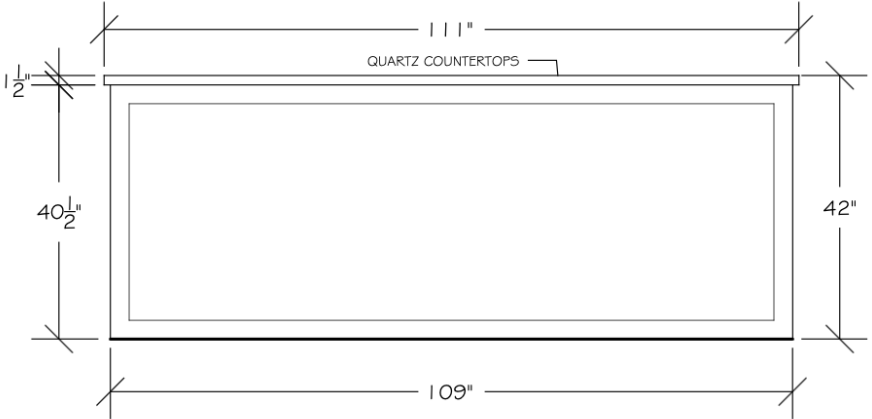
Designed for accessibility and generous storage, this pantry balances openness with practicality. Double glass doors create a light and airy connection to the pantry while maintaining subtle privacy for stored items. The glass also allows natural light from the large pantry window to filter into the kitchen, brightening the space and enhancing its sense of flow.

Elevations



Cabinetry was strategically stacked along the north wall to maximize vertical storage and create a clean visual anchor for the space. Deep drawers were used throughout the base cabinets to offer efficient organization and easy access to everyday items. Integrated storage features, like a pull-out spice drawer and specialty inserts, enhance both function and flow, ensuring the kitchen's layout feels intentional and accessible.

Render & Island Elevations



Designed for accessibility and generous storage, this pantry balances openness with practicality. Double glass doors create a light and airy connection to the pantry while maintaining subtle privacy for stored items. The glass also allows natural light from the large pantry window to filter into the kitchen, brightening the space and enhancing its sense of flow.

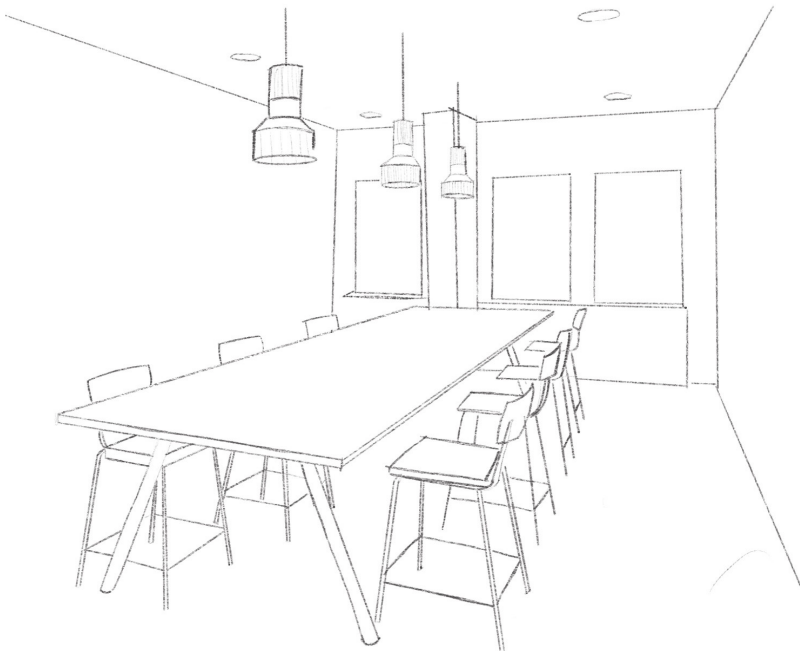
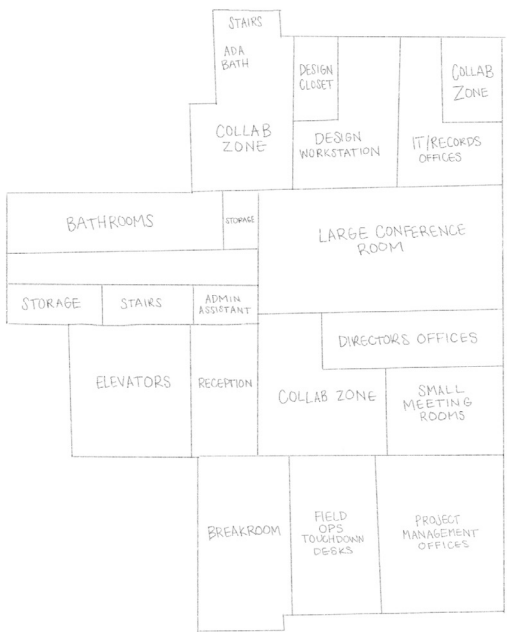
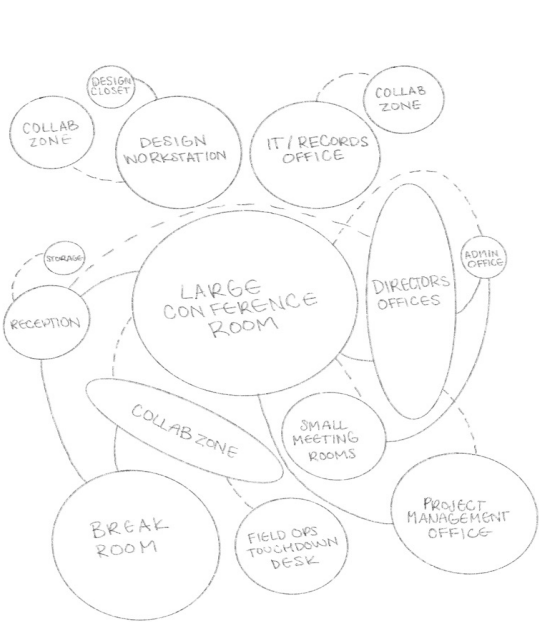
THE WORKPLACE REIMAGINED

CHURCH OFFICE BUILDING - 7TH FLOOR REDESIGN

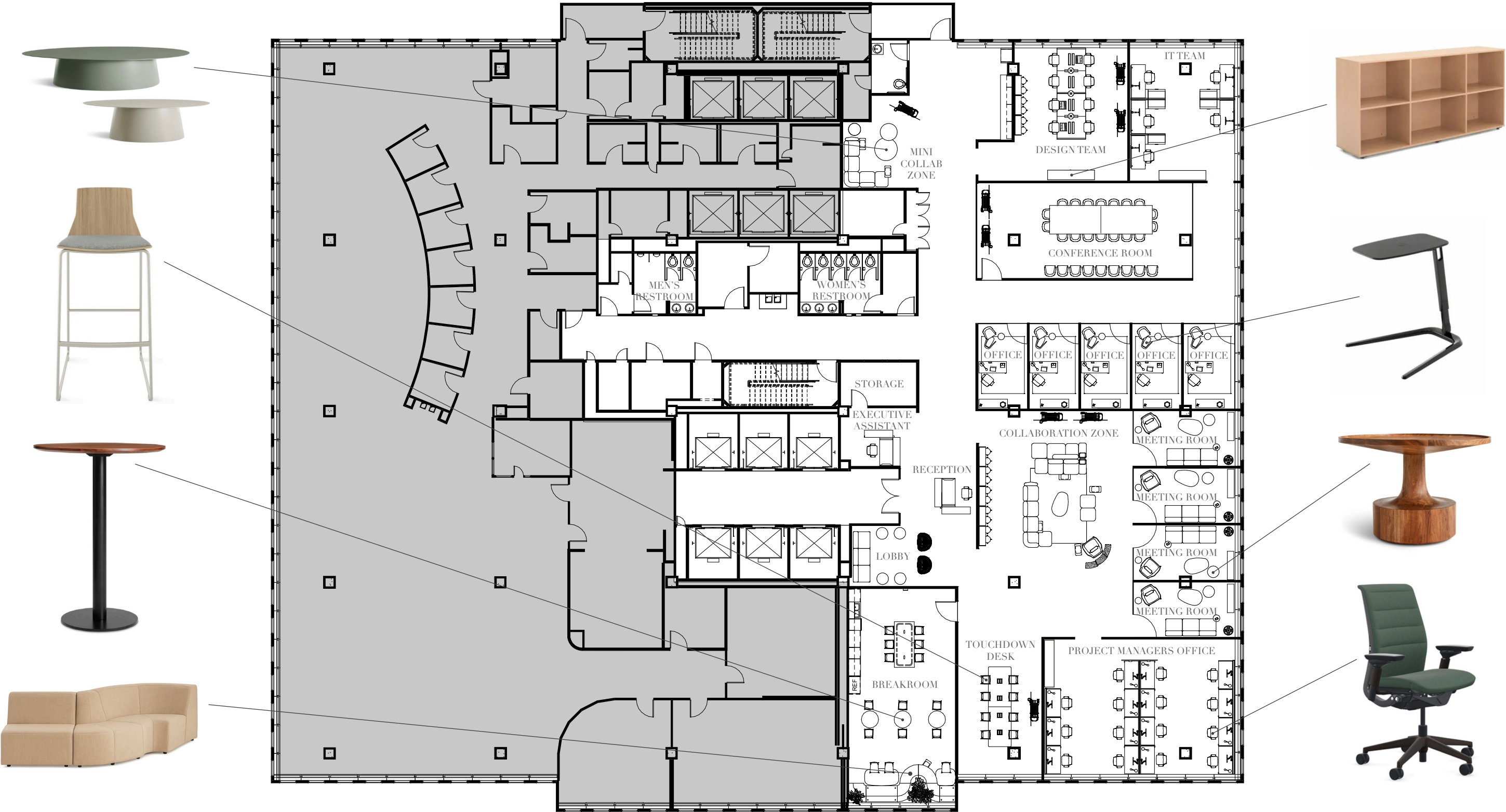
This project transforms half of the 7th floor of the Church Office Building into a flexible, wellness-focused hybrid workspace. The design introduces a mix of private offices, touchdown zones, and collaborative areas that support both focus and connection. Updated finishes, improved lighting, and wider walkways create a modern, health-conscious environment that enhances productivity and reflects the organization’s values.

Goals:

- INCORPORATE BIOPHILIC DESIGN
- NATURAL MATERIALS
- HYBRID COLLABORATION ZONES
- SEPERATE AREAS FOR EACH TEAM
- LIGHTING FOR WELLBEING
- UPDATED BREAKROOM WITH CATERING SPACE
- FLEXIBLE FURNITURE SYSTEMS
- INVITING & UPLIFTING COLOR SCHEME



Furniture Plan



Collaboration



A space created to inspire connection and teamwork. A glass wall separates the main collaboration zone from a row of small meeting rooms in order to maintain visibility while reducing noise. An alcove with touchdown desks provides a flexible workspace for impromptu meetings or focused group work, while direct access to the breakroom supports casual interaction and community within the office.



Focus



Offices designed for focus and productivity while maintaining a sense of openness. A glass wall and door allow natural light to flow in from the hall and create visual connection without the noise of the collaboration zone. The space emphasizes a sense of calm and concentration, with streamlined furnishings that support clear thinking and efficient work.

Unity



A space for connection and collaboration. A large ring light fixture symbolizes unity and brings a sculptural focal point to the room. The far wall of glass allows natural light to filter in from across the corridor, maximizing brightness and openness. A generous table with seating for 30 encourages in-person collaboration, while dual wall-mounted displays to support seamless digital participation.



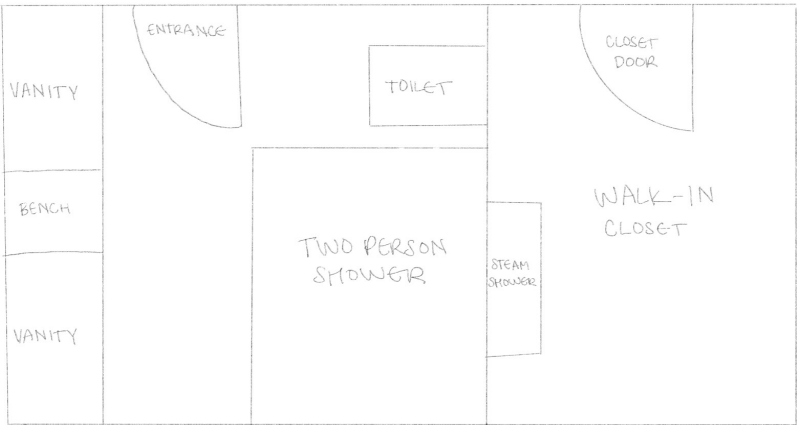
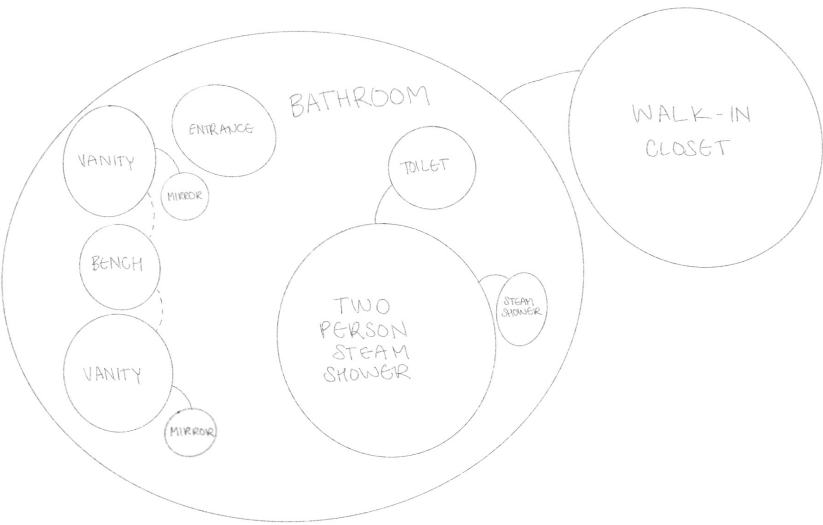
SUNWASHED TUSCAN RETREAT

NKBA BATHROOM REMODEL

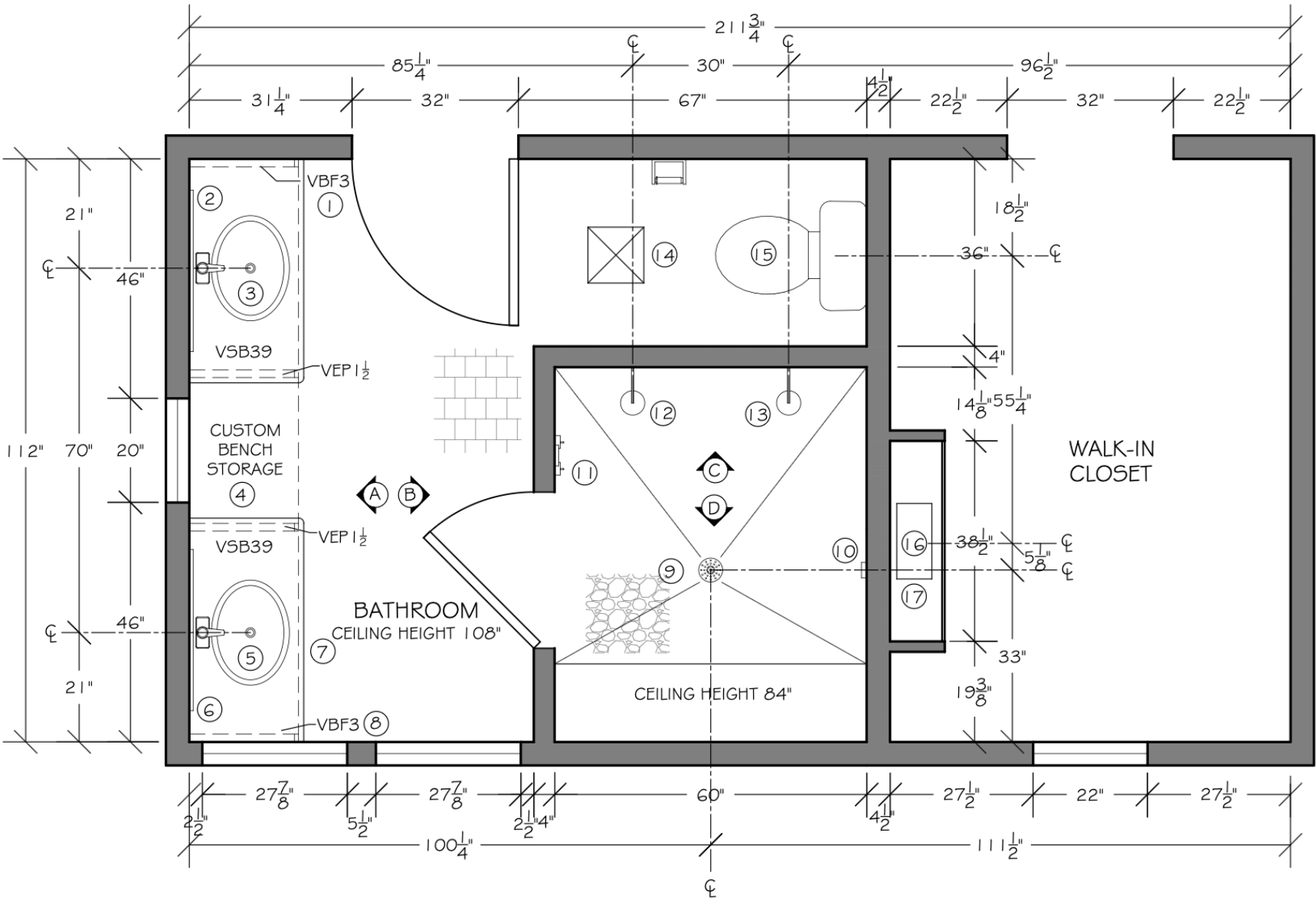
This bathroom remodel blends Tuscan warmth with modern comfort. Natural stone, rich textures, and soft earth tones create a calming, light-filled retreat. The double steam shower—with dual showerheads, a built-in bench, and smart controls—serves as the centerpiece, bringing a spa-like feel to the space. A double vanity and thoughtful layout add balance, privacy, and everyday functionality.

Goals:

- MR. & MRS. VANITIES
- PRIVATE TOILET
- SPACIOUS STEAM SHOWER
- TOUCHLESS FAUCET
- SMART TOILET & MIRRORS
- LOTS OF NATURAL LIGHT
- MODERN TUSCAN STYLE
- CLOSET MUST STAY THE SAME



Floor Plan & Cabinet Nomenclature



SPECIFICATIONS

- | | | |
|--|---|---|
| ① VBF3, CUT TO APPROX 1 1/2" WIDTH | ⑥ MIRROR
ARTFORMA, LO1
LED LIGHTED MIRROR WITH SMART
APPLE SCREEN LO1
35.4" W X 39.4" H
NEUTRAL WHITE 4500K
MAKALO WOOD FRAME | ⑮ TOILET
KOHLER, K-29777-PA-0
INNATE, ONE-PIECE ELONGATED
SMART TOILET, DUAL-FLUSH
17" W X 29 1/2" D X 25" H
WHITE |
| ② MIRROR
ARTFORMA, LO1
LED LIGHTED MIRROR WITH SMART
APPLE SCREEN LO1
35.4" W X 39.4" H
NEUTRAL WHITE 4500K
MAKALO WOOD FRAME | ⑦ VBF3, CUT TO APPROX 1 1/2" WIDTH | ⑯ STEAM GENERATOR
MR. STEAM, MS400EB1
MR. STEAM MS400E
MS-E SERIES 9KW STEAM
SHOWER GENERATOR
14 1/2" W X 6 3/4" D X 14 3/4" H |
| ③ SINK
KOHLER, K-2214-G-0
LADENA, 21" RECTANGULAR
UNDERMOUNT BATHROOM
SINK WITH GLAZED UNDERSIDE,
NO OVERFLOW
21" W X 14 1/2" D X 8" H
DUNE | ⑧ 1 TK-8, PLYWOOD TOEKICK | ⑰ CUSTOM BUMP-OUT W/ REMOVABLE
PANEL FOR MAINTENANCE
36 1/2" W X 10" D X 30" H
DRYWALL PANELS & WOOD |
| SINK FAUCET
AVITAS, TS11B23RB
AUTOMATIC SENSOR TOUCHLESS
BATHROOM FAUCET WITH DECKPLATE
INCLUDED - BATTERY POWERED
1 1/2" W X 8.4" H
OIL RUBBED BRONZE | ⑨ RECEPTOR DRAIN
KOHLER, K-22676-BL
ROUND PVC SHOWER RECEPTOR DRAIN
4 1/2" DIAMETER
MATTE BLACK | |
| ④ CUSTOM BENCH STORAGE
W/ HINGED CUSHION SEAT TOP
24" W X 19" D X 19" H
STAINED WOOD BASE WITH
CUSHIONSEAT | ⑩ STEAMHEAD
MR. STEAM, 104104
AROMASTEAM STEAMHEAD
3" W X 1" D X 3" H
MATTE BLACK | |
| ⑤ SINK
KOHLER, K-2214-G-0
LADENA, 21" RECTANGULAR
UNDERMOUNT BATHROOM
SINK WITH GLAZED UNDERSIDE,
NO OVERFLOW
21" W X 14 1/2" D X 8" H
DUNE | ⑪ AIRTEMPO CONTROLS
MR. STEAM, TSO06G
AIRTEMPO WIRELESS CONTROLS
4 3/8" W X 120" D X 4 3/8" H
BRUSHED BRONZE | |
| SINK FAUCET
AVITAS, TS11B23RB
AUTOMATIC SENSOR TOUCHLESS
BATHROOM FAUCET WITH DECKPLATE
INCLUDED - BATTERY POWERED
1 1/2" W X 8.4" H
OIL RUBBED BRONZE | ⑫ SHOWER HEAD & CONTROLS
DELTA, T14269-BL-PP
DELTA MODERN SHOWER ONLY
TRIM PACKAGE WITH 1.75GPM
SINGLE FUNCTION SHOWER HEAD
6 3/8" W X 15 1/4" D
BLACK CHROME | |
| | ⑬ SHOWER HEAD & CONTROLS
DELTA, T14269-BL-PP
DELTA MODERN SHOWER ONLY
TRIM PACKAGE WITH 1.75GPM
SINGLE FUNCTION SHOWER HEAD
6 3/8" W X 15 1/4" D
BLACK CHROME | |
| | ⑭ EXHAUST FAN
DELTA BREEZ, 100HS
DELTA BREEZ GREENBUILDER 1.5-SONE
100-CFM WHITE BATHROOM FAN WITH
HUMIDITY SENSOR, ENERGY STAR
10 3/4" W X 10 3/4" D X 6" H | |

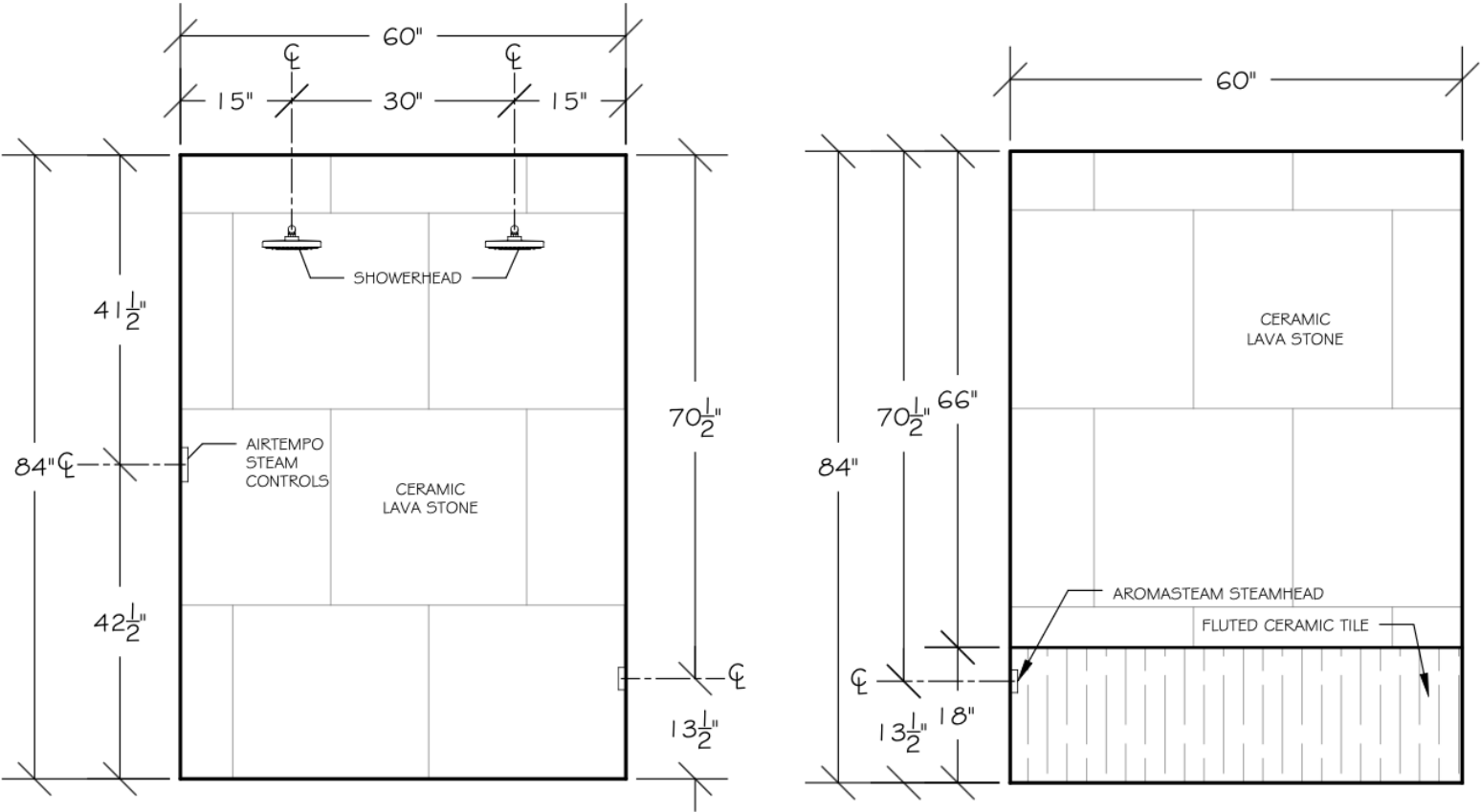
NOTES

- ALL WINDOWS MADE WITH TEMPERED INTELLIGENT GLASS
- TOILET PAPER DISPENSER TO BE INSTALLED 9" IN FRONT OF THE EDGE OF THE TOILET BOWL
- SHOWER CONTROLS HAVE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVES SET TO A MAX. OF 120 F
- WALLS HAVE BEEN REINFORCED WITH 2X4'S TO ALLOW FOR FUTURE INSTALLATION OF GRAB BARS
- GLASS USED FOR SHOWER DOOR IS TEMPERED
- ALL TILE USED FOR FLOORING IS SLIP RESISTANT
- ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS W/ ACCESS PANELS, SEE SPECS
- EXHAUST FAN CONNECTED TO VENTILATION SYSTEM THAT LEADS OUTSIDE
- BATHROOM TEMPERATURE WILL BE SET TO AT LEAST 68 DEGREES FAHRENHEIT PER EXISTING HOME HVAC SYSTEM

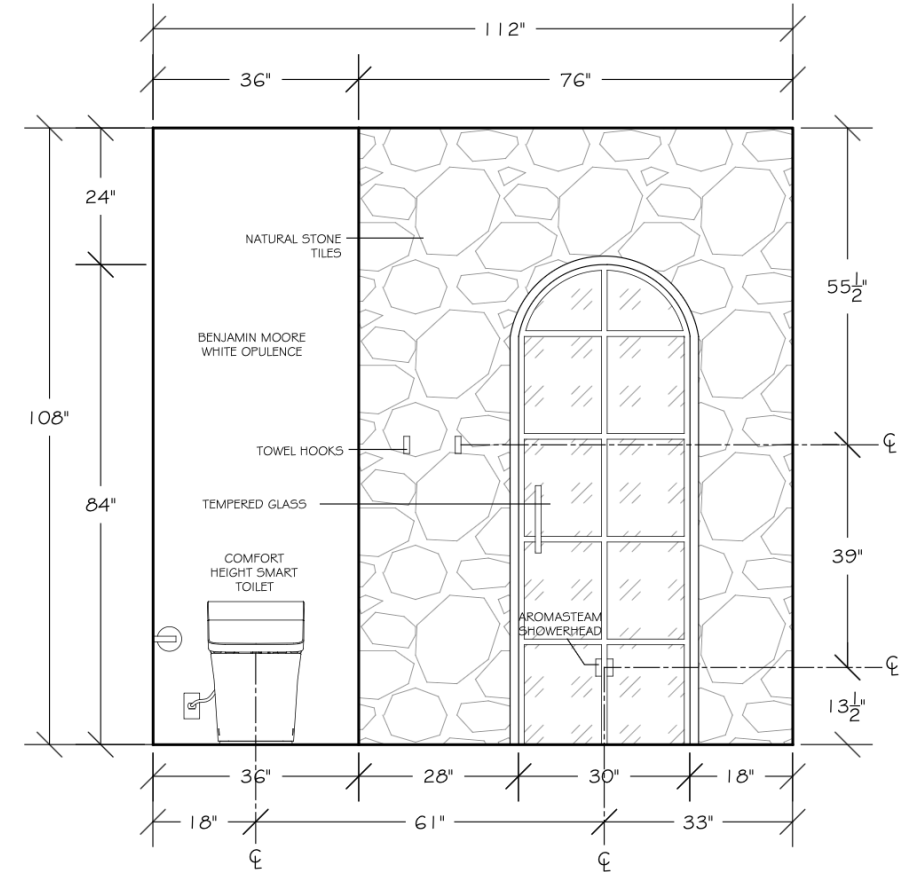
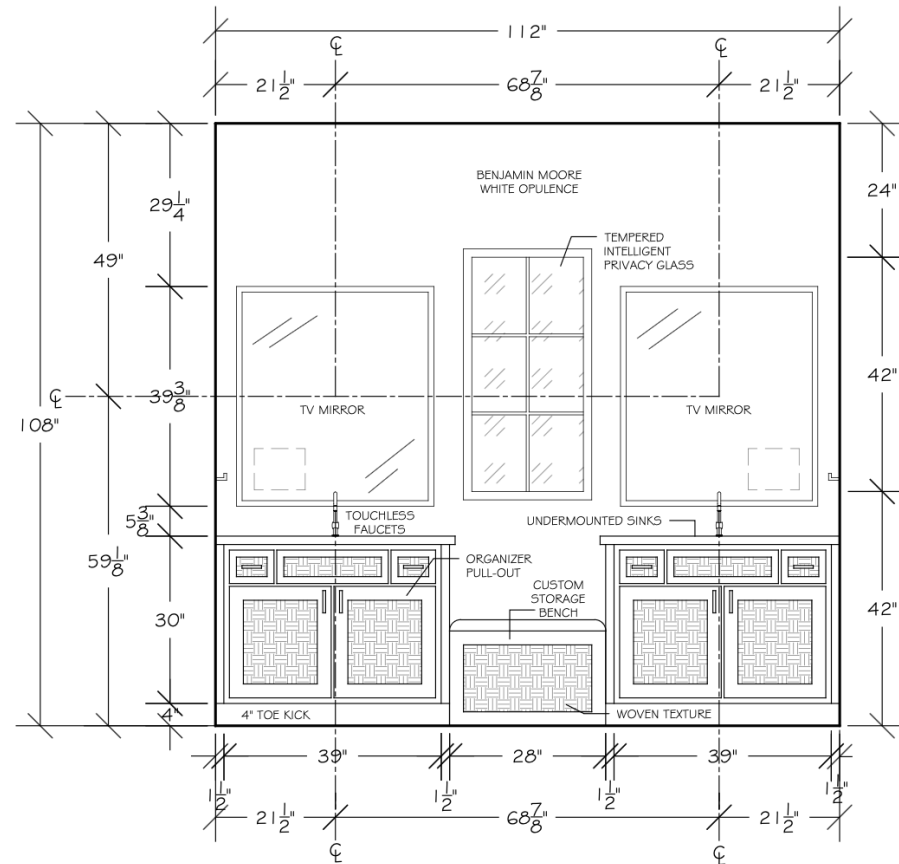
Finishes & Fixtures



Updated technology is used throughout the space in order to maximize design goals.



Elevations



Final Selections



THANK YOU

