Design for Every Lifestyle at Every Life Stage
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Meet Your Speakers

Lita Dirks, MIRM  
CEO + Principal  
Lita Dirks & Co.

John Guilliams, AIA  
Partner + Director of Design  
KGA Studio Architects
Key Points

• Think life stages vs. life ages
• Think flexibility from floorplans to finishes
• See the concepts come to life
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First-Time Home Buyer

Established Homeowner

Downsizing/Empty Nester

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Design for Every Lifestyle at Every Life Stage

- First-Time Homebuyer
- Family Homebuyer
- Established Homebuyer
- Move Down/Downsizing

Features and Floorplans Importance

Life Stages:
- Garage
- Flex
- Owner's Entry
- Dining
- Kitchen
- Living Room
Owner’s Entry

Base Plan

Option #1
“A large owner’s entry with enough space for child and pet items.”

First Time Home Buyer:
- Simple Storage
- Bikes, Snowboards

Established Homeowner:
- Organized Storage
- Big Box Storage
Downsizing/Empty Nester:
- Storage
- An Extension of Kitchen/Entertaining Area
Man Cave/Hobby Room

Base Plan

Option #1
Man Cave/Hobby Room

Base Plan

Option #2

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Kitchen
First Time Home Buyer:
- Stay in Budget
- Keep it Simple

Established Homeowner:
- Functional Space
- Enough Space for Family
Downsizing/Empty Nester:
- Entertaining Options
  - Wine/Beer Refrigeration
  - Large Island
  - Luxury
Optional Kitchen

- Back Kitchen
- Large Pantry
- Optional Island
- Prep for Parties
- Organizational
- Expanded Use of Space
- Extended Workspace
- Office/Hobby
- All-In-One Kitchen + Dining
Outdoor Kitchen

Base Plan

Option #1

Party  Arrive

Option #2

Chill  Arrive
Great Room

First-Time Homebuyer

Established Homeowner
“Large and open with natural light and room for the kids to play.”

First Time Home Buyer
- Home Office/Entertainment Media Room, etc.

Established Homeowner
- Raising Family
- Tribal
- “Community Center”
- Watching Television
Great Room

Downsizing/Empty Nester
Downsizing/Empty Nester
- Room for Entertaining
- Living Museum
- Luxurious
Flex Space

Option #1

Option #2

Option #3
First Time Home Buyer
- Home Office
- Roommate
- Unique to Them

Established Homeowner
- Kids No TV Zone
- Grandparents Room
- Home Office
Downsizing/Empty Nester
- Hobby Room
- Guest Room
- Office
- Grandkids Room
Guest Suite Option
Master Suite
First Time Home Buyer
- Walk-in Closet
- Simple and Contemporary
Master Bath Option
Established Homeowner
- Retreat Space
- Tub to Soak In
Downsizing/Empty Nester
- Seamless Showers
- Romantic
Outdoors

• Don’t miss an opportunity to expand living space
Key Points

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• Think flexibility from floorplans to finishes
• See the concepts come to life
YOU CAN'T ALWAYS GET WHAT YOU WANT
Lita Dirks
Lita Dirks & Co.
ldirks@litadirks.com
Denver, CO
www.litadirks.com
@litadirksco

John Guilliams
KGA Studio Architects
jguilliams@kgarch.com
Louisville, CO
www.kgarch.com
@kga_studio
Thank You!