

# KEY CONCEPTS INTERIOR DESIGN




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CHILLIWACK, BC





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# ABOUT US

We are a team of design professionals passionate about making commercial and residential spaces more functional and beautiful.

*We believe interior design can influence life – it's a reflection of who you are, and it can impact how you live.*

-KCID

Based in the Fraser Valley with clients throughout the province, KCID has been creating inspiring spaces for more than 30 years. We strive to forge deep connections with our clients, so that we can gain a true understanding of your unique needs and bring your dreams to life.



Cultus Lake  
residential renovation



# OUR TEAM

Each of our designers brings extensive experience, knowledge and education to the table, resulting in a well-rounded team with a wealth of expertise. This diversity in background and capability lets us excel across a spectrum of project styles. Our collective strength allows us to offer a comprehensive, tailored approach to design that sets us apart.



Lisa Janzen  
*Owner/Designer*



Lindsay Mills  
*Principal Interior Designer*



Chalet Hegeman  
*Interior Designer*



Jennien Venema  
*Office Manager*





Stonegate  
*residential new construction*



# WHY KCID

Enjoy the environment you're in –  
put your trust in us.

We stand out as a reputable full-service design firm in our city boasting a physical brick-and-mortar office and a full in-house design team. In the broader Fraser Valley, we are among the select few with a dedicated office space. This gives us a distinct edge over smaller firms, as having multiple educated designers allows us to tackle larger projects with ease and simultaneously handle several projects at a time. Our dedicated support and administrative staff further enhance operational efficiency, ensuring streamlined processes and optimized project timelines.

*KCID guided us through our entire project. Whenever we called and visited them, we were treated as if we were their most important client. They got to know us and what our vision was and made it happen. We couldn't be happier with our experience and our beautiful home.*

- Tony & Kathy Ellis





# OUR LATEST PROJECT

Blackburn  
*residential renovation*





The main floor of this home underwent a transformative renovation to better cater to the needs of a young family with small children. The extensive change included the removal of most partition walls in the living area, creating an open floor plan that seamlessly connects the various spaces.

*“The essence of interior design  
will always be about people and  
how they live.”*

- Albert Hadley, Interior Designer







Shxwhá:y Cultural Centre  
*mixed-use new construction*



# COLLECTION 1:

## SHXWHÁ:Y CULTURAL CENTRE

### VISION

A stunning space that highlights the customs and culture of the community.

### FEATURES

The Elders Room includes a kitchen for preparing traditional First Nations meals and provides a space for smaller gatherings and intimate events.

### FINISHES

The rest of the centre was designed with natural, earthy finishes to complement the Great Hall's aesthetic.

The brand new Shxwha:y Cultural Centre offers an impressive gathering place for community events and ceremonies. We were privileged to help create a beautiful and functional space that reflects both the values and tradition of its people.

## THE DETAILS

The rest of the centre was designed with natural, earthy finishes to reflect the Great Hall's aesthetic, including natural stone accent walls, complementing porcelain floor, custom 36-inch foyer lights and cedar trim accents.

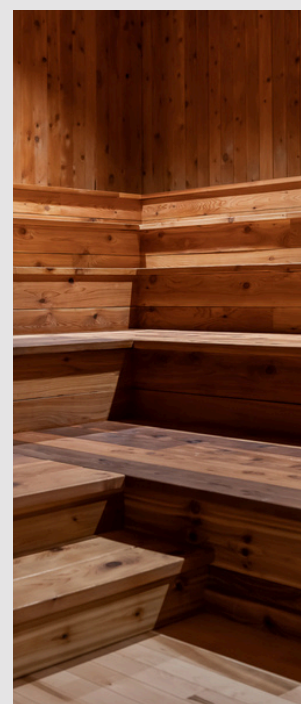






## AUTHENTIC ATMOSPHERE

The structural cedar and stepped seating in the Great Hall were all milled and sourced locally by Band members creating a beautiful and authentic atmosphere. KCID assisted in selecting appropriate stain and paint colours throughout.



The Elders Room includes a kitchen for preparing traditional First Nations meals and provides space for smaller gatherings.

*"Texture is the most enduring and ubiquitous underpinning of form."*  
-Lynda Lehmann, Abstract Painter





TeksMed Office  
*commercial new construction*



# COLLECTION 2:

## TEKSMED OFFICE SPACE

### VISION

A warm, inviting office space reminiscent of the area's beautiful surroundings.

### FEATURES

Suspended acoustic baffles throughout the room to eliminate any noise concerns.

### FINISHES

Inspired by the natural tongue-and-groove ceiling on the second floor, we added natural cladding throughout.

While we loved the tall, angled ceiling in the second-floor open office area, noise was a concern – especially as this space would be filled with people on the phone all day. The addition of suspended acoustic baffles throughout the room provided the perfect solution. The baffles from Hush Acoustics still allow ample views of the lovely ceiling, as well as openings for lighting and the necessary HVAC.

## THE DETAILS

We altered the existing bi-fold closet doors and cladded the whole wall in faux concrete melamine panels for a sleek, clean look.

We added a privacy panel wall between the main entrance and the open office space to establish a buffer. This created an opportunity for a feature wall that brings the warm wood down to the main floor and allows space for a TV screen.





# MODERN MINIMALISM

To conceal a utilitarian elevator-access entrance in the corner of this meeting room, we had Ebony Millworks create custom paneling along the full wall to allow for a more discrete access door, complete with hinges.





Fairfield Island  
*residential new construction*



# COLLECTION 3: FAIRFIELD ISLAND

## VISION

Inspired by the glamour of the Aria Hotel in Vegas.

## FEATURES

The 12- to 14-foot ceiling heights allowed us to add substantial layered drops.

## FINISHES

The stunning custom lights integrated into the ceiling details added just the right finishing touch.

Unique design details are one of our specialties. Inspired by the glamour of the Aria Hotel in Vegas, the client wanted a show-stopping ceiling. Steel-stud framing and precision-cut plywood joined to create the distinctive and detailed ceiling drops. We also wanted to create a sense of depth and dimension while delineating specific spaces within these large rooms.



## THE DETAILS

We had the drywaller make “lips” around the edges to hold LED strip lights. This allows the light to reflect off the surface above and beside the strips, creating a mesmerizing glow free of any visible hot spots.

*“The most important thing?  
Perfect lighting at all times.”*

- Oscar de la Renta, Fashion Designer



## SOPHISTICATED GLAMOUR

A custom metallic wall finish was applied to the drywall details behind and over the bed, which was then complemented with an impressive, oversized chandelier. The custom upholstered bed, designed to fit the proportions of the generous room size, is finished with silk bedding and bespoke pillows to layer in texture and richness.

The ensuite had equal attention to detail lavished upon it. The angled walls around the vanity were clad in bevelled mirrors that incorporated decorative wall sconces between the sinks. The symmetry of the architecture was countered with an asymmetrical curved vanity.

*We really appreciated the time spent to understand what we wanted; they listened and tailored choices to fit our desires. They never tried to force their opinion or style but gently guided us in the direction of perfection for us.*

- Larry & Wendy Paquette



# REFRESHINGLY FUNCTIONAL

With a tiny kitchen and an unused formal dining room, it was time for this 20-year-old house to get a refresh. The clients wanted a revamped kitchen with plenty of storage, as well as updated finishes including flooring, cabinets, light fixtures and plumbing. After working with an engineer to replace a load-bearing wall with a large integrated structural beam, we created a sweeping open-plan kitchen with a walk-in pantry.



68th Avenue  
*residential renovation*

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## NATURAL ELEGANCE

The client requested a bright, airy kitchen with wood accents, and splurged on a luxurious marble backsplash. We also added custom wood details on the back of the island, the hood fan cover and floating shelves throughout the kitchen.



# OUR PROCESS

No matter the size or scale of your project, we can provide as much or as little help as you require. We keep up to date on leading trends, plus all the latest products and styles. Our expert

knowledge, methodical design process, commitment to communication and eye for detail ensure that you can put your trust in us and feel confident in your design choices.



*Working with the KC team was a real pleasure. They supplied detailed specs for the builder, so there were no surprises. They were quick to respond to questions and revisions. Their ability to project manage made the six-month project pretty much stress free.*

*- Patrick & Louise Krohn*



## MEET & MEASURE

1 We schedule a meeting to dive deep into the scope of work and fully understand how the space will be used.

## GET CREATIVE

2 Our team collaboratively gets to work to review space planning and sourcing options that cater to your specific needs and inspiration.

## DESIGN REVIEW

3 We present our design concepts with options for floor plans, fixtures, finishes and furniture.

## DESIGN PACKAGE

4 Upon approval, we complete an Interior Design Package that outlines all the design details and materials needed for the build team to make your visions reality.

## PROJECT MANAGEMENT

5 In this phase, we continually review our major design ideas and communicate with key trades and suppliers to ensure plans are implemented correctly to meet your desired outcomes.

## STYLING

6 With a cohesive design, we source all furniture and accessories needed to create your dream space.





# OTHER SERVICES

SPACE PLANNING

3D RENDERINGS

MILLWORK DESIGN

CUSTOM UPHOLSTERY

WALLPAPER

DRAPERY & BLINDS

LIGHTING PLANS



# ELEVATE YOUR SPACE

A strong design vision is the compass that ensures every element is purposefully crafted and thoughtfully aligned, resulting in a cohesive and harmonious end product.





# 3D RENDERINGS

Your vision – our expertise.

Creating 3D renderings offer a realistic visualization of the space before any physical changes are made. These renderings help with planning layouts, color schemes, furniture placement and overall design concept. They provide clients and designers with a clear understanding of how the final design will look, allowing for adjustments and improvements to be made before implementation.



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# EXTERIORS

While interior design focuses on enhancing functionality and comfort, exterior design plays a crucial role in creating a first impression, reflecting the purpose of the structure and blending it harmoniously with the surroundings.







Westform Metals  
*commercial renovation*

# KEY CONCEPTS INTERIOR DESIGN

45953 Airport Road, Chilliwack  
604-795-0047





KCID

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