



Nari /CotY 2018 Winner Residential Addition under \$100k



Client Vision / Project Statement

Our clients found that they were not using the original screen porch due to pollen accumulation through the screens. They wanted to capture the screen porch space and make it into a regular living space. We increased the area of the family room in order to have a place for a large table and chairs to entertain. Our clients wanted to modernize the fireplace and flanking cabinets and in turn have a more open feel to the space.

A large formal dining room was created and a comfortable seating area, which is also used as an informal office space. Our clients requested a seamless transition between the rooms, like formal dining room had always been there. With the addition of operable casement windows, the house can still be opened up to the the exterior when needed.

Our clients have been able to have large gatherings, with everyone being able to sit together, which was their vision.



Before Screened Porch



1
A-07 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0" (1.96)



2
A-07 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (1.96)

Proposed New Addition



1 PROPOSED WEST ELEVATION
A-08 SCALE: 1/8" = 1'-0" (1:96)



2 PROPOSED SOUTH ELEVATION
A-08 SCALE: 1/8" = 1'-0" (1:96)

Before Screened Porch

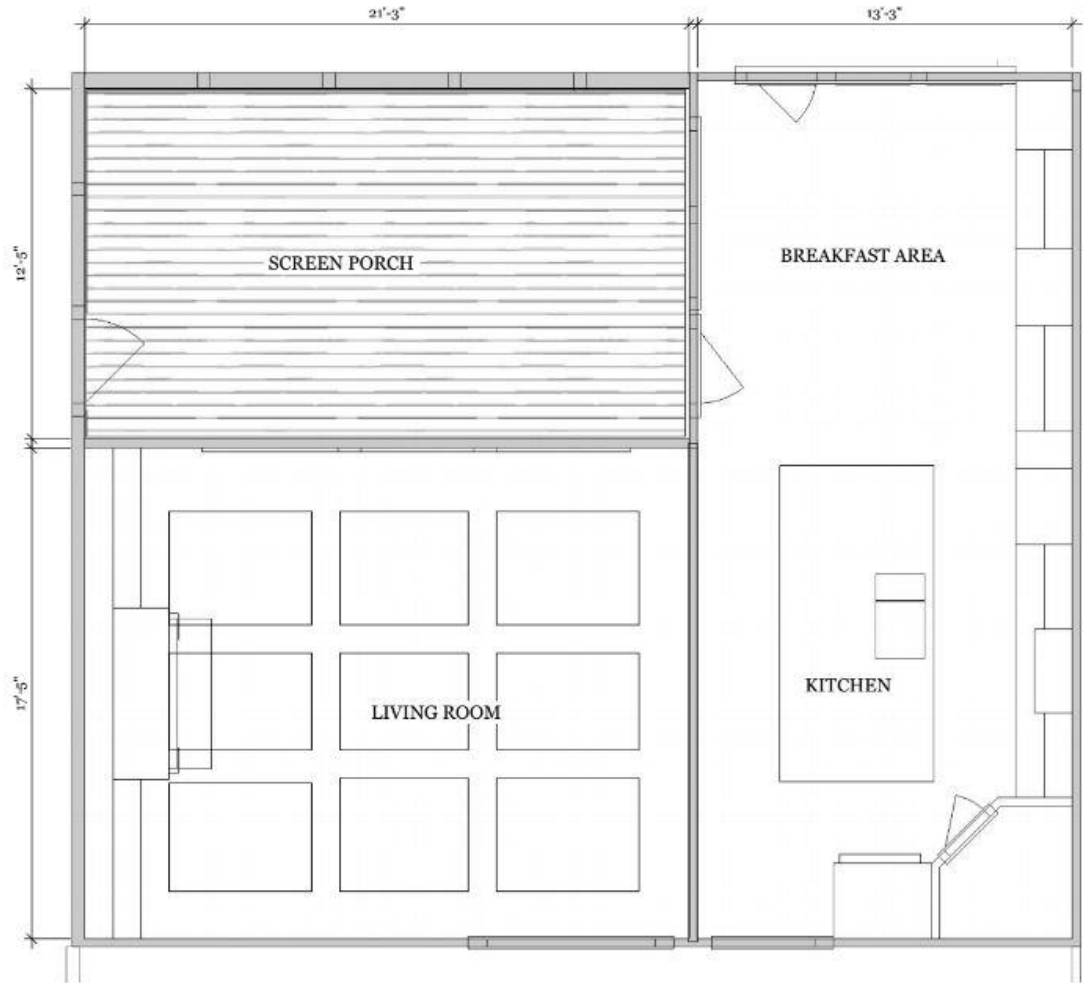


After Addition



Before Screened Porch

- Screens allowing pollen to enter into the area
- Too hot in summer months and too cold in winter months
- To use comfortably

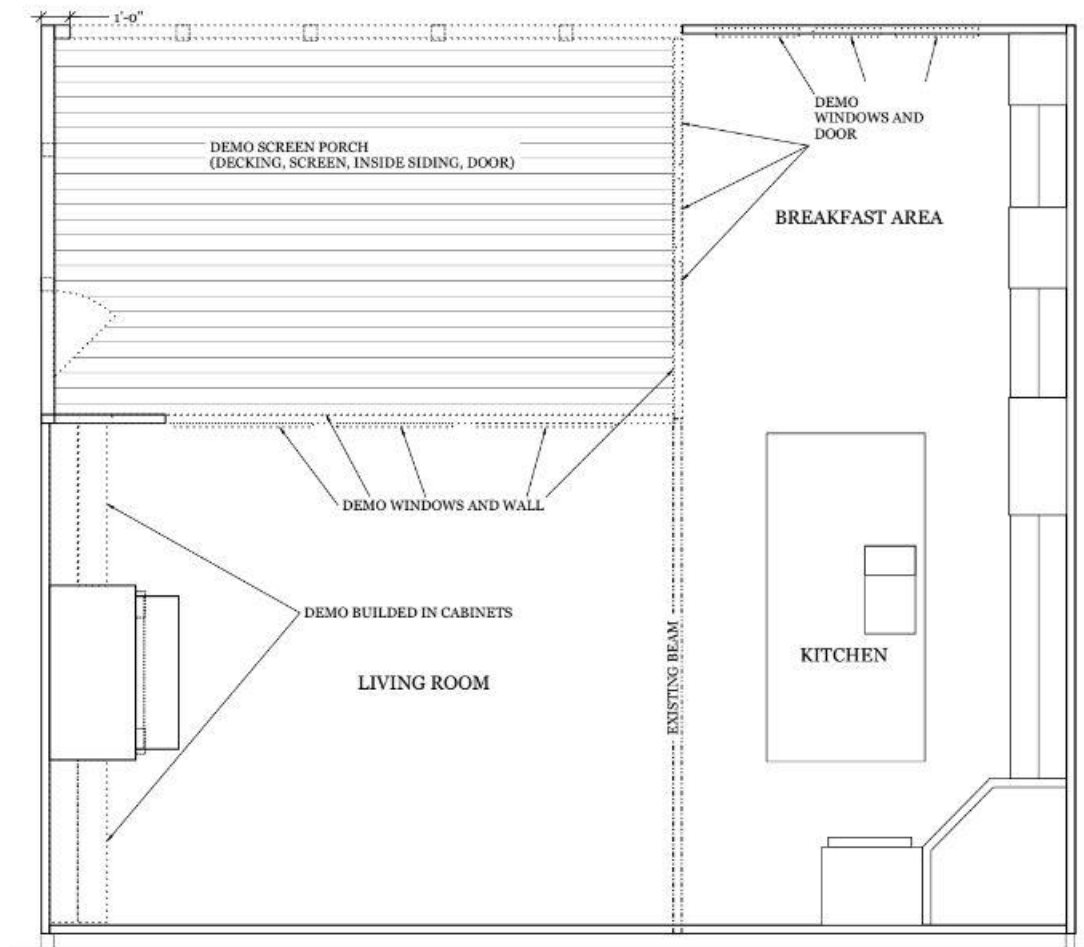


Proposed Addition

- Seamless transition between rooms
- Modernize fireplace and bookcases
- Add an informal breakfast area



Demo Plan



Before Screened Porch

-Demoed screened porch (two exterior and two interior walls)

-Installed required support beams



After Addition

The additional square footage
Gained from the conversion of the
sunroom, gave our clients the space
required to seat a crowd and entertain
during holidays and other gatherings.





Before Screened Porch

Sunroom was quite dark even though there was a wall of Screened windows.

Unused space for the winter months without heat.



Before Screened Porch

Removed wall of
windows and door



After Addition

- Installed Jeldwen Clad windows and slider doors to deck
- Recessed lighting and stylish dining chandelier
- Opened up space into family room and kitchen



Before Addition

- Removed heavy wood built-in bookcases
- Removed old wood fireplace surround
- Removed old fireplace insert



After Addition

-Installed custom

base cabinetry

-Installed Heat n Glo

Cosmo 42" Direct Vent

gas fireplace insert

-Fireplace Tile Lucca

Hannel Lungo 6x24

Honed



After Addition



After Addition Deck

Custom built-in grilling area with
gas grill, Green Egg and storage



