



**CotY<sup>TM</sup> 2010**  
**Regional winner**  
**Residential Addition \$100,000 to \$250,000**



### **Staying Home – Enjoying it More**

In lieu of planning expensive vacations, today's families are seeking to make their home a "destination" for their children and their children's friends, also a comfortable place to entertain their own friends. One way to accomplish this is to create a spacious entertainment area that is somewhat separate from the rest of the home.

This 20' x 30' family room addition was designed to accommodate gatherings of any age group. The room centers around two distinct entertainment options: a large screen TV with surround sound that has connectivity to gaming and computer networking, and a regulation size pool table for those who enjoy honing more physical skills. A wet bar with an undercabinet icemaker makes hospitality a snap. In addition, a stone patio extends the space into an inviting outdoor room.

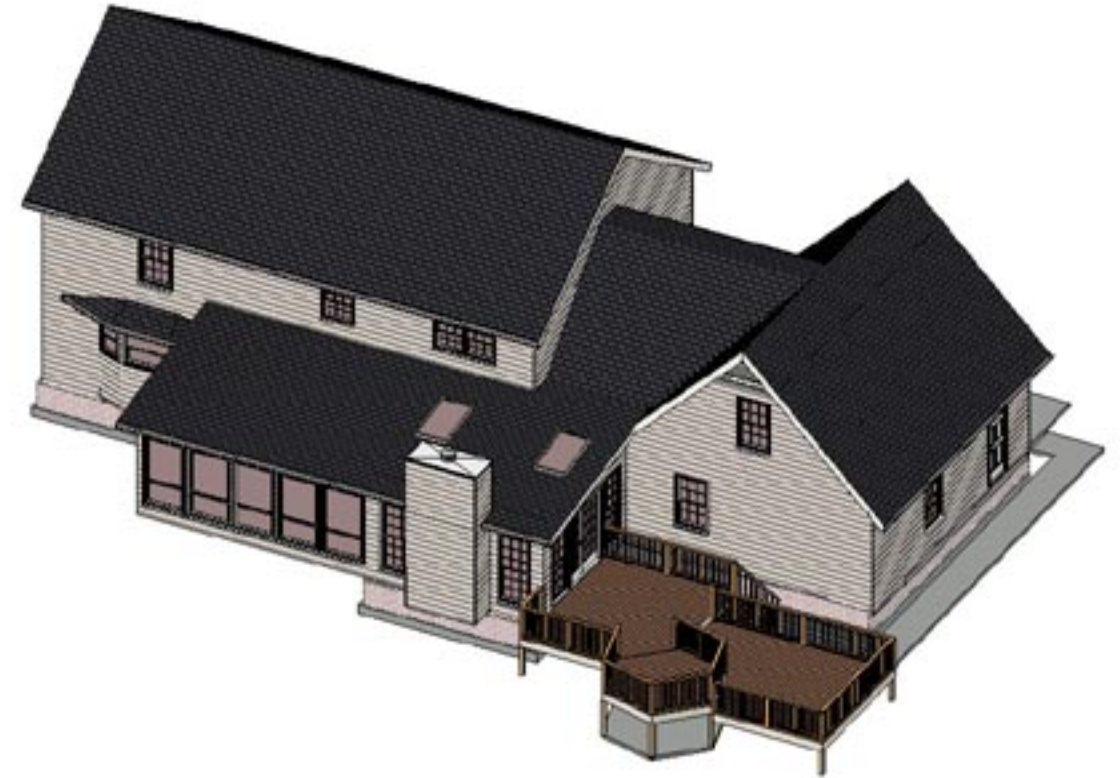
### **Working at Home**

Upstairs in the adjacent bonus room a small playroom was expanded into unfinished attic space and converted to a home office with an additional wide screen TV. The enlarged space and reoriented stairs provides connectivity to the family room, yet remains separate to provide a haven for uninterrupted work or private sports viewing.

### **A New Bathroom**

A new 5 x 9 bathroom was added to bring the total bathroom count to 3½, adding further value to the home and allowing for future conversion of the office to a guest suite.

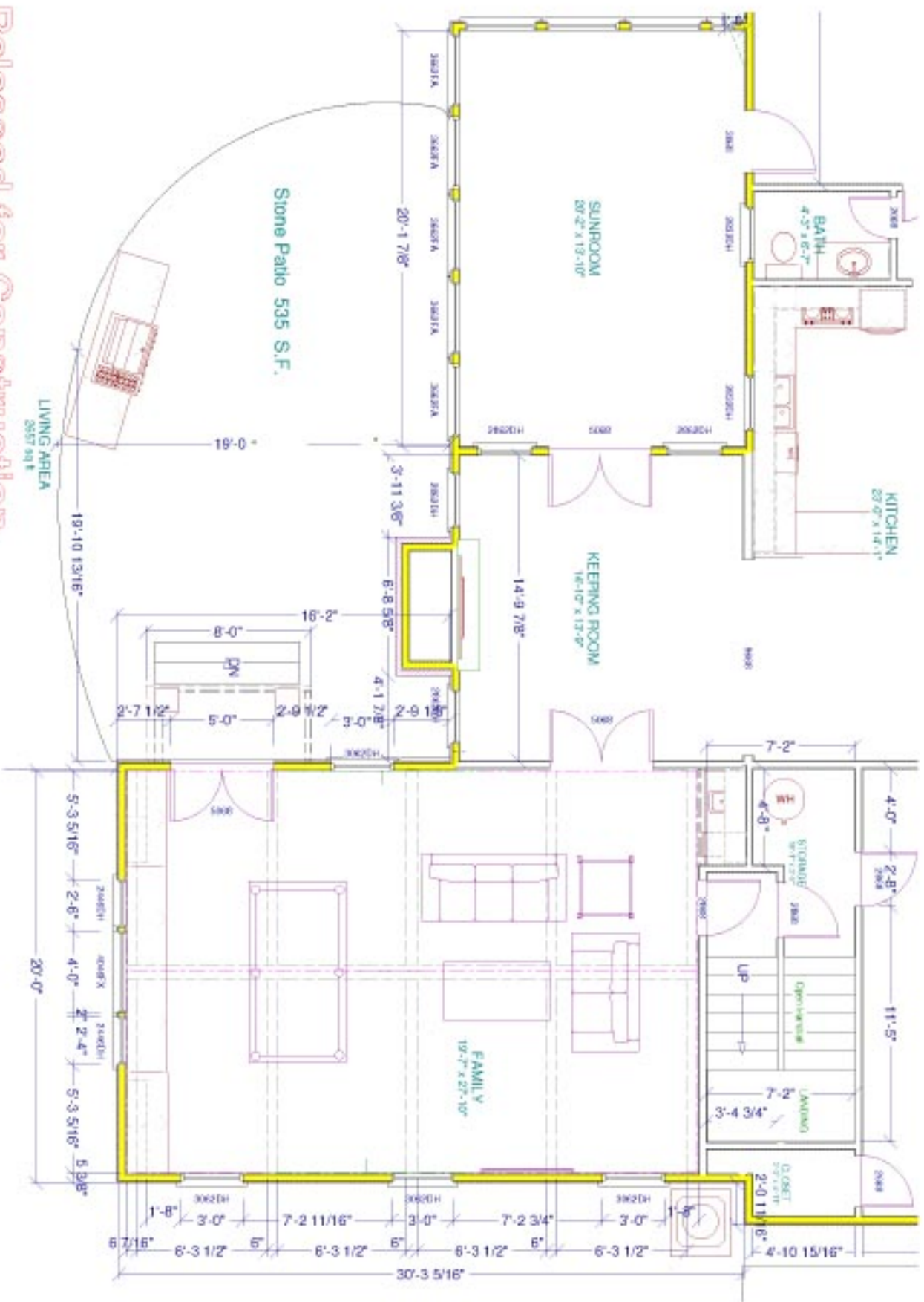
**Before**



**After**







Released for Construction

Design by:

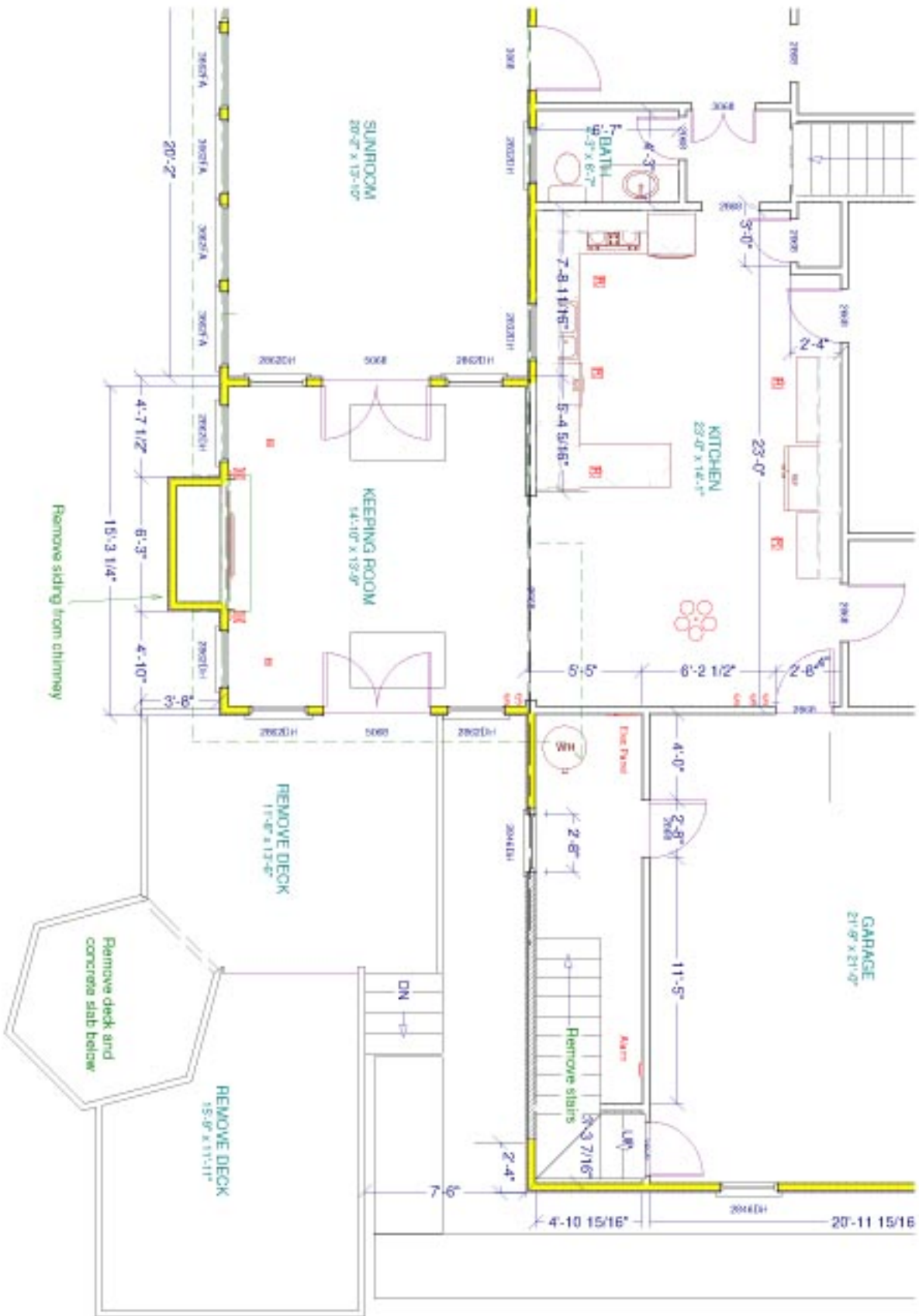
Scale: 1/4" = 1'

Date: 9/06/08

Approved:

CotY RESIDENTIAL ADDITION  
\$100,000 to \$250,000  
PROPOSED 1st FLOOR PLAN

1 of 8



3 of 8

Design by:

Not to Scale

Date: 9/06/08

Approved:

CotY RESIDENTIAL ADDITION  
\$100,000 to \$250,000  
EXISTING 1st FLOOR DEMO PLAN

[illegible][illegible]

CotY RESIDENTIAL ADDITION  
\$100,000 to \$250,000  
PROPOSED 2nd FLOOR PLAN

Approved:

CotY RESIDENTIAL ADDITION  
\$100,000 to \$250,000  
EXISTING 2nd FLOOR DEMO PLAN

Approved:





The family room décor is particularly warm and inviting, due to the colors and materials selected by the homeowner. Wide plank hardwood flooring, finished in a rich dark stain, meets the walls covered with a knotty spruce that was painted and then antiqued with an English wax rub.

Large built-in bookcases anchor one end of the addition, framing a stunning view to the outdoors. The crowning touch consists of the beams that add a rustic feel to the room. These faux wood beams are made of foam, but have the appearance of antique reclaimed timber.



Eight Light French doors invite you to the patio.

The windows have larger than normal lights for an old fashioned feeling.

Notice the window seat for additional storage.



**Before**



**After**





**Before**



With the help of a landscape architect the simple planned oval patio evolved into an extraordinary outdoor room with planters and boulders. A second set of steps to the screen porch provide for better flow from the kitchen to the grill.



**After**







The back of the wet bar is against the only remaining portion of the original rear garage wall.

The wet bar is constructed of maple with a granite top, slate backsplash and a hammered copper sink with an oil rubbed bronze farmhouse style faucet. The glass doors allow display of the homeowners' favorite glassware.

Double French pocket doors allow the room to be opened or closed, as befits the occasion. A structural beam was placed above this wall to carry the roof loads.



The single garage door was changed to a double door to allow for a post to support a structural beam to be placed in the center for support of the office (bonus room) floor.

The dormer was widened from its original planned dimensions to match the width of the original bonus room so the ceiling lines would work out.

True to remodeling, existing conditions required that more of the original roof in the dormer area than intended had to be re-framed in order to achieve structural integrity.





**Before**



**After**







**Before**



**After**



The roof between the existing second story and the bonus room was raised on the rear portion only to allow for the new bathroom. This also allowed for an adjacent bedroom closet to go from a low angled niche to a true walk-in closet, much to the owner's delight.







The bathroom features Indian slate tile, including the ceiling, a frameless shower enclosure, and a furniture vanity. A Panasonic Quiet Fan provides ventilation.

**Before**



**After**





## PROJECT SUMMARY

### Client's Needs and Desires:

A nice room to entertain family and friends

- Large enough for pool table and video watching

- Fully integrated audio and visual and gaming controls

Home Office in Bonus Room that was separate and private from the rest of the house.

- Owner works from home quite a bit and needed privacy.

- Installed additional bathroom so that a room could be later converted to a guest suite.

Enhance the exterior to be comparable to newer homes being constructed nearby.

- Added Hardie Shake siding to gables

- Added Carriage Doors, stone accents and copper roof to front

- Used Windows with larger light patterns and 8 light doors

Outdoor Patio to replace a rotting deck that was unsafe and further extend the living area.

- Added stone patio with boulders, planters and steps.

- Added outdoor grill center.

### Superior craftsmanship:

Cabinetry was custom built on site, granite countertops, slate tile, metal copper roof, stonework, faux masonry on foundation to match existing. Faux wood beams and English wax rubbed boards on walls. Iron stairs with box newels.

### Difficult Obstacles Encountered & Overcome

Tie-in between the existing closet and the bonus room was very challenging. An area at the top of the stairs yielded an additional closet not shown on the plans.

The bonus room floor was very bouncy and we installed two separate carriage garage doors to allow us to support a beam going the length of the garage where there had been a single door before.

The faux wood beams were a life saver in that it would have been very difficult to meet the structural requirements and expense of real reclaimed lumber to achieve the same look. Marrying the two main beams and the angled intersecting beams was tricky.

**HARBOUR TOWNE**  
**CONSTRUCTION INC**  
**Design / Build Remodeling**