



AWARD WINNING PROJECT

Project Category: Residential Exteriors \$100,000 - \$200,000

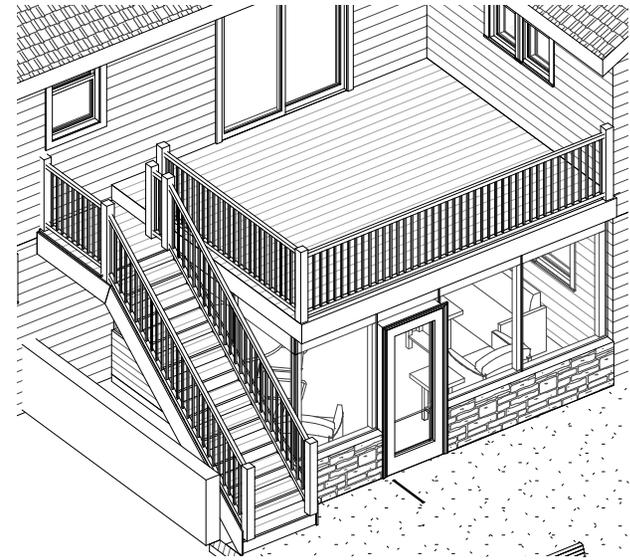
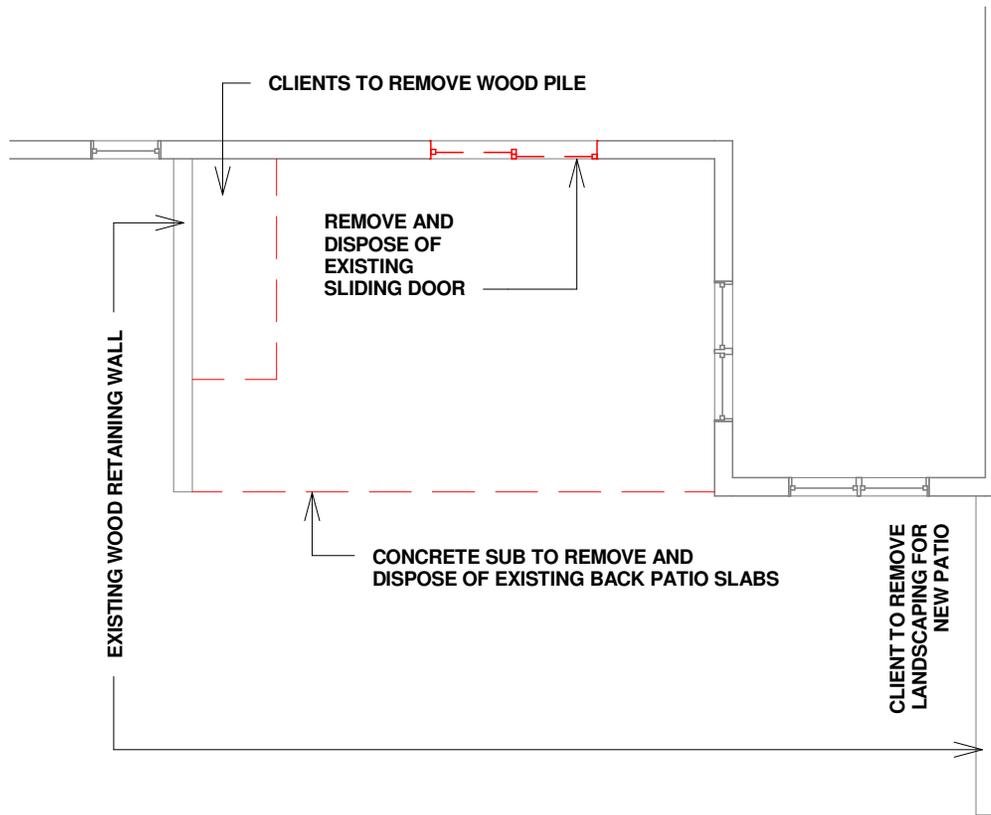
Location: DeForest, WI

These homeowners had a wonderful lot that they loved, but felt that the exterior of their home was underutilized. By adding a deck, 3-season room, patio, and front porch, the newly designed, livable square footage of their home increased by nearly fifty percent!



BEFORE: BACK PATIO WITH NO PLACE TO STORE OUTDOOR FURNITURE

The rear of the existing home had a concrete back patio with a wood retaining wall. While used, the clients wanted to extend the outdoor living season and be able to store their outdoor furniture somewhere all year-long.



In nearly the same footprint, we designed a 3-season room on the ground level, connecting to the walk-out basement, with a composite deck above.





AFTER: NEW OUTDOOR AREA WITH DECK ACCESS TO THE LIVING ROOM AND 3-SEASON ACCESS TO THE BASEMENT



AFTER: TO ACCESS THE DECK, WE REMOVED A WINDOW FROM THE LIVING ROOM AND REPLACED IT WITH A SLIDING GLASS DOOR



AFTER: DECK PROVIDES THE PERFECT PLACE TO GATHER WHILE TAKING IN THE PICTURESQUE VIEWS



AFTER: STAIRS PROVIDE ACCESS TO PATIO

New stairs were installed from the deck down to grade, leading out to the new stamped concrete patio and 3-season room.

AFTER: A VIEW OF STAIRS LEADING TO THE LARGE 3-SEASON ROOM BENEATH THE DECK





AFTER: WE PAID SPECIAL ATTENTION TO THE STAIRS IN THE DESIGN, SO AS TO ALLOW AS MUCH LIGHT AND VENTILATION AS POSSIBLE INTO THE 3-SEASON ROOM

AFTER: A VIEW OF THE 3-SEASON ROOM FROM THE NEW PATIO

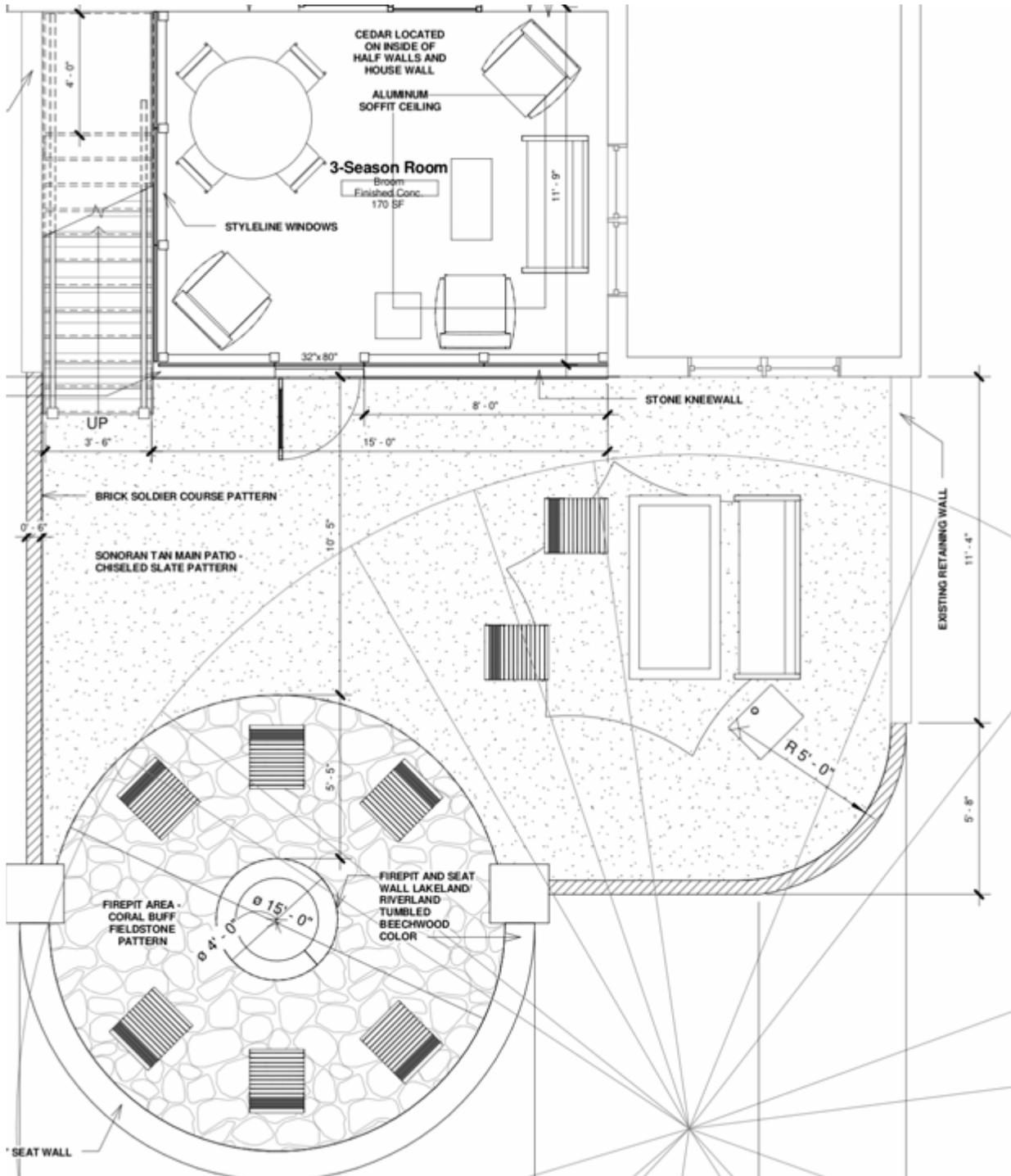


AFTER: ACCESS TO THE ROOM IS ALSO GRANTED FROM THE EXISTING WALK-OUT BASEMENT





AFTER: THIS BEAUTIFUL SPACE IS COZY, INVITING, AND PROVIDES EVERYTHING THE HOMEOWNERS WANTED, INCLUDING STORAGE FOR THEIR OUTDOOR FURNITURE



Equally as important as the 3-season room, was the outdoor living space. Great care was taken to create a beautiful space the homeowners would absolutely love, providing much room for family gatherings and entertaining.



AFTER: THE STAMPED AND STAINED PATIO INCLUDES A FIREPIT WITH A SEATING WALL

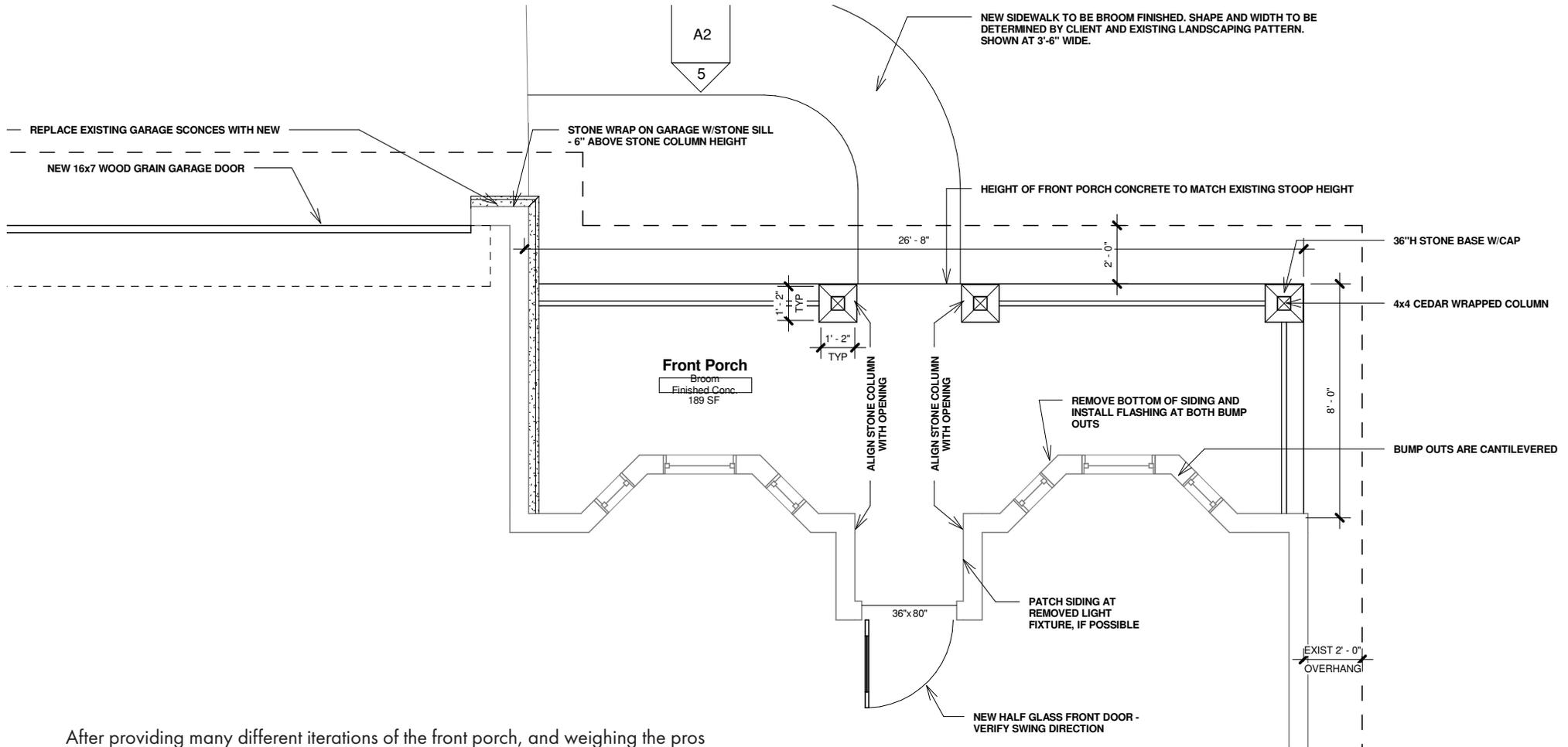


AFTER: THE NEW PATIO PROVIDES ENOUGH ROOM FOR THE HOMEOWNERS TO USE THEIR GRILL FOR COOKOUTS



BEFORE: EXISTING HOME HAD NO FRONT PORCH

The front of the existing home was set back from the garage with no front porch. While the front door was covered from being set back, there was no occupied space.



After providing many different iterations of the front porch, and weighing the pros and cons, the clients decided upon a shed roof with a new railing system and stone and wood columns.



AFTER: THE NEW FRONT PORCH MINIMIZES THE LOOK OF THE GARAGE EXTRUSION



The addition of the front porch moved the front of the home forward, minimizing the look of the garage extrusion. To create some more depth in textures and colors, we replaced the existing garage door and front door with new wood-look doors.

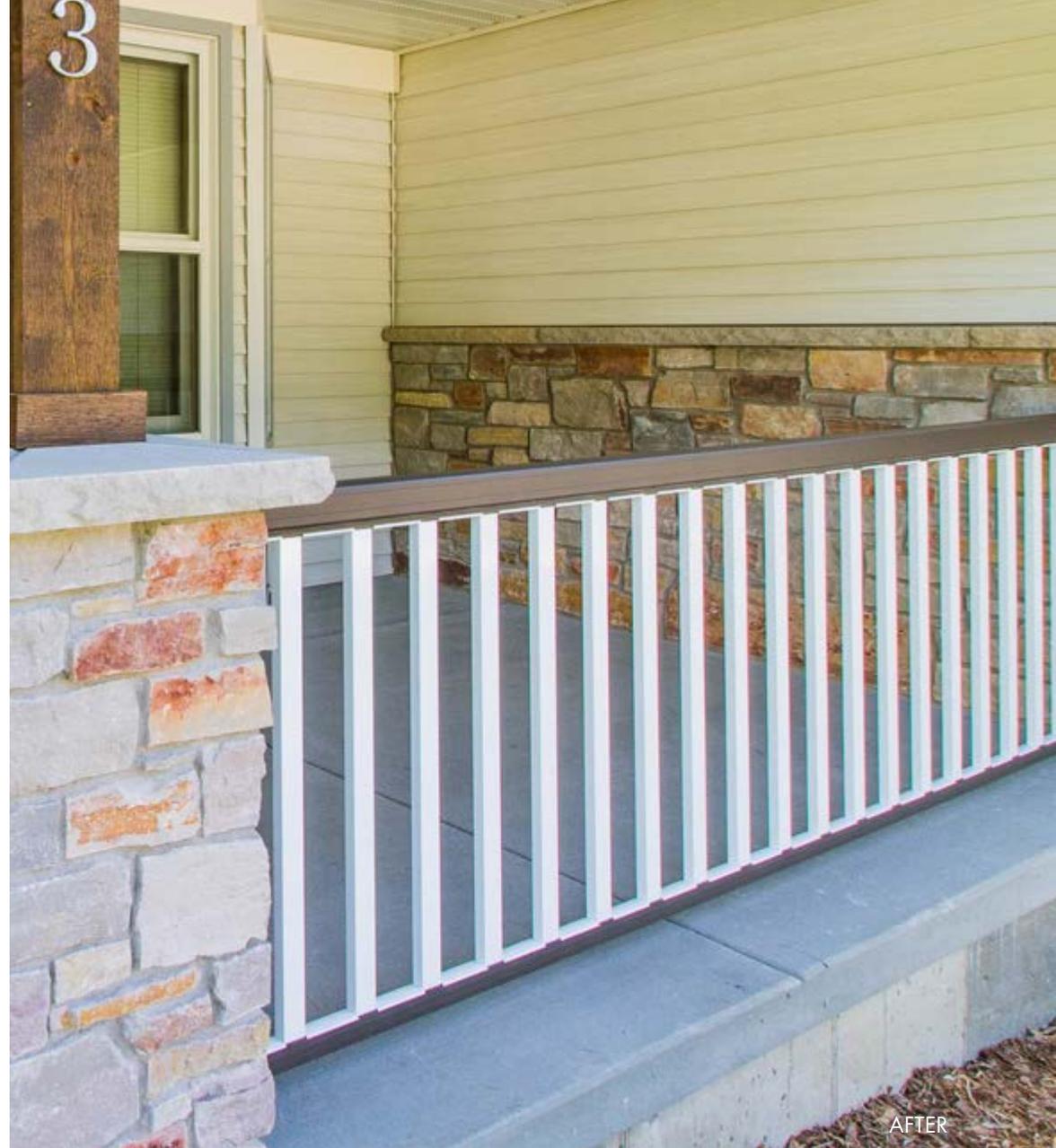


AFTER: THE NEW FRONT DOOR AND STONE COLUMNS MATCH THE GARAGE AND PROVIDE CONTINUITY TO THE FRONT OF THE HOME

AFTER: STAINED WOOD COLUMNS AND DARK RAILS CREATE DESIGN CONSISTENCY



The wood look was continued with the stained wood columns and dark rails (top and bottom) of the railing.



In order to create flow in the design, the same stone that was used on the base of the columns and the garage, is also on the exterior knee-wall of the 3-season room.

CRITERIA RESPONSES



To what degree were the expressed needs of the client met?

The clients requested to create curb appeal by transforming the front of their home with a new front porch. This was done and the home has been changed from a faux-cape-cod style home to a relaxed, country ranch with an inviting front porch. They also requested the addition of a 3-season porch, a deck, and a patio with firepit. They wanted a connection from the inside of the house to their backyard. This was accomplished by placing a deck above the 3-season porch. There is a new patio door that connects the main level to the deck and a stairway to the patio and backyard. The 3-season room is placed on the lower level looking out upon the patio and firepit. We have met all the clients needs with this design.

To what degree does the project enhance the existing structures functionality?

By adding a deck and stairs to the rear, the clients can now reach the backyard from the main level rather than going through the basement to get outside. Additionally, the 3-Season room frees up storage in the garage of outdoor furniture. The new front porch allows for the clients to occupy the front of the house and provides a more covered entrance.

To what degree does the project enhance the existing structure aesthetically?

The front porch is particularly important because it balances the house and gives an enhanced curb appeal. The garage is no longer a snub-nose sticking out well beyond the face of the home. Additionally, the appearance of the back of the house has improved. The 2-story height of the back wall is pleasantly broken up by the porch and the deck, creating layers and breaking down large expanses of wall.

Is there evidence of superior craftsmanship?

The critical pieces of superior craftsmanship are reflected in the tie-in of the porch. Our clients hosted a party recently and their friend told me that when they drove up to the house, their child said, "This isn't the right house!" The clients reflected, "The house looks like it was always meant to be this way." The craftsmanship created a perfect integration of new and old.

Were innovative uses of material and/or methods of construction used in the project?

We utilized an EPDM rubber roofing in a "Slope & Droop" fashion to make the area below the deck waterproof in the depth of the floor thickness. This method is less expensive than other methods and allows both the deck and the room below to have level floors & ceilings. The slope draining the water is nestled in between the floor joists themselves.

Did the contractor overcome difficult obstacles?

We had to create a low slope shed style roof to land exactly under the front dormers and maintain a minimum slope to meet our shingle manufacturer warranty & guidelines. We made field modifications to the elevation, overhangs and slope to make everything come out perfect.

