

# 2005 WBA Remodeling Awards

Project Category:  
**Room Additions (Under \$60k)**

"Not Another Sun Room"

*Award Winning Entry*



**DEGNAN**  
DESIGN BUILDERS  
INC.



The clients were debating construction of a screened room, 3-season porch or 4-season sunroom for their home, as they enjoy outdoor living, entertaining guests, and grilling. Their Remodelor™ helped them choose this screened porch for several reasons:

- They already have both a living room and a large family room with a wet bar in the lower level, each with a fireplace. Additional indoor living space would have been redundant and one space would likely be underutilized. The extra conditioned space was unnecessary.
- Their outdoor entertainment was well-suited to a screened room allowing connection between the guests and the person grilling dinner.
- HVAC would require drywall demolition and patching in the finished lower level office if a 4-season room was to be installed.
- Maintaining daylight to the existing dining area and kitchen was a priority.
- Finally, the clients' preferred budget was most effectively spent on a detailed screened room



*The new screened room is finished with a cedar interior with several lighting details. The cedar on the wall was evaluated several ways: Horizontal, vertical, and angled in from both sides to the peak. The final decision was to follow the angle of the roofline and the direction of the angled decking with one continuous run of boards in this artistic manner.*



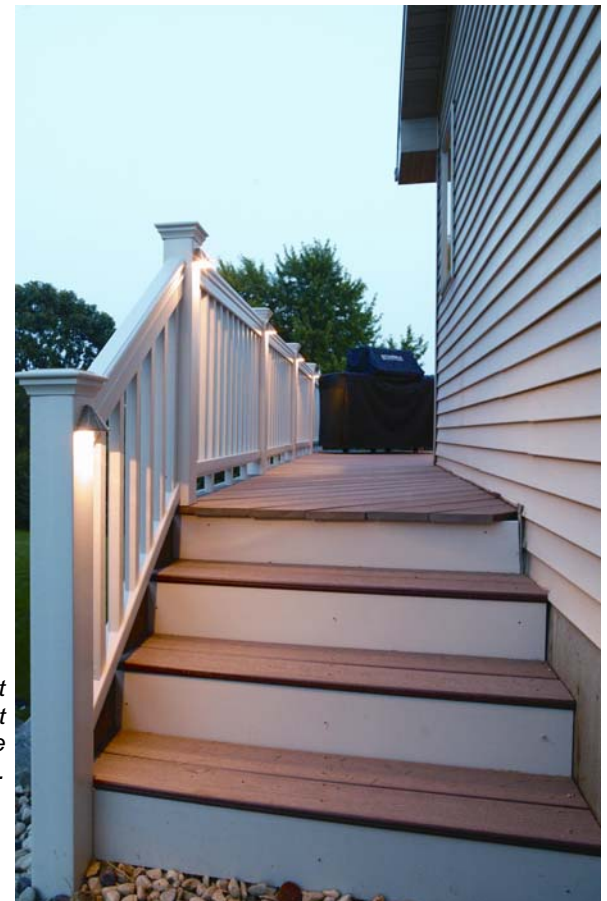
*Before: Looking up at the deck from the ground, you can see the posts are starting to warp. Another problem with the post is that they have not been fastened to the deck in any way, making the existing deck very unstable and unsuitable for screened porch construction.*

*The cedar is precisely installed in several directions: A cornice board is installed at the angle of the roof to hide rope lighting with vertical boards emphasizing the header below, while the wall is angled to match the cathedral ceiling in the direction of the decking.*



The existing decking was beaten badly due to dark stain and southern exposure. The joist system itself was adequate; however the posts holding the deck were twisted and inadequately anchored, and the depth of footings was unknown.

To resolve this problem, the client first removed the existing decking. The contractor then installed a new beam to cantilever the joists, reducing the span to provide greater comfort and less perceived deflection. New footings were dug to frost line, and new posts were installed overlapping the beam with a moment connection to resist racking of the deck structure. Finally, for both structural rigidity and appearance, the new Timbertech decking was installed at an angle, wrapping around the corner of the house. This creates an inviting flow when approaching via the set of steps adjacent to the garage, as the angle draws your eye around the corner of the house toward the screened room..



*Small sconce lights have been placed at each deck post to give a subtle but not over powering amount of light to the outdoor area of the deck.*

## Final Assessment & Results:

We successfully met the goals of our clients by the construction of this detailed screened room. Unique in its form and execution, this particular use of materials will not be exactly duplicated in future projects.

The screened room is a distinctly different space than the living room and family room of the existing home, providing for its own function without duplication of spaces.

Furthermore, the room is environmentally and economically responsible because it does not require heating or cooling energy. It is comfortably shaded when the sun is high in the summer, and allows deeper penetration of sunlight during fall and winter months. A ceiling fan keeps the room more comfortable if there is no breeze to keep everyone naturally cool.

Client satisfaction continues to be proven: Previously, we had completed a deck and screened room for friends of this client, and following this project a detailed deck was completed for another friend in the group.



*Before: The back of the house was completely flat with only a chimney chase to punctuate the elevation.*

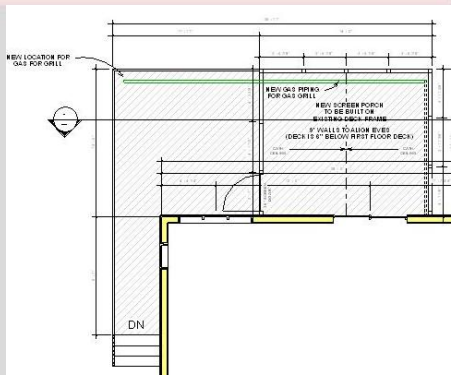
*Because of the southern exposure, distinct shadow lines are a benefit of the railing installation. The cathedral ceiling was intentionally framed at a pitch steeper than the existing house for two reasons: It provides a taller punctuation against the formerly-flat rear elevation of the house, and it maximizes the amount of daylight entering the kitchen and dining area.*



*The lighting provides the option of being bright enough to read by, or soft intimate light for the couple to relax and talk over a glass of wine in the evening.*



*The contrast of Timbertech Cedar decking and Whitesand railing components play against the natural cedar structural posts and boxcar siding installed on the walls, ceiling, beams and headers.*



**Specifications of Note:**

Decking: Timbertech Cedar with Whitesand railing.  
Railing Lighting: Kischler K15065BE 12V Mini Deck-mount beach with 6.5W lamp.



2005 WBA Remodeling Awards:  
**A CUT ABOVE THE REST**

**ROOM ADDITION** Under \$60,000

**Degnan Design Builders Inc.**

Presented February 19, 2005



Weather Shield  
*Windows & Doors*

