

NARI MINNESOTA- COTY AWARDS

PROJECT: Woodbury Addition

CATEGORY: #18 Residential Addition

This Woodbury family wanted to update their home with a screen porch off the main level for easy access from kitchen for dining al fresco, a patio for poolside entertaining, pool storage shed for mechanicals and pool equipment and a home addition for a gym area with basement remodel including bath. The results were not only breathtaking but functional for this busy family.

CLIENT NEEDS:

- Functional in-home gym space
- Updated basement and bathroom
- Outdoor entertaining area at walkout level
- Outdoor entertaining main floor kitchen
- Additional storage for the pool equipment & toys



WOODBURY ADDITION- COTY AWARDS

BEFORE
PHOTOS

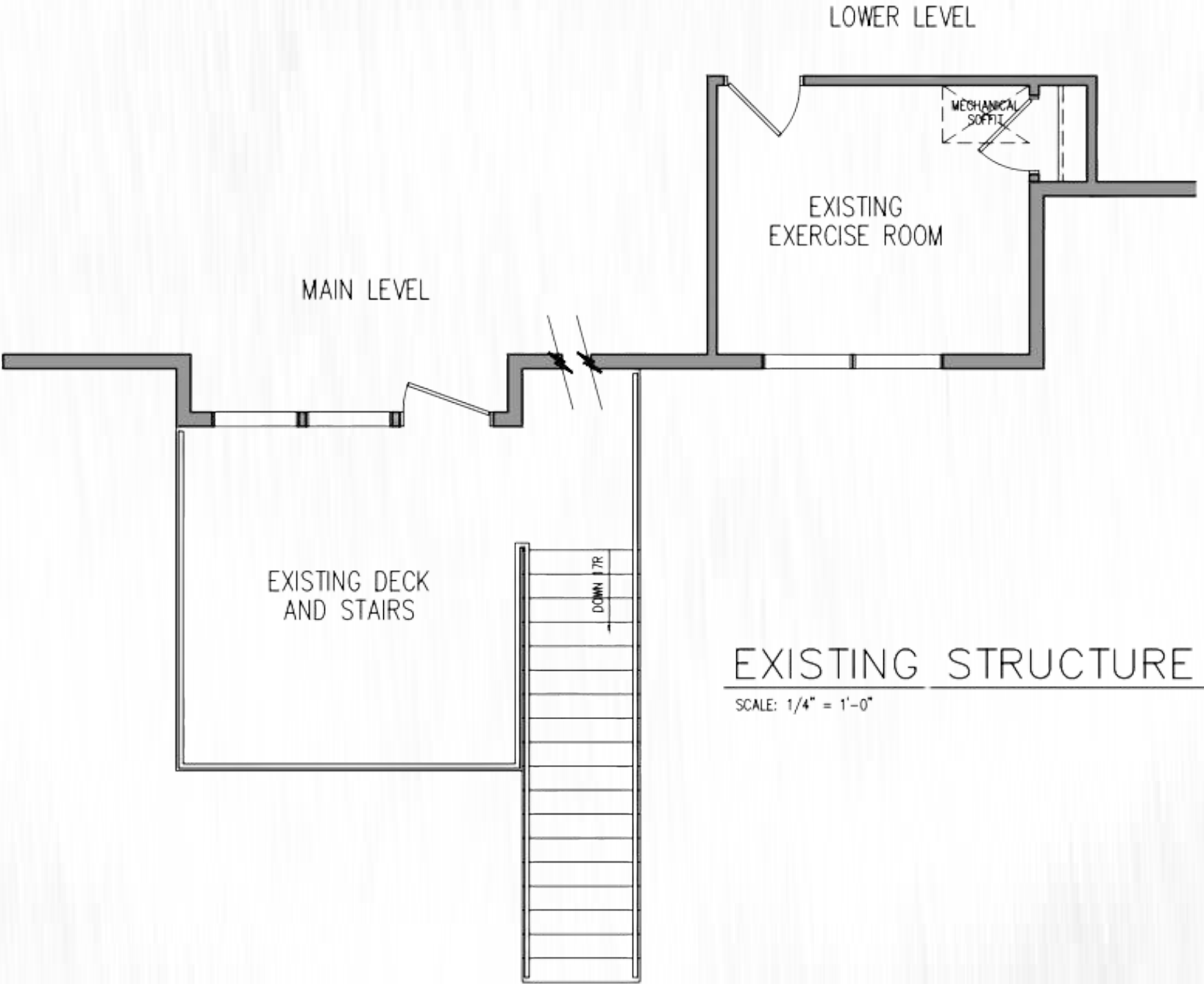


WOODBURY ADDITION- COTY AWARDS

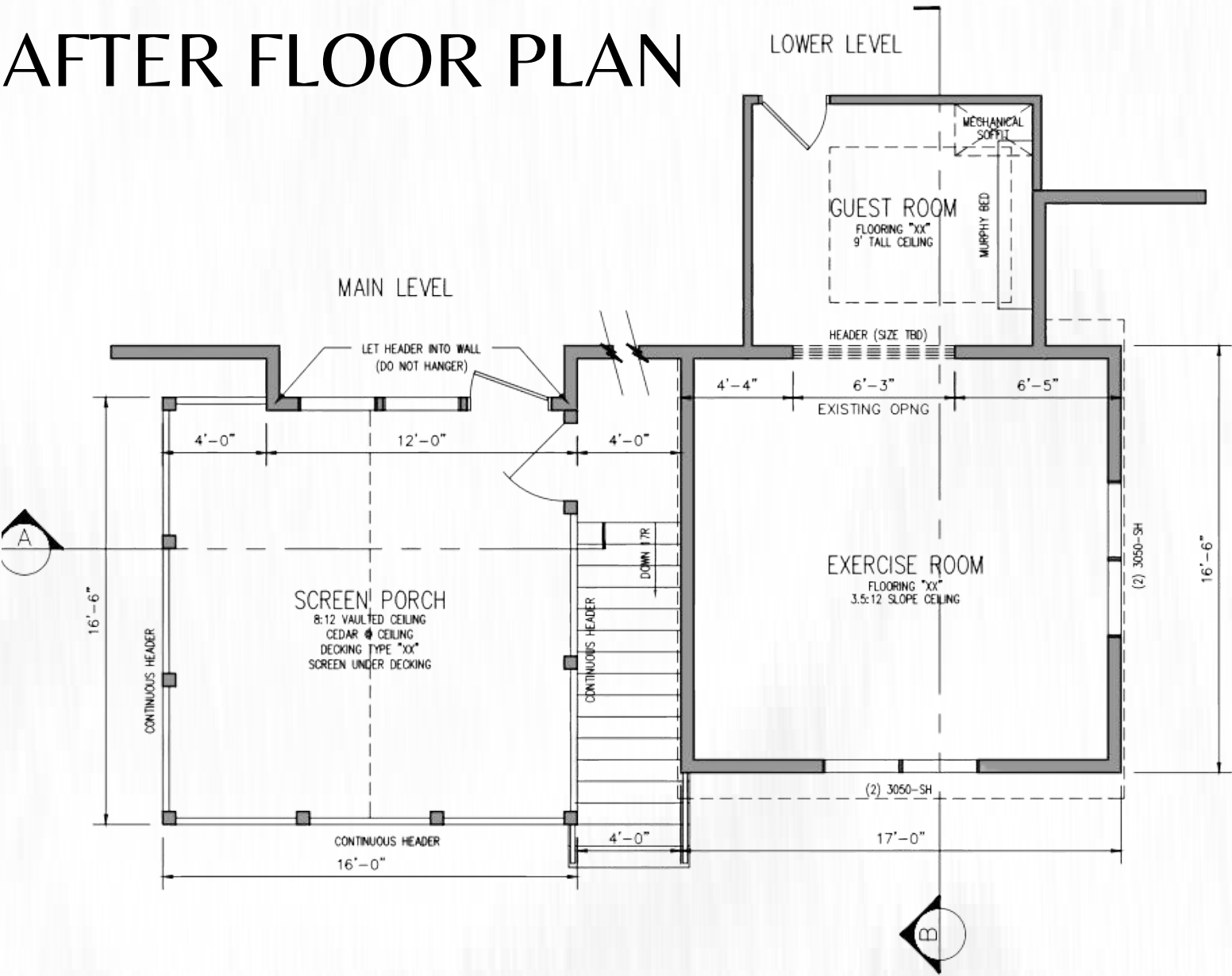
BEFORE FLOOR PLAN



REAR ELEVATION VIEW
NTS

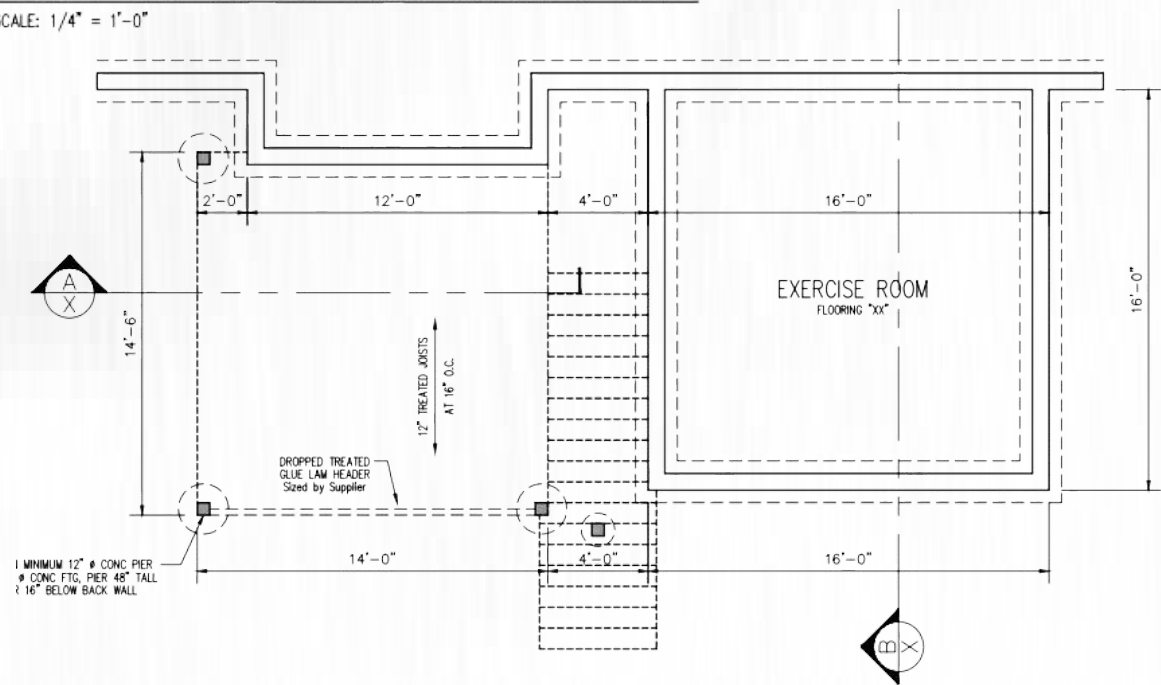


AFTER FLOOR PLAN

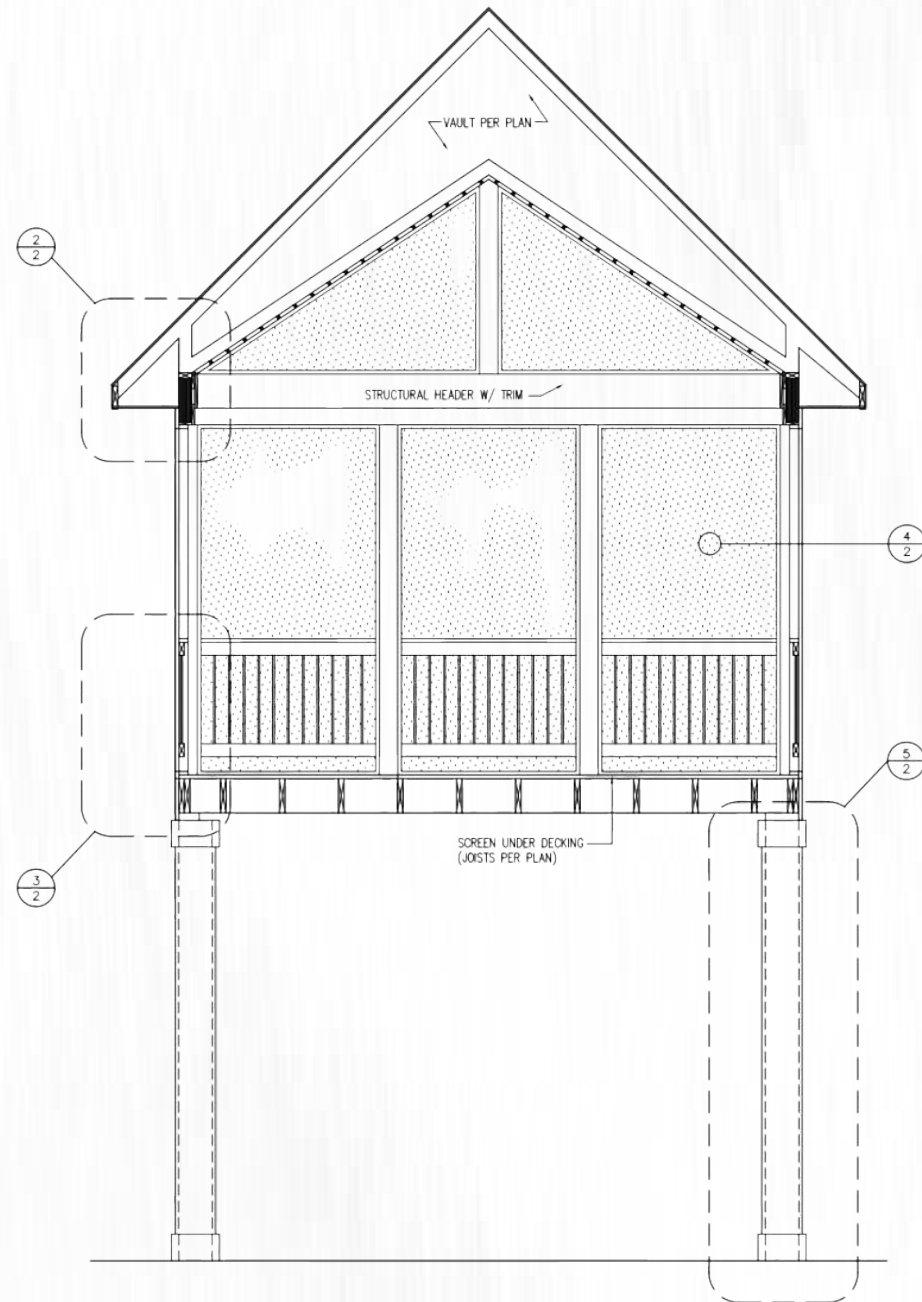


PROPOSED NEW STRUCTURE

SCALE: 1/4" = 1'-0"

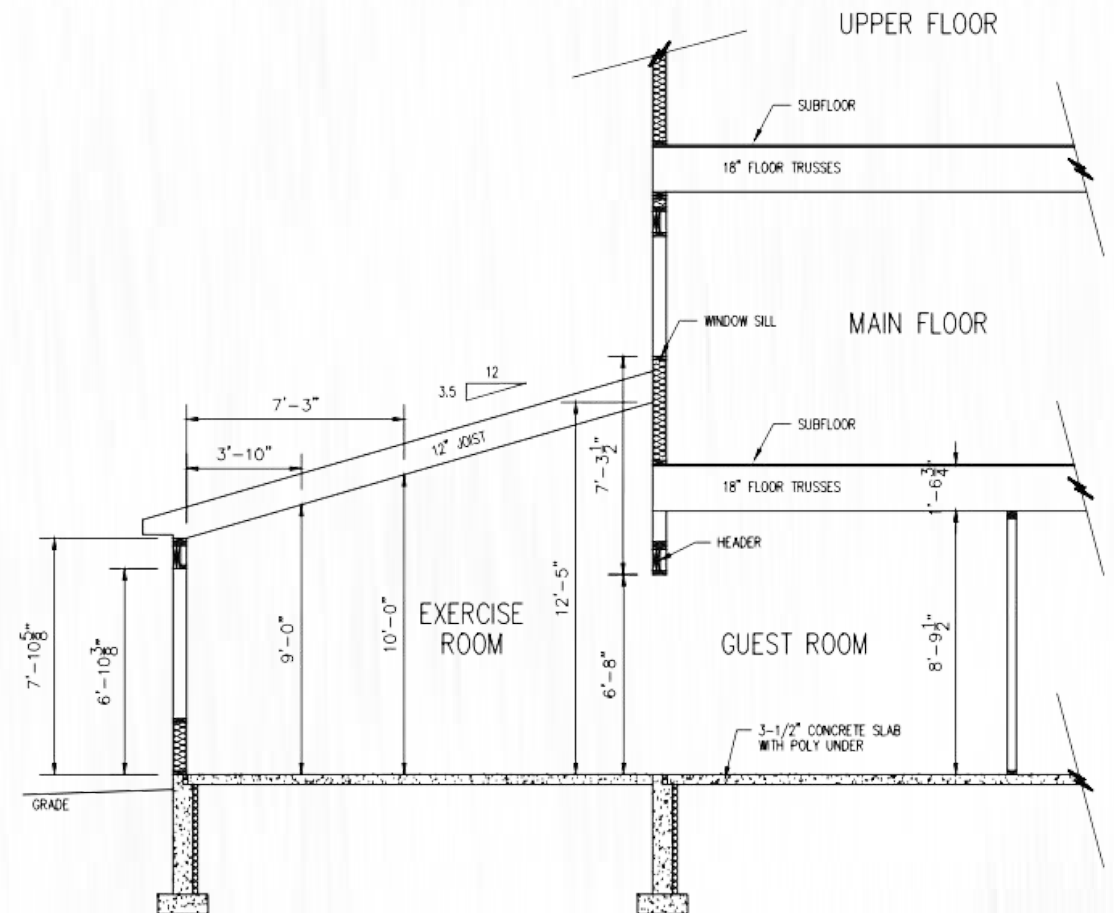


PROPOSED NEW FOUNDATION



PORCH SECTION A

SCALE: NTS



EXERCISE ROOM SECTION B

SCALE: 1/4" = 1'-0"

BEFORE AND AFTER



BEFORE AND AFTER



WOODBURY ADDITION- COTY AWARDS

FUNCTIONALITY

- Added 17 x 17 functional gym addition without losing space in home
- Installed bath exhaust fan while updating the bath space to fit the client's style, with ceramic tile shower, new vanity and plumbing fixtures
- Replaced ceiling drywall and included an RC channel to avoid future cracking. Replaced all basement trim for a clean finished look
- Oversized screen porch- we shifted porch over 2 feet from previous deck location as well as extended gym addition 2 ft beyond corner of existing home leaving a 4 ft stairway corridor between additions.
- Designed a low sloped roof on the gym addition to avoid any main floor windows. We extended the gym an extra 4 ½ feet with door access on the pool side for built in pool storage



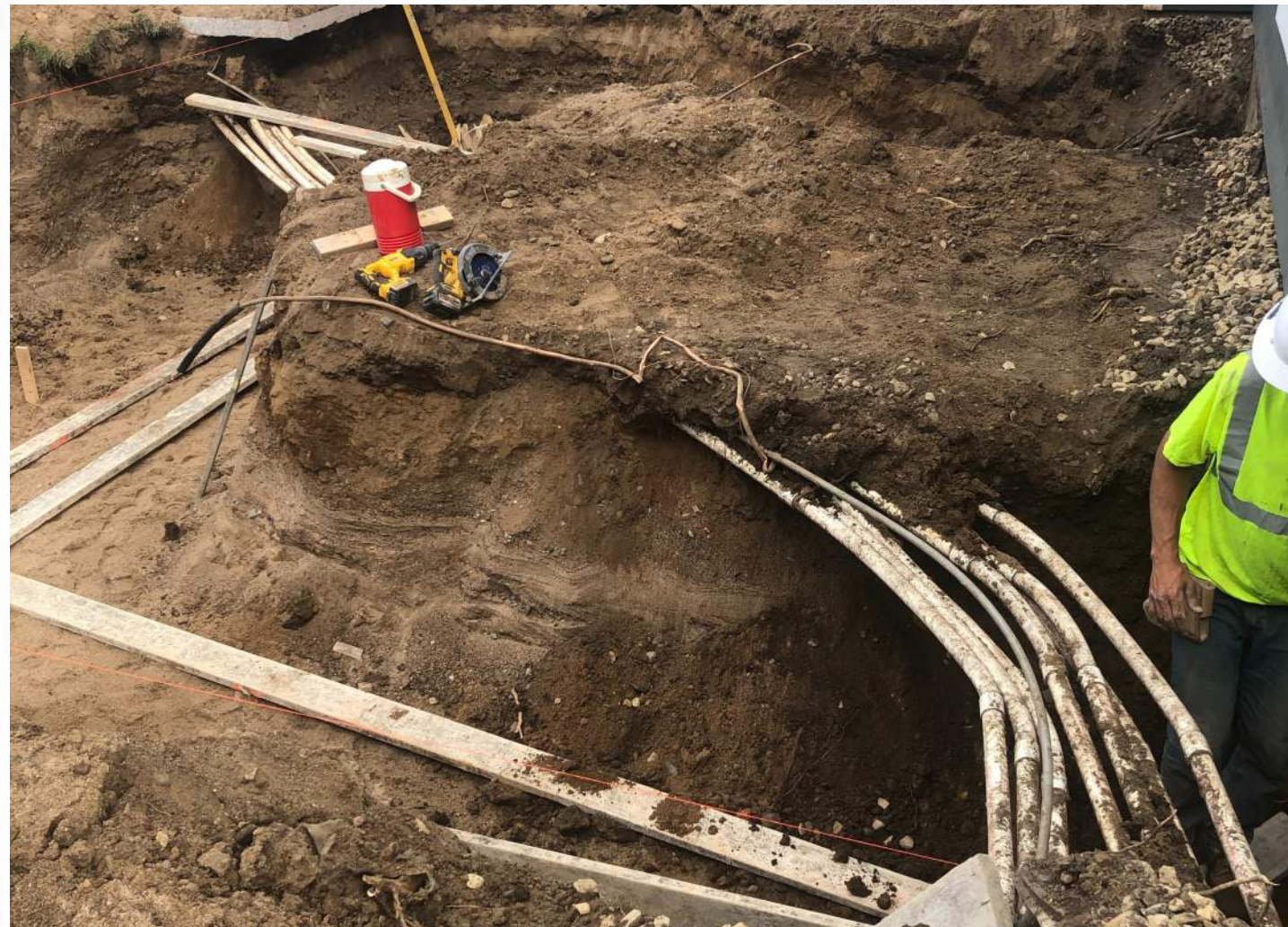
AESTHETICS

- Horizontal shiplap gym accent wall
- Vaulted Ceiling
- Full tiled shower
- Custom bathroom vanity
- Custom built double doors on storage area
- Stained pine at interior porch
- Finished metal under decking to complete lower-level entertainment area



CRAFTSMANSHIP/ INNOVATIVE METHODS & USES

- Black rubber flooring in gym addition
- Floor to ceiling mirrors
- Repurposed existing bedroom window to create egress in gym space
- Added RC Channel in family room ceiling before re-sheet rocking to eliminate future cracking
- Created stair corridor for easy access to both levels of the home and pool area
- Created exterior pool storage area while staying within the neighborhood covenants of no outbuildings



PROJECT CHALLENGES

- Wanted a gym space but no good place to put it
- Issues from a previous basement remodel including no bath exhaust installed, ceiling cracking and poorly installed trim
- Challenges on the outside- we had to lay footing and reroute all pool equipment and pool underground lines, adding the addition while working around existing main floor windows
- Create an oversized screen porch measuring 16 x16, avoiding major impact with rear window sight lines
- Work around association rules forbidding outbuildings while still getting needed pool storage
- Limited access to rear yard because of landscaping and existing privacy fence which forced us to pump concrete from the street & manually carry all building materials

CONSTRUCTION PHOTOS



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