



RESIDENTIAL ADDITION OVER \$500K

BACKGROUND & CLIENT NEEDS

Our client's home is situated on top of a hill with awesome views over the lake below. There is a living room over a lower level walkout. **Client wanted an addition to the living room without adding to the walkout area below. The new addition was to suspend over the walkout lower patio and cantilever over the hill side.**

Besides the building contractor, other professionals were needed for the design and engineering of the project. There was an Architect, Structural Engineer, Landscape Architect, Civil Engineer and Land Surveyor all involved to pull this project off. The City of _____ was concerned about code compliance and we guided the information through the city compliance process.

This addition was requested by this client to enhance the main level living room and to better access the lake shore and enjoy the lake views . The addition included new main level decks, with stone patios, stone landscape walls and all new landscape plantings.



CHALLENGES & SOLUTIONS

The design was challenging to implement as there were many structural elements and many coordination of trades. To make it more difficult, access was extremely limited. There was limited parking off a one-way street, as well as extremely difficult access to the lakeside of the home, where the work was to happen. We were able to secure some off-site parking and cut a trail system through the woods, terracing the terrain to access the lake side of the property.

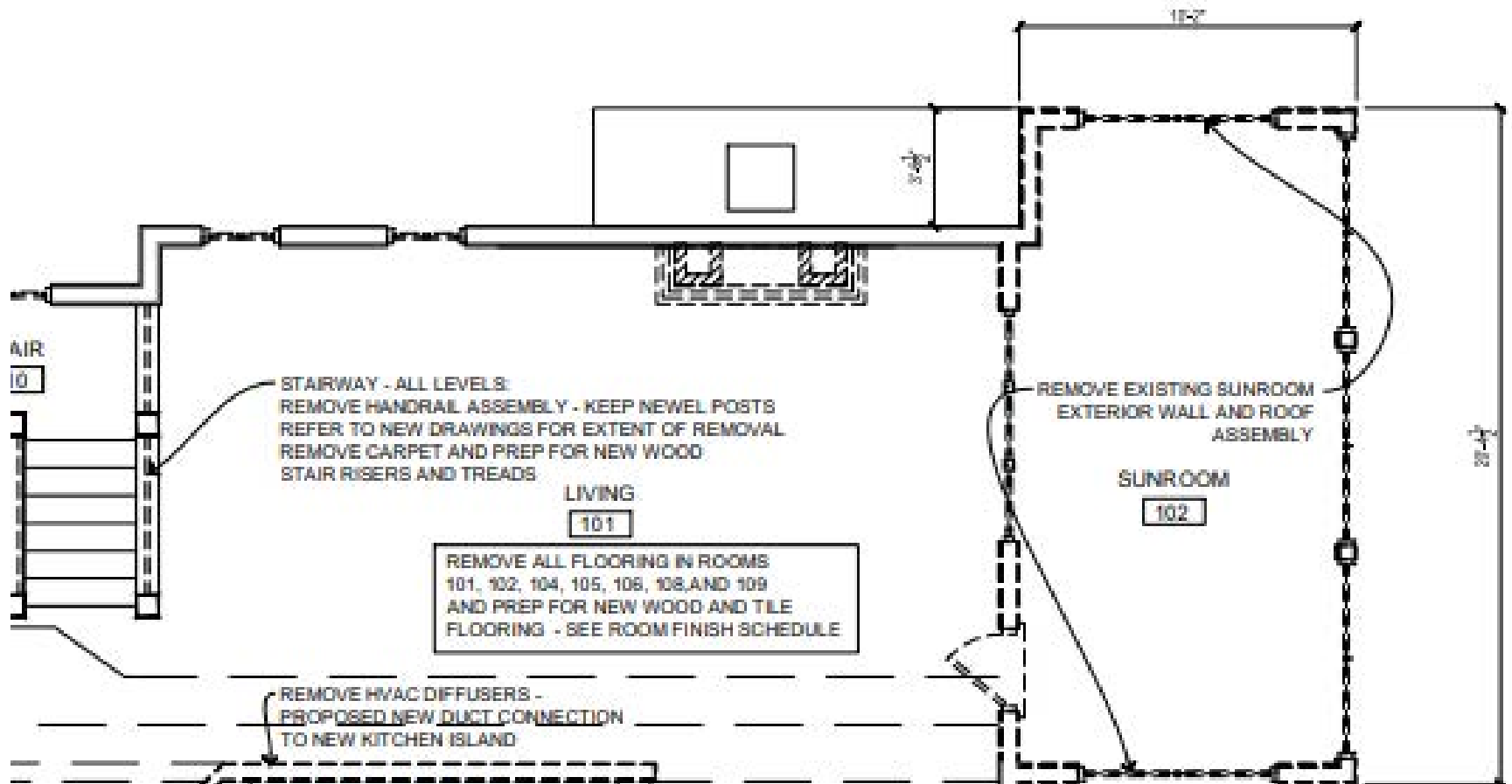
The massive steel framing was partially fabricated off-site, then placed by crane over the house, where it was welded and bolted into place. The concrete foundation piers and wall placements had to be just right. Our crews coordinated all the site work and logistics and worked alongside the steel erectors.

The project program called for cantilever floor and adjoining deck design elevated about 10' above walkout grade below. There also was a floating roof that suspended beyond the exterior confines of the room to cover the adjoining deck. The floating roof was designed with an open corner with

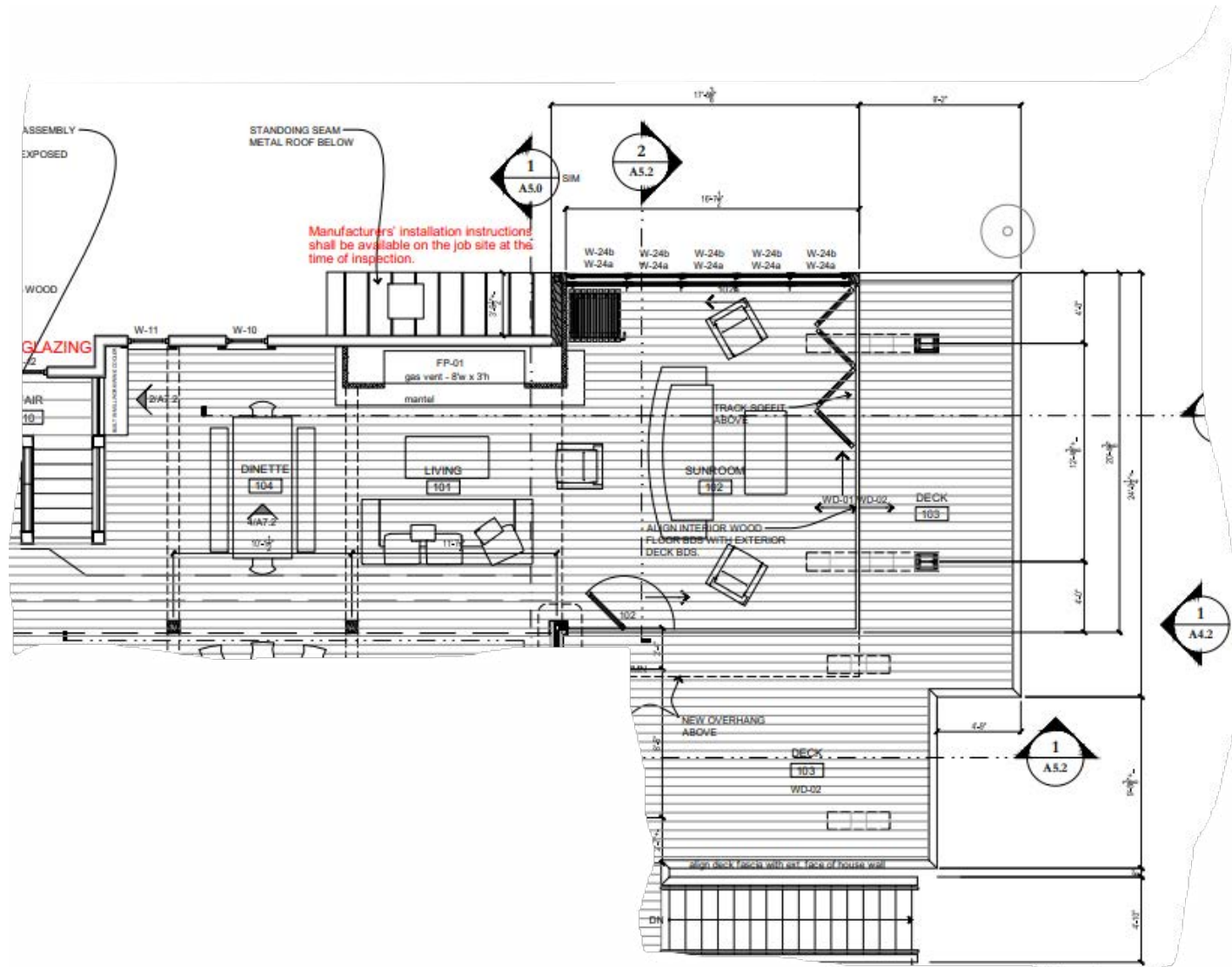
sliding stacking glass doors that opened at the outside corner and retracted all the way to the back wall. The fabricated steel frame suspended the structure from the angled steel piers.

This room addition was part of a whole house renovation that included interior remodeling, all new interior finishes of paneling, cabinets, stone floors, fireplaces and IPE hardwood floors. Exterior was refurbished too with new windows and siding of IPE and Cedar woods.

BEFORE FLOOR PLAN



AFTER FLOOR PLAN



BEFORE PHOTOS



BEFORE PHOTOS continued



AFTER PHOTOS



AFTER PHOTOS continued



AFTER PHOTOS

continued



AFTER PHOTOS

continued



AFTER PHOTOS

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AFTER PHOTOS continued



AFTER PHOTOS continued



AFTER PHOTOS continued



AFTER PHOTOS continued



CLIENT QUOTE

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We are so glad we chose _____ to work with. It is a genuinely family-run business. Everyone on their team is wonderful, professional and took pride in their work. _____ & _____ are true craftsmen and class acts. It was a complete renovation, from the studs, and we worked together for 2 years! We enjoyed getting to know the whole team and they absolutely brought our dream, on paper, into real-life.

HOMEOWNER, RES ADDITION OVER \$500K

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