

From a house ...



... to a home



THE NEED TO UPDATE

The goal of this project was simple — to take a dated, 1950's style ranch house and update it to meet the needs of a 2000's style family. The house had been built by the owner's parents, so updating this house would also be a sentimental mission.



Existing front elevation

There were several issues the owners wanted to correct. First, the master bathroom was divided into two areas. The toilet and sink were in one room, and the shower was built into a closet across the hall. Second, their vehicles would not fit into the existing attached garage space with the off-center facade. Third, the exterior of the house needed some work, and the current



Existing kitchen

owners wanted exterior products that were low maintenance so they could enjoy their new interior spaces.

The owners were not sure whether they needed to put an addition on the house or renovate within the existing



Existing rear elevation

construct four separate additions — one adding a front porch, one extending the existing garage, and two additions to the rear of the house, one as a sunroom and the other as a master



Existing rear porch



Off-center garage

structure. By using Chief Architect, plans and renderings of the proposed changes were produced so the owners could easily determine which direction they wanted to go. Soon the decision was made to

bathroom. Plans were approved, contracts signed, and permits obtained. Now came the interesting part—the owners were determined to remain in the house during construction. In order to make this happen, the

project was divided into two phases. The first phase would be the construction of a full bathroom and laundry room in the existing finished basement. The second phase would be the additions and renovations to the first floor. Only after the basement renovations were completed would the owners be ready to pack up and become “cellar dwellers”, and then the second phase of the project could begin.



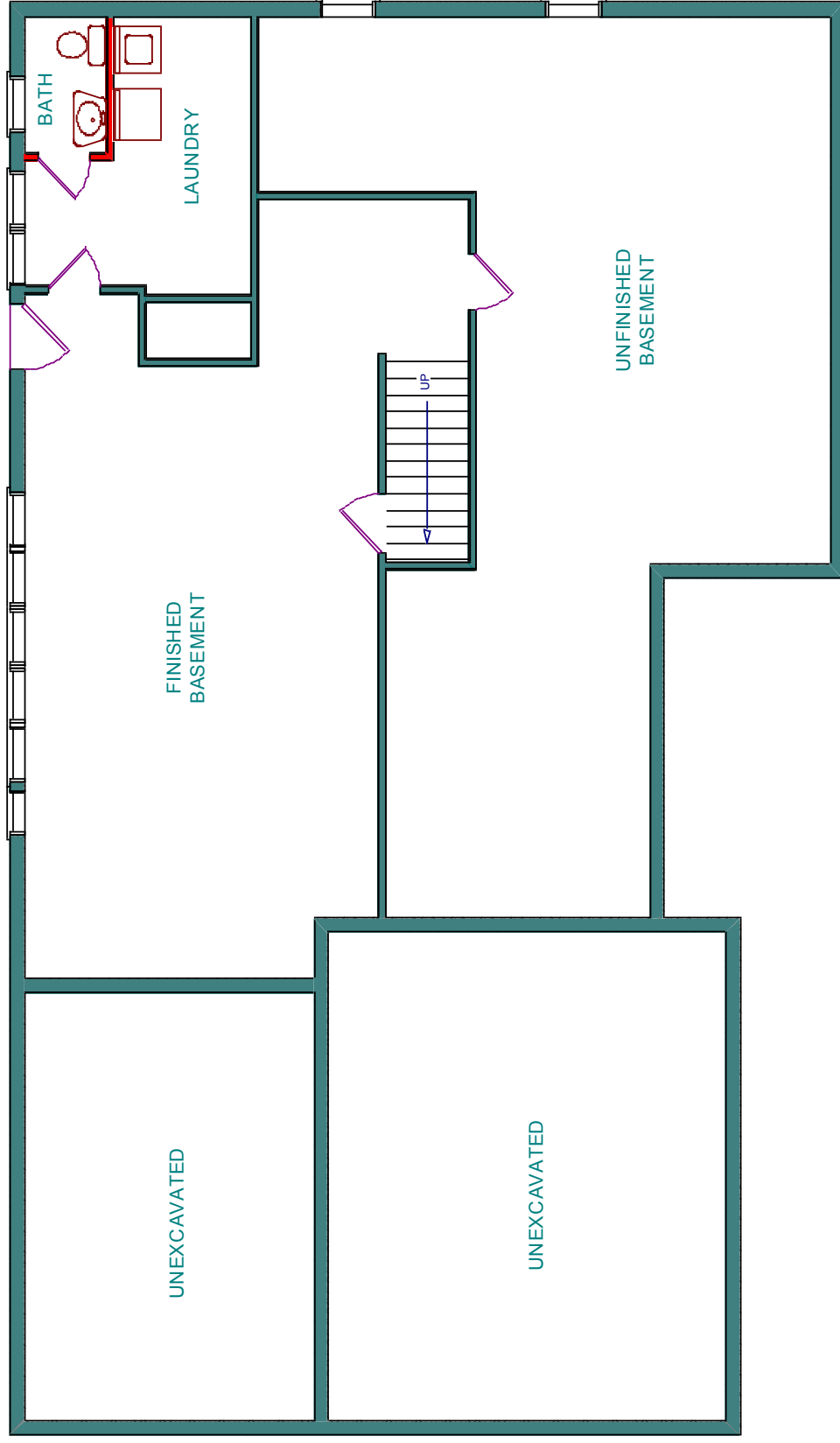
Existing Master
Bathroom &
separate shower



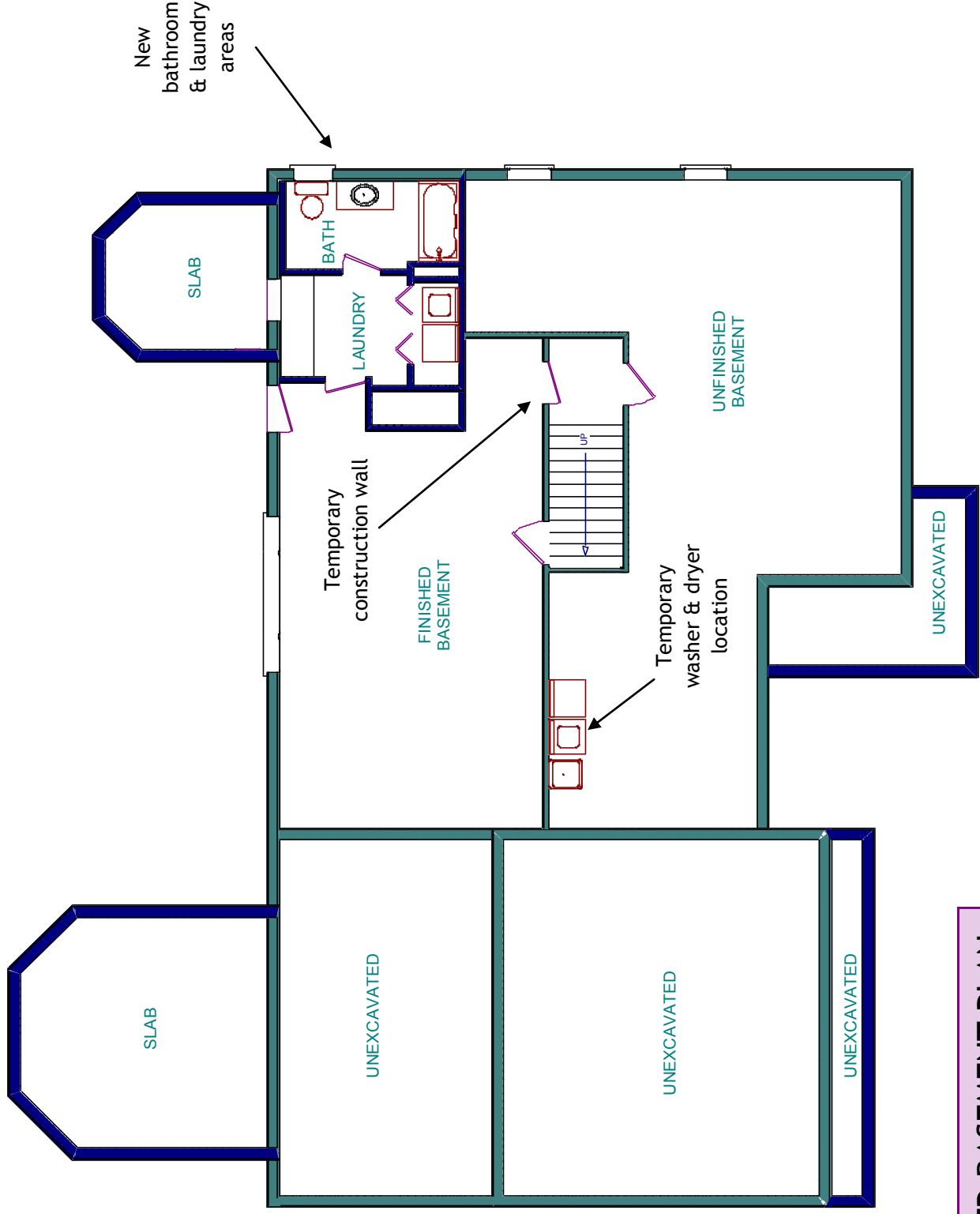
Existing kitchen



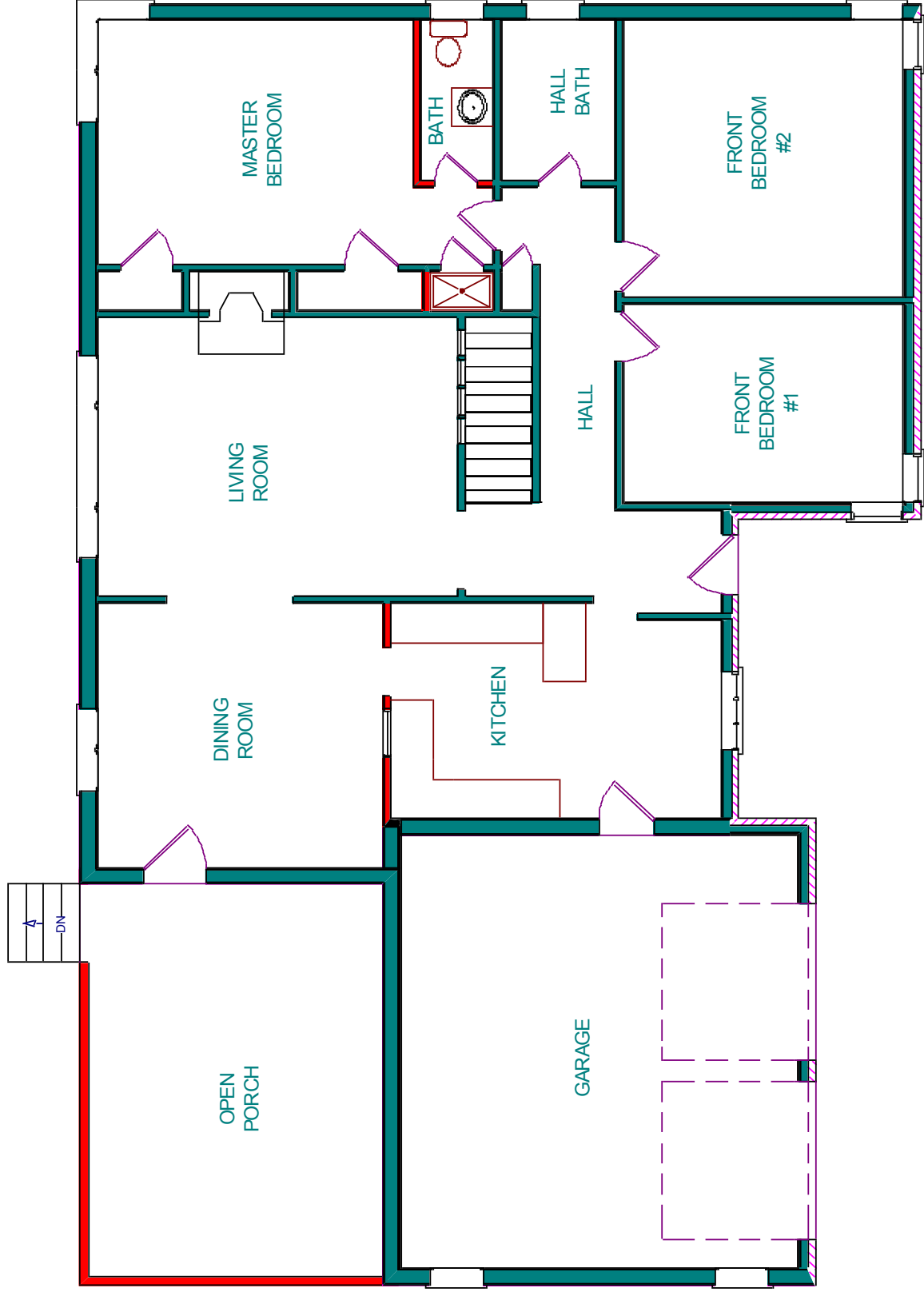
*“We wanted a home
that would
accommodate us for
the rest of our lives”*



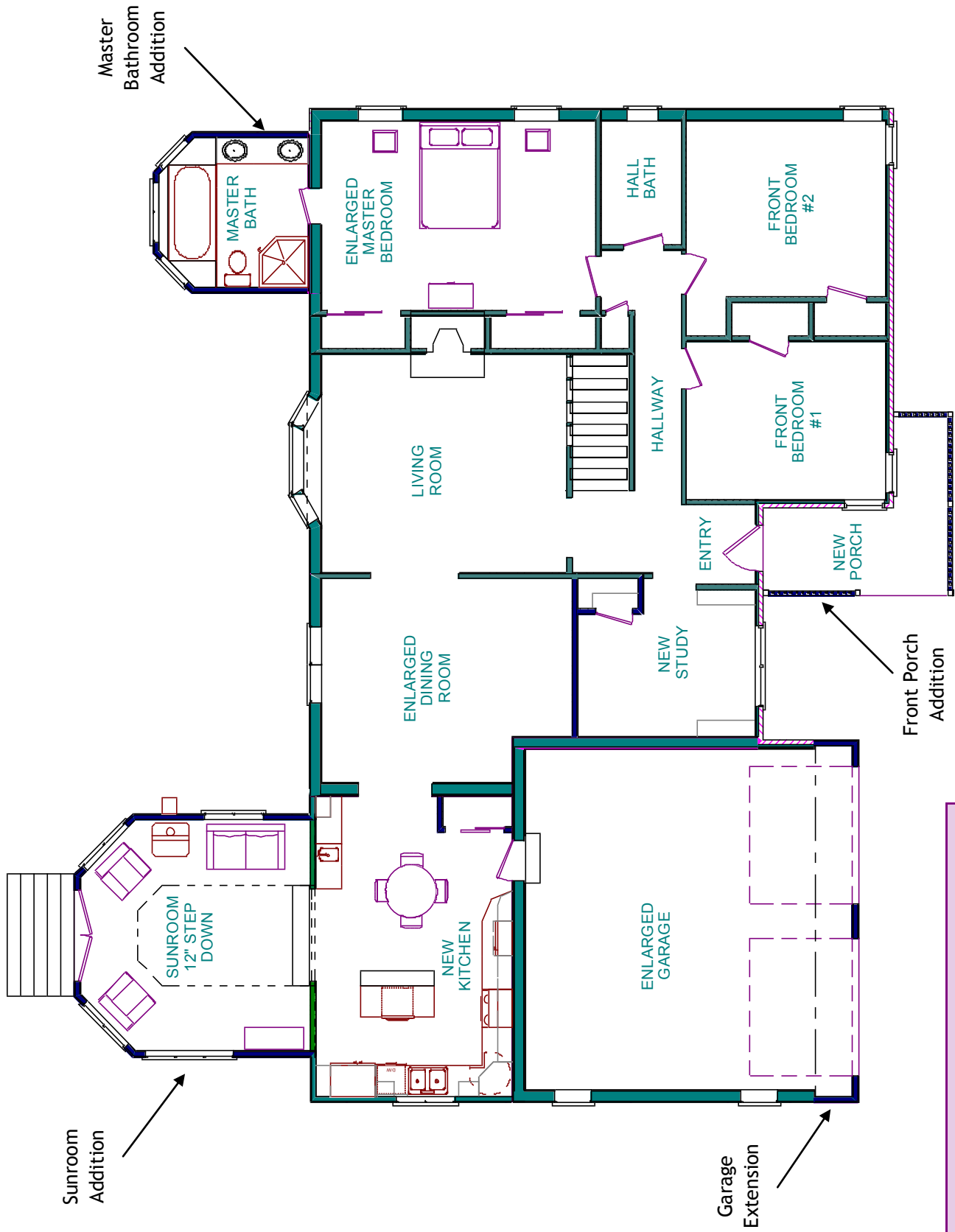
EXISTING BASEMENT PLAN



RENOVATED BASEMENT PLAN



EXISTING FIRST FLOOR PLAN



RENOVATED FIRST FLOOR PLAN

LET'S GET STARTED

The first phase of construction included a new bathroom and laundry room area and replacing the existing windows and exterior door in the finished basement area. The finished basement was closed off from the construction area with a temporary wall, and the washer and dryer were relocated to the unfinished basement area so they were still accessible to the owner.



Existing
basement



New basement
bathroom



New basement
laundry area



MOVIN' ON DOWN

Once the first phase of the project was completed, it was time for the owners to move into the finished basement and begin the second phase of the project. It also meant that the owners had to store all of their furnishings so the work area would be accessible. Excavation and demolition began, and the second phase was underway.



Front porch
excavation



Sunroom
excavation



Garage extension
excavation



Master bathroom
block foundation



Sunroom block
foundation

WHERE DID THE ROOF GO?



Removal of existing roof system



New roof system installation



Completed roof & wall system



In order to convert the existing open rear porch into the new kitchen and allow for the addition of the sunroom, the roof structure over the existing porch needed to be removed and replaced.

NOW THAT'S PROGRESS!

Once the roof section was replaced, the project progressed through framing, roofing, and replacing windows & doors. The additions and renovations were beginning to take shape, and the owners could see the dynamic changes to their home.



Rear
elevation



Master
bathroom



Sunroom from
new kitchen



Living Room
bay window



Kitchen from
sunroom



Master bathroom neo-
angle shower



Sunroom
roof framing



Garage Extension

"We can't believe it—every day there is something new to look at!"



Protection of new garage floor



Front Porch addition



Kitchen



CLOSE IT UP

New windows were installed in the entire house, and the windows in the master bedroom were relocated to fit in the expanded area. After the exterior of the additions was watertight, it was time to work on the interior renovations. The dining room and master bedroom were enlarged, and the existing master bathroom was removed. One of the closets in the master bedroom was enlarged, along with the construction of a closet in the new study. Mechanicals and cellulose insulation were installed, and dry wall began.



Relocated master bedroom windows



Enlarged Master bedroom



New study closet



Enlarged Dining Room



Enlarged opening between dining room & kitchen

LET'S FINISH WHAT WE STARTED

While the rough work was being completed, the owners were busy selecting the items which would finish their new spaces. Plumbing and electric fixtures were selected, wall colors and finishes were coordinated with flooring, and cabinets,



Kitchen &
wet bar
cabinets



Master bathroom tub deck



Sunroom engineered
wood floor



Columns between
sunroom & kitchen



Exterior plaster on entire house

countertops and appliances were finalized. The layout and cabinet style for the kitchen was completed and ordered. Things were

starting to come together, and the owners were getting excited to move into their new home.



New front porch



Master bathroom



Master bedroom



Kitchen island

"Our new kitchen is the perfect place for our family to gather."

“OUR NEW KITCHEN AND SUNROOM ARE MORE THAN WE EVER IMAGINED!”

The finest compliment you can receive as a builder is to have a customer say that you have exceeded their expectations. Our job, as building professionals, is to make sure we identify the needs of our customer, design a project that meets those needs, and then see it through to completion. Once a project is completed, it should change your customer's home as well as their lives in a positive way. By carefully listening and responding accordingly, we have definitely changed this customer's life in a positive direction.



Kitchen



Sunroom

To keep our business growing, we count on our customers to recommend us to their family and friends. This customer was referred to us from a previous customer and now we look forward to their referral to keep it growing.



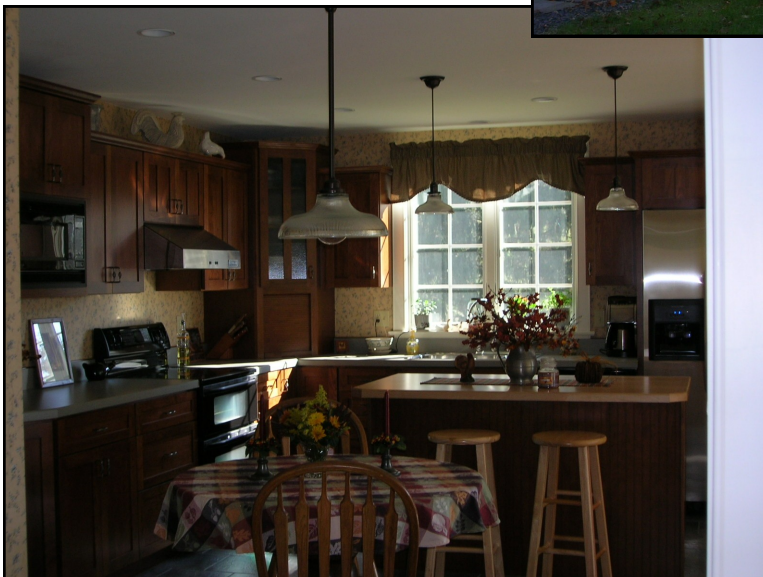
Wet Bar



Enlarged dining room



New Front Porch



Kitchen



Master Bedroom





