



## ***From Top to Bottom: A Luxurious 3-Story Addition***

NARI Minnesota 2025 RotY Awards | Residential Addition \$250,000 - \$500,000



## BEFORE THE REMODEL

### Why a Home Addition?

These homeowners loved the location of their home, with its easy access to highways, parks and restaurants. It was in a great neighborhood with a wonderful community and a cozy, tucked-away feel. They adored the classic style of the house, with its elegant archways, large moldings, and gorgeous hardwood floors throughout.

However, life had reached a point where the couple needed more space. They had grown tired of the lack of storage, tight corridors, constant running into each other, tripping over dog beds, and having to take turns in the kitchen and bathroom. What they needed wasn't a new house; it was simply more space to help their home better suit their lives.

### House Frustrations

Functionally, the house brought a lot of daily-living frustrations. It was full of cramped, awkward, dated spaces. The kitchen was so small it could not even accommodate a refrigerator in the main space! Upstairs, the primary bathroom was tiny and awkward, closet space was severely lacking, and one homeowner had to store clothing down the hall in another room. The main level didn't have closets or storage space, and there was nowhere to store coats, vacuums, cleaning supplies, sports equipment, or pet supplies. Entrances and exits in the home were cramped and dangerous. Plus, they wanted to be able to host overnight guests, and have an accessible bathroom so older family members could visit.

## Remodeling Needs and Goals

The primary goals of the addition were to create a new kitchen and owner's suite, and to increase space in the basement. They also wanted to improve flow, pathways, and entrances throughout the home, plus create an accessible bathroom on the main level. More storage was also important, as well as better access to the outdoors.

***"The entertainment experience is important to us. We envision a seamless open floor plan that opens the kitchen to both the living room and dining room, and into the outdoors – with a wall of windows to let in the natural light and bring the outside in."***

Our clients had invested a lot of time and work into creating a personal oasis in the backyard, and it was important to them to avoid losing so much space that they could not recreate it. Design-wise, it was important to retain the look and feel of the original house components. They wanted to blend the addition into existing parts of the home for a seamless overall look and feel - both inside and out.

### Our Solution

A modern home addition on the back of the house turned out to be the perfect solution. It created space for a spacious primary suite, a new kitchen, and an

expanded basement (which now features a fun golf simulator!)

The previous porch space was reconfigured and expanded to create a new, spacious kitchen, and the original small kitchen area is set to become a butler pantry. Pathways, entrances and exits were all modified for more space and better flow, and a powder room was added to the main level. With the addition of a new owner's suite upstairs, the previous bedroom and bathroom now function as guest accommodations.

The final addition is just the right size. It accommodates all additional space needs, while flowing seamlessly into the existing home on all three levels. Plus, they didn't have to sacrifice too much yard space!

### Challenges

This addition was for a small house, on a small lot, which was quite challenging. Additionally, the new basement had to be dug out extra deep to accommodate the golf simulator. Because of the depth, more dirt had to be dug up, and in this tight lot there was barely room for it, nor room for machines to move it! Since the homeowners wanted to preserve their existing gardens and yard, our team took extra care to save as much of the garden and landscaping as we could.

Additionally, a significant challenge arose during the planning phase. The allotted budget for the project ended up not being able to support a basement addition deep enough to include the golf simulator. This was heartbreaking to one of the homeowners, who dreamed of a place to practice his swing at home! Our team found the solution in a wood foundation which

was not only more affordable, but also more sustainable. The wood foundation also allowed for more insulation, keeping the basement extra warm and cozy. Our team worked hard to learn how to implement wood foundations, and it required additional engineering. As a result, the basement remodel was completed on budget — golf simulator and all!

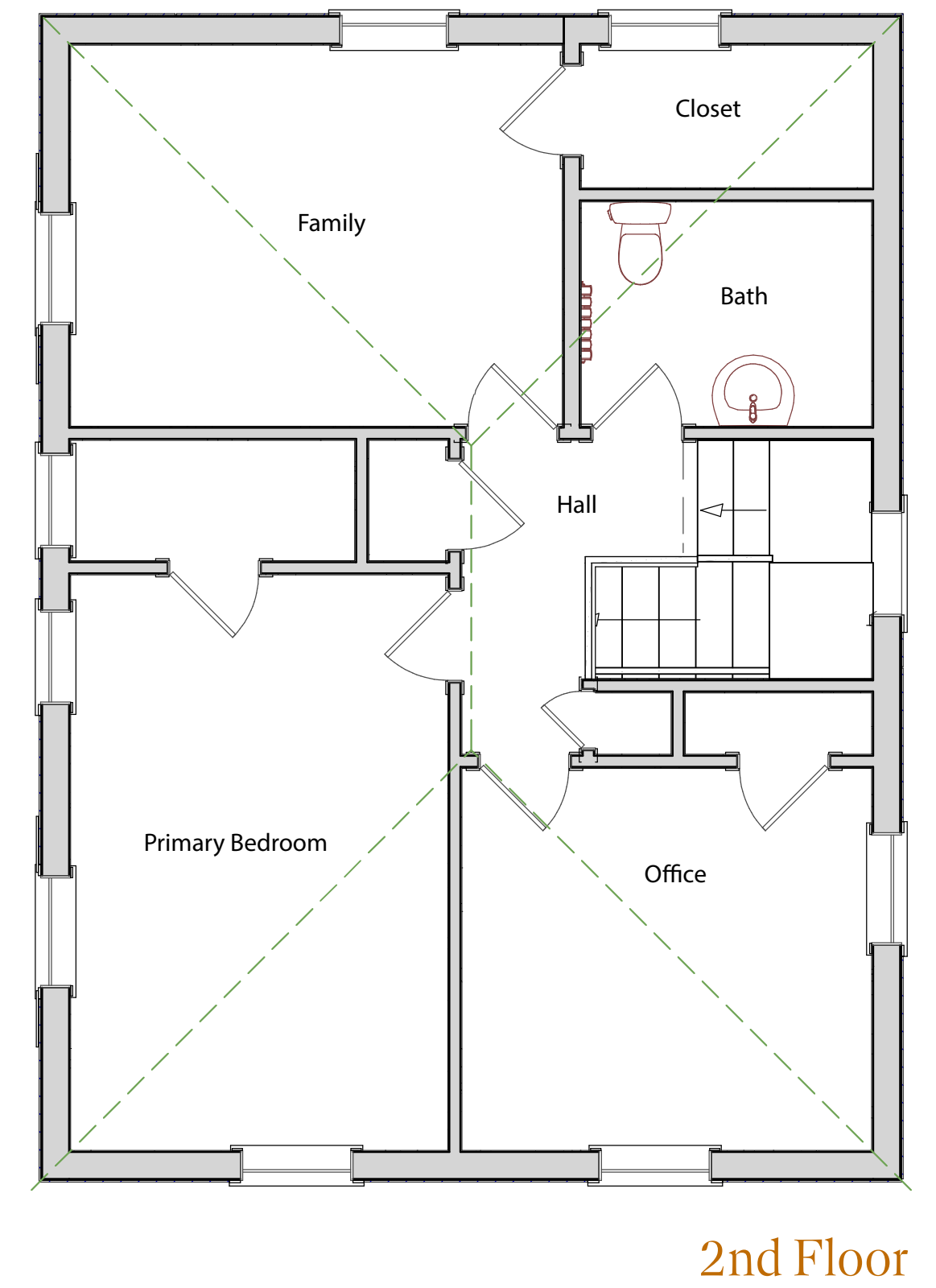
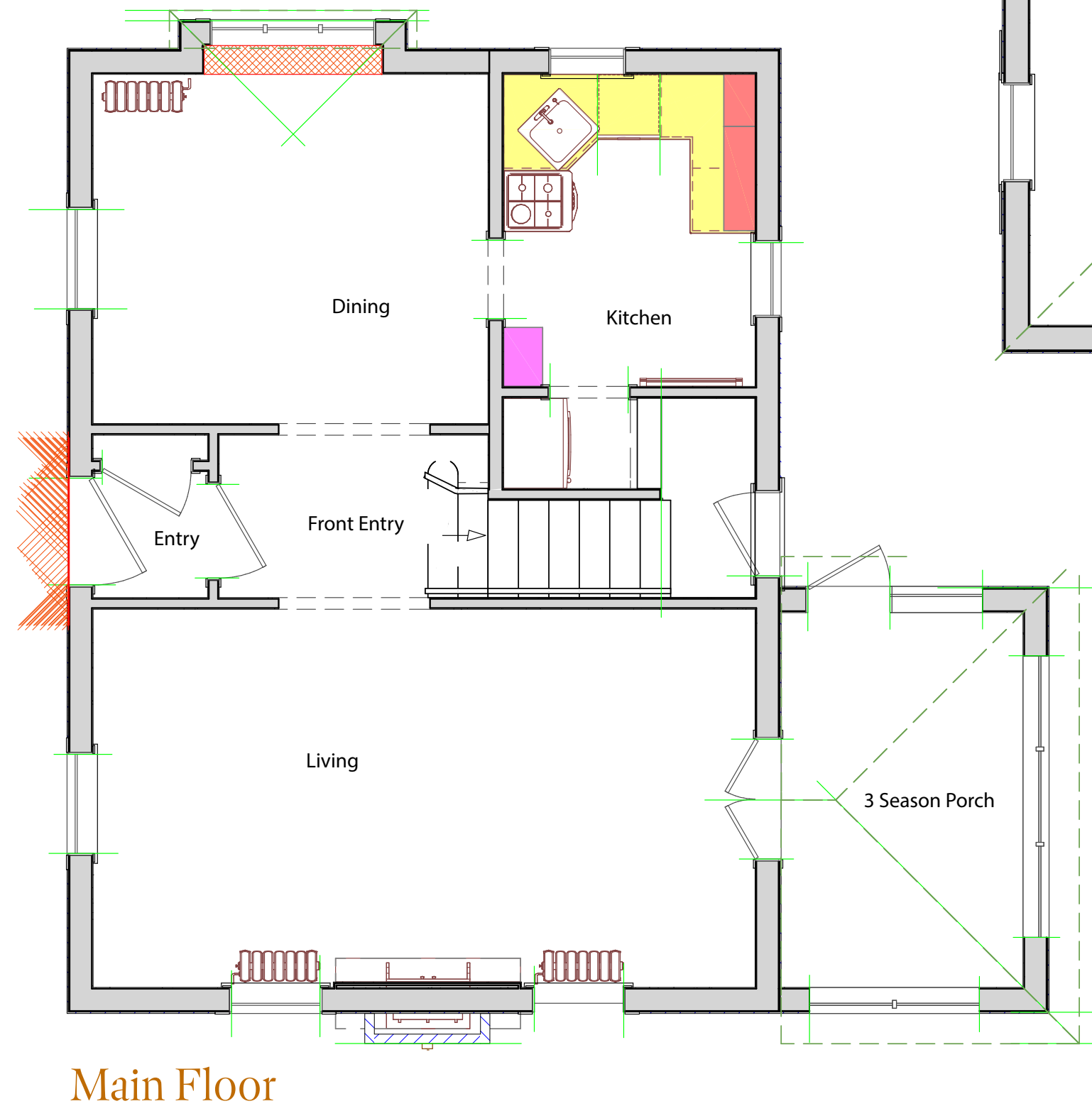
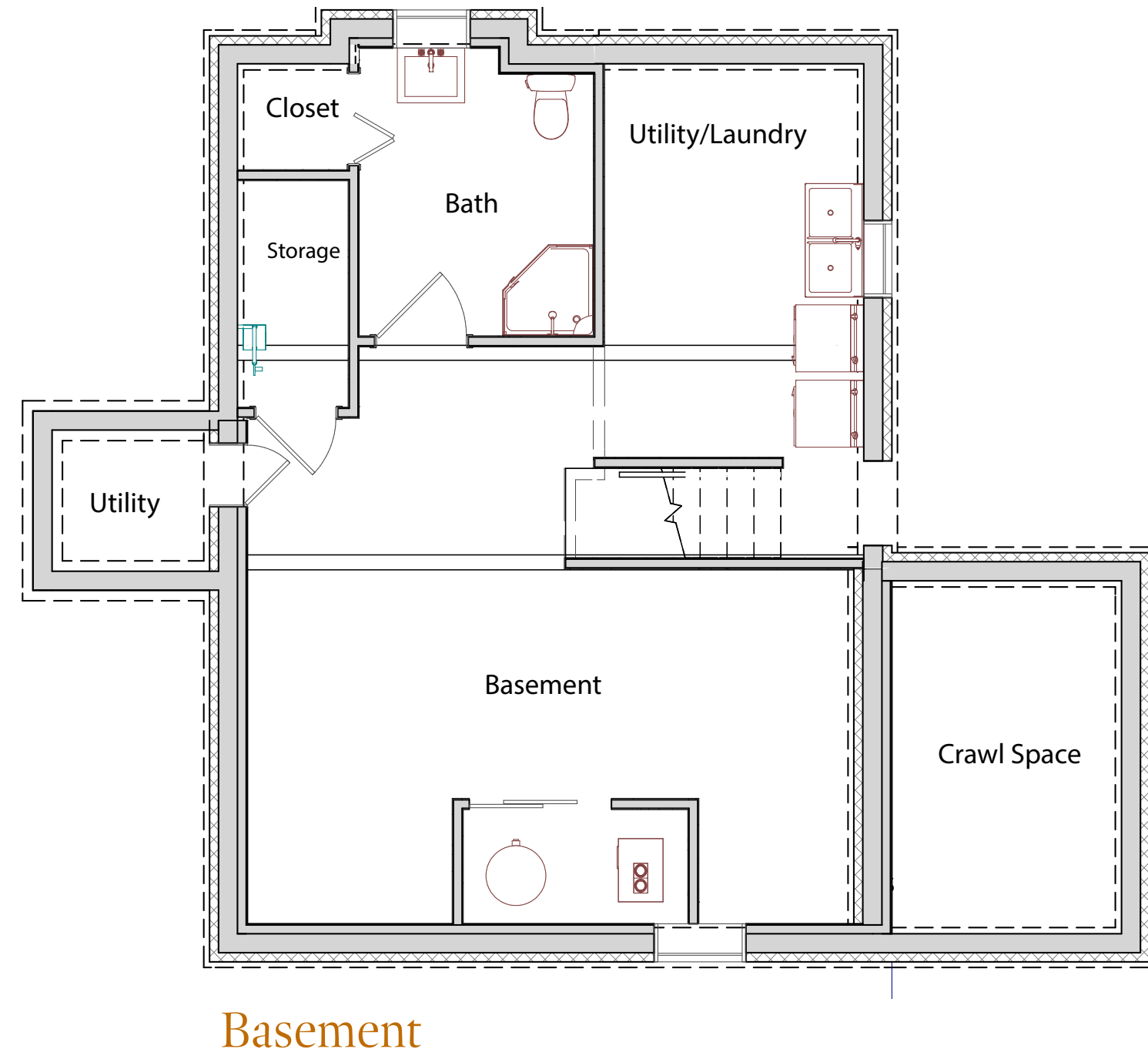
## AFTER THE REMODEL

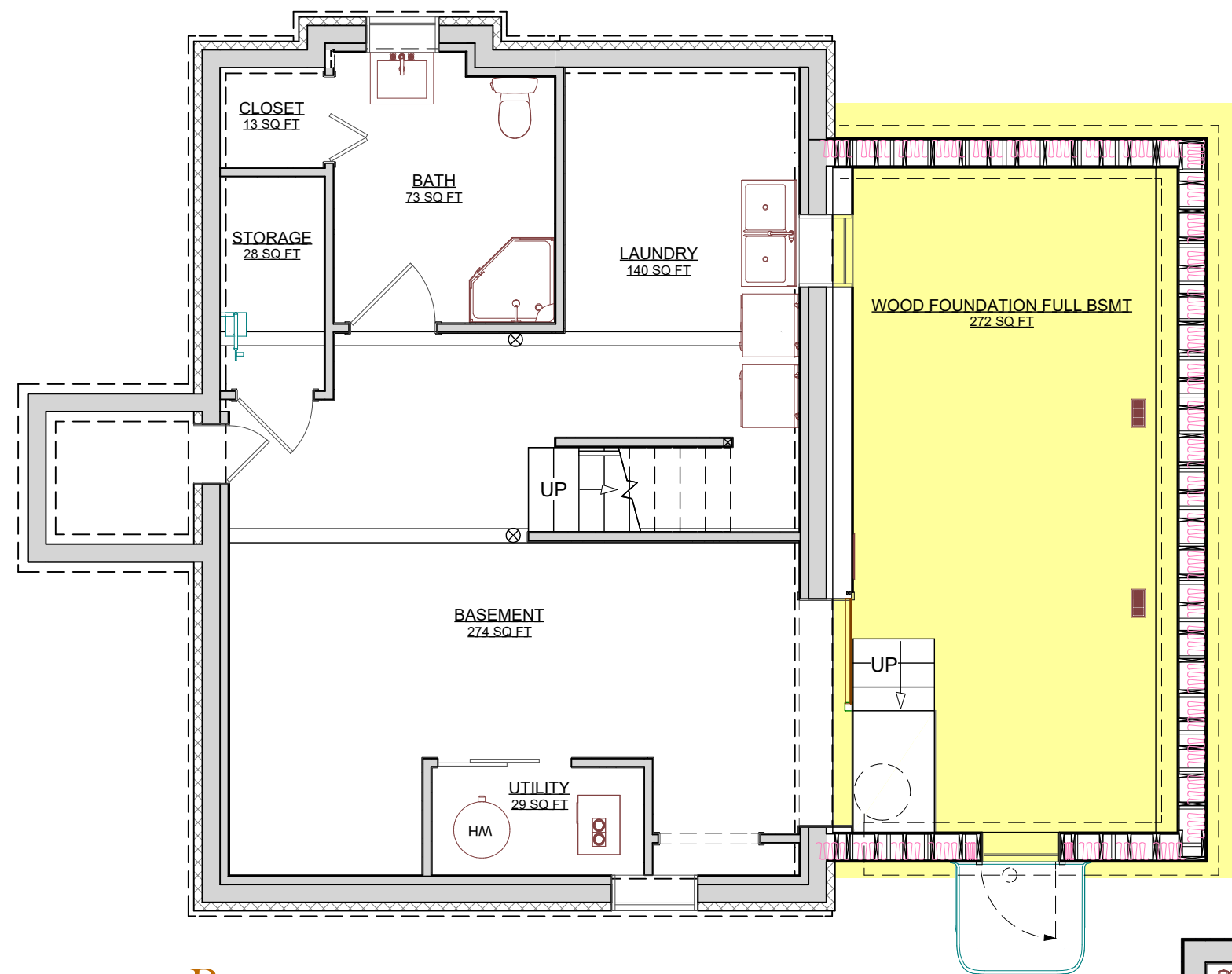
### The Home Now...

The final Minneapolis home addition is the perfect size for our clients, allowing them to still keep their backyard living spaces while almost doubling the square footage of their home. Best of all, the house still comfortably fits in with the homes surrounding it.

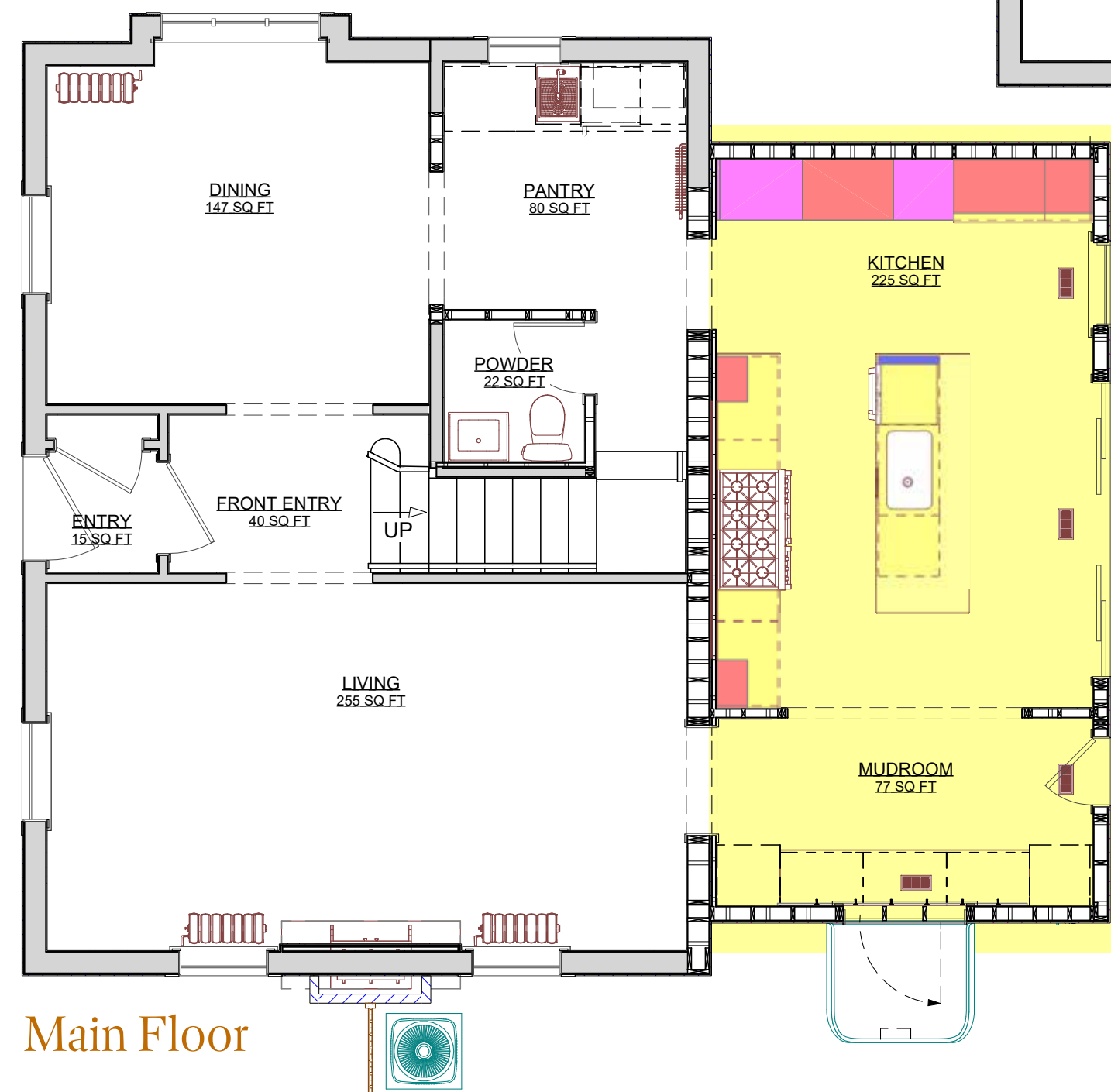
All key additional space needs were fulfilled, resulting in a large, highly-functional kitchen, a new owner's suite, a new powder room, plenty of new storage options, improved entrances, better flow, beautiful new spaces to enjoy and entertain in, and a basement expansion.

Now that the addition is complete, the back entry is set up and ready for cabinet installation to create a fantastic new mudroom, and the former kitchen will soon become a butler's pantry - for even more storage and serving options! These homeowners couldn't be happier with their addition, and look forward to enjoying the space for many years to come.

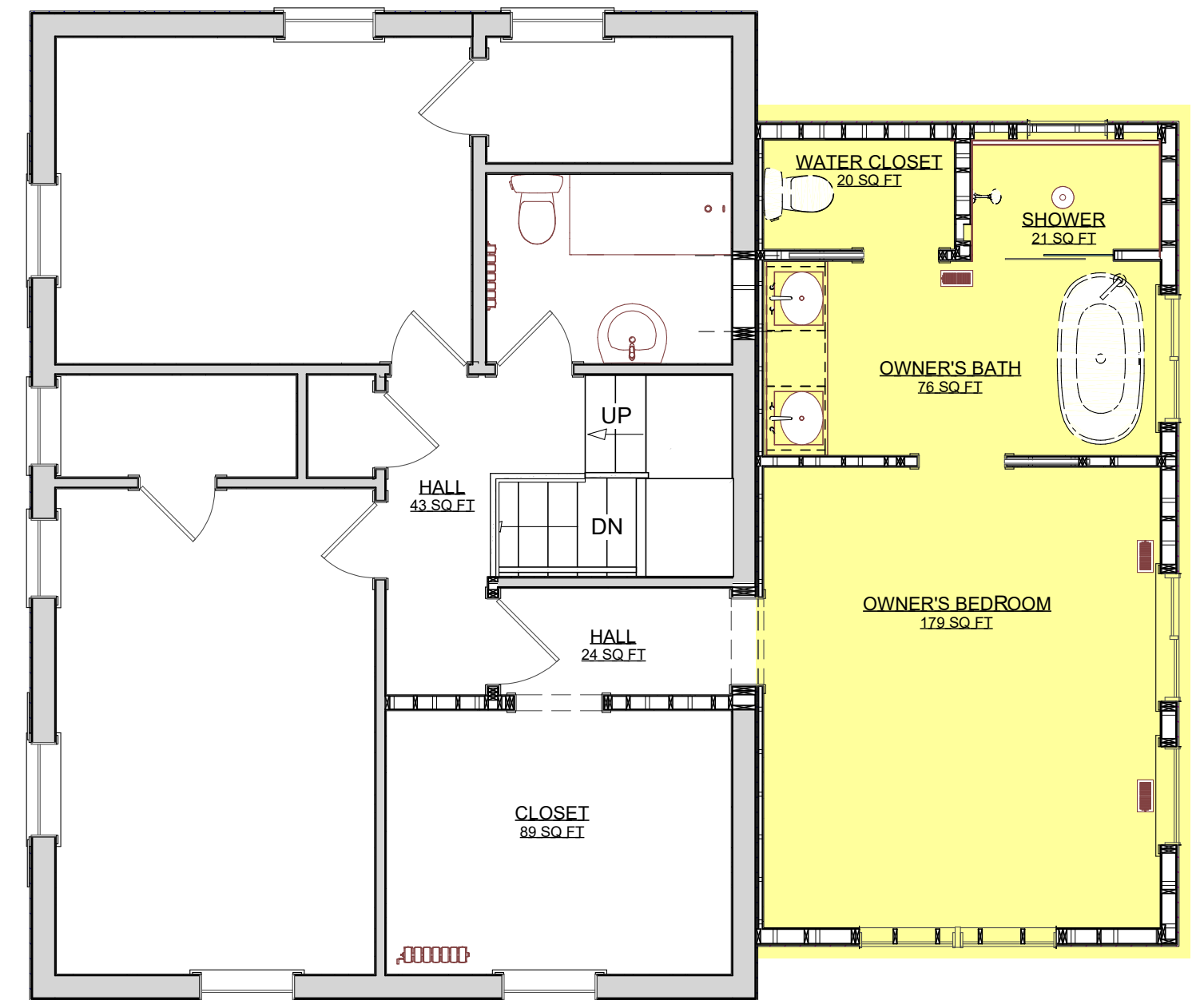




Basement



Main Floor



2nd Floor





## OUTDATED & LACK OF FLOW

- Cramped, small, tired and outdated kitchen
- Primary bedroom: small and cramped, lacked closet space, awkward layout
- Primary bathroom: small, cramped - could only fit one person getting ready at a time
- Entrances and exits throughout were narrow, awkward and dangerous
- Lack of flow, tight passageways, roundabout journeys to get outside
- Lack of storage leading to excessive clutter
- No accessible bathroom







## REMODELING GOALS

- A larger kitchen - fit for multiple people and better entertaining, with safer clearances, built-in storage, and cooking & cleaning ease
- A more organized home life where everything could "have its place."
- A bigger basement for storage and entertainment
- Additional storage options throughout the home
- Accessible main floor bathroom so parents and older family members could visit
- Adequate storage for vacuums, cleaning supplies, pet supplies on the first floor
- A larger primary bedroom with space to accommodate dog beds and movement without tripping
- More natural light and brighter spaces throughout the home
- Better flow - less running into each other and tripping over one another (or guests!)
- A basement addition deep enough to accommodate a golf simulator
- A home addition that looks natural — both on the home and on the block

*"We want good flow between spaces - and enough storage for everything!"*



*After*







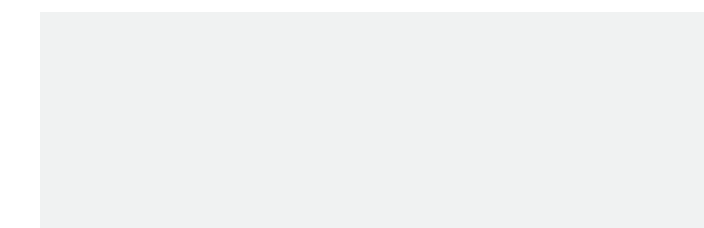
## CLIENT VISION:

- Create new spaces with a unique balance of modern and traditional elements, honoring the home's historic charm while still introducing fresh, contemporary, luxurious components.
- Include a blend of industrial-inspired features with plenty of organic colors and textures for warmth and livability.
- Create a seamless visual flow between the new addition and the original structure, avoiding any "new vs. old" divide.

## THE NEW AESTHETIC

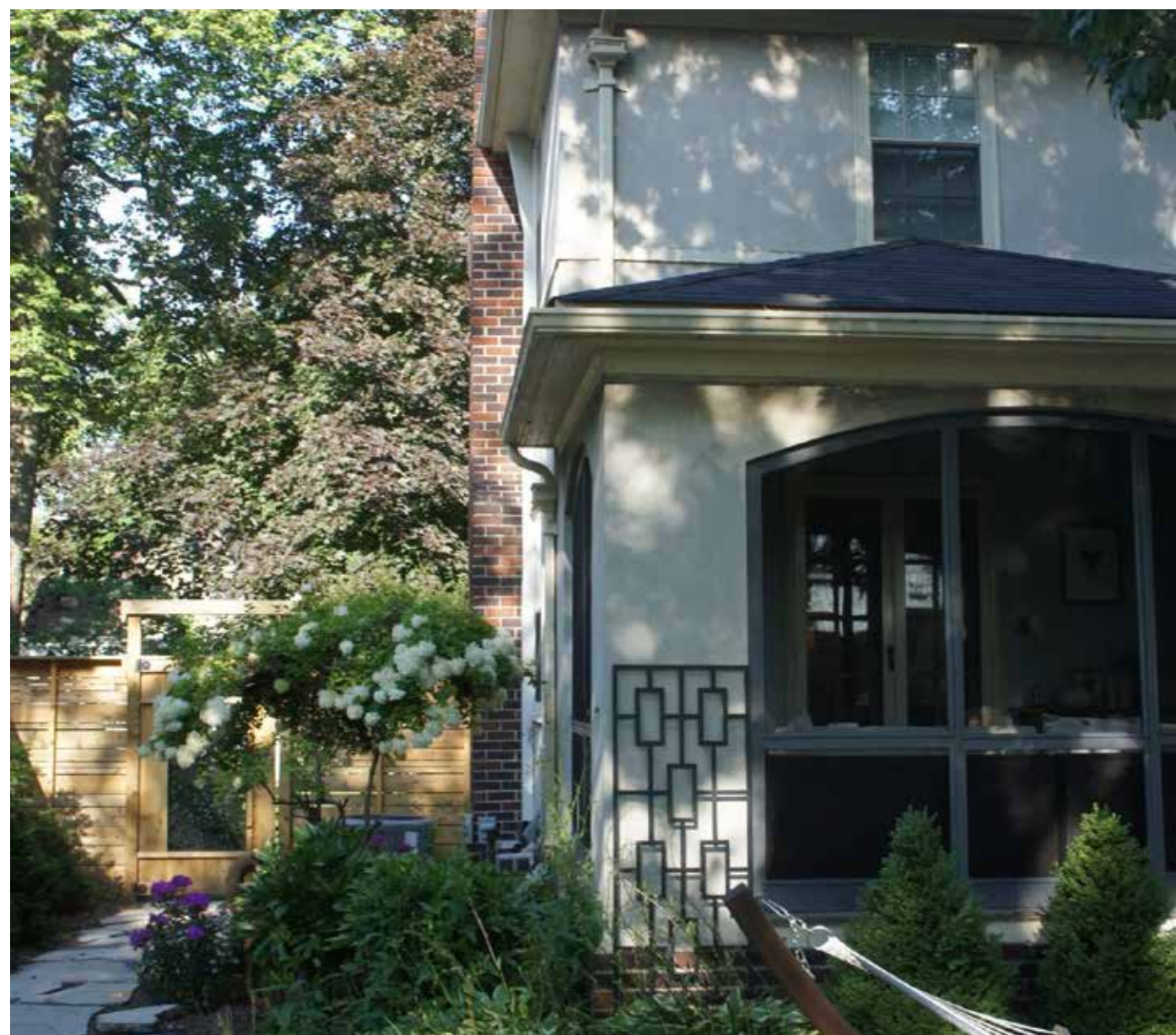
- Industrial accents, such as light fixtures and black window trim, balance out the soft, natural wood tones of the cabinetry and white oak flooring.
- Pale wood flooring and a soft sage color palette throughout creates an organic, high-end aesthetic that feels sophisticated and soothing.
- Black leathered granite countertops paired with a dramatic, veined marble backsplash, create a bold yet timeless focal point in the new kitchen addition.

- Warm natural finishes intermingle with more structured features throughout all three stories, tying each space together and maintaining consistency throughout.
- The new addition needed to flow seamlessly into the existing home, so our team replicated original details of the original spaces— such as arched doorways, baseboards, and crown molding—into the new spaces to create a fully integrated look throughout.
- Industrial-inspired textures and finishes in the basement addition are balanced out with a large window, warm woods and soft materials for comfort.
- New flooring was precisely matched to existing flooring for nearly seamless transitions that blend new oak flooring into the original oak flooring combining traditional elements with modern both upstairs and on the main level





# *Before & After*



*BEFORE*





# *Before & After*





# *Before & After*





# *Before & After*





# *Before & After*



*BEFORE*









## THE ORIGINAL KITCHEN

- Cramped
- Small
- Outdated
- Unappealing
- Impossible to host in

### A Kitchen Built for 1920's Living...

The original kitchen in this 1924 home was a testament to 1920's life. It was small, with a tiny sink, an extra small range squished in, and a small refrigerator wedged into an odd space around the corner.

The sink was awkward, small, and could not accommodate baking sheets or large pans. It was old and porcelain, constantly staining, and very difficult to clean. The homeowners had to do an uncomfortable squeeze to get between the dishwasher and stove. They had grown tired of meal prep and clean-up taking twice as long, with only one person able to cook or work in the space at a time, and longed for a kitchen meant for modern living.

### CLIENT NEEDS

The couple dreamt of an airy & open kitchen that was highly functional, had great flow, was full of natural light, looked great, and could accommodate both of them cooking and cleaning up at once. They didn't want to feel embarrassed about their kitchen anymore, but for it to be a space they loved being in and showing off. They wanted a kitchen to gather in, with plenty of storage, and dreamt of an easier transition from the kitchen to the backyard for regular outdoor dining.



*"We envision a seamless open floor plan that opens the kitchen to both the living room and dining room, and into the outdoors, with a wall of windows to let in the natural light and bring the outside in."*





## THE NEW KITCHEN: CLIENT NEEDS MET

- Windows overlooking the backyard
- Space for a larger, more accessible refrigerator
- Room for two to cook and clean
- Ample drawers and storage options
- A sink that could accommodate large pans and cookware
- Space for entertaining and gathering
- Room for guests to help serve and prepare meals, or mingle
- Task, ambient and natural lighting - controllable for atmosphere
- A kitchen island
- More counter and work space
- Cabinetry to ceiling
- Soft close cabinets
- A professional grade cooktop
- A pantry
- Energy-efficient appliances
- Good pot and pan storage
- A place to tuck away small appliances
- A tile or stone backsplash - complemented by natural wood
- High-performance windows
- Dedicated recycling and trash zone

## A Kitchen That Feels Like Home

The final kitchen design realized the homeowners' vision of having a tri-color kitchen, natural wood and stone, and a mix of both wood and painted cabinets.

The stove area is the gorgeous focal point of the kitchen they hoped for, with a stunning porcelain backsplash surrounding a sleek, modern hood.

Now, no longer cramped and fighting for room, there is plenty of enjoyable space for both homeowners to cook together, hang out, and host family and friends as they please.



## THE BEDROOM - BEFORE:

These homeowners desperately wanted a primary bedroom area that was spacious enough to accommodate both a large bed and an area for their two dog beds. They also dreamed of enough room to easily walk about - maybe even sit! - without fear of tripping over a sleeping dog or banging a shin on an open dresser drawer. Another must was closet space to accommodate both homeowners' clothing, so no one had to walk down the hall to get dressed, which drove them crazy.

### New Bedroom Goals:

- Enough space to comfortably move around in
- Room for a king-sized bed
- A view of the yard
- A ceiling fan
- A large walk-in closet built for two
- Space to have a small sitting area
- Room to accommodate dog beds
- High-performance windows
- Lots of natural light, but with options for privacy

## THE BEDROOM - AFTER:

- Room to move about - no tripping or bumping!
- Windows that let in light - but higher up, maintaining privacy
- Room for dog beds!
- Former guest bedroom space is now a spacious walk-in closet that can accommodate both homeowner's clothing and accessories
- An energy efficient ceiling fan
- Thick, comfortable carpet to keep things cozy - even during the harshest of Minnesota winters



Before







Before



## THE BATHROOM - BEFORE

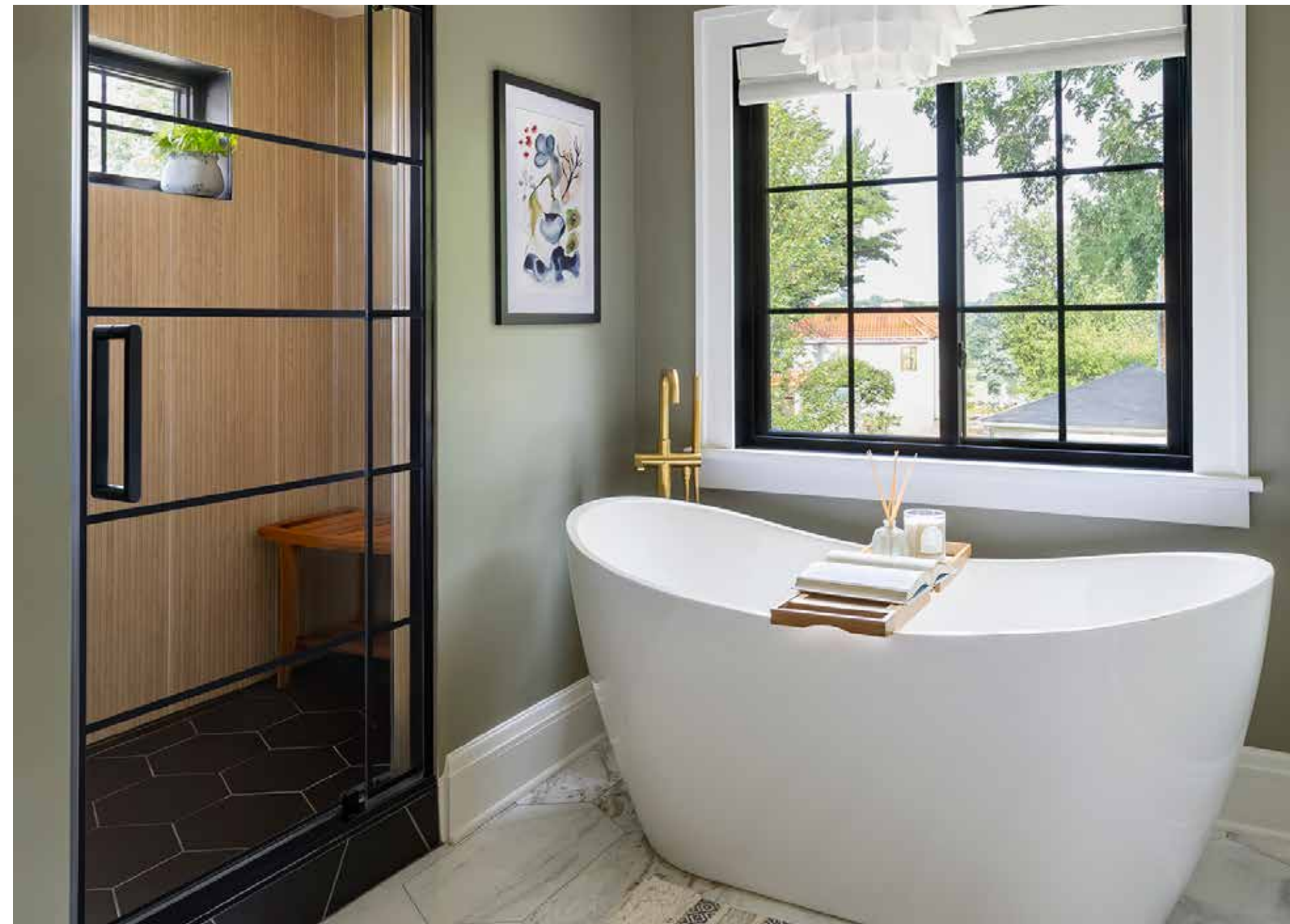
The previous primary bathroom was very small, and could only accommodate one person at a time. This made getting ready in the mornings difficult and time-consuming – especially on busy workdays. If the main bathroom was in use, the other person had to go down and around two levels to the cold basement bathroom.

### New Bathroom Goals

- Space to comfortably accommodate a couple getting ready in the morning
- Get rid of old pedestal sink
- A new vanity with counter & storage space
- Separate sinks for two people to get ready at the same time
- Filled with natural light
- Separate tub and shower
- Private or semi-private WC
- Linen storage
- Storage to contain daily use items and keep things close at hand but off the counter

## THE BATHROOM - AFTER

- Large, spacious, and full of natural light
- Separate water closet
- Double vanity - with storage space
- Freestanding soaking tub
- Remote control blinds, to avoid awkwardly leaning over the tub to open or close them
- Spa-like shower that has the look and feel of a Nordic sauna
- Luxurious, durable materials with a high-end look and feel



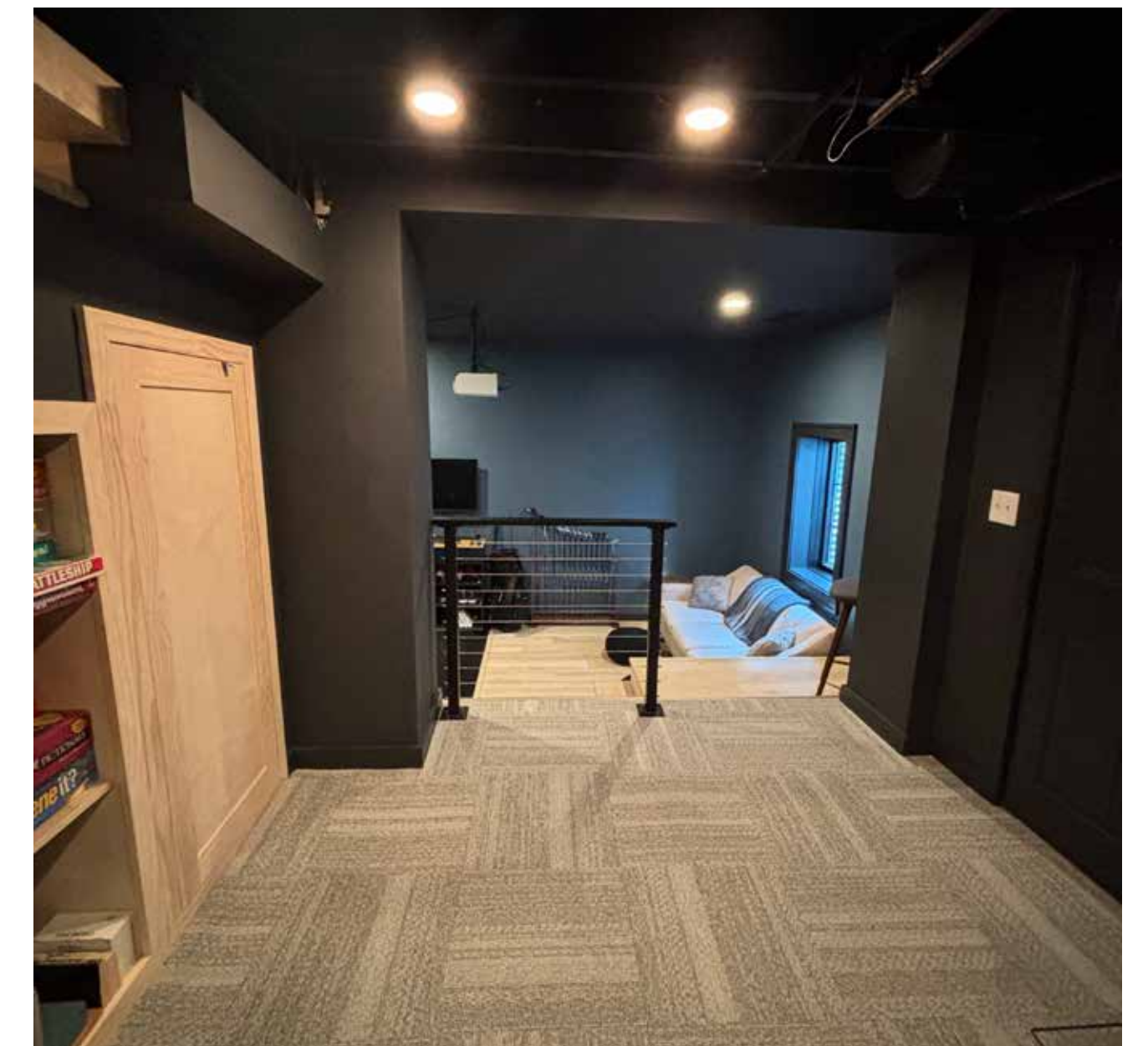
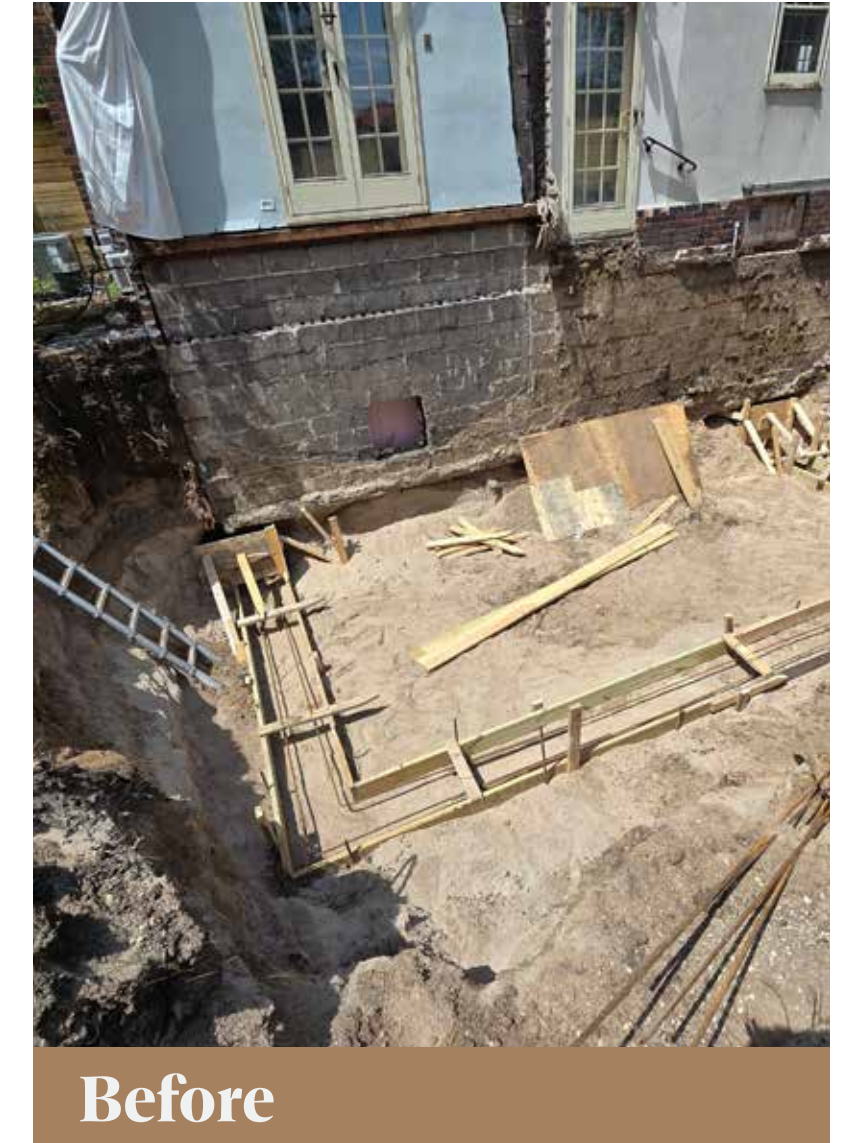


## BASEMENT ADDITION GOALS

- Expand the basement footprint with a custom-designed addition deep enough to house a professional-grade golf simulator and versatile in-home entertainment center.
- Regulate humidity with advanced climate control solutions, ensuring year-round comfort and protecting sensitive technology.
- Soundproof the space to allow for peace and quiet throughout the rest of the home when the golf simulator is in use.
- Natural southern light to keep the basement feeling welcoming and comfortable.

## New Basement Highlights

- A well-executed excavation and addition at the depth required to achieve an expansive ceiling height for full golf swing clearance.
- A top-of-the-line golf simulator designed for both sports and entertainment with turf flooring and realistic course simulation.
- The new golf simulator doubles as an in-home entertainment center, perfect for large-screen movie nights!
- High-performance sound-proofing within the walls and ceiling, ensuring minimal sound transfer and allowing one homeowner to sleep comfortably while the other practices their golf swing!
- Natural light flows in through a large southern-facing window, providing both warmth and a visual connection to the outdoors.
- Integrated humidity and climate control system to maintain precise air quality and temperature for both occupant comfort and equipment longevity.
- Durable finishes chosen to complement the luxurious and elevated aesthetic of the rest of the home.



*“There is hardly a day that goes by I’m not down there using that simulator”*



# The Powder Room



Before



## BEFORE

Before the remodel, there was no easy access to a bathroom within the home. When guests were over, they had to either go downstairs through the winding staircase to the unfinished, basement bathroom (which was primarily used for storage) or up a steep set of stairs to the couple's more private bathroom. With no accessible bathroom on the main level, it was difficult for elderly parents and older guests to visit.

The couple wanted their new powder room to be tucked away and comfortable, easy to access, with a moody, private feel.

## Powder Room Goals

- A first floor guest bathroom for company to use
- Fully accessible
- Tucked away, private feel
- A bathroom that didn't open directly into the kitchen or dining room
- A darker aesthetic than the rest of the home, while still being luxurious & elevated

## THE NEW POWDER ROOM

- The new bathroom is easy to access, centrally located, and was put into a spot perfectly tucked away (around a corner where the refrigerator used to be)
- The powder room has a cozy and dark aesthetic and is ready for art and wallpaper - a canvas ready to take on different styles and change looks
- Entertaining is so much easier and less stressful - for both guests and homeowners!



## BEFORE:

One of the frustrations of this house were the many small, narrow doorways, passageways, and winding staircases. Not only was it inconvenient, but it was also a safety hazard. There were multiple passageways where two people could not pass at the same time, and if the fridge was open - no one could get outside or access the basement.

### The Back Exit & Access to the Deck

- The backyard was only accessible from the kitchen, which meant going through a tight squeeze, with a twist, around a sharp corner. Serving meals on the patio was very difficult and transporting plates of food to the deck was risky.
- The route to get outside was narrow and crowded, and hosting guests was a comedy of bumping into each other and taking turns squeezing by while trying not to drop dishes.
- It was a gridlock if someone opened the fridge; the open door blocked anyone from getting in or out of the house.

### Accessing the Basement

- The tight and crowded back entry was also the narrow, winding route to the basement - adding a third path for possible collision.
- The twisting staircase was so narrow, the homeowners had to buy new laundry baskets that would squeeze small enough to carry downstairs.
- This multi-functional zone that led to the basement, backdoor, patio and kitchen also had to house the recycling bin, vacuum cleaner, pet food, and cleaning supplies. It was crowded – even without people trying to pass!

### The Living Room Entrance

- This primary entrance involved going through tiny french doors between the living room and the porch.
- Since the french doors were smaller than normal, it was a tight squeeze when carrying a lot of stuff in or out.
- The couple longed for a more standard door that made coming in with groceries - or letting the dogs out - less difficult and likely to result in an accident.



Before



Before



Before





## AFTER: ACCESS AND FLOW

Through strategic planning, reconfiguring passageways, and prioritizing needs we created a new space plan that includes greatly improved exits and entrances throughout the home, better pathways, and rooms that flow smoothly from one into the other.

- Going from the living room or dining room to the kitchen is a breeze - even for both dogs at once!
- The new large patio doors make traveling from the kitchen to the backyard and deck easy and comfortable, even with guests!
- The new back entryway is spacious and open - with space for coats, shoes, pet supplies, and more.
  - Mudroom cabinetry is to be added soon for even more storage and functionality!
- The stairway down to the basement has been opened up and is much safer and easier to navigate.
- The new storage solutions incorporated into the home keep all passageways clear.
- The homeowners can now dine easily in the kitchen, dining room and backyard, with plenty of access to move around and take the party into any part of the home.
- The refrigerator can now be opened with no fear of blocking traffic.

*“We want to entertain with an indoor/outdoor experience, allowing friends and family to visit throughout the kitchen and living room and seamlessly flow outside to inside - without being in each other’s way.”*



## EXTERIOR

*"Because we spend a lot of time in our backyard, we also want the exterior of the addition to be remarkable. We envision the exterior to be a modern addition to the traditional existing home."*

*We imagine white or black, with accents of cedar or other wood, clean lines, and an interesting look in itself."*

### Highlights

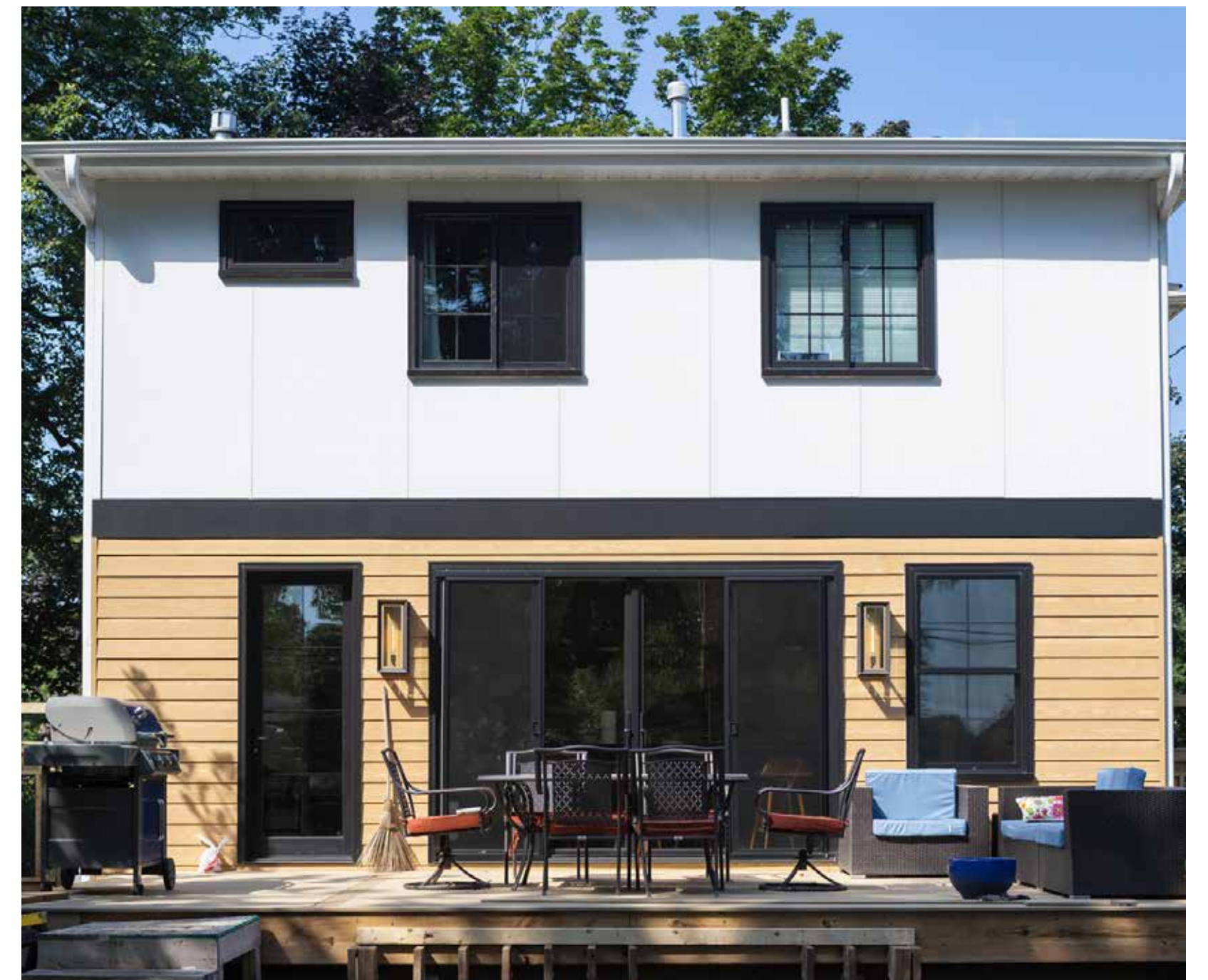
- Metal siding is a design feature that also provides great function (durable, low maintenance, and energy efficient) while looking great.
- The new structure is modern and sleek, without looking out of place both on the house and on the block
- Beautifully frames the new kitchen - the view from the deck into the home is like looking at a picture in a frame

### Future Plans

- The homeowners plan to eventually refinish the rest of the exterior on the house, and the addition was meant to set the tone and lay the groundwork. We can't wait to see what next summer looks like for these two!



Before







## *RHYME*

Cool wood tones paired with striking black fixtures & accents appear again and again on each level of the addition, creating spaces that seamlessly reflect one another and create an overarching sense of comfort and cohesion.

## *RHYTHM*

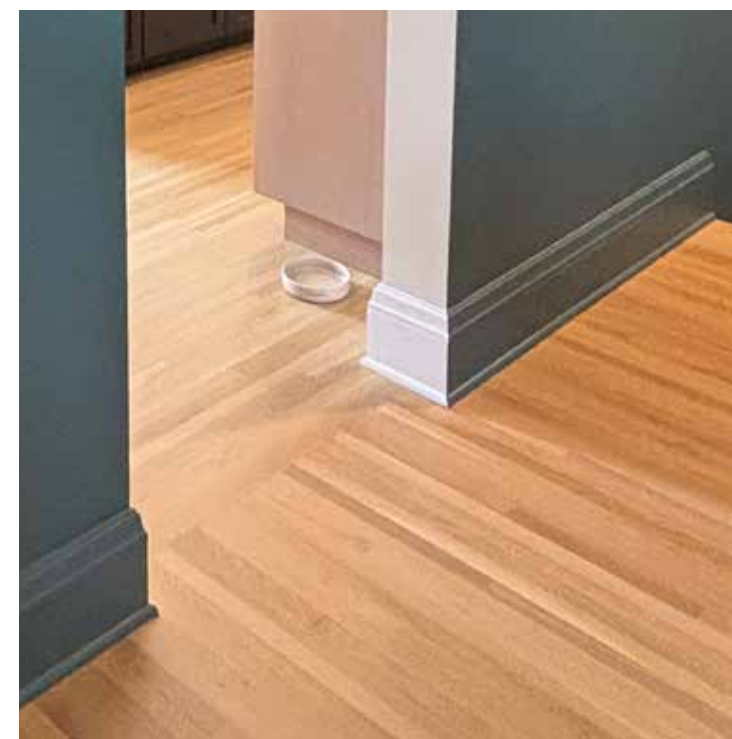
From the new high-ceilinged basement addition with the sleek golf simulator and entertainment system, to the exposed bulb lights hanging over the kitchen island, to the stark black window frame in the otherwise naturalistic primary bathroom rhythm is created by leading the eye on a visual journey of organic tones with playful pops of industrialism throughout.

## *CONTINUITY*

Our team expertly matched the new flooring to the existing wood floors upstairs and on the main floor, creating a nearly-seamless flow from room to room and creating feelings of cohesion from existing spaces to new.

## *REPETITION*

Sleek, unexpected black attributes appear over and over throughout the home. From black drawer pulls & shower tiles in the bathroom to the sleek kitchen counters and large island to the modern new door and window frames.







## TEXTURE

The swirling porcelain backsplash creates visual interest with an eye-catching grain. The natural organic texture in the wood grain of the cabinetry intermingles with the cool, sleekly leathered countertops.

## BALANCE

In the kitchen, the door and window openings to the backyard line up with the island to create a strong sense of symmetrical balance.

In the basement, wood paneling gently wraps around the walls and ceiling, parting the painted black wall and sound-proofing panels, simultaneously creating radial balance and a focal point that ties together nicely with the new wood floor.

In the primary suite, one of the window openings is large enough to look out of, but the others are high above the floor next to the bed. The placement of the bed asymmetrically balances out the different window sizes and the homeowners benefit from privacy and the eastern sunrise at the same time.

## CONTRAST

There is lots of play on light and dark throughout the home: sage walls mix with black fixtures, sleek metal plays nicely with organic wood & marble, and dark black walls contrast with light wood tones. In the kitchen, black glass cabinetry and light wood cabinetry create visual interest and tension at the end of the long, narrow space.



## STRUCTURAL IMPROVEMENTS : AESTHETIC

The back of this house was tired, worn, and had clearly been through a lot of harsh weather over the years. The homeowners wanted to modernize and brighten the look, but without making it look out of place or draw negative attention. The new exterior design adds life, energy and style to the home. It successfully fits the house and improves the look. The new view of the backside of the house both complements and is complemented by the fantastic view through the patio doors – the new kitchen and stunning backsplash – in an elegant, artful way.

### Highlights:

- The massing of the addition was selected and constructed to be appropriate for the size of the home. It successfully fits the house while also making the house look better.
- The roof integrates seamlessly and complements the original structure while also highlighting it. The entire structure feels intentional – not like it had just been tacked on as an afterthought.
- The homeowners wanted to go in a new direction with the exterior and have some fun. The contrast of textures and material of the new siding help achieve this, while integrating nicely into the old portions of the home.
- The warm and bright tones of the metal siding adds style to the house, with a fun post-modern influenced aesthetic.



## STRUCTURAL IMPROVEMENTS : FUNCTION

- The new, open floorplan enhances the overall feel by allowing more natural light, providing bright open spaces and keeping sightlines clean.
- There's more space for the homeowners to live in, which greatly reduces the amount of clutter and allows for better storage options.
- Every room now feels open, spacious, light and airy - the new aesthetic is a far cry from the days of cramped, dark rooms, tight squeezes and claustrophobic hallways.
- The new primary suite allows the homeowners to have a large, beautiful spa-like bathroom, with more surface area and storage, plus extra lounging spots, and a brand new walk-in closet.
- Less clutter gives the new spaces and upgraded surfaces a chance to shine and highlights the level of care and craftsmanship that our team put into the addition.





## Kitchen Function

- Large, durable island adds counter space, prep space, and work space
- Space for multiple people in the kitchen - for both cooking and meal clean up!
- Bright, with tons of natural light from the windows (and, as a bonus, the natural sunlight heats the space, keeping the heat bill down!)
- Ambient and task lighting keep the kitchen bright, no matter the weather, providing light in all key areas of the kitchen
- A large sink accommodates baking sheets, deep dishes, and all the homeowners' cookware!
- Lots of room to move about - great flow, comfortable clearances

## Kitchen Features

- Deep drawers for large cookware
- An integrated fridge keeps the room streamlined and sleek
- A hidden dishwasher in the island matches the other cabinetry!
- Pull down drawers next to the stove - perfect for oven mitts!
- A spacious pantry - room to store everything from small appliances to dishware to dry goods
- Pullout garbage and trash bins - dedicated space keeps garbage tucked away and out of sight
- A comfortable mix of general and task lighting to keep the kitchen well lit even at night
- Glass door cabinets included to display special cookware and add pops of color to the room.
- Ample amounts of storage for cookware, dishes, food and supplies - everything has a place and makes clean-up a breeze



## Basement Function

- More storage, more organization
- Warmer and cozier, thanks to the wood foundation and extra layers of insulation
- Better water protection
- Easily accessible with wide entrance, head clearance and safer steps!
- A large egress window that lets in the afternoon sunlight

## Basement Features

- A fun golf simulator that doubles as a home entertainment system - perfect for getting in a round or enjoying a great movie night
- High ceilings that give the space a modern, sleek feel while also accommodating a full golf swing

## Primary Suite Function

- Both homeowners can get ready at the same time
- Spacious; room to move about, and no bumping into one another!
- Separated functions in primary bath allow for simultaneous use
- Large double vanity with lots of storage - keeps items out of site, but close at hand
- Space for dog beds - out of pathways to avoid being a tripping hazard
- Ceiling fan for better circulation and improved air quality
- Gorgeous shower tile that functions great while still looking elevated and spa-like

## Primary Suite Features

- A new, large walk-in closet space that accommodates clothing and accessories for both homeowners
- Luxurious soaking tub
- A remote control shade so the homeowners don't have to awkwardly lean over the tub to close the blinds
- Lots of windows to allow in light, strategically placed for privacy



## CRAFTSMANSHIP & INNOVATION

- Our team mimicked the existing arch in the dining area when designing the new arch into the kitchen. This attention to detail and superior execution creates a comforting feeling of cohesion between the existing space and new
- We took great care to be precise and match the old flooring to the new flooring - in certain places it's hard to even tell the difference between the two!
- Our team expertly installed a treated wood foundation in the basement addition - a technology that not only saved our clients money, but also reduced the overall carbon footprint of the remodel
- The kitchen backsplash couldn't be installed in one piece as originally planned, so a decision was made to cut it in a precise way and cover the seams with open shelving - making it look like one impressive slab (while also adding extra storage and function)



Old flooring

New flooring

## MATERIALS: FUNCTION & STYLE

### Kitchen Highlights:

- Calacatta Topaz Porcelain backsplash: Not just gorgeous, but durable and easy to keep clean
- Black mist leathered granite countertop: Doesn't show fingerprints, and adds a rich, soft texture to contrast the high-gloss backsplash
- Alder cabinets (canyon stained & painted ebony): Rot-resistant, water-resistant, and sustainable. The use of alder wood, known for its interesting grains and high taking to stains, also helped ensure the refined look and color choices

### Primary Bathroom Highlights:

- Maravilla Bianco Orion Oblong Marble tile: A gorgeous natural stone that's not only luxurious to look at but incredibly easy to clean.
- Ceramic ribbon oak tile shower walls: A lush ceramic that looks like natural wood and makes the space feel like a sauna but - unlike wood - is durable, long-lasting and easy to maintain

### Basement Highlights

- High-performance sound-proofing within the walls and ceiling, ensuring minimal sound transfer
- Extra water-proof insulation pulls triple duty to keep the basement dry, cozy and quiet

### Flooring:

- The white oak flooring was selected for its durable nature and modern yet classic aesthetic, while perfectly matching the original spaces on the first floor of the home
- The turf in the golf simulator is long lasting and matches the conditions of a professional driving range





This was a large addition for a small lot, which meant...

- Working in a tight lot, with lots of soil meant we had limited space to put the dirt from excavating, and we had to take extra precaution when removing it to not affect the neighboring houses
- There was very little room to get equipment to the back of the house where the addition was being built so our team had to take extra care when navigating with large, bulky equipment

A very deep foundation needed to be constructed to create room for the golf simulator, which meant...

- Steeper walls, and deeper digging (almost 9 feet!)
- Digging that deep in a tight space created more risk of the hole collapsing and the dirt falling back in
- More fill was needed
- Moving the dirt out of the yard was a challenge because of how tight together the houses are
- The foundation required more consultation with a structural engineer due to its complexity and size

We used a new-to-us technology: a treated wood foundation

- Mid-planning, our clients very nearly had to scrap the golf simulator due to budget constraints, but our team found a solution in a treated wood foundation. Besides allowing room in the budget for the golf simulator, the new foundation is also warmer and more sustainable!
- Wood foundations are less common than concrete, and was a new technology our team had to learn and master

HVAC challenges

- Due to ceiling heights, HVAC installation proved to be very challenging. The final solution, to avoid soffits and maintain the clean look in the kitchen, was to create a full false ceiling allowing space for the HVAC



