

NARI - 2023 CotY



**RESIDENTIAL**  
**EXTERIOR OVER**  
**\$200K**

# BACKGROUND & CLIENT NEEDS

Our project included a whole house renovation, which naturally includes the exterior as well. Careful attention was used to make sure the design and aesthetics were applied to match the beauty from the interior remodeling job. The updating and level of craftsmanship to bring this one tired lake home to a beauty that jets out into the lake was a huge achievement.

The end result of this lake-side exterior transformation is one of beauty, great design and an overall major improvement. The homeowner is over the moon happy with the result.

**Although all the upgrades and changes to the exterior are major improvements, the uniqueness of the cantilever extension over the lower walkout area makes one feel like they are on top of the lake – simply breathtaking.**



# CHALLENGES & SOLUTIONS

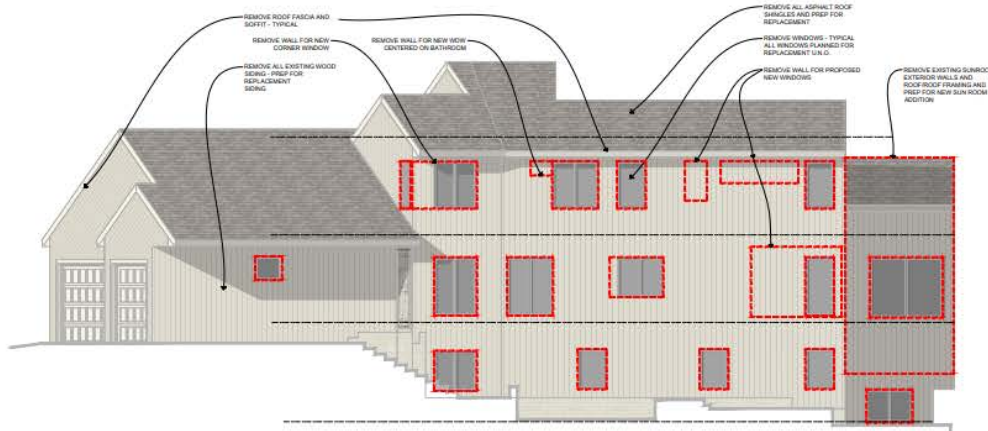
## The major challenges were as follows:

- Some areas of the house were scaffolded three stories due to the two-story home plus walkout level.
- The IPE wood material used for the ship lap portion of siding was not readily available in a ship lap profile. Our site carpenters milled the IPE boards to create the ship lap profile for the siding.
- The charred Thermory siding was new to us and a learning curve was needed for handling and its installation.
- Some of the details called for extended soffits and siding & deck details benches and deck details were not specific on the structure for supporting or shaping the features. Our in-house staff and on-site carpenters filled in the detail gaps to make these details happen.
- The client and architect insisted that the IPE deck boards continued the look of the interior IPE flooring. The interior flooring needed to be installed first then the outside decking was milled down to match the width of the interior flooring. The result is stunning but the process was a bit of a challenge.

## A few details on all that was completed:

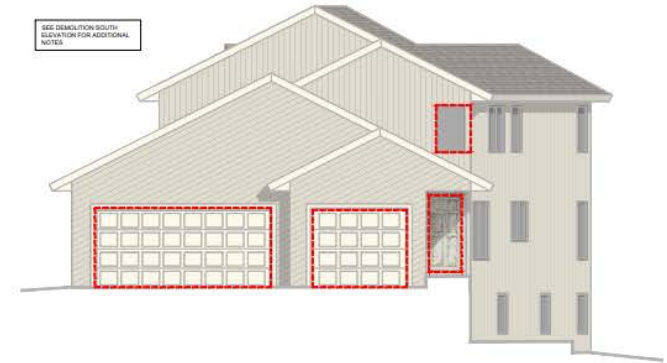
- The windows were all replaced with new high quality window products. There were many windows replaced, some new openings at the additions with new windows, 16' long and 14' long stacking gliding glass doors that were installed to come together in a corner and open with no corner support. Also there were 2 large bifolding exterior doors.
- The siding and trim consisted of three types. Approximately 50% of the home was clad using shiplap IPE siding, and 50% using thermally treated black charred siding. Clear red cedar was used for the soffits and trim. The roofing was asphalt shingle and black metal cladding.
- The entire exterior cladding was installed over a drainable house wrap that was carefully lapped and flashed for proper and complete water drainage.
- Additionally in some foundation areas, there was thin cut New York Bluestone installed with wire lath and cement application.
- The deck was constructed of IPE deck boards over treated lumber. There is cedar wood slat ceiling for the walkout below the deck areas. The custom railings are fabricated from stainless steel cables and support posts. These custom railings were designed by the architect for conformity to the exterior design for the home.

# BEFORE FLOOR PLAN



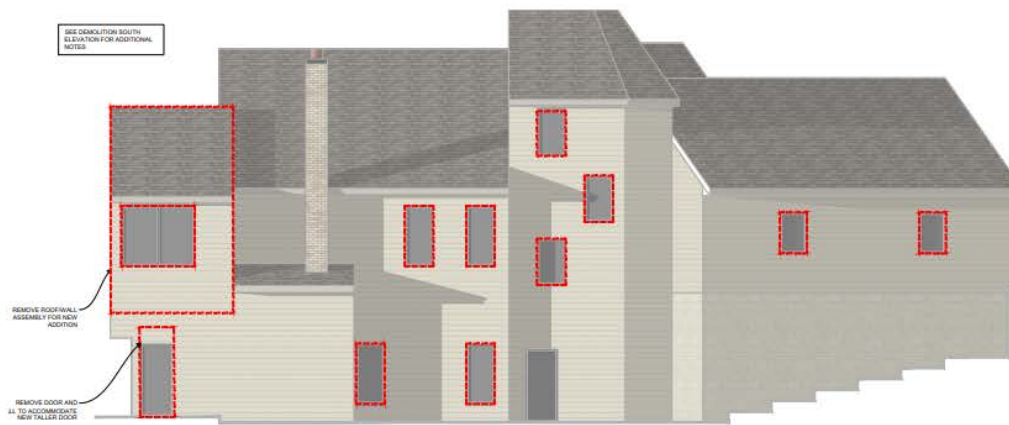
**SOUTH ELEVATION - EXISTING - DEMOLITION**

3/16"=1'-0" (@ FULL SIZE 22"x34") & 3/32"=1'-0" (@ HALF SIZE 11"x17")



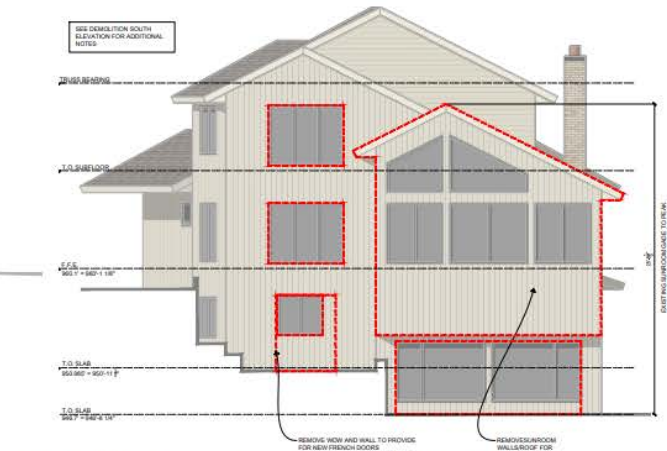
**WEST ELEVATION - EXISTING - DEMOLITION**

3/16"=1'-0" (@ FULL SIZE 22"x34") & 3/32"=1'-0" (@ HALF SIZE 11"x17")



**NORTH ELEVATION - EXISTING - DEMOLITION**

3/16"=1'-0" (@ FULL SIZE 22"x34") & 3/32"=1'-0" (@ HALF SIZE 11"x17")



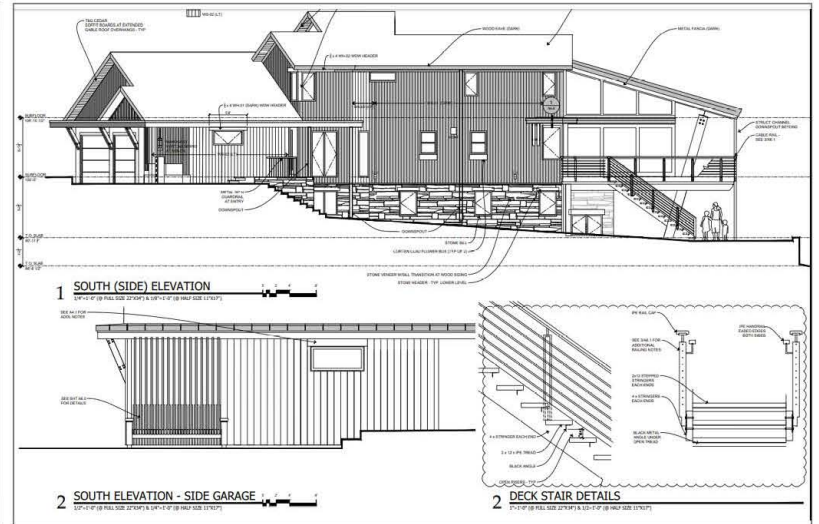
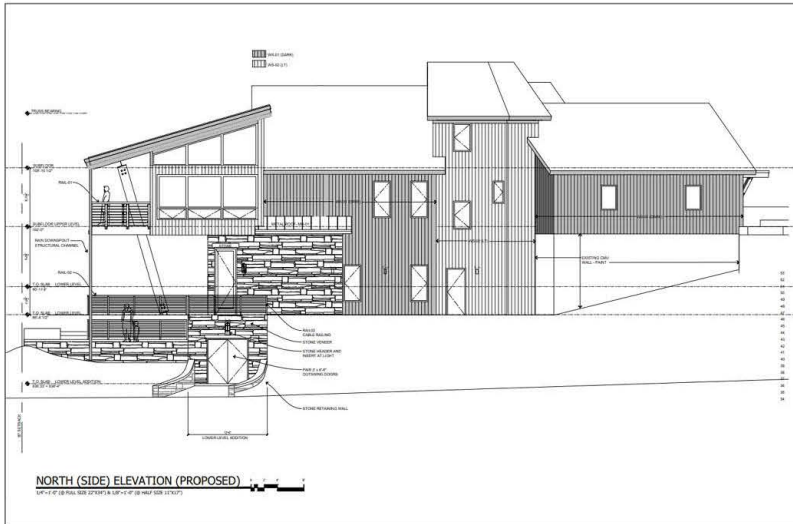
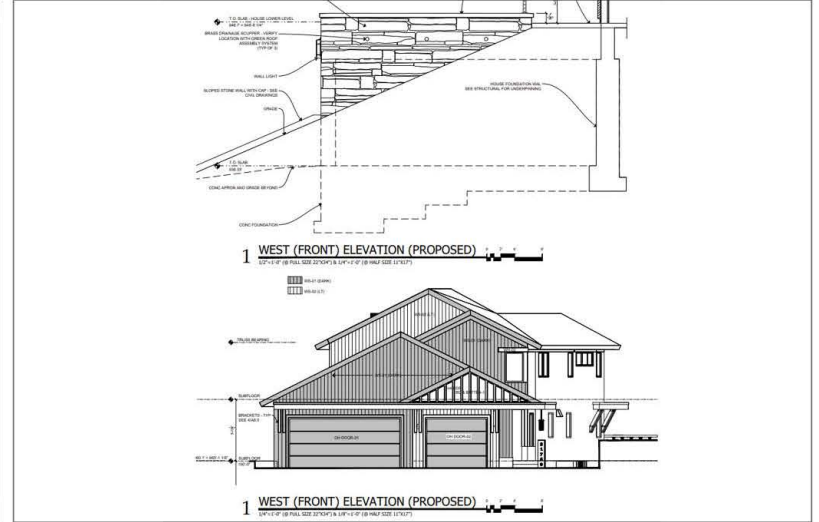
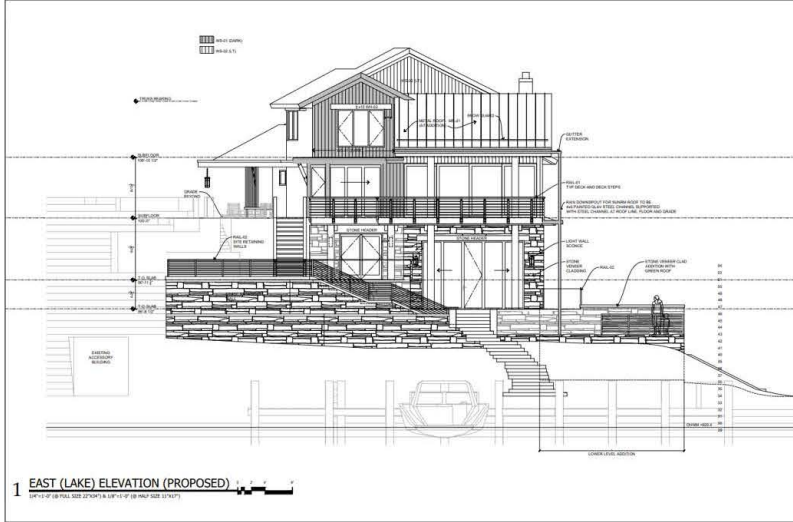
**EAST ELEVATION - EXISTING - DEMOLITION**

3/16"=1'-0" (@ FULL SIZE 22"x34") & 3/32"=1'-0" (@ HALF SIZE 11"x17")



SEE DEMOLITION SOUTH ELEVATION FOR ADDITIONAL NOTES

# AFTER FLOOR PLAN



# BEFORE PHOTOS



# BEFORE PHOTOS continued



# AFTER PHOTOS





# AFTER PHOTOS



# 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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