



# Contemporary Farmhouse



The unique architectural design is what initially drew the clients to this home, but proved to be a challenge during the remodel process. This property offered the homeowners the ability to enjoy the freedom of country living, but the house itself didn't functionally serve their lifestyle.

The primary challenge for this whole-home remodel was working within the constraints of the massive stone walls and unique shape of the home. The new addition had to blend with the existing structure to create a cohesive design that better fit the family's needs.



The addition to this home included a 4-car garage, a luxurious guest bedroom with ensuite, and a spacious exercise room plus flex space. Because fitness is very important to the family, we knew they'd spend a significant amount of time in the exercise space. We designed it with a beautiful curved wood ceiling and beams, large panoramic windows with views of the property, specialty durable gym flooring, and topped it off with a sports lounge. The new 4-stall garage has an additional door on the back side that opens up to a sport court with stadium-style seating. The addition is connected by a catwalk that floats over the existing living room and stairway.



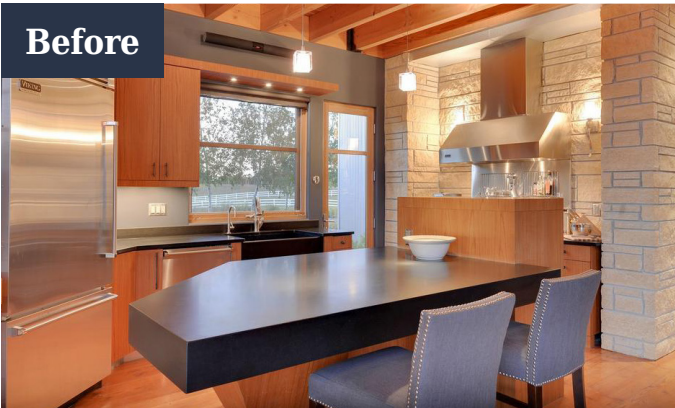


We upgraded the master suite with an all-new bathroom including walnut cabinetry, mitered-edge countertops, a wall hung toilet, and freestanding soaker tub on a teak platform. The focal point in this luxurious bathroom is the shower with half-round shape finished in glass mosaic tile.

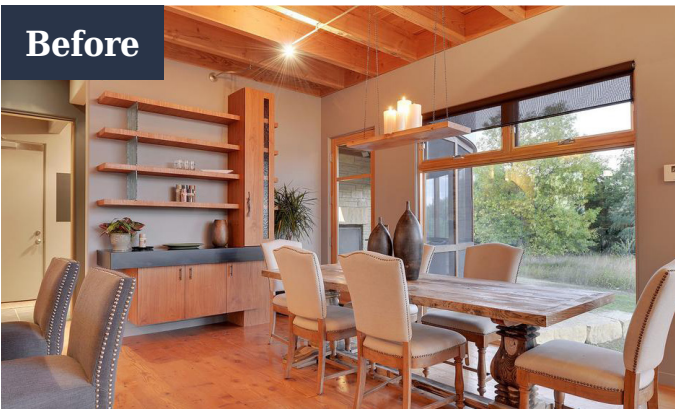
The existing kitchen did not function the way the homeowners would have liked. We simplified the design by taking the two-level island down to a single level and removing the patio door to create more counter space and storage. The fixtures, appliances, and finishes were updated to create a more modern aesthetic to match the homeowners' styles. Design selections include Wolf and Sub-Zero appliances, Dekton countertops with a mitered edge and charcoal-gray cabinetry to contrast the Kasota stone accents.



**Before**



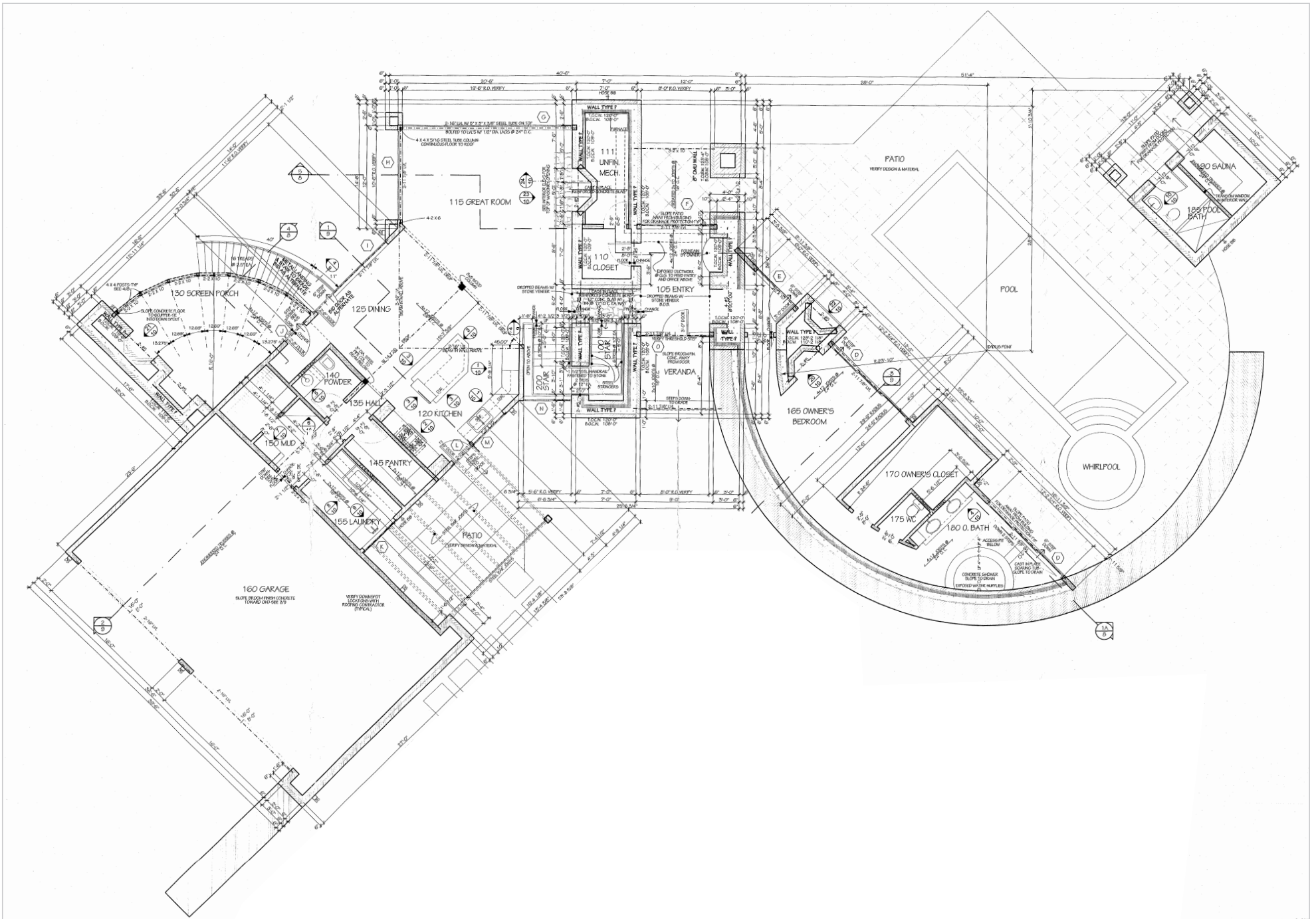
**Before**





Upgrading the barn was important to the homeowners because they often entertain family and friends, kids' sports teams, and church groups in this space. This former horse barn was transformed into the ultimate recreation center. The horse stalls were converted into a golf simulator and storage for games, toys, and equipment. A kitchen and bath remodel rounds out the upgrades creating a one stop shop for entertaining guests.

Before



- TYPICAL EXTERIOR MATERIALS**
- SPERM ROOF & METAL SKIMMED ROOF PER ELEVATION
  - CONCRETE METAL SIDING MATCH EXISTING MATERIAL PER ELEVATION
  - IF SOLID AS PER SIDING PER ELEVATION
  - STONE WALL MATCH EXISTING MATERIAL PER ELEVATION
  - METAL ROOF GUT PLUMBING & TRIM MEMBERS THE JAWS BACING IN ALL STONE AREAS
  - METAL SKIMMED ROOF PER ELEVATION
  - 2X12 ON 1X6 METAL FASCIA PER ELEVATION
  - ALUMINUM VENTED SCOFFS PER ELEVATION
  - EXTERIOR WINDOW COLOR TO MATCH EXISTING PER ELEVATION
  - HOUSE SHEEP SHEEN HAS PAPER IN PLACES FROM ON THE EXTERIOR

**PERM NOTE**

REMOVE EXISTING EPDM ROOF AND INSULATION OVER THE KITCHEN/PAVILION AREA.

KEEP EXISTING ROOF STRUCTURE OVER THE KITCHEN/PAVILION ROOM TO BE USED AS FLOOR STRUCTURE FOR UPPER LEVEL ADDITION.

REMOVE THE SPERM ROOF AND ROOF STRUCTURE OVER EXISTING GARAGE.

NEW CONSTRUCTION AREA WILL BE LOCATED OVER THE EXISTING KITCHEN/PAVILION ROOM AREA AND OVER THE EXISTING GARAGE.

A NEW GROUNDWATER GARAGE BREEZE WAY WILL ALSO BE ADDED TO THE PROJECT.

**IMPORTANT NOTE**

VERIFY ALL HEIGHTS AND SIZES OF EXISTING WINDOWS, DOORS AND ROOF. VERIFY FLOOR AND WALL HEIGHTS IN THE EXISTING AREA PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.

ALL DIMENSION LINES TO BE TO CENTERLINE OF STUDY TO FACE OF STUDY.

VERIFY ALL HEIGHTS AND SIZES OF EXISTING CONSTRUCTION MATERIALS, WALL STUDS, FLOOR JOISTS, THE FLOOR AND ROOF TRUSSES FROM TO ORDERING MATERIALS OR STARTING CONSTRUCTION.

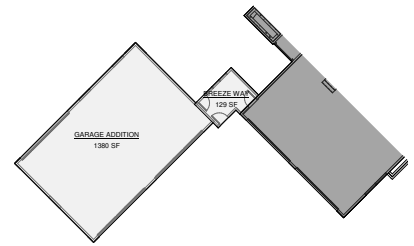
VERIFY EXISTING GARAGE AND ROOF PROH PRIOR TO ORDERING ROOF TRUSSES OR STARTING CONSTRUCTION.

ALL MODIFICATIONS AND NEW LOADS APPLIED TO THE EXISTING ROOF STRUCTURE WILL BE VERIFIED BY AN ENGINEER WHO WILL PROVIDE DRAWING AND SPECIFICATIONS.

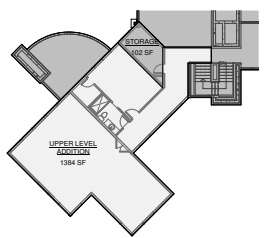
STRUCTURAL ENGINEERS SIGNATURE IS NEEDED BEFORE PLANS CAN BE SUBMITTED TO CITY OF SEAN FOR APPROVAL. ENGINEER WILL VERIFY ALL MODIFICATIONS TO THE PROJECT MEET WITH LOCAL GOVERNMENT REQUIREMENTS.



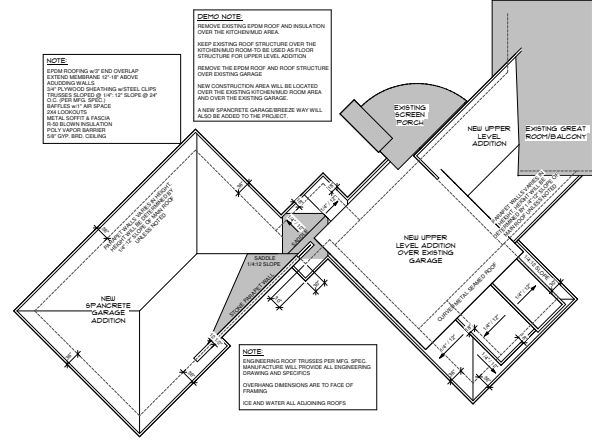
Front Elevation Garage & Upper Level Addition  
1/4" = 1'-0"



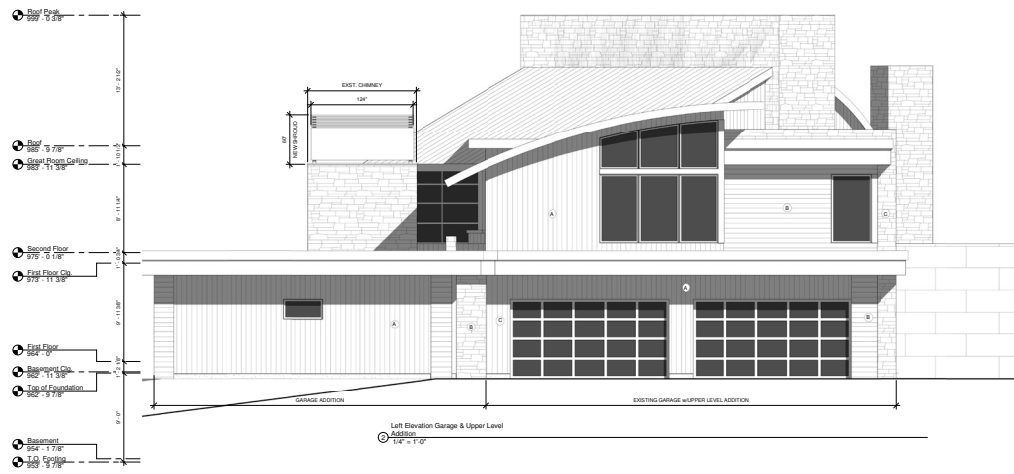
First Floor  
3/32" = 1'-0"



Second Floor  
3/32" = 1'-0"



Roof Plan  
1/8" = 1'-0"



Left Elevation Garage & Upper Level Addition  
1/4" = 1'-0"

## SQUARE FOOTAGE CALCULATIONS

**LOWER LEVEL:**  
1733 SQ. FT. EXISTING FINISHED  
186 SQ. FT. EXISTING UNFINISHED

**MAIN LEVEL:**  
129 SQ. FT. BREEZE WAY ADDITION  
1380 SQ. FT. GARAGE ADDITION  
2595 SQ. FT. EXISTING FINISHED  
173 SQ. FT. EXISTING UNFINISHED

**UPPER LEVEL:**  
1384 SQ. FT. UPPER LEVEL ADDITION  
102 SQ. FT. STORAGE ADDITION  
400 SQ. FT. EXISTING FINISHED

**FINISHED TOTAL:**  
5943 SQ. FT. FINISHED TOTAL ADDITION & EXISTING





