

LOGAN MODERN



NARI 2023 COTY AWARDS

PROJECT: LOGAN MODERN ADDITION
CATEGORY: ENTIRE HOUSE \$750,000-\$1,000,000

OLDER HOMES RARELY OFFER AN OPEN AND AIRY FEEL. THIS HOME WAS NO EXCEPTION TO THAT STEREOTYPE. TRAVELERS AND ENTERTAINERS, OUR CLIENTS WANTED THEIR HOME TO FEEL UNIQUELY THEIRS WHILE WELCOMING PARTY GOERS AND DINNER GUESTS ALIKE. THEY NEEDED MORE SPACE. IN ORDER TO ACCOMMODATE, WE REMOVED THE EXTERIOR WALL ON THE BACK OF THE HOME AND ADDED A 10X30 TWO STORY ADDITION, UTILIZING A FLAT ROOF TO OPEN THE CEILING SPACE AS MUCH AS POSSIBLE. CUSTOM DOUGLAS FIR BEAMS GIVE DEPTH AND INDIVIDUALITY TO THIS KITCHEN ADDITION. THROUGH THE KITCHEN AND INTO THE SITTING ROOM, STACKING GLASS DOORS OPEN UP AND LES THE OUTSIDE IN, OR THE INSIDE OUT. A SCREEN PULLS ACROSS THE OPENING FOR SUMMER WEATHER.

CLIENT NEEDS

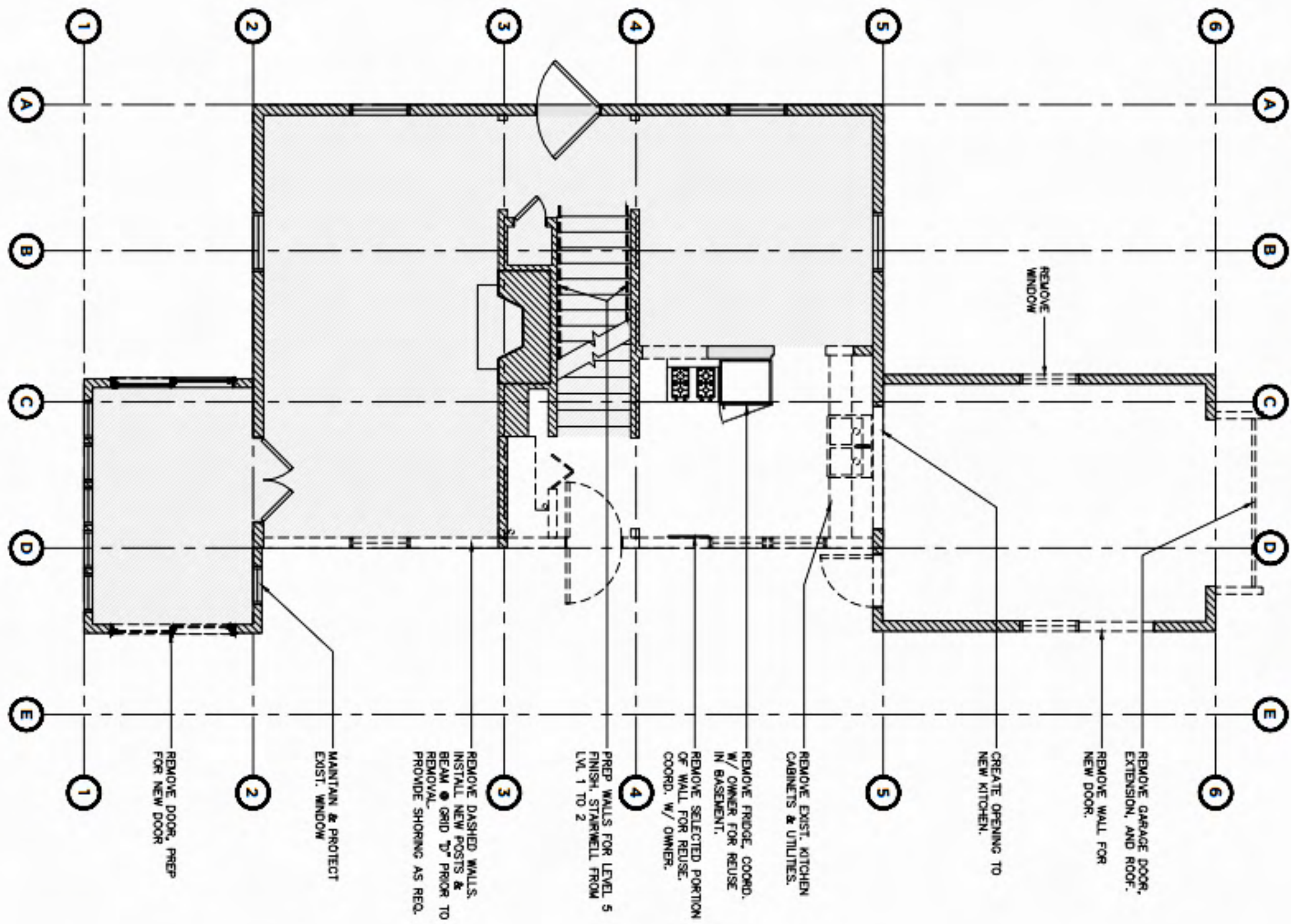
- OPEN FLOOR PLAN AND LARGER KITCHEN
- ENTERTAINING AREAS IN AND OUT
- USABLE SPACE GAINED ON MAIN FLOOR
- NEW TIMELESS EXTERIOR
- MORE STORAGE IN KITCHEN AND THROUGHOUT



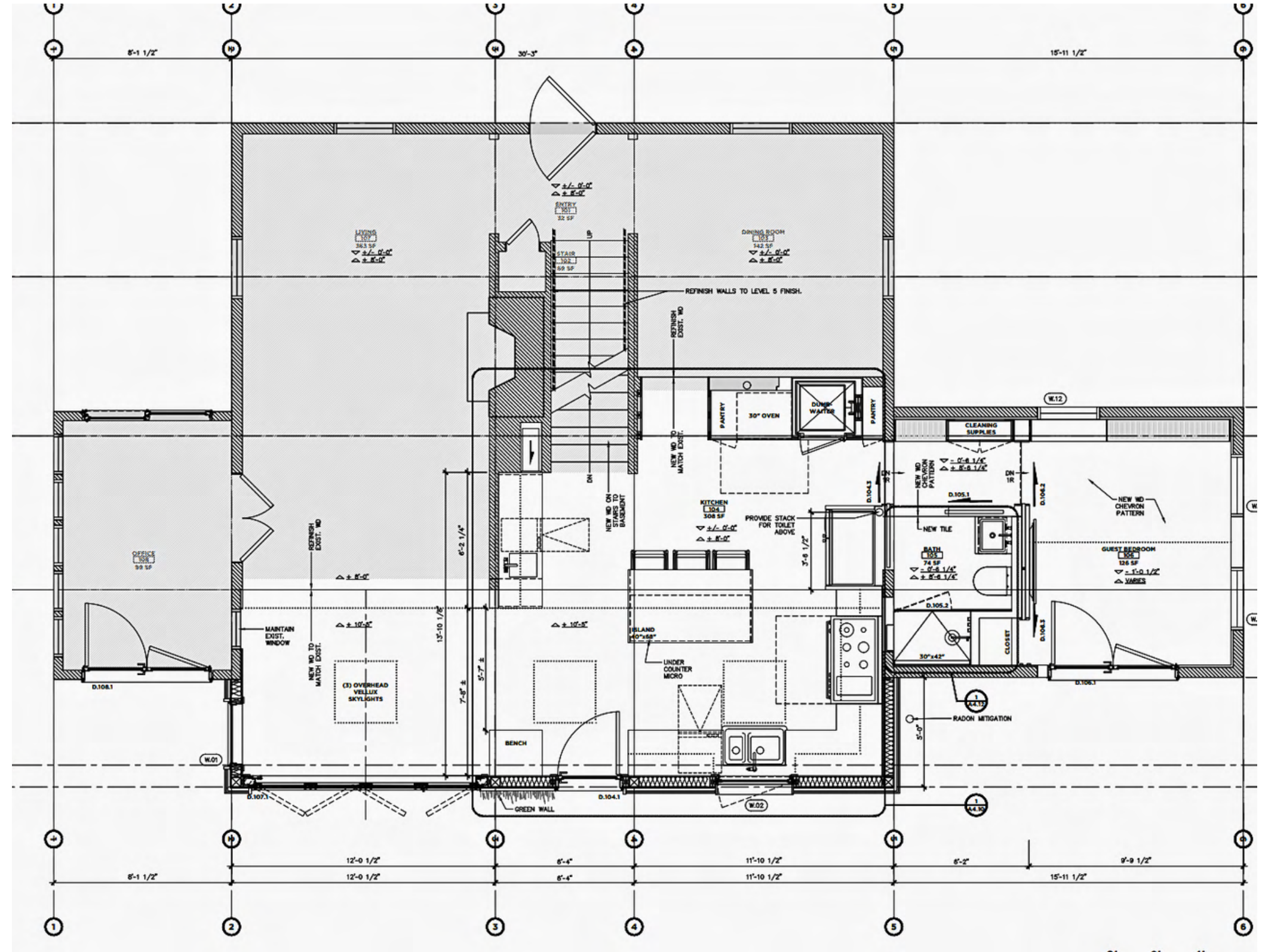
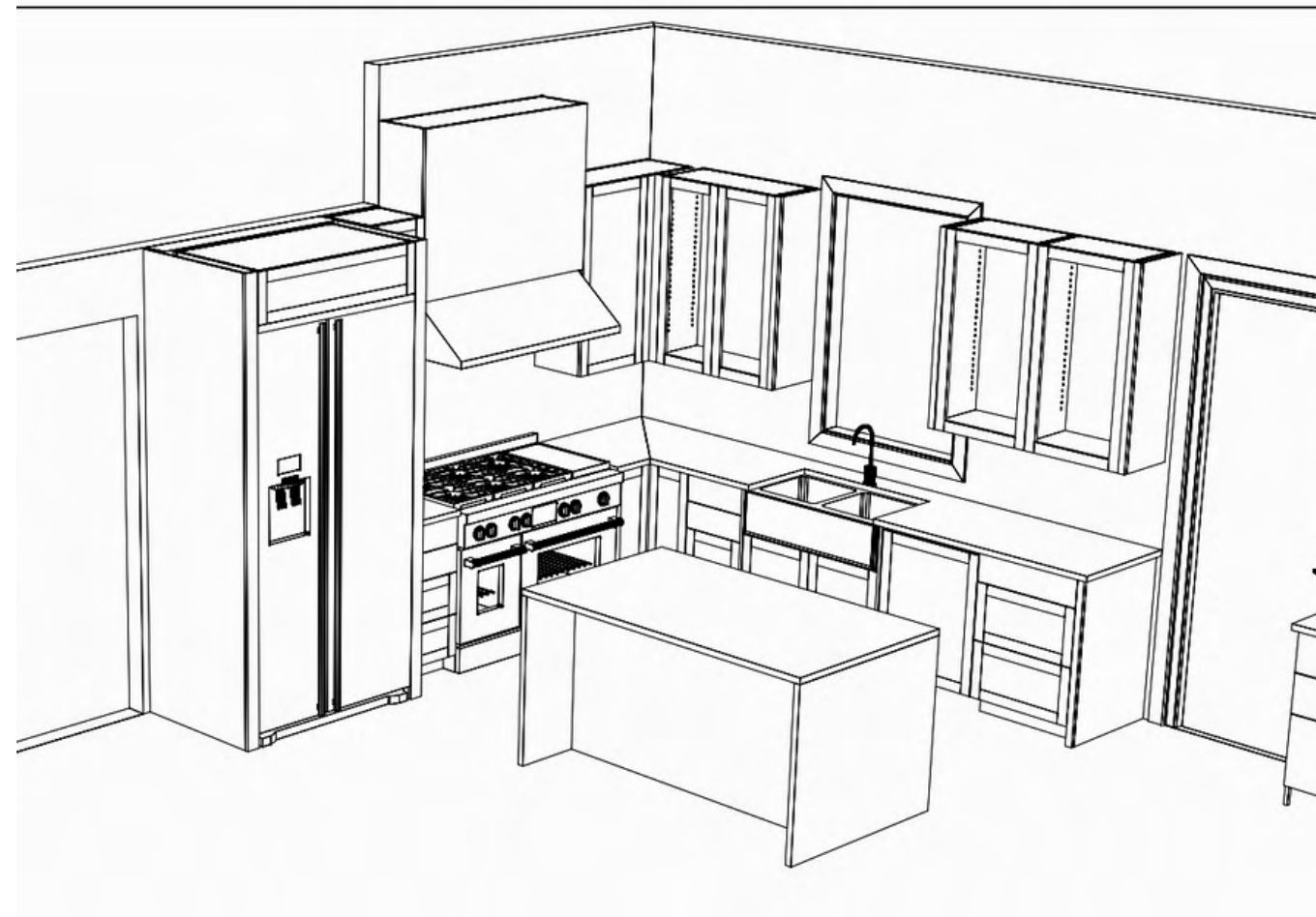
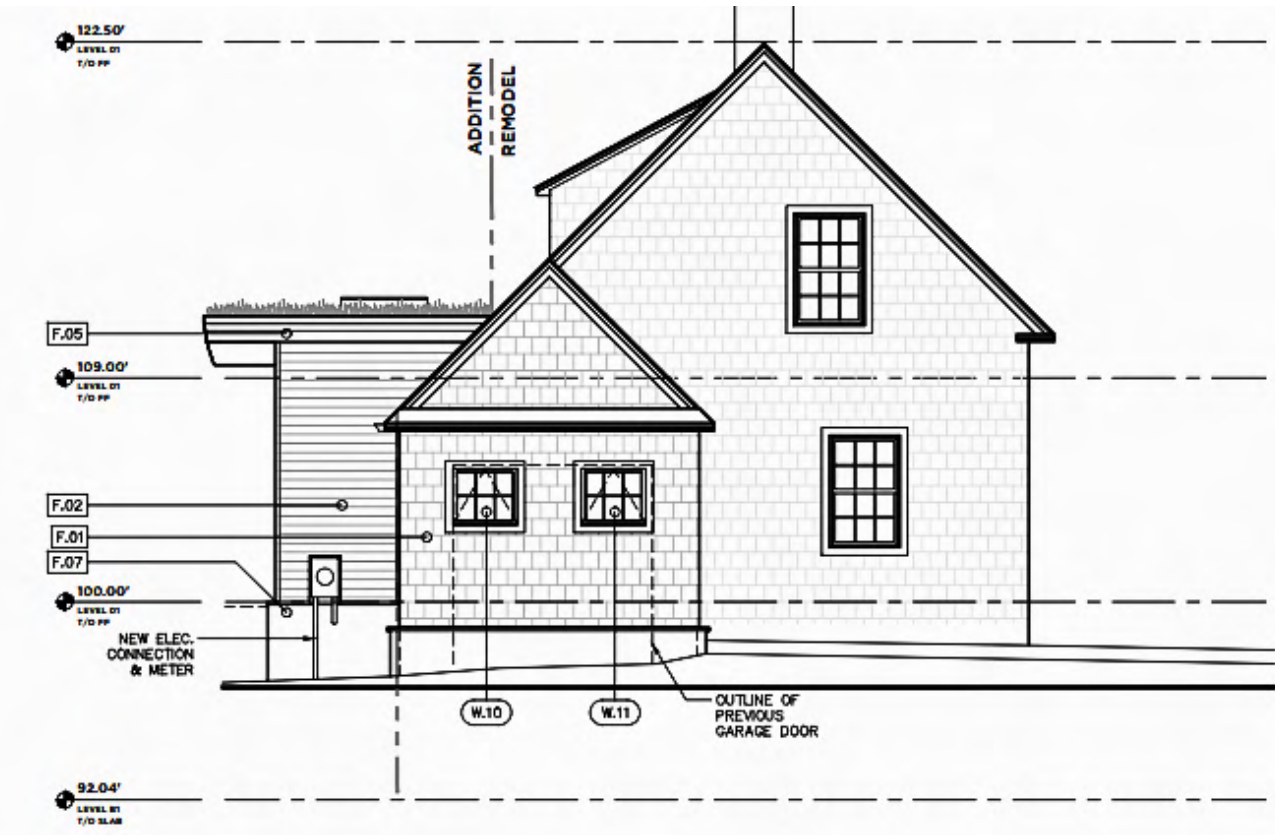
BEFORE PHOTOS



BEFORE FLOOR PLAN



AFTER FLOOR PLAN/RENDERINGS



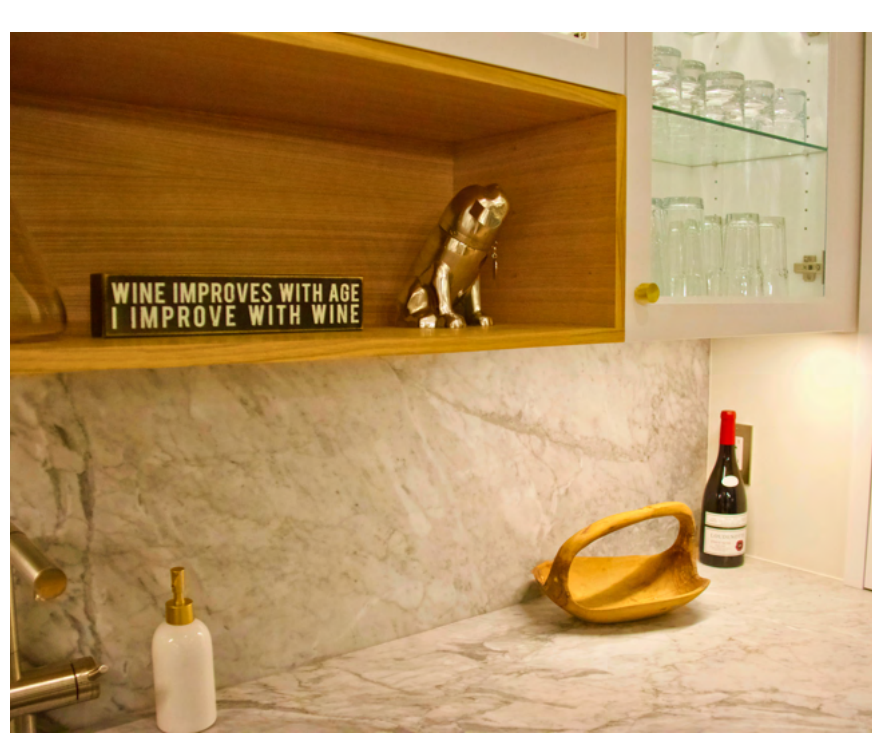
BEFORE & AFTER



FUNCTIONALITY

- OPENED UP THE FLOOR PLAN SO THE LIVING ROOM, KITCHEN, AND PORCH FLOW THROUGH EACH OTHER
- TURNED THE OLD SINGLE CAR GARAGE INTO A MEDIA/READING ROOM
- OUTDOOR DECKS AND PATIOS TIE TOGETHER AND OFFER AMPLE OUTDOOR ENTERTAINMENT SPACE
- EXTERIOR PACKAGE IS SIMPLE YET INVITING AND ELEGANT
- KITCHEN ISLAND OFFERS SPACE TO ENJOY TIME IN THE KITCHEN TOGETHER
- COLLAPSING DOOR OFF THE LIVING ROOM EXTENDS THE INSIDE OUT
- DUMBWAITER TRAVELS BETWEEN KITCHEN AND BASEMENT FOR EASY CLEANUP AND ENTERTAINING





AESTHETICS

- DOUGLAS FIR EXPOSED BEAMS IN THE KITCHEN AND MEDIA ROOM
- CUSTOM OAK FLOORING THROUGHOUT MAIN
- CUSTOM KITCHEN CABINETS IN ALL THE RIGHT PLACES
- WHITE WASHED CEDAR TONGUE AND GROOVE BOARDS ON THE CEILING
- CLEAN LINES THROUGHOUT
- HAND PICKED CUSTOM LIGHTING FEATURES THROUGHOUT
- MARBLE COUNTERTOP AND BACKSPLASH

CRAFTSMANSHIP/INNOVATIVE METHODS

-FLAT ROOF DESIGN ALLOWED US TO MAXIMIZE CEILING HEIGHT FOR A LARGER FEELING ROOM

-LIVE ROOF MAXIMIZES ENERGY EFFICIENCY, AND HELPS WITH WATER MANAGEMENT

-CLOSED CELL SPRAY FOAM THROUGHOUT MAKES THIS HOME EXTREMELY ENERGY EFFICIENT

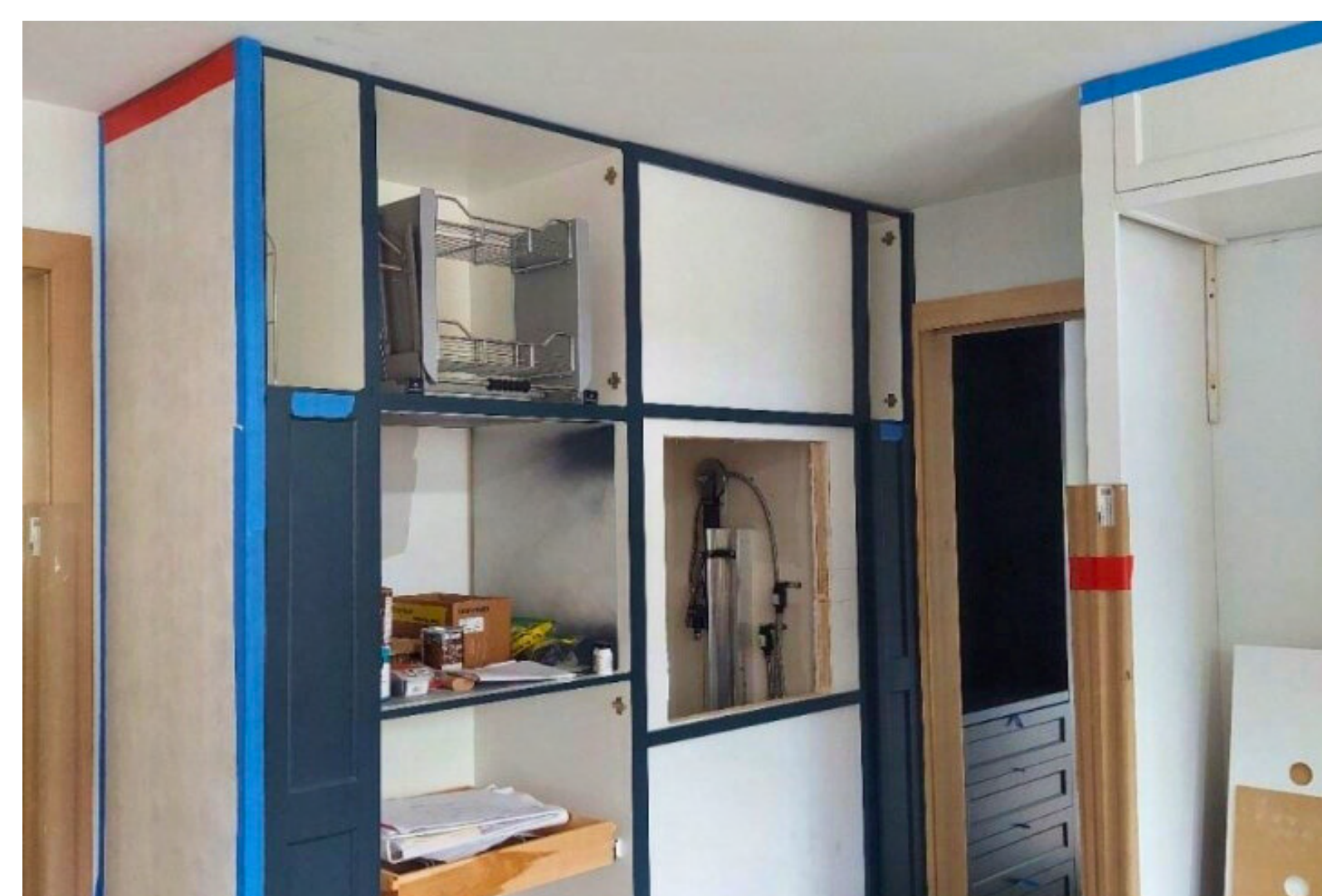
-TONGUE AND GROOVE CEILING ADDS AN ELEMENT OF DETAIL

-CUSTOM WOODWORK THROUGHOUT

-REFINISHED AND PIECED IN NEW AND OLD OAK FLOORING INCLUDING HERRINGBONE DETAIL IN MEDIA ROOM

-ALL ADDITION WINDOW OPENINGS WERE LAID OUT PRE-CONSTRUCTION FOR LATER ALIGNMENT WITH DOUGLAS FIR BEAMS





PROJECT CHALLENGES

STRUCTURALLY, THIS HOME WAS A CHALLENGE. ONE OF THE MOST DIFFICULT PARTS OF THE PROJECT TO TRAVERSE, WAS SUPPORTING THE SECOND FLOOR IN THE REAR OF THE HOME AS WE PREPARED TO OPEN THE HOME INTO THE NEWLY FRAMED ADDITION. A 30' LONG 24"X3 1/2" BEAM WAS INSTALLED TO CARRY THIS LOAD. WE USED A SECOND LARGE BEAM ON THE FRONT WALL OF THE ADDITION TO CARRY THE DOUGLAS FIR BEAMS AND ROOF LOAD FROM THE LIVE ROOF. ANOTHER CHALLENGE WAS THE STRUCTURAL WORK WE DID TO THE OLD GARAGE TO TURN IT INTO A MEDIA ROOM AND TIE INTO THE EXISTING HOME. IN THE KITCHEN, ALL MOVING PIECES HAD TO BE IN-SYNC FOR THE DUMBWAITER. FROM ELECTRICAL, TO CABINETS AND STRUCTURAL FRAMING NEEDS, THERE WASN'T MORE THAN AN INCH OF WIGGLE ROOM FOR THIS PIECE OF THE HOME.

CONSTRUCTION PHOTOS

