

small scale project

BIG rewards



SPOTLIGHT

project description

TYPE

Two-Story Addition & Covered Patio

CONTRACTOR

Earl King, Inc.

(see ad p. 35)

PROJECT TRADE PARTNERS

A&H Excavating (see ad p. 34)

Barstools & Billiards (see p. 41)

Eby Exteriors, Inc. (see ad p. 37)

Haller Enterprises, Inc. (see ad p. 43)

Musselman Lumber Inc. (see ad p. 39)

Heritage Design Interiors (see ad p. 42)

SCOPE

This two-story addition project added approximately 640 square feet of new living space which included: a side, covered entrance and mudroom; a workroom/office; a billiards/family room, a covered patio; and a new and expanded master bath.

When Chris and Doug moved to Pennsylvania from Georgia over a decade ago, they didn't have time to dawdle on a house purchase. Instead, they made a relatively quick decision to buy a home that was being built in an attractive new development, within a good school district and in a convenient location. At first, the residence seemed to be the ideal spot to raise their two boys; but as time went on, the couple realized that the layout of

their 2500 square feet of living space simply wasn't conducive to the lifestyle they desired.

The master bathroom was cramped. The uncovered 12x14 patio was bathed in direct sunlight for most of the day. There were few places for the family to gather together or with friends. And, perhaps worst of all, the only entrance was through the front door, which led to messy carpets.

In time, the idea of building an addition onto the home started to evolve and take root.

A "Model" Home

Chris, blessed with a gift for art and design, took a rather unusual step to address finding a solution to her brood's space issues. She made a "to scale" paper and cardboard model of the family's home and began to "play" with different types of additions. For two years,



BEFORE

she tweaked the model with input from Doug, a representative for building material products who was very familiar with construction. Together, they strategized.

Upon completion of their brain storming, their plan included a billiards room, covered porch, second entrance mudroom and office space for Chris. The only issue on which the couple waffled was whether or not to include an addition to their master bathroom or simply renovate the existing one. With this issue unresolved, they decided to move forward and connect with a reputable general contractor who could help them realize their vision.

Choosing the Contractor

Noting and admiring two homes in the neighborhood that had been recently renovated by Earl King, Inc., Chris and

Doug sought referrals from their neighbors. They liked what they heard.

Earl King, Inc. of Leola is an award-winning, third-generation general contractor specializing in design and construction services for residential, commercial, and industrial projects. As soon as they began working with Connie King, a

registered architect with a penchant for helping clients create livable, attractive spaces, they knew the match was ideal.

“Connie was great from day one,” says Doug.

“She was accessible anytime. We really appreciated that.”

From her perspective, Connie was just as pleased to be working with Chris and Doug. As Connie explains, “When I met Chris and Doug, I was amazed. I’d never had a client present me with a model like theirs before! It was very helpful!”

Because Chris had already taken the proactive step of putting together a model, the planning phase of the project was shortened. But the matter of the master bath still had to be settled. After serious discussion and contemplation of feasibility, budget and everyday needs, Chris and Doug decided to include more square feet to the second floor of their original plan. This would give them a larger bathroom with a Bain Ultra Air Jet Tub as well as a heated walk-in storage room for items that were best stored upstairs rather than in the basement.

Chris and Doug also requested to be able to handle some of the work



Putting some shape to their ideas, the homeowners designed a paper model.



REAR ELEVATION

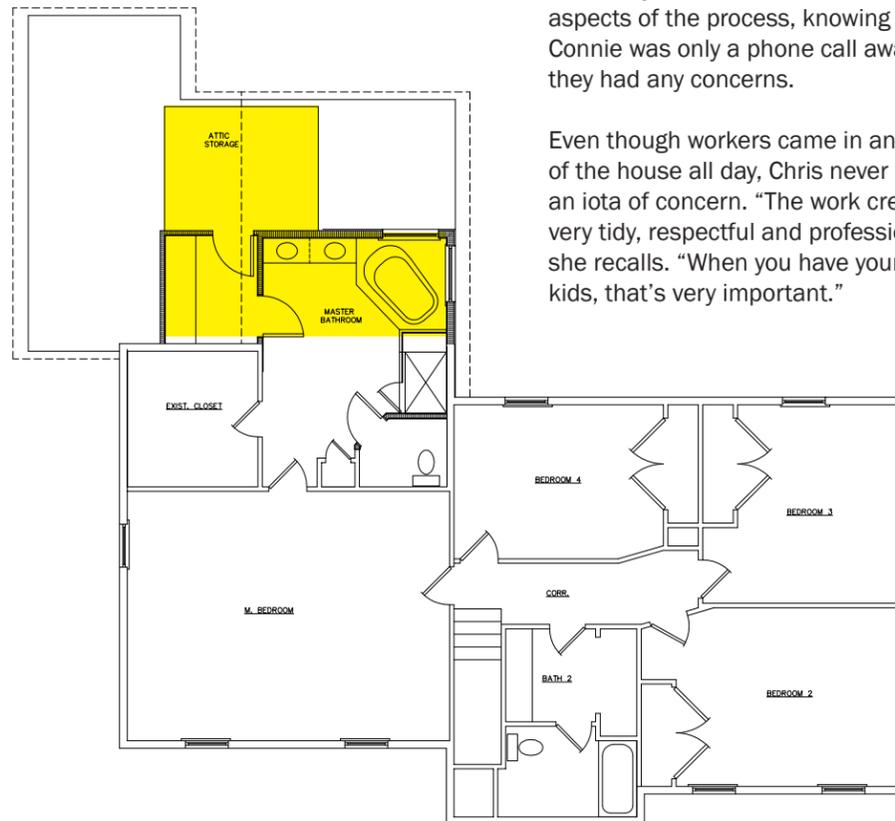
themselves, such as installing two high, 6-paneled windows into the existing livingroom (the windows that had been there would have to be removed to accommodate the entrance to the billiards room), painting all the walls, providing the patio columns and house

wrap, and decorating the new areas. Connie agreed to their desires and the team effort began.

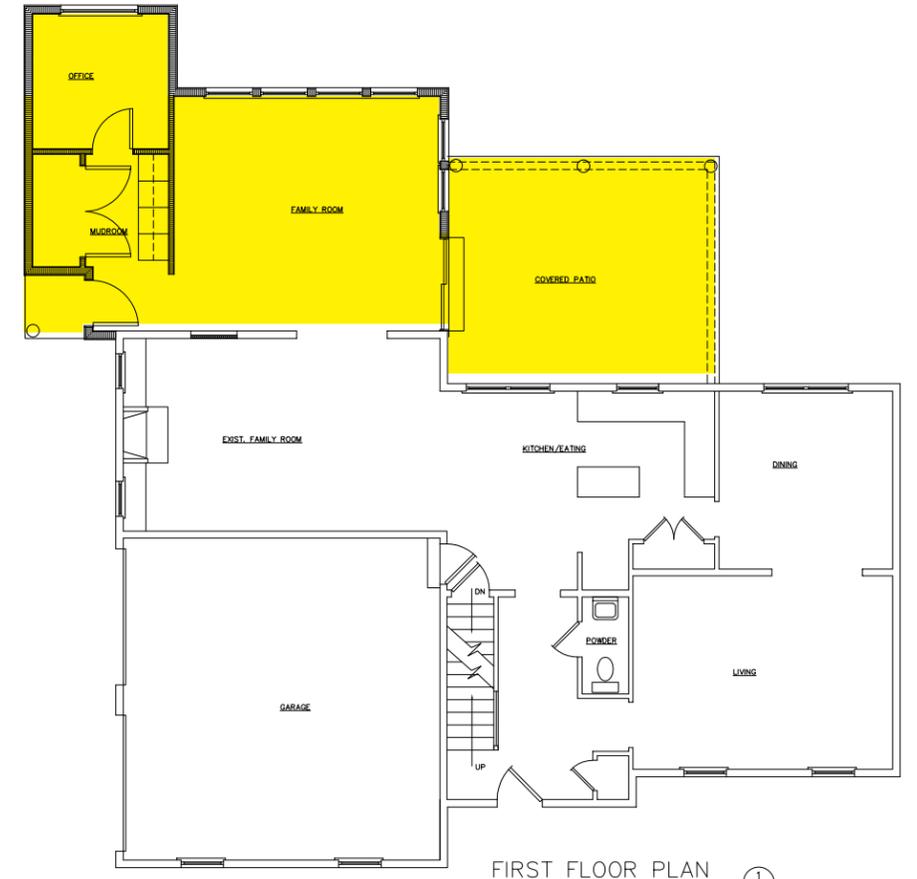
From Groundbreaking to Finished Product

In December 2006, construction on Chris and Doug’s home officially started. Throughout the next five months, the family did their best to embrace all aspects of the process, knowing that Connie was only a phone call away if they had any concerns.

Even though workers came in and out of the house all day, Chris never had an iota of concern. “The work crew was very tidy, respectful and professional,” she recalls. “When you have young kids, that’s very important.”



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Like most projects, the building phase included some unanticipated challenges. The first was a realization that the home's original vinyl siding had been discontinued six months prior to Earl King beginning work. That meant a scramble to find any of the siding that might still be available.

In the end, a near-match was found and the siding that had been removed to begin the addition project was reused on areas of the addition adjacent to the existing house.

The second challenge was managing the structural changes that needed to take place in order for the home to meet code.

States Connie, "The structure of the addition required new beams in the crawl space connecting to the existing crawl space. Also, a beam and posts had to be included in the first floor ceiling to provide bearing for the expanded bathroom exterior wall. Finally, the slope of the patio roof was calculated to clear the windows above and allow the use of asphalt shingles."

Despite these unforeseen issues, construction went smoothly and was finished in May 2007, in time for the



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family to host a graduation party for their eldest son.

Maximum Results for Family Contentment

The spaces that Earl King, Inc., added to Chris and Doug's home radically changed the feel of the structure. They also transformed the way that the family lived and entertained.

The room that is now off the formal living room houses a billiards table and comfortable seating. It's a brightly-lit location to recharge and relax and

includes Anderson sliding glass doors (recycled from the original setup of the home) to the covered porch.

"The billiards room has become a gathering place," says Doug. "The boys liked and used it immediately, inviting their friends over... which is what we wanted for them."

Laughing, Chris adds, "Of course, it's become a 'man cave'!"

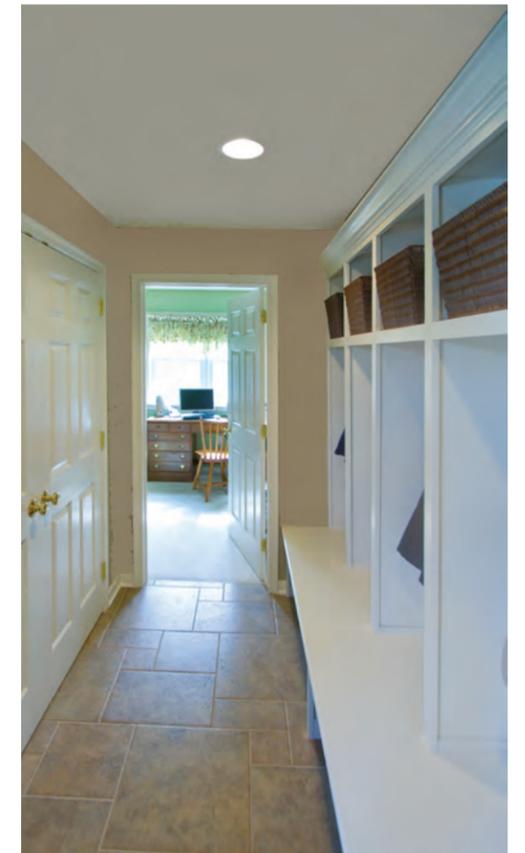
Whereas the former patio was too sunny to enjoy full afternoons lounging



outside, Doug and Chris' porch is the ideal place to absorb all nature has to offer in shaded peace.

"It's one of the nicest things," says Chris. "Before, we didn't spend time on the patio. Now we spend a ton of time out there!"

Mud, dirt and leaves are no longer tracked into the house through the front door



thanks to a mudroom entrance at the side of the home. The mudroom includes a handy bench and several cubbies for items like knapsacks, jackets and sports equipment. Off the mudroom to the left is Chris' office; straight ahead is the billiards room.

Upstairs, the master bathroom is roomy and well-lit. An air-jet tub is undeniably the main focus. To save on costs, Earl King, Inc.,



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reused the original bathroom vanity, adding a different top to create a contemporary look.

A Home Reaches Its Potential

Today, Chris and Doug's family (which includes a very friendly and playful golden retriever) spends a great deal of time in their expanded living space. And Connie enjoys seeing how much use their Earl King, Inc., addition is getting.

"I became an architect because I love solving design problems and projects and enhancing the spaces people inhabit," she says.

Though Chris and Doug would be open to adding a few new elements to their living space down the road, they are absolutely thrilled with what they and Earl King, Inc., were able to accomplish.

As Chris explains, "Every home has its potential. With this addition, ours has reached its promise."

She concludes, "The experience was definitely positive. We're very, very happy!"

R&A



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