

a **BEAUTIFUL** solution  
to a parking problem



## Project Description

The existing 2-car garage was often full of property maintenance equipment causing the owner's cars as well as the property staff to park in visible areas around the home—often in the formal visitor loop. The homeowners wished to have dedicated garage space for their vehicles as well as a court area that allowed for additional vehicles to be parked away from the main entrance. The husband also desired an in-home office space with more daylight and views as opposed to his previous basement office.

The homeowners working with their architect, Charles Yohe of Yohe Architecture & Design, an associate who Kreider and Diller Builders has worked with on another award-winning project, began the design process with a master planning exercise, which will include a new driveway access point, a new driveway gate, a

## Kreider & Diller Builders, Inc.

(see ad p. 31)

## PROJECT TRADE PARTNERS

### M&E Roofing, LLC

(see ad p. 32)

### Mervin Zimmerman Inc.

(see ad p. 38)

### Millwood Tree Transplanting

(see ad p. 34)

### Nolt Electric, Inc.

(see ad p. 38)

### Ralph Schlegelmilch & Sons

(see ad p. 34)

### Rock & Metal Systems, Inc.

(see ad p. 36)

### Shank Door Company

(see ad p. 32)

### Two Dudes Painting Company

(see ad p. 36)

### Kreider and Diller Builders, Inc.

has been creating custom homes and quality commercial facilities for more than 50 years. We focus on consistent quality, attention to individual customer needs, proven reliability and cost-effective project management. With these traits, we have generated a reputation that we are proud to maintain.

Our company started in 1959 through a partnership between Art Kreider and Don Diller, Sr. The two contractors generated a long list of satisfied homeowners and repeat commercial customers. Don Diller, Jr. has owned the company since 1983 and inaugurates a second generation of top-quality, family-owned management.

Kreider and Diller Builders serves Lancaster and York PA plus Dauphin, Perry, Lebanon, Berks and Chester Counties, PA. We are widely recognized as an award-winning builder with extensive experience. Our customers feel confident when they hire Kreider and Diller Builders. They trust our reputation and our attention to detail. Kreider and Diller Builders takes pride in attending to the nuances of each project.



## KREIDER AND DILLER

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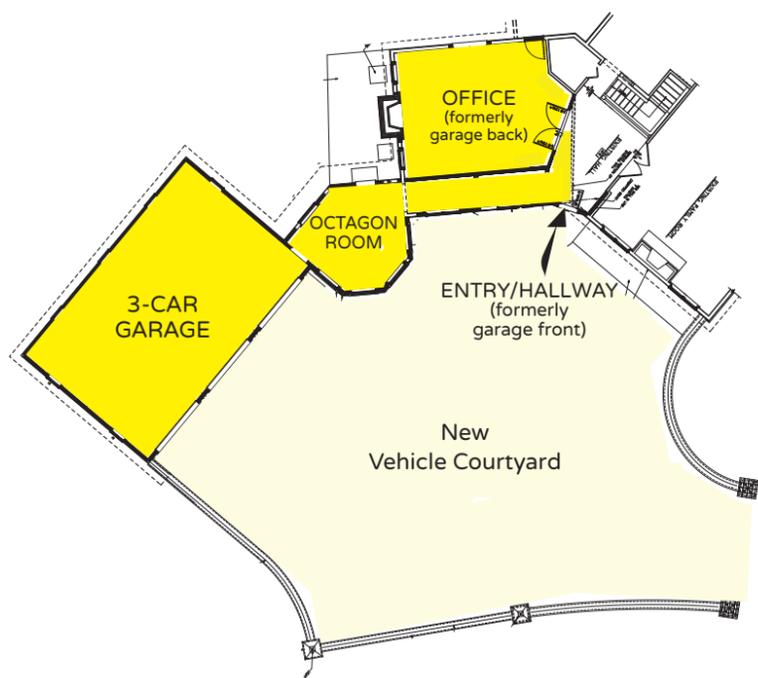
Perhaps you own an older home or commercial property and wish to remodel, renovate or add on to the existing building. We specialize in complex structural elements, and seamlessly blending new additions onto the existing building. We also have the skill for custom home construction and remodeling your existing home. Whether you live in a turn of the century home or appreciate a modern design, we will work with you to bring your vision to life.

Our highly skilled carpenter team is one aspect of Kreider and Diller Builders that sets us apart from other builders. We do not outsource our carpentry, and our team is widely recognized for their willingness to go the extra mile. The team ensures your project receives quality workmanship on even the most intricate details.

When you are ready to hire a quality general contractor, give Kreider and Diller Builders a call. We provide free consultations and free project estimates for your large or small residential and commercial building construction projects.



As a reference point, note the arched entry in both the BEFORE & AFTER photos.



BEFORE



This addition/renovation project involved constructing a new 24x37' three-car garage with a full basement below that contained two additional garage bays (see photo to the right) along with a spacious 3,400 square foot vehicle courtyard. The new garage is connected to the old garage by a 16' octagon foyer. The existing two-car garage was then converted into an executive home office as well as a new window lite corridor to connect the new garage and octagon room to the existing house. The existing entry foyer door was reconfigured along with moving the existing entry door into a new exterior wall that bisected the angle of the two adjacent walls.

new front entrance element to the house, and pool structure in the back of the house. As each future phase is realized, the work conducted in previous phases will seamlessly integrate with each new phase. The project included stormwater design and construction to accommodate the future phases.

By creating a new 3-car garage with maintenance storage at the daylight level to the back of the house, the architect was able to create garage space for the family's cars, while creating a private vehicle court that was visibly screened from their visitor's loop. The existing garage was converted to a new formal office space with views to the back of the property. An octagonal entry element was designed to meld the new with the old and also to create a noticeable gateway for visitor entry to the backyard.

The exterior materials and massing were designed to complement the existing house. The interior finishes were an extension of the previous remodeling done in the home but installed with higher level craftsmanship.



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*The exterior materials and massing were designed to complement the existing house.*



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Ten mature pine trees had to be removed from the area where the proposed retention pond was to be constructed. The trees had to be temporarily heeled-in and then moved back to the area around the retention pond after it was completed.



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Masonry (CMU Foundation, Stone & Brick Veneer,  
CMU Retaining Wall, and Courtyard Pavers):  
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**RALPH SCHLEGELMILCH & SONS**

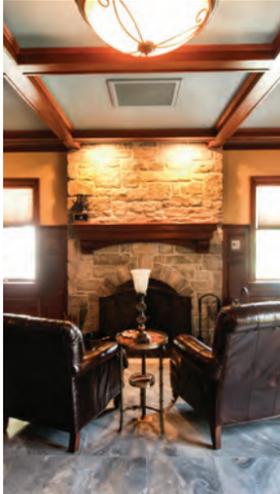
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The project required construction of a 100' long masonry retaining wall to hold back the grade for a proposed 3,400 square foot courtyard in front of the new garage. Unsuitable fill that was encountered during excavation required that the octagon room, which was to be constructed with a slab-on-grade foundation be changed to a full basement. This required underpinning the existing garage foundation. This created a "bonus" basement space under the octagon room. Because the unsuitable fill also continued under the new retaining wall an additional 72 cubic yards of concrete fill was required to be placed under the retaining wall footing to bring the grade up to bearing height. 2x8" rafter tails were cut with a radius and attached to the new garage trusses and octagon room rafter tails to provide the roof swoop to match the existing roof.



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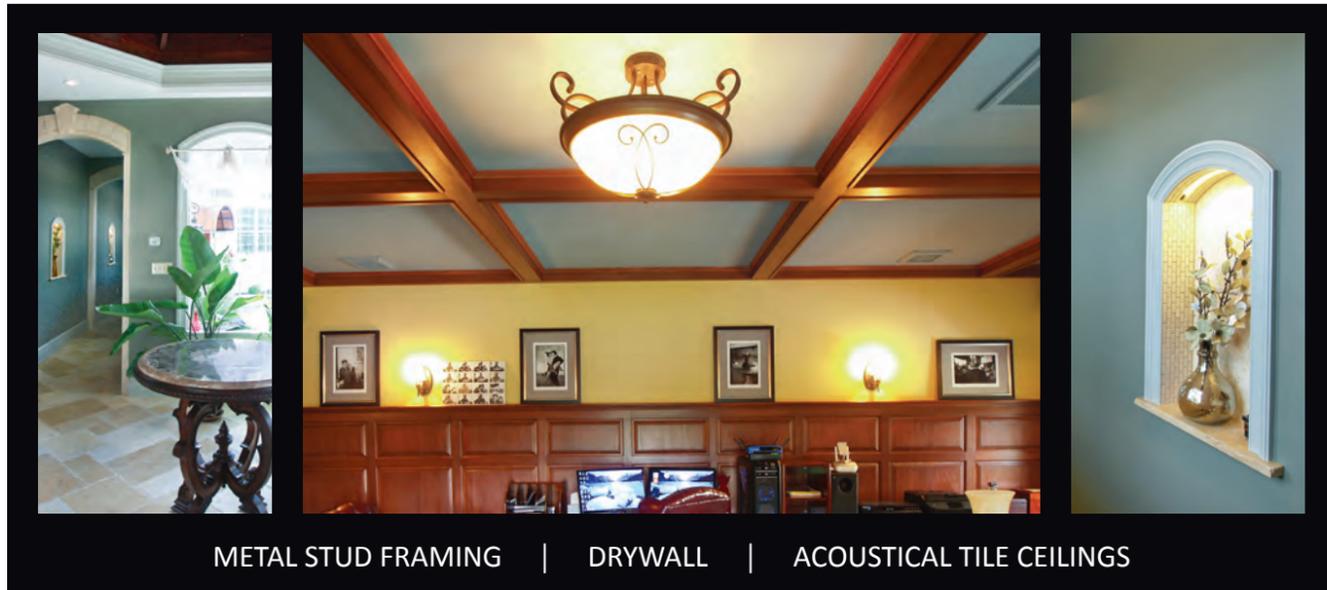
## What is a CMU?

On the previous page, reference was made to a **CMU** foundation and retaining wall. In case you didn't know....

A concrete masonry unit (CMU)—also called *hollow block*, *concrete brick*, *concrete block*, *cement block*, *besser block*, *breeze block* and *cinder block*—is a large rectangular block used in building construction.

Now you know.

The new office, which was once the back area of the original 2-car garage, includes a new wood burning fireplace, a new patio door to access the rear yard, a mahogany beamed ceiling and mahogany raised paneling on the walls.



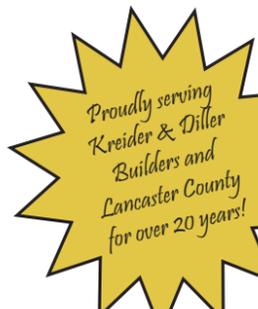
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The new garage is connected to the original garage space by a 16' wide octagon foyer which is constructed with an octagon framed cathedral ceiling (19' at its height). As seen in these photos, the ceiling is finished with mahogany tongue and groove boards and 3x6" beams in each corner.



**NOLT ELECTRIC, INC.**

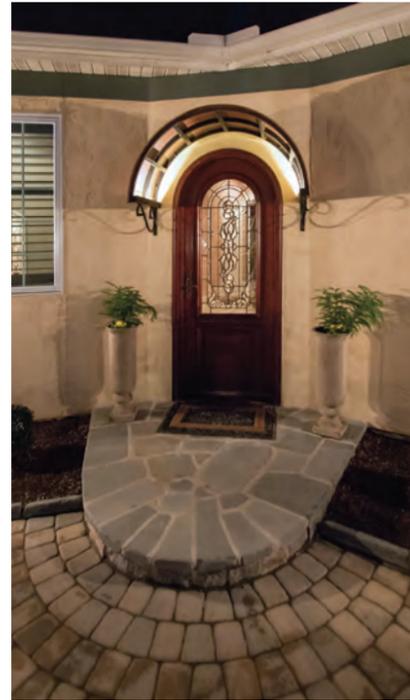


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# KREIDER AND DILLER

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## *meet the team*



*Pictured left to right, Adam Diller, Jim Welk, Erik Fries, William Rehak, Don Diller, Mark Temons, Scott Silvis, and William Keays.*

### **Don Diller, Jr., President**

Don started with Kreider & Diller, Inc. in 1972 performing drafting and estimating. In 1977 the task of project management was added to his tasks of responsibility. In 1983 Don bought the company from his father and his father's partner, establishing the current company name of Kreider & Diller Builders, Inc. For 34 years the company has flourished under Don's leadership, performing ever larger and more complex projects.

### **William L. Keays, Project Manager/Estimator**

Bill has been a member of the Kreider and Diller Team for 10 years. After living in South Carolina for almost 26 years, he relocated back to his home area of Lancaster. He has been employed in various aspects of the construction industry for 32 years.

### **Scott H. Silvis, General Superintendent**

Scott has been a member Kreider and Diller Team and it's General Superintendent for 21 years. Scott is responsible for overseeing all of Kreider and Diller's field superintendents and field crew including daily supervision of specific jobs. Scott had been in field management positions for 18 years before joining Kreider and Diller.

### **Adam M. Diller, Project Manager/Estimator**

Adam has been a member of the Kreider and Diller Team for 13 years. Adam worked in the field as a laborer for several summers while attending high school and then in 2004 started full time

as a carpenter until 2015 when he transitioned to the office as a project manager/estimator.

### **Erik Fries, Project Superintendent**

Erik has been a member of the Kreider and Diller Team for 15 years. Starting in the field as a laborer for a summer while attending high school and then in 2003 full time as a carpenter until 2016 when he was promoted to a project superintendent overseeing the day to day operations on specific projects from start to finish.

### **Jim Welk, Finish Carpenter**

Jim has been a member of the Kreider and Diller Team for 20 years. Jim performs all aspects of carpentry, but excels at finish carpentry and building customs stairs with complex railing systems. Jim has worked as a carpenter for the last 52 years.

### **William Rehak, Project Superintendent**

William has been a member of the Kreider and Diller Team for 21 years. William has held the position of Project Superintendent for the past 19 years. William has been a carpenter for the past 46 years and a carpenter foreman for the last 43.

### **Mark Temons, Carpenter**

Mark is the newest member of the Kreider and Diller Team having worked here for less than a year. Mark performs all aspects of carpentry. Mark has worked as a carpenter for the last 7 years.