

Extreme Makeover

Residential
Exterior
\$100-200K



BEFORE

Mission

These clients wanted to enlarge and transform the style of their dated, 1974 mansard roof home in the exclusive North Oaks Country Club community. The NARI contractor was tasked to create a bold new look in conjunction with a separate firm that added a 2-bay garage with new living space above.

The NARI member suggested a modern cubist design with a uniform parapet around the flat roof and boxed bump-outs over windows and doors. The plan not only appealed to the clients but also was endorsed by the homeowners association board. The panel concluded that the fresh style on the prominent hillside property would help to recast the somewhat dated golf course community to appeal to younger buyers, thereby raising future property values.





Clean lines, contrasting colors and architectural accents define this contemporary design.



The contractor overcame significant unexpected challenges after the design was approved. The new flat roof garage addition the other contractor built was 3 inches taller than planned and extensive wood rot was uncovered around existing windows and doors after a balcony was removed.

The NARI member's scope included developing the design, residing the entire house and addition, installing six new windows, building the flat EPDM roof on the addition, replacing the lower roof, modifying the parapets on the existing structure and painting the Hardie surfaces. Although the project took longer than expected, the family loves its reborn house on the hill.

Identify and Meet Client Needs

- ❑ Make the expanded, 45-year-old mansard roof home look like it was newly built to appeal to today's home design tastes and enhance curb appeal.
- ❑ Correct water infiltration issues from the existing flat roof and poorly installed windows and doors.
- ❑ Integrate the addition with the rest of the house.

Functional Improvements

- ❑ Eliminated angled mansard roof to allow more natural light to enter home from windows.
- ❑ Created bump-outs over windows and doors to direct rain runoff away from glazing.
- ❑ Replaced deteriorated wood siding with durable, low maintenance steel lap siding and trim and commercial James Hardie Reveal panel siding.
- ❑ Installed six new energy efficient Lindsay Pinnacle windows.

The old mansard roof and broad balcony had weighed down the home. The square design now soars.



BEFORE

View from the main road through the country club community

Aesthetic Enhancements

- ❑ Eliminated deteriorated forward deck that had detracted from curb appeal.
- ❑ Created crisp, straight lines and right-angle corners for more contemporary cubist design.
- ❑ Emphasized architectural detailing with Cedarwood HD steel clad bump-outs, Hardie Reveal commercial panels in two complementary colors and Edco steel lap siding.
- ❑ Accented screen porch with Cedarwood cladding to mirror architectural details on front of house.

Innovation

- ❑ Incorporated commercial fiber cement panels in residential application.
- ❑ Custom fabricated Cedarwood HD steel cladding for bump-outs above windows and doors.

Superior Craftsmanship

- ❑ Formed 3-piece cladding for bump-outs over the windows and doors and the screen porch on site.
- ❑ Rebuilt framing and installed new sheathing and wrap around existing windows and doors that had rotted from improper flashing and sealing.
- ❑ Meticulous adherence to Hardie commercial panels installation specifications including spacing of furring strips despite inconsistent stud spacing between main and upper levels.

Problem Solving

- ❑ Built up parapet around existing home to align with addition 3-inches higher than planned.
- ❑ Installed additional furring strips to meet 20-in. max. span for fibercement panels fasteners
when the framing shifted from 16 oc to 24

DETAILS

Metal Cedarwood bump-outs
and dark panels accent
windows.



The design
frees and
emphasizes
the home's
main entry.



Bright, open
entry

The new
parapet
includes the
roof over
the screen
porch.

OUT
BACK



BEFORE



Dark steel siding defines the two-story addition and unifies the expansive four-bay garage.





The dark parapet is dotted with LED lights. The framework was raised three inches to match the taller addition.

The contractor discovered a leak in the garage roof had rotted the sheathing around the drain (below). The new EPDM roof (right) and parapet overcame the problem. The installation includes proper termination bars that allow the synthetic rubber to expand and contract in extreme temperatures.



The old balcony had rotted the wood under the patio doors. New Lindsay windows replaced the doors after the structure was restored.

