



**MAKOSKI**  
CONSTRUCTION  
& REMODELING

Remodeling - Best Overall  
Addition Over \$75,000.00



## **CONTEST ENTRY INFORMATION FOR MOSER RESIDENCE**

### **BRIEF EXPLANATION OF THE PROJECT, INCLUDING SCOPE AND RETAIL PRICE:**

CONSTRUCT A TWO STORY ADDITION AT REAR OF HOME AND REMODEL EXISTING SPACE TO PROVIDE ON FIRST FLOOR A BACK HALL AREA, NEW FULL BATH, NEW AND ENLARGED KITCHEN, AND INFORMAL DINING AREA, AND, ON SECOND FLOOR, A NEW MASTER BATH. RETAIL PRICE: \$160,000.00.

### **UNUSUAL CONSTRAINTS OR CHALLENGES OF PROJECT:**

THE EXISTING FARM HOUSE STRUCTURE HAD A VERY LOW 7'-4" HIGH CEILING, AND EARLIER REMODELING HAD INCORPORATED A STRUCTURAL HAND HEWN TIMBER AND WOOD CEILING AT THE STAIR LANDING AND, ELSEWHERE WITHIN THE CEILING, AN I-BEAM LAID ON ITS SIDE. IN ADDITION, THE FLOOR WAS SIGNIFICANTLY OUT OF LEVEL. EXTERIOR CHALLENGES INCLUDED CANTILEVERED SECOND FLOOR SPACE AND OPPOSING GABLE ROOFS AT DIFFERENT PLATE HEIGHTS IN THE AREA OF THE ADDITION.

### **CREATIVE SOLUTIONS TO THE CHALLENGES:**

AN ACCESS HALL TO BASEMENT STAIR WAS BUILT TO SUPPORT THE STAIR LANDING AND ALLOW THE REMOVAL OF THE TIMBER. THE ACCESS TO THE GARAGE AND BACK HALL AREA WAS SHIFTED TO THE REAR OF THE KITCHEN, AND THE DOOR TO THE DINING ROOM WAS RELOCATED, TO PERMIT A PROPER KITCHEN LAYOUT AND TO AVOID DAILY TRAFFIC THROUGH THE KITCHEN. ENGINEERED WOOD BEAMS AND STEEL BEAMS WERE INSTALLED, SOME MEMBERS WITHIN CEILING, TO ALLOW FOR WALL REMOVAL AND TO CREATE MORE OPENESS BETWEEN KITCHEN AND NEW SIDE ENTRANCE. AT THE EXTERIOR, HIP ROOFS WERE DESIGNED TO BLEND THE NEW STRUCTURES INTO THE EXISTING.

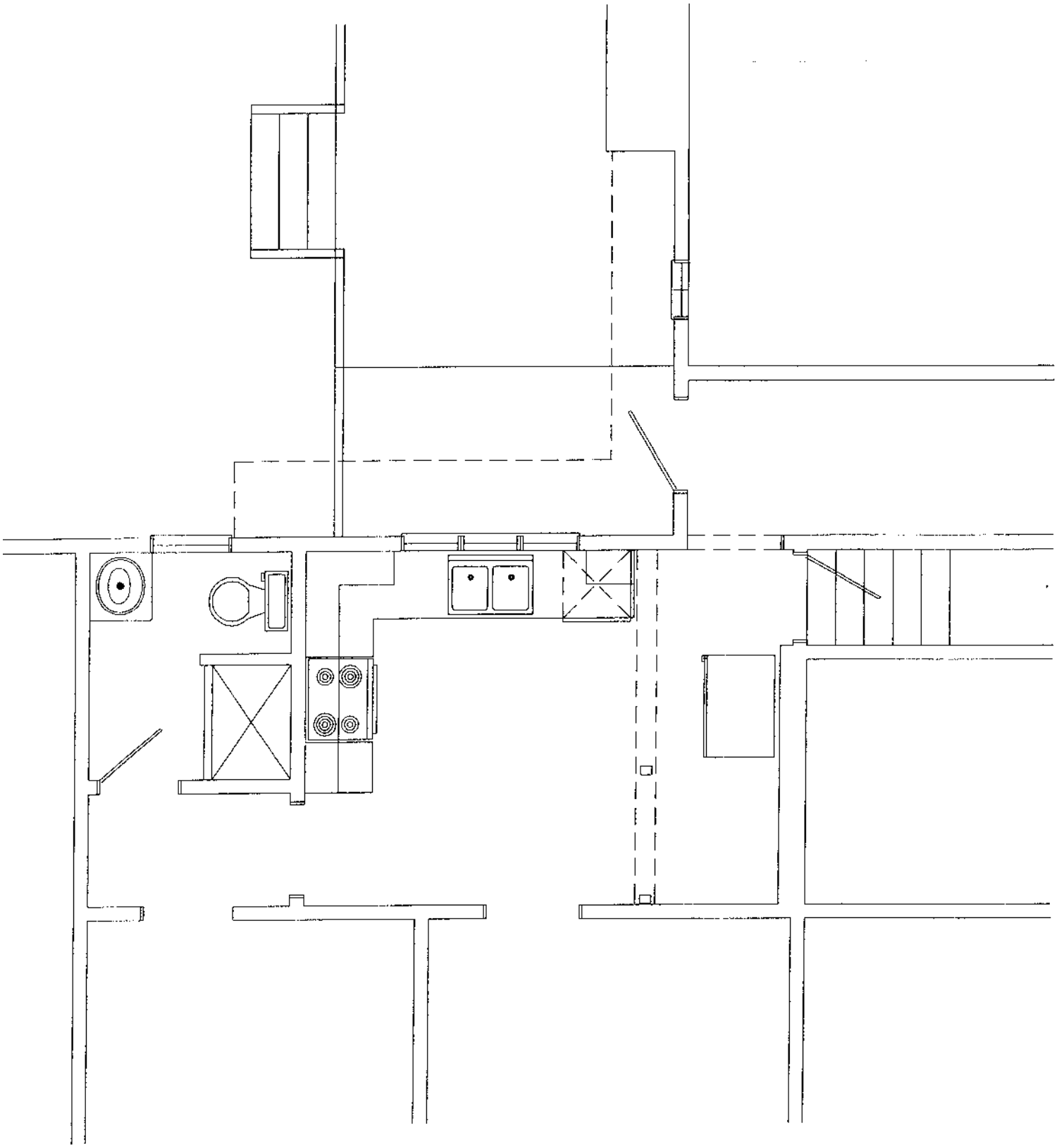
### **OVERALL RESULTS OF THE PROJECT:**

THE ADDITION BLENDS IN SEAMLESSLY WITH THIS CLASSIC FARM HOUSE, AND THE PORCHES AND STAIRS ADD TEXTURE TO THE EXTERIOR. WHEN ENTERING THE HOME AT THE CONVENIENT NEW SIDE ENTRANCE, YOU ARE IMMEDIATELY PRESENTED WITH THE BEAUTIFULLY DETAILED AND FUNCTIONAL NEW KITCHEN AND SPACIOUS INFORMAL DINING AREA, WITH AN EXPANSIVE VIEW TO THE EXTERIOR THROUGH A NEW 8 FT. SLIDING GLASS DOOR. YOU THEN MOVE INTO THE HOME PASSING BETWEEN THE KITCHEN AND DINING AREA, WITHOUT BEING DISRUPTIVE TO EITHER SPACE.

### **TOP THREE KEY PRODUCTS USED:**

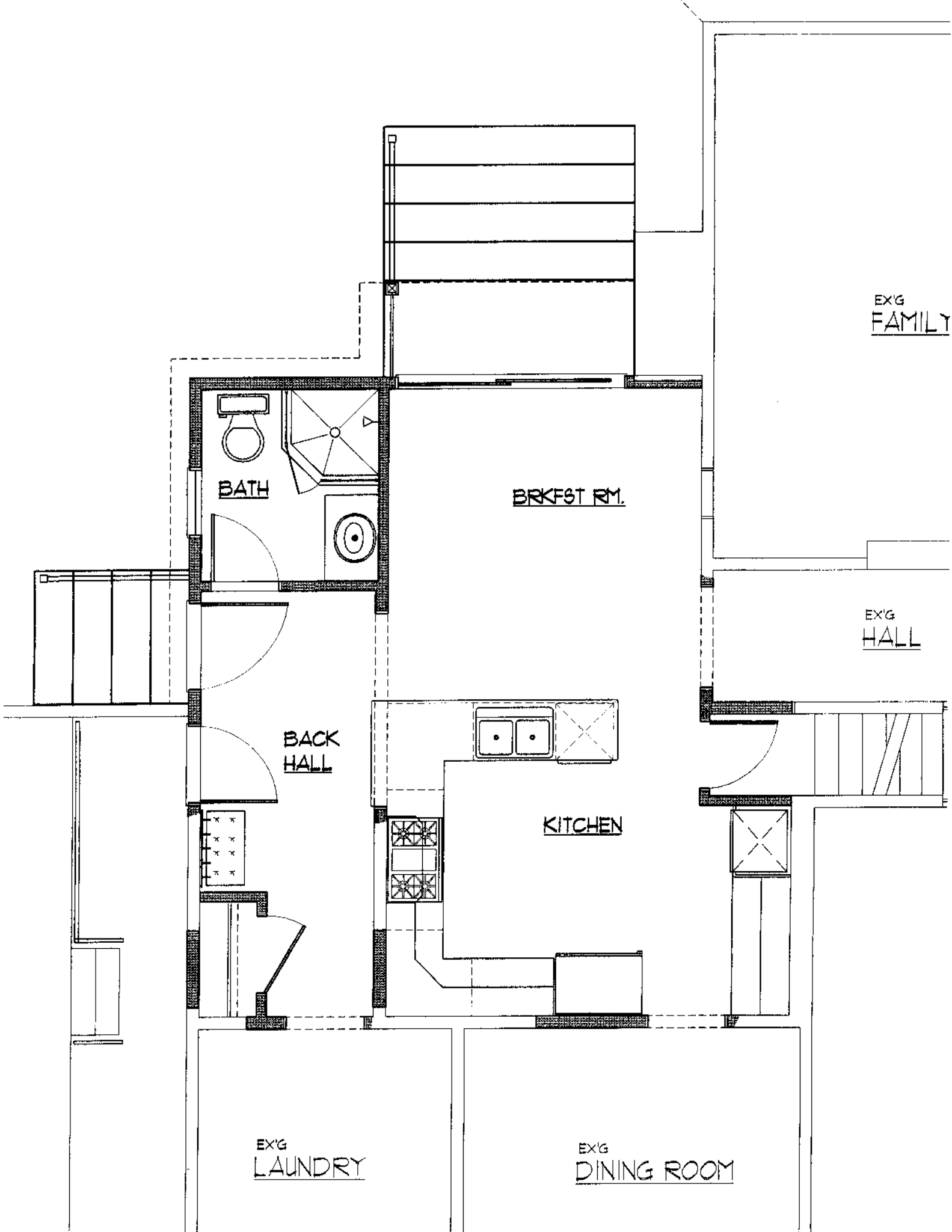
GENERAL ELECTRIC APPLIANCES  
PELLA WINDOWS AND DOORS  
GEORGIA PACIFIC ENGINEERED WOOD PRODUCTS





PARTIAL FIRST FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$



EX'G  
FAMILY

BATH

BRKFST RM.

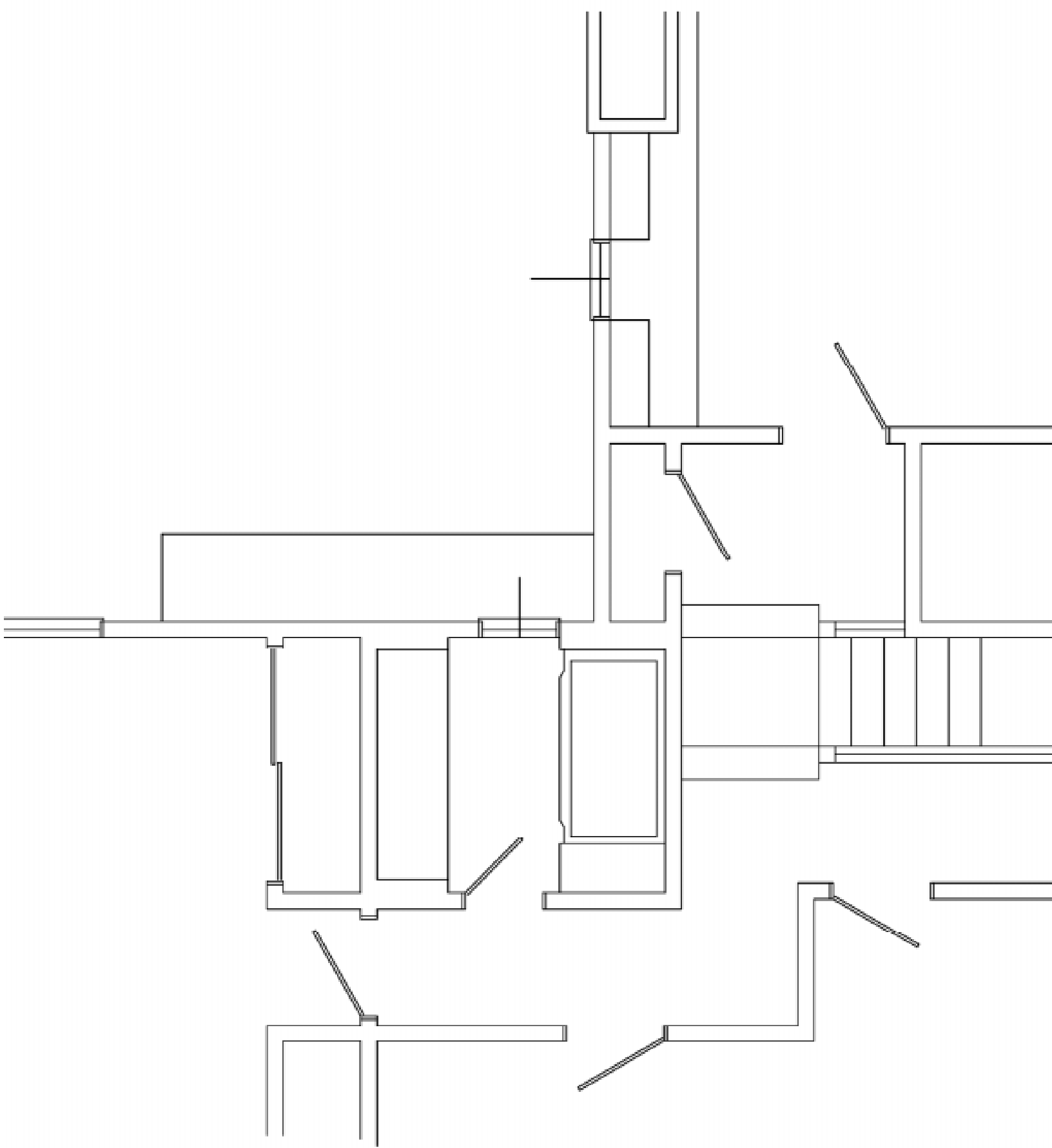
EX'G  
HALL

BACK  
HALL

KITCHEN

EX'G  
LAUNDRY

EX'G  
DINING ROOM



PARTIAL SECOND FLOOR PLAN





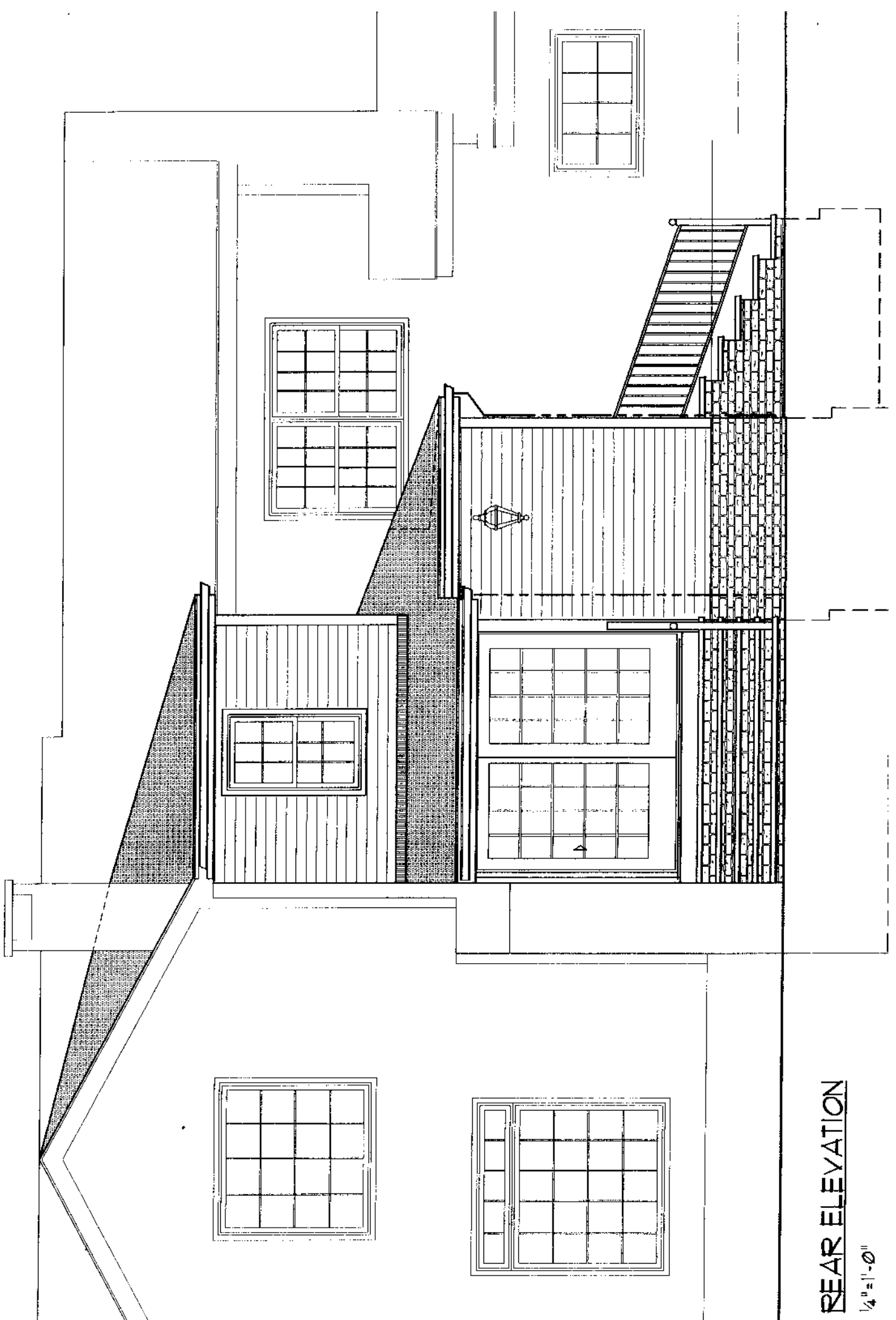
Before



After A

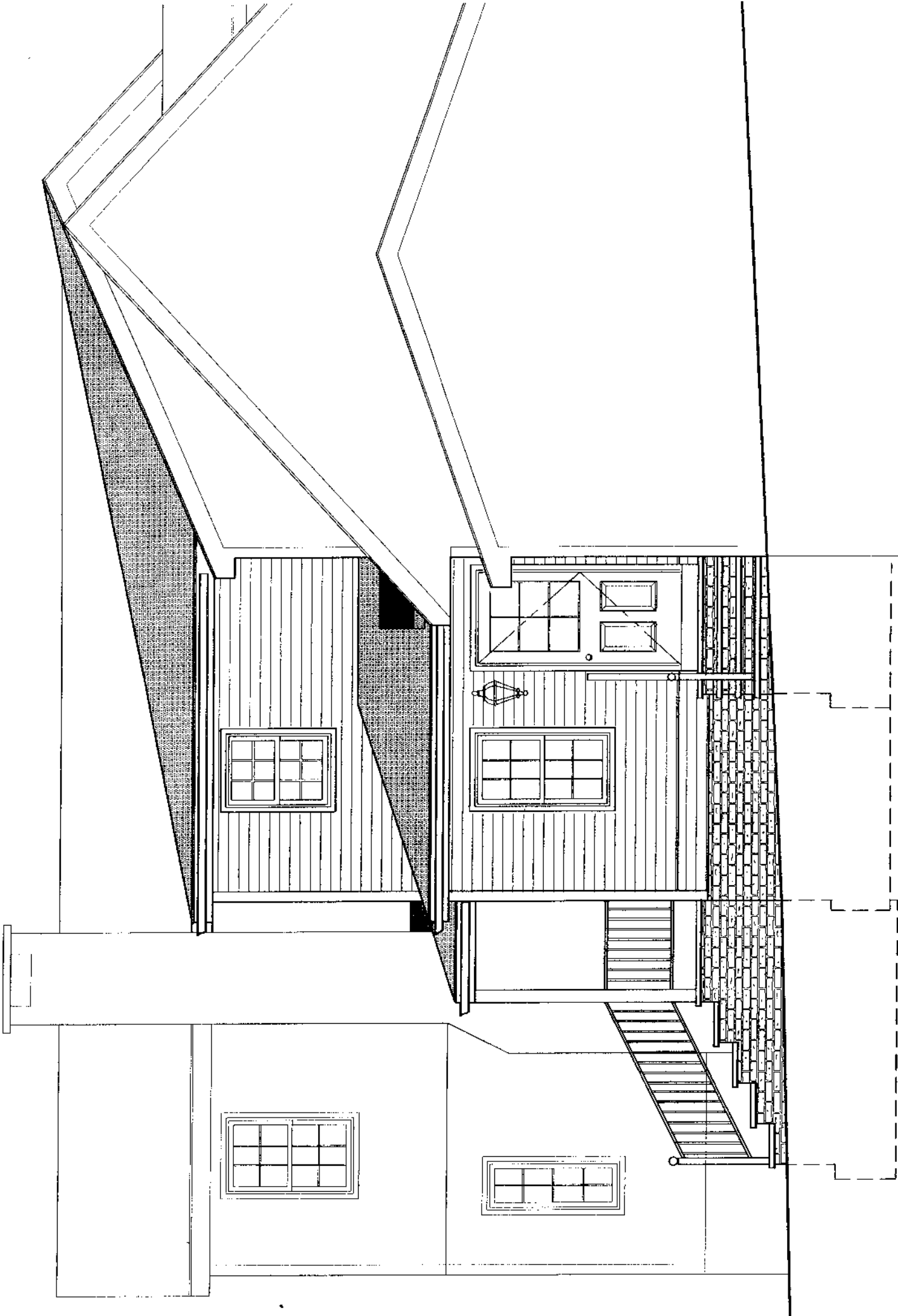


After Full



REAR ELEVATION

1/4" = 1'-0"



**SIDE ELEVATION**  
1/4" = 1'-0"



Back BA