

Qualified Remodeler®

October 2014

PROJECTS | PROFITS

PROFITS

- NAHB Remodeler of the Month
- Project idea files
- Data Center 56

PROJECTS

2014 Master Design Awards

PRODUCTS

REMODELING SHOW PRODUCTS
KITCHEN/BATH
EXTERIOR
TOOLS
STRUCTURAL/ENVELOPE 46

40th
YEAR
Qualified
Remodeler

Cover Photo: "Best in Show" –
Carriage House by Daniel Contelmo Architects.

GOLD

Specialty Room/Niche Space

Mannarino Designs Inc., Holmdel, N.J., mannarinodesigns.com

Project name: Wine Room

Location: Lincoln Park, N.J.

Square footage: 186

Cost: \$126,992

This main-floor wine room stores the client's wine collection and serves as an extension of the entertaining areas of the home. The vaulted ceiling reached 16 ft. at its highest point and had the potential to create an elevator-like feeling. The remodel covered the surface with chipped granite to match the textures and design, while withstanding the temperature and high humidity of the refrigerated space. Four glass light panels suspended from the ceiling create a subtle break in the height. Other materials used to create the space include natural walnut cabinetry, satin nickel wine racks, a custom rolling ladder, titanium and copper polished porcelain, and a custom table with a rift cut oak top and hand-forged, nickel-plated legs.



Photo: Memories TTL LLC

BRONZE: Matt the Carpenter, Millburn, N.J., (973) 809-1451

BEST IN SHOW more than \$250,000

GOLD

Detached Structure

Daniel Contelmo Architects, Poughkeepsie, N.Y., dtearchitects.com

Project name: Carriage House

Location: Dutchess County, N.Y.

Square footage: 5,500

Cost: \$1.4 million

This detached structure sits on 30 acres and houses the homeowner's 15-car collection while doubling as a gathering space. The building was required to be located behind the existing home and feel as though it could've been there for 100 years. The carriage-house structure fit on a site near a rock knoll, cliff and wet area. An existing stone wall was incorporated into new walls that were used to delineate yard and courts, and define uses around the carriage house. The timber frame structure has columns wide enough apart that two cars can be parked between them with their doors open. There is a center display aisle for display and driving cars in and out and an overhead catwalk for viewing the cars from above. A main gable roof simplifies and defines the structure while a reverse gable facing the house creates character and interest while dividing the long roof behind it. Radiant heat in the brick floor prevents



Photo: Chris Kendall Photography

moisture from getting to the cars, and cars can be backed out of sliding mahogany doors to run on a hollow paver surface. A brick entrance courtyard incorporated into the existing stone walls and trees is used for gatherings and display of one of the vehicles.

SILVER: C&R Remodeling, Salem, Ore., remodelsalem.com

SILVER

Outdoor Living



Photo: Realty Restoration LLC

Realty Restoration, Austin, Texas,
realtyrestoration.com
Project name: Outdoor Oasis
Location: Austin, Texas
Square footage: n/a
Cost: \$90,000

The outdated pool had a rough plaster finish, “cool deck” surround and a rotting wood deck. The owners aimed to update it as part of an outdoor transformation, make it safe and block out noise from the adjacent road traffic. Three separate water features help achieve sound reduction. A small, four-sided fountain creates white noise that drowns noise to the adjacent master bedroom and porch. A second 3-ft.-wide negative edge spillway from the hot tub provides the sounds of a waterfall splashing into the below pool. Finally, three water spouts originating from a stone/plaster screen wall on

the rear of the property disperse water. They can be individually controlled in relation to the need for white noise. Water spills into three Tuscan urns that match the blue pool tiles. Computer modeling and close collaboration with tradesmen using laser levels helped ensure flow elevations could achieve proper drainage while supporting the integral trench drain that flows in the opposite direction.



Photo: Daniel Contelmo II

Outdoor Living

Daniel Contelmo Architects, Poughkeepsie, N.Y.,
drcarchitects.com
Project name: Chappaqua Screened Porch
Location: Chappaqua, N.Y.
Square footage: 580
Cost: \$125,000

The general project scope involved creating a screened porch with a sitting room, fireplace and dining area for 10 people. Sliding French doors connect it to the existing family room. The owners wanted to be able to view the two side yards; one of which was the kids’ play area, and the other was an open terrace. Design began with sizing the dining area for proper flow. It was designed with a shallow connecting room to stay below the bedroom windows. Because of the rock knoll, the sitting area was wider and had a steeply pitched vaulted ceiling to blend with the existing house. The fireplace was located

opposite the French doors of the family room, blocking the view of the rock and leaving a side-to-side view of the property. Porch materials, including the stone and brick of the fireplace and cedar finishes, were locally sourced.



GOLD and JUDGES' VISION

Whole House More Than \$700,000

Michael K. Walker and Associates, Sarasota, Fla.,

michaelkwalker.com

Project name: Ohana

Location: Longboat Key, Fla.

Square footage: 9,300 under air

Cost: \$10 million

Ohana, which is Hawaiian for “family”, was designed to function as a gathering residence for a large family; the owners envisioned an architectural theme simulating an African lodge/Polynesian resort. Materials support that vision. Windows and doors are made of

mahogany and clear Douglas fir; cabinetry is teak. Exterior materials include Sipo African mahogany and Oolite stone wall cladding. The driveway, walkways and terraces comprise Florida coral stone. All enclosed areas are fully conditioned spaces using a geothermal heating and cooling system that includes an energy monitoring and control system. The geothermal system also supports a pool and spa heating system and 14 individual HVAC equipment zones with a constant hold temperature of 74 F. Operation costs less than \$1,000 per month.

The existing home was a 1950s pink stucco beachfront house that didn't conform to local codes. The original structure required multiple permitting efforts while the addition was designed to meet requirements for buildings seaward of the State Coastal Construction Line. Local permitting required the buildings be joined as one. Rebuilding the house within the existing footprint allowed for an exemption to the state requirements while the addition met all of the state and local requirements.



Photos: Greg Wilson Photography

SILVER: Daniel Contelmo Architects,
Poughkeepsie, N.Y., drcarchitects.com

BRONZE: My House Design/Build/Team,
Surrey, British Columbia, Canada,
myhousedesignbuild.com

HONORABLE MENTION: Melton Design Build,
Boulder, Colo., meltondesignbuild.com

GOLD

Finished Basement

Silent Rivers Design + Build, Clive, Iowa, silentrivers.com

Project name: Basement Mixology

Location: West Des Moines, Iowa

Square footage: 1,100

Cost: \$180,000

The clients wanted to create a 1,000-bottle wine cellar and a home theater room while creating a space they could share with friends and family. The project grew into a connected series of spaces. Linkages and sight lines, as well as sensitive use of color and material, helped promote interaction. The plan centers around a redefined hearth room. A new fireplace subdivides the once cavernous room into useful proportions. The theater room is highlighted by a valance evocative of a theater marquee, which continues across the bar transition and becomes an arch that leads the eye into the wine tasting room and beyond to the wine cellar. Double-frame walls, furring, foam insulation and sound isolation gypsum board work together on all sides of the theater for sound isolation.



Photo: Silent Rivers Design + Build

SILVER: Daniel Contelmo Architects,
Poughkeepsie, N.Y., dctarchitects.com,

BRONZE: Finished Basement Co., Minneapolis,
finishedbasement.com

BRONZE: Foster Remodeling, Lorton, Va.,
fosterremodeling.com



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