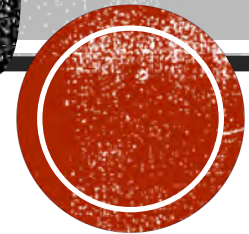


Job Cost: \$224,200

04-17 RESIDENTIAL ADDITION

\$100,000 TO \$250,000

A "She Cave" in the form of a 2ND STORY HOME ADDITION.



WHAT'S FAIR IS FAIR

Because he had a “Man Cave” and the garage, our client thought it only right that she have a space to call her own as well. She’s an artist and a musician and she wanted space to paint, as well as perform, without disturbing him or being disturbed by him.

That’s where we came in.

(Photo: The BEFORE prior to the “She Cave Addition)





THE 2ND STORY ADDITION

We created an entire master suite with an art room, and built a stairway leading up from a downstairs bedroom that we turned into a music room with added storage under the stairway.

The addition turned out amazingly well but the build was not without its complications.





THE MASTER SUITE TOUR

The master bedroom has a small kitchenette with seating area, coffee and wine bar, and custom floating shelves.





COFFEE & WINE BAR

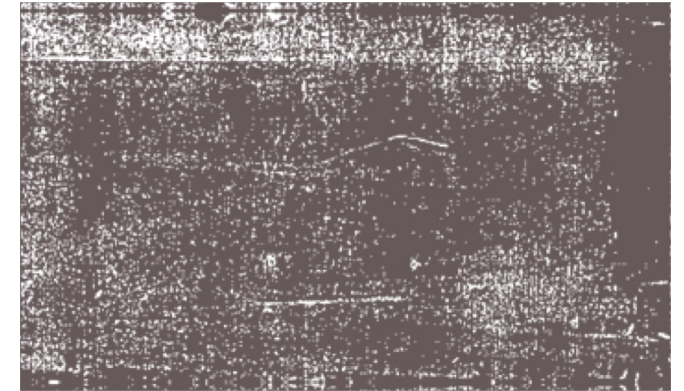
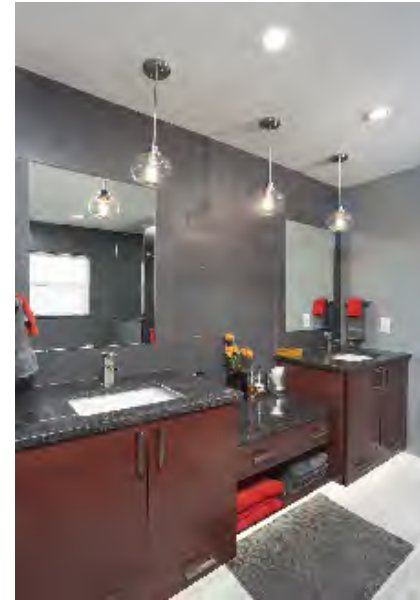
The cabinets are a European style construction with slow close doors and drawers in a Bamboo color. The countertop is 3cm granite in steel grey. The floating shelves are made of the same materials as the cabinets and vary in sizes ranging from 36" to 42".



MASTER BATH

There are motion detecting LED lights, and small pendant lights in the master bathroom. We took the large format tile backsplash, in grey, all the way to the ceiling- which our homeowner loves. The wall trim is Living Bullnose in black. The cabinets are a European style construction with slow close doors and drawers in a Bamboo color. The countertop is 3cm granite in steel grey.

She also has a nice soaking tub with a walk-in shower. The tile on the shower floor are 2 x 2 Apollo style in slate grey.



Lanai

There's a screened-in, 2nd story balcony with seating area outside of the master bedroom, which has a low maintenance vinyl ceiling. The 12 x 24 tile is Marengo color. It's a comfortable space.

(Photos: During & After shots of balcony build.)





We installed barn doors on the new walk-in closets that are on each side of the hallway going into the master suite. An artist needs her storage!

Speaking of, the art room turned out beautifully. (One section of the room is shown in the upper right photo.)

The music room is lovely and had enough space even for her piano. (We created a custom closet by splitting a door and added ball joints so it wouldn't take up as much space in the room.)





Inside, a “She Cave Fave”, is the new laundry shoot we created leading from the upstairs art room down into the garage. (You can see the entry to the master bath from the master bedroom in this photo. The laundry shoot is located just down the hall. A convenience on laundry day for sure!)

The laundry shoot is aesthetically pleasing because it’s hidden in a cabinet. The cabinet is an Arts & Craft face frame style construction with slow close doors and drawers in cherry cinnamon. We used 3cm granite steel grey for the countertop here as well.

Now our homeowner doesn’t have to lug laundry down the stairs, which can be dangerous for older homeowners. Instead she simply tosses the laundry down the shoot then gathers it from the hamper in the garage on laundry day. Easy peasy. Every home should have one.

Now come the Hiccups....



THE HICCUPS OF THE JOB

The original plans were not going to work so we needed to modify them. (The architect hadn't taken some things into consideration.)

Mind you, we attempted to follow the original plans but quickly realized crucial mistakes were made- like not taking into account how our work was going to tie in with the existing vaulted ceilings.

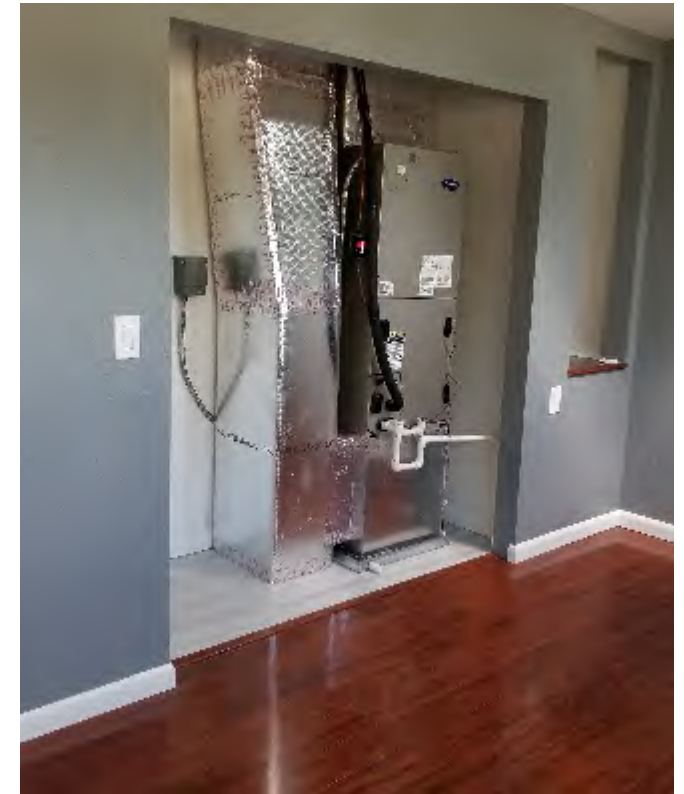
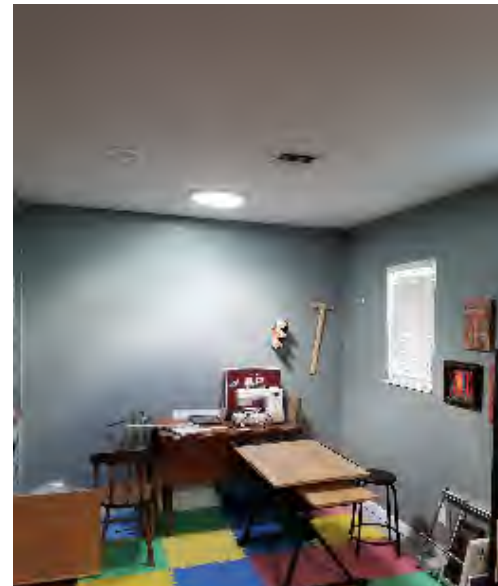


HIDING IN PLAIN SIGHT

There were also large return ducts we needed to hide so we created false walls to hide them in plain sight within the art room. (This did take up a little bit of space in the room but we managed to make it as minimal as possible.)

This was also something that had not been taken into account on the original plans. However, we were able to overcome and make it look aesthetically pleasing. Walking into the room, you'd never even know they were there.

(Lower left photo: The other half of the new art room with hidden wall to the back. Lower right photo: The other unit is now hidden by a door. There's an art nook on the right of it.)



The framing went very smoothly and we had no issues with the trusses. But, then, we found a new issue with the original plans. They hadn't taken into consideration how the new addition would land on the peak of the garage. (The windows were too big and were going into the trusses.) Because of the expertise in our group, we caught the issue early and adjusted accordingly.

(Photos: During shots of the build. The lower right photo shows the windows after we changed the dimension of them to fit appropriately.)

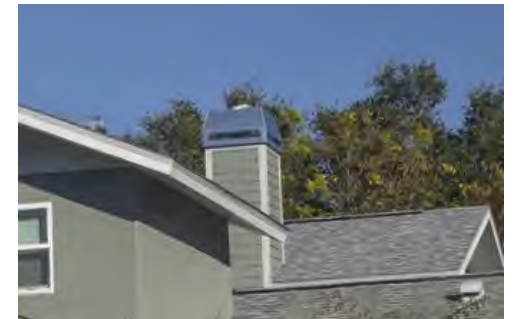
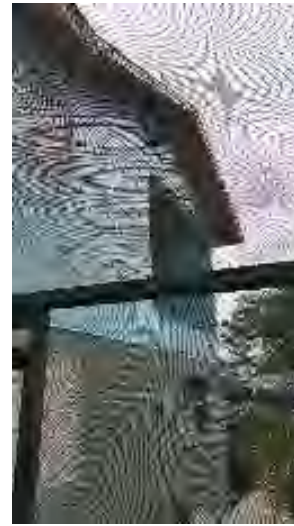


REPLACE REATTACH AND EXTEND

We also had to rebuild the pool cage, that was connected to the house, reconnect it and install super gutters- as it was never draining properly in the first place. During the construction phase we temporarily supported the pool enclosure and then reconfigured where it would connect. It looks great and, more importantly, drains as it should.

We did have to extend the fireplace up through the 2nd story, and we installed a new custom hood in order to make it look as beautiful as possible.

(Photos: During and after of the birdcage after photo of extended fireplace.)



HAPPY WIFE, WIFE HAPPY LIFE

We truly thought about flow and function with this 2nd story addition, and feel we accomplished our goals. The She Cave offers our client privacy from rest of the house, as well as the peace and serenity to create to her heart's content. Or privacy to drink wine in the tub!

And the best part is we were able to match the cedar from the original home with Hardie Board for the addition. It's more durable and lower maintenance.

