

2004 WBA Remodeling Awards

Project Category:  
Room Additions Under \$50K

"Daycare Addition"

# DEGNAN

## DESIGN BUILDERS

### INC.



These clients were a referral after we completed an addition for their back-yard neighbor only months earlier. They were constrained by budget, but even more constrained by time: The wife runs an in-home daycare and was pregnant with their third child. She had scheduled with her day care clients to take maternity leave, and needed the addition completed before the other children returned.



*Before: Original Back of House*

This schedule meant starting the project while day care children still occupied the existing family room (while even running new heat ducts), completing the project shortly after the baby was due, and leaving the clients enough time to move in before the children return! Additionally, the clients desired to install wood laminate flooring and paint the room themselves in order to meet their budget, which needed to be done shortly after the baby was born.



*View from existing family room to new addition.*

*Large windows with wide casing balance their scale in the wall and provide views for even the youngest children.*

Although it is a simple 440 square-foot addition, there are several outstanding features designed to meet the clients' needs. While not overwhelming, the new Andersen windows are the largest that the modest home has, and are intentionally placed a few inches lower than average so that kids of all ages can see out. It also allows the clients to keep an eye on the kids playing in the fenced back yard.



Further, a new French door provides privacy for the space, adequately separating the "work" and "home" life, while wide casing and tall baseboard add flair to this room not present in the original home. Even though the addition needed to be stepped down 14" from the main house (in order to work with the sloped grade and to avoid two bedroom windows above) we turned this into a design feature. The design of the step is continued across the entire room, forming two long bench seats with operable tops for toy and supply storage! Although the addition is built on a concrete slab, it is well insulated. The room stays at its desired temperature without use of the auxiliary electric heaters.



*Overview of the Step & Bench integration*



*Detail of Bench, closed and open.*

Before the project could begin, a 6" caliper oak tree, the nicest in the yard, was successfully moved to a new location out of the way of the addition. Lawn repairs and landscaping will be completed in the spring, including installation of a paver patio relocated by the owners.



*Tree Moving*

### **Final Assessment & Results:**

We confidently began design for the project in September, and the project was completed before deer hunting began. The clients had high but clear expectations; they were courageous enough to meet their own challenges and trusted our reputation to meet their needs.

### **Specifications of Note:**

- Windows: Andersen 400-series tilt-wash.
- Insulation: R-7.5 foam under the floor, R-5 foam on the foundation walls, R-22 dense-pack cellulose walls with R-5 foam sheathing, and R-50 cellulose attic insulation.
- Trim: Ferche oak, with melamine used for white bench components.