

Project Summary
2002 Waunona Way - George & Sandy Kohn Residence
Design by Bouril Design Studio
October 15, 2008

The project consists of a front yard addition and a rear yard addition/reconfiguration. The proposed front yard addition will accommodate a new 2-car garage and at-grade entry at the first floor with bedroom/bathroom space above. The rear yard reconfiguration/addition will include the removal of a leaking greenhouse structure and its replacement with a conventional roof structure as well as the enclosure of an existing deck as a screen porch.

The existing house was built in the 1950's and has a first floor of 1,040 sq. ft. finished area with a total finished area of 2,844 sq. ft. Because of the high water table in the area, the house has no basement. The first floor is essentially acting as the basement. The structural framing system is adequate however the existing shell has never been brought up to today's standards for energy efficiency. The greenhouse structure on the lake side was added in the 1970's and has created significant ice damming and water damage to the north side of the house. The space below the greenhouse is also suffering from water damage. The main living space in the house is on the second floor which requires walking up a full flight of stairs.

The proposed project adds 337 sq. ft. of finished heated space on the first floor and 545 sq. ft. of finished heated space on the second floor for a total of 882 sq. ft. of new space. The highest point of the new structure is 25' above grade which is 2' higher than the existing ridge line. The new roof forms are maintained at a 4/12 pitch to keep a low profile. By today's standards, this would be considered a relatively modest project for a lakefront home.

The primary goals of this project are as follows:

- 1 Provide wheelchair accessibility from the front drive to the entry with an interior residential type elevator to serve the second floor. This project is addressing the needs of aging in place.
- 2 Provide a full two car garage with additional space for bicycle and yard storage.
- 3 Provide a separate master bath and master closet.
- 4 Provide a second floor laundry room.
- 5 Provide a second floor sunroom/play area for grandchildren.
- 6 Eliminate the maintenance associated with the greenhouse structure by simplifying the roofline and integrating the space into conventional roof framing.
- 7 Upgrading the existing exterior shell to current standards for energy efficiency.

The existing site is less than 60' in width and does not offer much latitude to accomplish this project. The existing house is non-conforming because it is sitting in both the lakeside setback and the east yard setback.

The addition on the front southeast side of the house is accomplished entirely with the existing roof form which will have very little impact on the amount of light at the east side yard.

The addition on the front southwest side of the house has been inset to eliminate a variance in this area since the last submittal.

The lakeside reconfiguration/addition is already within the rear yard setback and the proposed addition is not extending any further into the setback than the existing wall. This geometric configuration is necessary to clean up and simplify the roof forms. Any other design solution does not address this problem. It is north facing and a pitched roof is essential.

Tearing the house down and building a new one within existing yard constraints is not an economically feasibility solution. This design solution is the most practical way to achieve the functional requirements, accessibility and energy efficiency sought by the owner.