



A UNIQUE SOLUTION

## CLIENT WISH

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- The pre-existing deck of this home was in poor condition. Our client needed us to come up with a solution that would provide a new porch.

## OUR SOLUTION

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- An alley garage which enters on the lower level, and main level kitchen and living spaces led us to the solution of creating a two-story porch. Each level would serve slightly different purposes.
  - The upper level porch is enclosed with vinyl porch enclosure windows, which were added to keep wind and rain from coming inside. A half wall is there not only for code and safety purposes, but it also provides a privacy barrier, and integrates with the roof line of the garage.
  - The footprint of the porch was expanded slightly so that it nestles into the alcove created by the garage.
- The lower level is completely screened in. There is no need for windows as the area is completely protected by the roof and windows of the upper level.
  - A winding staircase was added not only for aesthetic appeal, but also to provide access to the lower level and the backyard. The staircase also acts as a window well, allowing light to flood into the lower level laundry room window.
  - One design challenge that we had to overcome was the roofline. After exploring sloped roof and hip roof options we chose to install a flat roof. The angle of view that most people observe the space from in the alley does not reveal the difference between the flat roof and hip roof of the house to a noticeable extent. It looks good and integrates well into the design, as the eave line was continued to achieve this illusion.

# THE PRE-EXISTING DECK...



before

each level would serve slightly different purposes...

## A TWO-STORY PORCH



An alley garage which enters on the lower level, and main level kitchen and living spaces led us to the solution of creating a two-story porch. Each level would serve slightly different purposes.

to keep wind & rain from coming inside...

## THE UPPER LEVEL



The upper level porch is enclosed with vinyl porch enclosure windows, which were added to keep wind and rain from coming inside.

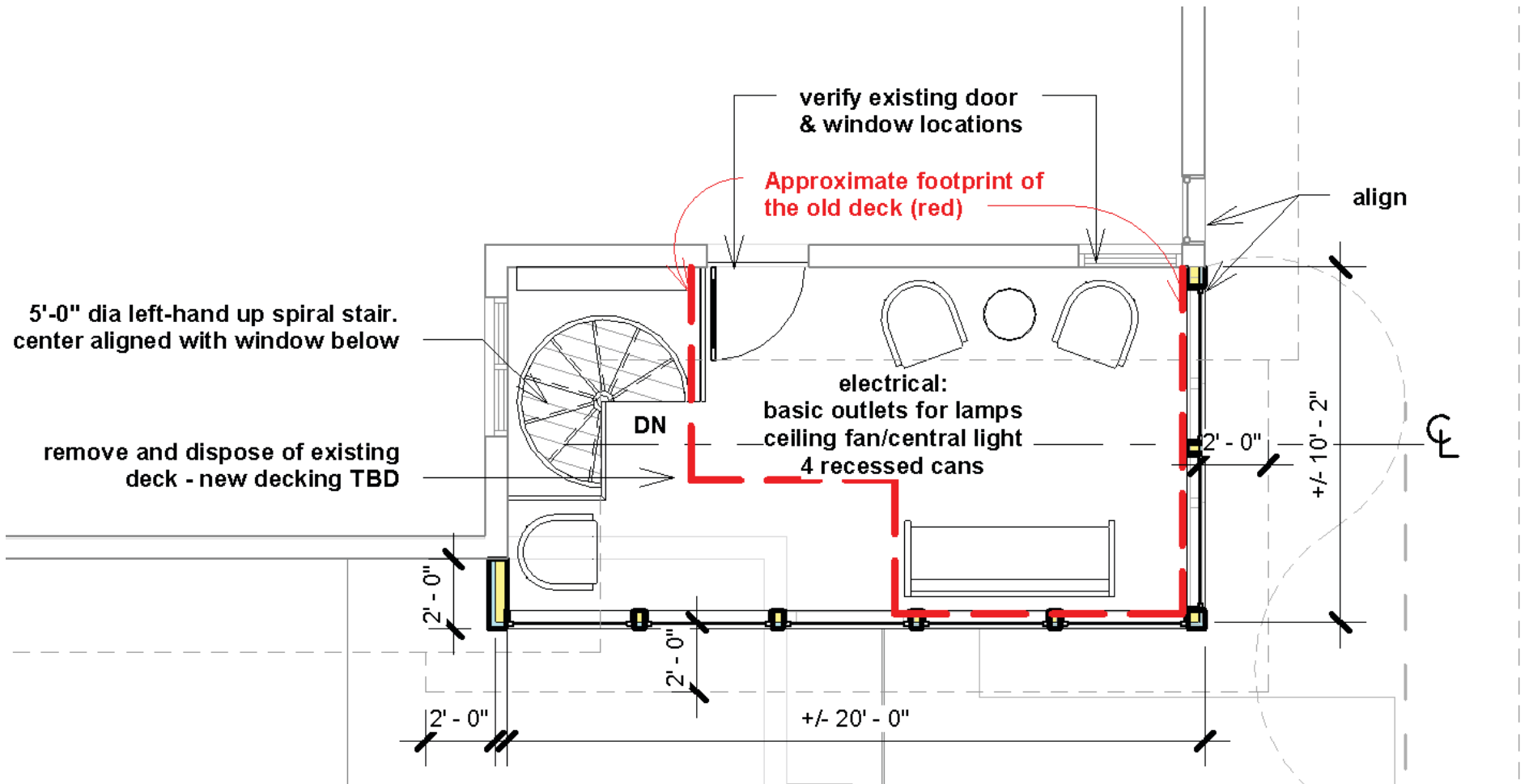
## THE UPPER LEVEL



A half wall is there not only for code and safety purposes, but it also provides a privacy barrier, and integrates with the roof line of the garage.

the footprint was expanded slightly...

## THE FOOTPRINT OF THE PORCH



# PLANNING STAGES

to nestle into the alcove created by the garage...

## THE FOOTPRINT OF THE PORCH



The footprint was expanded as far as possible without making structural modifications to the garage trusses.

IN PROGRESS





the area is completely protected...

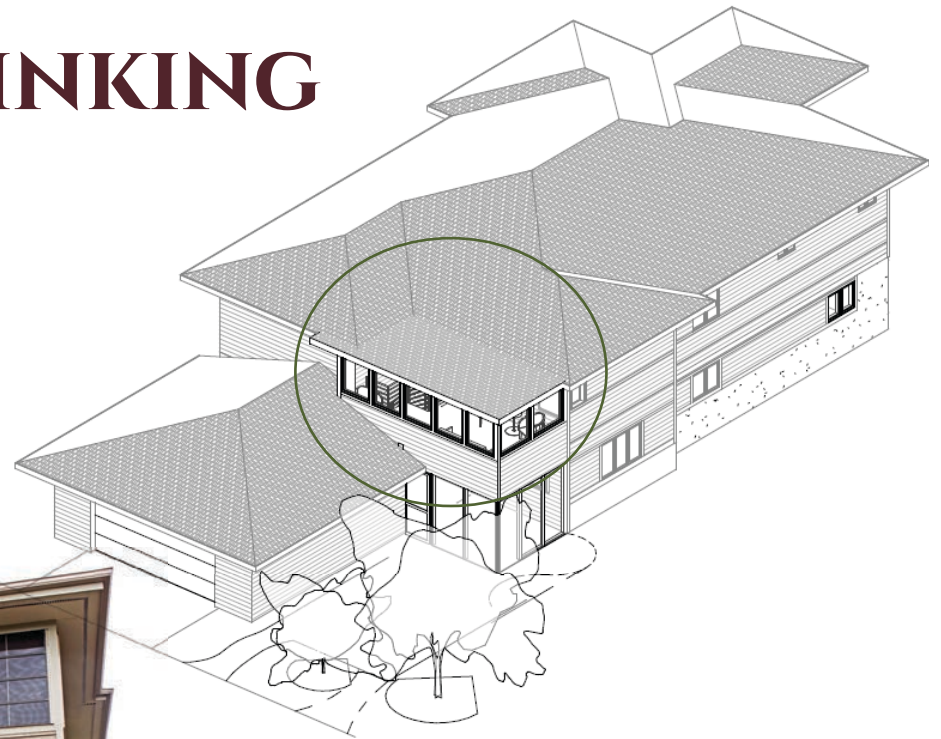
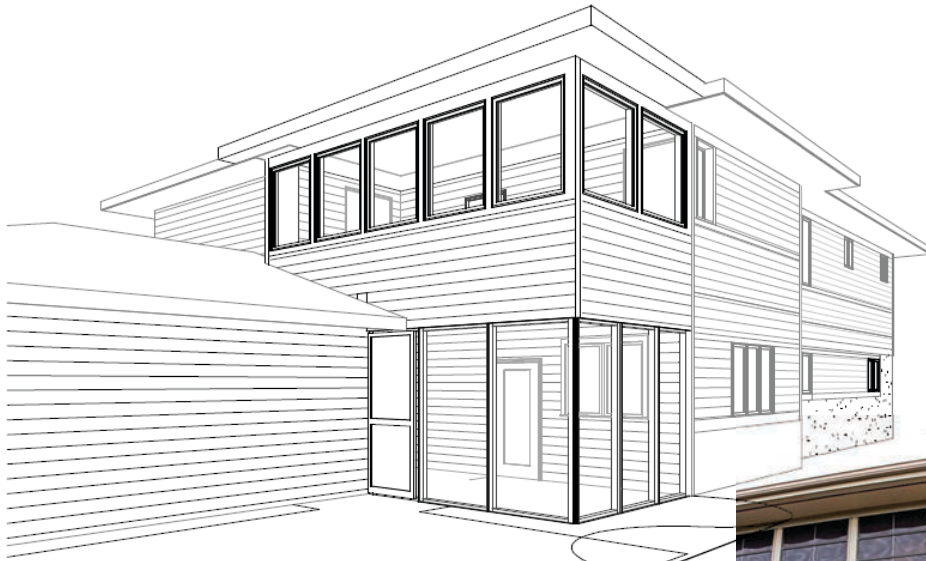
## THE LOWER LEVEL



The lower level is completely screened in. There is no need for windows as the area is fully protected by the roof and windows of the upper level.

one design challenge that we had to overcome...

## SOME STRATEGIC THINKING



The flat roof was a perfect solution, it was the most cost effective, and aesthetically pleasing option.



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**A QUALITY FINISHING TOUCH..**



THE WINDING STAIRCASE



## THE WINDING STAIRCASE

A winding staircase was added not only for aesthetic appeal, but also to provide access to the lower level. The staircase also acts as a window well, allowing light to flood into the lower level laundry room window.





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DESIGN·BUILD·REMODEL