

Homeowners with Vision



W

ith an appreciation for old architecture—especially Craftsman and Victorian styles—Tracy and David began their home shopping search in the city of Lancaster. The year was 2004 and the couple was returning to the area after years of living out of state.

Struggling to find a city property that had a garage, the couple came upon a small, older home just outside of

the city limits that was full of character. Specifically appealing was the original hardwood flooring, stained interior trimwork and solid wood raised-panel interior doors. In addition to its attractive, quiet neighborhood and very convenient location (close to Route 30), the property included a large garage as well as a detached wood shop. Equally attractive was the lot size—which would easily accommodate a home expansion down the

road. David was already envisioning some ideas.

As most parents can appreciate, the birth of a child can dramatically alter a family's space needs and it certainly did so for this couple. By 2017, they were ready to expand and David's ideas for adding on to the home were by now pretty well formulated and, in some instances, intricately detailed. Working with the local architectural

SPOTLIGHT

Featured Builder

TK Building & Design LLC

(see ad p. 27)

Architect

Kloppmann Architects

(see ad p. 26)

PROJECT TRADE PARTNERS

Adair's Brunnerville Flooring, Inc. (see ad p. 30)

Alliance Custom Cabinetry (see ad p. 34)

Bowman's Stove & Patio (see ad p. 31)

King & Company (see ad p. 36)

Martin Appliance (see ad p. 32)

Natural Stoneworks (see ad p. 32)

Pete's Paints LLC (see ad p. 34)

True Phase LLC (see ad p. 28)

Zimmerman's Construction, LLC (see ad p. 28)

firm of Kloppmann Architects, the couple had plans developed for construction. Although their first choice of builders was no longer available due to retirement, he highly recommended that they talk to the award-winning builder TK Building & Design led by Tim Kotzmoyer. As you'll learn from the homeowner's comments throughout this article, they did talk with TKB&D and they never looked back.

PROJECT DESCRIPTION

This renovation and two-story addition project included an expanded new kitchen, great room, full basement, and master suite, as well as replacing virtually all existing electric and plumbing throughout the home. The new, custom kitchen was designed with a large 9-foot island, quartz counters, a wet bar, and plenty of much needed storage space. The kitchen expands into the new great room lined with beautiful wooden windows and hardwood flooring. The hardwood flooring throughout the original first floor was completely refinished to match beautifully with that of the new addition. To access the new 2nd floor area you initially walk up the original staircase which now splits on the first landing—one set of stairs going to the original bedrooms and a new set leading to the new master suite that includes a spacious bedroom, bath, and walk-in closet complete with custom shelving. Adjacent to the suite is a new laundry room.





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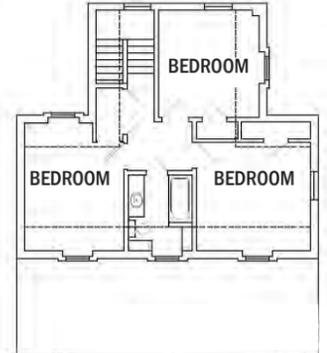
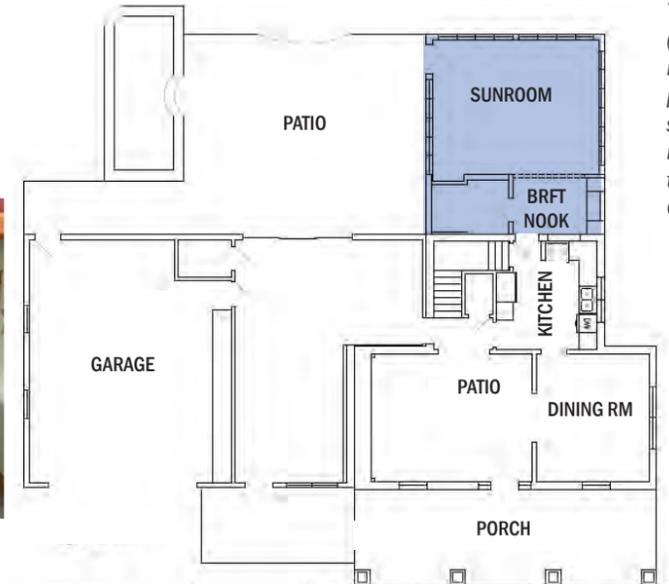
BEFORE

The sunroom (above) and the breakfast nook (below left) were forfeited to make room for the new 2-story addition. For perspective, note the patio doors (above) beyond the right side of the sunroom (seen also in the AFTER photo to the right). The tie-in to the original home was into the 2-story wing seen above the sunroom with Gambrel-style roof line.



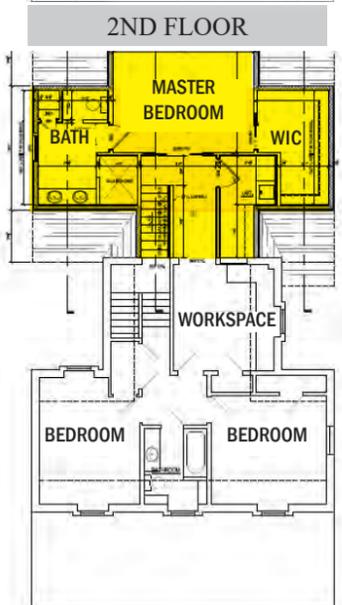
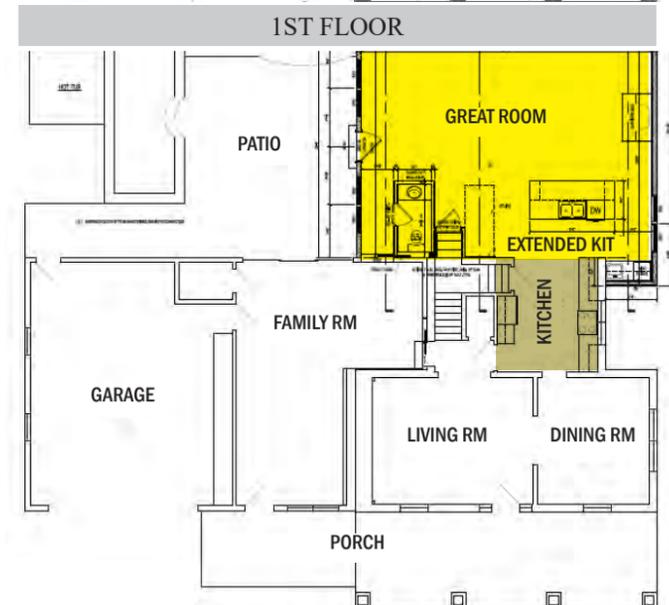
Roofing:
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ORIGINAL FLOOR PLAN



BEFORE

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Founded in 2011, TK Building & Design LLC is a full-service remodeling and new construction contractor for residential and commercial customers. We offer a wide variety of custom solutions for our clients and are proud to have an interior designer on our team who can help guide our customer's ideas to a full design. A client puts their trust into our company and we take that trust very seriously to help them with their projects. We are fortunate to have a wide breadth of experience; from working in new construction projects to renovating family homes which have spanned many generations.

Our greatest asset is our dedicated team of employees. Our team members are involved in all aspects of our customer projects, from start to finish and all points in between. As a small, but quickly growing company, we excel at challenging and unique projects in both residential and commercial projects. Our customers know us for our attention to detail throughout all aspects of a project, from the very first meeting to the final day on the job.



Tim Kotzmoyer, President

Tim started TK Construction in March of 2011 after completing a residential carpentry program at Lancaster County Career and Technology Center and working for a custom builder and remodeler for over 6 years. After restructuring in January of 2015 TK Building & Design, LLC was founded. Tim's goal is to provide unique, one of a kind designs that customers will enjoy for a lifetime. He enjoys building relationships with customers and working to bring their ideas to life. He has experience working in brand new homes to homes that are over 100 years old.

With the addition that we were planning I knew the project wasn't going to be easy so it was critical that we hired a team that had great ownership. And that's what sold us on TK Building & Design. Over the course of several meetings, we got to know them and were very impressed with TK's President, Tim Kotzmoyer, and Project Manager, Sean Shover as well as others in their in-house team. In addition to the personal connection, they separated themselves from the competition by providing detailed quotes, including those from the main subcontractors.

Homeowner, David

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Coming in from the patio (door above), you are in the new addition's great room graced with an abundance of natural light emanating from a series of beautiful wooden windows. The open floor plan included space for expanding the kitchen into the great room creating a very comfortable flow for entertaining.

Electric: TRUE PHASE LLC



Flooring and Tile Work:
ADAIR'S BRUNNERVERVILLE FLOORING, INC.
 Fireplace:
BOWMAN'S STOVE & PATIO

This project significantly improves our lifestyle. The new, expanded kitchen which is open to the great room addition makes family and friends get-togethers so much more comfortable. Our expanded accommodations will now allow for out-of-town family to spend the night comfortably. And speaking of comfort, while we love our new windows and having them open, we'll certainly be grateful for our new central air system especially during the upcoming dog days of August.

Homeowners, David & Tracy



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The entire team of partners that TK brought into the project were all very professional and great to work with. Given their high degree of involvement with us personally, we'd like to acknowledge a few that provided exceptional service. The electrician, Brian Shenk of True Phase, did a fabulous job and was great to work with as was the Adair team at Adair's Brunnerville Flooring. Also the sales service provided by Martin Appliance's Pete Phipps at the Brownstown showroom was great as was the installation performed by Brandon and Kelton. The Martin's staff provided exceptional customer service and showed great initiative.

Homeowners, David & Tracy



Appliances:
MARTIN APPLIANCE
Countertops:
NATURAL STONWORKS



BEFORE

Kitchen Appliances from Martin Appliance
GE Profile front controlled gas range; GE profile with trim kit; GE Profile Stainless Steel tub dishwasher; GE Profile french door - 4 door refrigerator; Faber 36" Island ceiling hood; and Frigidaire beverage center



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The construction phase went very well and stayed on schedule throughout the entire process. TKB&D did a great job accommodating us throughout the construction, which was led by project foreman, Nat Kotzmoyer. Nat was great to work with and helped keep everyone working safe, the jobsite clean, and were considerate to our neighbors. Equally important and very much appreciated they kept our old kitchen operational until the last day possible.

Homeowners, David & Tracy

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The final design process with TK provided tremendous value. Working with TK's Project Manager Sean and their designer Amy made a difficult process enjoyable. We thought we knew what we wanted... or maybe we didn't. Picking cabinets, floors, tile, counters, paint colors is challenging and can get very stressful. Amy, is excellent, very knowledgeable and accompanied us to help make all the selections. We are thrilled with all of our choices and the final product.

Homeowners, David & Tracy



“Our friends and family are amazed at how well the new space blends in with the original, especially the woodwork and hardwood flooring – it really looks original. They love the new space especially the enhanced natural lighting that we now enjoy.

Homeowners, David & Tracy

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The performance of TK Building & Design and their team of partners was 1st Class from start to finish. We were so impressed with their craftsmanship and attention to detail. They absolutely nailed it! And for those thinking about doing a project, we could not recommend TKB&D any more highly.

Homeowners, David & Tracy



My advice to those setting out to do a major home improvement project is to set your priorities. Write down on paper the top three or four reasons you want to do the project. Be clear to distinguish what is non-negotiable versus those items that would be nice, but that you are willing to postpone. Above all, hire a great team...hire TK Building & Design.

Homeowner, David