

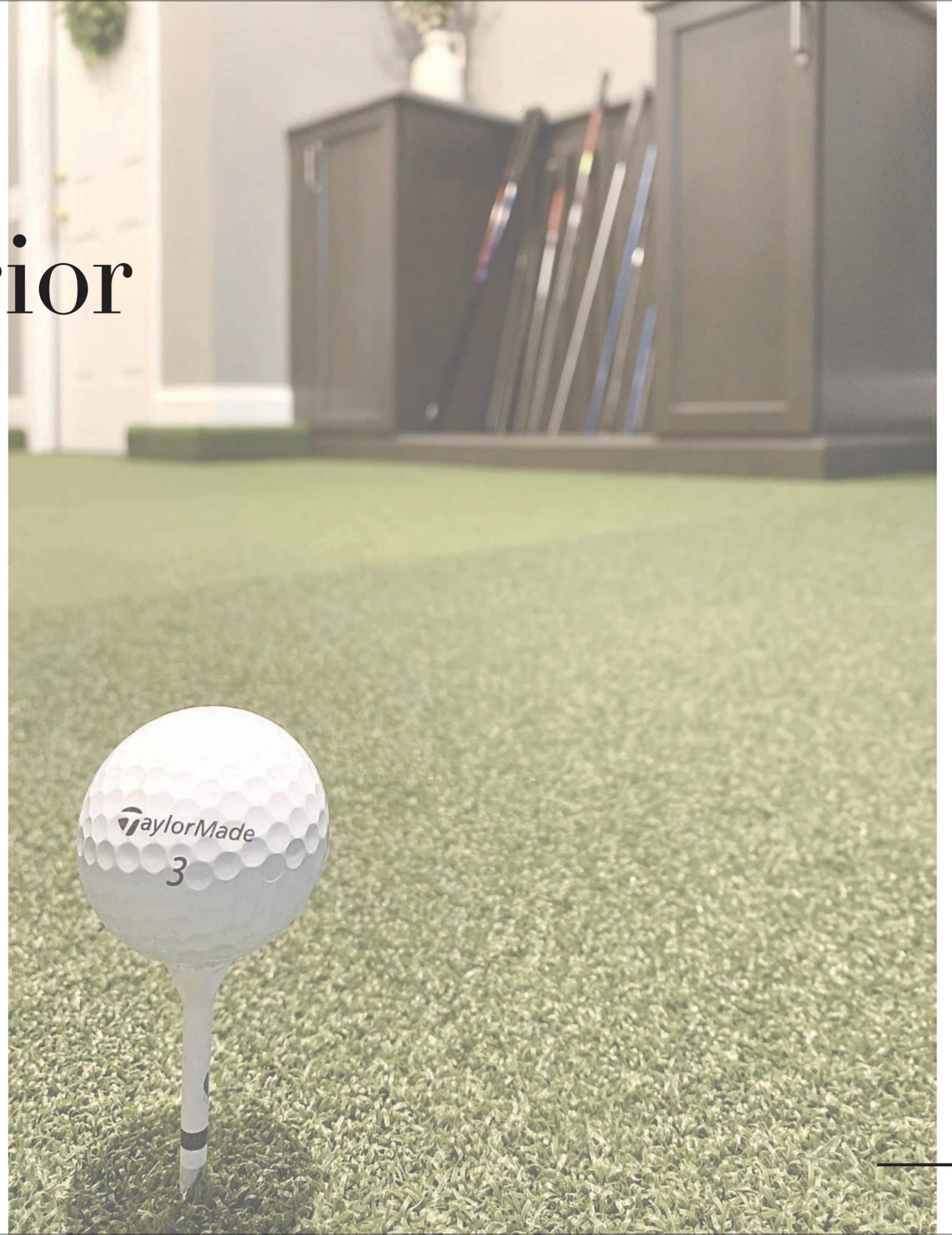
# Residential Interior Under \$100,000

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Project Completion Date: 8/6/2019

Project Cost: \$47,000

*(additional equipment supplied by client = \$50,000)*



# Project Scope

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It's a common story that once you become an empty nester your hobbies become a little more important to you and the extra space in your home starts to feel like it would make better use as something else. We often see the kid's bedrooms getting switched over into a home gym or an office and the third bay in a garage getting filled with a new sports car.

This story isn't much different in that sense. However, in this story, the third bay in the garage of this "empty nester" got transformed into a state of the art golf simulation room.

before



after



# The Original Plan

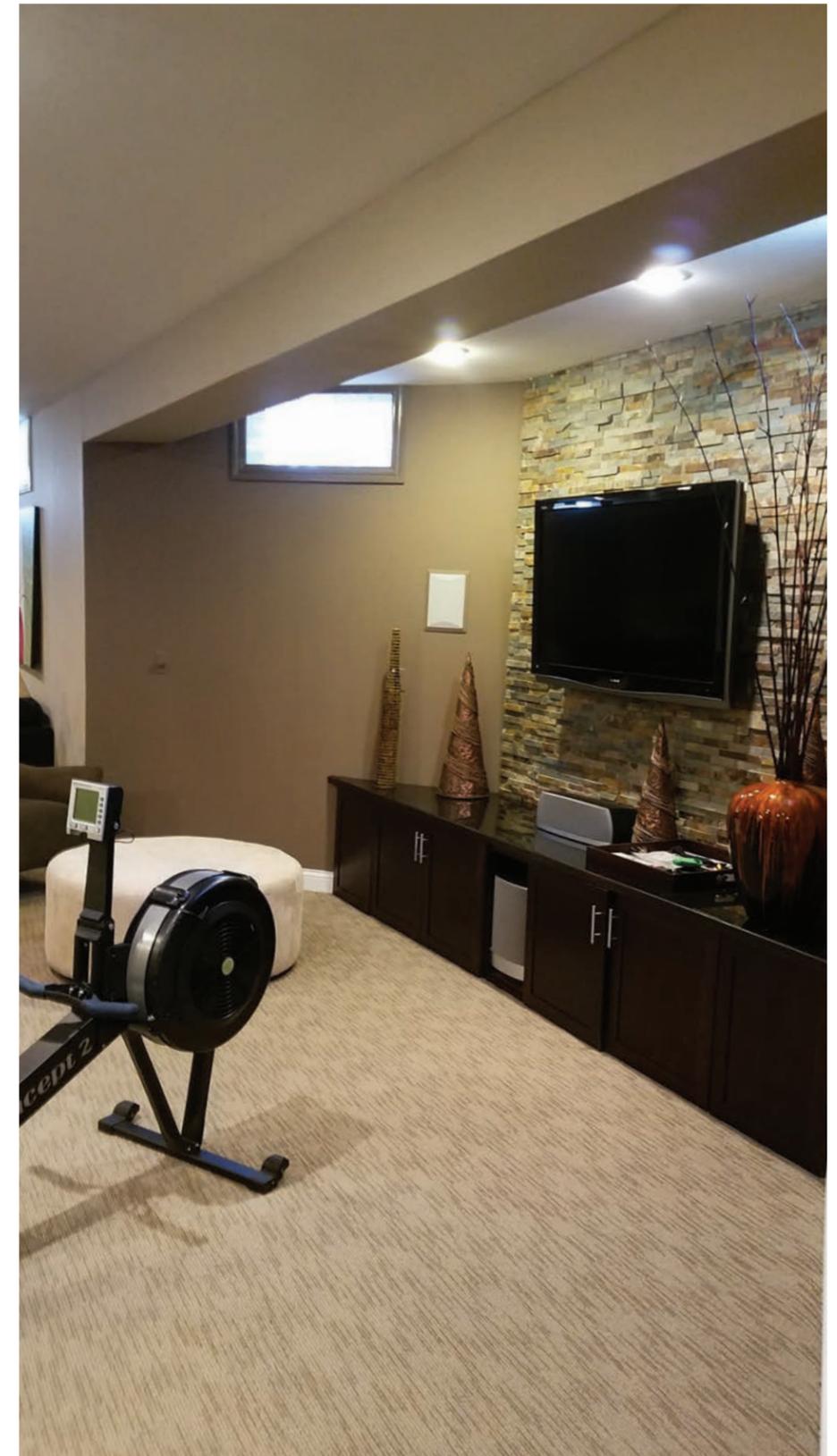
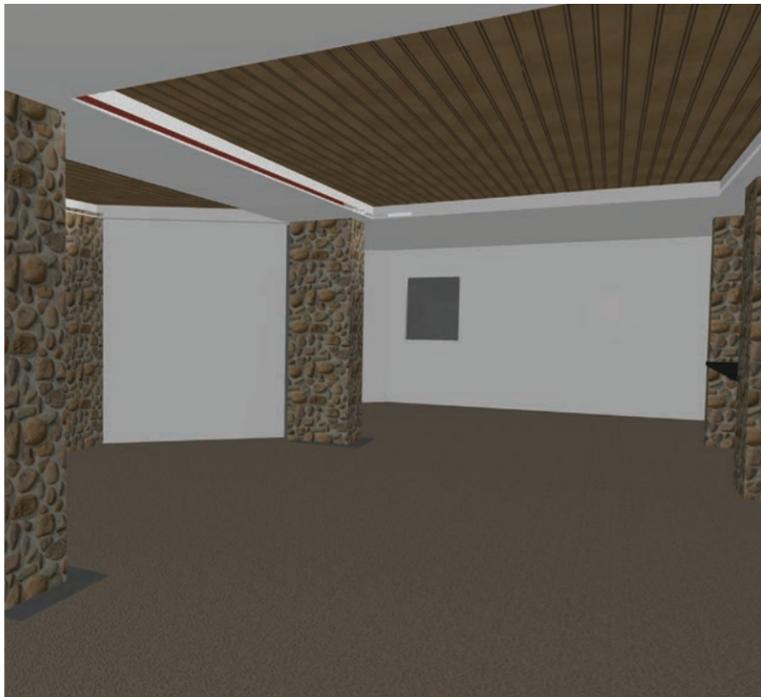
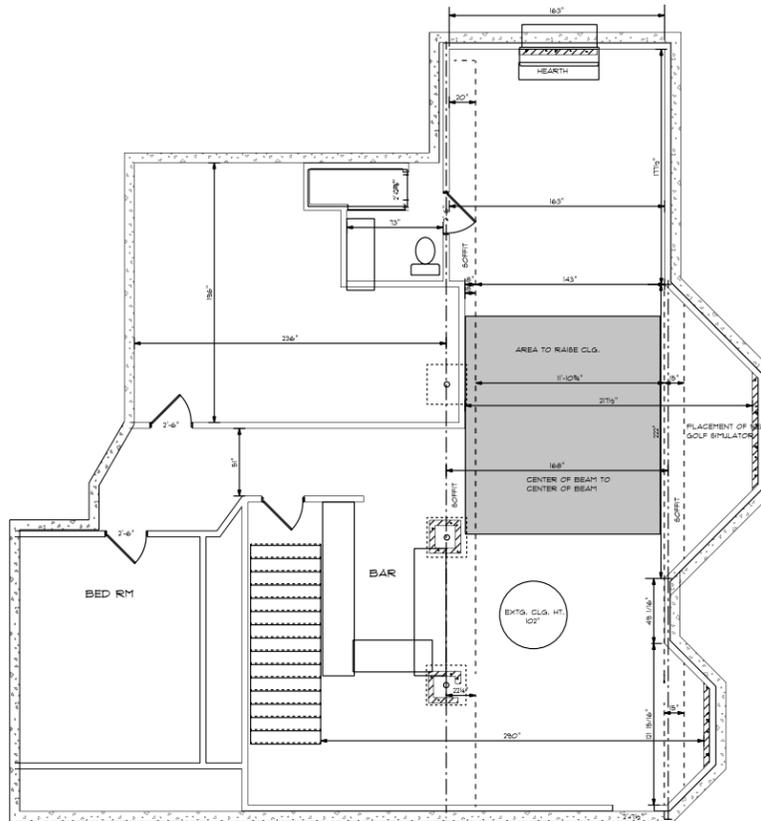
After all the planning and research this client did into his pro golf simulator, he had always envisioned it going in his basement, but was worried about how to get the proper ceiling height for the unit and accommodating his full golf swing.

He liked the idea of the unit going in his finished basement since the bar and seating were already there. It was determined that the bay area of the basement would be the most suitable option. Trouble was, he only had 94" of ceiling height to work with when ideally he would need 114" and at the very minimum 98".

In order to accommodate the golf simulator in the basement, a 12' x 12' section would need to be dug down an additional 2'. The simulation equipment is required to be a certain distance back from the golf swing and at the same floor level of the ball. Our options were limited and the cost to accommodate this system in the basement became prohibitive.

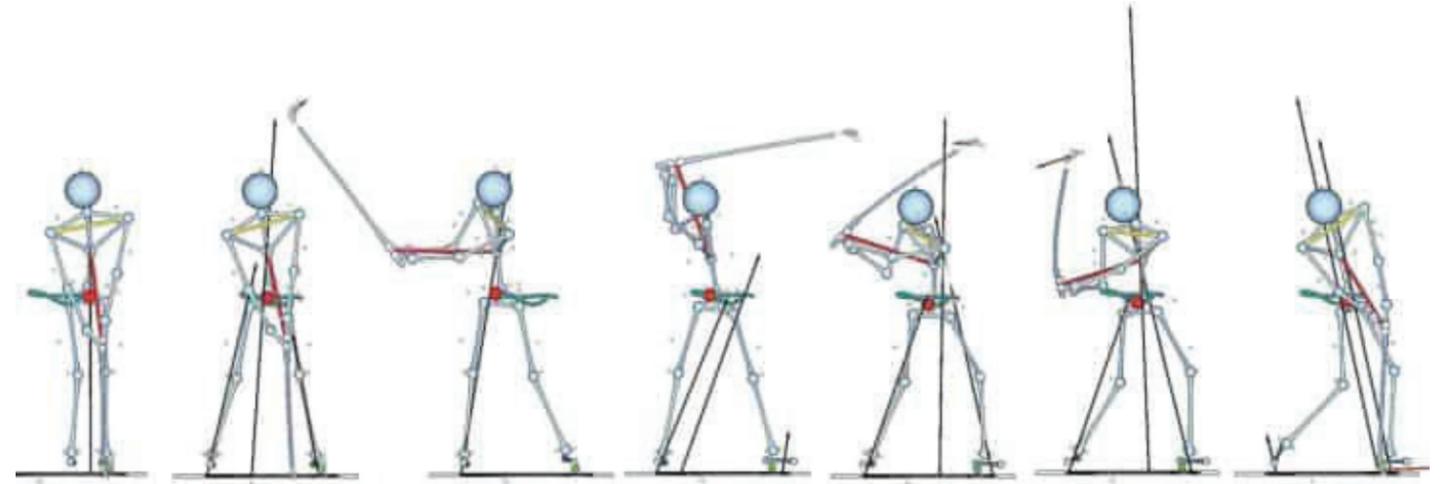
Plan B was to do an addition off the first floor of his own, but this too was determined to be cost-prohibitive.

On to Plan C...



# The Dimensions

The ideal dimensions for this particular golf simulation equipment needed a room with at least 9'6" ceiling height, a depth of at least 19' and a 10' width. This also provides enough space for the suggested dimensions to be able to swing a golf club comfortably and without feeling inhibited.



The oversized 3 car garage in this home was able to accommodate this with a finished space having 10'7" ceiling height, a 22' 3 5/8" depth and an 11' 1/4" width. Although it was the clients third option, it quickly became the most optimal and cost effective.

## REQUIREMENTS:

Ceiling Height: 9'6"

Room Depth: 19'

Room Width: 10'

## GARAGE THIRD BAY:

Ceiling Height: 10'7"

Room Depth: 22' 3 5/8"

Room Width: 11' 1/4"



# As-Built Garage Plan

## FIRST FLOOR DEMO PLAN

1/4" = 1'-0"

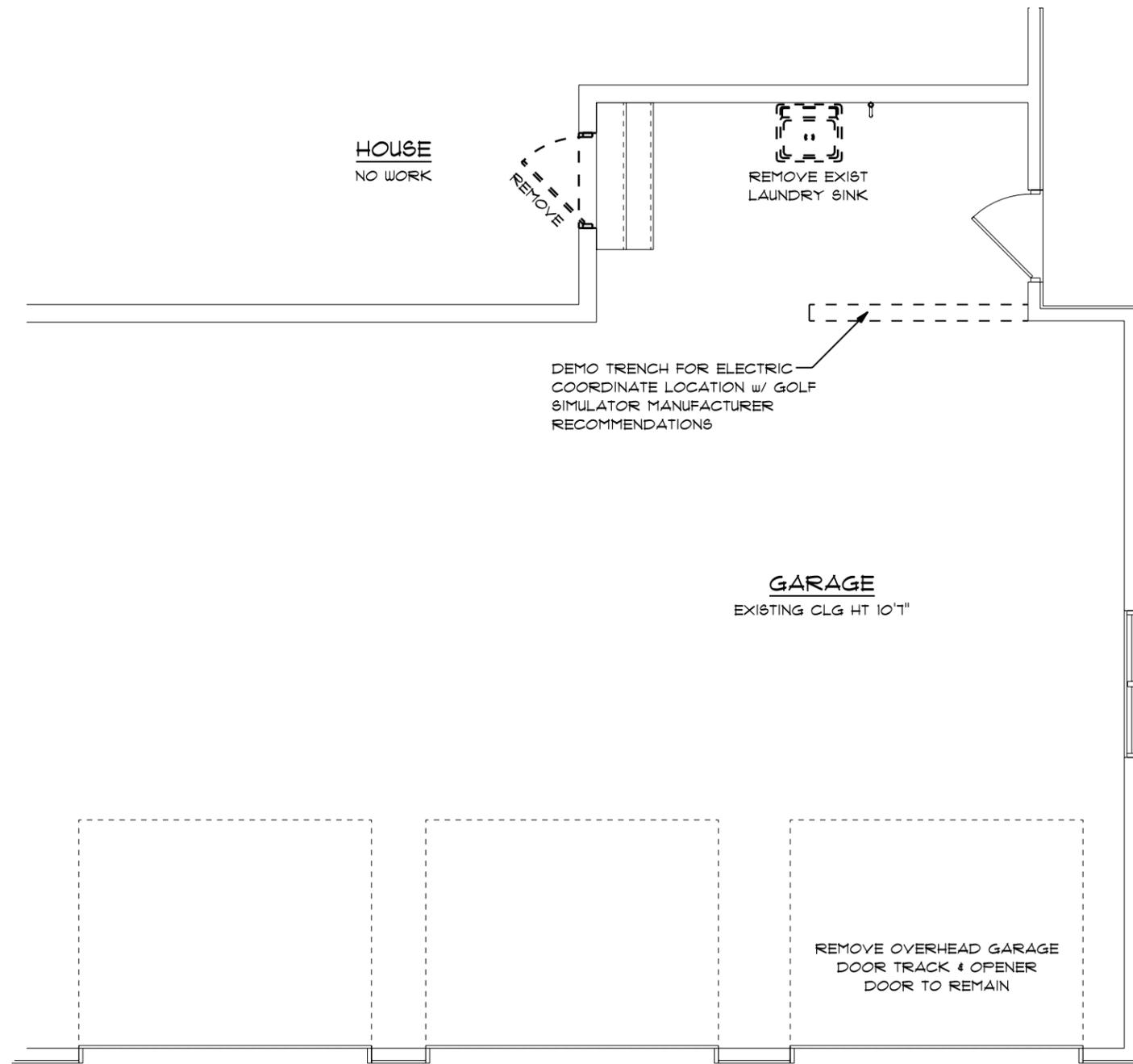
----- - INDICATES TO BE REMOVED

ALL NOTES ON PLANS REFER TO AREAS OF REMODEL ONLY U.N.O.

VERIFY ALL EXISTING CONDITIONS. ANY VARIATION SHOULD BE REPORTED TO PM

ALL DOORS, OPENINGS & WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE

TEAR OUT, REMOVE & RELOCATE ALL ELECTRICAL. COORDINATE W/ NEW ELECTRIC PLAN.



# New Plan

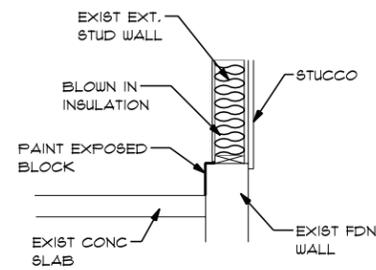
## GARAGE FLOOR PLAN 1/4" = 1'-0"

- NEW WALL 2x4 STUDS @ 16" OC

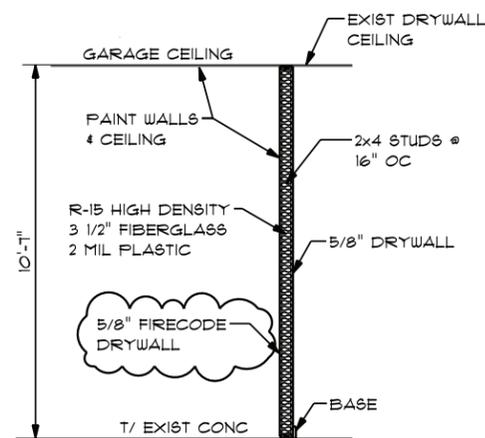
ALL NOTES ON PLANS REFER TO AREAS OF REMODEL ONLY U.N.O.

VERIFY ALL EXISTING CONDITIONS, ANY VARIATION SHOULD BE REPORTED TO PM

ALL DOOR, OPENING & WINDOWS ARE EXISTING U.N.O.

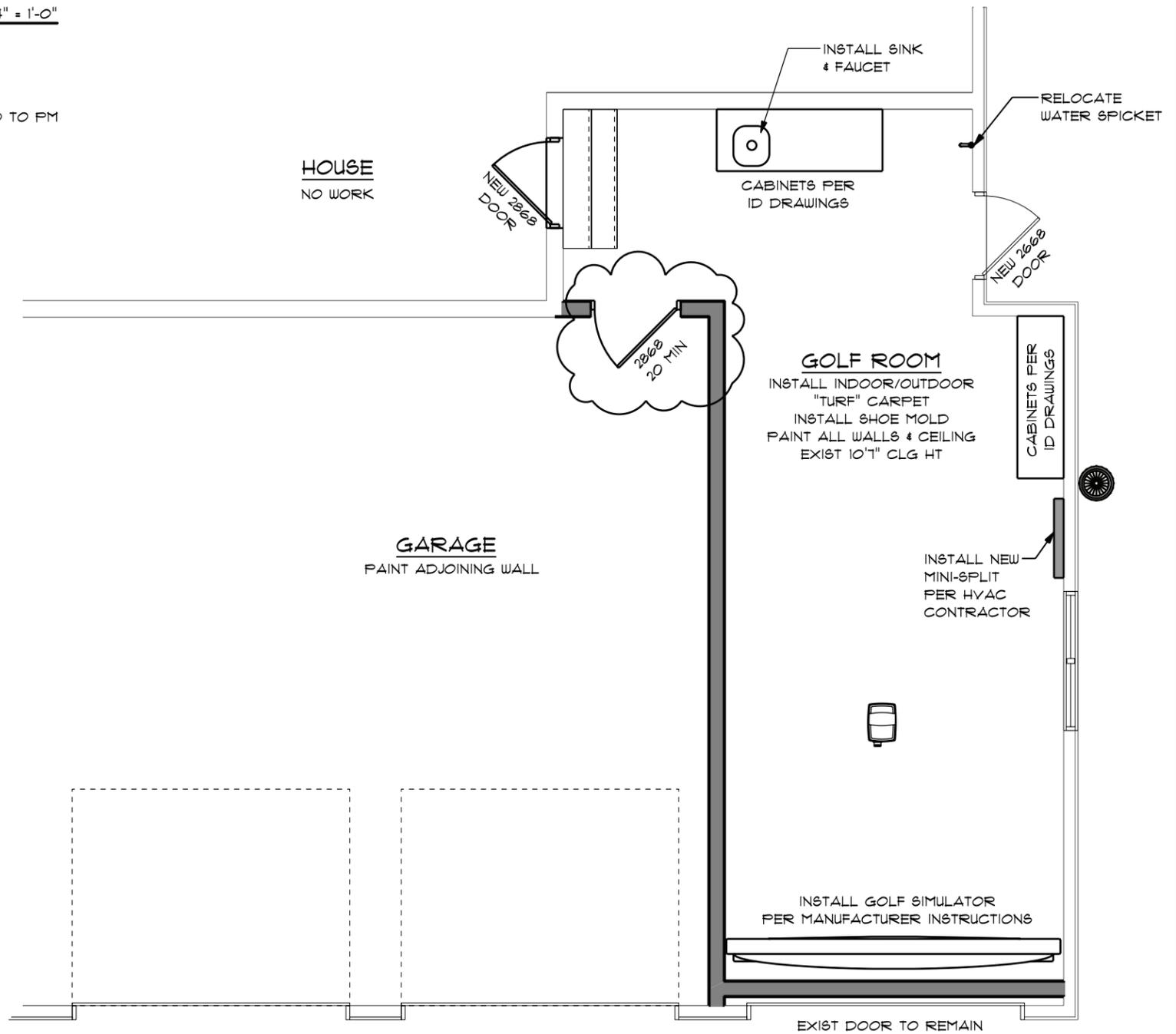


## EXT. WALL SECTION N.T.S.



## WALL SECTION 1/4" = 1'-0"

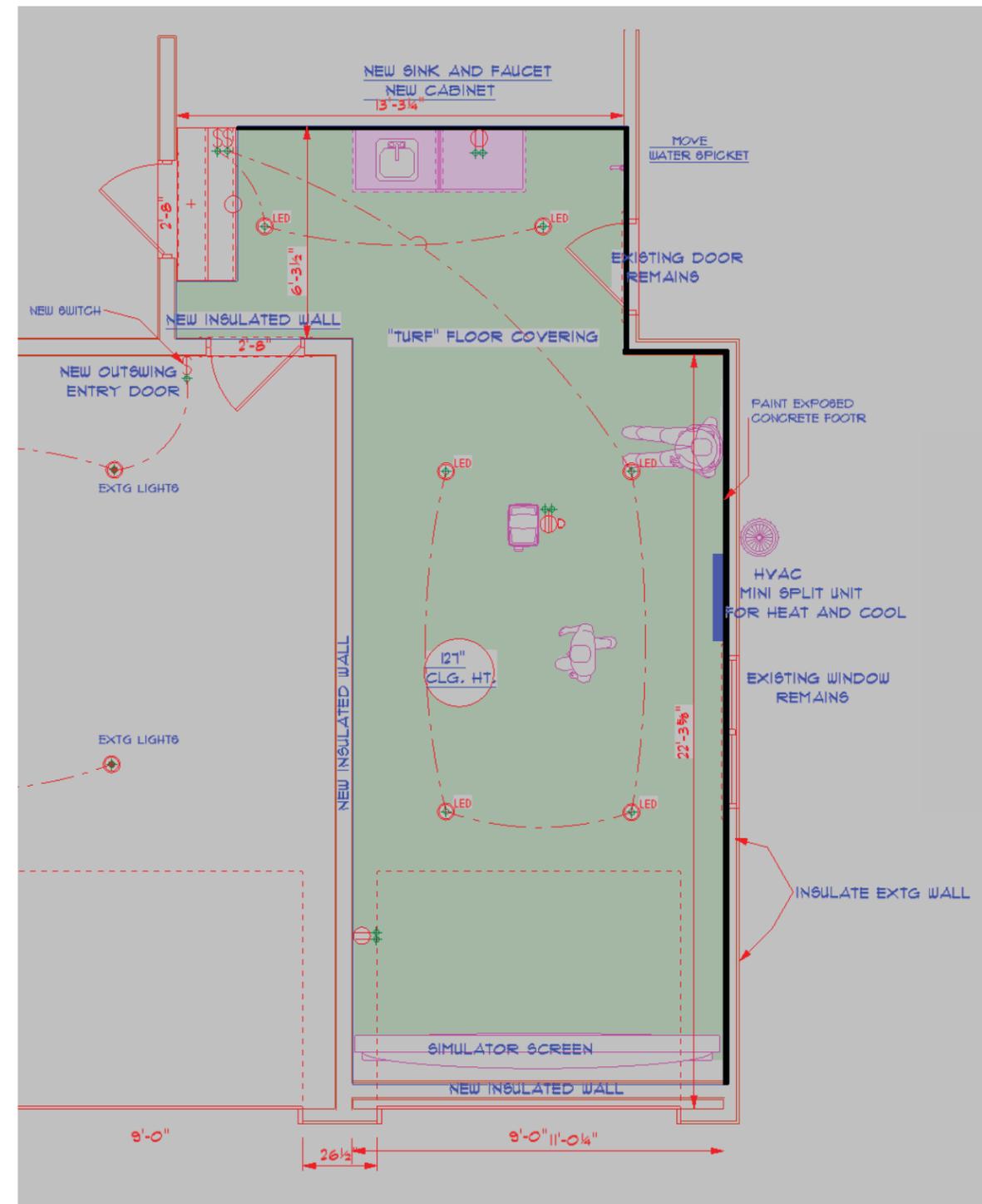
- NEW WALL 2x4 STUDS @ 16" OC



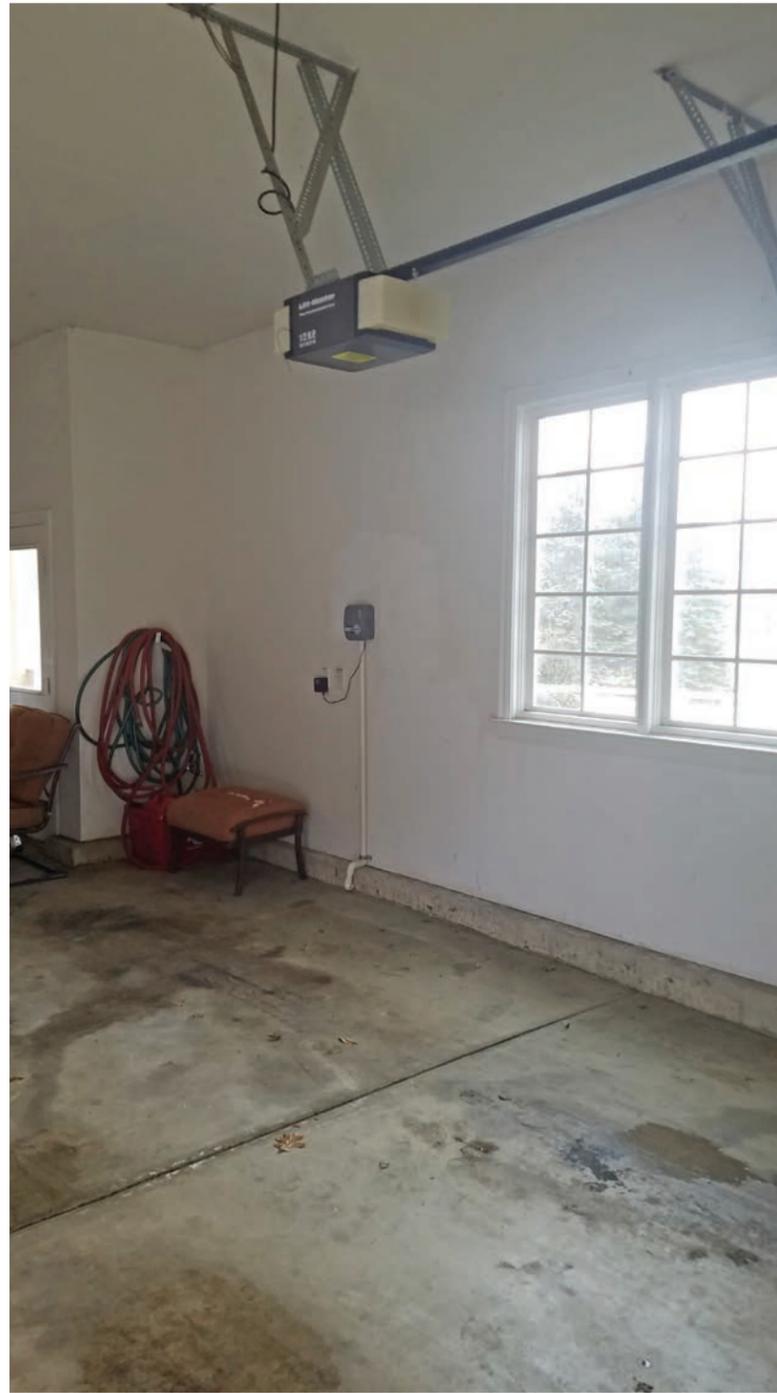
# Golf Simulation Room

The client had some concerns about turning his three-car garage into a two-car for future resale value. We were able to build the room in a way that it can easily be converted back into a three-car garage later.

The garage door and window in the existing third bay remained intact and the new mini-split HVAC unit would be able to cool and heat the entire three-car garage.



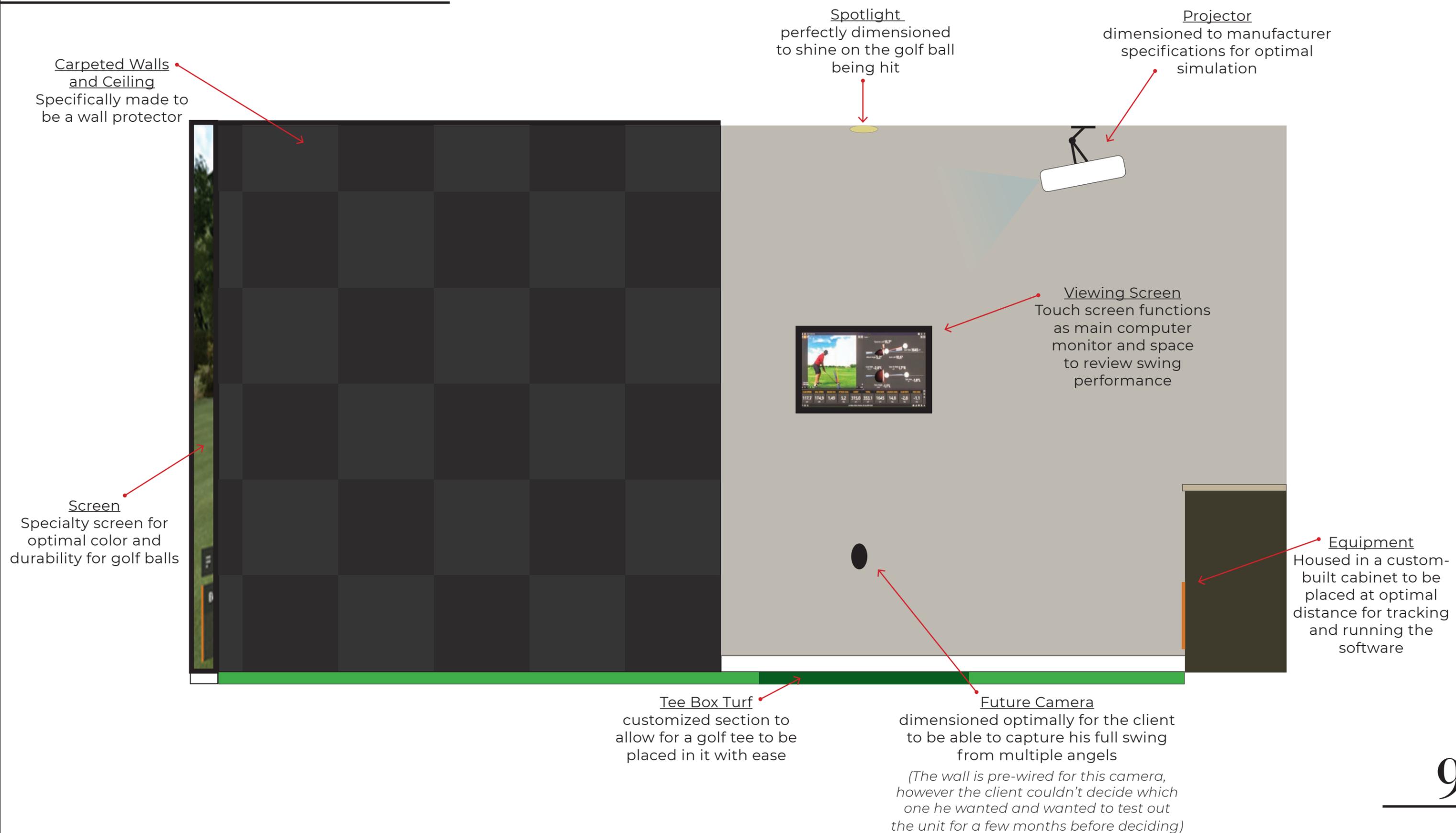
# Existing Garage (Before)



# Golf Simulation Room



# Fully Equipped

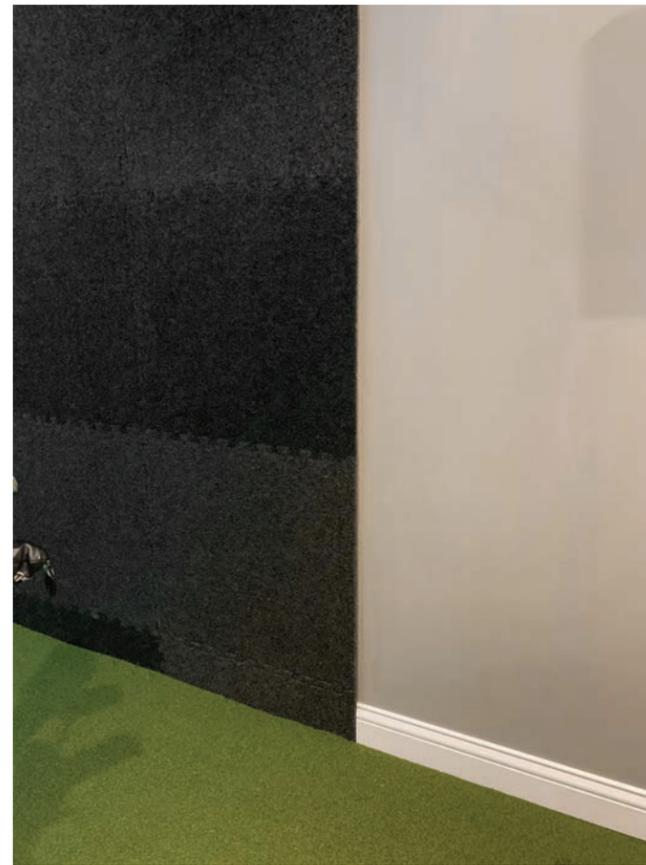
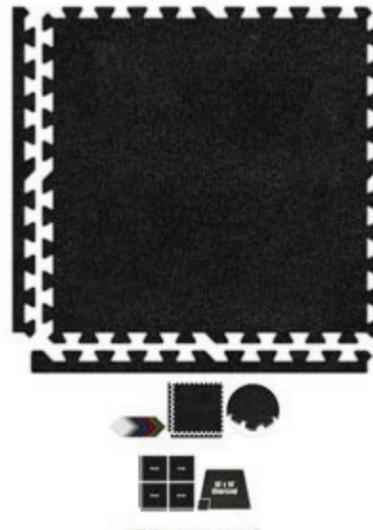


# The Wall Carpet

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This carpet was recommended by the golf simulator manufacturer as a great option. It is lightweight, waterproof, soundproof, shock-absorbent and insulated. It is also manufactured with recycled materials and is recyclable itself.

The carpeting was applied on both walls and the ceiling surrounding the screen and comes out 120" to ensure no golf balls would be damaging the drywall.



# The Turf Carpet

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The astroturf carpeting was glued down directly to the cement garage flooring underneath. The tee box has a specialty turf that's over a heavy cork making it feel more like the actual green of a golf course and is able to hold a true tee with the same ease and flexibility.

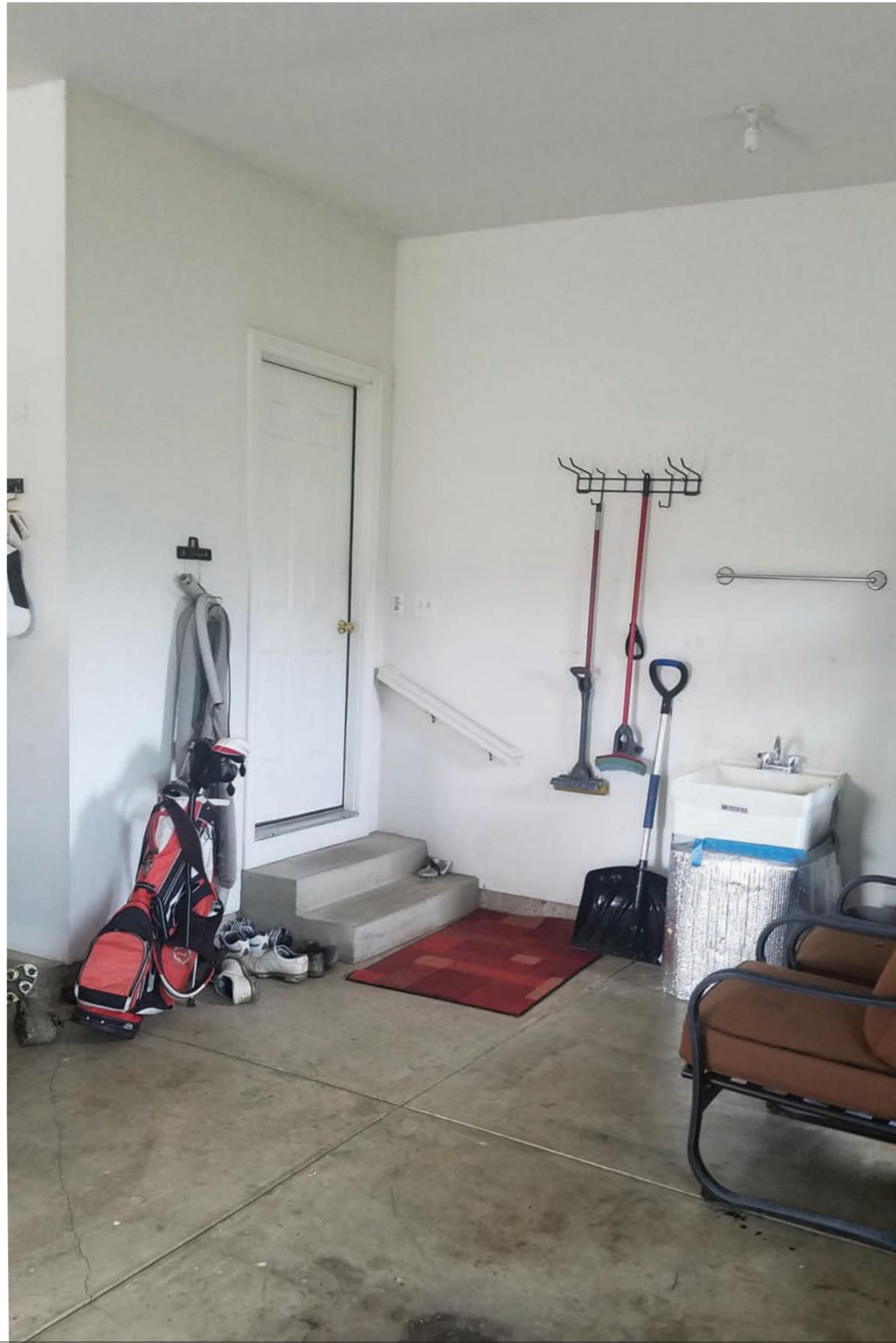


# The Equipment

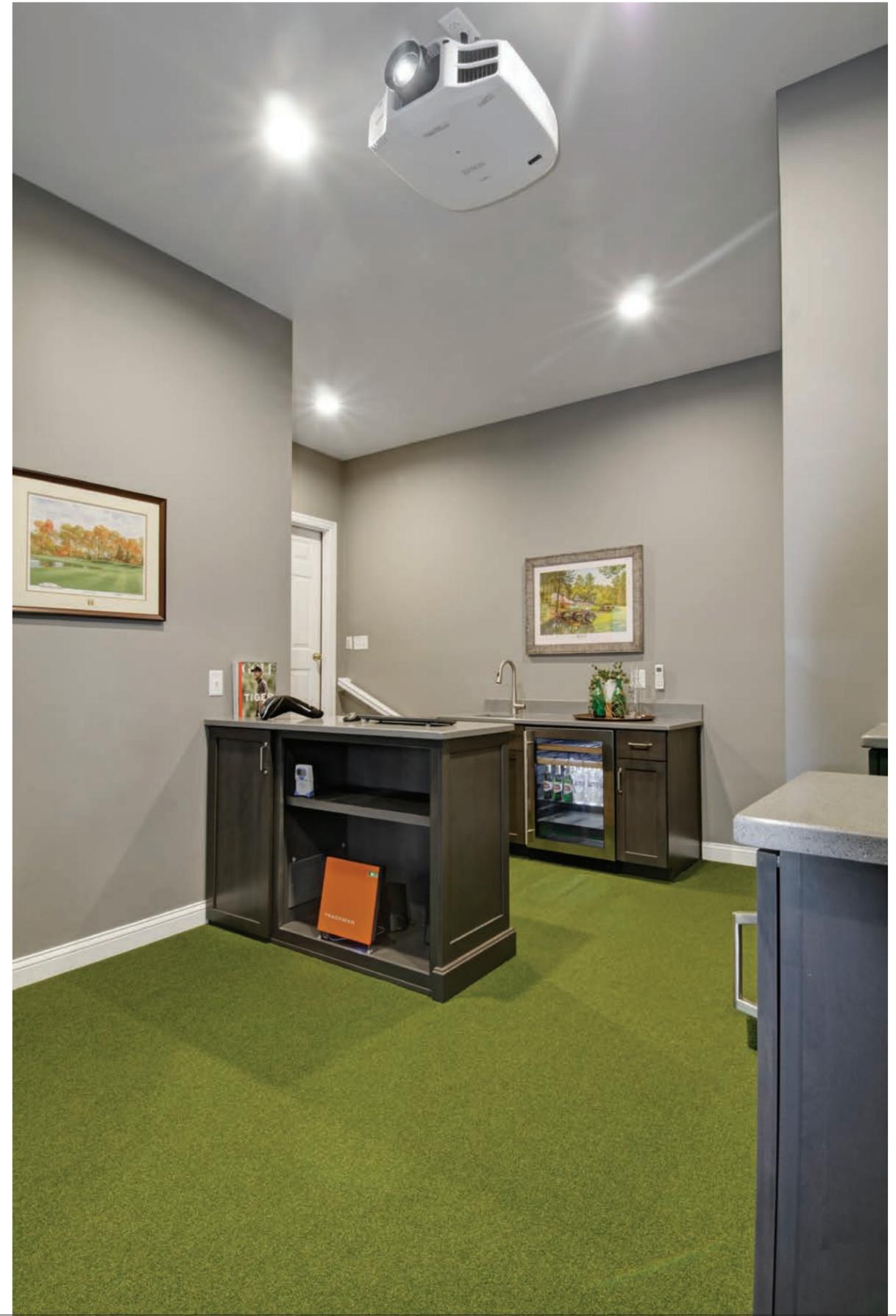
When the simulator manufacturer came out to do a site visit and determine the optimal dimensions and locations of everything specifically for this space it was decided that an additional cabinet unit would not only store the equipment, but keep it safe and keep guest the proper distance away from the unit itself. The computer is hidden inside the cabinet along with all of the additional wiring, while the simulator is securely placed at the optimal distance and height for the unit to function at its premium. A trench was dug to run the required electric to the tracker system and computer.



Before



After



Before



After



# After

## EXTERIOR DOOR

The existing half glass glazed door to the backyard (which just so happens to back up to a golf course as well) was replaced with a solid door to ensure no unwanted light came in and to provide privacy.



# Before



## HEATING & COOLING

The simulation equipment required a temperature-controlled room, which was welcomed by the client. A ductless mini-split was installed to make this a completely heated and cooled living space. The unit is run on a timer and automatic setting, and can be custom controlled via remote control.

# After

## COVERING THE WINDOW

The window in the existing garage presented many challenges. Not only would it let in too much light, but there was also the concern for broken glass. The Home Owners Association, however, declined the removal of the window. In order to bypass these issues we built-out a wall in front of it, insulated it, and painted it black so from the outside looking in the appearance remained unchanged. The other benefit to this approach, going back to the clients' initial concerns about a two-car garage, is that the wall can easily be removed and the window still be useable in a third bay once again.



# Before



## THE CABINETS

The custom-built cabinetry gives the perfect resting place for any unused golf clubs and additional balls, gloves, and covers. While the cabinetry that was added to protect the simulation equipment doubles as a great resting place for friends and guest waiting for their turn and to set their drinks, as well as a great working desk to run the computer software and change settings. Additionally, since the space is temperature-controlled, no special consideration was needed in the material options. Maple cabinetry was selected along with a durable quartz countertop.

# After

## LIGHTING

The lighting in the room was crucial. It was important to determine the amount of light needed to optimally view the screen, yet ensure there would still be enough light to see the golf ball and not be playing in the dark.

Ideally, the lights would get turned out when hitting the ball. A directional LED Spotlight was installed to shine a 9" radius where the ball is to be hit. The simulator manufacturer helped to determine the ideal placement of the spotlight on their site visit as well. All of the lighting installed is dimmable and adjustable depending on whether the homeowner is entertaining or just trying to work on his game.



# Before



## THE GARAGE DOOR

The garage door remains securely on its track keeping the appearance from the exterior of a three-car garage. A wall was built out in front of the garage door and insulated as a barrier between the door and the screen.



Before

After

After

#### THE ENTRY

The entry into the house remains the same, while the entry from the garage now goes through the golf simulation room. The additional counter space has actually worked out quite well for the client; however, who has enjoyed having the additional drop-zone. A fire rated door was added to the new space per code and safety regulations.

#### THE WET BAR

The plumbing for the wet bar was existing; however, the cabinetry and refrigerator were added. The space is perfect for entertaining guests or just grabbing a quick water break. The kitchen is just inside the original entry from the garage making for easy access to bring out any additional appetizers or food.



## THE GARAGE

The converted two-car garage is still quite spacious and more than able to accommodate the two family vehicles. The third bay garage door still remains due to the Home Owners Association's regulations and allow the client the ability to easily transform it back into a three-car garage just in case it's needed for resale.

# Golf Simulator Room

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With the unpredictable Ohio weather, this client has already gotten lots of use out of his new golf simulation room and loves entertaining in the space. He said he never expected his unused third bay in his garage to be transformed into his favorite room in the house.

Even with the unique challenges of installing a golf simulation room and all of its specific requirements, this unique residential interior was an extremely fun project to work on and a great outcome that met the needs of our client!

