

THE PSG REPORT

PSG CONSTRUCTION, INC.

2003, Volume VIII

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The Partners of PSG Construction



Paul Gidus, CGR
Partner



Stephen Gidus, CGR
Partner

On the Cover:

The existing entry and living room were dramatically updated to create a more casual and welcoming feeling (story page 8).



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Paradise Found

Newly Built Home Now Lives up to its Full Potential



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Built just a few years ago in downtown Orlando, Jim Gilchrist's two-story contemporary home met almost all of his original goals. The home's spacious floor plan was accentuated by an open staircase that overlooked the two-story foyer. The view of the lake from the back porch was enviable. But Jim knew his home had more potential. He wanted to open up the second floor, replace the glass-accented staircase with something more ageless, add a pool, and be able to enjoy the beautiful lake view from both the first and second floors.

Lucia Custom Home Designers, Inc. called on PSG Construction to help make the most of Jim's property and join the outdoors with the home's interior. They began by replacing the existing staircase with an iron handrail and wood stair treads. An upstairs bathroom was renovated. Four sets of French doors

on the lower level were added that lead to the covered porch and open the home up to the outdoors. A 1,000 square foot second story balcony provides a panoramic view of the new pool and the lake.

Most dramatic is the sprawling 1,000 square foot balcony designed for the second story. French doors lead from each of the three bedrooms to the balcony, with a spiral staircase that connects the balcony to the porch below.

The view at the Gilchrist residence is the most prominent part of this renovation, with a good portion of paradise right at the back door. **PSG**



The rear of the home did not live up to its full potential.

Complete story:
www.psgconstruction.com/remodel3/FullPotential.htm

SOURCES

Drywall - R.K. Edwards
Appliances - Southeast Steel
Cabinetry - Central Kitchen & Bath
Windows - Garner Window & Door
Interior Trim & Doors - Residential Building Supply
Plumbing Labor - Modern Plumbing
Roofing - Steppi Roofing

Room for Family and Friends

Sophisticated Recreation Room and Kitchen Enhance Busy Family Living



Left: The spacious recreation room has plenty of cozy corners and entertaining areas. The focal point of the room is the 17 foot hand-built entertainment center that offers ample storage and display space, plus serves as an important design element for the room.

Below: The recreation room was outdated and separated from the main house by an open breezeway.

Wanting a place their four children and their friends could comfortably congregate fueled Kim and Mark Tamoney's desire to renovate their kitchen and recreation room. The existing kitchen was cramped and separated from the family room. The existing recreation room could only be accessed from an outdoor walkway.

PSG Construction worked with architect Cynde Norris to convert the existing recreation room separated by a breezeway into a space styled for multiple tasks, entertainment and convenience. The kitchen was also renovated and opened up to the family room, and the open breezeway was enclosed to connect the kitchen and family room with the recreation room. A new pool deck, reconfigured columns on the back porch and a refinished pool

give the family and their friends additional entertainment space that makes the Tamoney home a sought-after gathering spot in the Spring Valley neighborhood in Altamonte Springs.

Fully Functional Temporary Kitchen is Created

Since the renovation and addition would shut down Kim's existing kitchen for a period of time, PSG installed a temporary kitchen in the adjacent dining room. In two day's time, PSG relocated all the existing cabinetry, appliances, washer and dryer, and ran a phone line so that Kim could still have a completely functioning kitchen with minimal inconvenience during construction. In order to keep the dining room walls from being damaged, kitchen cabinets were secured to freestanding plywood walls.



New Kitchen Space is Marked With European Flavor

To turn the Tamoney's new kitchen into a more efficiently-functioning area, PSG removed the wall and door separating the kitchen from the family room to create an eat-in kitchen. A pre-finished oak floor was installed and maple cabinetry was combined with painted wood units. The eight foot island with granite countertop is the centerpiece of the kitchen.



Designed to function more efficiently, the hub of the kitchen is the 8 foot island with a granite countertop that combines beauty with durability for this young family. Maple cabinetry is combined with painted wood units for a casual European approach.

Sophisticated Recreation Room is Designed for Today's Lifestyle

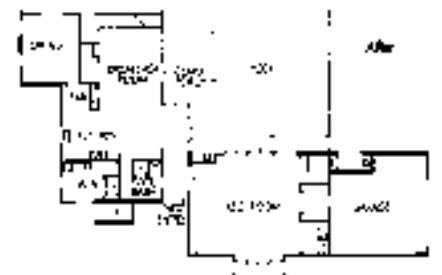
Just steps away from the kitchen and across the breezeway, the family can now access the new recreation room. The old recreation room was gutted and the raised wood floor was leveled to match the breezeway and kitchen floors. Drywall was removed on the eight foot ceiling, and the ceiling was reconfigured to create a cathedral ceiling that peaks at twelve feet.

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BEFORE ANALYSIS

Existing Living Area	1222 sq.ft.
Master Bedroom	534 sq.ft.
Total Living Area	3028 sq.ft.
Garage	834 sq.ft.
Screening	78 sq.ft.
Covered Yard	742 sq.ft.



AFTER ANALYSIS

Existing Living Area	2822 sq.ft.
Added Living Area	1782 sq.ft.
Recreation Room	604 sq.ft.
Total Living Area	5208 sq.ft.
Garage	638 sq.ft.
Covered Porch	190 sq.ft.



A wall of French doors from the recreation room and the breezeway lead to the porch and newly refinished pool and new pool deck. The number of columns on the porch was reduced to open up the view.



Multiple columns obstructed the view of the pool. The exterior elevation lacked architectural interest.

Rathskeller Revisited

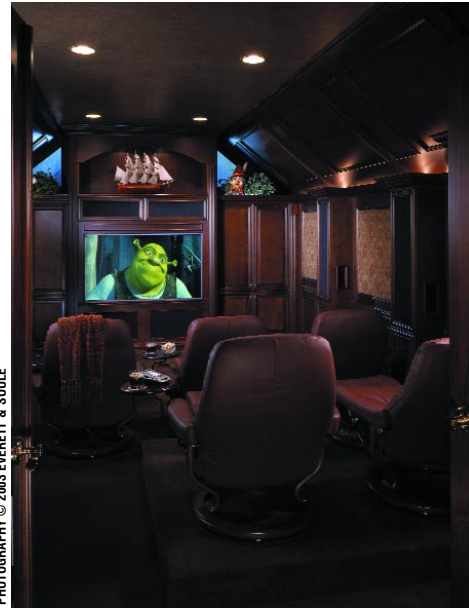
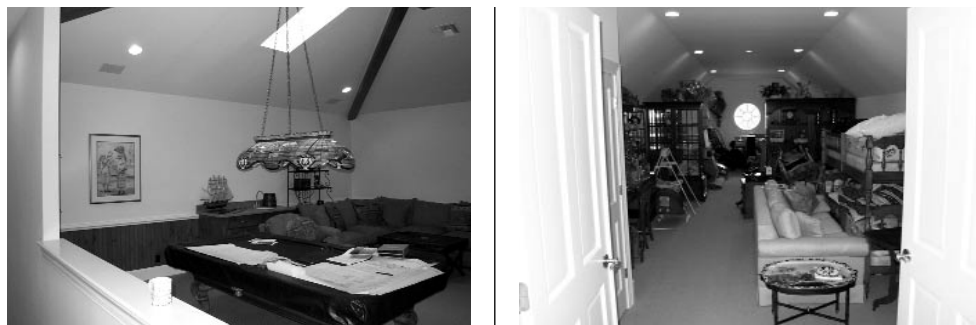
Scottish Theatre and Pub Fulfill a Lifelong Dream



PHOTOGRAPHY © 2003 EVERETT & SOULÉ

Above: Fashioned after a Scottish pub, the room features cabinetry, tongue-and-groove ceiling and exposed wood beams all custom milled from maple wood. The wood is finished in a mahogany stain typically found in authentic pubs.

Below: The rooms before renovation.



PHOTOGRAPHY © 2003 EVERETT & SOULÉ

This 14 foot by 25 foot theatre is finished with raised maple paneling with fluted detailing. Half a dozen concealed speakers surround the room for optimum sound.

Back when George and Gretchen Smith were in college, the college president often invited some of the students to his basement rathskeller. George and Gretchen were two of those students. The pub was something that George never forgot. Years later, George decided it was time to build a rathskeller of his own. But in keeping with contemporary trends, George decided his rathskeller needed an adjoining theatre.

The Smiths were familiar with PSG Construction from a remodeling project they completed in a previous home. They contacted PSG Construction once again to help create George's dream.

Fashioned after a Scottish pub, the rathskeller and adjoining theatre are tucked away on the second floor of the home and accessed by a private staircase. PSG Construction worked with their cabinet company to create the pub that is 20 foot by 26 foot in size. To avoid carrying materials through the house, PSG constructed a temporary outside staircase. The staircase led to one of the windows in the construction space to keep inconveniences to a minimum.

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Creative Outlet

1,300 Square Foot Entertainment Room Gives Kids Space to be Themselves

When there are six children in the family, recreational space can easily become a challenge. But the van den Bergs found the space they needed at an unusual spot—their guest house located next door.

The van den Bergs called on PSG Construction, who had completed several previous renovations and additions, to come up with a recreation room that could accommodate their teenage son and his band, plus be equally suitable for the rest of the family.

The solution was a 1,300 square foot recreation room that is just steps away from the back yard of the main residence. The room is designed with a refined cabin look, with a 16 foot vaulted ceiling that accentuates the room's spaciousness. The tongue-and-groove ocher stained pine ceiling and wall detail complement the heart pine in the guest house. Solid timber beams with decorative finials give massive appeal to the room. Floor-to-ceiling windows line one wall. Storage closets were also designed into the space, and a full bathroom also serves as the pool bath for the main house.

The focal point of the room is the 22 foot built-in entertainment center that houses a 65" high definition television and is flanked by two 32" TVs that have the capability of serving as computer monitors, video game monitors and cable outputs. Behind the built-in is a walkway that gives access to wiring for the electronic equipment.

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Above right: The focal point of this 1,300 square foot entertainment room is the 22 foot custom-designed entertainment center. The 65" high definition television is flanked by 32" TV units that have the capability of serving as computer monitors, video game monitors and cable outputs.

Right: The entertainment room is designed with a 16 foot vaulted ceiling crafted from tongue-and-groove ocher stained pine. Solid timber beams with decorative finials accentuate the size of the room. Floor-to-ceiling windows bring in plenty of natural lighting.



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Unrestricted Comfort

Whole House Renovation is Less Pretentious But Every Bit as Pampering



PHOTOGRAPHY © 2003 EVERETT & SOULÉ

Resort living 365 days of the year. That's what might first come to mind after experiencing the recent whole house renovation of this 1980's Sweetwater home located on the edge of Lake Brantley.

The new homeowners requested a more casual character for the project, a departure from the stiff and formal look the home initially had.

"As big as the house originally was," PSG Construction partner Stephen Gidus explains, "the floor plan was inadequate and did not make good use of the space."

PSG Construction joined with Lucia Custom Home Designers, Inc. to make the house "more livable for the new family," says Lucia Custom Home Designers President Karen Kassik.

PSG Construction used e-mail and the internet to keep in close contact with the homeowners, who were living out-of-state during renovation. With a full-time on-site superintendent, the project took just nine months to complete.

20 Foot Ceilings Greet Guests in the Entry

The entry that is open to the living room sets the stage for the rest of the home with 20 foot ceilings and a wood floor inset with patterned marble. Pine beams and a stone fireplace reaching 16 feet high give the rooms an impressive but casual elegance.

Former Ballroom is Converted to Open Entertaining Area

The lakefront ballroom at the rear of the house was eliminated, and in this 50 foot by 36 foot space is now an open family room, kitchen and dining room. The space is surrounded by floor-to-ceiling windows and French doors that boast a panoramic view of the lake, soaring palms, pool and spa.

The children's bedrooms are intentionally located near the pool, pool bathroom, wet bar, game room



The dining, family room and kitchen before.



PHOTOGRAPHY © 2003 EVERETT & SOULÉ

Top: The living room features a 16 foot high stone fireplace. Floor-to-ceiling windows and French doors bring the resort-like outdoors inside.

Above: The new kitchen is designed within a 50 foot by 36 foot space that includes the dining and family room areas. Multiple seating areas and a spacious layout are conducive to unrestricted entertaining.

Right: The newly renovated residence takes on an unimposing stature.

Below right: With a resort-like setting, relaxing comes easy. The pool deck was refinished, a cabana was erected, and a new sea wall was built at the lake. The bridge leads to the boathouse, private beach and observation deck.

and laundry. As an ultimate retreat, the second floor is dedicated to the self-contained master bedroom suite that includes a 16 foot x 26 foot office, granite shower/steam room and wet bar.

Considerable renovation was completed at the rear of the home also. The pool deck was refinished, a cabana was erected, and a new sea wall at the lake was installed to give the rear of the home a resort-like presence. The brick-enclosed Thermador™ grill is serviced by a stained concrete counter for effortless poolside entertaining. A bridge leads to the boathouse, private beach and observation deck.

The newly renovated home no longer reflects a formal pretentiousness, but offers its new owners true estate living in every sense of the word. [PSG](#)

Complete story:

www.psgconstruction.com/remodel3/Comfort.htm

SOURCES

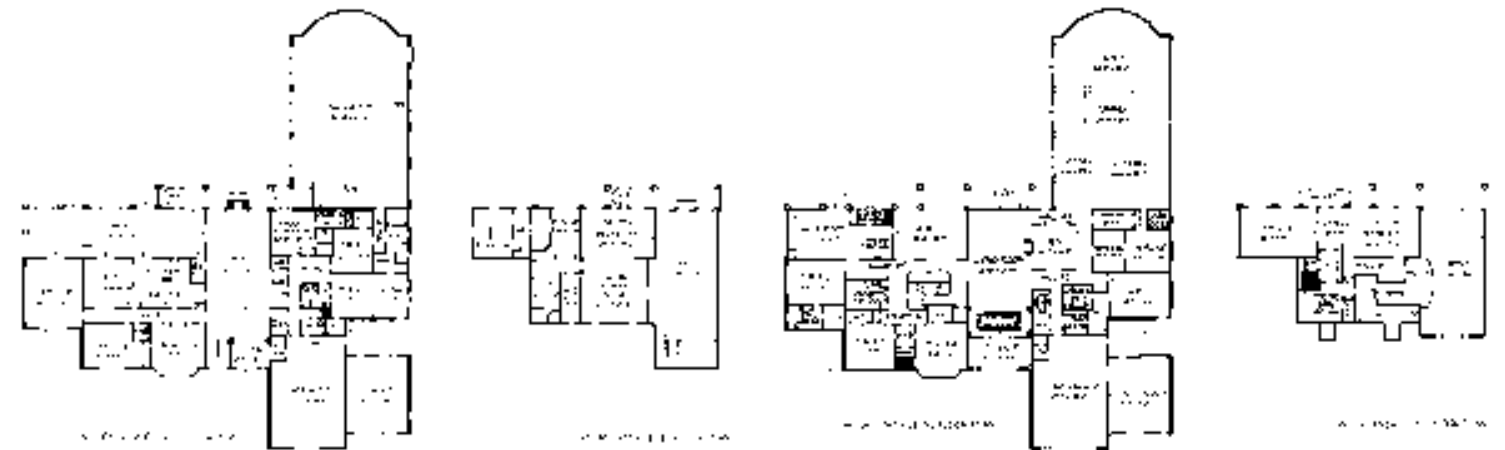
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Appliances - Southeast Steel
Cabinetry - Central Kitchen & Bath
Windows - Garner Window & Door
Plumbing Labor - Modern Plumbing
Air Conditioning & Heating - Air Masters
Carpet - Florida Home Carpet
Closet Shelving - Get Organized
Roofing - Steppi Roofing



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Back to the 20's

Second Story Addition Makes the Most of Limited Property Space



PHOTOGRAPHY © 2003 EVERETT & SOULÉ



PHOTOGRAPHY © 2003 EVERETT & SOULÉ

After the birth of their daughter, Gordon and Gail Russ found they needed more space in their one-story home. They wanted to eliminate clutter and create a playroom. The couple also wanted a master bedroom suite that would provide a quiet retreat.

"We wanted to be sure the addition would not look like it had been added on and would take on the character of the rest of the home," explains Gail.

Since there was no room to extend the existing space outward because of limited property space, PSG Construction teamed with Ross Design Group to create a 630 square foot second story addition consisting of a master bedroom and bathroom suite.

The second story addition was created by removing the roof from the existing carport and eliminating a family room window to make way for the staircase leading to the new space. The suite was designed to suggest a

continued on page 12

Above left: The bathroom conveys an early 20th century look with bead board wainscoting, patterned tile flooring, 6" baseboard, pedestal sinks and marble-tiled shower.

Left: The second story addition addressed the challenge of limited property space that prevented a first floor expansion. The addition was designed in keeping with the original character of the home and to appear as if it existed all along. The existing carport was also enclosed.

Below: Situated on limited property space, there was no room to add on to the first floor. The open carport limited the storage space.



PAUL & STEPHEN GIDUS NEWS

PSG Principal is Named 2003 FHBA Remodeler of the Year

The Florida Home Builders Association (FHBA) named Stephen Gidus, co-owner of PSG Construction, 2003 Remodeler of the Year. The award recognizes individuals who have enhanced remodeling professionalism while serving their industry, association and community.

As chair of the state's Remodelers Council™ in 2002, Stephen revived the organization and also implemented remodeler educational programs at the Southeast Building Conference. Stephen traveled throughout Florida promoting the Remodelers Council™ and presenting seminars. For more on this story go to www.psgconstruction.com and click *Stephen Gidus Named...* [PSG](#)

PSG Renovation Appears in *Southern Living*

A circa 1925 restoration/addition located in the downtown Orlando historic district and completed by PSG Construction was featured in the October 2002 issue of *Southern Living* magazine. Another project previously appeared in the March 2002 issue. For more on this story go to www.psgconstruction.com, click on *Remodeling Gallery* and then click on *Penchant for the Past*. [PSG](#)

PSG Partner Elected 2003 Vice-President for HBA of Metro Orlando

PSG co-owner Stephen Gidus was elected to serve as 2003 Vice-President of the Home Builders Association of Metro Orlando, one of the oldest trade associations in the Orlando area. The professional organization is known for its involvement in community activities in Orange, Seminole and Osceola counties.

"The HBA of Metro Orlando can help make a difference by contributing to managed growth that will make Central Florida a most desirable area in which to live," Stephen says. [PSG](#)

PSG Owners Qualify for Boston Marathon



Brothers Paul and Stephen Gidus, principals of PSG Construction, and their brother Jim Gidus recently qualified to run in the Boston Marathon scheduled for April 21, 2003. Stephen and

Jim qualified at the Columbus Marathon with times of 3 hours 13 minutes and 2:56 respectively. Paul qualified at the Houston Marathon with 3:18. Track Shack of Orlando, owned by Jon and Betsy Hughes, is handling race particulars for the Gidus brothers. Jon recently spoke with the Boston Marathon executive race director, who is unaware of three brothers ever qualifying for and running together in the Boston Marathon. [PSG](#)



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Room for Family and Friends

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Exposed trusses are wrapped in drywall and faux finished to look like exposed wood beams. Triple dormers on both ends of the spacious 33 foot by 25 foot recreation room and arched window insets bring in plenty of light. The focal point of the room is the 17 foot hand-built entertainment center.

A wall of French doors from the breezeway also lead to the porch and pool. Columns on the porch previously obstructed the view of the pool, so PSG reduced the number of columns and rebuilt the remaining ones to open up the view.

The newly renovated areas give the Tamoney's additional living space and also help keep the children close to home and happy. [PSG](#)

Complete story:
www.psgconstruction.com/remodel3/Room.htm

SOURCES
Drywall - R.K. Edwards
Appliances - Southeast Steel
Cabinetry - Central Kitchen & Bath
Interior Doors - Residential Building Supply
Plumbing Labor - Modern Plumbing
Air Conditioning & Heating - Air Masters
Roofing - Steppi Roofing

Rathskeller Revisited

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The pub's cabinetry was custom built from maple wood and includes a curved counter, curved glass cabinet doors, drink rail and granite countertop. Details like wainscoting, a tongue-and-groove ceiling, and exposed wood beams were custom milled from maple wood.

The adjacent 14 foot by 25 foot sunken theatre can easily handle a sizeable group of moviegoers or accommodate spillover from the pub. The walls are completely enveloped in raised maple paneling with fluted

detailing crafted from the same maple wood as the pub. Half a dozen concealed speakers surround the room for optimum sound.

Gretchen says that she and her husband don't entertain a lot, but the room was constructed for her husband's enjoyment. Recently, however, the couple held a football party in the new space. "We had 18 people in for the party," Gretchen says. "It's just a wonderful party room!" [PSG](#)

Complete story:
www.psgconstruction.com/remodel3/Rathskeller.htm

SOURCES
Interior Trim & Doors - Residential Building Supply

Creative Outlet

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In addition to serving as a place for their teenager's band to practice, the other children practice their individual instruments there. They often play computer and video games. Egerton enjoys escaping to the room to watch movies or read the newspaper. "We've had parties in the room also," says Anne.

The new recreation room rarely gets a rest. The van den Berg children have room to creatively express themselves, and Mom knows exactly

where they are...just a few convenient steps away. [PSG](#)

Complete story:
www.psgconstruction.com/remodel3/Creative.htm

SOURCES
Drywall - R.K. Edwards
Interior Trim & Doors - Residential Building Supply
Plumbing Labor - Modern Plumbing
Air Conditioning & Heating - Air Masters
Cabinetry - S & W Kitchens, Inc.
Carpet - Florida Home Carpet
Roofing - Steppi Roofing
Electronic Equipment - Mr. Hook-it-up

Back to the 20's

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1920's look, in keeping with the rest of the home. The staircase, built from heart pine to match the existing family room floor, leads directly to the master bedroom suite. Double entry doors are topped with a 1920's style transom window. Crown moulding is 5 1/4" wide, and door header mouldings are custom made.

The bathroom prominently conveys an early-century look with bead board wainscoting, patterned tile flooring, 6" baseboard and pedestal sinks. The marble-tiled shower features a basket weave patterned floor. A claw foot tub is the focal point of the bathroom.

The existing carport was also enclosed. Now Gordon and Gail are able to enjoy additional living space and storage on property that is limited in size. Their new addition is in keeping with the original character of the home and looks as if it existed all along. [PSG](#)



Complete story: www.psgconstruction.com/remodel3/BackTo20s.htm

SOURCES
Drywall - R.K. Edwards
Interior Trim & Doors - Residential Building Supply
Plumbing Labor - Modern Plumbing
Air Conditioning & Heating - Air Masters
Roofing - Steppi Roofing

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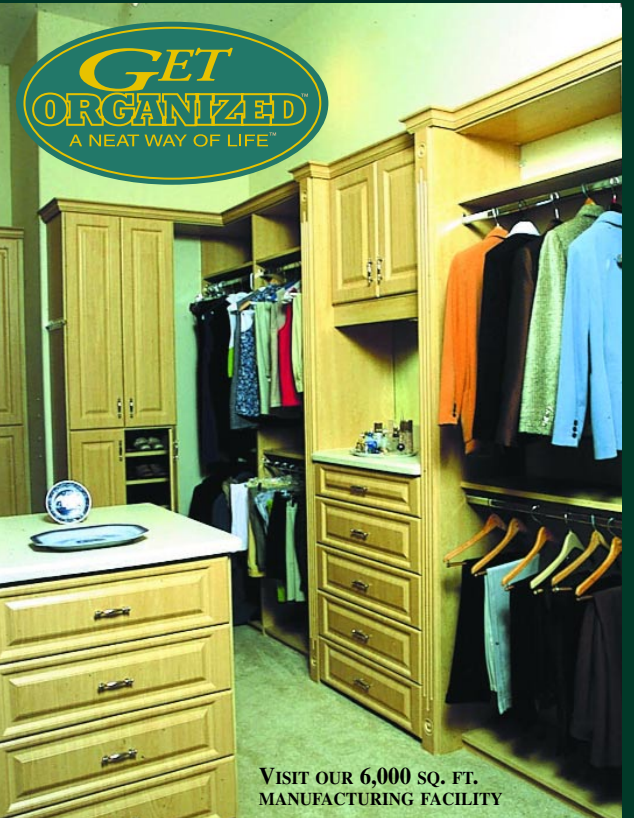
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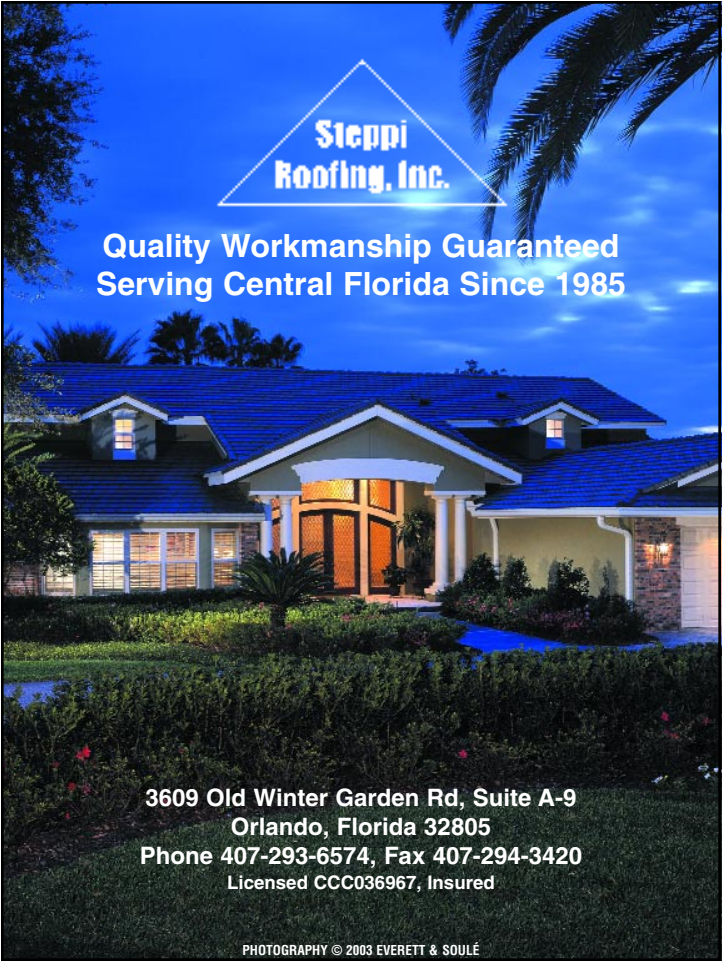
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