

Scheme No 6:

SECOND FLOOR ADDITION DESIGN (B)

presented by:



CHICAGO BUNGALOW ASSOCIATION



OVERALL DESIGN SOLUTION

Before: 2 bed, 1 bath bungalow

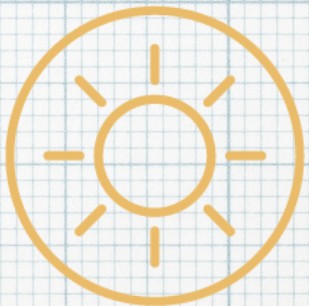
After: 4 bed, 2 bath bungalow w/ remodeled kitchen

The more affordable option: have you decided a full second floor addition is the best solution for your growing family? We can help you protect the value of your largest investment with this sensible approach, which respects the original design of the existing building and streetscape, complete with 4 bedrooms (2 upstairs, 2 downstairs), 2 bathrooms, an office and plenty of attic storage. Also included in this design scheme is a remodeled kitchen within its original footprint, with modern amenities for your family.

EXTERIOR ALTERATIONS

Meet CBA Design Guidelines to maintain your membership:

- Construct addition to be set back a minimum of 20 feet from the front edge of building to minimize the impact on the building and streetscape
- Build addition that is compatible to the original building in material, style and proportions
 - Use fiber-cement siding with trim board where it meets brick
- Build addition with a similar roof pitch and height as the original building
 - Gable roof form above hip roof (more affordable and simple to frame than a matching hip roof)
 - Asphalt shingles
- Match window openings, trim, eaves and other details as closely as possible to the original building
- Add aluminum gutters and downspout





FRONT



REAR

PERSPECTIVES
south-facing bungalow



WEST



EAST



FRONT & REAR

existing



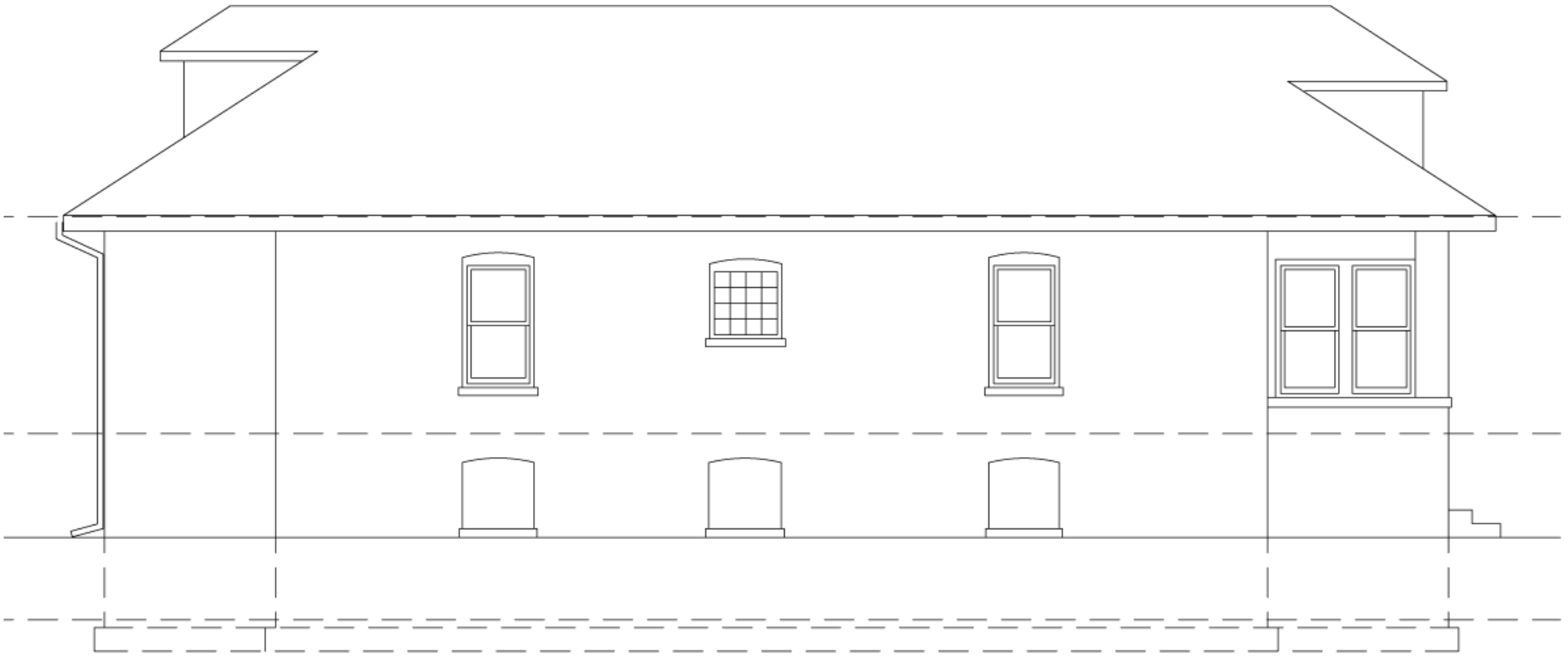


FRONT & REAR

altered

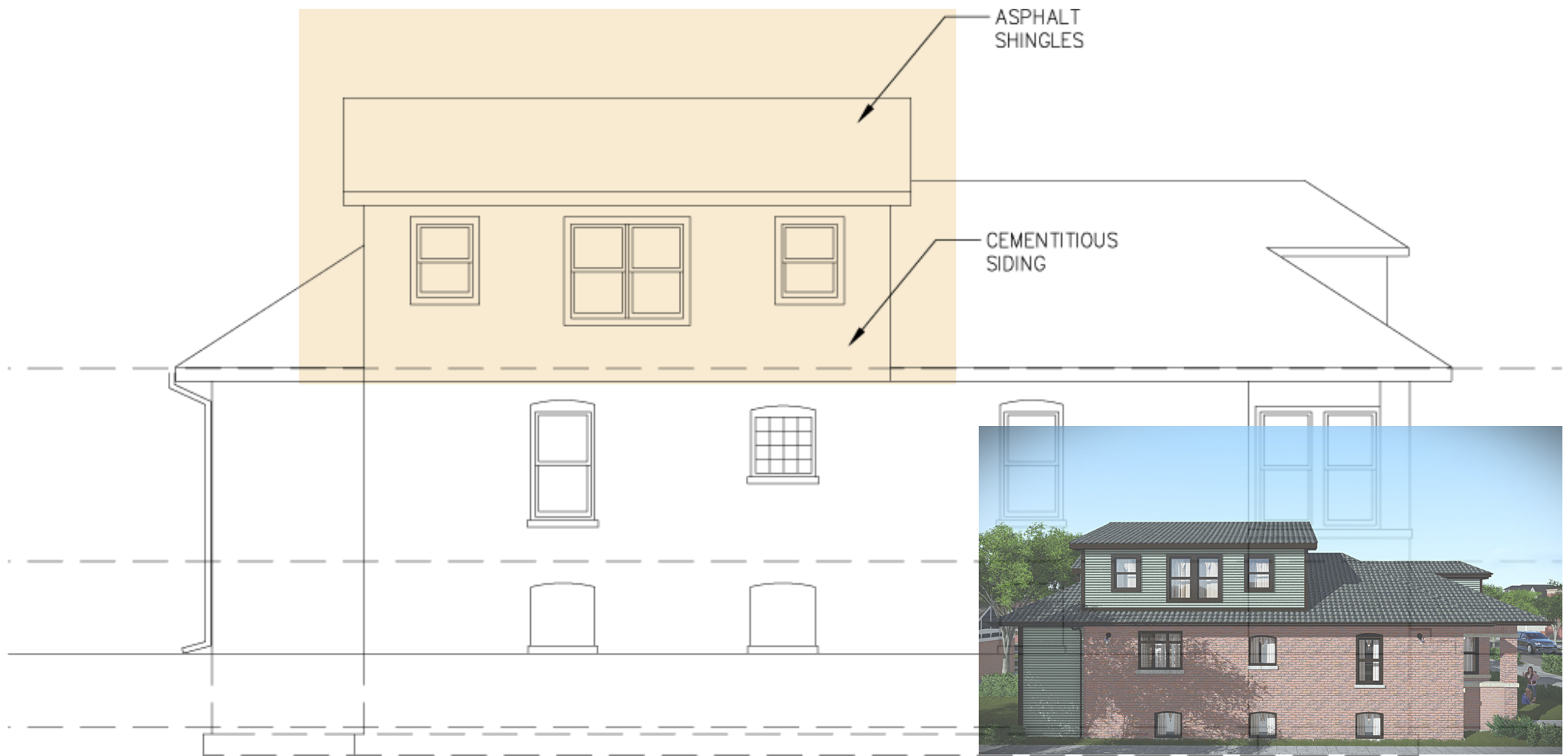
- Construct addition to be set back a minimum of 20 feet from the front edge of building
- Build addition with a similar roof pitch as the original building





WEST | existing





WEST

altered

- Build addition that is compatible to the original building in material, style and proportions
- Match window openings, trim, eaves and other details as closely as possible to the original building





EAST

existing





EAST

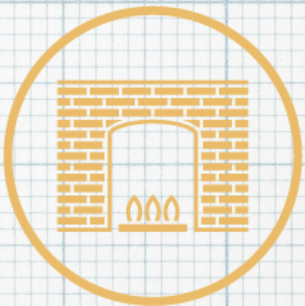
altered

- Construct addition to be set back a minimum of 20 feet from the front edge of building
- Match window openings, trim, eaves and other details as closely as possible to the original building



INTERIOR ALTERATIONS

- **Second floor (footprint altered):** add set-back addition w/ 8' ceilings to provide more usable second floor space, including:
 - 1 master bedroom w/ large closet
 - 1 bedroom w/closet
 - 1 full bathroom (accessible from master bedroom and hallway)
 - 1 office
 - Front attic storage area (accessible from hallway)
 - Bathroom above first floor bathroom to share plumbing piping
- **New staircase to second floor and basement:**
 - Change access from kitchen to dining room
 - Widen stairs to meet Chicago Building Code requirements
- **First floor:** remodel kitchen within original footprint:
 - Add counter space with stair access to attic eliminated
 - Add new cabinets, appliances and modern amenities
- **Basement to remain unfinished**





BEDROOM 1



BEDROOM 1

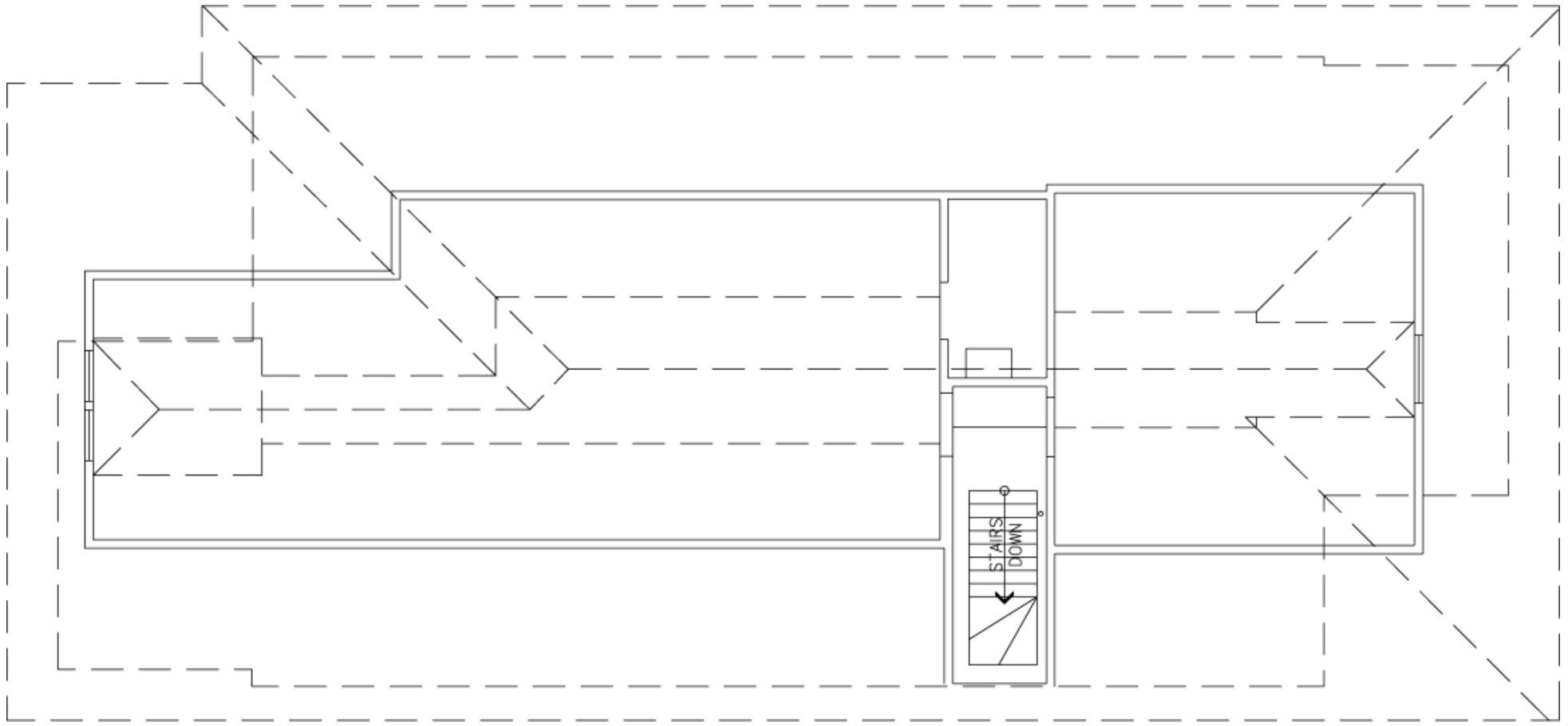
PERSPECTIVES
south-facing bungalow



BEDROOM 2

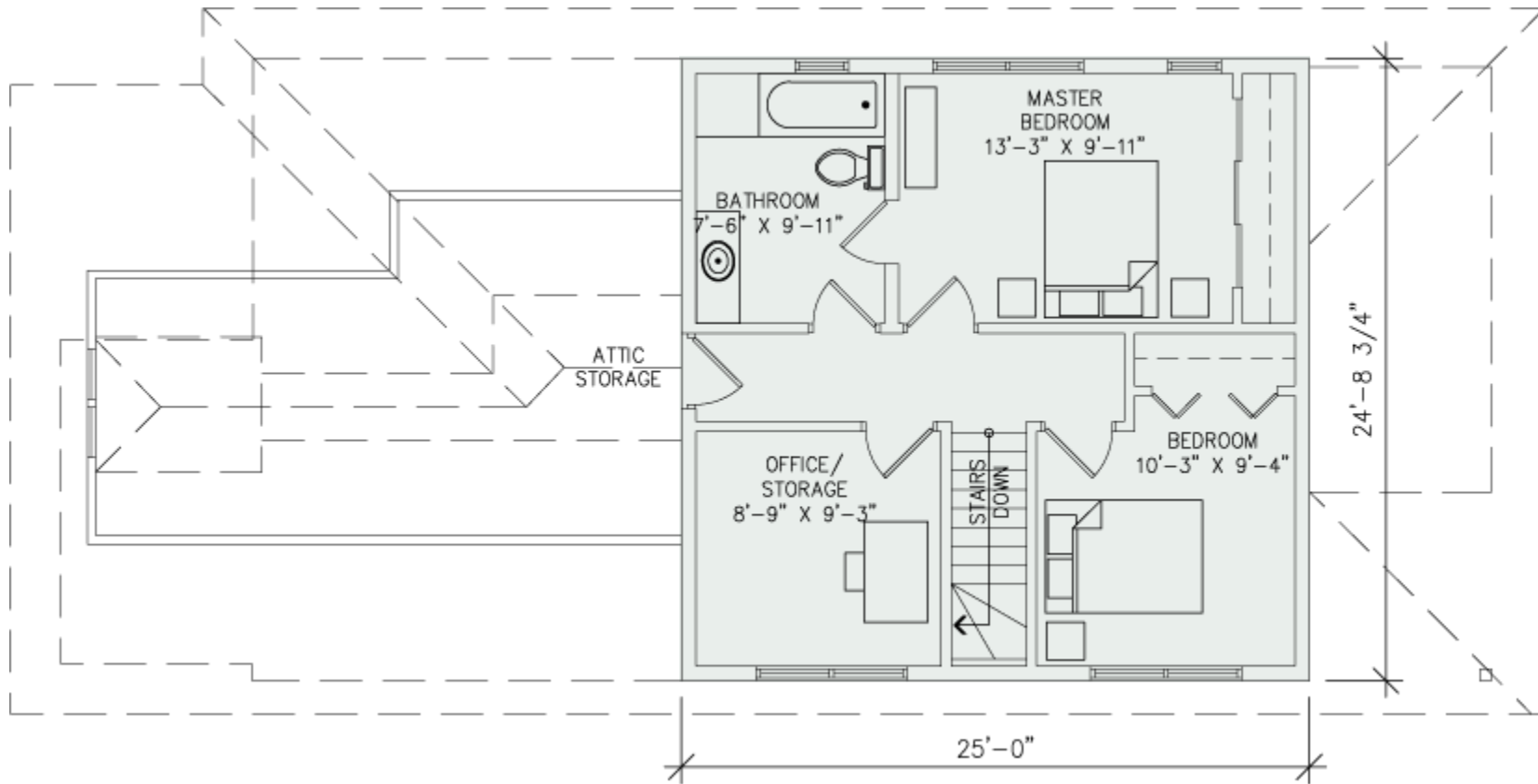


BEDROOM 2



SECOND FLOOR | existing



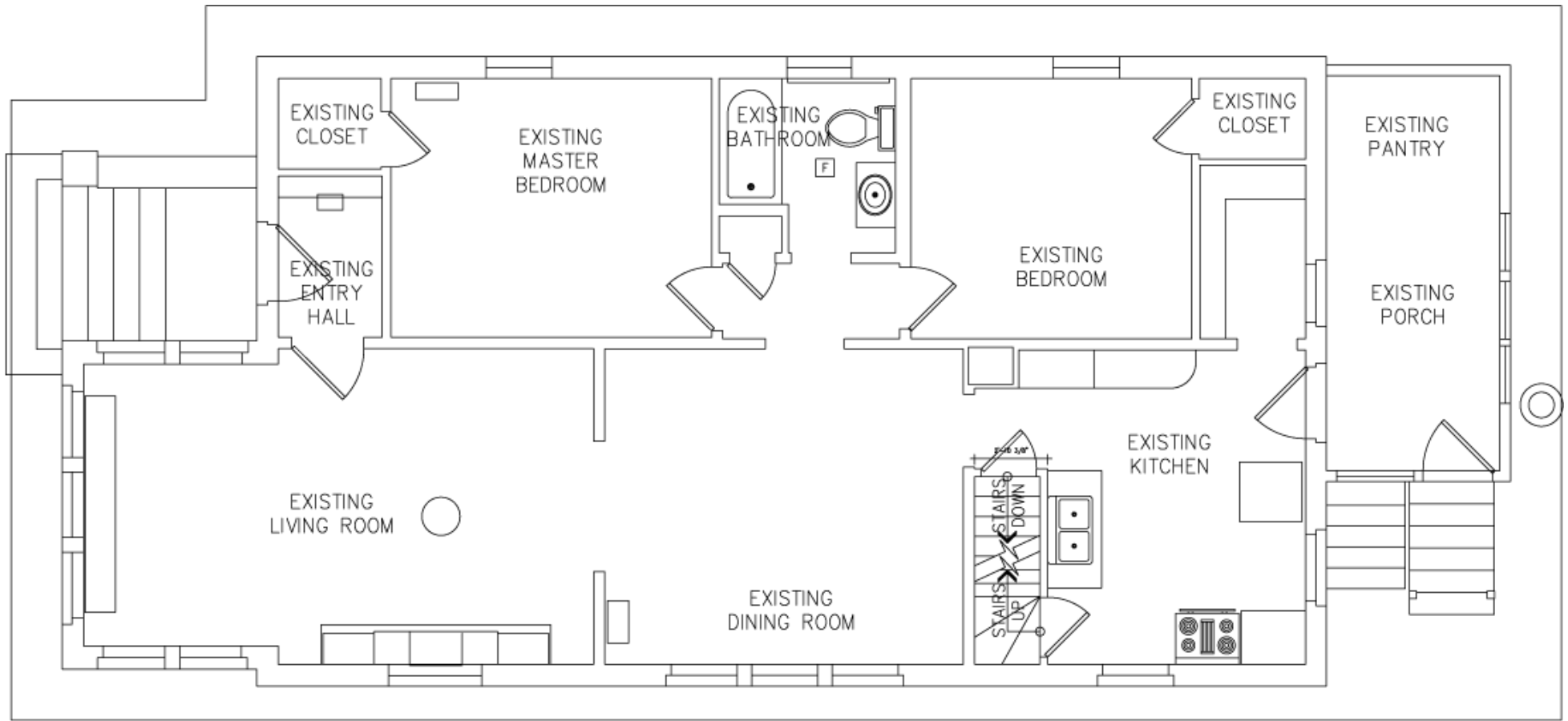


SECOND FLOOR

altered

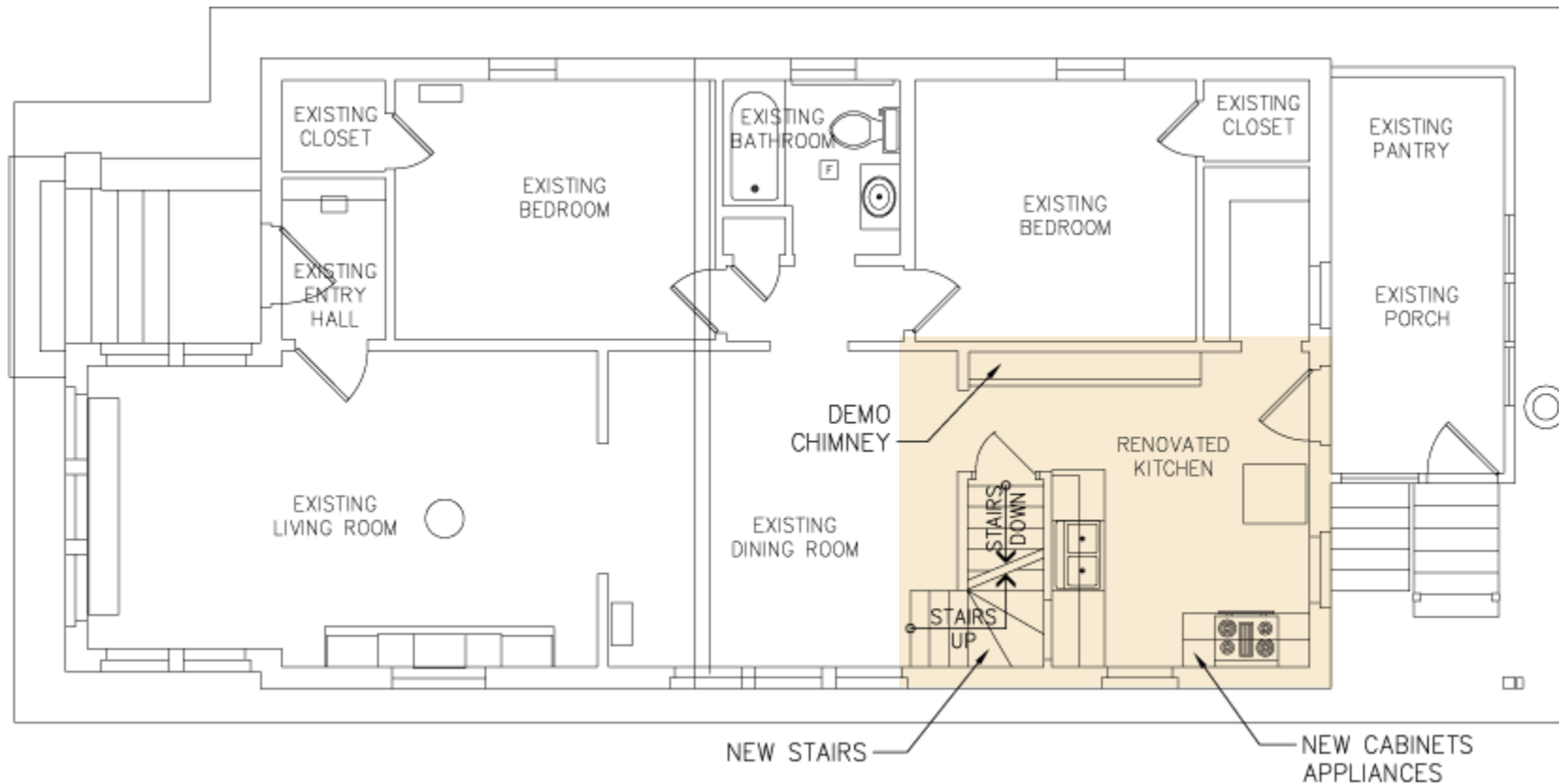
- Add set-back addition to provide more usable second floor space, including:
 - 2 bedrooms (1 master bedroom w/ large closet)
 - 1 full bathroom
 - 1 office





FIRST FLOOR | existing



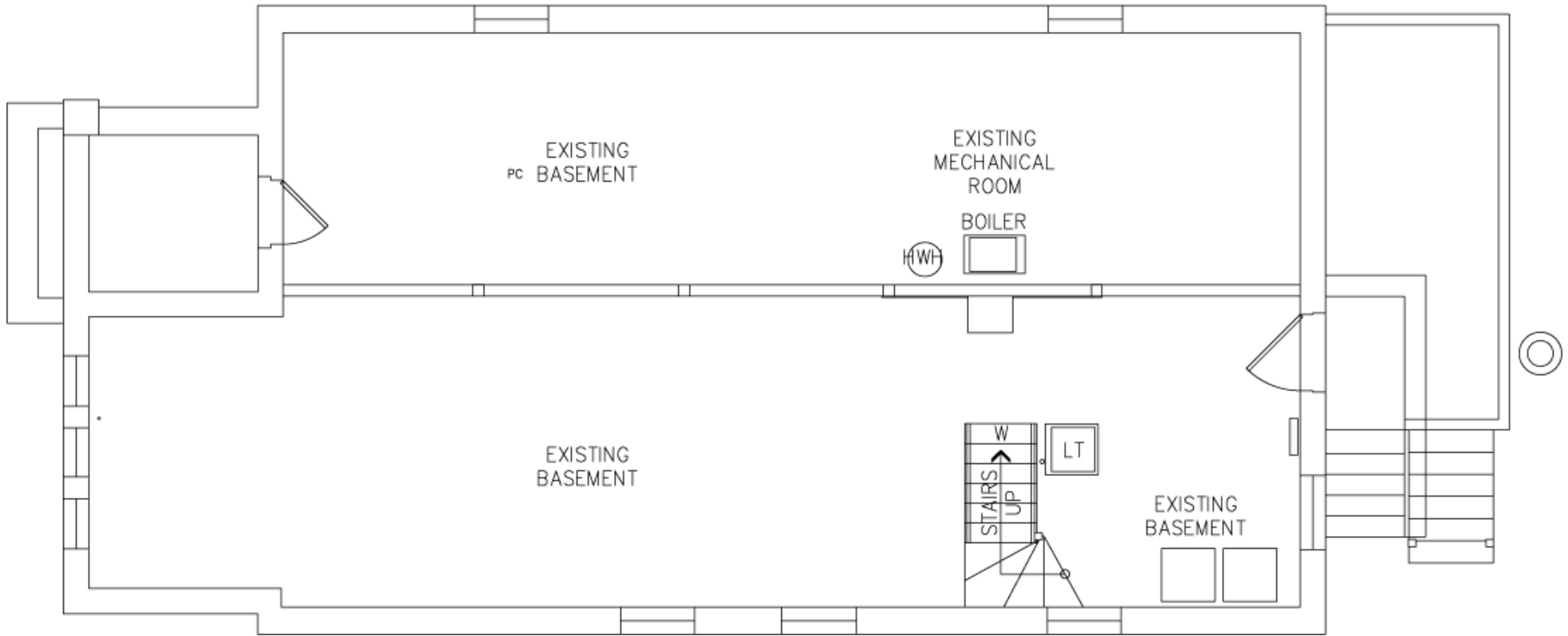


FIRST FLOOR

altered

- Remodel kitchen within original footprint
- Add counter space with stair access to attic eliminated
- Add new cabinets, appliances and modern amenities
- Demo chimney





BASEMENT

existing

- Basement to remain unfinished

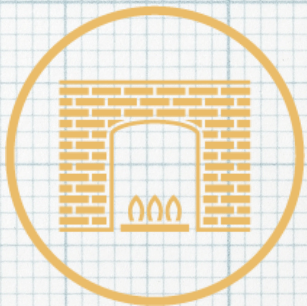


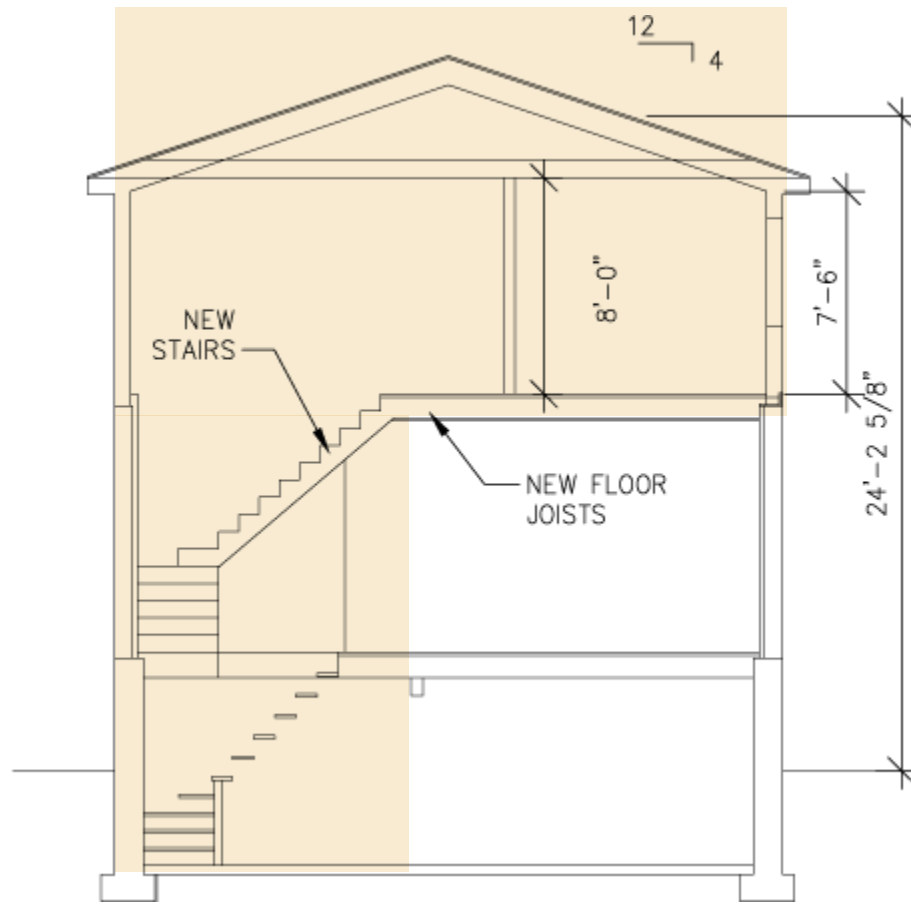
STRUCTURAL REINFORCEMENT

- Typically, the floor structure of an existing attic is actually a ceiling joist. To make the attic a livable space, the existing ceiling joists usually will not meet the Chicago Building Code requirements for a floor structure and will have to be reinforced to support the new use of space and new load.
- Possible reinforcement of existing beams and columns in basement to support added load

SYSTEM UPGRADES

- **Heating:**
 - Remove chimney; add new high efficiency boiler and hot water heater directly vented to outside
 - Add hot water radiator or separate HVAC system for second floor
- **Plumbing & Electric:**
 - Possible increase, see System Upgrades Design





BUILDING SECTION

altered

- New set-back addition to provide 8' ceiling height
- Roof pitch 12/4
- New staircase to second floor and basement
- New structural reinforcement



PROJECT COST ESTIMATE

- **Second Floor Addition: \$143-177k**

Total Square Footage: 25' x 24.875' = 622ft² / Cost per Square Foot: \$230-285

- Includes all exterior alterations, added structural support, 1 new master bedroom w/ closet, 1 new bedroom w/ closet, 1 office, 1 full bathroom and new HVAC system

- **Staircases: \$10-16k**

- New staircases to second floor and basement

- **Kitchen: \$8-12k**

- Remodel kitchen to provide modern amenities

- **Plumbing: \$15k**

- Possible increase in plumbing service w/ new, larger water main

- **Electrical: \$2.5k**

- Possible increase in electrical service

Disclaimer: these quality design schemes were created in partnership with AIA Chicago residential architects and can be applied as an approach to your Chicago Bungalow.

presented by:



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Design Seed, Inc.



AIA
Chicago