

Scheme No 2:

# FINISHED BASEMENT DESIGN

*presented by:*



CHICAGO BUNGALOW ASSOCIATION

Design Seed, Inc.



**AIA**  
Chicago

# OVERALL DESIGN SOLUTION

**Before: 2 bed, 1 bath bungalow**

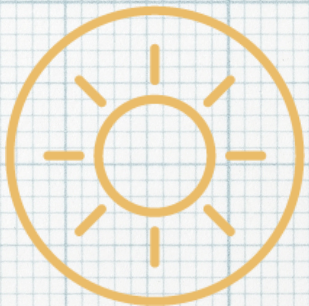
**After: 3 bed, 2 bath bungalow w/ basement suite and remodeled first floor kitchen**

Do you have aging parents who can no longer live on their own? Is your teenager growing out of their childhood bedroom? Finish your basement to accommodate an in-law suite or create additional space for family activities and entertainment. The footprint is there and can easily be finished for a bonus living space without the hassles of an addition. If well designed, basements can add to the value of your property. Also included in this design scheme is the option to open up your kitchen into the rear porch to provide modern kitchen amenities and incorporate an eat-in kitchen for your family.

***Existing bungalow footprint and spatial use to remain unaltered.***

# EXTERIOR ALTERATIONS

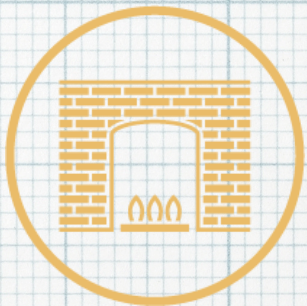
- Repair or rebuild the rear porch and convert it to a heated space
- Add window wells and egress windows to basement bedroom and multipurpose room





# INTERIOR ALTERATIONS

- **Basement:** finish to accommodate an in-law suite or additional family living space:
  - 1 bedroom
  - 1 full bathroom
  - Wet bar
  - Multipurpose room
- **First floor:** remodel kitchen and open up to rear porch to create bigger, more integrated space:
  - Convert walk-in pantry into eat-in kitchen with seating area
  - Add counter space by moving stair access to attic
  - Add new cabinets, appliances and modern amenities
  - Repair or rebuild rear porch and convert it to a heated space
- **New staircase to second floor (for future build-out):**
  - Change access from kitchen to dining room
  - Widen stairs to meet Chicago Building Code requirements
- **Second floor:** attic to remain unfinished







**FACING NORTH**



**FACING NORTH**

# PERSPECTIVES

*south-facing bungalow*

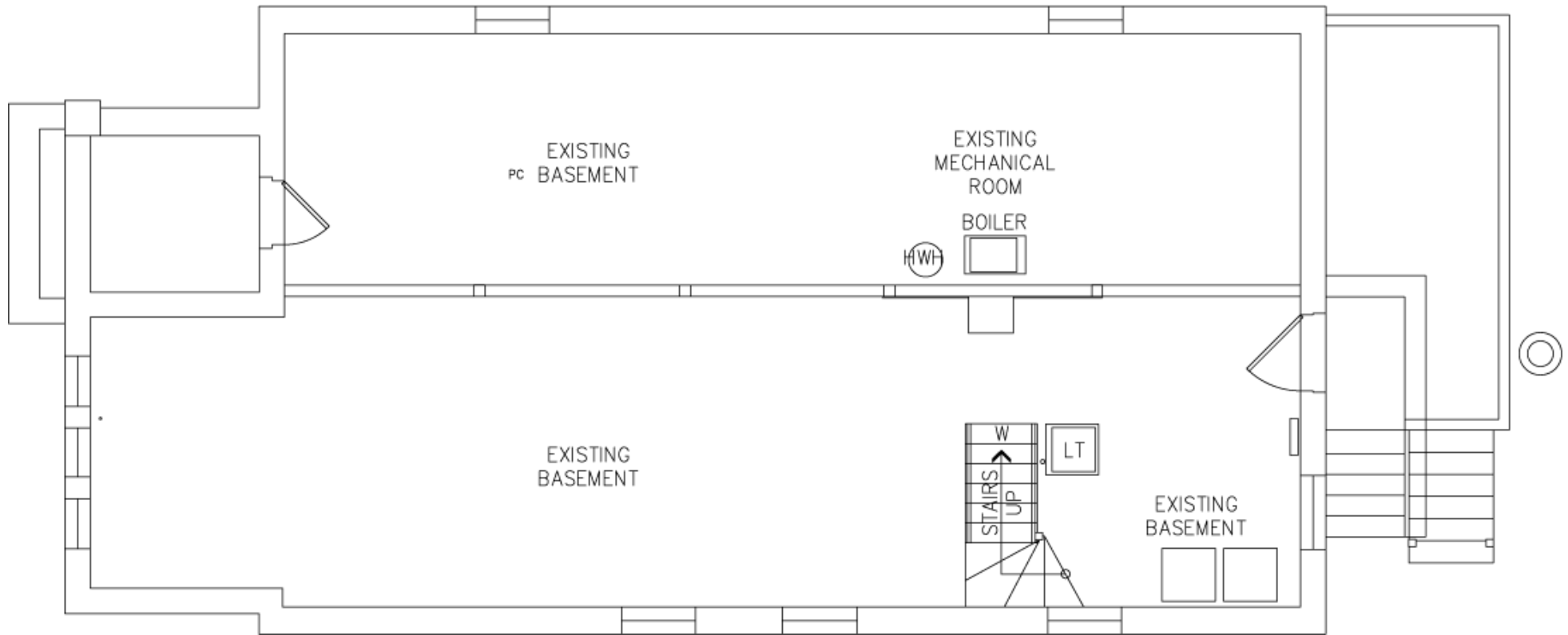


**FACING SOUTH**



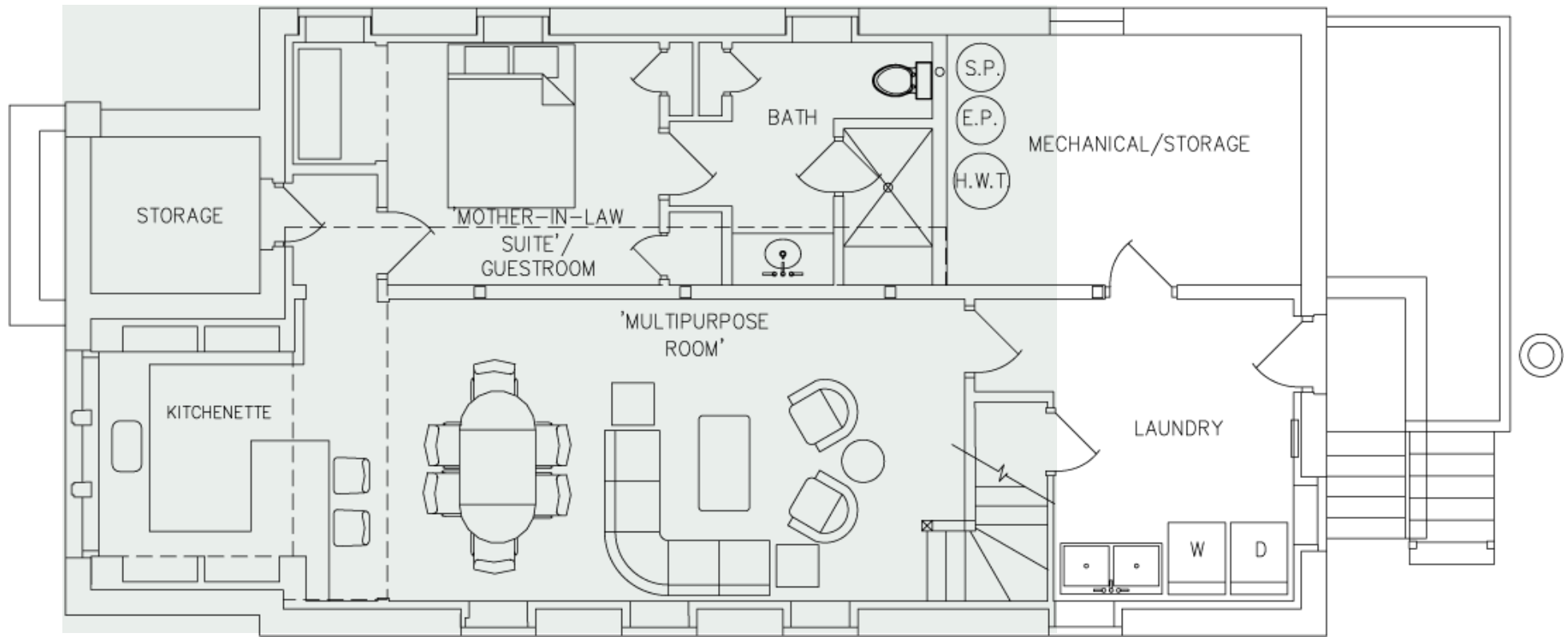
**FACING SOUTH**





BASEMENT | existing





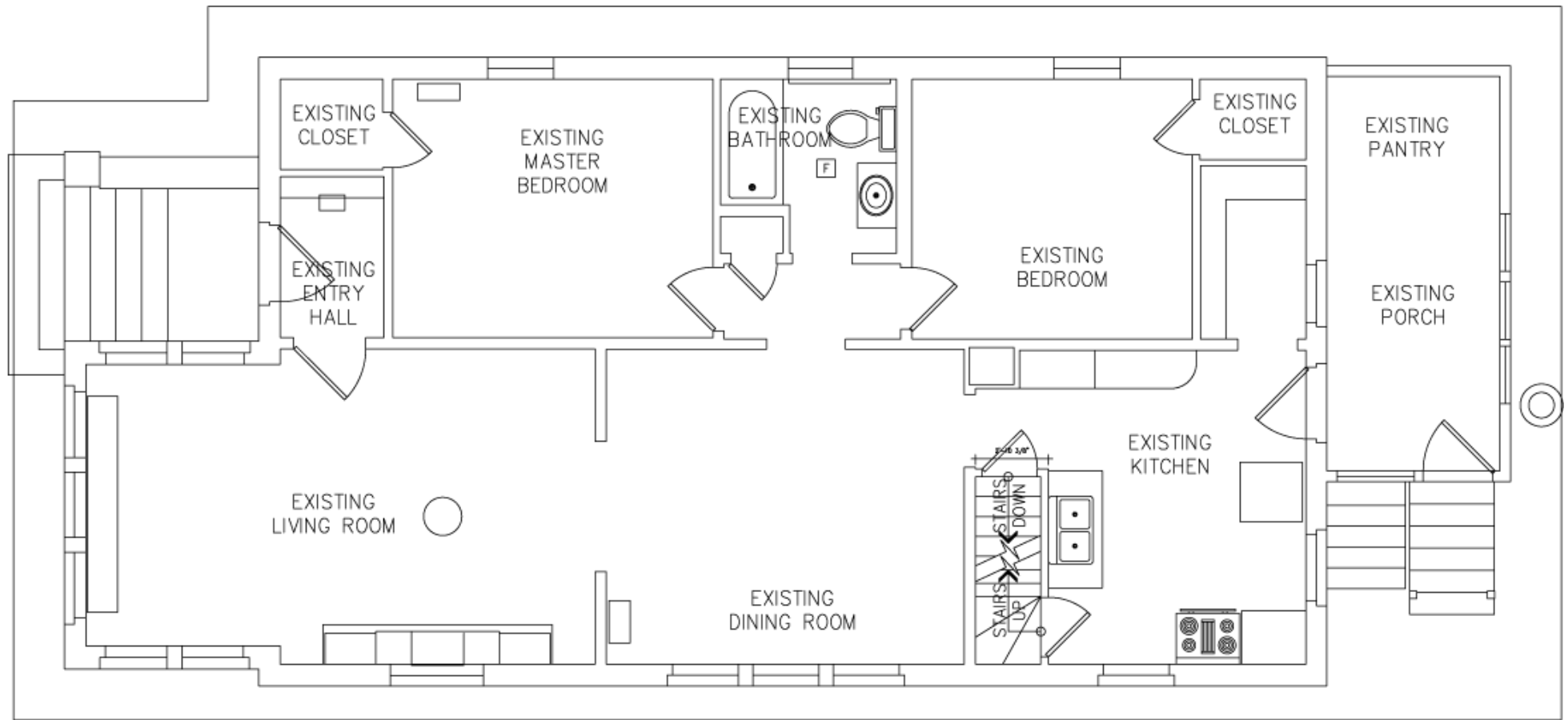
## BASEMENT

## altered

- Finish basement to provide more usable living space, including:
  - 1 full bedroom and bathroom
  - Wet bar
  - Multipurpose room



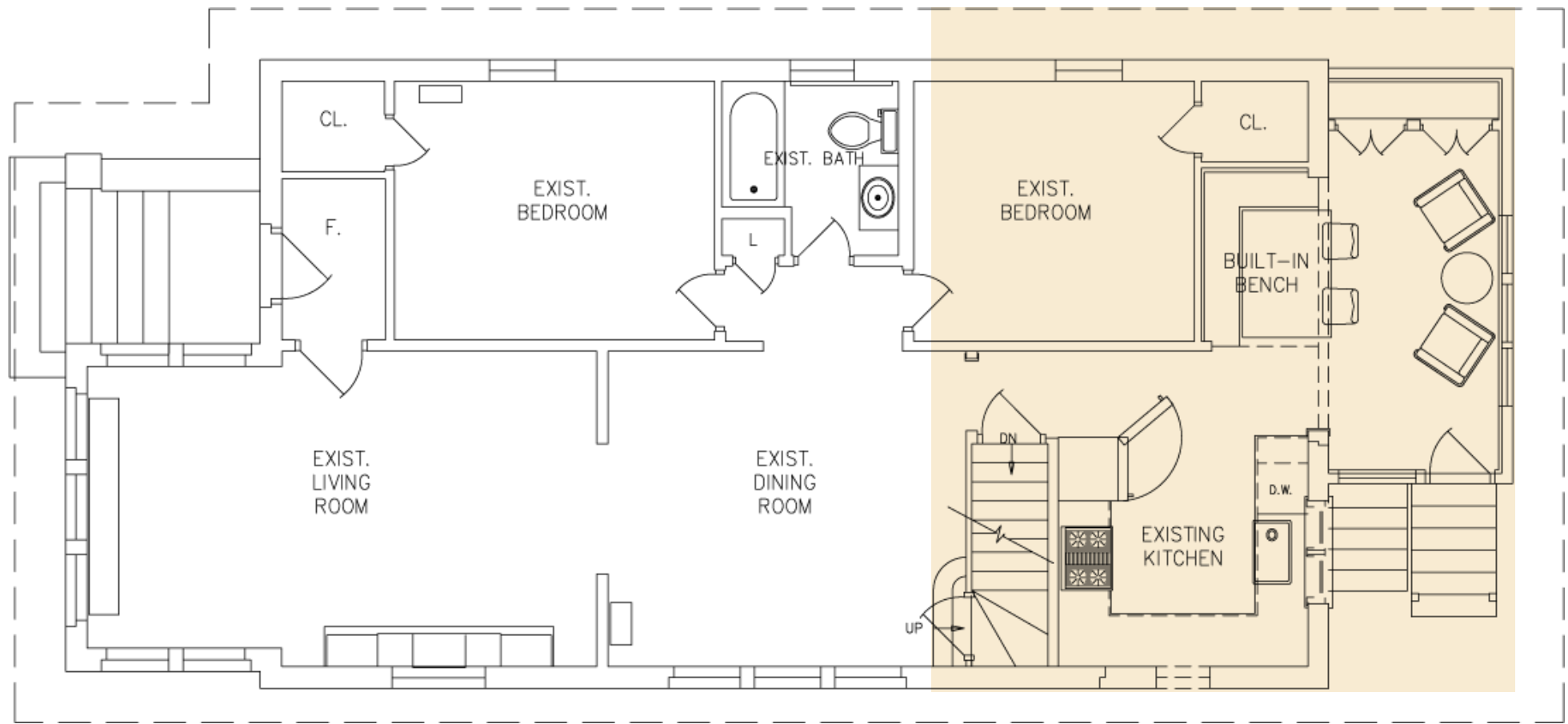




# FIRST FLOOR | existing





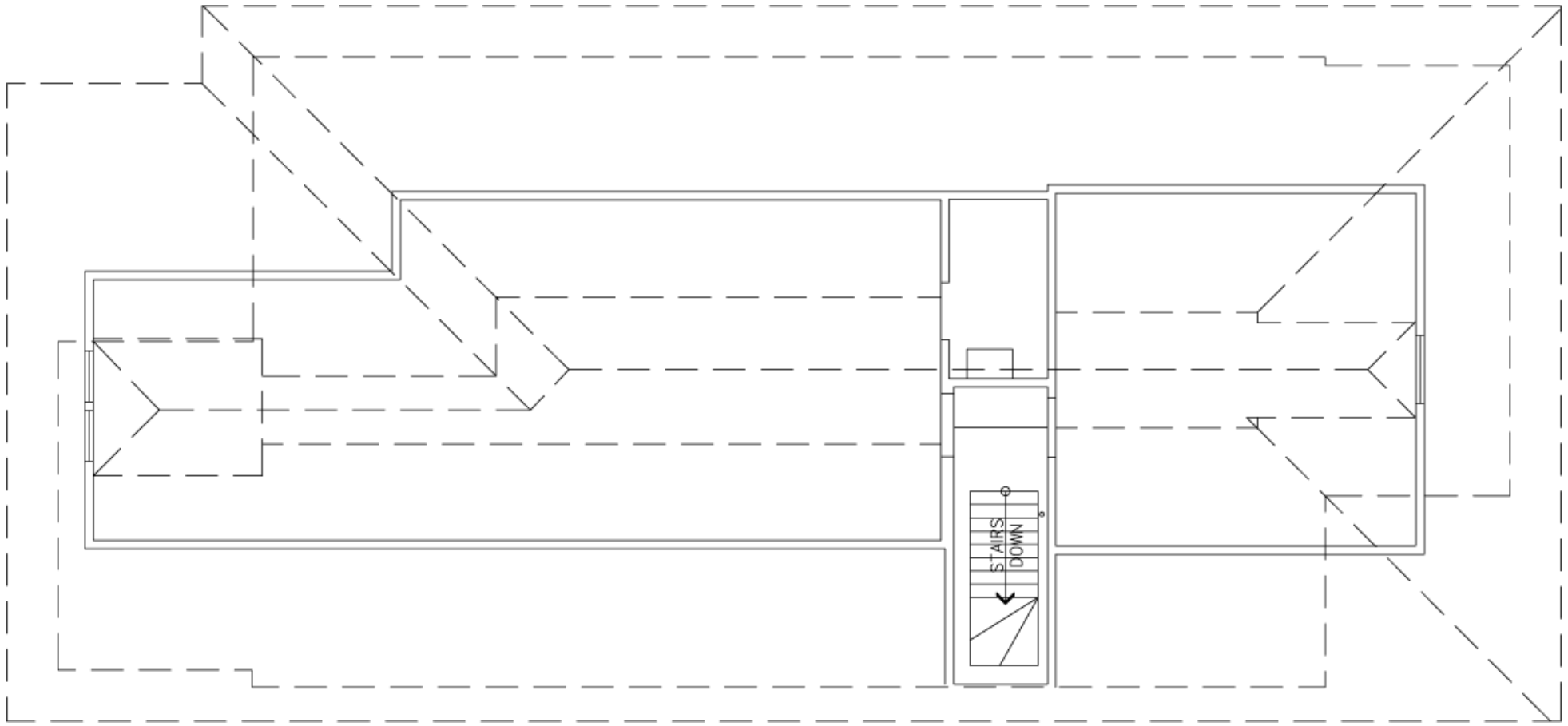


## FIRST FLOOR

## altered

- Remodel kitchen and open up to rear converted porch
- Convert walk-in pantry into eat-in kitchen with seating
- Add counter space by moving stair access to attic
- Add new cabinets, appliances and modern amenities





## SECOND FLOOR

existing

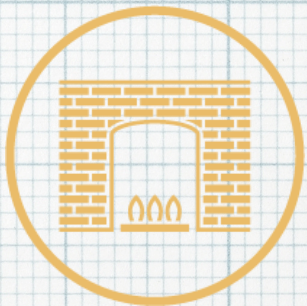
- Attic to remain unfinished





# SYSTEM UPGRADES

- Incorporate space for mechanical equipment, utility spaces and storage
- **Heating:**
  - Add cast iron baseboard radiators in the basement to create a second “zone” from the existing boiler system
  - Radiant (hot water) in-floor heating is the most efficient method for heating and can be cast into slab or installed over existing slab
- **Plumbing:**
  - If water service main was not replaced, the added wet bar and bathroom will most likely require a new larger main
  - Possible increase, see System Upgrades Design
- **Electrical:**
  - Possible increase, see System Upgrades Design



# PROJECT CONSIDERATIONS

- **Basement Water Issues:**

- Consider installing an overhead sewer system with sewage ejector pump
- To increase durability and help prevent mold growth, consider non-organic materials and finishes for walls and floors

- **Meet the following Chicago Building Code requirements:**

- Ceiling Heights: 7' height for at least 50% of living space; areas with ceiling height less than 6' shall be no more than 25% of living space (*digging out for additional height is an expensive option (\$10-20k)*)
- Walls: R-19 cavity insulation at the interior of the basement wall
- R-3 insulation required at hot water pipes and mechanical piping for fluids greater than 105 ° F and less than 55 ° F
- Windows: above grade, glazing 8% of floor area, natural ventilation 4% of floor area
- Floor drain for mechanical equipment
- Minimum bedroom size: 70ft<sup>2</sup>
- Half-hour fire rating at floor/ceiling
- Wired smoke/carbon monoxide detector at minimum one per floor and within 15' of all sleeping rooms



# PROJECT COST ESTIMATE

- **Finished Basement: \$62k**

*Total Square Footage: 1000ft<sup>2</sup> / Cost per Square Foot: \$45*

Breakdown:

- \$45k: Base cost + \$8k: Full bathroom + \$9k: Wet bar

- **Rear Porch: \$20k**

- Repair or rebuild rear porch and convert it to heated space

- **Kitchen: \$25-40k**

- Remodel kitchen to provide modern amenities, eat-in kitchen, and open it up to rear porch

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

- New staircase to second floor

- **Digging Out w/ New Concrete Slab: \$10-20k**

- Digging out a few inches to achieve minimum ceiling height in basement

- **Plumbing: \$15k**

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

- **Heating: \$11k**

- Add cast iron baseboard radiators in the basement to create a second “zone” from the existing boiler system

Breakdown:

- \$7k: Existing boiler upgrade + \$4k: 5 radiators

- **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.

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