

Scheme No 3:

REAR ADDITION DESIGN

presented by:



CHICAGO BUNGALOW ASSOCIATION

Design Seed, Inc.



AIA
Chicago

OVERALL DESIGN SOLUTION

Before: 2 bed, 1 bath bungalow

After: 2 bed, 1 bath bungalow w/ remodeled kitchen and new adjacent family/mudroom & deck

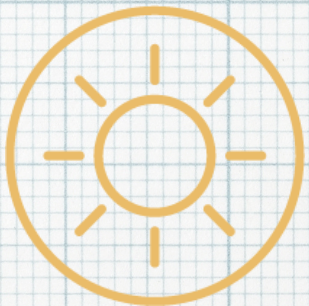
Do you find yourself wishing for a more functional entry to your bungalow, with room to store shoes and coats, or wipe dirty paws? Add a rear addition to create a family room adjacent to the kitchen, mudroom entry, and a better connection to the exterior with a deck for outdoor entertaining off of the addition. Also included in this design scheme is a remodeled kitchen within its original footprint, with modern amenities for your family.

EXTERIOR ALTERATIONS

- Add rear addition with crawl space below
- Add rear deck with steps to yard
- Add covered side entry

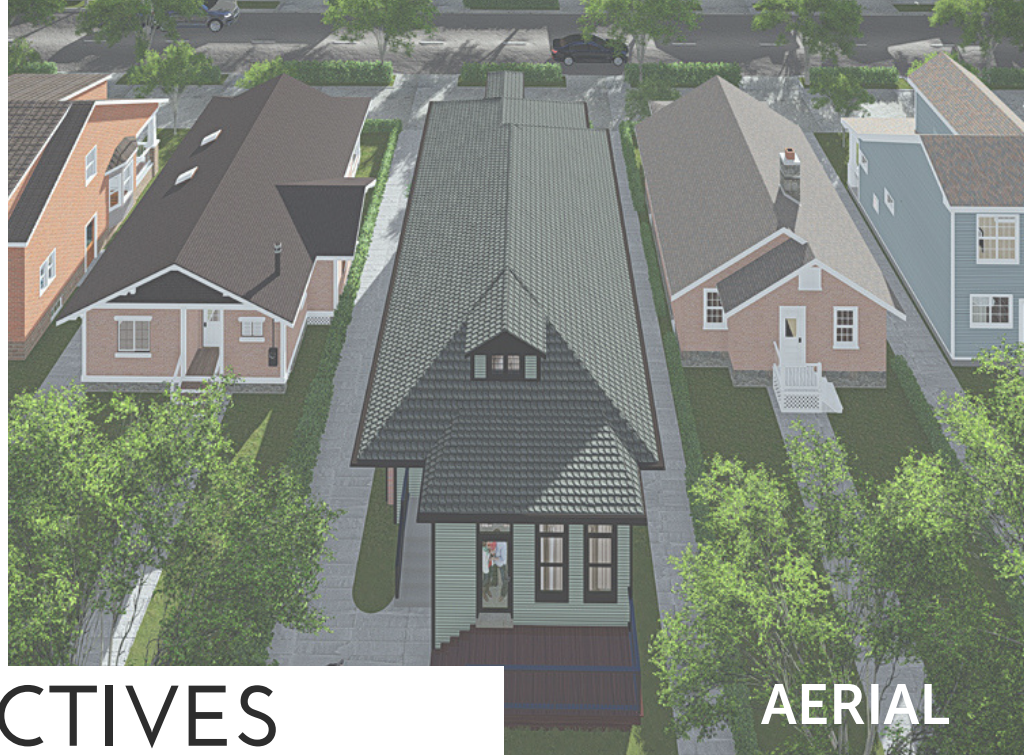
Meet CBA Design Guidelines to maintain your membership:

- Erect rear addition to match the original building in materials, scale, colors and details
- Match window openings, trim, eaves and other details as closely as possible to the original building





REAR



AERIAL

PERSPECTIVES

south-facing bungalow



WEST



EAST



FRONT & REAR | existing



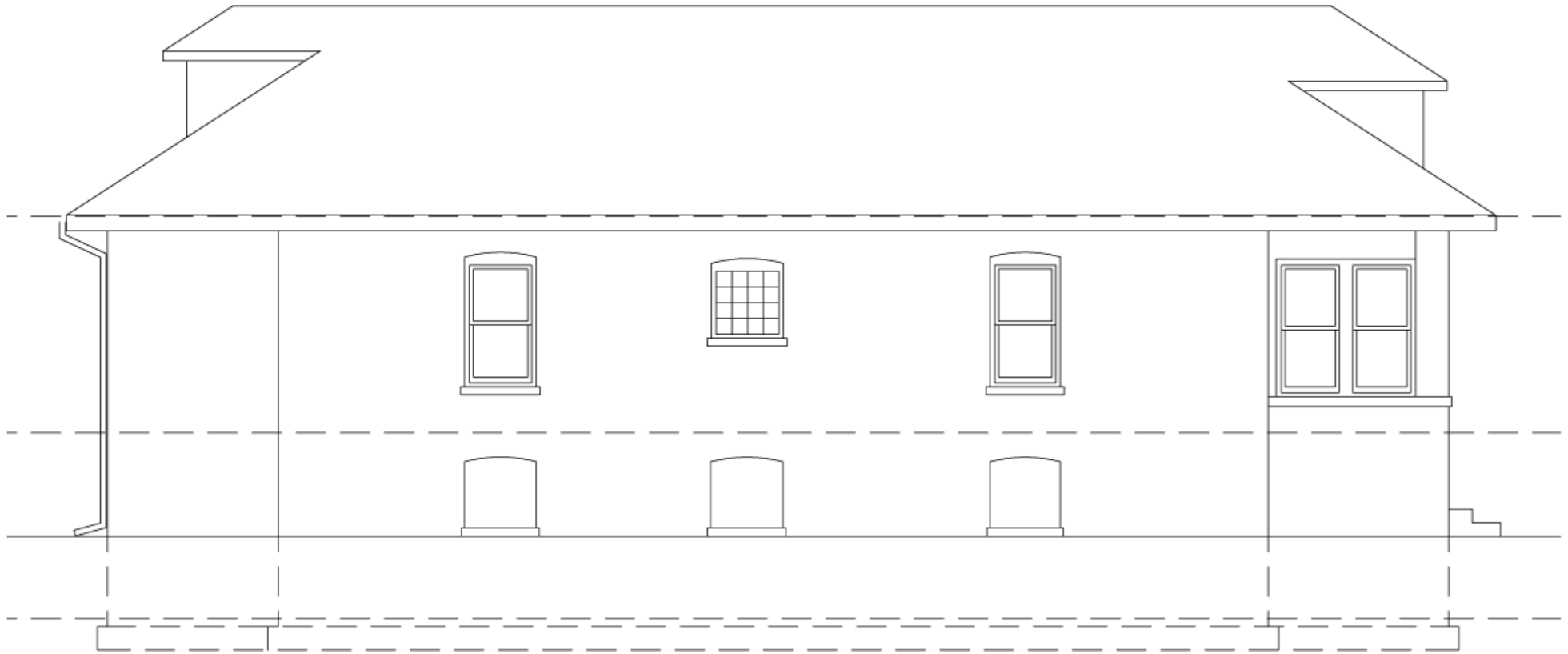


FRONT & REAR

altered

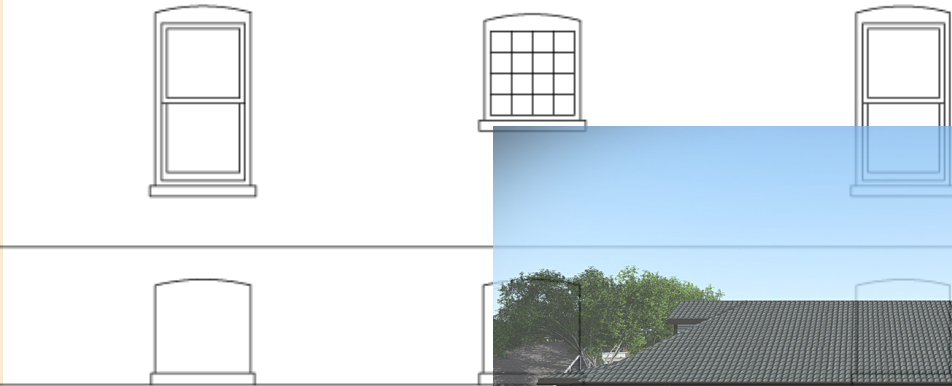
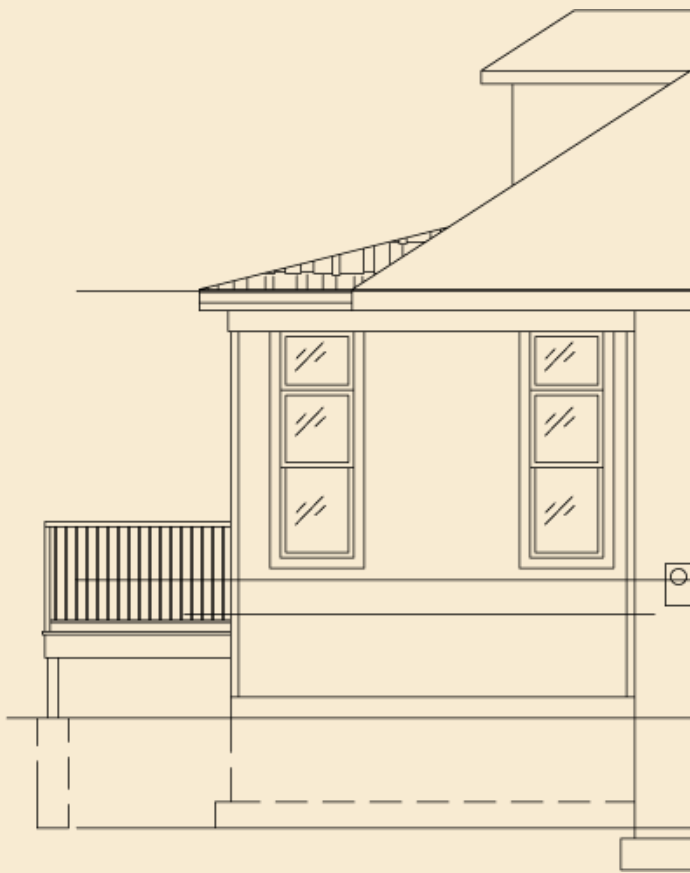
- Add rear addition with crawl space below
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- Add covered side entry





WEST | existing





WEST

altered

- Add rear addition with crawl space below
- Add rear deck with steps to yard





EAST | existing



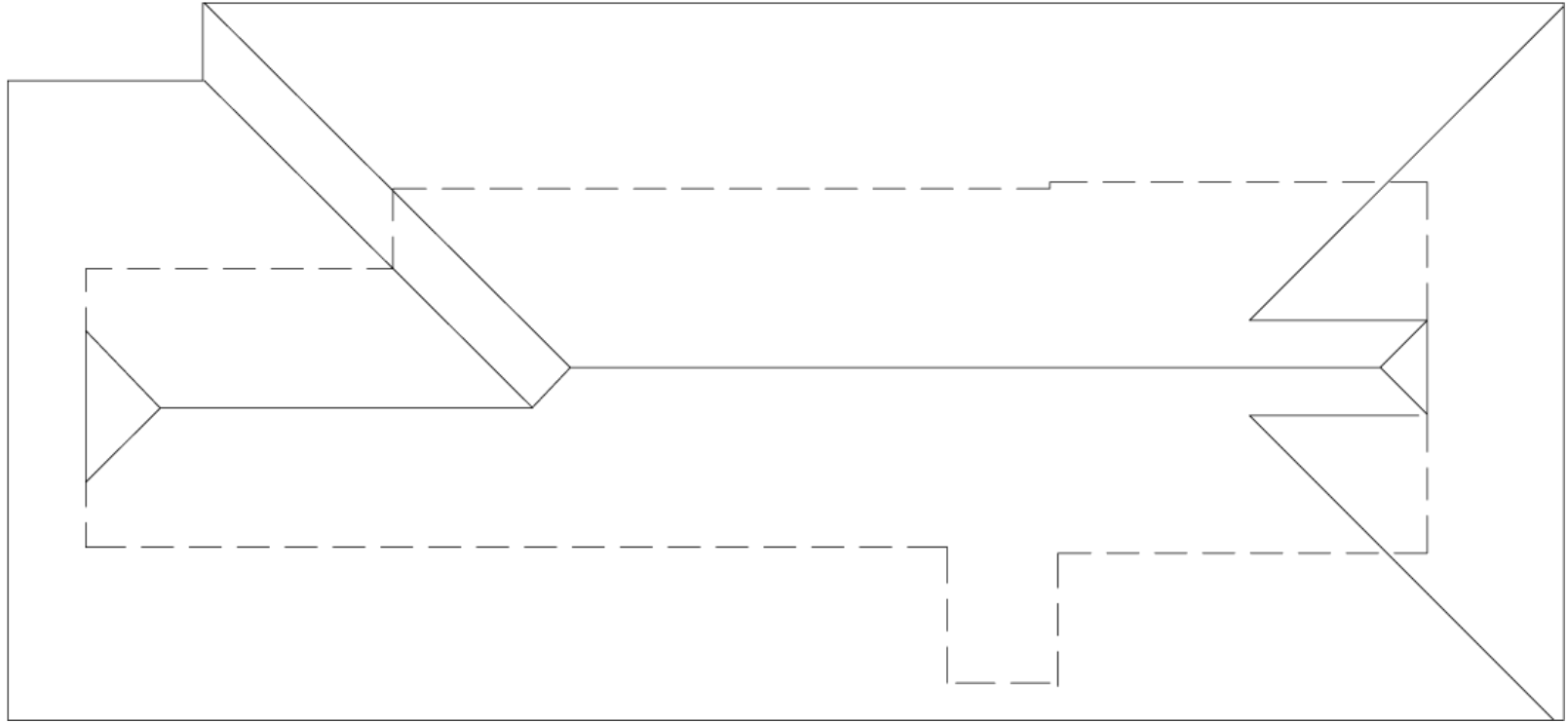


EAST

altered

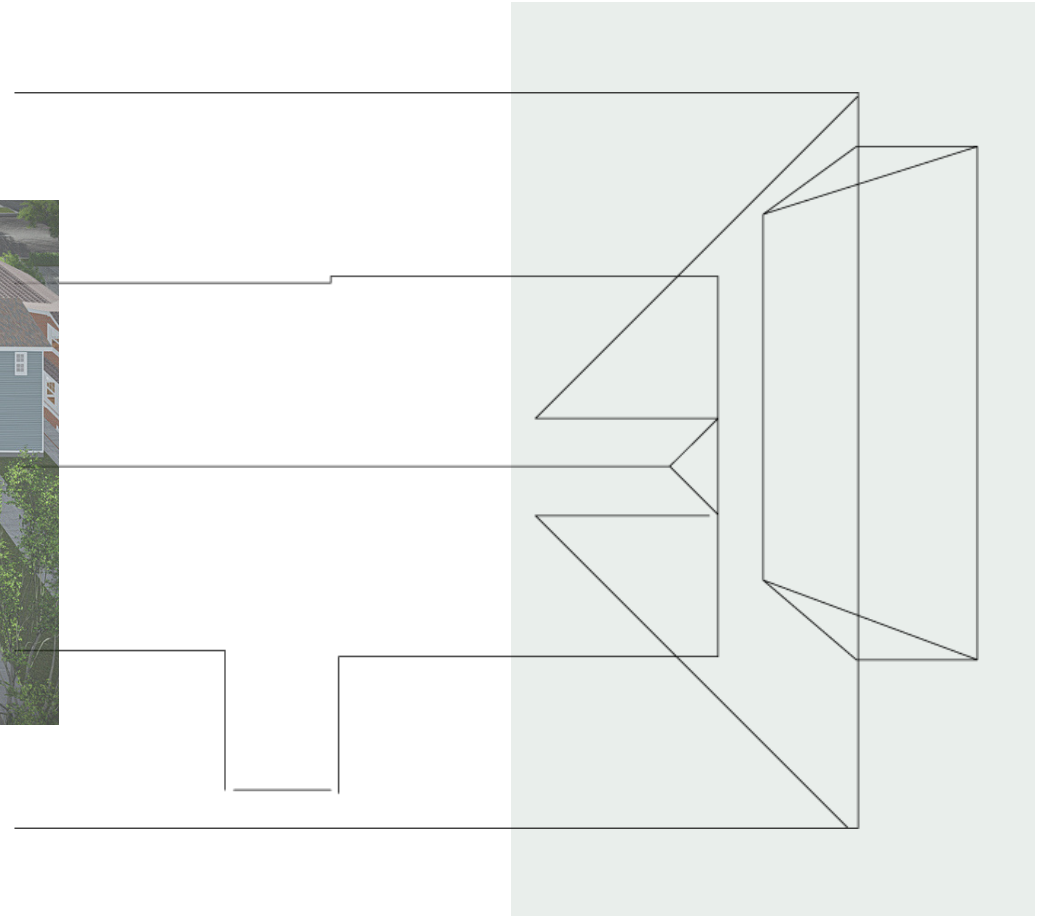
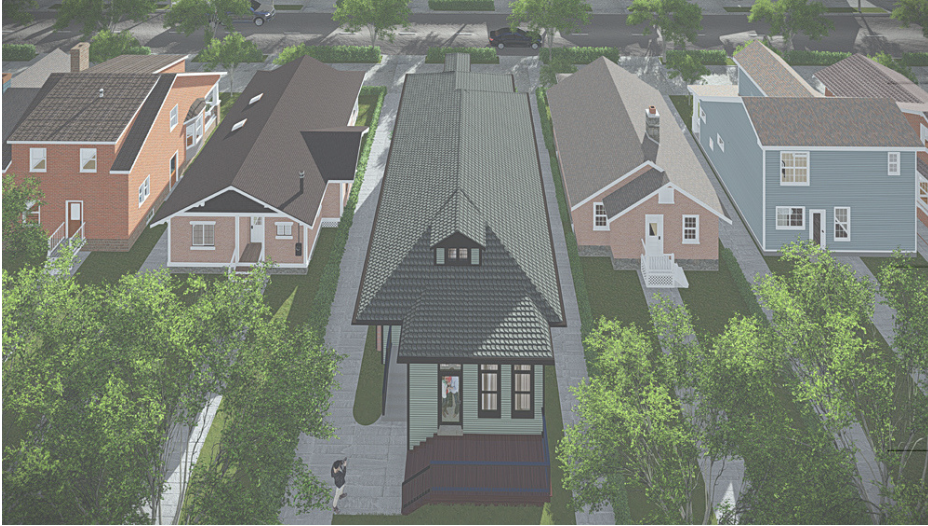
- Add rear addition with crawl space below
- Add rear deck with steps to yard
- Add covered side entry





AERIAL | existing



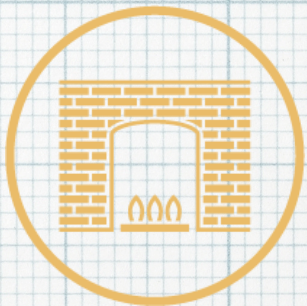


AERIAL | altered



INTERIOR ALTERATIONS

- **First floor (footprint altered):** add rear addition to provide more first floor space and better connection to the exterior, including:
 - Side mudroom entry
 - Family room
 - Add deck off the addition with steps to yard, leaving plenty of room for yard space
 - Remodel kitchen within original footprint: open up to rear addition, add counter space with stair access to attic eliminated, add new cabinets, appliances and modern amenities
- **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
- **Basement:** to remain unfinished with new crawl space below rear addition





FACING NW



FACING SE

PERSPECTIVES

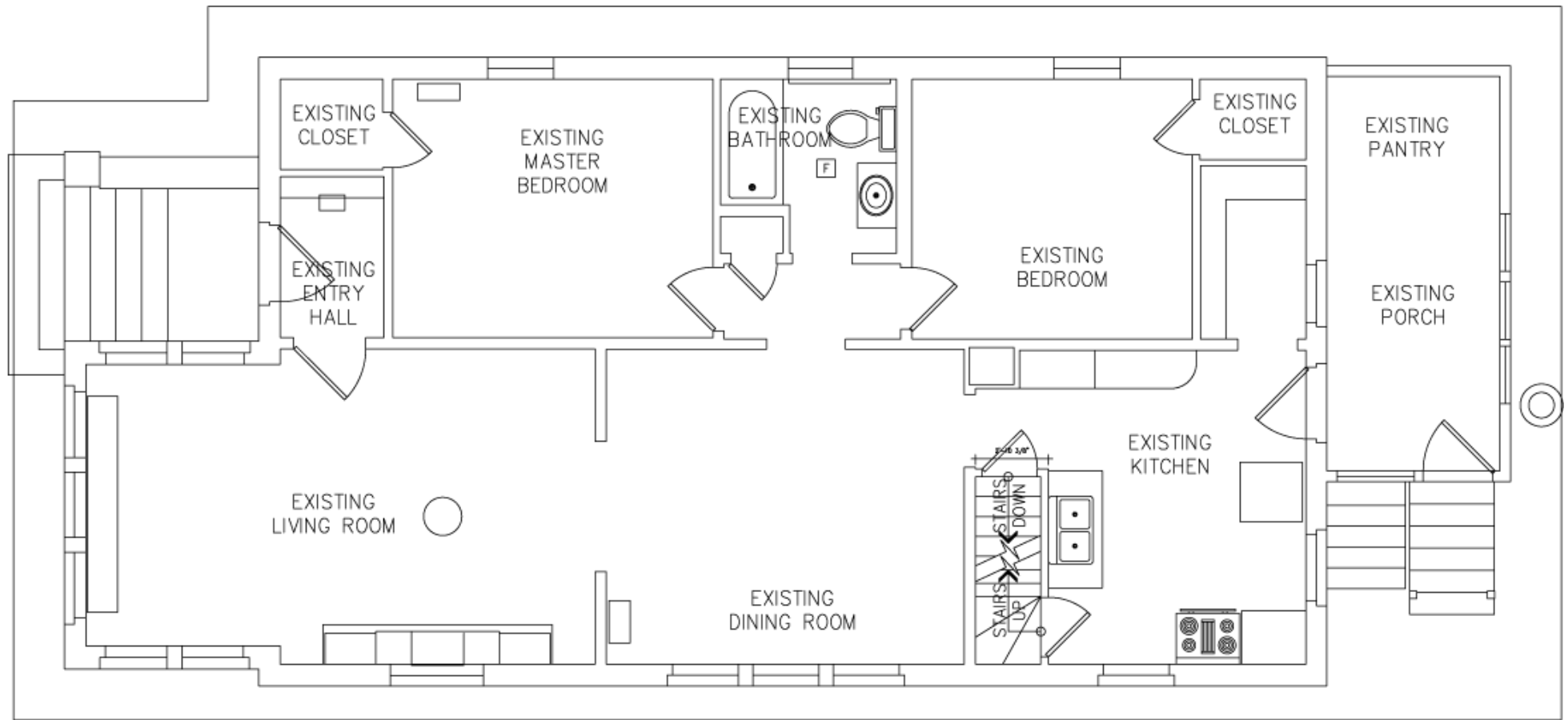
south-facing bungalow



FACING SE

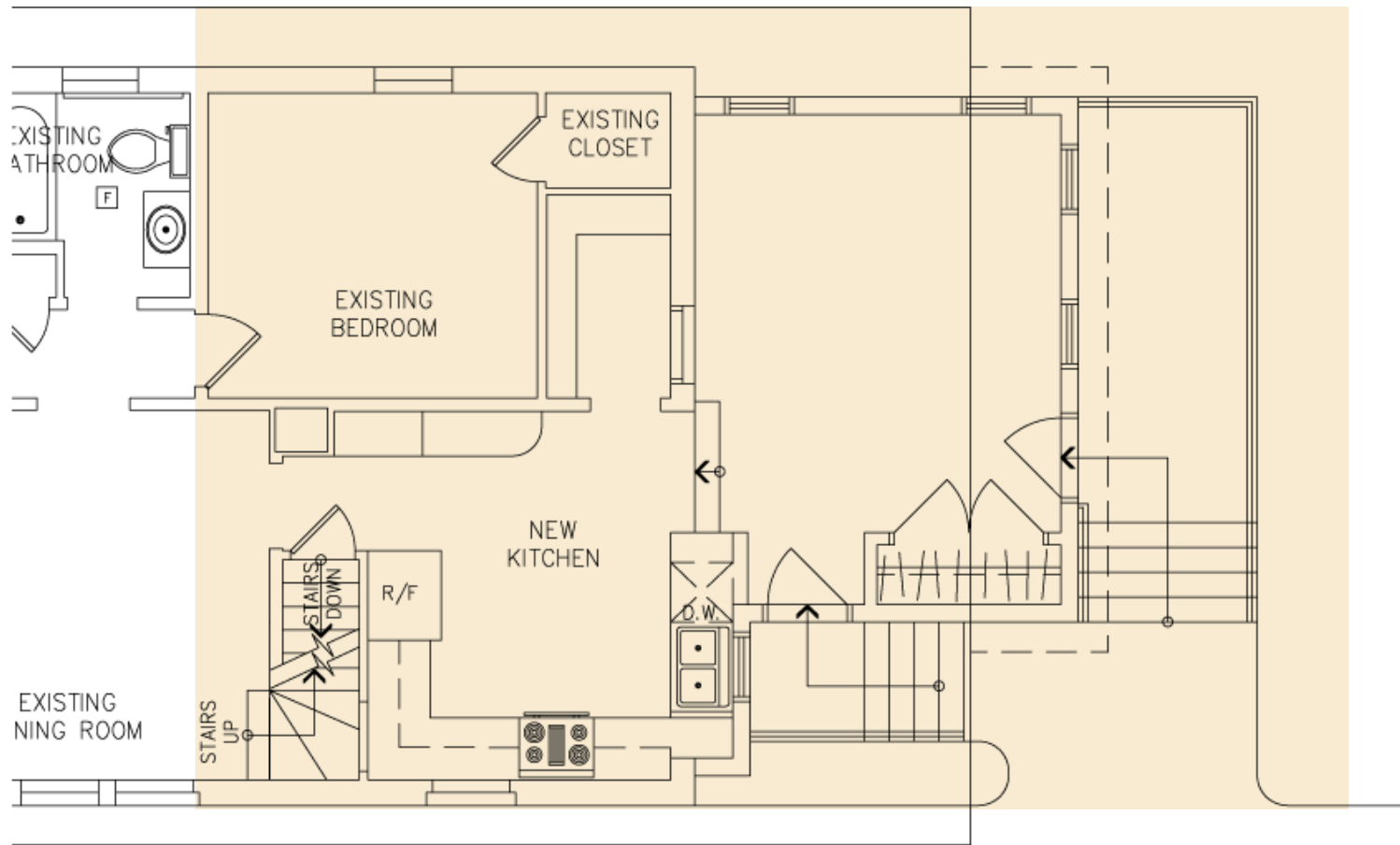


FACING NW



FIRST FLOOR | existing



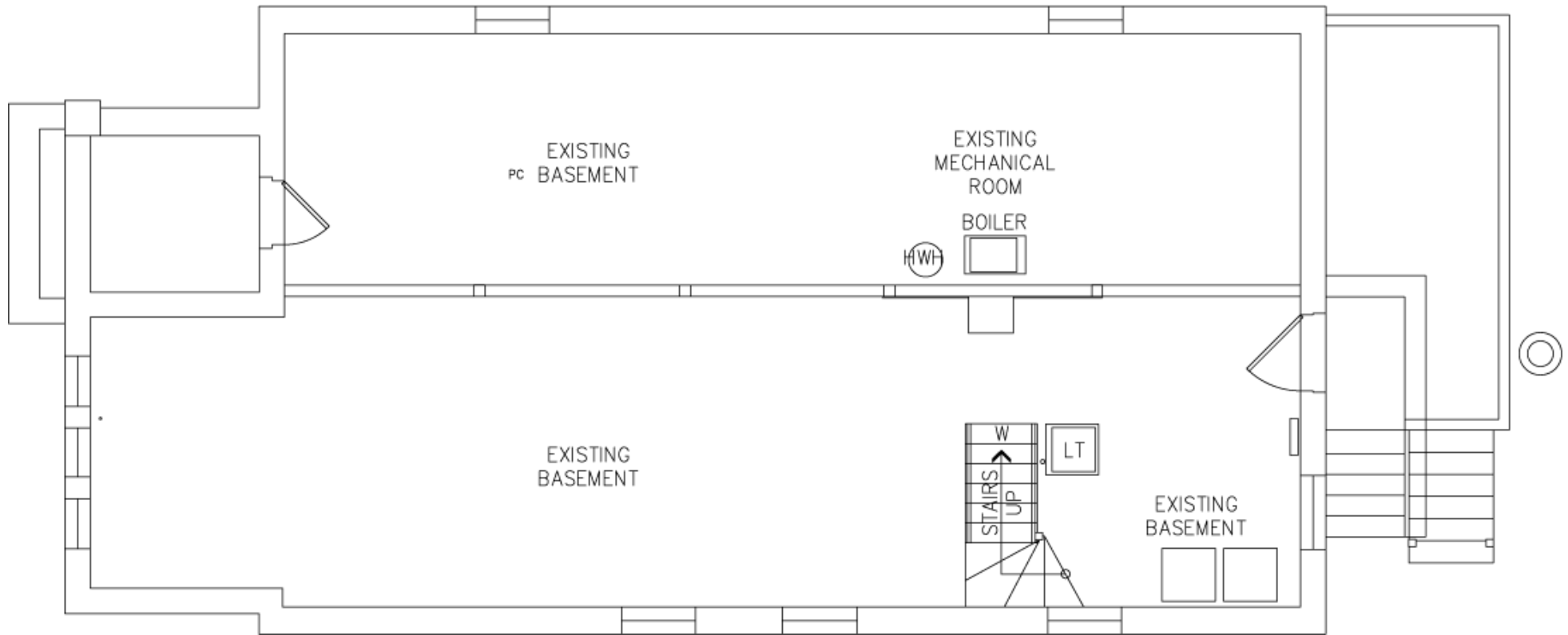


FIRST FLOOR

altered

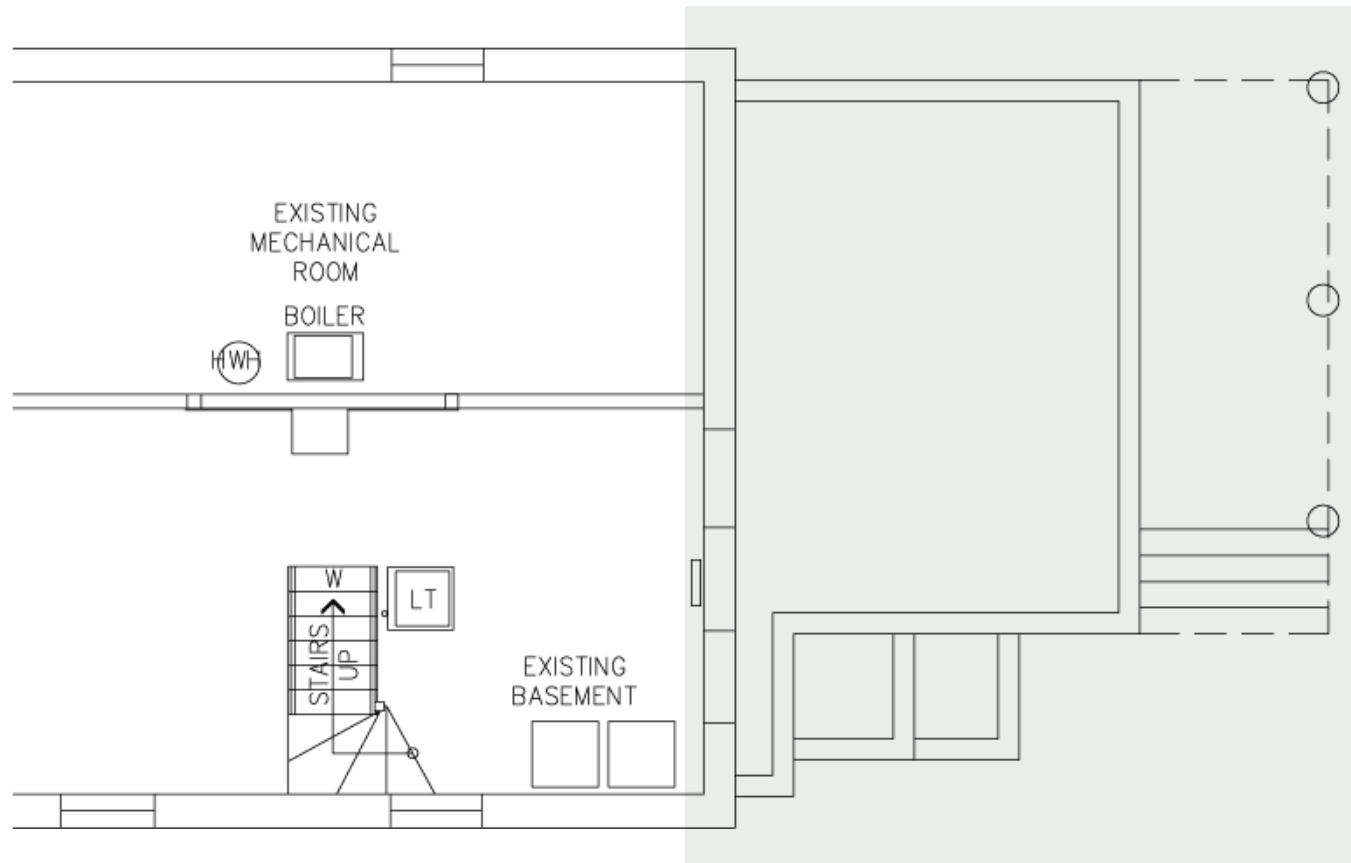
- Add rear addition for new side mudroom entry and family room
- Add deck off the addition with steps to yard
- Remodel kitchen within original footprint
- New staircase and access to second floor





BASEMENT | existing



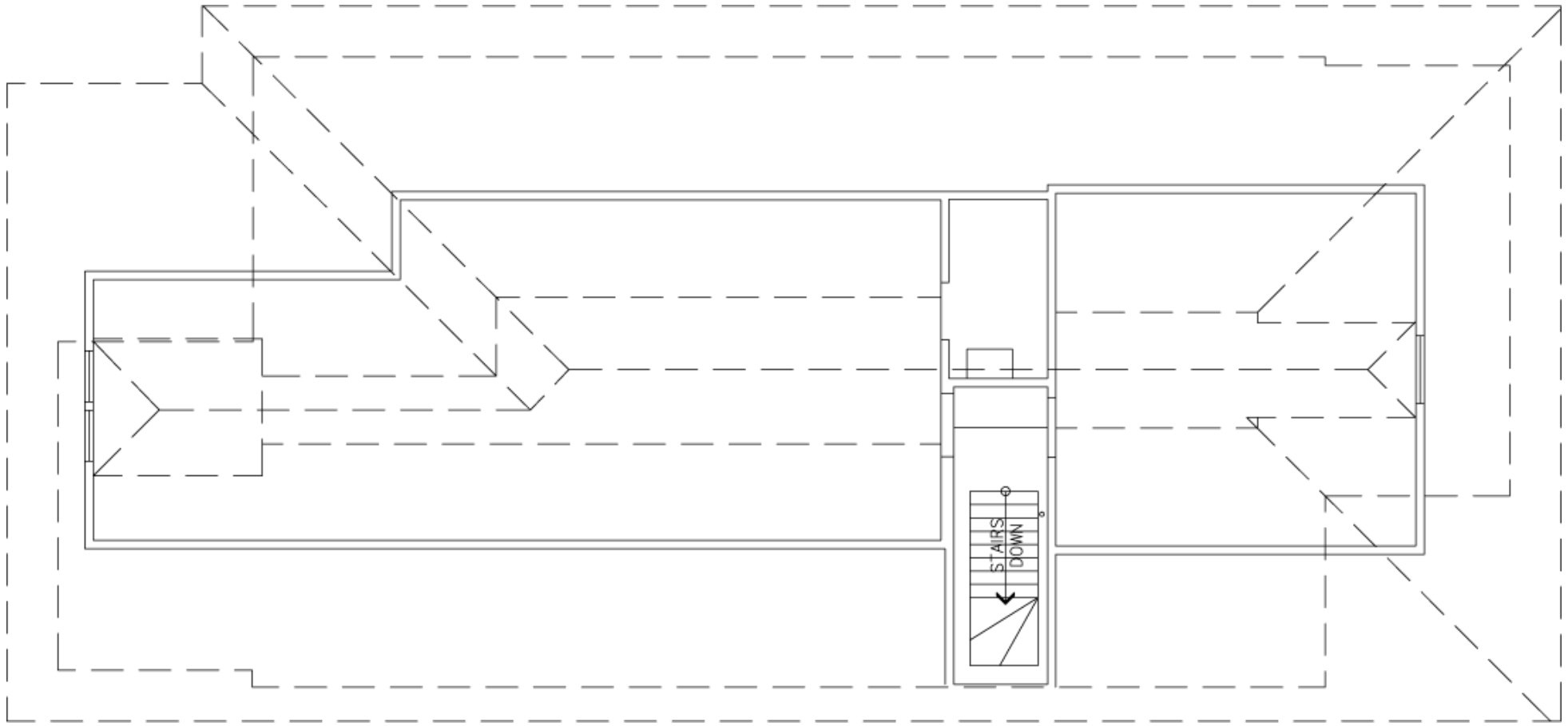


BASEMENT

altered

- New crawl space below rear addition





SECOND FLOOR

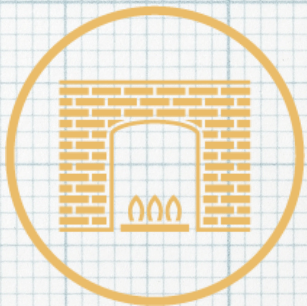
existing

- Attic to remain unfinished



SYSTEM UPGRADES

- **Heating:** add radiators to the rear addition off of the existing boiler
- **Electrical:**
 - Possible increase, see System Upgrades Design



PROJECT COST ESTIMATE

- **Rear Addition: \$53-65k**

Total Square Footage: $13' \times 17.5' = 227.5\text{ft}^2$ / Cost per Square Foot: \$235-285

- Includes rear addition, side mudroom entry, family room and new radiators off of the existing boiler

- **Back Deck: \$10.8k**

Total Square Footage: $6' \times 18' = 108\text{ft}^2$ / Cost per Square Foot: \$100

- Includes deck off the addition with steps to yard

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

- Remodel kitchen to provide modern amenities and open it up to rear addition

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

- New staircase to second floor

- **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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