

Scheme No 5:

# SECOND FLOOR ADDITION DESIGN (A)

*presented by:*



CHICAGO BUNGALOW ASSOCIATION

Design Seed, Inc.



**AIA**  
Chicago

# OVERALL DESIGN SOLUTION

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

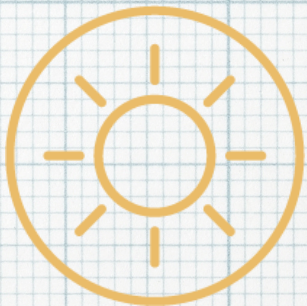
**After: 4 bed, 2 bath bungalow w/ enlarged remodeled kitchen**

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, a large walk in closet and plenty of attic storage. Also included in this design scheme are relocated stairs which allow for an enlarged and remodeled kitchen.

# 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
  - Fiber-cement siding with trim board where it meets brick
- Build addition with a similar roof pitch and height as the original building
  - Hip roof form with dormers to match hip roof of original building
  - Asphalt shingles
- Match window openings, trim, eaves and other details as closely as possible to the original building
- Repair masonry where kitchen window sills are raised
- Add aluminum gutters and downspout
- Extend chimney higher to reuse







FRONT



REAR

# PERSPECTIVES

*south-facing bungalow*



WEST



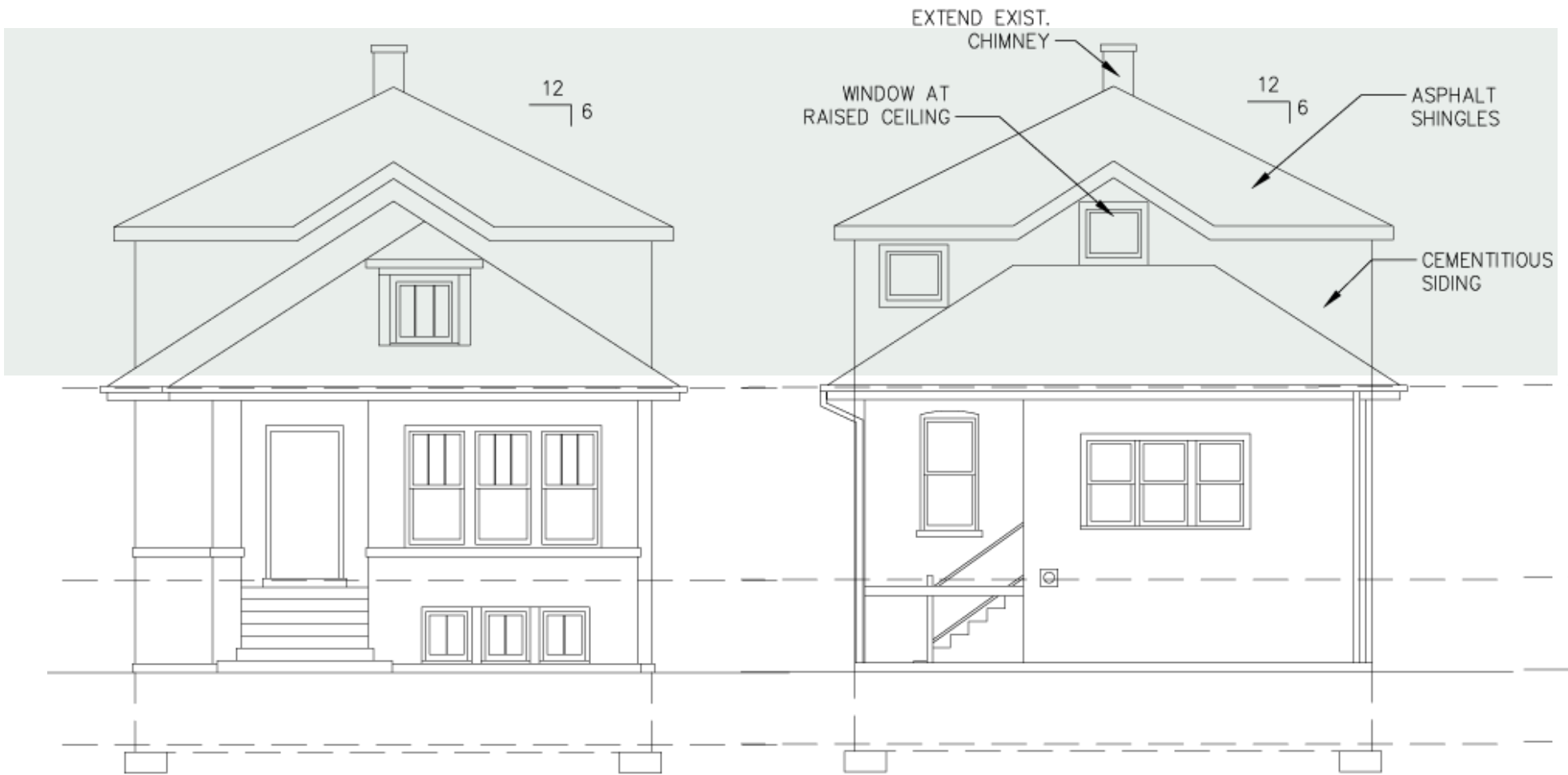
EAST





FRONT & REAR | existing



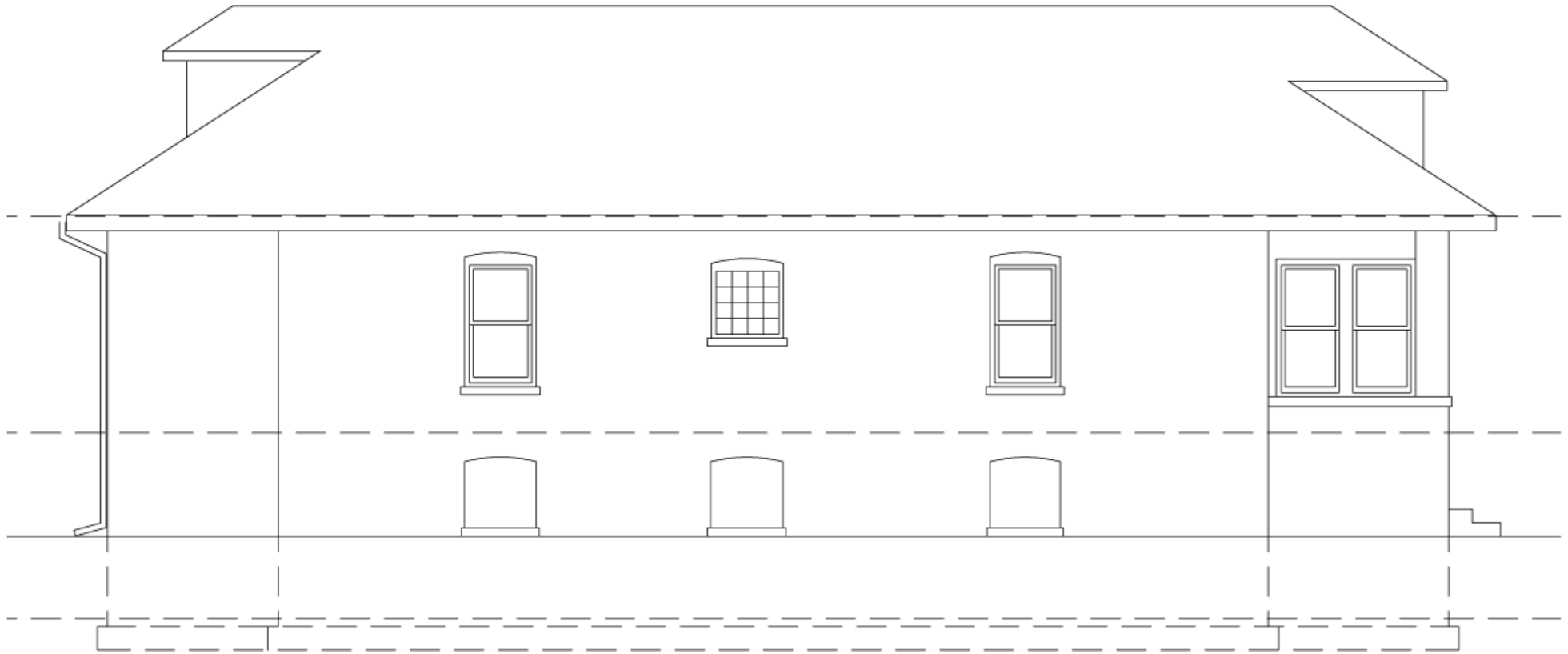


FRONT & REAR

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

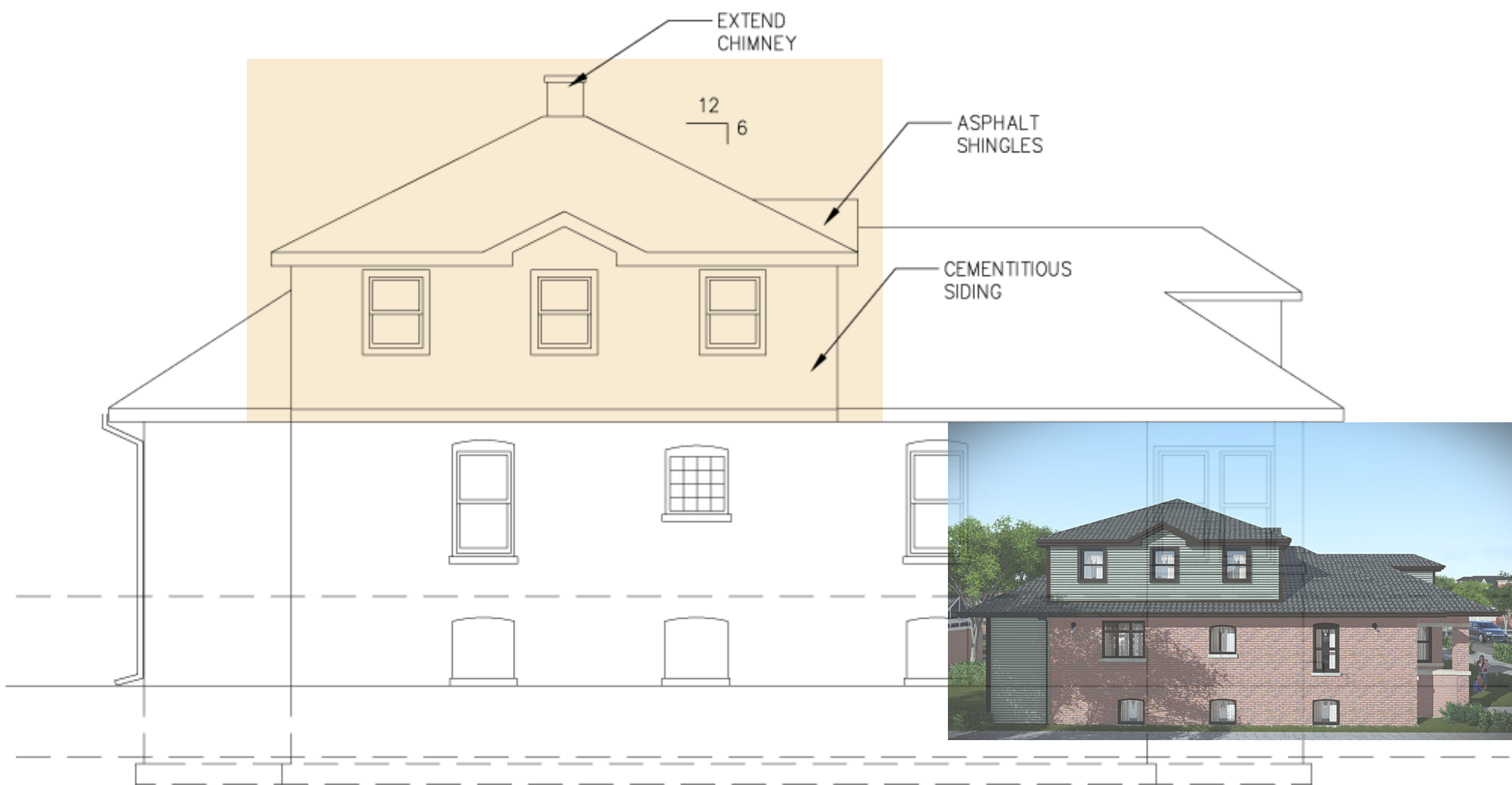




WEST | existing







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

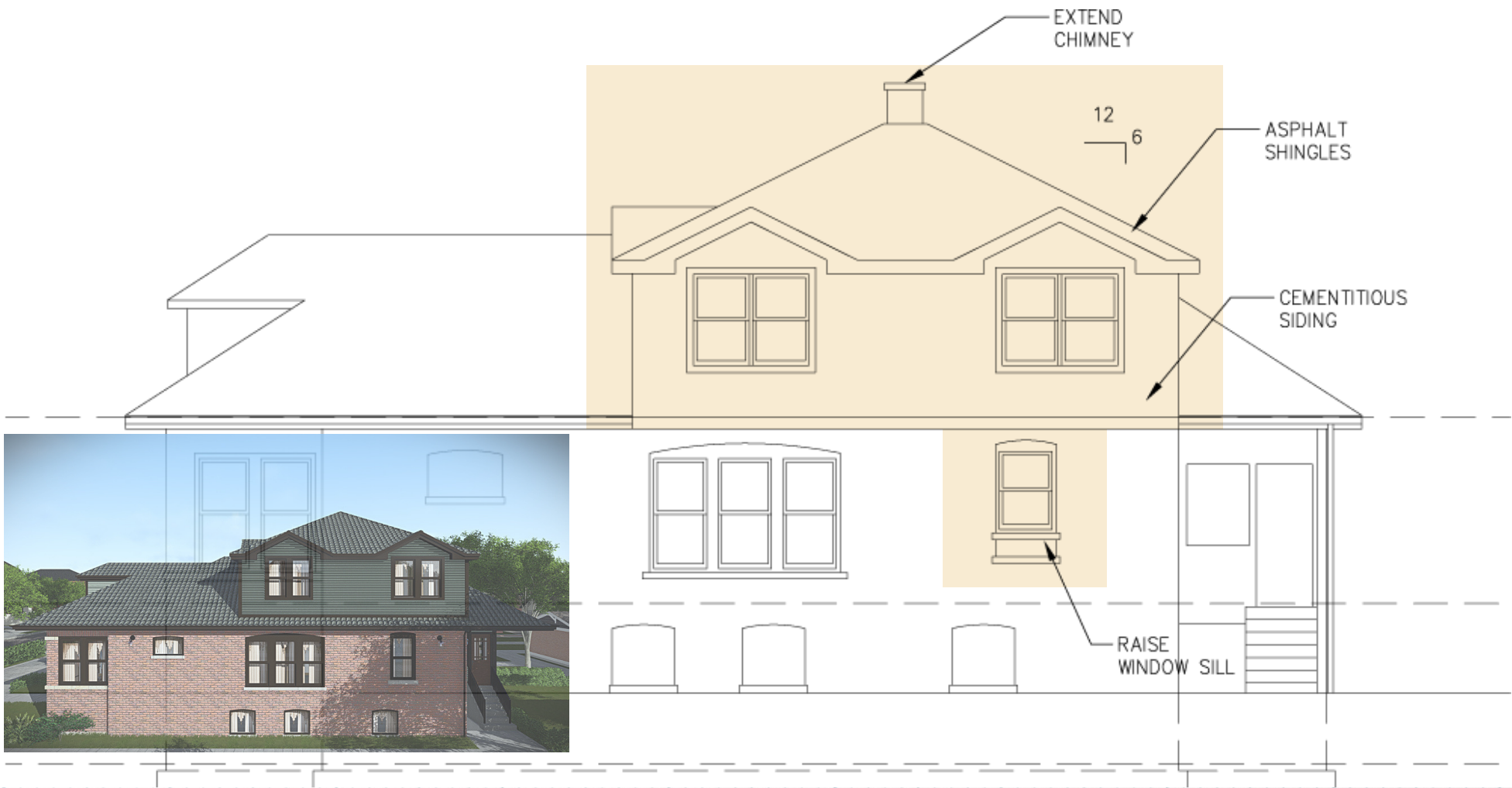






EAST | existing





EAST

altered

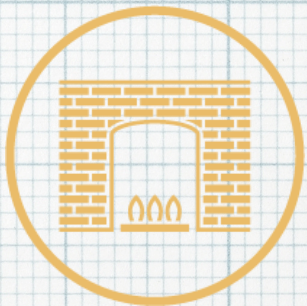
- Construct addition to be set back a minimum of 20 feet from the front edge of building
- Match window openings, trim, eaves and other details as closely as possible to the original building





# 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 walk-in closet
  - 1 bedroom w/closet
  - 1 full bathroom (accessible from hallway)
  - Front attic storage area (accessible from master bedroom)
  - Shared plumbing piping for new bathroom above first floor bathroom
- **New staircase to second floor and basement:** relocate staircase to existing pantry
  - Allows for enlarged kitchen
  - Rear first floor bedroom reduced somewhat to accommodate
- **First floor (spatial use altered):** remodel and enlarge kitchen:
  - Raise kitchen window sills to add base cabinets
  - Add counter space by relocating staircase to where pantry was
  - Add new cabinets, appliances and modern amenities
- **Basement to remain unfinished**





**BEDROOM 1**



**BEDROOM 1**

## PERSPECTIVES

*south-facing bungalow*

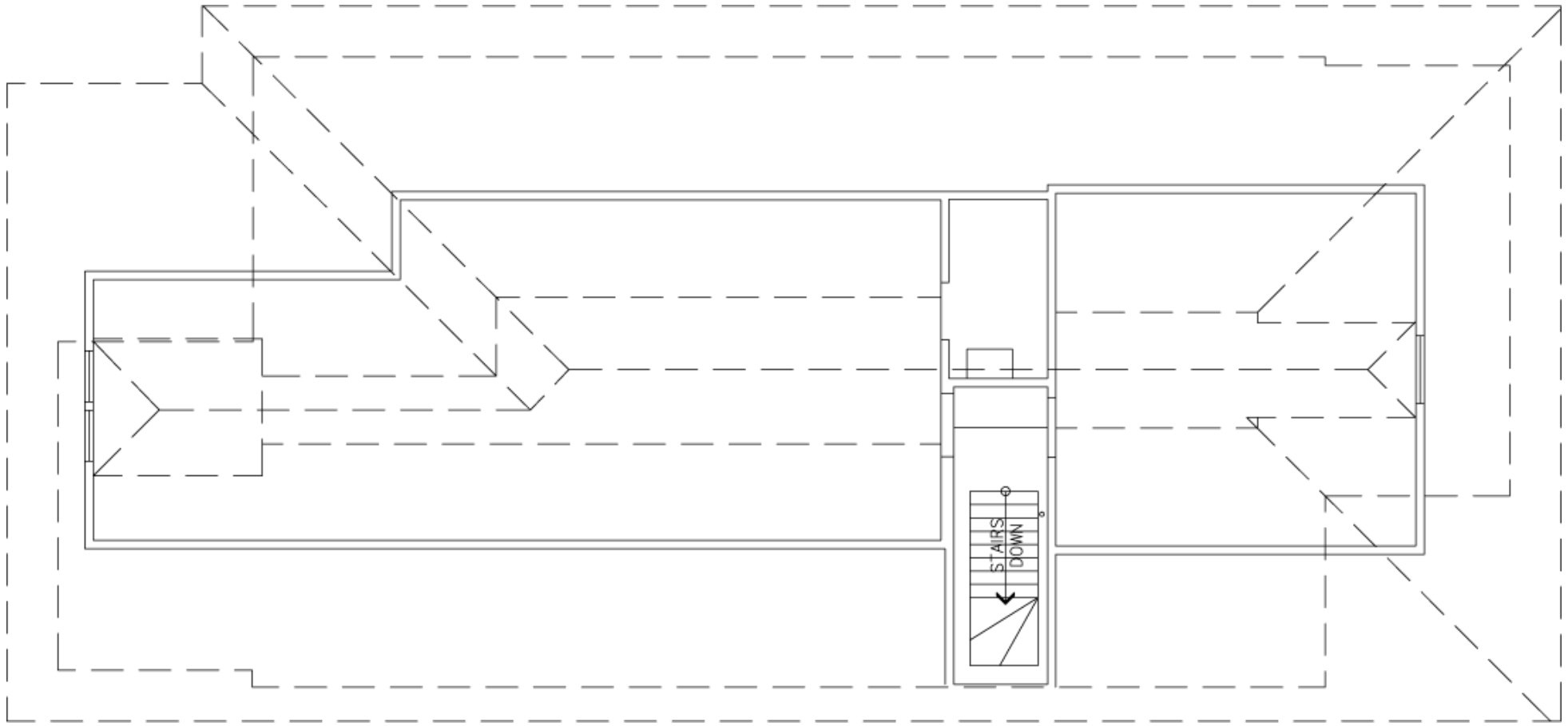


**BEDROOM 2**



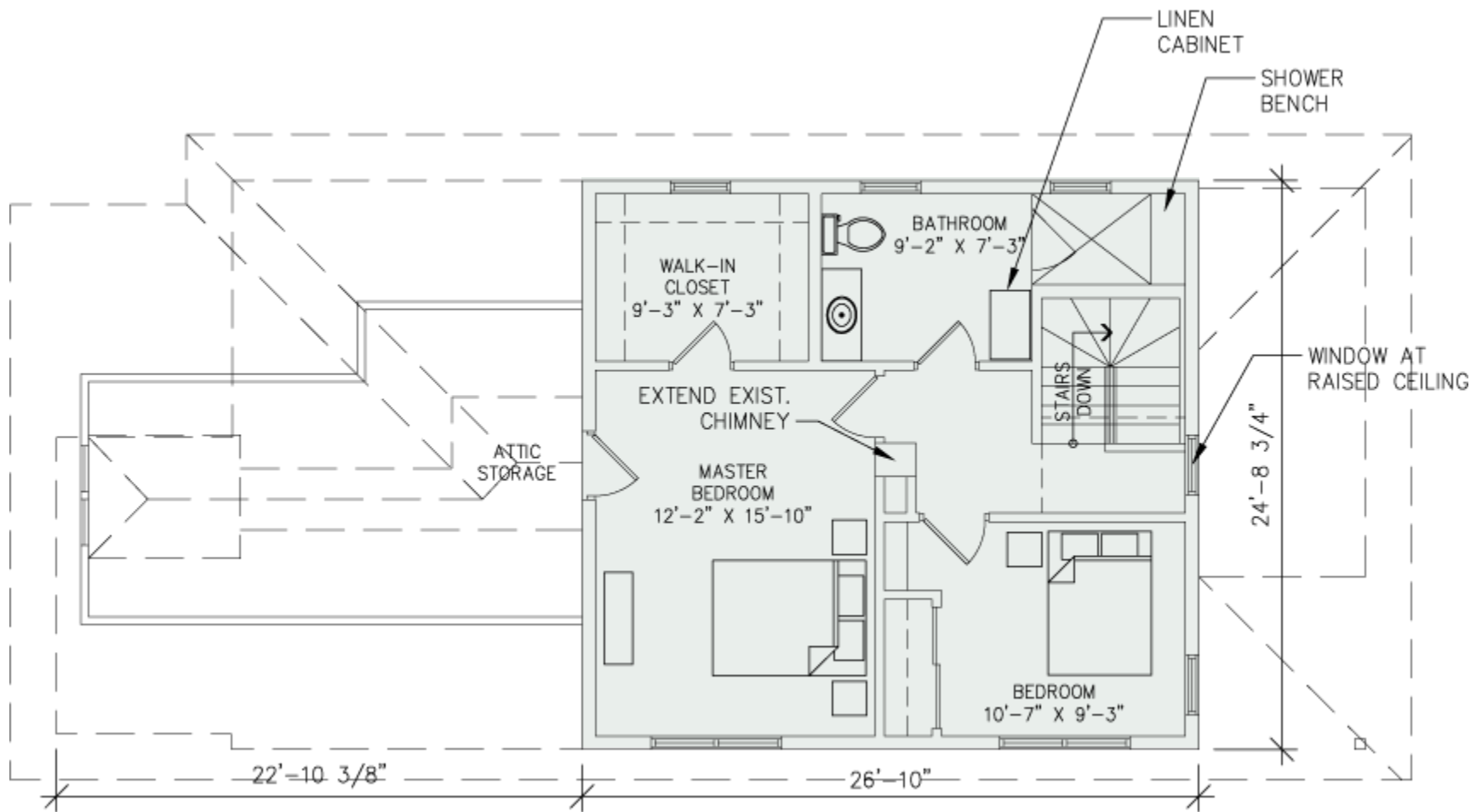
**BEDROOM 2**





SECOND FLOOR | existing





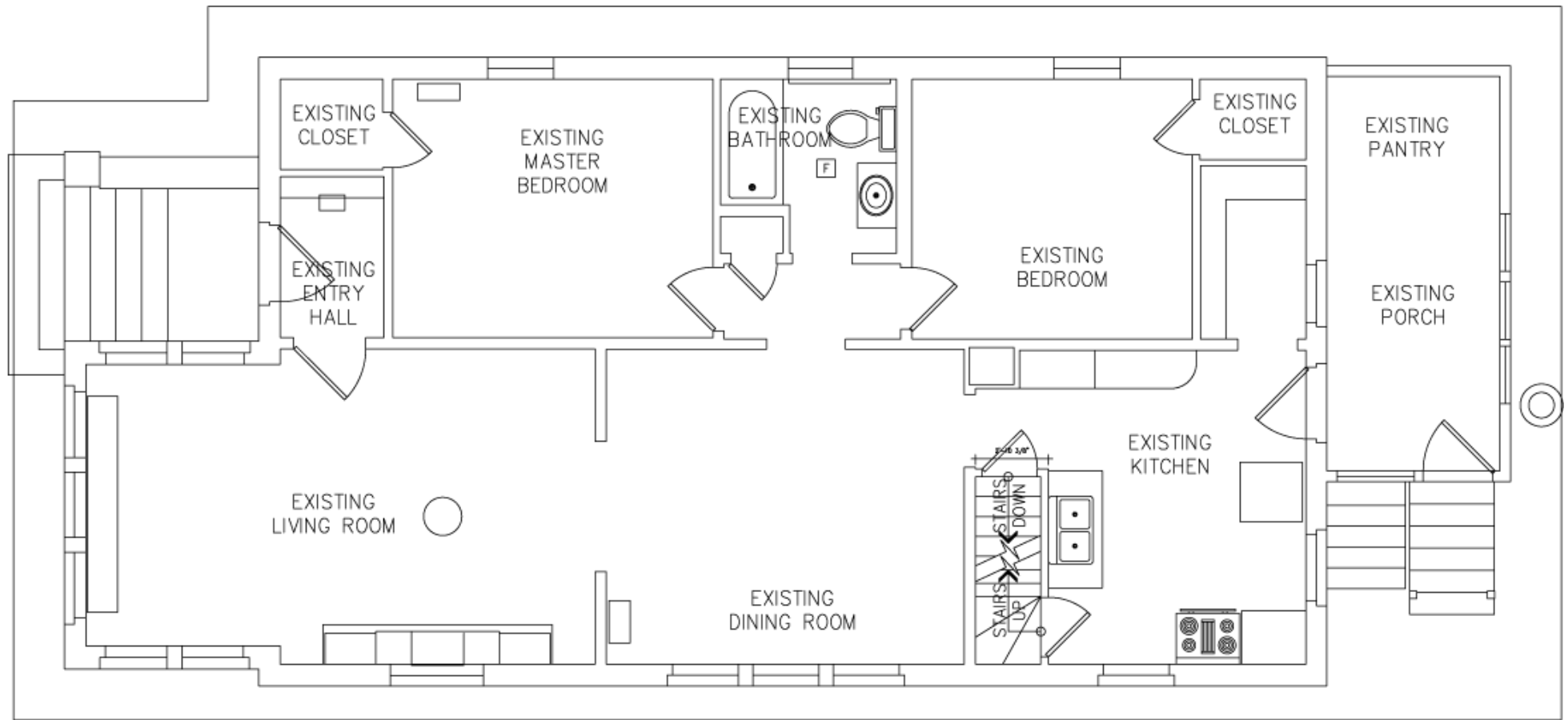
## SECOND FLOOR

## altered

- Add set-back addition to provide more usable second floor space, including:
  - 1 master bedroom w/ large walk-in closet
  - 1 bedroom w/ closet
  - 1 full bathroom (accessible from hallway)

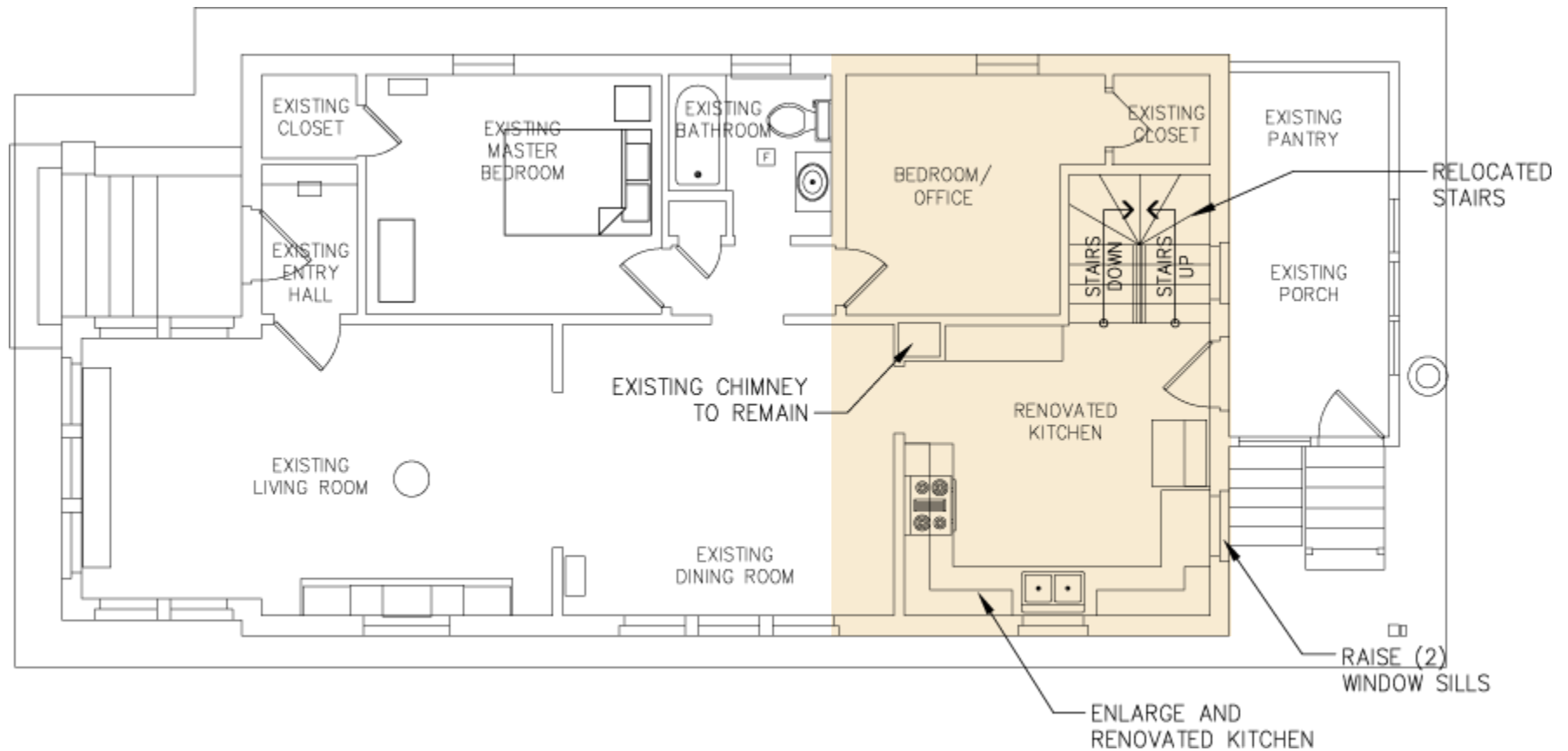






# FIRST FLOOR | existing





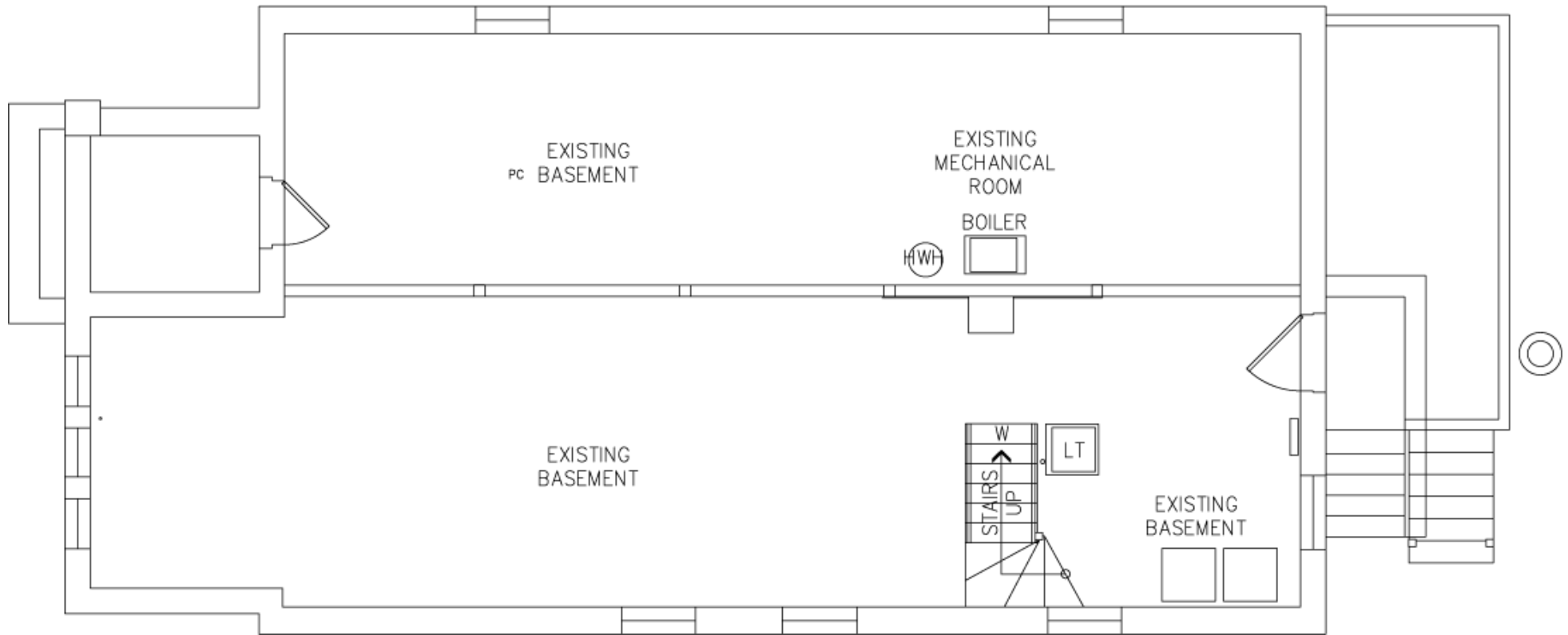
## FIRST FLOOR

## altered

- Remodel and enlarge kitchen
- Raise kitchen window sills to add base cabinets
- Add counter space by relocating staircase to where pantry was
- Add new cabinets, appliances and modern amenities







BASEMENT

existing

- Basement to remain unfinished

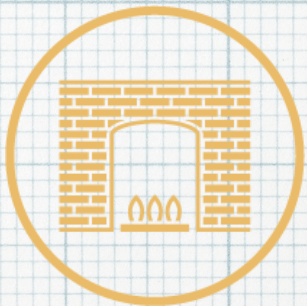


# STRUCTURAL REINFORCEMENT

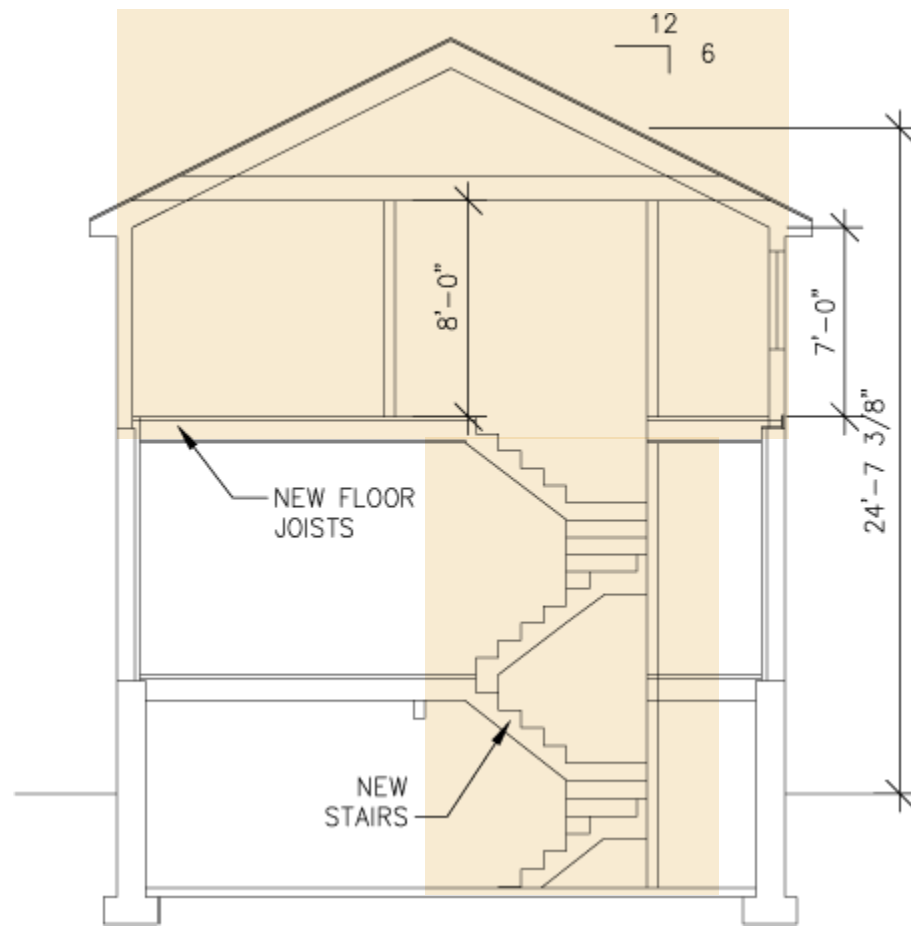
- Typically, the floor structure of an existing attic is actually a ceiling joist. To make the attic a livable space, the existing ceiling joists usually will not meet the Chicago Building Code requirements for a floor structure and will have to be reinforced to support the new use of space and new load.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

## SYSTEM UPGRADES

- **Heating:**
  - Extend chimney higher so existing boiler and hot water heater can possibly be reused
  - Enlarge existing boiler for hot water radiators or add separate furnace
- **Plumbing & Electric:**
  - Possible increase, see System Upgrades Design







## BUILDING SECTION

# altered

- New set-back addition to provide 8' ceiling height
- Roof pitch 12/6
- Relocated staircase to second floor and basement



# PROJECT COST ESTIMATE

- **Second Floor Addition: \$155-192k**

*Total Square Footage: 25' x 27' = 675ft<sup>2</sup> / Cost per Square Foot: \$230-285*

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

- **Relocated Staircases: \$29-40k**

- New, relocated staircase to second floor and basement w/ renovated rear first floor bedroom

- Breakdown:

  - \$5-8k: Remodel first floor bedroom/office +

  - \$16-24k: New stairs x2 (to attic and basement) +

  - \$8k: New stair floor openings x2

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

- Remodel and enlarge 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.

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