

Home Additions Design & Planning Guide



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HOME ADDITIONS

Are you dreaming of more space in your home and all of the fabulous things you can do with it? Sometimes just a few hundred square feet can make all of the difference. A home addition can be the perfect solution.

HOME ADDITION DESIGN IDEAS

Main Floor Room Additions

If you have plenty of yard space increasing the footprint of your home is an ideal solution.

Main floor additions are ideal for In-Law suites, usually consisting of a living room, bedroom, closet and kitchenette.

- Kitchen extensions – adding a couple hundred square feet to an existing kitchen
- A media center for a roomier entertainment space
- A functional mudroom, laundry center or another bathroom
- Another home office that also functions as a guest room when you have two people working from home
- An additional playroom or game center so those toddlers or teenagers can have their own space
- A home gym for yourself, which can eliminate the excuses for not working out



Kitchen extensions can add a couple hundred square feet to an existing kitchen.

Bump Out or Micro Addition

If you're not quite prepared to commit to a full main floor addition, a bump out or micro addition could be an excellent choice. A bump out is merely an expansion to an existing room in your home, often adding only a small amount of square footage but making a huge impact.

The most important thing about a bump out is that it needs to be supported properly. If it is not, it will sag. And that can lead to structural damage to the rest of your home. It will leak, and that will cause rot, mold and water damage.

Every bump out must follow the general rule of thumb – two to one minimum cantilever rule. That is: two feet of support in for every one foot out. That means your contractor has to pull back to the existing framing and tie into it to a depth of at least two



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to one. The floor projection can be framed either parallel or perpendicular, depending on where the bump out is in relation to your existing framing and floor joists, but it needs to be structured properly to support that extra load.

Don't underestimate how much a bump out can add in load to the existing walls and floor of your home, or the structural damage it will cause as it pulls on the existing framing. You will need to make sure the load is properly engineered to make sure the loads are supported. This means a structural engineer has to be involved.

The cantilever construction hangs the addition from the side of the house, generally without altering the roof or foundation, consequently a bump out can be a cost-effective way to increase functional space.

Bump outs or micro additions are ideal for:

- Kitchens that need a bit more counter space
- Adding a walk in closet to a master bedroom
- Bathrooms where you want to add a tub in place of a stand up shower
- Adding a breakfast nook to your kitchen for more seating
- Adding a window seat to a sunny spot in your home
- Adding a home office to a living room or a great homework location that will keep the kids less distracted



- Adding a bigger seating area in your kitchen or expand the kitchen footprint to allow for a larger functional island
- Turning a small powder room into a full size bathroom complete with shower and larger vanity
- Turning a modest bedroom into a more substantial master suite with French doors opening to the backyard
- Expanding a cramped laundry room to include a new pet grooming station and much needed storage

A bump out may add to your foundation and roofline just as a room addition does, but because of the smaller scale and the fact that you usually do not have to add heating or cooling, it usually costs a lot less than a full room addition does.

If you are on a tight budget but need to add some space to your home, consider a bump out or a micro addition. You can create a larger, more practical room while increasing your homes value.

Second Story Additions

If your lot size does not allow you to build out, then you must build up if you want to add onto your home. Because you have to remove the entire roof this type of addition is the most expensive but you will end up with twice the home. For some people who love their neighborhood or their property and do not want to leave, this can be an attractive option to obtain the larger home they want.

Room Conversion Addition

Many homeowners already have the space in their home for an addition, it just needs to be converted.

Room conversion additions consist of:

- Basements
- Interior Garages
- Attics
- Enclosed Porches/Sunroom

Basements

Unfinished basements are usually already wired for electricity and plumbing, which makes this addition more affordable.

Finishing your basement can be a very rewarding home improvement to invest in. Many Basements go unused yet they often offer a significant amount of space that could be put to good use, whether it is an additional living area, another bedroom a home office or an entertainment area.

Some basement design ideas are:

Gym. Are you sick of driving to the gym? If you like to work out and don't have the time to drive to the gym, a home gym might be a good solution.

Theater Room. Fun space to share movie memories and a place for the family to bond and have fun.

Office Nook. You work from home and need a quiet space to work. With the use of sound insulating products, creating an office in the basement can be a great way to get the peace and quiet area necessary to work from home.

Kid Cave. Open play area for the kids can provide hours and hours of fun.

Sports Cave. With a nice wet bar and a large flat screen TV, there isn't a better space to hang out with your family and friends to watch a sporting event. Add surround sound audio system and it will feel like you're at the game.

Game Room. Fun and games.

Wine Cellar. A wine cellar will certainly wow all of your guests.

Grandparents. Looking for a durable area where the grandparents can play without tearing up the house.

Traditional Bar. Has the feeling of being at a really nice neighborhood bar but in the comfort of your own home.

Cozy Laundry. More often than not, the laundry room feels like an isolated space. Turn it into a welcoming checkpoint with shelving and cupboard space for organization.

Home Spa. After a long day there's nothing better for your body and mind than a spa visit. So, why not turn your basement into an At Home Spa where you can relax and de stress in your very own home.

Bunk Areas to Hide Away. What a fun place for kids or teens to have sleepover's or just read a good book.

Focal Fireplace. A beautiful fireplace can definitely be a focal point of a basement.



Rock Star. A stage area is a great idea in a basement.

Teen Bedroom. Teens make a lot of noise with musical instruments, listening to loud music, inviting over loud friends. A basement bedroom can be the answer to all of these problems and give the family some peace. Sound proofing also. Creating a cool hang out: a couch for seating, pool table for entertainment. Your teens room can become the new cool hangout for your teen and their friends. This can make you more comfortable since you'll always know where your teen is and what they are up to.

College Bedroom. As your teen gets older, they may need this private bedroom as they go to college and after college before they get that great job. I hear it all the time from homeowners. I want to keep an eye on my kids in the house. From playing video games to shooting pool, basements make a great space for teenagers.

Overnight Guests. Having an extra bedroom and bathroom in your basement can become space for your out of town guests. Secondary master suites are also a great way to add value to your home.

Attics

There are many options for an attic conversion:

- Media Room
- Teenage Hangout
- Man Cave

Garages

A garage offers a ready made foundation to add an additional room.



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Sunroom/Enclosed Porch Addition

Does your home need a bit more sunlight? Sunrooms combine a delicious outdoorsy feeling with a certain amount of shelter from nature's less than pleasant aspects, such as rain and insects.

There are two types of sunrooms:

Unheated sunroom – a room primarily made up of windows and to let you enjoy the weather without having to be out in it. It can be a great place for you to keep your plants safe during extreme weather conditions.

Four season room – a room primarily made up of windows hooked into the house's heating and cooling systems. It will require insulation, heating and thermal paned doors, windows and skylights.

Sunrooms are fantastic for relaxing over a leisurely breakfast on the weekends, entertaining friends or just sitting and enjoying the beautiful nature.



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In planning your sunroom or porch addition, it is helpful to consider the features and details that will help define the interior and exterior of the space.

- Flooring
- Lighting
- Windows
- Ceiling
- Roofing
- Decking
- Skylights
- Storage
- Posts
- Columns
- Railings
- Balusters
- Siding
- Screens
- Shelving
- Ceiling Fans
- Trim
- TV/Audio Equipment
- Bar
- Steps
- Landscaping
- Seating

Exterior Additions

Exterior additions consist of Decks, Detached Garages and/or Outdoor Kitchens.

Decks – Decks are a fantastic way to add outdoor living space to your home. A deck can be as simple as a platform that stands only a few inches above the ground or as intricate as multi-tiered structures with steps, railings, pergolas, trellises and built in tables, benches, planters and hot tubs.

Deck addition features can include any of the following:

- Pool
- Storage
- Firepit
- Hot tubs
- Benches
- Glass Panels
- Built-ins
- Planter Boxes
- Outdoor Kitchen

Pressure treated wood decking remains the most popular because it is the most cost effective and has a life of 10 to 15 years. The downside is that pressure treated wood needs annual cleaning and staining and can cause splinters.

Composite decking is more expensive than wood and holds up for 15 to 25 years. Composite decking is known for its performance, ease of maintenance and longevity.

Vinyl Decking is the most durable product and has a life from 25 to 50 years. Its cost is comparable to composite and it requires the least amount of maintenance, a periodic hosing. One of the advantages of composite and vinyl decking is that you won't get splinters.

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HOME ADDITION DESIGN QUESTIONS

Home additions are a great way to add more space to your home. If you are planning to add on, here are some questions to ask yourself:

What kind of space do I need?

- If you are planning a kitchen addition, will you need a place for dining, cooking, storage, appliances or counter?

Where do I want to build the addition?

Where will the addition be integrated within the existing construction?

What are the key features I want to add?

- Your addition should be designed to complement the existing features of your home both inside and outside.
- Exterior features of an addition include roofline, shingles, siding.

Who will be the primary users of the space?

- In designing an addition, consider the people and pets who will use it.
- For example: if you're planning a mud room addition for an active family with pets.

What features should I add?

What is my budget?

What types of professionals will I need for this project?

- Building an addition requires many professionals:
 - Architect** – provides architectural drawing;
 - General Contractor** – to execute the various phases of the architect's plans.



While you could choose to manage the project yourself, most homeowners choose a design-build firm to manage all aspects of their project.

Design-build combines project design, product selection and construction into a seamless process. A design-build remodeler manages everything, including architectural drawings, construction and installations. They also deal with all day to day tasks such as ordering, scheduling and addressing any unexpected obstacles that may occur along the way.

Many homeowners who are planning an addition prefer this method because it provides them with a single point of contact for all aspects of the project and better control over costs and accountability.

TIPS FOR HIRING A HOME REMODELING CONTRACTOR

For most homeowners the hardest part of any home renovation project isn't the work itself, it is finding a competent and reliable home remodeler to do the job. There are steps you can take to find the right home remodeler.

QUESTIONS TO ASK HOME REMODELING CONTRACTORS

- How long have you been in business?
- How much liability insurance do you carry?
- Do you carry Worker's Compensation on all of your carpenters and laborers?
- Will I be getting Proof of Insurance?
- Are you a member in good standing with the Better Business Bureau?
- Do you use company paid employees to perform the work on my home or do you subcontract the work out?
- Do you have a company paid in-house design team or do you subcontract the design work out?
- Do you have a one stop full service kitchen and bath design center showroom or will I have to make many trips to different stores to pick out my selections?
- Do I receive a detailed bid from you or just a numerical price?
- Are you licensed with the state?
- Do you pull all of the necessary local and municipal permits?
- Will I receive a written contract with everything we agreed upon?
- Do you assign a specific Project Manager to my home remodel that is fully in charge of the project or do I get my information from just a carpenter?
- What is your process?

- How do we communicate with each other – email, phone, text or how?
- Do you give me a written warranty?
- Will you give me a list of references I can call?

RESEARCH HOME REMODELING CONTRACTORS

Check out each remodeler's:

- Online reviews
- Galleries of work
- Testimonials
- Awards
- Website
- Facebook page
- Houzz page
- Team page
- Showroom

QUESTIONS TO ASK REFERENCES

- Were they easy to work with?
- Were the employees respectful to your home?
- Do they communicate with you on a weekly basis as to how project was coming along?
- Did they keep job site clean?
- Were there any additional charges they did not make you aware of?
- Did you give them a five-star review?
- Would you use them again?

PRODUCT RESOURCE GUIDE

These are some of the manufacturers we use.

BACKSPLASH

- Daltile
- American Olean
- Interceramic
- Elements

CABINETS

- Wellborn

COUNTERTOPS

- Caesarstone
- Cambria
- Hahnstone

FAUCETS

- Kohler
- Moen
- Delta
- Blanco
- Pfister

REMODELING LINGO

If you are starting a home remodeling project and feel overwhelmed, below is a guide to all the jargon and lingo you need to know before you start.

Addition – any construction that increases a building's size by adding to its structure. For example, another room or an additional story,

Bid – an offer to perform a specified amount of work under certain conditions with cost estimates included.

Blueprints – mechanical drawings, prepared by an architect, that show precise detail of a building or space used during the planning and construction of a project.

Change Order – they are like addendums, except they are changes to the construction contract after work begins, it is an agreement between the owner and contractor to change the scope, price, schedule or similar term of the contract. Sometimes called "extras" or "add-ons."

Construction Contract – legally binding, formal agreement between two parties recorded in document form. It outlines each party's responsibilities, cost estimates, project timing and conditions for changing the contract.

Contractors – combine managing, planning and designing all in one. All stages of a large project, estimating costs, drawing plans and getting building permits.

Designers – designers use their creativity to plan the look and aesthetics of your project, the layout of a space, location of fixtures, fabric types and color schemes.

Draw Schedule – a schedule of payments usually included in the contract that describes at what points the customer will pay the contractor. May include a deposit, periodic payments for materials, work performed and of course a final payment.

Estimating – the process of determining the cost of a project, typically results in a ballpark cost estimate and usually occurs prior to signing a final contract.

Fixture – a term which is used to describe many items within the home, typically in bathrooms and kitchens. Examples include sinks, faucets, bathtubs, almost anything exterior to the wall.

Floor Area – the square footage of a building or space

Hearth – the floor area in front of a fireplace, or the actual floor of the fireplace. The hearth is usually constructed of brick, stone or cement.

HVAC – Heating, Ventilation and Air Conditioning, all appliances of the system to condition the air within the home.

Insulation – material used to prevent heat loss in a structure; is usually placed within ceilings, and walls and sometimes floors. Quality home insulation can help to reduce heating or electricity bills.

Jamb – the molding around a window frame. The "side jamb" is vertical while the "head jamb" is horizontal.

Joint – any piece where two building materials come together and leave a gap or space.

Joist – parallel framing members installed horizontally to carry floor and ceiling loads.

Miter – a 45 degree cut, unlike a compound miter cut, the saw

blade remains at 0 degrees.

Remodel – renovations are a facelift, a remodel would be considered plastic surgery for your home, transforming the structure and style of a space; changing the floor plan or layout of a room. For example, creating an open layout by removing a wall in your formal dining room to connect the kitchen would be considered a remodeling job. Adding an island counter top to your kitchen floor plan would also be a remodel.

Renovation – a facelift for your home. Common home renovations are replacing light fixtures, repainting, changing out cabinet hardware, installing new appliances, countertops and other similar project. No major plans to the room's layout are made, instead features of that room are updated to give the room a fresh new look.

Sconce – a light fixture attached to a wall.

Shim – a thin piece of wood used during installation to

ensure that countertops are level.

Subfloor – boards or plywood mounted over joists on which the finish floor is laid.

Substrate – any surface to which a paint, stain or sealant is applied.

Tongue and Groove – a way of connecting materials, such as wood, in which the tongue of a board is placed into the groove of the other board.

Vanity – a storage cabinet for bathrooms that sits under the sink/counter.

Vessel – a style of sink that is not fully installed into the counter. It sits partially above the counter. This type of basin is often glass or porcelain and can be very colorful.

Walkthrough – the Designer, Project Manager Contractor and/or Subcontractors meet at the project site to evaluate the project and scope of work.



About Pittsburgh's Best Remodeling

Your Kitchen, Bathroom or Basement Remodel should reflect your personality and lifestyle. Through our knowledgeable and creative design team, skilled craftsman, competent Project Manager and One Stop Shop Design Center Showroom we can help you turn your unique vision for your home into a reality.

We specialize in:

- Home Design Consultation
- Kitchen Remodeling
- Bathroom Remodeling
- Basement Remodeling
- Home Additions
- Flooring

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