

Residential Addition Cost

1) Budgeting

- a) Estimate square footage of addition. Cost per square footage is \$100 to \$250.
- b) Lot survey ranges from a basic ILC (improved land certificate) \$250 and a sloped terrain topographical survey \$500.
- c) Soil test for structural engineer \$400.
- d) Architectural design and construction documentation fee including structural engineering is \$4 to \$8 per square foot for upper floor area. Basement plans when no structural engineering is required is \$1.25 to \$2.00 per square foot. The fee varies depending on size and complexity of project.

Cost of a typical suburban house addition project - 20' X 25' bedroom

Building on a standard footing foundation & crawl space - \$120 per sf.

Construction cost $\$500 \times \$120 = \$60,000$

Architectural services $\$6 \times 500 = \3000

Project cost: Building \$60,000 + ILC \$250 + Soil test \$400 + Architecture \$3000 = \$63,650

Note: Add 20% to 50% for large metro areas, historical districts, historical landmark residences or zoning changes.

2) Zoning requirements - Investigation by McLean Architecture

- a) Find the city or county building & zoning department for the permit application depending where your home is located.
- b) Call the zoning department and ask for the front, side and backyard minimum setback for construction from lot line. The lot setbacks vary depending if structure is an attached addition, accessory building and garage.
- c) Ask if there is a bulk plane requirement.
Note: A bulk plane is an imaginary line over the lot that limiting the height of construction over different areas on the lot.
- d) Is a Solar analysis of cast shadows on neighbors required?
- e) If the planned addition isn't encroaching minimum building lot setbacks then it is most likely your addition project can be accomplished.
- f) If the setbacks are encroaching the addition that you are envisioning Michael McLean will put his experience at work to find alternative location or shape of building to accommodate zoning restrictions.
- g) If addition can't be adapted to zoning limitations then a zoning adjustment or a solar exception can be petitioned. This process is onerous and doesn't guarantee the zoning change will be granted. This process is also time consuming and will take at least four months. Before applying for a zoning design developments drawings are required plus application documentation that involves additional services.

3) **Architectural Service Agreement**

- a) An agreement letter is produced with a description of architectural services to be rendered and fee structure. Now architectural services can begin with an advanced payment to the amount of structural engineer's fee, typically 1.5\$ per square foot.
- b) The architectural fee is broken down in three invoices sent at the end of design phases as follows:
 - 30% Schematic design
 - 40% design development
 - 30% Permit and construction documents, the advanced payment deducted in this final invoice

4) **Survey**

- a) An Improved land certificate work order can now be done to establish lot lines, building location and determine if any easements or any inherited rights are attached to your property.
- b) If the lot is not leveled than a topographical with spot elevations of terrain low point and existing structure when close to height limits.

5) **Schematic Design**

- a) Meet with you and establishing your needs aspirations, budget and schedule.
- b) Production of CAD sketches that will be sent to by email in a pdf format for you to revise.
- c) Scheduled meeting or a phone call is coordinated to discuss the design and what improvement for your needs and budget. This process is repeated two or three times.
- d) Two or three referred contractors are interviewed and clients of similar completed projects are contacted to verify their satisfaction and visit of construction if possible.

6) **Design Development**

- a) Established design is refined with selection of finish materials.
- b) Two or three design options are provided.
- c) Extensive explorative design and architectural services are also available including realistic renderings, animations, seasonal and hourly animated shadow analysis at an hourly rate of \$60.00 per hour.
- d) Contractors provide rough estimates of construction cost.

7) **Construction and Permit Documentation**

- a) Construction details are coordinated with structural engineer.
- b) Documentation required by building department is produced.
- c) Contractors can now bid for a fix cost or do detailed estimate for time + material. Contractors are responsible for all permit fees.
- d) Producing an AIA (American institute of America) contract between owner & contractor. Michael McLean will give advice for drafting this contract. It's recommended to have your attorney revise the owner / contractor contract final draft.

8) Construction

- a) The contractor produces a schedule of values including schedule of construction and payments.
- b) A preconstruction Q & A meeting with you, the contractor and Michael Mclean is Good practice.
- c) The contractor will contact you and Mclean Architecture before all building department inspections and Michael McLean will do a site visit for general observations.
- d) Mclean Architecture will respond in a timely manner and requests for clarification of construction documents or missing information.
- e) Contractor will be liable for all consequential damage when not reporting a potential problem to Mclean Architecture for remediation.

9) Enjoy your home addition!