

WHAT REALLY GOES INTO DOING A HOME ADDITION? BY RENOMARK



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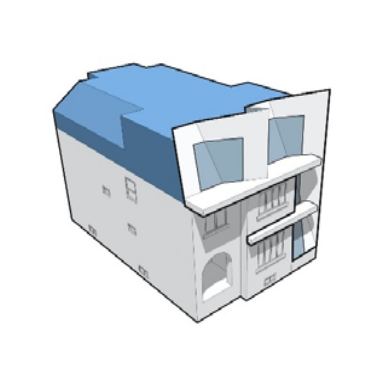
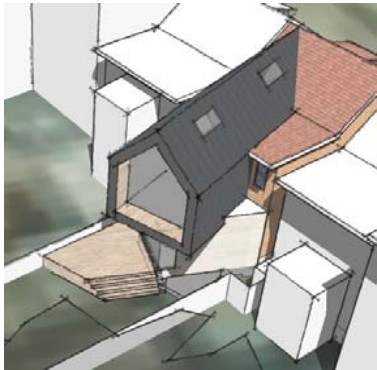
PETER GLAW, CEO
Premier Quality Renovations



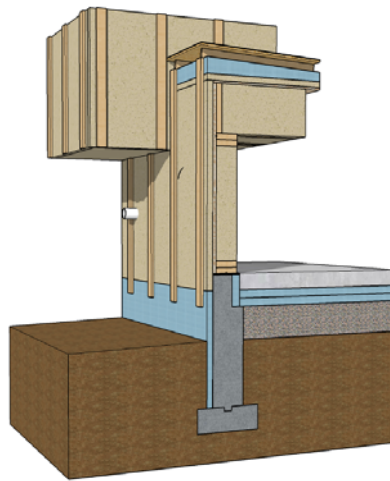
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Craig Race Architecture Inc.



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SUSTAINABILITY



ADVENTUROUS DESIGN



CREATIVE URBAN INFILL



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DSBG

NICK MALFARA, CEO

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WHY HIRE AN ARCHITECT?



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UPPER ROOFS

Second floor roof lines unify the street - something we need to respect as we build taller.



PORCH ROOFS

A consistent datum line has been established on your street by eave lines of covered roofs.

FRONT PORCH

Nearly every house on your street has a full-width front porch, or a very wide landing with space for seating.



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VAPOUR CONTROL

"Smart" vapour retarders adapt to winter and summer conditions, ensuring your wall remains dry year-round.

INSULATION 1

Mineral wool or cellulose insulation between studs.

AIR-BARRIER 1

Air-tight sealant between framing members and sheathing eliminates air gaps.

AIR-BARRIER 2

Air-tight, vapour-permeable sheathing tape on all seams, and flashing at the foundation, creates a "plywood balloon".

AIR-BARRIER 3 & WEATHER BARRIER

Air-tight weather barrier (staple-up or peel-and-stick) sheds water and acts as a redundant air-barrier.

INSULATION 2

Mineral wool board insulation can be fine-tuned from 1 1/2" to 6" in thickness depending on how energy-efficient and cost-conscious you want to be.

CLADDING SUPPORT

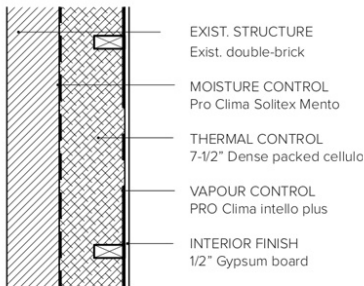
Furring strips for metal, wood, or cement-board siding can be hung through the insulation with fasteners so thermal bridging

ICF FOUNDATION

Insulated concrete formwork foundations are cost-effective, fast to build, and very energy efficient.

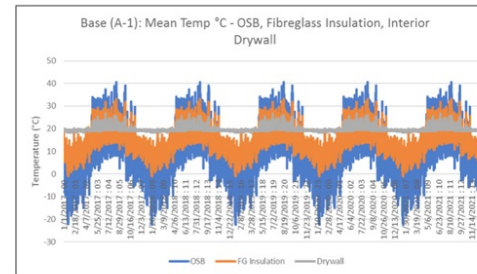


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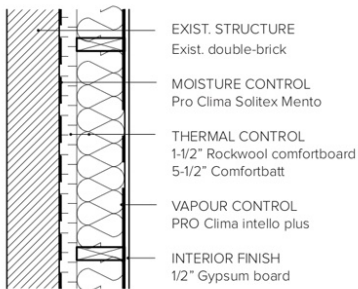
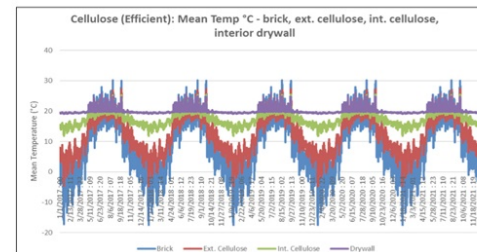
CODE-MINIMUM BASELINE

Once again, the project was modeled as a new-build code-minimum home to establish a baseline. Notice the wide band of temperature fluctuation for each component. This is indicative of a large amount of energy and moisture loss through the wall. The indoor atmosphere is fighting with the outdoor atmosphere, and the wall is not effectively containing one from the other.



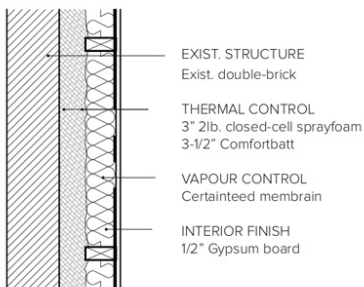
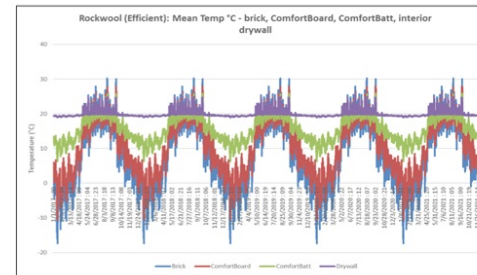
DENSE-PACKED CELLULOSE WALL TYPE

Temperature fluctuation has been dramatically reduced over baseline. This is simply attributable to improved amounts of insulation. The result is a more stable variation for each component, resulting in improved service life and occupant comfort. Moisture and humidity content experience stable seasonal variations. This wall type is within ideal levels for all performance metrics.



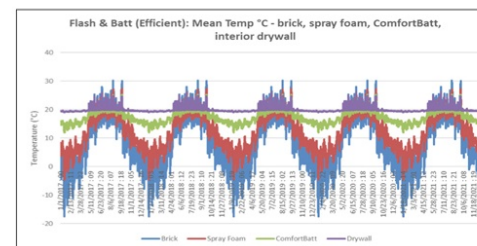
ROCKWOOL WALL TYPE

Much like the other two wall types, all performance metrics are within ideal levels. Notice a slightly wider variation for moisture and humidity at the drywall. This means that indoor air will be marginally more varied throughout the year due to the batt insulation, which does not retain or resist any moisture or humidity, but it is negligible.

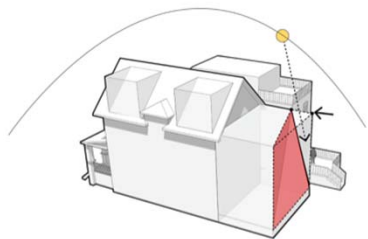


SPRAYFOAM "FLASH AND BATT" WALL TYPE

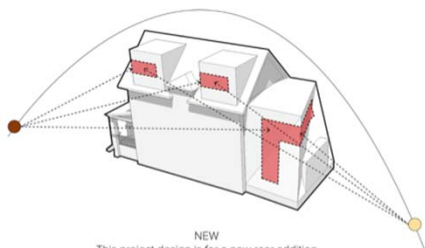
We were surprised by the breathability of this wall type. Sprayfoam is notorious for creating vapour-locks, but we have avoided this by specifying "smart" vapour control membranes that allow the wall to dry inwards and outwards. Ultimately, we want the wall to be air-tight, well insulated, and vapour-open. We were concerned that this wall type would fail at accommodating vapour flow, but it performs very well thanks to excellent membranes. Make note of that, as some contractors will pressure you to use less expensive barriers that do not properly accommodate moisture and vapour flow. If sprayfoam were paired with lower performing vapour barriers, failure would be more likely to occur.



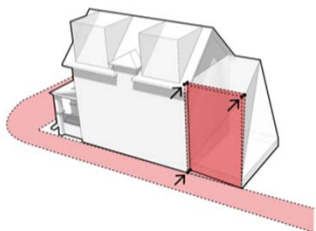
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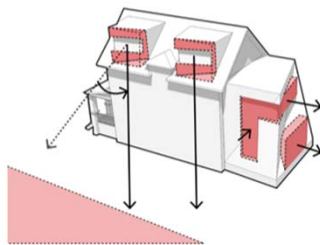
PUSH: SUNLIGHT
The N/E corner of the rear addition leans backwards to maintain neighbouring views



NEW
This project design is for a new rear addition and third floor dormers.



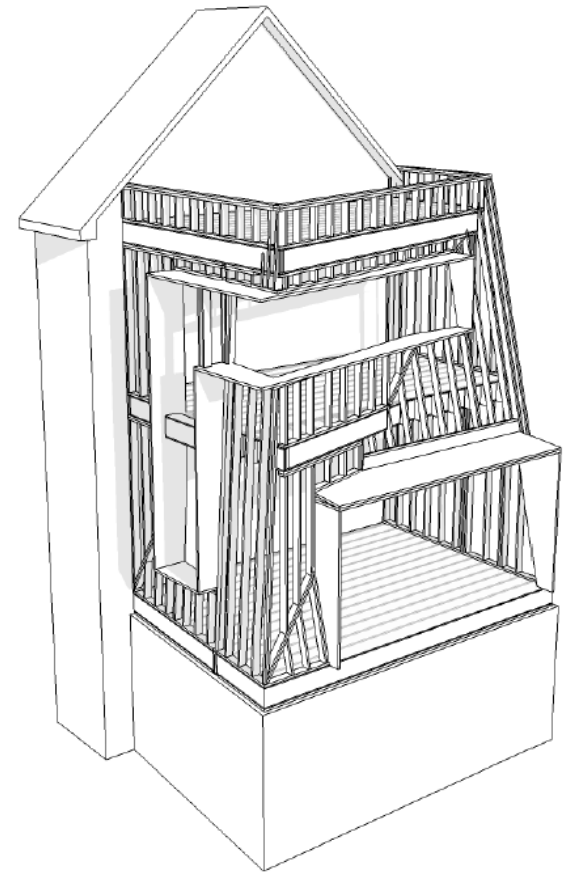
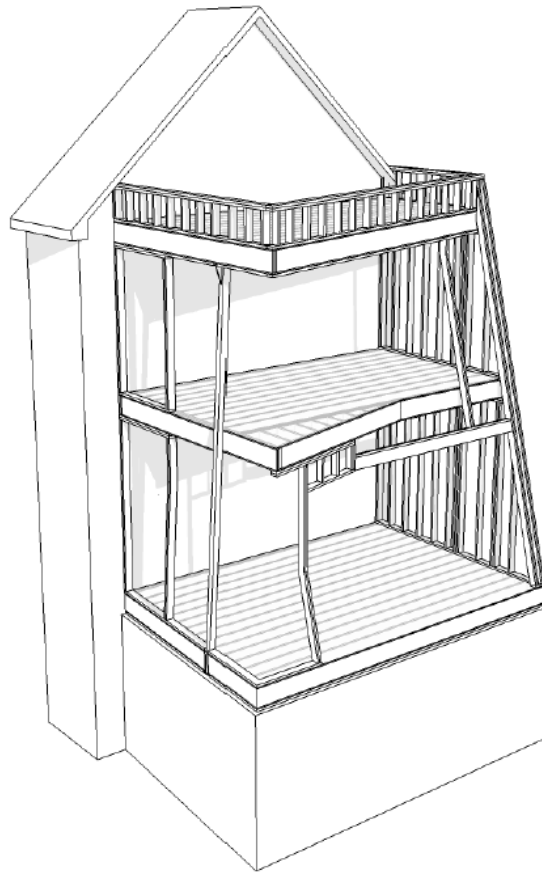
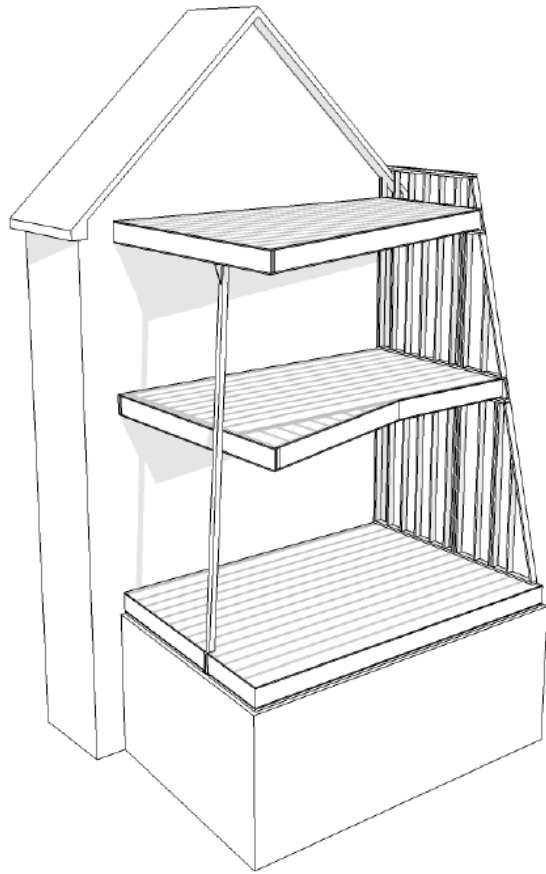
PUSH: SIDEWALK
The South face of the additions tilt away from the sidewalk to respect the public realm.



CARVE
Corner windows direct views towards the park to eliminate overlook upon neighbours.



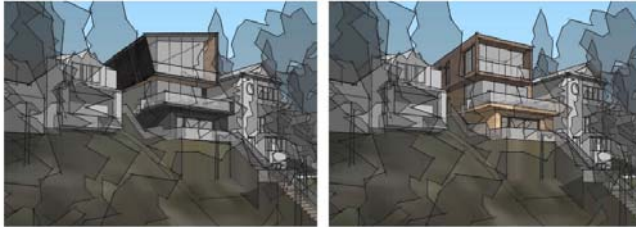
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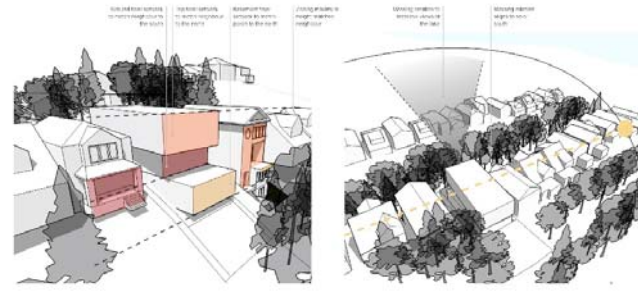
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118 NEVILLE PARK BLVD. 100% PRELIMINARY DESIGN

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SCULPTURE STRATEGY
The design strategy is to sculpt and define the building form to create the desired sculptural form. The design strategy is to sculpt and define the building form to create the desired sculptural form.

ENVIRONMENTAL STRATEGY
The design strategy is to create an environment that is sustainable and efficient. The design strategy is to create an environment that is sustainable and efficient.

OPTION 1: DARK CLADDING & LIGHT STONE

MATERIALS

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Dark cladding, light stone, and light stone.

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LANDSCAPE APPROACH

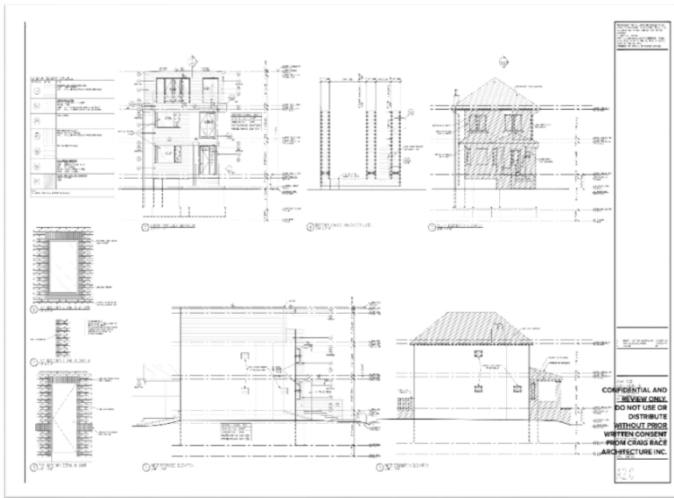
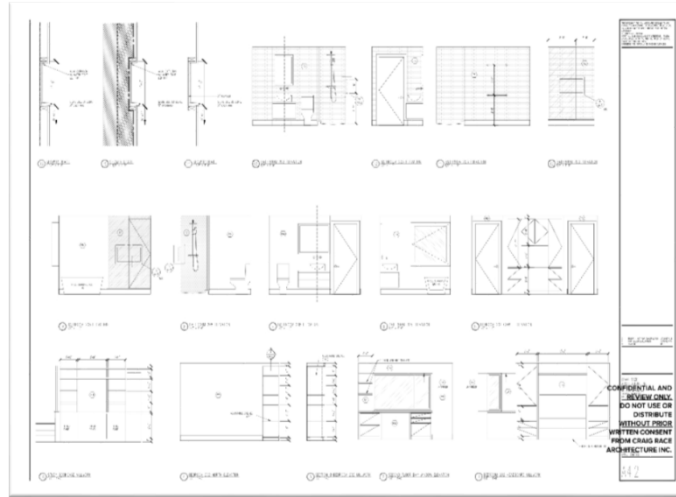
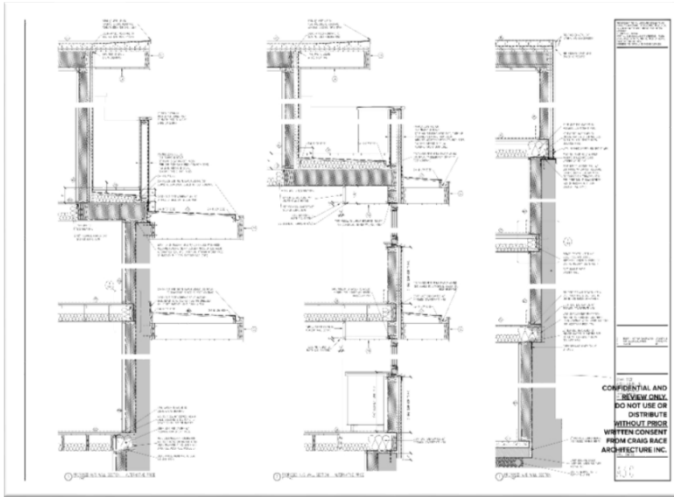
MAIN GARAGE & GARAGE

SOUTHWEST ATRIAL VIEW

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THE APPROVALS & PLANNING PROCESS



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DESIGN & APPROVALS FOR YOUR HOME

Step 1: Integrate Your Team

Step 2: Establish Your Parameters

Step 3: Design & Approvals

Step 4: Construction



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STEP 1: THE DESIGN TEAM

Lead design consultant:

1. Architect (or sometimes BCIN)

Additional subconsultants:

1. Structural Engineer
2. Mechanical Engineer
3. Geotechnical Engineer
4. Interior Designer
5. Landscape Architect
6. Heritage Architect

Who coordinates the subconsultants?

Who holds the subconsultant's contract?



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STEP 1: INTEGRATE YOUR TEAM

Example: Small Rear Addition

Contracted & coordinated by the client:

1. Architect

Contracted by the client,
coordinated by the architect:

1. Structural Engineer
2. Mechanical Engineer



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STEP 1: INTEGRATE YOUR TEAM

Example: New Home

Contracted & coordinated by the client:

1. Architect
2. Interior Designer
3. Municipal Lawyer

Contracted by the client,
coordinated by the architect:

1. Structural Engineer
2. Mechanical Engineer
3. Surveyor
4. Geotechnical Engineer



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DESIGN & APPROVALS FOR YOUR HOME

Step 1: Integrate Your Team

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STEP 2: ESTABLISH YOUR PARAMETERS

To properly direct your consultants, you will need to establish...

1. Design Requirements (how many bedrooms, bathrooms, etc.)
2. Schedule (design, approvals, tendering, construction, move-in)
3. Budget (construction budget, fees, furnishings, contingencies, taxes)



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STEP 2: ESTABLISH YOUR PARAMETERS

Design Requirements

- ❖ Principal Bedroom, W.I.C, Ensuite Washroom
- ❖ Living Room
- ❖ Basement Den

Schedule

- ❖ 4mo. Approvals
- ❖ 1mo. Tender
- ❖ 8mo. Construction
- ❖ 1mo. Furnishings & Move-In



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STEP 2: ESTABLISH YOUR PARAMETERS

Budget

Construction :	\$390,000
Fees:	\$55,000
Furnishings	\$15,000
Contingencies (20%):	\$92,000
Taxes:	\$71,760
 Total:	 \$623,760



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STEP 2: ESTABLISH YOUR PARAMETERS

Design Requirements

- ❖ Principal Bedroom w/ W.I.C. & Ensuite Washroom
- ❖ 2 Bedrooms
- ❖ 1 Washroom (3-piece)
- ❖ Open Concept Living-Dining-Kitchen
- ❖ Basement Apartment

Schedule

- ❖ 18mo. Approvals
- ❖ 2mo. Tender
- ❖ 10mo. Construction
- ❖ 1mo. Furnishings & Move-In



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STEP 2: ESTABLISH YOUR PARAMETERS

Budget

Construction :	\$850,000
Fees:	\$125,000
Furnishings	\$25,000
Contingencies (10%):	\$100,000
Taxes:	\$143,000
 Total:	 \$1,243,000



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DESIGN & APPROVALS FOR YOUR HOME

Step 1: Integrate Your Team

Step 2: Establish Your Parameters

Step 3: Design & Approvals

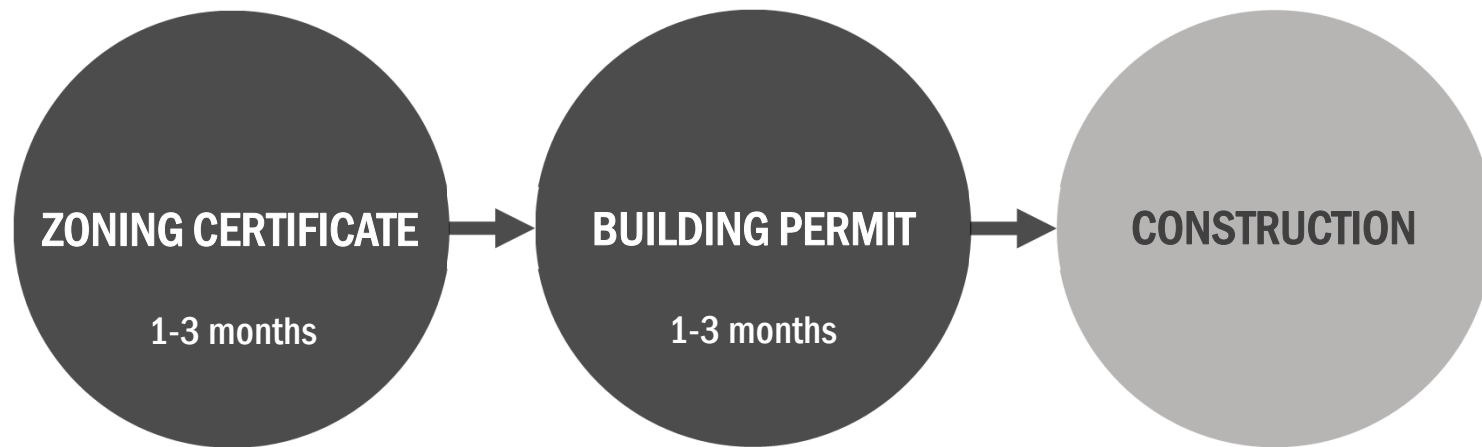
Step 4: Construction



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STEP 3: DESIGN & APPROVALS

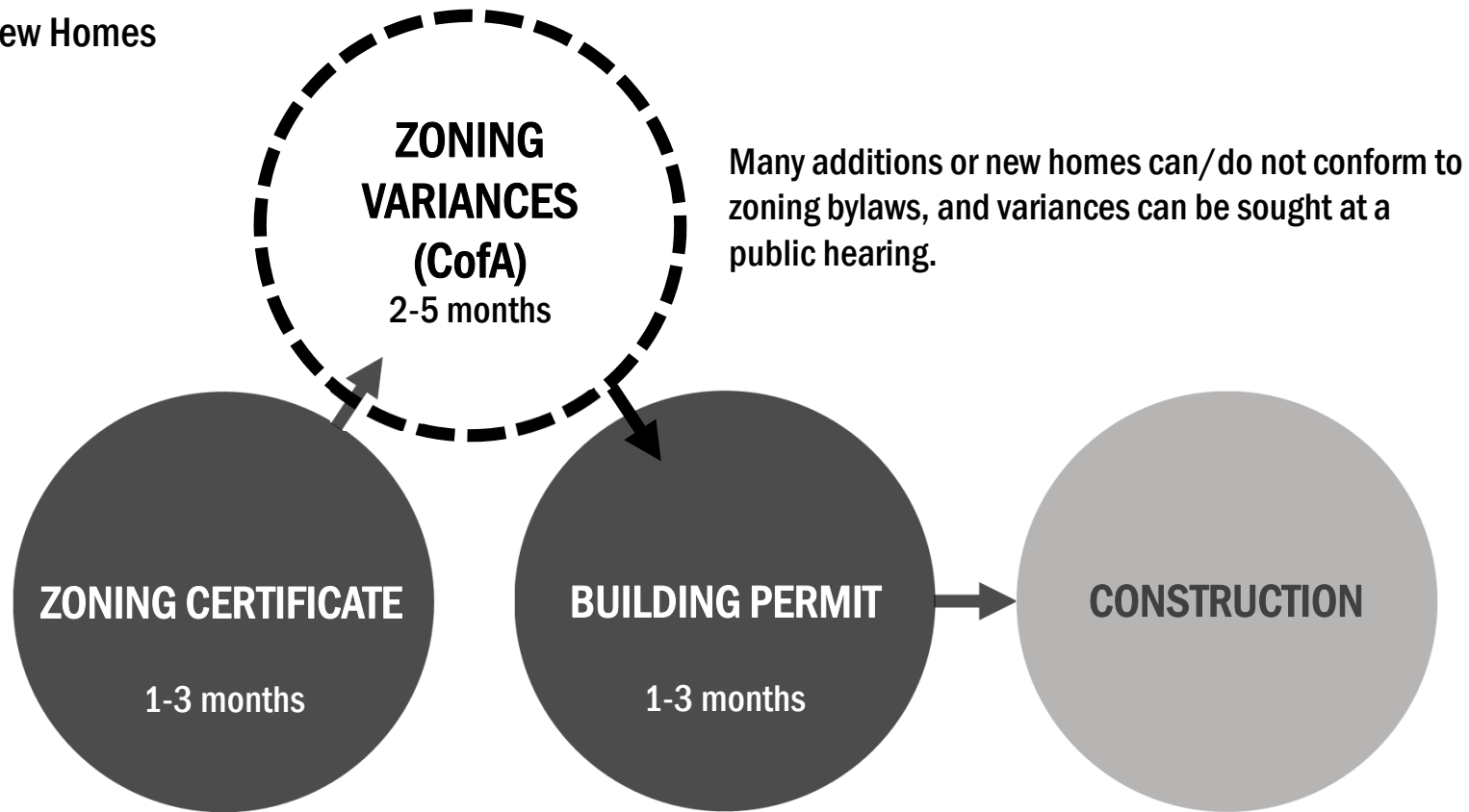
Interior Reno's, Small Additions



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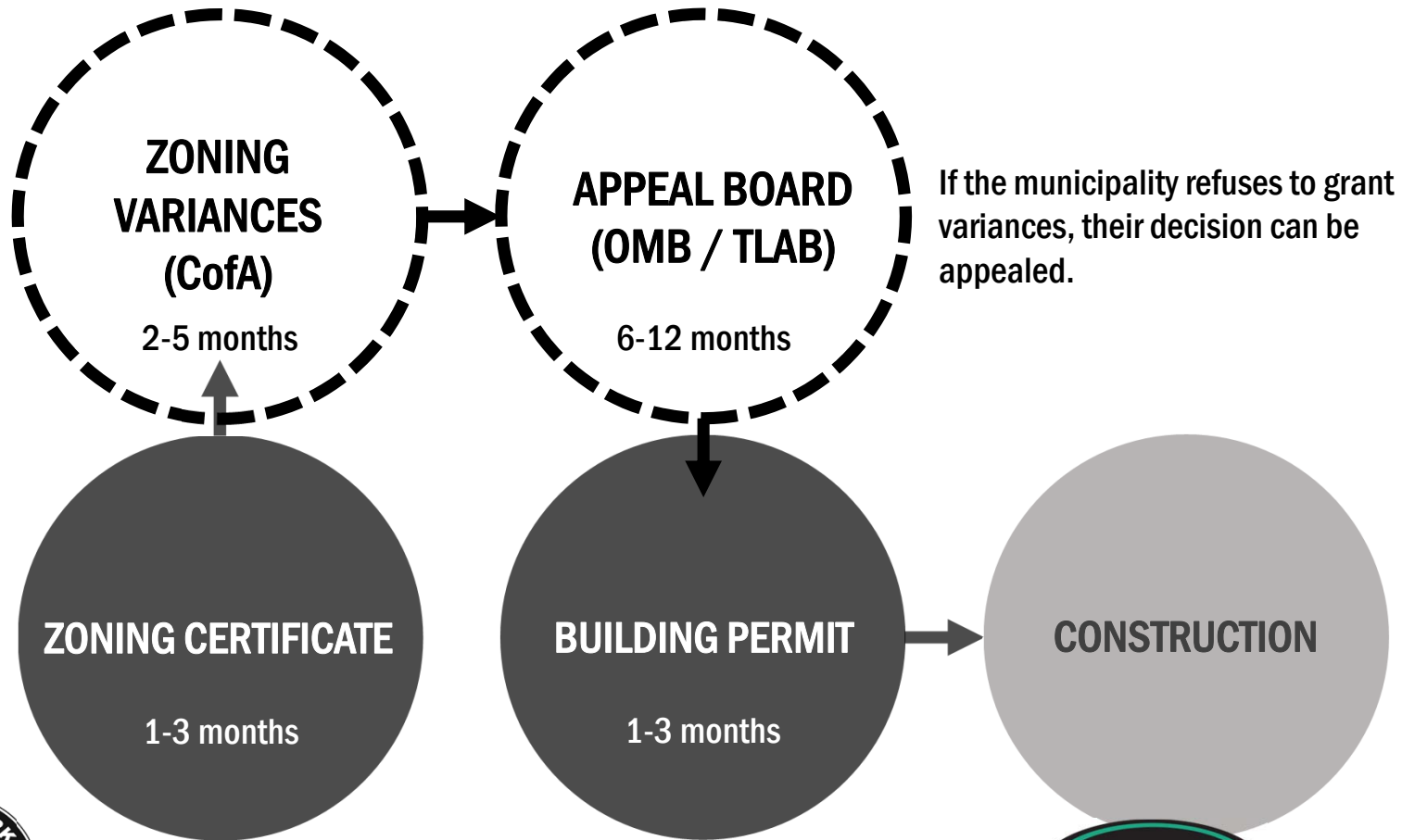
STEP 3: DESIGN & APPROVALS

Additions & New Homes



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STEP 3: DESIGN & APPROVALS



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DESIGN & APPROVALS FOR YOUR HOME

Step 1: Integrate Your Team

Step 2: Establish Your Parameters

Step 3: Design & Approvals

Step 4: Construction



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STEP 4: CONSTRUCTION

During construction the architect can be:

- ❖ Construction Manager (fixed fees or percentage fee)
- ❖ Contract Administrator (fixed or unit fees)
- ❖ Supplementary, as requested (unit or hourly fees)
- ❖ Unnecessary (no fees)

This is dictated by:

- ❖ Size and complexity
- ❖ Budget
- ❖ Client experience & involvement
- ❖ Contract & financing requirements



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HIRING A CONTRACTOR



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Reasons for Hiring a General Contractor

Renovating your home while very complex, should remain a positive experience – highly organized and free from unnecessary stress.

- ❖ From start to finish
- ❖ Experienced advice
- ❖ Technical know-how
- ❖ Expert teamwork
- ❖ A proven track record



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Value Add of a Qualified General Contractor

- ❖ Accurate pricing
- ❖ Liability insurance and workers' compensation coverage
- ❖ Warranty
- ❖ Service, service, service
- ❖ A written contract



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How to find the right General Contractor

Before picking out paint colours, flooring and fixtures, you first need to shop for a general contractor.

- ❖ Look for experience
- ❖ Ask for references



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Planning Your Project

Have contractors price the work from a detailed set of plans. Homeowners have three options to bridge any disparity between a desired budget and the quotes:

- ❖ They can increase their budget to meet their needs and the design
- ❖ They can reduce square footage and or scope of work for the space affected
- ❖ Reduce the cost of material finishes selected



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Accreditation and Value vs. Price

- ❖ Find out if they're members of any associations
- ❖ Don't rely on price only



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Planning Your Project - Budget

Sample Budget Plan:

Planned Budget Allowance	
Source	Amount
Personal Savings	\$100,000.00
Bank Financing	\$300,000.00

Project Budget	
Item	Amount
Demolition	\$10,000.00
Site preparation/Mobilization/Equipment Rentals/Excavation/Backfill	\$5,000.00
Concrete/ Steel/Re-Bar Supply	\$30,000.00
Framing Labour/Framing Material	\$45,000.00
Drywall/Insulation/VP Barrier	\$25,000.00
Exterior Wood Siding/Stucco/Stone/Trim	\$15,000.00
Roofing	\$20,000.00
Mechanical	\$25,000.00
Electrical	\$15,000.00
Plumbing	\$5,000.00
Exterior Windows, Doors & Garage Doors Supply & Installation	\$50,000.00
Exterior Painting & Caulking	\$2,500.00
Skylight Supply & Install	\$1,500.00

Custom Home Design & Build Budget		
Percentage of Budget spent		
<div><div></div></div>		62%
SUMMARY		
Total Planned Budget	Total Planned Expenses	Balance
\$400,000	\$249,000	\$151,000



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Look for Credentials



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