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Second Story Additions | Add a New Second Floor to Your Home | Plans and Prices



Second Story Addition: Prices and Plans



We can design your addition!

DREAM HOME

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Description: 960 sq/ft


Add space by adding a second floor. This addition is based on a very common single floor ranch, but it can be easily adapted to any single level home. The new addition will allow you to better utilize the space on the first floor for entertaining and recreation. The new second floor will have plenty of space for three bedrooms, 2 bathrooms and plenty of closets. This add-a-level design allows you to have a dramatic 2 story foyer and a staircase that overlooks the foyer.

Construction 24' x 40' Addition


The existing roof will be completely removed and a new second floor will be built over the existing house. Some existing walls on the first floor will be reconfigured to allow for a staircase to access the second floor. At the end of the hallway a balcony will allow you to look over into the foyer below. A new gable roof will be added with usable attic space, and a small overhang over the front door will provide protection from the elements when entering the home.

Item	Master Bedroom	Master Bathroom	2nd Bedroom	3rd Bedroom	Staircase-Hallway	Common Bath
Size	17' x 14'	9' x 9'	12' x 11'	12' x 11'		7' x 5'
Closet	7 x 9'		2' x 8'	2' x 8'		
Flooring	carpet	tile	carpet	carpet	carpet	tile
Trim	painted	painted	painted	painted	painted	painted
Doors	2	1	3	3		1
Windows	5	1	3	2	1	1
Lights	1 central	1 central	1 central	1 central	1 central	1 central
Outlets	yes	yes	yes	yes		yes
TV/Cable	yes		yes	yes		
Phone	yes		yes	yes		
Room Paint	yes	yes	yes	yes	yes	yes
Vanity		double				single
Vanity light		yes				yes
Vanity marble top		yes				yes
Bathtub		yes				yes
Shower		yes				yes
Toilette		yes				yes
Faucets		3				2

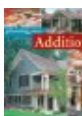
Item	Specifications
Windows	High efficiency double hung windows with Low-E and Argon gas, (1) fixed picture window with Gothic arch top. All windows are primed wood interior.
Chimney	Extension of existing chimney so that its top ends 2 feet past roof height, chimney cap included.



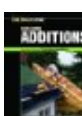
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HVAC

Removing the existing system and replacing it with a high-efficiency central heating and air conditioning system on two zones. Zone 1 on the first floor, Zone 2 on the second floor.

Electrical

Disconnect existing electrical service cable to house and reinstall on the roofline of the addition. Upgrade existing panel to 200 amp. New outlets in all rooms, bedroom outlets will be arc fault protected, bathroom outlets will be GFCI protected, centralized light fixtures in all rooms and hall area with a standard switch.

Plumbing

Pex water supply piping, ABS drainage piping, connection to existing water and sewer hookups.



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