

INSPIRING IDEAS FOR HOME ADDITIONS



Are you thinking about a home addition? Are you trying to decide whether to renovate or move to a larger home? Get ideas, read stories, and learn how to create a great remodeling experience a home renovation project that stays on-time and on-budget.



INTRODUCTION

A home addition can allow you to create a home that is fully customized to your lifestyle. Once you've lived in your home, you may realize which spaces are conducive and where you could utilize more space or more *effective* space. . A home addition may provide you a wealth of options.

We realize that a solid budget is critical to your satisfaction. Our Design/Build approach allows you to evaluate all of your wants and needs ahead of time while providing you a plethora of options to value-engineer the project to maximize your budget.

We have developed this guide, incorporating hundreds of projects and decades of experience, to inspire and educate you on the home addition process and help you make informed decisions.

This guide will answer all of those questions and many more! If you have additional questions or need guidance, our team is here to help! That is the kind of personal service we offer every client. If, after reading this guide, you are ready to get started with your home renovation project, contact us or visit our website to get the design process started

Kind Regards!



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10 IDEAS TO GET STARTED

Are you looking to expand your living space or add some extra features to your home? Home additions can be a great way to add value to your property, increase your living space, and make your home more functional and enjoyable. Let's explore some creative and practical ideas for home additions that can help you transform your home into your dream living space.

1. Rethinking the Kitchen

Enlarging a kitchen is at top of every renovation list and a home addition can certainly allow you to enlarge the kitchen. But, if your current kitchen is small and cramped, moving it to a completely new, larger space may be an option to make it more functional and user-friendly too. Relocating the kitchen can improve the layout and functionality of your home. You'll have more space for appliances, cabinets, and countertops, making meal prep and cooking easier and more enjoyable. A well-designed kitchen can also add to the overall flow of your home and make it more appealing to potential buyers

2. 1st Floor Primary Suites

More and more homeowners recognize the value of

The former kitchen was 12x16. The home addition, allowed the clients to move the kitchen entirely and double the size to create a much more livable space for their growing family.

having a primary suite on the first floor. Adding a first-floor bedroom suite provides a level of accessibility that is valuable not just for seniors, but also for those with physical disabilities. A first-floor suite ensures that homeowners can comfortably and safely access their living space, regardless of their physical abilities. Not only can it provide convenience and accessibility for homeowners, but it can also appeal to a broader range of potential buyers when it's time to sell.

3. In-Law Suite & Multi-Generational Living

An in-law suite is a great way to accommodate extended family members or guests. Many families have aging parents, adult children, or other relatives living with them, and an addition can include a private space for them while



still allowing them to be part of the household. Some additions provide a comfortable and private living space, a bedroom, bathroom, and even a kitchenette.

4. Adding or Converting a Garage

If you have a garage that's not being used to its full potential, consider converting it into a living space. A garage conversion can be used as an extra bedroom, a game room, or even a home gym.

5. Sunrooms

A sunroom addition can provide a relaxing retreat where you can enjoy the sun without leaving the comfort of your home. It's a perfect place to enjoy a cup of coffee or read a book while taking in the beautiful outdoors.



6. Second Story Additions

Adding a second story to your home is an excellent way to increase your living space without taking up any of your yard. For homes on a small footprint, this type of addition may be the best option. A second-story addition can provide extra bedrooms, a home office, more bathrooms, or even a playroom for the kids. *(See the story that follows about a recent second story renovation project.)*

7. Mudrooms

A mudroom addition is an excellent way to keep your home clean and organized. This addition can be used as a space for storing shoes, jackets, and other outdoor gear, keeping the rest of your home clutter-free. Best of all, you only need a small space for a great mudroom and built-ins make it even easier to keep organized.

8. Outdoor Oasis

Creating a backyard oasis is a great way to increase your home's value and create a relaxing retreat. You can add a swimming pool, an outdoor kitchen, or even a fire pit to make your backyard a great place for entertaining guests.

9. Home Theater

If you love movies and entertainment, a home theater addition is an excellent investment. This addition can provide a comfortable and immersive experience that you and your family can enjoy for years to come.

10. Home Office/Learning or Activities Room

If you work from home, a home office addition can provide a quiet and professional space to work. This addition can be designed to fit your specific needs, with built-in desks, shelves, and storage.

FIRST FLOOR BEDROOM



Adding a first floor master suite can be a great lifestyle upgrade and potentially add resale value to your home. How much value it adds will depend on the demographics and homes in your neighborhood. But, the real payback is all about lifestyle. What are the reasons you are considering adding a first floor master?

- Are you potentially going to need to care for an aging loved one?
- Are you looking to add a first floor to provide a private space for guests?
- Are you approaching those golden years and want a home you can live in for many years to come?
- Do other homes in the neighborhood have a first floor master?

The answers to these questions will help you begin the design process and determine the amount of square footage you need. Other considerations may include:

- Does the new space need to be wheelchair accessible?
- Do you want to include extra features like independent air control or a fireplace?
- Do you want a separate entrance like a mother-in-law suite?
- Do you want extra soundproofing to create a quiet oasis?
- Do you want to create a private outdoor seating area such as a porch or veranda, or should it flow to an existing outdoor space?

With the answers to these questions, Parker can help you design a first-floor bedroom that meets today's needs and potentially help you stay in your home for a longer period of time too!



ADDING A SECOND STORY

When many homeowners think about a home addition, they often think of one level, but if you're already investing in the site work and foundation, it's extremely cost-effective to take it UP a level - literally! This is particularly helpful when there are lot restrictions, especially for homes that lie in critical areas of the Chesapeake Bay.

Two story additions can literally double the living space in your home. This client's home was located on Magothy River and they fell within the critical area which required creative thinking. Parker was able to assist them using our Design/Build approach. This whole house renovation project included a new master suite on the first floor, totally renovated kitchen and living area, entirely new living space on the second floor and even a basement renovation. This small 1 bedroom, 1 bath cottage was beautifully converted into a 4 bedroom, 3.5 bath home.

Our client notes, "Chris kept our project on-time and on-budget which was no easy task. We made minor changes along the way, but we could not have done this without Parker's input and guidance. We are so excited!"

Make the most of your home investment and think big! Financing is a great choice for large projects like these and two stories is always better than one!

GARAGE ADDITIONS



With more virtual work-from-home environments, you may need to create a quiet space for your home office, home learning, or as a retreat for out-of-town guests. Perhaps you're thinking of a space that can be used occasionally by guests or as an Air BNB? Or, perhaps the car guy in the family just wants more room to tinker?

This client added a garage with a loft apartment to accommodate these needs and more! A garage addition may be the answer for you! Here are a few questions to get you started:

- What size are the vehicles that you plan to keep in the garage? Will they require oversized spaces?
- How will the garage be integrated with the driveway and the home?
- Is a turn-around area required?
- What are the zoning and set-back requirements?
- Does your neighborhood have guidelines?

- Do you live near a critical waterway? Are impervious surface areas something that must be considered?
- How will the design of the garage integrate with the overall architecture of the home?

Your contractor should have extensive experience with all of these issues, because at the end of the day, a garage addition is much like building a new home and all of these factors must be considered.

The design of the garage, in relation to the house and surrounding neighborhood will also be very important for resale purposes. There are also a number of ways to minimize the visual impact of a large garage addition to a modest sized home, such as using a side entrance if the lot allows or using two doors vs. one large oversized door. Your contractor, in collaboration with your architect or designer should have suggestions to help you make the most of your investment while considering your lifestyle needs.

SUNROOMS & FAMILY ROOMS



This client wanted extra living space and to bring more light into their home! What started out as a sunroom concept became so much more. In addition, they lived in an established neighborhood where the exterior elements were just as important as the interior.

In addition to the design elements, a home addition or sunroom is an area where higher quality windows and doors are a must. It's also important to realize that your existing mechanicals will need to be reconfigured or upgraded to accommodate the extra space. This will help keep the temperature consistent in the rest of your home too. Be sure to consider the following:

- How will the addition be used and flow with the rest of the home?
- How will the existing mechanical systems be expanded to supply air and heat to the new structure?
- What types of windows and doors should be used to prevent heat and air loss?
- Can heated flooring be used to ensure warm floors during the winter months?

We work with you collaboratively to design a space that is suited to your needs, while ensuring year round comfort and enjoyment.



MAKE ROOM FOR IMAGINATION

Is your kitchen the impetus for your home addition or remodeling project? Many remodeling projects begin with the kitchen and then evolve into a more open space plan, incorporating the living area, porch/patio/deck and more! Your imagination (and maybe your budget) are the only limitations you'll have when it comes to remodeling your kitchen and... this is the best time to incorporate all of the features you've dreamed of because it's easily the most used room in the home!

You'll want to make sure your contractor provides design services so that you understand the pros/cons of each selection and how it integrates with or complements other selections. Our full-service Design/Build approach is unique because we consider how your new kitchen will flow and support the rest of your home and lifestyle.

Your contractor will need to have a refined process in place to handle all of the moving pieces in a kitchen remodel. They will need to coordinate plumbing, mechanicals, electric, lighting requirements, stone fabrica-



tion, cabinet installation, carpentry, and flooring details. If you're expanding your kitchen, they will need structural and mechanical expertise too!

Will you set up a temporary kitchen to use during the renovation process? What good is a kitchen upgrade if the lighting is poor, or the circuit breakers blow when you turn on the microwave? Will the design accommodate a full size refrigerator, or will you need a counter-depth refrigerator?

Having an expert to guide you through the process is key, so that you don't have to make sacrifices along the way. Make no mistake- your overall remodeling experience will be highly dependent upon your contractor's experience, reliability, and the quality of materials used.





The transformation for this project is so dramatic because the original floor plan had to be totally reconceived. The dining room (left) was converted into a new kitchen (below). Careful consideration was given to how the new space would flow with the rest of the home.





AFTER



BEFORE

The bar cabinet wall (top) doubles as a coffee station and was added to provide more storage and a nice flow from the kitchen to the new dining room. The original kitchen (above) was converted into a new dining room (left).

MOVE OR ADD ON?

Nestled in the heart of Baltimore, these clients loved their home in New North Roland Park. It boasted a quiet street, large trees, friendly neighbors, and quick access to all the things we love about Baltimore. But, as their family began to grow and their lifestyle began to change, they realized they would need to either expand their home or move altogether. Their home addition, positioned off the back of the home, featured:

- Enlarging the kitchen
- Adding a powder room on the first floor
- Adding a mud room on the first floor
- Adding a family room on the first floor
- A new primary suite with ensuite bathroom on the second floor
- Updating the bathroom on the second floor
- Sanding and finishing wood flooring throughout
- Paint and other updates throughout
- Basement renovation
- Bluestone patio, driveway, and portico

They began the project development phase with the idea that if the project could be done within their budget, they would proceed. Otherwise, they would sell. The design phase allowed them to work with Parker to refine the design, specifications, and budget.

The clients love the way Parker helped them utilize the new space for aesthetics, organization and lifestyle. For example, the original first floor of the home did not have a coat closet. Coats, backpacks, and shoes were often scattered and there were hooks everywhere. Parker suggested the mudroom include built-in cubbies, a coat closet, and space for a hall table. This was the perfect solution and keeps everything neat and tidy.



TOP: The addition on the back of the home provided for lots of practical and useful space that allows the family to use the home in a way that is more conducive to their lifestyle.

RIGHT: Mudroom cubbies help keep things organized.

*OPP TOP: The living room was redesigned for adults while
OPP BOTTOM: The addition included a new family room too.*

Floor plan before & after



The bathrooms were not only outdated but there was not enough of them for 4 family members and guests. There was no bathroom on the 1st floor of the home so all the guests had to go up a flight of stairs to use the facilities. Not only was this inconvenient, but it presented potential challenges for guests and senior members of the family. The first order of business was to add a guest powder room, just off the new mud room, to allow for privacy and convenience on the first floor.

A primary suite, ensuite bathroom, and walk-in closet were incorporated into the second floor of the home addition.

*BELOW: Powder room added on first floor.
RIGHT: New primary ensuite includes his and her sinks.
LOWER RIGHT: The original upstairs bathroom was renovated.*





LEFT & BELOW: The new primary suite includes an ensuite bathroom along with walk-in closets and plenty of shelves for organization.







The couple had original thought about enlarging the basement but during the design process realized it would be cost-prohibitive. So, instead, the basement was renovated to provide more space for guests, a virtual office, laundry room updates and a newly designed playroom for the kids.

The kitchen is always the heart of the home, and when it comes to hosting family gatherings, Mary notes, "We love to cook and have our families over for holidays but we had a tough time hosting events because we just didn't have the space and flow. The kitchen was enlarged to incorporate a coffee bar, plenty of cabinets and counter-top space, and a large island which provides the perfect place for the kids to eat breakfasts and guests to hang out comfortably. The opening between the kitchen and dining room was enlarged and allows, according to Mary, "much more light into our space."



"There was always a clear line of communication between Chris and us of understanding what was up next, expectations - time and budget wise, with no surprises along the way. For what could have been a stressful project with several moving parts, we felt at ease knowing Chris was managing it with our best interest at heart. Chris's team ... are also a pleasure to work with and, like him, are on-time and do exceptional work."
 -- Mary

OUR PROCESS IS TRANSPARENT

A home addition is typically a big investment so, before you select a contractor, you'll want to be sure that you have thoroughly considered the process and the company that you'll be working side-by-side with, for the coming months.

The biggest mistake most people make, when beginning the home addition process, is to get bids based on vague specifications. The 'typical' remodeler comes out, reviews your project, and gives you a 'ballpark' price. That's simply not how we do business and we find that kind of process to be less than transparent because it is never accurate.

We offer our project design services for a nominal fee and this process is totally transparent so that all your questions are answered before remodeling begins.

Our Design/Build approach allows us to provide a very thoughtful design process while maintaining your budget and overall expectations. We keep you fully informed with technology, photography, progress meetings, and a dedicated project manager. This is a different approach than many other remodeling companies, but we know that it offers our clients a far better Client Experience and helps ensure each project stays on-time and on-budget.

Check out our Google reviews, customer ratings by the BBB, and our client photo gallery. Then, click or call to get started.



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