

# AN EXTREME ROADMAP TO YOUR DREAM HOME RENOVATION

## 1. Site

Existing Structure  
Zoning/Code Analysis  
Existing Conditions  
Mortgage Survey  
Site/Building Analysis  
Property  
Property Survey (topo?)  
Zoning/Code Analysis  
Site Analysis and fit  
Development Setbacks

## 2. Budget

Soft Costs:  
Architectural Fees (6-15% of Construction Costs)  
Engineers Fees (Civil, Structural, MEP, Environmental)  
Hard Costs:  
Wholehouse Renovation (\$160-\$300 PSF)  
Remodeling/Additions (\$140-\$275 PSF)  
Site Development Costs (Grading, Drainage)  
Landscaping Permit Costs  
Financing Costs Survey Costs

## 3. Program

Generic Probable Costs assumptions  
Refined through design development  
Set budget drives size, not the other way around  
List desired spaces and function w/ approximate sizes  
Consider traffic flow within the overall space  
Construction Budget:  
Budget formula (Proj SF x \$/SF cost = budget)  
Ex. 1 - 600 SF x \$190 PSF = \$114,000 Addition  
Ex. 2 - 1500 SF X \$215 PSF = \$322,500 Addition

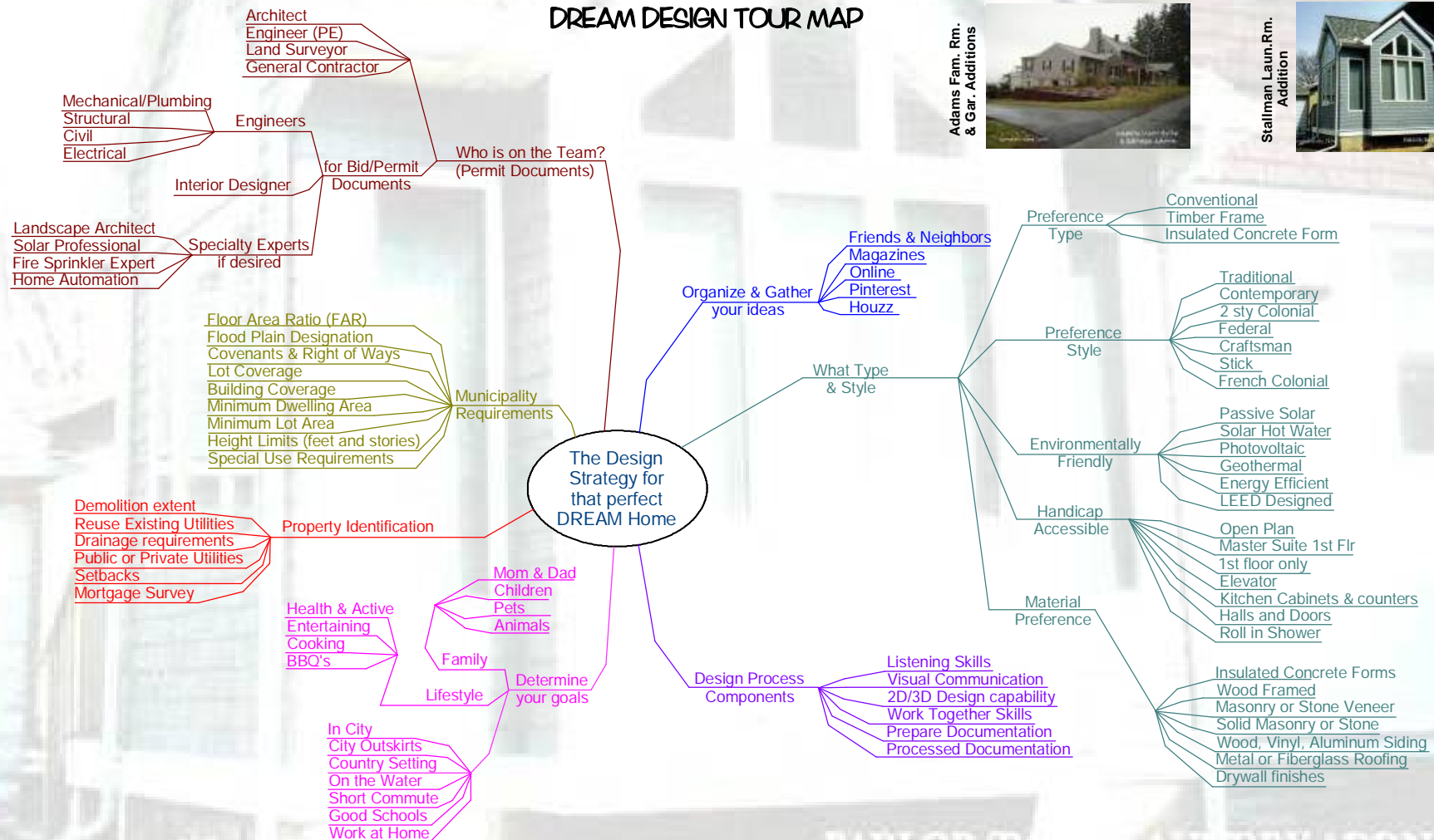
## 4. Design

Research & Analysis of Project (NOR)  
Programming of Renovation  
Schematic Designs (SD)  
Design Development (DD)  
Construction Documents (BCD) or Contract Documents (CD)  
Bid Procurement (BP)  
Construction Administration (CA)  
Close Out of Project  
  
Note: BCD is Basic Construction Documents w/ Generic Specifications

## 5. Design Team

Homeowners  
Architect  
Sub-Consultants  
General Contractor  
Sub-Contractors  
  
Land Surveyor  
Interior Designer  
Specialty Consultants

## DREAM DESIGN TOUR MAP



**Book your 30 minute "next direction" action plan to be on your way today!!! Call (607) 748-2038**

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