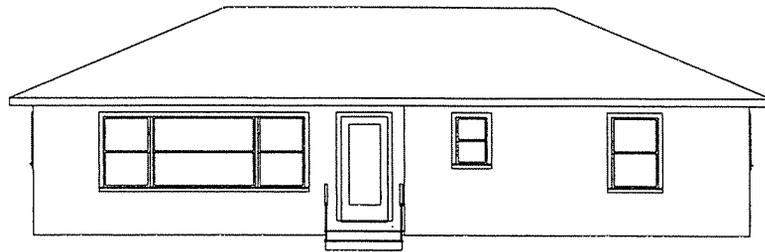


Fridley Remodeling Handbook

A Guide to Improving Your Fridley Home



Rambler Edition

Fridley Housing and Redevelopment Authority
Municipal Center
6431 University Avenue N.E.
Fridley, Minnesota 55432



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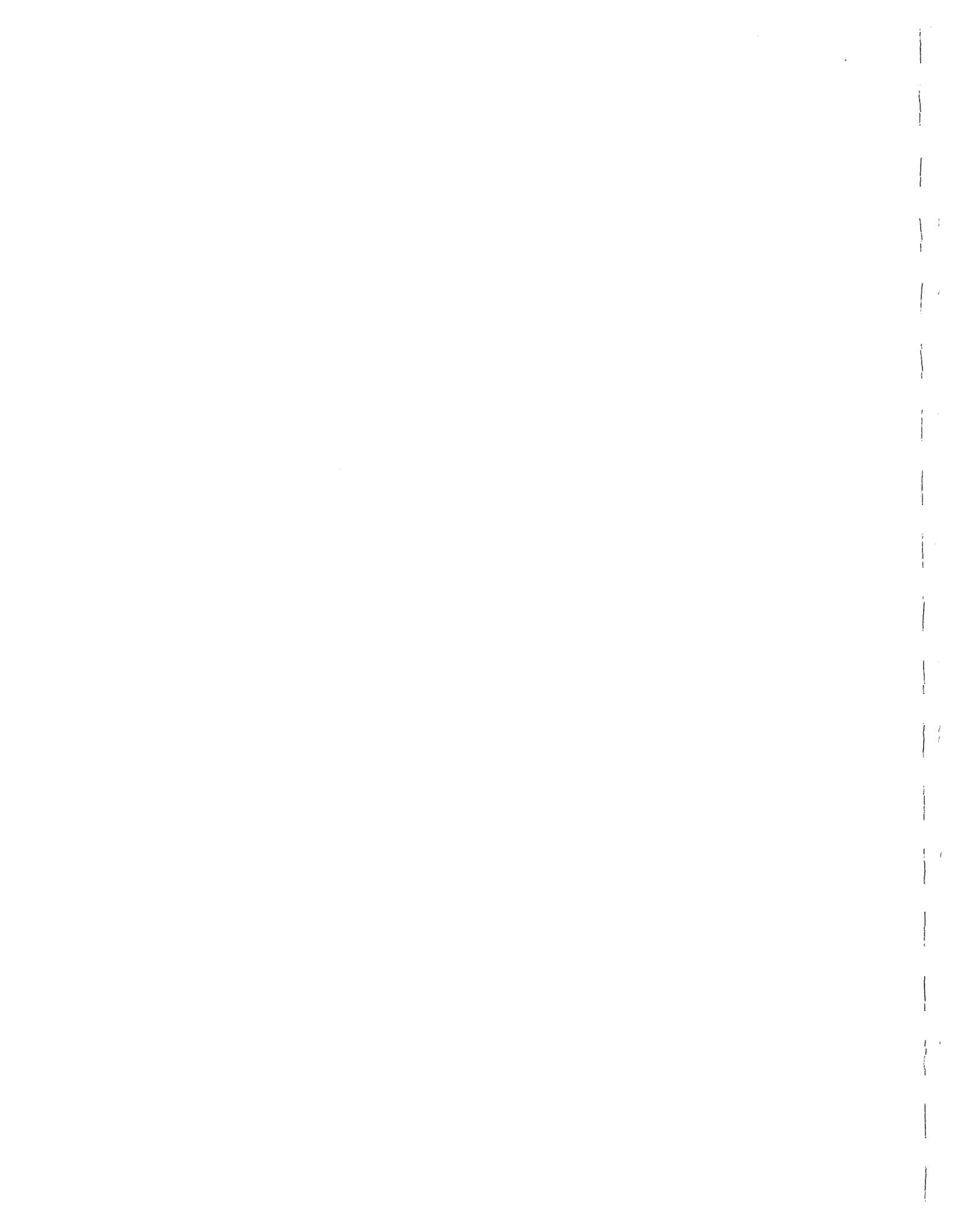
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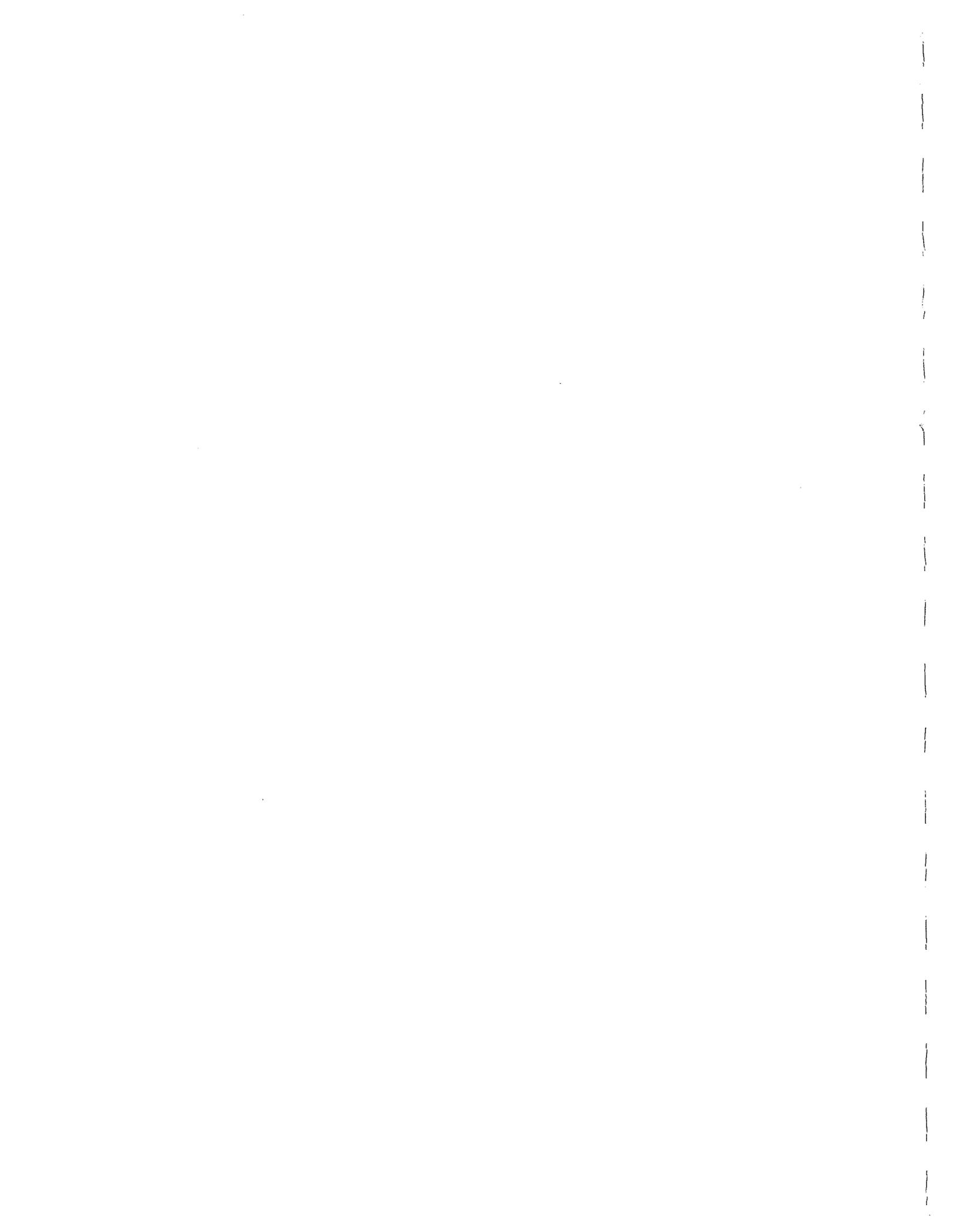
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If you would like to send in your comments or suggestions on this book, please write to:

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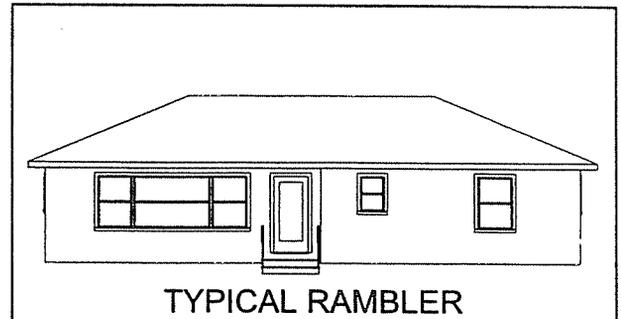
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Anatomy of a Rambler

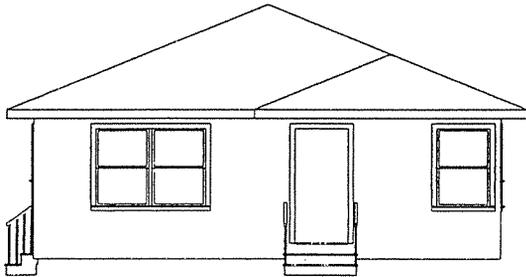
The rambler is the predominant single family home style in Fridley. Many ramblers were built between 1950 and 1970 during the height of the post-World War II, suburban building boom. Ramblers come in many different shapes and sizes. In general, the term is used to describe homes with the following characteristics:

- One-story design with low-pitched roof
- 2 to 3 bedrooms
- Kitchen and bath
- Living room
- Full basement
- 950 to 1,200 square feet in size

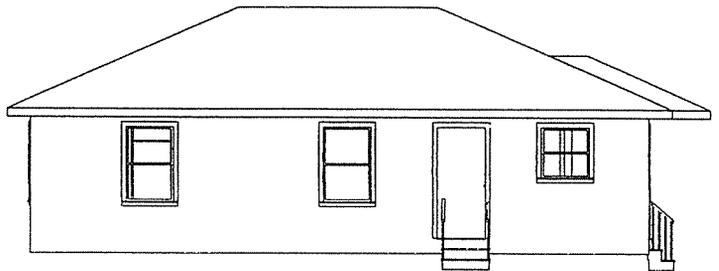


There are several different variations of the rambler. This book looks at four of the most common styles in Fridley which are described below and on the following pages.

Version 1: *"Tred Company Rambler"*



FRONT ELEVATION

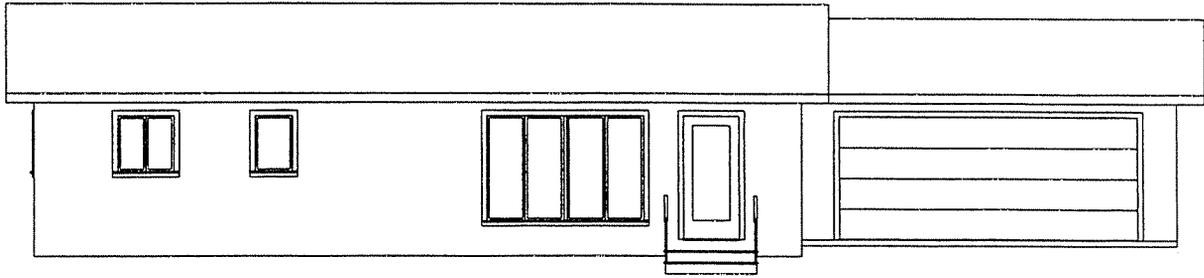


SIDE ELEVATION

Characteristics

- 3 bedrooms
- Full basement
- Detached garage
- 977 square feet, main level
- Vintage: Mid-1960's
- Often built on smaller (50' wide) residential lots

Version 2: "Kranz Company Rambler"

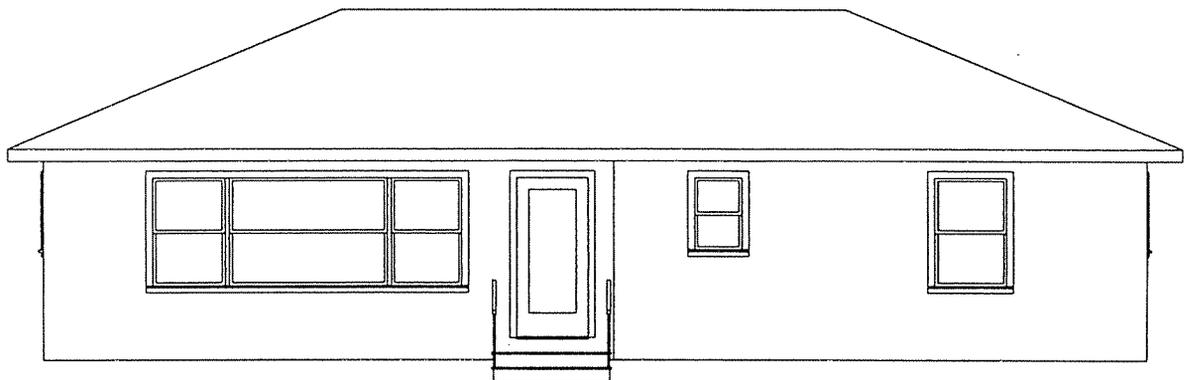


FRONT ELEVATION

Characteristics

- 3 bedrooms
 - Full basement
 - 2 car attached garage
 - 1,030 square feet, main level
 - Vintage: Late 1950's
-

Version 3: "Daily Homes Rambler"

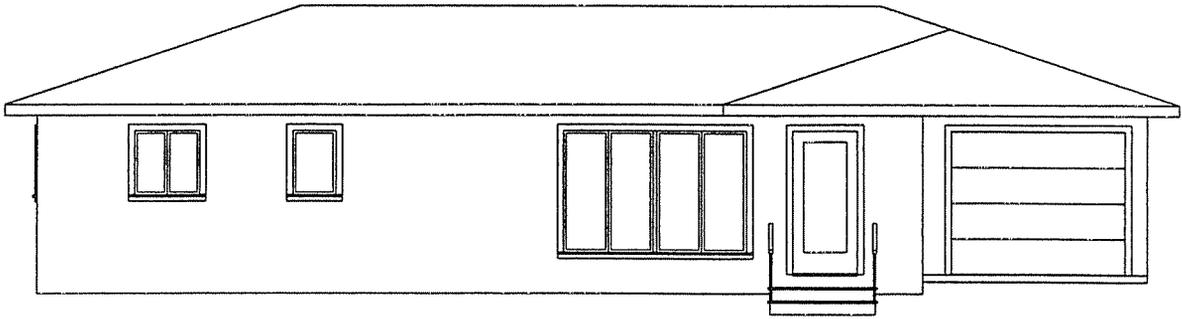


FRONT ELEVATION

Characteristics

- 3 bedrooms
- Full basement
- Detached garage
- 1,041square feet, main level
- Vintage: Mid-1960's

Version 4 *"Peterson Company Rambler"*



FRONT ELEVATION

- 3 bedrooms
- Full basement
- 1 car attached garage
- 1,118 square feet, main level
- Vintage: Mid-1960's

ISSUES TO CONSIDER BEFORE YOU BEGIN REMODELING





Prioritizing Your Home Improvements

Remodeling your home can be fun and rewarding, if you plan your project carefully. Often the best place to start is by looking at your overall needs. You may want to use this checklist as an inspection tool to help prioritize improvements.

IMPROVEMENTS	NEEDED (Y/N)	PRIORITY
Garages		
Attached		
Detached		
Energy Efficiency		
Attic Insulation		
Wall Insulation		
Weather stripping		
Windows and Doors		
Mechanical Systems		
Furnace		
Air Conditioning		
Water Heater / Softener		
Plumbing		
Electrical		
Structural Systems		
Foundation		
Walls		
Floor System		
Stairs		
Health and Safety		
Smoke detectors		
Handrails		
Carbon Monoxide Detector		
Indoor Air Quality		



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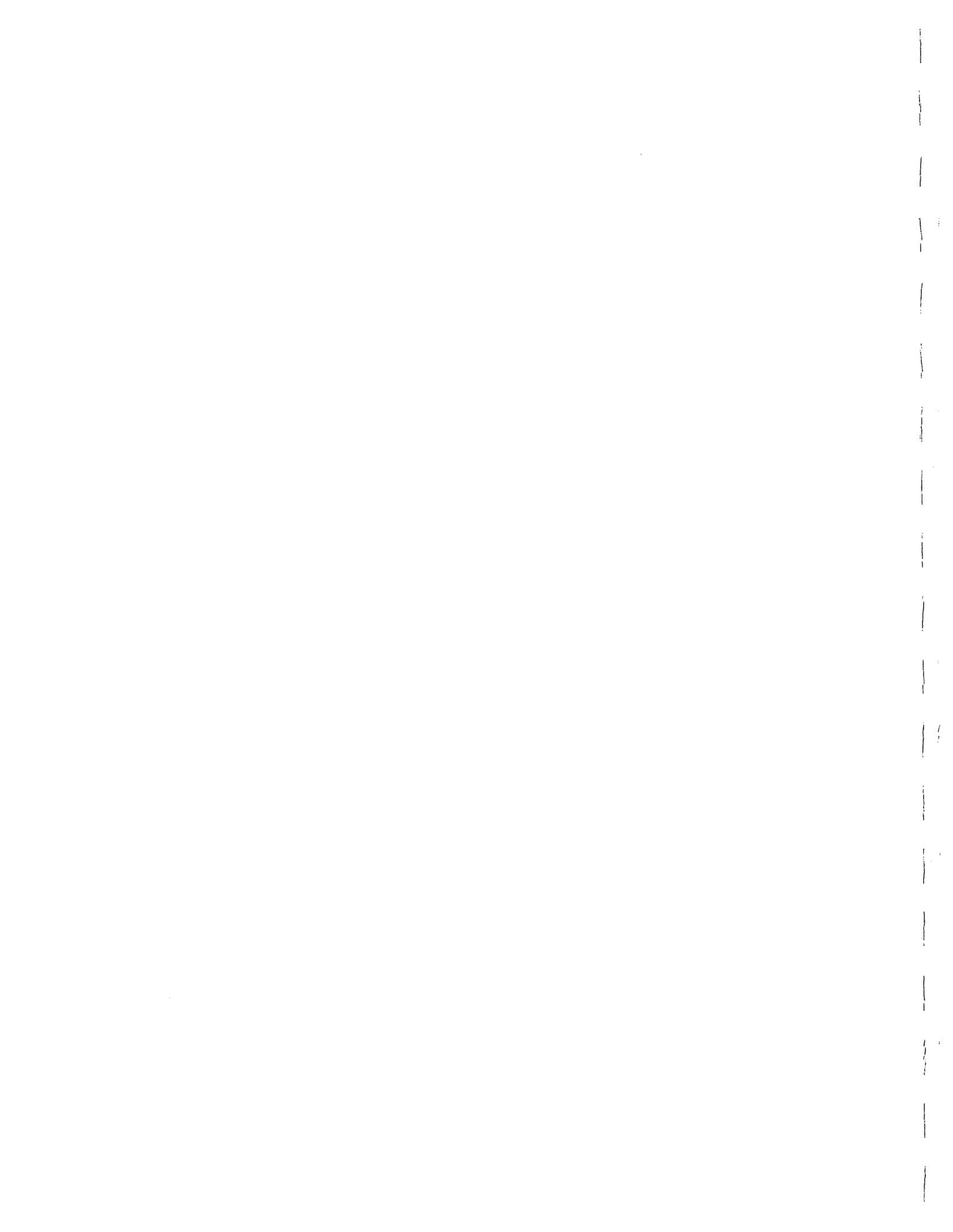
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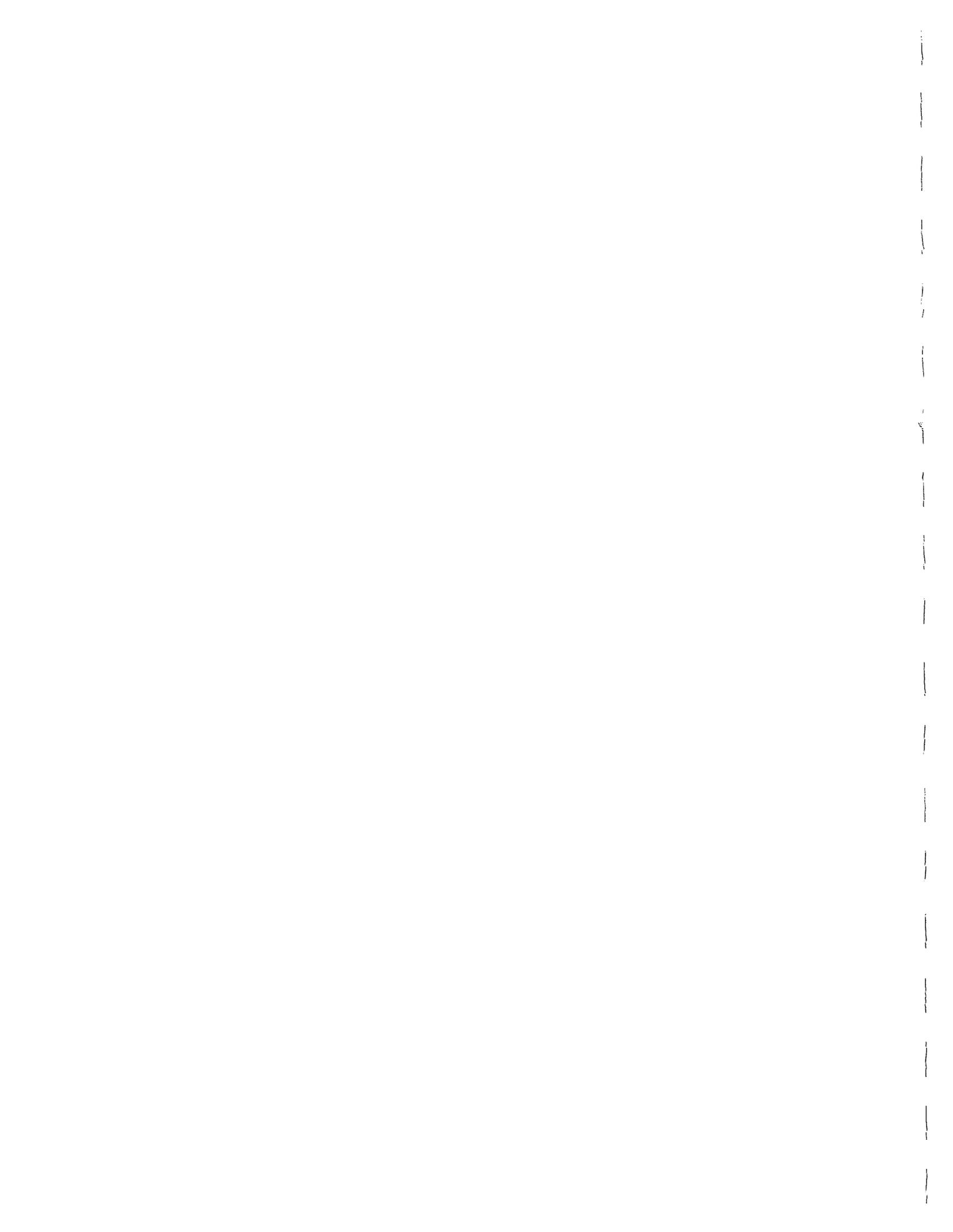
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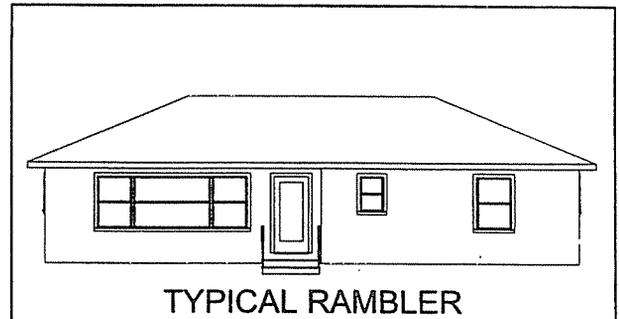
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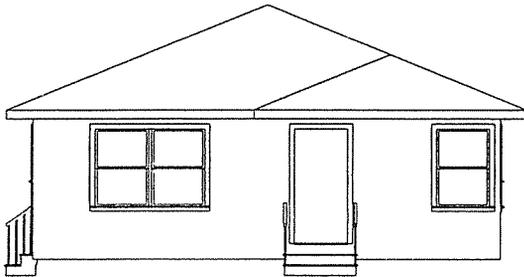
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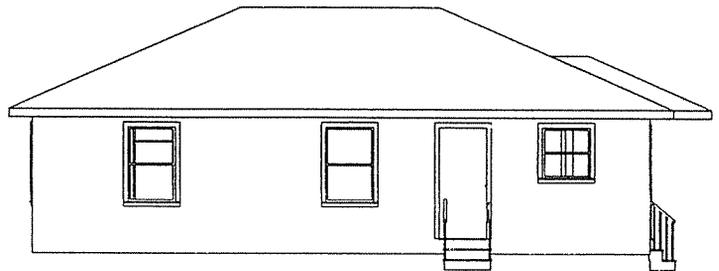


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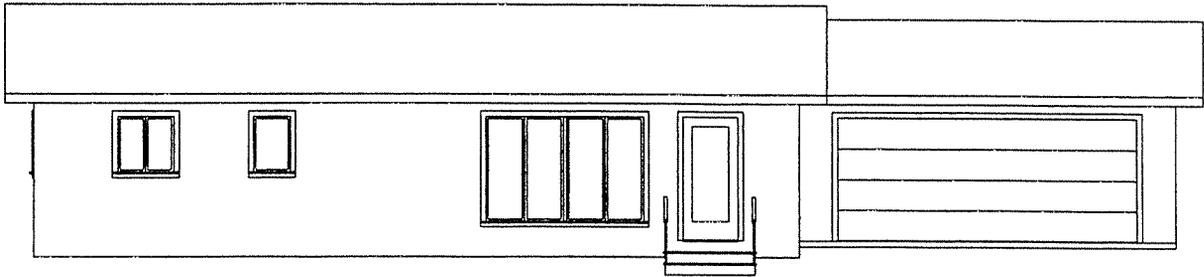


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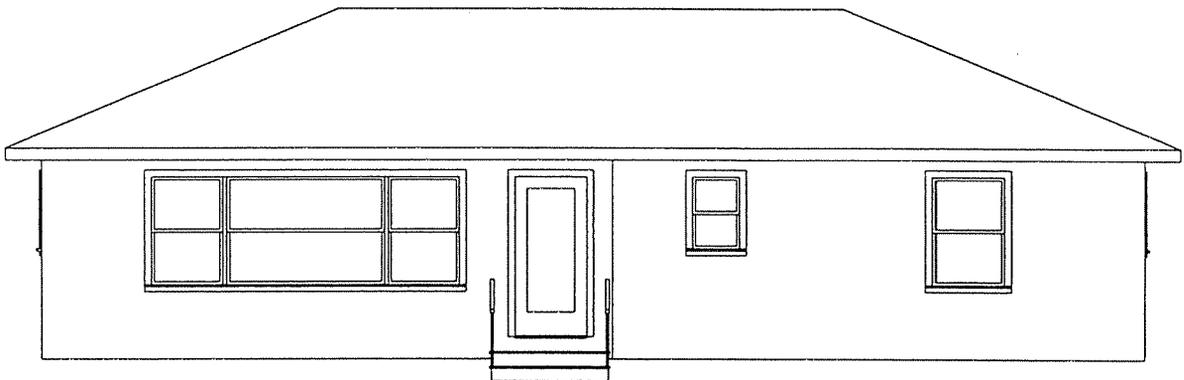


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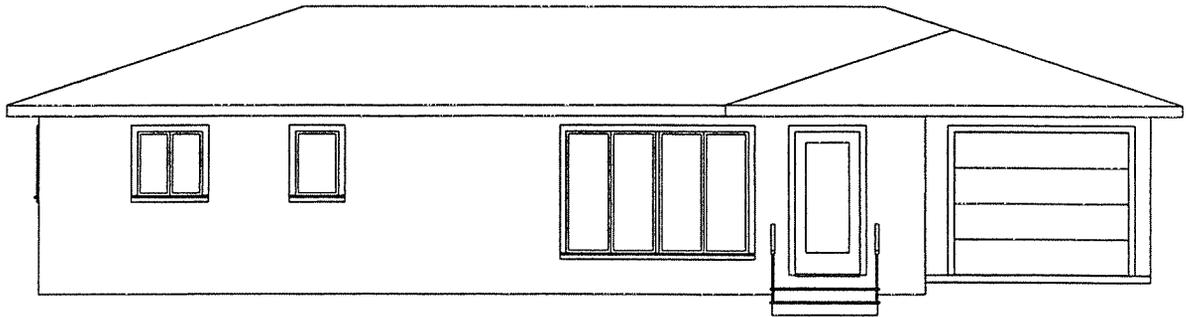


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Weather stripping		
Windows and Doors		
Mechanical Systems		
Furnace		
Air Conditioning		
Water Heater / Softener		
Plumbing		
Electrical		
Structural Systems		
Foundation		
Walls		
Floor System		
Stairs		
Health and Safety		
Smoke detectors		
Handrails		
Carbon Monoxide Detector		
Indoor Air Quality		

Exterior		
Siding		
Roofing		
Soffit and fascia		
Trim		
General Remodeling		
Bathroom Remodel		
Kitchen Remodel		
Dining Room		
Main Floor Laundry		
Office / Den		
Basement Finish		
Room Additions		
Master Bedroom Suite		
Other Bedrooms		
Family room		
Porch (3 or 4 season)		
Front Entry		
Second Story		
Attic Expansion		
Landscaping		
Grading and Drainage		
Deck or Patio		
Trees and Shrubs		
Lawn and Ground Cover		
Lighting		
Retaining Walls / Planter Boxes		

Notes:



Cost vs. Payback

Below is a chart which shows the most common home improvement projects and the typical payback at re-sale. This chart should only be used as a guide, there are many factors which can affect a home's re-sale value.¹

Type of Improvement	Payback at Re-Sale
Minor Kitchen Remodel	89%
Bathroom Addition	72%
Major Kitchen Remodel	70%
Master Bedroom Suite	68%
Second Story Addition	62%
Attic Bedroom	73%
Family Room Addition	71%
Bathroom Remodel	71%
Deck Addition	54%
Siding Replacement	60%
Home Office	50%
Window Replacement	56%

Example: On a \$10,000 deck addition you can generally recover 73% of the cost or \$7,300 at re-sale.

¹ Source: National Association of Home Builders (NAHB).



Building Code and Zoning Issues

During the initial planning stages of your home improvement project, you should check with the City concerning building code and zoning requirements.

Building Code

In general, the building code covers the structural components (i.e.; foundation, walls, roof, windows and doors, etc.) of a remodeling project. In addition to the building code, there are separate codes which cover the electrical, plumbing, and heating systems. All remodeling work must be done in compliance with these codes.

To ensure that the work meets code, you will be required to obtain the appropriate permits. If you hire a contractor, they will be responsible for obtaining the permit. Refer to the list on the next page for a summary of the permits that are typically required. On most remodeling projects, two inspections, a rough-in and final, will be required. A list of construction terms can be found in the Appendix. For more information, contact the Building Inspections Division directly at #572-3604.

Zoning Code

If you are planning a room addition, building a garage, adding a deck or otherwise want to expand your home, you should be aware of applicable zoning regulations.

1. **Setbacks.** The code specifies minimum distances or setbacks for your home, garage and/or outbuilding from property lot lines. These minimum distances vary for the front, side and rear yard areas. The code also prohibits building within easement areas. In some cases the City will grant a variance, or exception, to these requirements.
2. **Lot coverage.** The code also limits the amount of lot area that can be occupied by permanent structures.
3. **Grading and drainage.** Any improvements you make should not adversely impact the storm water drainage patterns of your property.
4. **Variances.** In simple terms, the City can grant a variance from a specific provision of the zoning code, but only when an undue hardship exists.

A list of Zoning Terms can be found in the Appendix. For more information about zoning code requirements, call the Planning Division at 572-3593 or 572-3599.

Building Permit Requirements

TYPE OF WORK	BUILDING PERMIT REQUIRED?
Air Conditioner	Yes
Chimney replacement	Yes
Decks	Yes *
Drains - Floor/Sewer/Yard	Yes
Driveway Aprons	Yes
Driveway Resurfacing	No
Driveway Replacement	No
Door Replacement	Yes
Exterior Electrical Light Outlets	Yes
Fences	No **
Freestanding Masonry Walls	Yes
Garage Doors (Overhead)	No
Garages - New	Yes *
Gutters and Downspouts	No
Landscaping	Inquire @ City Inspections
Siding	Yes
Patios	No (slabs only)
Painting - Exterior	No
Painting - Removal	No
Porch Repairs - Structural	Yes
Porch Replacement	Yes
Private Walkways	Inquire @ City Inspections
Roof - Shingles	Yes
Room Additions	Yes *
Steps - Replacement	Yes
Sidewalks - Public	No
Storm Windows	No
Swimming Pools	Yes
Window Replacement	Yes

Notes: * May also require zoning approval.

** There are limitations on the height of a fence and how far it can extend into a front yard area.



Exterior Design Issues

In exploring various exterior design issues, great care should be taken in evaluating cost, function, and value. Here is a list of some exterior issues to consider.

1. Roofing Materials

There are many roofing materials used in construction today, however, the most common type is either asphalt or fiberglass. These are relatively inexpensive and last between 20 to 30 years. The advantage of this material is the large selection of colors and styles. Recent advancements in asphalt / fiberglass shingles now include a number of different textures that can simulate more expensive materials, such as wood shake or slate. Other roofing materials include cedar shakes which are significantly more expensive, but have a 30 to 40 year life span. This roof type has higher maintenance requirements (e.g. replacing individual wood shakes that crack or split prematurely).

2. Roof Pitch and Design

This refers to the slope and design of the roof. There are two roof types used in rambler construction:

- | | |
|------------|---|
| Gable roof | The roof slopes up from two opposite walls to form a peak, the walls of the other two walls fill in to form what is called a "gable end". |
| Hip roof | The roof slopes up from all four walls, forming ridges from the four corners to the peak. |

There are many combinations and variations of these two basic roof systems, but most of the homes have either one or the other of these two roof styles. Unless a home has severe roof problems, re-building a roof to change the pitch can be very expensive and usually does not provide great deal of payback. There are, however, several design elements that can be used to add character without a great deal of cost.

3. Siding and Trim

There are a number of different siding and trim materials on the market. The trend has been to move in the direction of so-called "maintenance-free" siding, the most common of these are vinyl and aluminum. Here are some options to consider:

Wood: Most wood siding today is manufactured from either pine, cedar, or redwood. Although wood siding is visually appealing, it is fairly expensive and requires a great deal of maintenance.

Hardboard: This product is made of a wood-based product, commonly called Masonic. This material is relatively inexpensive and can be painted. Just like natural wood siding, this product has high maintenance requirements and is susceptible to deterioration.

Vinyl: This is the most common material used in new construction and remodeling. It is slightly more expensive than hardboard siding, but is very easy to maintain. Among the drawbacks: 1) it cannot be painted, and 2) repairs typically involve replacing whole sections that don't always match in color.

Metal: This product, made of either aluminum or steel, has the same low-maintenance characteristics as vinyl, but is more expensive (steel is the most expensive). Metal siding is not as flexible as vinyl and is, therefore, prone to minor denting which can be costly to fix.

4. Decks, Porches and Patios

Decks: Generally constructed of wood, including green or brown treated lumber, cedar, or redwood. These products are chosen for their ability to resist decay due to exposure to water. All of these products will need further treating to prevent discoloration, but can be left alone to weather if the homeowner so desires. A new product that uses recycled plastics in a resin base is proving to be an excellent alternative to wood.

Porches: As discussed in this section, a covered deck. There are other types of porches (screened, 3-season, 4-season) that are discussed more thoroughly in the Remodeling Plan Section. Open air porches are typically constructed of the same materials as decks with the addition of a roof supported by posts.

Note: Decks and porches are attached to the structure, and, therefore, require some type of footing below the frost line. This will require a building permit and inspections of the footings and structure. Plans will be required to apply for the permit.

Patios: Constructed of a wide variety of materials including: poured in place concrete (may be dyed a variety of colors, shaped using molds, and textured in a variety of ways); stone, a wide variety used; wood, similar to decks, but not attached to the home and set at grade level.

5. Landscaping

Landscaping encompasses all other exterior issues outside of the structure. This includes: lawn and gardens, trees and shrubs, retaining walls, planters, stones, rocks, and boulders, wood chips and other mulch. Landscaping with the use of natural materials enhances the appearance of your home and helps beautify any neighborhood. It can hide unsightly areas, provide some privacy, assist in air conditioning, enhance and define such areas as entries and patios, and provide outdoor activity for those who desire it. Landscaping should be thought out as thoroughly as any plans for remodeling the interior or exterior of a home. Thought should be given to how the yard is used and how the landscape plan fits with the look of the home and the neighborhood.

6. Exterior Lighting

Lighting the exterior of your home is an issue that should be considered along with a landscaping plan. You should be aware of those areas that you will want lit for use in the evening and also for security. Lighting a patio area extends the useful hours of that area; lighting front entries provides safety, security, and enhances the aesthetics. Lighting at garages and other accessory buildings provides security and safety. Lighting along sidewalks and paths both beautifies and provides safety in those areas.



Hiring a Contractor vs. Do-it-Yourself

Advantages to Hiring a Contractor

1. Liability. The contractor assumes the liability for the project. Any problems encountered should be the responsibility of the contractor to solve.
2. Expertise. The contractor either has the knowledge and ability to handle the job, or hires a subcontractor who has the necessary abilities. He also understands the building process and can coordinate obtaining the proper permits, hiring qualified subcontractors, and coordinating deliveries to maintain a relatively smooth process.
3. Project coordination. The contractor will coordinate the progress of the project.
4. Time. The contractor should commit to a timely completion of the project.
5. Fixed price. By working off of a firm bid and contract, the cost of the project will be known.
6. Quality. For some, the quality of a contractor would be better than do-it-yourself.

Advantages to Doing-it-Yourself

1. Cost savings. The homeowner can save the cost of general contractor fees by acting as his or her own contractor. Further savings can be realized by performing some or all of the required labor.
2. Project control. The homeowner can maintain control over quality and schedule.
3. Quality and Satisfaction. For some, the quality of do-it-yourself may be superior to a contractor, not to mention the satisfaction of completing a job on your own.

Before making the decision to *do-it-yourself*, make an honest assessment of your ability to complete the project not only correctly, but within a reasonable time. Remember it typically takes twice as long to complete a project on your own than if you hire a contractor.

Tips to Finding a Good Contractor

- Often the best place to start looking is by asking family, friends or neighbors for the names of contractors they've worked with in the past. You will usually get good feedback on their level of satisfaction with the work. Where to find a contractor? You can also inquire at your local lumberyard or building supply center for contractors who routinely do business with the store. Also, the yellow pages have a list of contractors organized by areas of expertise.
- Once you've assembled your list of contractors to call, be wary of contractors who aren't licensed, bonded and insured. Always ask for their state contractor license number; it's usually listed on their letterhead or on the proposal form.
- Always get a written estimate. For large-scale remodeling projects, the contractor should provide a scope of work detailing all of the work to be done, including: materials, labor, permits and any additional costs. Proposals which are vague and unclear, or state that the homeowner is to apply for permits are telltale signs of trouble.
- Good contractors usually supply customer references when asked. The references should include the customer's name and telephone number. Don't be shy about calling their references, especially if you're serious about hiring the contractor.
- Don't sign anything. If a contractor requires you to sign the proposal, you could be entering into a legal agreement with the contractor.
- For more information on selecting a contractor, call the State of Minnesota Attorney General's office (see Appendix) for a free copy of the guide "Hassle Free Home Building and Remodeling".



Financing

Financing your home improvement project can often be as complicated as the project itself. Here are some issues to think about.

1. *How much can you afford?*

Whether you pay cash or obtain a loan, you should identify up front how much you can afford. Remember that interest rates, particularly on credit cards, can double or even triple the cost of your project.

2. *Are you aware of all of the costs?*

Have you thought about contingencies or cost overruns. In the construction industry, it is standard practice to factor in a 10% contingency for unexpected costs.

3. *Have you obtained several quotes from contractors to get the best possible price?*

It is a good idea to get at least three written quotes for a remodeling project. There can be a wide variation in price. Make sure to read the quotes carefully to verify that they are comparable and include the same scope of work.

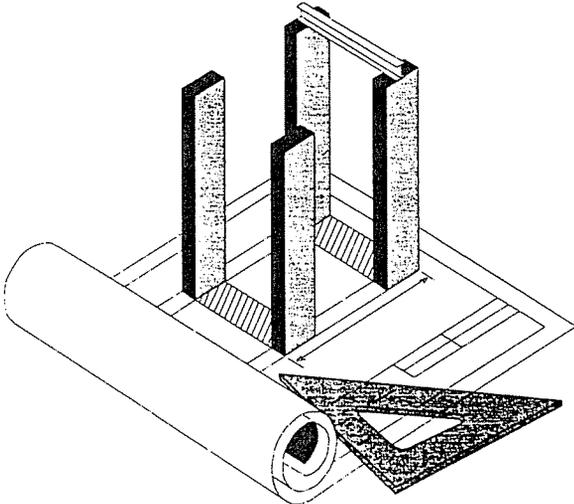
4. *If you are going to obtain a loan to pay for your project, have you explored all of your financing options?*

Banks, credit unions and other financial institutions have a variety of financing packages available, including home equity loans and lines of credit. Depending on your current home mortgage interest rate, it may be worthwhile refinancing to pay for your project.

5. *Have you checked into special programs through the City of Fridley?*

The City has a number of loan and grant programs available to help you. For more information, call the Fridley Home Improvement Hotline at #335-2651.

SAMPLE REMODELING PLANS



Tred Company Rambler

Existing House Plan

House Facts

- Year Built : 1965
- Number of stories: One
- Main Floor Area: 1030 Sq. Ft.
- Basement: Full
- Bedrooms: Three
- Bathrooms: One
- Garage: Yes; Detached

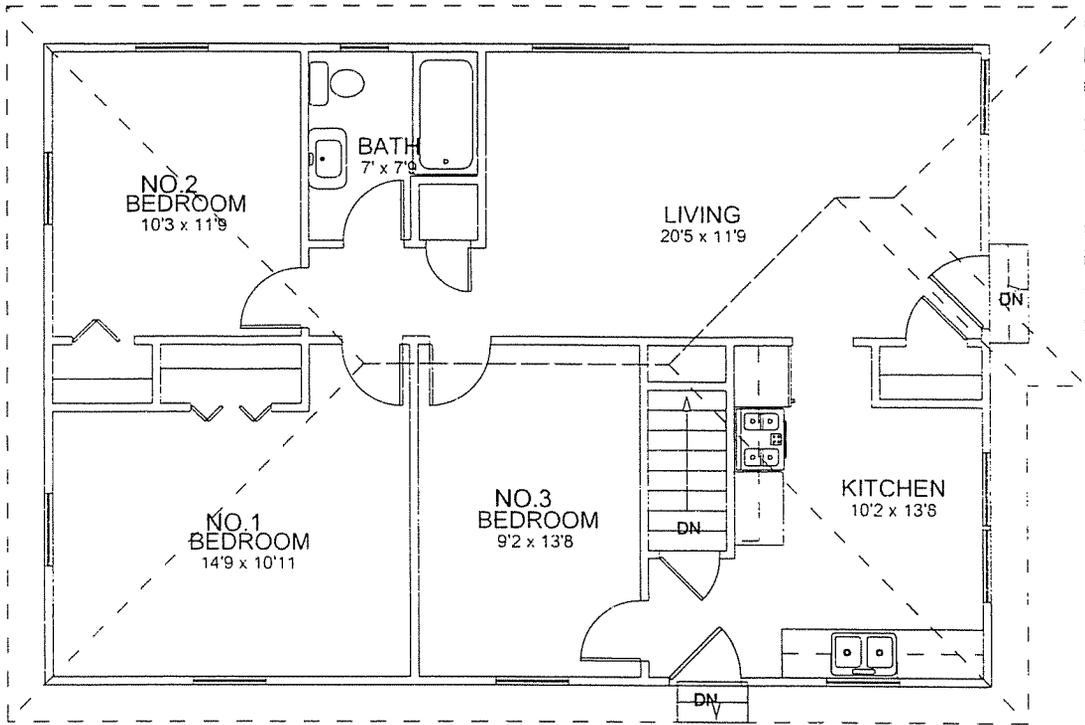
Remodeling Plans

Plan 1. Add a front porch.

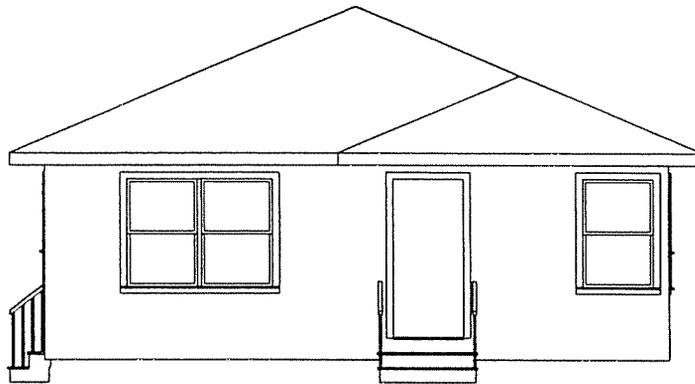
Plan 2. Remodel kitchen and remodel 3rd bedroom into a dining room.

Plan 3. Remodel kitchen and remodel 3rd bedroom into a master bath and walk-in closet.

Plan 4. Build front addition to create a dining room and covered entry. Also remodel the kitchen, and remodel the 3rd bedroom into a laundry and master bath with expanded closet space.



PLAN VIEW



ELEVATION

Tred Company Rambler

Remodeling Plan # 1

Project Description

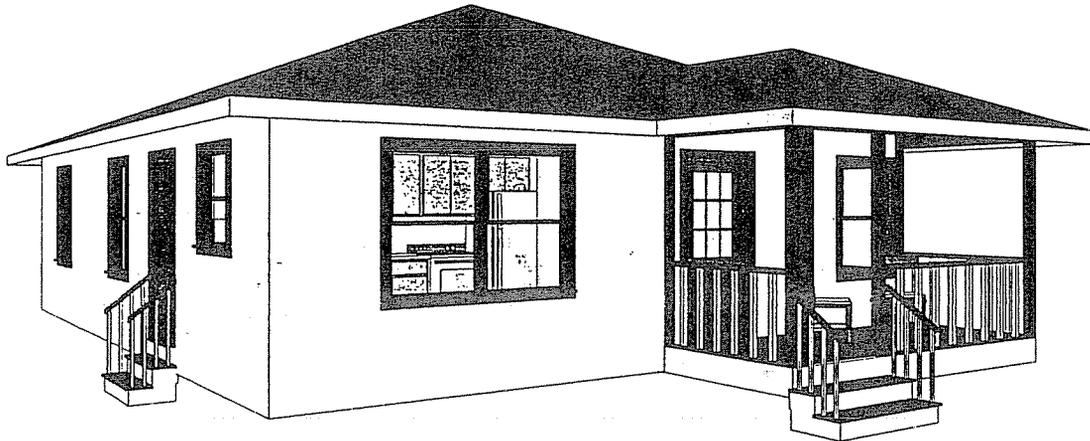
- To enhance the front view of the home, a front porch was added. This not only creates a covered front entry, but also provides a sitting area in the warmer months.

Project Cost Range

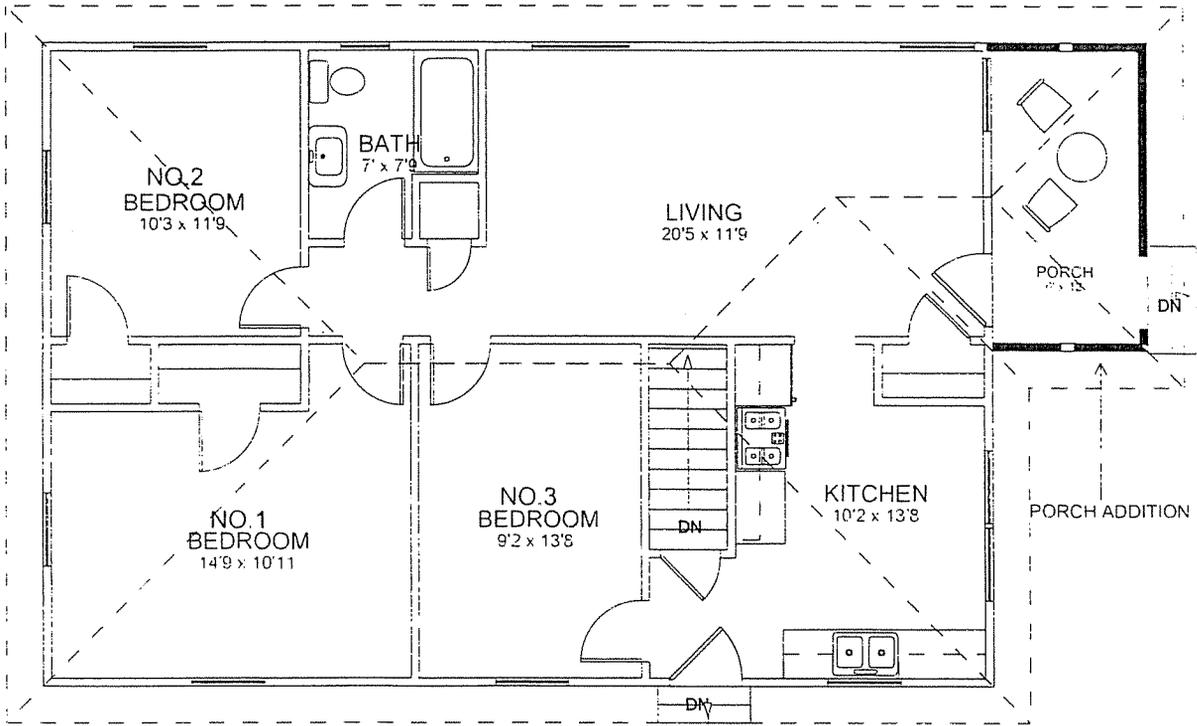
\$4,000 to \$6,000

Code Issues

- Building Permit
- Front setback variance



PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Tred Company Rambler

Remodeling Plan #2

Project Description

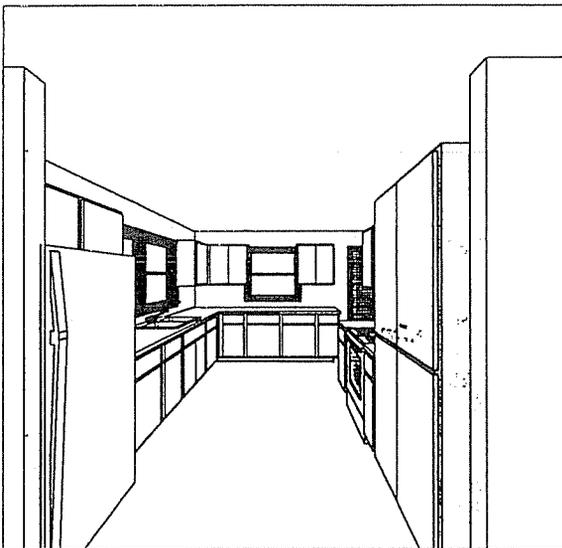
- Extensive remodeling of the kitchen. The kitchen has much more storage space while maintaining an efficient work area. The entire front wall of the kitchen was filled with cabinets, with the entry closet being moved to an area over the stairs.
- By remodeling the kitchen, a dining area is now needed. A dining room is created by removing the bedroom wall and door at the kitchen, and the wall between the bedroom and the living room. This wall is a load bearing wall, so it will require a beam to carry the ceiling joists.

Project Cost Range

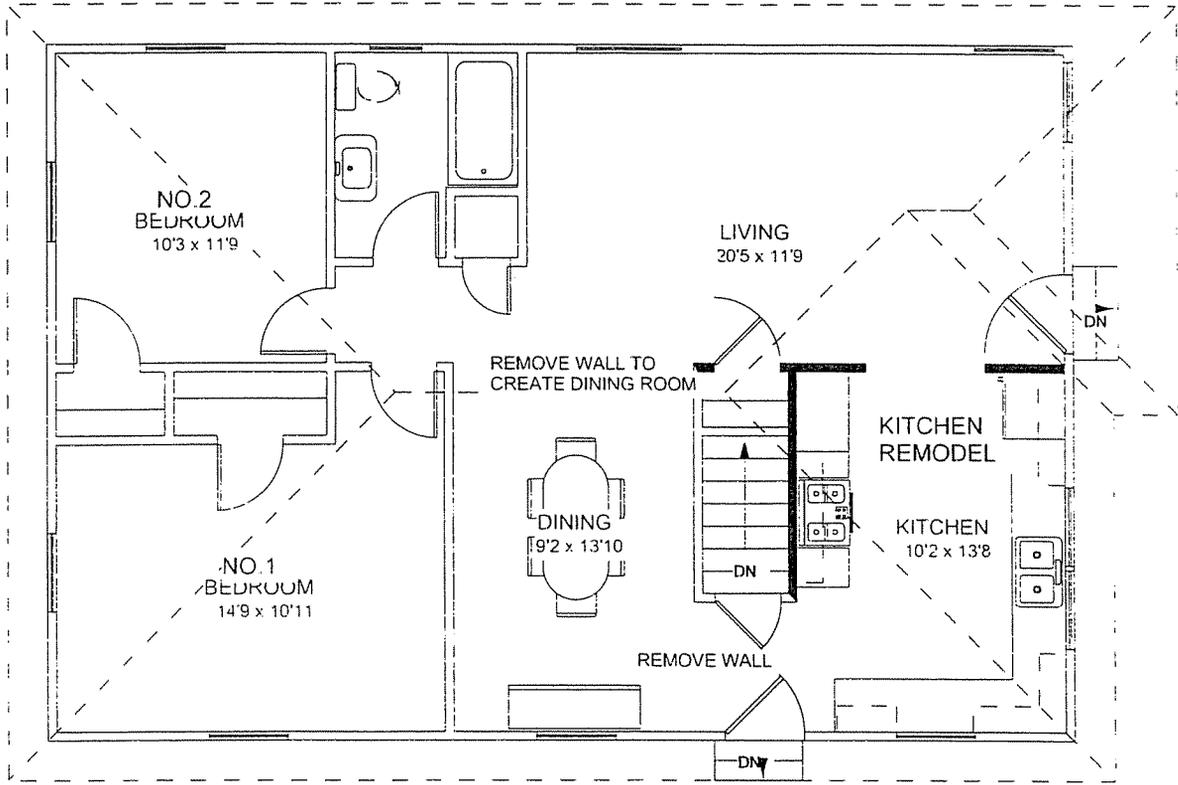
\$8,000 to \$12,000

Code Issues

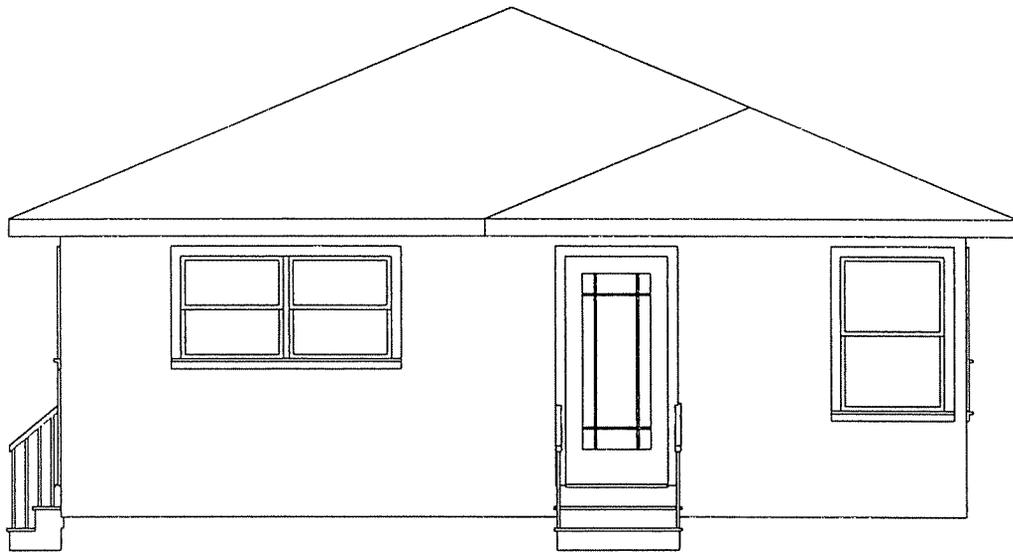
- Building Permit
- Possible plumbing and electrical upgrades - by expanding the kitchen and moving the sink, an examination of the current electrical and plumbing may be wise
- Structural issues - the removal of the wall at the bed room requires a beam to carry the ceiling joists. This will require some simple engineering for design and installation



PERSPETCTIVE VIEW OF
KICHEN REMODEL



PLAN VIEW



FRONT ELEVATION

Tred Company Rambler

Remodeling Plan #3

Project Description

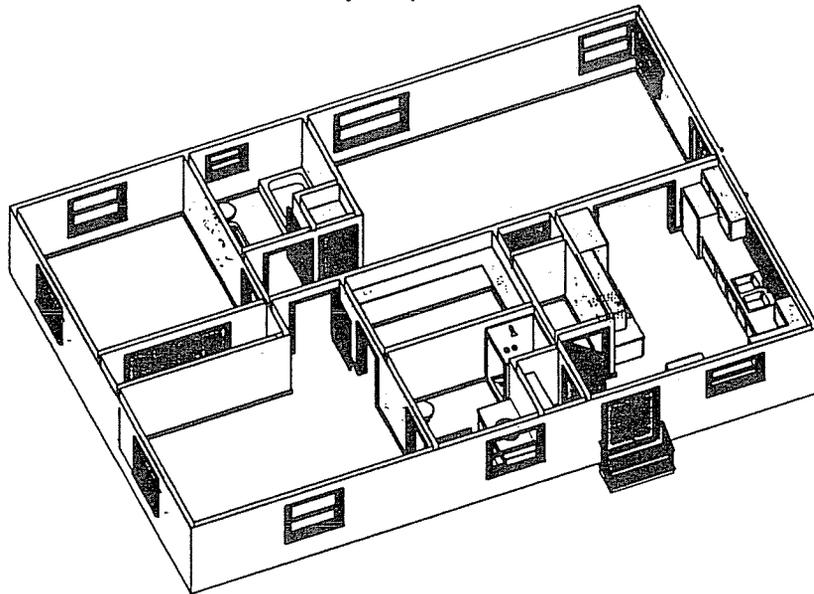
- Extensive kitchen remodel. (See Plan #2)
- Created a master bedroom suite by using the space of the bedroom for a master bath and a large walk-in closet. Also had room for a coat closet for the rear entry.
- By adding the walk-in closet to the master bedroom, the closet for the second bedroom can be expanded

Project Cost Range

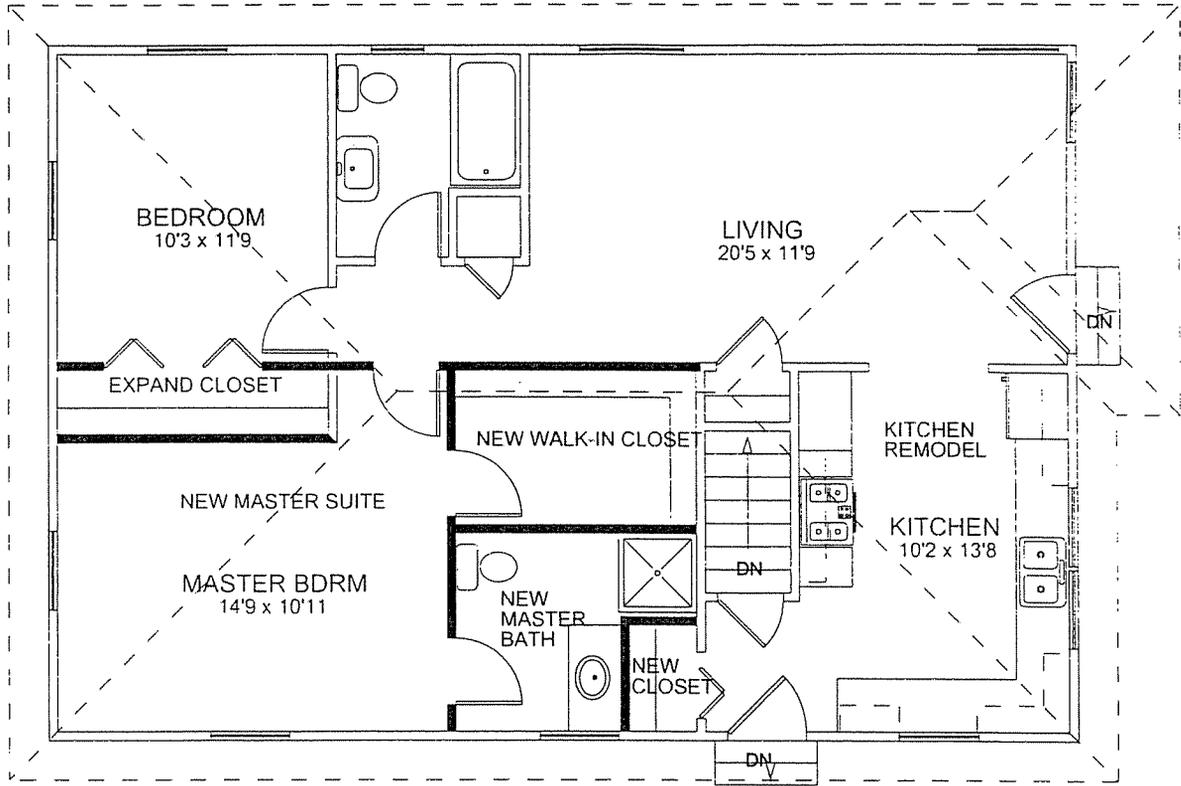
\$10,000 to \$15,000

Code Issues

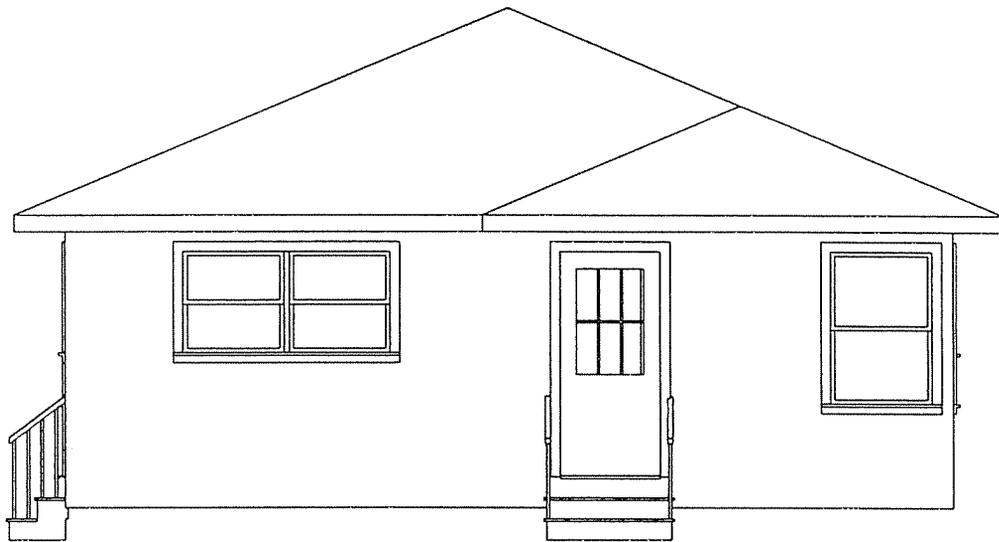
- Building Permit
- Plumbing upgrades - by adding the master bath, the plumbing system of the home will need to be upgraded.
- Possible electrical upgrades - the additional electrical requirements of the remodeled kitchen may require an additional circuit.



PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Tred Company Rambler

Remodeling Plan #4

Project Description

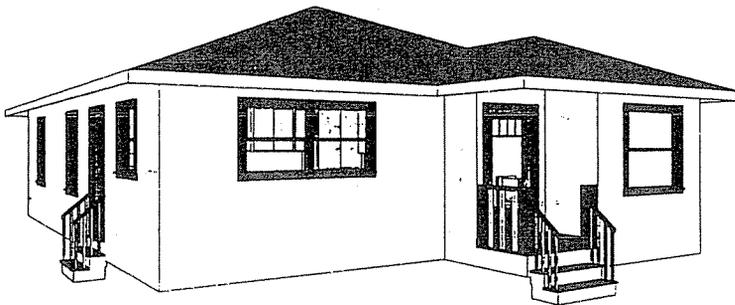
- Extensive kitchen remodel. (See Plan #2)
- To create a dining room, the front of the house was extended. Also integrated into this expansion is a front porch to provide cover at the entry.
- The bedroom became a master bath, a large closet (this allows the second bedroom a larger closet), and a main floor laundry off of the kitchen.

Project Cost Range

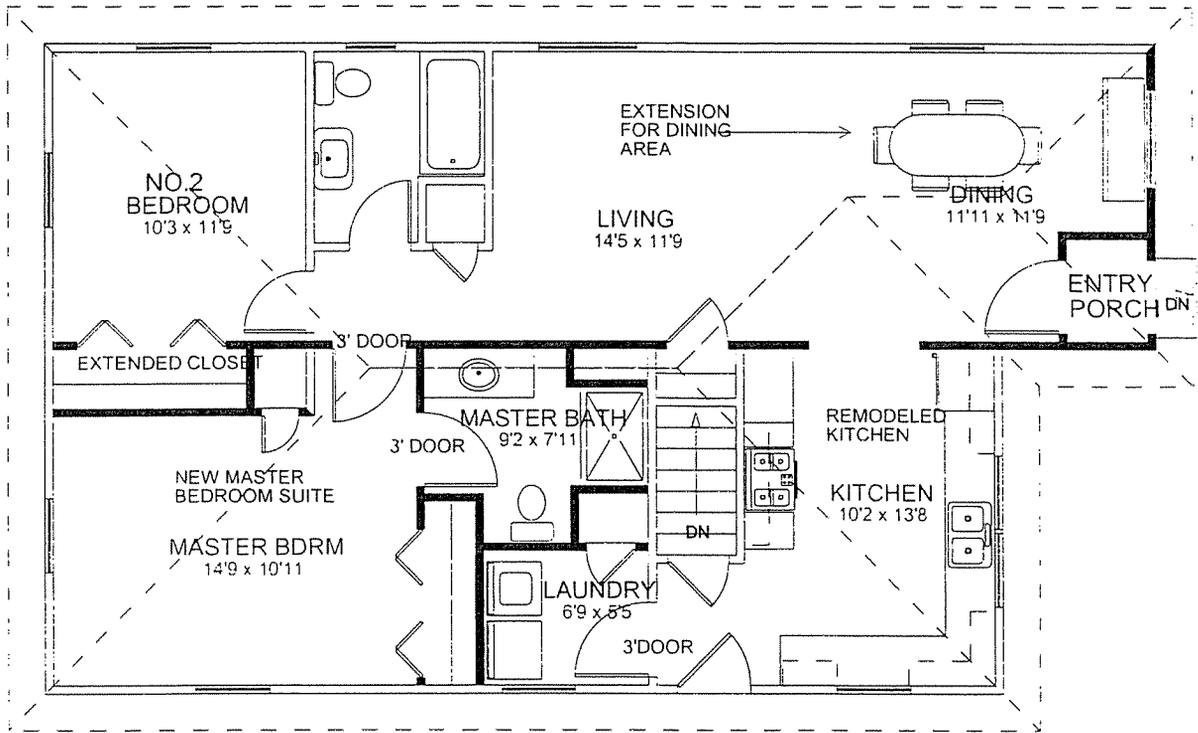
\$15,000 to \$20,000

Code Issues

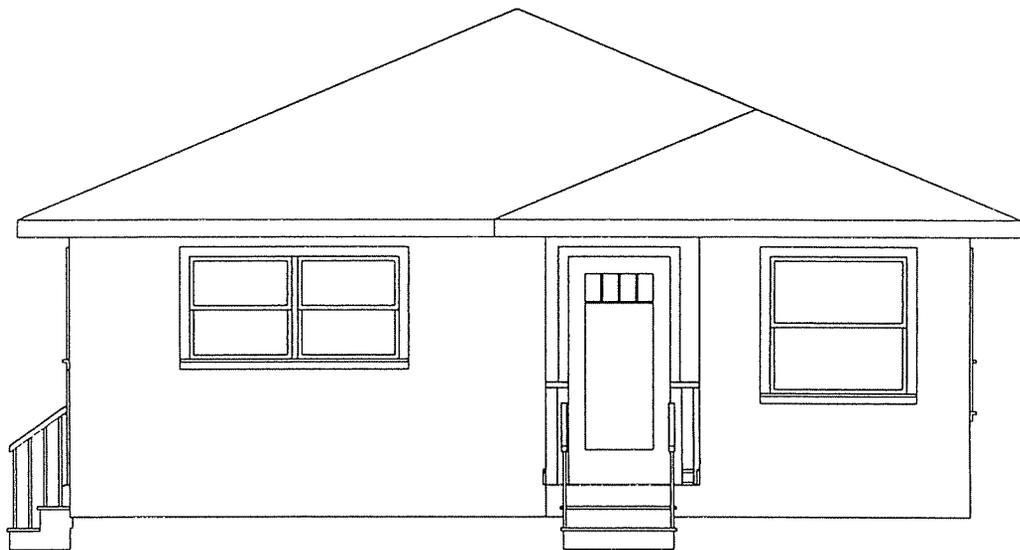
- Building Permit
- Plumbing upgrades - the addition of the master bath will require plumbing upgrades.
- Possible electrical upgrades - the kitchen remodel may require electrical upgrades
- Structural concerns - by removing the front wall to extend the dining area, a beam will be required to carry the roof and ceiling of the existing structure.
- Front Lot setback variance - By extending the front of the building towards the street, a variance may be required if the structure extends into the front setback.



PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Kranz Company Rambler

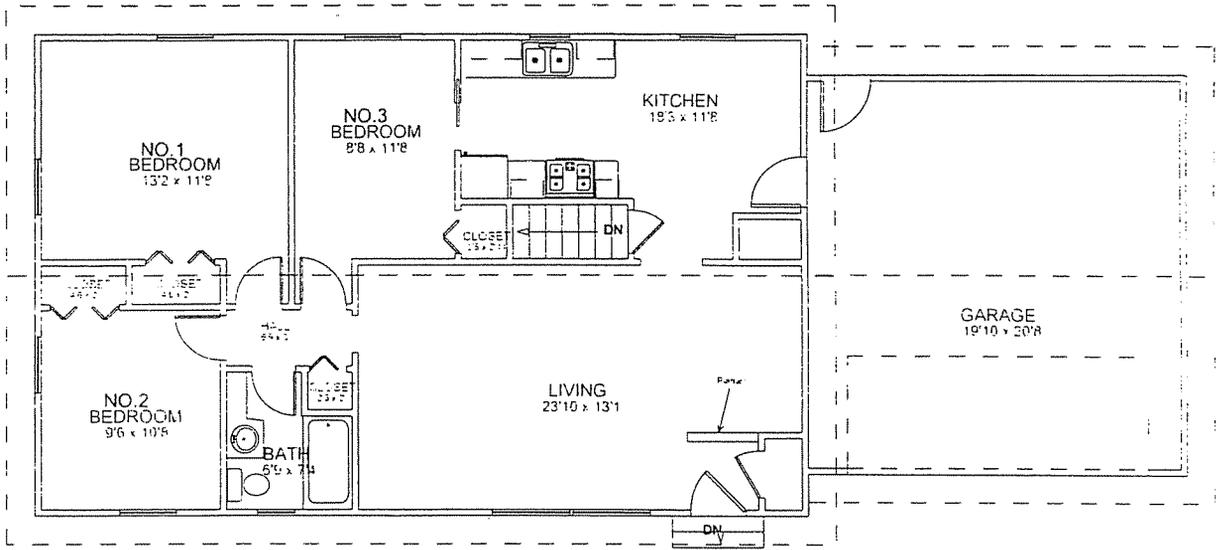
Existing House Plan

House Facts

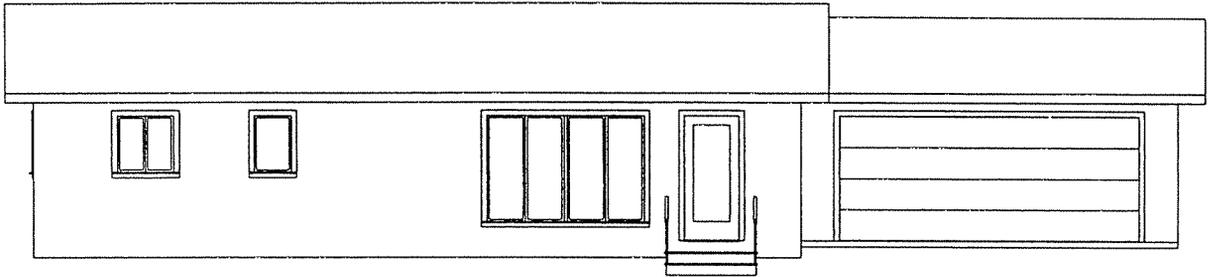
- Year Built: 1958
- Number of Stories: One
- Main Floor Area: 1041 Sq. Ft.
- Basement: Full
- Bedrooms: Three
- Bathrooms: One
- Garage: Yes; Attached

Remodeling Plans

- Plan 1. Remodel existing 3rd bedroom into a dining room, add a deck outside the new dining room, and remodel the kitchen.
- Plan 2. Build front addition to expand the living room, create a dining room, include a new entry, and add a front porch.
- Plan 3. Build an addition to the rear at the kitchen and bedroom area to create a new master bedroom, a new bath, and a new family room. Also remodel the kitchen and add a deck.
- Plan 4. Remodel kitchen and convert 3rd bedroom into a dining room. Add a 3-season porch at the new dining room.



PLAN VIEW



ELEVATION

Kranz Company Rambler

Remodeling plan #1

Project Description

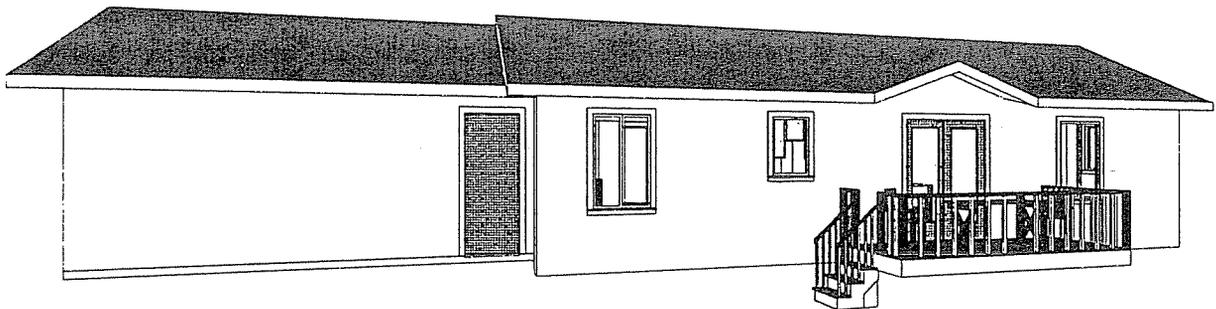
- Removed the wall between the kitchen and bedroom to create a dining area.
- In the dining room a patio door is installed to allow access to the new deck, which functions as a transition to the back yard.
- The kitchen can be remodeled , or just added to by adding the desk and broom closet for a better use of space.

Project Cost Range

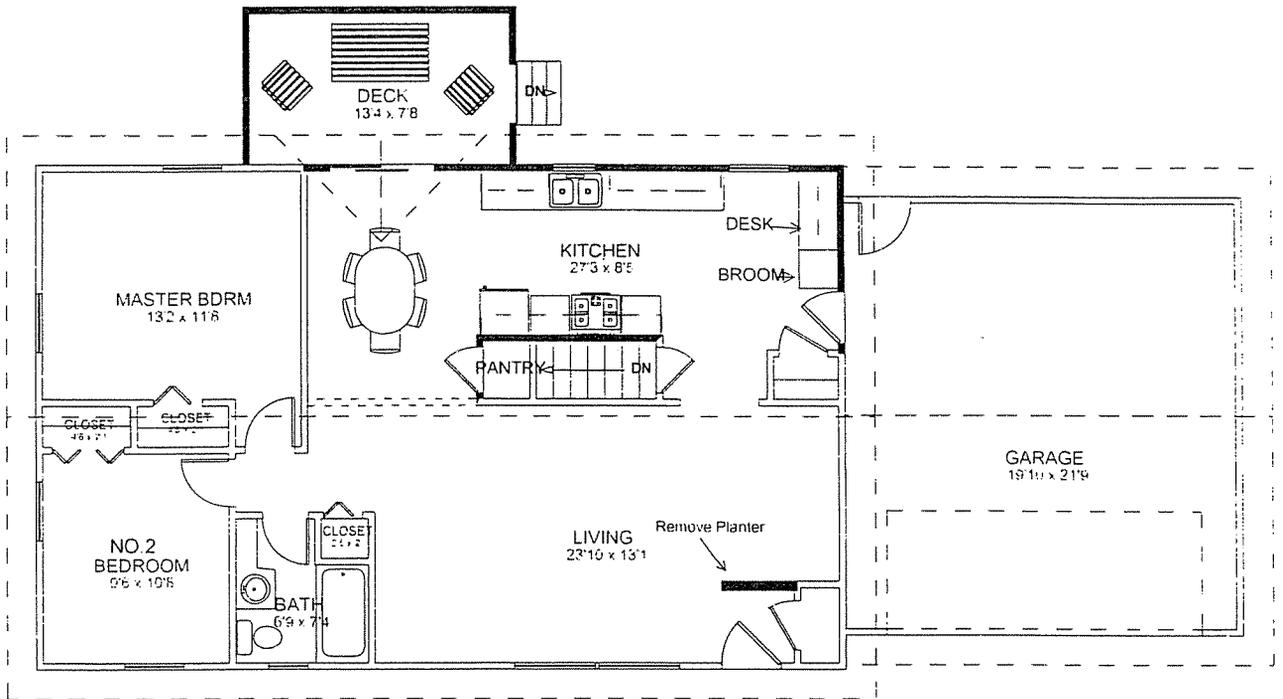
\$8,000 to \$15,000

Code Issues

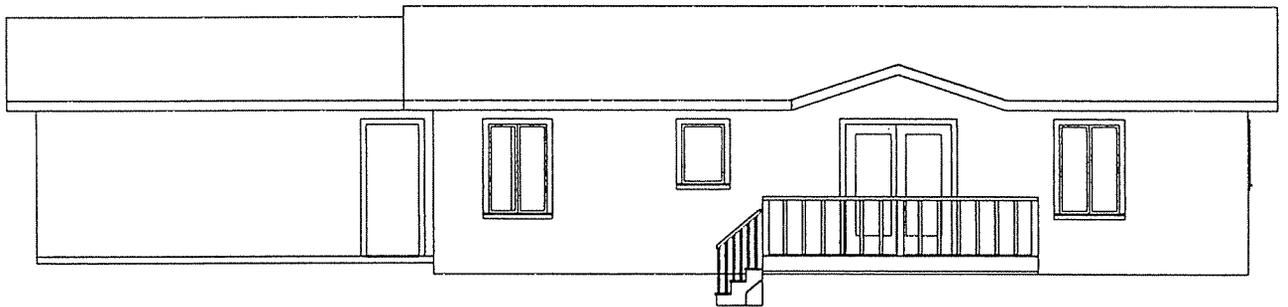
- Building permit



REAR PERSPECTIVE



PLAN VIEW



REAR ELEVATION

Kranz Company Rambler

Remodeling Plan #2

Project Description

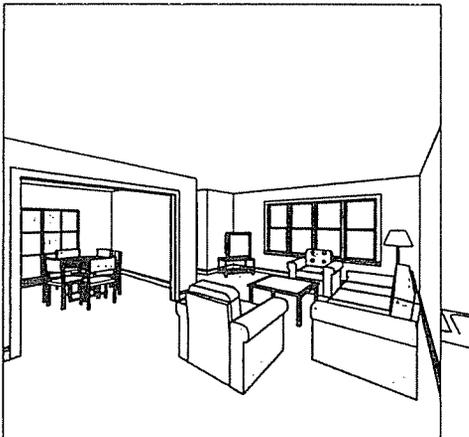
- Added a 24' x 6' addition to the front of the home, which includes a covered front porch at the front entry.
- By adding to the front of the home and removing the old front wall at the living room, a large expansion area is created.
- This expansion is used to provide a separate entry and a formal dining room, after rearranging the position of the living room.

Project Cost Range

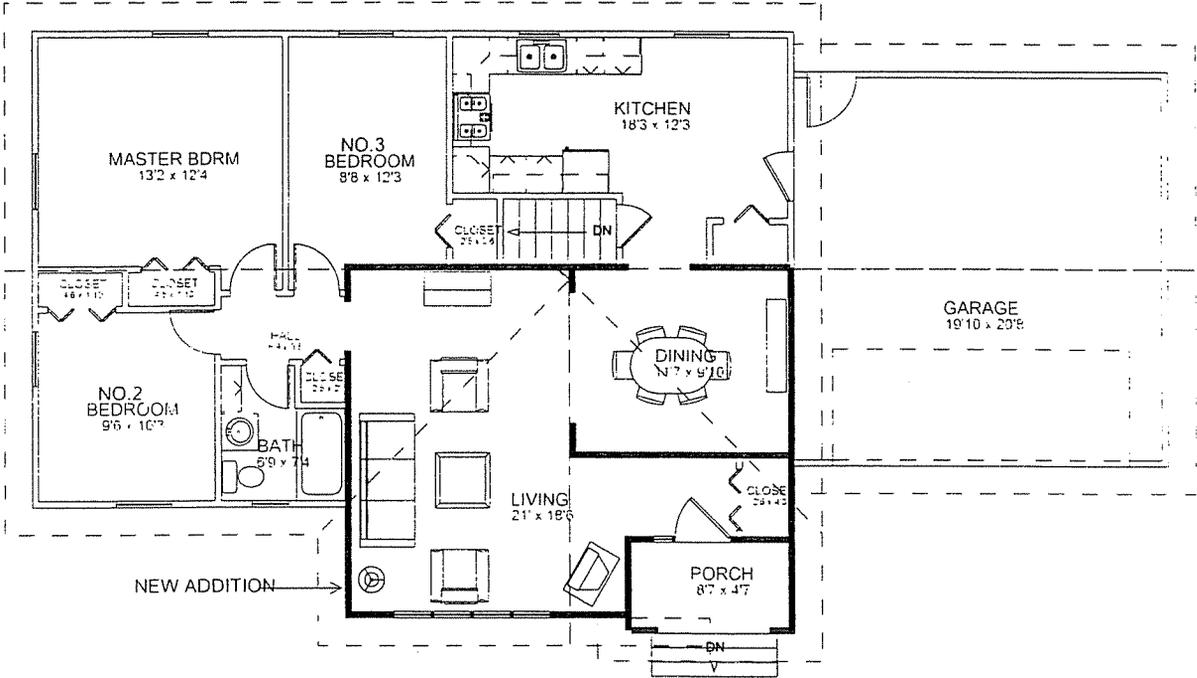
\$10,000 to \$18,000

Code Issues

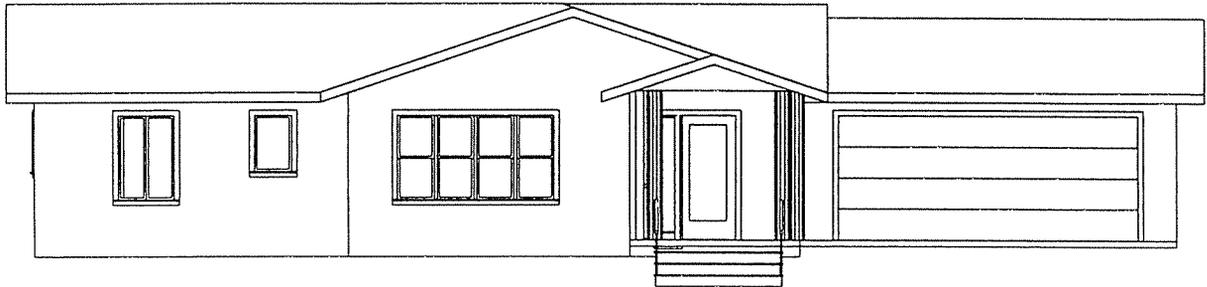
- Building Permit
- Possible heating upgrade - due to expansion of home
- Possible electrical upgrade - again due to expansion
- Variance for front yard setback - By expanding towards the street the home may now encroach into the front setback from the street and may require a variance before moving ahead



LIVING ROOM PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Kranz Company Rambler

Remodeling Plan #3

Project Description

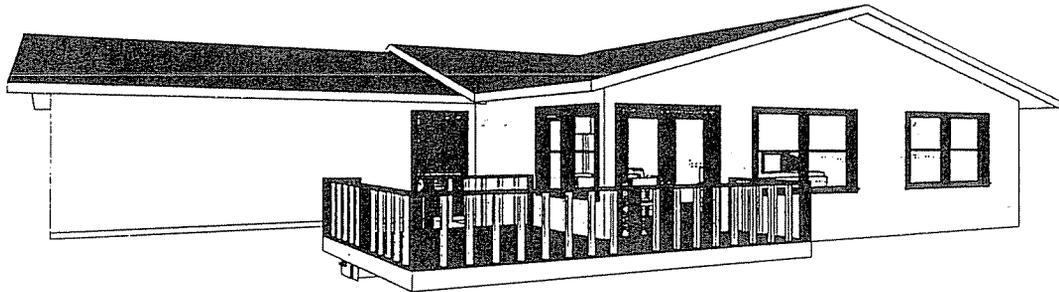
- Added a 26' x 12' addition to the rear of the home. This space is used for a master bedroom and family/ dining room.
- The dining room has a patio door to access the new deck, which gives a nice transition into the back yard.
- The former bedroom space is used for the addition of a master bath and closet space.
- The galley style kitchen is remodeled into a "U" shaped kitchen, which adds storage space. We also included a desk and broom closet by the garage entry door to the kitchen.

Project Cost Range

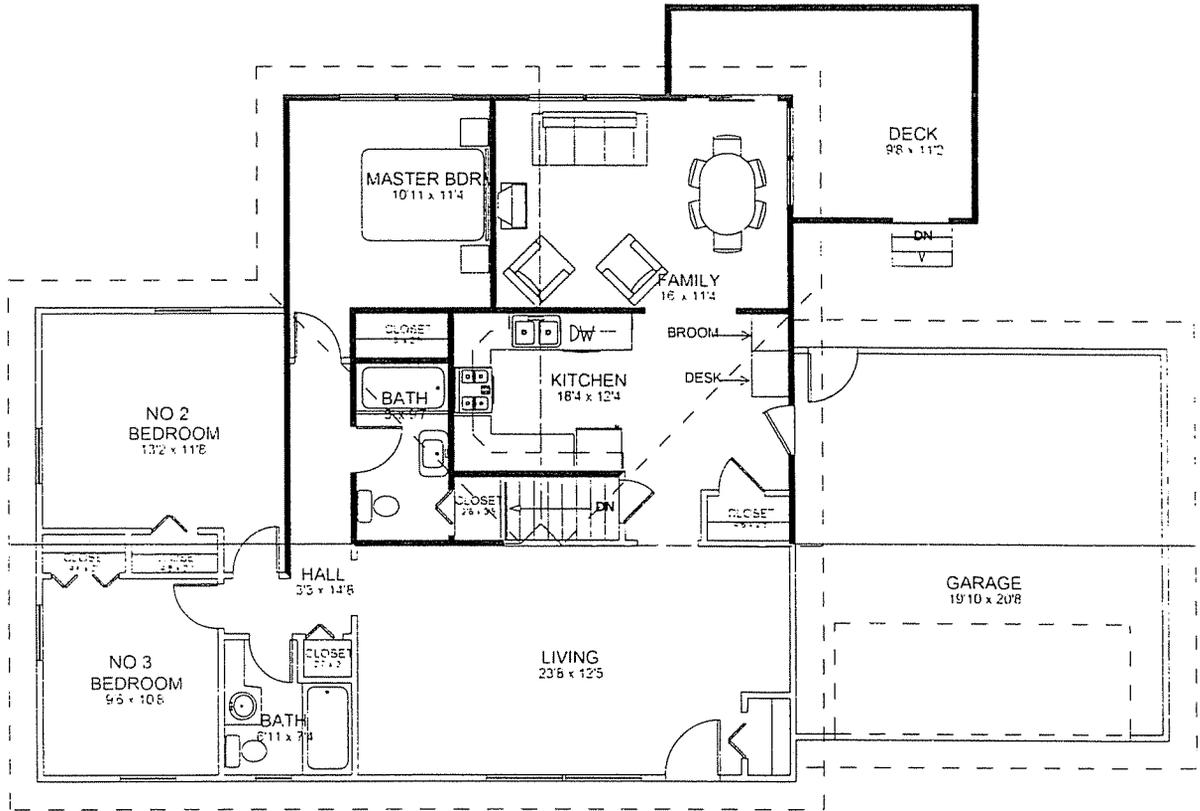
\$30,000 to \$50,000

Code Issues

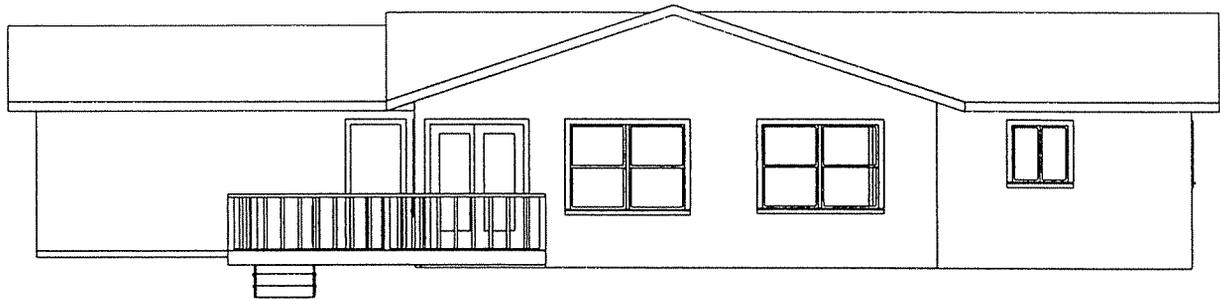
- Building permit
- Rear lot setbacks
- Plumbing upgrades - required for the additional bath.
- Electrical upgrades - required for the kitchen remodel and the additional lighting and outlets in the addition.
- Heating upgrades - required for the addition.



REAR PERSPECTIVE



PLAN VIEW



REAR ELEVATION

Kranz Company Rambler

Remodeling Plan #4

Project Description

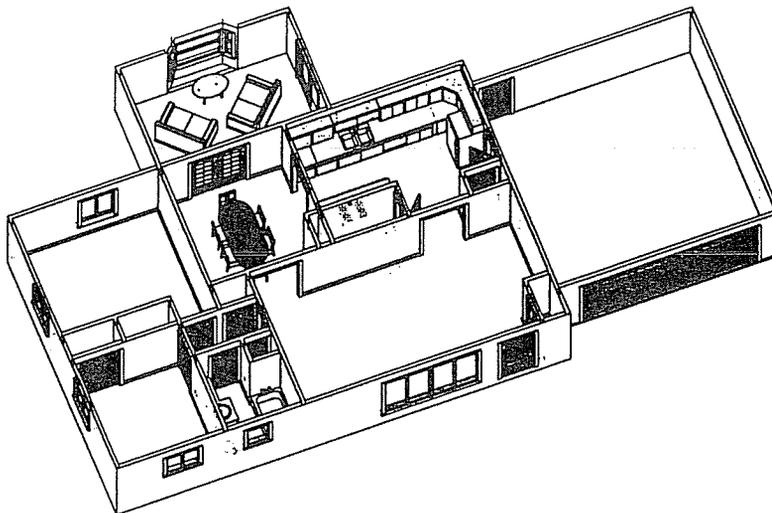
- Added a 10' x 16' addition to the rear of the home. There are two possible options in the construction of this addition : 1) Walls and ceilings insulated to code and heat and electrical added to create a 4-season porch. 2) Walls and ceilings may be insulated and minimal electrical added for a 3-season porch
- Reworked old bedroom into a dining room; this includes a patio door to the porch addition.
- Added cabinetry (or complete new cabinets) to the kitchen to greatly increase the storage capacity

Project Cost Range

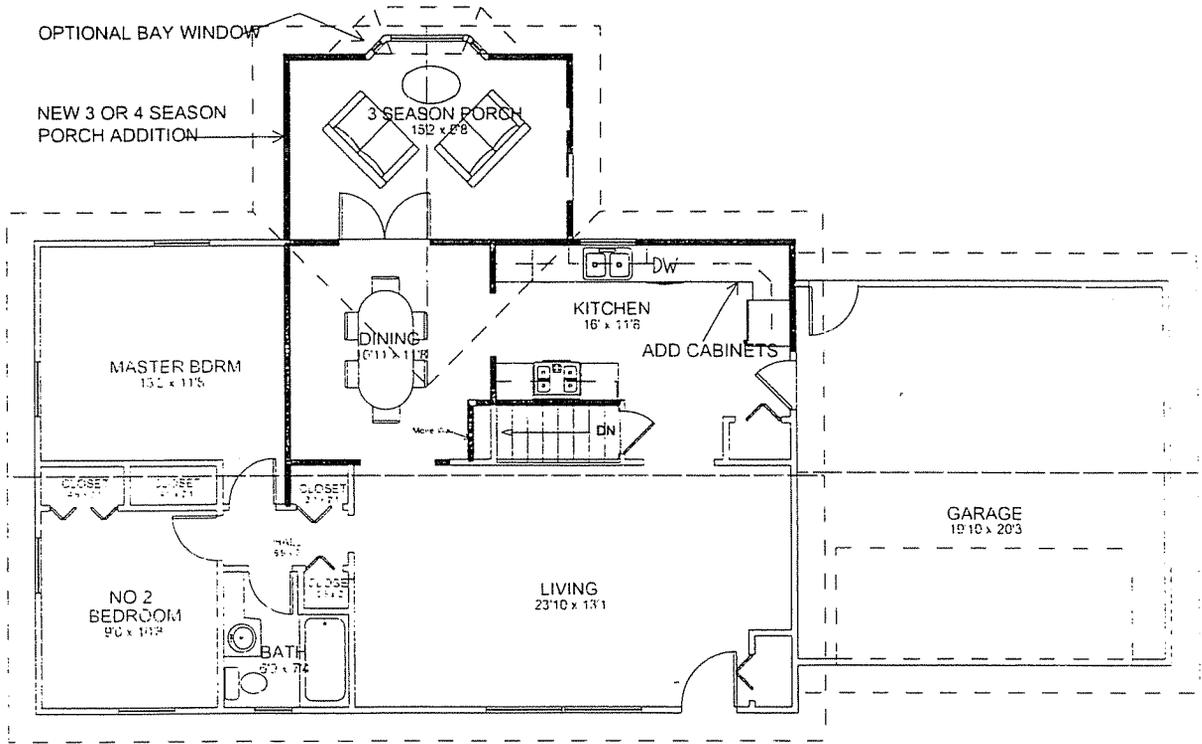
\$18,000 to \$25,000

Code Issues

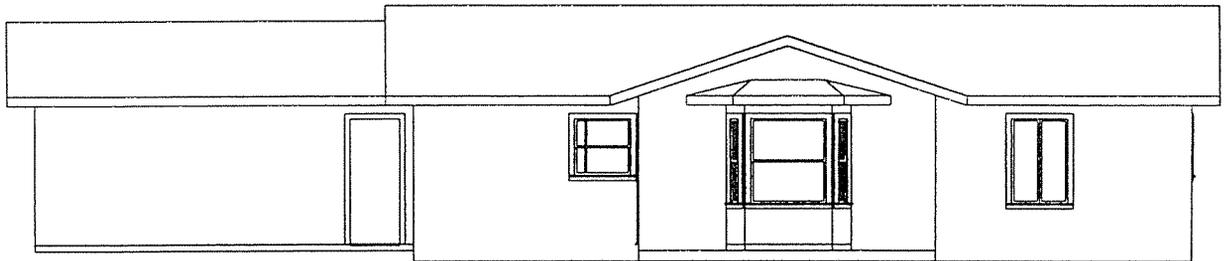
- Building permit
- Possible heating upgrades - may be required if new porch is 4-season
- Possible electrical upgrades - may be required for expansion and kitchen remodel



PERSPECTIVE



PLAN VIEW



REAR ELEVATION

Daily Homes Rambler

Existing House Plan

House Facts

- Year Built: 1966
- Number of Stories: One
- Main Floor Area: 1118 Sq. Ft.
- Basement: Full
- Bedrooms: Three
- Bathrooms: One
- Garage: Yes; Detached

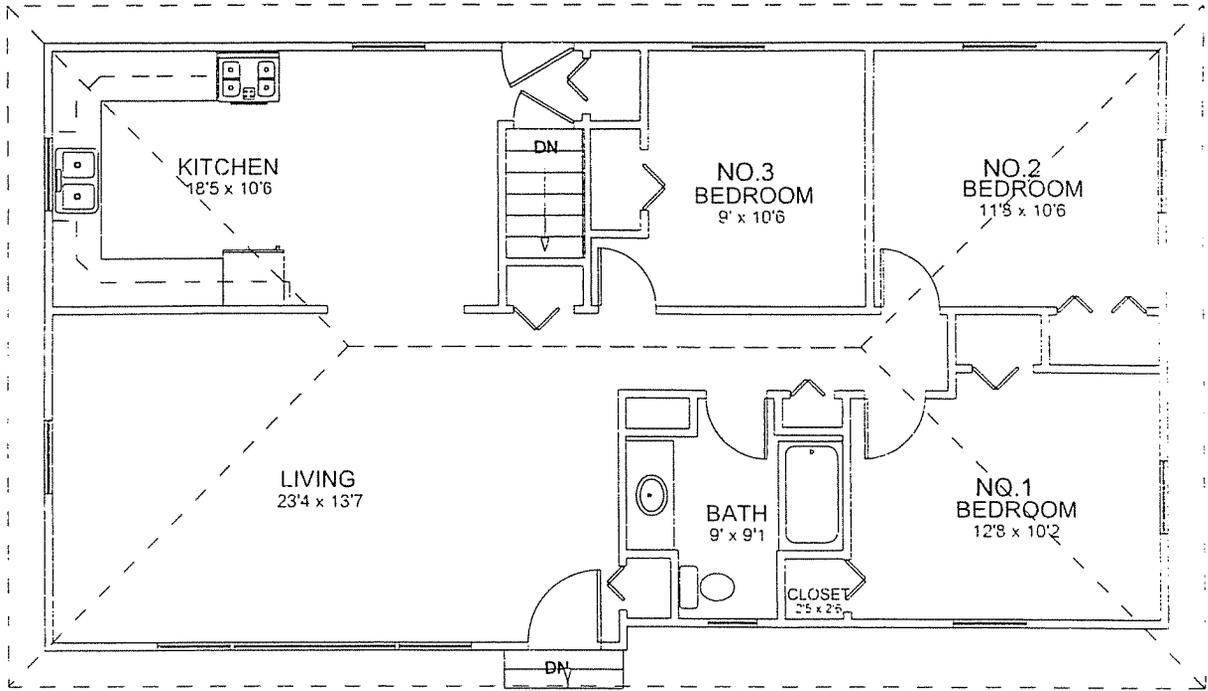
Remodeling Plans

Plan 1. Build a family room addition to rear of the home at the kitchen, including a covered porch.

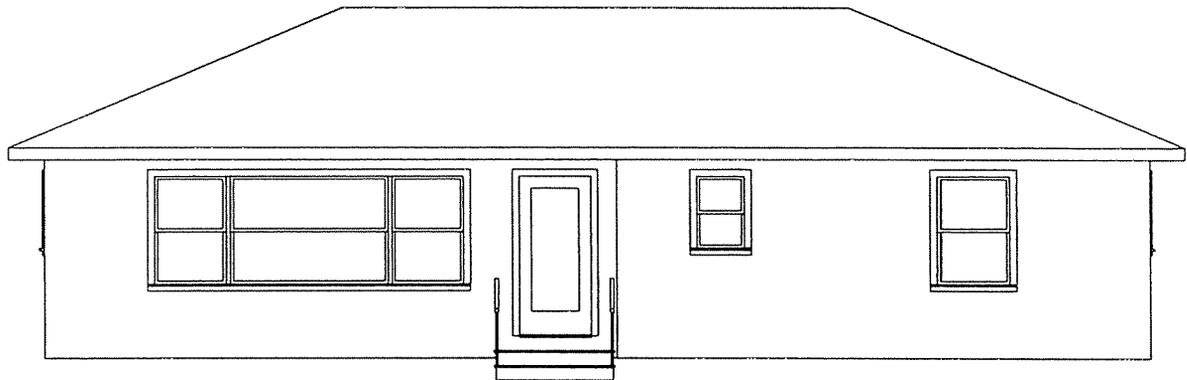
Plan 2. Add a front porch.

Plan 3. Add a two-car garage to side of home with entrance at the kitchen.

Plan 4. Add to the home at the rear at the kitchen to create a larger country kitchen, including a new deck.



PLAN VIEW



ELEVATION

Daily Homes Rambler

Remodeling Plan 1

Project Description

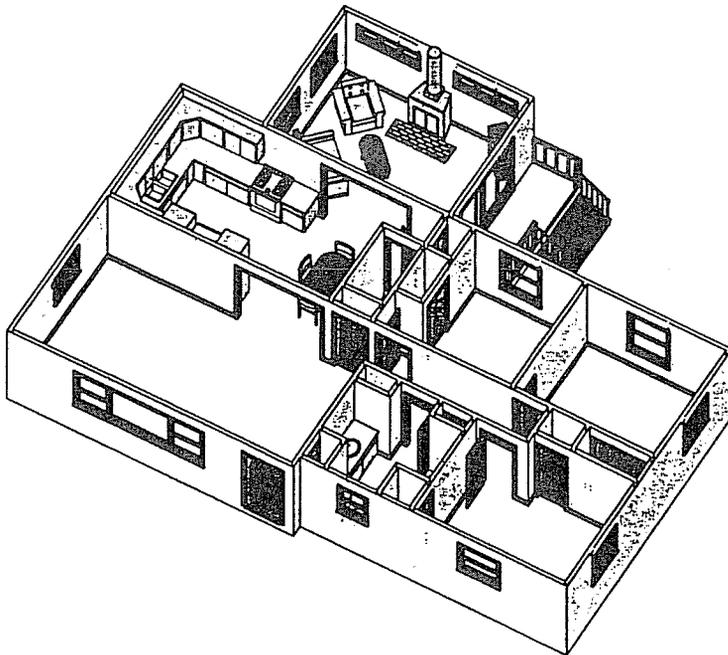
- Added a 12' x 16' addition to the rear of the home off of the dining area. Access to this area is through a large opening in the rear wall
-
- Attached to this addition is a 6' x 12' covered porch
- The room addition is designed for use as a family room, with lots of windows to bring in light and allows a great view of the back yard. A fireplace could be added to add to the warmth of the room.

Project Cost Range

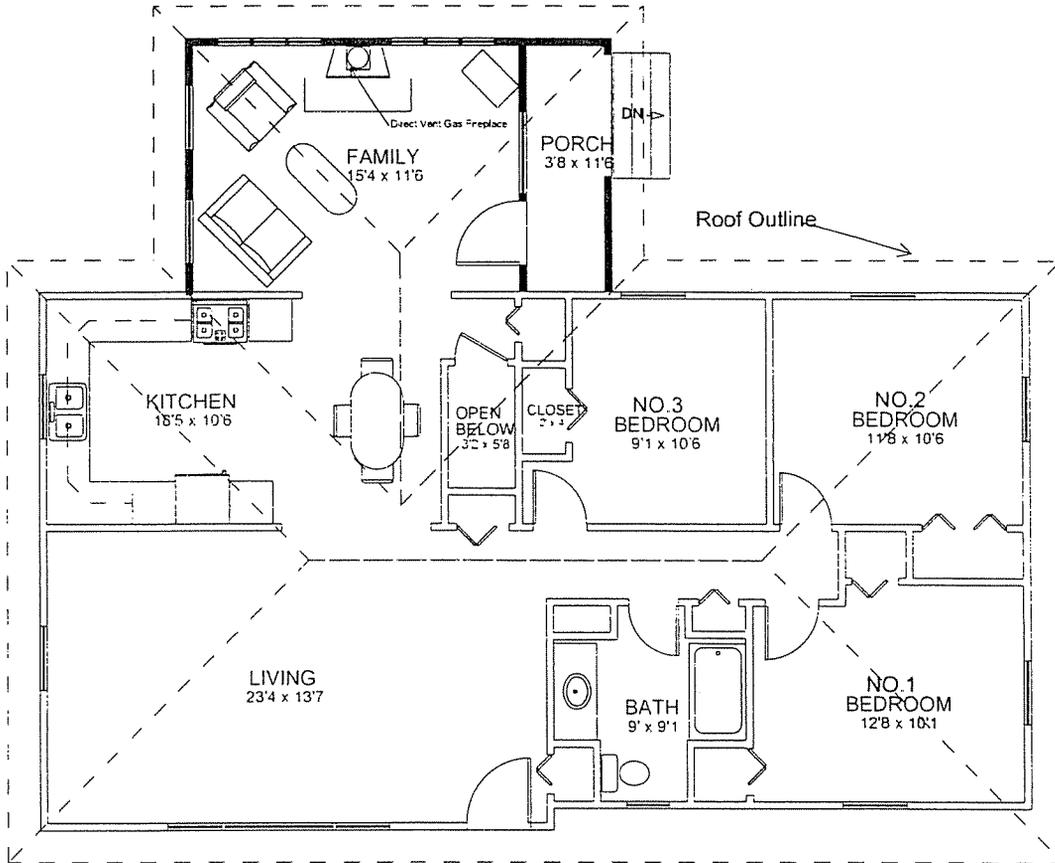
\$15,000 to \$22,000

Code Issues

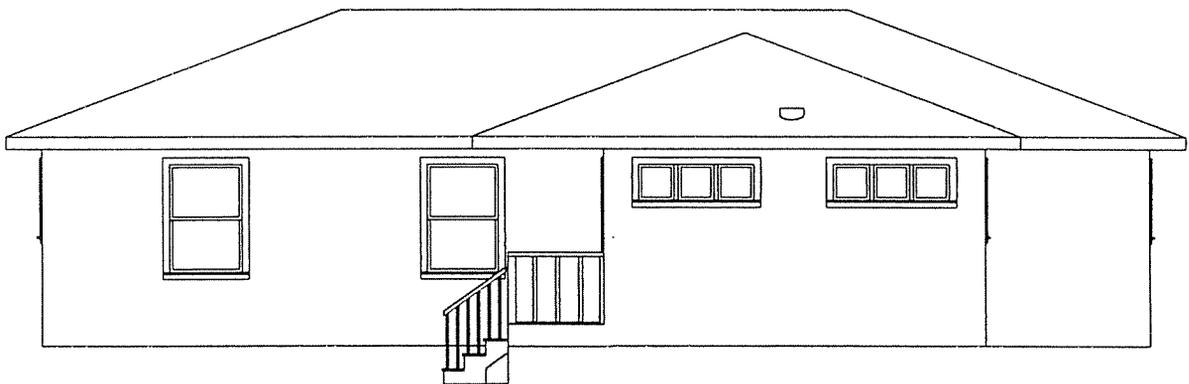
- Building permits
- Structural requirements - The new opening to the family room will require some sort of beam to carry the weight of the existing roof and ceiling.



PERSPECTIVE



PLAN VIEW



REAR ELEVATION

Daily Homes Rambler

Remodeling Plan #2

Project Description

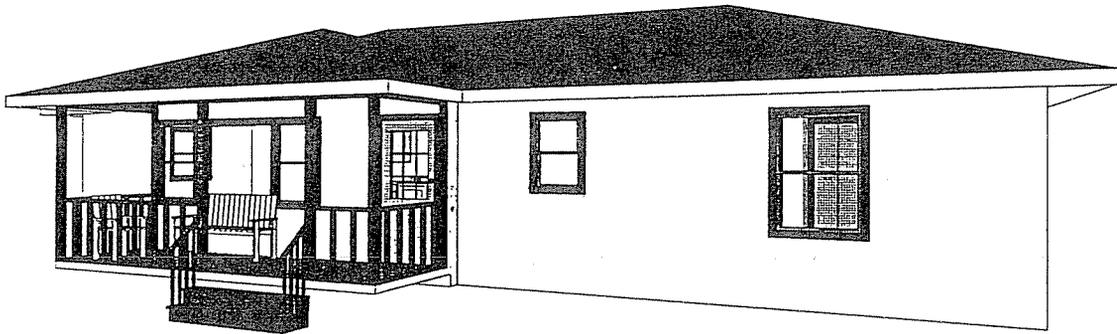
- Added a front porch to define the entry and create cover at the front door. This also gives a place to relax in the fresh air. This porch could either be left open, or could be screened in.

Project Cost Range

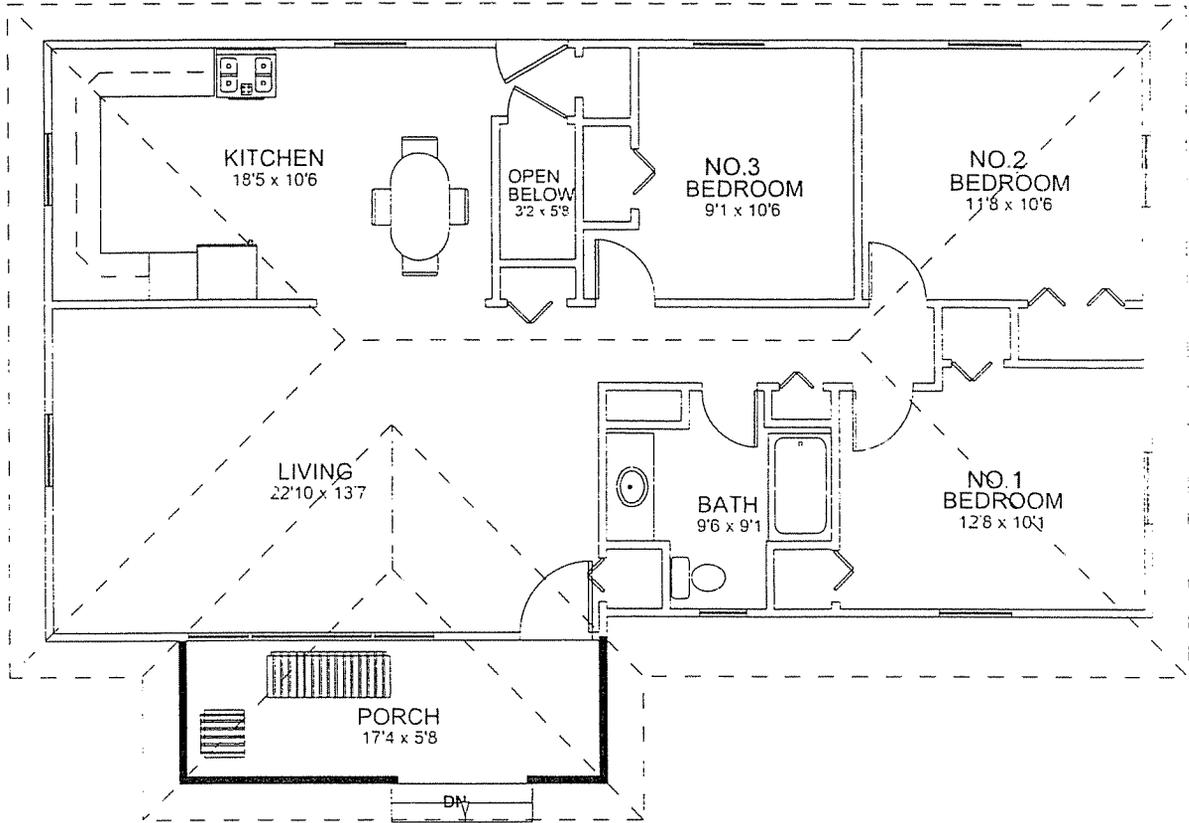
\$5,000 to \$10,000

Code Issues

- Building Permits
- Variance - Required if the front porch addition encroaches into the front setback from the street.



FRONT PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Daily Homes Rambler

Remodeling Plan #3

Project Description

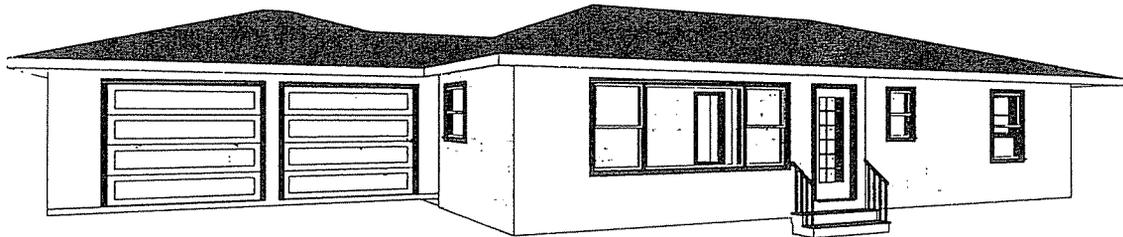
- Added a 24' x 22' attached two-car garage to kitchen corner of the home. The garage is set back in the lot to avoid having the garage dominate the front view of the home. This also makes the kitchen remodel easier and more sensible.
- To make room for the new rear door, the kitchen was remodeled. To make up for the loss of storage, a peninsula is added . This can also be used as a breakfast bar.

Project Cost Range

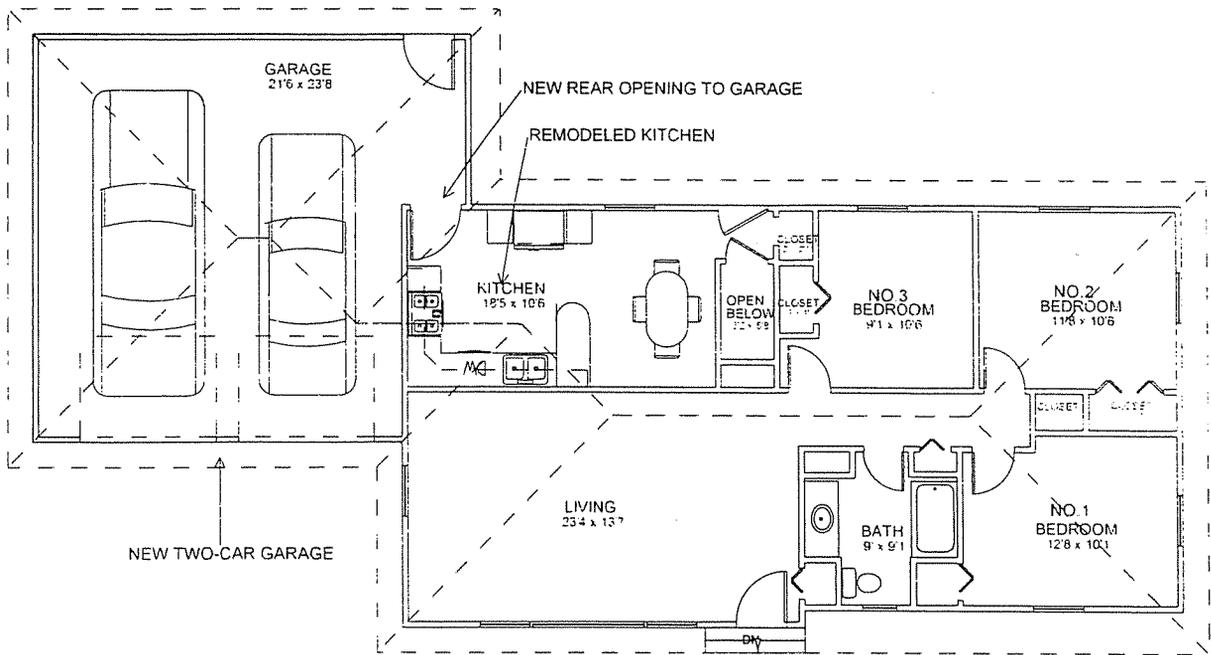
\$12,000 to \$20,000

Code Issues

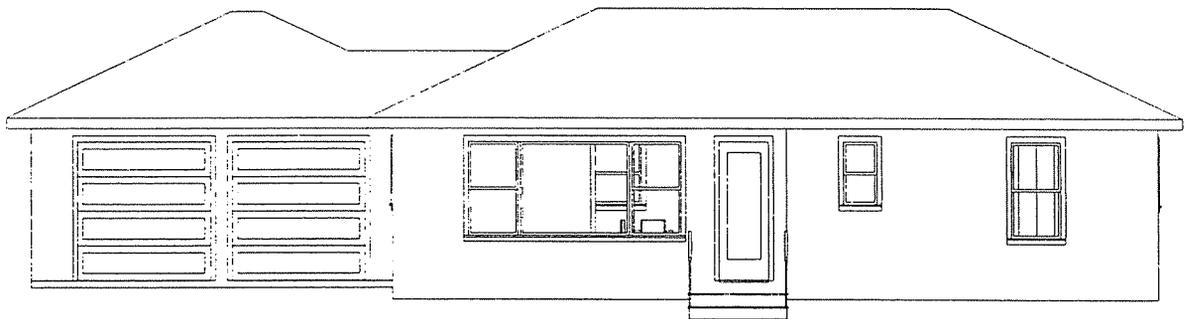
- Building permits
- Side lot setbacks - The garage can only be added if the lot will allow the proper space.
- Possible plumbing upgrades - due to the relocation of the kitchen sink.
- Possible electrical upgrades - due to the addition of the garage and kitchen remodel.



FRONT PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Daily Homes Rambler

Remodeling Plan #4

Project Description

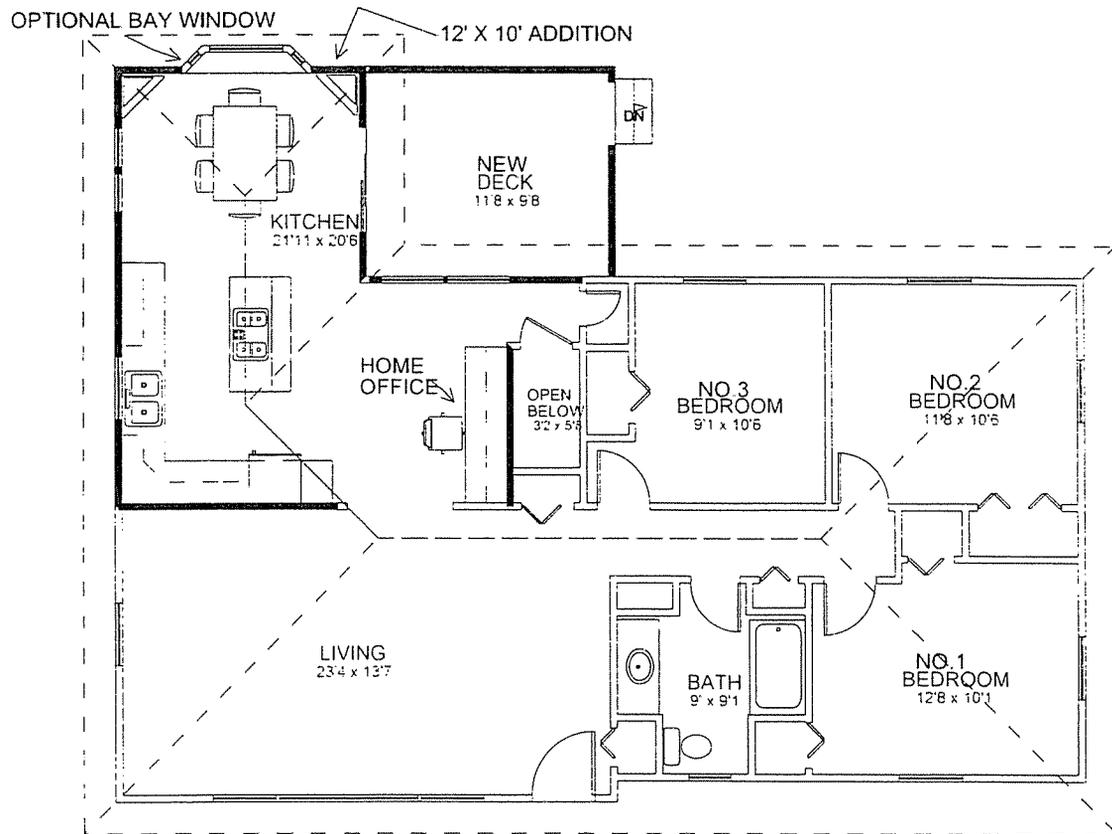
- Added a 12' x 10' addition to the rear of the home.
- Remodeled the kitchen to create a large country kitchen which includes the dining area.
- The new dining area then allows for the addition of a desk for a small office area.
- Added to the dining area a bay window and a patio door to allow access to the back yard both physically and visually.
- Completed the project with a 12' x 10' deck for a good transition from the dining room to the outdoors.

Project Cost Range

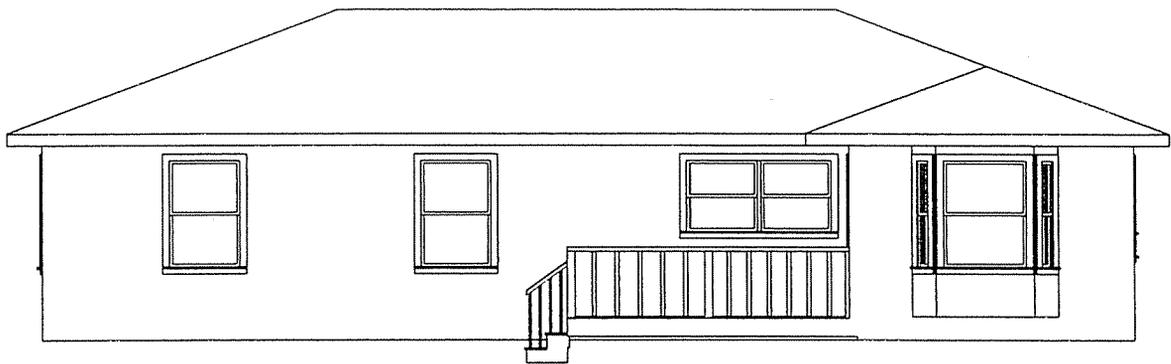
\$20,000 to \$30,000

Code Issues

- Building Permits.
- Possible plumbing upgrades - due to the changes made in the kitchen.
- Possible electrical upgrades - due to the addition and the changes in the kitchen.
- Heating upgrade - due to the addition of the dining room.
- Beam require where the wall was removed.



PLAN VIEW



REAR ELEVATION

Daily Homes Rambler

Remodeling Plan #5

Plan Description

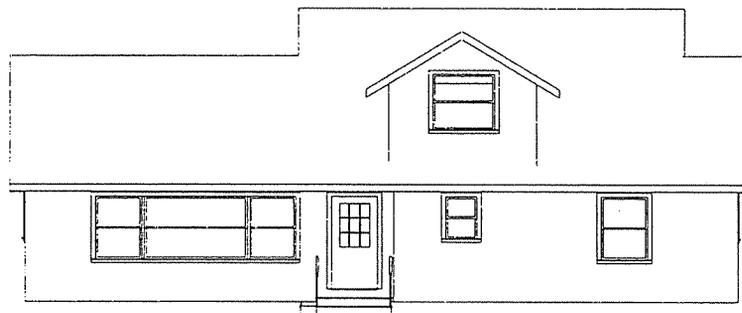
- Removed existing hip-roof system and built a new gable roof system that includes a second story addition.
- Added stairs to second floor over the existing basement stairs.
- Converted 3rd bedroom into a dining room.
- Enlarged closets for two remaining main floor bedrooms.
- Remodeled kitchen to include a peninsula and desk area.
- Second floor addition accommodates a master bedroom, master bath, and a walk-in closet.

Project Cost Range

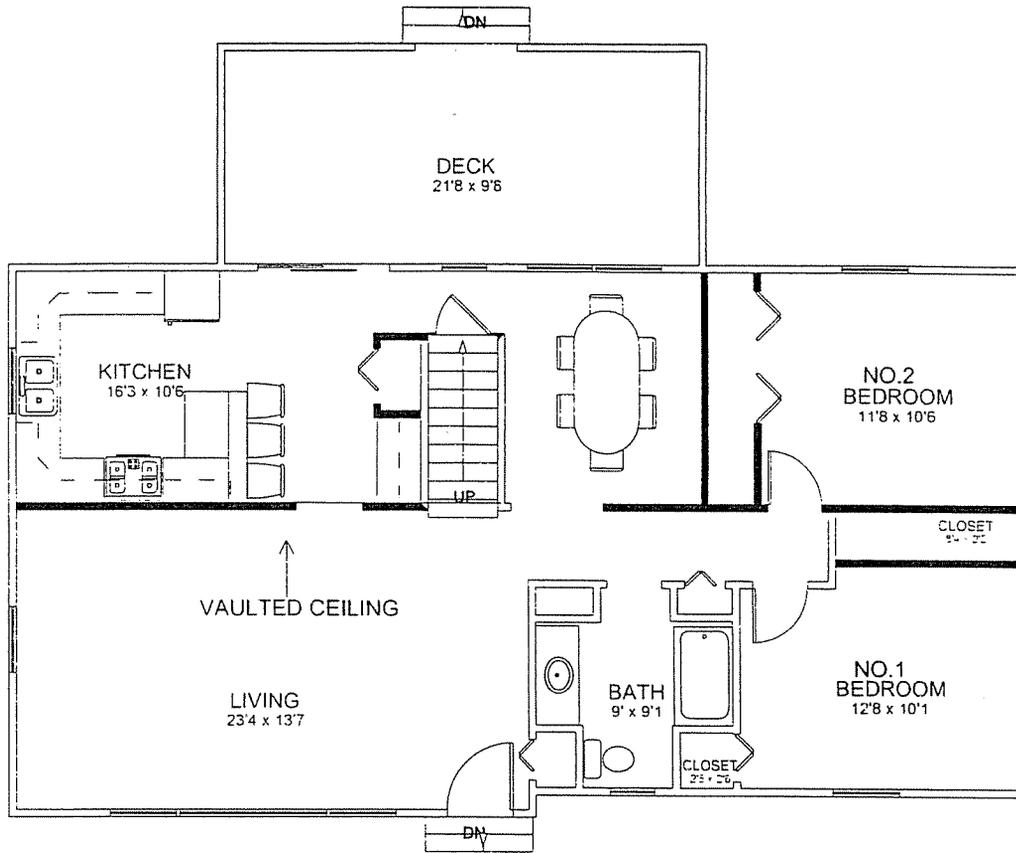
\$50,000 to \$70,000

Code Issues

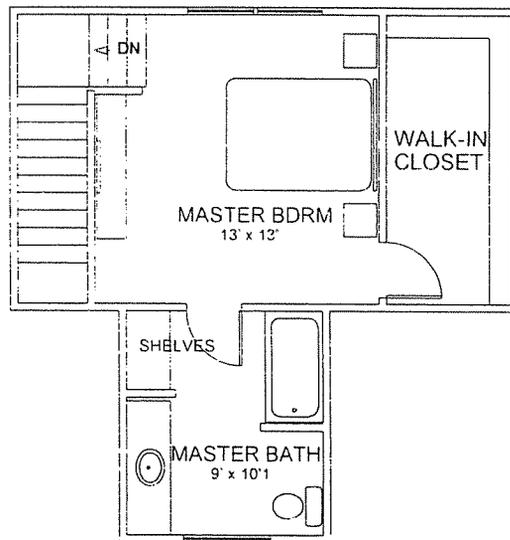
- Building Permit
- Upgrade plumbing, heating, and electrical systems
- Engineering required for structural issues



FRONT ELEVATION



FIRST FLOOR PLAN VIEW



SECOND FLOOR PLAN VIEW

Peterson Company Rambler

Existing House Plan

Home Facts

- Year Built: 1965
- Number of Stories: One
- Main Floor Area: 977 Sq. Ft.
- Basement: Full
- Bedrooms: Three
- Bathrooms: One
- Garage: Yes; Attached Single

Remodeling Plans

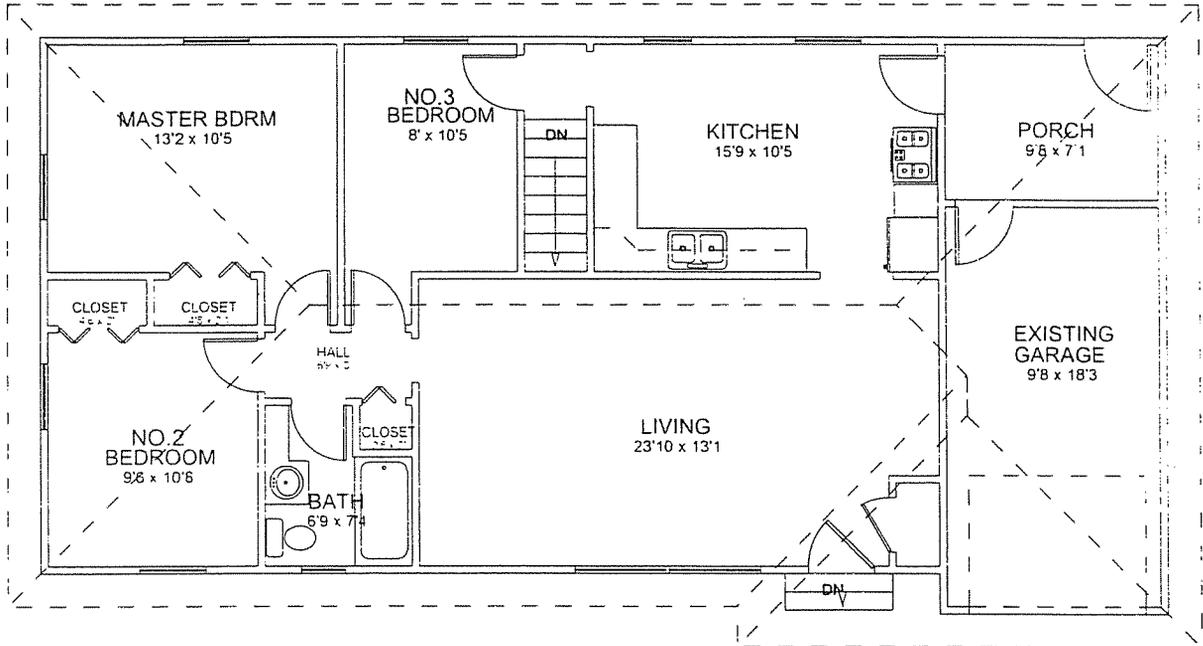
All Plans. Build an additional two-car attached garage.

Plan 1. Remodel existing garage space into family and dining areas.

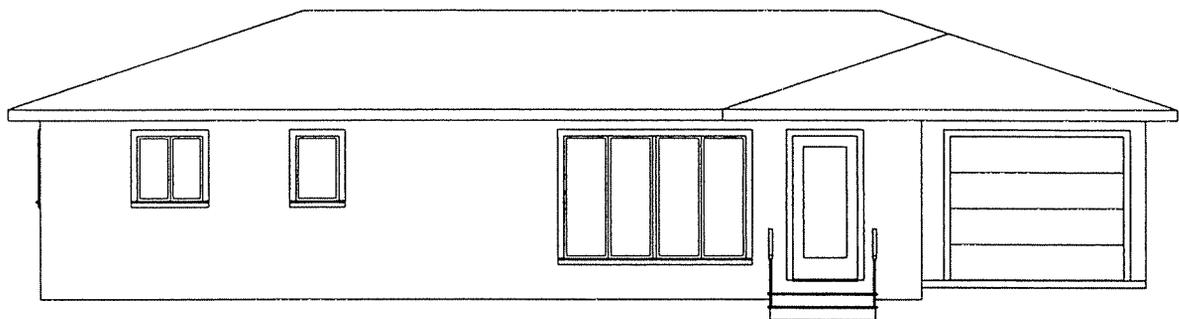
Plan 2. Remodel existing garage space into a separate entry, new kitchen, and laundry.

Plan 3. Remodel existing garage area into a study, dining room, and a mud room/laundry.

Plan 4. Extend existing garage area to accommodate an expanded entry, a home office, and a dining room.



PLAN VIEW



ELEVATION

Peterson Company Rambler

Remodeling Plan #1

Project Description

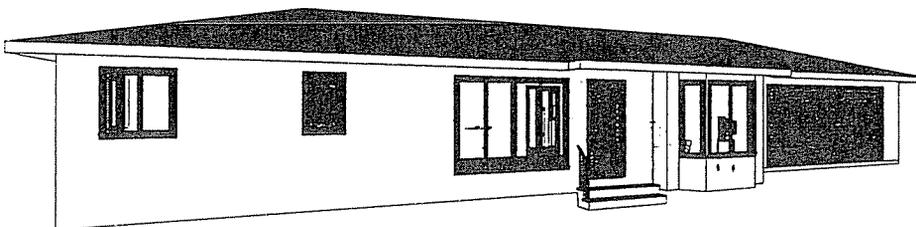
- Added a 22' x 24' two-car garage. This addition allows for the expansion into the existing garage.
- In the existing garage a family room and a dining room were added, with bay windows in both rooms.
- Remodeled the kitchen to make more efficient use of space. An "L" shaped kitchen design was chosen with the addition of a center island that can be used for food preparation and as a breakfast bar.

Project Cost Range

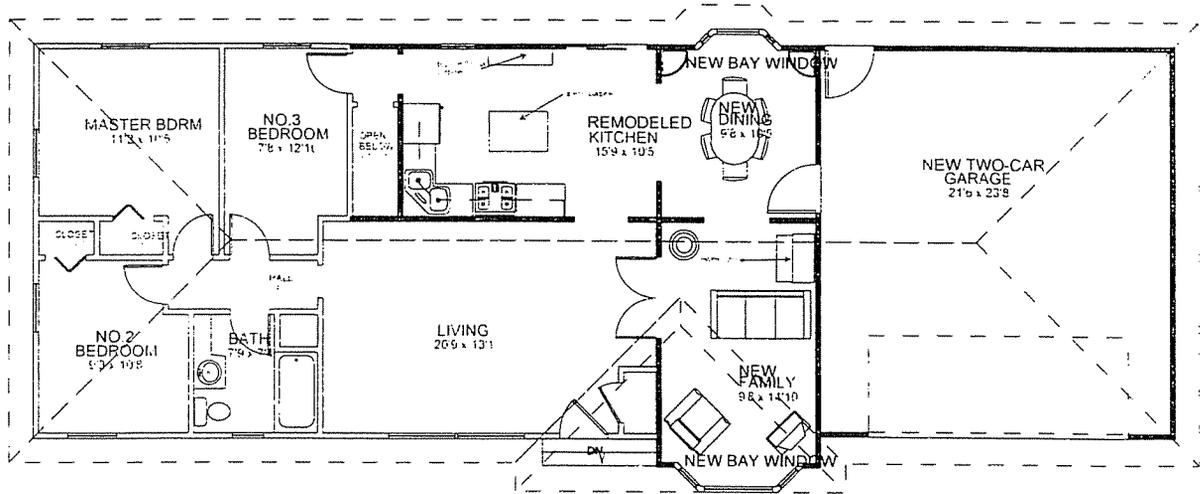
\$20,000 to \$30,000

Code Issues

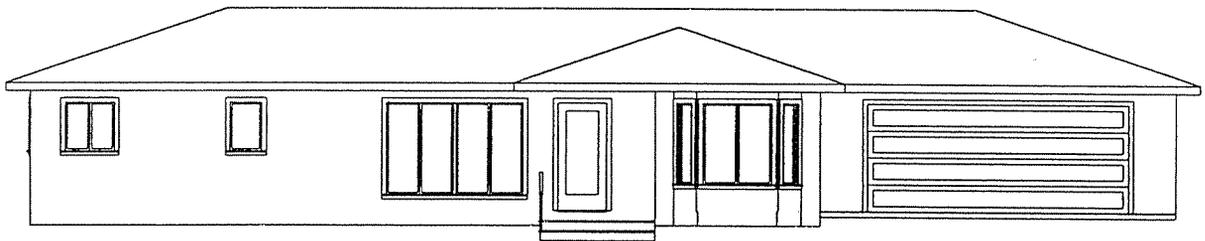
- Building Permit
- Possible plumbing upgrades - for the kitchen remodel.
- Possible electrical upgrades - due to the expansion into the garage space and kitchen remodel.
- Heating upgrades - due to the expansion into the garage space.
- Side Lot Line setback - due to the garage addition.
- New driveway access/ curb cut



**FRONT
PERSPECTIVE**



PLAN VIEW



FRONT ELEVATION

Peterson Company Rambler

Remodeling Plan #2

Project Description

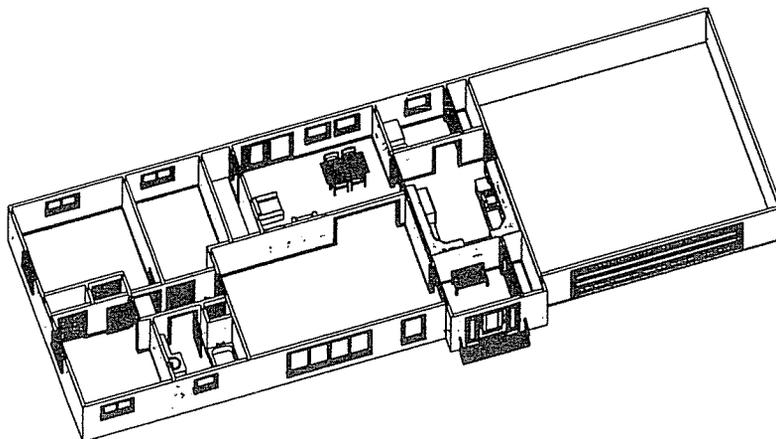
- Added a 22' x 24' two-car garage to the side of the home.
- In the existing garage space a new entry with a large coat closet was added.
- In addition, a new "U" shaped kitchen was added with more storage and more a more efficient use of space than the old kitchen.
- Also, there was enough room to add a main floor laundry with another large closet.
- Finally, the former kitchen space is used as a family room, including a patio door to the back yard.

Project Cost Range

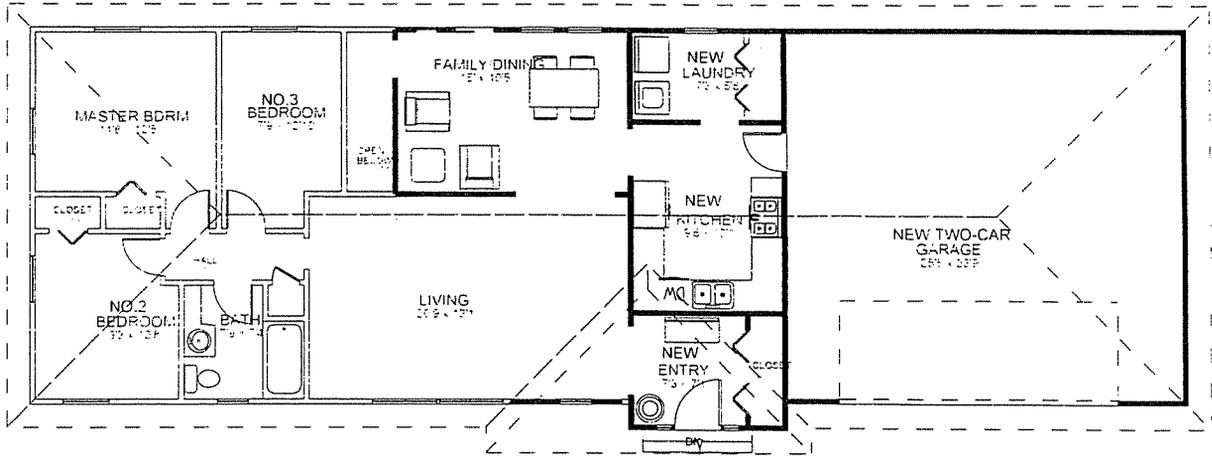
\$25,000 to \$35,000

Code Issues

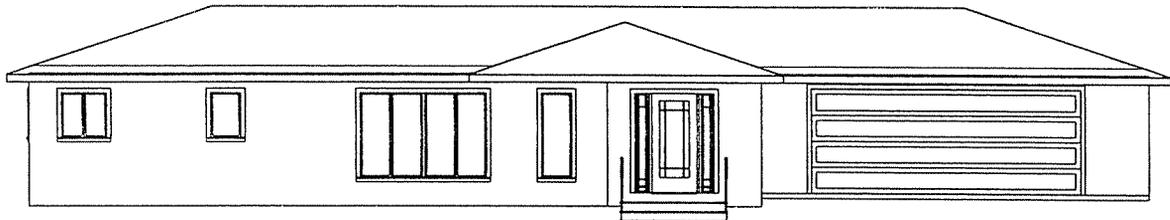
- Building Permit
- Plumbing, Electrical, Heating upgrades - due to expansion into the garage space.
- Side Lot Line setback issues - due to the addition of the garage.
- Driveway access/ curb cut



PERSPECTIVE



PLAN VIEW



FRONT ELEVATION

Peterson Company Rambler

Remodeling Plan #3

Project Description

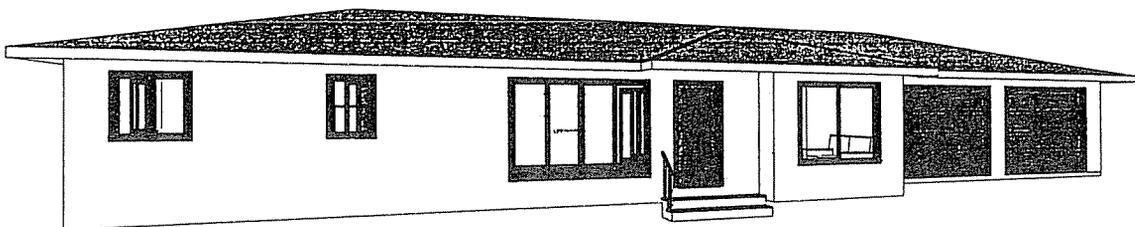
- Added a two-car garage to the side of the home.
- In the existing garage space, in the front area a study/ office was built.
- Behind the study a utility area was added. This area works as a laundry and mud room entry from the garage.
- In the rear, a dining room with a bay window was added to allow for more room in the kitchen.
- Finally, the kitchen was remodeled into an "L" shape with a center island. The center island can be used as a breakfast bar.

Project Cost Range

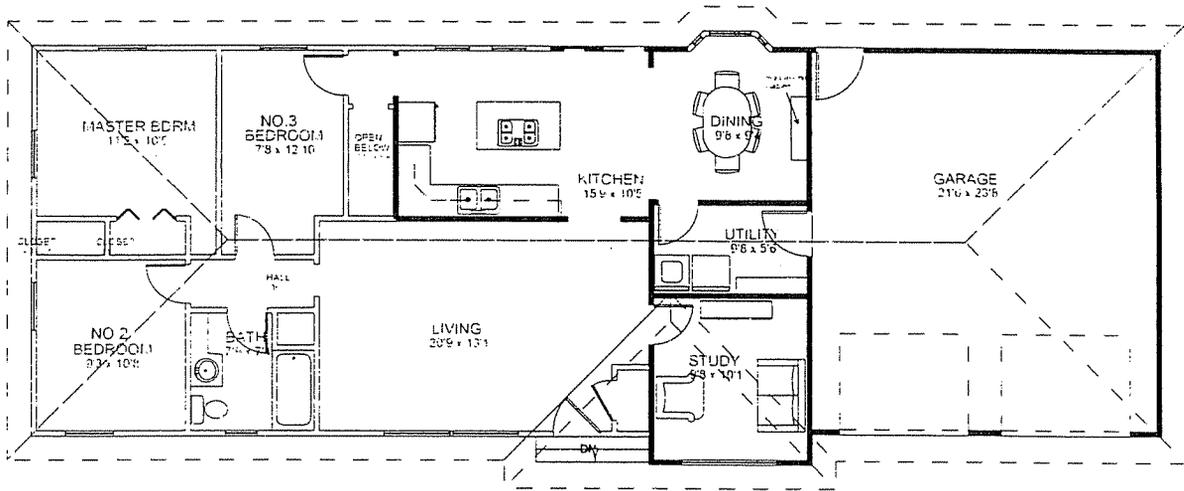
\$20,000 to \$30,000

Code Issues

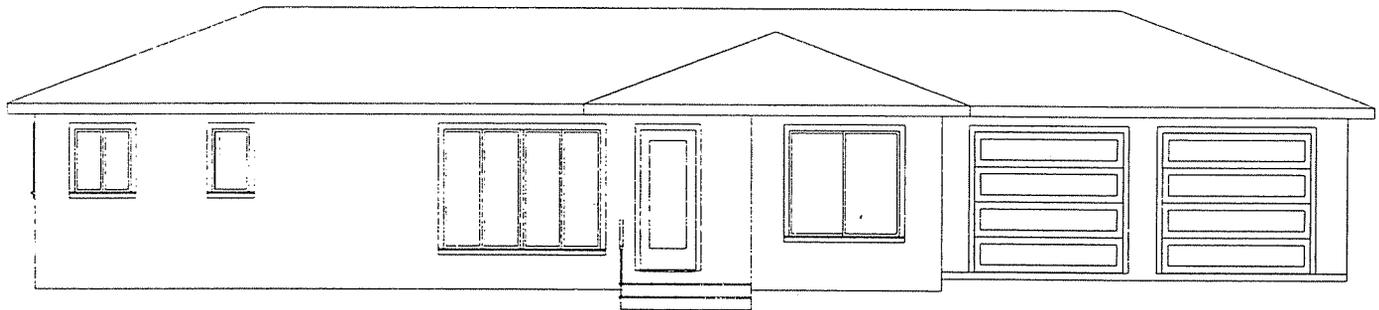
- Building Permit
- Plumbing, electrical, heating upgrades - due to expansion into the former garage area.
- Side Lot Line setback issues - due to the addition of the two-car garage.
- Driveway access/ curb cut - due to the relocation of the garage.



FRONT PERSPECTIVE VIEW



PLAN VIEW



FRONT ELEVATION

Peterson Company Rambler

Remodeling Plan #4

Project Description

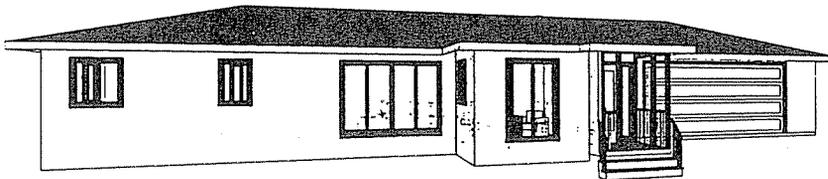
- Added a two-car garage, allowing for expansion into the old garage space.
- Also added an 8' x 17' to the front of the house to give more options on expansion.
- In the front expansion added an office/ den area and a new front porch and entry area.
- Moved the kitchen into the rear of the old garage space, allowing for a larger, more efficient "U" shaped kitchen, and included a desk.
- The vacated kitchen space then was used for a new family room/ dining room with a patio door to the back yard.

Project Cost Range

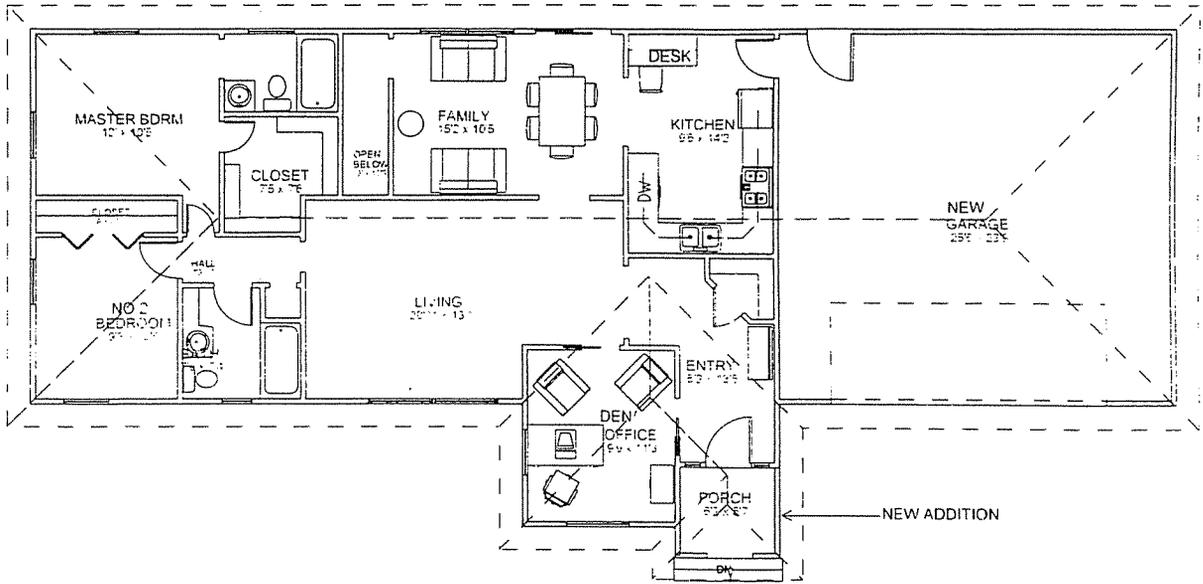
\$30,000 to \$40,000

Code Issues

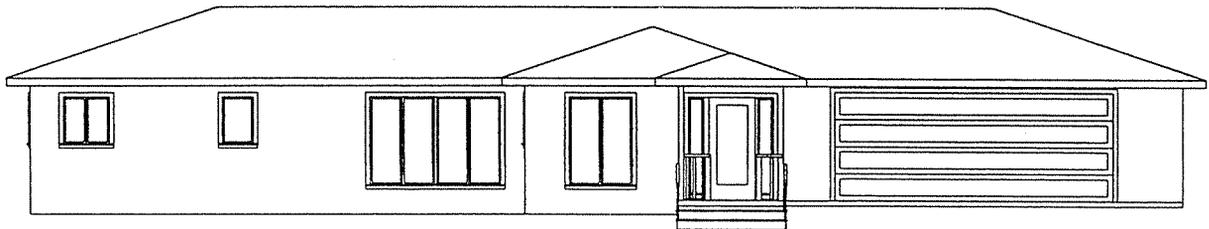
- Building Permits
- Plumbing, electrical, heating upgrades - due to the expansion into the existing garage area and the master bath
- Side Lot Line setback issues - due to garage expansion.
- Front setback variance - due to front expansion.
- Driveway access/ curb cut - due to garage relocation



FRONT PERSPECTIVE

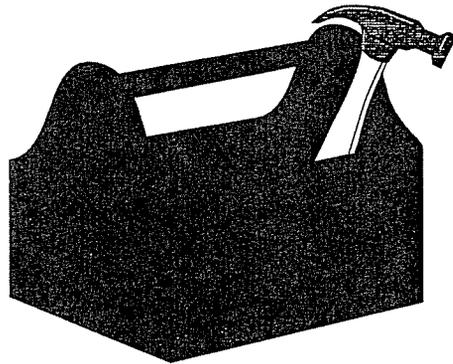


PLAN VIEW



FRONT ELEVATION

APPENDIX





Other Resources

Reference Magazines

Today's Homeowner, published by Times Mirror Magazines, Inc.; subscription information write to: P.O. Box 54320, Boulder, CO 80322-4320.

This Old House, published by Time Publishing Ventures, Inc.; subscription information write to: P.O. Box 58368, Boulder, CO 80323-8368.

Fine Homebuilding, published by The Taunton Press; subscription information write to: The Taunton Press, 63 South Main St., P.O. Box 5506, Newtown, CT 06470-5506.

Misc. Publications

Hassle-Free Home Building and Remodeling, published by the Office of Minnesota Attorney General, Consumer Protection, 1400 NCL Tower, 445 Minnesota Street, St. Paul, MN 55101 (612-296-3353).

Internet Web Pages

- Fine Home building (www.finehomebuilding.com)
- National Association of the Remodeling Industry (www.nari-online.com/)
- Star Tribune Home Zone ([www.startribune.com./](http://www.startribune.com/))
- This Old House (www.pathfinder.com/TOH)
- Today's Homeowner (www.todayshomeowner.com/)
- Remodeling magazine (www.remodeling.com)

City Services and Programs

Building Codes, Permits and Inspections	#572-3602
Zoning, Set-Back, Variance Information	#572-3599
Home Improvement Financing	#572-3591
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Construction Terms

Anchor bolt - A bolt to secure a wooden sill plate to concrete or masonry floor or foundation wall.

Bay window - A window unit usually consisting of 3 or more windows that protrudes from the exterior of the home. The unit is made up of two flanker units and a picture unit. The flankers are set at an angle of 90, 45, or 30 degrees.

Bow window - A window unit consisting of 3 or more windows that protrudes from the exterior of the home. The window unit forms an arc.

Casement window - A window sash which swings open along its entire length, on hinges fixed to the opening into which it is fitted.

Casing - Molding of various widths, forms, and thickness, used to trim door and window openings at the jambs.

Clapboards - Wood siding used as an exterior covering on a building of frame construction, applied horizontally and overlapped.

Double hung window - A window unit consisting of two sash which move vertically in tracks within the frame of the unit.

Drain tile - Pipe which carries ground water either away from the foundation of a building, or into a sump.

Drip cap - A molding placed on the exterior top side of a door or window frame to cause water to run off beyond the outside of the frame.

Fascia - Any flat, horizontal member with a minimal projection. Most often refers to the horizontal face of the eaves and/or rakes.

Flashing - A thin, impervious material used to prevent water penetration and provide drainage, especially between a roof and a wall, and over or under door openings and windows.

Footing - The part of a buildings foundation which rests directly on the soil.

Gable - The upper, usually triangular portion of a wall, having a double sloping roof. The gable extends from the eaves to the ridge of a roof.

Glider window - Window unit containing two sash which slide horizontally in tracks within the frame.

Header - Horizontal framing member that spans an opening; often but not necessarily structural. (See lintel)

Hip roof - A roof which slopes up from all four sides.

Jamb - A vertical member on either side of a door or window frame.

Joist - One of a series of parallel beams laid on edge which support floors and ceilings.

Knee wall - A short wall either extending from the floor to the ceiling in the second floor of a 1 ½ -story house, or extending from the foundation wall to the floor joists of the first floor of a split level or split entry house.

Load bearing - A structural member that transfers the load of a floor or roof system directly or indirectly to the ground.

Louver - An opening with a series of horizontal slats arranged to permit ventilation but to exclude rain, sunlight, or vision. See also vents.

Millwork - Building materials made of finished wood and manufactured in millwork plants and planing mills. It includes such items as inside and outside window and door frames, blinds, porchwork, mantels, panelwork, stairways, molding, and interior trim. The term does not include flooring or siding.

Pitch - The measure of the steepness of the slope of a roof, expressed as the ratio of the rise of the slope over the corresponding horizontal distance. Roof pitch is expressed in inches of rise per 12 inches of run, such as 4 in 12.

Plumb - Exactly vertical.

Rafters - A series of inclined supporting members to which a roof covering is affixed.

Rim Joist - A joist fastened to the ends of a floor joist system, enclosing the floor system ends, creating a continuous rim around the exterior of a building.

Rake - The junction between the roof and a wall at a gable end.

Roof valley - The trough formed by the intersection of two inclined roof planes.

Saddle - Two sloping surfaces meeting in a horizontal ridge, used between the back side of a chimney, or other vertical surface, and a sloping roof. Also called *crickets*.

Sash - The frame which holds the glass in a window.

Sheathing - The covering placed over the exterior studs and rafters of a wood- framed building.

Sill - (1) The lowest member of the frame of a structure, resting on the foundation and supporting the floor joists or the upright wall. (2) The member forming the lower side of an opening such as a door sill or window sill.

Soffit - The exposed underside of any overhead component of a building, such as an arch, beam, cornice, lintel or eave.

Splash block - A stone or concrete block placed on the ground under a downspout to divert roof drainage away from the foundation of a building so as to prevent moisture damage and erosion.

Stringer - In a stair, the inclined board which supports the end of the steps.

Stud - Vertical framing members in a wood frame building.

Subfloor - Boards or plywood laid on joists, over which a finished floor is to be laid.

Sump - A pit or basket attached to the lowest point of drain tile to catch water. A submersible pump may be inserted to pump water away from the building.

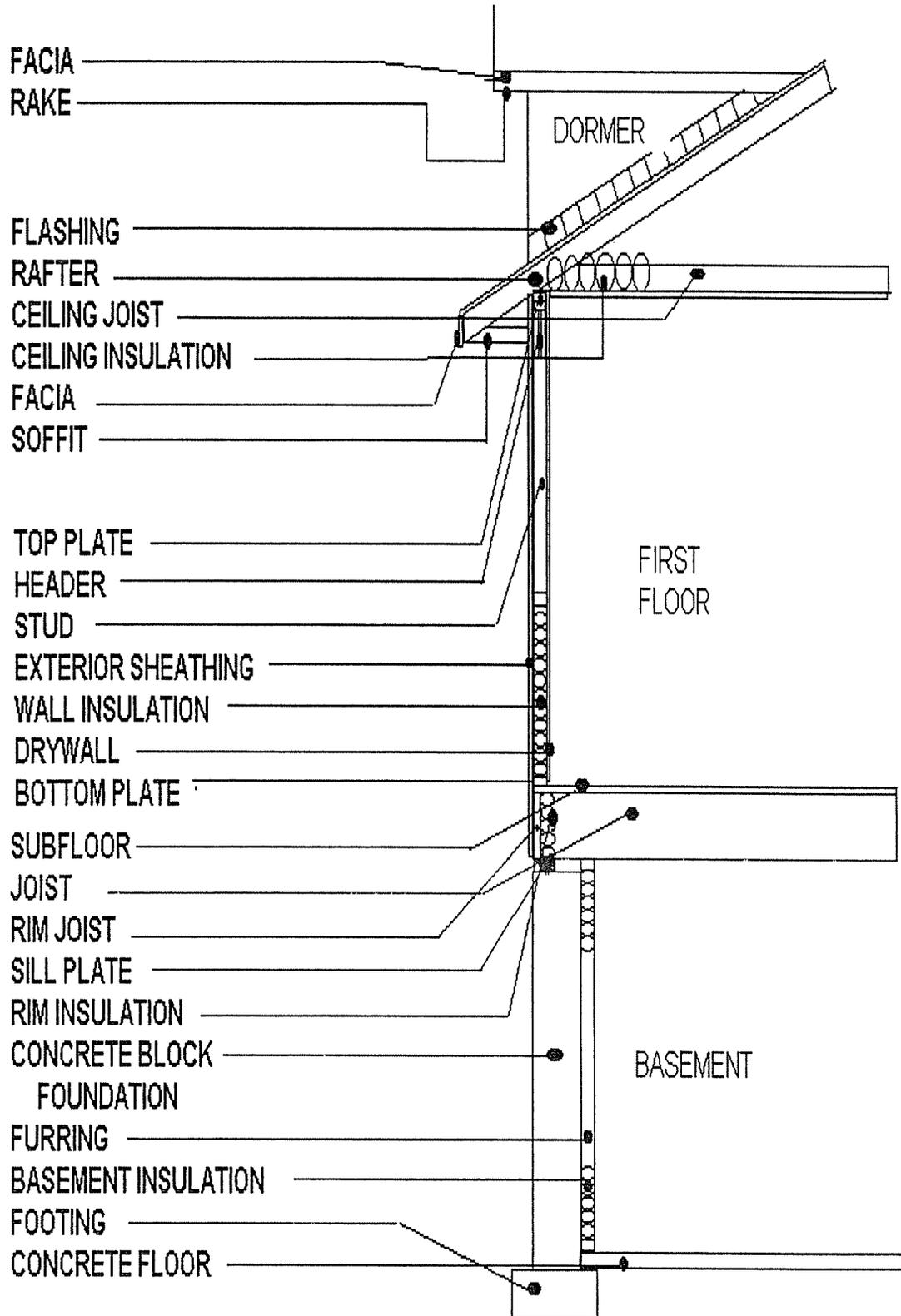
Trimmer - Vertical framing member that carries the end of a header and determines the height of the header.

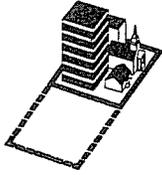
Trusses - Pre-manufactured units made up of framing materials used in lieu of rafters and ceiling joists, or floor joists. In most cases allow for the elimination of interior bearing beams or walls.

Underlayment - A material placed under flexible flooring such as carpet, vinyl flooring, or linoleum tile to provide a smooth base for such materials.

Vapor barrier - A moisture impervious layer or coating which prevents the passage of moisture or vapor into a material or structure.

Typical Home Construction (Section View)





Zoning Terms

Accessory Structure - A structure located on the same lot as the principal building, and is subordinate or incidental to the principal building. Examples include detached garages and storage sheds.

Buildable area - The area of a lot remaining after the minimum set backs (front, side and rear yard) and open space requirements of the zoning ordinance have been met. Drawing 1 on page ___ shows a typical buildable area. This is especially important if you are expanding the "foot print" of your home.

Easement - The granting of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or other person or entity. Drainage and utility easements are typically dedicated on the side and rear lot lines. Check the deed to your property or certificate of title for any easements of record.

Encroachment - Any obstruction or illegal or unauthorized intrusion in a delineated floodway, right-of-way, or on adjacent land. This can be a problem when structures (house, garage, fence, etc.) are built close to property lot lines. If you have concerns about possible encroachments, have a survey prepared by a licensed surveyor.

Lot coverage - That portion of a lot covered by buildings. The current code limits the lot coverage to no more than 25% of the total lot area. For example, on a typical 9,000 square foot residential lot, not more than 2,250 square feet can be covered by permanent structures (i.e. house, garage, outbuilding).

Lot depth - The average horizontal distance measured from the front lot line to the rear lot line.

Lot frontage - The front of a lot shall be that boundary of a lot along a street right-of-way line. If a lot is a corner lot, the front shall be the shorter lot line that abuts the street right-of-way, but if the dimensions of a corner lot are within ten percent (10%) of being equal, the owner may select either street lot line as the front.

Lot line - A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Lot width - The horizontal distance between the side lot lines measured at right angles to the depth at a point equal to the minimum required front yard depth.

Plat - (1) A map representing a tract of land showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Variance - Permission to depart from the literal requirements of the zoning code.

Variance, Hardship - A departure from the provisions of a zoning ordinance relating to setbacks, side yards, frontage requirements, and lot size that, if applied to a specific lot, would significantly interfere with the use of that property.

Yard, Front - A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line.

Yard, Rear - A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

Yard, Side - A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

Zoning Terms in Practice

Terms in ***bold face italics*** can be found in Zoning Terms.

