



The Ultimate Guide To Your Home Addition



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Welcome to Blue Water Design Build's comprehensive guide to your home addition.

Are you considering expanding your home but unsure where to start? Look no further! In this comprehensive guide, we'll walk you through everything you need to know about adding square footage to your home and how it can benefit you and your family.

Adding square footage to your home isn't just about creating more space—it's about enhancing your lifestyle and increasing the value of your property. Here are just a few of the benefits:

Increased Home Value: Adding square footage to your home can significantly increase its market value, making it a smart investment for the future.

Improved Functionality: More space means more room to live and enjoy your home. Whether you need an extra bedroom, a larger kitchen, or a dedicated home office, a home addition can make your living space more functional and accommodating to your needs.

Customization Options: Depending on the size of your lot and local ordinances, you may have the flexibility to expand your home either horizontally (out) or vertically (up). Our guide will help you determine the best approach for your specific situation.



Now, let us introduce you to the experts who will guide you through the home addition process:

Kirk Gronvold, a third-generation builder in the Seattle area, brings a wealth of knowledge and experience to every project. With Kirk at the helm, you can trust that your home addition project will be in capable hands.

The Blue Water Design Build team is composed of skilled professionals who specialize in designing and building home additions. Our collective expertise in large-scale projects ensures that we can bring your vision to life while adhering to the highest standards of quality and craftsmanship.

Throughout this guide, our team will share insights, tips, and inspiration to help you envision the possibilities for your home addition. Whether you're dreaming of a spacious new master suite, a sunlit family room, or a gourmet kitchen, we're here to help turn your dreams into reality.

So, let's embark on this exciting journey together and discover how a home addition can transform your living space and enhance your quality of life. Let's get started!

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1 Assessing Your Home's Potential

Before diving into the exciting world of home additions, it's essential to assess your home's current condition and identify the problems you aim to solve. This initial step lays the foundation for a successful project and ensures that your addition aligns seamlessly with your needs and goals.

Initial Site Visit: Understanding Your Home's Landscape

The journey begins with an initial site visit led by Kirk and Donna, our seasoned experts at Blue Water Design Build. During this visit, we'll carefully evaluate your home, taking note of its existing condition and any unique features or challenges it presents.

One of the key aspects we'll assess is the structural integrity of your home. Ensuring that your home can support the proposed addition is crucial for a successful project. Rest assured, our team at BWDB is well-versed in evaluating structural concerns and devising effective solutions to address them. We'll explain any potential challenges and present innovative workarounds to accommodate your ideal addition seamlessly.

Long-Term Vision: Planning for the Future

As you contemplate a home addition, it's essential to consider your long-term plans for the property. Are you envisioning your current home as your forever home, or do you anticipate selling it down

the road? Understanding your future goals will help shape the scope and scale of your addition.

While a well-executed home addition can undoubtedly enhance the value and functionality of your home, it's essential to weigh the investment against your future plans. Our team will work closely with you to align your vision with your long-term objectives, ensuring that your addition serves you well for years to come.

Budget Considerations: Setting Realistic Expectations

Determining the budget for your home addition involves careful consideration of several variables. Size and complexity are two significant factors that can significantly impact the financial commitment required for your project.

For instance, a simple “bump out” to expand your kitchen may entail lower costs compared to a more complex second-story addition. Our team will help you navigate these considerations, providing transparent guidance to ensure that your budget aligns with your vision.

At Blue Water Design Build, we're committed to delivering exceptional value and quality craftsmanship while respecting your budgetary constraints. With our expertise and personalized approach, we'll help you bring your dream addition to life without breaking the bank.

Stay tuned for Chapter 2, where we'll delve into the design process and explore creative solutions to maximize your home's potential.

2 Designing Your Dream Home



Now that we've assessed your home's potential and laid the groundwork for your addition, it's time to shift our focus to the exciting phase of designing your dream space. In Chapter 2, we'll explore the key considerations and creative strategies involved in bringing your vision to life.

Planning the Layout: Function Meets Form

At Blue Water Design Build, we understand the importance of thoughtful space planning in creating a home addition that seamlessly integrates with your lifestyle. Our team will work closely with you to design a layout that maximizes both space and functionality, ensuring that every square foot serves a purpose.

When planning the layout, we prioritize compliance with local building codes and regulations. With extensive experience working in various municipalities throughout the Seattle area, BWDB is well-versed in navigating complex building codes. Rest assured, we'll take local regulations into account to ensure that your addition meets all necessary requirements while delivering the ultimate in comfort and safety.

Maximizing Space and Functionality: Your Wish List, Our Expertise

Your dream home addition should reflect your unique needs, preferences, and lifestyle. Whether you envision a spacious kitchen for culinary adventures, a serene home office for remote work, or a cozy reading nook bathed in natural light, we're here to turn your aspirations into reality.

Bring us your wish list, and let our experienced team work their magic. We'll collaborate closely with you to understand your goals and priorities, translating them into a meticulously crafted design that exceeds your expectations.

Enhancing Natural Light: Inviting the Outdoors In

In the Pacific Northwest, where gray skies are a familiar sight, maximizing natural light is a top priority for many homeowners. At Blue Water Design Build, we specialize in harnessing the beauty of natural light to enhance your living space and create a bright, inviting atmosphere.

Whether it's strategically placed windows, skylights, or innovative architectural elements, we'll explore creative solutions to infuse your addition with an abundance of natural light. Our goal is to blur the lines between indoors and outdoors, allowing you to bask in the warmth of the sun and enjoy the beauty of your surroundings year-round.

With our expertise and attention to detail, we'll transform your home into a light-filled sanctuary where every day feels like a breath of fresh air.

Stay tuned for Chapter 3, where we'll delve into the construction phase and discuss how we bring your design vision to life with precision and craftsmanship.

3 How to Determine What Your Addition Should Include



As we embark on the journey of designing your home addition, it's crucial to carefully consider what elements will make the most significant impact on your living experience. In Chapter 3, we'll explore the key factors to keep in mind when determining what your addition should include.

Adding Square Footage with Purpose

While the prospect of adding square footage to your home is undeniably exciting, it's essential to approach the process with a clear sense of purpose. At Blue Water Design Build, we believe that every square foot should serve a specific function and enhance your overall living experience.

Whether you're planning to stay in your home for years to come or considering resale down the line, it's crucial to prioritize elements that add tangible value. Bedrooms, bathrooms, and kitchen expansions are timeless investments that not only increase the marketability of your home but also enhance its functionality and comfort for everyday living.

Designing for Your Unique Needs

Your home is a reflection of your lifestyle, preferences, and aspirations. That's why it's essential to tailor your addition to meet your specific needs and address any shortcomings in your current living space.

Consider what aspects of your home could benefit from improvement or expansion. Do you find yourself craving a dedicated home office where you can focus and be productive? Perhaps a spacious family room where you can gather and create lasting memories with loved ones is at the top of your wishlist.

Every family is unique, and there is no one-size-fits-all solution when it comes to home design. Our team at Blue Water Design Build is here to listen to your needs, understand your vision, and translate it into a customized design that enhances your lifestyle and meets your functional requirements.

Solving Your Home's Challenges

Ultimately, the goal of your addition should be to address the challenges and shortcomings of your current living space. Whether it's a lack of storage, insufficient room for entertaining, or outdated amenities, your addition should serve as a solution to these problems and elevate your overall living experience.

By carefully identifying and prioritizing the areas where your home falls short, we can work together to design an addition that not only meets your immediate needs but also enhances your home's long-term value and livability.

Stay tuned for Chapter 4, where we'll delve into the construction phase and discuss how we turn your design vision into a reality with precision and craftsmanship.

4 Legal, Safety, and Permitting Considerations



In Chapter 4 of “The Ultimate Guide To Your Home Addition,” we dive into the critical legal, safety, and permitting aspects of your project. Ensuring compliance with regulations and prioritizing safety is paramount to a successful home addition.

- **Permits and Regulations:** Securing the necessary permits is a fundamental step in any home addition project. Building permits, along with permits for electrical, HVAC, and plumbing work, are typically required. Our experienced team will guide you through the permitting process, ensuring that all aspects of your project meet local building codes and regulations. From initial application to final inspection, we handle the paperwork and coordination, giving you peace of mind that your new space is fully compliant.

- **Egress Requirements for Safety:** Safety is our top priority, especially when it comes to bedrooms. Egress windows are essential for emergency exits, allowing occupants to escape quickly in the event of a fire or other emergencies. We’ll ensure that your addition meets all egress requirements, including specifications for window size and height, to provide a safe living environment for you and your family.

- **Fire Safety Measures:** Installing smoke and carbon monoxide detectors is crucial for early detection of fire and gas leaks. These safety devices are required by building codes to protect occupants from potential hazards. Our team will incorporate these essential safety features into your addition, providing added peace of mind and protection for your home.



- **Possible Code Compliance Requirements:**

Depending on your location and local regulations, additional code compliance requirements may apply to your project. This could include seismic upgrades to secure your home to its foundation, ensuring stability during earthquakes. During our initial on-site consultation, we'll review any potential code compliance requirements specific to your project, ensuring that all necessary measures are taken to obtain the required permits and approvals. In Chapter 4, we address the legal, safety, and permitting considerations essential for a successful home addition. Our commitment to compliance and safety ensures that your project is not only beautiful and functional but also fully compliant with all applicable regulations and codes.

With Blue Water Design Build, you can embark on your home addition journey with confidence, knowing that your project is in capable hands.

5 Enhancing Comfort and Efficiency



In Chapter 5 of “The Ultimate Guide To Your Home Addition,” we focus on creating a comfortable and energy-efficient living space. When planning your home addition, it’s essential to consider how to optimize insulation, temperature control, and overall energy efficiency to enhance your home’s comfort and sustainability.

- **Insulation and Temperature Control:** Proper insulation is crucial for maintaining a comfortable indoor temperature and reducing energy costs. During your home addition, we’ll evaluate the existing insulation and recommend upgrades if necessary. Adding high-quality insulation to the new spaces will help keep your home warm in the winter and cool in the summer, improving overall energy efficiency.

Additionally, this may be the ideal time to upgrade your heating system to include air conditioning (A/C). If your current furnace is not powerful enough to heat the newly added spaces, we can discuss options for enhancing your HVAC system. This could include installing a more robust furnace, adding A/C, or integrating a more efficient heating and cooling system tailored to your expanded home’s needs.

- **Energy Code Compliance:** Depending on your municipality, there may be requirements to bring other areas of your home up to code as part of your home addition project. These updates are often focused on energy efficiency and can include:

- **Updating Your Hot Water Tank:** Replacing an old hot water tank with a newer, more energy-efficient model can significantly reduce energy consumption and costs.

- **Upgrading Your Furnace:** Installing a high-efficiency furnace can improve heating performance and lower energy bills.

- **Window Replacements:** Upgrading to energy-efficient windows helps to reduce heat loss in the winter and keep your home cooler in the summer.

- **Increasing Insulation:** Adding insulation to existing walls, attics, and other areas can greatly enhance your home's thermal efficiency.

- These energy efficiency improvements not only contribute to a more comfortable living environment but also help you gain energy credits that may be required by local building codes. During the permitting process, we'll address any necessary updates and ensure your home meets all regulatory requirements.

Enhancing comfort and efficiency is a key component of a successful home addition. By focusing on insulation, temperature control, and energy efficiency upgrades, Blue Water Design Build ensures that your new spaces are not only beautiful but also practical and sustainable. Our team will guide you through every step of the process, making your home addition a comfortable and efficient haven for you and your family.

6 The Finishing Touches



Welcome to Chapter 6 of “The Ultimate Guide To Your Home Addition,” where we delve into the exciting world of interior finish selections. This stage is where your vision truly begins to come to life, transforming your addition into a personalized and cohesive part of your home.

Interior Finish Selections:

While your building permit is being processed, it’s the perfect time to start thinking about the interior finishes that will define the look and feel of your new space. At Blue Water Design Build, we understand that choosing finishes can be both exhilarating and daunting. Our team is here to guide you every step of the way, ensuring the process is smooth and enjoyable.

1. Flooring:

- **Options Galore:** From hardwood and laminate to tile and carpet, there are numerous flooring options to consider. Each type has its unique benefits and aesthetic appeal.
- **Finding the Right Fit:** We’ll help you select flooring that complements your home’s style while meeting your practical needs for durability and maintenance.

2. Tile:

- **Versatility:** Tiles are perfect for kitchens, bathrooms, and other high-traffic areas. They come in a vast array of materials, colors, and patterns.
- **Customization:** Whether you prefer classic ceramic tiles or modern glass mosaics, we can help you design a look that reflects your taste.

3. Cabinets:

- **Function and Style:** Cabinets are a crucial element in kitchens, bathrooms, and storage areas. Choosing the right style, material, and finish will enhance both functionality and aesthetics.
- **Tailored Solutions:** Our team will assist you in selecting cabinetry that maximizes space and fits seamlessly into your design vision.

4. Paint Colors:

- **Setting the Tone:** The right paint color can dramatically influence the mood and appearance of a room. We'll help you choose colors that create the ambiance you desire.
- **Color Consultation:** If you're unsure about which colors to choose, our experts can provide color consultations to guide you toward the perfect palette.

Your Involvement:

- **Hands-On or Hands-Off:** You can be as involved in the selection process as you wish. Whether you want to personally pick out every detail or prefer to rely on our expertise, we'll accommodate your preferences.

- **Guidance and Inspiration:** If you're uncertain about your style or overwhelmed by the options, don't worry. Our team is adept at helping you discover and refine your aesthetic, providing recommendations and inspiration to bring your vision to life.

Keeping It Fun:

- **Enjoyable Process:** The finishing touches phase should be a fun and rewarding experience. We strive to keep it simple and stress-free, allowing you to enjoy the excitement of seeing your new space come together.
- **Personalized Touch:** This is the stage where you can infuse your personality into your home addition, making it uniquely yours. At Blue Water Design Build, we believe that the details make all the difference. The finishing touches are what transform a well-constructed addition into a beautiful, functional, and cohesive part of your home. Our goal is to ensure that you love every aspect of your new space, from the flooring underfoot to the colors on the walls. With our expert guidance and your personal touch, your home addition will be everything you dreamed of and more.

7 Hiring a Professional Contractor



Welcome to Chapter 7 of “The Ultimate Guide To Your Home Addition.” In this chapter, we’ll discuss one of the most critical steps in your home addition journey: hiring a professional contractor. The right contractor can make the difference between a seamless, stress-free project and a frustrating, costly experience. Here’s what you need to know to make an informed decision.

The Importance of Hiring Licensed Professionals

Would you trust your hard-earned money to someone who hasn’t taken the time to become licensed, bonded, and insured? Hiring an unlicensed contractor, even if recommended by a friend, is a risk you don’t want to take. Here’s why:

- **Accountability and Standards:** Licensed professionals are required to adhere to industry standards and local building codes. This ensures your project is done safely and correctly.
- **Financial Protection:** Bonding and insurance protect you financially if something goes wrong. If a contractor abandons the project or does subpar work, being bonded means there are funds set aside to cover your losses.
- **Peace of Mind:** Knowing your contractor is licensed, bonded, and insured gives you confidence that they are committed to their trade and to providing quality work.

What to Look for in a Contractor

Selecting the right contractor involves more than just checking licenses. Here are additional factors to consider:

- **Experience:** Look for a contractor with extensive experience, especially with projects similar to yours. Experience brings expertise and problem-solving skills that are invaluable.
- **Insurance:** Confirm that your contractor carries both liability insurance and workers' compensation. This protects you from potential lawsuits if an accident occurs on your property.
- **Reviews and Referrals:** Check online reviews and ask for referrals from friends and family. Positive reviews and recommendations can give you a sense of the contractor's reliability and quality of work.
- **Personal Fit:** Meet with potential contractors in person. Given the duration and intimacy of a home addition project, it's crucial to choose someone you feel comfortable with and can communicate effectively with.

Understanding Quotes and Contracts

Once you've shortlisted potential contractors, it's time to dive into quotes and contracts. Here's how to navigate this process:

- **Types of Contracts:** Understand the different types of contracts (fixed-price, cost-plus, etc.) and what each entails. Your contractor should explain how they bill and track expenses.
- **Detailed Quotes:** A detailed quote should outline the scope of work, materials, labor costs, and timelines. Avoid vague estimates; the more detailed, the better.
- **Review and Questions:** Thoroughly review the contract before signing. Don't hesitate to ask questions about anything unclear. This is your chance to understand the terms fully and avoid surprises later.
- **First Draw Review:** It's helpful to sit down with your contractor at the time of your first draw to review and gain an understanding of how to read through future draws. This ensures transparency and helps you keep track of the project's financial aspects.

At Blue Water Design Build, we prioritize transparency, quality, and customer satisfaction. Our team of licensed, bonded, and insured professionals brings decades of experience to every project, ensuring your home addition is handled with the utmost care and expertise. By choosing a reliable contractor, you're investing in the successful, stress-free completion of your dream home addition.

8 Budgeting and Financing Your Project



Welcome to Chapter 8 of “The Ultimate Guide To Your Home Addition.” This chapter will guide you through the essential steps of budgeting and financing your home addition project. From estimating costs to exploring financing options, we’ll provide you with the tools and knowledge to manage your financial commitment effectively.

Estimating Costs

Estimating the cost of a home addition can be complex due to the many variables involved. Here are some key factors to consider:

- **Scope of Work:** The size and complexity of your project significantly impact costs. A simple “bump out” for a larger kitchen will cost less than a second-story addition.
- **Materials:** The quality and type of materials you choose for your addition can vary greatly in price. Discuss material options with your contractor to find the best balance between quality and cost.
- **Labor Costs:** Labor costs can vary based on the project’s complexity and the contractor’s experience. Ensure that your contractor provides a detailed estimate that includes labor costs.

8 Budgeting and Financing Your Project

- **Unexpected Expenses:** Always plan for unexpected costs. Setting aside a contingency fund of about 10-20% of the total project cost is a good practice.

Discussing the scope of work with your contractor is crucial to determine an accurate estimate. At Blue Water Design Build, we work closely with you to understand your vision and provide a transparent, detailed estimate that reflects your project's specifics.

Financing Options for Homeowners

Securing financing for your home addition is a critical step. Here are some common options to consider:

- **HELOC Loans:** Home Equity Line of Credit (HELOC) loans are popular for financing home additions. They allow you to borrow against the equity in your home, providing flexibility and often lower interest rates.
- **Home Improvement Loans:** These loans are specifically designed for home renovations and can be a good option if you don't have significant home equity.
- **Cash-Out Refinance:** This option allows you to refinance your mortgage for more than you owe and use the extra cash for your addition. It's worth discussing this option with your mortgage lender.
- **Personal Loans:** While they often have higher interest rates, personal loans can be a quick way to secure funding without using your home as collateral.
- **Consulting a Financial Advisor:** A financial advisor can help you explore all available options and choose the best financing method for your situation.

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It's important to line up your financing options before construction starts to ensure a smooth process.

Saving Money Without Compromising Quality

Balancing your budget while achieving your dream home addition is possible with careful planning and smart decisions. Here are some tips to save money without compromising quality:

- **Design/Build Approach:** Working with a design/build firm like Blue Water Design Build can streamline the process and keep costs under control. We design with your budget in mind, ensuring no surprises down the line.
- **Smart Modifications:** When designing your project, we look for opportunities to make modifications that save money without affecting the end result. For example, opting for slightly less expensive materials that offer a similar look and durability can significantly reduce costs.
- **Affordable Finishes:** Selecting affordable finishes that still meet your aesthetic goals can save you hundreds, if not thousands, of dollars. Our team can assist you in finding stylish yet budget-friendly options for flooring, tiles, cabinets, and more.
- **Energy Efficiency:** Investing in energy-efficient upgrades can save you money in the long run. For example, improving insulation, upgrading windows, or installing energy-efficient HVAC systems can reduce your utility bills.

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By working closely with our experienced team at Blue Water Design Build, you can create a realistic budget that meets your financial constraints while achieving your vision. We're dedicated to helping you make informed decisions that enhance both the functionality and value of your home addition.

In conclusion, budgeting and financing your home addition require careful planning and informed decision-making. By understanding your costs, exploring financing options, and making strategic choices, you can successfully manage your financial commitment and bring your dream home addition to life.

From Plans to Reality: Moving Forward

We hope you have found “The Ultimate Guide to Your Home Addition” by Blue Water Design Build to be a valuable resource as you embark on the exciting journey of expanding your home. Throughout this guide, we’ve covered essential topics to help you navigate the home addition process, ensuring a seamless and rewarding experience.

Key Takeaways

- **Understanding the Benefits:** Adding square footage to your home not only increases its market value but also improves its functionality and allows for greater customization to meet your specific needs.
- **Planning and Assessment:** Assessing your home's potential and planning for the future are crucial first steps. This ensures that your addition aligns with your long-term goals and maximizes your investment.
- **Design and Construction:** Thoughtful design and careful construction planning are key to creating a space that enhances your lifestyle. From layout planning to maximizing natural light, our guide offers insights to help you achieve your dream addition.
- **Legal and Safety Considerations:** Navigating permits, building codes, and safety requirements is essential for a successful project. Our expertise ensures that your addition complies with all regulations and provides a safe living environment.
- **Comfort and Efficiency:** Enhancing your home's comfort and energy efficiency is a priority. Proper insulation, temperature control, and energy-efficient upgrades can make your addition more sustainable and comfortable.
- **Finishing Touches:** Interior finishes bring your vision to life. Selecting the right flooring, cabinetry, and paint colors, with our guidance, ensures a beautiful and cohesive result.
- **Hiring the Right Contractor:** Choosing a licensed, bonded, and insured contractor is vital. The right professional will deliver quality workmanship and peace of mind.
- **Budgeting and Financing:** Estimating costs accurately and exploring financing options are crucial steps. With smart planning and strategic choices, you can achieve your addition within your budget without compromising on quality.

Let's Get Started!

Ready to transform your home with a stunning addition? Blue Water Design Build is here to help you every step of the way. Our team of experienced professionals is committed to delivering exceptional value, quality craftsmanship, and personalized service. Contact us today to schedule a consultation and take the first step toward making your dream home a reality.

Thank you for choosing Blue Water Design Build. We look forward to partnering with you on this exciting journey and creating a beautiful, functional space that enhances your home and enriches your life.

FAQ's

Q: How long does the home addition process take?

A: The two largest variables that must be considered are the size of the addition and the length of time to obtain the permit. Each municipality is different. The design and permit issuance can take anywhere from 6-12 months and depending on the size of the addition, construction can take 4-6 months.

Q: How can I save money on my home addition without compromising quality?

A: The size of the addition directly correlates to the cost. Depending on the structure, sometimes it's more cost effective to build out instead of up. Also, the new roof will play a large role. The more peaks/valleys along with materials used for siding are factors to consider. With design/build we will help you navigate where money can be saved along the way, without compromising the aesthetic of the home.

Q: What are some common challenges during a home addition project?

A: Most of the challenges come in the beginning during demolition when we potentially find structural issues/rot or compromised sewer lines that need repair/replacement. Each project is different and has different challenges. When obstacles arise, we evaluate the best approach to resolving the issue and move forward.

Q: Can I live in my home during the construction of the addition?

A: No. To live in an active construction site is not advisable. There will be days when the home will not have power or water, as well as constant noise and dust. It's best to budget for living off site during the renovation.

FAQ's

Q: What happens if I want to make changes to the design during construction?

A: We consider this to be standard - opportunities avail themselves through the process. As long as we are not making a structural change, we will not need to update our permit. Our goal is to build you your dream home!

Q: How can I contact Blue Water Design Build to get started on my home addition?

A: It's easy! You can call or email to schedule an initial consultation, we look forward to talking with you and showing you the potential your home has!

Glossary of Terms

Definitions of common terms used in home additions

Demo: Short for demolition. Knocking out and removing old items, materials, wall coverings, or walls inside the home. It's the first step of the remodel, which opens up and clears the space for renovations and upgrades.

HVAC: An acronym standing for heating, ventilation, and air conditioning. An HVAC contractor handles these systems to ensure the house is properly heated, cooled, and ventilated.

Mechanicals: The systems inside the walls and ceilings such as electrical, plumbing, and HVAC that essentially power the home.

Subcontractor: A specialty contractor, like a plumber or electrician, who's hired by the general contractor to perform specific work.

Pulling a Permit: The process of obtaining official approval from the local government or relevant authority to carry out specific renovations or construction work on a property.

CAD: Computer-aided design. This is software that is used to design/modify spaces to improve communications to everyone involved in the project.

As Built Plans: An accurate drawing of the existing space and how it is laid out. This includes doors/windows/electrical. This is required by the city to obtain a permit.

Proposed Planset: This a CAD drawing of the new design/layout that is being proposed. The city requires this along with the As Built Plans in order to obtain a permit.