

Smart Start: Design a House

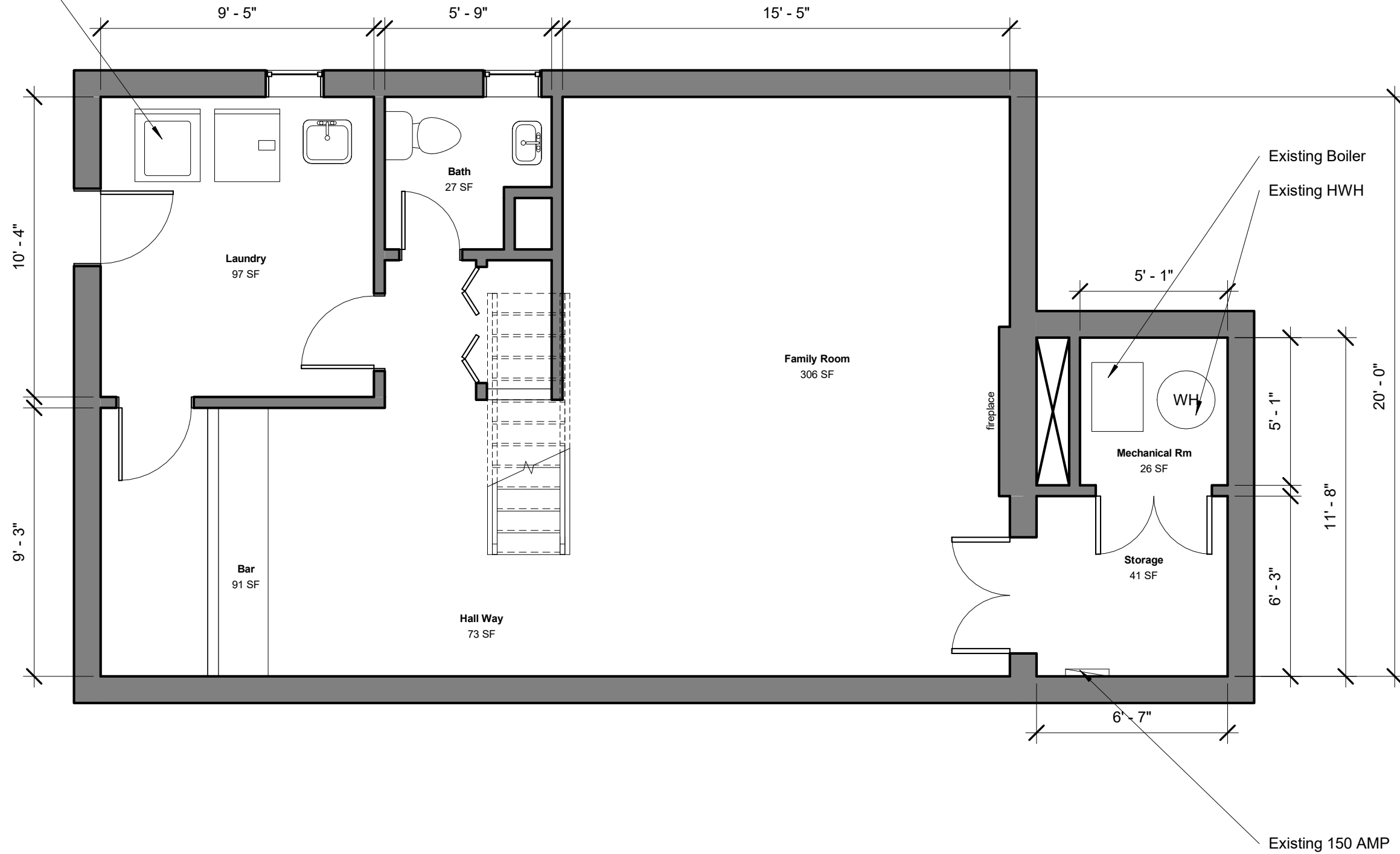
One of the biggest challenges homeowners face when renovating is a lack of information. Is this project in my budget? What exactly is going to be provided? How will it look when it's done? All these questions can be answered by engaging in preliminary design.

We make it easy for homeowners to hit the ground running by helping create a vision for their space, then preparing the details to make the vision a reality. Our Architectural Designers have designed hundreds of spaces, and hold a Bachelor's Degree in Architecture at minimum. The benefits of their experience translate into a much more insightful and valuable design.

As always, our designs are your property. This means they can be used as part of your permit package- even if it is with another contractor! All your designs will be hosted on your [Online Portal](#), which provides a hub throughout the process. Curious what the process looks like? Check out our [Road Map!](#)

FIRST, WE MEASURE YOUR SPACE AS IT IS
NOW

Existing elec dryer



123 Main Street
Washington, DC

Existing Conditions A101

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	RAD		

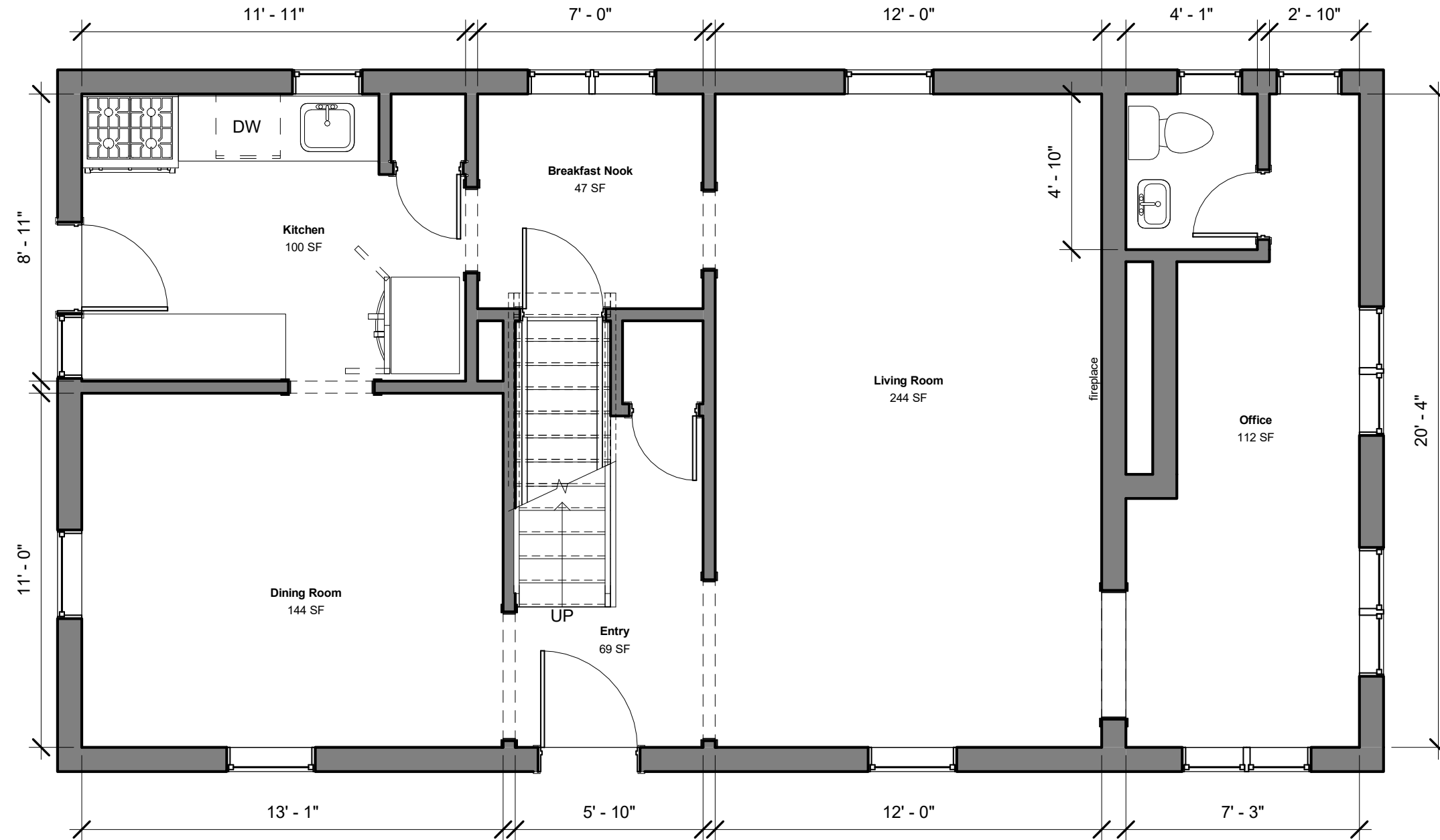
OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

13 Risers Basement to Main Level

Ceiling Height 8'-0"



123 Main Street
Washington, DC

Existing Conditions A102

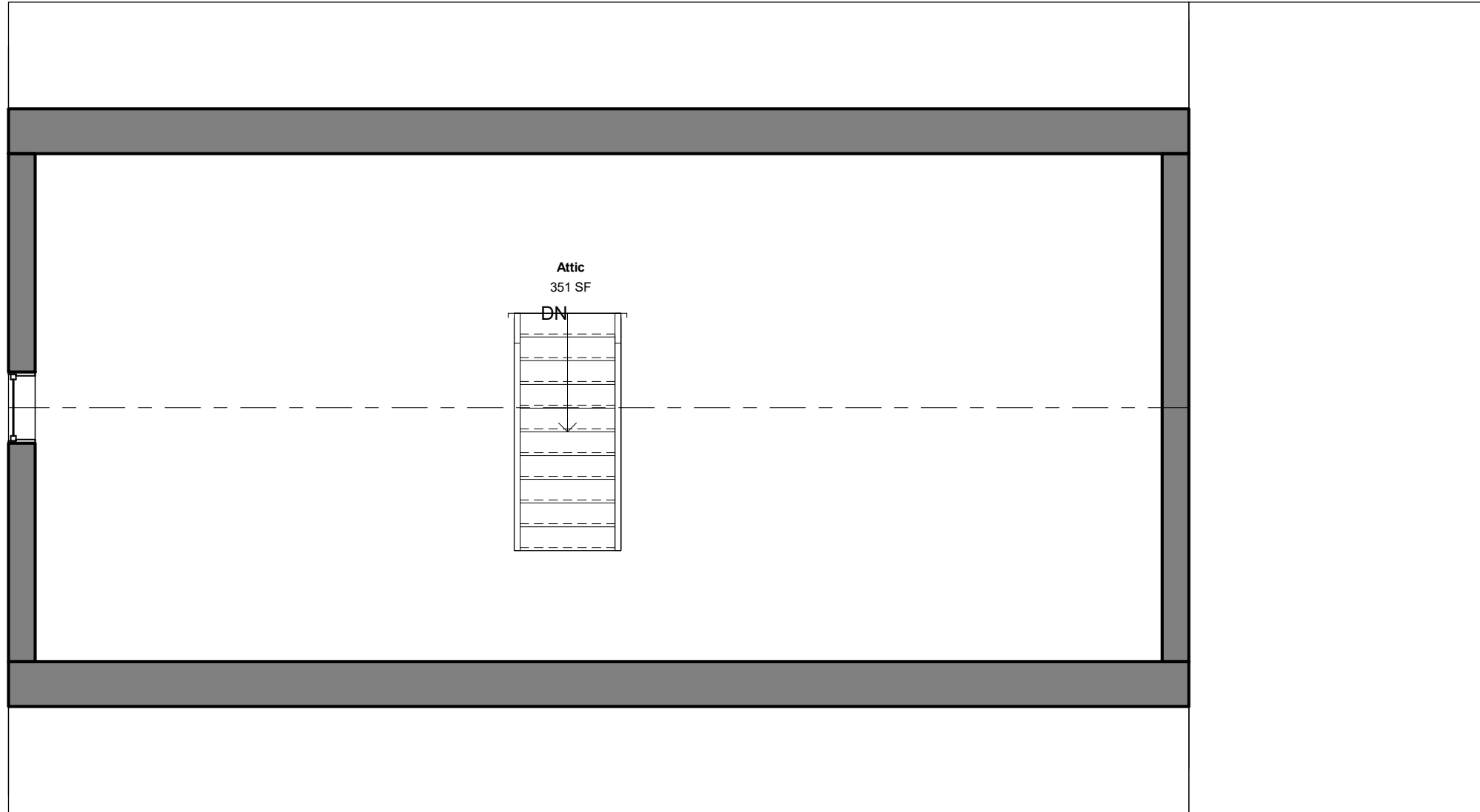
Date: 07/28/20
Drawn by: Author
Scale: 1/4" = 1'-0"

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

Ridge Beam 6'-6"
Floor Joists 2x8 Front to Back



123 Main Street
Washington, DC

Existing Conditions A104

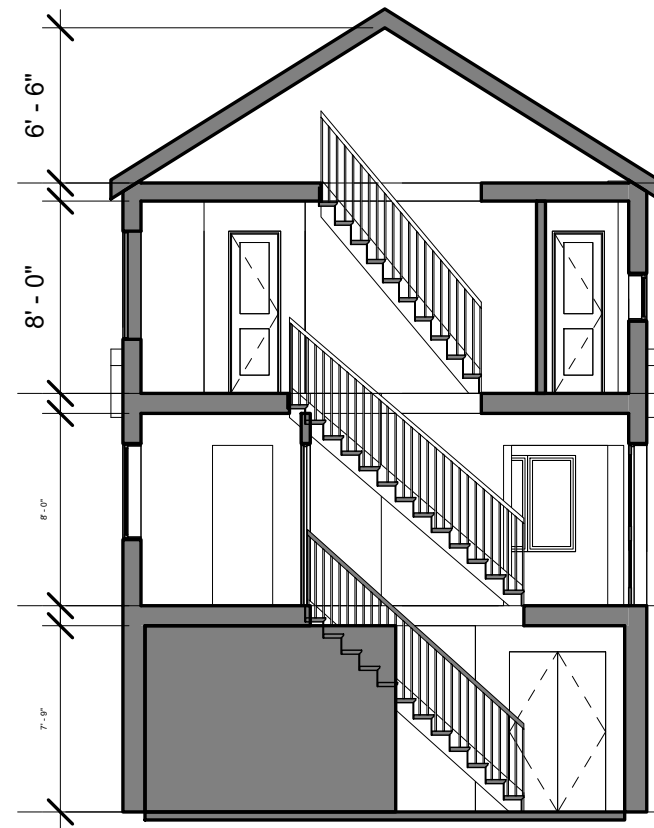
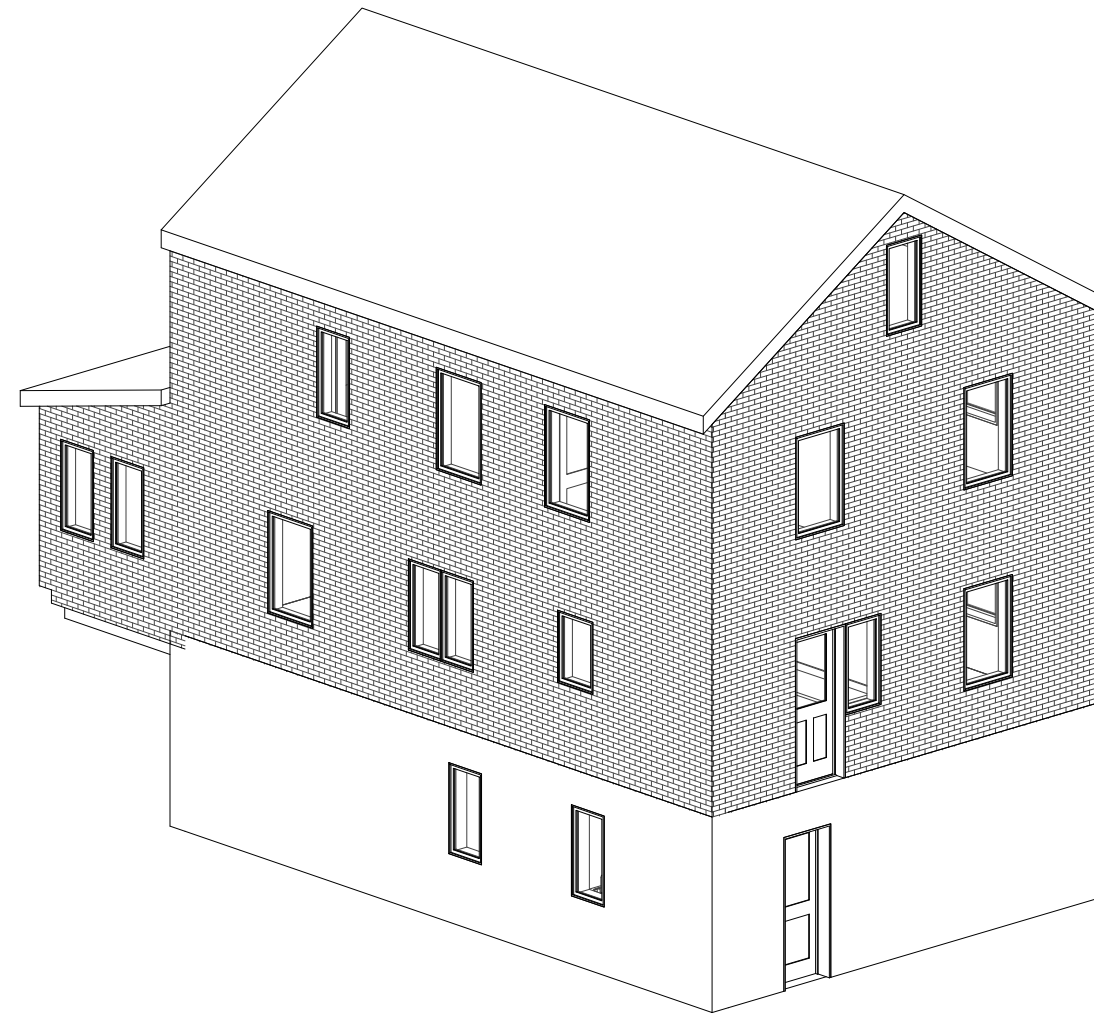
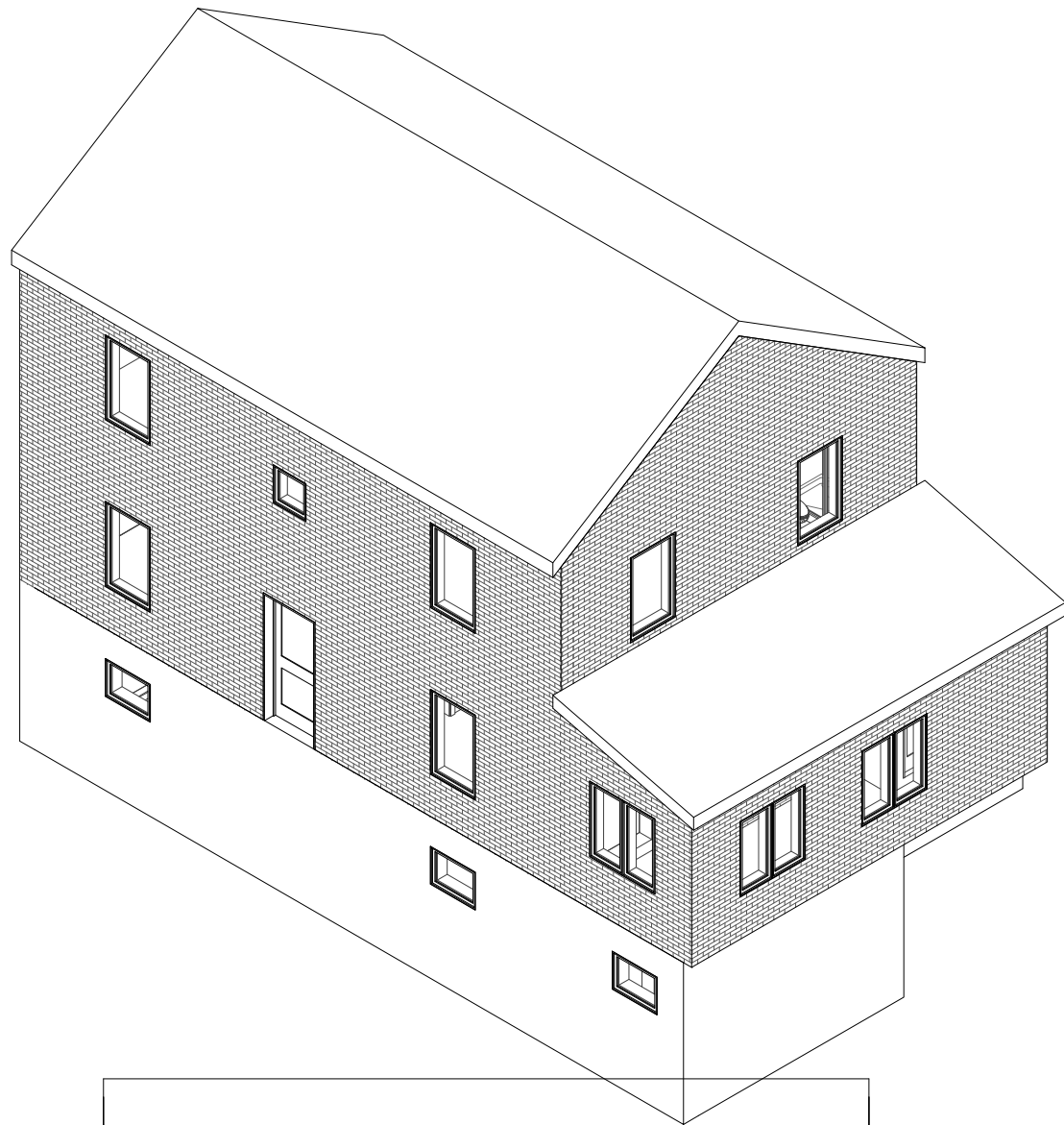
Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	R.DeBaun		

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John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Schematic
Design



4. Roof Level -
Existing Conditions
17' - 7"

3. Upper Level -
Existing Conditions
8' - 10"

2. Main Level -
Existing Conditions
0' - 0"

1. Basement Level -
Existing Conditions
-8' - 7"

123 Main Street
Washington, DC

Existing Views A105

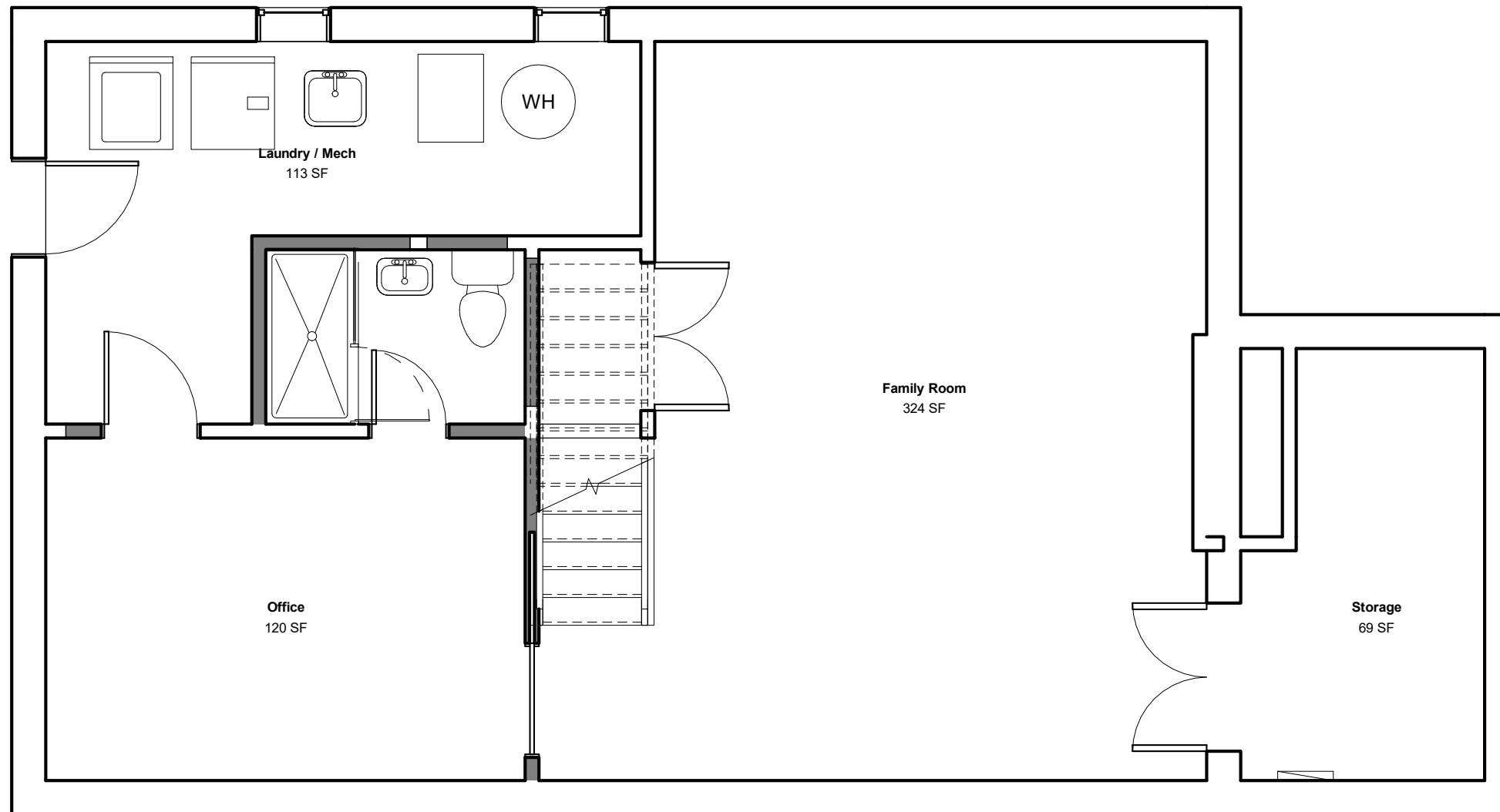
Date 07/28/20 Scale 1/8" = 1'-0"
Drawn by Author

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

NEXT, YOUR ARCHITECTURAL DESIGNER WILL
PREPARE UP TO 3 INSIGHTFUL DESIGN OPTIONS



123 Main Street
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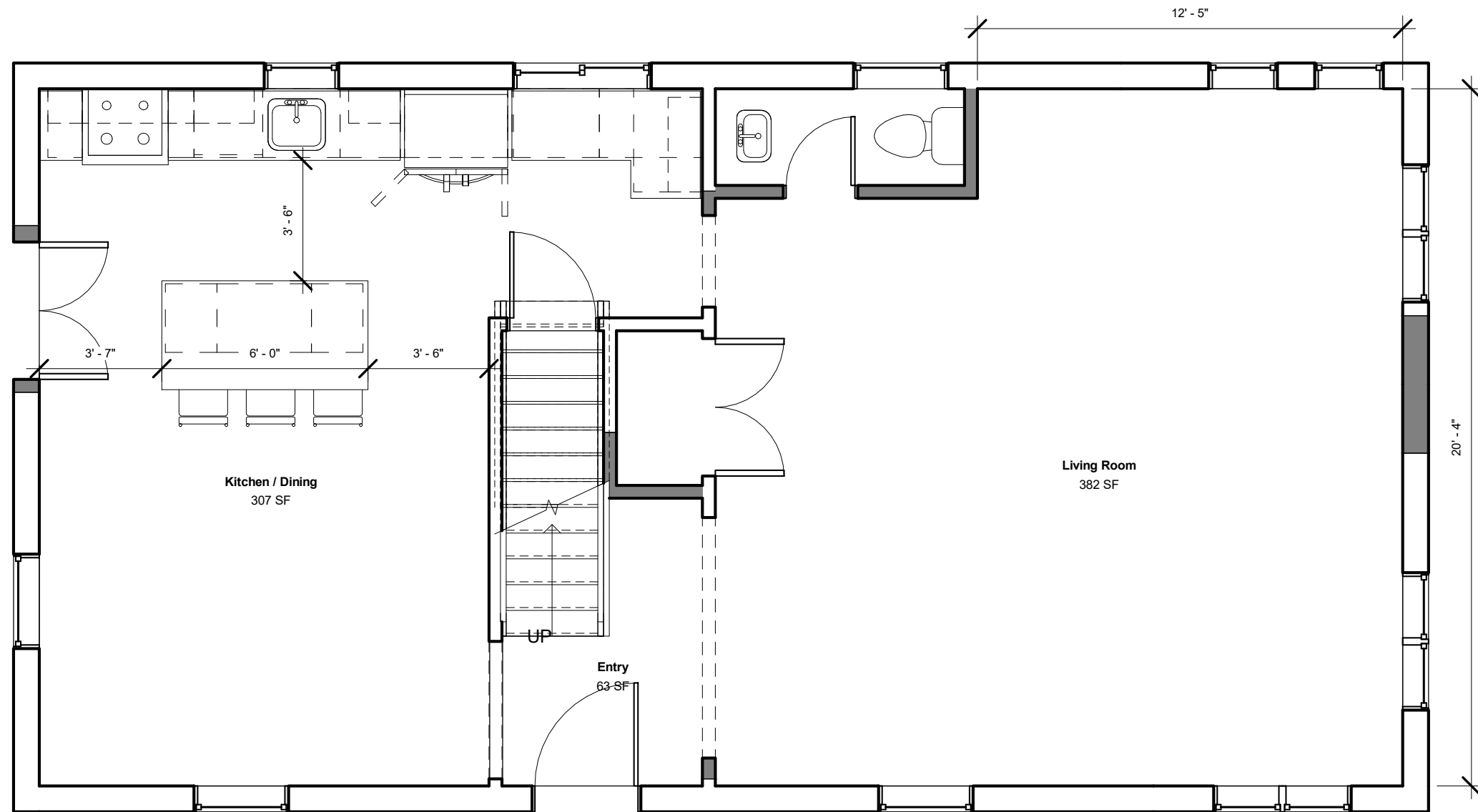
Renovation Plans **SD101**

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
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123 Main Street
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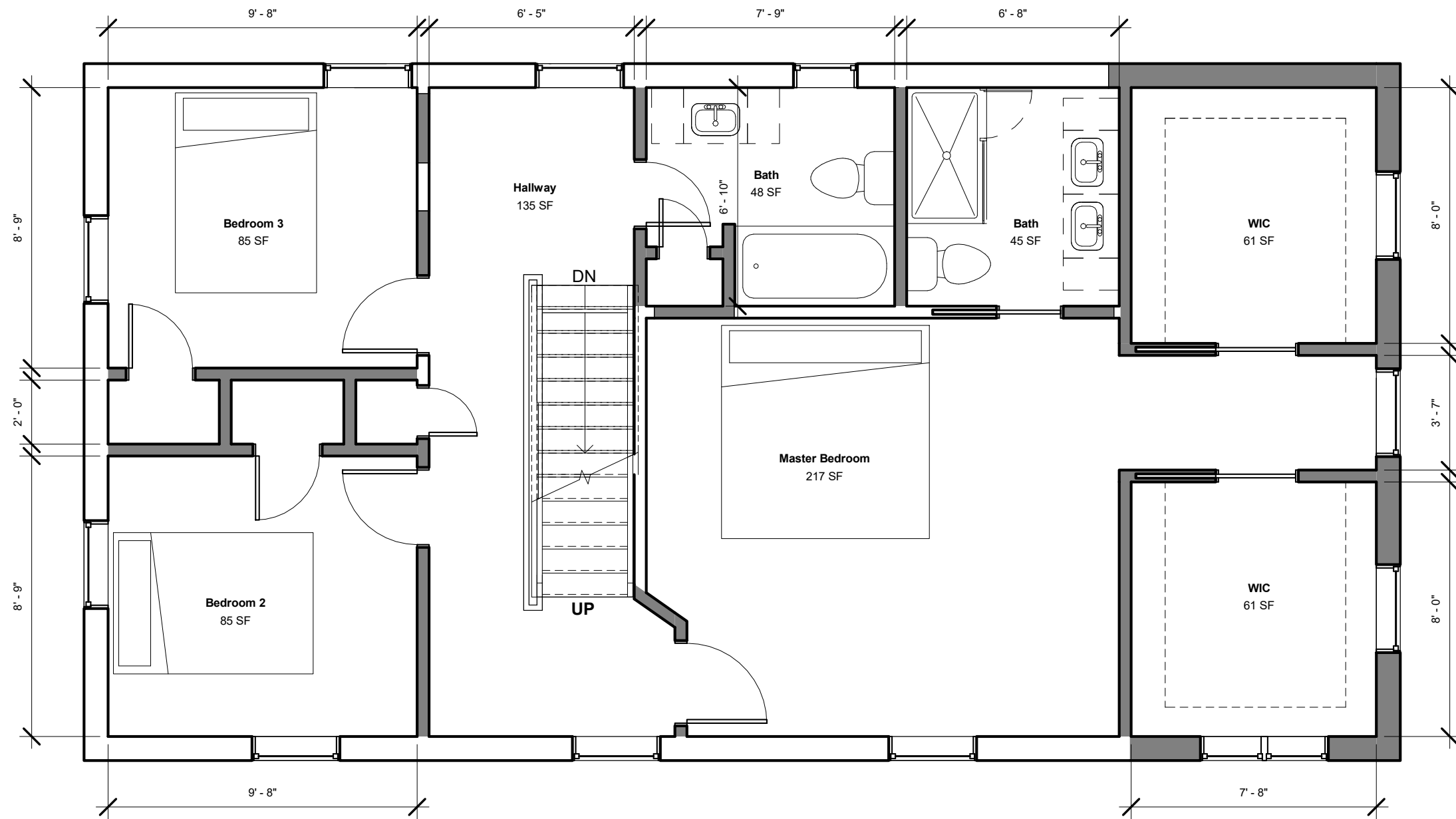
Renovation Plans SD102

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

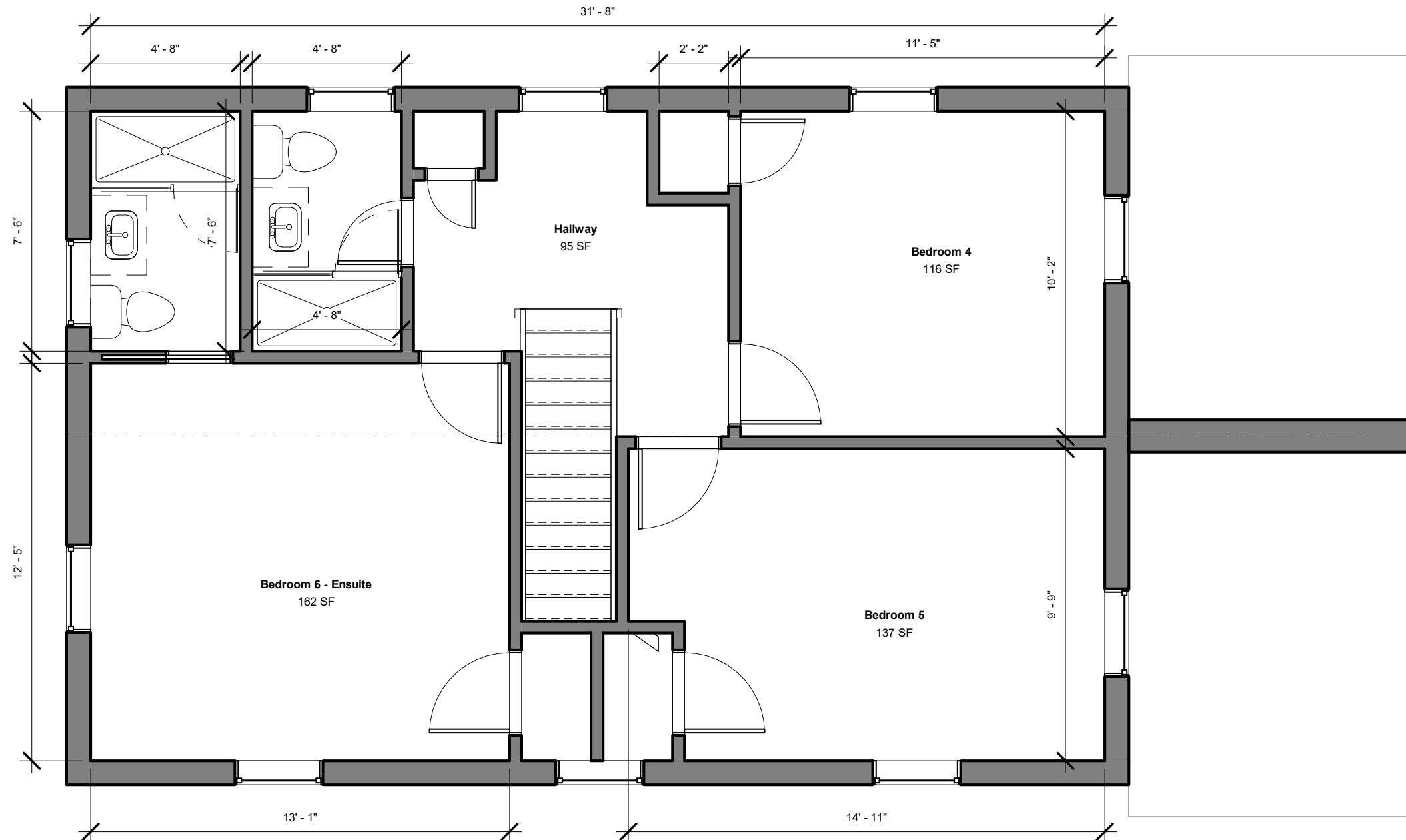
Renovation Plans **SD103**

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

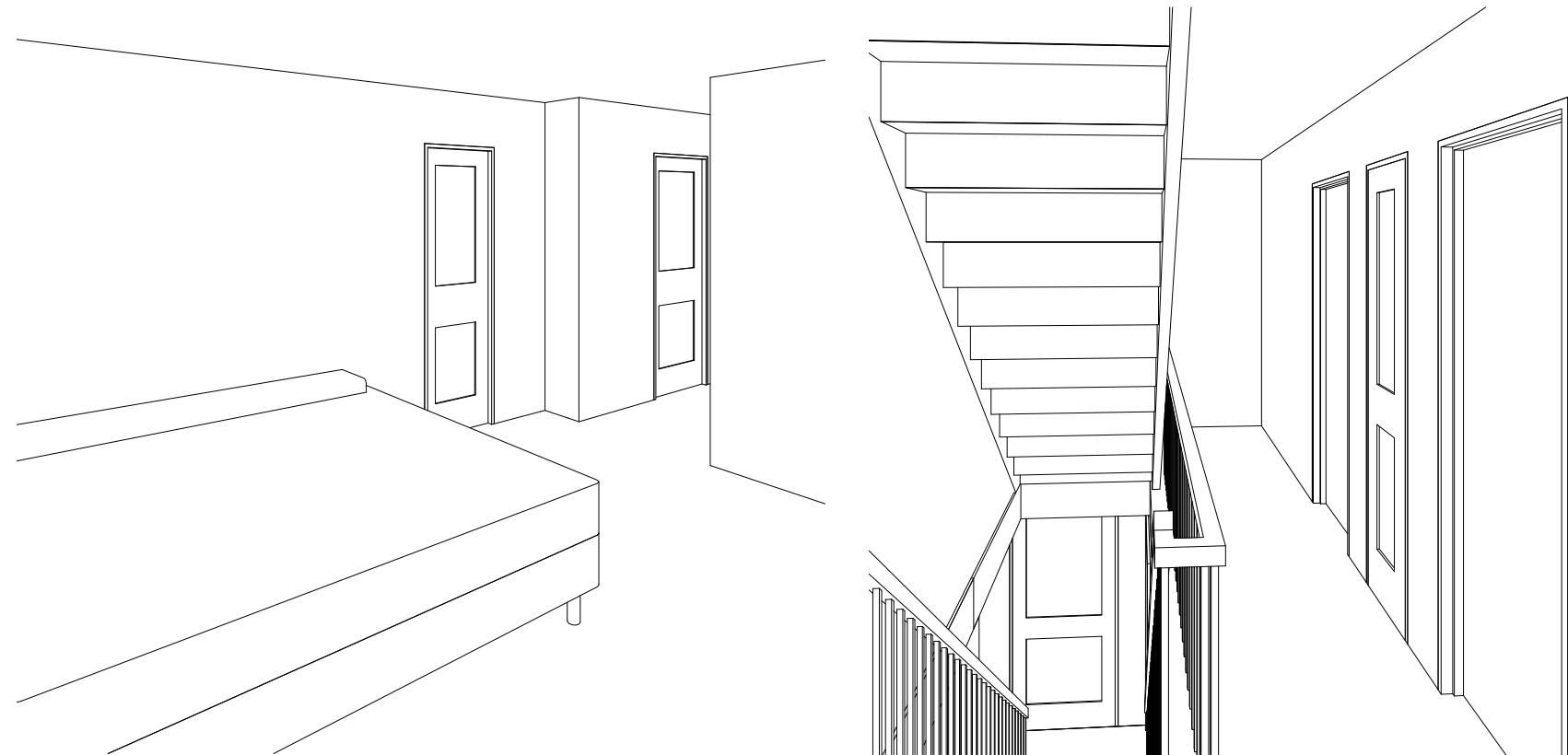
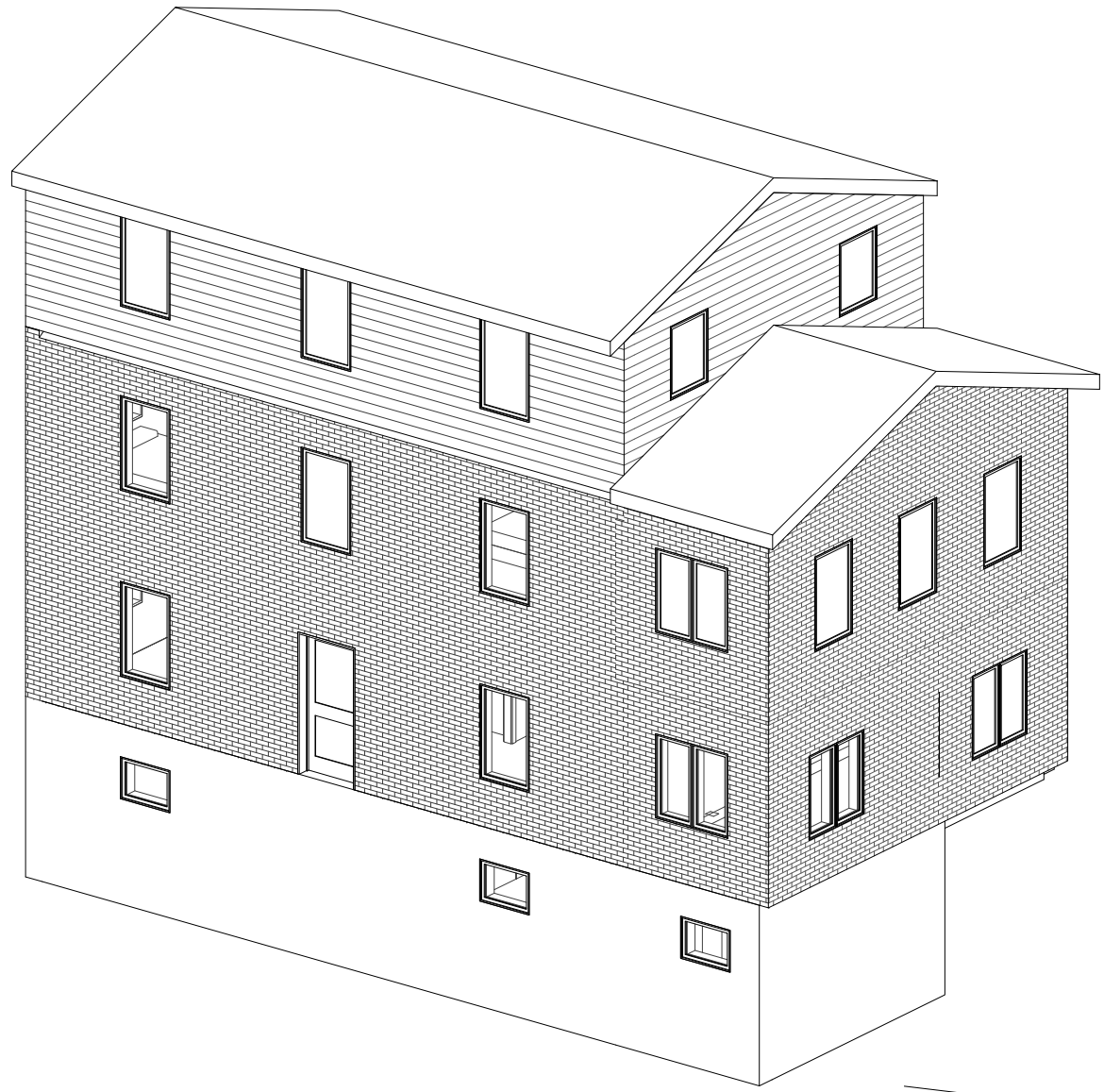
Renovation Plans SD104

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

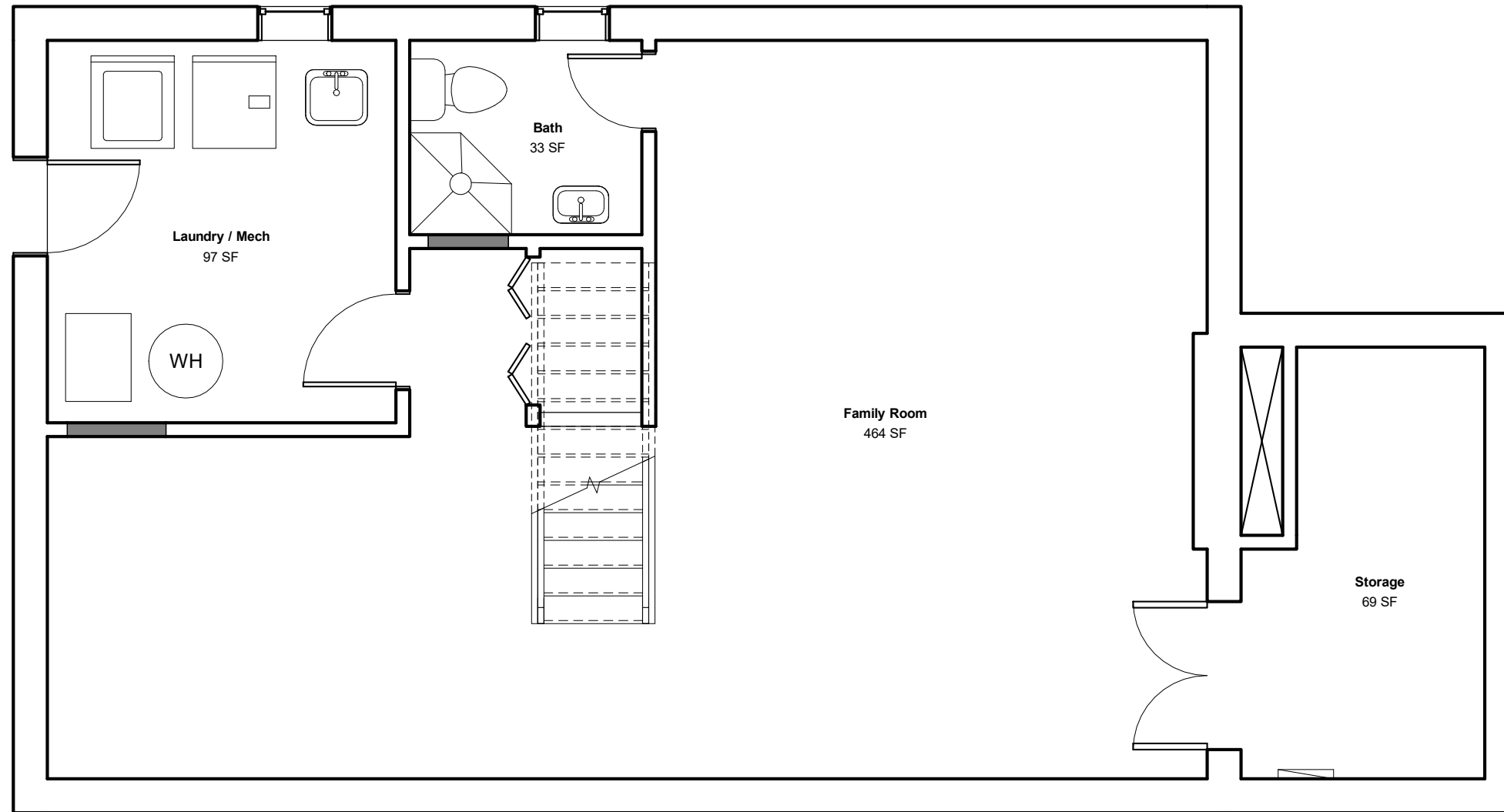
SD1 Views SD105

Date	07/28/20	Scale
Drawn by	Author	

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

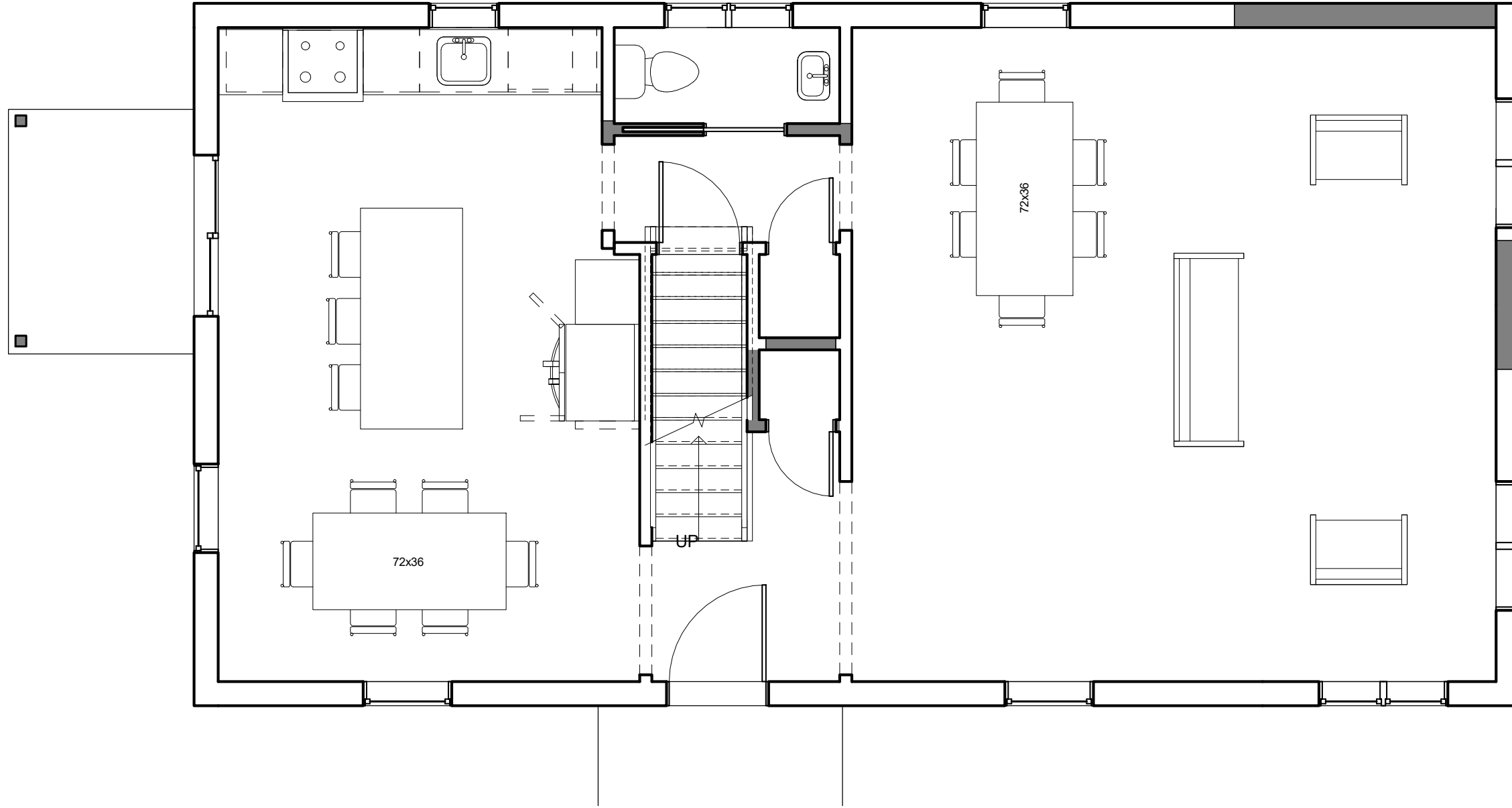
Renovation Plans **SD201**

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

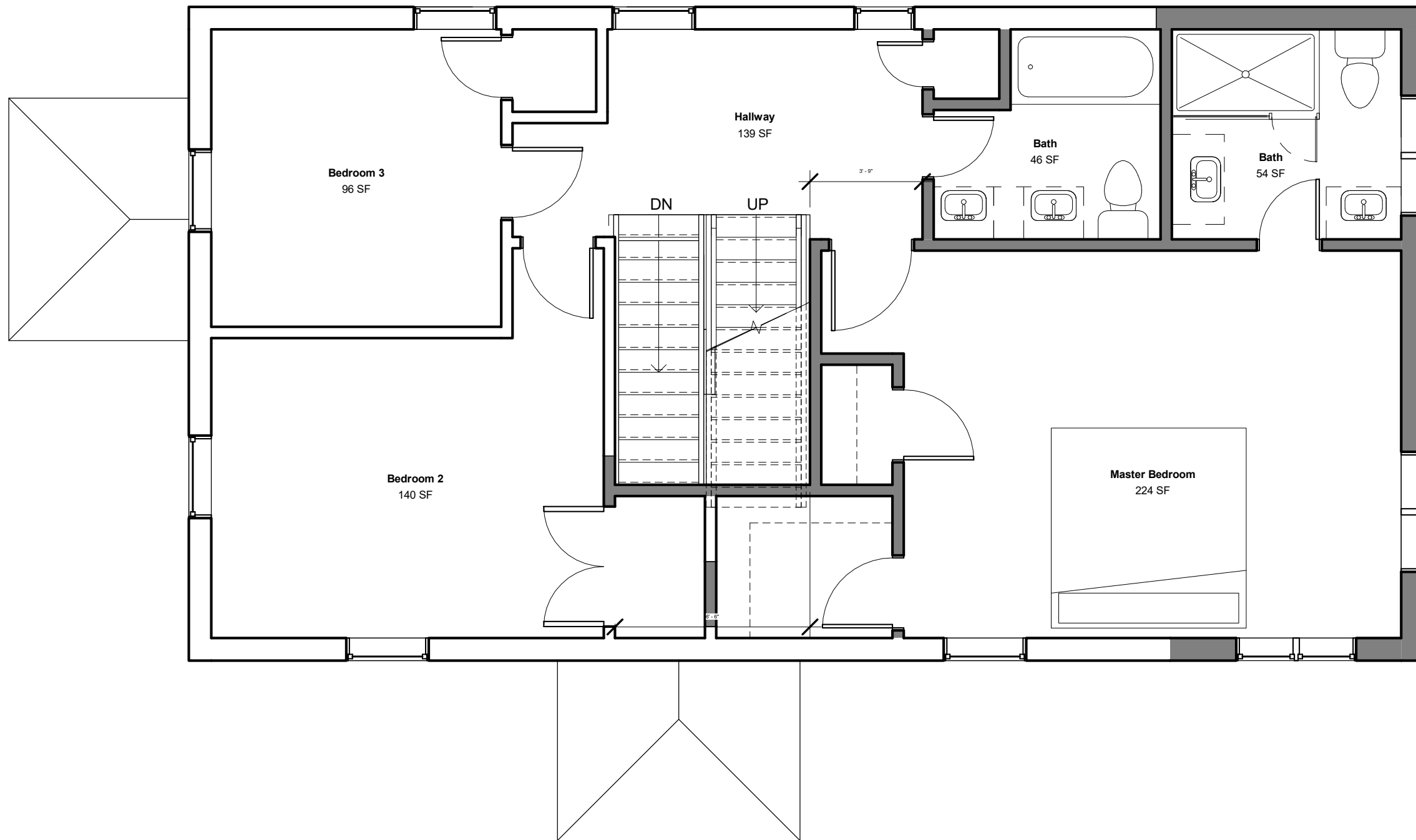
Renovation Plans SD202

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

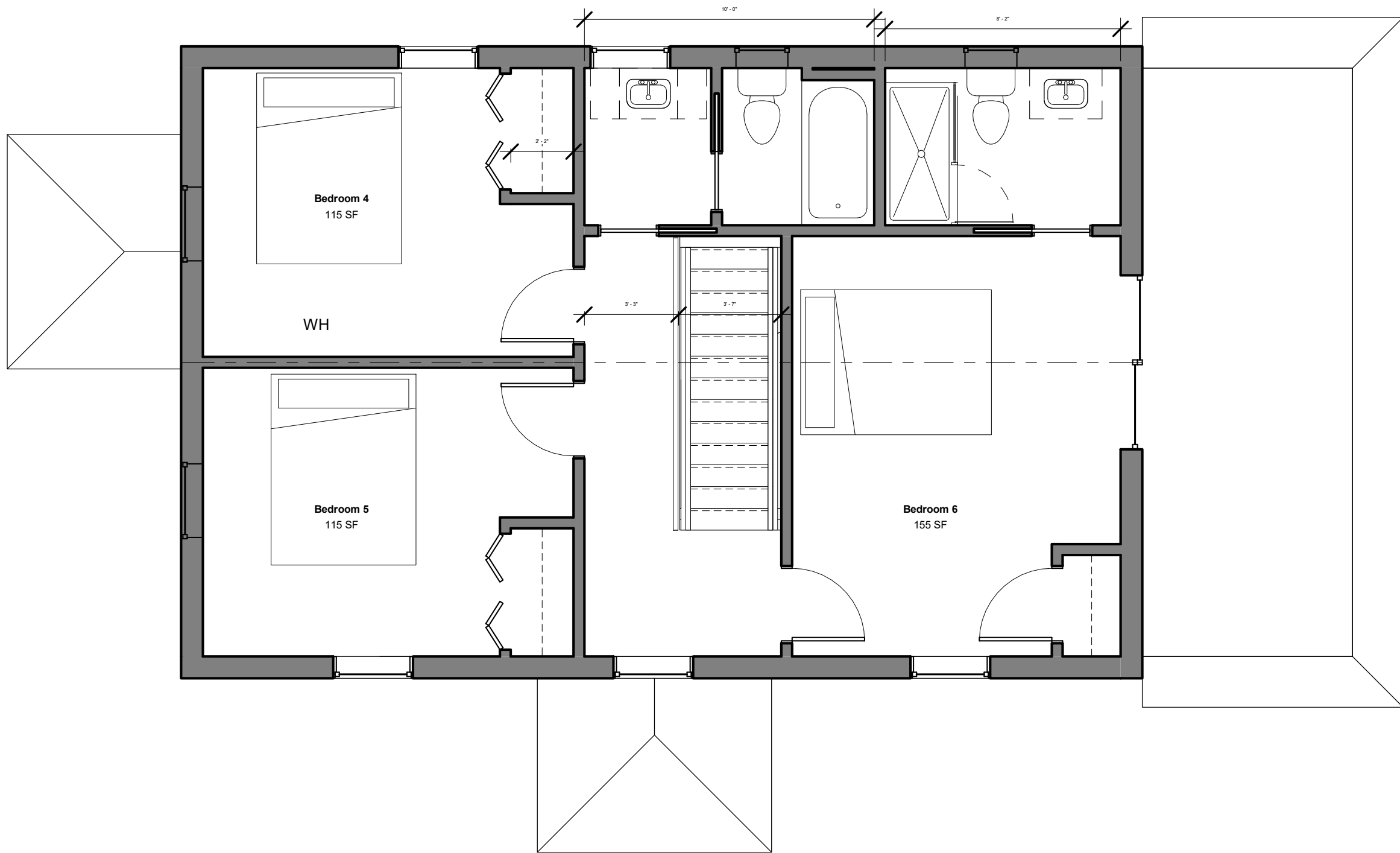
Renovation Plans SD203

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

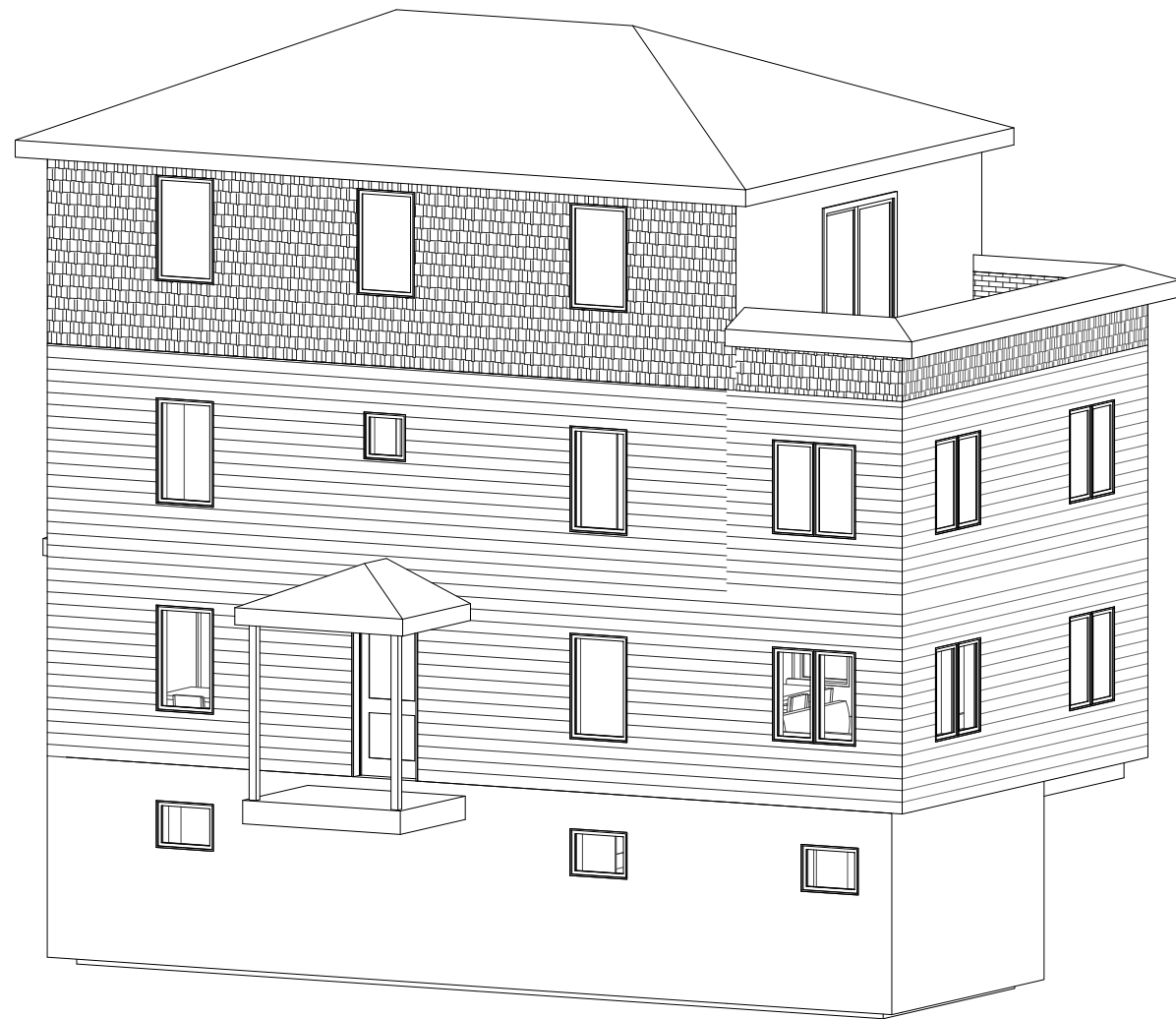
Renovation Plans SD204

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

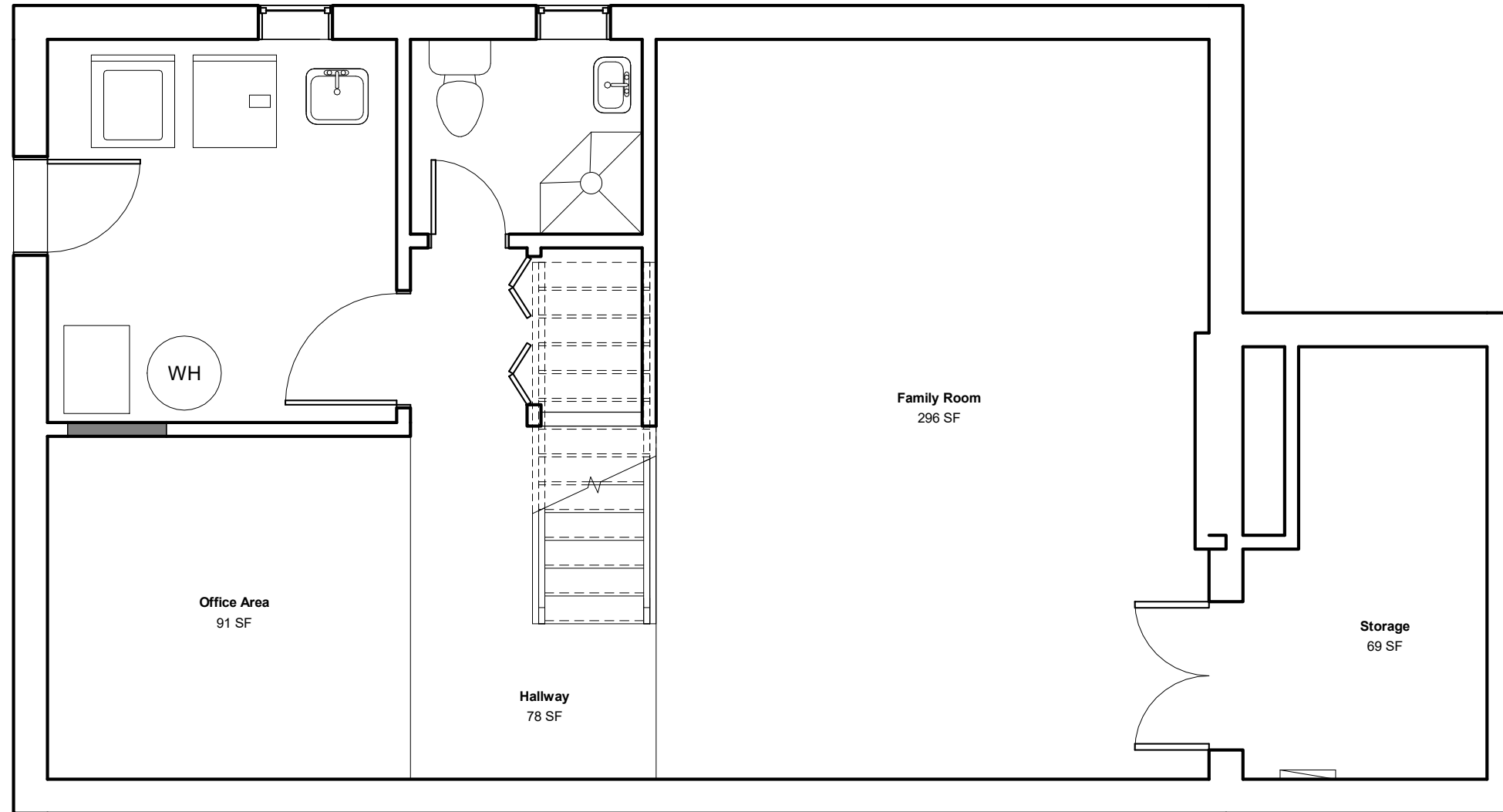
SD2 Views SD205

Date	07/28/20	Scale
Drawn by	Author	

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

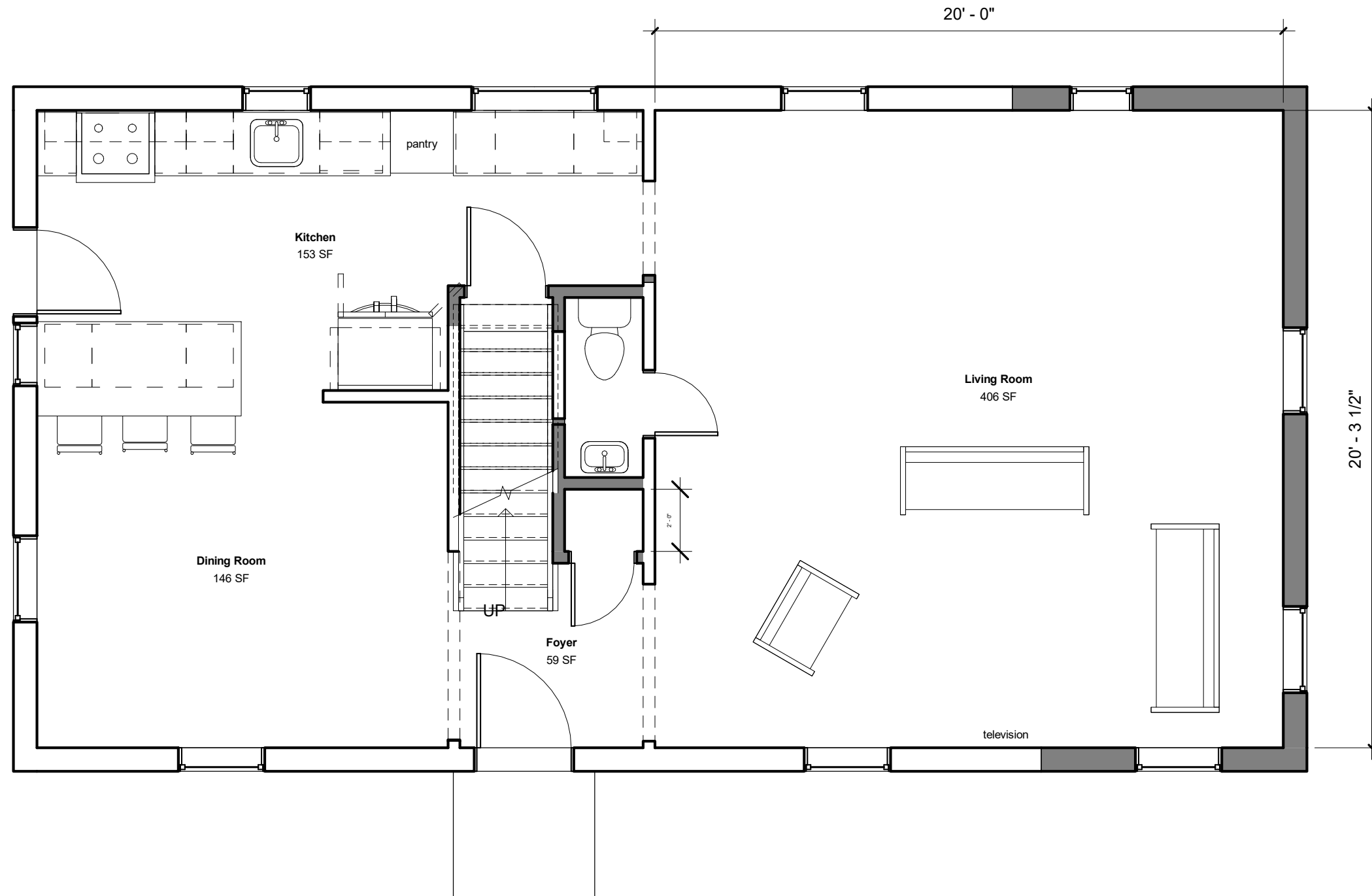
Basement - Reno **SD301**

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

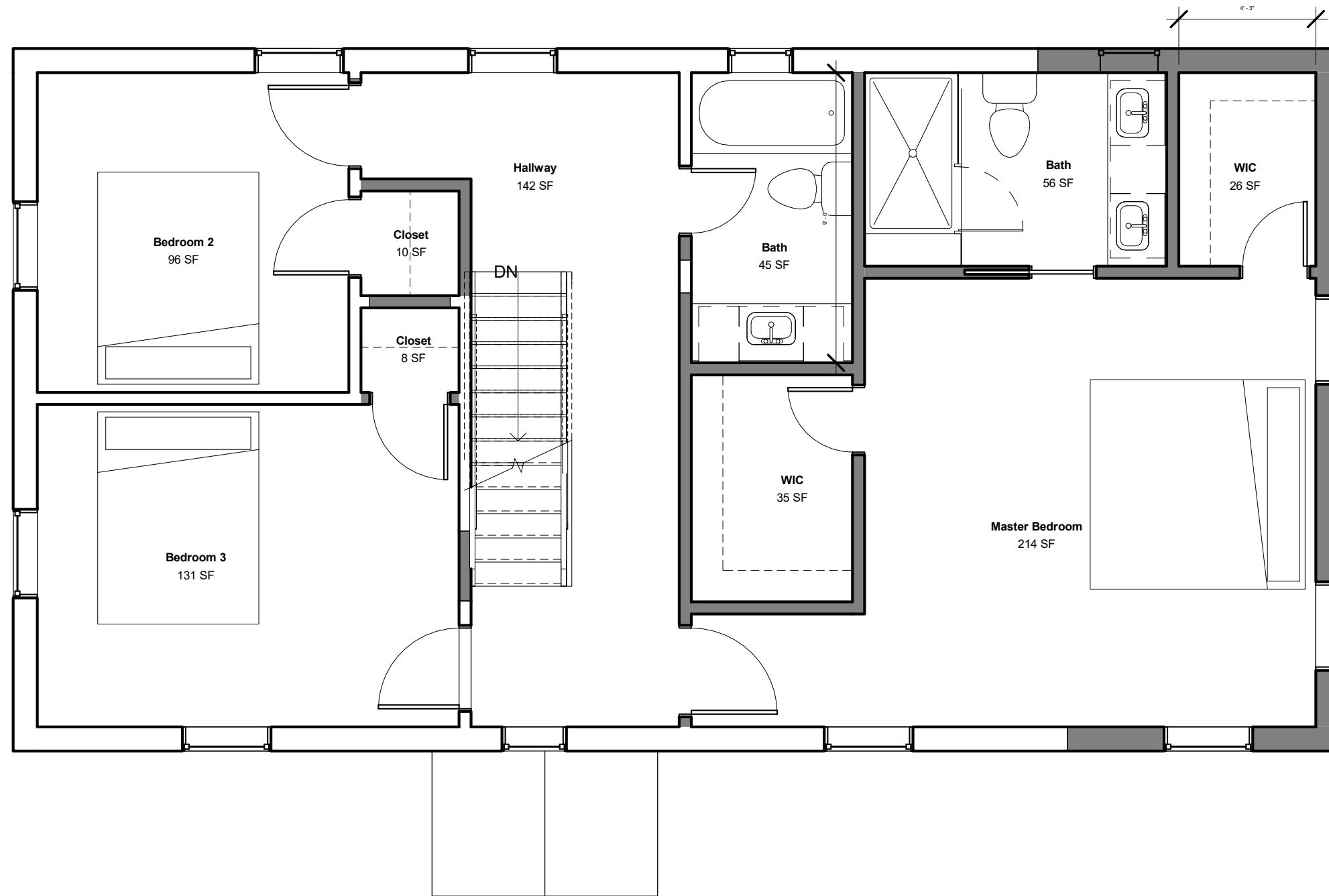
Main - Reno SD302

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

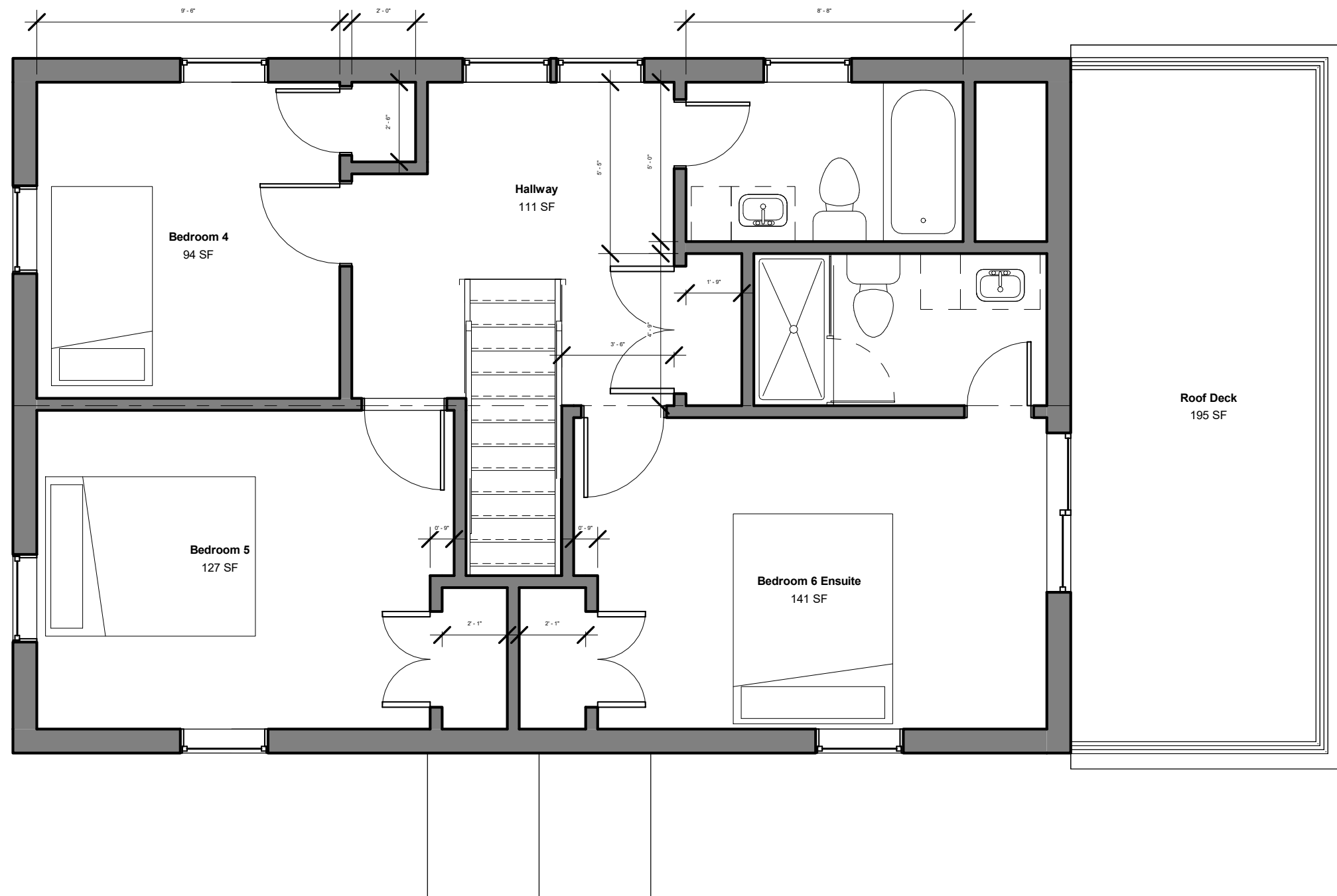
Upper - Reno SD303

Date	07/28/20	Scale	1/4" = 1'-0"
Drawn by	Author		

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

Top - Reno	SD304		Scale 1/4" = 1'-0"
	Date 07/28/20	Drawn by Author	

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design



123 Main Street
Washington, DC

SD3 Views SD305

Date	07/28/20	Scale
Drawn by	Author	

OWNER:
John and Jill Smith
123 Main Street
Alexandria, VA

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
Schematic
Design

ONCE YOUR DESIGNS ARE COMPLETE, OUR
TEAM WILL REVIEW AND PREPARE PRICING
RANGES FOR EACH OPTION



DC Home Improvement
Contractor Lic #420215000094

VA Master Plumber
Lic #2705132717

VA Class A - Commercial Builder
Lic #2705132717

VA Master Electrician
Lic #2705132717

VA Class A - Residential Builder
Lic #2705132717

VA Master Gas Fitter
Lic #2705132717

EPA Cert. Reno Firm
Certification# NAT-122303-2

DC LEAD-SAFE Contractor
Lic #DC21-0343

SCHEMATIC DESIGN SUMMARY REPORT

Date: February 12th 2026

Address: 123 Main St Alexandria, VA 22314

Contacts: John & Jill Smith | jillsmith@gmail.com johnsmith@gmail.com

Project: Full House Remodel and Additions

As requested, Moore Construction Group, LLC submits the following Schematic Design summary for the project as mentioned above, including all work listed below.

**Note: Package selections have been included throughout this evaluation. You can change/update selections as you desire during the Design Development Phase.*

Schematic Design Option 1

OVERVIEW

Side and rear addition at main level with small addition at 2nd floor to provide improved living space and optional main level bedroom space.

ADDITION

- Main level left addition 7' x 26' and rear addition 27' x 17' (641 SF)
- Upper level rear addition 8' x 9' (64 SF)
- Existing 2-story masonry addition to remain on rear right of home assumed structurally adequate to stay
 - Main level addition to add available space for re-configuration, including:
 - Kitchen
 - Full bathroom
 - Mud room
 - Walk-in pantry
 - Laundry closet
 - Dining Space
 - Family Room w/ direct access to outdoor living space
 - Flex space (additional living / play room / guest bedroom)
 - Second-level addition to add additional storage space for primary ensuite bedroom
 - No modifications to third level
 - Exterior footing soil is assumed adequate to support standard footings. Client to engage MCG to confirm with SoilTech.

MAIN LEVEL

Bathroom

- Utilize existing drybar space to convert existing powder room to full bathroom

Laundry / Utility

- Utilize existing kitchen space to add new closet for lower zone HVAC
- Utilize existing kitchen space to add new laundry closet at bottom of stairs

- Convenient location to bedrooms at upper level
- Functional location away from bedrooms for noise purposes
- Provide and install all necessary water line, drain, and exhaust hookups

Kitchen / Drybar

- Relocate kitchen to centrally location at current dining area.
- “L”shaped kitchen with option for open concept to front of house and new rear addition
- Walk-in pantry with cabinet door style secret entrance
- Island seating for (4) Sink to remain at a similar location.
- Range with floating hood overlooking new family room space
- New Cabinetry throughout- design fits around 8 Base cabinets, 1 tall/pantry, 4 42”wall cabinets.
- Drybar at existing kitchen location to provide additional storage with wine/coffee bar set up
- New kitchen adjacent to existing front living space to be utilized as new dining room
- Install finishes and fixtures per selections.

Mud Room

- Side addition to provide additional secondary entrance into mudroom space with additional storage and drop space

Flex Space

- Provide wall with double frosted glass pocket door at existing living room and piano room to provide option for occasional main level bedroom space
- Demo and infill stained glass window at stairwell to allow for murhphy bed installation.
- Flex space canbe utilized as secondary living space / play space when not be utilized as bedroom

Covered Patio

- New covered patio off rear of home, entire width of rear addition concrete flooring. 14’ x 27’ – 378 SF

2nd LEVEL

Linen Closet / Hallway

- Utilized existing laundry closet as new linen closet.

- Add additional space to bedroom 2 layout
- Option to add new door to hallway to provide privacy at top level bedroom

Hall Bath

- Utilize reconfigured bathroom spaces and bedroom 3 closet to create more typical hall bath configuration
- Option to include wet room wall to allow for easier hall bath sharing among siblings, larger vanity can be utilized if wall is removed.
- Bathroom 5' x 9'-6"

Primary Suite

- New 4 piece primary bathroom
 - Utilize reconfigured bathroom space to create more typical layout
 - Existing windows to remain.
 - Commode room, 30" x 60" tub, 42" x 46" shower, 72" double vanity
 - Install new finishes and fixtures per selections.
- Remove existing closets and add new walk-in closet at rear addition

TOP LEVEL

No Changes

GENERAL**FLOORING**

- Provide and install new hardwood as needed to accommodate new layout and additions. Match existing as possible.
- Sand and refinish all hardwood to match throughout main level and as needed at second level
 - Excludes the bathroom, which will be finished with tile

INTERIOR WALLS

- Provide and install new insulation and drywall throughout the addition
- Provide and install new drywall throughout affected areas of existing home as necessary.
- Tape through the finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, and flat single-color walls in addition and affected areas of existing home.

DOORS/TRIM

- Provide and install (15) new interior doors, match existing as possible
- Provide and install new package selection door hardware for new doors
- Provide and install new baseboard trim throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install new window and door casing throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install (3) new exterior doors, two to rear patio and one at mud room entry

WINDOWS

- Provide and install (5) new package selection vinyl windows in addition

EXTERIOR

- Provide and install new package selection Hardie plank siding throughout the addition, match existing house as possible.
- Provide and install new roofing at the addition, match existing as possible

HVAC

- Relocate existing main level interior HVAC unit and reroute ductwork throughout main level ceiling and create bulkheads as necessary.

- The existing HVAC equipment is assumed to be adequate to handle the additional load of addition spaces. HVAC analysis to be completed during Design Development and additional or replacement equipment proposed if necessary.

PLUMBING

- New plumbing will be installed per code to service renovated bathrooms, kitchen, and laundry room.
- Assumes incoming waterline and drain lines from street are adequate to service proposed additional plumbing fixtures.

ELECTRICAL

- Provide and install new recessed lights per modern layout throughout the addition and affected areas of existing house (exact layout, selection, and configuration TBD during the Design Phase).
- Provide new outlets and switches through addition and renovation areas. Outlets to be updated to GFCI and AFCI as required by code in affected rooms.
- Provide and install fixtures, ceiling fans, pendant lights, sconces, etc per design
- Upgrade existing 200 amp panel to larger 40 breaker panel box. Assumes existing Dominion meter is 200 AMP and no heavy up is required.
- Relocate panel to outside new full bathroom.

MISCELLANEOUS

- N/A

Construction Summary

Based on the above scope and considering [Classic Package](#) finishes with the allowances shown below, we expect a reasonable budget to start in the **\$468k range** and the project to take **20-26 weeks**.

We are scheduling new projects like yours about **two months** after Construction Contracts are signed.

Selection Allowances for SD1

Finishes (Material Cost Only)	Allowance
Exterior Finishes	\$17,500.00
Interior Finishes	\$14,000.00
Kitchen	\$17,000.00
Hall Bathroom - Upper Level	\$5,000.00
Primary Bathroom	\$9,500.00
Hall Bathroom - Main Level	\$4,500.00

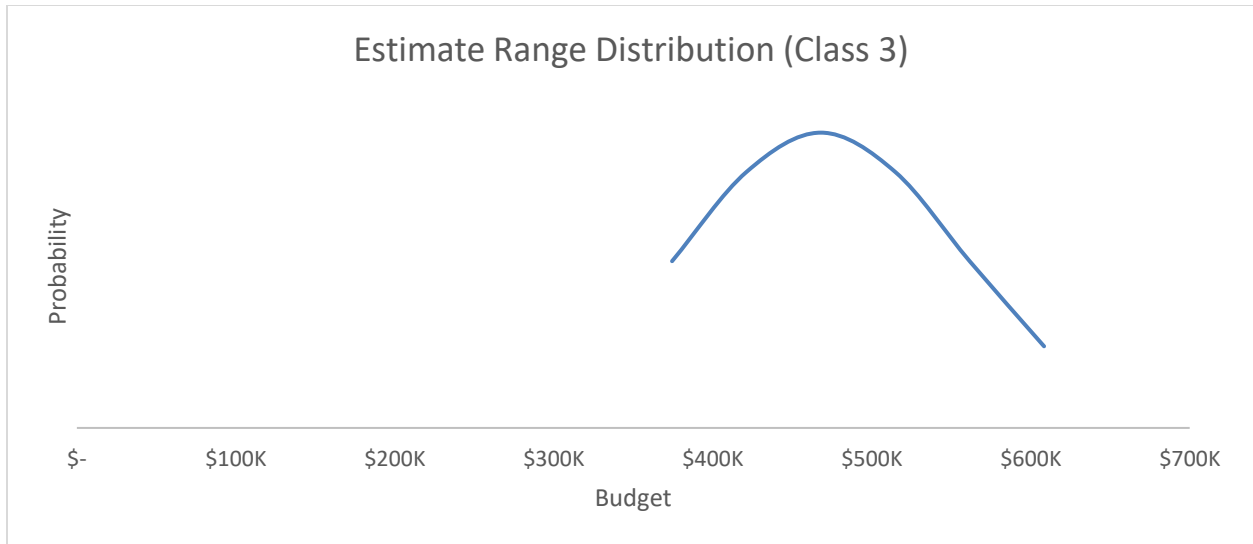
SD1 Selection Allowance Total = \$67,500.00

Based on the level of information provided, we consider this to be a Class 3 Estimate, as indicated in the chart below.

COST ESTIMATE CLASSIFICATION MATRIX [a]				
	Primary Characteristic	Secondary Characteristic		
ESTIMATE CLASS	LEVEL OF PROJECT DEFINITION Expressed as % of complete definition	END USAGE Typical purpose of estimate	METHODOLOGY Typical estimating method	EXPECTED ACCURACY RANGE Typical variation in low and high ranges [b]
Class 5	0% to 2%	Concept Screening	Capacity Factored, Parametric Models, Judgment, or Analogy	L: -20% to -50% H: +30% to +100%
Class 4	1% to 15%	Study or Feasibility	Equipment Factored or Parametric Models	L: -15% to -30% H: +20% to +50%
Class 3	10% to 40%	Budget, Authorization, or Control	Semi-Detailed Unit Costs with Assembly Level Line Items	L: -10% to -20% H: +10% to +30%
Class 2	30% to 70%	Control or Bid/Tender	Detailed Unit Cost with Forced Detailed Take-Off	L: -5% to -15% H: +5% to +20%
Class 1	50% to 100%	Check Estimate or Bid/Tender	Detailed Unit Cost with Detailed TakeOff	L: -3% to -10% H: +3% to +15%

Notes: [a] [Cost estimate classification matrix as presented by AACE International \(Association for the Advancement of Cost Engineering\)](#)

[b] The state of process technology and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual costs from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.



It's important to keep in mind that the budget provided is only an estimate. Our team has done their best to prepare this budget based on the information available, and it reflects our current understanding of the cost to construct your project in today's market.

Schematic Design Option 2

OVERVIEW

Rear addition at main level with small mud room addition to left and infill addition at 2nd floor adjacent to existing playroom to provide improved living space and optional main level bedroom space.

ADDITION

- Main level left addition 7' x 9' and rear addition 27' x 17' (522 SF)
- Upper level rear addition 21' x 10' (210 SF)
- Existing 2-story masonry addition to remain on rear right of home assuming structural adequate to remain
- Reconfigure bottom of main level stairwell to open towards front of home
 - Main level addition to add available space for re-configuration, including:
 - Kitchen
 - Full bathroom
 - Mud room
 - Dining Space w/ direct access to outdoor living space
 - Family Room
 - Living Room / Music Room
 - Flex space (office / play room / guest bedroom)
 - Second-level addition to add additional space for primary suite bathroom and closet
 - No modifications to third level
 - Exterior footing soil is assumed adequate to support standard footings. Client to engage MCG to confirm with SoilTech.

MAIN LEVEL

Bathroom

- Convert existing powder room to full bathroom to service flex space bedroom

Kitchen / Drybar

- "L" shaped kitchen at rear addition with access to mud room and rear patio space

- Island seating for (3-4)
- Sink under window at rear of home. Patio roof offset to allow natural light to come into kitchen space.
- New Cabinetry throughout- design fits around 9 Base cabinets, 1 tall/pantry, 7 42" wall cabinets. (Option to do another row of cabinets above for additional storage)
- Install finishes and fixtures per selections.

Mud Room

- Side addition to provide secondary entrance into mudroom space with additional storage and drop space

Flex Space

- Utilize existing kitchen space as new flex space which could function as guest bedroom / play room / office.
- Option for double frosted glass pocket door to open into new family room space
- Flex space direct access to secondary patio and full bathroom on mail level

New Covered Patio

- New covered patio off rear of home, 20' x 20' behind new rear addition with concrete flooring

2nd LEVEL

Linen Closet / Laundry / Hall Bath

- Reconfigure existing bathroom space to create new hall bathroom and storage/laundry room at front left of home
- Laundry room to have closets and bathroom as acoustic barrier from bedrooms
- Linen closet outside of hall bathroom
- Hall Bathroom 5' x 9'

Primary Suite

- New 4 piece primary bathroom
 - Utilize addition space to create more typical bathroom layout
 - Adjacent walk in closet also within addition space
 - Commode room, 30" x 60" tub, 42" x 60" shower, 72" double vanity
 - Install new finishes and fixtures per selections.

- Remove existing closets and add new walk-in closet at rear addition

TOP LEVEL

No Changes

GENERAL**FLOORING**

- Provide and install new hardwood as needed to accommodate new layout and additions. Match existing as possible.
- Sand and refinish all hardwood to match throughout main level and as needed at second level
 - Excludes the bathrooms, which will be finished with tile

INTERIOR WALLS

- Provide and install new insulation and drywall throughout the addition
- Provide and install new drywall throughout affected areas of existing home as necessary.
- Tape through the finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, and flat single-color walls in additions and throughout affected areas of existing home.

DOORS/TRIM

- Provide and install (13) new interior doors, match existing as possible
- Provide and install new package selection door hardware for new doors
- Provide and install new baseboard trim throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install new window and door casing throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install (2) new exterior doors, two to rear patio and one at mud room entry

WINDOWS

- Provide and install (6) new package selection vinyl windows in addition

EXTERIOR

- Provide and install new package selection Hardie plank siding throughout the addition, match existing house as possible.
- Provide and install new roofing at the addition, match existing as possible

HVAC

- Relocate existing main level interior HVAC unit and reroute ductwork throughout main level ceiling and create bulkheads as necessary.
- The existing HVAC equipment is assumed to be adequate to handle the additional load of addition spaces. HVAC analysis to be completed during Design Development and additional or replacement equipment proposed if necessary.

PLUMBING

- New plumbing will be installed per code to service renovated bathrooms, kitchen, and laundry room.
- Assumes incoming waterline and drain lines from street are adequate to service proposed additional plumbing fixtures.

ELECTRICAL

- Provide and install new recessed lights per modern layout throughout the addition and affected areas of existing house (exact layout, selection, and configuration TBD during the Design Phase).
- Provide new outlets and switches through addition and renovation areas. Outlets to be updated to GFCI and AFCI as required by code in affected rooms.
- Provide and install fixtures, ceiling fans, pendant lights, sconces, etc per design
- Upgrade existing 200 amp panel to larger 40 breaker panel box. Assumes existing Dominion meter is 200 AMP and no heavy up is required.
- Relocate panel to inside of flex space room

MISCELLANEOUS

- N/A

Construction Summary

Based on the above scope and considering [Classic Package](#) finishes with the allowances shown below, we expect a reasonable budget to start in the **\$497k range** and the project to take **22-26 weeks**.

We are scheduling new projects like yours about **two months** after Construction Contracts are signed.

Selection Allowances for SD2

Finishes (Material Cost Only)	Allowance
Exterior Finishes	\$16,000.00
Interior Finishes	\$15,250.00
Kitchen	\$16,000.00
Hall Bathroom - Upper Level	\$5,000.00
Primary Bathroom	\$9,500.00
Hall Bathroom - Main Level	\$4,500.00

SD2 Selection Allowance Total = \$66,250.00

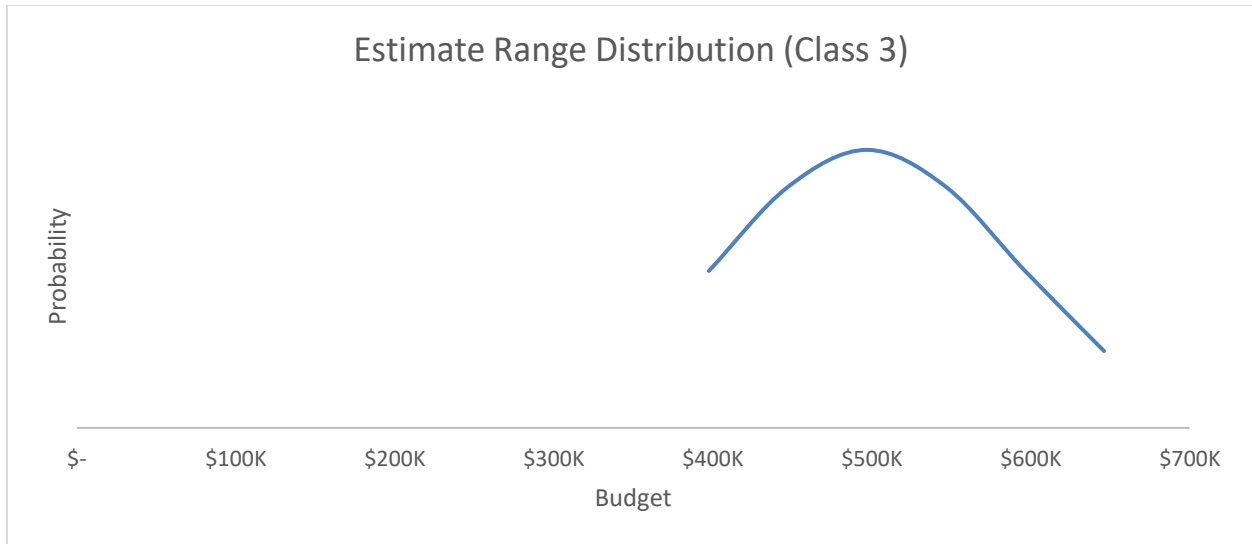
Based on the level of information provided, we consider this to be a Class 3 Estimate, as indicated in the chart below.

7

COST ESTIMATE CLASSIFICATION MATRIX [a]				
	Primary Characteristic	Secondary Characteristic		
ESTIMATE CLASS	LEVEL OF PROJECT DEFINITION Expressed as % of complete definition	END USAGE Typical purpose of estimate	METHODOLOGY Typical estimating method	EXPECTED ACCURACY RANGE Typical variation in low and high ranges [b]
Class 5	0% to 2%	Concept Screening	Capacity Factored, Parametric Models, Judgment, or Analogy	L: -20% to -50% H: +30% to +100%
Class 4	1% to 15%	Study or Feasibility	Equipment Factored or Parametric Models	L: -15% to -30% H: +20% to +50%
Class 3	10% to 40%	Budget, Authorization, or Control	Semi-Detailed Unit Costs with Assembly Level Line Items	L: -10% to -20% H: +10% to +30%
Class 2	30% to 70%	Control or Bid/Tender	Detailed Unit Cost with Forced Detailed Take-Off	L: -5% to -15% H: +5% to +20%
Class 1	50% to 100%	Check Estimate or Bid/Tender	Detailed Unit Cost with Detailed TakeOff	L: -3% to -10% H: +3% to +15%

Notes: [a] [Cost estimate classification matrix as presented by AACE International \(Association for the Advancement of Cost Engineering\)](#)

[b] The state of process technology and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual costs from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.



It's important to keep in mind that the budget provided is only an estimate. Our team has done their best to prepare this budget based on the information available, and it reflects our current understanding of the cost to construct your project in today's market.

Schematic Design Option 3

OVERVIEW

Rear addition only at main level and smaller rear addition only at upper level. Encompasses existing 2 story masonry rear structure at both levels. Reconfiguration of bottom run of stairwell.

ADDITION

- Main level rear addition 17' x 29' (438SF) includes reconfiguration of existing addition
- Upper level rear addition 8' x 29' (232 SF) includes reconfiguration of existing addition
 - Main level addition to add available space for re-configuration, including:
 1. Kitchen
 2. Powder Room
 3. Mud room / Laundry
 4. Dining Space
 5. Family Room w/ direct access to outdoor living space
 6. Existing living / music room at front of home
 - Second-level addition to add additional storage space for primary ensuite bedroom and option to add 4th bedroom
 - No modifications to third level
 - Exterior footing soil is assumed adequate to support standard footings. Client to engage MCG to confirm with SoilTech.

MAIN LEVEL

- Utilize existing kitchen space for HVAC closet and powder room
- Open concept rear addition with large L shaped kitchen with island opening onto new family room space and outdoor living space
 - Island seating for (3-4)
 - Sink under window at side of house for natural light into space
 - Range on rear wall with no windows which could allow for outdoor entertainment area to have wall mounted television
 - Drybar between kitchen and dining area
- New Cabinetry throughout- design fits around 9 Base cabinets, 1 tall/pantry, 7 42" wall cabinets.
- Front living space to be utilized as new dining room

- Install finishes and fixtures per selections.
- Side entry into new mud room / laundry room combination
- New covered patio off rear of home, entire width of rear addition concrete flooring

2nd LEVEL

Hall Bath

- Utilize reconfigured bathroom spaces and bedroom 3 closet to create more typical hall bath configuration
- Option to include wet room wall to allow for easier hall bath sharing among siblings, larger vanity can be utilized if wall is removed.
- Bathroom 5' x 9'-6"

Primary Suite

- New 3 piece primary bathroom
 - Utilize reconfigured bathroom space to create more typical layout
 - Existing windows to remain.
 - Commode room, 42" x 60" shower, 84" double vanity
 - Install new finishes and fixtures per selections.
- Remove existing closets and add new walk-in closet and reach in closet to act as privacy and acoustic barrier between primary bedroom at addition and bathroom / secondary bedrooms.

Secondary Bedrooms

- Add new smaller closet to front bedroom
- Utilize addition space and existing rear right addition to reconfigure rear secondary bedroom into 2 bedrooms instead of 1

TOP LEVEL

No Changes

GENERAL**FLOORING**

- Provide and install new hardwood as needed to accommodate new layout and additions. Match existing as possible.
- Sand and refinish all hardwood to match throughout main and second levels
 - Excludes the bathrooms and mud room, which will be finished with tile

INTERIOR WALLS

- Provide and install new insulation and drywall throughout additions
- Provide and install new drywall throughout affected areas of existing home as necessary.
- Tape through the finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, and flat single-color walls at additions and throughout affected areas of home.

DOORS/TRIM

- Provide and install (17) new interior doors, match existing as possible
- Provide and install new package selection door hardware for new doors
- Provide and install new baseboard trim throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install new window and door casing throughout addition and at affected areas as necessary, match existing as possible.
- Provide and install (2) new exterior doors, one to rear patio and one at mud room entry

WINDOWS

- Provide and install (9) new package selection vinyl windows in addition

EXTERIOR

- Provide and install new package selection Hardie plank siding throughout the addition, match existing house as possible.
- Provide and install new roofing at the addition, match existing as possible

HVAC

- Relocate existing main level interior HVAC unit and reroute ductwork throughout main level ceiling and create bulkheads as necessary.
- The existing HVAC equipment is assumed to be adequate to handle the additional load of addition spaces. HVAC analysis to be completed during

Design Development and additional or replacement equipment proposed if necessary.

PLUMBING

- New plumbing will be installed per code to service renovated bathrooms, kitchen, and laundry room.
- Assumes incoming waterline and drain lines from street are adequate to service proposed additional plumbing fixtures.

ELECTRICAL

- Provide and install new recessed lights per modern layout throughout the addition and affected areas of existing house (exact layout, selection, and configuration TBD during the Design Phase).
- Provide new outlets and switches through addition and renovation areas. Outlets to be updated to GFCI and AFCI as required by code in affected rooms.
- Provide and install fixtures, ceiling fans, pendant lights, sconces, etc per design
- Upgrade existing 200 amp panel to larger 40 breaker panel box. Assumes existing Dominion meter is 200 AMP and no heavy up is required.
- Relocate panel adjacent to right exterior patio door

MISCELLANEOUS

- N/A

Construction Summary

Based on the above scope and considering [Classic Package](#) finishes with the allowances shown below, we expect a reasonable budget to start in the **\$505k range** and the project to take **24-28 weeks**.

We are scheduling new projects like yours about **two months** after Construction Contracts are signed.

Selection Allowances for SD3

Finishes (Material Cost Only)	Allowance
Exterior Finishes	\$18,000.00
Interior Finishes	\$16,500.00
Kitchen	\$17,000.00
Hall Bathroom - Upper Level	\$5,000.00
Primary Bathroom	\$8,500.00
Hall Bathroom - Main Level	\$1,500.00

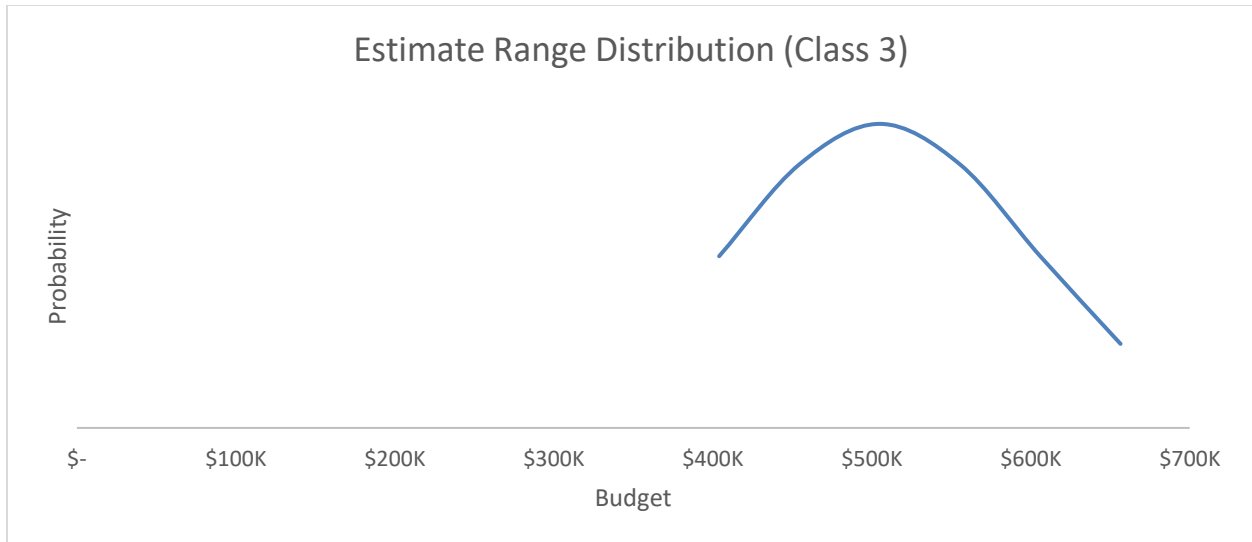
SD3 Selection Allowance Total = \$66,500.00

Based on the level of information provided, we consider this to be a Class 3 Estimate, as indicated in the chart below.

COST ESTIMATE CLASSIFICATION MATRIX [a]				
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ALL DESIGN PACKAGES INCLUDE A CUSTOM
ONLINE PORTAL

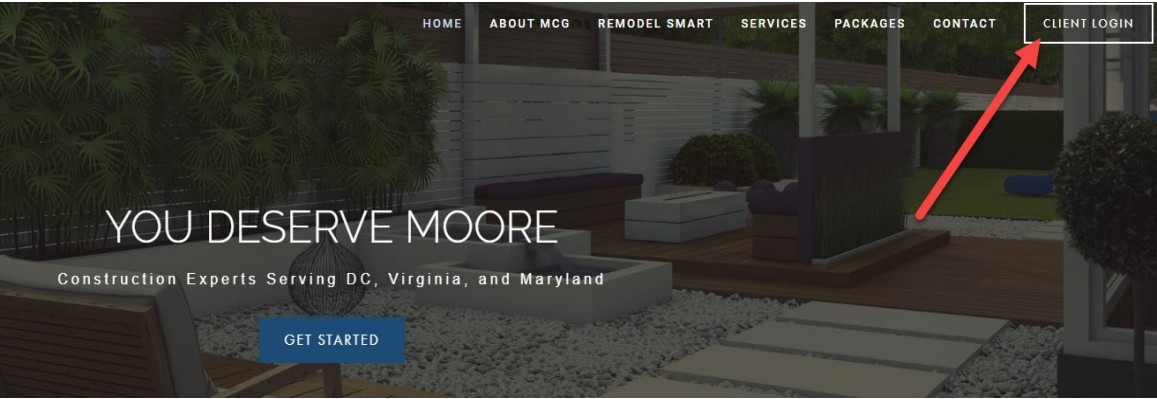
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HOME ABOUT MCG REMODEL SMART




CLIENT LOGIN

[Forgot your password?](#) 

AND ENJOY A SINGLE HOME FOR ALL YOUR PROJECT INFORMATION

Summary To-Do's Schedule Daily Logs Documents Videos Photos Messages Comments Change Orders Selections Warranty Surveys Invoices Estimate ⚙️




[Contact Us](#)
[\(888\) 486-6673](tel:(888)486-6673)

Project Managers
✉ Chris Jones: [703.801.7469](tel:703.801.7469)


Hi Nate Moore!
Here's a look at

123 Main Street Washington, DC 20003




Contract Price: \$348,329.00
Job Running Total: \$348,329.00
Less Payments Received: \$0.00

🔒 Job Remaining Balance
\$348,329.00



[f](#) [p](#) [m](#)

Recent Photos [View all photos >](#)



Mar 13, 2020 Mar 13, 2020 Mar 13, 2020 Mar 13, 2020


What's Happening

- To-Do's 0
- Unread Documents 3
- Messages 0
- Pending Change Orders 0
- Upcoming Selections 0
- Warranty Items 0
- Surveys 0
- Invoices 0
- Recent Daily Logs 0

Weather

Washington, DC 20003 Fri, Mar 13 2020

Current Conditions: Mostly Cloudy


 **71°** F|C Feels like: 71°F
Winds: 15 mph
Humidity: 57%

Your Extended Forecast

Fri, Mar 13 75° 41°	Sat, Mar 14 55° 40°	Sun, Mar 15 52° 41% 33°
Mon, Mar 16 51° 39°	Tue, Mar 17 60° 25% 42°	Wed, Mar 18 63° 45°

VIEW YOUR PROJECT DOCUMENTS AND DESIGNS

























To-Do's Schedule Daily Logs Documents Videos Photos Messages Comments Change Orders Selections Warranty Surveys Invoices ⚙️

 [Contact Us](#)
[\(888\) 486- 6673](tel:(888)486-6673)

Project Managers
✉️ Marco Castro: [703.850.7784](tel:703.850.7784)

Document Folders

Main [View All Unread Documents](#)

Name	Contains	Total Size	Date Last Updated
 Buildertrend Training (Global)	 1  1	8.9 MB	Nov 25, 2019, 12:03 PM
 Contract Documents	 0  1	4.9 MB	Feb 3, 2020, 11:45 AM
 Home Inspection	 0  1	458 KB	Nov 27, 2019, 3:09 PM
 Invoice Support	 0  1	80 KB	Feb 28, 2020, 1:06 PM
 MISC	 0  1	220 KB	Feb 13, 2020, 1:28 PM
 Permits	 0  3	355 KB	Feb 7, 2020, 10:17 AM
 Schematic Design	 0  5	3.1 MB	Jan 2, 2020, 11:30 AM
 Selections	 0  4	1.3 MB	Feb 20, 2020, 9:34 AM

MATERIAL SELECTIONS

Do's Schedule Daily Logs Documents Videos Photos Messages Comments Change Orders **Selections** Warranty Surveys Invoices Estimate ⚙️

[Contact Us](#)
(888) 486-6673

Project Managers
✉️ Rachel DeBaun: [202.931.3110](tel:2029313110)

Selections

Job Running Total \$119,397.27	Favorites \$0.00	0 ★	Projected Total with Favorites \$119,397.27
--	----------------------------	-----	---


Agenda Grid List **Category** Location Allowances

FILTER YOUR RESULTS ▾

✔ [Sliding Glass Door](#) Sort By ▾

Deadline: N/A **Price** \$4,219.27

Category: 03 - Doors
Location: Exterior
Remaining from Allowance: (\$4,219.27) of \$0.00



[Jeld-Wen 4 Panel Sliding Gl...](#)
\$4,219.27


144-IN X 79.5-IN V-4500 FOUR PANEL DOOR / 144-IN X 79.5-IN V-4500 Four Panel Door

✔ Selected

✔ [Windows](#)


Deadline: N/A **Price** \$726.00


Category: 13 - Windows
Location: Exterior
Remaining from Allowance: (\$726.00) of \$0.00



[Andersen 100 Series Single ...](#)
\$726.00

PROJECT PHOTOS


To-Do's Schedule Daily Logs Documents Videos **Photos** Messages Comments Change Orders Selections Warranty Surveys Invoices 

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[\(888\) 486- 6673](tel:(888)486-6673)

Project Managers
✉_Marco Castro: [703.850.7784](tel:703.850.7784)


Photo Folders

After
85 Photos
Updated
Jan 29, 2020, 5:31 PM



+79

Before
47 Photos
Updated
Jan 9, 2020, 4:16 PM



+41

INVOICES

To-Do's Schedule Daily Logs Documents Videos Photos Messages Comments Change Orders Selections Warranty Surveys **Invoices** ⚙️



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Project Managers
✉️ Marco Castro: [703.850.7784](tel:703.850.7784)

Invoices

Invoices

ID#	Title	Files	Deadline	<u>Invoice Amount</u>	<u>Amount Paid</u>	<u>Invoice Balance</u>	<u>Date Paid</u>	<u>Payment Status</u>
2910-D1	Mobilization	0	2-6-2020	\$26,395.00	\$26,395.00	\$0.00	2-10-2020	✔ Paid
2910CO-1	Change Orders 001, 002, & 003	0	2-19-2020	\$11,814.10	\$11,814.10	\$0.00	2-19-2020	✔ Paid
2910-D2	Demo/Footing Inspection	0	2-28-2020	\$26,395.00	\$26,395.00	\$0.00	3-3-2020	✔ Paid
Totals				\$64,604.10	\$64,604.10	\$0.00		

Invoice Amount Total	\$64,604.10
Amount Paid Total	\$64,604.10
Remaining Invoice Balance	\$0.00

CHANGE ORDERS

Summary To-Do's Schedule Daily Logs Documents Videos Photos Messages Comments **Change Orders** Selections Warranty Surveys Invoices ⚙️

MOORE
CONSTRUCTION GROUP

Contact Us
[\(888\) 486-6673](tel:(888)486-6673)

Project Managers
✉️ Marco Castro: [703.850.7784](tel:703.850.7784)

Job Price Summary

Contract Price:	\$175,972.00
Change Orders:	\$11,814.10
Selections Made:	\$0.00
Total Price:	\$187,786.10
Less Payments Received:	\$64,604.10
Remaining Balance:	\$123,182.00

What's New

Unread Docs 12

Weather

Fri, Mar 13 2020
Alexandria, VA 22314

Current Conditions:
Mostly Cloudy

71° F | ☁️
Feels like: 71°F • Winds: 15 mph
Humidity: 57%

Your Extended Forecast

Fri, Mar 13 76° 41°	Sat, Mar 14 55° 41°
Sun, Mar 15 53° 34°	Mon, Mar 16 52° 40°
Tue, Mar 17 60° 43°	Wed, Mar 18 63° 45°

Change Order Summary

Change Order Request

Change Order History

CO ID#	Title	Approval Deadline	Price	
0003	Subfloor	Tue, Feb 18	\$4,889.60	0
0002	Optional - Framing & Insulation	Fri, Feb 21	\$5,629.00	0
0001	Living Room Window Header	Fri, Feb 21	\$1,295.50	1 0
APPROVED:			\$11,814.10	

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