



# ROOM ADDITIONS: Adding House to Your Home

REMODELING FOR YOU!

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IF YOU'RE AN "ORANGE COUNTIAN" THEN YOU PROBABLY DECIDED TO LIVE HERE BECAUSE YOU couldn't think of many reasons why you wouldn't. We have temperate weather, gorgeous beaches, plenty of outdoor adventures, hundreds of restaurants to explore and great communities to call home. However, with more than 700,000 families residing in Orange County we are the second-most densely populated county in the state, second only to San Francisco. That means we have nearly a million households in a pretty tight space. Since we can't imagine raising our families elsewhere, we have to figure out how to make our homes work for our individual needs whether that's expanding for additional family members, downsizing after becoming empty nesters or simply wanting more space.

With an expanding household or a desire for more space, a room addition might be the perfect solution to your seemingly ever shrinking home. If considering a home remodeling project such as a room addition, you first have to ask if it can be done. Is your property lot large enough for the additional square footage? What are your city's setback requirements? Does the architecture of your home lend itself to add on square footage in an appealing way? When many homeowners embark on a home remodel what they don't realize is that a room addition involves a lot of moving pieces and it's important to plan out all the details with your contractor before committing to a construction contract.

If an addition isn't possible with your current home or it doesn't exactly fit in your budget there are other options. As an alternative to room additions, you can re-purpose rooms to create a floor plan that better suites your needs and eliminates wasted space within the same footprint. For example, do you only use your formal dining room for holiday dinners? What if you got rid of your kitchenette table and removed the wall between your kitchen and dining room to create a more open concept. Now you have greatly increased the space that can now host casual Sunday morning pancakes and Thanksgiving dinner. This same design concept has gained popularity throughout Orange County with an open concept between the kitchen and family room.

And then, if removing walls is beyond your comfort zone, what about installing a bi-folding door system on the back of your home to create an indoor/outdoor living space? This isn't as simple as switching out your French doors; there will probably be engineering and heavy construction involved, but for less than the cost of an addition it is another great way to create the illusion of adding more space to your home. If considering the bi-folding door system, you might also consider adding a "California Room". These covered patio structures have become popular including such amenities as outdoor kitchens, pizza ovens, flat screen TVs, wine refrigerators, heaters and more. These outdoor living spaces can be enjoyable all year long for all types of occasions.

If you are considering any of these projects, you also have a couple options for selecting a contractor. One option would be to work with a designer, architect, engineer and general contractor. Each professional will play their role in your project, but make sure they will form a good working team. Another option is to work with a design/build construction firm that is capable of handling all of these specialties and your budget under one umbrella. By going with a design/build firm they become one point of contact and hold sole responsibility for your project, which could be easier on you in the long run. With no reason to leave Orange County, why not make your home exactly the way you want it? Don't remodel your home for its future owners, remodel for you.



Andrew Shore, CAPS, President of Sea Pointe Construction, Irvine, Calif., has more than 30 years of experience in residential remodeling, specializing in kitchens, bathrooms and room additions. Shore is involved with industry organizations, such as Remodelers Advantage Inc., the National Kitchen & Bath Association, and National Association of Home Builders.