

# Second Storey Additions

*Deacon Home - Vancouver 2010*

This job started on site at 8 am with the dismantling of the roof and was completed by 9 pm the same day with the erection of the new roof. The floor panels were not installed until 10 am. Four workers, one crane and a rigger did the work.

## **BENEFITS OF PRE-FABRICATED ADDITIONS:**

Time to fabricate all components in the shop, including attaching the rain screen, painting the Shaker Town ([www.shakertown.com](http://www.shakertown.com)) with two coats of semi-transparent stain and installing the windows only took two weeks after drawings were completed.

Although this project included renovating the main floor and basement, the owners could have stayed in the house while the new addition was being built. They were only required to leave for 1-3 days, when the preparation and erection of the new structure took place. Most of the work can be done without significantly affecting the lives of residents.

Cost to remove the old roof, supply and erect the new 2nd storey to lock up is estimated at \$65.00 per square foot, less expensive than building new.

As this work is a renovation, existing side yard clearances that are smaller than those required for new construction, can be maintained. You get more use from narrow lots.



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