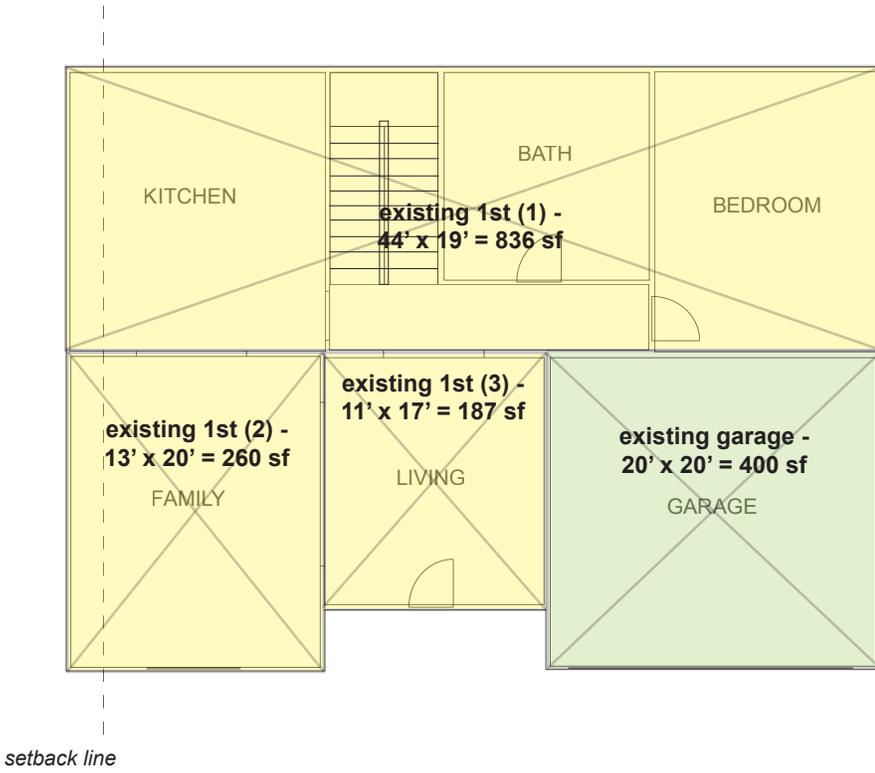
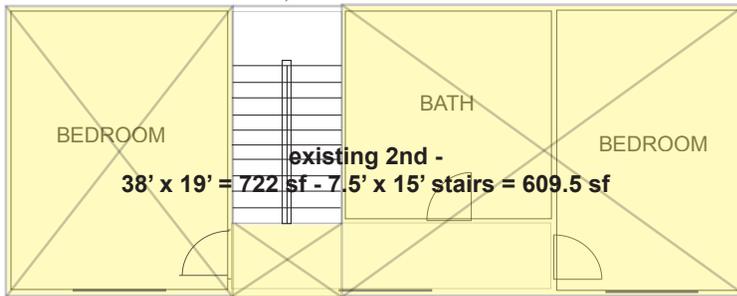


EXISTING FIRST FLOOR



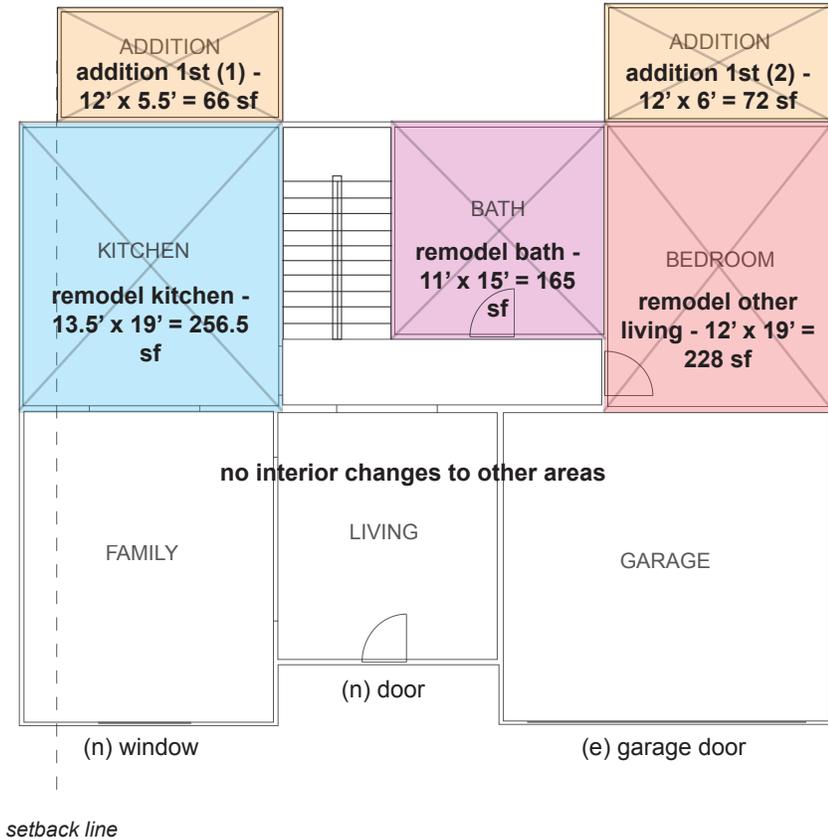
Please note that stairs are only counted as existing floor area on the first floor.

EXISTING SECOND FLOOR



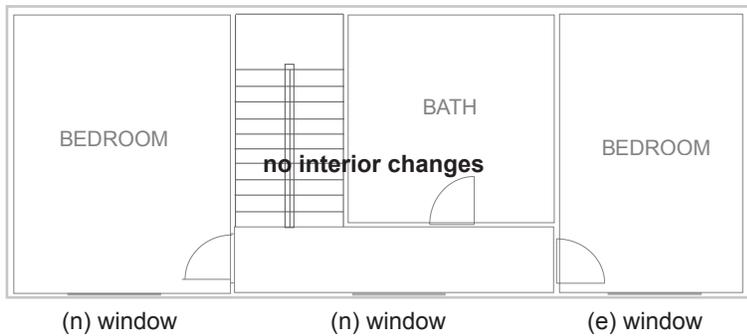
Existing Development			
Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	1,283 x	\$200/Sq. Ft.	\$256,600.00
Existing 2nd floor	609.5 x	\$200/Sq. Ft.	\$121,900.00
Existing basement	0 x	\$200/Sq. Ft.	\$0.00
Existing garage	400 x	\$70/Sq. Ft.	\$28,000.00
Total	2,292.5		\$406,500.00

PROPOSED FIRST FLOOR

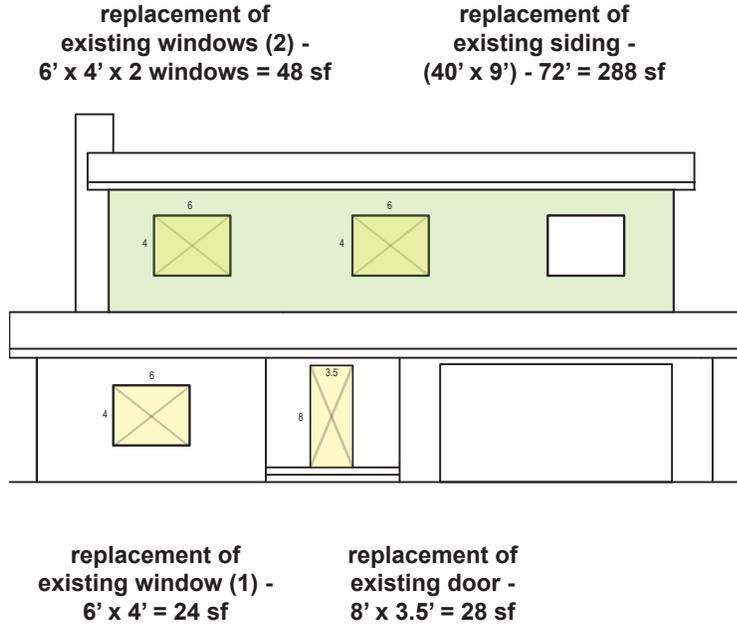


Proposed Development			
Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New square footage			
1st floor addition	138 x	\$200/Sq. Ft.	\$27,600.00
2nd floor addition	0 x	\$200/Sq. Ft.	\$0.00
Basement floor addition	0 x	\$200/Sq. Ft.	\$0.00
Garage addition	0 x	\$70/Sq. Ft.	\$0.00
Category 2: Remodel of existing square footage			
Remodel of kitchen	256.5 x	\$130/Sq. Ft.	\$33,345.00
Remodel of bathrooms	165 x	\$130/Sq. Ft.	\$21,450.00
Remodel of other living areas	228 x	\$100/Sq. Ft.	\$22,800.00
Remodel of garage	0 x	\$35/Sq. Ft.	\$0.00
Category 3: Exterior modifications to existing structure			
New Roof Structure Over Existing Sq. Ft.	0 x	\$50/Sq. Ft.	\$0.00
Replacement of existing windows/exterior doors	100 x	\$35/Sq. Ft.	\$3,500.00
Replacement of existing siding	288 x	\$35/Sq. Ft.	\$10,080.00
Total	1,176		\$118,775.00
			29.2%

PROPOSED SECOND FLOOR



PROPOSED FRONT ELEVATION



Proposed Development			
Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New square footage			
1st floor addition	138 x	\$200/Sq. Ft.	\$27,600.00
2nd floor addition	0 x	\$200/Sq. Ft.	\$0.00
Basement floor addition	0 x	\$200/Sq. Ft.	\$0.00
Garage addition	0 x	\$70/Sq. Ft.	\$0.00
Category 2: Remodel of existing square footage			
Remodel of kitchen	256.5 x	\$130/Sq. Ft.	\$33,345.00
Remodel of bathrooms	165 x	\$130/Sq. Ft.	\$21,450.00
Remodel of other living areas	228 x	\$100/Sq. Ft.	\$22,800.00
Remodel of garage	0 x	\$35/Sq. Ft.	\$0.00
Category 3: Exterior modifications to existing structure			
New Roof Structure Over Existing Sq. Ft.	0 x	\$50/Sq. Ft.	\$0.00
Replacement of existing windows/exterior doors	100 x	\$35/Sq. Ft.	\$3,500.00
Replacement of existing siding	288 x	\$35/Sq. Ft.	\$10,080.00
Total	1,176		\$118,775.00
			29.2%

NOTES:

- This illustrative example is generalized and not to scale, but block diagrams are required to be drawn to scale, with precise measurements
- Color coding is not required, but diagrams should clearly relay which areas are counted for which category
- This example relays a relatively simple project; for more complex proposals (e.g., those including roof framing replacement), please see a planner