

Beffa Addition and Remodel
<http://beffa.com/Remodel/>

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PHASE I – Scope of Work – updated July 14th 2011

DEMOLITION

CONCRETE CUTS

- | | |
|--|---------------|
| - Cut slab in family room for garage conversion: | 28 ft. |
| - Cut slab on driveway for garage extension: | 27 ft. |
| - Cut slab in master bath to move toilet: | 10 ft. |
| - Cut slab in existing bath to elevate toilet: | 4 ft. |
| - Cut slab on sidewalk to electric pole: | 6 ft. |
| - Cut slab for misc. foundation footings: | <u>25 ft.</u> |
| Total concrete cuts: | 100 ft. |

CONCRETE REMOVAL

- | | |
|--|-------------------|
| - Remove walkway around the house: | 700 sq.ft. |
| - Remove Family room slab for garage conversion: | 200 sq.ft. |
| - Remove Driveway for garage extension: | 260 sq.ft. |
| - Remove Existing patio: | <u>340 sq.ft.</u> |
| Total concrete removal: | 1,500 sq.ft. |

OTHER DEMOLITION

- Remove small tree in front of the house
- Remove existing stucco, 1,000 sq.ft.
- Remove existing windows & doors.
- Remove fireplace in the family room.
- Remove wood cabinets in master bedroom, living room
- Remove kitchen cabinets
- Remove roof insulation
- Remove roof shingles, rafters, framing
- Remove T&G ceiling
- Remove interior sheetrock
- Remove interior carpet in all house
- Remove hardwood floor in the kitchen
- Remove interior doors
- Remove partially interior walls (aprox. 60%)
- Remove appliances – 2 water heaters, washer, dryer, dishwasher

ROUGH PLUMBING

- Install new 1" water line from street main, 60'
- Install two outdoor hose outlets, front and back of the house
- Install two sprinkler outlets, front and back of the house, from existing sprinkler lines
- Bathroom addition: run sewer for toilet, sink & shower under new slab
- Kitchen: run sewer for 2 sinks under new slab
- Kitchen: run water pipe for island sink under new slab
- Laundry room: run sewer outlet under new slab (will connect through the wall)
- Bath #2: elevate toilet 2 7/8"
- M. Bath: run toilet sewer under existing slab
- M. Bath: run sink sewer outlet in new wall

FOUNDATION

SLAB: 1540 sq.ft., 14 cu.yds.

- Frame and pour slab foundation for room addition:	630 sq.ft.
- Frame and pour slab foundation for garage:	500 sq.ft.
- Frame and pour foundation for front porch:	230 sq.ft.
- Frame and pour foundation for back porch:	130 sq.ft.
- Poor new footings under existing slab:	<u>50 sq.ft.</u>
Total new foundation:	1,540 sq.ft.

FOOTINGS: 225 linear feet, 11 cu.yds.

TOTAL CONCRETE POUR: 25 cu. Yds.

FRAMING

- Note: ceiling will be raised with 1', floor will be raised 2 7/8".
- Frame 600 sq.ft. addition, 6" x 9' walls
- Frame 100 sq.ft. garage addition
- Re-frame existing exterior walls where necessary
- Add 1' top frame to existing walls or replace with 9' walls where necessary
- Frame 9' interior walls per new floorplan
- Frame 12" attic floor
- Frame roof, cover with plywood, sheathing, comp. shingles and gutters.
- Frame patio, install comp. shingles roof and gutters on patio.
- Install & trim 5/8" re-sawn plywood cedar ceiling or V-boards on porches and patio
- Install exterior doors and windows.
- Plywood exterior walls.

ROOF

- Tar and Shingle 3,760 sq.ft. Roof
- Install 250 ft. gutters and necessary downspouts

STUCCO

Sheathing, lathe, 3 coats stucco exterior walls

House Perimeter = 240 sq.ft. (215' @ 9', 25' @ 8')

- Wall area: $215 \times 9 + 25 \times 8 = 1,935 + 200$:	2,135 sq.ft.
- Except Windows & Doors:	-511 sq.ft..
- Add front gables: 9, 15 sq.ft.:	24 sq.ft.
- Add back gable:	176 sq.ft.
- Add two dormers:	<u>26 sq.ft.</u>
Total stucco:	1,850 sq.ft.

- Capstone foam front windows and garage door: 116 ft.
- Foam and stucco front posts: 14"x14"x9', 5 ea: 200 sq.ft.