PROJECT DESCRIPTION

- THE BASIC STRUCTURE OF THE HOUSE IS IN GOOD CONDITION, BUT WAS BUILT DECADES AGO, AND NO LONGER RESPONDS TO THE OWNERS' WISHES & LIFESTYLE
- THE HOUSE IS DATED, AND THE OWNERS HAVE DECIDED TO REMODEL IT TO BRING IT TO CONTEMPORARY STANDARDS PLUS MAKE IT MORE RESPONSIVE TO THEIR LIFESTYLE.
- THE SIZE OF THE HOUSE IS SUFFICIENT, BUT HAS SOME INDENTATIONS (SHOWN HATCHED) THAT IF REMOVED, WOULD SIMPLIFY THE OVERALL EXTERIOR & INTERIOR LINES AND SPACES. THE STRUCTURE IS BALANCED, SO THERE IS NO ADDITIONAL SQ. FOOTAGE
- THE HOUSE HAS AN OLD FASHIONED FLOOR PLAN AT GROUND LEVEL, WITH ROOMS PARTITIONED AND INCLUDING A STEP DOWN FAMILY ROOM.
- WHAT THE OWNERS WISH, IS TO ELIMINATE UNNECESSARY PARTITIONS & CREATE MUCH FREER FLOW. AT THE SAME TIME, THEY WANT THE HOUSE TO HAVE MORE NATURAL LIGHT AND BE MORE INTIMATELY CONNECTED TO THE OUTDOORS, SPECIALLY THE BACKYARD, SO THAT FAMILY & FRIENDS CAN ENJOY BACKYARD AMMENITIES LIKE OUTDOOR DINING, POOL & TENNIS COURT
- THE EXTERIOR OF THE HOUSE IS OUTDATED, WITH CEMENT BALUSTERS & CAPS STYROFOAM COBBLES & DETAILING THE OWNERS NO LONGER DESIRE OR ENJOY. WHAT IS PROPOSED IS TO MODIFY THE EXTERIOR, TURNING IT INTO A SIMPLE, CONTEMPORARY & ELEGANT DESIGN, THAT WILL LIGHTEN THE HEAVY, GREY LOOK IT HAS IN FAVOR OF A VERY LIGHT COLOR STUCCO, WITH LARGE SQUARE CONTEMPORARY & INSULATED FENESTRATION THROUGHOUT. LARGE OPENINGS LEADING TO THE BACKYARD FROM INSIDE THE BACKROOMS OF THE HOUSE, WILL BE EQUIPPED WITH SETS OF POCKET DOORS AND NANA WALLS (OR SIMILAR) TO FACILITATE FREE FLOW AND TURN THESE ROOMS INTO INDOOR / OUTDOOR AREAS.
  TO MAGNIFY THIS CONCEPT, A COMMODIOUS OUTDOOR DINING AREA HAS BEEN CREATED, AT THE SAME LEVEL AS THE INDOORS, SO THE FLOW FROM INSIDE TO OUTSIDE & VICE VERSA, WILL NOT HAVE A STEP.
  THIS DINING AREA IS COVERED ENTIRELY BY A ROOF THAT IS THE UPPER LEVEL DECK, SO THE OWNERS CAN WALK OUT OF THEIR MASTER SUITE AND ENJOY THE VIEW OF THE BACKYARD & THE PEACOCKS THAT LIVE IN THE NEIGHBORHOOD.
- ALL CEMENT BALUSTERS WILL BE REPLACED W/ 2"x2" STAINLESS STEEL POSTS INTERCONNECTED WITH WOVEN STAINLESS STEEL CABLE.
- ALL EAVES WILL BE ROUGH SAWN T&G 6" PLANKING MITERED @ CORNERS WHICH WILL BE A GOOD CONTRAST W/ STUCCO.
- THERE IS DISCREET USE OF CONTEMPORARY STONEWORK AT CERTAIN POINTS IN THE HOUSE, TO CREATE COLOR & VISUAL WEIGHT CONTRAST TO ENHANCE THE OVERALL LOOK.
  LANDSCAPE'S MATURE PLANTS WILL BE PRESERVED TO MAINTAIN THE EXISTING PRIVACY OF OWNERS & NEIGHBORS.

ENVIRONMENTAL NOTES.

- THE PROJECT AIMS NOT ONLY TO CHANGE THE LOOK AND FLOWS OF THE HOUSE BUT TO MAKE IT AS ENVIRONMENTALLY FRIENDLY AND ENERGY EFFICIENT AS POSSIBLE.
- SAVE FOR THE CHANGES DESCRIBED UNDER PROJECT DESCRIPTION, ABOVE CENTER, ALL OTHER BUILDINGS EXTERIORS WILL MATCH THE NEW HOUSE EXTERIOR FINISHES TO CREATE A HARMONIOUS WHOLE
- ALL PAVING IN THE FRONT OF THE HOUSE, WILL BE REPLACED W/ INTERLOCKING PAVING STONES SET ON SAND W/ GRAVEL, TO PROMOTE PERMEABILITY, & REDUCE RUN-OFF TO STREET.
- ALL THE EXISTING PAVING AROUND THE POOL & BACKYARD WILL BE ELIMINATED & REPLACED W/ PERMEABLE INTERLOCKING STONES. THIS WILL GREATLY REDUCE HEAT CAPTURE & REFLECTION IN ADDITION TO PROMOTING PERVIOUS SURFACE.
- THE HOUSE WILL HAVE THE BENEFIT OF STATE OF THE ART GLAZING TECHNOLOGY IN ALL NEW FENESTRATION AS WELL AS CODE COMPLIANT INSULATION THROUGHOUT.
- NEW HIGH EFFICACY LIGHTING WILL BE USED WHERE MANDATED, AND HIGH EFFICACY LIGHTING LIKE HALOGEN & LED WILL BE USED ELSEWHERE.
- ROOF RUN-OFF SHALL BE CAPTURED @ FASCIA GUTTERS, AND CARRIED DOWN THROUGH 2x5 GALVANIZED STEEL DOWNSPOUTS TO SCREENED CATCH BASINS @ GROUND LEVEL. THESE BASINS CAN BE 6"ø SCH. 40 PVC, CONNECTED TO A SLOPING 4" SOLID PVC SCH. 40 PIPE LEADING TO THE FRONT OF THE RESIDENCE TO DISCHARGE WATER INTO AN ENERGY DISSIPATOR SET ON TOP OF A 6' DEEP 2'ø PERCOLATION PIT FILLED W/ 3/4" TO 1 1/2" GRAVEL, WITH A GRATE, SO THAT EXCESS WATER MAY BUBBLE UP & FLOW TO THE STREET.

PROJECT DATA:

- APN.-
- PROJECT ADDRESS: 17161 PINE AVENUE
  LOS GATOS, CA 95032
- PARCEL SIZE: 24,012 SQ. FT.
- GROSS FLOOR AREA: LIVING AREA (EXISTING)
  FIRST FLOOR: 2,559 SQ. FT
  SECOND FLOOR: 2,245 SQ. FT.
  SUB-TOTAL: 4,704 SQ. FT.
  GARAGE (INSIDE HOUSE)
  EXISTING: 528
  2ND. GAR./POOL HS.: 520
- FLOOR TO AREA RATIO:
  a).-BUILDING: 0.35 - [(24-5)/25 x 0.2] = 0.2
  0.2 x 24,012 = 4,802.40 (ALLOWABLE)
  b).- GARAGE/POOL 0.1 - [(24-5) 25 x 0.07] = 0.05
  0.05 x 24,012 = 1200.6 (ALLOWABLE)
  FAR: HOUSE. ALLOWED 4,802.40 > 4,704+16 OK.
  GARAGE/POOL HS. ALLOWED 1200.6 > 520. O.K.
- MAXIMUM HEIGHT: (EXISTING) 30'.
  BUILDING HEIGHT WILL NOT CHANGE.
- DATE OF PLANS APPROVED TO CONVERT DETACHED GARAGE INTO POOL HOUSE: 1-18-91

PRINCIPALS:

- OWNERS: HARRY & CAROL MOTRO
  17161 PINE ST. LOS GATOS, CA 95030
  PH. 408-825-2822
  harrymotro@gmail.com
- ARCHITECTURE: SERGIO RAMIREZ-BATIZ & ASSOCIATES
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- ENGINEERING ROBERT STEUER, R.C.E.
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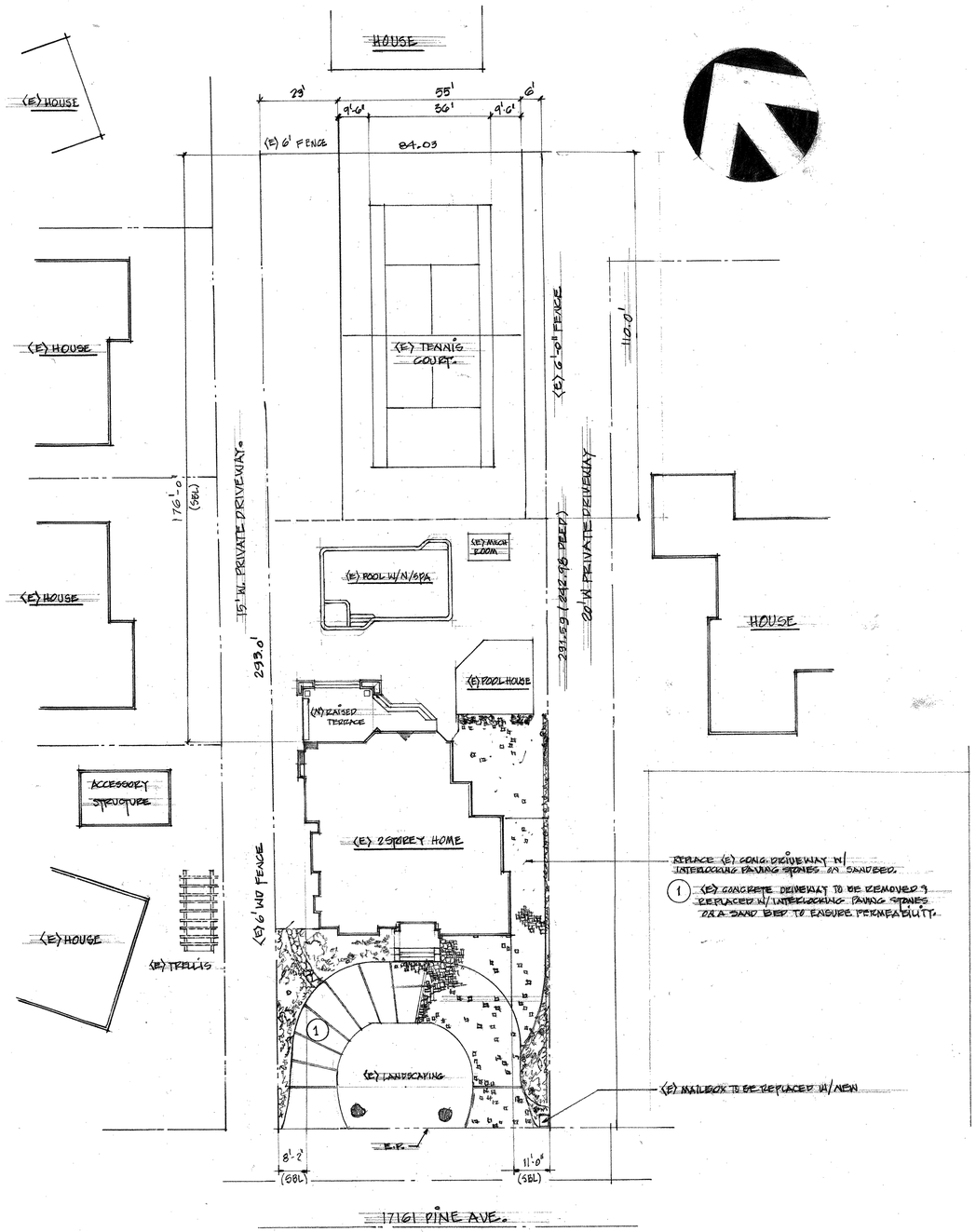

REPLACE (E) CONC. DRIVEWAY W/ INTERLOCKING PAVING STONES ON SAND BED.

1 (E) CONCRETE DRIVEWAY TO BE REMOVED & REPLACED W/ INTERLOCKING PAVING STONES ON A SAND BED TO ENSURE PERMEABILITY.

(E) MAILBOX TO BE REPLACED W/ NEW

GENERAL SITE PLAN.

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Date: 9-30-16
Scale: 1" = 20'
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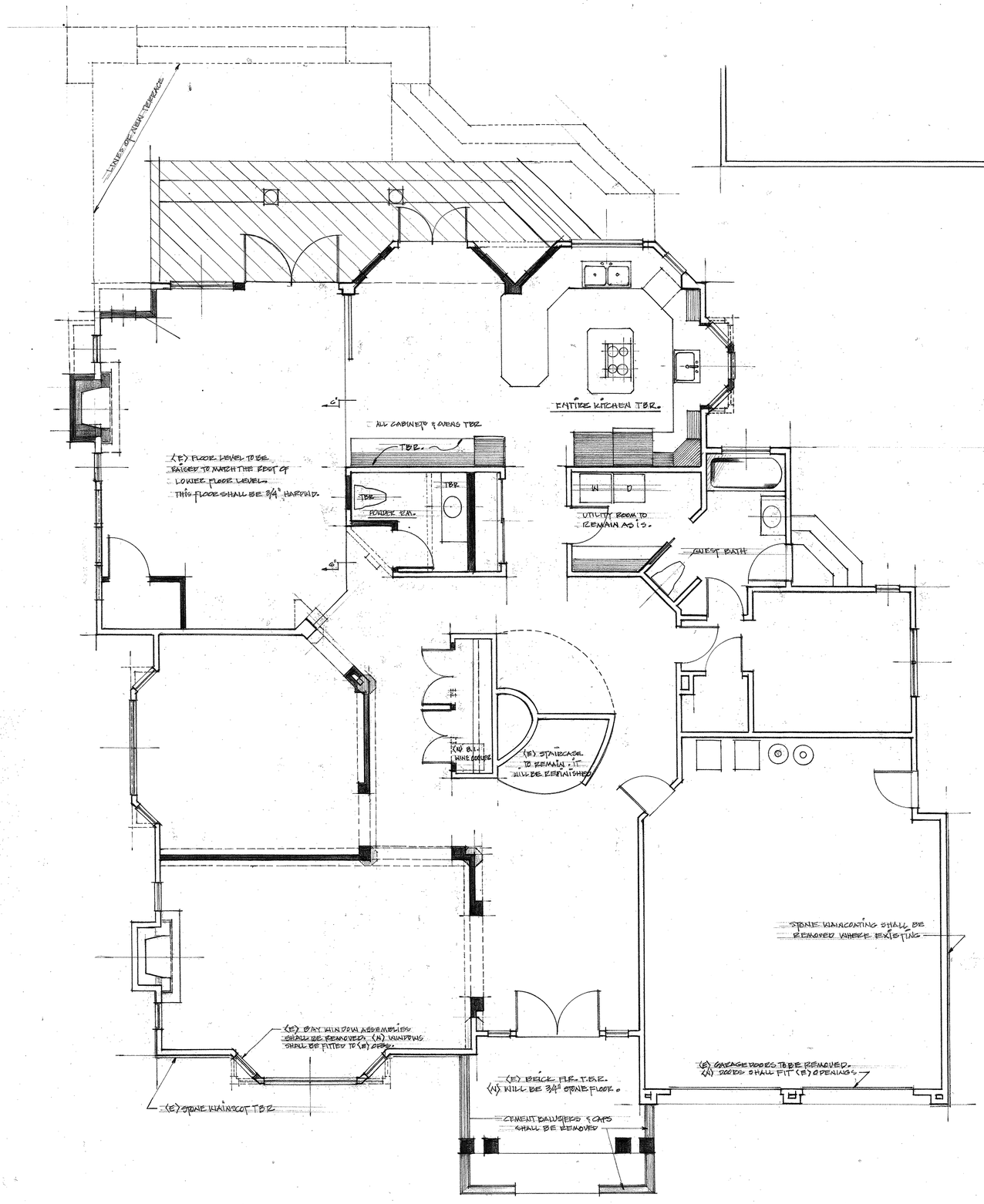

GENERAL.

- THE MOTRO RESIDENCE WILL UNDERGO A SIGNIFICANT UPGRADE & STYLISTIC CHANGE. HOWEVER, MANY OF THE EXISTING COMPONENTS ARE IN GOOD REPAIR & WORKING ORDER. THESE COMPONENTS INCLUDE SOME KITCHEN APPLIANCES, CABINETRY, DOOR & WINDOW ASSEMBLIES, FLOORING, ETC.
- GENERAL CONTRACTOR SHALL EXERT EVERY EFFORT TO DETERMINE WHAT CAN BE DECONSTRUCTED AND POTENTIALLY RECYCLABLE OR REUSABLE, AND RESULT IN THE OWNERS' DERIVING TAX CREDITS OR CASH BENEFITS.
- THE DETERMINATION TO FOLLOW OR NOT THE PATH OF DECONSTRUCTION WILL BE MADE BY THE OWNERS.

DEMOLITION NOTES. (DECONSTRUCTION)

- FRONT:
- REMOVE (E) POSTS @ ENTRY. NEW CANTILEVERED HIP ROOF SHALL REPLACE (E) GABLE.
- REMOVE (E) BRICK FLOORING. SAVE.
- REMOVE (E) CEMENT BALUSTERS & CAP. DISCARD
- REMOVE (E) ENTRY DOOR ASSEMBLY.
- REMOVE (E) GARAGE DOORS. SHALL BE REPLACED W/ POWDER COATED AL. FRAME & GLASS.
- ALL DOORS, INTERIOR & EXTERIOR SHALL BE REMOVED. & REPLACED W/ NEW SLAB DOORS.
- ALL KITCHEN CABINETS SHALL BE CAREFULLY REMOVED.
- ALL KITCHEN APPLIANCES SHALL BE CAREFULLY REMOVED.
- KITCHEN FIXTURES & FITTINGS SHALL BE REMOVED.
- ALL BATH CABINETS, FIXTURES & FITTINGS SHALL BE REMOVED.
- ALL SHOWER ENCLOSURES SHALL BE REMOVED.
- ALL TILE SHALL BE REMOVED EXCEPT FLOOR TILE.
- ALL EXISTING HARDWOOD FLOOR SHALL BE DISASSEMBLED FOR RECYCLING OR REPROCESSING.
- WALLS SHOWN TO BE REMOVED, SHALL BE REMOVED AS PART OF THE CONSTRUCTION PROCESS.
- EXISTING STONE WAINSCOT SHALL BE REMOVED.

LEGEND:

MARK.	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING REAR TERRACE TO BE DEMOLISHED
TBR	TO BE REMOVED.
	NEW WALLS.

EXISTING FLOOR PLAN. DECONSTRUCTION LOWER LEVEL.

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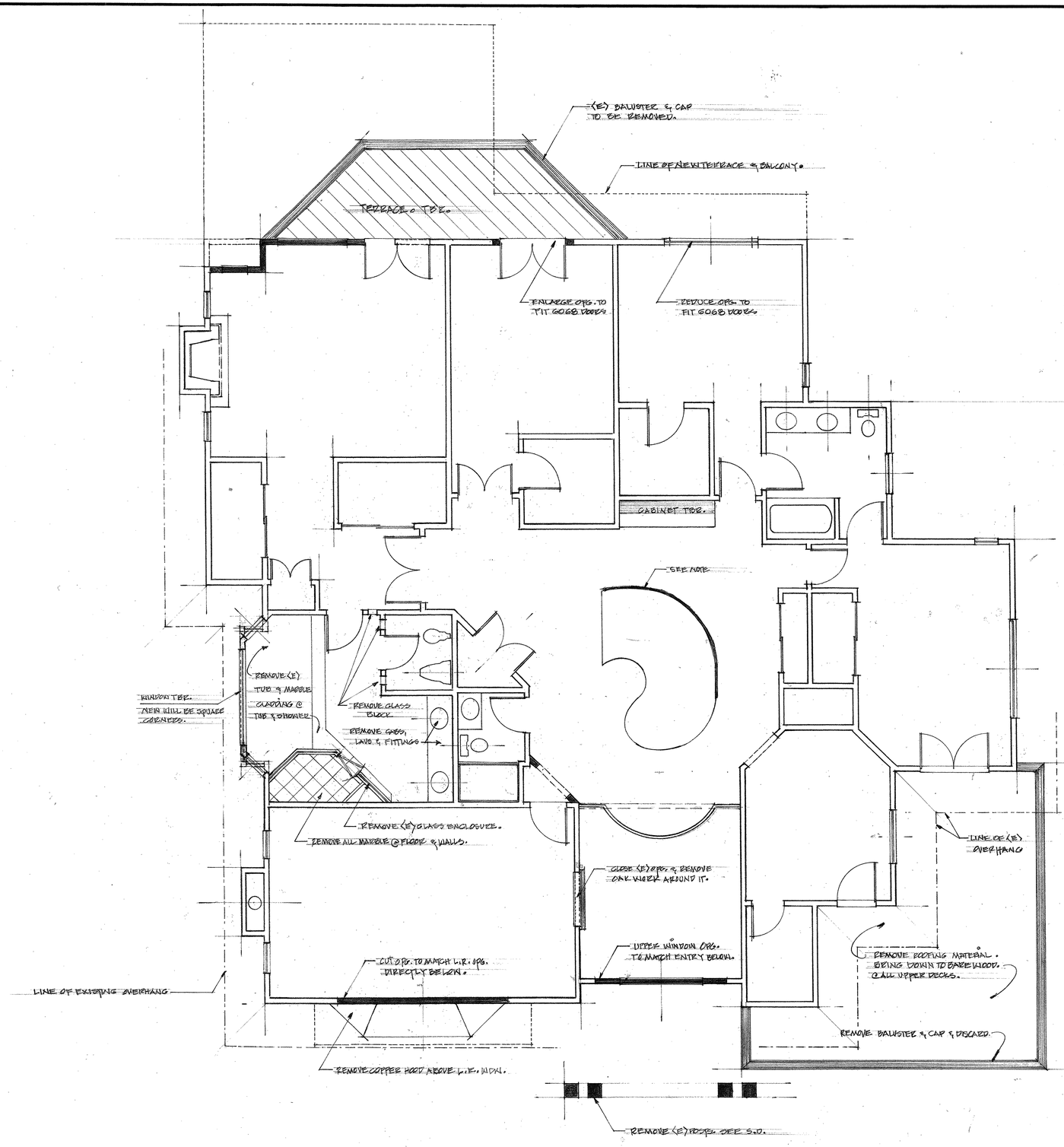

NOTES.

- ALL BATHS ON UPPER LEVEL WILL BE UPDATED.
- REMOVE ALL CABINETS, FIXTURES, FITTINGS & TUB/SHOWER ENCLOSURES
- REMOVE ALL GLASS BLOCK @ MASTER BATH
- REMOVE CABINET NEXT TO STAIRCASE.
- STAIRCASE HANDRAIL WILL BE REMOVED CAREFULLY. IT SHALL BE REFINISHED & REINSTALLED.
- HANDRAIL SHALL BE CAREFULLY SEPARATED FROM VERTICAL SPINDLES. SPINDLES WILL NOT BE REUSED.
- SAME PROCESS APPLIES TO BALCONY RAIL.
- ALL DOORS, INTERIOR & EXTERIOR, SHALL BE REMOVED
- DOORS & WINDOWS WILL BE REPLACED W/ NEW ONES OF EXACT SAME SIZE U.N.O.
- REMOVE STUCCO UNDER EAVES. BRING DOWN TO BARE WOOD.
- WORK.
- WORK SHALL BE PERFORMED WITH CARE TO CAUSE MINIMUM DAMAGE TO ALL PORTIONS OF THE HOUSE TO REMAIN.
- STUCCO AROUND WINDOWS & DOORS TO BE REMOVED, SHALL BE LEFT JAGGED TO MAKE IT EASIER TO BLEND W/ NEWLY INSTALLED STUCCO.
- STUCCO @ SOFFIT SHALL BE CUT TO HAVE CLEAN BREAK BETWEEN SOFFIT & WALL.

EXISTING FLOOR PLAN. DECONSTRUCTION. UPPER LEVEL

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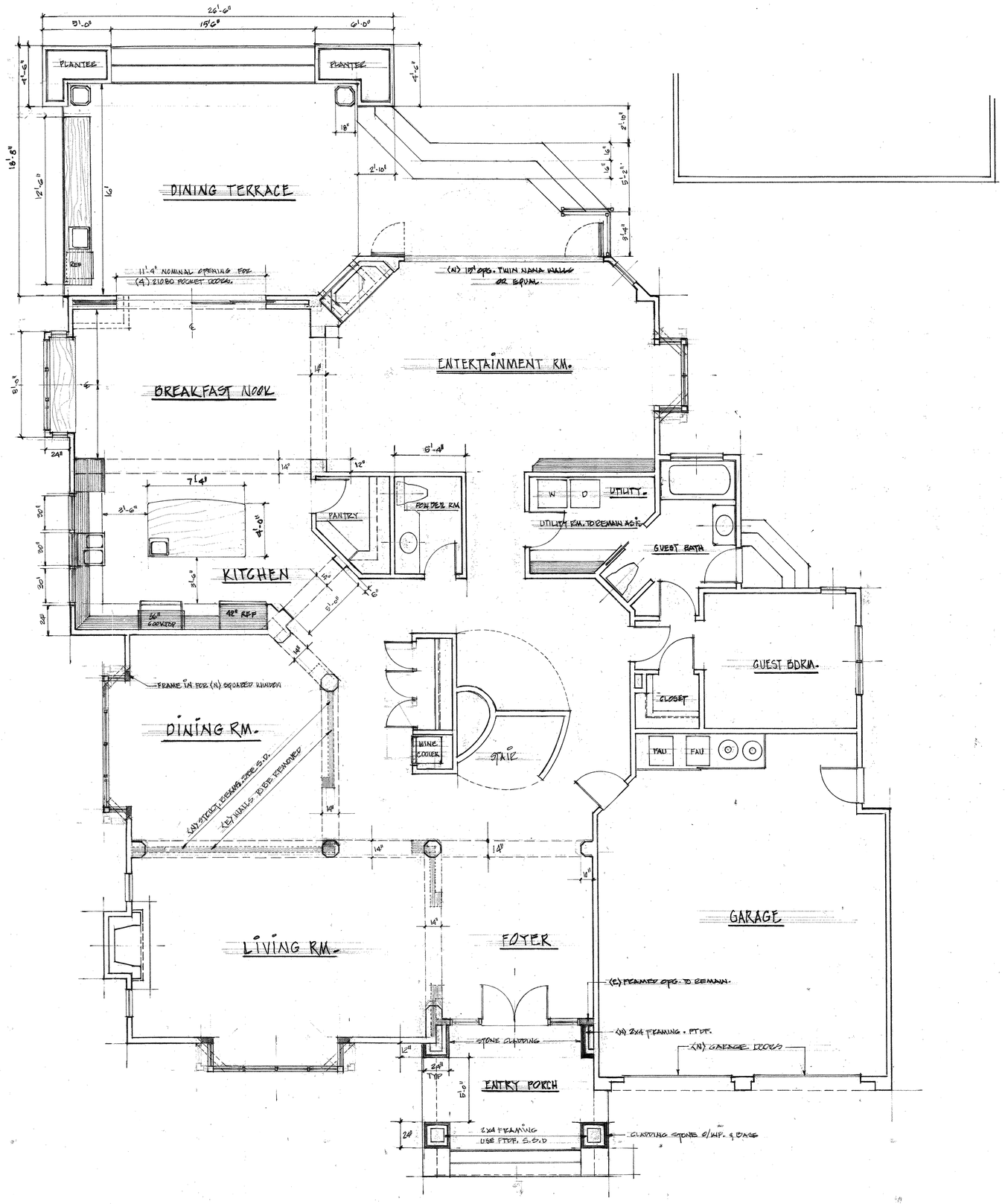

PROPOSED FLOOR PLAN.

LOWER LEVEL

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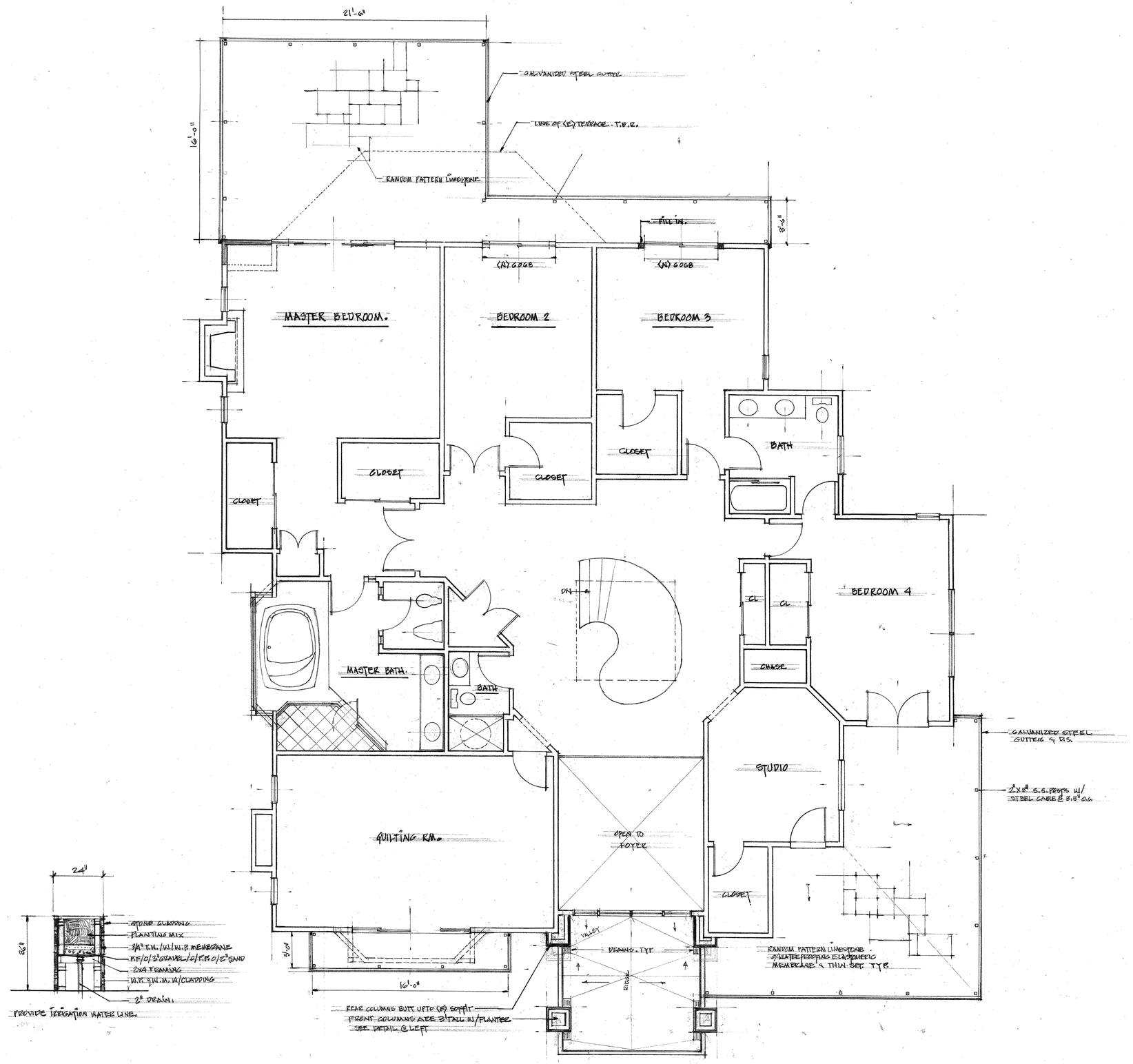

PROPOSED FLOOR PLAN.
UPPER LEVEL.

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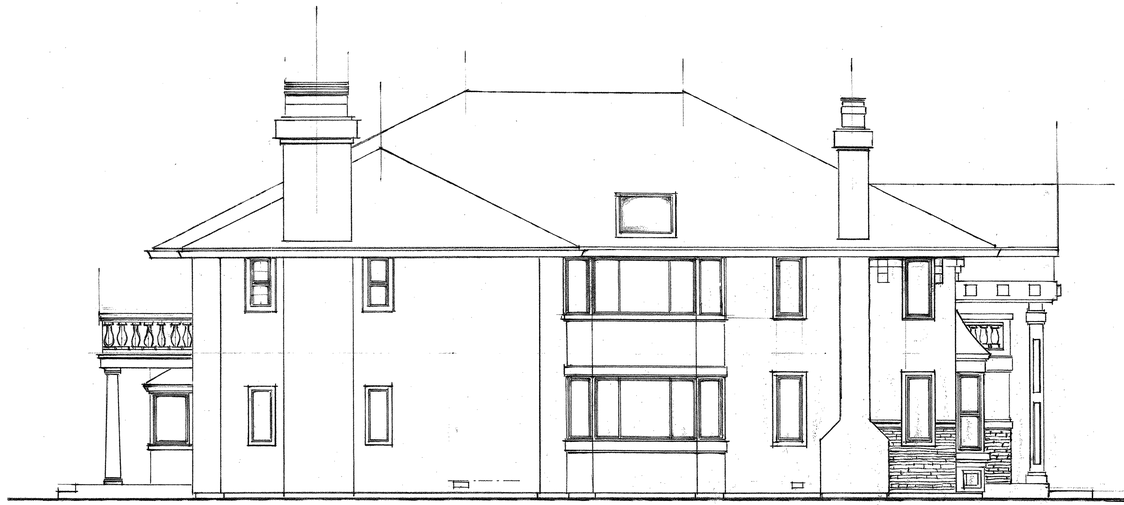
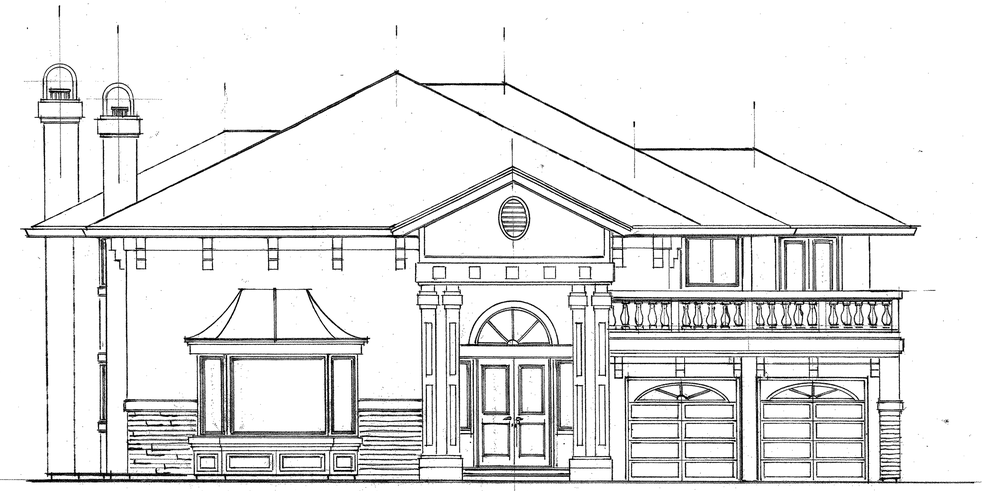


WEST ELEVATION 3/16" = 1'-0"

NORTH ELEVATION. 3/16" = 1'-0"

EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"

EXISTING ELEVATIONS.

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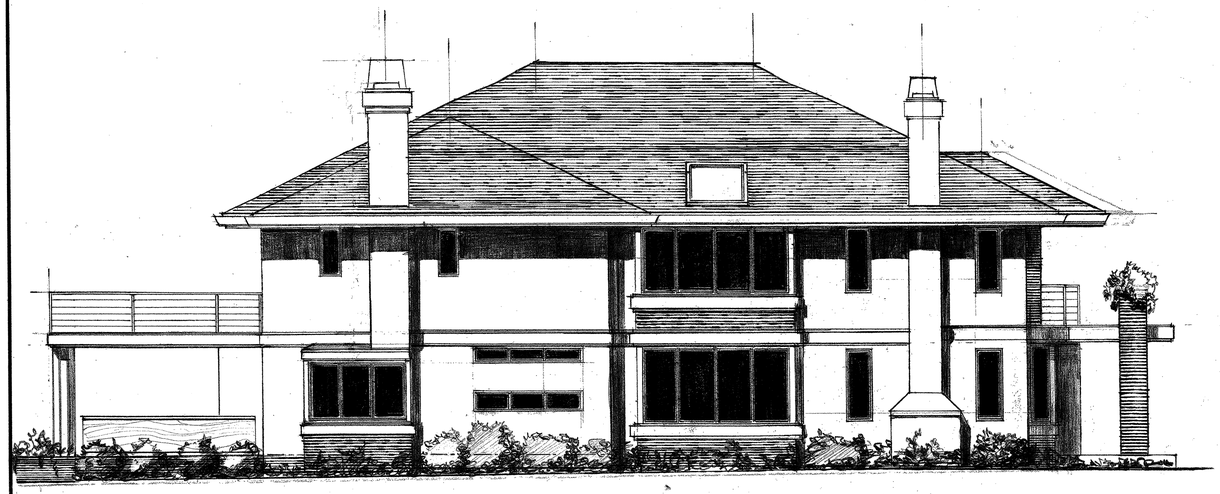
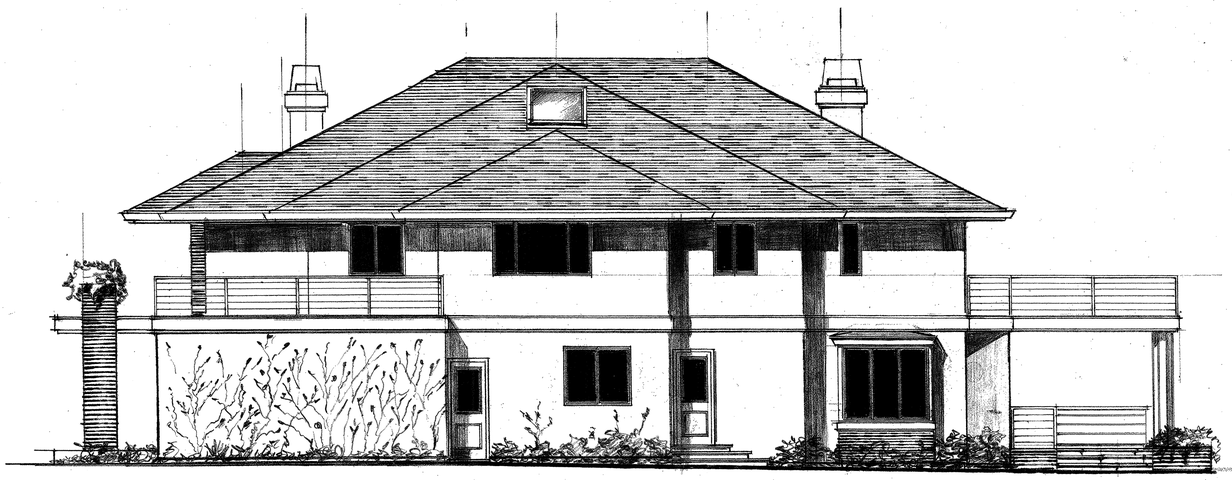
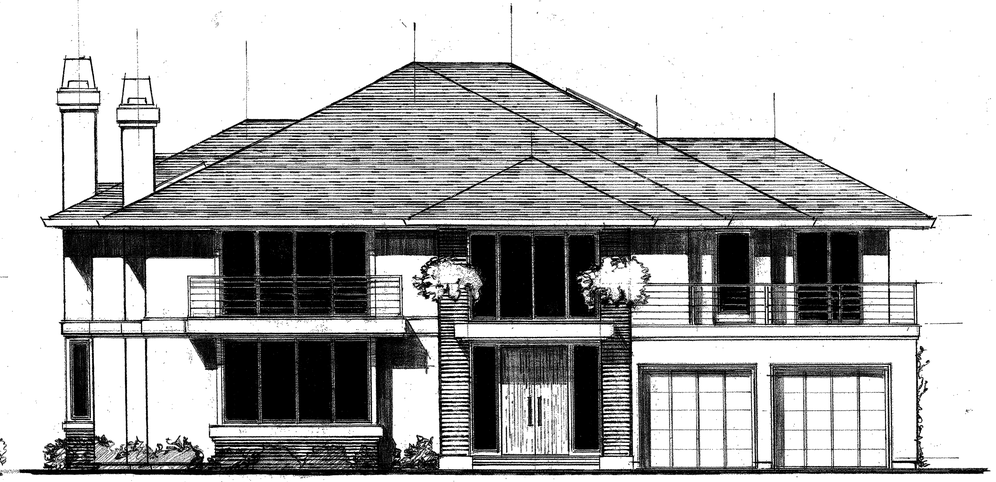


WEST ELEVATION. 3/16" = 1'-0"

NORTH ELEVATION 3/16" = 1'-0"



EAST ELEVATION. 3/16" = 1'-0"



SOUTH ELEVATION. 3/16" = 1'-0"

- ROOFINGS: (E) ROOFING @ HOUSE & ACCESSORY BLDG. SHALL REMAIN AS IS. ANY REPAIRS NECESSARY, SHALL BE MADE USING THE SAME MATERIALS. PAINT JACKS TO MATCH.
- SKYLIGHTS: SHALL BE REPLACED W/ EQUAL AS NEEDED. DBL GLAZING. LOW-E.
- GUTTERS: CHECK GUTTERS FOR SIGNS OF ROT OR DAMAGE. REPLACE AS NEEDED.
- DOWNSPOUTS: CHECK FOR ROT OR STEEL DAMAGE. REPLACE AS NEEDED.
- STUCCO: BODY OF THE HOUSE & ACCESSORY BLDG. SHALL BE RECOATED TO PROVIDE SMOOTH, CONTEMPORARY LOOKING SURFACE. PROVIDE JAGGED EDGES @ (N) FENESTRATION OPNS. TO FACILITATE BLENDING OF NEW STUCCO.
- ALL EXTERIOR DOORS SHALL HAVE GALVANIZED STEEL OR COPPER PANS TO PREVENT LEAKING. USE HEAVY DUTY FLASHING @ ALL NEW FENESTRATION.
- STUCCO @ SOFFITS SHALL BE REMOVED & SHALL BE REPLACED W/ VARNISHED 1X6 T&G PINE, TREATED TO RESIST HUMIDITY.
- USE PRIMED GALVANIZED STEEL CHIMNEY CAPS. SEAL TIGHTLY.
- STONE CLADDING SHALL BE NATURAL STONE MOUNTED ON A BASE SHEET W/ PREFAB. COVERS. INSTALL AS SHOWN. STONE TO BE ROUGH FACE, IN RANDOM LENGTHS & THICKNESS CHANGES TO PROVIDE CONTRAST & WEIGHT.
- HANDRAILS @ DECKS SHALL BE STANDARD 1½" x 1½" STAINLESS STEEL POSTS & TOP RAIL, W/ ¼" BRAIDED STAINLESS STEEL CORDS @ 3' O.C. CORDS SHALL BE MECHANICALLY ATTACHED TO POSTS, AND NOT RUN THROUGH. MECHANICAL ATTACHMENTS SHALL PERMIT TENSION ADJUSTMENT IN THE CABLE, ENOUGH TO PREVENT A 4" BALL FROM GOING THROUGH THE CABLES.
- CRAWL SPACE VENTS. THERE SHALL BE A MINIMUM OF 1 SQ. FT. OF NET VENTING AREA FOR EVERY 150 S.F. OF CRAWL SPACE.
- ATTIC SPACE VENTING SHALL BE PROVIDED THROUGH A 2" WIDE GALVANIZED STEEL SCREENED CONTINUOUS VENT AROUND ENTIRE OUTSIDE AREA OF SOFFIT, PROVIDING 1 SQ. FT. OF NET VENTING AREA FOR EVERY 150 S.F. OF ATTIC SPACE.
- PLANTERS @ THE TWO FRONT COLUMNS SUPPORTING FRONT CANOPY, SHALL BE LINED W/ A COPPER PAN, INSIDE A CAVITY LINED W/ WP ELASTOMERIC MEMBRANE. PLANTERS SHALL HAVE DRAIN & WATER LINES. USE LAYERS OF FILTER FABRIC, BETWEEN LAYERS OF SAND & GRAVEL. DRAINS TO ROUTE WATER TO PLANTED AREA NEXT TO PORCH.
- IRRIGATION TO PLANTERS SHALL BE CONNECTED TO PROGRAMMABLE TIMER TO ENSURE ADEQUATE WATERING.
- PLANTERS & COLUMNS SHALL BE BUILT W/ PTDF LUMBER & INSULATED W/ R-13 FIBERGLASS BATTS TO PREVENT SOIL FROM OVER HEATING.
- FRONT DOORS SHALL BE CLAD IN COPPER W/ STRIATIONS AS SHOWN, BUILT INTO AN OVERALL ASSEMBLY. DOORS SHALL HAVE ELECTROMAGNETIC LOCKS OPERABLE THROUGH A SMALL KEYPAD.
- FENESTRATION BETWEEN FAM. RM. & PATIO SHALL BE THROUGH A NANA WALL INSTALLATION OF EQUAL. BETWEEN BREAKFAST NOOK & PATIO, THERE SHALL BE (4) 2'-10" x 8' POCKET DOORS.
- LEVEL OF DINING TERRACE & HOME SHALL BE THE SAME.
- DINING & ADJACENT TERRACE FLOORING SHALL BE RANDOM PATTERNED LIMESTONE TILES W/ FILLED SHOULDERS & GROUT JOINTS. LIMESTONE SHALL BE SEMI-ROUGH SURFACED, & SEALED W/ 2 COATS OF W.P. SEALER.
- GARAGE DOORS SHALL BE SECTIONAL, W/ ANODIZED ALUMINUM FRAME & TRANSLUCENT PANELS.
- ISLAND AT DINING TERRACE SHALL HAVE A GRANITE COUNTERTOP. IT SHALL BE BUILT W/ PTDF LUMBER & PREFAB. STAINLESS STEEL CABINETS. THE ISLAND SHALL BE EQUIPPED W/ 24" SINGLE BOWL S.S. SINK, & BEVERAGE COOLER.
- BELLY BAND & SIMILAR ORNAMENTATION SHALL BE ENGINEERED LUMBER TO PREVENT TWISTING. PROVIDE GALVANIZED STEEL FLASHING.
- DINING TERRACE COLUMNS SHALL BE CLAD IN STAINLESS STEEL LAMINATED ENGINEERED WOOD OVER STEEL BEARING COLUMN.
- ALL STEPS & DINING TERRACE & ADJACENT DECK WILL BE SEALED & COATED W/ ANTI-SLIP PRODUCTS. HAND RAILS TO BE STAINLESS STEEL.

PROPOSED ELEVATIONS

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Scale 3/16" = 1'-0"
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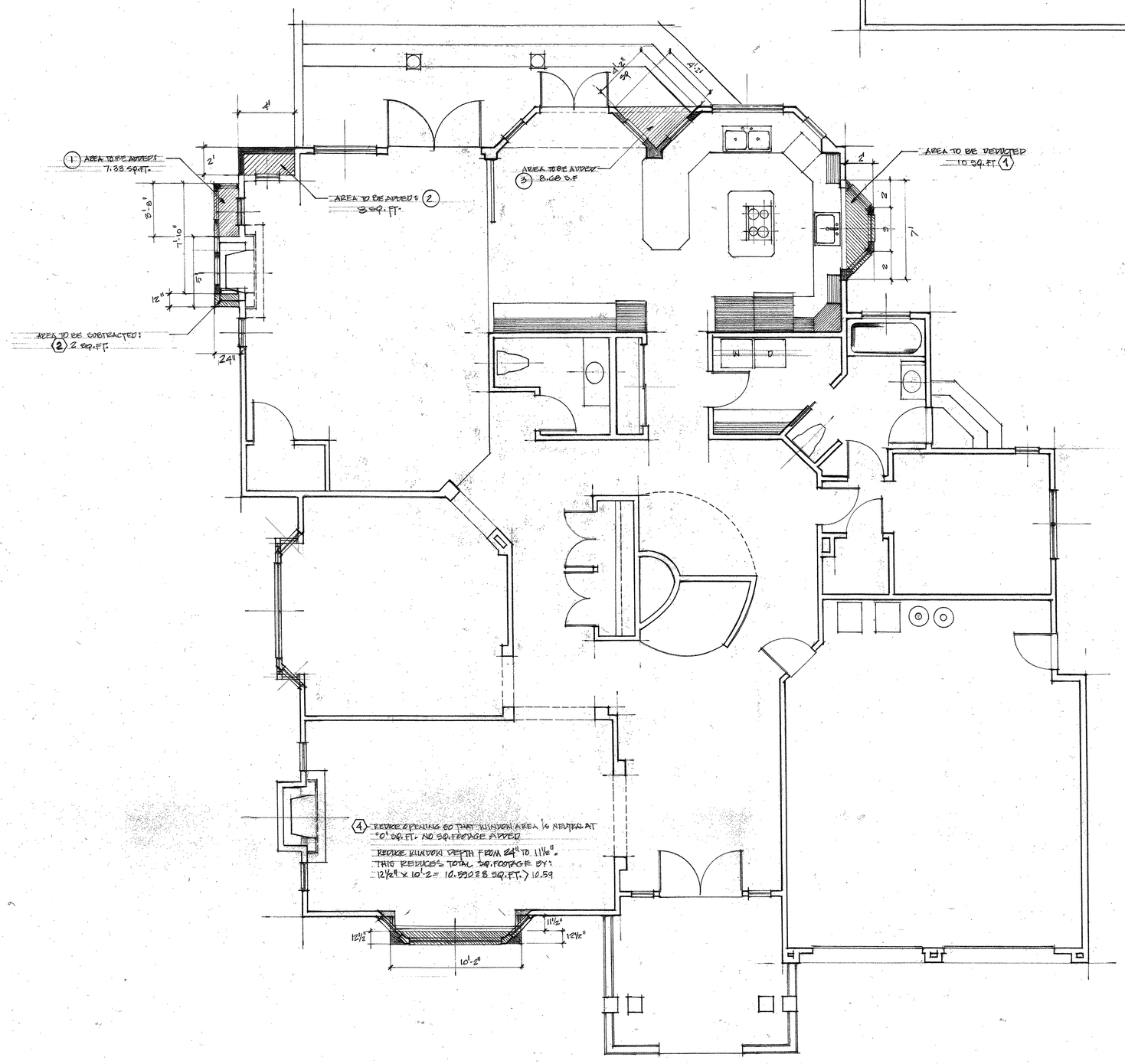

SUMMARY OF ADDITIONS:			SUMMARY OF DEDUCTIONS:		
1	3'-8" x 2'-0" =	7.33 SF	1	7'-0" x 2'-0" = 14 − 2x2 = 4 =	10.6 SF
2	4'-0" x 2'-0" =	8.00 SF	2	1'-0" x 2'-0" =	2.0 SF
3	4'-8" x 4'-2" =	8.68 SF	3	3.1416 x 3 = 28.27 ÷ 3 =	9.42 SF
4	2'-0" x 4'-0" =	8.00 SF	4	10'-2" x 12½" =	10.59028
	TOTAL =	32.01		TOTAL =	32.01028

NOTE:
BASED ON THESE CALCULATIONS, THE AMOUNT OF SQUARE FOOTAGE ADDED IS BALANCED BY THE AMOUNT OF SQUARE FOOTAGE DEDUCTED.
THEREFORE, NOT A SINGLE SQ. FT. HAS BEEN ADDED TO THE HOUSE.

LEGEND.
SQUARE FOOTAGE ADDED.
SQUARE FOOTAGE DEDUCTED.

AREA ANALYSIS. LOWER LEVEL.

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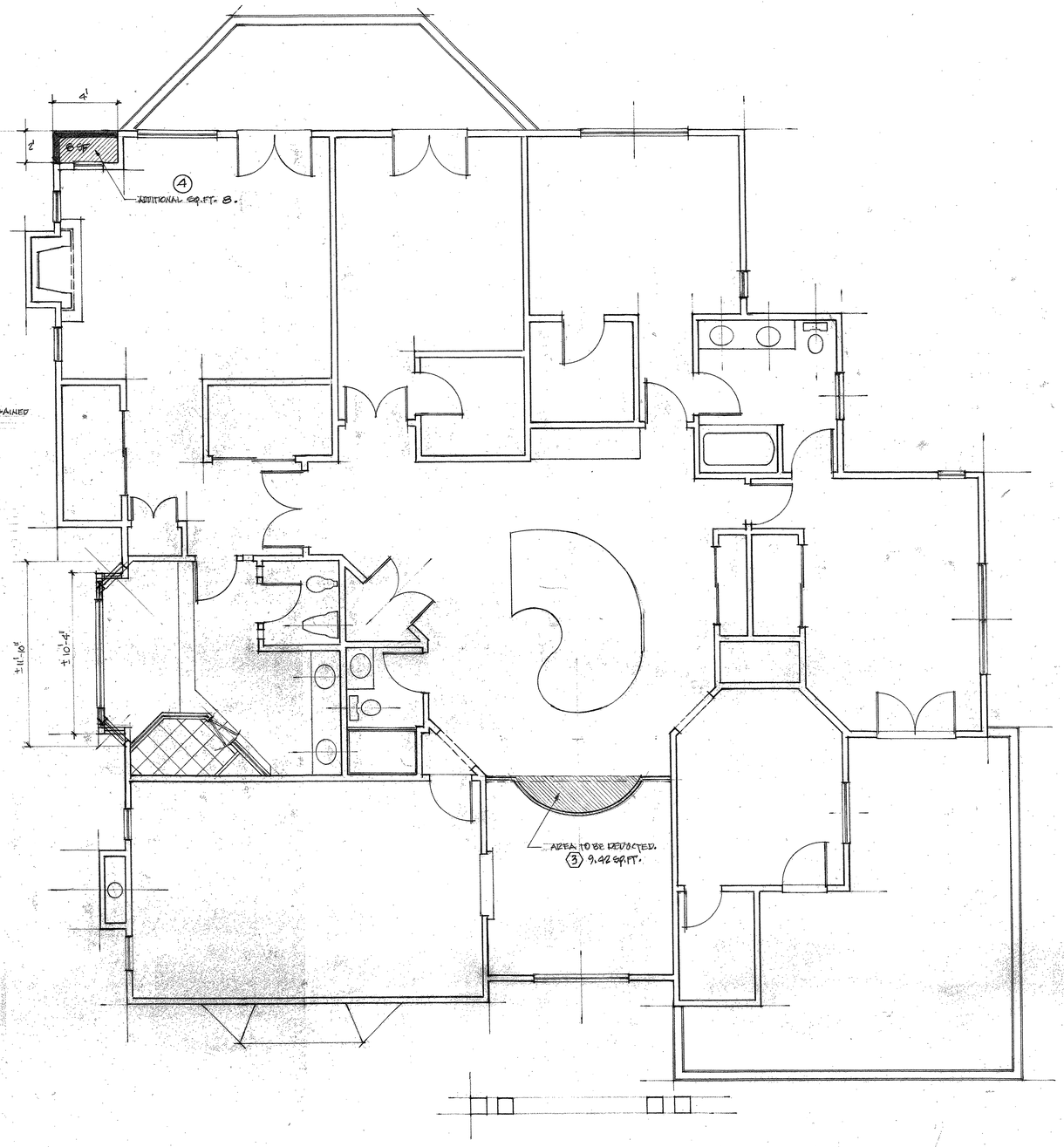

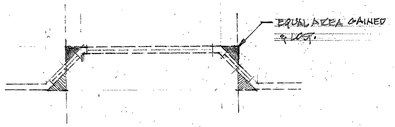

1 BY REDUCING THE SIZE OF THE WINDOW AS SHOWN, THE SQUARE FOOTAGE OF THE FLOOR AREA REMAINS THE SAME. THE MAIN GLASS PANEL GOES FROM ±7' TO ±9'.
CORRESPONDING DINING ROOM WINDOW BELOW, SHALL BE TREATED THE SAME.
THESE WINDOWS DO NOT ADD SQUARE FOOTAGE TO THE HOUSE

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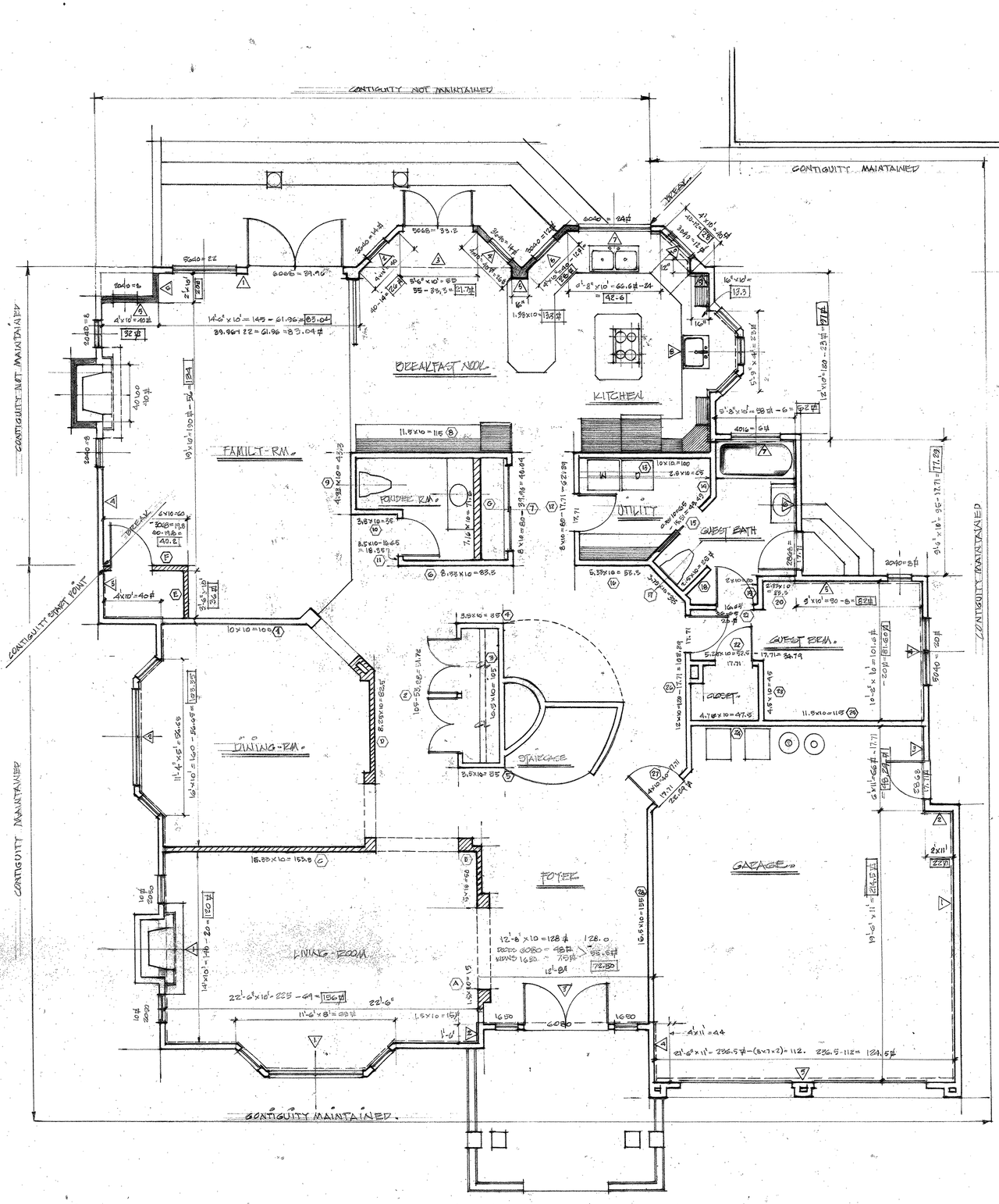
HARRY & CAROL MOTRO
RESIDENCE REMODEL
17161 PINE AVE. LOS GATOS, CA 95032

Date 9.30.16
Scale 1/4" = 1'-0"
Drawn SERB
Job 09201B
Sheet 9
Of Sheets

AREA ANALYSIS
UPPER LEVEL

24 X 36 PRINTED ON NO. 1000H CLEARPRINT®



LEGEND:

- EXISTING WALLS TO REMAIN UNCHANGED
- EXISTING EXTERIOR WALLS TO BE REMOVED
- EXISTING INTERIOR WALLS TO BE REMOVED.
- CONTIGUITY MAINTAINED.

SUMMARIES.

NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL	
1 14'-6" x 10' - 21.96 =	83.04	1 19'-6" x 11'-0"	= 214.50	1 22'-6" x 10' - 69	= 186.00	1 14' x 10' - 20 #	= 120.00
2 4' x 10' - 14 #	= 26.00	2 2'-0" x 11' - 0 #	= 22.00	2 1'-6" x 10' -	= 15.00	2 16'-4" x 10' - 56.65 #	= 103.35
3 8'-6" x 10' - 33.35	21.70	3 6'-0" x 11' - 17.71	= 48.29	3 12'-6" x 10' - 85.5 =	72.50	3 3'-6" x 10' =	36.00
4 4' x 10' - 14 #	= 26.00	4 10'-2" x 10' - 20.00	= 81.60	4 4'-0" x 11'-0"	44.00	4 19'-4" x 10' - 56 #	= 194.00
5 1'-6" x 10'	= 13.50	5 9'-4" x 10' - 8	= 82.00	5 21'-6" x 11'	129.50	5 4' x 10' - 8 #	= 32.00
6 4'-0" x 10' - 12 #	= 28.00	6 9'-8" x 10' - 17.71	= 77.29	6		6 2 x 10'	= 20.00
7 6'-8" x 10' - 24	= 42.60	7 5'-8" x 10' - 6	= 52.00				
		8 12'-0" x 10' - 23	= 97.00				
		9 16'-8" x 10'	13.50				
		10 4' x 10' - 12	28.00				
TOTAL THESE WALLS	240.84	TOTAL THESE WALLS	715.98	TOTAL THESE WALLS	412.00	TOTAL THESE WALLS	445.35

TOTAL SF DRYWALL AREA AT PERIMETER WALLS OF EXISTING HOUSE, LOWER FLOOR MINUS ALL DOORS & WINDOWS: 1,813.97 #

TOTAL DRYWALL AREA IN PERIMETER WALL TO BE REMOVED:

NORTH WALL: A = 83 # A NA A = 21.7 # A = 26 # A = 13.3 # A = 28 # A = 42.6 # = 214.60 #

WEST WALL: A = 40 # A = 32 # A = 20 # = 92.00 #

TOTAL = 306.60 #

PERCENTAGE OF REMOVAL: > 16.90 %

TOTAL NOT CONTIGUOUS WALL: 48.33 LF

TOTAL CONTIGUOUS WALL: 191.72 ÷ 2 = 95.86 > 48.33 (O.K.)

ANALYSIS: <E> WALLS TO REMAIN VS. THOSE TO BE REMOVED. (INTERIOR)

1	10' x 10' =	100.00	8	11.5' x 10' =	115.00	15	8.5' = 15.95 #	= 49.49	22	82.5' = 17.71 #	= 34.79
2	10.5 - 53.28 =	51.72	9	4.33' x 10' =	43.30	16	5.33' x 10' =	53.30	23	4.5' x 10' =	45.00
3	10.5' x 10' =	105.00	10	3.5' x 10 =	35.00	17	3.75' x 10' =	37.50	24	4.7' x 10' =	47.00
4	3.5' x 10' =	35.00	11	35 - 16.65 =	18.35	18	2.5' x 10' =	25.00	25	11.5' x 10 =	115.00
5	3.5' x 10' =	35.00	12	80 - 17.71 =	62.29	19	2.3' x 10' =	22.00	26	120 - 17.71 =	102.29
6	8.5' x 10' =	85.50	13	10' x 10' =	100.00	20	2.33' x 10' =	23.3	27	40 - 17.71 =	22.29
7	80 # - 39.96 #	40.04	14	2.5' x 10' =	25.00	21	36.65 - 16.65 =	20.00	28	15.5' x 10' =	155.00
SUB-TOTAL		490.26	SUB-TOTAL		398.94	SUB-TOTAL		226.99	SUB-TOTAL		521.87

TOTAL SF <E> WALLS TO REMAIN (INTERIOR) 1,599.46

WALLS TO BE REMOVED (INTERIOR)

A	1.5' x 10' =	15.00	C	16.33' x 10' =	163.30	E	3.5' x 10' =	35.00	G	7.16' x 10' =	71.60
B	5' x 10' =	50.00	D	8.25' x 10' =	82.50	F	60 # - 19.8 =	40.20			
SUB-TOTAL		65.00	SUB-TOTAL		245.80	SUB-TOTAL		76.02	SUB-TOTAL		71.60

TOTAL OF <E> WALLS TO BE REMOVED 448.42

TOTAL AREA OF WALLS TO BE REMOVED REPRESENT 28%.

MAXIMUM ALLOWED: 50% OF 1,599.46 = 799.73 # > 448.42 (O.K.)

DEMO ANALYSIS

LOWER LEVEL.

REVISIONS	BY

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Date: 9-30-16
Scale: 1/4" = 1'-0"
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Job: 092815
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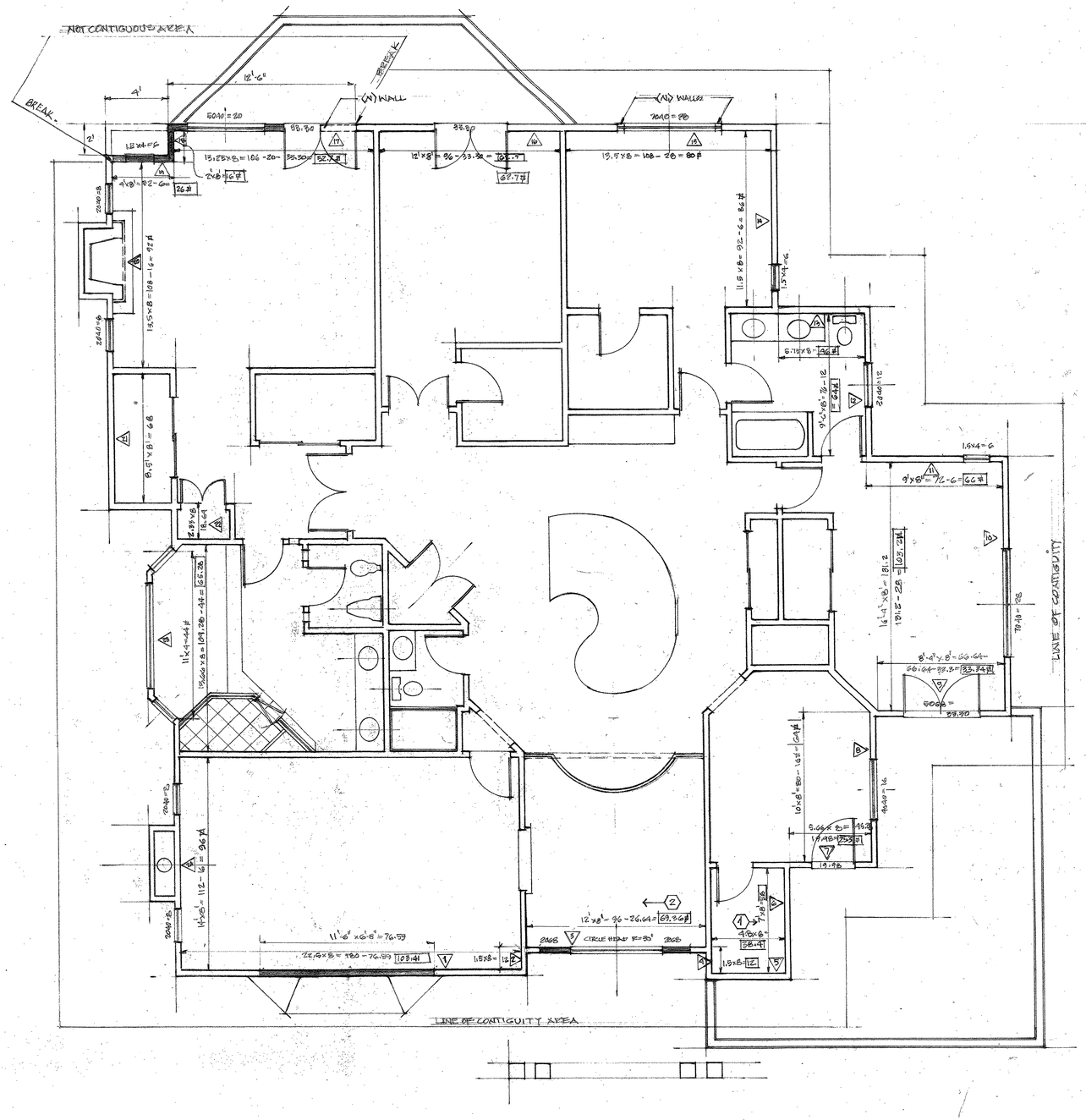

SUMMARIES:

1	180-76.59 =	103.41	7	45.28-19.98 =	25.30	13	5.75 x 8 =	46.00	19	32# - 6# =	26.00
2	1.9'x8' =	12.00	8	80# - 16# =	64.00	14	92# - 6# =	86.00	20	108# - 16# =	92.00
3	96-26.64 =	69.36	9	66.64-33.30# =	33.34	15	108 - 28 =	80.00	21	8.5'x 8' =	68.00
4	1.5'x8' =	12.00	10	131.2-28# =	103.20	16	96-33.30 =	62.70	22	2.33'x8' =	18.64
5	4.8'x8' =	38.40	11	72# - 6# =	66.10	17	106-53.30 =	52.70	23	109.28# - 44 =	65.28
6	7.0'x8'-0" =	56.00	12	76# - 12# =	64.00	18	2'-0"x8'-0" =	16.00	24	112.0# - 16# =	96.00
		324.17			355.84			343.40			365.42

TOTAL OF DRY WALL AREA AT PERIMETER WALLS OF EXISTING HOUSE UPPER FLOOR MINUS ALL EXTERIOR DOORS & WINDOWS: 1,289.33

TOTAL DRY WALL AREA @ PERIMETER WALL TO BE REMOVED

SOUTH WALL: (2) 2068 = 13.32x2 = 26.64 @ WALL 3.

11'-6"x6'-8" = 76.59# @ WALL 1

NORTH WALL: WALL 17 12'x8' = 96 - (33.3+20) = 42.7#

WALL 16 2'x8' = 16#

WALL 15 4'x8' - 6 = 26#

TOTAL = 26.64 + 76.59 + 42.7 + 16 + 26 = 187.93

PERCENTAGE OF PERIMETER WALL DRY WALL TO BE REMOVED: 14.57%

ALLOWABLE: 1289.33 ÷ 2 = 644.67# > 187.95#. O.K.

NOT CONTIGUOUS AREA @ UPPER FLOOR: 12'+4'+2' = 18

CONTIGUOUS AREA @ UPPER FLOOR:

1 4.8 + 7 + 5.66 + 10' + 8.33 + 16.33 + 9 + 9.5 + 5.75 + 11.5 + 13.5 + 12 + 1.25 = 114.62

2 12 + 1.5 + 22.5 + 14.66 + 13.66 + 2.33 + 8.5 + 13.5 = 203.27.

TOTAL CONTIGUOUS WALL: 203.27 + 114.62 = 317.89

TOTAL WALL: 317.89 + 18 = 335.89 ÷ 2 (50%) = 167.95 ALLOWABLE > 18' O.K.

THERE ARE NO INTERIOR WALLS AFFECTED ON UPPER FLOOR.

GENERAL SUMMARY:

DESCRIPTION		
TOTAL DRYWALL AREA @ UPPER FLOOR:	1,289.33	SQ.FT.
TOTAL DRYWALL AREA @ LOWER FLOOR:	1,813.97	SQ.FT
TOTAL DRYWALL AREA @ PERIMETER WALL. BOTH FLOORS	3,103.30	SQ.FT *
* TOTAL AREA OF DRYWALL W/O DOORS & WINDOWS.		
TRIGGER AMT. REQUIRED FOR TECHNICAL DEMO: 50%	1551.65	SQ.FT.
TOTAL AMOUNT OF DRYWALL TO BE REMOVED TO P.FLR.	187.93	SQ.FT
TOTAL AMOUNT OF DRYWALL TO BE REMOVED. BOTTOM FLOOR	306.60	SQ.F
	494.53 < 1551.65	O.K.

THIS PROJECT COMPLIES WITH THE REQUIREMENTS NECESSARY TO AVOID THE "TECHNICAL DEMOLITION" DESIGNATION

DRYWALL PROVIDES CONTIGUITY ABOVE DOORS & WINDOWS. DISTANCE BETWEEN 6'-8" PL FOR DOORS & WINDOWS IS: (8'-0") + (6'-8") = 1'-4" > THAN 12" ALLOWABLE.

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