



Remodel Planning
Guide

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1980 CO. LLC

EXTENSIVE REMODLES

Extensive remodels require more than new finishes. 1980 Co. LLC helps homeowners understand the process, coordinate the right trades, and build with a clear plan from start to finish.

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710 S. Myrtle Ave. Monrovia Ca. 91016



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EXTENSIVE REMODELS

An extensive remodel is more than new cabinets, flooring, and paint. These projects often involve changes to the structure, layout, building systems, and exterior appearance of the home.

When walls are removed, rooms are relocated, or square footage is added, the work may require engineering, new beams, posts, footings, plumbing, electrical, HVAC modifications, and city inspections.

For larger projects, such as second-story additions, the existing home must be evaluated to determine whether the original foundation and framing can support the new design. In many cases, additional structural work, underpinning, new ducting, exterior tie-ins, roofing, and stucco repairs may be required.

At 1980 Co. LLC, our goal is to help homeowners understand the full scope before construction begins, so the project is planned realistically from the start.



1980 Co. LLC General
Contractor Lic# 1152691

19-
80

TABLE OF CONTENTS

What is an Extensive Remodel

01

Levels of Remodeling

02

Structural Changes

03

Second-Story Additions

04

Building Systems

05

Planning the Right Way

06

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WHAT IS AN EXTENSIVE REMODEL?

An extensive remodel is a project that goes beyond surface updates. While the finished result may include new flooring, cabinetry, lighting, tile, paint, and fixtures, the real scope often includes the work required behind the walls and beneath the structure.

Depending on the design, an extensive remodel may involve opening or relocating walls, changing room layouts, moving kitchens or bathrooms, upgrading electrical and plumbing systems, modifying HVAC ducting, replacing windows or doors, repairing exterior finishes, or adding new structural support.

The more the layout changes, the more planning is required. Some projects may require engineering, new beams, posts, footings, foundation work, permits, inspections, and coordination between multiple trades.

At 1980 Co. LLC, we help homeowners understand what their remodel may actually involve before construction begins, so the project can be planned with clarity from the start.



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LEVELS OF REMODELING



LEVEL 1: FINISH UPDATES

Flooring, paint, cabinets, countertops, fixtures, lighting, trim, and cosmetic upgrades without major layout changes.

LEVEL 2: INTERIOR REMODEL

Kitchen, bathroom, laundry, or whole-home updates that may include plumbing, electrical, drywall, insulation, and finish upgrades.

LEVEL 3: LAYOUT CHANGES

Opening walls, relocating rooms, changing traffic flow, or modifying structural elements. These projects may require beams, posts, engineering, and permits.

LEVEL 4: ADDITIONS + SECOND STORIES

Adding square footage or building upward. These projects often require structural review, foundation upgrades, framing changes, HVAC redesign, exterior tie-ins, roofing, stucco, and full coordination between trades.

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STRUCTURAL CHANGES

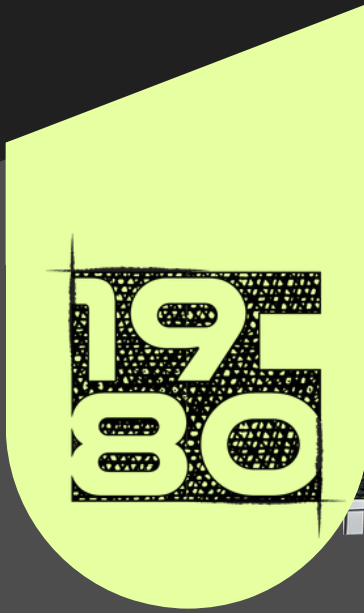
When a remodel changes the layout of a home, the structure often needs to be evaluated before walls are removed or openings are enlarged.

Some walls carry roof, ceiling, or second-floor loads. Removing or modifying those walls may require new beams, posts, headers, footings, or foundation upgrades to properly transfer the weight through the home.

- Removing or opening load-bearing walls
- Adding beams, posts, or headers
- Installing new footings or grade beams
- Reinforcing existing framing
- Modifying roof or ceiling structures
- Creating larger openings for doors or windows
- Coordinating engineering, permits, and inspections

These items are not always visible in the finished remodel, but they are critical to making sure the home is safe, properly supported, and built to code.





SECOND-STORY ADDITIONS

Adding a second story is one of the most involved types of residential remodeling because the existing home was originally built to support a single-story structure.

Before building upward, the foundation, footings, walls, framing, roof structure, and lateral support systems must be reviewed to determine whether they can carry the added load.

Second-story additions may require:

- Structural engineering
- Foundation or footing upgrades
- Underpinning existing footings
- New posts, beams, and shear walls
- Removal or modification of the existing roof
- New stair framing and floor openings
- HVAC redesign and new ducting
- Electrical and plumbing upgrades
- Roofing, stucco, and exterior tie-ins
- City permits and multiple inspections

Because this work affects both the new and existing areas of the home, careful planning is required. A second-story addition is not just an upstairs remodel — it is a structural transformation of the entire home.



BUILDING SYSTEMS

Extensive remodels often affect more than walls and finishes. Once the layout changes, the home's major systems may need to be modified, upgraded, or completely redesigned.

Electrical systems may require new wiring, lighting layouts, panel upgrades, dedicated circuits, or code-required safety devices. Plumbing may need to be rerouted when kitchens, bathrooms, laundry rooms, or fixtures are moved. HVAC systems may require new ducting, zoning, equipment changes, or a complete redesign to properly heat and cool the remodeled space.

Building systems may include:

- Electrical wiring and panel capacity
- Lighting, switches, outlets, and dedicated circuits
- Plumbing supply, drain, waste, and vent lines
- Gas lines and appliance connections
- HVAC equipment, ducting, zoning, and airflow
- Insulation, ventilation, and energy requirements
- Smoke detectors, carbon monoxide detectors, and code upgrades

These systems are usually hidden behind walls, ceilings, and floors, but they play a major role in how the home functions after the remodel is complete.



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PLANNING THE RIGHT WAY

PLANNING THE RIGHT WAY:

Here are some things to consider when planning an extensive remodel:

- Where will I live during construction?
- How much of the home will be unusable?
- Will utilities need to be shut off or relocated?
- What is the overall project goal?
- Initial project review
- Design and layout discussions
- Budget and scope development
- Structural review when needed
- Engineering and permit coordination
- Possible code-required upgrades
- Material and finish selections
- Trade coordination and scheduling
- Demolition planning and site protection
- Inspection planning
- Construction sequencing
- Clear communication throughout the project

A strong planning process helps homeowners understand the scope, avoid unnecessary surprises, and create a clearer path from the first conversation to completed construction.



LET'S CONNECT

Planning an extensive remodel, addition, or second-story project starts with the right conversation. 1980 Co. LLC can help review your ideas, discuss the scope, identify potential construction requirements, and outline the next steps before work begins.

Whether your project is still an early concept or you are ready to move forward, we're here to help you understand what may be involved and how to plan it the right way.



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