

Home Improvement Project Completed November 2011

Project Management: Artthaus, Inc.

Design: Shamir Shah Design

General Contractor: Cal-Cade Construction, Inc

Engineer: Himmati Engineering

Architect of Record: Dumican Mosey Architects

Building / Structural / Mechanical

- **Structural Upgrades**

- New concrete foundation walls/retaining walls, grade beams, and new Slab on Grade at 1st Floor
- New grade beams at garage openings at Garage/Basement Floor
- New structural metal deck over garage
- New framing at reconfigured interior walls
- Seismic upgrade

- **Mechanical/Electrical/Plumbing Upgrades**

- New Furnace for 2nd and 3rd Floors with Air Conditioning for 3rd Floor.
- New Electrical Wiring Throughout, New Electrical Subpanels.
- New Electrical Service from PG&E.
- New Cat 5 Data/HDMI cable wiring, new TV locations set up at 1st Floor Playroom, 2nd Floor Family Room, all 3rd Floor Bedrooms
- New multi-zone in-ceiling speakers, home run to a/v closet.
- New Recessed Lighting throughout, featuring Lucifer cans at 2nd floor.
- New pre-wired security system monitored by ADT.
- New plumbing throughout.
- New hydronic radiant heating system at First Floor with new Radiant Boiler.
- New water heater for domestic hot water.

- **Exterior/General**

- New elastomeric paint at exterior of building.
- Priming, sealing and painting of exterior wood and metal surfaces.
- New trench drains at rear patio.
- New exterior lighting by Bega.
- Landscaping of rear and side yards
- New cobblestones at sidewalk/driveway

Interior- By Room

- **General**

- New Dumbwaiter from Garage to 2nd Floor
- New insulation throughout.
- New Sheetrock throughout.
- New Oak floors throughout with custom dark stain
- New Decorative steel railings at stairs.

- Custom baseboards at wall/floor connection and crown mouldings at wall/ceiling connections at 2nd Floor.
- New Baldwin Door Hardware throughout
- **1st Floor Media/Playroom**
 - Integrated TV cabinetry by Artthaus, Designed by SSD
 - Custom pocket doors for flexible spaces
 - New Stair to 2nd floor
 - New Haws Drinking Fountain
- **1st Floor Laundry/Mechanical/Storage**
 - Two sets of washer/dryers by Bosch
 - Semi-custom storage cabinetry in laundry
 - Custom cedar clothing storage closet
 - New mechanical room
- **1st Floor Guest Suite**
 - Custom pocket doors for flexible spaces
 - New closet interiors by California closets
 - New Guest Bathroom vanity by Artthaus, Designed by SSD
 - Custom Guest bathroom stone and tile work
 - New Bathroom Hardware by Vola
 - New Bathroom plumbing fixtures by Kohler
 - New Toto Toilet
- **2nd Floor Entry/Hallway/Office/Mud Room**
 - New coat closet with flush door and custom baseboard detail
 - New A/V closet
 - New custom office cabinetry by Artthaus, Designed by SSD
 - New Haws Drinking Fountain
- **2nd Floor Family Dining Room/Kitchen/Family Room**
 - Custom Family Dining Room stone fireplace cladding and shelves, new fireplace insert with remote ignition
 - Kitchen Cabinetry by Artthaus, Designed by SSD
 - Custom marble countertops, backsplashes and shelves with integrated electrical and lighting
 - Custom hood enclosure
 - Hood insert with 1200 CFM remote blower
 - Refrigerator and Freezer by Sub Zero
 - Wolf gas range top
 - Dishwasher by Miele
 - Wolf double wall oven and warming drawer
 - Kitchen Faucet by KWC
 - Custom Island Light Fixture, Designed by SSD
 - Family Dining Room tile by Heath Ceramics

- Family Room integrated media cabinetry and paneling by Artthaus, Designed by SSD
- Family Room custom metal shelving with dark patina
- **2nd Floor Dining Room/Wet Bar**
 - Dining Room Light Fixture by Lindsay Adelman
 - New undercounter wine cooler and ice maker at wet bar
 - Wet Bar cabinetry by Artthaus, Designed by SSD
- **2nd Floor Powder Room**
 - Custom cabinetry by Artthaus, Designed by SSD
 - Wall-mounted faucet by Dorn Bracht
 - Mirror with integrated lighting detail
 - New Bathroom Hardware by Vola
 - New Toto Toilet
- **3rd Floor Kids Bedroom Suites**
 - Custom walnut built-in cabinetry, desks and window seats by Artthaus, Designed by SSD
 - Closet interiors by California Closets
 - Custom vanities by Artthaus, Designed by SSD
 - Bathrooms feature custom medicine cabinets and shower glass
 - New Bathroom Hardware by Vola
 - New Bathroom plumbing fixtures by Kohler
 - New Toto Toilets
- **3rd Floor Master Bedroom Suite**
 - Custom built-in bathroom cabinetry by Artthaus, Designed by SSD
 - Custom Walk-In-Closet by Artthaus, Designed by SSD
 - Custom ash double vanity with integrated finger pulls by Artthaus, Designed by SSD
 - New soaking tub by Lacava
 - New Walk-In Shower
 - New Custom Medicine Cabinets
 - New Plumbing Fixtures by Hansgrohe
 - New Bathroom Hardware by Vola
- **3rd Floor Hallway and Library/Study**
 - New custom light fixture and skylight cladding over main stair.
 - New custom library/study cabinetry
 - New windows at library/study