



## DESIGN HIGHLIGHTS

The house was redesigned with five major modifications set as major goals:

- Unite the Kitchen with the Dining room
- Create a Master suite
- Add a powder room in the entry level
- Add an integrated heating, ventilating, and air conditioning system
- Keep the character of the exterior intact

The above mentioned necessitated the installation of a set of new systems so that codes are met for the year 2018. With the completion of design and construction, the following features can be highlighted:

- Brand new electrical system with perfectly functioning hardwired telephone lines and cable lines
- Brand new plumbing system and fixtures (Architect was partial to Moen and Kraus fixture designs) including rain-shower heads in two bathrooms
- Brand new kitchen and wash appliances
- Brand new HVAC system controlled by Nest thermostat accessible to cell phone controls
- Brand new slow closing kitchen cabinets, sink, under-cabinet lighting, faucets & granite countertops
- Brand new California Closets in Master suite are also slow closing
- Brand new vanities w/ slow closing cabinets and drawers in all above ground bathrooms
- New ceramic tiles in all bathrooms and kitchen (a few remaining extra pieces were stored in garage)
- Brand new garage door and mechanism controlled from kitchen (button by the door) and through remote controls. Garage automated door system can be connected to most new vehicle embedded remote systems (usually set inside rear view mirror)
- Brand new high quality carpets
- All renovated exterior walls have new updated insulation per code. We did not alter anything on exterior brick surface. Only the interior framing and drywall were modified.
- Gutters have been cleaned and all the pieces that had to be replaced were only replaced with copper to match the existing ones & keep the historic character of the building
- Exterior door was also treated and refurbished with original 1937 copper knobs, handle, knocker, & mail slot
- Refurbished original 1937 hardwood floors
- Porcelain theme wall material w/ spot lights
- All damaged slate shingles were replaced on both the garage and on the main house roof. Some extra slate pieces remain stored in the garage
- Brand new doors made of solid wood

So, besides being in a quite cul-de-sac within a 5 minute walk from Belvedere square, this house combines a mostly new interior, arranged within the brick/concrete block exterior walls of the 1937 colonial style. The architect, having had the experience of designing a number of similar refurbishing projects in historic areas of France, intended to keep the exterior character of the house and provide the new user the comforts of contemporary design inside.

**Architecture  
Engineering  
& Real Estate**