

A. I. B. D. CALIFORNIA SOCIETY DESIGNER AWARDS

PROGRAM SHEET

ENTRY NO. _____

Client: Chris and Bob Romero

Name of Project: Romero renovation

Site Description: 1/4 acre lot in an upscale subdivision. Site has a mild slope from the front to rear of the property. Newer landscaping walks and stone vainer retaining walls in the front yard remain. The new entry porch takes advantage of this feature,
Program Requirements: Bring this 1970's built home into the 21st century

Primary Materials: Interior: Sanded and textured drywall, granite counters, tile accents, hardwood flooring, carpeting, tile floors, maple and cherry cabinetry.
Exterior: Stucco T.M.E., composite roof T.M.E., Simpson strongwall, wood framed walls and floor system (partial). Slab foundation (partial),

Structural System: Simpson strongwall, wood framed walls and floor system (partial). Slab foundation (partial),

General Contractor: John Case ABL Construcion

Consultants: Jeremy Schwartz Advanced Engineering, James Dickenson Energy Consultant T-24

Cost Per S/F: Unknown

Photography: Mike Roeder

Comments:



A. I. B. D. CALIFORNIA SOCIETY DESIGNER AWARDS

PROJECT IDENTIFICATION SHEET

ENTRY NO. _____

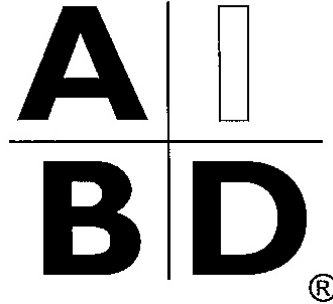
Category: 1 Residential, e remodel

Name of Project: Romero renovation

Designers: Mike Roeder

Project Team: Mike Roeder designer, the clients Bob and Chris, Jeremy Schwartz Advanced Engineering, James Dickenson Energy Consultant T-24

Project Location: Danville, CA



A. I. B. D. CALIFORNIA SOCIETY DESIGNER AWARDS

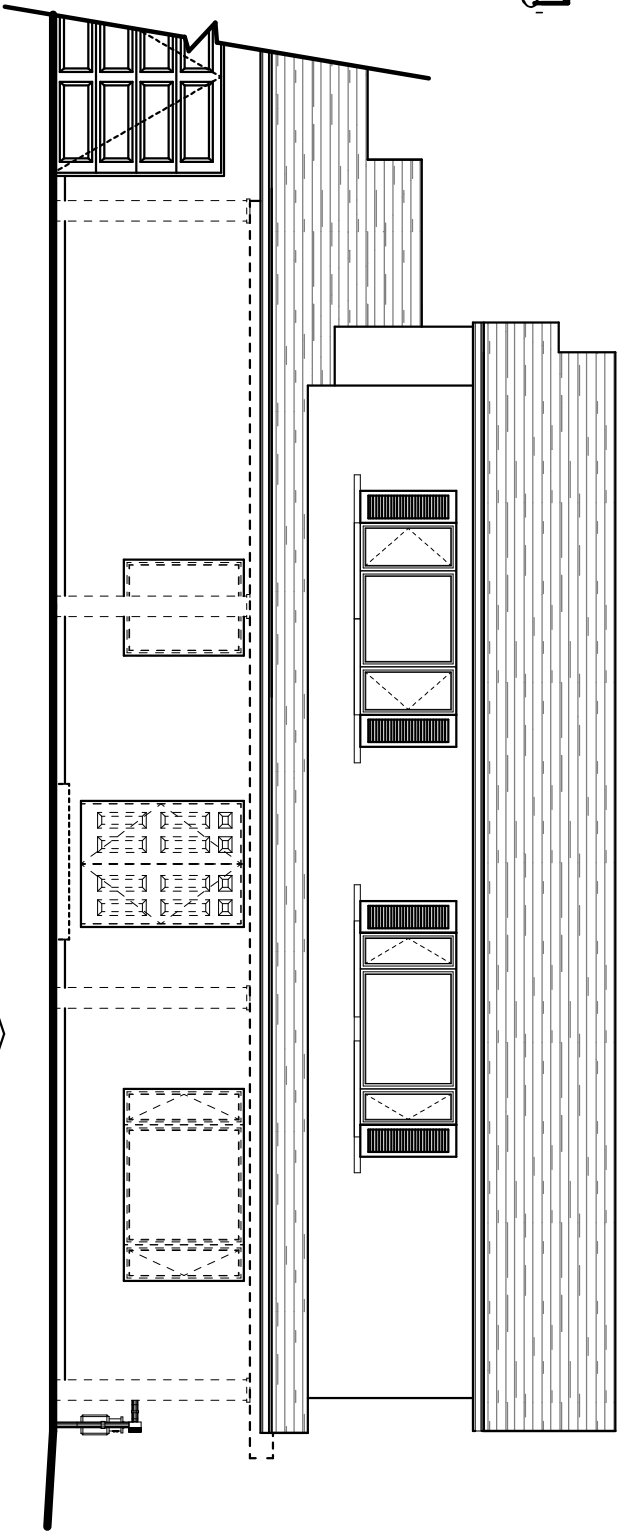
PROJECT DESCRIPTION SHEET

ENTRY NO. _____

My first meeting with the client, the first thing they wanted me to see was the large hole they knocked through one of the kitchen walls. This they explained was their ceremonial “no turning back now” gesture.

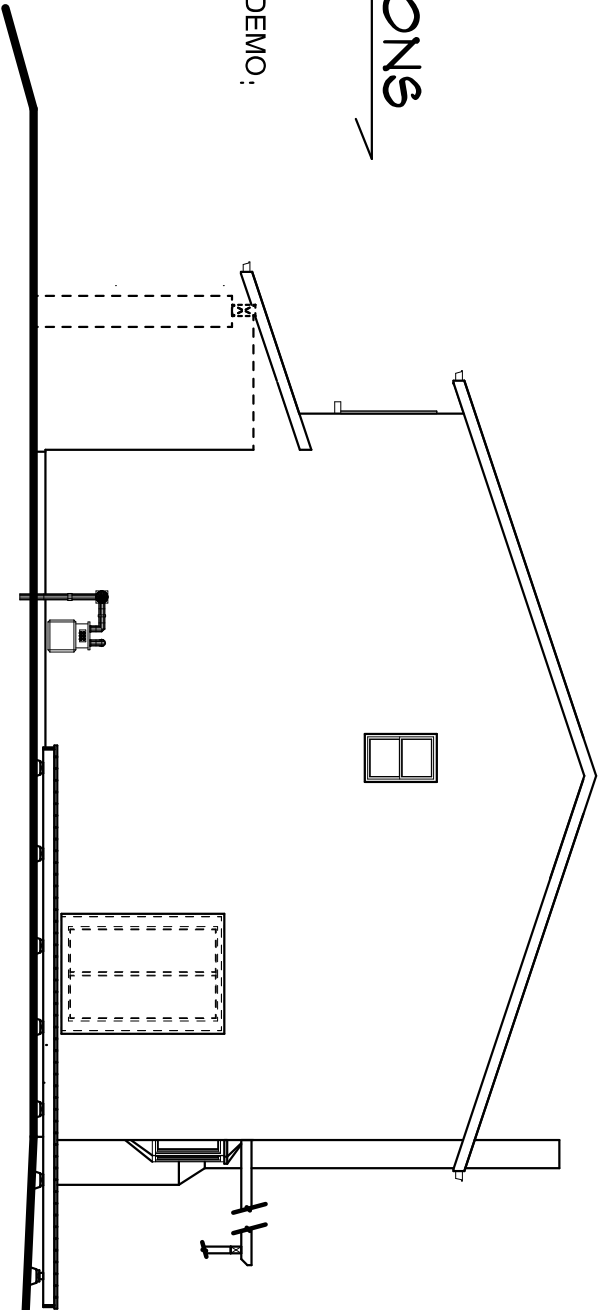
Clients request and wish list were: “Make this house party ready.” Enlarge kitchen internally by stealing space from the existing dining room, enlarge the living room with an addition, demo ½ bath and replace or relocated with full bath.

How we made this happen: In the front of the house an addition built under an existing porch roof. The addition enlarges the living room and entry as well creates space for the relocated dining room. This new dining room shares space under the addition with the old lower bedroom. To make the journey from kitchen to dining room shorter and less congested we created a wine decanting hall that links the two. The entry received a new porch roof that runs perpendicular to the house with tapered columns and a decorative gable truss. The bedroom was relocated to the rear with private access to the new full bath. Twelve inch deep walls with arched openings provide spatial separation between rooms in this open floor plan as well left to the and richness to the design. A mud room closet was added off the garage, and lastly the laundry room was relocated upstairs.



EXISTING ELEVATIONS

DOTTED LINES DEPICT DEMO;
ELEMENTS



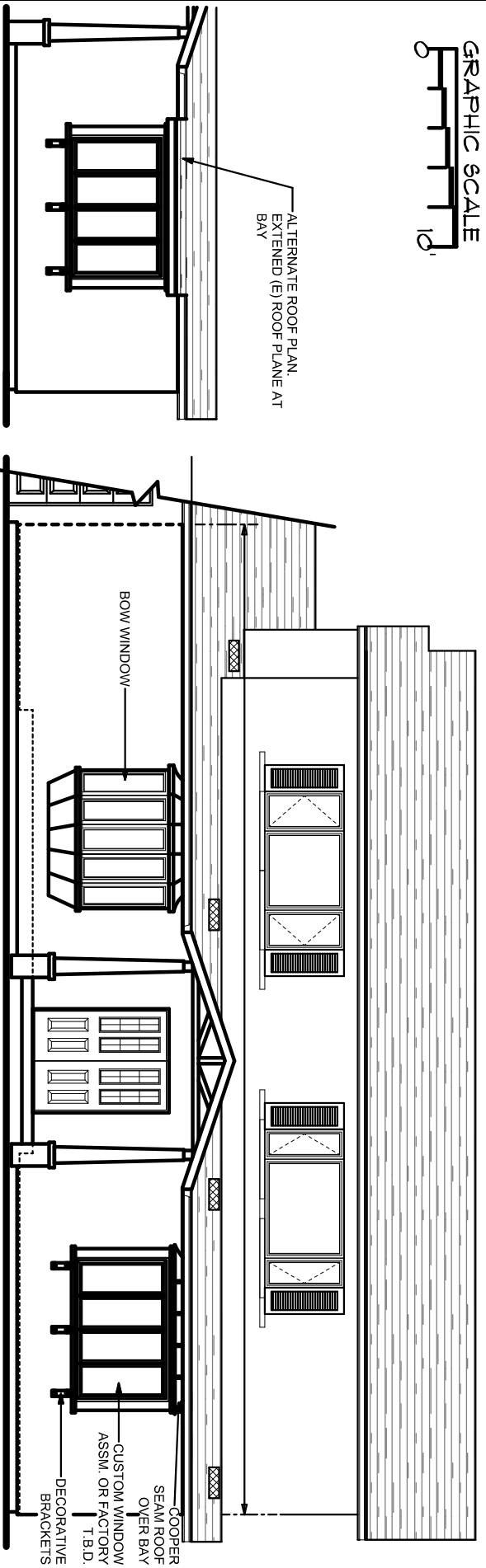
DRAWN BY:

SCALE:

DATE: March 09, 2011

PAGE #:

A-2



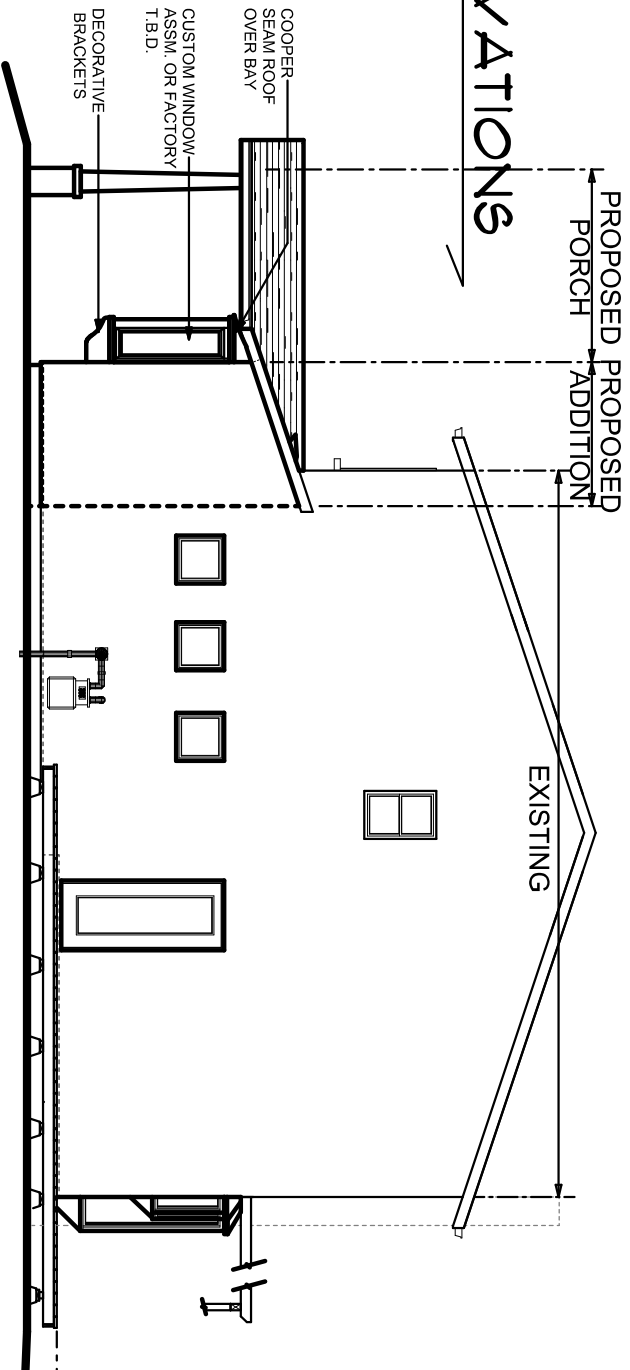
ALTERNATE BAY ROOF

ALTERNATE ROOF PLAN, EXTENDED (E) ROOF PLANE AT BAY

PROPOSED ELEVATIONS

ALTERNATE BAY ROOF

ALTERNATE ROOF PLAN, EXTENDED (E) ROOF PLANE AT BAY



DRAWN BY:

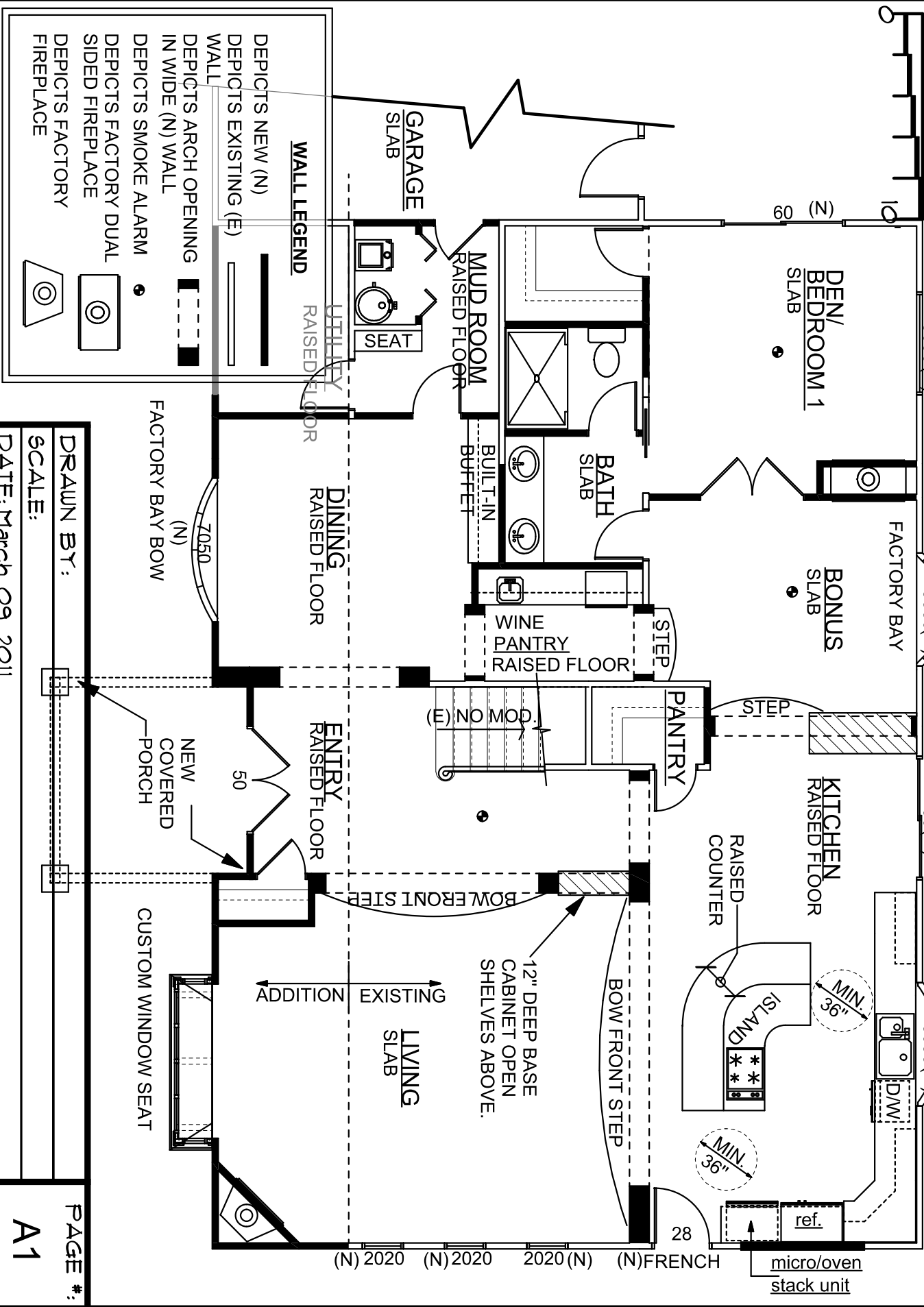
SCALE:

DATE: March 09, 2011

PAGE #:

A-3

GRAPHIC SCALE



WALL LEGEND

- DEPICTS NEW (N) WALL
- DEPICTS EXISTING (E) WALL
- DEPICTS ARCH OPENING IN WIDE (N) WALL
- DEPICTS SMOKE ALARM
- DEPICTS FACTORY DUAL SIDED FIREPLACE
- DEPICTS FACTORY FIREPLACE

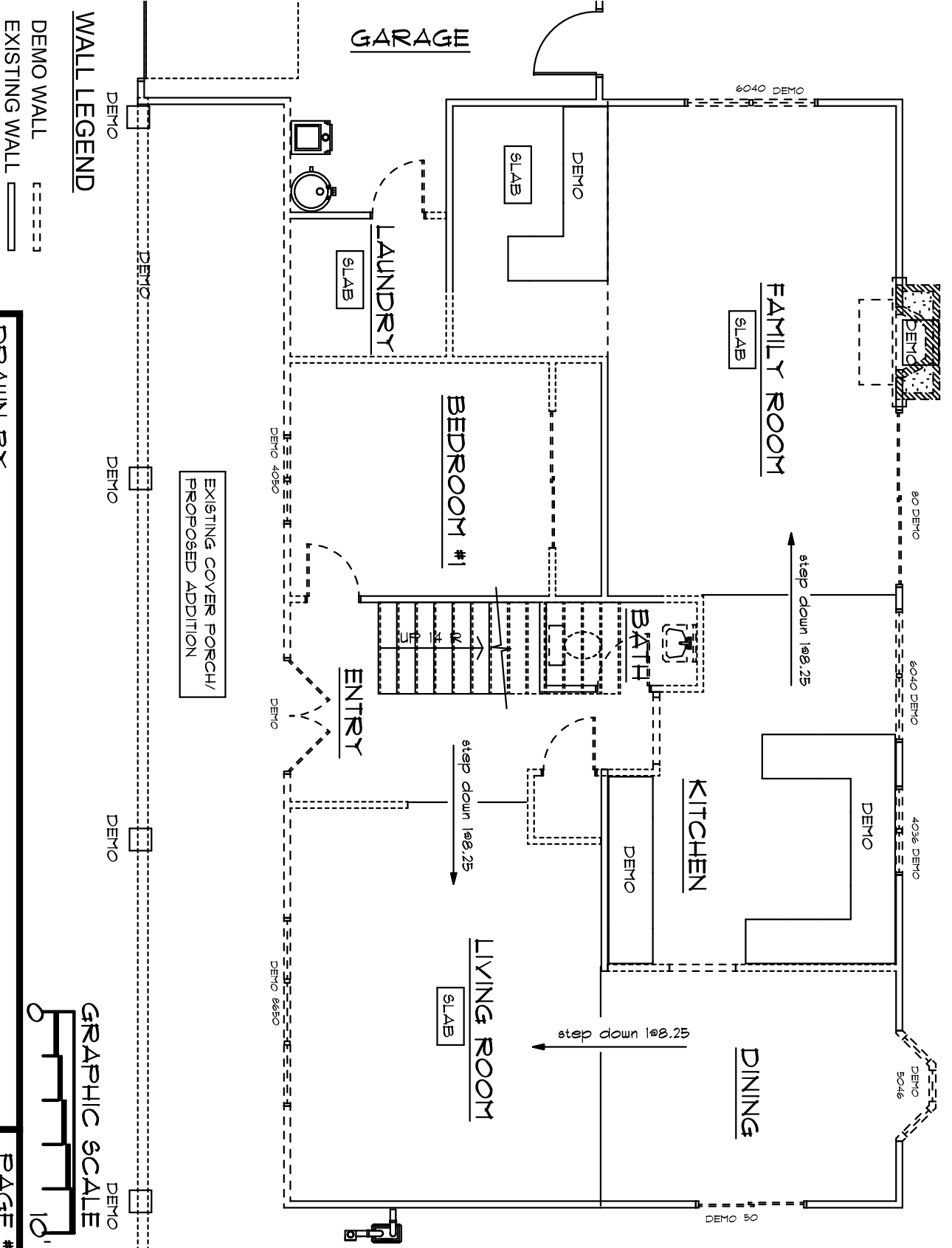
DRAWN BY:

SCALE:

DATE: March 09, 2011

PAGE #:

A1



DEMO WALL (dashed line)

EXISTING WALL (solid line)

WALL LEGEND



DRAWN BY:

SCALE:

DATE: March 09, 2011

PAGE #:

D1

