



CAHA DESIGN  
2727 FRUITVALE AVE  
OAKLAND CA 94601

NOA Design + Construction

## **2516 Union St, San Francisco, CA 94133**

### **Home and Landscape general scope of improvements:**

- 1. Whole house remodel - completed 2019**
  - a. Design, Entitlement, Construction Management: NOA Design + Construction - [www.noadesignbuild.com](http://www.noadesignbuild.com)
  - b. General Contractor: DeMattei Construction, Inc
  - c. Architect of Record: Martinkovic Milford Architects - [www.martinkovicmilford.com](http://www.martinkovicmilford.com)
- 2. Front facade screens, front gate, entry bench - completed 2020**
  - a. Design, Project Management: CAHA Design Group - [www.cahadesign.com](http://www.cahadesign.com)
  - b. Fabrication: Skiff Made - [www.skiffmade.com](http://www.skiffmade.com)

### **Whole House Remodel List of Improvements:**

- 1. Structural Upgrades**
  - a. New concrete foundation walls/retaining walls, grade beams, and new slab on grade at 1<sup>st</sup> Floor
  - b. New grade beams at garage openings at garage/basement floor
  - c. New framing at reconfigured interior walls, exterior walls and floors as needed for enlarged openings and revised layouts
  - d. New roof framing at top floor to facilitate vaulted ceiling
  - e. Seismic upgrade
- 2. Mechanical/Electrical/Plumbing Upgrades**
  - a. New WarmBoard radiant floor hydronic heating throughout
  - b. New mechanical room under entry way
  - c. New Electrical Wiring throughout, New Electrical Subpanels
  - d. New Cat 5 Data/HDMI cable wiring throughout
  - e. New recessed lighting throughout
  - f. New plumbing systems throughout
  - g. New water heater for domestic hot water.
- 3. Exterior/General**
  - a. Expansion at East side of Level 2
    - i. New bathroom
    - ii. New foyer at entry
  - b. New rear-facade exterior balconies
  - c. New exterior stair from entry level to back yard on West side of house



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- d. New driveway grading and paving
- e. New garage door with stain-grade teak cladding
- f. New windows throughout
  - i. Marvin Contemporary Clad casement & Clad Ultimate Double Hung windows
- g. New skylights
  - i. Remote operated operable Velux skylights on roof in top level ceiling
- h. New exterior doors throughout
  - i. Marvin Clad Ultimate series french doors throughout
  - ii. Custom teak frame clear glass panel front door
- i. New composition shingle roofing
- j. Patch, replace and repair shingles on front and side facades
- k. New elastomeric paint at exterior of building
- l. Refinish large wood columns at front facade
- m. New custom exterior steel guardrails
- n. Priming, sealing and painting of exterior wood and metal surfaces.
- o. New exterior brick patio at front entry
- p. New exterior area drains and trench drains at retaining walls and side yard
- q. New exterior lighting
- r. Landscaping at front entry patio

### 4. Interior/General

- a. New elevator
- b. New white oak 6" wide engineered hardwood flooring throughout
- c. New drywall throughout
- d. New batt insulation throughout, including interior floors and interior walls
- e. New solid core interior doors
- f. New paint throughout
  - i. see schedule B paint color schedule for room-by-room color
- g. New interior recessed ceiling and sconce lighting throughout
- h. New custom millwork throughout
- i. New painted wood flush recessed trim at baseboards, doors and windows
- j. Full bathroom remodels:
  - i. New finish and fixtures and accessories throughout
    - 1. House includes Grohe, Kohler, Blanco and Dornbracht fixtures, see schedule C Plumbing Fixtures schedule below for room-by-room fixtures.
  - ii. Custom cabinetry



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1. Stain-grade white oak and conversion varnish paint-grade custom cabinets throughout
- iii. Custom natural stone quartzite and limestone countertops and tub decks throughout
- iv. High-end glazed ceramic tile at bathroom wet walls
- v. New custom vanity cabinets throughout
- vi. New recessed medicine cabinets and mirrors throughout
- k. New Kitchen:
  - i. New high-end appliances.
    1. Wolf oven, cooktop, microwave, hood
    2. Sub Zero 24" refrigerator column & 18" freezer column
    3. Uline wine fridge
    4. See Schedule A for full appliance schedule below
  - ii. Custom cabinets w/ custom slat design cabinet at island
  - iii. Custom quartzite slab counters
  - iv. Quartzite slab kitchen flooring
  - v. Custom stainless steel shelving
- l. New gas fireplaces at level 2 and level 3
  - i. Custom concrete fireplace mantel surrounds at main living room & sitting room adjacent to primary suite.
  - ii. Fireplace model: Valor H5 series, 1100JN

### **Front Facade Screens, Front Gate, Entry Bench List of Improvements:**

1. New entry gate
  - a. custom steel frame with teak wood infill
  - b. New hardware and lock
  - c. New mailbox
2. New Facade screens
3. New front facade screens
4. New entry gate
5. New bench outside front door