

1115 South Oak Knoll Avenue - Restoration and Renovation Schedule

General Restoration

- New paint throughout
- Restored original steel and lead glass windows and patio doors
- Restored original entry door
- Reproduced original solid Douglas fir interior doors, restored all original door hardware
- Reproduced library cabinets in reclaimed oak
- Repaired and replaced poplar wood paneling throughout
- Re-plated and re-wired original iron and antique light fixtures throughout
- Repaired and reproduced original exterior sconces, hanging and gate post lanterns
- Repaired 3 chimneys and installed custom caps / spark arrestors
- City approved seismic engineering for existing 8" wide, steel-reinforced, masonry walls and seismic upgrades, including Simpson tie-downs, sheer panels and metal strapping per stamped structural plans.
- Full, city-approved, stamped, drawing set available

New Kitchen / Laundry / Breakfast Room / Guest Room / Guest Bath / Powder Room

- Sub Zero 72-bottle wine cooler
- Sub Zero refrigerator, 2 freezer drawers, 2 beverages drawers
- Wolf 8-burner range with double ovens / Wolf Hood
- Installed 2 Rohl sinks, with Waterworks and Rohl fixtures
- Under counter microwave
- 2 Bosch dishwashers
- New solid oak cabinets with limed wax finish and antique pulls
- Solid slab Carrera marble counters, island, backsplashes, sills
- Solid carved blue stone surround and hood
- Terracotta herringbone brick floors
- Waterworks and Kallista guest bath and powder room fixtures
- New LG Washer / Dryer

Energy / Home Automation / Security

- Upgraded to new 200 AMP electrical service, new meter, main panel, subpanels, and horizontal wiring
- New forced air A/C and Furnace (4 zones, Nest controllers) throughout house and pool casita
- Installed attic and wall insulation
- Savant Pro home automation system (iPhone / iOS) —lighting, interior and exterior WiFi, media, music, streaming, communications, security, climate and solar shade controls
- Lutron home automation light switches, outlets, and keypads

- New wireless security system (iPhone / iOS)
- New DoorKing gate operators, phone lines and intercom installed to control pedestrian and driveway gates

Plumbing / Gas / Sewer

- Replaced all fixtures with Waterworks, Kallista, and RH fixtures (4 baths, powder room)
- New gas main connections and shutoff valve at gas meter
- New gas lines
- New Instant Hot Water Heaters
- New water main line from meter, and galvanized pipes replaced with copper
- New drain lines and sewer line to street

Exterior / Landscape / Hardscape

- Installed new drought-resistant front yard landscaping
- Restored back yard plantings and specimens
- Repaired and replaced irrigation systems (30 total zones)
- Repaired swimming pool lighting, pumps, water lines
- Replaced and repaired all hardscape brick walkways, steps, and driveway
- Pool and patio speakers
- Replaced and repaired damaged sidewalk per public works requirements
- Repaired and replaced copper gutters and downspouts
- New yard, deck, patio, downspout drain lines connected to the street
- Repaired all existing property boundary fences, brick walls
- Restored and repaired pedestrian gate and replaced driveway gate

Floorplan and House History available at: 1115OakKnollAvenue.com