

9632 Broadmoor Dr. San Ramon

Detailed description of building materials and construction

Things that are features of the house, completed in Sept/Oct 2010

39 hold downs on the house supervised by a licensed civil engineer and letter written to city confirming.

Over 100 new epoxied anchor bolts and super strong foundation connections.

Shear wall everywhere including master shear wall with 4x6 joining studs and shear nailed at 2 inches on center with 4 rows of nails at the seams.

Foil covered plywood at roof to reflect solar heat gain

Solar powered attic vent

Windows with low E and argon gas and energy loss of around .30 standard aluminum frame dp are .75

Exterior doors are Fiberglass for heat gain/loss minimize and holding up to brutal sun.

7 points of entry on lower level with 3 possible sleeping rooms with outside entry.

Extra deep garage with full cabinetry across back wall.

Most energy efficient longest warranty tanked water heater in the garage, 60 gallon.

Carriage garage door, 8 ft. tall with carriage windows and jackshaft opener and upgraded control panel.

Professionally installed brinks wired alarm.

First floor floor system is 1 and ½ inch decking with full ¾ inch ul plywood screwed and glued with urethane glue.

Crawl space dug out to 18 inches, any damage corrected, and treated inside and outside in stages by Big Valley termite before concrete slabs poured.

Custom moldings throughout, custom wainscoting in living, dining, entry, family and laundry room.

!2 inch curved corners in entry tower, 6 inch curved sheetrock corners in stair landing.

Custom staircase with 1 and ½ inch thick plywood and ¾ full oad tread over stairs. Custom designed and built craftsman inspired newels and ballasters, one off.

Custom built library upstairs.

Panic room loft with full exterior deadbolt door and plywood walls under sheetrock, with cabinets designed to take full plastic bins for storage. Separate loft with storage, 4 zone 95 % energy efficient furnace, whole house electronic air cleaner and most modern energy efficient ac. The 4 zones make the

5 ton unit the equivalent of an 8 ton unit with the efficiency of a 5 ton. Zone 1 is front bedroom, bath and dining room (dining is great to cool separate from rest of living), Zone 2 is Master bed, bath and closet, Zone 3 is family, Laundry, Kitchen and living room, Zone 4 is upstairs area.

Upstairs is all on trusses so you could tear out all walls to exterior walls and build anyway you wish, but this worked best for us.

Beautiful views of 4th hole of golf course, Italian inspired old world pizza oven, Custom pond with Koi, waterfall and creek with lights in the pond, Led lights outside in front and backyard, Extensive custom stamped concrete, 115 sf casita in back, fully sprinkled, custom planting area with custom metal work and redwood architrave with lighted dining area with custom lights like Bottega restaurant in Yountville, Built in wood and gas grills with fridge and power for blender lighted with flood lights and built in mini fridge. Custom fencing and carriage door inspired gates with 12 ft. wide gates on side of house leading to huge RV storage area.

Oversized Electrical panel, separate communications panel, trusses designed to take weight of solar panels at a later date, with chase to run electrical.

Wine storage under stairs with insulated area to keep wine at a constant temp. Garage is insulated with r-38 in ceiling and r-13 in walls, family has r-19 in walls and r-38 between floors for noise. All exterior walls have the electrical wires holes filled with foam and any other penetrations. All exterior light are on a dusk to dawn photocell that turns off at dawn.

Christmas light outlets and inside switch at all front eaves, (over garage, front of upstairs, entry tower and porch).

Rain chains at front porch and rear patio made of copper and give the effect of a fountain.

Emtek Glass knobs throughout house with oversize oil rubbed bronze plates and hinges.

Alder custom cabinetry in all baths, built in china cabinet in dining room

Full porch with custom angled columns and oversized steps and entry.

Blinds inside all French doors for easy cleaning and no pet or child damage.

Kitchen has alder cabinets with soft close hinges and drawers with full extension and soft close, undercounter ice machine, oversize disposal, hansgrohe faucet, granite counters, Electrolux built in full freezer and fridge with sep. ice maker, Blue star pro range with 22k burner and pot filler over with ventahood high capacity pro hood, custom Tuscan inspired backsplash, Blue star French door oven, both oven and stove take full size sheet pans and both have 1100 degree infrared broilers and low maintenance technology so future service should be minimal, Miele dishwasher, roll outs in all cabinets, pantry, roll out garbage and large cutting board storage area.

Huge hall closet with area for music as there are speakers in front porch and back patio and have wires ran to living room.

Custom leaded glass doors in family room.

All pocket doors have upgraded Johnson door hardware so tracks are fool proof maintenance free.

Laundry is oversized and used for office and guest sleeping area. We have the most modern energy efficient washer and dryer that communicate with one another and have detergent dispenser for washer that lasts about 6 months without filling and has super fast spin cycle for energy savings.

7 ¼ inch baseboards and 1 ¼ inch crown moldings

Colors from 1925 color palette

3 walk in closets with organization, 1 other closet with shelves and poles.

Insulation in interior walls between all bedrooms and baths

Bedrooms are oversized and there are no small bedrooms.

Custom sized foundation vents with rabbit wire so rodents and small animals cant gnaw through.

Insulation in floor of old house. (r-19)

Pull down deluxe attic ladder at library to attic space with storage and window for light in space.

Family room wired with surround sound in walls and rear speakers already mounted.

Side yard is private off first bedroom with outside entrance for yard for adult child, office, au pair, just gives private courtyard for the person, 4 varieties of grapes are planted in area.

Custom craftsman 3 panel doors throughout house.

Items dreamed but not done:

Windows in Casita door to match front door

Custom built large Tuscan dining table with galvanized planters in middle for herbs

Fireplace in living room, custom electric one (there is wiring and chase behind wainscoting)

Corner fireplace in master with tv over and small entertainment area to side. Wires to speakers built in over master tub already installed.

Glass doors in shower.

Solotube skylights in Hall bath and Master closet.

Whole house attic fan over stairs (wiring already in place including 3 way switch in Master so you can open master windows and suck out hot air and draw cool air in), just really never needed it that much
Was going to build custom doorbell cover to match door signs at Grand Californian in Anaheim.