

The Lewis and Clark Hidden Hills Journey

Circa 2015 - 2017



**Organized and Trail-Blazed
By
Rob & Suzie Rothman**

McCoy
Canyon

The Lewis and Clark Hidden Hills Journey

Circa 2015 - 2017

Organized & Trail-Blazed
by
Rob & Suzie Rothman

About Our Journey

Our journey began almost 40 years ago when my wife, Suzie, and I, grabbed our first homestead in Beverlywood, California. Being young and adventurous, we braved new our world together and established a trail-head towards our destiny!

We stripped down the walls of the 80-year-old house, broke up old tile and painted the kitchen cabinets, learning along the way that using a primer will prevent the old color from showing through and that it is really hard to get oil-based paint off glass!

From this point on, we followed a trail of buying a new "old" property, renovate it with our own sweat-equity, enjoy the fruits of our labor for a while and then chart a course to a new destination. These travels took us from Beverlywood to Westwood, over the Santa Monica Mountain chain to Sherman Oaks, Royal Woods and other points west.

Each trail led to larger and more extensive excursions, finally culminating with the Hidden Hills discovery. For this expedition, however, we decided to use a professional trail-boss to lead the expedition. Even so, we accompanied the team along the trail, planned the route and established the waypoints. Constant attention to details kept the journey on pace and healthy. Great care was taken to plan for any possible future discoveries and modern advancements, like indoor toilets and electricity, that might be encountered in the future.

With the establishment of a permanent camp, we have disbanded our group and are already seeking great new undertakings. I hope that you enjoy reading about the plans and accomplishments made by our team of professionals during our trek.

Respectfully Reported,

Captain Rob "Meriwether" Rothman

(1) At the time of publication, the thermal solar system referred in this booklet was incomplete, and the specifications noted assume future completion, however, the supply and return lines from the Utility Room to the Garage tankless hot water heater location and the 4x4 panel rack foundations have been installed and approved under permit. In addition, the solar collectors and storage tank/heat exchangers and stands are on-site.

NOTE: MATERIALS AND SPECIFICATIONS REFERENCED HEREIN ARE BELIEVED TO BE ACCURATE, HOWEVER, DUE TO THE AVAILABILITY OF MATERIALS AND ADJUSTMENTS TO APPLICATIONS DURING CONSTRUCTION, ACTUAL BRANDS AND MODEL NUMBERS INDICATED MAY HAVE CHANGED WITH NO SIGNIFICANT REDUCTION IN SPECIFICATIONS.

Copyright © 2018 by Robert Rothman
All rights reserved. No part of this book may be reproduced, scanned,
or distributed in any printed or electronic form without permission.
First Edition: March 2018 Printed in the United States of America

Table of Contents

Overview

The Community	6
Original Property	7
Remodeled Property	7
Residence Interior	8
Property Exterior	10
Landscaping	11
Dog Yard	12
LED Landscape Lighting	12
Accessory Building	12
Hyper-Energy-Efficiency	13
Smart Home	16
Emergency Backup Power Generator	18

Features & Benefits

Exterior Features	19
Interior Features	20
Conveniences	22
Technology	23
Environmental & Energy	24
Accessory Building	25

Element Details

1st Floor Residence	26
2nd Floor Residence	29
Exterior Elements	31
Accessory Building	33

Helpful Information

Appliance Identifications	34
Bathroom Materials	35
Pool & Spa Equipment	36
Air Conditioning Equipment	36
Contact List	37
Plot Plan	39
1 st Floor Floorplan	40
2 nd Floor Floorplan	41
Accessory Building Floorplan	41

Before & After Photos	42
-----------------------------	----

Trail Map	49
-----------------	----

Overview

The Community



The property is located in the city of Hidden Hills, California, a completely guard-gated private, unincorporated city in Los Angeles County. It is located next to the city of Calabasas, in the west San Fernando Valley. Hidden Hills is notable as home to many actors and celebrities.

Hidden Hills was designed and developed in the 1950s by A.E.

Hanson, with a total area of 1.7 square miles. Distinguished public schools, Round Meadow Elementary is just outside one of the gates, and El Camino High School, is down the road from another.

Upon passing through one of the entry gates, the hustle and bustle of modern Southern California life is magically transformed into a tranquil, bucolic scene years long ago. Cars are stopped in the roadway to permit horseback riders to cross. Children are selling lemonade on the street corners and people are actually stopping to buy it! Neighbors stop to chat with each other. To maintain this ambiance as a community asset, virtually every aspect of the property has been subject to the strict jurisdiction of the Architectural Committee. The HOA and the City of Hidden Hills work closely, but independently, to insure the highest standards are maintained. Building standards are based on the Los Angeles County building code, however, specifications for many construction aspects are strengthened and can more closely compared to a commercial project.

Other key assets of Hidden Hills are the equestrian focus that requires all property owners to set aside minimum space for livestock (no swine) and the miles of riding trails located within the community and its boarding on the Upper Las Virgenes Canyon Open Space Preserve, a county park with miles or trails.

Original Property



The original property was built in 1969 as a single-story slab on-grade house in a Ranch style. It was remodeled during the 1980's with the addition of a second level. As purchased, it encompassed 4510 square feet. All finishes and materials were serviceable but outdated. The property is accented with mature California Silk Oak, California Pepper and other

mature trees, trees creating a fine canvas for a proposed new landscaping. The exterior most notably contained a 1960's era over-sized swimming pool and an approximately 650 square foot stable building.

Remodeled Property

This house held true to Real Estate adage of "buy the worst house in the best neighborhood." The decision to rebuild the property left only the original slab and exterior walls and roof framing in place. Virtually everything



else in the residence has been replaced, making the Lewis and Clark property essentially a new home. The stable building was improved significantly, and the adjoining corral became a private park. Even the hillside contributes to the value of the property by providing area for a "Solar Farm" and future vineyard.

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017

The new residence is comprised of 5,554 square feet in the residence plus a stand-alone Full Bathroom servicing the pool area and the re-purposed stable building of approximately 650 square feet. The original flat ceilings on the single-story side of the residence were extended to the roof line, opening up expansive indoor views throughout the common areas. Of special interest is the view of the massive pool waterfall taken in from the front entry.

Residence Interior



Entering through the Main Entry on the first floor, one is flanked by the formal Living Room and Dining Rooms. Straight ahead is a stunning view through the house to the faux rock waterfall and swimming pool. Continuing on there is the Cook's Kitchen with Butler's Pantry, a Wet Bar,

Family Rest Room, Family Room with Breakfast Area and covered patio and a Dedicated Theater Room with Electronics Room. Down the 2-story open hallway, between the Dining Room and Kitchen, is the Guest Suite, Powder Room and bottom staircase landing. Continuing through the door is the Mud Room, situated between is the Maid's Suite and Laundry Room and the Garage.

Leading up to the second-floor is an open staircase with a mid-level landing. The top landing opens into the Family Den, central to all upstairs bedrooms, and includes a built-in Refreshment Center and Linen/Storage Cabinet. For safety and convenience, a Dumbwaiter with 100-pound lifting capacity connects the Family Den with the Mud Room to transport food, laundry or heavy objects between the first and second floors. Wonderful views to the back yard invite you onto the balcony, running the width of the second floor, through double French- doors opening from the Den and Master Bedroom.



From the balcony, a massive curved staircase, with lighted flagstone treads, leads down to the pool area and is a major focal point in the back yard. The Family Den becomes a place to settle in at the end of the day or for quiet time alone. All bedrooms in the

residence have private, full bathrooms, except for the Maid's Bathroom which is a $\frac{3}{4}$ bath. The improved stable building contains an air-conditioned Utility Room housing critical utility equipment, an air-conditioned Studio or Storage Room and an air-conditioned Private Office with a connecting $\frac{3}{4}$ Bathroom. An open-air stable is located at the far end of the building.

Property Exterior

The overall design style of the residence is “Rustic Traditional” with El Dorado Stone fabricated stone veneer wainscoting and James Hardie® fiber cement siding and Boral® CedarLite concrete roofing tiles. The main entry to the Residence welcomes visitors through side-by-side stone pilasters leading to an elegant, landscaped pathway.



50+ year old olive trees and carefully selected California native and drought-tolerant planting materials, greets visitors near the front door. Cars can enter the property through an automatic driveway gate located off of a private roadway and park on the property and residents can use the turn-around space to exit the property in the proper traffic flow. The driveway divides the Residence portion of the property from the Park portion of the property. The Park is open to the driveway with a concrete paver walking path which leads to the Accessory Building and other points of interest. A double lamp post light softly illuminates the open driveway area.

The exterior of the residence, comprised of the stone veneer wainscoting and trim and fiber cement siding also includes Hardie trim material ensuring extensive resistance to the elements. James Hardie pioneered the development of fiber-cement technology and Boral Roofing offers one of the most comprehensive, fully transferable roofing warranties available.

Belgard Pavers offer the textured look of natural stone and are used for the pool deck, driveway and walkways and are secured with stamped concrete curbs and edges. Natural flagstone accents the pavers and the stone veneer and is used for stair treads, wall caps and other accents.

Landscaping

All new landscaping has been installed using a careful selection of native, drought tolerant and ornamental species that are ideal for the local climate. Included are four, field-grown olive trees, the oldest estimated to be about



75 years old! Other new architectural trees include: California Sycamore, Fruitless Olive, White Birch and Crape Myrtle. The main entry departs from the use of a traditional turf-grass design and instead uses a convoluted bedding area with large rocks and stones with dwarf mondo grass, planted between. This planting will cover the entire area with a soft-blanket of green requiring little or no maintenance. Careful attention has also been applied in calculating the ultimate size of shrubs spacing them to grow to their natural size without competing with other plants for space, requiring more pruning and maintenance. The approximately 1300 square foot grass play area in the Park is protected from gophers by the use of special anti-gopher screen. Where applicable, subterranean drip irrigation has been installed. The control timer for the complete



watering system is located in the Service Yard and connects to the Internet wirelessly. The timer can then be programmed with the property characteristics to adjust watering times, increasing or decreasing watering time accordingly or turning some zones on or off. The timer can be maintained, or operated manually, by using a smartphone.

Dog Yard

The secure side yard has been designed for use a “Dog Park” with direct access from the Family Room. A wide strip of turf-grass runs the entire length of the yard and it is night lighted with Ra2 controlled LED flood lights, coach and under eave lighting. With the video pre-wiring, the area is ready to be monitored 24/7. This is also a utility yard housing air-conditioning and other equipment. Privacy is created with a podocarpus hedge, mature silk oaks and conifers help protect this area from sun and wind.

LED Landscape Lighting

The landscape lighting design uses nine “Lighting Zones” in order to ensure the optimal balance of LED load and power supplied. All zones use a “star” wiring design, providing power equally to all lights by connecting the wires for each light directly to a central point. While significantly costlier and labor intensive, this method prevents lights of the same design brilliance illuminating at varying levels.,

Landscape includes pilaster lights, light posts and curved staircase lights. All outdoor landscape lighting is to be controlled from low voltage power supplies located in the Utility Room. The transformers can be connected to the home automation system in various ways. Contributing to the evening ambiance are Ra2 wireless recessed LED lights installed under the eaves outside and accent lights located inside the window cupolas.

Accessory Building

The original Stable Building was truly dedicated to animal husbandry at one time and was simply a cement block building with stalls and gravel floors, see Before and After Photos. Because HOA regulations require that Accessory Structures significantly resemble the main residence, a complete exterior remodeling was required to replace the roof and match the siding and stone work on the house.



Repurposing the Stable at the same time enabled developing useful space for a multitude of beneficial purposes: The Utility Room is where the Solar equipment is located and there is an electrical sub-panel servicing the Pool Bathroom and Accessory Building. Also located in the Utility Room are connections for landscape lighting, data network, cameras, telephone and



CATV. The room is air-conditioned to maximize the efficiency of the electronics equipment in use; The "Studio" is an excellent space for projects, crafts or storage. It is air-conditioned and has two electrically-operated opening skylights; The Office has been pre-wired to accommodate most workspace needs and includes network, telephone and CATV but, the air-conditioned space can be used for a multitude of other purposes; connected to the Office is a ¾ Bathroom (#9) with an exterior entrance. The door between the Office and the Bathroom can be locked on the Office side, separating the two rooms; a 140 square foot open-air, enclosed "Stable" is located at the far end of the building and can be used for animals or other protected outdoor needs.

Hyper-Energy-Efficiency

While it was a desire to create an ideal living environment, no steps were spared to ensure that maximum energy efficiency was achieved while reaching this goal. Passive techniques such as installing Hardie® siding with HardiWrap® insulation wrap to reduce air infiltration and increase thermal performance and installing high efficiency, Energy Star® rated exterior doors and windows from Pella, were considered in every application

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017



By far, the most cost-effective method of increasing thermal efficiency is insulation. By nature, insulation is relatively inexpensive and very simple to install done so at the optimum time. The opportunity was taken to install foil radiant barrier insulation in the open ceiling spaces, in addition to the maximum R30 fiberglass insulation. All exterior wall voids

have been sealed with foam in addition to the maximum R13 fiberglass insulation. Owens Corning R13 QuietZone® insulation has been installed between all interior rooms, improving temperature retention and deadening sound. Other techniques incorporated that passively impact environmental quality include a lightweight concrete subfloor on the second floor, floor joist insulation and solid interior doors throughout. Even using 5/8" sheetrock as opposed to the standard 1/2" increased the energy efficiency by adding an additional 1/8" to 1/4" of thermal insulation. Some of these methods may appear to be insignificant, however, they have a proven cumulative effect and by combining these passive techniques with active approaches, an extremely efficient home results.

At the heart of the environmental control system are two, 90% efficient, Energy Star® rated, Central Air Conditioners with natural gas furnaces and whole house HEPA air filtration. These units are sectioned into controlled zones: three on the first floor and two on the second floor. Secondly, to provide comfort in the demanding thermal environment of the Theater Room, along with keeping the sensitive electronic equipment cool, a 2-Zone Ductless Air Conditioner maintains appropriate temperatures in the Electronics Room.

All utilities are connected, but gas and electricity take on more of a back-up role as practically all daytime energy is provided by the Solar Farm's 5.12Kw Photovoltaic Solar Array and 9 Thermal Solar Hot Water Collectors. ⁽¹⁾While in a suburban environment it is not possible to operate completely "off-the-grid," the Lewis and Clark property gets as

close as possible. The state-of-the-art Photovoltaic system incorporates individual modules to control each of its 56 solar panels. This type of installation locks-out a panel if it becomes defective or non-productive due to shading or damage, maintaining full power production from the remaining panels.

Potable hot water and swimming pool and spa heating is primarily provided by 9, 4'X12' glazed solar collectors and are backed-up by the natural gas systems. Two of these collectors heat a closed-loop of food-grade propylene glycol that efficiently transfers solar heat to heat exchanger coils located in two 85-gallon storage tanks, heating the water inside. This pre-heated water is then delivered to a distribution point in the garage

where the water temperature is finalized by automatically adding cold water to lower the temperature, the usual condition, or by increasing the water temperature with the tankless natural gas hot water heater. ⁽¹⁾In the event that conditions prevent solar hot water production, the tankless water heater has the capacity to service the residence adequately and includes a recirculation system designed specifically for tankless water heater use. Due to minimal anticipated usage, the pool bathroom and accessory building bathroom hot water is provided only by an independent tankless water heater located in the Service Yard. Naturally, water and waste services are handled by the utility company.



Solar Storage Tank
Thermometer

The remaining 7 panels heat swimming pool water and deliver it directly to the pool or spa. ⁽¹⁾In the event that the water temperature returning from the collectors is too cool, it is automatically re-directed to the natural gas heater where the temperature is increased. This is unlikely during optimal swimming conditions as because glazed solar collectors are located in an ideal position and produce distinguishably more BTUs than a similar, non-glazed design, and nearly double that of typical plastic swimming pool collectors. Even the swimming pool itself was factored into the energy-efficiency scheme by incorporating a blue PebbleTech® coating and reducing the depth and water volume to a more efficient level.

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017

To further reduce energy consumption, all recessed ceiling lights, puck lights and under cabinet lights are very low wattage dimming LEDs and most are wireless control-capable. In addition, many of the interior light fixtures installed use LED light bulbs. Swimming pool and spa lights color-programmable LED and are controlled by the remote pool control panel located in the Family Den or by a home automation system.

Smart Home

The designer was tasked with planning a system that enabled the installation of electronic devices in the future without requiring invasive work on the property. As design work began about 3-years prior to completion, it was recognized that anything designed at

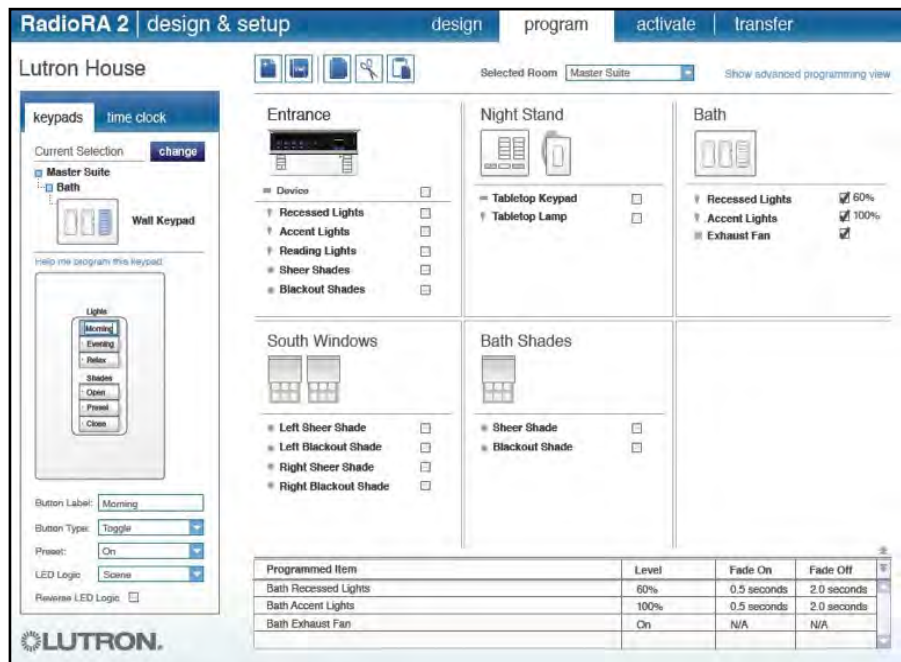


that point would be obsolete by the time the house was completed, therefore, the concept for a plan with the ability to upgrade equipment was developed based on: 1) A centralized location for electronic components to be called the Electronics Room, 2) Pre-wire and terminate key locations for any application that currently runs better in a wired-mode, such as: Telephone, Network and Cable Television, from the Electronics Room to its possible final location, and 3) specify wireless dimmers, switches and controls, that will maintain the current industry standard for at least 10 years, for 115 volt applications such as ceiling lights and light fixtures.

The Theater Room provided the ideal location for the Electronics Room located behind the screen wall. This location enables placing access to all user equipment and controls for the entire residence from within the Theater Room and made it the natural place to

“home run” all wiring. Access into the Electronics Room is through a hidden-door that doubles as a Snack Bar, limiting access to the wires and “tech- level” equipment and controls, the Theater Room is also a secure and lockable location itself. With no windows and a steel door, it potentially doubles as a “Safe Room.”

While many products sold today have wireless capabilities, which makes them easy to set-up, they can lack some of the features that their wired counterparts offer. Some manufactures manufacture a device with both wireless and wired protocols, so it can be wired if possible. No doubt in the future, people won't be using wired anything, but since we don't know when that will be, various wire runs have been installed from the Electronics Room to an end point and terminated to wall plates. These are available for use, as needed.



Over sixty, Lutron Radio2 or Ra2 wireless dimmers, switches and remote switches have been installed in nearly every lighting circuit in the common areas, Master Bedroom and exterior wall sconces, eave and cupola lights. Also installed are Hunter Douglas roller shades with Lutron compatible remote controls. With these devices, lights can be turned on, off or dimmed and roller shades can be raised, lowered or adjusted to pre-set positions, individually or in groups called “scenes.” For example, a scene named “Welcome Home” could, at a push of a button or click on a smartphone, turn on key interior lights and open certain shades; “Good Night” might turn off all lights except for

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017

certain lamps and lower all the shades and turn on certain exterior lights. The Ra2 system also controls high-wattage LED security lights illuminating driveway and park, back yard and hillside or side yard on command. Decorative hillside up lighting capability has been pre-configured.

Other remote-control applications can be added with protocols such as Z-wave, ZigBee, Wi-Fi or other common or proprietary protocols using the appropriate hubs. All controls then utilize either their own application interface or, if capable, Apple Home, Alexa or Google Home or other controller software using common tablet computers such as an iPad.

Emergency Backup Power Generator

In order to provide emergency power under black-out conditions, while maintaining full functionality of electronics and appliances, a Generac 22Kw power generator has been connected to the electric system. The generator, located in the Service Yard, automatically turns on in the event of a power outage and is powered by natural gas and has an automatic propane backup system which can operate for up to two days. This generator has the capacity to maintain 100% continuous operation of the residence by following simple conservation procedures, most of which are automatic or commonsense measures.



Features & Benefits

Exterior Features

Feature	Benefit
Maximized Land Use	<ul style="list-style-type: none"> ▪ As with many lots in Hidden Hills, certain portions of the land cannot not be used for construction due to physical limitations or HOA and City regulations. This property has recovered some of this lost value by installing a Solar Farm, which generates significant value in reduced electrical and natural gas energy. ⁽¹⁾
Gated Driveway	<ul style="list-style-type: none"> ▪ The driveway is behind an automatic steel sliding gate. In addition to 3 cars in the garage, another 3 cars can be parked in the driveway while still permitting maneuvering.
Fire-Resistant Construction	<ul style="list-style-type: none"> ▪ All stone, manufactured stone, siding, eave coverings and roof materials are rated as fire resistant.
Curved staircase	<ul style="list-style-type: none"> ▪ Besides being a beautiful focal point with LED lighted stone slab steps, the stairs provide direct access to and from the pool and park area from the private level of the residence.
Pre-wired LED Landscape lighting	<ul style="list-style-type: none"> ▪ Divided into 9 lighting zones throughout the property, and terminating in the Utility Room, 12AWG direct-run cable permits complete flexibility in landscape lighting choices and timing.
Under-Eave Lights	<ul style="list-style-type: none"> ▪ Dimming and automatically controlled, these lights illuminate downward painting the walls with a soft white light glow.

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017

Exterior Features (Continued)

Feature	Benefit
Pre-plumbed For Entry Fountain	<ul style="list-style-type: none"> ▪ The area next to the entrance landing has been designated for a future fountain. It is pre-plumbed for the pump and filter on the side of the house. Water fill, drain and lighting connections are nearby.
Pre-plumbed For Major Water Feature in Park	<ul style="list-style-type: none"> ▪ Hidden underneath the lawn in the Park Area are 3 pairs of pipe and electrical conduit which terminate inside the Utility Room. These pipes are designed for use with a large fountain, pond or waterfall.
Pre-plumbed Outdoor Cooking Center	<ul style="list-style-type: none"> ▪ Area in Back Yard prepared for Outdoor Cooking Center includes installed and Code Approved rough-in for: <ul style="list-style-type: none"> ✓ Natural Gas ✓ Hot and Cold Potable Water ✓ Waste lines ✓ Dedicated 120V circuit
Pool, Spa & Waterfall	<ul style="list-style-type: none"> ▪ State-of-the-Art pool equipment includes: <ul style="list-style-type: none"> ▪ Salt Chlorinator Whisper Flow Pumps ▪ 8' Spa with 10 Jets ▪ 5, LED Multi-Color Lights ▪ Gas heating ▪ PebbleTech surface finish ▪ Faux rock waterfall
Pool Bath	<ul style="list-style-type: none"> ▪ ¾ Bathroom services the pool area exclusively
Outdoor Fireplace	<ul style="list-style-type: none"> ▪ Natural gas and artificial logs, non-wood burning code approved.

Interior Features

Feature	Benefit
Outdoor Cooking	<ul style="list-style-type: none"> ▪ Pre-plumbed for hot & cold water, waste drain, electrical and gas.
Flooring	<ul style="list-style-type: none"> ▪ Engineered White Oak Wood Flooring ▪ Limestone Floor Tile ▪ Marble Bathroom Floor Tile
Staircase Design	<ul style="list-style-type: none"> ▪ Specific design parameters were established to ensure an easy and comfortable stair climb.

Interior Features (Continued)

Custom Leaded Glass Panels	<ul style="list-style-type: none"> ▪ Leaded glass panels for cabinet doors and the transom window were custom fabricated to match the passage doors' glass pattern.
Quartzite Slab Countertops	<ul style="list-style-type: none"> ▪ Quartzite is the hardest stone countertop material known and is harder than granite. This material is so dense that penetrating sealers cannot be used but are also not necessary.
Theater Room	<ul style="list-style-type: none"> ▪ Double-Wall Sound-Proofing Construction ▪ Double-Layer Sheetrock Sound-Proofing Construction ▪ Roxul AFB acoustical in-wall and ceiling insulation ▪ Echo and distortion preventing acoustical fabric wall covering ▪ Palliser leather theater seats including: <ul style="list-style-type: none"> ▪ Tray tables ▪ Tablet holder ▪ LED lighted cup holder ▪ LED task lights ▪ LED accent lighting ▪ Cinema-styled wall-to-wall carpeting ▪ 75" Samsung 4k Smart TV ▪ 2, 32" Samsung HD TV's ▪ Onkyo, THX Certified, AV Amplifier ▪ 7 Klipsch Reference Series speakers ▪ 2, 1,000-Watt Powered Subwoofers ▪ Equipment rack behind smoked glass door ▪ Automated Lighting Controls ▪ Secure access to the Electronics Room ▪ Ductless AC
Electronics Room	<ul style="list-style-type: none"> ▪ 2 Dedicated, 20-Amp circuits with isolated grounding ▪ Central location for managing the pre-wired systems for: <ul style="list-style-type: none"> ▪ CAT5 Network ▪ RG6QS Video ▪ Telecommunications ▪ Gate Access Control ▪ POE Security Cameras ▪ Home Security Equipment ▪ Whole-House Audio ▪ Points of Entry: <ul style="list-style-type: none"> ▪ Data Cable ▪ Satellite TV ▪ Land-line Telephone Service

Conveniences

Feature	Benefit
Mud Room	<ul style="list-style-type: none"> ▪ Serves as a dirt and privacy barrier between the garage and the residence. A dedicated location for shoe removal and storage is provided and this area includes access to the Laundry Room and Maid’s quarters and dumbwaiter. ▪ A doorway divides the Service Areas from the Public Areas of the residence.
Dumbwaiter	<ul style="list-style-type: none"> ▪ An old-fashioned appliance with modern technology, a dumbwaiter is essentially an elevator with a 100-pound lifting capacity. Safety features prevent it from moving with the doors open and it is perfect for sending laundry, food and heavy objects up and down the floor levels.
Floor-Mounted Electric & Data Combo Boxes	<ul style="list-style-type: none"> ▪ Floor outlets have been installed in the Family Room and the Office that provide a 120V electrical outlet and telephone and/or network connectors in the open areas of the rooms, eliminating the need to have exposed cords in these areas.
22Kw Stand-by Electrical Generator	<ul style="list-style-type: none"> ▪ Powered by natural gas and has an automatic 2-day propane back-up. Because it can take up to 30 seconds to come on-line, there are also emergency lights located throughout the house. ▪ Provides all the power that the house needs to run normally, with minor provisions.
Pre-configured for wine storage	<ul style="list-style-type: none"> ▪ The single solid wall in the dining room has been insulated with high-density foam. In the attic space above the wall, a dedicated electrical circuit and cold-water access has been provided for the future installation of a refrigerated “wine wall” running the width of the wall.

Technology

Feature	Benefit
Interior Fire Sprinklers	<ul style="list-style-type: none"> ▪ Required by code, each sprinkler is actuated by the heat of a localized flame, extinguishing a fire with only a few sprinklers. ▪ SPRINKLERS DO NOT ACTUATE ALL AT ONCE, AS SEEN ON TV! ▪ The Master shut-off valve is located at the front of the house.
Lutron Ra2 Radio Controlled Wiring Devices	<ul style="list-style-type: none"> ▪ Over 60 Ra2 dimmers, switches and remote relays have been installed in almost every public area of the residence. ▪ These devices are the preferred product of home automation professionals. Remote usage requires special programming and additional components, to be provided by the user or a professional, depending on final requirements.
Nest Protect CO/Smoke Detectors	<ul style="list-style-type: none"> ▪ Networked detectors announce the presence of smoke or carbon monoxide by location name at all detectors.
Honeywell Lyric Thermostats	<ul style="list-style-type: none"> ▪ Networked thermostats control 5 zones from 2 central HVAC systems.
eero Mesh Network	<ul style="list-style-type: none"> ▪ Master unit has been installed in the Electronics Room and repeaters are positioned where required. Internet access is currently active.
Automated Window Coverings	<ul style="list-style-type: none"> ▪ Roller shades and curtains operate from remote controls that can be configured to operate from various controls including Alexis and Apple Home.
MyQ Garage Door Controllers	<ul style="list-style-type: none"> ▪ Operates from a cellphone with Internet connection.
Wireless Irrigation Controller	<ul style="list-style-type: none"> ▪ Professional-grade irrigation controller with Internet access and weather monitoring adjustments.

Environmental & Energy

Feature	Benefit
Air Conditioning	<ul style="list-style-type: none"> ▪ 1, 2-zone Energy-star HAVC System with HEPA filtration ▪ 1, 3-zone Energy-star HAVC System with HEPA filtration ▪ 1, 2-zone ductless AC ▪ 1, 3-zone ductless AC
Insulation	<ul style="list-style-type: none"> ▪ Owens Corning 3.5" QuietZone interior wall insulation ▪ Roxul AFB 3" insulation in Theater Room walls ▪ Roxul AFB 6" insulation in Theater Room ceiling
Solar Farm	<ul style="list-style-type: none"> ▪ 5.12Kw Solar Electrical Energy Generation, designed to provide about 90% to 100% of daytime usage, under optimal conditions.
LED Lighting	<ul style="list-style-type: none"> ▪ LED Recessed ceiling lights, "Puck" lights and under cabinet lights. ▪ Exterior column lights are low voltage LED and operate from the landscape lighting.
Direct Vent Fireplace	<ul style="list-style-type: none"> ▪ The indoor fireplace incorporates energy saving direct venting technology and exhausts on the side of the house in the side yard. The chimney on the roof serves only an esthetic function.
Drip Irrigation	<ul style="list-style-type: none"> ▪ All landscaping, except as noted, is drip irrigation. ▪ Turf grass and the slope on the southeast side of the house use spray heads.
Exterior Doors & Windows	<ul style="list-style-type: none"> ▪ Pella Architect Series windows and doors: ▪ Insulated Dual Tempered ▪ Low-E SunDefense™ ▪ Argon Gas filled ▪ Energy Star Rated

Accessory Building

Feature	Benefit
Utility Room	<ul style="list-style-type: none"> ▪ Photovoltaic Solar Inverters and safety equipment ▪ Location for Solar water heater tanks and equipment ⁽¹⁾ ▪ Park water feature pre-plumbing ▪ LED landscape lighting controls ▪ Ductless AC
Studio / Storage Room	<ul style="list-style-type: none"> ▪ Remote controlled opening skylights ▪ Ductless AC
Office / Tack Room	<ul style="list-style-type: none"> ▪ Pre-wired for television, data and telephone ▪ One-sided Lock prevents access from bathroom ▪ Ductless AC
Park Bathroom (#9)	<ul style="list-style-type: none"> ▪ Large shower can be used to wash a large dog ▪ Locks out from office

Element Details

Great care has been taken to design special features into the home in order to enhance its esthetics and provide for the ultimate enjoyment and functionality. Carried throughout the residence is a central design element consisting of square-trimmed posts and wall corners, bead-board embellishments, wainscoting and boxed and open-beam ceilings. Following are brief descriptions of important design elements in specific locations.

1st Floor Residence

Entry Hall

- 42" Entry door with beveled glass
- Beveled glass panes sidelights
- Custom leaded glass transom panel
- 15-foot faux beam slopped ceiling
- Crystal chandelier
- White Oak Hardwood flooring
- Radiant Foil and R30 Insulation in ceiling
- Automated lighting controls

Living Room

- Wonderful views of the front yard, planned entry fountain on side of the residence
- 15-foot faux beam slopped ceiling
- High-efficiency, 42" natural gas, direct venting fireplace with solid glass front
- Floor-to-ceiling fireplace trim molding and mantel with LED up lighting

- Quartzite slab hearth and surround
- 2 crystal wall sconces
- Recessed Panel Wainscoting
- White Oak Hardwood flooring
- Radiant Foil and R30 Insulation in ceiling
- R13 QuietZone® Insulation
- Whole-house in-ceiling speakers
- Automated lighting controls

Dining Room

- Wonderful views of the front yard
- 16-foot faux beam slopped ceiling
- Crystal chandelier
- Automated lighting controls
- Recessed Panel Wainscoting
- White Oak Hardwood flooring
- Radiant Foil and R30 Insulation in ceiling
- R13 QuietZone® Insulation
- Whole-house in-ceiling speakers
- Automated lighting controls

Family Room

- Expansive window and door lined wall opening to the covered outdoor patio
- Beautiful setting with views to the pool, waterfall and back garden
- Stone Veneer Wall matching the exterior
- Custom-built arched steel door leading to the Theater Room
- 16-foot faux beam cathedral ceiling
- 2 large dormer window skylights
- Wet Bar counter access
- Built-in custom entertainment cabinet with Quartzite counter top
- Floor mounted AC and Data outlet box in center of room
- Access to Dog Yard
- 2 wall sconces
- Large hanging fixture for dining table
- Extra-Large hanging fixture in center of room
- Recessed Panel Wainscoting
- White Oak Hardwood flooring
- Foil-backed Sub-roof & R30 Insulation in ceiling
- R13 QuietZone® Insulation
- Whole-house in-ceiling speakers
- Automated lighting control

Theater Room

- Ideal, purpose designed, cinema viewing environment
- Soundproof construction
- Sound-deadening insulation and acoustical fabric covering prevents echo and distortion
- 5 Klipsch Reference Series in-wall speakers behind acoustic fabric
- 2 Klipsch Reference Series in-ceiling speakers
- 2, 1000-Watt Powered Subwoofers
- Onkyo, THX Certified, AV Amplifier
- 6-Foot equipment rack with smoked glass door houses all electronics
- Ductless AC
- Palliser leather theater seats with tray tables, tablet holders and LED task lights
- Secure access to Electronics Room
- Snack Bar!
- Wainscoting reflecting the residence with acoustic inserts
- Plush, traditionally-styled wall-to-wall carpet
- Automated lighting controls

Electronics Room

- CAT5 Network to all bedrooms and key locations
- RG8 Quad-Shield video cable to all bedrooms and key locations
- Telephone pre-wire for:
 - ✓ 16+ Extensions
 - ✓ 4 Central Office lines
 - ✓ 4 Door Phones
 - ✓ 3 Gate Releases
 - ✓ Outdoor Amplified Paging Speakers (installed)
- 16 POE Video Camera pre-wire
- High-current security pre-wire
- Whole-home Audio with Speakers
- Satellite Dish redundant pre-wire
- Cable Company pre-wire

Gourmet Kitchen

- Large bay window
- Custom cabinets with pull-outs
- Quartzite counter tops
- Marble backsplashes and insert
- Quartzite serving counter seats 6
- Faux beam ceiling with T&G plank
- Custom Leaded Glass cabinets
- Butler's pantry
- Walk-in food pantry
- Outside access door
- Two complete work areas
- Thermador Pro Series appliances
- Newport Brass plumbing fixtures
- Instant filtered hot water
- Limestone flooring

Wet Bar

- L-Shape wet bar
- Full-size sink with disposal
- Custom cabinets
- T&G plank ceiling
- Quartzite counter tops
- Stone Veneer back wall
- Quartzite Bar Top seats 4
- Leaded glass cabinet doors
- Auto-fill Miele Coffee System
- Thermador 2-drawer refrigerator

Bar Bathroom (Bathroom #7)

- Gracefully hidden in plain sight
- ½ bathroom designated for family and friends
- Custom vanity with quartzite countertop
- Disguised FAU access door
- R13 QuietZone® Insulation

Powder Room (Bathroom #6)

- Marble wainscoting
- Marble floor tiles
- Furniture vanity
- Custom marble counter top
- Clear-glass vessel sink
- Waterfall faucet
- Crystal ceiling fixture
- 2 Crystal wall sconces
- R13 QuietZone® Insulation

Mud Room

- Buffer space between garage and maintenance areas of the residence
- Shoe storage cabinet with bench seat
- Maid's Suite access
- Laundry Room access
- 100-pound capacity dumbwaiter
- Limestone flooring
- R13 QuietZone® Insulation
- Automated lighting control

Bedroom Suite #5 (Maid's Suite)

- Outside access door
- Chair rail
- Independent AC zone
- Limestone flooring
- R13 QuietZone® Insulation
- Double-door closet
- 3/4 bathroom Including:
 - ✓ Custom vanity with Quartzite countertop
 - ✓ Ceramic tile wainscoting
 - ✓ Ceramic shower tile
 - ✓ Limestone flooring
 - ✓ Shower with frameless glass enclosure with spot-free coating

Laundry Room

- Leaded glass door
- Spacious and efficient galley design
- Custom cabinets with ample storage

- Custom full-height cabinet with AC power for rechargeable devices
- Deep laundry sink
- Hands-free sink cable drain release
- Limestone flooring
- R13 QuietZone® Insulation
- Samsung Washer and Dryer

Garage

- Attached 3-car garage, 2+1
- "Jack-drive" automatic openers
- Remote garage door monitoring
- Fully insulated exterior walls

2nd Floor Residence

Interior Staircase

- Wide staircase with middle landing
- Comfortable tread v. riser ratio
- LED step lights
- Staircase open to below

Family Den

- Special view of hillside and pool area
- Direct access to backyard balcony and staircase enables pool and BBQ without traversing first floor rooms
- Recessed panel wainscoting
- White oak hardwood flooring
- R13 QuietZone® insulation

Family Den (Continued)

- Automated lighting control
- Custom Refreshment Center with:
 - ✓ Quartzite counter top
 - ✓ Sink with garbage disposal
 - ✓ Water filtration system
 - ✓ Hot water dispenser
 - ✓ Built-in 2-zone mini-refrigerator
- Full-Height linen cabinet

Bedroom Suite #2

- View to back yard
- Extra-large bedroom
- Walk-in Closet
- Recessed panel wainscoting
- White oak hardwood flooring
- R13 QuietZone® Insulation
- Full bathroom Including:
 - ✓ Marble Countertop
 - ✓ Shower Spa Bath (See Useful Information)
 - ✓ Clear glass frameless enclosure with spot-free coating
 - ✓ Marble wainscoting
 - ✓ Marble floor tiles
 - ✓ Marble tile shower and walls

Bedroom Suite #3

- Reach-in closet
- Recessed panel wainscoting
- White oak hardwood flooring
- R13 QuietZone® Insulation

- Full bathroom Including:
 - ✓ Marble countertop
 - ✓ Shower Bath
 - ✓ Clear glass frameless enclosure with spot-free coating
 - ✓ Marble wainscoting
 - ✓ Marble floor tiles
 - ✓ Marble shower and wall tile

Master Bedroom

- Special views of hillside and Pool Area
- 12-foot door wall with French doors opening to balcony
- Double leaded glass entry doors
- Matching custom built-in cabinets with quartzite counter tops
- Built-in TV storage cabinet
- Dual walk-in closets
- Over-bed speakers for TV
- Bedside lighting controls
- Crystal light fixture
- Recessed panel wainscoting
- White oak hardwood flooring
- R13 QuietZone® Insulation
- Automated lighting control
- Independent AC control

Master Bathroom

- Elegant bathroom with custom Dual vanities and quartzite countertops
- Make-up area with glass and mirror shelving
- Roborn LED lighted medicine cabinet/makeup mirror
- Columnar vanity cabinets
- Filtered sink water
- Side-lighting at vanity sinks
- Baseboard heaters under vanities
- Crystal light fixture
- Remote controlled roller shades
- Marble floor and wall tile
- Steam shower including:
 - Mr. Steam generator with automatic valve cleaning
- Wall mounted shower spray
- Hand-held shower spray
- 12" Rain shower spray head
- Teak fold-down bench
- Clear glass frameless enclosure with spot-free coating
- Luxurious spa tub with massage package (See Useful Information)
- Quartzite tub base
- R13 QuietZone® Insulation
- Automated lighting control
- Separate toilet room with Leaded Glass pocket door

Exterior Elements

Front Yard

- Entry into artfully landscaped vista with mature, field-grown, olive trees and other plantings
- Dual pilasters with LED lights
- Natural-stone look paver walkways
- Pre-plumbed for water fountain with external pump
- LED landscape lighting pre-wire
- 3-Rail fencing with chain-link

Back Yard

- Dramatic curving staircase
- Solid flagstone slab treads
- LED step lights
- Den and Master Bedroom Access
- Special Backyard Landscape Focal Point

Swimming Pool and Spa

- Energy-efficient "shallow" design
- 12" shelf area with umbrella holder
- 8-foot diameter spa with 10 jets
- LED pool, spa and waterfall lights
- Solar pool and spa heating ⁽¹⁾
- State-of-the-art Pentair pool equipment
- Stone-look paver pool deck
- PebbleTech™ surface coating
- Faux Rock waterfall flows from "hillside" into pool with foot bridge over "creek."

Pool Bathroom (Bathroom #8)

- ¾ Bath servicing the Pool Area
- Stall shower with clear glass frameless enclosure with spot-free coating
- Open vanity with towel storage and stone counter top

Covered Patio

- Extension of Family Room
- Two dormer skylights mirror Family Room
- Open faux beam ceiling reflects Living Room finishes
- Two ceiling fan pre-wire
- Whole-house outdoor speakers
- Automated lighting control

Outdoor Fire Place

- Natural gas fuel source
- Non-wood burning design
- Flagstone hearth and accents
- Major focal point from kitchen
- Exterior-rated artificial logs
- Stone matching residence exterior

Dog Yard

- Shaded side of residence with access from front yard, back yard or Family Room
- LED flood lighting
- Video monitoring pre-wire

Service Yard

- 250 SF storage and utility area
- Double access gates
- LED Flood Lights
- Automated lighting control
- Video monitoring pre-wire
- Outdoor location for:
 - ✓ Pool equipment (See Appendix)
 - ✓ Air conditioning condensers
 - ✓ Stand-by generator
 - ✓ Propane storage tanks
 - ✓ Tankless water heater
 - ✓ Irrigation timer
 - ✓ Trash dumpster

Motor Court

- Turn-Around Motor Court
- Additional parking for 3 cars
- Stone-look paving stones
- Automatic driveway gate

Park Area

- Stone-look pavers
- LED Landscape lighting pre-wire
- Telephone paging speaker
- LED Post light
- LED Security lights
- Video monitoring pre-wire

Accessory Building

Utility Room

- Ethernet and Wi-Fi access
- Ductless air conditioning
- Primary access location for:
- Photovoltaic Solar Inverters
- Solar water heater equipment ⁽¹⁾
- Water feature pre-plumbing
- LED landscape lighting controls

Studio (Storage Room)

- Multipurpose space for storage
- Two wireless controlled skylights
- Industrial ceramic tile flooring
- Ductless air conditioning

Office (Tack Room)

- Pre-wired for television, data and telephone
- Heavy-duty industrial ceramic tile flooring.
- Ductless air conditioning.
- One-sided Lock to connecting bathroom
- Automated lighting control

Park / Office Bath (Bathroom #9)

- $\frac{3}{4}$ Bathroom
- Shower size and configuration enables washing a large dog
- Connects to Office
- One-sided Lock to prevents access to Office, when desired
- Accessible from the Park Area

Stable

- Over 140 square feet
- Video monitoring pre-wire
- Ra2 controlled lights and receptacles
- Shaded patio area

Helpful Information

Appliance Identifications

Kitchen Appliances

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Thermador	PRD48JDSGU	48" Dual-Fuel Pro Grand Range
Thermador	VCIN48JP	48" Ventilator with Roof-top blower motor
Thermador	MD24JS	24" Micro-drawer Microwave
Thermador	T30IR800SP	30" Built-in Refrigerator
Thermador	T18IF800SP	18" Built-in Freezer
Thermador	DWHD651JPR (2)	Star-Sapphire Dishwasher
Newport Brass		Jacobean Kitchen Faucets
Kohler		Cast-iron sinks
InSinkErator	Excel WC (2)	1 HP Garbage Disposal with Air Switch
Newport Brass		High Performance Hot Water Tank
AquaPure	C5583101	Under Sink Water Filtration System

Bar Appliances

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Thermador	T24UR800DP	Under-counter Double Drawer Refrigerator
Miele	CVA 6805	Coffee System with automatic water fill
Newport Brass		Jacobean Kitchen Faucets and accessories
Kohler		Cast-iron sink
InSinkErator	Excel WC	1 HP Garbage Disposal with Air Switch

Bathroom Materials

Master Bathroom

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Mr. Steam	MS150CE1	eSeries Steam Bath Generator
Mr. Steam	MS81500E	Auto Flush Valve
Robern	AC2430D4P1L	Recessed LED Lighted Make-up Cabinet
Americh	CA7242	Catalina II Platinum Series Spa Tub with: Touch Control Pad ■ Chromatherapy / Mood Lights Grab Bars ■ High Density Insulation ■ In-line Heater Rotary Massage Jets ■ Heated Back ■ Variable Speed Blower ■ Individual Air jets ■ Heated Air System ■ Thermal Comfort System ■ 1-HP Pump

Bathroom #2

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Americh	MA6032	Madison II Platinum Series Spa Tub with: Touch Control Pad ■ Chromatherapy / Mood Lights High Density Insulation ■ Rotary Massage Jets Heated Back ■ Variable Speed Blower ■ Heated Air System ■ Thermal Comfort System ■ 1-HP Pump

Common Bathroom Materials

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Kohler	K3981	Tresham Comfort Height Elongated toilets
Kohler	K3981	Tresham Comfort Height Elongated toilets
Kohler	Various Models	Under-mount ceramic sinks
Grohe	20 801	Geneva 1.2 GPM sink and tub faucets
Grohe	Various Models	Thermostatic shower valves
	Tub enclosures	Enclosures with anti-water spot coating

The Lewis and Clark Hidden Hills Journey - Circa 2015 to 2017

Pool & Spa Equipment

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Pentair	011056	Main filter and spa pump: IntelliFlo VSF
Pentair	WFE-6	Spa booster pump: 1½ HP Whisper Flow
Pentair	WFE-8	Waterfall pump: 2HP Whisper Flow
Pentair	460732	Heater: UltraTemp 250,000 BTU
Jandy	TRUCLEAR11K	Salt Chlorinator: Pro Series TruClear
Pentair	Intellibrite 601000	Color-changing LED Pool Light (6)
Jandy	AquaLink	RS Controller Wireless Controller

Air Conditioning Equipment

Unit #1, 1st Floor, Central HVAC

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Carrier	926TA48080V17	Forced Air Unit Specifications: 80,000BTU ■ Energy Star® ■ 95+% Efficient Two-Stage Furnace ■ HEPA Air Filter
Carrier	127ANA048000DBAA	Condensing Unit Specifications: 4-Ton ■ 17 SEER/13.5 EER ■ Energy Star

Unit #2, 2nd Floor, Central HVAC

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Carrier	926TA60100V21	Forced Air Unit Specifications: 100,000BTU ■ Energy Star® ■ 95+% Efficient Two-Stage Furnace ■ HEPA Air Filter
Carrier	127ANA06000	Condensing Unit Specifications: 5-Ton ■ 17 SEER/13.5 EER ■ Energy Star®

Unit # 3, Theater Room, 2-Zone Ductless

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Carrier	38MGRO30D-3	Outdoor Unit: 36,000 BTU
Bryant	MW18Y3J	Theater Room: 18,000 BTU
Bryant	MW18Y3J	Electronics Room: 18,000 BTU

Unit # 4, Accessory Building, 3-Zone Ductless

<u>Brand</u>	<u>Model</u>	<u>Description</u>
Friedrich	38MGRO36D-3	Outdoor Unit: 36,000 BTU
Bryant	MW12Y3J	Utility Room: 12,000 BTU
Bryant	MW09Y3	Studio: 9,000 BTU
Bryant	MW12Y3J	Office: 12,000 BTU

Contact List

Structural General Contractor

Mega Builders

Alon Toker, President
Chatsworth, CA
818 535-5656
atoker@megabuilders.com
License No. 623980

SGC's Primary Subcontractors

High Voltage Electrical

Asi Electric
Northridge, CA
818 366-6476
asielectricinc@yahoo.com
License No. 807392

Heating, Cooling and Ventilation

Heating Cooling & Beyond Inc.
Oak Park, CA
818 874-3191
818 347-4222
heatingcoolingandbeyond@gmail.com
License No. 9699753

Plumbing

KG Plumbing, Inc.
Granada Hills, CA
818 332-5434
License No. 894171

Exterior Siding and Trim

Siding Pros Corporation
Altadena, CA
626 529-3931
davina@sidingproscorp.com
License No. 940865

Kitchen, Bathroom and Floor Tile

SOL Tile and Marble, Inc.
North Hollywood, CA
818 990-8255
info@soltile.com

Owner's Contractors, Suppliers & Services Providers

Contractors

Hardscape and Landscape

Green Paradise Creations, Inc.
Alon Sahar
Encino, CA
818 578-5153
greenparadisecreation@gmail.com
License No. 974744

Data and Networking

BCG Concepts, Inc.
North Hollywood, CA
800 224-5721
sales@bcgconcepts.com
License No. 892364

Photovoltaic Energy Production

HelioPower
Murrieta, CA
951 677-7755
Jbartlett@heliopower.com
License No. 915598

Backup Power Generator

LT Generators
Van Nuys, CA
818 787-1470
sales@LTGenerators.com
License No. 602073

Gate Operators

Jack Access Control, Inc.
Granada Hills, CA
818 366-4466
License No. 869736

Suppliers

Exterior Windows and Doors

Pella Windows and Doors
Brea, CA
818 728-9500

Wood Flooring

Mike Pillar & Sons Flooring Inc.
Woodland Hills, CA
818 884-3323
www.MikePillarandSons.com
License No. 385408

Major Appliances

Warehouse Discount Center
Agoura Hills, CA
805 497-0733

Service Providers

Insect and Rodent Control

Pest Control Service American Rat Control
818 839-8887
License No. OPR9045

Pool Cleaning Service

Julio Rosales
323 637-0609
323 620-4156
Dj-cj@live.com

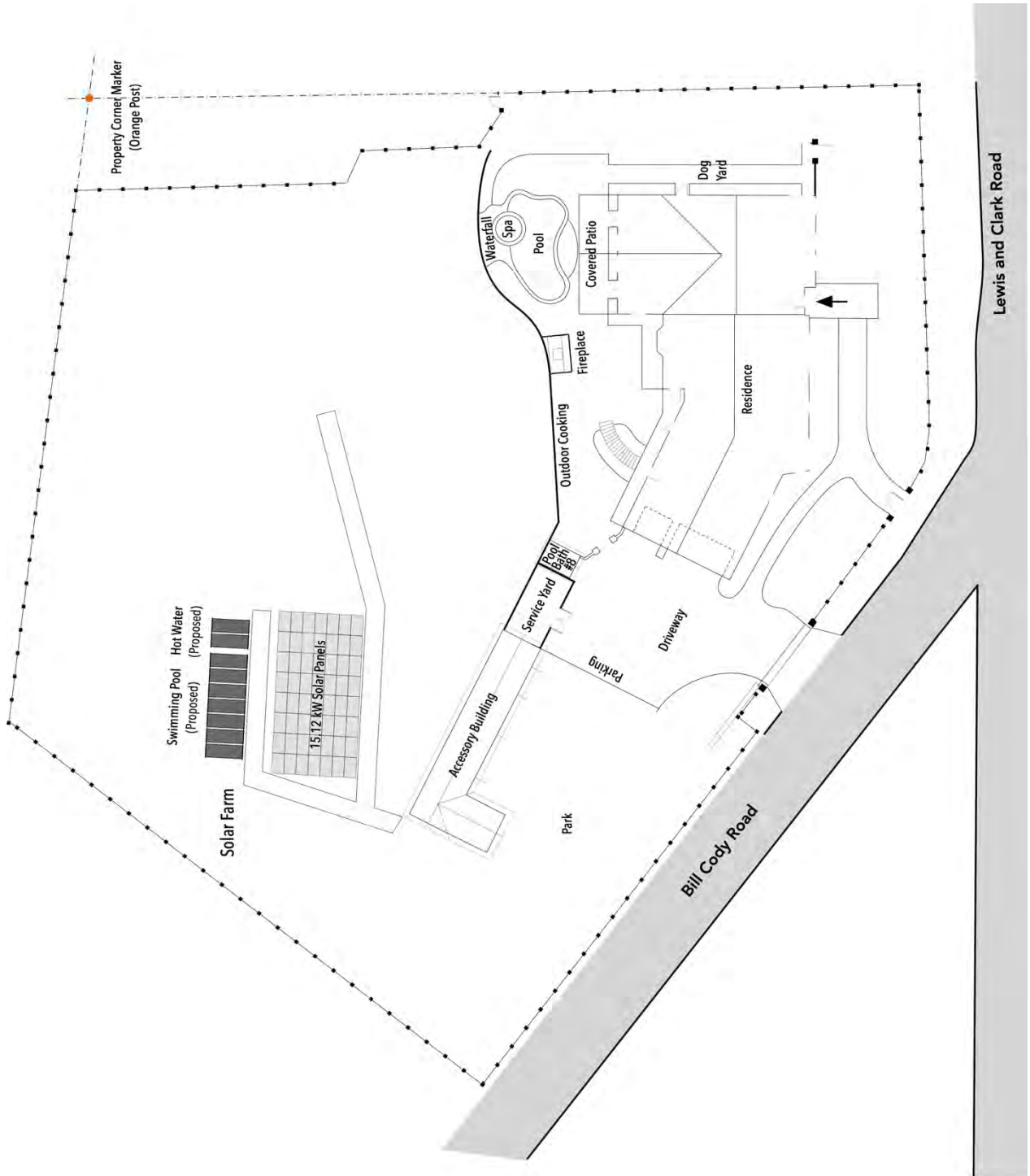
Gardening Services

Manny Guido
818 203-5268

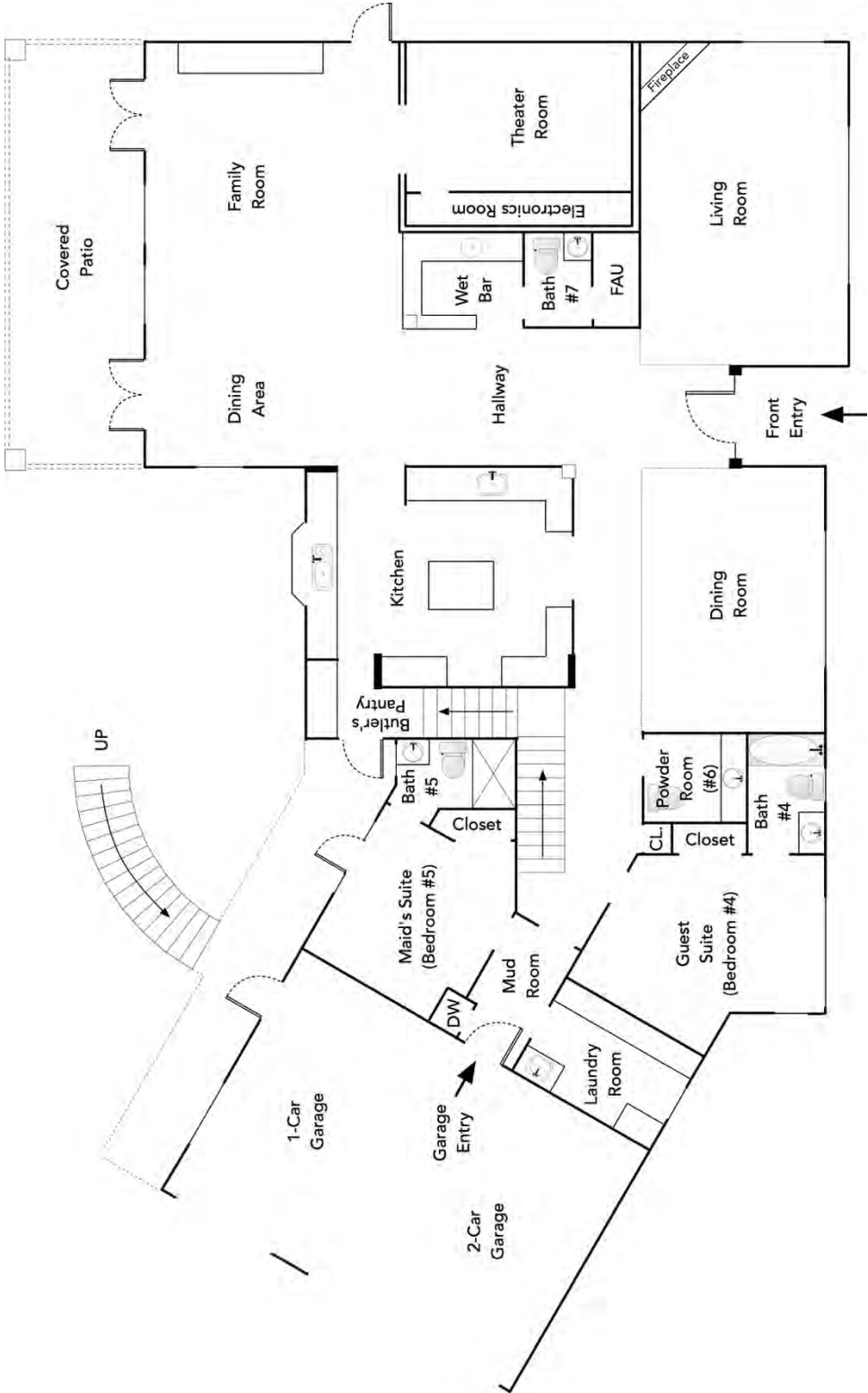
Handyman Service

Handy Eddie, Inc.
818 438-8510
818 787-3519

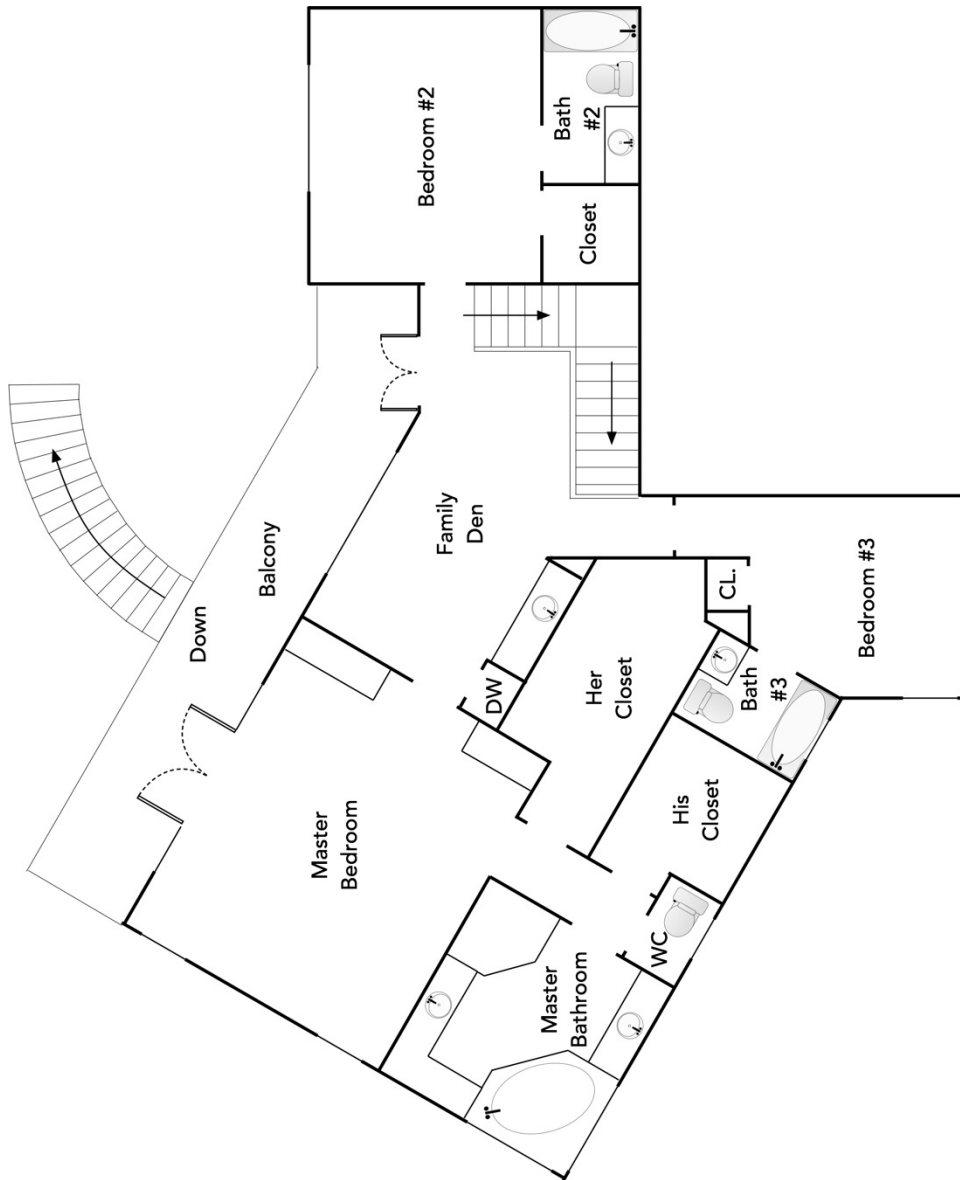
Plot Plan



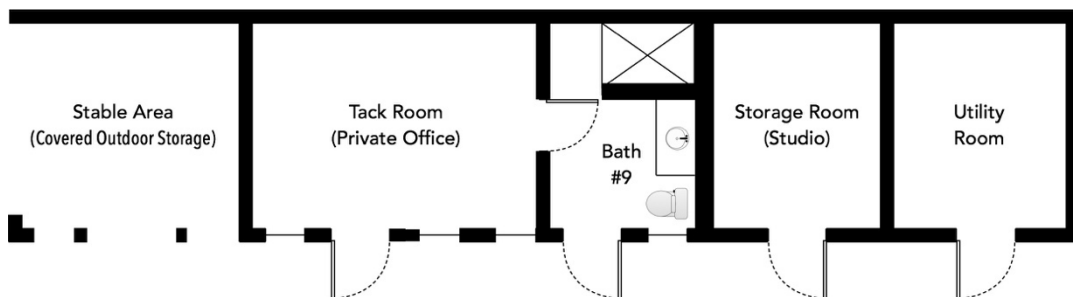
1st Floor Floorplan



2nd Floor Floorplan



Accessory Building Floorplan



Before & After Photos



Before



After

Front of House

Significant Changes: The original driveway access can be seen in the lower right of the before image. The fence position was moved away from the street and an entrance for guests was added. A safer and more secure driveway access was relocated up Bill Cody Road.



Before



After

Motor Court and Accessory Building

Significant Changes: Relocating the driveway opened up the motor court providing enough room to park 3 cars and to maneuver 180°. The repurposed Accessory Building, Solar Panels and Enclosed Service Yard can be seen to the right. A dual-light post light was added for security.



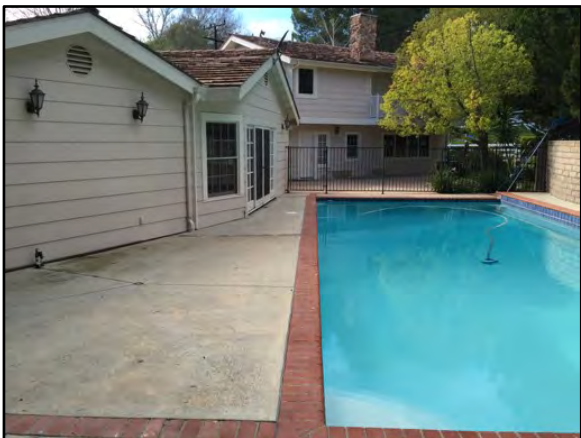
Before



After

Balcony and Staircase

The balcony was expanded, and the #2 bedroom was added. The curved steel staircase was craned into position, provides an esthetic focal point as well as a significant convenience enabling access to the bedroom area directly from the pool area.



Before



After

Family Room Patio & Pool Area

The wall to the left in the before photo is the window wall of the new Family Room. The Patio Cover was added and extended to the right, eliminating the oddly angled section of the original structure. The pool was completely removed, refilled with compacted soil and the new pool built further away from the residence.



Before



After

Outdoor Fireplace

Designed for entertaining, the natural gas direct-vent fireplace provides significant heat as there is no chimney, so all of the heat emanates from the front. Note the pre-plumbed location for an Outdoor Cooking Center to the left of the fireplace.



Before



After

Front Entry

Significant Changes: The original 8-foot high ceilings were vaulted and the door opening reconfigured to enable installation of a wide French door and sidelights. The transom window above door set, matches the custom leaded glass used throughout the house.



Before



After

Living Room

Wood flooring, custom faux open beams and recessed panels wainscoting are only a few of the changes and improvement made.



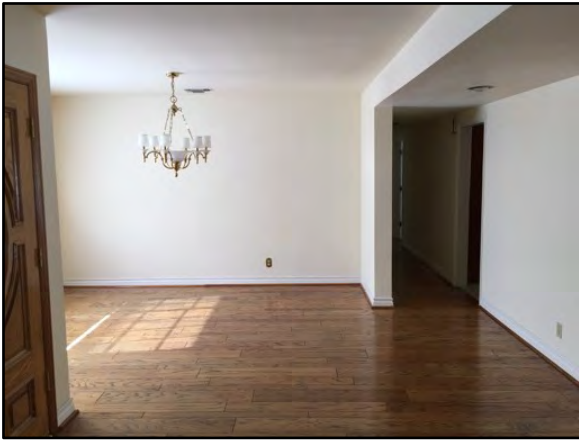
Before



After

Living Room Fireplace

The original brick fireplace was completely removed and a new, energy efficient direct-vent fireplace was installed in its place. The surround was enlarged, re-set at a true 45° relationship to the side walls and embellished with raised panel molding.



Before



After

Dining Room

Significant Changes: The original 8-foot high ceilings were vaulted and the hallway leading to the downstairs bedrooms widened. The new open staircase visually connects the 1st and 2nd floors. Note the darkness down the original hallway. Not shown in the photo is the original, single rise staircase at the end of the hall.



Before



After

Family Room

These two rooms were combined to provide the area for the Family Room. The back wall was reconfigured, and the new Kitchen was placed to the left, near the old used brick fireplace.



Before



After

Wet Bar & Home Theater

Placement of the Wet Bar created a natural location for the Home Theater, located directly behind the bar back. The concealed Family Bathroom is visible to the right of the bar.



Before



After

Master Bedroom

The back yard was incorporated as a focal point from the Master Bedroom by adding a 12-foot wall of French doors and windows. Flanking casement windows were positioned to the sides of the bed providing cross-ventilation and views of the Park Area. Note that all window coverings operate remotely.



Before



After

Master Bedroom

The fireplace was eliminated making the space symmetrical. The original door opening led to the bathroom and now opens to the Family Den. The cabinet on the left conceals the location for a television. The new Master Bathroom was relocated to the front of the house, to the right.



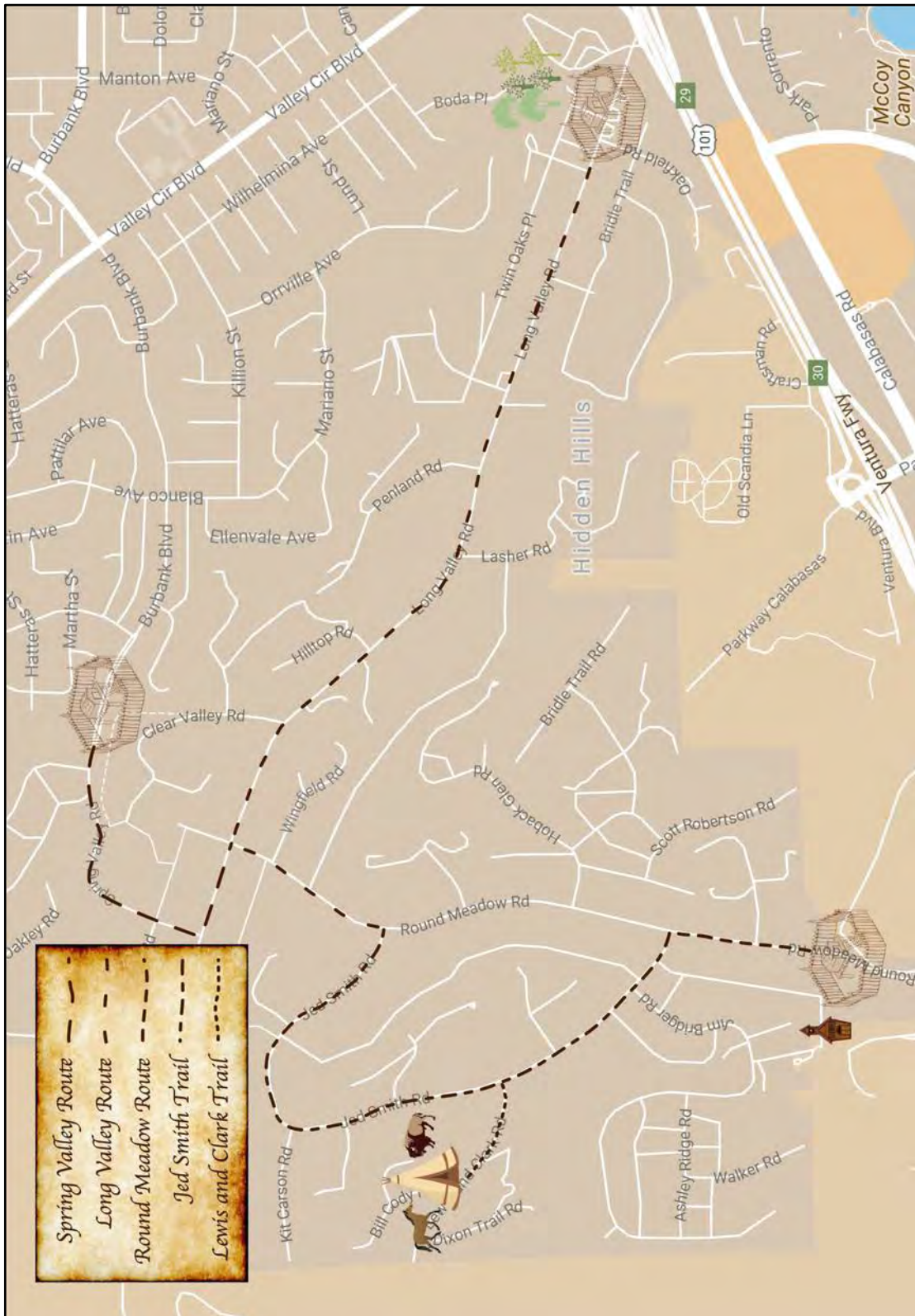
Before



After

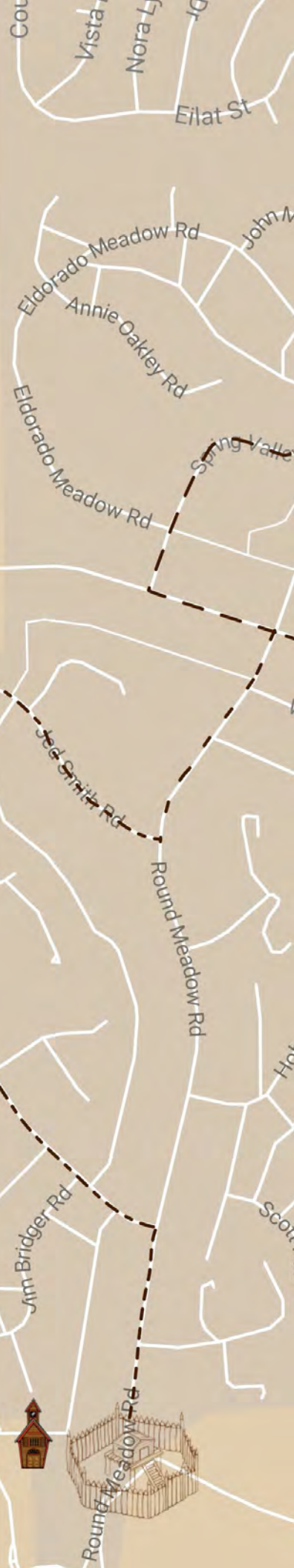
Master Bathroom

The new Master Bathroom was located in the front of the house providing outstanding vistas and lighting. Automated roller shades provide privacy. His and Her vanities with abundant storage space, concealed receptacles and baseboard heaters are complimented by a mirrored makeup area and deluxe spa tub.



The Lewis & Clark Hidden Hills Journey - Circa 2015 to 2017





- Spring Valley Route* - - - - -
- Long Valley Route* - - - - -
- Round Meadow Route* - - - - -
- Jed Smith Trail* - - - - -
- Lewis and Clark Trail*