

OWNER BOOK
Daponde Residence
320 37th Street

CONTENTS

- 1 Kitchen**
- 2 Bathrooms**
- 3 Family Room Built-ins**
- 4 Staircase**
- 5 Bedroom #1: Alcove**
- 6 Flooring**
- 7 Lighting**
- 8 Doors, Windows, Casings and
Door/Window Hardware**
- 9 Fencing, Driveway Gate and
Garage Door**
- 10 Salvage List**

Sue Daponde
916.524.2079

Mike Daponde
916.329.4768

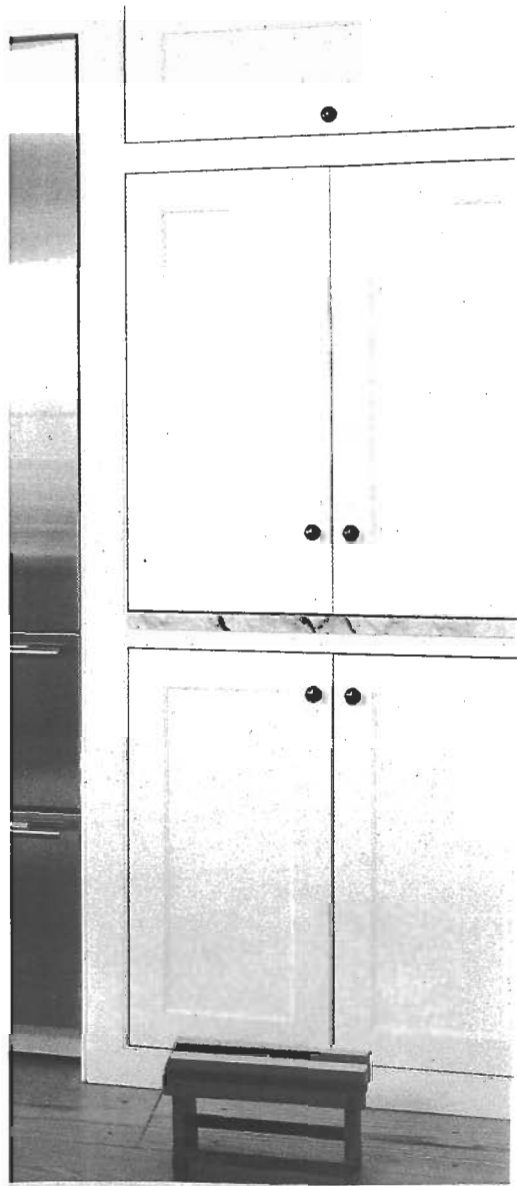
Kitchen

Kitchen Cabinetry

- paint-grade wood/white
- flush-mounted doors w/ simple inset panels
- toe-kicks/feet similar to those shown here
- a few bells and whistles, such as slide-out shelves and vertical dividers (see examples, next page)



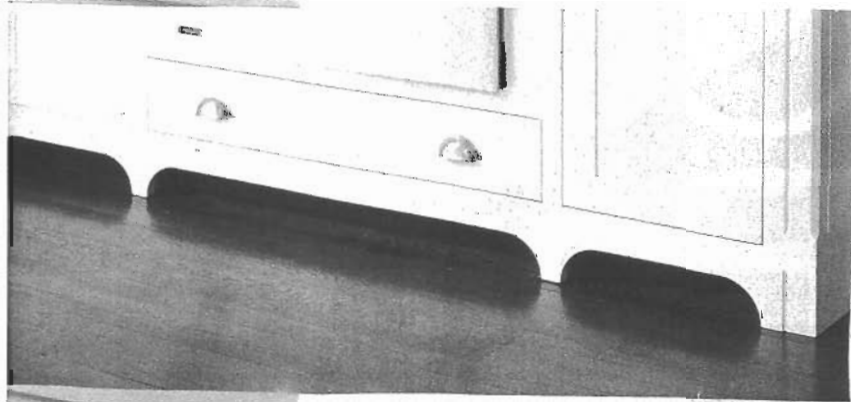
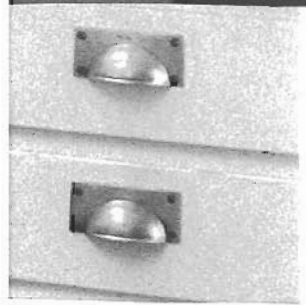
Honed black granite counters contrast with white wood cabinets and classic subway tiles in Lynn and Jeff Kulik's new kitchen. The alder wood island was stained dark to minimize scratches.



← inset panel doors

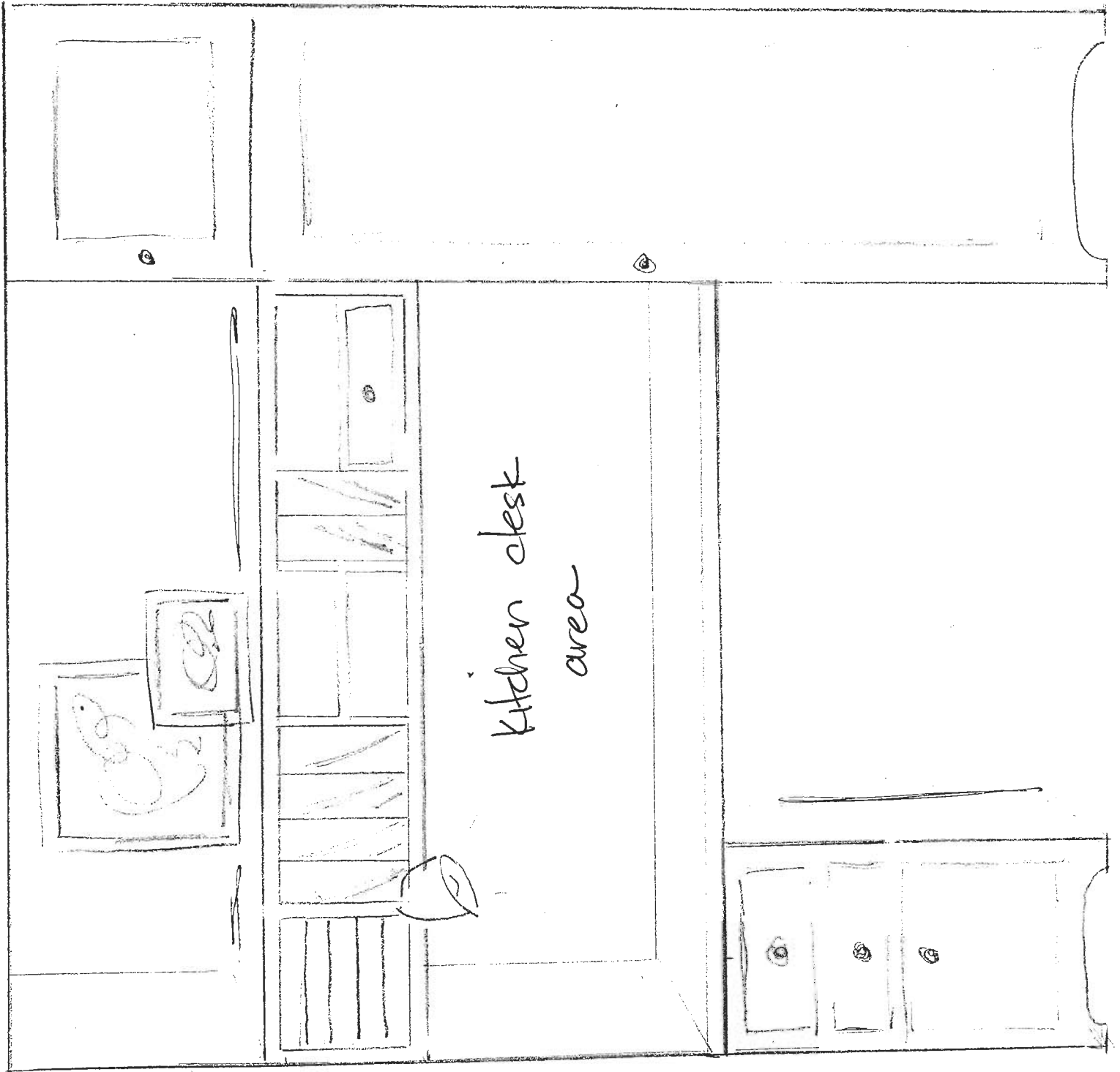


↗
a few bells + whistles
→



toekicks/feet





Kitchen desk
area



P0832C

walnut-topped island
(but thicker than this)



General style of island



A pair of Industrial pendants from Belgium illuminates the oversize marble-topped island, which welcomes activity from slicing and chopping to homework.

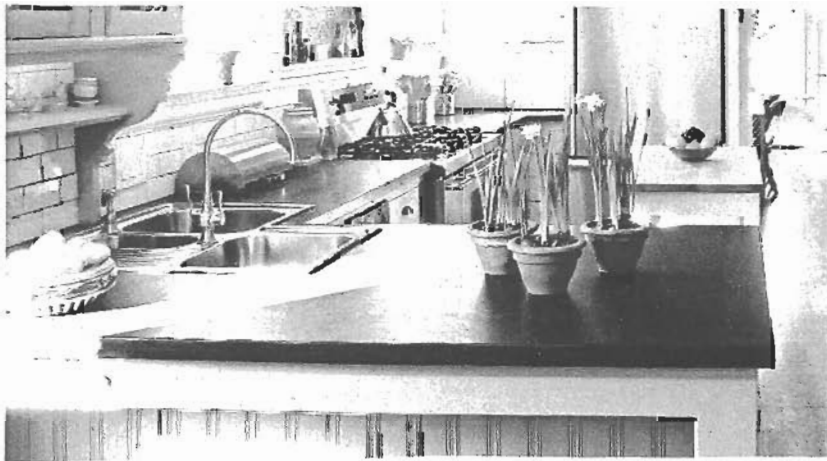




open-shelving
w/ brackets +
supports just
like these.

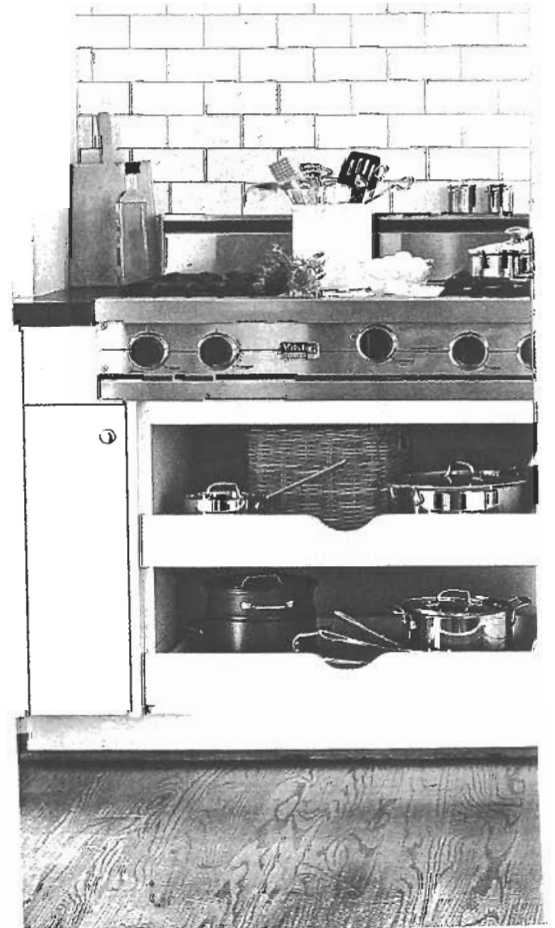


Another example
of open shelves
flanking hood/
range.



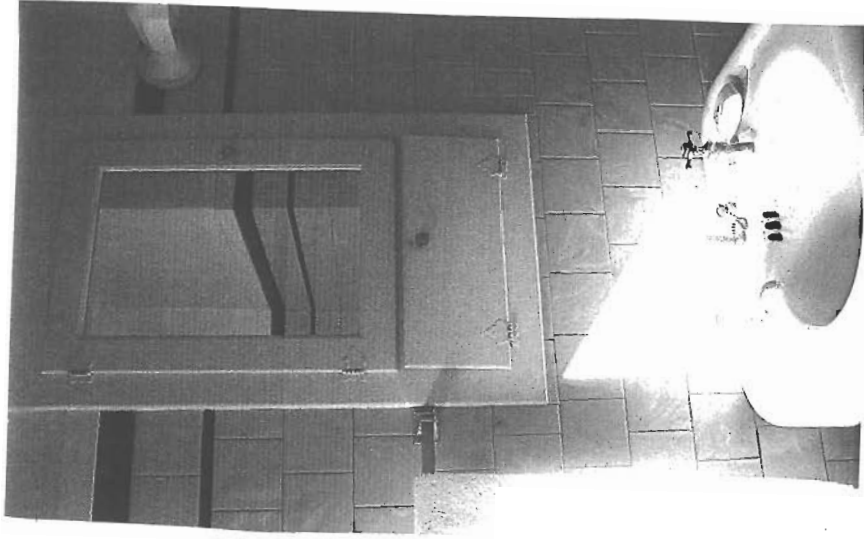
Soapstone perimeter
countertops

slide-out shelves
beneath Viking
rangecap, subway
tile wall

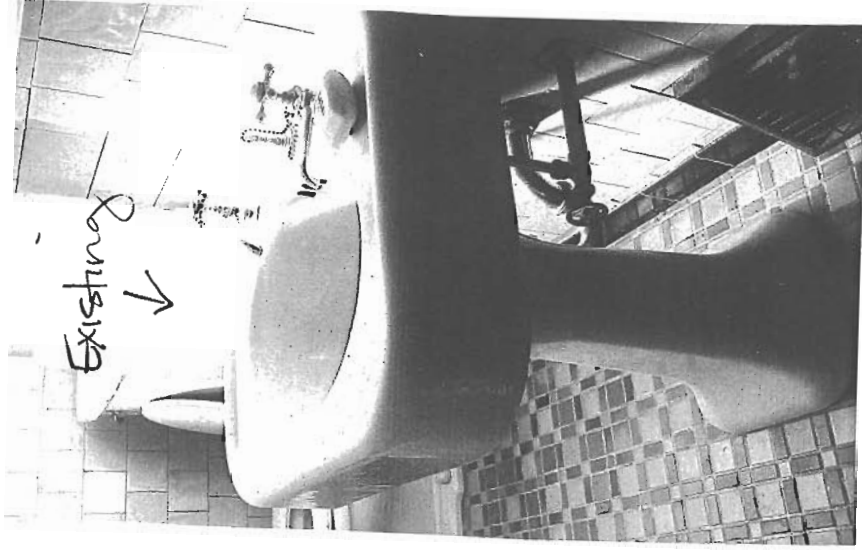


Bathroom

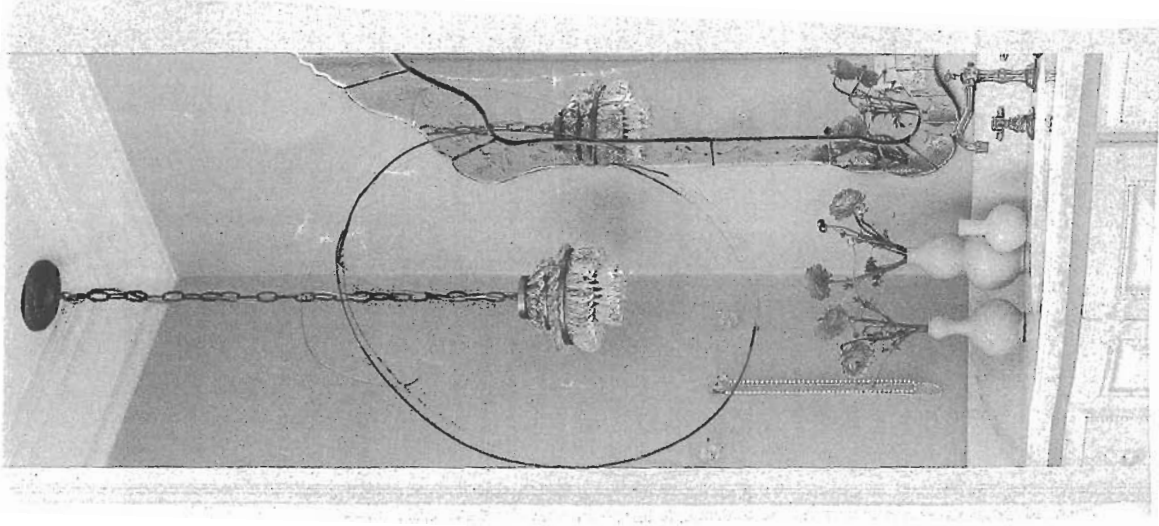
Powder Room



Possible to salvage /
rebuild existing
medicine cabinet?

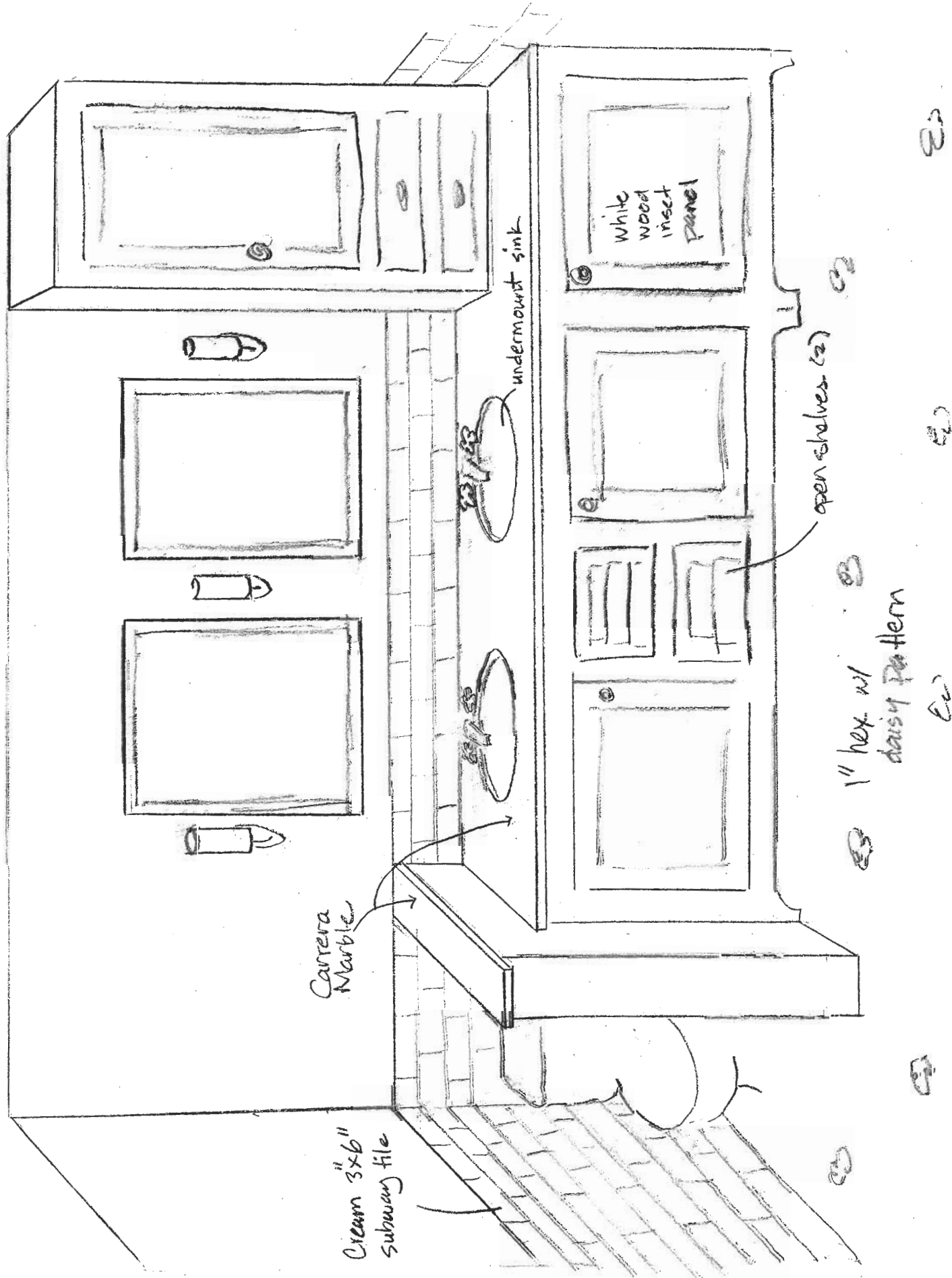


Owner will re-name
existing sink

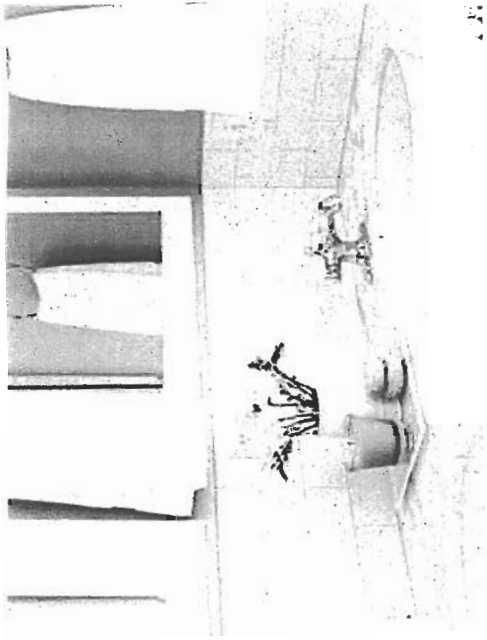


Mini-chandeliers (2)
@ sink/mirror

Alternate Master Bath



Alternate Master Bath



Subway tile, marble
vanity top, undermount
sinks



Custom built vanity
w/ open shelves in
middle

Alternate Master Bath

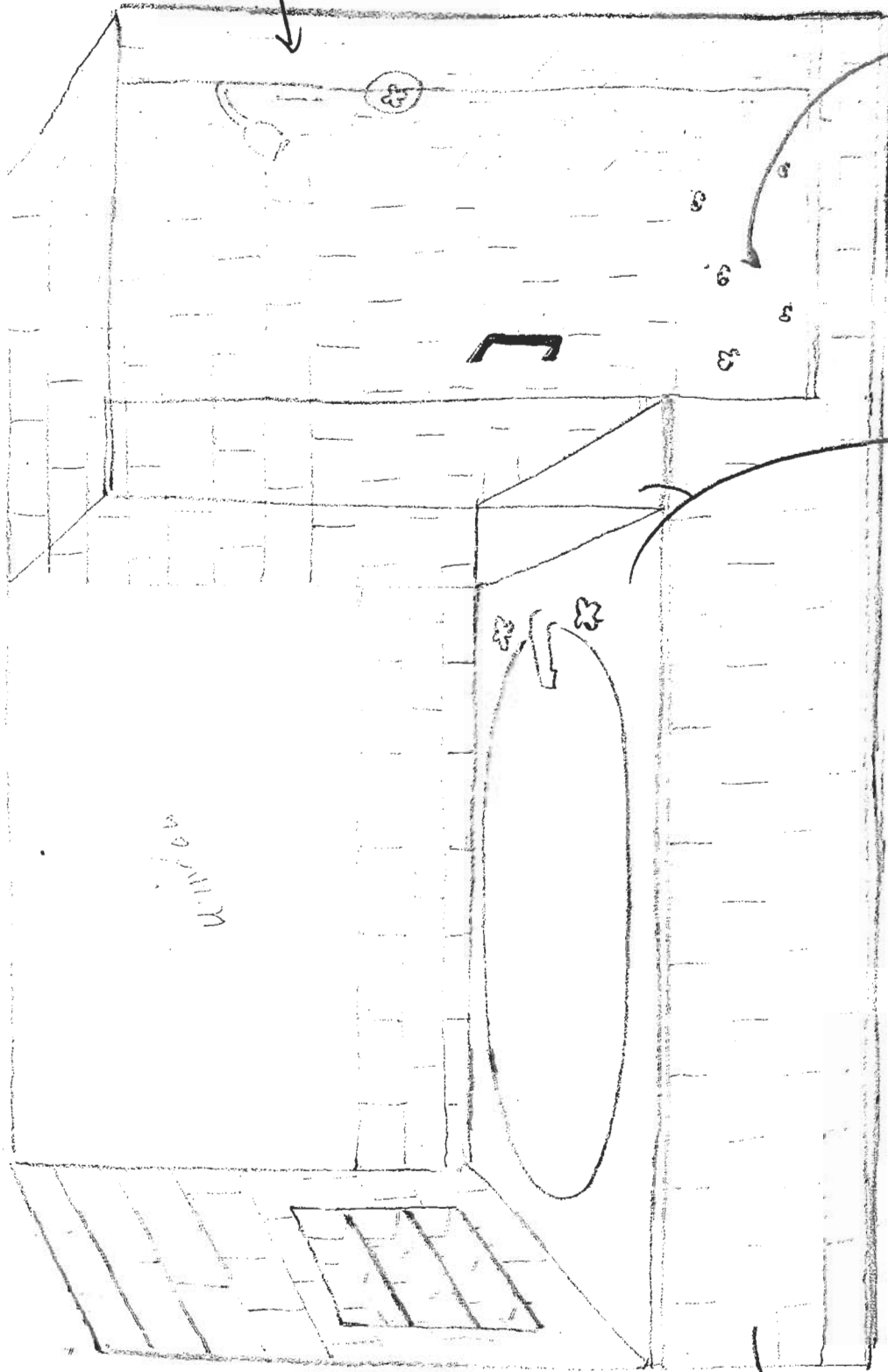
niche
somewhere
in shower

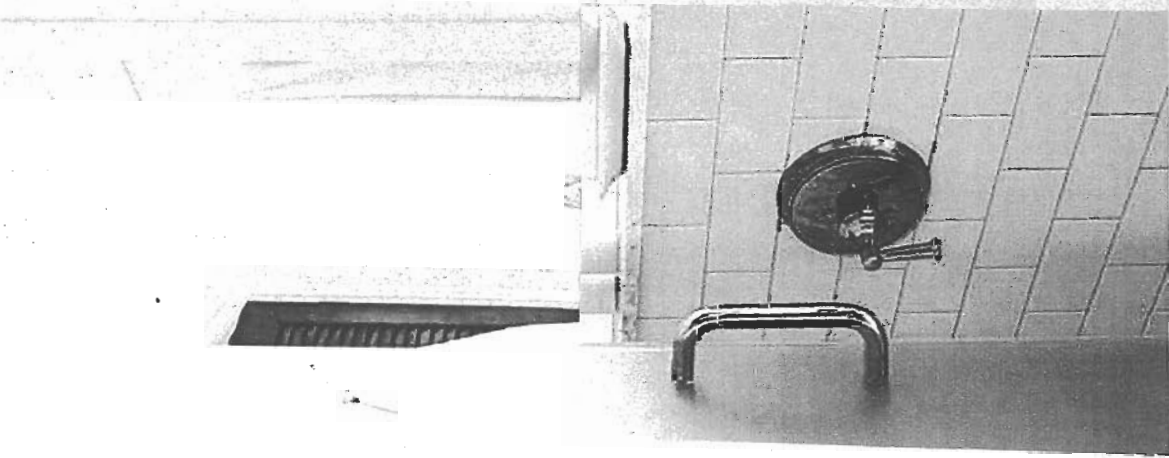
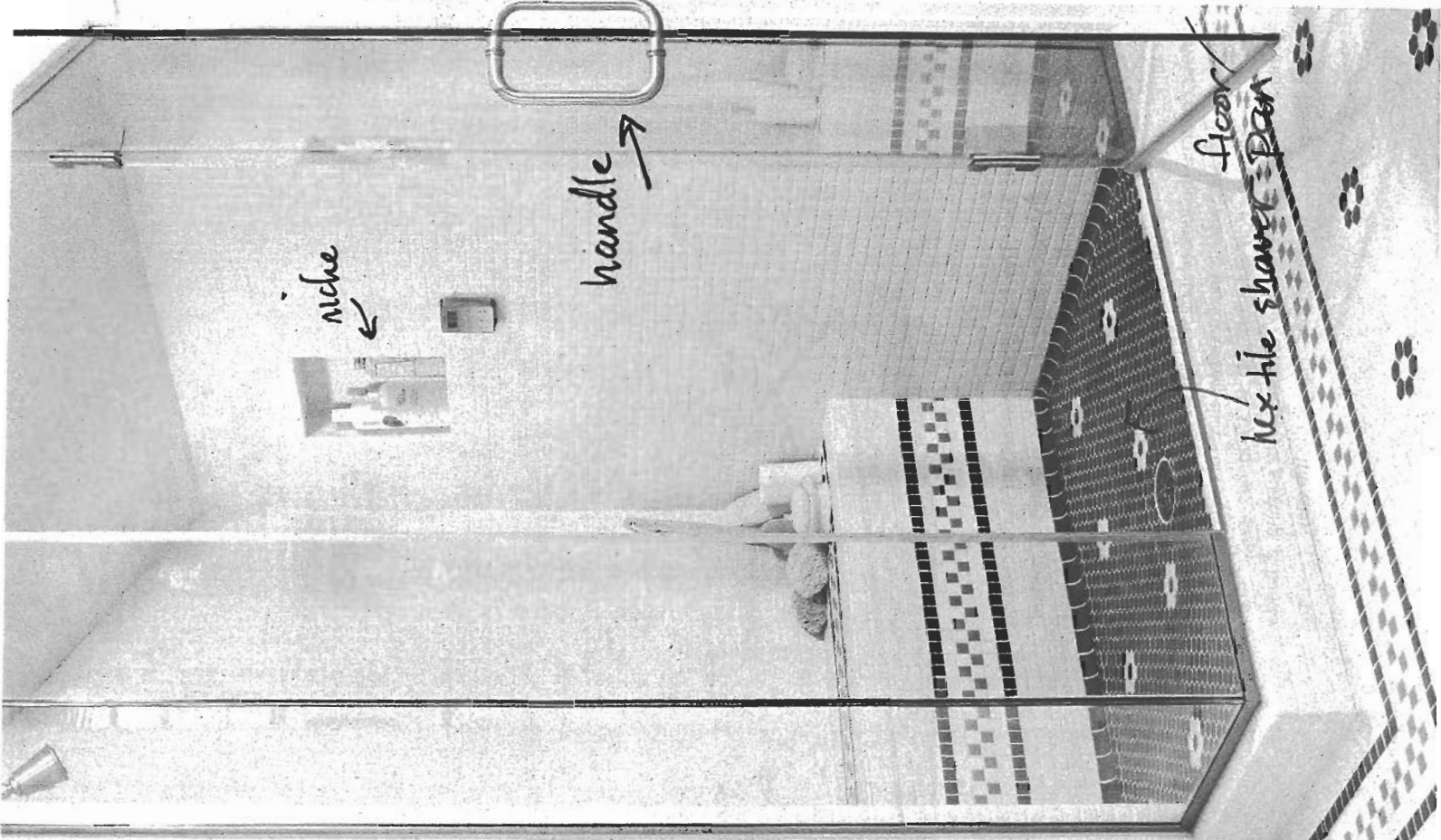
1" hex; turquoise
w/ cream daisy
pattern

Carera
Marble

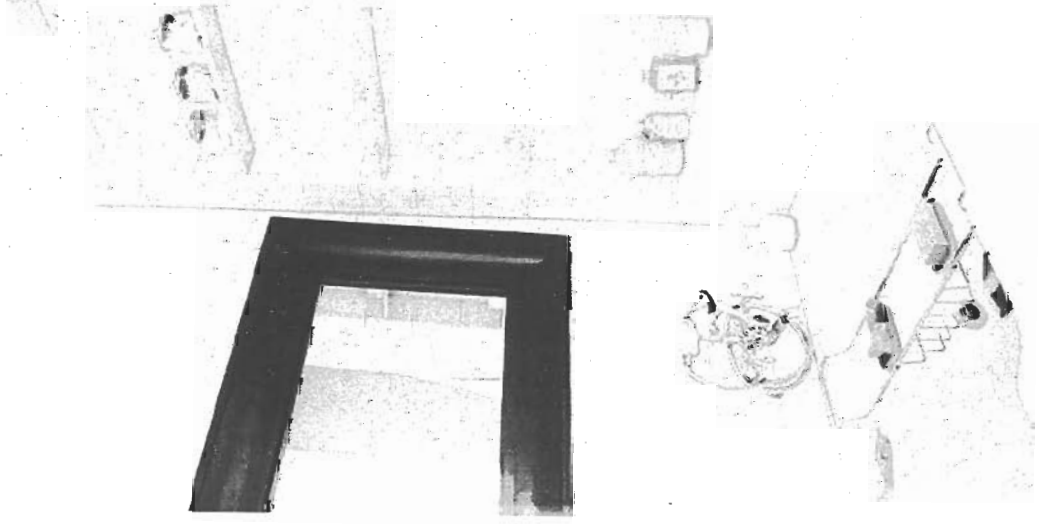
1" hex; cream w/ turquoise
daisy pattern

cream-
colored
subway
tile





Look of Glass Shower, but frosted, like above



Subway tiles on side of tub and on niche above tub, but deck to be white Carrera marble + tiles = smaller (3"x6")

Family Room Built-ins

FIREPLACE CHAIR

Club chairs + rug + floor lamps + sunburst mirror = a cozy place to sit by the hearth and catch up on your correspondence. Turn the page for four great looks, plus all the goods to turn up the heat >



General look of
side wall in Family
Room, but our
built-ins will include
cabinet doors across
front ... fireplace
in future is a
possibility



TRUE TO FORM

ARCHITECTURAL HISTORY INFORMS THE
1920 TUDOR REVIVAL COTTAGE



General look
we're going
for w/ built-in
bookshelves;
see plan

note that
* shelves extend
over french
doors



Staircase

Staircase

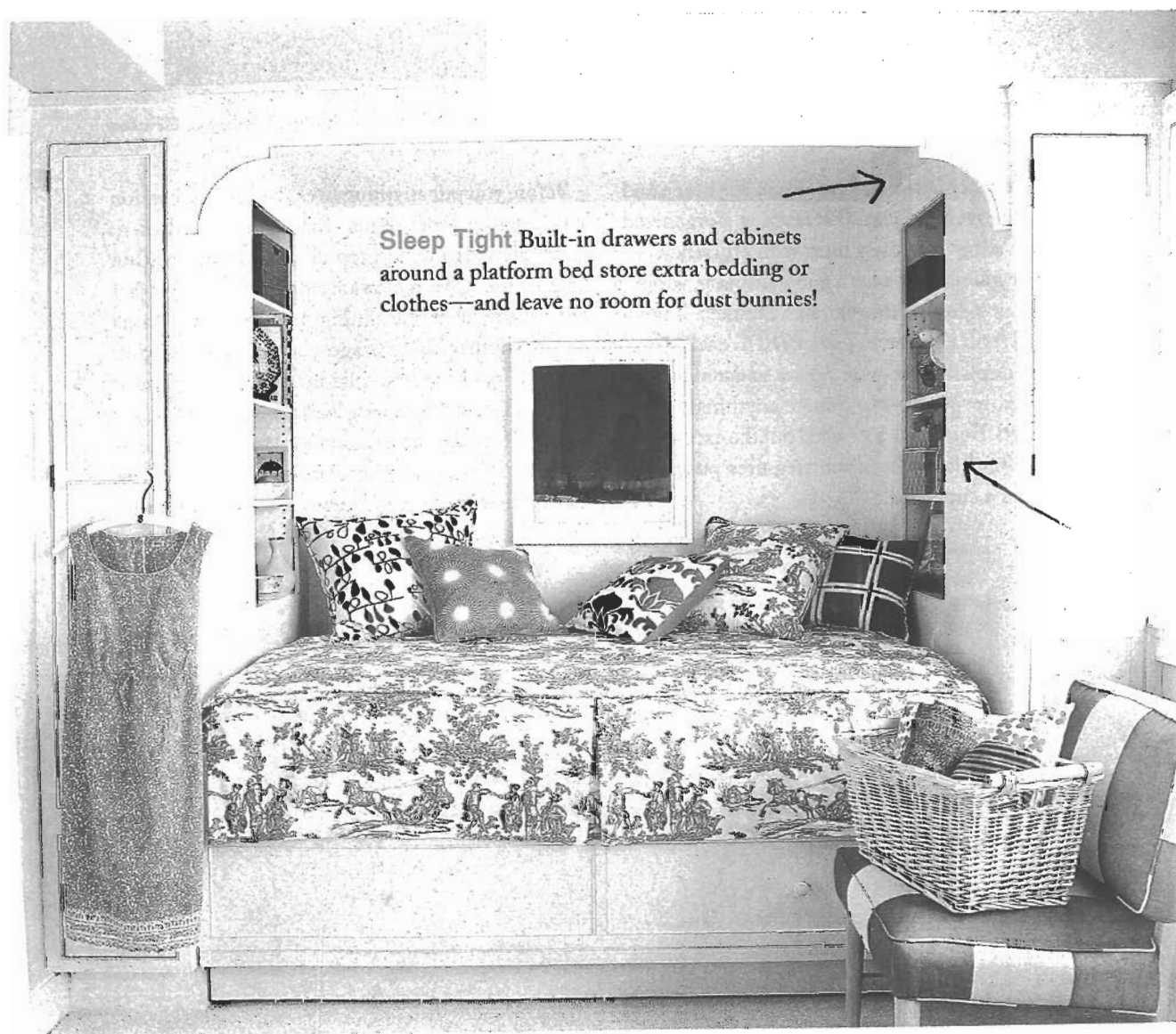
Create staircase similar in style/scale to that seen here – replicate newels, balusters and handrails



**Alcove in
Bedroom #1**

Alcove in Bedroom #1

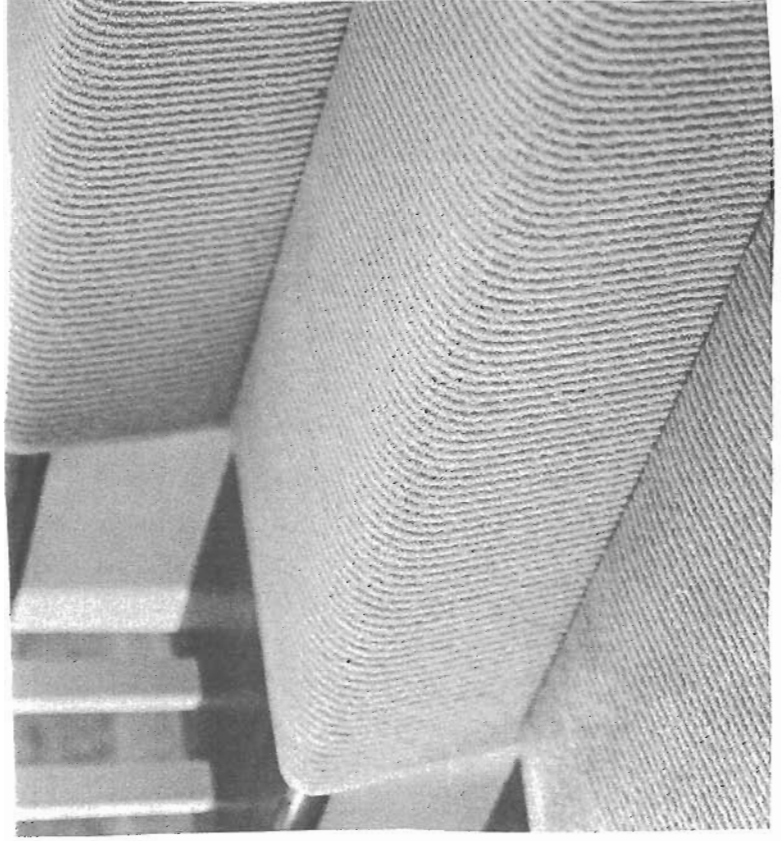
This concept is similar to the alcove we'll have, though ours will not have all the trim/detail seen here. Ours *will* have recessed shelves at the pillow end, and also brackets at top.



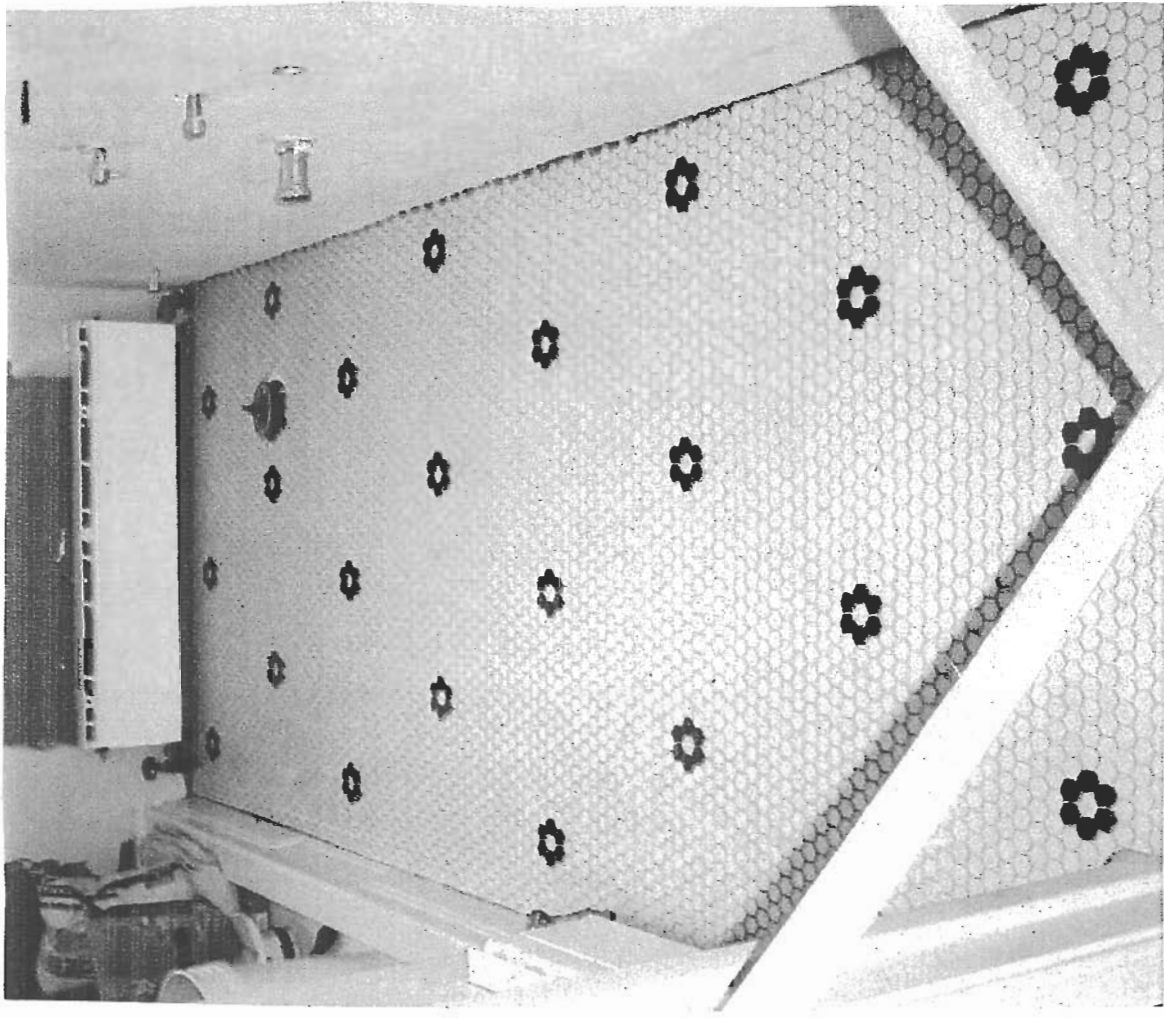
Flooring



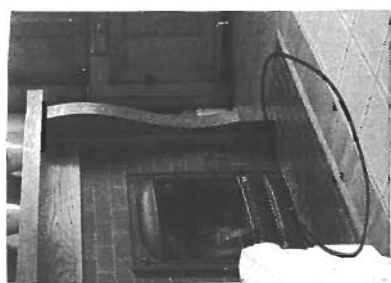
Preserve DR + LR hardwoods + match
new to existing



carpet by owner (not on stairs,
though)



1" hex tiles w/ daisy
design - 3 baths +
laundry

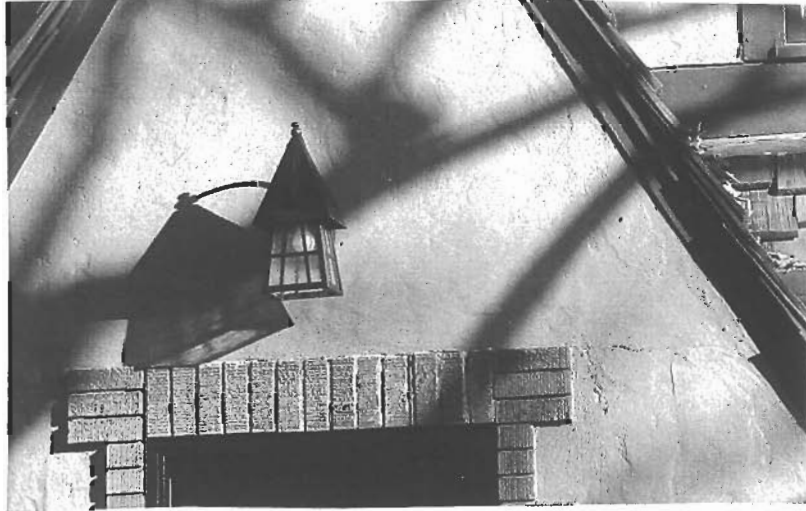


New tile for →
linoleum. floor surround

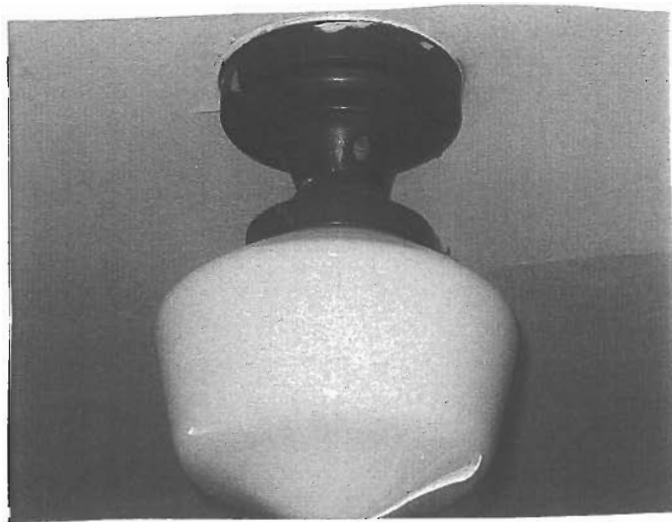
Lighting

Lighting

All fixtures EXCEPT RECESSED to be provided by owner and installed by contractor



Looking for this exact fixture for porch lighting



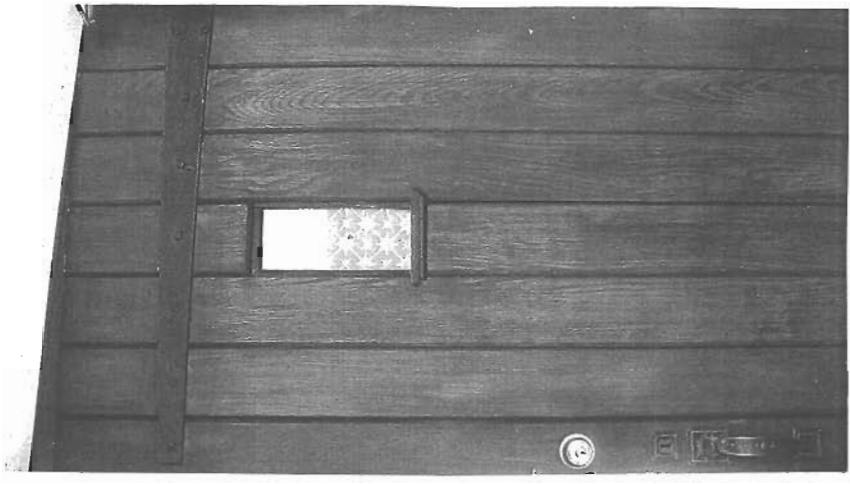
This existing schoolhouse fixture to be salvaged

**Doors, Windows,
Casings & Hardware**

Back (Kitchen) door →
owner to
refinish



Front door →
Owner
to refinish



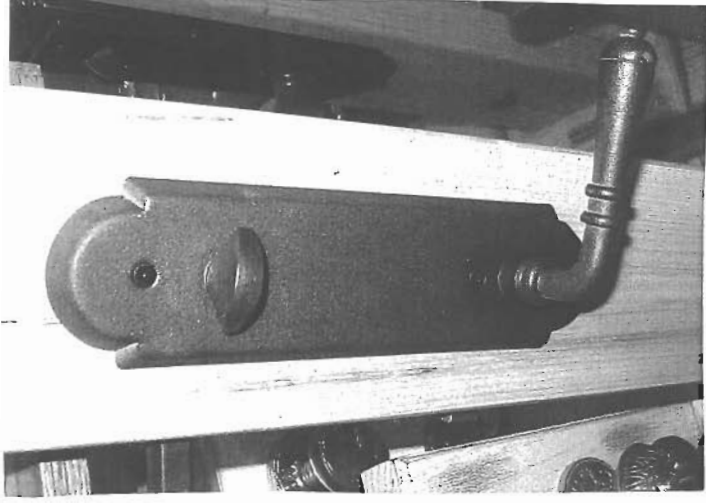
Existing interior door →
Re-use
as many
as possible
(see widths
above)



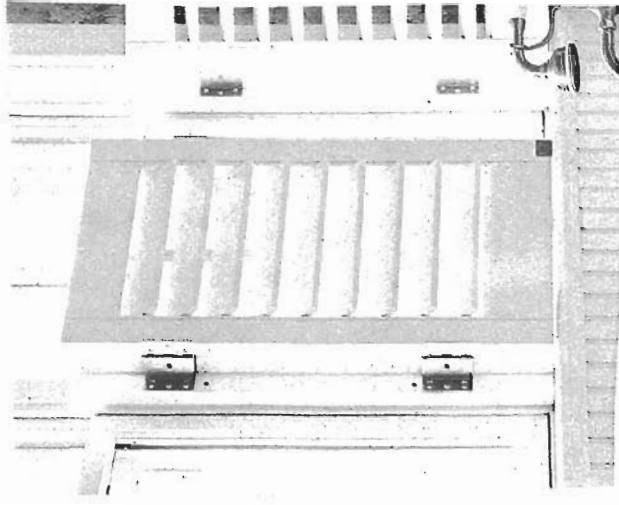
Match new interior arches to existing



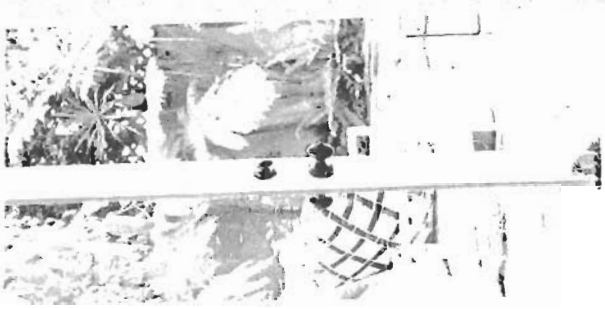
New door bell button in this style (diff. finish)



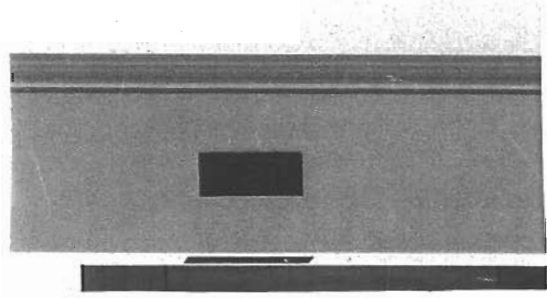
New French door handle in this style



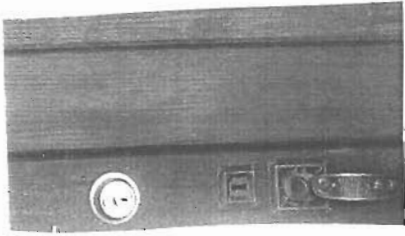
Hinges + misc. hardware to be in oil-rubbed bronze / this general look



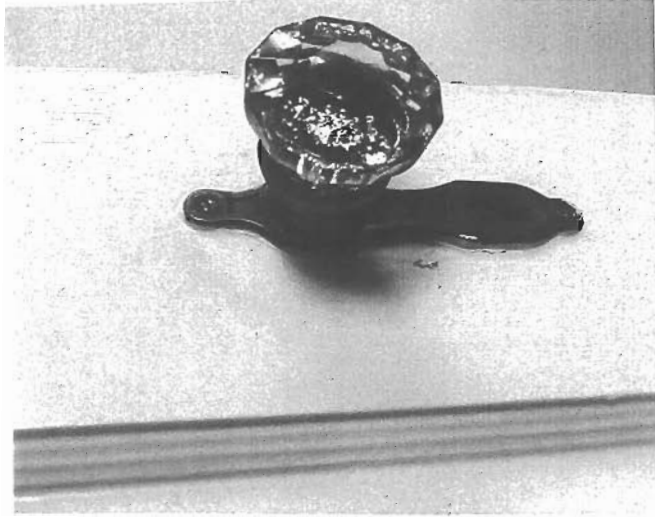
New Door knob for back (kitchen) door in this style



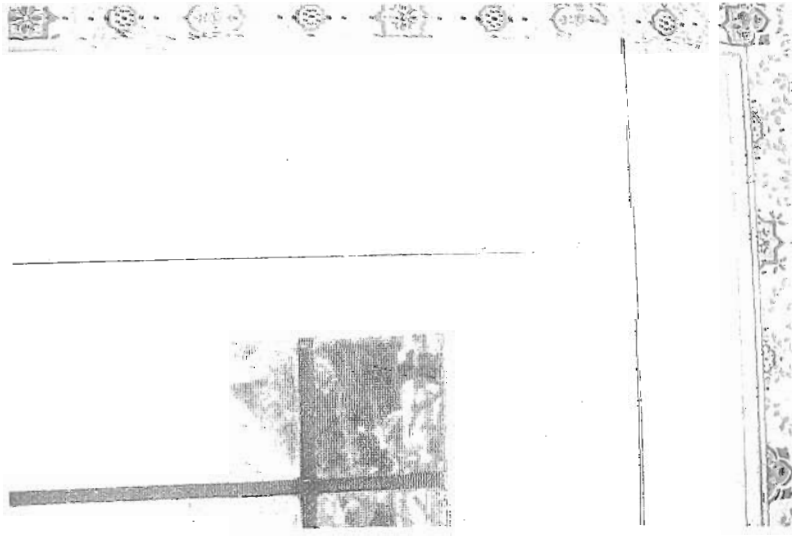
Pocket door hardware



Will replace existing front-door handle w/ new / similar



Existing interior door knobs + backplates - reuse all q^{ty} + match new to existing



Existing window ↑
casing



Existing door ↑
casing

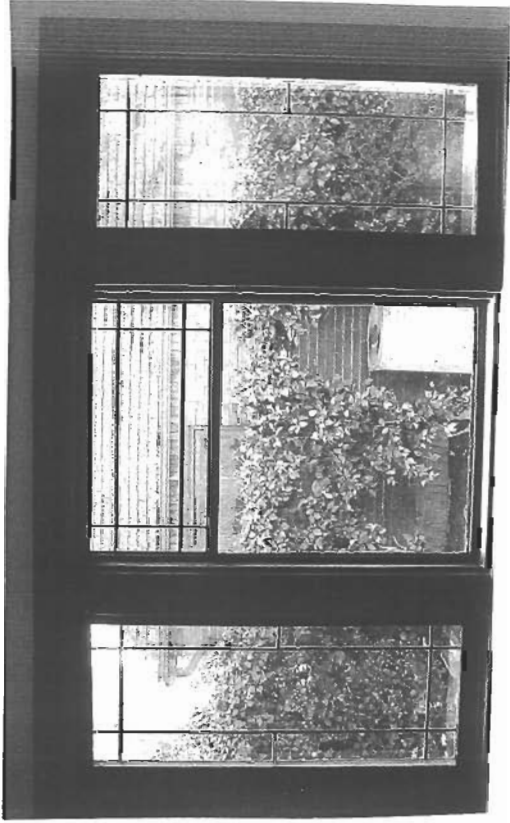


Existing base ↑ (about 4")



Existing exterior trim →

Preserve trim where possible;
match to existing everywhere else.

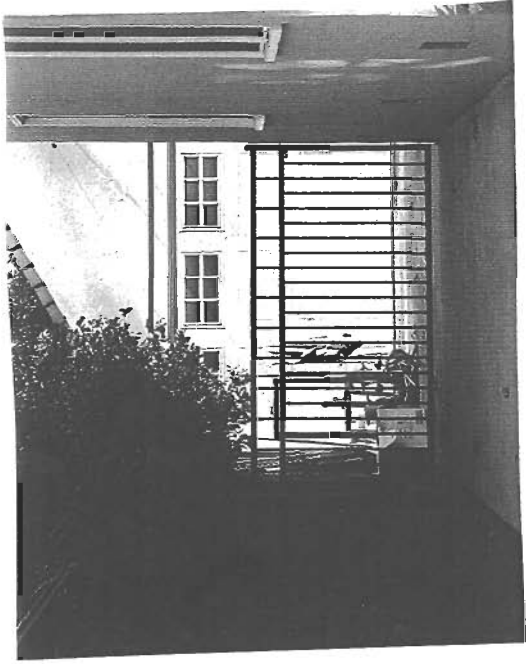


Existing leaded glass windows
to be glazed/reframed

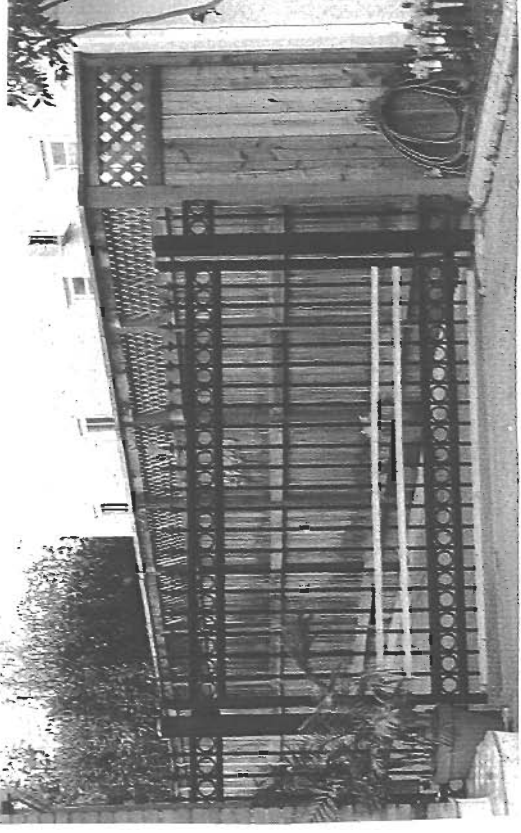


Existing exterior
window trim -
Match new to
existing

Fencing, Driveway Gate and Garage Door

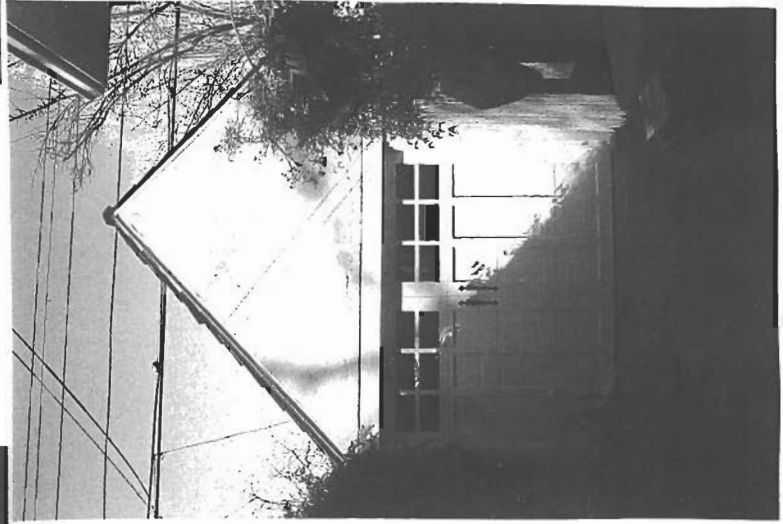
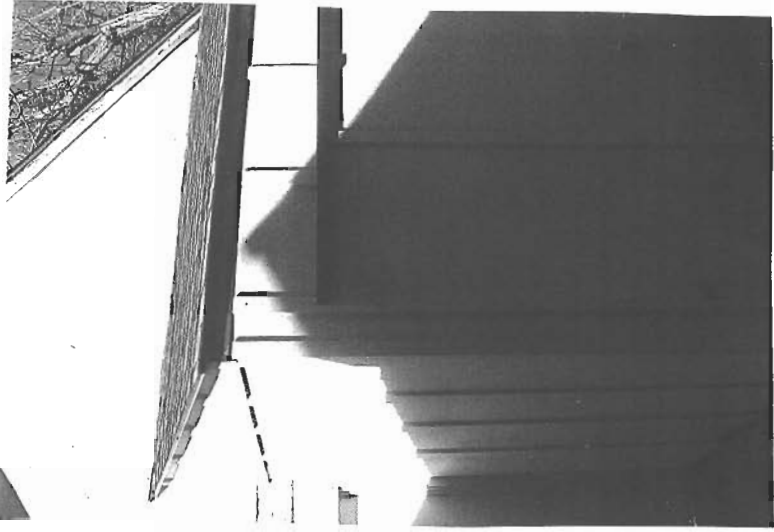
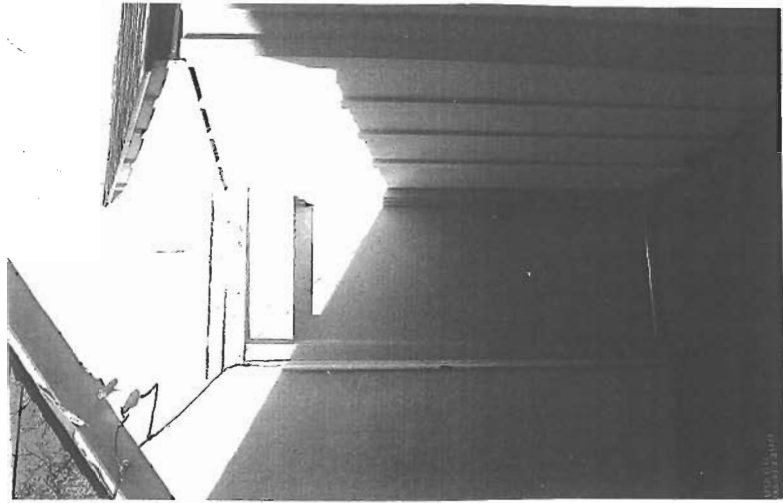


↑
steel swinging gate -
fairly basic, not
too ornate ...
manually operated

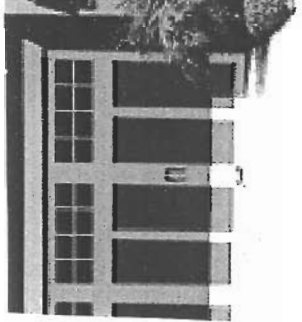


↑
6 ft. redwood
fencing w/
trellis topper

Remove.
garage door extension →
+ pedestrian
← door; restore
opening to
original
width



Replace header, install
carriage style door
in this style (closer
to, but in white) →



Salvage List

SALVAGE INSTRUCTIONS

Existing Room	Item	Reusing?	Instructions
All Rooms	Interior Doors	Y – Some but not all	Store in garage
All Rooms	Glass Knobs and backplates	Y	Store in garage
Kitchen	Ceiling Fixture (schoolhouse type)	Y	Store in garage
Kitchen	Window Hardware?	N	Store in garage
Kitchen	Latch on door between kitchen and laundry	N	Store in garage
Kitchen	Laundry faucet	N	Store in garage
Breakfast Room	Cabinet doors with leaded glass, plus knobs/pulls (on corner built-in)	N	Store in garage; take away remainder of cabinet
Breakfast Room	Leaded glass windows	Y	Remove when ready to glaze/reframe
Breakfast Room	Pull-down ironing board	--	Do not demo; keep in place
Living Room	Leaded glass windows	Y	Remove when ready to glaze/reframe
Living Room	Entire Fireplace/Mantle	Y	Keep intact
Dining Room	Leaded glass windows	Y	Remove when ready to glaze/reframe
Bathroom	Pedestal sink	Y	Powder coat
Bathroom	Faucets on both sink and tub	N	Store in garage
Bathroom	Tub	N	Call Mac the Plumber!!
Bathroom	Knobs/pulls on built-in cabinetry	N	Store in garage
Bedroom	Hardwood floor boards; consult owner on which ones	Y	Store in garage
Sink Room	Wall sink and faucet	N	Store in garage
Exterior	Front Door	Y	Keep in tact; to be refinished by owner
Exterior	Back Door (opens to laundry)	Y	Store in garage when removal becomes necessary; to be refinished by owner
Exterior	Lighting fixtures	N	Store in garage

KEEP INTACT (Just in case there was any question!!)

Existing Room	Item	Instructions/Comments
Living Room	Leaded glass windows	Remove when ready to glaze/reframe