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SAN DIEGO HOME/GARDEN LIFESTYLES®

2006 HOMEOWNERS' RESOURCE GUIDE



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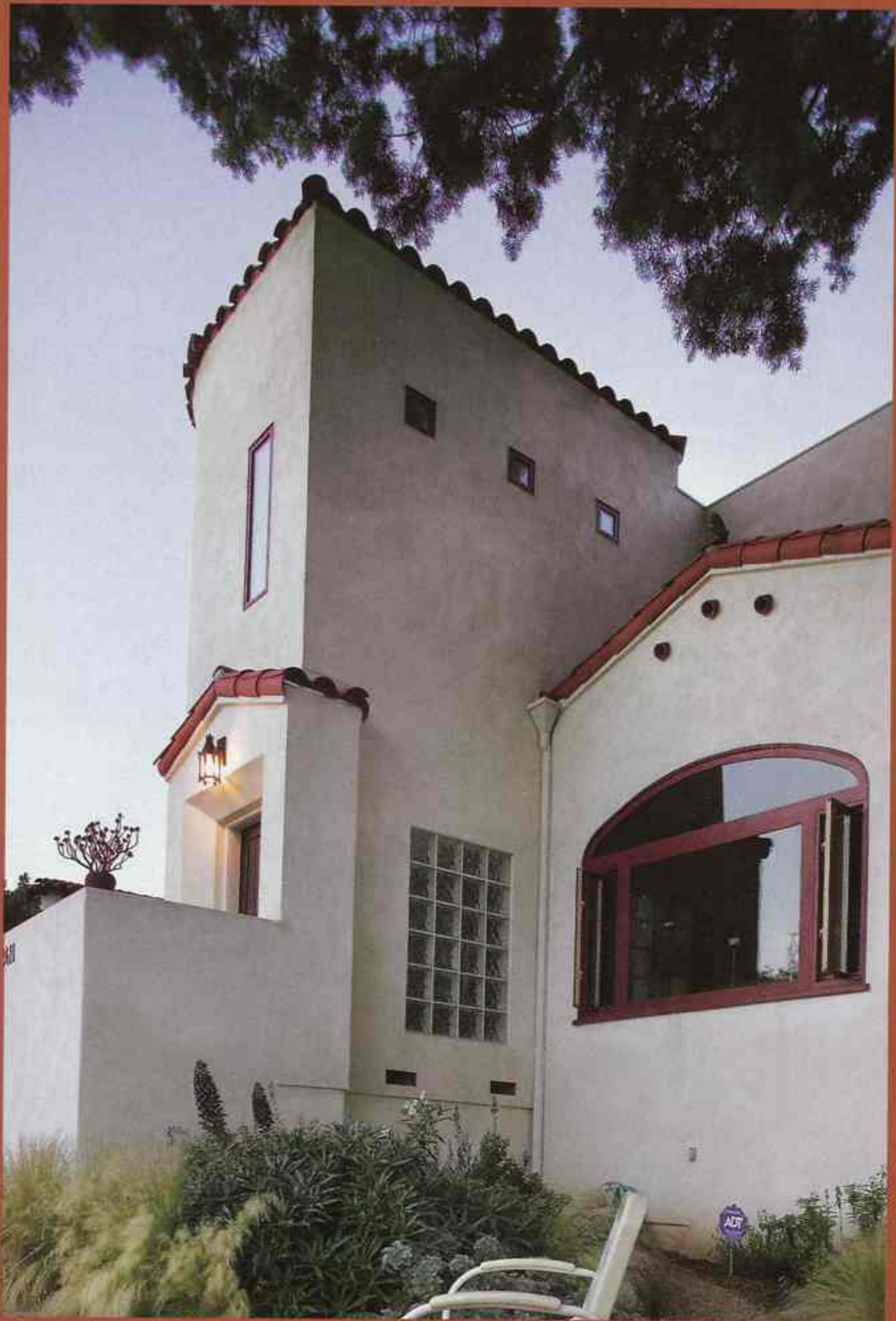
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ARCHITECTS/CONTRACTORS/REMODELERS



SPANISH STYLE

PHOTOGRAPHY BY PABLO MASON

Red tile roofs, stucco exteriors and arched doors and windows are the telltale signs of the many Mediterranean and Spanish eclectic homes in San Diego.

NOW

The cramped little bungalow in South Park, below, was redesigned by architect Ruth Fajarit-Davis with a second story to accommodate a modern lifestyle. The redo, left, enhanced and preserved the home's Spanish style.

Now

1. Refinished the entire house with smooth-textured, off-white stucco.
2. Replaced most wood windows with aluminum-clad windows for easier maintenance. Kept large, arched window in front.
3. Replaced plain, worn front door with traditional wood door. New front door faces street, giving the house more of a relationship with the street. The old door was off to the side and faced north.
4. Designed a stucco archway with a wooden gate between the detached garage and the house to pull the whole house together.
5. Installed a new red tile roof.
6. Saved an existing terra-cotta ornament at the peak of the roof and placed it above arched window at ridge.
7. Added glass block to bring in light at entry.
8. Added an upper deck to new master bedroom with canyon views.

THEN



Then

Homeowners in South Park wanted to add a second story to their simple Spanish-eclectic bungalow. The remodel was designed around an existing large podocarpus tree in the front yard.

NOW



Then

The original house had no sense of entry. The front door led directly to the living room.

NOW



NOW



NOW



Entry Now

1. Added drama at new entry with curved stairway. Steps and handrails of stairs are oak while the balustrades are Spanish-style wrought iron.
2. In keeping with the style of the house, a custom wrought-iron chandelier was installed hanging down from the striking two-story foyer.



Now

- 1. Painted the white fireplace a sage green.
- 2. Added ceiling fans to help circulate air for homeowner with allergies.
- 3. Retrofitted existing wood floor with radiant floor heating system.



THEN

Then
The footprint of the original living and dining rooms, above, remained the same, but the living-room fireplace was not a focal point.



NOW

NOW



Now

1. Replaced inefficient oak cabinets with cherry cabinets that include a pullout pantry, foot-pedal cabinet for recyclables and a pull-down microwave cabinet.
2. Installed custom task lighting and pendant lighting to replace fluorescent lighting.
3. Replaced linoleum flooring with oak.
4. Installed new tiled countertop in yellows and sages to replace beige-tiled countertop. Countertop next to range is a butcher block.
5. Added a prep sink next to the new Viking range.
6. Replaced all appliances — Heartland refrigerator, in yellow to match tile, has retro look.
7. Added a built-in eating nook with cherry table and bench.
8. Installed stained-glass lighting at eating nook to match new stained-glass window.
9. Used *Tropic Brown* granite countertop and natural birch cabinetry to bring in warm colors, and oak flooring to tie in to the oak flooring throughout the rest of the house. Built-in benches were added.
10. A 24-inch-deep pantry with 18-inch storage cabinets and two display shelves was added across from the sinks on the opposite side of the room where the old seating used to be. The entire pantry consists of easy-to-reach pullout shelving.

RESOURCES, PAGE 103



Then

The layout of the original kitchen did not change, but the low suspended grid-type ceiling was removed.

ARCHITECTS/CONTRACTORS/REMODELERS**Spanish Style, page 12**

Architect: Ruth Fajarit-Davis AIA, Zagrodnik + Thomas Architects LLP, 619/528-1199

General contractor: Mike Schearing, 858/874-6401

Interior design: Robert Wright, Bast Wright Interiors, 619/239-5590

Landscape design: Katherine Stangle, 619/291-8227

Oceanside contractor: 760/721-9912

"Avalon" sconces: Paul Ferrante, Inc., Los Angeles

Bathroom and kitchen tile: From the Ground Up, 858/551-9902

Bathroom sinks, toilets and faucets: Kohler

Ceiling fan: Casablanca Mission

Cherry cabinets: Seacoast Cabinets and Design, 858/272-4849

Furnishings, outdoor: Gardenology, 760/753-5500

Hardware pulls: San Diego Hardware, 858/576-1892

Kitchen faucets: Kohler

Kitchen sinks: Kindred

Landscape painting: Jeff Yeomans, 619/223-2477

Lighting fixtures: La Jolla Lighting, 858/459-2651 (except those above sink)

Radiant floor heating: Warmboard, 877/338-5493

Reclaimed 19th-century deck tiles from Spain: Unique Stone Imports, 619/275-8300

Stained-glass lighting: Theodore Ellison Designs, 510/534-7632

BATHS/KITCHENS**Make A Splash, page 25****Make It Wright**

Design: Drew A. Sawyer, Interior Focus, 858/451-8771

Tile: Italian Tile and Marble, 619/444-9280

Faucets, hardware: Pacific Sales, 858/207-5000

Tweaked with Twinkle

Designer: Amy M. Lauffer, CKD, CBD, 760/716-2492

Contractor: MOST Construction, 760/908-7352 or 760/908-7351

Ten Ways in the Powder Room: Margaret Dean, Design Studio West, 858/454-9133

La Jolla powder room: Margo Peters Porras and Michael Caeg, Allied Members ASID, Arthur Porras ASID and Associates, 619/296-2201

Outdated Kitchens, page 29**Center of Attention**

Design: Candace Alberts, Interiors by Decorating Den, 619/713-0172

Contractors: D. Scott Hall Designers, 858/566-8063; R.K. Walker Construction, 619/972-7046

Appliances: Standards of Excellence, 858/274-6004

Cabinets: Holland's Custom Kitchens, 619/443-6081

Electric: K.P. Electric, 619/579-3262

Flooring: The Wooden Floor Co., Inc., 619/440-3543

Material suppliers: Arizona Tile, 858/566-5971; House of Tile and Marble, 858/457-1352; Expo Design Center, 858/596-9600

Materials fabricator: Artistic Marble & Granite, Inc., 619/562-2886

Painting: Barry Sanborn Painting, 619/698-6564

Plumbing: Tim Daniels Plumbing, Inc., 619/749-2744

Drop Out

Design: Robin Webster, IIDA, R Designs, 858/571-1300

Contractor: JBT Inc., 760/818-0108

Appliances: Ferguson Bath & Kitchen Gallery, 858/974-5100

Cabinets: Cabinet Source Design Studio, 858/270-5437

Electrical work: Rory Higgins Electric, 858/486-6980

Faux finish: Faux Unique, 619/995-8818

Granite fabrication: California Stone Works, 619/562-1661

Hardware: San Diego Hardware, 858/576-1892

Lighting: Elite Lighting, 858/273-2400

10 Ways: Steve Janks, Janks Construction, Inc., 858/693-9700

DOORS/WINDOWS**Entrancing Choices, page 42**

Greene & Greene windows: Pacific Architectural, 714/256-1050

Avalon Doors, 888/382-DOOR

Doors Etc., 619/275-6151

ES Creative Glass, 619/428-6919

Grand Entrances, 858/586-7585

Jeld-Wen Doors and Windows, 800/877-9482, www.jeld-wen.com

Light pattern illustrations: Jeld-Wen, 800/877-9482

Old World Doors, 619/250-5624

Wood or Aluminum: Wendy Duran, vice president, General Millwork Supply, Inc., 760/591-4257; www.generalmillwork.com

FIREPLACES**Directory, page 50****La Jolla Spanish-style fireplace**

Designer: Candace King, 858/454-1504

Furniture, lighting, art: Dupuis (moved to Orange County); Kern & Co., 858/792-7722; King and Company, 858/454-1504; La Grande Maison, 858/481-5555; Peter Grau Gallery, 858/259-0353; Pied a Terre, 858/456-4433; Studio Veneto, 858/551-2782

FLOORS**Floored by Wood, page 52**

Cardiff reclaimed wood floor: Charlie Johnson, www.monkeyslikeshinythings.com; Ecotimber, www.ecotimber.com;

Clairemont engineered maple flooring: Lynn Froeschle, AIA, CSI, 858/571-2858; Austin Construction, 619/449-6887; Kähns International, www.kahrs.com

Hillcrest fir floor: Kathleen McCormick, Smith & Others Architects, 619/239-4427; Ray Flores, Flores Lund Consultants, 858/566-0626

La Jolla maple floor: N. Charles Slert, AIA, N. Charles Slert Associates Architects, 619/231-1120; Wardell Builders, 858/793-4190

Pointers: John Antman, Superior Floor Designs, 760/436-0900

Rancho Peñasquitos laminated bamboo floor: Beverly Feldman, ASID, SPACE San Diego, 619/237-0727; Taylor Jones, architect, 858/513-2533; Lawson Construction, 858/513-8020; Zaus Godwin Hardwood Flooring, 858/408-0047

Wood planks and tiles: Coles Carpet, 858/481-3900

GARDEN**Paver the Way, page 65**

Information: Ali Shapouri, California Marble & Travertine, 858/756-1884; Interlocking Concrete Pavement Institute, www.icpi.org

La Jolla entryway

Site supervisor/designer: Zachary Z. Zuboff Associates, 310/247-0346

Architect: William M. Hughes Architect and Structural Design Consultant, 619/229-8127

Builder/contractor: Jim Sweig, Sweig General Contracting, 619/325-6333

Hardscape: Jim Neri, Neri Landscape Architecture, 858/459-2080

Landscape: Todd Frye Associates, 858/459-8005

Mission Hills stairway

Architect: Marc Tarasuck AIA & Associates, 619/262-0100

Contractor: Tony Parker General Builders, 858/391-1430

Stone: RCP Block and Brick, various locations, www.rcpblock.com (concrete pavers also came from RCP Block and Brick)

North Park garden

Stonework: Karen Penny, Natures Own Designs, 619/588-2809

Arborist: Gary Walker, 619/982-0156

Point Loma home

Architect: Bruce Peeling, 619/224-8575, www.brucepeeling.com

Interior design: Megan Bryan, 858/551-2622, www.meganbryan.com

HARD SURFACES**Counter Wise, page 70**

Bankers Hill tile counter: Architect Jim Kelley-Markham, Kelley-Markham Architecture and Planning, 619/232-1580; Tom Lewis & Crew, 619/920-1999; Dal-Tile, 858/565-7767

Chart: Lilliana Bosforo, Stones Unlimited, 858/622-0014, www.stonesunlimited.com; Paul Pinga, Kitchen Expo, 858/456-0050, ext. 105

Encinitas granite counter: San Diego Granite Inc., 858/486-2040

La Jolla CaesarStone counter: Leslie Cohen, CKD, ASID, Leslie Cohen Design, 760/753-5247

La Jolla concrete counter: Safdie Rabines Architects, 619/297-6153; Wardell Builders Inc. 858/793-4190; Barbara Ziebarth, MPLA, 858/793-4190

La Jolla marble counter: Sarah Lee, Allied Member ASID, Cabochen Tile & Stone, 858/454-8798

Poway granite counter: John Mill Davies, ASID, Marrokal Construction Company, 858/549-9000

Rancho Peñasquitos granite counter: Beverly Feldman, ASID, Space San Diego, 619/237-0727

Under the Light: Stone Care International, Inc. www.stonecare.com