



## Project Description for 7242 Midbury Drive, Dallas

**Foundation:** Original Pier and Beam home was evaluated by structural engineer and found to be performing as intended. Additional venting was added to crawlspace, drainage correction was done to northwest side of home. Addition is slab complete with both interior and exterior piers measuring approx. 13 to 14 feet deep (to blue shale). Three piers were placed under full masonry two-sided outdoor fireplace.

**Additional Concrete:** Replaced driveway, added large of amounts of patio space (with drains for proper drainage), replace/added HVAC pads, added large side patio, added footing for decorative stone wall in front of home, replace front side walk)

**Framing:** Reimagined original home design, removing walls and elevating ceilings for a modern, open concept. Framing was reviewed and passed by the City of Dallas building department and an independent Structural engineer (framing on original structure).

**Roof:** Composition on original home was inspected by roofer and retained (installed 2012). Composition on addition was matched to original. Both sections received new bronze standing seam accents.

**Windows:** All windows and doors replaced with metal or metal/wood combination. Brands include Western Window Systems, Andersen and Milgard.

**Exterior:** Imperfections in original brick repaired, brick on addition matched for texture and size. All brick primed and painted (two coats). All trim also painted. Lueders/Austin dry-stack stone added to front/back porch posts, planters, outdoor full masonry fireplace and built-in grill. The same stone is cut to a veneer on the large interior, two sided fireplace. Installed board on board 8 ft fence with automatic gate and iron fence creates dog run on side yard. Sprinkler system installed, two fountains, contemporary landscape design.

**Plumbing:** All original plumbing and gas pipes were replaced. Main water line, main gas line, main sewer line replaced. Two gas tankless water heaters were also added.

**HVAC:** Installed two, Lennox 5 ton 16 SEER HVAC units with gas furnaces and programmable thermostats.

**Electrical:** Entire home was rewired with new main service. Recessed cans use LED bulbs (a few art lights contain halogen bulbs). Prewired for security. Prewired for sound in main living areas, media room, master, master bath and back patio. CAT 5 wiring also included.

**Insulation:** Wet Cellulose blown into exterior walls, R-38 blown into attic. Inspected by independent 3<sup>rd</sup> party "Green" inspector.

**Gutters:** Added to entire home

## General Interior Selections

**Walls:** Smooth finish, painted Pure White

**Baseboards:** 1 x 6 painted Pure White



**Casing:** 1 x 3.5 painted Pure White

**Doors:** Masonite single flat panel, solid core painted Pure White with contemporary chrome door knobs

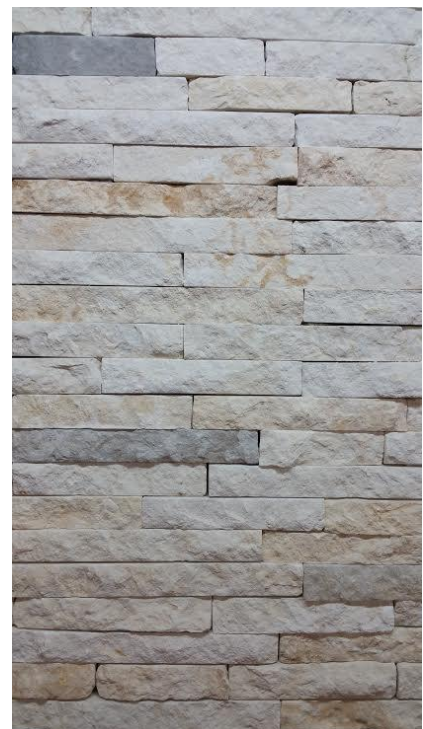


## Exterior



1. Brick and Wall siding—Nantucket Dune
2. Eaves, rafters, fascia—Black Fox
3. Cedar porches—Charwood or similar
4. Gutters—Dark Bronze
5. Metal Roof—Dark Bronze
6. Doors and windows—Black
7. Living room tile also laid on front porch

Stone (mix of Austin stone and Lueders stone/dry stack) for front porch posts, planters, decorative wall, interior fireplace, outside fireplace, built-in grill area, post on back porch.



Built-in Coyote grill w/cover on covered back patio



Front porch light



Lights over garage doors



Sconces on covered patio



Sconces on side patio



Outdoor fan on patio



Doorbell button



## Living Area/Kitchen



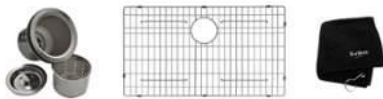
Cabinets are a flat panel  
Walnut with a natural stain

Cabinet pulls

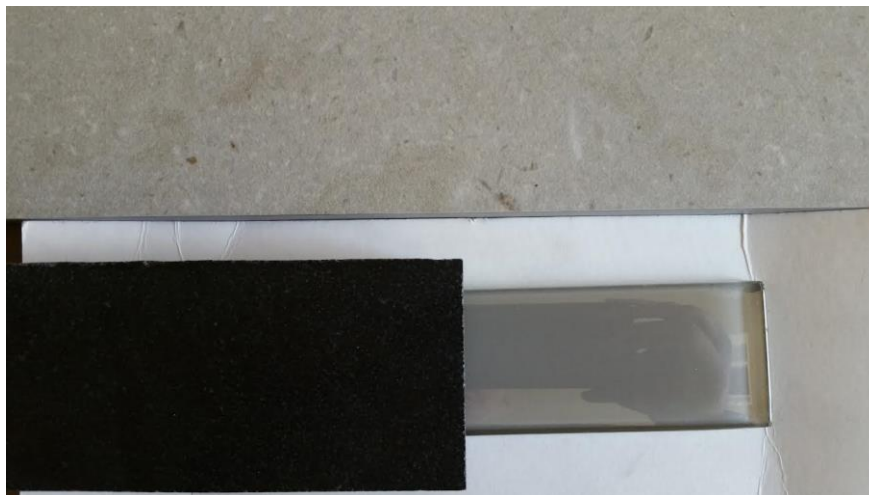
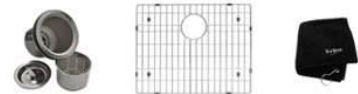
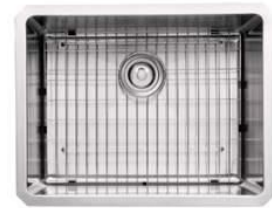


Faucet for both sinks—Moen

Main Sink



Secondary Sink



Main tile 24x48 (large room,  
laundry and front porch)

Black honed granite for  
kitchen perimeter

Backsplash 2 x 16 glass tile



Leathered Quartzite for  
Island

Two pendants over island with Edison bulbs



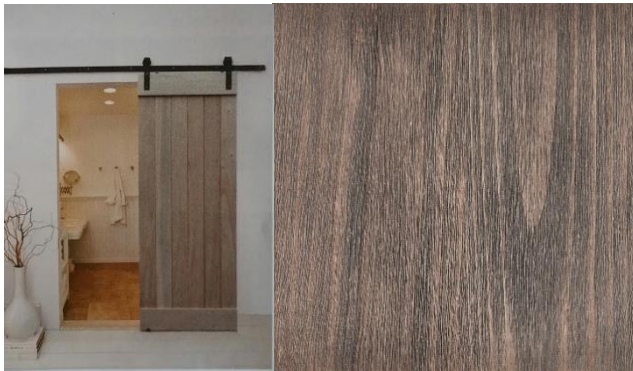
Appliances—

1. Wolf—Double oven, microwave, gas cooktop and downdraft
2. Sub-zero—48 inch built in refrigerator
3. Scotsman—clear ice maker
4. Marvel—wine chiller
5. Disposer on main sink
6. Asko Dishwasher



## Study

Study with double barn doors in a washed brown/gray finish. Built in floating credenza against back wall in study. Top to credenza and floating wall shelves are walnut. Flooring is the same 24 x 48 tile as the large room.



## Powder Bath #1

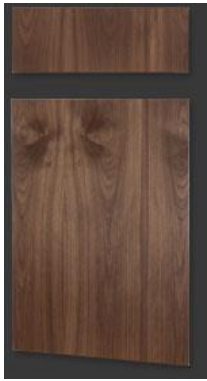
Wood floors in original home to be refinished/stained similar to picture to right. Stone countertop also shown.

Undermount Sink



Faucet—Danze





Sconces and Ceiling Pendant  
with Edison Bulbs

Cabinet Pulls, Towel bar, and toilet paper holder (Cabinets are walnut, floating design)



Toto Toilet

## Guest Bedrooms

Original wood floors to be refinished similar in color to above.



## Laundry

Cabinet pulls, painted flat panel cabinets



Undermount Sink



Faucet--Danze



Laundry Top—Quartzite—  
Floor Tile will be same as  
large living area

# Jack-N-Jill Bath



1. Tweed-look tile—floor
2. Cream tile—shower
3. Decorative border—shower laid vertically
4. Stone Countertop also shown



Vanity Light

Undermount sink



Vanity Faucet—Moen



Shower Faucet—Moen. Shower door to be frameless with chrome hinges.



Cabinet Pulls—painted cabinets with V-groove design

Hardware



American Standard Toilet



## Secondary Master Bath



Stone counter top with double sinks

Floor tile (dark)

Tub/shower tile (light)

Tub/shower border (marble accents). Existing cast iron tub re-glazed (white). Glass door with chrome hinges to be installed.



Cabinets are flat panel, painted.



Sconce over vanity



## Media Room

Cabinets are flat panel painted for wet bar and floating entertainment center. Wet bar to have lighting glass front cabinets, cream architectural tile, and stone top (see right) against wood floors. Entertainment center to have smoke glass and mesh for sub-woofer.



**\$30.00 in Accessories  
Included Free**



## Master/Master Bath



Master Bath floor tile (light)

Master shower tile (light)

Large vertical accent wall in herringbone pattern (dark)

Shower Floor (small light tiles shown top left)



Engineered Wood Floor in Master Bedroom (same as Media Room)

Shower system with body sprays and hand held shower at seat



Stone for both counters/shower seat/thresh hold to shower. Shower glass is frameless with chrome hinges.



Sconces for both vanities



Cabinet pulls—cabinets are flat panel painted. Each closet will have built-in chest of drawers.

