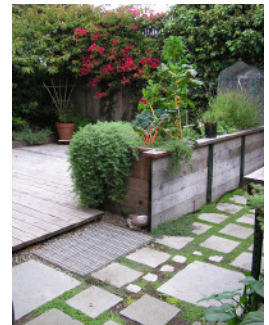


Oceana Residence

2006 Pacifica, California



SITE & PROGRAM

The house was originally built in 1985 and is located within 500 feet of the Pacific Ocean. The client requested the design of a new kitchen, a new bathroom, and a new half bath along with more daylight and natural ventilation for the house, and a functional home office. New windows were added, and existing openings were enlarged, to allow more daylight into each space. At the interior, work included new flooring surfaces, wood trim, an efficient woodstove, and extensive tile work.

The exterior siding, exterior trim and two upper decks were also substantially renovated. The gardens, raised planters & ground level decks design and renovation was part of a second phase of work to support greater indoor/ outdoor living during most of the year, and to provide space for the client to grow vegetables and herbs.

Designer: Simone Goldfeder in collaboration

with Brent Hinrichs & Kina Voelz

Building Type: Private House

Project Type: Renovation

Project Scope: Full contract

Client: Private

Size: 1500 SF

Schedule: Completed 2006

Constructive Form
Architecture and Design LLC

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MATERIALS & CONSTRUCTION

The existing house is wood frame; and in the renovation areas existing finishes were removed down to the rough framing. Tiles with saturated colors were used extensively in the bathroom and kitchen areas including combinations of glazed, mosaic, quarry and slate tiles, and stone slabs were installed on the floors and walls. The layout was designed so that no tiles were cut, instead various sizes were used to accommodate differences in overall dimensions. All the new millwork uses slate or cement-panel countertops, birch plywood cabinets with stainless steel hardware. The bathroom has a new soaking tub, a steam shower, new windows and a venting skylight. The new wood stove is installed with cement-panel surround and hearth. New cork flooring is installed over the existing slab on grade at the ground floor, while bamboo is used for the stairs and upper floor. Clear finished Alaskan yellow cedar with was used for all interior trim.

At the exterior fiber-cement boards replaced any siding that was removed. Cedar trim with bleaching oil was installed around new or modified windows and doors. All the new exterior flashings were fabricated from solid zinc alloy. Side, front and backyard areas were cleared and new plantings. A redwood deck area and raised planters were built, as well as a worktable – all the wood was harvested from certified sources. The existing ivy and bougainvillea remained, but all other plants were new- a mix of herbs, vegetables, and natives. Vines were planted near the fencing to eventually become a vertical garden. Concrete pavers, with gaps between them for ground cover, or gravel was placed over the other landscape areas.

