



**Project Management**

# Malibu Road

## Project Areas

Front Area/Garage

Pool/Spa





## Garage Door

Client wanted a door that matched the front entry to provide more architectural appeal. We chose the glass door to add light, along with the aesthetic appeal.



Also, we removed the asphalt and replaced it with concrete. Adding lines in the concrete create additional aesthetic curb appeal that matched the existing stone in the front entry.



## Pool/Spa



With this project, it started out of necessity due to the aquarium window was delaminating. The existing pool did not have a spa. So, we added a spa, updated the tile with recycled glass bottle tile, replumbed the pool equipment and added a new equipment area adjacent to the garage. Additionally, we upgraded the overflow trough for the waterfall and reinstalled the Laddie Dill art sculpture, "Dolphin in the Waves."

The Syndecrete stepping stones and surrounding pool coping was provided by Syndesis, David Hertz.







## Pool Equipment Area







## Project Complete





# Encinal Bluffs



## Project Areas

Complete Exterior Facelift

Pool/Spa

Hardscape and Retaining Walls

New Landscaping



Below is an overview of what was done at this beach house. We took this dated, pink bungalow and turned it into a true California Hacienda. No detail was overlooked.

#### Front Entry

Remove planter

Add retaining wall without belly, gradual curve – refer to plan

Drop beam from trellis 10 inches

Remove 32" of overhang

Add parapet wall on top of remaining overhang

Beams die into stucco parapet wall



#### South Side of House

Templates for the curves along beams and wall of patio (media room)

Lose the curve between post and side of house

Do not continue solid wall from existing wall to post

Readjust curve from post to new gate

Need soffit along all edges of house

#### Beach Side of House

Retaining walls- avoid the hoop look

Make 2-3 profiles for wood sill, bigger is better

Front of kitchen and living room - trellis similar to garage area

Need big boulders around planter areas

Add fake wood headers above all slider doors and bedroom exterior doors













## Project Complete





## Other Projects:

Wine Cellar Remodel – Malibu Colony

Wine Cellar Remodel – Malibu Road

Three Bathroom Remodel – Broad Beach

Art Installation – Broad Beach

Art Installation – Malibu Road

Art Installation – Carbon Mesa

Complete Home Remodel – Hollywood Hills

Complete Facelift and Staging – Malibu Road

Beach Revetment – Broad Beach

Caisson, Pool and Foundation Repair – Broad Beach

Kitchen and Bathroom Remodel – Malibu Road



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