



Interior & Exterior Architectural Detailing & Design
STRUCTURES • INTERIORS • LANDSCAPES

Upgrades to 27602 Flaming Arrow Drive
Rancho Palos Verdes, California

EXTERIOR

LANDSCAPE

1. Removed overgrown junipers, re-graded the front yard for proper drainage away from house.
2. Installed new larger lawn and new planters.
3. 324 cubic feet of topsoil brought in to enrich the landscape.
4. Planted hedges, boxwood, rosemary, patio roses, and various flowering plants.
5. Beach pebbles added to planters.
6. Fabricated and installed a new custom trellis (a large-scale replica of the adjacent wall light).
7. New El Dorado Stone added onto the wall on right side of the driveway.
8. Relocated and configured the sprinkler system to accommodate new landscape.
9. New automatic sprinklers in front and back yards with new sprinkler timer.
10. New water main and sprinkler branch shutoff valves.

FACADE

1. New El Dorado Stone added onto the wall beside front door and base of garage door columns.
2. Dramatic new color pallet on house using Benjamin Moore paint.
3. Custom faux finish on brick chimney and mailbox.
4. New front door casing and custom driftwood finish.
5. New exterior light fixtures and new can light over front door.
6. New mid-century modern doorbell.
7. New garage door hinges and openers.
8. Faux finish on garage door panels.

INTERIOR

GENERAL

1. New flooring & carpet throughout.
2. New professional, detailed, color pallet & sophisticated finishes using Benjamin Moore paint.
3. New electrical switches and receptacles throughout.
4. Retrofitted all existing lights to LED.
5. All new electrical and plumbing fixtures throughout.
6. All new door hinges and handles throughout.
7. All new unique cabinet hardware throughout.
8. All windows have new hinges and window cranks.
9. Professional deep cleaning.

ENTRY

1. New wide plank real wood oak floors with driftwood finish.
2. New mid-century modern ceiling light in Renaissance Copper finish and mosaic glass tile stripe that appears to float around taupe mica shade.
3. New sophisticated outdoor timer/switch that can automatically turn the outdoor lighting on at sunset and off at sunrise. Includes a variety of additional options.

POWDER ROOM / GUEST BATH

1. New wide plank real wood oak floors with driftwood finish.
2. New frosted glass French door with custom driftwood wood finish.
3. New vanity with custom distressed finish & real Carrara Marble counter and splash.
4. New forged iron mirror
5. New iron wall sconces.
6. New sink, plumbing fixture, & toilet.
7. New crown molding, chair rail, & custom burgundy wall finish with copper highlights.
8. New ceiling exhaust fan.

LAUNDRY ROOM

1. New laundry room.
2. New 12x14 tile flooring and tile base.
3. New cabinets & countertop with plenty of storage.
4. Shelf & hanging rod for convenience.
5. New overhead lighting and under cabinet lighting
6. New washer/dryer valves.

GARAGE

1. New high-quality Tankless Navien Condensing Water Heater.
2. Leveled and reinforced garage roof framing.
3. New paint on walls, ceiling, workbench, and cabinetry.
4. Installed new LED lighting.

FAMILY ROOM

1. New wide plank real wood oak floors with driftwood finish.
2. New granite counter pass-through added to create more open design.
3. New bronze pendent lighting over counter.
4. Newly configured entertainment center and shelving with specialty finish.
5. Pre-wired for TV.
6. Padded soundboard TV backing with new overhead lighted display.

KITCHEN

1. New wide plank real wood oak floors with driftwood finish.
2. New granite counters with new glass backsplash with real seashell detail.
3. New moldings and cabinet crown molding.
4. Sophisticated custom finish on cabinets.
5. New overhead lighting and under cabinet lighting.
6. All new stainless appliances.
7. New stove with new glass and stainless island hood mounted on custom bridge soffit.
8. New oven/microwave in new larger cabinet.
9. New stainless dishwasher.
10. Stainless garbage disposal.
11. New sink faucet.
12. New garden window.

BREAKFAST NOOK

1. New wide plank real wood oak floors with driftwood finish.
2. New mid-century modern ceiling light in Renaissance Copper finish and mosaic glass tile stripe that appears to float around taupe mica shade.

DINING & LIVING ROOMS

1. Modified cabinets with new drawers and door fronts.
2. Unique mid-century modern handles and drawer pulls.
3. New granite counter tops.
4. Unique textured panel complete with custom faux finish. Its copper highlights tie into the colors of the lighting fixtures.

5. Large-scale racetrack oval mid-century modern chandelier in Renaissance Copper finish and mosaic glass tile stripe that appears to float around taupe mica shade.
6. New custom mid-century modern mantel with rustic driftwood finish scribed to the PV stone wall. (Mantel is large-scale replica of dining room cabinet handles.)
7. Three spotlights added above mantel.
8. New neutral carpet and padding.

STAIRWELL

1. Formerly carpeted stairs have been replaced with solid oak treads and risers to match the driftwood flooring throughout the house.
2. Oak handrails refinished with custom driftwood finish.
3. New oak post caps on railings.
4. Pickets painted to accentuate the railing and stairs using an appropriate mid-century color.

UPSTAIRS

HALLWAY

1. Driftwood floors continue from the stairway into the hallway.
2. New doors and hardware on all hallway cabinets.
3. New granite counter with under cabinet lighting.
4. New LED can lights.

BEDROOM #1 (top of stairs to left)

1. New neutral carpeting.
2. Fresh paint.
3. Newly wired to allow for ceiling light fixture.
4. Installed new ceiling light fixture.
5. All new switches and receptacles.
6. All windows have new hinges and window cranks.
7. Sweeping View.

HALL BATHROOM

1. New flooring and baseboard.
2. Fresh paint.
3. Upgraded vanity with new plumbing fixtures and updated cabinet details.
4. Updated mirrors.
5. New overhead canned lighting.
6. New toilet.
7. New ceiling exhaust fan.

MASTER BEDROOM #1

1. New neutral carpeting.
2. New elegant color pallet.
3. New crown molding.
8. Newly wired to allow for ceiling light fixture.
9. Installed new ceiling light fixture.
10. All new switches and receptacles.
10. Pre-wired for wall-hung TV.
11. All windows have new hinges and window cranks.
12. Incredible sweeping view that spans length of master bedroom.

MASTER BATH #1

1. New frosted glass French door with custom driftwood wood finish.
2. New 12x24 tile flooring and tile base.
3. New crown molding.
4. Sophisticated paint pallet.
5. Removed tall pony wall to create larger more open layout.
6. New, larger double vanity with custom beachy distressed finish compatible with the new textured wall mirrors.
7. Retro urban-style exterior lights added to accent the wall mirrors.
8. Unique vanity hardware.
9. New vanity plumbing fixtures and updated cabinet details.
10. New toilet.
11. Out-of-the-way GFI receptacles on the side of the vanity. Pre-wired below toilet for bidet/toilet seat conversion.

BEDROOM #2

1. New neutral carpeting.
2. Fresh paint.
3. Newly wired to allow for ceiling light fixture.
4. Installed new ceiling light fixture.
5. All new switches and receptacles.
6. All windows have new hinges and window cranks.

MASTER BEDROOM #2

1. New neutral carpeting.
2. Fresh paint.
3. Newly wired to allow for ceiling light fixture.
4. Installed new ceiling light fixture.
5. All new switches and receptacles.
6. All windows have new hinges and window cranks.

MASTER BATH #2

1. Fresh updated color scheme.
2. All new switches and receptacles.
3. New plumbing fixtures.
4. New cabinet details.
5. New toilet.
6. New LED can lights.