

Work Completed at the GELBER RESSIDENCE, Canna Rd (2022-2025)

Main Deck Rebuild (rear, off living and kitchen) :

- Structural retrofit and rebuild to increase load bearing capacity and fire resilience
- New Load-bearing Wall (tied into existing foundation) below kitchen nook
- New Steel Beams (2) (tied into existing structure) to carry deck cantilever properly
- Rebuilt entire deck with doubled-up joists and finished with engineered wood treads.
- New Steel Railings (tied to frame)
- Rebuilt stucco pony wall
- *Fire-rated paint coating deck joists
- *Engineered wood treads rated fire resilient akin to dense hardwoods (i.e. ipe)

Upper Side Deck Rebuild (off studio, wrapping garage wall) :

- Structural retrofit and rebuild to increase load bearing capacity and fire resilience
- New Steel "L" shaped beam to carry corner
- Rebuilt entire deck with doubled joists and finished with engineered wood treads.
- Rebuilt curved stucco pony wall.
- Enclosed soffit (underneath) for fire-hardening
- *Engineered wood treads rated fire resilient akin to dense hardwoods (i.e. ipe)

New Deck Treads (entry bridge and lower side deck; engineered wood same spec as above)

Roof :

- New complete roof (torch-down, layered membrane) with new parapet cap flashing (2022)
- Roof framing altered to improve sloping patterns for better drainage (2022)
- New Vent cap for chimney stack

New Exterior + Interior Paint (Entire house)

New Carpet (All replaced)

Systems:

- New AC Condenser (for upper level of house) - 3 Ton (2025)
- New Water Heater (2025)
- New Valves and/or Drains (select baths where needed + kitchen)

Other:

- New Sliding glass window and sliding glass door in kitchen nook
- Leveled and re-surfaced upper private Balcony with waterproof coating
- Restored Landscape Sculpture (Original Artist: Orun Sanz)
- New Locking Mailbox in original location (tree)

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