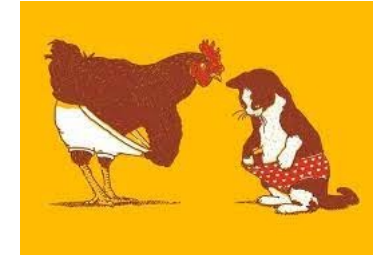


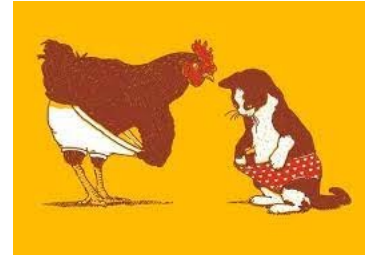
University Terrace  
Open House  
“You Show me Yours And I’ll Show You Mine”



November 2023

# Program

- 2:00: Meet at Commons Room
- 2:10: Mei
- 2:25: Bev and Lewis
- 2:40: Andrew and Steven
- 2:55: Bea and Jules
- 3:10: Rebekah
- 3:25: Joe and Debbie
- 3:40: Alix
- 4:00: Sarah and Evan and Emma and Merwyn
- 4:15: convene in the Commons Room for refreshments and chit chat.



# An Exercise in Collaboration - Mei

Mei's first project was in 2009, replacing her carpets with engineered wood. As the floor plans on the lower-level units are all very similar Mei joined forces with a former homeowner to have their floors done as one project. In 2012 Mei renovated her hallway bathroom, creating more storage, improving ventilation and overall flow. The shared project experience from 2009 was so positive that in 2016, when it was time to renovate the kitchen, Dianne and Mei joined forces again, resulting in a beautiful and efficient kitchen and savings in labor, materials, and research time. Mei wanted her projects to be simple, budget friendly and to utilize and maximize her existing floor plans and footprint.

Mei is especially pleased with improvements to storage, lighting and ventilation gained by both her kitchen and bathroom remodels

Regrets?

*In the bathroom, I wish I had put in a walk-in shower and a different sink counter.*

# Taj Mahal – Bev and Lewis

Bev and Lewis remodeled their upstairs bathroom and installed built-in bookshelves. They love the changes, which improved their living situation. Next they will tackle the downstairs bathroom

- *We remodeled our upstairs bathroom in our townhouse unit. We got a cantilevered toilet which we like a lot. We installed all new recessed lighting and put an outlet next to the toilet for a bidet. We installed marble tile throughout including all walls. We used the old vanity and installed a drawer on the side which was previously a cabinet. We covered the old vanity in oak veneer, installed a marble countertop and marble sink on top. This created more room in the cabinet area under the sink. We removed the tub and installed a walk-in shower. The shower is level with the rest of the floor (no shower pan) and includes a rain shower as well as a hand-held shower head. A glass panel prevents water from entering the rest of the bathroom when the shower is on. We installed new fixtures for both the shower and the sink, and put a teak bench in the shower. We installed shower fixtures near shower entrance so the water pressure and temperature could be adjusted before walking into the shower. We replaced the cupboard behind the shower area with an oak cabinet for linens, etc. The doorway is trimmed in oak, and we installed a barn door on the outside to save space. We also cut in two interior windows to let in light from the stairwell skylight. We installed a heated towel bar and a built-in radio and speakers. This is what we will be showing, but people can look at anything that is not a "keep out" area. We will ask that people take off their shoes in the entryway.*
- *We also remodeled the upstairs alcove. We installed built-in bookshelves and a hardwood floor.*

Regrets?

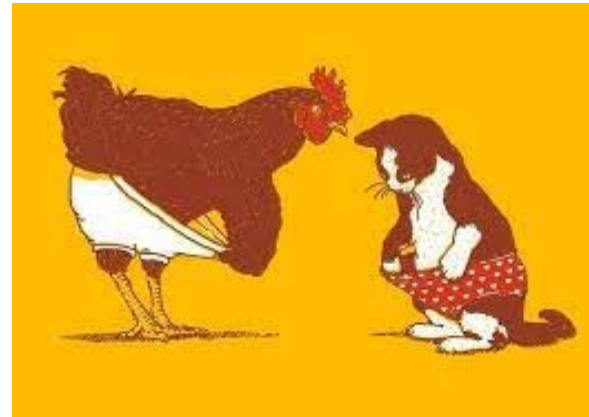
- *My only regret is the overly expensive heated towel rack in the bathroom. It's not really necessary in our climate, but since our central heating hasn't worked for years, 😞 we sometimes turn it on to warm the bathroom. The built-in radio and speakers are good but also probably not necessary, since we could use our phones instead.*





# Andrew & Steven

- Andrew and Steven will show us their custom kitchen and bathroom and beautiful décor. No preview available



# Bye Bye Bar – Jules and Bea's Space Gains

Two remodels: kitchen and couple's bedroom/bathroom. B&J also made smaller changes through out their condo

*Over the 20+ years we have been here, we did a few changes to optimize the small space we have. We removed the bar that separated living room from kitchen and replaced original appliances with smaller sized ones – we love our kitchen, and the new layout makes it so much more pleasant to be in the space. We changed the hinges of the primary bedroom to open towards the hallway and changed all closet doors to sliding doors. The biggest improvement was changing the door between bathroom and bedroom to a glass sliding door, creating more space in the bedroom and allowing some light into the bathroom. We also removed the shelves from the living room replacing them with a built-in media center with much more storage.*

*Both the kitchen and bathroom remodels significantly improved our use and experience of those spaces.*

Regrets?

*The tile on the bedrooms are very hard, and it takes a toll on an aging body. They can be cold in the winter. In retrospect, we would have chosen a different material and considered radiant heating.*



# Prior Owner's Remodel - Rebekah

Rebekah's unit had gone through major remodel a couple of years before she bought the unit. Kitchen, laundry room and bathroom were completely re-done, creating an amazing amount of storage for a small space. Rebekah describes the results as very snazzy – the only work she had to do was to repaint to soften the ambiance. Her amazing sister-in-law came to visit and painted the whole area for her.

Besides the original color choices, Rebekah loves the work that was done in her home, and she would not do anything different.

# Carpentry and Other Hidden Talents – Joe & Debbie

Joe removed doors to make storage more accessible and usable, and he built his own workshop. His condo is decorated with his landscape paintings and with Japanese wood block prints.

Joe and Debbie love the bookshelves and desk in their bedroom.

Joe is a true renaissance man. We all know about his deep knowledge about forestry and plants, and most of us experienced his delightful poetry during our talent shows. Today we will have the privilege to encounter his fine carpentry skills and his landscape paintings.



# The Glass House - Alix

Alix is a glass artist and her love for glass is clear when you walk into her home. Alix remodeled her bathroom and her kitchen adding glass cabinet doors and tiles.

She was able to expand her bathroom by shrinking the laundry closet, and changing out all under-counter cabinets for drawers in her kitchen improved her storage. Alix is an avid cook, so she relishes her smooth countertops on which she can make her fresh pasta. According to Alix, the remodels revolutionized her living situation.

## Regrets?

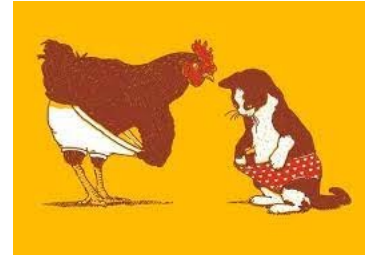
- *I bought a fancy faucet that turned out to have a flawed design. And I get mold at the grout line behind the sink.*



# The Bonus House – Sarah/Emma/Evan/Merwin

- Our own board president and crafter extraordinaire Sarah updated her bathroom on a DIY project. She will explain to us the challenges and joys of using contact paper for larger projects. Be there or be square.
- The whole family participates in creating a scrounge lounge featuring giveaways from neighbors or the roadside. Merwin is top scrounger, always lounging in the living room.

# Resource Center



Alix: Cabinets are from European Cabinets in Palo Alto. Blue Star range, Miele Dishwasher; Tim Mueller was the architect and builder for the bathroom (though he no longer takes on small projects).

Bev: Tim Mueller was our architect (Green Hammer). Our nephew from Washington came down to act as our contractor for the job, although we were permitted as owner-contractors

Jules: Bathroom Designer Toshi Lim ([wacworksdesign@sbcglobal.net](mailto:wacworksdesign@sbcglobal.net)) – we saved money by hiring Toshi as she passes the discounts to her clients. Contractor: Joe Borba ([joeborba@sbcglobal.net](mailto:joeborba@sbcglobal.net)); Kitchen Cabinets and media center: Berkeley Mills

Mei: Bath Simple, Richmond, CA - I think they are no longer in business; Kitchen Sync, Berkeley, CA; Kitchen contractor: Joe Borba - I think he's no longer an independent contractor.