



Listening to our client's interests in preserving this Presidio Heights legacy residence, PARADIGM designed a full seismic upgrade of the property to meet current Code Requirements, while incorporating new framing and strengthening portions of the existing framing to accommodate new, state-of-the-art elements and finishes.

Kitchens are essential to everyday living and often a focal point of home gatherings. The architect desired to raise the ceiling without affecting the roof lines which necessitated special attention to add "flush beams" to provide a maximized volume space that appears to "float".

Originally a basement, this living space was lowered by 4-feet to provide an open and entertaining area with 12-foot ceilings and radiant heating. PARADIGM designed a new foundation to replace or supplement the original footings of this 88-year old home. Included in this gathering space are the gardens where PARADIGM built a specific foundation for the installation of a 4000 lb. sculpture, "Raising Cairn, by Artist, Celeste Roberge.

While away from entertaining and visiting the gardens, a serene space in the spa and fitness studio, includes a steam room where the architect desired the ultimate floating experience to rest and refresh. In order to achieve the "floating" environment, PARADIGM incorporated custom made stainless steel support brackets to mitigate the high potential for corrosion in a wet environment of a steam room.

