

March 25, 2019
Client: John Zaffarano and Tom Davila
Lot 12, 664 La Estrella
Palm Springs, CA 92264
RE: New Custom Residence

PRICING AND SPECIFICATIONS

03 Concrete

Floors (Interior):

Ground and polished, fill saw cuts with grout. Sub-surface stain resistor and stain protector. Revised grit. (3,165 sq ft residence).
Standard finish. Sub-surface stain resistor and stain protector. (685 sq ft garage).

Floors (Exterior):

Acid wash. Surface sealer. (2,00 sq ft).

Driveway:

Acid wash. Surface sealer. (1,560 sq ft).

04 Masonry

Stucco existing property block walls (approximately 190 lf). **Option.**

Manufacturer: La Habra
Finish: Textured. 20/30 Sand Float.
Color: Crystal White.

Walls (Exterior)

Property curved walls. 5'-0" high. 6x6x16. Stack bond. Precision. Grey. Solid top course. (approximately 175 lf).
BBQ walls. 3'-6" high. 6x6x16. Stack bond. Precision. Grey. (approximately 19 lf).
Entry driveway walls. 6'-0" high. 6x6x16. Stack bond. Precision. Grey. Solid top course. (approx. 52 lf).
Water repellent coating.

Isokern firebox. Full fireplace design to be supplied by fireplace manufacturer. (\$11,000).

05 Metals

Custom fireplace surround, 3/8" thick steel. (fireplace opening).

Metal property wall screens (approximately 2 lf) (semi-transparent design T.B.D.).

Manufacturer: XXXXX
Model: XXXXX

Trash enclosure gates. 6'-0" high. Pool equipment access gate. 5'-0" high. Driveway gate. 5'-0" high. Pedestrian gate manually locking.

Sliding driveway gate. 5'-0" high (semi-transparent design T.B.D.).

Manufacturer: XXXXX

Model: XXXXX

Break metal fascia.

Manufacturer: Taylor Made
Model: 24 gage. Verify gage thickness with contractor consultant.
Price out 16 gage as option.
Color: To match window and door frames. Matt Black. Kynar 500 or Hylar 5000. **VERIFY.**
Quantity: **334'-0" If x \$13.65 = \$4,556.10 (24 gage) x 2 for 16 gage?**

Break metal parapet.

Manufacturer: Contractor choice. Verify with designer.
Model: 24 guage. Minimum exposed drip edge detail.
Quantity: **235'-6" If x \$12.33 = \$2,903.71**

07 Thermal and Moisture Protection

Stucco:

Manufacturer: La Habra
Finish: Smooth.
Color: Crystal White.
Quantity (Ceiling): **1,240 sf.**
Quantity (Walls): **3,470 sf.**

Skim coat exposed slab. Color to match adjacent stucco.

Roofing:

Spray foam insulation with elastomeric covering.
Manufacturer: Henry
Model: PERMAX 2.5 closed-cell foam insulation with elastomeric.
Model: Pro-Grade 285
Quantity: **5,000 sf**
Pricing: \$3.65 per sq ft.

Insulation:

Walls
Manufacturer: Owens Corning
Model: R-19 EcoTouch

2x12 Ceiling
Manufacturer: Owens Corning
Model: R-30C EcoTouch Batt Insulation, Unfaced, Kraft Faced

2x10 Ceiling
Manufacturer: Owens Corning
Model: R-30C EcoTouch Batt Insulation, Unfaced, Kraft Faced

Exterior Ceiling Venting:

Manufacturer: XXXXX

Model: 1" wide vinyl continuous eave venting, as required per permitting. T.B.D.

08 Openings

Doors (Interior, Hinged):

Flush panel.
Swinging.
Solid core hardboard.
Ceiling height x 2'-10" wide, typical. Hallway width were occurs.
1-3/4" thick.
Painted, white. Doors and jambs. Office to receive veneer.
1/4" jamb reveal, painted white. No head casing.
two hinges, concealed. European concealed hinges.
Material: Chrome vs stainless steel.
Manufacturer: Sugatsune
Model: HES3D-XXX (T.B.D.)
Touch-latch flush panel doors for: MECH. 1, and MECH. 3.

Doors (Interior, Pocket):

Manufacturer: T.B.D.
Model: T.B.D.
Flush panel
Solid core hardboard.
1-3/4" thick.
Painted, white. Doors and jambs.
1/4" jamb reveal, painted white. No head casing.
Cavity Sliders FH-Ceiling Mount Track - Single / Double as per door.
M8 Carriage Package. Frame not included. Do not use frame header.

Doors (Exterior HVAC):

Flush panel.
Fiberglass.
1-3/4" thick.

Doors (Sliders):

Manufacturer: Western
Model: 600 Series (sill recessed into concrete floor).
Material: Aluminum.
Color: Dark Bronze Anodized.
Sizes: 11'-0" at GREAT ROOM. 9'-0" typical.
Price:

Doors (ENTRY):

Custom frameless wood pivot door. Design T.B.D. (\$7,000).
Pull handle, custom.

Doors (PARK):

Flush double door. 19'-6" x 8'-0."

Flush single door. 7'-10" x 8'-0"
Material: Aluminum, flat panel, powder coated, white. Insulated.
Class car door. 7'-9" x 8'-0"

Windows:

"Frameless," frame recessed into floor, ceiling, and walls.

Manufacturer: Custom.
Material: Anodized Aluminum.
Color: Dark Bronze Anodized.
Quantity: XXX.XX sq ft
Price: \$40 sq ft at XXX.XX sq ft =
(verify revisions)

Skylights:

Manufacturer: Velux.
Material: Aluminum.
Price:

Mirrors:

Manufacturer: Robern
Model: PLM2440G (BATH 1 x 2).
Price: \$525 each = \$1,050 total.
Other four bathrooms add \$600 allowance.

09 Finishes

Drywall:

Level 5 smooth finish.
Quantity: **3,410 sq ft ceiling**
XXXX sq ft walls
1" metal floor reveal. Mill finish. Reveal painted black. ~~(588 lf). Verify quantity.~~
Manufacturer: Flannery, Inc.
Model: DWSM-625-100

Tiling:

Material: XXXXX.
Manufacturer: XXXXX.
Model: XXXXX.
Locations: BATHROOM SHOWER WALLS.
Price: **\$10 sq ft price allowance.**
Quantity: 380 sq ft

Slab:

Material: Marble. T.B.D.
Locations: BATH 1vanity wall. COOK BACKSPLASH. T.B.D.
Price: \$45 sq ft allownace
Quantity (Counters): 163 sq ft
Quantity (Walls): 172 sq ft

Paint:

Manufacturer: Dunn Edwards
Color: XXXXX

Carpet:

Manufacturer: XXXXX
Price: \$75 sq yd allowance. \$1,000 allowance.
Location: DRESS 1.1

10 Specialties

Shower Glass: \$40 per sq ft.

Shower Glass 36:	22.5 sq ft x \$40 = \$900
Shower Glass 15:	40.5 sq ft x \$40 = \$1,620
Shower Glass 27:	27 sq ft x \$40 = \$1,080
Shower Glass 30:	27 sq ft x \$40 = \$1,080
Total:	\$4,680

Fireplace

Manufacturer: Isokern
Model: Magnum 60

Fire pit at east yard.

Fire feature around pool.

DRESS 1.1 built in custom wardrobe and standard closets for additional SLEEPS. \$10,000.

11 Equipment

Doors with no exposed handles.

12 Furnishings

Automatic Recessed Ceiling Shades:

Manufacturer:	Skyco
Model:	Single roll
Locations:	BATH 1. Black out.
	Size: 4' 0" x 9' 0"
	SLEEP 1 all openings. Black out.
	Size: 3' 6" x 9' 0"
	Size: 4' 0" x 9' 0"
	Size: 2' 0" x 9' 0"
	Size: 3' 6" x 9' 0"
	Size: 10' 0" x 9' 0"

Manual Recessed Ceiling Shades:

Manufacturer:	Skyco
Model:	Single roll

~~Locations: SLEEP 2 all openings. Black out.
Size: 4' 0" x 9' 0"
Size: 4' 2" x 9' 0"
SLEEP 3 all openings. Black out.
Size: 1' 6" x 9' 0" (2)
Size: 5' 5" x 9' 0"
MEDIA all openings. Black out.
Size: 4' 0" x 9' 0"~~

Casework

Wood veneer for all except secondary closets laminate.
Built in master bathroom vanity mirror / cabinet.
Base cabinets and uppers for kitchen.
Cook uppers awning style with built in LEDs
Floating cabinets for bathrooms.
Custom office storage.
Garage built-in cabinets.
Pantry shelving.
Integrated cabinet pulls.

Countertops:

3/4" edge, with shadow, typical. Material T.B.D.
Custom kitchen island and associated waterfall.

"Grey Cabinets"

Manufacturer: Ceasarstone
Model: 4141H T.B.D.
Color: White

"White Cabinets"

Manufacturer: Ceasarstone
Model: 4120. T.B.D.
Color: Grey

13 Special Construction

Pool (13x39) with integrated Baja Shelf (13x10). Three integrated Baja Shelf pole holes.
Three water spouts. Sloped coping. **Pebble Tec plaster finish, smallest scale.**

Spa (6x8). At the same level as the pool.

Pool Equipment

Wattage:

21 Fire Suppression

Required.

22 Plumbing

\$15,000 budget (fixtures).

Water softener.

Fixtures

Manufacturer: Hansgrohe. (T.B.D.)

Model: Axor. (T.B.D.)

Standard shower head and shower wands for all. Volume control located at shower entry. Thermostatic control located underneath shower.

Faucets counter mounted.

Plumb for raindome at BATH 1.

Toilets

Wall Hung

Manufacturer: Toto. (T.B.D.)

Include bidet seats.

Shower linear drains.

Manufacturer: What a Drain

Model: Per plan width. 3' and 5'. Include strainer. Strainer T.B.D.

Price: \$199 and \$269 respectively. Strainer \$15 per lf.

Misting system. \$5,000

Separate line for water softener. Separate east and west valves.

Manufacturer: Koolfog or Aeromist

Model: XXXXX

Location: Exterior great room east and west overhang (approximate 60 lf).

Two zones.

COOK

30" Sink

PANTRY

20" Sink

GRANNY

15" Sink

BAR

Skinny Sink.

B.B.Q.

15" Sink. Potentially trough sink.

23 HVAC

Main house:

4 zones. Review with HVAC consultant.

Zone 1: SLEEP 1.

Zone 2: SLEEP 2, MEDIA, and GREAT ROOM.

Zone 3: GREAT ROOM and OFFICE.

Zone 4: SLEEP 3 ceiling cassette.

Custom Car: 1 zone. Rooftop package unit. Humidifier?
Budget: \$36,740 (old).

Registers:

Manufacturer: Metalaire
Model: 6600 series
Linear Bar Grilles (ENTRY, GREAT ROOM, SLEEP 1, and MEDIA).
Manufacturer: Metalaire
Model: 2015 series

Whole house vacuum system. Locate system in garage.

Manufacturer: Electrolux
Model: Beam Serenity
Price: \$2,500 budget?

Ceiling heaters.

Locations: [2] two at great room east exterior overhang.
Manufacturer: Infratech
Model: WD4024
Color: T.B.D.

Ceiling fans

Manufacturer: Haiku
Model: I-Series, typical. Luxe Series, great room.
84": Great Room [2]
60": Sleep 1 [1], Exterior Pool [1]
52": Sleep 2 [1], Sleep 3 [1], Exterior Dine [2], Office [1],

Tankless water heaters [2]

Manufacturer: Navien
Model: NPE-2405

Expansion tanks [2]

Manufacturer: Watts
Model: DET-5

Circulating pumps [2]

Manufacturer: Armstrong
Model: ASTRO 25B/2S

25 Integrated Automation

Whole house speakers [including garage]. Outdoor weather proof speakers
Lighting and sound control. MEDIA speaker upgrade. AV closet in MEDIA.

Manufacturer: Lutron.

Hard wired internet: Media, Office
Potential ceiling projection for MEDIA.
80" TV for MEDIA. **Owner to purchase.**
TV in each SLEEP. **Owner to purchase.**
Electric rolling shades in SLEEP 1 and GREAT ROOM.
Wireless internet, inside and outside.

26 Electrical

\$7,500 budget for fans and sconces.

Outlets

Manufacturer: Leviton. Possibly La Grand.
Model: Decora. Screwless. Horizontal orientation.

Recessed light fixtures:

Manufacturer: T.B.D.
Model: Square
Location: Bedrooms, Bathrooms, Media, Bedroom Halls, Garage.

Recessed light fixtures:

Manufacturer: **Client reference (double directional).**
Model: **Rectangle**
Location: Great room, Entry
Price: \$350 allowance.

Recessed LED light fixtures:

Manufacturer: XXXXX
Model: XXXXX

Recessed cove light fixtures: Sleep 1, Sleep 2, Sleep 3, **Media**

Manufacturer: XXXXX
Model: XXXXX

Recessed upper cabinet outlets at COOK and PANTRY.

Manufacturer: XXXXX
Model: XXXXX

Wall Sconces:

Manufacturer: T.B.D. Add allowance for bathrooms.

Pendants: (1) in great room. (1) in exterior rear dine. (1) in DRESS 1.
(1) in MEDIA.

Landscape lighting

Solar panels

\$XXX,XXX bid from Hot Purple Energy after federal tax credit (\$XX,XXX initial price).

Manufacturer: XXXXX
Model: XXXXX

Capacity: XX,XXX kWh/year
Stub out for future install.

28 Electronic Safety and Security

Whole house alarm. system
Security Cameras
Doorphone / videophone at main entry. Video at cook and sleep 1.

31 Earthwork

Grading.
Termite control.

32 Exterior Improvements

\$2,500 for trees. (\$500 per 36" box tree @ 5 trees).
\$1,250 for trees. (\$250 per 24" box tree @ 5 trees).
\$750 for fruit trees. (\$150 per tree @ 5 trees).
\$XX,XXX for plants.
\$13,800 for decomposed granite. (\$150 per 80 sq ft @ 7,345 sq ft).
\$4,400 for seeded grass. (\$4 per sq ft @ 1,100 sq ft).
\$XX,000 for utilities.
Boulders, minimal. None integrated into the concrete hardscape.

Grass, minimal. Seeded less expensive than sod.

Irrigation

Groundcover:
Native, drought tolerant. Ordered appearance.
Type: XXXXX

Plants:
Native, drought tolerant. Ordered appearance.
Type: XXXXX

Trees:
Native, drought tolerant. Ordered appearance. 36" boxes.
Type: XXXXX

Ficus, limited use. 30 lf at east side of garage driveway.

Entry water feature?

Linear Site Drain
Manufacturer: PVC Drain

33 Utilities

Water
Power
Gas
Cable
Internet
Telephone

End of pricing and specifications. Please review and approve the specifications within five business days to be deemed accurate and complete.

Sincerely,
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