

February 25, 2018  
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. 1500 grit. (3,335 sq ft residence).  
Standard finish. Sub-surface stain resistor and stain protector. (695 sq ft garage).

#### Floors (Exterior):

Acid wash. Surface sealer. (1,875 sq ft).

#### Driveway:

Acid wash. Surface sealer. (1,880 sq ft).

#### Walls (Exterior / Interior)

Cast in place office walls. Smooth MDF finish with exposed tie holes. Water repellent coating. (37'-0" lf).

#### Planter Retaining Walls:

Cast in place to match office walls. Water repellent coating. (35'-0" and 40'-0" lf).

### **04 Masonry**

Stucco existing property block walls (approximately 190 lf).

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

#### Walls (Exterior):

Property curved walls. 5'-0" high. 6x4x16. Stack bond. Precision. White. Solid top course. (approximately 174 lf).  
Rear driveway walls. 5'-0" high. 6x4x16. Stack bond. Precision. White. (approx. 58 lf).  
Rear BBQ walls. 3'-6" high. 6x4x16. Stack bond. Precision. White. (approximately 12 lf).  
Entry driveway walls. 6'-0" high. 6x4x16. Stack bond. Precision. White. (approx. 52 lf).  
Water repellent coating. 45 degree mitered corners.

#### Walls (Garage):

10'-8" high, from finish floor. 8x4x16. Stack bond. Split face. White. Water repellent coating. (approximately. 34'-6" lf). 45 degree mitered corners. 1'-8" in height of the 10'-8" from finish floor height shall be split / precision as parapet.

10'-8" high, from finish floor. 8x4x16. Stack bond. Split / precision face. White. Water repellent coating. [approximately 17'-4" lf]. 45 degree mitered corners. 1'-8" in height of the 10'-8" from finish floor height shall be split / precision as parapet.

#### Walls (Fire Place):

9'-0" high. 6x4x16. Stack bond. Split. White. [approximately 5'-4" lf]. 45 degree mitered corners.

9'-0" high. 6x4x16. Stack bond. Split / Precision. White. [approximately 16'-0" lf]. 45 degree mitered corners.

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

### 05 Metals

Custom fireplace surround, 3/8" thick steel. [fireplace opening]. Refer to details.

Metal property wall screens [approximately 4'-6" 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: 16 gage.

Color: To match window and door frames. Matt Black. Kynar 500 or Hylar 5000. **VERIFY**.

Quantity: 386'-0" lf

Break metal parapet.

Manufacturer: Contractor choice. Verify with designer.

Model: 24 guage. Minimum exposed drip edge detail.

Quantity: 119'-0" lf. Contractor to verify with stucco / roofing sub.

### 07 Thermal and Moisture Protection

Stucco:

Manufacturer: La Habra

Finish: Smooth. Verify with designer finish expectations.

Color: Crystal White.

Quantity [Ceiling]: 1,895 sf

Quantity [Walls]: 2,000 sf. Contractor to verify.

Skim coat exposed slab. Color to match adjacent stucco.

"Rain screen":

Material: IPE  
Model: 1x4" rainscreen siding.  
Quantity: 57 lf. [SLEEP 1, 2, and 3 sliding pocket walls]. \$7,860 material allowance, provide installation costs. Water proofing and furring strips required.

Roofing:

Spray foam insulation with elastomeric covering.  
Manufacturer: Henry  
Model: PERMAX 2.5 closed-cell foam insulation with elastomeric.  
Model: Pro-Grade 285  
Quantity: 5,675 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: Vinylcorp  
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.

Doors {ENTRY}:

Custom frameless wood pivot door. Design T.B.D. (\$10,000 allowance).  
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. 12'-0" x 9'-0-3/4"  
Material: Shower glass framed and door.

Windows:

"Frameless," frame recessed into floor, ceiling, and walls.  
Manufacturer: Custom.  
Material: Anodized Aluminum.  
Color: Dark Bronze Anodized.  
Quantity: 461.50 sq ft

Skylights:

Manufacturer: Velux.  
Material: Aluminum.

**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: XXXX sq ft ceiling  
XXXX sq ft walls  
1" metal floor reveal. Mill finish. Reveal painted black.  
Manufacturer: Flannery, Inc.  
Model: DWSM-625-100

**Tiling:**

Material: XXXXX.  
Manufacturer: XXXXX.  
Model: XXXXX.  
Locations: BATHROOM SHOWER WALLS.  
Price: \$15 sq ft material allowance.  
Quantity: 454 sq ft

**Slab:**

Material: Marble. T.B.D.  
Locations: BATH 1 vanity wall. COOK BACKSPLASH. T.B.D.  
Price: \$45 sq ft material allowance  
Quantity (Counters): 193 sq ft  
Quantity (Walls): 156 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:**

Shower Glass 36:  
Shower Glass 15:  
Shower Glass 27:  
Shower Glass 30:  
Garage Glass 34:

## 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

\$58,000 allowance. Doors with no exposed handles.

### COOK Appliances

36" Induction Cooktop I-A-2

Manufacturer: Miele

Model: KM6375

Wattage: 11,600

Amps: 48

36" Cooktop Hood I-A-3

Manufacturer: Miele

Model: DA2690

Wattage: 450

Amps: 15

30" Refrigerator I-A-1

Manufacturer: Miele

Model: K1803VI

Wattage: 1,000

Amps: 15

30" Wall Oven I-A-4

Manufacturer: Miele

Model: H6880BPSS

Wattage: 5,200

Amps: 30

30" Warming Drawer I-A-6

Manufacturer: Miele

Model: ESW6780

Wattage: 1,000

Amps: 15

24" Spd. Ovn. (Micr)	I-A-5
Manufacturer:	Miele
Model:	H6800BM
Wattage:	2,200
Amps:	20
30" Island freezer.	I-A-7
Two drawers, one ice.	
Manufacturer:	Subzero
Model:	ID-30FI
Wattage:	1,725
Amps:	15
24" Dishwasher	I-A-10
Manufacturer:	Miele
Model:	G6885SCVI K20
Wattage:	1,500
Amps:	15
Disposal	I-A-9
Manufacturer:	Contractor Choice
Model:	Contractor Choice

#### PANTRY Appliances

24" U.C. Oven	I-A-15
Manufacturer:	Miele
Model:	G6560B
Wattage:	4,100
Amps:	20
24" Dishwasher	I-A-14
Manufacturer:	Miele
Model:	G6665SCVI
Wattage:	1,500
Amps:	15
24" U.C. Wine Refer.	I-A-11
Manufacturer:	U-Line
Model:	2224ZWCS-00
Wattage:	138
Amps:	1.2
SWITCH SWING?	
Disposal	I-A-12
Manufacturer:	Contractor Choice
Model:	Contractor Choice

#### LAUNDRY Appliances

30" Washer	I-A-16
Manufacturer:	LG
Model:	WM8100W
Wattage:	120
Amps:	10
30" Dryer (gas)	I-A-17
Manufacturer:	LG
Model:	DLGX8101W
Wattage:	1,800
Amps:	15

#### MASTER Appliances

Upper Cabinet Coffee	I-A-21
Manufacturer:	XXXXXX
Model:	XXXXXX

#### BAR Appliances

15" U.C. Ice Maker	
Manufacturer:	U-Line
Model:	CLR1215S-40
Wattage:	460
Amps:	4

#### GRANNY Appliances

24" U.C. Fridge	I-A-23
Manufacturer:	U-Line
Model:	1024R
Wattage:	138
Amps:	1.2

Upper Cabinet Coffee	I-A-21
Manufacturer:	XXXXXX
Model:	XXXXXX

Upper Cabinet Micro	I-A-22
Manufacturer:	XXXXXX
Model:	XXXXXX

#### BBQ Appliances

36" Grill	I-A-23
Manufacturer:	DCS
Model:	BH1-36GI-N
Wattage:	1,800 (not confirmed)



Amps:	15
30" Warming Drwrs,	I-A-24
Manufacturer:	DCS
Model:	WD1-30-SSOD
Wattage:	1,800 (not confirmed)
Amps:	15
24" Fridge	I-A-25
Manufacturer:	U-Line
Model:	1224RSOD-00
Wattage:	138
Amps:	1.2
15" Ice Maker	I-A-26
Manufacturer:	U-Line
Model:	BI1215SOD
Wattage:	288
Amps:	2.5
Disposal	I-A-27
Manufacturer:	Contractor Choice
Model:	Contractor Choice

## 12 Furnishings

(\$15,000 allowance)

### Automatic Recessed Ceiling Shades:

Manufacturer:	XXXXX
Model:	Single roll
Locations:	West / east sliders of main space. Shear.
	Size: 30'-0" x 11'-0"
	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:	XXXXX
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

\$70,000 budget allowance.  
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

B.B.Q.

Masonry walls and cast in place counter.

### 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

### 22 Plumbing

\$20,000 budget allowance (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.

Separate line for water softener. Separate east and west valves.  
Manufacturer: XXXXX  
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.

#### Roof Drain and Overflow

Manufacturer: Zurn  
Model: Z165

## 23 HVAC

Main house: 4 zones. Client request sub-contractor Tom Powers.

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. Humidifyer?

Budget: \$36,740

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.

Price: \$1,400 materials

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

Provide estimated budget based off of the below client request, requests negotiable.

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 ceiling fans and sconces.

Outlets

Manufacturer: Leviton. Possibly La Grand.

Model: Decora. Screwless. Horizontal orientation.

Recessed light fixtures:

Manufacturer: Elite

Model: Square

Location: Bedrooms, Bathrooms, Media, Bedroom Halls, Garage.

Recessed light fixtures:

Manufacturer: WAC

Model: MT-4LD211NE

Location: Entry

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

\$28,796 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: ACO

Model: Brickslot (galvanized steel) 98999

### **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,

Stephen Strugala

Stephen Strugala Design LLC