



Mountain View









Integrated Rosso
Levanto Sink

Phylrich Faucet

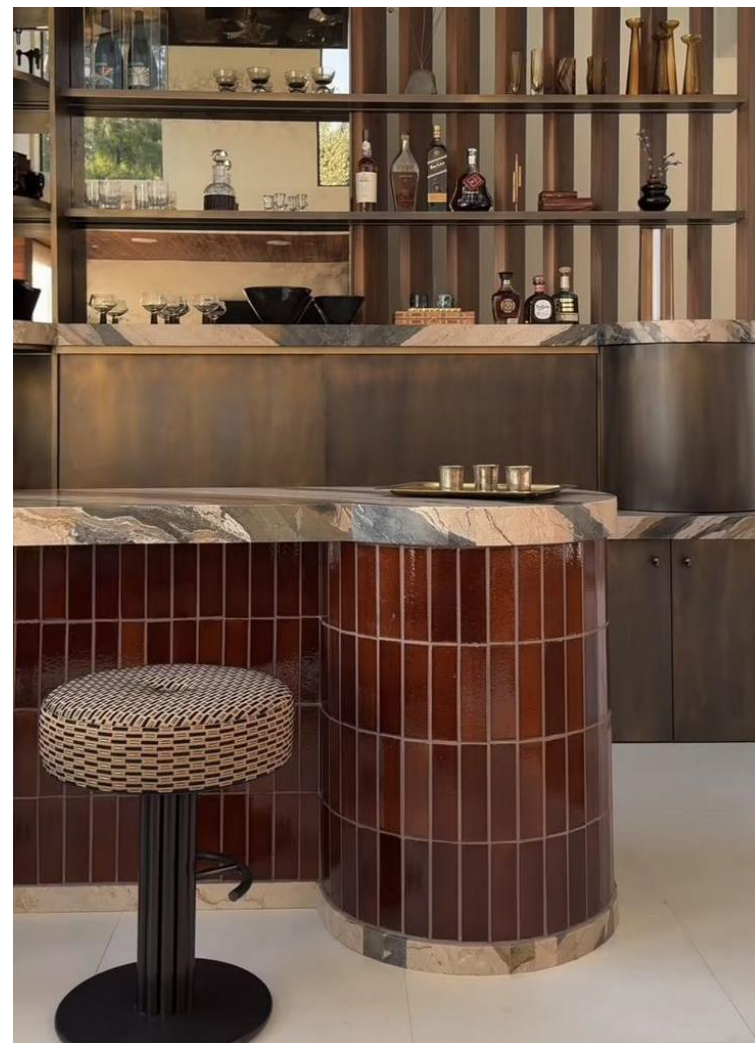
Wall
Mount Toilet

Roman Clay Walls
Color: Poe

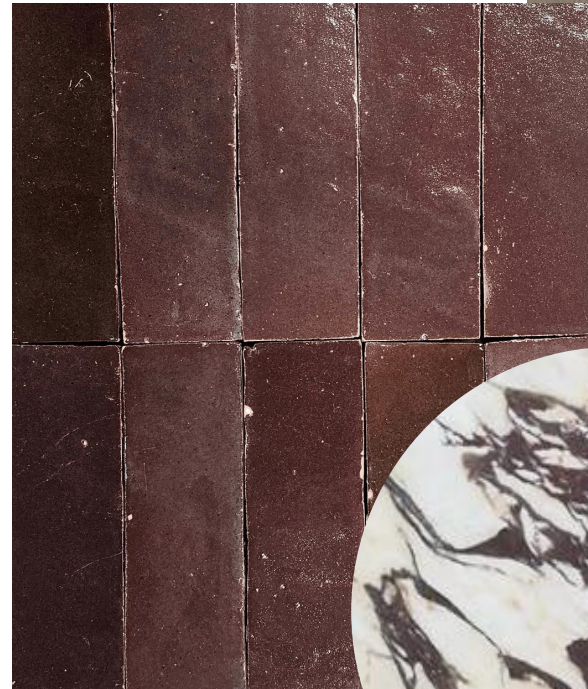
Talisman
Sconce







Zellige Tile



Viola Marble



Brass Faucet



Walnut Wood Cabinets





Stingray Chandelier



Louver Wood divider



Viola Marble Porcelain



Horsehair Sconce







Travertine



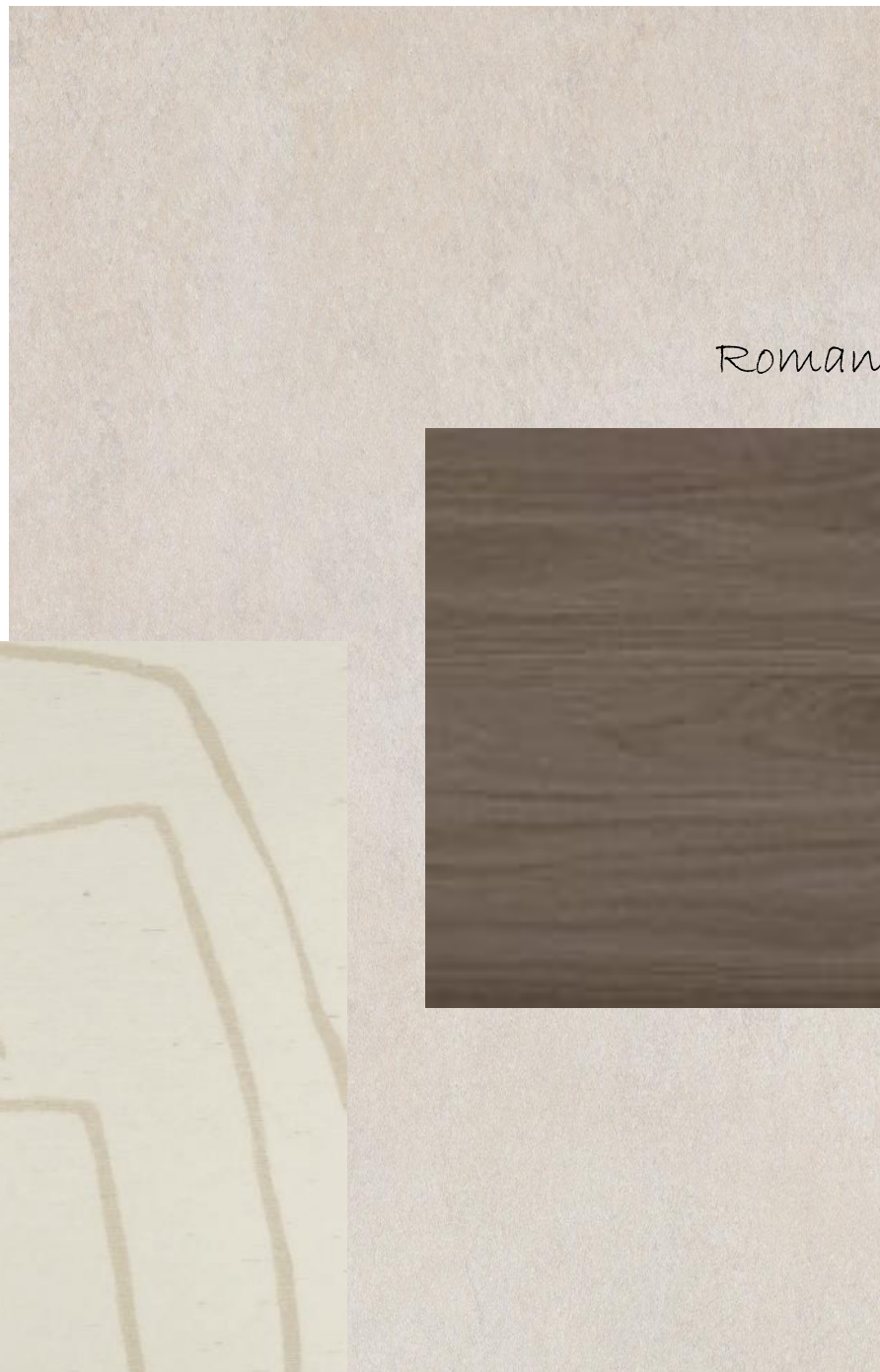
Brass
Hangers

Walnut Cabinet









Roman Clay



Wallpaper



Travertine



Radilum Pendants

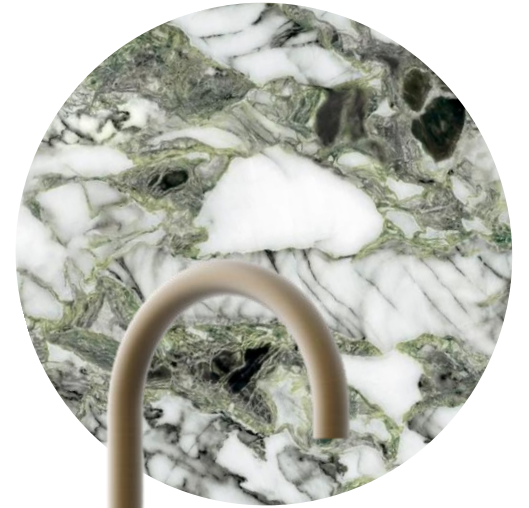








Jade Porcelain



Integrated Sink



Phylich
Faucet



wall Mount Toilet



walnut



Roman clay



Travertine









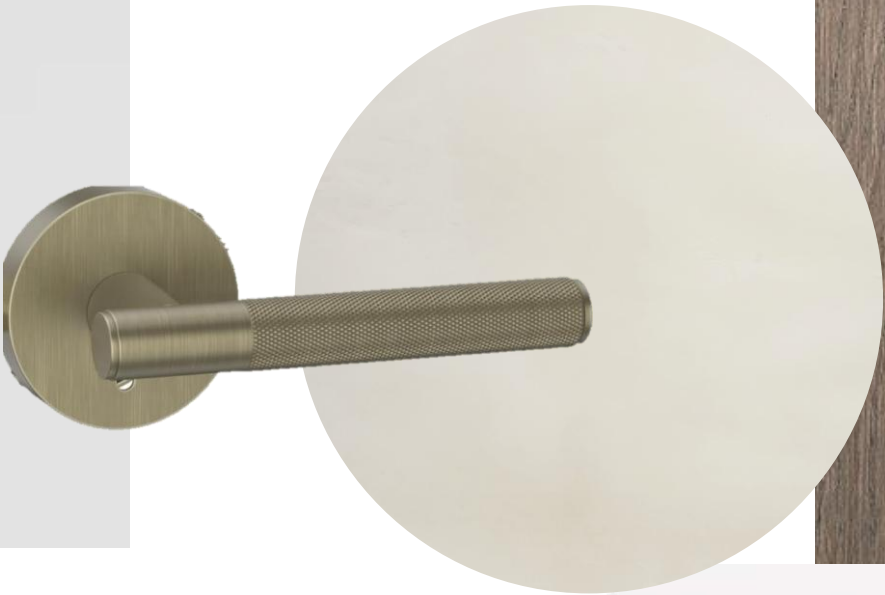


Macchiato Wood Flooring

Portola Roman Clay
Color: Brooks



2" Trimless Recessed lighting



unifit Outlet



Art Lighting Throughout



8" Baseboard



BEDROOM 1
SCONCE



BEDROOM 2
SCONCE



BEDROOM 3
SCONCE



BEDROOM 4
SCONCE

Sandstone Ledger

Off White Stucco

Black Metal

Cascading Plant

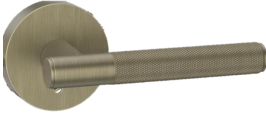
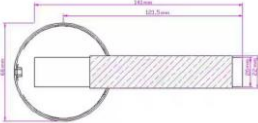
Dark Slatted pivot entry door

Dark Woodlatted
Garage door and siding



MATERIAL PACKAGE

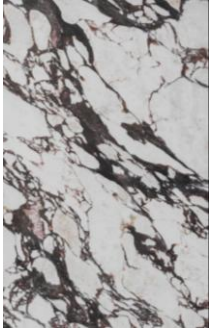
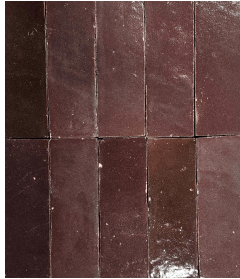
General Items

Image		Item	Description	Quantit y	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamin Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamin Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub- contractor request	9”	ash walnut	TBD	TBD
		General Recessed lighting	2 in. Trimless Slim Round Recessed Anti-Glare LED Downlight, White, Canless IC Rated, 600 Lumens, 5 CCT 2700K	Per lighting plan	2”	White	\$39	Maxxima 2 in. Trimless Slim Round Recessed Anti-Glare LED Downlight, White, Canless IC Rated, 600 Lumens, 5 CCT 2700K-5000K MRL-S20855 - The Home Depot
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com
		General Baseboard	1 in. x 8 in. x 16 ft. Primed Finger-Joint Board	Per floor plan	1 in. x 8 in. x 16 ft	White	\$43/Per dimension mentioned	1 in. x 8 in. x 16 ft. Primed Finger-Joint Board 702678 - The Home Depot
		Entry Light	Brass Spotlight, Adjustable spot light, Ceiling Light, Modern Spot Light, UL Listed, No.0014	4	Flush mount +5.5”	Antique Brass	\$109/ea	Brass Spotlight, Adjustable Spot Light, Ceiling Light, Modern Spot Light, UL Listed, No.0014 - Etsy

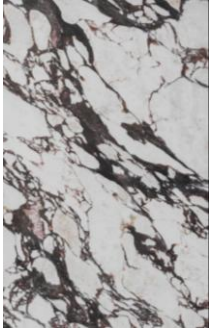
Kitchen

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Kitchen light	Brass Spotlight, Adjustable spot light, Ceiling Light, Modern Spot Light, UL Listed, No.0014	3	Flush mount +5.5"	Antique Brass	\$109/ea	Brass Spotlight, Adjustable Spot Light, Ceiling Light, Modern Spot Light, UL Listed, No.0014 - Etsy
		Fridge	Jenn-air Panel Ready - 48" BUILT-IN SIDE-BY-SIDE REFRIGERATOR JBSFS48NMX	1	48" wide	Panel Ready	\$11,299.00	Snyder Diamond Santa Monica
		Range	Forno Stainless - 48" Gas Range FFSGS6239-48 .	1	48" wide	Stainless steel	\$3,498.88	Snyder Diamond Santa Monica
		Dish Washer	Fulgor Milano Overlay Panel - 24" OVERLAY PANEL BUILT IN DISHWASHER-F4DWT24FI1	1	24" wide	Panel Ready	\$829.00	Snyder Diamond Santa Monica
		MV, Coffee makes, Oven	PACKAGE BOSCH: 30 Inch Speed Oven with True Convection, SpeedChef™, Sensor Cook, 10 Power Levels, Flush Installation, Broiler + 30 Inch Single Convection Smart Electric Wall Oven with 4.6 Cu. Ft. Oven Capacity, Self Clean, Home Connect + HEZCMT3050 30 Inch Stainless Steel Coffee Trim Kit +24 Inch Smart Built-in Coffee Machine with Home Connect App, Personalized Beverages, 14 Modes, Adjustable Cup Sizes, Adjustable Brewing Temperature	1	Mentioned in description	Stainless steel	\$9,360	Build Your Package for BCM8450UC AJ Madison
		Kitchen Faucet	East Linear Pull Down Single Handle Kitchen Faucet 1500-5143/06	1	4.01" W X 10.8" D X 10.38"	Antique Brass	\$972	Newport Brass East Linear Pull Down Single Handle Kitchen Faucet Wayfair

Kitchen

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Kitchen Countertop	Porcelina group Viola porcelain slab	Per Sub-contractor request	Per drawing	Viola	TBD	Porcelina Group ali@porcelinagroup.com
		Kitchen Cabinet doors and hood	Ash walnut MDF – Slim Shaker Profile	Per Sub-contractor request	Per drawing	Ash Walnut	TBD	Ramtin kitchen and closet fabricator Amadi Cabinets
		Kitchen Island sides	Royal Stone Zellige tile- Burgundy	Per Sub-contractor request	Per drawing	Burgundy	TBD	Royal Stone – Please ask for Daniella

Living Room Fireplace

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Fireplace Base	Porcelina group Viola porcelain slab	Per Sub-contractor request	Per drawing	Viola	TBD	Porcelina Group ali@porcelinagroup.com
		Fireplace wall	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		Sconce	Antonia Horsehair wall sconce	2	Ø 5.5" x H 30"	Aged Brass	\$870 ea	Double Head Antonia Horsehair Sconce – Hermanlamps

Dining Room

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamin Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamin Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Dining room chandelier	Vintage Mid Century Brass Sputnik Chandelier with 8 Curved Arms Starburst Ceiling Chandelier	1	52”	Antique Patina Finish	\$489	https://www.etsy.com/listing/1898678445/vintage-mid-century-brass-sputnik?ls=r&external=1&rec_type=cs&ref=landingpage_similar_listing_top-5&pro=1&content_source=660854225240802323f4647bb53206f7%253ALT8b8ea72d6f2aae3c9c25db8ca6fac32b7805c603&logging_key=660854225240802323f4647bb53206f7%3ALT8b8ea72d6f2aae3c9c25db8ca6fac32b7805c603
		Dining Divider	Custom Ash walnut wall divider	10	From floor to ceiling Panel to be 14”W x 2”thick	Ash Walnut		Amadi Cabinets

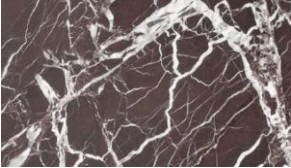
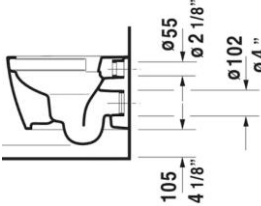
ADU Bar Area

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Counter top	Porcelina Group Travertine porcelain slab matt	Per Sub-contractor request	Per drawing	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Bar Cabinet	Ash walnut MDF – Curved sides per drawing	Per Sub-contractor request	Per drawing	Ash walnut	TBD	Ramtin kitchen and closet fabricator Amadi Cabinets
		Shelving	Porcelina Group Travertine porcelain slab matt	Per Sub-contractor request	Per drawing	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
Brass wire Cable		Brass	Custom Solid Brass Pipes & Rods – Cut to Size Unlacquered Finish	Per drawing	15/32” rods	Brass	2.80 per unit	Custom Solid Brass Rods & Pipes – Build with Matching Brass Fittings – Brassshelf
		Wine Cooler	Frigidaire - 45 Bottle Two-Zone Wine Cooler - Stainless steel	1		Stainless steel	\$599	Frigidaire 45 Bottle Two Zone Wine Cooler Stainless steel FRWW4543AS - Best Buy

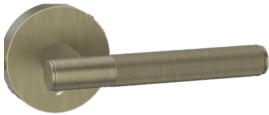
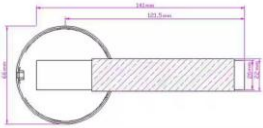
Staircase Area

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamine Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamine Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Staircase wall panel	Ash walnut custom wall panels	TBD	Per drawing	Walnut Ash	TBD	Amadi cabinets
		Staircase light	LED Step Lights Frameless 3W Motion Sensor Stairs Lights	For each stair	Long version	3000 warm white	\$79 ea	LED Step Lights Frameless 3W Motion Sensor Stairs Lights - Nook Lights

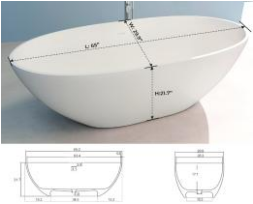
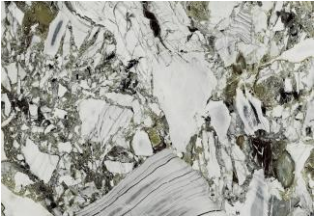
Powder Room

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Powder room vanity and sink and flooring	Rosso Levante natural marble	1	Per fabricator	Rosso levante	TBD	Royal Stone Please ask for Daniella
		Powder room Faucet	Phylrich 250-04/047 Circ 10 Inch Brass Knob Handle Deck Mounted Double Hole Bathroom Faucet, Antique Brass, Round Handle	1	250-04_Specification_Sheet.pdf	Antique Brass	\$575	Phylrich 250-04/002 Circ 10 Inch Brass Knob Handle Deck Mounted Double Hole Bathroom Faucet, French Brass, Round...
		Bathroom walls	Portola Roman Clay color POE	Per painter	Per drawing	POE	TBD	Portola
		Bathroom Sconce	Toam Wall Lamp	2	Ø 5.9" x W 4.5" x H 18.9"	Antique Brass and black marble	\$289 ea	Toam Wall Lamp – Vakkerlight
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home

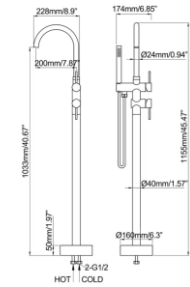
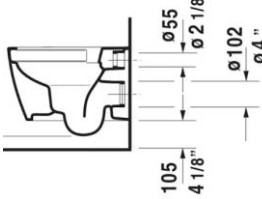
Master Bedroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Master bedroom walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Master Bedroom Pendant	Selene Floating Pendant Lamp	2	4 layers D 45cm x H 45cm / Ø 17.7" x H 17.7"	White and brass	\$355/each	Selene Floating Pendant Lamp – Radilum
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com
		Master Closet Chandelier	Gold Modern Chandelier 5-Light Glass Globe Ceiling Light Fixtures Mid Century Modern Sputnik Chandelier for Dining Room Kitchen Island Bedroom Living Room	1		Brass	\$168	PAKOKULA Gold Modern Chandelier 5-Light Glass Globe Ceiling Light Fixtures Mid Century Modern Sputnik Chandelier for Dining Room Kitchen Island Bedroom Living Room - Amazon.com
		Master wallpaper	Graffito Abstract Grasscloth Wallpaper - Traditional Wallpaper	Per installer	31” x 5yards	Parchment	\$12	Graffito Abstract Grasscloth Wallpaper - Traditional Wallpaper - Etsy

Master Bathroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Master Bathtub	Amazon- 65" Solid Surface Freestanding Bathtub, Oval Stone Resin Tub with Overflow and Pop-up Drain, Matte White	1	Oval 64.9"×29.9"×21.7" 	Matt white	\$1,450	HIGEINE Upgraded 65" Solid Surface Freestanding Bathtub, Oval Stone Resin Tub with Overflow and Pop-up Drain, Matte White - Amazon.com
		Vanity Faucet	Circular X One Handle Two Holes Bathroom Vanity Sink Faucet	2		Antique Brass	\$171 ea	https://www.wayfair.com/home-improvement/pdp/kibi-842708156968-kibi1411.html?piid=123849362
		Master Shower System	Circular Shower Faucet with Rough-in Valve KSF403BB	2	https://assets.wfcdn.com/document/8e460e9d-8054-4909-99a5-8cde5d8ba470/ksf403-specification.pdf	Antique Brass	\$309 ea	https://www.wayfair.com/home-improvement/pdp/kibi-circular-shower-faucet-with-rough-in-valve-kibi1219.html?piid=116826299
		Master Vanity and shower walls	Jade Porcelain Slab	Per stone fabricator	TBD	Jade	TBD	Royal Stone Please ask for Daniella

Master Bathroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Master Bathtub Faucet	AZ-RR-0169-BG 2 Handle Freestanding Tub Filler with Diverter	1		Brushed Gold assembly guide.pdf	\$317	AWZTOO 2 Handle Freestanding Tub Filler with Diverter & Reviews Wayfair
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		Master bathroom Flooring	Porcelina Group MHR Albar porcelain tile	Per Sub-contractor request	48" x 48"	Cream	TBD	Porcelina Group ali@porcelinagroup.com
	Shower door pull	TOGU TG-6012 18 inches Solid Standoffs Heavy-Duty Commercial Grade-304 Stainless Steel Push Pull Door Handle/Barn Door Pull Handle/Glass Pulls, Satin Gold Finish	1		Satin Brass	\$69/each	TOGU TG-6012 12 inches Solid Standoffs Heavy-Duty Commercial Grade-304 Stainless Steel Push Pull Door Handle/Barn Door Pull Handle/Glass Pulls, Satin Gold Finish - Amazon.com	Shower door pull

Master Bathroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Master bathroom walls	Tadelakt Paint	Per painter	N/A	Color Code: Oatmeal	TBD	Tadelakt Paint
		Master bath Sconce	Darby Wall Lamp	2	5” x 20”	Brass	212 ea	Darby Wall Lamp – Radilum

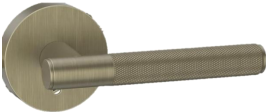
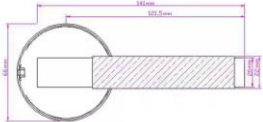
Master Fireplace Wall

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Master bedroom Fire place	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		Fireplace base and shelf dividers	Porcelina Group Travertine porcelain slab matt	Per Sub-contractor request	Per drawing	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Fireplace shelvings	Ash walnut MDF	Per Sub-contractor request	Per drawing	Ash walnut	TBD	Ramtin kitchen and closet fabricator Amadi Cabinets

upstairs Landing Cabinet

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Hallway art light	•LED Picture Light Fixtures 24.4 Inches, Full Metal Artwork Wall Lamp with Single Swing Arm, 14W	3	24” w	Vintage brass	52 ea	LED Picture Light Fixtures 24.4 Inches, Full Metal Artwork Wall Lamp with Single Swing Arm, 14W (70W Eqv.), Hardwired Connection, Non-Dimmable, 3000K Warm White, CRI80+, Golden-Like Brass Finish - Amazon.com

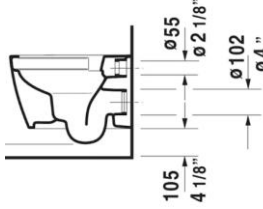
ADU Bedroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamine Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamine Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com

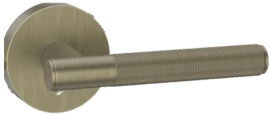
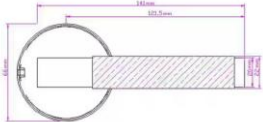
ADU Bathroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		ADU Bathroom Vanity sink	30" Bathroom Vanity & Sink with Travertine Stone Top	1	17.72" H X 29.92" W X 18.9" D	Dark Wood and travertine	\$1,029	Latitude Run® 30" Bathroom Vanity & Sink with Travertine Stone Top & Ceramic Basin Wayfair
		Inside shower tile	Flutted Beige travertine tile	Per Sub-contractor request	24 x 48	Beige	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom floor	Travertine beige tile	Per Sub-contractor request	24" x 48"	beige	TBD	Porcelina Group ali@porcelinagroup.com
		ADU Bathroom outside shower Walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		ADU Bathroom Shower glass	Glass Warehouse Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass	1	84" h x 34" w	Satine brass	\$307	Glass Warehouse ARC-SF-34-PB Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass Ferguson Home

ADU Bathroom

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		shower	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ	1	Standand	Champagne brass	\$689	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Brushed Gold Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ - Amazon.com
		Bathroom Facet	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ	1	Standard	Champagne brass	\$199/pieace	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ - Amazon.com
		Bathroom Mirror	PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 40"x26" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Wall Decor, Wall Mounted	1	40” x 26”	Brass	\$97	Amazon.com: PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 32"x24" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Boho Decor, Wall Mouted(Gold, 32"x24") : Home & Kitchen
		Bathroom Pendant	Toam Pendant Lamp	1	18” x 3”	Brass and brown marble	\$285	Toam Pendant Lamp – Vakkertlight

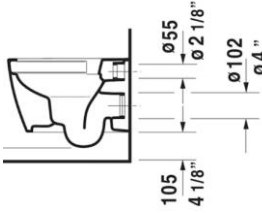
Bedroom 1

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamin Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamin Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com
		Pendant	Capsule Chandelier	2	17” x 5”	Gold and frosted white	\$265 ea	Capsule Chandelier – Vakkerlight

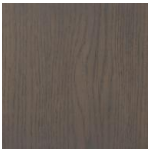
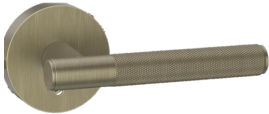
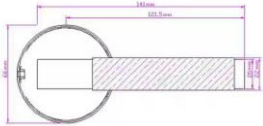
Bathroom 1

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Bathroom Vanity sink	Porcelina Group Travertine porcelain slab matt	Per Sub-contractor request	Per drawing	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom vanity cabinet	Ash walnut custom cabinet door per drawing	Per Sub-contractor request	Per drawing	Ash walnut	TBD	Amadi Cabinets
		Bathroom Flooring	Porcelina Group Travertine porcelain slab Matt 24” x 48”	Per Sub-contractor request	24” x 48”	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom Walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		ADU Bathroom Shower glass	Glass Warehouse Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass	1	84” h x 34” w	Satine brass	\$307	Glass Warehouse ARC-SF-34-PB Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass Ferguson Home

Bathroom 1

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Inside shower tile	Fluted Beige travertine tile	Per Sub-contractor request	24 x 48	Beige	TBD	Porcelina Group ali@porcelinagroup.com
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		shower	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Br Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ	1	Standard	Satin Brass	\$689	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Brushed Gold Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ - Amazon.com
		Faucet	Phylrich - Circ Single Handle Faucet High Spout - Brass Handles	1		Satin Brass	\$644	Phylrich - Circ Single Handle Faucet High Spout - Brass Handles – PlumbTile
		Bathroom Mirror	PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 40"x26" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Wall Decor, Wall Mounted	1	40” x 26”	Brass	\$97	Amazon.com: PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 32"x24" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Boho Decor, Wall Mouted(Gold, 32"x24") : Home & Kitchen
		Bathroom Pendant	Alabaster Comet pendant	1	11” w	Brass	\$425 ea	Alabaster Comet Pendant Lamp – Radilum

Bedroom 2

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamine Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamine Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Bedroom Sconce	Lantern Sconce	2	9” x 25”	Gold and white	\$250 ea	Lantern Glass Sconce – Radilum
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com

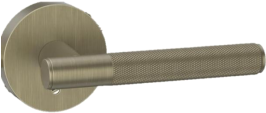
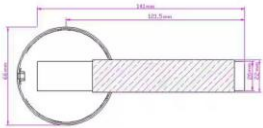
Bathroom 2

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		ADU Bathroom Vanity sink	30" Bathroom Vanity & Sink with Travertine Stone Top	1	17.72" H X 29.92" W X 18.9" D	Dark Wood and travertine	\$1,029	Latitude Run® 30" Bathroom Vanity & Sink with Travertine Stone Top & Ceramic Basin Wayfair
		Inside shower tile	Flutted Beige travertine tile	Per Sub-contractor request	24 x 48	Beige	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom floor	Travertine beige tile	Per Sub-contractor request	24" x 48"	beige	TBD	Porcelina Group ali@porcelinagroup.com
		ADU Bathroom outside shower Walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		ADU Bathroom Shower glass	Glass Warehouse Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass	1	84" h x 34" w	Satine brass	\$307	Glass Warehouse ARC-SF-34-PB Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass Ferguson Home

Bathroom2

Image		Item	Description	Quantit y	Dimensions	Finish/Notes	PRICE	Link
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		shower	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ	1	Standand	Champagne brass	\$689	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Brushed Gold Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ - Amazon.com
		Bathroom Facet	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ	1	Standard	Champagne brass	\$199/pieace	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ - Amazon.com
		Bathroom Mirror	PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 40"x26" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Wall Decor, Wall Mounted	1	40” x 26”	Brass	\$97	Amazon.com: PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 32"x24" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Boho Decor, Wall Mouted(Gold, 32"x24") : Home & Kitchen
		Bathroom Pendant	Toam Pendant Lamp	1	18” x 3”	Brass and brown marble	\$285	Toam Pendant Lamp – Vakkerlight

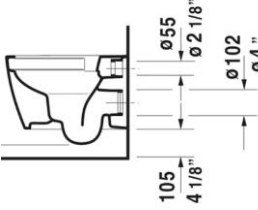
Bedroom 3

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamine Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamine Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Bedroom Pendant	Penumbra Pendant Light	2	Ø 7.9" x H 7.5"	Clear and brown leather	\$146/each	Penumbra Pendant Light – Vakkerlight
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com

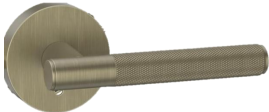
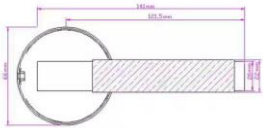
Bathroom 3

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Bathroom Vanity sink	Porcelina Group Travertine porcelain slab matt	Per Sub-contractor request	Per drawing	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom vanity cabinet	Ash walnut custom cabinet door per drawing	Per Sub-contractor request	Per drawing	Ash walnut	TBD	Amadi Cabinets
		Bathroom Flooring	Porcelina Group Travertine porcelain slab Matt 24” x 48”	Per Sub-contractor request	24” x 48”	Cream matt	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom Walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		ADU Bathroom Shower glass	Glass Warehouse Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass	1	84” h x 34” w	Satine brass	\$307	Glass Warehouse ARC-SF-34-PB Venus 86-3/4" High x 34" Wide Shower Screen Frameless Shower Door with Clear Glass Ferguson Home

Bathroom 3

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Inside shower tile	Fluted Beige travertine tile	Per Sub-contractor request	24 x 48	Beige	TBD	Porcelina Group ali@porcelinagroup.com
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		shower	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Br Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ	1	Standard	Satin Brass	\$689	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Brushed Gold Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ - Amazon.com
		Faucet	Phylrich - Circ Single Handle Faucet High Spout - Brass Handles	1		Satin Brass	\$644	Phylrich - Circ Single Handle Faucet High Spout - Brass Handles – PlumbTile
		Bathroom Mirror	PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 40"x26" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Wall Decor, Wall Mounted	1	40” x 26”	Brass	\$97	Amazon.com: PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 32"x24" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Boho Decor, Wall Mouted(Gold, 32"x24") : Home & Kitchen
		Bathroom Pendant	Alabaster Comet pendant	1	11” w	Brass	\$425 ea	Alabaster Comet Pendant Lamp – Radilum

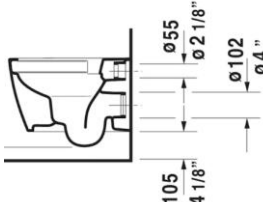
Bedroom 4

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		General wall Paint	Benjamin Moore Paint	Per painter	N/A	Color Code: Cloud White- matt	TBD	Benjamin Moore store
		General Flooring	9” wide ash walnut flooring	Per Sub-contractor request	9”	ash walnut	TBD	TBD
		Bedroom Sconce	Pearlmount travertine sconce left and right side	2	11” x 7”	Travertine	\$250 ea	Pearlmount Travertine Wall Lamp – Radilum
		General Door Handles	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with	Per floor plan		Burnished Brass	\$109 for 4	Asidrama 4 Pack Brushed Antique Brass Privacy Door Handles, Door Lever with Door Knobs Indoor for Bedroom or Bathroom, Heavy Duty Door Handles Interior with Locks for Left Right Sided Doors - Amazon.com

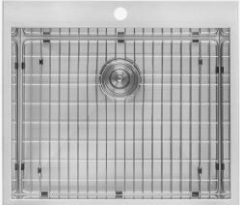
Bathroom 4

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		ADU Bathroom Vanity sink	30" Bathroom Vanity & Sink with Travertine Stone Top	1	17.72" H X 29.92" W X 18.9" D	Dark Wood and travertine	\$1,029	Latitude Run® 30" Bathroom Vanity & Sink with Travertine Stone Top & Ceramic Basin Wayfair
		Inside BIG Wall side	Fluted Beige travertine tile	Per Sub-contractor request	24 x 48	Beige	TBD	Porcelina Group ali@porcelinagroup.com
		Bathroom floor	Travertine beige tile	Per Sub-contractor request	24" x 48"	beige	TBD	Porcelina Group ali@porcelinagroup.com
		ADU Bathroom outside shower Walls	Portola Roman Clay	Per painter	TBD	Color code: Oatmeal	TBD	Portola Paints Oatmeal Roman Clay
		ADU Bathroom Shower glass	Glass Warehouse B-ARC-34 Venus 66-3/4" High x 34" Wide Shower Screen - Polished Brass	1	66" h x 34" w	Satine brass	\$344	Glass Warehouse B-ARC-34 Venus 66-3/4" High x 34" Wide Shower Screen - Bed Bath & Beyond - 42909604

Bathroom 4

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Toilet	Duravit ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat	1		White	\$429 ea	Duravit 2530090092 ME by Starck 1.28/0.8 GPF Dual Flush Wall Mounted One Piece Elongated Toilet - Less Seat Ferguson Home
		shower	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ	1	Standard	Champagne brass	\$689	Delta Modern 14 Series Round Rain Shower System Faucet Set, Rainfall Brushed Gold Shower Head and Handle Set, Valve Trim Kit, 10 Inch, Champagne Bronze 342702-CZ - Amazon.com
		Bathroom Facet	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ	1	Standard	Champagne brass	\$199/pieace	Delta Nicoli Brushed Gold Faucet 3 Hole, 8 Inch Widespread Bathroom Sink Faucet for Vanity, Push-Pop Drain Assembly, Champagne Bronze 35749LF-CZ - Amazon.com
		Bathroom Mirror	PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 40"x26" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Wall Decor, Wall Mounted	1	40” x 26”	Brass	\$97	Amazon.com: PERFNIQUE Irregular Wall Mirror Asymmetrical Mirror, 32"x24" Gold Mirror for Bathroom Bedroom Living Room Entryway, Decorative Modern Boho Decor, Wall Mouted(Gold, 32"x24") : Home & Kitchen
		Bathroom Pendant	Toam Pendant Lamp	1	18” x 3”	Brass and brown marble	\$285	Toam Pendant Lamp – Vakkerlight

Laundry Room

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Laundry Countertop	Taj Mahal Porcelain Slab	Per drawing	TBD	Taj Mahal	TBD	Porcelina Group Contact Ali Maleki
		Cabinets	Ash walnut custom cabinet door per drawing	Per Sub-contractor request	Per drawing	Ash walnut	TBD	Amadi Cabinets
		Laundry sink	Ruvati Topmount Laundry Deep Utility Sink 16 Gauge		22" x 22" x 12"	Stainless Steel	\$369	Ruvati Ruvati Topmount Laundry 22" x 22" x 12" Deep Utility Sink 16 Gauge Stainless Steel Perigold
		Laundry Faucet	Kraus Oletto 1.8 GPM Single Handle Pull Down Kitchen Faucet		9" x 1.8"	Black	\$185	Kraus KPF-2820MB Oletto 1.8 GPM Single Handle Pull Down Kitchen Faucet Ferguson Home

Exterior Facade

Image		Item	Description	Quantity	Dimensions	Finish/Notes	PRICE	Link
		Stucco	X-50 Crystal white base 100 stucco la ahbra	Per painter	N/A	X-50 Crystal white	TBD	Ramtin source of stucco
		Wood Slats	Composite Wide Slat Exterior Cladding	Per drawing	2”w wood slatts	ash walnut	\$299/per 21sf	Ramtin source
		Entry Door	Custom Pivot door with 2” w woodslats	1	98” x 72”	Ash walnut	TBD	Ramtin source
		Outdoor sconce	Exterior Wall Lights for House - 2pack 47.3inch Long Strip Modern Outdoor Light Wall Fixture Sconce	Per lighting plan	4” wx 48”l	Matt Black	\$245 per 2	Exterior Wall Lights for House - 2pack 47.3inch Long Strip Modern Outdoor Light Wall Fixture Sconce, Dimmable Outside Garage Exterior Lights, Black Wall Mount Lighting for Porch Corridor, Garage - Amazon.com
		Outdoor Face garage part	Sandstone Ledger Stone	Per sub contractor	Each stone is different	Sand	TBD	Royal Stone Please ask for Daniella

Rooftop and Outdoor BBQ Area

Image		Item	Description	Quantit y	Dimensions	Finish/Notes	PRICE	Link
		Stucco Walls	X-50 Crystal white base 100 stucco la ahbra	Per painter	N/A	X-50 Crystal white	TBD	Ramtin source of stucco
		BBQ Counter	Taj Mahal Porcelain Slab	Per drawing	TBD	Taj Mahal	TBD	Porcelina Group Contact Ali Maleki
		BBQ	Blaze LBM 32-Inch 4-Burner Built-In Natural Gas Grill - BLZ-4LBM-NG	1	LBM-Use-Care.pdf	Steel	\$1,649	Blaze Prelude LBM 32in Built-in Grill BLZ-4LBM-NG : BBQGuys
		Outdoor Fridge	Summit Commercial 19-Inch 3.1 Cu. Ft. ADA Compliant Shallow Depth Outdoor Rated Beverage Cooler - SPR489OSADA	1	19” x 32”	Steel	\$966	Summit Commercial 19-Inch 3.1 Cu. Ft. ADA Compliant Shallow Depth Outdoor Rated Beverage Cooler - SPR489OSADA : BBQGuys