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## Project Specifications

As Of October 2, 2016

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**Client: Fraeda and Bill Kopman**

Job Site: 7524 Plein Aire  
 San Diego, CA 92107

Project: Master Bedroom and Bath

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### • Master Bedroom

- (A) Remove the existing fireplace façade, fireplace box and flue; patch and repair wall and paint; cap off flue for potential future use
- (B) Remove wall to wall carpeting and install hard surface floor; suggest cork with a floating installation over existing slab
- (C) Plan a dual seat conversation area where fireplace was, separated by approx 60” storage console, each seat to be a recliner, with motorized option for recline and lift
- (D) Add two can lights over seating area and install two wall mount swing arm lamps with direct wire to two new j-boxes in wall, approx 36” AFF with final width to be determined by width of storage console
- (E) Add three flat indoor-outdoor area rugs, one located in seating area, and two on the right and left of king size bed
- (F) Add two Eileen Grey E1027 adjustable tables in black finish for use at chairs or at bed
- (G) Add tray-type tables that can be used over arms of recliners, used for eating, using laptop
- (H) Suggest repaint the walls with a clearer brighter color, paint ceiling in an vanilla white
- (I) Rearrange drapery so that more of middle set of windows are exposed

- **Master Bathroom Tub Deck**

- (A) Remove existing tub, tub deck platform and prep space for new; attempt to retain as much of existing tile during demo as possible for possible use; retain existing splash if possible
- (B) Build a new tub deck to be 17" finished height above finished floor to accommodate new whirlpool-type tub, TBD; designer to supply drawing for contractor
- (C) Disconnect existing faucets, drain, spray and diverter and save
- (D) Tile top of new tub deck with 12" minimum square stone tiles to match or blend with existing
- (E) Install new undermount tub and finish edge of deck @ tub with new bullnose tile to match or blend with existing stone materials
- (F) Reinstall existing plumbing fixtures on tub deck per drawing
- (G) Plan installation of balance bars upon completion of deck
- (H) Repair wall finishes as needed around new deck

- **Master Bathroom Shower**

- (A) Remove existing shower door in prep for removing existing shower curb
- (B) Carefully saw and chisel cut existing tile; leave existing exterior and interior vertical trim and inside jamb tiles as much as possible
- (C) Using 1 x 1" mosaic tile or similar size and color to build nearly flat threshold, bringing tile up the exterior face and jamb to create a plinth-style base; designer to provide drawing for details
- (D) Determine possible locations for balance bar, shelf, and grip style handles with client; then using small drill bit, drill into grout between tiles in sides of shower wall to determine if there is a plywood backing behind the tiles so that balance bar(s) can be installed
- (E) Should there not be any apparent plywood behind tile, plan for install of balance bars using "wing-its" type fasteners for attachment of balance bars
- (F) Clean and seal existing tile walls and shower pan as needed including anti-slip coating
- (G) Repair wall finishes as needed after tiles are installed

- **Master Bathroom ( Other )**

- (A) Remove existing toilet; replace with ADA compliant toilet with self close lid
- (B) Determine location for balance bar around toilet
- (C) Consider adding additional wall mounted cabinet above existing for additional storage

- **Project Notes:**

Contractor to provide all necessary materials and labor to professionally execute the work as outlined including the proper removal of all debris and broom swept at the end of each workday.

The bathroom shall be fully sealed off during work to retard dirt and contaminants from entering closet or master bedroom; client and contractor to jointly determine how access shall be made to the residence and a location where materials and trash may be placed.

Finishes and products are to have low or no volatile compounds ( VOCs) and to use materials with minimal off-gassing into the environment.

Contractor to seal all HVAC vents and upon completion clean vents and ducts as needed.

Contractor to provide the client with a detailed outline of costs and materials and clearly identify areas that are subject to a potential change order as a result of the work Upon presentation of agreement to client, contractor to provide payment terms with payment dates tied to job completion.

Should there be a change order, contractor to provide a written order indicating the work necessary, the cost that would occur not included in the original agreement, and a time frame to complete the change order.

Contractor to create a schedule to provide a framework of time the project may take and outline to client how and when contractors, subs, workers and trades will need access to the residence.

Contractor to provide proof of state, county and city licensure, insurance and bonding, if required.

Upon completion of the work, contractor to provide lien release at time of final billing to client.

All changes to any agreements between client and contractor shall be agreed to in writing and cannot be changed unless mutually accepted by both.