

Tiles

KITCHEN

- **Countertop:**
 - Option 1: Cambria Montaaaj (your selection)
- **Backsplash:**
 - Option 1: Cambria Montaaaj (your selection)

GREAT ROOM

- **Countertop:**
 - Option 1: Cambria Montaaaj (your selection)

MASTER BATH

- **Countertop:**
 - Consistent with Bath 1 and 2, something clean, white, not marble.
- **Shower Walls:**
 - Center/Back: Bedrosians Magnifica Center
 - Sides Option: Strata
- **Floor:**
 - Option 1: Bedrosians Poetry Stone Glazed Color Body Porcelain Shade Variation V2.

MASTER CLOSET

- **Countertop:**
 - Option 1: Cambria Montaaaj (your selection)

KIDS BATHS (Upper Baths 1)

- **Countertop:**
 - Consistent with Bath 1 and 2, something clean, white, not marble.
- **Shower Walls:**
 - Main wall: <https://www.tilebar.com/product/monet-poetica-24x48-poetica-artisan-decor-porcelain-tile.html? }sbar>
 - Side wall: <https://www.tilebar.com/product/parry-white-3x8-matte-ceramic-tile.html>



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- **Floor:**
 - Bedrosians Poetry Stone Glazed Color Body Porcelain Shade Variation V2.

Upper BATHS Shower 2

- **Countertop:**
 - Consistent with Bath 1 and 2, something clean, white, not marble.
- **Shower Walls:**
 - Marmo Perfetto Crema Beige:
 - https://www.tilebar.com/product/sample/sample-marmo-perfetto-crema-beige-24x48-semi-polished-porcelain-tile.html?utm_source=google&utm_medium=cpc&utm_campaign=17296013913&utm_content=180835011534&utm_term=&gad_source=1&gad_campaignid=17296013913&gbraid=0AAAAADn082wmPc_1QJp9eNbuC0RCAjZr5&gclid=CjwKCAjwpOfHBhAxEiwAm1SwEvT95-GlcEMkHRzZY7hgSDMHTxT1mp8vo7QOQLu10oLS2utuhF7TDxoCqf4QAvD_BwE
 - Niche: Strata
- **Floor:**
 - Bedrosians Poetry Stone Glazed Color Body Porcelain Shade Variation V2.



POWDER BATH

- **Countertop:**
 - Consistent with Bath 1 and 2, something clean, white.
- **Shower Walls** (if applicable):
 - Option 1: White subway
 - Option 2: Sample-Marmo Perfetto Crema Beige 24x48 Semi Polished Porcelain Tile
- **Floor:**
 - Option 1: [Cascais Silver Ornate 9x9 Matte Porcelain Tile](#)
 - Option 2: [Talía By Paula Purroy](#)



LAUNDRY

- **Countertop:**
 - Option 1: White Quartz Remnant
 - Option 2: Butcher Block
 - Option 3: Caesarstone Fresh Concrete:
<https://www.caesarstoneus.com/countertops/4001-fresh-concrete/>
- **Backsplash:**
 - Option 1: Morris & Co. St. James Farringdon Grey
 - Option 2: Paula Purroy Talia Blossom Blue Gray (Rain Gu selection)
 - Option 3: Simple White 3x6 Subway
- **Floor:**
 - Option 1: Antica Roma Checker
 - Rain Gu XHS (preferred)



alternative floor (preferred)

ADU BATH

- **Shower Walls:**
 - Option 1: [Carrara Marble Subway Tile](#)
 - Option 2: Portmore White 3x8
 - Option 3: Basic White Hex Mosaic
- **Floor:**
 - Option 1: Keep existing
 - Option 2: Shala Smoke White (match exterior)
 - Option 3: Match upper bath?

Family Room

- Backslash:
 - [Talía By Paula Purroy](#)
 - Paula Purroy Talía Blossom Blue Gray (Rain Gu selection)

ADU BATH 4

- **Shower Walls:**
 - Option 1: [Carrara Marble Subway Tile](#)
 - Option 2: White subway tile
- **Floor:**
 - [Cascais Silver Ornate 9x9 Matte Porcelain Tile](#)

EXTERIOR

- **Floor:** [Shala Smoke White French Pattern Matte Porcelain Tile | Tilebar.com](#)

Notes below, ignore.

Master Bath (as is):

- Bedrosians Magnifica Center
- Strata Side
- Poetry Stone
- We might prefer Center + Floor is same

- The side can be Nobu / Strata.
- Other floor: [Shop Marmo Perfetto Crema Beige 24x48 Semi Polished Porcelain Tile | TileBar.com](#)
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Laundry + 3 upper bath floor:

- Same floor tiles preferred.
- Maybe something like Farmhouse. Frammenta.
- [Shop Marmo Perfetto Crema Beige 24x48 Semi Polished Porcelain Tile | TileBar.com](#)
- [Buy Basic Travertine Beige & Cream 24x48 Matte Porcelain Tile | TileBar.com](#)
- Overall Amy doesn't like Mosaic even in the shower.

Upper Bath Showers wall:

- TBD.
- Overall a bit more muted, low contrast, consistent and it will mostly be used by a little kid.
- [Estee Frosty White 12x12 Polished Pearl Inlay and Cement Tile](#)
- [Shop True Terrazzo Kashmir Beige 16x16 Polished Terrazzo Tile | TileBar.com](#)
- [Shop Portmore White 3x8 Glazed Ceramic Subway Wall Tile | TileBar.com](#)
- [Kenridge Chevron White 24x48 Matte Porcelain Tile | Tilebar.com](#)
- [Shop White Jade 1x3 inch Herringbone Polished Marble Mosaic | TileBar.com](#)
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Laundry + ADU kitchen Backslash:

- [Paula Purroy Talia Blossom Blue Gray with Gold 5x5 Matte Ceramic Tile | Tilebar.com](#)
(floor / backslash)
- [Shop Narcissus White Thassos Polished Marble & Mother of Pearl Tile | TileBar.com](#)
(backslash)
- Morris & CO. ST. James FARRINGDON GREY?
- TBD.

ADU:

- Most likely as is. TBD.
- Minus the marble

Kitchen / Greatroom / MCloset Counter top / Backslash:

- Let's see if this work: [Cambria Montaa](#)

All Baths: Counter Top:

- TBD, something not as marble, as I feel like marble is a little dated and over-used.

Exterior:

[Shala Smoke White French Pattern Matte Porcelain Tile | Tilebar.com](https://tilebar.com/shala-smoke-white-french-pattern-matte-porcelain-tile)

Table Content

USE DOCUMENT TAB FOR ITEM
NAVIGATION

Kitchen & Bath

Lower Level:

ADU KITCHEN

- Setra Single-Handle Semi-Professional Kitchen Sink Faucet with Soap Dispenser in Vibrant Stainless
 - <https://www.homedepot.com/p/KOHLER-Setra-Single-Handle-Semi-Professional-Kitchen-Sink-Faucet-with-Soap-Dispenser-in-Vibrant-Stainless-K-R29343-SD-VS/313697804> (qty:2)
- Buckley 32-1/4" Undermount Single Basin Stainless Steel Kitchen Sink
 - <https://www.build.com/product/s1842043?uid=4367244> (qty:1)
- Standart PRO 26" Undermount Single Basin Stainless Steel Kitchen Sink with Sound Dampening - Includes Basket Strainer, Sink Grid, and Kitchen Towel
 - <https://www.build.com/kraus-khu100-26/s1446158?uid=3402565> (qty:1)

ADU BATH 2

- Gavino 48 in. W x 22 in. D x 34 in. H Bath Vanity in Light Brown with Grain White Composite Stone Top
 - <https://www.homedepot.com/p/Altair-Gavino-48-in-W-x-22-in-D-x-34-in-H-Bath-Vanity-in-Light-Brown-with-Grain-White-Composite-Stone-Top-557048-LB-GW-NM/324855445> (qty:1)
- Sundae® Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brushed Nickel)
 - https://www.homedepot.com/p/KOHLER-Sundae-8-in-Widespread-Double-Handles-Bathroom-Faucet-in-Vibrant-Brushed-Nickel-K-R28797-4D-BN/317200602?selectedSellerId=0&clickid=XPCQBn150xycWUxVI5QXTyFYUksSDeVtRwG-wQ0&irgwc=1&cm_mmc=afl-ir-78091-456723- (qty:1)
- Pitch® Rite-Temp® bath and shower trim kit, 1.75 gpm (Vibrant Brushed Nickel)
 - <https://www.kohler.com/en/products/showers/shop-bath-shower-faucets/pitch-rite-temp-bath-and-shower-trim-with-1-75-gpm-showerhead-ts97074-4g?skuld=TS97074-4G-2MB> (qty:1)
- Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-pressure-balancing-valve-body-cartridge-kit-pex-expansion-connections-8304-ux?skuld=8304-UX-NA> (qty:1)
- TOTO Drake Cotton Elongated Standard height 12-in Rough-In WaterSense 1.28 GPF Single Slow Close Feature 2-piece Toilet
 - <https://www.lowes.com/pd/TOTO-Drake-Transitional-with-Seat-1-28-GPF-Cefiontect-Washlet/5005517341>
- KOHLER Entity

- <https://www.kohler.com/en/products/bathtubs/shop-bathtubs/entity-60-x-32-alcove-bath-with-right-drain-26108-ra?skuld=26108-RA-0> (qty:1)

ADU BATH 3

- Gavino 36 in. W x 22 in. D x 34 in. H Bath Vanity in Light Brown with Grain White Composite Stone Top
 - <https://www.homedepot.com/p/Altair-Gavino-36-in-W-x-22-in-D-x-34-in-H-Bath-Vanity-in-Light-Brown-with-Grain-White-Composite-Stone-Top-557036-LB-GW-NM/324855441> (qty:1)
- Sundae® Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brushed Nickel)
 - https://www.homedepot.com/p/KOHLER-Sundae-8-in-Widespread-Double-Handles-Bathroom-Faucet-in-Vibrant-Brushed-Nickel-K-R28797-4D-BN/317200602?selectedSellerId=0&clickid=XPCQBn150xycWUxVI5QXTyFYUksSDeVtRwG-wQ0&irgwc=1&cm_mmc=afl-ir-78091-456723- (qty:1)
- Pitch®Rite-Temp® shower trim kit with push-button diverter, 1.75 gpm (Vibrant Brushed Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/pitch-rite-temp-shower-trim-kit-with-push-button-diverter-1-75-gpm-t49990-4g?skuld=T49990-4G-2MB> (qty:1)
- Statement®Wall-mount handshower holder with supply elbow and check valve (Vibrant Brushed Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/statement-wall-mount-handshower-holder-w-supply-elbow-and-check-valve-26310?skuld=26310-2MB> (qty:1)
- Awaken® G90 Three-function handshower, 1.75 gpm (Vibrant Brushed Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g90-three-function-handshower-1-75-gpm-72414-g?skuld=72414-G-BN> (qty:1)
- MasterShower®60" metal shower hose (Vibrant Brushed Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/mastershower-60-metal-shower-hose-9514?skuld=9514-2MB> (qty:1)
- Rite-Temp®1/2" pressure-balancing valve with push-button diverter
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-1-2-pressure-balancing-valve-with-push-button-diverter-11748-k?skuld=11748-K-NA> (qty:1)
- TOTO Drake Cotton Elongated Standard height 12-in Rough-In WaterSense 1.28 GPF Single Slow Close Feature 2-piece Toilet

- <https://www.lowes.com/pd/TOTO-Drake-Transitional-with-Seat-1-28-GPF-Cefiontect-Washlet/5005517341>

ADU BATH 4

- Malin™ by Studio McGee 30" bathroom vanity cabinet with sink and quartz top (White Oak)
 - <https://www.kohler.com/en/products/vanities/shop-vanities/malin-by-studio-mcgee-30-bathroom-vanity-cabinet-with-sink-and-quartz-top-35019?skuld=35019-SWK> (qty:1)
- Castia™ by Studio McGee Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/bathroom-faucets/shop-bathroom-sink-faucets/castia-by-studio-mcgee-widespread-bathroom-sink-faucet-1-2-gpm-35908-4?skuld=35908-4-2MB> (qty:1)
- Pitch®Rite-Temp® shower trim kit with push-button diverter, 1.75 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/pitch-rite-temp-shower-trim-kit-with-push-button-diverter-1-75-gpm-t49990-4g?skuld=T49990-4G-2MB> (qty:1)
- Statement®Wall-mount handshower holder with supply elbow and check valve (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/statement-wall-mount-handshower-holder-w-supply-elbow-and-check-valve-26310?skuld=26310-2MB> (qty:1)
- Awaken® G90 Three-function handshower, 1.75 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g90-three-function-handshower-1-75-gpm-72414-g?skuld=72414-G-BN> (qty:1)
- MasterShower®60" metal shower hose (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/mastershower-60-metal-shower-hose-9514?skuld=9514-2MB> (qty:1)
- Rite-Temp®1/2" pressure-balancing valve with push-button diverter
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-1-2-pressure-balancing-valve-with-push-button-diverter-11748-k?skuld=11748-K-NA> (qty:1)
- TOTO 5.0 1 TOTO® WASHLET®+ Nexus® One-Piece Elongated 1.28 GPF Toilet with Auto Flush S7A Contemporary Bidet Seat, Cotton White - MW6424736CEFGA#01
 - <https://www.totousa.com/nexus-washlet-s7a-one-piece-toilet-128-gpf>

Upper Level:

MASTER BATH

- Castia™ by Studio McGee Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/bathroom-faucets/shop-bathroom-sink-faucets/castia-by-studio-mcgee-widespread-bathroom-sink-faucet-1-2-gpm-35908-4?skuld=35908-4-2MB> (qty:2)
- Ladena® 21" rectangular undermount bathroom sink with glazed underside, no overflow (White)
 - <https://www.kohler.com/en/products/bathroom-sinks/shop-bathroom-sinks/ladena-21-rectangular-undermount-bathroom-sink-with-glazed-underside-no-overflow-2214-g-2214-g?skuld=2214-G-0> (qty:2)
- Castia™ by Studio McGee Rite-Temp® shower trim kit, 1.75 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-bath-shower-faucets/castia-rite-temp-shower-trim-kit-1-75-gpm-ts35916-4g?skuld=TS35916-4G-2MB> (qty:2)
- Castia™ by Studio McGee MasterShower® transfer valve trim with lever handle (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/castia-by-studio-mcgee-mastershower-transfer-valve-trim-with-lever-handle-t35921-4?skuld=T35921-4-2MB> (qty:2)
- Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-pressure-balancing-valve-body-cartridge-kit-pe-x-expansion-connections-8304-ux?skuld=8304-UX-NA> (qty:2)
- MasterShower® 2- or 3-way diverter valve
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/mastershower-2-or-3-way-diverter-valve-737-k?skuld=737-K-NA> (qty:2)
- Mounting block for select floor-mount bath fillers Mounting block for select floor-mount bath fillers
 - <https://www.kohler.com/en/products/bathroom-accessories/shop-bathroom-accessories/mounting-block-for-purist-stillness-margaux-and-kelston-bath-fillers-97339?skuld=97339-NA> (qty:1)
- Castia™ by Studio McGee Floor-mount bath filler trim with handshower (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/bathtubs/shop-bathtub-faucets/castia-by-studio-mcgee-floor-mount-bath-filler-trim-with-handshower-t35924-4?skuld=T35924-4-2MB> (qty:1)
- Awaken® Wall-mount supply elbow with check valve (Vibrant Brushed Moderne Brass)

- <https://www.kohler.com/en/products/showers/shop-shower-fittings/awaken-wall-mount-supply-elbow-with-check-valve-98351?skuld=98351-2MB> (qty:2)
- Awaken® G110 30" deluxe three-function handshower kit, 1.75 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g110-30-deluxe-three-function-handshower-kit-1-75-gpm-99242-g-99242-g?skuld=99242-G-2MB> (qty:2)
- TOTO 5.0 1 TOTO® WASHLET®+ Nexus® One-Piece Elongated 1.28 GPF Toilet with Auto Flush S7A Contemporary Bidet Seat, Cotton White - MW6424736CEFGA#01
 - <https://www.totousa.com/nexus-washlet-s7a-one-piece-toilet-128-gpf>
- Tub?
- Towel warmer: <https://ambaproducts.com/product/radiant-straight/>

BATH 1

- Castia™ by Studio McGee Rite-Temp® bath and shower trim kit, 1.75 gpm (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-bath-shower-faucets/castia-rite-temp-bath-and-shower-trim-kit-1-75-gpm-ts35917-4g?skuld=TS35917-4G-2MB> (qty:1)
- Castia™ by Studio McGee MasterShower® transfer valve trim with lever handle (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/castia-by-studio-mcgee-mastershower-transfer-valve-trim-with-lever-handle-t35921-4?skuld=T35921-4-2MB> (qty:1)
- Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-pressure-balancing-valve-body-cartridge-kit-pex-expansion-connections-8304-ux?skuld=8304-UX-NA> (qty:1)
- MasterShower® 2- or 3-way diverter valve
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/mastershower-2-or-3-way-diverter-valve-737-k?skuld=737-K-NA> (qty:1)
- Awaken® Wall-mount supply elbow with check valve (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/awaken-wall-mount-supply-elbow-with-check-valve-98351?skuld=98351-2MB> (qty:1)
- Awaken® G110 30" deluxe three-function handshower kit, 1.75 gpm (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g110-30-deluxe-three-function-handshower-kit-1-75-gpm-99242-g-99242-g?skuld=99242-G-2MB> (qty:1)
- Castia™ by Studio McGee Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brush Nickel)

- <https://www.kohler.com/en/products/bathroom-faucets/shop-bathroom-sink-faucets/castia-by-studio-mcgee-widespread-bathroom-sink-faucet-1-2-gpm-35908-4?skuld=35908-4-2MB>(qty:1)
- Ladena® 21" rectangular undermount bathroom sink with glazed underside, no overflow (White)
 - <https://www.kohler.com/en/products/bathroom-sinks/shop-bathroom-sinks/ladena-21-rectangular-undermount-bathroom-sink-with-glazed-underside-no-overflow-2214-g-2214-g?skuld=2214-G-0> (qty:1)
- TOTO 5.0 1 TOTO® WASHLET®+ Nexus® One-Piece Elongated 1.28 GPF Toilet with Auto Flush S7A Contemporary Bidet Seat, Cotton White - MW6424736CEFGA#01
 - <https://www.totousa.com/nexus-washlet-s7a-one-piece-toilet-128-gpf>
- KOHLER Underscore
 - <https://www.kohler.com/en/products/bathtubs/shop-bathtubs/underscore-60-x-32-alcove-bath-with-integral-apron-integral-flange-and-left-hand-drain-20202-la>

BATH 2

- Castia™ by Studio McGee Widespread bathroom sink faucet, 1.2 gpm (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/bathroom-faucets/shop-bathroom-sink-faucets/castia-by-studio-mcgee-widespread-bathroom-sink-faucet-1-2-gpm-35908-4?skuld=35908-4-2MB> (qty:1)
- Ladena® 21" rectangular undermount bathroom sink with glazed underside, no overflow (White)
 - <https://www.kohler.com/en/products/bathroom-sinks/shop-bathroom-sinks/ladena-21-rectangular-undermount-bathroom-sink-with-glazed-underside-no-overflow-2214-g-2214-g?skuld=2214-G-0> (qty:1)
- Castia™ by Studio McGee Rite-Temp® shower trim kit, 1.75 gpm (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-bath-shower-faucets/castia-rite-temp-shower-trim-kit-1-75-gpm-ts35916-4g?skuld=TS35916-4G-2MB> (qty:1)
- Castia™ by Studio McGee MasterShower® transfer valve trim with lever handle (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/castia-by-studio-mcgee-mastershower-transfer-valve-trim-with-lever-handle-t35921-4?skuld=T35921-4-2MB> (qty:1)
- Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-pressure-balancing-valve-body-cartridge-kit-pe-x-expansion-connections-8304-ux?skuld=8304-UX-NA> (qty:1)
- MasterShower® 2- or 3-way diverter valve

- <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/mastershower-2-or-3-way-diverter-valve-737-k?skuld=737-K-NA> (qty:1)
- Awaken® Wall-mount supply elbow with check valve (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/awaken-wall-mount-supply-elbow-with-check-valve-98351?skuld=98351-2MB> (qty:1)
- Awaken® G110 30" deluxe three-function handshower kit, 1.75 gpm (Vibrant Brush Nickel)
 - <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g110-30-deluxe-three-function-handshower-kit-1-75-gpm-99242-g-99242-g?skuld=99242-G-2MB> (qty:1)
- TOTO 5.0 1 TOTO® WASHLET®+ Nexus® One-Piece Elongated 1.28 GPF Toilet with Auto Flush S7A Contemporary Bidet Seat, Cotton White - MW6424736CEFGA#01
 - <https://www.totousa.com/nexus-washlet-s7a-one-piece-toilet-128-gpf>

GUEST BATH

- Castia™ by Studio McGee Rite-Temp® shower trim kit, 1.75 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-bath-shower-faucets/castia-rite-temp-shower-trim-kit-1-75-gpm-ts35916-4g?skuld=TS35916-4G-2MB> (qty:1)
- Castia™ by Studio McGee MasterShower® transfer valve trim with lever handle (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/castia-by-studio-mcgee-mastershower-transfer-valve-trim-with-lever-handle-t35921-4?skuld=T35921-4-2MB> (qty:1)
- Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/rite-temp-pressure-balancing-valve-body-cartridge-kit-pex-expansion-connections-8304-ux?skuld=8304-UX-NA> (qty:1)
- MasterShower® 2- or 3-way diverter valve
 - <https://www.kohler.com/en/products/showers/shop-shower-trims-valves/mastershower-2-or-3-way-diverter-valve-737-k?skuld=737-K-NA> (qty:1)
- Awaken® Wall-mount supply elbow with check valve (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/showers/shop-shower-fittings/awaken-wall-mount-supply-elbow-with-check-valve-98351?skuld=98351-2MB> (qty:1)
- Awaken® G110 30" deluxe three-function handshower kit, 1.75 gpm (Vibrant Brushed Moderne Brass)

- <https://www.kohler.com/en/products/showers/shop-shower-heads/awaken-g110-30-deluxe-three-function-handshower-kit-1-75-gpm-99242-g-99242-g?skuld=99242-G-2MB> (qty:1)
- Occasion® Tall single-handle bathroom sink faucet, 1.2 gpm (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/bathroom-faucets/shop-bathroom-sink-faucets/occasion-tall-single-handle-bathroom-sink-faucet-1-2-gpm-27003-4?skuld=27003-4-2MB> (qty:1)
- Aureus® 16-3/4" round vessel bathroom sink, no overflow
 - <https://www.kohler.com/en/products/bathroom-sinks/shop-bathroom-sinks/aureus-16-3-4-round-semi-recessed-vessel-bathroom-sink-no-overflow-28039-aureus?skuld=28039-AUR-0> (qty:1)
- TOTO 5.0 1 TOTO® WASHLET®+ Nexus® One-Piece Elongated 1.28 GPF Toilet with Auto Flush S7A Contemporary Bidet Seat, Cotton White - MW6424736CEFGA#01
 - <https://www.totousa.com/nexus-washlet-s7a-one-piece-toilet-128-gpf>

LAUNDRY

- Edalyn™ by Studio McGee Pull-down kitchen sink faucet with three-function sprayhead (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/kitchen-faucets/shop-kitchen-faucets/edalyn-by-studio-mcgee-pull-down-kitchen-sink-faucet-with-three-function-sprayhead-28358?skuld=28358-VS> (qty:1)
- Lyric® 32" undermount single-bowl kitchen sink
 - <https://www.kohler.com/en/products/kitchen-sinks/shop-kitchen-sinks/lyric-large-single-basin-sink-uc-rh20912?skuld=RH20912-NA> (qty:1)

KITCHEN

- Edalyn™ by Studio McGee Pull-down kitchen sink faucet with three-function sprayhead (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/kitchen-faucets/shop-kitchen-faucets/edalyn-by-studio-mcgee-pull-down-kitchen-sink-faucet-with-three-function-sprayhead-28358?skuld=28358-VS> (qty:1)
- Strive® 32" undermount single-bowl workstation kitchen sink
 - <https://www.kohler.com/en/products/kitchen-sinks/shop-kitchen-sinks/strive-32-undermount-single-bowl-workstation-kitchen-sink-33662-pc?skuld=33662-PC-NA> (qty:1)
- Edalyn™ by Studio McGee Wall-mount pot filler (Vibrant Brushed Moderne Brass)
 - <https://www.kohler.com/en/products/kitchen-faucets/shop-kitchen-faucets/edalyn-by-studio-mcgee-wall-mount-pot-filler-28359?skuld=28359-2MB> (qty:1)

Water Filter System

- Main House - CF+
 - https://www.springwellwater.com/wp-content/uploads/2018/08/CF-Installation-Instructions.pdf?srltid=AfmBOoolvNNG9F0KlotqeQaDmegblM38CEnFKT7HmNfW-5TYtc_7JDTR
-

Ethernet Cable

Assuming optic fiber will come into garage through south side wall (D105)

Main Floor

We'd need a 2 inch conduit running from garage to attic.

Inside conduit: 15 * 100 feet cable within the 2 inch conduit.

Family Room 1 / 2

Two 60 feet CAT6 to Family Room.

ADU

One 50 feet CAT6 to ADU living room.

Two box of this:

https://www.monoprice.com/product?p_id=8103&srltid=AfmBOopoiJziMXBgYmQDGHsg5MdzD2Ojuq3hdxHHN35uRtO2NdbpeCd

Total 650.42

THANK YOU FOR YOUR ORDER

Order number: 24585506

You will receive an email confirmation shortly at jianc65@gmail.com

ORDER SUMMARY			
Order Date July 19, 2025	Payment Jian Chen 741 Hillcrest Blvd Millbrae CA 94030-2319 Method: Credit Card Total Amount Paid: \$650.42	Shipping Jian Chen 741 Hillcrest Blvd Millbrae CA 94030-2319 US Method: Standard: 3-5 Business Days \$68.39 1-5 Day(s)	Need Help? support@monoprice.com tech@monoprice.com Phone: 877.271.2592 Fax: 909.989.0078 Returns
Product Description	QTY	Price	Total
 Monoprice Cat6 1000ft Blue CMR UL Bulk Cable, Solid (w/spine), UTP, 23AWG, 550MHz, Pure Bare Copper, Reelex II Pull Box, Bulk Ethernet Cable Product# 8103	2	\$263.14	\$526.28
Subtotal			\$526.28
Tax Why am I being charged tax?			\$55.75
Shipping			\$68.39
Grand Total			\$650.42

Jacks

--- order placed in past 3 months

ORDER PLACED July 19, 2025	TOTAL \$65.61	SHIP TO Jian Chen ▾	ORDER # 111-3686547-6395451 View order details View invoice
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Arriving Monday



 Buy it again

Track package

View or edit order

Ask Product Question

Write a product review

ORDER PLACED	TOTAL	SHIP TO	ORDER # 111-0634099-4797821
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Exhuast Fan

Exhaust Fan

FIRST FLOOR:

Location	Model	CFM	Features
Bath #1	FV-0511VQ1 (c2)	50-80-110	DC motor, 0.3 sones
Bath #2	FV-0511VQ1 (c2)	50-80-110	DC motor, 0.3 sones
Bath #3	FV-0511VQ1 (c2)	50-80-110	DC motor, 0.3 sones
ADU Living	FV-0511VQ1	50-80-100	AC motor, 0.3 sones

SECOND FLOOR:

Location	Model	CFM	Features
Master Bath	FV-0511VH1 (c3)	50-80-110	With 1400W heater
Bath #2	FV-0511VH1 (c3)	50-80-110	With 1400W heater
Bath #3	FV-0511VH1 (c3)	50-80-110	With 1400W heater
Guest Bath	FV-0511VQ1 (c2)	50-80-110	DC motor, 0.3 sones
Main Living	FV-0810VSS1 (c1)	110-130-150	AC motor, 0.3 sones

Model	Quantity	Unit Type
FV-0810VSS1 (c1)	1	110-130-150 CFM
FV-0511VQ1 (c2)	4 + 1	50-80-110 CFM DC
FV-0511VH1 (c3)	3	50-80-110 CFM w/Heat
FV-0510VS1 (c4)	0	50-80-100 CFM AC
TOTAL	9 units	

Models:

- c1. [Panasonic WhisperCeiling Bathroom Exhaust Fan, 110-130-150 CFM, FV-0810VSS1](#)
- c2. [Panasonic WhisperCeiling Bathroom Exhaust Fan, 50-80-110 CFM, FV-0511VQ1](#)
- c3. [Panasonic WhisperWarm Ceiling Mount Bathroom Exhaust Fan with Heater, 50-80-110 CFM, FV-0511VH1](#)

C1:

ORDER PLACED
July 19, 2025

TOTAL
\$257.57

SHIP TO
Jian Chen ▼

ORDER # 111-0634099-4797821
[View order details](#) | [View invoice](#)

Arriving Tuesday



 Buy it again

Track package

Problem with order

View or edit order

Add a protection plan

Write a product review

30 orders placed in

past 3 months ▼

ORDER PLACED
July 20, 2025

TOTAL
\$153.12

SHIP TO
Jian Chen ▼

ORDER # 111-0922767-9111430
[View order details](#) | [View invoice](#)

Arriving July 28



 Buy it again

Track package

Problem with order

View or edit order

Write a product review

Top Proc





ORDER PLACED
July 19, 2025

TOTAL
\$65.61

SHIP TO
Jian Chen ▼

ORDER # 111-3686547-6395451
[View order details](#) | [View invoice](#)

HVAC

HVAC Equipment Specification List

SYSTEM 1: Upper Floor (Main Dwelling) - 2,734 sqft

Load Requirements: 40,501 BTU cooling / 29,146 BTU heating

Outdoor Unit

- Model: GREE Multi Gen2 Series
- Part Number: MULTI42HP230V1EO (or MULTI42HP230V1CO)
- Capacity: 42,000 BTU (3.5 ton) Multi-Zone
- Efficiency: 21 SEER2 / 10 HSPF2
- Max Indoor Units: Up to 5 zones
- Electrical: 230V/1Ph/60Hz
- Refrigerant: R-410A

Indoor Unit 1 - Master Suite

- Model: GREE Slim Duct Series
- Part Number: DUCT12HP230V1BD
- Capacity: 12,000 BTU
- Type: High Static Concealed Duct
- Static Pressure: 0.2" - 0.8" W.C.
- Dimensions: Only 13-5/8" High
- Location: Above master bathroom ceiling

Indoor Unit 2 - Secondary Bedrooms

- Model: GREE Slim Duct Series
- Part Number: DUCT12HP230V1BD
- Capacity: 12,000 BTU
- Type: High Static Concealed Duct
- Static Pressure: 0.2" - 0.8" W.C.
- Location: Hallway ceiling near bedroom closets

Indoor Unit 3 - Living Areas

- Model: GREE Slim Duct Series
- Part Number: DUCT18HP230V1BD

- Capacity: 18,000 BTU
- Type: High Static Concealed Duct
- Static Pressure: 0.2" - 0.8" W.C.
- Location: Above great room ceiling

Total Connected Capacity: 42,000 BTU

Electrical Connection

- Meter: Main dwelling electrical meter
 - Outdoor Unit: 30A/230V dedicated circuit
 - Indoor Units: Low voltage control wiring to outdoor unit
-

SYSTEM 2: Lower Floor Shared Area - 1,247 sqft

Load Requirements: 23,046 BTU cooling / 16,655 BTU heating

Outdoor Unit

- Model: GREE Multi Gen2 Series
- Part Number: MULTI24HP230V1EO
- Capacity: 24,000 BTU (2.0 ton)
- Efficiency: 21 SEER2 / 10 HSPF2
- Type: Multi-zone ductless heat pump
- Max Indoor Units: Up to 3 zones
- Electrical: 230V/1Ph/60Hz
- Refrigerant: R-410A

Indoor Units (2 units)

- Model: GREE Livo Gen4 Series
- Part Number: 4LIV12HP230V1AH
- Capacity: 12,000 BTU each
- Type: Wall-mounted ductless heads
- Features: Variable speed, Wi-Fi ready, I-Feel function
- Electrical: 230V

Electrical Connection

- Meter: Main dwelling electrical meter
-

SYSTEM 3: ADU (Accessory Dwelling Unit) - 798 sqft

Load Requirements: 11,524 BTU cooling / 8,327 BTU heating

Outdoor Unit

- **Model: GREE Multi Gen2 Series**
- **Part Number: MULTI18HP230V1EO**
- **Capacity: 18,000 BTU (1.5 ton)**
- **Efficiency: 21 SEER2 / 10 HSPF2**
- **Type: Multi-zone ductless heat pump**
- **Max Indoor Units: Up to 3 zones**
- **Electrical: 230V/1Ph/60Hz**
- **Refrigerant: R-410A**

Indoor Units

Small Bedrooms (2 units):

- **Model: GREE Livo Gen4 Series**
- **Part Number: 4LIV06HP230V1AH**
- **Capacity: 6,000 BTU each**
- **Type: Wall-mounted ductless heads**
- **Application: 10x10 bedrooms**

Living Area (1 unit):

- **Model: GREE Livo Gen4 Series**
- **Part Number: 4LIV09HP230V1AH**
- **Capacity: 9,000 BTU**
- **Type: Wall-mounted ductless head**
- **Application: Main living space**

Electrical Connection

- **Meter: ADU separate electrical meter**
-

Installation Requirements

Refrigerant Lines

- **System 1: Factory-charged outdoor unit, field-installed refrigerant lines to air handler**
- **Systems 2 & 3: Pre-charged line sets, professional connection and testing required**

Electrical

- **New Circuits Required: 3 dedicated 230V circuits (one per outdoor unit)**
- **Electrical Separation: Systems 2&3 on different electrical meters as specified**
- **Disconnect Switches: Required at each outdoor unit location**

Permits & Code Compliance

- **Building Permits: Required for all three systems**
- **California Title 24: All systems exceed minimum efficiency requirements**
- **Local Codes: Installation must comply with San Francisco Bay Area local codes**

Warranty Registration

- **GREE Systems: Register within 60 days for manufacturer warranty coverage (5-year parts, 7-year compressor)**

Notes for Contractor

1. **Load Calculations: Based on Manual J calculations provided separately**
2. **Zoning: Upper floor requires 3-zone system with communicating controls**
3. **Electrical Metering: Critical requirement - Systems 2&3 must connect to specified meters**
4. **Refrigerant: All systems use R-410A refrigerant**
5. **Efficiency: All systems exceed California Title 24 requirements**
6. **Installation: Professional installation required for warranty coverage**

Estimated Installation Timeline: 2-3 days

Roofing

Certainteed Presidential® Shake® TL

https://www.certainteed.com/products/residential-roofing-products/presidential-shake-tl?marketingColor=Country_Gray

Appliances

V2:

Main Floor Appliances	
Appliance	Model & Link
Refrigerator	Sub-Zero 42" Classic Side-by-Side Refrigerator/Freezer - Panel Ready CL4250S/O
Range	Fisher & Paykel 36 inch ... with trim to cover bottom.
Dishwasher (x2)	Miele G7266SCVi panel ready
Vent Hood	36" Under-Cabinet / Wall Mount Prestige Performance Inclined Vent™ Series JQG7507 / JQG9007 white (Fotile)
Microwave/Oven	Miele 7370 (no hose?) Miele DGC 7585 (with hose) GE Profile Countertop Convection/Microwave Oven w/ Trim
Wine Cooler	NewAir Dual Zone / or similar recommendation
Downstairs Appliances	
Appliance	Suggested Model & Link
Range	Standard Electric Range (~\$800)
Refrigerators (x2)	1 x LG French door with water inside 1 x LG French door with water outside Depth should be ~32. Standard width, 72 inch height.

Microwave ADU	https://www.lg.com/us/cooking-appliances/lg-mvef1337f-over-the-range-microwave

v1:

Main Floor Appliances	
Appliance	Model & Link
Refrigerator	Sub-Zero 42" Classic Side-by-Side Refrigerator/Freezer - Panel Ready CL4250S/O
Range	Bosch 800 Series 3.7 cu. ft. Freestanding Electric Induction Range (Best Buy)
Dishwasher (x2)	Miele G7266SCVi panel rdy
Vent Hood	36" Under-Cabinet / Wall Mount Prestige Performance Inclined Vent™ Series JQG7507 / JQG9007 white (Fotile)
Microwave/Oven	LG 30" Smart Built-In Electric Convection Wall Oven with Microwave (Best Buy) WCEP6427F 2700
Wine Cooler	NewAir Dual Zone
Washer (x2)	LG 5.2 cu. ft. Stackable SMART Front Load Washer (Model: WM8900HBA) (Home Depot)
Dryer (x2)	LG 9.0 cu. ft. Vented SMART Stackable Electric Dryer (Model: DLEX8900B) (Home Depot)
Downstairs Appliances	
Appliance	Suggested Model & Link

Range	GE 30" Free-Standing Electric Range (Sheely's)
Dishwasher	GE 24" Built-In Dishwasher (Model: GDT665SGNBB) (ABC Warehouse)
Refrigerators (x2)	Whirlpool 18.2 Cu. Ft. Top-Freezer Refrigerator
Microwave ADU	https://www.lg.com/us/cooking-appliances/lg-mvef1337f-over-the-range-microwave

Cabinets

<https://www.dropbox.com/scl/fi/s6x1zqiq2u6vxumlp9ea/Chen-Residence-OPT-2.pdf?rlkey=u8cfx544zsbdxymupj3y1qlef&st=jeza8xrh&dl=0>

Door

4



Masonite 36 in. x 80 in. Fire-Rated Primed Prehung Right-Hand Inswing 6 Panel Fire Exterior Door with Steel Frame **ADU ENTRY 2**

Qty: 1



Masonite 36 in. x 80 in. Craftsman 6 Lite Right-Hand Inswing Primed Smooth Fiberglass Prehung Front Door with No Brickmold **GARAGE ENTRY**

Qty: 1



Masonite 36 in. x 80 in. Craftsman 6 Lite **Left Hand Inswing** Primed Smooth Fiberglass Prehung Front Door with No Brickmold **ADU ENTRY**

1,587.03

EXTERIOR

Veneer:

<https://www.homedepot.com/p/Prestige-Stone-Granite-Artic-White-6-in-x-24-in-Natural-Stacked-Stone-Veneer-Panel-Siding-Exterior-Interior-Wall-Tile-2-Boxes-12-84-sq-ft-TSAW-F-2/31224780>

9

Paint

PAINT SPECIFICATION DOCUMENT

139 Millbrae Avenue

Date: November 17, 2025

EXTERIOR WALLS

- **Product:** Benjamin Moore Aura Exterior Paint
 - **Color:** WHITE DOVE
 - **Sheen:** Satin
-

INTERIOR WALLS (Standard Rooms)

- **Product:** Benjamin Moore Aura Interior Paint
 - **Color:** Swiss Coffee
 - **Sheen:** Eggshell
 - **Coverage:** 100% (Full Coverage)
-

INTERIOR CEILINGS (Standard Rooms)

- **Product:** Benjamin Moore Aura Interior Paint
 - **Color:** Swiss Coffee
 - **Sheen:** Eggshell
 - **Coverage:** 75% (3:1 ratio - see mixing instructions below)
-

BATHROOM WALLS

- **Product:** Benjamin Moore Aura Bath & Spa Interior Paint
 - **Color:** Swiss Coffee
 - **Sheen:** Matte
 - **Coverage:** 100% (Full Coverage)
-

BATHROOM CEILINGS

- **Product:** Benjamin Moore Aura Bath & Spa Interior Paint
 - **Color:** Swiss Coffee
 - **Sheen:** Matte
 - **Coverage:** 75% (3:1 ratio - see mixing instructions below)
-

MIXING INSTRUCTIONS FOR 75% COVERAGE

To achieve 75% coverage, mix:

- **3 parts** Benjamin Moore Swiss Coffee (as specified above)
- **1 part** Benjamin Moore White (matching product line and sheen)

Example: For each gallon of 75% coverage paint needed, mix:

- 3 quarts of Swiss Coffee
- 1 quart of White

Note: Mix thoroughly before application. Maintain consistent ratios across all batches to ensure color uniformity.

Light & Outlet & Switches

Halo Recess Light 4” - RL 4 in. Canless Recessed LED Downlight, 600/900lm, 5CCT, D2W, 120V, DM

Settings:
900LM

2700K for bedrooms
3000K for other places
4000K for garages

Leviton Decora

Basic Switches & Outlets (non-living area: garage, water heater room, understairs)

Device	SKU	Use
3-way switch	5603-2W	Lights controlled from 2 locations (hallways stairs)
4-way switch	5604-2W	Lights controlled from 3+ locations
15A outlet	T5325-W	Standard outlets throughout
20A outlet	T5820-W	Kitchen counter, bathroom, garage (code required)

Dimmers (ALL LED except garage, water heater room, understairs)

Device	SKU	Use
Dimmer single pole	DSL06-1LZ	Single location dimming Stairs: dimmer on top, single switch bottom.

Bedroom (2nd floor master , bed 2, bed 3, bed 4)

Device	SKU	Use
Smart WiFi dimmer	D26HD-1BZ	Ceiling light
Wireless remote	DD0SR-DLZ	Nightstand or wall by bed

Bathrooms

Device	SKU	Use
Humidity sensor switch	IPHS5-1LW	Fan - auto on/off with humidity
Countdown timer	LTB60-1LZ	Heater - 60 min max, auto shutoff

Wall Plates

Leviton Decora screwless plates - cleaner look, snap on

- 1-gang: **80301-SW**
- 2-gang: **80309-SW**
- Etc.

Floor Socket

<https://www.amazon.com/dp/B07DMTP34X?th=1>

Garage Door

Garage Door Openers > [Liftmaster 98032](#)

Door:

Clopay Modern Steel

Flush with Contemporary Slim Windows

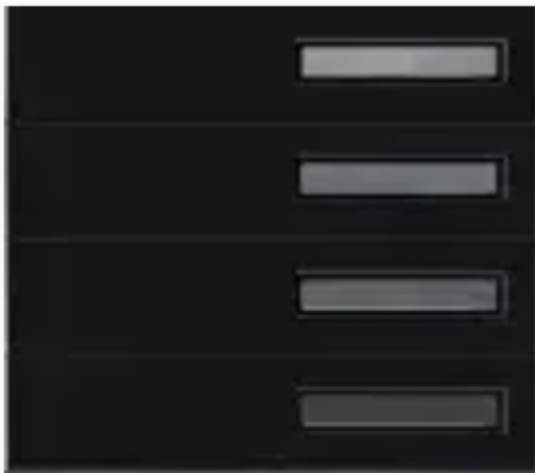
Frosted Glass

Standard White

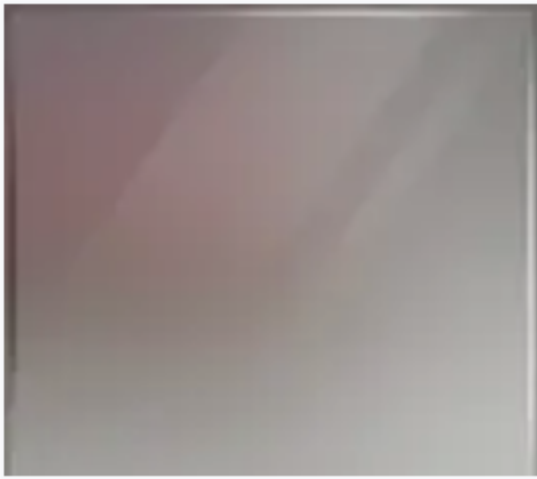
R18.4

Window on LEFT side

Window-frame also white.



Flush with
Contemporary Slim
Windows



Frosted