

Myren Dr, Saratoga CA 95070 — New Construction

Two-story new construction single-family residence + attached ADU · 4,076 sf total. Cabinet takeoff derived from architectural drawings (Bassal Architecture, sheets A2.1 & A2.2). Windows, doors, and cabinetry procured factory-direct at DDP pricing — no distributor markup, no hidden freight or import fees.

We paid (DDP to CA)

\$97,000

incl. all freight & duties

California market price

**\$187,000 –
\$218,000**

mid-point ~\$202,000

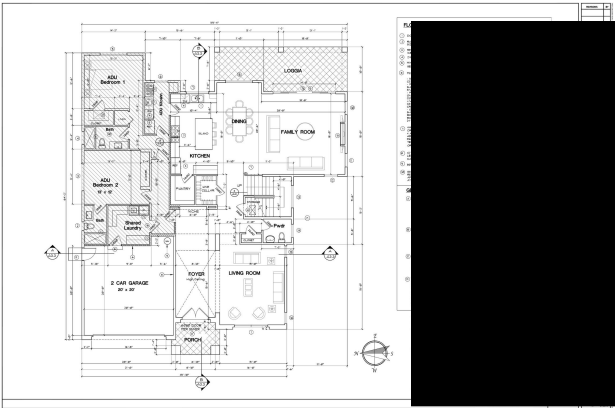
You save

**\$90,000 –
\$121,000**

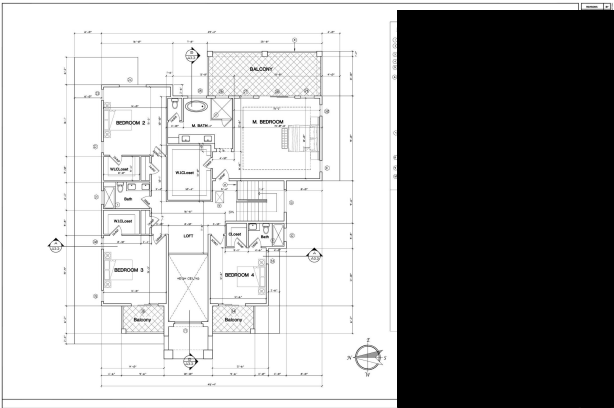
vs. local Bay Area suppliers

Savings based on NKBA 2024 data, Angi/HomeAdvisor 2025 benchmarks, and Bay Area dealer quotes.

APPROVED ARCHITECTURAL DRAWINGS — BASSAL ARCHITECTURE



FIRST FLOOR PLAN — Sheet A2.1



SECOND FLOOR PLAN — Sheet A2.2

PROJECT OVERVIEW

Project	New construction · 2-story single-family residence + attached ADU
Address	Myren Dr, Saratoga CA 95070
Architect	Bassal Architecture, Rocklin CA · Permit drawings sheets A2.1–A2.2
Main house	First floor 1,643 sf + Second floor 2,018 sf = 3,661 sf
ADU	800 sf attached · 2 bedrooms · 2 bathrooms
Garage	415 sf · 2-car attached
Bedrooms	4 main + 2 ADU = 6 total
Bathrooms	Master bath · 2 secondary (2F) · powder room (1F) · 2 ADU baths
Key spaces	Kitchen with island · pantry · wine cellar · family room · dining · loggia

Total DDP spend	\$97,000 — windows & doors \$54,720 + cabinets ~\$42,250
Delivery basis	DDP California — all duties & freight included
Quote date	May 2026 · valid 30 days from issue

PRODUCT BREAKDOWN — QUANTITY · OUR PRICE · MARKET PRICE · SAVINGS

Our price = DDP California. Market price = typical Bay Area contractor-purchase price for equivalent specification.

PRODUCT	QTY	OUR PRICE	MKT LOW	MKT HIGH	WE SAVE
WINDOWS & EXTERIOR DOORS					
Bifold door 14080 — 168×96" LB 80 BiFold · 6mm+18Ar+6mm Low-E · thermally broken aluminum	1	\$6,307	\$11,000	\$14,500	~\$6,000
Sliding door 8080 — 96×96" LB 150 Sliding · 2-panel	1	\$3,066	\$5,200	\$7,000	~\$2,700
Sliding door 6080 — 72×96" LB 150 Sliding · 2-panel	2	\$4,541	\$8,000	\$11,000	~\$4,900
Sliding window 8060 — 96×72" LB 150 Sliding	1	\$2,099	\$3,800	\$5,000	~\$2,300
Casement FIX+1 — 72×72" LB 80 · Roto hardware · 3 units	3	\$4,477	\$7,800	\$10,500	~\$4,600
Casement FIX+1 — smaller sizes 72×66", 60×60", 48×60", 36×60" · 4 units	4	\$4,370	\$7,200	\$9,500	~\$3,900
Single hung 2660 — 30×72" LB 140 Single Hung	5	\$4,568	\$7,500	\$10,000	~\$3,700
Single hung 2656 — 30×66" LB 140 Single Hung	9	\$7,537	\$12,600	\$17,000	~\$6,900
Single hung — smaller sizes 36×36"×4, 36×48"×1, 24×48"×1	6	\$3,447	\$5,700	\$7,800	~\$3,000
Fix window 50100 — 60×120" LB 80 Fix · 8mm+18Ar+8mm Low-E	1	\$1,748	\$3,200	\$4,200	~\$1,900
Fix window — 60×60" LB 80 Fix	1	\$784	\$1,400	\$1,900	~\$800
Windows & ext. doors subtotal	34	\$42,944	\$73,400	\$98,400	~\$41,700
ENTRY & GARAGE DOORS					
Pivot entry door — 5'×8' Aluminum panel · PU foam · copper-finish pull · smart lock ready	1	\$2,532	\$4,500	\$6,500	~\$2,700

Sectional garage door — 16'-8"×8' Full-view frosted glass · dark bronze · motor + 2 remotes	1	\$1,691	\$3,200	\$4,500	~\$2,100
Garage service door — 3'×8' Fire-rated galv. steel · hinges, closer & lockset	1	\$527	\$900	\$1,300	~\$500
Entry & garage doors subtotal	3	\$4,750	\$8,600	\$12,300	~\$5,300
INTERIOR DOORS — 29 UNITS, COMPOSITE PRIMER FINISH					
Composite door 3'×8' — primer Composite frame + wood block core + certified panel	8	\$2,960	\$4,800	\$6,400	~\$2,700
Composite door 2'-8"×8' — primer Composite frame + wood block core + certified panel	12	\$3,440	\$6,000	\$8,400	~\$3,500
Composite door 2'-6"×8' — primer Composite frame + wood block core + certified panel	9	\$3,080	\$4,500	\$6,300	~\$2,600
Interior doors subtotal	29	\$9,480	\$15,300	\$21,100	~\$8,800
CABINETS — QUOTR FRAMED SERIES, SNOW BIRCH (from drawings A2.1 & A2.2)					
Main kitchen — base + wall + pantry L-shape ~32 lin.ft base / ~24 lin.ft wall + pantry WP3084 + island bases	-	\$14,200	\$28,000	\$42,000	~\$21,000
ADU kitchen — base + wall Galley ~14 lin.ft base / ~12 lin.ft wall	-	\$5,800	\$9,000	\$14,000	~\$6,100
Master bath — double vanity 60" 6021DS with center doors + 6 drawers	1	\$3,950	\$6,500	\$9,000	~\$3,800
Bath Bedroom 2, single 30" 3021D-L with door + 2 drawers	1	\$1,420	\$2,200	\$3,200	~\$1,300
Bath Bedrooms 3 & 4, shared 24" 2421D-L with door + 2 drawers	1	\$1,180	\$1,800	\$2,600	~\$1,000
ADU Bath 1 & Bath 2 — 24" each 2421D-L with door + 2 drawers each	2	\$1,920	\$3,200	\$4,600	~\$2,000
Powder room vanity 24" 2421 2-door base only	1	\$620	\$1,000	\$1,500	~\$560
Laundry upper cabinets W3030 pair + fillers + scribe molding	-	\$880	\$1,400	\$2,000	~\$700
Crown molding, toe kick, accessories All rooms — trim, roll-out trays, hinges, clips	-	\$2,280	\$3,500	\$5,000	~\$1,600
Cabinets subtotal	—	\$32,250	\$56,600	\$83,900	~\$36,060

GRAND TOTAL

\$89,424

\$153,900

\$215,700

~\$91,800

* Cabinet quantities are preliminary estimates from permit drawings. Market comparisons are estimates — actual prices vary by supplier.

HOW WE SOURCED IT

Windows & doors

Thermally broken aluminum · powder coat GY204 (Akzo Nobel)

Low-E tempered insulated glass · argon fill

Premium German hardware · NFRC · NAFS · ENERGY STAR® · CSA

TÜV Rheinland certified · Title 24 compliant

DDP California — all duties & freight included

Cabinet system

QUOTR Framed Series — traditional face-frame construction

Snow Birch finish · 8 finishes available

Soft-close doors & drawer dampeners standard

CARB2 compliant · custom sizes in 3" increments

Frameless series also available

This case study is prepared for our GC and developer network. Client name withheld per confidentiality agreement. Market price comparisons are estimates based on publicly available cost data — actual contractor pricing varies by project scope and timing. This document does not constitute a formal bid or contract.