An aerial photograph of a coastline with dark, jagged rocks on the left and white, foamy waves crashing against them. The water is a deep teal color. The text is overlaid in the center.

The Klein Fitzroy Residence

45 Dana Place, Long Beach, California



How might we curate a lifestyle and space to be calm and organized
for dual studies, go-go lifestyles, and occasionally narly
fundraisers?

Julian Klein

Oceanographer and Best Selling Author



Age: 47
Hometown: Providence, Rhode Island

Education:
University of Miami (BS.EOH)
University of Monterey (MSC)

Biography

Julien Klein was born as a first generation American citizen to Dutch immigrants. As a kid, his parents took him on semiannual trips to visit his grandparents in Lelystad, a town built on Holland's reclaimed land. It was there at 14 that his interest in ocean engineering sparked.

Julien received an undergraduate in Ocean Engineering and Studies from the University of Miami in 1996. He then moved across the country to begin a mentorship at the Monterey Bay Aquarium and Marine Rehabilitation Center, all while studying for his master's degree. In 1998, while working at a fundraiser promoting the cleanup of the MV Erika Oil Spill, Julien met then-actress Grace Fitzroy.

Before graduating from the University of Monterey in 1999, Julien had already proposed to Grace. They were married later that year. In 2001, the couple welcomed twins, Jonah and Vincent, into the world.

In 2006, Julien traveled to the Maldives for a year to study the nation's erosion crisis. During his time there, he was inspired to write his book, *What The Sea Told Me*, which discusses humanity's effect on the ocean's ecosystem. His book earned him national attention and several award nominations.

Needs:
Plenty of storage for scuba gear and scientific instruments.
Office with writing desk.
Sustainable energy.

Grace Klein, Ph.D

Former Actress turned Celebrity Psychotherapist



Age: 42
Hometown: Malibu, California

Education:
Pepperdine University (B.Ph)
Stanford University (Ph.D)

Biography

Grace Fitzroy had a privileged childhood. Her father was a well-respected screenwriter and her stepmother was an aesthetician. Grace participated in pageantry as a child and won the title of Miss Teen Malibu 1994. She had her first speaking film role in 1996, with 5 lines. By the time Grace graduated high school, she had 11 television and film credits to her name.

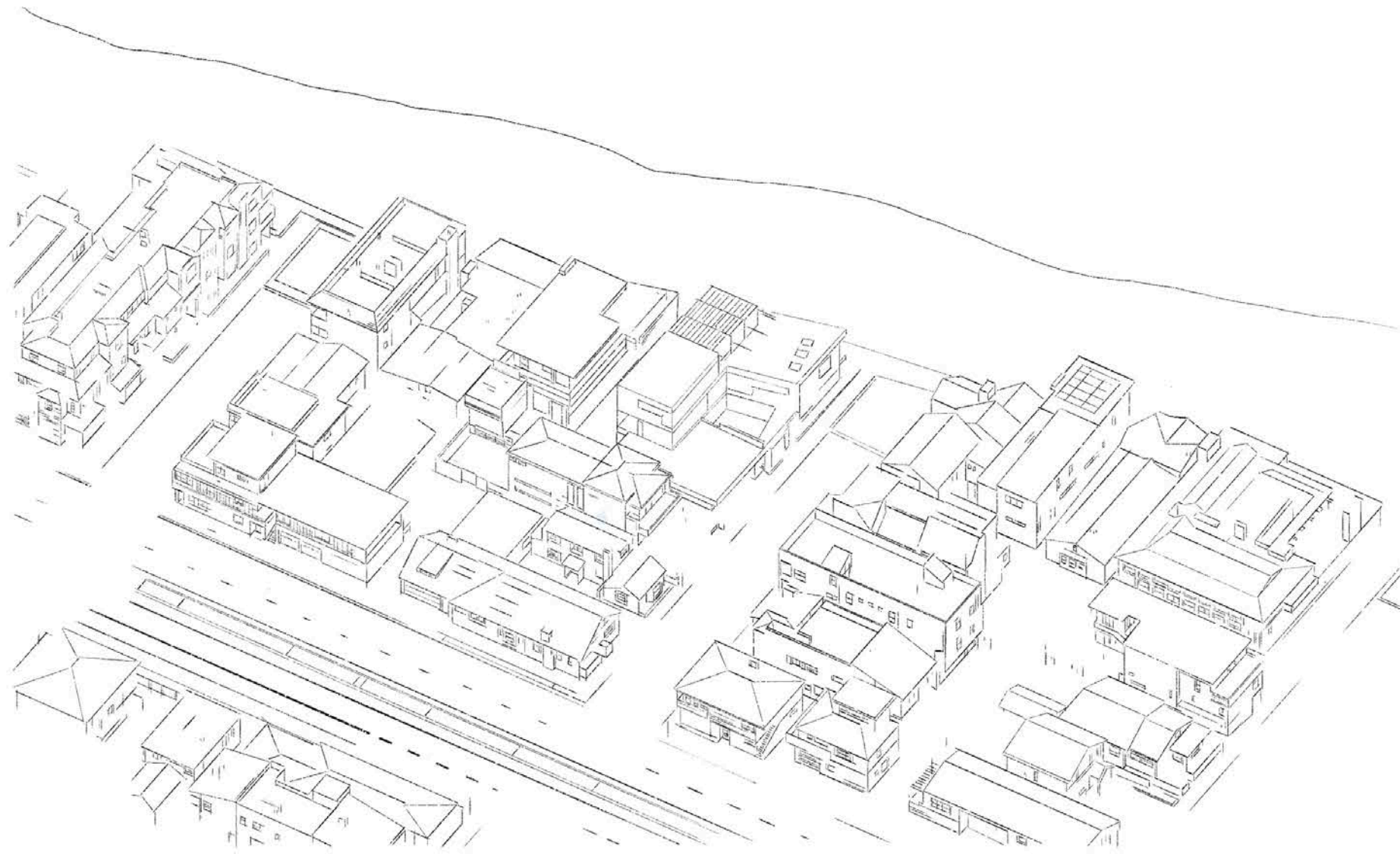
At 19 years old, Grace received her first major television role as a reoccurring character in a soap opera. While filming on location in Monterey, she met a graduate student named Julien Klein and a year later they were married.

Grace had twin boys in 2001. She took a leave of absence from acting to be a full-time mom and part-time student. In 2004, Grace received her bachelor's degree in philosophy as well as her last movie role, which was well received. Grace would continue acting by guest starring in television shows throughout the rest of the decade.

Grace got her doctorate's degrees in Psychology in 2009 and became a licensed psychologist in 2010. She's worked with sensitive and high profile clients. Grace continues to be an active socialite in Los Angeles' night life.

Needs:
At home therapy office.
Large open spaces for hosting events.
Space for when the twins visit from college.

VIEWS



PENINSULA DEMOGRAPHICS

POPULATION

Total: 32,126

Male: 15,575

Female: 16,551



Median age: 45.4

EMPLOYMENT STATS

Employed: 19,305

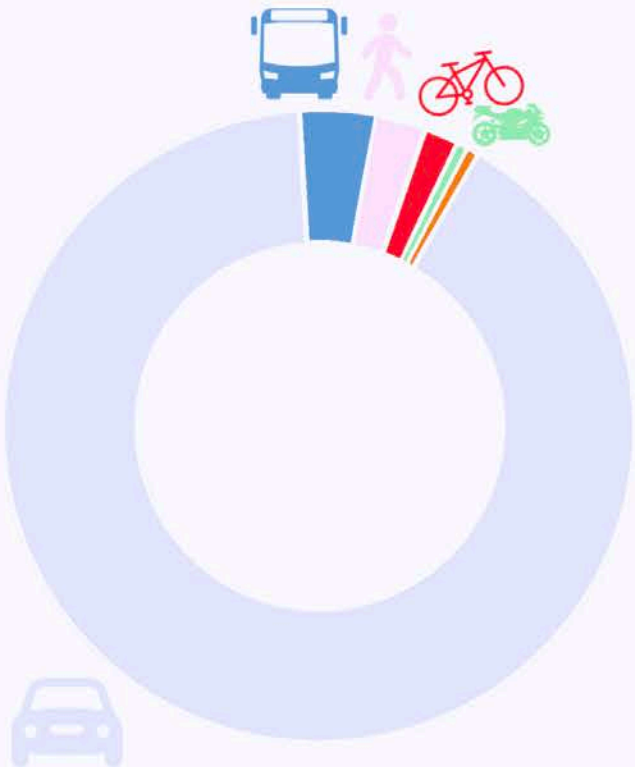
- White Collar: 17,394
- Blue Collar: 1,911



- Self Employed: 2,992
- Private Companies: 11,861
- Government Workers: 2,717
- Work for Nonprofits: 1,735



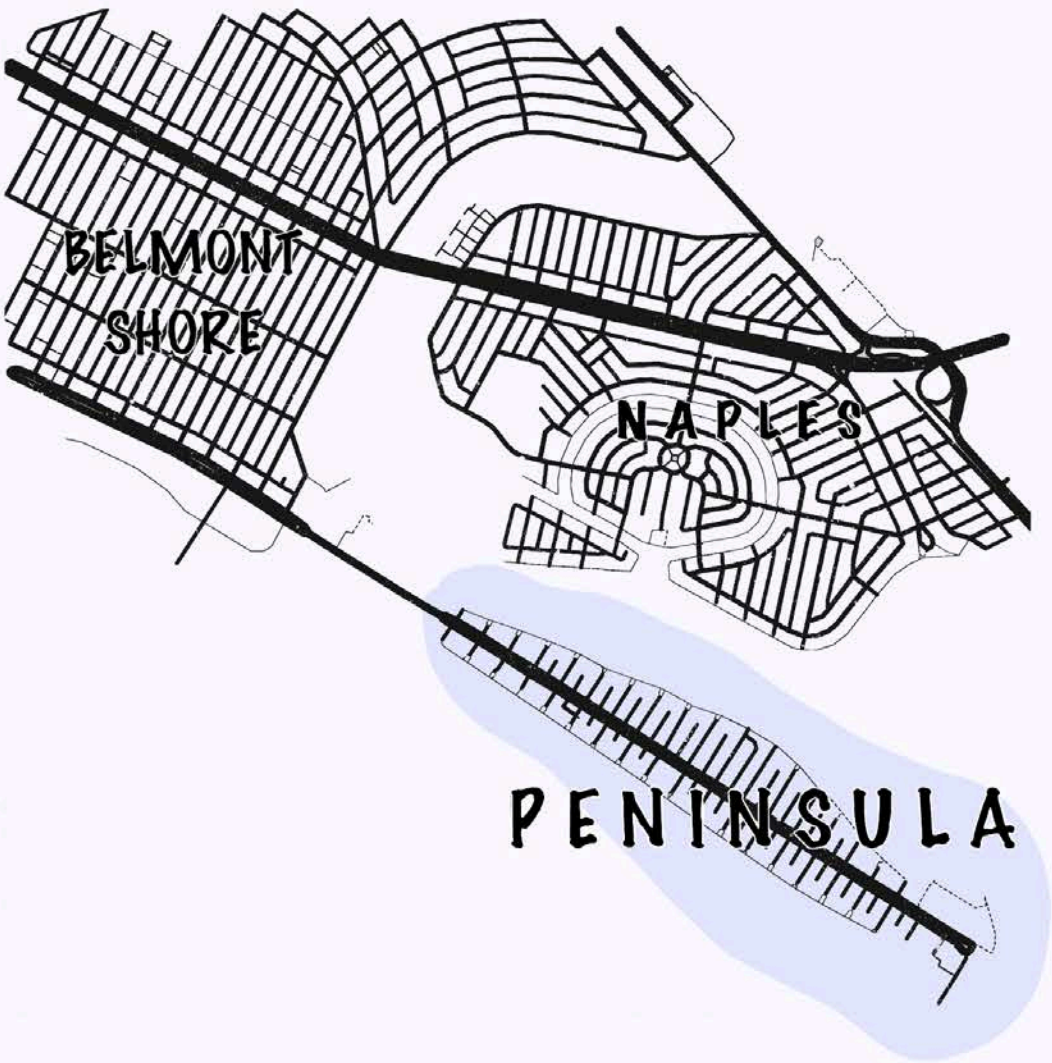
MEANS OF TRANSPORTATION



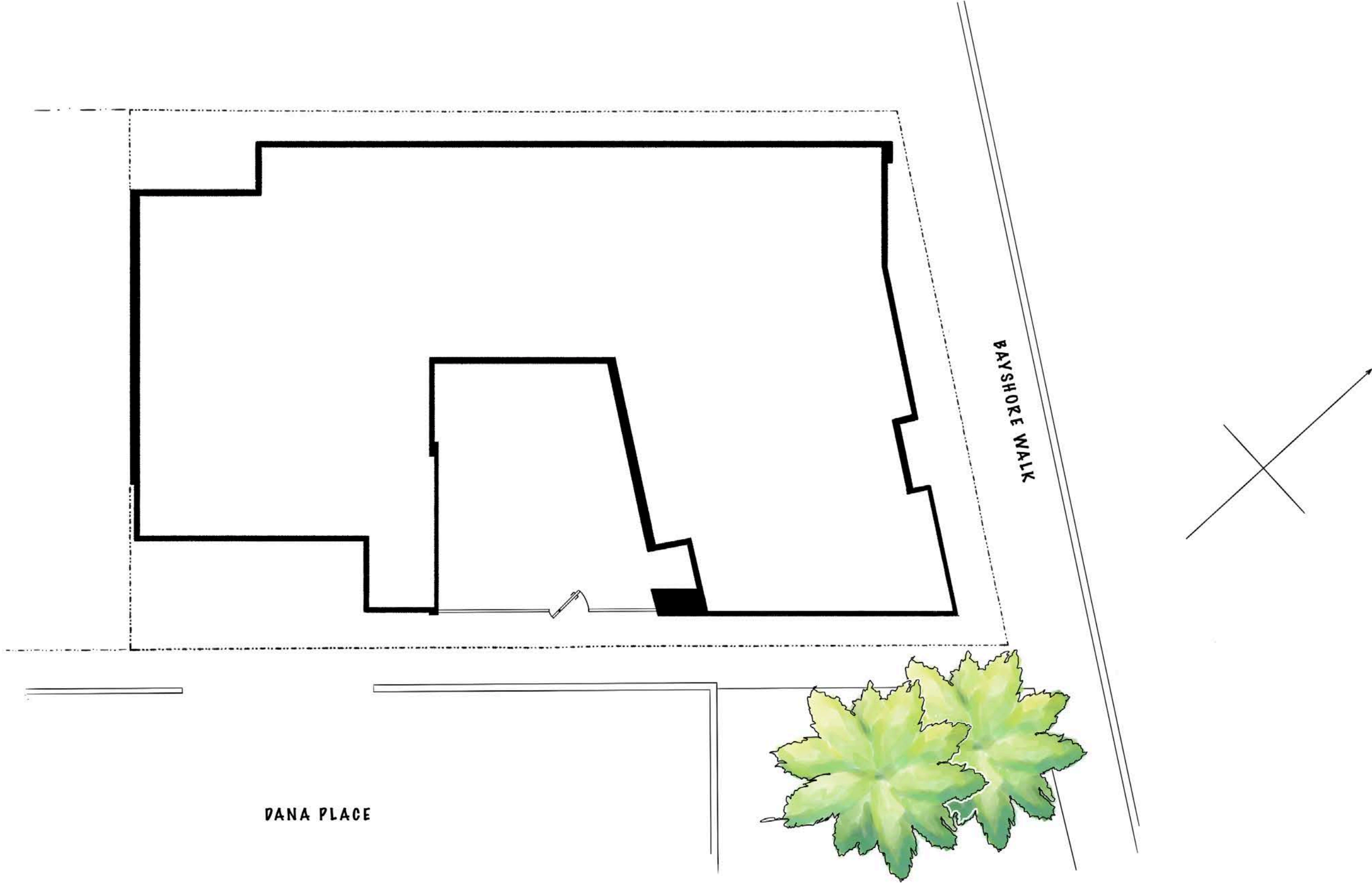
Housing Units: 18,324
Units occupied: 16,718
Units owned: 7,266
Median Value: \$918,200.00

MARITAL STATUS

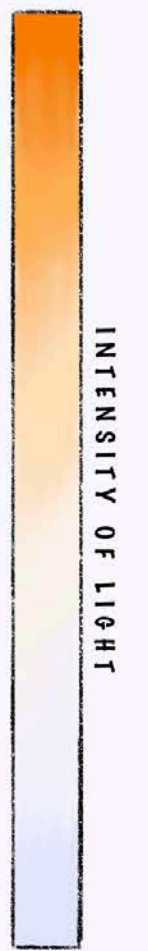
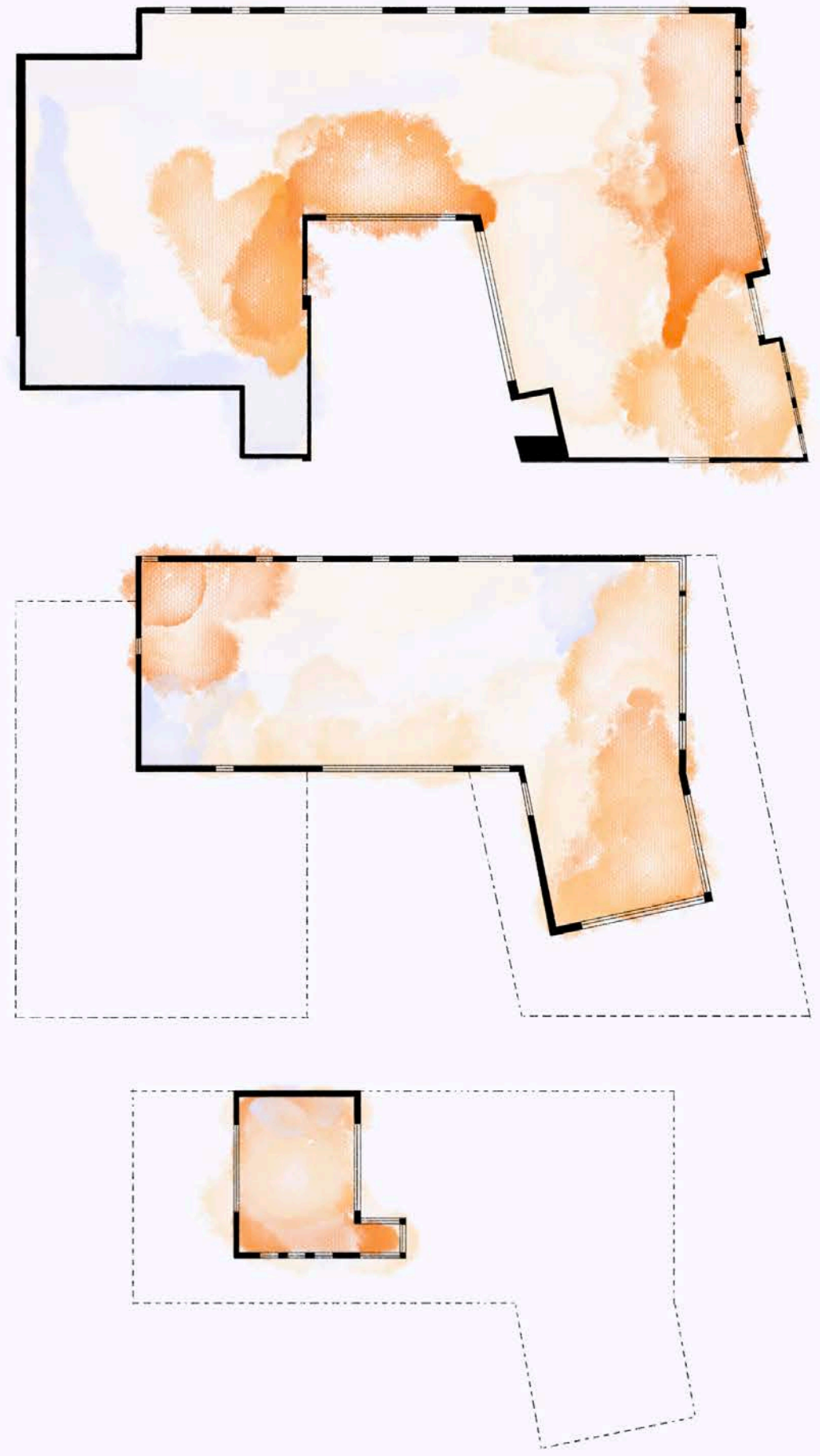
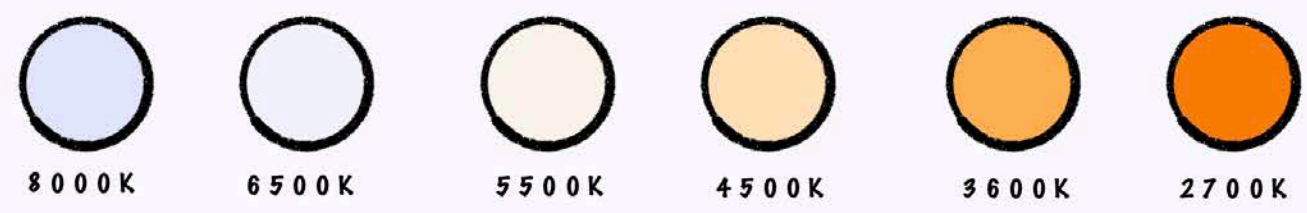
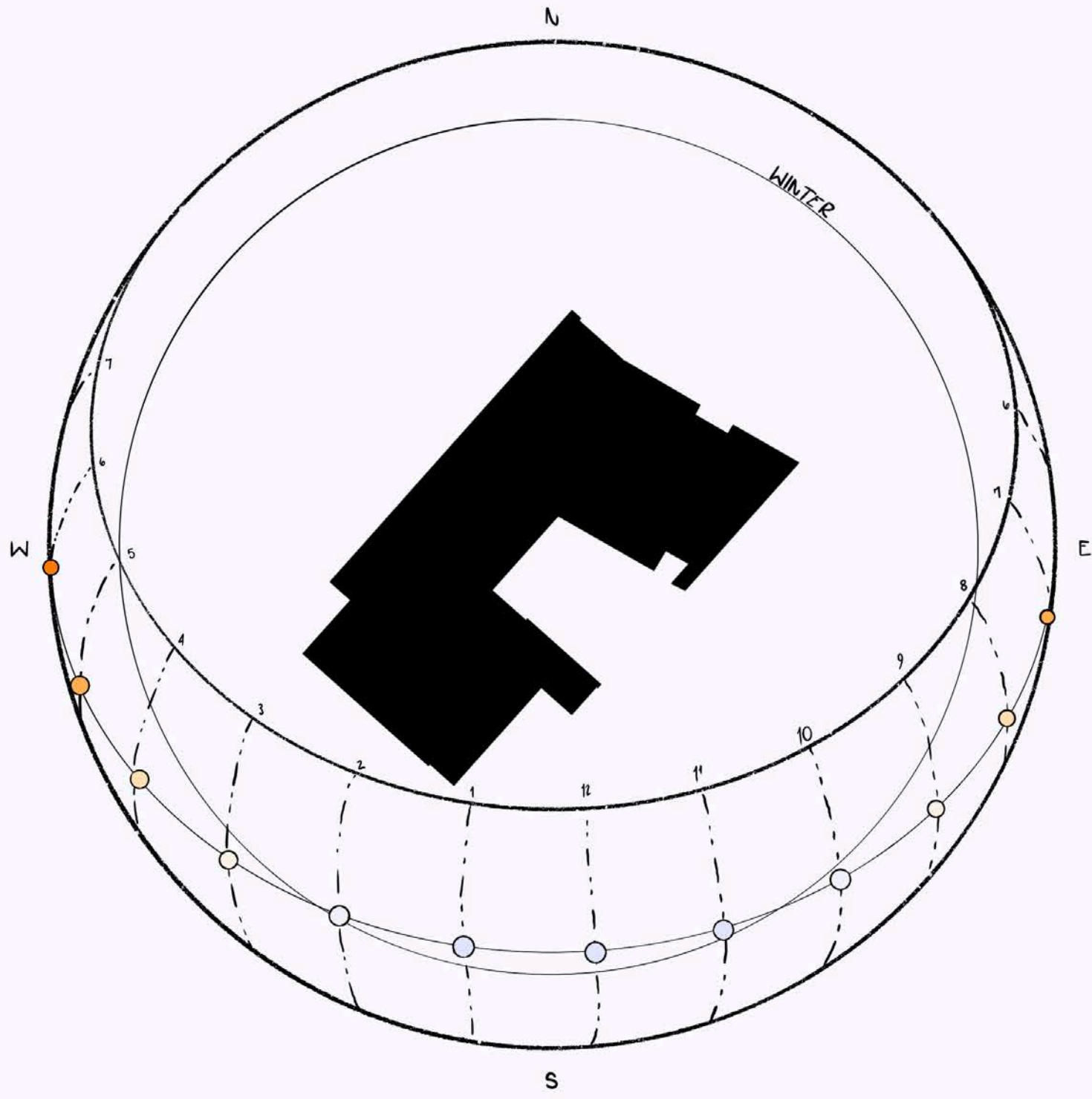
- Single: 11,086
- Married: 12,126
- Separated: 408
- Divorced: 4,558
- Widowed: 1,496

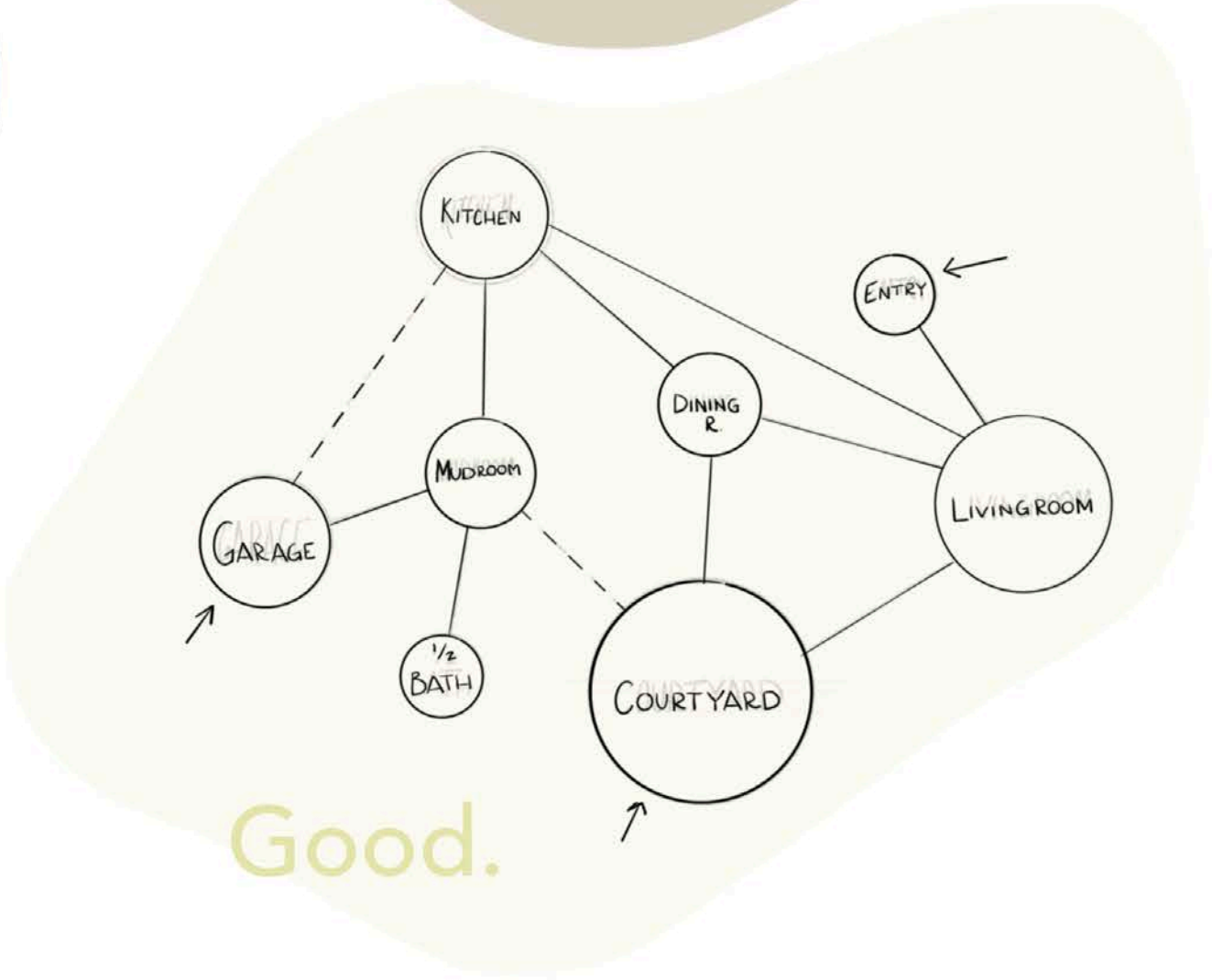
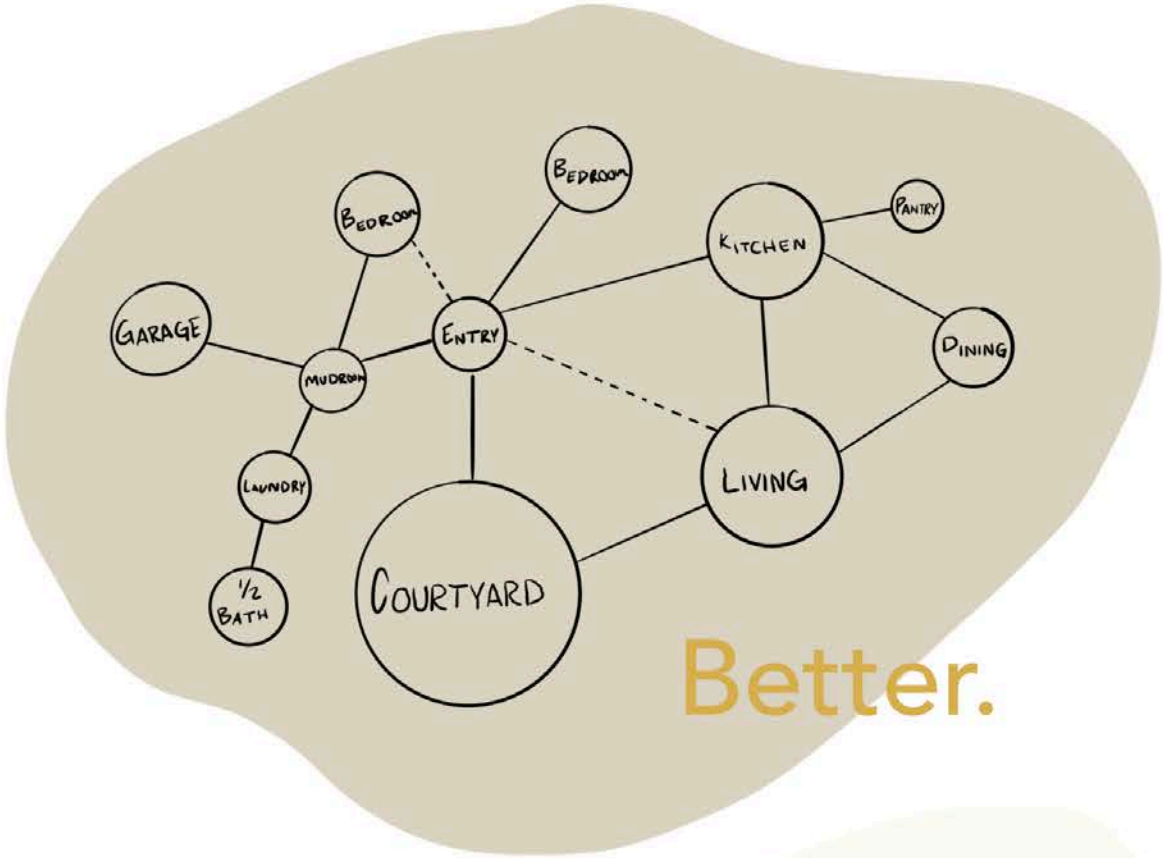
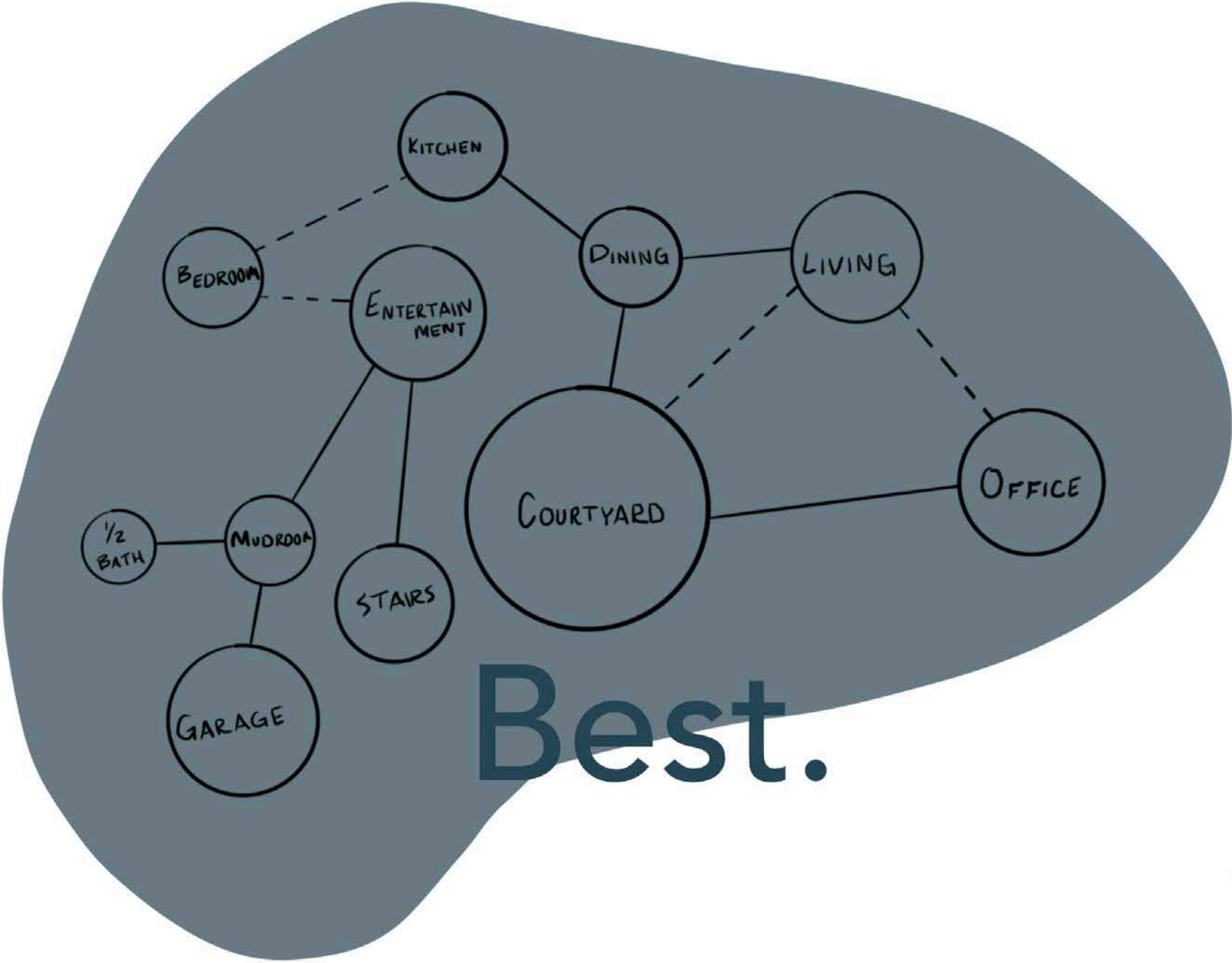


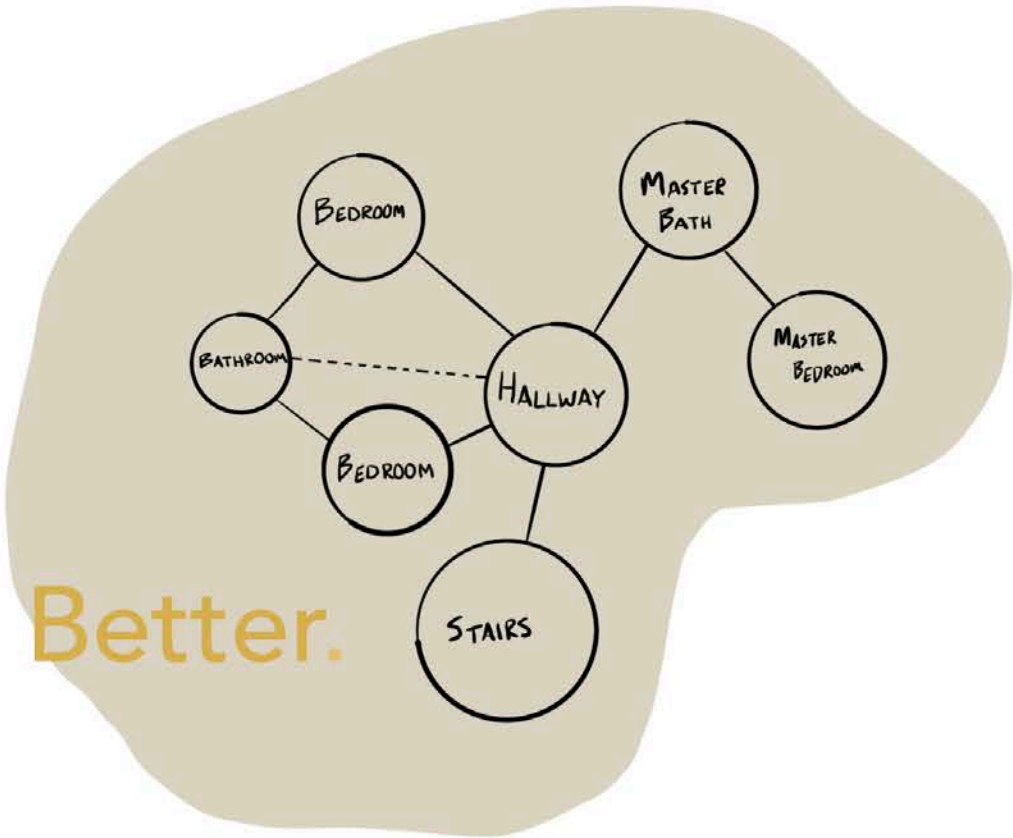
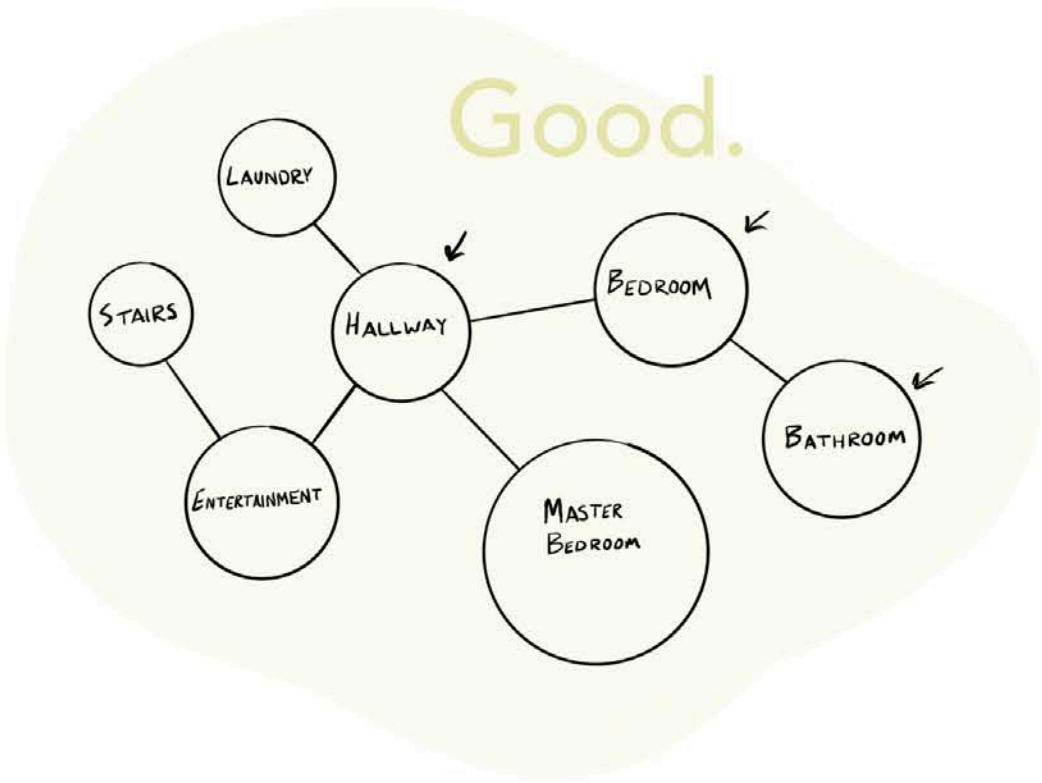
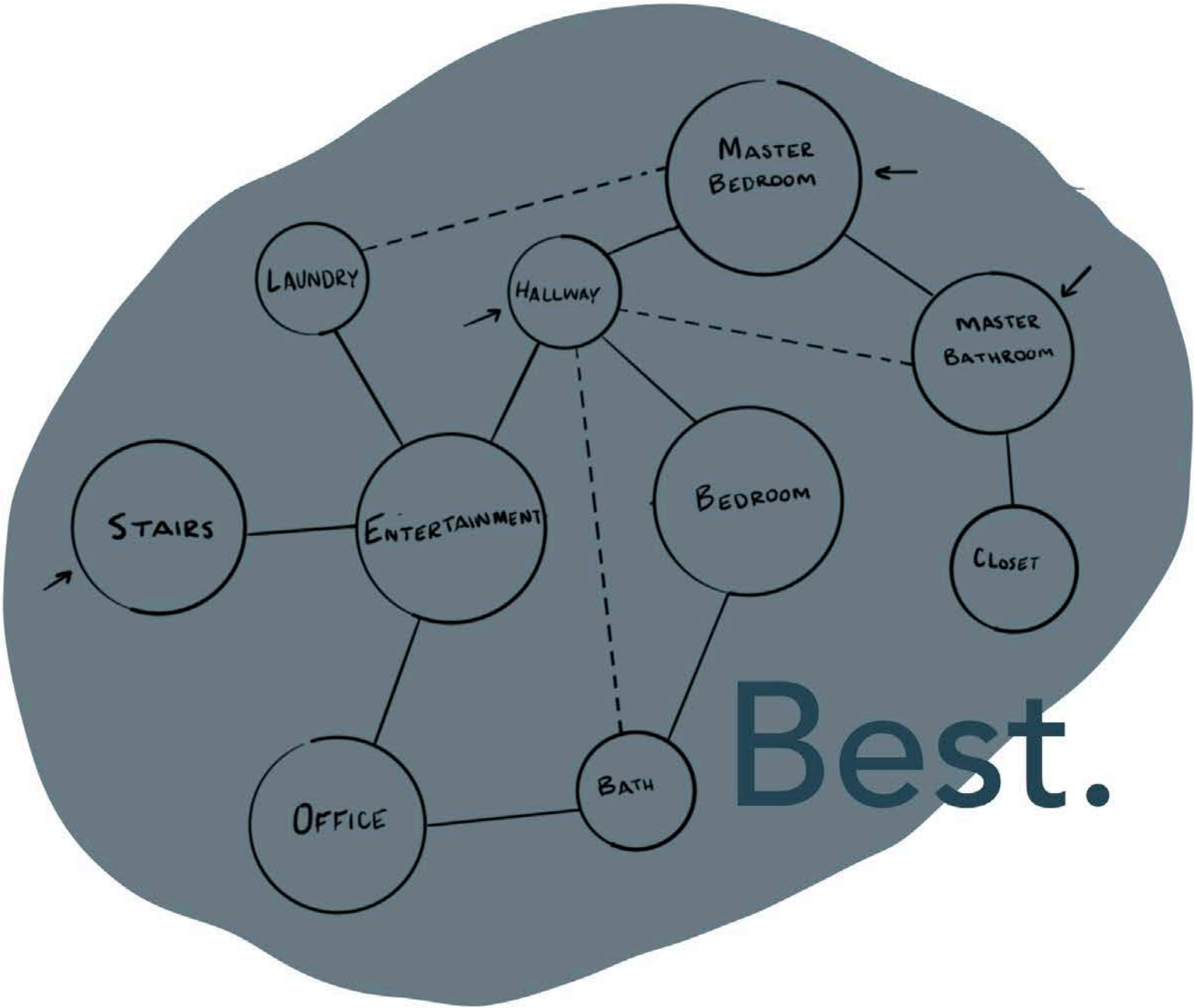
SITE ANALYSIS

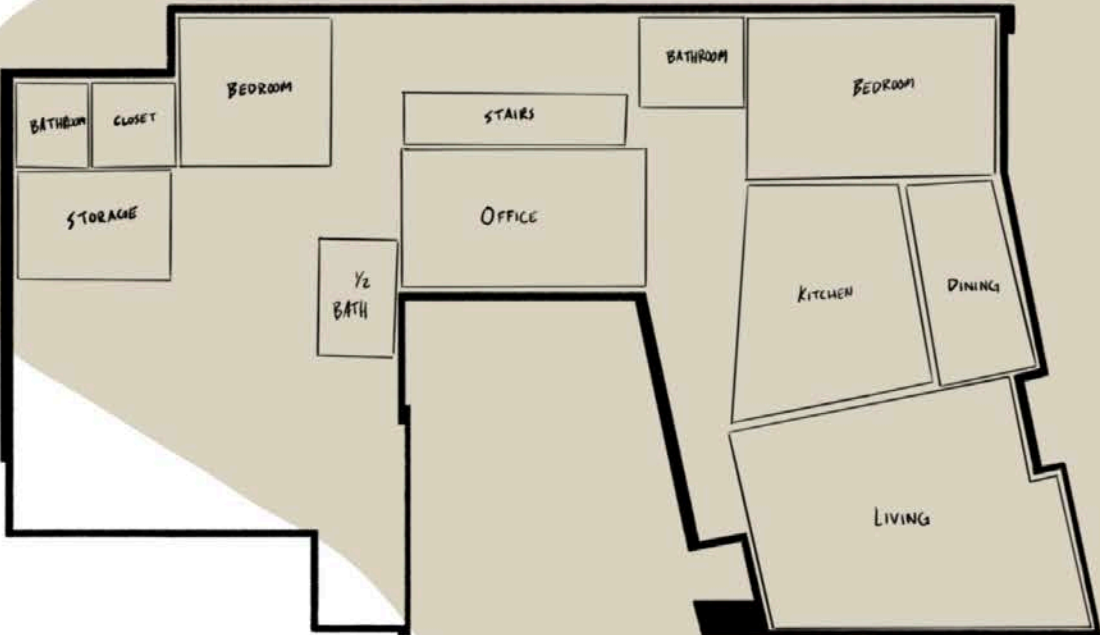
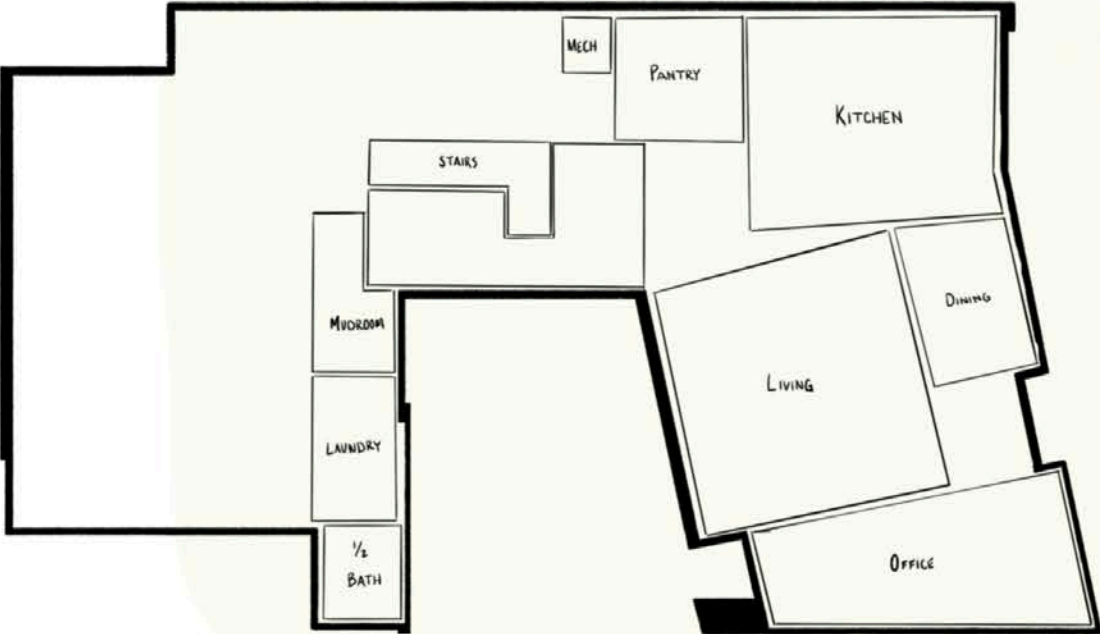


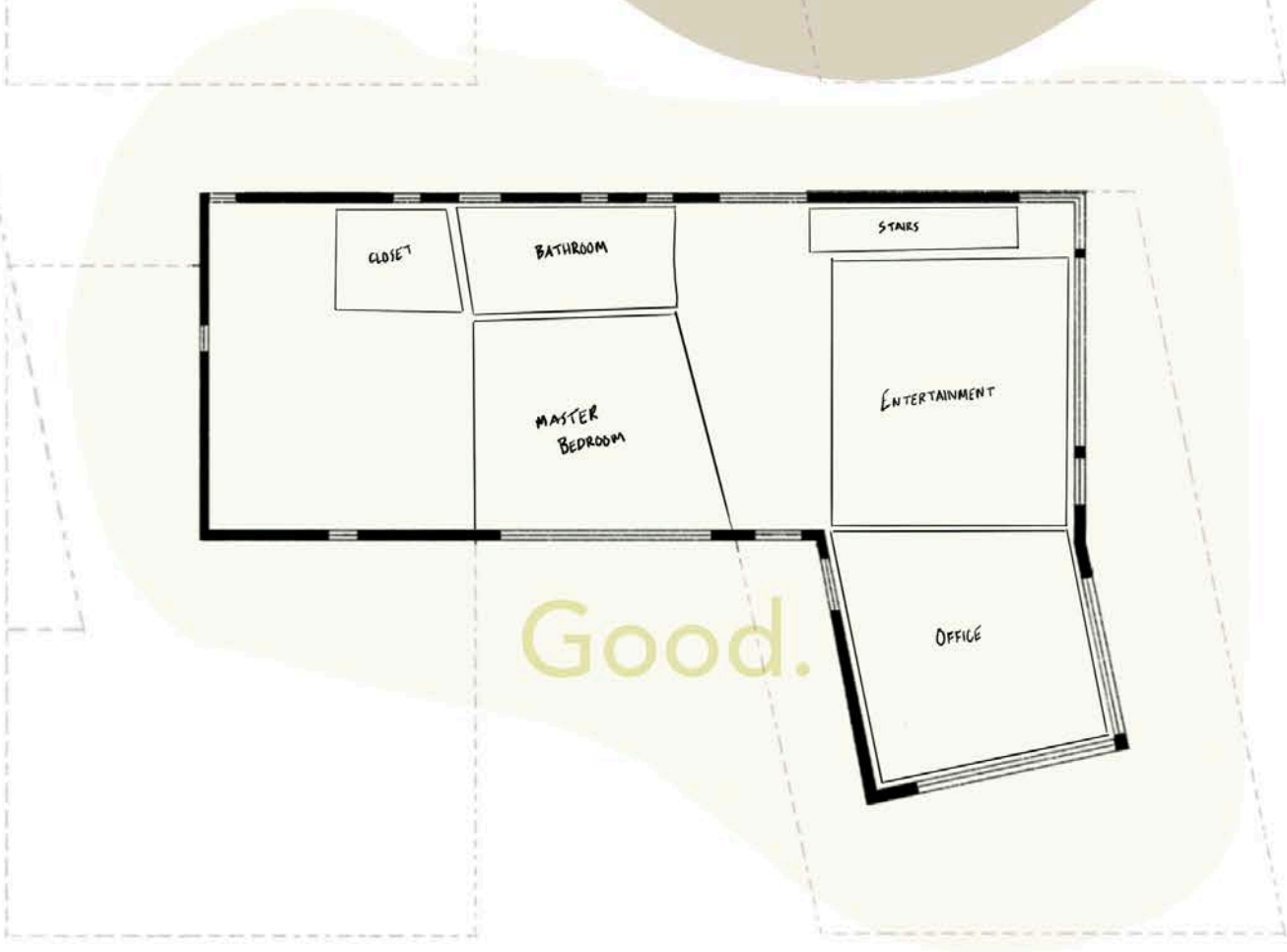
NATURAL LIGHTING STUDY













1

Mindful

2

Structured

3

Secure

4

Pacific

5

Empowered

6

Safe

7

Meditative

8

Sustainable

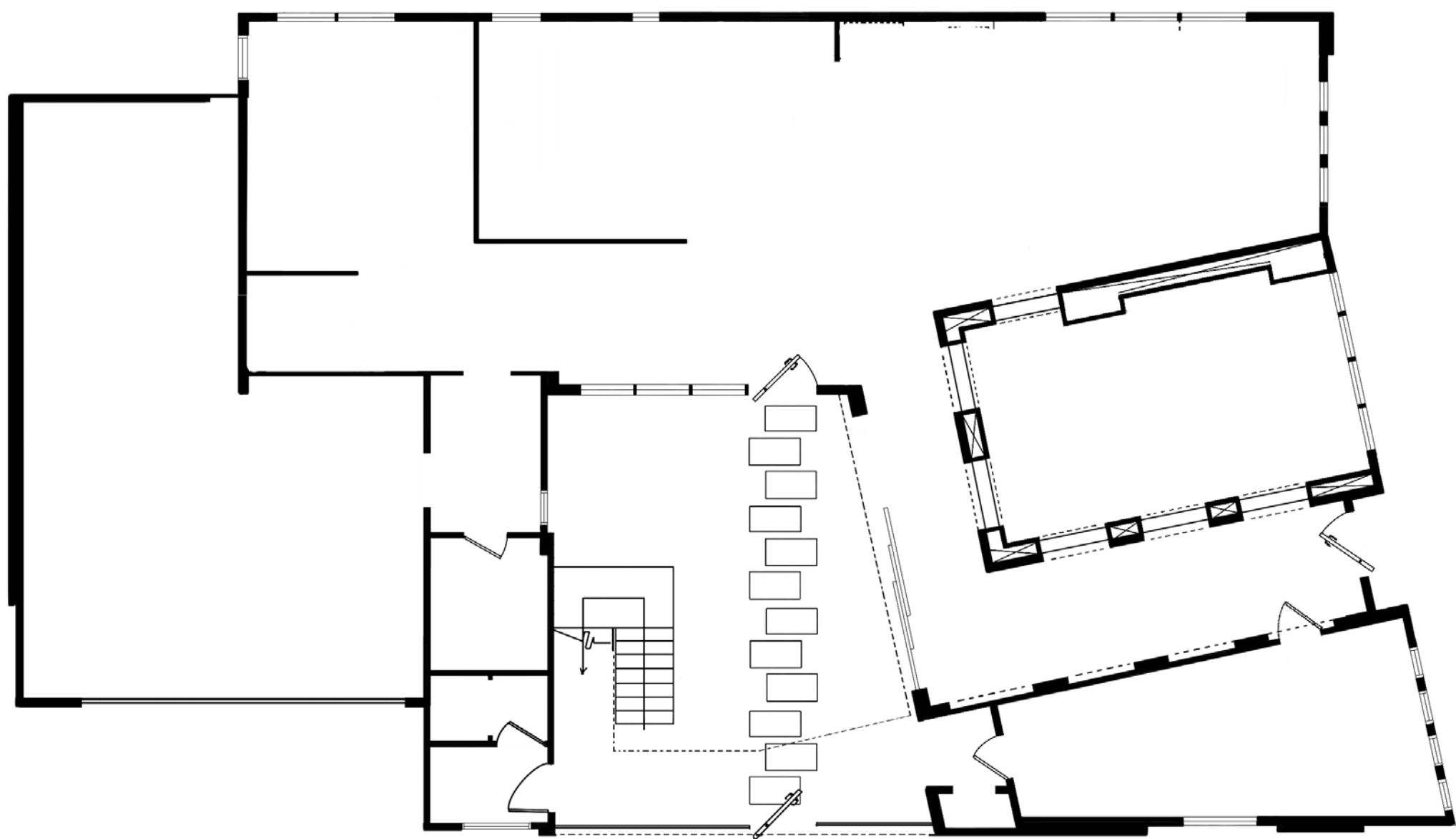
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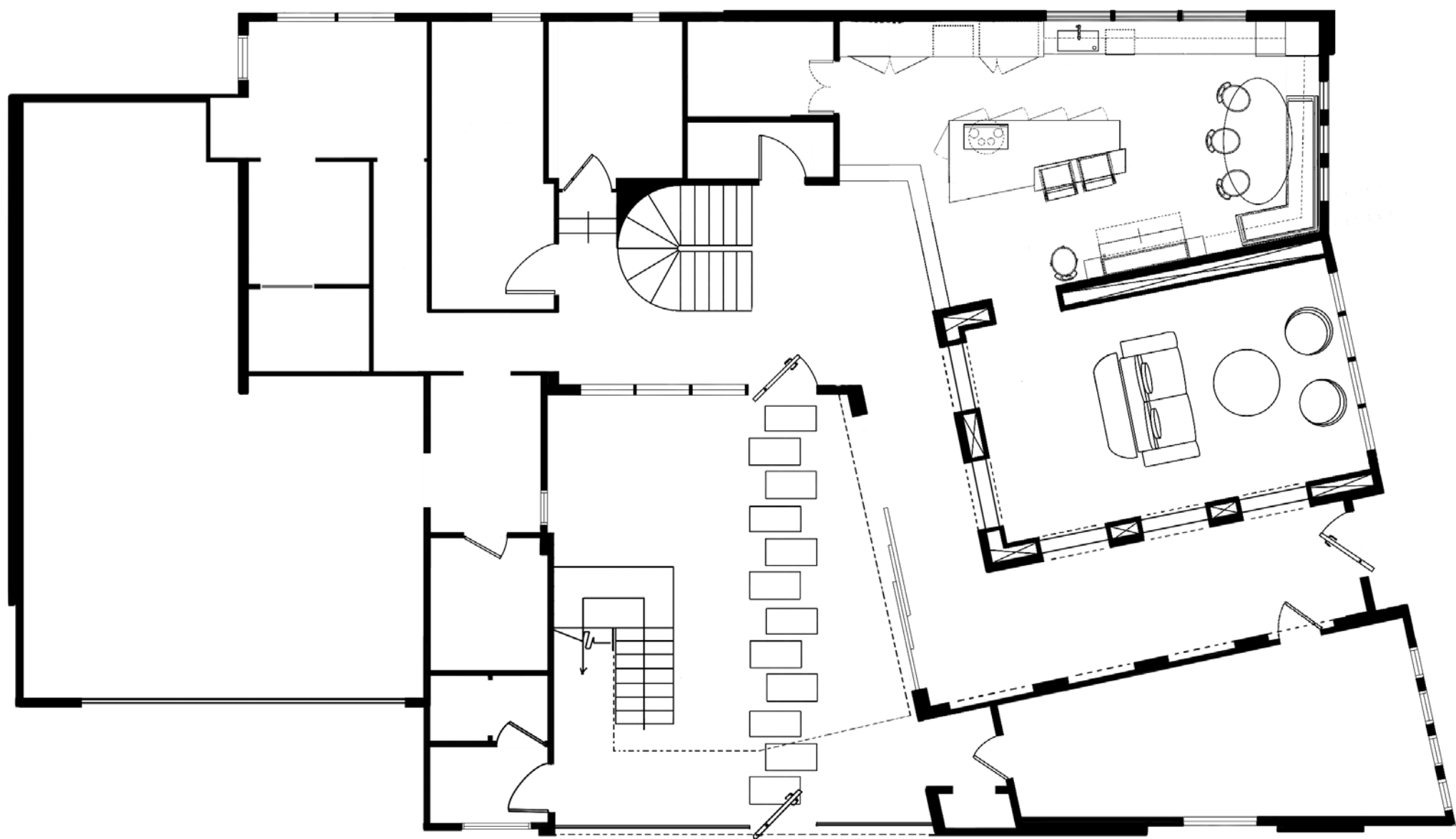
Welcoming

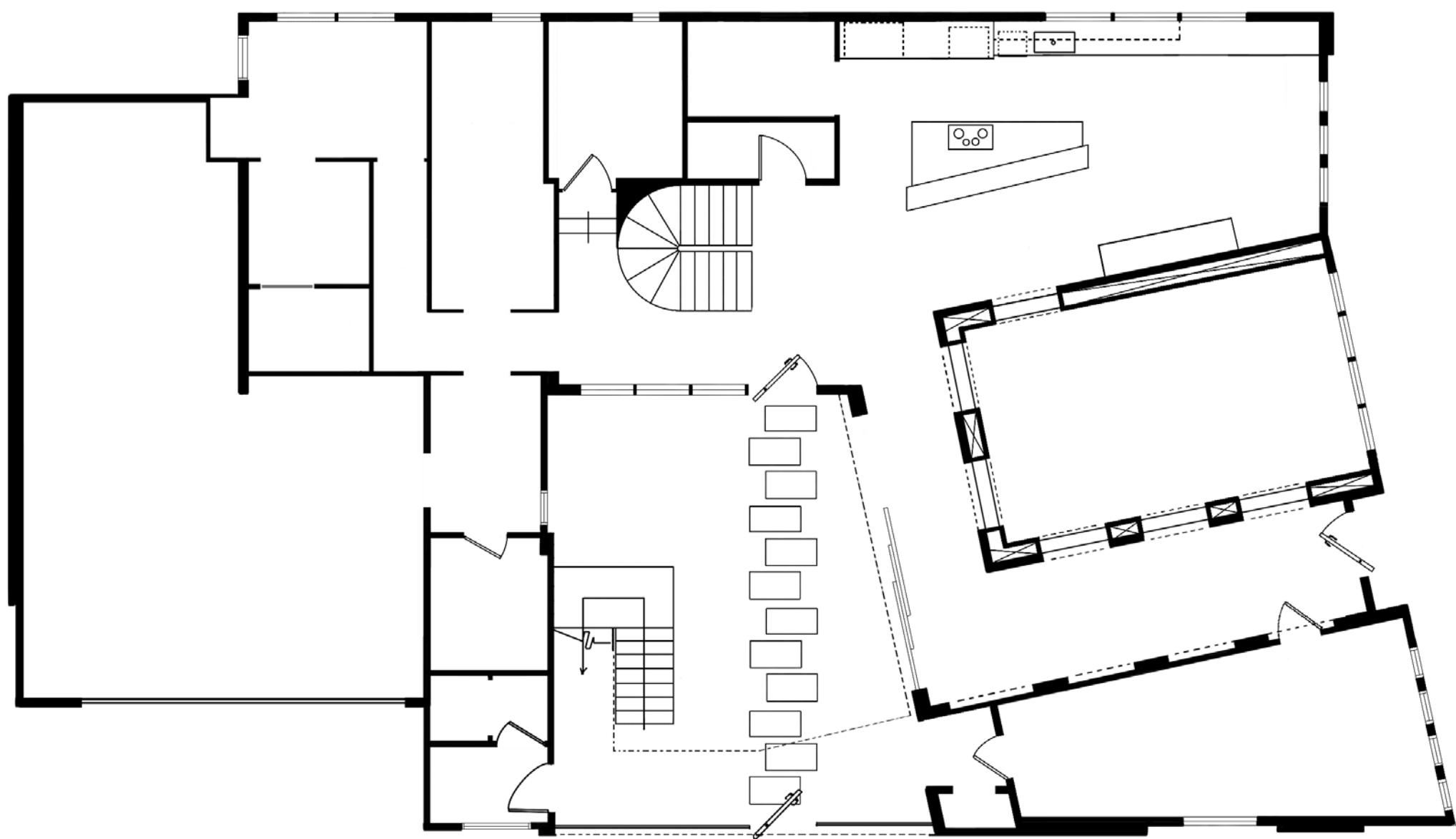
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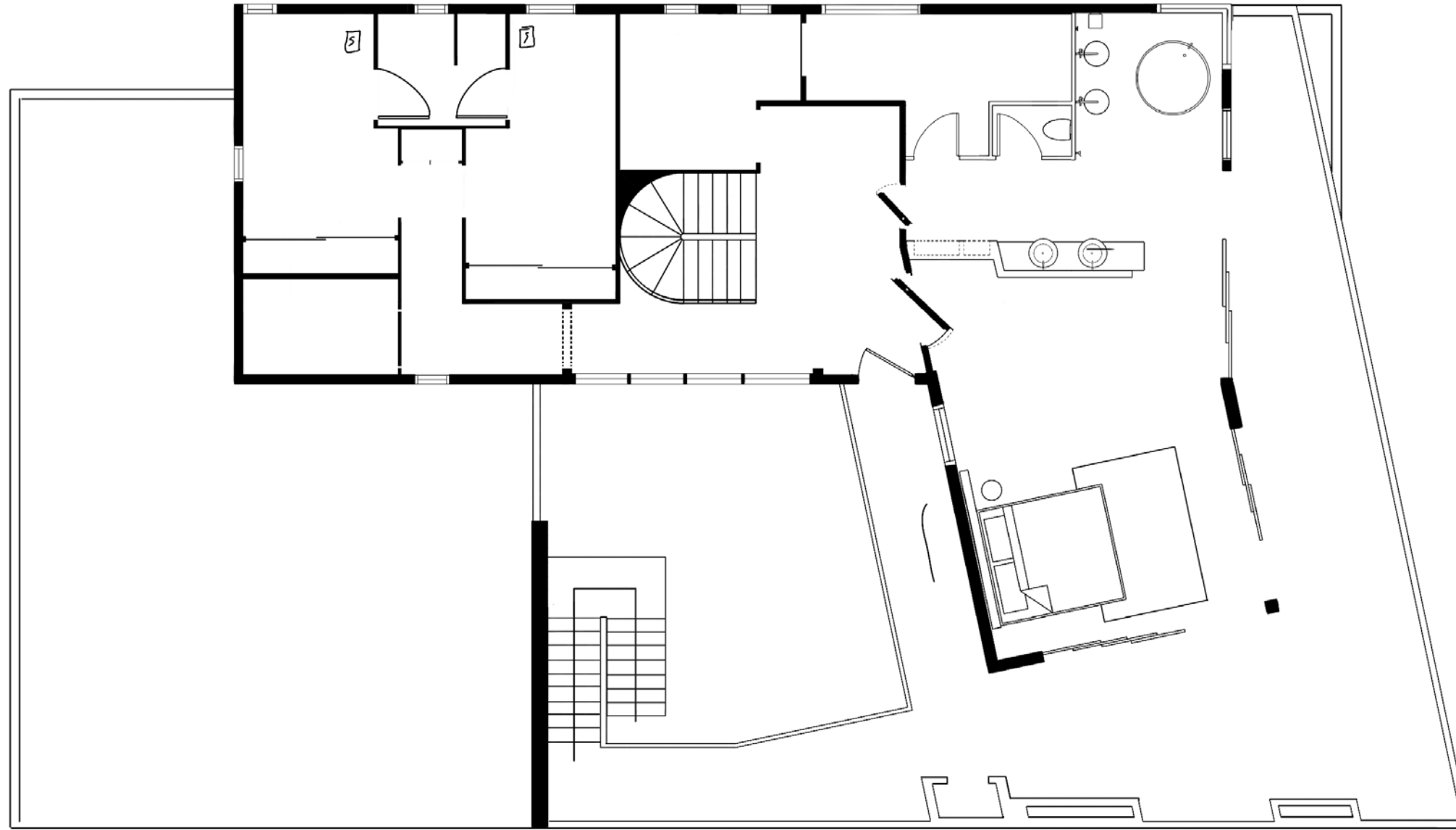
Organized

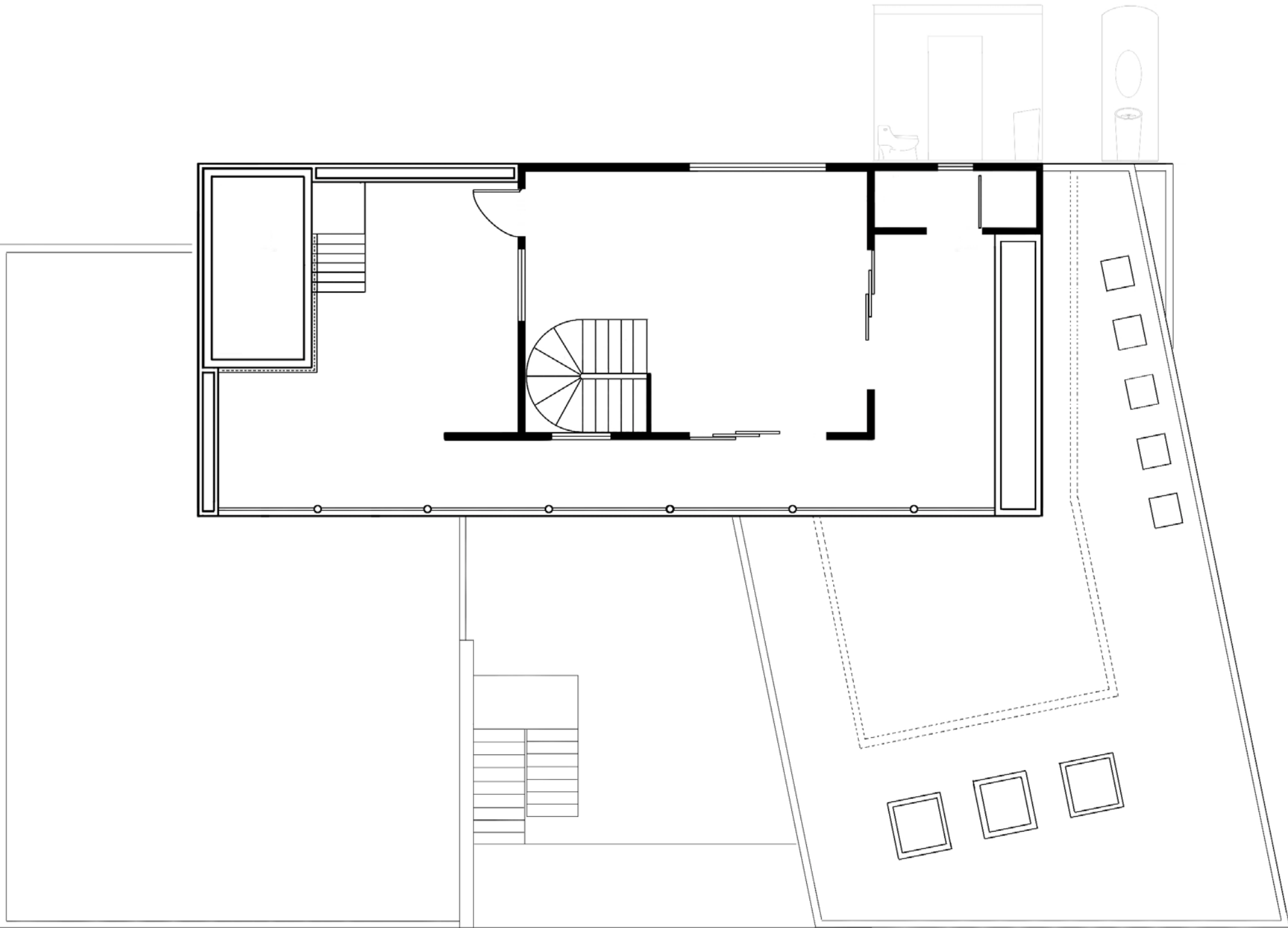
CONCEPT WORDS

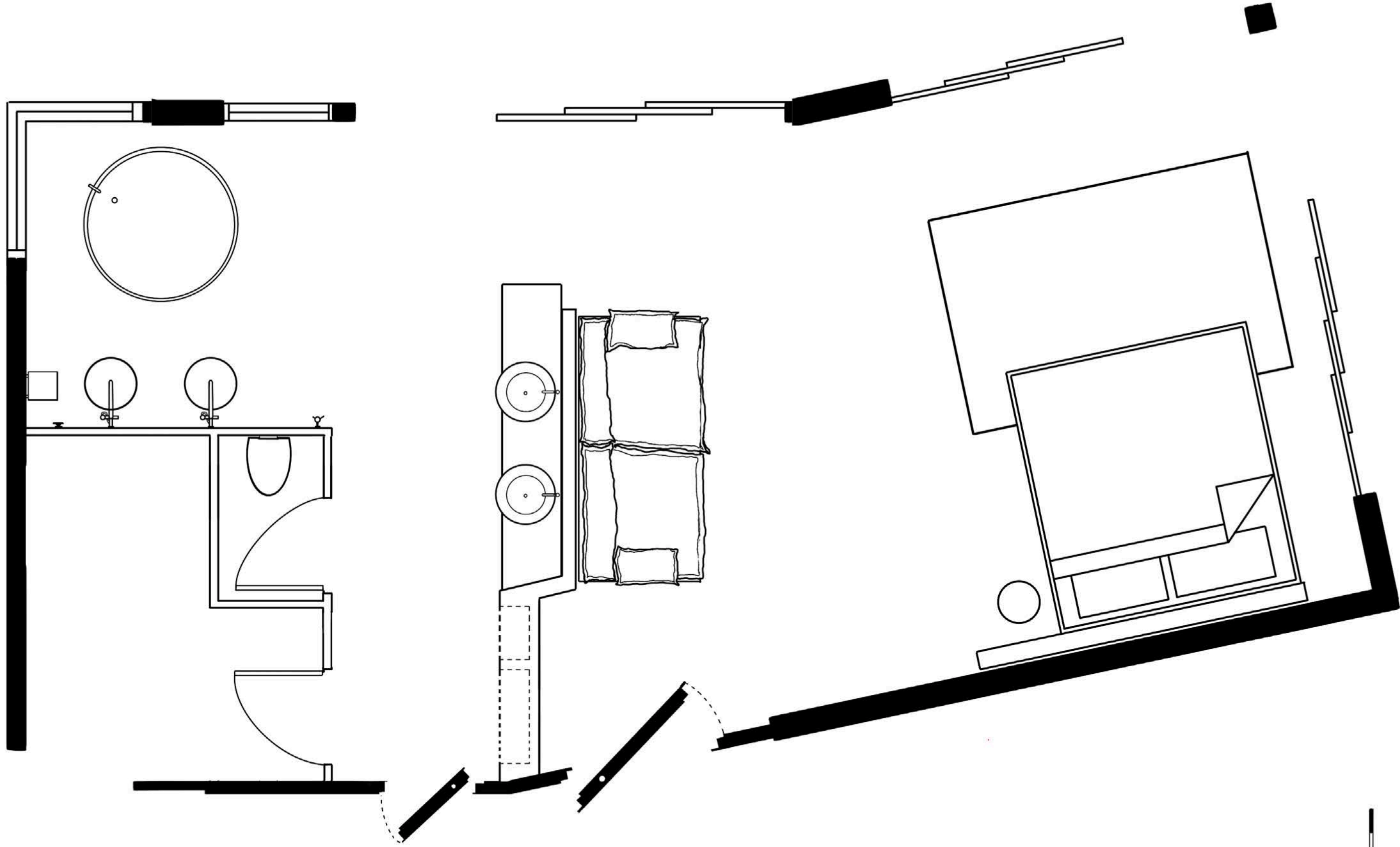


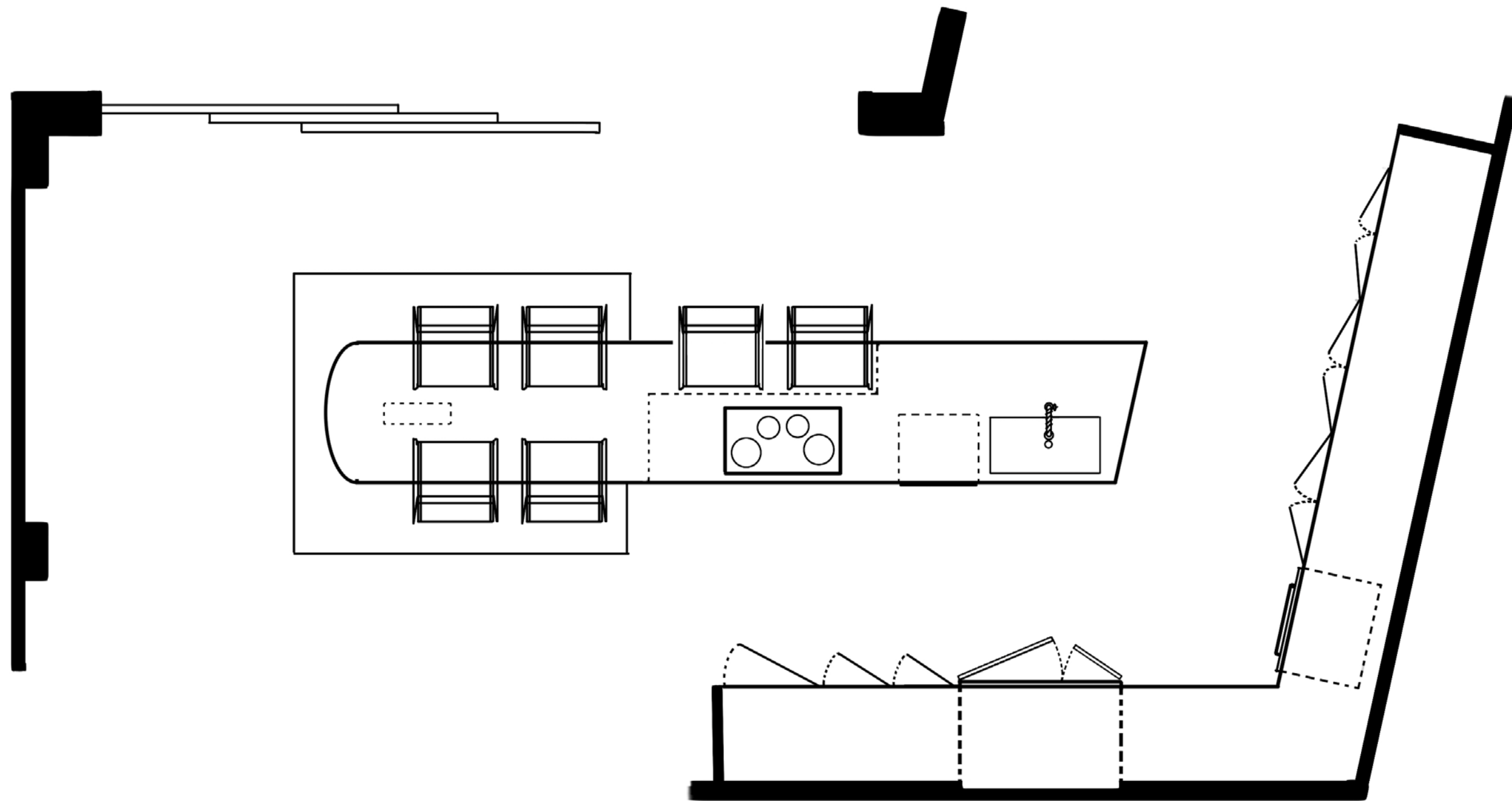






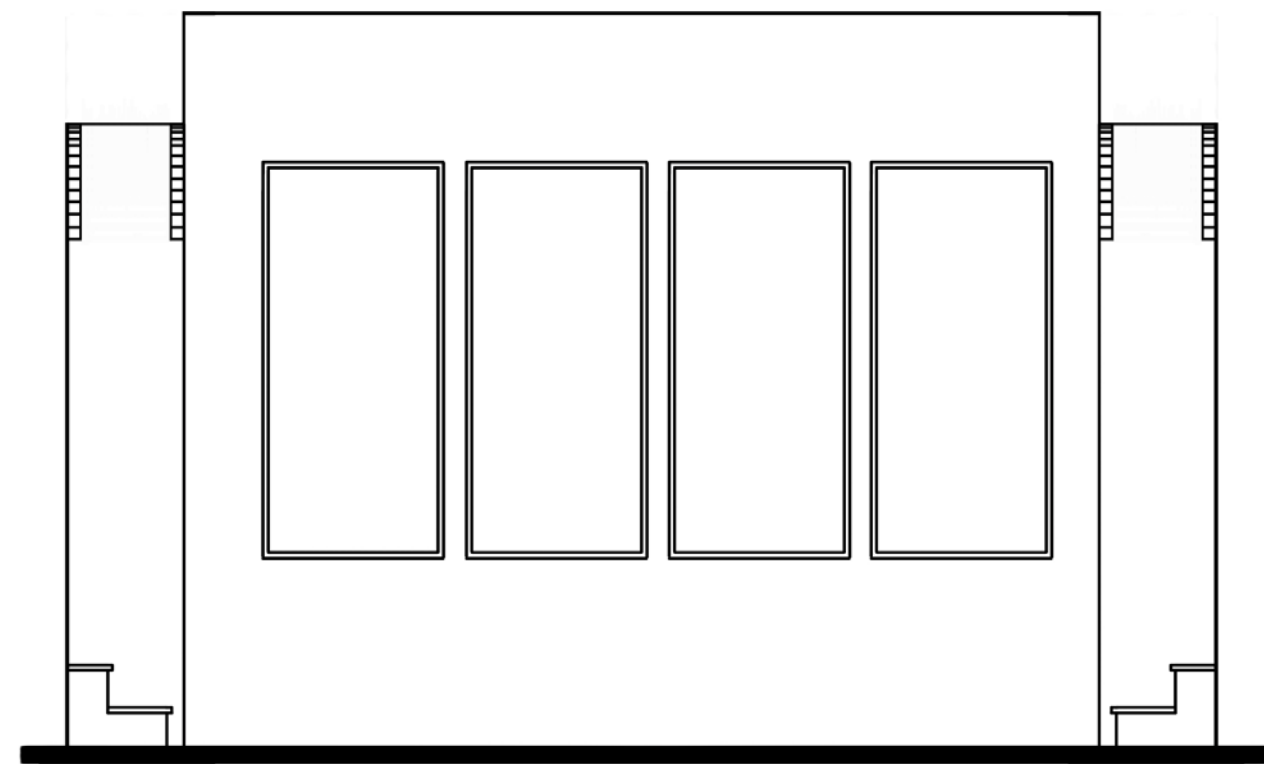
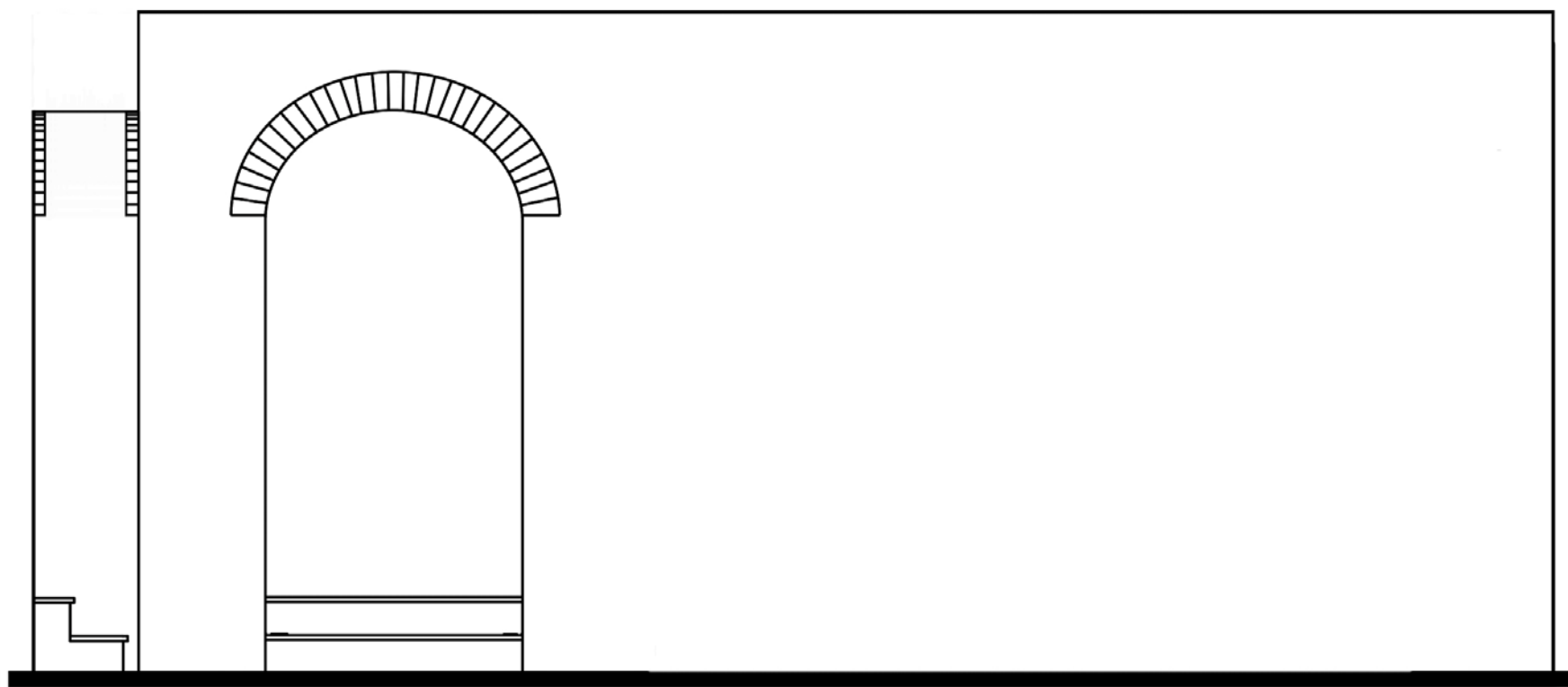
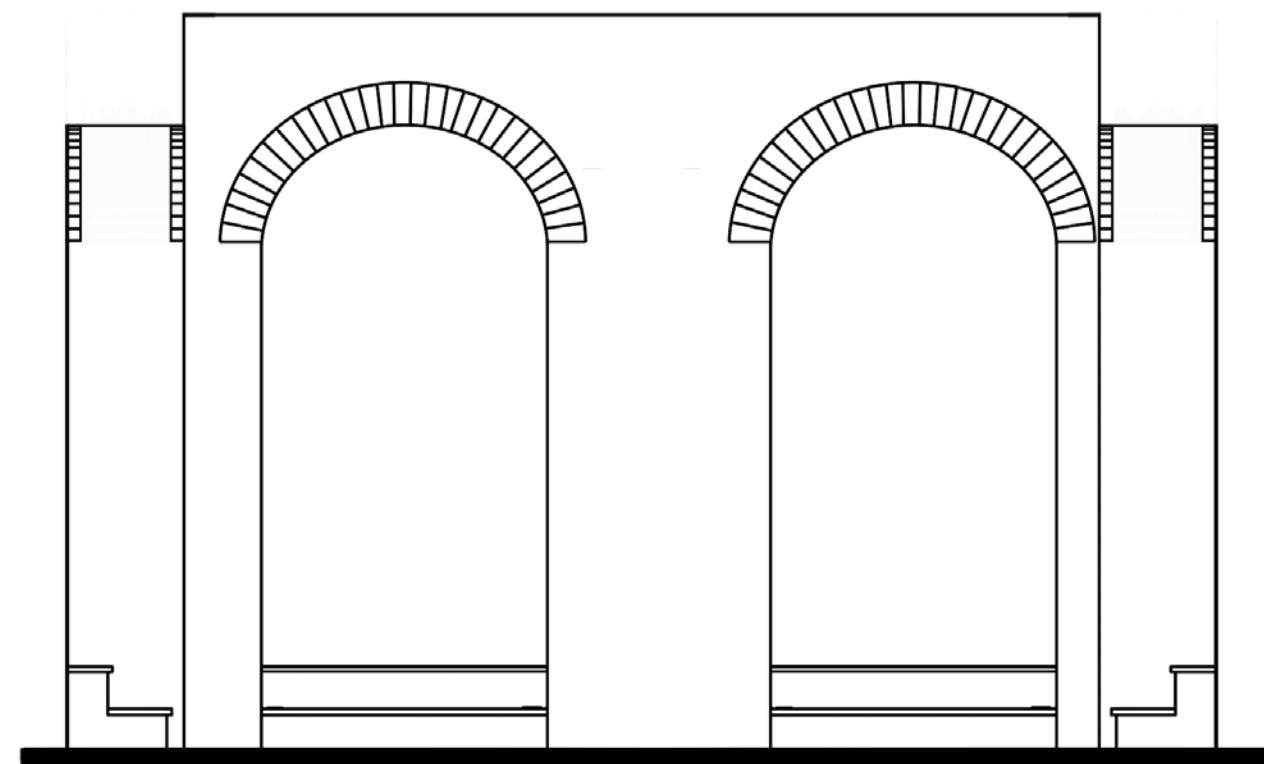
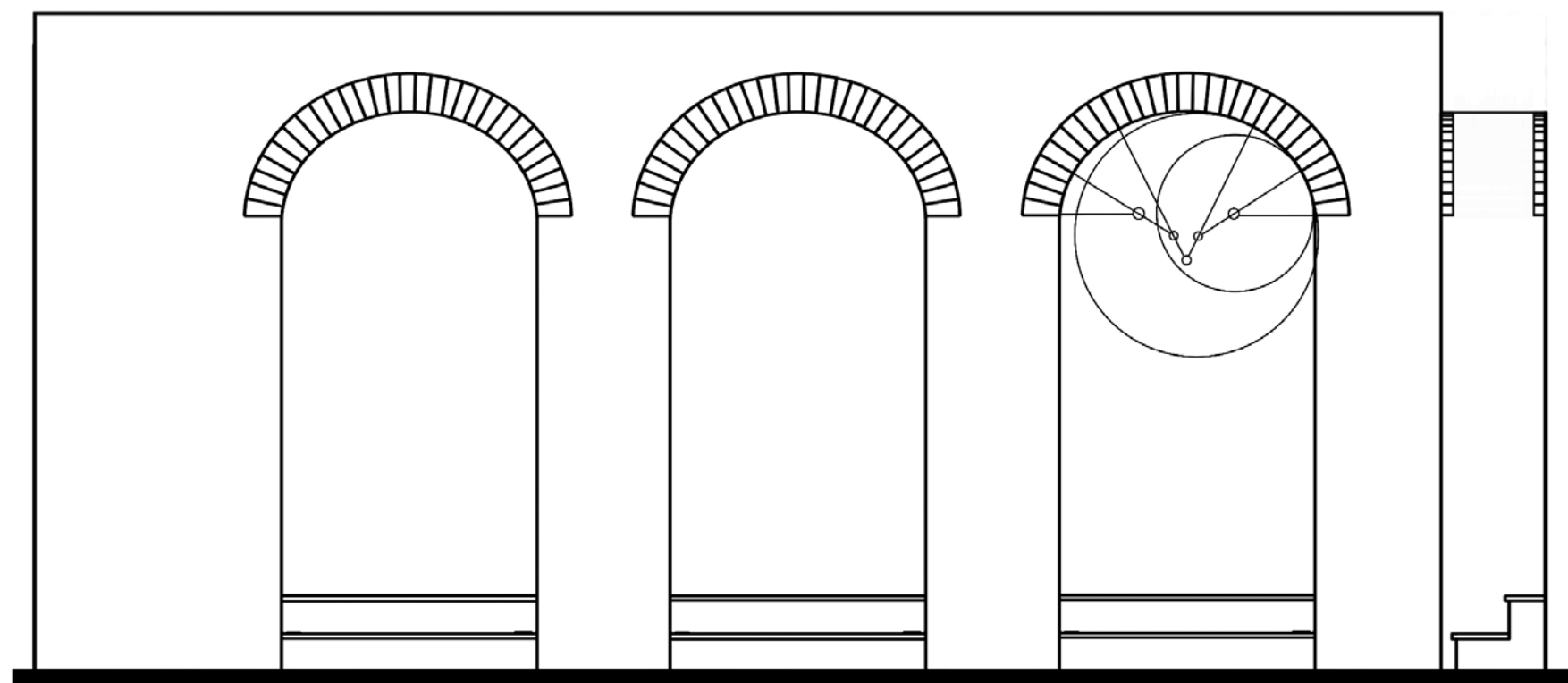


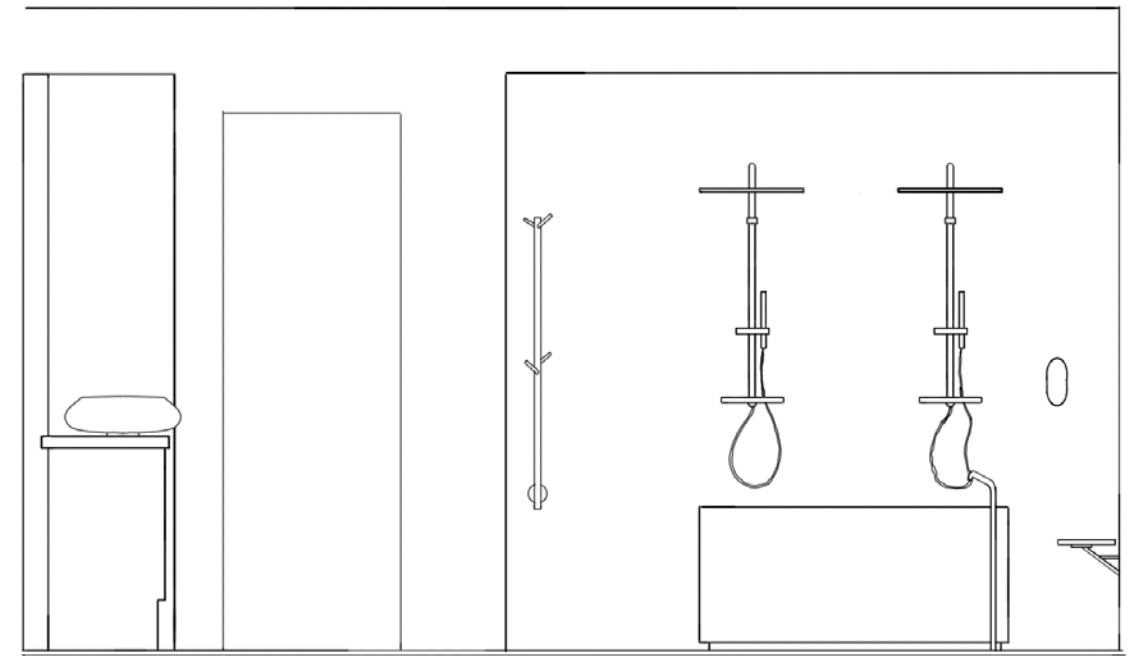
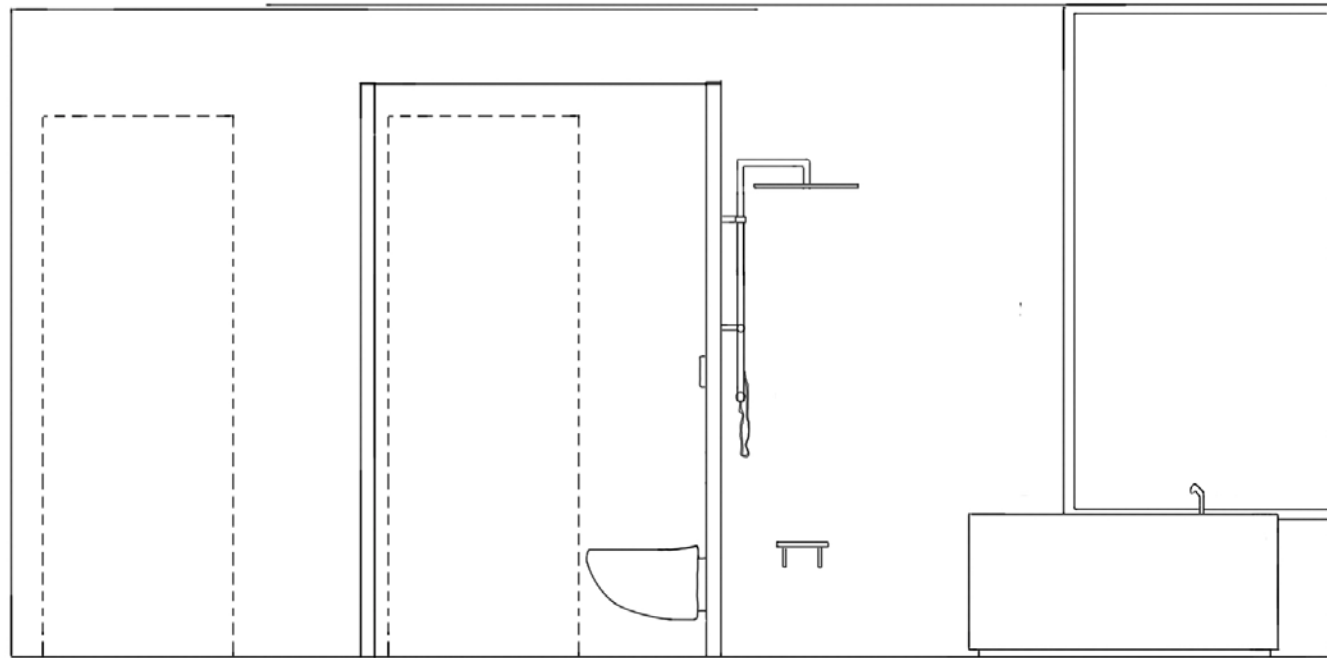
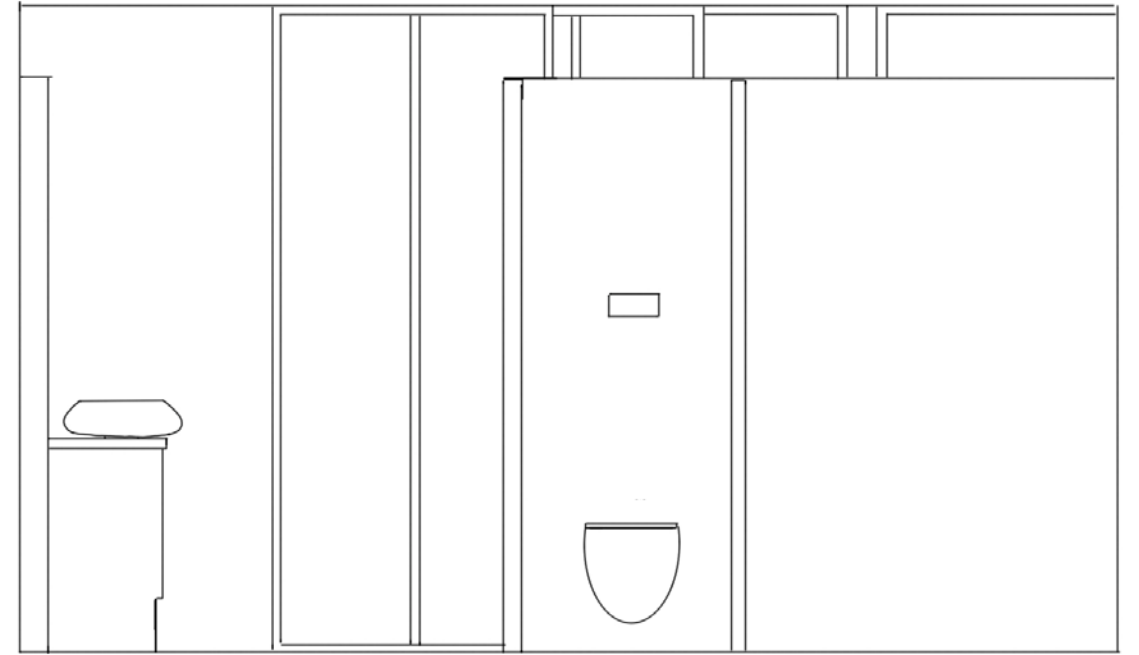
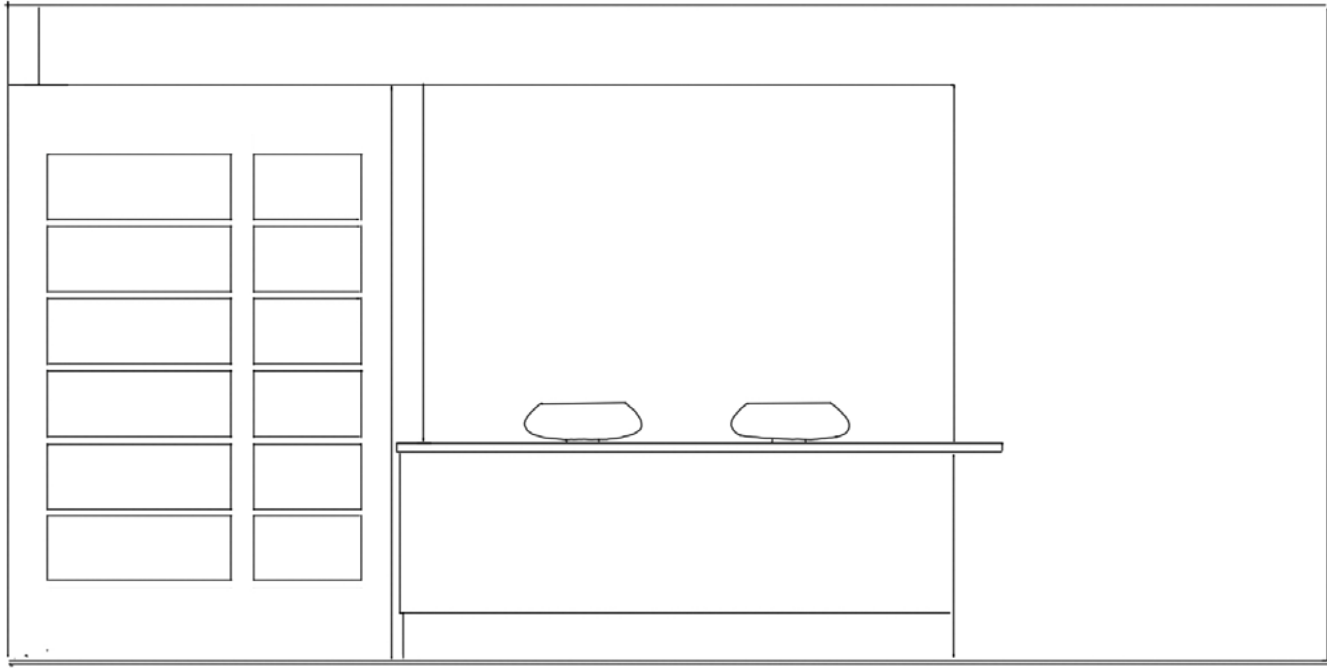




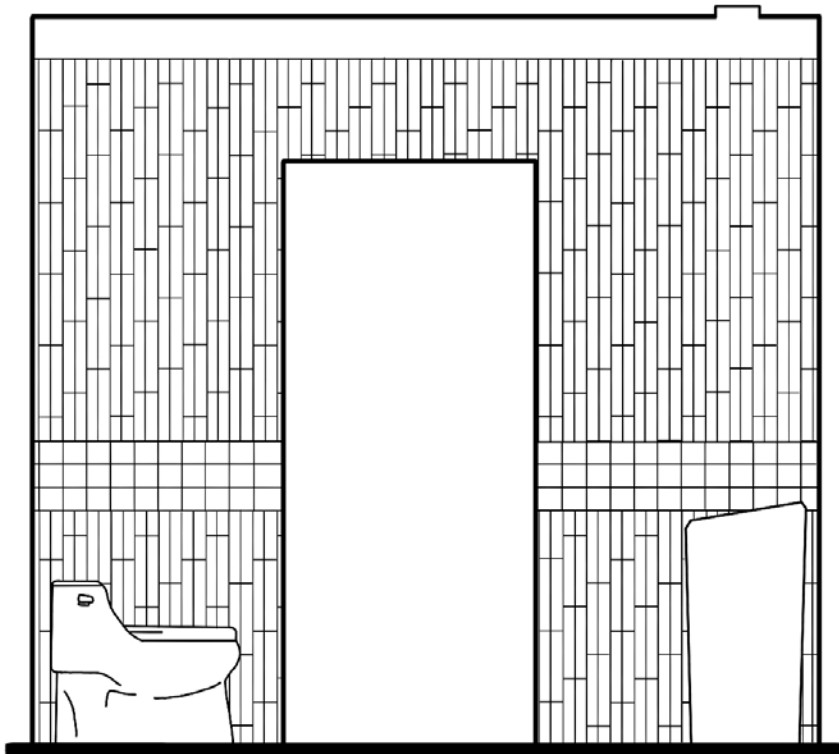
KITCHEN

3/8 = 1 ft

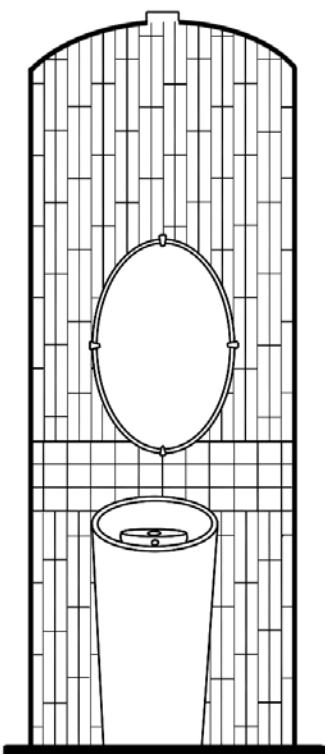




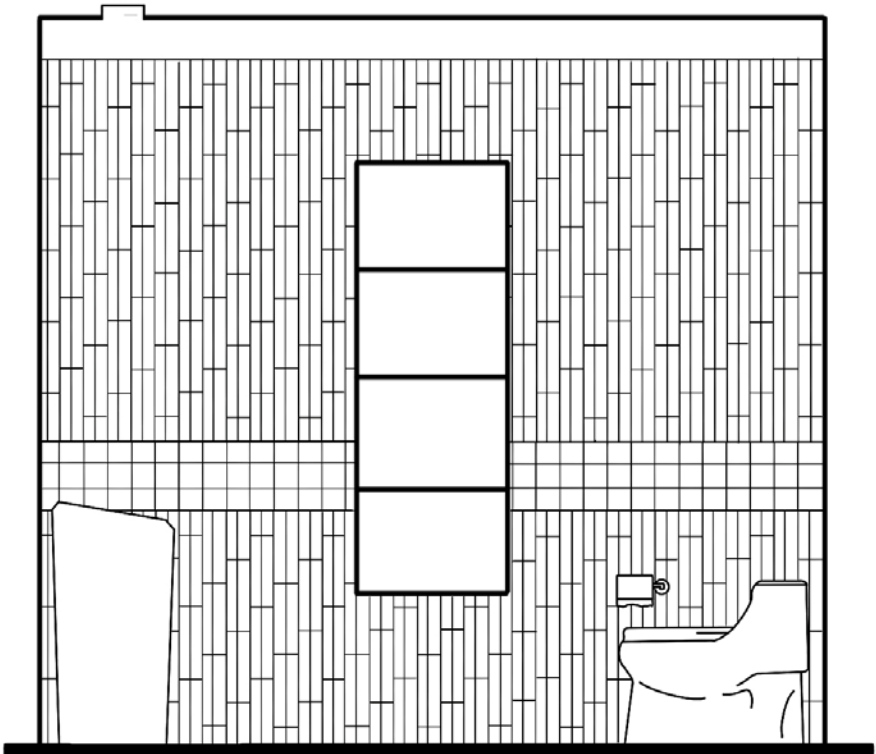
3RD FLOOR POWDER ROOM



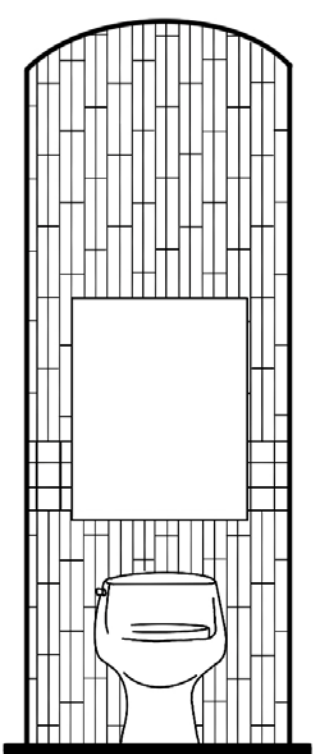
EAST



SOUTH



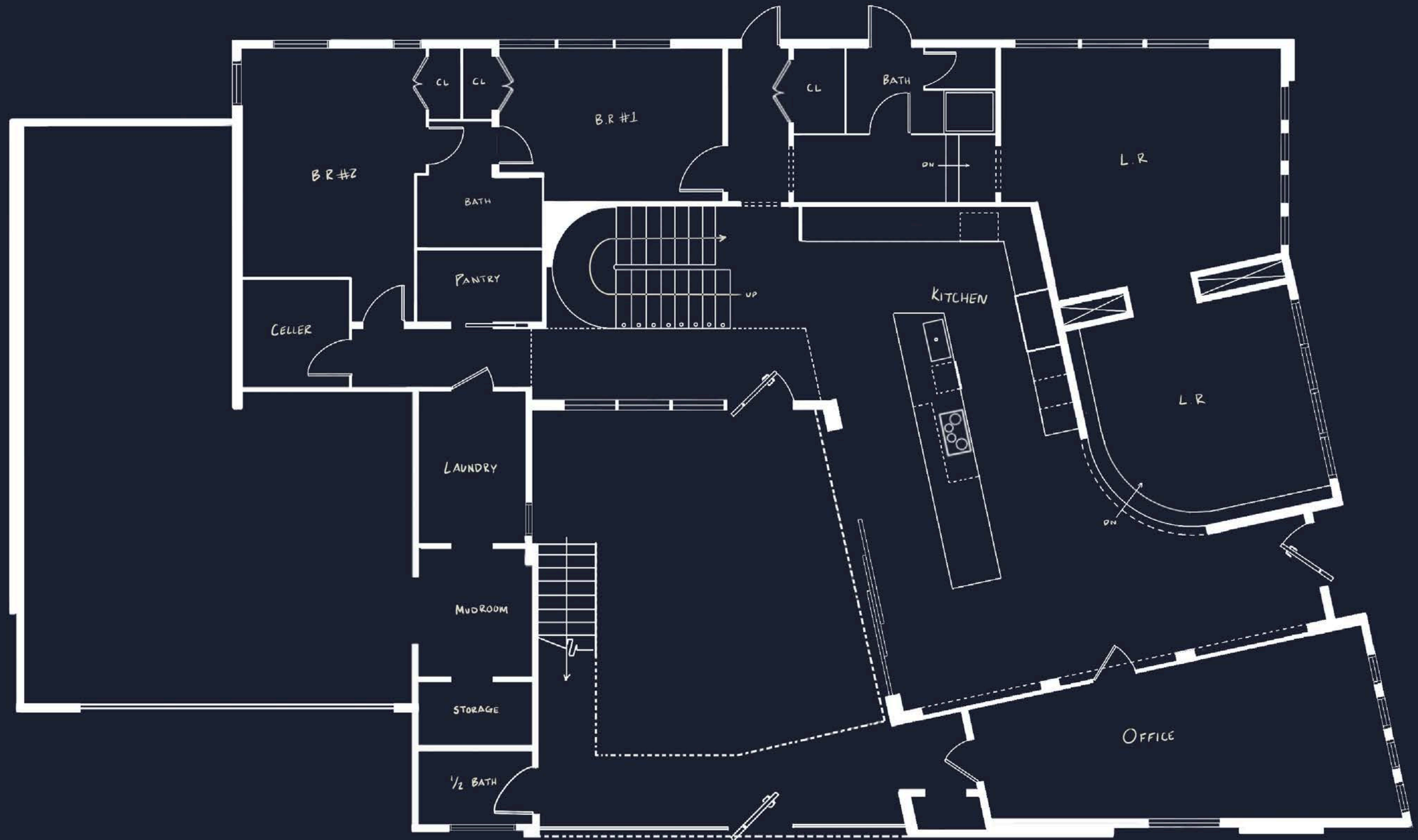
WEST



NORTH

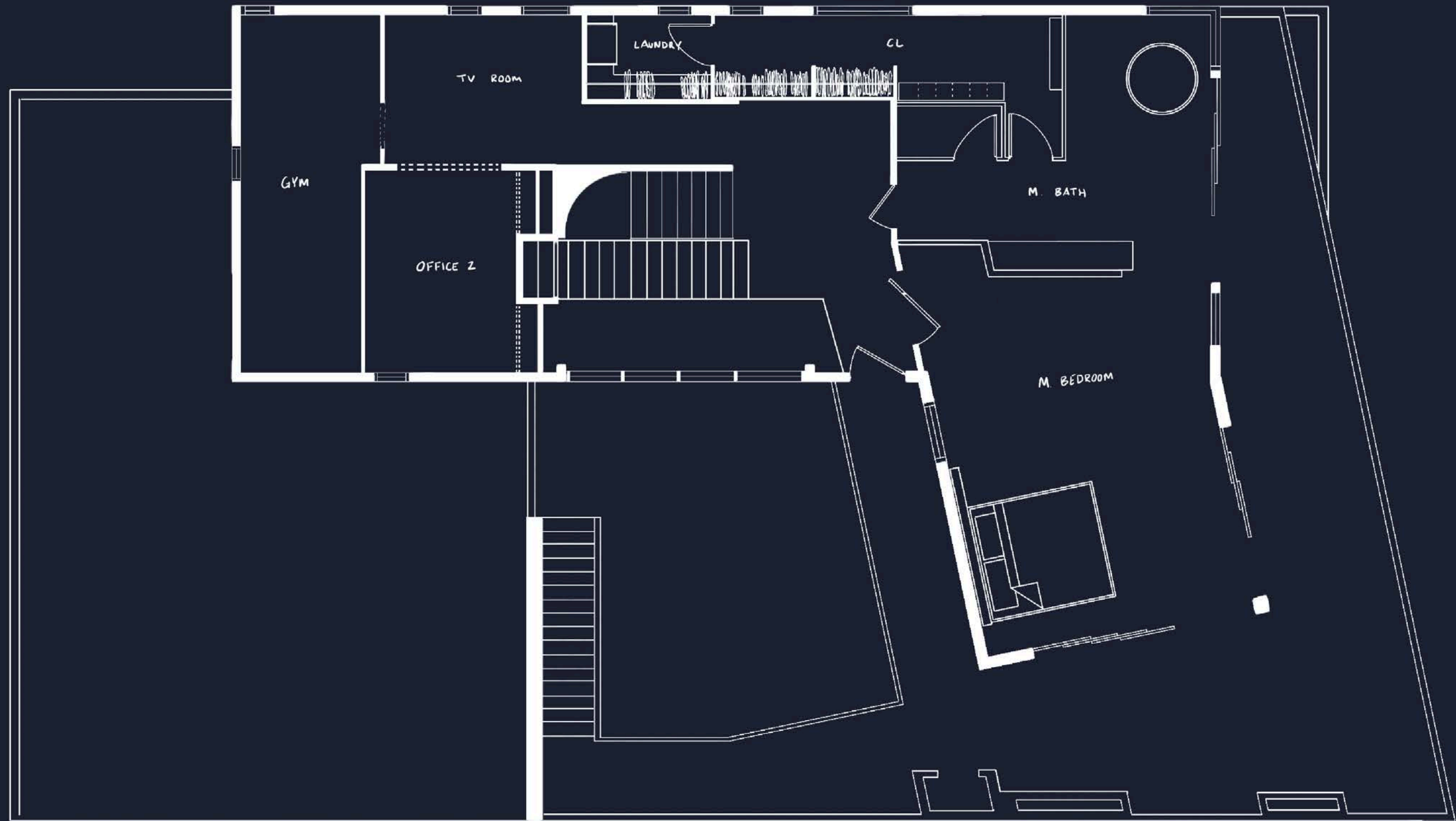
3/8" = 1'

1ST FLOOR

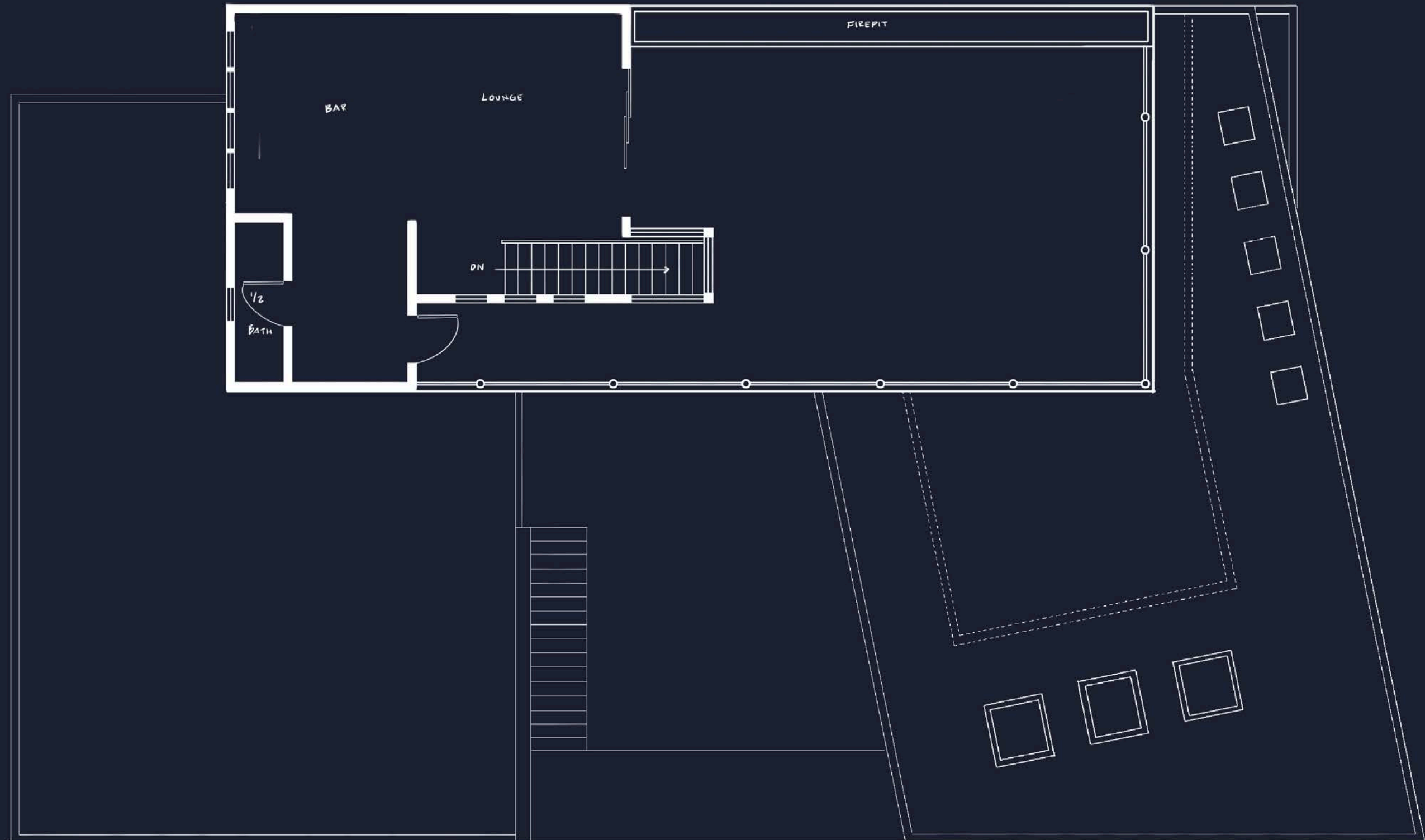


1/4" = 1 ft

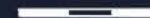
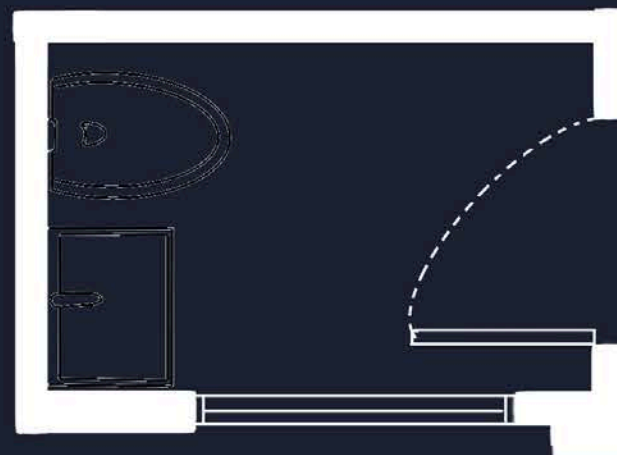
2nd FLOOR



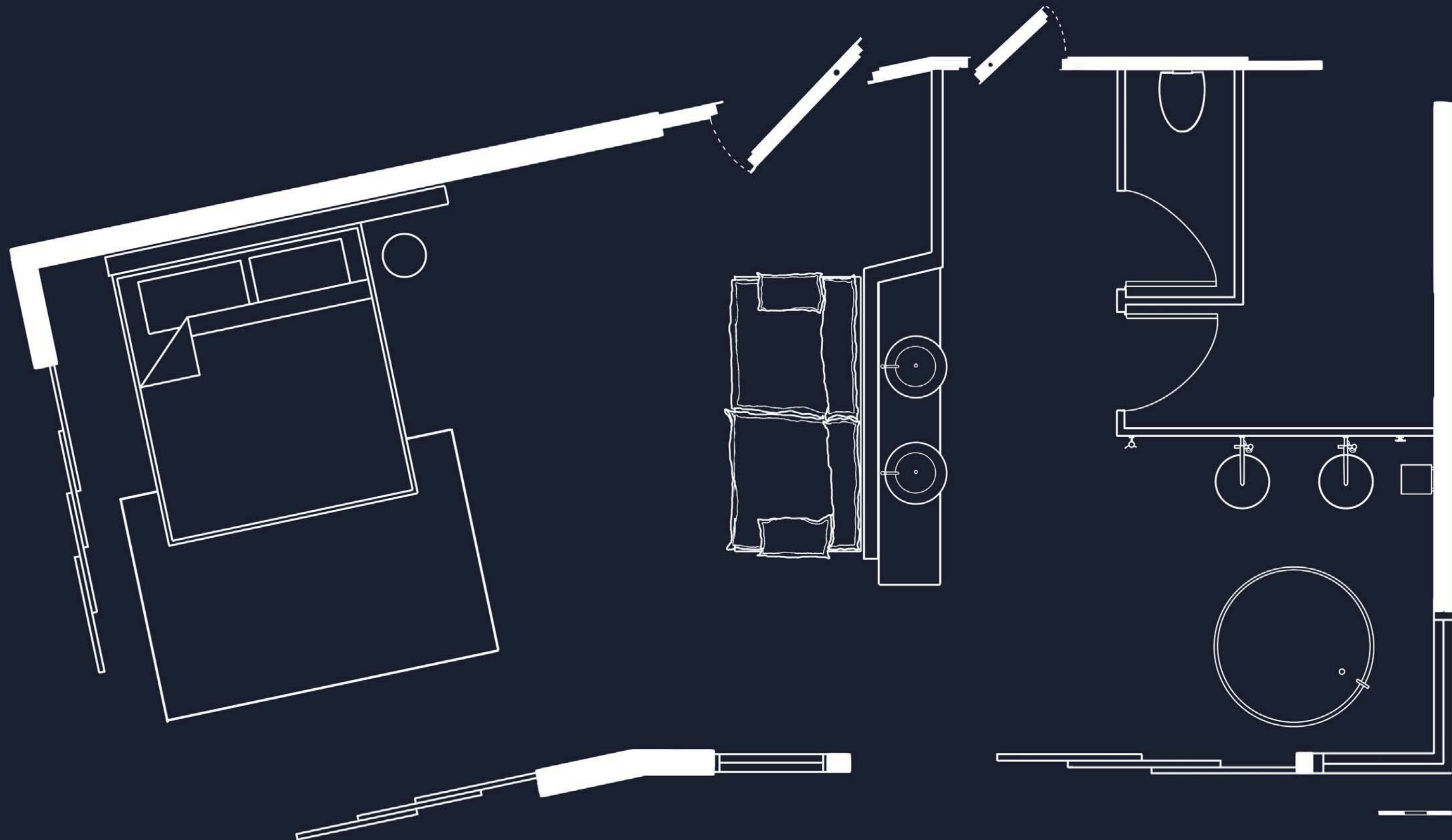
3rd FLOOR



POWDER ROOM

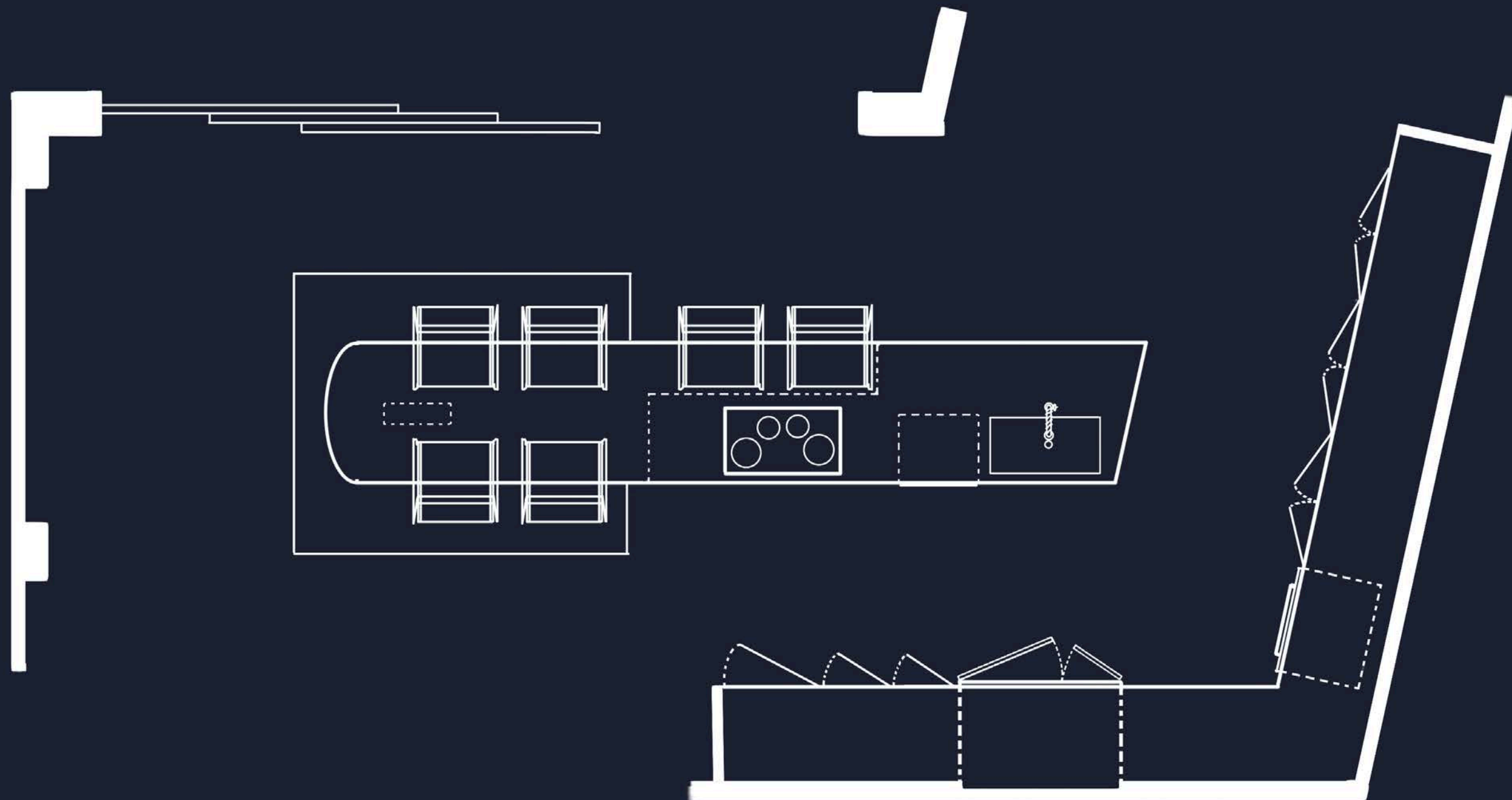


3/8" = 1 ft



MASTER BEDROOM + MASTER BATHROOM

3/8" = 1 ft



KITCHEN

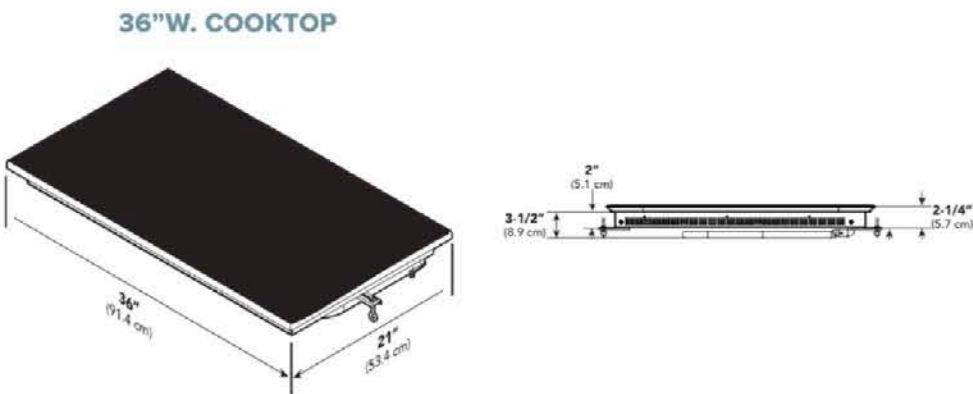
3/8 = 1 ft



6 SERIES ALL INDUCTION COOKTOPS

VIKING VIRTUOSO 6 SERIES – MVIC

- MVIC6365BBG – 36"W. Induction Cooktop; five burners
- 36"W. model
 - 5,500 watt - 11" element



MVIC630

INDUCTION COOKTOPS	
DESCRIPTION	MVIC6365B
Overall Width	36" (91.4 cm)
Overall height from bottom	
To top of cooking surface	2-1/4" (5.7 cm)
To bottom edge of frame	2" (5.1 cm)
Overall Depth from rear	21" (53.3 cm)
Cutout Width	34-1/2" (87.6 cm) minimum to 35" (88.9 cm) maximum
Cutout Depth	19-1/2" (49.5 cm) minimum to 20" (50.8 cm) maximum
Electrical Requirements	240 VAC; 60Hz; factory-installed 4 ft. (121.9 cm) flexible steel conduit 3-wire conduit with a No. 10 ground wire; located on the right rear corner of unit
Maximum Amp Usage	240V—48.3 amps (11.6 kw)
Surface Element Rating	(2) 1850W / 3000W boost (1) 1400W / 2200W boost (1) 3000W / 5500W boost
Approximate Shipping Weight	56 lb. (24.4 kg)

Please do not prepare installation from brochure data only. See installation instructions for important clearance/installation information.



ELECTRIC OVENS

RVSOE330 – 30" WIDE SINGLE OVEN

RVDOE330 – 30" WIDE DOUBLE OVEN



30" Wide Electric Double Oven

Features and Functions

- Extra large oven cavity provides for all your cooking needs
 - 4.3 cu. ft. overall
 - 3.8 cu. ft. measured to AHAM standard(See specifications chart for oven interior dimensions)
- Ten high performance cooking modes include Two Element Bake, Convection Bake, TruConvect™ Convection Cooking, Convection Roast, Convection Broil, Hi Broil, Medium Broil, Low Broil, Convection Dehydrate, and Convection Defrost
- Two-speed convection system circulates air throughout entire oven cavity for maximum airflow and excellent cooking results (both ovens in double oven)
- 10-pass broiler with heat reflector provides excellent results for a variety of broiling applications
- Concealed six-pass element provides excellent temperature control while allowing oven cavity to be easily cleaned
- Meat probe ensures perfect baking/roasting of meats (upper oven only in double oven)

DESCRIPTION	ELECTRIC 30" WIDE OVENS	
	RVSOE330	RVDOE330
Overall Width	29 3/4" (75.6 cm)	
Overall Height	29 3/8" (74.6 cm)	51 3/8" (130.5 cm)
Overall Depth	To front of door – 25 3/16" (64.3 cm)	
Cutout Width	28 1/2" (72.4 cm)	
Cutout Height	28 1/4" (71.8 cm)	50 5/8" (128.6 cm)
Cutout Depth	24" (61.0 cm)	
Electrical Requirements	4-wire ground, 240VAC, 30-amp electrical connection for single oven/50-amp for double oven. Unit is equipped with No. 10 ground wire conduit. Should be fused separately.	
Maximum Amp Usage	240V – 23.3 amps 208V – 20.2 amps	240V – 46.7 amps 208V – 40.5 amps
Oven Interior Width	25" (63.5 cm)	
Oven Interior Height	16" (40.6 cm)	
Oven Interior Depth	18 1/2" (50.0 cm)	
Oven Volume	Overall – 4.3 cu. ft. AHAM* – 3.8 cu. ft.	
Approximate Shipping Weight	259 lb. (117.6 kg)	374 lb. (174.2 kg)

*The AHAM standard for measuring oven capacity subtracts the doorplug and convection baffle dimension from the total oven volume.



ANTONI™

Single-Handle Pull-Down Kitchen Faucet

MODEL#: 18803-BL-DST



Matte Black



- MagnaTite® Docking uses a powerful integrated magnet to snap your faucet spray wand precisely into place and hold it there so it stays docked when not in use and doesn't droop over time
- DIAMOND™ Seal Technology is less hassle to install and helps your faucet perform like new for life, reducing leak points and lasting twice as long as the industry standard
- Everything you need is together in one convenient box, including integrated InnoFlex® PEX supply lines
- Fits 1 or 3-hole installations with included optional 10-3/4 in. deck plate
- ADA compliant
- The high-arc, gooseneck design swivels 360 degrees with a 20-in. retractable hose for added convenience during everyday kitchen tasks
- Hot/cold indicator markings
- Dual integral check valves in sprayer assembly
- Two-function wand with aerated stream or spray
- Single-hole or 3-hole installation (optional deck plate included)
- Delta MagnaTite Docking holds pull down sprayer firmly in place
- Delta kitchen faucet backed by Delta's Lifetime Limited Warranty

Technology



DIAMOND™ Seal Technology ⓘ



MagnaTite® Docking ⓘ

Special Features



ADA Compliant ⓘ



No-Lead Compliant ⓘ

Kräus®

Kraus Forteza™ 33" Composite Granite Kitchen Sink for Undermount or Countertop Installation - Strainer, Oven Mitt, and Trivet Included

Model: **KGD-54BLACK**

Dimensions and Measurements

Basin Depth	9 in.
Basin Length	29 in.
Basin Width	16.375 in.
Drain Connection	3.5 in.
Faucet Centers	0, 8 in.
Faucet Hole Size	1.375 in.
Length	33 in.
Minimum Cabinet Size	36 in.
Nominal Length	33 in.
Sink Height	9.625 in.
Sink Length	33 in.
Sink Width	22 in.
Width	22 in.



Product Overview

KGD-54 Features:

- Made of composite granite
- Undermount or topmount installation
- Single basin provides maximum workspace
- Strainer, silicone mitt, and trivet included
- Includes mounting clips & hardware
- Includes cut out template
- Covered under Kraus' limited lifetime warranty

Kraus KGD-54 Technologies:

- **Kraus Granite Composite:** Crafted from 80% natural granite, Kraus granite sinks feature the look, feel, and texture of natural stone. A thermal finishing process results in a tough, nonporous surface that is resistant to heat, chemicals, scratching, chipping, and discoloration that will stand up to a lifetime of use. With a variety of size, bowl configuration and installation options, a Kraus granite sink can make a sleek and functional addition to any kitchen.





Dishwasher 24" Custom Panel Ready DWHD770WPR



Size and weight

Overall appliance dimensions (HxWxD) (in) 33 7/8" x 23 9/16" x 23 1/16"

Adjustable plinth -

Net weight (lbs) 106.000

Technical Specification details

General

Installation Type Full-integrated

Number of place settings 16

List of programs 1 Hour, Auto, Hand Wash, Normal, Pots & Pans, Quick, Rinse

Cycle Options half load, Power Boost, Remote Start, Sanitation, Save Time, Star Dry

Display ✓

Silence level (dBA) 42

3rd Rack Adjustable Chef's Tool Drawer

Interior light ✓

Removable top -

Power Cord Length 67"

Duration of the left-on mode - NEW (2012/30/EC) 0 (min)

PORTA

The Frameless Door

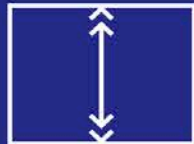


A new series of frameless entrance doors that open up new possibilities in architectural and interior design. Totally hidden frames and customizable finishes are combined with maximum security and usability.

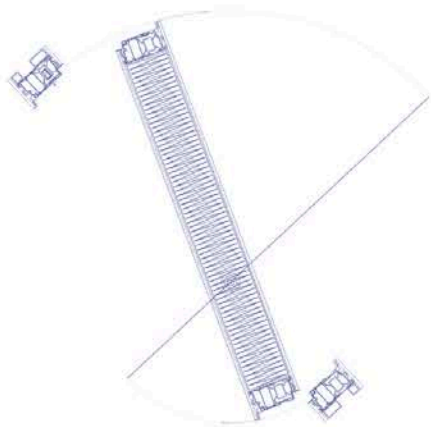
PORTA SPECIFICATIONS



Max. Weight
up to 2000kg



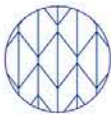
Max. Height
up to 6,5 m



PORTA MATERIAL



Wood



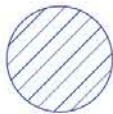
Tiles



Concrete



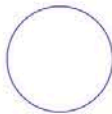
Stone



Metal



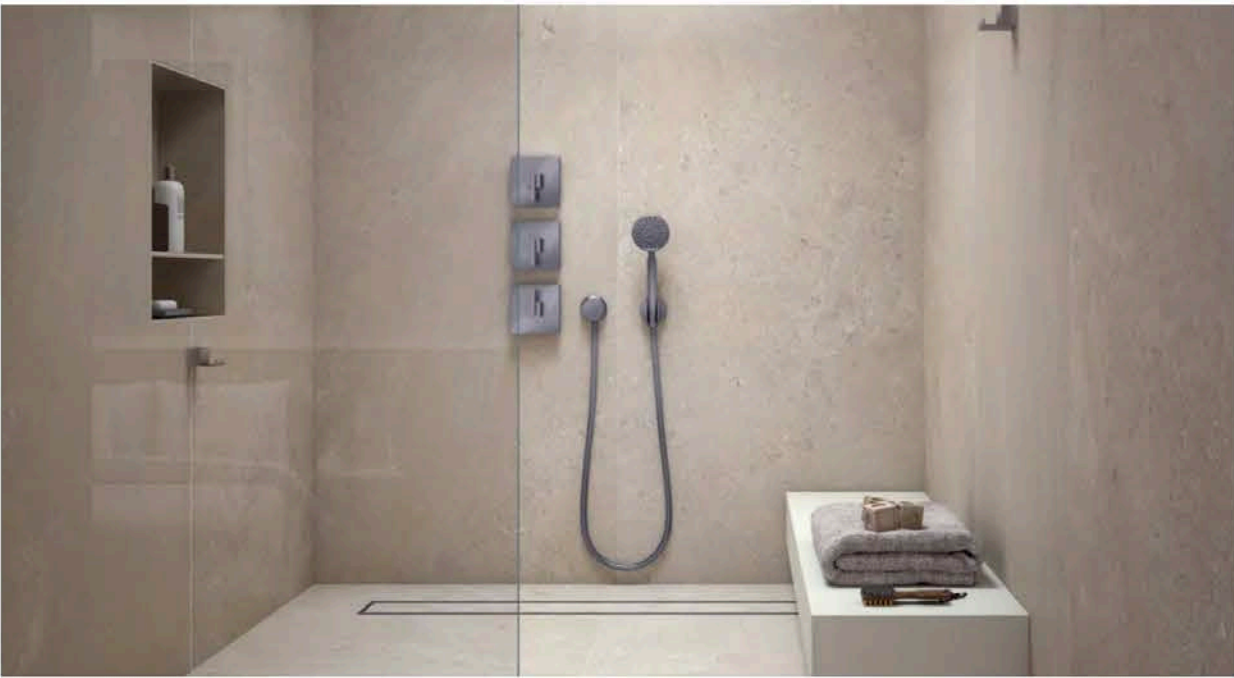
Combination



Other

PETRA

Petra is inspired by natural limestone formations, authentic natural works of art. Tiles conspicuous for the warmth and beauty of nature's random patterns, their whimsical veins and relief textures and the collection's large formate combine to bring charm to living spaces.



Finish

Natural

Application

Wall

Floor



Petra Crema

Sizes

- 39 x 98
- 3.75 x 39 Bullnose
- 39 x 39
- 2 x 2 Mosaic
- 59 x 126

FUSION PORCELAIN SLAB

Fusion uses digital printing technology to decorate the surface of the large-formate collections, in a tribute to traditional ceramic with the addition of a revamped innovative air.



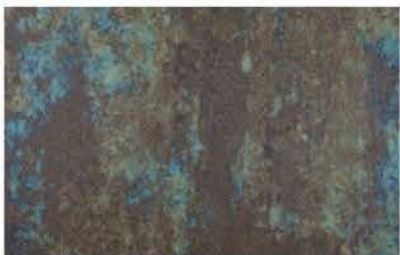
Finish

Natural

Application

Wall

Floor



Sizes

- 39 x 98

Stuor overhead shower set

Choose a Ø40 cm overhead shower head that envelops you in a luxurious waterfall. In addition to the large shower head, the Stuor overhead shower set has a pressure-balanced thermostatic mixer that ensures an even temperature, as well as a cylindrical hand shower complete with shower hose. The overhead shower head is height-adjustable and can be supplemented with a Stuor extension hose.



Specification

CC	150cc / 160cc
Colour	Chrome / Black matt
Thermostat	Yes
Shower head	Ø400 mm
Shower hose	1500 mm
Grip	Tvågrepps
Material	Brass
Type of product	Overhead shower set

Amor electric towel rail

The Amor electric towel rail is designed for hanging towels vertically. It is easy to position and dries towels quickly.



Specification

Type of product	Heated towel rail
Connection	Electrical
Colour	Polished / Black matt
Measurements	10 × 140
Width	10 cm
Height	140 cm
Depth	10 cm
Connection Water	No
Connection Electrical	Yes
Power output	17 W
IP	IP44
Material	Rostfritt stål
Timer	Yes
Boost	Yes
Towel knob	Yes
CE	Yes

artedomus

agape bjhon 2 countertop basin

designer angelo mangiarotti

use bathroom

material cristalplant

finish smooth

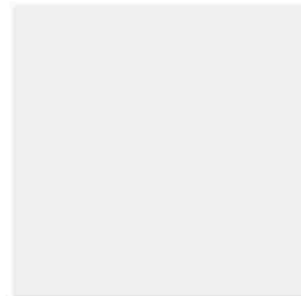
origin italy

sold as each

Bjhon washbasins conceived by Angelo Mangiarotti in 1970 are made of marble or stone, or using an advanced technological material: Cristalplant® biobased.



finishes



White Exmar / Cristalplant®



Bianco Carrara



Grigio Carnico



Nero Marquina

agape in-out bathtubs

designer benedini associati

use bathroom

material exmar

finish smooth

origin italy

sold as each

capacity 520l

Made entirely of Exmar, In-Out is the circular bathtub with a very versatile personality. The Exmar is available in white or with painted light grey or dark grey exterior.

It is also available in Nero Marquina or Bianco Carrara marbles.



Shower seat Relax

Relax is an exclusive shower seat made of Corian. The Relax seat can be installed in our shower enclosure Ritual Premium and can also be mounted on a wall provided that the wall construction allows it. When the seat is not in use it is easily folded down which means it takes minimal space from the shower area. A perfect accessory that makes the everyday life a little more comfortable. The seat is made of a designed Corian plate. The Corian material is a very lasting and durable material that is also used for washbasins and kitchen worktops, and is well tried. The suspension is made of anodized aluminum suited for wet areas. The seat has a comfortable seating surface, is easy to clean and at the same time stylish with a modern expression. Mount it outside the sauna, in your shower or why not in the hall?



Specification

Colour	White
Width	26,5 cm
Depth	26,5 cm

Skoga Handle

Skoga Handle, available in white matt, black matt and chrome.



Skule free-standing washbasin mixer smooth

Skule is a clean-lined basin mixer that can be combined exactly as you want. With a wide selection of colours and a choice between a smooth or knurled surface, you can find the perfect mixer for your bathroom.



Specification

Colour	Chrome / Brushed brass / Pencil black / Black matt / Chrome/Pencil black / Pencil black/Chrome / Pencil black/Black / Black/Pencil black
Material	Brass
Type of product	Independent washbasin mixer
Grip	Engrepps
Drain	No
Height	271 mm 135 mm
Connection	G 1/2
Free-standing washbasin mixer	Yes

RAVEN

INAX

SAIRIN

SKU: HAL-35B/SAR-1



Black Mix

ARHAUS[®]

oeste counter stool

Dimensions: 19" W X 22" D X 33.5" H

SKU: 300STEBLKCS

black coffee



Details:

- Craftsman-built by Mexican furniture artisans, chairs seats are expertly formed from hand-sewn leather, featuring an artfully applied organic, dyed finish.
- Wrought iron chair frames are hammered by hand for added texture and finished with a natural, black patina.
- Counter stool seats measure 24" h.

Additional Dimensions:

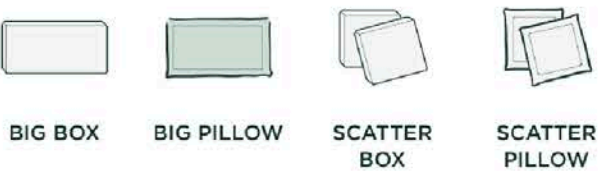
- Weight limit is 275lbs.

Maker&Son Perfect Sofa



Our Song Sofa is the perfect place to cozy up together with your favorite 3-4 people. If you can resist throwing everyone off and lying down, this is the most 'standard' size that we offer.

CUSHION STYLE



BIG BOX BIG PILLOW SCATTER BOX SCATTER PILLOW

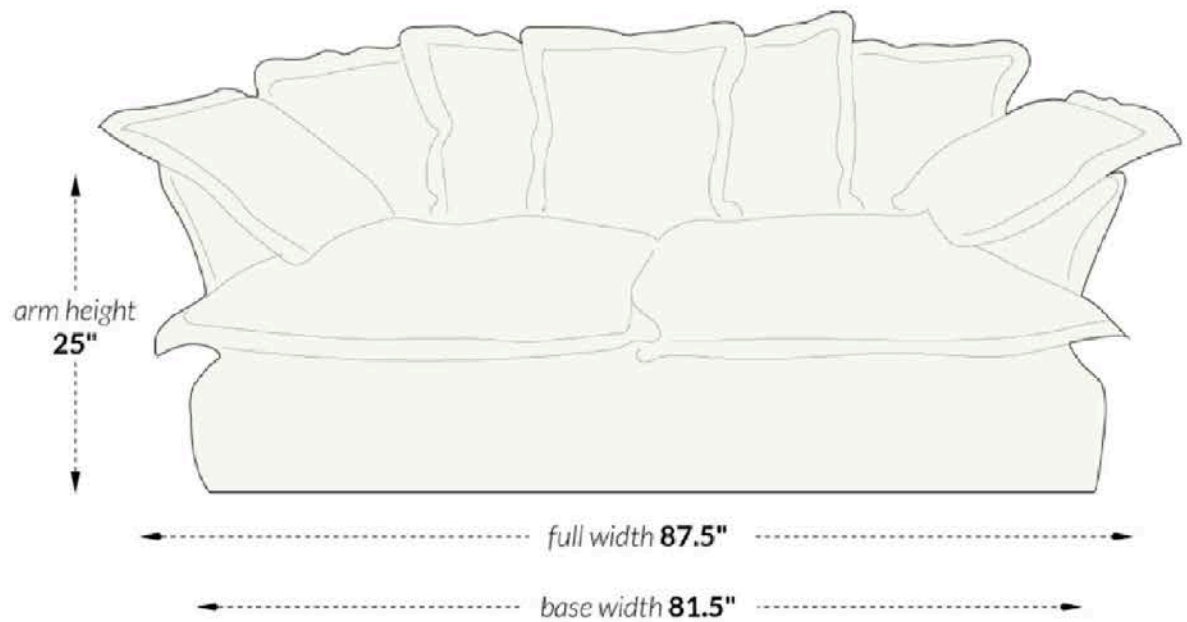
FABRIC



LINEN CORDUROY LINEN/COTTON



LONG PILE VELVET SHORT PILE VELVET DENIM



Pheasant

CHIHULY



\$200 per SQ FT

Pheasant is a limited-edition rug, inspired by Chihuly's glasswork. Taking inspiration from Chihuly's Macchia series, Pheasant features a wing-like motif similar in appearance to the bird from which it takes its name. The design twists and creates contours across the composition to bold effect.

Price Band: 10

Craftsmanship: Handknotted Tibetan wool and silk

Knot count: 100 knot

Technique: cut pile

9' x 6'

\$10,800

