



INTERIOR DECORATOR CONSULTANT

COSTA DEL SOL COMMUNITY

DESIGN PROPOSAL

Amada Martin
Decorator Consultant
305-519-8943



COVER LETTER

Thank you for the opportunity to present my services for the Costa del Sol Community in Doral. My goal is to enhance the overall aesthetic, cohesion, and value of the community through thoughtful and refined design selections.

This proposal outlines a comprehensive scope of work including exterior color schemes, lighting, furniture recommendations, and architectural detailing such as Spanish-style home numbers to reinforce the character of the community.

I look forward to collaborating to create a cohesive and elevated environment.

Sincerely,

Amada Martin

Decorator Consultant

PROPOSAL – SCOPE OF WORK

Project: Costa del Sol Community, Doral

Date: March 31, 2026

Scope of Services

- **Exterior Paint Color Selection**

Develop cohesive exterior color schemes

Surfaces, trim, doors, garage

Mailbox, clubhouse, guardhouse coordination

- **Exterior Lighting**

Sconce recommendations with specs

- **Clubhouse Awning**

Color coordination

- **Spanish-Style House Numbers**

Design suggestions to enhance architecture

Professional Fee

Total Consultation Fee: \$700.00

Project Timeline

Estimated delivery: within 1 week from initial consultation.

ACCEPTANCE OF WORK

By signing below, the client agrees to the scope of work and terms outlined in this proposal, including the total consultation fee of \$700.00. Work will begin upon receipt of payment. Work will be completed within 1 week from payment.

Client Name: _____

Signature: _____

Date: _____

Amada Martin
Decorator Consultant

2026 Painting Project



SHERWIN-WILLIAMS

EXTERIOR REPAINT SPECIFICATION

Costa Del Sol

1 Costa Del Sol Blvd
Doral, FL



Prepared by:

Anderson Briceno
Sales Representative
The Sherwin-Williams Company
954.444.3742
Anderson.J.Briceno@sherwin.com



April 13, 2026

Costa Del Sol

Thank you for considering Sherwin-Williams for your project. We truly appreciate the opportunity to support your painting needs.

On Wednesday, April 8th 2026, I had the opportunity to walk the Costa Del Sol community. After a thorough assessment of the areas scheduled for repainting, I have developed a specification tailored to meet the project's specific requirements.

Please note the following considerations:

- Water intrusion concerns should be evaluated separately, as they fall outside the scope of this repainting project.
- Concrete repairs and restoration should also be reviewed separately, as they are not included within this scope.

Upon successful completion of the project and adherence to the provided specifications, your property will qualify for a 10-Year Warranty from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. Additionally, we will provide a detailed record of the selected colors, products used, and purchase locations to assist with future maintenance and re-orders.

We sincerely appreciate your trust in Sherwin-Williams and our products' performance. Should you require any assistance or have any questions, please don't hesitate to reach out.

Respectfully,

Anderson Briceno

Sales Representative
Sherwin-Williams Paint Company
954.444.3742
Anderson.J.Briceno@sherwin.com

Costa Del Sol Subdivisions

Aragon 6-Buildings/33 units
Barcelona 4-Buildings/23 units
Cadiz 7-Buildings/39 units
Dania 3-Buildings/19 units
Escorial 4-Buildings/24 units
Fuentes 4-Buildings/23 units
Gibraltar 5-Buildings/29 units
Hidalgo 5-Buildings/29 units
Ibiza 4-Buildings/23 units
Jardin 4-Buildings-27 units
Kanterra 1-Building/8 units
Leon 3-Buildings/18 units
Merida 3-Buildings/18 units
Navarra 11 Buildings/59 units
Orduña 7-Buildings/37 units
Pamplona 7-Buildings/33 units
Quezada 1-Building/7 units
Rivera 3-Buildings/22 units
Segovia 3-Buildings/23 units
Tiara 4-Buildings/22 units
Uribe 1-Building/5 units
Victoria 3-Buildings/21 units
Wisteria 3-Buildings/18 units
Cluster A 1-Building/7 units
Estepona I 8-Buildings/66 units
Estepona II 4-Buildings/36 units
Estepona III 7-Buildings/53 units
Estepona IV 6-Buildings/46 units

1 Community Clubhouse

Part 1 – Project Scope

1.1 Inclusions

- A. The contractor is to pressure clean the exterior surfaces to be painted ([see Pressure Washing and Surface Preparation](#))
- B. Seal/prime all exterior surfaces to be painted ([see Coatings Schedule](#))
- C. Stucco repair
 - 1. Up to 50 square feet of stucco repair
 - 2. Provide a per square foot price for additional stucco repair
- D. Repair cracks ([see Crack Repair](#))
 - 1. Up to 50 linear feet of crack repair
 - 2. Provide a per linear foot price for additional crack repair
- E. Apply sealant as needed ([see Caulks and Sealants](#))
 - 1. Remove and replace as necessary up to 50 linear feet
 - 2. Provide a per linear foot price for additional removal and replacement of sealant
- F. Areas to be coated:
 - 1. Stucco
 - 2. Trim
 - 3. Fascia
 - 4. Wood Trellises
 - 5. Aluminum Railings
 - 6. Ferrous metal gates
 - 7. Garage doors
 - 8. Entry and utility doors and frames, exterior side only
 - 9. Previously painted scuppers, gutters, downspouts, drip caps, electrical boxes, piping, and conduit along with other previously coated substrates
- G. Color and sheen are the responsibility of The Owner(s)/Owner(s) Representative
 - 1. Choice of color will determine if additional coats will be required

1.2 Exclusions

- A. Window frames
- B. Sliding glass door frames
- C. Light fixtures
- D. Hurricane shutters and mounting systems
- E. Screen enclosures structures
- F. Pedestrian traffic floor systems
- G. Vehicular traffic floor systems
- H. Roof systems
- I. Areas that are not noted in the specification, contract, or scope of work documents

1.3 Notes

- A. During my site visit, I observed multiple areas of blistering consistent with water intrusion. These conditions will require extensive surface preparation, including removal of all affected coatings and sealing/patching of visible cracks to help prevent future blistering.
- B. Several cracks in the stucco were observed in various areas throughout the buildings.
- C. Extensive areas of rotted wood were observed during the site visit.

Part 2 – Coating Schedule

- 2.1 Stucco/Masonry Surfaces
- A. Spot Prime - "Hot Stucco": Sherwin-Williams [Loxon Concrete & Masonry Primer/Sealer](#), LX02W0050, applied @ 5.3-8.0 mils wet; 2.1-3.2 mils dry
 - B. Prime - Previously Painted: Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Repairs/New Stucco: Sherwin-Williams [Loxon Acrylic Block Surfer](#), LX01W0200, applied as needed, not to exceed 16.0 mils wet; 8.8 mils dry
(build-up as needed)
 - D. Finish: Sherwin-Williams [Latitude Exterior Latex Flat](#), K60 Series, applied @ 4.0 mils wet; 1.4 mils dry
- 2.2 Ferrous Metal Doors and Frames (Stripe coat inside/outside corners/edges, welds, crevices, sharp angles, and/or areas of concern)
- A. Spot Prime - Bare: Sherwin-Williams [Kem Kromik Universal Metal Primer](#), B50WZ1, applied @ 6.0-8.0 mils wet; 3.0-4.0 mils dry
 - B. Prime Previously Painted: Sherwin-Williams [Kem Kromik Universal Metal Primer](#), B50WZ1, applied @ 6.0-8.0 mils wet; 3.0-4.0 mils dry
 - C. Finish: Sherwin-Williams [Sher-Cryl High Performance Acrylic](#), B66-350 Series, applied @ 6.0-10.0 mils wet; 2.2-3.7 mils dry
- 2.3 Wood
- A. Spot Prime - Bare: Sherwin-Williams [Exterior Oil-Based Wood Primer](#), Y24W8020, applied @ 4.0 mils wet; 2.3 mils dry
 - B. Prime - Previously Painted: Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Finish: Same as stucco
- 2.4 Aluminum or Factory Coated Aluminum Railings
- A. Spot Prime - Bare: Sherwin-Williams Extreme Bond Primer
 - A. Prime Previously Painted: Sherwin-Williams Extreme Bond Primer
 - B. Finish: Sherwin-Williams [Sher-Cryl High Performance Acrylic](#), B66-350 Series, applied @ 6.0-10.0 mils wet; 2.2-3.7 mils dry



Part 3 – Crack Repair

3.1 Cementitious Substrates:

- A. Hairline cracks: Clean and prepare, apply detail coat of elastomeric patching compound.
- B. Cracks – 1/6"-1/8": Rake out with knife and clean, seal with surface conditioner, then**
- C. Cracks – 1/8"-1/4": Saw-cut a V groove following the configuration of the crack to accept application of the specified one-part urethane sealant. Rake out with knife and clean, seal with surface conditioner, install sealant. Allow sealant to dry in accordance with manufacturer's instructions until sealant has achieved thorough cure, then**
- D. Cracks – 1/4"-1/2": Saw-cut crack to create joint for backer rod and specified sealant. Rake out with knife and clean, seal with surface conditioner, fit with backer rod, install sealant. Allow sealant to dry in accordance with manufacturer's instructions until sealant has achieved thorough cure, then**

***apply elastomeric patching compound, form and maintain a slight crown over the center of the crack and the full length. Feather patching compound into the existing texture 2" on either side of the crack, blend with adjacent surfaces.*

Part 4 – Caulks and Sealants

4.1 Procedure:

- A. Remove and replace sealant as needed, according to SWRI (Sealant Waterproofing Restoration Institute) and ASTM C 1521-02a (Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints).
- B. All specified transitions without sealant on the exterior surfaces shall have sealant applied as required in the scope of work to protect from air and moisture infiltration.
- C. Install specified sealant at all transitions including where they may have been previously omitted, unless specifically excluded by Owner or The Owner's Representative in writing. This includes but is not limited to door/window/fixture penetrations and perimeters, joints/perimeters of decorative items, joints at wall to wall (ex: inside corners created by changes in direction of joining surfaces), flashing, control/expansion joints, between dissimilar materials, penetrations, and attachments. Sealant installed over existing sealant is not recommended
- D. Prior to sealant application:
 - 1. Remove existing sealant and residuals.
 - 2. Treat porous and nonporous surfaces by mechanical means and/or a compatible solvent wiping. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
 - 3. Fit with backer rod or bond breaker (where necessary to control maximum depth and to prevent three (3) sided adhesion).
- E. Install specified according to the manufacturer's directions.
- F. Expansion joints will use specified two-part urethane sealants and will be installed only after proper mixing procedures. All sealant details will be tooled immediately after installation with the correct sized sealant tool, according to manufacturer's directions.

4.2 Masonry, Wood, and Metal Substrates

- A. Sherwin-Williams [Powerhouse 1100A](#)
- B. Sherwin-Williams [Loxon H1](#) – One Component Low Modulus Hybrid Sealant

Part 5 – Contractor Responsibilities

5.1 Pre-Bid

It is recommended that a pre-bid meeting is conducted with all parties bidding the project including The Sherwin-Williams Paint Representative involved. The purpose is to review the general requirements of the project and perform a general inspection. The meeting, meeting time, date, and location shall be assigned at The Owner(s)/Owner(s) Representative's discretion. It is the responsibility of the bidder to fully understand the scope of work and the conditions under which the work is to be performed. Failure to attend does not relieve The Contractor from performance of any contract awarded to the satisfaction of the solicitor.

5.2 Scope of Work

Work includes surface preparation and repair, patching, installation of caulk/sealants, and application of the paint coating(s) to the substrates outlined in this specification and approved by The Owner(s)/Owner(s) Representative.

5.3 Application of Materials

Due to different conditions of surfaces being painted, The Contractor must assume responsibility for coverage of paint. One-coat coverage cannot be guaranteed due to different absorption rates of the surfaces to be painted, certain colors, and color changes. Test patches should be completed prior to beginning of work to assure satisfactory coverage of all material. Color changes, if any, should be made or discussed prior to Owner(s) accepting proposal from the Painting Contractor.

Color differences due to different batches are rare, yet sometimes inherent in the paint industry. The Contractor is to "box" paint (intermixing of individual buckets) to insure uniform color in any area.

5.4 Materials

- A. All materials specified are to be purchased from The Sherwin-Williams Paint Company
- B. All coatings used must be in the original container
- C. The paint shall be used and applied per Product Data Sheet instructions
- D. The material shall not be thinned or modified in any way unless specified herein
- E. Manufacturer's recommendation for proper surface preparation must be followed
- F. All Product Data Sheets on specified materials are available from your local Sherwin-Williams Representative, store, and/or by visiting www.paintdocs.com or www.sherwin-williams.com. This specification dictates the warranty requirements
- G. All paint and sundries located at the job site shall be available for inspection at any time upon commencement of the job by The Owner(s)/Owner(s) Representative and/or a Sherwin-Williams representative.

5.5 Substrates Not Being Coated

The Contractor is responsible for protecting all adjacent work and materials by suitable covering or other methods during progress of work. The Contractor must protect all adjacent areas not being coated by acting appropriately. Upon completion of work, The Contractor must remove all paint (drips and/or over-spray) from surfaces not specified to be coated.

5.6 Minimum Specifications

If instructions contained within this specification, bid document, and/or paint schedule are at a variance with the paint manufacturer's instructions, applicable standard, and/or code the surfaces shall be prepared and coated to suit the higher standard, as determined and agreed upon by Sherwin-Williams, The Contractor, and/or The Owner(s)/Owner(s) Representative.

5.7 Resolution of Conflicts

The Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, conflicts occur in the specifications, contract, the paint manufacturer's literature, and/or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to the specification would require written approval by a Sherwin-Williams Representative.

5.8 Safety

All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams Representative, store, and/or by visiting www.paintdocs.com or www.sherwin-williams.com.

Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation.

5.9 Jobsite Visitation

- A. The Contractor shall be responsible for visiting the jobsite and familiarizing themselves with the job and working conditions.
- B. All work during application is subject to inspection by The Owner(s)/Owner(s) Representative.
- C. The Contractor is responsible to own and use a wet film thickness gauge to check application thickness as they proceed.
- D. The Contractor and The Owner(s)/Owner(s) Representative have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by a Sherwin-Williams Representative.
- E. Questions concerning the specifications should be clarified prior to commencing the job. Changes to the specifications require written approval from The Owner(s)/Owner(s) Representative, or the Sherwin-Williams Representative that created the specification.

5.10 Surface Preparation

The Contractor is responsible for the preparation of each surface and the finish of their work. Should any surface be found unsuitable to produce a proper coating or finish, The Owner(s)/Owner(s) Representative shall be notified, and no materials shall be applied until the unsuitable surfaces have been made satisfactory or The Owner(s)/Owner(s) Representative decide otherwise.

A. Perform preparation and cleaning procedures as recommended by Sherwin-Williams and as herein specified, for each particular substrate condition. For additional detailed information, see manuals and publications of standard industry procedures provided by organizations such as the following:

1. [American Institute of Architects \(AIA\)](#)
2. [Construction Specifications Institute \(CSI\)](#)
3. [American Society for Testing and Materials \(ASTM\)](#)
4. [Painting Contractors Association \(PCA\)](#)
5. [The Society for Protective Coatings AMPP \(SSPC\)](#)
6. [Sealant Waterproofing Restoration Institute \(SWRI\)](#)
7. [Occupational Safety and Health \(OSHA\)](#)

B. All deteriorated or delaminated substrates** (i.e. wood, hardboard siding, T-111, and masonry substrates) are to be replaced with new materials, unless otherwise stated/noted by The Owner(s)/Owner(s) Representative. It is recommended that new materials are primed on all sides before installation in accordance with specifications.

***Delaminating substrates are defined as a surface that paint is being applied to that is lifting/peeling away from the previous coating(s) and/or the original substrate(s).*

5.11 Moisture

All items that can cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

- A. Water moving system(s) not working properly
- B. Previous coat(s) of paint not adhering properly
- C. Deteriorated caulking/sealant
- D. Gaps/voids between substrates
- E. Wood checking (cracks and/or splits in wood)
- F. Rotten wood
- G. Areas affected by water splashing
- H. Painting in inclement weather
- I. Painting an un-dry substrate

5.12 Pressure Washing and Surface Preparation

A. All vertical and horizontal surfaces designated in scope of work will be pressure washed for the complete removal of all mildew, chloride (salts), dust, dirt, grease, oil, loose particles, laitance, loose/peeling/blistering coatings and foreign materials.

B. The most effective method to accomplish the necessary results is the application of high-pressure water blasting applied at horizontal and vertical overlapping sweeps completed at no more than 6 – 12” away from the surface. At no time will the operator attempt to wash at a distance of more than 12” away from the substrate.

1. Concrete, Masonry and Stucco Substrates: The pressure necessary to accomplish the above requirements is 3000 p.s.i. or above with a properly sized fan tip on well adhered coatings and/or an oscillating tip on marginally adhered and peeling coatings.
2. Metal Surfaces: Use 4000 p.s.i. or above with a fan or oscillating tip.
3. Wood Substrates: Use 1500 p.s.i. with a flat fan tip.

C. The unit's delivery flow at the nozzle must be between 4.0 – 7.0 gallons a minute.

- D. After pressure washing and mildew treatment check several areas for surface chalk and efflorescence. If chalk remains, re-wash affected areas, and allow drying. Apply surface conditioner to light chalk surfaces to obtain a slight angular sheen on the entire surface.

5.13 Sealing Chalk and Efflorescence

- A. Verify powder residue on surface is either chalking due to weathering or alkalinity, or efflorescence. Localized powdery spots on cementitious surfaces usually indicate efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling; no reaction to chalk.
- B. After pressure washing and mildew treatment, allow surface to dry thoroughly and check several areas of each surface for chalk and efflorescence.
- C. Apply surface conditioner solution with brush, roller, airless or pressure sprayer.
- D. Allow to dry according to label directions before proceeding.
- E. Recheck for chalk after surface conditioner is dry. Surface conditioner should be applied to obtain a slight angular sheen on the entire surface.
- F. Topcoat surface conditioner within 7 days.

5.14 Application and Workmanship

- A. The Contractor is to:
 - 1. notify The Owner(s)/Owner(s) Representative if conditions exceed Scope of Work
 - 2. leave work area(s) in a clean, orderly, and acceptable condition
 - 3. remove/protect items not being coated, upon completion replace/uncover all items
 - 4. apply products in accordance with Sherwin Williams recommendations
 - 5. verify surface temps are within manufacture's specified range
 - 6. keep surface(s) contaminant free before and during application of coating(s)
 - 7. apply each coat to film thickness as recommended by Sherwin-Williams
 - 8. allow each coat to dry prior to application of following coat
- B. The finished coating film should be consistent in color and sheen, providing a uniform appearance free of visual defects (certain situations may not allow smooth/even appearance).
- C. Any masonry surface with an elevated pH level or "hot spots" shall be primed with a suitable primer prior to application of following coat.
- D. The Owner(s)/Owner(s) Representative shall provide water and electricity from existing facilities unless discussed. If is not to be provided it must state so in the contract.
- E. All work shall be accomplished by person(s) with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
- F. Normal safety and "wet paint" signs, necessary lighting, and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
- G. The Contractor shall advise The Owner(s)/Owner(s) Representative of areas in which work is to be performed in advance of the work schedule to permit all to prepare for the work, advise residents, move vehicles, etc.

5.15 Weather

- A. All materials are to be applied in accordance with the Product Data Sheets regarding weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.

B. Do not begin painting until surfaces are moisture free.

5.16 Color Schedule

A. To be approved by Owner(s)/Owner(s) Representative

B. The Owner(s)/Owner(s) Representative and/or project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for The Owner(s)/Owner(s) Representative, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coat, if additional coat(s) are required The Contractor will charge accordingly.

5.17 Custodian

Upon conclusion of the project, The Contractor or your Sherwin-Williams Representative can furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. The manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, Product Data Sheets, Material Safety Data Sheets, care and cleaning instructions, touch-up procedure.

This specification has been written to assist in identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual assessment was performed prior to writing these specifications. However, the assessment and these specifications do not necessarily encompass certain preexisting conditions and/or inherent problems that may exist in the building structure. These conditions may be but are not limited to faulty roof, window structures, stucco and/or masonry degradation, loose railing stanchions and/or any other existing conditions which may directly or indirectly affect the adhesion and performance of any newly applied coating system. Therefore, it may be necessary to solicit the expertise of an engineer (or similar) to determine any additional remedies to be implemented in conjunction with these specifications.

Specifications/product directions should be thoroughly understood and followed to comply with all warranty requirements. Any deviation from this specification or the Product Data Pages without consent from the appropriate Sherwin-Williams Representative may result in the voiding of all warranties. The contractor will be solely responsible for all warranty claims made on any warranty that has been found void.

This specification has been prepared for your project by The Sherwin-Williams Company.