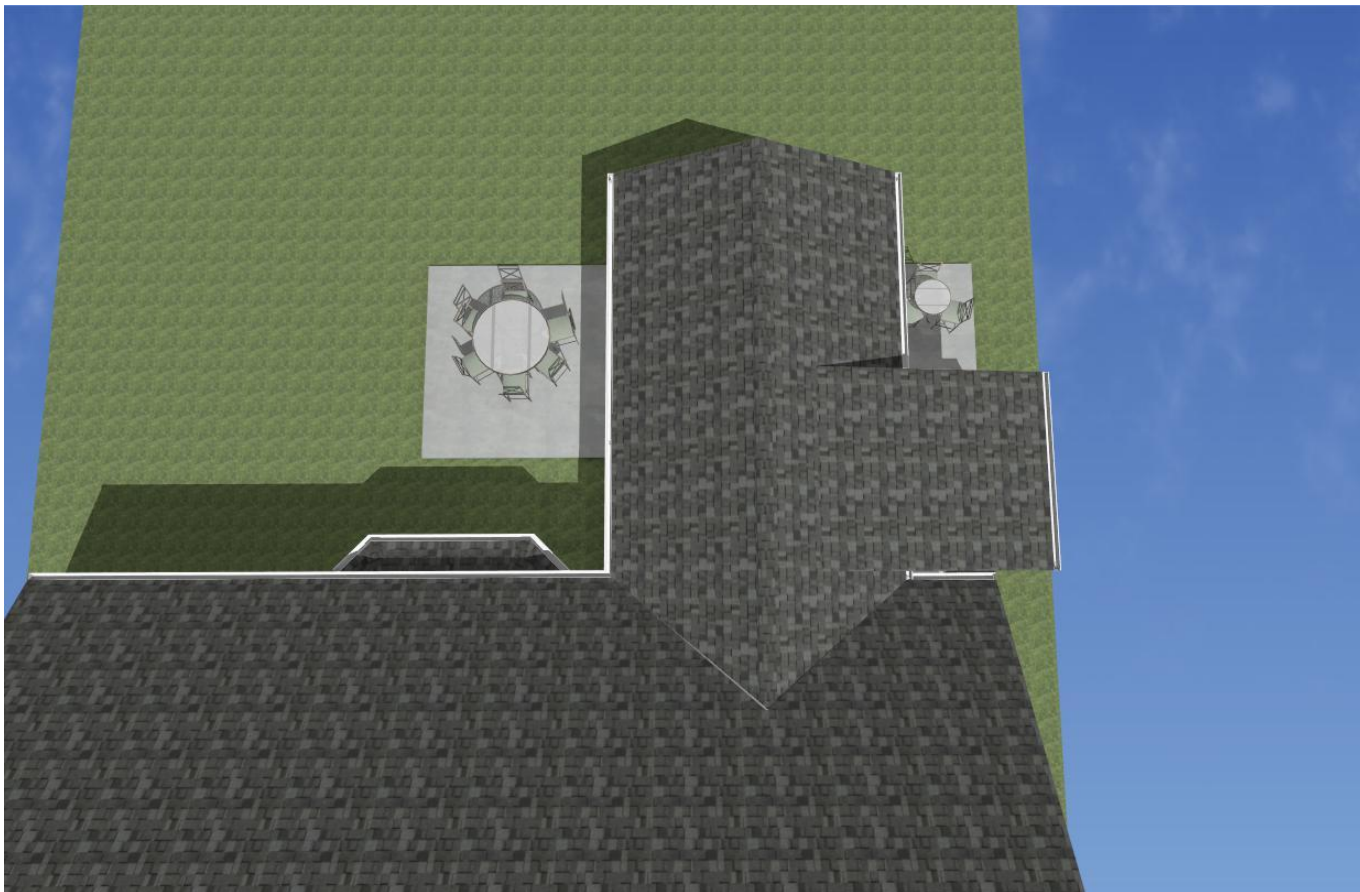


Fixtures & Finishes Portfolio

McCue Residence/ Exterior Living Remodel






Sunroom remodel with interior and exterior views of the new vaulted gable wall and fixed trapezoid windows.




Covered Patio living space with wood ceiling, gas fireplace and decorative tile feature wall.
Wall mounted Pine Boxed Mantle with TV and wall sconces above.



Exterior Kitchen with multiple cooking station design and storage to conceal all utensils and dishes. Durable countertops and accented pendant lighting for evening grilling.


ITEM	IMAGE	MFR / STYLE	DESCRIPTION
CONCRETE		Custom Concrete / Brickform Stamp	<p>Color Integrated: Ceramic Color Release: Dark Grey</p> <p>Stamp Texture: Roman Slate</p> <p>Pattern: Repeat size</p> <p>Location details/ Notes: Natural Saw cuts to be added to the concrete patio per installer discretion.</p>



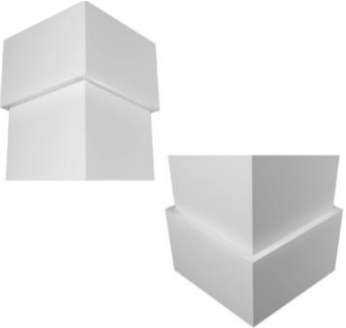
ITEM	IMAGE	MFR / STYLE	DESCRIPTION
ROOFING		<p>GAF SHINGLES Coordinate with the existing house shingles</p>	<p>Material: Asphalt Shingles</p> <p>Color:</p> <p>Location details/ Notes: New porch & Grill area roof additions and sunroom roof replacement.</p>
ROOF FLASHING	<p>Coordinate with the existing</p>		<p>Location details/ Notes: New remodeled roof areas.</p>

ITEM	IMAGE	MFR / STYLE	DESCRIPTION
SOFFIT		Triple 4" Vinyl Soffit	<p>Size: Triple 4" vinyl soffit</p> <p>Finish: White</p> <p>Location details / Notes: Perforated on the house and solid vinyl soffit on the patio overhangs</p>




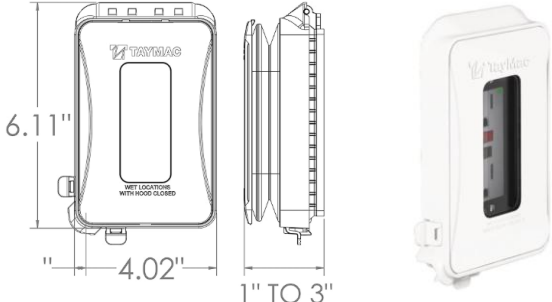
ITEM	IMAGE	MFR / STYLE	DESCRIPTION
GUTTERS		<p>"K-Style" Match existing</p>	<p>Color: White Size: 5" Location details/ Notes: Per plan notes</p>
DOWNSPOUTS		<p>Match Existing on house</p>	<p>Color: White Size: 2" x 3" Location details/ Notes: New Locations per plan</p>


ITEM	IMAGE	MFR / STYLE	DESCRIPTION
SIDING		Certainteed/ Mainstream	<p>Material: Vinyl</p> <p>Color: Natural Clay</p> <p>Texture: Woodgrain</p> <p>Corners: Vinyl to match existing on house</p> <p>Size: 5"</p> <p>Location details/ Notes: Matches existing siding to be added to the sunroom exterior addition</p>
EXTERIOR WINDOW TRIM		J-Channel Siding Trim	<p>Material: Vinyl</p> <p>Color: Natural Clay / Best match to existing</p> <p>Location details/ Notes:</p>
REAR SUNROOM EXTERIOR SIDING		AZEK / Sheet	<p>Texture: Smooth</p> <p>Size: 1/2 x 4 (4'x 8')</p> <p>Location details/ Notes:</p>
REAR SUNROOM EXTERIOR TRIM		AZEK/ Trim	<p>Texture: Smooth</p> <p>Size: 1x2 (3/4" x 1 1/2")</p> <p>Location details/ Notes:</p>



ITEM	IMAGE	MFR / COLLECTION	DESCRIPTION
WINDOWS		PELLA/ 250 Series Direct Set	<p>Exterior finish: White</p> <p>Interior finish: White</p> <p>Glass: insulated dual Low-E Argon</p> <p>Glass Texture: Clear</p> <p>Grille Type: None</p> <p>Location details / Notes: Newly framed rear Sunroom wall vaulted windows</p>

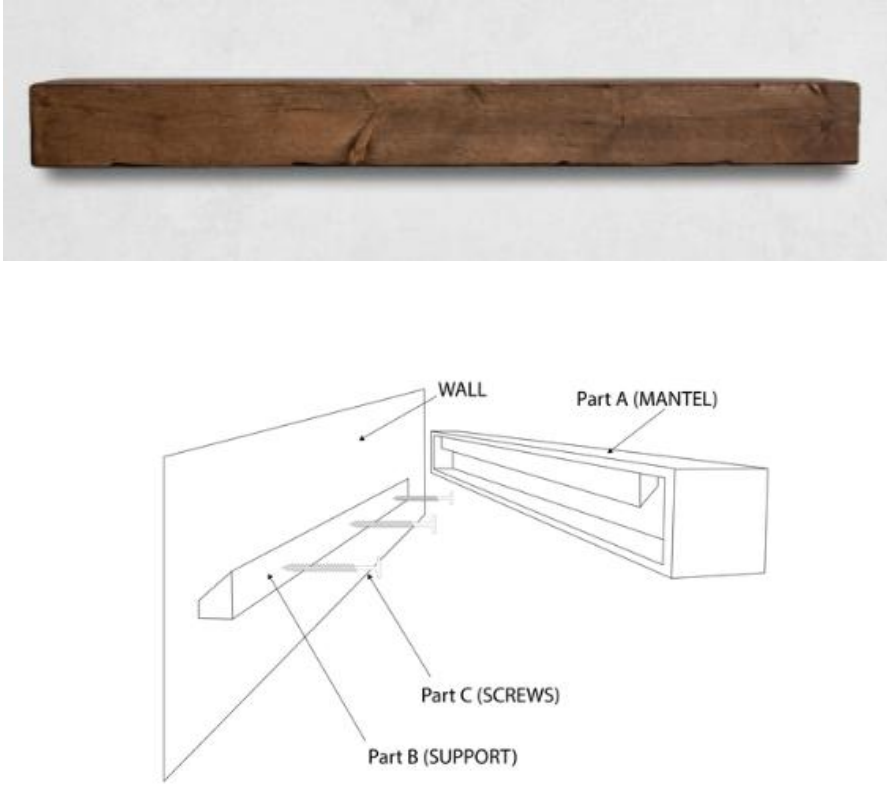
ITEM	IMAGE	MFR / MODEL	DESCRIPTION
BEAM WRAP		AZEK/ Trim Boards	<p>Qty: 4 beams and 1 ridge beam</p> <p>Size: ¾" x 12" (11-1/4"h)</p> <p>Finish: <i>Smooth</i></p> <p>Location details / Notes:</p>
COLUMN WRAP		AZEK / Trim Board	<p>Qty: 4 columns</p> <p>Size: ¾" x 8"</p> <p>Finish: <i>Smooth</i></p> <p>Location details / Notes:</p>
COLUMN BASE AND CAP		AZEK	<p>Qty: 4 columns</p> <p>Size: ¾" x 6"</p> <p>Finish: <i>Smooth</i></p> <p>Location details / Notes:</p>

ROOM	QTY	TYPE OF FIXTURE	RECOMMENDED SIZE / FINISH	NOTES
SUNROOM	1	Ceiling fan w light	50" + 36" down rod	
COVERED PATIO	1	Ceiling Fan w Light	50" + 36" down rod	
COVERED PATIO	2	Wall sconces	Size depends on style	
COVERED GRILL AREA	2	Pendants	Size depends on style 24" chain/ down rod	




ITEM	IMAGE	MFR / MODEL	DESCRIPTION
FAN w LIGHT SWITCH		Leviton/ Sureslide ceiling light fan control dimmer	<p>Qty: 2</p> <p>Finish: White</p> <p>Location details / Notes: See electrical plan for details</p>
WALL SWITCH		Lutron / Diva	<p>Qty: 2</p> <p>Finish: White</p> <p>Location details / Notes: See electrical plan for details</p>
EXTERIOR GFCI RECEPTACLE		Leviton/ GFI Receptacle: duplex white	<p>Qty: 5</p> <p>Finish: White</p> <p>Location details / Notes: See electrical plan for details</p>
EXTERIOR GFCI OUTLET COVER		TayMac/Waterproof Expandable cover	<p>Qty: 4</p> <p>Finish: White</p> <p>Location details / Notes: See electrical plan for details</p>


ITEM	IMAGE	MFR / MODEL	DESCRIPTION
NEW PANEL		Eaton BRP30L200G 200 Amp Main Load Center	<p>Amp/ Size: 200 Amp</p> <p># Available Breakers: 30 spaces, 60 circuits</p> <p>Location details / Notes: See electrical plan for details</p>


ITEM	IMAGE	MFR / MODEL	DESCRIPTION
<p>GABLED AREAS SLOPED DECORATIVE CEILING</p>		<p>BB/ Knotty Ponderosa Pine- Kiln dried T & G boards</p>	<p>Finish: To be stained</p> <p>Size: 1" x 6"</p> <p>Location details / Notes: Sunroom & covered Patio porch ceiling</p>
<p>GRILL AREA LOW SLOPE CEILING COVERING & SIDE ENCLOSURE</p>		<p>AZEK / Sheet</p>	<p>Location details / Notes: Cabinetry & Grill Area Ceiling</p>




ITEM	IMAGE	DESCRIPTION
<p>EXTERIOR MANTLE</p>	 <p>The image contains two parts: a photograph and a technical diagram. The photograph shows a single, long, rectangular piece of dark brown, weathered wood with a rough, aged texture. The technical diagram below it illustrates the installation of this piece. It shows a vertical wall on the left. A horizontal support bracket, labeled 'Part B (SUPPORT)', is mounted to the wall. The wooden mantel, labeled 'Part A (MANTEL)', is shown resting on this support. Screws, labeled 'Part C (SCREWS)', are shown passing through the mantel into the wall. The mantel has a decorative, slightly recessed top edge.</p>	<p>Rustic–Aged Barrel</p> <p>SIZE: 72” x 6 x 6</p> <p>Style: Rustic</p> <p>Species: Pine</p> <p>Finish: Provincial or Aged Barrel</p> <p>Location details / Notes: Mounted on wall above the exterior fireplace, VIF clearance ht.</p>

ITEM	IMAGE	MFR / STYLE	DESCRIPTION
BASE MOLDING		Baird Brothers – Modern B203	<p>Species: Primed poplar</p> <p>Finish: Primed</p> <p>Size: 5/8" x 3-1/2"</p> <p>Location details / Notes: Sunroom</p>
SHOE MOLDING		Baird Brothers / Traditional shoe B001	<p>Species: Primed poplar</p> <p>Finish: Primed</p> <p>Size: 1/2" x 3/4"</p> <p>Location details / Notes: Sunroom</p>
CASING		Baird Brothers – Modern/Ranch B103	<p>Species: Primed poplar</p> <p>Finish: Primed</p> <p>Size: 3/4" x 2-1/2"</p> <p>Location details / Notes: Sunroom windows and doors</p>

ITEM	IMAGE	MFR / STYLE	DESCRIPTION
<p>OUTDOOR BAR CABINETS</p>	 <p>Raven Ash - CypressKast</p>	<p>Naturekast / Slab Door CypressKast</p>	<p>Finish: Raven Ash in CypressKast</p> <p>Drawer style: Slab</p> <p>Notes: Layout per approved Cabinet drawings.</p>
<p>CABINETS HARDWARE</p>		<p>Amerock/ Collet Pull #BP37684G10</p>	<p>Quantity: 11</p> <p>Finish: Satin Nickel</p> <p>Size: 6-5/16"</p> <p>Notes:</p>
<p>GRILL CABINET VENT COVER</p>		<p>Vent Systems/ Exterior Grill cabinet vent</p>	<p>Quantity: 8</p> <p>Finish: Black</p> <p>Size: 4" x 8"</p> <p>Notes: Installed on the rear side of exterior grill cabinetry. (per plan elevation VIF)</p>

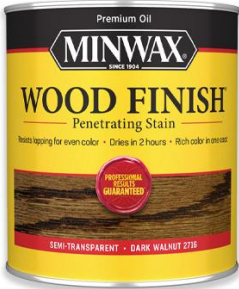

ITEM	IMAGE	MFR / STYLE	DESCRIPTION
CORNER CABINET		NatureKast/ Corner Pie Cut Base	<p>Qty: 1</p> <p>Size: 36x36</p> <p>Location details / Notes: Per approved cabinet drawing layout</p>
TRASH ROLL OUT		NatureKast/ Waste Bin Cabinet Pullout	<p>Qty: 1</p> <p>Size: 36 Qt Bin</p> <p>Location details / Notes: Per approved cabinet drawing layout</p>
GRILL ACCESSORY DIVIDE CABINET		NatureKast/ Grill Accessory Cabinet	<p>Qty: 1</p> <p>Size: Slide out drawer and tray divide bottom</p> <p>Location details / Notes: Per approved cabinet drawing layout</p>

ITEM	IMAGE	MFR / STYLE	DESCRIPTION
COUNTERTOP		DEKTON/ MARMORIO	<p>Material: Engineered Natural sintered stone</p> <p>Edge: Eased</p> <p>Thickness: 3 cm</p> <p>Backsplash: None</p> <p>Locations details / Notes: Per approved Countertop from template layout</p>




ITEM	IMAGE	MFR / STYLE	DESCRIPTION
WALL TILE AT FIREPLACE		VT/ Lodge Porcelain	<p>Size: 6" x 24" x 11mm</p> <p>Color: Beige</p> <p>Pattern: Horizontal Strait set per product suggested layout.</p>
GROUT	<p>903 Birch</p> 	TEC Grout	<p>Size: 1/8"</p> <p>Color: 903 Birch</p>
TILE EDGE (Top and bottom)		Schluter/ Quadec	<p>Size: 11 mm</p> <p>Color: Cream / Creme</p> <p>Finish:</p> <p>Pattern:</p>

ITEM	MFR / MODEL #	DIMENSIONS	NOTES
FIREMAGIC GAS GRILL	Aurora W Rotisserie A790i	Cut out dims 11-1/2" h x 37" w x 23- 1/2" d (control panel 38- 13/4")	Refer to specification sheet for installation
FIREMAGIC POWER BURNER	Aurora 19-7B	Cut out dims 11-1/2" h x 19" w x 18 - 3/4" d (control panel cut out 20- 1/4")	Refer to specification sheet for installation
PRIMO LG CERAMIC GRIL	Primo Ceramic Grills/ Oval XL 400	22" w Dia. X 27.5" h x 28" (Lid width max)	Refer to specification sheet for installation

ITEM	IMAGE	MFR / STYLE / FINISH	NOTES
GAS LOG SET			
DOOR			

ITEM	IMAGE	MFR	NOTES
STAIN PACKAGE		Minwax	All stain applications receive two coats of sealer.
PAINT PACKAGE		Sherwin Williams	Walls: Emerald Interior Acrylic Latex Ceiling: Premium Ceiling Paint in stairwell

LOCATION	DETAILS	COLORS	SHEEN	PRODUCT
SUNROOM				
Walls:	2 coats finish paint	Beach house SW7518	Matte	Emerald Interior Acrylic Latex
Trim:	2 coats finish paint	TBD	Semi-gloss	Emerald Urethane Trim Enamel
Ceiling:	1 coat stain, 2 coats polyurethane	TBD	Satin	Exterior Oil Based Stain
EXTERIOR				
Columns:	2 coats finish paint	TBD	Satin	Emerald Exterior Acrylic Latex
Beams:	2 coats finish paint	TBD	Satin	Emerald Exterior Acrylic Latex
All Composite board and Trim siding:	2 coats finish paint	TBD	Satin	Emerald Exterior Acrylic Latex
Pine Ceiling:	1 coat stain, 2 coats polyurethane	TBD	Satin	Exterior Oil Based Stain
Composite Ceiling:	2 coats finish paint	TBD	Satin	Emerald Exterior Acrylic Latex

ITEM	IMAGE	MFR / MODEL	DESCRIPTION
<p>GABLED AREAS SLOPED DECORATIVE CEILING</p>		<p>BB/ Knotty Ponderosa Pine- Kiln dried T & G boards</p>	<p>Finish: To be stained Size: 1" x 6" Location details / Notes: covered Patio porch ceiling</p>
<p>GRILL AREA LOW SLOPE CEILING COVERING & SIDE ENCLOSURE</p>		<p>AZEK / Sheet</p>	<p>Location details / Notes: Grill Area Ceiling</p>
<p>SOFFITS</p>		<p>Triple 4" Vinyl Soffit</p>	<p>Size: Triple 4" vinyl soffit Finish: White Location details / Notes: Perforated on the house and solid vinyl soffit on the patio</p>