OUTDOOR LIVING





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Decking & Railing





DECKING MATERIALS









Pressure-Treated Pine

Pine wood that has undergone chemical treatment to resist decay, insects, and moisture, enhancing its suitability for outdoor decking.

Benefits:

- Affordability: A cost-effective decking option.
- **Durability:** Resistant to rot and insect damage due to chemical treatment.
- Versatility: Easily accepts stains and paints for customizable finishes.
- Availability: Widely accessible in various sizes and grades.

Cedar

A naturally durable softwood known for its rich color and resistance to decay, making it ideal for outdoor decking.

Benefits:

- Natural Resistance: Inherent oils protect against rot and insects without chemical treatments.
- Aesthetic Appeal: Offers warm hues and distinctive grain patterns.
- Stability: Less prone to warping and shrinking, ensuring a stable deck.
- Eco-Friendly: Sustainably harvested and free from chemical treatments.

Composite Decking

Engineered material made from a blend of wood fibers, plastic, composite decking delivers superior durability and low maintenance

- **Enhanced Durability:** Resists fading, staining, cracking and mold ideal for high traffic.
- Ultra Low Maintenance: No sanding, staining sealing required.
- **Weather and Rot Resistant:** Holds color and shape over decades.
- Modern Aesthetic: Available in wide range of clean, uniform and wood-look finishes

DECKING OPTIONS











Trex Decking

Trex offers high-performance composite decking made from a blend of recycled wood and plastic, designed to emulate the appearance of natural wood without the associated maintenance.

Benefits:

- Low Maintenance: Resists fading. staining, and mold.
- **Eco-Friendly:** Made from recycled wood and plastic.
- Long-lasting: Backed by extensive warranties.

Azek Decking

Azek provides capped polymer decking known for its advanced material science, offering superior performance and gesthetics.

Benefits:

- **Superior Durability: Highly** resistant to scratches, stains, and fadina.
- Minimal Upkeep: Virtually maintenance-free; easy cleaning.
- **Advanced Protection: Superior** moisture resistance prevents mold and mildew.

Deckorators Decking

Deckorators offers composite decking with innovative mineralbased composite technology, providing enhanced strength and stability.

Benefits:

- **Enhanced Strength:** Resistant to cracking, splitting, and moisture damage.
- **Diverse Styles:** Wide range of colors and finishes.
- Warranty Assurance: Industryleading structural guarantees.

Armadillo Decking

Armadillo Lifestyle Composite Decking is wrapped on all four sides with a polyethylene protective shell, offering a natural wood grain finish and protection against the elements.

- **Economical Choice:** Costeffective without compromising quality.
- Fade & Stain Resistant: Maintains color integrity over time.
- Easy Maintenance: Simple care for years of enjoyment.

RAILING OPTIONS





Galvanized Pipe Railing

Railing constructed using galvanized steel pipes, offering an industrial and sturdy design.

Benefits:

- Industrial Aesthetic: Bold, modern appearance.
- **Strength & Durability:** High resistance to weather and corrosion.
- Low Maintenance: Minimal care required.



Cedar Rail with B2E Balusters

A railing system featuring natural cedar rails paired with B2E (beveled two ends) balusters, offering a classic and elegant design.

Benefits:

- **Natural Durability:** Cedar's inherent resistance to rot and insects ensures longevity.
- Aesthetic Appeal: The beveled design offers a traditional and elegant look.
- Customizable Finish: Can be stained or painted to match various design preferences.
- **Complete Kit:** Includes all necessary components for straightforward installation.



Trex Railing

Trex offers a range of composite railing systems designed to complement their decking products, providing a cohesive and low-maintenance outdoor living solution.

- Low Maintenance: Resists fading, staining, and mold without the need for painting or staining.
- **Design Versatility:** Available in various styles and colors to suit different aesthetics.
- Durability: Constructed to withstand harsh weather conditions without warping or cracking.
- Warranty Protection: Backed by Trex's 25-year limited residential warranty.

RAILING OPTIONS





Black Aluminum Round Balusters

Sleek, black aluminum balusters that provide a contemporary and open aesthetic to deck railings.

Benefits:

- Modern Look: Enhances deck aesthetics.
- Durable & Rust-Proof: Ideal for outdoor longevity.
- **Easy Installation:** Quick setup and minimal upkeep.



Steel Cable Railing (Fascia Mounted Option Available)

Stainless steel cables used as infill for railings, offering an unobstructed view and modern design.

Benefits:

- Minimalist Style: Preserves scenic visibility.
- High Durability: Corrosionresistant and weatherproof.
- Versatile Mounting: Fascia mounting for cleaner appearance.



Pressure-Treated Railing

Railings treated with preservatives to resist decay, insects, and weathering.

Benefits:

- **Cost-Effective:** Economical wood option.
- Customizable: Paintable and stainable for personalized aesthetics.
- **Strength & Reliability:** Proven structural integrity.



Plexiglass Railing

Transparent acrylic panels used in railings to provide safety without obstructing views.

- **Clear Visibility:** Maintains open sightlines while ensuring safety.
- Modern Aesthetic: Adds a sleek and contemporary touch to the deck.
- Durability: Resistant to weathering and can withstand various environmental conditions.

Patio Covers & Pergolas





Concrete Options





Stamped Concrete

Involves pouring a new concrete slab (approximately 4 inches thick) and imprinting it with patters and colors for customization

Benefits:

- Durability: New thick concrete slab creates strong foundation for high traffic areas
- **Design Versatility:** Offers a wide range of patterns and colors for customization
- Longevity: Lasts for decades with proper maintenance



Concrete Overlay

Thin layer (½ to 1 inch thick) of specialized concrete mix over existing concrete surfaces, which can then be stamped or textured.

- Cost Effective: Less expensive than thick slab
- Quicker Installation: Faster application with minimal disruption
- Aesthetic Enhancement: Can rejuvenate worn or outdated services

ACCENT WALLS





Cedar (Stained)

Stained cedar boards applied to interior walls to create a focal point with natural warmth and texture.

Benefits:

- Aromatic Properties: Emits a pleasant scent, enhancing indoor ambiance.
- **Insulating Qualities:** Provides natural insulation, contributing to energy efficiency.
- **Aesthetic Versatility:** Complements various interior styles, from rustic to contemporary.



Pine (Stained)

Stained pine boards used on interior walls to add character and warmth.

Benefits:

- **Cost-Effective:** Offers an affordable option for achieving a wood accent wall.
- Versatile Finish: Accepts stains well, allowing for diverse color outcomes.
- Natural Aesthetics: Provides a classic wood look with visible grain patterns.

PRIVACY WALLS





Cedar (Stained)

Stained cedar boards used to construct privacy walls, offering natural beauty and durability.

Benefits:

- Natural Resistance: Cedar contains oils that deter insects and resist decay, enhancing longevity.
- **Dimensional Stability:** Less prone to warping or shrinking, maintaining structural integrity over time.
- Aesthetic Appeal: Rich color and uniform grain provide a warm, inviting look.
- **Low Maintenance:** Requires minimal upkeep, retaining appearance with simple annual cleaning.



Pine (Stained)

Stained pine boards utilized for privacy walls, offering an economical and customizable option.

- Affordability: Generally more cost-effective than cedar, suitable for budgetconscious projects.
- **Customizable Appearance:** Easily accepts stains, allowing for a range of finishes to match design preferences.
- Availability: Widely available, facilitating timely project completion.

GABLE STYLES





Open Gable A-Frame (Standard Package)

A classic triangular roof style open at both ends, providing an airy, welcoming atmosphere to your outdoor deck.

Benefits:

- Improved Ventilation: Excellent airflow keeps your deck cool and comfortable.
- Cost-Effective: Offers great aesthetics at an affordable price.
- Versatile Design: Ideal for adding decorative elements like lighting or ceiling fans.
- Spacious Feel: Open ends create a visually larger outdoor living space.



Closed Gable A-Frame

An elegant triangular roof style with enclosed ends, providing additional protection and a polished, sophisticated look.

- **Enhanced Weather Protection:** Fully enclosed ends shield your space from rain, wind, and debris.
- Increased Privacy: Enclosed design offers greater seclusion and comfort.
- **Customization Options:** Ideal for adding insulation, recessed lighting, or integrated speakers.
- **Upgraded Aesthetic:** Offers a refined, finished appearance that boosts curb appeal and home value.

ROOF STYLE SELECTIONS





GABLE ROOF

A gable roof features two sloping sides that meet at a central ridge, forming a triangular shape.

Benefits:

- Effective Water and Snow Shedding: The steep pitch allows for efficient runoff, minimizing accumulation.
- Enhanced Ventilation: Provides ample attic space, promoting better airflow.
- Cost-Effective Construction: Simpler design often leads to lower building costs.



Shed (Single Slope) Roof

A shed roof consists of a single inclined plane, typically attached at a higher point on one side.

Benefits:

- Modern Aesthetic: Offers a sleek, contemporary look.
- Simplified Construction: Straightforward design can reduce construction time and costs.
- Efficient Drainage: The slope ensures effective water runoff.



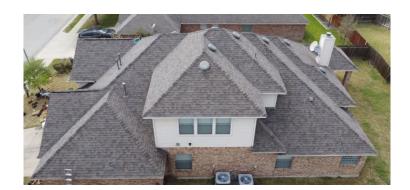
Hip & Ridge Roof

A hip roof has slopes on all four sides, meeting at a ridge or peak.

- **Enhanced Stability:** Inward slopes provide excellent resistance to high winds.
- Uniform Eaves: Consistent eaves around the structure offer balanced shade and protection.
- **Effective Water Drainage:** Slopes on all sides facilitate efficient runoff.

ROOF OPTIONS







These shingles are a popular roofing material composed of fiberglass or organic mats coated with asphalt and ceramic granules. Their dimensional appearance adds depth and character to the roof.

Benefits:

- Cost-Effective: Generally more affordable than metal roofing options.
- **Ease of Installation:** Simpler installation process, potentially reducing labor costs.
- Variety of Styles: Available in numerous colors and designs to complement various architectural styles.
- Sound Dampening: Naturally insulates against external noise, providing a quieter indoor environment.



Standing Seam Metal

Standing seam metal roofing features continuous metal panels running from the ridge to the eaves, with raised seams interlocking to conceal fasteners. This design offers a sleek, modern aesthetic and superior durability.

Benefits:

- Longevity: Can last 50 to 70 years or more with proper maintenance.
- Durability: Resistant to cracking, shrinking, and eroding; withstands extreme weather conditions.
- **Energy Efficiency:** Reflects solar radiant heat, reducing cooling costs.
- **Low Maintenance:** Requires minimal upkeep compared to other roofing materials.



Polycarbonate Panels

Polycarbonate panels are lightweight, translucent roofing materials made from durable thermoplastic polymers, ideal for structures requiring natural light, such as patios and decks.

- High Impact Resistance: Extremely durable and virtually unbreakable, offering superior protection against hail and debris.
- UV Protection: Blocks harmful UV rays while allowing natural light to pass through, creating bright and well-lit spaces without the need for artificial lighting during the day.
- Lightweight: Easier to handle and install compared to traditional materials, potentially reducing installation costs.
- Energy Efficiency: Offers excellent insulation properties, helping to regulate indoor temperatures and potentially leading to significant energy savings over time.

ROOF OVERHANG OPTIONS







Front Back Overhangs

Available Sizes: 12", 16", 24"

Front and back overhangs extend along the length of your deck, offering protection and aesthetic enhancement.

Benefits:

- Weather Protection: Directs rainwater away from the deck, reducing moisture-related issues.
- Sunshade: Provides shade, enhancing comfort during sunny days.
- Aesthetic Appeal: Adds depth and character to your deck's design.

Left & Right Overhangs

Available Sizes: 12", 16", 24"

Side overhangs extend from the roof's edges, offering additional protection and design balance.

- **Comprehensive Coverage:** Shields the deck's sides from rain and sun exposure.
- Improved Ventilation: Enhances airflow around the deck area.
- Architectural Harmony: Ensures a balanced and symmetrical appearance.

GUTTER OPTIONS





K-Style 6-Inch Gutters

Gutters with a decorative shape resembling crown molding, designed for high-capacity water flow. The 6-inch size offers enhanced capacity and performance, making them suitable for areas with substantial rainfall.

- High Capacity: Handles heavy rainfall, approximately 50% more water than 5-inch versions effectively managing heavy rainfall and reducing overflow
- **Durable Design:** The angular design of K-Style gutters provides superior strength, resisting bending or denting.
- Attractive Appearance: Adds curb appeal with modern, stylish lines.
- **Easy Installation:** Flat back attaches directly to fascia, simplifying installation.
- Low Maintenance: Larger gutters are less prone to clogging means fewer cleanings needed

ATTACHMENT OPTIONS FOR PATIO COVERS



Free Standing

A self-supporting structure that stands independently without attachment to your home.

Benefits:

- Versatility: Can be placed anywhere in your yard, offering flexibility in design and function.
- No Impact on Existing Structures: Eliminates concerns about compromising the integrity of your home's walls or roof.
- Ideal for Separate Outdoor Spaces: Perfect for creating standalone areas like garden retreats or outdoor kitchens.

Attached to the Fascia

(Only Possible on Shed Style Patio Covers)

The patio cover is connected directly to the fascia board of your home, suitable exclusively for shed-style designs.

Benefits:

- Elevated Roof Height:
 Maximizes ceiling height by attaching at the highest point of your home.
- Streamlined Appearance:
 Offers a seamless
 integration with your
 home's existing roofline.
- Cost-Effective: Simplifies construction, potentially reducing labor and material costs.

Attached to the House

The patio cover is directly affixed to your home's exterior wall, providing a continuous extension of your indoor space.

Benefits:

- Seamless Indoor-Outdoor Transition: Creates a unified flow between indoor and outdoor areas.
- Enhanced Structural
 Stability: Utilizes your
 home's existing framework
 for added support.
- Weather Protection: Offers sheltered outdoor space, ideal for various weather conditions.

Soffit Removal & Attached to the House

Involves removing the existing soffit to attach the patio cover directly to the house, allowing for a higher attachment point.

Benefits:

- Increased Headroom:
 Provides additional vertical space, enhancing the open feel of the patio.
- Improved Aesthetics:
 Ensures a cleaner connection between the patio cover and the house.
- Better Water
 Management: Facilitates
 proper integration with
 existing gutters and
 drainage systems.

Soffit Removal & Tied into the Existing Roof

Involves removing the soffit and integrating the patio cover into the existing roof structure for a cohesive look.

- Unified Design: Creates a seamless extension of your home's roofline.
- Enhanced Durability:

 Ensures robust structural integration, capable of withstanding various weather conditions.
- Adds to the aesthetic appeal and functionality of your home, potentially boosting its market value.

CEILING OPTIONS





James Hardie 4x8 Paneling (Standard Package)

Durable fiber-cement panels provide a clean, finished look to your ceiling.

Benefits:

- Low Maintenance: Resists moisture, rot, and pests.
- **Durable:** Long-lasting material ideal for outdoor exposure.
- Versatile Appearance: Can be painted to match your home's style.



Exposed Rafters

Open ceiling design showcasing structural beams for a rustic, natural aesthetic.

Benefits:

- Open Feel: Creates a spacious, airy environment.
- Natural Charm: Adds architectural interest and character.
- Cost-Effective: Eliminates additional ceiling materials, lowering costs.



Tongue-and-Groove Cedar (Stained or Unstained)

Interlocking cedar boards offer an elegant, seamless wood ceiling.

Benefits:

- Naturally Resistant: Cedar withstands moisture, insects, and decay.
- Premium Aesthetic: Rich colors and woodgrain texture add warmth.
- Customization: Available stained or unstained to match your preference.



Tongue-and-Groove Pine (Stained or Unstained)

Interlocking pine boards provide a clean, classic wood appearance.

- Cost-Friendly: Economical alternative to cedar with similar aesthetics.
- Adaptable Look: Easily accepts stain or paint to match design preferences.
- Warm Appeal: Natural wood grain creates an inviting atmosphere.

ELECTRICAL ADDITIONS





Canned Lights (Recessed Lighting)

Recessed lights, commonly known as canned lights, are fixtures installed flush with the ceiling, offering a sleek and unobtrusive lighting solution.

Benefits:

- Enhanced Ambiance: Provides uniform illumination, creating a warm and inviting atmosphere.
- **Space Efficiency:** Flush installation maximizes headroom, ideal for areas with low ceilings.
- Versatile Design: Complements various architectural styles without distracting from decor.



Ceiling Fans

Ceiling fans are mounted on the ceiling to circulate air, providing both cooling and aesthetic enhancement to a space.

Benefits:

- Improved Airflow: Enhances comfort by circulating air, reducing reliance on air conditioning.
- Energy Efficiency: Lowers energy consumption by assisting HVAC systems, leading to cost savings.
- Pest Deterrence: Air movement can help deter insects, making outdoor spaces more enjoyable.



Electrical Outlets

Electrical outlets provide accessible points to plug in devices, enhancing the functionality of indoor and outdoor spaces.

- Convenience: Allows easy use of electrical devices like appliances, tools, and entertainment systems outdoors.
- Safety: Reduces the need for extension cords, minimizing tripping hazards and electrical risks.
- Versatility: Facilitates holiday decorations, outdoor cooking equipment, and other temporary electrical needs.

POST UPGRADES





Brick Wrap

36 Inches High

Partial brick wrapping at the base of the post, adding a touch of elegance and durability.

Benefits:

- **Enhanced Aesthetics:** Provides a classic, sturdy appearance.
- **Durability:** Protects the base of the post from environmental wear.
- Cost-Effective: Offers a premium look without fullheight installation.

Full Height to the Ceiling

Brick wrapping extending from the base to the ceiling, creating a cohesive and robust look.

Benefits:

- **Seamless Design:** Ensures uniformity throughout the post's length.
- **Maximum Protection:** Shields the entire post from potential damage.
- Architectural Appeal: Adds significant character to the structure.



Limestone Wrap

36 Inches High

Partial limestone wrapping at the post's base, offering a natural and refined appearance.

Benefits:

- Natural Elegance: Imparts a sophisticated, earthy look
- Resilience: Withstands harsh weather conditions.
- **Budget-Friendly:** Achieves a luxurious feel with reduced material usage.

Full Height to the Ceiling

Limestone wrapping extending the entire length of the post, providing a majestic and cohesive finish.

- **Consistent Aesthetic:** Maintains a uniform and polished look.
- **Enhanced Durability:** Offers comprehensive protection against elements.
- Distinctive Style: Elevates the overall design with a premium finish.

POST UPGRADES

SExteriors

Post Sizing Recommendations



Spans at 20 Feet

Upgrade to 8x8 Posts Required

For structures with spans of 20 feet, upgrading to 8x8 posts is essential to ensure structural integrity.

Benefits:

- Increased Load-Bearing Capacity: Supports larger spans effectively.
- Enhanced Stability: Reduces flexing and potential sagging.
- Compliance with Standards: Meets building codes for safety and reliability.



Spans Greater Than 20 Feet

Minimum of Three 6x6 Posts

For spans exceeding 20 feet, incorporating at least three 6x6 posts is recommended to distribute weight evenly.

- Balanced Support: Ensures even weight distribution across the structure.
- **Structural Integrity:** Prevents overloading of individual posts.
- **Design Flexibility:** Allows for adaptable spacing to suit architectural needs.

PERGOLA OPTIONS





1 Tier Pergola

A single-level pergola with a basic open-top frame. Typically features horizontal beams supported by vertical posts, creating a clean and simple shade structure.

Benefits:

- Cost-effective: Most budget-friendly option.
- Simple elegance: Ideal for minimalist designs or modern spaces.
- Quick installation: Faster turnaround due to straightforward structure.
- Partial shade: Offers light filtering while maintaining an open feel.



2 Tier Pergola

A dual-level pergola where a smaller upper tier sits atop the main frame. The second layer adds dimension and can allow for better airflow or aesthetics.

Benefits:

- Improved air circulation: Ventilation is enhanced by the layered roof design.
- Better shade control: Additional tier helps reduce sunlight more effectively throughout the day.
- Visual interest: Adds architectural depth and looks more custom/high-end.
- **Increased height:** Makes outdoor spaces feel more open and grand.



3 Tier Pergola

A premium, triple-layer pergola with intricate framing and often integrated features like lattice, louvers, or recessed lighting. Designed for maximum functionality and luxury.

- Maximum shade and comfort: Offers the best sun protection and heat dispersion.
- **Luxury aesthetic:** Bold architectural statement; ideal for high-end properties.
- Custom add-ons: Easier integration of retractable canopies, lighting, fans, or rain protection.
- Prestige and resale: Boosts outdoor living appeal and adds value to the home.

Rafters and Picture Frame 1X2s

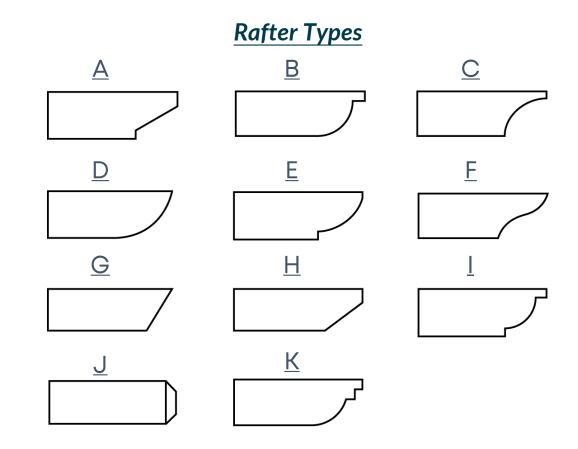


One layer of 1x2 slats laid across the top of the pergola, evenly spaced to allow partial sunlight through.

Benefits:

- Light-filtering shade: Offers dappled light great for people who want some sun while still reducing direct exposure.
- **Simple and clean:** Minimalist look, complements modern or transitional homes.
- Cost-effective: Fewer materials and faster installation.
- **Good airflow:** Doesn't trap heat under the pergola.

Right side shows rafter shape options



Outdoor Kitchens





Concrete Options





Stamped Concrete

Involves pouring a new concrete slab (approximately 4 inches thick) and imprinting it with patters and colors for customization

Benefits:

- Durability: New thick concrete slab creates strong foundation for high traffic areas
- **Design Versatility:** Offers a wide range of patterns and colors for customization
- Longevity: Lasts for decades with proper maintenance



Concrete Overlay

Thin layer (½ to 1 inch thick) of specialized concrete mix over existing concrete surfaces, which can then be stamped or textured.

- Cost Effective: Less expensive than thick slab
- Quicker Installation: Faster application with minimal disruption
- Aesthetic Enhancement: Can rejuvenate worn or outdated services

Countertop Options







Popular, durable option

Benefits:

- **Durable:** Highly resistant to weather conditions
- Forgiving: Easily repaired and repolished
- Longevity: color will stay similar over long periods of time



Natural Stone

Budget friendly option

Benefits:

- Cost-effective: Budget-friendly natural look
- Workability: Easy to sand, manipulate, and repair
- Natural Look: Natural, simple look



Quartzite

Premium and durable option

Benefits:

- Durable: Very hard, scratch resistant surface
- Aesthetic Appeal: Look of marble with granite-level strength
- Low Maintenance: Only periodic sealing required



Porcelain

Low maintenance, modern look

- Durable: Very resistant to scratches and impact, though sides may chip slightly
- Modern Aesthetic: Can mimic marble, stone or concrete
- **Low Maintenance:** No sealing required

Other Kitchen Options



Frame Wood Metal <u>Cinderblock</u> Frame Veneer **Options Ledger Stone** Natural Stone Faux Stone Appliances, Homeowners may choose appliances directly (must provide appliance specs to finalize plans and ensure on-site delivery) Electrical, Gas and Homeowners may use their contractors or utilize our trusted partners for electrical, gas and Plumbing plumbing

Framing & Screens





Framing



Extruded Powder-Coated Aluminum Frame

- Sleek, modern lines with low upkeep
- Available in Dark Bronze (black), White, and Tan



Left: Screens - French doors chair rail dark bronze 21

Right: Screens - Full view White

Wood Frame

- Natural warmth and classic aesthetic
- Constructed from Cedar (stained/clear coat) or Pine (solid paint)



Cedar Screened Porch

Screen Types



Extruded Powder-Coated Aluminum Frame

- **Fixed Screens:** Full view, chair rail, knee wall, or railing integration
- Automatic Screens:
 - Ideal for spans up to ~20ft
 - Requires a nearby outlet for each motorized unit



Left: Screens - Railing System - Dark Bronze

Right: French door Chair Rail - Dark Bronze



Knee Wall - Dark Bronze

Screen Material & Add-Ons



Screen Material Options

- Standard (16/14 polyester): High visibility, mosquito protection
- **Upgraded (17/20 polyester):** More durable, darker tone, better insect block
- 20/20 Fiberglass ("no-see-um"): Solar/better bug protection



Polyester window screen

Add-Ons

- Single screen door
- French doors
- Dog door



Dog Door - Dark Bronze