

# Industrial Style Urban Loft Living Room

FULL SERVICE DESIGN, LARGE SCOPE EXAMPLE

FINAL DESIGN FILE

FEBRUARY 4TH, 2023

Congratulations, the difficult part of design decisions is complete! This is your personalized design file, that translates your needs and desires into physical design features. Use this file as your step by step plan to execute the design concepts we worked together to create and make your dream home a reality

What you'll find in your Design File:

- Final renderings showing recommended furniture, accessories and finishes
- Material board
- Budget breakdown
- Specifications
- Living Room Wall Fabrication Detail

# EXISTING CONDITIONS & REQUESTS



- Work with the existing industrial elements (ceiling, staircase, concrete floors)
- Masculine vibe but comfortable
- Wall-mounted TV
- Leather sofa
- Support both groups and intimate dates
- Reading nook

# OVERALL LIVING ROOM DESIGN



- Embraces exposed metal and concrete.

- Neutral color palette with a hint of color.

- Wood accent at living room wall adds additional raw material, texture and warmth.

- Leather, linen, wood and other natural materials take center stage.

- Strong lines provide a masculine feel but are still inviting.

- Custom light fixtures provide a sense of uniqueness

# MATERIAL BOARD

Chandelier  
Iron Lumber & Light  
Custom Chandelier

Art  
Ethan Harper  
Barware Collection

Sofa  
Design within Reach  
Como 92

Coffee Table  
Joss & Main  
Mullins Coffee Table

Accent Chair  
Restoration Hardware  
Luke Swivel Chair

Area Rug  
NuLoom  
Thigpen

Reading Nook Lighting  
FLOS  
Light Spring, Single & Double

Reading Nook Seating  
Albany Park  
Park Swivel Arm Chair & Ottoman

Accent Wall Paint  
Behr  
Ash Blue

Main Wall Paint  
Behr  
Crystal Cut

Abstract Art  
Reference Material

Accent Chair  
Restoration Hardware  
Maddox Chair



*Urban Loft, Industrial Style  
San Antonio, TX*



# PAINT, RUG & ART SELECTIONS

- Oversized barware art at stairs
- Commissioned 3D abstract at TV wall
- Creamy white lightens most walls while a light grayish-blue provides a focal point for the eye.
- Area rugs to soften existing concrete floors.



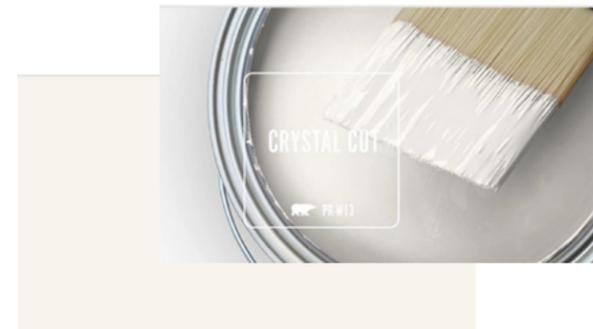
Stair Art. Ethan Harper Barware Prints



Abstract Art Reference



Abstract Art by Macazlyn



Main Wall Paint. Behr. Crystal Cut



Accent Wall Paint. Behr. Ash Blue



Main Seating Area Rug. NuLoom. Thigpen



Reading Nook Area Rug. Litfad Industrial Style

# SEATING & TABLE RECOMMENDATIONS



Albany Park, Park Swivel Arm Chair & Ottoman



Design within Reach, 92 Sofa in Bricolage



Restoration Hardware, Luke Swivel Chair

- Grouping furnishings together create zones to help regulate flow during parties
- Encourages conversations while allowing for space
- Reading nook chair swivels and reclines with ottoman



Restoration Hardware, Maddox Chair

Design within Reach, 92 Sofa in Obsidian

# LIGHTING RECOMMENDATIONS



Iron Lumber & Light, Custom Chandelier



Steelcase, FLOS, Light Spring

- Exposed bulb chandelier is made-to-order
- Multiple wall sconce fixtures creates a custom fixture at reading nook
- Floor lamps enhance zones while providing task lighting
- 



All Modern, Simmons Floor Lamp



Seed Design, Hercules Floor Lamp

# BUDGET BREAKDOWN



## Project Info

|                           |
|---------------------------|
| Project Lead: Jaci Harbin |
| Date: 2/4/2023            |

## Budget Summary

| Budget    | Actual    | Under(Over) |
|-----------|-----------|-------------|
| \$ 50,000 | \$ 45,772 | \$ 4,228    |

- Includes all recommended furniture and accessories as well as paint and estimated fabrication materials and labor for the TV wall wood accent feature.

- Estimated tax is included, however shipping is not calculated.

| Tag                                | Tasks                             | Labor |         | Materials |             | Fixed Costs   |          | Tax    | Budget           | Actual           | Under(Over)     |
|------------------------------------|-----------------------------------|-------|---------|-----------|-------------|---------------|----------|--------|------------------|------------------|-----------------|
|                                    |                                   | Hrs   | Rate    | Units     | \$/Unit     | Add. Material | Shipping |        |                  |                  |                 |
| <b>Paint</b>                       |                                   |       |         |           |             |               |          |        | <b>\$ 1,000</b>  | <b>\$ 891</b>    | <b>\$ 109</b>   |
| PT-01                              | Wall Paint, 5 gallon              | 6     | \$65.00 | 1         | \$253.00    |               |          | 12.65  | 700.00           | 655.65           | 44.35           |
| PT-02                              | Accent Paint, 1 gallon            | 2     | \$65.00 | 2         | \$50.00     |               |          | 5.00   | 300.00           | 235.00           | 65.00           |
| <b>Fabrication Materials</b>       |                                   |       |         |           |             |               |          |        | <b>\$ 2,000</b>  | <b>\$ 1,744</b>  | <b>\$ 256</b>   |
| CU-01                              | 1"x2" wood                        | 0     | \$0.00  | 44        | \$3.00      |               |          | 6.60   | 250.00           | 138.60           | 111.40          |
|                                    | Paint                             | 0     | \$0.00  | 1         | \$50.00     |               |          | 2.50   | 100.00           | 52.50            | 47.50           |
|                                    | Caulk                             | 0     | \$0.00  | 5         | \$10.00     |               |          | 2.50   | 50.00            | 52.50            | (2.50)          |
|                                    | Installation                      | 20    | \$75.00 | 0         | \$0.00      |               |          | -      | 1,600.00         | 1,500.00         | 100.00          |
| <b>Lighting</b>                    |                                   |       |         |           |             |               |          |        | <b>\$ 6,500</b>  | <b>\$ 5,624</b>  | <b>\$ 876</b>   |
| LT-01                              | Chandelier                        |       |         | 1         | \$1,700.00  |               |          | 85.00  | 2,500.00         | 1,785.00         | 715.00          |
| LT-02                              | Light Spring Sconce, Single       |       |         | 3         | \$172.00    |               |          | 25.80  | 550.00           | 541.80           | 8.20            |
| LT-03                              | Light Spring Sconce, Double       |       |         | 10        | \$190.00    |               |          | 95.00  | 2,000.00         | 1,995.00         | 5.00            |
| LT-04                              | Tripod Floor Lamp                 |       |         | 1         | \$250.00    |               |          | 12.50  | 450.00           | 262.50           | 187.50          |
| LT-05                              | Arched Floor Lamp                 |       |         | 1         | \$990.00    |               |          | 49.50  | 1,000.00         | 1,039.50         | (39.50)         |
| <b>Furniture &amp; Accessories</b> |                                   |       |         |           |             |               |          |        | <b>\$ 40,500</b> | <b>\$ 37,514</b> | <b>\$ 2,986</b> |
| CH-01                              | Sofa - Brown, 80"                 |       |         | 1         | \$9,795.00  |               |          | 489.75 | 10,000.00        | 10,284.75        | (284.75)        |
| CH-02                              | Sofa - Black, 92"                 |       |         | 1         | \$10,395.00 |               |          | 519.75 | 11,000.00        | 10,914.75        | 85.25           |
| CH-03                              | Accent Chair, Blue                |       |         | 1         | \$2,994.00  |               |          | 149.70 | 3,500.00         | 3,143.70         | 356.30          |
| CH-04                              | Accent Chair, Black               |       |         | 1         | \$2,696.00  |               |          | 134.80 | 3,000.00         | 2,830.80         | 169.20          |
| T-01                               | Wood Coffee Table                 |       |         | 1         | \$760.00    |               |          | 38.00  | 1,000.00         | 798.00           | 202.00          |
| T-02                               | Stone Side Table                  |       |         | 1         | \$3,195.00  |               |          | 159.75 | 3,400.00         | 3,354.75         | 45.25           |
| F-01                               | Wall Mounted TV Center            |       |         | 1         | \$100.00    |               |          | 5.00   | 500.00           | 105.00           | 395.00          |
| A-01                               | Barware Art Print - Old Fashioned |       |         | 1         | \$303.00    |               |          | 15.15  | 350.00           | 318.15           | 31.85           |
| A-02                               | Barware Art Print - Highball      |       |         | 1         | \$303.00    |               |          | 15.15  | 350.00           | 318.15           | 31.85           |
| A-03                               | Barware Art Print - Decanter      |       |         | 1         | \$303.00    |               |          | 15.15  | 350.00           | 318.15           | 31.85           |
| CU-02                              | Custom Ditarych Abstract Art      |       |         | 1         | \$2,000.00  |               |          | 100.00 | 3,000.00         | 2,100.00         | 900.00          |
| CH-05                              | Reading Nook Chair                |       |         | 1         | \$949.00    |               |          | 47.45  | 1,200.00         | 996.45           | 203.55          |
| CH-06                              | Reading Nook Ottoman              |       |         | 1         | \$499.00    |               |          | 24.95  | 700.00           | 523.95           | 176.05          |
| T-03                               | Wood Side Table                   |       |         | 1         | \$960.00    |               |          | 48.00  | 1,000.00         | 1,008.00         | (8.00)          |
| R-01                               | Main Area Rug                     |       |         | 1         | \$386.00    |               |          | 19.30  | 800.00           | 405.30           | 394.70          |
| R-02                               | Reading Nook Rug                  |       |         | 1         | \$90.00     |               |          | 4.50   | 350.00           | 94.50            | 255.50          |



# CONGRATULATIONS!

- The hard part is done! You see the big picture and the potential your home has, you've made the decisions and now you have an executable file that shows you exactly what to order and fabricate. The timeline is your own - order and create as fast or as slow as you like.
- Specifications are listed in the next portion of the file - there are clickable links and QR codes to make things as simple as possible for you. As of February 5th 2023, all items are in stock. Prices listed on specs and budget are non-sale so items may be less expensive - a pleasant surprise.
- We're here if you need us! If you run into trouble ordering or have a question while fabricating please reach out to us. If an item is out of stock within two months of issuing this design file we'll help you reselect an alternative free of charge. We're here to help make sure everything comes together as smoothly as possible.
- Let us know when everything is complete - we would love to come and help style and take photographs so we can show off your new space on our social media and website.

*Thank you!*



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## CLIENT QUICK-REFERENCE CHECKLIST

\*Refer to full specifications for ordering purposes.

### Industrial Style Loft Living Room, Sample Large Scope Design File

|              |                   |                                                                                     |             |                                                                             |    |                                                                                       |
|--------------|-------------------|-------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|
| Date Ordered | Expected Delivery |    | Tag         | A-01                                                                        | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Barware Art Print - Old Fashioned</a>                           |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | A-02                                                                        | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Barware Art Print - Highball</a>                                |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | A-03                                                                        | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Barware Art Print - Decanter</a>                                |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | CH-01                                                                       | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Design Within Reach, Como Sofa, Bricolage Leather, 80"</a>      |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | CH-02                                                                       | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Design Within Reach, Como 92" Sofa, Obsidian Leather</a>        |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | CH-03                                                                       | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">RH, Maddox Chair, Indigo Velvet</a>                             |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | CH-04                                                                       | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">RH, Luke Swivel Chair, Black Perennials Classic Linen Weave</a> |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | CH-05                                                                       | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Albany Park, Park Swivel Arm Chair</a>                          |    |                                                                                       |



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|              |                   |                                                                                     |             |                                                    |    |                                                                                       |
|--------------|-------------------|-------------------------------------------------------------------------------------|-------------|----------------------------------------------------|----|---------------------------------------------------------------------------------------|
| Date Ordered | Expected Delivery |    | Tag         | CH-06                                              | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Albany Park, Park Ottoman</a>          |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | CU-01                                              | QR |                                                                                       |
|              |                   |                                                                                     | Name & Link | Custom Wood Feature Wall                           |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | CU-02                                              | QR |                                                                                       |
|              |                   |                                                                                     | Name & Link | Custom Ditrych 3D Abstract Art                     |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | F-01                                               | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Doubuy, Floating TV Stand 70"</a>      |    |                                                                                       |
| Date Ordered | Expected Delivery |  |             | LT-01                                              | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">17 Light Industrial Chandelier</a>     |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | LT-02                                              | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Light Spring Sconce, Single</a>        |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | LT-03                                              | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Light Spring Sconce, Double</a>        |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | LT-04                                              | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">All Modern, Simmons LED Floor Lamp</a> |    |                                                                                       |



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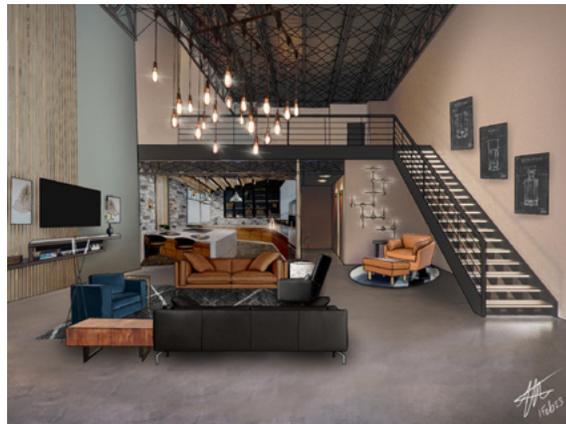
### Industrial Style Loft Living Room, Sample Large Scope Design File

|              |                   |                                                                                     |             |                                                                  |    |                                                                                       |
|--------------|-------------------|-------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------|----|---------------------------------------------------------------------------------------|
| Date Ordered | Expected Delivery |    | Tag         | LT-05                                                            | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Seed Design, Hercules Floor Lamp</a>                 |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | PT-01                                                            | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Main Wall Paint, Crystal Cut</a>                     |    |                                                                                       |
| Date Ordered | Expected Delivery |    | Tag         | PT-02                                                            | QR |    |
|              |                   |                                                                                     | Name & Link | <a href="#">Accent Wall Paint, Ash Blue</a>                      |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | T-01                                                             | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Joss &amp; Main, Mullins Coffee</a>                  |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | T-02                                                             | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">RH, Vitolo Carved Round Side Table</a>               |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | T-03                                                             | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">RH, Oslo Open Round Side Table, Aged Black</a>       |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | R-01                                                             | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">NuLoom, Thigpen Contemporary Area Rug, Dark Gray</a> |    |                                                                                       |
| Date Ordered | Expected Delivery |  | Tag         | R-02                                                             | QR |  |
|              |                   |                                                                                     | Name & Link | <a href="#">Litfad, Circular Industrial Style Rug</a>            |    |                                                                                       |

Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                              |                                                                                    |          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>A-01</b>                                                                                                                                                  | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Print at Stairs                                                                                                                                              | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                              | <b>Price</b>                                                                       | \$302.49 |
| <b>Item Description</b>             | Barware Art Print - Old Fashioned                                                                                                                            |                                                                                    |          |
| <b>Dimensions</b>                   | 34x48                                                                                                                                                        |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Canvas Print, unframed                                                                                                                                       |                                                                                    |          |
| <b>Order reference</b>              | Brand: Great BIG Canvas                                                                                                                                      | Series: Ethan Harper Barware Blueprint                                             |          |
|                                     | Model: Item # 2446569                                                                                                                                        |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Barware Art Print - Old Fashioned</a>                                                                                                            |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Great BIG Canvas                                                                                                                                             |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                          |                                                                                    |          |
| <b>Contact details</b>              | Name: Great BIG Canvas                                                                                                                                       |  |          |
|                                     | Phone: +1 (800) 557-2520                                                                                                                                     |                                                                                    |          |
| Email: see website for contact form |                                                                                                                                                              |                                                                                    |          |
| <b>Notes</b>                        | Hand-Stretched, Expertly Crafted<br>1.25" Thick Full Hardwood Frame<br>Artist-Grade Canvas<br>Fade-Resistant Archival Inks<br>Hanging Hardware Pre-Installed |                                                                                    |          |

**Image**

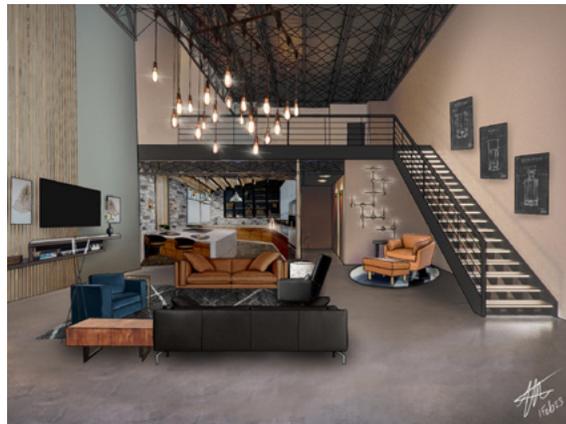
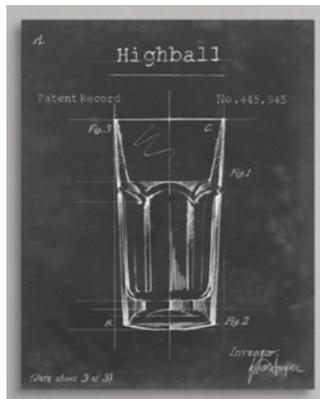


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                              |                                                                                    |          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>A-02</b>                                                                                                                                                  | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Print at Stairs                                                                                                                                              | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                              | <b>Price</b>                                                                       | \$302.49 |
| <b>Item Description</b>             | Barware Art Print - Highball                                                                                                                                 |                                                                                    |          |
| <b>Dimensions</b>                   | 34x48                                                                                                                                                        |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Canvas Print, unframed                                                                                                                                       |                                                                                    |          |
| <b>Order reference</b>              | Brand: Great BIG Canvas                                                                                                                                      | Series: Ethan Harper Barware Blueprint                                             |          |
|                                     | Model: Item # 2446570                                                                                                                                        |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Barware Art Print - Highball</a>                                                                                                                 |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Great BIG Canvas                                                                                                                                             |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                          |                                                                                    |          |
| <b>Contact details</b>              | Name: Great BIG Canvas<br>Phone: +1 (800) 557-2520<br>Email: see website for contact form                                                                    |  |          |
|                                     |                                                                                                                                                              |                                                                                    |          |
| <b>Notes</b>                        | Hand-Stretched, Expertly Crafted<br>1.25" Thick Full Hardwood Frame<br>Artist-Grade Canvas<br>Fade-Resistant Archival Inks<br>Hanging Hardware Pre-Installed |                                                                                    |          |

**Image**

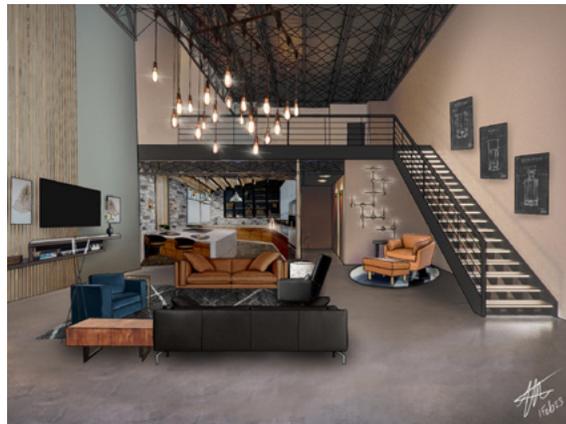


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                              |                                                                                    |          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>A-03</b>                                                                                                                                                  | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Print at Stairs                                                                                                                                              | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                              | <b>Price</b>                                                                       | \$302.49 |
| <b>Item Description</b>             | Barware Art Print - Decanter                                                                                                                                 |                                                                                    |          |
| <b>Dimensions</b>                   | 34x48                                                                                                                                                        |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Canvas Print                                                                                                                                                 |                                                                                    |          |
| <b>Order reference</b>              | Brand: Great BIG Canvas                                                                                                                                      | Series: Ethan Harper Barware Blueprint                                             |          |
|                                     | Model: Item # 2446575                                                                                                                                        |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Barware Art Print - Decanter</a>                                                                                                                 |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Great BIG Canvas                                                                                                                                             |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                          |                                                                                    |          |
| <b>Contact details</b>              | Name: Great BIG Canvas                                                                                                                                       |  |          |
|                                     | Phone: +1 (800) 557-2520                                                                                                                                     |                                                                                    |          |
| Email: see website for contact form |                                                                                                                                                              |                                                                                    |          |
| <b>Notes</b>                        | Hand-Stretched, Expertly Crafted<br>1.25" Thick Full Hardwood Frame<br>Artist-Grade Canvas<br>Fade-Resistant Archival Inks<br>Hanging Hardware Pre-Installed |                                                                                    |          |

**Image**

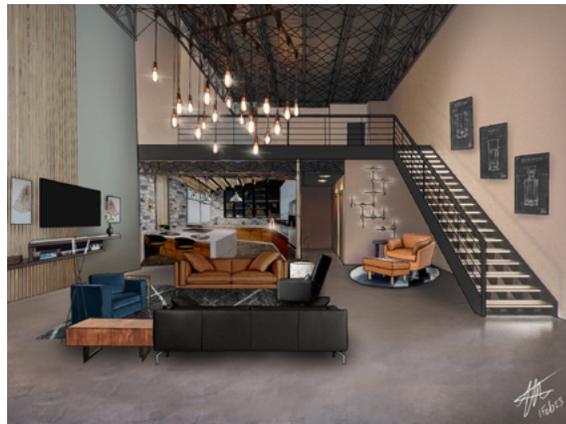


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                 |                                                                                    |            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------|
| <b>Tag</b>                          | <b>CH-01</b>                                                                                                    | <b>Revision No &amp; Date</b>                                                      |            |
| <b>Location</b>                     | Sofa at Main Seating Area                                                                                       | <b>Quantity</b>                                                                    | 1          |
|                                     |                                                                                                                 | <b>Price</b>                                                                       | \$9,795.00 |
| <b>Item Description</b>             | 80" Brown Leather Sofa                                                                                          |                                                                                    |            |
| <b>Dimensions</b>                   | 27.2" H 80.3" W 41.3" D                                                                                         |                                                                                    |            |
| <b>Material(s) &amp; Finish(es)</b> | Bricolage Leather                                                                                               |                                                                                    |            |
| <b>Order reference</b>              | Brand: Design Within Reach                                                                                      | Series: Como                                                                       |            |
|                                     | Model: Item No. 844086                                                                                          |                                                                                    |            |
| <b>Link</b>                         | <a href="#">Design Within Reach. Como Sofa. Bricolage Leather. 80"</a>                                          |                                                                                    |            |
| <b>Manufacturer / Supplier</b>      | Design Within Reach                                                                                             |                                                                                    |            |
| <b>Address</b>                      | n/a                                                                                                             |                                                                                    |            |
| <b>Contact details</b>              | Name: Design Within Reach                                                                                       |  |            |
|                                     | Phone: 1.800.944.2233                                                                                           |                                                                                    |            |
| Email: see website for contact form |                                                                                                                 |                                                                                    |            |
| <b>Notes</b>                        | Solid steel frame with natural goose-feather and foam-filled seat cushions.<br><br>Designed by Giorgio Soressi. |                                                                                    |            |

**Image**

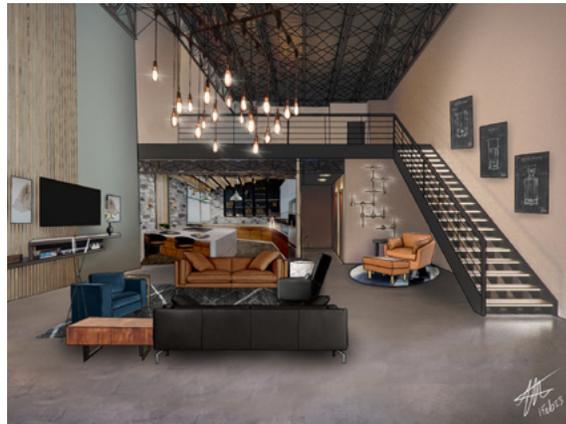


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                        |                                                                                    |             |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------|
| <b>Tag</b>                          | <b>CH-02</b>                                                                                                           | <b>Revision No &amp; Date</b>                                                      |             |
| <b>Location</b>                     | Sofa at Main Seating Area                                                                                              | <b>Quantity</b>                                                                    | 1           |
|                                     |                                                                                                                        | <b>Price</b>                                                                       | \$10,395.00 |
| <b>Item Description</b>             | 92" Black Leather Sofa                                                                                                 |                                                                                    |             |
| <b>Dimensions</b>                   | 27.2" H 92.1" W 41.3" D                                                                                                |                                                                                    |             |
| <b>Material(s) &amp; Finish(es)</b> | Obsidian Leather                                                                                                       |                                                                                    |             |
| <b>Order reference</b>              | Brand: Design Within Reach                                                                                             | Series: Como                                                                       |             |
|                                     | Model: Item No. 844192                                                                                                 |                                                                                    |             |
| <b>Link</b>                         | <a href="#">Design Within Reach, Como 92" Sofa, Obsidian Leather</a>                                                   |                                                                                    |             |
| <b>Manufacturer / Supplier</b>      | Design Within Reach                                                                                                    |                                                                                    |             |
| <b>Address</b>                      | n/a                                                                                                                    |                                                                                    |             |
| <b>Contact details</b>              | Name: Design Within Reach                                                                                              |  |             |
|                                     | Phone: 1.800.944.2233                                                                                                  |                                                                                    |             |
| Email: see website for contact form |                                                                                                                        |                                                                                    |             |
| <b>Notes</b>                        | <p>Solid steel frame with natural goose-feather and foam-filled seat cushions.</p> <p>Designed by Giorgio Soressi.</p> |                                                                                    |             |

**Image**

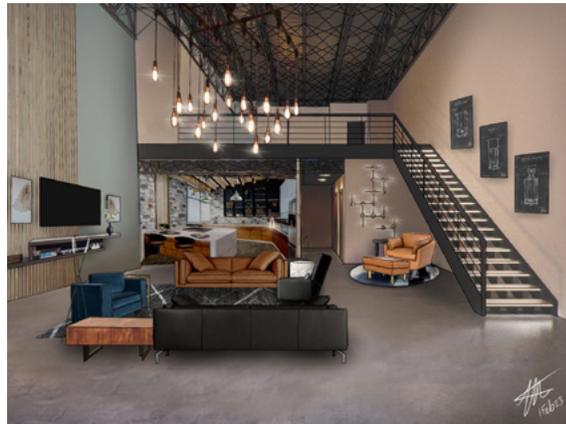


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                                                                                                |                                                                                    |            |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------|
| <b>Tag</b>                          | <b>CH-03</b>                                                                                                                                                                                                                   | <b>Revision No &amp; Date</b>                                                      |            |
| <b>Location</b>                     | Accent Chair at Main Seating Area                                                                                                                                                                                              | <b>Quantity</b>                                                                    | 1          |
|                                     |                                                                                                                                                                                                                                | <b>Price</b>                                                                       | \$2,994.00 |
| <b>Item Description</b>             | Dark Blue Velvet Accent Chair                                                                                                                                                                                                  |                                                                                    |            |
| <b>Dimensions</b>                   | 43"W x 40½"D x 29½"H                                                                                                                                                                                                           |                                                                                    |            |
| <b>Material(s) &amp; Finish(es)</b> | Lustrous Velvet, Indigo                                                                                                                                                                                                        |                                                                                    |            |
| <b>Order reference</b>              | Brand: Restoration Hardware                                                                                                                                                                                                    | Series: Maddox Chair                                                               |            |
|                                     | Model: n/a                                                                                                                                                                                                                     |                                                                                    |            |
| <b>Link</b>                         | <a href="#">RH. Maddox Chair. Indigo Velvet</a>                                                                                                                                                                                |                                                                                    |            |
| <b>Manufacturer / Supplier</b>      | <b>Restoration Hardware</b>                                                                                                                                                                                                    |                                                                                    |            |
| <b>Address</b>                      | Closest showroom: 15900 La Cantera Pkwy, San Antonio, TX 78256                                                                                                                                                                 |                                                                                    |            |
| <b>Contact details</b>              | Name: Restoration Hardware                                                                                                                                                                                                     |  |            |
|                                     | Phone: 800.762.1005                                                                                                                                                                                                            |                                                                                    |            |
| Email: see website for contact form |                                                                                                                                                                                                                                |                                                                                    |            |
| <b>Notes</b>                        | <p>Frame handcrafted of engineered wood<br/> Reinforced, interlocking frame joinery<br/> Woven webbing suspension<br/> Recessed block feet crafted of hardwood with Espresso Oak finish<br/> 1 seat cushion/1 back cushion</p> |                                                                                    |            |

**Image**

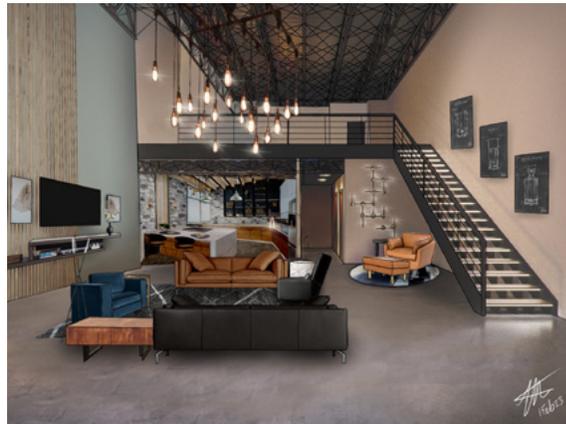


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------|
| <b>Tag</b>                          | <b>CH-04</b>                                                                                                                                                                                                                        | <b>Revision No &amp; Date</b>                                                      |           |
| <b>Location</b>                     | Accent Chair at Main Seating Area                                                                                                                                                                                                   | <b>Quantity</b>                                                                    | 1         |
|                                     |                                                                                                                                                                                                                                     | <b>Price</b>                                                                       | \$2696.00 |
| <b>Item Description</b>             | Black Linen Accent Chair                                                                                                                                                                                                            |                                                                                    |           |
| <b>Dimensions</b>                   | 32¼"W x 33"D x 35"H                                                                                                                                                                                                                 |                                                                                    |           |
| <b>Material(s) &amp; Finish(es)</b> | Perennials Performance Classic Linen Weave, Black                                                                                                                                                                                   |                                                                                    |           |
| <b>Order reference</b>              | Brand: Restoration Hardware                                                                                                                                                                                                         | Series: Luke Swivel                                                                |           |
|                                     | Model: n/a                                                                                                                                                                                                                          |                                                                                    |           |
| <b>Link</b>                         | <a href="#">RH, Luke Swivel Chair, Black Perennials Classic Linen Weave</a>                                                                                                                                                         |                                                                                    |           |
| <b>Manufacturer / Supplier</b>      | <b>Restoration Hardware</b>                                                                                                                                                                                                         |                                                                                    |           |
| <b>Address</b>                      | Closest showroom: 15900 La Cantera Pkwy, San Antonio, TX 78256                                                                                                                                                                      |                                                                                    |           |
| <b>Contact details</b>              | Name: Restoration Hardware                                                                                                                                                                                                          |  |           |
|                                     | Phone: 800.762.1005                                                                                                                                                                                                                 |                                                                                    |           |
| Email: see website for contact form |                                                                                                                                                                                                                                     |                                                                                    |           |
| <b>Notes</b>                        | <p>Frame handcrafted of kiln-dried solid hardwood and engineered wood</p> <p>Reinforced joinery with corner blocking</p> <p>Hidden swivel mechanism on welded steel base allows frame to swivel 180 degrees in either direction</p> |                                                                                    |           |

**Image**

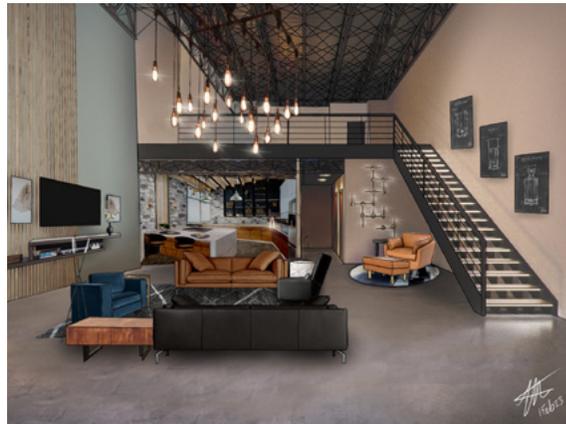


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>CH-05</b>                                                                                                                                                                                                                                                                                                                                                                                    | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Swivel Accent Chair at Reading Nook                                                                                                                                                                                                                                                                                                                                                             | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Price</b>                                                                       | \$949.00 |
| <b>Item Description</b>             | Brown Vegan Leather Swivel Accent Chair                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |          |
| <b>Dimensions</b>                   | 45.5"W x 36"H x 35"D                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Distressed Vegan Leather                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |          |
| <b>Order reference</b>              | Brand: Albany Park                                                                                                                                                                                                                                                                                                                                                                              | Series: Park                                                                       |          |
|                                     | Model: n/a                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Albany Park, Park Swivel Arm Chair</a>                                                                                                                                                                                                                                                                                                                                              |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Albany Park                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                    |          |
| <b>Contact details</b>              | Name: Albany Park                                                                                                                                                                                                                                                                                                                                                                               |  |          |
|                                     | Phone: 1.800.681.5831                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |          |
| Email: hello@albanypark.com         |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |          |
| <b>Notes</b>                        | <p>Sturdy kiln-dried hardwood frame.</p> <p>Removable seat cushions have mattress-quality foam topped with a layer of feathers.</p> <p>Back and seat cushions has black mesh backing for leather breathability in all cushions.</p> <p>Back cushions and side pillows are reversible.</p> <p>Webbing and spring suspension system supports the seat cushions.</p> <p>360° swivel mechanism.</p> |                                                                                    |          |

**Image**

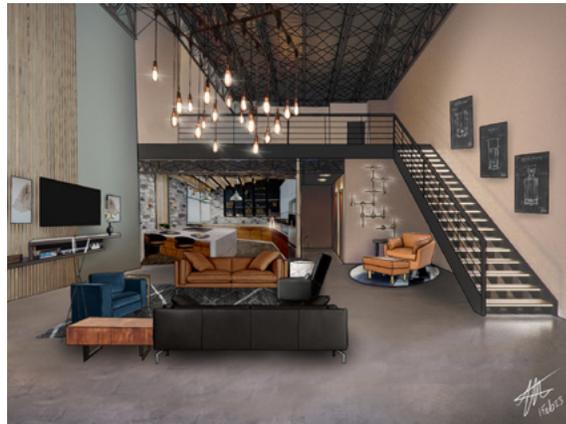


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                                                                |                                                                                    |          |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>CH-06</b>                                                                                                                                                                                   | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Ottoman at Reading Nook                                                                                                                                                                        | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                                                                | <b>Price</b>                                                                       | \$499.00 |
| <b>Item Description</b>             | Brown Vegan Leather Ottoman                                                                                                                                                                    |                                                                                    |          |
| <b>Dimensions</b>                   | 36"W x 18"H x 30"D                                                                                                                                                                             |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Distressed Vegan Leather, Gold Legs                                                                                                                                                            |                                                                                    |          |
| <b>Order reference</b>              | Brand: Albany Park                                                                                                                                                                             | Series: Park                                                                       |          |
|                                     | Model: n/a                                                                                                                                                                                     |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Albany Park, Park Ottoman</a>                                                                                                                                                      |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Albany Park                                                                                                                                                                                    |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                                                            |                                                                                    |          |
| <b>Contact details</b>              | Name: Albany Park                                                                                                                                                                              |  |          |
|                                     | Phone: 1.800.681.5831                                                                                                                                                                          |                                                                                    |          |
| Email: hello@albanypark.com         |                                                                                                                                                                                                |                                                                                    |          |
| <b>Notes</b>                        | <p>Sturdy kiln-dried hardwood frame.</p> <p>Seat cushion has mattress-quality foam topped with a layer of feathers.</p> <p>Webbing and spring suspension system supports the seat cushions</p> |                                                                                    |          |

**Image**

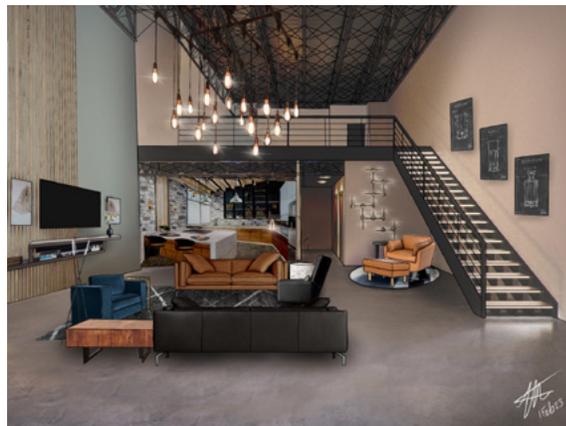


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                          |                               |                                      |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------|
| <b>Tag</b>                          | <b>CU-01</b>                                                                                                             | <b>Revision No &amp; Date</b> |                                      |
| <b>Location</b>                     | Custom Wood Accent at TV Wall                                                                                            | <b>Quantity</b>               | 1                                    |
|                                     |                                                                                                                          | <b>Price</b>                  | *per contractor, see budget for est. |
| <b>Item Description</b>             | Custom Fabricated Wood Accent Wall                                                                                       |                               |                                      |
| <b>Dimensions</b>                   | see shop drawing                                                                                                         |                               |                                      |
| <b>Material(s) &amp; Finish(es)</b> | see shop drawing                                                                                                         |                               |                                      |
| <b>Order reference</b>              | Brand: n/a                                                                                                               | Series: n/a                   |                                      |
|                                     | Model: n/a                                                                                                               |                               |                                      |
| <b>Link</b>                         | n/a                                                                                                                      |                               |                                      |
| <b>Manufacturer / Supplier</b>      | n/a                                                                                                                      |                               |                                      |
| <b>Address</b>                      | n/a                                                                                                                      |                               |                                      |
| <b>Contact details</b>              | Name: n/a<br>Phone: n/a<br>Email: n/a                                                                                    |                               |                                      |
| <b>Notes</b>                        | To be fabricated by contractor, see budget for estimated supplies/fabrication cost.<br><br>See shop drawing for details. |                               |                                      |

**Image**



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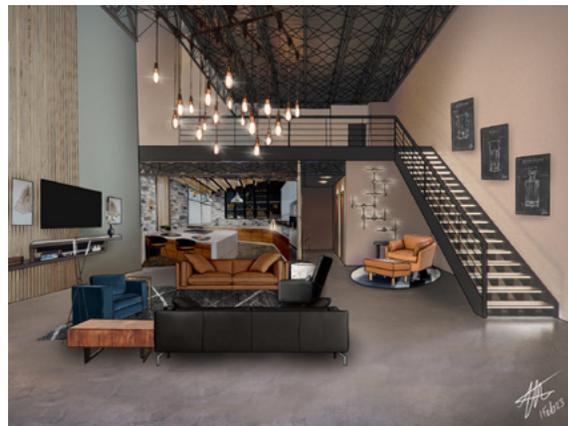
Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------|
| <b>Tag</b>                          | <b>CU-02</b>                                                                                                                                                                                                                                    | <b>Revision No &amp; Date</b> |            |
| <b>Location</b>                     | Custom Art at TV Wall                                                                                                                                                                                                                           | <b>Quantity</b>               | 1          |
|                                     |                                                                                                                                                                                                                                                 | <b>Price</b>                  | \$2,000.00 |
| <b>Item Description</b>             | Custom Dityrch 3D Abstract Art                                                                                                                                                                                                                  |                               |            |
| <b>Dimensions</b>                   | 30x40                                                                                                                                                                                                                                           |                               |            |
| <b>Material(s) &amp; Finish(es)</b> | Canvas & Fabric                                                                                                                                                                                                                                 |                               |            |
| <b>Order reference</b>              | Brand: Macazlyn                                                                                                                                                                                                                                 | Series: n/a                   |            |
|                                     | Model: n/a                                                                                                                                                                                                                                      |                               |            |
| <b>Link</b>                         | n/a                                                                                                                                                                                                                                             |                               |            |
| <b>Manufacturer / Supplier</b>      | Custom Commission by Macazlyn                                                                                                                                                                                                                   |                               |            |
| <b>Address</b>                      | n/a                                                                                                                                                                                                                                             |                               |            |
| <b>Contact details</b>              | Name: Macazlyn<br>Phone: n/a<br>Email: materialillusionart@gmail.com                                                                                                                                                                            |                               |            |
| <b>Notes</b>                        | <p>Commissioned dityrch created by Macazlyn.</p> <p>Allow 8 weeks for fabrication.</p> <p>\$1000 non-refundable deposit due upfront, remaining \$1000 due before delivery.</p> <p>Remaining correspondance to be between client and artist.</p> |                               |            |

**Image**



Reference Art - final piece will be one-of-a-kind

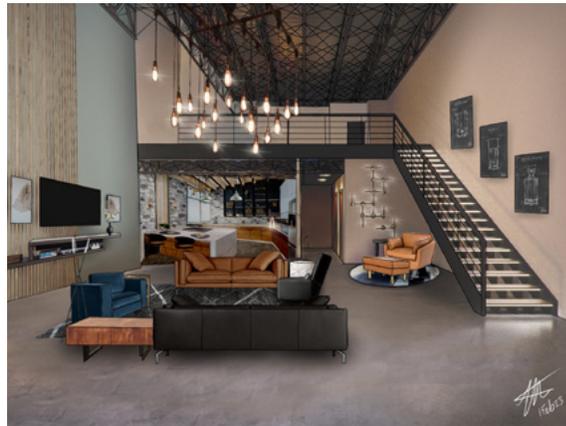


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>F-01</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Wall Mounted TV Stand at Wood Accent Wall                                                                                                                                                                                                                                                                                                                                                                                         | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Price</b>                                                                       | \$104.49 |
| <b>Item Description</b>             | Floating TV Stand, Wall Mounted with Power Outlet                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |          |
| <b>Dimensions</b>                   | 59" x 11" x 7.87"                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Wood                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                    |          |
| <b>Order reference</b>              | Brand: Doubuy                                                                                                                                                                                                                                                                                                                                                                                                                     | Series: n/a                                                                        |          |
|                                     | Model: n/a                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Doubuy, Floating TV Stand 70"</a>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Amazon                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                    |          |
| <b>Contact details</b>              | Name: Amazon                                                                                                                                                                                                                                                                                                                                                                                                                      |  |          |
|                                     | Phone: n/a                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |          |
| Email: n/a                          |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                    |          |
| <b>Notes</b>                        | <p>The floating console comes with all hardware parts and a instruction manual, help you install correctly and effortless. This TV shelf wall mount works with drywall, wooden wall, plastered wall, solid wall (NOT WORK with cavity wall, gypsum board wall).</p> <p>Comes with a recessed power strip, inside features 4 standard plug outlets and 2 USB ports for which you can charge your TV, DVD, WiFi router and etc.</p> |                                                                                    |          |

**Image**



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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                                                                                                           |                                                                                                                                                                                                |                                                                                      |           |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------|
| <b>Tag</b>                                                                                                                | <b>LT-01</b>                                                                                                                                                                                   | <b>Revision No &amp; Date</b>                                                        |           |
| <b>Location</b>                                                                                                           | Chandelier at Main Seating Area                                                                                                                                                                | <b>Quantity</b>                                                                      | 1         |
|                                                                                                                           |                                                                                                                                                                                                | <b>Price</b>                                                                         | \$1549.00 |
| <b>Item Description</b>                                                                                                   | 20 Light Square Industrial Steel Pipe Chandelier                                                                                                                                               |                                                                                      |           |
| <b>Dimensions</b>                                                                                                         | Length 40", Width 40", Overall Height 36 - 96" (adjustable)                                                                                                                                    |                                                                                      |           |
| <b>Material(s) &amp; Finish(es)</b>                                                                                       | Metal                                                                                                                                                                                          |                                                                                      |           |
| <b>Order reference</b>                                                                                                    | Brand: Iron Lumber & Light                                                                                                                                                                     | Series: n/a                                                                          |           |
|                                                                                                                           | Model: n/a                                                                                                                                                                                     |                                                                                      |           |
| <b>Link</b>                                                                                                               | <a href="#">17 Light Industrial Chandelier</a>                                                                                                                                                 |                                                                                      |           |
| <b>Manufacturer / Supplier</b>                                                                                            | Etsy                                                                                                                                                                                           |                                                                                      |           |
| <b>Address</b>                                                                                                            | n/a                                                                                                                                                                                            |                                                                                      |           |
| <b>Contact details</b>                                                                                                    | Name: Iron Lumber & Light                                                                                                                                                                      |    |           |
|                                                                                                                           | Phone: n/a                                                                                                                                                                                     |                                                                                      |           |
| Email: visit Etsy site to contact                                                                                         |                                                                                                                                                                                                |                                                                                      |           |
| <b>Notes</b>                                                                                                              | Handmade item.                                                                                                                                                                                 |                                                                                      |           |
|                                                                                                                           | The 20 light uses (20) 40 watt Edison bulbs (not included) but can use any medium base light bulb.                                                                                             |                                                                                      |           |
|                                                                                                                           | While we take great pride and care in assembling this product using UL approved components and wiring, the assembly as a whole is not UL Listed. This fixture is not intended for outdoor use. |                                                                                      |           |
| <b>Image</b>                                                                                                              |                                                                                                                                                                                                |                                                                                      |           |
|                                        |                                                                                                                                                                                                |  |           |
| <p>*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.</p> |                                                                                                                                                                                                |                                                                                      |           |

Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Tag</b>                          | <b>LT-02</b>                                                                                              | <b>Revision No &amp; Date</b>                                                      |
| <b>Location</b>                     | Wall Sconce at Reading Nook (see configuration)                                                           | <b>Quantity</b> 3                                                                  |
|                                     |                                                                                                           | <b>Price</b> \$172.00 ea (\$516.00 total)                                          |
| <b>Item Description</b>             | Single Lightspring Wall Sconce - Customizable Configuration                                               |                                                                                    |
| <b>Dimensions</b>                   | 5" diameter, 16.5" height                                                                                 |                                                                                    |
| <b>Material(s) &amp; Finish(es)</b> | White Aluminum, Acrylic                                                                                   |                                                                                    |
| <b>Order reference</b>              | Brand: Lightspring                                                                                        | Series: Lightspring                                                                |
|                                     | Model: SKU Imn_1736                                                                                       |                                                                                    |
| <b>Link</b>                         | <a href="#">Light Spring Sconce, Single</a>                                                               |                                                                                    |
| <b>Manufacturer / Supplier</b>      | <b>Modern Lighting</b>                                                                                    |                                                                                    |
| <b>Address</b>                      | n/a                                                                                                       |                                                                                    |
| <b>Contact details</b>              | Name: Modern Lighting<br>Phone: 8613459095653<br>Email: service@lmodernlighting.com                       |  |
|                                     |                                                                                                           |                                                                                    |
| <b>Notes</b>                        | Bulb: 7 watt LEDs<br><br>Voltage: 120/220 Volts<br><br>CE approved and UL listed<br><br>12 month warranty |                                                                                    |

**Image**

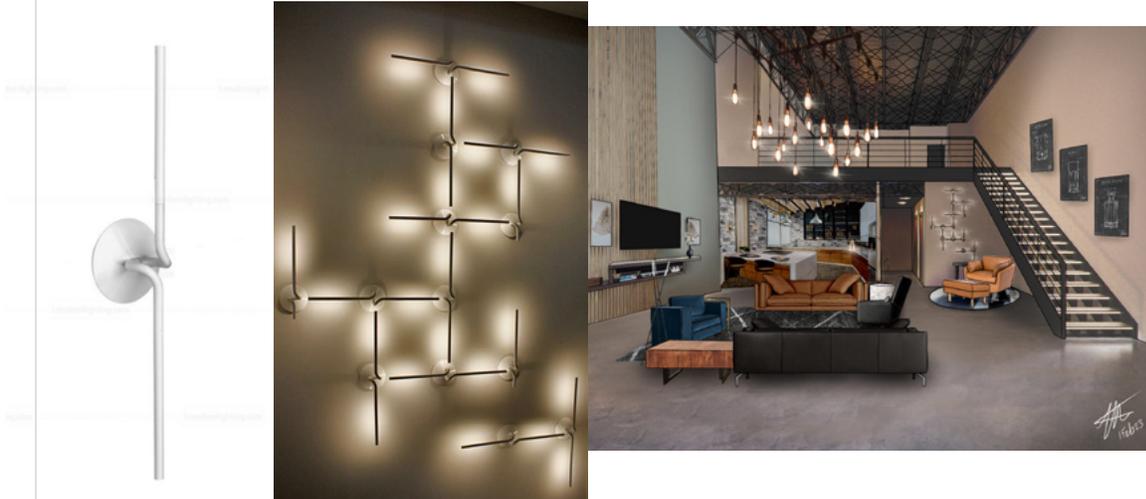


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                            |                                                                                    |                                |
|-------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------|
| <b>Tag</b>                          | <b>LT-03</b>                                                                                               | <b>Revision No &amp; Date</b>                                                      |                                |
| <b>Location</b>                     | Wall Sconce at Reading Nook (see configuration)                                                            | <b>Quantity</b>                                                                    | 10                             |
|                                     |                                                                                                            | <b>Price</b>                                                                       | \$190.00 ea (\$1,900.00 total) |
| <b>Item Description</b>             | Double Lightspring Wall Sconce - Customizable Configuration                                                |                                                                                    |                                |
| <b>Dimensions</b>                   | 5" diameter, 24.5" height                                                                                  |                                                                                    |                                |
| <b>Material(s) &amp; Finish(es)</b> | White Aluminum, Acrylic                                                                                    |                                                                                    |                                |
| <b>Order reference</b>              | Brand: Lightspring                                                                                         | Series: Lightspring                                                                |                                |
|                                     | Model: SKU Imn_1737                                                                                        |                                                                                    |                                |
| <b>Link</b>                         | <a href="#">Light Spring Sconce, Double</a>                                                                |                                                                                    |                                |
| <b>Manufacturer / Supplier</b>      | <b>Modern Lighting</b>                                                                                     |                                                                                    |                                |
| <b>Address</b>                      | n/a                                                                                                        |                                                                                    |                                |
| <b>Contact details</b>              | Name: Modern Lighting<br>Phone: 8613459095653<br>Email: service@imodernlighting.com                        |  |                                |
|                                     |                                                                                                            |                                                                                    |                                |
| <b>Notes</b>                        | Bulb: 14 watt LEDs<br><br>Voltage: 120/220 Volts<br><br>CE approved and UL listed<br><br>12 month warranty |                                                                                    |                                |

**Image**

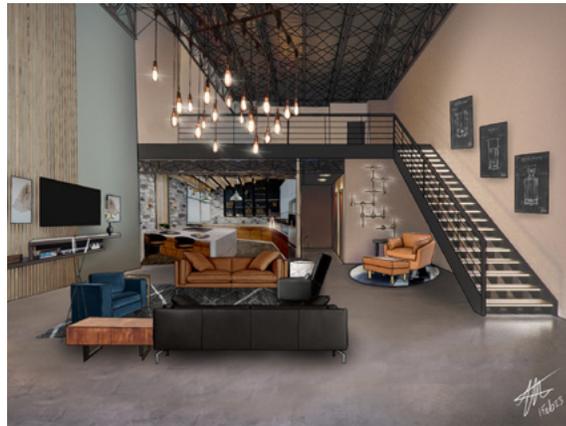


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                                                                                                                                                   |                                                                                    |          |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>LT-04</b>                                                                                                                                                                                                                                                                      | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Tripod Floor Lamp at Main Seating Area                                                                                                                                                                                                                                            | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                                                                                                                                                   | <b>Price</b>                                                                       | \$240.00 |
| <b>Item Description</b>             | Dimmable LED Tripod Floor Lamp                                                                                                                                                                                                                                                    |                                                                                    |          |
| <b>Dimensions</b>                   | 73.5" H X 20.75" W X 20.75" D                                                                                                                                                                                                                                                     |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Metal, Black                                                                                                                                                                                                                                                                      |                                                                                    |          |
| <b>Order reference</b>              | Brand: Simmons                                                                                                                                                                                                                                                                    | Series: n/a                                                                        |          |
|                                     | Model: SKU: A000729118SKU: A000729118                                                                                                                                                                                                                                             |                                                                                    |          |
| <b>Link</b>                         | <a href="#">All Modern, Simmons LED Floor Lamp</a>                                                                                                                                                                                                                                |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | All Modern                                                                                                                                                                                                                                                                        |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                                                                                                                                                               |                                                                                    |          |
| <b>Contact details</b>              | Name: All Modern                                                                                                                                                                                                                                                                  |  |          |
|                                     | Phone: 844-863-9891                                                                                                                                                                                                                                                               |                                                                                    |          |
| Email: example@example.com          |                                                                                                                                                                                                                                                                                   |                                                                                    |          |
| <b>Notes</b>                        | Dimmable<br>Integrated LED Brightness (Lumens) 1700lm<br>Integrated LED Color Temperature 3000K<br>Integrated LED Color Rendering Index (CRI) 80<br>Integrated LED Rated Lifespan 50000 hours<br>Integrated LED lights are more energy efficient and can last up to 50,000 hours. |                                                                                    |          |

**Image**



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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                              |                                                                                    |          |
|-------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>LT-05</b>                                                 | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Arced Floor Lamp at Main Seating Area                        | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                              | <b>Price</b>                                                                       | \$990.00 |
| <b>Item Description</b>             | Arced LED Floor Lamp with Adjustable Shade                   |                                                                                    |          |
| <b>Dimensions</b>                   | 11.8"W x 59.8"H                                              |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Matte Black Base & Frame, Copper Shade                       |                                                                                    |          |
| <b>Order reference</b>              | Brand: Seed Design                                           | Series: Hercules Floor Lamp                                                        |          |
|                                     | Model: ITEM #: SEE570482                                     |                                                                                    |          |
| <b>Link</b>                         | <a href="#">Seed Design, Hercules Floor Lamp</a>             |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | <b>Lightology</b>                                            |                                                                                    |          |
| <b>Address</b>                      | n/a                                                          |                                                                                    |          |
| <b>Contact details</b>              | Name: Lightology                                             |  |          |
|                                     | Phone: (866) 954-4489                                        |                                                                                    |          |
| Email: see website for contact form |                                                              |                                                                                    |          |
| <b>Notes</b>                        | Included dimmer.                                             |                                                                                    |          |
|                                     | LED lamp source, LED module included, 10.5W                  |                                                                                    |          |
|                                     | 3000k color, 90CRI color rendering, 900 lumens luminous flux |                                                                                    |          |

**Image**

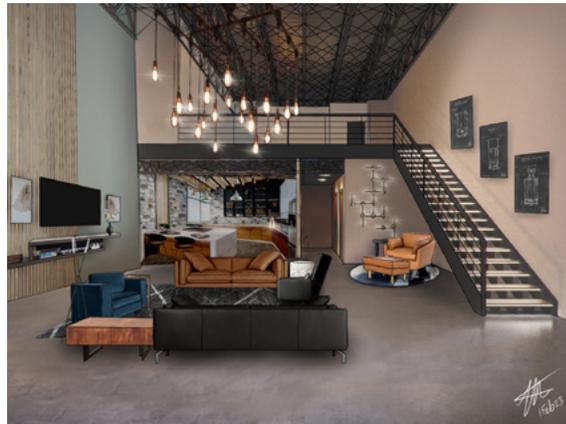


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                              |                                                                                    |               |
|-------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------|---------------|
| <b>Tag</b>                          | <b>PT-01</b>                                 | <b>Revision No &amp; Date</b>                                                      |               |
| <b>Location</b>                     | Wall Paint (unless otherwise noted)          | <b>Quantity</b>                                                                    | 1             |
|                                     |                                              | <b>Price</b>                                                                       | \$253.00 (5G) |
| <b>Item Description</b>             | Interior Wall Paint - Crystal Cut            |                                                                                    |               |
| <b>Dimensions</b>                   | n/a                                          |                                                                                    |               |
| <b>Material(s) &amp; Finish(es)</b> | Satin finish                                 |                                                                                    |               |
| <b>Order reference</b>              | Brand: Behr                                  | Series: Marquee                                                                    |               |
|                                     | Model: Crystal Cut, PR-W13                   |                                                                                    |               |
| <b>Link</b>                         | <a href="#">Main Wall Paint, Crystal Cut</a> |                                                                                    |               |
| <b>Manufacturer / Supplier</b>      | <b>The Home Depot</b>                        |                                                                                    |               |
| <b>Address</b>                      | 435 W Sunset Rd W, San Antonio, TX 78209     |                                                                                    |               |
| <b>Contact details</b>              | Name: The Home Depot                         |  |               |
|                                     | Phone: 210-824-9677                          |                                                                                    |               |
| Email: n/a                          |                                              |                                                                                    |               |
| <b>Notes</b>                        | 5G, Marquee Base, Satin Finish               |                                                                                    |               |

**Image**

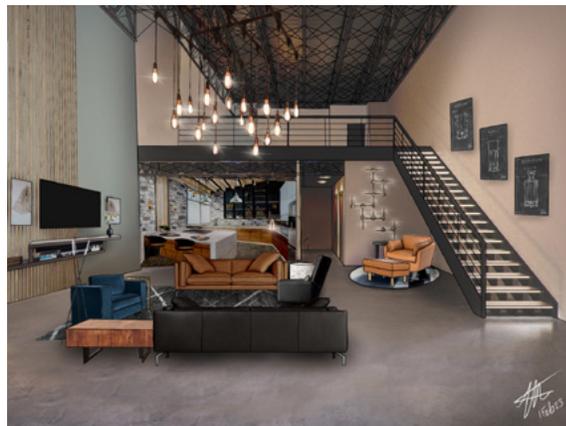


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                             |                                                                                    |                             |
|-------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------|-----------------------------|
| <b>Tag</b>                          | <b>PT-02</b>                                | <b>Revision No &amp; Date</b>                                                      |                             |
| <b>Location</b>                     | Accent Paint at TV/Wood Feature Wall        | <b>Quantity</b>                                                                    | 2                           |
|                                     |                                             | <b>Price</b>                                                                       | \$50.00 ea (\$100.00 total) |
| <b>Item Description</b>             | Indoor Wall Paint - Ash Blue                |                                                                                    |                             |
| <b>Dimensions</b>                   | n/a                                         |                                                                                    |                             |
| <b>Material(s) &amp; Finish(es)</b> | Satin Finish                                |                                                                                    |                             |
| <b>Order reference</b>              | Brand: Behr                                 | Series: Marquee                                                                    |                             |
|                                     | Model: Ash Blue, N470-1                     |                                                                                    |                             |
| <b>Link</b>                         | <a href="#">Accent Wall Paint, Ash Blue</a> |                                                                                    |                             |
| <b>Manufacturer / Supplier</b>      | <b>The Home Depot</b>                       |                                                                                    |                             |
| <b>Address</b>                      | 435 W Sunset Rd W, San Antonio, TX 78209    |                                                                                    |                             |
| <b>Contact details</b>              | Name: The Home Depot                        |  |                             |
|                                     | Phone: 210-824-9677                         |                                                                                    |                             |
| Email: n/a                          |                                             |                                                                                    |                             |
| <b>Notes</b>                        | Marquee Base, Satin Finish                  |                                                                                    |                             |

**Image**

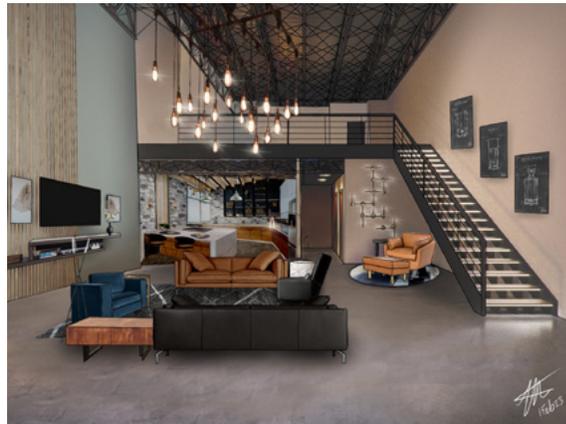


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                     |                                                                                     |          |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>T-01</b>                                                                                                         | <b>Revision No &amp; Date</b>                                                       |          |
| <b>Location</b>                     | Coffee Table at Main Seating Area                                                                                   | <b>Quantity</b>                                                                     | 1        |
|                                     |                                                                                                                     | <b>Price</b>                                                                        | \$590.00 |
| <b>Item Description</b>             | Wood and Metal Coffee Table with Hidden Storage                                                                     |                                                                                     |          |
| <b>Dimensions</b>                   | 16" H X 42.5" L X 33" D                                                                                             |                                                                                     |          |
| <b>Material(s) &amp; Finish(es)</b> | Natural                                                                                                             |                                                                                     |          |
| <b>Order reference</b>              | Brand: Joss & Main                                                                                                  | Series: Mullins                                                                     |          |
|                                     | Model: SKU: AAVI1288                                                                                                |                                                                                     |          |
| <b>Link</b>                         | <a href="#">Joss &amp; Main, Mullins Coffee Table</a>                                                               |                                                                                     |          |
| <b>Manufacturer / Supplier</b>      | <b>Joss &amp; Main</b>                                                                                              |                                                                                     |          |
| <b>Address</b>                      | n/a                                                                                                                 |                                                                                     |          |
| <b>Contact details</b>              | Name: Joss & Main<br>Phone: 844-823-6947<br>Email: see website for contact form                                     |  |          |
|                                     |                                                                                                                     |                                                                                     |          |
| <b>Notes</b>                        | Hidden storage compartment.<br><br>Assembly required.<br><br>Maximum Expanded/Extended Length - End to End<br>60.4" |                                                                                     |          |

**Image**

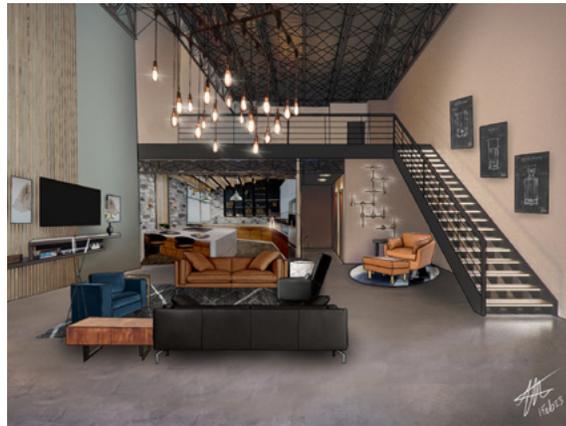


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------|
| <b>Tag</b>                          | <b>T-02</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Revision No &amp; Date</b>                                                      |            |
| <b>Location</b>                     | Side Table at Main Seating Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Quantity</b>                                                                    | 1          |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Price</b>                                                                       | \$3,195.00 |
| <b>Item Description</b>             | Vitolo Carved Round Side Table                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                    |            |
| <b>Dimensions</b>                   | 18" diam., 19" height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                    |            |
| <b>Material(s) &amp; Finish(es)</b> | Italian Arabescato Marble                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                    |            |
| <b>Order reference</b>              | Brand: Restoration Hardware                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Series: Vitolo Carved                                                              |            |
|                                     | Model: n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                    |            |
| <b>Link</b>                         | <a href="#">RH, Vitolo Carved Round Side Table</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |            |
| <b>Manufacturer / Supplier</b>      | <b>Restoration Hardware</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                    |            |
| <b>Address</b>                      | Closest showroom: 15900 La Cantera Pkwy, San Antonio, TX 78256                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                    |            |
| <b>Contact details</b>              | Name: Restoration Hardware                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |            |
|                                     | Phone: 800.762.1005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |            |
| Email: see website for contact form |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |            |
| <b>Notes</b>                        | <ul style="list-style-type: none"> <li>- Carved and hand finished from solid blocks of vein-cut Italian travertine or Italian marble</li> <li>- Honed and sealed for a satin finish that highlights the stone's bold vein patterning and striking contrasts.</li> <li>- Inherent variations in the stone's color, texture and veining, as well as variance resulting from the hand finishing process, are to be expected and celebrated. Each item is unique and no two are exactly alike.</li> <li>- 189lbs</li> </ul> |                                                                                    |            |

**Image**

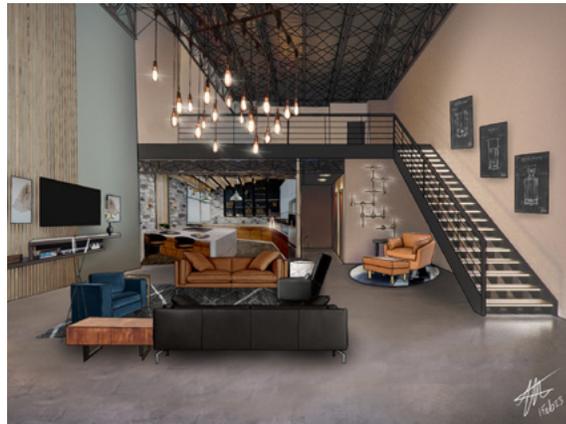


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>T-03</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Side Table at Reading Nook                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Price</b>                                                                       | \$960.00 |
| <b>Item Description</b>             | Open Round Side Table                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                    |          |
| <b>Dimensions</b>                   | 18" Table: 18" diam., 19"H                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Aged Black Oak                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                    |          |
| <b>Order reference</b>              | Brand: Restoration Hardware                                                                                                                                                                                                                                                                                                                                                                                                          | Series: Oslo                                                                       |          |
|                                     | Model: n/a                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |          |
| <b>Link</b>                         | <a href="#">RH, Oslo Open Round Side Table, Aged Black</a>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | <b>Restoration Hardware</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                    |          |
| <b>Address</b>                      | Closest showroom: 15900 La Cantera Pkwy, San Antonio, TX 78256                                                                                                                                                                                                                                                                                                                                                                       |                                                                                    |          |
| <b>Contact details</b>              | Name: Restoration Hardware                                                                                                                                                                                                                                                                                                                                                                                                           |  |          |
|                                     | Phone: 800.762.1005                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |          |
| Email: see website for contact form |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                    |          |
| <b>Notes</b>                        | <ul style="list-style-type: none"> <li>- Open Space: 10"W x 14½"H</li> <li>- Weight: 42 lbs.</li> <li>- Handcrafted of solid wood with American white oak veneers</li> <li>- A multistep high-heat finishing process enhances the natural grain pattern and results in a rustic look with distinctive cracking and purposeful imperfections; after heating, the oak is wire brushed by hand and stained to a matte finish</li> </ul> |                                                                                    |          |

**Image**

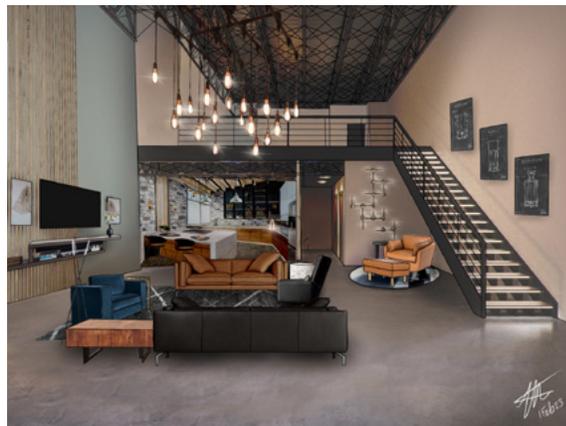
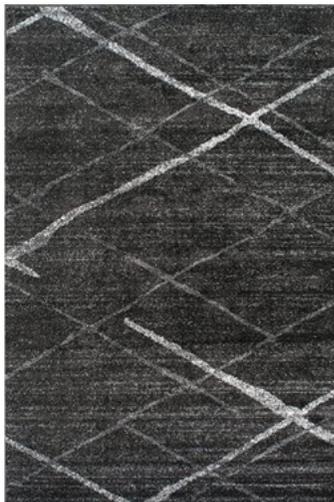


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Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

|                                     |                                                                                                                                               |                                                                                    |          |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
| <b>Tag</b>                          | <b>R-01</b>                                                                                                                                   | <b>Revision No &amp; Date</b>                                                      |          |
| <b>Location</b>                     | Area Rug at Main Seating Area                                                                                                                 | <b>Quantity</b>                                                                    | 1        |
|                                     |                                                                                                                                               | <b>Price</b>                                                                       | \$385.24 |
| <b>Item Description</b>             | Contemporary Dark Grey Area Rug                                                                                                               |                                                                                    |          |
| <b>Dimensions</b>                   | 12' x 18'                                                                                                                                     |                                                                                    |          |
| <b>Material(s) &amp; Finish(es)</b> | Dark Grey Abstract                                                                                                                            |                                                                                    |          |
| <b>Order reference</b>              | Brand: nuLOOM                                                                                                                                 | Series: n/a                                                                        |          |
|                                     | Model: n/a                                                                                                                                    |                                                                                    |          |
| <b>Link</b>                         | <a href="#">NuLoom, Thigpen Contemporary Area Rug, Dark Gray</a>                                                                              |                                                                                    |          |
| <b>Manufacturer / Supplier</b>      | Amazon                                                                                                                                        |                                                                                    |          |
| <b>Address</b>                      | n/a                                                                                                                                           |                                                                                    |          |
| <b>Contact details</b>              | Name: Amazon                                                                                                                                  |  |          |
|                                     | Phone: n/a                                                                                                                                    |                                                                                    |          |
| Email: see website for contact form |                                                                                                                                               |                                                                                    |          |
| <b>Notes</b>                        | Sleek and functional with a .4" thickness that is convenient for placement in entryways, underneath furniture, and will not obstruct doorways |                                                                                    |          |

**Image**

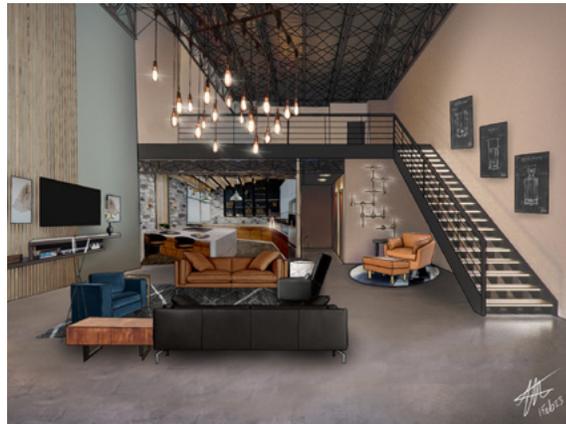


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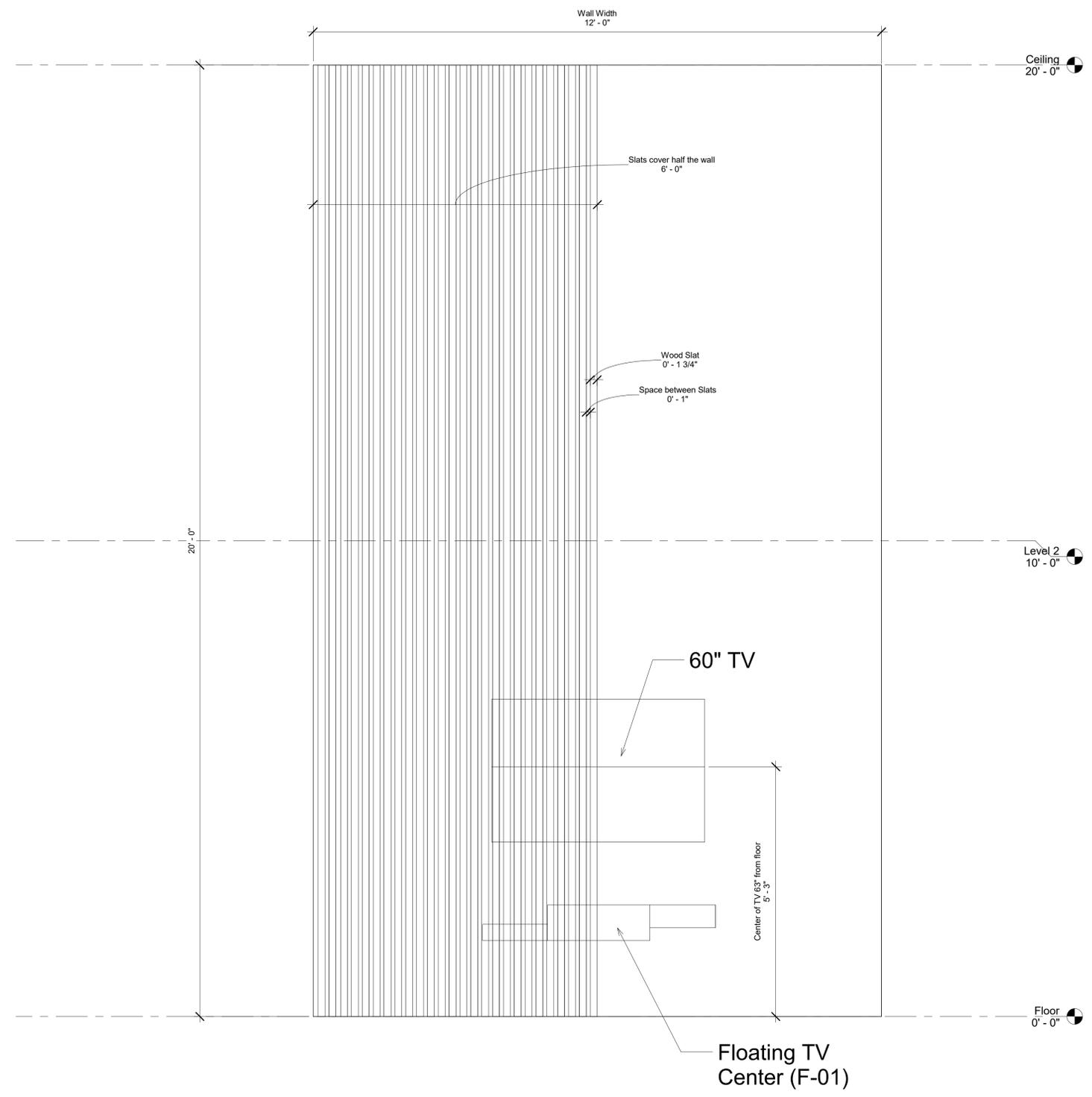
Industrial Style Loft, Living Room, Sample Large Scope Design File  
**PRODUCT SPECIFICATION**

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|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------|
| <b>Tag</b>                          | <b>R-02</b>                                                                                                                                                                                                                                                                                       | <b>Revision No &amp; Date</b>                                                      |         |
| <b>Location</b>                     | Area Rug at Reading Nook                                                                                                                                                                                                                                                                          | <b>Quantity</b>                                                                    | 1       |
|                                     |                                                                                                                                                                                                                                                                                                   | <b>Price</b>                                                                       | \$90.00 |
| <b>Item Description</b>             | Round Area Carpet                                                                                                                                                                                                                                                                                 |                                                                                    |         |
| <b>Dimensions</b>                   | 78.7" dia                                                                                                                                                                                                                                                                                         |                                                                                    |         |
| <b>Material(s) &amp; Finish(es)</b> | Typei, abstract grey                                                                                                                                                                                                                                                                              |                                                                                    |         |
| <b>Order reference</b>              | Brand: EWTY                                                                                                                                                                                                                                                                                       | Series: n/a                                                                        |         |
|                                     | Model: n/a                                                                                                                                                                                                                                                                                        |                                                                                    |         |
| <b>Link</b>                         | <a href="#">Litfad, Circular Industrial Style Rug</a>                                                                                                                                                                                                                                             |                                                                                    |         |
| <b>Manufacturer / Supplier</b>      | Amazon                                                                                                                                                                                                                                                                                            |                                                                                    |         |
| <b>Address</b>                      | n/a                                                                                                                                                                                                                                                                                               |                                                                                    |         |
| <b>Contact details</b>              | Name: Amazon                                                                                                                                                                                                                                                                                      |  |         |
|                                     | Phone: n/a                                                                                                                                                                                                                                                                                        |                                                                                    |         |
| Email: see website for contact form |                                                                                                                                                                                                                                                                                                   |                                                                                    |         |
| <b>Notes</b>                        | Polyester, sponge, non-woven fabric, soft to the touch and wear-resistant. Non-slip. The edges are neat. Carpets that are easy to care and clean. The color will not fade. The tightly woven round carpet has strong water absorption and good air permeability, and the round carpet is durable. |                                                                                    |         |

**Image**



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- 1" x 2" wood slats (actual size 3/4" x 1 3/4")
- Slats go from floor to ceiling (20')
- 1" space between wood pieces
- Wall finished with PT-02 (Behr Ash Blue)
- Recommended wood slat finish: Minwax Tudor + Polycrylic Topcoat

① Elevation 1 - a  
3/4" = 1'-0"

Wall Elevation

Wood Feature Accent Wall  
Industrial Style Bedroom, San Antonio, TX

Sample Large Scope Design File