

Phoenix Nest Paint Specification

3229 Hopkins Dr, McGaheysville, VA 22840. ANM Properties LLC. Prepared for KLR Construction.
Twenty three spaces, ten colours, one brand.

BRAND	COLOURS	SPACES	ITEMS ON HOLD
Sherwin-Williams	10	23	4

READ THIS FIRST, IT CHANGES HOW THE WHOLE HOUSE IS PAINTED

- Dark rooms are drenched.** Walls, ceiling, trim, doors, casing and baseboard all in the same colour. Do not put white trim or a white ceiling in any dark room. This is the single most important instruction in this document.
- Sheen does the separating, not a second colour.** Broad surfaces matte, trim and millwork satin, in the same tint. Where a room is drenched you are buying one colour in two sheens.
- Light rooms take the base colour on walls, ceilings and trim.** Alabaster throughout, with the pop colour applied only where this document names it.
- No flat paint on any guest wall.** The house sleeps sixteen plus and gets wiped down every turnover. Flat will burnish and show wipe marks within a season. Flat is for light ceilings only.
- Cat6 goes in before paint.** Per the owner's walkthrough notes. Paint cannot start until the cable is in the walls, and the date is still uncommitted.

CONFIRM BEFORE ORDERING

Every colour name and number in this document is to be **verified against the current Sherwin-Williams fan deck at the store when the order is placed**. Colour reproduction on a screen or a printed page is not accurate enough to order from.

Before the six saturated colours go on, provide **large painted sample boards** for the owner to approve in the actual rooms in daylight. Boards, not chips. This applies to the exterior body colour without exception.

The ten colours

COLOUR		CODE	WHERE IT IS USED
	Alabaster	SW 7008	All light walls, ceilings and trim, all halls and closet interiors, Cinder ceiling, the Great Room fireplace, kitchen perimeter, laundry, exterior trim
	Urbane Bronze	SW 7048	The Aerie + ensuite, Hearth, The Perch, kitchen island
	Black Fox	SW 7020	The Roost, the wet bar, basement bath, the basement hall
	Rookwood Dark Red	SW 2801	Speakeasy, powder bath
	Rosemary	SW 6187	Cinder walls, Plume bunk pod interiors
	Pewter Green	SW 6208	Feather, Plume play space, garage bath, exterior body
	Cavern Clay	SW 7701	Ember (drenched), front door
	Sconce Gold	SW 6398	Goldcrest headboard wall only
	Jersey Cream	SW 6379	Sunrise arched bed alcove, first floor ensuite bath
	Tricorn Black	SW 6258	Exterior fixtures, house numbers, railings, gutters

Colour blocks above are printed approximations for identification only. Order by name and number.

Basement

Every space in the basement is a dark room. All four darks are different on purpose. Every dark room is drenched: walls, ceiling, trim, doors and casing all in the same colour, with matte on the broad surfaces and satin on the trim.

B1 The Roost		BASEMENT, ENTERTAINMENT ROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Black Fox SW 7020	Emerald interior, matte
Ceiling	 Black Fox SW 7020	Emerald interior, matte
Existing crown moulding	 Black Fox SW 7020	Emerald urethane trim enamel, satin
Door, casing, baseboard	 Black Fox SW 7020	Emerald urethane trim enamel, satin
Slat TV feature wall	 Black Fox SW 7020	Emerald urethane trim enamel, satin
NOTE	The existing crown and ceiling are already finished white. They get painted the same colour as the walls . Do not leave them white.	

B2 Wet bar and back bar		BASEMENT, INSIDE THE ROOST
SURFACE	COLOUR	PRODUCT AND SHEEN
Cabinet boxes and doors	 Black Fox SW 7020	Waterborne alkyd enamel, satin, sprayed
Shelf backs behind floating shelves	 Black Fox SW 7020	Emerald interior, satin
Inside of every cabinet	 Black Fox SW 7020	Emerald interior, satin
Counter face and drink rail	 Black Fox SW 7020	Emerald urethane trim enamel, satin
NOTE	Shelf backs and cabinet interiors are included. These are normally skipped. They are specified here on purpose.	

B3 Speakeasy		BASEMENT NOOK, APPROX 80 X 93 INCHES, DOORWAY SET IN THE WALL	
SURFACE		COLOUR	PRODUCT AND SHEEN
Walls		Rookwood Dark Red SW 2801	Emerald interior, matte
Ceiling		Rookwood Dark Red SW 2801	Emerald interior, matte
Trim and baseboard		Rookwood Dark Red SW 2801	Emerald urethane trim enamel, satin
Back face of the bookshelf door		Rookwood Dark Red SW 2801	Emerald urethane trim enamel, satin
NOTE	Paint this room before the bookshelf door is hung.		
HOLD	This nook and the under-stair Hideaway are the same space. The Hideaway has been removed from the schedule as a duplicate. One room, roughly 80 by 93 inches, one gallon.		

B4 Hearth		BASEMENT KING BEDROOM, 10'10" X 14'11", 162 SQ FT	
SURFACE		COLOUR	PRODUCT AND SHEEN
Walls		 Urbane Bronze SW 7048	Emerald interior, matte
Ceiling		 Urbane Bronze SW 7048	Emerald interior, matte
Trim, door, casing, baseboard		 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Drop-down beam		 Dark wood stain stain, not paint	Stain and clear, not paint
Fireplace surround		 Dark wood stain stain, not paint	Stain or stone, not paint
NOTE	Stain the beam before the walls are sprayed.		

B5 Cinder		BASEMENT TEEN ROOM, 14'11" X 27'9", 414 SQ FT
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls, both zones	 Rosemary SW 6187	Emerald interior, matte
Ceiling	 Alabaster SW 7008	Emerald interior, flat
Trim, door, casing, baseboard	 Rosemary SW 6187	Emerald urethane trim enamel, satin
Built-in bunks	 Natural white oak clear finish	Clear finish, not paint
NOTE	One long room, not two. A wide hangout zone in the middle and queen-over-queen bunks at the end. The green runs the full length across both zones with no break. The ceiling stays light , which is a change from the earlier direction.	
HOLD	Paint quantity for this room doubled. It was scoped as roughly 196 sq ft and the as-built plan measures 414 sq ft, so allow for the full 14'11" x 27'9" footprint plus a 7'6" ceiling height when taking off.	

B7 Basement bath		BASEMENT, SERVING HEARTH AND CINDER
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Black Fox SW 7020	Emerald interior, satin
Ceiling	 Black Fox SW 7020	Emerald interior, satin
Trim and door	 Black Fox SW 7020	Emerald urethane trim enamel, satin
NOTE	Same colour as the Roost but satin, not matte , because it is a bath.	

B8 Basement hall		BASEMENT, 9'10" X 12'4", CONNECTS THE ROOST TO THE BEDROOMS	
SURFACE		COLOUR	PRODUCT AND SHEEN
Walls		 Black Fox SW 7020	Emerald interior, matte
Ceiling		 Black Fox SW 7020	Emerald interior, matte
Trim, doors, casing, baseboard		 Black Fox SW 7020	Emerald urethane trim enamel, satin
NOTE	The hall goes dark with the rooms it serves. A cream corridor between four dark rooms would break the whole basement, and it is the approach to the speakeasy reveal.		
HOLD	Not in the original scope. Added 15 September from the as-built plan.		

B9 Laundry and utility		BASEMENT, LAUNDRY 15'1" X 8'4", UTILITY 5'10" X 12'3"	
SURFACE		COLOUR	PRODUCT AND SHEEN
Walls		Alabaster SW 7008	Emerald interior, satin
Ceiling		Alabaster SW 7008	Emerald interior, flat
Trim and door		Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	Back of house. These stay light and practical, and they are the one part of the basement that does not go dark. Satin on the walls because laundry rooms get wiped.		
HOLD	Not in the original scope. Added 15 September from the as-built plan.		

Second floor

The primary suite is a dark room and is drenched the same way as the basement rooms. The only exception in the house is the ensuite ceiling, which stays light.

U1 The Aerie		SECOND FLOOR, PRIMARY BEDROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Urbane Bronze SW 7048	Emerald interior, matte
Ceiling	 Urbane Bronze SW 7048	Emerald interior, matte
Trim, doors, casing, baseboard	 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Coffee bar niche	 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Vertical slat feature wall	 Natural white oak clear finish	Clear finish, not paint
NOTE	The ceiling is painted, not left white. The slat wall stays natural wood and does not get painted.	

U2 Aerie ensuite bath		SECOND FLOOR, OFF THE PRIMARY
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls above tile	 Urbane Bronze SW 7048	Emerald interior, satin
Trim and door	 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Ceiling	 Alabaster SW 7008	Emerald interior, flat
NOTE	Stand-up shower only, there is no tub in this bath. Treat the ceiling water stain with a stain-blocking primer before any colour goes on.	

U3

Second floor hall and closet

SECOND FLOOR, HALL 3'6" X 8'7", WALK-IN 5'6" X 6'5"

SURFACE	COLOUR	PRODUCT AND SHEEN
Hall walls and ceiling	Alabaster SW 7008	Emerald interior, matte
Walk-in closet interior	Alabaster SW 7008	Emerald interior, satin
Hall trim and baseboard	Alabaster SW 7008	Emerald urethane trim enamel, satin
Closet door, bedroom side	Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
NOTE	The hall is open to the vault below, so it reads as part of the bright great room volume and stays light even though the bedroom it leads to is dark. Closet interiors stay light house-wide so guests can see their clothes. Only the face of the closet door that sits inside the Aerie gets the bronze.	
HOLD	Not in the original scope. Added 15 September from the as-built plan.	

First floor

Light rooms take the base colour on walls, ceilings and trim, with sheen doing the separation. Two rooms on this floor are exceptions and are called out below.

F1 Ember		FIRST FLOOR, SOUTH WEST BEDROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls, all four	 Cavern Clay SW 7701	Emerald interior, matte
Ceiling	 Cavern Clay SW 7701	Emerald interior, matte
Trim, door, casing, baseboard	 Cavern Clay SW 7701	Emerald urethane trim enamel, satin
Picture-frame moulding on fireplace wall	 Cavern Clay SW 7701	Emerald urethane trim enamel, satin
NOTE	This room is fully drenched : all four walls, the ceiling, the trim and the window casing in the same clay. There is no accent wall and no highlight wall. Every wall is the same colour, including the fireplace wall.	

F2 Goldcrest		FIRST FLOOR, CENTRE BEDROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Headboard wall only	 Sconce Gold SW 6398	Emerald interior, matte
Remaining three walls	 Alabaster SW 7008	Emerald interior, matte
Ceiling	 Alabaster SW 7008	Emerald interior, flat
Trim, doors, casing, baseboard	 Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	This room is in primer and is holding up the schedule. Order this colour first. Gold goes on the headboard wall only.	

F3 Sunrise		FIRST FLOOR, NORTH WEST BEDROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Arched bed alcove, back and return faces	 Jersey Cream SW 6379	Emerald interior, matte
Walls	 Alabaster SW 7008	Emerald interior, matte
Ceiling	 Alabaster SW 7008	Emerald interior, flat
Trim, doors, casing, baseboard	 Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	The king bed sits inside the arched wall cutout , recessed into it, not in front of it. Paint the inside return faces of the arch as well as the flat back. This is the sunshine room, so the arch is a warm yellow gold, a softer and sunnier gold than Goldcrest's deeper antique tone.	

F4 The Perch		FIRST FLOOR, ENTRY
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Urbane Bronze SW 7048	Emerald interior, matte
Ceiling	 Urbane Bronze SW 7048	Emerald interior, matte
Picture-frame moulding	 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Trim and baseboard	 Urbane Bronze SW 7048	Emerald urethane trim enamel, satin
Stair rail	 Dark wood stain stain, not paint	Existing dark finish, leave as is
NOTE	The entry is a dark room . Keep the existing white stair spindles white.	

F5 Powder bath		FIRST FLOOR, SMALL HALLWAY OFF THE LIVING ROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Rookwood Dark Red SW 2801	Emerald interior, satin
Ceiling	 Rookwood Dark Red SW 2801	Emerald interior, satin
Trim and door	 Rookwood Dark Red SW 2801	Emerald urethane trim enamel, satin
NOTE	Same colour as the speakeasy. Paint, not a Roman clay or plaster finish.	

F6 First floor ensuite bath		FIRST FLOOR, OFF THE BEDROOMS
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Jersey Cream SW 6379	Emerald interior, satin
Ceiling	 Jersey Cream SW 6379	Emerald interior, satin
Trim and door	 Jersey Cream SW 6379	Emerald urethane trim enamel, satin
NOTE	Refresh only. Leave the existing wood vanity and the black vessel sink.	

F7 Great Room		FIRST FLOOR, VAULTED
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Alabaster SW 7008	Emerald interior, matte
Vaulted ceiling	 Alabaster SW 7008	Emerald interior, flat
Trim, doors, casing, baseboard	 Alabaster SW 7008	Emerald urethane trim enamel, satin
Masonry fireplace, hearth to peak	 Alabaster SW 7008	Masonry primer, then Emerald interior, matte
Exposed beams	 Dark wood stain stain, not paint	Existing finish, leave as is
NOTE	The fireplace is currently painted dark charcoal to the peak and is being taken back to cream. Same colour as the walls and the vault, so the masonry reads as one continuous plaster form.	
HOLD	Price this as its own line, not inside the room. Covering dark charcoal with a cream on rough masonry needs a masonry primer and should be expected to take two to three finish coats. The work runs to the peak of a vaulted ceiling, so it requires a lift or scaffold. Flag the cost before starting. A mineral limewash is an alternative finish under consideration by the owner and would be priced separately.	

F8 Kitchen		FIRST FLOOR
SURFACE	COLOUR	PRODUCT AND SHEEN
Perimeter cabinet boxes and doors	 Alabaster SW 7008	Waterborne alkyd enamel, satin, sprayed
Island	 Urbane Bronze SW 7048	Waterborne alkyd enamel, satin, sprayed
Walls	 Alabaster SW 7008	Emerald interior, matte
Ceiling	 Alabaster SW 7008	Emerald interior, flat
Trim and casing	 Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	Cabinets must be enamel, sprayed, not wall paint brushed on. Wall paint on cabinets will chip within a season of guest use.	

F9 Dining FIRST FLOOR		
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	Alabaster SW 7008	Emerald interior, matte
Ceiling	Alabaster SW 7008	Emerald interior, flat
Trim, doors, casing, baseboard	Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	No accent wall in this room. The existing hardwood table gets sanded and refinished dark, which is not part of the paint scope.	

F10 First floor halls FIRST FLOOR, THREE HALLS: 11'2" X 3'2", 5'10" X 4'8", 4'2" X 5'0"		
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	Alabaster SW 7008	Emerald interior, matte
Ceiling	Alabaster SW 7008	Emerald interior, flat
Trim, doors, casing, baseboard	Alabaster SW 7008	Emerald urethane trim enamel, satin
NOTE	All first floor circulation takes the base colour. The one exception on this level is the entry itself, which is dark, so the bronze stops at the foyer opening and the halls beyond it are cream.	
HOLD	Not in the original scope. Added 15 September from the as-built plan.	

Garage conversion

The whole garage wing runs on one green. The kids bunk wall is wallpaper, supplied by the owner, and is not a paint line.

G1 Plume, bunk nook		GARAGE CONVERSION, KIDS SLEEPING ZONE	
SURFACE		COLOUR	PRODUCT AND SHEEN
Bunk feature wall		 Tree wallpaper owner supplied	Wallpaper, owner supplied
Remaining walls		 Alabaster SW 7008	Emerald interior, matte
Ceiling		 Alabaster SW 7008	Emerald interior, flat
Inside of each bunk pod, and the ladder		 Rosemary SW 6187	Emerald interior, satin
Shiplap accent wall		 Alabaster SW 7008	Emerald urethane trim enamel, satin
Bunk frames		 Natural white oak clear finish	Clear finish, not paint
NOTE	The pod interiors are painted green, not clay , which is a change from the June packet.		
HOLD	Get the wallpaper roll and its label from the owner before framing the bunks. The bunks are being built to sit against the pattern, so the repeat and the roll width have to be confirmed first. This is a framing dependency, not just a finish one.		

G2 Plume, play space		GARAGE CONVERSION, KIDS PLAY ZONE	
SURFACE	COLOUR	PRODUCT AND SHEEN	
Walls	Pewter Green SW 6208	Emerald interior, matte	
Ceiling	Alabaster SW 7008	Emerald interior, flat	
Trim, door, casing, baseboard	Alabaster SW 7008	Emerald urethane trim enamel, satin	
Climbing wall	Natural plywood clear coat	Clear coat, not paint	
NOTE	There is no mural in this scope. Earlier renders showed a hand-painted tree mural wrapping this room. It has been removed. Flat green walls only.		

G3 Feather		GARAGE CONVERSION, KING BEDROOM
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Pewter Green SW 6208	Emerald interior, matte
Ceiling	 Pewter Green SW 6208	Emerald interior, matte
Trim, door, casing, baseboard	 Pewter Green SW 6208	Emerald urethane trim enamel, satin
NOTE	Fully drenched, ceiling included. New drywall, so prime properly before colour.	

G4 Garage bath		GARAGE CONVERSION, SHARED
SURFACE	COLOUR	PRODUCT AND SHEEN
Walls	 Pewter Green SW 6208	Emerald interior, satin
Ceiling	 Pewter Green SW 6208	Emerald interior, satin
Trim and door	 Pewter Green SW 6208	Emerald urethane trim enamel, satin
NOTE	Same green as the bedrooms but satin , because it is a bath.	

Exterior

One body colour over the whole building, including the rebuilt garage wall.

x1 Exterior		WHOLE BUILDING
SURFACE	COLOUR	PRODUCT AND SHEEN
Body, all siding incl. new garage wall	 Pewter Green SW 6208	Emerald exterior, satin
Trim, fascia, corner boards, columns	 Alabaster SW 7008	Emerald exterior, satin
Front door	 Cavern Clay SW 7701	High durability exterior enamel
Fixtures, numbers, railings, gutters	 Tricorn Black SW 6258	Exterior enamel
NOTE	Spray the entire house in one session including the new garage wall . Spot painting the new wall will flash differently and the seam will show in photographs.	
HOLD	Confirm the existing siding material before quoting or ordering. If any of it is vinyl, the body colour needs a vinyl-safe formulation at this depth of colour, or it will absorb heat and warp. Final body colour to be confirmed by the owner on site against large painted sample boards in daylight.	

Items on hold, and sign off

FOUR ITEMS ARE NOT RELEASED. DO NOT ORDER PAINT FOR THESE.

- 1. **Kitchen cabinet colours (F8).** The owner selected a colour on site that was not recorded. Awaiting her confirmation. Proposed alternative is in the room spec.
- 2. **Plume bunk wallpaper (G1).** Owner supplied and already on site. The pattern repeat and roll width must be confirmed before the bunks are framed, because the bunks are built to the pattern.
- 3. **Exterior body (X1).** Siding material to be confirmed for vinyl-safe formulation, and the body colour to be approved on site against painted sample boards.
- 4. **Great Room fireplace finish (F7).** Cream is confirmed. Whether it is delivered in paint or in a mineral limewash is not, and the two price differently. Quote the painted option and flag the limewash separately.

WHAT IS NOT IN THIS DOCUMENT

Stains and clear finishes are noted where they affect a painted surface, but are specified separately. Tile, flooring, cabinetry construction, fixtures and furnishings are not paint scope. Quantities are by the painter's own takeoff. Note where one colour serves several rooms, which reduces the number of products but not the coverage.

ANDREA JOHNSON, ANM PROPERTIES LLC · DATE

KRIS ROBINSON, KLR CONSTRUCTION · DATE

Phoenix Nest Paint Specification, issued 14 September 2026. This document supersedes all paint information in the contractor packet dated 24 June 2026, including any wall colours shown in design renderings. **Where a rendering and this document disagree, this document governs.**