



Sticky or fixed nav

Start Bootstrap site. Likes vertically centered text of Stylis
<http://ronsummitmedia.github.io/startbootstrap-stylis/>

Business Casual theme. Likes background feature of Bootstrap
<http://ronsummitmedia.github.io/startbootstrap-business-casual/>

Grayscale likes simplicity and color scheme (dark with the
<http://ronsummitmedia.github.io/startbootstrap-grayscale/>)

Scott possibly wants each section to have the main bg image (e.g. like top wood bg shown). See <http://ronsummitmedia.github.io/startbootstrap-business-casual/index.html>

Darker, shaded Background photo or Scott's texture of choice (wood, brick, brownstone, etc. - he prefers a photo to denote part of a house or its texture) with color overlay w opacity set around 60-70% ...with ...

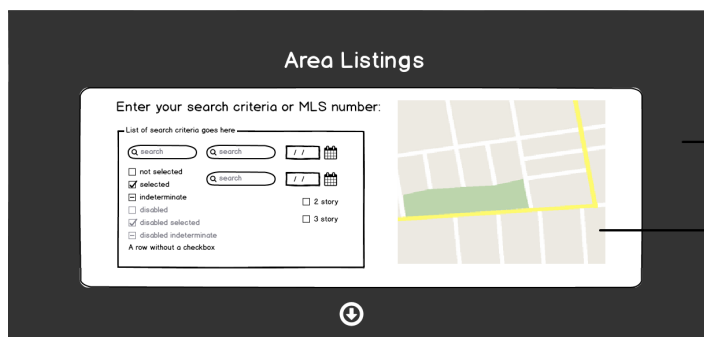
partially transparent down arrow visible on bottom of each section (page) to

Ensure adequate spacing for sticky nav bar between top of page and page header.
For tablets, mobile devices: Transform into



In first section, use a lighter background since main image will most likely be darker / shaded w degree of overlay opacity

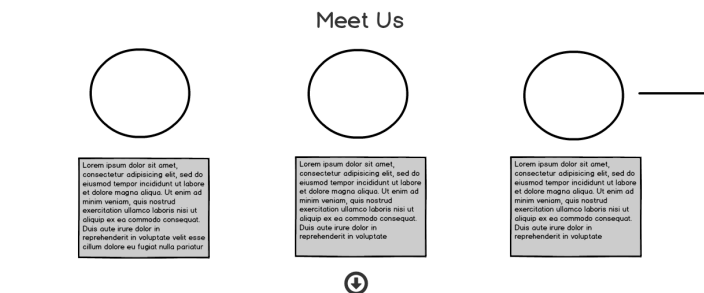
For Services page: @hover or when one of the left buttons is selected: Highlight left boxes with darker color / lighter text. For reference: <http://frictionlabs.com/blends>



Either alternate each section w dark/light background or use main bg image as fixed BG (then each section will have

Insert current IDX Framework in this section. Scott says you can customize its appearance in your site. will look into a better looking plugin.

```
<iframe src="http://matrix.recolorado.com/Matrix/public/IDX.aspx?idx=8e5f5b" frameborder="0" marginwidth="0" marginheight="0" width="100%" height="100%">
```



Agents' photos, prefer casual, outdoorsy pic or young, child photo of the guys something different than 'typical' real estate agent photo that looks 'stiff'

Scott wants pics to be on the small side. For



Bootstrap carousel

Use carousel to showcase customer testimonials. Scott is in charge of getting testimonials for his site. Scott would like to insert a pic of the client's house with their quotes. Place a semi-transparent colored overlay under the quote so it stands out from the house photo.

When Rivendell has listed properties, I can add a similar 'Property Gallery' page with same carousel below this page. Property gallery will not always display since there will be



SEND