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Date

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**Re. Project**

**Programmed Spaces and Amenities:**

**Interior:**

• **Garage:**

- **How many cars?**
- **Storage?**
- **Toys? If so, what – Bicycles, motorcycles, snow mobiles, etc.**
- **Shop?**

• **Utility Room:**

- **Washer/ Dryer**
- **Sink**
- **Ironaway?**
- **Countertop Material?**
- **Floor?**

• **Entry:**

- **Floor Covering?**
- **Entry Closet?**

• **Great Room Concept? (Kitchen, Living, Dining in one open space vs. Formal with individual spaces)**

• **Living Room:**

- **Fireplace or wood stove? Gas or wood burning?**
- **T.V.?**
- **Bookshelves/ Built-ins?**
- **Ceiling Height?**
- **Floor Covering?**
- **Predominant views to be captured?**
- **Adjacency to which outdoor spaces/ amenities?**
- **Wet Bar?**

**· Dining Room:**

- Seating for how many at worst/ best case scenario?
- Built-ins?
- Floor Covering?

**· Kitchen:**

- Island?
- Bar? (Seating for how many?)
- Single/ Double Oven?
- Multiple Sinks? Material?
- Multiple Dishwashers?
- Countertop Material(s)?
- Floor Covering?
- Cabinet Material?
- Windows?
- Appliances – Stainless Steel?
- Pantry, or in Utility?
- Wine storage?
- Planning Desk?

**· Powder Room:**

- Main Level only?

**· Den/ Office?**

- If so, which level?

**· Master Bedroom:**

- Orientation/ View?
- Fireplace?
- T.V.?
- (1) or (2) Wardrobes? Washer/ Dryer/ Ironaway in Wardrobe?
- Built in Dressers?
- On which Level?
- Private Outdoor Space (Deck/ Patio)?
- Access to Hot Tub?
- Floor Covering?
- Which Side of the bed do you sleep on? Who gets up first?
- Floor Covering?

· **Master Bath:**

- **Separate Tub/ Shower (Size?)(Steam?)**
- **Toilet Compartment?**
- **Double Lavs.?**
- **Countertop Material?**
- **Floor Covering?**

· **Additional Bedrooms**

- **Number?**
- **Wall Closets vs. Walk-ins?**
- **Separate or Shared Baths?**

· **Separate Family Room/ Rec. room? What Level?**

· **Structured Wiring?**

· **Speaker Wiring – Where to Home Run?**

· **Heating System – Hydronic vs. forced air? Hydronic is great however, you may still need forced air for cooling.**

· **Softened Water?**

· **Ceiling Fans?**

· **Central Vac?**

· **Skylights?**

· **Storage?**

· **Special Needs Construction?**

**Exterior:**

· **Style(s) that you would prefer i.e. contemporary/ modern, Mediterranean, etc.**

· **How many Levels would you be comfortable with?**

· **Materials – Stucco, Siding – Wood, Metal, Fibercement, Stone, CMU etc.?**

· **Windows – Aluminum, Aluminum Clad Wood, Vinyl, etc.?**

· **Roof – Sloped/ Flat?**

- **Outdoor Living Spaces?**
- **Built-in barbeque/ outdoor kitchen?**
- **Pool?**
- **Hot Tub?**
- **Elevated Decks?**
- **Landscape Areas?**
- **Outdoor Fireplace?**
- **Trellises?**
- **Speakers?**
- **Lighting**
- **Driveway material?**
- **Colors?**
- **Are sustainability, green architecture and healthy home issues of a high importance to you? (They are to me.)**