# Key

* Yellow back – think is addressed in estimate
* Red text – For latter construction
* Green background – separate contract

# General

* 4+ sleeping areas
	+ Master bedroom
	+ Guest bedroom 1 (Tony’s office)
	+ Guest bedroom 2 (Phyl’s office)
	+ Master Guest Bedroom
	+ Loft with sleeping accomodations e.g. futon?
* Oriented for great West and East views
* Communication/wiring
	+ Cat 5e/6
	+ Cable?
	+ Sound System for home theater area
* External log (D logs)
* Flooring
	+ Wood floor
		- Basement
			* All except bathrroms and utility room
		- Main Floor
			* All except bathrooms
		- Top level
			* All execpt bathroom
	+ Tile
		- All bathrooms
		- Utility room
	+ No Carpet anywhere
		- Area rugs as appropriate
* Foundation
	+ “Superior Walls”
	+ Stone verneer
		- 3 sides, back basement and both ends
		- Front under deck least expensive
* Roof
	+ Sheet metal (green)
	+ Rain water collection
		- Cistern
	+ Gutters
		- no clean- gutter dome?
* Access from Scenic Overlook Drive
* Lightning suppression
	+ Rods
	+ Full House Surge protection
* Electronics
	+ Themostat (Nest)
	+ Fire and CO (Nest)
	+ Electronic door locks?
* Universal Design
	+ Large doors
	+ Hand rails – put in place now
	+ Roll-in shower - doorless
	+ Designed for potential future elevator

# Security

* Remote controls
	+ heat
	+ lights
* Camera
* Sensors
	+ Heating failure?
	+ Water leak detection
	+ Smoke/CO- (see Nest above)
	+ entry

# Utility concerns

* Emergency power generator
	+ LPG
	+ 20KW?
		- Estimate: @ 50% load 2.5-3 gal/hr
		- 🡪 250 gal ~100 hrs or about 4 days
* Water
	+ Hot water – Tankless
	+ Filtration
* HVAC
	+ Heat pump
		- Humidifier
		- Air filtration/purifier
	+ Radient floor heat in basement

# Appliances

* Kitchen
	+ French door refridgerator
	+ Gas cooktop
		- Vent hood
	+ Electric Oven
	+ Microwave oven
	+ Dishwasher
	+ Compactor
* Other
	+ Washer
	+ Gas dryer
	+ Central vacuum

# Bedrooms

* Master bedroom
	+ Deck
	+ Master bath
		- Roll-in Shower
* Guest bedrooms/home office (top level)
	+ Full bath on top floor
* Master Guest Bedroom (basement)
	+ ¾ bath

# Living Room

* Gas Fireplace
* Open view to the West

# Bathroom summary

* Basement
	+ ¾ Guest Master Bedroom
	+ ½ off of wet bar
* Main Level
	+ ¾ in master suite
	+ ½ off living area
* Top level
	+ ½ bath off of loft
* Dual Flush

# Kitchen

* Open to Living/Dining area
* Countertop material: granite
* All drawers and shelfs are roll-out

# Garage

* Postpone until perminant residence
	+ Plan for in current design stage
	+ 2or 3 car?
	+ Loft?
	+ Design for Walkway/breezeway
	+ Utility sink?

# Basement

* Walk in from west
	+ Security (normal) door
	+ Patio with view
* Radient heat
* Family room/den/entertainment
* Wet bar
	+ Sink
	+ Microwave
	+ Small fridge
* Wine room/storage under stair
	+ Design for/insulate/vapor barrier
		- postpone racks and conditioner if budget is short

# Green Options

* All LED lighting (no CFL)
* Solar
	+ hot water
	+ electricity

# Landscape

* Water permiable materials
	+ Driveway
	+ Exposed patio
* Preserve some/plant some
* Clear out undergrowth where approprate
	+ Reduce fire hazard
* Minimal care
	+ Mulch?
	+ Plantings?
* Water feature?
* Garden
	+ Flower?
	+ Vegetable?
		- Raised bed
	+ Keyhole with compost
* Irrigation system
	+ Rainwater collection – tie into cister?

# Outdoors

* External Shop/storage building
	+ Stage two
* Garage
* Decks
	+ Front
	+ Rrear
		- Screened off dining room and master bedroom
	+ Fans
	+ Aluminum rod pickets
	+ Surface of composite decking
* Basement Patio
	+ Pavers or stamped concrete?
	+ Phase two?
		- outdoor fireplace or fire pit
* Outdoor kitchen
	+ Phase two
	+ Grill
	+ Workstation
		- Bar
		- sink
		- refridge

# Miscellaneous

* Front door with vented sidelights
* Spray in foam insulation
	+ Open or closed
* Dormers upstairs
	+ Large windows
	+ Wide enough for a daybed
		- 80”