# 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”