# General

* 3+ sleeping areas
	+ Master bedroom
	+ Guest bed 1 (Tony’s office)
	+ Guest bed 2 (Phyl’s office)
	+ Loft/den with sleeping accomodations?
* Oriented for great West and East views
* Communication/wiring
	+ Cat 5e/6
	+ Cable?
	+ Sound System
* Library area?
* External log (D logs)
* Flooring
	+ Wood floor
	+ Tile
	+ Area rugs
* Foundation
	+ “Superior Walls”
	+ Stone verneer
	+ No block or poured
* Roof
	+ Sheet metal?
		- Needs to be fire retardant
	+ Architectural shingles?
	+ Rain water collection?
	+ Gutters – no clean
* Place as high as possible for best view east and west
* Access
	+ Mountain Vista Drive?
	+ Scenic Overlook Drive?
* Pet door?
* Windows
	+ Low e
* Lightning
	+ Rods
	+ Full House Surge protection
* Electronics
	+ Themostat (Nest?)
	+ Electronic door locks
* Universal Design
	+ Large doors
	+ Hand rails
	+ Interior/Exterior access
	+ Roll-in shower
	+ Plans for potential future elevator
		- Stacked closet/other?

# Security

* Remote controls
	+ heat
	+ lights
* Camera
* Sensors
	+ Heat/Leaks/CO
	+ entry

# Utility concerns

* Emergency power generator
	+ 🡪 natural gas or LPG
	+ Kohler 20KW enough?
		- Estimate: @ 50% load 2.5-3 gal/hr
		- 🡪 250 gal ~100 hrs or about 4 days
* Solar
	+ PV
	+ Water
* Water
	+ Hot water
		- Tankless?
		- Hybrid?
	+ Purification?
* HVAC
	+ Heat pump
		- Geothermal?
	+ Humidifier
	+ Air filtration/purifier
	+ Radient floor heat?

# Appliances

* Kitchen
	+ French door refridgerator
	+ Gas range or cooktop?
		- Electric Oven
		- Microwave over
		- Vent hood
	+ Dishwasher
	+ Compactor?
* Other
	+ Washer/Dryer
	+ Freezer?
	+ Central vacuum?
	+ Roomba friendly

# Living Room

* Fireplace
	+ Wood?
	+ Gas?
* Open view to the West

# Bedrooms

* Master bedroom
	+ Sitting room?
	+ Deck
	+ Master bath
		- Roll-in Shower?
		- only one tub/spa somewhere in the house
* Guest bedrooms/home office
	+ Easy availability to ¾ bath
	+ Murphy bed cupboard

# Bathrooms

* One in master suite
* One on each level
	+ Can be ½ or ¾ depending on use
* Dual Flush

# Kitchen

* Open to Living/Dining area?
* Countertop materials
	+ Recycled glass?
	+ Manufactured surfaces or “real”
		- Caesarstone
	+ Soapstone?
* Breakfast area or island
* Pantry

# Garage

* Postpone until perminant residence
	+ Plan for in current design stage
* 2or 3 car?
* ~~Livable loft?~~
	+ ~~MIL or SIL suite~~
* Connected to house?
	+ Direct?
	+ Walkway/breezeway?
* Utility sink
	+ Movable head with coil

# Basement

* Walk in east or west?
	+ Patio with view
* Radient heat
* Family room/den/entertainment
	+ Home theater
		- 60” HDTV or larger
		- 7.1 Sound
	+ PS3/4 area
* Wet bar
	+ Sink
	+ Microwave
	+ Small fridge
* Wine room/storage
	+ Under stair?
	+ Separate closet?
	+ Close to/integrated with wet bar
* Storage area
	+ semi finished
	+ small chest freezer?
* Laundry room
	+ Separate utility room?

# Landscape

* Water permiable materials
* Preserve some/plant some
* Clear out undergrowth where approprate
	+ Reduce fire hazard
* Minimal care
	+ Mulch?
	+ Plantings?
* Water feature?
* Garden
	+ Flower?
	+ Vegetable?
	+ Keyhole with compost
* Irrigation
	+ Rainwater collection
		- Cistern?

# Outdoors

* Shop/storage
* Decks
	+ at least 2 sides preferably 3
		- one must be screenable
			* Retractible screens?
			* Forgiving
		- one open deck
	+ Pergola?
		- Retractable canopy
	+ Fans
	+ Thin rails
		- Cable rails?
		- Rod rails?
	+ Surface
		- Composite
		- Stone?
* Patio
	+ outdoor fireplace or fire pit
		- Buckstove
* Outdoor kitchen
	+ Grill
	+ Workstation
		- Bar
		- sink
		- refridge

# Green Options

* \* All LED lighting (no CFL)
* Geo-thermal heaheat pump? (cost?)
* Solar
	+ hot water
	+ electricity

# Miscellaneous

* Front door with vented sidelights?
* Spray in foam insulation
	+ Open or closed?
* Wall mount toilets?
* Rigid foam roof panels?
* Desginers
	+ Kitchen
	+ Lighting
* Dormers upstairs
	+ Large windows
	+ Wide enough for a daybed
		- 80”