# 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”