



Residential Project Programming

Client Information

Name

Address

Phone

Fax

Email

Builder Contact Information

Name

Address

Phone

Fax

Email

Consultants (please include company name and contact information)

Civil

Geotechnical

Surveyor

Structural

Electrical, Telecom & Security

Mechanical (HVAC and plumbing)

Home Cinema

Kitchen

SITE OVERVIEW

Community

Lot/Location

Covenants/Zoning

City or County Building Department and Contacts

Utilities

Lot Dimensions

Topography

Height Limit

Setbacks

Front _____ *Back* _____ *Side* _____

Bulk Plane

Architectural Review Committee Requirements

Special features (views, water, trees, adjacent property, etc.)

Do you have any orientation preferences for the access and views?

Specifications

Approximate finished Area

Approximate Cost Per SqFt.

Any preferred architectural style?

How many families and levels?

What ceiling height on the different levels?

What exterior materials or colors do you envision?

Window type and style preferences?

Door type and style preferences?

Trim style, finish and color preferences

Wall texture finish style, if not smooth?

How many garages and for how many cars do you need? Attached or detached?

Are there special amenities you would like in your garage? (location, storage, workspace, TLT)

Do you want a finished or partially finished basement?

Do you want a house that uses solar energy?

Would you like to use sustainable materials?

Anything else I need to know?

Room by Room

Entry

Would you like to showcase the entry?

Do you need a mud room?

Other thoughts, requests?

Living Room

Formal or informal

How will it be used?

What furniture must it accommodate?

Other thoughts, requests?

Dining Room

Formal or informal

How will it be used?

What furniture must it accommodate?

Other thoughts, requests?

Kitchen

Will the kitchen typically be used for serious meal preparation, or for quick, convenient meals?

Will you eat most family meals here?

Do you want a breakfast counter with stools?

Do you want a separate breakfast nook/area?

Which type of work area do you prefer - island or peninsula?

Describe the types of appliances you want.

Do you want a desk/planning center in or near the kitchen?

Will your family use an outdoor eating area off the kitchen?

Do you want a walk-in or butler's pantry?

Other thoughts, requests?

Family Room

Should the family room be open to the kitchen?

Will there be a media center in the room?

Do you want a fireplace in the family room?

What furniture must the room accommodate?

Will you need any built-ins? (wet bar, china, books shelves, ent. center, etc.)

Other thoughts, requests?

Study or Home Office

How many people will share the office?

Should it have its own public access?

How will it be used?

Other thoughts, requests?

Master Suite

Do you want the suite to be on the ground or upper floor?

Do you want it to face the street or the back yard?

Should it have access to a balcony or terrace?

Do you want a fireplace in the suite?

What about a sitting or retreat area?

What furniture must it accommodate?

Adjacent areas (exercise, hobby, office, or nursery)

Do you want separate his and hers closets?

Preferred closet access from bath, bedroom, or dressing area?

How big do you want the shower to be? One or two person?

What tub style do you prefer? Free-standing or built-in?

Other thoughts, requests?

Secondary Bedrooms

How many?

Size

Preferred bath arrangement (bedroom suite, jack & jill, etc.)

Shared space (play, study, living)

Other thoughts, requests?

Porches and Decks

Which rooms would you like to have access to porches/decks?

Would you like a sunroom or screened in porch?

Other thoughts, requests?

Other Spaces and Special Features

- Library
- Guest Suite
- Loft
- Entertainment/Media Room
- Recreation Room
- Kids Play Room
- Shop
- Mud Room
- Safe Room
- Wine Cellar
- Outdoor kitchen/Grill
- Fountain/Water Feature
- Gazebo/Pergola
- Rooftop Deck
- Sauna
- Hot Tub
- Swimming Pool
- Exercise Room
- Barn/Stables
- Kennel
- Secret Room

Other Room or Feature you want in your project?
