

SAMPLE BUILDING PROGRAM

Residence for Joe and Jane Blo

Anywhere, USA

Your list of spaces and other objectives for your new home is as follows:

Main Floor

- Living Area
 - Seating space for 6 to 8
 - Should be open to kitchen / dining, yet still within its own distinct space
 - Lots of glass with views to the south
- Dining Area
 - Should be very open to living room and essentially part of the kitchen space
 - Dining for 8 regularly, table should accommodate 10 to 12 under expansion
- Kitchen
 - A walk in pantry should be convenient to kitchen
 - Abundant upper cabinet space is not required – increase number of windows if possible
 - Double wall ovens, cooktop, 36” refrigerator, dishwasher
 - vegetable / prep sink
 - The kitchen and dining should essentially be within the same space, similar to an old fashioned country kitchen
 - Possible access to porch area
- Office (for him)
 - Modest working office with continuous counter
 - Ideally located somewhere between master suite and public areas
- Office (for her) -
 - Modest working office with continuous counter and additional storage cabinet and above counter shelving
 - Ideally located near his office
- Master Bedroom
 - Bedroom zone with space for queen bed, 2 night stands, 2 dressers and possibly chair.
 - Master Closet – could be one large closet or separate closets. 6’ x 15’ is approximate total size. If separate then his could be smaller than hers.
 - Master Bath – 2 sinks, walk in shower (with 2 shower heads), soaking tub (built in or free standing) and toilet within it’s own compartment
- Laundry Room
 - this should be a separate space convenient to the master bedroom
 - under counter washer and dryer with cabinets above
 - laundry sink
- Bathroom
 - vanity, toilet and shower
 - accessible from public hallway and also directly from his closet
- Public Powder Room
- Entry Foyer – this space should have enough elbow room for greeting. This does not need to be a “front foyer”. Could be placed between garage and house.
- 2 car garage
 - access door to basement stair directly from garage if possible

Upper Floor

- Two additional kids bedrooms
 - space in each for double beds, nightstands, dresser and possibly chair
 - walk in closets if possible
- Family Media Room
 - seating for 5 or 6
 - space for televisions, equipment and gas fireplace
- Bathroom – to be shared by two kids bedrooms and the family media room
- Storage closet – possibly with “sneaky” crawl in space feature for grandkids

Basement / Level (to be finished in future)

- Basement is primarily to be utility and storage area. The space should not be initially finished
- Provide rough ins for bathroom
- Plan the space to accommodate a possible future recreation room

Exterior Features

- Continuous wrap around front porch
- Screen Porch overlooking rear yard and convenient to kitchen
 - gas fireplace
- Patio space adjacent to screen porch
- The house should be a classic old fashioned farmhouse style

Interior Features

- Classic farmhouse style with traditional materials and trim elements

Other Items

- Total desired finished space (not including porches or garage) is between 2500 and 3000 square feet
- Construction budget is to be determined