



Date: February 30

Project: (N) Single-Family Residence Program: one story house with little to no elevation floor changes – due to the property being in the flood zone. New home to be modern with traditional warm materials.

PROGRAM MINUTES

SITE: consideration of trees, sun orientation, existing utilities, influence of neighboring properties

- Sun orientation considerations:
 - Kitchen and great room to be located on sunny side
- Trees: Three pine trees have been removed, palm tree to stay
- Utilities:
 - Water service most likely will have to be increased for fire sprinklers
 - Electrical service will have to be increased to 200A
 - Sewer service most likely will have to be replaced
 - Gas service most likely will have to be replaced
- Driveway:
 - Existing driveway from neighbor’s house to be demolished
 - Two-car wide required

House:

- General Notes or Considerations:
 - House will be modern with Indian decorations
 - Heating – prefer radiant heating
 - Sufficient storage throughout (one storage closet for suitcases, clients travel frequently)
 - Tall ceilings
 - Fans in bedrooms
 - Skylights in baths
 - Natural daylight is important (skylights shall be diffused, not direct lighting)
 - Locate kitchen and family room on sunny side, garage on dark side
 - Security system to close the house off when traveling
 - Flooring - hardwood floors