



	Room	Specifics	Notes	Est. Size (feet)	Est. Area (square feet)	
First Floor	Mud Room	<ul style="list-style-type: none"> 4 Cubbies Laundry Facilities Hanging Space/Dry Rack Cleaning Supply Storage Full Bath (maybe) 	<ul style="list-style-type: none"> Utility Sink Storage for Sports Stuff Shoe Storage Coat Closet 		14X8	112
	Kitchen	<ul style="list-style-type: none"> Island w/ 5 Seats Island bar top elevated Ice Machine Microwave Drawer Warming Drawer Pot Filler Filtered/Hot Water Tap 	<ul style="list-style-type: none"> Large Single Vessel Sink Dishwasher (on right) Refrigerator Drawer Trash 36" Range/4 Burner with infrared grill 	<ul style="list-style-type: none"> Living Room Adjacent Clean, Minimal 	20X15	300
	Pantry	<ul style="list-style-type: none"> Scullery Kitchen Freestanding Freezer Open Shelving Hidden Access from Kitchen 	<ul style="list-style-type: none"> Freestanding Refrigerator Counter/Cabinets Large Sink Stair to Wine Room 	<ul style="list-style-type: none"> Located Behind Kitchen 	10X14	140
	Dining Room	<ul style="list-style-type: none"> All Glass Part of Breezeway 	<ul style="list-style-type: none"> 8-12 People Glass Enclosure 	<ul style="list-style-type: none"> Open to Pond 	20X12	240
	Living Room	<ul style="list-style-type: none"> Open to Kitchen Television Large L-Shaped Sectional 	<ul style="list-style-type: none"> Woodburning Fireplace Sunken Floor 	<ul style="list-style-type: none"> 30' from Front to Back 	30X16	480
	Office	<ul style="list-style-type: none"> Roughly 11x12 Bookshelves maybe Accessed from Living Room 	<ul style="list-style-type: none"> 2 Person Desk Fireplace? Bookshelf Entry 		11X12	132
	Anti-Entry	<ul style="list-style-type: none"> Powder Room Grand Enter Directly into House 	<ul style="list-style-type: none"> Coat Closet 12' Vaulted Ceiling 	<ul style="list-style-type: none"> Visual Connection to Outside 	8X16	128
	Primary Bedroom	<ul style="list-style-type: none"> King Size Bed and End Tables 	<ul style="list-style-type: none"> Television 	<ul style="list-style-type: none"> High Ceilings Facing Pond 	12X14	168
	Primary Bath	<ul style="list-style-type: none"> 2 Person Shower Visual Separation to Toilet 	<ul style="list-style-type: none"> 2 Vanities split by Linen Cab No Bath 	<ul style="list-style-type: none"> Easy to Clean Glass 	10X14	140
	Guest Room	<ul style="list-style-type: none"> Full Bath 		<ul style="list-style-type: none"> Bath shared with Mud 	10X16	160
	Primary Closet	<ul style="list-style-type: none"> Gun Safe 	<ul style="list-style-type: none"> Stackable W/D 		10X14	140
	Sun Room	<ul style="list-style-type: none"> Rear Facing 			10X12	120
	Gym	<ul style="list-style-type: none"> Treadmill/Bike 	<ul style="list-style-type: none"> Tonal 		12X10	120
2nd Floor	2 x Kid's Bedrooms	<ul style="list-style-type: none"> Lofted Beds Very Simple Jack and Jill Bathroom 	<ul style="list-style-type: none"> Desk Under Bed Standard Closets 	<ul style="list-style-type: none"> Laundry Chute 	30x10	300
Lower Level	Unfinished Mech.	<ul style="list-style-type: none"> Dental Lab 			20x30	600
	Wine Cellar	<ul style="list-style-type: none"> Tasting Room 		<ul style="list-style-type: none"> Accessible from Pantry 	8x12	96
	Standing Bar	<ul style="list-style-type: none"> No Stools 			8x10	80
	Pool Table				14x18	252
	Unattributed Space	<ul style="list-style-type: none"> Hallways, wall thicknesses, utility closets, etc. 				800
Exterior	Natural Features	<ul style="list-style-type: none"> Water Feature 	<ul style="list-style-type: none"> Creek running under house 			
	Hardscaping	<ul style="list-style-type: none"> Foot path journey to front Seating Platforms w/ views 	<ul style="list-style-type: none"> Bridge Over Creek Natural Materials 			
	Landscaping	<ul style="list-style-type: none"> Controlled in back 	<ul style="list-style-type: none"> Naturalistic in front 	<ul style="list-style-type: none"> Contemporary Natural 		
	Living Space	<ul style="list-style-type: none"> Fire Pit Outdoor Kitchen Television 	<ul style="list-style-type: none"> Seating in front and back Smoker/BBQ Pit Dining 	<ul style="list-style-type: none"> Connection to all four elements 		

General Notes	Geo Thermal HVAC
	Concrete Floors
	Heated Floors Throughout
	Incorporation of Pond into Home
	Guests Circulate through experiential exterior
	Courtyard style home
	Back is more regimented, Front is more natural

Estimated Square Footage	4,508
Estimated Cost Per SF	\$500
Estimated Construction Cost	\$ 2,254,000
Architectural Fees: 6%	\$ 135,240
Consultant's Fees	\$ 5,000
Estimated Design Fees	\$ 140,240
Estimated Lanscaping Costs 5%	\$ 112,700

Total Estimated Project Costs \$ 2,506,940