

ROSS DESIGN GROUP DREAM SHEET

The Floor Plan

1. The ENTRANCE FOYER creates the first impression inside your home and should be:

- Large and dramatic
- Small and intimate w/ modest ceiling ht.
- Formal
- Informal

_____ Ceiling height; _____ Flooring

Additional comments:

2. The LIVING ROOM or PARLOR is typically adjacent to the Foyer and should be:

- Formal used for entertaining guest
- Traditional
- Contemporary
- Located in front overlooking courtyard
- Adjacent to the lanai and pool area

_____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

Other features include:

- Built-in shelves or niches
- Wet bar: ___ with seating area
- Fireplace: ___ gas or ___ wood burning
- French doors to exterior
- Sliding glass doors to exterior
_____ pocket sliders

Additional comments:

3. The DINING ROOM should set the mood for elegance and must be:

- Formal with a traditional charm
- Combined with the Living Room
- Located in the front overlooking the courtyard
- Adjacent to the Lanai and/or pool area

_____ Ceiling height; _____ Flooring

Suggested room dimensions:

_____ x _____

Additional comments:

4. The KITCHEN is considered the central core of the home and should have these features:

- Work island
- Desk/ recipe center
- Walk-in pantry
- Plant shelves over cabinets
- Pass through window to Lanai
- Bar top seating
- Wall oven(s): ___ quantity
- Gas appliances: ___ range ___ oven

_____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

5. The eat-in NOOK is located within the kitchen area and should have:

- Direct access to Lanai
- Mitered glass adjacent to pool area
- Large area for oversized table
- Window seat
- Location elsewhere overlooking:

6. The FAMILY ROOM is an area for family gathering and entertaining. Include these important elements:

- Direct access to Lanai and pool area
- Fireplace: ___ gas or ___ wood burning
- Built-in entertainment wall
- TV space viewed from kitchen and nook
- Wet bar: ___ with seating area
- French doors to exterior
- Sliding glass doors to exterior
_____ pocket sliders

_____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

Additional comments:

7. The STUDY or DEN can be a very transitional room with:

- Adjacent bath servicing:
_____ guest; _____ pool area
- Private bath
- Closet space:
_____ walk-in or _____ wall closet
- Location secluded from Foyer
- Built-in book cases

_____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

Additional comments:

8. The secondary BEDROOMS are typically designed for the children and must have:

- Walk-in closets
- Wall closet is sufficient
- Direct access to a bath
- Private bath
- Desk or study niche
- _____ Ceiling height; _____ Flooring
- Suggested room dimensions: _____ x _____

Other features include:

- Located opposite Master Bedroom side
- Located upstairs: ___ with balcony

Additional comments:

9. The GUEST BEDROOM can be a universal room for guest, children or used as an in-law suite. This room should include:

- Walk-in closet
- Wall closet is sufficient
- Location secluded from other bedrooms
- Located upstairs: ___ with balcony
- _____ Ceiling height; _____ Flooring
- Suggested room dimensions: _____ x _____

Other features include:

- Adjacent bath servicing: _____ guest; _____ pool area
- Private bath: _____ tub/shower combo or _____ shower
- Double vanities in bath

Additional comments:

10. The secondary BATHROOM is always accessible to the children's rooms having:

- Direct access to both bedrooms
- Adjacent location for: _____ guest; _____ pool area
- Tub combination
- Shower
- Double sinks
- Separate private vanities
- Linen closet nearby or: _____ within bath
- _____ Ceiling height; _____ Flooring

Additional comments:

11. The MASTER SUITE:

The MASTER BEDROOM should be a retreat specifically tailored to the homeowner's needs. It is important to have:

- Double entry doors
- Separate walk-in closets
- Walk-in closet within bedroom
- Walk-in closet within the bath
- Extra wall space for wider furniture
- _____ Ceiling height; _____ Flooring
- Suggested room dimensions: _____ x _____

Other features include:

- Sitting area: _____ within bedroom or _____ separate area
- Located upstairs: ___ with balcony
- Fireplace: ___ between sitting area
- Juice/ coffee bar
- Washer & Dryer at Master Suite area

Additional comments:

12. The MASTER BATH:

- Roman style tub: ___ with spa jets
- Separate vanities: His: ___ ht. Hers: ___ ht. ___ with knee space
- Dressing area with wall mirror
- Enclosed toilet area: ___ with linen cab.
- Walk-in Shower (no glass door)
- Steam shower
- _____ Ceiling height; _____ Flooring

Other features include:

- Exercise area: ___ with juice bar
- Fireplace: ___ between bedroom
- Double French entry doors
- Private garden
- Bidet
- Separate water closets
- Double Shower heads in shower

Additional comments:

13. The LANAI is designed to view the back yard, pool area, golf course or lake and must have:

- Direct access to a pool bath
- Summer kitchen:
 - ___ built-in grill; ___ refrig. ___ space for portable grill; ___ sink; other: _____
- Closet for pool supply storage
- Outdoor fireplace; ___ gas
- Screened Porch
- _____ Ceiling height; _____ Flooring

Additional comments:

14. The UTILITY ROOM is typically used as a laundry area and should have these elements:

- Not used as access route to garage
- Adjacent to _____ area
- Ironing board space: ___ built-in
- Floor drain under washer
- Laundry chute (from 2nd level)
- Desk/ work area
- Storage cubicles for book bags, etc.
- _____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

The dryer must be located to the:

- Left of the washer
- Right of the washer
- Not a concern

Special areas for pets:

- Dog shower
- Cat Litter box space
- Doggy door to outside

Additional comments:

15. The RECREATION ROOM or BONUS ROOM can have many uses. It can be used as a game room, additional suite or media room. Please include these features:

- 1st level; adjacent to: _____
- 2nd level; overlooking: _____
- Located over: ___ Garage or: _____
- Adjacent bath
- Used exclusively as Media Room
- Pool table space (min. 14'x16')
- Exterior balcony: ___ covered
- _____ Ceiling height; _____ Flooring

Suggested room dimensions: _____ x _____

16. The GARAGE needs to be adequate in size and have:

Number of spaces for cars: _____

Located: ___ at front, or ___ rear of home

- Detached; ___ located at rear
- Enclosed A/C and W/H area
- Attic storage trusses: ___ with stairway access or ___ pull down stairs
- Storage closet or: ___ x ___ size room
- Work bench area
- Single garage doors: ___ 8' wide; ___ 9' wide; or ___ 10' wide
- 8' ht. garage door (7' standard)
- 18' wide garage door (16' standard)
- Side access (walk through) door
- Golf cart door

Suggested dimensions: _____ x _____

Garage Door Location:

- Front loading
- Side entry
- Courtyard side

Additional comments:

17. You may desire to have ADDITIONAL ROOMS within the home. Choose from the list below or create your own in the space provided.

- Exercise room _____ x _____ dimensions
- Library: _____ x _____ dimensions
- Media/Home Theatre: _____ x _____ dimensions
- Wine cellar: ___ under stairs
- Power Bath (Half bath)
- Computer/study area
- Loft area: _____ x _____ dimensions
- Full wet bar with seating
- Butler's pantry
- Sewing/craft/hobby room
- Sauna
- Storm/ Safe Room
- Mud Room/ message center/ storage cubicles

Additional area or comments:

18. ADDITIONAL FEATURES include:

- Central Vacuum
- Water Softener
- Gas water heater
- Glass transoms over 6'-8" interior doors
- 8'-0" ht. interior doors
- Plant ledges
- Art niches: ___ with lighting
- Piano space: ___ wall piano or ___ grand
- Security system

- Intercom system
- In-wall pest control
- Residential elevator
- Dumbwaiter
- Safe: ___ floor or ___ wall

Additional comments:

- C.M.U. pilings w/ wood joist & decking
- Concrete pavers on compacted grade

1st Level Lanai:

- Concrete slab on grade
- Brick or ___ pavers on concrete slab
- C.M.U stem wall w/ wood joist & decking
- C.M.U. pilings w/ wood joist & decking
- Concrete pavers on compacted grade

The Design

Please indicate the following desired elements necessary in creating your home:

19. Number of Levels, Living Area & Budget:

- One Story
- Two Story: ___ w/ balcony ___ covered
- Other: _____

Proposed Living Area: _____ S.F.
Floor Area Ratio (FAR): _____ if required
Projected Construction Budget: \$ _____

20. Number of Bedrooms and Baths:

___ 1 Master Bedroom
___ Study/ Home office/ Bedroom
___ Guest Bedroom(s)
___ Secondary (children's) bedrooms

___ Total Bedrooms (added from above)
___ Total Number of baths

21. Swimming Pool Area:

- Swimming Pool: ___ courtyard design
- Spa: ___ gas heated
- Screened: ___ 1 story ___ 2 story
- Pool house cabana: ___ with kitchenette

The Construction

Please indicate the preferred methods of construction:

22. Foundation Design:

- C.M.U. stem Wall (standard)
- Monolithic slab
- C.M.U. pilings/ floor joist (crawl space)

23. Exterior Porch Construction:

- 1st Level Entry Porch:
- Concrete slab on grade
 - Brick or ___ pavers on concrete slab
 - C.M.U stem wall w/ wood joist & decking

2nd Level Porch:

- Light weight concrete
- Brick pavers or ___ tile surface
- Wood decking over floor joist

24. Exterior Walls:

1st Level Exterior

- Concrete masonry units
- Pre-cast (tilt up) walls
- Autoclaved aerated concrete
- Styrofoam form blocks
- Wood frame ___ 4" or ___ 6"
- Steel studs

2nd Level Exterior:

- Concrete masonry units
- Wood frame ___ 4" or ___ 6"
- Steel studs

25. Interior Walls:

- Wood
- Steel

26. Roof Construction:

- Manufactured wood trusses (standard)
- Steel trusses

27. Roof Material:

- Fiberglass shingles
- Concrete tiles:
 - ___ Flat or ___ Barrel
- Galvanized Steel (5v Crimp)
 - ___ 26ga. or ___ 29ga.
- Shakes:
 - ___ Wood or ___ simulated
- Standing seam metal: _____ color

28. Windows:

- Wood; ___ w/ muntins (grills)
- Aluminum; ___ w/ muntins (grills)

Glazing: ___ single or ___ double pane
Type: ___ single/double hung, ___ casement

The Site

29. Please provide the following information for your site as indicated by Deed Restrictions and County or City Zoning Regulations:

_____ FRONT setback or _____
_____ First Level REAR setback
_____ Second Level REAR setback
_____ First Level SIDE setback
_____ Second Level SIDE setback
_____ SIDE STREET setback
_____ DRIVEWAY setback
_____ LAKE SHORE setback from _____

_____ Detached Garage Side setback
_____ Detached Garage Rear setback
_____ Min. distance between Detached
Garage & main structure (typically 5')

Impervious Surface Ratio:

_____ % Impervious allowable (all floor areas,
concrete, pool areas, etc.)
_____ % pervious surface (green space)

30. Please indicate the following Utilities:

Sewer:

- City/ County or
- Septic system

Water:

- City/ County or
- Well

Gas:

- Natural Gas
- Bottled (propane) Gas

The Exterior Design

31. Please help define your EXTERIOR ELEVATION THEME from the list of Domestic Architectural styles:

Colonial Houses (1600-1820)

- Dutch Colonial
- French Colonial
- Spanish Colonial
- Georgian
- Adam
- Early Classical Revival

Romantic Houses (1820-1880)

- Greek Revival
- Gothic Revival
- Italianate (Italian Villa)

Victorian Houses (1860-1900)

- Second Empire
- Stick
- Queen Anne
- Shingle
- Richardsonian Romanesque
- Folk Victorian

Eclectic Houses (1880-1940)

Anglo-American, English, and French Period

- Colonial Revival
- Neoclassical
- Tudor
- Chateausque
- Beaux Arts
- French Eclectic

Mediterranean Period Houses

- Italian Renaissance
- Mission
- Spanish Eclectic
- Monterey
- Pueblo Revival

Modern Houses

- Prairie
- Craftsman (Bungalow)
- Modernistic (Art Deco)
- International (Contemporary)

Additional Notes:

32. Please note any additional comments pertaining to the creation of your design:

Ross Design Group
615 N. Magnolia Ave.
Orlando, FL 32801
Phone: 407.843.7677
Fax: 407.843.9955
www.rossdesign.com