

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:

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

- 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

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:

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