

OWNER SUPPLIED DATA

1. Any photos, magazine pictures or other images that would help convey your ideas, even if photos contain only a part of the desired effect.
2. Plot plan containing a legal description of the lot, measurements, and any designated easements, right of ways, existing structures, etc.
3. Up-to-date topographic map of site, including trees, shrubs, well locations, etc. If a topographical map does not exist, or if the existing map is outdated, an accurate topographical map should be obtained from a surveyor.
4. Deed restrictions and any other design criteria, such as: height limits, setbacks, design review board requirements, etc.
5. Soils report of the site. If none exists, a soils report for the lot should be obtained from a soils engineer.
6. A signed copy of the "Design Guidelines".
7. A copy of the "Project Questionnaire".

WARREN DESIGN

650.469.3760

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DESIGN GUIDELINES

HOUSE SIZE:

- 1 Story
- 2 Story
- Attached Accessory Dwelling Unit
- Detached Accessory Dwelling Unit
- Attached Garage
- Detached Garage
- Desired size in square feet

FIRST FLOOR:

- Entry Foyer (formal or open to the second floor)
- Living Room
- Dining Room (formal or open)
- Kitchen (open or separated)
 - Pantry (closet or walk-in)
 - Butlers Pantry
- Nook
- Family Room (formal or open)
- Powder room
- Staircase (open, curved, etc.)
- Coat closet
- Guest bedroom
- Full guest bath
- Office/ Study
- Media room
- Laundry room
- Wine cellar
- Garage (how many cars)

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DESIGN GUIDELINES

SECOND FLOOR:

- Bedrooms (how many)
 - Closet (standard or walk-in)
 - Bathrooms (ensuite, jack-n-jill, private)
- Master Suite
 - Closet (combined or his and hers)
- Master Bath
 - Vanities (combined or his and hers)
 - Toilet (open or enclosed)
 - Tub (pedestal or jacuzzi)
 - Shower (standard or oversized)
 - Other features (bidet, sauna, steam room, etc.)
- Open Loft
- Laundry

BONUS ROOMS:

- Basement/ Usable attic
- Bonus Room
- Theater Room
- Wet Bar
- Exercise Room
- Craft Room
- Game/ Playroom
- Meditation Room
- Utility Room

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DESIGN GUIDELINES

FIRST FLOOR CEILING HEIGHT:

- 9' ceiling height
- 10' ceiling height
- 12' ceiling height

FOYER:

- Staircase
 - Straight
 - Circular
 - Angular
- Single door (with sidelights)
- Double door

BATH:

- ½ Bath
- Full bath with shower
- Toilet (enclosed)

FORMAL LIVING ROOM:

- Fireplace
- Built-in entertainment center

FORMAL DINING ROOM:

- Butlers Pantry
- Buffet Table

NOOK/BREAKFAST ROOM:

- Built-in bench

LAUNDRY ROOM:

- Washer/Dryer
- Laundry Sink
- Fold Down Ironing Board

SECOND FLOOR CEILING HEIGHT:

- 9' ceiling height
- 10' ceiling height
- 12' ceiling height

- Ceiling
 - Recessed ceiling
 - Vaulted ceiling
 - Soffit

- Pedestal lavatory
- Tub shower combo
- Linen

- Ceiling
 - Recessed ceiling
 - Vaulted ceiling
 - Soffit

- Ceiling
 - Recessed ceiling
 - Vaulted ceiling
 - Soffit

- Desk

- Drying Rack
- Downstairs
- Upstairs

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KITCHEN:

- Open concept
- Island size
- Island seating
- Refrigerator Size
- Walk-in Pantry
- Dishwasher
- Single Sink
- Double Sink
- Triple Sink
- Vegetable Sink
- Disposal
- Trash Compactor
- Cooktop
- Range/Oven
- Built-in B.B.Q.
- Oven w/ Separate Microwave
- Desktop Work Center
- Upper Cabinet to Ceiling
- Upper Cabinet with Perimeter Soffit
- Upper Cabinet to Ceiling w/ Open Top for Objects

FAMILY ROOM:

- Built-in Entertainment Center
- Built-in Bookshelves
- Fireplace
- Wet bar

MASTER SUITE:

- Bedroom w/ Retreat/Sitting Area
- Retreat
- Covered Patio/ Deck
- Fireplace
- Close to Second Bedrooms
- Separate from Second Bedrooms
- Bay Window
- Bookshelves
- Walk-in Closet
- Separate His/ Hers Closet
- Shared His/ Hers Closet
- Fold Down Ironing Board
- Access Closet from Master
- Access Closet from Bedroom

MASTER BATHROOM:

- Jacuzzi Tub
- Free-standing Tub
- Toilet in Bathroom
- Toilet in Separate Room
- Bidet
- Common His/ Her Lavatories
- Separate His/ Hers Lavatories
- Single Lavatory in Bath
- Double Lavatory in Bath

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DESIGN GUIDELINES

MASTER SHOWER:

- Single Head
- Double Head
- Bench Seat
- Glass Enclosure
- Steam Shower
- Sauna

GARAGE:

- Workbench
- Storage cabinets
- Oversized cars
- Mechanical closet

ADDITIONAL ITEMS

- Cased Wood Openings
- Painted or Stained Doors/Trim
- Bullnose Drywall Corners Throughout
- Stained Doors/Trim
- Recirculating Pump for Instant Hot Water
- Water Softener
- Security System
- Central Intercom System
- Central Vacuum System
- Central Heat/ FAU
- Air Conditioning
- Skylights
- Wood Windows
- Aluminum Frame Windows

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DESIGN GUIDELINES

EXTERIOR SIDING MATERIAL

- Stucco
- Plywood TI-II w/ Vertical Grooves
- Brick (Used)
- Brick (New)
- Stone Veneer
- Horizontal Lap Siding
- Stone
- Batten Board
- Other

EXTERIOR DESIGN STYLE

- Country French
- Mediterranean
- Cape Cod
- English Tudor
- French Normandy
- French Provincial
- Contemporary
- Traditional/Contemporary
- Modern
- Georgian
- Colonial
- Spanish
- Southwestern (Spanish)
- Ranch
- Victorian
- Tuscan
- Stick & Shingle
- Bungalow
- Mid-Century
- Other

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