

Prepared By:

SHERIFF ARCHITECTURE STUDIO

For:

Mr. and Ms. XXXXXXXXXXXXXXXXXXXX

Project:

YYYYYYYYY Residence

Date:

17 March 2004

LIFESTYLES PROGRAMMING REPORT

SUMMARY OF GOALS

1. The residence, including a new second floor, with view-oriented yard behind and a pool + deck sideyard, should have an elegant contemporary look, client forwarded photos of admired styles are on file, and at the end have an architectural unified look that includes the building, drive, site walls and which works for lifestyle and marketability.
2. The importance of indoor-outdoor rooms and lifestyle were discussed. Incorporate openness, light and flow.
3. The yard and outdoors "rooms" will include a developed area off the family Room and an expanded deck area of the pool.
4. The overall theme of the outside is "classic 21st century contemporary presence".
5. Creating street impact and design is a strong goal.
6. Massing is important including roofing lines, a strong entry element, and a gateway feel to the drive that creates a "compound" feel and impact.

FIRST FLOOR

1. The first description of Lifestyle is that of Kitchen centric, meaning daily activity centers around the Kitchen, and flows outward from there to the major gathering (Family) room.
2. There was general discussion of way the Kitchen should be used for meals and gatherings. Breakfasts, now “on the run” during the work week, should become sit-down breakfasts at a Breakfast Bar on the edge of the Kitchen.
3. The Dining Table will only be used for family gatherings, not day-to-day eating.
4. xxxxx and yyyy would value having the view while eating at the Breakfast Bar. Try to turn the surface to accomplish this.
5. Make sure the Kitchen activity flow meets the workflow “triple triangle concept” (Garth’s input).
6. The Kitchen flow and yyyy’s love and talent for cooking will lead to a high value, high function space. Some of the elements had been previously discussed. Garth sent a supplemental email to this report the next day covering Kitchen items. They are covered below.
7. IN GENERAL, EXPAND ALL THE NORMAL ELEMENTS OF A SERIOUS COOKING KITCHEN WITH ACTIVITY TRIANGLES AND LAYOUTS THAT INCORPORATE THE FLOW OF:
 - FIRST WORK TRIANGLE
 - 1) BRINGING IN GROCERIES
 - 2) STORAGE (REFRIGERATOR-FREEZER + PANTRY)
 - 3) FOOD PREPARATION
 - SECOND WORK TRIANGLE
 - 1) FOOD PREPARATION
 - 2) COOKING AND BAKING
 - 3) LAYOUT AND EATING AREA(S)
 - THIRD WORK TRIANGLE
 - 1) LAYOUT AND EATING AREA(S)
 - 2) FOOD CLEAN UP (SKULLERY)
 - 3) DISH, POT&PAN AND UTENSIL STORAGE
9. Home Business Station with computer and a designated homework area will be incorporated near the main activity centers downstairs.
- 10 yyyy’s work day with respect to above activity centers includes home at mornings, tasks and errands out in the afternoon.

11. Activities with baby will be in Kitchen-Family Room area, unless yyyyyy is doing clothes related tasks in bedrooms, in which case portable pen will be used.
12. Evening activities center around watching TV or going on the Internet – hence the computer near TV is a positive reinforcement for the Home Business station being in this area.
13. Add as much storage as possible downstairs.
14. Front bedroom will be location of Ahad's Home Office with separate access for visitors.
15. Above item plus goal of making Home Office as large as possible may mean that entry moves Southward.
16. Home Office should be reasonably bright and not a "cave."
17. The Home Office should contain storage, bookcases, place for computer work and a white board. Collaborators in Ahad's business will visit from time to time.
18. Design Home Office space for 2 computers; bill paying area will be separated from this room.
19. Home Office should also be easily accessible to the Family Room area, so that Ahad can "stop work/interact with family" on a flexible schedule.
20. It was discussed that increased Office size/ moving Entry was positive even as it reduces the size of the Living Room, as that will be a minor "meet and greet" sitting room, not a major activity room.
21. Consider removing Living Room Fireplace.
22. Convert to volume space in this area and consider making an entry statement area so it doesn't just flow into the Living Room.
23. Definitely remove Family Room fireplace and substitute a Media Center. The windows in the Family Room should be re-configured to maximize view.
24. Remaining downstairs bedrooms remain, excepting the design and creation of a stair up to the Second Floor.
25. Stair should adhere to same principals of light and flow as the rest of the design.
26. It was decided that the Laundry, which will include a laundry sink and hang space, should be on the first floor for multi-load washing during the day, and single "carry up" of clothes to the second floor at the conclusion of the day's activities.

SECOND FLOOR

27. Second Floor program includes 2 small bedrooms at one end of the house and a Master Suite to the other end.
28. One of the smaller bedrooms will be an upstairs den with TV watching, but configured to be marketed as a Bedroom.
29. Create natural light and volume in the Master Bedroom. Light and flow is important for all the spaces, but they may not all have volume.
30. There should be a Bathroom for the two smaller rooms to share.
31. Master suite should be comfortable, but need not be huge, without a fireplace, but with a small sitting area. Ahad's late night reading, however, will probably be in the Den.
32. Include a European-style step out balcony off the Master Bedroom.
33. Master Suite should have a Walk in Closet and full Master bath with tub, shower, dual sinks, toilet area.
34. yyyyy and xxxxx will measure off and relate amount of single and double hang closet space for each of them.
35. Dressing area should be large enough to contain a valet table in the middle of the space.
36. Pay attention to planning of the Dressing Area so that can accommodate make up case storage and use, and potential multiple chairs for "little girl" make up sessions should the family have a daughter(s).
37. Incorporate wall mirror with make up lights and natural light that falls correctly on faces as they are made up.
38. Master Bath should have a nice 2 person tub, a separate shower and his and hers lavatories.
39. Toilet should be in privacy "area", but need not be a separate compartment.
40. Incorporate Master Bath storage in the Bath, and a separate Linen outside the Master Suite.
41. All baths shall have windows; no interior baths.
42. Second Bath will get a tub/shower combination, and a Jack and Jill concept.
43. Storage and Closets are very important upstairs, too.
44. Add workspace counter and storage cabinets to the Garage.

EXTERIOR

- 45. There was a general conversation of the importance of outdoor living and landscaping. Garth will create “modern” landscaping and a flow of outdoor spaces including two major activity areas. Landscaping is critical and part of the look of the residence.
- 46. There will be a new outdoor room with bbq, outdoor seating and hardscape to the Southeast of the pool, near the Family Room exit.
- 47. This space will be designed as an adult area for relaxing, talking and enjoying views.
- 48. Create privacy planting and or walls on the west perimeter above the pool.
- 49. Continue on with, and frame, the drive entrance with a continuation of walls, wrought iron fences or similar to create a “compound entry” feel and impact.
- 50. Re look at front entry placement. Consider Gates and/or pilasters with lights.
- 51. Creating street impact is an important part of this area of design.
- 52. Account for pool equipment storage.

LAMS SUMMARY FOLLOWS WHICH HIGHLIGHTS TECHNIQUES OF

LIVABILITY

AFFORDABILITY

MARKETABILITY

SUSTAINABILITY

Please let us know if you have any comments or additions to the Program presented.

Best Regards,



Garth Sheriff, AIA, NCARB, ADPSR

LAMS SUMMARY

1. **LIVABILITY:** Revolves around the nature of two elements; first the view available down Mandeville Canyon to out to the LA basin, second the indoor-outdoor lifestyle that interacts with the Site and the surrounding terrain.
2. **AFFORDABILITY:** Re-use as possible rooms and elements of the existing first floor. Buy wholesale products where possible. Consider partial separate contracts system with Project Manager overseer
3. **MARKETABILITY:** Introduction of modern amenities package including strong 21st Century Prairie design, rich wood floors, triple triangle functioning Kitchen, and modern xeroscaping for landscape and hardscape design which creates outdoor rooms and sanctuary spaces.
4. **SUSTAINABILITY:** Use where possible sustainable materials which promote life cost savings such as sustainable wood flooring like bamboo, second use re-cycled wood beams and paneling, carpeting where outgassing is eliminated, insulation from green-certified manufacturers and solar energy for pool heating.

Take advantage of utility rebates for energy efficient lighting and other installations.