

1. Location:	
Proximity to amenities (schools, parks, shopping centers, etc.).	
Orientation of the home on the Site to maximize natural light and views.	
Environmental factors (climate, topography, prevailing winds, etc.).	
Privacy considerations (proximity to neighbours, landscaping, etc.).	
2. Site Planning:	
Zoning regulations and Planning/Building regulations compliance.	
Landscaping plan including outdoor living spaces, gardens, and hardscapes.	
Sustainable design features such as rainwater harvesting, permeable paving, and native plantings.	
3. Architectural Style:	
Selection of architectural style (modern, traditional, contemporary, etc.).	
Integration of architectural details and materials to reflect the desired aesthetic.	
4. Space Planning:	
Functional layout to accommodate the needs of the family.	
Zoning of public and private spaces (living areas, bedrooms, bathrooms, etc.).	
Flexibility for future changes or adaptations.	
5. Interior Design:	
Selection of interior finishes, materials, and fixtures (flooring, countertops, cabinetry, etc.).	
Consideration of lighting design to enhance ambiance and functionality.	
Integration of smart home technology for convenience and energy efficiency.	
6. Room Specifications:	
Adequate size and number of bedrooms and bathrooms.	
Designated spaces for living, dining, entertaining, and relaxation.	
Specialised rooms such as a home office, gym, media room, or wine cellar.	
7. Storage Solutions:	
Ample closet space in bedrooms and entryways.	
Built-in storage solutions in living areas and utility spaces.	
Consideration of seasonal storage needs.	
8. Energy Efficiency:	
High-performance insulation and windows to minimize heat loss.	
Energy-efficient heating, ventilation, and air conditioning (HVAC) systems.	
Integration of renewable energy sources such as solar panels or geothermal heating.	

9. Safety and Security:	
Installation of smoke detectors, carbon monoxide detectors, and fire suppression systems.	
Security features such as alarm systems, surveillance cameras, and secure entry points.	
Accessibility considerations for family members with mobility challenges.	
10. Outdoor Living:	
Design of outdoor living spaces such as patios, decks, and porches.	
Integration of amenities such as outdoor kitchens, fire pits, and spa pools.	
Landscaping design to enhance curb appeal and create a cohesive outdoor environment.	
11. Sustainability and Green Building:	
Selection of environmentally friendly materials with low environmental impact.	
Integration of passive design strategies to maximize natural ventilation and daylighting.	
Incorporation of water-saving fixtures and appliances.	
12. Budget and Timeline:	
Establishment of a realistic budget for construction and design.	
Development of a comprehensive project timeline with milestones and deadlines.	
Regular communication and collaboration with designers, contractors, and other professionals involved in the project.	



Good Luck!

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