

Build Goals -Majestic Meadows



Big Picture

A cozy spot overlooking Swan Range on our 12+ acre build site in Many Lakes East. Our Majestic Meadows home will have quality materials, clean lines, warm elements, and other architectural design principles.

Ranch style with Mountain Modern Aesthetic

3 bedrooms and 2 bathrooms

2 car garage

Approximately 2,000 square feet

1st floor primary bedroom, bathroom, and laundry

Covered back porch and front door

Fire resistant with metal roof and an air filter system for smoke

Lots of natural light and air flow with a mix of fixed and working windows that are well-insulated and made to last.

Use passive solar heating principles with bigger windows to the south and/or southeast and smaller windows to the north, east, and west. Adjust height of windows and length of eaves to optimal placement for our degree's latitude.

Views of Swan Mountains

Low maintenance and easy to clean

Minimum 10' ceilings in great room

Indoor/Outdoor Feel

Natural materials, such as concrete, stone and wood

Crawlspace Construction

Uniform flooring except for baths

In-floor heating in bathrooms

Lighting Plan for entire house

Power and phone lines are located just south of the driveway.

Existing well located south of power, but unsure of its status.

Perk test and approval for septic located south of power near existing well.

Attic storage in garage

Hot tub wiring, etc.

Budget – Spend in kitchen, primary bath, as well as good building materials and practices. Save on finishes, while still providing WOW moments in each space.



Patterns of Home (Jacobson, Silverstein & Winslow)

We hope that our new home utilizes many of the principles outlined in the book, Patterns of Home.

A design the places the home for the best views, light and build site.

Create rooms inside and outside that offer views, sun, shade, and the right amount of wind.

Extending the roof 4' protects walls, windows, and doorways. Adding additional roofs above the entry and back porch offers shade and shelter from the natural elements.

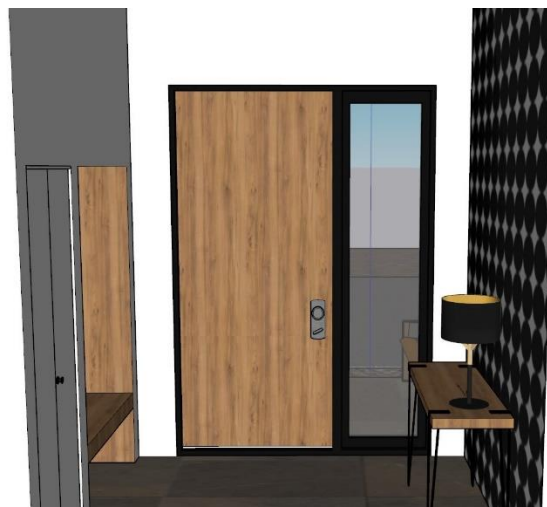
Arrange the home and rooms to capture light over the course of the day, season, and from at least two sides of a room. Add clerestory windows and window seats for additional light and perching while enjoying the views outside.

A home in good proportion its balanced parts – wings, roofs, walls, and openings. A natural progression from the entry moving towards sun and private areas. Include visible solid structural elements such as posts and beams using wood or metal.

Create private edges around core rooms to balance social and private spaces.

Provide elevated places of refuge and outlook that are less visible from the outside.

Create places in between that feel both inside and out, quiet spots with no through traffic. Interior spaces should feel surrounded by the outdoors and exterior spaces should feel a sense of security and comfort.





Great Room

Generous size and open concept for living, dining, and kitchen spaces. Spaces include plenty of built-in closed storage for TV, electronics, games, etc.

A raised fireplace that flows into storage/bench. We like a three-sided gas fireplace that is easy and clean. Fireplace will not be a primary heat source.

Attractive, easy to maintain and clean flooring throughout

Dining for 6-8 people, as well as four to six at the kitchen island

Use Lighting plan with dimmers – wall-mounted sconces for fireplace wall, lighting for side tables near seating and modern chandeliers for dining and living. Lighting for entry table and overhead ceiling lights for walkways, wash walls and shelves with light. **Add recessed strip lighting above wood feature wall in ceiling.**



Kitchen

Easy to maintain and clean.

Utilize National Kitchen and Bath Association (NKBA) standards.

Design with separate work zones:

1. Ice – Gathering ingredients from pantry and refrigerator, as well as easy entry from garage.
2. Prep – Provide a second sink and plenty of counterspace.
3. Cook – Protect range from traffic and provide ample counterspace.
4. Clean – Provide large sink and plenty of counterspace.

Granite, quartzite, or quartz countertops with quarter radius edge.

Slab front wood cabinet doors stained natural around the perimeter and black on the island.

Full height upper cabinets, with glass and metal doors for glass and dishware.

Mid-range appliances – Side by side refrigerator, induction stove, quiet dishwasher, under sink auto-composter and quality hood vent.

Lots of drawers and cabinets should have pullouts

Walk-in pantry

Use lighting plan with dimmers - Pendants over island, with additional lighting for sink, under cabinet lighting, and overhead ceiling lights for walkways.

Kitchen island with seating for four or more



Primary Suite

Generous size for bedroom, closet, and bathroom

Place windows on two sides of the room for mountain views, light, and air flow.

Sound-proofing in adjoining fireplace wall

Add wood feature wall behind bed on east wall

Use lighting plan with dimmers to wash light on headboard wall, as well as mounted, adjustable lights above bedside tables. Provide lighting for additional seating, including ceiling overhead lights for window seat, walkways, walls, recessed shelves, and closet. **Add recessed strip lighting above wood feature wall in ceiling.**



Primary Bathroom

Utilize National Kitchen and Bath Association (NKBA) standards.

Four-piece bathroom with large shower, built-in tub, double-vanity, linen closet, and private toilet

Large format materials for walls and zero entry shower, include storage for shower and tub, as well as hinged glass entry

Eight-foot double 35" vanity with drawer and cabinet storage. Use granite, quartzite, quartz with a quarter radius top edge, as well as undermount sinks.

Place window(s) for possible views, light, air flow and privacy

Use lighting plan with dimmers to mount sconces beside mirrors, ceiling overhead lighting for walls, walkways, tub, shower, recessed shelves for décor, and toilet.

Heated floors, as well as wall mounted heated towel bar for two people.

Quiet, strong, and well-vented fan



Exterior

Fire resistant materials with metal roof, stone, and wood look accents

Black window package that optimizes passive solar heat principles, while providing Swan Range views to the north and East. Windows should provide lots of natural light and air flow during different times of the day, as well as during different seasons of the year.

Covered patios off kitchen and primary bedroom, as well as covered entry

Front and back doors with generous roof coverings, as well large eaves for windows, walls and garage

Cement walkways and gravel surround the home, garage, and driveway with a 5-foot minimum clearance for fire resistance.

Plan lighting and electrical for driveway, garage, walkways, exterior doors, screened porch, and eaves for holiday lighting





Majestic Meadows Floorplan

Will lower and enlarge our build site to accommodate a Ranch floor plan with an east facing garage and driveway.

Front elevation faces south, while views and yard space are to the north.

Easy access first floor living for our core spaces – Garage, mechanical, mudroom, laundry, great room (kitchen, living, & dining) primary suite, powder room, and entries.

Generous hallways, walkways, and door openings

A window design package that optimizes Swan Range views, natural light and air flow during different times of the day and seasons of the year

Lighting with dimmers for entire floor plan

Minimize steps from exterior to interior





Mountain Garden

We'll create a natural garden advocated by Piet Oudolf, who recommends taking a leave it to natural and wild approach that requires less work. For example, leaving seed heads for the birds and other wildlife into fall and winter.

The plan includes outdoor living areas and landscaping around our home, driveway, and entrance. The 1-mile loop trail that follows the ridgeline offers pretty meadows and stunning views, so we'll just add a few strategically placed plants along the trail.

Our top priorities will be landscaping around the home and driveway areas. The loop trail navigating our 12 acres will be completed in phase two.

Many mountain views come with slopes sites, which offers fantastic views and creative ways to stabilize the area. On the slope sides, we'll add large and medium boulders buried at their widest part, then intermingle beautiful deep-rooted plants among the boulders. A few large boulders will also mark the entrance off Wild Turkey.

We'll use native plants, including grasses, wildflowers, and shrubs that are perennials and reseed naturally.

The U.S. Hardiness Zone 4b garden will feature tough plants chosen specifically for various micro-climates, sun, moisture, and soil.