Find Your Inspiration

Translate your lifestyle into a detailed room-by-room program.
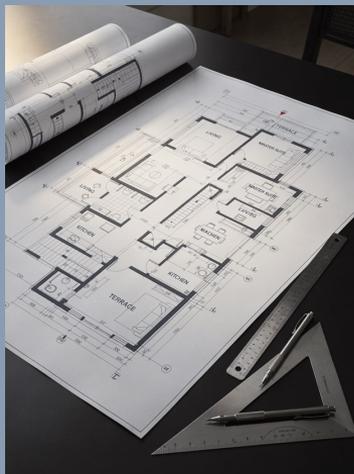
What is FYI?

Your Home's Blueprint

FYI translates your lifestyle requirements from KYC into a detailed room-by-room program with specific square footages. This is the quantified foundation your architect will use to begin schematic design.

Think of FYI as your home's bill of materials—except instead of lumber and steel, you're specifying the spaces that will make up your daily life. Every room, closet, and terrace is documented with its size, zone, and level assignment.

SPACE PROGRAMMING

01

Complete Space Program

Every room with specific square footage

02

Zone Organization

Spaces grouped by function

03

Level Distribution

Assignment to floors

04

Target Validation

Real-time tracking against goals

S/M/L Sizing System

Instead of asking you to guess square footages, FYI uses a simple Small / Medium / Large system. Each size represents a tier-appropriate allocation based on your project scope.

Small (S)

Efficient allocation

Meets functional needs without excess. Good for supporting spaces.

Medium (M)

Comfortable standard

Typical for most rooms in homes of your tier. Recommended default.

Large (L)

Generous allocation

For priority spaces or special requirements. Use selectively.

🗨 Actual square footages scale with your tier. A "Medium" kitchen in a 15K home is larger than a "Medium" kitchen in a 5K home.

Tier-Based Templates

Each tier represents a classification based on target square footage, with typical space counts and character profiles tailored to your lifestyle requirements.

5K Tier

Target: < 7,500 SF

Spaces: 25–30

Character: Efficient luxury

10K Tier

Target: 7,500 – 12,500 SF

Spaces: 35–40

Character: Comfortable estate

15K Tier

Target: 12,500 – 17,500 SF

Spaces: 45–55

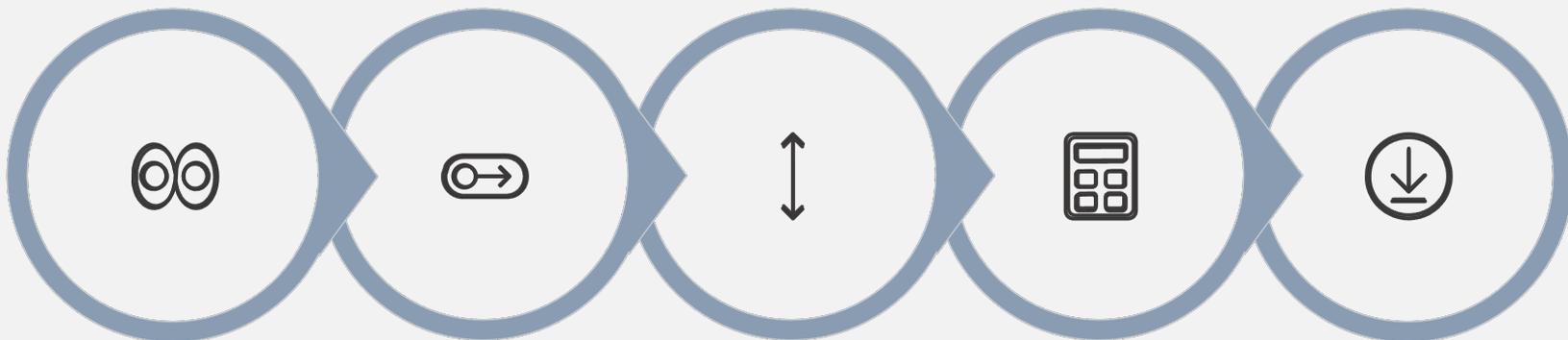Character: Full-service mansion

20K Tier

Target: 17,500+ SF

Spaces: 60+

Character: Grand estate

FYI Zone Workflow

Work through each zone, reviewing pre-selected spaces and adjusting sizes. The system starts with a recommended template based on your KYC inputs—your job is to refine it to match your priorities.

Review Zones	Toggle Inclusions	Adjust Sizes	Monitor Totals	Export Brief

Changes update the total square footage in real time, allowing you to see how each decision impacts your overall program.
A warning displays when total program SF exceeds target by more than 50%.

Zone-by-Zone Organization

1	2	3	4
Arrival + Public	**Family + Kitchen**	**Entertainment**	**Wellness**
Entry, formal entertaining, office, and public-facing spaces. Includes foyer, gallery, living room, dining room, home office, powder room.	Daily living hub, kitchen, breakfast, and casual family spaces. Includes kitchen, breakfast nook, family room, scullery, butler pantry, mudroom.	Game room, theater, bar, billiards, and recreational spaces. Includes media room, game room, bar, wine room, billiards, lounge.	Gym, spa, pool support, and health-focused spaces. Includes gym, spa, steam room, sauna, massage room, pool bath.

Private & Service Zones

Primary Suite

Primary bedroom, bath, closets, and private retreat. Includes sitting area and private terrace.

Guest + Secondary

Jr. Primary, guest suites, kids rooms, staff quarters. Includes bunk room and au pair suite.

Service + BOH

Laundry, mudroom, mechanical, storage, and back-of-house. Includes garage entry and staff break.

Outdoor Spaces

Terrace, pool, outdoor kitchen, and exterior living. Includes covered terrace, pool deck, fire pit, lawn.

Program Balance Gates

FYI validates your space program against several criteria before passing to MVP. These gates ensure your program is balanced and functional.

Target Square Footage

A warning displays when total program SF exceeds target by more than 50%. Moderate deviations are normal during programming.

Zone Balance Requirements

Each zone has typical percentage ranges. The system monitors for oversized or undersized zones that may impact functionality.
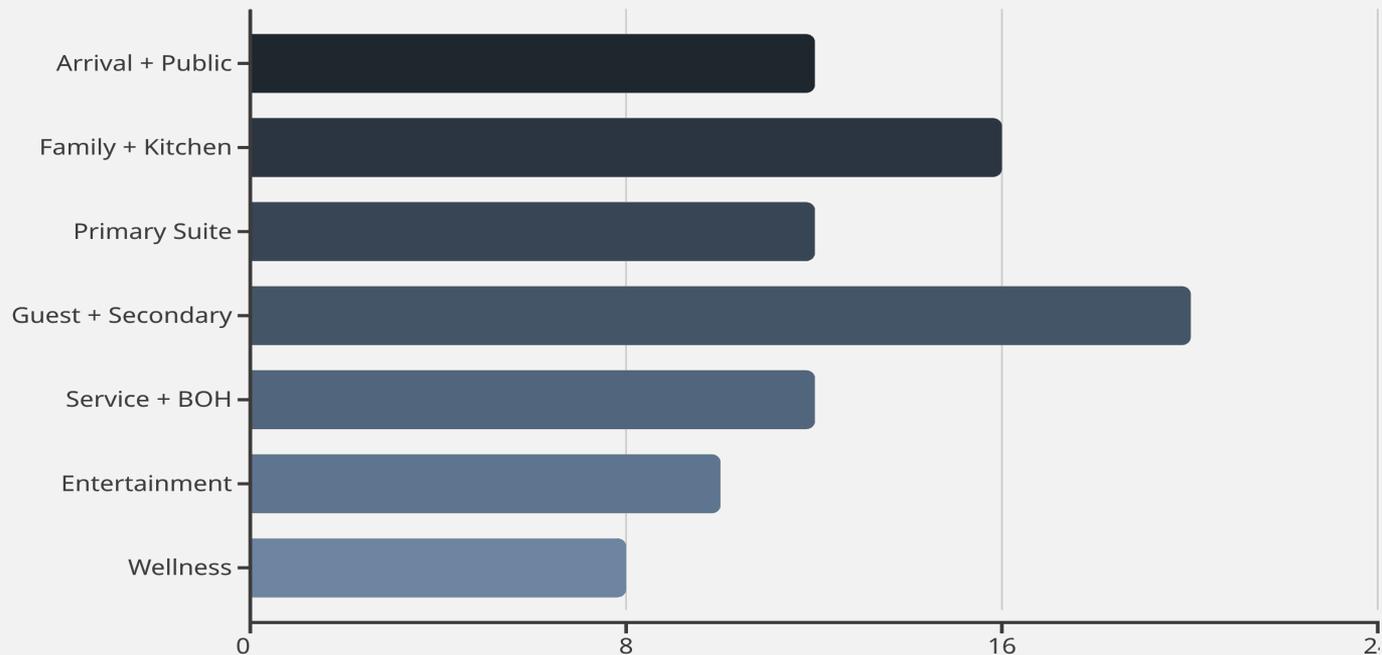
Required Spaces

The system validates 5 universal required spaces across all tiers: Foyer, Kitchen, Family Room, Primary Bedroom, and Primary Bathroom.

Zone Balance Requirements

Zone balance percentages are reference guidelines to ensure proper allocation across your home's functional areas.
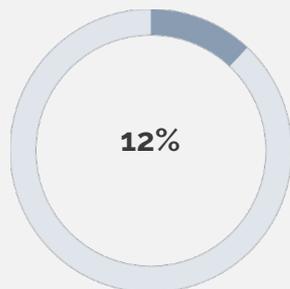

Warnings trigger if Arrival + Public exceeds 20%, Family + Kitchen falls below 10%, Primary Suite exceeds 20%, Guest + Secondary falls below 12%, or Service + BOH falls below 6%.
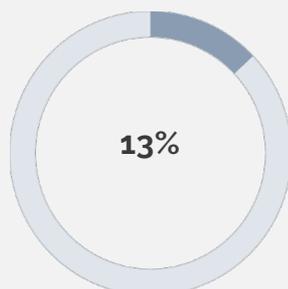
Circulation Allowance

Programmed spaces don't account for hallways, stairs, walls, and circulation. Circulation is calculated as a percentage that increases with estate size to accommodate longer distances and more complex layouts.

This additional square footage ensures your home functions properly with adequate passage between rooms, proper stair dimensions, and comfortable hallway widths.
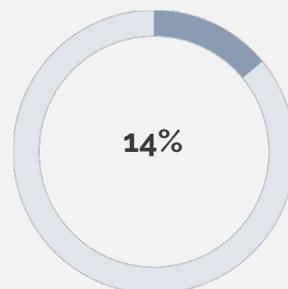
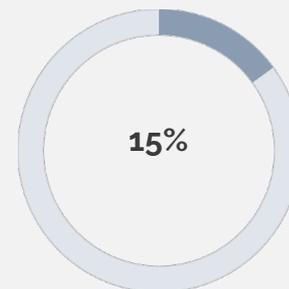| 12%	13%	14%	15%
5K Tier	**10K Tier**	**15K Tier**	**20K Tier**
Efficient circulation	Standard allowance	Expanded passages	Grand circulation

Size Benchmarks: 10K Tier Sample

These benchmarks show how S/M/L sizing translates to actual square footage for a 10K tier estate. Each tier has proportionally scaled allocations.

Primary Living Spaces

- Primary Bedroom: 350 / 450 / 600 SF
- Kitchen: 250 / 350 / 500 SF
- Family Room: 300 / 450 / 600 SF
- Home Office: 120 / 180 / 250 SF

Supporting Spaces

- Guest Suite: 200 / 280 / 350 SF
- Media Room: 300 / 450 / 650 SF
- Gym: 200 / 350 / 500 SF
- Garage (per car): 200 / 250 / 300 SF

Bedroom Naming Convention

Consistent naming ensures clear communication with your design team and proper hierarchy in your home's layout.

Primary Suite

Master bedroom for owners

Jr. Primary

Secondary owner's suite or older child's suite

Guest Suite 1, 2, 3

Guest bedrooms with en-suite baths

Kids Room 1, 2

Children's bedrooms (may share bath)

Bunk Room

Multi-bed room for kids or casual guests

Au Pair / Nanny Suite

Caregiver quarters near kids' rooms

Staff Suite

Live-in staff quarters, typically near service

Understanding Square Footage

Conditioned Space: Interior space with heating/cooling that counts toward total SF.

Unconditioned Space: Covered outdoor areas not included in conditioned SF.

1 **Net SF**

Programmed space total—rooms only, no circulation or walls

⊕ **Circulation**

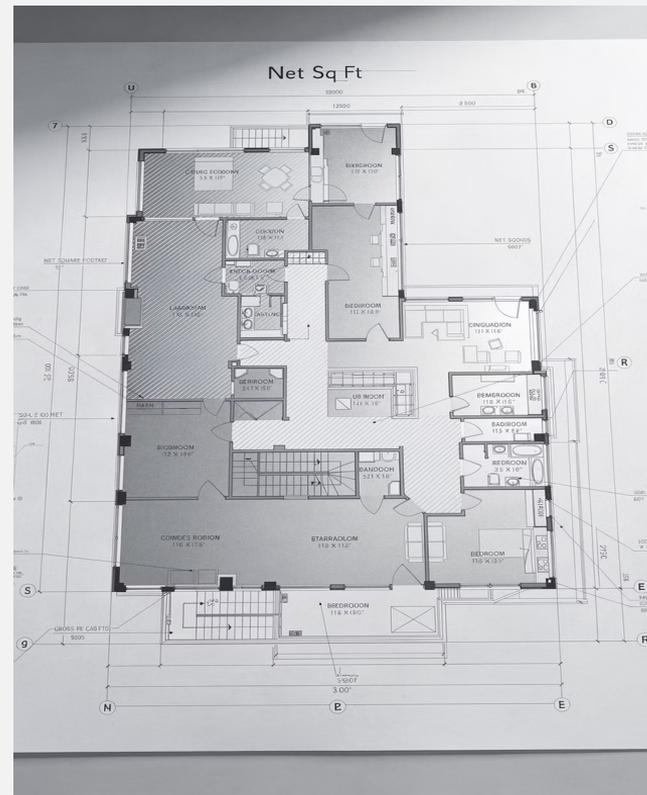Hallways, stairs, and landings added as percentage

+ **Structure**

Walls, columns, and building systems

= **Gross SF**

Total buildable area, typically 15–22% larger than net

Zone Code Reference

Quick reference guide for all zone codes used throughout the FYI system.

Z1_APB

Arrival + Public: Entry and formal entertaining

Z2_FAM

Family + Kitchen: Daily living hub

Z3_ENT

Entertainment: Recreation and media

Z4_WEL

Wellness: Gym, spa, and health

Z5_PRI

Primary Suite: Primary private retreat

Z6_GST

Guest + Secondary: Guest and children's rooms

Z7_SVC

Service + BOH: Back-of-house operations

Z8_OUT

Outdoor Spaces: Exterior living (unconditioned)

Z9_GH

Guest House: Separate guest structure

Z10_PH

Pool House: Pool/wellness pavilion

Ready to Begin Your Journey

FYI transforms your lifestyle vision into a precise, actionable space program. By working through each zone systematically and making thoughtful sizing decisions, you'll create a comprehensive brief that serves as the foundation for your architect's schematic design.

Start with Templates

Begin with tier-appropriate recommendations
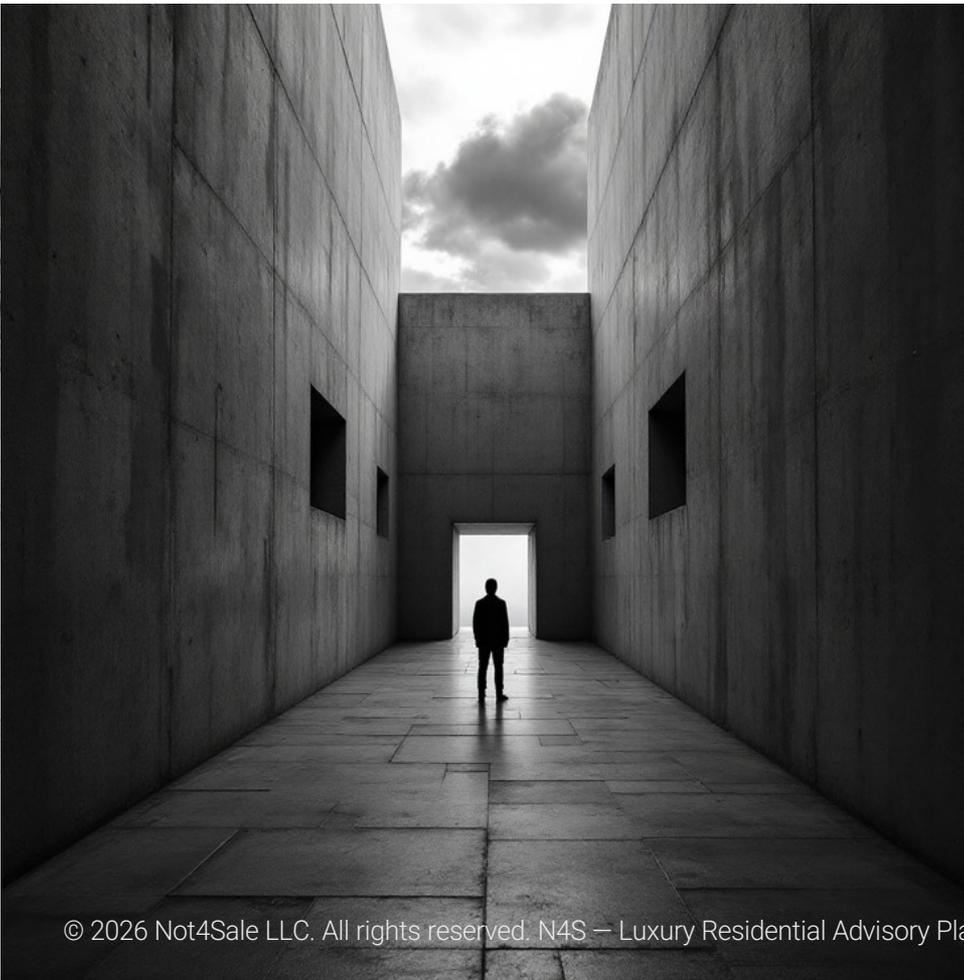
Refine Your Priorities

Adjust sizing to match your lifestyle

Validate Balance

Monitor totals and zone distribution

Export Your Brief

Deliver a complete program to your team

"The journey
not the arrival matters."

T.S. Eliot

Thank You.

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