

FYI (Find Your Inspiration) – Documentation

N4S — Luxury Residential Advisory Platform

1. Overview

What is FYI?

For Your Information (FYI) is your space programming module. It translates your lifestyle requirements from KYC into a detailed room-by-room program with specific square footages. This is the quantified foundation that 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.

What FYI Produces

Complete Space Program

Every room in your home with specific square footage allocation

Zone Organization

Spaces grouped by function (Arrival, Family, Primary, Guest, etc.)

Level Distribution

Assignment of each space to floors (Basement, Main, Upper)

Target Validation

Real-time tracking against your target square footage

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.

S

Small

Efficient allocation. Meets functional needs without excess. Good for supporting spaces.

M

Medium

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

L

Large

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

FYI uses your target square footage (from KYC) to select the appropriate program template. Larger tiers include more spaces and larger default sizes.

TIER	TARGET RANGE
TYPICAL SPACES	CHARACTER
5K	< 7,500 SF
25-30 spaces	Efficient luxury
10K	7,500 - 12,500 SF
35-40 spaces	Comfortable estate
15K	12,500 - 17,500 SF
45-55 spaces	Full-service mansion
20K	17,500+ SF
60+ spaces	Grand estate

2. Workflow

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.

1 Review Zone Spaces

Each zone shows pre-selected spaces based on your KYC inputs. Spaces are already marked as included or excluded based on your lifestyle profile.

2 Toggle Inclusions

Add or remove spaces as needed. Want a wine room? Add it. Don't need a formal dining room? Remove it. Changes update the total SF in real time.

3 Adjust Sizing

For each included space, select S/M/L. Start with Medium for most spaces, then upgrade priorities to Large and downgrade supporting spaces to Small.

4 Monitor Totals

Watch the totals panel as you work. A warning displays when total program SF exceeds target by more than 50%, indicating the program may need scaling adjustments.

5

Export Brief

When complete, export a PDF space brief for your design team. This becomes the official program document for schematic design.

Zone-by-Zone Guide

▼ Structure Selection (Guest House / Pool House)

FYI supports multiple structures beyond the Main House. If your KYC Project Parameters include a Guest House or Pool House, FYI creates dedicated zone sections (Z9 for Guest House, Z10 for Pool House) where you can allocate rooms independently. Each structure maintains its own SF totals and level assignments, and the grand total across all structures is displayed in the program summary sidebar.

Z1

Arrival + Public

Entry, formal entertaining, office, and public-facing spaces.

TYPICAL SPACES

Foyer Gallery Living Room Dining Room Home Office Powder Room

KEY CONSIDERATIONS

- First impression zone—consider ceiling heights and natural light

- Formal entertaining capacity
- Guest bathroom accessibility
- Coat and package storage

Z2 ☕ Family + Kitchen

Daily living hub, kitchen, breakfast, and casual family spaces.

TYPICAL SPACES

Kitchen Breakfast Nook Family Room Scullery Butler Pantry Mudroom

KEY CONSIDERATIONS

- Heart of daily living—size generously
- Kitchen work triangle and prep space
- Visual connection to outdoor spaces
- Casual dining capacity

Z3 ☕ Entertainment

Game room, theater, bar, billiards, and recreational spaces.

TYPICAL SPACES

Media Room Game Room Bar Wine Room Billiards Lounge

KEY CONSIDERATIONS

- Acoustic isolation requirements

- Lighting control and AV infrastructure
- Beverage service proximity
- Sound lock for bedrooms

Z4 Wellness

Gym, spa, pool support, and health-focused spaces.

TYPICAL SPACES

Gym Spa Steam Room Sauna Massage Room Pool Bath

KEY CONSIDERATIONS

- Equipment footprint and ceiling height
- Ventilation and dehumidification
- Wet-feet transitions from pool
- Natural light for exercise areas

Z5 Primary Suite

Primary bedroom, bath, closets, and private retreat.

TYPICAL SPACES

Primary Bedroom Primary Bath His Closet Her Closet Sitting Area Private Terrace

KEY CONSIDERATIONS

- Retreat quality and privacy

- Bath-to-bed relationship
- Closet capacity and organization
- Morning routine flow

Z6

Guest + Secondary

Jr. Primary, guest suites, kids rooms, staff quarters.

TYPICAL SPACES

Jr. Primary Guest Suite 1-3 Kids Rooms Bunk Room Au Pair Suite

KEY CONSIDERATIONS

- Guest autonomy and privacy
- Sound separation from primary
- Staff quarters accessibility
- Future flexibility

Z7

Service + BOH

Laundry, mudroom, mechanical, storage, and back-of-house.

TYPICAL SPACES

Laundry Utility Room Mechanical Storage Garage Entry Staff Break

KEY CONSIDERATIONS

- Service circulation routes

- Staff efficiency and comfort
- Delivery and trash flow
- MEP access requirements

Z8

Outdoor Spaces

Terrace, pool, outdoor kitchen, and exterior living.

TYPICAL SPACES

Covered Terrace Pool Pool Deck Outdoor Kitchen Fire Pit Lawn

KEY CONSIDERATIONS

- Indoor-outdoor transitions
- Sun and shade balance
- Pool-to-house wet-feet path
- Entertainment capacity

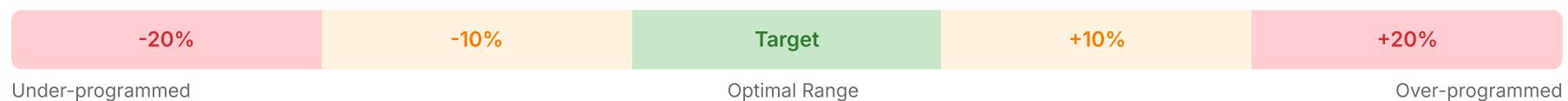
3. Gates & Validation

Program Balance Gates

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

◎ Target Square Footage

A warning displays when total program SF exceeds target by more than 50%, indicating the program may need scaling adjustments. Moderate deviations are normal during programming.



⚠ Under by 10%+: You may have unused budget. Consider adding spaces or upgrading sizes.

⚠ Over by 10%+: Either reduce program or increase target SF. Over-programming leads to budget overruns.

Zone Balance Requirements

Each zone should fall within a reasonable percentage of total SF. Extreme imbalances suggest missing spaces or oversizing.

ZONE	TYPICAL RANGE	WARNING IF
Z1: Arrival + Public	8-15%	>20% (oversized formal spaces)
Z2: Family + Kitchen	12-20%	<10% (undersized heart of home)
Z5: Primary Suite	8-15%	>20% (may crowd other zones)
Z6: Guest + Secondary	15-25%	<12% (insufficient bedroom count)
Z7: Service + BOH	8-15%	<6% (undersized service infrastructure)

- ⓘ Note: Zone balance percentages are reference guidelines. The system does not currently enforce zone balance validation — these serve as benchmarks for advisor review.

Circulation Allowance

Your programmed spaces don't account for hallways, stairs, walls, and circulation. Circulation is calculated as a percentage of net assignable area, varying by tier: 12% for 5K homes, 13% for 10K, 14% for 15K, and 15% for 20K estates.

Programmed Space Total	12,000 SF
Circulation Factor (13% for 10K tier)	+ 1,560 SF
Buildable Area Estimate	13,560 SF

- ⓘ Multi-story homes need more circulation (stairs, landings). Compact plans can sometimes achieve 15%, while sprawling estates may need 22%.

Required Spaces by Tier

Certain spaces are expected in each tier. Missing them will trigger warnings.

- ① The system validates 5 universal required spaces across all tiers: Foyer (FOY), Kitchen (KIT), Family Room (FR), Primary Bedroom (PRI), and Primary Bathroom (PRIBATH). Additional tier-specific space requirements are planned for a future update.

▼ 5K Tier Requirements

- Primary Suite with walk-in closet
- Kitchen (may be combined with family area)
- At least 2 additional bedrooms
- 2-car garage minimum
- Laundry room

▼ 10K Tier Requirements

- Primary Suite with separate bath and closet(s)
- Separate kitchen and family room
- Formal living or dining room
- At least 3 additional bedrooms
- Home office or study
- 3-car garage
- Dedicated laundry room

▼ 15K Tier Requirements

- Primary Suite with his/hers closets
- Separate living and family rooms
- Formal dining room
- Butler pantry or scullery
- At least 4 bedrooms including guest suite
- Media room or theater
- Home gym or wellness space
- 4+ car garage
- Mudroom

▼ 20K Tier Requirements

- ✓ Primary Suite with sitting area
- ✓ Separate his/hers baths and closets
- ✓ Multiple entertaining zones
- ✓ Catering kitchen or full scullery
- ✓ Wine room and bar
- ✓ Full guest wing (2+ suites)
- ✓ Theater (not just media room)
- ✓ Full wellness suite (gym, spa)
- ✓ Staff quarters
- ✓ Service entry and ops core
- ✓ 6+ car garage with service

4. Reference

Reference Guide

Zone definitions, space categories, and sizing benchmarks for FYI programming.

Zone Code Reference

CODE	ZONE NAME	FUNCTION
Z1_APP	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

Size Benchmarks (Sample Spaces)

Example S/M/L allocations for common spaces. Actual values scale with your project tier.

▼ View Size Examples (10K Tier)

SPACE	SMALL	MEDIUM
LARGE		
Primary Bedroom	350 SF	450 SF
600 SF		
Kitchen	250 SF	350 SF
500 SF		
Family Room	300 SF	450 SF
600 SF		
Guest Suite	200 SF	280 SF
350 SF		
Home Office	120 SF	180 SF
250 SF		
Media Room	300 SF	450 SF
650 SF		
Gym	200 SF	350 SF
500 SF		

Garage (per car)

200 SF

250 SF

300 SF

Level Naming Convention

B1 Basement Level 1 (if applicable)

L1 Main Level (entry grade)

L2 Upper Level 1

L3 Upper Level 2 (if applicable)

Bedroom Naming Convention

N4S uses a standardized naming convention for bedrooms to avoid confusion.

Primary Suite

Master bedroom (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

Glossary

▼ View Definitions

Conditioned Space

Interior space with heating/cooling. Counts toward total SF for permitting and appraisal.

Unconditioned Space

Covered outdoor areas like terraces and porches. Not included in conditioned SF but important for program.

Circulation

Hallways, stairs, landings, and passage areas. Added as a percentage on top of programmed spaces.

Net SF

Programmed space total (rooms only, no circulation or walls).

Gross SF

Total buildable area including circulation, walls, and structure. Typically 15-22% larger than net.

Program Tier

Internal classification (5K/10K/15K/20K) based on target SF. Determines space template and default sizes.

S/M/L

Size selector (Small/Medium/Large). Each represents a tier-appropriate square footage allocation.

Included Space

A space marked for inclusion in your program. Contributes to total SF.

Would-Like

Space that's commonly included for your tier and profile. Pre-selected but can be removed.

Structure

Separate building on the property (Guest House, Pool House). Has its own zone.