
FYI (Find Your Inspiration) Documentation

Space Programming Guide

N4S — Luxury Residential Advisory Platform
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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.

Size	Character	Guidance
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

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.

Step 1: Review Zone Spaces

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

Step 2: Toggle Inclusions

Add or remove spaces as needed. Changes update the total SF in real time.

Step 3: Adjust Sizing

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

Step 4: Monitor Totals

Watch the totals panel. A warning displays when total program SF exceeds target by more than 50%.

Step 5: Export Brief

When complete, export a PDF space brief for your design team.

Zone-by-Zone Guide

Code	Zone	Description	Typical Spaces
Z1	Arrival + Public	Entry, formal entertaining, office, and public-facing spaces.	Foyer, Gallery, Living Room, Dining Room, Home Office, Powder Room
Z2	Family + Kitchen	Daily living hub, kitchen, breakfast, and casual family spaces.	Kitchen, Breakfast Nook, Family Room, Scullery, Butler Pantry, Mudroom
Z3	Entertainment	Game room, theater, bar, billiards, and recreational spaces.	Media Room, Game Room, Bar, Wine Room, Billiards, Lounge
Z4	Wellness	Gym, spa, pool support, and health-focused spaces.	Gym, Spa, Steam Room, Sauna, Massage Room, Pool Bath
Z5	Primary Suite	Primary bedroom, bath, closets, and private retreat.	Primary Bedroom, Primary Bath, His Closet, Her Closet, Sitting Area, Private Terrace
Z6	Guest + Secondary	Jr. Primary, guest suites, kids rooms, staff quarters.	Jr. Primary, Guest Suite 1–3, Kids Rooms, Bunk Room, Au Pair Suite
Z7	Service + BOH	Laundry, mudroom, mechanical, storage, and back-of-house.	Laundry, Utility Room, Mechanical, Storage, Garage Entry, Staff Break
Z8	Outdoor Spaces	Terrace, pool, outdoor kitchen, and exterior living.	Covered Terrace, Pool, Pool Deck, Outdoor Kitchen, Fire Pit, Lawn

3. Gates & Validation

Program Balance Gates

FYI validates your space program against several criteria before passing to MVP.

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

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 bedrooms)
Z7: Service + BOH	8–15%	<6% (undersized service)

Zone balance percentages are reference guidelines. The system does not currently enforce zone balance validation.

Circulation Allowance

Programmed spaces don't account for hallways, stairs, walls, and circulation. Circulation is calculated as a percentage: 12% for 5K, 13% for 10K, 14% for 15K, and 15% for 20K estates.

Required Spaces by Tier

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 requirements are planned.

4. Reference

Reference Guide

Zone Code Reference

Code	Zone Name	Function
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

Size Benchmarks (10K Tier Sample)

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

Space	Small	Medium	Large
Garage (per car)	200 SF	250 SF	300 SF

Bedroom Naming Convention

Name	Description
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

Conditioned Space

Interior space with heating/cooling. Counts toward total SF.

Unconditioned Space

Covered outdoor areas. Not included in conditioned SF.

Circulation

Hallways, stairs, landings. Added as 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

Classification (5K/10K/15K/20K) based on target SF.

S/M/L

Size selector. Each represents a tier-appropriate SF allocation.

Structure

Separate building on property (Guest House, Pool House).