

ONTWERPE STUDIO, LLC

Design Questionnaire for your New Home

Thank you for this opportunity. The custom building process is very exciting and will involve many people which you may never even meet. Therefore it is important that we gather as much information as possible about the home you want to create. What follows is a guideline to help you put your desires on paper. It is not intended to act as a final specification sheet, which will come later as we move into more detail. After you have listed all the elements you want, we will work together to shape these into your new home. I look forward to working with you to make your dream home a reality.

CONTACT INFORMATION

Name:

Address:

Preferred Email:

Telephone number:

How Did You Hear About Us:

Project Location:

Project Description:

Anticipated Start?

Today 3 Months 6 Months 12months

Do you have a builder in mind?

Approximately what is your budget range for the new home?

Approximately what date would you like to be in your new home?

What will be the primary function and or goal of this project?

-is this a home you will sell one day or do you plan to grow old in it. Plan for the present and the future.

Building a home can take a while (6 months or longer) so make sure that your lifestyle and budget can handle the process

SITE INFORMATION

Do you already own a piece of property? *(Give a description)*

If so, you will need to provide survey information such as:

Topographic or elevation certificate

Tree Survey (if required)

Site Plan (current)

If you do not have this information we can help you in obtaining it.

Are there any Architectural Control Restrictions that govern the property? If so, please provide a copy of the covenants for review.

Will you want any major site improvements? (Pools, terraces, etc.)

EXTERIOR

Architectural Style Desired

- Coastal Cottage Country Contemporary
 Craftsman European Mediterranean Modern
 Southwest Ranch Traditional Tudor
 Other:

Foundation

- Monolithic Slab Stem Wall

Wall Structure

- 2x4 Frame 2x6 Frame (CMU) Masonry

Exterior Finish Materials Desired

- Stucco Brick Siding Stone
 Other:

Roof Structure

- Pitch: ____/12 Hip Gable Other
 Engineered Trusses Conventional Frame

Roofing Materials Desired

- Asphalt Shingles Cedar Shakes Tile Metal
 Other:

Floor System/s

- TJI Conventional Frame Slab on grade

FLOOR PLAN

GENERAL

How much total square footage do you presently have?

How much total square footage do you believe you will need?

<2000 Total Sf 2000-3000 Total Sf 3000-4000 Total Sf 5000 + Total Sf

1 Story 2 Story Split Level

Open Floor Plan Closed Floor Plan Split Floor Plan

How Many Total Rooms

Dining Room Breakfast Area Kitchen Utility Office
 Master Suite Jack & Jill Bath Recreation Room Bar
 Foyer Sunroom Other

Ceiling Heights

8' 9' 10' Vaulted Ceilings Loft Special Ceilings:

GARAGE

How many vehicles do you need to accommodate? (*and what type*)

Attached Detached 1 Car 2 Car 3 Car

Garage Doors: 7'-0" Hgt 8'-0" Hgt SINGLE _____ ' DOUBLE _____ '

Will you need extra storage space? (*If so, how much and what for?*)

Do you need a golf cart space or workshop? (*if so, what size*)

LAUNDRY/UTILITY/MUDROOM

What approximate size do you want the laundry room?

Please list all the features you want in the laundry room, (*washer, dryer, folding table-counter, cabinets, wet hanging closet-rod, fold down iron, sewing table, etc.*)

Would you like a half bath or full bath located here?

Would you like a Utility Sink?

Do you need any other special features? (*Storage closet, broom closet, hobby room, etc.*)

Do you need a back door located here?

KITCHEN

Approximately what size do you need?

Would you like the sink near a window or in an island?

Would you want a breakfast bar or Island? (*If so, how many should it seat? Raised bar or countertop height?*)

What other appliances would you like In addition to the usual major appliances? (*Warming drawers, microwave, extra oven, etc.*)

Would you like a desk in the kitchen?
...a calendar/desk/organization station?

Would you like a standard cabinet pantry or a walk-in pantry (*if walk-in, approximately what size?*)

How would you like the kitchen shaped? (*"U" shape, "L" shape, Galley, with island*)

Do you want the kitchen open to another room? (*Breakfast Nook, family room, sunroom?*)

Wine/ beer storage? Yes No

Energy Star certified appliances? Yes No

Large appliance placement?

Do you want the fridge to have a built-in look or stand-alone, Counter depth or jutting out?

Under cabinet Lighting? Yes No

Would you like the veggie sink in the island or instant hot water spout for pot filler at the stove or any other features?

Consider running a gas line (if available) to range for resale?

BREAKFAST NOOK

Approximately what size do you need?

Would you like room for any furniture space besides the table? (*Hutch, bakers rack, etc.*)

Any special ceiling treatment or feature you would like incorporated into the breakfast room?

FAMILY ROOM

Approximately what size would you like the family room?

Do you need any base cabinets, other storage or bookcase?

Do you want a fireplace? (*If so, in what material would you like it finished?*)

What floor, wall and ceiling finishes would you like in this room?

Would you like any special ceiling treatment or feature you would like incorporated into the family room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Would you like a wet bar located here? (If so, a large sit down bar or small cabinet bar?)

Do you want the family room open or closed off from the kitchen?

Entertainment system and set up in the family room

Work and play space for children and adults?

LIVING ROOM

Approximately what size would you like the living room?

Do you want a fireplace? (If so, in what material would you like it finished?)

What floor, wall and ceiling finishes would you like in this room?

Would you like any special ceiling treatment or feature you would like incorporated into the living room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Is there any special ceiling treatment or feature you would like incorporated into the living room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Would you like a wet bar, built-ins or other special features located here?

Will the living room be open to the Kitchen

Entertainment system and set up in the living room

SUNROOM

Approximately what size and shape?

To which rooms would you like it to connect?

DINING ROOM

Approximately what size would you like the dining room?

How many people will the dining room need to accommodate?

Is there any special ceiling treatment or feature you would like incorporated into the living room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Would you like a butler's pantry or china cabinet area?

Do you want a fireplace in the dining room? *(If so, in what material would you like it finished?)*

Yes No

Size of dining table? _____

FOYER

Approximately what size would you like the foyer to be?

Is there any special ceiling treatment or feature you would like incorporated into the living room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

What floor, wall and ceiling finishes would you like in the foyer?

Do you want a chandelier in foyer? Yes No

ENTRY DOOR

Single door Double door Door w/ (1) sidelight Door w/ (2) sidelights Transom
Other:

DEN/OFFICE

Approximately what size would you like this room to be?

Do you need any base cabinets, other storage or bookcase?

Do you want a fireplace here? *(If so, in what material would you like it finished?)*

Where would you like this room located? *(Off the foyer, master bedroom, etc.)*

MASTER BEDROOM

Where would you like this room located? *(Upstairs, downstairs, etc.)*

Approximately what size would you like the master bedroom to be?

Do you need any built-in cabinets, other storage or bookcase?

Do you want a fireplace? *(If so, in what material would you like it finished?)*

Would you like a sitting room area to be part of the room or separate, or neither?

Would you like any special ceiling treatment or feature you would like incorporated into the family room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Would you like any other special features such as a built in TV, coffee bar, or wet bar located here? *(If so, a*

large sit down bar or small cabinet bar?)

Do you need any other considerations for special furniture or other?

MASTER BATH

Do you want one large bath, or his and hers separate baths?

Do you want a whirlpool tub, garden tub, standard tub or none at all?

Do you want separate sinks and vanities or separate sinks in one vanity?

Do you need a make-up table?

What type of shower do you want? Walk-In/Tile Shower Fiberglass Shower Roll-in Other

Would you like special features in the shower? (*Shower seat, Soap niches, double shower heads, etc.*)

Do you need a separate linen closet?

Would you like any special ceiling treatment or feature you would like incorporated into the m bath room?

8' 9' 10' Vaulted Ceilings Two Story Tray Ceiling Other:

Outlets in the cabinets: Yes No

Heated floor tiles: Yes No

Efficient toilet: Yes No

Shower head height? _____

MASTER CLOSET

Approximately how much linear footage of hanging space do you need?

Do you want one closer, or his and hers?

Do you need any built-in drawers or shelves in the closet?

Do you prefer to access the closets from the bedroom, bathroom or between?

Do you need any special items? (ironing board, stackable washer/dryer, or cedar closet)

What kind of lighting do you want in the closet? (*Motion sensor, Fluorescent, Can, LED*)

Would you like outlets in the closet?

SECONDARY BEDROOMS

How many other bedrooms will you need?

One Two Three Four

Approximately what size will these rooms need to be?

One Two Three Four

Will these rooms need walk-in closets, desks, bookcases, window seats, etc.?

SECONDARY BATHROOMS

How many other bathrooms will you need?

One Two Three Four Powder Bath

Walk-In/Tile Shower Fiberglass Shower Tub/Shower Shower head height? _____

Will you want Linen closets in the bathrooms or elsewhere?

Efficient toilet: Yes No

OTHER ROOMS

Will you need any other rooms finished such as Media room, Data closet, children's playrooms, recreation rooms, exercise room, bonus room, or any other (if so, where would you like these rooms, located?

STAIRS (IF REQUIRED)

Where would you like the stairs located? (*Foyer, Living room, off utility/ kitchen, etc.?*)

Do you have a preference for the shape of the stair? (*Straight, "L" shaped, curved, etc.*)

Storage under stairs? Yes No

OTHER

With of hallways?

Safety features needed: Yes No

Safe room for emergencies: Yes No

Pet are for feeding/ litter: Yes No

Sliding Glass Doors: 6'-8" Hgt 8'-0" Hgt Width_____

Exterior Doors: 6'-8" Hgt 8'-0" Hgt Door Swing: In Out

Interior Doors: 6'-8" Hgt 8'-0" Hgt Pocket doors?

Windows: Header height: 6'-8" Hgt 7'-4" Hgt 8'-0" Hgt

Awning Casements Single Hung Horizontal Sliders Fixed Glass

Sky Lights Solar Tubes Other

Bathroom Windows Obscure Clear

ELECTRICAL:

Electrical Switches and Outlets:

Floor pugs in family room: Yes No

Outlets in the Kitchen Pantry: Yes No

Christmas light outlets near eves: Yes No

Dimmer Switches: Yes No

(remember outlets can come with USB ports)

Charging hub for phones and tablets

Lighting: Recessed Fluorescent LED Other

Central Vacuum System: Yes No

Ceiling Fans: Family Room M Bedroom Secondary Bedrooms Other

Insulation: Soundproof Interior Walls _____

HVAC: Electric Gas Location: _____

Electric Gas

Water Heater: Tankless Standard Electric Gas

Water Softener: Yes No

Interest in Green Building Materials & Techniques: Yes No

Interest in Accessible-Universal Design: Yes No

OUTDOOR SPACES:

Patio or Covered Lanai?

Outdoor Kitchen: Yes No

Audio System with Outdoor Speakers: Yes No

Intercom System: Yes No

Wire for security system: Yes No

Cable in every room: Yes No, Patio Yes No, M Bath Yes No, Kitchen Yes No

Outdoor Outlets: #: _____ Locations: _____

Hose Bibs: #: _____ Locations: _____

Outdoor lighting: (motion sensors, etc.)

Irrigation system: Yes No

Additional Notes and comments:

SUPER IMPRTANT DETAILS TO CONSIDER DURING THE CUSTOM HOME PROCESS:

-Building a home can take a while so make sure that your lifestyle and budget can handle the process.

-Come up with a system to organize and keep track of everything. Staying organized will save your sanity.

-Set aside a time that you will make your self available to answer questions and make decisions. And decide who in the family is the best decision maker and do you disagree on any points.

-Optimize the space in your new home making sure that every room has a purpose and use.

-Find a team that you feel comfortable with. Don't trust your dreams of building your new home to just anyone. Understand the roles and responsibilities of each team member and Who will be your point of contact. Get to know the people who you will be working with.

-Become familiar with the laws and codes that your new home will have to meet.

-Building a house isn't cheap, but it is worth it. Do your homework and be prepared to spend your money so you won't be caught off guard by a surprise expense.

-Keep at least 10% of your budget for unexpected expenses

-Don't forget about landscaping. Have an idea what you want the entire lot to look like.

-Make a list of what you want and its priority. What features are most important and what can't you live without? What would you like to have, budget permitting, but could do without? Make those decisions now to help you sort things out later

-What is your goal completion date and is it reasonable? What benchmarks have to be met to reach this goal?