

Design Criteria:

Before the designing process begins, it is important to define your objectives, listing the things you want and expect in your new home. Sounds simple enough but people often discover that, even within their own family, there are competing visions and differing realities. In an ideal world all decisions would be made during the design phase and construction would efficiently proceed without any changes. Needless to say, that **never** happens.

Regardless, starting with a clear design brief, taking as many requirements as possible into account, helps reduce the need for changes in later stages. An accurate design criteria is the foundation of good planning.

WHO WILL BE LIVING IN THE HOUSE?

Ages?
Special Circumstances?

WHAT IS THE SITE LIKE?

Dimensions?
Setbacks?
Adjacent Properties?
Zoning Controls?

SIZE REQUIREMENTS AND LIMITATIONS?

Grading Plan?
Location of Garage?
Legal Survey?
Directions of the Site?

HOW DO YOU LIVE?

What is the typical daily routine of the residents?
How frequently do you entertain?
Are you retired or soon-to-be retired?

WHAT TYPE OF HOUSE DO YOU WANT?

Bungalow, Split Level 2-storey, 1-1/2-storey?
Attached or Detached Garage?
Developed Attic?
Anticipated floor area?
Finished basement - now or in the future?

ARE THERE SPECIAL REQUIREMENTS?

Art pieces, furniture
Special features
Special activities

WHAT TYPE OF LAY-OUT DO YOU WANT?

Number of rooms?
Type of rooms?
Formal or open?
Major rooms locations?
Any rooms to open to "outdoor" rooms (decks, verandas, patios)?
Furniture requirements for each room?
Size of rooms in current house?
Closet preferences?

WHAT TYPE OF CONSTRUCTION?

Basement - conventional concrete or ICF?
Walk-out, crawlspace or conventional?
Upper floors - typical wood frame or timber frame?
Wall heights on each floor

WHAT KIND OF STYLE DO YOU WANT?

Traditional? Contemporary?
Exterior? Interior?

WHAT THINGS DO YOU DISLIKE AND WANT TO AVOID?