

Custom Home Design Questionnaire

NorthStar Engineering

I. General Information:

Owner name(s):	Date:
Mailing address:	
Home Phone:	Work Phone:
Cell Phone:	Cell Phone:
Fax:	E-mail:
Preferred contact method / time:	

II. Project Information:

This custom home will be built for: () primary home () secondary home () speculation

Owner () has () has not worked on a custom home or other building project in the past.

Type:

Check all that apply:

- Owner is () a contractor () will be acting as general contractor
- Construction will be done: () by owner () partly by owner () by contractor hired by owner

Desired construction start date: _____ or () not sure

Total construction budget (not including land or site improvements): \$ _____ or () not sure

Site () has () has not been purchased. (please provide site plan if available)

Street address of building site:			
APN:	City:	County:	State:

What are the setback requirements?

Are there subdivision restrictions (CC&R's or architectural review)? () No () Yes (please provide a copy)

The slope is: () flat () sloped () irregular

The site: () does () does not flood () Unknown.

Is there a flood certificate? () No () Yes (please provide a copy)

Is there a geotechnical report? () No () Yes (please provide a copy)

List any other site considerations (views, drainage, creeks, etc.):

III. Design Information:

A. Overall Design

Do you have a floor plan or design you are starting with? () No () Yes (please include)

Approximate square footage of heated living area (to outside of walls) _____ SF to _____ SF

Approximate square footage under roof (include porches, garages, etc) _____ SF to _____ SF

Rate the following in terms of priority (1 = low priority, 5 = high priority):

- _____ Green building (use of green building materials, LEED for homes, Build-it Green)
- _____ Energy conservation (use of energy saving materials, passive solar design)
- _____ Health (allergies, non-toxic)
- _____ Exterior / style (desire house to be a specific style or very unique)
- _____ Site situation / views
- _____ Economy (hold down construction and maintenance costs)
- _____ Universal design (floor plan allows for various ages and physical abilities)
- _____ Function (efficient layout, storage, special use areas)
- _____ Other (list):

Style of home desired (Cape Cod, Santa Fe, etc. please feel free to include pictures, drawings, etc. to clarify):

Elevation: () Single story () Two story () Multi story () Split level

House design desired:

- Symmetrical – the same on both sides
- Asymmetrical – one side is different from the other
- Traditional Contemporary
- Basic - Second floor walls stack above first floor walls (most cost-effective)
- Somewhat irregular - Most walls, decks or balconies stack, but a few do not stack or may hang out beyond the walls below (less cost effective)
- Complex – Most walls, decks or balconies do not stack and / or hang out beyond the walls below (most expensive)

House footprint shape desired:

- Basic rectangle or rectangle with 6-8 corners (most cost-effective)
- Somewhat irregular with more than 10 corners and / or angled walls (less cost effective)
- Complex with many curved or angled walls and / or corners, unusual shape (most expensive)

Type of construction:

- | | | |
|--|--|--|
| <input type="checkbox"/> 2 x 6 framing | <input type="checkbox"/> 2 x 4 framing | <input type="checkbox"/> Insulated Concrete forms |
| <input type="checkbox"/> Steel framing | <input type="checkbox"/> Log | <input type="checkbox"/> Structural Insulated Panels |
| <input type="checkbox"/> CMU | <input type="checkbox"/> Straw bale | <input type="checkbox"/> Timber frame |
| <input type="checkbox"/> Not sure | <input type="checkbox"/> Other (describe): | |

Type of foundation desired: Slab on grade Raised floor Walk out basement Other:

Siding material(s): Stucco Wood Composition (Hardi panel, etc) Other:

Roofing material: Composition Tile Metal Other:

Roof style: Pitch #1:_____:12, Pitch #2_____:12 Gable Hip Dormers Other:

B. Floor Plan

Type of floor plan desired:

- Split floor plan (master bedroom separate from other bedrooms)
- Traditional / Formal (well defined rooms, living, eating and sleeping areas kept separate)
- Open floor plan (kitchen / living / family areas with minimal walls)
- Separate living suite / apartment. Where:
- Other (describe):

Rooms desired (1=essential, 2=secondary, 3=if budget allows, leave blank or "x" if not desired)

<input type="checkbox"/> 1 Kitchen	<input type="checkbox"/> 1 Master Bedroom	<input type="checkbox"/> Master Bath
<input type="checkbox"/> Living Room	<input type="checkbox"/> Bedroom 2	<input type="checkbox"/> Attached Bath
<input type="checkbox"/> Foyer	<input type="checkbox"/> Bedroom 3	<input type="checkbox"/> Attached Bath
<input type="checkbox"/> Formal Entry	<input type="checkbox"/> Bedroom 4	<input type="checkbox"/> Attached Bath
<input type="checkbox"/> Formal Dining Room	<input type="checkbox"/> Bedroom 5	<input type="checkbox"/> Attached Bath
<input type="checkbox"/> Breakfast Nook	<input type="checkbox"/> Bedroom 6	<input type="checkbox"/> Attached Bath
<input type="checkbox"/> Breakfast Bar	<input type="checkbox"/> Bath 2	<input type="checkbox"/> Full <input type="checkbox"/> 3/4 <input type="checkbox"/> Half
<input type="checkbox"/> Pantry	<input type="checkbox"/> Bath 3	<input type="checkbox"/> Full <input type="checkbox"/> 3/4 <input type="checkbox"/> Half
<input type="checkbox"/> Office	<input type="checkbox"/> Bath 4	<input type="checkbox"/> Full <input type="checkbox"/> 3/4 <input type="checkbox"/> Half
<input type="checkbox"/> Family Room / Den	<input type="checkbox"/> Bath 5	<input type="checkbox"/> Full <input type="checkbox"/> 3/4 <input type="checkbox"/> Half
<input type="checkbox"/> Media Room	<input type="checkbox"/> Guest Suite	
<input type="checkbox"/> Wet Bar	<input type="checkbox"/> Wine Cellar	
<input type="checkbox"/> Office	<input type="checkbox"/> Library	
<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Exercise Room	
<input type="checkbox"/> Mud Room	<input type="checkbox"/> Rec. Room	
<input type="checkbox"/> Decks	<input type="checkbox"/> Covered/Screened Porch	
<input type="checkbox"/> Elevator	<input type="checkbox"/> Basement	
<input type="checkbox"/> Attic	<input type="checkbox"/> Porte Cochere	
<input type="checkbox"/> Breezeway	<input type="checkbox"/> Outdoor Kitchen	
<input type="checkbox"/> Garage - No. Cars _____	Attached <input type="checkbox"/> Detached <input type="checkbox"/> Location (front, etc):	

Storage (size and type):

Built-ins (bookcases, china cabinets, etc describe):

Other (describe):

Ceiling height(s): First floor _____ ft. Second floor _____ ft. Other:

Do you want vaulted ceilings () no () yes. Where:

Do you have any particular furniture, equipment or hobbies that need to be accommodated? Describe:

C. Utilities and Appliances

Type of water heater () Standard storage type () Tankless () With solar () Solar only

Fuel () Gas () Electric

Type of heating () Radiant floor () Forced air () Gas wall or room unit () Other:

If central heating, location of boiler or furnace: () Garage () Attic () Basement () Utility room
() Other:

Type of air conditioning () Heat pump () Wall units () Window units () None

Location of heat pump:

Type of appliances desired:

_____ Microwave – built-in. Size:

_____ Garbage disposal

_____ Trash compactor

_____ Dishwasher

_____ Range - freestanding () gas () electric

_____ Cook top () gas () electric

_____ Oven - built-in () gas () electric

_____ Kitchen island, sink () no () yes

_____ Refrigerator () side by side () top freezer. Size:

_____ Washer () front load () top load

_____ Dryer () gas () electric

_____ Laundry tub

_____ Other:

D. Plan Set

We offer several levels of plan sets depending on your needs. All building sets include the following:

Floor plan with location of appliances and plumbing fixtures, and door and window sizes

Dimension plan (may be combined with floor plan) – shows location of walls, doors and other features

Basic Elevations – exterior view of the four sides of the house, with minimal architectural detail

Roof plan – shows roof shape, pitches and overhangs

Section(s) – shows ceiling heights, wall and floor sections, and finished floor location from grade

Electrical plan – *general* plan showing light fixtures, switches, etc. required for code

Foundation plan – location and size of footings

Roof framing plan, Lateral framing plan, Structural details

Type of plan set preferred:

_____ A basic set of plans that can be used to get a building permit and that a contractor can use to build the house. Main features of the house will be shown, but you work with the contractor in selecting finishes, fixtures, architectural details, etc. during construction. (most economical)

_____ A more detailed set of plans with construction details that will help you build some or all of the house yourself, or that show detailed construction for specific elements of the home. (more expensive)

_____ A bid set of plans that can be given to several contractors and includes schedules that specify (manufacturers, model number, colors, etc.) such items as room and floor finishes, plumbing and electrical fixtures, appliances, cabinetry, exterior finishes and colors, and / or fully show specific architectural features of the home. This set would also have an electrical plan showing exact locations and types of fixtures, switches, etc. (most expensive)

Please feel free to attach additional sheets of paper with any comments you might have, as well as any copies of drawings, photos, magazine articles, etc which you have in reference to this project. Thank you, and we look forward to working with you!