

# DESIGN QUESTIONNAIRE

---

## Introduction:

This questionnaire is to help the reader focus on the most critical aspects of designing a Log, Post and Beam or Timber frame home, but is by no means comprehensive.

## Customer:

Name:  
Address:  
Phone Number:  
Email:

## Building Site:

Address:  
Building department phone number:

## Building design data at building site:

What is the local ground snow load in pounds per square foot?  
What is the local wind speed in miles per hour?  
Which seismic zone is your building site at? 0, 1, 2, 3 or 4.  
What is the soil bearing pressure in pounds per square foot?  
What type of soil is it?

- ÿ Massive crystalline bedrock... about 4000psf
- ÿ Sedimentary, foliated rock, sand gravel, gravel... about 200psf
- ÿ Sand and silt sand... about 1500psf
- ÿ Clay and sandy clay... about 1000psf

Please list any local bylaws you may know of that could influence the design criteria?

These could include: Overall height restrictions, roof slopes, percentage of glazing area for total wall area, environmental restrictions etc.

## Budget:

To calculate your budget to build your future home, you should inquire about the average construction cost per square foot to build a custom frame home in your proposed building area. Building cost per square foot varies greatly depending upon where your lot is located.

If you are planning for a timber frame, post and beam or full stack log or time home, you should add 20 - 25% to your budget. Design will also influence the total cost of the house.

## What is your estimated building cost per square foot for your proposed building site?

### Here are some tips for controlling the house construction budget:

A complex roof design, vaulted ceilings lots of corners on the perimeter, will increase your overall budget.

Rancher style design with one living space storey will increase the cost per foot as foundations and roofs are built for one level only.

Using manufactured frame trusses for part of the roof, keeping the house footprint and traffic space to a minimum will keep your budget down.

Building a basement with some egress windows or walk out if possible will allow some living space at a much lower construction rate.

Adding living space within the roof can make sense to get needed extra bedrooms, instead of designing them on the main floor.

## General:

For what purpose are you building the structure?

- As your principal residence
- As a vacation home
- As your future retirement home
- To entertain family, friends or business relations
- For business... ie. Bed and Breakfast, Restaurant, Resort etc

Are you thinking of adding to the building in a few years?

Are you expanding an existing building?

Is the building site flat, sloped or steep?

- Are you planning to build on a slab on grade?
- Are you planning to have a crawl space under the main floor?
- Are you planning for a basement, buried, partially buried or a walkout type?

What type of energy is available on-site for lighting, heating and cooling?

- Electricity on grid
- Natural or propane Gas
- Solar energy and/or wind energy

Who is going to use and/or live in the building?

- Do you need access for wheelchair, seniors or require any special safety features for young children?

Are security and/or privacy important considerations in the design of your home?

What is the location of the house on your property?

Do you already know the location of the septic, water line or water well, gas and power lines, interior access road to your house from the property line?

Is there a view to consider? (Orientation to North, South etc)

Please describe what you see from the proposed building site?

- To the North
- South
- East
- West

Can you please email or mail photographs of the site with orientation to the North?

What is the first impression you wish to have as you enter the property?

\*Secluded, private, sheltered, prominent, inviting, other?

What kind of vegetation are you planning to keep or add to the site and what impact would it have on the log home at maturity?

What are the different entry points to the home and how should they be noticed or hidden from the road or driveway?

Do you have any hobbies or activities that may have an impact on the room layout or design?

How many exterior car parking spaces do you require?

## Garages:

Are you planning to build a garage and for how many cars?

Any oversize vehicles, boats etc to be considered in the design?

Is the garage going to be?

- ☐ Attached to the house
- ☐ Separated with or without a breezeway
- ☐ In the basement

How do you want the garage constructed?

- ☐ A full stack log construction
- ☐ A post and beam construction
- ☐ A regular frame construction

Are you planning to have a guest apartment or studio above the garage?

## Heating and cooling:

What type of heating system do you plan to install?

- ☐ In floor heating
- ☐ Forced air
- ☐ Radiant water heat
- ☐ Electric baseboard
- ☐ Solar heat
- ☐ Wood stove
- ☐ Masonry stove
- ☐ Fireplace with wood, gas or both
- ☐ Masonry fireplace or metal insert framed fireplace
- ☐ Real stone veneer or cultured stone finish

Are you planning to install cooling for summer heat?

Which level do you want air conditioning?

## Log and timber construction

What type of wood should be used?

- ☐ Western red cedar
- ☐ Yellow cedar
- ☐ Douglas fir
- ☐ Spruce
- ☐ Pine
- ☐ Dead standing Pine or Spruce

Diameter of log or timber sizes for walls you would prefer?

## Log and timber construction continued:

Log or timber profile you wish?

- Scribe fit or chink style
- Handcrafted or manufactured log stack
- Dovetail round or timber stack
- Post and beam
- Timber frame
- Piece en piece
- Log or timber accent only

Do you like log or timber joists visible at the main floor ceiling?

Do you like log arches?

Do you like log and timber trusses?

Do you like log or timber visible rafters at the vaulted ceiling?

## Roof structure:

Type of roof: Conventional frame roof or structured insulated panels?

Type of roof finish?

- Metal cladding
- cedar shingles
- Aggregate tiles
- Slate

## Outdoor space around the house:

What are your plans for outdoor living?

- Open decks for BBQ, picnic table, hot tub etc
- Covered decks to keep rain, snow or sunshine out
- Wrap around decks
- Patio on grade
- Exterior fireplace
- Screened in porch or decks to keep insects out
- Gazebo
- Sunroom
- Solarium
- Pergola or Arbor
- Porte cochere (Covered driveway to access the foyer)

Which rooms do you wish to access the outdoor areas?

Type of railings (Wood rail, metal frame with glass infill etc)

Would you have decks on the second floor?

## Entry to house:

Do you wish a formal main entry to the house?

Do you wish a separate mudroom entry off the kitchen, for example through the laundry room?

**The following is a list of most rooms used the the living space within your home.  
If you already know, please list the finishing for the floors, walls and ceilings for each room.**

## Foyer:

Does the foyer or main entry need to be closed off the house with doors?

How large will the cloak closet be?

List furniture (Chairs, bench, armoire, wardrobes etc)

Do you want a powder room (toilet and sink) to be accessed from the foyer?

## Kitchen:

How many people will be cooking in your kitchen?

Please list all appliances you plan to use with approximate sizes and types of energy used?

ÿ Refrigerator (Single or double door)

ÿ Stove (Gas or electric)

ÿ Dishwasher

ÿ Double sink and single preparation sink

ÿ Microwave etc

Do you wish to have a working island or peninsula?

Do you want a sitting bar with stools?

How big does the pantry need to be (Walk in pantry)?

Do you wish a nook for the kitchen with table and chairs?

## Dining Room:

How many people will sit at the dining table?

Please list furniture (Buffet / hutch etc)

Do you wish a chandelier centred over the dining table?

Will the ceiling be flat or vaulted in that room?

Do you require a separate dining room or open to the kitchen and great room?

## Laundry room:

Which floor are you planning to have your laundry?

Will you use a stacked washer dryer or a front loading elevated washer and dryer side by side?

Do you need a laundry sink?

How much folding space do you use?

How big does the linen closet and clothes hanging area need to be?

Are you planning for a laundry chute between floors?

Will you be ironing in that room?

## Great room:

Please list the furniture and features (Fireplace, log staircase, TV, Sound system, seating, tables etc)?

Will this room be formal, elegant, rustic, grandiose, or cozy?

How many people will there be in the room at the same time?

Will this room be flowing openly with dining, kitchen, foyer and outdoor decks as an open floor plan?

## Master suite:

Do you want the suite to be on the main floor or upstairs?

Will the bed be a king or queen size?

How large will the closets be (His and hers walk in)?

Please list the furniture (Dressers, night tables, sitting area chairs, TV etc)

How large will the master bath be?

- ÿ Soaking large tub or a regular showing tub combo
- ÿ Large shower with multiple heads, Steam shower etc
- ÿ Toilet in a separate room or as part of the bathroom
- ÿ Bidet
- ÿ One sink or a double sink
- ÿ Linen closet in bathroom

## Other bedrooms:

How many bedrooms do you need and on which levels of the house do you want them?

Do you want a private bath for each extra bedroom or a main bath to be shared?

Please list the size of furniture for each bedroom and related bathrooms

## Other possible rooms:

- ÿ Mechanical room
- ÿ Family room or play room for the kids
- ÿ Theatre room
- ÿ Exercise room
- ÿ Home office
- ÿ Wet or dry sauna
- ÿ Hobby room or craft room
- ÿ Safe room
- ÿ Wine cellar
- ÿ Storm shelter or panic room
- ÿ Storage room
- ÿ Workshop

Should you have any questions, please do not hesitate to contact us the number / email below.