

R.C.M. CAD DESIGN DRAFTING LTD.

2326 Westsyde Road
Kamloops, B.C. V2B 7C4
GST # 133499145RP0001

604-316-1750
rcmcad@loghomedesign.ca
www.loghomedesign.ca

DESIGN QUESTIONNAIRE

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

Customer:

- Name
- Address
- Phone number
- Email

Building site:

- Address
- Building department phone number

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?

- Massive crystalline bedrock.... about 4000psf
- Sedimentary, foliated rock, sandy gravel, gravel ...about 2000psf
- Sand and silt sand.... About 1500psf
- Clay and sandy clay.....about 1000psf

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

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, inquire about the average construction cost per square foot to build a custom frame home in your proposed building area. Building cost per foot varies greatly depending on where your lot is located.

If you are planning for a timber frame, post and beam or full stack log or timber home, add 20% to 25% to the budget.

Design will greatly influence the total cost of the house.

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

Tips for controlling house construction budget.

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

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

Using manufactured frame trusses for part of the roof, keeping 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... for e.g. Bed & Breakfast, Restaurant, Resort...

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 walkout type?

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

- Electricity on grid,
- Natural gas, 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, older person, or require special safety features for young children?

Are security and/ or privacy important considerations in this design?

What is the location of the house on your property?

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

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

Describe what you see from the proposed building site.

- To the North,
- South,
- East,

- West,

Can you email or mail photographs of the site with orientation to 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 may 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 do you require?

Garages:

Are you planning to build a garage?

How many cars?

Any oversize vehicles, boat...to consider in the design?

Is the garage going to be?

- Attached to house?
- Separated with or without breezeway?
- In basement?

Is the garage going to be?

- 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:

Type of wood to be used...

- Western red cedar
- Yellow cedar
- Douglass fir
- Spruce
- Pine
- Dead standing Pine or Spruce

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

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 main floor ceiling?

Do you like log arches?

Do you like log or timber trusses?

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

Roof Structure:

- Type of roof: conventional frame roof?
- Or structural insulated panels?
- Roof finish to be:
 - 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...
- ! 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 foyer)

Which rooms do you wish to access the outdoor areas?

Type of railing (Wood rail, metal frame with glass infill...)

Will you have decks on second floor?

Entry to house:

- ! Do you wish a formal main entry to house?

! Do you wish a separate mudroom entry off kitchen for example or thru laundry?

Following is a list of most rooms used for living space in your home. If you already know, please list finishing for floors, walls and ceilings for each room.

Foyer:

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

How large will the cloak closet be?

List furniture (Chairs, bench, armoire, wardrobe...)

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?

List all appliances you plan to use with approximate size and type of energy used.

- Refrigerator (Single or double door)
- Stove (Gas or electric)
- Dishwasher
- Double sink and single preparation sink
- Microwave...

Do you wish to have a working island or peninsula?

Do you want a sitting bar with stools?

How big the pantry needs to be? (Walk in pantry?)

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

Dining room:

How many will sit at the dining table?

List furniture (buffet/hutch...)

Do you wish a chandelier centered over dining table?

Will the ceiling be flat or vaulted in that room?

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

Laundry:

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 linen closet and clothes hanging area will need to be?

Are you planning for a laundry chute between floors?

Will you be ironing in that room?

Great room:

List furniture and features (fireplace, log staircase, TV, sound system, seating, tables...)

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

How many people will be there 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?)

List furniture (Dressers, night tables, sitting area chairs, TV...)

How large will the master bath be?

- Soaking large tub or regular shower tub combo?
- Large shower with multiple head, Steam shower?
- Toilet in separate room or as part of bath?
- Bidet?
- One sink or a double sink?
- Linen closet in bathroom?

Other bedrooms:

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

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

List size and furniture for each bedroom and related baths?

Other possible rooms:

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