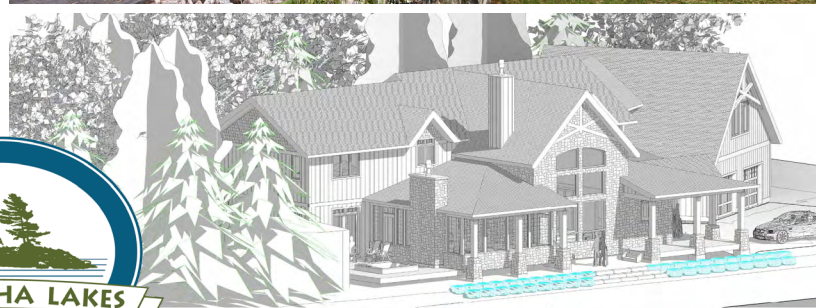
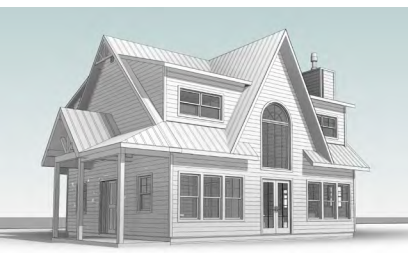


Design Questionnaire



Design/Build

Professionals



Putting It All Together

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Main Entry

Kitchen

Dining Room

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The Exterior & Outdoor Spaces

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Design/Build

Professionals

Welcome to the beginning of your design process!

At Kawartha Lakes Construction, we strive to make your home building and renovating experience a pleasurable one. We want your dreams to come true as much as you do! In order for that to happen we need to understand your vision.

This questionnaire will clarify & capture important elements and aid us in beginning the design process!



The Goal of the Design Process

Reality says that it's not possible to get 100% of everything. In other words, no one house will ever fulfill all of your wishes but the goal is to create a design that satisfies 90 % of all your wishes without leaving any "must have" items behind, optimizing the design while maximizing your highest priorities. The final design should reflect you, your desires, needs, personality and lifestyle and budget. This makes the perfect project or home that is uniquely you.

While going through the different concepts through the design process, don't be afraid of changing the design that is already created. If you feel something isn't quite right or you don't understand something, please share your thoughts. If you feel you are still holding onto initial ideas or earlier designs, again, please share your thoughts. Don't feel like you are creating more work for the designer. We can review where the design started and where it is currently and why. Doing this will reveal that some of these initial ideas or designs may or may not be relevant anymore due to budget, site issues or your highest priorities.

Some important things to keep in mind throughout the design process:

1. You can count on the fact that this process will change your initial list of design criteria. Change is a natural part of the design process and it a good thing. As the concepts develop, the opportunities and the problems of the project and your current desire's come to light.
2. There are going to be tradeoffs. The most fundamental tradeoff is budget vs. size and complexity and each one will need to be assessed. Typically, the initial list of rooms & wishes will add up to more square footage than the budget will allow. This is where the tradeoffs begin. The numbers have to come close to matching. Thus, something will have to be adjusted. You will have to rethink the square footage or increase your budget.
3. Creating a perfect house or renovation project requires good planning and clear communication. A lack of these elements can create pitfalls that could easily have been avoided.
4. Have fun! This is only the beginning and although the process can seem overwhelming, demanding, fulfilling, enlightening and exasperating all at the same time, it really is rewarding and magical to see your vision become a reality.

Commonly Encountered Tradeoffs

- a) Quality of material vs. cost of the material
- b) Initial high cost of materials vs. the cost of maintenance or replacement of materials (materials with a high initial cost can reduce the maintenance from little to non, whereas a material that costs less can cost more in maintenance as the years pass)
- c) Wall space: cabinetry, appliances, windows, doors can compete against each other for space. The more you include of one item, the less wall space is available for another.
- d) Lots of windows vs. the energy efficiency of the house. The more windows there are, the less efficient the house becomes.
- e) Efficiency of structure vs. economic construction costs. The more complex the structure is (several rooflines, curved windows and walls, lots of corners etc) the more it will cost to build.
- f) Higher ceilings vs. lower ceilings. The higher the ceiling the more sound travels and echoes and the more cold it feels.
- g) Open spaces vs. divided spaces. The more open a space is the less privacy there will be. The more divided the space is, the more chopped up and restricted it will feel.

A Little Bit About You

In this section we ask that you take some time and reflect on your daily routine, from the moment you get up in the morning to the moment you lie your head down to sleep at night. Making coffee, cooking, entertaining, doing laundry, watching TV, reading, listening to music, homework, work, working outside, gardening, entering and leaving the house...all these details are important and reveal patterns that help us to create a space that will blend with your life.

1. List the activities you perform throughout the day:
2. Who are the people that will be living or are currently living in the house (please include names and ages)?
3. What rooms or spaces are the activities done in now?
4. Do these rooms or spaces work well or are there some that don't? Why?
5. Will anyone living in your home have any special needs? E.g. wheelchair accessibility, limited mobility

6. How do you like to live?	Casually	Informally	Formally	Inexpensively	Modestly	Luxuriously
7. How do you like to entertain?	Casually	Informally	Formally	Inexpensively	Modestly	Luxuriously

8. How often do you entertain? What's the size of a typical gathering?

9. Do you like an open floor plan or traditionally divided floor plan?

10. Is there a need for additional rooms that you do not have now? E.g. Play Room, Music Room

11. Does anyone living in the home have any hobbies or collections where space will be required? If so, what is it? How much room would be needed?

12. Do you need work spaces or private offices (quiet study, homework, business)?

13. Do the usual patterns of your home require any special considerations? Think about the following factors and how they apply to you:

Privacy:

Noise:

Energy efficiency:

Family composition:

Additional services such as a security system, Intercom, central vacuum, air conditioning, generator:

Other Notes:

Wishlist of Rooms

In this section, we ask that you categorize your wishlist of rooms. We encourage you to communicate as clearly as possible to help alleviate any communication issues that may arise throughout the process. Try to avoid vague statements and generalizations...tell a story of what you want. Once your wish list is created, review the list and categorize them by their importance. Please categorize each room as an A, B or C.

A: These are your “must haves”, elements that the house absolutely must contain, meaning “it’s not worth building the house without these elements”.

B: These are the elements in which some compromise may be acceptable to you but would like to find a way to make them happen.

C: These are the elements about which you’d say “don’t compromise something else for this but if it’s possible, please find a way to include it.”

Once this has been done, please keep a copy of this list for your notes. As we work through the design process more ideas will come to mind and we can use it as a checklist.

Room Name	Category	Desired Room Length (ft)	Desired Room Width (ft)	Total Area (sq.ft)	Room Name	Category	Desired Room Length (ft)	Desired Room Width (ft)	Total Area (sq.ft)
Main Entry					Laundry Room				
Kitchen					Mud Room				
Breakfast Nook					Exercise Room				
Dining Room					Library/Den/Study				
Great Room/Living Room					Pantry				
Family Room/Rec Room					Office				
Media Room					Storage				
Formal Living Room					Hobby Room				
Master Bedroom					Sun Room				
Secondary Bedrooms					Garage				
Bathrooms					Decks				
Powder Room					Covered Decks				
Ensuite					Screened-in Porches				
Walk-In Closet					Other				

Your Scrapbook

Throughout the design process, please share any images to help tell your story. Take photos of your friend’s homes, search magazines and online. Are you on Pinterest? Start a board!

We also suggest you consider Houzz.com. This website provides plenty of inspiration where you can save, comment and share design inspiration all in one place.





1. What size is the entry? What does it look like from the outside?
2. Is it covered to protect you from the weather? What is it covered with? E.g. roof, trellis
3. What does the door look like? Lots of glass, sidelights?
4. Is there a window so that you can see who's at the door?
5. When you first enter the house what do you want to see?
6. Can you see through to the back of the house or the living room?
7. Is there a view of the driveway?
8. Will the staircase be located here?
9. Is there a bench to sit down on?
10. Is there a place to set down items as soon as you walk in the door?
11. Is there ample storage for coats, boots and shoes or just enough space for guests?
12. Is there a powder room located nearby?
13. Does it have a high ceiling or a low ceiling?

14. Is it open space with lots of light?

15. Where is located? Just off the kitchen? At the end of a hall?

16. Is more closet space required?

17. Tables, chairs, other furniture to be planned for?

18. What would you like the floor covering to be?

19. What would you like the wall/ceiling surfaces to be covered in?

Other Notes:



1. What size is it?

2. Do you want an eat-in kitchen? If yes, for how many?

3. Do you want to have visual access to the dining or living areas or for the kitchen to be a discrete space?

4. Is it located to get the morning sun?

5. Is it directly accessible to an outdoor eating or cooking area?

6. What are the views? What do you see from this room?

7. How do you use your kitchen? Is it used by one person? Two people? Or the entire family?

8. When you have guests, do you want them in your kitchen, in the kitchen but not in the work areas?

9. Do you need multiple workplaces within the kitchen? How many?

10. How many sinks do you want?

11. What appliances do you need (size of fridge, freezer, cook top, microwave, wall oven range?)

Should there be one dishwasher or two?
Is the oven a wall oven or is it a part of a range?

Will the fridge need a waterline?

12. What material is the countertop?

13. Are there any special features in your kitchen? For example, a bake center or an appliance garage?

14. Should there be a place for sitting at a counter or for sitting at a table? Or a booth-type eating nook with windows all around?

15. Or should there be some comfortable seating, maybe for televisions viewing or family games?

16. Is there a TV?

17. Is there a computer? Is there an internet connection?

18. Is there an island? If so, are there any appliances or a sink in or on the island? Is it one level? Does the island have a different countertop? Does it look like a piece of furniture?

19. Is there a pantry? If so is this a separate room?

20. Is your lighting adequate in your kitchen?

Dining Room



1. Is a separate dining room necessary? Is it a formal separate room or is it open to the kitchen? Or Living/Great Room?

2. What size is it?

3. What are the views?

4. How many people will be sitting here?

5. What pieces of furniture will be here?

6. Does it capture the sunset?

7. If it's a formal room will there be a butler's pantry between it and the kitchen?

8. What's on the floor? The walls? The ceilings?

Other Notes:

Living Room/Great Room



1. What is the approximate size? How many people will the room handle?

2. What features do you want in this room?

Will there be a fireplace?

What does it look like? What kind is it?

Will a TV be located here or will it be a quiet room?

3. What is the focus of the room?

Will it be oriented towards a view or the rear terrace?

If the room has the view, a fireplace and a TV which is the most important focal point?

4. Does it have a high ceiling?

5. Are there specially shaped windows? Is there lots of glass?

6. Does it have French doors or sliding glass doors onto a deck or terrace?

7. When you're sitting in the room what do you want to see?

8. Where is it located? Next to what rooms?

9. What finishes are on the ceiling? The floor? The walls?

10. What pieces of furniture will be here?

11. Is storage needed here? Is there custom cabinetry?

12. What is your lighting design?

Other Notes:

Family Room



1. Will this room be open to the kitchen or will it be a separate room?
2. Where will it be located?
3. What is the size?
4. Is the TV located here?
5. Will there be other media equipment stored here (projector screen and projector)?
6. How much storage space is needed?
7. What activities are happening here?
8. Computer stations?
9. Will there be a fireplace? What does it look like?
10. Will there be a pool table?
11. Closets, storage requirements, bookshelves,?
12. Phone lines?

Other Notes:

Master Bedroom & Ensuite



1. Where will it be located?
2. Will it capture the morning sun?
3. What are the views?
4. Do you want access to the outdoors?
5. What approximate size will it be?
6. What size of bed will be here?
7. Will there be a TV in this room? Where will it be located?
8. Is there a fireplace? What does it look like?
10. What other pieces of furniture will be here? What size are they?
11. Will there be a private bath or separate dressing room?

Other Notes:

WALK-IN CLOSET

1. How much closet space do you want?
2. Are the closets joined or separate?
3. How much closet space do you have now? Is it enough?
4. How is it organized? Drawers? Shelves?

ENSUITE

1. Does it have separate “his-and-hers” vanity and sink areas?
2. Will there be a tub and a shower?
3. What does the shower look like?
Is it a custom shower? With tile and glass?
How many shower heads does it have?
Will there be a bench seat in the shower?
Is there a shampoo niche?
4. What kind of tub do you see? Is it a Jacuzzi tub or a whirlpool tub? Is it tiled in? Is it a free-standing tub?
5. Will the toilet be isolated in an area separated from the rest of the bathroom by a door?
6. What are the views?
7. Is the floor heated?
8. What finishes are on the floor? The walls? The ceiling?
9. Do you want a linen closet?
10. What type of lighting do you want? Should it be overhead recessed lights, sconces or wall lights above the mirror?
11. Are there any special components, such as a sauna or a steam room?

Other Notes:

Secondary Bedrooms



1. How many bedrooms will you need?
2. Where will they be located? Main Floor? Second Floor? Basement?
3. What size will they be?
4. What size of beds will be here?
5. Will homework be done here?
6. What's on the floor, the walls, the ceiling?
7. Will there be a guest room? Where?

Additional Rooms



MUD ROOM

1. Where is it located?
 2. Does it have access to the backyard?
 3. Are the laundry facilities here too? Will there be a laundry sink?
 4. What finishes are on the floor, the walls, the ceiling?
 5. Will there be a place to drop car keys and other items?
 6. Will there be a place to hang up coats on hooks or should there be a closet?
 7. How large should the closet be?
 8. Are there going to be any appliances here? Refrigerator? Freezer?
 9. Is there a view to the backyard?
 10. Will there be cubbyholes or lockers for children to dump their book bags?
 11. Where do the boots and shoes go?
- Other Notes:

EXERCISE ROOM

1. Where is it located?
2. What approximate size is it?
3. What type of exercise equipment will be here?
4. Will it have access to the backyard?
5. Does it have lots of light?
6. Are there speakers in this room or media equipment? What types? TV?

LAUNDRY ROOM

1. Where is it located?
2. Will it share a room with the Mud Room or the Utility Room? Or be a separate room? Or could it be an alcove off a hallway?
3. Will there be a laundry sink?
4. What storage requirements are needed?
5. Will there be counter space to fold clothes? Will you be ironing here?
6. Is the washer and dryer a stackable unit? Or side-by-side units?

Other Notes:

OFFICE

1. Where will it be located? What size is it?
2. Will there be a need for an entrance from the driveway for clients dropping in?
3. What furniture will be here?
4. How much storage is needed for files, office supplies?
5. How many computer stations will there be?
6. Internet connections? How many phone lines?
7. What office equipment will be needed? What are the power requirements for these?
8. What is the lighting here?
9. What's the ceiling height?
10. Will there be shelving?

LIBRARY/STUDY/DEN

1. Will there be book cases, shelves?
2. Will there be wall space for art work?
3. Will this room share the office space or be a separate room?
4. Where will it be located?
5. What is the approximate size?
6. What will be on the floor, the walls, the ceiling?
7. Will there be doors to this room? Or open to the rest of the house?
8. What's the ceiling height?
9. Is there an internet connection?

HOBBY ROOM

1. What is the approximate size of the room?
2. What is the ceiling height?
3. Are there any special lighting requirements?
4. Is there shelving?
5. Is there any wall space needed to hang art?
6. What type of storage is required?
7. What furnishings will be needed?
8. Is there any special equipment? What are the electrical requirements of these?
9. Will there be a TV located here? Where will it be located?
10. Is it somewhere quiet?
11. What view does it have?
12. Will there be lots of natural light?

STAIRCASE(S)

1. Where is it located?
2. Do you want to see it or do you want it hidden?
3. Should it start in the foyer, the Living Room, the kitchen or somewhere else?
4. Is there a double staircase?
5. Are there more staircases wanted i.e. in the garage to the basement? Rear Entrance?
6. What do these staircases look like?
7. Do they have carpet or are they wood?
8. Are the picket's wood or iron? Stained or painted?

Other Notes:

Bathroom/Powder Room



1.How many bathrooms will you need?

2.How many powder rooms will you need?

3. Where will these be located?

4. Will this be one room or one room divided with the toilet and sink separate from the tub and shower?

5.Will there be one sink or two?

6. A pedestal or vanity?

7. Will any of these bathrooms have a separate shower and a tub or will it be a tub/shower combination?

8. If there is a separate shower, will it be a custom tiled shower or a typical shower unit?

9. What is on the floor? The walls? The ceilings?

Other Notes:



1. How many cars will be parked here?
2. Is it highly visible when approaching the house or is it hidden slightly?
3. Is there going to be a room below it? Above it?
4. How much room will be needed for guest parking?
5. What will be stored here? Bikes? Lawnmower? Rakes?
6. How much storage is needed?
7. Is there a work bench?
8. Storage for tools?
10. Is there access to the basement from here?

STORAGE

Rooms may already have storage designed into them but there may be some items that require further consideration, such as: outdoor furniture, garbage, blue-box, recyclables, bikes, shovels, gardening supplies, vacuum cleaners and brooms.

UTILITY/MECHANICALS

1. What will the furnace be? Propane, gas, oil, electrical, hybrid?
2. Is there any interest in:
 - Solar
 - Geothermal
 - Tankless water heater
3. Will there be any radiant heat in the basement? Or any other areas?
4. Will there be air conditioning?

MISCELLANEOUS

1. Will you want any additional services such as a security system, Intercom, central vacuum, air conditioning, generator, building automation?



The Exterior

1. Do you prefer one or two storey homes?
2. What wall heights do you prefer in the Basement? Main floor?
3. Would you like a walkout basement?
4. What sort of exterior do you like? I.e. Wood, vinyl, brick, stone, stucco or a combination?
5. As far as windows go, what do you have in mind? I.e. big, small, triangular, rounded, square, many, not too many, etc.
6. Are they prefinished wood with metal clad or vinyl?
7. Do you like low pitched roofs or steep roofs?
8. Will the roof extend over a covered porch or wrap around porch?

Other Notes:

Outdoor Spaces



1. How will you enjoy the setting around your house?

2. What kind of outdoor spaces do you want?

3. A place to sit by the fire? A place to relax?

4. A place to dine? How many will be dining here?

5. Should these be oriented to a view or concealed from neighbors?

6. Do they relate to any of the interior rooms?

7. Will there be a barbeque or an outdoor kitchen?

8. Where is it located?

9. Is there a fire pit or outdoor fireplace?

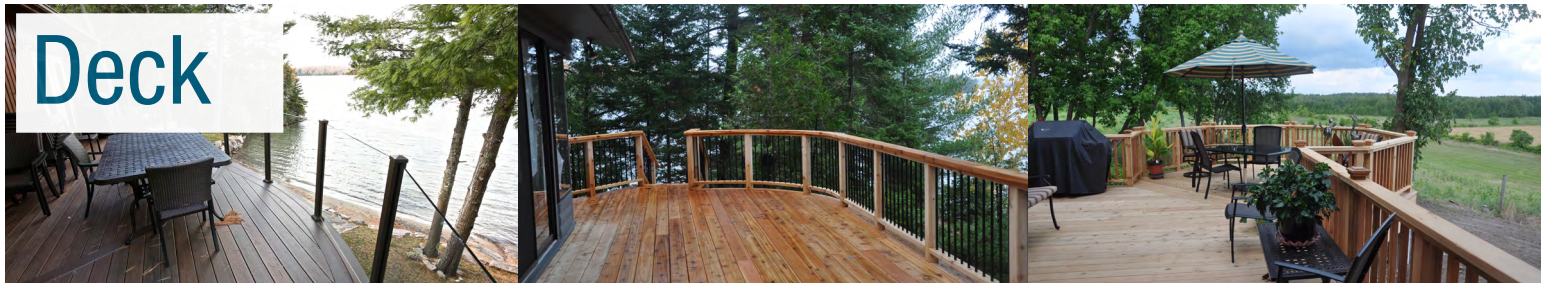
10. What does it look like?

11. Will there be a hot tub located anywhere?

12. A pool?

Other Notes:

Deck



1. What size will the deck(s) be?
2. What will you be using it for?
3. What would you like the finishes/railings to be like?
4. What materials will the decking be (cedar, composite, pressure-treated)?

Screened-In Porch



1. What size will this space be? Where will it be located?
 2. What will you be using the space for?
 3. How many would you like this space to be able to seat?
 4. Will you be dining in this room?
 5. Will you need screens or screens plus glass/to keep out wind?
 6. Will the ceiling be flat or vaulted? What type of finish do you see on the ceiling?
 7. What is on the floor?
 8. What type of lighting will be needed?
 9. Is there a fireplace here? What does it look like?
- Other Notes:

The Site

1. Do you have a survey?
2. What are the most valuable things that your site offers? View? Privacy? Proximity? Sloped? Flat?
3. What are the site's limitations? Cliff? Pond?
4. Are there any significant site features that should be retained? Water, creek, river? Trees? Unusual terrain?
5. Where does the sun rise? Where does it set?
6. Are there any existing buildings that need to be demolished?
7. Will there be any site improvements now or in the future? i.e. tennis courts, swimming pools, terraces, outbuildings etc.

The Financials

Clients are often hesitant to share their budget, fearing that once we know the number you are comfortable with spending on a project, that we will spend every last cent of it. This is not so. We need to know exactly how much money you want to invest in order to create the perfect design solution for you.

You need to know what you can spend to open a design dialogue. The budget frames everyone's thinking as plans are made and construction proceeds. Our designers and project developers work with tight budgets everyday; they will conscientiously try to work within the limits you establish. But you need to be clear about what you have to spend and what you expect for your money.

- | | |
|--|---|
| 1. How much money do you expect to spend on the house (exclude septic, well & hydro service hook-ups)? | 5. Do you want your home completed to turn-key (all flooring, painting, trims etc?) or are there elements that you plan to finish on your own? What are they? |
| 2. Landscaping? | |
| 3. Other? | 6. When would you like to start the building process? |
| 4. Will there be any phasing of the construction due to financial considerations? | 7. What is your estimated building timeline? |

Thank you for taking the time to complete this questionnaire. If there is anything else you would like to add, please make additional notes and include them with this document.

We look forward to working with you to create your dream project!



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