

# DESIGN CRITERIA

Before the design process begins, you should ask yourself the following questions:

- Who Will Be Living in the House? Ages? Special Circumstances?
- What is the site like? Dimensions, setbacks.... What is the orientation of the site?
- What are the adjacent properties like? Where do you want the garage located?
- Are there design controls or any size requirements or limitations?
- Do you have a grading plan? Do you have a digital legal survey?

## Your Lifestyle

- What is the typical daily routine of the family members in the house?
- How frequently do you entertain?
- Are you retired or soon-to-be retired?
- What Type of House Do You Want?  
Bungalow, Raised Bungalow, Split Level, 2-storey, 1-1/2 storey
- What Type of Garage Do You Want?  
Attached/Detached
- Do you require a developed attic space?  
Anticipated floor area?
- Finished basement – now or in the future?
- Is There Anything Personal That Needs to be Accomodated? Art Pieces?  
Furniture? Special Features?  
Special Activities?

## Home Layout

- What Type of Lay-Out Do You Want?  
Formal or Open?
- Number of rooms? Type of rooms?
- Major rooms at the back of the house,

toward the yard or toward the front and street?

- Any rooms to open to “outdoor” rooms (decks, verandas, patios)?
- Furniture requirements for each room?
- Size of rooms in current house?
- Closet preferences?

## Construction

- Basement - ICF or conventional concrete?
- Walk-out, crawlspace or conventional?
- Upper floors – typical wood frame, timber frame, ICF, or SIPS (Structural Insulated Panels)?
- Wall heights on each floor?
- Architectural Style?

## Your Preferences

- Is There Anything You Dislike and Want to Avoid?
- Is it easy to picture your new home or would you like to see a 3-D model or complete rendering?

*Gather inspirational photos or materials!*