



NEW HOME DESIGN QUESTIONNAIRE

New Home Design Questionnaire

This design questionnaire was created to help you in making crucial decisions on the design of your new home and to allow PD&D more precise information what we refer to as programming for a project, to put all the pieces together in creating the best design for you and your family. You may also use this with other designers if you choose not to work with PD&D.

Be as honest as possible, circle, write in, and mark the check box(s) where appropriate and in the spaces provided. If you need more room please attach a separate piece of paper to the back of each sheet as needed.

Collect your place journal of images from the internet, magazines, photos, ads, etc. with both positive and negative meaning for the project. These images need not have any direct bearing on the project. Snapshots of buildings or parts of buildings you've visited are also valuable. Please label each image with your thoughts. It can also be helpful if you so choose, use sheets of graph paper to layout your own design ideas of specific rooms or even the overall plan as to how you vision them. The paper is also helpful for couples when each is clashing on an area(s) of the layout. Each of you should draw what you are wanting and then try to combine the layouts or take along with the rest of the questionnaire to allow your Designer to come up with solutions. It is best to use graph paper that is boxed for 1/8" = 1'-0" in other words; each box represents one (1) foot.

If you have not already selected a specific piece of land for your new home you might want to look at the sheets titled "Recommended Site Research" that is included at the end of this questionnaire. This information is provided to you as a recourse for your own personal research if you so choose. This is information you might want to research and ask yourself on when selecting the right land for your new home. This information may also be helpful even if you already have land, in determining if your new home will be right for the location. Mr. Phillips prefers to design a new home with the land in mind and along with specific placement as soon as possible in the design phase. Much of the information will be needed in the very beginning and some not until latter in the design process.

This questionnaire is extensive and most will not be able to answer all the questions it is best used as a guide. Enjoy answering what you can or like to and best wishes in your endeavor to building your dream home.

PD&D

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Web site: www.pd-d.com

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New Home Design Questionnaire

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____

Fax: _____

Email: _____

1. Future Home Site Property Location (if known): _____

2. What is the proposed date you would like to be in your new home?

3. Do you own property currently where you intend to build your new home?

YES NO

4. Do you own this property free and clear?

YES NO

5. Will you finance or pay out of your pocket for this project?

Finance Pay out of Pocket

6. Have you spoken with a lender and decided on the project budget for your new home and/or land?

YES NO Amount if Known: \$_____

7. What amount of square footage do you think you need in your new home?

Minimum: _____

Maximum: _____

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Specific: _____

8. Are there specific things that you do/ do not like about new homes in general? *(Attach on separate paper)*
9. Is there any construction idea that interests you, or that you anticipate spending more on (millwork, plumbing, flooring, cabinetry, lighting, etc)? *(Attach on separate paper)*
10. Would you prefer to have assistance with coordinating the custom selections for your new home or do you feel confident that you can handle it? *(Attach on separate paper)*
11. What do you view as the biggest challenge for you in building a custom home? *(Attach on separate paper)*
12. How involved would you like to be in the building process of your new home? *(Attach on separate paper)*
13. What top 10 "must have" amenities do you want in your new Home? Try to rank them in order of their importance.
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____

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14. What would you like the style or mixed style of your new home to be?

- | | |
|--|---|
| <input type="checkbox"/> Adam-Federal Style | <input type="checkbox"/> Modern Style |
| <input type="checkbox"/> Bungalow Style | <input type="checkbox"/> Neoclassical Style |
| <input type="checkbox"/> Cape Cod Style | <input type="checkbox"/> New American Style |
| <input type="checkbox"/> Castle-Like Chateau Style | <input type="checkbox"/> Post & Beam |
| <input type="checkbox"/> Chalet Style | <input type="checkbox"/> Prairie Style |
| <input type="checkbox"/> Colonial Style | <input type="checkbox"/> Queen Anne Style |
| <input type="checkbox"/> Contemporary Style | <input type="checkbox"/> Ranch Style |
| <input type="checkbox"/> Country Style | <input type="checkbox"/> Second Empire Style |
| <input type="checkbox"/> Craftsman Style | <input type="checkbox"/> Secure Home Style |
| <input type="checkbox"/> Dutch Style | <input type="checkbox"/> Shingle Style |
| <input type="checkbox"/> European Style | <input type="checkbox"/> Southwest Style |
| <input type="checkbox"/> Georgian Style | <input type="checkbox"/> Spanish Style |
| <input type="checkbox"/> Gothic Revival Style | <input type="checkbox"/> Texas Hill Country Style |
| <input type="checkbox"/> Italianate Style | <input type="checkbox"/> Traditional Style |
| <input type="checkbox"/> Low Country Style | <input type="checkbox"/> Tudor Style |
| <input type="checkbox"/> Luxury Home Style | <input type="checkbox"/> Victorian Style |
| <input type="checkbox"/> Mediterranean Style | <input type="checkbox"/> Other _____ |

Note: Refer to Definition-Glossary for detailed explanation of each style.

15. Is there any particular exterior finish or combination of finishes you would like?

- | | | |
|---------------------------------|------------------------------------|--|
| <input type="checkbox"/> Brick | <input type="checkbox"/> Wood | <input type="checkbox"/> Specific: _____ |
| <input type="checkbox"/> Rock | <input type="checkbox"/> Concrete | _____ |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Synthetic | |

16. Room Selections:

- | | |
|--|--|
| <input type="checkbox"/> Living Room | <input type="checkbox"/> Sun Room/ Solarium |
| <input type="checkbox"/> Dining Room | <input type="checkbox"/> Game Room |
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Bathroom(s) Full, Qty: _____ |
| <input type="checkbox"/> Breakfast Nook/ Room | <input type="checkbox"/> Bathroom(s) $\frac{3}{4}$, Qty: _____ |
| <input type="checkbox"/> Laundry/ Utility Room | <input type="checkbox"/> Powder Rooms, Qty: _____ |
| <input type="checkbox"/> Family Room | <input type="checkbox"/> Bedroom(s), Qty: _____ |
| <input type="checkbox"/> Office | <input type="checkbox"/> Play Room |
| <input type="checkbox"/> Hobby Room | <input type="checkbox"/> Storage/ Closets (outside bedrooms), Qty: _____ |
| <input type="checkbox"/> Media Room | <input type="checkbox"/> Unfinished Space for future |
| <input type="checkbox"/> Library | |
| <input type="checkbox"/> Exercise Room | |

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□ Garage: attached or _____ detached, No. Auto(s): _____

17. Specific Room(s) information:

a. Living Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

b. Dining Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

c. Kitchen

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

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Notes: _____

d. Breakfast Nook/ Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

e. Laundry/ Utility Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

f. Family Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

New Home Design Questionnaire

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

g. Office

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

h. Hobby Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

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i. Media Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

j. Library

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

k. Exercise Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

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l. Sun Room/ Solarium

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

m. Game Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

n. Bathroom(s) Full, Qty: ____

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

New Home Design Questionnaire

Notes: _____

o. Bathroom(s) ^{3/4}, Qty: _____
Location: Front Back Left Right Specific: _____
Located next to or near what room(s): _____
Size: Small Medium Large
Specific size desired: _____
Any special features or built-ins in this room: _____

Notes: _____

p. Powder Rooms, Qty: _____
Location: Front Back Left Right Specific: _____
Located next to or near what room(s): _____
Size: Small Medium Large
Specific size desired: _____
Any special features or built-ins in this room: _____

Notes: _____

q. Bedroom(s), Qty: _____
Location: Front Back Left Right Specific: _____
Located next to or near what room(s): _____
Size: Small Medium Large
Specific size desired: _____
Any special features or built-ins in this room: _____

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Notes: _____

Walk-in or Reach-in Closets

r. Play Room

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

s. Storage/ Closets (outside bedrooms), Qty: _____

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

t. Unfinished Space for future

Location: Front Back Left Right Specific: _____

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Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Any special features or built-ins in this room: _____

Notes: _____

u. Garage: attached or detached, No. Auto(s): _____

Location: Front Back Left Right Specific: _____

Located next to or near what room(s): _____

Size: Small Medium Large

Specific size desired: _____

Should it have a high enough entrance for a large pick-up or SUV: _____

Or would you prefer a specific size door(s): _____

Any special features or built-ins in this room: _____

Notes: _____

18. Are there any outbuildings such as garden tool shed, barn, stables, etc. that you would like to include in this project?

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19. Would you like to include a swimming pool or any special landscaping features in this project? Please be as specific as possible.

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Recommended Site Research

Note: This information is provided to you as recourse for your own personal research if you so choose. Site research may be done either before or after purchasing land. It is best to do this before or in conjunction with the early phases of design work. Some information should be gathered before land is purchased.

Property Layout

- Plat map with range, township and tax lot number, available from the county assessor. This map may also be obtained through your real estate agent or title company.
- Surveys that have been done on the individual property, the subdivision, or the partition plat
- The presence or absence of boundary markings on the property
- Location of access road; If the property does not abut a public road, the legal access may be on a recorded easement across another property. Make sure it is physically and financially feasible to build a driveway at the location of the legal access.
- Location of trees, shrubs and plants; Known buried objects.
- Location of easements
- Un-build able areas on the property
- Location and nature of fill
- Area for Septic System
- Location of well or planned well

Government Regulations

- Written rules and restrictions from government agencies with authority over the property
- Laws or codes restricting building rights in natural zones such as flood plains. Geotechnical, engineering, or environmental reports may be required.
- Zoning laws, which affect use, height, lot coverage and setbacks.
- Temporary legal conditions, such as moratoriums or land use changes in progress.
- Rules related to a special use, such as a home business or bed-and-breakfast.
- Building permits application procedure.
- Rules on obtaining a variance
- Septic System approval process
- Water system rules and approval process
- Fire rules, tests or inspections, which apply to the structure or landscaping
- Storm drainage rules, tests, engineering, plans or inspections
- Rules of thumb, conventions, studies, or reports, which the local building officials indicate, are applicable to the property
- Special assessments, which must be paid by, lot owners before building, such as public works fees or road assessments

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- Regulations restricting the cutting of trees and plants
- Regulations restricting lake or river shoreline improvements such as stairs, docks or retaining walls
- Road approach or private road requirements
- Applicable building code
- House address requirements
- Mailbox requirements
- Historical societies with jurisdiction over the property
- Homeowners' associations with jurisdiction over the property

Legal Implements

- Liens recorded against the deed
- Any other encumbrances on the property

The Rights of Neighbors

- Features shared with neighbors, such as common areas, private roads, fences, and shared wells
- Easements or licenses recorded in favor of neighbors
- Legal uses which may be made of neighboring properties
- Covenants, Conditions, and Restrictions

Utilities

- Location of the public water main or community water system; if none, then the feasibility of installing a well
- Location of the sewer main; if none, then septic system approval and/or permit
- Location of the nearest electrical, telephone, and cable connection points and the type of connections to be made
- Availability of natural gas or propane gas deliveries
- Availability of local Internet service providers
- Conditions of the local phone lines that may affect Internet access, and the availability of alternative Internet connections such as ISDN or cable
- Line-of-sight for satellite reception
- History of interruptions of electrical power and of power surges and in the area
- Availability of garbage and recycling services; burning rules. Dump or transfer station locations
- Location of the nearest fire hydrant; If none, then whether the property is serviced by a local fire district and with what equipment; The fire district may have requirements relating to your property, for fire prevention or for access
- Costs and requirements of the public utility companies

Physical Condition

- Views and potential views
- Sun, wind and storm directions that may determine the preferred orientation of rooms, windows and doors
- Local weather conditions that may call for special design or methods of construction

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- Local road conditions that may affect access or indicate potential driveway problems.
- Geological conditions, such as a very steep site, which could call for specialized design, engineering, or methods of construction
- Soil conditions; such as percolation for a septic drain field or stability for a foundation
- Vegetation on the site and what needs to be cleared to build the house and driveway or to conduct a topographical survey
- Off-site light or sound requiring special orientation of the house or baffling by trees, fences, or outbuildings

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Definitions – Glossary

Bank Set – A set of plans including but not limited to containing enough information to take to the bank for the site plan, floorplans with basic dimensions and room sizes, and elevation(s) loan approval.

Baluster- A short pillar or other upright element that, in series, supports a handrail. See balustrade.

Balustrade- A series of balusters connected by a top rail or hand rail, as on staircases, balconies, or porches.

Barrel Vault- A semi-circular-arched ceiling or roof. **Bid Set**- A set of plans containing all drawings and engineering. This set contains enough information for the builder to begin getting bids from his subcontractors and in turn give you a bid for the cost of construction.

Building Envelope- The actual amount of space on a lot that is buildable. It is determined by subtracting the building lines, setbacks any easements. It can also be effected by the Flood Zone

Cantilever- A beam or other structure projecting from a wall supporting and extension to a building.

Casing- The visible molding/framework around an opening (door or window).

Change Orders - Changes made by the Client, after a certain point in the production process, where drawings which have already been created must be modified before our work or that of any outside consultant can continue.

Coffer- A decorative feature formed by recessed panels (coffered ceilings).

Colonnade- A line of columns used to support and entablature or roof.

Cornice- A projection along the top of a wall.

Cupola- A small domelike structure on top of a roof or tower.

Deed Restrictions - Restrictions placed within a deed that control the use of the property. Restrictions travel with the deed, and cannot generally be removed by new owners.

Dentils- A series of small, square blocks, as seen on cornices & moldings.

Detail Sheet –A page of sections and drawings defining how to construct certain types of walls, exterior details, or interior details of your home.

Easements - An easement is a right given to another person or entity to trespass upon land that person or entity does not own. Easements are used for roads, or given to utility companies for the right to bury cables or access utility lines. Landlocked home owners sometimes pay for an easement to cross the land of another to reach their home.

Eave- The edge of a roof projecting beyond the walls.

Electrical Plan – A basic electrical plan showing the placement and types of electrical outlets, lights, switches, telephone outlets, fans, etc.

Elevations- Drawings which reflect each exterior side of the home, ie. Front, Left, Right & Rear Elevations. These are the views that you would see if you were looking at that particular side of the home from a distance, but would reflect no depth perception.

Elevation Certificates – A certificate created by an engineer defining the elevation above or below sea level at which a piece of property lies. This is used to determine how high above sea level the project must be built to be out of the floodplain.

Energy Codes – Energy codes help ensure that designers and builders will construct new buildings or retrofit existing ones to an improved level of energy efficiency. The International Energy Conservation Code (IECC), is the most commonly used residential energy code by states. The International Residential Code (IRC) is also used by some states.

Finial- An ornament that tops a gable, pinnacle, or other architectural feature.

Foundation Outline – A dimensioned footprint showing necessary drops and location of plumbing fixtures. Separate from a structural foundation.

Frieze- A decorative horizontal band along the wall of a room.

Gable- The triangular end of an exterior wall, formed by the sloping ends of a ridged roof.

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Gambrel Roof- A roof with a double slope on each of its two sides.

Hipped Roof- A roof with four equally sloped sides.

Home Owners Association - The HOA, is a legal entity created by developers for the purpose of managing a development. HOA's provide services, regulate activities, levy assessments, and may impose fines. An HOA's governance is not subject to the Constitutional constraints that public government must abide by, therefore, an HOA can enforce its actions through the threat and levying of fines, and private legal action.

Home Styles

Adam-Federal Style

Adam-Federal styles have their origins in the classical formality of the post-colonial period. Noted for its simplicity, symmetry, and grace, the style evolved from the work of English architect Robert Adam. Adam-Federal style is generally rectangular or square, with two or three stories under a side-gable or hipped roof. Commonly built of brick, they may also feature clapboard siding. Their most distinctive feature is their symmetry: Adam-Federal designs feature either one or two columns of windows on either side of a central door, which is accented by a fanlight and pediment or a more elaborate one-story portico. There may be a three-part or Palladian window above the door on the second floor.

The interior design reflects the home's exterior symmetry, with large rooms well-lit by the abundance of windows. Perfectly at home in the finest neighborhoods, Adam and Federal style is guaranteed to delight history lovers as well as those with a taste for impressive style.

Bungalow Style

The year is 1910. Imagine walking along a picturesque street populated by cozy cottages with welcoming front porches under leafy trees, and you'll have a good idea of Bungalow style. Though sometimes considered interchangeable with Craftsman architecture, a Bungalow actually refers to any modestly sized, one- or one-and-a-half story home with a low-pitched roof consisting of one or more gables. This template may bear the traces of any architectural style from Spanish Colonial to Swiss Chalet, Neoclassical to Prairie depending on regional influences. Grounded in the philosophy of simple practicality, Bungalow homes were popularized by mail-order catalogs during a time when affordability was key.

Bungalow homes offer light-drenched interiors and open floor plans with few hallways. The emphasis is on convenience and casual living.

Cape Cod Style

The Cape Cod home has a long history, with roots in the cottages common to medieval England. The style evolved in the northern colonies of early America and reached its heyday during the Colonial Revival of the early 20th century. Its simple rectangular floor plan and straightforward roofline made it a popular choice during the post-war building booms, as it does today.

A Cape Cod home has the feel of a cozy cottage, with a floor plan designed to gather family and friends around a large central fireplace. The picturesque Cape house typically features a steep gable roof designed to shed snow and provide living space on the second floor. The upstairs bedrooms may be lit by dormer windows, a common feature on Cape Cod designs.

Ideal as a starter home, empty nester cottage, or vacation retreat, the Cape Cod home's comfortable room proportions and traffic flow have been updated, reinvented, and expanded over the centuries to embrace the tastes of homeowners all over the country.

Castle-Like Chateau Style

Opulent and grand, French Chateau design is based on the monumental style of 16th century French mansions and castles. In fact, it's relatively common for Chateau style to be referred to as castle style. With their decidedly European sensibilities and grand scale, castle-like Chateau style homes make a bold statement in upscale neighborhoods where they provide privacy and room to roam for large or extended families.

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Popularized in America between 1880 and 1910 by architect Richard Morris Hunt, massive Chateausque designs feature steeply pitched hipped roofs, sometimes highlighted by cast-iron cresting, wall or roof dormers, spires, corner turrets, and tall chimneys crowned with an ornamental caps. Encrusted with decorative flourishes, their handsome masonry exteriors of smoothed square limestone or brick are often graced by single- or full-width balconies. Paired windows divided by heavy stone mullions or set in arches, combined with semicircular bay windows, let light into formal rooms fit for a king.

Chalet Style

Swiss-inspired Chalet style was introduced to America in the mid 1800's by architect Andrew Jackson Downing and became popular in the northeastern United States, where their picturesque style fit in perfectly with the cold and snowy landscape. While Chalet designs are usually a straightforward rectangle with a front-facing gable roof, they are generally embellished with rustic ornamentation. Hand-hewn timber serves as both structural elements and decoration in the form of brackets, balustrades, and bargeboards, giving them some resemblance to Victorian design. Porches and balconies are common elements of Chalet designs.

This design was usually warmed by cast-iron wood-burning stoves connected to high stone chimneys. Chalet designs invite cozy gatherings of friends and family over a steaming cup of hot chocolate. Idyllic in rugged mountain settings or ski resorts, the rustic "Heidi" house provides a wonderful old-world alternative to modern A-Frame design. Uncommon and distinctive, Chalet style is a charming choice for both vacation homes and year-round living.

Colonial Style

Colonial style reflects the uncomplicated and refined taste of early settlers in America's 13 original colonies.

Colonial style can be seen in regional interpretations from New England Salt Boxes and Cape Cods, to the Dutch Colonials of New Jersey and New York, to the widely popular Adam, Federal, and Georgian styles.

Most Colonial designs offer ease of construction, with square or rectangular footprints, symmetrical massing, and side-gabled or hipped roofs. Colonial design is typically two stories high and was warmed by central or end chimneys. The windows are aligned both vertically and horizontally and are never paired, although a three-part Palladian window may be featured in the later variations of Colonial architecture.

Steeped in tradition, the classic Colonial design features a central front door opening to a welcoming center hall design with living room on one side, dining room on the other, and kitchen and family room in the back, though there are plenty of variations with open layouts as well. Elegant finishes inside and out distinguish these fine designs.

Contemporary Style

Contemporary is the design being produced now, the architecture of the moment. Contemporary design is the style of the 21st century. No single style is dominant; contemporary designers are working in a dozen different styles, from postmodernism and high-tech design to highly conceptual and expressive styles, resembling sculpture on an enormous scale. Luxury homeowners often use contemporary to signal sleek, one-of-a-kind designs, it can also suggest that a home has become dated over time.

Sleek and elegant. The common characteristic of this style includes:

- asymmetrical
- open, flexible floor space
- exteriors are a mixture of concrete, metal, siding, stucco, stone, brick and wood
- large windows devoid of decorative trim
- roof can be flat or shallow pitched, often with great overhangs
- offer soaring ceilings
- rounded or square corners highlighted by wraparound windows
- aluminum and stainless steel window and door trim
- steel balustrades & cable railings

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- minimalist decorative elements
- horizontal rows of windows or stripes
- little or no ornamentation
- green design
- use of natural materials: exposed wood, stone and steel
- large glass areas for indoor-outdoor effect

Country Style

Inspired by an idyllic sense of relaxed rural living, Country style homes trace their origins to the vernacular building techniques and styles imported by the early American settlers and adapted to regional conditions nationwide. Although most closely associated with informal living, larger Country homes offer a gracious sense of elegance. Completely comfortable in any country or suburban neighborhood, a charming Country design is a natural choice for easy-going year-round living or as a vacation home in a lovely rustic retreat. Spacious porches extend living space to create a seamless transition between indoors and out.

Often asymmetrical in layout and massing, Country style homes may be one or two stories, most commonly featuring a gable roof with at least one cross-gable or dormer windows. Country style homes offer big kitchens, informal living areas, and plenty of room for families to spread out. From the Low Country and Cracker houses of the south Atlantic states to the Cottage homes of New England and the Log Houses and Cabins of recreational retreats nationwide, Country style homes offer a distinctly American style of living.

Craftsman Style

Craftsman style homes are based on the thinking of English designers, including John Ruskin and William Morris, who launched the Arts and Crafts Movement, which celebrated handicrafts and encouraged the use of simple forms and natural materials. In the United States, the style was perfected by the California architects Charles and Henry Greene and widely publicized in home magazines of the time, where it was sometimes called Western Stick style. Between the two world wars, they sprang up by the thousands all over the country, thanks to mail-order plan books.

Sharing characteristics of Bungalow and Prairie styles and sometimes influenced by the building techniques of the Far East, Craftsman style homes typically feature a low pitched roof with multiple intersecting gables. Often the façade will include more than one gable end, with triangular knee braces lending interest. Wide eaves with exposed rafter tails are a hallmark of Craftsman style, along with hefty “battered” (tapered) piers that support the ubiquitous front porch. Though most Craftsman homes are constructed of wood, the piers may be crafted from stone or brick. Together with the low profile and the tapering piers, the use of natural materials gives the Craftsman home an organic feel. Inside, Craftsman style homes have few hallways, with rooms flowing one into another. A high level of detail is designed to increase functionality, with useful features such as built-in benches and cabinetry.

Dutch Style

Dutch Colonial style homes share many features common to other Colonial styles: a simple rectangular footprint, a side-gabled roof, and a symmetrical exterior with windows aligned in rows and a central door, often leading to a central hallway with flanking rooms. The primary difference is the shape of the roof: the eaves may flare out, or the roof may have dual pitches. This is called a gambrel roof; it is commonly seen on barns (where it creates extra space in the hay loft). The roof shape is so distinctive that nearly any home displaying a gambrel roof, even more complex Colonial Revival style homes, may be classified as Dutch. In many Dutch Colonial designs, the eaves extend over a full-width front porch.

Historically constructed of brick or stone, modern Dutch style homes may have brick, stone, clapboard, or shingle siding. Dutch style homes typically open to a central hall, though both traditional and open layouts available. Their solid shape and substantial construction give Dutch style homes the essence of home.

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European Style

As varied as the countries that make up the continent, European style homes reflect the sophisticated tastes of the Old World, from Medieval- and Renaissance-inspired castles to Alpine chalets. European style homes are endlessly adaptable and suited for all regions of the United States. Imaginative homeowners can choose from designs that include rustic country cottages, stately manor homes, or fanciful chateaus with towers and turrets. European style homes typically feature steep, complex rooflines and facades of brick, stone, or stucco. A mix of materials is common. Inside, a European style homes is adapted for modern lifestyles. Whether chosen as an alternative to the popular American Colonial and Craftsman styles, or as a tribute to a family's continental roots, European style homes allow homeowners to "live abroad" without leaving the country.

Georgian Style

Colonial Georgian style homes made their first appearance in America's Atlantic coast colonies around 1700 and flourished in a variety of regional interpretations until about 1780. Named for Great Britain's King George and based on English designs of the period, Georgian architecture is highly symmetrical, featuring multi-paned windows evenly balanced on either side of a central front door and chimneys at either end of the home. A rectangular footprint is most common.

Made of either wood or brick, gracious Georgian homes welcome visitors at a front door that often sports a carved pediment. High-style Georgian style homes may have a two-story portico, like the White House. An elaborate staircase inside the spacious entrance hall leads to generously proportioned square or rectangular bedrooms. The moderately pitched roof of the Georgian home has little overhang and often includes gabled dormers. Precursors to the Adam-Federal style, Georgian style homes provide a traditional template that is endlessly adaptable to modern lifestyles.

Gothic Revival Style

Imitating the great cathedrals and castles of Europe, the Gothic Revival overtook the United States during the Victorian era. Picturesque Gothic Revival style ranges from grand and glorious stone castles to adorable gingerbread cottages. The common thread is the pointed arch window, which lends a church-like appearance to Gothic style homes (picture the farmhouse in Grant Wood's American gothic). These distinctive homes typically feature a steeply pitched roof with one or more cross gables and a one-story porch. Wood frame examples, also called Carpenter Gothic, and may have vertical board-and-batten siding and gingerbread or stick work in the gable ends and along the rooflines. In contrast, high-style urban residences are typically built of brick or stone and sport romantic crenellated towers and parapets.

On large rural lots, Gothic Revival style homes can offer the grandeur of a castle or the comforts of a farmhouse with a dressed-up exterior. They can also blend into historic neighborhoods in cities and small towns.

Italianate Style

The first Italian style homes appeared in America in the 1830s and remained popular through the end of the century. These picturesque two-to-four story homes are designed to resemble Italian villas. Classic proportions are dressed up with a Mediterranean twist, with some Italianate style homes displaying a stately symmetry while others are more rambling and rustic. Almost all houses in the Italian style feature a low-pitched hipped or flat roof with wide, overhanging eaves supported by decorative brackets. Some sport square cupolas atop the roof. Windows are typically arranged in orderly ranks and enhanced with elaborate crowns or frames.

These tall windows allow plenty of light to enter the gracious interior, which generally offers a bit of formality within a convenient layout. Italian designs are an elegant option for suburban houses or urban town homes.

Low Country Style

Low Country style homes originated as humble one-room cottages in the original English settlements in the tidewater regions of Maryland and Virginia (Low Country style homes are also called Tidewater style homes for this very reason). From there they spread down the coast to the Carolinas and as far as Alabama. Often raised on

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piers (pilings) to avoid coastal flooding, these simple, square designs will sometimes be referred to as elevated home or beach house on pilings.

Designed to live comfortably in hot, humid climates, Low Country style homes feature lots of windows to capture coastal breezes and highlight the views, with gracious porches to shade the interior. Far from humble, today's Low Country homes feature second floor bedrooms, while the wide inviting front porches invite guests to stay and linger.

Rustic but elegant, airy Low Country or Tidewater style homes are perfect for those who enjoy casual waterfront living and entertaining. Though perfect for beach houses, Low Country style homes easily accommodates year-round living for families, retirees, and anyone who appreciates the sense of simplicity and history of this romantic coastal cottage.

Luxury Home Style

This style of home can be any of those listed here, a combination or anything. The difference is that this style is typically designed with all the amenities imaginable with very fine interior products, etc.

While all homes should provide comfort and function, a luxury home surpasses these basic purposes and offers much more flair. In a crowded city, it could mean a compact yet comfortable two-level home in an exclusive neighborhood. In more spread-out areas of the country, it may have sizable square footage and sit on rolling acres of land or a heavily wooded lot.

The possibilities to make your new luxury home distinguishable are endless. How about opulent dual master baths with expansive closets and dressing rooms, grand gourmet kitchens, butler pantries, libraries, conservatories, and media rooms, along with many other breathtaking possibilities. Practical necessities are equally elevated in Luxury Design that include three and four garage bays, pool houses, and even guest apartments that grant privacy to visitors, an in-law, or a nanny.

Mediterranean Style

Inspired by the seaside villas of the Renaissance era, Mediterranean style homes take their primary design cues from romantic Italian and Spanish architecture. A perennial favorite in Florida and California, Mediterranean style homes are also well-suited for the open rolling landscapes of the Texas Hill Country and the Midwest prairie states.

Low-pitched tile or terra cotta roofs, stucco walls, and arch motifs are common denominators among Mediterranean style homes. Lovely balconies and decorative wrought iron or wooden window grilles give these homes an exotic feel, while large windows (sometimes entire window walls) provide a connection to the outdoors. Open Mediterranean style homes offer easy circulation between gracious rooms that often open onto lush gardens, patios, and pools. Ideal for grand family residences as well as vacation getaways, Mediterranean style homes are filled with a warm sense of hospitality that never goes out of style.

Modern Style

Modern" recalls the early- and mid-20th-century architecture embodying the ideals of the machine age: an absence of ornament, structures of steel or concrete, large expanses of glass, a whitewash (usually stucco over brick) or another minimal exterior expression, and open floor plans.

Modern homes and décor have the simple lines and "stripped-down" aesthetic of 1940s, '50s and '60s modernism.

Stripped down, sleek, and elegant. The common characteristic of this style includes:

- open, flexible floor space
- minimalist decorative elements
- extensive use of modern or "industrial" mixed materials such as concrete, vinyl, and glass throughout
- monochromatic color palettes
- simple clean lines
- large windows

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- asymmetrical
- horizontal orientation
- flat roof or low slope
- exposed steel and concrete
- no cornices or eaves
- cube-like shape
- sleek, streamlined appearance
- square corners
- aluminum and stainless steel window and door trim
- little or no ornamentation

Neoclassical Style

Popular in America from 1895 to 1950, stately Neoclassical style homes recall the architectural traditions of ancient Greece, Rome, and the Renaissance period. Usually two or two-and-a-half stories, these dignified homes typically feature a symmetrical shape, a simple side-gabled roof, and a prominent portico or full-width porch supported by classical columns. Neoclassical style homes may be faced in brick, stucco, or siding, and usually display elaborate pediments over doors and windows as well as dentil molding and balustrades along the roof lines.

Common in prosperous neighborhoods from the east coast to the west and down into the Gulf States, Neoclassical style homes tend to have a formal air, with living room and dining room in the front and kitchen and family room in the back. Elegant and gracious, elegant Neoclassical style homes are a natural choice for families who feel at home with classic style.

New American Style

Born in the affluent years of the late 20th century, New American style homes are raised in celebration of life lived large. Grand and expansive, New American homes are best suited to large properties, though smaller-scaled New American homes may blend into any neighborhood thanks to their mix of architectural influences, from European to Colonial Revival.

Massive asymmetrical façades are faced in brick, stone, stucco, or a mix of these materials. Rooflines are complex, featuring multiple gables at varying heights. New American style homes offer expansive open layouts, designed to flow effortlessly from one loosely-defined room to another for easy living and entertaining. Gourmet kitchens and elegant dining areas orbit around an impressive great room, often with vaulted ceilings, a towering fireplace, and a wall of windows overlooking the rear deck or terrace. Master bedroom suites offer spa-like baths with double vanities, soaking tubs, and spacious showers. New American style homes have become the ultimate symbol of luxury in the new millennium.

Post & Beam Home Style

The post & beam style is very open with high ceilings designed now a day more toward the luxury style with fine interior finishes and all structural solid wood components exposed and sometimes finished throughout the home. Exterior is typically finished with wood siding.

Prairie Style

Based on the ideas of Frank Lloyd Wright and the Arts and Crafts movement, Prairie style homes were especially popular in the Midwest from 1900 to 1930. A vernacular variation is the American Foursquare, which refers to the four-room floor plan and the four window or door openings on the façade. Very common in neighborhoods built in the early 20th century across the country, the American Foursquare is usually distinguished by the hallmark elements of Prairie style.

Prairie style homes were designed to blend in with the landscape. Though many Prairie designs feature multiple stories, their low-slung roofs, horizontal lines, and stone or brick foundations give them the appearance of rising from the earth. Wide overhanging eaves emphasize the horizontality of Prairie designs. Porches are common,

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often supported by heavy piers crafted from brick or stone. Beneath their low, broad roofs, Prairie style homes are lit by large windows, sometimes arranged in long ribbons or embellished with small panes or geometric patterns. Open layouts create airy rooms, adding to the contemporary appeal. With some similarities to Craftsman style, Prairie homes are bold and modern, carrying special appeal for homeowners who appreciate distinctive style.

Queen Anne Style

Appearing in the 1870's through 1910, Queen Anne style homes are an eclectic mix of country house and Elizabethan cottage architecture exuberantly blended with Tudor, Gothic, English Renaissance, and American Colonial styles. Typically two stories, they can be large and rambling or small and snug with rooms tucked away in towers, bays, and dormers. From the flashy "painted ladies" of San Francisco to the refined masonry townhomes of cities on the eastern seaboard, Queen Anne style appears all across the country.

Queen Anne style homes capitalize on the newly-perfected balloon framing technique to create highly irregular footprints with many corners and protrusions. Steep roofs with intersecting gables lend additional interest. One-story porches may wrap around the front of the house, decorated with spindle work and gingerbread made possible by the introduction of the steam-powered lathe and scroll saw. Queen Anne style homes are as unique as the exteriors, offering nooks and crannies to match the projections that are evident from the outside. Offering the opportunity for unique personal expression, Queen Anne style homes are popular in rural and small-town settings as well as urban infill.

Ranch Style

The first western-inspired Ranch homes were built in California in the 1930s. Fueled by the post-war building boom and the expansion of the suburbs, where large lots made their sprawling footprints possible, Ranch or Rambler style homes soon became the dominant American home style from California to New Jersey through the 1950s and 1960s.

Ranch style homes emphasize openness, with few interior walls and an efficient use of space. The one-story plan usually features a low-pitched side-gable or hipped roof, sometimes with a front-facing cross gable. Colonial, Craftsman, Tudor, or Spanish influences may shade the exterior, though decorative details are minimal. Large picture windows are common, as are sliding glass doors leading to back patios. The rise of the automobile necessitated an attached garage. Perfect for those who prefer single-level living or love mid-century style, the Ranch home has regained its popularity today.

Second Empire Style

Second Empire style homes were modeled after the opulent architecture of Paris during the reign of Napoleon III from 1855 to 1895, when tall mansard roofs were the answer to taxes imposed on the height of a house. Height was only measured to the base of the roof, so any living space contained within the roof was exempt. The steep slope of the mansard roof allowed the attic to be almost as roomy as the floor below it, while dormer window penetrated the roof at regular intervals to provide light.

Second Empire home designs run the gamut from elaborate multi-storied mansions to simple town homes with a charming French flair. High ceilings illuminated by tall, narrow windows give rooms a gracious sense of a bygone era, while the extra space in the attic provides the opportunity for secluded master suites or cozy billiard rooms. Though they tend to be highly ornamental, Second Empire style homes are also very practical for small city lots, where their bonus story provides additional living space.

Secure Home Style

A secure home is a home designed to be safe and secure against a variety of potential threats. Designing homes to specifically address the need for security and safety requires a proactive approach that anticipates – and then protects – the home's occupants, resources, structure, and continuity of operations from multiple hazards.

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One of the important characteristics most people desire in a secure home is that its outward appearance be indistinguishable from that of a well-designed custom home. Only the owners should have full knowledge of their home's secure features, functions, and capabilities. Among others, these may include:

- Safe room(s)
- Hidden compartments and/or sliding bookcases
- Concealed vault(s) for firearms and ammunition, and/or precious metals and other valuables
- Fire-resistant construction
- Impact or ballistics-resistant walls, windows, and doors
- Independent water and sewer systems
- Advanced security systems, CCTV, sensors, and alarms
- Alternative, "off-grid" energy and sustainability systems
- Underground fall-out shelter and storage areas
- Hidden passages and entrances/exits
- Vehicle and fuel storage areas and systems

Shingle Style

Defying the highly ornamented architectural trends of the time, Shingle style homes came into fashion in the wealthy seaside resorts of Newport, Cape Cod, and the Hamptons just before the turn of the century. With their rambling, multi-storied floor plans, breezy porches and windows randomly placed to take advantage of sea views, Shingle homes are the quintessential beach house, yet the style also caught on in urban areas, where it blended well with both Victorian and Craftsman style homes in the streetcar suburbs of the era. Their origin in the rugged coastlines of New England also makes them a perfect fit for the Pacific Northwest and the shores of the Great Lakes.

Distinctive towers, protruding gables, and complex rooflines connect this style to the rest of the Victorian school. The difference lies in the wall surfaces. While Gothic Revival, Queen Anne, and Stick styles rely on a variety of materials and trimmings to embellish wall surfaces, Shingle style homes strive for the appearance of a smooth, continuous wall surface by the application of wood shingles, whose small size enables them to wrap corners and protrusions like a skin. Embellishments are minimal but may include Romanesque arch shapes, Palladian windows, and a variety of dormer windows. Deliberately rustic on a grand scale, typical Shingle style homes invite relaxed, informal living that is ideal for vacation homes as well as primary residences for families who enjoy the idea of summering all year long.

Southwest Style

Encompassing influences of American Indian and Spanish Colonial architecture, Southwestern style homes offer a unique mix of tradition and contemporary trends. Southwest style homes are wonderfully adaptive to today's lifestyles while maintaining old world charm.

Set low to the ground with flat or low-pitched tile roofs, one and two story Southwestern style homes beckon visitors inside with arched entryways and the splash of courtyard fountains behind rustic wrought iron gates and ornately carved front doors. Traditional masonry construction covered in stucco keeps the interiors cool.

Decorative detailing may include patterned tile work, exposed timbers, and stone floors, giving Southwestern style homes a distinctive south-of-the-border flavor and creating a cool, inviting ambiance.

Spanish Style

The Spanish style revived the architectural traditions of the early Spanish colonies, themselves based on the fanciful Moorish and Mediterranean motifs that influenced residences in the old country. These evocative homes are sometimes called Spanish Eclectic houses in honor of their diverse influences. Natural in both tropical or ocean side settings as well as the desert southwest, Spanish style homes are most popular in Florida, Texas, Arizona, New Mexico, and California, though elements of the style may appear in homes all over the country.

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Spirited and expressive, Spanish Revival style homes are all about making family, friends, and entertaining comfortable and relaxed. Thick masonry walls coated in stucco and red tile roofs function to keep the interior cool. Spanish style homes may be arranged around a central courtyard, where shaded galleries block the hot sun and provide outdoor living space. The most elaborate of the Southwest styles, Spanish style homes may feature towers or turrets, romantic balconies, fancifully shaped columns, and wrought iron details.

Texas Hill Country

Back in the early history of the Republic of Texas, that is before Texas joined the Confederacy and then the United States, a land rush began and lasted into the late 1800's. Included in this land rush were many German immigrants. They created settlements with names like Fredericksburg, New Braunfels, Gruene and many others including the Austin area. One settlement made famous by Texas country singers is Luckenbach, Texas. This area of south central Texas is affectionately called the "Texas Hill Country". These early immigrants to Texas made their living by farming and ranching. Homes were built using materials found right on the ground. Materials such as cypress wood, cedar, adobe brick and that familiar white limestone we today call "Austin Stone". The original homes were quite simple with straight roofs. These types of homes are still called the "Ranch Style". The German and Czech immigrants mixed some of their own personal influences such as elaborate mill work on the porches and gables. And of course, since Texas is the Lone Star State, the Texas Ranger Star became and still is a popular adornment.

You will find this design style of Texas Hill Country homes popping up in many states outside of Texas because of its popularity. This is an architectural vernacular that's all its own. However, during the past decade or so, "Neo-eclectic Texas Hill Country Contemporaries" have been appearing. PD&D has been receiving more and more request for this very unique home design and has come to specialize in it.

Traditional Style

While Traditional style may incorporate elements of historical American styles, Traditional style is more about comfortable living than pure architectural design. Familiar and homey, Traditional style homes are a natural for casual living. Far from pretentious, they are completely at ease in most any setting from upscale communities and suburban neighborhoods to rural and waterside venues. Perfect for families and individuals looking for a house with old-fashioned charm updated for modern lifestyles, Traditional home designs provide an opportunity to create a personalized vision of what a home should be.

Whether sided in brick, stone, or clapboard, one-, two-, or three-story, these welcoming designs typically feature a restrained mix of popular Colonial, Country, and NeoClassical details. Features such as fireplaces, porches, and sunrooms make Traditional style homes great places for families to call home.

Tudor Style

Tudor style homes is inspired by building techniques from the medieval era. The Tudor Revival caught on in America during the 1920s and 1930s. Rustic and romantic, these charming homes feature steeply pitched roofs with prominent cross gables. The gable ends and sometimes the upper stories are embellished with decorative half-timbering (a pattern of wood beams set against a stucco surface) combined with walls of brick, stucco, or stone. The massive chimneys common in Tudor style home is often made of patterned brick or stonework and capped with decorative chimney pots. Sunlight streams through tall windows arranged in groups of three or four, often with small diamond or rectangular panes. Tudor designed home often feature a front entrance surmounted by a rounded Tudor arch, giving them a storybook appearance.

Lovely in a wooded setting or one complemented by a traditional English garden, this roomy fairy-tale home is ideal for family life as well as entertaining.

Victorian Style

Wonderfully fanciful, Victorian architecture was popular in the United States from 1875 through the turn of the century. A Victorian style homes offers a starting point that can be interpreted and personalized in an infinite number of ways. Victorian style homes draw from a variety of styles from Gothic to Italianate. Laden with turrets,

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porches, and bays and embellished with gingerbread, shingles, and fanciful windows, Victorian style homes are like snowflakes: no two are alike.

Victorian design typically features at least two stories with, with steep complex rooflines. Eaves and gable ends may boast decorative brackets and delicate gingerbread ornamentation. Thanks to their irregular massing, Victorian style homes tend to be free-form and rambling. Victorian sub-styles include Gothic Revival, Queen Anne or Eastlake, Stick style, Second Empire, and Shingle style. Ideal for creative homeowners who want a one-of-a-kind home, Victorian design is a great way to express your individuality.

Historical Society Guidelines & Restrictions – Their focus is on the preservation of the significant history of a region and can affect the style of a home or even the ability of a property owner to build or remodel on a piece of property. In many cases, a Historical Society can substantially affect the design and construction of homes or structures.

Keystone- The wedge-shaped stone found at the center of an arch.

Lattice- An openwork structure of crossing thin strips of wood or metal.

Lintel- A horizontal structural member over an opening, usually supporting the weight of the load above it.

Loggia- A roofed open gallery. It differs from a veranda or porch in being more architectural and more important to the elevation.

Lot Survey- It defines property boundaries by showing the property lines, bearings, and curve data for all sides of the property. The survey sometimes show the setbacks and locates the utility poles.

Marketing Plan – A one-page brochure created from the final construction drawings, showing the floorplan with room names and sizes, and the front elevation or rendering. This brochure is used for marketing purposes.

Millwork Plan – Basic drawings of the interior finish components such as cabinets, wall elevations, mantels, and crown molding, etc.

Molding- A continuous decorative band, (interior or exterior).

Mullion- A bar (window or door) that divides and supports the panes.

Newel- The post at top or bottom of a stairway, supporting the handrail.

Palladian Window- A window composed of a central arched sash flanked on either side by small rectangular windows.

Parapet- A low wall or railing, as along the top of a building or balcony.

PDF Files- Files written to convert AutoCAD files to readable and printable files. These files can be printed on large and small scale printers, and can be viewed on your computer.

Pediment- A triangular section used as a crowning element over doors, windows, entryways, etc.

Piazza- A veranda or open space.

Plot Files – The conversion of AutoCAD files to printable files by a large scale printer. These files cannot be opened or viewed.

Porte-Cochere- A covered entrance or gateway extending across a driveway or entrance road through which vehicles may drive.

Portico- A large roofed porch or walkway, with a pediment type roof supported by columns.

Purlin- A horizontal beam used to support roof rafters between the roof ridge and the eave.

Quoin- A large stone, brick, stucco, or wood block laid in vertical series to decorate the corners of a building.

Rafter- A structural wooden board extended from the ridge of a roof to the eaves, serving as support.

Rendering – An artist rendition of your home. An artist will use the construction documents to create a portrait of your project. There are several types of renderings: 3-D, 1-Point perspectives, 2-Point perspectives, or a Front Elevation. A rendering can be done using many different mediums and can be done using a computer or drawn by hand. If you are interested, please ask to see examples of our work.

Retainer – A percentage of the proposed costs and fees for a project that engages the professional services of the Designer and the firm's staff who support the process to design your home or remodel.

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Setbacks - A “setback” (front, sides and rear) is the allowable distance from the property line to any structure or site improvement, (See Building Envelope).

Sidelight- A narrow vertical window, usually flanking a door. **Site Plan** -A site plan is a bird’s eye view showing everything that will be on your property. This includes the footprint of any buildings (home, garage, decks or patios) and any other improvements such as driveway, walkways, fences, swimming pool, etc. on the property.

Site Survey - It provides definitive physical proof of property lines and sometimes shows contour lines that represent the shapes, slopes and elevations of the land. A Legal Description will also be included.

Spindle- A short decorative turned piece, such as a baluster or newel, often used around porches and railings.

Topographical Survey- A survey that includes the same information as the Lot Survey, but also shows the slope of the property with indicated contours. A topographical survey should also show the location, size, and type of trees.

Transom- A horizontal glass opening above a door or window.

Veranda- An open space attached to the exterior wall of a building, usually with a roof supported by columns, posts or brackets.

Volute- A spiral scroll-like ornament commonly found on Ionic or Composite capitals.

Wainscoting- A wood lining or paneling on the walls of a room, usually at the lower end of a wall, especially when the upper part is a different finish.

Widow’s Walk- An observation platform, usually with a railing, built on the roof of a house, especially found on coastal houses for their great views.