



Deep Green Building & Remodeling

Home Building Planning Guide

Planning for a new home can be exciting, challenging and sometimes overwhelming experience.

For most of us, a new home is one of the largest financial decisions we will make. If done properly, your new home can provide enjoyment, ease of use and many benefits for years to come. Not only in dollars and cents, but also in the many things money can't buy. The right home reflects the priorities of your family, from a vaulted Great room perfect for holiday celebrations to a sunlit breakfast area ideal for Saturday morning pancakes.

We have designed this Planning Guide to assist you in the selection and design of your new home. It is equally useful for selecting from a library of existing plans as well as guiding you in the design of a custom home. You will be asked to define priorities, establish needs and explore adjacencies, all of which combine to form a foundation of guidelines from which to proceed.

If you are interested in designing and building a new home through Deep Green Building & Remodeling, simply include a completed copy of this guide along with any additional sketches or ideas for a design proposal.

Most of us wouldn't think twice about hiring an expert financial planner to set up our retirement accounts, use that same good judgment by selecting quality design and construction services when you plan your next home.

If there's anything else we can do, just give us a call at **(707) 350-2490** or drop us a note at **dmaupinahern@yahoo.com**.



Table of Contents

- 1. Family Description**
- 2. Project Information**
 - A. Square Footage Calculations
 - B. Establishing Your Program
 - C. Defining Your Requirements
 - D. Summary of Individual Requirements
 - E. Describing your Requirements
- 3. Adjacencies**
 - A. Primary
 - B. Secondary
 - C. Not to be Adjacent
- 4. Exterior Style and Type**
- 5. Site Conditions**
 - A. Foundation Options
 - B. Selecting a Building Site
 - C. Designing for Your Specific Site
- 6. Summary**
- 7. Family Profile**
- 8. Company**
- 9. About Us**
- 10. Fees**
 - A. On-Site Sewage Disposal
 - B. Permit Fees
 - C. Contractors Supervision and Management

1. Family Description

The Family Description helps define potential design priorities for your home. Primarily you should describe your family's habits, hobbies, activities and personal preferences that may inform the design of your home. Consider the following topics when describing your family, but do not limit yourself to these topics, they are simply a guide to get you started. You do not need to answer all of these questions or any of these questions if they do not apply. Use the blank pages provided at the end of this guide for additional input.

Sample Topics:

1. Where do you spend most of your time?
2. Do you need a home office or bring your work home regularly?
3. Does your job require anything specific in the home?
4. What are your family's hobbies and how might that be affected?

5. Do you intend to have any special exterior spaces, pool, and gazebo?

6. Do you need a guest room and adjacent bath?

7. How would you share rooms, bathrooms, etc., are there any potential conflicts to be resolved?

8. Do you intend to have a work or storage area in the garage?

9. Are you a particularly private person? How about the rest of your family?

10. Do you need a quiet place to escape or nap?

11. Do you entertain regularly? Formally or Informally?

2. Project Information

A. Square Footage Calculations

Square footage is determined by four main categories:

Interior conditioned area: Interior square footage represents heated/cooled floor only and do not include two story or vaulted spaces, garages, bonus rooms, covered porches or any other unfinished areas. These measurements are from the outside face of the stud.

Interior unconditioned area: This would include items such as a garage, an unfinished basement and any storage or utility rooms that are not included in air-conditioned area.

Exterior covered area: Covered porches and decks.

Exterior uncovered area: Open decks and patios.

B. Establishing your Program

This section allows you to make programming selections that will determine the make-up of your home. The list below shows the standard rooms and sizes to calculate typical square footage requirements.

Circle the necessary rooms and size, then multiply the number together and write that number under "square footage". The numbers shown below represent typical room sizes, however, if you have an alternate room dimension, just write the desired length and width next to Size C and calculate the square footage. After you have calculated all of the numbers add **20%** to the subtotal for circulation secondary areas. This is your estimated Total Square Footage Requirement.

Interior Finished Areas

| Room | Size A | Size B | Size C | Square Footage |
|---------------|---------------|---------------|---------------|-----------------------|
| Foyer | 6 x 10 | 8 x 10 | 10 x 12 | _____ |
| Living Room | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Dining Room | 12 x 12 | 12 x 14 | 14 x 16 | _____ |
| Kitchen | 10 x 12 | 12 x 14 | 14 x 16 | _____ |
| Breakfast | 8 x 10 | 10 x 10 | 10 x 12 | _____ |
| Great Room | 15 x 15 | 18 x 18 | 21 x 21 | _____ |
| Study/Library | 10 x 12 | 12 x 12 | 12 x 14 | _____ |
| Home Office | 10 x 12 | 12 x 12 | 12 x 14 | _____ |
| Powder Room | 5 x 5 | 6 x 7 | 7 x 8 | _____ |
| Laundry | 6 x 6 | 8 x 7 | 8 x 10 | _____ |
| Storage | 5 x 6 | 7 x 8 | 9 x 10 | _____ |
| Master Bed. | 15 x 15 | 16 x 18 | 18 x 20 | _____ |
| Master Bath | 9 x 9 | 10 x 12 | 12 x 14 | _____ |
| Master Closet | 5 x 7 | 8 x 10 | 12 x 12 | _____ |
| Bedroom 2 | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Bedroom 3 | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Bedroom 4 | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Bedroom 5 | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Bedroom 6 | 10 x 12 | 12 x 12 | 14 x 14 | _____ |
| Bath 2 | 5 x 8 | 5 x 10 | 6 x 12 | _____ |
| Bath 3 | 5 x 8 | 5 x 10 | 6 x 12 | _____ |
| Bath 4 | 5 x 8 | 5 x 10 | 6 x 12 | _____ |

Other Rooms

Approx. Size

Square Footage

| | | |
|-------------|-------|-------|
| Solarium | _____ | _____ |
| Sewing Room | _____ | _____ |
| Bonus | _____ | _____ |
| Media Room | _____ | _____ |

Recreational Room _____

Subtotal

Add a 20% circulation factor: _____

TOTAL:

*Square Footage can easily vary **10%** or more depending on overall layout.

Unfinished Areas

| Room | Approx. Size | Square Footage |
|----------------|---------------------|-----------------------|
| Garage/Carport | _____ | _____ |
| Storage | _____ | _____ |
| Workshop | _____ | _____ |
| Basement | _____ | _____ |
| TOTAL: | _____ | _____ |

Exterior Areas

| Room | Approx. Size | Square Footage |
|--------------------|---------------------|-----------------------|
| Front Porch | _____ | _____ |
| Rear Covered Porch | _____ | _____ |
| Deck/Patio | _____ | _____ |
| Screened Porch | _____ | _____ |
| TOTAL: | _____ | _____ |

The initial programming list above represents the features your home will include as well as the projected total square footage.

C. Defining your Requirements

The following questions will help further define the type of home you are looking for.

1. How many levels?

One Story, Two Story, Split Level, _____
please specify type: basement/cellar _____

2. List ceiling heights

| | |
|--------------|-------|
| First Floor | _____ |
| Second Floor | _____ |
| Basement | _____ |
| Attic | _____ |
| Great Room | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

3. Based on the information on the previous pages:

Will one of the bedrooms be used as an office? _____

Will the bonus room serve as a future bedroom? _____

4. **What types of closets are important in your secondary bedrooms, walk-in(4'x5') or standard (2'x5')?**

5. **Do you plan to have separate formal and private areas in your home? If so, please explain?**

6. **Describe ceiling designs for specific rooms?**

| Ceiling Type | Room(s) |
|---------------------|----------------|
| Tray ceiling | _____ |
| Pan Ceiling | _____ |
| Vaulted Ceiling | _____ |
| Higher Ceiling | _____ |
| What height? | _____ |
| What height? | _____ |
| What height? | _____ |
| What height? | _____ |

7. **Please circle any optional amenities and add them to the chart on the next page.** If there is an amenity that you would like to incorporate into your home that is not listed below, please describe.

| | | | |
|-------------------|--------------------|-------------------|----------------|
| Patio/Deck | Fireplace(s) | Island in Kitchen | Front Porch(s) |
| Gas Grill | Seating in Kitchen | Overlook Balcony | |
| Bookcases | Display Shelves | Laundry Shoot | |
| Standard Shelving | | Cabinets | |

8. **Select from the following floor finishes and add to the chart on the next page.** IF there is a floor finish not listed, please list and describe.

| | | | | |
|-----------------|--------------|------------|--------|----------|
| Hardwood Floors | Ceramic Tile | Vinyl Tile | Carpet | Concrete |
|-----------------|--------------|------------|--------|----------|

9. **Following is a list of standard amenities found in modern kitchens, please choose from the list below and describe the important features you would like to incorporate.**

Island Pantry Seating Area Lazy Susan Under Counter Lighting
Wine Rack Large Drawers Small Drawers Glass Doors Open Shelving

D. Summary of Individual Requirements and Amenities

Please list each room and the appropriate amenities you would like to incorporate, be sure to underline important issues.

| Room | Floor Location | Amenities | Floor Finish |
|------------------|-----------------------|----------------------------|---------------------|
| i.e.: Great Room | 1st Rear of Home | Fireplace, Display Shelves | Hardwood |

Foyer _____

Living Room _____

Dining Room _____

Kitchen* _____

Breakfast _____

Great Room _____

Study/Library _____

Powder Room _____

Laundry _____

Garage/Carport _____

Storage _____

Master Bed _____

Master Bath _____

Bedroom 2 _____

Bedroom 3 _____

Bedroom 4 _____

Bath 2 _____

Bath 3 _____

*If necessary, take additional space to describe the kitchen in further detail.

E. Describing your Requirements

Describe the overall feel for the interior of your home. Describe any room in which you want to include certain features or amenities (i.e.: master bath, include a large whirlpool tub, with separate shower and enclosed room for water closet, two vanities with sinks, large linen closet and walk-in closet from bath, also include windows and skylights).

3. Adjacencies

In addition to selecting appropriate spaces to include in your home, you must decide upon adjacent locations for important rooms. Please list Primary, Secondary and Not to be adjacent conditions. This is where you begin to adapt the program of the house to your specific needs.

There are three categories to use while prioritizing your adjacencies:

Primary Adjacency: This would constitute an adjacency that you determine to be critical to the success of the design of your house. A typical primary adjacency would be Dining Room/Kitchen.

Secondary Adjacency: This is something that you believe would improve the quality of your home but may not be critical to the success of your home. This is a good time to think about your personal habits and preferences. If you enjoy reading late at night, but don't want to keep everyone up, a secondary adjacency may be Master Bedroom/Study.

Not to be Adjacent: If there are rooms you would not like to have adjacent to each other please indicate so in the appropriate section.

Start by resolving the Primary and Not to be Adjacent categories first and then working on secondary adjacencies. Completing this section will be crucial to the success and appropriateness of any design.

Primary Adjacencies:

i.e.: Kitchen to Dining
Room

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Secondary Adjacencies:

i.e.: Master Bedroom to
Study

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Not to be Adjacent:

i.e.: Master Bedroom to Secondary Bedrooms

- 1.
- 2.
- 3.
- 4.
- 5.

4. Exterior Style and Type

Architectural styles and types can range from the intuitive organic architecture of a prairie home to the simplicity of a coastal cottage. Below is a list of several types of architectural styles, please select one that represents your family and interests and describe the different characteristics you are looking for. Also, include any photographs or sketches that will reinforce the idea of your stylistic preferences.

Historical American Styles and Types

Popular throughout the eastern United States these historical styles reference a variety of regional preferences including the architectural vocabulary of Colonial, Georgian, Federal and Victorian designs.

Victorian 1880-1910

Cape Cod

Southern Coastal 1880-1920

Georgian 1720-1800

Colonial American 1780-1860

Williamsburg Colonial 1930-1990s

Salt Box

Country Farmhouse

Neo-Victorian 1980-1990s

European References

(often referred to as Traditional)

Popular in the US beginning in the 1920's these European influenced styles have evolved to reflect the varied tastes of many upscale developments across North America.

Traditional 1980-1990s

French Provincial

English Country

Italian Villa 1840-1880

Tudor 1890-1930

Neo-Tudor 1960-1990s

Mediterranean Southwestern / Floridian

Based from Spanish, Spanish Colonial and Italian Renaissance architecture the Mediterranean Styles typically offer tiled roofs, stuccoed walls and landscaped courtyards. Prevalent in the former Spanish Territories of Florida, the Southwest and California.

Spanish Mission 1890-1920

Italian Renaissance 1845-1870

Pueblo 1900-1990s

Neo-Mediterranean 1970-1990s

Contemporary

Widely misdescribed, a "Contemporary Home" has evolved to refer to a variety of vague conditions including any style that features an open plan, however most design professionals

consider true contemporary styles to include buildings that reflect an innovative or distinctive use of materials and design. For our purposes, we have included the following styles.

International Style 1930-1990s - Le Corbusier
Miesian 1950-1965 - Ludwig Mies van der Rohe
Prairie Style / Wrightian 1900-1960 - Frank Lloyd Wright
Post Modern 1960-1990s

Vacation

Vacation Homes range from a simple cottage designed for the lake in the woods to a Post and Beam log home with open rafters nestled in a mountain setting.

Cottage
Post and Beam
Log Cabins

Other Styles and Building Types

Other styles might include the distinctive Craftsman Style popular in Southern California in the 1920's or perhaps Ranch Style which is actually more a type than a style.

Craftsman 1900-1930 - Greene Brothers
Ranch Type Home 1950-1970
American Vernacular 1980-1990s

Describe Your Exterior Style

5. Site Conditions

A. Foundation Options

The slope or terrain of your proposed site can serve as one of the most important factors in determining the type of foundations appropriate for your home. For example, in building a home on a slab foundation you would typically look for a fairly level lot or appropriate building site to minimize the amount on cut and fill that might otherwise be required. Listed below are typical foundation types, circle the foundation you require.

1. Basement

If you are interested in a basement foundation, look for a lot that slopes down from front to back or from side to side. A lot which slopes up from front to back can be more difficult and expensive because you have to allow for excessive steps or fill to access the front door. If specifying a basement, please answer the questions below.

- a. Walk-out daylight basement or cellar type
- b. Finished or Unfinished

2. Slab Foundation

To utilize a poured concrete slab foundation type, make sure the site can be properly graded to be relatively flat, typically a 1 to 2 foot drop off from one side to the other, while still accommodating for positive drainage away from the home. A slab foundation is often the simplest and least expensive option and consists of a poured concrete surface with a thickened or turned-down perimeter and additional depth added under load bearing interior walls.

3. Crawlspace Foundation

If your lot slopes from 2 to 5 feet across the building site, a crawlspace foundation might be appropriate. A typical crawlspace foundation consists of a concrete block stem wall approximately 3 feet tall that continues around the perimeter of the home with structural piers located under load bearing points of a wood framed floor system.

4. Raised Slab Foundation

Another option to a crawlspace foundation is a raised slab foundation. This can be more cost effective because of the cost of wood in a floor system. Construction consists of a concrete block stem wall approximately 3 feet tall that continues around the perimeter of the home that is reinforced with concrete and steel, the interior area is then backfilled with sand and a concrete slab is poured as the floor system.

B. Selecting a Building Site

Just as in designing a home, selecting a building site for your family can be a serious decision. Real Estate agents tell us one of the most important factors in choosing a lot is the general location or neighborhood. Important factors include, adjacent property values, local communities, schools, churches, shopping, views, lake front access and proximity to your work place. Even if you do not have school age children, the resale and retained property values of a quality school system will affect the value of your home for many years to come.

Consider the usefulness of the property, for things like a garden or a playset or volleyball court.

Think about how the sun will shine on the property so you can orient the house to maximize solar energy.

1. Subdivision Requirements or Restrictive Covenants

Are there covenants or building requirements in the subdivision you are considering such as, appropriate usage, exterior materials/colors, roof pitches, garage access, etc..

2. Setbacks

Be sure to allow for front rear and side setbacks when designing the width and length of the home. Also, allow for an appropriate driveway, (about 10 feet wide) and if necessary, room for a turn-around area (30 feet from side-entry garages)

3. Easements

Are there any utility or drainage easements that could limit the use of the land? Easements usually exist along the rear or side of a lot to allow for power, telephone, gas lines or storm-water access. Typically, you cannot build within this area, consult your local planning department for further information.

4. Flood Plain

Before purchasing your lot, check with the local zoning department to verify that the proposed building site is not restricted by a flood plain or another natural encumbrance. While you may be able to build in a flood zone, there are special guidelines and extra costs involved.

5. Special Requirements

Such as additional parking spaces, detached garage or other structures, area for boats or recreational vehicles. Do you plan on installing a swimming pool, tennis courts, stables, gazebo or any other outdoor living areas? Check local codes and subdivision restrictive covenants for specific information.

6. Privacy

Homes that slope up from the front to back or sit up on a hill, offer more privacy than those that slope away. "L" or "H" shaped plans often help create private areas from adjoining properties. Fences, trees and hedges also offer a sense of privacy.

C. Designing for your Site

Site conditions can have a profound impact on the way your house is designed. Please be as specific as possible with all of these questions. A site diagram which maps distinguishing features can be very helpful.

If you already have your site:

1. Describe the dimensions of your site including width and depth.
2. If applicable, list the maximum width and/or depth for your home?
3. List any requirements concerning garage entry, for example, front, side or drive-under access.
4. Are there any physical features (slopes, rocks, trees, waterfront, etc.) that might affect the design?
5. Are there any setbacks or zoning constraints that will affect the placement of the building.

6. Are there any desirable or undesirable views to take into consideration?

7. You can also include a photo of any distinguishing features and plat map of your site with this application.

8. Include a site plan, if available.

9. Indicate any additional information regarding the site which you feel may impact the design.

10. It is a good idea to plan for your future if you will want to grow old in your new house. Consider making all doorways and openings extra wide for easy wheelchair access. Make bathrooms easily accessible too. Single story homes offer easier access to wheelchairs, or design an elevator into the layout.

Energy Efficiency

1. Indicate any special efficiency designs that you wish to be incorporated, such as large roof overhangs on the south side of the house to shade the interior from the intense summer sun. Extra insulation to help reduce energy demands and keep the interior comfortable. A reflective or light colored roof helps keep the temperature inside the house down by as much as 10 degrees.

6. Summary

Once you have completed the previous sections, including Square Footage Calculations, Establishing a Program, Defining Requirements, Describing Features, Adjacencies, Exterior Styles and Site Conditions, you have established a comprehensive list of criteria necessary to effectively assist in the design of a new home or select from existing plans that might meet your specific needs.

Construction Costs usually play an important role in the decision process. Since prices for new construction vary widely for region and locality, it might be a good idea to spend a Saturday or Sunday afternoon researching construction costs of new homes in the neighborhoods you are interested in. Try to compare homes that have a similar level of quality, interior and exterior finish to what you are interested in building. Be aware , every time you add a special design feature, you can expect the costs to increase. Sometimes, if you add an energy saving feature, you can expect to pay more up front, but you will save money due to its efficiency on a yearly basis.

8. Construction Services

Deep Green Building & Remodeling offers a comprehensive range of Construction

Services:

- Construction Management
- Construction and Supervision
- Construction Liaison Services
- Administration
- Construction and Design Consulting

9. About

Deep Green Building & Remodeling is committed to providing quality design, planning and construction services.

Founded in 1998, **Deep Green Building & Remodeling** is inspired by fine craft, service and expertise, founder Daniel Maupin-Ahern has brought together a diverse set of skills. We respect great architectural design, provide community support and fully commit to responsible business practices. We are passionate about our work and fully collaborate with our clients to bring their vision to life.

Green building is our focus, which essentially means we look for ways to integrate safe, healthy and sustainable materials as well as ways to increase energy efficiency.

We share your goal to meet budgets while achieving a quality construction project. Successful project results are accomplished by planning, organizing, and coordinating the design and construction process through effective administration, control, and communication.

10. Fees

A. On-Site Sewage Disposal

| | |
|---|--------------------|
| 1. On-site sewage disposal permit fee. | \$ 800.00 |
| 2. Create a site plan showing the desired location of septic leach field. | \$ 425.00 |
| 3. Submit application to Environmental Health Department with site plan. | |
| 4. Excavate profile holes for soils analysis. | \$ 650.00 |
| 5. After the soils analysis has been completed a contractor's supervision and coordination fee will be due. | \$ 1,200.00 |
| Total Fees | \$ 3,075.00 |

B. Permit Fees

1. In Lake county, the building fees average around \$7.00 a square foot. This includes building permit fees, school tax fees and fire department fees.

C. Contractors Management and Supervision fees

Construction management fees range from 10% - 15% of actual construction costs depending on the complexity of the build.

If you choose to use our services to assist in the pre-construction pricing during the design and planning of your home. A fee of \$75.00 per hour will apply for consulting with owners, architects, designers and engineers for pre-construction pricing and planning and will be billed for weekly. If you choose to use Deep Green Building & Remodeling for the construction and management of your project, we will credit forty hours of pre-construction consulting fees to the project total and management costs.