

CHECKLIST CUSTOM DESIGN BRIEF



Client Name _____
Site Locality _____
Lot Number & DP Number _____
Budget Amount to Build the House (rounded to nearest \$10,000) \$ _____
Other Comments _____

At Pacific Designer Homes we know that families are different and so are the requirements in a home. Your living space is where you live and with Pacific Designer Homes it will be where you want to live. Even if you are working within a tight budget, it doesn't pay to cut corners on design.

We'll guide you through the process and help you avoid costly mistakes to make sure the home we build for you suits the way you live.

When providing replies to questions in this document, please take into account the 'The Checklist' and 'Some of the Questions are' as follows:

The Checklist

Please provide answers & information to relevant sections at 'Other Comments' throughout this document.

- How many bedrooms do you need?
- Do you want the bedrooms separated with your master suite at the opposite end from the secondary bedrooms?
- Do you have children?
- Do your children have any special needs?
- Consider your daily routine and look for spaces that will help keep your life more organised. And an area easy to navigate for your needs
- Where does your family spend the most time?
- How important is a formal dining room?
- How much entertaining does your family do?
- Is your bedroom a place to sleep or your own private get-away?
- Do you work out of your home and need an office?

At Pacific Designer Homes we know that changes mid-way through the project can cost a considerable amount of money, so we make sure we ask the questions before we start building.

Some of the Questions are

Please provide answers & information to relevant sections at ‘Other Comments’ throughout this document.

- Does the home computer need to be in a location where children can be supervised?
- Is it an up-size house for you and your kids or is it a downsizing home?
- How do you want to handle the informal eating?
- Will there be a handicapped person who might be living with you at some point?
- How do you spend your time in the evenings?
- Is there a gourmet cook in the family?
- How often do you use the dining room and do you have a special-sized dining table?
- Size of Rooms (e.g. Dining, Theatre, Study)
- Where do the kids play - in their bedrooms or do you want a big backyard or rumpus room or a separate Retreat area away from Main Living areas and Bedroom 1?
- Make sure your ‘must have’ list includes features that save on running costs and enhance resale value, like good insulation and an efficient hot water system
- Think about how often your family might use a formal living or dining area before you add them to your ‘must have’ list

House Design Tips

Please provide answers & information to relevant sections at ‘Other Comments’ throughout this document.

- Consider adding extra doors to close off rooms for ease of heating and cooling - this will also reduce your electricity costs.
- If you have views to the west, east or south, use small picture windows to capture the view while minimising unwanted heat loss or gain.
- Can our living areas be divided up as needed, for economical heating and cooling?
- Will our living areas get plenty of sunlight in winter?
- Will our living areas be shaded in summer?
- Can windows be opened on more than one side of living areas to let cooling breezes through?
- Will our bathrooms and laundry have a window for natural ventilation?
- Will we use the home office a lot? Will it be a sunny, pleasant place to work?
- Will our alfresco areas get sun in winter and be cool and shady in summer?
- Will we use local native plants, drought-resistant plants and mulch in our garden, to save water? Will we grow our own vegetables and herbs? - where on block will this go once house is built?

Site Constraints / Slope of Land

- Clear site
- Access to site
- Site steepness (will there be difficulty with excess water)
- Are there retaining walls on site
- Are boundary pegs on the land
- Is subdivision complete
- Existing fences to boundaries
- Kerb & gutter on site
- Views
- Existing vegetation where house is to be built
- Existing trees where house is to be built
- Existing buildings on site
- Existing foundations on site
- Footpaths on site
- Slope to front - Approx. Fall in metres _____ m
- Slope to rear - Approx. Fall in metres _____ m
- Slope to right side (looking from street) - Approx. Fall in metres _____ m
- Slope to left side (looking from street) - Approx. Fall in metres _____ m
- Obvious contamination
- Obvious rock
- If building, will we be able to position a home on our block so it has good access to sun, ideally with the long side or back facing north (or close to north)?
- Will any neighbouring buildings have an effect on our block's privacy, views or access to winter sun?
- Location - Urban
- Location - Rural
- Location - CBD
- Location - Waterfront
- Location - Beach
- Location - Acreage

Other Comments

Site Services

- Easement/s
- Town water
- Sewer
- Septic
- Power
- Natural gas
- Discharge point for stormwater on site

- On-site water
- Other Comments

Number of Levels of Home

- Lowset
 - Highset
 - Split Level
- Other Comments

Special Considerations

- Granny Flat
 - Handicap aids
- Other Comments

Garages

- 1
 - 2
 - 3
 - + rear garage
 - Attached to house
 - Separate from house (freestanding)
 - Fully enclosed garage
 - Carport
 - Workshop
 - Laundry
 - Storage
- Other Comments

Lifestyle Features

- Alfresco Enclosed
- Alfresco Open
- Outdoor Kitchen
- Pool
- Veggie Garden
- Play Equipment
- Tennis Court
- Spa
- Sauna

Other Comments

Number of Bedrooms

- 1
- 2
- 3
- 4
- 5

Other Comments

Main Bedroom (Bed 1)

- Walk in Robe (WIR)
- Standard Robe
- Ensuite

Other Comments

Other Bedrooms

- Walk in Robe (WIR)
- Standard Robe
- Away from Main Bedroom (Bed 1)

Other Comments

Living Area

- Family - size of room _____ mms x _____ mms
- Formal Entry
- Dining - size of room _____ mms x _____ mms
- Living - size of room _____ mms x _____ mms
- Rumpus - size of room _____ mms x _____ mms
- Home Theatre - size of room _____ mms x _____ mms
- Study - size of room _____ mms x _____ mms
- TV/Media - size of room _____ mms x _____ mms
- Gym - size of room _____ mms x _____ mms
- Studio - size of room _____ mms x _____ mms
- Great Room - size of room _____ mms x _____ mms
- Other _____ (please name)

Other Comments

Main Living

- Open Plan - Kitchen, Dining & Family
- Separate Areas - Kitchen, Dining & Family

Other Comments

Other Living Areas

- Media
- Home Theatre
- Formal Lounge
- Kids Activity Area
- Rumpus
- Study/Office
- Separate Room
- Study Nook

Other Comments

Preferred Location & Style of Kitchen

Position

- Internally positioned

Kitchen positioned on outside wall

Layout

Galley Style

U shape

Kitchen sink at window

Kitchen window finishes flush with benchtop

Kitchen sink in island bench

Walk in pantry - Storage Butlers Pantry

Wall oven (appliances mounted in kitchen cabinets)

Wall oven tower (appliances mounted in optional wall oven tower)

Underbench oven - Freestanding Unit 600mms wide 900mms wide

Gas C/Top

Gas Oven

Rangehood - Canopy 600mms 900mms - Incorporated into Overhead Cupboards
600mms 900mms

Dishwasher

Kitchen servery externally outside window

Refrigerator - Height _____ mms x Width _____ mms (*please provide*)

Other Comments

Bathroom Layouts

Main Bathroom

3 Way

Bathroom & separate WC

All in one bath & WC

Bath - Built in Freestanding

Shower

Vanity - Single Double - 900mms 1500mms 1800mms (*select size*)

WC

Ensuite

Bath - Built in Freestanding

Shower

Vanity - Single Double - 900mms 1500mms 1800mms (*select size*)

WC - In Ensuite room Separate

Powder Room

Vanity - Single

WC

Other Comments

Laundry Location & Design

- Laundry positioned next to kitchen
- Laundry positioned with bedrooms
- Laundry with linen/broom storage - Linen Broom (*Please select*)
- Laundry with walk-in-linen
- Laundry with external access

Other Comments

Heating / Cooling

- Window mounted reverse cycle air conditioner - indicate which rooms to? _____

- Split system reverse cycle air conditioner
- Inverter
- Gas ducted heating
- Electric ducted heating
- Wood heater
- Other fuel heater
- Gas Inert Fire/heater
- Electric floor heating
- Hydronic

Other Comments

Ceiling Height

- 2400mms standard
- 2550mms
- 2700mms
- 3000mms
- Raked (parallel to roof tiles) - Which areas? _____ (*Please select*)
- Scissor Truss (approx. 10 degrees) - Which areas? _____ (*Please select*)

Other Comments

External Building Materials

- Face brickwork
- Rendered & painted brickwork using common bricks
- Granosite & painted brickwork using common bricks
- Lightweight cladding (e.g. Hebel or NRG)
- Weatherboard (e.g. Weathertex)
- Colorbond metal
- Timber
- Combination
- Other - _____ (please complete)

Other Comments

External Roof Material

- Colorbond metal
- Roof tiles - concrete (colour to external face of tile is standard)
- Roof tile - terracotta

Other Comments

Preferred External Front / Roof & Facade Style

- Hip - traditional
- Gable - heritage
- Skillion - Modern
- Flat
- Other - let your Pacific Designer Homes designers create an appearance suit your style

Other Comments

Preferred Window Style

- Sliding horizontal
- Awning
- Double hung
- Casement
- Other - let your Pacific Designer Homes designers create an appearance suit your style
- Single glazing
- Double glazing

- Triple glazing
- Smart Glass - Tint in glass Film applied to clear glass

Other Comments

Preferred External Doors

Style

- Sliding
- French doors
- Bi-fold
- Sidelights - One Both sides
- Other - let your Pacific Designer Homes designers create an appearance suit your style

Glazing

- Single glazing
- Double glazing
- Triple glazing
- Smart Glass - Tint in glass Film applied to clear glass

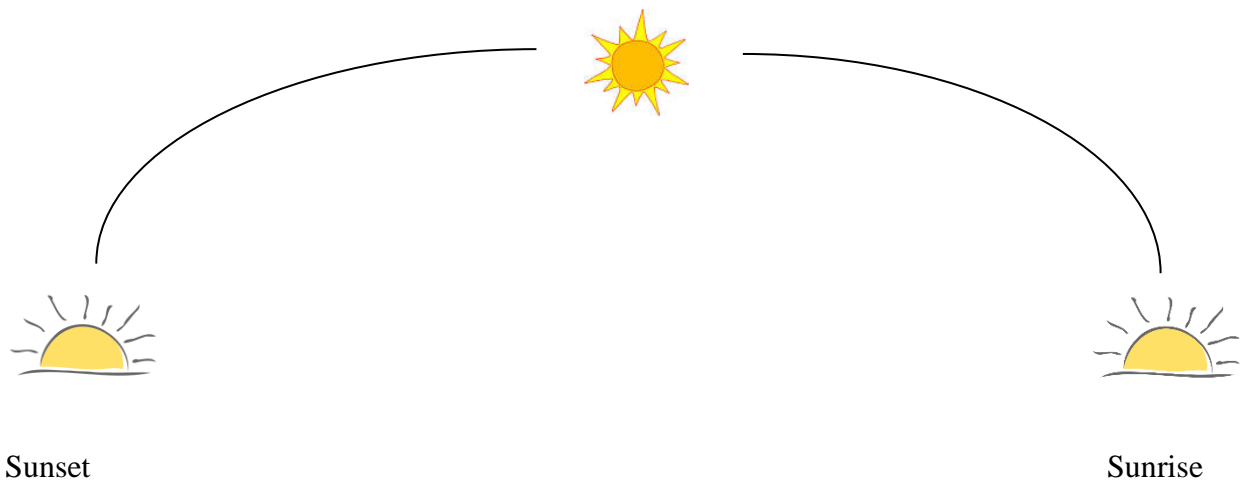
Other Comments

Internal floor finishes

e.g. carpet, tiles, vinyl, timber

	CARPET	TILE	TIMBER	OTHER
Main Bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rumpus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Theatre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Media	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wet Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hallways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Comments				

↑
North



Sketch Your Block with approximate boundary sizes

DISCLAIMER

This document has been prepared as a guide only and is intended to provide general information in summary form and is unlikely to contain all the information that prospective home buyers may expect or require in order to make informed decisions on home design & buying choices. The data is to the best of the author's knowledge accurate as at the date of publication but may vary from time to time and with location. Prospective buyers should therefore rely on their own enquiries and obtain appropriate expert advice as part of their decision-making process. This document is a guide only to allow Pacific Designer Homes to ascertain your criteria on what type of building you want to build. To be read in conjunction with Inclusions List and Home Price List.