



3445 Hiawatha Avenue
Minneapolis, MN 55406
bigrivertimberworks.com

Pre-Design

Program Questionnaire

Project name:

Project location:

Date:

1. Site

1.1. Do you currently own property where you plan to build?

Yes

No

1.2. Are any utilities available at the property (natural gas/propane, electricity, telephone, cable/satellite, city sewer/septic, city water/well)?

Natural gas

Propane

Electricity

Telephone

City sewer

Septic

City water

Well

1.3. Has a specific building site on the property been selected?

Yes

No

1.4. Are any utilities available at existing/proposed building site on the property?

Natural gas

Propane

Electricity

Telephone

City sewer

Septic

City water

Well



1.5. What is the general site topography? Any pictures, aerial photography, site survey, topography drawings, or addition information will be helpful.

- | | |
|----------------------------------|----------------------------------|
| <input type="checkbox"/> Flat | <input type="checkbox"/> Sloping |
| <input type="checkbox"/> Rolling | <input type="checkbox"/> Bluff |

1.6. What is the general site vegetation? Any pictures or aerial photography of the site will be helpful.

- | | |
|---|---|
| <input type="checkbox"/> Open | <input type="checkbox"/> Wooded |
| <input type="checkbox"/> Marsh/wetland/low land | <input type="checkbox"/> Meadow/Prairie |

2. Budget

2.1. What is your approximate budget for the project?

\$ / SF, or maximum budget of \$ for house construction. The square footage for this calculation only includes finished living space (garage, unfinished basement areas, mechanical spaces not included)

2.2. How did you come up with your budget?

2.3. Does your budget include site improvements?

- | | |
|---|--|
| <input type="checkbox"/> Well | <input type="checkbox"/> City water connection |
| <input type="checkbox"/> Septic system | <input type="checkbox"/> City sewer connection |
| <input type="checkbox"/> Propane system | <input type="checkbox"/> Natural gas connection |
| <input type="checkbox"/> Electricity to building site | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Other site improvements |

2.4. Does your budget include cost of land?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

2.5. Does your budget include cost of design services?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|



3. General Size and amenities

3.1. Who will be living in the house?

3.2. How long do you expect each person be living in the house?

3.3. Will there be any pets?

3.4. Do you have an idea of the total finished square footage you want to build?

square feet

3.5. How did you come up with the square footage?

3.6. How many floors not including basement?

1 1-1/2 2 other

3.6.1. What ceiling height do you want on the first floor?

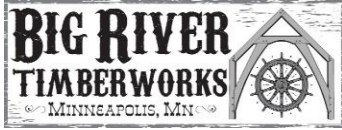
8' 9' 10' other

3.6.1.1. Do you want any vaulted spaces?

Yes No

3.6.1.2. Which spaces?

<input type="checkbox"/> Entry	<input type="checkbox"/> Living
<input type="checkbox"/> Dining	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Master Bedroom	<input type="checkbox"/> Other Bedrooms
<input type="checkbox"/> Office/Den	<input type="checkbox"/> Other



3.6.1.3. Do you want any spaces open to the floor above?

Yes

No

3.6.1.4. Which spaces?

Entry

Dining

Master Bedroom

Office/Den

Living

Kitchen

Other Bedrooms

Other

3.6.2. What ceiling height do you want on the second floor?

8'

9'

10'

other

3.6.2.1. Do you want any vaulted spaces?

Yes

No

3.6.2.2. Which spaces?

Entry

Dining

Master Bedroom

Office/Den

Living

Kitchen

Other Bedrooms

Other

3.6.2.3. Do you want any spaces open to the floor above?

Yes

No

3.6.2.4. Which spaces?

Entry

Dining

Master Bedroom

Office/Den

Living

Kitchen

Other Bedrooms

Other

3.7. Do you want a basement? (if no, skip to 3.8)

Walk out

Look out



3.7.1. Do you intend to have finished areas in the basement?

Yes

No

3.7.2. What ceiling height do you want for the basement?

8'

9'

10'

other

3.8. Do you want a crawl space or slab on grade?

Crawl space

Slab on grade

3.9. Do you want any fireplaces, wood stoves, or masonry heaters?

Wood burning fireplace Quantity Rooms

Gas fireplace Quantity Rooms

Wood stove Quantity Rooms

Masonry heater Quantity Rooms

3.10. Do you prefer a certain type of window?

Casement

Double hung

Fixed/picture

Bay

Awning

Tilt turn

Sliding

Bow

Other

3.11. Do you have a preferred window manufacturer?

Marvin

Loewen

Innotech

Sierra Pacific

Optiwin

Integrity by Marvin

Andersen

Pella

Alpen

Other

4. Room Sizes and Locations

4.1. How many bedrooms do you want?

1 2 3 4 5 other



4.1.1. What are the approximate minimum dimensions for the Master Bedroom?

4.1.1.1. What size bed do you want to accommodate?

- Twin Full Queen
 King California king Other

4.1.1.2. What other furniture will be in the Master Bedroom?

4.1.1.3. Do you enjoy morning sun in the Master Bedroom?

- Yes No

4.1.1.4. Do you want additional living/sitting area in the Master Bedroom?

- Yes No

4.1.1.5. How much hanging space/clothes storage do you need?

linear feet

4.1.1.6. Do you want a walk in closet?

- Yes No

4.1.1.7. Do you want a separate dressing area?

- Yes No

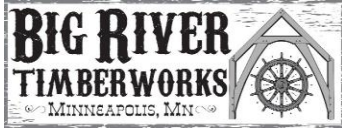
4.1.1.8. Do you want to access the outside directly?

- Yes No

4.1.1.9. Do you want an attached Master Bath?

- Yes No

4.1.2. What are the approximate minimum dimensions for Bedroom 2?



4.1.2.1. What size bed do you want to accommodate?

Twin
 King

Full
 California king

Queen
 Other

4.1.2.2. What other furniture will be in this bedroom?

4.1.2.3. Do you want morning sun in this bedroom?

Yes

No

4.1.2.4. How much hanging space/clothes storage do you need for this bedroom?

linear feet

4.1.2.5. Do you want a walk in closet?

Yes

No

4.1.2.6. Do you want to access the outside directly?

Yes

No

4.1.3. What are the approximate minimum dimensions for Bedroom 3?

4.1.3.1. What size bed do you want to accommodate?

Twin
 King

Full
 California king

Queen
 Other

4.1.3.2. What other furniture will be in this bedroom?

4.1.3.3. Do you want morning sun in this bedroom?

Yes

No



4.1.3.4. How much hanging space/clothes storage do you need for this bedroom?
linear feet

4.1.3.5. Do you want a walk in closet?
 Yes No

4.1.3.6. Do you want to access the outside directly?
 Yes No

4.1.4. What are the approximate minimum dimensions for Bedroom 4?

4.1.4.1. What size bed do you want to accommodate?
 Twin Full Queen
 King California king Other

4.1.4.2. What other furniture will be in this bedroom?

4.1.4.3. Do you want morning sun in this bedroom?
 Yes No

4.1.4.4. How much hanging space/clothes storage do you need for this bedroom?
linear feet

4.1.4.5. Do you want a walk in closet?
 Yes No

4.1.4.6. Do you want to access the outside directly?
 Yes No

4.1.5. What are the approximate minimum dimensions for Bedroom 5?



4.1.5.1. What size bed do you want to accommodate?

Twin
 King

Full
 California king

Queen
 Other

4.1.5.2. What other furniture will be in this bedroom?

4.1.5.3. Do you want morning sun in this bedroom?

Yes

No

4.1.5.4. How much hanging space/clothes storage do you need for this bedroom?

linear feet

4.1.5.5. Do you want a walk in closet?

Yes

No

4.1.5.6. Do you want to access the outside directly?

Yes

No

4.1.6. Will any of these bedrooms need to function as a study, office, TV room, or other type of space?

4.1.7. Are any of these bedrooms to have attached bathrooms?

Yes which ones?

No

4.2. How many bathrooms do you want?

1 2 3 4 5 other

4.2.1. Master Bath

4.2.1.1. Do you want:

shower

tub

both



4.2.1.2. Do you want a separate toilet room?

Yes

No

4.2.1.3. How many sinks?

1 2 Other

4.2.1.4. Do you want to be able to see outside?

Yes

No

4.2.1.5. Do you get dressed/undressed in the bathroom?

Yes

No

4.2.1.6. Are there specific fixtures you want?

4.2.1.7. Do you have specific requirements for the mirrors?

4.2.1.8. Do you prefer linen storage in the bathroom?

Yes

No

4.2.1.9. Are there other storage requirements for the Master Bathroom?

4.2.2. Other Bathrooms

4.2.2.1. Do you want:

shower

tub

both

4.2.2.2. Do you want a separate toilet room?

Yes

No

4.2.2.3. How many sinks per bathroom?

1 2 Other



4.2.2.4. Do you want to be able to see outside?

Yes

No

4.2.2.5. Are there specific fixtures you want?

4.2.2.6. Do you have specific requirements for the mirrors?

4.2.2.7. Do you prefer linen storage in the bathroom?

Yes

No

4.2.2.8. Are there other storage requirements for these bathrooms?

4.2.2.9. Do you want any of these bathrooms easily accessed from the outside?

4.3. Do you want a formal entry?

Yes

No

4.3.1. Who will use this entry?

4.3.2. How will this entry be used?

4.3.3. What are the approximate dimensions of the entry?

4.3.4. How do you envision hanging coats, hats, etc.?

Coat closet

Coat hooks

Other



4.4. Do you want a second/informal entry (i.e. mud room)?

Yes

No

4.4.1. Who will use this entry?

4.4.2. How will this entry be used?

4.4.3. Do you want this entry attached to or open to any specific rooms/spaces?

4.5. What are the approximate dimension you want for the Living Room/Great Room?

4.5.1. What furnishings do you want in this room?

4.5.2. How many people should it accommodate?

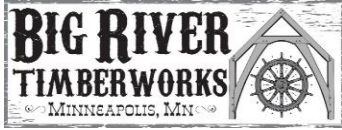
4.5.3. Do you want living space separated from or open to other living areas of the house?

Separated Open

4.5.4. Are there certain views you want to take advantage of from the Living Room/Great Room?

4.6. What are the approximate dimensions for the Kitchen?

4.6.1. How many people should be able to use the Kitchen at the same time?



4.6.2. How much cooking is done at home?

- Very little Some Most Other

4.6.3. Who does the cooking?

4.6.4. What large appliances do you want in the Kitchen?

- Range Cooktop Wall Oven(s) Warming drawer
 Dishwasher(s) Refrigerator Freezer Other

4.6.5. How much cabinet and counter space do you want?

linear feet

4.6.6. Do you want eating space in the Kitchen?

- Yes No

4.6.6.1. Is this in addition to a Dining Room or will this be the only eating space in the house?

- In addition Only

4.6.7. Will the Kitchen be a gathering space for people while meals are being prepared?

- Yes No

4.6.8. Do you want the Kitchen separated from or open to certain living spaces in the house?

- Separated Open

4.6.9. Are there views you want to take advantage of from the Kitchen?

4.6.10. Do you want a desk or message center in the Kitchen?

- Yes No



4.6.11. Do you want a TV in the Kitchen?

Yes

No

4.6.12. Do you want a separate pantry or will you store items in the kitchen cabinetry?

Yes

No

4.6.13. What non food items/small appliances will be stored in the Kitchen?

4.7. What are the approximate dimensions for the Dining Room?

4.7.1. Do you want separate formal and informal dining areas?

Yes

No

4.7.2. What is the minimum number of people you want to seat?

4.7.3. What is the maximum number of people you want to seat?

4.7.4. What other storage/furniture items need to be accommodated?

4.7.5. Will the Dining Room be used for any other function(s)?

4.7.6. Do you want access to the outside from the Dining Room?

Yes

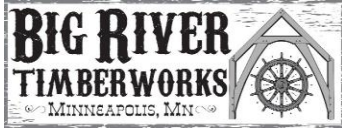
No

4.8. Do you want a separate Family Room from the Living Room/Great Room?

Yes

No

4.8.1. What are the approximate dimensions of this room?



4.8.2. What types of activities will occur in this room?

4.8.3. What furniture does this room need to accommodate?

4.9. Do you want a Library/Den/Study room

Yes

No

4.9.1. What are the approximate dimension of the room?

4.9.2. What will be the function(s) of this room?

4.10. Do you want any Powder Rooms / Half Baths?

Yes

No

4.10.1. If so, which floors?

4.11. Do you want a dedicated Laundry room?

Yes

No

4.11.1. What floor do you want this on?

4.11.2. What spaces do you want the laundry room near?

4.12. Do you want a garage?

None

Attached

Detached

Carport



4.12.1. How many car stalls?

1 2 3 Other

4.12.2. Are there additional recreational vehicles that need to be stored in the garage?

4.12.3. Do you want any additional shop/work space in the garage?

Yes No

4.12.4. Do you want any additional storage space in the garage?

Yes No

4.12.5. Do you want a bonus room above?

Yes No

4.12.5.1. What will be the function(s) of this space?

4.12.5.2. Do you want to access the space from the garage or inside the house?

Yes No

4.12.5.3. From the first floor or second floor?

Yes No

4.13. Are there any other specific rooms/spaces you want in the house or garage (exercise, workshop, guest suite, etc.)? Please provide approximate minimum dimensions for each room.

Exercise Workshop Guest Suite Other

4.14. What rooms/spaces do you prefer to be located on the first floor?



4.15. What rooms/spaces do you prefer to be located on the second floor?

4.16. What rooms/spaces do you prefer to be located in the basement?

4.17. Are there any rooms/spaces that you would like to be located near each other?

4.18. Are there any room/spaces you want oriented to specific views or directions?

5. General Style and Exterior Spaces

5.1. Do you have preferred general house style(s) (Craftsman, Prairie, Shingle, Farmhouse, Modern, etc.)? Please provide as much description as you can. Any pictures of styles or details you like will be helpful.

- | | | | |
|------------------------------------|----------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> Craftsman | <input type="checkbox"/> Prairie | <input type="checkbox"/> Shingle | <input type="checkbox"/> Farmhouse |
| <input type="checkbox"/> Mountain | <input type="checkbox"/> Modern | <input type="checkbox"/> Ecclectic | <input type="checkbox"/> Other |

5.2. Do you prefer a formal or informal plan for the house?

- | | |
|---------------------------------|-----------------------------------|
| <input type="checkbox"/> Formal | <input type="checkbox"/> Informal |
|---------------------------------|-----------------------------------|

5.3. Are there certain materials you want to use for the exterior finish on the house?

5.4. Do you have an image in mind of what the house will look like when driving up to it?

5.5. Are there specific exterior spaces you want incorporated into the design? Please provide approximate dimensions for each.

- | | | | |
|--|--------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> Swimming pool | <input type="checkbox"/> Deck | <input type="checkbox"/> Patio | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Pergola | <input type="checkbox"/> Sauna | <input type="checkbox"/> Hot tub | <input type="checkbox"/> Other |



6. Mechanical and Electrical Systems

6.1. Do you have a preferred heating system for the house (forced air – gas, electric or dual fuel furnace, hydronic radiant floor – gas, electric or dual fuel boiler, geothermal, etc.)?

Forced air Radiant floor Other

6.1.1. Energy source

Gas Electric Dual fuel
 Solar Geothermal

6.2. Do you intend to install central air conditioning at this time?

Yes No

6.3. If you are not installing central air conditioning at this time, would you like to make accommodations to add it in the future?

Yes No

7. Additional Information

7.1. What things are you unable to do in your current home that you want to do in your new home

7.2. What things about your current home do you want to keep in your new home?

7.3. Have you built a home before?

Yes No

7.4. Have you been through the design process before?

Yes No



7.5. Please provide any additional information to describe the spaces, aesthetic or feel you are looking for in your home.