

HOME DESIGN WORKBOOK

TIMBER FRAME HOMES, INC.

Three important words. Plan... Plan... Plan.

During the design process, you will make decisions on windows, flooring, air conditioning and heating, plumbing, cabinets, wall treatments, roofing, and light fixtures. Everything from switch plate covers to exterior wall treatment must be identified and selected. Your designer and contractor will be of much assistance, but the final decisions will be yours. This is where you stay on...or blow your budget. Chose wisely and, if money is an issue (and it is for most of us), budget larger amounts of money on the things that matter most to you.

Think through locations for electrical, data, audio/visual, and security wiring. Since most timber frames are enclosed in insulated panels, determining the location of outlets and switches is important before fabrication of the panels. Some panels will

have chases for wiring and others will have conduit and junction boxes in place. You can make changes after the panels are in place, but it will be much easier to have plans in place prior to construction..

Windows are important, not only because they are a “big ticket” item, but because they will be energy efficient...or not. Roofing is another big expense...now or later. You decide. The exterior finish will be almost maintenance free or...labor intensive. Decisions...decisions...decisions.

Time making these decisions is time well spent. It is much, much easier to make a change on paper than after the work has commenced.



HOME DESIGN WORKBOOK

Let it begin.

Designing and building a new home can be a daunting task. There is much to consider and so many tasks to complete that you may begin to wonder if you should just look for a home that someone else built. That is an option, but it will never be the perfect home. You can have a home custom designed or you can work with a pre-designed plan and have it revised to be “your” home.

We encourage you to print this workbook and put it in a binder, along with photos and information from other sources. This will become your companion, your instruction book, your own idea book.

We’ve given you an outline and put you on the right track with these questions. Read them and consider the answers. At the back of this guide, you’ll find the same questions with space for your answers. First, take some time to read through and discuss the sections below before you begin.

Our goal is to capture your vision and help you create your dream home.

What is most important to you about this home? Let’s think about it.

We’ve found that just reading through your options without answering is the best way to tackle the project. Think of these first pages as thought bubbles. We’ve duplicated them in the back of the workbook with space for your answers and for notes.

Of course, if you’d rather, jump back to those pages and begin making notes. That’s up to you. Just do whatever works best for you.

Designing your home is key to living well and we want to help you make sure it’s right.

Whose home is it?



Let's define your home first by who will live there and how they'll live there.

Is this a retirement home or a home to raise your family? Is it a second home or a primary home?

Do you have children living with you? What are their ages now?

If this is a vacation home, how often will you visit and how long will your visits last?

Does any resident need special accessibility options? If not, we still encourage you to consider designing accessibility into your plan.

Guests, expected and unexpected.

How many guests would you like to accommodate?

Will they be there often?

Will they stay long?

Are they coming for dinner or for an extended visit?

The home is the center and circumference, the start and the finish, of most of our lives.

Charlotte Perkins Gilman



Insights to the site.

The space your home occupies will be one of the most important decisions you'll make. If you're this far along, you may already have your property and be ready to move forward. Let's think about how your new home and the property will work together. Homes dwell on the land much as you dwell in your home. Your home should take advantage of views, prevailing breezes, natural light, and the landscape. Some homes sit quietly on the site, drawing from the surroundings and feeling as if they've grown there. Others stand-out, bringing a new look and feel to the neighborhood, to the area. The look that makes you feel the best is what we try to achieve, but we always encourage you to look to your land for answers.

Is your site in an urban or rural area?

What size is it? Less than an acre? More than three acres?

Is it in a suburban subdivision or a rural development? Is it restricted or unrestricted?

Is it a mountain or lake lot?

Is it wooded?

Are there nearby neighbors?

Does your site have challenges? Access issues? A steep sloping lot?

Do you want to take advantage of views?

What is the exposure? N,S, E, W?

Are there architectural guidelines and/or deed restrictions?



And now, let's go indoors.

The key elements of a timber frame is the ease in designing with an open floor plan and flexible spaces. The shared spaces – great room, kitchen, and dining room – are often open to one another, providing space for friends and family to easily interact. However, if you wish to have a more formal dining room and living room, you can certainly design it into your plan. Your lifestyle and style of entertaining should define these rooms.

Entry:

Would you prefer to have the foyer open to the living space or more private?

Will it have a place to drop the keys?

A place to sit and take off your shoes?

Great Room:

Will it be open to the dining room and kitchen?

Will you access a deck/porch from the great room?

Will you have a fireplace in the great room?

Will this be the room where you spend most of your time?

Dining Room:

Will there be a separate, formal space?

How many people should it seat?

Living Room:

Will there be a separate, formal space?

Media Room:

What size should it be?

Location - first floor , second floor , lower level ?



Indoors, continued.

Recreation Room:

What size should it be?

Location - first floor , second floor , lower level ?

Powder Room:

Will this be a separate room or will it also be off of a guest bath or in the utility area?

Additional Bedrooms:

How many?

Size?

Location - first floor , second floor ,lower level ?

Bathrooms:

Will each additional bedroom have a bath?

Will they share a bath?

Will the bathrooms have a tub/shower , shower ?

Will the bathrooms have a single vanity double vanity ?

Office/Library/Study:

Will anyone work from home?

Will you need more than one office/library/study?

Location - first floor , second floor , lower level ?

Kitchen:

Will more than one person be cooking at once?

Will there be an island or peninsula?

Will there be a walk-in pantry?



And, there's more indoors.

Master Suite:

Will this room take advantage of a view?

Will this room have a sitting area?

Will it open onto a balcony, deck, porch?

Will it have a fireplace or wood/gas stove?

Location - first floor , second floor ?

Will the bath have a tub/shower or both?

Should the shower be enclosed or a walk-in?

Will there be a toilet nook (water closet)?

Other amenities?



Will there be one or two walk-in closets? Should they be accessible from the bedroom or between the bedroom and bathroom?

Utility Spaces:

The laundry, mudroom, and utility rooms can be separate or combined. The most important issue will be ease of use.

Should the laundry be located near the bedrooms or near the kitchen?

Will it have a laundry sink , built-in ironing board , storage ?

Will there be a freezer , extra refrigerator , ice maker , or other equipment ?

Will there be a shower (for pets and/or people)?

Will there be benches and storage for coats/hats/etc?

Oh, the great outdoors.

Will you expand our living space to provide outdoor living?

Should these outdoor living spaces flow from the interior or will they be more distant?

Will they include:

Open decks?

Covered porches?

Screened porches?

An outdoor kitchen?

An outdoor fireplace?



Don't forget the garage and workshop.

**And, let's don't forget that we need space for the automobiles, outdoor gear, and tools.
Let's think about your options.**

Garage:

How many cars?

Attached?

Attached by mudroom or utility room?

Attached by breezeway? Detached?

In the lower level?

Workshop:

Will there be a workshop in the basement or detached?

Size?



Drum Roll Please - Style. It's always about style.

The design should complement the surroundings and should work with the local vernacular. Yes, you can add your own look to the style, but building a rambling ranch in a neighborhood of rustic lodges won't increase the value of your home or the warmth of your neighbors. Is there an architectural style that draws you more than others?

Craftsman/Bungalow?

Farmhouse?

Contemporary?

Lodge/Rustic?

Chalet?

Ranch?

Cape Cod?

Tudor?



And finally, the construction financing and contracting.

Determine the scope of your project. Do you want a turn-key operation or will you be more comfortable working with a local contractor to complete the home? Will the timber framer enclose your frame and bring it together so there is a clear delineation in work they perform and the contractor's area of responsibility? Will you need an independent architect or does the timber frame company offer design/build services?

Construction Loan

Home Equity

Cash

Other?

Oversight:

Fully Contracted?

Contractor Managed?

Owner Builder?

So, let's fill in the blanks. This exercise will help you to determine the size and style of your new home and will go far toward determining a realistic budget.

You'll want to prioritize the most important items by highlighting your answers or entering them in red. By doing this, you can define your home.

Let's get started.

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Insights to the site.

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Is it wooded? _____

Are there nearby neighbors? _____

Does your site have challenges? Access issues? A steep sloping lot? _____

Do you want to take advantage of views? _____

What is the exposure? N,S, E, W? _____

Are their architectural guidelines and/or deed restrictions? _____

Is there a minimum/maximum square footage? _____

Other notes: _____

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Indoors, continued.**Additional Bedrooms:**

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Will the bathrooms have a single vanity double vanity ? _____

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Will anyone work from home? _____

Will you need more than one office/library/study/hobby room? _____

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Will more than one person be cooking at once? _____

Will there be an island or peninsula? _____

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Other Notes:

And there's more indoors.**Master Suite:**

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Oversight:

Home Equity? _____

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Cash? _____

Contractor Managed _____

Other? _____

Owner Builder _____

TIMBER FRAME HOMES, INC

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Goshen Timber Frames has been designing and building timber frame homes nationwide since 1997. We work closely with each client to ensure that their home goes beyond their expectations, drawing on our twenty years of experience in the industry.

Simply, we design amazing homes for exceptional people.

And the journey continues..

Once you've defined your home and the plans are in progress, you are ready to move forward. From finding the right contractor to assist you with your project, through permitting and financing, to choosing fixtures and flooring, there are many steps along the way. But this first step will make the rest of the journey easier to navigate because your plan will be the roadmap.

Goshen will be with you the entire time, offering helpful suggestions and insight. While it will be your home, it will always be a Goshen home and we want to make sure that it's built right.

You and Goshen will be the core of the team, adding contractors and subcontractors along the way. We'll share information and seek everyone's input.

Thank you for letting us share our information and we would welcome the opportunity to work with you.