

# Crete design

Architecture & Planning  
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## What to Consider Before Building Your New Home



1. Why do you want a new house, and what problems are you expecting to solve?
2. Have you considered other ways to achieve your goal? (remodel, combine uses of one room)
3. What did (or are) you look(ing) for in the site: View, location, price, size, and orientation.
4. How will you finance it? (Equity from house, available capital, loan.)
5. What does your budget include? (Plans, permits, design, loan fees, etc.)
6. What is your time frame and have you thought about: Planning and design time, permits, loan approval, construction, and move-in date?
7. Who will live in the new house? (Number of children now and future, elderly parent)
8. How do you live? (Large gatherings, formal, casual, private.)
9. What styles of houses do you like / dislike? (Exteriors / Interiors)
10. How many rooms do you need? What will you use them for? (Living/family room, media room, formal dining)
11. What type of features would you like in each room? (Sunny nook, tall ceilings, skylights.)
12. Durability concerns? (Flooring, walls, cabinets.)
13. Energy concerns and importance (Cost vs. payback, and relationship to other wants)
14. Interior finishes to consider: Walls, cabinets, colors, countertops, and wood / vinyl windows.
15. Exterior finishes to consider: Stucco, brick, vinyl, wood siding and hardboard.
16. Roofing finishes to consider: Clay tile, concrete tile, composition / wood shingles, metal
17. How long do you plan on living in this house? (Resale within 5 years, stay for 10 years or more.)
18. Plans for landscaping (Formal, large lawn for kids, low maintenance, pool, ponds)
19. Number and types of vehicles (Cars, trucks, R.V., boat, motorcycle, snowmobile)
20. Rooms or areas for: Wood working, sewing, mechanic, computer, pool table, etc.
21. Type of construction preferred: Wood, steel, masonry, wood floor vs. concrete.
22. What “feeling” would you like your home to have? (Warm, bright, cozy, open, rustic, elegant, high-tech)
23. Will there be any consideration of “Green” or “Sustainable” designs?
24. Will there be any special types of construction?

Final Note: Here are some items that have the most effect on construction cost:

- 1) Finish items (plumbing & lighting fixtures, trims, cabinets, countertops, roofing, landscaping, etc.)
- 2) Site location and or conditions, (hillside, lava cap, rocks, soil type, trees, climate, i.e.: seaside, or mountains, etc.)
- 3) Complexity of structure (high vaults, many angles to plan or roof, height of ceiling, volume of spaces etc.)