



NEW CUSTOM HOME BUILDING PLAN SHEET

The following document assists Moderno with gathering as much information to provide you with a realistic cost analysis and budget for your home. This is a starting point to help you think through a process in which some real determinations can be made on where you want your home, and what you want the home to look like, inside and out. The information you provide is information only to assist us guiding you to the right design to suit your budget. There is no obligation by filling out this information that it is binding to a purchase agreement.

In the following selections, please feel free to find pictures on the internet through various sites such as Houzz or other magazines that perhaps you have seen and bring them with you to the initial meeting. This will greatly assist everyone in understanding the type of home you are trying to achieve. We have found it is easy for you to set up a Pinterest file and store all the pictures you find on that file.

CUSTOMER NAME(S) _____

DO YOU CURRENTLY HAVE YOUR OWN LAND TO BUILD ON?

IF YES, FILL IN BELOW

LEGAL DESCRIPTION OF LOT FOR NEW HOME:

LOT ____ BLOCK _____ PLAN _____

MUNICIPAL ADDRESS: _____

LOT TYPE: Walk-out _____ Level _____ Transitional _____

IF NO, PLEASE FILL IN DESIRED AREA YOU WOULD LIKE TO BUILD IN

AREA _____

LOT TYPE: Walk-out _____ Level _____ Transitional _____

1. HOME TYPE

Please describe what type of home or features you are looking for. If you have photos of what type of home you are looking for, please bring them with you.

2 Storey _____ 1 ½ Storey _____ Bungalow _____

Traditional _____ Contemporary _____ Transitional _____

Luxury _____ Multi-Family _____

Other _____

What size of home are you looking to build:

Main floor sq ft: _____ Floor to ceiling height: _____

Upper floor sq ft: _____ Floor to ceiling height: _____

Basement sq ft: _____ Floor to ceiling height: _____

Other sq ft: _____ Floor to ceiling height: _____

Total sq ft: _____

GARAGE Size and Sq Ft _____ Attached Garage _____ Detached Garage _____

Double or Triple Garage _____ Specialized Garage Floor _____ Built In Cabinets _____

Type of Garage Door _____

*** Flat panel, raised panel, windows, aluminum w/glass panel*

Other _____

2. EXTERIOR ARCHITECTURAL STYLE

What architectural styles do you wish to see on your home? Please attach photos of homes you like in an email if you have them. Please check choice(s) below:

Acrylic Stucco _____ Smart Board Battons/Trim _____ Hardie Board Siding _____

Masonry / Brick _____ Manufactured Stone _____ Natural Stone _____

Other _____

ROOFING

What type of roof do you want for your home?

Architectural Shingles _____ Concrete Tile _____ Copper Accents _____

Recycled Rubber _____ Prefinished Metal _____ EPDM _____

Other _____

WINDOWS

As a practice, Moderno starts with Energy Star qualified, Solar Guard, Low E, Argon windows. Please check options you wish for your windows:

Vinyl Extrusion _____ Metal Clad _____ Paint Grade _____

Stain Grade _____ Vinyl Jambs _____ Window Mullions _____

Smart Glass Shading System _____

Skylights _____ What Size _____ Which areas _____

Other _____

PORCH / VERANDA / DECKS

The outdoor living areas can have many options. Please check the options you envision for your home:

Concrete _____ Stamped Concrete _____ Vinyl Decking _____
Epoxy Rock _____ Composite Decking _____ Pressure Treated _____
Other _____

Other options:

Covered Roof _____ Arbors _____ Benches _____ Planters _____
Other _____

Exterior Railings: From front steps to rear deck areas, some selections to consider are:

Wrought Iron _____ Wood Rails with Wood Spindles _____
Welded Aluminum with Glass Guards _____
Other _____

DRIVEWAYS AND SIDEWALKS

Please check the style of driveway and sidewalks that you envision for your home:

Exposed Aggregate _____ Stamped Concrete _____ Coloured Concrete _____
Borders _____ Designs _____
Other _____

3. INTERIOR FLOOR PLAN

Main Floor: Please tell us rooms you would like to see on the main floor:

Kitchen _____ Walk-In Pantry _____ Butlers' Pantry _____ Mud room _____
Living room _____ Family room _____ Great room _____ Den _____
Half bath _____ Main bath _____ Office _____
Other _____

Upper Floor: Please tell us rooms you would like to see on the upper floor:

Master Bedroom, including ensuite and walk-in closet _____ Main Bath _____
Bedroom 1 _____ Bedroom 2 _____ Bedroom 3 _____
Ensuites on Bedroom(s) _____ Laundry room _____ Bonus/sitting area _____
Other _____

Basement: Please tell us rooms you would like to see in the basement:

Theatre/Media room _____ Gym/Exercise room _____ Main Bath _____
Half Bath _____ Bar _____ Games area _____
Wine room _____ Bedroom _____ Sauna _____ Laundry room _____
Other _____

Bonus Room over Garage (if applicable): Please tell us rooms you would like to see in the bonus room area:

Bedroom 1 _____ Bedroom 2 _____ Main Bath _____
Games/recreation area _____
Other _____

Kitchen Size and Layout: What style of kitchen do you envision for your home: (If you have pictures of your dream kitchen, please feel free to bring them with you).

U Shaped _____ with Island _____ no Island _____ with Peninsula _____
L Shaped _____ with Island _____ no Island _____ with Peninsula _____
Galley _____ with Island _____ without Island _____
Other _____

Pantry: Please check what type of pantry you envision for your pantry:

Corner Pantry _____ Cabinet Pantry _____ Walk-Thru Pantry _____
Walk-In Pantry _____
Other _____

Cabinets: Please indicate what type of cabinets you envision for your kitchen cabinetry:

Raised Panel _____ Flat Panel _____ Shaker _____ Glass inserts _____
Wood _____ MDF _____ Paint Grade _____ Stain Grade _____
High Gloss _____ Standard height _____ Full height _____
Knobs _____ Pulls _____
Other _____

Colour: Please indicate what colour of cabinets you wish your cabinets to be:

White Cabinets _____ Stained Cabinets _____ Other Colour _____

White Island _____ Stained Island _____ Other Colour _____

Other _____

Counters: Please indicate what type of countertops you would like to see:

Granite _____ Quartz _____ Concrete _____

Other _____

Fixtures: Please indicate what types of fixtures you would like to have in your kitchen:

Undermount Sink _____ Drop In Sink _____ Farm Style _____

Stainless Steel _____ Ceramic _____ Pot Filler _____

On Demand Hot Water _____ Filtered Fresh Water _____ Soap Dispenser _____

Faucet with Pull-Out Sprayer _____ Faucet and Sprayer _____

Other _____

APPLIANCES - Please indicate what you wish to have for appliances

Refrigeration:

Stand Alone Fridge _____ Stand Alone Freezer _____ Double Door W/Freezer _____

French Door (bottom freezer) _____ Stainless Steel _____ Cabinet Panel Covered _____

Cooking:

Cooktop _____ Range _____ 36" _____ 42" _____ 48" _____

Gas _____ Electric _____ Wall Oven _____ Double Wall Oven _____

Wall Oven/Micro Combo _____ Built-In Micro _____ Warming Drawer _____

Hidden Hood Fan _____ Exposed Hood Fan _____

Other:

Standard Dishwasher _____ Drawer Style Dishwasher _____ How many _____

Wine Cooler _____ Other _____

Eating Nook / Island: Please indicate if you wish to have a separate eating area in the kitchen, or if you wish the island to accommodate an eating area:

Separate Nook area _____ Built-In seating _____ For How Many People _____

Eating area at Island _____ For How Many People _____

Other _____

Great Room or Family Room: Please check features you envision for your great room/family room area:

Fireplace: Single Sided _____ Two-Way _____ Peninsula _____
 Modern _____ Contemporary _____

Built-In Cabinets/Entertainment Unit _____ Ceiling Detail _____

Other _____

Dining Room: Please indicate how you envision your dining room:

Formal _____ French Doors _____ Open (informal) _____

Built-In Cabinets and/or Hutch _____ Butlers' Pantry _____ Ceiling Detail _____

Other _____

Front Entry: Please check options on how you envision your front entry. Quite often this is the first introduction to your home.

Door:

Custom Wood Door _____ Oversized _____ Double Doors _____

Sidelights _____ Glass Inserts _____ Painted or Stained _____

Flooring:

Tile _____ Marble _____ Hardwood _____ Design Detail _____

Other:

Ceiling Open to Above _____ Facing Grand Staircase _____ Wall Niches _____

Other _____

Staircase: Please indicate the type of stairs you envisioned for your home:

Curved _____ Sweeping _____ Straight _____ Open Riser _____

Closed Riser _____ Extra Wide Staircase _____ Wrought Iron Railings _____

Wood Railings _____ Other _____

Master Bedroom: Please check features you envision your master bedroom to have:

Fireplace: Contemporary _____ Traditional _____

Built-In Cabinetry _____ Ceiling Detail _____ Chandelier _____

Other _____

Walk-in Closet: Please indicate features you wish your walk-in closet to have:

Custom Cabinetry _____ Custom Shoe Shelf _____

Laundry _____ Window _____ Skylight _____

Other _____

Ensuite: Please indicate the features you envision for your master ensuite:

Separate Toilet Room _____ Oversized Steam Shower _____ Body Sprays _____

Free Standing Tub _____ Drop in tub with Tile surround _____ Jetted _____

Double Vanity _____ Custom Cabinetry _____ Heated Tile floor _____

Vanity Mirrors: Full Height _____ Wall Hung _____

Other _____

Bedrooms: How do you envision the remainder of the bedrooms in the home? Please indicate how many bedroom and choose options for ensuites and closet styles:

of Bedrooms _____ Ensuites _____ Jack and Jill Baths _____

Standard Main Bath _____ Standard Closets _____ Walk In Closets _____

Other _____

Laundry Rooms: Please check options you wish for your laundry room:

Washer & Dryer on Pedestals _____ Washer & Dryer Stacked _____

Laundry Sink _____ Custom Cabinetry _____ Clothes Hanging Areas _____

Main and Half Bath: Please indicate how you envision your main and half baths to look:

Sink: Undermount _____ Vessel _____ Pedestal _____ Wall Mount _____

Toilet: Floor Mount _____ Wall Mount _____

Tubs: Drop In _____ Free Standing _____ Jetted _____

Shower: Standard _____ Steam Shower _____ Body Sprays _____

Vanity Mirrors: Full Height _____ Wall Hung _____

Other _____

Den/Office: Please indicate how you envision your Den / Office: Some common options are a built-in desk, custom cabinets, bookshelves, fireplace, etc.

Built In Desk _____ Custom Cabinetry _____ Bookshelves _____

Fireplace: Contemporary _____ Traditional _____

Other _____

Basement: Please describe how you envision your basement. Quite often people will use this area for gym equipment, a bar area, a theatre, a games area such as a pool table, a wine room, a sauna and extra bedrooms.

Extra Bedrooms: _____

Nanny Suite _____ with ensuite _____

Gym/Exercise Room: Quite often we will see customers consider yoga and pilates areas in a gym room as well as exercise equipment. We are finding that these rooms are becoming larger as society focuses on health and wellness. Please indicate your desired features for this area:

Hardwood Floor _____ Gym Flooring _____ Mirrors _____ Sound System _____

TV _____ Ventilation _____ Steam Shower _____ Sauna _____

Other _____

Theatre/Media Room: Things to consider are a cabinet and countertop area with perhaps a small fridge; audio/visual components such as projectors, media equipment or large televisions and sound systems.

Custom Cabinetry _____ Countertop _____ Fridge _____ Projector _____

Media Equipment _____ Large Television _____ Sound System _____

Other _____

Bar Area: The bar area can be a wet bar or just a conversation area to gather around. Please indicate the features you envision for this area: Items for consideration would be a sink area, dishwasher, fridge, wine fridge, cabinets, countertops, what shape and design of the bar you would like for entertaining

Wet Bar _____ Sitting Area _____ Dishwasher _____ Fridge _____

Wine Cooler _____ Custom Cabinetry _____ Feature Backsplash _____

Other _____

Wine room: Moderno can offer a design to suit the most esteemed wine connoisseur. We can provide custom wine room designs to suit any size of wine collection, including custom ventilation and humidity controls. Perhaps even a custom humididor for the cigar collection.

Please indicate any features you wish for if a wine room is something you desire:

Games area: Some considerations for a games room are that quite often these are separate rooms away from the media for playing video games; however, a pool table compliments a games room but requires a minimum unobstructed area of 18ft x 22ft to be able to enjoy properly.

Pool Table _____ TV/Sitting area _____ Cabinetry _____
Other _____

Family Room: Please indicate if you want to have a family room area in the basement and the features you wish to have:

Built-In Cabinetry _____ Ceiling Detail _____
Other _____

Bathrooms: Perhaps an opportunity to blend a steam shower for your gym or just a simple half bath for guests in the basement.

Full Bath _____ Steam Shower _____ Half Bath _____
Other _____

Storage / Other: Please indicate any other areas in your basement you envision to suit your needs:

Mechanical Room: There are many options to heat your home and provide various options in regards to mechanical handling systems. Please check off below what you have in mind:

Hot Water System Options

Tankless Hot Water Boiling System _____ With Extra Capacity Storage Tank _____

In-slab/floor Radiant Heating System from hot water tank (1 zone only) _____

In-slab/floor Radiant Heating System with boiler _____ With Extra Capacity Storage Tank _____

In-Line Water Softener _____

Hot Water Recirculation System _____

5. HVAC

High Efficiency 2-Stage variable speed furnace _____ How Many _____

Fan Coil Boiler Driven Furnaces _____ How Many _____

Multi-Zoned Duct Work System _____

Air Purification System _____ Electronic UV Filter _____ HRV System _____

Air Conditioning _____ How Many _____

iPad Controllable Thermostats _____ Nest System _____

6. ELECTRICAL OPTIONS

Lutron/iPad Compatible Light Controls _____ Special fixtures _____
Art Lighting _____ Pot Lights _____ Chandelier _____ L/M/S _____
Under Cabinet Lighting _____ Interior Cabinet Lighting _____
Stair Lighting _____ Other _____

7. AUDIO/VIDEO

Ceiling speakers with volume control _____ Rough-in Only _____
In Home Sound Receiver _____ Locations _____
iPad Controllable Sound _____ Separate Shower Speakers/Sound System _____
Custom Theatre System _____ 5.1 _____ 6.1 _____ 7.1 _____ Rough In Only _____
Behind Bath Mirror Televisions _____
Video projection rough-in _____ Plasma/LCD rough-in _____
Custom Low Voltage Smart Home System _____
Other _____

8. OTHER FEATURES

Window Coverings _____ Electric Window Coverings _____ iPad Compatible _____
Landscape Design _____ Landscaping _____ Landscape Lighting _____
Water Features _____ Fencing _____

Would you like Moderno to assist you in selling your current home? _____

Would you like Moderno to assist in arranging financing for your new home? _____

Please mention any particular options that would be special to you that you would like to see in your home:

Please bring as many photos or pictures to your initial meeting to help us understand the special features you desire for your new home. The pictures are only a guideline and really helps our designers tailor the specific ideas you have to them for a clear understanding depicted in the final drawings.

Please provide a rough idea of what your budget is for your new home, including land. While providing a budget number is always difficult, this helps us guide you to ensuring that we can offer the maximum amount of value and try to accommodate all your wishes. \$ _____