



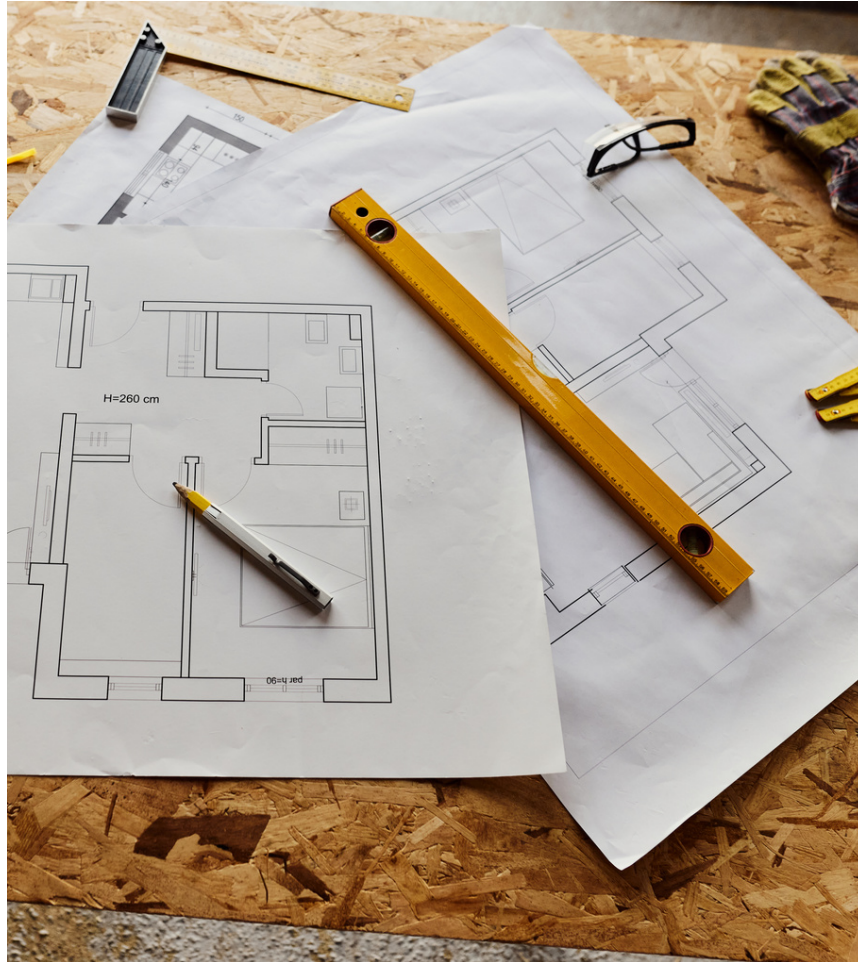
CUSTOM HOME PLANNING WORKBOOK

Get to know your style, priorities,
and needs - so we can design a
home that's truly yours

K2PRAIRIEBUILDERS.COM

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HOME PLANNING GUIDE



GET STARTED

Use this guide as a tool to help collect ideas, define your vision, and stay organized throughout the custom home planning process. Use the spaces provided to take notes, draw images and create your dream. Extra note pages are provided at the end of this workbook to use as required.

ENVISION YOUR HOME AS A WHOLE

TYPE OF HOME

☐

Bungalow (no basement)

☐

Split Level

☐

Single Level (with basement)

☐

Walk-out Basement

☐

Two Storey

☐

Other (Please describe) _____

ARCHITECTURAL STYLE

☐

Modern

☐

Mountain Chalet

☐

Craftsman

☐

Contemporary

☐

Ranch

☐

Tudor

☐

Victorian Revival

☐

Cottage

☐

Other (Please describe) _____

WILL THE BASEMENT BE FINISHED?

☐

YES

☐

NO

☐

OTHER (please explain) _____

OF BEDROOMS

OF BATHROOMS

GARAGE SIZE

☐

SINGLE

☐

DOUBLE

☐

TRIPLE

☐

LARGER THAN THESE

IS THE GARAGE:

☐

ATTACHED

☐

DETACHED

DO YOU HAVE A LOT/LAND PICKED OUT?

☐

Yes, I already own land

☐

Yes, I am in the process

☐

No, I'm currently looking

☐

No, I would like help finding one

MUST-HAVES & NICE-TO-HAVES

List the features you absolutely need in your home, and those you'd like to have if the budget allows

Must-Haves

Nice-To-Haves

ROOM BY ROOM INSPIRATION

Use the blank space to jot down ideas, websites, or must have elements for each room as well as answer the listed questions below. Idea examples: Laundry chutes, butler pantry, walk in closets, double vanities, tile flooring etc.

Kitchen

RANGE: ☐ Gas ☐ Electric

of Burners ☐ 4 ☐ 6 ☐ Other: _____

OVEN: ☐ Built In ☐ Free Standing

of Ovens ☐ 1 ☐ 2 ☐ Other: _____

Where will the microwave live? _____

How much storage do you need? _____

Is there a pantry? ☐ Yes ☐ No

Describe your pantry: _____

ROOM BY ROOM INSPIRATION

Living Room



FIREPLACE: ☐ Yes ☐ No

☐ Wood burning ☐ Natural Gas ☐ Electric

How many fireplaces? _____

Where are they located? _____

Describe your fireplace (stone, tile, wood mantel, etc)

ENTERTAINMENT AREA:

Is the entertainment area built into the wall? _____

Any special electrical outlet locations? (projectors, billiard lights, etc)

ROOM BY ROOM INSPIRATION

Bathrooms



of Full Baths

of Half Baths

Special Considerations: (ex. wheelchair access, double showers etc.)

ROOM BY ROOM INSPIRATION

Master Bedroom



MASTER BEDROOM: Size _____sq/ft

(Tip: What size of bed is it going to be? You want a minimum of 2', ideally 3' to walk around. If there are any dressers the walking path should be 4')

Walk-In Closet? ☐ No ☐ Yes, _____ sq ft

Ensuite? ☐ No ☐ Yes

If Yes, check all that apply.

☐

Single Vanity

☐

Double Vanity

☐

In-Floor Heating

☐

Toilet

☐

Tub/Shower Combo

☐

Bidet

☐

Freestanding Tub

☐

Walk-in Shower

☐

Other, please describe

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ROOM BY ROOM INSPIRATION

Secondary Bedrooms



Laundry & Entrance



FINISHES & FIXTURES

Record your preference for finishes, flooring, cabinets, countertops and more.

Exterior Materials & Colours

- Siding type & colour

-
- Exterior trim colour

-
- Window colour and opening type

-
- Roofing material and colour
-

Flooring Preferences

- Type & colour of flooring in each room/area of home

-
- In-Floor Heating - yes/no, which room/area
-

Cabinetry Styles

- Colour or Wood Grain

-
- Door/Drawer front style

-
- Door & Drawer Locations

-
- Specifics (garbage pullout, spice wracks, appliance garage etc.)
-

FINISHES & FIXTURES

Countertops

- Material (Arborite, Quartz etc)
-
- Backsplash material type & colour
-

Fixtures

- Cabinet Pulls colour and style
-
- Faucets and Shower Heads, colour and style
-
- Door Knobs/Handles
-

Lighting

- Cool & Bright or Warm & Cozy
-
- Type of lighting fixtures for each room (pot lights, chandelier etc.)
-
- Ceiling fans - locations
-
- Exterior lighting type and location
-

LIFESTYLE CONSIDERATIONS

Here is a list of lifestyle considerations every person should think through when designing a new custom home. These factors help ensure your home supports how you live - now and in the future.

Use the following page to take notes for each point

- | | |
|---|--|
| ✓
Work & Productivity Needs
Do you work from home or have a home business?
Consider a dedicated office, soundproofing, or separate entrance | ✓
Family Size & Future Growth
Are you planning to grow your family, care for aging parents or host guests?
Plan bedrooms, bathrooms & flex spaces accordingly |
| ✓
Storage Requirements
How much storage do you realistically need?
Think closets, mudrooms, garage storage, pantry, etc. | ✓
Entertaining Style
Do you host large gatherings, dinners or outdoor events?
Consider open layouts, larger kitchens, fire pit areas & guest bathrooms |
| ✓
Daily Routines
What does a typical day look like in your home?
Prioritize the flow between key rooms like the bedrooms, bathrooms, kitchens, laundry & entry areas | ✓
Outdoor Living
How important is your yard and the connection to the outdoors?
Think about decks, patios, gardens, fire pits, or even views you want to see |
| ✓
Mobility & Accessibility
Do you want your home to be accessible as you age?
Wider doorways, main-floor bedrooms, no-step entries, or barrier-free showers | ✓
Energy Efficiency
Are lower utility bills or green living a priority?
Look into high-efficiency HVAC, insulation, triple pane windows, solar readiness |
| ✓
Privacy Needs
Do you need separation between spaces?
Think noise levels, guest areas, primary suite | ✓
Hobbies & Lifestyle Features
Do you need a home gym, craft room, wine cellar, or music room?
Plan for these spaces early so they aren't an afterthought |

LIFESTYLE CONSIDERATIONS

[illegible]

BUDGET & TIMELINE

Define your estimated budget range and ideal start or move-in date



SQUARE FOOTAGE

What is your ideal home size? List the square footage range that would suit your needs



ESTIMATED BUDGET

List your estimated budget range



BREAKING GROUND

List your ideal project start date



UNLOCKING YOUR NEW HOME

List your preferred move-in date

EXTRA SPACE FOR BIG IDEAS

NOTES:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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NOTES:

[illegible]

DRAWINGS:

As best you can, draw your home & lot in the provided space. This doesn't have to look professional! Start by laying out your property lines, driveway shape and the overall shape of your home. Is there a garage, pool, hot tub, covered patio? Label each feature. (Tip: Use pencil to easily make changes!)

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DRAWINGS:



YOU'RE ONE STEP CLOSER TO YOUR DREAM HOME

Thank you for taking the time to complete your Custom Home Planning Workbook. This is a major step toward bringing your vision to life—and we'd be honoured to walk that journey with you.

The next step is simple: schedule a free consultation with K2 Prairie Builders. We'll sit down with you, review your ideas, discuss your timeline and budget, and help you take the next steps toward building a home that's designed around your life

CONTACT US

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We can't wait to help you turn this workbook into a set of blueprints - and ultimately, the keys to your new home.