

ROOM PLANNER



ROOMS	SMALL (sf)	MEDIUM (sf)	LARGE (sf)	SF Totals	Notes
Master Bedroom	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Master Bath	<input type="checkbox"/> 20	<input type="checkbox"/> 50	<input type="checkbox"/> 100	<input type="text"/>	<input type="text"/>
Bedroom 2	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Bedroom 3	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Bedroom 4	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Entry	<input type="checkbox"/> 16	<input type="checkbox"/> 36	<input type="checkbox"/> 64	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Adjacent 1/2 bath	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Kitchen	<input type="checkbox"/> 60	<input type="checkbox"/> 120	<input type="checkbox"/> 150	<input type="text"/>	<input type="text"/>
- Pantry	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Living Area	<input type="checkbox"/> 121	<input type="checkbox"/> 144	<input type="checkbox"/> 180	<input type="text"/>	<input type="text"/>
Dining Area	<input type="checkbox"/> 70	<input type="checkbox"/> 90	<input type="checkbox"/> 120	<input type="text"/>	<input type="text"/>
Main Floor Laundry	<input type="checkbox"/> 9	<input type="checkbox"/> 18	<input type="checkbox"/> 24	<input type="text"/>	<input type="text"/>
Additional Bathroom(s)	<input type="checkbox"/> 20	<input type="checkbox"/> 50	<input type="checkbox"/> 100	<input type="text"/>	<input type="text"/>
Stairwell	<input type="checkbox"/> 50	-	-	<input type="text"/>	<input type="text"/>
Bonus/ Other Room	<input type="checkbox"/> 70	<input type="checkbox"/> 90	<input type="checkbox"/> 120	<input type="text"/>	<input type="text"/>
Additional Closet(s)	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Cleaning Supplies	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Seasonal Clothes	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Linen	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Misc.	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
Sub Total				a.	<input type="text"/>
Hallway & Accessibility Factor				b.	(a.) x 1.14 = <input type="text"/>
Interior Wall Area Factor				c.	(b.) x 1.16 = <input type="text"/>
Total Finished SF Estimate					<input type="text"/>

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Sample Project: 1000 SF Cottage



The sample below covers a 2 -bed, 1-bath cottage with stairs to a basement. On the main living floor, both bedrooms are approx 12'x12' and comfortably fit a queen bed. One room has a walk-in closet, the other has a small typical closet. There is a small entry area for boots or a bench, a medium size kitchen could include an eat-at-counter. A small dining area for a 4-chair table. The living room is approx 11'x11' and would fit a couch and chair with a side table or two. One large shared bathroom could include a closet, walk-in shower and a tub. One extra closet is included for storage.

For descriptions of each room type & size see Room Planner Description Page

ROOMS	SMALL (sf)	MEDIUM (sf)	LARGE (sf)	SF Totals	Notes
Master Bedroom	<input type="checkbox"/> 120	<input checked="" type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text" value="144"/>	<input type="text" value="Amy & Bob's Rm"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input checked="" type="checkbox"/> 25	<input type="text" value="25"/>	
- Master Bath	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
Bedroom 2	<input type="checkbox"/> 120	<input checked="" type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text" value="144"/>	<input type="text" value="Guest Rm"/>
- Closet Size	<input checked="" type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text" value="6"/>	
Bedroom 3	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
Bedroom 4	<input type="checkbox"/> 120	<input type="checkbox"/> 144	<input type="checkbox"/> 170	<input type="text"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
Entry	<input checked="" type="checkbox"/> 16	<input type="checkbox"/> 36	<input type="checkbox"/> 64	<input type="text" value="16"/>	<input type="text"/>
- Closet Size	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
- Adjacent 1/2 bath	<input type="checkbox"/> 18	<input type="checkbox"/> 25	<input type="checkbox"/> 50	<input type="text"/>	
Kitchen	<input type="checkbox"/> 60	<input checked="" type="checkbox"/> 120	<input type="checkbox"/> 150	<input type="text" value="120"/>	<input type="text"/>
- Pantry	<input type="checkbox"/> 9	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
Living Area	<input checked="" type="checkbox"/> 121	<input type="checkbox"/> 144	<input type="checkbox"/> 180	<input type="text" value="121"/>	<input type="text"/>
Dining Area	<input checked="" type="checkbox"/> 70	<input type="checkbox"/> 90	<input type="checkbox"/> 120	<input type="text" value="70"/>	<input type="text"/>
Main Floor Laundry	<input type="checkbox"/> 9	<input type="checkbox"/> 18	<input type="checkbox"/> 24	<input type="text"/>	<input type="text"/>
Additional Bathroom(s)	<input type="checkbox"/> 20	<input type="checkbox"/> 50	<input checked="" type="checkbox"/> 100	<input type="text" value="100"/>	<input type="text"/>
Stairwell	<input checked="" type="checkbox"/> 50	-	-	<input type="text" value="50"/>	<input type="text" value="Stairs to basement"/>
Bonus/ Other Room	<input type="checkbox"/> 70	<input type="checkbox"/> 90	<input type="checkbox"/> 120	<input type="text"/>	<input type="text"/>
Additional Closet(s)	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	<input type="text"/>
- Cleaning Supplies	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
- Seasonal Clothes	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
- Linen	<input type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text"/>	
- Misc.	<input checked="" type="checkbox"/> 6	<input type="checkbox"/> 10	<input type="checkbox"/> 25	<input type="text" value="6"/>	
Sub Total				a. 802 SF	
Hallway & Accessibility Factor				b. (a.) x 1.14 = 802 x 1.14 = 914	
Interior Wall Area Factor				c. (b.) x 1.16 = 914 x 1.16 = 1060	
Total Finished SF Estimate				1060 SF Cottage	

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Room Planner - Descriptions Page



Bedrooms

Small (120 sf.) - Small bedroom is approx. 10'x12' or 11'x11' & comfortably fits a twin bed & large dresser, or queen bed with small dresser

Medium (144 sf.) - Medium bedroom is approx. 12'x12' & comfortably fits, two twin beds & small dresser, queen bed with dresser(s) & side tables, or king bed with small dresser

Large (170 sf.) - Large bedroom is approx. 13'x13' or 12'x14' & comfortably fits, two twin beds & dressers, queen bed with dressers or king bed & dressers.

Closets/ Pantry

Small (6 sf.) - Small closet is approx. 2'x3' & may hold a 3' long closet rod & a 24"-30" door.

Medium (10 sf.) - Medium closet is approx. 2'x5' & may hold a 5' long closet rod, offering two bifold doors.

Large (25 sf.) - Large closet is approx. 5'x5' & is a comfortably sized walk-in closet.

Bathrooms

Small (20 sf.) - Small bathroom is approx. 4'x5' & comfortably offers a toilet & lavatory, ½ bath.

Medium (50 sf.) - Medium bathroom is approx 5'x10' & comfortably offers a toilet, lavatory & shower stall or combo tub/shower.

Large (100 sf.) - Large bathroom is approx. 10'x10' & comfortably offers a toilet, lavatory, shower stall & tub.

Entry

Small (16 sf.) - Small entry is approx 4'x4' & offers room for a boot tray &/or wall hooks.

Medium (36 sf.) - Medium entry is approx 6'x6' & offers room for a boot tray, wall hooks, & a bench.

Large (64 sf.) - Large entry is approx. 8'x8' & offers room for a boot tray, coat rack, bench &/or side table.

Kitchen

Small (60 sf.) - Small kitchen is approx. 6'x10' & typically would be only the essentials. Minimal counter space.

Medium (120 sf.) - Medium kitchen is approx. 10'x12' & would offer space for perhaps an eat at bar, & ample counter space.

Large (150 sf.) - Large kitchen is approx. 10'x15' & would offer space for an island, plenty of counter space & perhaps also an eat at bar.

Living Area

Small (121 sf.) - Small living room is approx. 11'x11' & offers room for a couch & chair & a side table or two.

*Medium (144 sf.) - Medium living room is approx 12'x12' & offers room for a couch, two chairs & side tables.
Or two love seats & several side tables.*

Large (180 sf.) - Large living room is approx. 12'x15' & offers room for a couch & chairs or loveseats, or large L-shaped couch, & several side tables.

Dining Area

Small (70 sf.) - Small dining room is approx 7'x10' or 8'x9' & comfortably offers room for a 4-seat dining table.

Medium (90 sf.) - Medium dining room is approx 9'x10' or 8'x12' & offers room for a 6-seat dining table.

Large (120 sf.) - Large dining room is approx. 10'x12' & offers room for an 8-seat dining table or 6-seat table with dresser or bookshelf.

Laundry Area

Small (9 sf.) - Small laundry area is approx. 3'x3' area is essentially a closet that only holds a stacked washer dryer.

Medium (18 sf.) - Medium laundry area is approx. 3'x6' and offers space for side-by-side washer & dryer or stacked washer dryer and space for hampers/ baskets or shelf.

Large (24 sf.) - Large laundry area is approx. 4'x6' and offers space for side-by-side washer & dryer or stacked washer dryer and space for folding counter, hampers, shelf or perhaps laundry room sink.

Bonus/ Other Rooms

Small (70 sf.) - Small room is approx. 7'x10' & may serve as a small office or nook.

Medium (90 sf.) - Medium room is approx. 9'x10' & may serve as a larger office, small TV room, or cozy guest space (twin or double bed with only one side table).

Large (120 sf.) - Large room is approx. 10'x12' & may serve as a large office, an ample TV room or typical guest bedroom (double bed or queen bed & one dresser).

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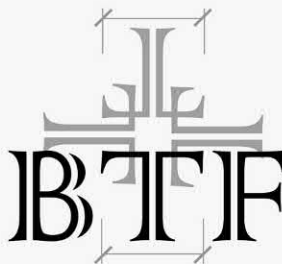
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