

Tiny Home Planner

Dear Future Tiny Homeowner,

Congratulations! Deciding you want to take the leap into the tiny world is the first step to a new lifestyle. This planner is designed to get your wheels turning about what you are looking for from this process. Tiny home building isn't just about the space you are creating, it's about the lifestyle journey you are going to adopt! Make sure you put time into thinking about what type of emotional space you want to cultivate with your build as well as your physical style- you and your family will spend a lot of time in here! OMARC Design wants to make sure that you know your why (why you want to go tiny, why you are building it this way, etc.).

Just like the big home market, tiny houses are not a one-size-fits-all buying process. Your process is a formula of budget, needs, wants, site boundaries and your personal vision. Our website and this planner can be used by our builders to give you a more accurate estimate for the cost of your build. This planner is designed to walk you through some major design decisions and give you a space to collect your thoughts, visions and half-baked ideas and organize them for the build.

This planner has been designed to be easy use. Some questions that are multiple-choice, some are single answer only. These questions list several common options seen in Tiny Houses, as well as other options for you to be endlessly creative. Not sure of an answer? Skip it! The ideas may come to you later or feel free to ask our experts for ideas or simply let your contractor have creative liberty. Ample space is provided for dreams, ideas, and doodles all over the planner- feel free to print it out, hand draw or fill it out more than once as ideas flow. There no rules for this planner.

Happy Tiny Planning!

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Starting Easy

Name:

Email:

Where you will park(City, State):

What is your budget (if you have one):

What type of Tiny Home are you looking for?

- New home on wheels
- New home on platform/casters
- Renovated RV
- Renovated other structure (shed, shell, etc.)
- Shipping Container
- Other _____

We plan to:

- Park our Tiny House on private property for 6 months at a time or longer
- Park our Tiny House in an RV type park for 6 months at a time or longer
- Park our Tiny House in a Community for 6 months at a time or longer
- Move our Tiny House regularly (every 6 months or less)
- I am not sure yet
- Other _____

If long term residents, who are the people who will be living in your Tiny House:

If long term residents, who are the pets that will be living in your Tiny House:

**On a scale of 1-10 how would you rate your knowledge of Tiny Home Building?
(1- What is a tiny house, 10- I have built one myself before and have no questions)**

How will your Tiny House be built?

OMARC Contractor
DIY Build - I will be building the house myself/ with the help
of other Professional Builder

What are you most excited about?

What are your biggest concerns?

What questions do you have right now?

What do you want from this process?

Why do you want to build a Tiny Home?

Why? (Yes, why is that answer important to you?)

Exterior Siding (select all that apply if you want multiple sidings):

- Horizontal Lap Siding (Horizontal)
- Board & Batten (Vertical)
- Cedar Shakes/ Shingles
- Corrugated Metal (Vertical)
- Wooden Vertical Siding (Vertical)
- Other:

Exterior Siding Finish/es:

- Paint
- Bare
- Add clear coat

Roofing Material:

- Corrugated Metal
- Standing Seam Metal
- Wood Shingles
- Wood Shakes
- Other _____

Roof Style:

- Gable
- Gable with dormers and loft
- Shed Roof
- Roof included already (renovations)
- Other _____

Front Door

- Full Glass Door (~ 36")
- Full Wood Door
- Half Glass Door (~36")
- No Glass Door
- Full Sliding Glass door
- Other_____

Back Door?

- Yes
- No

If Yes:

- Full Glass Door (~ 36")
- Half Glass Door (~36")
- No Glass Door (~36")
- Full Glass French Door (~60" - 72")
- No Glass French Door (~60" - 72")
- Full Glass Sliding Door (~60" - 72")
- Other

Door Swing:

- In-swing Door (door swings into the home)
- Out-swing Door (door swings out of the home) **Exterior Lighting**
- LED Spot/Flood Lights
- Small Welcome Light
- LED Rope Lights Exteri

Interior Siding Type:

- Shiplap (Horizontal)
- Board and Batten (Vertical)
- Tongue and Groove (Horizontal)

- Plywood (Fairly heavy but inexpensive)
- Drywall (very uncommon due to cracking during transportation)
- Reclaimed Wood
- Cork (Expensive, but insulating)
- Other

Wall type II

- Shiplap (Horizontal)
- Board and Batten (Vertical)
- Tongue and Groove (Horizontal)
- Wide Boards (typically plywood)
- Drywall (very uncommon due to cracking during transportation)
- Other:

Ceiling type

- Shiplap (Horizontal)
- Board and Batten (Vertical)
- Tongue and Groove (Horizontal)
- Wide Boards (typically plywood)
- Drywall
- Reclaimed Wood
- Glass
- Other:_____

Sleeping Areas

- Loft(s)
- Downstairs bedroom with walls/ door
- Downstairs bedroom without walls/ door
- Convertible Furniture in Living Space (i.e. Sofa bed, Murphy Bed, etc)
- Other

Do you want lofts?

- Single Loft for Sleeping
- Double Lofts for Sleeping
- Single Loft for Storage or Other Use (i.e. Office)
- Double Lofts for Storage or Other Use (i.e. office)
- Reverse Loft with Sleeping Below and Living Space Above
- No Lofts
- Other:

Flooring

- Same Flooring Throughout Home
- Different Flooring in Bathroom
- Different Flooring in Lofts
- Other
- Laminate
- Waterproof Laminate
- Reclaimed Finished Wood
- Hardwoods (Heavy and Expensive)
- Other Natural Flooring _____
- Other Synthetic Flooring _____

Do you want Ceiling fans?

- Yes

Loft Access

- Stairs with Storage
- Removable Ladder
- Attached Ladder
- Ships Ladder
- Pipe Ladder
- Other:

Loft Railings

- None
- Wooden Stair Rail style
- Metal Railing
- Metal Pipe Rails
- Half wall
- Full wall

Fence type **Lighting**

- Wall Sconces
- LED Overhead
- LED Rope Lights
- Custom Light Fixtures
- Chandelier
- Downlighting
- Other

What are you planning to use for power? (Select all that apply)

- Propane
- Gas
- Electric (Batteries, hookups)
- Electric (Deep Cycle batteries and solar panels)
- Wood
- None

What appliances do you want in your kitchen?

- Full-Sized Refrigerator
- Mini Refrigerator
- Full-Sized Stand-Alone Range (Oven and Cook Top)
- Smaller (~24") Stand-Alone Range (Oven and Cook Top)
- RV Sized Stand-Alone Range (Oven and Cook Top)
- Wall Oven
- Counter Top Cook Top (2 or More Burners)
- Dishwasher
- Built-in Microwave
- Microwave Hood Vent Combo
- Garbage Disposal

Other Kitchen Sink Style:

- Farm House Sink
- Apron Front Sink
- Drop-In Sink Single
- Drop-In Sink Double
- Undermount Sink Single
- Undermount Sink Double
- Other:

Sink Material or Color:

- Stainless Steel
- White
- Copper
- Black/ Matte Black
- Other:

What color or finish do you want your Kitchen Faucet, Hardware, and Drawer Pulls/ Knobs? (select all that apply):

- Stainless Steel/ Nickel
- Chrome
- Bronze/ Brass
- Black/ Matte Black
- Gold/ Champagne Bronze
- Other

Kitchen Faucet Style:

- Pull-Down Faucet
- Pre-Rinse Faucet
- Single Handle Faucet
- 2- Handle Faucet
- Other:

Kitchen Drawer Pulls and Knobs

- Stainless Steel
- Nickel
- Chrome
- Bronze
- Brass
- Gloss Black
- Matte Black
- Gold
- No Preference
- Other:

Kitchen Sink Faucet

- Stainless Steel
- Nickel

- Chrome
- Bronze
- Brass
- Gloss Black
- Matte Black
- Gold
- No Preference
- Other:

Lighting over Kitchen Sink Style:

- 2- Bulb or 3- Bulb Vanity Light
- Bar Light
- Pendant Light Hanging from the Ceiling
- Under Cabinet Light

Tile Back Splash above your Kitchen Countertops

- Yes (Specify) _____
- No
- Other:

Kitchen countertops

- Butcher Block (Wood)
- Laminate

- Granite (Heavy)
- Quartz (Less Expensive Granite Alternative)
- Solid Surface
- Other:

Base Cabinet Style:

- Standard Cabinets (most common)
- Open Shelving
- Other:

Upper Cabinet Style (select all that apply):

- Standard Cabinets
- Open Shelving
- Open Floating Shelving
- Other: _____
- No Preference

Kitchen Cabinet Base Finish

- Natural wood with Satin, Gloss or Matte Finish
- Wood with Interior Paint
- Metal Frame
- Other Material (Please Specify) _____

Kitchen Cabinet Upper Finish

- Natural wood with Satin, Gloss or Matte Finish
- Wood with Interior Paint
- Metal Frame
- Other Material (Please Specify)_____

Cabinet Style:

- Shaker
- Flat
- Inset
- Glass
- No Preference
- Other:_____

Shower Style:

- Standard Rectangle Shower
- Standard Square Shower
- Rounded corner Shower
- Neo-Angle Shower
- Alcove Bathtub/ Shower Combo
- Stand Alone Bathtub/ Shower Combo
- RV Bathtub/ Shower Combo
- No Preference
- Other (specify)_____

Shower Material:

- Fiberglass Insert
- Shower Pan with Tile Walls
- Tile base and Tile Walls
- No Preference
- Other (specify) _____

Shower Door Style:

- None - Shower Curtain
- Glass Door
- Open to Bathroom
- No Preference
- Other (specify) _____

What color or finish do you want your Bathroom Showerhead, Faucet, Hardware, and Drawer Pulls/ Knobs? (select all that apply):

- Stainless Steel
- Nickel
- Chrome
- Bronze
- Brass
- Black
- Gold
- No Preference

- Other:

Shower Head Style (Pick One)

- Fixed Shower Head
- Rain Shower Head
- Handheld Shower Head
- No Preference
- Other

Vanity and Sink Style

- Vanity with Drop-In Sink
- Vanity with Vessel Sink
- Wall Mounted Sink
- Pedestal Sink
- No Preference

Specifications for Bathroom Fixtures

- Bathroom Sink _____
- Bathroom Sink Faucet _____
- Bathroom Drawer Pulls and Knobs _____

Bathroom Lighting

- 2-Bulb or 3-Bulb Vanity Light
- Bar Light
- Pendant Light Hanging from Ceiling
- Other:

Tile Backsplash in Bathroom

- Yes
- Color (specify)_____
- Style (specify) _____
- No

Specialty Bathroom Features

- Heated floors
- Heat lights
- Heated towel rack
- Sauna Shower
- Plant window
- Bathtub
- Other **Bathroom Countertop Style**
- Butcher Block (Wood)
- Laminate

- Granite (Heavy)
- Quartz (Less Expensive Granite Alternative)
- Solid Surface
- Other:

Vanity Finish

- Natural wood with Satin, Gloss or Matte Finish
- Wood with Interior Paint
- Metal Frame
- Other Material (Please Specify)

Toilet Style (Pick One)

- Standard flushing
- Standard Plastic RV (light and inexpensive)
- Composting Incinerator (uncommon) Other

Bathroom Door Style (Pick One)

- Sliding Barn Door - Most Common
- Pocket Door
- Standard Interior Swinging Door
- None - Using Curtain Instead
- Other:

Bathroom Door (Check One)

- Pocket Door
- Barn Slider
- Open In
- Open Out
- No Preference

Bathroom Storage (Check all that apply)

- Closet(s) with Rod for Clothes
- Linen Closet with Shelves
- Open Shelves
- Medicine Cabinet Mirror
- Other

Additional Interior Wishes

Kitchen Appliances

- Full-Sized Refrigerator
- Apartment-Sized Refrigerator
- Mini Refrigerator
- Full-Sized Stand-Alone Range (Oven and Cooktop)
- Smaller (~24") Stand-Alone Range (Oven and Cooktop)
- RV Size Stand-Alone (Oven and Cooktop)
- Wall Oven
- Wood Stove With Cooktop
- Counter Top Cook Top (2 or More Burners)
- Dishwasher
- Built-in Microwave
- Microwave Hood Vent Combo
- Garbage Disposal
- Side-by-side Washer and Dryer - Less common because of space
- Stackable Full-Sized Washer and Dryer - Less common because of space
- Stacked/ Apartment Size Washer and Dryer
- Washer and Dryer Combo unit (2 in 1)
- Others:

Specialty Items (select all or add additional options)

- Gas Fireplace/ Stove
- Electric Fireplace/ Stove
- Woodburning Fireplace/ Stove
- LED Lighting
- Exterior Gas Line
- Drop Down Table or Countertop
- Built-in Sofa Bench with Storage
- Built-In Sofa Bed with Storage
- Murphy Bed
- Raised Floor with Storage
- Pull Out Pantry
- Skylights - Fixed
- Skylights - Venting
- Skylights - Opening
- Roof Deck
- Exterior Hot Water Spiggot/ Shower Head (great for kiddos and cleaning up after outdoor adventures)
- Exterior Rack (bikes, skis, propane tanks, etc.)
- Others:

Specific Appliances Desired (If none, leave blank)

Ex. Chefman Air Fryer, Electric

Do you want any Off-Grid components? If NO skip this section:

- Yes
- No

Off-Grid Components (select all that apply):

- Commercial Composting Toilet
- Built-In Composting Toilet
- Incinerator Toilet
- RV Toilet
- Solar Panels - Attached to Roof of Home
- Solar Panels - Separate from Home
- Water Tank - Stored in Home
- Water Tank - Separate from Home
- Black Water Tank - Stored in Home
- Black Water Tank - Separate from Home
- Gray Water Tank - Stored in Home
- Gray Water Tank - Separate from Home
- Rainwater Catchment System
- Propane Tank
- Exterior Outlets (commonly standard)
- Water Spigot (commonly standard)