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Designing an Efficient Bedroom

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I. WHEN IT COMES TO BUILDING A BEDROOM IN A LOG HOME, WHAT ARE SOME WAYS THAT HOMEOWNERS CAN SAVE MONEY WITHOUT COMPROMISING STYLE AND COMFORT?

There are a number of ways to create a stylish log home bedroom without added costs. One would be to add small transom windows above the bed versus large custom units. Be selective with finishing options. With hybrid homes, you can choose exactly where you want log. Maybe you only want log on one or two walls, for example; where there's logs on the outside of the house, you may also want on the inside of the bedroom. Then you can finish the remaining walls with drywall and the paint color of your choice. On the ceiling, rather than having it all wood, you could do drywall with log beam accents. Also, creating a center tray ceiling (meaning the center portion of the ceiling is raised 1' and allows a 2' perimeter at the standard height) will allow beams to be placed to add visual interest without a great deal of cost. Consider the size of the room. The larger the room, the more material and labor it will require to finish. Be efficient with closet space - keep it as small as possible and maximize hanging and shelving

possibilities. Obvious accessories like lighting, sound systems and in-floor heat can also affect the cost. Steer clear of patio doors and a fireplace to keep cost down.

2. WHAT KINDS OF BUILDING MATERIALS CAN PROSPECTIVE HOMEOWNERS CHOOSE TO SAVE MONEY?

There are many options to consider here...

Utilizing a manufactured I-joist vs. floor trusses would be a great starting point. The roof system when framed with conventional lumber can be a labor intensive item, thus if roof trusses can be used then the labor component is greatly reduced. Using standard stud heights can be helpful as well.

FLOORING: Carpet is more cost effective than hardwood. Most engineered hardwoods are more cost effective than solid wood floors.

WALLS: Consider the species and diameter of the logs you choose for your home. Many manufacturers have various log options designed specifically to help people save money. For example, Pine is going to be less costly than Cedar or Cyprus.

LIGHTING: Can lights will almost always be less expensive than a designer piece. Can lights or a fan with a built-in light, along with accent lamps, will always be your most cost effective option. Consider how you will use the room and how much light you need.

WINDOWS: The brand, style, size and options (such as blinds between the glass, the type of grills, the knob, the screens, etc) you choose for your windows will all affect the cost. Windows can vary vastly in price based on those things. If you do choose to have patio doors in your bedroom, choose carefully as they can vary in cost as well.

3. WHAT ABOUT THE DESIGN (ARCHITECTURALLY SPEAKING)? ANY IDEAS FOR STREAMLINING THE DESIGN TO SAVE MONEY WHILE STILL CREATING A BEAUTIFUL ROOM?

Use a professional designer or interior designer to do space planning to ensure the room will meet your expectations. Plan ahead. What furniture will you be putting in this room? What will you be using this room for? Will you have a work nook or sitting/reading area? How much closet space do you need? How can you maximize other storage space? What is the best transition from your bedroom to your bathroom? These are all things that experts can help you with. Our job is to make sure each room in every home is as efficient as possible and meets the specific needs of our clients.



Architecturally speaking, keep the room as square as possible - the efficiencies of constructing that room will be greater because of it. Depending on the design of your home, it's usually more cost effective to have a flat or vaulted ceiling versus a cathedral ceiling. Discuss this with your designer to determine the best option for you and your budget. Strategically place log, posts and beams to add charm and visual interest to the room.

4. HOW DOES HAVING AN ATTACHED BATHROOM AFFECT COST? IS THERE A WAY TO KEEP THE ATTACHED BATH WHILE MINIMIZING COSTS?

The main cost attributed to adding a bath is essentially the fixtures themselves along with the square footage that is required to house these items. In the design process, make sure there is efficient space for the attached bath. Keep the bathroom within the footprint of the house, rather than opting for it to be "bumped out." Bump outs require more foundation, more roof, and so forth.

To minimize costs in this room, choose fixtures that are within the established budget. One example would be choosing a modular shower unit versus a custom tiled walk-in shower. Also consider flooring, cabinets, and lighting.



5. WHAT ABOUT WINDOWS AND DOORS? ARE THERE WAYS TO INCORPORATE THESE IN A COST-SAVING MANNER?

In most cases, a bathroom is meant to be a private area, not a place to take in the views. Therefore, you can utilize smaller windows placed higher up on the wall for privacy. Homeowners also like this option for the fact that blinds are not necessary. The purpose of windows in a bathroom is to provide ventilation and natural light.

Be conscious of where you place doors. You may not need a door into your bathroom if it's attached to your private bedroom. Do you really need a door to hide away the toilet? A wall or half-wall separating the toilet from the rest of the room would be less costly than enclosing it with a door.

6. WHAT ABOUT CLOSETS? HOW CAN THEY BE DESIGNED IN A WAY THAT WOULD BE COST-SAVING?

The trick with closets is to keep it efficient and maximize the space. The most important thing in a closet is the perimeter walls as they are what are used for hanging and shelving. Keep the width to a minimum and utilize the walls for storage. Unless you have an island storage unit in your closet, the middle of the closet is wasted space and unnecessary square footage. Utilize a standard shelving unit rather than custom built-ins.

