Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sect \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Congratulations!!

You are the proud new owner of a soon-to-be-built custom home! You have purchased a new lot in in an upscale community and you have the opportunity to work with a builder to customize the home of your dreams.

You are in charge of the design. Maybe you want a large yard, a swimming pool, a driveway large enough for several cars and a basketball court. Maybe outdoor living isn’t your thing, and you want a large house with a small yard. Maybe you want a lot of trees and landscaping to shield your house from the street. A play area for the kids. A vegetable garden. A fenced-in lawn area for your pets to run around on. An area to set up a volleyball net. An outdoor barbecue. The sky’s the limit!

Like anything in life, there are some limitations however. All lots in this development are the same size, measuring 52’w by 72’ long. And of course there’s the whole money issue – you have to be able to afford what you can build. You have a budget of $320,000. You can spend that money however you want, but keep in mind you’ll need to keep track of budget as you plan. You’ll need to prioritize as you go along.

The costs: In construction, different features have different costs. These cost rates are based on area – the larger a feature, the more it will cost. Here’s a list of costs.

Residence (house): $140 per square foot

Plus: kitchen $25 per square foot extra

Deluxe kitchen $35 per square foot extra

Bedroom: $15 per square foot extra

Full bath (w/ shower): $6000 per bathroom

Half bath (toilet/sink only) $3000 per bathroom

Patio, Decks and walkways: $20 per square foot

Driveway: $5 per square foot

Lawn: $3 per square foot

Fencing: $16 per linear foot

Landscaping:

(gardens, trees, shrubs) $10 per square foot

Swimming pool: $80 per square foot

Hot tub: $150 per square foot

What you’ll need:

To begin with, you’ll need to create a plot plan for your dream house. Take a piece of graph paper, and lay out your 52’ by 72” lot. Set your scale on the graph paper to each square measuring 2’ x 2’, equaling 4 square feet per square.

Once you have clearly defined the perimeter of your lot, you can now start planning for your house. Start with some rough light pencil sketches – don’t finalize your design until you’re sure you can afford everything you want. You may need to do some erasing and redesigning depending on your final expenses.

Once your design is complete, begin the cost calculations. Use the attached cost estimating sheet to calculate your expenses. You may use a calculator, but keep in mind you must correctly figure out the areas of each individual area in order to correctly figure out your costs. If your total expenses exceeds your budget, you’ll need to go back to the drawing board and reconfigure your design.

Complete the cost estimating sheet and total your complete expenses. Once you confirm your costs are within your budget, you may begin coloring your final layout.

**Rubric: What I’m looking for.**

**Layout practicality**. **30 points**

Does your design have everything you need? Kitchens, bathrooms, bedrooms, driveway? Will your house look nice? Is there ample landscaping and green space. A house with no landscaping won’t look nice from the street and will detract from your home’s value. A house with no full bathrooms isn’t practical. A house with 5 bedrooms and 1 bathroom doesn’t make much sense. Ask yourself if your home’s features make sense? Do you have everything you need? Every square foot of your lot must have some form of feature.

**Layout calculations**: **30 points**

Did you correctly identify the square footage of all of your features? Did you correctly identify the cost per feature? The attached cost estimating sheet must be completed and turned in with your design.

**Budget**: **20 points**

Is your project within the designated $320,000 budget? You want to spend as much of this budget as possible without going over. Any leftover budget goes back to the builder, and if you go over you will default on your loan.

**Final presentation**. **20 points**

Remember, this is the document you will be giving your builder to work with. They will need a neat, clean design. Use colored pencils to clearly indicate which parts of your layout are which features. Square footage on the drawing should reflect the square footage listed on your cost estimating sheet.

**Cost Estimating Sheet**:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Feature |  | Square Footage | @cost | Item cost |
| Residence  (Total) |  |  | $140 |  |
|  | Kitchen |  | $25 |  |
|  | Deluxe kitchen |  | $35 |  |
|  | Bedroom |  | $15 |  |
|  | Full bath | # of baths | $6000  each |  |
|  | Half bath | # of baths | $3000  each |  |
| Patios, decks and walkways |  |  | $20 |  |
| Driveway |  |  | $5 |  |
| Lawn |  |  | $3 |  |
| Fencing |  | Linear feet | $16/lf |  |
| Landscaping (gardens, shrubs, trees, etc) |  |  | $10 |  |
| Swimming pool |  |  | $80 |  |
| Hot Tub |  |  | $150 |  |
|  |  |  |  |  |
| Total Cost | x | x | x |  |
| Original Budget |  |  |  | $320,000 |
| Budget over/under |  |  |  |  |