

*Well, when searching for this article, I was hoping for more less obvious. Such as plumbing costs & smarter design, i.e. wet walls or stacked plumbing versus scattering the 4 baths, kitchen & utility randomly all over the house.*

Building the Best Affordable House: By Fernando Pages Ruiz Jun 30, To get high end finishes you want now but cannot afford, just phase them in over time. Plan your ideal finishes but break the work and expense down into stages. You can finish a kitchen without cabinet knobs and pulls and install them next year, or paint the countertop backsplashes and tile it later. Every project has price constraints, but even a tight budget does not necessarily mean you must sacrifice the elements that will turn an affordable house into your dream home. To help you save money without compromising too much, I have compiled a list of the top ten things you can do to build an affordable home on any budget: The two most expensive parts of any house are the foundation and the roof. When you build two stories, you can double the floor area while halving the costly square footage of the foundation and the roof. Think inside the box: The least expensive homes are simple rectangles and squares. You can add curb appeal with great colors and a few attractive architectural flourishes, such as great front porch. Keep the roof simple: Complex roof lines not only add significant cost, but the risk of future leaks. A simple, not too steep roof will protect your investment over time. Make sure to plan your heavy plumbing areas, including kitchen, laundry room, and bathrooms in close proximity to each other, reducing the cost of running costly plumbing pipes all over the house. Spend more on insulation: A well sealed and insulated house will not only save energy in the long run, it will save you money today by reducing the amount you must spend on larger heating and air-conditioning equipment. I recommend stainless-steel finishes, which mirror surrounding colors. To get high-end finishes you want now but cannot afford, just phase them in over time. A room with a view: Small homes , unless you open them up with a view outdoors. Place large, picture windows in direct view as you enter a room, and it will feel larger. Create one with lattice work and vines, a small fountain or a small patch of flowers. Bring the outdoors inside: An easy way to make small entertainment areas work overtime is to expand them by adding relatively inexpensive decks and patios with direct access to living and family rooms. Ideas for Building a House on a Budget “ How small can you go and still fit three bedrooms? Big Ideas for Small Houses “ Multiuse rooms, built-in furniture, and carefully orchestrated sightlines are just a few of the tools that can help you to get the most out of the space you have. Sign up for eletters today and get the latest how-to from Fine Homebuilding, plus special offers. Sign Up To get high end finishes you want now but cannot afford, just phase them in over time. A complex roof, like the one on this beautiful carriage house, can add significant cost to a construction project. A simple, not too steep roof will protect your investment over time and be less likely to leak. An easy way to make small entertainment areas work overtime is by building relatively inexpensive decks and patios with direct access to living and family rooms. Launch Gallery Get home building tips, offers, and expert advice in your inbox Sign Up.

### Chapter 2 : This House Costs Just \$20,â€™But Itâ€™s Nicer Than Yours

*Cost-effective home construction not only takes clear and open communication and planning between you, the architect, and the contractor to get the design just right, but also time and dedication on the part of the contractor, his crew, and all the sub-contractors and suppliers.*

Everyone wants to get the most house for their money, but poor planning or a lack of construction industry knowledge can add thousands to a new-house price tag. You already may know to get more than one bid for the job, but you might not know other great ways to cut construction costs. House Design Your dream house might have turrets, an indoor swimming pool and vaulted ceilings, but every custom detail adds to the cost of the house. Opt for straight exterior and interior walls. Additional labor is necessary to build curves, octagons and arches. Choose standard 8-foot walls. Higher walls give an open feel, but they add substantially to the cost of the house. Location It can cost more to build the same house in a different neighborhood. Neighborhoods that have a Homeowners Association HOA often have restrictive design rules that add to the price of building a new house. The HOA can specify siding, such as all or part masonry, or a certain type of shingles. The intention is to create continuity of design, but complying with the restrictions can be expensive. Detail Contractor Bids Specify everything. People generally know that the contractor needs a set of prints to formulate a bid, but the only way to make sure all contractors are bidding apples-for-apples is to specify interior and exterior details. Include a detailed bid sheet that lists exactly what you want on your house. Materials typically run about 25 to 30 percent of the total home cost, but you often can get a 10 to 15 percent discount if you buy the materials in bulk from a regular lumberyard. Ask for a bulk discount. The lumberyard will give you a material list and quote a price for purchasing all the materials. Change Orders Make changes to the home design before you solicit bids, not after construction starts. He already has the job. If you must make a change, ask for a written change order form that includes the price of the change. Speed Counts If you have a construction loan, interest accrues when you draw money out of the account to pay for materials and subcontractors. And, unfortunately, construction loans come with high interest rates. Keeping the construction ball rolling translates into savings. Certain delays are inevitable, such as bad weather during the framing stage, but prompt scheduling of inspections and subcontractors will keep the project moving. Good communication between all parties involved reduces misunderstandings and limits expensive construction delays. Build Your Own House: Cutting Construction Costs About the Author Glenda Taylor is a contractor and a full-time writer specializing in construction writing. She also enjoys writing business and finance, food and drink and pet-related articles.

### Chapter 3 : The cost effective home building guide | Hippo

*Buying a home often is the single most expensive purchase people make, and the cost to build a new home can be even higher. Everyone wants to get the most house for their money, but poor planning.*

One of the most frequently asked questions from our customers is "How they can save money building their new home? Loans got larger, builders built bigger, more extravagant and more expensive homes. Well we know how that story ended! Today banks are less likely to fund new home construction because of the high costs associated with building a new home. Smarter and Savvier Consumers The good news, however, is that our customers are now smarter, savvier, and more apt to build smaller, greener and more affordable homes. That of course, will make the banks more likely to fund your new home building project. Luckily for consumers, the prices of home building products ranging from flooring to shingles to drywall are highly reduced as manufacturers all compete for consumers. Top Tips to Save Money on Building Your Dream House Our team of architects and designers share their insight and experience on ways to help you save money while building your new home. Here is a list of their top tips for saving money on new home construction: Buying the right piece of land could save you a lot of money when you build your new house. Before buying your land, do some homework and make sure that the land can be built on without excessive expenses like clearing and blasting rock. Raw land or a mountain side retreat may seem wonderful, but clearing the land of trees, rocks, and leveling could add extra cost to your home build. Plus, raw land may not have access to drinking water and proper sewage lines, and adding those will not only be necessary but will put on extra expenses to your home build. Finding a suitable lot is becoming more difficult as areas continue to get more developed, which is why you should work closely with a trusted realtor. Check our tips for buying land for more detailed information Type of House: The type of house you select can be one of the easiest ways for you to save money. It is generally more cost-effective to build a two-story home, rather than a ranch. For example, if you take a 3, sq. Saving on the foundation and roofing can drastically reduce your overall cost of building your home, and save you money! Another benefit is that a two-story home can easily fit on a small or sloped lot. Additionally, a rectangular house with simple rooflines and standard windows compared to an intricately detailed house can save you lots of money. How big your house is makes a big difference! It comes down to square footage, because no matter how you slice it, every square footage you add to the footprint of your new home is going to cost you money. The house size impacts every aspect of the construction from the foundation to the roof and all the way to the final coat of paint. Our designers recommend finding a floor plan that has all the space you need and all the amenities you want. If you need to make changes, most small modifications can be done for a nominal cost. You have heard the tales and probably even seen the TV shows. Being your own general contractor could save you a substantial amount of money. But, this approach is only recommended for people who have extensive knowledge about the home building process and industry. Reusing reclaimed parts from demolition or throw-aways can help you save money on your new home construction and could give a wonderful aesthetic to your new home. Using recycled building materials will help you save money because the materials will either be at highly reduced price or, even better, free! Home-building products like flooring or appliances can be bought at reduced prices. Look for sales, clearances, reconditioned, returns, discontinued products or floor samples also called floor models. In fact, you can usually score big with discontinued flooring materials and save money! Have you seen the TV shows where people do some handyman work as trade to get certain items? That could be a great way to save money! If you feel that you are pretty handy, try asking your builder if there are any simple, safe construction tasks that you could do to reduce your home build costs. By performing these simple tasks you could save thousands of dollars! Saving Green by Going Green: Saving money on your new home build goes beyond the initial build. After all, once your dream house is built, you will still be paying for it. So building your house with energy efficiency in mind can go a long way to help you save money - for the life of your house! Energy efficiency can be a big money saver after the initial build. Orientating your house to have a roof slope facing south, or the large windows facing south will help keep the house warm. Plus, a roof slope facing south lets

you easily install solar panels whenever you want. No matter what kind of heating, ventilation, and air-conditioning system you have in your home, you can save money and increase your comfort by properly maintaining and purchasing the right energy efficient equipment. Check out our collection of energy efficient home designs for existing house plans. Design Tip Purchasing an energy-efficient HVAC system alone will not have as great an impact on your energy bills as using the whole-house approach. Many of their products also qualify for tax credit.

### Chapter 4 : Greatest Tips for Cost Effective House Construction | Home Guides | SF Gate

*The cost of constructing a home is affected by a number of factors - building materials, labor markets and design amenities, to name just a few. Among the most influential aspects of a home's price tag, is the "cost efficiency" of its design.*

Every owner wants a cost-effective building. But what does this mean? Is it the lowest first-cost structure that meets the program? Is it the design with the lowest operating and maintenance costs? Is it the building with the longest life span? Is it the facility in which users are most productive? Is it the building that offers the greatest return on investment? While an economically efficient project is likely to have one or more of these attributes, it is impossible to summarize cost-effectiveness by a single parameter. Determining true cost-effectiveness requires a life-cycle perspective where all costs and benefits of a given project are evaluated and compared over its economic life. Building envelope improvements made to the Belmont Building in Vancouver, British Columbia, resulted in significant energy savings and supported the payback analysis and results. For more information on this project, see the case study: Building Envelope Enclosure Renewal for: Design, Construction, or Operations Processes. A building design is deemed to be cost-effective if it results in benefits equal to those of alternative designs and has a lower whole life cost, or total cost of ownership. For example, the HVAC system alternative that satisfies the heating and cooling requirements of a building at the minimum whole life cost, is the cost-effective HVAC system of choice. Components of the whole life cost include the initial design and construction cost, on-going operations and maintenance, parts replacement, disposal cost or salvage value, and of course the useful life of the system or building. The federal government has numerous mandates that define program goals with the expectation that they be achieved cost-effectively. The challenge is often how to determine the true costs and the true benefits of alternative decisions. For example, what is the economic value in electric lighting savings and productivity increases of providing daylight to workplace environments? Or, what is the value of saving historic structures? Alternately, what is the cost of a building integrated photovoltaic system BIPV , given that it may replace a conventional roof? The following three overarching principles associated with ensuring cost-effective construction reflect the need to accurately define costs, benefits, and basic economic assumptions. This will ensure that the budget supports any first-cost premium that a life-cycle cost-effective alternative may incur. Once a budget has been established, it is essential to continually test the viability of its assumptions by employing cost management throughout the design and development process. An aspect of cost management is a cost control practice called Value Engineering VE. VE is a systematic evaluation procedure directed at analyzing the function of materials, systems, processes, and building equipment for the purpose of achieving required functions at the lowest total cost of ownership. At the beginning of each project, establish what economic tools and models will be used to evaluate these building investment parameters. The methodologies of life-cycle cost analysis LCCA will typically offer comparisons of total life-cycle costs based upon net present values. Consider Non-Monetary Benefits such as Aesthetics, Historic Preservation, Security, Safety, Resiliency, and Sustainability Most economic models require analysts to place a dollar value on all aspects of a design to generate final results. Nevertheless it is difficult to accurately value certain non-monetary building attributes, such as formality for example, of a federal courthouse or energy security. The objective of a LCCA is to determine costs and benefits of design alternatives to facilitate informed decision-making. Costs can be more readily quantified than benefits because they normally have dollar amounts attached. Benefits are difficult because they often tend to have more intangibles. In some cases, these non-monetary issues are used as tiebreakers to quantitative analyses. In other instances, non-monetary issues can override quantitatively available cost comparisons, for example, renewable energy application. These cost-effectiveness principles serve as driving objectives for cost management practices in the planning, design, construction, and operation of facilities that balance cost, scope, and quality. Analyzing the environmental costs through Life Cycle Assessment LCA can be complementary to the dollar cost implications of the design, materials selection, and operation of buildings. The LCA methodology, which can enhance information gleaned from an LCC,

includes definition of goal and scope, an inventory assessment, life-cycle impact assessment, and interpretation-an iterative process. Information in these Cost-Effective pages must be considered together with other design objectives and within a total project context in order to achieve quality, high performance buildings.

### Chapter 5 : 7 Money Saving Tips When Building Your New Home | The House Designers

*Building the Best Affordable House: 10 Tips for Getting the Most House for Your Money Top ten things you can do to build an affordable home on any budget.*

View Larger Image Building a house is expensive. Attention to material limitations, proper construction techniques and installation, energy efficiency, and strategic material sourcing are just a few areas of focus to help make your house construction more affordable. It has the best tips and strategies to save you time and money in the home design and construction process. Select building materials based on affordability, structural capacities, and design aesthetics. Wood is cheaper than steel. Masonry and concrete usually fall somewhere in between. Understanding where certain materials fall on the cost spectrum will help make cost-effective decisions. It is important to note that there are trade-offs to low cost. While steel is expensive, it is much stronger, can span farther than, and has smaller sized members than wood or other cheaper materials. Understand Construction Modules and Dimensions Efficient use of materials using standard construction dimensions and modules will be most cost-effective and reduces material waste. Consider limitations in stud lengths and framing member spans. Stock lumber typically comes in 2ft increment lengths. Also, if you plan to use 2x10s or 2x12s to frame your floor, remember there are limits to how far they can span without a beam support. Prefabricated wood truss and joists are cost-effective. Consider using these over site-built or built-up framing members. Consider Advanced Framing Techniques One of the latest developments in recent history has been the slow migration to advanced framing techniques. And it saves energy because it provides more cavity space for insulation and less thermal bridging. Insulate Your Home Properly One of the most important ways to make your home more affordable is to make sure the house is properly insulated. Talk to your designer, architect, or builder about more efficient ways of building your home that will improve its thermal performance. There are various strategies to achieve this such as increasing the amount of insulation, using a more efficient type of insulation, minimizing thermal bridging, and using higher performing windows to name a few. The more efficient the home is, the less energy you expend to keep it a comfortable temperature. Keep in mind that there are various types of insulation with different performance characteristics and different costs. You can witness this in the winter when you put your hand next to the window and feel the cold air coming in. When you have a chance to build a new home or even replace windows of your existing home pay close attention to properly sealing around windows both on the interior and exterior. Other areas to seal around the exterior perimeter are at top and bottom plates of walls and rim joists. On the interior, sealing around device penetrations such as wall outlets and switches is a good idea. Make sure your contractor seals and tapes the ducts to prevent air loss. Actively Participate in the Construction Process Find Ways to Reduce the Amount of Labor If you want to save money on the construction of your home, consider taking on some of the work yourself. They will most likely be cheaper than another contractor, if not free. Remember to make sure to communicate frequently and from the start with your builder to make sure everyone is on the same page regarding your responsibilities. Be realistic about your skills and capabilities. The last thing you want to do is spend money on the contractor fixing your mistakes. There are hundreds of discount supply stores and online retailers that more offer cost-effective light fixtures, plumbing fixtures, hardware, and bath accessories. Make a list of what you need and get creative. Look on Craigslist, the classified section, Habitat for Humanity Restores, eBay, and discount warehouses. You may even find some nice salvaged materials that come with a nice story to tell your friends and family. This tip can even work the other way around. Browse your local stores for products, make a list of the ones you want, and then search online for them to see if you can find a better price than at the store. Make sure you set priorities and decide what really matters to you. If a really nice bathroom oasis is important to you, then by all means, get the bells and whistles. But then consider taking a more modest approach to rooms or areas that are less important to you. The strategies mentioned above for a cost-effective house construction process are well worth the time and effort to make them happen. One additional important thing not mentioned in this article that can help provide some additional construction cost savings is to use a well-qualified, licensed, reputable general contractor on your house. And lastly, changes

during construction are inevitable. Whether due to unforeseen conditions, discontinued products, or design changes these changes do impact the construction cost. Making changes early in the design phase have very little cost associated with them. However, changes made during construction can have huge impacts. So to help control and minimize any additional construction costs, try to avoid making costly changes late in the game. Your wallet will be much happier for it. Check out all of our Affordable Home Design resources here.

### Chapter 6 : Cost-Effective House Plans | Southern Living House Plans

*It is generally more cost-effective to build a two-story home, rather than a ranch. For example, if you take a 3, sq. ft. ranch house plan, it will require a foundation and roof that is TWICE the size of a 3, sq. ft two-story house plan.*

Architects Get Crafty With Budgets to Build Cost-Effective Modern Homes Collection by By getting creative with financing, searching for contractors who were willing to experiment, and shopping wisely, these architects and homeowners accomplished building elegant houses affordably. When you strip everything to its original state, you are able to see what the house is truly about. They kept materials simple. The frame is standard wood; with studs every 24 inches rather than the typical 16 inches, it economizes on timber. The Akurum cabinets and handles are from Ikea, as are the Franklin folding bar stools, and the appliances are compact models from Summit. View Photos A tight construction budget informed the choices Sean Guess made as he designed a house for a couple in Austin, Texas. The planter is made from Cor-Ten steel. View Photos Guess used inexpensive graded pine plywood so that he would get heavy grain patterns on the surfaces. One of the main goals in the kitchen was simplicity. To that end, he opted for a poured-in-place concrete island. The sink and faucet are from Kohler. View Photos A steeply sloped site in the Wisconsin forest plus a tight budget led architect Brian Johnsen to reinvent the archetypal cabin for a sturdy vacation home. The bathroom was situated on the lower level to reduce the amount of plumbing infrastructure, and the mechanics were built into one wall. It was an economically precarious time, so Bowie and Malboeuf put the build on hold for a couple of years. During that period, a Seattle zoning change made it possible to build three units instead of two on the property. Bowie designed the project so that it was permitted as a single structure. From a financing aspect, there was less risk to the bank since we were building two additional units to sell and cover the cost of construction for the entire project. He and Bowie specified Carrara marble for backsplashes in the kitchens but opted for thin-cut white quartz for the counters. He and Bowie shopped around to find appliances that balance cost and performance: Walnut veneer clads the cabinets, and the floors are bamboo.

## Chapter 7 : Affordable Home Plans & Budget Floor Plans: Green & Efficient

*The drive for energy-efficient building comes down to a quest for the so-called tight envelope. In builder lingo, the better a structure keeps out the wind and the rain, the tighter its envelope. In builder lingo, the better a structure keeps out the wind and the rain, the tighter its envelope.*

Share on Facebook Click me! Share on Twitter Click me! Copy Link One summer during high school I worked a seasonal landscaping job. The crew was made up of unskilled lawnmower jockeys—like myself—and skilled tradesmen who, for one reason or another, found themselves temporarily unable to work in their trade. I once asked a new member of the team what he did for a living. I learned later that this new guy was a carpenter—a very skilled carpenter with a once-thriving career building modern suburban homes aka McMansions. It turned out he was working with us because he—a guy with a real passion for lasting craftsmanship—hated what he did. He broke it down for me, in his bitter way, like this: Within the last seven years, Hurricane Katrina, tropical storm Irene, and Hurricane Sandy destroyed ,, , and 15, homes, respectively. The ubiquitous 2x4 construction method is fast and cheap, but not strong. Homes are no longer designed, nor built, to shelter generations of a family. When a steady breeze is applied, the fiberglass insulation—due to air leaks—does no better keeping the cold out than if the wall were just naked studs. To combat the air infiltration, builders wrap the outside of the framed walls with a thin petroleum-based sheet of plastic R-Value of 0 —underneath the petroleum-based vinyl siding R-Value of 2 —to prevent airflow. This method is an extremely energy—and petroleum-intensive construction process—and for all that environmental expense, we end up with a flimsy home made of toothpicks wrapped in plastic. Luckily, there are alternatives. By breaking with convention, putting some thought into siting, and considering the earth during planning, you could have a home that is efficient, relatively inexpensive to build and keep , and will shelter your family for generations. Structures dating back to the late paleolithic era—the period ranging from 2. Straw-bale walls have a natural R-Value of 30 to 35—twice the insulation value of a fiberglass insulation. The stucco or plaster that is adhered to both sides of the straw bales completely stops the wind and moisture from penetrating the house. Also, the oil used to bale and ship the straw is the only oil used in the process. Straw bale homes are enjoying a renaissance as would-be homeowners seek a more intelligent alternative to the mass-produced alternative. View a gallery of some beautiful modern straw-bale homes here. A Cob House Cob not corn cobs is a construction material, similar to adobe, that is made up of sand, clay, soil, straw, and water. Like straw-bale, cob has been used to build homes since prehistoric times because it is cheap, abundant, and natural. Cob, however, is more than flame-retardant—it is fireproof. Standard cob walls are inches thick—making them incredibly strong—but, due to the poor insulation qualities of cob, even despite their thickness, they only have an R-Value of about 12—making them more efficient than a suburban house on a windy day, but less efficient than straw bale. Cob homes provide a healthier environment for you family, as all the building materials are natural. The air in modern homes is full of pollutants from the off-gassing of chemicals contained in the industrial building materials. Cob homes are also quieter than most due to the natural sound-absorbing qualities of the cob. Instead of using the earth to build up your home, why not just build your home down in the earth? Many people have taken many different approaches to the challenge of living underground—modern cave dwelling , extreme excavation , abandoned tunnels , or burrowing into a hill. The most acceptable approach for modern humans—those of us who value feng shui—is the Earth House. This approach provides the dwellers with at least one wall with windows and light—preferably facing south for those of us up north —and all the efficiency and protective advantages of being underground. Heating and cooling costs in an underground home are miniscule. The green-roof is included—in fact, required. And fire insurance is unnecessary. Flood insurance, however, might be smart. View an incredible earth house from Switzerland. If natural-built homes are stronger, safer, and a smarter investment, why settle for less just because its ubiquitous?

### Chapter 8 : Low Cost House Plans - racedaydvl.com

*The square-foot home's reductive palette of concrete, anodized metal, cedar, and stucco was chosen not only for its cost-effectiveness, but also for durability and practicality. View Photos To keep the final cost down to \$ per square foot, Johnsen planned strategically in the building process.*

Cost-effective, economical "Green Building" starts with the "Blueprint". Before any nails are hammered, before any construction begins, it is important that the building plan integrates construction materials and methods in a manner that reduces the overall project expense. The core principle of cost effective construction is operational efficiency. A plan order will include: Plans may be either "D" size 24"x36" or "E" size 30"x42" , depending on the square foot size of the house, as indicated on each plan description page and are available as Repro Plan Sets printed and shipped or PDF Files digital copy, emailed. Repro Plan Sets Reproducible Master: Repros are reproducible master sheets from which construction copies can easily be made using the ammonia diazo process blueprints or photocopy process at your local copy center. You will only need to purchase one set of plans for a given plan number. The reproducible sheets are your master copy and you can make as many additional copies as you need for full sets or individual drawing pages. A PDF File of the house plan is a digital copy of the construction sheets in an electronic format and is delivered electronically via email. This is the digital version of the reproducible sheets and you can make as many additional copies as you need for full sets or individual drawing pages; or simply email a copy of the PDF File to builders, suppliers, etc. PDF files are viewable and printable on all computer platforms via a free download of Adobe Reader. Since PDF files are delivered electronically they can usually be emailed to you the same day during business hours excluding weekends and holidays. There is no need to wait days for delivery or be available for a signature. PDF files are also easier for builders or local designers to use when making modifications. The Multi-Use License is useful for builders, developers or homeowners who want to build more than one house from the same plan. You can make as many copies as needed for your constructions project which generally requires multiple copies of the plan a set for yourself, the builder, the subcontractors, your bank and the building department. The copyright release license also allows you to legally make modifications to the plans to suit your style and building needs. All plans include structural building material schedules such as the quantity and sizes for rafters, floor joists, ceiling joists, beams, girders, windows and doors; as well as square footage for flooring materials and roof shingles. All plans include foundation specifications for flat as well as sloped properties. Code compliant anchoring systems hurricane clips, etc are also indicated. On each plan, ground snow loads for roof rafters are specified. If you would like US region-specific snow load calculations, we will provide this at no additional charge. In addition, all plans are available in full right reading reverse. Simply make the appropriate selection in the "options drop-down menu" at the upper portion of the plan description page. We want to make sure that all the details in our plans are clearly understood by you or your builder. Therefore, we offer technical assistance for any questions or concerns you may have before or during the critical stages of building a new home. We will provide answers via email to you as the purchaser of record or your builder for your questions pertaining to the house plan you purchased from us for a period of up to 1 year from the date of purchase, absolutely free. If you encounter any delays in starting construction or you are using one of our Build-in Stages plans, just email a request for an extension and we will continue to provide plan assistance. For sample plans see below All four sides Front, Rear, Right and Left elevation drawings of the proposed residence detailing exterior materials and finish, window numbers and elevation dimensions. All placement location for doors, windows, cabinets, bath plumbing fixtures, kitchen and laundry appliances, fireplace s and notation for any special details such as tray ceilings or other similar items. Foundation and Basement plans: For plans with homes on a slab, monolithic footing details are shown. Detailed plans showing layout, direction, spacing, specifications, framed openings and span of floor supporting joists, fully dimensioned, showing beams, bearing posts and bearing walls. Joists are numbered for cross-referencing to the floor joist schedule. Footing and beam schedules are included as well as section markers. Each plan is shown as it overlays the floor below. Detailed plans showing the layout, direction, spacing, span, framed openings and specifications for the ceiling

support joists. All ceiling joists are numbered for cross reference to the corresponding ceiling joist schedule and include dimensions, beams, bearing walls, bearing posts and beam schedules. Some plans that have as their roof support system the use of roof trusses will not include a ceiling joist plan since the bottom chord of the trusses is engineered to support the ceiling. Roof Framing Plan Rafters: Detailed plan showing layout, direction, spacing, span, framed openings and specifications for rafters supporting the roof, fully dimensioned, showing beams, bearing walls, posts and numbered for cross reference to the roof rafter schedule. Area and beam schedules are also included. Plans that specify the use of only roof trusses will not include a roof rafter plan. Roof Framing Plans Trusses: Framing plans showing the layout, direction and framed openings, fully dimensioned, with beams, bearing walls, bearing posts and beam, area schedules. All relevant information is provided in order to enable the truss manufacturer to engineer the trusses for the house. Detailed plan views and elevation views of the proposed cabinets specified in the house plan. Layout, dimension, cabinet numbers and cabinet types are included. Detailed electrical schematic showing suggested electrical item location for each floor level, room and area within the house as well as the exterior portion of the dwelling. All electrical lights with their corresponding switches are shown. An electrical legend for the symbols, names and count is provided. Specific wiring diagrams and circuit configurations are not included since your local licensed electrician provides this per local codes. Cross Section Details and Specifications: Section cutaways showing the corresponding details for the foundation, floors, walls, stairways, roof and porches of the dwelling. These section details show how important structural components relate to one another with notes and specifications. For convenience and accuracy we also include: Individual studs are shown in plan form within every wall and all walls are given an ID number for reference to their corresponding panel views in most cases shown separately. These plans are unencumbered by non-essential notations and items for more clarity and ease of use to framers in the field during construction. Wall panel views of each wall corresponding to the wall panel ID numbers on the wall framing plans. These are examples of our dedicated wall framing and wall panel drawings included in all of our house plan construction sets. The PDF File electronic version of the full construction set is the best way to obtain accurate cost estimates from your builder. Once you have made the decision to start construction, you can easily start the construction process since the PDF File also includes the License Release Form allowing you permission to construct the dwelling from copyrighted plans. Sending copies of the PDF File via email to prospective builders for quotes saves time and money normally spent in making multiple paper copy sets. Builders and sub-contractors can easily review the plans on their own computers without the need for printing. PDF File sets contain all the detailed construction specifications needed for obtaining prices, permits and for the actual construction of the house. This will also allow you to thoroughly review the complete plan on your own computer and email copies to kitchen cabinet providers, interior designers and other suppliers for pricing without having to make expensive copy sets. How much does it cost to build a given house plan? The answer to that question will depend on many different factors. The region where you plan to build, your choice of quality level, as well as your building site conditions; all have an impact on the actual building costs of your new home. Also, the complexity of the structure and the amount of pre-planning contribute to the construction expenses. Will your land require major excavating or is it well off the beaten track? Or, maybe you are fortunate to have a fairly flat piece of property, already cleared of trees, in a location where the "rock clause" is unnecessary. Plans that incorporate 2 and 4 foot increments in the overall structural footprint, which utilize standard building material sizes will significantly reduce high costs that would otherwise result from excessive waste and labor. Make sure the allowance your builder is quoting is realistic. Pre-planning the preliminary cabinet and appliance selection will prepare you with a more accurate allowance on finish materials. Change orders can be a nightmare for builders, wasting precious time and material, not to mention the added nuisance of more paper work. Knowing exactly what your house plan will look like when built eliminates the inevitable changes that can occur from the inability to visualize. Our plans provide 3d virtual images of every floor plan for every house plan, with both interior and exterior views, fully furnished, as well as landscaped for easy visualization and plan selection. This rating is not based on size, choice of building products or quality of finish materials, but rather the degree to which standard construction methods and standard building material dimensions are utilized. Taken into consideration are

factors such as number of foundation corners, length of beam spans, roof complexity, window opening variations, length of plumbing runs, etc. The ratings are calculated assuming the use of "stick built" roof rafters and ceiling joists, along with their corresponding beam supports. Actual costs can potentially be reduced by using roof trusses when applicable. This rating system serves as a general starting point from which you can either go up or down depending on the factors specific to your building project personal choices, regional location, site conditions, etc.

### Chapter 9 : Cost-Effective | WBDG Whole Building Design Guide

*Straight runs are more cost-effective and can turn at the base or top of the steps with a one-step landing for interest. BUILDER Online provides home builders with home building news, home.*

Complete a few easy steps to compare Motor Warranty quotes side by side. Before you commit, hippo it. The cost-effective home building guide Posted by Hippo on 20 June The benefits of green building are limitless. The global report from McGraw Hill construction on World Green Building Trends clearly demonstrates that, out of the 62 countries in the world, South Africa is in the top 10 countries that stand out in their efforts to adopt and develop more green buildings. With our dire levels of GHG Green House Gas emissions, this gives hope for an expected increase in future sustainable practices and our attempts to reduce our carbon emissions. What are sustainable materials? Sustainable building materials refer to natural or reused resources which offer better performance, yet have a fraction of the impact that more traditional resources for building, have on the environment. These materials may either be grown naturally or gathered from recycled or waste materials, they contribute towards creating thermally efficient buildings and, in some cases, make for more cost-effective building. They should in actual fact positively contribute to the environment and the safekeeping of it i. Ensuring that waste materials that can be reused do not land up in landfills, will be a much more sustainable practice, alleviating the strain our existing landfills are experiencing. The distinguishing factor between the building materials which are not sustainable and those that are, is relative to the amount of embodied energy the product or material has. The lower the level of embodied energy the material has, the more sustainable it is for use. The largest benefits involved with going green are associated with: The following benefits have been highlighted in the green building guide: Types of sustainable building materials: Rubble broken bricks from construction sites Recovering rubble from demolished buildings or old construction sites is one way of procuring materials with which to build a more sustainable home and will contribute towards a greener rating. The Green Building Council South Africa rates buildings according to its level of sustainability and the manner in which operations are run efficiently. Recycled steel Steel is largely used in construction and there tends to be a lot of waste on these building sites. Using the debris of this steel in other projects can pose much value and prevent excess cut-offs from landing up in landfills. Hempcrete Hempcrete is illegal in South Africa but, with the usage of hemp as a sustainable building solution, proposals have been put forward to government which are now seriously being considered. The rolling out of hemp as a sustainable industrial material and for the development of other products is in a commercial incubation research trial phase, conducted by the department of health which is set to conclude in The industrial use of hemp has been underway for a number of years now and in some countries never stopped at all. From an environmental perspective the plant grows easily and the growth of the crop alone is beneficial as it emits biomass into the environment, which absorbs carbon dioxide making it carbon negative. As with the usage of straw bale being less expensive for development purposes, hempcrete too is relatively inexpensive as it grows quite easily and has multiple uses - not only can it be used industrially but there are a number of other products that can be made from it as well. There are a number of other sustainable resources that are available to us. Machinery is now available to mould sustainable bricks from adobe and hydraform, thus being able to rework recycled materials for reuse. Sustainable design The way in which your home is designed and constructed will have a direct impact on your energy consumption and you should bear a few of the following suggestions in mind: At the initial phases of the design process, the position at which you have your home built is crucial: Is green building cost-effective? Real estate and property development can be an expensive business at the best of times, the amount of money spent on building a new home or making extensions, is the very reason why home and buildings cover is necessary. This guide on the sustainable alternatives available, as opposed to the more traditional mediums for building and construction, may ease your concerns somewhat. These materials will still enable you to develop the work of art you had in mind, ergonomically designed and developed, with the added feature of being eco-friendly and sustainable. This is why, as a consumer, you may be interested in comparing the pros and cons of using sustainable building materials as opposed to using more traditional resources.