



STANDARD PORTOLA FLOOR PLAN
COMPLETE COST BREAKDOWN

The Portola floor plan is a 900 sq. ft., 2 bedroom 1 bathroom home with 118 sq. ft. front porch with no garage. This plan is designed to be the perfect cabin for those weekend or vacation retreats. It is also a great design for a secondary unit in the backyard. Unlike many small homes, the Portola provides interior space for all utilities, including a stacked washer & dryer. The living, dining, and kitchen area feature a vaulted ceiling and an alcove for a wood stove.

#1 THE BASE PRICE FOR CONSTRUCTION PLANS (#1) & LUMBER PACKAGE IS = \$53,646

Pre-Engineered Home Plans are included with the home package and are designed as follows:

- a. Complete set of plans drawn to the California Building Code (CBC), as interpreted by Elk Grove, Ca including the foundation design but excluding the Site Plan, Energy Calculation, Fire Sprinkler Design, Heating & Air Duct Design or any other city/county requirement.
- b. Plans are engineered for light-weight tile, PV solar panels, no snow load, basic 110 mph wind, Exposure "C" and Seismic Zone D.
- c. Plan drafting and engineering costs may increase as a result of local building ordinances or base plan modifications.

#2 CALIFORNIA SALES TAX OF 8.25% applied to the lumber package fee above = \$4,426

If your building project is out of the state of California, then NO SALES TAX! Except for Nevada.

#3 FREIGHT CHARGE OF 120 MILES FROM ELK GROVE, CA = \$1,493

We are using 120 miles as an example for pricing to the bay area. **WE CAN SHIP ANYWHERE!**

Feight chart from Elk Grove, Ca (#2) for one truck:

0-50 miles = \$1,221	51-100 miles = \$1,421	101-150 miles = \$1,598
151-200 miles = \$1,792	201-250 miles = \$1,987	251-325 miles = \$2,202

If shipping over 325 miles from Elk Grove, Ca. You will need to rent a local forklift to unload lumber package.

326-400 miles = \$2,033	401-500 miles = \$2,514	501-600 miles = \$2,996
601-650 miles = \$3,239	651 miles and further please call for pricing.	

If you need to ship across the country by rail, or ship overseas in a shipping container, please call for pricing.

#4 TOTAL FOR PLANS & LUMBER PACKAGE TO JOB SITE = \$59,565

This price is for 2x6 Douglas Fir studs #2 or better with an 8' high ceiling. There is a 3/8" OSB shear already nailed off on the wall sections. This home has the Allura carbone fiber cement lap siding with Louisiana Pacific Smart trim for barge, fascia, door, window, corner, rake and eve. The roof system is an Alpine truss with 15/32" OSB roof plywood. Made to order custom Milgard Tuscanny windows, Therma Tru exterior front door and Simpson framing hardware & nails.

**#5 Other fees on plans required for CA building permit that we can help with:
Set-up, Printing, Mailing, Site Plan, Title-24, & Cal Green = \$1,600**



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Most of the items below are what we call the **"HIDDEN COST"**. The hidden costs are controlled by you in the local market. You can choose to do the work yourself or hire trades people to do the work for you. You can choose to install high-end or basic finishing items. This allows you more control of your construction cost, construction time frame and products going into your home. See how you can build your dream home in column #1 as an **"OWNER BUILDER"** for **\$116 a sq. ft.** Or in column #2 as a **"OWNER CONTRACTOR"** for **\$168 a sq. ft.** Column #3 shows you what a **"TURN-KEY"** price could be if you prefer not be involved in the building & decision making. These fees can be even higher depending on who you choose as your general contractor. This price is inclusive of all building material and almost all labor except; building permit, sewer and water hookup fees. You will need to contact your local building department for those fees.

COLUMN #1 - OWNER BUILDER = You are doing all the work + making all of the decisions = saving money.

COLUMN #2 - OWNER CONTRACTOR = You are managing trades people to do the work + help you make decisions = saving money.

COLUMN #3 - TURN-KEY = You high a general contractor to do everything for you & spend a lot more money.

		①	②	③	④	⑤
THE TYPE OF BUILDING CONSTRUCTION YOU CAN CHOOSE TO DO WHEN BUILDING A NEW HOME.		OWNER BUILDER	OWNER CONTRACTOR	TURN KEY	YOU CHOOSE	OPEN
1)	Slab Foundation (Optional raised floor) (M/L)	\$6,917	\$16,470	\$25,693		1)
2)	Plans & Lumber Package above (Below #1 & #2) (M)	\$59,565	\$59,565	\$59,565		2)
3)	Other plans rec. by Bld. Dept. (See Below #3) (M)	\$1,600	\$1,600	\$1,600		3)
4)	Framing Labor for CPH lumber package (L)	\$0	\$8,711	\$13,589		4)
5)	Exterior Finish Lap Siding (other siding available #4) (L)	\$0	\$7,137	\$11,134		5)
6)	Exterior Paint (M/L)	\$400	\$1,481	\$2,310		6)
7)	Roofing 30yr. Composition (other types available) (M/L)	\$2,033	\$4,729	\$7,377		7)
8)	Gutters and Down spout (M/L)	\$679	\$971	\$1,514		8)
9)	Insulation: Wall R-19 & Roof R-30 (M/L)	\$1,891	\$2,910	\$4,539		9)
10)	Garage Door & Opener per plan (M/L)	N/A	N/A	N/A		10)
11)	Plumbing: Rough & Finish (M/L)	\$4,685	\$7,808	\$12,180		11)
12)	Electrical: Rough & Finish (M/L)	\$4,323	\$5,765	\$8,993		12)
13)	Heating / Cooling HVAC: Rough & Finish (M/L)	\$5,389	\$8,982	\$14,011		13)
14)	Sheetrock: Tape / Texture (M/L)	\$1,098	\$5,490	\$8,564		14)
15)	Fireplaces (Optional) (M/L)	\$2,745	\$2,745	\$4,282		15)
16)	Interior Finishing: Doors & Trim (M/L)	\$0	\$1,702	\$2,655		16)
17)	Interior Paint (M/L)	\$475	\$1,900	\$2,963		17)
18)	Lighting Fixtures (M/L)	\$933	\$933	\$1,456		18)
19)	Kitchen APLS: REFR, OVN, DW, GD. (Below #5) (M/L)	\$2,540	\$2,794	\$3,175		19)
20)	Cabinets: Kitchen, Bath, & Laundry (M/L)	\$6,801	\$8,294	\$12,938		20)
21)	Tile Counter Top (other types available) (M/L)	\$1,307	\$2,178	\$3,397		21)
22)	Interior Floor Cover: Carpet (M/L)	\$3,306	\$4,293	\$6,697		22)
23)	Fire Sprinklers (M/L)	\$3,150	\$3,150	\$3,150		23)
24)	Building Permits Fees. (See Below #6)	TBD	TBD	TBD		24)
25)	New Sewer & Water Hookup (M/L) (other types avail.)	TBD	TBD	TBD		25)
26)	Other Appliances: Stacked Washer & Dryer (M/L)	\$900	\$945	\$1,080		26)
27)	Other items:					27)
28)	Other items:					28)
29)	Other items:					29)
	GRAND TOTAL 1 THRU 26	\$110,737	\$160,553	\$212,862		

Footnotes:

\$116 \$168 \$222

#1 Base price of construction plans: Drafting & Engineering only. #2 Freight: Deliveries within 325 miles of Elk Grove, CA come with a forklift to unload. Over 325 miles, you will need to rent a forklift to unload. #3 Other plan pages & fees: Site Plan, Title-24, Cal Green, Set Up Fee, Printing Allowance, & Mailing. Your building dept. could req. other types of plan service: Soil Reports, Lot Survey Topo Map, Drainage Plan, "WUI" Wild Fire Req., Build-it-Green check list, Landscape plan, & Civil Engineering. #4 Cement fiber or OSB Lap Siding, Vertical Smart Panel T1-11, or Stucco. #5 Kitchen Appliances: Refrigerator, Range Oven, Dishwasher, & Garbage Disposal. #6 Call your building for permit fees.

(L) = Labor only. (M) = Material only. (M/L) = Material & Labor. TBD = To Be Determined.



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