



Design Review Committee Agenda

Monday, July 14, 2025 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek Design Review Committee Meeting will be available in person and LIVE on YouTube at <https://www.youtube.com/@CityofSutterCreek>.

You can also watch the meeting on Zoom (please note this is only available for viewing).

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

1. Call to Order and Establish a Quorum for Regular Meeting

2. Pledge of Allegiance to the Flag

3. Public Forum

Any person may address the Committee regarding matters not on the agenda and within their purview.

4. Consent Agenda

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Committee or the Public.

A. [Design Review Committee Minutes of May 12, 2025](#)

[Recommendation: Approval of Minutes](#)

5. Design Clearance Applications

A. [Design Clearance](#)

[110 Gold Dust Trail](#)

[New 828sf SFR](#)

[Applicant: Alex Panzera, PreFab Innovations](#)

6. Adjournment



Design Review Committee Minutes

Monday, May 12, 2025 at 5:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Council Meeting was available via Zoom and in person.

1. Call to Order and Establish a Quorum for Regular Meeting

Present: Members Sandi Baracco, John Otto, Susan Peters, Mike Neuschwanger

Absent: Sharyn Brown

Staff: Erin Ventura – Contract City Planner, Aaron Wolcott – City Clerk

2. Pledge of Allegiance to the Flag

The pledge of allegiance was led by Susan Peters.

3. Public Forum

During the public forum, Committee Member Otto explained that he had compiled some historical information for the Jehovah's Witness application which had come to the Committee at the previous meeting. He shared the historical information with staff to give to the applicant. Contract City Planner explained that the City should encourage the applicant to do their own research to maintain the impartiality of the Committee.

4. Consent Agenda

A. Design Review Committee Minutes of April 14, 2025

Motion to approve the Consent Agenda by Otto, seconded by Neuschwanger

AYES: Baracco, Otto, Peters, Neuschwanger

NOES:

ABSENT: Brown

MOTION CARRIED 4-0

5. Design Clearance Applications

A. 79 Main Street

The applicant presented their clearance application for modifications to an existing deck, railings, posts, and repainting. The applicant explained that they were adding concrete to the bottom of the posts to avoid potential vehicle damage in the future. The Committee expressed appreciation for the project.

Motion to approve the application as submitted by Otto, seconded by Baracco

AYES: Baracco, Otto, Peters, Neuschwanger

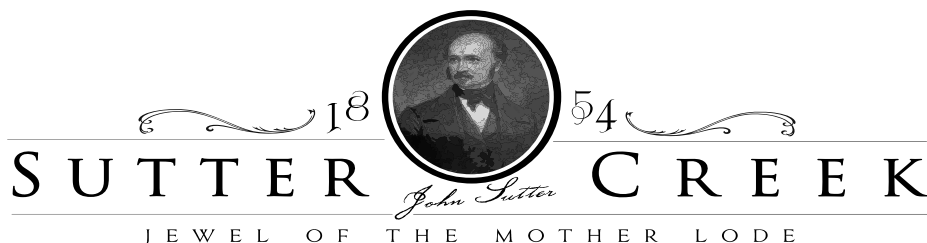
NOES:

ABSENT: Brown

MOTION CARRIED 4-0

6. Adjournment

The meeting was adjourned at 5:14 PM



DATE: July 14, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 110 Gold Dust Trail - Design Clearance for the construction/installation of a Single-Family Residence.
(APN: 018-270-008)
Zoning: C-2
Design Standard District: Historic District
Applicant: Alex Panzera, PreFab Innovations

RECOMMENDATION:

Approve Design Clearance for the construction/installation of a prefabricated single-family residence in the Historic District.

BACKGROUND:

The applicant, Alex Panzera of PreFab Innovations, is requesting Design Clearance for a prefabricated single-family residence on a vacant lot zoned C-2 in the Historic District.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	C-2	C-2	Yes	
District:	Historic District			
Lot Size:	--	6.16 Acres	yes	
Set Back requirements:				
Front	25'/5'	91'	yes	*setback for R-1/C-2
Side	5'	38'	yes	*setback for R-1/C-2
Rear	15'/10'	--	yes	*setback for R-1/C-2
Lot coverage	50%	0.6%	Yes	
Are there existing historic features?	No- Vacant	Yes	Yes	
Structure Type	Residential	Residential	Yes	
Max Building height	35'/40'	15' 6"	--	

DISCUSSION:

The applicant is proposing a prefabricated home that is approximately 828 sf. ([manufacturer's specs](#))
The lot is currently vacant. In addition to Design Clearance, the applicant has applied for a Conditional

Use Permit (residential in a commercial zone) and a Site Plan permit (any development in the C-2). Those applications will be reviewed by the Planning Commission at a later date.

Section 5, Item A.

The municipal code does not limit the location of prefabricated homes, like it does manufactured homes.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

This home is proposed to be placed on a permanent foundation.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District. Both Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0 Historic District Design Standards, apply to this project.

Based on the scope of the project only certain standards apply and have been included in this report.

2.3. General Building Design Standards

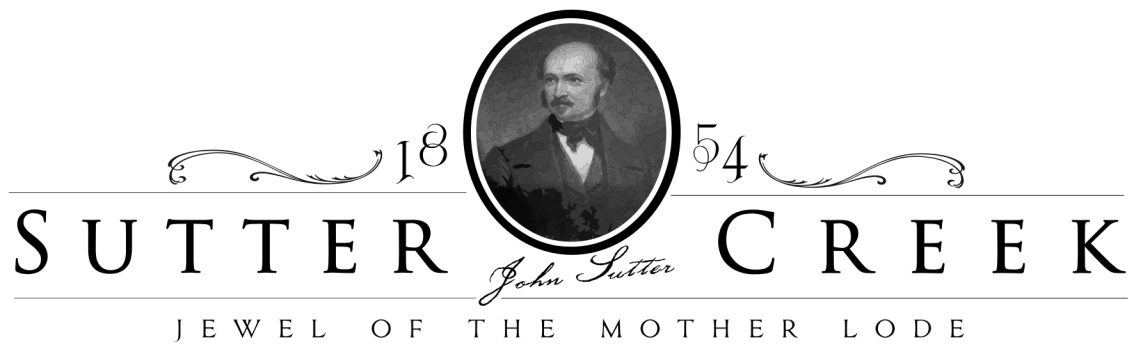
2.3.1 Architectural Style. The application contains the following elements from the "desirable character elements" list:

- Horizontal wood siding
- Stone elements
- Metal siding/elements

3.3 Design Standards that apply to all Historic District Projects

3.3.3 New Construction. While the proposed structure is not a traditional "historic design" it does blend into the neighborhood in which it is located. There is a mix of housing designs. The design also incorporates some features of historic structures like the metal siding/elements and stone veneer.

Staff recommend that the Design Review Committee approve the proposed application as presented.



Thank you for investing in Sutter Creek. We understand that you are making a commitment by investing in your property and we are here to help you understand the City's Design Review process.

The City of Sutter Creek and its residents are very proud of the city and its heritage. We have a passion for the area's history and strive to preserve the historic nature of the city and ensure that projects are compatible with others in the area. We too love Sutter Creek and want to continue to add value through implementation of our adopted design standards. To that end, we are here to help guide you through the process of improving your property while meeting the applicable City design standards.

Before permitting may begin, your application must meet the Design Standards, which can be found here: <https://cityofsuttercreek.org/2015-forms-documents/Complete%20Design%20Standards102315.pdf>. Your project will be reviewed by the Design Review Committee (DRC), which is responsible for reviewing your application to determine whether or not it conforms to the Design Standards.

The City's Design Standards apply to every project in the City that requires a building permit and/or a planning entitlement, unless exempted pursuant to Section 1.3.1, including but not limited to all of the following:

- a. New construction;
- b. Alteration to the exterior of an existing structure;
- c. Repair of exterior features on an existing structure;
- d. Addition to the exterior of an existing structure;
- e. Moving an existing structure;
- f. Demolition of an existing structure;
- g. New subdivisions.

In addition, within the Main Street Historic District, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. *Every applicable project requires Design Clearance before it can move forward to permitting.*

By investing in our community, we are together ensuring that the look and feel of Sutter Creek remains intact and Sutter Creek continues to be the charming place we all love.

City of Sutter Creek
Design Review Application

For Residential Projects
Within the Historic District

Please complete the “Existing & Proposed” Columns. Please submit your plans in print ready.pdf to be printed as 11 x 17. Please show: elevations, site plan, spot grades, and include elevations at the corners of buildings and also include any existing historic features.

DATE: _____
TO: DESIGN REVIEW COMMITTEE
FROM: _____

REVIEWED and SUBMITTED BY: _____

Project Address: 110 Gold Dust Trail

#	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
1.		Zoning		C-2	C-2		
2.		District:	Historic	Historic	Historic		
3.		Lot Size:	N/A	6.16 acres	6.16 acres		
4.		Set Back requirements:					
5.		Front	25’	25'	25'		
6.		Side	5’	5'	5'		
7.		Rear	10’	10'	10'		
8.	2.2; 3.5	Siting:		N/A	N/A		
9.		Lot coverage		0%	0.6%		
10.	3.0; 3.3.1;3.3.5;	Are there existing historic features?		None	None		
11.		Structure Type		None	Single Family Residential		
12.		Max building height	35’	None	14'-10"		

**City of Sutter Creek
Design Review Application**

**For Residential Projects
Within the Historic District**

Section 5, Item A.

City of Sutter Creek
Design Review Application

For Residential Projects
Within the Historic District

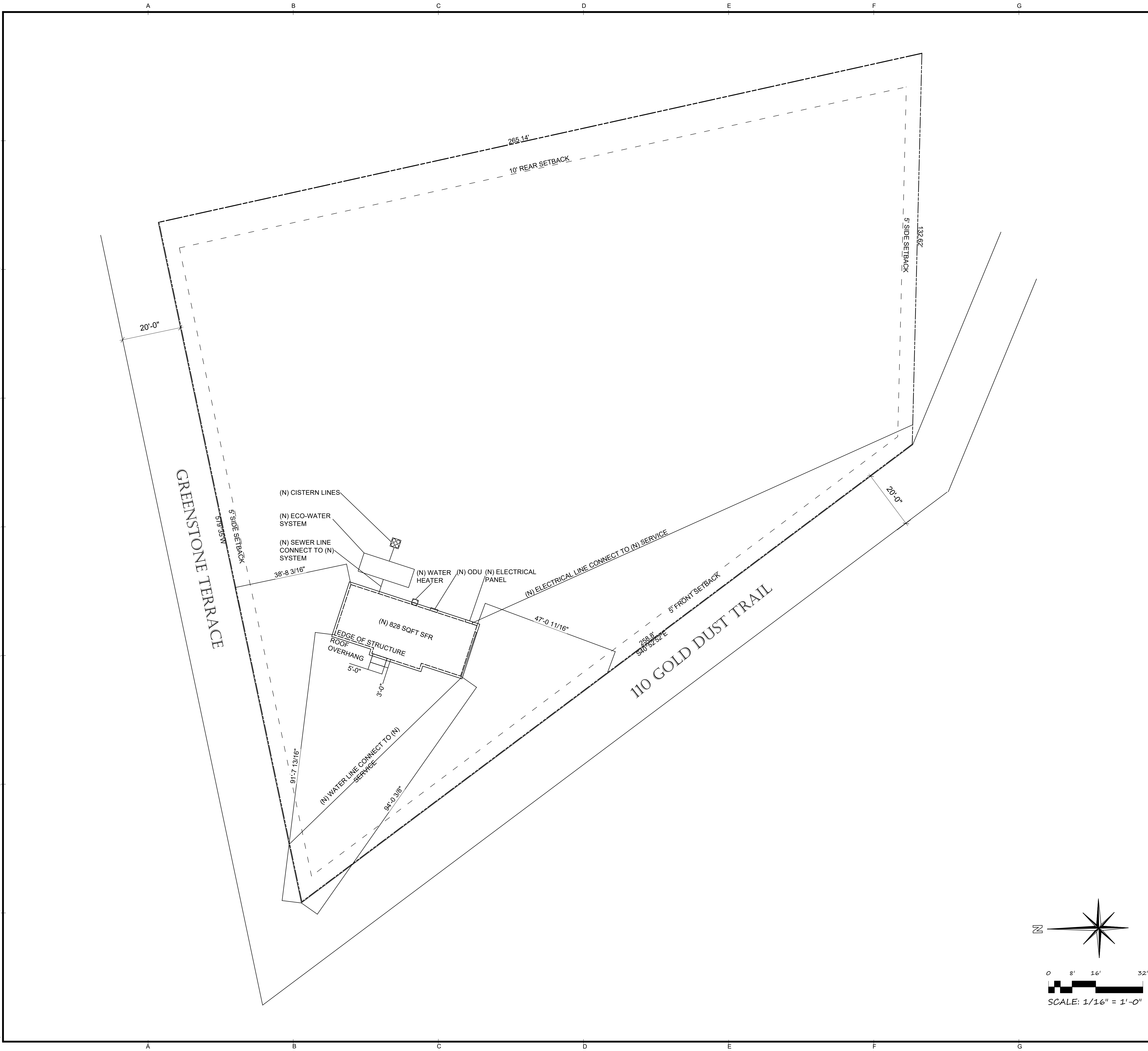
	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
13.	3.3;3.5	Historical Style	National, shotgun, Victorian, or craftsman	None	Craftsman inspired modern rustic		
14.	3.5; 3.5.6; 3.5.11	Roof pitch	In new construction, reflect historic style	None	3:12 and 1:12		
15.	3.5; 3.5.6; 3.5.11	Roofing material	Historic style	None	Composite shingles		
16.	3.5; 3.5.2; 3.5.11	Exterior Finish and color scheme		None	Copper Wire and Pitch Black		
17.	3.5; 3.5.3; 3.5.11	Siding	Matching historic style	None	Corregated metal pannel, cementous board, and stone veneer		
18.	3.5; 3.5.3; 3.5.11	Doors	Consistent in shape and scale with building's style.	None	Sliding glass		
19.	3.5; 3.5.4; 3.5.11	Windows		None	Fixed and sliding		
20.	3.5; 3.5.7; 3.5.11	Porches	Match the home in historic character	None	None		

City of Sutter Creek
Design Review Application

For Residential Projects
Within the Historic District

	Design Standard Reference	Design Criteria Requirements:		Existing:	Proposed:	Has design criteria been met? Y/N?	Recommendations, if any to meet Design Criteria:
21.	3.5; 3.5.8	Lighting	Match architecturally	None	Porch light		
22.	3.5.9	Existing fencing or rock walls?		None	None		
23.	3.5; 3.5.9; 3.5.10	Mechanical Equipment and Service Areas		None	Heat pump mini split		
24.	3.2; 3.3	Does the structure blend as proposed? Compatability Objectives?		N/A	Yes		

Other Comments:



VICINITY MAP

BUILDING ADDRESS 110 GOLD DUST TRAIL
SUTTER CREEK, CA 95685
OWNERS: MARILYN OLMA
14400 SHAKE RIDGE ROAD
(OWNER'S ADDRESS) SUTTER CREEK, CA 95685

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.294451 N, 119.342293 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY III/III
S₁= 0.624g S_{1.0}= 0.811g S_{0.2}= 0.541g
S₁= 0.259g S_{1.0}= 0.453g S_{0.2}= 0.322g
F_a= 0.84 F_v= 0.483

ZONE: C-2
APN: 018-270-008
CONSTRUCTION TYPE: VB **OCCUPANCY:** R-3
NUMBER OF STORIES: 1 **OVERALL HEIGHT:** 12'-0"
SEISMIC DESIGN CATEGORY: D **RISK CATEGORY:** II
ULTIMATE DESIGN WIND SPEED: 110 MPH **EXPOSURE:** C

FLOOR AREA 828 SQFT (N)SFR
LOT AREA: 6.16 ACRES
.6% LOT COVERAGE
SPRINKLERS REQUIRED

PROJECT INFORMATION

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. AND RESIDENTIAL CODE AS AMENDED BY LOCAL BUILDING AUTHORITIES.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DIMENSIONS SHOWN ON THESE PLANS AGAINST CONDITIONS IN THE FIELD. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR MAY MAKE ADJUSTMENTS TO THE PLACEMENT OF THE BUILDING AS NECESSARY SO LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
- LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING (CRC R401.3)
- 4A. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM BUILDING.
- ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A .5% SLOPE FROM REAR OF PROPERTY TO FRONT.
- PROVIDE ILLUMINATED STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
- FINISHED FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE BUILDING DEPT FOR REVIEW AND APPROVAL.

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.1 IS 15 PSF ROOF, 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.2 IS 40 PSF
WALL BRACING ADJ. FACTOR PER TABLE R602.10.3 IS 1

SITE NOTES

ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CA GREEN BUILDING STANDARDS, CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
ROLE OF THE DRAFTSMAN:
1. THE DRAFTSMAN WAS RETAINED BY THE OWNER:
A. TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
B. TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
2. THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
3. THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

GENERAL NOTES

Revisions



Viviana Pantoja

ADDRESS:
340 West 8th Street
Hanford, CA 93230
Viviana Pantoja
www.PrefabInnovations.com
VPantoja@prefab.com

A PREFABRICATED UNIT FOR
MARILYN OLMA
110 GOLD DUST TRAIL
SUTTER CREEK, CA 95685
MOLMA2000@GMAIL.COM

Date
18 JUNE 2025
Scale
1/16" = 1' U.O.N.

SHEET NUMBER

SITE

EAVES:
STANDARD: 9" INSTALLED ON SITE
OPTIONS: 12"-24" INSTALLED ON SITE
WITH LED LIGHTING

CONSTRUCTION AND MATERIALS GIVEN
ON SHEET D2.0

EXTERIOR COVERING: INSTALL ACCORDING TO MANUFACTURERS TECHNICAL DATA SHEET

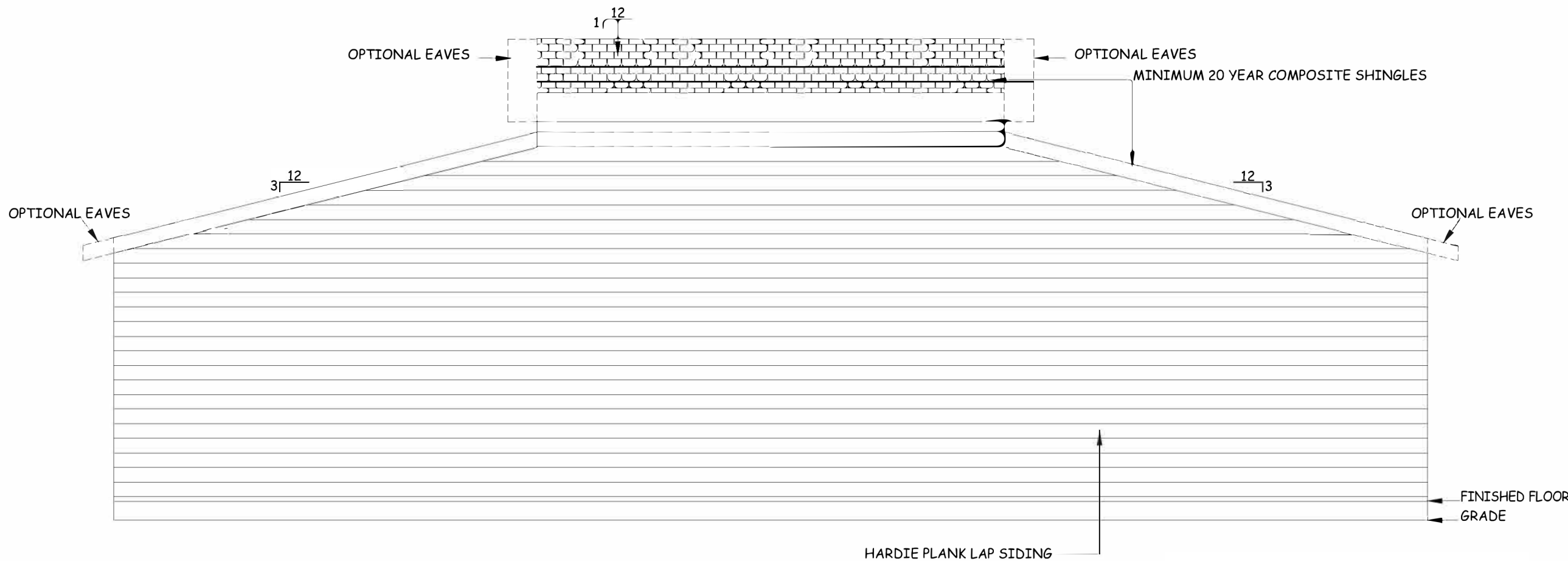
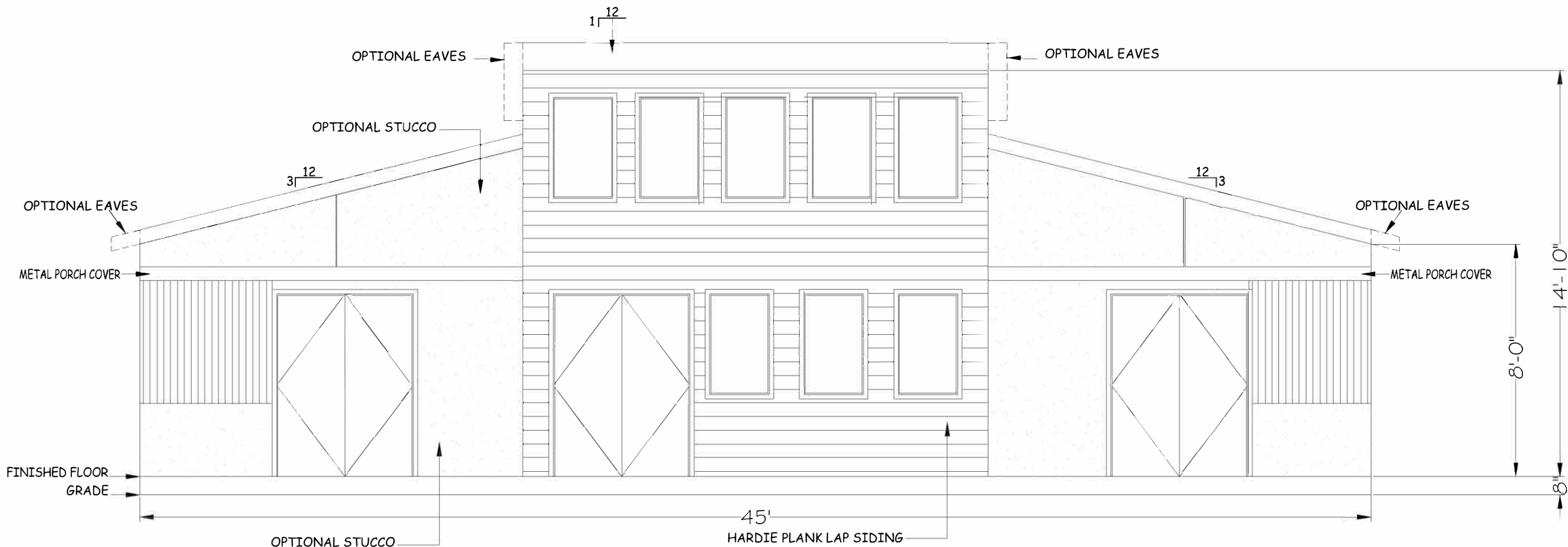
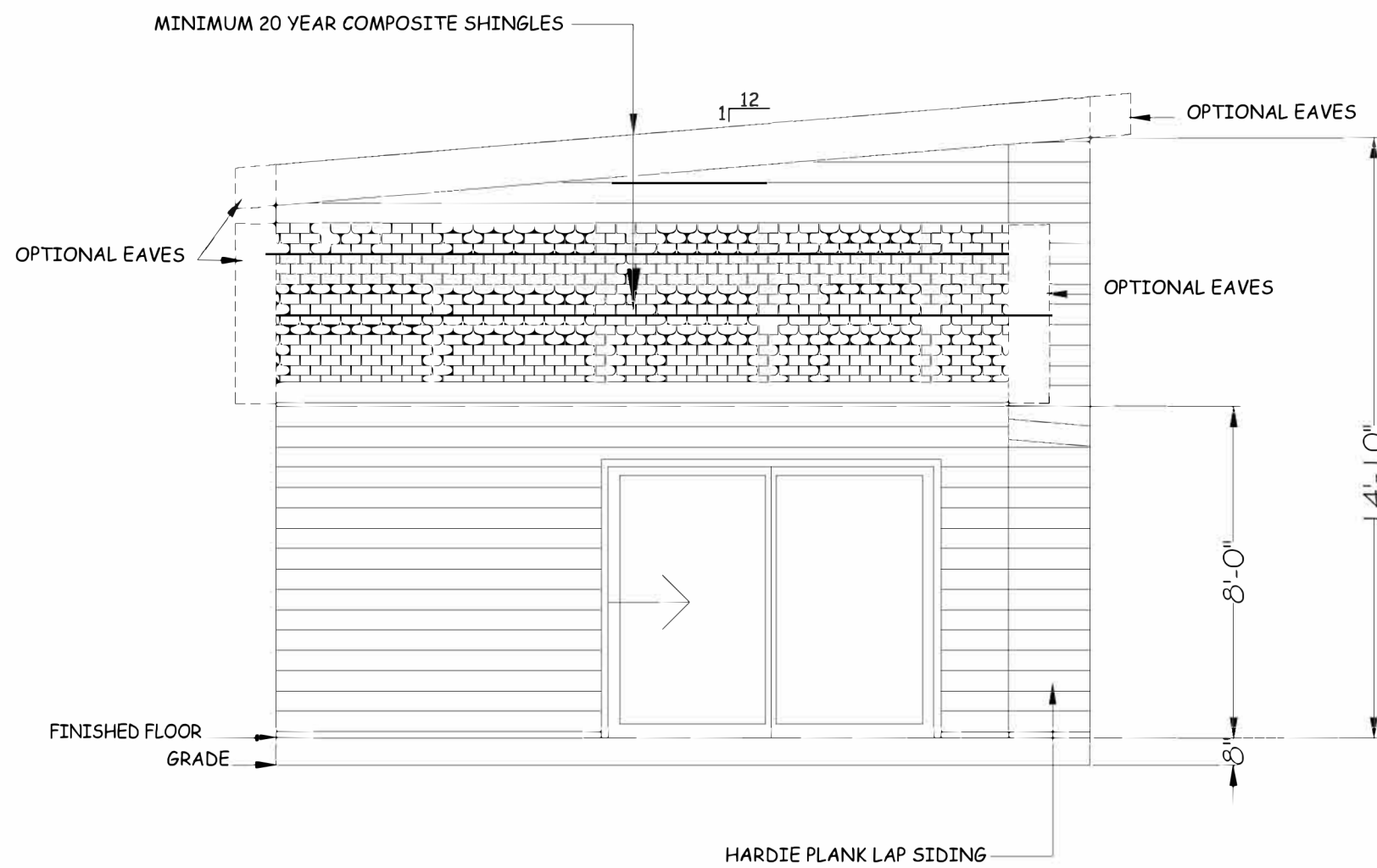
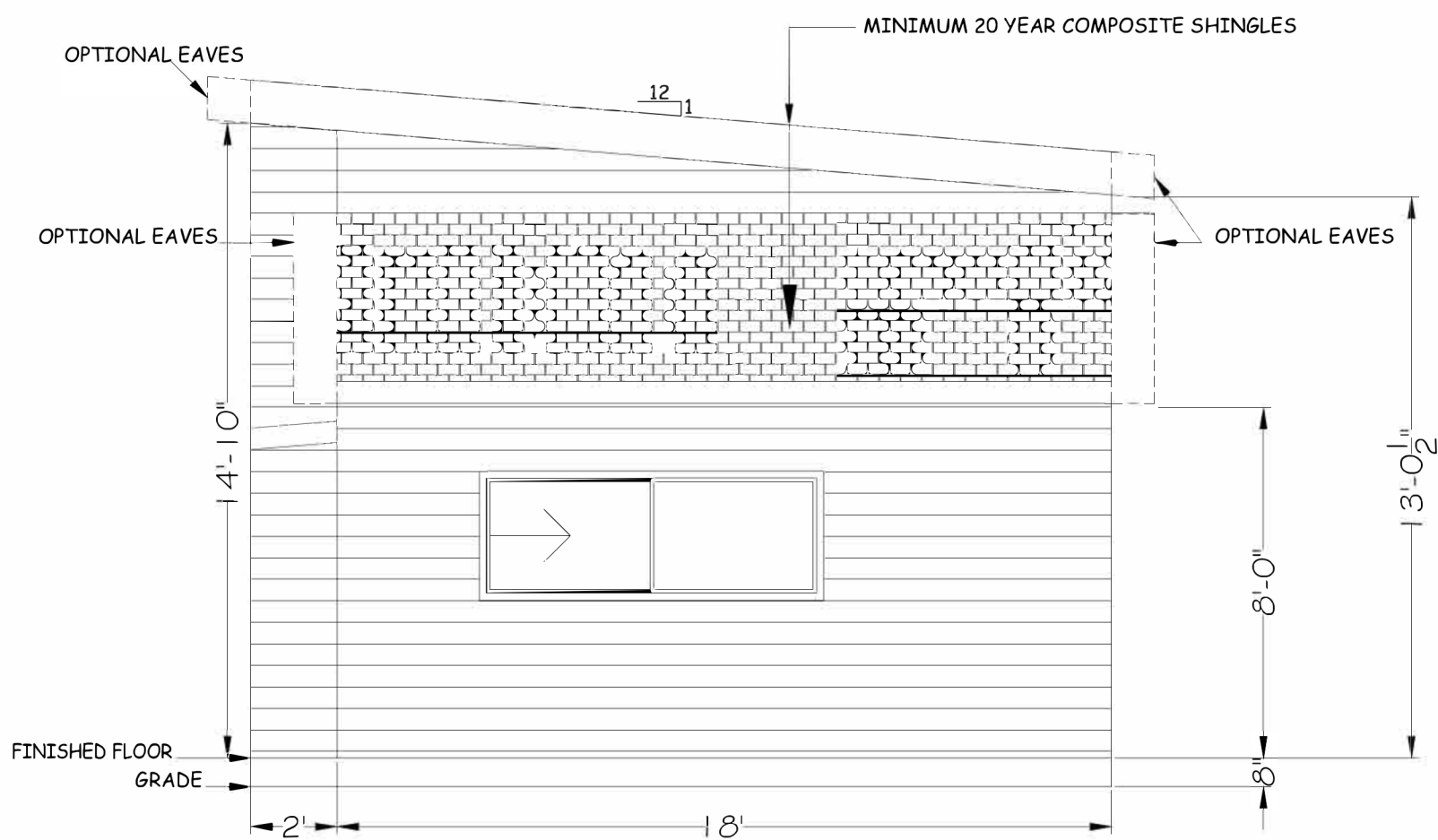
- 1. STANDARD A: CEMENTOUS BOARD IN A BOARD AND BATTEN STYLE
- 2. STANDARD B: CEMENTOUS BOARD IN A LAP SIDING
- 3. OPTIONAL: STUCCO (EIFS OR 3 COAT)

FOR SRA OR WUI BUILDS: SUPPLY AND INSTALL EXTERIOR COVERING COMPLYING W/ CRC SECTION R337.7

ROOF EAVES: INSTALL ACCORDING TO MANUFACTURES TECHNICAL DATA SHEET

- 1. STANDARD A: CEMENTOUS BOARD
- 2. STANDARD B: T1-11 (NOT ALLOWED IN SRA OR WUI)

FOR SRA OR WUI BUILDS: SUPPLY AND INSTALL EXTERIOR COVERING COMPLYING W/ CRC SECTION R337.7.6



SCALE 1/4"=1'-0"

APPROVED: STATE OF CALIFORNIA
CERTIFIED DESIGN APPROVAL AGENCY

Nazca Management, Inc.

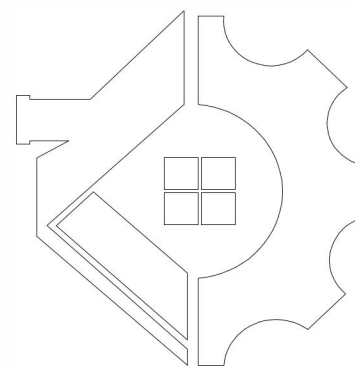
APPROVED 11/01/2024
Plan Approval No NAZ-27325
EXPIRES 11/01/2027



10/28/24

PROJECT
POCKET 828

DATE:	DATE
PROJECT NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

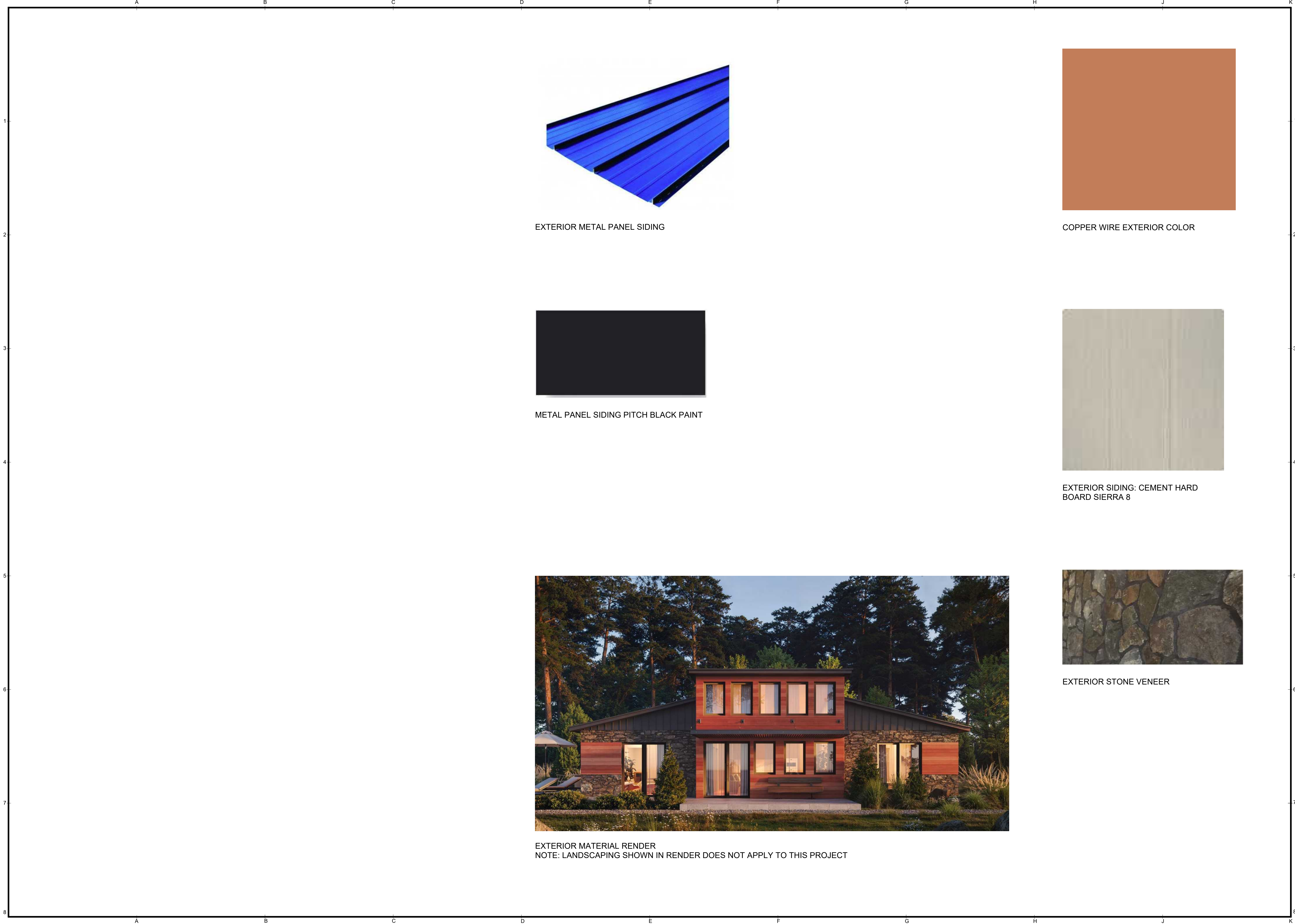


AN ACCESSORY DWELLING UNIT FOR:
PRE-FAB INNOVATIONS
340 WEST 8TH STREET
HANFORD, CA 93230
559-582-3871
DAVE@CICREFAB.COM

EXTERIOR ELEVATIONS

A 4.0

DRAWN BY
SRD



A 3D architectural rendering of a modern house exterior, showing a two-story structure with a combination of materials: horizontal metal panel siding in a vibrant blue, dark grey pitch black paint, and light-colored cement hard board. The house features large windows and a stone veneer base. The rendering is set against a backdrop of tall evergreen trees. The image is presented on a grid with letters A-J across the top and numbers 1-8 down the left side.

1

2

3

4

5

6

7

8

A B C D E F G H J

EXTERIOR METAL PANEL SIDING

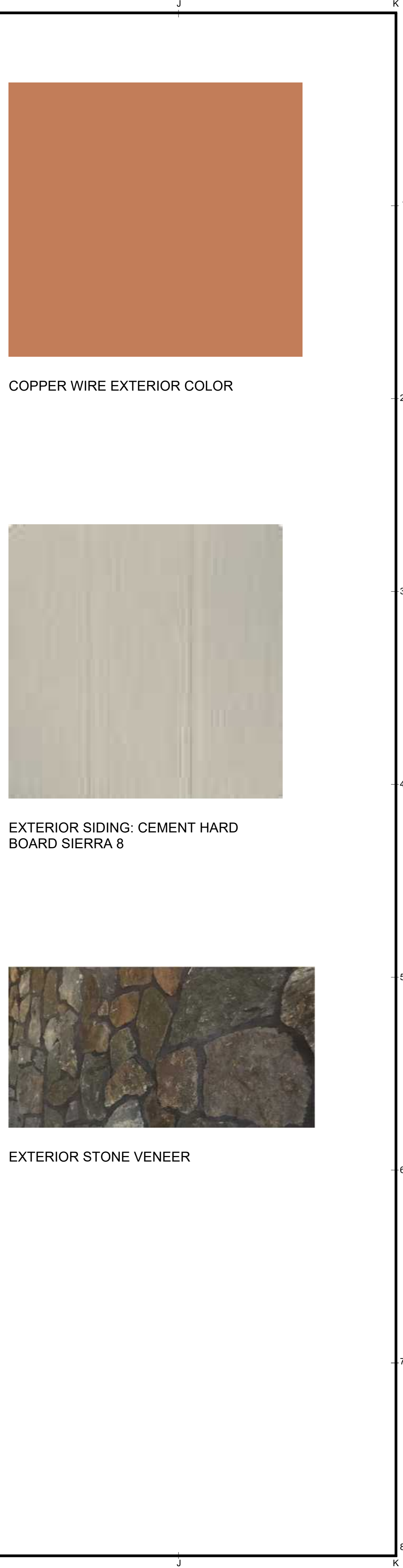
COPPER WIRE EXTERIOR COLOR

METAL PANEL SIDING PITCH BLACK PAINT

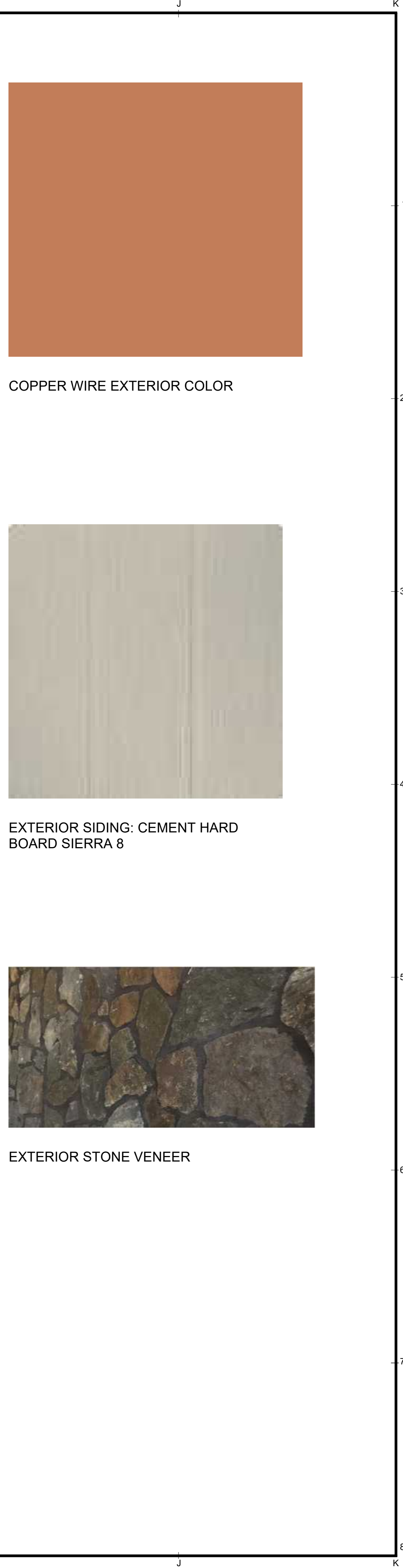
EXTERIOR SIDING: CEMENT HARD BOARD SIERRA 8

EXTERIOR STONE VENEER

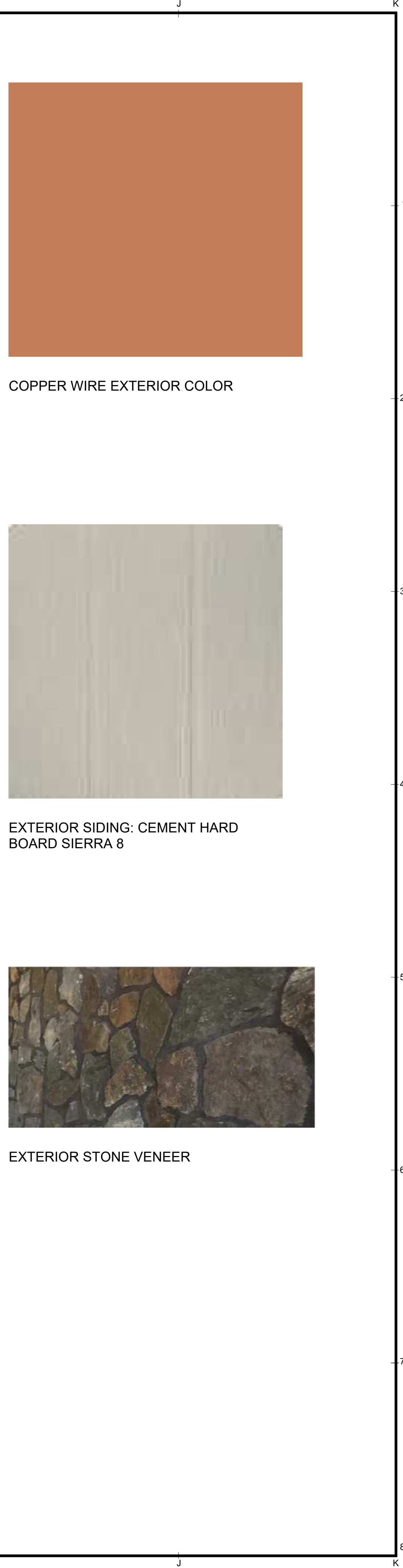
EXTERIOR MATERIAL RENDER
NOTE: LANDSCAPING SHOWN IN RENDER DOES NOT APPLY TO THIS PROJECT



A vertical strip of three material samples. The top sample is a solid, warm-toned copper wire color. The middle sample is a light-colored, vertically ribbed cement hard board sierra 8 siding. The bottom sample is a dark, irregularly shaped exterior stone veneer.



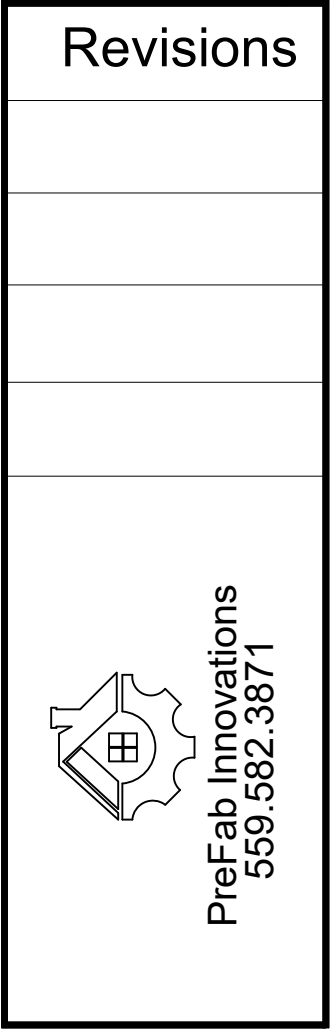
This image block contains three vertically stacked rectangular panels, each representing a different exterior material option. The top panel is a solid, warm-toned orange-brown color. The middle panel shows a light beige or off-white surface with a vertical ribbed texture. The bottom panel displays a dark, irregular stone pattern with various shades of grey, brown, and black, representing a stone veneer.



A vertical cross-section of a building's exterior wall. The top section is a solid, warm-toned copper wire color. The middle section is a light-colored cement hard board siding with a vertical ribbed texture. The bottom section is a stone veneer with irregular, dark, and light-colored stones. The wall is set against a white background.



Revisions
Prefab Innovations 559.582.3871



Revisions
 Prefab Innovations 559.582.3871

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VPantoja@ucprefab.com

A PREFABRICATED UNIT FOR
MARILYN OLMA
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MOLMA2000@GMAIL.COM

Date	18 JUNE 2025
Scale	1/16" = 1' U.O.N.

SHEET NUMBER

M.B.



(559)582-3871
CSLB# 1078820
1801 Santa Clara St.
Fresno, CA 93721

Pocket 828

Prefab Direct Sample Estimate

Section 5, Item A.



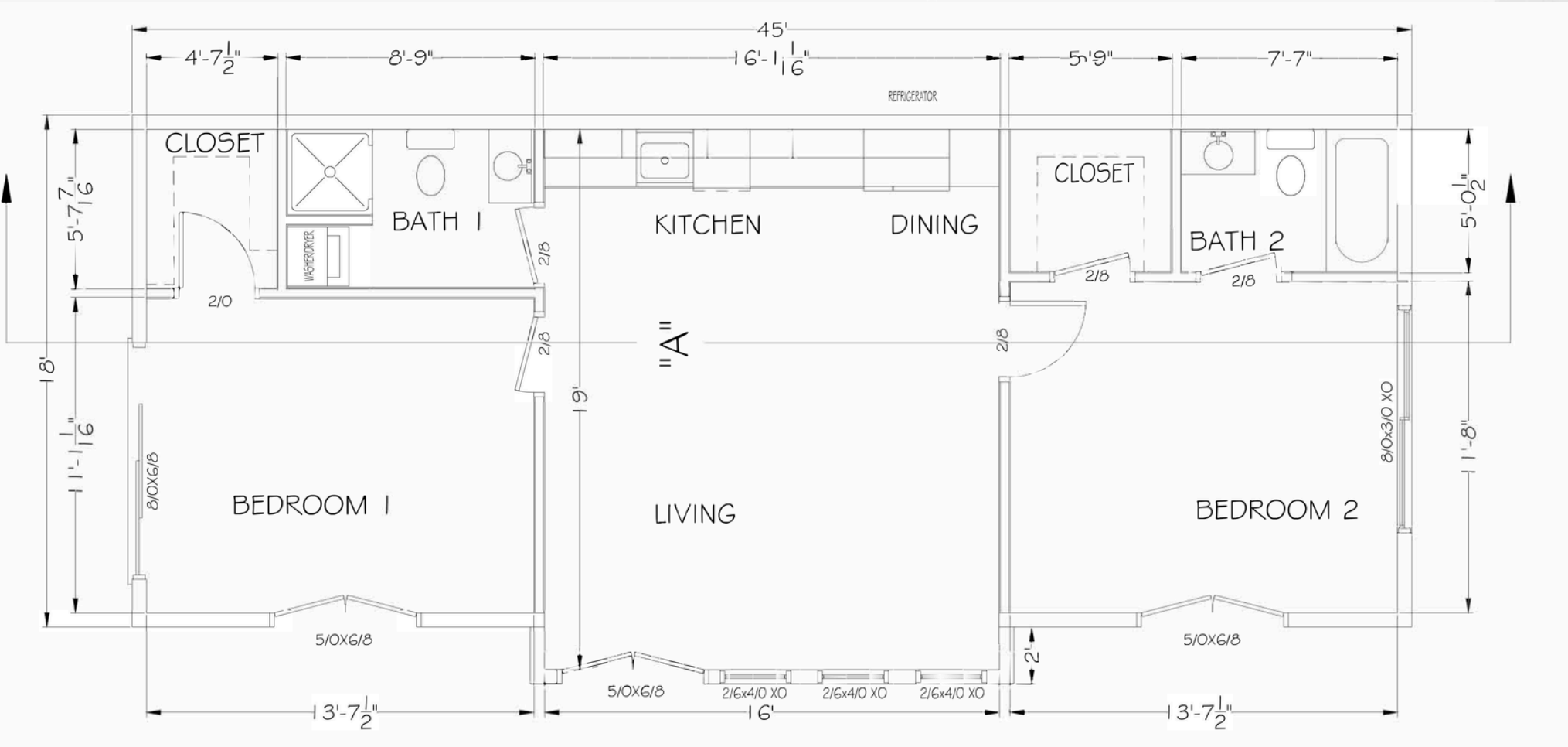
The One-Stop TurnKey Approach of PreFab Innovations

The One-Stop TurnKey Approach of PreFab Innovations

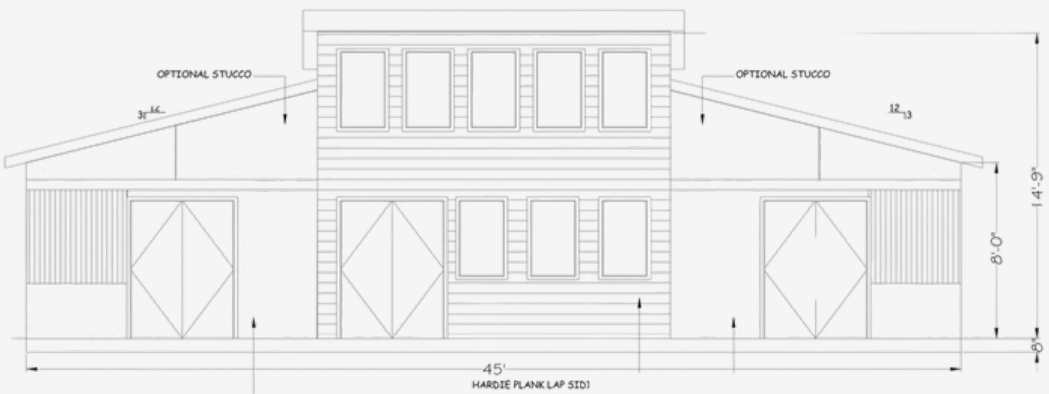
- Pre-Fab Innovations, Inc.* is factory-built housing and site development design-build firm specializing in turnkey construction of great places to live.
- We offer turnkey design and construction services throughout California.
- We are a Service-Disabled Veteran-owned small business company and working towards a B-Corp listing and an LEED rating status.
- We provide real estate brokerage, development, architectural, and property management needs as a prime contractor or subcontractor under a valid CSLB Class B License (CSLB-1078820) and CA RE Brokers License.
- We have complete capabilities to help plan, design, build, upgrade, expand, modernize and renovate pre-engineered, pre-fabricated, factory-built products.

With PreFab Innovations, Inc construction is very simple for you:

- We draw plans and handle permits!
- We have experience with the building departments and state law. You wont deal with local bureaucrats.
- We build homes in a factory so your yard does not get destroyed/disturbed.
- We do most of the work in-house eliminating sub-contractor expense. Factory homes give you a better product, we are doing the same things day in day out on a line. Avoiding variation increases our quality tolerance.



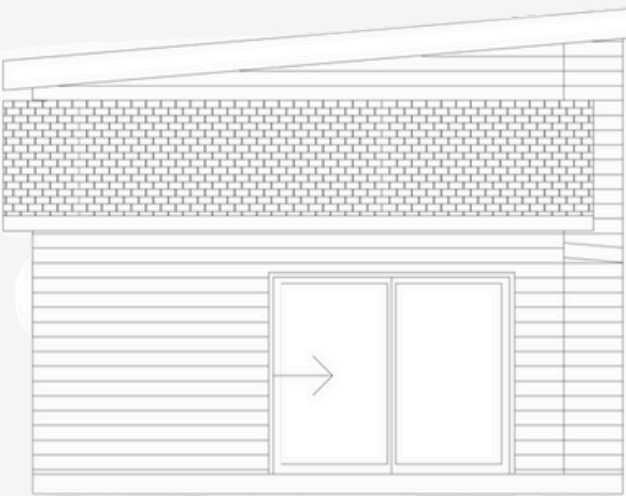
Modular Building Quote & Details				
1) Choose a Package 2) Review Upgrades 3) Determine Fire Suppression or Wildland Urban Interface is required				
Structural				
Pocket 288	3 Bed/2 Bath			
SubFloor	6” Galvanized Structural Frame 2’ Centers with Boxed Ends			
Subfloor Deck	SIP Crete™			
Exterior Walls	R-24, 2x6 Equivalent			
Sub Panel	100 Amp Sub Panel			
Roof	R-30, 20lb Load, 2x10 Equivalent			
Utility Package				
Plumbing	Copper Tubing to Title 24 CPC			
Heat/AC	Mini-Split Heat Pump (All Electric)			
Electrical	Exterior GFI with Bubble Covers to Code			
Water Heater	Hybrid 40-Gallon Tank Electric, Mounted Inside or Outside			
Solar	3.2kW Size (8 panels)			
Standard Package & Upgrade Options				
Interior Package		Prime	Premier	PreFabulous
Drywall	Spray on Texture (Orange Peel Look)	Orange Peel	Peel or Flat	Custom
Doors	6-Panel Hollow Core	6-Panel	6-Panel	Custom
Door Trim	2 ¼ Case Molding	-----Factory Standard-----		
Window Trim	Paint Grade Wood	-----Factory Standard-----		
Wall Paint	Sherwin Williams Eggshell Finish	1 Color	2 Colors	Custom
Flooring	Vinyl Plank 6x36, Water Resistant	Factory Standard Choices		Custom
Hardware	Knobs - Factory Standard Style Choices (Choose below)	-----Factory Standard-----	2 Choices	Custom
Light Switches	Vacant Off Light Switches to Title 24 CEC Specs	-----Factory Standard-----	3 Choices	Custom
Lighting	LED - Factory Standard Style Choices (Choose below)	-----Factory Standard-----		
Ceiling Fan	Factory Standard Style Choices (Choose below)	-----Factory Standard-----		
Closet Doors	Closet Entry Doors	Standard 6-Panel	Barn Door or Regular	Custom
Washer Dryer	Prep for Washer/Dryer	-----Factory Standard-----		
Kitchen Package				
Range	Electric Induction Stove & Hood Prep	2 Burner	4 Burner	Custom
Appliance Prep	Microwave/Convection Combo Electrical Prep	-----Factory Standard-----		
Appliance	Garbage Disposal Installed & Dishwasher Prep	-----Factory Standard-----		
Kitchen Sink	Single Basin, Drop-In	Stainless Single Basin	Farmhouse or Stainless	Custom
Range Hood	See Package Options (Right)	Stainless	White or Stainless	Custom
Cabinet Package	Raised Panel, Paint Grade with Standard Hardware	-----Factory Standard-----		Custom
Countertops	Solid Surface Countertop & Backsplash	-----Factory Standard-----		Custom
Lighting	Surface Mounted LED Lighting	-----Factory Standard-----		Custom
Garbage Disposal	See Package Options (Right)	1/3 Hp	2/3 HP	Custom
Bathroom Package				
Shower/Bath	Shower: 30”x 60” Fiberglass Form & Surround	Shower Only	Choice of Shower or Bath	
Bathroom Cabinet	Raised Panel, Paint Grade with Standard Hardware	-----Factory Standard-----	Floating with LEDs	Custom
Bathroom Countertops	Solid Surface Countertop & Backsplash	-----Factory Standard-----		Custom
Toilets	Elongated – Factory Standard	Elongated	Choice	Custom
Lighting	Surface Mount Vanity Light	-----Factory Standard-----		Custom
Vanity Mirror	Wall Mount	-----Factory Standard-----		Custom



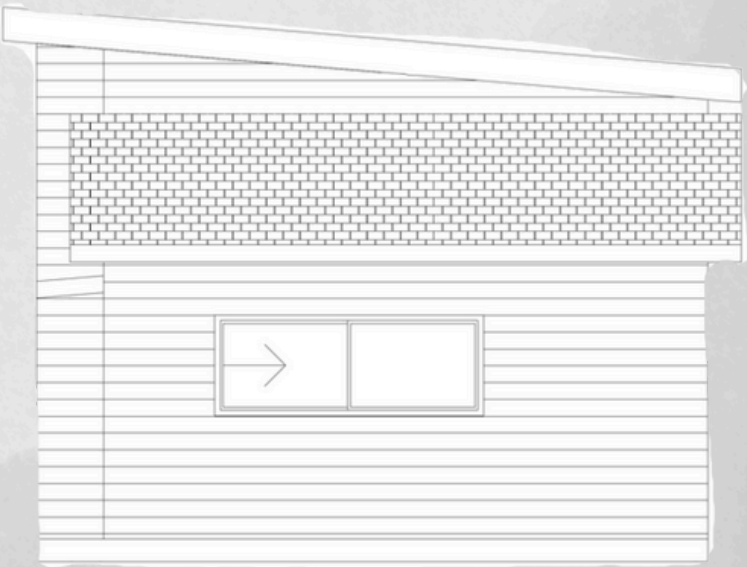
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Exterior Package		Prime	Premier	PreFabulous
Front Porch Lights	Wall Mount	-----Factory Standard-----	LED Overhead Porch Lights in Soffet	Custom
Roofing	GAF Reflective "Cool Roof" to Title 24 Specs	25 yr Shingles (Standard Color)	30 yr Shingles (Color Choice)	Shingles or Metal Option
Doors	French Doors, Full Glass, Low-E to Title 24 CEC Specs	-----Factory Standard-----		Custom
Windows	Double Pane, White Vinyl Low-E to Title 24 CEC Spec	Factory Standard White Vinyl		Colors Custom
Exterior Cladding	Hardi-Plank Siding or Hardie Board & Batten	-----Factory Standard-----		Custom Siding
Paint Exterior	Exterior Wall Paint	1 Main/1 Trim		3 Colors
Front Eave	18” Front Eave Standard	-----Factory Standard-----		
Eaves	15” Add-On Boxed Eave (9” is included); sides & back	9" Included	15" Included	
Extra Outlets	Weatherproof, Bubble Cover Outlet	1 included	2 included	3 in customer locations
Spigot	Exterior Water Spigot	1 included	2 included	2 included

Itemized Upgrades				
		Cost	QTY	Total
Bidet Prep	Electrical for Customer Installed Bidet (each bathroom)	\$250		\$ -
Cable Outlet	Recessed Box in Mid-Wall	\$250		\$ -
Closet Doors	Rustic Barn Door	\$750		\$ -
Shower Door	Glass Patterned	\$425		\$ -
Front Gable Porch	6’ Deep Front Porch	\$6,750		\$ -
Stucco	3 Coat Stucco Applied On-Site	\$7,500		\$ -
Metal Roof	Standing Seam or Corrugated look with Powder Coat	\$9,500		\$ -
Exterior Door	Standard Sliding (Vinyl, Standard 72” x 80”)	\$875		\$ -
Fire WUI	Wildfire Urban Interface (If Required by Code)	\$3,750		\$ -
Fire Suppression	If Required By Code	\$4,500		\$ -
ADA Accessibility	Kitchen and Bathroom Standards	\$7,590		\$ -
Total Upgrades				\$ -

	Prime	Primier	PreFabulous
Pocket 828 Cost			
Upgrades			
Pocket 828 Totals			

Style Package Choices				
Design Package	Description		Cost	Select One
Farmhouse	Matte Black Farmhouse fixtures & accents		Included	
Modern	Brushed Nickel Sleek fixtures & accents		Included	
Cabin	Rustic wood & Iron fixtures & accents		Included	
Glam	Modern, yet Classic Elegant Gold fixtures & accents		Included	
Traditional	Classic Brushed Bronze fixtures & accents		Included	

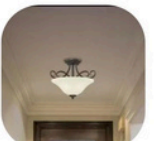
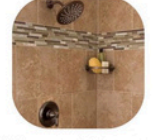
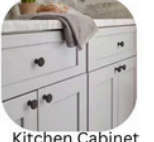
The PreFabulous Interior Design Consultation

- The PreFabulous Unlimited is a consult opportunity to work with an interior designer and change most of the fixtures and finishes to a professionally custom outcome. The cost does not include the additional costs of materials and/or installation which will be negotiated as change orders.
- After the contract has begun and during the planning phase with the city/county –work with your designer/agent to choose custom changes
- The designer/agent has the measurements for each item (or can get them).
- The designer/agent has the measurements for each item (or can get them).
- These additional costs are agreed upon by you and the factory – then added to the final amount dues upon delivery.
- Your designer/agent ensures the items are at the factory prior to the beginning of construction.



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Traditional Finishes

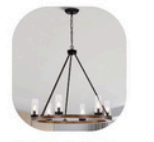
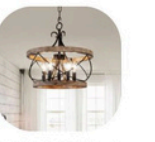
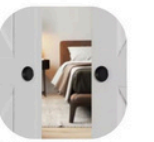
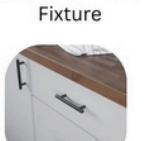
 Ceiling Fan	 Chandelier	 Ceiling Light	 Closet Door Pulls
 Bathroom Vanity Light	 Kitchen Pendant Lights	 Exterior Lighting	 Bathroom Sink Fixture
 Bathroom Vanity/Sink Combo	 Bathroom Hardware	 Bathroom Mirror	 Shower Fixtures
 Kitchen Faucet	 Interior Door Knobs	 Kitchen Cabinet Handles	 Front Door Knob

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Rustic Cabin Finishes

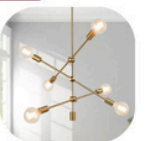
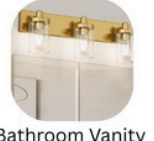
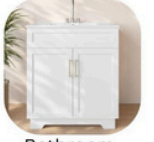
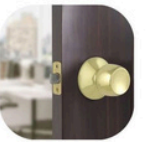
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 Kitchen Faucet	 Interior Door Knobs	 Front Door Knob	

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Farm House Finishes

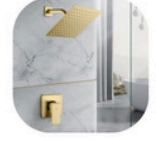
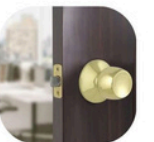
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 Bathroom Vanity/Sink Combo	 Bathroom Hardware	 Bathroom Mirror	 Shower Fixtures
 Kitchen Faucet	 Interior Door Knobs	 Kitchen Cabinet Handles	 Front Door Knob

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Gold Glam Finishes

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 Bathroom Vanity/Sink Combo	 Bathroom Hardware	 Bathroom Mirror	 Shower Fixtures
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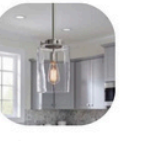
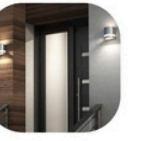
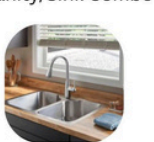
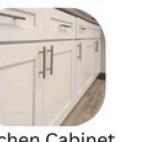
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Design Package Choices



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Modern Finishes

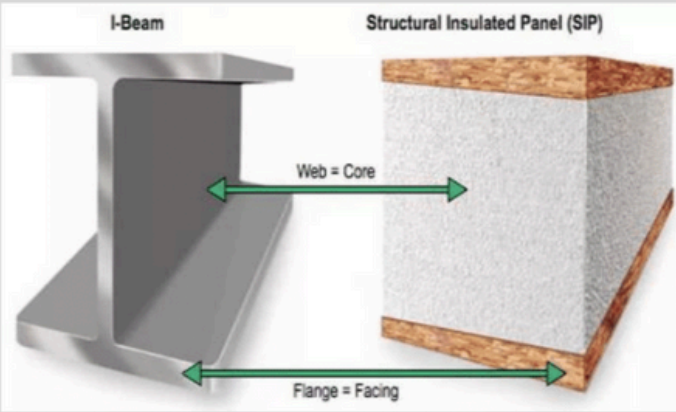
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Optional Upgrades and Innovative Technologies					
Battery/Inverter Off-Grid System					
Electrical Option 1	BESS “Battery Energy Storage System” – A inverter battery setup. Powers your new home independently and the battery system is backed up by the Grid.				
	1. No utility involvement.				
	2. No main panel upgrade in most cases.				
	3. Designed to be zero energy use from the utility however individual use patterns may affect this.				
	4. Fully eligible for 30% Rebate.	\$	19,560		
Electrical Option 2	Quoted separately - The "Bill Slayer" from Day One Power (our subsidiary company) places & uses additional solar, batteries and inverters on your new home to provide independent power to the existing house or buildings. No interconnect agreement, no permits, no fuss, just your own power on the ADU and go off grid at the main home. Note: If all you want is power to the new home - use electrical choice above.				
	1. No roof solar on main house	EV Charger	\$550		
	2. No utility involvement	Additional Solar Panels	\$575/Panel		
	3. Optional Grid Backup	Additional Battery	\$900/kW		
	4. Fully eligible for 30% Rebate.				
Waste Water Treatment Options using the Pristine Eco-Water System					
Waste Water Option	The PreFab Pristine Eco-Water System: This a modular product which comes as part of the new home to fully treat and disinfect your wastewater. It has the following benefits:				
	1. The discharged water can be used to water plants or grass. It can also be used in your toilets to save on water usage.				
	2. It is approved for use and regulated by EPA. No local control or local Noes.				
	3. It is self-sufficient and only requires an occasional pump out every 5 years.				
	4. It has easily replaceable parts. But we provide a 10-year warranty on it.				
	5. It is less expensive than Septic and does not require the extra expense of engineers or perc tests.				
	6. It is controlled and monitored by an app on your phone.				
		\$	15,630.00		
Foundation Choices					
Helical/Push Piles	No Charge	Our fastest and permanent foundation, installed in 2 days. No tearing up the yard.			
SonoTubes	No Charge	A prescriptive foundation used for slopes and rock areas where we can use our patent pending system			
Slab on Grade	No Charge	Typical Installation however requires time and labor expense with heavy use of concrete			
Stem Wall	Quoted Separately				
On a Hill	\$2,500	This will require retaining walls, excavation and engineering. This quote is for assseessment and design only. Following that the amount can be confidently quoted.			
Excavation	\$2,500	If you site requires dirt movement, additions, compaction, and/or testing this amount will determine the extenet and allow us to provide 3 quotes for the work to be performed.			

Combined Quote Totals				
Pocket 828		Totals		
PreFab Product Quotes		Prime	Premier	PreFabulous
Turnkey Unit Cost	(Including Selected Upgrades)	\$ -	\$ -	\$ -
On-Site Installation Costs with min reqmt's		\$ -	\$ -	\$ -
Building Permits			\$ -	\$ -
Forklift			\$ -	\$ -
PreFab Product SubTotals		\$ -	\$ -	\$ -

Structural Insulated Panel Walls and Roof (SIPs)



Airtight

Efficient - High R-Value

Strong

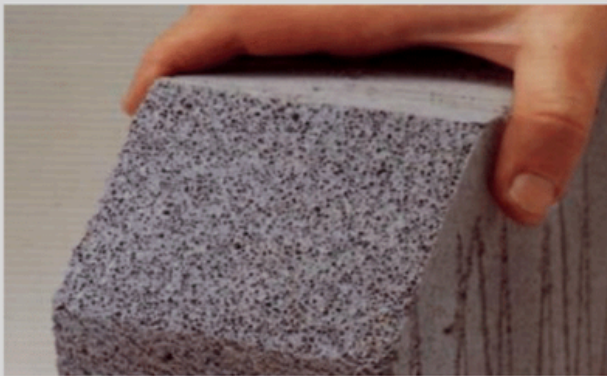
SIPs are state of the art construction walls and ceilings

Code approved since the 60's – approved by ICC NTA.

Exceeds CA Energy Code & LEED Rated!

- SIP Overview: https://www.youtube.com/watch?v=DjjeG0g5yoU&feature=emb_logo
- SIP Construction Animation: https://www.youtube.com/watch?v=liTV_iLkdl0&feature=emb_logo
- NTA Certification – Testing Video - https://www.icc-nta.org/wp-content/uploads/2018/12/DIY.mp4?_1

Structural Insulated PreFab Concrete (SIPCrete™)



Improves Performance - Provides the Best Fire, Sound, & Energy Performance

- 1- Fire: Non-Combustible material & 18 UL-Listed assembly for to 4 hour rating
- 2-Sound: Over 30 evaluated wall and floor tests with sound reduction to STC-68
- 3-Energy: Integratged Insulation and wass with Performce up to 230% of energy code

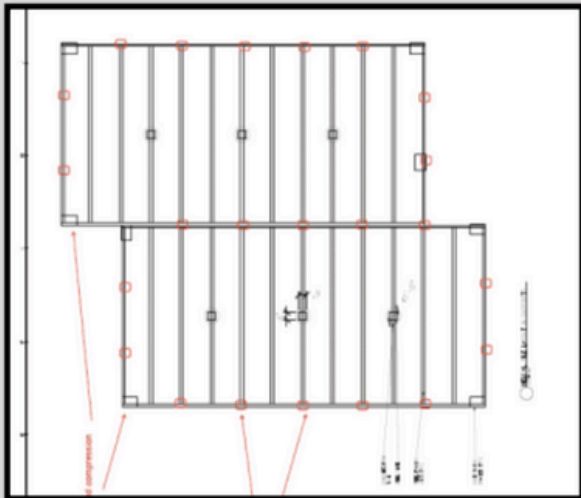
Increases Resilience - Structures that are Durable & Safe

- 1-Moisture: Does not decay and mold/mildew resistant
- 2- Windstorm: Meets highest windstorm code
- 3-Pest: Impervious to burrowing and destruction by insects and rodents.

Lower Costs - Lowers Total Cost of Ownership & Decreases Cement Usage with the Same Benefits

- 1- Simpler Construction: Fewer Trades, materials and installation steps lower construction cost
- 2- Fast Schedule: Additional Savings from faster schedule and lower risk of delays
- 3-Operating Savings: Lower long-term energy, maintenance, repair and insurance costs.

Helical Piles and Push Pile Foundations



Speed

- The absolute fastest foundation - installed in one day!
- Minimal equipment

Quality

- No backyard or land destruction
- On-grade appearance
- No cracking, no moisture issues

Efficiency

- Literally 2 men and a piece of equipment install a homes foundation in 1 day.
- Approvals are prescriptive - meaning less time with the permitting agency
- No soils reports needed

General Exclusions:

General Construction Exclusions:

1. Delays caused due to weather, "acts of nature", riots, unavailability of building supply or unforeseen circumstances are not included.
2. Changes due to actual conditions discovered at the job site not visible from the surface are not included.
3. Job site access restrictions, inaccessibility and/or delays caused by others will be an additional cost. Owner to provide all weather access around the site.
4. Liability for underground utilities, obstructions and/or unforeseen obstacles or conditions. Owner is responsible for contacting Dig Alert and marking the site.
5. Costs associated with geotechnical, architectural and/or engineering redesign requirements, including any hard rock encountered, are not included unless specifically noted above.
6. Costs associated with delays from weather, acts of nature or unforeseen circumstances shall be invoiced at actual cost, including equipment, plus 20%.
7. Any hard rock encountered will be handled on a time and material basis and is not included in this proposal.
8. Job site preparation, removal of existing products or debris and any required demolition is not included unless specifically noted above.
9. Any Materials excavation, grading cut and fill, removal from site, transport onsite and/or offsite, import, export or compaction not included unless specifically noted above.
10. Any required insurance coverage over a standard general liability policy of \$1,000,000 each occurrence with a \$2,000,000 general aggregate.
11. Weather delays are not calculated on a 1 for 1 basis. For each day of delay, the deadline will be extended on a 2:1 ratio.
12. Site security is the responsibility of the property owner or tenant. Any items missing or stolen from the project shall be reimbursed to the contractor immediately.
13. Not responsible for limitations imposed by authorities having jurisdiction unless the client has made the contractor specifically aware.

General Design Exclusions:

1. Structural Engineering, Surveying, civil engineering, traffic engineering, environmental reports, and geologic or geotechnical services.
2. Owner or Contractor initiated scope or design changes beyond the 50% Construction Document Phase.
3. Design changes resulting from value engineering or product substitutions during the Construction Administration phase.
4. Revision or additional work due to unforeseen changes in local or state requirements, or ordinances effective after the date of preparation of this proposal
5. Topographical engineering