



SMUGA HOUSE
2023



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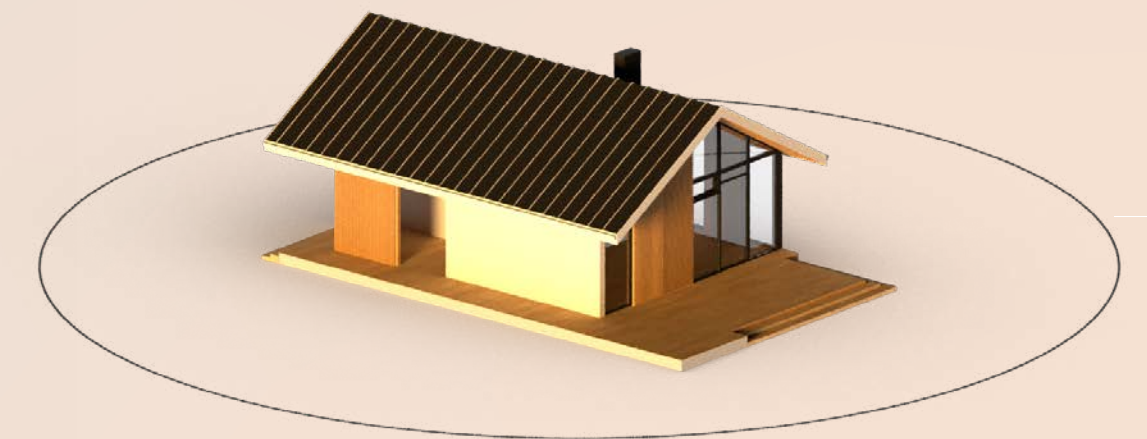
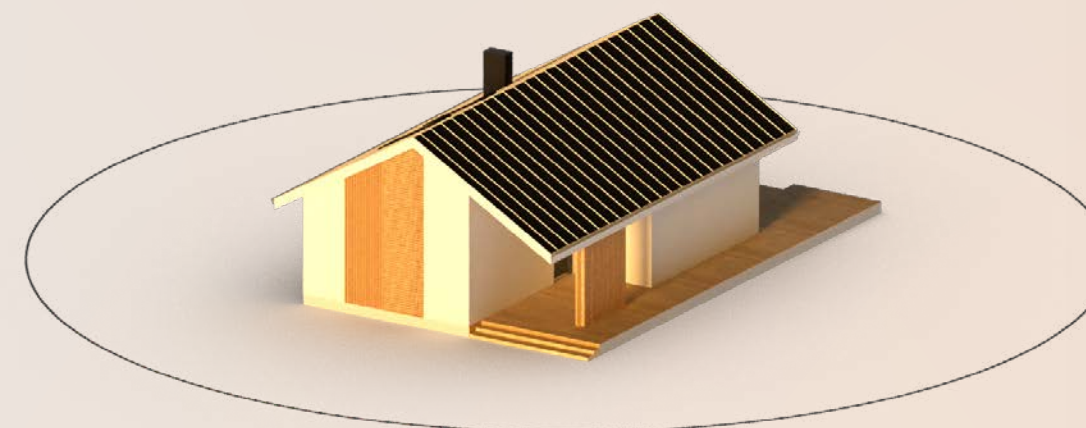
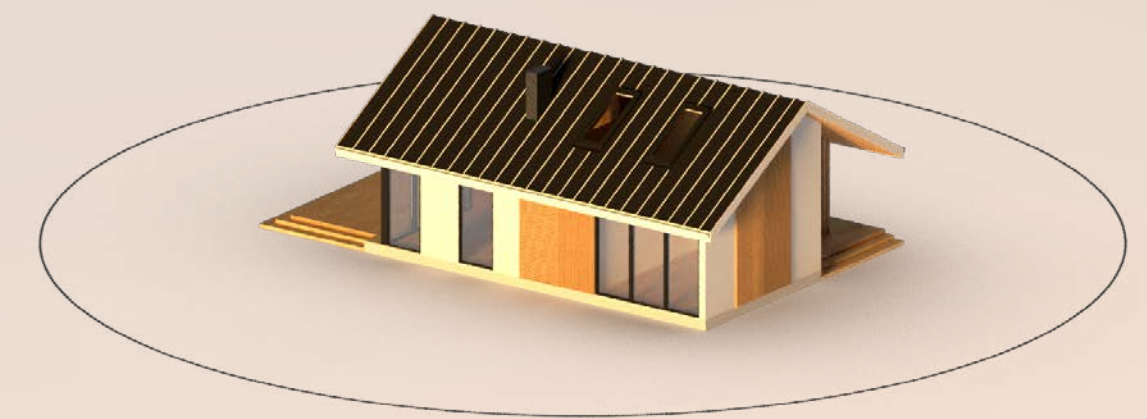
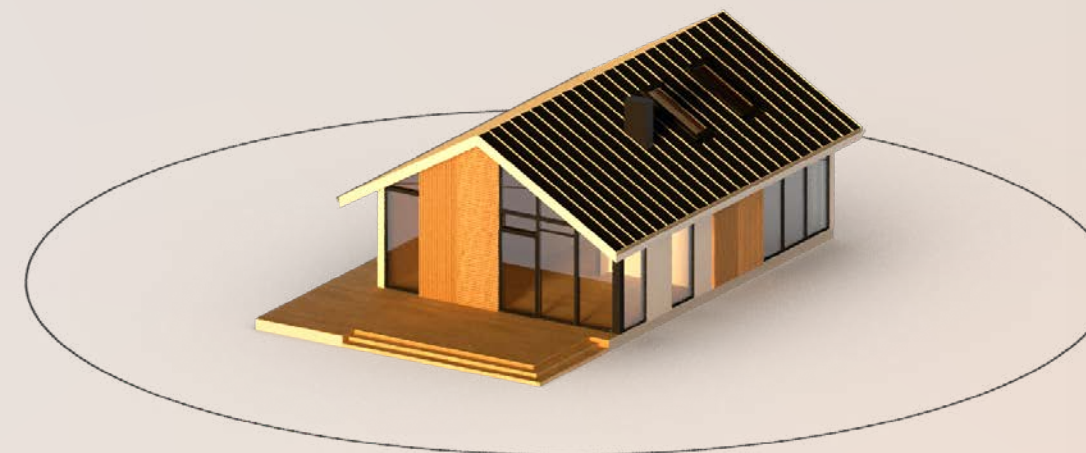
Introducing the "SMUGA" vacation house - the epitome of warmth, safety, and affordability. Crafted under with utmost precision within the confines of the world class factory under a watchful eye of a building code certification agency, this house is guaranteed to provide a serene haven for 2-3 people.

Our team has meticulously designed the floor plan to cater to all your needs, making it the best option in the market. Complete with all load-bearing components, interior walls, and exquisite facade finishing materials. We go the extra mile by including delivery and installation as part of the package.

HOUSE SPECIFICATION

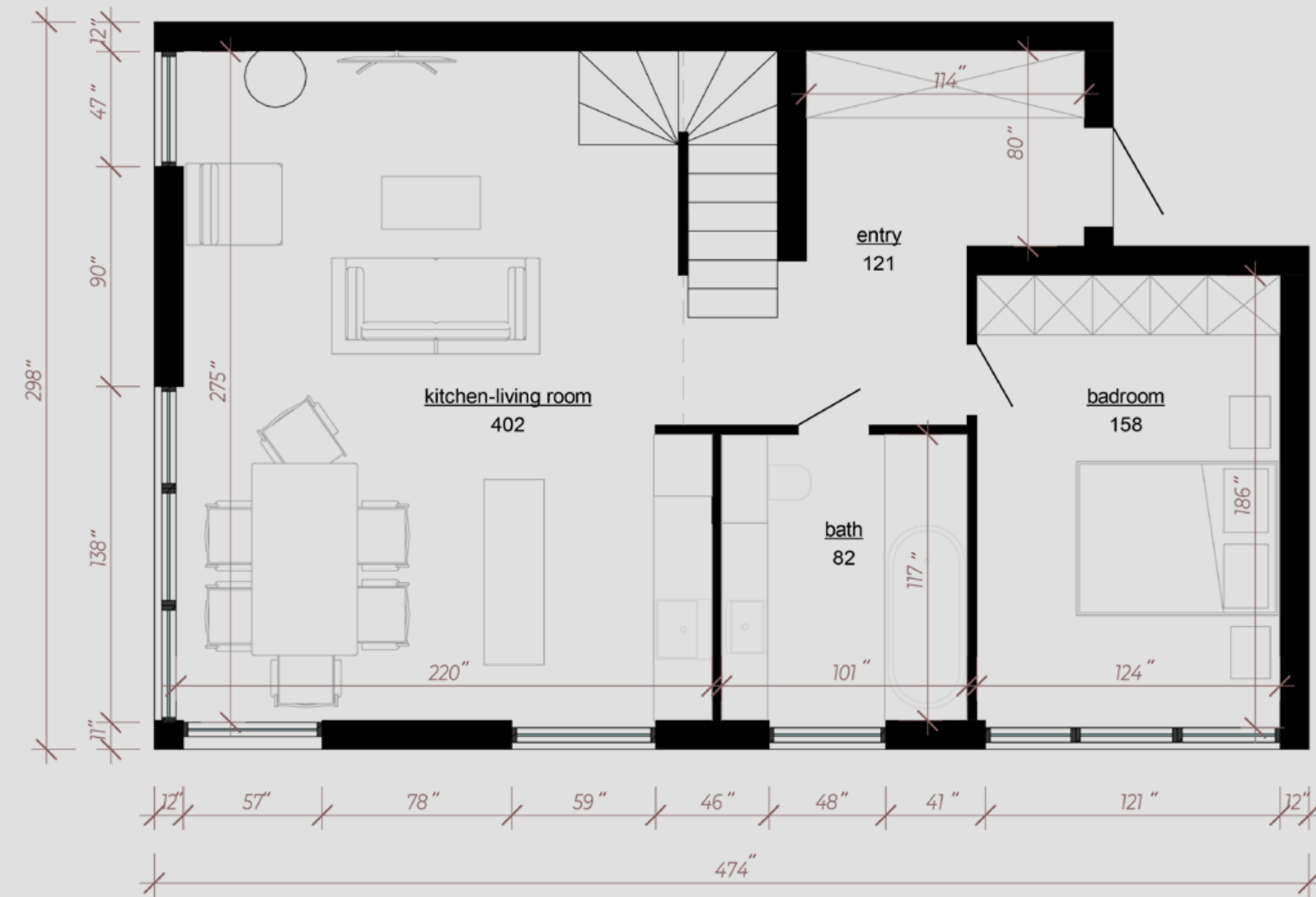
Livable area: **1130.2 ft²**

Number of floors: **2**



Large model layout

TOTAL 1130.2 ft² of living space

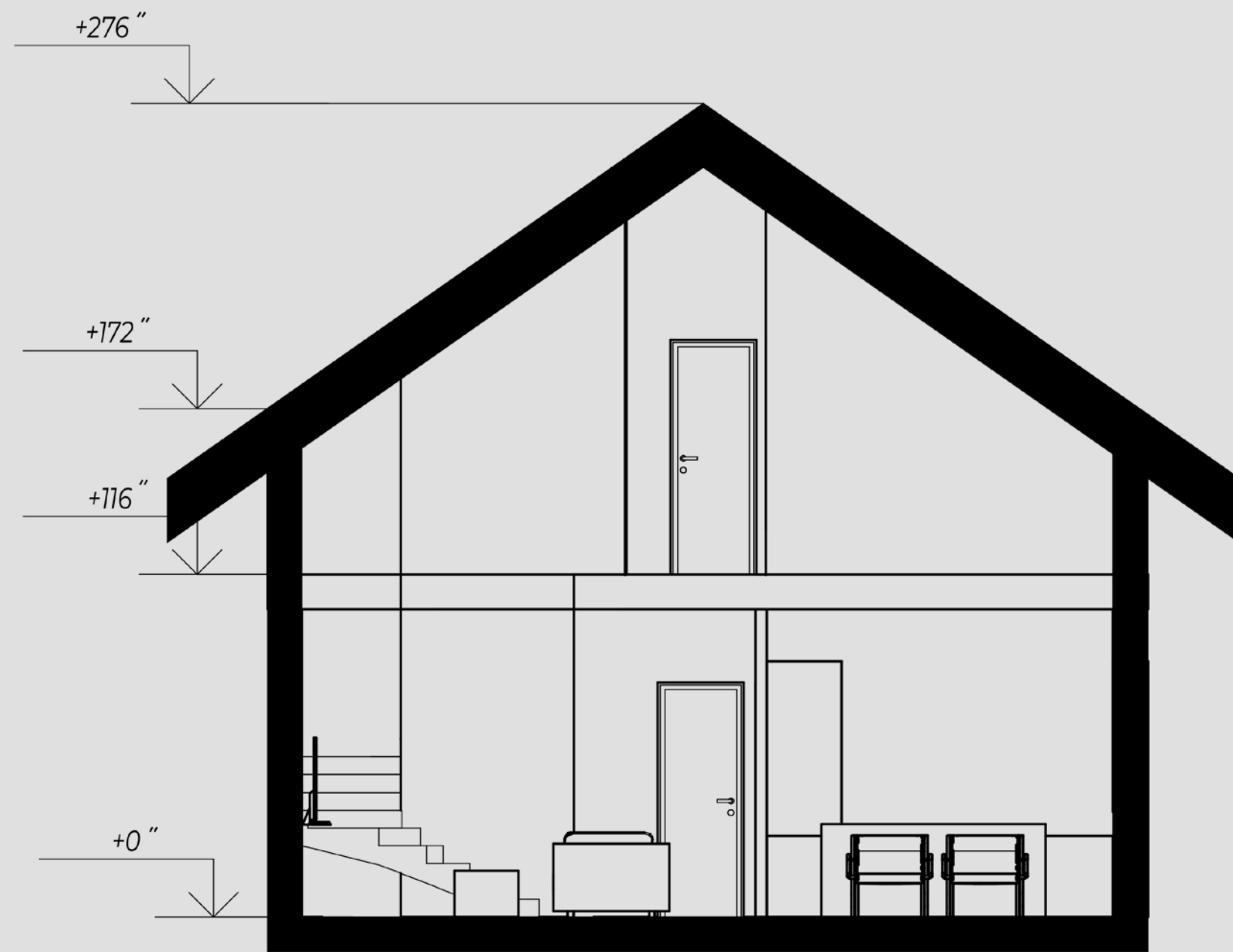


1st floor



2nd floor

Sections and elevations



front



side

House kit cost

Price of a large size house without interior finishing

227 000 \$

1. STRUCTURAL - WALLS AND ROOF

- solid coniferous wood frame
- insulation
- air and water barrier
- internal vapor barrier
- OSB board on both sides

2. EXTERIOR FINISH MATERIALS

Roof: galvanized cliff-top, gutters, show stoppers, ventilation pipe

3. GLAZING

- panoramic double-glazed windows
- dormer window in the roof
- window and door package



Defining scope

BY HOME SCOPE:

1. House envelope scope

- Framing
- Sheathing with integrated vapor barrier
- Dense-pack cellulose insulation
- Windows and doors package
- GC installed windows and doors
- Taping of all joints and seams
- Roof framing
- Interior post and beam supports of exterior shell as required
- Bearing and partition walls
- Factory structural self inspection
- Materials of exterior siding and trim
- Materials of roofing

includes the following works:

- Framing
- Sheathing with integrated vapor barrier
- Dense-pack cellulose insulation
- Taping of all joints and seams
- Interior post and beam supports of exterior shell as required
- Bearing and partition walls
- Factory structural self inspection

Components

Components	SF Input	Min	Max	Unit Cost Range	Hours Projections
Interior Partitions	740	\$ 5,291	\$ 6,350	\$ 7.15 \$ 8.58	Shop Labor 477.7
Wall Panels Uninsulated Shear/Cavity	300	\$ 3,831	\$ 4,983	\$ 12.77 \$ 16.61	Site Labor 150.5
Wall Panels Fire Rated Assembly		\$ -	\$ -	\$ - \$ -	Vfab Hours 119.5
Ceiling Joist Framing	0	\$ -	\$ -	\$ - \$ -	PM Hours 79.7
Roof Panels Uninsulated	0	\$ -	\$ -	\$ - \$ -	
Roof Panels Dense Pack	1960	\$ 49,627	\$ 66,012	\$ 25.32 \$ 33.68	
Roof Panels Vented Dense Pack	0	\$ -	\$ -	\$ - \$ -	
Truss Roof	0	\$ -	\$ -	\$ - \$ -	
Wall Panels Open Built WP 35	1670	\$ 43,353	\$ 54,192	\$ 25.96 \$ 32.45	
Wall Panels Open Built WP 21	0	\$ -	\$ -	\$ - \$ -	
11-7/8" Conv Fl. Sys	1335	\$ 20,813	\$ 26,006	\$ 15.59 \$ 19.48	
2x6 Wall Panels Wood Fiberboard	0	\$ -	\$ -	\$ - \$ -	
2x10 Exterior Deck Framing	0	\$ -	\$ -	\$ - \$ -	
Timber frame	Pieces BDFT 3 650	\$ 4,967	\$ 5,563	\$ 1,655.71 \$ 1,854.39	
Wooden Windows*	Quantity SF Glass 10 0	\$ -	\$ -	\$ 39,900 \$ 39,900	
Screen Porch	No. Panels 0	\$ -	\$ -	\$ - \$ -	

Sub Total	\$ 167,782	\$ 203,006
Vfab Services	\$ 11,304	\$ 15,033
PM Services	\$ 7,541	\$ 8,672
Tektoniks Total	\$ 186,627	\$ 226,711

*These figures do not include any royalties, taxes or escalation

SF Costs			
Conditioned SF	1325	\$ 112	\$ 141
Total SF	1325	\$ 112	\$ 141

Additional Engineering and Design Fees

	Min	Max
Panelized Engineering and Design	\$ 8,477.3	\$ 12,292.08
Engineer/Architect/Designer of Record <input type="checkbox"/> Yes	\$ 17,000.00	
Added Design	\$ 25,477	\$ 29,292

Site Add Ons

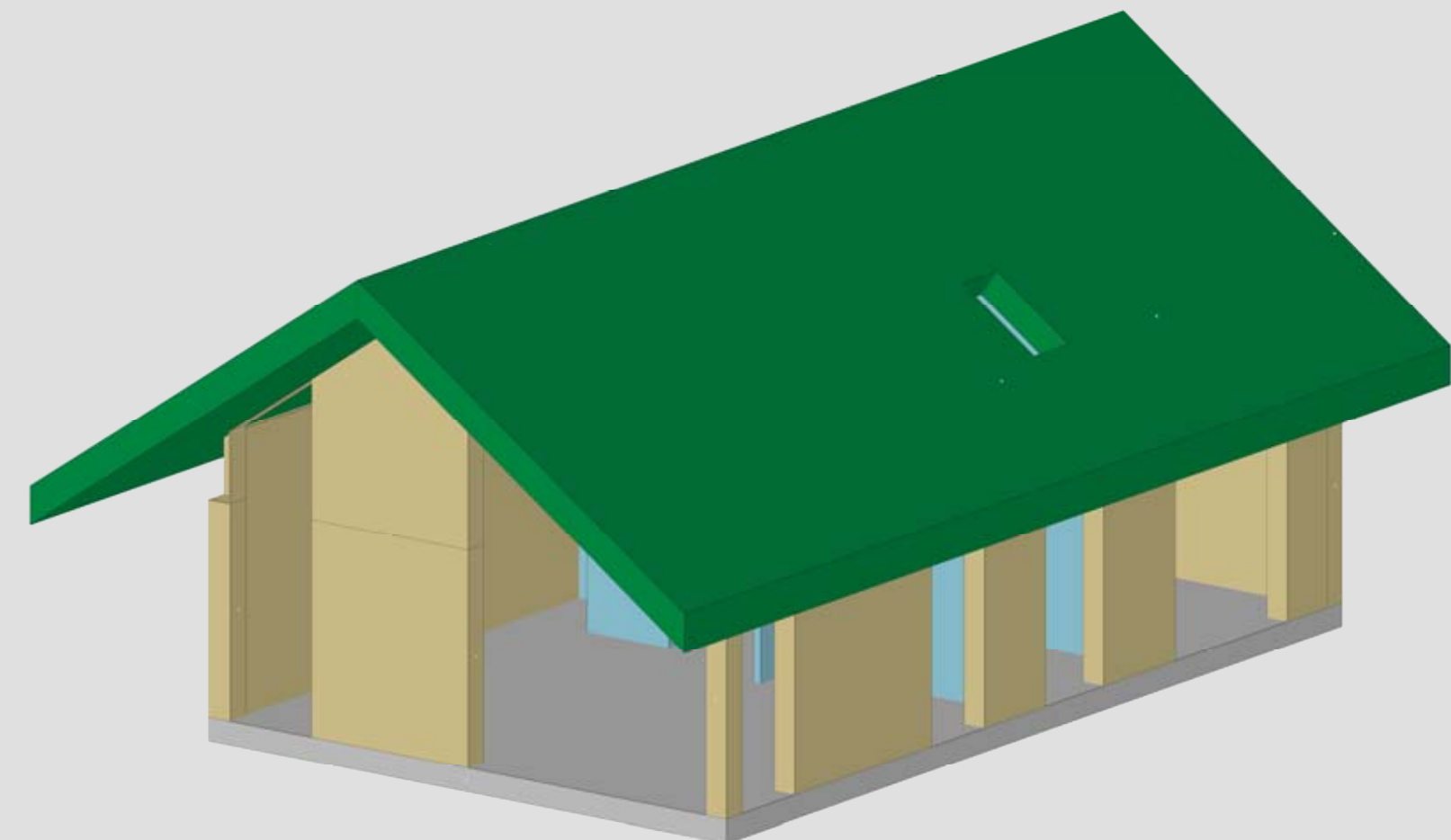
	Min	Max
Miles to Site	120	
Shipping Allowance		
No. Trucks		Trucking
Cost Per Truck		
4	\$ 2,088	\$ 8,352 \$ 10,440
Travel Allowance		
Days on Site		Hotel Perdiem
4	\$ 2,005 \$ 1,113	\$ 3,118 \$ 4,675
Equipment Allowance		
	\$ 11,530	\$ 13,885

Site Add Ons	\$ 23,000	\$ 29,000
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Shell Package Proje	\$ 235,104	\$ 285,003
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*These figures do not include any royalties, taxes or escalation

SF Costs			
Conditioned SF	1325	\$ 148	\$ 200
Total SF	1325	\$ 148	\$ 200



EXTERIOR FINISH MATERIALS

<i>PRODUCT</i>	<i>PRICE</i>	<i>WEIGHT</i>	<i>IMAGE</i>	<i>THE TOTAL COST</i>	<i>CONTAINER SHIPPING COST</i>	
<i>HPL PANELS (WHITE)</i>						
<i>RESOPAL HPL panel - 6 mm</i>	<i>108,94 usd/m²</i>	<i>620 kg</i>		<i>52 m² * 108,94 usd=5664,88 usd</i>	<i>17000 usd</i>	
<i>KRONOSPAN HPL panel - 8 mm</i>	<i>116,4 usd/m²</i>			<i>52 m² * 116,4 usd=6052,8 usd</i>		
<i>HPL PANELS (WITH WOOD TEXTURE)</i>						
<i>RESOPAL HPL panel - 6 mm</i>	<i>114.45 usd/m²</i>	<i>1779 kg</i>		<i>156 m² * 114.45 usd=17854,2 usd</i>		
<i>KRONOSPAN HPL panel - 8 mm</i>	<i>137.9 usd/m²</i>			<i>156 m² * 137.9 usd=21512,4 usd</i>		
<i>SEAM ROOFING</i>						
<i>Standing seam SSAB MAT</i>	<i>15.84 usd/m²</i>	<i>780 kg</i>		<i>189 m² * 15.84 usd.=2994 usd</i>		
<i>Standing seam</i>	<i>17.32 usd/m²</i>			<i>189 m² * 17.32 usd=3273,6 usd</i>		

Cost & size options

	NUMBER OF BEDROOMS	HOUSE KIT COST	INSTALLATION COST	EXTERIOR FINISH MATERIAL (windows, entry door, outside finish covering)	TOTAL COST
SMALL 807.3 ft ² *click to watch	2	148 000 \$	22 000\$	37 500 \$	207 500 \$
STANDART 1015 ft ² *click to watch	3	186 000 \$	22 000\$	47 000 \$	255 000 \$
LARGE 1130.2 ft ² *click to watch	4	227 000 \$	25 000\$	47 839 \$	299 550 \$

Manufacturing, delivery and installation term: **8 months**













A blurred interior scene, likely a living room or dining area, featuring wooden beams on the ceiling and several windows. The image is intentionally out of focus, creating a soft, atmospheric effect. The word "INTERIOR" is overlaid in the center in a bold, black, sans-serif font.

INTERIOR









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