



Pacific Modern Homes, Inc.

February 2012 Pre-Engineered Home Plans/Package Index

All plans are listed by number of bedrooms, then by decreasing living area in square feet. Garage & covered porch area NOT included, except for garages & barn.

Phoenix	4,482 sq. ft.	6 Bed	4 Bath	3 Car Garage	1 Story
Avalon	2,765 sq. ft.	5 Bed	3 Bath	3+ Car Garage	1 Story
Silverton	2,755 sq. ft.	5 Bed	2 1/2 Bath	3 Car Garage	1 Story
El Dorado	3,406 sq. ft.	4 Bed	2 1/2 Bath	3 Car Garage	2 Story
Napa	3,230 sq. ft.	4 Bed	3 Bath	3 Car Garage	1 Story
Mendocino	3,027 sq. ft.	4 Bed	2 Bath	2 Car Garage	1 Story
Rockport	3,025 sq. ft.	4 Bed	2 1/2 Bath	2 Car Garage	2 Story
Emerald	2,839 sq. ft.	4 Bed	3 Bath	2 Car Garage	2 Story
Astoria	2,622 sq. ft.	4 Bed	3 Bath	3 Car Garage	1 Story
Scottsdale	2,601 sq. ft.	4 Bed	2 1/2 Bath	2 1/2 Car Garage	2 Story
Springfield	2,601 sq. ft.	4 Bed	2 1/2 Bath	2 1/2 Car Garage	2 Story
San Rafael	2,592 sq. ft.	4 Bed	2 1/2 Bath	3 Car Garage	1 Story
Murrieta	2,949 sq. ft.	3+ Bed	3 1/2 Bath	3 Car Garage	1 Story
Borrego	2,949 sq. ft.	3+ Bed	3 1/2 Bath	3 Car Garage	1 Story
Montecito	2,928 sq. ft.	3+ Bed	3 1/2 Bath	3 Car Garage	1 Story
Manchester	2,369 sq. ft.	3 Bed	2 1/2 Bath	2 Car Garage	2 Story
Brentwood	2,309 sq. ft.	3 Bed	2 1/2 Bath	3 Car Garage	1 Story
New Haven	2,097 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Auburn Chalet	1,978 sq. ft.	3 Bed	2 Bath	N/A	2 Story
Laguna	1,938 sq. ft.	3 Bed	2 1/2 Bath	3 Car Garage	1 Story
Woodbridge	1,930 sq. ft.	3 Bed	2 1/2 Bath	2 Car Garage	2 Story
Olympia	1,830 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Riverbend	1,618 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Plymouth	1,613 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Westlake	1,606 sq. ft.	3 Bed	2 1/2 Bath	2 Car Garage	2 Story
Huntington	1,582 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Lakeport	1,195 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Bodega	1,196 sq. ft.	2 Bed	1 Bath	2 Car Garage	1 Story
Santa Fe	1,148 sq. ft.	3 Bed	2 Bath	2 Car Garage	1 Story
Portola	900 sq. ft.	2 Bed	1 Bath	N/A	1 Story
Camino	994 sq. ft.	1 Bed	1 Bath	N/A	1 Story
Lake View	972 sq. ft.	1 Bed	1 Bath	N/A	1 Story
Sonoma	681 sq. ft.	1 Bed	1 Bath	N/A	1 Story
Austin	650 sq. ft.	1 Bed	1 Bath	2 Car Garage	2 Story
Meadow View	616 sq. ft.	1 Bed	1 Bath	N/A	1 Story
El Grande Barn	650 sq. ft.	Studio Loft	N/A	2 Car Garage	2 Story
Garage A & B	576 sq. ft.	N/A	N/A	2 Car Garage	1 Story



Pacific Modern Homes, Inc.

February 2012 Pre-Engineered Home Package Price List (CM)

For Contracts Received by 03/01/12 and Shipped by 05/01/12

PLAN NAME	BASE PLAN SET(1)	2X4 on your SLAB (2)(5) FOUNDATION	2X4 on your RAISED (3)(5) FOUNDATION
Astoria (6) (7)	\$4,769	\$82,022	\$80,208
Auburn Chalet (7)	\$3,866	\$44,826 (4)	\$43,980 (4)
Austin	\$2,786	\$33,581 (4)	N/A
Avalon (6) (7)	\$4,994	\$61,783	\$60,129
Bodega	\$3,597	\$35,354	\$35,253
Borrego (7)	\$4,785	\$83,984	\$85,037
Brentwood (6) (7)	\$4,781	\$65,735	\$66,271
Camino (7)	\$2,738	\$27,125	\$26,874
El Dorado (6) (7)	\$6,103	\$77,314	\$76,373
El Grande Barn	\$2,646	\$27,729	N/A
Emerald (6) (7)	\$5,202	\$74,089 (4)	\$72,110 (4)
Garage A	\$1,442	\$7,337	N/A
Garage B	\$1,442	\$7,735	N/A
Huntington (7)	\$3,653	\$44,402	\$44,690
Laguna (7)	\$3,952	\$45,641	\$44,446
Lake View	\$2,699	\$22,409	\$22,271
Lakeport (6) (7)	\$3,597	\$32,190	\$31,817
Manchester	\$5,056	\$70,358	\$69,975
Meadow View	\$2,610	\$15,649	\$15,837
Mendocino (6) (7)	\$5,101	\$68,078	\$66,722
Montecito (7)	\$4,850	\$80,401	\$81,984
Murrieta (7)	\$4,785	\$93,802	\$95,520
Napa (6) (7)	\$5,376	\$78,895	\$78,019
New Haven (6) (7)	\$4,334	\$53,384	\$53,541
Olympia (6) (7)	\$3,773	\$53,588	\$53,383
Phoenix (7)	\$6,001	\$109,523	\$109,559
Plymouth (7)	\$3,748	\$44,481	\$44,431
Portola (7)	\$2,703	\$24,700	\$23,868
Riverbend (6) (7)	\$3,759	\$47,039	\$46,470
Rockport (7)	\$5,644	\$91,090	\$90,179
San Rafael (7)	\$4,661	\$78,958	\$78,831
Santa Fe	\$3,537	\$25,447	\$25,502
Scottsdale (7)	\$5,017	\$56,107	\$54,335
Silverton (6) (7)	\$4,762	\$69,580	\$70,586
Sonoma	\$2,649	\$17,005	\$17,155
Springfield (7)	\$5,017	\$65,844	\$64,459
Westlake	\$3,973	\$47,777	\$47,329
Woodbridge	\$4,620	\$61,307	\$60,681

GENERAL NOTES:

- Refer to 06/2008 Standard Package Specifications for package content.
- All prices are plus tax and freight charges.
- Current Freight Rates = 08/2008. NOR-CAL = Yellow colored paper; SO-CAL = Blue colored paper
- All package prices are based upon City of Elk Grove codes and the CBC. PMHI must be advised of any required local changes to plans & specifications.
- If your building location requires Pressure Treating of all materials (like in Hawaii) that will be an additional cost. Contact your Sales Representative for pricing information.

PACKAGE PRICE NOTES:

- (1) Pre-Engineered Home Plans include the following:
 - a. Complete set of plans drawn to the California Building Code (CBC), as interpreted by Elk Grove, CA excluding Plot Plan and Energy Calculations.
 - b. Plans are engineered for light-weight tile and no snow and/or maximum of 85 mph wind. Exposure "C" and/or Seismic Zone D. Greater design loads by quote only.
 - c. 4 sets of plans, including 3 original engineered stamped sets and 1 copy.
 - d. Truss Calculations.
 - e. **Plan changes due to California Fire Hazard Severity Zone add \$180 to Base Plan Set price.**
 - f. Plan engineering costs may increase subject to local building ordinances.
Consult your Representative if you have any questions.
- (2) Packages designed for construction on slab. Garage wall height = house wall height.
- (3) Package designed for construction on raised foundation only. Garage walls extended for depth of floor system. Subfloor material not included in base package price.
- (4) 2X6 Studs are standard.
- (5) Milgard "Tuscany" Vinyl Frame Windows with LowE2 for all windows.
- (6) The trusses in this package are 40' long or longer and require a Grade All for unloading. Contact your Representative for additional delivery costs
- (7) This package will require a California highway wide load permit of \$77 per diesel. Additional costs may apply if county or city wide load permits or pilot cars are required.



Pacific Modern Homes, Inc.; February 2012 Pre-Engineered Home Package OPTION PRICE LIST #1 (CM)

For contracts received by 03/01/12 and shipped by 05/01/12

2 x 6 Wall Upgrades

Siding Options

Plan Name	2 x 6 Wall Upgrades		Siding Options						
	Slab(1)	Raised(1)	OSB Sheathing Only(2)	SmartLap Lap Siding(3)	Cement Lap Siding(4)	Smart Panel(5)	Shaped Shingle Lap Siding (6)	Pre-Stained Cedar Lap Siding (7)	
Astoria	\$1,936	\$1,565	Standard	\$8,959	\$8,863	\$7,287	\$26,579	\$16,243	
Auburn Chalet	Standard	Standard	-\$4,056	\$944	\$615	Standard	\$11,232	\$5,250	
Austin	Standard	N/A	-\$3,335	\$720	\$468	Standard	\$8,604	\$4,021	
Avalon	\$2,285	\$1,837	Standard	\$9,843	\$9,310	\$7,884	\$30,638	\$18,445	
Brentwood	\$1,797	\$1,486	Standard	\$7,762	\$7,806	\$6,336	\$22,844	\$13,998	
Bodega	\$1,175	\$966	-\$4,300	\$318	Standard	-\$995	\$10,464	\$4,677	
Borrego	\$1,763	\$1,390	Standard	\$8,274	\$7,750	-\$6,735	\$24,513	\$14,979	
Camino	\$475	\$368	-\$2,828	\$212	Standard	-\$604	\$6,962	\$3,112	
El Dorado	\$2,635	\$2,327	Standard	\$9,323	\$9,066	\$8,628	\$27,761	\$16,943	
El Grande Barn	\$1,251	N/A	-\$3,271	\$748	\$486	Standard	\$8,949	\$4,182	
Emerald	Standard	Standard	Standard	\$9,144	\$8,675	\$8,007	\$28,037	\$16,956	
Garage A	\$560	N/A	-\$1,342	\$331	\$215	Standard	\$3,958	\$1,850	
Garage B	\$498	N/A	-\$1,342	\$331	\$215	Standard	\$3,958	\$1,850	
Huntington	\$1,410	\$1,134	-\$4,700	\$1,108	\$720	Standard	\$13,251	\$6,192	
Laguna	\$1,728	\$1,374	Standard	\$6,787	\$6,430	\$5,455	\$20,895	\$12,621	
Lake View	\$947	\$753	-\$2,778	\$186	Standard	-\$533	\$6,133	\$2,741	
Lakeport	\$1,175	\$966	-\$4,300	\$318	Standard	-\$995	\$10,464	\$4,677	
Manchester	\$2,317	\$2,088	-\$7,443	\$524	Standard	-\$482	\$17,239	\$7,705	
Meadow View	\$536	\$418	-\$1,984	\$504	\$327	Standard	\$10,464	\$4,677	
Mendocino	\$2,153	\$1,754	-\$6,746	\$477	Standard	-\$1,401	\$15,685	\$7,011	
Montecito	\$1,769	\$1,403	Standard	\$8,439	\$7,892	\$6,834	\$25,386	\$15,440	
Murrieta	\$1,763	\$1,390	-\$7,750	\$524	Standard	-\$1,015	\$16,763	\$7,229	
Napa	\$2,603	\$2,153	Standard	\$8,174	\$8,267	\$6,698	\$23,760	\$14,616	
New Haven	\$1,688	\$1,383	Standard	\$6,184	\$6,102	\$5,080	\$17,818	\$10,988	
Olympia	\$1,935	\$1,577	-\$5,866	\$403	Standard	-\$1,151	\$13,261	\$5,927	
Phoenix	\$2,911	\$2,359	Standard	\$11,578	\$11,062	\$9,389	\$34,700	\$21,133	
Plymouth	\$1,533	\$1,232	-\$6,592	\$4,705	\$4,420	\$2,165	\$13,294	\$8,252	
Portola	\$899	\$740	-\$3,277	\$247	Standard	-\$705	\$8,122	\$3,630	
Riverbend	\$1,555	\$1,259	-\$5,590	\$395	Standard	-\$1,154	\$12,991	\$5,807	
Rockport	\$2,447	\$2,171	-\$7,988	\$546	Standard	-\$2,378	\$17,964	\$8,029	
San Rafael	\$1,845	\$1,441	-\$7,598	\$520	Standard	-\$1,521	\$17,094	\$7,640	
Santa Fe	\$1,008	\$800	Standard	\$4,206	\$3,956	\$3,386	\$13,118	\$7,893	
Scottsdale	\$2,256	\$2,016	Standard	\$8,419	\$7,914	\$6,811	\$25,805	\$15,607	
Silverton	\$2,352	\$1,907	Standard	\$9,444	\$8,834	\$7,549	\$29,494	\$17,737	
Sonoma	\$568	\$441	-\$2,040	\$504	\$327	Standard	\$10,464	\$4,677	
Springfield	\$2,256	\$2,016	-\$7,802	\$561	Standard	-\$1,608	\$18,441	\$8,242	
Westlake	\$1,746	\$1,567	-\$6,344	\$459	Standard	-\$1,310	\$15,084	\$6,742	
Woodbridge	\$1,932	\$1,715	-\$5,136	\$328	Standard	\$458	\$10,774	\$4,816	

- (1) Upgrades the house exterior wall studs to 2x6. The results are reduced heating and cooling costs. All attached garage walls remain as 2x4.
- (2) Changes the all exterior "standard" siding to OSB sheathing; now ready for any exterior finish requiring sheathing only (stucco, brick, stone veneer, lap siding, etc.) Deducts exterior trim and Typar paper.
- (3) Adds LP SmartLap Lap Siding to be field installed over OSB sheathing. Includes OSB sheathing option and trim if not standard.
- (4) Adds cement lap siding (CertainTeed or HardiPlank) to be field installed over OSB sheathing. Includes OSB sheathing option and trim if not standard.
- (5) Changes all the standard OSB sheathing and lap siding to LP SmartPanel siding. Includes additional interior 15/32 OSB field installed sheathing where required by engineer.
- (6) CertainTeed's Half Round, Square Straight Edge, Staggered Edge Shapes Only.
- (7) CertainTeed's Cedar, Mahogany, Maple, & Redwood Colors Only.



Pacific Modern Homes, Inc.; February 2012 Pre-Engineered Home Package OPTION PRICE LIST #2 (CM)

For contracts received by 03/01/12 and shipped by 05/01/12

Plan Name	Window Options (All windows include Low-E2(1))			Fire Code Options	Roof Options	
	Add Flat Grids(2)	Deduct Flat Grids(2)	Triple Glazed Window Upgrade	CA Fire Window & Soffit Upgrade (3)	Tech-Shield Roof Sheathing (4)	30# Snow Load (5)
Astoria	\$1,082	N/A	\$3,047	\$1,621	\$479	\$866
Auburn Chalet	\$941	N/A	\$1,861	\$2,007	\$143	\$110
Austin	\$333	N/A	\$726	\$1,155	\$106	\$237
Avalon	\$933	N/A	\$1,714	\$2,379	\$482	\$1,337
Brentwood	\$781	N/A	\$1,411	\$1,702	\$431	\$775
Bodega	\$420	N/A	\$999	\$1,757	\$213	\$588
Borrego	\$1,787	N/A	\$3,198	\$2,726	\$386	\$816
Camino	\$397	N/A	\$477	\$1,399	\$140	\$556
El Dorado	standard	-\$1,302	\$1,714	\$2,503	\$330	\$679
El Grande Barn	\$290	N/A	\$348	\$802	\$109	\$203
Emerald	\$1,043	-\$364	\$2,216	\$2,451	\$196	\$618
Garage A	\$51	N/A	\$61	\$604	\$56	\$102
Garage B	\$51	N/A	\$61	\$604	\$56	\$102
Huntington	\$612	N/A	\$734	\$1,331	\$230	\$722
Laguna	\$620	-\$101	\$1,212	\$1,378	\$314	\$704
Lake View	\$389	N/A	\$698	\$1,298	\$112	\$190
Lakeport	\$364	N/A	\$436	\$1,709	\$213	\$588
Manchester	\$676	-\$147	\$1,568	\$2,599	\$244	\$357
Meadow View	\$321	N/A	\$385	\$845	\$73	\$227
Mendocino	\$1,071	N/A	\$2,459	\$2,863	\$459	\$928
Montecito	\$1,485	N/A	\$3,454	\$2,392	\$400	\$894
Murrieta	\$1,787	N/A	\$3,198	\$3,635	\$386	\$816
Napa	Special	Ask PMHI	\$2,830	\$1,677	\$510	\$1,649
New Haven	standard	-\$597	\$1,780	\$1,543	\$314	\$557
Olympia	\$820	N/A	\$2,108	\$2,999	\$249	\$786
Phoenix	\$2,043	N/A	\$2,984	\$3,624	\$594	\$1,407
Plymouth	standard	-\$440	\$816	\$1,867	\$230	\$621
Portola	\$459	N/A	\$551	\$1,230	\$106	\$331
Riverbend	\$705	N/A	\$845	\$2,368	\$263	\$547
Rockport	\$1,178	N/A	\$2,135	\$3,564	\$412	\$670
San Rafael	\$1,155	N/A	\$1,691	\$3,312	\$434	\$800
Santa Fe	\$414	N/A	\$1,158	\$908	\$162	\$294
Scottsdale	\$372	-\$411	\$1,370	\$1,948	\$204	\$440
Silverton	\$1,423	N/A	\$3,244	\$2,746	\$417	\$1,235
Sonoma	\$299	N/A	\$757	\$1,001	\$78	\$233
Springfield	\$372	-\$411	\$1,370	\$2,897	\$204	\$440
Westlake	\$606	N/A	\$727	\$1,912	\$137	\$333
Woodbridge	\$938	N/A	\$1,390	\$2,545	\$244	\$452

- (1) All windows include LowE2 glass coating. It can not be deducted. Argon is not offered as an option.
- (2) Upgrades all the windows with internal 5/8" wide flat grids; or deducts if included as "standard" in package price = -\$\$\$.
- (3) California Fire Hazard Severity Zone window and soffit upgrade only, additional charges for wall and door upgrades may apply. Option prices based on the standard specification.
- (4) Upgrades the roof sheathing with a special foil undercoating. With the Tech-Shield, homes built in warmer climates can reduce attic temperatures up to 30°. This will result in lowered cooling costs.
- (5) Upgrades the roof trusses to a 30# snow load.