



Pacific Modern Homes, Inc.

November 2011 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.

November 2011 Pre-Engineered Home Package Price List (CM)

For Contracts Received by 12/01/11 and Shipped by 02/01/12

| <u>PLAN NAME</u> | <u>BASE PLAN SET(1)</u> | <u>2X4 on your SLAB (2)(5) FOUNDATION</u> | <u>2X4 on your RAISED (3)(5) FOUNDATION</u> |
|-------------------|-------------------------|---|---|
| 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.; November 2011 Pre-Engineered Home Package OPTION PRICE LIST #1 (CM)

For contracts received by 12/01/11 and shipped by 02/01/12

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.; November 2011 Pre-Engineered Home Package OPTION PRICE LIST #2 (CM)

For contracts received by 12/01/11 and shipped by 02/01/12

| 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.