



CALIF. PRE-CUT HOMES™

Dennis & Matt Foster

425 El Pintado Rd. Suite 190, Danville, CA 94526-1804
24 Hour Messages (925) 838-2859
24 Hour Fax Line (925) 855-1051
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Greetings :

Thank you for asking for information about CALIF. PRE-CUT HOMES, a licensed dealer for "Pacific Modern Homes, Inc." PMHI, a custom stick home builder.

This privately owned and operated company has packaged thousands of homes in California and around the world since 1968. Their quality panelized wall and roof truss system have all the features you expect in a custom stick built home, but at a fraction of the cost. Included is dry Douglas Fir studded walls, with vinyl dual-pane low E windows with 19/32" T1-11 O.S.B. siding or 3/8" O.S.B. shear. The walls are assembled in the factory environment for precision fit and shipped to your job site for erection by you or your contractor. See the enclosed "package specifications" sheet for all the other standard features.

The package starts at \$12.00 per square foot for garages, and goes up to about \$40.00 per square foot for houses. In our packages, we provide you with the rough shell of your building, walls, windows, hardware, siding, trim, and roof system. Also available are cabins, chalets, duplexes, granny units, additions, apartments, and barns. Whether you want to choose from one of our many standard floor plans, or design your own, we can help. You can **save 20% to 50%** on your new home by using the P.M.H.I. Building System through CALIF. PRE-CUT HOMES.
Let us show you how!

If you don't see precisely what you want among our standard floor plans, please use our catalog as a springboard for designing your "Dream Home". More than seventy percent of our packages are not in any of the floor plan that we have available for you to choose from. If you are interested in a plan that is not in our catalog, please ask about our custom design service. The success of our business is designing and building your "New Dream Building".

It has been our pleasure being in this industry since 1976. Over 42 years in the housing industry. We have helped thousands of families throughout California and the West build their "Dream Home" with CALIF. PRE-CUT HOMES. We look forward to helping you and your family. Please feel free to call any of the above phone numbers for further information.

Sincerely,




Dennis A. Foster & Matthew K. Foster

Pacific Modern Homes, Inc. "Dealer of the year" #1; 1993, 1994, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2006, 2007, 2008, 2009, 2012, & 2016

Second runner up for "Dealer of the year" #2; 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1995, 2005, 2011, 2013, 2014, 2015, & 2017

PRICING FOR CPH BACKYARD UNITS

FLOOR PLAN NAME	** DRAFTING, ENGINEERING, TITLE-24, SITE PLAN	*** PACKAGE COST TAX & FREIGHT	**** FINISHED COST
1. CPH 200 SQ. FT. GRANNY "REC"	\$3,162	\$10,711	\$40,559* - \$53,943*
2. CPH 250 SQ. FT. GRANNY "REC"	\$3,127	\$13,466	\$46,773* - \$61,563*
3. CPH 250 SQ. FT. GRANNY "SQU"	\$3,127	\$14,178	\$46,478* - \$60,731*
4. CPH 250 SQ. FT. GRANNY "L"	\$3,127	\$15,783	\$47,550* - \$63,125*
5. CPH 250 SQ. FT. GRANNY "L" #2	\$3,127	\$14,904	\$47,189* - \$61,976*
6. CPH 300 SQ. FT. GRANNY "REC"	\$3,093	\$14,823	\$50,705* - \$67,994*
7. CPH 300 SQ. FT. GRANNY "SQU"	\$3,093	\$14,706	\$50,723* - \$67,937*
8. CPH 300 SQ. FT. GRANNY "L"	\$3,093	\$16,941	\$50,867* - \$68,021*
9. CPH 400 SQ. FT. GRANNY "REC"	\$3,024	\$17,338	\$57,058* - \$79,244*
10. CPH 400 SQ. FT. GRANNY "SQU"	\$3,024	\$18,409	\$56,939* - \$78,363*
11. CPH 400 SQ. FT. GRANNY "L"	\$3,024	\$20,391	\$59,068* - \$81,087*
12. CPH 500 SQ. FT. GRANNY "REC"	\$3,045	\$19,448	\$61,457* - \$87,391*
13. CPH 500 SQ. FT. GRANNY "SQU"	\$3,045	\$17,917	\$59,513* - \$84,840*
14. CPH 500 SQ. FT. GRANNY "SQU" 2BR	\$3,045	\$20,043	\$60,971* - \$86,466*
15. CPH 500 SQ. FT. GRANNY "L"	\$3,045	\$22,858	\$65,696* - \$92,301*
16. CPH 600 SQ. FT. GRANNY "REC"	\$3,141	\$21,205	\$67,096* - \$97,957*
17. CPH 600 SQ. FT. GRANNY "SQU"	\$3,141	\$21,021	\$67,885* - \$98,336*
18. CPH 600 SQ. FT. GRANNY "L"	\$3,141	\$26,020	\$71,430* - \$101,998*
19. CPH 700 SQ. FT. GRANNY "REC"	\$3,514	\$26,401	\$77,650* - \$114,250*
20. CPH 700 SQ. FT. GRANNY "SQU"	\$3,263	\$23,935	\$77,333* - \$113,608*
21. CPH 700 SQ. FT. GRANNY "SQU" #2	\$3,263	\$24,240	\$78,649* - \$115,203*
22. CPH 700 SQ. FT. GRANNY "L"	\$3,263	\$26,641	\$79,175* - \$115,772*
23. CPH 800 SQ. FT. GRANNY "REC" 2BR	\$3,506	\$26,737	\$83,054* - \$123,907*
24. CPH 800 SQ. FT. GRANNY "L"	\$3,472	\$28,238	\$83,693* - \$124,185*
25. CPH 900 SQ. FT. GRANNY "SQU"	\$3,681	\$32,512	\$92,233* - \$137,403*
26. CPH 1000 SQ. FT. GRANNY "SQU"	\$3,905	\$33,832	\$99,547* - \$150,005*
27. CPH 1000 SQ. FT. GRANNY "SQU" #2	\$3,939	\$31,796	\$98,021* - \$148,978*
28. CPH 1200 SQ. FT. GRANNY "SQU"	\$4,559	\$38,202	\$112,456* - \$173,314*
29. CPH 1200 SQ. FT. GRANNY "SQU" #2	\$4,559	\$38,805	\$113,409* - \$174,574*

We have priced these units to be free from connecting to any existing utilities. Some backyard units will have their own sewer and water hook ups and some can connect to the existing. There could be some saving when connecting to the existing utilities. Also, we have not added a charge for the building department permit fees. We recommend that you talk to your local building department for their fees.

* Option utility hookup. Home owners can choose to tie the sewer & water into their existing utilities. If you choose to have separate utility hookup add \$5,500.

** The "list" price for blue prints: Drafting & Engineering from foundation up to roof. The floor plan, elevations, cross section, foundation plan, roof framing plan, truss calcs, tilte-24, cal green & site plan. If you draft with CPH and build with CPH, we will give you a discount on the plans. The discount for 200 sq. ft. is <\$138>, 250 sq. ft. is <\$173>, 300 sq. ft. is <\$207>, 400 sq. ft. is <\$276>, 500 sq. ft. is <\$345>, 600 sq. ft. is <\$417>, 700 sq. ft. is <\$483>, 800 sq. ft. is <\$552>, 900 sq. ft. is <\$621>, 1,000 sq. ft. is <\$690> & 1,200 sq. ft. is <\$828>.

*** Package cost is the entire shell of the building pre-built in a factory environment. Price includes almost all the wood, walls, windows, roof system, & framing hardware.

**** Finished cost, is a completely finished building. This price can vary because as an owner building, you can choose to build it yourself as an own builder or manage the project and sub the work out to local contractors and trade people. All the inside finishing are controlled by you in the local market. You can put in basic or even high-end finishing's.

Price subject to change 3/18



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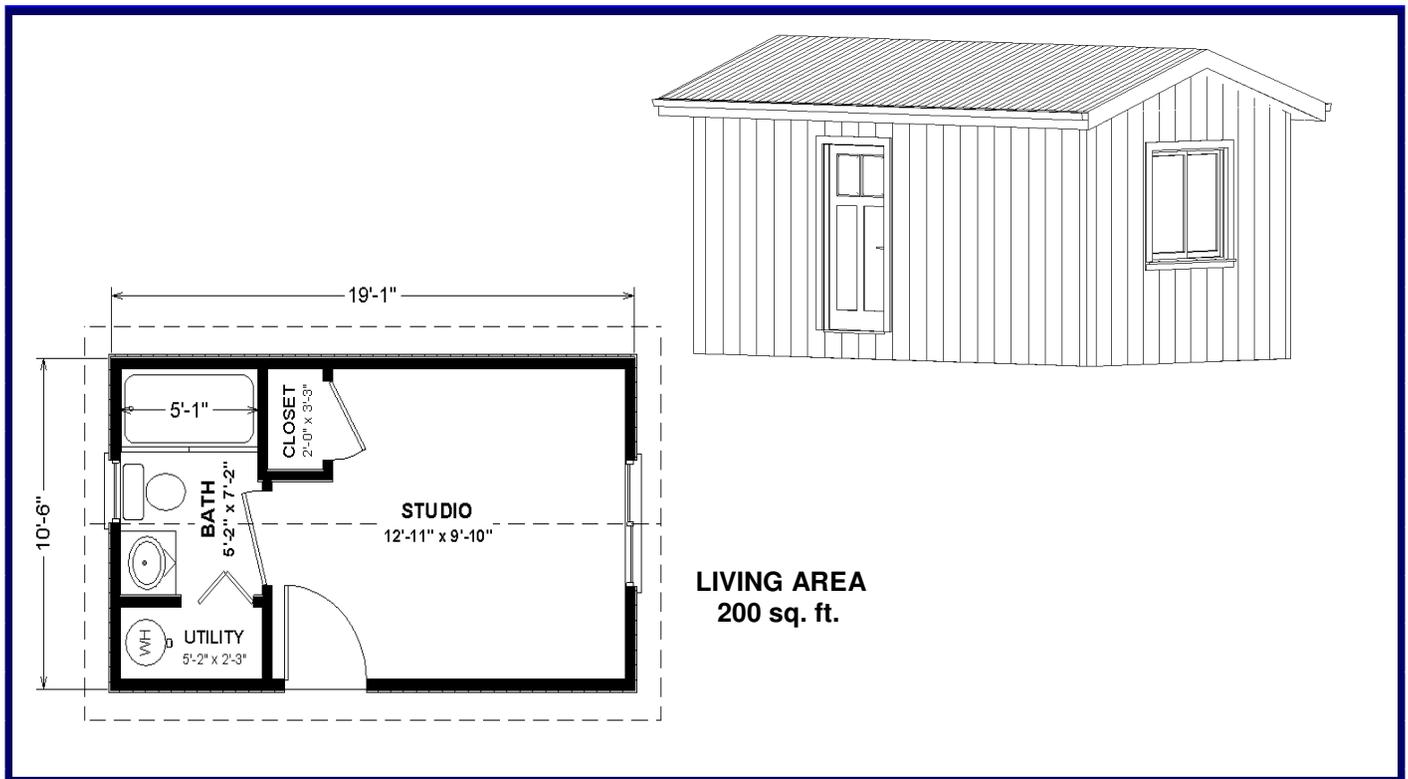
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GRANNY UNIT - STUDIO

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CPH 200 SQ. FT. REC GRANNY UNIT



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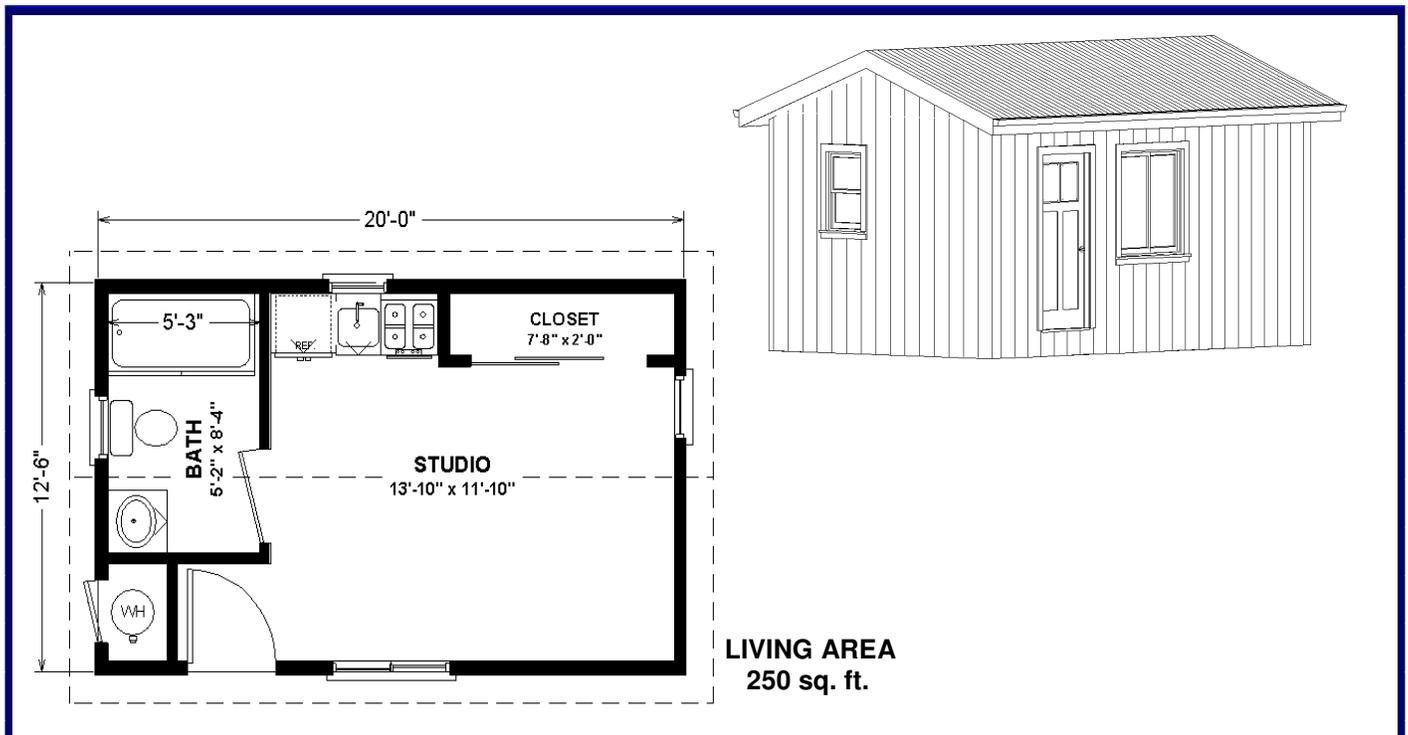
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CPH 250 SQ. FT. REC GRANNY UNIT



**LIVING AREA
250 sq. ft.**

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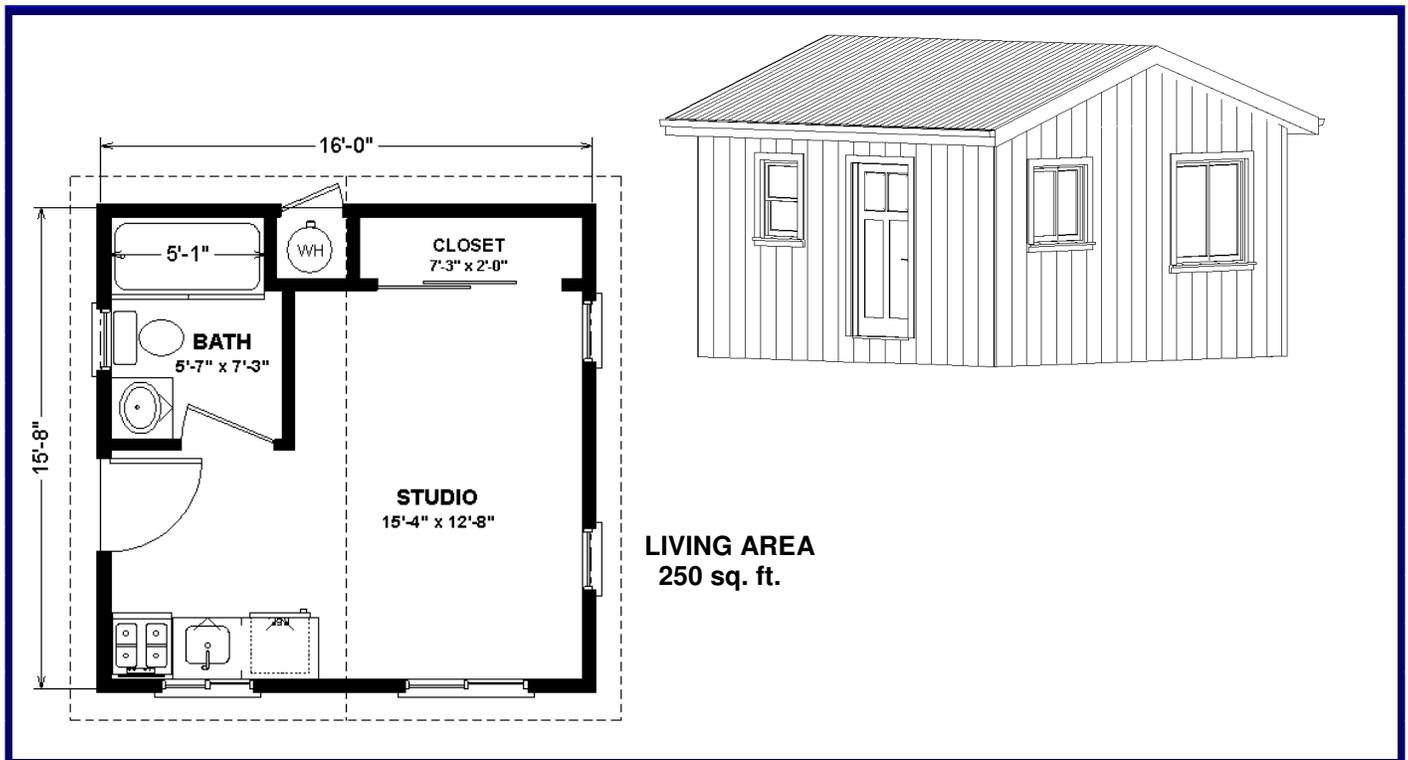
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CPH 250 SQ. FT. SQU GRANNY UNIT



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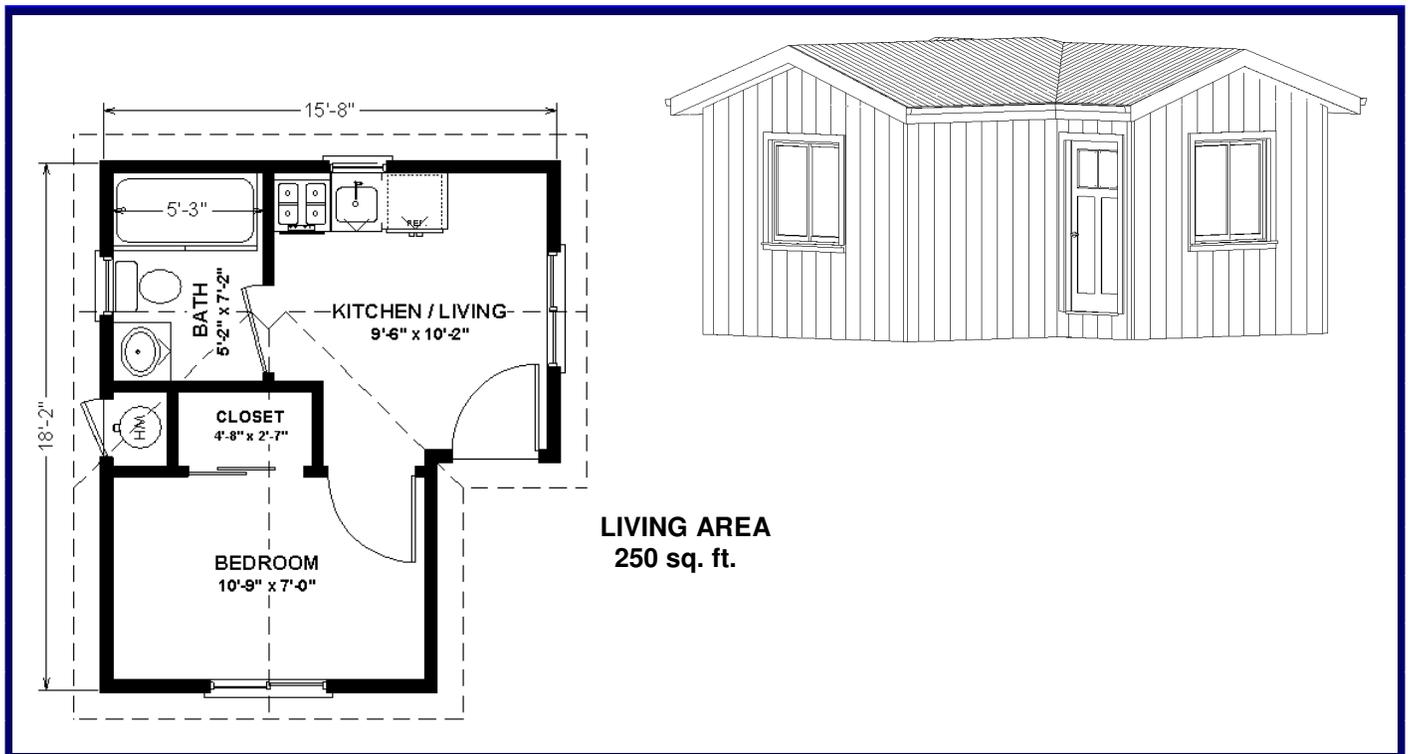
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GRANNY UNIT - STUDIO

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CPH 250 SQ. FT. L GRANNY UNIT



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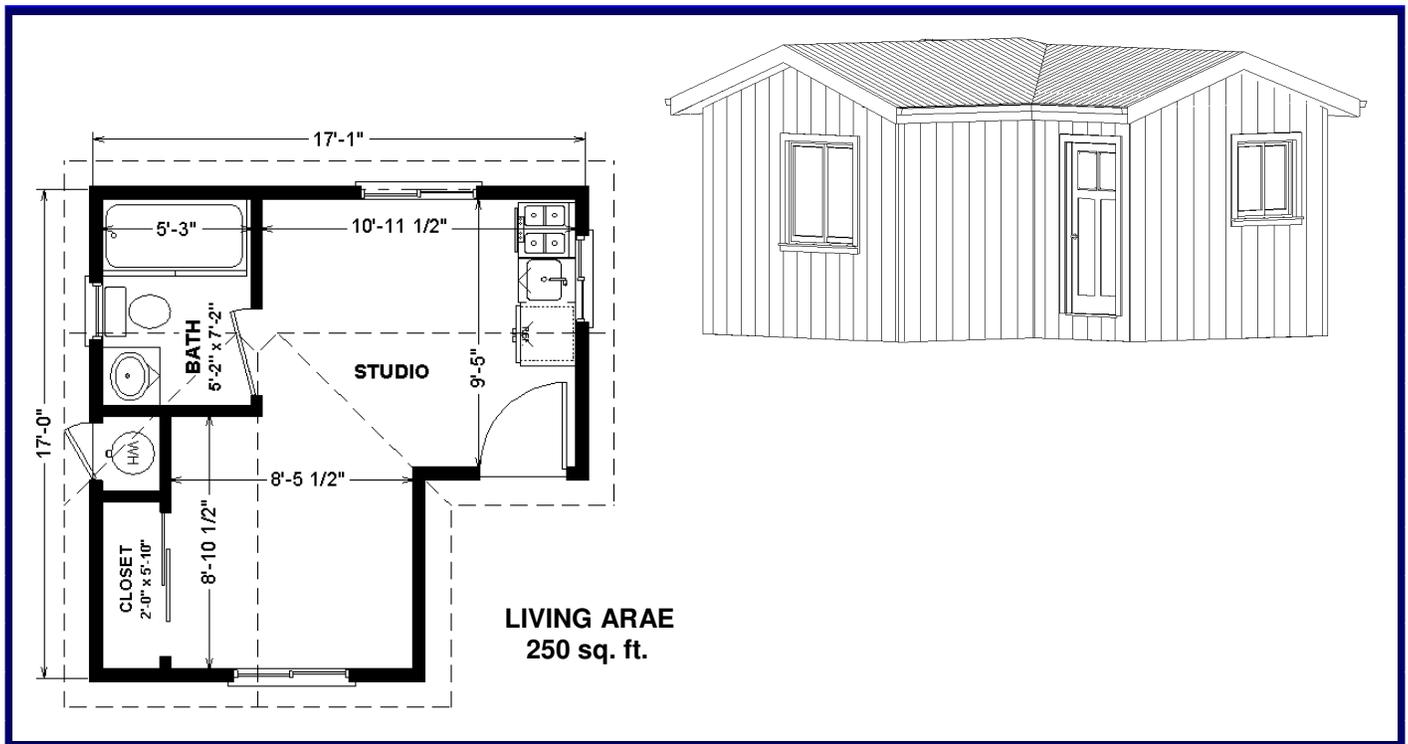
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CPH 250 SQ. FT. L GRANNY UNIT #2



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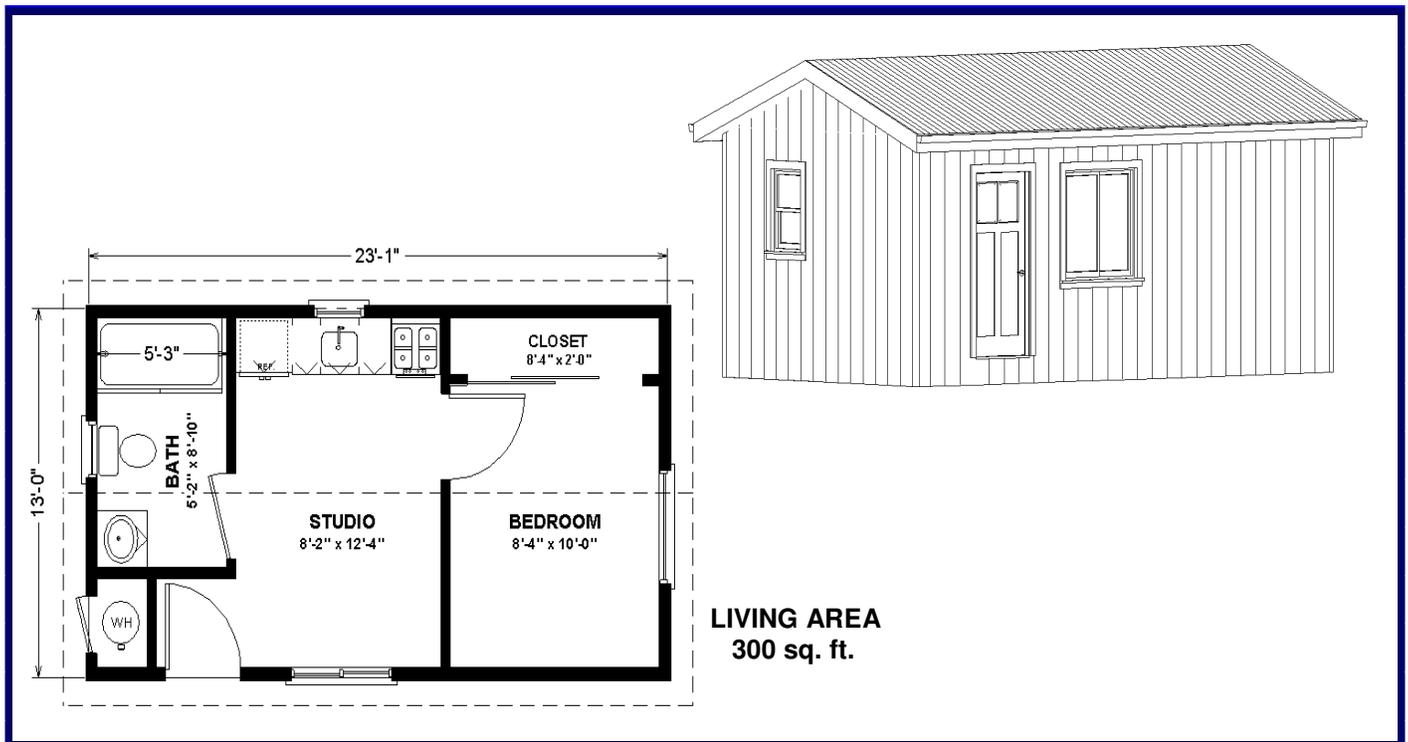
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GRANNY UNIT - STUDIO

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CPH 300 SQ. FT. REC GRANNY UNIT



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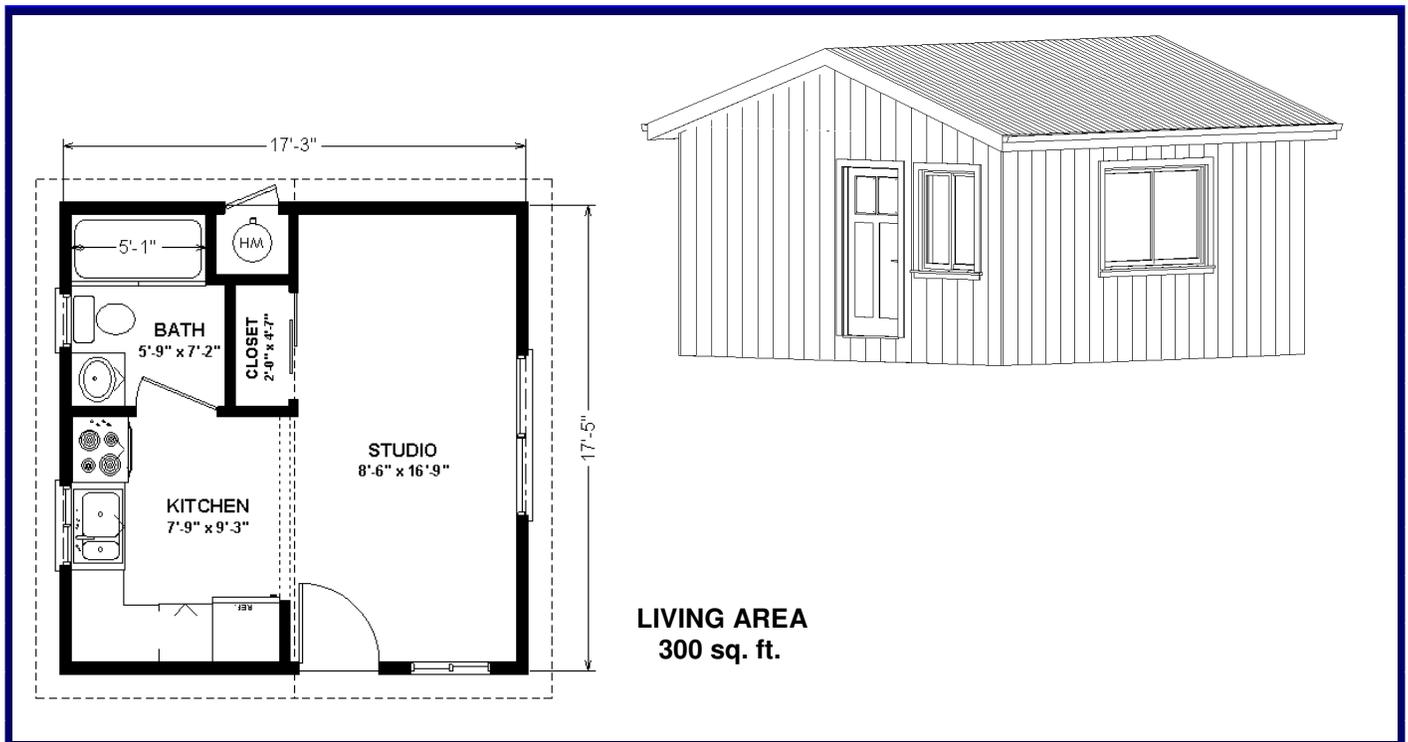
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GRANNY UNIT - STUDIO

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CPH 300 SQ. FT. SQU GRANNY UNIT



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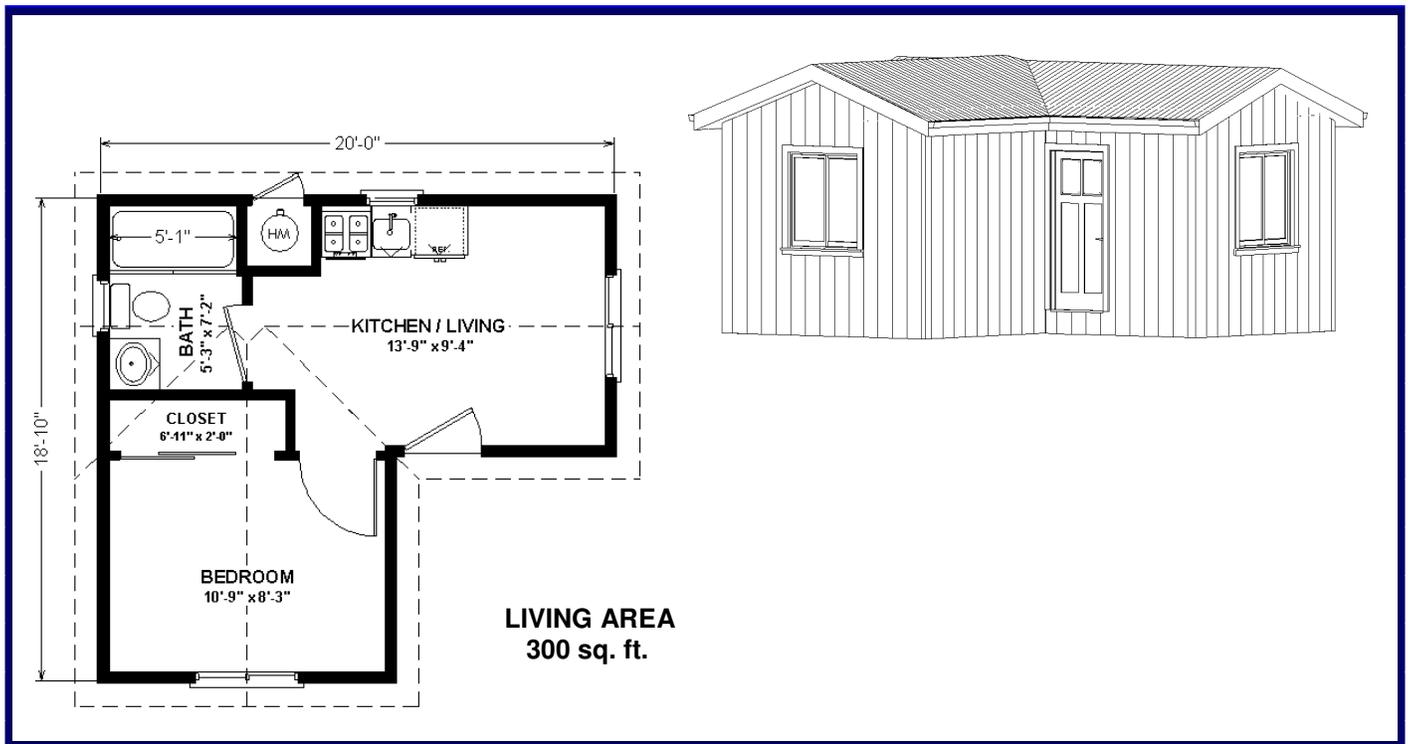
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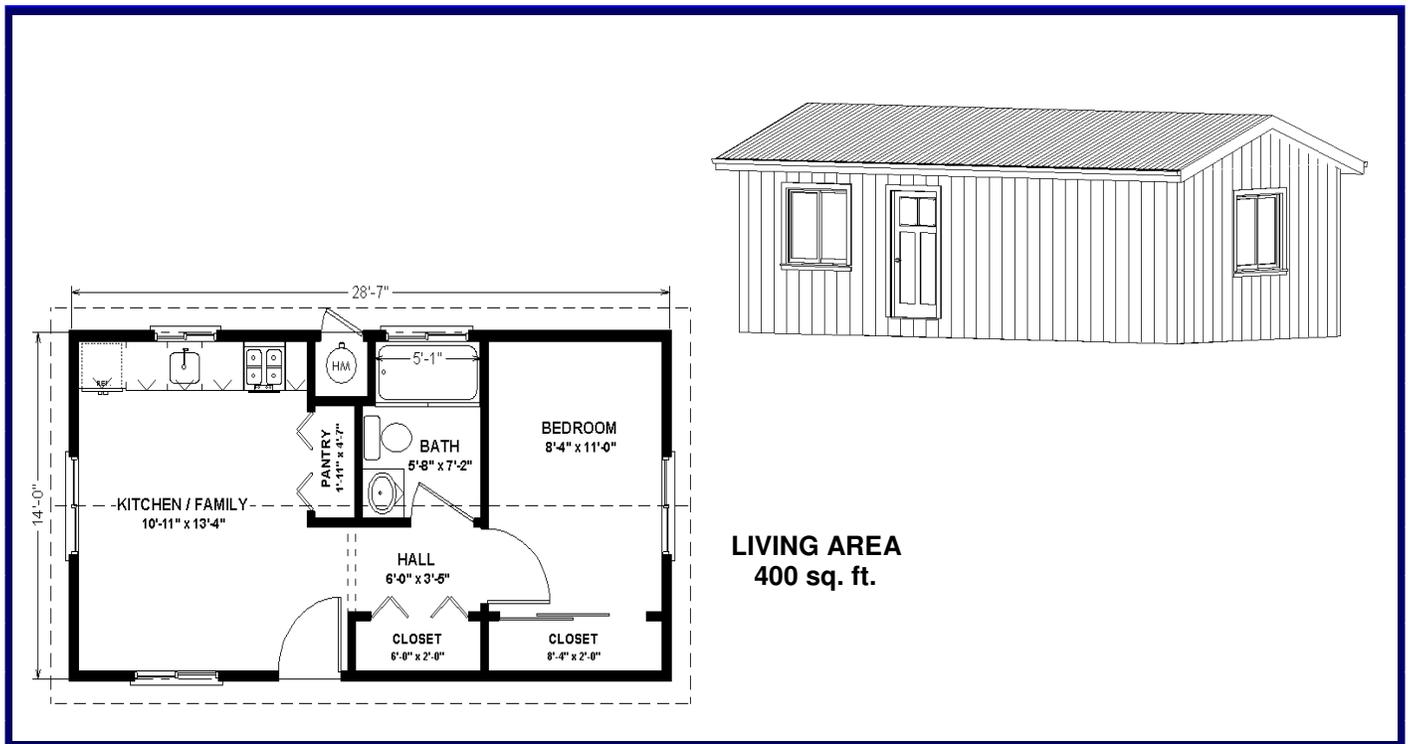
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CPH 400 SQ. FT. REC GRANNY UNIT



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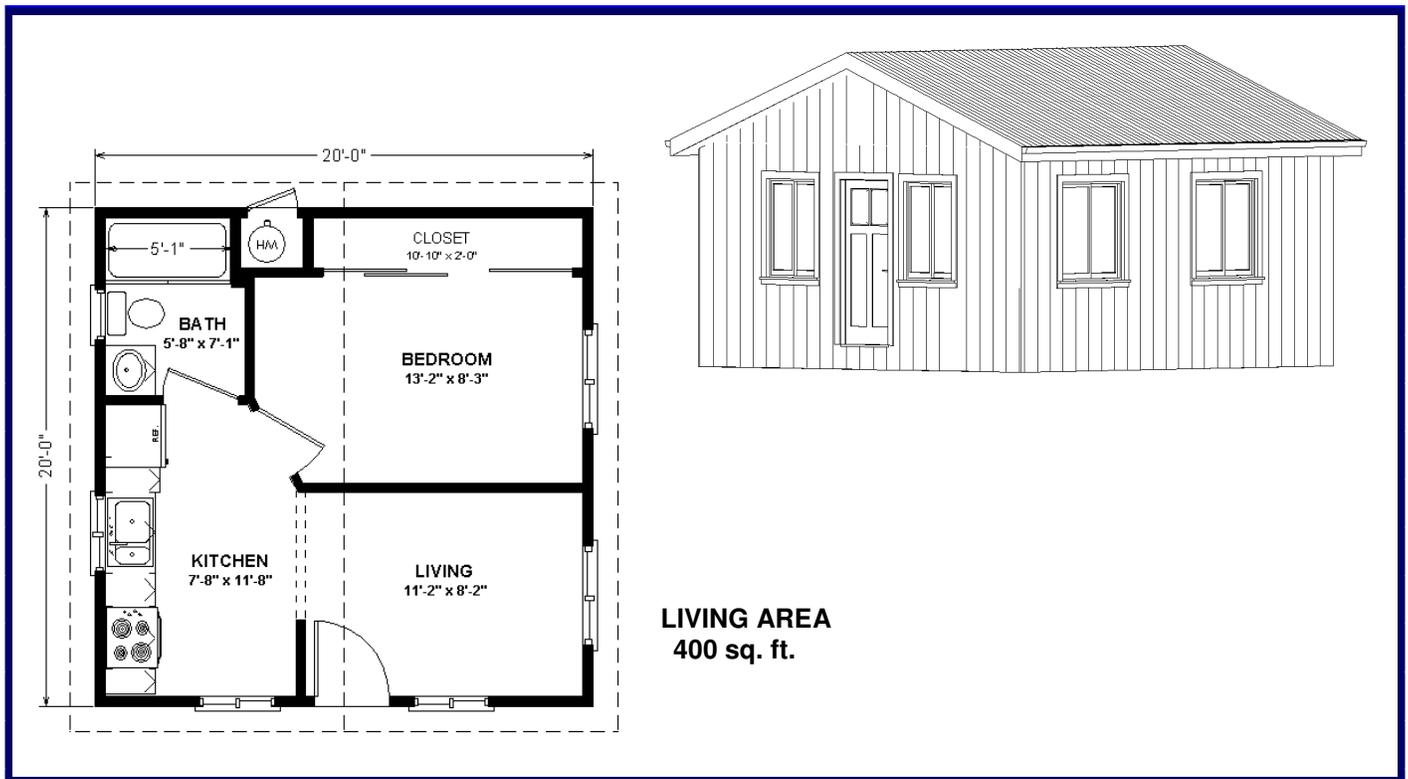
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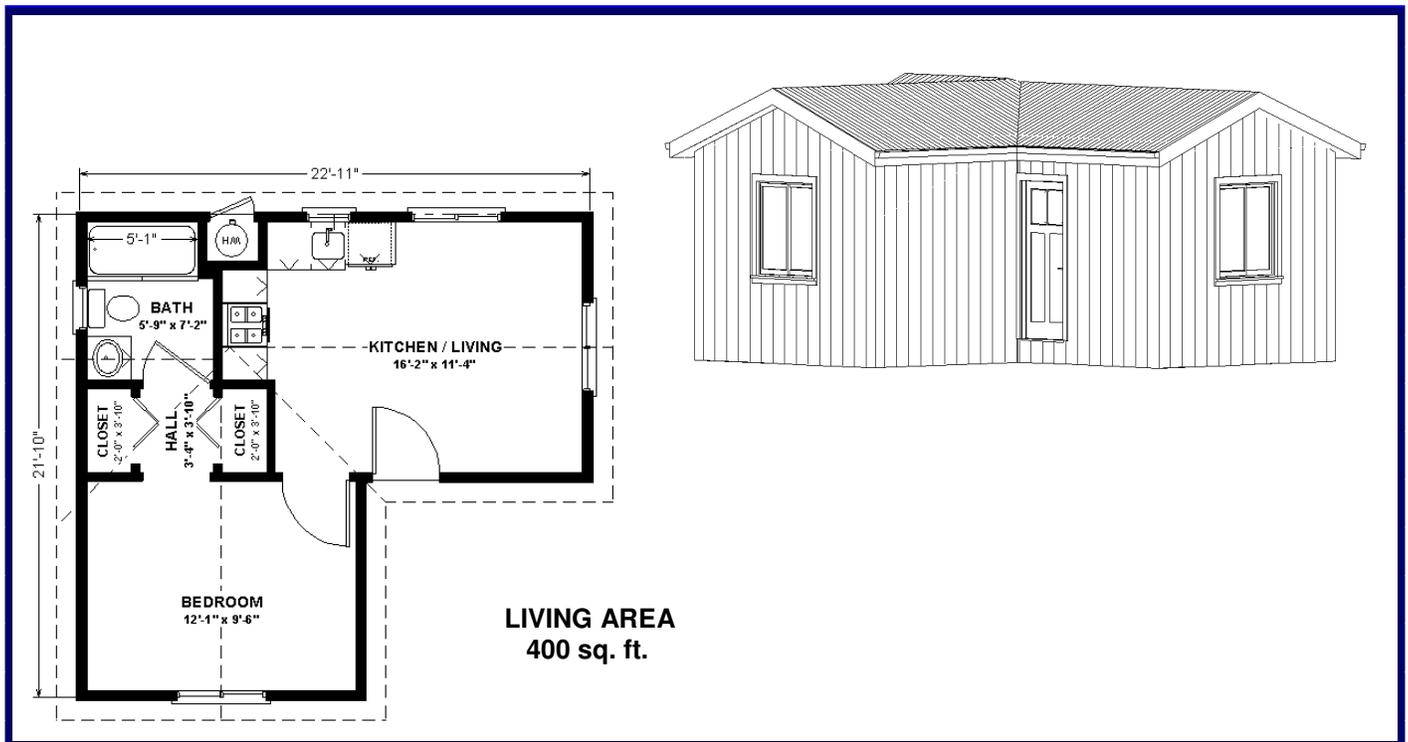
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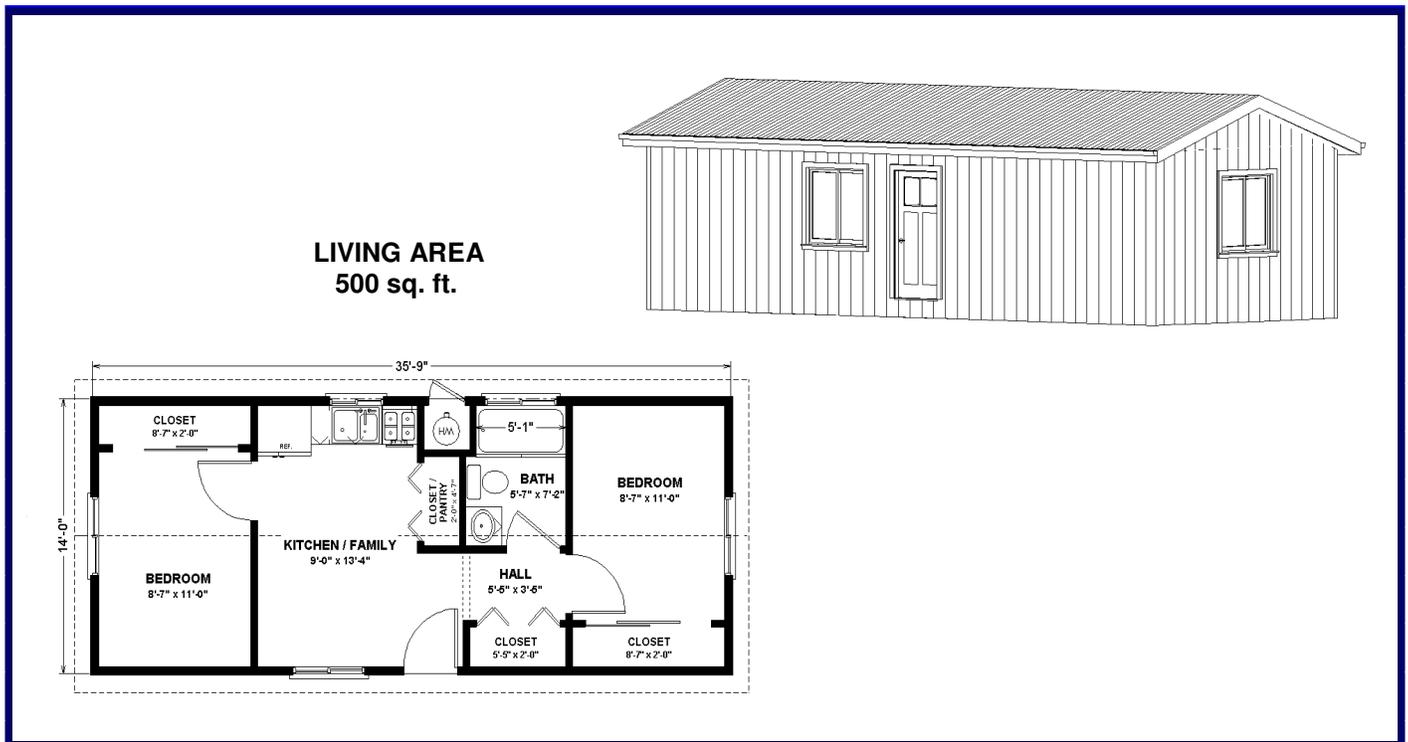
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SECONDARY DWELLING - BACKYARD UNIT

GRANNY UNIT - STUDIO

Take a looking at our new small backyard unit. It can be built and designed for an aging parent, college student back from school, office, cabana, or a rental unit. Although it is a small building it has great value for you and your family as well as your property.

CPH 500 SQ. FT. REC GRANNY UNIT



This building has 8 foot 2x6 walls. Foundation is designed for a concrete slab. The exterior siding is T1-11. Roof pitch is a 4/12 with a 12" overhang. The building also has barge and fascia, as well as decorative trim around all doors, windows, corners, rakes and eaves. On the inside of this building, all passage doors are 3068 openings. All sliding closet doors are floor to ceiling openings, room for a 50-gallon water heater. The bathroom is designed with a 5' shower/tub combo, standard toilet, and a 24" vanity.

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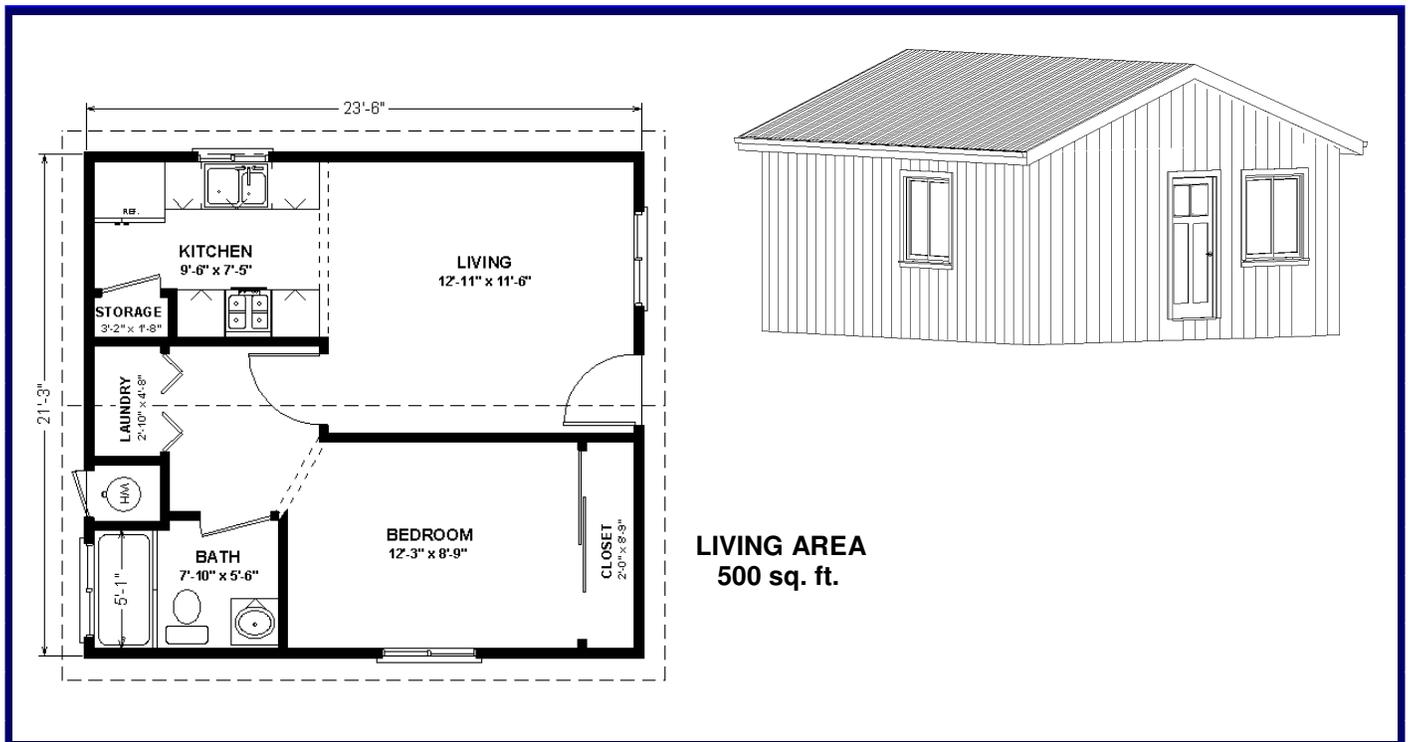
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CPH 500 SQ. FT. SQU GRANNY UNIT



**LIVING AREA
500 sq. ft.**

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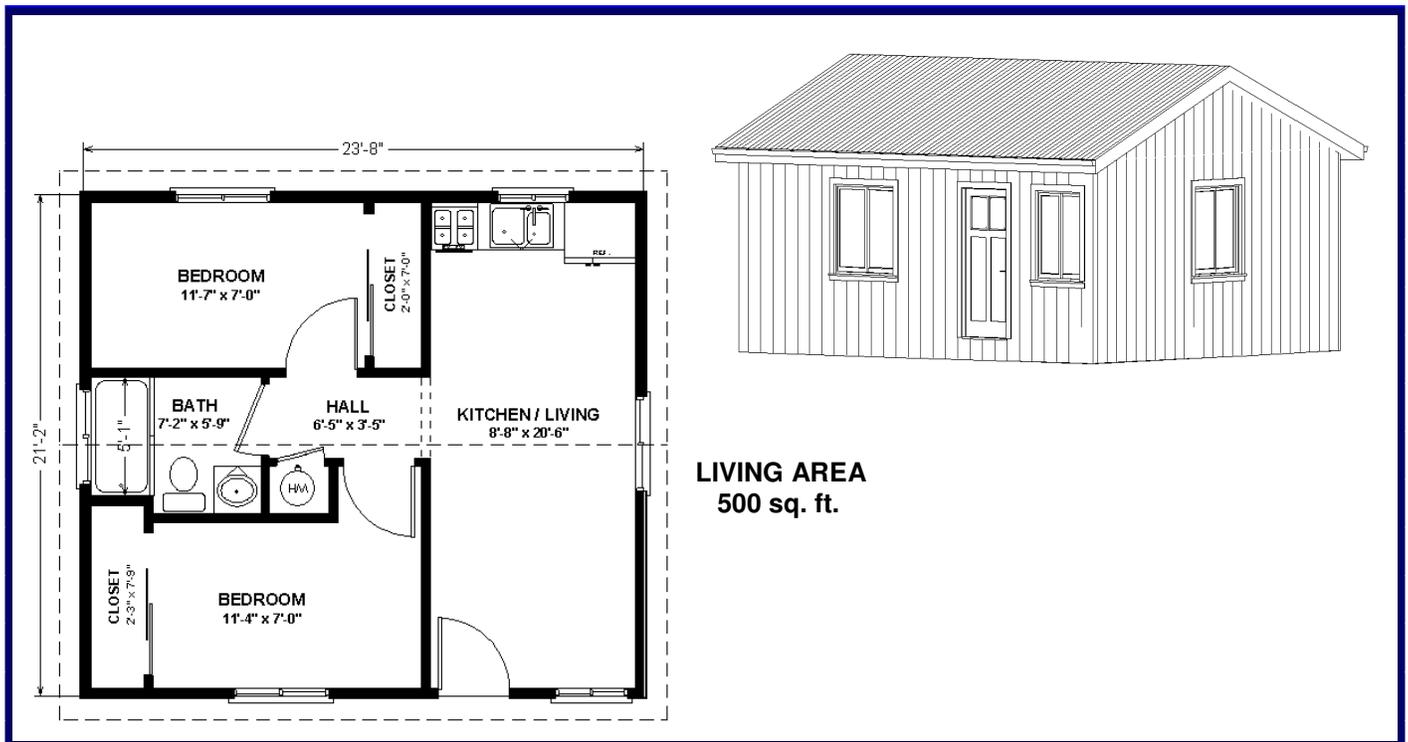
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CPH 500 SQ. FT. SQU 2BR GRANNY UNIT



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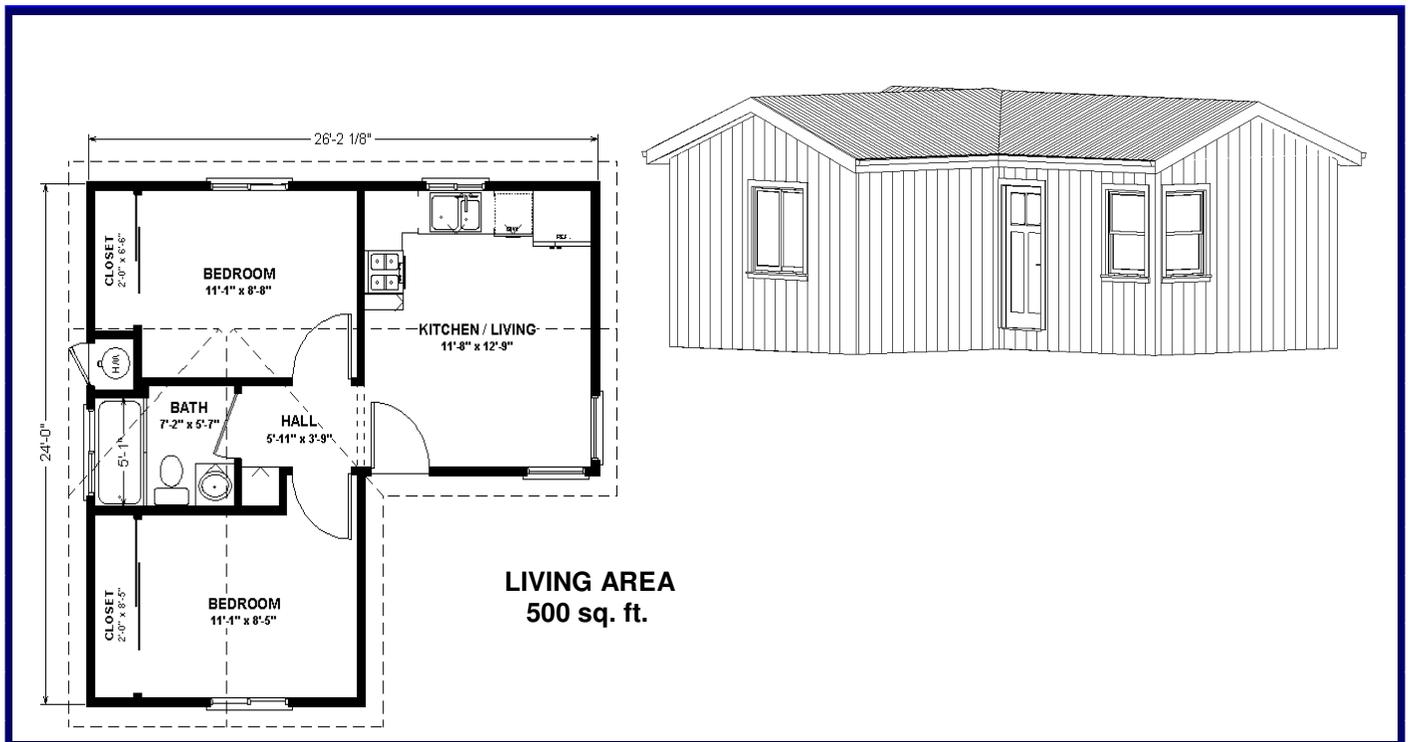
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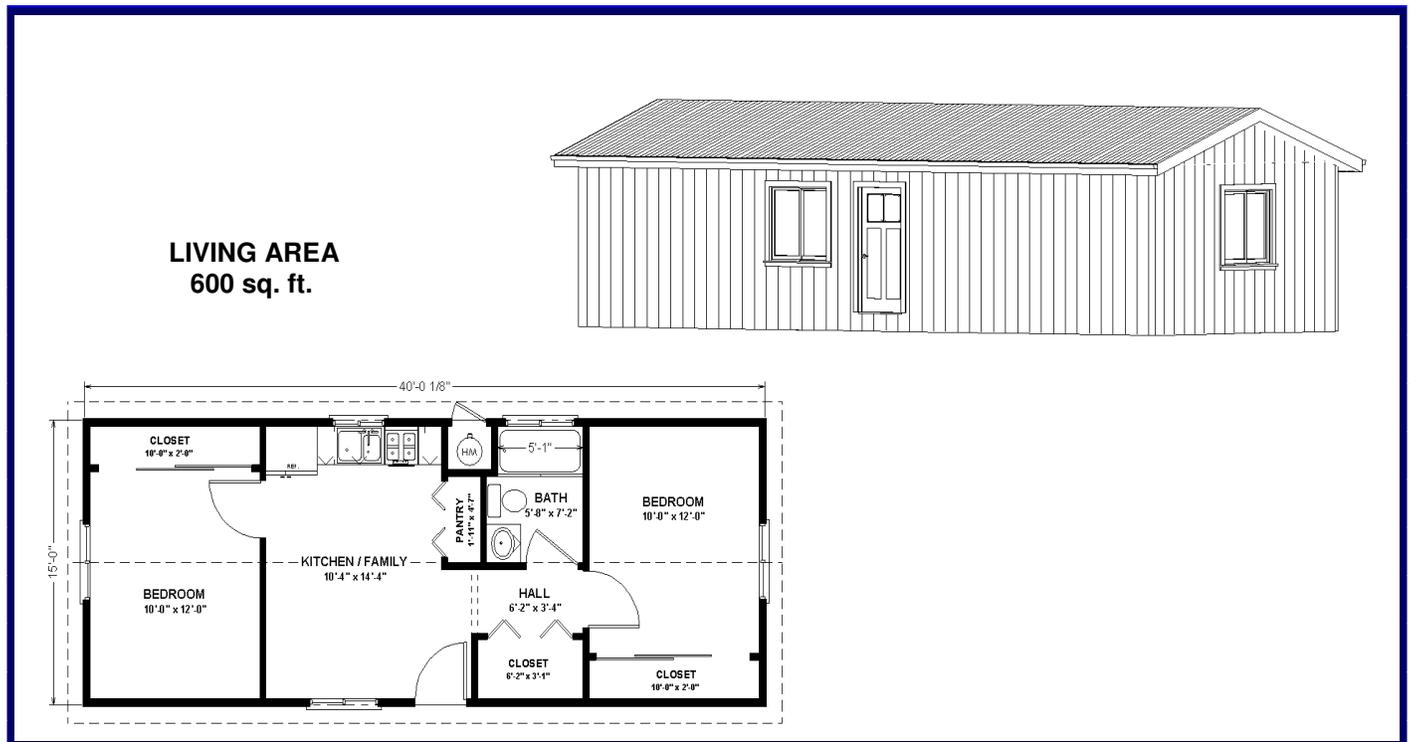
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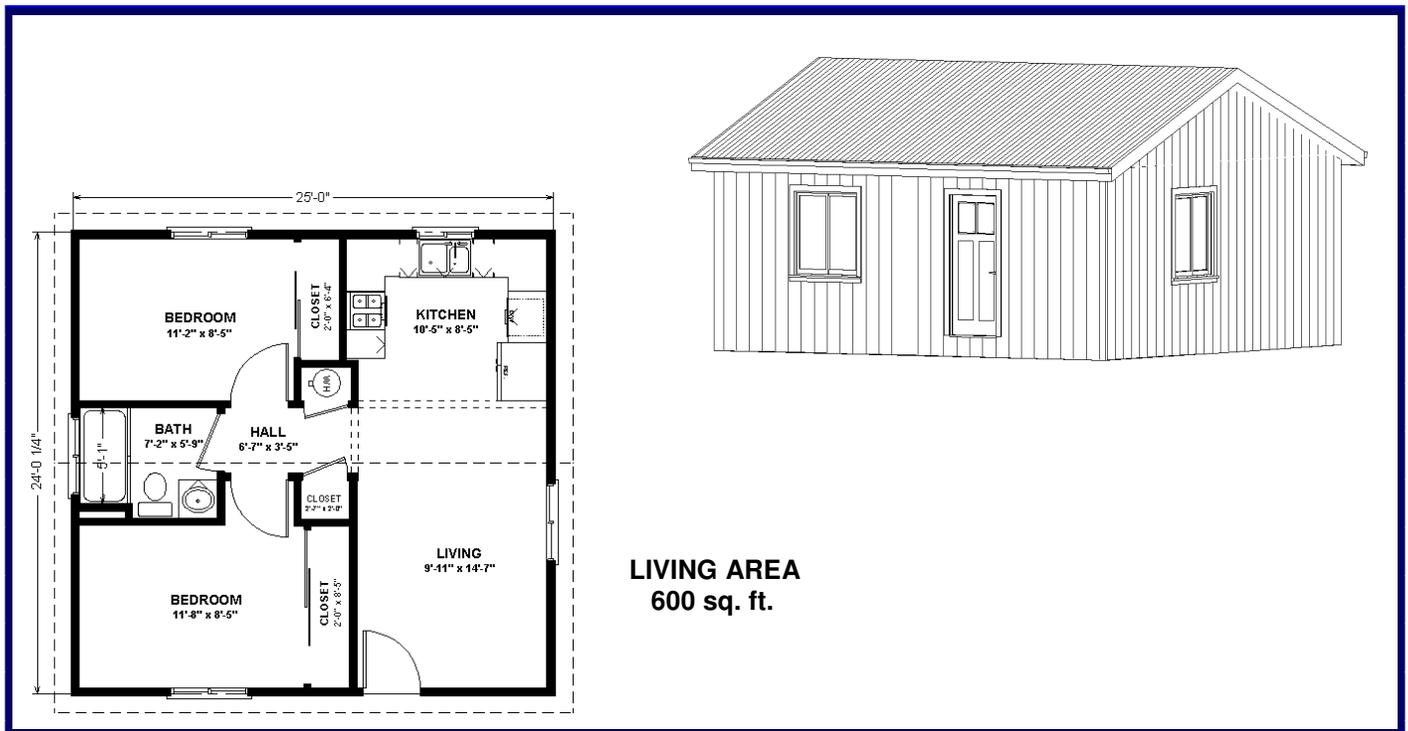
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CPH 600 SQ. FT. SQU GRANNY UNIT



**LIVING AREA
600 sq. ft.**

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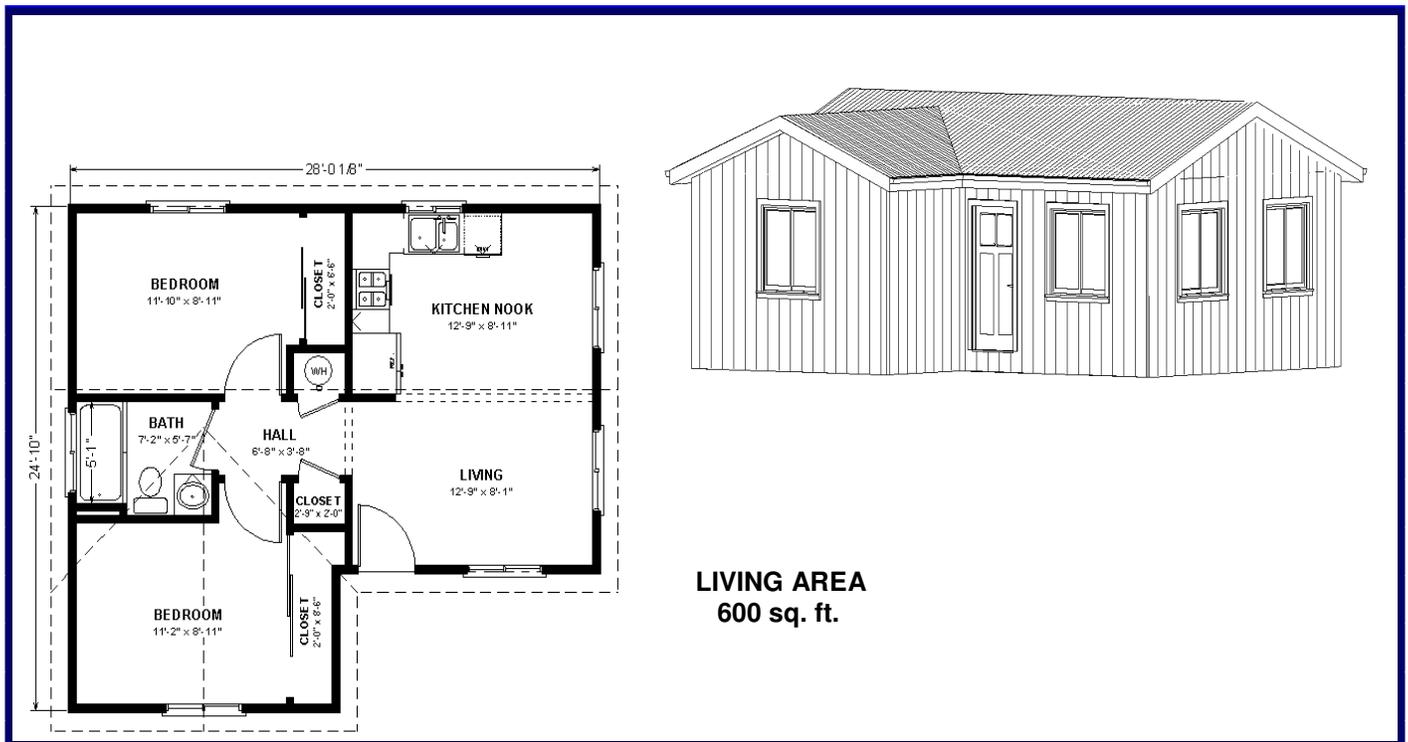
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CPH 600 SQ. FT. L GRANNY UNIT



**LIVING AREA
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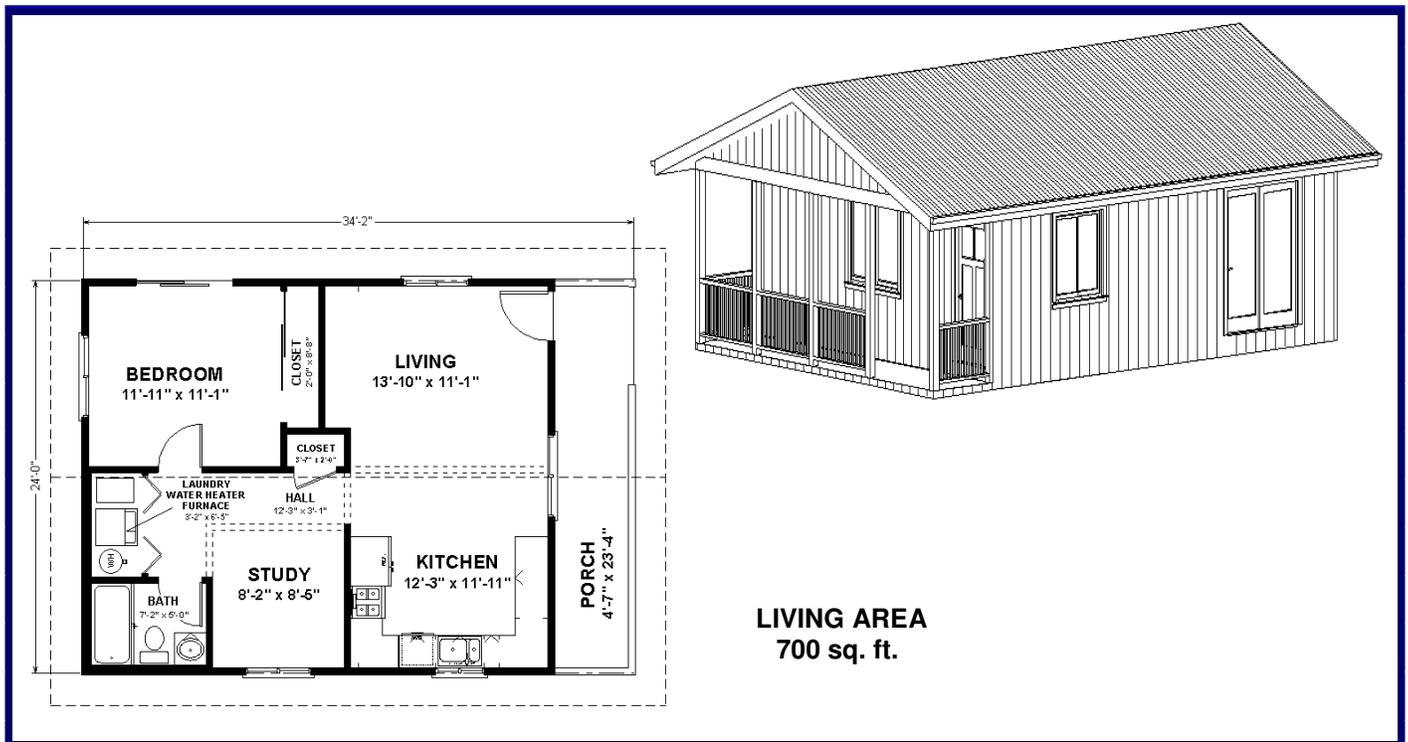
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CPH 700 SQ. FT. REC GRANNY UNIT



**LIVING AREA
700 sq. ft.**

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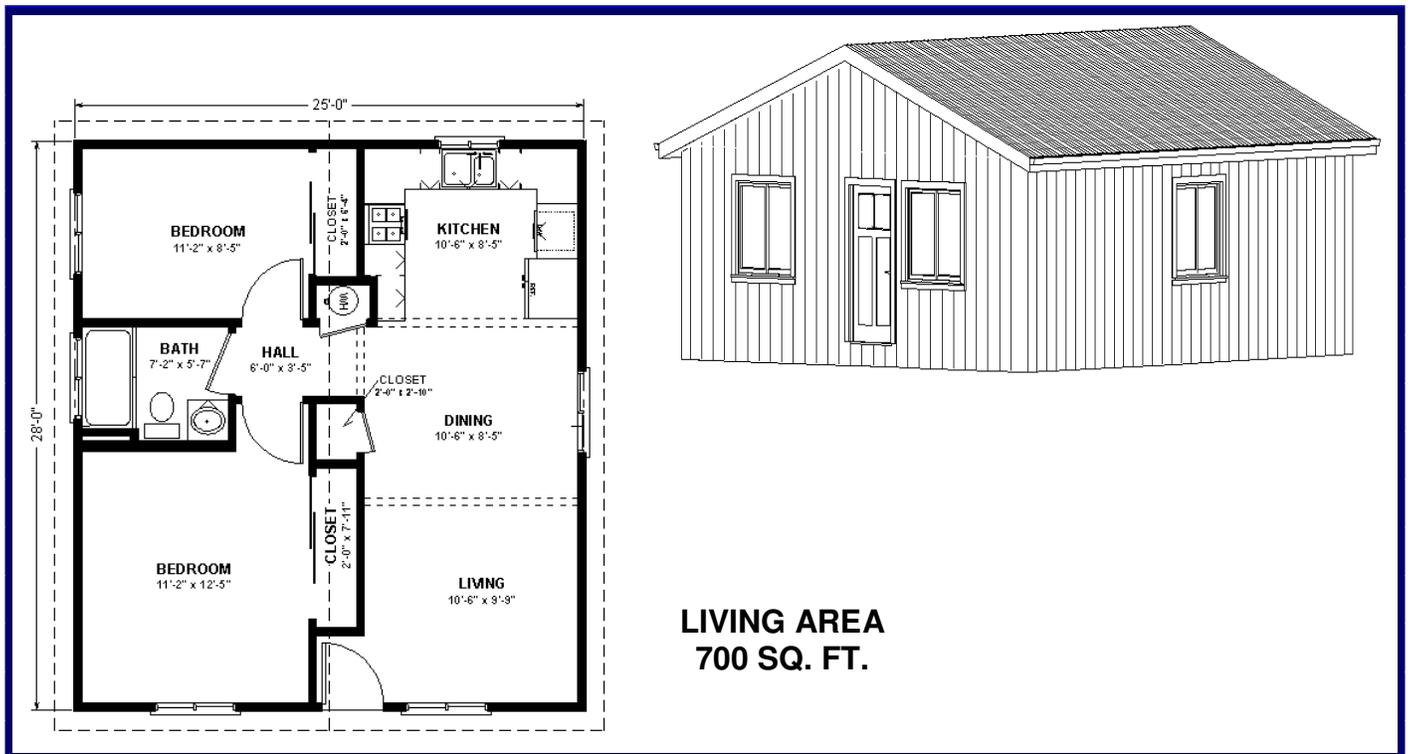
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CPH 700 SQ. FT. SQU GRANNY UNIT



**LIVING AREA
700 SQ. FT.**

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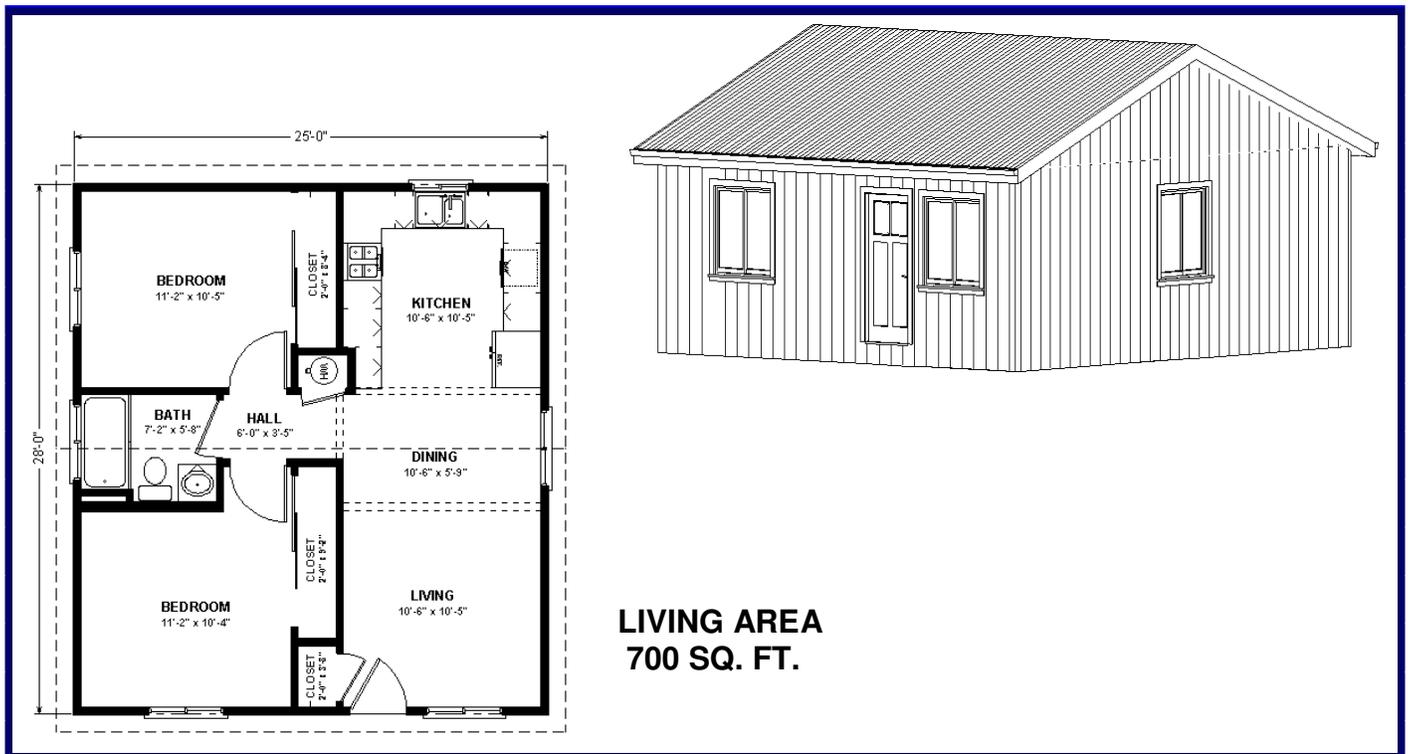
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CPH 700 SQ. FT. SQU GRANNY UNIT #2



**LIVING AREA
700 SQ. FT.**

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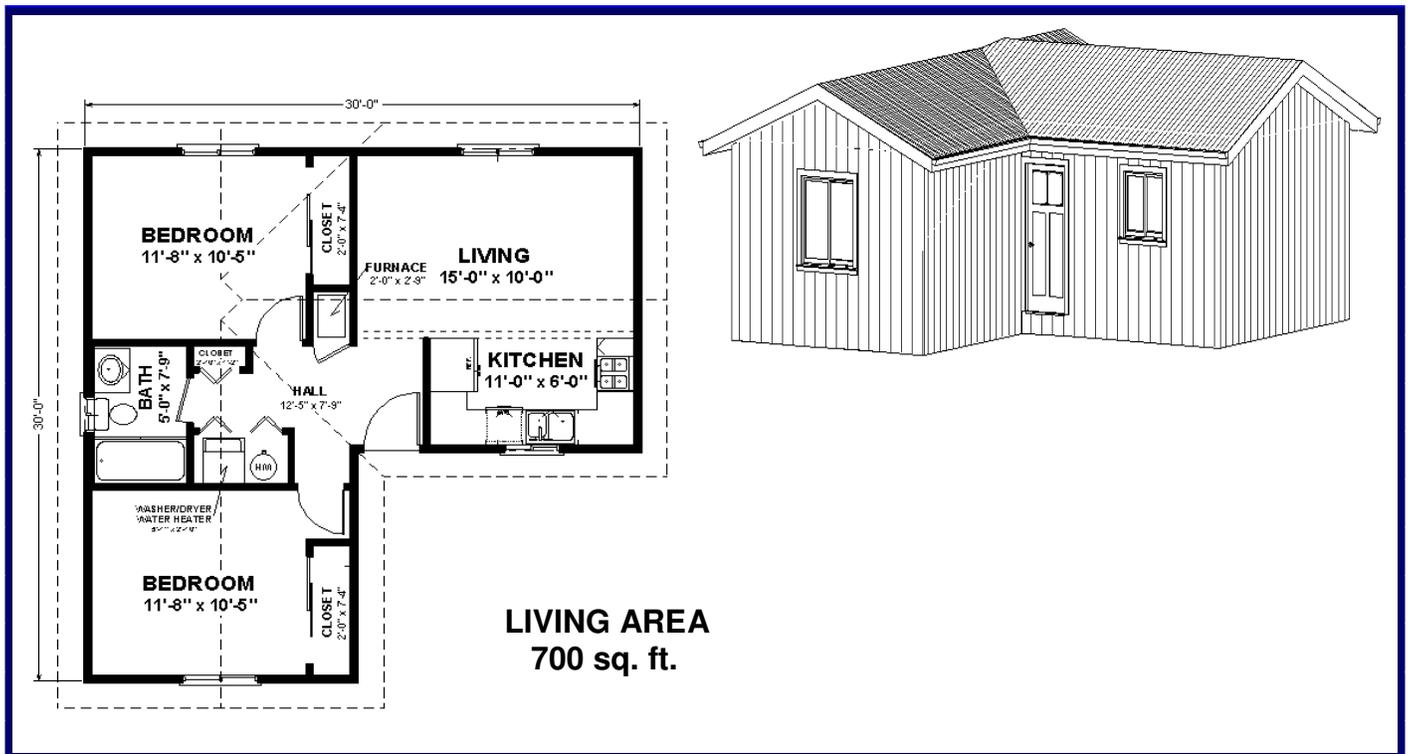
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CPH 700 SQ. FT. L GRANNY UNIT



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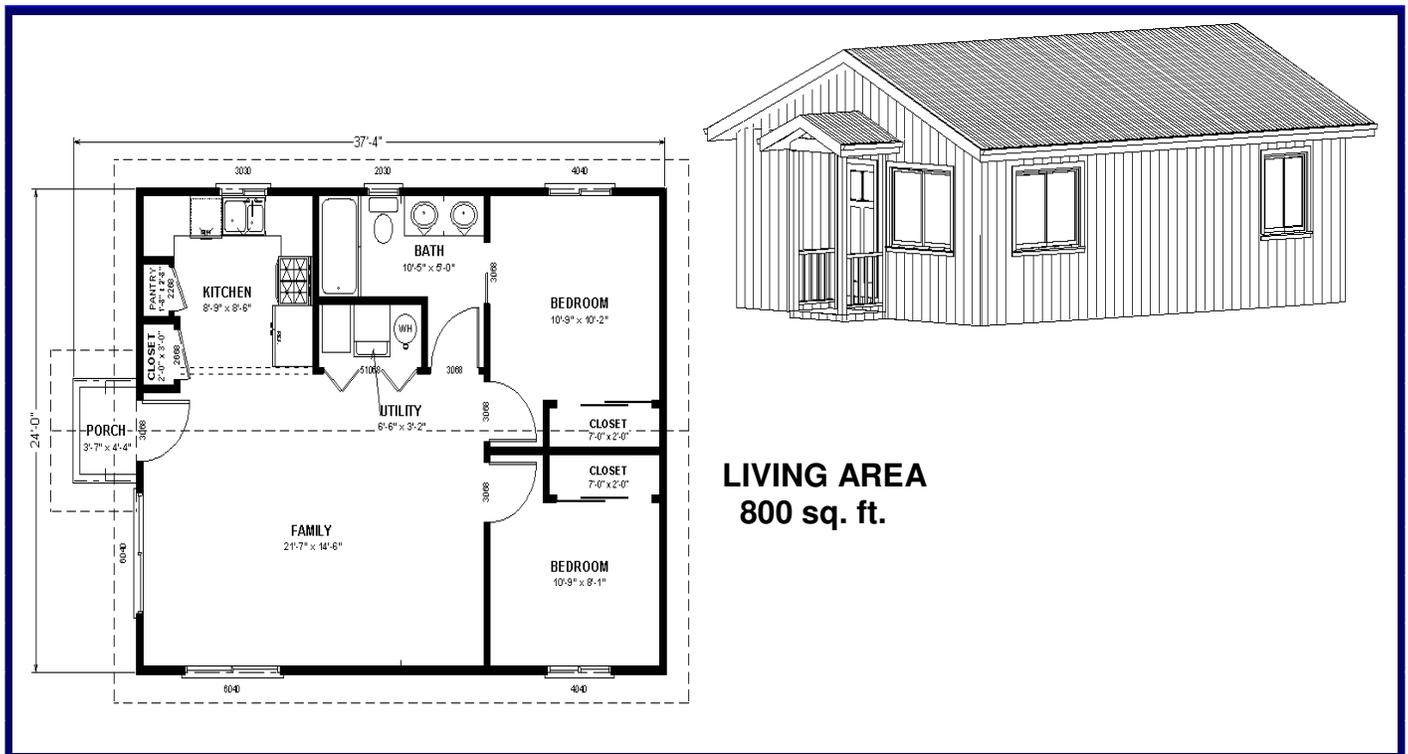
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CPH 800 SQ. FT. REC 2BR GRANNY UNIT



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800 sq. ft.**

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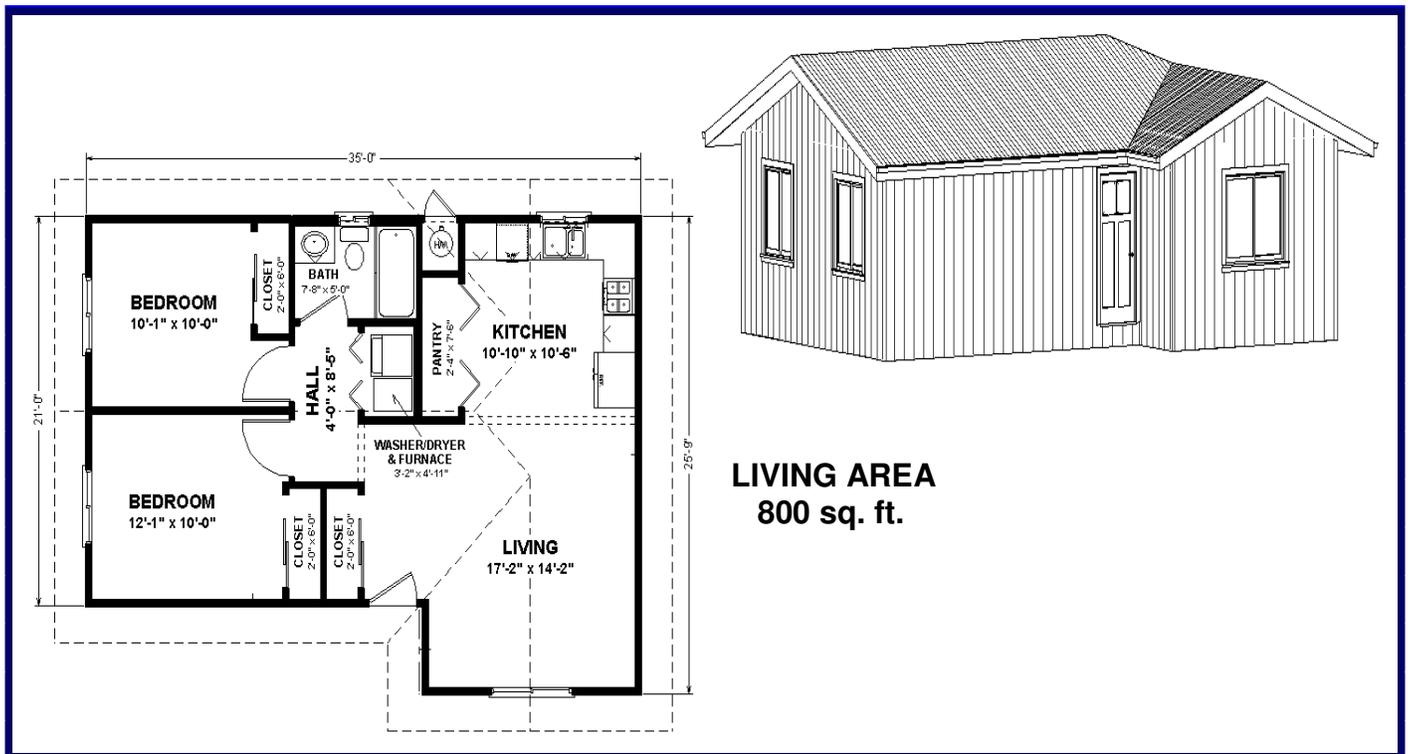
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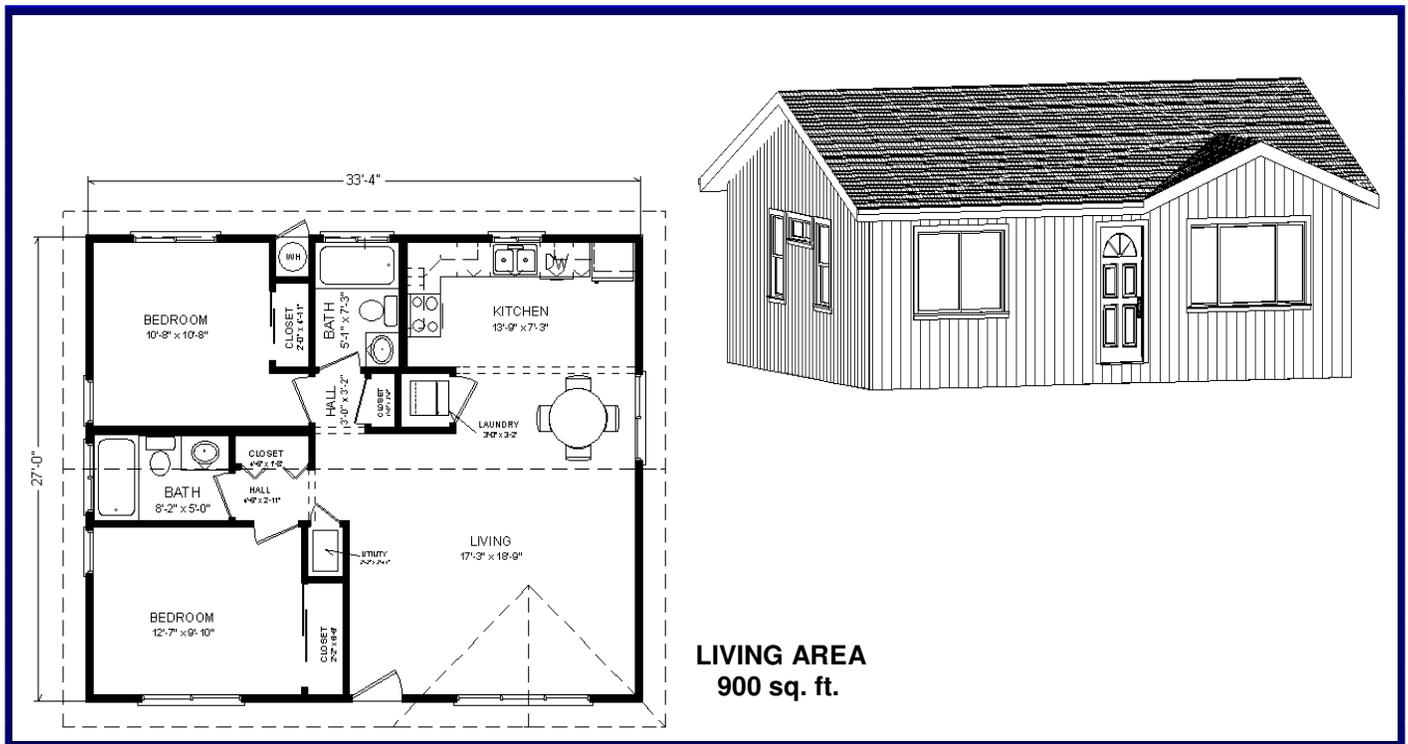
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CPH 900 SQ. FT. SQU GRANNY



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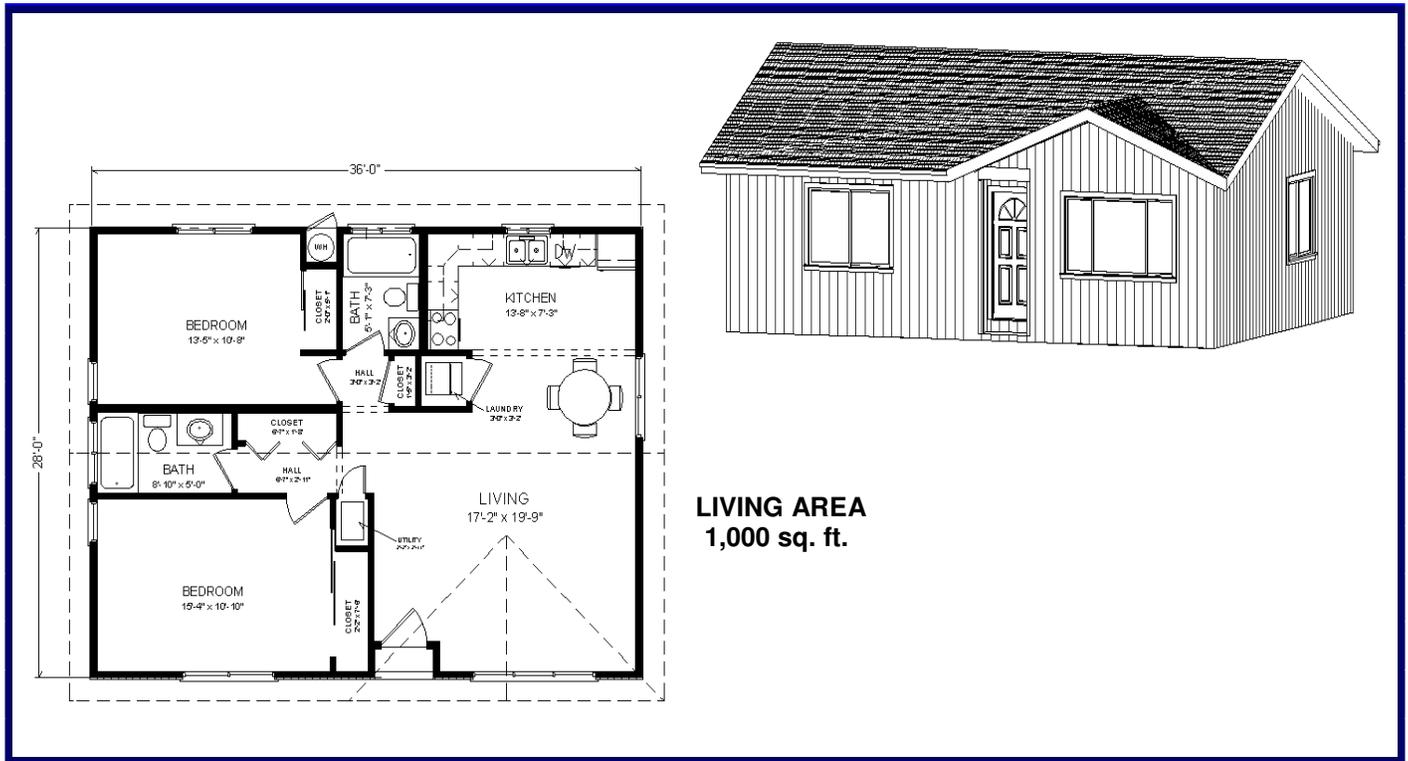
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CPH 1,000 SQ. FT. SQU GRANNY UNIT



**LIVING AREA
1,000 sq. ft.**

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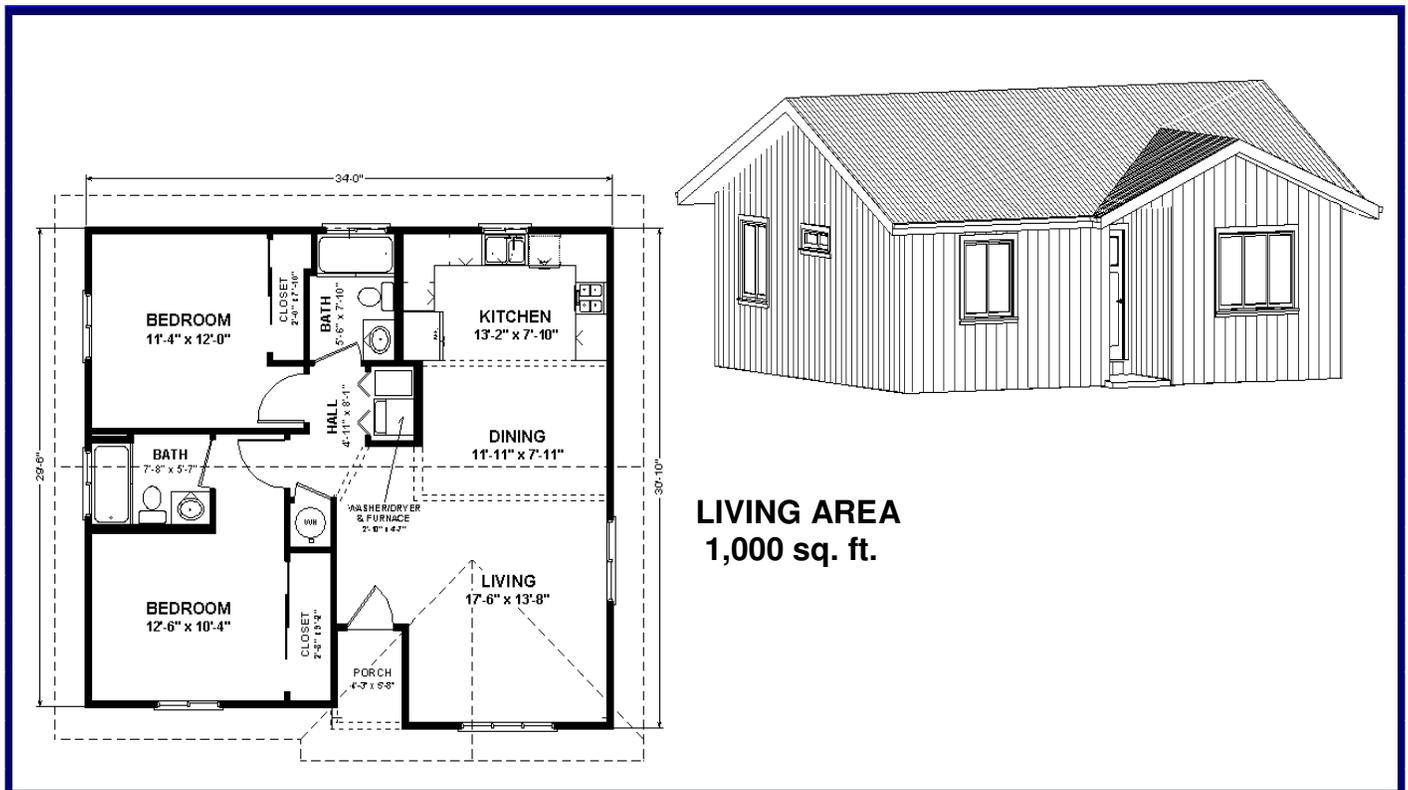
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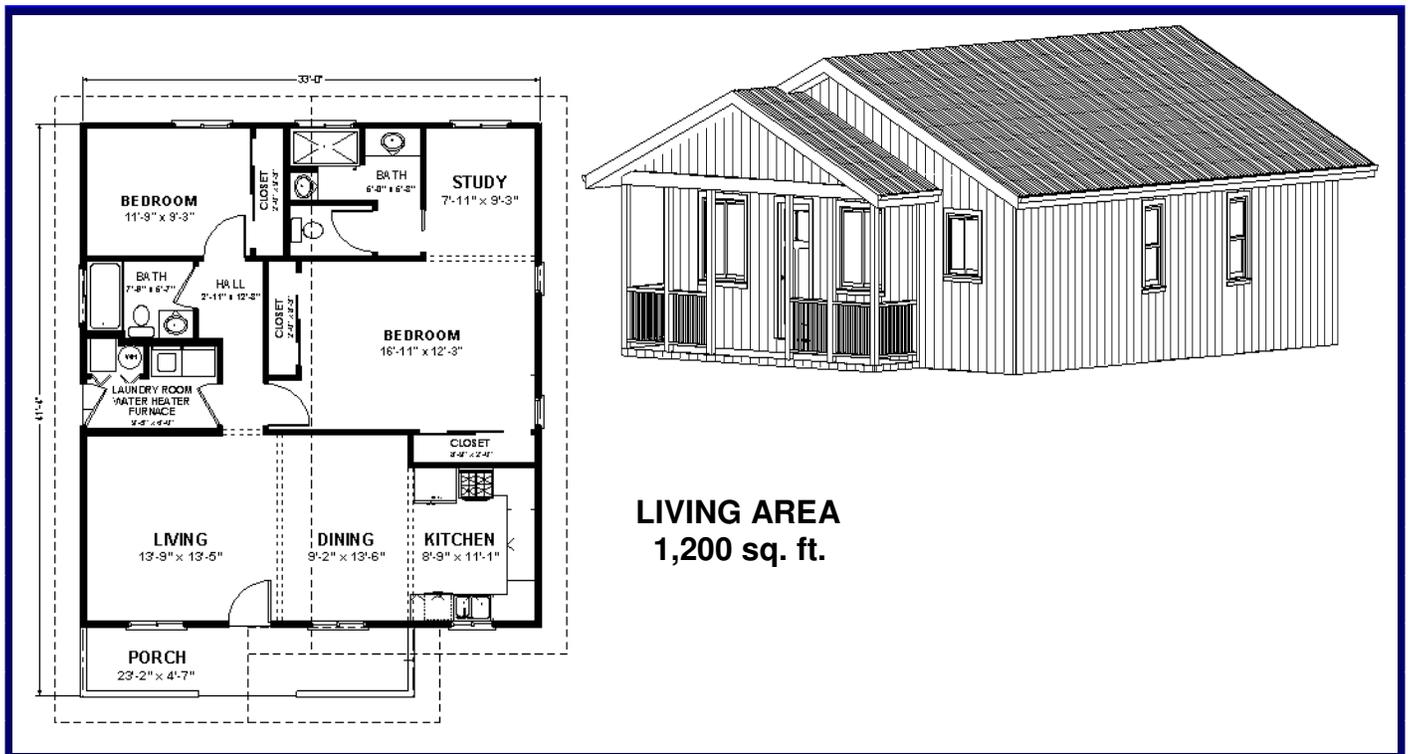
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SECONDARY DWELLING - BACKYARD UNIT

GRANNY UNIT - STUDIO

Take a looking at our new small backyard unit. It can be built and designed for an aging parent, college student back from school, office, cabana, or a rental unit. Although it is a small building it has great value for you and your family as well as your property.

CPH 1,200 SQ. FT. SQU GRANNY UNIT



This building has 8 foot 2x6 walls. Foundation is designed for a concrete slab. The exterior siding is T1-11. Roof pitch is a 4/12 with a 12" overhang. The building also has barge and fascia, as well as decorative trim around all doors, windows, corners, rakes and eaves. On the inside of this building, all passage doors are 3068 openings. All sliding closet doors are floor to ceiling openings, room for a 50-gallon water heater. The bathroom is designed with a 5' shower/tub combo, standard toilet, and a 24" vanity.

We are a custom building system. If you do not see anything you like, please just ask. We can create and build almost any style of building. Just because we do not have your dream plan, does not mean we cannot create it.

Plan created and copy written by Matt and Dennis Foster from CALIF. PRE-CUT HOMES.



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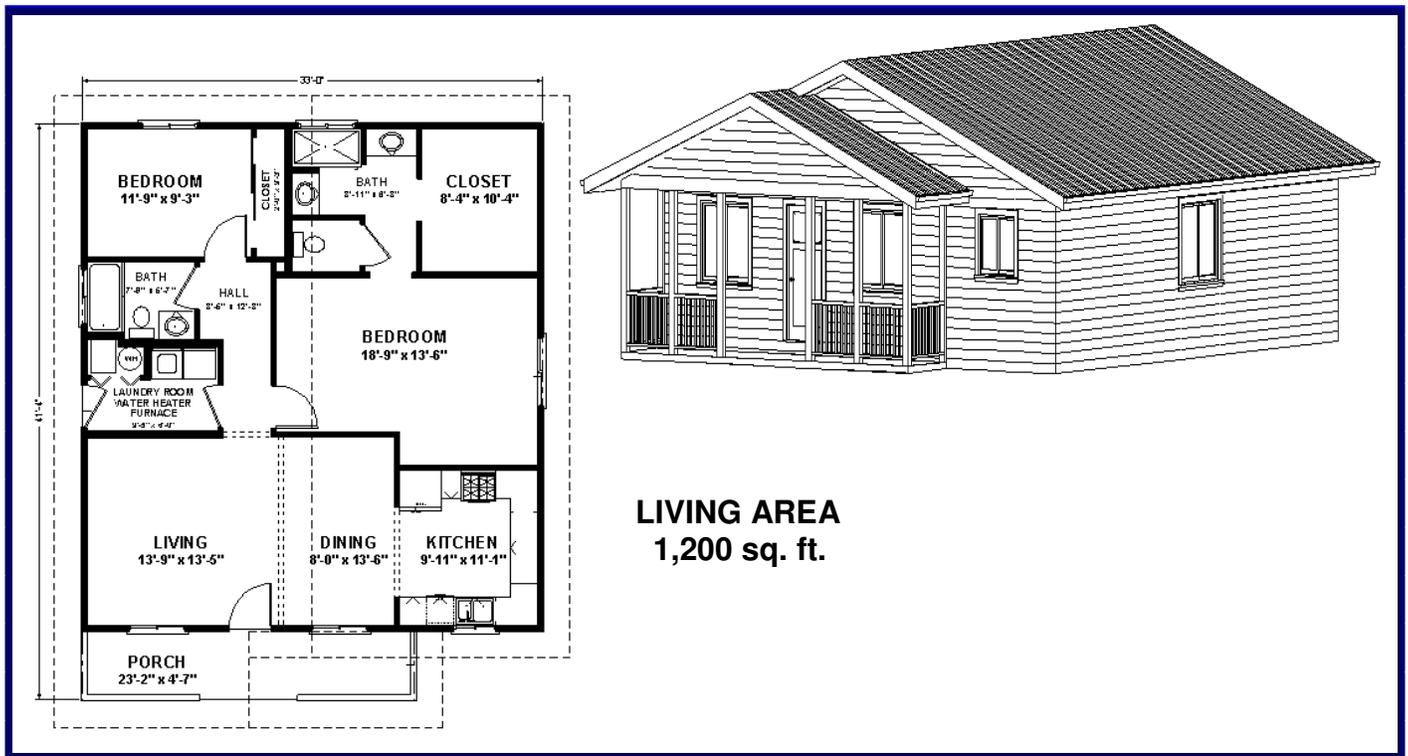
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CPH 1,200 SQ. FT. SQU #2 GRANNY UNIT



**LIVING AREA
1,200 sq. ft.**

This building has 8 foot 2x6 walls. Foundation is designed for a concrete slab. The exterior siding is T1-11. Roof pitch is a 4/12 with a 12" overhang. The building also has barge and fascia, as well as decorative trim around all doors, windows, corners, rakes and eaves. On the inside of this building, all passage doors are 3068 openings. All sliding closet doors are floor to ceiling openings, room for a 50-gallon water heater. The bathroom is designed with a 5' shower/tub combo, standard toilet, and a 24" vanity.

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Typical CPH Domestic Package Specification

- All Standard Pre-Engineered Plans include engineering, per the California Building Code (CBC), and required materials to achieve:
 - A roof snow load of 20 lbs/ft²
 - A roof tile load of 10 lbs/ft²
 - 85 mph Exposure "C"
 - Seismic Zone 4
 - Greater design loads are available by quote only.
1. **WALL PANELS:** Up to 12' long, and 8' to 10' tall will be factory assembled per California Building Code (CBC) consisting of the following material (walls less than 8' high, rake or trapezoid walls, and walls over 10' high, will be panelized when practical, or shipped as material only for job site assembly)
 - (a) **Wall Framing:** Dry 2"x 4" (2"x 6" optional) 16" on center (oc) dry Douglas Fir studs (Engineered Lumber optional) on exterior and interior walls. All panels have second top plate shipped loose for job site installation.
 - (b) **Windows:** Milgard "Tuscany" dual-glazed vinyl frame per plan with Low-E2 coating for increased energy efficiency. White or tan color frame with woven pile weather stripping and vinyl glazing. (Fiberglass frame optional.) Windows installed, caulked, and flashed per CBC and window manufacturers' specifications. Screens included for all openable windows.
 - (c) **Exterior Siding:** 19/32" Louisiana-Pacific (LP) SmartPanel™ (or equal primed, embossed, engineered panel siding) with 8" on center kerf pattern (other patterns and materials optional; LP SmartLap™ and cement fiber lap sidings for job site application over OSB sheathing optional). Walls that require roof flashing, tie downs and/or shear straps (garage wing walls), may have siding shipped loose for job site application.
 - (d) **Exterior Sheathing:** 3/8" OSB (15/32" & 19/32" OSB & plywood optional) sheathing in lieu of siding. Factory installed when stucco or other job site applied sidings are to be used.
 - (e) **Building Paper:** TYPAR™ (or equal) "House Wrap" under all factory installed siding and shipped loose for field installation under all supplied loose siding.
 2. **TREATED PLATE FOR SLAB FOUNDATION:** Pressure treated to be field installed prior to erection on all exterior walls (see slab foundation plan details). Factory installed on all interior walls.
 3. **DOUBLE TOP PLATE:** Shipped loose for field installation on all walls (see plan details).
 4. **PLUMBING WALL, CORNER, AND PANEL JOINT STUDS:** Pre-cut for field installation at some exterior corners, field built plumbing walls, and at lap of building paper at panel joints. See plan details.
 5. **BEAMS, POSTS & HEADERS:** Sized per plan.
 - (a) **Garage Door Header & Other Structural Beams and Posts, Not Exposed:** Solid Douglas Fir or Engineered Lumber Beams.
 - (b) **Exposed Beams and Posts:** Solid Douglas Fir.
 - (c) **Window and Door Headers:** Solid Douglas Fir or Engineered Lumber.
 6. **ROOF RAFTERS:** Solid Douglas Fir per plan.
 7. **SECOND & THIRD FLOOR JOISTS:** Engineered "I" Joist floor system, or solid Douglas Fir per plan or engineer's calculations.
 - (a) **First Floor Joists:** Not included.



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8. **ROOF TRUSSES:** Engineered and manufactured per plan. Valley fill truss sets standard where practical. Dutch fill, eave blocks and outlookers pre-cut. Truss ties and gable truss bracing provided per engineering. See roof framing plan and details.
9. **FIELD BRACING AND MISCELLANEOUS BLOCKING:** 2"x 4", 2"x6", and 2"x 8" material as required.
10. **SLIDING GLASS DOOR AND SCREEN:** Same frame style and color as windows.
11. **ACRYLIC CAULK:** 1/10 gallon tubes shipped loose for field installed windows, doors, & mudsills.
12. **NAILS, METAL TIE PLATES, SPLICE PLATES, "Z" BAR, STEP SHINGLES, FRAMING HANGERS AND HARDWARE, ETC.:** Per plan, CBC, or engineer's specifications.
 - (a) **First Floor Foundation Anchors and Hold Downs:** Not included.
 - (b) **"Z" Bar:** Below the first floor line is not included unless an optional Skirt Package has been ordered.
13. **GARAGE VENTS:** 6"x 14 1/2" vents, shipped loose. One per each vehicle space.
14. **EXTERIOR DOORS:** Pre-hung "wood grained" fiberglass insulated door with combo sills and weather stripping. All doors include "construction grade" temporary lockset for job site security only. Not intended to be permanent locksets. Shipped pre-hung for job site installation.
 - (a) **Front Door:** 3068 door or double doors per plan. (Sidelites per plan or optional; Decorative glass inserts and door styles optional).
 - (b) **Firewall Door:** Fire rated 2868 door, with fire rated jambs.
 - (c) **Garage Side Door:** 2868 "slab" door. (Single fixed lite door optional).
15. **GABLE SHEATHING AND GARAGE BEAM COVERING:** Same as exterior siding/sheathing, shipped loose for field application.
16. **ROOF FIELD SHEATHING:** 15/32" OSB (19/32" and 23/32" OSB & plywood optional)
17. **ROOF OVERHANG EXPOSED SHEATHING:** 1/2" CCX plywood (5/8" and 3/4" CCX and 1"x 6" Vrustic optional; soffited overhangs optional).
18. **SECOND (THIRD) FLOOR SHEATHING:** Full faced (net 48"x 96" 23/32" tongue and groove OSB. (19/32" and 1-1/8" OSB & plywood optional). Screw nails and glue provided.
19. **BARGE RAFTERS AND FASCIA:** 5/4"x4", 5/4"x6", 5/4"x8", 5/4"x10", or 5/4"x12" LP SmartTrim™ (or equal) primed, embossed, engineered lumber). Shipped loose for job site application.
20. **SHEETROCK BACKING:** 2"x 8" (see plan details).
21. **EAVE AND RAKE TRIM:** 5/4"x 4" LP SmartTrim™ (or equal).
22. **EXTERIOR WINDOW, DOOR, & CORNER TRIM:** 5/4"x4", 5/4"x6", 5/4"x8", 5/4"x10", or 5/4"x12" LP SmartTrim™ (or equal) primed, embossed, engineered lumber). Shipped loose for job site application.
23. **EAVE VENTS:** One metal screen vent in lieu of every fourth eave block for trusses; drilled and screened wood block for each rafter space.
24. **GABLE VENTS:** Metal 14"x 24" gable end vents located per plan. (1/2 round and full round vents optional or per plan).
25. **RAISED FOUNDATION SKIRT PACKAGES:** Optional materials. Same as exterior siding/sheathing, lap siding and paper, with "Z" bar below floor line and trim as specified.