



## CALIF. PRE-CUT HOMES™

### Dennis & Matt Foster

425 El Pintado Rd. Suite 190, Danville, CA 94526-1804  
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Greetings:

Thank you for requesting information about CALIF. PRE-CUT HOMES, a licensed dealer for "Pacific Modern Homes, Inc.", a traditional custom stick-built home builder, not a modular, manufactured or mobile building system.

PMHI is a privately owned and operated company & has pre-built thousands of packaged homes in California and around the world since 1968. Their quality panelized wall and roof truss system have all the features you would expect in a custom stick-built home 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 their factory for precision fit and shipped to your job site for erection by you or your contractor.

Packages start at \$15.00 per square foot for garages and go up to approximately \$45.00 per square foot for houses. Packages include the rough shell of your building, walls, windows, hardware, siding, trim, and roof system. See our two page "package specifications" sheet for all our standard features. Whether you are interested in homes, cabins, chalets, duplexes, granny units A.K.A. (ADU's), additions, apartments, or barns. We can help you choose from one of our many standard floor plans or create a custom design. You can use one of our standard plans or any other plan you have in mind as a springboard. The ideas are endless CPH will design almost any size or design you want. Let us show you how you can save 20% to 50% on your new home by purchasing the P.M.H.I. Building System through **CALIF. PRE-CUT HOMES!**

More than seventy percent of our packages are not shown on our web site. We are happy to help assist you with designing your new package. We have been in this industry since 1976 and the success of our business is based on customer satisfaction. We have helped thousands of families throughout California and the Western United States build their "Dream" home with CALIF. PRE-CUT HOMES. We look forward to the opportunity to help you & your family. For further information feel free to contact us at any of the numbers listed above as we are happy to answer any questions you may have.

Sincerely,  




Dennis A. Foster & Matthew K. Foster

**Pacific Modern Homes, Inc. "Dealer of the year";** 1993, 1994, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2006, 2007, 2008, 2009, 2012, 2016, & 2019.

**Runner up;** 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1995, 2005, 2011, 2013, 2014, 2015, 2017 & 2018



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## Granny Units better known as ADU's

**These next two pages are under construction called work in progress there are updates to come**

On the next pages you will see 29 granny units that are most popularly known as ADU's the acronym for Accessory Dwelling Unit. The last and current governor of California has a goal to add thousands of these ADU's in order to offer affordable housing & ADU's are the most popular source of new housing in the history of the California real estate market. Each one of these 29 units is easily changed and customized to meet the needs of almost any buyer.

The amount of living area in an ADU is very important because the more you have the better the building cost will be combined with the future resale or rental value. The question is that each building department has requirements as to how much and ADU can be in size. The size is your choice based on the maximum and in some case minimum the building department will allow. Never choose a smaller size always if you want build as large as allowed reason you will never be able to expand an ADU.

Surprisingly ADU's will usually be worth more per square foot in rental income than the main house. In choosing a size there are formulas the zoning and design regulations will hold you to that will help in the choice of size. The best size is to build as large as they will allow.

Some building departments will allow you to build to the property line called zero setbacks that we feel is not a good design idea.

Front setbacks are usually a minimum of 20 ft. The typical side yards setbacks are 4', 5', 6' or whatever they allow and rear setbacks from zero to some 10 and 20 feet. For fire breaks they require usually 6' gaps from old to new ADU building and sometimes from truss or rafter tails.

As of 1/1/2020 the state requires solar collectors to be added are required on all new construction, plus 2 x 6 exterior walls and interior fire sprinklers. There are many building departments that require the (WUI) = Wildland Urban Interface. This one feature increases the average ADU building cost from \$1,200 to as much as \$3,000 in added building cost.

Foundation choices regardless of whether on a slab (the most popular) or the more expensive raised floor system, our packages are from the foundation up and do not include the cost of the foundation or the first floor, floor joist system.

Your design choices are endless. The minimum wall heights are usually 96  $\frac{3}{4}$ " tall with several standard exterior surfaces. All our walls come standard with 19/32" OSB 4x 8 sheets shear most common is with the 8-inch O.C. (**O**n **C**enter) there is also 4-inch O.C., & the reverse board & batten, note batten boards are usually supplied by buyer. We also the blank sheeting with no grooves.

There is a savings when your building department request the new ADU to match the architectural siding of the main house. The choices are stucco or lap siding & the most popular is stucco. Our price is less with stucco because there is no trim needed and the added labor of our T1-11 installed is removed. Then there are many older homes that have horizontal lap siding. We have two choices on the cement fiber or a composite wood OSB Louisiana Pacific 8" lap textured board. With choice of stucco we remove most of the trim at corners, around windows & exterior doors thus a savings. Standard trim is 5/4" x 4", 6", 8", 10" & 12" and are an OSB product also used for the barge & fascia located at the roof edges behind the gutters you supply. If the front main house has the old ticker 2 x 4, 2 x 6 and larger trim that does not match the ADU some buyers like to get the trim themselves locally to match the main house.

Roofing choices are endless too, we need to know the type roof you will want from your local roof supplier. There are choices of the length of the exterior OH usually 24" not over 30" option 6", 12" & 18" OH's.

Roof slope are called roof pitch this is the vertical rise four feet and horizontal run twelve feet most homes are 4/12 = 4 in 12 foot is the slopes up 4 foot on ADU's usually under 5/12. There is an option for interior vaulted or a cathedral ceiling.

Vaulted ceilings force an increase in the outside building height to be higher. The normal ADU's is best if you outside building height typically under 15' foot maximum at the roof ridge.

HVAC can sometimes be a choice that goes in what is called and attic truss again a 5/12 pitch is needed. Also, the choice of the HVAC = heating on ADU's the Mini split. You may want to look the min split up on the web. Mini splits offer both heating and air all in one.

Another important mechanical issue is the water heater = W/H either an old-style 4-5 ft tall 24" round tank W/H in a interior room or the current tankless W/H typically located outside on a low less visible rear or side exterior wall that does not take up interior living space. You almost never see an ADU with any interior fireplaces. As we revise this section there will be added changes.



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## **PRICING FOR 29 CPH ADU's BACKYARD UNITS**

<b>FLOOR PLAN NAME</b>	<b>** DRAFTING, ENGINEERING, TITLE-24, SITE PLAN After rebate/list you pay</b>	<b>*** PACKAGE COST Inc. TAX &amp; FREIGHT</b>	<b>**** FINISHED COST</b>
1. CPH 200 SQ. FT. GRANNY "REC"	** \$3,747/\$4,150	*** \$12,743	**** \$41,818* - \$57,795*
2. CPH 250 SQ. FT. GRANNY "REC"	\$3,709/\$4,150	\$16,083	\$55,548* - \$79,355*
3. CPH 250 SQ. FT. GRANNY "SQU"	\$3,709/\$4,150	\$16,788	\$56,312* - \$80,445*
4. CPH 250 SQ. FT. GRANNY "L"	\$3,709/\$4,150	\$18,798	\$61,502* - \$87,860*
5. CPH 250 SQ. FT. GRANNY "L" #2	\$3,709/\$4,150	\$17,721	\$58,229* - \$83,185*
6. CPH 300 SQ. FT. GRANNY "REC"	\$3,671/\$4,150	\$17,549	\$57,432* - \$82,045*
7. CPH 300 SQ. FT. GRANNY "SQU"	\$3,671/\$4,150	\$17,601	\$57,484* - \$82,120*
8. CPH 300 SQ. FT. GRANNY "L"	\$3,671/\$4,150	\$20,110	\$66,164* - \$94,520*
9. CPH 400 SQ. FT. GRANNY "REC"	\$3,594/\$4,150	\$21,079	\$67,763* - \$96,805*
10. CPH 400 SQ. FT. GRANNY "SQU"	\$3,594/\$4,150	\$22,475	\$72,030* - \$102,900*
11. CPH 400 SQ. FT. GRANNY "L"	\$3,594/\$4,150	\$24,585	\$79,082* - \$112,975*
12. CPH 500 SQ. FT. GRANNY "REC"	\$3,558/\$4,190	\$23,598	\$75,666* - \$108,095*
13. CPH 500 SQ. FT. GRANNY "SQU"	\$3,558/\$4,190	\$21,702	\$69,388* - \$99,125*
14. CPH 500 SQ. FT. GRANNY "SQU" 2BR	\$3,558/\$4,190	\$24,388	\$77,928* - \$111,323*
15. CPH 500 SQ. FT. GRANNY "L"	\$3,558/\$4,190	\$27,506	\$88,725* - \$126,750*
16. CPH 600 SQ. FT. GRANNY "REC"	\$3,669/\$4,378	\$25,199	\$82,187* - \$117,410*
17. CPH 600 SQ. FT. GRANNY "SQU"	\$3,669/\$4,378	\$24,907	\$82,072* - \$116,245*
18. CPH 600 SQ. FT. GRANNY "L"	\$3,669/\$4,378	\$30,758	\$99,525* - \$144,275*
19. CPH 700 SQ. FT. GRANNY "REC"	\$3,754/\$4,539	\$31,335	\$101,269* - \$145,385*
20. CPH 700 SQ. FT. GRANNY "SQU"	\$3,754/\$4,539	\$28,404	\$98,924* - \$141,320*
21. CPH 700 SQ. FT. GRANNY "SQU" #2	\$3,754/\$4,539	\$28,728	\$93,723* - \$133,890*
22. CPH 700 SQ. FT. GRANNY "L"	\$3,754/\$4,539	\$32,610	\$102,840* - \$146,915*
23. CPH 800 SQ. FT. GRANNY "REC" 2BR	\$4,034/\$4,896	\$31,788	\$103,292* - \$147,560*
24. CPH 800 SQ. FT. GRANNY "L"	\$4,034/\$4,896	\$33,246	\$108,917* - \$155,595*
25. CPH 900 SQ. FT. GRANNY "SQU"	\$4,270/\$5,208	\$38,628	\$125,825* - \$179,750*
26. CPH 1000 SQ. FT. GRANNY "SQU"	\$4,505/\$5,520	\$40,270	\$130,840* - \$186,915*
27. CPH 1000 SQ. FT. GRANNY "SQU" #2	\$4,505/\$5,520	\$37,581	\$122,710* - \$175,300*
28. CPH 1200 SQ. FT. GRANNY "SQU"	\$4,976/\$6,144	\$45,182	\$147,371* - \$210,530*
29. CPH 1200 SQ. FT. GRANNY "SQU" #2	\$4,976/\$6,144	\$45,984	\$149,131* - \$213,045*

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

\*\* The second price is what you pay to start your plans and the first is the lower price after the rebate is offered when you sign a contract and take delivery of lumber. for blueprints: Drafting & Engineering from slab (raised floor optional at an added cost) foundation) up to roof. The floor plan, elevations, cross section, slab foundation plan, roof framing plan, truss Cals, tilte-24, Cal green & site plan. **The drafting and engineering fees on the first 11 sizes 400 sf & under are the same price.**

\*\*\* 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 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 is controlled by you in the local market. You can put in basic or even high-end finishing's. Typical rule of thumb is our package price times 3.5 for lower price all done to a high 5 times our price high.

Price subject to change 9/20



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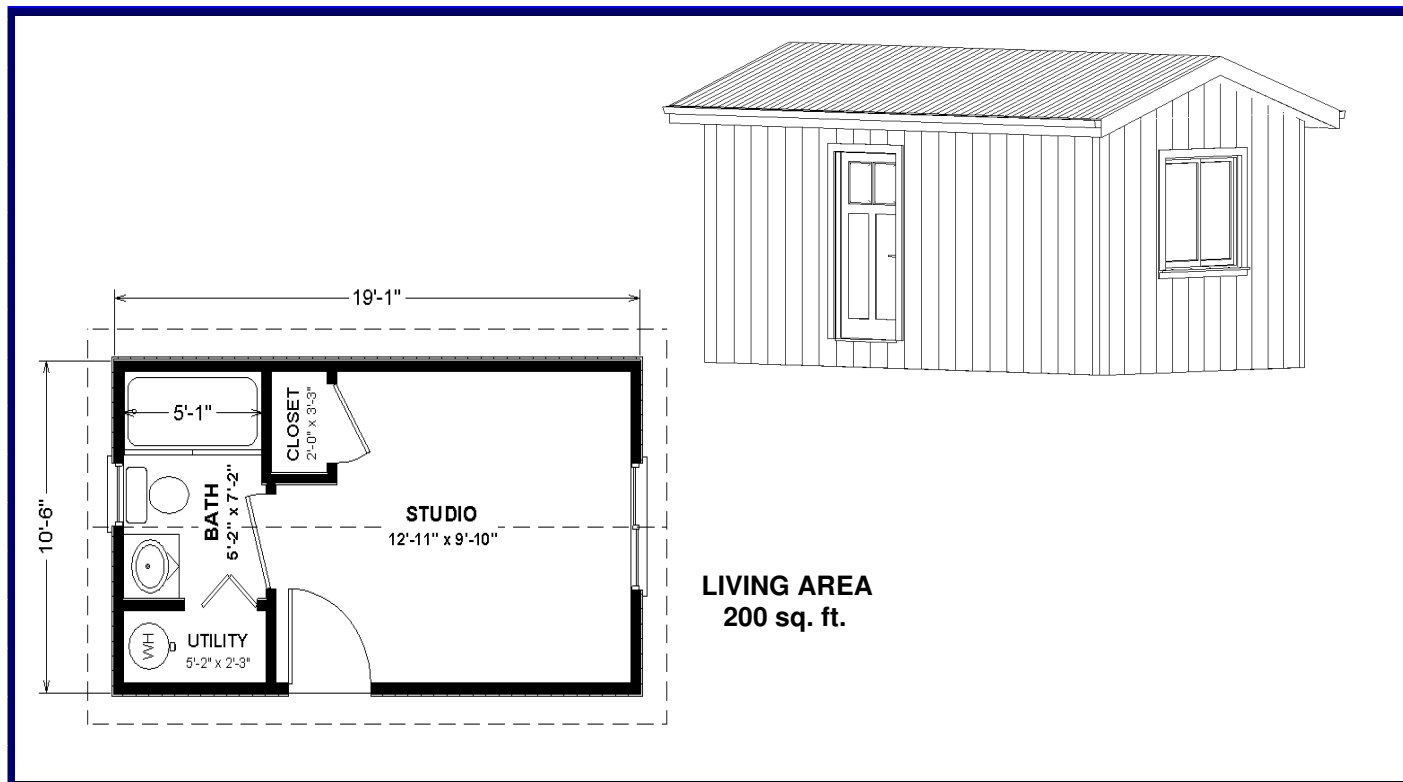
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### **#1 CPH 200 SQ. FT. REC GRANNY UNIT**



This building has 8-foot 2x6 walls. Foundation is designed for a concrete slab or raised floor. The exterior siding is standard with 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. **Office is 925-838-2859**

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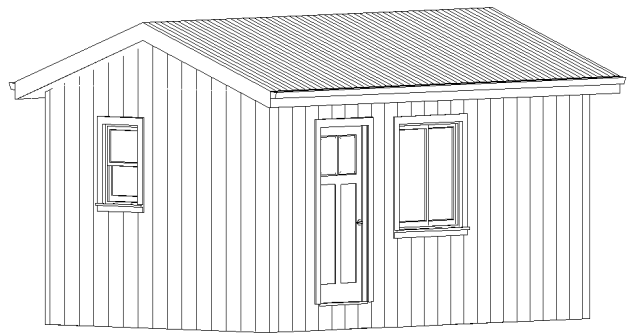
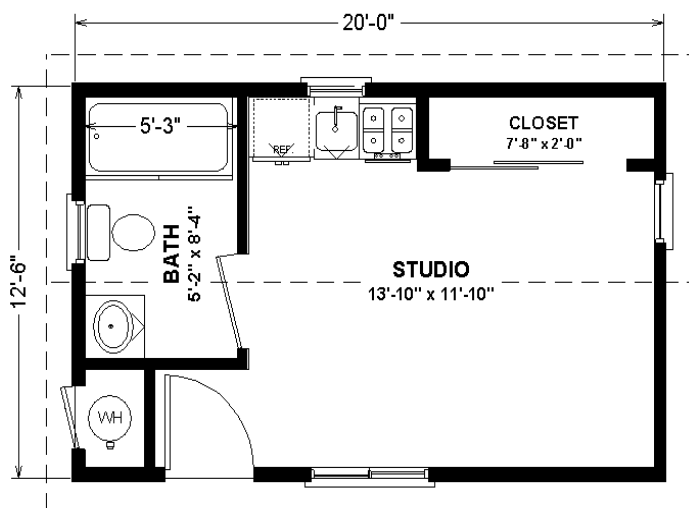
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### **#2 CPH 250 SQ. FT. REC GRANNY UNIT**



**LIVING AREA  
250 sq. ft.**

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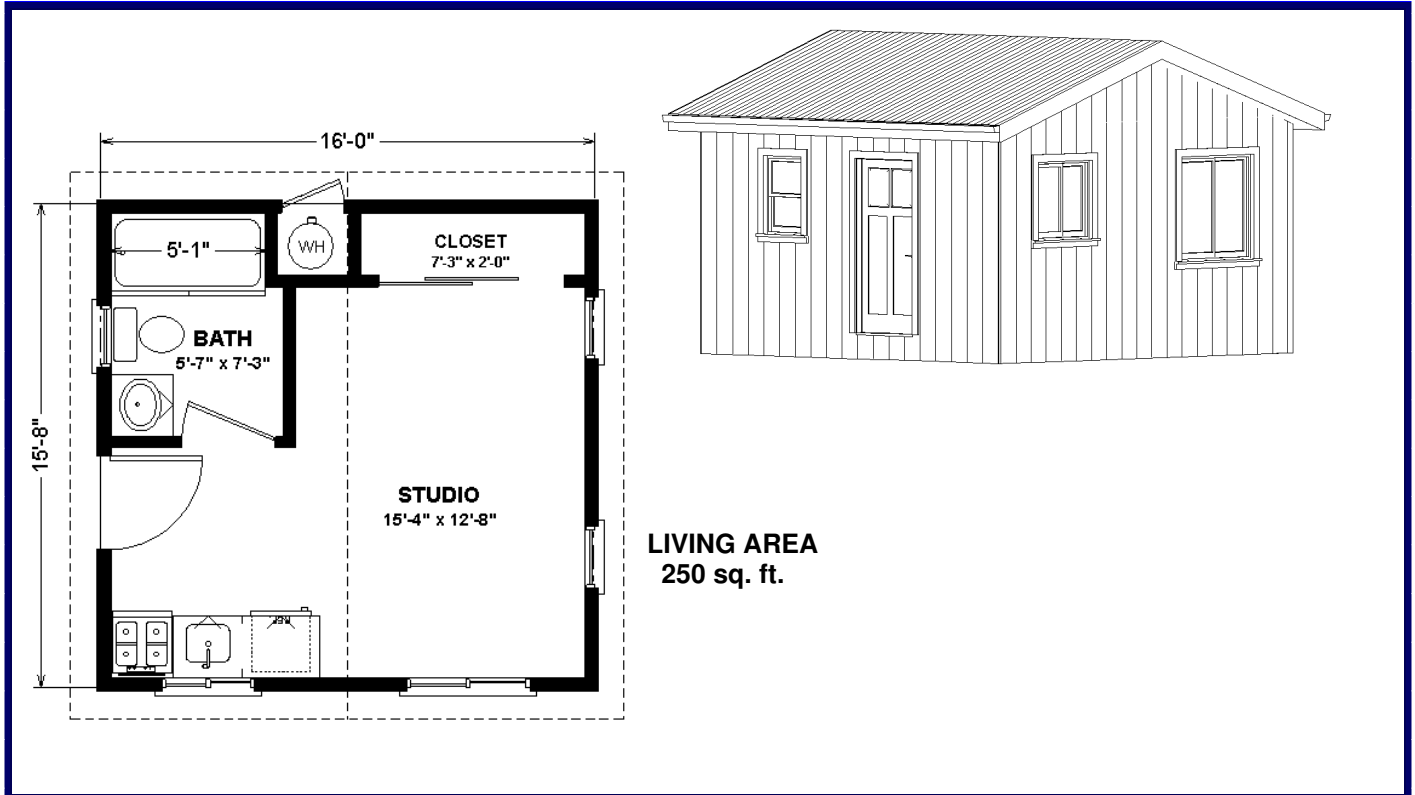
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### **#3 CPH 250 SQ. FT. SQU GRANNY UNIT**



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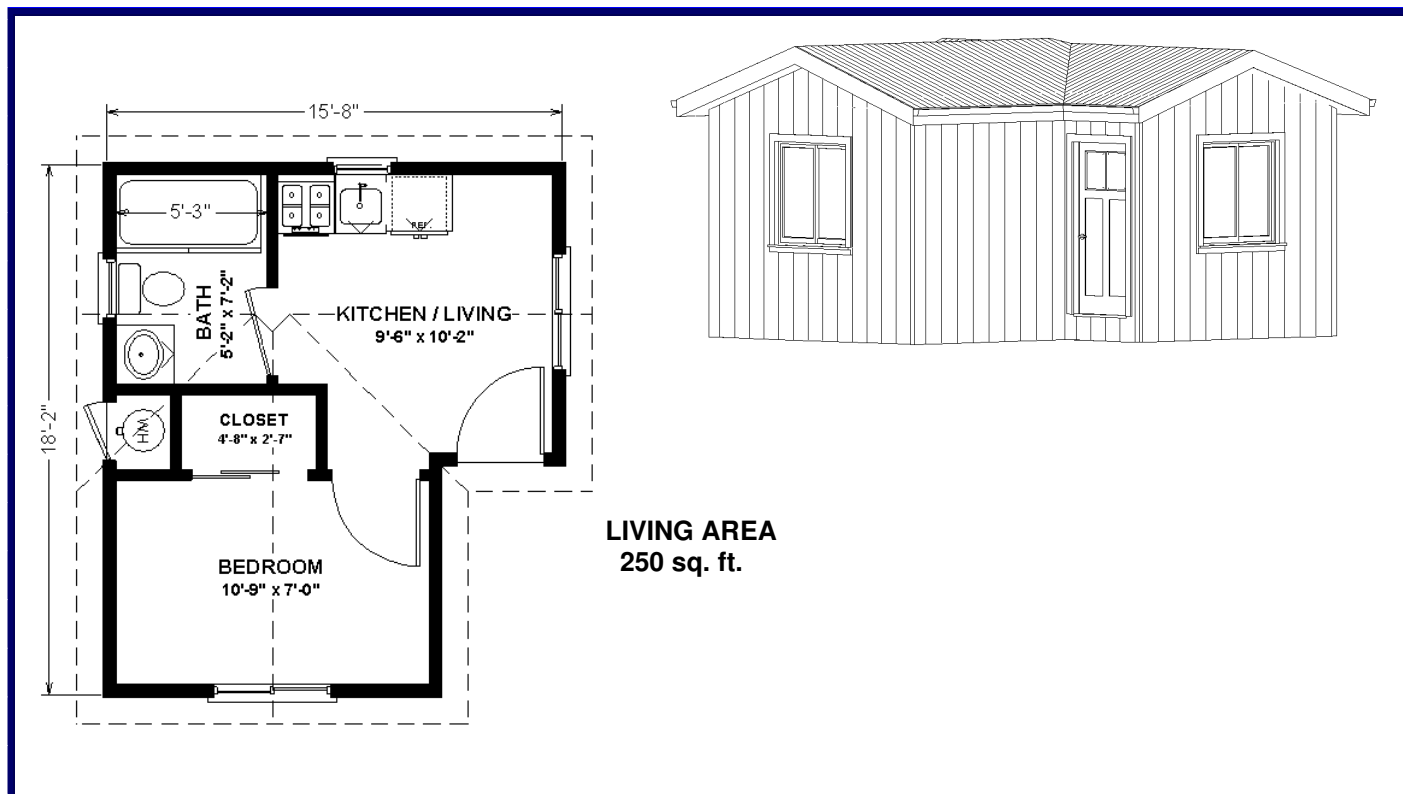
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### **#4 CPH 250 SQ. FT. L GRANNY UNIT**



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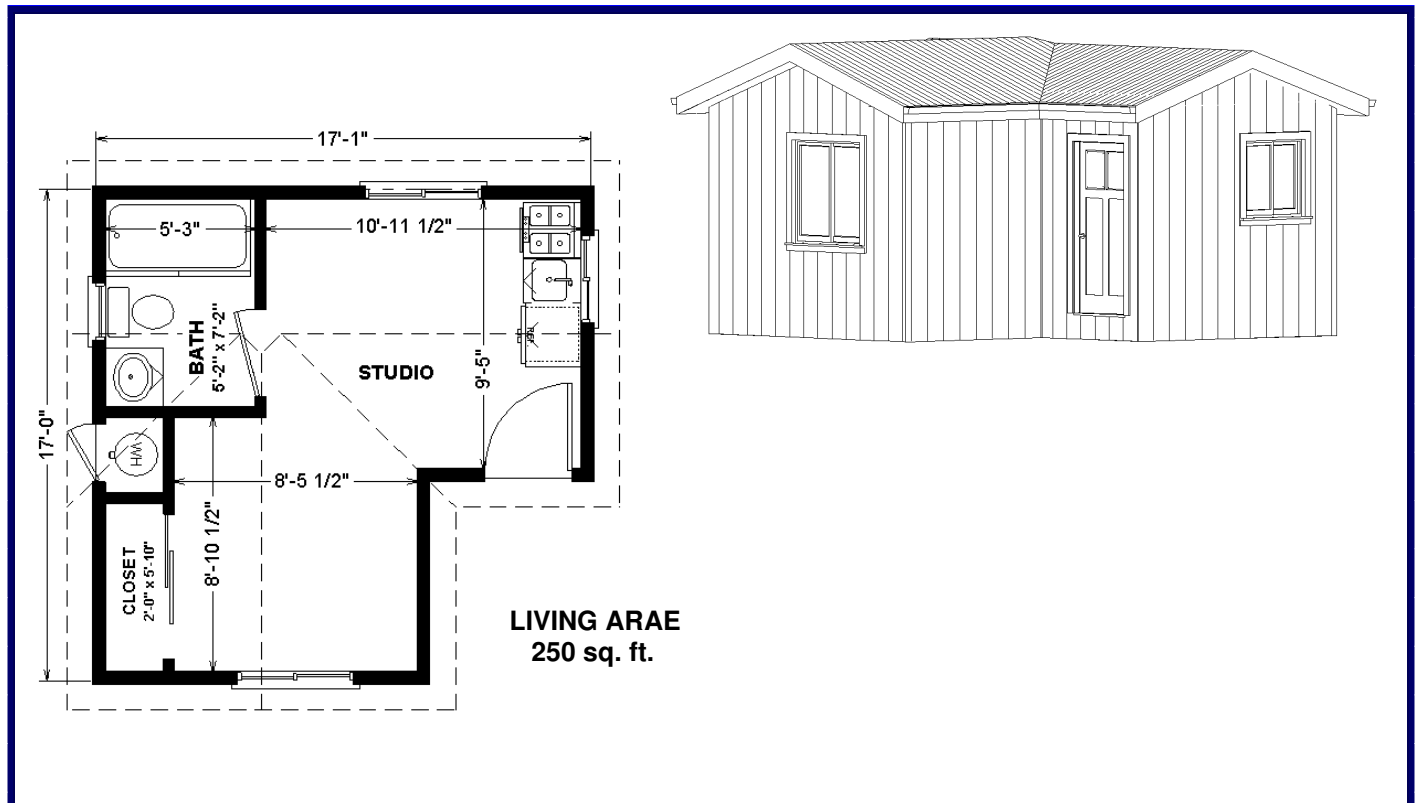
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### **#5 CPH 250 SQ. FT. L GRANNY UNIT #2**



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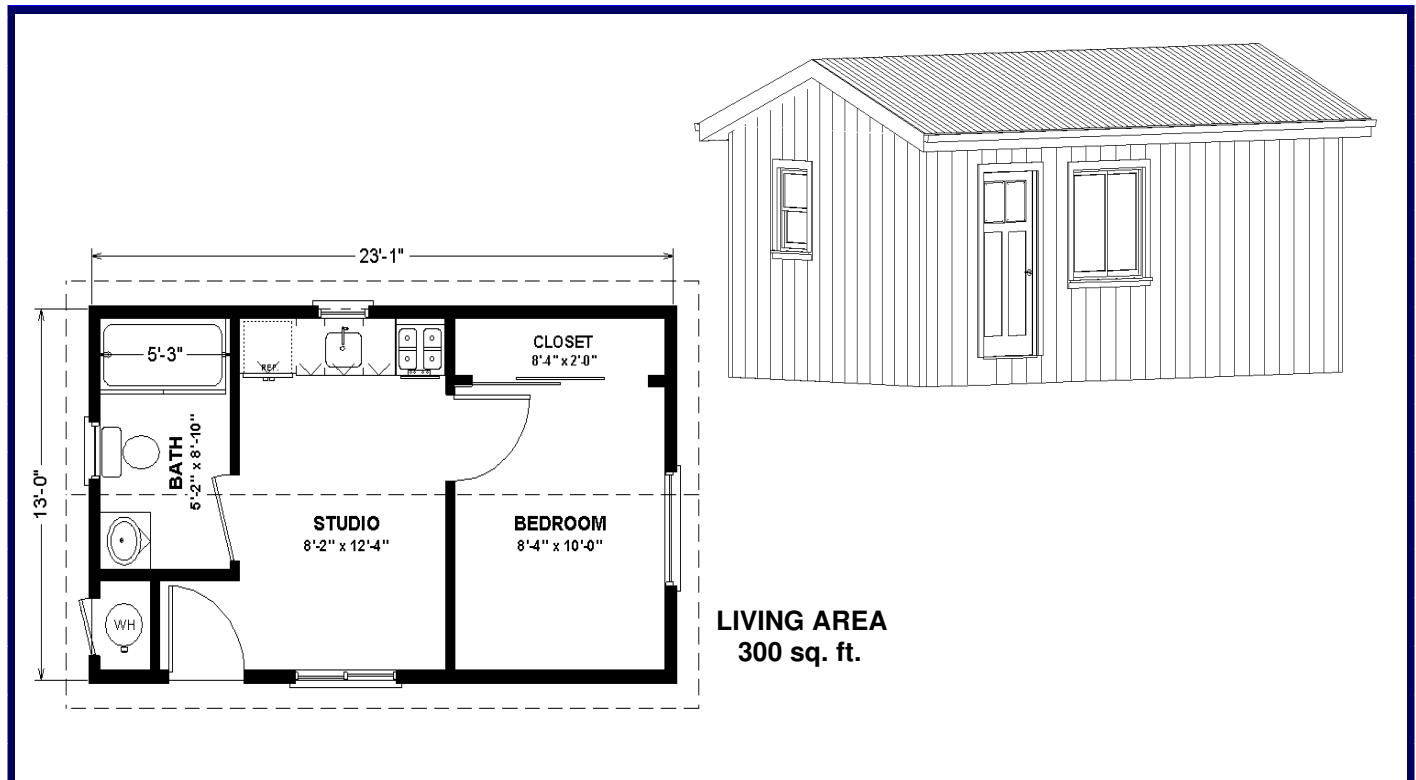
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### **#6 CPH 300 SQ. FT. REC GRANNY UNIT**



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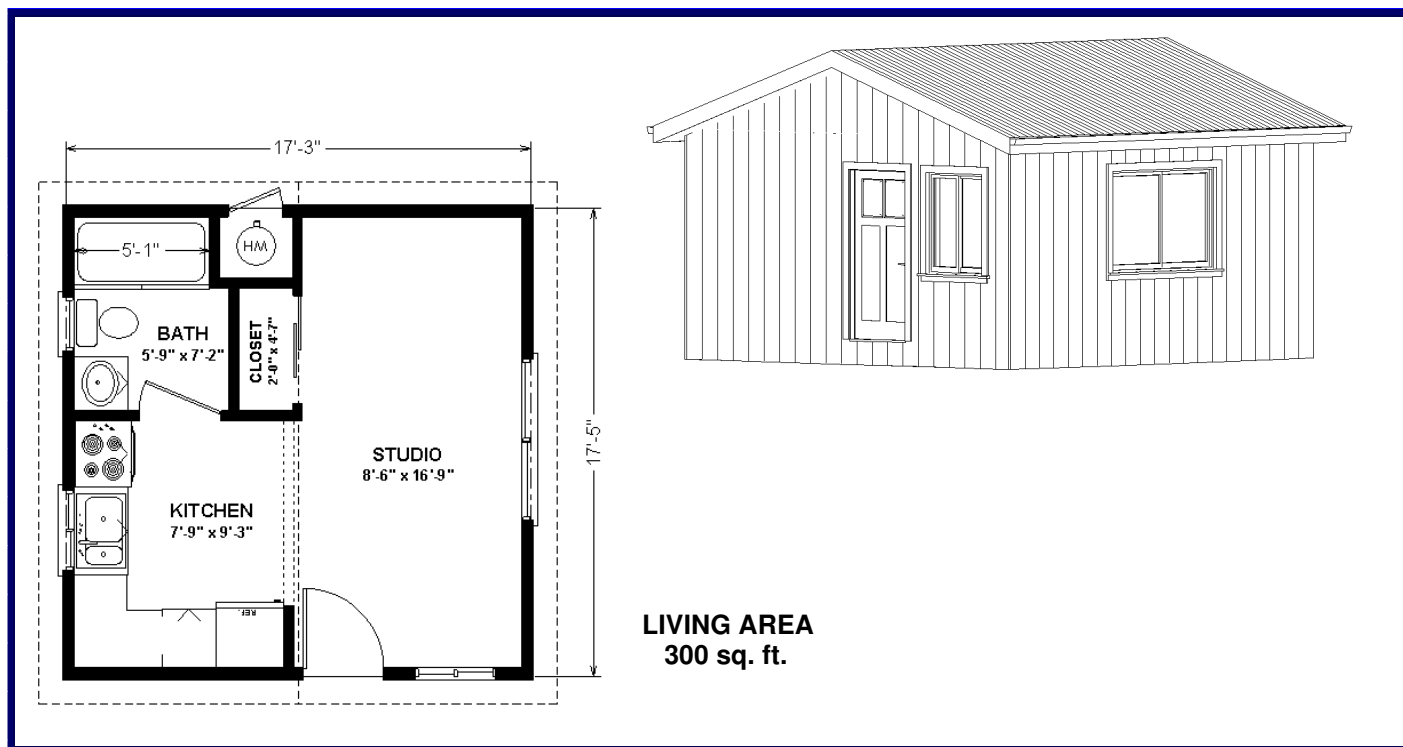
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## **SECONDARY DWELLING - BACKYARD UNIT GRANNY UNIT - STUDIO - ADU**

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### **#7 CPH 300 SQ. FT. SQU GRANNY UNIT**



This building has 8-foot 2x6 walls. Foundation is designed for a concrete slab or raised floor. The exterior siding is standard with 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. **Office is 925-838-2859**

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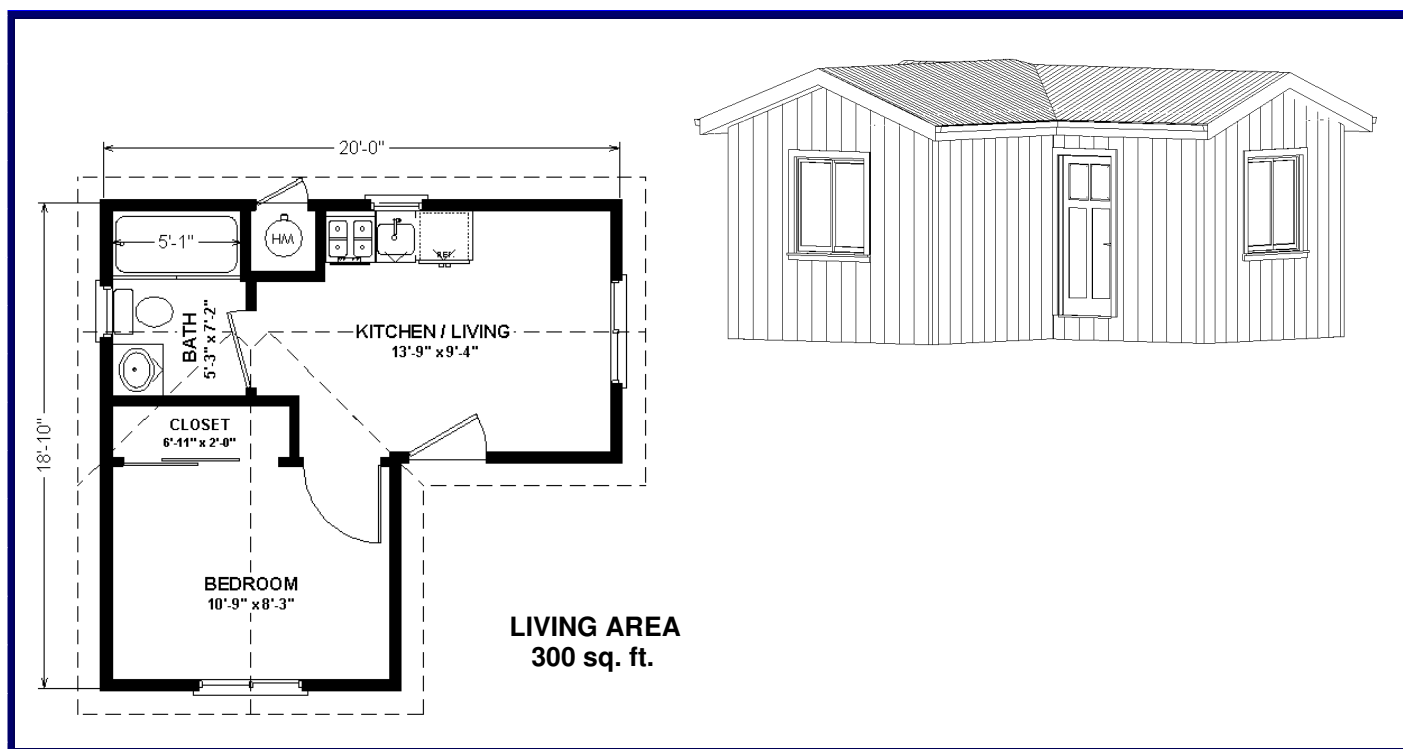
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### **#8 CPH 300 SQ. FT. L GRANNY UNIT**



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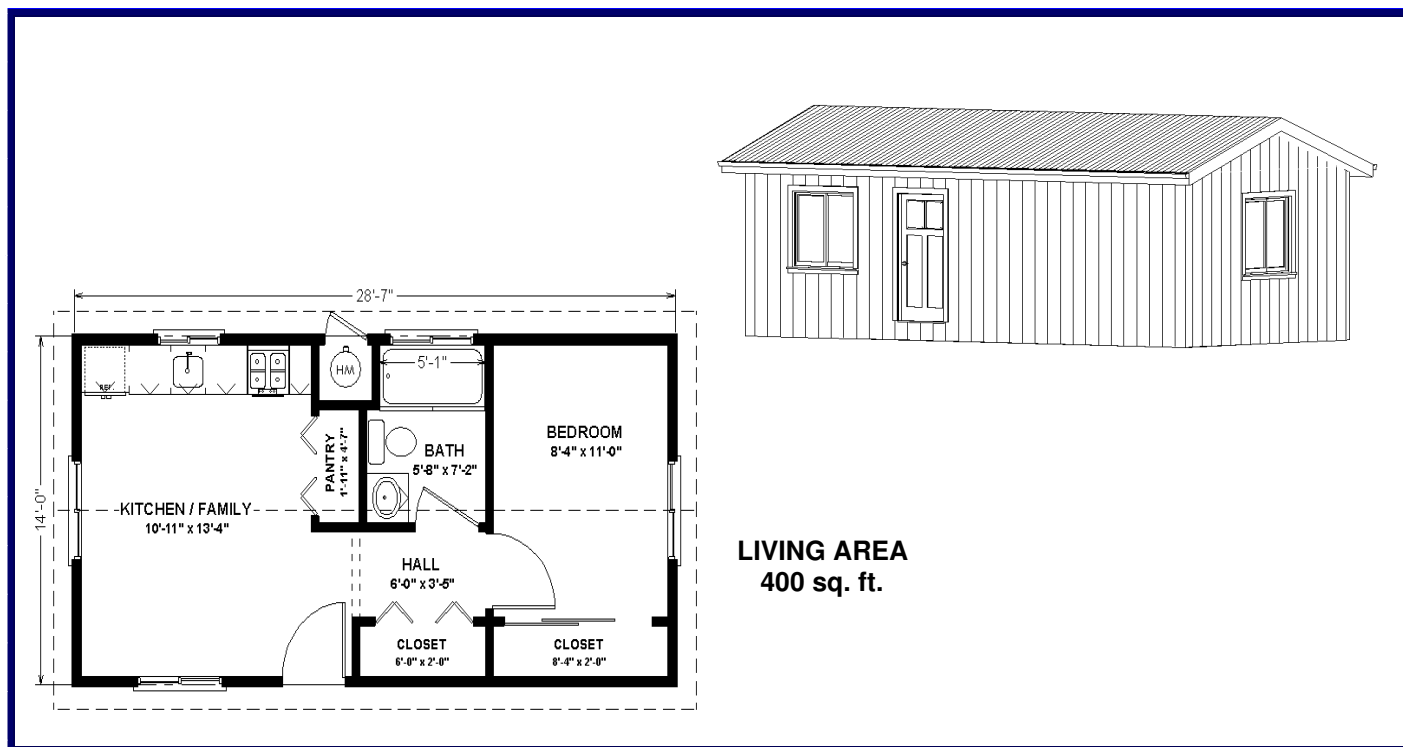
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### **#9 CPH 400 SQ. FT. REC GRANNY UNIT**



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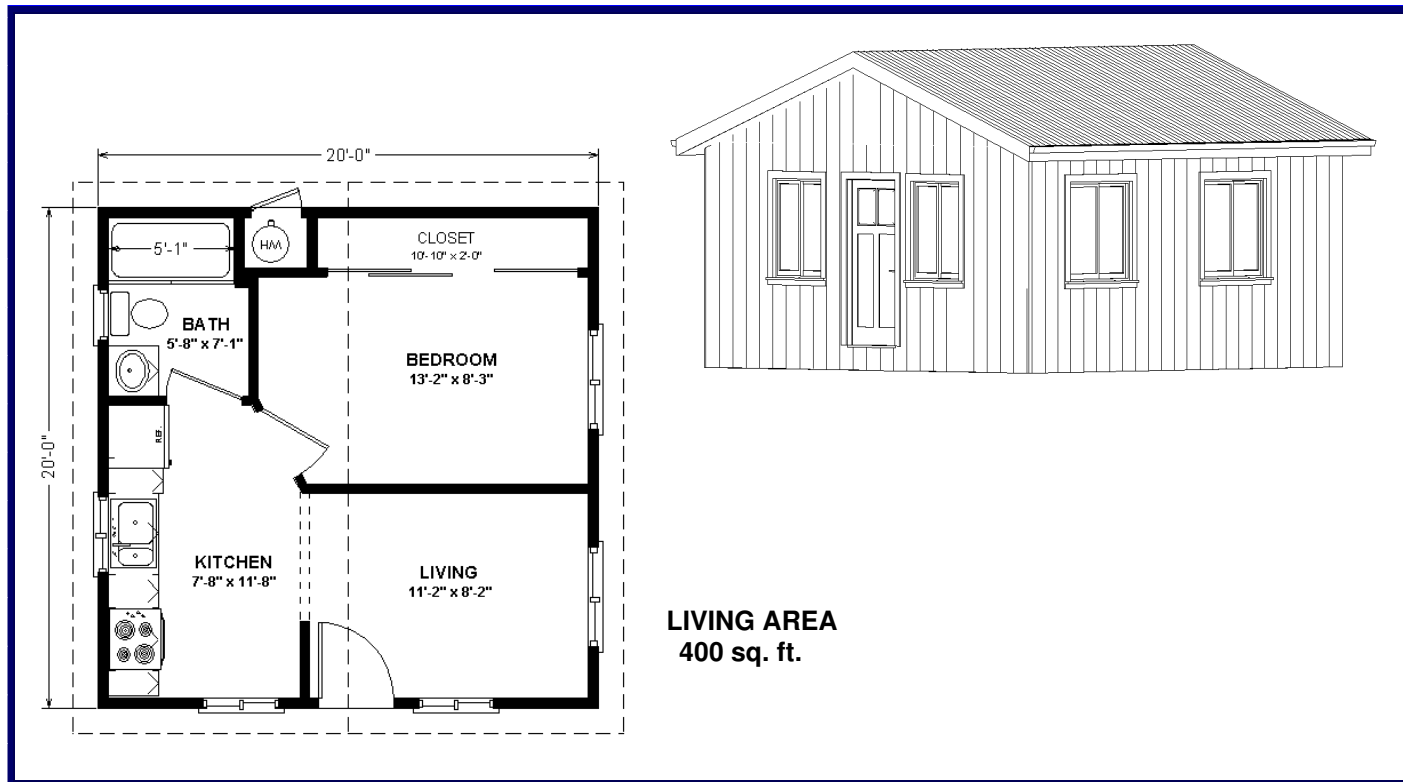
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### **#10 CPH 400 SQ. FT. SQU GRANNY UNIT**



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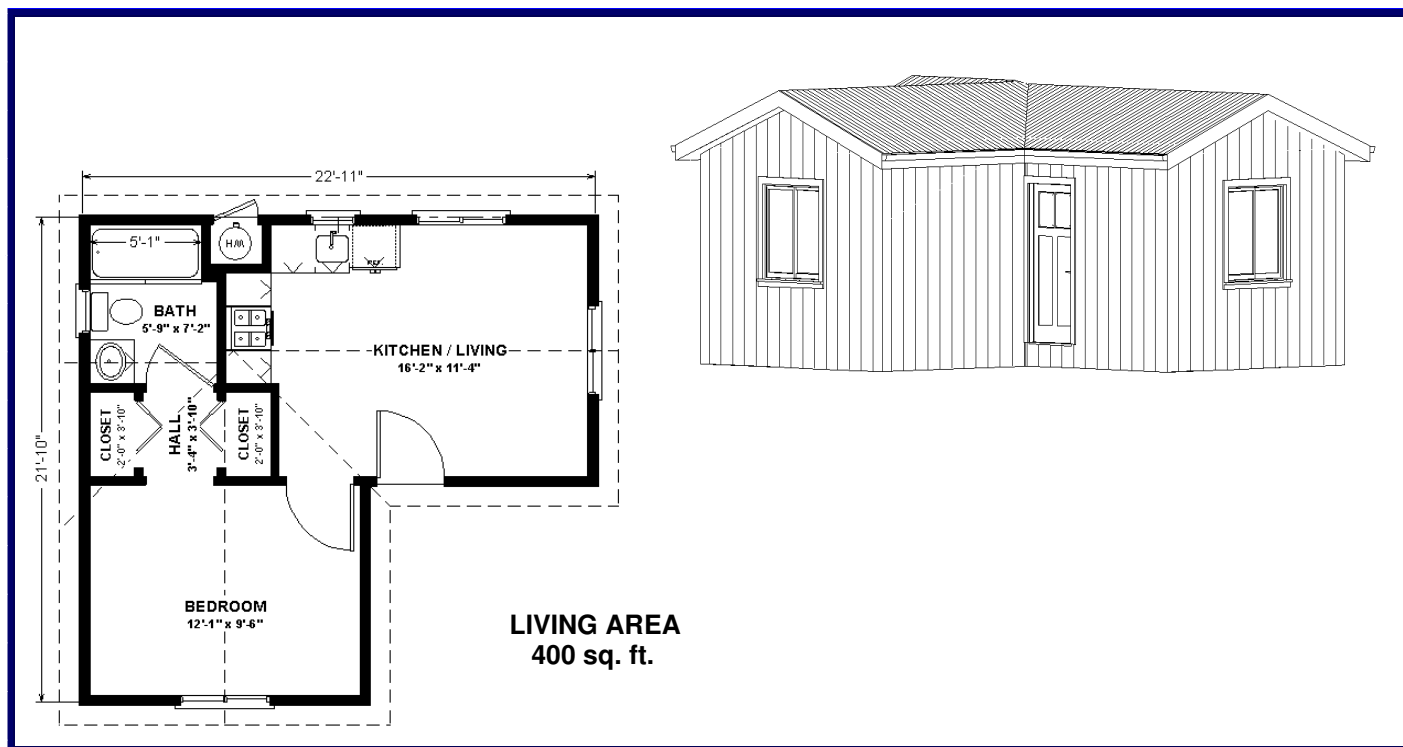
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### **#11 CPH 400 SQ. FT. L GRANNY UNIT**



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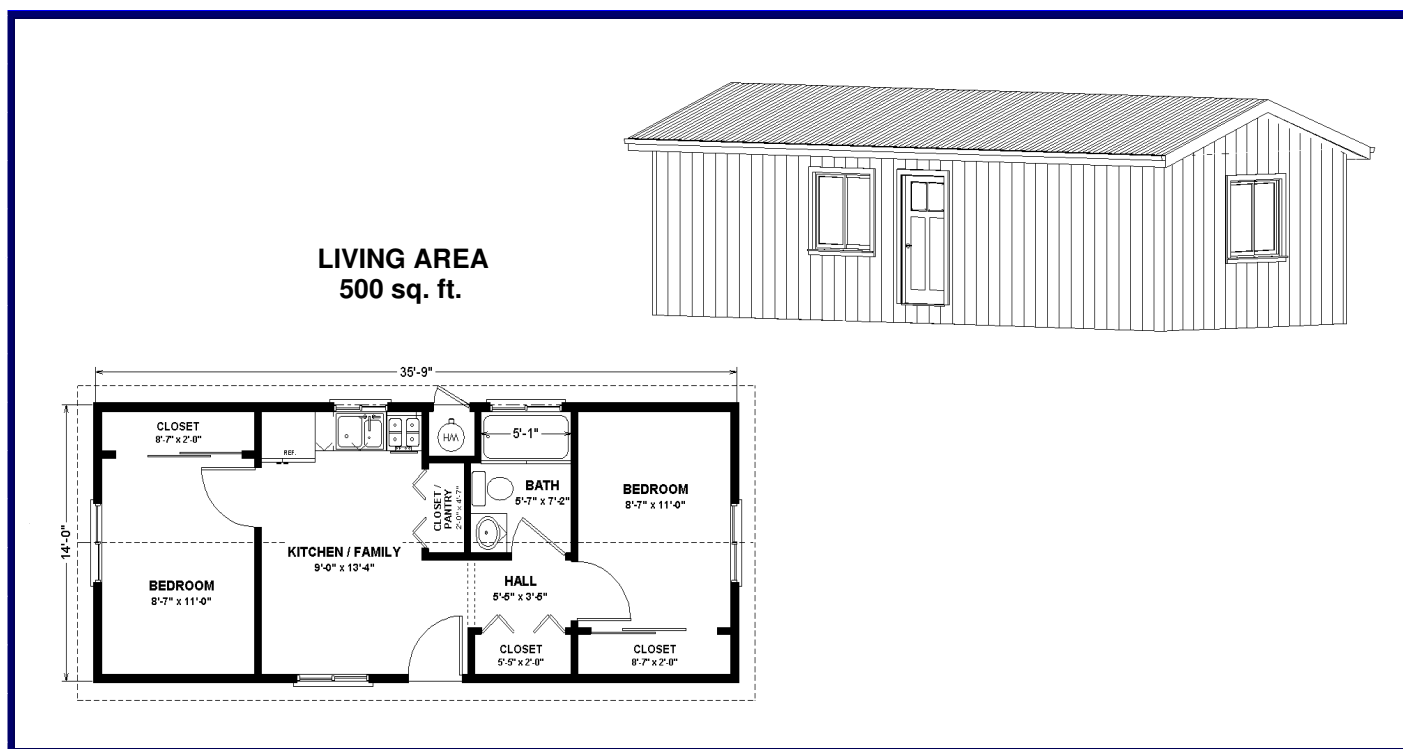
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### **#12 CPH 500 SQ. FT. REC GRANNY UNIT**



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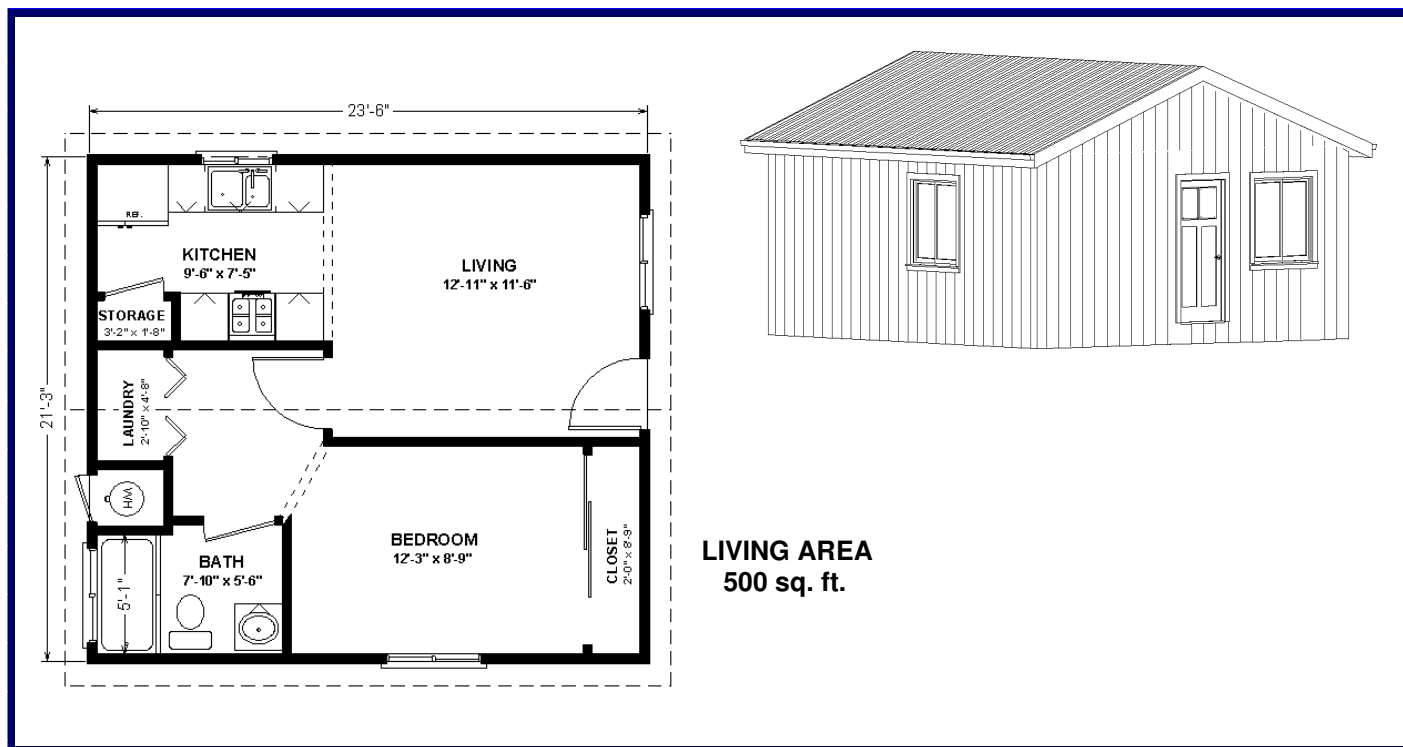
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### **#13 CPH 500 SQ. FT. SQU GRANNY UNIT**



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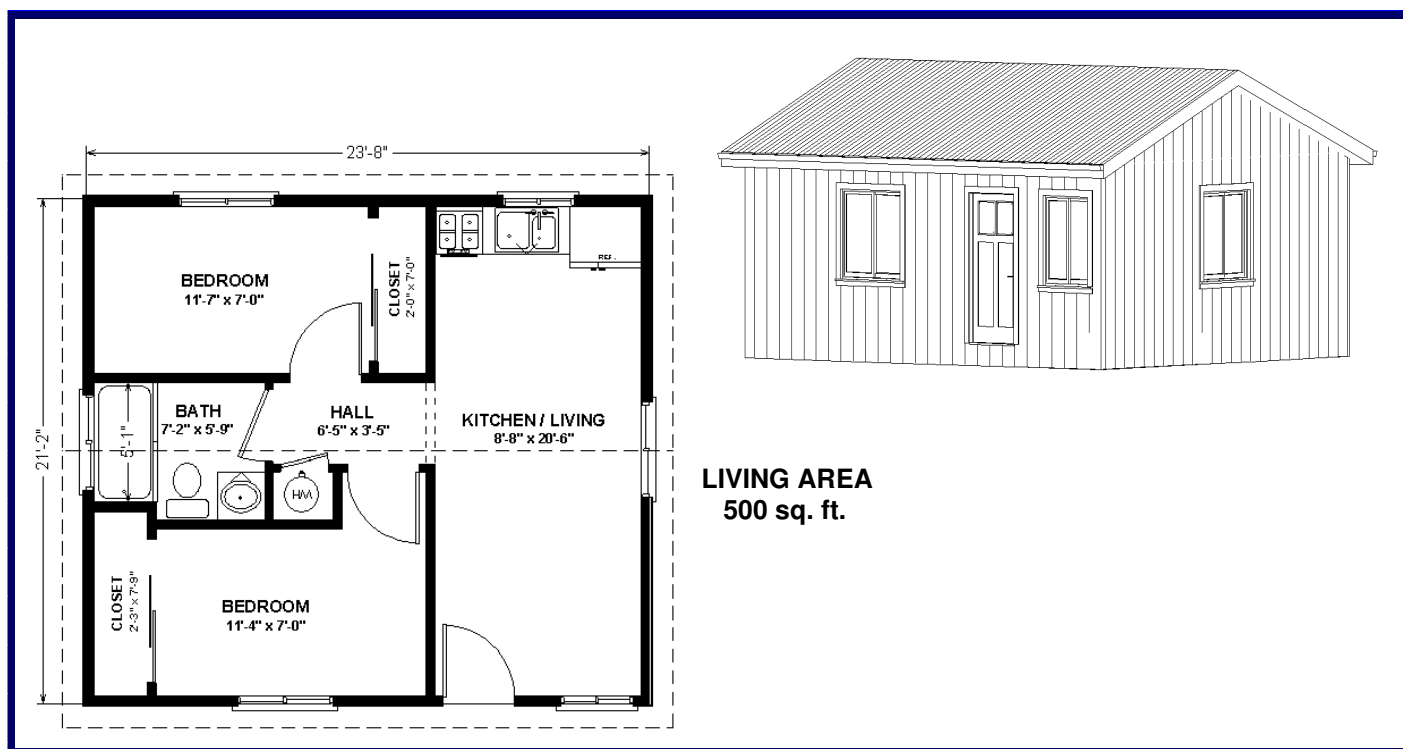
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### **#14 CPH 500 SQ. FT. SQU 2BR GRANNY UNIT**



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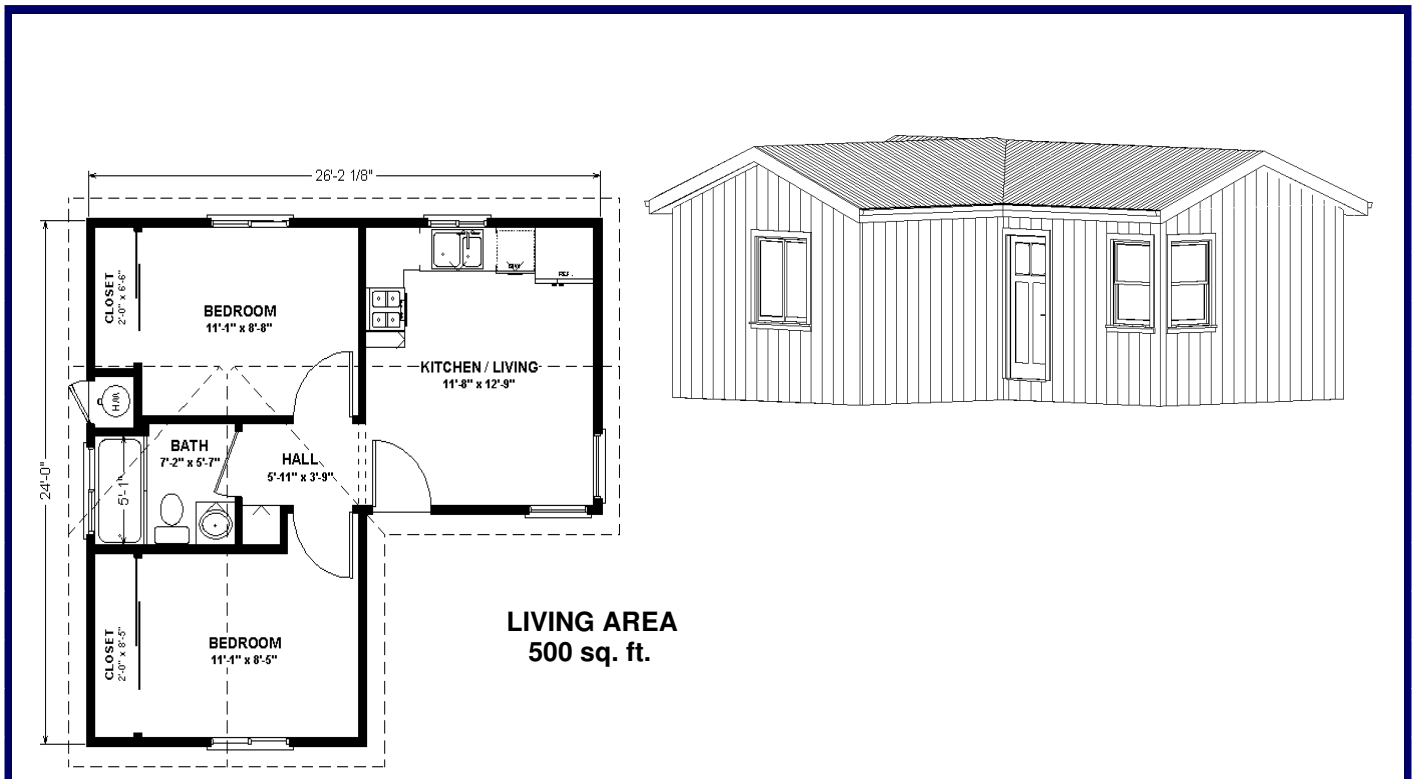
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### **#15 CPH 500 SQ. FT. L GRANNY UNIT**



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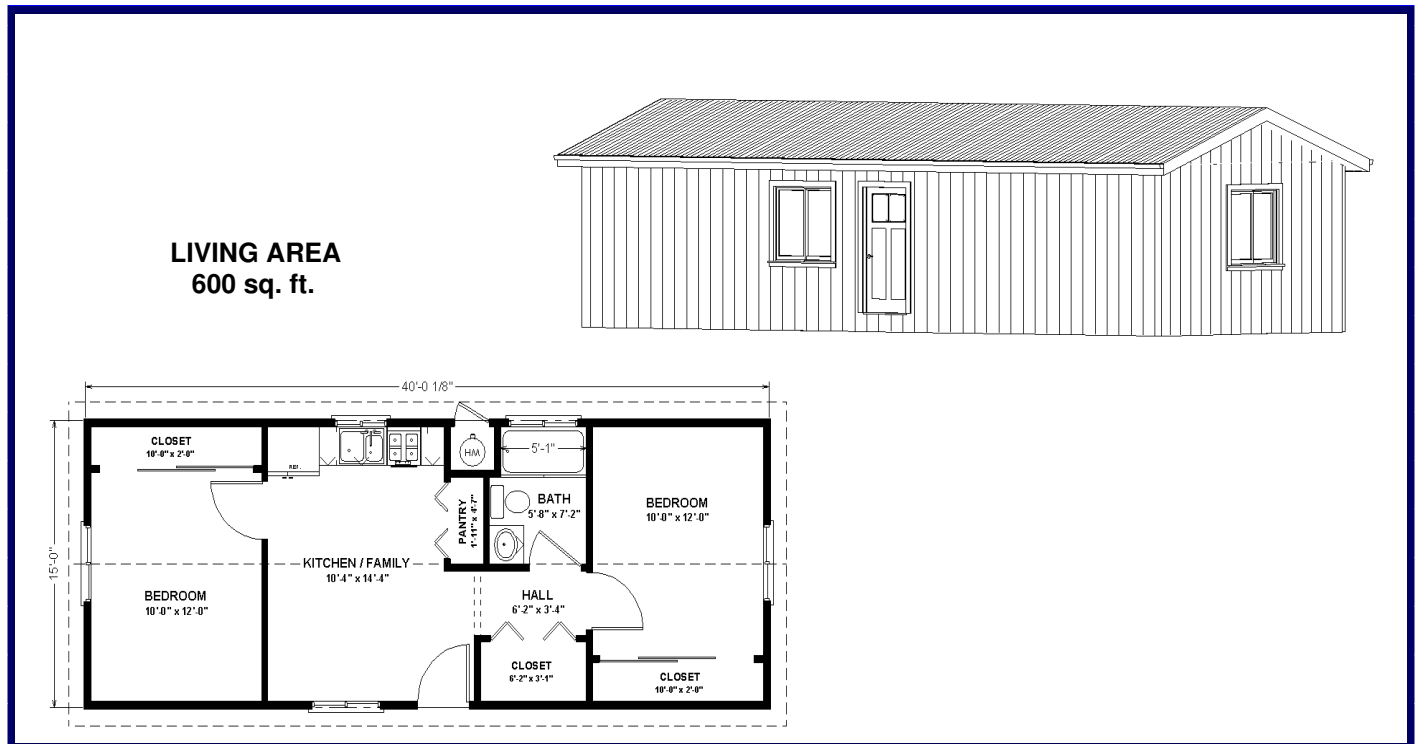
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### **#16 CPH 600 SQ. FT. REC GRANNY UNIT**



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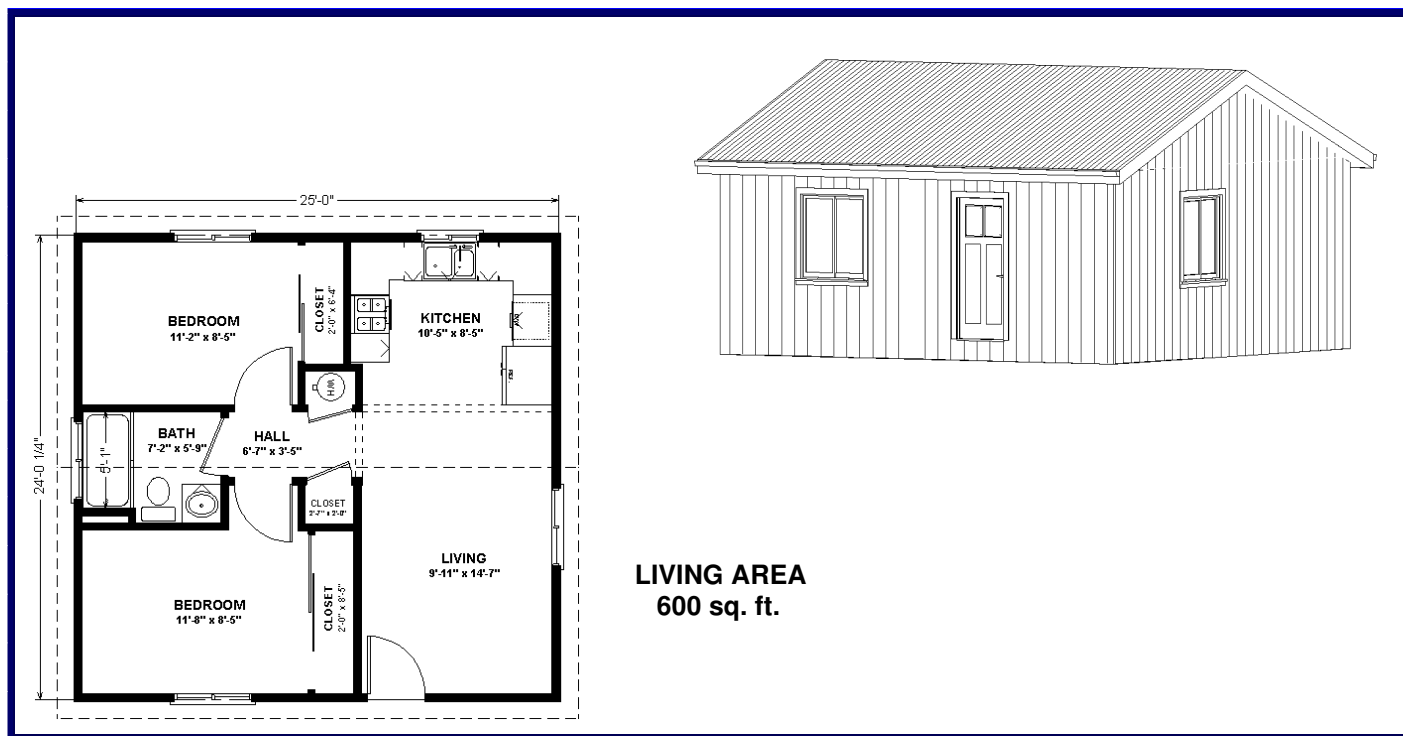
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### **#17 CPH 600 SQ. FT. SQU GRANNY UNIT**



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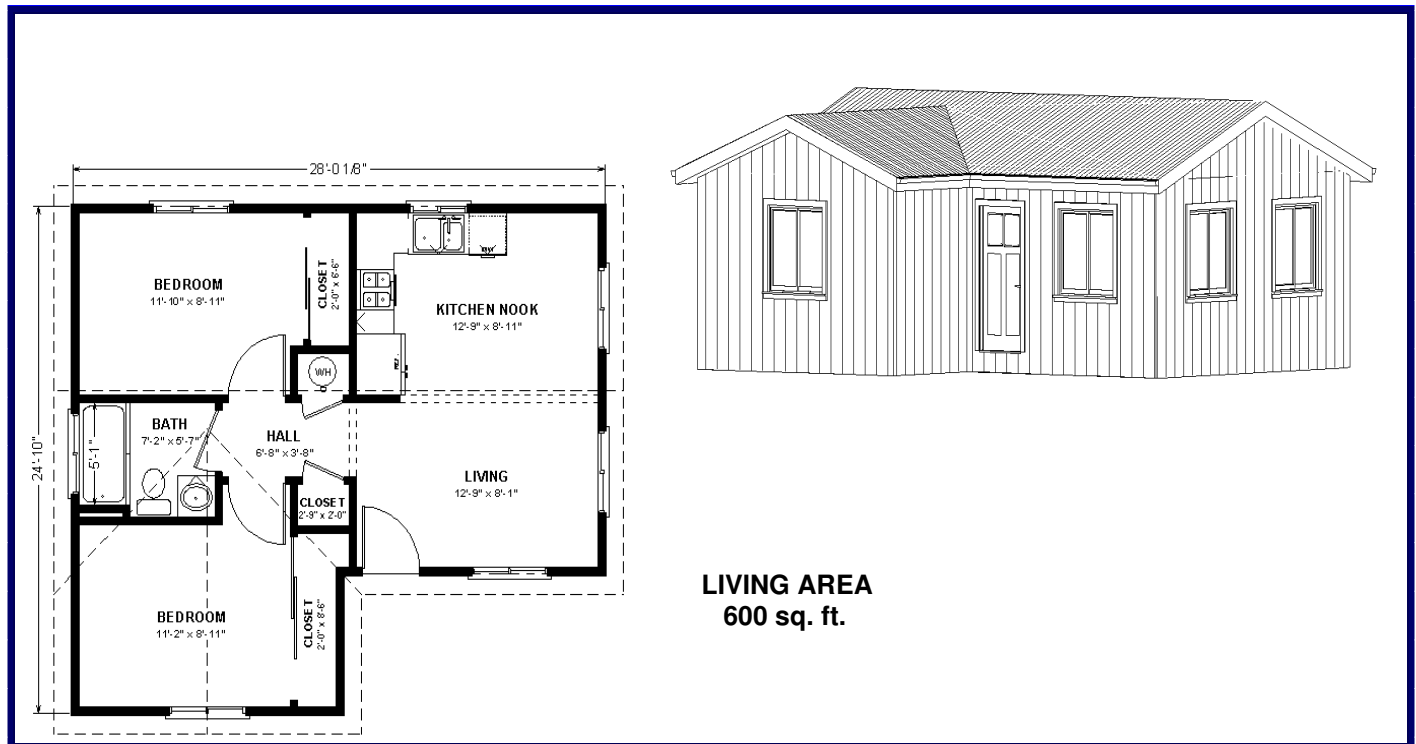
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### **#18 CPH 600 SQ. FT. L GRANNY UNIT**



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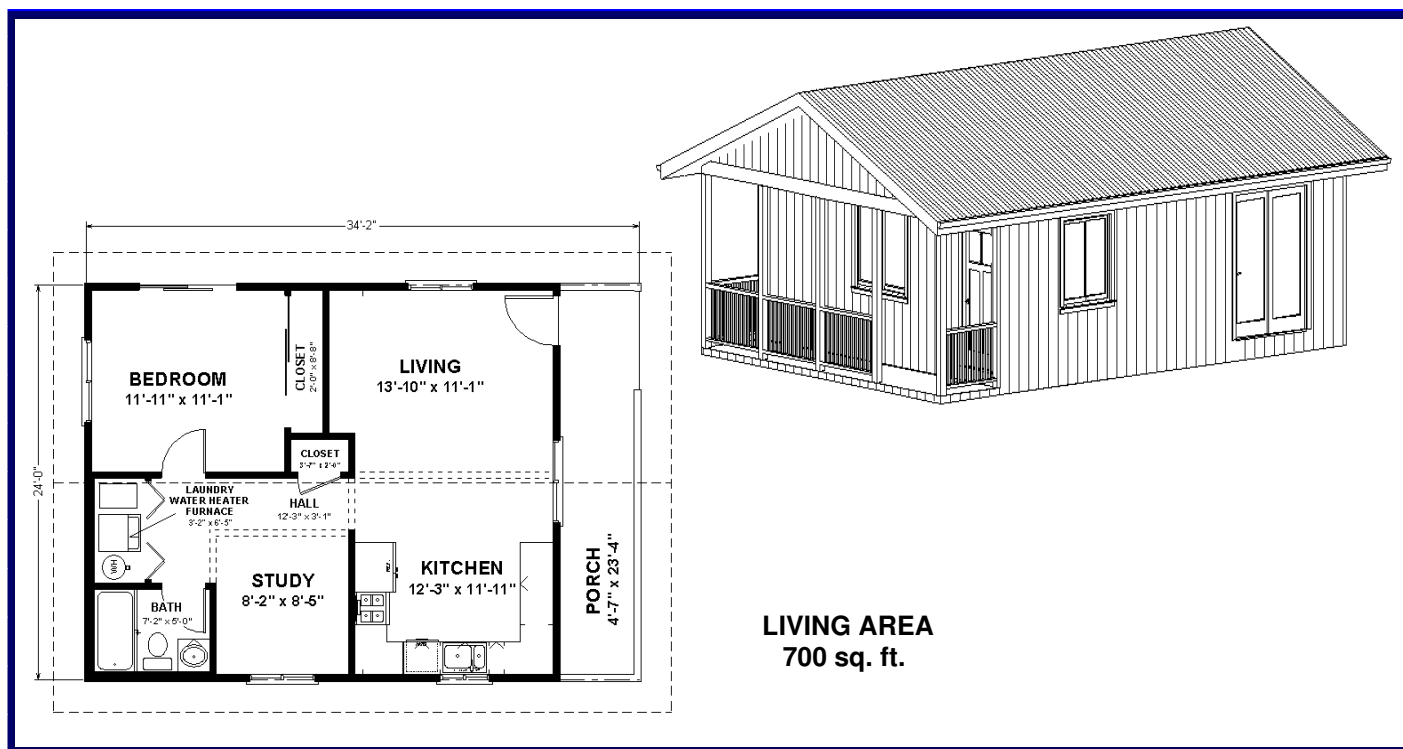
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### **#19 CPH 700 SQ. FT. REC GRANNY UNIT**



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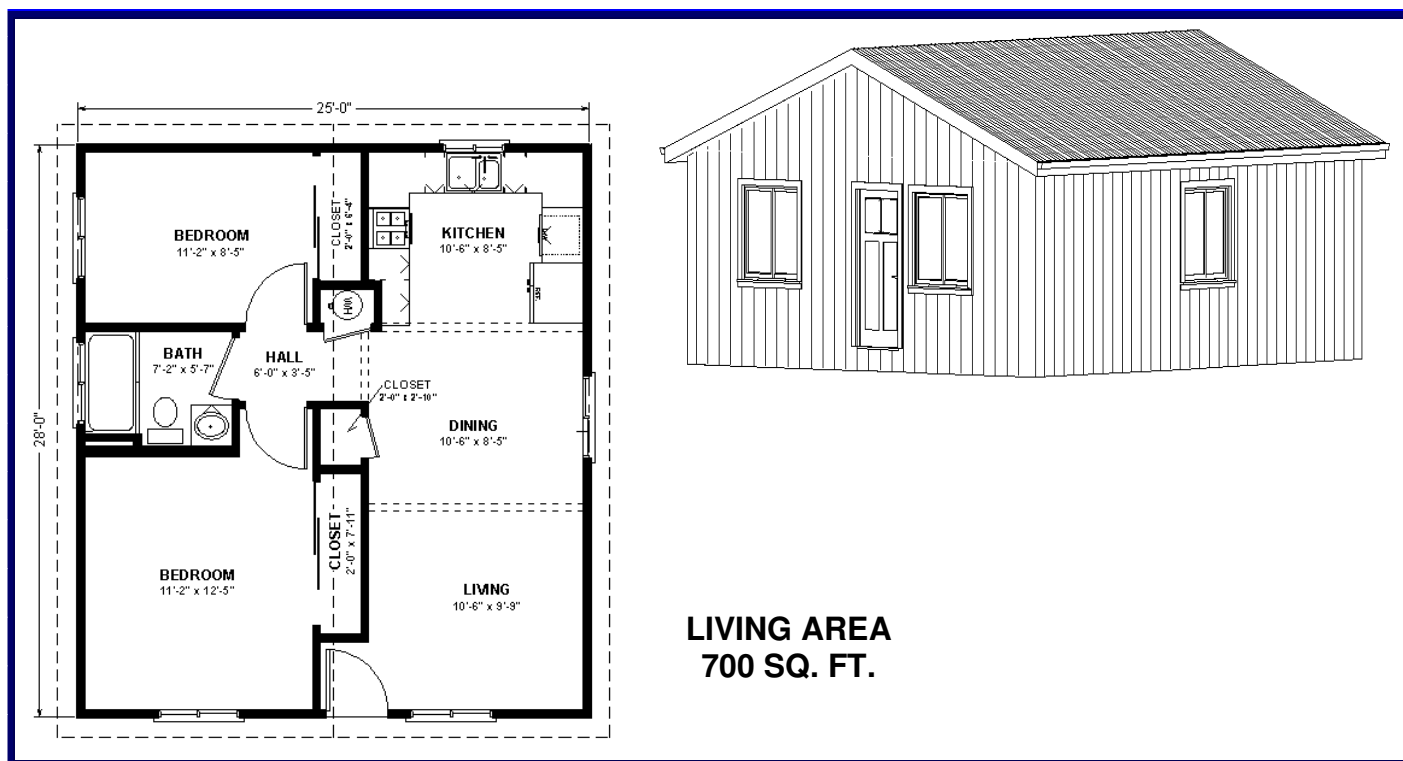
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### **#20 CPH 700 SQ. FT. SQU GRANNY UNIT**



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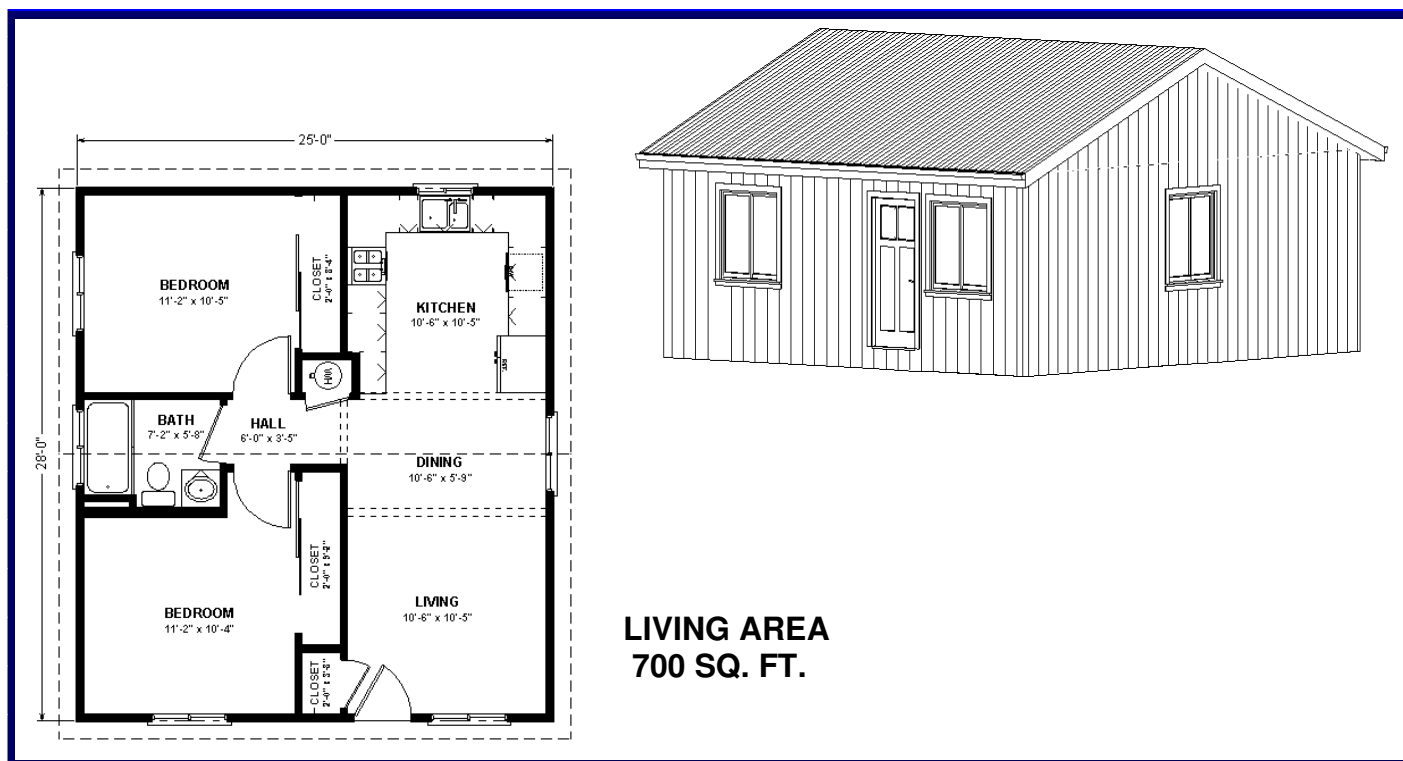
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### **#21 CPH 700 SQ. FT. SQU GRANNY UNIT #2**



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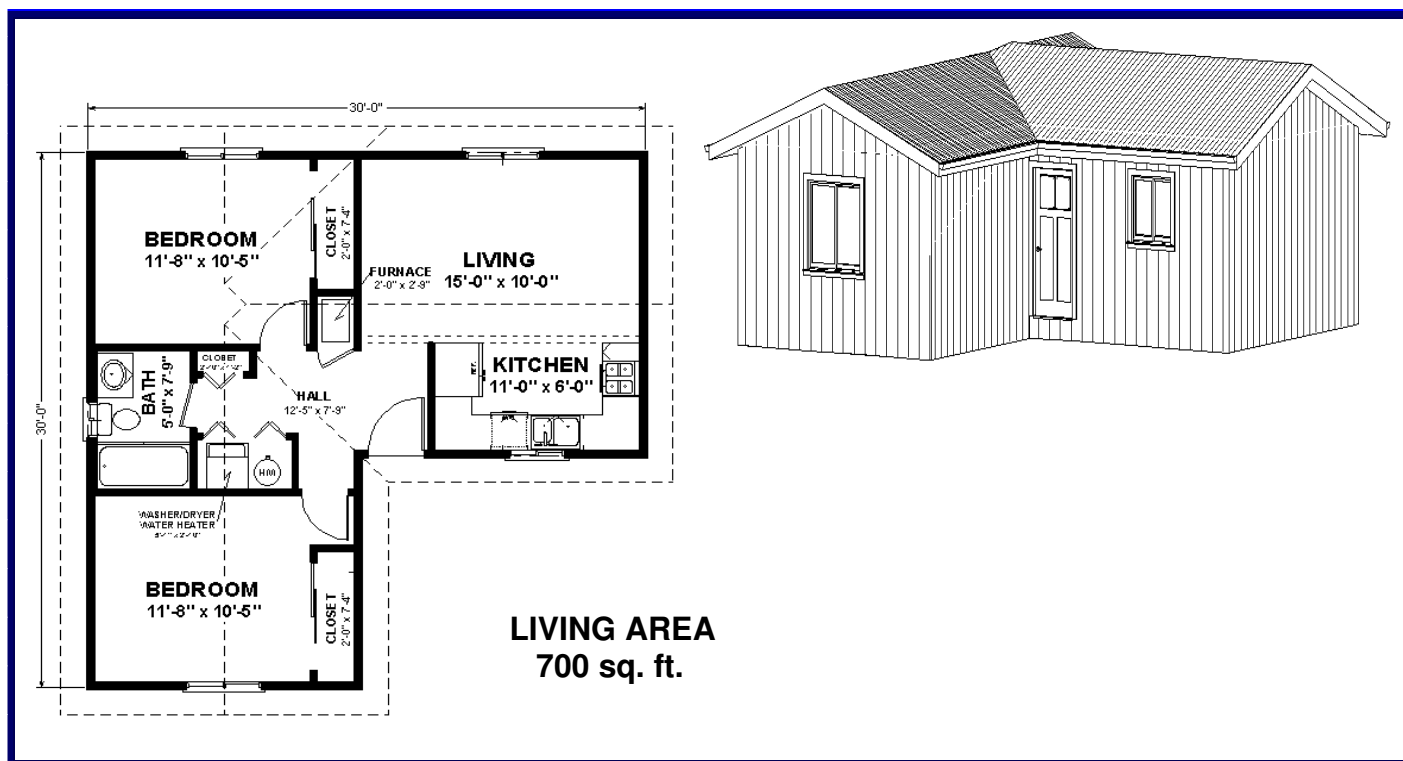
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### **#22 CPH 700 SQ. FT. L GRANNY UNIT**



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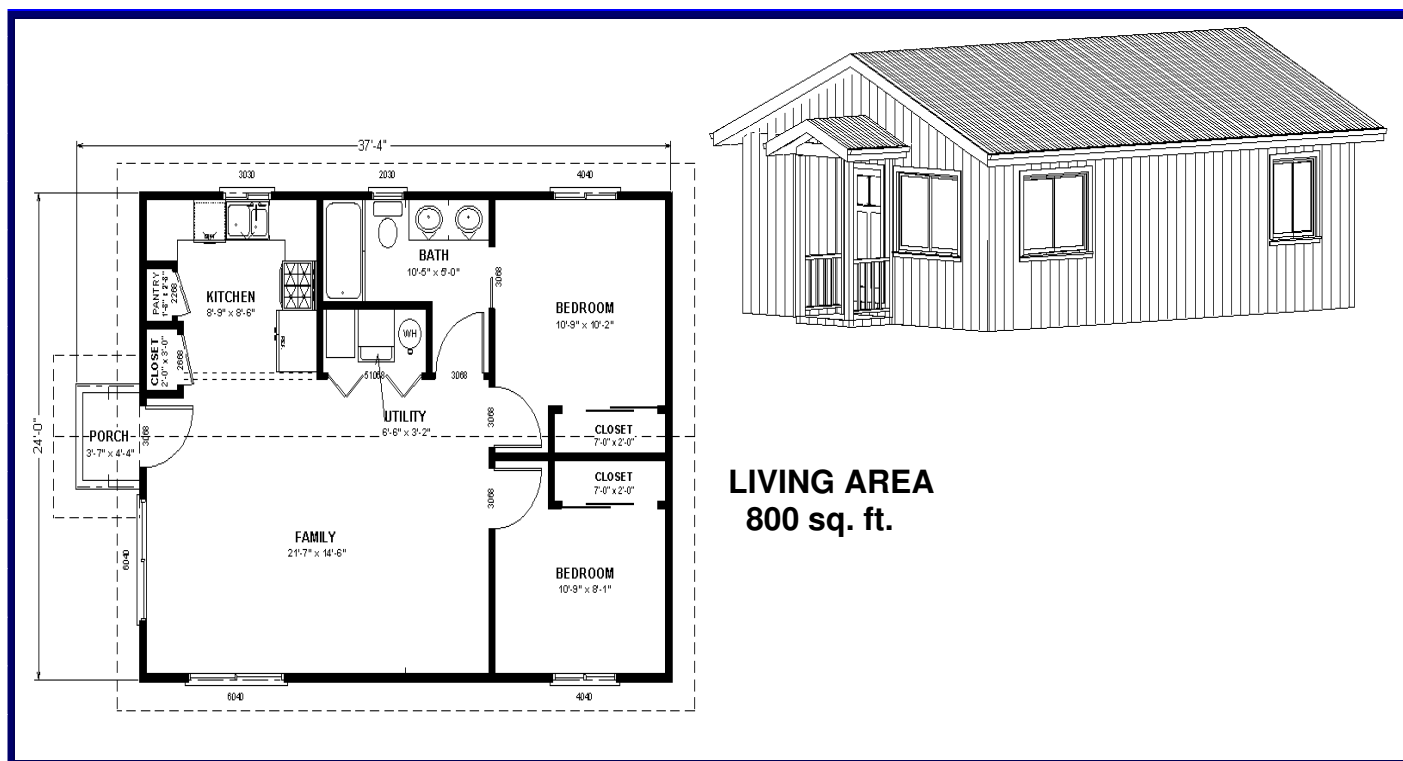
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### **#23 CPH 800 SQ. FT. REC 2BR GRANNY UNIT**



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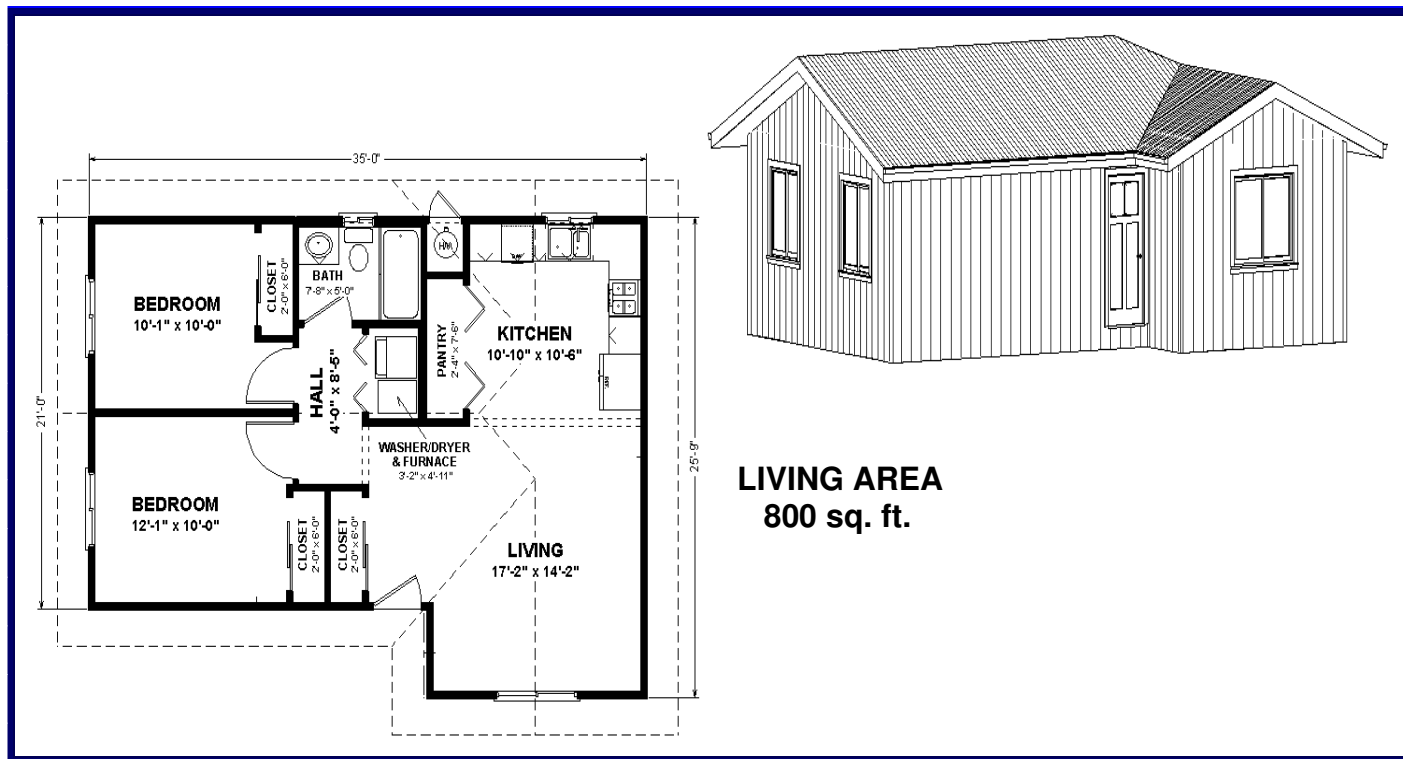
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### **#24 CPH 800 SQ. FT. L GRANNY UNIT**



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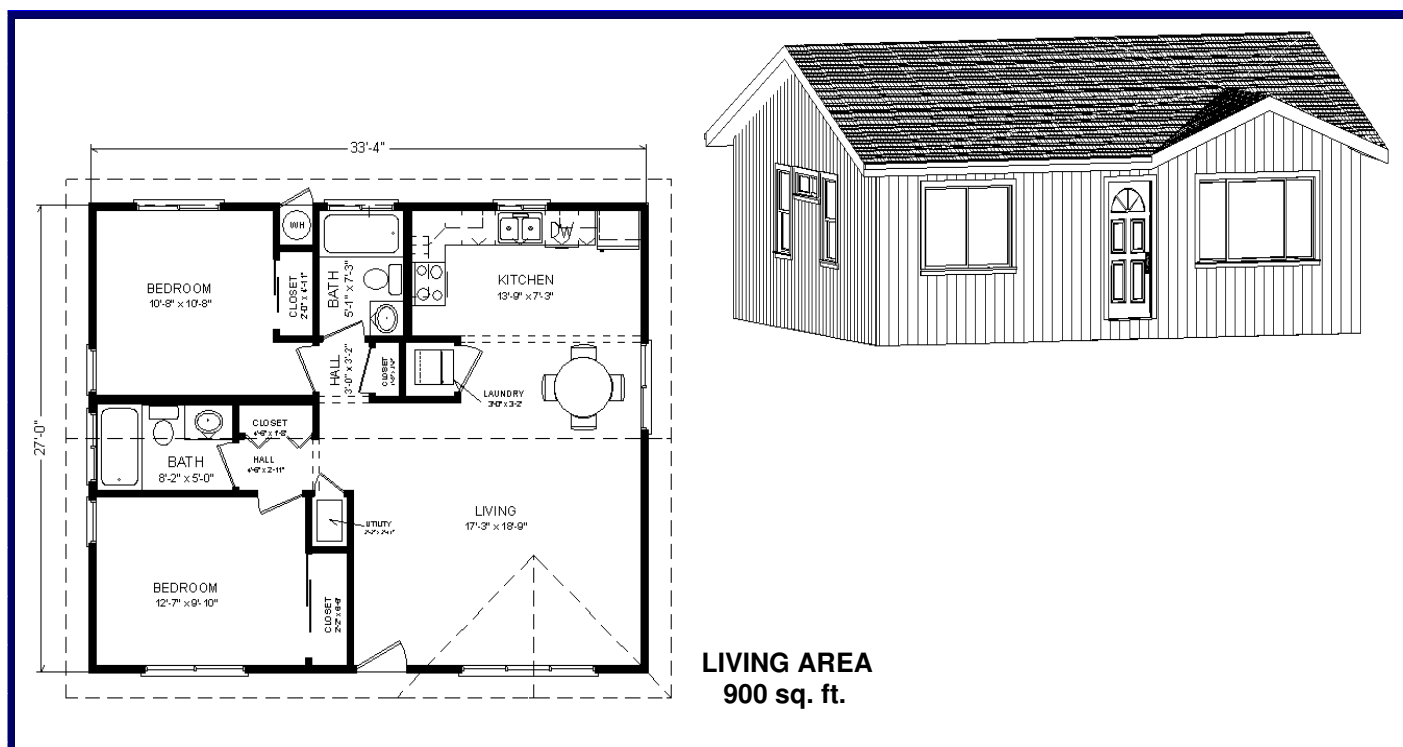
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### **#25 CPH 900 SQ. FT. SQU GRANNY**



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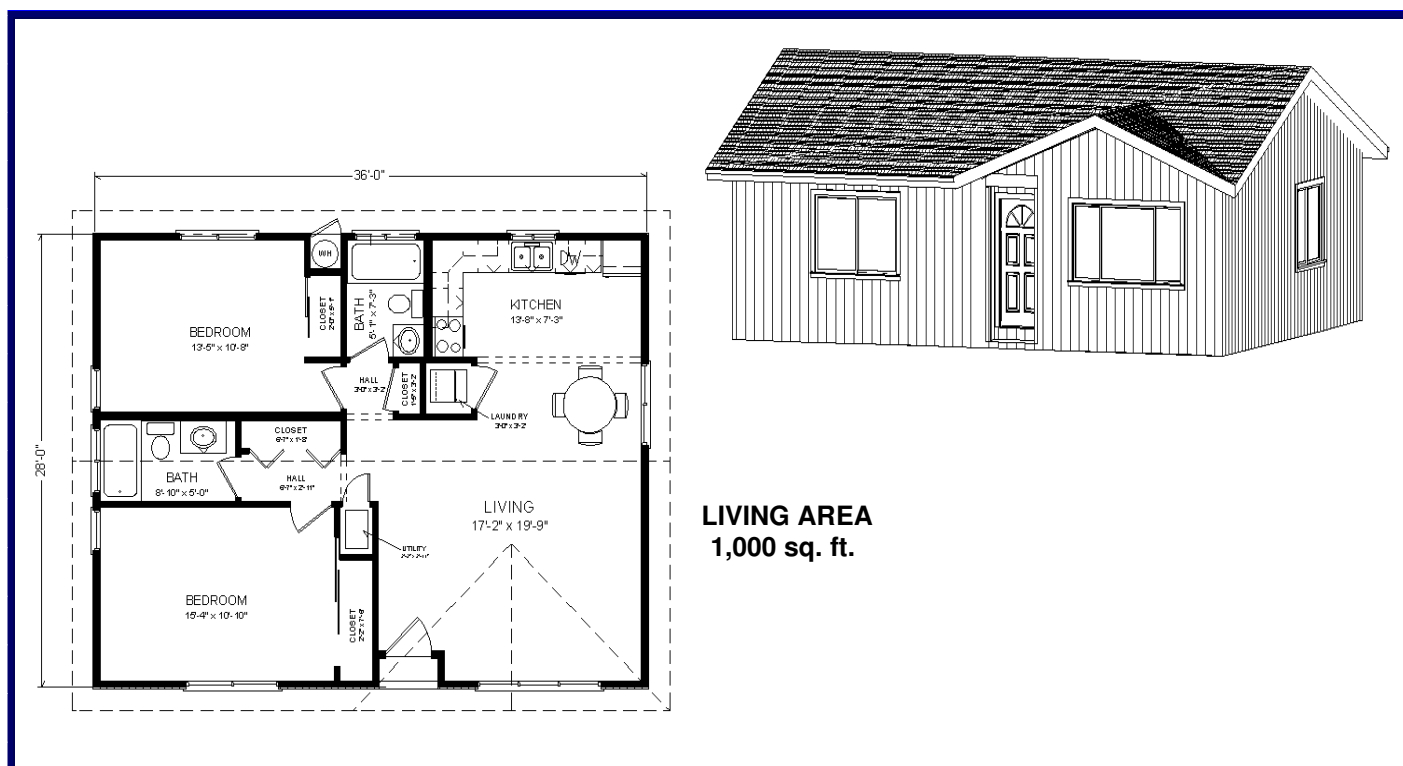
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### **#26 CPH 1,000 SQ. FT. SQU GRANNY UNIT**



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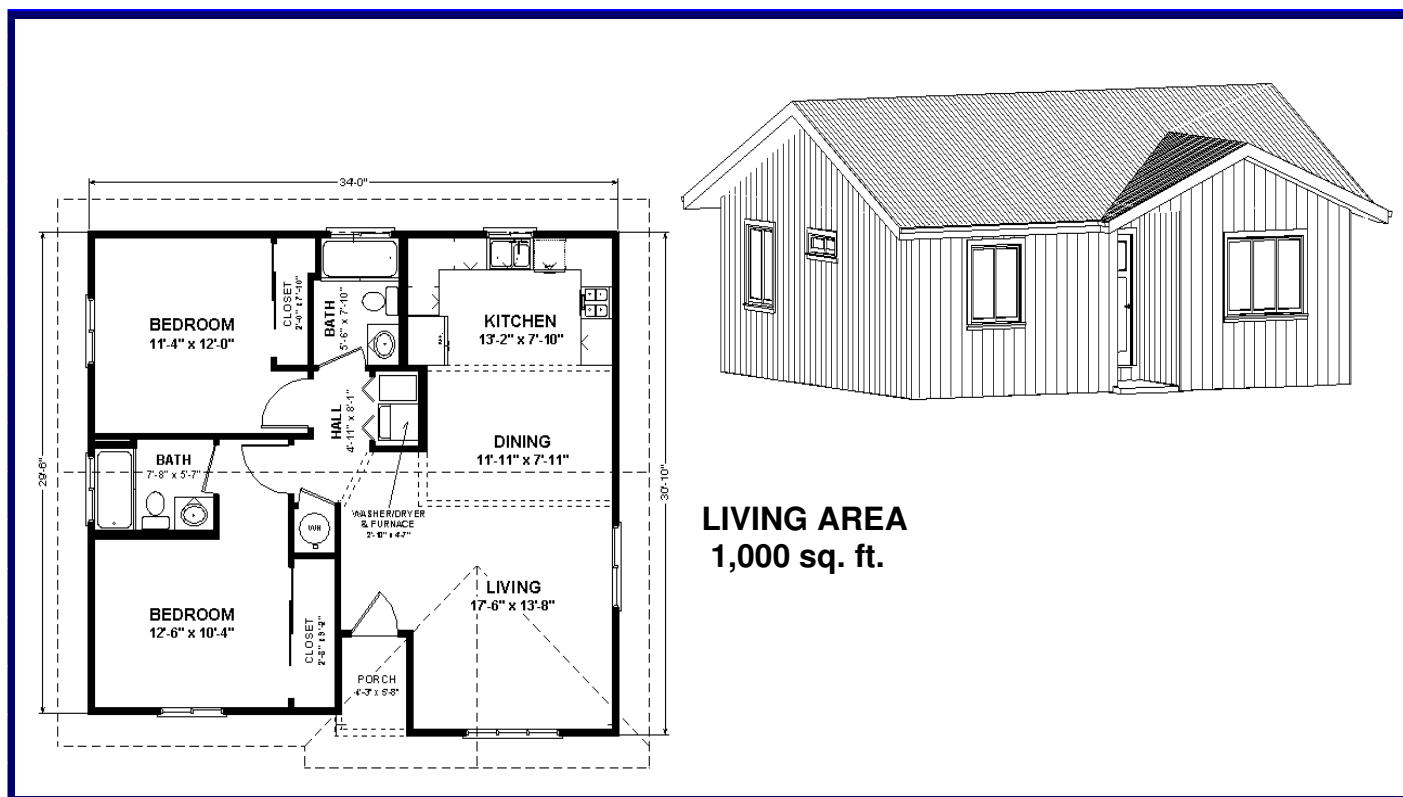
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### **#27 CPH 1000 SQ. FT. SQU GRANNY UNIT #2**



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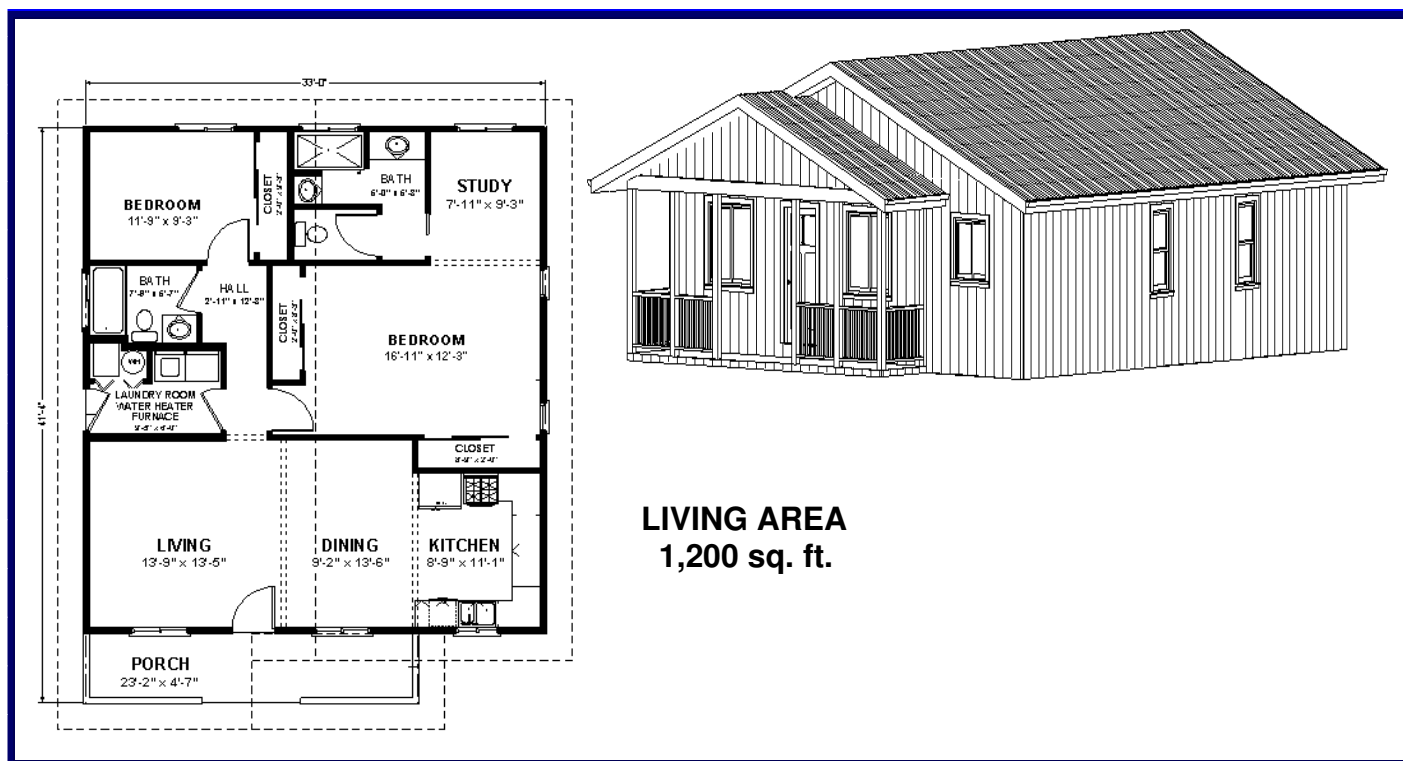
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### **#28 CPH 1,200 SQ. FT. SQU GRANNY UNIT**



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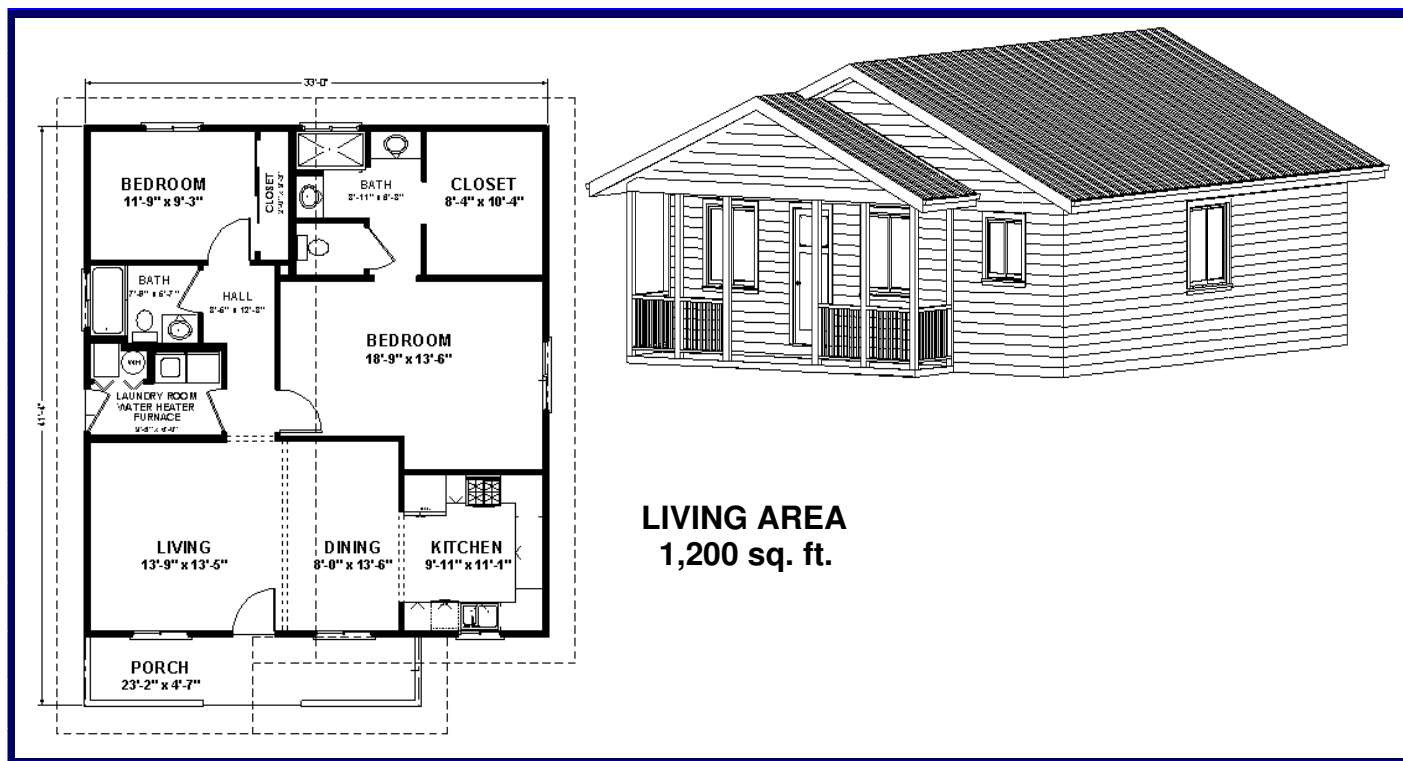
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### **#29 CPH 1,200 SQ. FT. SQU #2 GRANNY UNIT**



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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/ft<sup>2</sup>
    - A roof tile load of 10 lbs/ft<sup>2</sup>
    - 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) Smart Panel™ (or equal primed, embossed, engineered panel siding) with 8" on center kerf pattern (other patterns and materials optional; LP Smart Lap™ 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 out lookers 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. (Sidelights 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" V rustic optional; soffit 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 Smart Trim™ (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 Smart Trim™ (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 Smart Trim™ (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.