

MOUNTAIN HOME COLLECTION



COLORADO
Modular Homes



COmodularhomes.com

Rocky Mountain Home Builders

PACKAGE 1

This option is for the Owner that does not wish to play an active role in the construction of their home after design. Rocky Mountain Home Builders will act as your project manager during the construction process managing and selecting the general contractor.

PACKAGE 2

This option is for the Owner who would like to play an active role in the construction of their home but does NOT want to manage the day-to-day construction activities on site. In this option the owner will hire and work with a general contractor of their choice during the construction of their home.

PACKAGE 3

This option is for the do it yourself Home Owner who is comfortable with project management and construction and will be in charge of the day-to-day activities on-site.

Site Evaluation	✓	✓	✓
Initial Concept	✓	✓	✓
The Road Home Process	✓	✓	✓
Initial Plans and Budget	✓	✓	✓
Building Dept. Research	✓	✓	✓
Utility Company Research	✓	✓	✓
4 Stages of the Road Home Plan revisions	✓	✓	✓
Budget Revisions	✓	✓	✓
Material Selection	✓	✓	✓
3rd Party Structural Engineering	✓	✓	✓
General Contractor Plan and Budget Review and orientation	✓	✓	✓
Final Construction Documents	✓	✓	✓
Complete Permit Application Package	✓	✓	✓
Utility Company Application Package	✓	✓	✓
Coordination of delivery and set of module home	✓	✓	✓
RMHB Resource Package	✓	✓	
Modular Advisor for the GC	✓	✓	
Resource Library			
• Historical Trade Contract Agreements	✓	✓	
• Historical Pricing Database			
• Historical Scope Documents			
• Budget tracking workbook			
• Purchase Order Management Software with online access			
• Project and Procurement Schedule Workbooks			
RMHB Project Management Plan	✓		
Weekly Project Meeting with the GC	✓		
Issue resolution	✓		
Weekly status updates	✓		
GC purchase order software approvals	✓		
GC Bank draw review and budget oversight	✓		
Express Start	✓	OPTIONAL	OPTIONAL
RMHB will contract to perform Excavation, Site work, and Foundation			
PRICING CONSIDERATIONS	RMHB project management fee is 17% of entire project 3rd party general contracting fees range from 10% to 17% of the work that is managed. Optional Contractor support plan \$3,000 Total GC and Project management will total 20% to 27% of entire budget	No Project Management fees 3rd party general contracting fees range from 10% to 17% of the work that is managed. Optional Contractor support plan \$3,000	No Project Management fees No General Contracting Fees

Rocky Mountain Home Builders

THE ROAD HOME

STAGE 1 - PROJECT PLANNING

At this stage, we officially kick off the Road Home Process and begin the design of your new home.

Your Home Planning Specialist will have already presented a preliminary floor plan and budget that will serve as the starting point for the design process. This preliminary floor plan will be submitted to the factory for drafting. After a initial site visit we will put together an initial site plan that lays out how your home and site built structures will be placed on your property. We will stake the location of your home and order a survey and soils test. The data we collect from the site will be critical for engineering the foundation and driveway. At the completion of the first stage of The Road Home, you will be given the first drafted set of house plans, a site survey and a preliminary site plan.

STAGE 2 - LAYOUT & ADJUSTMENT

With the information we collected in the Stage 1 paperwork, we have created your first set of prints.

Your Home Planning Specialist will have already presented a preliminary floor plan and budget, "Stage #2 Prints." With these plans, you get the glimpse of what your home and its components will look like:

1. The floor plan will be drawn in complete detail.
2. All 4 elevations of your home will be drawn.
3. Finalize electrical, HVAC, foundation, and plumbing locations and layout.
4. Feature and Budget review
5. Survey and soils test results consultation and delivery to engineer.
6. Home dimensions (house, garage, decks, etc.) finalization

STAGE 3 - DESIGN & FINISHES

Decisions focus primarily on finish choices.

This is what most people imagine when they think of home design. Deciding what color the tile is in the master bathroom, how many outlets to put in the office, do we need more storage in the kitchen, etc? This is the nitty gritty, down to the last detail stage in the design process that makes your home unique and customized to fit your lifestyle and personal taste.

1. Initial review of electrical wiring, HVAC and plumbing.
2. Basic foundation prints consultation and submittal for structural engineer review.
2. Budget review based upon initial redlines and notes of your home. New pricing details will be provided prior to Stage 3 meeting.
3. Engineered site plan review.

STAGE 4 - READY TO BUILD

The "release meeting" - You have made it past the hardest part of building a custom home!

We have completed your prints with all of the necessary construction details for building permits and are ready to "release" your home into the construction phase. At this point your home is ordered from the factory and scheduled for production. You will have the following to proceed with building your home:

1. Final Prints for the entire project.
2. Final Specification documents.
3. Final Elevations
4. Final options total and details
5. Final budget
6. Warranty Documentation.





Buckhorn



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The Buckhorn is the smallest and most affordable cabin we make at Colorado Modular Homes. If you are looking for a great little cabin for week-end getaways, this might be it.



Buckhorn

640 s.f., 1BR, 1BA



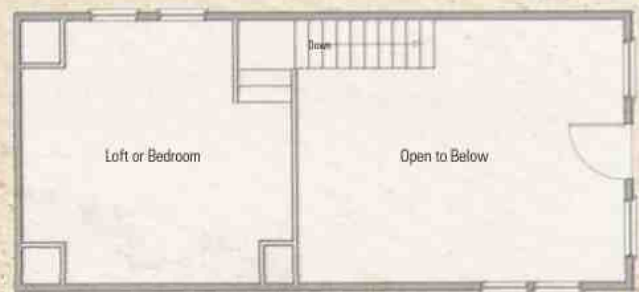


Kenosha



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The Kenosha is obviously the two-story version of the Buckhorn for those who are looking for a two-bedroom cabin that can have either an enclosed bedroom or a loft upstairs. We can also squeeze a second bathroom upstairs as well.



Kenosha
890 s.f., 2BR, 2BA





Rock Canyon



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The exterior of the Rock Canyon has many different ways it can be finished. The center wall can have different window configurations and finish options such as stucco or rock, as well as potentially adding a porch front to add depth to the home. The floor plan can be changed so that the kitchen is larger or so it includes an island and more cabinets.



Rock Canyon
1,659 s.f., 3BR, 2BA





Sawtooth Peak



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The Sawtooth Peak is another great ranch configuration. We have drawn it here on a walkout basement and added an interior staircase, which can be done with any of the ranch floor plans. A full vaulted ceiling over the living room with tongue-and-groove beetle-kill pine on the ceiling complements a double-high window wall on the end of the house to produce the mountain chalet look that is so popular in Colorado.



Sawtooth Peak

1,547 s.f., 3BR, 2BA

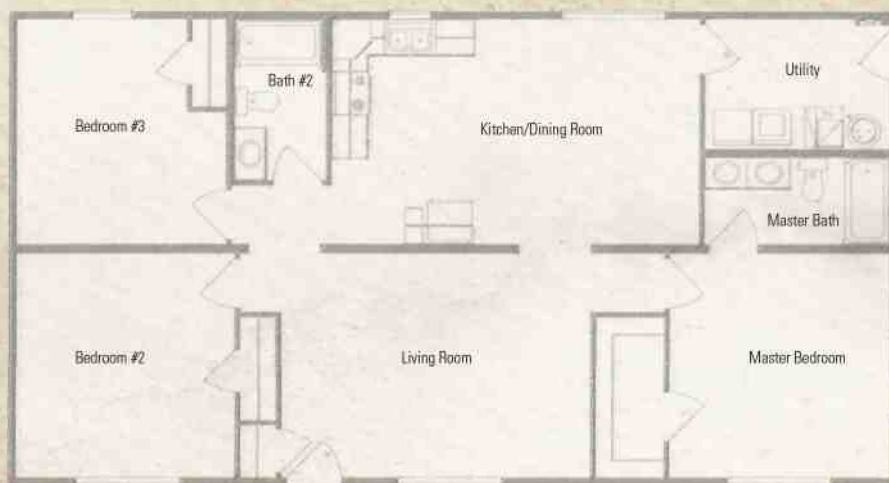


Spur Ridge



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The Spur Ridge is a great affordable home that has a very flexible floor plan. The rooms in this home are easily moved around for the configuration you might desire. By adding the fireplace and beamed entry to what starts out as a relatively basic home, you end up with a mountain-style cabin.



Spur Ridge
1,437 s.f., 3BR, 2BA





Timberline



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The Timberline has a great living area attached to a back deck that really ties the exterior deck to the living room and kitchen areas. The main area of the home is very open and the home can boast two separate bedroom suites.



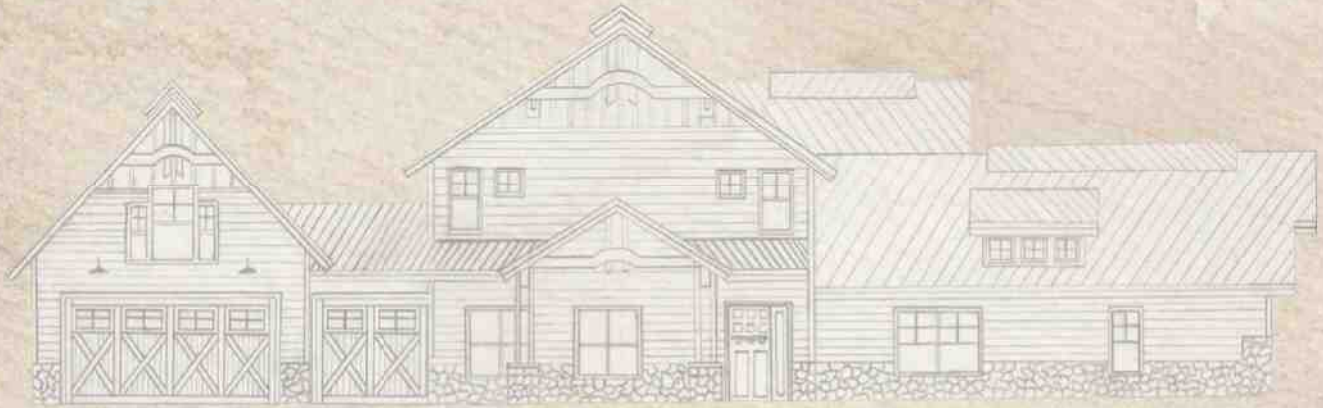
Timberline

1770 s.f., 3BR, 3BA



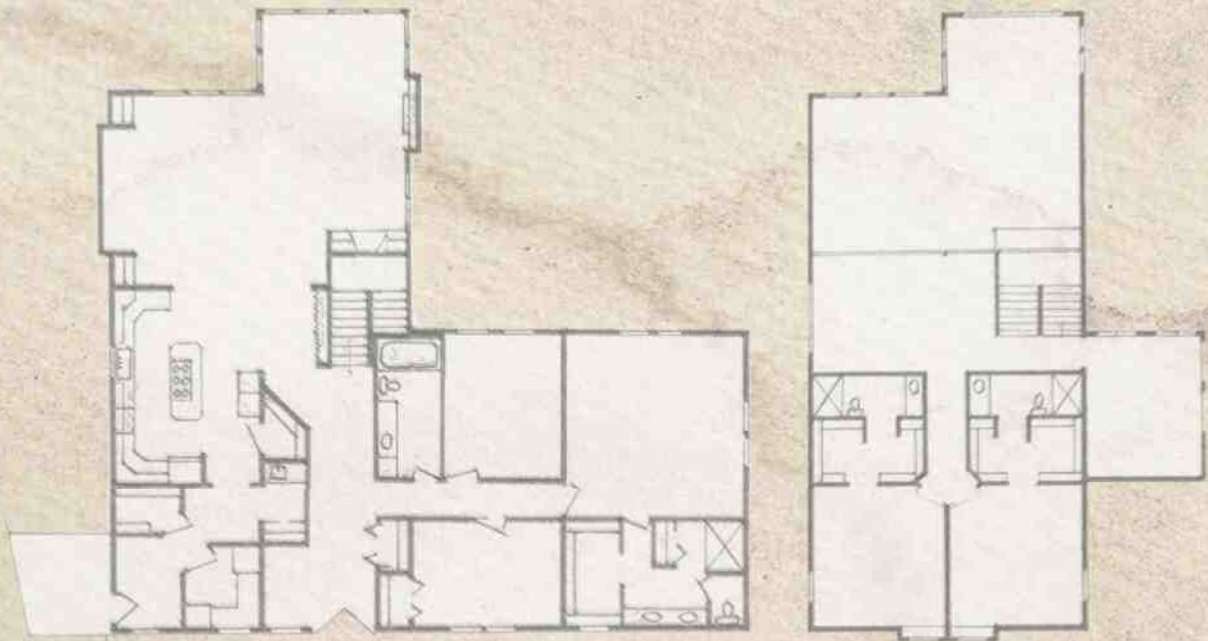


Mt. Elbert



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The Mt. Elbert is a home that would cost twice as much if stick-built up in the mountains, but is just as attractive and finished in a third of the time. It boasts over 4,000 square feet with a gourmet kitchen, soaring ceilings, massive rock fireplace and a water feature in the entry. If you are considering a home this size, please call us. Homes this size are designed to meet the exact needs of our clients.



Mt. Elbert
4,400 s.f., 4BR, 4BA



Crestone



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The Crestone is a great-looking home that has ample rooms and living spaces. With its two-story design, it often fits on smaller lots without looking cramped or sacrificing valuable footprint space. As with all of our homes, if you would like to see a slightly different room layout or add additional space you can make any changes you would like.



Crestone

2,632 s.f., 4BR, 3.5BA



Granite



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The Granite is a great three-bedroom, two-bathroom home with lots of light because of the lofted living room. Because of the openness of the room we added a trellis built into the front porch roof to maximize the light and add an additional architectural element to the front of the house. A garage is easily added off the utility room with potential for an office or studio above.



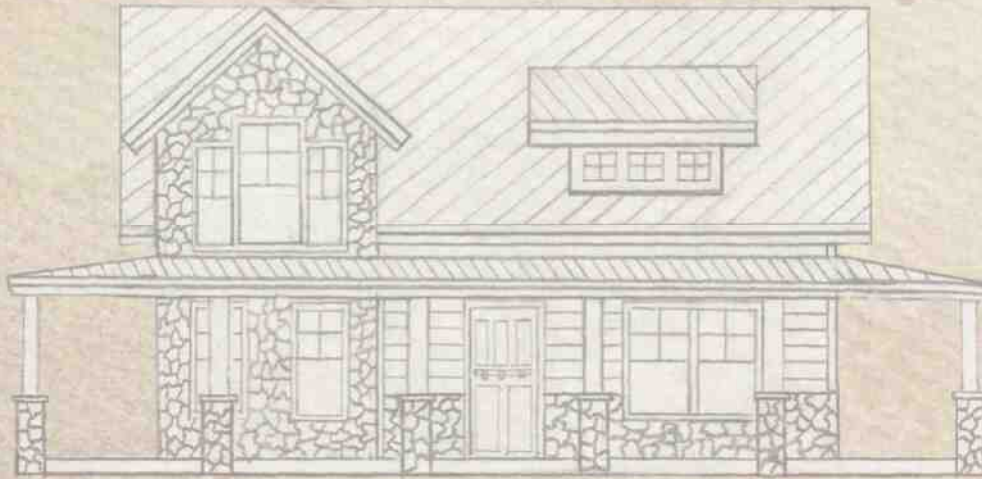
Granite

2,460 s.f., 3BR, 2.5BA



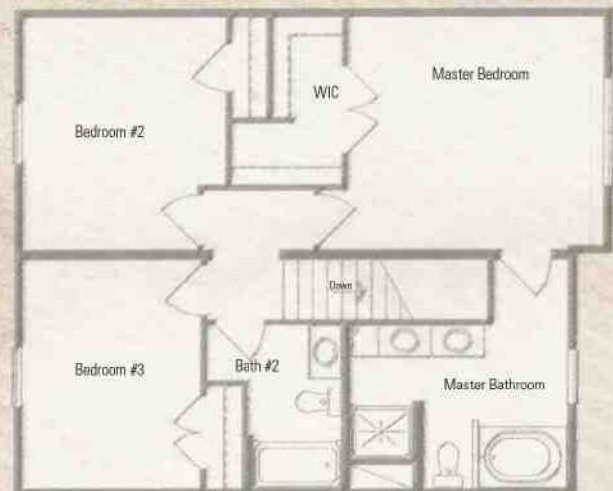


Mt. Massive



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The Mt. Massive is a great getaway home. This affordable model produces a great mountain look without much effort. We have seen this home with a detached garage that leads into the covered porch with a breezeway that allows for multiple garage placement options.



Mt. Massive

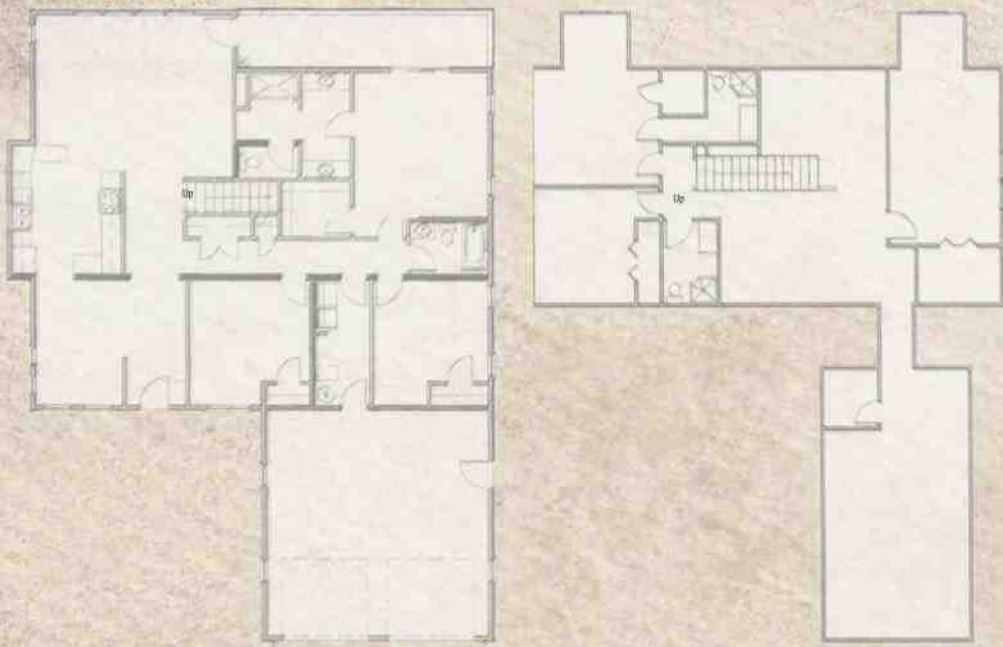
1,775 s.f., 3BR, 2.5BA





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This Cape Cod-style home has a lot of rooms for a large family or those that work from home and need dedicated spaces for offices and studios. The bonus room over the garage can be added to just about any home we offer — and remember, floor plans can be changed to a layout that better meets your needs.



McClure
3,800 s.f., 7BR, 4BA





Milner Pass



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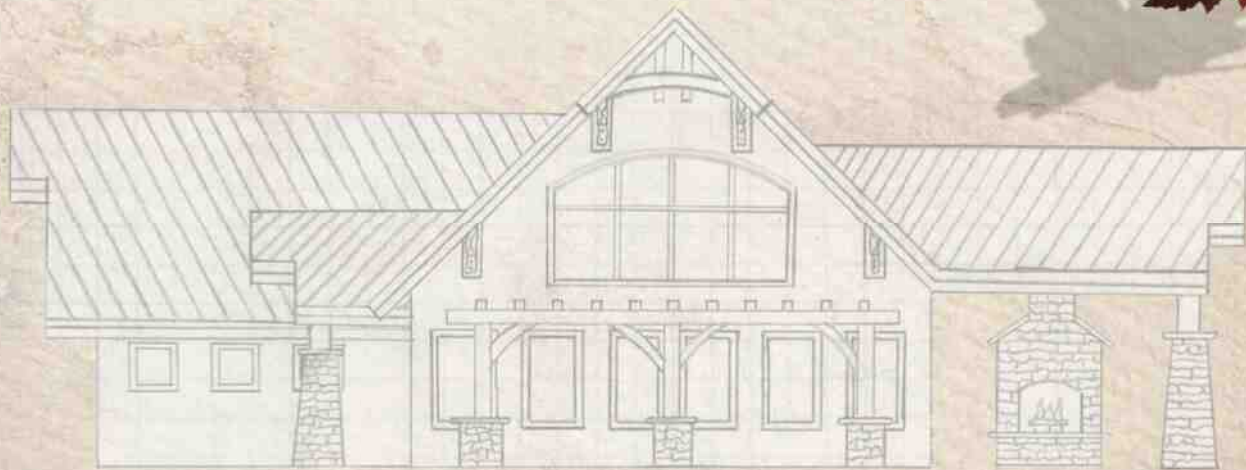
This grant mountain home has a very open floor plan with vaulted ceiling and a soaring rock fireplace. The basement can be finished to allow three more bedrooms and possibly a media room. This home will almost always be customized to meet each client's needs.



Milner Pass

4,438 s.f., 4BR, 4BA

Sierra Blanca



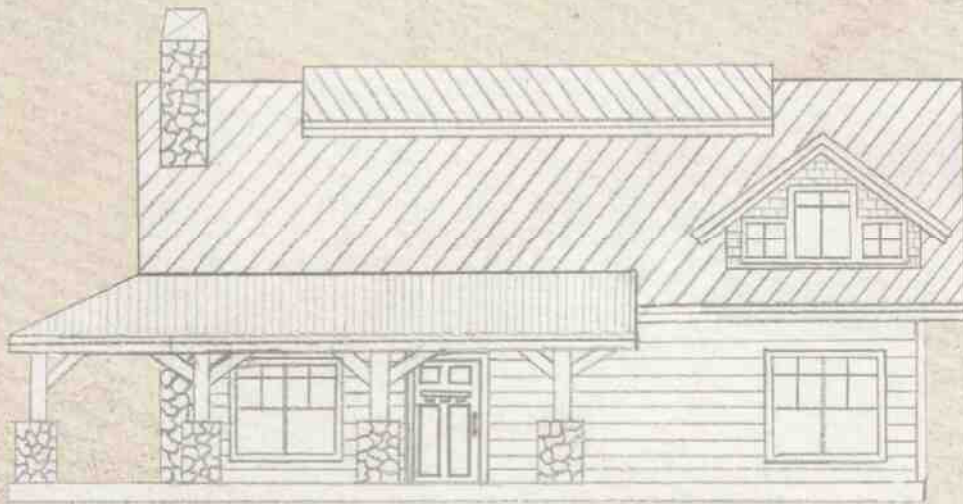
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This elevation can be applied to many of our ranch homes. We vaulted the ceiling in the great room as well as added the outdoor living area with fireplace and covered porch. The floor plan shows only two bedrooms, but you can build it on a walkout basement and add more bedrooms below.



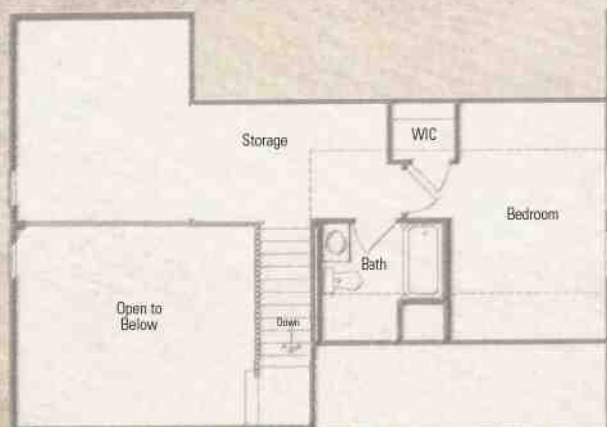
Sierra Blanca

1,776 s.f., 2BR, 2BA, +Basement



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The Sneffels is often finished with a full wall of windows on the end of the living room and loft to give the chalet look. It has a great loft over the living room that can also be turned into a fourth bedroom. Adding a fireplace or wood stove to the home completes the rustic mountain look.



Sneffels

1,495 s.f., 3BR, 3BA



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The Eagle is a good three-bedroom floor plan for a smaller family. An island can be added to the kitchen, and the outdoor living space can easily be added off the back of the house to increase the living area of the home.



Eagle

1,381 s.f., 3BR, 2BA

Sawatch



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The Buckhorn is a four bedroom three bath floorplan that has many options and flexibility. Additional copy about the Buckhorn amenities, copy will talk about the advantages that using Colorado Modular Homes when building this home.



Sawatch

1,495 s.f., 3BR, 3BA



COLORADO
Modular Homes



A better way to build.

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