

Colonial Series

Accessory Dwelling Units



USMODULAR, INC.

FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR



October 11, 2021



Looking for an Accessory Dwelling Unit, Granny Flat or In-Law Unit? The Colonial Series is just for you!

The Colonial Series by USModular are real homes that meet code requirements for Accessory Dwelling Units in California. These can even be used as primary residential structures.*

These homes are designed to be lived in year-round. They are small in size but packed with features and lots of available options!

Additionally, these Federal Code/HUD homes are EXEMPT from the new 2020 California Energy Code SOLAR Mandate and do not require a solar system installation.

***Some models may not meet minimum size requirements in certain jurisdictions**



Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notification. **SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE. Images may be artist renderings and are not intended to be an exact representation of the home/ADU. Renderings, photos and floor plans may be shown with optional features or third-party additions. Local jurisdiction and lender requirements may require changes to designs and these changes may require additional project costs.**



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Standard Specifications

HUD/Federal Code Construction

12 Month Factory Warranty

Electrical/Plumbing

100 Amp Service
 Rocker Switches Throughout
 Dual USB Recept - Kitchen
 Interior Panel Box
 Furnace: 56 BTU
 29 Gal Gas Water Heater
 Shut-Off Valves Throughout
 Plumb & Wire for Washer & Gas Dryer
 Canyon Lake Lighting PKG:
 1-LT DOMED CHANDELER - Qty. 1
 EXTERIOR LIGHT - Qty. 2
 (5) 6" CEILING LIGHT (BRUSHED Nickel) - KITCHEN (2), HALLWAY (1), Master Bath (1), Guest Bath (1)
 Walk-in closet if Applicable
 Hollywood Bar Light - Qty. 2
 Master Bath (1), Guest Bath (1)

Cabinetry

4" Laminate B/Splash-Master Bath
 4" Laminate B/Splash-Guest Bath
 4" Laminate B/Splash-Kitchen
 Kitchen 3-Door Pantry (model specific)
 Cabinet Doors: Shaker (paper-wrap)
 Drawer Bank (3 drawers) - Kitchen
 12" Shelf Over Refer
 Cabinet Hardware - Nickel Round Knobs
 Side-Mount Drawer Guides
 Concealed Cabinet Door Hinges
 White-Lined Overhead Cabinets
 White-Lined Base Cabinets
 Wire Utility Shelf

Kitchen

Single Lever Faucet w/Spray - Chrome
 F/S Gas Range 30"
 18.1 CF Refrigerator
 Stainless Steel 6" Deep Sink

Interior

Knockdown Ceiling
 Closet - White Vinyl
 Mini Blinds T/O 1" Aluminum
 Rebond Carpet Pad
 Small Door Casing
 Tape & Texture - Wet Areas *
 Tape & Texture - Living Areas *
 Square Interior Corners - T/O *

Doors and Windows

36" 6-Panel Fiberglass Entry Door
 36" 6-Panel Fiberglass Rear Door
 Low - E Vinyl
 D/G Tempered Glass Windows T/O
 2- Panel Interior Doors T/O
 (2) Mortised Door Hinges - Nickel
 Tulip Interior Door Knobs - Nickel

Master Bath

1-pc 60" Fiberglass Tub/Shower
 Single Lever Faucet / Diverter - Chrome
 Towel Bar/Tissue Holder - Chrome
 Porcelain Single Lavy Bowl
 Exhaust Fan w/Switch
 Mirror with polished edge
 Hollywood Bar Light
 36" High Vanity

Guest Bath

1-pc Fiberglass Tub/Shower
 Single Lever Faucet / Diverter - Chrome
 Towel Bar / Tissue Holder - Chrome
 Porcelain Lavy Bowl
 Exhaust Fan
 Mirror with polished edge
 Hollywood Bar Light

Exterior

Insulation: R21-11-11 (28-11-11 model specific)
 Exterior Window Trim T/O
 Allura- Fiber Cement
 Exterior Vertical Siding
 Roof Pitch: 3:12 / 4:12 for All Single Wides
 12" Front Overhang
 Roof Load 20LB

Eaves & Overhang

12', 14' & 15' Wide
 - Optional 4", 6" or 12" Side Eaves -
 Optional 12" Rear Overhang
 20' & 24' Wide
 - Optional 6" or 12" Side Eaves
 - Optional 12" Rear Overhang
 28' Wide
 - Standard 6" Side Eaves
 - Optional 12" Side Eaves
 - Optional 12" Rear Overhang
 30' Wide
 - Nominal 4" Side Eaves - STD
 - Optional 12" Rear Overhang

POPULAR OPTIONS (may not be available on all models)

- Air Conditioning
- Handicap Accessible Bathroom
- Low Profile Foundation Installation
- Horizontal Lap Siding
- Dormers
- Tankless Water Heater
- WUI/High Fire Code Compliance
- Therapy/Walk0In Tube
- Garbage Disposal
- 9' Ceiling Height w/2x6 Wall Framing
- Skylight
- Sliding Patio Door

- 4/12 or 6/12 Pitch Roof
- Tray Ceiling(s)
- Granite Countertops
- Upgraded Appliances
- Solar Tube
- Kitchen Island

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION

01-15-2021

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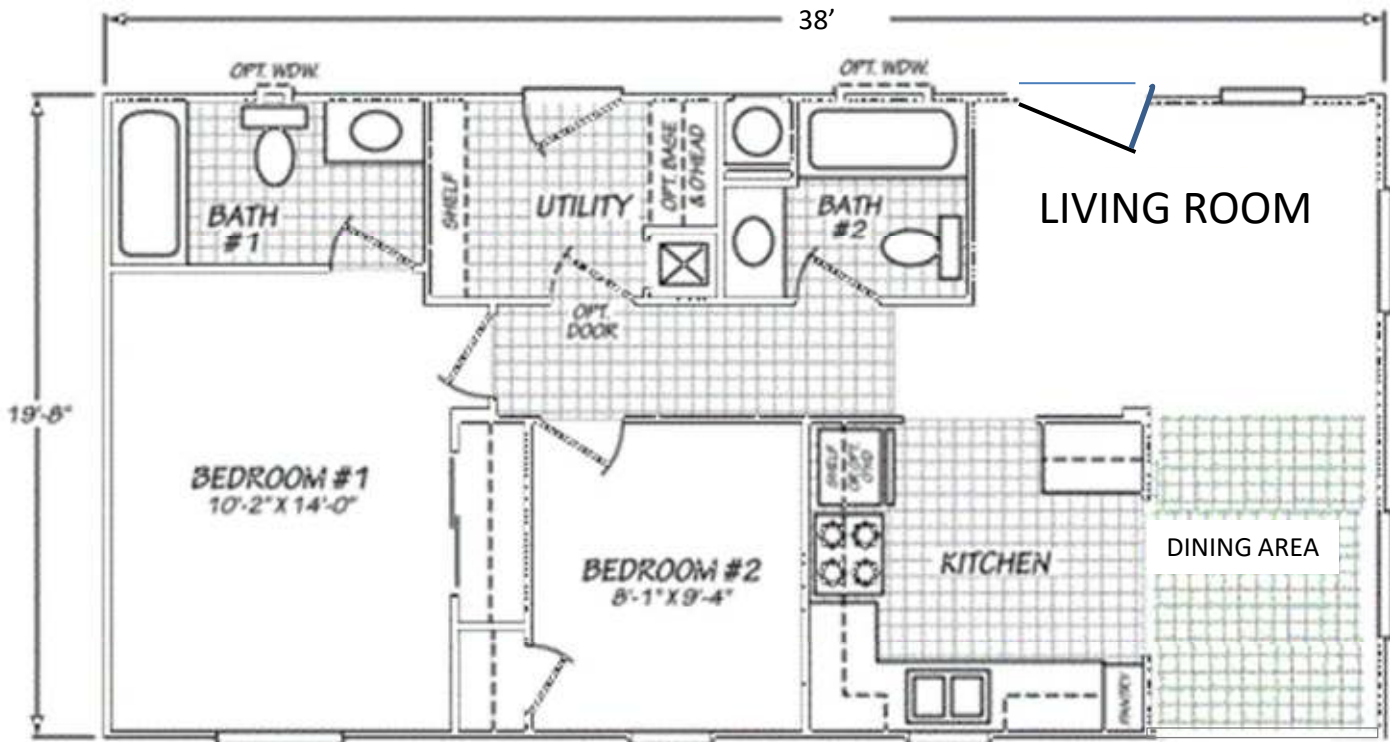


951-679-9907, ext 1

ARLINGTON

20442L-Modified

Beds: 2 Baths: 2 Approx SF: 750 Approx Footprint: 19'8" x 38' Sections: 2



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