

# Colonial Series

Accessory Dwelling Units



LIC# 943047

# 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 CHANDELIER – 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

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01-15-2021

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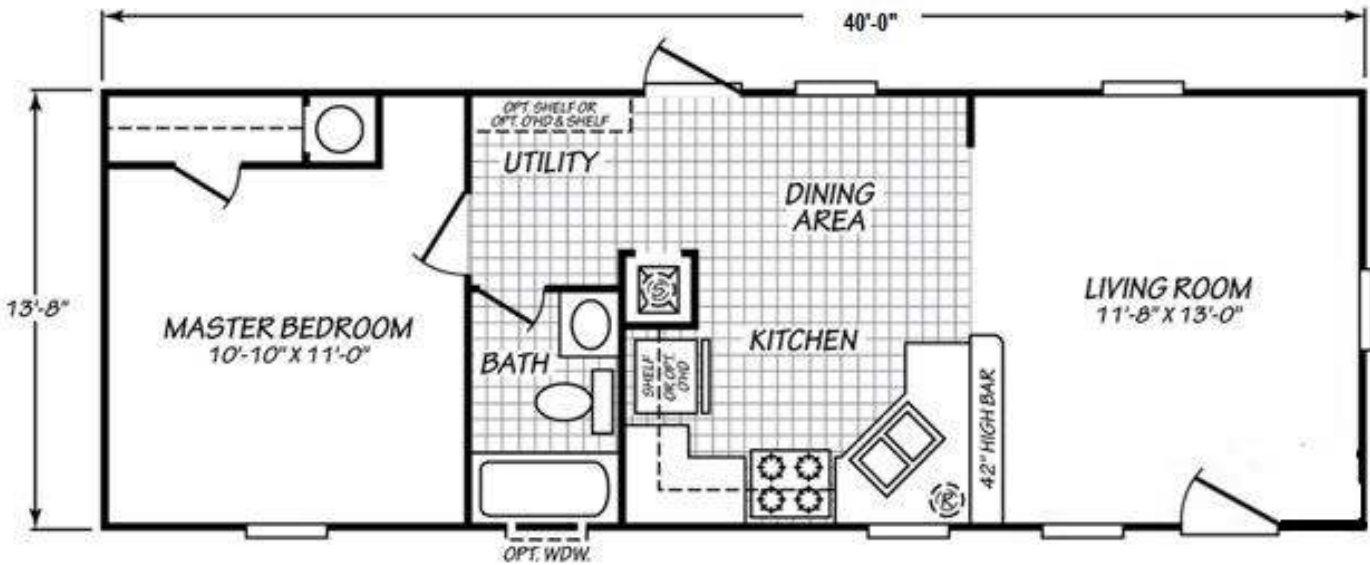


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# MADISON

14482B-MODIFIED

Beds:	Baths:	Approx SF:	Approx Footprint:	Sections:
1	1	550	13'8" x 40'	1



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