

# 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.**



October 11, 2021





## 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

[www.USModularinc.com](http://www.USModularinc.com)   [Info@USModularinc.com](mailto:Info@USModularinc.com)   951-679-9907, ext 1

**FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR**

CA Contractor License. No. 943047   CA HCD Dealer License. No. DL1241679

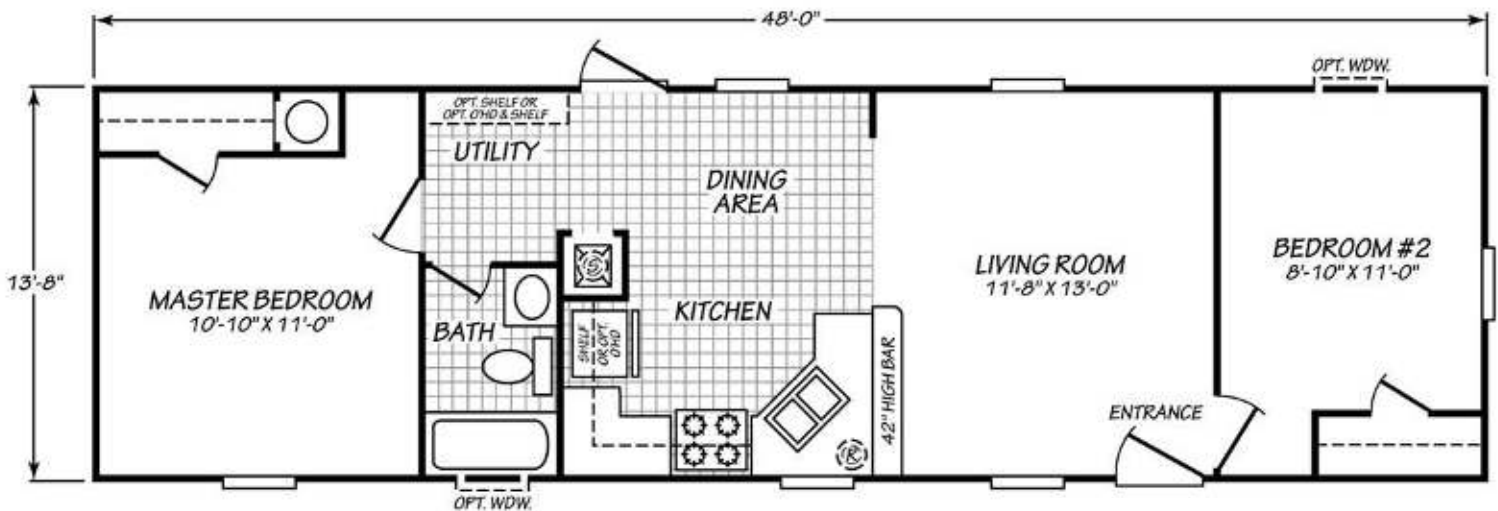


951-679-9907, ext 1

# PENRYN

14482B

Beds: 2    Baths: 1    Approx SF: 639    Approx Footprint: 13'8" x 48'    Sections: 1



**FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR**