



The Californian Series

Accessory Dwelling Units



USMODULAR, INC.

We build Faster, Better, Greener, and for LESS!

951-679-9907, ext 1

info@USModularinc.com

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CA Contractors Lic. #943047
HCD Lic. # DL1241679



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USModular is proud to present the **CALIFORNIAN SERIES** Accessory Dwelling Units (“ADU”).

This series of ADUs are available as:

MODULAR CONSTRUCTION built to the Local Building Code and are Title 24 Compliant,

or

HUD/FEDERAL CODE construction – Title 25 Compliant. Some models are also available as MH Advantage Construction. HUD/Federal Code construction is **exempt from the California Solar Mandate** that took effect January 1, 2020.

Contact USModular for HUD/Federal Code Construction Standard Specifications for the model of your choice.

This series of ADUs when built as **MODULAR CONSTRUCTION** are installed on a concrete or masonry stem wall foundation. This series of ADUs are available with optional site finished stucco exterior finish and optional site installed tile roofing when built as modular construction.

Other popular available options include granite or solid surface countertops, air conditioning, laminate flooring, hardwood flooring, and tile flooring.

Contact USModular today for your Accessory Dwelling Unit Project!

09-25-2020



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Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions. All floor plans, features, site construction are subject to local code and lender approval.



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USModular Home Builders





Accessory Dwelling Units

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MODELS							
	Sq. Ft.	Sections	Beds	Baths	Nominal Footprint	Optional Designs	
Nuggett	492	1	1	1	14'x36'	Optional Box-Bay Window, Optional Porch	7-8
Avalon	682	1	1	1	16'x44'	Optional Porch	9-10
LaQuinta	710	1	2	1	14'x52'		11-12
Catalina	782	2	2	2	20'x40'	Optional Front Porch Available (not shown)	13-14
Lakeside	793	2	2	1	24'x34'	Optional Porch	15-16
Oleander	865	2	2	2	20'x44'	Optional Front Porch Available (not shown)	17-18
Acoma	868	1	2	2	16'x56'		19-20
Bradbury	868	1	3	2	16'x56'	Optional 2 Bedrooms with Den Optional 2 "Master" Bedrooms	21-22
Fillmore	930	1	3	2	16'x60'	Optional Box-Bay Window	23-24
Maywood	930	1	2	1	16'x60'	Optional Box-Bay Window	25-26
Newman	944	2	2	2	20'x48'	Optional Kitchen, Optional Recessed Porch	27-28
Tiburon	944	2	3	2	20'x48'		29-30
Montclair	946	2	3	2	24'x40'		31-32
Valencia	1022	2	2	2	20'x52'	Optional 3 Bedroom 2 Bath Design	33-34
Whitewater	1041	2	2	2	24'x44'	Optional Master Bath, Optional Kitchen	35-36
Hawk Ridge	1041	2	3	2	24'x44'	Optional 2 Bedroom 2 Bath WITH DEN	37-38
Montebello	1041	2	3	2	24'x44'	Optional 2 Bedroom 2 Bath WITH DEN	39-40
Stetson	1052	2	3	2	20'x56'	Recessed Porch Standard	41-42
Sierra	1136	2	3	2	24'x48'	Optional 3 Bedroom 2 Bath WITH DEN Optional 4 Bedroom 2 Bath Design	43-44
Colton	1173	2	3	2	28'x44'	Optional 2 Bedromm 2 Bath w/ Huge Living Room Optional 2 Bedroom 2 Bath WITH DEN	45-46
Stanford	1173	2	3	2	27'x44'	Optional 3 Bedroom 2 Bath Layout Optional 2 Bedroom 2 Bath WITH DEN Optional 2 Bedroom 2 Bath With Recessed Porch	47-48
Calico	1174	2	3	2	28'x44'	Optional 2 Bedroom 2 Bath WITH DEN Optional Full Front Porch	49-50
RENDERINGS							51-54

STANDARD **MODULAR** CONSTRUCTION BUILDERS SPECIFICATIONS

5

SPECIFICATIONS FOR HUD/FEDERALCODE CONSTRUCTION WILL BE DIFFERENT

Interior

- 9ft Flat Ceiling Throughout
- 1/2" Tape & Texture Drywall Throughout
- Hand-Finished Knock-Down Ceiling
- Crown Molding in Liv Rm, Dining Room, Kitchen & Hall
- Semi-Gloss Interior Paint-Flat Ceiling Paint
- Hardwood Component Cabinets, Flat Panel Doors, Hidden Hinges, White Lining & Adjustable Overhead Shelves
- 2-Panel Int Doors with Single Lever Handles
- 36" Wide Passage Door on Bedrooms
- By-Pass Wardrobe Doors per Plan
- 42" Wide Hallway Per Plan
- Shirt & Skirt Double Wardrobe Shelves in Master
- Bedroom Walk-In Closet Per Plan with 36"x60" Mirror
- Upgrade 3 1/4" Residential Base Board Molding
- Upgraded Chandelier in Dining Area
- Shaw Carpet & Rebond Pad
- No-Wax Congoleum® Diamondflor Vinyl Floor Covering in Kitchen, Dining Room, Baths & Utility
- 2" White Faux Wood Window Blinds
- Wood Shelves and Poles in Closets

Kitchen

- 42" Tall Hardwood Faced Overhead Cabinets
- Recessed LED Can Lights
- 6" Subway Tile Backsplash
- Whirlpool Appliances Black or White
- 18.1 cu ft Frost-Free Refrigerator
- 30" Deluxe Gas Range with Electronic Ignition, Window, Clock, Timer, and Range Hood Vent
- Adjustable Overhead and Base Cabinet Shelves
- Laminate Countertop with Crescent Edge
- Stainless Steel Sink
- Single Lever Faucet w/Pull-out Sprayer
- Drawer-Over-Door Cabinets with Drawer Bank
- 24" Deep Cabinet Over Refrigerator
- Large Gourmet Kitchen Island on Select Plans

Baths

- 60" Fiberglass Shower with Enclosure in Master Bath
- 36" High Countertop all Baths
- 3-Door Linen & Drawer Bank in Master Bath
- Dual Sinks in Master Bath per Plan
- Towel Bar & Tissue Holder in Each Bath
- 60" 1-Piece Fiberglass Tub/Shower Guest Bath

Baths Continued

- Lever Diverter in Guest Bath
- Delta® Brand Name Metal Faucets Sink with Overflow & Pop-Up Drain
- Elongated Water-Saver Toilets
- Vanity Strip Light & Exhaust Fan with Light
- Beveled Medicine Cabinets
- Vanity Mirror with Beveled Edge
- Laminate Crescent Edge Countertops with 6" Subway Tile Backsplash
- Ventilated Window per plan

Exterior

- In-Swing Rear Door with Deadbolt
- R-38-21-33 Insulation
- 3:12 Roof Pitch
- Dual-Glazed Vinyl Framed Low-E Windows
- Cempanel Siding with 25 year Limited Warranty
- Owens Corning™ Shingles 25-Year Limited Warranty
- 12" Front & Rear Overhangs & 12" Side Eaves
- Web truss Floor Joists 24" on Center (as required)
- 3/4" Tongue & Groove Plywood Floor Decking
- 2"x6" Exterior Sidewalls 16" on Center
- 36"x80" Craftsman 3-Lite In-Swing Front Door with Deadbolt
- Exterior Light at Front & Rear Doors

Utility, Safety, & Energy

- Fire Sprinklers-As Required – Additional Charge
- Wild Fire Zone/WUI Requirements, if Required – Additional Charge
- Toe-Kick Registers in Kitchen & Baths
- 200/100 AMP Exterior Electrical Panel Box
- Tankless Water Heater **Gas**
- Smoke Detectors with Battery Backup
- Gas Furnace per Plan
- Plumbed for Washing Machine & Gas Dryer
- Recessed Dryer Vent Box
- Shelf Over Washer/Dryer Area
- Metal Shut-Off Valves
- Three-Way Light Switch in Hall per plan
- G.F.I. Protected Outlets in Kitchen and Baths
- Air Conditioning Ready
- Consult Your USM Representative Regarding California Solar Mandate Requirements – Additional Cost
- 7 Year Factory Warranty



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HUD/FEDERAL CODE Construction Specifications

**Contact USModular for HUD/Federal Code Construction
Standard Specifications for the model of your choice.**

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Nugget

1 Bedroom 1 Bath
492 SF +/-
Footprint: 14' x 36' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
ARE AVAILABLE AT AN ADDITIONAL COST

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1 Bedroom 1 Bath
492 SF +/-
Footprint: 14' x 36' +/-



OPTIONAL PORCH

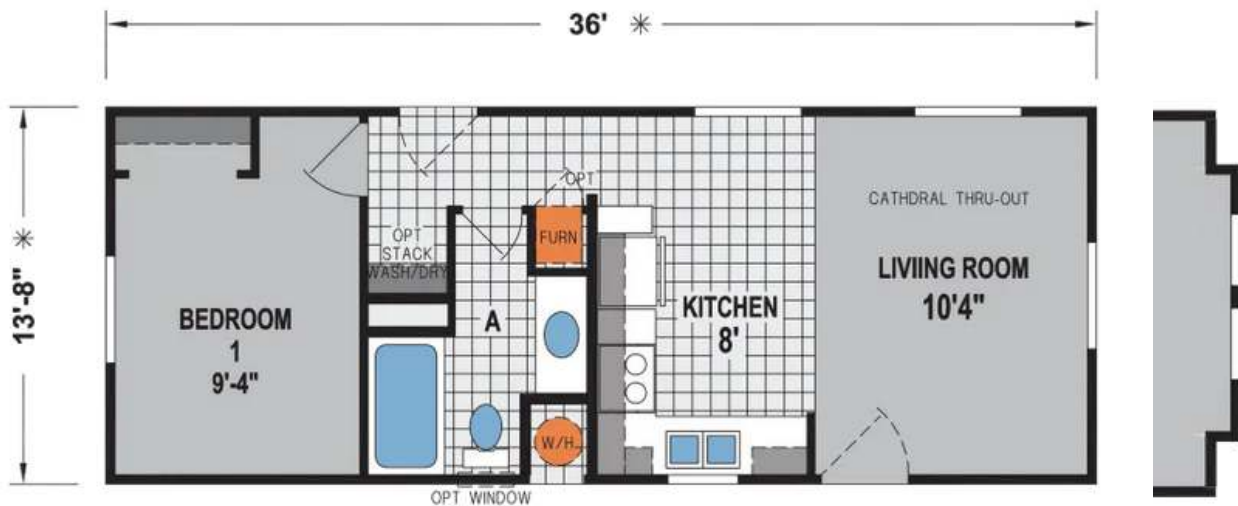
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1 Bedroom 1 Bath
682 SF +/-
Footprint: 16' x 44' +/-

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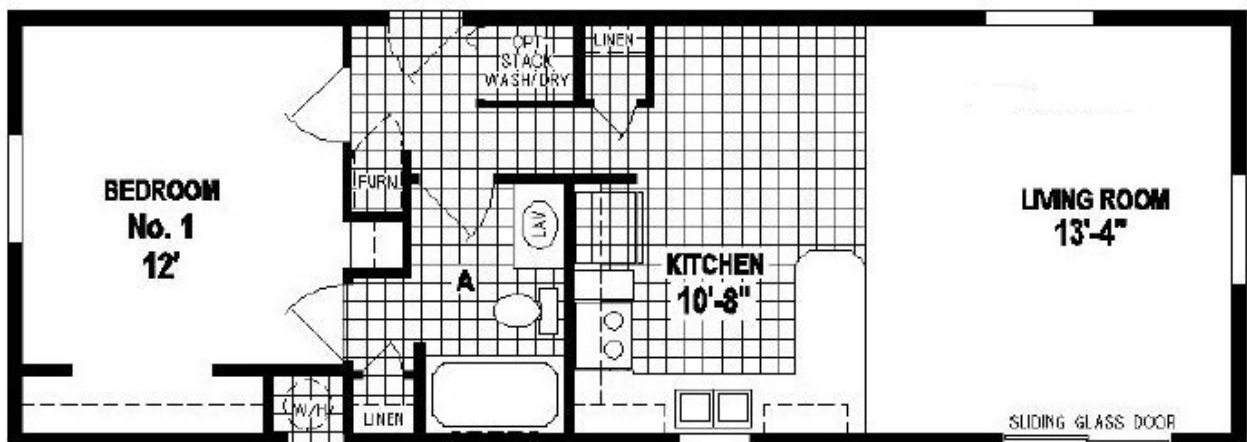
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1 Bedroom 1 Bath
682 SF +/-
Footprint: 16' x 44' +/-

10

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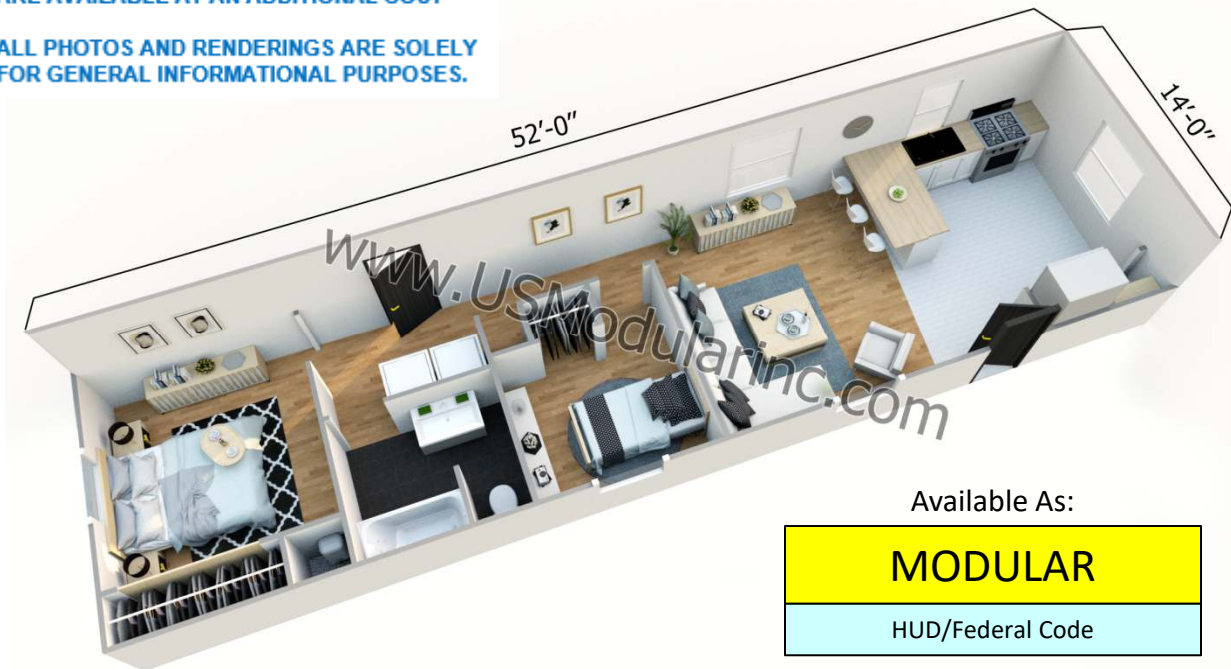
La Quinta

11

2 Bedroom 1 Bath
710 SF +/-
Footprint: 14' x 52' +/-

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ARE AVAILABLE AT AN ADDITIONAL COST

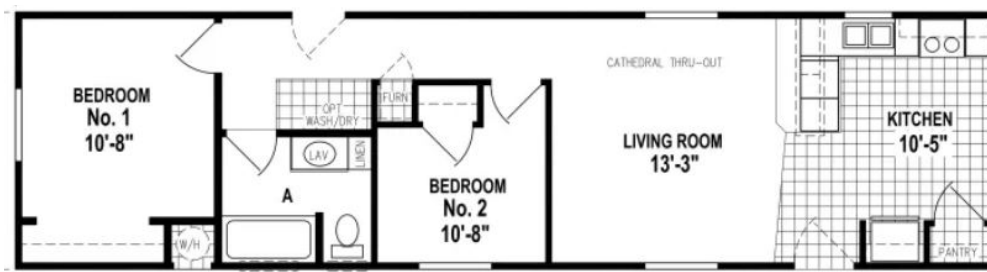
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2 Bedroom 1 Bath
710 SF +/-
Footprint: 14' x 52' +/-



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13

2 Bedroom 2 Bath
786 SF +/-
Footprint: 20' x 40' +/-

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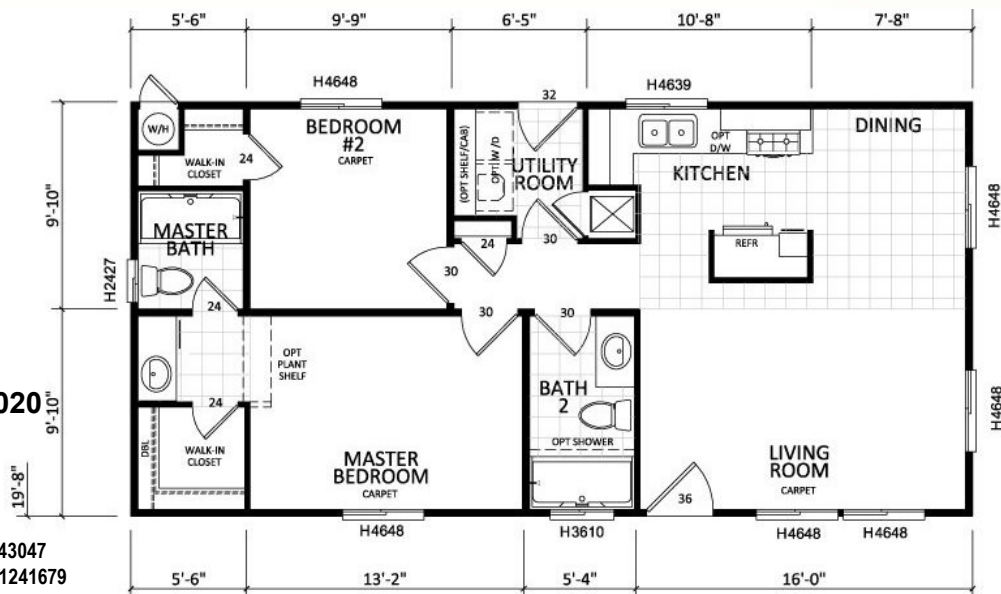
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14

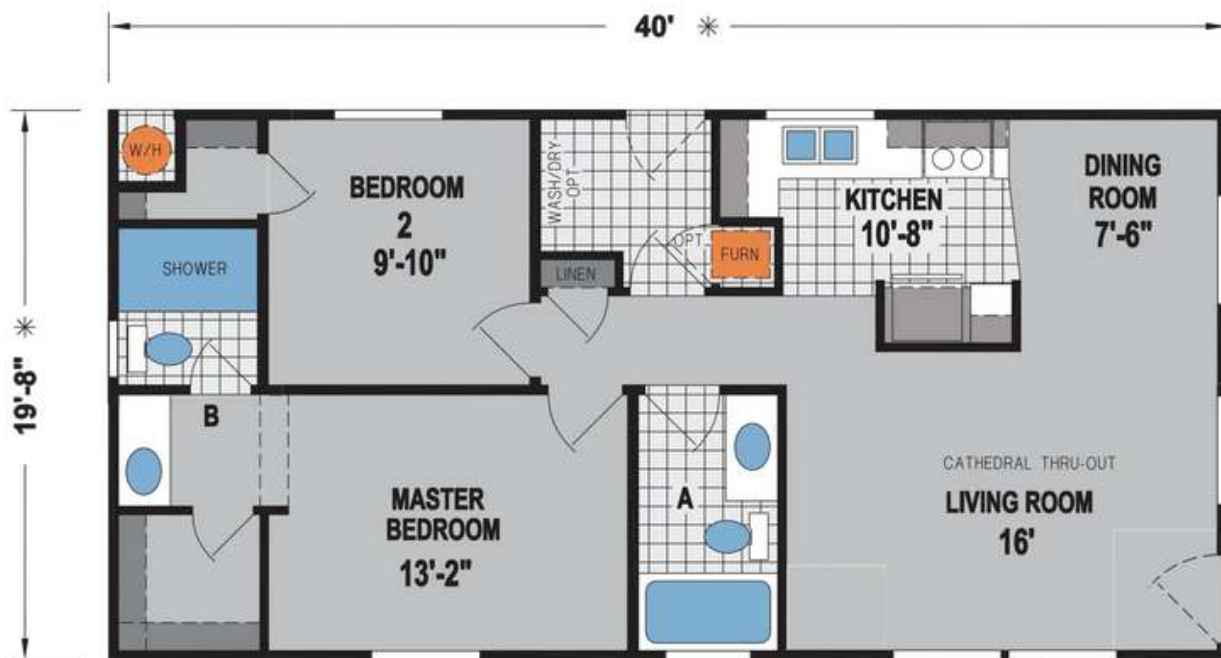
2 Bedroom 2 Bath
786 SF +/-
Footprint: 20' x 40' +/-



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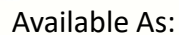
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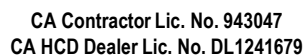
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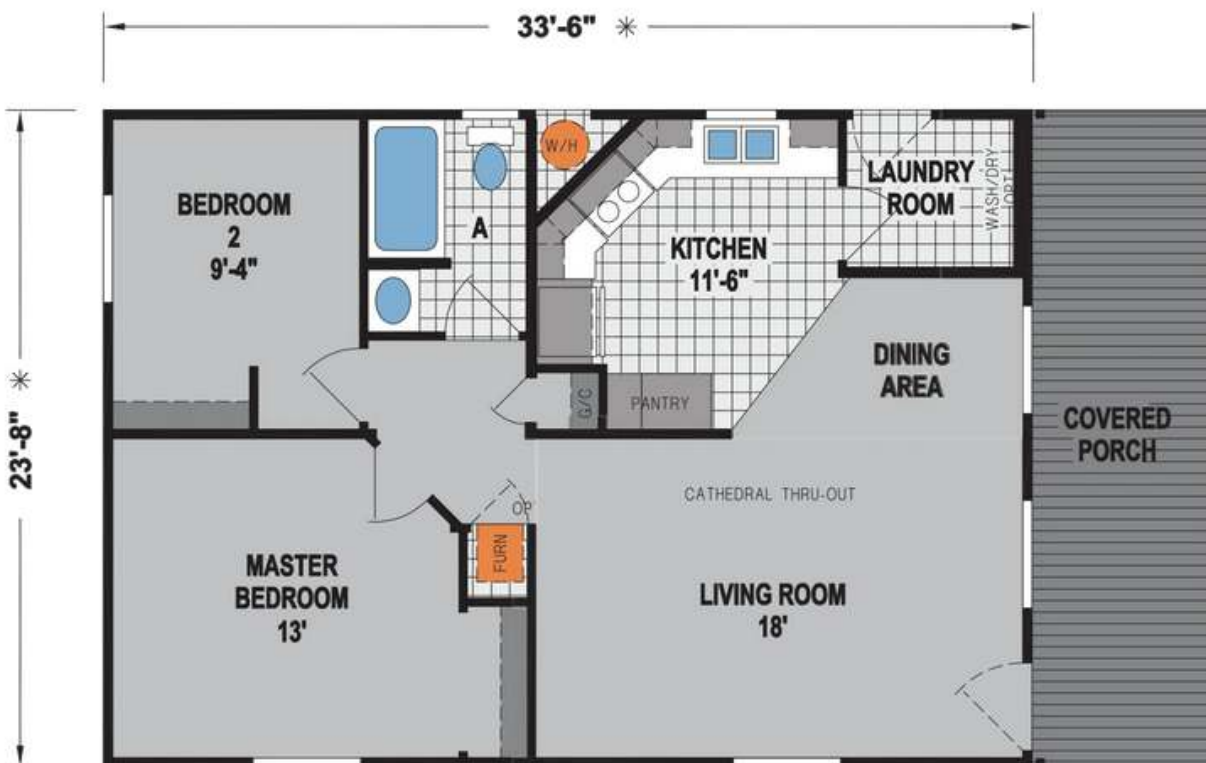


2 Bedroom 1 Bath
793 SF +/-
Footprint: 24' x 34' +/-

16

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OPTIONAL
PORCH

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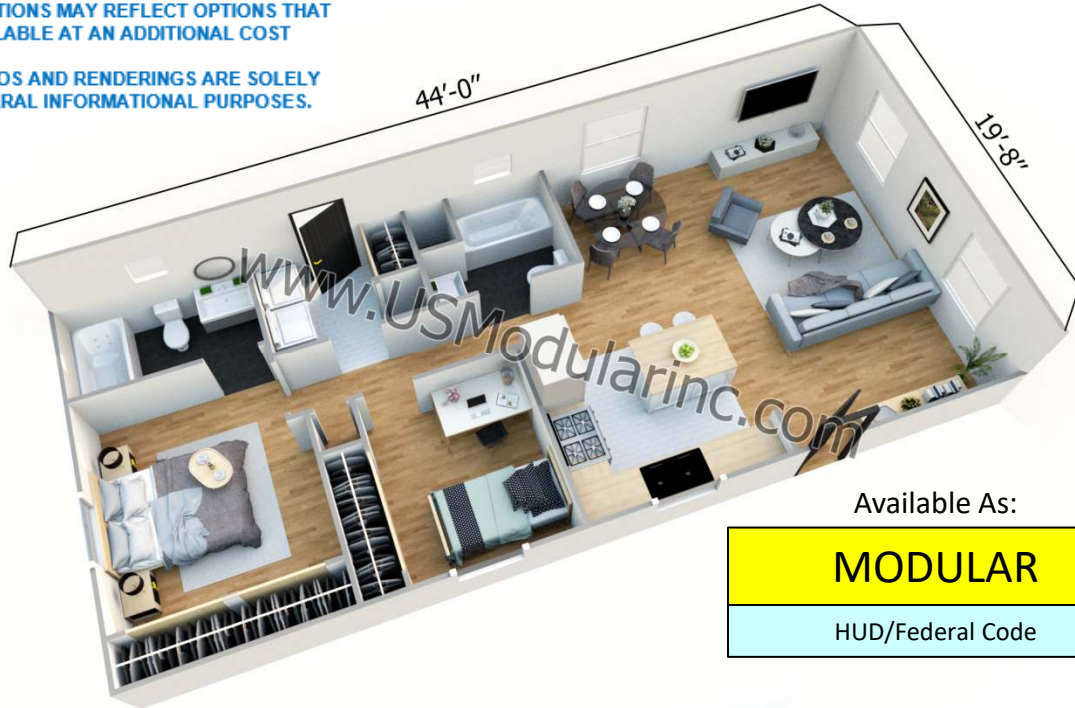
Oleander

17

2 Bedroom 2 Bath
865 SF +/-
Footprint: 20' x 44' +/-

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ARE AVAILABLE AT AN ADDITIONAL COST

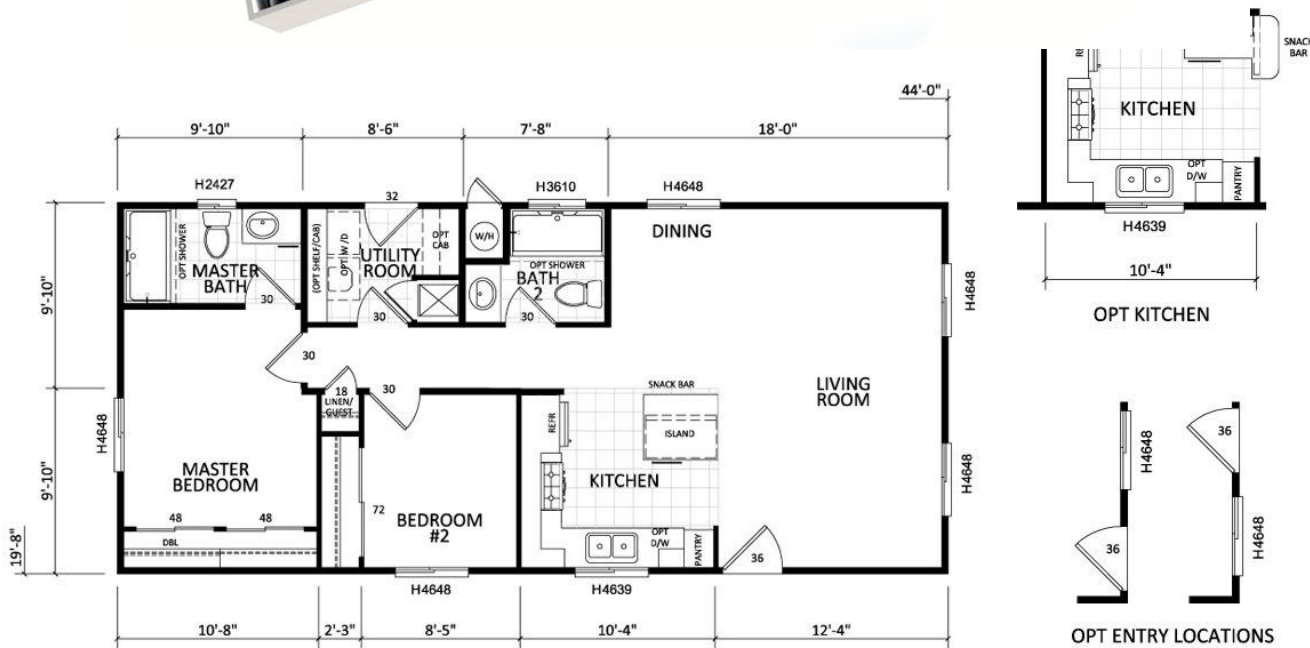
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ROOM DIMENSIONS MAY CHANGE
PER CONSTRUCTION PRINTS

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2 Bedroom 2 Bath
865 SF +/-
Footprint: 20' x 44' +/-

18

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2 Bedroom 2 Bath
868 SF +/-
Footprint: 16' x 56' +/-

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2 Bedroom 2 Bath
868 SF +/-
Footprint: 16' x 56' +/-

20

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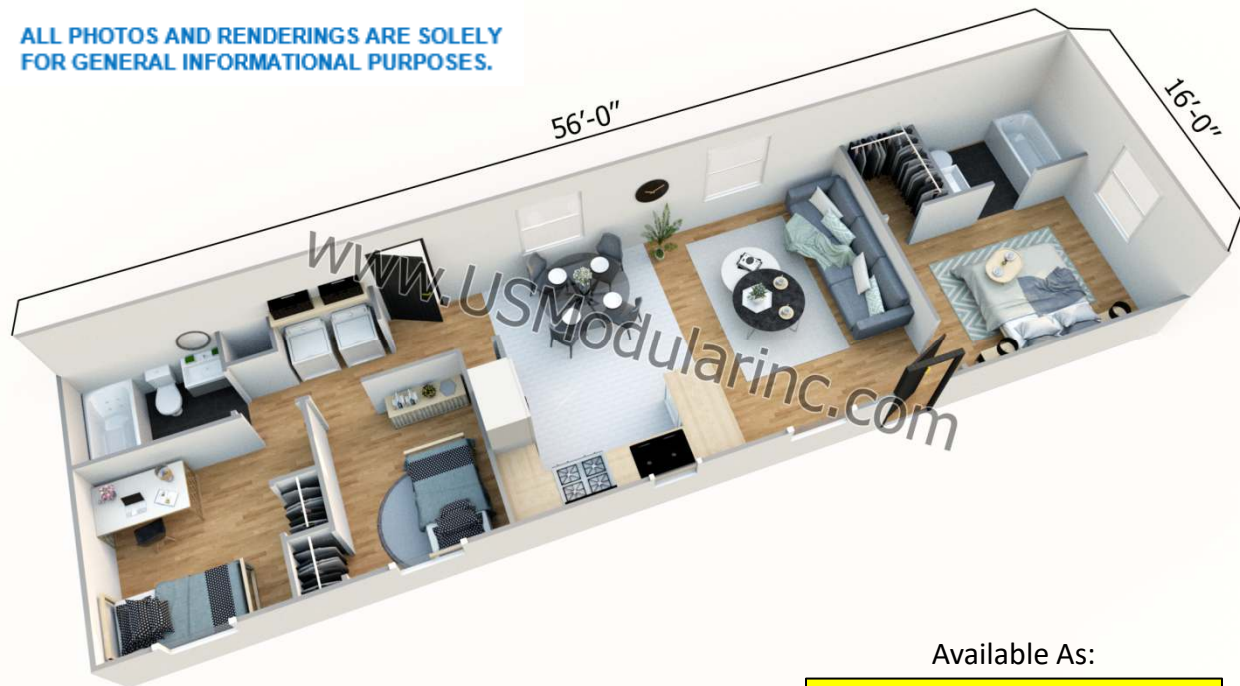
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3 Bedroom 2 Bath
868 SF +/-
Footprint: 16' x 56' +/-

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22

OPTIONAL 2 Bedroom 2 Bath
868 SF +/-
Footprint: 16' x 56' +/-

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2 Bedroom & Den



2 "Master" Bedrooms



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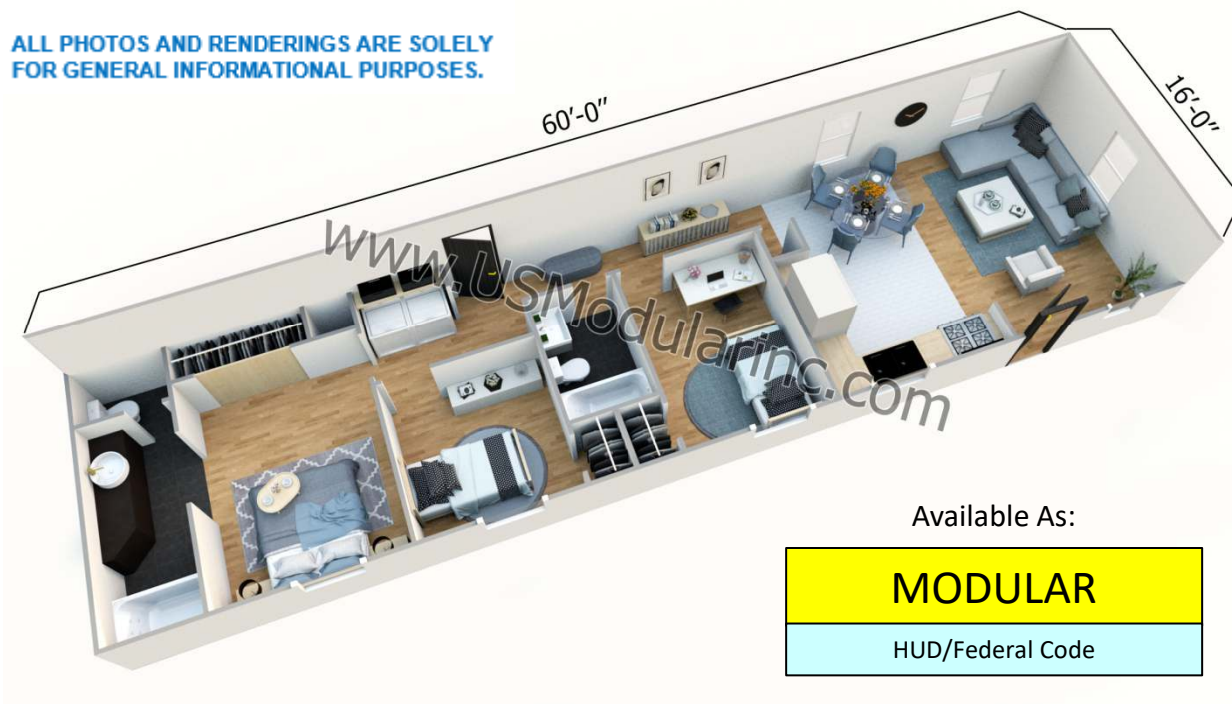
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3 Bedroom 2 Bath
930 SF +/-
Footprint: 16' x 60' +/-

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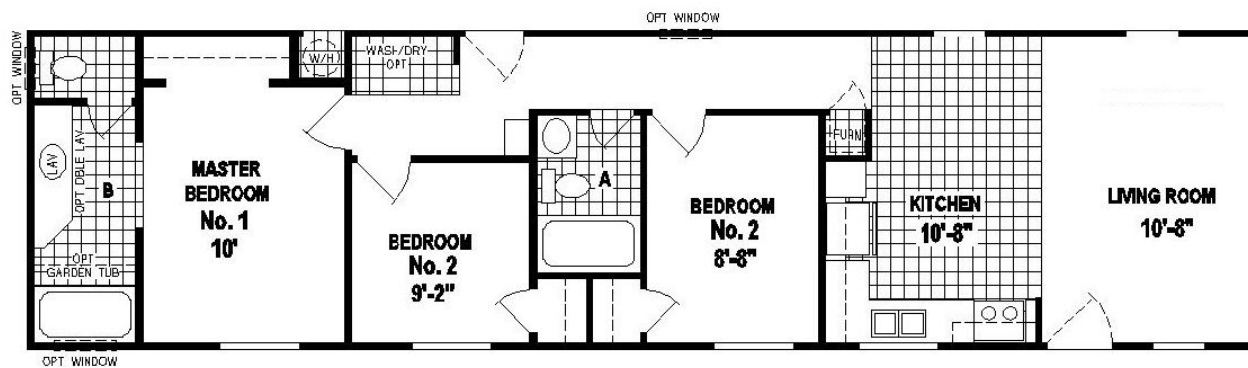
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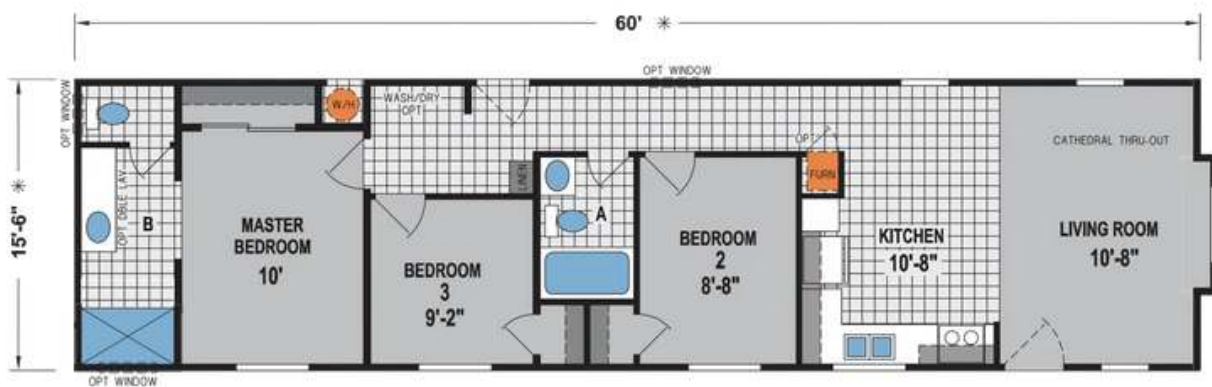


24

3 Bedroom 2 Bath
930 SF +/-
Footprint: 16' x 60' +/-

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Maywood

25

2 Bedroom 1 Bath
930 SF +/-
Footprint: 16' x 60' +/-

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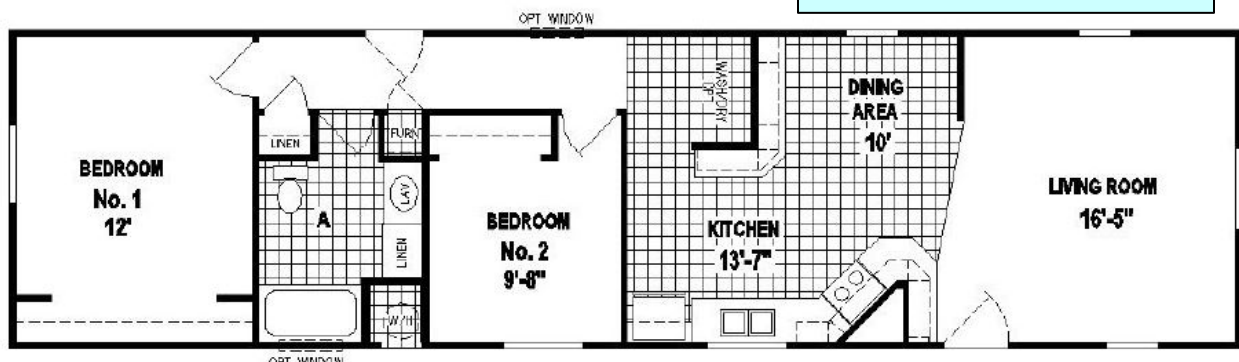
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2 Bedroom 1 Bath
930 SF +/-
Footprint: 16' x 60' +/-

26

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2 Bedroom 2 Bath
944 SF +/-
Footprint: 20' x 48' +/-

27

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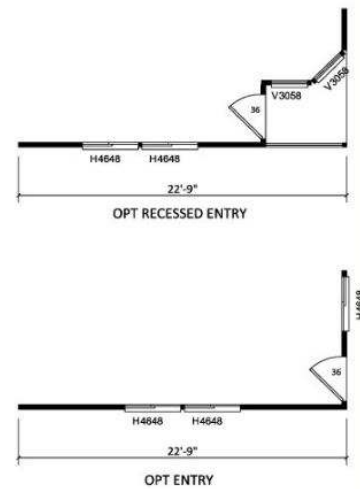
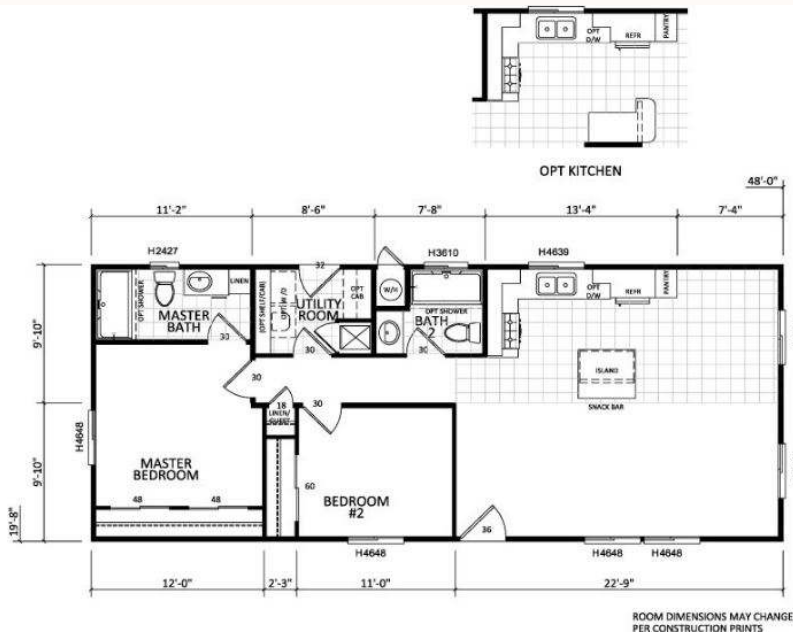
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2 Bedroom 2 Bath
944 SF +/-
Footprint: 20' x 48' +/-

28

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Optional Kitchen & Recessed Porch



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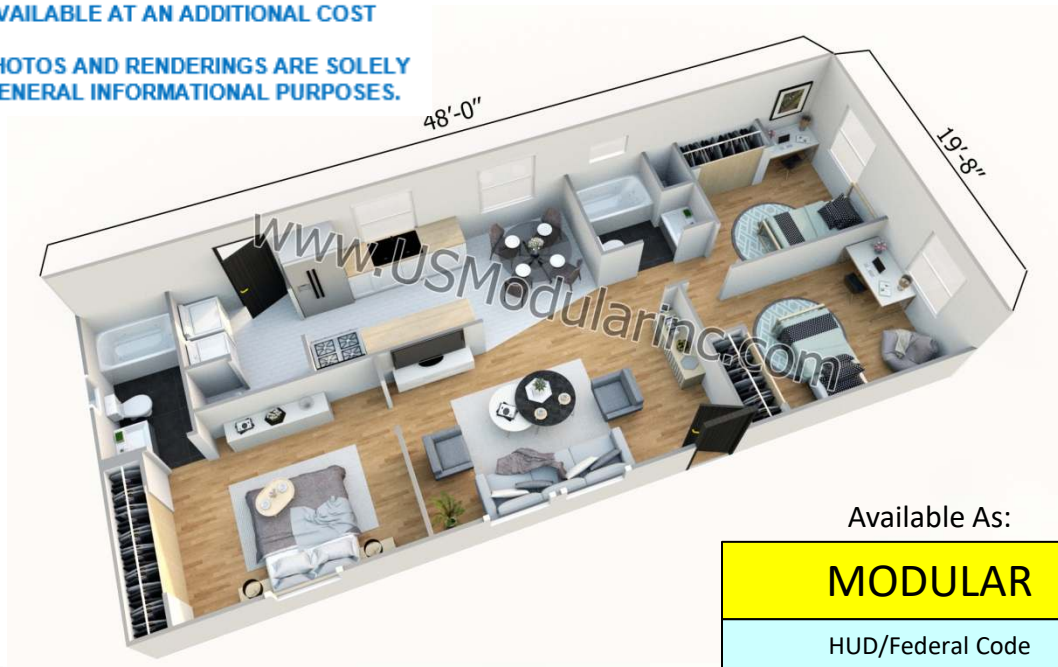
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3 Bedroom 2 Bath
944 SF +/-
Footprint: 20' x 48' +/-

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3 Bedroom 2 Bath
944 SF +/-
Footprint: 20' x 48' +/-

30

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3 Bedroom 2 Bath
946 SF +/-
Footprint: 24' x 40' +/-

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ILLUSTRATIONS MAY REFLECT OPTIONS THAT
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Montclair

3 Bedroom 2 Bath
946 SF +/-
Footprint: 24' x 40' +/-

32

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
ARE AVAILABLE AT AN ADDITIONAL COST

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HUD/Federal Code

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K610CT – 09-25-2020

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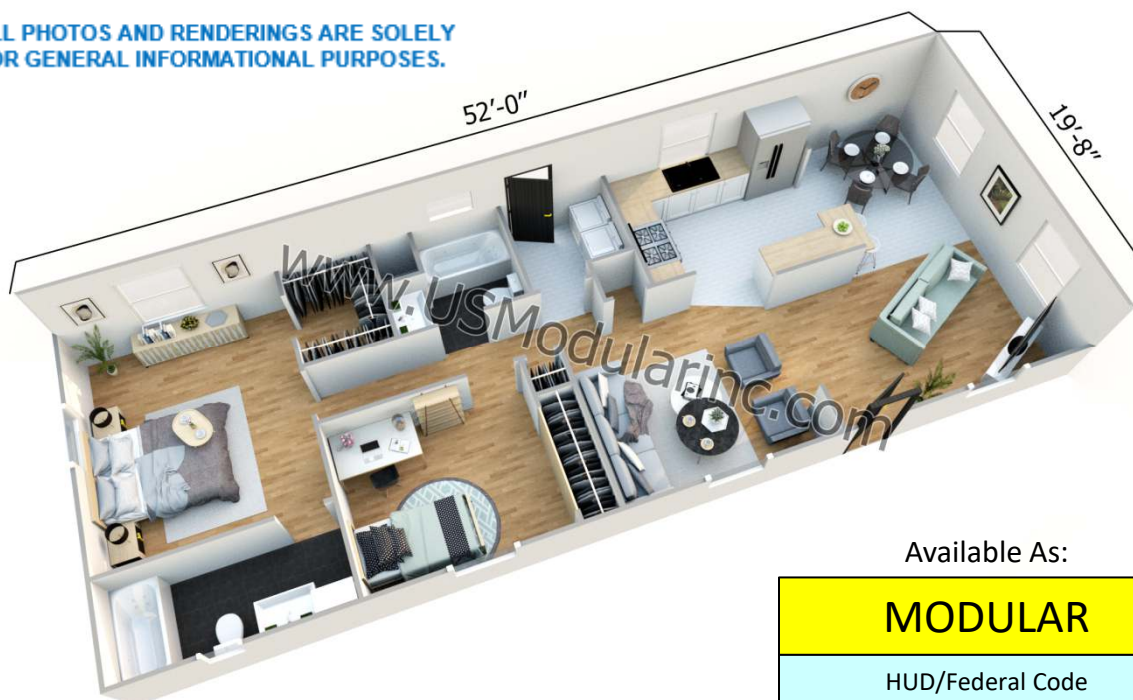
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2 Bedroom 2 Bath
1,022 SF +/-
Footprint: 20' x 52' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
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OPTIONAL 3 Bedroom 2 Bath
1,022 SF +/-
Footprint: 20' x 52' +/-

34

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OPTIONAL DOOR LOCATION & SITE BUILT PORCH



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Whitewater

2 Bedroom 2 Bath
1,041 SF +/-
Footprint: 24' x 44' +/-

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Whitewater

2 Bedroom 2 Bath
1,041 SF +/-
Footprint: 24' x 44' +/-

36

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
ARE AVAILABLE AT AN ADDITIONAL COST

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Optional Master Bath and Optional Kitchen



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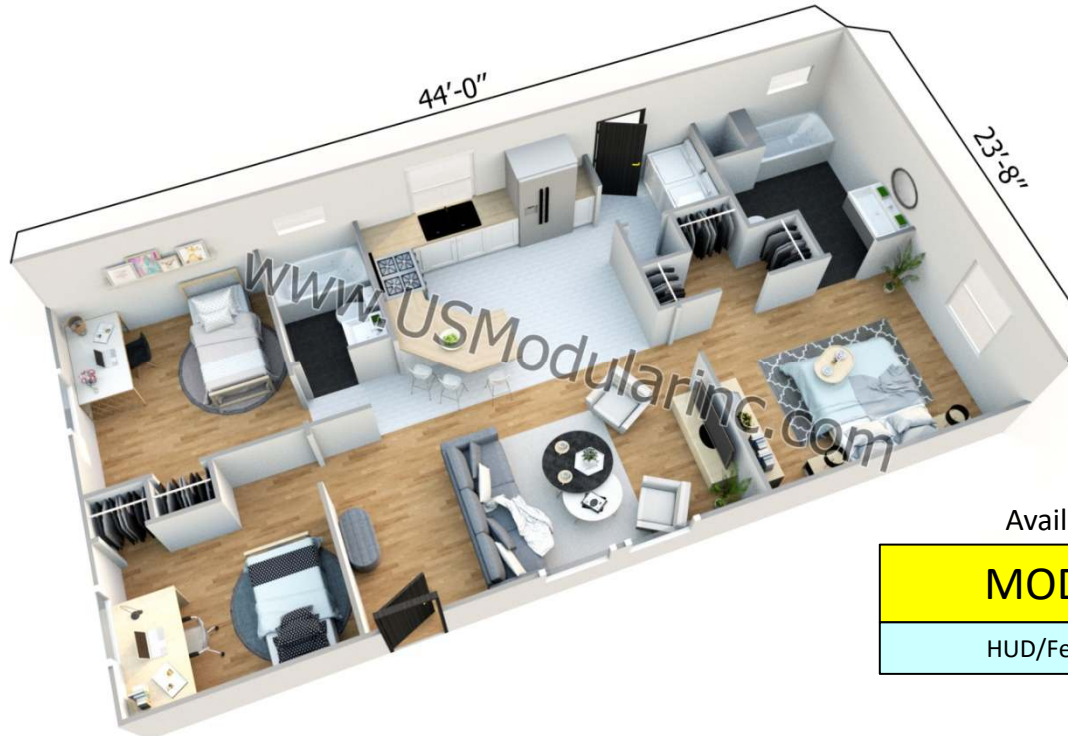
Hawk Ridge

3 Bedroom 2 Bath
1,041 SF +/-
Footprint: 24' x 44' +/-

37

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
ARE AVAILABLE AT AN ADDITIONAL COST

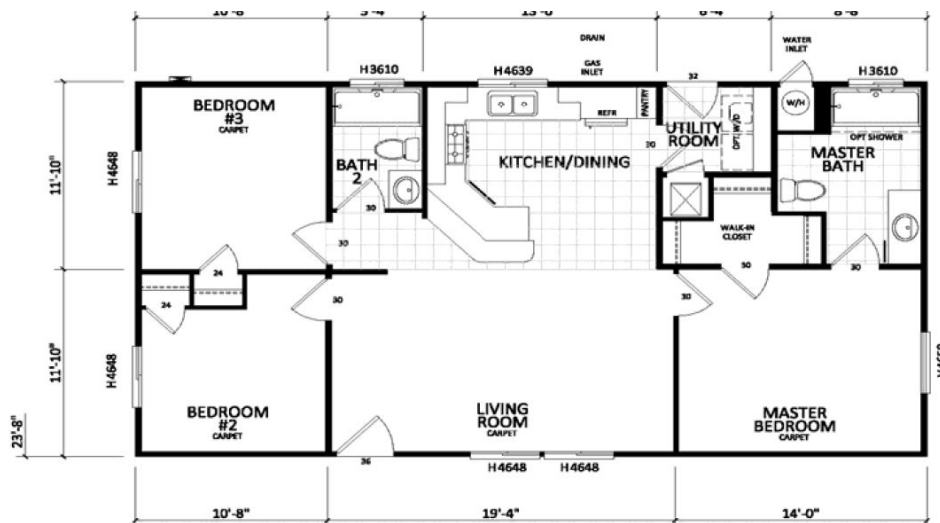
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OPTIONAL 2 Bedroom 2 Bath With DEN
 1,041 SF +/-
 Footprint: 24' x 44' +/-

38

Hawk Ridge

ILLUSTRATIONS MAY REFLECT OPTIONS THAT ARE AVAILABLE AT AN ADDITIONAL COST

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Optional 2-Bedroom with Den & Optional Kitchen



Available As:

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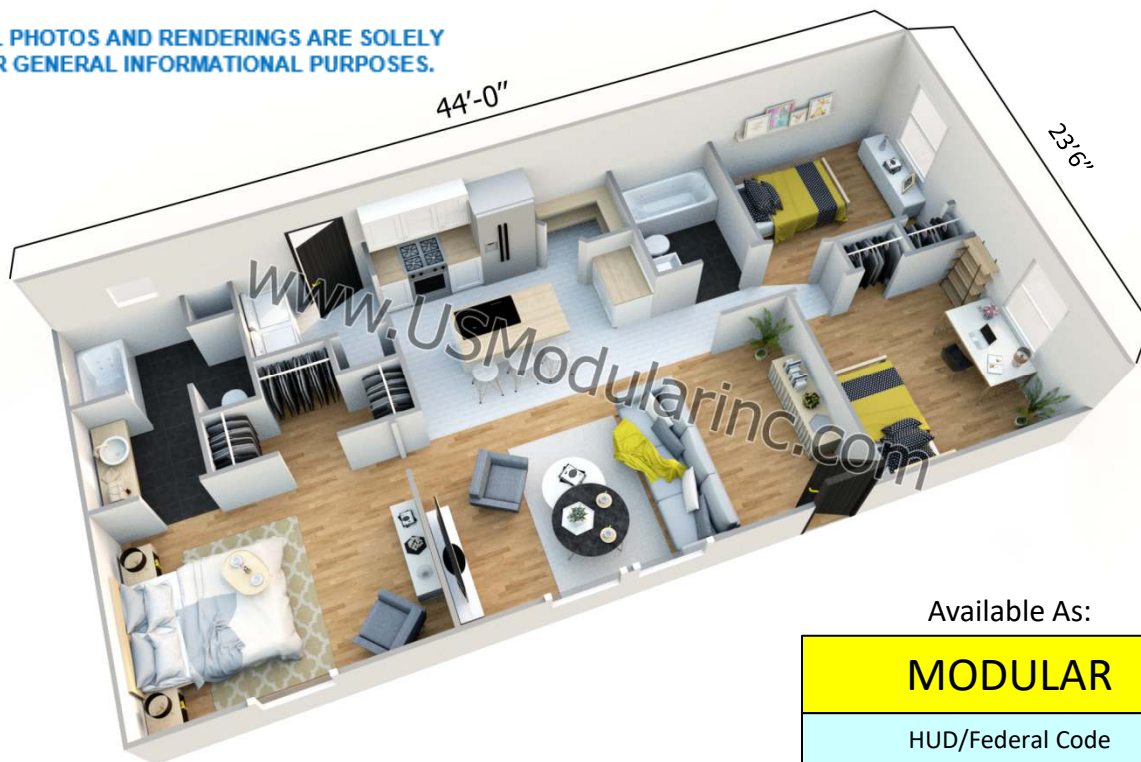
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3 Bedroom 2 Bath
1,041 SF +/-
Footprint: 24' x 44' +/-

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2406CT – 09-25-2020



Montebello

3 Bedroom 2 Bath

OPTIONAL 2 Bedroom 2 Bath With **DEN**

1,041 SF +/-

Footprint: 24' x 44' +/-

40



Available As:

2406CT – 09-25-2020

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3 Bedroom 2 Bath
1,052 SF +/-
Footprint: 20' x 56' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
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4608CT – 09-25-2020



3 Bedroom 2 Bath
1,052 SF +/-
Footprint: 20' x 56' +/-

42

ILLUSTRATIONS MAY REFLECT OPTIONS THAT ARE AVAILABLE AT AN ADDITIONAL COST

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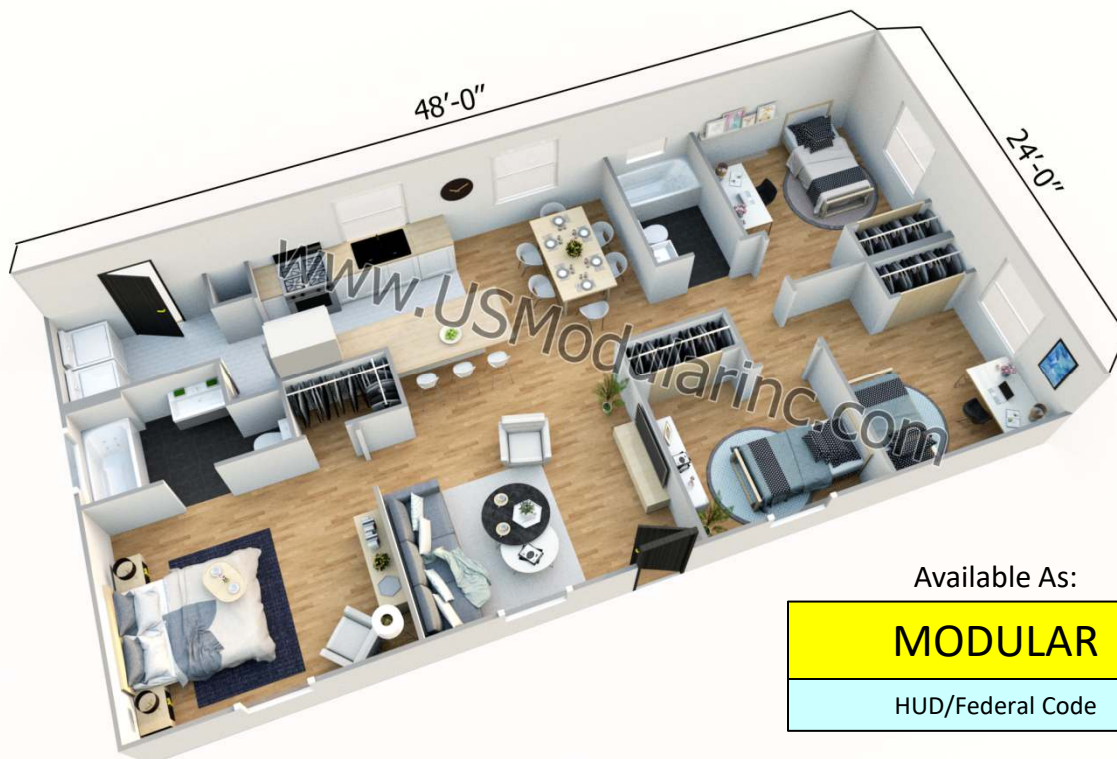


3 Bedroom 2 Bath
1,136 SF +/-
Footprint: 24' x 48' +/-

43

ILLUSTRATIONS MAY REFLECT OPTIONS THAT ARE AVAILABLE AT AN ADDITIONAL COST

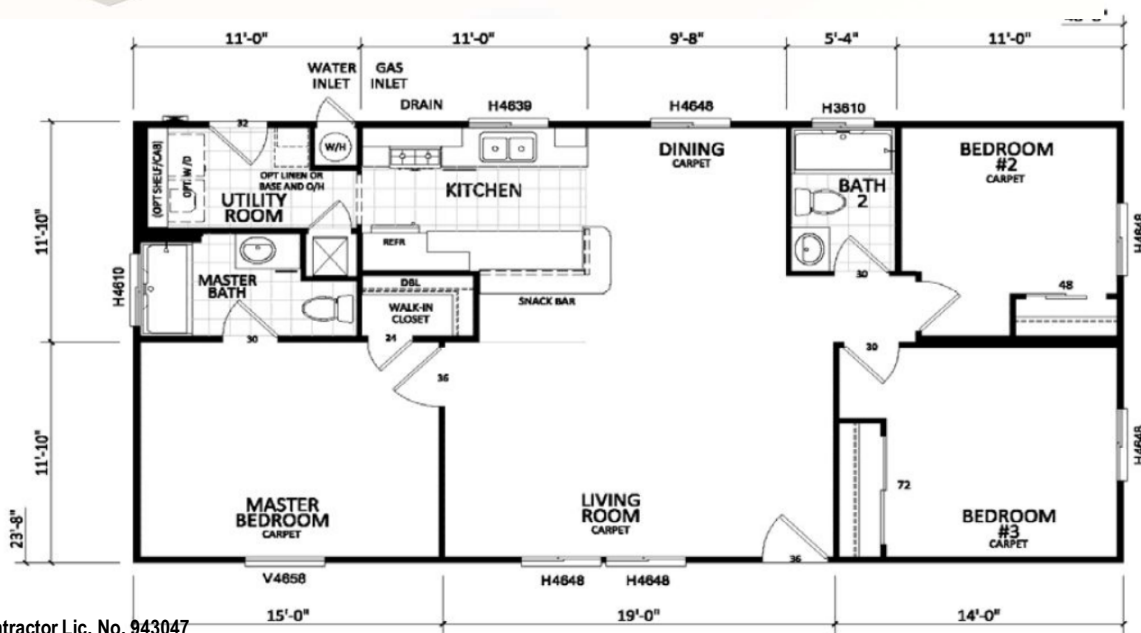
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OPTIONAL 3 Bedroom 2 Bath **WITH DEN**
OPTIONAL 4 Bedroom 2 Bath
 1,136 SF +/-
 Footprint: 24' x 48' +/-



Available As:

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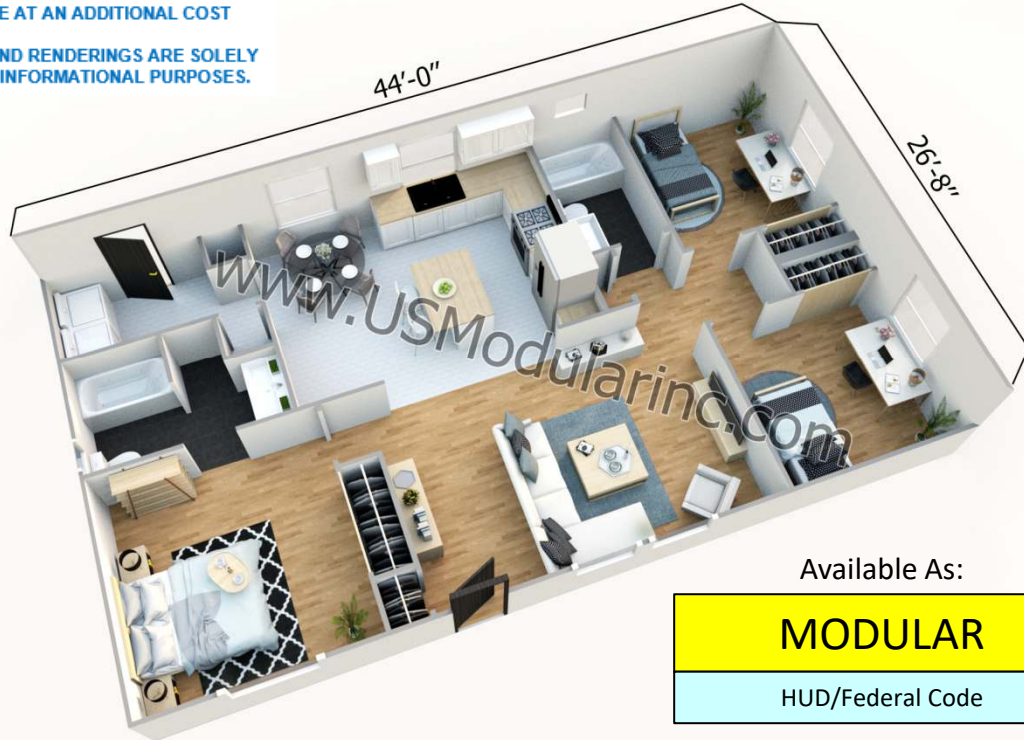


45

3 Bedroom 2 Bath
1,173 SF +/-
Footprint: 28' x 44' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT ARE AVAILABLE AT AN ADDITIONAL COST

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46

3 Bedroom 2 Bath

OPTIONAL 2 Bedroom 2 Bath

OPTIONAL 2 Bedroom 2 Bath w/DEN

1,173 SF +/-

Footprint: 28' x 44' +/-



Available As:

K770CT – 09-25-2020

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MODULAR

HUD/Federal Code

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
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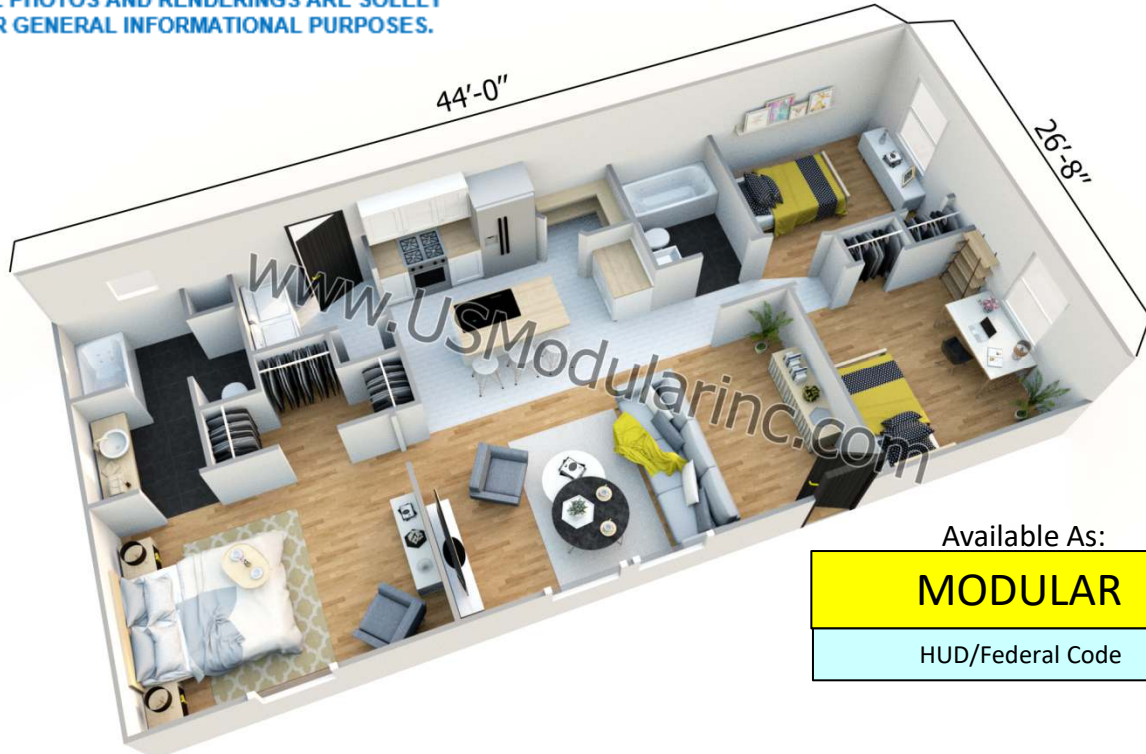
Stanford

47

3 Bedroom 2 Bath
1,173 SF +/-
Footprint: 27' x 44' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
ARE AVAILABLE AT AN ADDITIONAL COST

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3406CT – 09-25-2020

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Stanford

48

OPTIONAL 3 Bedroom 2 Bath Layout
OPTIONAL 2 Bedroom 2 Bath WITH DEN
OPTIONAL 2 Bedroom 2 Bath WITH PORCH

1,173 SF +/-

Footprint: 27' x 44' +/-



Available As:

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MODULAR

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49

3 Bedroom 2 Bath
1,174 SF +/-
Footprint: 28' x 44' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT
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50

OPTIONAL 2 Bedroom 2 Bath WITH DEN
OPTIONAL PORCH

1,174 SF +/-

Footprint: 28' x 44' +/-



Available As:

K500G – 09-25-2020

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NUGGET

Featuring
Optional
Shed Roof



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STANFORD

Featuring
Optional
Site-Built
Porch

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MONTCLAIR

Featuring
Optional Bay
Windows



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La QUINTA

Featuring
Optional
Site-Built
Deck

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CALICO

Featuring
Optional
Site-Built
Porch



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LAKESIDE

Featuring
Optional
Site-Built
Porch

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These renderings are not intended to reflect a specific model within this product offering series. These are examples of factory built porches* and other options/finishes that may be available.

* Some site finish may be required

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