



Custom Cottage

Accessory Dwelling Units *Series*

BY

USMODULAR, INC.

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

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Custom Cottage

Accessory Dwelling Units *Series*

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

The Custom Cottage 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.

USModular is a second generation Full Service "One Stop Shop" design build general contractor with over 35 years of experience. We have an A+ Rating with the Better Business Bureau and we have been featured in Forbes.

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



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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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Standard Specifications

HUD/Federal Code Construction

7 Year Factory Warranty



CONSTRUCTION

- 8' Flat Ceiling Throughout
- 12" Eaves Hitch End Only
- 20# Roof Load
- 2x4 Exterior Walls
- 2x6 Floor Joists 16" on Center
- 3/12 Roof Pitch
- 5/8" Tongue & Groove Floor Decking
- 6" Eaves Sides & Rear - 28' & 40' Wides Only
- Nominal Eaves Sides & Rear - All Except 28' & 40' Wides
- R-11 Floor Insulation
- R-13 Wall Insulation
- R-22 Ceiling Insulation

EXTERIOR

- 32" In-swing 9-Light Rear Door
- 36" In-swing Front Door
- 4" Cement Window Trim Throughout
- Cement Facia
- Cement Perforated Soffit
- Cement Vertical Siding
- Architectural Shingles
- Low "E" Dual Glaze Windows Throughout
- Shutters Hitch & Front Door Side - Single Wides Only
- Standard Front & Rear Porch Lights

PLUMBING/HEATING/ELECTRICAL/UTILITY

- 100 AMP Electrical Service
- 30 Gallon Electric Water Heater
- Carbon Monoxide & Smoke Detectors
- Cement Water Heater Door with Hinges
- Exterior GFI Receptacle
- Gas Forced Air Furnace
- Shutoff Valves Throughout
- Wire Shelf Over Washer & Dryer
- Wire & Vent for Electric Dryer
- 6" LED Can Lights Throughout

POPULAR OPTIONS (may not be available on all models)

- | | | |
|--------------------------------------|---------------------------------------|--------------------------|
| •Air Conditioning | •WUI/High Fire Code Compliance | •4/12 or 6/12 Pitch Roof |
| •Handicap Accessible Bathroom | •Therapy/WalkIn Tube | •Tray Ceiling(s) |
| •Low Profile Foundation Installation | •Shed/Mono Slope Roof | •Garbage Disposal |
| •Horizontal Lap Siding | •9' Ceiling Height w/2x6 Wall Framing | •Upgraded Appliances |
| •Dormers | •Skylight | •Solar Tube |
| •Tankless Water Heater | •Sliding Patio Door | •Kitchen Island |

INTERIOR

- 6# Rebond Carpet Pad
- Metal Mini Blinds
- 6-Panel Interior Doors
- Brushed Nickel Lighting & Hardware Throughout
- Carpet in Closets Throughout
- Linoleum in Kitchen, Dining, Baths & Utility
- Simply Stated Carpet
- Standard Heat Registers Throughout
- T&T Throughout with Rounded Corners
- Wire Vented Shelving Throughout
- White 2-1/4" Door Case Molding
- 3" Baseboard Throughout

KITCHEN

- Granite Counters with Single Eased Edge
- 4" Granite Backsplash
- Stainless Steel Under-Mount Sink
- Lined Overhead Cabinets
- Brushed Nickel Faucet
- Bank of Drawers
- MDF Cabinet Doors
- Cabinet over Refrigerator with Doors

APPLIANCES

- 18 CF Frost Free Refrigerator
- 30" Vented Range Hood with Light
- Deluxe Gas Range

BATHS

- Granite Counters with Single Eased Edge
- 4" Granite Backsplash
- Under-Mount Bath Sinks
- Brushed Nickel Faucets & Hardware
- 1-Piece Fiberglass Tub/Shower

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6

+/- 426 Sq Ft. Living Space
Approx. Footprint 14'4" x 33'6"
1 Bedroom
1 Bath

BUNGALOW

HUD/Federal Code Construction
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Illustrations may reflect
options available at an
additional cost

**OPTIONAL
UPGRADE
Porch**



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BUNGALOW

7

+/- 426 Sq Ft. Living Space
Approx. Footprint 14'4" x 33'6"
1 Bedroom
1 Bath
Porch Included Standard



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CASITA

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7 Year Factory Warranty

8

+/- 480 Sq Ft. Living Space
Approx. Footprint 14'4" x 33'6"
1 Bedroom
1 Bath



Illustrations may reflect options available at an additional cost

Optional Upgrade
Low Profile
Installation and site
constructed Patio



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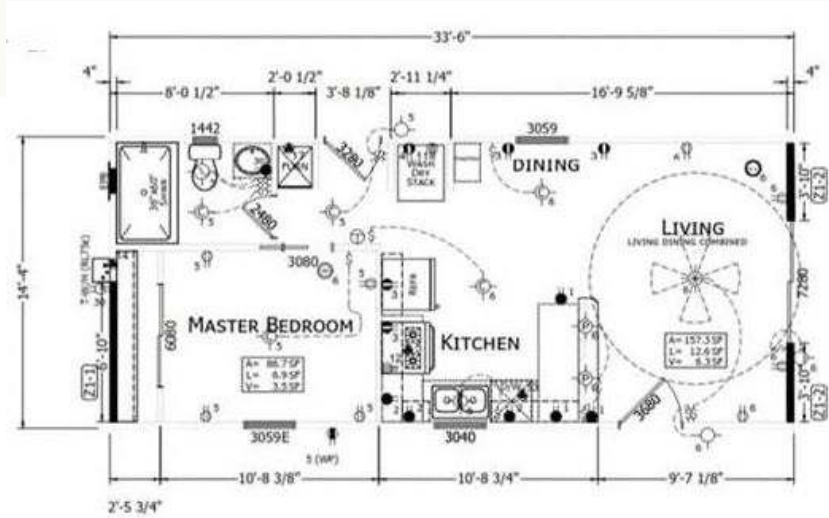


+/- 480 Sq Ft. Living Space
 Approx. Footprint 14'4" x 33'6"
 1 Bedroom
 1 Bath

CASITA



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10

+/- 446 Sq Ft Living Space
Approx. Footprint 11'8" x 38'
1 Bedroom
1 Bath



SUMMERLAND I

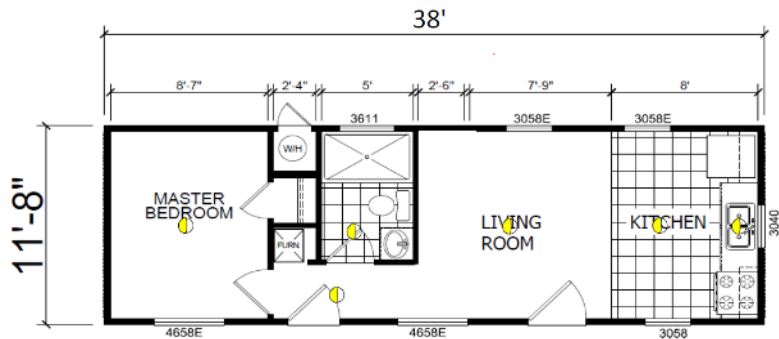


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SUMMERLAND II

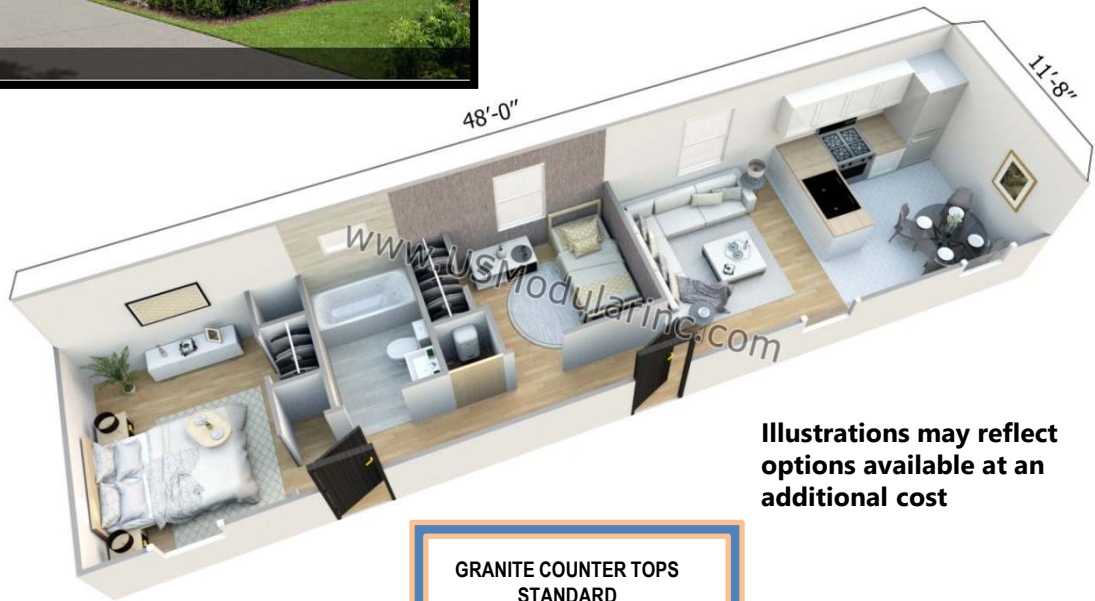


Shown with site-built porch by others

+/- 560 Sq Ft Living Space
 Approx. Footprint 11'8" x 48'
 2 Bedrooms
 1 Bath



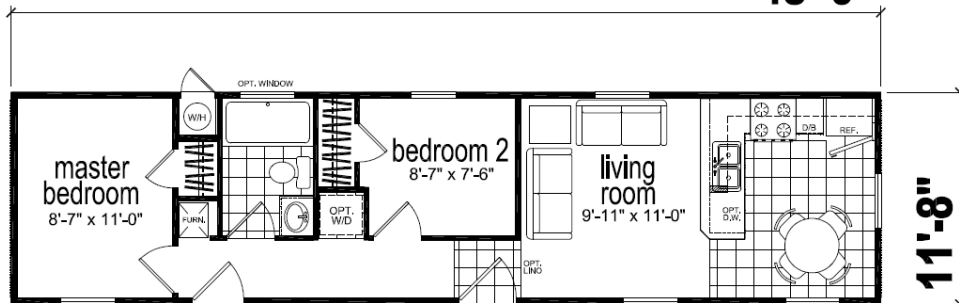
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48'-0"



11'-8"



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12

+/- 400 Sq Ft Living Space
 Approx. Footprint 11'8" x 34'
 1 Bedroom
 1 Bath

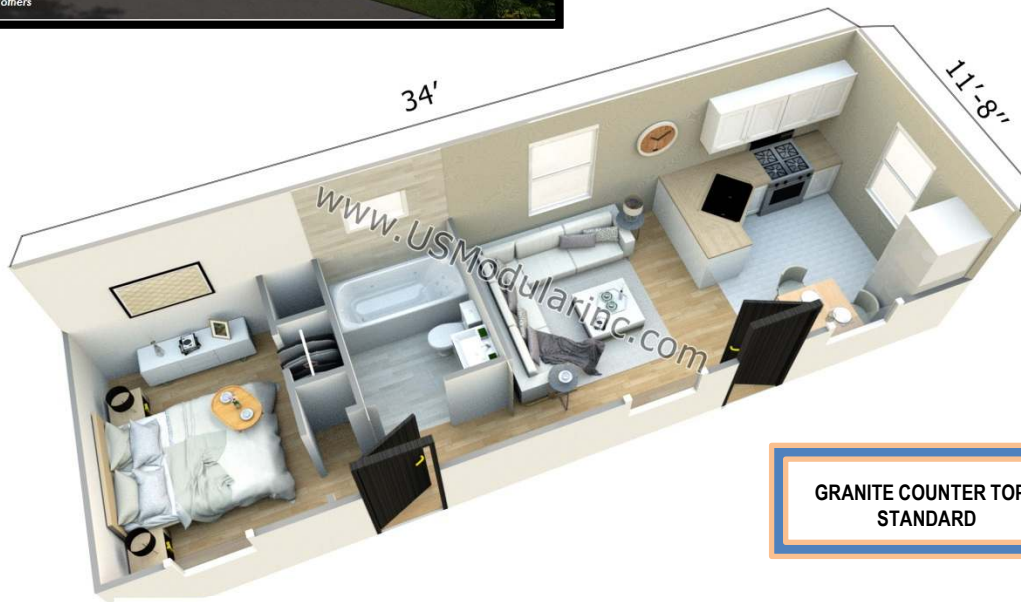


SUMMERLAND III



Shown with site-built porch by others

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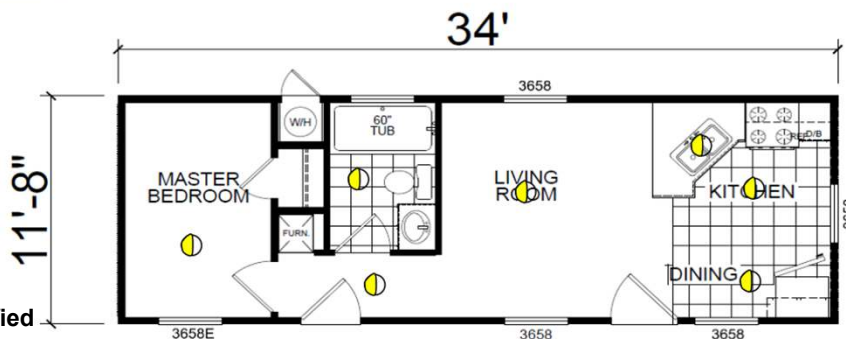


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+/- 466 Sq Ft Living Space
 Approx. Footprint 11'8" x 40'
 1 Bedroom
 1 Bath



SUMMERLAND IV

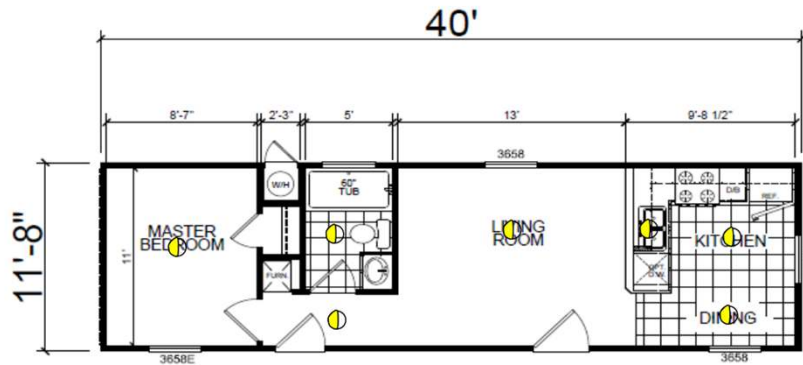
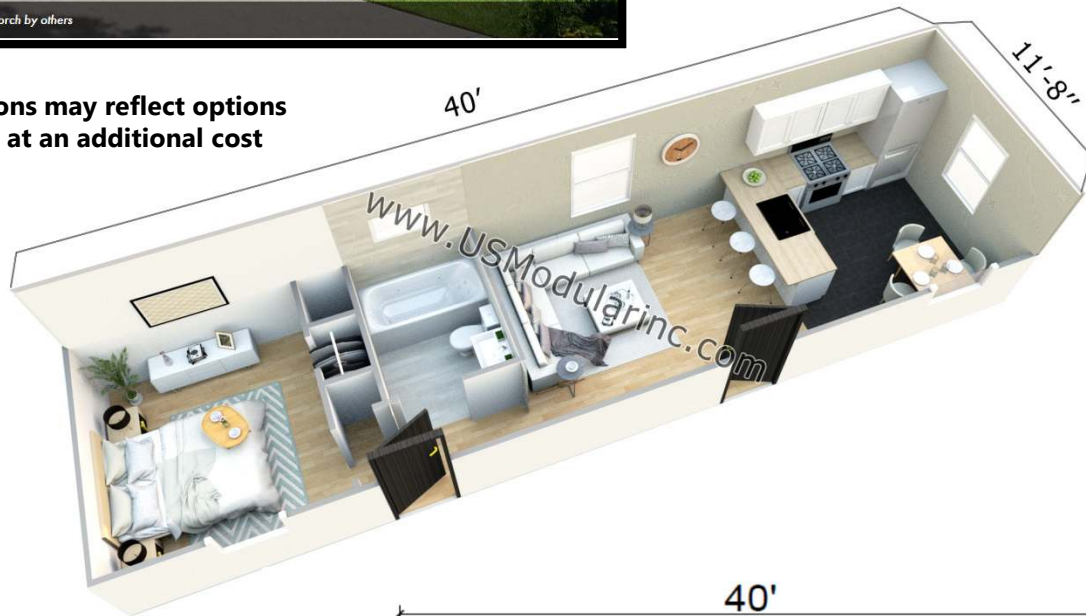


Shown with site-built porch by others

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TRINITY

14

+/- 630 Sq Ft Living Space
Approx. Footprint 14'4" x 44'
2 Bedrooms
1 Bath

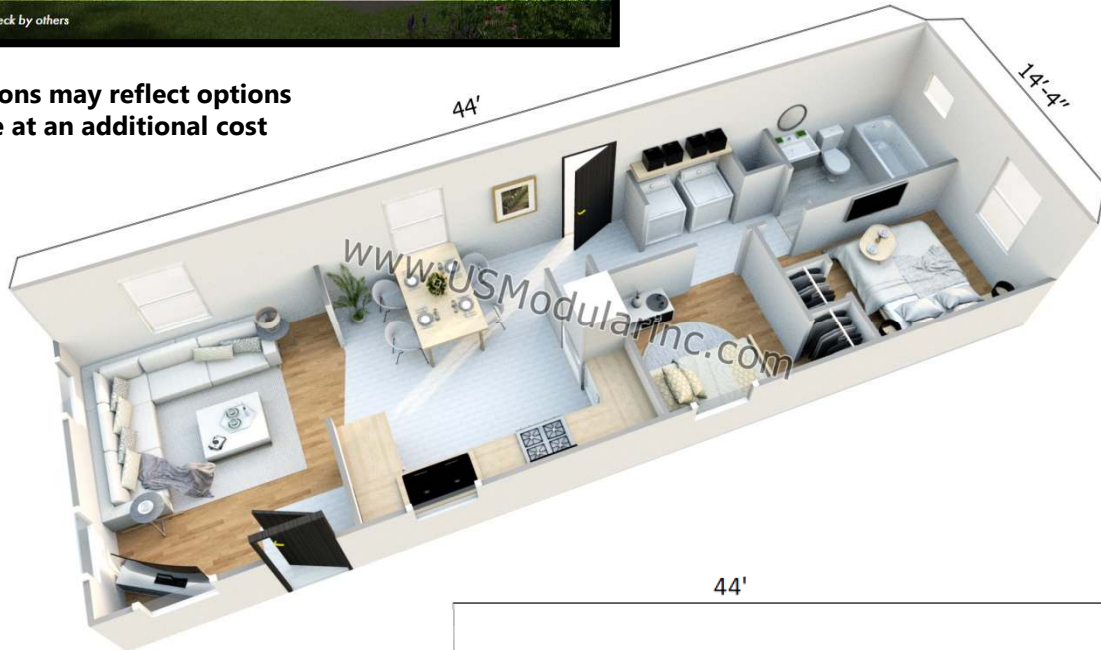


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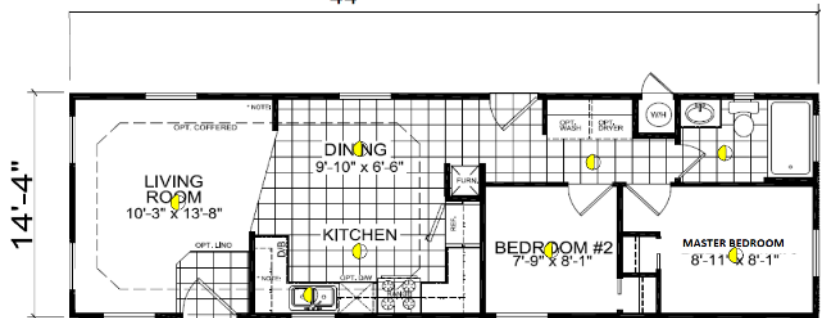
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BUTTONWILLOW

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+/- 688 Sq Ft Living Space
Approx. Footprint 14'4" x 48'
1 Bedroom
1 Bath
Porch Included Standard

15



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BUTTONWILLOW

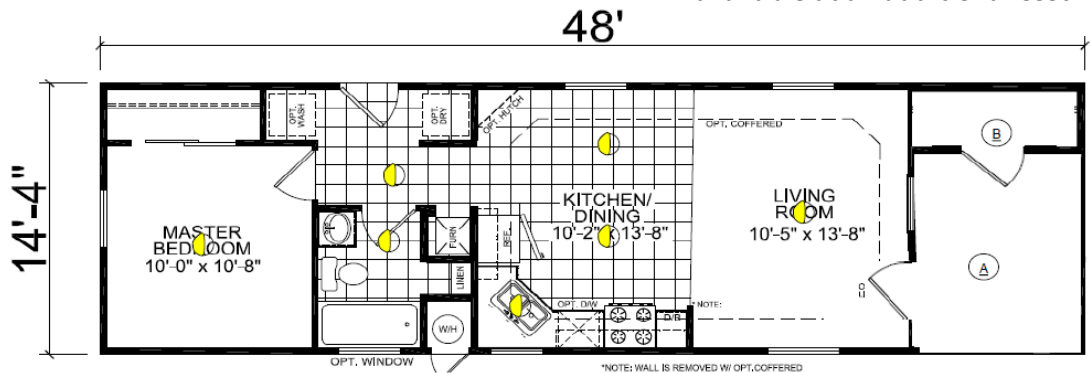
16

+/- 688 Sq Ft Living Space
 Approx. Footprint 14'4" x 48'
 1 Bedroom
 1 Bath
 Porch Included Standard



GRANITE COUNTER TOPS
 STANDARD

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- A 8' PORCH ILO STRUCTURE
- B STORAGE CLOSET

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17

+/- 720 Sq Ft Living Space
Approx. Footprint 14'4" x 48'
2 Bedrooms
1 Bath



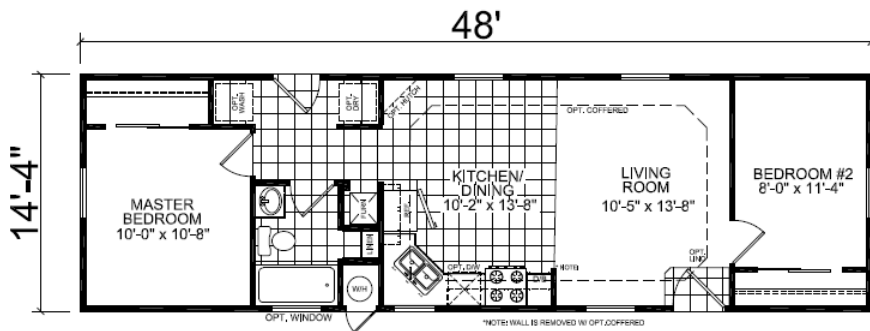
LARKSPUR



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+/- 745 Sq Ft Living Space
 Approx. Footprint 14'4" x 52'
 2 Bedrooms
 2 Baths

LAURLWOOD

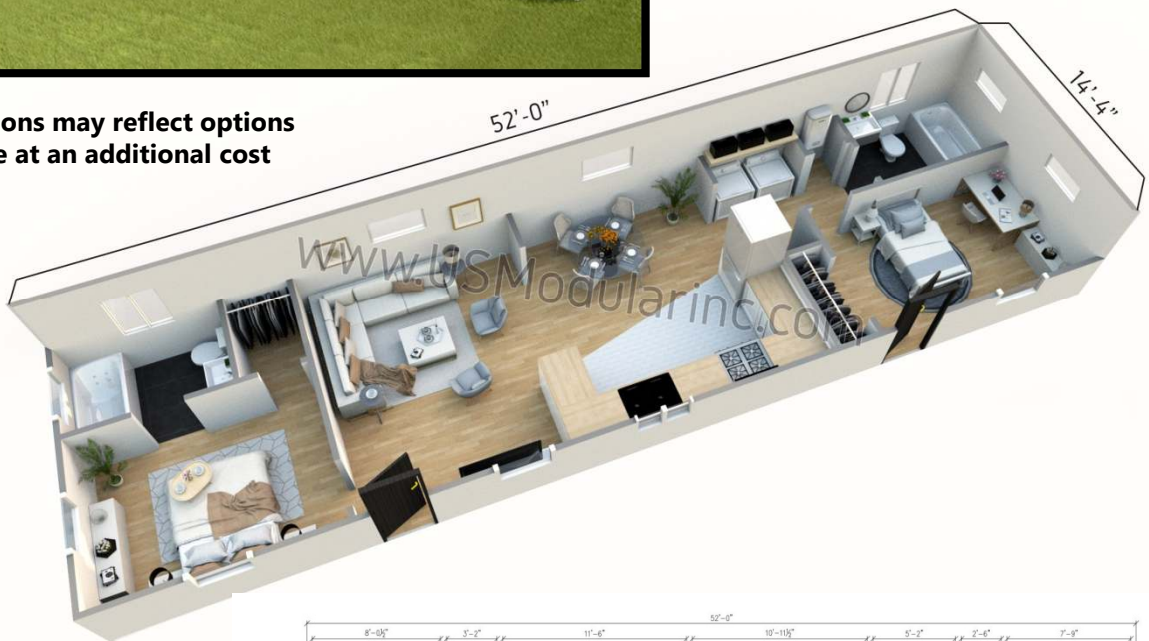


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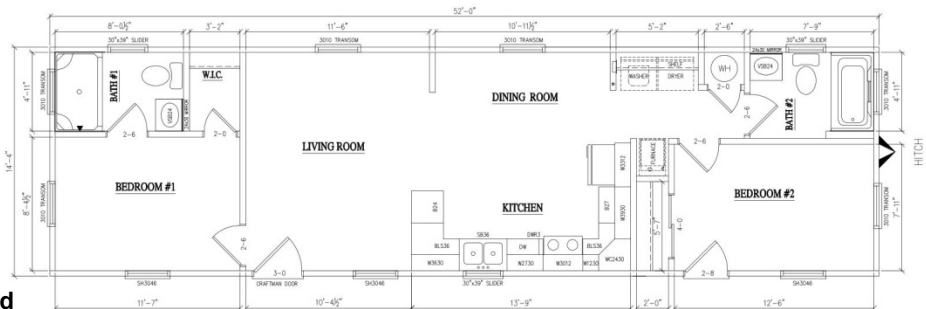


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+/- 747 Sq Ft Living Space
Approx. Footprint 13'4" x 56'
2 Bedrooms
1 Bath

MARLIN



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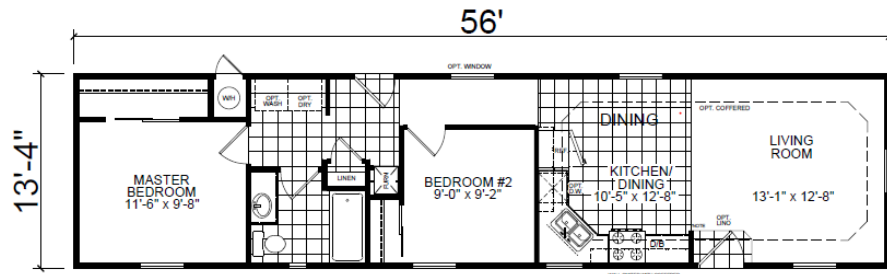
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+/- 787 Sq Ft Living Space
Approx. Footprint 19'8" x 40'
2 Bedrooms
2 Baths



PRIMROSE

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**Optional
Upgrade
Low Profile
Installation**



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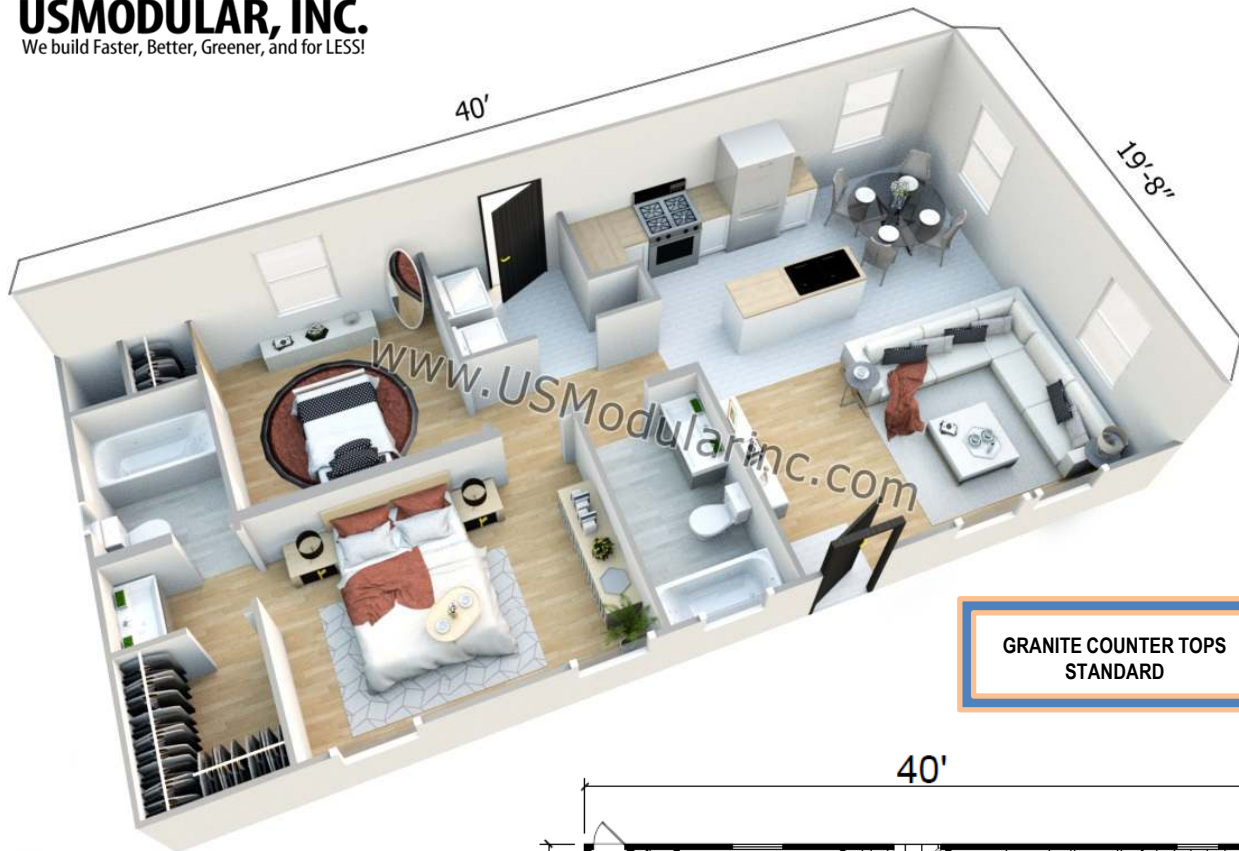


+/- 787 Sq Ft Living Space
 Approx. Footprint 19'8" x 40'
 2 Bedrooms
 2 Baths

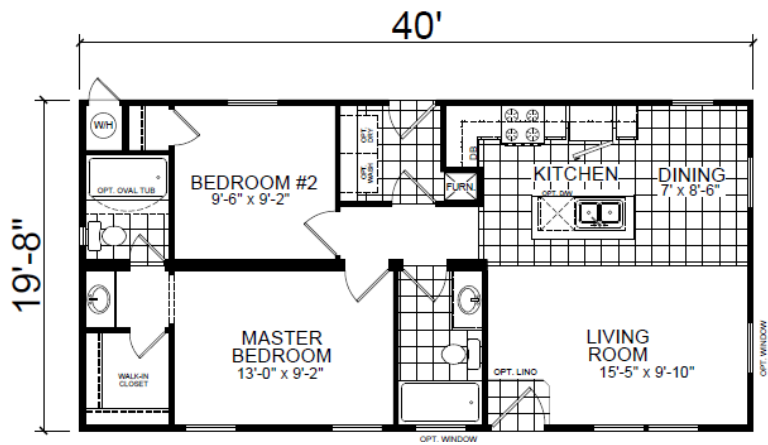
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+/- 800 Sq Ft Living Space
Approx. Footprint 13'4" x 60'
2 Bedrooms
2 Baths

SANDALWOOD



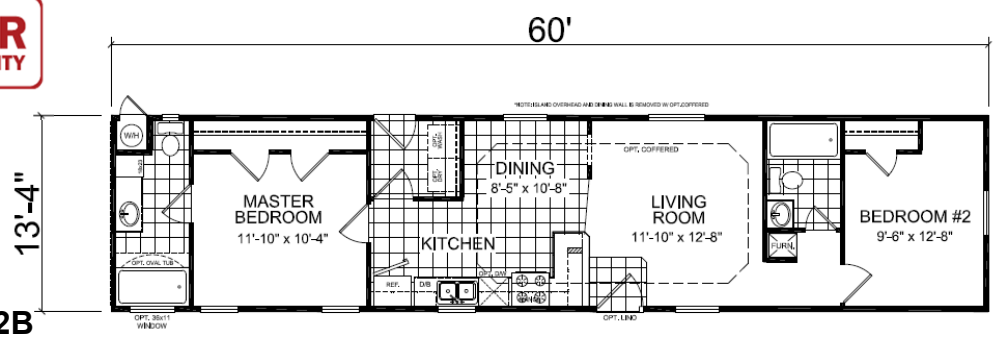
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23

+/- 803 Sq Ft Living Space
Approx. Footprint 14'4" x 56'
3 Bedrooms
2 Baths

SUNFLOWER



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+/- 889 Sq Ft Living Space
Approx. Footprint 14'4" x 62'
2 Bedrooms
2 Baths



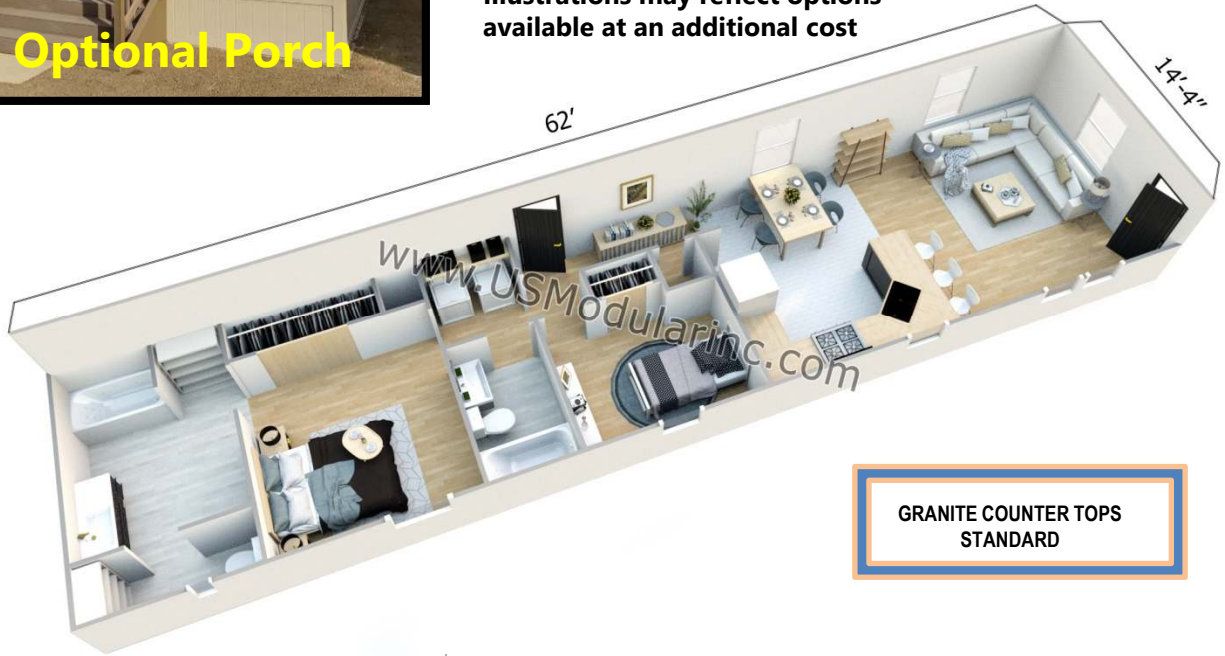
MAGNOLIA



Optional Porch

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7 Year Factory Warranty

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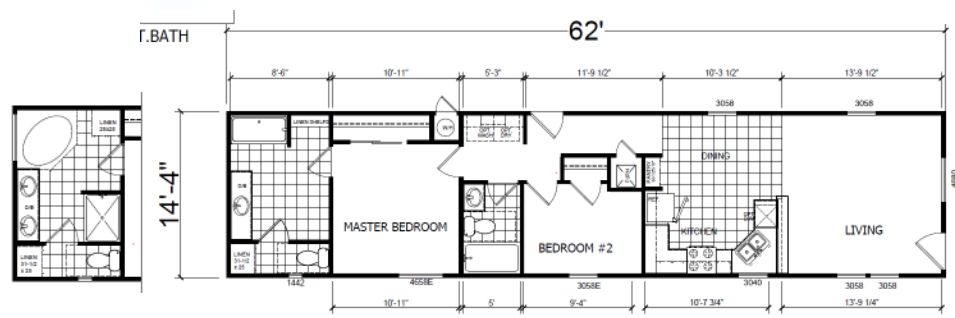


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Optional Bath

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+/- 933 Sq Ft Living Space
 Approx. Footprint 23'4" x 40'
 3 Bedrooms
 2 Baths



ELMSGATE

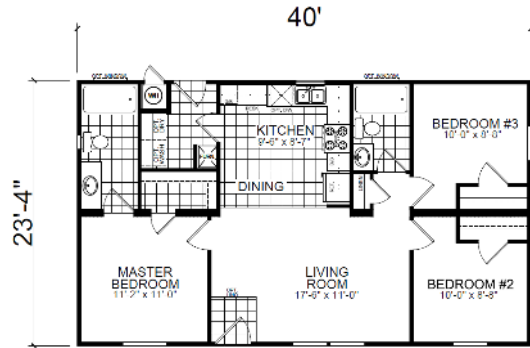


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+/- 944 Sq Ft Living Space
 Approx. Footprint 19'8" x 48'
 3 Bedrooms
 2 Baths



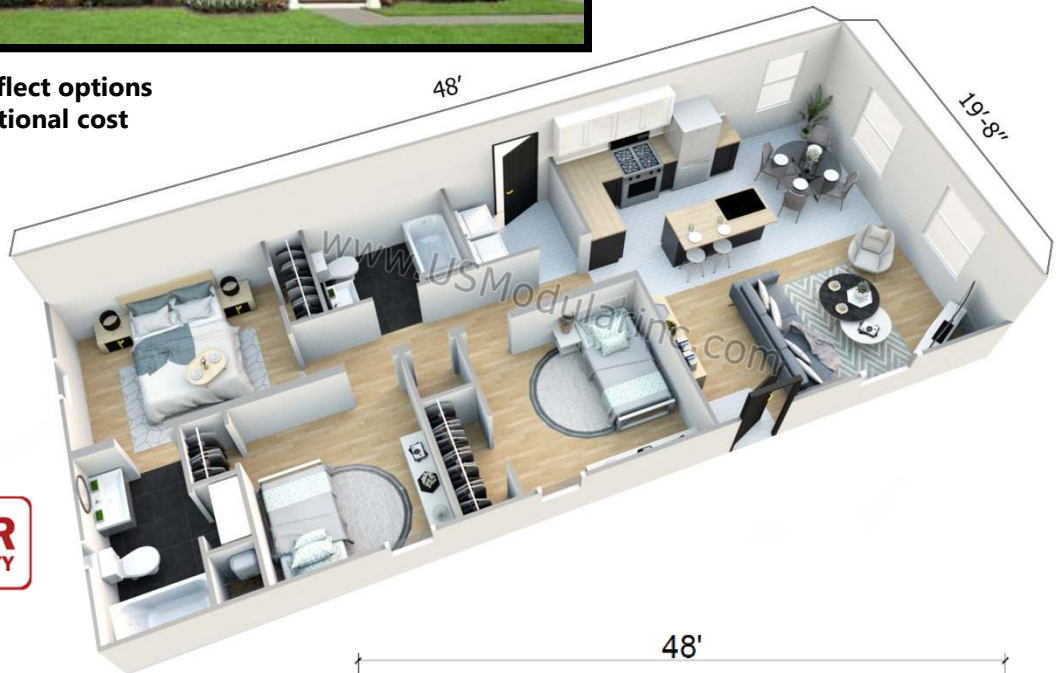
FAIRVIEW

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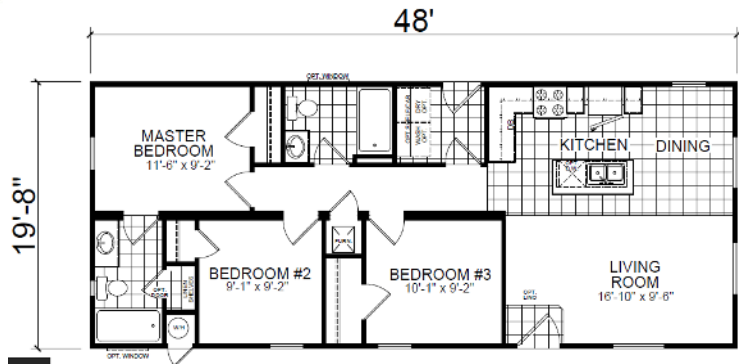
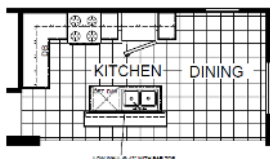
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Optional Kitchen



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+/- 983 Sq Ft Living Space
 Approx. Footprint 19'8" x 52'
 3 Bedrooms
 2 Baths



HIGHFIELD



Shown with optional offset for kitchen and dining

HUD/Federal Code Construction
 7 Year Factory Warranty

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+/- 1027 Sq Ft Living Space
Approx. Footprint 23'4" x 44'
3 Bedrooms
2 Baths

RIVERSIDE

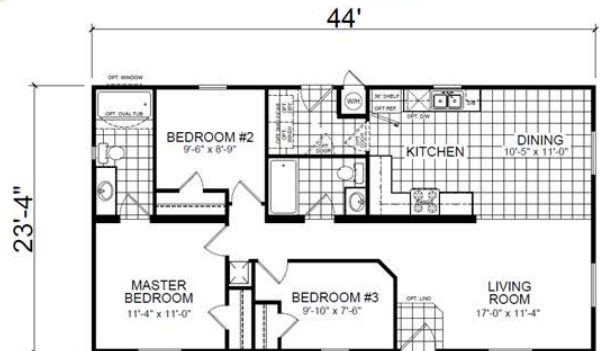


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29

+/- 1027 Sq Ft Living Space
Approx. Footprint 23'4" x 44'
3 Bedrooms
2 Baths



DESERT ROSE

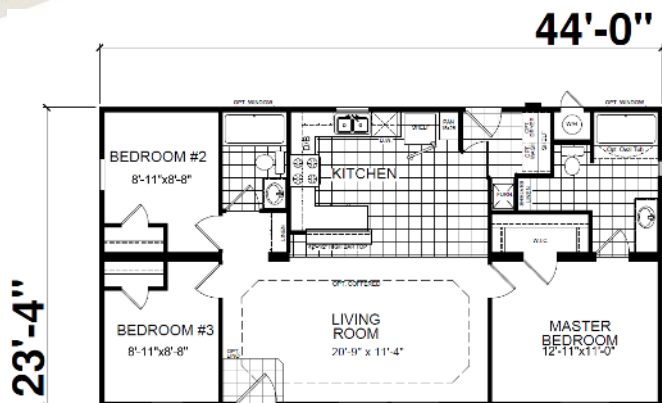


HUD/Federal Code Construction
7 Year Factory Warranty

GRANITE COUNTER TOPS
STANDARD



Illustrations may reflect options available at an additional cost



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WINSTON



30

+/- 1028 Sq Ft Living Space
Approx. Footprint 19'8" x 56'
2 Bedrooms
2 Baths
Porch Included Standard

HUD/Federal Code Construction
7 Year Factory Warranty



Illustrations may reflect options available at an additional cost



01-15-2021 **CM-8562D**

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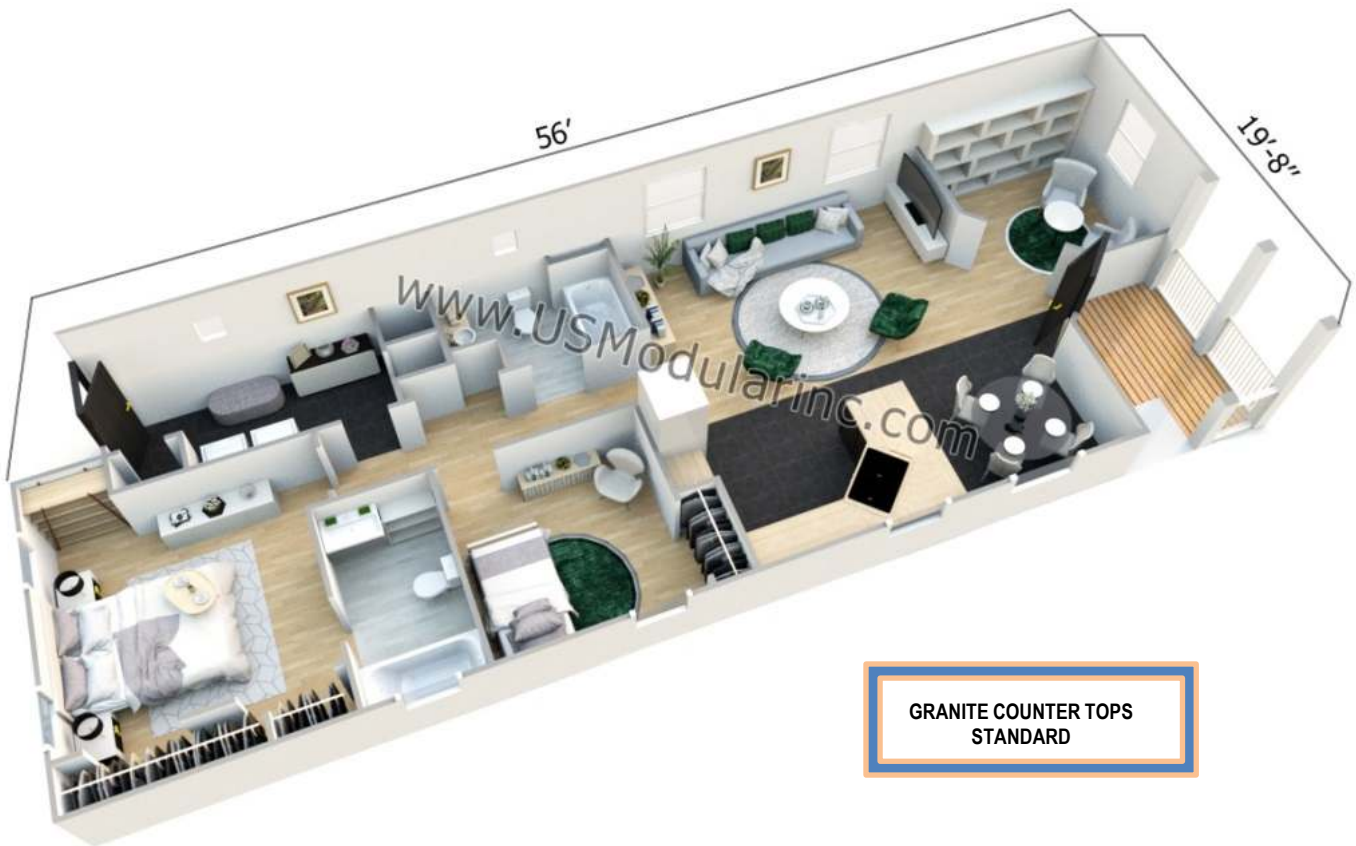


WINSTON



31

+/- 1028 Sq Ft Living Space
Approx. Footprint 19'8" x 56'
2 Bedrooms
2 Baths
Porch Included Standard



GRANITE COUNTER TOPS
STANDARD

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32

+/- 1120 Sq Ft Living Space
 Approx. Footprint 23'4" x 48'
 3 Bedrooms
 2 Baths



ROWAN



HUD/Federal Code Construction
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GRANITE COUNTER TOPS
 STANDARD

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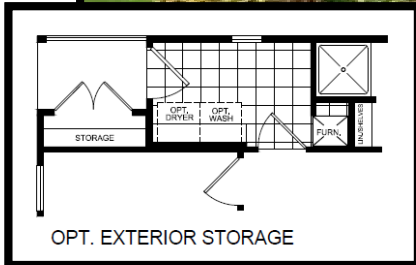
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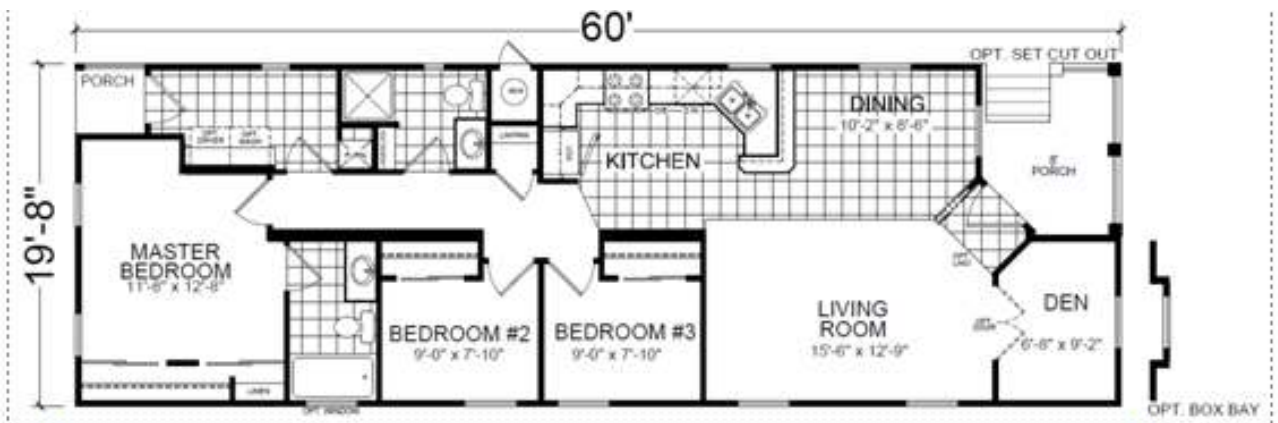
+/- 1180Sq Ft Living Space
Approx. Footprint 23'4" x 60'
3 Bedrooms
2 Baths
Porch Included Standard

WINDYRIDGE

HUD/Federal Code Construction
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Illustrations may reflect options available at an additional cost



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+/- 1180Sq Ft Living Space
Approx. Footprint 23'4" x 60'
3 Bedrooms
2 Baths
Porch Included Standard

WINDYRIDGE



Illustrations may reflect options available at an additional cost

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ADU with Raised Pier Installation and Skirting



ADU with Low Profile Foundation System



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ADU with Low Profile Foundation System



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Specifications and designs are subject to change without notice.

All of the models shown herein are built to the HUD/Federal Code and are designed for year-round occupancy. These Federal Code/HUD homes are EXEMPT from the new 2020 California Energy Code SOLAR Mandate and do not require a solar system installation.

Limited modifications may be available to these designs. Please consult your USModular Representative.



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