



MODULAR

Colony Beacon



Floorplan *Literature*



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Introduction

ABOUT BEACON MODULAR

Homes specifically designed focusing on smaller footprints.

The added advantage of these Modular homes is the ability to save you thousands of dollars in transportation costs.

Using every available square inch of space to its fullest extent, you will find these floor plans live much larger.



32' X 37'

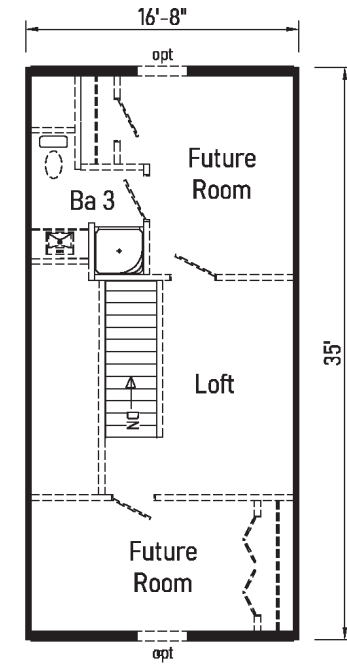
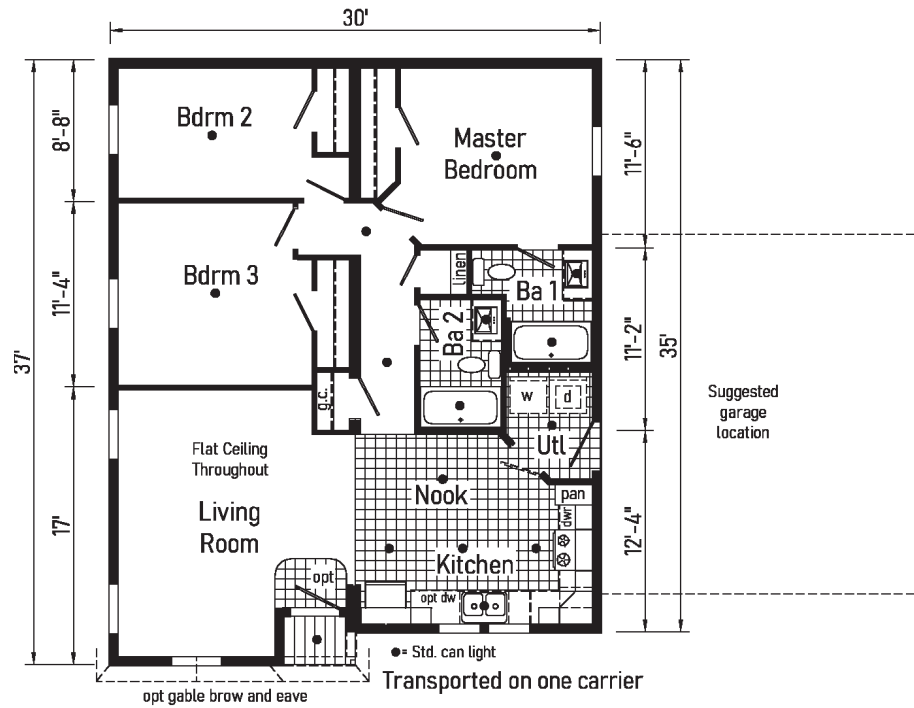
APPROX. 1067 SQ. FT.

MODULAR

Boon Island - 9B32373A

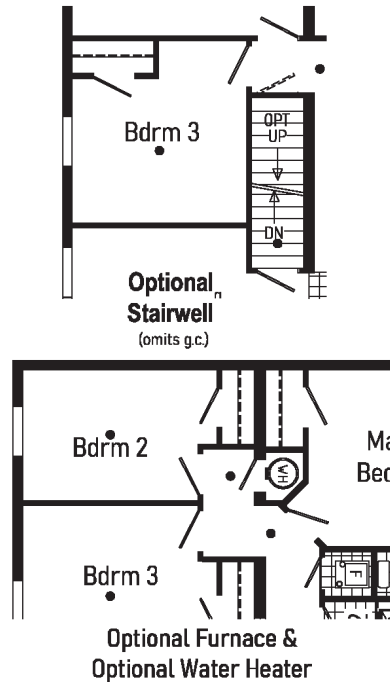
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03

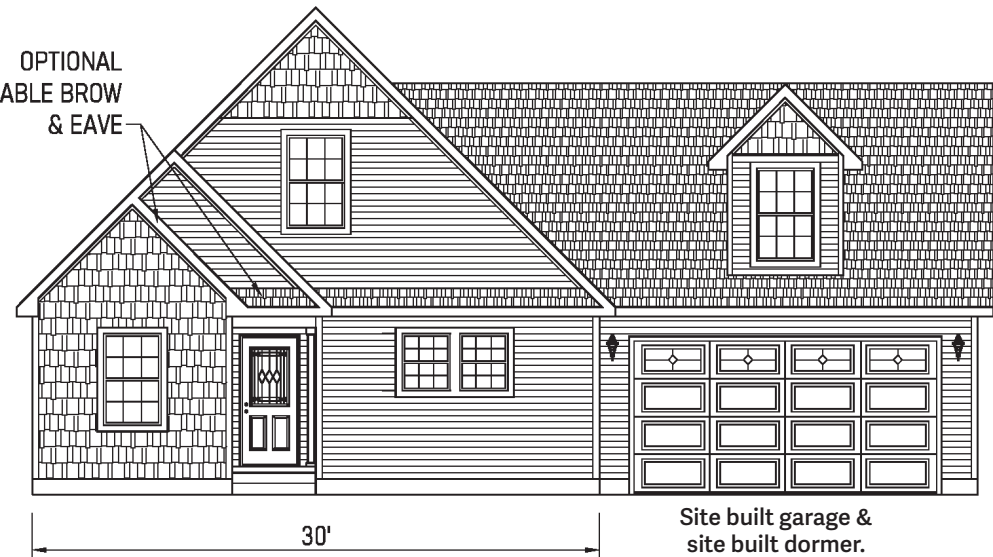


Proposed 2nd Floor for
Optional 12/12 Roof

Proposed Second Floor:
All design materials and work to be the responsibility of the builders on site to local codes. Light, vent, egress, heating and plumbing are the responsibility of the builder.



OPTIONAL
GABLE BROW
& EAVE





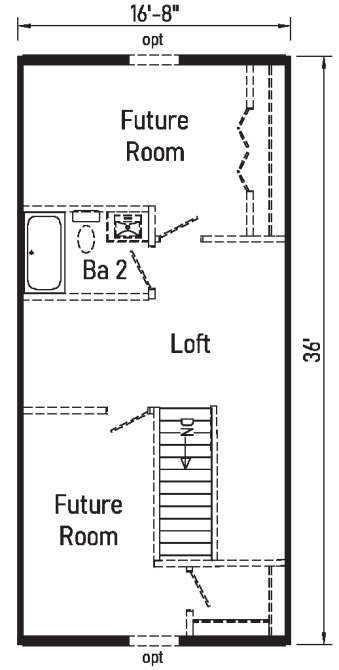
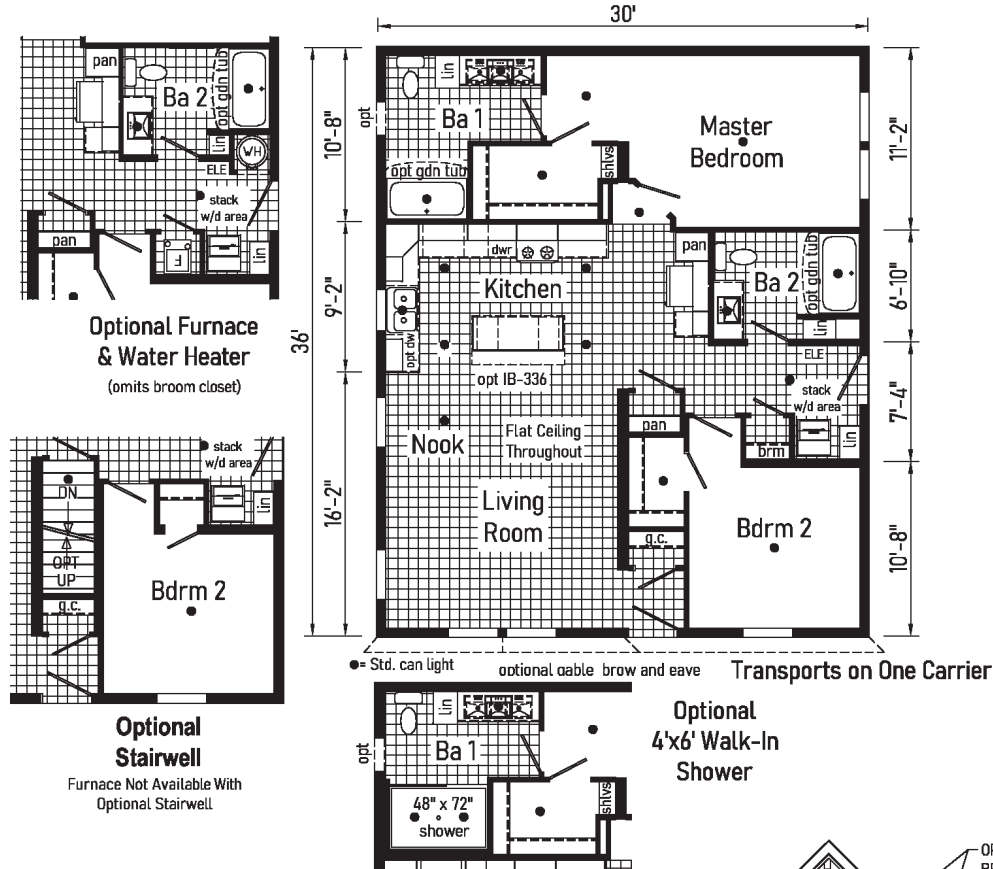
APPROX. 1080 SQ. FT.

MODULAR

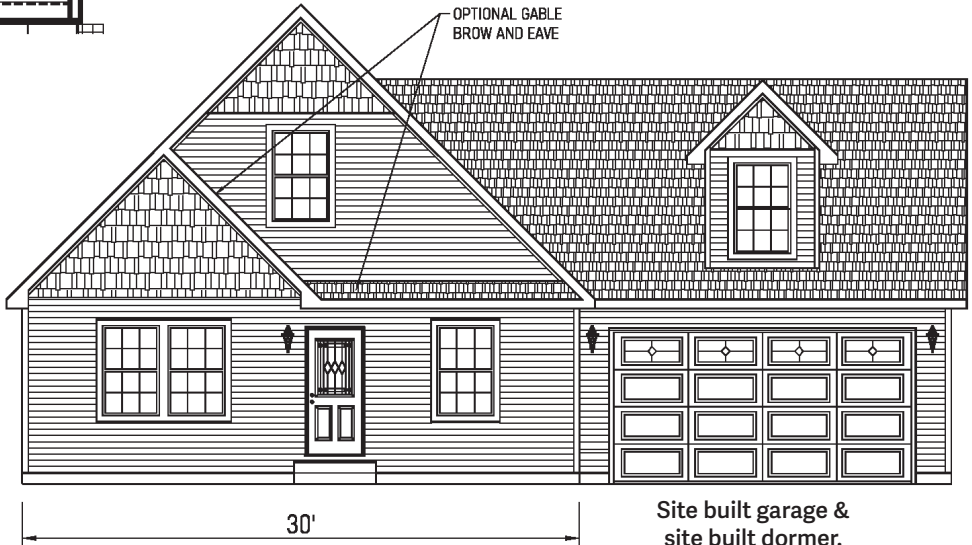
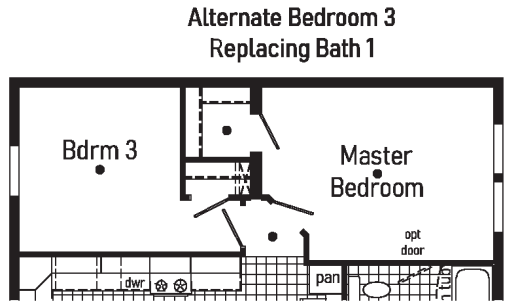
Cape Ann - 9B32362B

(DB4105V)

04



Proposed 2nd Floor for Optional 12 / 12 Roof
 Proposed Second Floor:
 All design materials and work to be the responsibility of the builders on site to local codes. Light, vent, egress, heating and plumbing are the responsibility of the builder.





Scan to Watch Video!

05



CAPE ANN PHOTOS



*Please use pictures for floorplan vision only.
Decors and materials used are constantly
changed and improved.



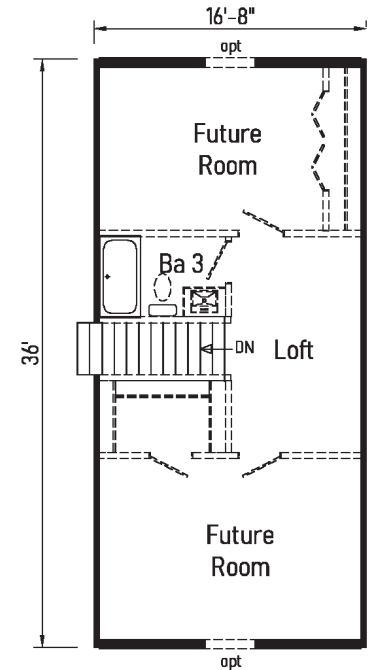
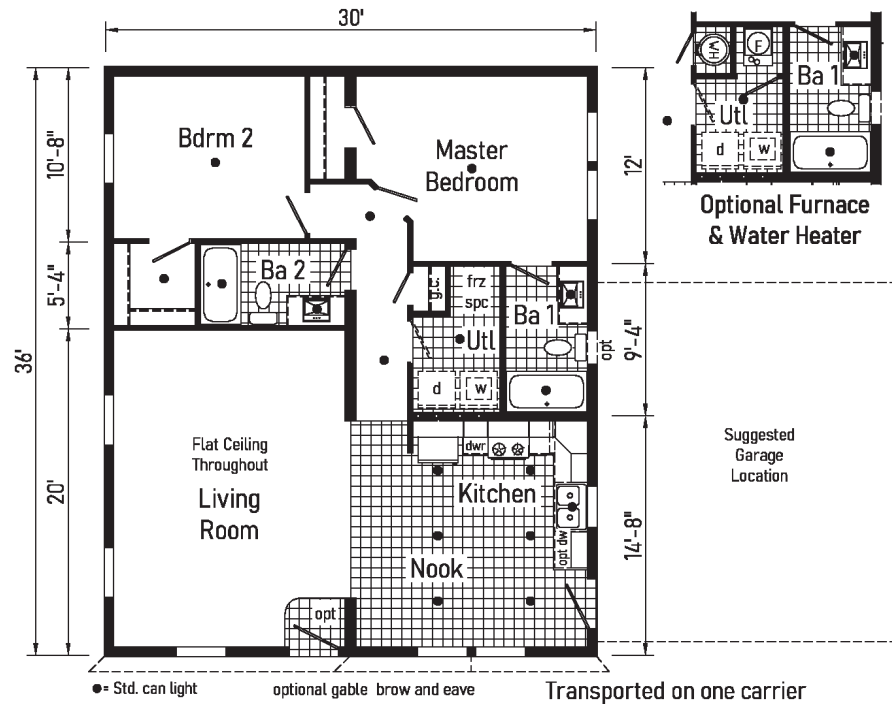
APPROX. 1080 SQ. FT.

MODULAR

Portsmouth Harbour - 9B32362A

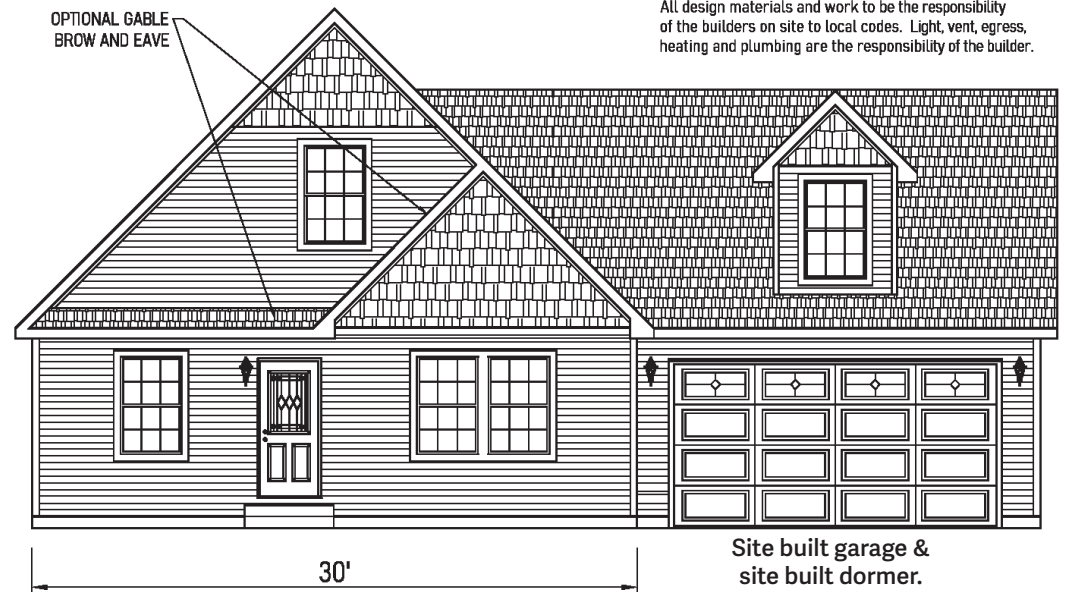
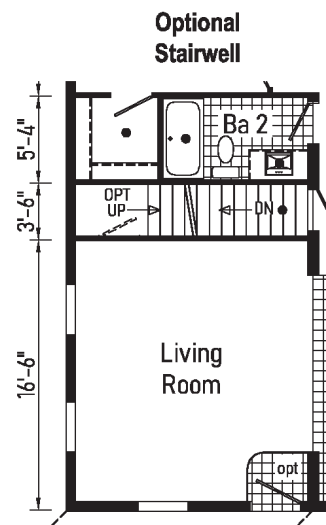
(DB4103V)

06



**Proposed 2nd Floor for
Optional 12/12 Roof**

Proposed Second Floor:
All design materials and work to be the responsibility of the builders on site to local codes. Light, vent, egress, heating and plumbing are the responsibility of the builder.





32' X 36'

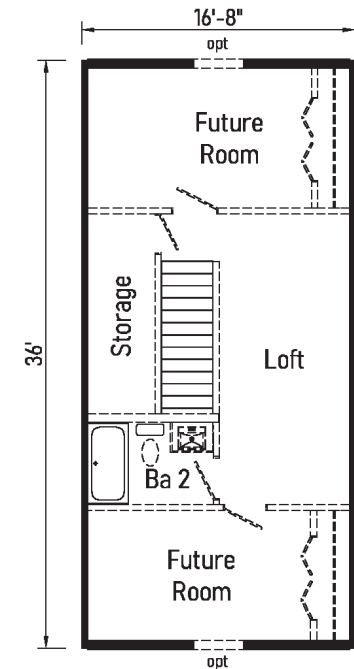
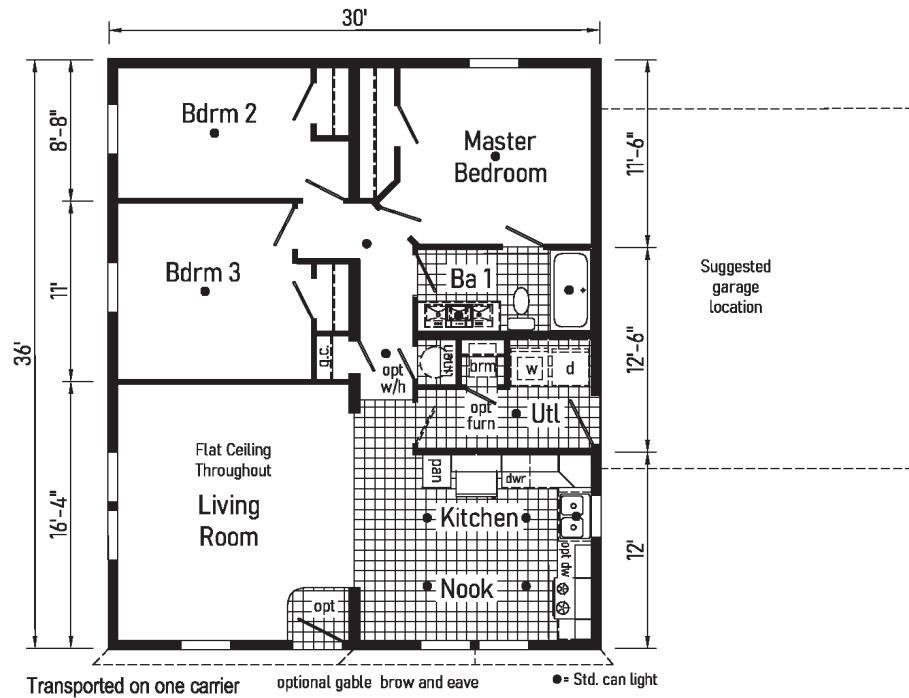
APPROX. 1080 SQ. FT.

MODULAR

Poplar Point - 9B32363A

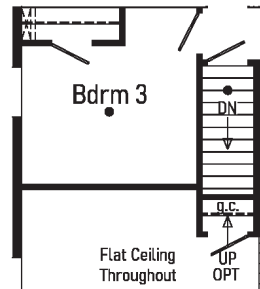
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07

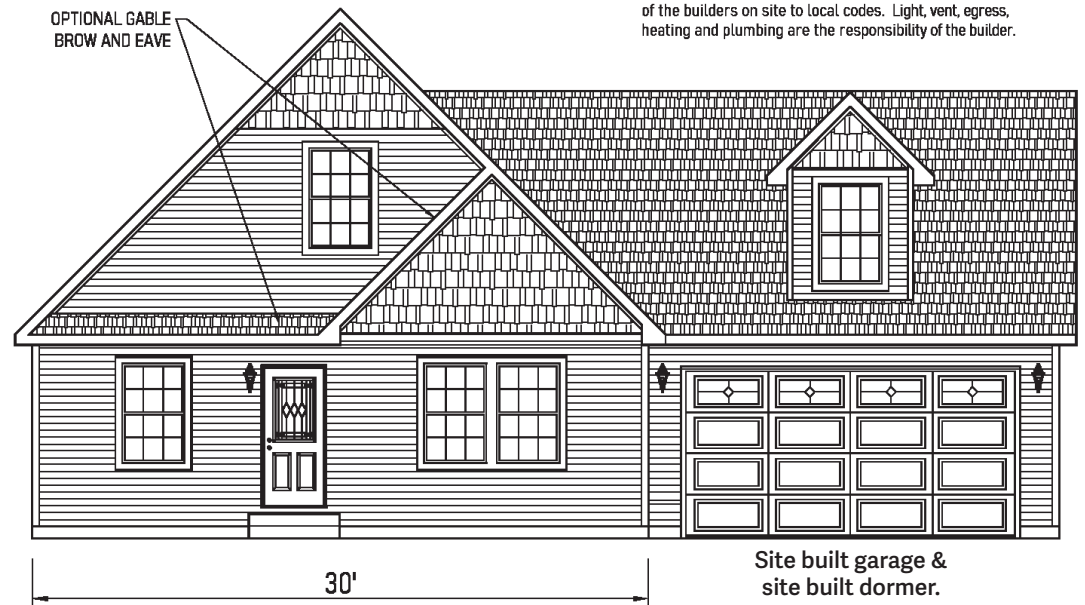


Proposed 2nd Floor for
Optional 12 /12 Roof

Proposed Second Floor:
All design materials and work to be the responsibility
of the builders on site to local codes. Light, vent, egress,
heating and plumbing are the responsibility of the builder.



Optional
Stairwell



STANDARD FEATURES

INTERIOR

Flat Ceiling Throughout
Coveless Smooth Ceiling
8' Sidewall Height
Primed Smooth Drywall Throughout
LED Flush Mount Ceiling Lights
Pre-Hung Door Jambs
Mortise Hinges
Metal Interior Passage Sets
Floor Mount Door Stops
Smoke Detectors With Battery Back-Up
Wire Shelving in Guest Closets
Residential Switches and Receptacles
White 2-Panel Passage Doors

EXTERIOR

Gatsby Light at Front Door and Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Dutch Lap Siding
OSB Sheathing Under Siding w/ Wind Wrap
5/12 Architectural Shingle Roof with 10" Eaves
Ice Shield
8" Gable End Overhang
Ridgevent Roof Ventilation
System
38x82 6-Panel Front Door
38x82 6-Panel Rear Door
Schlage Exterior Locksets Keyed Alike
Vinyl Insulated Windows w/ Grids Low-E
with Argon
15" Raised Panel Shutters on Front Door Side

BEDROOMS

Ceiling Light
Switched Receptacle
Egress Window Each Bedroom
Wire Shelving in Wardrobes
Switched Light in All Walk-In Closets

KITCHEN

30" Deluxe Black Gas Range
Power Range Hood with Light
18 Cubic Foot Black, No-Frost Refrigerator
Stainless Steel Sink - 33x22x8
Structured Flow Single Lever Faucet
1 USB Receptacle

BATHS

60" 1-Piece Fiberglass Tub/Shower
1.6 Gallon Per Flush Elongated Toilets
China Stool, Tank and Lid
Lighted Vent Fan in Each Bath
Structured Flow Faucets
Square China Lav Sinks
Anti-Scald Faucets in Tub/Shower
Shower Drain w/ Removable Strainer

CABINETRY

Mission Style Cabinet Doors
Premium Cabinetry
Hardwood Cabinet Stiles
Euro Hardware Pulls
Crown Moulding on Kitchen Cabinets
Lined Overhead Cabinets
42" Overhead Cabinets
Laminate Countertops & Backsplash
Soft Close Concealed Cabinet Hinges
Dovetail Drawers
Soft Close Drawer Guides
Base Shelves in Base Cabinets
Base Shelf in Vanities
36" High Bath Vanities



UTILITIES

Perimeter Heat Registers & Boots
Plumbed and Wired for Washer
Wired for Dryer
200 AMP Electrical Service
Copper Wiring Throughout
8-Wire Thermostat
Exterior Water Faucet
Water Shut-off Valves - Where Available
Telephone Jack
Whole House Ventilation

FLOORING

Choice of Various Styles of Textured Carpet:
-Standard Shaw Edgewater
-Upgrade Styles Available
Rebond Carpet Pad with
Tackstrip Carpet Installation
Shaw Fortress - Vinyl Floor Coverings

CONSTRUCTION

2x10 Transverse Floor on 16" Center**
2x6 Exterior Walls on 16" Centers**
¾" T&G OSB Floor Decking
40# Roof Load
90 Mile Exposure C Wind Load Design
OSB at Marriage Line Standard

INSULATION

R-21 Fiberglass in Walls
R-38 Avg. Blown in Ceiling

***NOTE: Spacing for Framing Members may vary due to Design Requirements*

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