



COASTAL BACKYARD HOMES

ACCESSORY DWELLING UNITS

401 556 5698

dave@coastalmod.com



A.D.U.s

Accessory Dwelling Units

A LOOK INSIDE

An accessory dwelling unit (ADU) — also known as a backyard house, guest house, casita, as well as other names — is a small home that can be constructed alongside a larger, single-family home on the same lot or as a part of a community development. ADUs can be standalone residences or even attached to an existing house or structure. They typically contain a kitchen, living room, bedroom and bathroom. Backyard Homes designs and builds ADUs ranging from 435 square feet and up.

A LOOK AROUND

Zoning laws differ from city to city, and some municipalities are easing restrictions to allow for more affordable housing and the placement of ADUs. Backyard Homes ADUs offer a variety of plan concepts and options that meet the requirements for many of these emerging markets. Developing with ADUs is an exciting opportunity that is reaching more markets than ever before.



BACKYARD HOMES BENEFITS

The Backyard Homes line of ADUs are manufactured in over a dozen production facilities and available in 48 states. After being constructed in one of our modern plants the unit is delivered to the project site for the builder to install.

There are many benefits to offsite construction, including:

SAFEGUARDS

Building a home indoors shields it from the elements, water damage and mold. It also protects against theft and other construction site issues that can arise.

SAVINGS

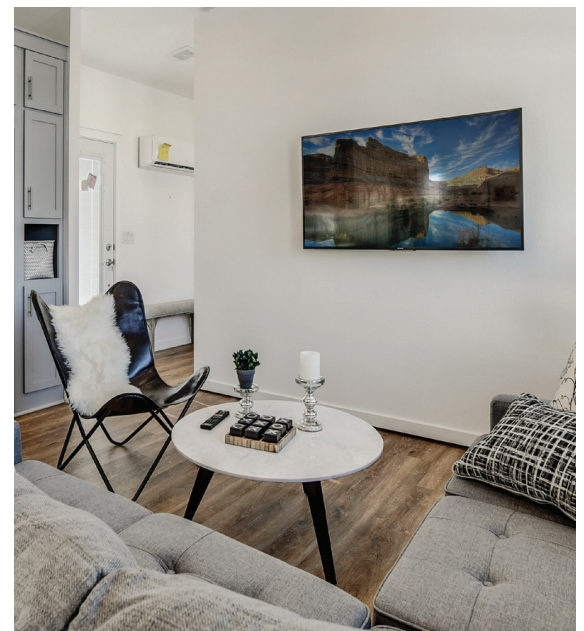
We leverage our volume purchasing power with our nationwide network of vendors and suppliers so we can offer the most competitive pricing possible.

SPEED

Factory-built ADUs can be constructed much faster than their site-built counterparts. Once in production, Backyard Homes ADUs can be built in a matter of days and installation by the builder can be completed in as little as a few days. In comparison, site-built ADUs typically take much longer to complete.

PURPOSEFUL FLOOR PLANS

Backyard Homes floor plans incorporate purposeful designs that prioritize exceptional living experiences. The units' high ceilings, window placement, separated bathroom and bedroom, and more, were consciously chosen to make the most out of every square foot.



FIVE WAYS TO USE ADUs

1

LONG-TERM RENTAL UNIT

ADUs are as versatile as they are convenient. Long-term rental is a great use for ADUs. Detached rental housing is in high demand and an ADU may be the perfect solution to generate additional income.

3

GRANNY FLAT

Today, more and more seniors are choosing to stay at home with family instead of moving to pricey retirement homes. ADUs give families the opportunity to stay close together, while also providing older generations with the independence they desire and deserve.

2

VACATION RENTAL UNIT

ADUs can be optimal for short-term (where permitted) vacation rental units, as they provide trendy affordable lodging, with a resort-like feel!



MICRO COMMUNITIES AND DEVELOPMENTS

Micro communities consisting of ADUs (in municipalities that permit them) are a groundbreaking approach to affordable housing.

4

HOME OFFICE, STUDIO OR PLAYROOM

ADUs are a great way to extend a home's living space without taking on a large-scale construction project. An ADU can transform into an art studio, home office or playroom for the kids.

5



For more information contact:
dave@coastalmod.com



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COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
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BACKYARD HOMES
435 **ADU**
MODEL 1629H11G01

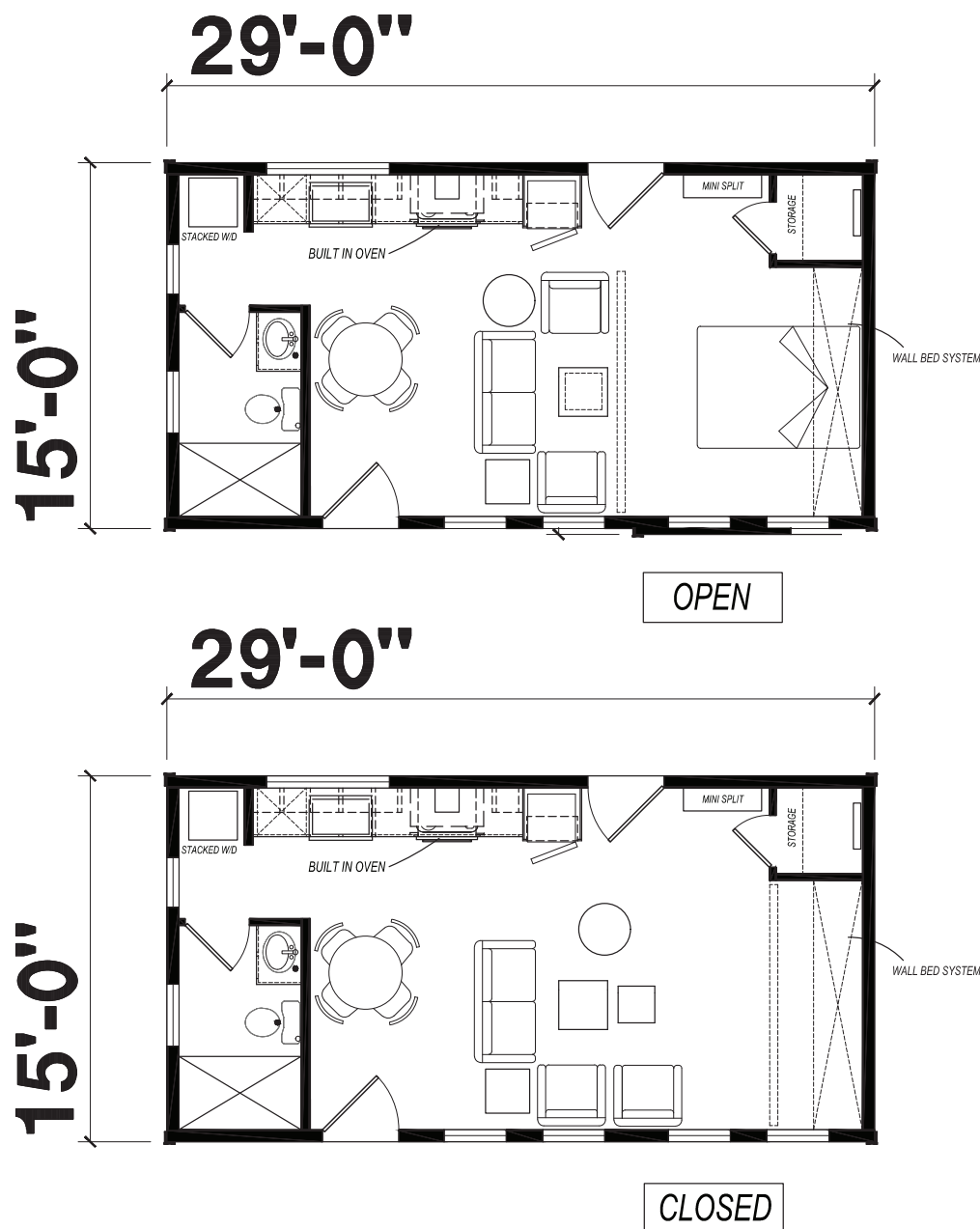
BACKYARD HOMES
435 **ADU**

MODEL 1629H11G01

1 BED-1 BATH
435 SQ. FT.



COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
401 556 5698
dave@coastalmod.com



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. Some floorplan dimensions vary by manufacturing center. Ask your local manufacturing center for details.

BACKYARD HOMES

510ADU

MODEL1634H11G01



COASTAL BACKYARD HOMES

ACCESSORY DWELLING UNITS

401 556 5698

dave@coastalmod.com



BACKYARD HOMES

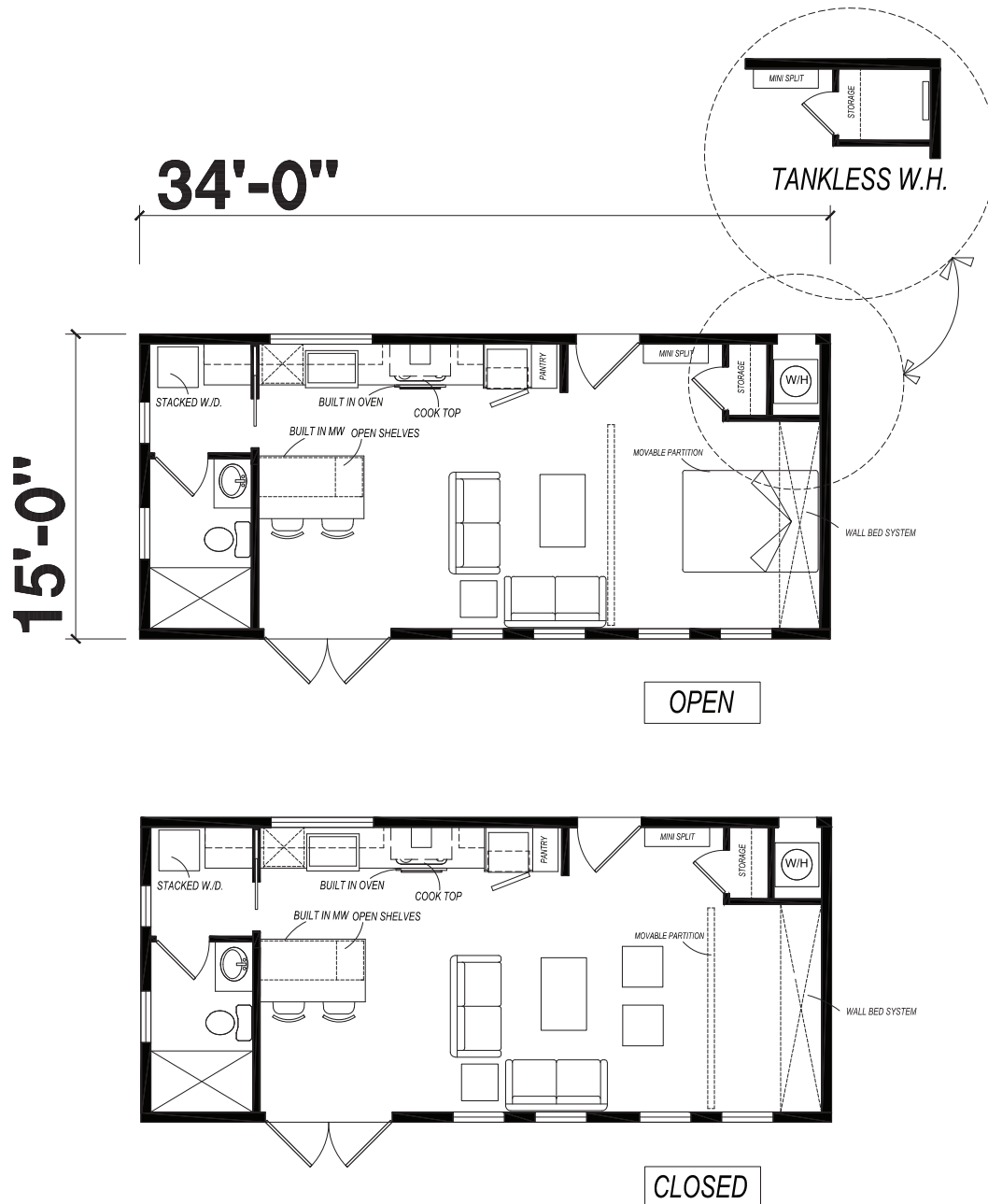
435ADU

MODEL 1634H11G01

1 BED-1 BATH
510 SQ. FT.



COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
401 556 5698
dave@coastalmod.com



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dave@coastalmod.com



BACKYARD HOMES

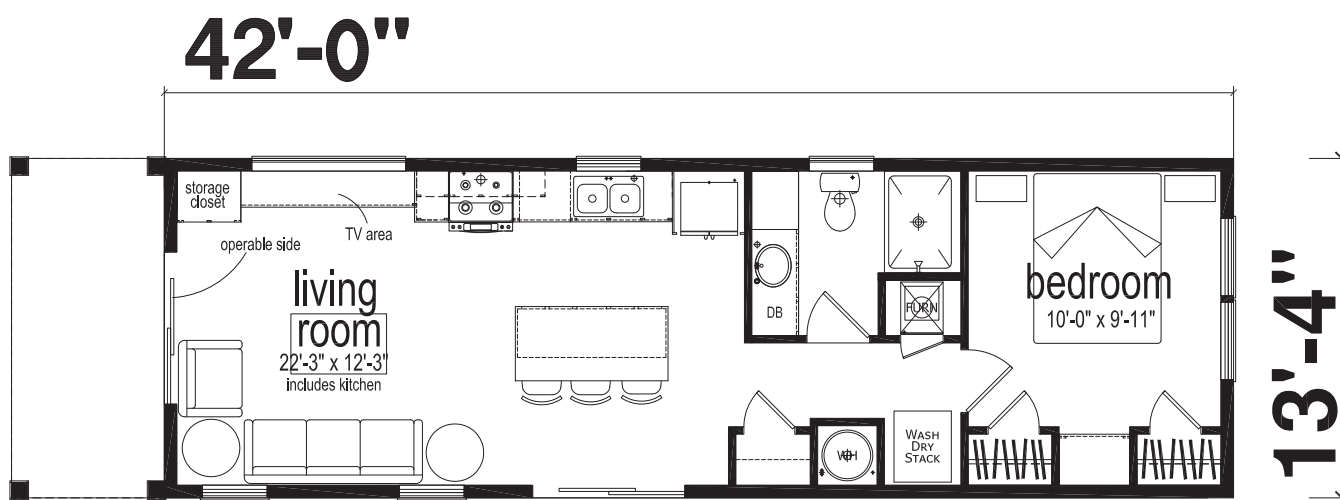
560 **ADU**
MODEL 1442H11 G01

BACKYARD HOMES
435 **ADU**
MODEL 1442H11G01

1 BED-1 BATH
560 SQ. FT.



COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
401 556 5698
dave@coastalmod.com



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COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
401 556 5698
dave@coastalmod.com



BACKYARD HOMES
660 **ADU**
MODEL1644H21G01

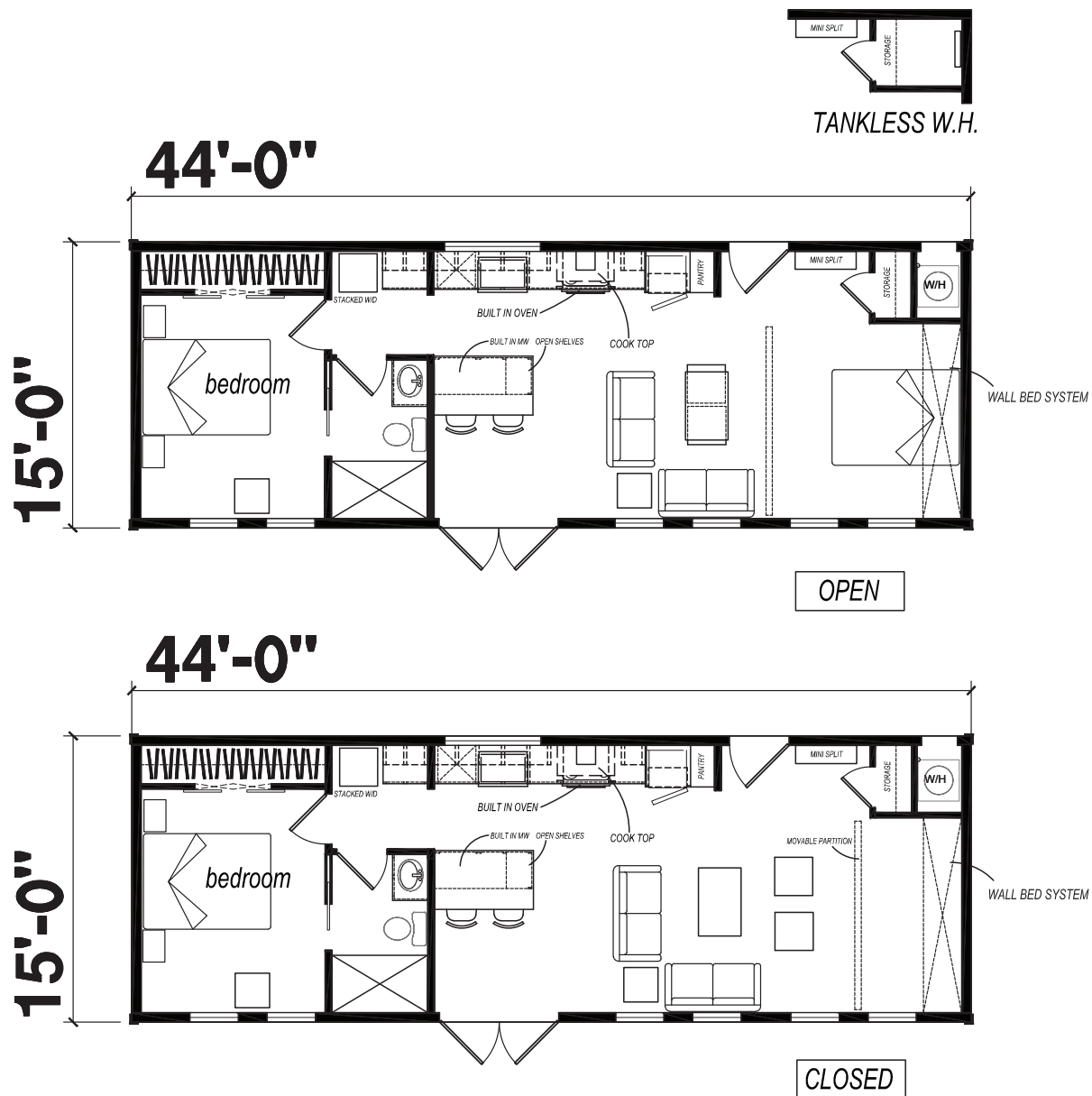
BACKYARD HOMES | 2 BED-1 BATH

660ADU | 660 SQ. FT.

MODEL 1644H21G01



COASTAL BACKYARD HOMES
ACCESSORY DWELLING UNITS
401 556 5698
dave@coastalmod.com



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COASTAL BACKYARD HOMES

ACCESSORY DWELLING UNITS

401 556 5698

dave@coastalmod.com



THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

453 ADU

ADDRESS
PROVIDENCE, RI
PROVIDENCE COUNTY

BUILDER:

COASTAL
MODULAR
HOMES OF RI

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

453 ADU

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45561
ADU

TITLE:

COVER SHEET

DRAWN BY: RL

DATE: 02-27-25

SCALE:

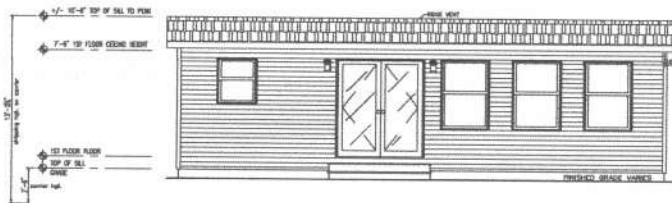
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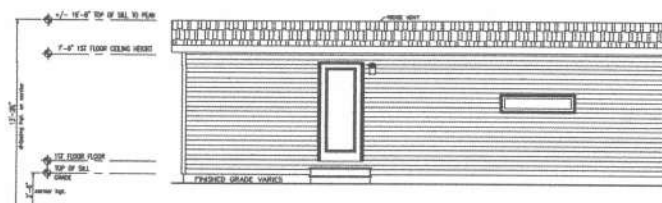
SHEET:

COVER

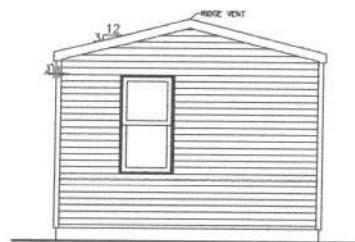
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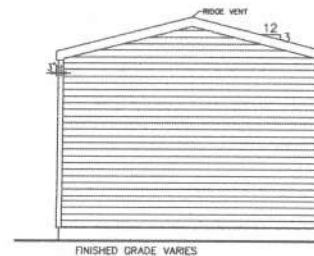
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SITE CONDITIONS:

GROUND SNOW LOAD: 30 PSF
WIND SPEED: 100 mph 130 VULT
EXPOSURE: B
SEISMIC CATEGORY: -
USE GROUP: SINGLE FAMILY
CONSTRUCTION TYPE: VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR: 454 SQ. FT.
SECOND FLOOR: - SQ. FT.
BONUS ROOM: - SQ. FT.
GARAGE: - SQ. FT.
TOTAL: 454 SQ. FT.

OVERALL SIZE: 17'-4" x 34'-0"
MODEL: RANCH

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

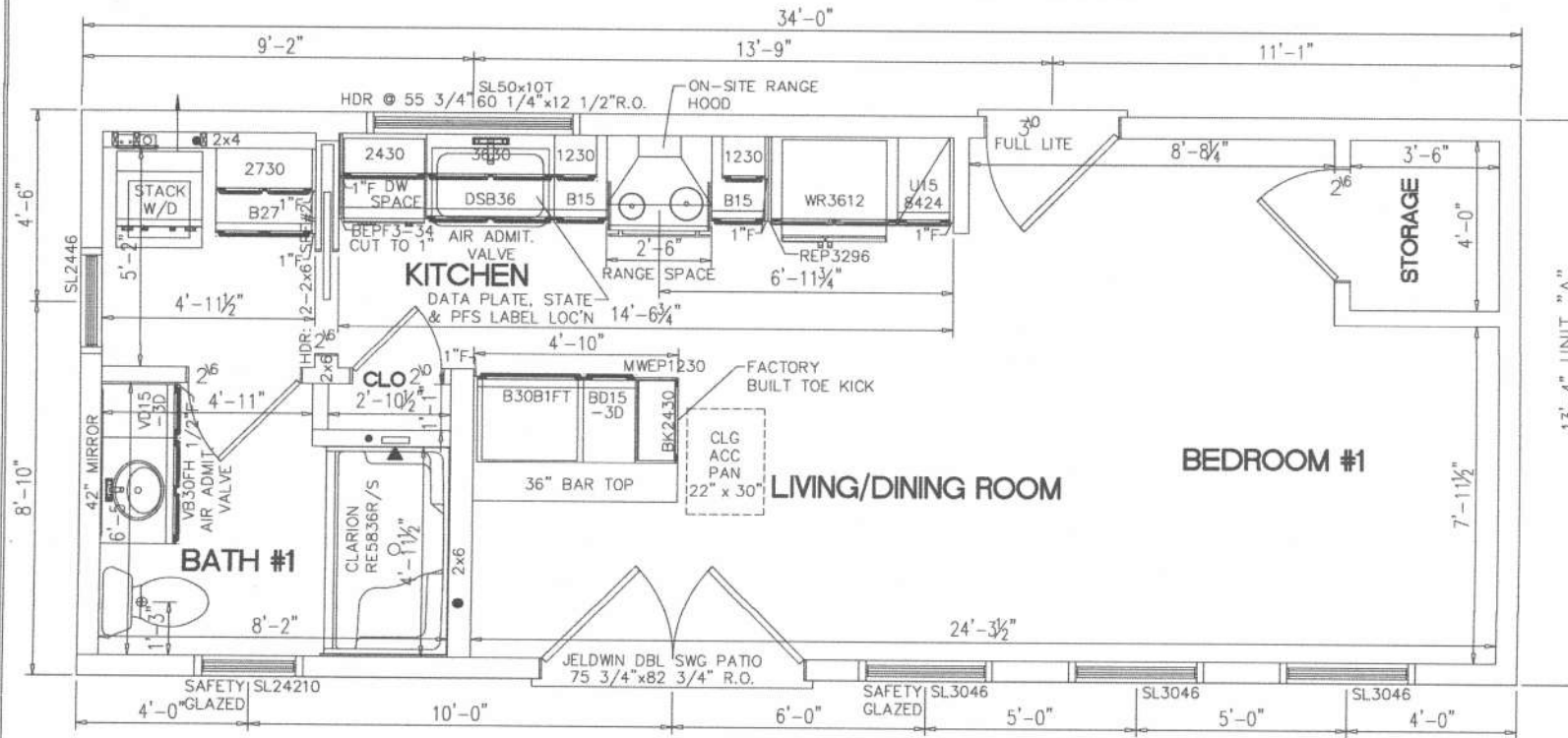
BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CATHEDRAL CEILINGS ENTIRE HOUSE



NOTES:

1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 7'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 100Vasd/130 VULT MPH WIND LOAD & EXPOSURE "B"
7. SITE LOCATION: PROVIDENCE, RI; PROVIDENCE COUNTY; 30 PSF GROUND SNOW LOAD

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: _____ DATE: _____
TITLE: _____

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

453 ADU

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45561
ADU

TITLE:

FIRST FLOOR
FLOOR PLAN

DRAWN BY/URL

DATE: 02-27-25

SCALE: 3/16" = 1'-0"

FILENAME: 45561 PD

PD1

SHEET:

1ST FLR

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THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

387 ADU

ADDRESS
PROVIDENCE, RI
PROVIDENCE COUNTY

BUILDER:

COASTAL
MODULAR
HOMES OF RI

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

**CHAMPION
MODULAR**

BRAND:

**excel
HOMES**

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

387 ADU

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45560
ADU

TITLE:

COVER SHEET

DRAWN BY: RRL

DATE: 02-27-25

SCALE:

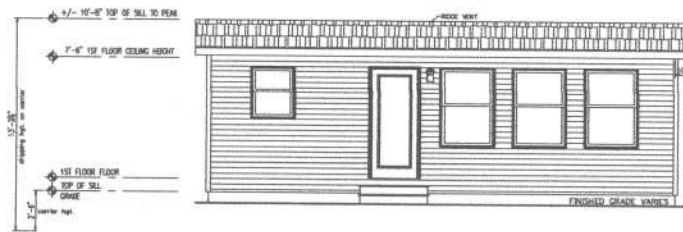
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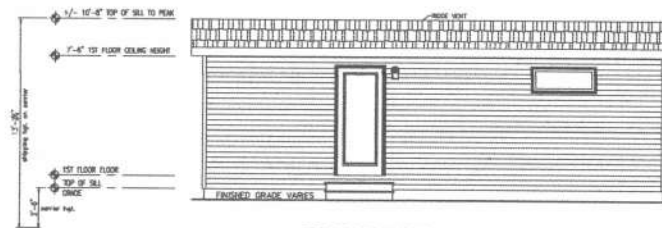
SHEET:

COVER

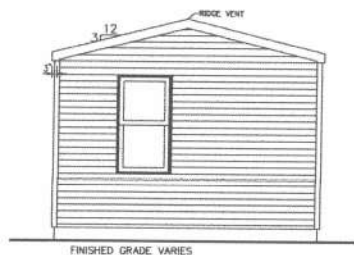
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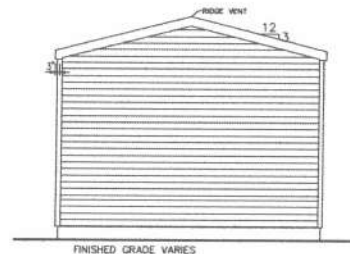
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SITE CONDITIONS:

GROUND SNOW LOAD: 30 PSF
WIND SPEED: 130 VULT MPH
EXPOSURE: B
SEISMIC CATEGORY: -
USE GROUP: SINGLE FAMILY
CONSTRUCTION TYPE: VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR: 387 SQ. FT.
SECOND FLOOR: - SQ. FT.
BONUS ROOM: - SQ. FT.
GARAGE: - SQ. FT.
TOTAL: 387 SQ. FT.

OVERALL SIZE: 13'-4" x 28'-0"
MODEL: RANCH

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

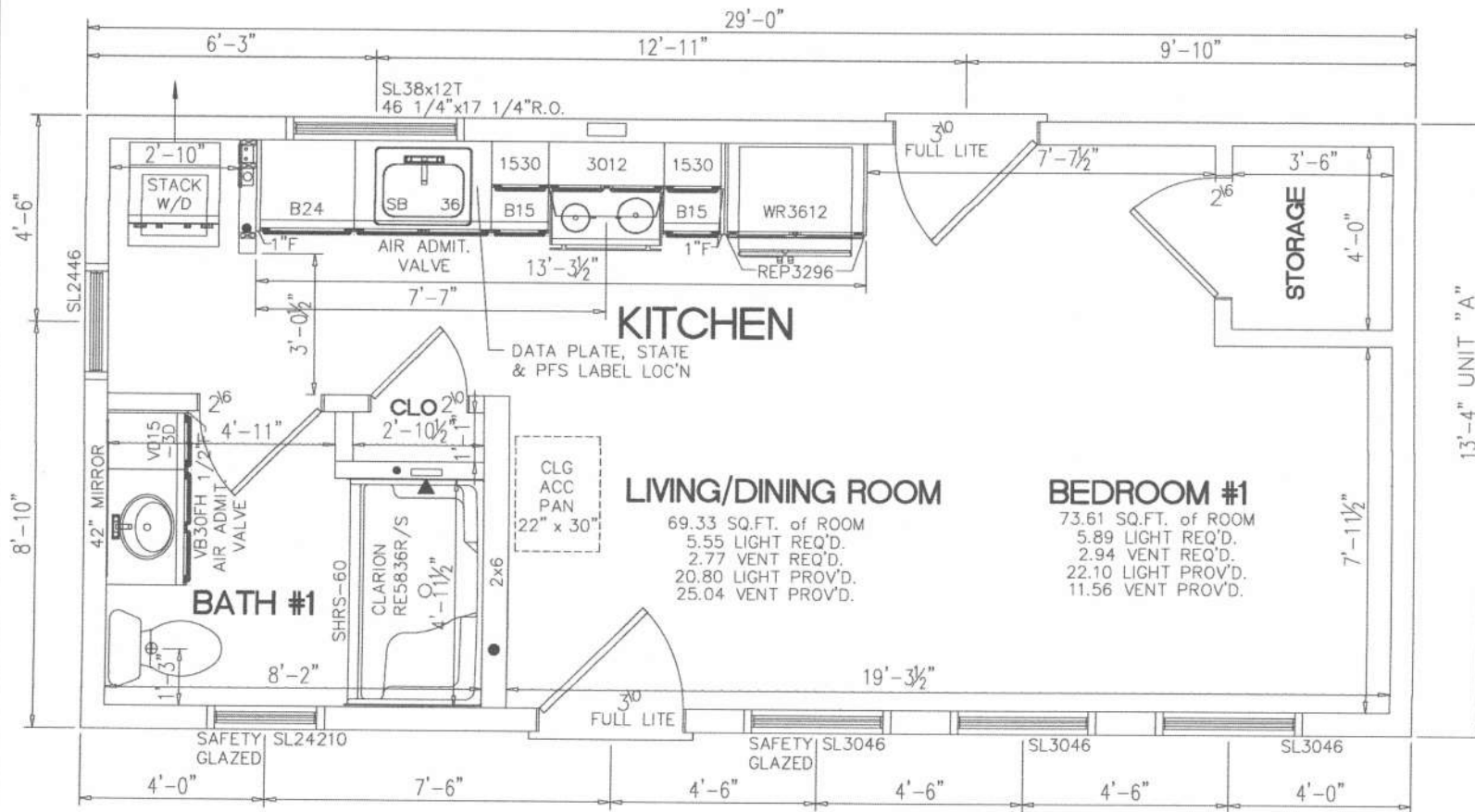
BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CATHEDRAL CEILINGS ENTIRE HOUSE



Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045
CHAMPION
MODULAR

BRAND:
excel
HOMES

BUILDER:
COASTAL MODULAR
CUSTOMER/PROJECT:
387 ADU
ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45560
ADU

TITLE:
FIRST FLOOR
FLOOR PLAN

DRAWN BY: JRL
DATE: 02-27-25
SCALE: 3/16" = 1'-0"
FILENAME: 45560 PD
PD1

SHEET:
1ST FLR

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BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:
TITLE:





THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

560 ADU

ADDRESS
PROVIDENCE, RI
PROVIDENCE COUNTY

BUILDER:

COASTAL
MODULAR
HOMES OF RI

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

560 ADU

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45562
ADU

TITLE:

COVER SHEET

DRAWN BY: RRL

DATE: 02-28-25

SCALE:

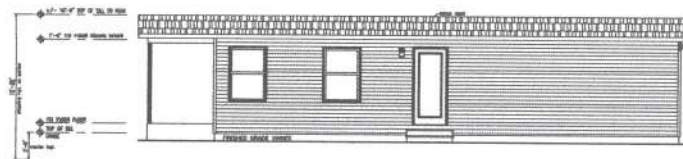
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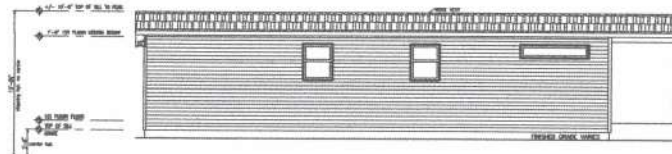
SHEET:

COVER

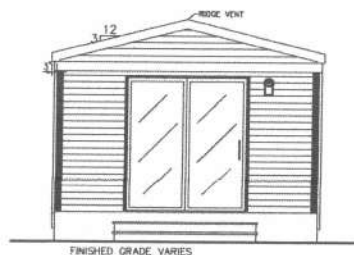
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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SITE CONDITIONS:

GROUND SNOW LOAD: 30 PSF
WIND SPEED: 100 mph 130 VULT
EXPOSURE: B
SEISMIC CATEGORY: -
USE GROUP: SINGLE FAMILY
CONSTRUCTION TYPE: VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR: 560 SQ. FT.
SECOND FLOOR: - SQ. FT.
BONUS ROOM: - SQ. FT.
GARAGE: - SQ. FT.
TOTAL: 560 SQ. FT.

OVERALL SIZE: 15'-4" x 48'-0"
MODEL: RANCH

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION[®]
MODULAR

BRAND:

excel[®]
HOMES

COASTAL MODULAR

560 ADU

APPROVERS SEAL

MODIFICATIONS

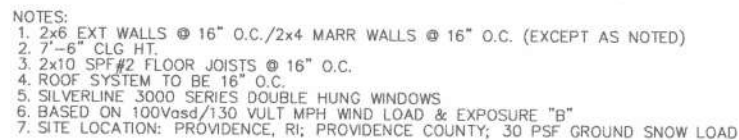
45562
ADU

FIRST FLOOR
FLOOR PLAN

PDI	

1ST FLR

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BUILDER / OWNER SIGNATURES:

DATE: _____

TITLE



THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

587 ADU

ADDRESS
PROVIDENCE, RI
PROVIDENCE COUNTY

BUILDER:

COASTAL
MODULAR
HOMES OF RI

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

587 ADU

ENGINEER'S / ARCHITECT'S SEAL

SJD 2-16-2025

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45563
ADU

TITLE:

COVER SHEET

DRAWN BY/JRL

DATE: 02-28-25

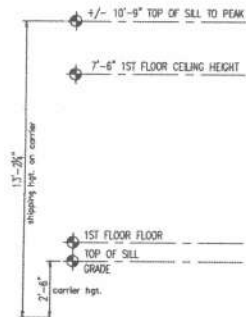
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FILENAME: 45563_PD

SHEET:

COVER

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ACCESS TO GRADE PROVIDED
AND INSTALLED ON-SITE BY
BUILDER

FINISHED GRADE VARIES

SITE CONDITIONS:

GROUND SNOW LOAD: 40 PSF
WIND SPEED: 100 Wind / 130 VULT
EXPOSURE: B
SEISMIC CATEGORY: -
USE GROUP: SINGLE FAMILY
CONSTRUCTION TYPE: VS WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR: 587 SQ. FT.
SECOND FLOOR: - SQ. FT.
BONUS ROOM: - SQ. FT.
GARAGE: - SQ. FT.
TOTAL: 587 SQ. FT.

OVERALL SIZE
MODEL: 13'-4" x 44'-0"
ADU

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
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FRONT ELEVATION

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045

**CHAMPION
MODULAR**

BRAND:

**excel
HOMES**

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

587 ADU

ENGINEER'S / ARCHITECT'S SEAL

SJD 2-16-2025

APPROVERS SEAL

MODIFICATIONS

PROJECT:

**45563
ADU**

TITLE:

ELEVATIONS

DRAWN BY: JRL

DATE: 02-28-25

SCALE:

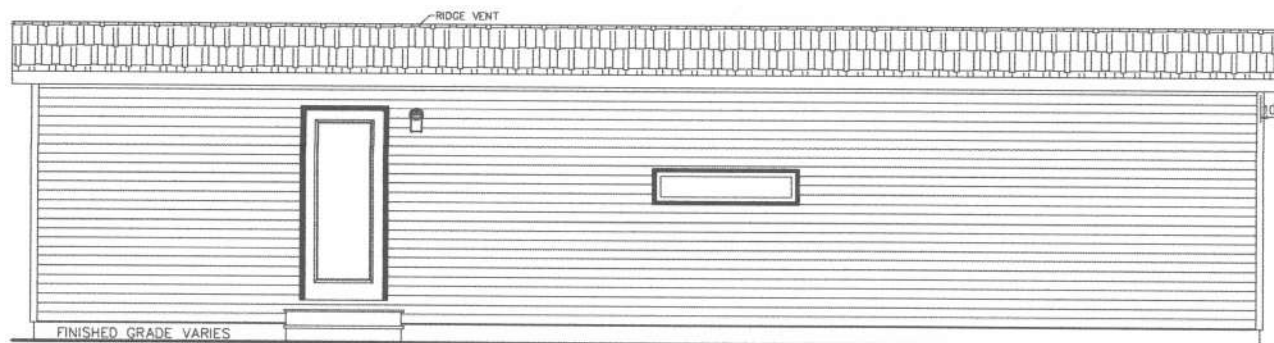
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ELEVATIONS

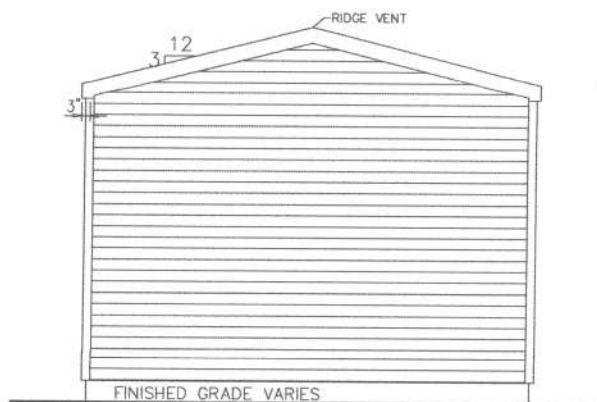
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+/- 10'-9" TOP OF SILL TO PEAK
7'-6" 1ST FLOOR CEILING HEIGHT
13'-2 3/4" shipping hgt. on carrier
1ST FLOOR FLOOR
TOP OF SILL
GRADE
2'-6" carrier hgt.

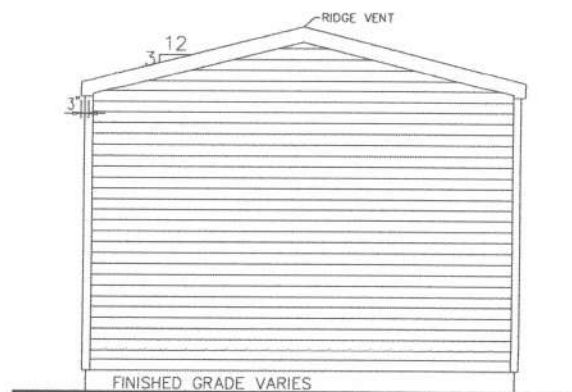


ACCESS TO GRADE PROVIDED
AND INSTALLED ON-SITE BY
BUILDER

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Champion Factory 041
Champion Modular, Inc.
10642 S. Susquehanna Trail
Liverpool, PA 17045



BRAND:

excel
HOMES

BUILDER:

COASTAL MODULAR

CUSTOMER/PROJECT:

587 ADU

ENGINEER'S / ARCHITECT'S SEAL

SJD 2-16-2025

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45563
ADU

TITLE:

FIRST FLOOR
FLOOR PLAN

DRAWN BY/RL

DATE: 02-28-25

SCALE: N.T.S.

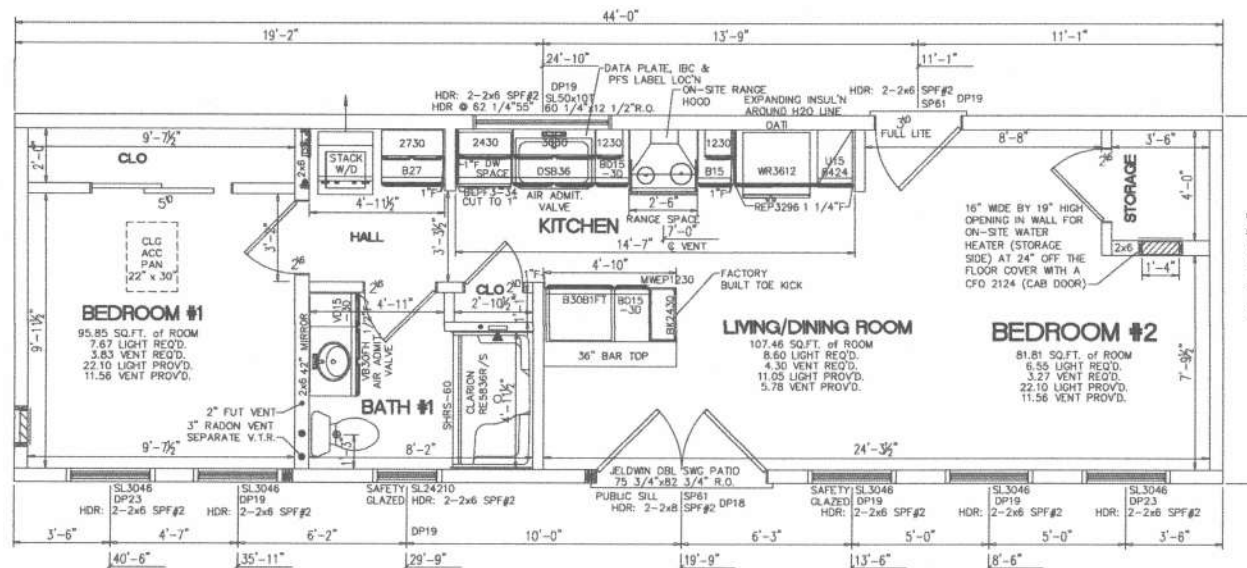
FILENAME: 45563_PD

SHEET:

1ST FLR

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CATHEDRAL CEILINGS ENTIRE HOUSE



- NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 2. 7'-6" CLG HT.
 3. 2x10 OPEN FLOOR JOISTS @ 16" O.C.
 4. ROOF SYSTEM TO BE 16" O.C.
 5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
 6. BASED ON 100Vpd/130 VULT MPH WIND LOAD & EXPOSURE "B"
 7. SITE LOCATION: PROVIDENCE, RI; PROVIDENCE COUNTY; 30 PSF GROUND SNOW LOAD



COASTAL MODULAR HOMES OF RHODE ISLAND

2025

Home Show

ADU price List

523 Big Water Road
Wakefield, RI 02879

**All Prices include complete home shipped to the site
Site work, foundation, and utility hook ups based on site conditions.**

**387 sq' \$93,065.00 includes shipping and set
453 sq' \$105,057.00 includes shipping and set
560 sq' \$120,053.00 includes shipping and set
587 sq' \$144,139.00 includes shipping and set
600 sq' Show House, see home shower flyer**

Please note these homes are shipped 90% complete including, interior finish, HVAC, on demand hot water system, appliances, and complete exterior finish.

Crane estimate: 2,500-3000

Additional turnkey: site work, foundation, utility hookups, and permits can be quoted and completed by Coastal Modular Homes

Larger and custom ADUs are available.

Custom Porches and Decks are available

Coastal Modular Homes of RI

Coastalmod.com

dave@coastalmod.com

401 556 5698

RI Registration # 43313

BACKYARD HOMES BENEFITS

The Backyard Homes line of ADUs are manufactured in over a dozen production facilities and available in 48 states. After being constructed in one of our modern plants the unit is delivered to the project site for the builder to install.

There are many benefits to offsite construction, including:

SAFEGUARDS

Building a home indoors shields it from the elements, water damage and mold. It also protects against theft and other construction site issues that can arise.

SAVINGS

We leverage our volume purchasing power with our nationwide network of vendors and suppliers so we can offer the most competitive pricing possible.

SPEED

Factory-built ADUs can be constructed much faster than their site-built counterparts. Once in production, Backyard Homes ADUs can be built in a matter of days and installation by the builder can be completed in as little as a few days. In comparison, site-built ADUs typically take much longer to complete.

PURPOSEFUL FLOOR PLANS

Backyard Homes floor plans incorporate purposeful designs that prioritize exceptional living experiences. The units' high ceilings, window placement, separated bathroom and bedroom, and more, were consciously chosen to make the most out of every square foot.



For more information contact:
dave@coastalmod.com



ADUs

Accessory Dwelling Units

A LOOK INSIDE

An accessory dwelling unit (ADU) — also known as a backyard house, guest house, casita, as well as other names — is a small home that can be constructed alongside a larger, single-family home on the same lot or as a part of a community development. ADUs can be standalone residences or even attached to an existing house or structure. They typically contain a kitchen, living room, bedroom and bathroom. Backyard Homes designs and builds ADUs ranging from 435 square feet and up.

A LOOK AROUND

Zoning laws differ from city to city, and some municipalities are easing restrictions to allow for more affordable housing and the placement of ADUs. Backyard Homes ADUs offer a variety of plan concepts and options that meet the requirements for many of these emerging markets. Developing with ADUs is an exciting opportunity that is reaching more markets than ever before.



FIVE WAYS TO USE ADUs

1

LONG-TERM RENTAL UNIT

ADUs are as versatile as they are convenient. Long-term rental is a great use for ADUs. Detached rental housing is in high demand and an ADU may be the perfect solution to generate additional income.

2

VACATION RENTAL UNIT

ADUs can be optimal for short-term (where permitted) vacation rental units, as they provide trendy affordable lodging, with a resort-like feel!

3

GRANNY FLAT

Today, more and more seniors are choosing to stay at home with family instead of moving to pricey retirement homes. ADUs give families the opportunity to stay close together, while also providing older generations with the independence they desire and deserve.



MICRO COMMUNITIES AND DEVELOPMENTS

Micro communities consisting of ADUs (in municipalities that permit them) are a groundbreaking approach to affordable housing.

4

HOME OFFICE, STUDIO OR PLAYROOM

ADUs are a great way to extend a home's living space without taking on a large-scale construction project. An ADU can transform into an art studio, home office or playroom for the kids.

5



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