

# Multi-Family Showcase

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## The MODULAR Advantage



The word Modular can be a dirty word, suggesting temporary disaster-zone structures and the Shady Lane Trailer Park.

But simply put, modular construction is a term for parts of buildings that are manufactured off-site, from roof sections to entire multiroom dwellings, in standard sizes and shipped for assembly elsewhere. Of course, that's not really new; in 1906, the Aladdin Company was dropping factory-made Readi-Cut house kits in the US mail. One hundred years later, technology is helping create striking modern homes and multifamily structures built to the same codes as housing that is constructed on-site, for less money and in less time.

In overheated real estate markets, both developers and individuals are turning to Modulares as an alternative to mass-market tract housing or expensive custom-designed homes. Avi Friedman, an architecture professor at

McGill University, estimates that 5 to 10 percent of all new homes in North America are modulares (and about 10 percent of that market is up-scale). He predicts that modulares will jump to more than 35 percent in the next 10 years.

The future can already be seen in places like Sweden, where more than 70 percent of new housing are modulares (including Ikea's housing line), or Japan, where modular homes made by subsidiaries of Toyota and Panasonic are considered premium residences. **"They have factory lines there with robots building wall panels. They put together housing components with the tolerance of Lexus automobiles, where the panels match perfectly."**

The benefits of Modular Housing are hard to ignore. For starters, it eliminates much of the uncertainty surrounding what proponents

call stick-built homes. Construction happens indoors, so there's never weather-related delay or damage. Manufacturers trim costs by ordering in bulk, and unused materials are kept for later use (some studies say construction materials account for nearly a third of landfill waste). Houses are typically built on a flat surface, which ensures a truly plumb structure. That also keeps the crew off high ladders, so workers' comp claims are lower.

All this streamlines the process, commoditizing architecture and turning the house into a product using economies of scale and standardized design processes that make for savings in time and cost.



### Why STAR HOMES?

STAR HOMES offers a diverse collection of traditionally styled Single and Multi-family homes featuring flexible floor plans and configuration options, a multitude of

benefits and a variety of price points.

STAR HOMES includes a wide variety of upgrade choices — such as the ENERGY STAR® label and compliance with specific

green building programs — at reduced costs and with increased ease.

The Star Home advantage:

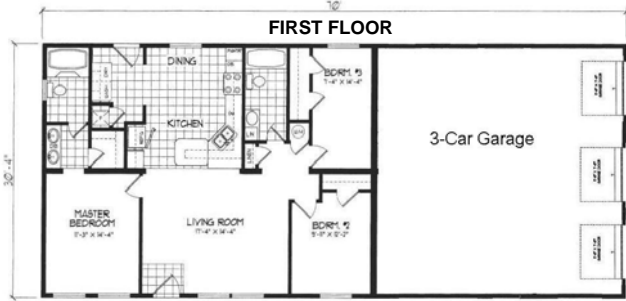
- Experienced
- Knowledgeable
- Competitively Priced

### WHY BUILD MODULAR

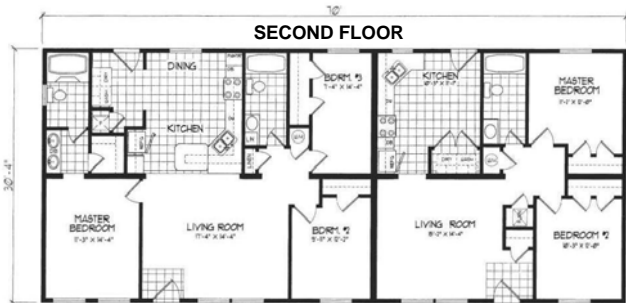
- *Precision-engineering increases structural integrity*
- *Construction by a dedicated workforce ensures quality workmanship — on time*
- *Process meets or exceeds state and local building codes*
- *Construction in a climate-controlled environment reduces risk of damage or delays caused by inclement weather*
- *Frequent inspection process offers better quality control*
- *Facility invoice eliminates the risk of unexpected cost overruns*
- *Reduced cycle time.*
- *Fewer subcontractors results in less hassle and lower cost*
- *Process generally reduces costs by 15 to 30 percent per square foot*

**3070.03.3 Two-Story TRIPLEX**

30'4" x 70' Footprint 2,123 Square Feet per Level



**Unit 1** 1,212 Square Feet  
3 Bedroom 2 Baths  
**3-Car Single Bay Garage**  
W-Additional Storage Area



**Unit 2** 1,212 Square Feet  
3 Bedroom 2 Baths  
**Unit 3** 910 Square Feet  
2 Bedroom 1 Bath

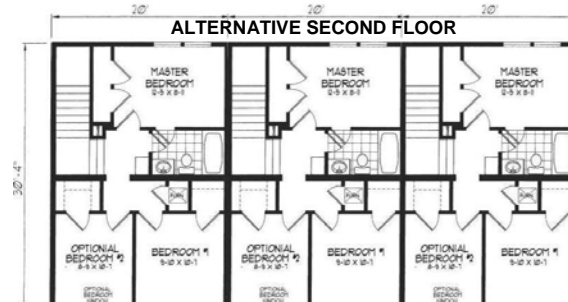
**3060.562.2 Two-Story 2 Bedroom TRIPLEX**

**3060.562.3 Two-Story 3 Bedroom TRIPLEX**

30'4" x 60' Footprint 3,640 Square Feet



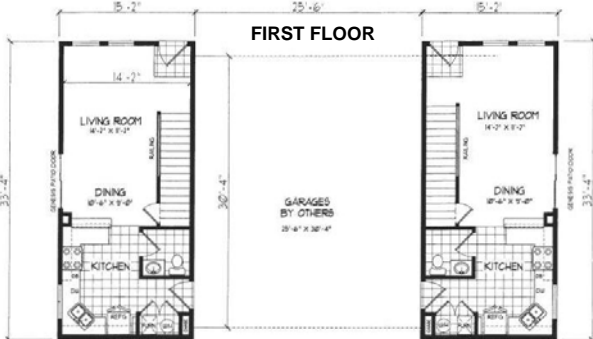
**Unit 1** 1,200 Sq Ft  
2 Bedroom 2.5 Bath  
**Unit 2** 1,200 Sq Ft  
2 Bedroom 2.5 Bath  
**Unit 3** 1,200 Sq Ft  
2 Bedroom 2.5 Bath



**Unit 1** 1,200 Sq Ft  
3 Bedroom 1.5 Bath  
**Unit 2** 1,200 Sq Ft  
3 Bedroom 1.5 Bath  
**Unit 3** 1,200 Sq Ft  
3 Bedroom 1.5 Bath

**3355.515 Two-Story DUPLEX**

33'4" x 55'10" Footprint 2,600 Square Feet

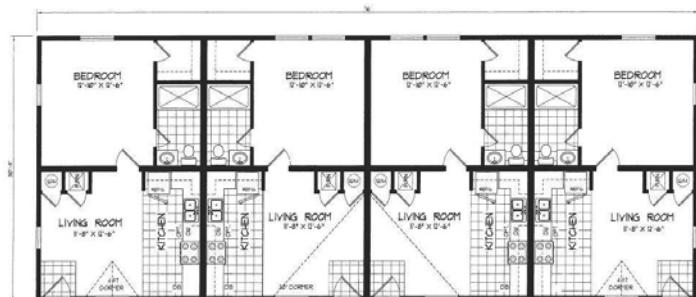


**Unit 1** 1,300 Square Feet  
3 Bedroom 2.5 Baths  
**Unit 2** 1,300 Square Feet  
3 Bedroom 2.5 Baths

**3076.04.1 One Story FOURPLEX**

**3076.04.1 Two Story 8-PLEX**

30'4" x 76' Footprint 2,305 Square Feet per Level



**Unit 1** 576 Sq Ft  
1 Bedroom 1 Bath  
**Unit 2** 576 Sq Ft  
1 Bedroom 1 Bath  
**Unit 3** 576 Sq Ft  
1 Bedroom 1 Bath  
**Unit 4** 576 Sq Ft  
1 Bedroom 1 Bath

Information on this literature may vary from actual home. We reserve the right to make changes at any time, without notice or obligation. Artists renderings are not actual specs. Garages, Staircases & some Porches are not included with the units, but can be built on site.

# Multifamily Townhome Style

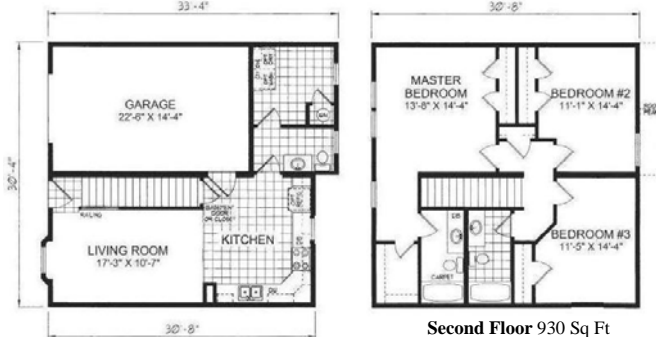


**3020.562.2** Two-Story TOWNHOME: 2 Bedroom 2.5 Bath  
**3020.562.3** Two-Story TOWNHOME: 3 Bedroom 1.5 Bath  
 30'4" x 20' Footprint 1,200 Square Feet 2 or 3 Bedroom



**First Floor** 600 Sq Ft      **Second Floor** 600 Sq Ft 2 Bedroom Option      **Second Floor** 600 Sq Ft 3 Bedroom Option

**3033.550** Two-Story TOWNHOME: 3 Bedroom 2.5 Bath  
 30'4" x 33'4"/30'8" Footprint 1,580 Square Feet & Garage



**First Floor** 650 Sq Ft      **Second Floor** 930 Sq Ft 3 Bedrooms

**3034.946** Two-Story TOWNHOME: 3 Bedroom 2.5 Bath  
 30'4" x 34' Footprint 2,060 Square Feet



**First Floor** 1,030 Sq Ft      **Second Floor** 1,030 Sq Ft 3 Bedrooms

**1546.562.2** Two-Story TOWNHOME  
 15'2" x 46' Footprint 1,420 Square Feet



710 Square Feet per Floor  
 3 Bedroom 2.5 Baths

**3024.566** Two-Story TOWNHOME: 3 Bedroom 1.5 Bath  
 30'4" x 24' Footprint 1,450 Square Feet



**First Floor** 725 Sq Ft      **Second Floor** 725 Sq Ft 3 Bedrooms Dual Water Closets

**3030.569** Two-Story TOWNHOME: 3 Bedroom 1.5 Bath  
 30'4" x 30' Footprint 1,815 Square Feet

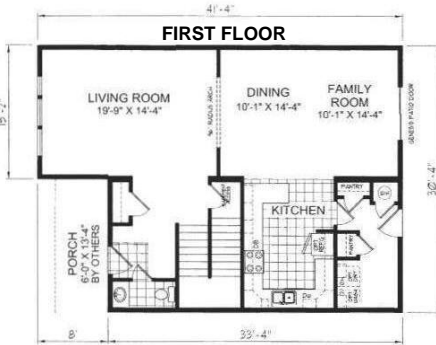


**First Floor** 905 Sq Ft      **Second Floor** 905 Sq Ft 3 Bedrooms

**Layout Possibility**



**3041.548 Two-Story TOWNHOME: 3 Bedroom 2.5 Bath**  
 30'4" x 41'4"/33'4" Footprint 2,264 Square Feet



1,132 Sq Ft 0.5 Baths



1,132 Sq Ft 3 Bedrooms 2 Baths

**2638.547 Two-Story TOWNHOME: 3 Bedroom 2.5 Bath**  
 26'8" x 38'/35'8" Footprint 1,987 Square Feet



994 Sq Ft 0.5 Baths



993 Sq Ft 3 Bedrooms 2 Baths

**2644.579 Two-Story TOWNHOME: 3 Bedroom 2.5 Bath**  
 26'8" x 44'6"/40' Footprint 2,252 Square Feet



1,126 Sq Ft 0.5 Baths

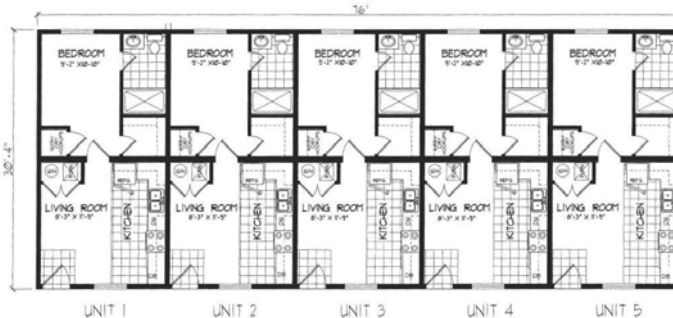


1,126 Sq Ft 3 Bedrooms 2 Baths



**Apartment Style**

- 3076.005.1** One-Story 5-Unit Apartment
- 3076.005.2** Two-Story 10-Unit Apartment
- 461 Sq Ft per Unit
- 1 Bedroom 1 Bath
- 30'4" x 76' Footprint
- 2,305 Square Feet



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# Multifamily For Distinguished Tastes

from the renowned GARNETT DESIGN COLLECTION  
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## Clarion Hill (Multifamily & Mixed Use)

**Three-Story FOURPLEX & MIXED USE: Ground Floor 2,626 Sq. Ft of Retail w/2 Bths & Four 2 Bedroom 2 Bath Units**

73' x 64'5" Footprint 11,727.3 Total Square Feet; 1st Flr: 3,900.7 Sq. Ft, 2nd Flr 3,720.3 Sq. Ft., 3rd Flr 4,107.3 Sq. Ft.

**Three-Story 8-PLEX & MIXED USE: Ground Floor 5,252 Sq. Ft Retail w/2 Baths & Four 2 Bedroom 2 Bath Units**

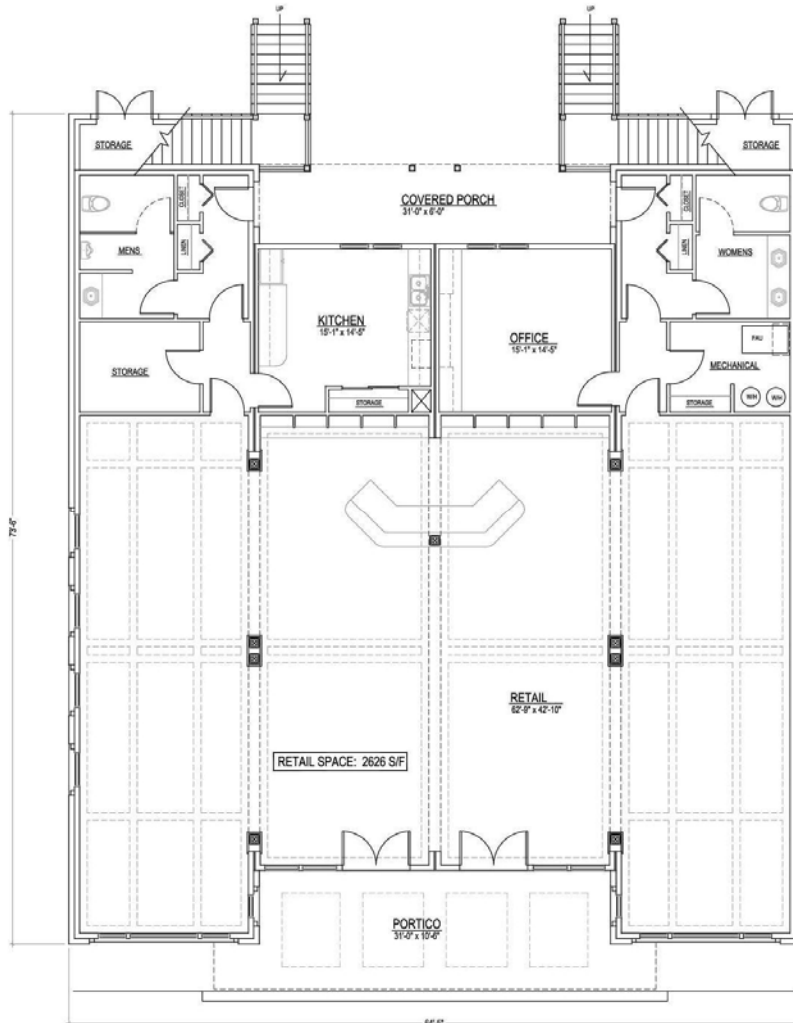
73' x 128'10" Footprint 11,727.3 Total Square Feet; 1st Flr: 3,900.7 Sq. Ft, 2nd Flr 3,720.3 Sq. Ft., 3rd Flr 4,107.3 Sq. Ft.



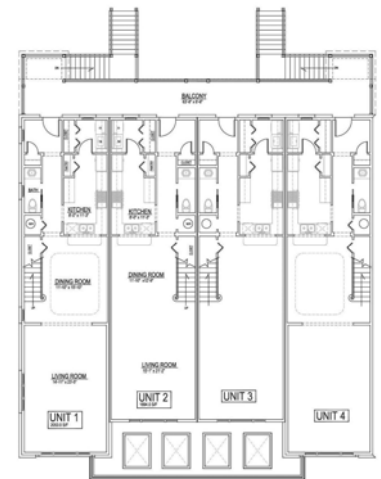
4- PLEX FRONT



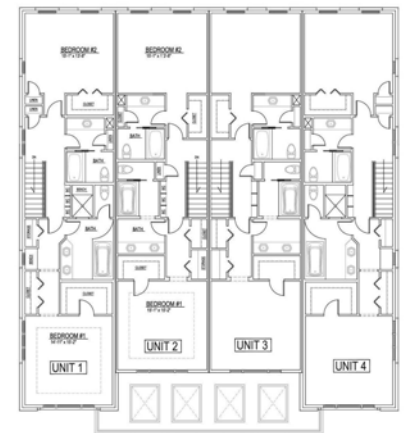
8- PLEX FRONT



1st Floor, Retail Shops



2nd Floor



3rd Floor

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## Laura Duplex

Two-Story DUPLEX  
w/ Two

3 Bedroom 2.5 Bath Units

105'8" x 33'9" Footprint,

5,370 Total Square Feet;

1st Floor: 2,787.7 Sq. Ft.

2nd Floor 2,583.3 Sq. Ft.

Ceiling Heights:

1st Floor = 10' 2nd Floor = 9'



Front View



Rear View



Side View



1st Floor



2nd Floor

## Custom Floor Plans

"Custom" means that you can move doors, walls, windows, add cabinets, add square footage, revise the layout, change the footprint of the house or create entirely custom house plans and make the design a reflection of "you." You can:

- Choose from many of our stock floor plans, or
- use your own plan or prints, or
- have our designers custom design a floor plan especially for you.

**"If you can dream it!  
We can build it!"**

## Why do people Build with Modulars?

Many believe that lower cost is the main reason why people build using modulars, but surprisingly, lower cost is only a secondary consideration when building with modulars.

1. **SUPERIOR QUALITY** is the main reason why people build with modular, followed by
2. **QUICKER BUILDING TIME**, then
3. **FIXED COSTS**, and finally
4. **LOWER PRICE**.
5. Less significant reasons seem to be **GREATER ENERGY EFFICIENCY** and
6. **EXTENDED WARRANTIES**.

In other words, building with modular technology provides superior quality housing, built faster, at a fixed cost and cheaper than comparable stick built conventional housing.

MODULAR HOUSING is:

Built Better...  
Built Faster...  
Built Stronger...  
...For Less



## How well are Modular Homes built?

Recently, the Federal Emergency Management Agency (FEMA) confirmed that modular housing withstood a hurricane far better than site-built housing. In its report "Building Performance: Hurricane Andrew in Florida," assessment teams from FEMA concluded that modular

homes withstood the 131-155 mph winds of Category 4 storm in August 1992 far better than site-built housing.

"Overall, relatively minimal structural damage was noted in modular housing developments. The module-to-module



combination of units appears to have provided an inherently rigid system that performed much better than conventional residential framing. This was evident in both the transverse and longitudinal directions of the modular buildings," cites the report. (Get your free copy by calling 800-480-2520, publication number FIA-22, item 3-0180)

## BRONZE PACKAGE

(Not applicable for Garnett Design Collections)

### Standard Features

#### 1. Windows

Vinyl windows

#### 2. Exterior Doors

Sunburst Steel Door w/Deadbolt-Front  
9-Lite Steel Rear Door w/Deadbolt  
1/4" OSB marriage wall std on box

#### 3. Roof

Continuous Laminated Ridge Beam  
40lb snow load  
2.75:12 Roof Pitch  
6" overhang w/12" rakes  
20 yr black shingles

#### 4. Insulation

R38-49 Ceiling insulation  
Basement/crawlspace walls must be insulated  
2x6 Walls w/R-19 insulation  
2x4 Interior Walls

#### 5. Exteriors

Brushed Nickel Exterior Lights-Front & Rear (one on both sides of Front Door)  
Two exterior GFI (see std location on electrical)  
Vinyl siding w/OSB backer

#### 6. Interiors

Brushed Nickel Tulip Chandelier  
3 1/4" painted white baseboard all rooms  
2 1/4" painted white trim w/flat doors  
2 1/4" painted white window trim all rooms  
Switched outlet in Living and Family Rooms  
Brushed Nickel Dome light in entry  
Brushed Nickel Dome all bedrooms & hall  
Brushed Nickel globe fixture in walk-in closets  
Shirt & Skirt shelves in Walk-in closets  
2 Hinges-Interior Doors w/ Brushed Silver Knobs

#### 7. Utility

Wire & plumbed for Washer & Dryer  
50 Gallon Electric Water Heater  
Water Heater door  
Gas Furnace w/vented door  
2-High Efficiency Furnaces in 2-Story Units  
Brushed Nickel Dome light

#### 8. Kitchen

21.8 cu ft refrigerator  
Shelf above refer  
Standard gas range-plumbed for gas  
One adjustable shelf  
5 eyeball lights in Kitchen (1 over sink)  
Deep White Sink w/White single lever faucet  
Tip-out Drawer Fronts under Sink (n/a w/hidden hinges)  
Drawer over Door Cabinet Design (1 deep drawer in drawer bank)

#### 9. Bathrooms

Two standard (see std locations on plan)  
One piece shower w/door see print for size  
1-pc Tubs all baths  
Window or windows over tub if shown on print  
Double vanity if shown on print  
Drawer Bank in Master Bath  
Brushed Silver lever faucets on Porcelain sinks  
Brushed silver-tulip style light bar centered over each vanity sink  
Brushed silver towel bar and Tissue Holder  
36" high Master Vanity w/bank of 4 drawers  
30" high 2nd & 3rd bath vanity  
Full-size mirrors over vanities  
Vented light in ceiling  
4" backsplash & perma-edging

#### 10. Tape & Texture

Tape & Textured throughout

#### 11. Cabinets

31" Western Oak Raised panel MDF Cabinets w/MDF Stiles and Brushed Nickel Knobs  
Wire Shelf over Washer/Dryer area  
Western Oak Cabinet Molding  
Silver Hinges

#### 12. Flooring

Linoleum Entry  
18oz Palamar Carpet w/1/2" Rebound Pad-shipped loose  
Linoleum in Kitchen, Utility, 2nd & 3rd Baths

## GOLD PACKAGE

(Not applicable for Garnett Design Collections)

### Standard Features

#### 1. Windows

Vinyl Windows, Bay windows as shown on print

#### 2. Exterior Doors

38x82 Residential Steel doors w/deadbolt  
Brushed Nickel exterior door lights - front  
Plain glass exterior door light - rear

#### 3. Roof

40lb snow load  
7:12 Roof Pitch with Flat Ceiling (30'4")  
18" overhang/12" Rake  
Architectural shingles  
Mushroom Vents  
22x30 attic access w/light

#### 4. Insulation

R38-49 Ceiling insulation  
R2x6 Walls w/R-19 insulation

#### 5. Exteriors

Two frost free faucets - 1 front & rear  
Two exterior GFI (see std location on electrical)  
200 amp service  
Retro boxes, recepts. and toggle switches  
1-1/2" x 11 7/8" LSL Single Rim Joist / dbl marriage  
Floor Trusses: 11 7/8  
3/4" Tongue & groove OSB floors

#### 6. Interiors

Brushed Nickel/glass chandelier in DR  
3-1/4" painted white baseboard all rooms  
2-1/4" painted white door trim  
3-way switch in Hall  
2-Bulb light globe all bedrooms and hall  
Ceiling lights in walk in closets  
6-panel prehung interior doors - white  
Lever interior locksets  
Mortised door hinges  
Smoke detectors  
Switched outlet in Living and family rooms  
Overhead 2 bulb light fixture in entry (Chandelier in 2 Story entries)  
Wire shelving in closets  
Shirt & skirt rods - Mstr. Bdrm. Walk-in closet  
1 Eyeball Can light over sink  
4 Eyeball Can lights in Kitchen

#### 7. Utility

Plumb for washing machine  
Wire & vent for electric dryer (vent to outside when possible)  
50 gallon electric water heater  
Water heater door - 6 panel  
Utility door - 6 panel  
24" fluorescent light w/oak ends  
3-way switch in Utility room  
Furnace and heat duct included-no rags in door  
Return air grill in wall

#### 8. Kitchen

Omit refrigerator  
2 Door overhead cabinet above refer  
Dlx gas or electric range  
Standard Dishwasher  
Garbage disposal  
Stainless steel sink w/HB single lever faucet  
Laminate counters Oak Bullnose edge/Ceramic backsplash  
Drawer over door base cabinet design  
Kitchen recepts. on GFI circuit

#### 9. Bathrooms

Master Bath - 1 Pc. Tub or 1 Pc. Shower w/Door - per plan installed behind drywall. Platform tub per print  
One piece tub - 2nd and 3rd baths-installed behind drywall  
Window or windows over tub - per print  
Single lever faucets (except platform tub)  
Anti scald faucets shower/tub - shower  
Deluxe two handle HB faucet on platform tub  
36" tall Double vanity w/drawer bank (if shown on print)  
Porcelain sink w/overflow and pop up drain  
Elongated, porcelain stools  
Laminate countertops Oak Bullnose edge and Ceramic back-splash  
Pex water lines  
ABS Drain, waste system stubbed thru floor only to be connected by the builder on site  
2" ABS vent pipes through roof  
GFIs on 20 amp circuit

Continued from

### GOLD PACKAGE Standard Features

One brush nickel light bar centered over each sink  
Powered ceiling vent fan w/light - each bath  
Full size mirrors over vanities

#### 10. Tape & Texture

Walls - 2x4 interior walls w/1/2" gypsum w/tape and texture w/knockdown finish throughout  
Ceilings - 5/8" gypsum w/knockdown finish  
Bullnose vertical corners (except window sills)  
Tape & texture window sills  
Tape & texture closets

#### 11. Cabinets

Highland Oak Raised Panel Cabinets & Solid Stiles  
2 door split cabinet over washer/dryer connections

#### 12. Flooring

Linoleum entry - 4'x4'  
So Soft carpet w/ 1/2" rebound pad  
Master Bath-carpet  
2nd and 3rd bath-linoleum  
Kitchen & Utility-linoleum  
Ship carpet & pad loose

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