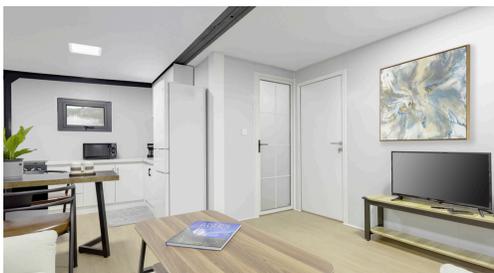




# 20' Studio

By Mod Box



## ABOUT THE STUDIO

The Mod Box Studio ADU offers compact, modern living with a 1-bedroom, 1-bath space featuring a laundry closet. Built with a durable galvanized steel frame, energy-efficient windows, and advanced insulation, this unit is designed for comfort and durability. Inside, enjoy a fully equipped kitchen with quartz countertops and a luxurious bathroom with a walk-in rain shower. Designated breaker for HVAC and appliances, the Studio is ready to be your perfect additional living or working space.

## FEATURES



1 Bedroom



1 Bathroom



Laundry

# 20' Studio



## GENERAL SPECIFICATIONS

[www.modboxlife.com](http://www.modboxlife.com)

- 1 bedroom/1 bath/laundry closet
- Shipping dimensions 88" x 235" x 99"H
- Design per IBC 2021 Building Code.
- Set up exterior dimensions 243" x 235" x 99"H
- Set up interior dimensions 236" x 225" x 88.5"

## BUILDING SPECIFICATIONS

- corrugated steel roof
- 2" of spray polyurethane foam insulation in floor
- 2.89" of EPS insulation in walls and ceiling
- Decorative Steel cladding on outside walls provides additional insulation
- Double paned energy efficient doors and windows
- Large glass entry door
- Heavy duty galvanized steel frame
- Built in system to anchor to concrete
- External walls and roof are metal to metal construction
- Electrical wiring that meets IBC code
- 2mm thick PVC flooring
- Designated breaker for a mini split HVAC system
- All copper wires (no aluminum)
- 100 amp feed
- Exterior lights and GFCI plugs at front door

## ADDITIONAL INFORMATION

- Kitchen is pre-wired for a 20" stove
- Overhead kitchen cabinets
- Quartz stone counter tops
- Double kitchen sink
- High efficiency LED lighting
- Installed on demand water heaters
- Walk in shower
- Rain shower head with handheld wand
- Full size toilet
- Full size bathroom vanity and sink
- Insulated PEX pipes for plumbing
- MGO cement floor boards
- Each unit has it's own unique serial number

## FLOOR PLAN

