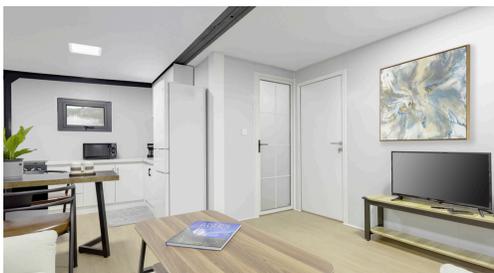




30' Studio

By Mod Box



ABOUT THE STUDIO

The Mod Box Studio ADU provides a compact and contemporary living area, featuring two bedrooms and one bathroom, all built with a sturdy galvanized steel frame. It includes energy-efficient, double-paned doors and windows, along with 2.89-inch EPS insulation in both the walls and ceiling, and steel cladding for enhanced durability. The kitchen includes quartz countertops, a double sink, and pre-wiring for a 20" stove, while the bathroom offers a walk-in shower, rain shower head, and on-demand water heater. Additional highlights include PVC flooring, designated breaker for mini-split HVAC, and a laundry closet wired and plumbed for washer and dryer installation, combining modern design with functionality.

FEATURES



2 Bedroom



1 Bathroom



Laundry

30' Studio



GENERAL SPECIFICATIONS

www.modboxlife.com

- 2 bedroom/1 bath / laundry closet
- Shipping dimensions 87" x 345" x 99"H
- Set up exterior dimensions 245" x 345" x 99"H
- Set up interior dimensions 239" x 328" x 87"

BUILDING SPECIFICATIONS

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

ADDITIONAL INFORMATION

FLOOR PLAN

- Laundry room is wired and plumbed for washer and dryer
- Kitchen is pre-wired for 20" Stove
- Overhead kitchen cabinets
- Quartz stone counter tops
- Double kitchen sink
- High efficiency LED lighting
- Installed on demand water heater
- Walk in shower
- Rain shower head with hand held shower 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

