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MODULAR RESIDENTIAL DEVELOPMENT SALES OFFICE & LIVING SPACE

Modular Buildings Save You Time and Money.

When time is of the essence, the quick construction and removal time of modular buildings make them ideal for temporary residential development office applications. Modular buildings occupy 50% sooner and save up to 40% of cost vs. traditional "stick-built" construction.

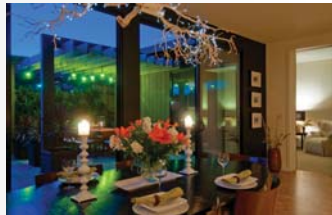
Project Capsule: R+U Architectural, Building & Development Firm - Granada Hills, CA



The R+U project consisted of renovating retired, open DSA classrooms into the firm's office and the architect's residence. These buildings were first manufactured approximately 24 years ago and had been used at various elementary schools over the years. Three floors make up a 1,440 sf home. One module remained intact and mostly open, serving as a common area for kitchen, dining, family rooms and two bedrooms. A third module was off-set to offer master suite privacy and allow access from the master and common areas to the patio and deck.

The 480 sf office space was designed to maximize function yet provide spacious design. One wall was replaced by sliding glass doors. A restroom was also added. The design features match that of the home with TTP walls, plywood floors, can lighting and access to the exterior patio/deck.

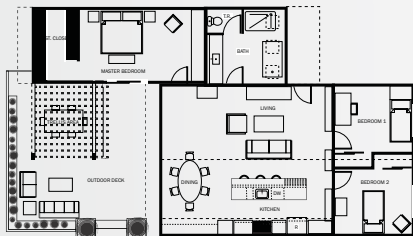
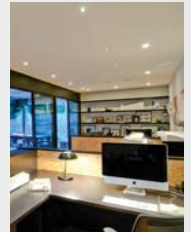
The buildings were placed allowing privacy to/from the existing residents and also for the owners convenience. All components will leave no footprint when the development is completed and modules are removed.



Salvaged scaffolding planks on the patio, a recycled pallet board walkway between the residence and office, salvaged stone in the bathroom floor covering, wood burning stove and propane gas for the range and hot water heater are some of the various features that exemplify the use of low energy and "upcycling".

Buildings, remodel and site work was done under \$140K (\$73/sf). Modules were placed on a temporary site built foundation. Existing components used included wood siding, HVAC units, floor, frame, walls and most roofing.

Improvements included replacing the t-grid ceiling and florescent lighting with TTP and can lighting, installing new ceiling rafters, replacing roofing on the residential unit with rolled roofing and leaving existing roofing on the office unit, installing dual pane, argon gas-filled windows/sliding glass doors, R30 ceiling insulation and R19 wall/floor insulation, covered roof with 1/2" radiant barrier OSB; placed 1 1/8" OSB, T&G flooring with natural finish over existing subfloor, used existing 100 amp electrical panels adding a panel for dedicated circuits in the home, installed sky lights in the restrooms.



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