

**COST
SPEED
QUALITY**

**MODULAR
CONSTRUCTION**

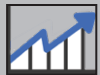


VOLUMOD

3049 N Post Rd,
Indianapolis, IN 46226
info@volumod.com

www.VOLUMOD.com

YOUR CHALLENGES



Cost Overruns



Volatile interest rates.



Construction trade labor shortages.



Time Delays (and delays and delays).

Compounding a nation-wide shortage of affordable housing, these factors create unprecedented challenges for developers & municipalities.



WHAT IF...

you could build without the
HASSLE of **subcontractors**
[IN HALF THE TIME] *to generate income **FASTER***
with guaranteed pricing
and consistently **HIGHER** *quality?*

THERE IS A BETTER WAY.



VOLUMOD

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MODULAR SOLUTIONS FOR DEVELOPERS

Welcome to the future of construction! Volumod builds year-round inside a factory. Traditional construction timelines include allowances for a myriad of delays. Skilled worker shortages (now at historically high levels) together with rising material and interest costs add to cost overruns. Something as simple as poor weather can set projects weeks behind schedule, pushing up the cost dramatically.

Volumod greatly reduces the inefficiencies of traditional construction. Materials are securely stored in a protected warehouse to prevent damage or deterioration from moisture. At dozens of different stations, trained workers do their specialized jobs – framing, drywalling, plumbing, tiling, electrical, roofing, painting – to produce a high-quality housing unit, at a fraction of the time.

MODULAR CONSTRUCTION



BUILD UNITS IN FACTORY



PREPARE FOUNDATION AT SITE



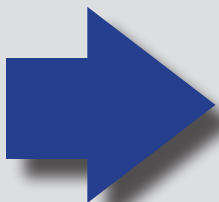
TRANSPORT & SET UNIT

HOW WE SPEED UP THE PROCESS

TRADITIONAL SITE-BUILT TIMELINE

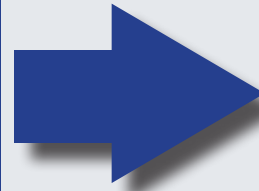


MODULAR TIMELINE



“Modern modular construction provides the ability to deliver healthy, safe, and energy-efficient living spaces. Modular construction provides virtually unlimited design flexibility at the greatest value.” - Ken Semler, Modular Expert

WELCOME TO THE NEXT BIG THING



What makes
Modular
Construction
superior to
traditional
site-built
construction?

EFFICIENT

In-factory construction is 30-50% faster than traditional construction due to greater efficiency.



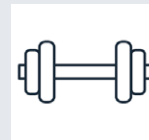
CLIMATE-CONTROLLED

We construct inside a factory and all our materials are stored inside to control moisture and other issues.



STRONGER

Our housing products are robust, using 10-20% more lumber, adhesives & fasteners.



HIGH-QUALITY

We utilize advanced construction methods and equipment so every product is consistently superior quality.

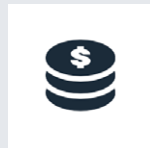


MODULAR CONSTRUCTION



CONSISTENT

Because of our consistent volumetric methods, each of your units will have every wall square and every finish exact.



COST-CONTROLLED

Our guaranteed pricing means that you will know with certainty the cost of your product prior to construction.



SUSTAINABLE

We generate significantly less waste than traditional construction, utilizing process technology and repetition.



HASSLE-FREE

Modular removes interfaces with subcontractors and the ever-changing supply chain, meaning fewer disruptions completing your project.

MODULAR PROJECT COSTS

At Volumod we're upfront about your costs. We offer guaranteed pricing, which means we'll let you know right off the bat how much your chosen design and finishes will cost.

Below is a recent cost estimate for the Volumod Alder Triplex. (These costs are for reference only; each project is unique. Contact sales@volumod.com for a more precise cost analysis.)



Alder Triplex Costs	Total Cost	Cost Per Triplex	Cost Per Sq Ft	Cost Per Unit
Building Area	84,357 sf	2163 sf		
-39 Triplexes -117 Living Units	\$ 8,013,915	\$ 205,485	\$ 95.00	
Tax	\$ 364,633.13	\$ 9,349.57	\$ 4.32	
Transportation	\$ 70,200.00	\$ 1,800.00	\$ 0.83	
Crane	\$ 128,700.00	\$ 3,300.00	\$ 1.53	
Setting	\$ 312,000.00	\$ 8,000.00	\$ 3.70	
Modular Finish	\$ 156,000.00	\$ 4,000.00	\$ 1.85	
TOTAL (foundation up)	\$ 9,045,448	\$ 231,935	\$ 107.23	\$ 77,311.52

*Estimated costs, intended use is to approximate cost of building modular, prices may vary



**Make Money Faster with
Modular Construction.**



PRE-DESIGNED

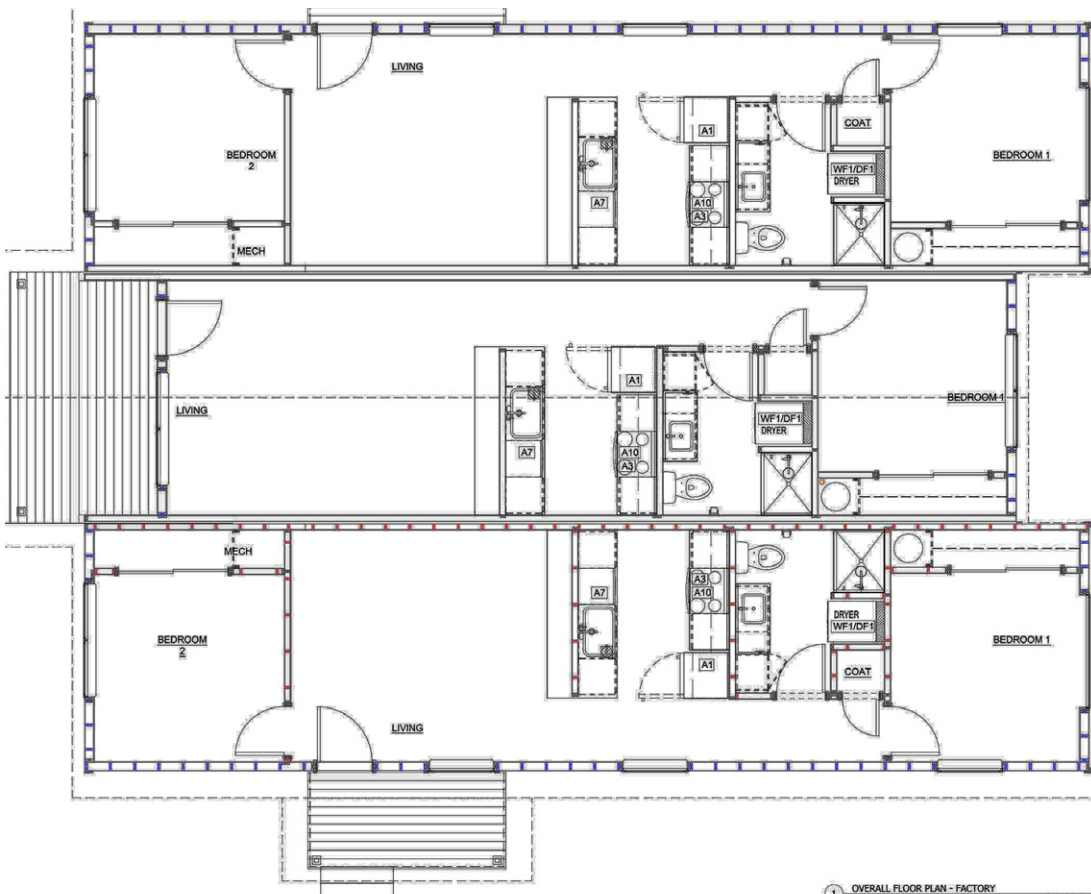
MULTI FAMILY

ALDER TRIPLEX

Dimensions: 13'-7" x 55'-4-1/4"
Square Feet: 746 (2Bd) 635 (1Bd)
Stories: 1
Bedrooms: 2, 1, 2
Total Modules: 3
Bathrooms: 1/unit



Alder Woods Apartments by Volumod at 6806 E. County Line Road, Indianapolis, IN 46237

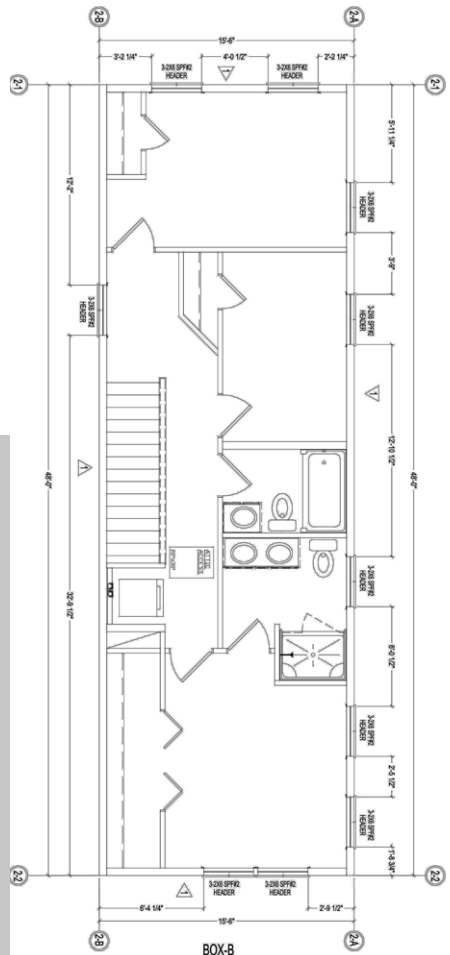
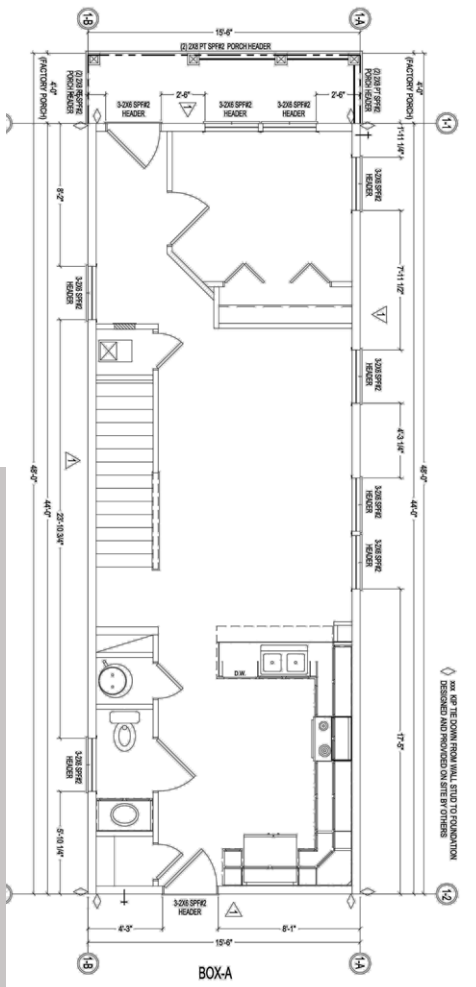


Multi-Family options maximize space. The Alder is an efficient Triplex, with a one-bedroom, one-bathroom unit in the center flanked by two two-bedroom, one-bathroom units, all under one roofline. Experience how our well-designed and constructed single-story units focus on energy-efficiency and increased density. Beautiful designer-chosen finishes and features abound including open-concept living.

PRE-DESIGNED SINGLE FAMILY

ASH SINGLE-FAMILY

Dimensions: 15'-6" x 48'-0"
Square Feet: 1426
Stories: 2
Bedrooms: 3 or 4
Total Modules: 2
Bathrooms: 3



Beautiful designer-chosen finishes and features abound in the Ash single-family model. The main floor has open-concept living with a large kitchen, appliances included, ample lighting and a main floor half bath. Upstairs is a spacious master bedroom and en suite bath with double sinks. Two additional bedrooms share a hall bathroom and laundry is conveniently next to the bedrooms.

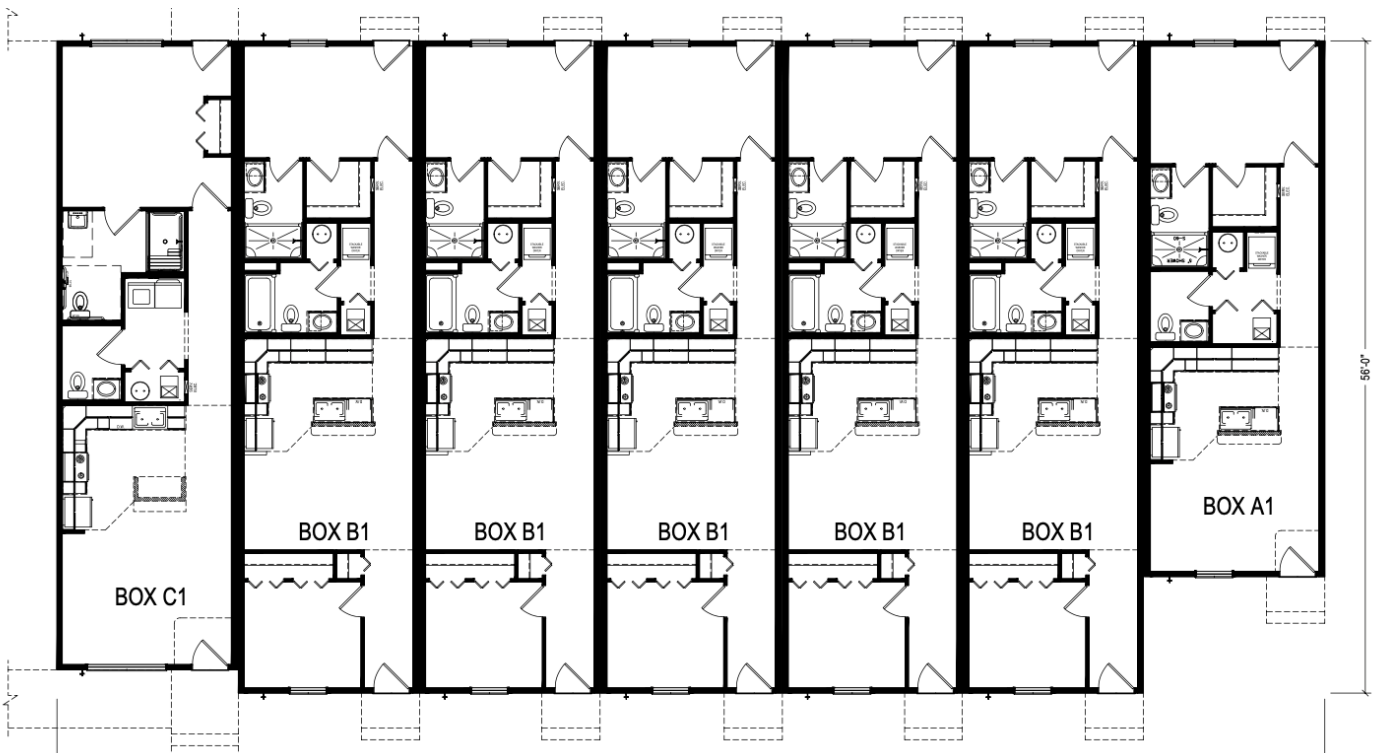
PRE-DESIGNED MULTI FAMILY

BANYAN TOWNHOMES

Dimensions: 31'-2" x 55'-0"
Square Feet: 713, 837 & 899
Stories: 1
Bedrooms: 1 or 2
Total Modules: 7 but can be configured
Bathrooms: 2



Multi-Family options maximize space. The Banyan Townhomes are a well-designed and constructed one-story unit focused on energy-efficiency and increased density. As designed they are a combination of 2 bedroom/2 bathroom units and 1 bedroom/1 bathroom. The two-bedroom, two-bathroom unit has beautiful designer-chosen finishes and features, including open-concept living.



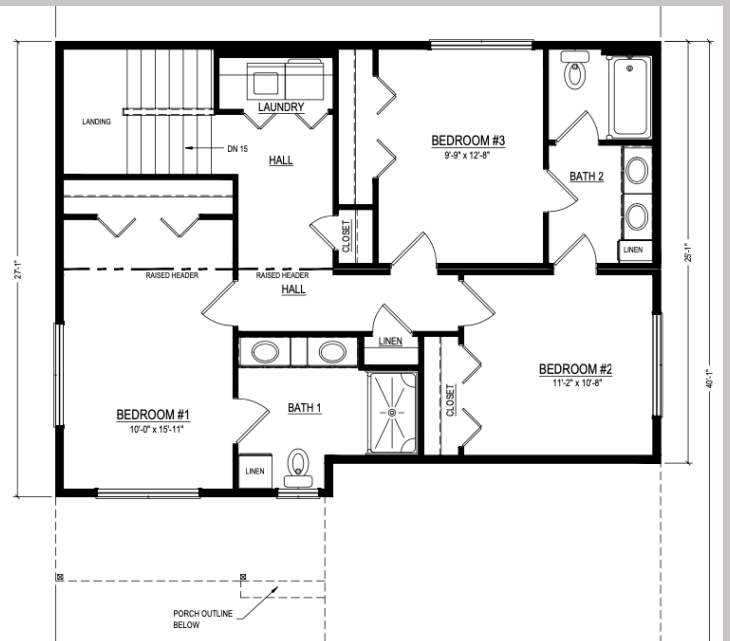
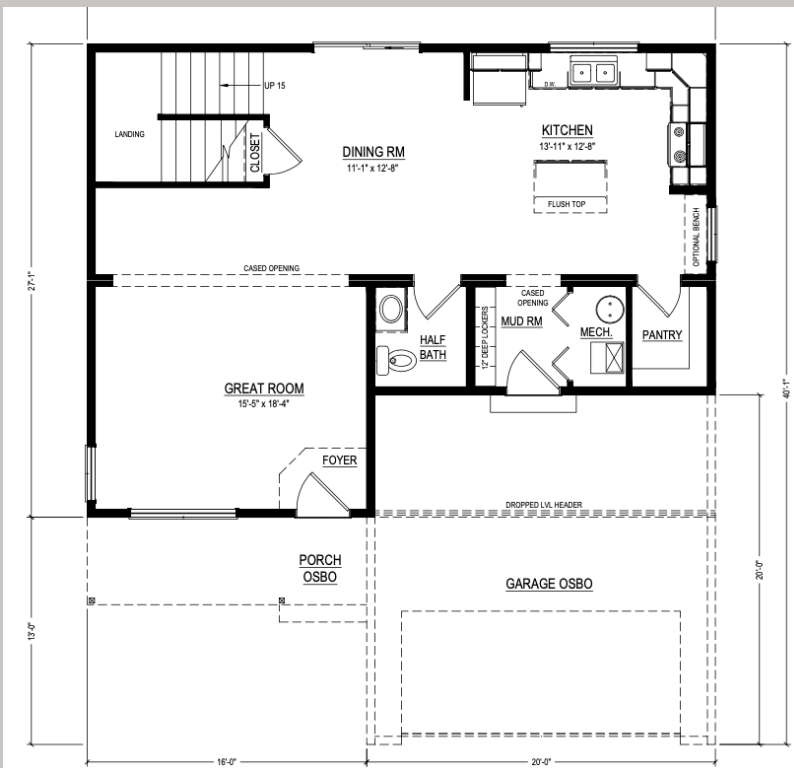
VOLUMOD
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PRE-DESIGNED SINGLE FAMILY

CATALPA SINGLE-FAMILY



Beautiful designer-chosen finishes and features abound in the Catalpa model. The main floor has open-concept living with a large kitchen island, appliances included, ample lighting and a huge kitchen pantry. Upstairs is a spacious master bedroom with en suite bath, complete with tub and double sinks. Two additional bedrooms share a jack-and-jill bathroom and laundry is conveniently next to the bedrooms.

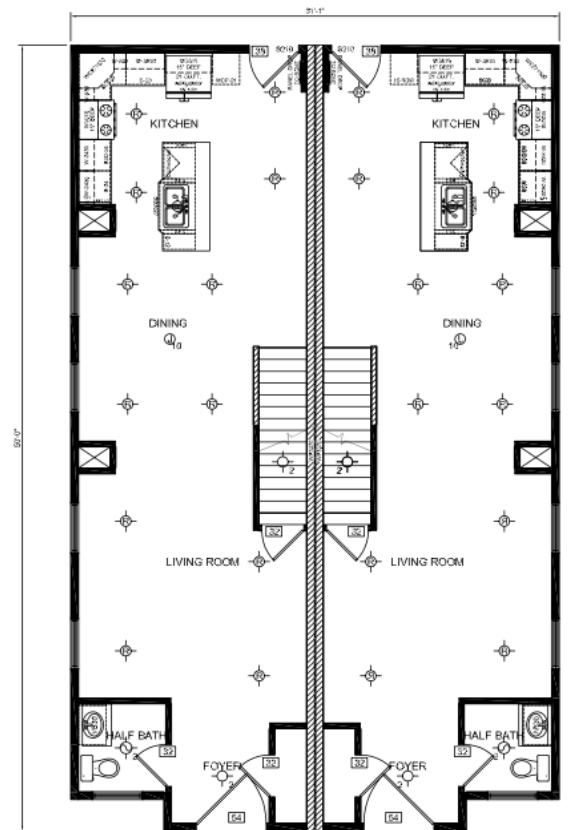
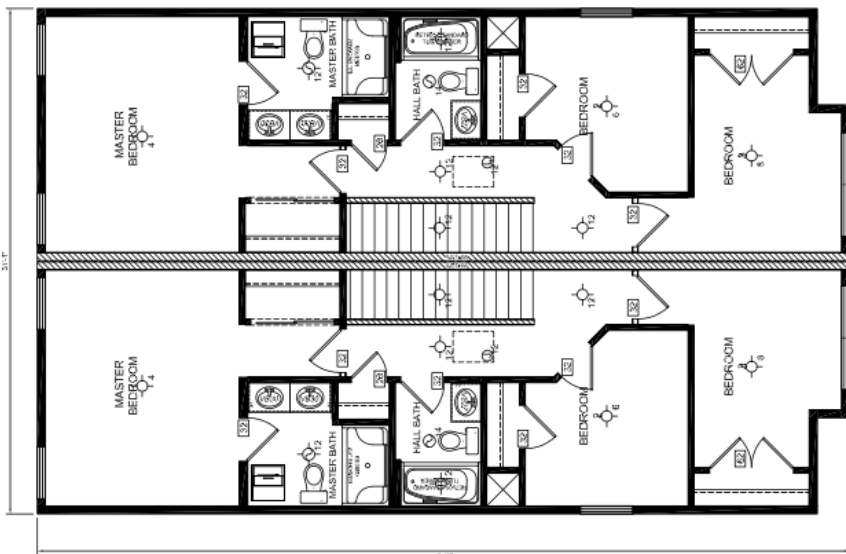


PRE-DESIGNED MULTI FAMILY

COTTONWOOD DUPLEX



Dimensions: 31'-2" x 50'-0"
Square Feet: 1637/Unit, 3274 Total
Stories: 2
Bedrooms: 3
Bathrooms: 3
Total Modules: 4



Our Cottonwood Duplexes are a well-designed and constructed two-story unit focused on energy-efficiency and increased density. This two-bedroom, two-bathroom home has beautiful designer-chosen finishes and features abound including open-concept living on the main floor with a large kitchen island, a half bath, and plenty of storage.

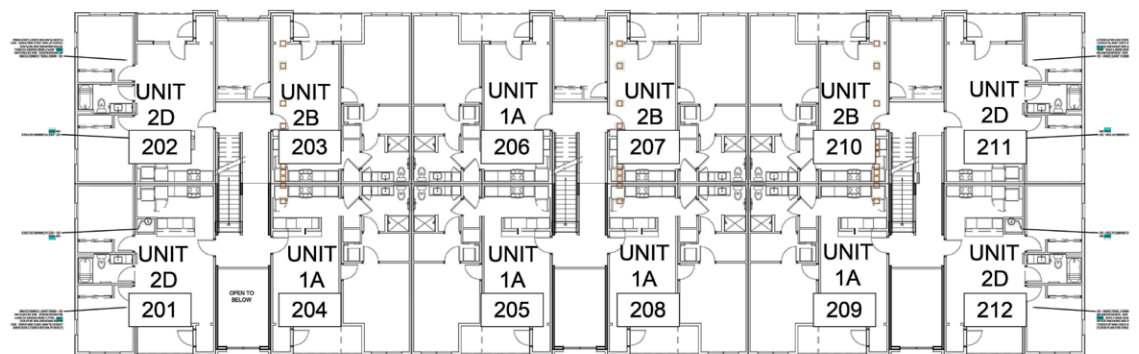
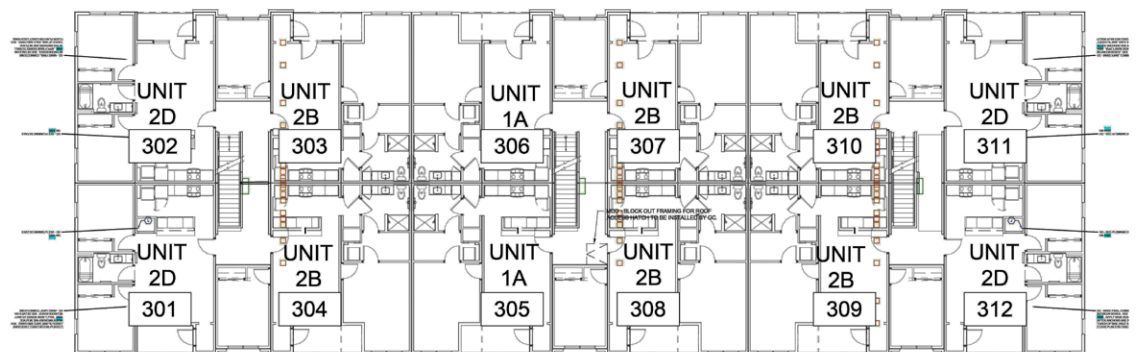
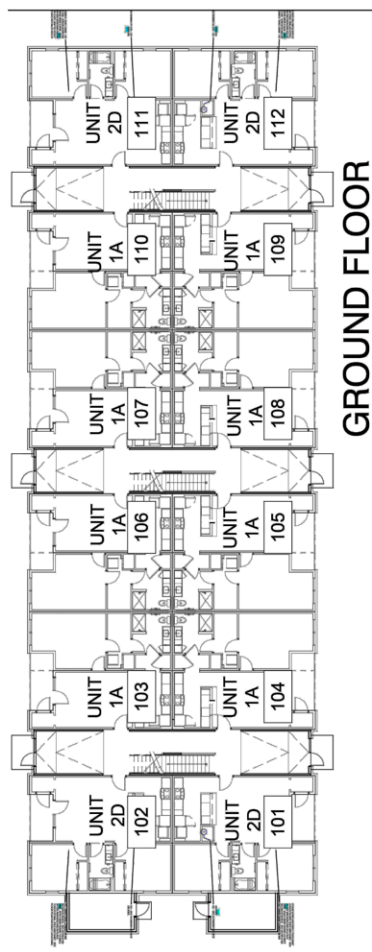
PRE-DESIGNED MULTI FAMILY

CYPRESS APARTMENTS

Dimensions: 66'-2" x 195'-10"
Square Feet: Varies by unit
Stories: 3 - 36 units total
Bedrooms: 2
Bathrooms: 2
Total Modules: 81



Apartments by Volumod at 16th St. & Martin Luther King Jr. St. in Indianapolis



The Cypress is a customizable multi-unit walk-up apartment layout. These well-designed and constructed three-story units focus on energy-efficiency and increased density. Beautiful designer-chosen finishes and features abound including open-concept living.



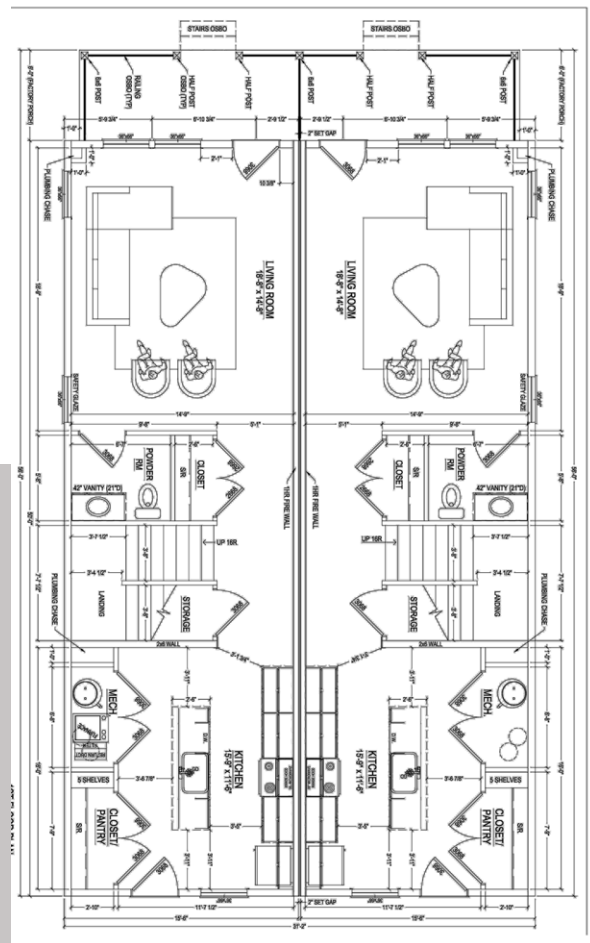
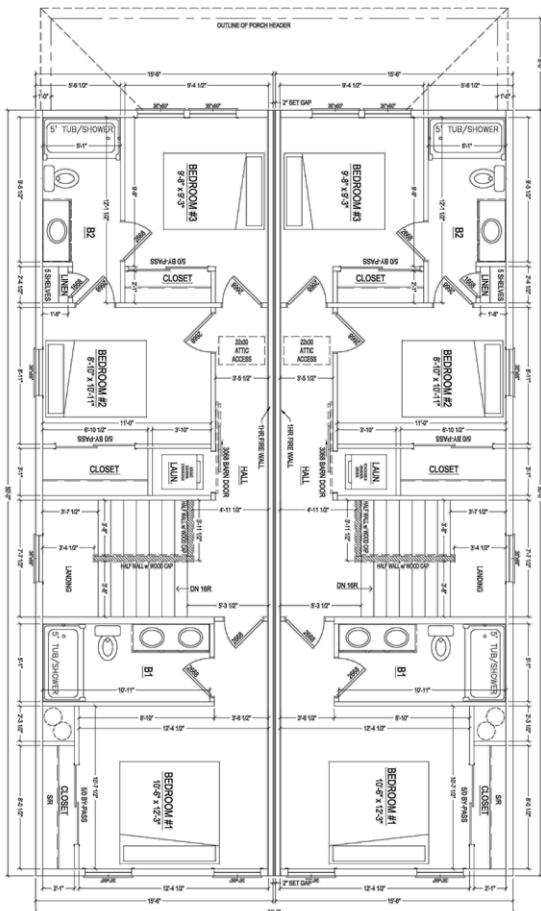
PRE-DESIGNED MULTI FAMILY

JASMINE DUPLEX



Dimensions: 31'-2" x 50'-0"
Square Feet: 1637/Unit, 3274 Total
Stories: 2
Bedrooms: 3
Bathrooms: 3
Total Modules: 4

The Jasmine Duplexes is a generous 3-bedroom, 3-bathroom, spacious unit. This well-designed and constructed two-story unit focused on energy-efficiency and increased density. Beautiful designer-chosen finishes and features abound including open-concept living.



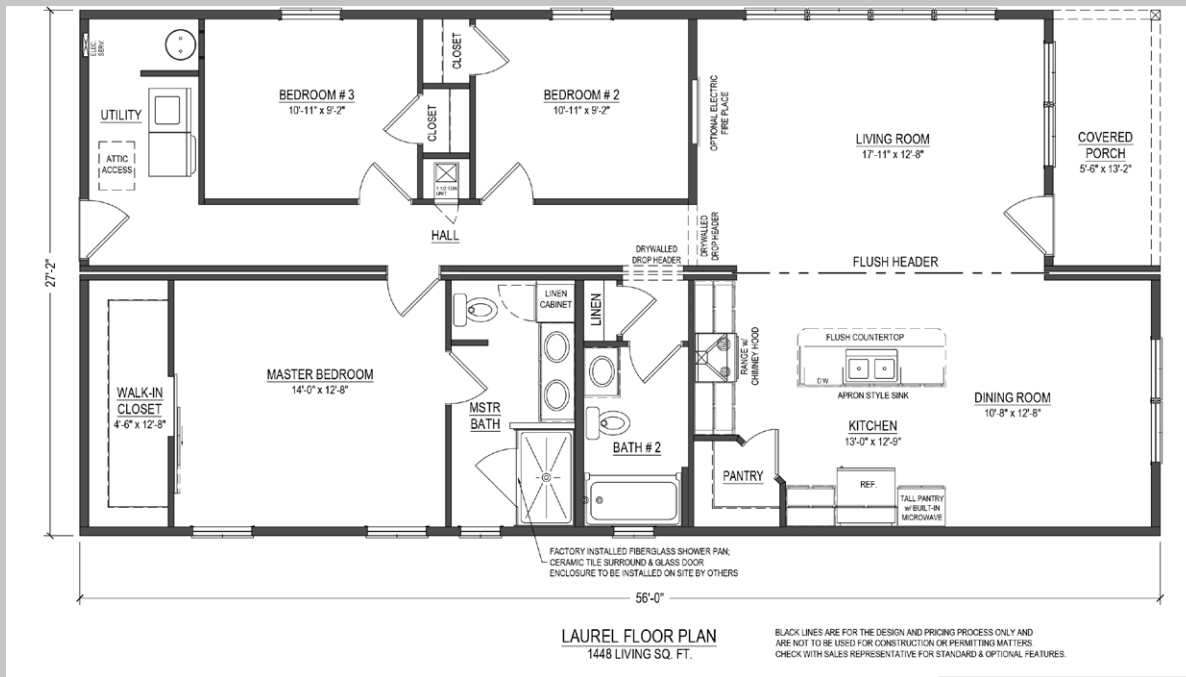
PRE-DESIGNED SINGLE FAMILY

LAUREL SINGLE-FAMILY

Dimensions: 27'-2" x 56'-0"
Square Feet: 1448
Stories: 1
Bedrooms: 3
Bathrooms: 2
Total Modules: 2



Perfect for a variety of projects, the Laurel model fits a typical city lot. Beautiful designer-chosen finishes and features abound in this three-bedroom single-family home. The open-concept floorplan features a large kitchen island, upgraded appliances (included!) and ample lighting. The spacious master bedroom has an en suite bath, and two additional bedrooms share a hall full bathroom. The covered porch and double-gabled roof add curb appeal.

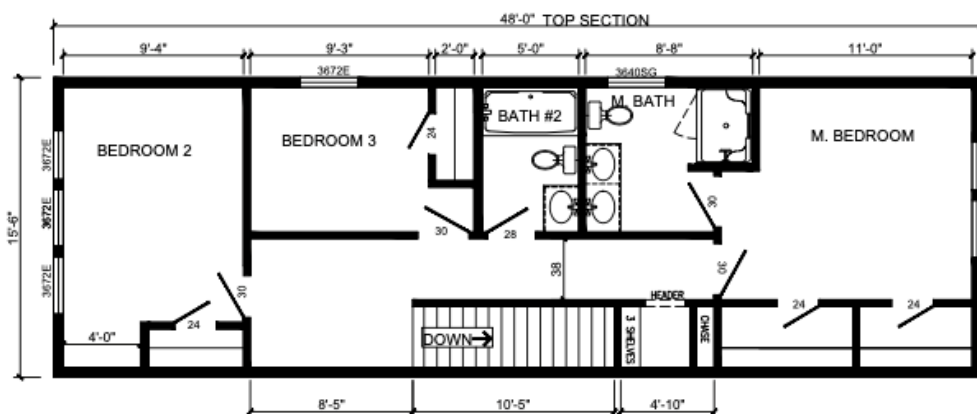
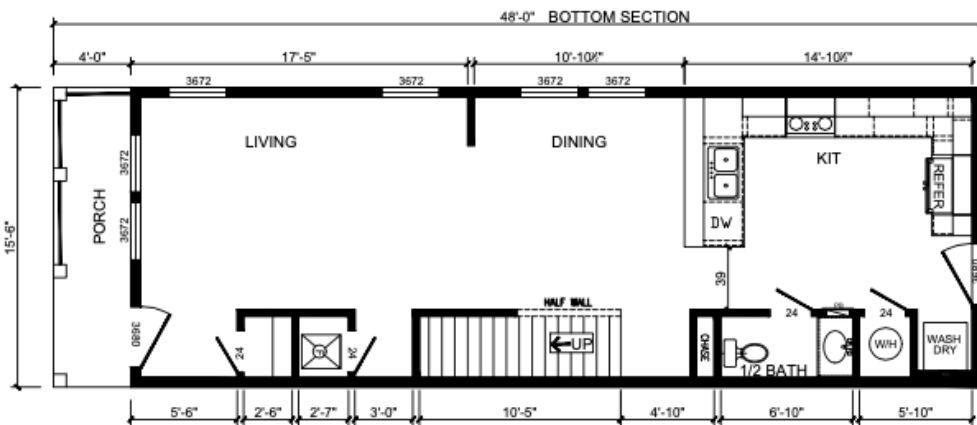


PRE-DESIGNED

SINGLE FAMILY

OLIVE SINGLE-FAMILY

Perfect for Urban Infill projects, the Olive model fits a typical city lot. Beautiful designer-chosen finishes and features abound in this three-bedroom single-family home. The main floor has open-concept living with a large kitchen peninsula, appliances included and ample lighting. Upstairs is a spacious master bedroom with en suite bath, laundry, and two additional bedrooms that share a hall full bathroom.



PRE-DESIGNED MULTI FAMILY

ROSEWOOD APARTMENTS

Dimensions: 104'-6 1/2" x 217'-3"
Square Feet: varies by unit
Stories: 4
Bedrooms: Studio, 1 & 2
Bathrooms: 1/unit
Total Units: 56

The Rosewood is a Multi-Family option originally designed as a senior living community, but could be altered for other uses. As designed, The Rosewood design is a four-story, 52-unit multi-family product with a mixture of Studio, one and two-bedroom units with interior hallways and both staircases and elevators. Experience how our well-designed and constructed multi-story units focus on energy-efficiency and increased density. Beautiful designer-chosen finishes and features abound including open-concept living.



52-unit, four-story, senior living apartments by Volumod



GROUND FLOOR

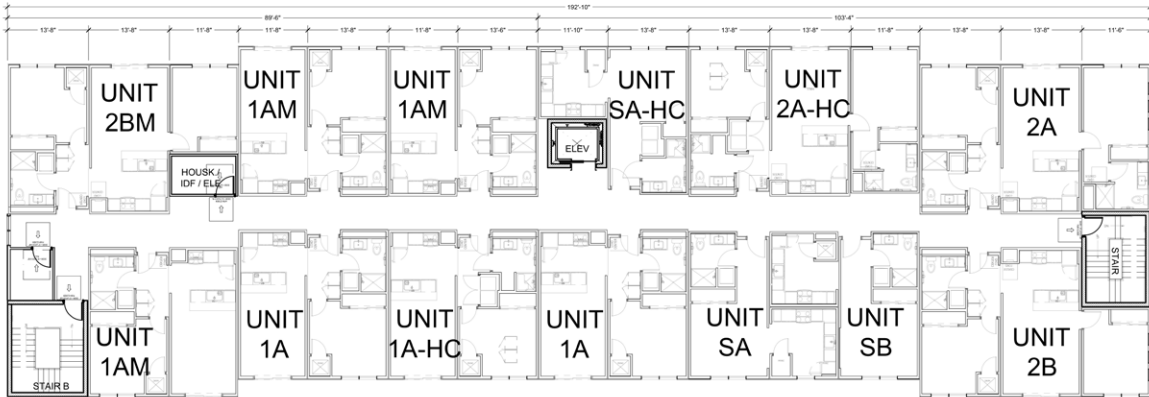
Plans created in collaboration with R3B Architecture.



PRE-DESIGNED

MULTI FAMILY

ROSEWOOD APARTMENTS

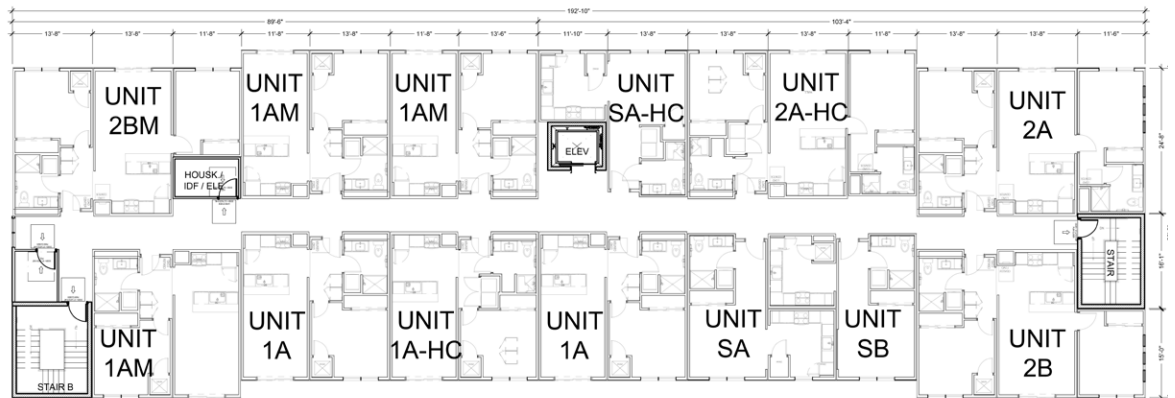


SECOND FLOOR

1 FLOOR PLAN - 2ND

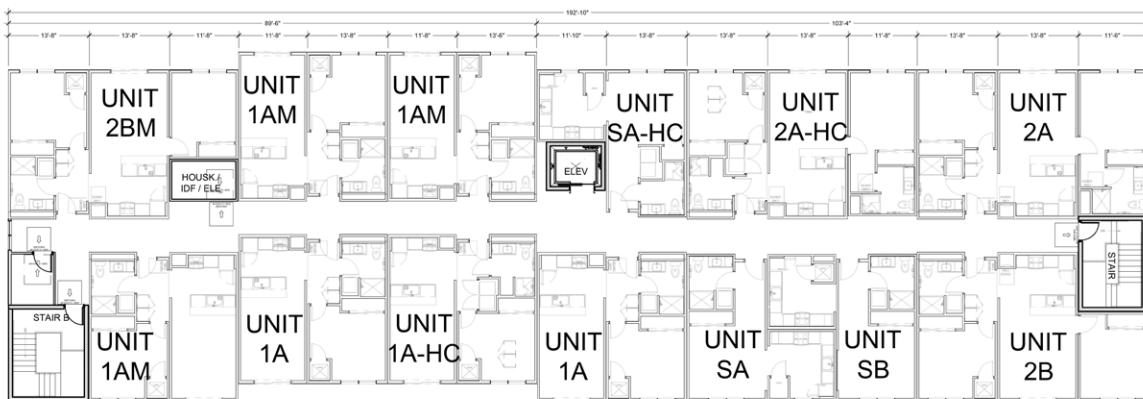
Scale: 1/8" = 1'-0"

THIRD FLOOR



1 FLOOR PLAN - 3RD

Scale: 1/8" = 1'-0"



1 FLOOR PLAN - 4TH

Scale: 1/8" = 1'-0"

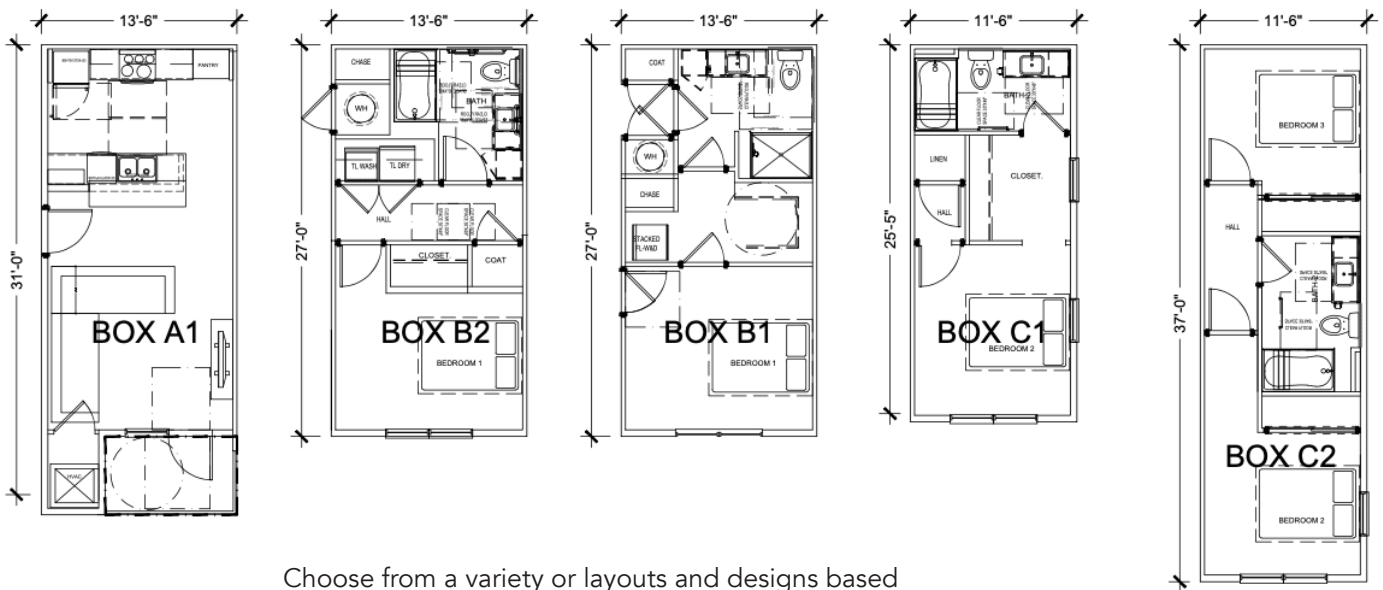
FOURTH FLOOR

Plans created in collaboration with R3B Architecture.



CONFIGURABLE MULTI- FAMILY

Our configurable multi-family product line offer the ultimate in ease, creativity and infinite site-specific designs. Configure in duplexes, triplexes, quads or more to form a distinctive multi-family community. Units can differ in bedroom and bathroom combinations and each has a distinctive look and feel for a modern vibe.



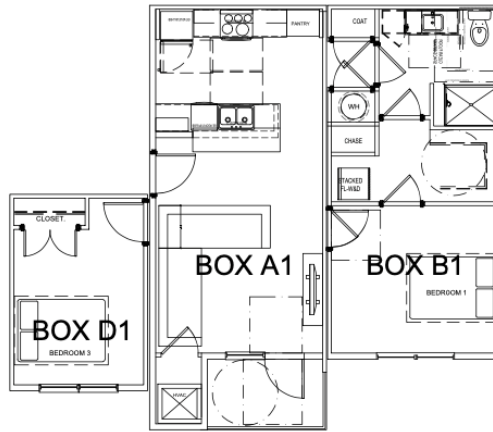
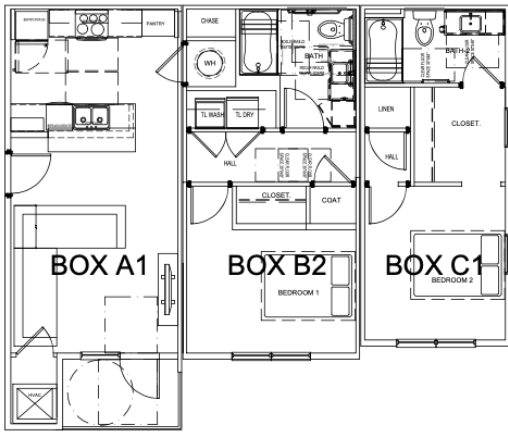
Choose from a variety of layouts and designs based on our pre-designed Box layouts. Configure them according to your site-specific and cost-specific needs to maximize your multi-family capacity.



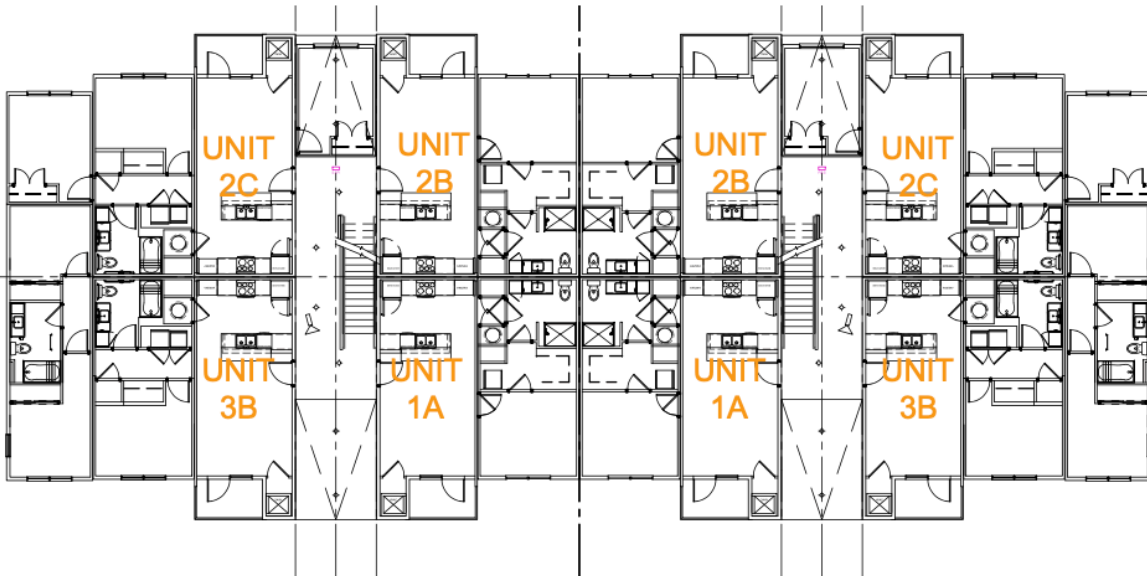
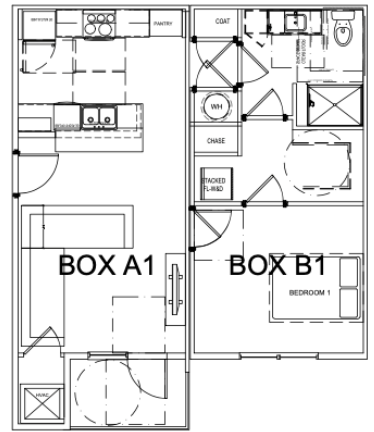
Plans created in collaboration with R3B Architecture.



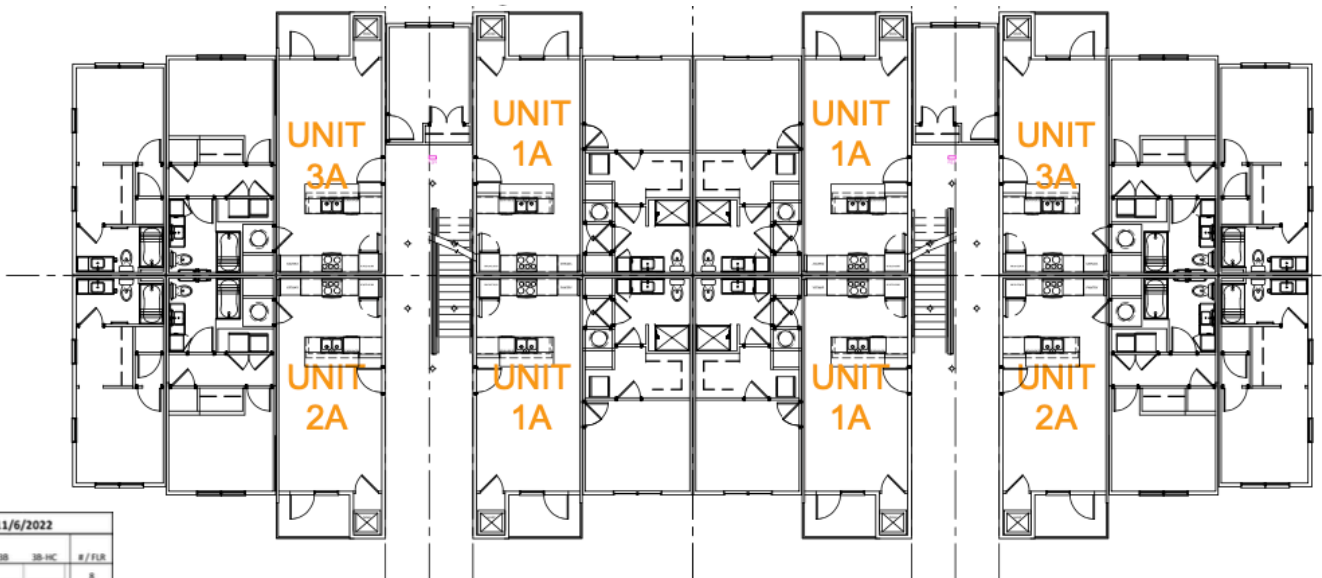
CONFIGURABLE FLOORPLANS



4 UNIT PLAN - 2C
Scale: 1/4" = 1'-0"



Line up our configurable multi-family units in an infinite array of ways for the ultimate in site-specific townhome and apartment construction.



11/6/2022		
3B	3B-4C	# / FLR
		8



Plans created in collaboration with R3B Architecture.

MULTI FAMILY

TRIPLEX CONFIGURATION CONCEPTS



THE SINGLE

Conceived as an urban infill solution, a single structure with required setback provides a viable solution to create three rentable units on one lot.

SPECIFICATIONS

SITE SIZE	81' x 74'
SETBACK	5' to 10'
TOTAL SF	2,381
TOTAL BEDROOMS	5
TOTAL BATHROOMS	3
NUMBER OF UNITS	3
AVG. UNIT SIZE	UNIT A&C = 757 SF UNIT B = 649 SF

MULTI FAMILY

TRIPLEX CONFIGURATION CONCEPTS



THE DOUBLE

Also a viable urban infill solution, this site plan can be spread across three standard city lots with space for garages in the rear. When rotated, it fills two 40x140 city logs.

SPECIFICATIONS

SITE SIZE	138' x 81'
SETBACK	5' to 10'
IMAGINARY FIRE SEPERATION	5'-10"
TOTAL SF	4,762
TOTAL BEDROOMS	10
TOTAL BATHROOMS	6
NUMBER OF UNITS	6
AVG. UNIT SIZE	UNIT A&C = 757 SF UNIT B = 649 SF

MULTI FAMILY

TRIPLEX CONFIGURATION CONCEPTS



THE QUAD

Site costs are a major component for any development. The Quad was developed to lessen the gross street area required when measured across leasable area. This plan fits four standard city lots (40' x 150')

SPECIFICATIONS

SITE SIZE	160' x 138'
SETBACK	5' to 10'
IMAGINARY FIRE SEPERATION	9'-2" to 10'-2"
TOTAL SF	9,524
TOTAL BEDROOMS	20
TOTAL BATHROOMS	12
NUMBER OF UNITS	12
AVG. UNIT SIZE	UNIT A&C = 757 SF UNIT B = 649 SF

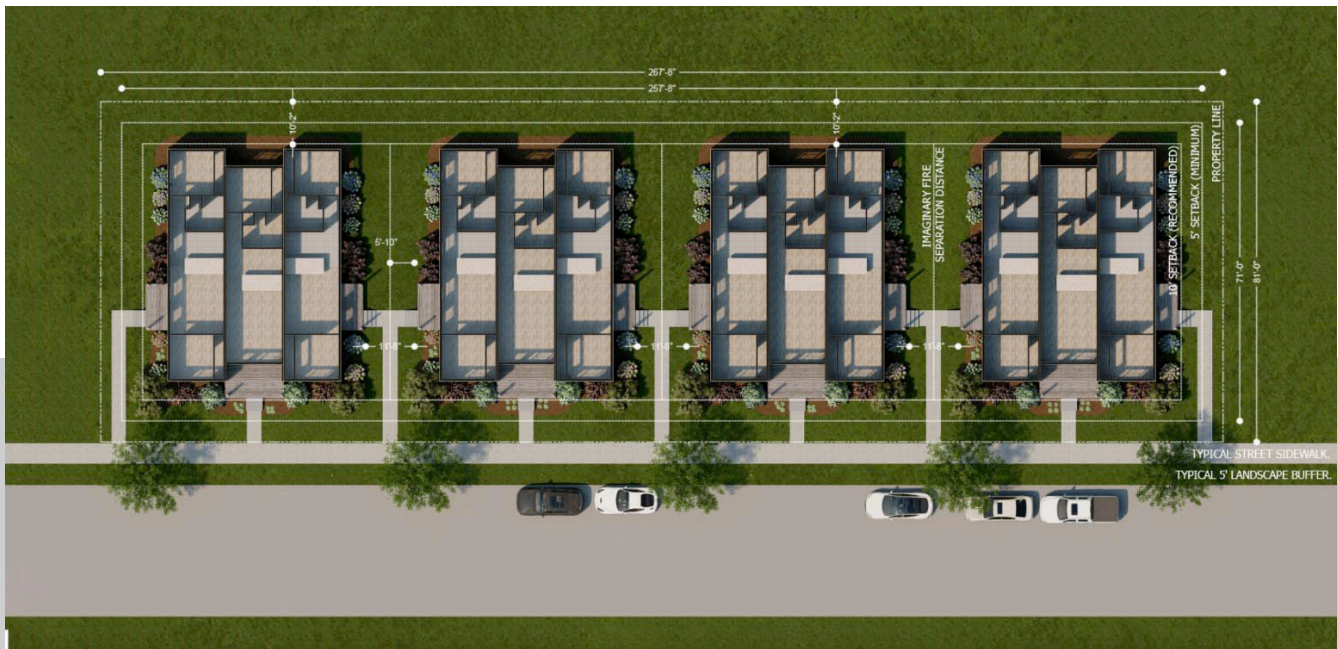


Plans created in collaboration with R3B Architecture.



MULTI FAMILY

TRIPLEX CONFIGURATION CONCEPTS



LINE IT UP

Showcasing possible density, building separation and parking configurations necessary for laying out a larger site, this plan is ideal for large, open developments over one acre in size.

SPECIFICATIONS

SITE SIZE	160' x 138'
SETBACK	5' to 10'
IMAGINARY FIRE SEPERATION	9'-2" to 10'-2"
TOTAL SF	9,524
TOTAL BEDROOMS	20
TOTAL BATHROOMS	12
NUMBER OF UNITS	12
AVG. UNIT SIZE	UNIT A&C = 757 SF UNIT B = 649 SF



Plans created in collaboration with R3B Architecture.



MATERIAL SPECIFICATIONS

Multi-Family Specifications

- **CODES:** Indiana 2020 Residential Code (IRC)
- **FLOOR SYSTEMS**
 - Floor Width 13'7" or 15'6"
 - 2x10 or 2x12 floor joist @ 16" o.c.
 - Double 2x10 or 2x12 rim joists
 - 23/32" T & G OSB glued and nailed
- **EXTERIOR WALLS**
 - 8' Ceiling height
 - 2 x 6 - 16" OC with single bottom & double top plate
 - 7/16" OSB exterior wall sheathing, vertical installation
 - House wrap (folded over flashing, windows and doors)
- **INSULATION**
 - Walls: R19 batt insulation
 - Roof: vented roof design with R-38 blow-in cellulose
 - Seal all penetrations to eliminate air leakage
- **MARRIAGE WALLS**
 - Double 2 x 4 - 16" OC with single bottom & double top plate re-enforce with Ox Board
- **INTERIOR WALLS**
 - 2 x 4 - 24" OC with single bottom & double top plate
 - Smooth texture
- **ROOF AND CEILING**
 - Flat or Single pitch roof
 - Single 2x6 Sub Facia
 - 7/16 OSB roof sheathing
 - Ice and water shield
 - 5/8" Type X on ceiling
 - Smooth ceiling finish
 - Alabaster Eggshell Paint
- **STRUCTURAL TIES**
 - Mating walls & End walls - sheeting overlap
 - Long Exterior Walls - OSB overlap
 - Simpson Strong Tie Screws from wall to roof
- **INTERIOR**
 - 5/8" Type X on marriage walls, 1/2" on the remainder of home
 - Smooth wall finish
 - Square Drywall corners
 - Alabaster Eggshell Paint
 - Congoleum Lux LX325 flooring
 - 3 panel, solid core, white doors
 - Satin Nickel Lever Lock Sets
 - Privacy Locks on all BR's and BTH's
 - White, prefinished MDF trim
 - Optional 2" Faux wood blinds
- **CLOSETS**
 - Wire shelves
- **EXTERIOR**
 - Fiberglass, Craftsman door
 - Vinyl windows, low E, w/ screens (as per plan)
 - Vinyl Siding
- **KITCHEN**
 - Standard Overlay, Thermofoil cabinets, White.
 - Soft Close guides and hinges
 - Plastic Laminate countertops with 4" backsplash.
 - Top mount Single-bowl stainless steel sink w/ 1/2 HP Garbage Disposal
 - Optional Undermount sink
 - Satin Nickel, single lever faucet with sprayer
- **BATHS**
 - Fiberglass showers or tub/showers per plan
 - White Vanity Cabinets
 - Single pane wall mirrors
 - Satin Nickel J Channel at bottom
 - Satin Nickel Anti-scald valves on tub and showers
 - Comfort Height, elongated 1.26-gallon toilets
 - Ventilation Fan in baths
 - Satin Nickel Towel bar, towel ring and toilet paper holder
 - Satin Nickel lever faucet
- **PLUMBING**
 - PEX water supply lines connected into one drop per section
 - PVC waste collected into single of double drops
 - Main Shut-off valves in each Apartment at the Water Heater.
 - Energy saver 40-gallon electric water heater
 - Water hammer arrestors, dishwasher, refrigerator, and washing machines
 - Shower Head Height at 78" AFF
- **ELECTRICAL**
 - 150 Amp main service panel
 - Surface mounted "wafer" ceiling lights throughout.
 - Decorative pendant lights over kitchen island / peninsula.
 - Wall sconce over Vanity
 - Ceiling "wafers" over exterior porches.
 - Exterior weatherproof GFI protected circuit (at all exterior doors).
 - CO, AC/DC Smoke detectors as required per code.
 - Double wire switch for ceiling fans
 - Fire caulk all penetrations in wall/ceiling assemblies
- **HVAC**
 - Furnace
 - A-coil
 - Condenser
 - Ducted delivery system
 - Centralized return air system
- **Appliances**
 - 18 CF Black Side by Side Refrigerator
 - Black Gas Range
 - Black Dishwasher
 - Optional Washer and Dryer
 - Optional Stainless-steel package available

Homes construction using the modular process are built to the requirements set forth by state and local government for the specific location. Many of the same building codes are followed in our factory, for example, the National Electrical Code (NEC), the International Residential Code (IRC), the International Building Code (IBC) and the Uniform Building Codes (UBC).

TAKING THE NEXT STEPS

As a developer of multi-unit residential properties, we want to walk with you! We'll help you understand the construction process and choose your options to configure a home or apartment community that meets your needs.

1

PROJECT GOAL We will work with you to create a goal specific to your order. Single-family or multiple units? Single or Multi-story? Garage? Roofline? Outdoor space? We'll settle your overall project goals.

2

BUDGET & DESIGN What is your budget and what design elements fit within? Many designer-chosen features are standard, others are upgrades. We'll help you secure funding.

3

TIMING & SITE PREP Where is your development site? When will the foundations be prepared? With one eye on the current status and the other on the future logistics, we'll help you get the timing right!

4

PRODUCTION The time has come! As your product goes through our multi-step production process, we'll keep you informed at every step and help you schedule for the upcoming delivery and installation.

5

DELIVERY & INSTALL Once your units are through production, they will be delivered and installed on your prepared site. Although we don't provide transportation and crane rental, we will connect you with our partner service providers.

CONGRATULATIONS! YOUR PROJECT IS COMPLETE.

PRODUCTION FEE SCHEDULE

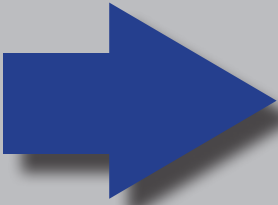
- Design Fees are included for Pre-Designed products. Additional Architectural fees will apply on modified or custom products.
- The Draw Schedule established at contract. Final payment due at completion of each building (and prior to shipping).
- Prices do not include taxes, delivery, set or finish.
- 50% materials deposit to lock in guaranteed unit pricing and factory scheduling, 30 days prior to production, billed monthly according to factory capacity and size of order.



VOLUMOD

www.Volumod.com

ABOUT VOLUMOD



Volumod is a volumetric modular construction facility founded in 2021 on the Far Eastside of Indianapolis, Indiana. We construct both multi and single-family housing in an environmentally-controlled factory, and can service developments in the Midwest.

The innovation of factory construction provides opportunities to address common challenges which threaten to derail conventional on-site construction. Volumetric production leads to greater efficiency, reduction in delays and labor shortages that routinely occur on a traditional job site. Unencumbered by weather or material inefficiencies, volumetric construction continues rain or shine, producing an efficient, sustainable, high-quality product at an affordable cost.

Together with other Indianapolis community organizations, Volumod is actively working to revitalize the Far Eastside of Indianapolis, and provide an attainable housing solution to working households in Indiana and beyond. We're active in several community initiatives, including second chance hiring.



CONTACT VOLUMOD



We look forward to walking with you through your next development project. Contact us for more information about how Volumod is revolutionizing the housing industry and saving developers money along the way.



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