BASE4
Architects | Engineers | Designers

10 DESIGN TIPS FOR A SMOOTH MODULAR PROJECT

Smart planning that cuts delays, redesigns, and onsite surprises

Most delays don't come from manufacturing—they come from unclear coordination, redesigns, or missed logistics. These 10 design tips help developers avoid the problems most teams don't see coming.

THE 10 DESIGN TIPS

TIP 01 — **Design Modular From Day One**
Plan layouts, grids, and structure using modular dimensions from the start.

TIP 02 — **Engage Manufacturers Early**
Align design with factory capabilities to prevent costly redesigns later.

TIP 03 — **Maximize Repetition**
Standardize unit types and layouts to reduce complexity and increase speed.

TIP 04 — **Plan for Transport & Site**
Account for trucking routes, turning radiuses, staging areas, and crane placement.

TIP 05 — **Detail Connections Clearly**
Structural, MEP, and envelope connections must be precisely coordinated.

TIP 06 — **Allow for Tolerances**
Design for small fabrication variances and onsite alignment adjustments.

TIP 07 — **Coordinate MEP Systems**
Plan risers, corridors, and tie-ins early to ensure clean hookups onsite.

TIP 08 — **Use BIM & 3D Tools**
Digital coordination catches clashes and syncs factory and site-built work.

TIP 09 — **Clarify Roles & Responsibilities**
Define who owns what (factory, GC, trades, inspectors) from day one.

TIP 10 — **Validate Financing Requirements**
Lenders need modular-specific documents—QA, inspections, schedules, insurance.

GOOD DESIGN ELIMINATES 90% OF THESE ISSUES BEFORE THEY START

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