

Villa Feasibility Study

The logo for Villa, featuring the word "Villa" in a bold, serif font, centered within a white, irregular hexagonal shape with rounded corners.

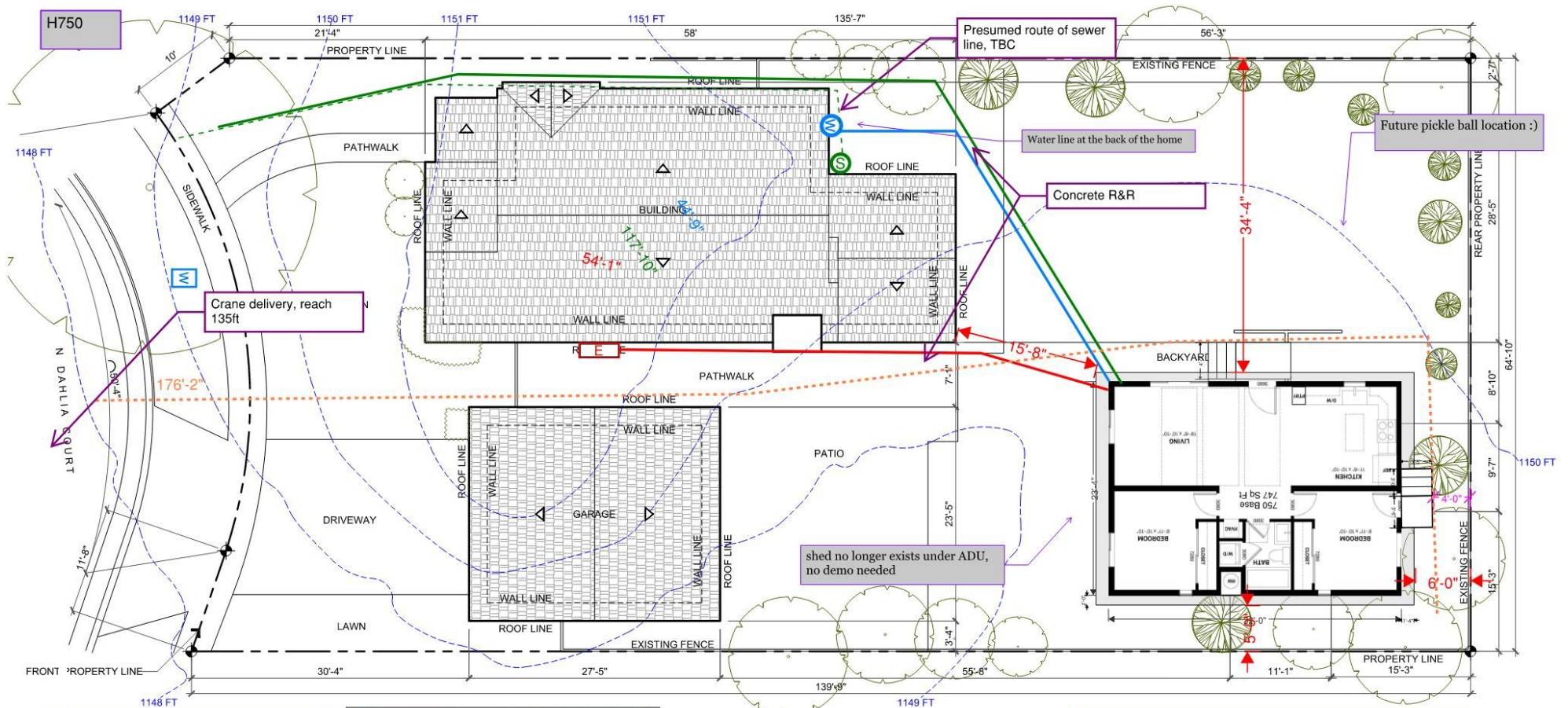
Villa

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- 09** Design studio choices
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Site Plan & Property Report

Site Plan



Team Notes :

- Distance to fire safe road exceeds 150ft, feasibility of this placement is pending confirmation from the fire department even with sprinklers. Update - FD confirmed via email that sprinklers would not be required for the current placement.



VICINITY MAP

TOTAL LOT AREA	=	8,848	SQ. FT.
BUILDING FOOTPRINT	=	1,083	SQ. FT.
GARAGE	=	454	SQ. FT.
SHED	=	106	SQ. FT.
PATIO	=	531	SQ. FT.
PATHWALK	=	512	SQ. FT.
DRIVEWAY	=	436	SQ. FT.
TOTAL IMPERVIOUS SURFACE AREA	=	3,121	SQ. FT.
IMPERVIOUS SURFACE AREA PERCENTAGE	=	35.28%	
PROPERTY ZONING CLASSIFICATION	=	"RS-20M" SINGLE RESIDENTIAL	

Solar, yes

Current panel- upgraded with solar, will provide picture of panel

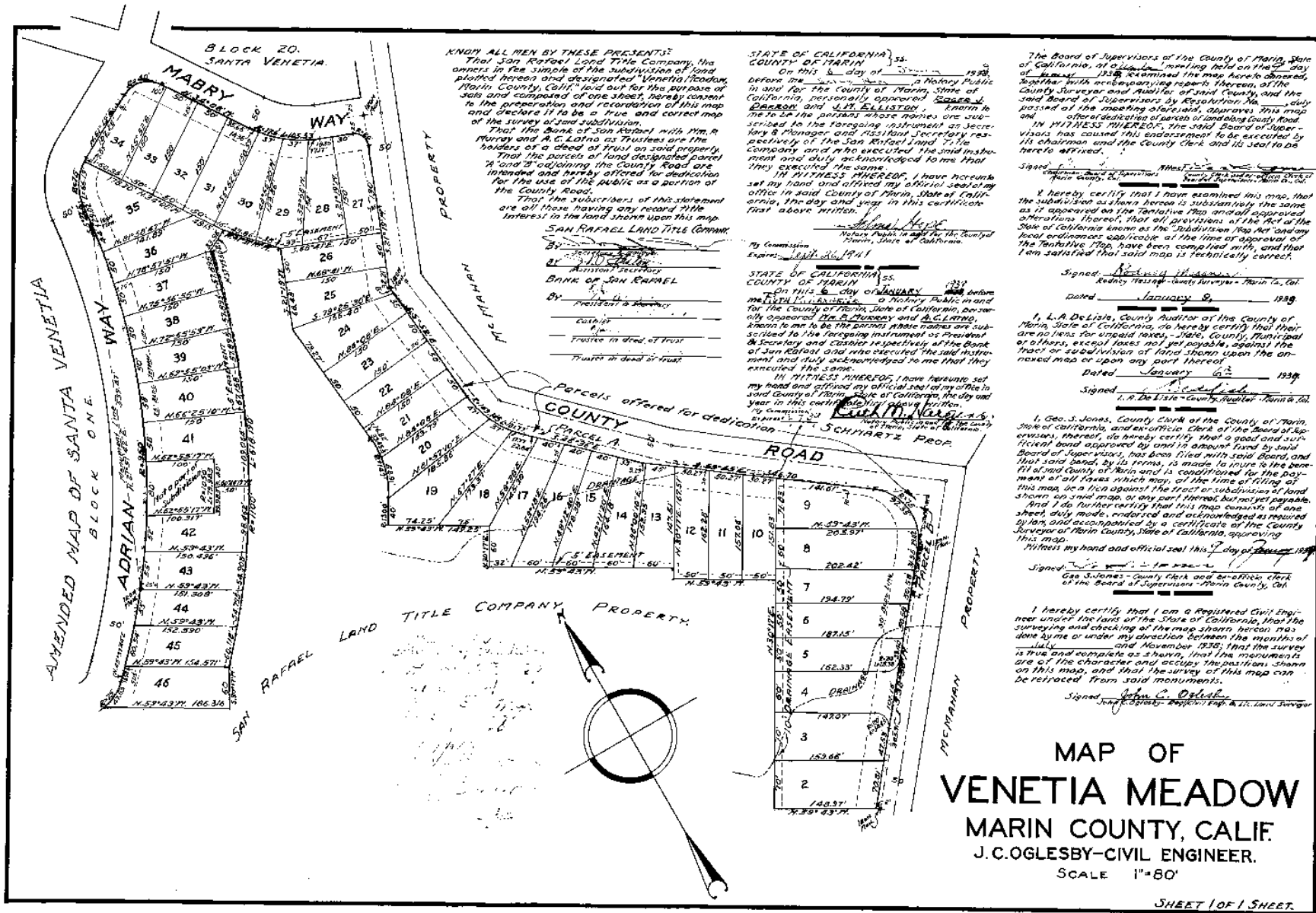
crawlspace- no

separate electrical meter- no
separate water meter- no



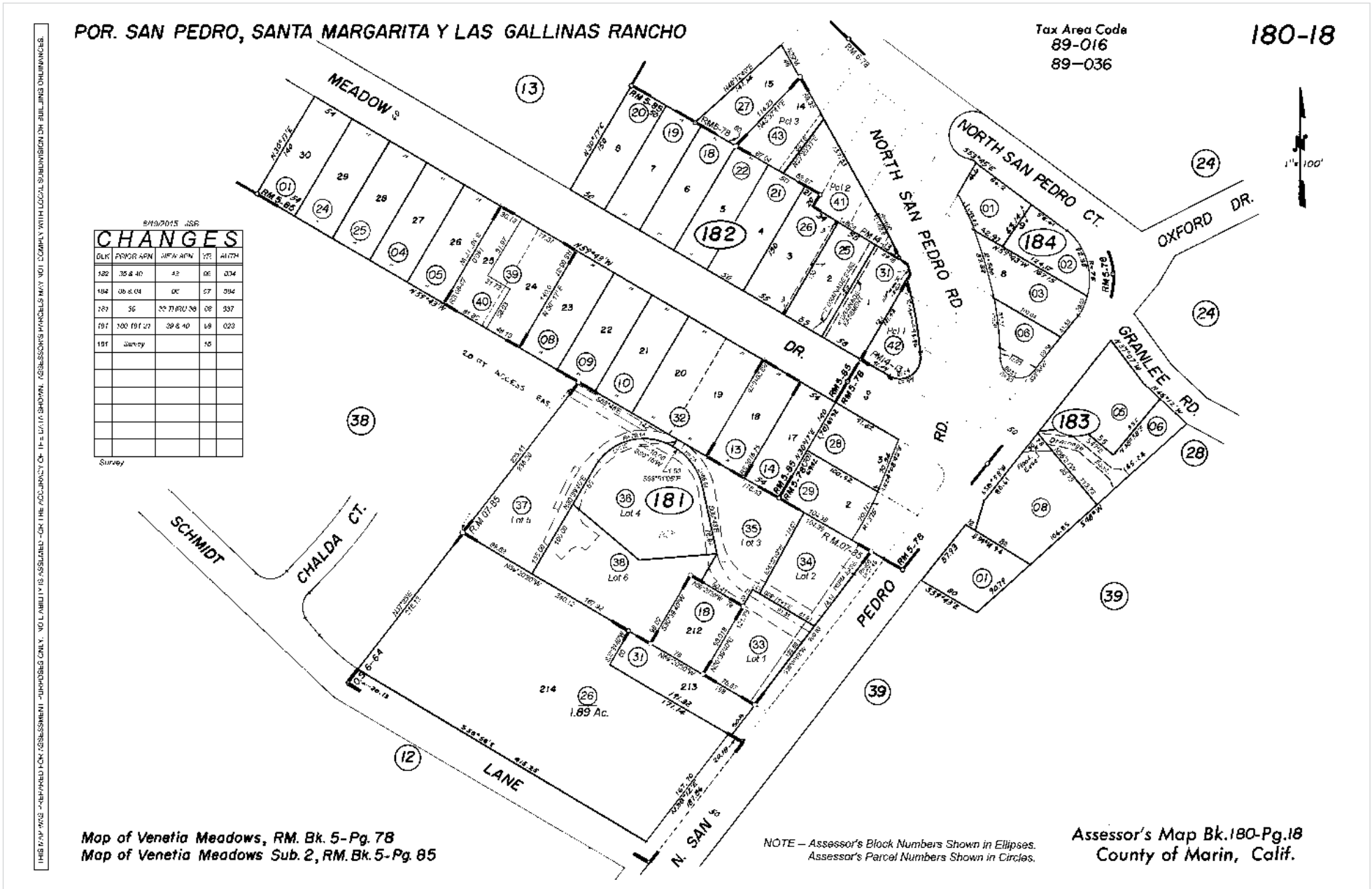
— Our team will create a site plan of your property to mark the placement of your Villa home, utility paths, easements and other details.

Easement Map



— An easement map depicts the location and boundaries of easements on a parcel. Easements are legal rights granted to individuals or entities to use or access a portion of another person's property for a specific purpose.

Plat Map



— A plat map illustrates established boundaries, property lines, and the layout of a parcel.

Vicinity Map

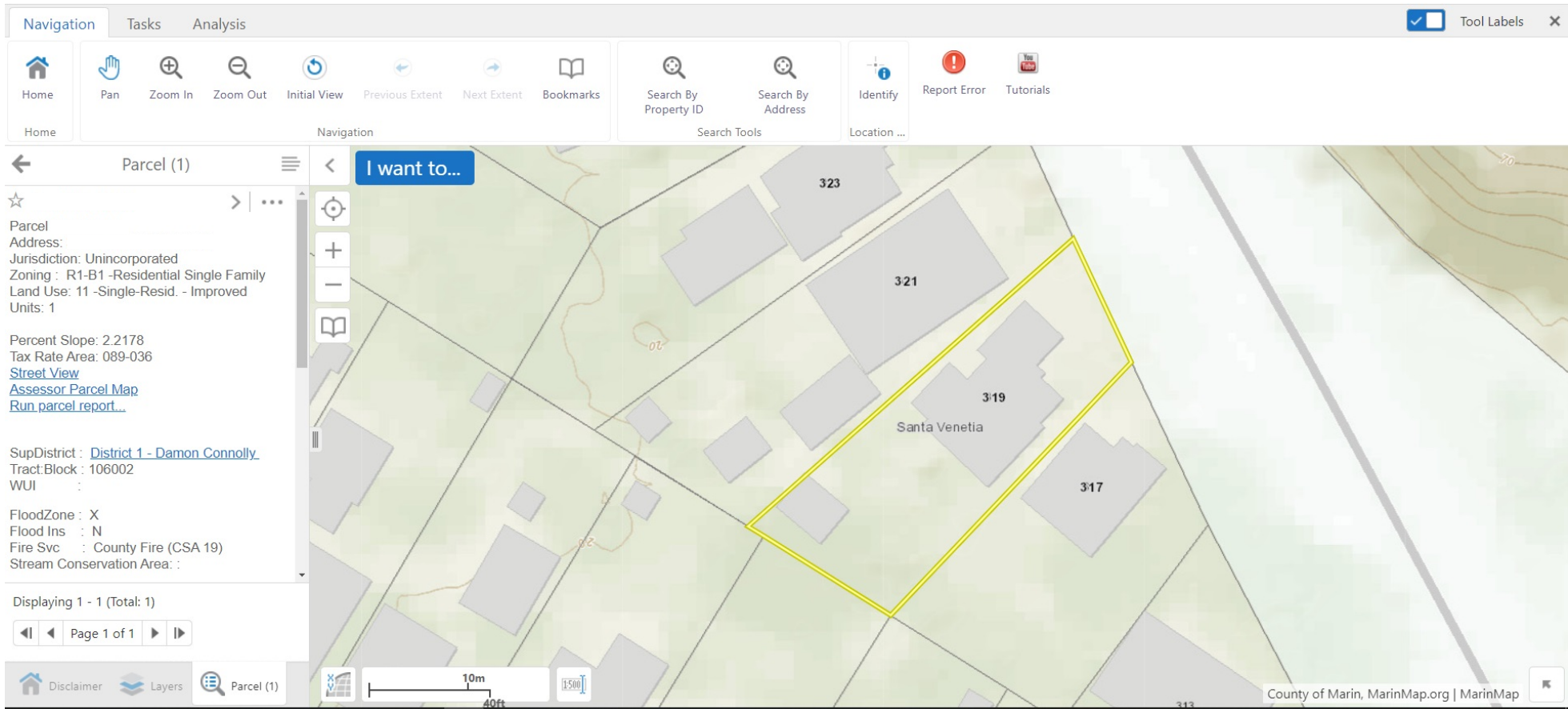


— A vicinity map shows the parcel in context of its nearby landmarks, roads, bodies of water and other geographical features.

County Parcel Map

MarinMap Map Viewer

Search...  



The screenshot displays the MarinMap Map Viewer interface. At the top, there are tabs for 'Navigation', 'Tasks', and 'Analysis'. A search bar is located in the top right corner. Below the tabs is a toolbar with various icons for navigation and search. The main map area shows a parcel map with a yellow highlighted parcel. The parcel is labeled '319' and 'Santa Venetia'. Other parcels are labeled '323', '321', and '317'. The map also shows a scale bar (10m / 40ft) and a north arrow. On the left side, there is a sidebar with a star icon and a list of parcel details:

- Parcel
- Address:
- Jurisdiction: Unincorporated
- Zoning : R1-B1 -Residential Single Family
- Land Use: 11 -Single-Resid. - Improved
- Units: 1

Additional details include:

- Percent Slope: 2.2178
- Tax Rate Area: 089-036
- [Street View](#)
- [Assessor Parcel Map](#)
- [Run parcel report...](#)

Further details include:

- SupDistrict : [District 1 - Damon Connolly](#)
- Tract:Block : 106002
- WUI :

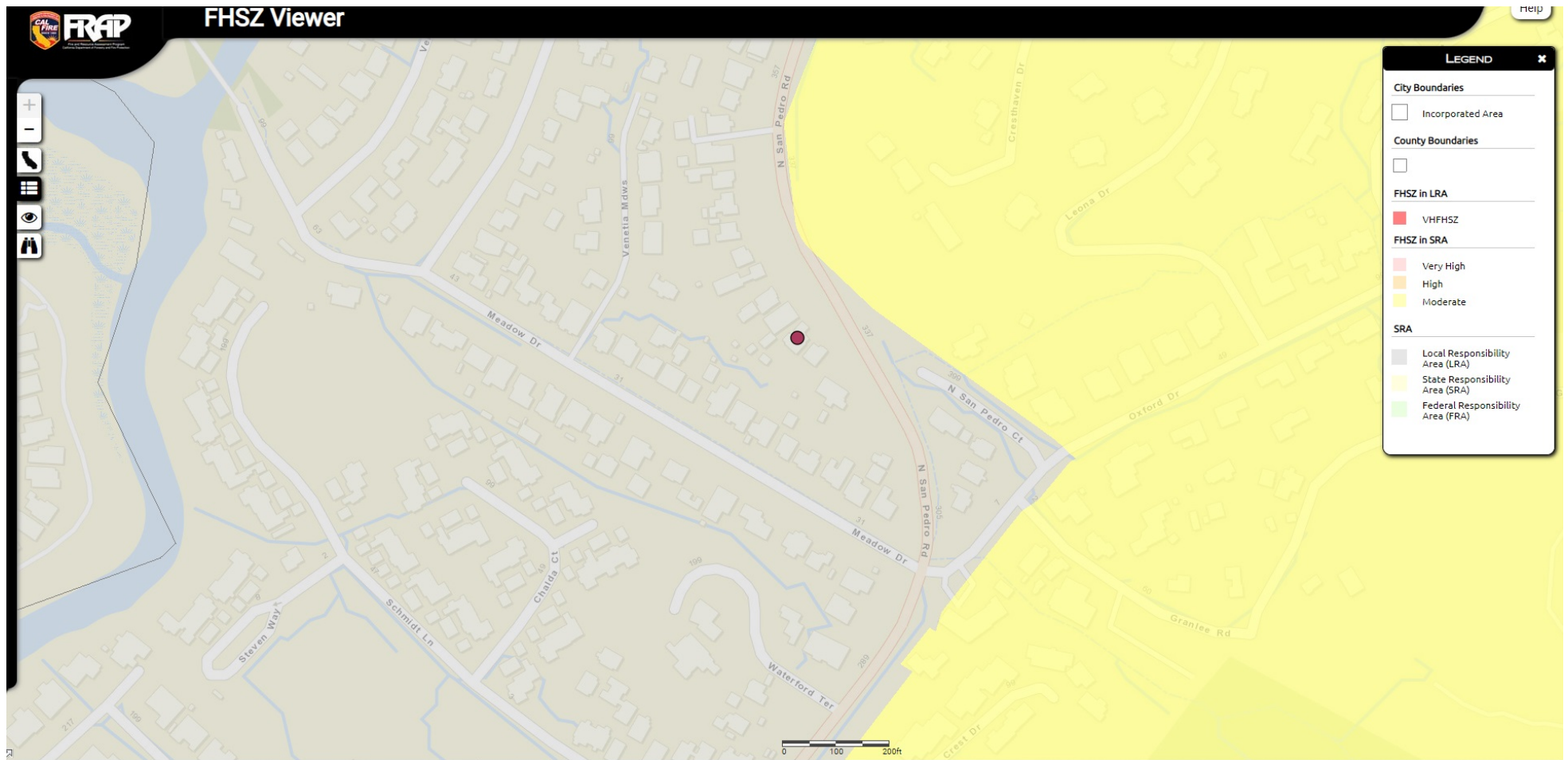
Additional details include:

- FloodZone : X
- Flood Ins : N
- Fire Svc : County Fire (CSA 19)
- Stream Conservation Area :

At the bottom left, there is a 'Displaying 1 - 1 (Total: 1)' section with a 'Page 1 of 1' indicator. The bottom right corner shows the text 'County of Marin, MarinMap.org | MarinMap'.

— A county parcel map stipulates specific details on land development planning and zoning regulations.

Fire Zone Map



— A fire zone map illustrates the risk factor of wildfires near a particular parcel.

Flood and Fire Zone Map

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel (1) I want to...

Parcel Address:
Jurisdiction: Unincorporated
Zoning : R1-B1 -Residential Single Family
Land Use: 11 -Single-Resid. - Improved Units: 1

Percent Slope: 2.2178
Tax Rate Area: 089-036
[Street View](#)
[Assessor Parcel Map](#)
[Run parcel report...](#)

SupDistrict : [District 1 - Damon Connolly](#)
Tract:Block : 106002
WUI :

FloodZone : X
Flood Ins : N
Fire Svc : County Fire (CSA 19)
Stream Conservation Area :

Displaying 1 - 1 (Total: 1)

Page 1 of 1

— A fire and flood zone map indicates if a parcel is at risk of flooding or wildfires

Design Studio Choices

Design Studio Choices | Floor plan

Villa

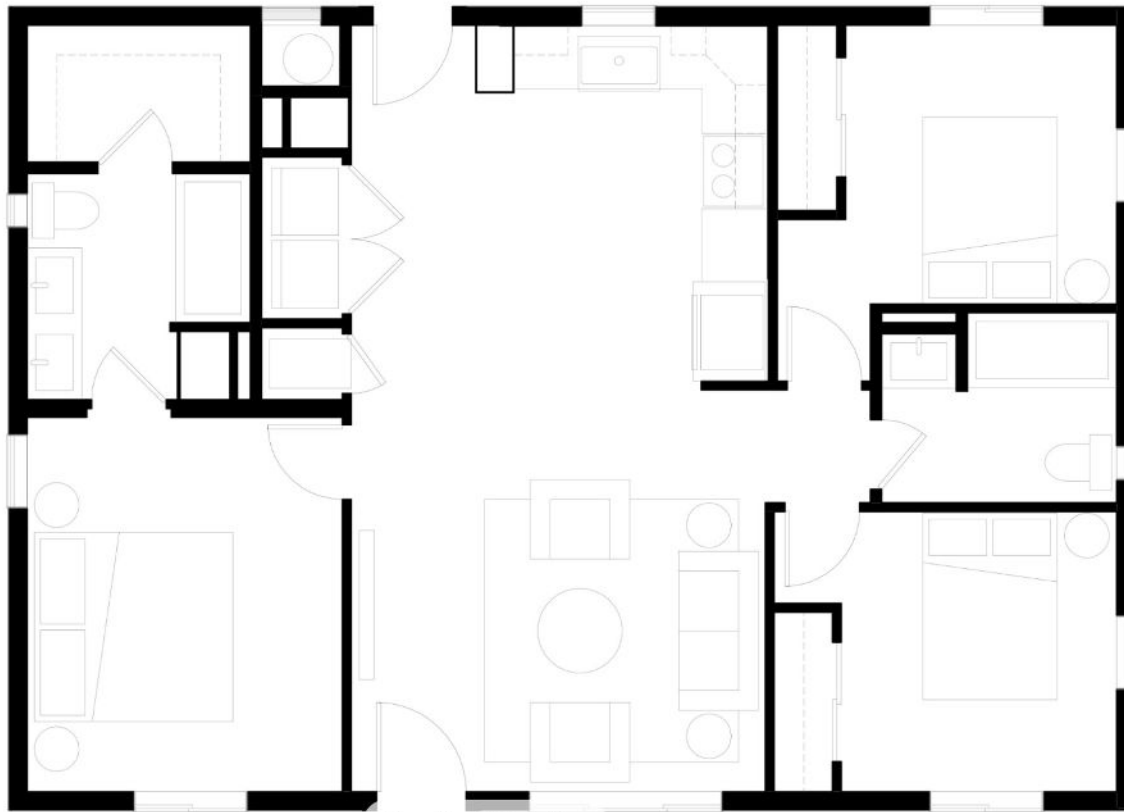
View upgrades



The H1000b

Floor Plan

Exterior



Base Plan Orientation

Floor Plan

Orientation

Base Plan Included

Flipped (End to End) +\$700

Kitchen Layout

Base Plan Included

With a good balance between living space and kitchen-prep area, the 1000B has an L-shaped kitchen to maximize storage space while keeping the living area open and airy. The kitchen is flanked by a double-door refrigerator and a 15" full-height pantry.

Alternate +\$7,000

Den Conversion

Review

— Make your home truly yours by choosing design options and upgrades in the Villa Design Studio!

Design Studio Choices | Exterior

Villa

View upgrades



ⓘ ◀ Floor Plan Exterior Kitchen ▶



No Covered Porch + Dover Grey + Gable Roof

Exterior

Roof Style

Gable

Our more traditional-style roof profile, the gable roof is composed of two sloping sides that come together at a central ridge. The interior wall height is 9'-0"—the overall pitch and slope vary from model to model. Each roof comes with 3-tab asphalt shingles in black, and features gutters and 12" eaves along the long sides of the home as well as 16" overhangs along the short sides of the home.

Exterior

Toasted Almond

Included

Dover Grey

Included

A saturated, cool charcoal gray with a true black undertone. It has a refined, traditional look. Built with 7" reveal fiber cement lap siding.

Witchcraft

Included

Review

Design Studio Choices | Kitchen

Villa

View upgrades



Exterior **Kitchen** Bath

Kitchen

Cabinet Color

White Included

With all-white shaker cabinets and matte black hardware, this look is simple and clean.

Urban Gray Included

White & Urban Gray +\$450

Countertops

Black Amani Composite Included

Volakas Marble Composite Included

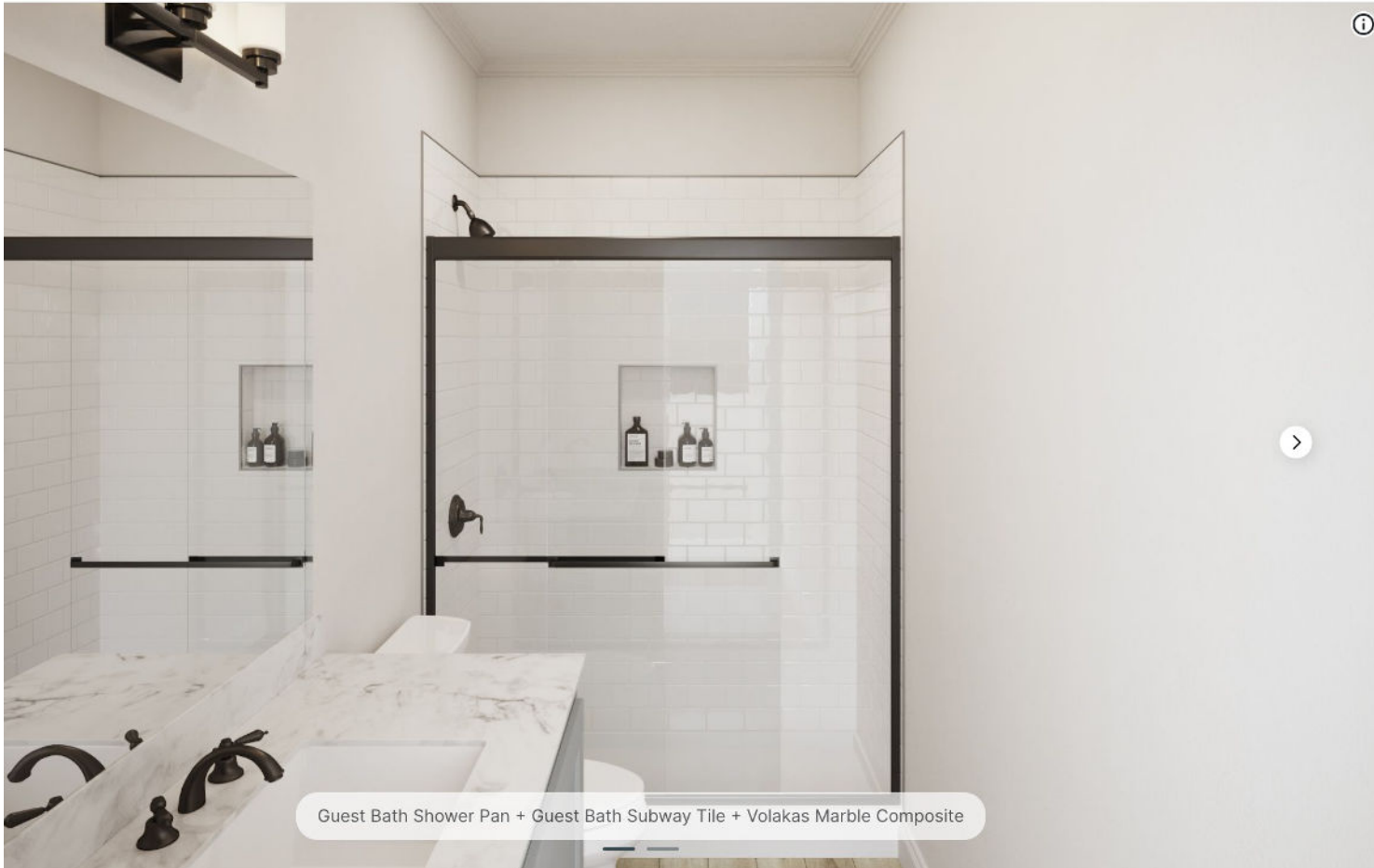
This composite countertop is a lightweight, seamless, low-maintenance product.

Review

Design Studio Choices | Bath

Villa

View upgrades



Guest Bath Shower Pan + Guest Bath Subway Tile + Volakas Marble Composite

← Kitchen **Bath** Flooring →

Bath

Main Bath Style

- Fiberglass Tub & Shower Insert Included
- Steel Tub with Tile Walls +\$6,500**
- Shower Pan with Tile Walls +\$7,000

Bath Enclosure

- No Enclosure Included
- Clear Glass Enclosure +\$500**

Bathroom Tile

Review

Design Studio Choices | Flooring

Villa

View upgrades



Bath **Flooring** Summary

Living Room Flooring

- Carpet Included
- Sheet Vinyl Included
- Vinyl Plank +\$2,289**

Vinyl plank is durable, water-resistant, stain resistant, and great for high-traffic areas. W9" X L60" click together flooring with a half millimeter wear layer.

Flooring Color

Malta



Bedroom Flooring

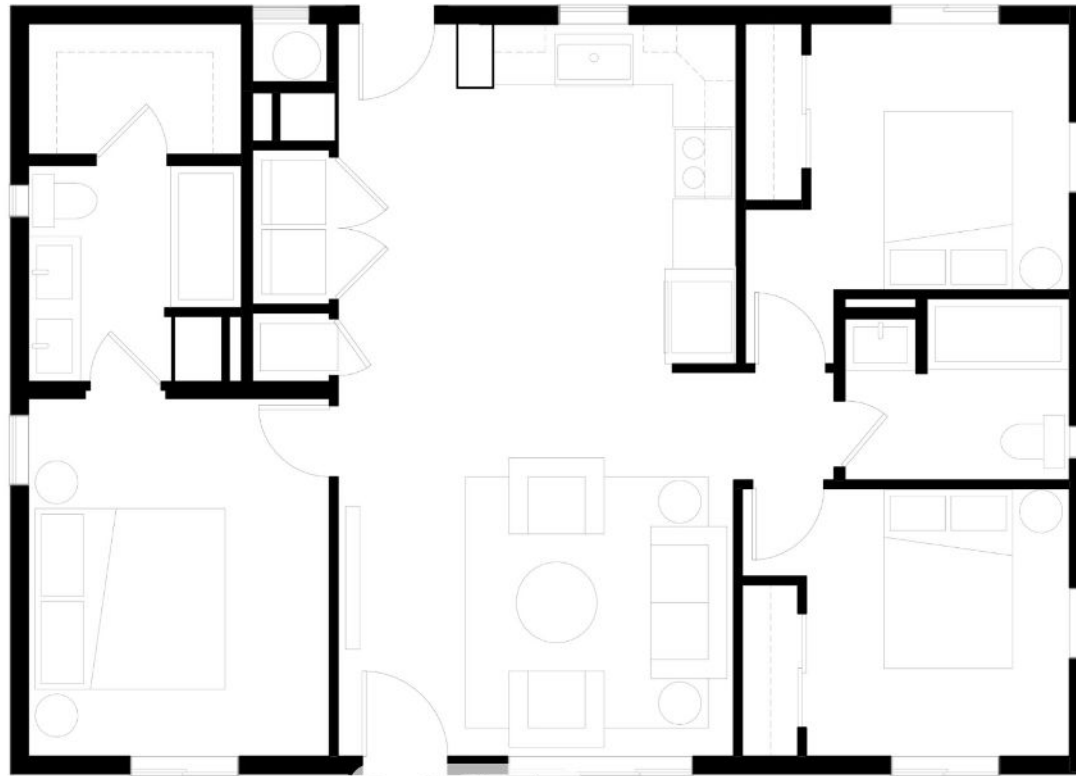
- Carpet Included

Review

Design Studio Choices | Summary

Villa

View upgrades



Base Plan Orientation



Flooring

Summary

Summary

The H1000b

Get an extra bedroom and a walk-in closet without losing a spacious feeling in the kitchen and living area.

3 beds | 2 baths

Floor Plan

Base Plan Orientation	Included
Base Plan Kitchen	Included
No Den	Included
Base Plan Windows	Included
No Covered Porch	Included
No Uncovered Deck	Included
Standard Appliance Package	Included
All Electric Appliances	Included
Washer & Dryer Hook-Ups	Included
Smart Thermostat	+\$250
Wire for A/C	Included

Review

Villa Budget Summary

Villa Budget Summary | Pre-construction & Jurisdictional

Preconstruction

Item	Price (Low)	Price (High)	Notes & Comments
Preconstruction Diligence Fee			Preconstruction Diligence Fee, due at PSA signature.
Boundary Survey			Boundary Survey & Staking are a part of Villa's permitting & construction process.
Permit Preparation Fee			Due upon permit submission, after Phase 1 due diligence.
Preconstruction Subtotal			

Jurisdictional Requirements

Item	Price (Low)	Price (High)	Notes & Comments
Permit Fee Estimate			Estimated cost for Preconstruction and Permitting Fees, based on historical projects. Actual permit submission, permit approval, and impact fees (when applicable) may vary. All permit costs will be directly passed through to customer without any additional mark-ups.
Jurisdictional Requirements Subtotal			

— At Villa, we value price transparency, and we'll help you understand the specific costs associated with building on your property.

Villa Budget Summary | Home Design & Upgrades

Home Design

Item	Price (Low)	Price (High)	Notes & Comments
The H750			The possibilities are endless with a one or two bedroom layout.
Alternate Kitchen			The alternate kitchen layout omits the pantry cabinet but gains a peninsula for a U-shaped layout, with added cabinets for storage as well as a bar area for additional eating space. This option also relocates the dishwasher from the long wall of the home to the peninsula.
Lighting Package Premium			Included in the premium lighting package: Additional recessed lighting in the kitchen, hallway, utility, shower, living room, and bedrooms. Living rooms and bedrooms will still include bracing and prep for a ceiling fan, but the dome light will be omitted.
Smart Thermostat			This smart thermostat lets you control your home's temperature from your smartphone or other internet-connected devices.
Kitchen & Bath: Vinyl Plank			Vinyl plank is durable, water-resistant, stain resistant, and great for high-traffic areas. W9" X L60" click together flooring with a half millimeter wear layer.
Living Room: Vinyl Plank			Vinyl plank is durable, water-resistant, stain resistant, and great for high-traffic areas. W9" X L60" click together flooring with a half millimeter wear layer.
Home Connections (Structural Elements)			Estimated cost for structural installation of the home once it has been placed on the foundation, including all structural supports, ties, roofing, and bracing.
Interior Finishing			Estimated cost for interior finishing of the unit, including detailing and touch up, as required.
Transportation			Estimated cost to deliver unit from factory to site, including all permits and fees.
Home Design Subtotal			

Villa Budget Summary | Site Work

Site Work

Item	Price (Low)	Price (High)	Notes & Comments
Site Preparation			Estimated cost for basic site prep, including rough grading, clearing & grubbing, erosion control, and final grading in preparation for foundation. Additional estimated cost for concrete removal and patch back along trenching route.
Foundation			Estimated cost for Foundation excavation and construction, including vapor barrier.
Installation			Crane delivery, including supporting crew and permit fees.
Decks & Landings			Estimated cost for decks & landings.
Power			Estimated cost to upgrade main electrical panel and run power to ADU. Additional estimated cost
Sewer			Estimated cost to connect ADU to existing sewer lateral between main home and sewer main. Increase in cost for additional 20ft of sewer trenching [\$1,600]. Note: Does not include cost for PSL replacement or sewer pump, if required.
Water			Estimated cost to connect ADU to existing water lateral between water meter and main home.
Site Services			Estimated cost for site services, including restroom facilities, debris removal, and site clearing at completion.
Construction Management Fee			16.5% Construction Management Fee on the Site Work items above (excluding permit fees). Additional 1.5% Construction Management Fee for Complex Project (CP) due to underground power.
Site Work Subtotal			

Villa Budget Summary | Contingent costs

Contingent Costs

Item	Price (Low)	Price (High)	Notes & Comments
Geotech - Soils Engineering/Report			Soils Report may be required by the City, to be confirmed during Phase 1.
Structural Engineering & Design			Structural engineered foundation design if required based on soils report.
Contingent Costs Subtotal			

We look
forward to
partnering
with you!

Villa