

Villa Feasibility Study

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

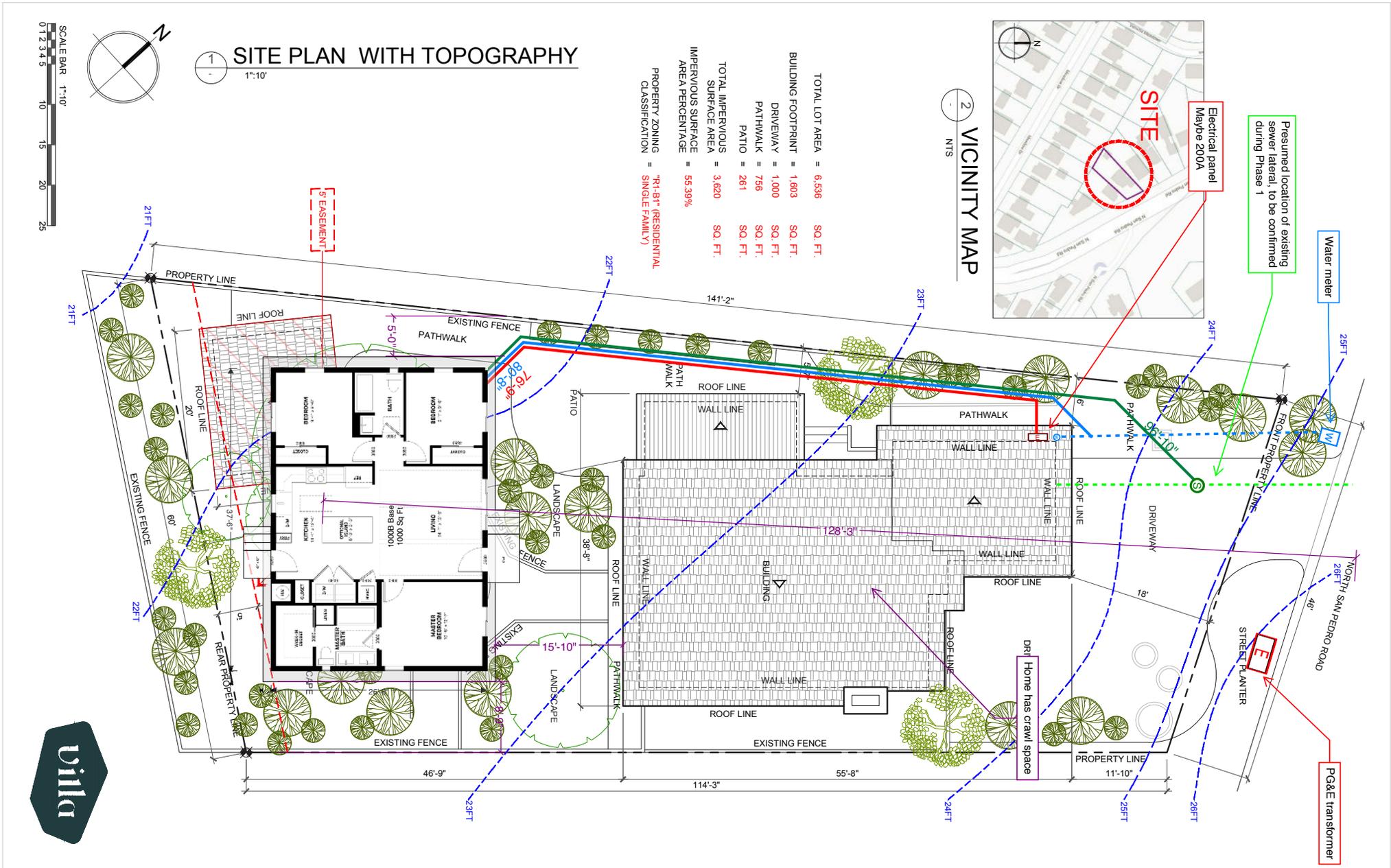
Villa

Table of Contents

- 01** Site plan & property report
- 09** Design studio choices
- 16** Villa budget summary
- 19** Introducing Phase 1

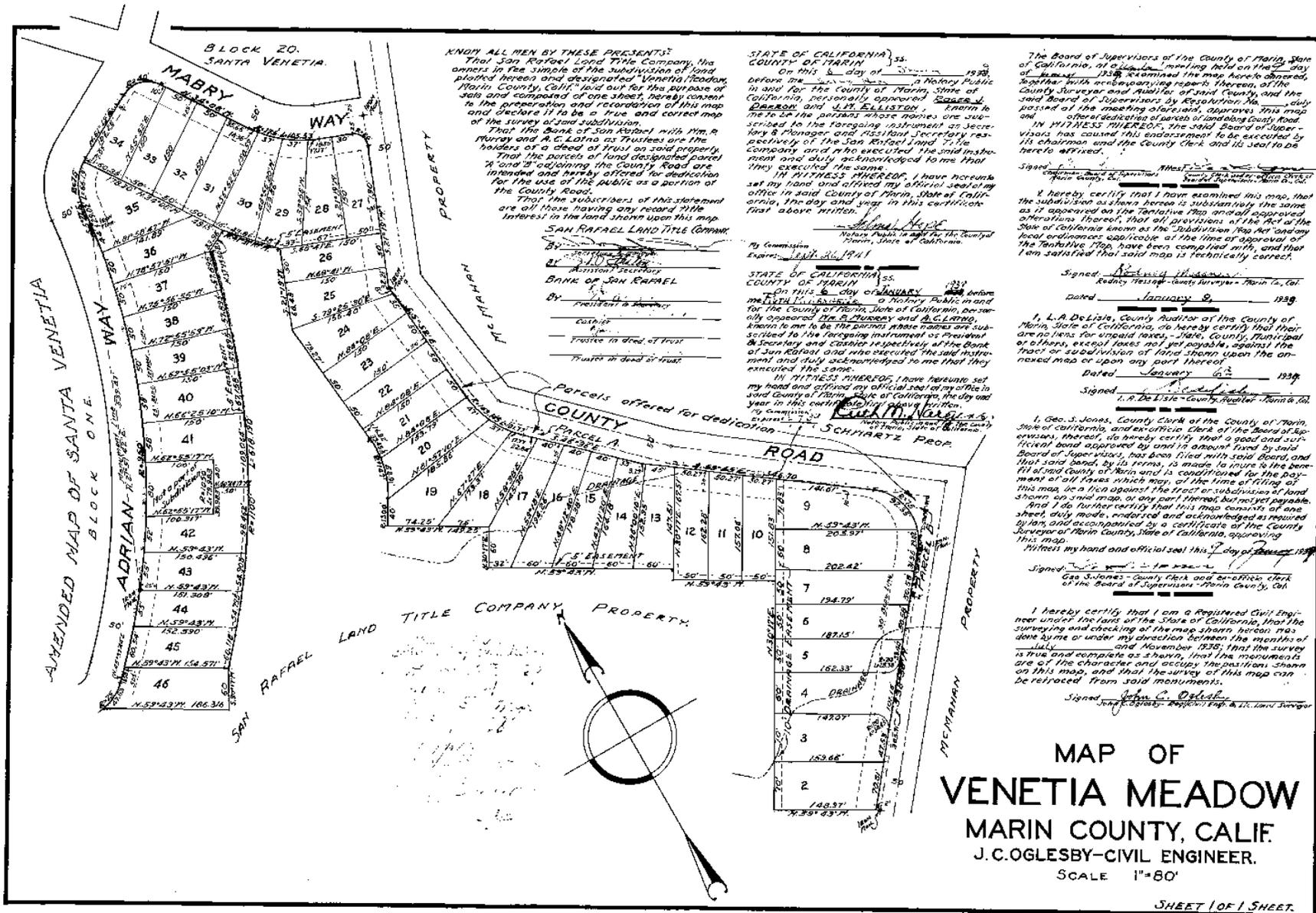
Site Plan & Property Report

Site Plan



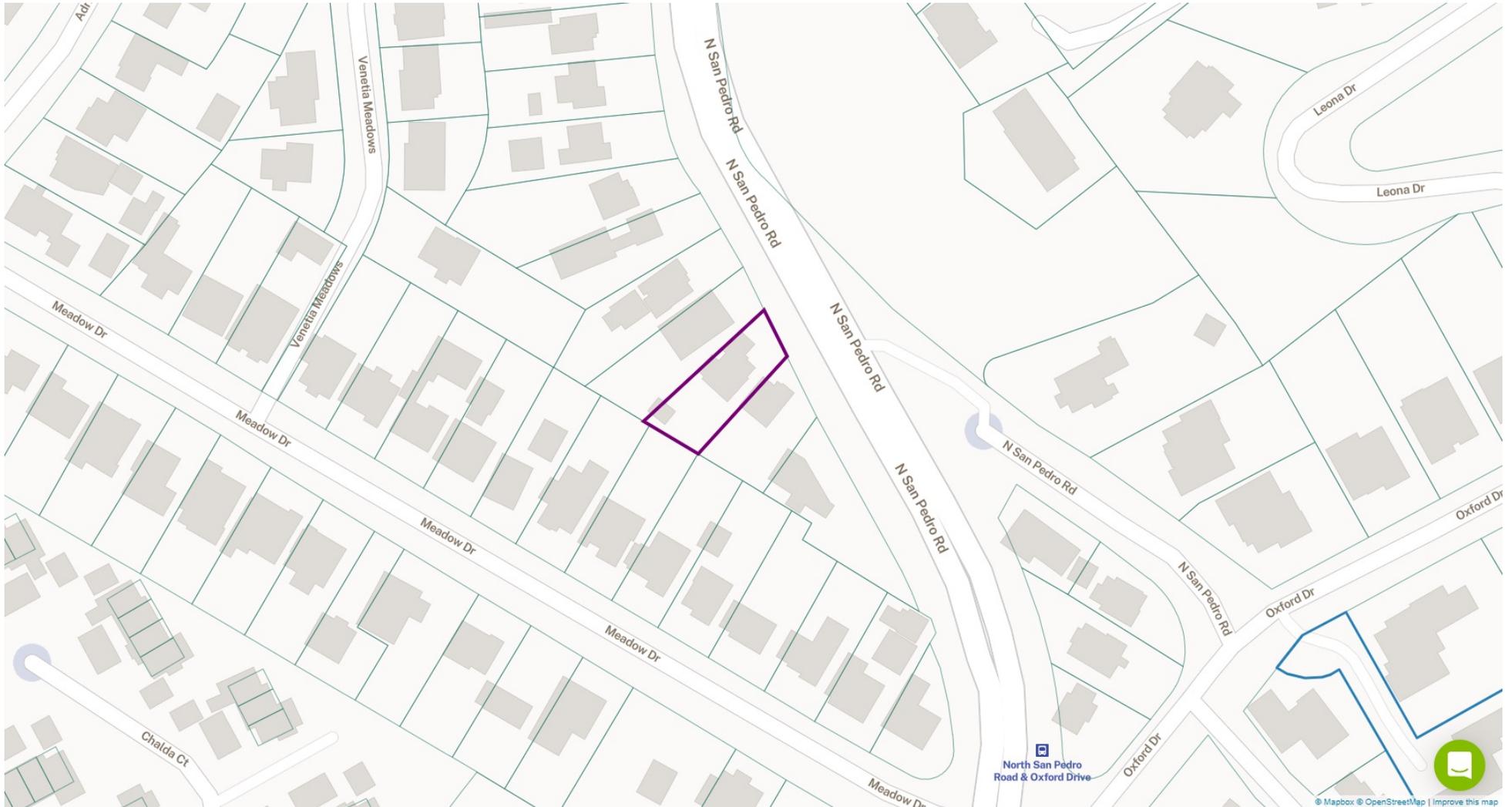
— Our team will create a site plan of your property to mark the placement of your Villa home, utility paths, easements and other details.

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.

Vicinity Map

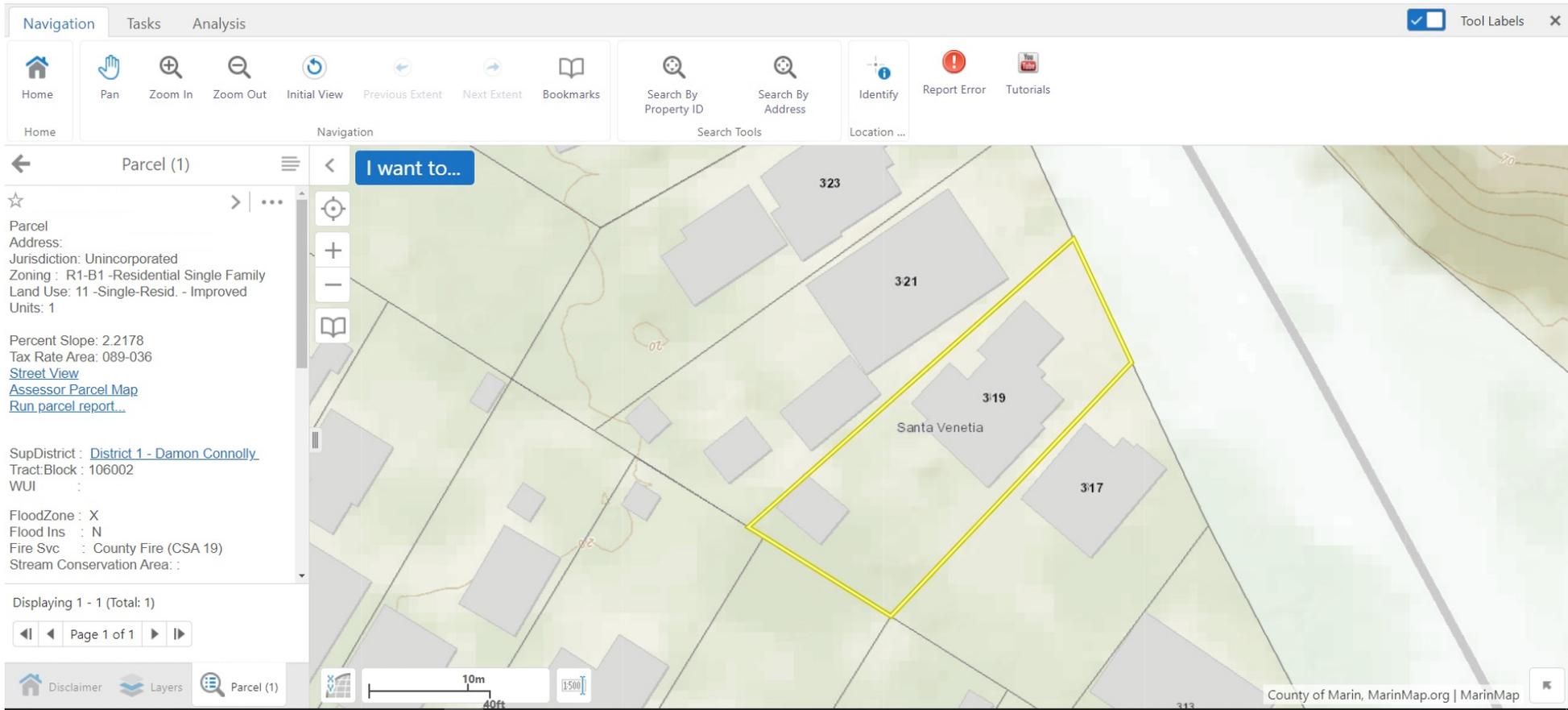


— A vicinity map shows the parcel in context of its nearby landmarks, roads, bodies of water and other geographical features.

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 left sidebar contains detailed information for the selected parcel, including its address, jurisdiction, zoning, land use, and other attributes. The bottom of the interface features a scale bar, a disclaimer, and a layers panel.

Parcel (1) I want to...

Parcel Information:

- 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 :

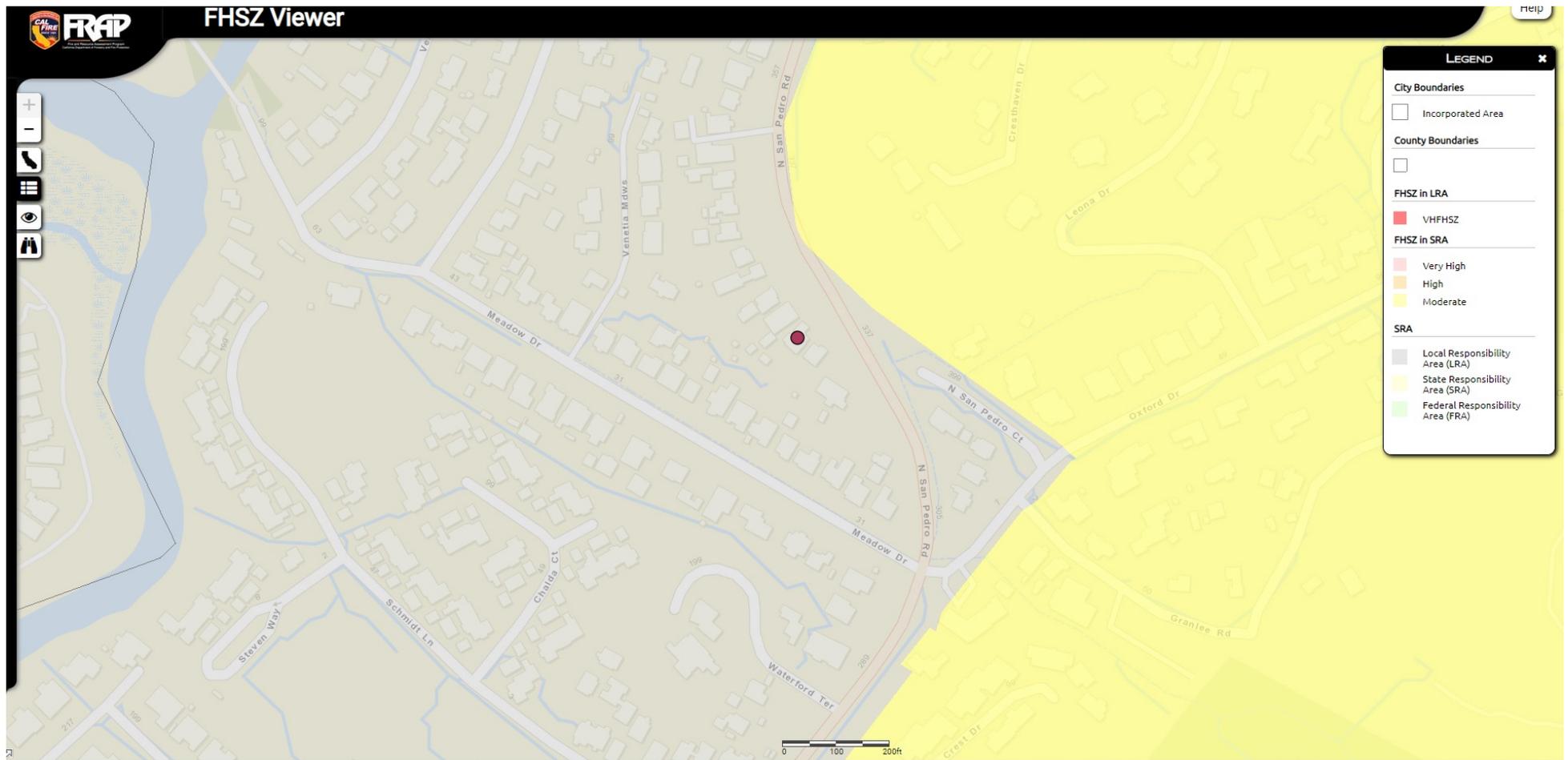
Displaying 1 - 1 (Total: 1)

Page 1 of 1

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

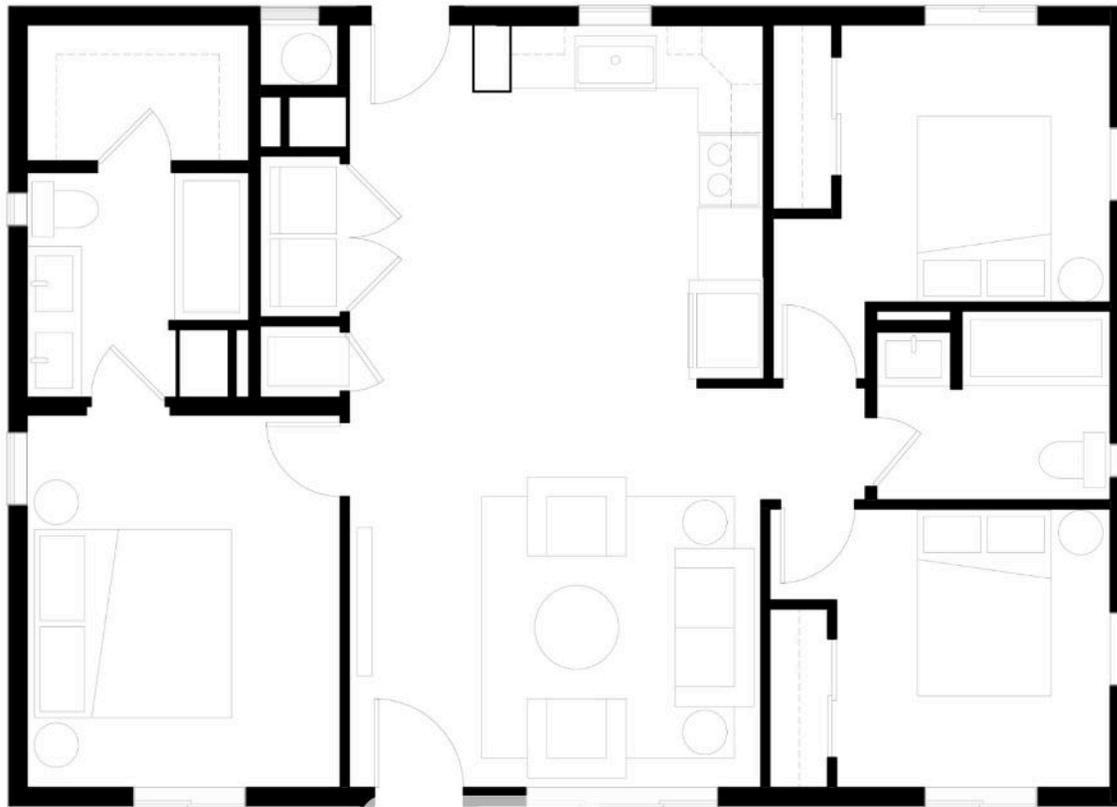
View upgrades



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
- Urban Gray Included
- White & Urban Gray +\$450

Countertops

- Black Amani Composite Included
- Volakas Marble Composite Included

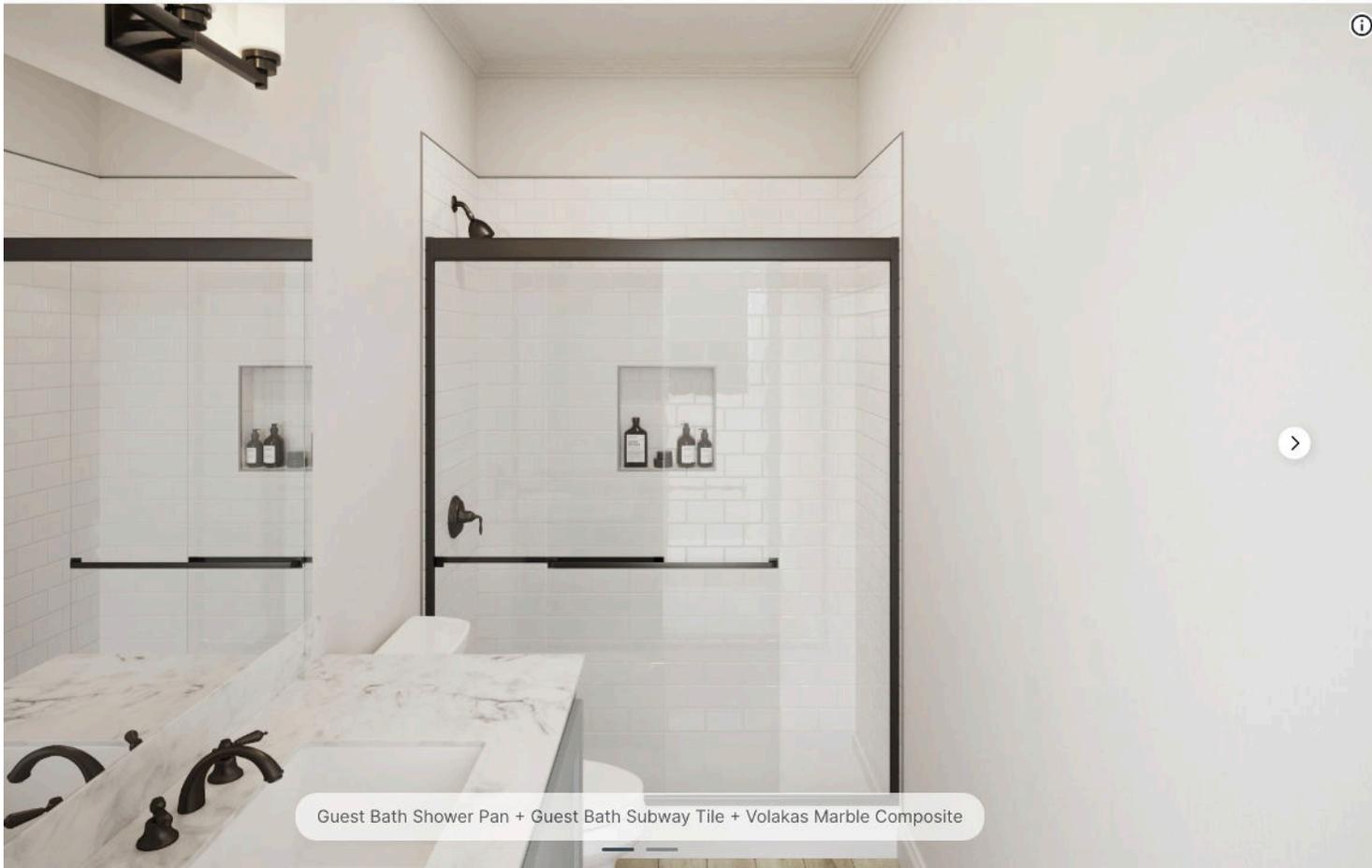
This composite countertop is a lightweight, seamless, low-maintenance product.

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

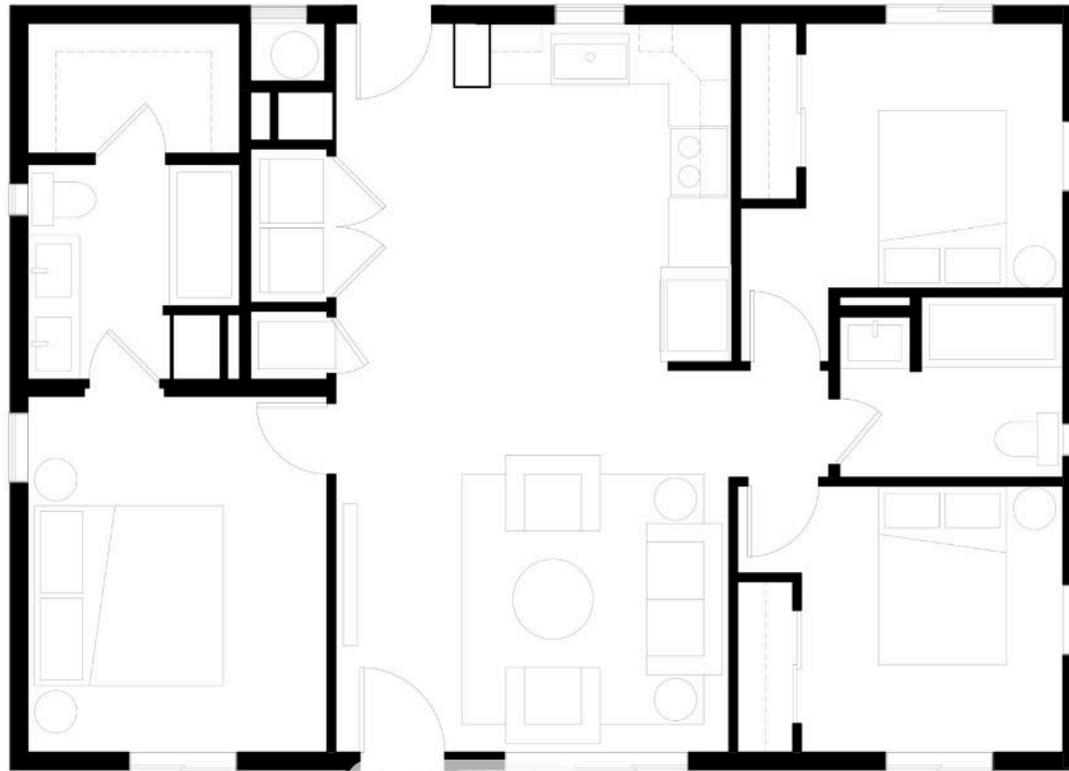
- Carpet Included

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 & Site Work

Villa

Budget ▾



| Summary | Pre-Construction | Site Work | Home Design |
|--------------------------------------|---|-----------|-------------|
| Pre-Construction | Notes & Comments | | |
| Villa Permit Coordination & Services | Phase 1 fee to Villa | | |
| Boundary Survey | Boundary Survey and Staking due to easement and fence location discrepancies | | |
| Soils Report | Geotechnical Soils Report required by Marin County | | |
| Pre-Construction Subtotal | | | |
| Site Work | Notes & Comments | | |
| Permit Fee Estimate | Cost for Preconstruction and Permitting Fees. | | |
| Delivery | Cost to deliver unit from factory to site and place on foundation. Crane delivery with 130 ft reach from N San Pedro Rd [\$20,000] will require significant traffic control to redirect traffic through Adrian Way [\$5,000]. | | |
| Home Install | Cost for installation of ADU on foundation, for interior and exterior finishing, and for stairs and landings. Increase in cost for 3x10 Trex decking at each sliding glass door [\$5,000]. | | |
| Power | Cost to upgrade main electrical panel and run power to ADU. Includes added cost for natural gas supply to the ADU, from gas meter [\$5,500]. | | |
| Sewer | Cost to tie into the primary home's PSL downstream of the primary home. Includes additional funds for trenching and to remove and replace pavers at driveway [\$7,000]. Note 1: does not include cost for PSL replacement or sewer pump, if needed. Note 2: Sewer lateral presumed to run towards front of lot, pending confirmation by plumber during Phase 1. If sewer is found to run towards rear property line, it is possible that the PSL will have to be rerouted around ADU, incurring additional costs. | | |
| Water | Cost to tie into the primary home's water lateral. Note: does not include a new separate water meter or upgrade, if required by Permitting. | | |
| Site Prep & Foundation | Cost for basic site clearing and foundation for ADU. Includes additional costs for demolition of ~300 sq ft structure [\$5,000] and tree + brush removal [\$2,000]. | | |

— 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

villa

Budget ▾



| Home Design | Description |
|-----------------------------|---|
| The H1000b | Get an extra bedroom and a walk-in closet without losing a spacious feeling in the kitchen and living area. |
| Upgrades ▾ | |
| Smart Thermostat | This smart thermostat lets you control your home's temperature from your smartphone or other internet-connected devices. |
| Guest Bath Shower Pan | |
| Main Bath Steel Tub | |
| Main Bath Glass Enclosure | |
| 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. |
| Bedroom: 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. |

Introducing Villa Phase 1

Villa Phase 1

While you're dreaming of where to hang the "Home Sweet Home" sign, our pre-construction team will handle creating your **plan set** and obtaining **permits**. During phase 1, we will also secure subcontractors and present you with a **final quote** so we can begin building!

Villa Phase 1 | Steps



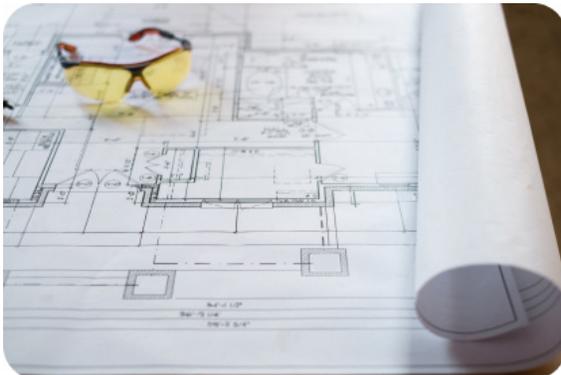
Expert and thorough inspection

We will schedule a skilled electrician and plumber make a series of site visits to ensure your Villa home will be safe and functional.



Property scan with state-of-the-art technology

We'll get a detailed, accurate view of your property using an orthomosaic 3D drone scan to ensure your home will be placed perfectly onto your property.



Permitting made simple

Our team will create plans and pull permits. We handle the many the required documents and the back-and-forth with local agencies so you don't have to!

We look
forward to
partnering
with you!