

Villa Feasibility Study

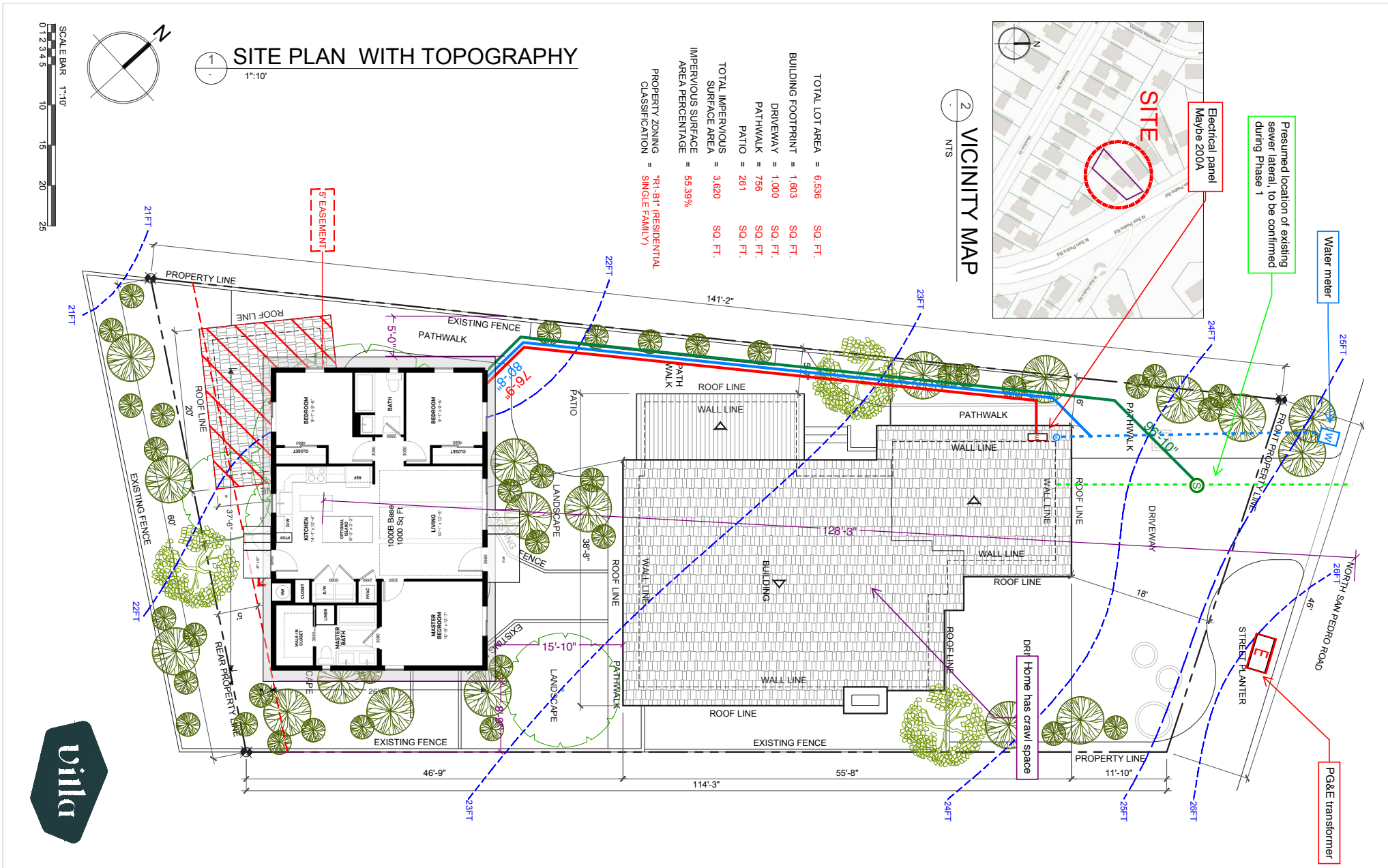


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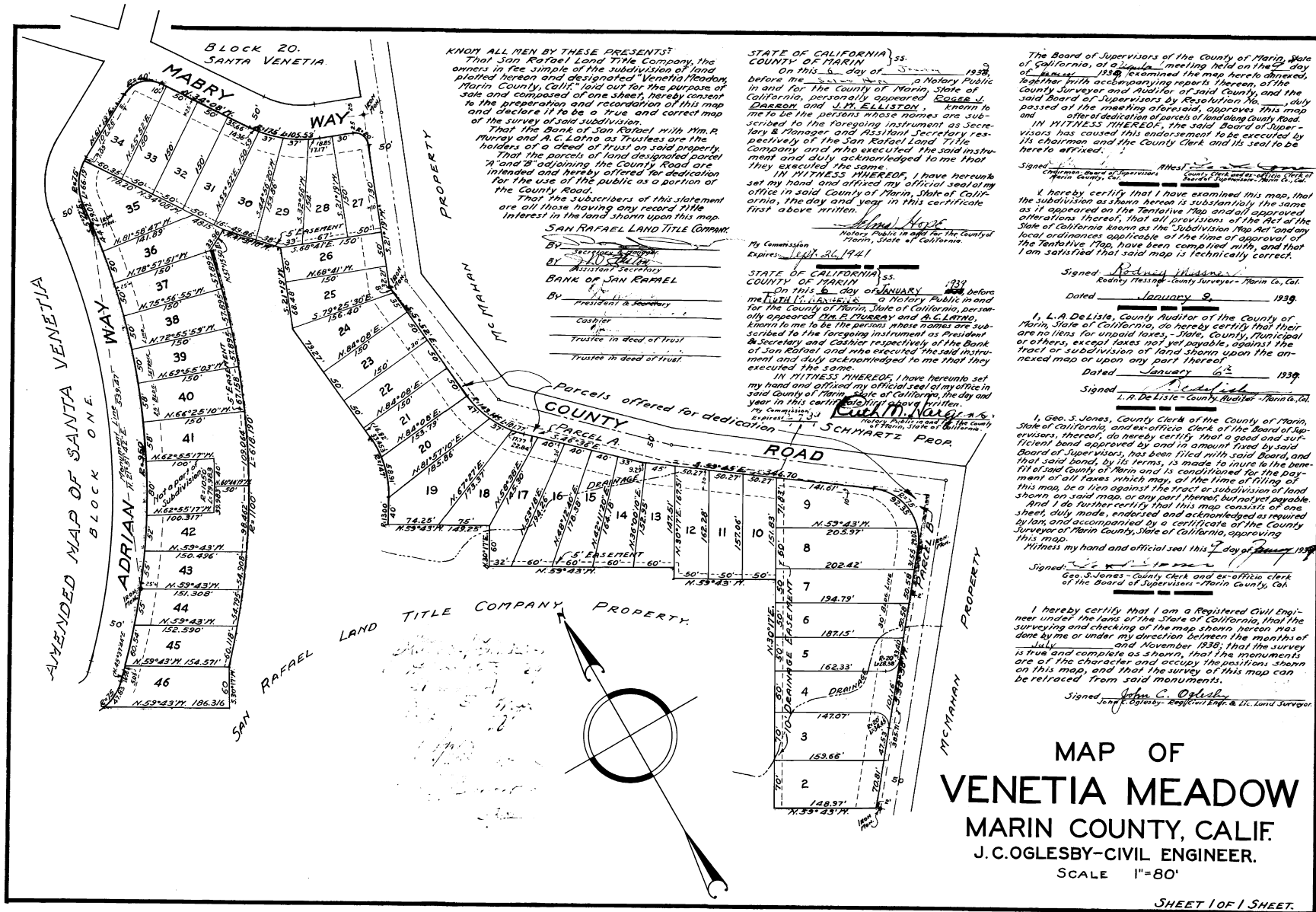
Site Plan & Property Report

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



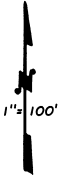
— An easement map depicts the location and boundaries of easements on a parcel. Easements are legal rights granted to individuals or entities to use or access a portion of another person's property for a specific purpose.

Plat Map

POR. SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS RANCHO

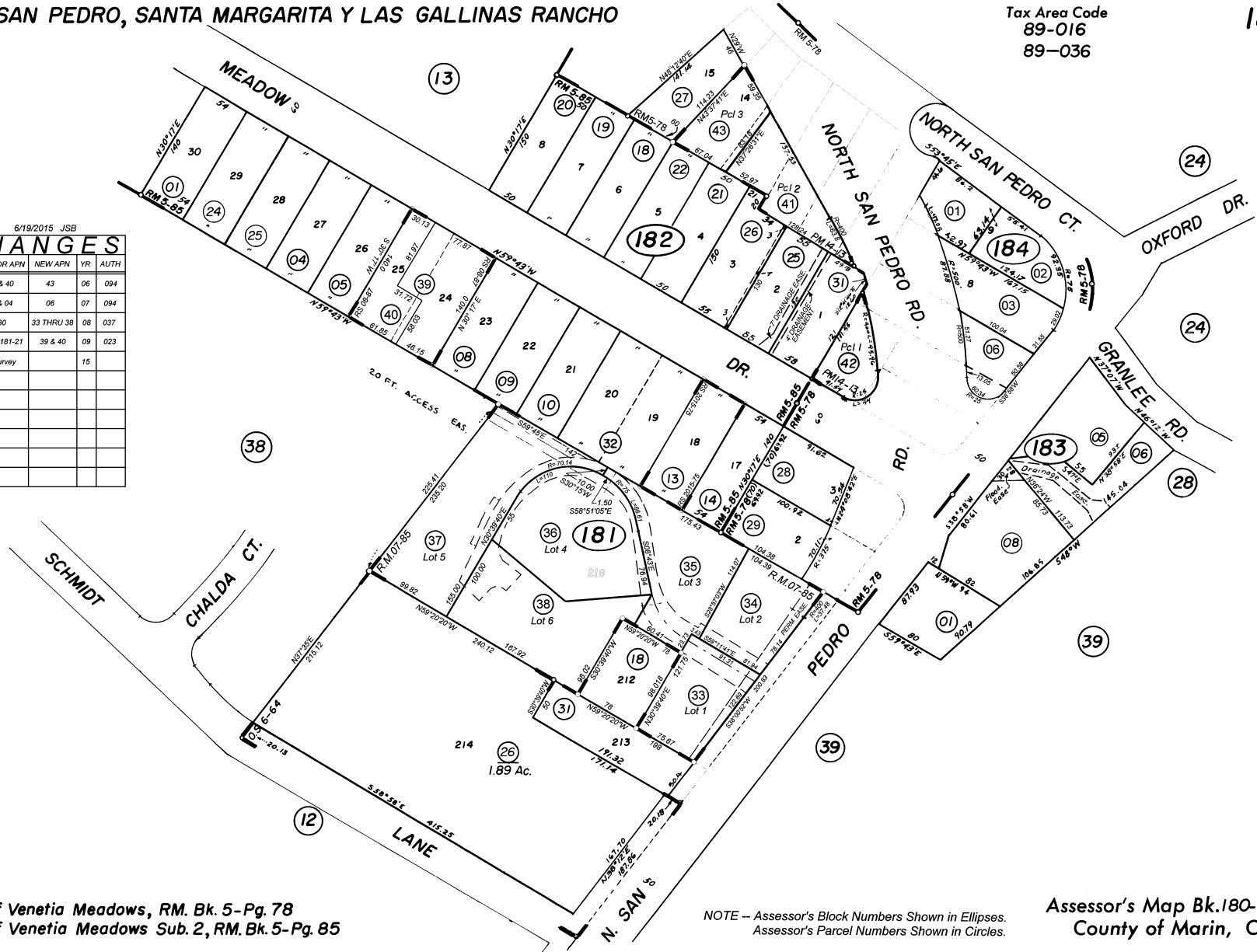
Tax Area Code
89-016
89-036

180-18



6/19/2015 JSB

CHANGES	BLK	PRIOR APN	NEW APN	YR	AUTH
	182	35 & 40	43	06	094
	184	05 & 04	06	07	094
	181	30	33 THRU 38	08	037
	181	180-181-21	39 & 40	09	023
	181	Survey		15	



Map of Venetia Meadows, RM. Bk. 5-Pg. 78
Map of Venetia Meadows Sub. 2, RM. Bk. 5-Pg. 85

NOTE -- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 180-Pg. 18
County of Marin, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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

Vicinity Map

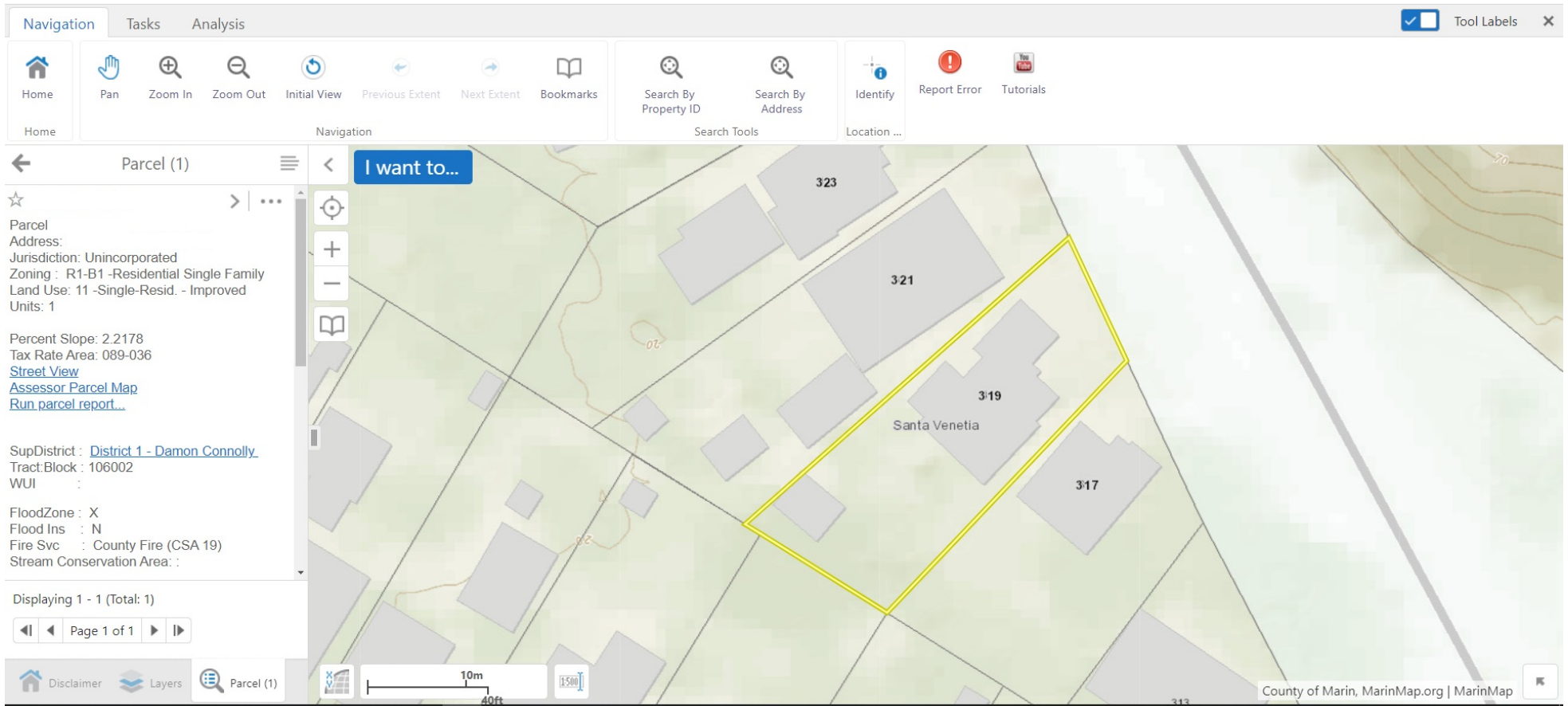


— A vicinity map shows the parcel in context of its nearby landmarks, roads, bodies of water and other geographical features.

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 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 :

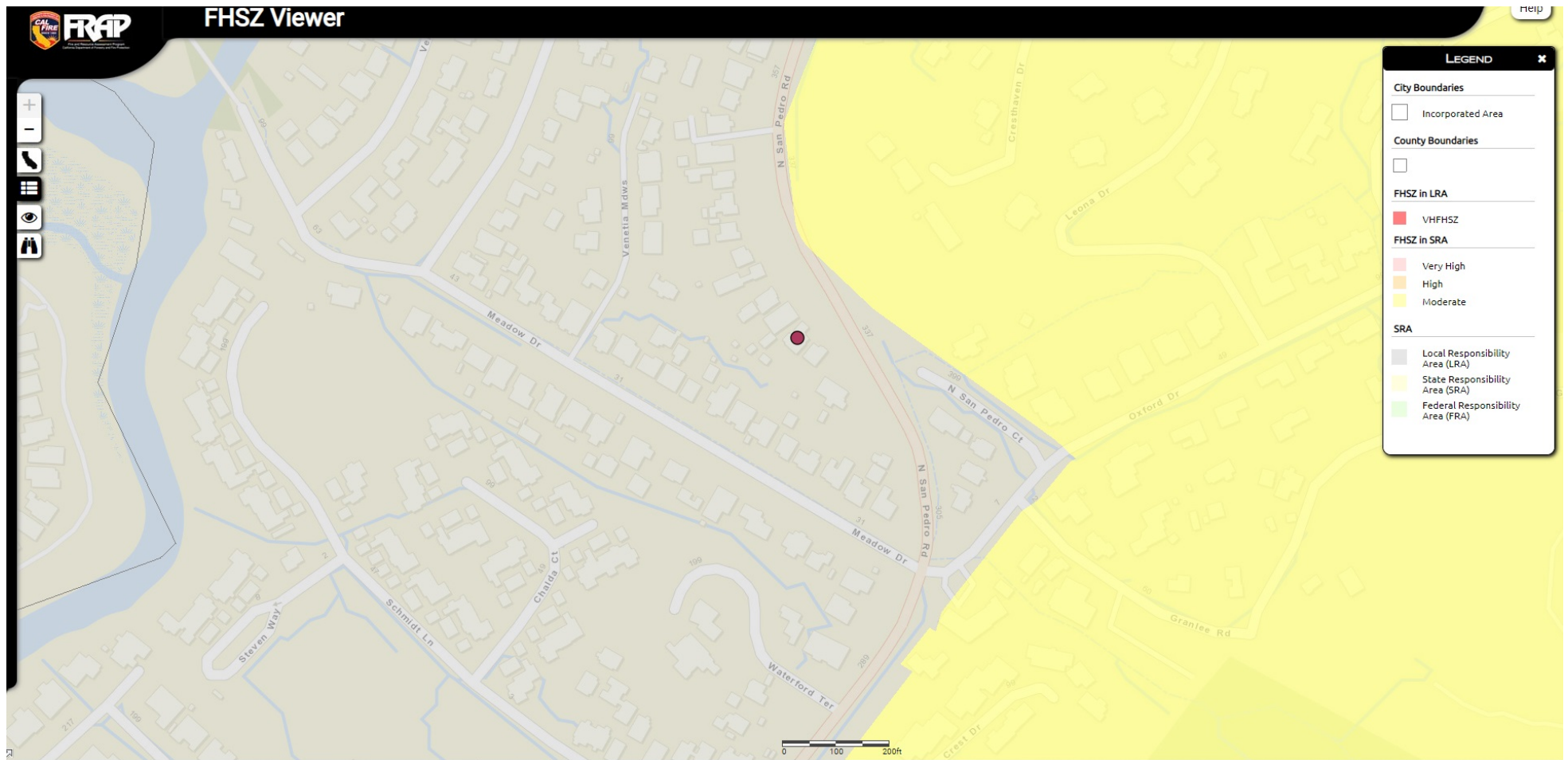
Displaying 1 - 1 (Total: 1)

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

The screenshot displays the MarinMap Map Viewer interface. At the top, there are tabs for "Navigation", "Tasks", and "Analysis". Below these are several toolbars: a home button, a pan tool, zoom in/out tools, initial view, previous/next extent, bookmarks, search by property ID and address, identify, report error, and tutorials. The main map area shows a parcel map with a yellow double-line boundary around a specific parcel. The parcel information panel on the left provides details for "Parcel (1)":

- Parcel Address: 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:

At the bottom of the panel, it says "Displaying 1 - 1 (Total: 1)" and "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

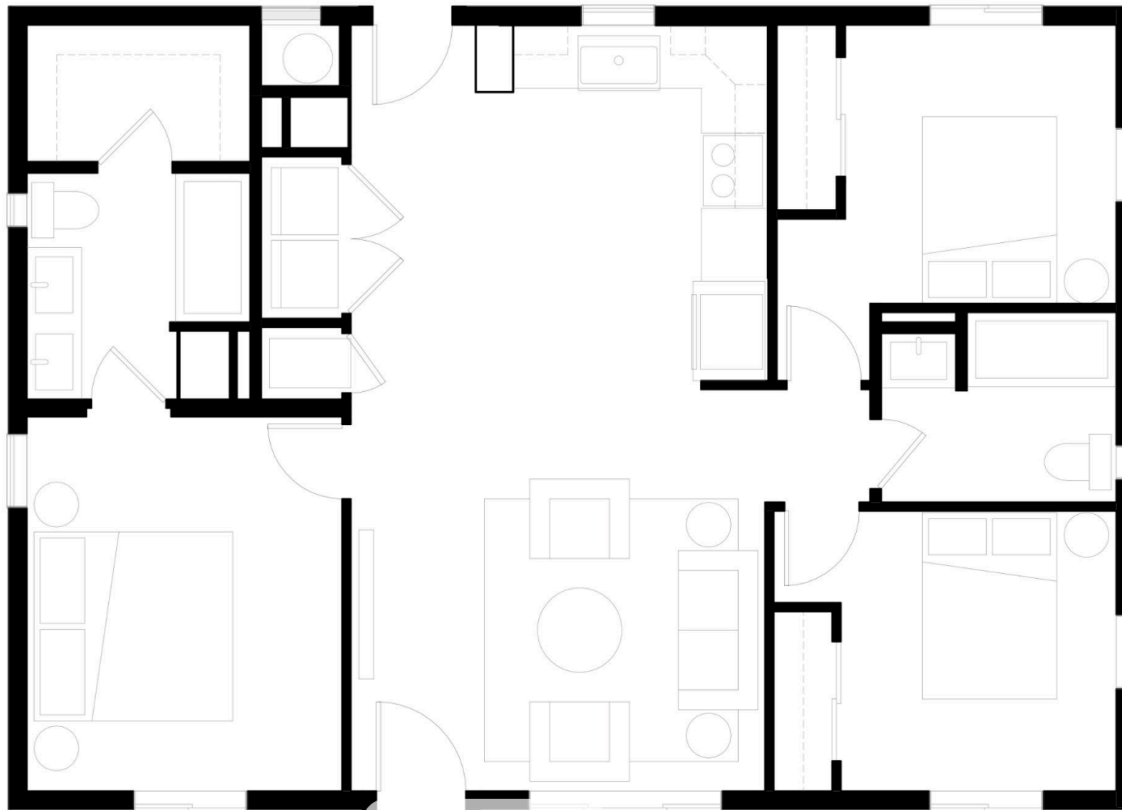
View upgrades



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

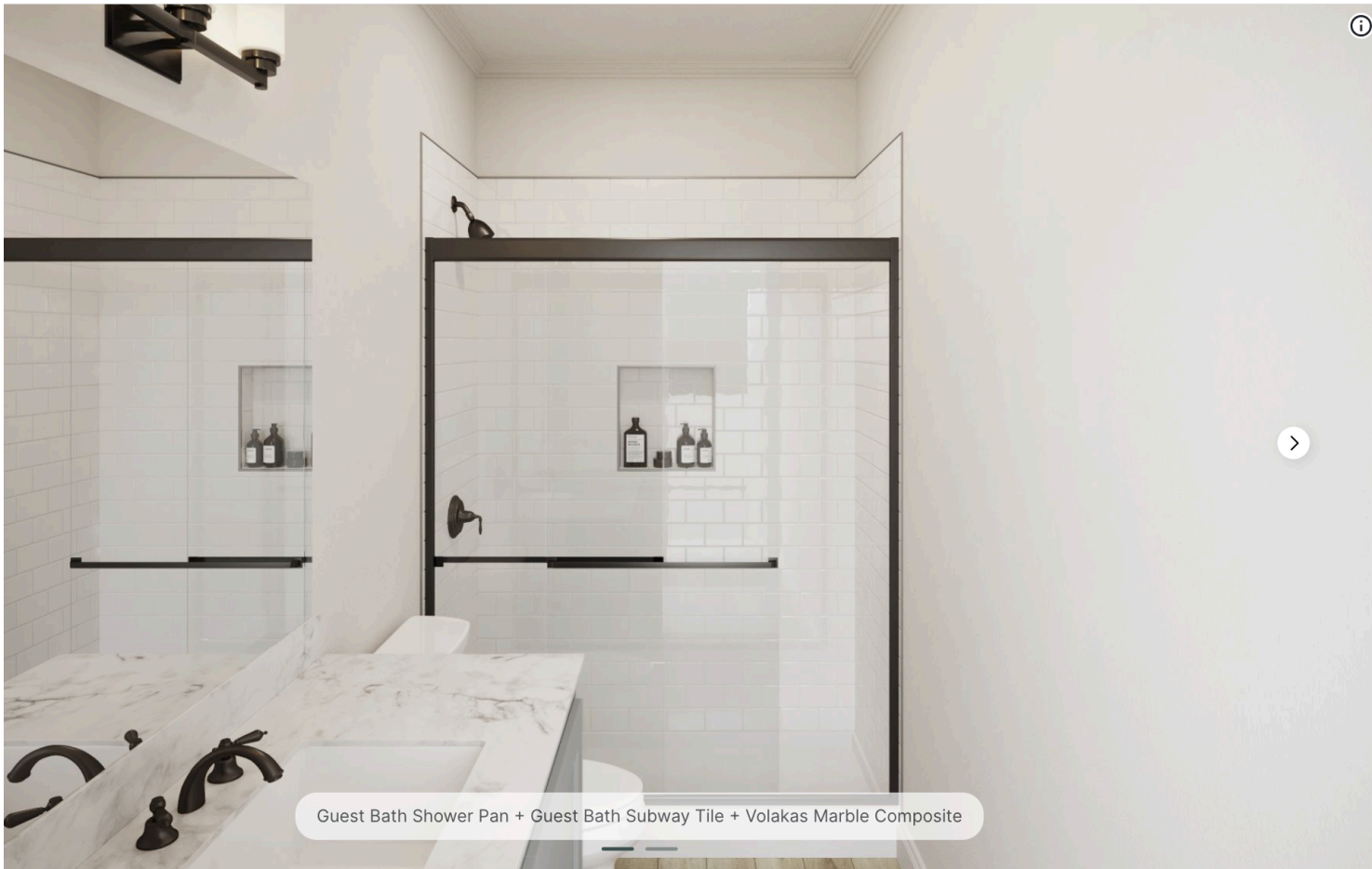
This composite countertop is a lightweight, seamless, low-maintenance product.

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: Vinyl Plank + Malta

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

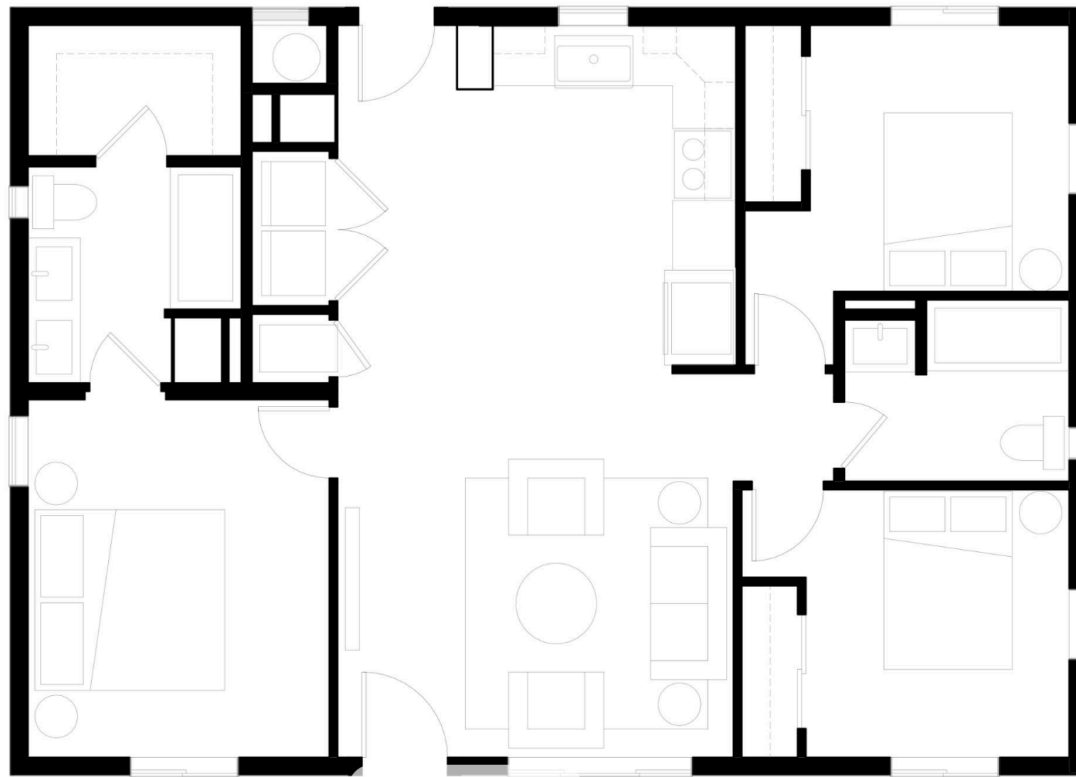
- Carpet Included

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



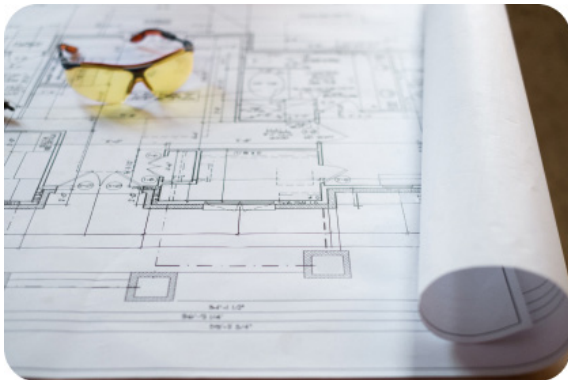
Expert and thorough inspection

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!