ma is modern + affordable
ma is modular architecture
ma is home



# Overview: Plans and Process

Architect-designed modular homes from KRDB.

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# Thank you for your interest in ma modular

We can provide modular homes in your area through one of our partner manufacturers. The determination of which factory we use has to do with proximity to your site, factory backlog and cost.

Probably the most important variable in executing a modular home outside of the market where we provide turnkey services (Austin only) is the local general contractor. If you do not have a general contractor identified, we may be able to connect you with one through our manufacturer.

## What the cost covers

The cost of a ma home has two parts. Roughly 40–60% goes to the cost of the mods, and the balance of 40–60% is for site clearing, foundation, delivery and setting the mod, state and local jurisdictions' permits, licenses and fees, and "button-up."

Not included are the land, the cost to bring sewer, water or electricity to the property, decks, screened porches, driveways, carports and garages, landscaping, and fencing. The most significant variable in most projects is the site cost.

## Timeline

Our project timelines are currently running around 9–12 months, but that can vary depending on many factors. At the front end, that could be the time for local building permits, bank financing, site preparation items and utility work. At the back end, it could be the time your local general contractor takes to "button up" or finish the home. Our process typically runs as follows:

| | |
|---|---|
| 1.5 months | Project queue and feasibility study |
| 1 month | Basic design |
| 2–3 months | Detailed design. All selections are made and priced, a final budget is prepared including your general contractor's costs, and a permit set is prepared. |
| 1–2 months | MEP engineering |
| 1 month | Permitting / plan appraisal and loan closing |
| 2 months | Mod manufacturing (dependent on factory schedule). The general contractor's on-site preparatory work proceeds at the same time. |
| 1–2 weeks | Shipping and set |
| 6–12 weeks (variable) | On-site work by the general contractor to connect utilities, install appliances, roofing and siding (if shipped without). |

# Step by step

## 1 Financing pre-approval

Modular homes can be purchased using a wide variety of conventional loan products. However, it's important that your bank or lender understands that modular draw schedules differ from conventional site-built draw schedules. Manufacturers usually take a draw to begin work in the factory, one or several more draws during construction, and a final draw before the home leaves the factory. There will also be draws to the general contractor for on-site services.

## 2 Feasibility study

To get started, we'll gather information about your land (or prospective land) to determine if it's suitable for a modular home, and to help us in the design process. We'll review this information and provide feedback that will help you decide whether to move forward with purchasing the land, if you don't own it already, and whether to move to Schematic Design.

Information you can provide:

- Digital photographs of the land.
- Information on the municipality that issues building permits for your location. If outside of Austin, call or visit your town or city building department for building requirements.
- Information on any property deed restrictions that may exist, which will be noted on the title for your property.
- Information on any neighborhood design restrictions that may exist. If you have an association, call your local neighborhood organization for a copy of the bylaws that govern your property.
- Information on utility infrastructure. Do you have water, wastewater, electricity and natural gas access on your land?
- Information about the ma home you'd like to build: approximate size, configuration, background information, and any desires or requests pertaining to the home.

# Step by step (continued)

## 3 Schematic design

At this stage, we'll provide you with a contract for Schematic Design services and collect a non-refundable deposit. The deliverable for this phase includes a 2D floor plan positioned on your site and a full-color presentation of the elevation (exterior) of the home. We'll then send you a form signing off on Schematic Design, as well as a request for a non-refundable deposit to proceed to Detailed Design.

Schematic Design includes:

- A review of the requirements for submitting for a building permit.
- A site review: adjacencies, topography, orientation, infrastructure and your programmatic desires, to find the most appropriate location and configuration on your lot for your ma home.
- A review of applicable codes and ordinances to ensure compliance and compatibility with the design.
- A schematic layout: the configuration of modules for your overall program and site requirements.
- Help identifying a local general contractor for set-up and installation of your ma home.

## 4 Detailed design

Detailed Design is where we review your scope of work, budget and schedule and reach an understanding of the project requirements. Based on the approved project requirements, ma modular develops the Detailed Design. Upon your approval, ma modular prepares Construction Documents indicating requirements for construction of the project and coordinates its services with any consulting services you provide. ma modular will assist you in filing documents required for the approval of governmental authorities, and in obtaining proposals and awarding contracts for construction.

Detailed Design includes:

- A full set of drawings specific to your site, including site plan, floor plans, elevations, and fixture and finish schedules.
- Specifications: a document that describes in detail all of the components of your building. It is used by the manufacturer and the general contractor to guide completion of your building, and by the bank, together with the drawings, to establish an appraisal estimate.
- A cost estimate for the building FOB (freight on board): the cost of the building as it leaves the manufacturer, including a freight estimate to your site.
- The manufacturer's draw schedule.

# Step by step (continued)

## 5 Financial approval

Once the Detailed Design is complete, we'll submit the drawings and final cost estimate to your bank or lending institution for loan approval.

## 6 Permitting

The timing on building permits will vary significantly depending on your jurisdiction. At this point, your local general contractor will provide a final cost estimate that includes:

- Coordination and installation of utilities
- Permit costs
- Any site improvement estimates
- Foundation estimate
- Crane costs
- "Button-up" cost

## 7 Construction

Once the building permit and financing are in place, we can order your home and get construction under way at the manufacturer. There are essentially two parts to the construction of your modular home: on-site work and factory work.

On-site work is all of the preparation needed at your home site to make it ready for delivery of the modules. This includes clearing of vegetation, grading, driveway and access preparation, construction of the foundation, and preparing the utilities to tie into the modular. Inspections by the local authority take place for this portion of the work. Time to complete site work will vary depending on the location and complexity of your site.

Factory work is the construction of the modules in the manufacturing plant. This includes all roof, floor and wall framing, windows, siding, wiring, plumbing, electrical work, HVAC, sheetrock, cabinets, tile, flooring, fixtures and paint. The modules typically arrive 90% complete.

## 8 Installation

Your ma home is delivered from the manufacturer on flatbed trucks and finished on site by the local general contractor. The modules are lifted from the trucks with cranes, set, leveled and secured to the foundation. "Button-up" crews then patch joints (sheetrock, flooring, etc.). If roofing was left off, it is completed as well. Exterior work such as decks, stairs, walkways and underpinning (if necessary) is installed.

## 9 Move-in

At this point, you will perform a walk-through of the home. We look in detail at all completed aspects of the house and create a punch list of work to be done. When the punch list is completed to your satisfaction and approved, your bank will want to do a final inspection to ensure completion. We'll also provide you with a homeowner's manual and explain where your breaker panel is, how to adjust your water heater, thermostat, and so on. The manual also includes a list of names and contact numbers for future reference.

# Floor plans

Architect-designed modular homes from KRDB, from a 550 sf guesthouse to a 2,500 sf family home. Each plan is built from ma modules in a factory and set on your lot.

| PLAN | SIZE | BEDS | BATHS | STORIES |
|---|---|---|---|---|
| Grand-Ma 550 | 550 sf | 1 | 1 | 1 |
| Dogtrot | 840 sf | 2 | 1.5 | 1 |
| Casita 1100 | 1,100 sf | 2 | 2 | 1 |
| Blanco River | 1,300 sf | 3 | 2 | 1 |
| Luna | 1,500 sf | 3 | 2 | 1 |
| C Plan | 1,600 sf | 3 | 2 | 1 |
| Robbins | 1,630 sf | 3 | 3.5 | 3 |
| Z Plan | 1,750 sf | 3 | 2 | 1 |
| Blue Crest | 1,900 sf | 3 | 2 | 2 |
| Alta Vista | 2,200 sf | 3 | 2.5 | 2 |
| Garwood | 2,200 sf | 4 | 4.5 | 2 |
| Fire Island | 2,300 sf | 4 | 2.5 | 2 |
| Marfa | 2,300 sf | 3 | 2.5 | 1 |
| Post | 2,500 sf | 4 | 2.5 | 2 |

# Grand-Ma 550

*The guesthouse, studio, office or granny flat.*

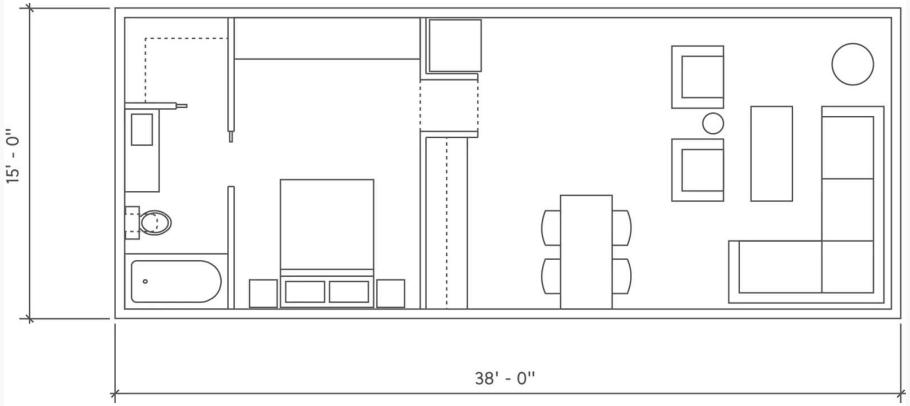
550 sf | 1 bed | 1 bath | 1 module | 38′ × 15′



The guesthouse, studio, office or granny flat of your dreams.

One module, one bedroom, one bath, and an open living room. It is the smallest plan in the ADU line.

## FLOOR PLAN



# Dogtrot

*Indoor-outdoor living around a central breezeway.*

840 sf (conditioned; the breezeway is not included) | 2 beds | 1.5 baths | 3 modules | 43′9″ × 34′3″



Light-filled indoor-outdoor space, high ceilings and a generous layout make this home a kind of sanctuary. A vacation or guesthouse you will want to stay in.

Bedrooms and bath sit in one module; the living, dining and kitchen area, with a powder bath, sits in another. An unconditioned breezeway between them, glazed on both sides, opens to a site-built porch on each side.

Porches are site-built.

## FLOOR PLAN



# Casita 1100

*A compact two-bedroom home.*

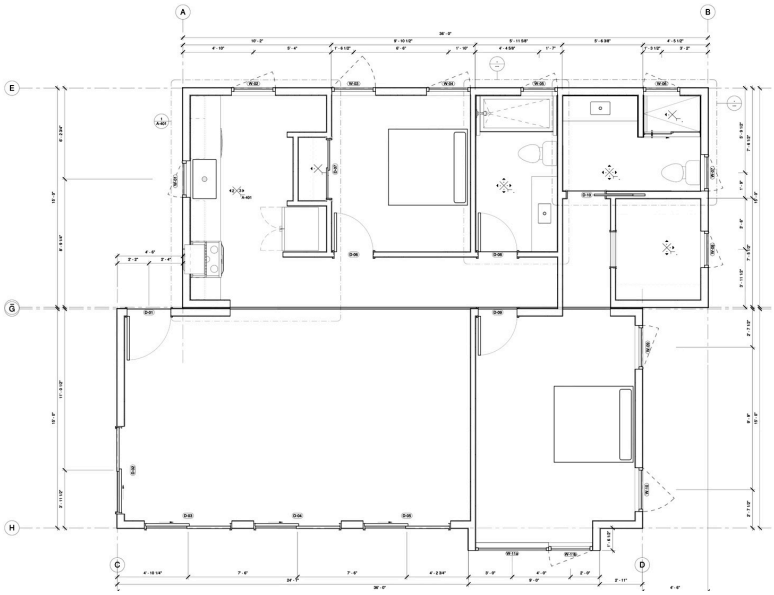
1,100 sf | 2 beds | 2 baths | 2 modules | 30′ × 36′



A compact two-bedroom home. A perfect ADU or small residence.

One module holds the kitchen, a bedroom and two baths; the other holds a second bedroom and an open living and dining room.

## FLOOR PLAN



# Blanco River

*Your urban dwelling, your country house.*

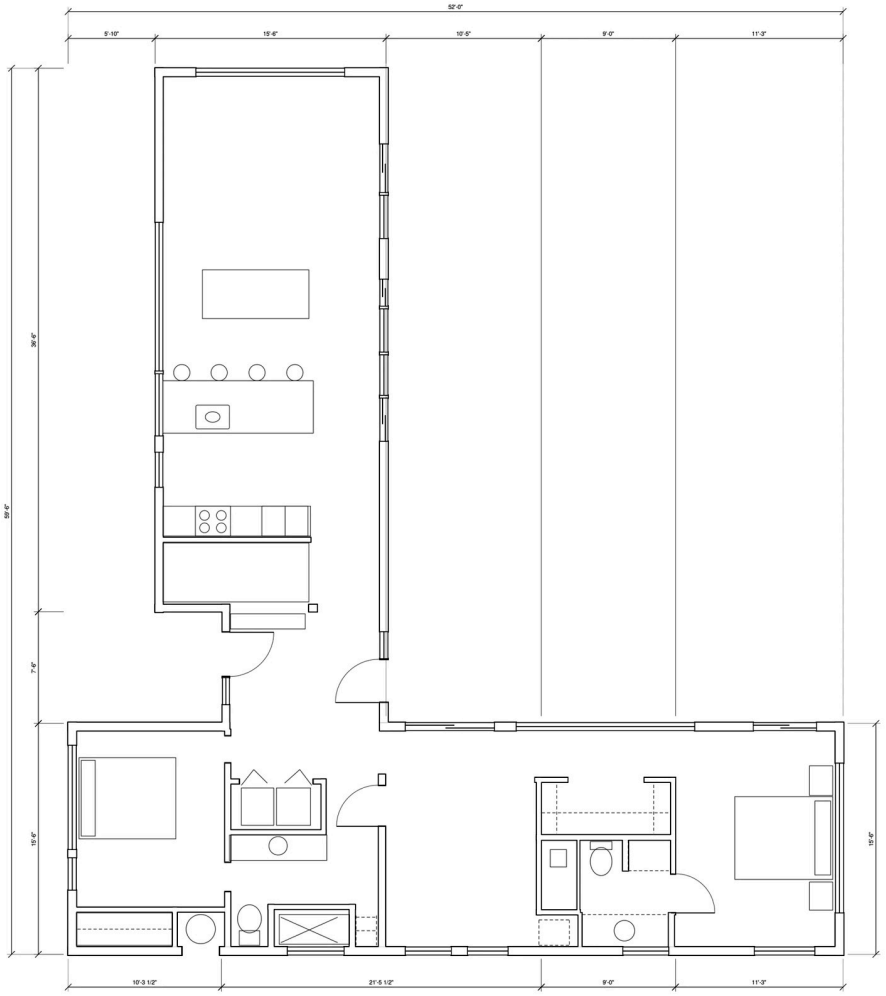
1,300 sf | 3 beds | 2 baths | 1 story



It's your urban dwelling, it's your country house. The cool flow of space, the large glass doors: it's as if you're living among the trees.

Featured in Sheri Koones' book Prefabulous Small Houses, and on 2Modern.

## FLOOR PLAN



FLOOR PLAN

# Luna

*Our most popular model.*

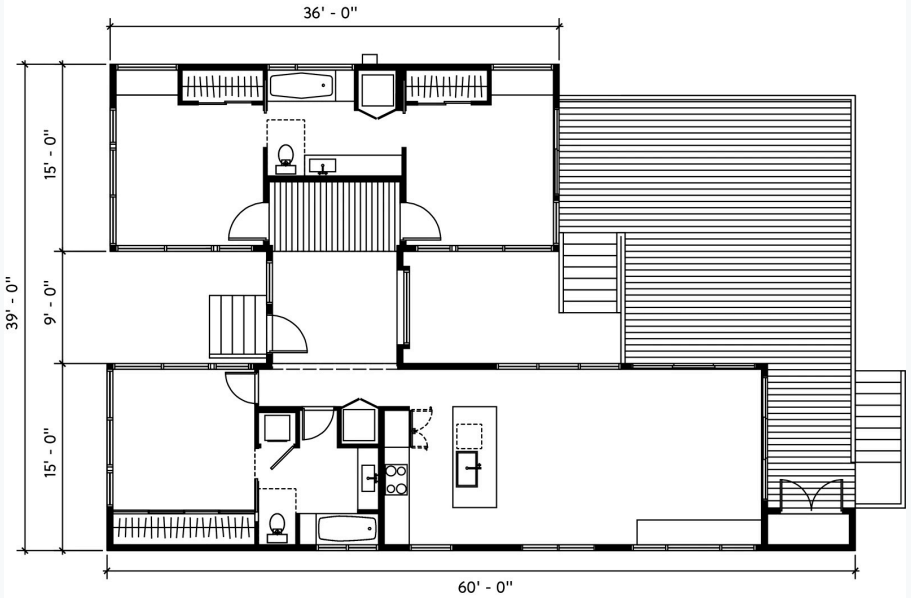
1,500 sf | 3 beds | 2 baths | 1 story



Our most popular model. An open breezeway separates the living, dining and kitchen area from the bedrooms.

A wall of glass doors in the living room opens to expansive views.

## FLOOR PLAN



# C Plan

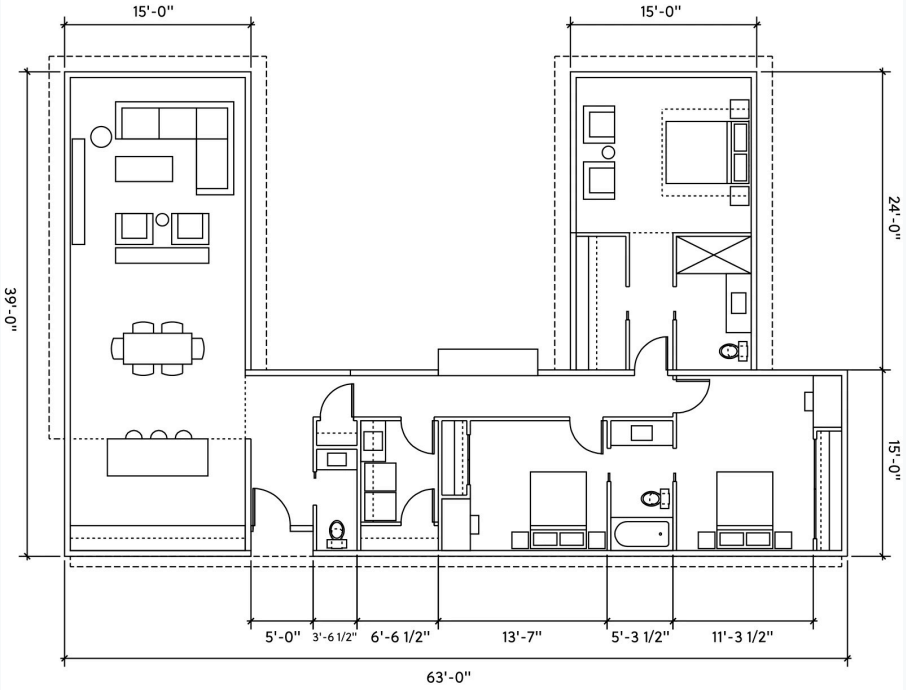
*The ultimate courtyard house.*

1,600 sf | 3 beds | 2 baths | 1 story



The ultimate courtyard house. Allowing for privacy but connected through a shared garden, lined with glass doors. Dreamy.

## FLOOR PLAN



# Robbins

*A three-story urban infill home with a roof terrace.*

1,630 sf | 3 beds | 3.5 baths | 3 stories | 4 modules

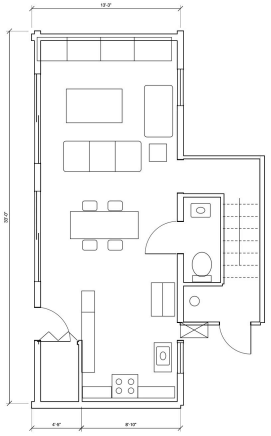


A narrow, three-story home built from four ma modules, made for tight urban lots. The ground level is an open kitchen, dining and living room with a powder room and glass doors to the yard; the second level has two bedroom suites.

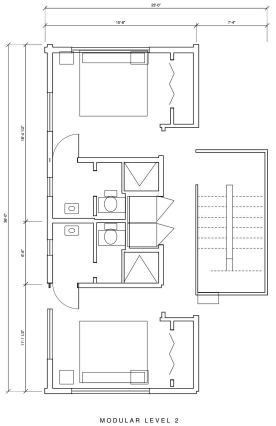
The primary suite takes the top level and opens to a roof terrace under a pergola.

## FLOOR PLANS

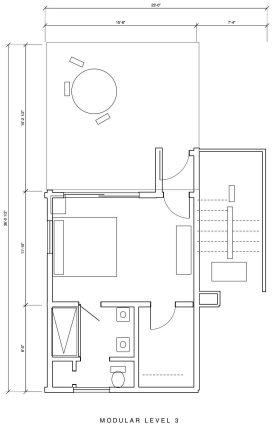
Level 1




Level 2




Level 3



# Z Plan

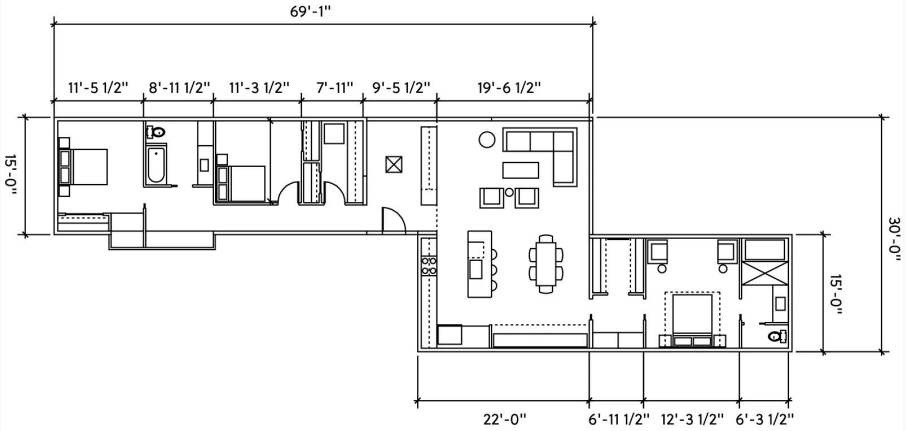
*Comfort, privacy and flexibility.*

1,750 sf | 3 beds | 2 baths | 1 story



Comfort, privacy and flexibility. A separate wing houses children or guests, while a dedicated home office stays apart.

## FLOOR PLAN



# Blue Crest

*A two-story urban infill model.*

1,900 sf | 3 beds | 2 baths | 2 stories

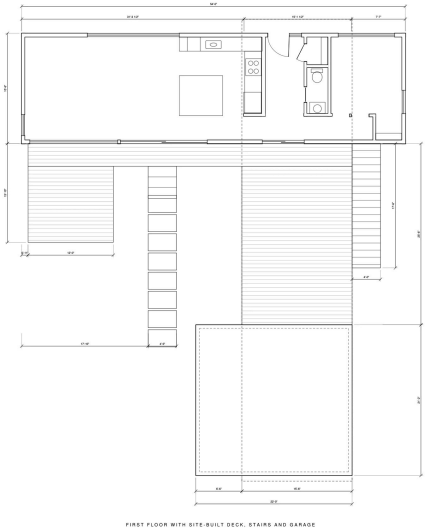


This ample two-story model includes indoor-outdoor spaces, a library and upstairs bedroom privacy. A great urban infill model.

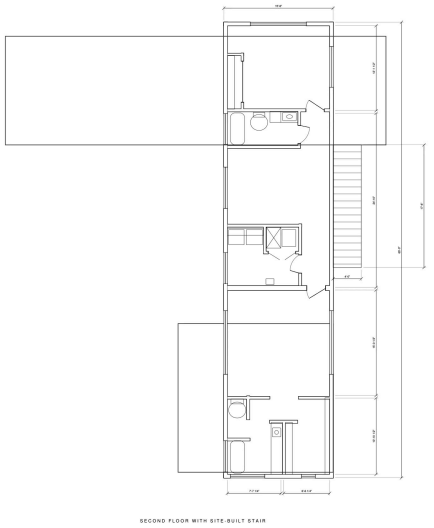
Decks, stairs and garage are site-built.

## FLOOR PLANS

First floor



Second floor



# Alta Vista

*A two-story hillside home with a roof garden and a private courtyard.*

2,200 sf | 3 beds | 2.5 baths | 2 stories | 3 modules

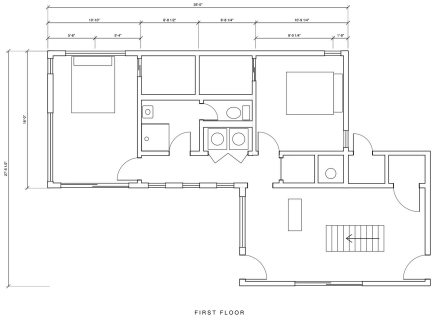


A two-story home built from three ma modules. The upper level holds the open kitchen, dining and living space, with a deck along the glass wall and two bedrooms; the lower level adds a bedroom wing and a sheltered courtyard.

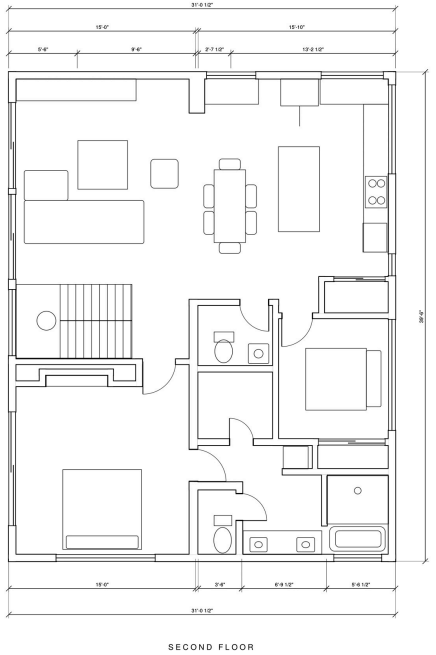
A planted roof and a covered outdoor dining area extend the living space outdoors.

## FLOOR PLANS

First floor




Second floor



# Garwood

*An L-shaped two-story home with a bedroom suite on every level.*

2,200 sf | 4 beds | 4.5 baths | 2 stories | 4 modules

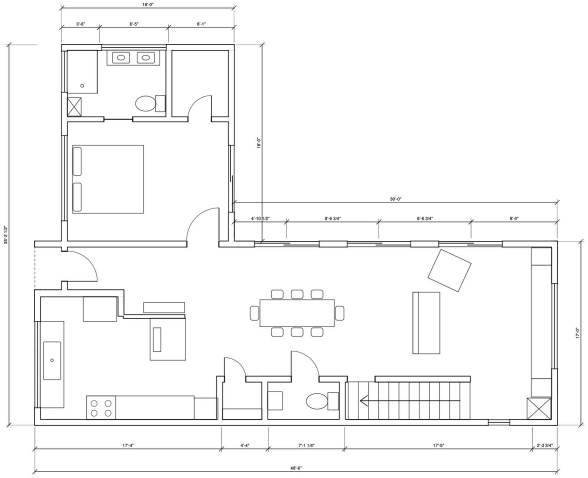


An L-shaped, two-story home built from four ma modules. The main level is an open kitchen, dining and living room along a wall of sliding glass, with a bedroom suite and powder room.

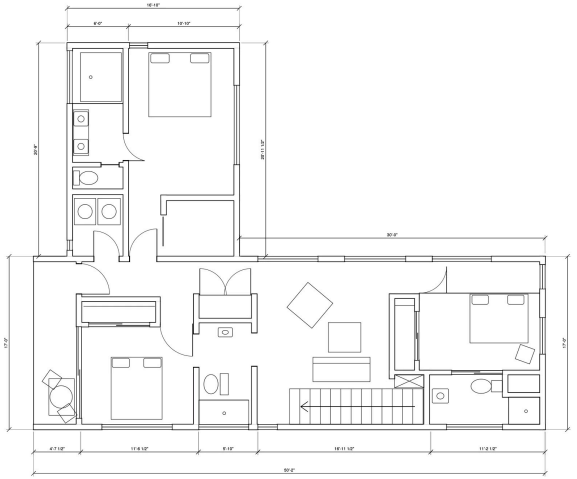
Upstairs are three more bedrooms, laundry and a second living area, with a covered balcony off the front. A rear deck makes room for outdoor dining and a plunge pool.

## FLOOR PLANS

First floor



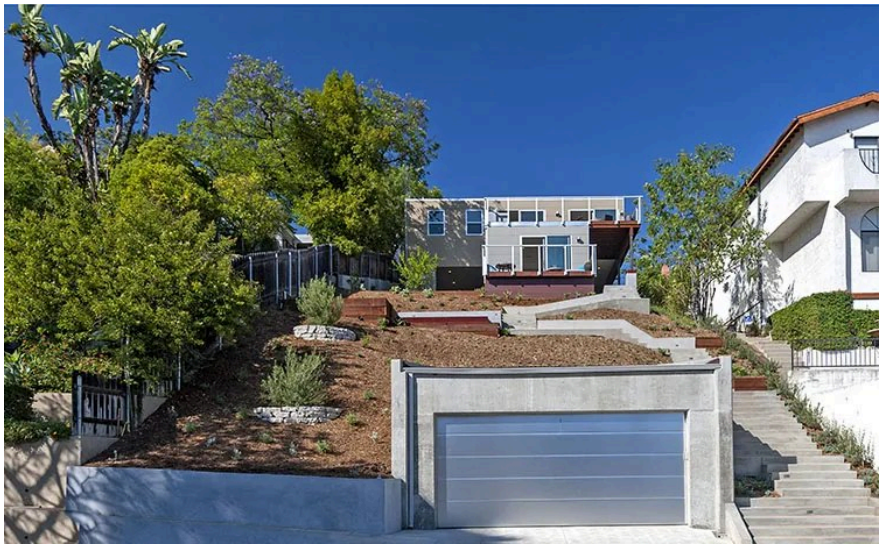

Second floor



# Fire Island

*An upside-down plan designed for vistas.*

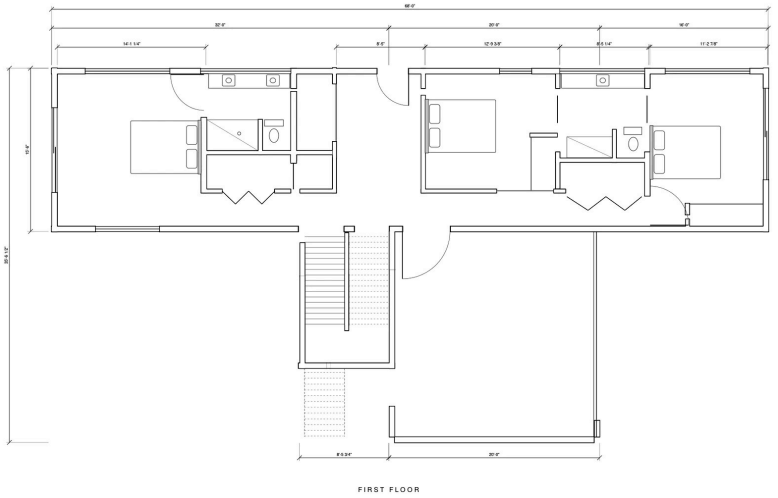
2,300 sf | 4 beds | 2.5 baths | 2 stories



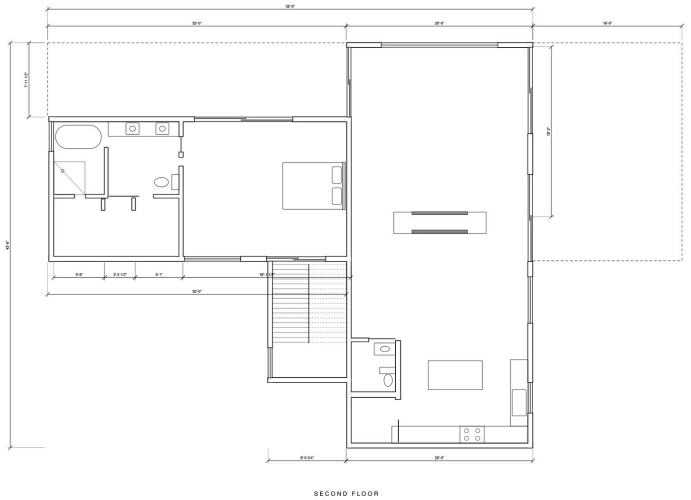
This "upside-down" plan was designed for vistas. The main living space, along with the primary bedroom, are upstairs, with multiple adjacent decks. This volume sits on top of three bedrooms below.

## FLOOR PLANS

First floor




Second floor



# Marfa

*A rambling pavilion home with a guesthouse.*

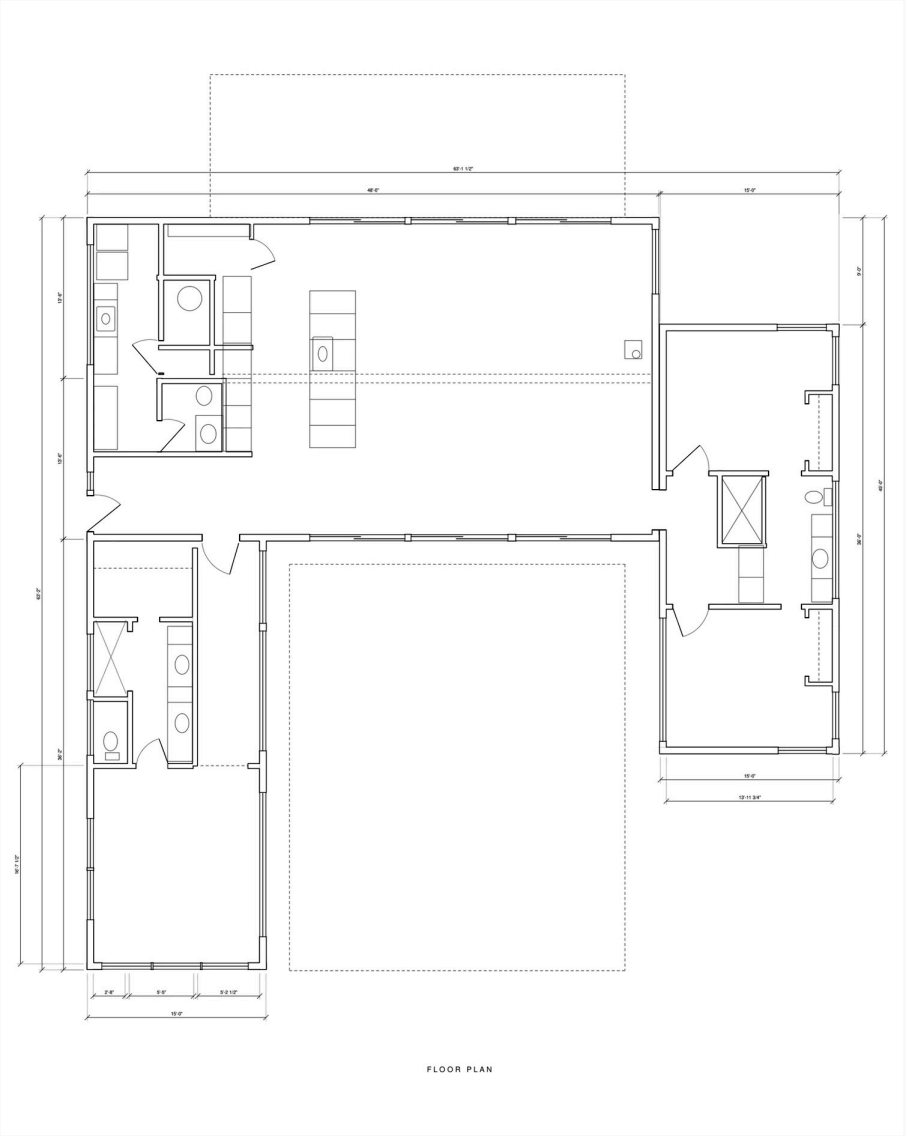
2,300 sf | 3 beds | 2.5 baths | 1 story | 2 modules



A rambling pavilion home. The large common space (two merged ma modules) and a separate guesthouse with a shared courtyard make this a perfect model for gatherings and guests.

Featured in Dwell, December 2016.

## FLOOR PLAN



FLOOR PLAN

# Post

*A five-module home with a cantilevered cedar upper floor.*

2,500 sf | 4 beds | 2.5 baths | 2 stories | 5 modules

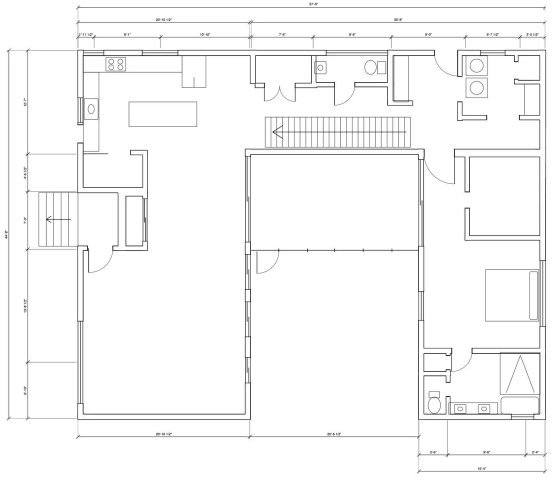


A two-story home built from five ma modules. The first level holds the open kitchen and living area, a ground-floor bedroom suite, laundry and a powder room.

A cedar-clad upper volume cantilevers over the entry and holds the remaining bedrooms and bath, with a covered balcony at one end.

## FLOOR PLANS

First floor




Second floor

