

LAND SELECTION

The build process starts with the right piece of land. Below is a list of things to keep in mind when looking for land. Your General Contractor and Rocio Romero can help you confirm some items on this list, so you can ensure that the site works for your project.

Since ours is a Kit of Parts, you don't have any limitations when selecting your land that will impede the successful delivery of your Kit. However, some sites can present logistical issues and require more planning and coordination. For troubleshooting ideas, read the Shipping Process section on Pg. 23.

Determine if your land is buildable:

1. **Land Size:** You'll need to ensure that the LV Series Home fits on the land. You'll need to find out the size of the land as well as the set back regulations for it. Subtract the set backs from the size and ensure that the LV Home you want to buy fits on it.

2. **Building Codes:** You'll need to ensure that the LV Home is buildable on your land.

a. Structural Requirements: Our homes are designed and engineered to the highest standards. That said, you'll still need to find out whether our engineering specifications meet your local codes. Historically, we have been able to increase the structural requirements for clients who needed more stringent requirements.

b. Building Restrictions: Being in a coastal area, endangered species area, wetland, subdivision, and/or place with an Architectural Review Committee can limit and/or impede your ability to build or add significant time and cost to the permitting process. (If applicable, add this to your additional land costs, noted below.)

Determine if your land fits your budget:

1. **Land Price:** You'll need to factor the obvious costs, such as cost of land, land taxes, and closing costs, then factor additional costs to get your total land costs; see the list below.

2. **Utilities:** Some land has existing utilities, others do not. Find out whether your land has the following:

- **Water:** Land next to city water is a plus, though connection fees may apply; consult with your local municipality. Land without city water will require that you build a well or have an alternate water source. Again, your General Contractor can help ascertain these costs and all other costs associated, such as water line to your home/landscape.
- **Sewer/Septic:** Land next to a city sewer is a plus, though connection fees may apply; consult with your local municipality. Land without a city sewer will need to be hooked up to a septic system. Septic code varies throughout the country, as do septic types; ask your General Contractor to help you specify your septic system and septic lines.
- **Electric:** Most land has access to electricity. Have your General Contractor find out if there is existing electrical and whether you can hook up to it. If not, find out the fee to set this up from your local electric company. Otherwise, you can make the LV even more green and be off grid. Since the LV is built like a normal stick-built home, it can have solar power and/or any type of green technology to assist in your home's energy needs. Keep in mind that the LV specifies underground electrical, which is more expensive than attaching directly to your home.
- **Gas:** Find out whether you have access to a gas line. If so, find out the hook-up costs from your local gas utility. If you do not have access to a city gas line, you can easily install a propane tank. Many clients install these below ground, so they are not visible; others go all electric.

3. **Site work:** Some projects require site work prior to construction. Consider the following: Does the site require excavation or land movement? Tree and/or debris removal? Structure removal?
4. **Custom Foundations/Soils:** If your home requires a custom foundation due to your land, find out from your General Contractor what that foundation would be and the costs associated with it. For example, if you are in a flood plain you will need to put your home on pile-ons. Also, understand the soil condition of where you plan to build and find out if it requires special excavation and/or a special custom foundation. For example, land with stone has the disadvantage of more expensive excavation and poor soil has the disadvantage of potentially having a more expensive foundation system. It is a good idea to get a Soils Report early on to determine foundation costs. Below is a description of it:

SOILS REPORT

A Soils Engineer prepares the Soils Report, which will be used by the Structural Engineer to determine the type of foundation and footing needed for your home. A Soils Report contains information such as:

- Geology of subsurface soils (types, layers, thickness)
- Groundwater level and recommendations if groundwater is encountered
- Seismic considerations
- Foundations: recommended foundation type, maximum allowable soil-bearing pressure, minimum depth to underside of footing below final grade (frost protection) and minimum foundation width
- If drilled pier foundation is recommended: minimum pier diameter, required extension into competent soil, active equivalent fluid pressure, passive equivalent fluid pressure, skin friction
- Increase in the allowable bearing pressure for short term/transient loads (wind, seismic)
- Foundation perimeter drainage requirements