

Welcome, RJ! 🙌



Rooms as a Product Workflow

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4.5

Overall Score

Complete

ModularFeasibility Assessment

Serenity Village

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📍 5224 Chestnut Road, Olivehurst, CA

Affordable Housing • 24 Units • 3 Stories

 [Summary](#) [Zoning](#) [Massing](#) [Sustainability](#) [Cost](#) [Logistics](#) [Build Time](#)

Sustainability Score: 5.0/5.0

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Sustainability Assessment

5.0/5

Score of 5.0/5: Project readily supports Net Zero Energy (NZE) and PHIUS with minimal site-built upgrades. Will require enhancements to foundation, walls, roof, windows, HVAC & lighting in addition to investment in batteries & solar power. Modular construction can reduce waste generation and increase installation quality.

Weight: 20% of overall feasibility score

Net Zero Energy (NZE) Readiness

Solar PV Ready Roof	✓ Ready
Battery Storage Prep	✓ Included
High-Performance Envelope	⚠ Upgrade Required
HVAC Efficiency	⚠ Upgrade Required
LED Lighting Package	✓ Standard

PHIUS Certification Path

Air Tightness	✓ Factory Controlled
Thermal Bridge Reduction	✓ Optimized
Window Performance	⚠ Upgrade Required
Ventilation System	⚠ HRV Required
Quality Assurance	✓ Factory QC

Required Enhancements for NZE/PHIUS

Component	Standard Spec	Enhanced Spec	Cost Impact
Walls	R-19 Insulation	R-24+ Continuous	+\$8K
Windows	U-0.30 Standard	U-0.15 Triple Glazed	+\$25K
HVAC	Standard Heat Pump	High-Efficiency HP + HRV	+\$35K
Solar + Battery	None	120kW Solar + 200kWh Battery	+\$180K

Modular Construction Advantages

- Factory-controlled environment ensures consistent air sealing
- Reduced thermal bridging through optimized assembly
- Quality control testing for each module before delivery
- Minimized construction waste (up to 50% reduction)
- Reduced on-site disruption and faster installation
- Pre-wired electrical and plumbing reduces field errors

Assessment Complete

Your ModularFeasibility assessment is complete. You can now proceed to SmartStart.

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