

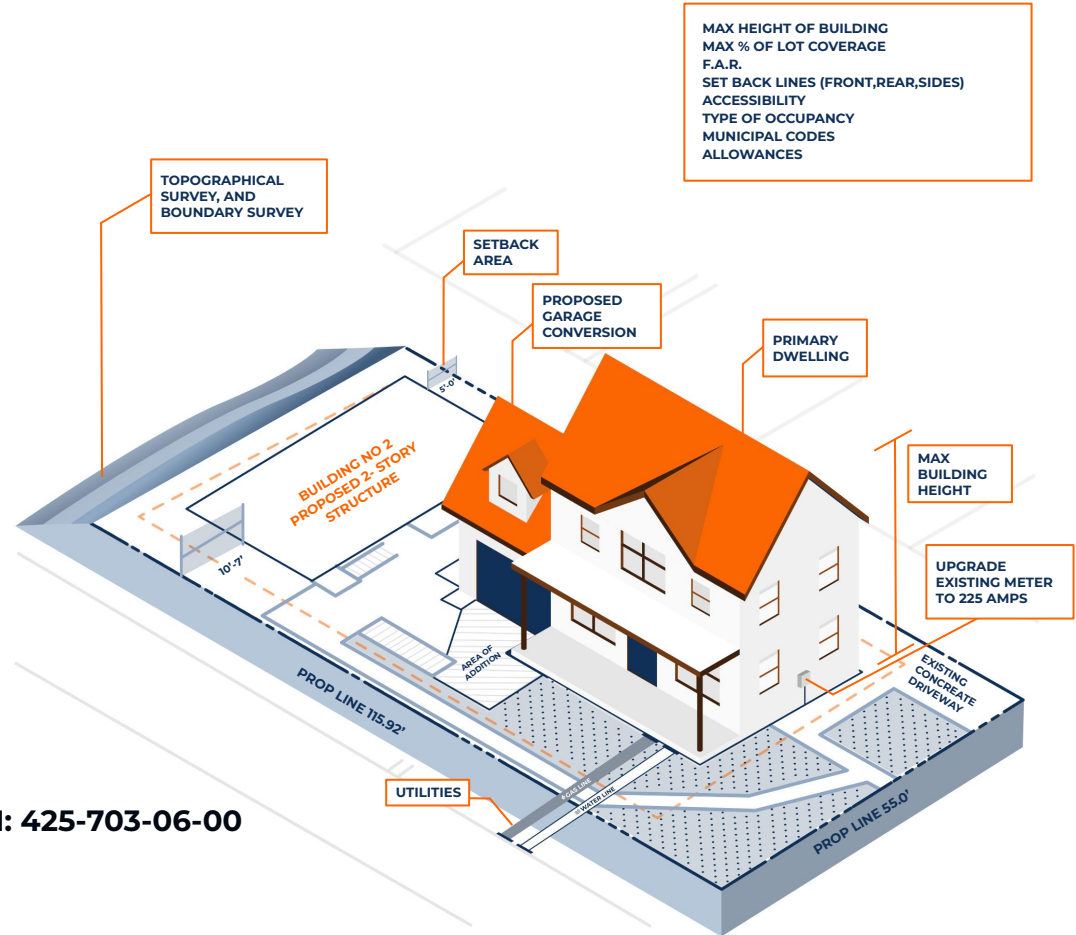


# Feasibility Study

Prepared for: Annie Lopiccolo

2812 Clairemont Ct. San Diego, CA 92117 | APN: 425-703-06-00

Detached 2-Story Structure w/ (1) ~800sf 2/2 ADU



# Sitemap

## Scope of Work:

- (1) ~800 2/2 ADU

(1 unit; 800sf Total Habitable Space Added)

## Build Area Notes (Per ADU):

1. Existing Dwelling Unit
2. Proposed 2-Story ADU



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# Site Details



**2812 Clairemont Ct.**  
**San Diego, CA 92117**  
APN: 425-703-06-00

**Lot Area:** 12,069 sf (approx 0.28 acres)  
**Jurisdiction:** City of San Diego



## Existing Structures

**Year Built :** 1961  
1 unit, 3bd/2ba (2,029 SF)  
No fire sprinklers  
No PV System  
Sewer at Clairemont Ct.  
Main water at Clairemont Ct.



## Site Conditions

**Access:** Vehicular access along rear alleyway.  
**Parking:** Off street parking available  
**Utilities:** Medium run between proposed dwelling unit and nearest utility



## Zoning

**Zone:** RS-1-7  
**Floor Area Ratio:** 0.52 (6,276sf; 4,247sf remaining)  
**Height limit:** 24/30'  
**ADU Parking:** No parking space required for ADUs in the City of San Diego \*IB400  
**Front setback:** 15'  
**Side setback:** .08 x lot width; 4' for ADU above 16' height  
**Rear setback:** 13'; 4' for ADU above 16' height  
**Streetside setback:** 5'  
**Building separation:** 6'  
**Flood:** No  
**Fire hazard zone:** High



## Overlays

Airport Land Use Compatibility Overlay Zone (ALUCOZ)  
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)  
Parking Standards Transit Priority Area (PSTPA)  
Transit Priority Area (TPA)  
Affordable Housing Parking Demand  
ALUCP Airport Influence Area (AIA)  
FAA Part 77 Noticing Area  
Very High Fire Hazard Severity Zone (VHFSZ)  
Geologic Hazard Category  
Complete Communities Mobility Choices (CCMC)  
Sustainable Development Area (SDA)



## School District

**San Diego Unified School District**  
\$4.79/sf (>500sf)



## Misc. Considerations

**San Diego Bonus ADU Program**

# Soft Cost

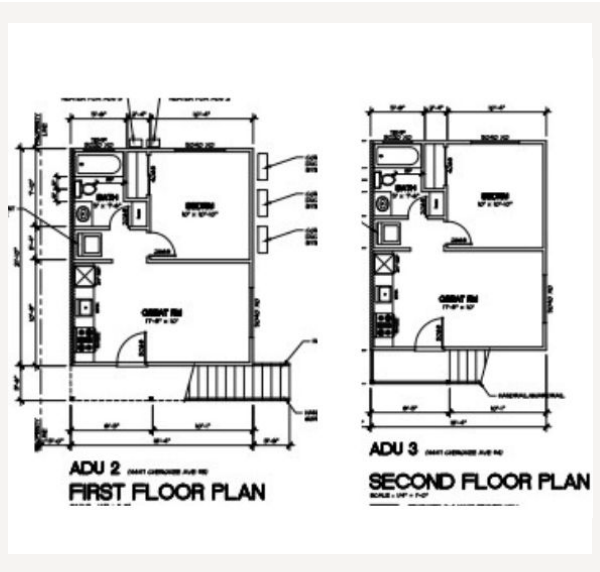
Detached 2-Story Structure w/ (1) ~800sf 2/2 ADU

\*Floor Plan for example only

## Includes:

**1** ~800sf, 2/2  
**Detached 2-Story  
ADU**

**800**  
**Approx total sq ft**



Soft Cost Estimation:	Cost in Dollars (\$)
Design	\$12,500
Structural engineering	\$1,800
City Permit fees	\$4,020
School Fees	\$3,840
Water/Sewer	\$4,110
Title 24	\$350
Boundary Survey	\$4,500
Topographical Survey	\$5,000
<b>Total:</b>	<b>\$36,120</b>

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# Hard Cost

Detached 2-Story Structure w/ (1) ~800sf 2/2 ADU

\*Actual hard cost determined by GC, based on approved plans

## Includes:

**1** ~800sf, 2/2  
**Detached 2-Story  
ADU**

**800**  
**Approx total sq ft**



<b>Hard Cost Estimation:</b>	Cost in Dollars (\$)
Habitable (\$325/sf)	\$260,000
Meters	\$5,000
Solar	\$8,500
<b>Total:</b>	<b>\$273,500</b>

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# Financial Projections

## Proposed Scope of Work

**1 ADU: ~800sf Total Habitable Space**

### Details:

Detached 2-Story Structure w/ (1) 800sf 2/2 ADU

### Cost Assessment:

**Soft Costs:** \$36,120

**Hard Costs:** \$273,500

### Projected Cost Range: (Total + 10% Contingency)

**\$309,620 - \$340,580**

### Projected Rent:

**\$3,200/mo**

Rental Strategy :	Cost in Dollars (\$)
Total Investment	<b>\$340,580</b>
Monthly Rental Income	\$3,200
Monthly Expenses (25% Assumption)	\$800
Monthly Cash Flow	\$2,400
Annual Cash Flow	\$28,800
<b>Annual Cash on Cash Return</b>	<b>8.46%</b>

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# Additional Rendering

Visual Aid Only

Final design to be determined during Design Phase



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# Timeline



## Design

16 - 22 Weeks  
20 - 30 Weeks

## Permitting

24 - 38 Weeks  
38 - 60 Weeks

## Construction

8 - 18 Weeks  
24 - 60 Weeks

 Smaller Projects     Larger Projects





# Thank You!

Let's take the next step:

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ADU options by:  
**Zach Collins**

