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SECTION I: PROJECT INFORMATION

Name: Daffy Duck
Address: 200 Disney Way, Anaheim, CA
Unit Type: Studio
Date: 11/22/19
Inspector Name: Mickey Mouse
Property Dimensions: Lot size 8,978; Main house: 2,534

Property Owner Provided Information:

- What type of unit do you want to install? Studio, separate from main house, 800 sf
- Are you aware of any pipes running under the proposed ADU location? (Example: Any water or sewer line or lines associated with pool) No
- Does your main dwelling have a fire sprinkler system? No
- What will be the use of the unit? Rental
- Are there any creeks on your property? No

Slope Analysis: The inspector observed a 0.4% slope in the driveway. No slope was observed in the backyard.

SECTION II: LAND USE ANALYSIS

SUMMARY: An analysis of site conditions and the Municipal Code determined that development standards can be met for a studio on this lot. Planter boxes in the rear right yard will have to be demolished or moved to another location to accommodate the studio and meet the minimum setbacks.

Zoning Analysis summary:
Feasibility (Y/N): Yes
Type of unit feasible to install (studio/duplex): Studio
Any structure demolition needed (Y/N): No, but see note about planter boxes
Additional parking needed (Y/N): No
Setbacks met (Y/N): Yes

Zoning Analysis Chart:

Zoning Requirements	Restriction or Standard	Site	Compliance
Maximum ADU size	May not exceed 50% of main unit's living area	The main house is approximately 2,534 sq ft. The Studio approximately 540 sq ft. This requirement has been met.	Yes
Location of ADU	Rear yard	The proposed location is in the rear yard.	Yes
Maximum height	18 ft.	The ADU is approximately 11 feet	Yes
Setbacks	Rear-4 foot, side-4 foot, front-60 ft.	There are approximately 25 additional ft. once setbacks have been met (per fire code) from the main house to the rear fence. There are approximately 3 additional feet remaining from side fences once side backs have been met per fire code.	Yes
Main / ADU dwellings separation	6 ft.	This requirement has been met. *See above.*	Yes
Parking	1 additional space, unless within ½ mile to public transit	The property is within .5 miles of public transit. Additional parking will not be required.	Yes
Fire sprinkler	If the main dwelling unit is sprinkled, the ADU must be as well	The property is not reported to have fire sprinklers.	Yes

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SECTION III: FEES AND COST

City Fees:
The planning estimated fees are:
Pre-application Fee: $500
Planned Development Application (Administrative): $3,000

The building estimated fees are:
Preliminary Plan Review: $155
Plan Check: $155
Building Permit: $2,069
The development estimated fees are:
Any extra fees: N/A

Utility connection and application fees:
The estimated water connection fees are: $0
The estimated power connection fees are: $1,000-$6,000
The estimated gas connection fees are: $1,000-$6,000
The estimated sewer connection fees are: $0-$447
The total estimated utility application & connection fees are: $2,000-$12,447
These fees assume new meters are not necessary, but that the ADU can be connected to the existing lines.

Utility connection estimate:
The estimated water connection estimate is: $5,000
The estimated power connection estimate is: $6,000
The estimated gas connection estimate is: $5,000
The estimated sewer connection estimate is: $6,000
The total utility connection and foundation construction cost estimate is: $22,000

City Fees	**$5,694.00**	
Utilities	**$7,500.00**	Median quoted price
Utilities connection	**$22,000.00**	
ADU-separate structure	**$260,000.00**	Average price per square foot is between $150-$500. Proposed unit is 800 sf.
Estimate:	**$295,194.00**	

These fees are estimates based on the initial analysis and subject to change based on subsequent findings upon completion of planning and construction documents, feedback from the utility companies upon submittal of the formal utility applications, and hard bids by contractors.

Figure 1. Front of property

Figure 2. Street View

Figure 3. Right side of property

Figure 4. Left Side walkway

Figure 5. Rear of Property

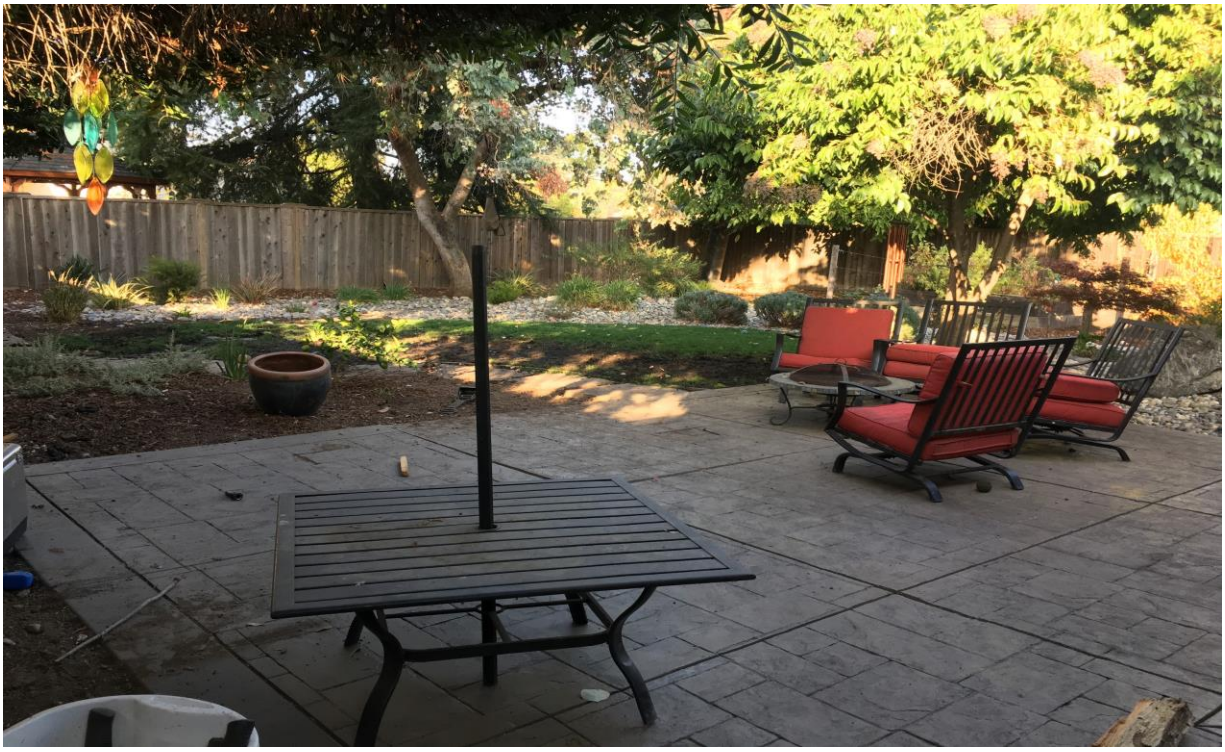

Figure 6. Backyard

Figure 7. Tree in backyard

Figure 8 Backyard Fence

Figure 9. Backyard Fence

Figure 10 Backyard

Figure 11. Backyard Right Corner Fence

Figure 12. Backyard

Figure 13. Gas Meter

Figure 14. Water Meter

Figure 15. Water Shut off

Figure 16. Electrical meter and Panel

The preliminary opinions and conclusions presented in this letter are made in accordance with generally accepted real estate development principles and practices. No other warranties, either expressed or implied, are made. Please note that we have developed this feasibility analysis for your informational purposes only; third parties should not rely on this information as their sole or primary basis for embarking on this project. BuildZig encourages all parties to perform their own due diligence and reach their own conclusions, independently of this report. This report is based on information provided by you and/or the Owner of the project. This report should not be used to determine loan amounts or any other terms of loans made on this project. Market conditions vary, and as such, this report is time sensitive. Cost of construction materials and labor vary, this report is based on standard market rates available in this area. This report is issued with the understanding that it is the responsibility of the owner or owner's representative that the information contained in this report is called to the attention of all concerned parties and incorporated into the plans and that necessary steps are taken to see that the contractor or subcontractor carry out such recommendations in the field.