



[REDACTED]

# Garage & Casita Addition

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[REDACTED]

AARON & CO

DESIGN | BUILD | REMODEL

[www.aaroncomp.com](http://www.aaroncomp.com) | 520.999.4138

ROC 250866

# FEASIBILITY STUDY REPORT

LEGAL OWNER  
PROPERTY ADDRESS



PARCEL ID  
LEGAL DESCRIPTION



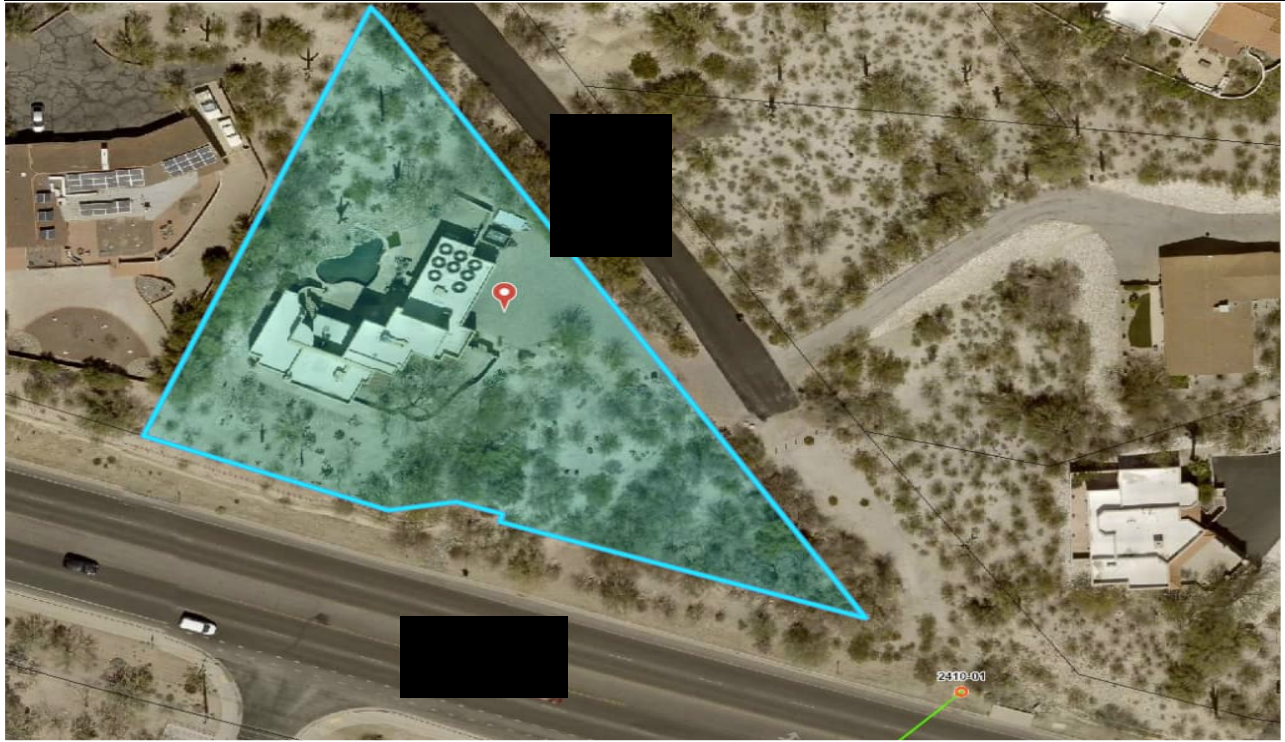
JURISDICTION PIMA COUNTY  
ZONING CR-1

LOT COVERAGE CALCS (SF)	actual	allowed	ok/alert	summary
Existing Dwelling	2,825	----	----	No issues
Covered Areas	899	----	----	No issues
Driveway/Vehicular Use Area	3,302	----	----	No issues
Proposed Additional Dwelling	780	----	----	No issues
Total Proposed Lot Coverage	7,806	----	----	No issues
Total Lot Size	40,748	----	----	No issues
Total Percentage of Covered Lot	19%	n/a	ok	No issues
MAIN BUILDING ELEVATIONS				
Max Structure Height	22'	34'	ok	No issues
Max Stories	2	2	ok	No issues
MAIN SETBACKS				
Front (East)	32'	30'	ok	No issues
Sides	45'	10'	ok	No issues
Rear (West)	23'	40'	ok	No issues
ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS				
Coverage SF	780	1500	ok	No issues
Coverage % of Main Building	0	70%	ok	No issues
Max Structure Height	22'	24'	ok	No issues
Front Setback	30'	30'	alert	Current setback is 60'. 30' setback is based on Modification of Setback approval by Pima County.
Side Setbacks	168'	4'	ok	No issues
Rear Setback	42'	4'	ok	No issues
Fire Suppression System	----	----	ok	No issues found
Design Guidelines	----	----	ok	No issues found
SITE CONFIGURATION				
Access	n/a	----	ok	We found no issue with access to/around the site.
Floodplain	n/a	----	ok	We found no issues with floodplain

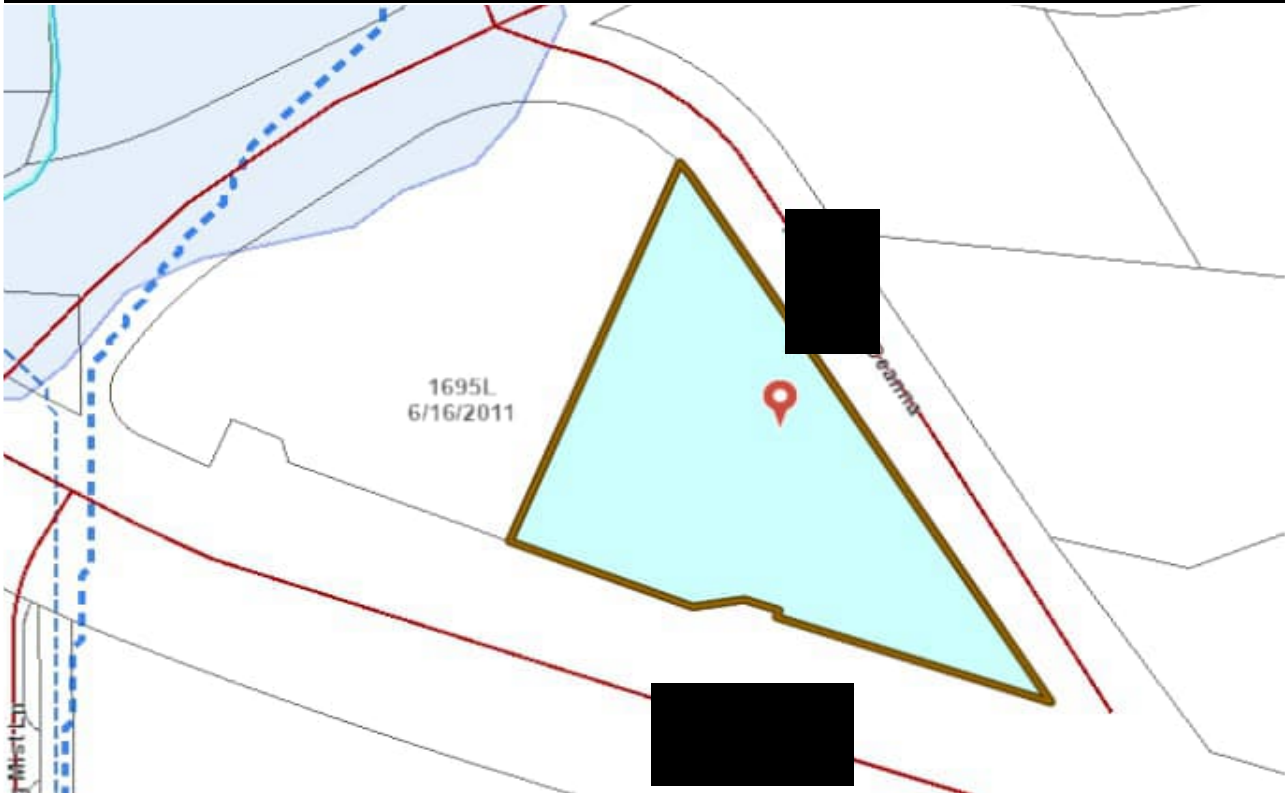
Easement	n/a	----	ok	Assessor's record map reports no easements.
Electric	TEP	----	ok	We found no issues with any current overhead electrical components.
Septic	<i>1250 Gallons</i>		<i>alert</i>	<i>Existing septic tank size is not adequate for new project.</i>
Sewer	n/a	----	----	Sewer is available on W Calle Gardenias
PERMITTING AND APPROVAL				
Building Permit Jurisdiction	Pima County			
Waste Water Permit	None determined			
Fire Suppression System	None determined			
Hillside Development	<i>Project would require a hillside development permit</i>			
Septic System	<i>Project would require a septic system permit</i>			
Design Guidelines	None determined			
Pre-Existing Permits	No drawings of relevance were found			

*\*Feasibility based on preliminary research. Issues that may further restrict development may arise.*

# ORTHOGRAPHIC & SEWER

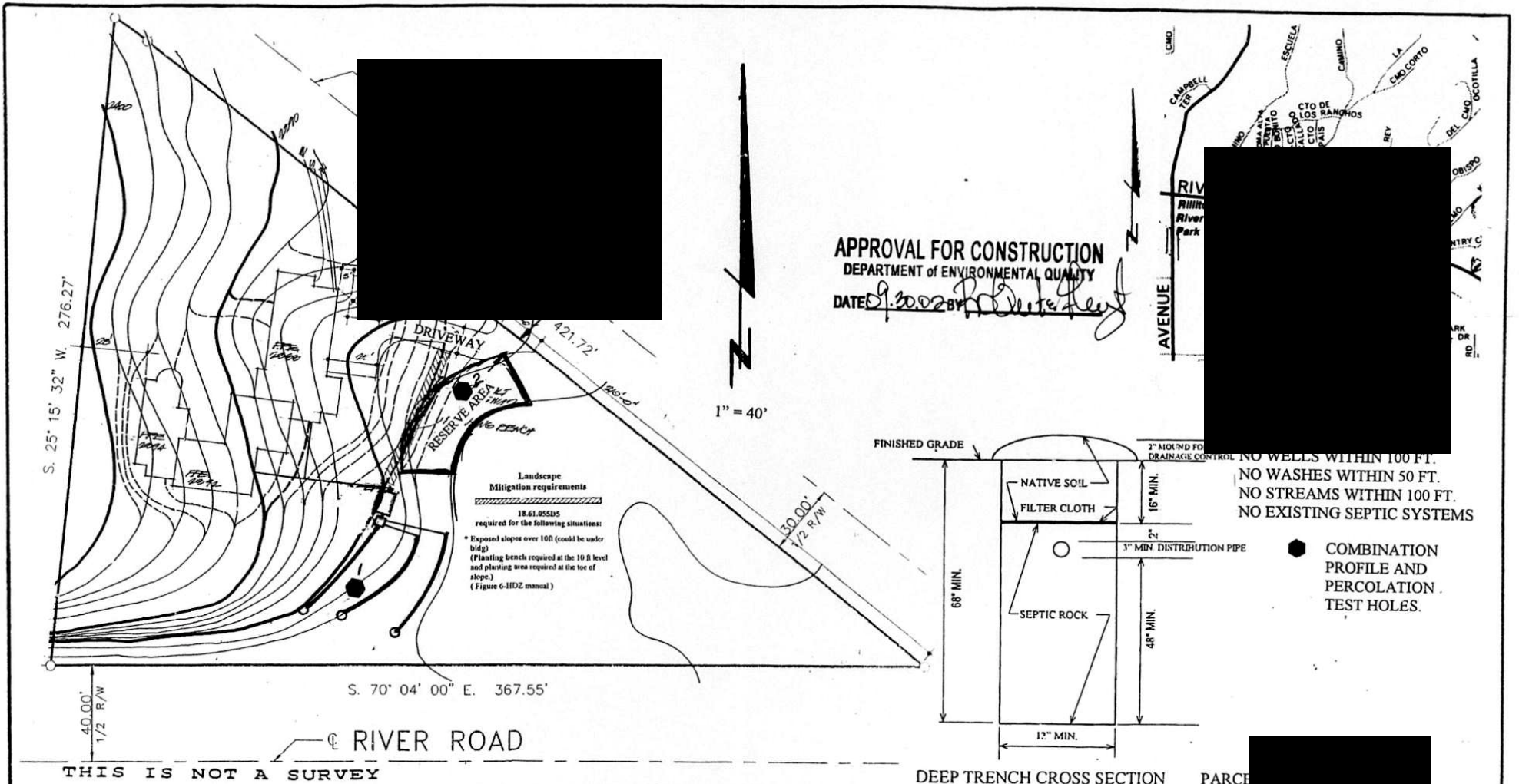


# PIMA COUNTY FLOODPLAIN MAP



# HILLSIDE DEVELOPMENT



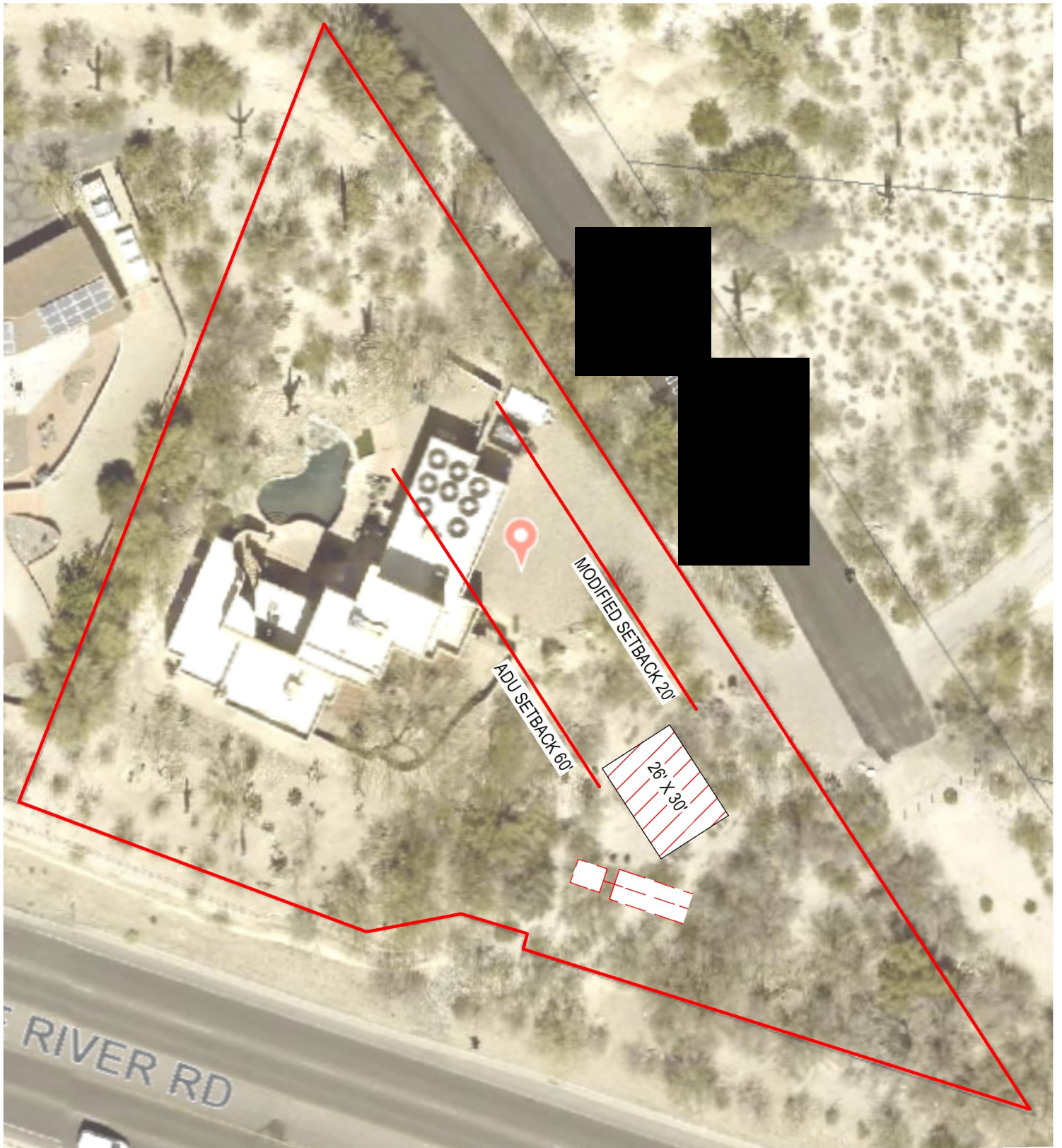


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ON SITE SEPTIC SYSTEM  
 FOR

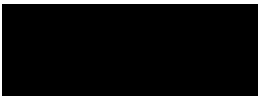




SHEET NUMBER

A1

CLIENT INFORMATION



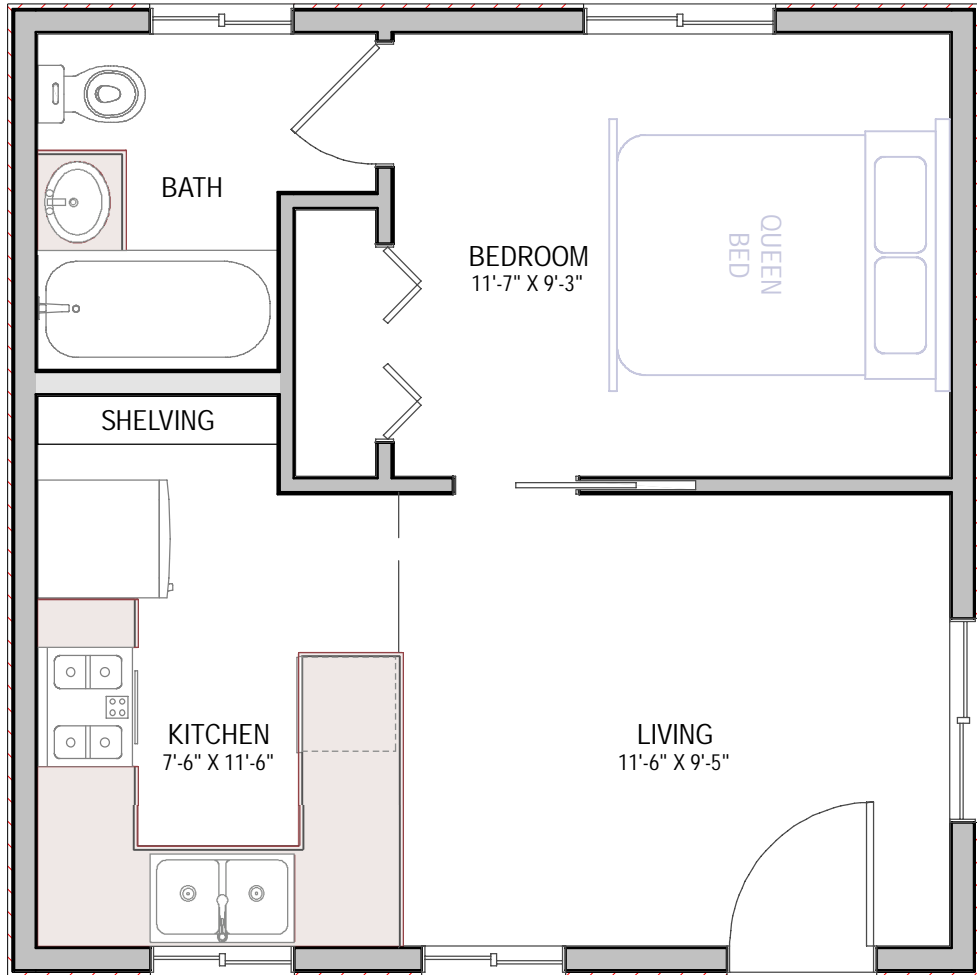
DESIGNER'S INFORMATION

AARON & CO  
AARON@AARON-CO.COM  
520-999-4138



SHEET TITLE

PROPOSED ADU  
LOCATION



SHEET TITLE

DWELLING UNIT  
CONCEPTS

DESIGNER'S INFORMATION



**400 SF**

# BROAD OPINION OF COST

PROJECT [REDACTED]  
 DATE [REDACTED]

The figures provided below represent a suggested budget range of expected costs for a project of your type, based on preliminary information you have provided and a preliminary visual assessment. (Please note that they are not quotations or estimates but merely broad opinions of the construction cost range.) The budget range will be updated as detailed drawings are completed. A final committed cost will be prepared once costs from vendors and subcontractors have been received.

## CASITA - 20 X 20 (400 SF) - 9' CEILING

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Site Work - grubbing and pad</li> <li>• Concrete - grey mono-slab</li> <li>• Masonry - none</li> <li>• Framing - interior and exterior walls</li> <li>• Doors - grade 2</li> <li>• Roofing - built-up</li> <li>• Siding - stucco</li> <li>• Windows - grade 2</li> <li>• Landscaping - none</li> </ul> | <ul style="list-style-type: none"> <li>• Plumbing - sewer, water &amp; septic</li> <li>• Mechanical - mini-split</li> <li>• Electrical - general</li> <li>• Insulation - ceiling and ext. walls</li> <li>• Drywall - ceiling and all walls</li> <li>• Paint - int walls, ceiling and stucco</li> <li>• Flooring - grade 2</li> <li>• Cabinets &amp; Tops - none</li> <li>• Appliances - none</li> </ul> |
|---|---|

## GARAGE - 26 X 30 (780 SF) - 9' CEILING

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Concrete - grey mono-slab</li> <li>• Masonry -none</li> <li>• Framing - exterior &amp; roof deck</li> <li>• Doors - grade 2 garage doors and swing</li> <li>• Roofing - deck coating</li> <li>• Siding - stucco</li> <li>• Windows - none</li> </ul> | <ul style="list-style-type: none"> <li>• Plumbing - none</li> <li>• Mechanical - none</li> <li>• Electrical - general</li> <li>• Insulation - ceilings and walls</li> <li>• Drywall - int walls and ceiling</li> <li>• Paint - int walls, ceiling and stucco</li> <li>• Flooring - none</li> <li>• Landscaping - none</li> </ul> |
|---|--|

BROAD OPINION OF COST				
	GARAGE & CASITA 780 SF		CASITA ONLY 400 SF	
	Low Range	High Range	Low Range	High Range
Subtotal of construction cost				
Permitting and Req Services				
General Conditions				
<b>TOTAL CONSTRUCTION COST</b>				
Admin & Indirect				
Profit (11%)				
<b>SUGGESTED BUDGET</b>				
<b>Cost / SF</b>				
Design Fees - % of Total Contract (minus Feas Fee)				

# COST VS VALUE ANALYSIS

PROJECT: [REDACTED]

Opinion of Cost (Ave) [REDACTED] Approx  
 Aaron & Co Design Fee [REDACTED] Approx  
 Total Design/Remodel Costs: [REDACTED]

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*Cost Vs Value Results      Per 2022 Cost vs Value Report*

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*Current Cost-Value Ratio - Tucson* [REDACTED]  
*Return on Remodel Investment* [REDACTED] ROI  
*Current Home Value      Per Zillow.com* [REDACTED] CV  
*New Home Value* [REDACTED]  
*Immediate Home Equity* [REDACTED]  
*Home Value Needed to Recoup Equity* [REDACTED]

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## PROJECTED HOME VALUE FOR NEXT 5 YEARS

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<i>Conservative Approach</i>			<i>Current Market Approach</i>		
<i>Appreciation Rate 8.58%</i>			<i>Appreciation Rate 27.3%</i>		
1 Year	2022	[REDACTED]	1 Year	2022	[REDACTED]
2 Years	2023	[REDACTED]	2 Years	2023	[REDACTED]
3 Years	2024	[REDACTED]	3 Years	2024	[REDACTED]
4 Years	2025	[REDACTED]			
5 Years	2026	[REDACTED]			

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## BREAK EVEN ANALYSIS

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*Conservative Approach* 1 Year to Break Even  
*Current Market Approach* 1 Year to Break Even

Sources

- Conservative Approach - 5 Year Home Appreciation Ave of 8.58%*
- Current Market Approach - 1 Year Home Appreciation Ave of 27.3%*
- [\*https://www.remodeling.hw.net/cost-vs-value/2022/\*](https://www.remodeling.hw.net/cost-vs-value/2022/)
- [\*https://walleinvestor.com/real-estate-forecast/az/pima/tucson-housing-market\*](https://walleinvestor.com/real-estate-forecast/az/pima/tucson-housing-market)
- [\*https://www.zillow.com/tucson-az/home-values/\*](https://www.zillow.com/tucson-az/home-values/)
- [\*https://www.neighborhoodscout.com/az/tucson/real-estate#description\*](https://www.neighborhoodscout.com/az/tucson/real-estate#description)