

INFORMATION-BASED PROJECT SCREEN

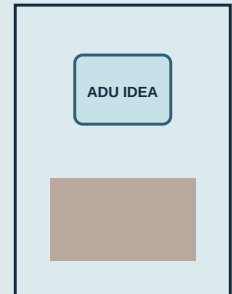
ADU Feasibility Report

A clear record of the project idea, the evidence, and the checks still ahead.

SAMPLE IDENTITY

FICTIONAL PARCEL F-01

Detached backyard ADU · no real location or record



Explanatory only · not to scale

SAMPLE SCREENING CONCLUSION

Promising, with checks still required.

The supplied fictional information does not reveal an obvious reason to stop, but measured clearances, records, utilities, existing conditions, and agency interpretation remain unresolved.

01 Evidence

Separate supplied information from assumptions.

02 Checks

Name what must be verified before plans.

03 Actions

Route each unknown to a practical next step.

This sample demonstrates format and reasoning boundaries. It is not a zoning determination, site verification, survey, title review, design, engineering or other licensed-professional opinion, cost estimate, or prediction of permit approval.

WHAT THIS REPORT IS FOR

Understand the idea before permit documents.

This fixed-format sample shows how an information-based review can organize a homeowner's project idea, the supplied and reasonably available information, material unknowns, and practical next actions.

KNOWN

Supported for this screen

Information supplied in the fictional intake or shown in the sample source register. It remains subject to its stated source and limitations.

ASSUMED

Used only to frame the review

A working condition that has not been verified. If an assumption changes, the screening conclusion may change.

CHECK

Evidence still required

A record, measurement, survey, consultant, utility provider, or agency response is needed before relying on the condition.

QUESTIONS THIS SAMPLE ANSWERS

- What project idea was screened?
- What information supports the current view?
- Which assumptions and missing checks matter most?
- What approaches appear worth exploring after verification?
- What is the smallest useful next action?

WHAT IT CANNOT ANSWER

Whether an agency will agree, a proposed layout will fit measured conditions, utilities have capacity, existing work is permitted, consultants will reach a particular conclusion, construction will cost a stated amount, or a permit will be issued.

Reading rule: A promising screen is permission to verify the next condition—not a determination that the project is buildable or approvable.

SCREENING SUBJECT

A detached backyard ADU idea.

Every item on this page is fictional and exists only to demonstrate the report structure. There is no address, parcel number, jurisdiction, client, or real public record behind this sample.

SAMPLE IDENTITY	Fictional Parcel F-01	Not a real address or parcel
ILLUSTRATIVE CONTEXT	Southern California residential parcel	No city or county is identified
EXISTING CONDITION	One-story detached house and open rear yard	Based on a fictional owner sketch
HOMEOWNER GOAL	Explore a detached, one-story backyard ADU	Approximately 700 square feet
PRIORITIES	Preserve parking and useful outdoor space	Avoid unnecessary early plan expense
REVIEW FORMAT	Remote, information-based screen	No site visit or field measurement

ILLUSTRATIVE SITE RELATIONSHIP



QUESTION CARRIED THROUGH THE REPORT

Does the fictional information support spending the next project dollar on verification and a measured test layout, or does it reveal a reason to revise, pause, or stop first?

The approximate size is a homeowner goal, not a design, entitlement, zoning calculation, or confirmation that the building fits.

EVIDENCE BOUNDARY

What this fictional screen reviewed.

The sample uses a fixed source cutoff of August 15, 2026. These are demonstration inputs, not live records. A client report identifies the actual records and owner materials reviewed and dates each source.

INPUT	USE IN THIS SAMPLE	STATUS
Fictional intake	Project goal, priorities, and stated existing conditions	SUPPLIED
Illustrative owner sketch	Relative house, yard, and proposed ADU area	SUPPLIED
Sample planning summary	Demonstrates how mapped designations would be logged	SAMPLE
Sample property summary	Demonstrates how record-derived characteristics would be logged	SAMPLE
Sample permit index	Demonstrates an online record search with an incomplete-history warning	SAMPLE
No survey or title material	Legal boundaries, easements, and encumbrances remain unresolved	MISSING
No utility confirmation	Connection location, capacity, and provider conditions remain unresolved	MISSING

Source rule: Missing online information does not prove that a condition, record, easement, permit, or restriction does not exist. It becomes a named check with an owner and next source.

WHAT THE FICTIONAL INPUTS SUPPORT

Known for this screen—not verified in the field.

The report states each known item narrowly. A supplied statement or sample record remains tied to that source; it is not converted into a measured fact or agency conclusion.

01	Project type	The stated goal is a new detached, one-story backyard ADU of approximately 700 square feet.	KNOWN
02	Property use	The fictional intake describes an existing residential property with one detached house.	KNOWN
03	Open rear area	The illustrative sketch shows an area behind the house that may warrant measurement and a test layout.	KNOWN
04	Homeowner priorities	Preserve existing parking, retain useful outdoor space, and avoid premature permit-document expense.	KNOWN
05	Review boundary	No survey, measured base plan, utility confirmation, consultant conclusion, or agency response was provided.	KNOWN

Do not overread this page: The phrase "known" means supported for the limited sample screen. It does not mean legally established, measured, permitted, code-compliant, or accepted by an agency.

WHAT COULD CHANGE THE PATH

Assumptions are temporary. Checks are assignments.

The screen can move forward only by making its uncertainty visible. The left column records working assumptions; the right column identifies the evidence needed before permit documents.

WORKING ASSUMPTIONS

- The owner sketch generally reflects the current relationship between the house, yard, and parking.
- The project remains a detached, one-story ADU idea rather than an addition or conversion.
- No unreported structure, easement, grade change, or utility constraint occupies the illustrated rear area.
- The homeowner is willing to revise the size or location if verified conditions require it.

CHECKS BEFORE PLANS

- Measure the house, lot relationships, access path, parking, and the proposed work area.
- Confirm legal boundaries, easements, and any title or survey issue that affects placement.
- Retrieve relevant permit records and reconcile the existing house and accessory improvements.
- Confirm utility route, connection conditions, and capacity with the appropriate provider or consultant.
- Ask the reviewing agency or responsible licensed consultant about any issue that depends on interpretation or professional judgment.

If a working assumption fails, revise the project idea and repeat only the affected screen. Do not carry an invalid assumption into permit documents.

AFTER THE PRIORITY CHECKS

Three project paths—not three promises.

These are routing options for later measured and project-specific work. They are not layouts, zoning conclusions, construction recommendations, or representations that a particular size will fit.

01

PATH

Test the stated idea

After boundaries and key clearances are established, prepare a measured test layout for the approximate 700-square-foot detached concept.

WHEN THIS PATH IS USEFUL

Use when the verified rear area, access, parking, and utilities support carrying the original goal forward.

02

PATH

Adjust size or location

Reduce, reshape, or relocate the study if a verified condition conflicts with the original area or homeowner priorities.

WHEN THIS PATH IS USEFUL

Use when the project remains plausible but a clearance, easement, utility route, outdoor-space goal, or existing condition changes the fit.

03

PATH

Pause before design

Resolve the controlling record, survey, consultant, utility, or agency question before preparing a layout.

WHEN THIS PATH IS USEFUL

Use when another step can prevent unnecessary drafting or when the responsible decision-maker has not confirmed a material condition.

DECISION CHECKPOINT

Promising, with checks still required.

The fictional information supports continuing to the priority verification steps. It does not support ordering permit documents immediately or treating the stated size and location as established.

IF THIS CONDITION APPEARS	THEN THE PATH CHANGES	OWNER
Measured fit differs from sketch	Revise size or location before further drafting	MEASURE
Boundary or easement affects rear area	Obtain survey/title follow-up and re-screen	VERIFY
Existing records conflict with conditions	Reconcile the record before relying on the base	RECORDS
Utility route or capacity is constrained	Review alternatives with provider or consultant	UTILITY
Agency interpretation controls the answer	Obtain focused written direction or responsible professional input	AGENCY

WHY THE SAMPLE REACHES THIS CONCLUSION

The stated residential use, detached one-story goal, and illustrated open rear area justify further checking. No verified dimension, legal boundary, record history, utility condition, consultant conclusion, or agency response establishes the project yet.

FROM UNCERTAINTY TO ACTION

Do the smallest useful checks first.

The report closes with a sequenced handoff. Each action answers a named unknown before the homeowner commits to permit-document preparation.

01

Confirm the physical base

Obtain measured existing conditions and the property-line or survey information needed to locate work reliably.

02

Reconcile existing records

Compare relevant permit records and supplied information with the measured condition; route conflicts before design.

03

Check utilities and access

Identify the likely service route, provider questions, access constraints, and any consultant input needed.

04

Resolve controlling questions

Seek focused agency or responsible licensed-professional input only where the answer depends on interpretation or professional judgment.

05

Choose the next service

Proceed to a measured test layout and project-specific proposal, revise the idea, pause for evidence, or stop.

SERVICE LIMITS

This information-based sample does not include field measurements, survey or title work, drawings, zoning or code determination, engineering or other licensed-professional opinion, energy calculations, detailed pricing, utility investigation, application, agency negotiation, construction services, or a guarantee of approval, cost, schedule, consultant conclusion, or existing condition.