SAMPLE TITLE SHEET

PROJECT DATA

PROPERTY INFORMATION

ADDRESS:	Existing: 1234 City St #1 Proposed ADU: 1234 City St. #2
YEAR BUILT:	1950
PARCEL:	APN 123-456-789
ZONING:	RS-1000, Medium Density GROSS
LOT AREA:	0.17 ACRES
REQUIRED OPEN YARD:	1,250 SQ. FT.
AVERAGE SLOPE:	0.01
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
GRADING:	NONE
HIGH FIRE:	NO
FLOOD PLAIN:	NO
SPRINKLERS:	NONE REQUIRED

PROJECT TEAM CONTACT INFORMATION

OWNER:	Arturo and Susan Garcia
DESIGNER:	Natalie Bergman, SB Design Co. (805) 555-1234 natalie@sbdesignco.net
STRUCTURAL ENGINEER:	Sally Jones (805) 555-5678 Sallyjones77@gmail.net

APPLICABLE CODES

Construction shall comply with the following:

California Residential Code, 2019 Edition;
The California Plumbing Code, 2019 Edition;
The California Electrical Code, 2019 Edition;
The California Mechanical Code, 2019 Edition;
The California Fire Code, 2019 Edition;
The California Energy Code, 2019 Edition;
The California Green Building Standards Code, 2019 Edition and
All Amendments as adopted in the San Juan Capistrano Municpal Code

Applicable Zoning Ordinance: SJMC TITLE 9

FLOOR AREA

Existing Floor Area	Sq. Ft.
Primary Residential Unit(s):	820
Garages / Carports:	345
Detached Accessory Buildings:	0
Non-Residential Buildings:	0
TOTAL:	1,165

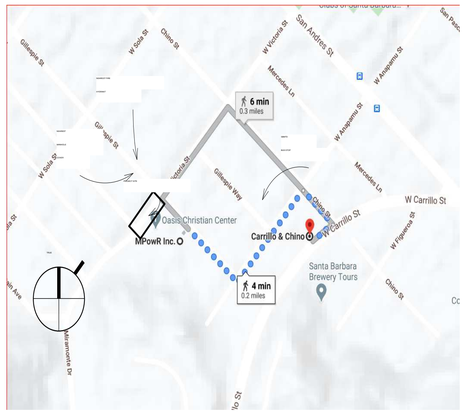
Proposed Floor Area	Sq. Ft.
Primary Residential Unit(s)	820
Accessory Dwelling Unit(s) Junior	718.5
Accessory Dwelling Unit	0
Garages / Carports	345
Detached Accessory Buildings	0
Non-Residential Buildings	0
TOTAL:	1,883.5

Existing FAR: .156 or 38%
Proposed FAR: .252 or 62%

PARKING

Parking Spaces	Existing	Proposed
Primary Residential Unit(s):	2 Covered 0 Uncovered	2 Covered 0 Uncovered
Accessory Dwelling Unit:	N/A	0 Covered 0 Uncovered
Jr. Accessory Dwelling Unit:	N/A	0 Covered 0 Uncovered
Non-Residential Uses:	0 Covered 0 Uncovered	0 Covered 0 Covered

VICINITY MAP



SCOPE OF WORK

Construction of a 720 (net) sq ft. one-story, one-bedroom Accessory Dwelling Unit (ADU) pursuant to Government Code 65852.2. ADU will be attached to an existing detached two-car garage on an R2 residential parcel with one existing one-story, two-bedroom SFD in addition to the detached garage. Work abates violations in ENF2020-00000.

SCOPE OF REVISION

1 Construction of a 720 (net) sq ft. one-story, one-bedroom Accessory Dwelling Unit (ADU) REVISED to include reconstruction of existing garage.

SHEET LIST

Sheet No.	Sheet Name
A0	Title Sheet
A1	Site Plan
A2	Floor Plan
A3	Elevations
A4	Building Sections
A5	Wall Sections
A7	Int. Plan & Elevations - Kitchen
A8	Int. Plan & Elevations - Bathrooms
A12	Details
A15	Schedules
E1	First Floor Electrical
S0	Foundation Plan
S1	First Floor Framing Plan
S3	Roof Framing

Blank space

for City stamps

SB

Design

Co.

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LICENSED ARCHITECT
C-00000
06-21-2018
RENEWAL
STATE OF CALIFORNIA

No.	Description	Date
	Revision	mm/dd/yy

Garcia Family

1234 City Street ADU

Title Sheet

Project Number	001
Date	2/6/2020
Drawn by	SB Design Co.
	A0
Scale	

11/10/2020
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