

JUNIPER HOUSE / FICTIONAL PARCEL F-01

Design Feasibility Review

The idea. What to verify. Your next steps.

THE IDEA

A detached backyard home.

Explore a fictional
700-square-foot ADU goal while
preserving parking and useful
outdoor space.

THE FIRST STEP

Confirm the measured base and
property-line information before a
test layout.

DOCUMENT CONTROL

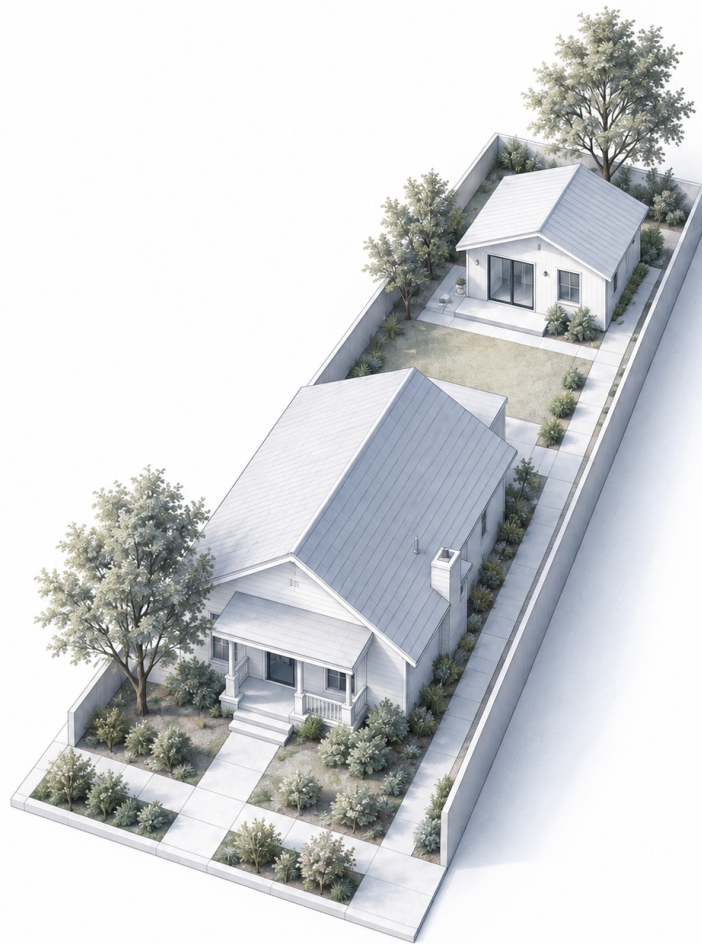
Report: SBW-DFR-F01-SAMPLE

Version: 1.0

Prepared for: Fictional homeowner

Report date: September 14, 2026

Source cutoff: August 15, 2026



Promising, with checks still required.

One property. One idea. A written review and one round of written follow-up questions.

Fictional illustration; no real client, address, parcel or agency record. Not to scale. Images do not establish project feasibility or approval.

01 / PROJECT BRIEF

One property. One design idea.

A fictional worked example: can the homeowner’s idea fit this property, what may need to change, and what should be confirmed before drawings?

Homeowner goal	A detached, one-story home of about 700 square feet, with two bedrooms, one bathroom, an open kitchen/living space and laundry. Keep two front parking spaces and useful outdoor space.
Starting information	A simulated 7,200-square-foot lot, recorded 1,280-square-foot house, owner-sketched rear area of 60 by 45 feet, and approximately 6-foot side path.
Known conflict	The owner sketch suggests a 1,340-square-foot house. Resolve the 60-square-foot difference and the incomplete patio history before treating the base as reliable.
Decision to make	Does the available information support developing this idea further? Size and location can change; two bedrooms and useful outdoor space are the homeowner’s priorities.

READ WITH THE SOURCE LIMITS

One property and one proposed scenario. No design meeting is required. The report includes one round of written follow-up questions within seven calendar days; new research or design is separately scoped.

02 / PRELIMINARY SIZE CHECK

The target is 700 square feet.

A hypothetical 28-by-25-foot footprint equals the target area. The illustration shows general property context, not a floor plan or verified placement.



AI-generated fictional illustration. Not to scale; not a verified site condition.

Rear garden

Study the idea here; confirm space and boundaries.

Side access

Verify the route and utility-provider inputs.

Existing house

Reconcile the owner sketch with available records.

Illustrative arithmetic

28 ft × 25 ft = 700 sq ft. The sketched rear area is 60 ft × 45 ft = 2,700 sq ft. The target footprint is about 26% of that gross rectangle.

What this does not establish

The remaining area is not automatically usable. Setbacks, easements, existing improvements, access, utilities and other project conditions have not been resolved.

READ WITH THE SOURCE LIMITS

This is gross-area arithmetic, not a dimensional test fit, supplied design drawing, room-layout test or verified site placement.

03 / RECORDS AND REVIEW INPUTS

Bring the records and the brief together.

Available online property information is part of this review; buying a separate records report is not required. Every input here is simulated, with no real agency lookup.

S-01 to S-03 / Simulated records	Property characteristics, residential map context and an incomplete permit index. They identify questions; they do not settle zoning or existing-condition status.
S-04 / Owner sketch	Estimated rear area, side route, house and parking positions. Useful to frame questions, unsuitable as a verified drawing base.
S-05 / Owner priorities	About 700 square feet, two bedrooms, one bathroom, laundry, detached and one story. Preserve parking and usable garden. Size and location may change.
Not supplied	Measured site information, survey/title documents, utility confirmation, applicable planning standards, consultant conclusions or written agency direction.

READ WITH THE SOURCE LIMITS

A real review replaces simulated sources with actual citations, retrieval dates and specific gaps. Missing evidence is marked unavailable, not treated as approval.

04 / PRELIMINARY FINDINGS

What is supported, and what is not.

The example has enough information to identify the next useful checks, but not enough to confirm a buildable design.

Documented in this example	The simulated records list a 1,280-square-foot house. The owner sketch suggests 1,340 square feet. This is a source conflict, not a verified measurement.
Preliminary assessment	The sketched gross rear area exceeds a 700-square-foot rectangle. Further exploration may be worthwhile, but gross area does not prove a compliant placement or workable two-bedroom layout.
Needs confirmation	Current dimensions, property boundaries, easements, access and utility routes must be resolved before relying on a layout. Retained parking and garden priorities may affect the design.
Unavailable	No measured base, applicable planning determination, utility capacity confirmation or consultant conclusion is supplied. This example cannot confirm exact site fit or buildability.

Four answers could change the path.

These are questions to verify, not conditions presumed to exist.

Planning requirements	Confirm the jurisdiction, applicable zoning and ADU requirements for the actual project. No setback, height, coverage or parking exemption is asserted in this sample.
Boundaries and easements	A constraint along a rear or side edge could change placement. Obtain the appropriate evidence before using the sketch as a legal boundary.
Service route and capacity	A constrained connection route or service upgrade could affect scope and the owner's decision. No utility allowance or cost is included.
Physical conditions	Grade, drainage, vegetation and the patio footprint may affect a test layout. Establish the relevant conditions rather than relying on the model illustration.

06 / WHAT MAY NEED TO CHANGE

Keep, adjust, or pause the idea.

The preferred path depends on what the controlling checks establish.

A / Test the 700-square-foot goal	If the measured base and controlling requirements support it, proceed to a separately scoped test layout. Retain parking and garden priorities in the brief.
B / Test a smaller alternative	If verified usable space conflicts with the goal, reconsider footprint, placement or room sizes. A 600-square-foot rectangle is only an arithmetic comparison, not a second reviewed design scenario or confirmed fit.
C / Pause for an answer	If a record, legal boundary, utility or agency question controls the project, resolve that item before further layout work.

READ WITH THE SOURCE LIMITS

The review identifies possible adjustments to the submitted idea. Alternative designs and dimensional test-fit drawings require a separate scope.

07 / REVIEW CONCLUSION

Promising, with checks still required.

For this fictional case, the next investment should establish a reliable base and resolve the priority questions.

Recommendation	Start with the house/patio records and measured existing conditions. Then confirm planning and utility questions that could change the concept.
Continue when	The source conflict is reconciled and there is enough verified information to locate a meaningful test layout. Document any remaining assumptions.
Revise when	Verified constraints make the 700-square-foot goal conflict with access, services, parking or garden priorities. Compare the smaller option deliberately.
Pause when	A controlling answer is unavailable or the owner cannot accept the resulting scope. No construction budget or permit outcome has been established.

READ WITH THE SOURCE LIMITS

This is a preliminary information-based assessment, not a zoning determination, engineering opinion, measured site-fit confirmation or approval guarantee.

08 / ACTION PLAN

Make the next project step specific.

A practical sequence for the fictional homeowner and project team.

1 / Homeowner and record source

Request the underlying house and patio records. Share relevant existing documents and confirm the two parking spaces and garden priorities.

2 / Appropriate measurement or survey provider

Obtain current building/site measurements. If required, retain an appropriately licensed surveyor for boundaries and topography. These are distinct services, not interchangeable.

3 / Written follow-up

Send one consolidated round of questions about this report within seven calendar days of delivery. No design meeting is required. New scenarios, new research, drawing work and consultant analysis are separately scoped.

4 / Define the next service

Once priority information is available, decide whether Residential Design + Plans should cover design and visualization or a defined permit-document scope. Neither purchase is required.

Service limits

No field measurement, survey, title work, design drawings, engineering, energy calculations, utility investigation, cost estimate, application, agency negotiation, construction or guaranteed outcome is supplied.