

Pre-Approved DADU Plan Fit Report

SAMPLE REPORT — GENERATED FROM LIVE RECORDS FOR A REAL SEATTLE LOT

4 of the 10 pre-approved plans fit your measured clear zone — the Sky House is the best fit.

Seattle DADU Feasibility · Prepared September 24, 2026

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.

Owner's Property · Licton Springs (address Withheld), Seattle, WA · PIN withheld



Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published)

AT A GLANCE

Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Zone	NR	★
Measured buildable zone	21 ft × 35.5 ft	★
Max practical footprint	746 sq ft	★
Plans that fit	4 of 10	◇

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

Seattle DADU Feasibility · seattledadufeasibility.com

★ official record or measured figure · ◇ planning estimate to confirm with SDCI or a licensed professional · ● your own input.

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LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: Not architectural design or engineering. Plan dimensions are from the City's published ADUniverse catalog and may change; site fit is a geometric screen only and must be confirmed by a designer and SDCI. We are not affiliated with the City. "Fits" means the rectangle fits; it does not guarantee permit approval.

AI CONCEPT

Preliminary design concepts

AI illustration unavailable for this order — a preliminary concept could not be rendered for this property, so none is shown. The measured site plan and aerial below carry the siting analysis instead.

SECTION 1

Your property from above

Satellite imagery for this property is currently unavailable. The figures that follow are the same measured geometry this map would show.

SECTION 2

Executive summary

A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). The 21 ft × 35.5 ft clear zone was measured from 2023 building outlines and a 2025 aerial, both taken before this construction started, so every fit below is moderate confidence until the unit's footprint is confirmed. 4 of the 10 published pre-approved plans fit your measured buildable zone with at least 2 ft of clearance. The best fit is the Sky House by Yes Architecture, with 6 ft of clearance in its best orientation. 3 more would fit only within 2 ft and need a boundary survey first.

- 4 of the 10 published plans clear your 21 ft × 35.5 ft zone with 2 ft to spare; 6 don't. You can shop a short list instead of guessing.
- The Sky House by Yes Architecture fits with 6 ft of margin — your starting plan if you go pre-approved. It is ranked closest to your ~1,000 sq ft program, not merely by clearance.
- The pre-approved path is open, but only to a compact two-story plan — a ~1,000 sq ft single-story footprint (plus the trench) exceeds the 750 sq ft ground-disturbance cap (SMC 22.805), and no likely Tier 2 tree threatens the footprint — confirm both with SDCI and an arborist before design.

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

SECTION 3

Your clear zone: 21 ft × 35.5 ft (746 sq ft)

After setbacks and 5 ft of separation from every structure, the largest clear rectangle on Owner's Property · Licton Springs (address Withheld), Seattle, WA sits in the north side yard, beside the house and measures about 21 ft wide by 35.5 ft deep — 746 sq ft. This is the number every stock plan has to beat.

The maximum practical single-story footprint is about 746 sq ft; over two stories the lot supports roughly 1,000 sq ft of floor area against the 1,000 sq ft cap, under a 32 ft height limit.

A plan "fits" when its published footprint is no larger than this rectangle in at least one orientation. This is a geometric screen, not a permit determination.

SECTION 4

Which plans fit: 4 of 10

Each published plan tested against your measured rectangle in both orientations. Margin is clearance (positive) or shortfall (negative) on the tightest side.

PLAN	DESIGNER	FOOTPRINT	ST / BD / BA	RESULT	MARGIN	M
MOA Family ADU	Mobile Office Architects	16 × 26	2 / 2 / 1	FITS	+5.0 ft	★
MADADU	Magellan Architects	14.7 × 35.9	1 / 1 / 1	DOESN'T FIT	-0.4 ft	★
Sky House	Yes Architecture	20 × 15	2 / 2 / 1	FITS ROTATED	+6.0 ft	◇
Edge House	Bohlin Cywinski Jackson	24 × 18	1 / 1 / 1	FITS ROTATED	+3.0 ft	◇
Willow Creek DADU	Shape Architecture	24 × 27	1 + garage / 1 / 1	DOESN'T FIT	-3.0 ft	◇
Cedar Cottage	CAST Architecture	22 × 21	1 / 1–2 / 1	TIGHT — survey first	+0.0 ft	◇
Schooner	Fivedot Architects	24 × 21	2 / 2 / 1.5	TIGHT — survey first	+0.0 ft	◇
The Family	Ahouse Studio	22 × 20	2 / 2–3 / 2	TIGHT — survey first	+1.0 ft	◇
Urban Cottage	HAAS Building	16 × 18	1 / studio– 2 / 1	FITS	+5.0 ft	◇
Seattle DADU	Artisans Group	24 × 25	1 / 1 / 1	DOESN'T FIT	-3.0 ft	◇

Footprint provenance: Only a few plans publish an explicit footprint (marked ★). Where the gallery publishes only floor area and stories, the footprint is our estimate (marked ◇). Confirm exact dimensions with the plan's designer before relying on a fit.

SECTION 5

The plans that fit, in detail

4 of the published plans fit your clear zone with at least 2 ft of clearance. Figures marked ◇ are our estimates derived from the City's published floor area and stories; confirm exact dimensions with the designer before relying on a fit.

Sky House — Yes Architecture

Designer	Yes Architecture ★
Floor area	600 sq ft ★
Footprint	20 × 15 ft ◇
Stories	2 ★
Bedrooms	2 ★
Bathrooms	1 ★
Height	24 ft ◇
Roof	High gable (pitched for fixed solar panels) ★
Construction	Wood frame ★
Exterior options	Cedar shake, fiber cement lap, or corrugated metal cladding. ★
Plan set price	\$1,000 ★

Sky House footprint clears the 2 ft tolerance with 6 ft to spare (rotated).

Floor plans (2 images) and 1 section/elevation are published on the plan's gallery page.

Full plan page: <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/yes-arch>

MOA Family ADU — Mobile Office Architects

Designer	Mobile Office Architects ★
Floor area	850 sq ft ★
Footprint	16 × 26 ft ★
Stories	2 ★
Bedrooms	2 ★
Bathrooms	1 ★
Height	24 ft ◇
Exterior options	Choice of exterior finish options. ★

Plan set price \$1,000 ★

MOA Family ADU footprint clears the 2 ft tolerance with 5 ft to spare.

Floor plan (1 image) and no section are published on the plan's gallery page.

Full plan page: <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/mo-arch>

Urban Cottage — HAAS Building

Designer	HAAS Building ★
Floor area	288 sq ft base ★
Footprint	16 × 18 ft ◇
Stories	1 ★
Bedrooms	studio–2 ★
Bathrooms	1 ★
Height	16 ft ◇
Roof	Choice of rooflines ★
Construction	Structural insulated panels (SIPs) ★
Exterior options	Selection of exterior finishes to match the neighborhood. ★
Plan set price	\$900 + SIP engineering (\$350–\$425) ★

Urban Cottage footprint clears the 2 ft tolerance with 5 ft to spare.

Floor plan (1 image) and no section are published on the plan's gallery page.

Full plan page: <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/urban-cottage>

Edge House — Bohlin Cywinski Jackson

Designer	Bohlin Cywinski Jackson ★
Floor area	432 sq ft ★
Footprint	24 × 18 ft ◇
Stories	1 ★
Bedrooms	1 ★
Bathrooms	1 ★
Height	16 ft ◇
Construction	Steel frame (quick-ship bolted assembly) ★

Exterior options	Owner-selected exterior and interior finishes. ★
Plan set price	\$1,000 (waivable) ★

Edge House footprint clears the 2 ft tolerance with 3 ft to spare (rotated).

Floor plan (1 image) and no section are published on the plan's gallery page.

Full plan page: <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/bcj>

SECTION 6

Eligibility gates: open to a compact two-story plan

The pre-approved path requires an NR zone, no critical area on the property, and under 750 sq ft of total ground disturbance (SMC 22.805).

GATE	STATUS	DETAIL
Neighborhood Residential (NR) zone	PASS	Zone returned: NR
No critical area on the property	PASS	No environmentally critical area (ECA) designation covers the lot
Under 750 sq ft ground disturbance	PASS (2-story)	a ~1,000 sq ft single-story footprint (plus the trench) exceeds 750 sq ft (SMC 22.805 stormwater threshold); a compact two-story plan (~527 sq ft footprint) stays under it
No historic/shoreline/landmark overlay	PASS	No historic, shoreline or landmark overlay applies

- Ground disturbance is the plan's footprint plus a 2 ft wide side-sewer trench — not its floor area. 9 of the 10 plans keep that total under 750 sq ft (trench run 63 ft); the others would need a reduced footprint or a shorter trench to stay under the SMC 22.805 stormwater threshold.

SECTION 7

Trees: no likely Tier 2 tree, 1 neighbor tree likely Tier 2

Tree crowns from the 2021 LiDAR survey, measured as height and crown radius. A crown whose drip line overlaps the clear zone can move or shrink a plan's footprint.

The Sky House footprint, placed centered in the clear zone, clears the nearest crown's drip line by 7.3 ft. Confirm this with an arborist before siting; only a trunk (DSH) measurement sets the legal tier.

1 large neighbor tree (60 ft+) overhangs the lot line. You cannot remove a neighbor's tree, and its root-protection area extends onto your lot, so keep the cottage foundation outside its drip line.

HEIGHT	CROWN RADIUS	ESTIMATED TIER
26 ft tall	9.1 ft radius	Possible Tier 4 (6–12 in DSH)
24 ft tall	17 ft radius	Possible Tier 4 (6–12 in DSH)
17 ft tall	8.9 ft radius	Below regulated size
17 ft tall	7.2 ft radius	Below regulated size
81 ft tall	24.6 ft radius	Likely Tier 2 (24 in+ DSH) · neighbor's tree overhanging

No likely Tier 2: No on-lot tree is likely Tier 2, but only an arborist's diameter at standard height (DSH) trunk measurement sets the legal tier.

SECTION 8

Permit path & timeline

- Recommended path: Second ADU (attached or detached) within the remaining ADU capacity — if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain; confirm its identity before relying on the slot count.
- Measured permit timing: a median of 138 days from application to issuance (25th–75th percentile 80–209 days); the City's pre-approved program is published as "as quickly as 2-6 weeks for most sites" — a claim, not the measured median.
- Construction typically adds 6-10 months.

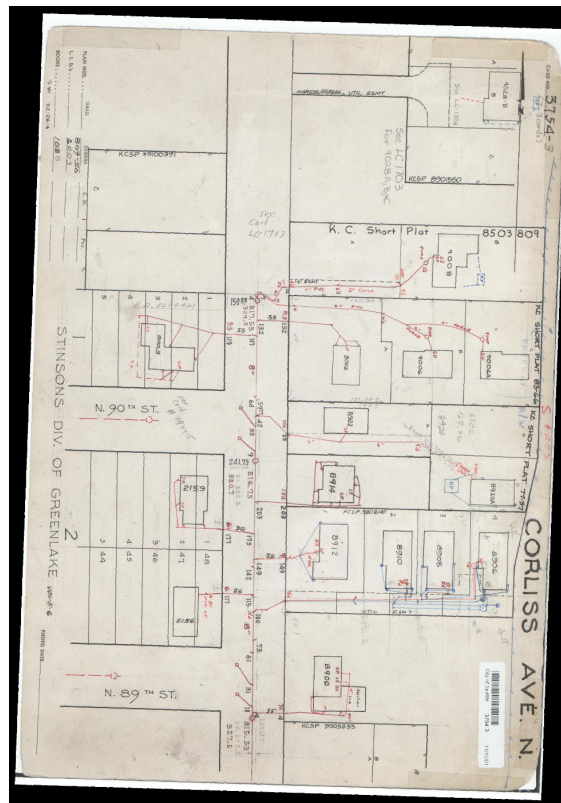
SECTION 9

Side sewer route vs the clear zone

The on-file SPU side sewer cards show how the existing line leaves the house and reaches the main — the same route a DADU connection must share or parallel.

The public sewer main is in the street, about 30 ft from the lot. A DADU in the north side yard connects through a side sewer that usually runs past the house along a side yard — keep that side of the clear zone unobstructed so the cottage footprint and the trench do not fight over the same ground.

How to read a side sewer card: it is a hand-drawn as-built sketch, not a survey. The line runs from the house to the tap on the main, with the pipe size and material marked; the as-built date is usually written on the card, not in the SPU index. Have a side sewer contractor read the card, then camera the line to confirm the actual route before you price a second connection.

Side sewer card 3754-3 (primary) — front

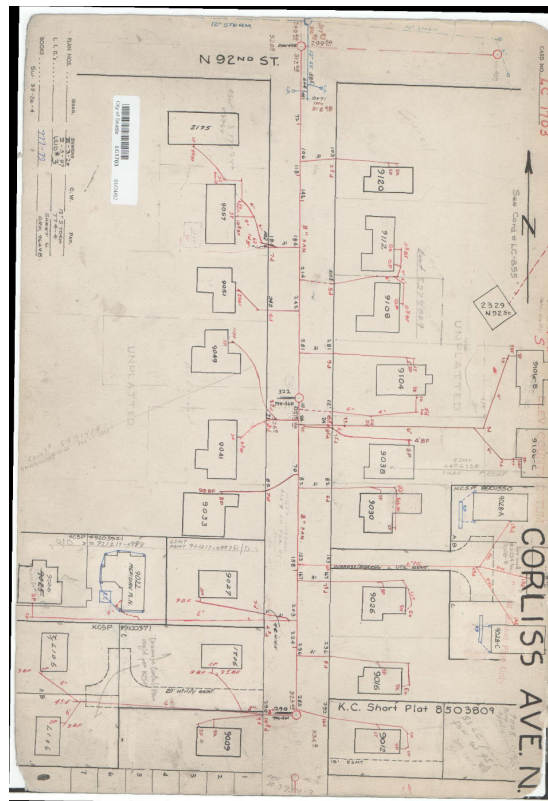
SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date. Public record, reproduced for reference

Side sewer card 3754-3 (primary) — back

THE CITY OF SEATTLE DEPARTMENT OF ENGINEERING MAINTENANCE DIVISION									
HOUSE NUMBER	PERMIT AND PLAT NO.	DATE ISSUED	ISSUED BY	OWNER	CONTRACTOR	INSPECTOR	DATE INSPECTION	REMARKS	
8900	H-2038	10-7-52	E.W.	C.R. Campbell	L.J. Jensen	P. Tourtellot	10-10-52	Treas. Rec. No. 82278	Fee \$100.00
8914	H-2817	2-11-53	"	B.J. Whitlock	Harris Johnson	"	2-13-53	Treas. Rec. No. 87466	Fee \$100.00
9002	H-8851	6-22-55	TRAY	R.C. Seivert	Harter Bros. Co.	W. DANNENBERG	6-22-56	Treas. Rec. No. 24545	Fee \$100.00
2159	J-2088	9-17-56	O. Bond	Chas. Chessell	Star Const. Co.	BROSE	9-28-56	Treas. Rec. No. 38053	Fee \$100.00
2156	J-4081	4-28-57	B.	G. Campbell	"	BROSE	5-20-57	Treas. Rec. No. 62577	Fee \$100.00
9003	L-3496	12-14-60	DeVaux	M. Brandert	Owner	Driessche	12-29-60	Treas. Rec. No. 52765	Fee \$100.00
8900	L-3872	2-10-61	DeVaux	D.A. Jarrett	L.J. Jensen	"	2-27-61	55586	1000
8922	N-1453	"	Alex	R. Candy	OWNER	Driessche	2-3-64	\$500	NO INS.
9000	R-2275	8-23-77	Driessche	Heavy Lober	Russ Johnson	W.A. Smith	8-24-77	\$500	Backfill W.O. 623271
9006	S-747	10-10-83	ANDERSON	PETE AUTOVICH	NORTHLAKE CON.	R.B. PERSSON	10-19-83	50" stub w' line to pop.	
9006 A	S-748	10-10-83	"	"	"	R.B. PERSSON	10-19-83	125" inf. i. sani est 83-07-15-1097	
9008	S-749	10-10-83	"	"	"	R.B. PERSSON	10-19-83	125" inf. i. sani est 83-07-15-1097	
8920 A	S-5175	9-17-86	Scott	Bob Gogert	Lynwood Septic	C. Marsten	11-86	\$990 Sani - 830" Pump - \$500	Full RY
9008	S-9828	5-24-89	Burgular	Derek Lober	Owner	E. WOLFF - MILLER	6-12-89	\$185 Sani # 1st. pit. BENT	7707020968
8906	990339	3-4-99	KSS	Howland Hones	Aces Four	"	12-27-95	\$6500 ON SITE RETURN	9903042302
8908	990340	3-4-99	KSS	"	"	R. BARDLEY	12-28-99	\$135 SAN #245" INF. PIT. ED.	9903042302 NOC # 9903042301
8910	990341	3-4-99	KSS	"	"	"	"	"	"
8912	990419	3-17-99	KSS	"	"	M. BARDLEY	3-22-99	\$6500 Repairs	"

SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date. Public record, reproduced for reference

Side sewer card LC1703 — front



SPU side sewer as-built card — the hand-drawn record of how the line ties in. The as-built date is usually written on the card itself; the SPU index records no date. Public record, reproduced for reference

Next check: Order a side sewer camera inspection and ask SPU for the side sewer card before final siting — the card is the as-built that tells the plumber where the existing line ties in.

SECTION 10

What would change this verdict

- A boundary survey that moves a lot line — GIS parcels are ± 2 ft — could flip a tight plan to a fit, or a fits plan to no-fit.
- A designer publishing exact footprint dimensions (replacing our $\diamond$ estimate) could change the result on a close margin.
- An arborist ruling a large tree below Tier 2 would free the footprint; a Tier 2 confirmation would shrink it.
- If you are open to a smaller or modified plan, more of the catalog clears the rectangle.

SECTION 11

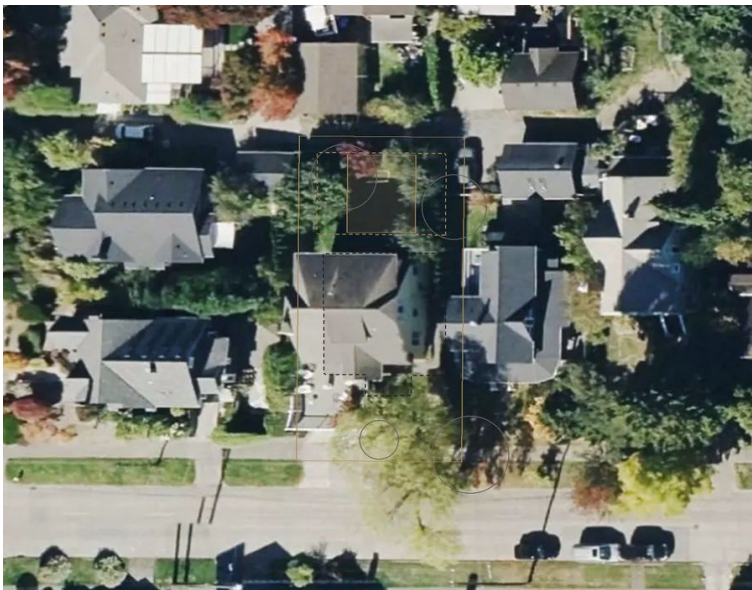
Worked examples from real Seattle lots

Three real Seattle lots run through this same report, so you can see how the analysis lands on lots like yours.

Ballard · 5,100 sq ft · NR · alley — 8 of 10 pre-approved plans fit

Zone	NR ★
Measured buildable zone	25 ft × 40 ft ★
Max practical footprint	1,000 sq ft ★
Plans that fit	8 of 10 ◇
Best fit	Schooner ◇

On this Ballard lot the clear zone measures 25 ft × 40 ft — about 1,000 sq ft — and 8 of the 10 published pre-approved plans fit it with at least 2 ft to spare — the best is the Schooner. The rest do not make it, so the stock catalog is not a free pass, but a short list still works. Max practical footprint is about 1,000 sq ft. It is an NR zone with no critical area, so the pre-approved path stays open. Confirm the exact footprint with the designer and order a boundary survey before spending on design.



Aerial with the report's measured overlays drawn to scale.

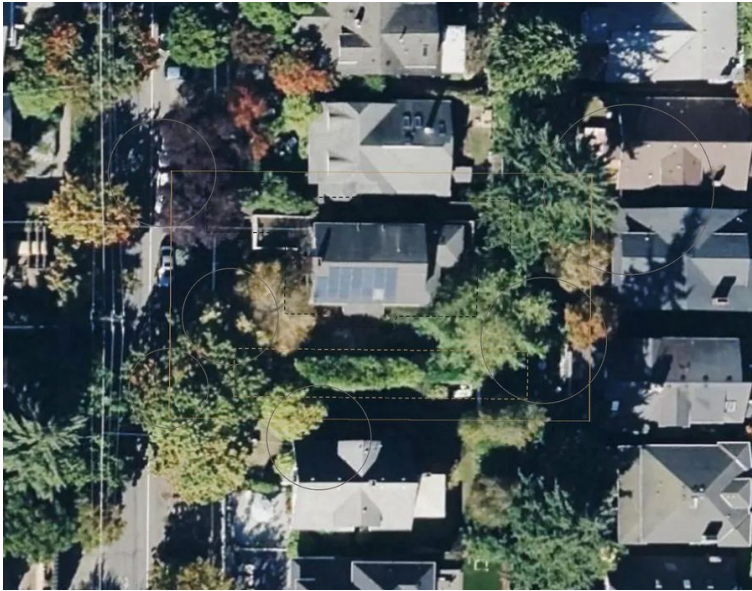
Ballard · 6,120 sq ft · NR — No pre-approved plan fits

Zone	NR ★
Measured buildable zone	71.5 ft × 11.5 ft ★
Max practical footprint	0 sq ft ★
Plans that fit	0 of 10 ◇

Best fit

None ◇

On this Ballard lot the measured clear zone is a 71.5 ft × 11.5 ft sliver — about 822 sq ft of ground, but only 11.5 ft across — and none of the 10 published pre-approved plans fits it: no pre-approved plan is narrower than 14.7 ft, so the practical footprint is 0 sq ft. The stock catalog is not the shortcut here; a custom or modified plan, an attached ADU, or a conversion of the existing house is the realistic path. It is an NR zone, so the zoning is fine — the geometry is the blocker. Before any design spend, order a boundary survey, because a lot line that moves by even two feet can change a sliver into something workable.



Aerial with the report's measured overlays drawn to scale.

SECTION 12

What to do next

1. Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.
2. Confirm the Sky House footprint with its designer — free, before you commit.
3. Order a boundary survey (\$1,500–\$4,000, about two weeks) — it pins the lot lines every fit depends on.
4. The Sky House plan clears the nearest crown by only 7.3 ft — commission an arborist to confirm the tier before siting.
5. Then engage a designer to adapt the chosen plan to your site — that is the point where design fees begin.

SECTION 13

Sources

- City of Seattle pre-approved DADU gallery (ADUniverse) — <https://aduniverse-seattlecitygis.hub.arcgis.com/pages/gallery> (2026-09-16)
- Seattle building outlines 2023 + parcel boundaries — used to measure the buildable rectangle
- SDCI current zoning, overlays and critical areas — NR zone and ECA gates
- Seattle tree canopy LiDAR 2021 — crown radii and estimated tiers
- SDCI residential permit records — permit path and timing

NEXT STEP

The full feasibility study is the natural next step.

This report answers one focused question. The customized Seattle DADU feasibility study walks through the whole lot, chapter by chapter:

- 1 · Executive Summary
- 2 · Property Overview
- 3 · Regulatory Framework
- 4 · Site Constraints & Hazards
- 5 · Site Access
- 6 · Buildable Area Analysis
- 7 · Concept Schemes
- 8 · Government Fees: What It Costs
- 9 · Property Tax & Separate Sale (Washington)
- 10 · Permitting: How Long It Takes
- 11 · Action Items: What to Do, in Order
- 12 · References / Source Index
- 13 · Feasibility Score Methodology

Marker policy: every ★ figure carries a primary-source citation; ◇ figures are estimates to confirm with SDCI or a licensed professional.

Order the customized feasibility report at <https://seattledadufeasibility.com/feasibility-report> — \$149.