



**Site Plan**

**Sections**



### **335 DADU**

Architect: Bradley Khouri, b9 architects  
 Builder: Maricich Construction, LLC

ADU size: 800 SF

Built in: 2017  
 Hard Cost: Approx. \$350,000

**Description:**  
 Created specifically as an investment rental property on a small single-family lot, this new two-bedroom DADU responds to a combination of design goals, site constraints and code restrictions. The maximum lot coverage, as defined by the Seattle Municipal Code, created the challenge of working with a 800 SF footprint, which led to designing the project vertically. To create a taller, more dynamic living space, the ceiling is vaulted following a gabled roof line. Two bedrooms, located mostly below grade, have window wells to bring in ample natural light and provide required window exits. The main floor consists of living and kitchen spaces with a small bath and entry. The landscape surrounding the new dwelling creates an inviting setting, both distinguishing and complementing the unit from the primary home on the property. The long and narrow existing driveway allowed the new unit to qualify for a parking waiver. No new parking was provided as part of the design.

Location:  
 335 15th Ave.  
 Seattle, WA 98122