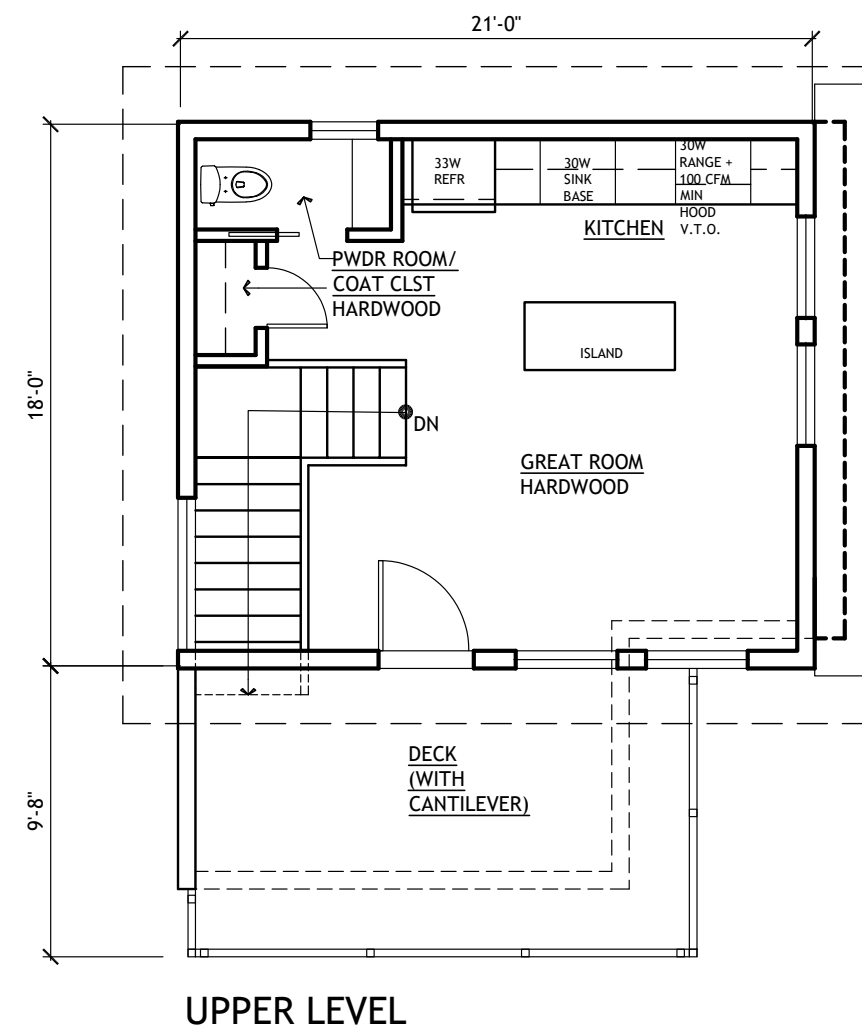


**Floor Plan**



## Crown Hill DADU

Architect: Sheri Newbold, live work play

Builder: Eric Dunkel, Skyline Carpentry

ADU size: 791 SF

Built in: 2019

Hard Cost: \$400,000 (if built turnkey by contractor)

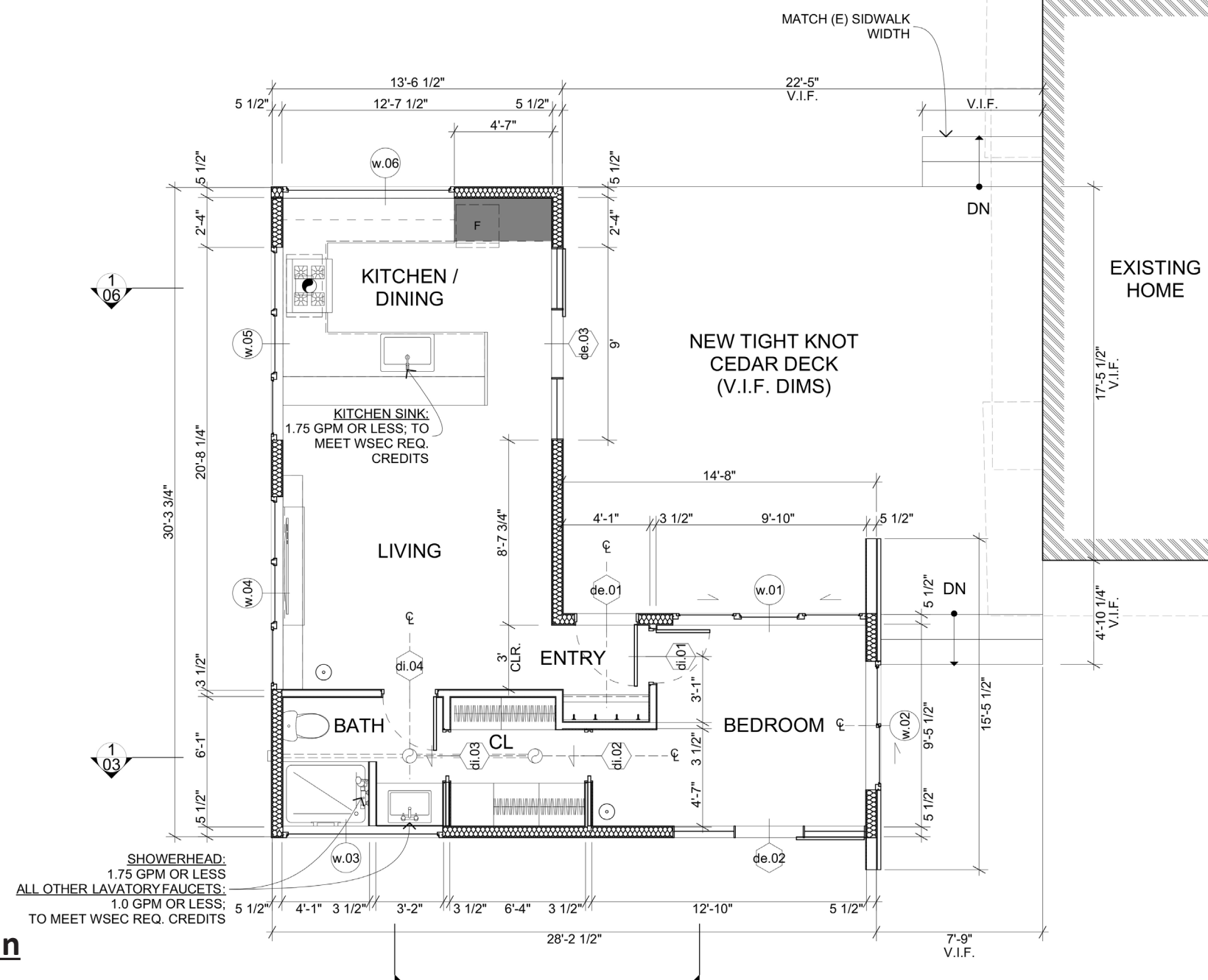
### Description:

The owner has lived at this property a number of years, customizing the 1920s home over time and adding an oasis to the back garden. In this collaboration between owner/contractor and architect, we created a contemporary two-level unit with a flexible space on the main level that includes a sleeping area, office and full bathroom with laundry—convertible for aging in place. It is designed and built to be entered at grade, maximizing the height of each level and making the main level accessible. At the entry, the accordion doors open to a south facing patio area. Upstairs, taking advantage of south light, there is a living area with an open kitchen, a south facing roof deck, powder room and storage. This structure is insulated beyond code requirements, minimizing the heat load. It includes radiant in-floor heat at the polished concrete slab on the main level. One of the goals was to maintain privacy for both the DADU and main house occupants while allowing both to use the garden oasis and managing sunlight access to the DADU.

Location:  
626 NW 75th St.  
Seattle, WA 98117



## Floor Plan



## Smith - Gillman Cottage

Architect: Tim Hammer, CAST Architecture  
 Builder: Joe Syverson - Viking Construction

ADU size: 680 SF

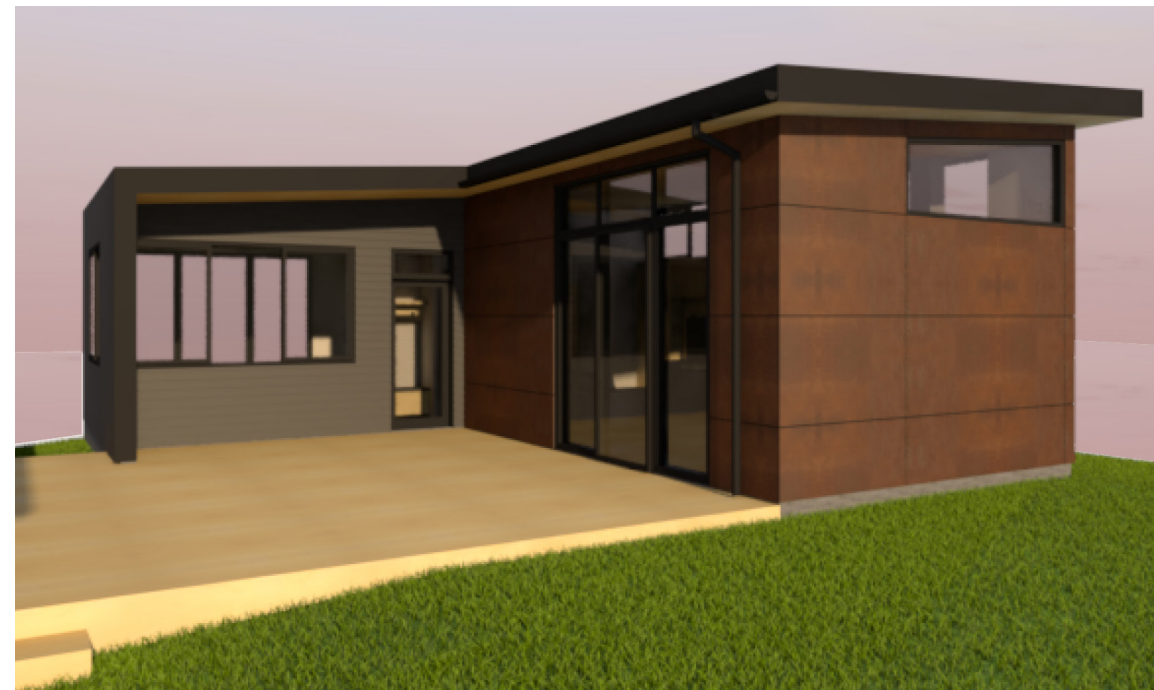
Built in: 2018  
 Hard Cost: Approx. \$250,000

### Description:

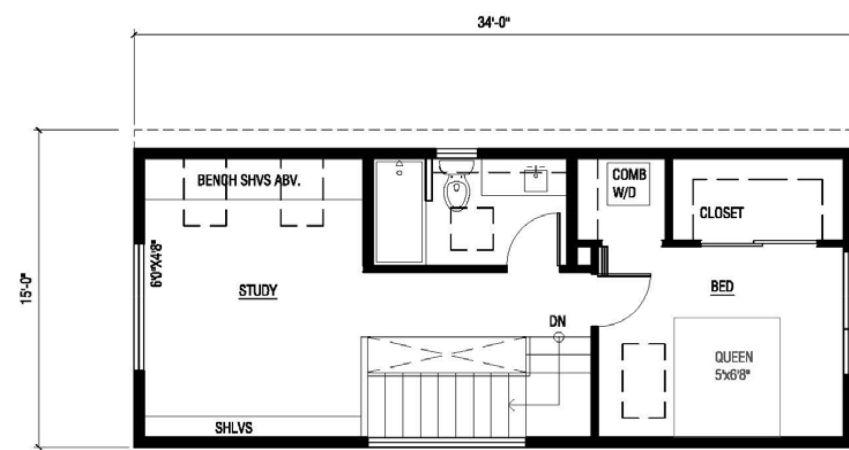
A single story DADU designed to allow a retired couple to age in place while sharing the property with their children and grandchildren. The home placement creates a shared courtyard and preserves as much of the yard space as possible. Vaulted ceilings and clerestory windows let in ample light while maintaining privacy for the occupants and neighboring homes.

<https://www.castarchitecture.com/smithgillman-cottage>

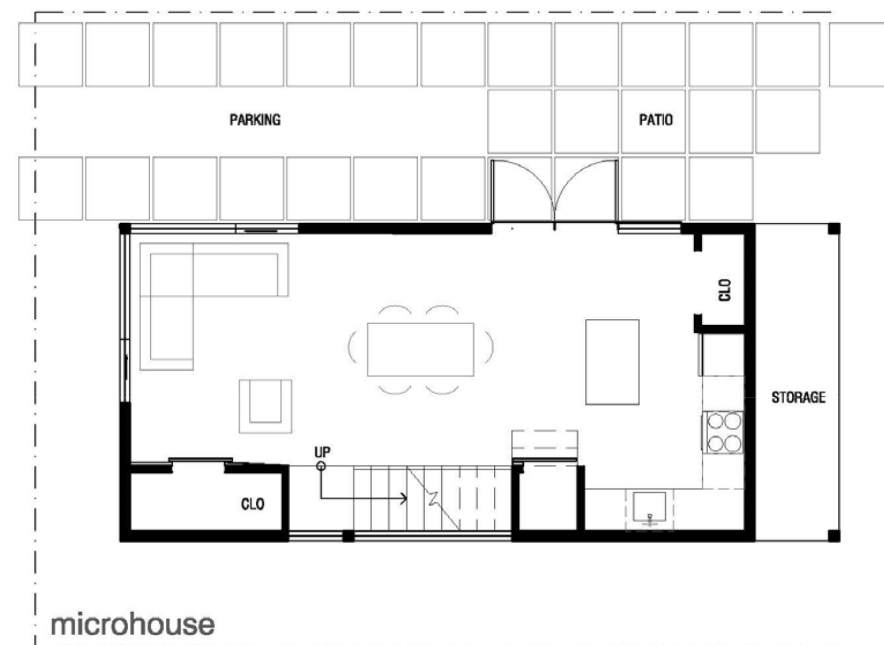
Location:  
 7307 8th Ave NW  
 Seattle, WA 98117







2ND FLOOR PLAN



1ST FLOOR / SITE PLAN

## Floor Plans



## Tangletown Backyard Cottage

Architect: Bruce Parker, microhouse  
Builder: Tom Schmoe

ADU size: 800 SF

Built in: 2013  
Hard Cost: \$200,000

### Description:

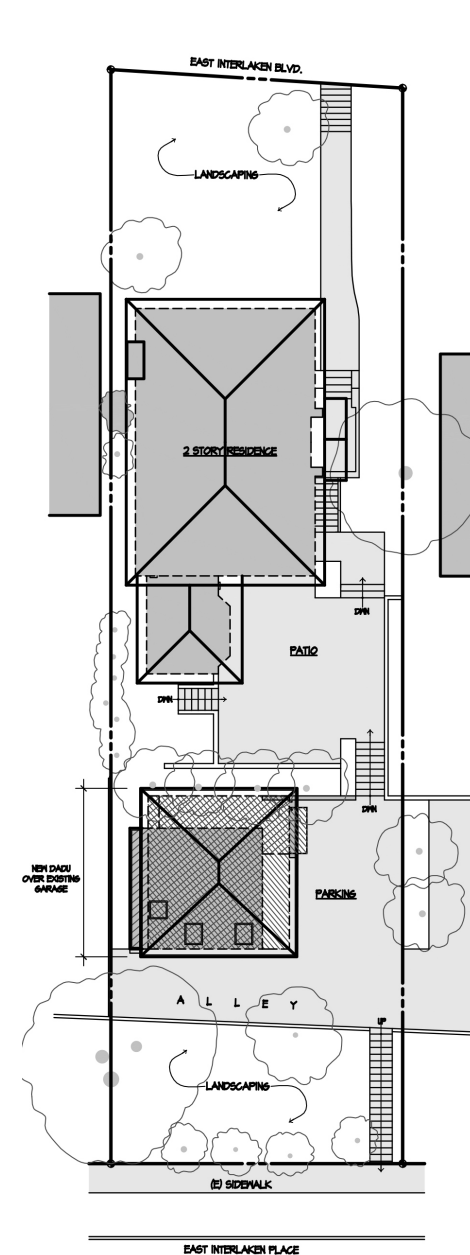
With their children grown, the cottage owners wanted to downsize from their beautiful-but-too-large house but didn't want to leave their neighborhood and friends. The lot is small, less than 4,000 sq ft, and the cottage had to take advantage of every available square inch of the allowable 800 sq. ft. while working with limited opportunities for light and views.

### Location:

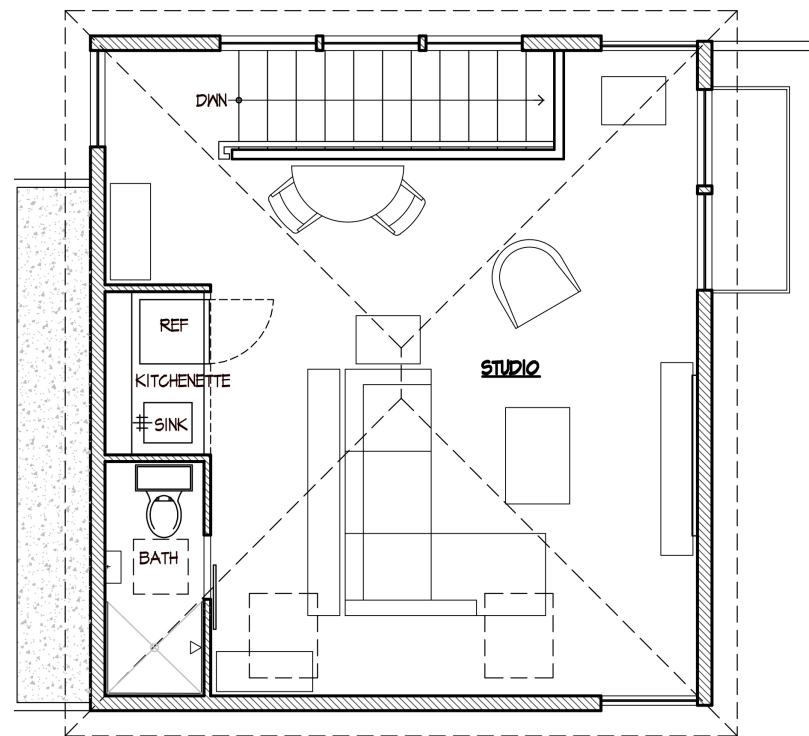
5623 Kirkwood Place N.  
Seattle, WA 98103







**Site Plan**



**Studio Floor Plan**



## **Interlaken DADU**

Architect: Ben Trogon Architects  
Builder: Ben Trogon Architects

ADU size: 400 SF studio over 300 SF garage

Built in: 2014-19  
Hard Cost: \$125,000 (excluding design & furnishings)

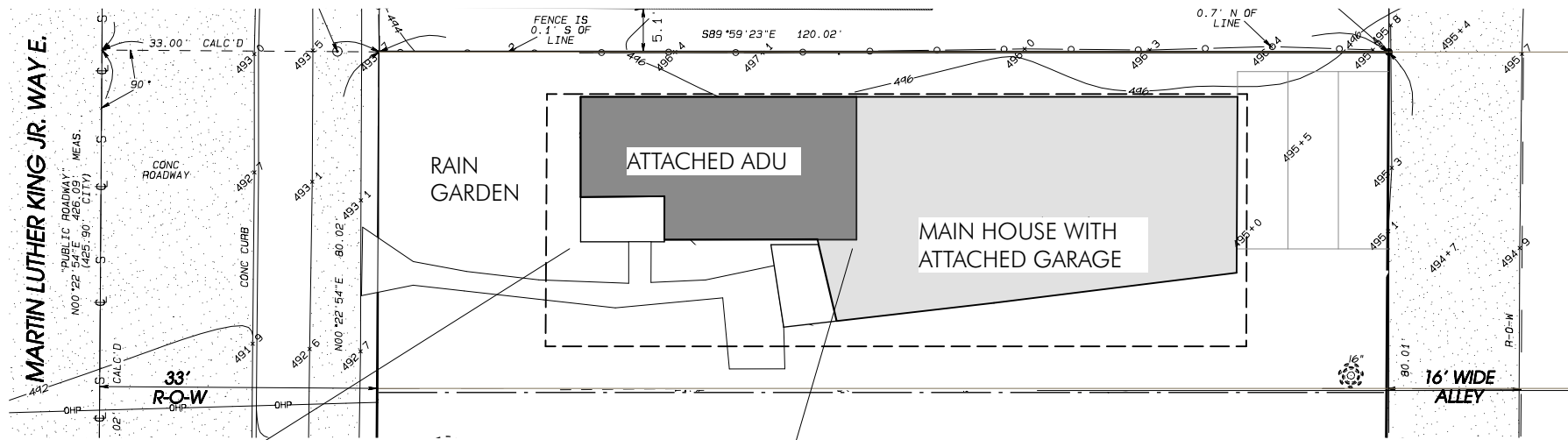
### **Description:**

This site's unique arboreal setting, private alley, through lot and single car garage in disrepair offered an opportunity to design and build a somewhat private DADU over a one-car garage. Given the naturally terraced long and narrow property, the new dwelling unit is private and nestled within the foliage of the park-like environment. The design criteria included an open studio-type apartment suitable for accommodating visiting out of town family and friends and accommodating short term rental tenants while offering a potential living arrangement for future retirees who currently reside in the primary home. The land use and building code regulations and limitations in place in 2013 heavily influenced the DADU building envelope form and massing.

Location:  
2441 E Interlaken Blvd.  
Seattle, WA 98112







**Site Plan**



### Project Information

Architect: Karen DeLucas  
 Builder: Neil Chapman, Brixton Builders

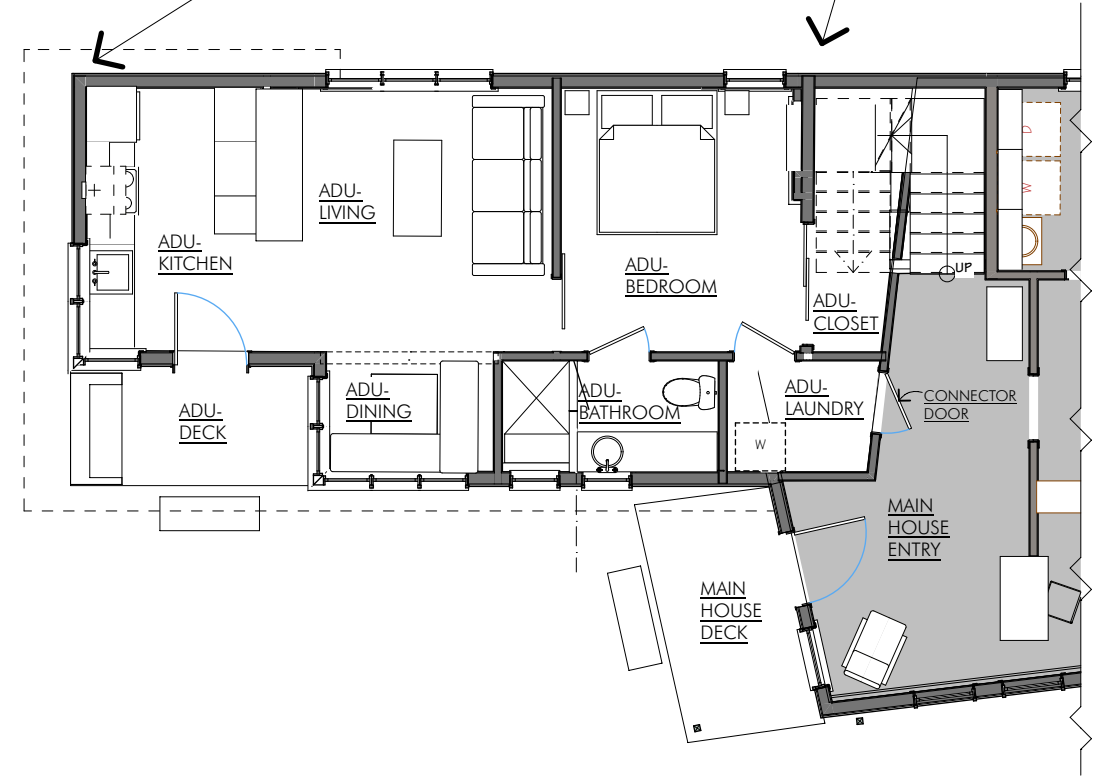
Lot Size: 4800 SF  
 ADU: 534 SF  
 Main House: 1600 SF

Built in: 2013-2015 with main house  
 Cost: \$250/SF but owner was builder  
 \$350/SF if include owner labor and P&O

Originally built to accommodate parents of the owners who live in Virginia and England and come for extended stays, with an eye to the future if one parent needs to move in permanently. Between stays, the apartment is rented out on Airbnb with around 50% of stays being that of relatives of neighbors.

#### Design Highlights

- All electric house with 4.5 kw solar panel array
- Use of triple pane windows for energy and sound (built on a busy road)
- AADU and Main house built to 30% higher energy standards than current code. (Exterior insulation used in addition to R-23 BIBS in walls)
- Large rain garden in front yard - 75% of the roof water flows into it.
- Designed for privacy, yet open to garden views and light.
- Interior passage way for family and personal use.



**Floor Plan**



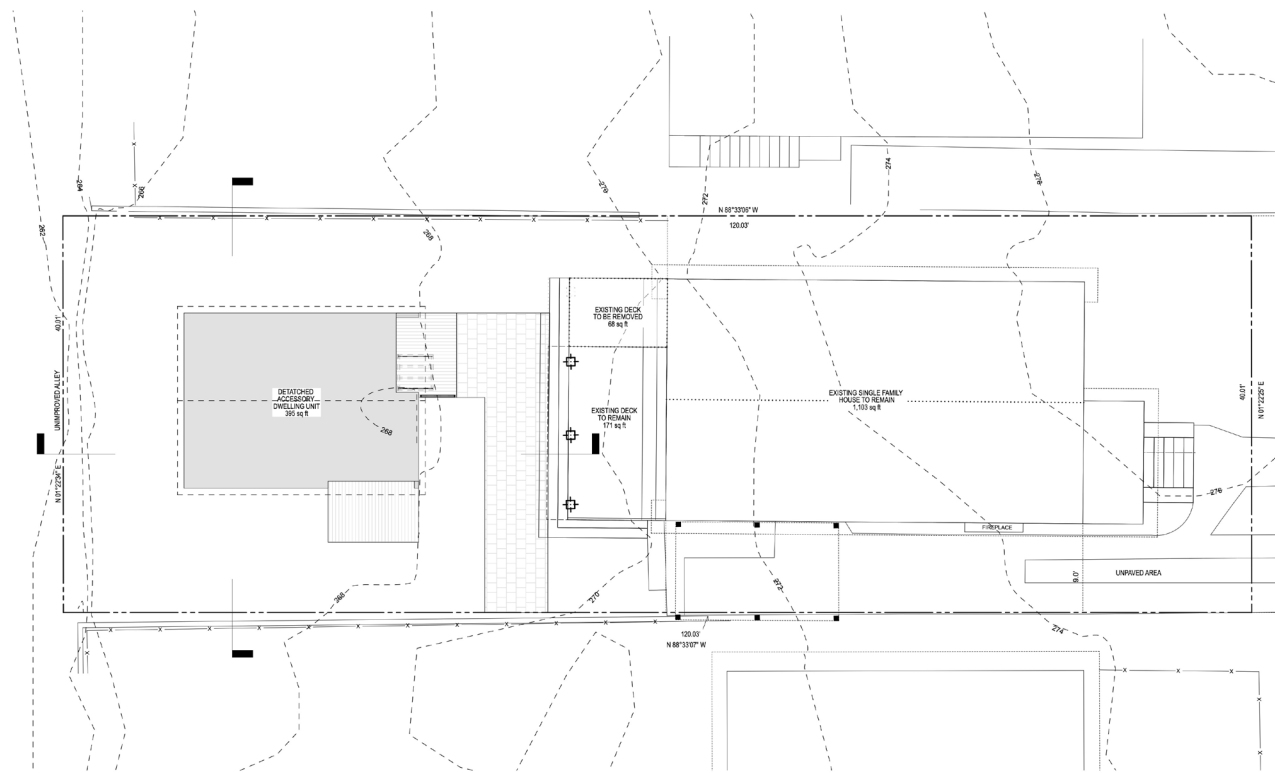
Karen DeLucas  
 Architect  
 karen@karendelucas.com  
 Seattle • (206)799-8748



**Madison Valley  
 Garden Apartment**  
 220 Martin Luther King Jr Way E  
 Seattle, WA 98112

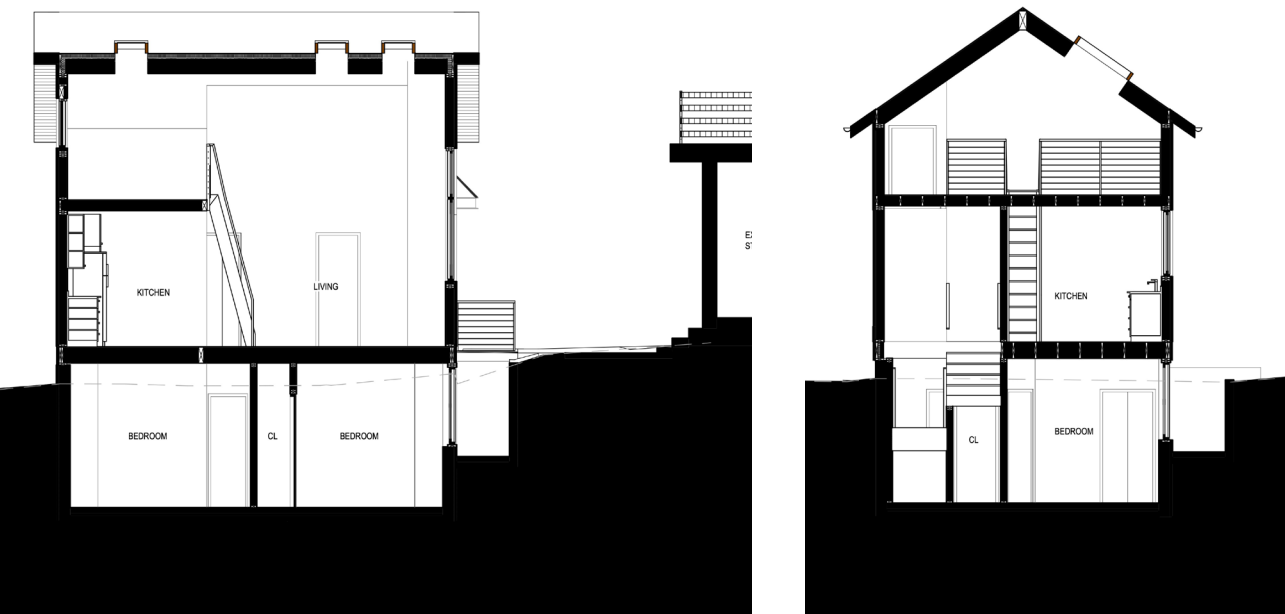
**AADU**  
 4/24/19





**Site Plan**

**Sections**



### **335 DADU**

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

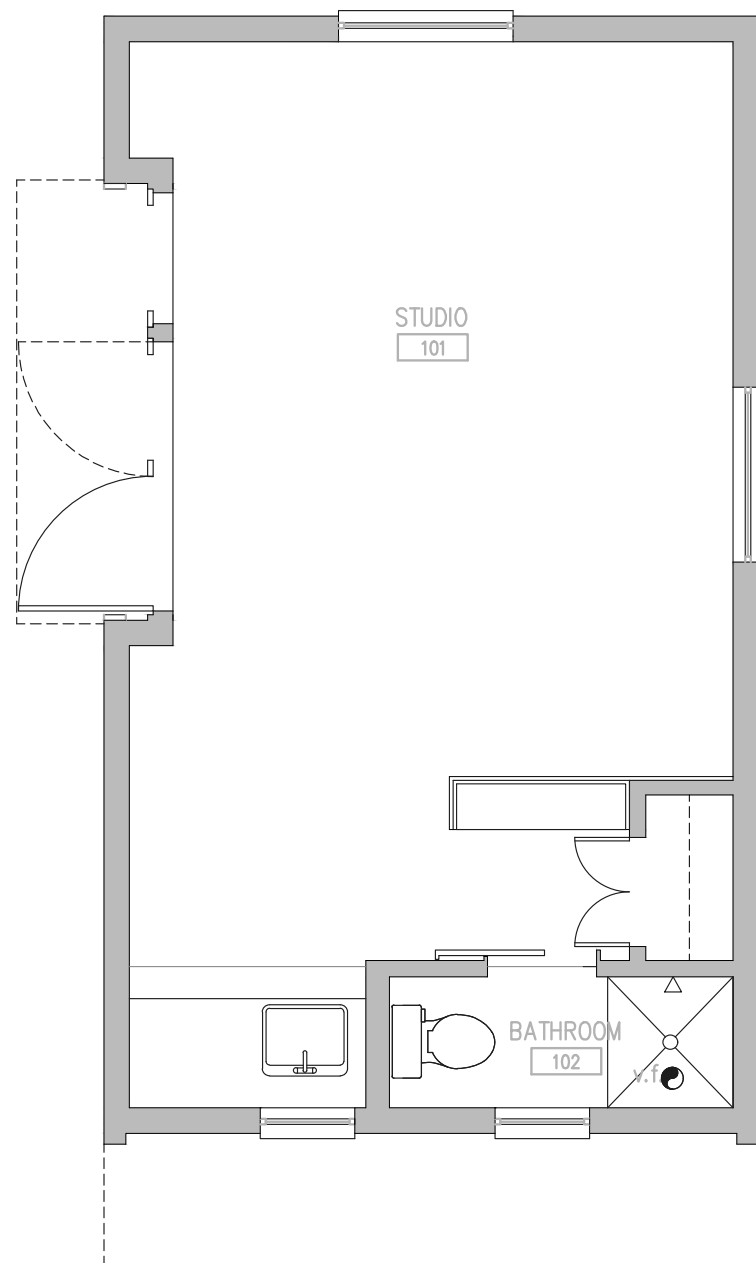
ADU size: 800 SF

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





**Floor Plan**



## **West Seattle Backyard Box**

Architect: Jim Burton Architects

Builder: Sloan Ritchie - Cascade Built

ADU size: 315 SF

Built in: 2012

Hard Cost: \$100,000

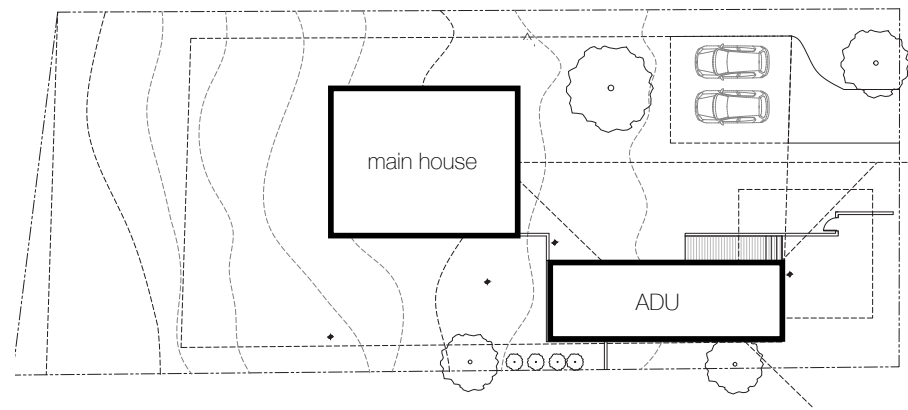
### **Description:**

This DADU serves as a backyard office/studio for the homeowner who works as a professional photographer and also serves as an extra bedroom for visiting family. To stay within budget, the bathroom shares the kitchenette sink. The site contained an environmentally critical area (ECA) in the form of a steep slope that limited where the DADU could be located. The design is a variation on the Backyard Box, which won Most Sustainable and Best of Show in the Method Homes/City of Seattle Backyard Cottage Design Competition in 2010.

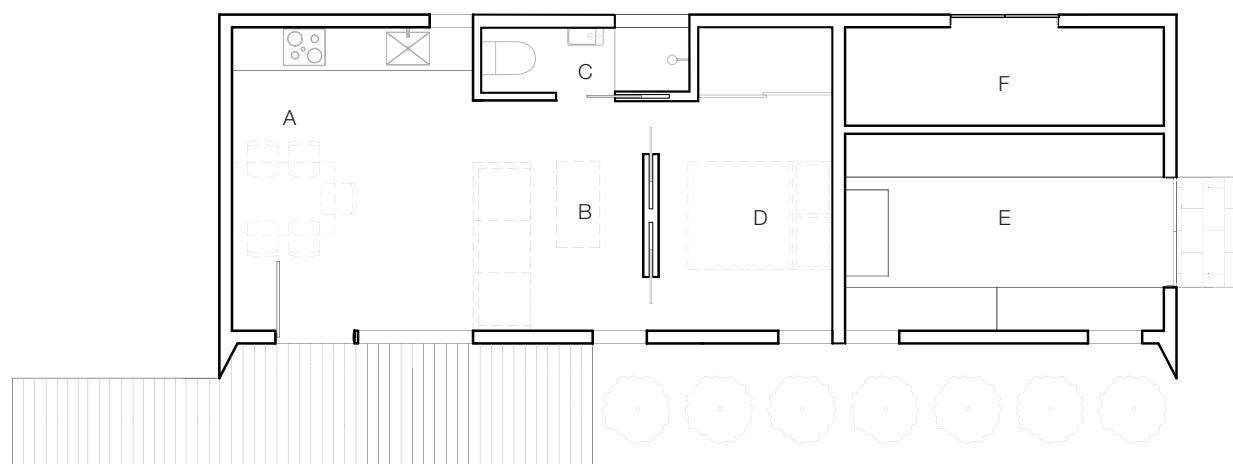
### **Location:**

5123 SW Admiral Way  
Seattle, WA 98116





**Site Plan**



**Floor Plan**



## **Stone Solar Studio - West Seattle**

Architect: Wittman Estes Architecture + Landscape

ADU size: 670 SF

Built in: 2017  
Hard Cost: \$300/SF

### **Description:**

Stone Solar Studio is a NODE prefab one-bedroom studio situated near a main house on a large lot. The client wanted a second unit to create an additional rental income that would be self-sustaining and affordable, generating economic and environmental productivity. A south-facing solar roof provides all of the energy for the studio and the main house. The large windows, wood walkways, and small footprint create a building defined by simplicity as much as its connection to people and nature. It is the city's first DADU registered with the International Living Future Institute's zero energy certification. The studio's innovative construction method allowed the studio to be built at a lower cost than traditional building techniques. The studio demonstrates how modern building techniques can create human spaces, filled with light and warm materials, and achieve a high level of environmental sustainability and was designed for NODE and the client by Wittman-Estes Architecture. For more information see [www.node.eco](http://www.node.eco)

### **Location:**

7501 7th Place SW  
Seattle, WA 98106

