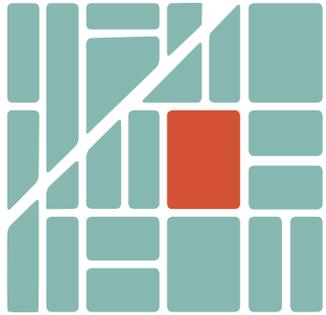


AIA Seattle

ADU TOUR



June 15, 2019
11am-4pm
Self-guided



1

Crown Hill DADU

626 NW 75th St.
Seattle, WA 98117

Bus: 28
Architect: Sheri Newbold, live work play
Contractor is also Owner: Eric Dunkel, Skyline Carpentry

Date of construction: 2019
Square feet: 791
Construction hard costs: Approx. \$400,000 if built turnkey by contractor and no sweat equity

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.



AIA
Seattle



Google Map
bit.ly/ADUTour2019

Questions?

Contact **Kirsten Smith**, AIA Seattle, at 206-708-3199 or by email at kirstens@aiaseattle.org.



2

Smith-Gillman Cottage

7307 8th Ave NW
Seattle, WA 98117

Bus: 28
Architect: Tim Hammer, CAST Architecture
Contractor: Joe Syverson - Viking Construction

Date of construction: 2018
Square feet: 680
Construction hard costs: Approx. \$250,000

A single-story, Crown Hill DADU designed to allow a retired couple to age in place while sharing the property with their children and grandchildren.



3

Tangletown Backyard Cottage

5623 Kirkwood Place N.
Seattle, WA 98103

Bus: 62
Architect: Bruce Parker, microhouse
Contractor: Tom Schmoe

Special instructions: Entrance to the cottage is from the alley located between Kirkwood Pl N and Keystone Pl N.

Date of construction: 2013
Square feet: 800
Construction hard costs: Approx. \$200,000

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 cottage takes advantage of every available square inch of the allowable 800 sq. ft. while working with limited opportunities for light and views. square inch of the allowable 800 sq. ft. while working with limited opportunities for light and views.



4

Interlaken DADU

2441 E Interlaken Blvd.
Seattle, WA 98112

Bus: 43, 48

Architect + Contractor:

Ben Trogdon, Ben Trogdon Architects

Special instructions: Parking very limited. Can be accessed from the rear, off Interlaken Place East, as well as from the front. A number of steep steps.

Date of construction: 2014-19

Square feet: 400 sf studio over 300 sf garage

Construction hard costs: Approx. \$125,000 excluding design & furnishings

Somewhat private DADU over a one-car garage, nestled within a park-like environment. The open studio apartment is suitable for visiting out of town family and friends and short term rental tenants while offering a potential living arrangement for future retirees who currently reside in the primary home.



5

Madison Valley Garden Apartment

220 Martin Luther King Jr. Way E.
Seattle, WA 98112

Bus: 8, 11

Architect: Karen DeLucas, Karen DeLucas Architecture

Contractor: Neil Chapman, Brixton Builders

Date of construction: 2013-15

Square feet: 534

Construction hard costs: \$250/sf with the owner serving as the builder; \$350/sf including owner labor and P&O

An AADU originally built to accommodate extended visitors with an eye to the future if one parent needs to move in permanently. Green design highlights include a solar panel array, AADU and main house built to energy standards 30% higher than code and a large rain garden.



6

335 DADU

335 15th Avenue
Seattle, WA 98122

Bus: 3, 4

Architect: Bradley Khouri, b9 architects

Contractor: Maricich Construction, LLC

Date of construction: 2017

Square feet: 800

Construction hard costs: Approx. \$350,000

Created specifically as an investment rental property to maximize the potential of the small single-family lot, this new, two-bedroom DADU in the Central District responds to a combination of design goals, site constraints and code restrictions.



7

West Seattle Backyard Box

5123 SW Admiral Way
Seattle, WA 98116

Bus: 50, 56

Architect: Jim Burton, Jim Burton Architects

Contractor: Sloan Ritchie - Cascade Built

Special instructions: Enter through the side gate, which is along the west or right side of the house by the driveway.

Date of construction: 2012

Square feet: 315

Construction hard costs: Over \$100,000

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. 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.



8

Stone Solar Studio - West Seattle

7501 7th Place SW
Seattle, WA 98106

Bus: 131

Architect: Wittman Estes Architecture + Landscape

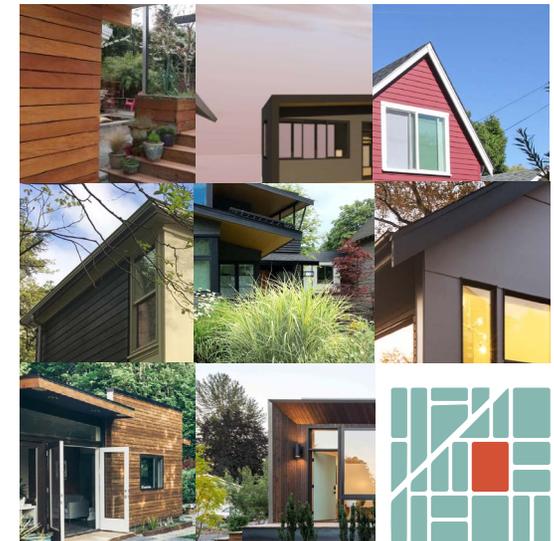
Builder: NODE

Date of construction: 2017

Square feet: 670

Construction hard costs: \$300/SF

In Highland Park, this 670-square foot, affordable NODE prefab one-bedroom studio is Seattle's first DADU to achieve the International Living Future Institute's zero energy certification. 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. It was designed for NODE and the client by Wittman-Estes Architecture.



Note on Costs

Construction costs in the Seattle area have escalated over time—when looking at the different construction costs of projects on the tour please note the difference in construction dates which has a significant impact on differences in cost.