

## SDNW ADU ENTRY 3 - ADAM'S DADU - GARAGE DADU TWO BEDROOM

PROJECT SUBMITTED BY  
S.A.G.E. DESIGNS NW ARCHITECTURE STUDIO INC  
SAGE K. SASKILL ~ ARCHITECT  
SAGE@SAGEDESIGNSNW.BIZ  
206.963.1420

### PROJECT DESCRIPTION

This is a carriage house - not quite maxing out the allowed size - coming in at 918sf gross footprint. 2-bedroom cottage above 2-car garage (&/or shop). Overall footprint is 34' x 27' to accommodate conditions on site related to existing footprint, setbacks, and eaves. The footprint could be stretched to max out the 1000sf allowable area.

### NARRATIVE

This dwelling is designed for a bachelor with one bedroom and one office space. The design is optimized for entertainment with an open plan of the kitchen/living/dining - and these spaces also feature a vaulted ceiling. One special feature is barn doors at the office space so that room can also be opened up to the larger gathering space. The office could easily be a 2nd bedroom providing a family with a two bedroom 'apartment'. The layout is very clean and efficient utilizing every square foot while providing 10' x 12' bedrooms and lots of storage space (including attic). This plan could also be a stand-alone 2-bedroom on the ground level and would be easy to adapt to include more universal design features.

### MAJOR MATERIALS & METHODS

Advanced framing - saves lumber and increases insulation; Hardi siding, Plywood sheathing (not OSB), 5/8" GWB, hardwood & tile (or marmoleum) flooring; Non-vented roof assembly including a combination of spray foam & batts. See Typical Construction Assembly Notes on Section drawing for additional information.

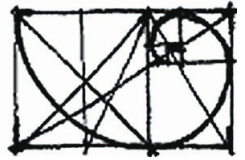
### ESTIMATED CONSTRUCTION COST

\$350-425,000.00.

(EARLY NUMBER @ DESIGN DEVELOPMENT)

### MECHANICAL SYSTEMS INCLUDE

PANASONIC WHISPER GREEN WHOLE HOUSE FAN  
DUCTLESS MINI SPLIT SYSTEM WITH ONE (PANCAKE) HEAD  
IN ATTIC SPACE SERVING ALL 2ND FLOOR LIVING SPACES.  
RADIANT HEAT PANELS FOR SUPPLEMENTAL HEAT AT  
STUDIO AND SHOP SPACES IN GARAGE



**S.A.G.E. DESIGNS NW  
ARCHITECTURE  
STUDIO  
INCORPORATED**

*Savvy Artful  
Green Environments*

**SAGE K. SASKILL**  
*Architect  
& Wizeguy*  
sage@sagedesignsnw.biz  
206.963.1420  
sagedesignsnw.biz

### client

city of seattle

### date

2.15.2020

### phase

adu entry



**SAVVY & ARTFUL**

## **SDNW ADU ENTRY 3 - ADAM'S DADU - GARAGE DADU TWO BEDROOM**

HEAT PUMP WATER HEATER

PRICE FOR THE PLAN

\$1000.00

\$150.00/HR FOR ANY FURTHER WORK

### **ABOUT SAGE**

I consider myself a master space planner and especially a master of small spaces. In every design I strive to make every square foot count if not every square inch. Privacy within the home as well as from outside as well as how the sun comes in to the building are also key components of every project. Sustainable materials and construction methods have been instrumental in my architecture practice for over 20 years. Thank you for considering my Entry in to the ADU Stock Plan Challenge.

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STUDIO  
INCORPORATED**

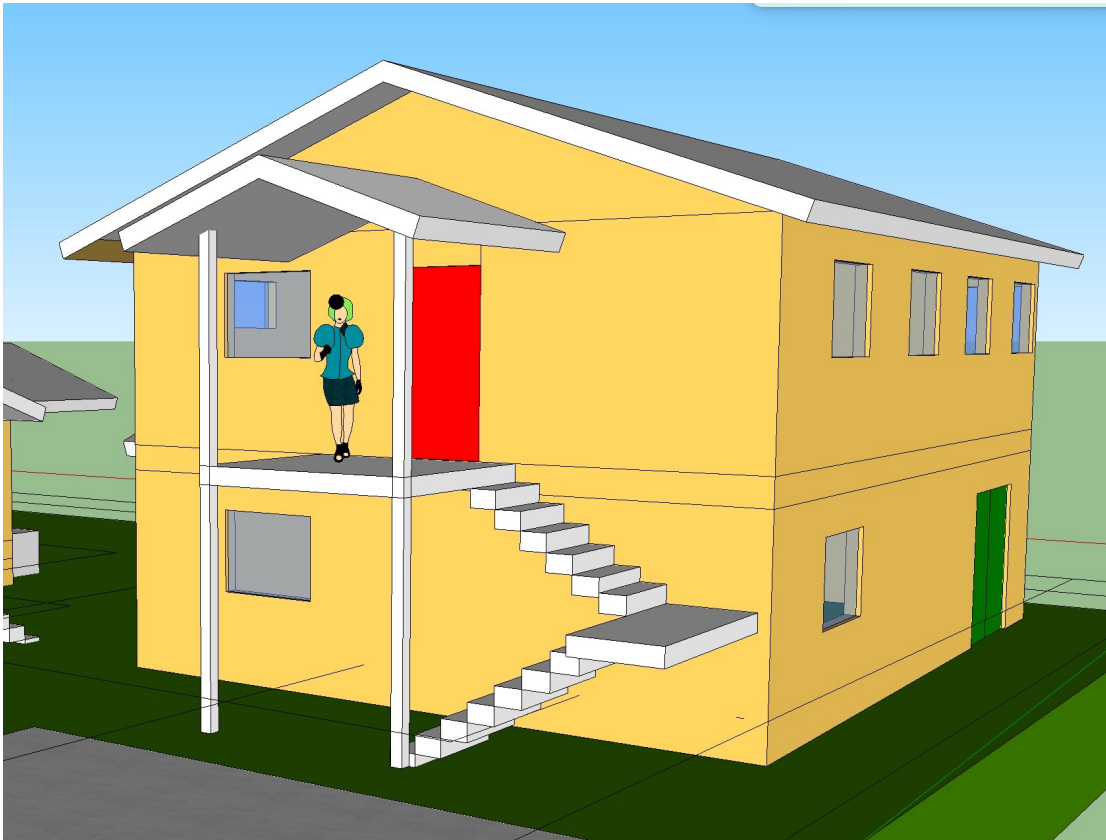
*Savvy Artful  
Green Environments*

**SAGE K. SASKILL  
Architect  
& Wizeguy**

sage@sagedesignsnw.biz  
206.963.1420  
sagedesignsnw.biz



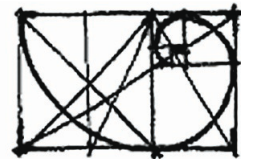
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NORTH/WEST



EAST/SOUTH



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**client  
adam's dadu**

**project number  
sdnw 191126**

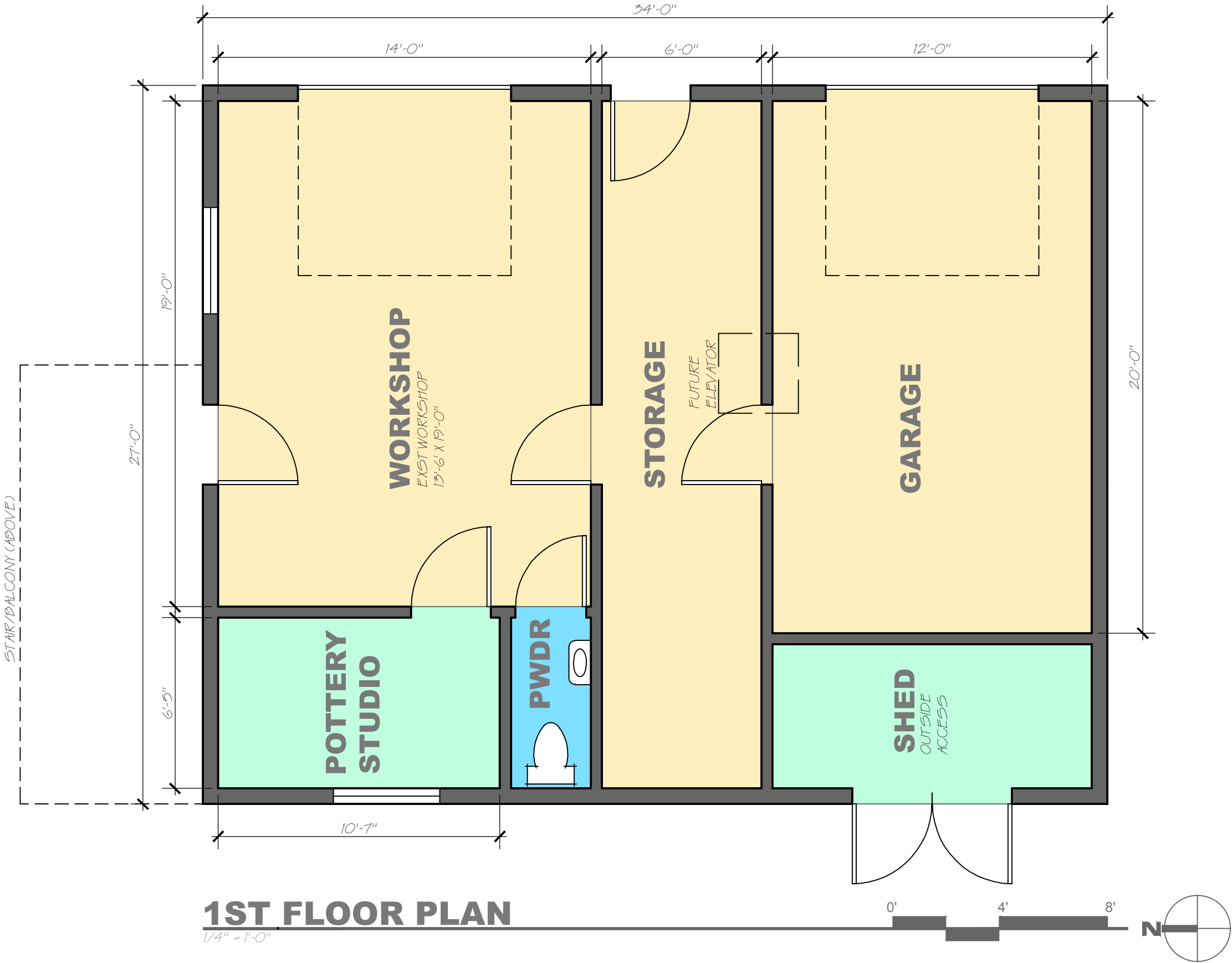
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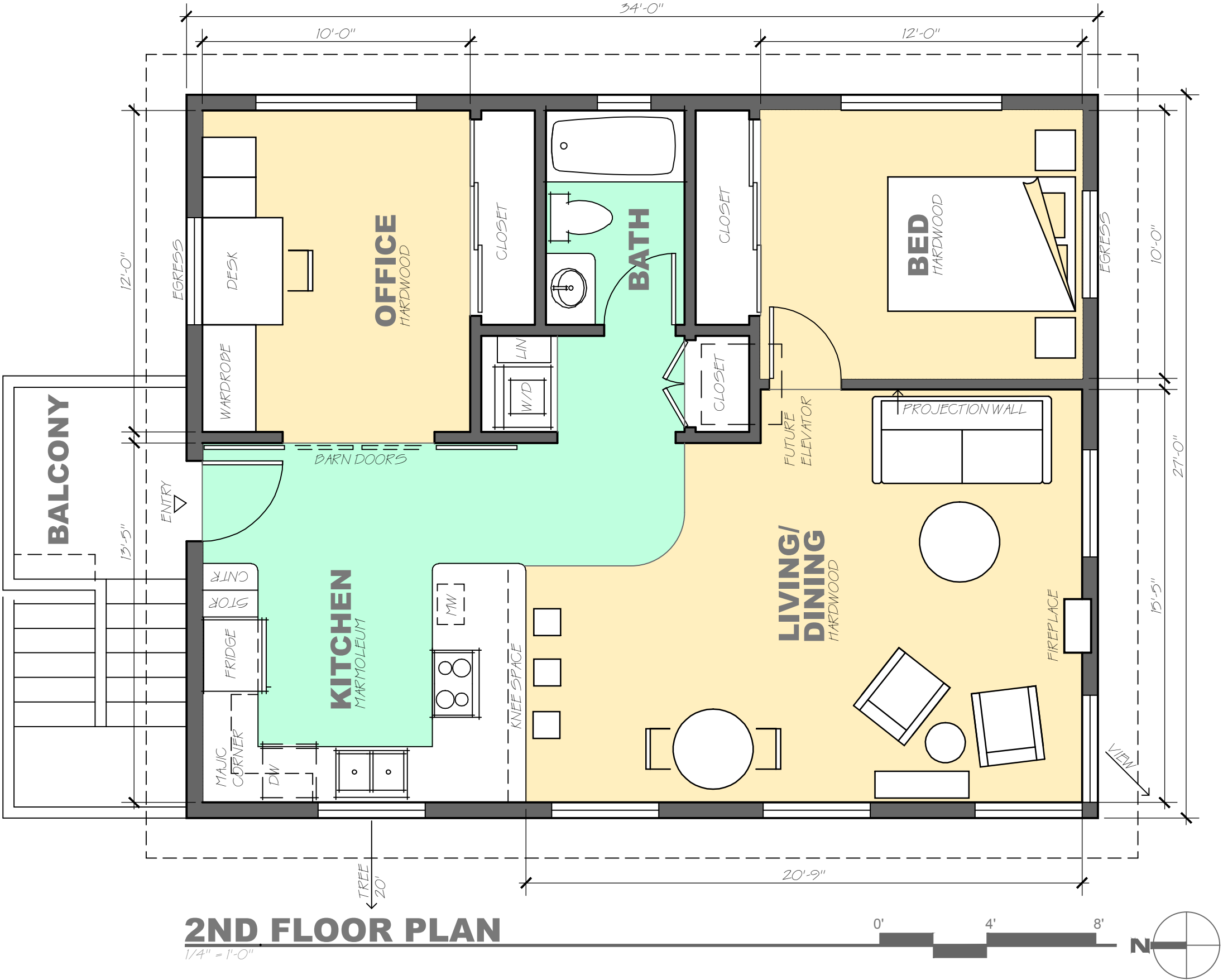
**phase  
design development**

  
**CONCEPTS 2020**



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**S.A.G.E. DESIGNS NW**  
ARCHITECTURE STUDIO INC

**SAGE K. SASKILL**  
architect & wizeguy  
206.963.1420  
sage@sagedesignsnw.biz

**SAVVY**  
**ARTFUL**  
**GREEN**  
ENVIRONMENTS

**PRELIMINARY RELEASE**  
-- not for use in construction --

dc i approval:

revision:  
number | date

project:  
**coble**

address:  
8533 31st ave nw  
seattle wa 98117

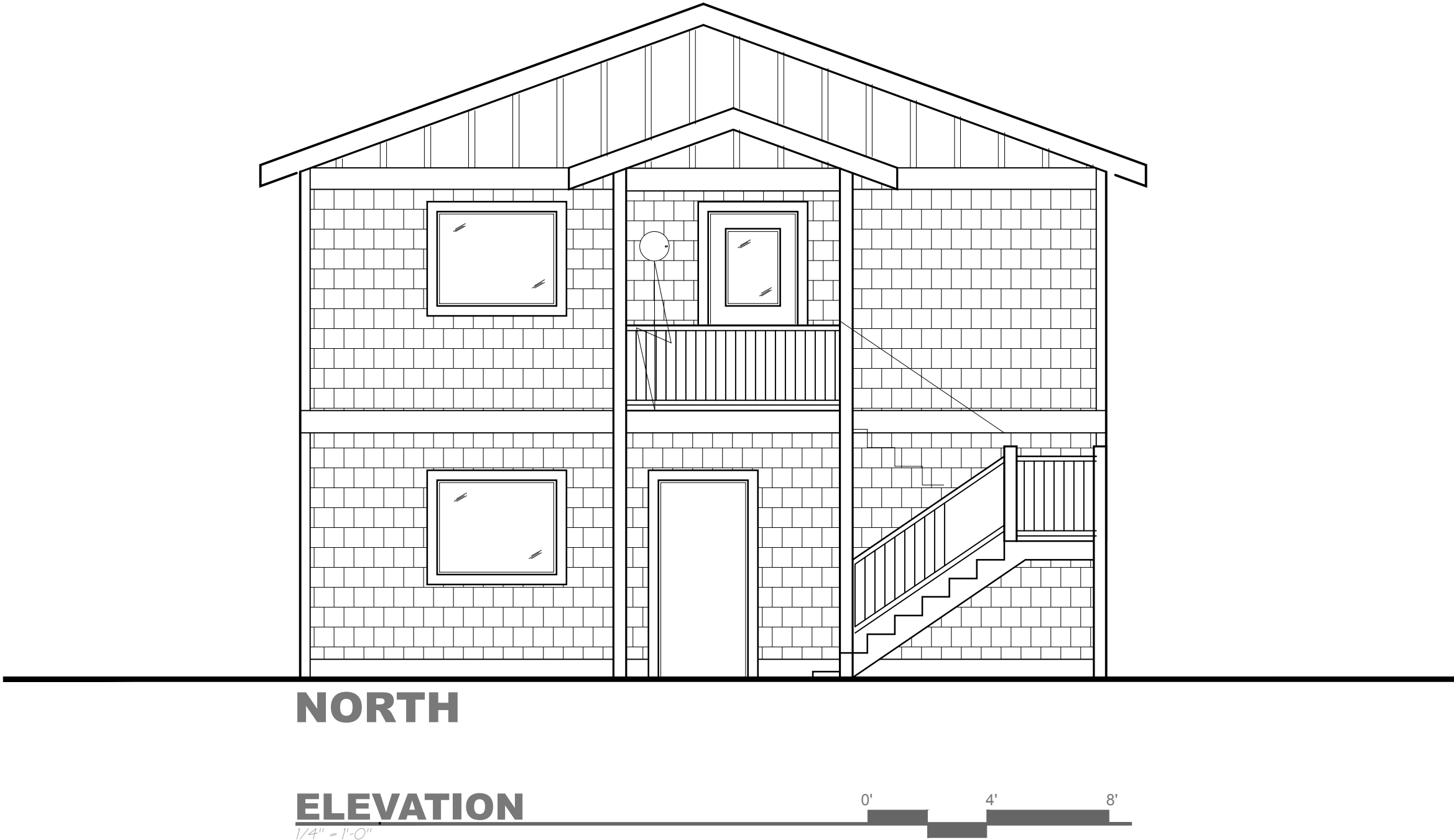
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sdnw 191126  
sdci

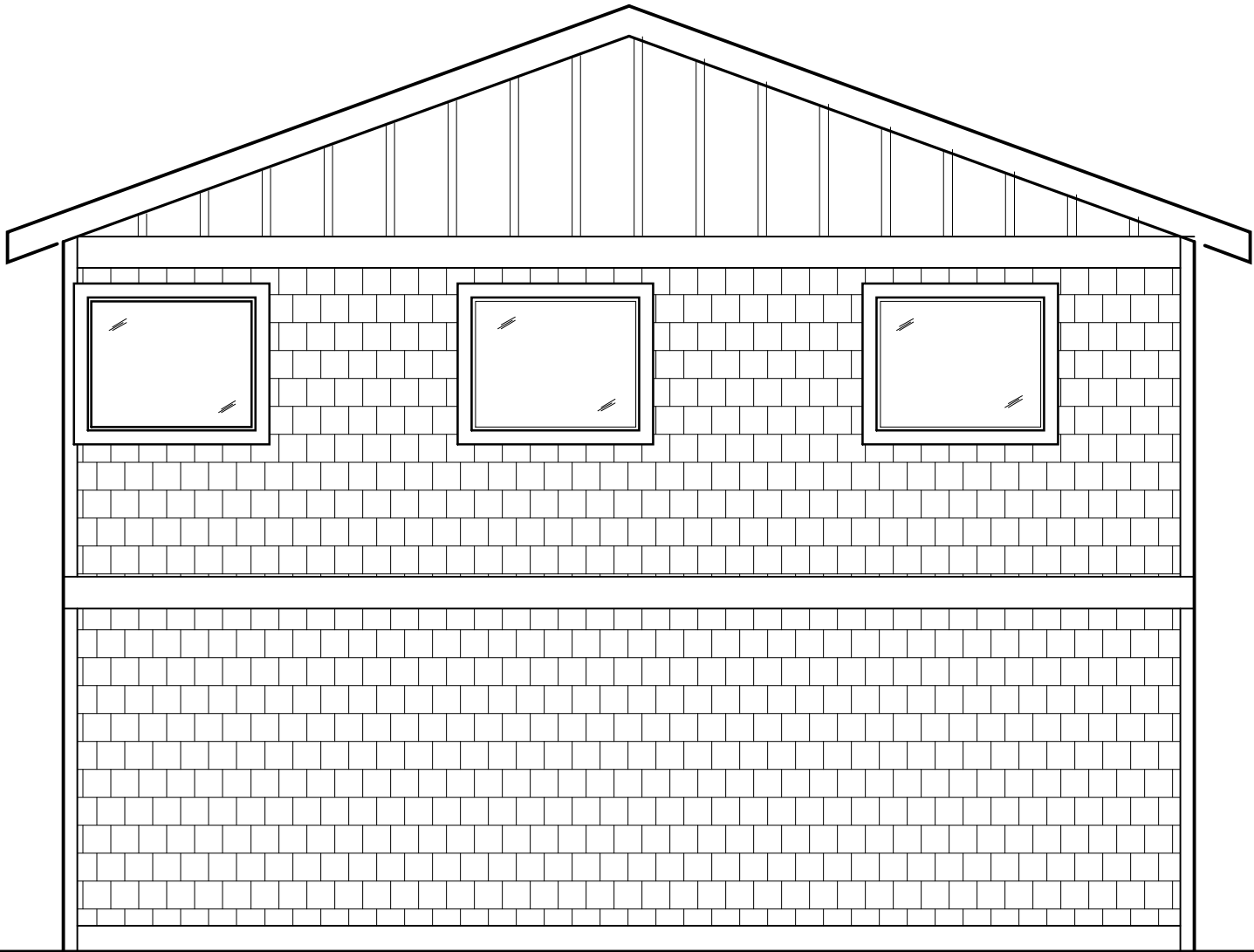
phase:  
**design development**

date:  
2.14.2020  
drawing title:  
**DADU plan**

scale:  
1/4" = 1'-0"

sheet:  
**dd2.2**





SOUTH

ELEVATION

1/4" = 1'-0"



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S.A.G.E. DESIGNS NW  
ARCHITECTURE STUDIO INC

SAGE K. SASKILL  
architect & wizeguy  
206.963.1420  
sage@sagedesignsnw.biz

S A V V Y  
A R T F U L  
G R E E N  
E N V I R O N M E N T S

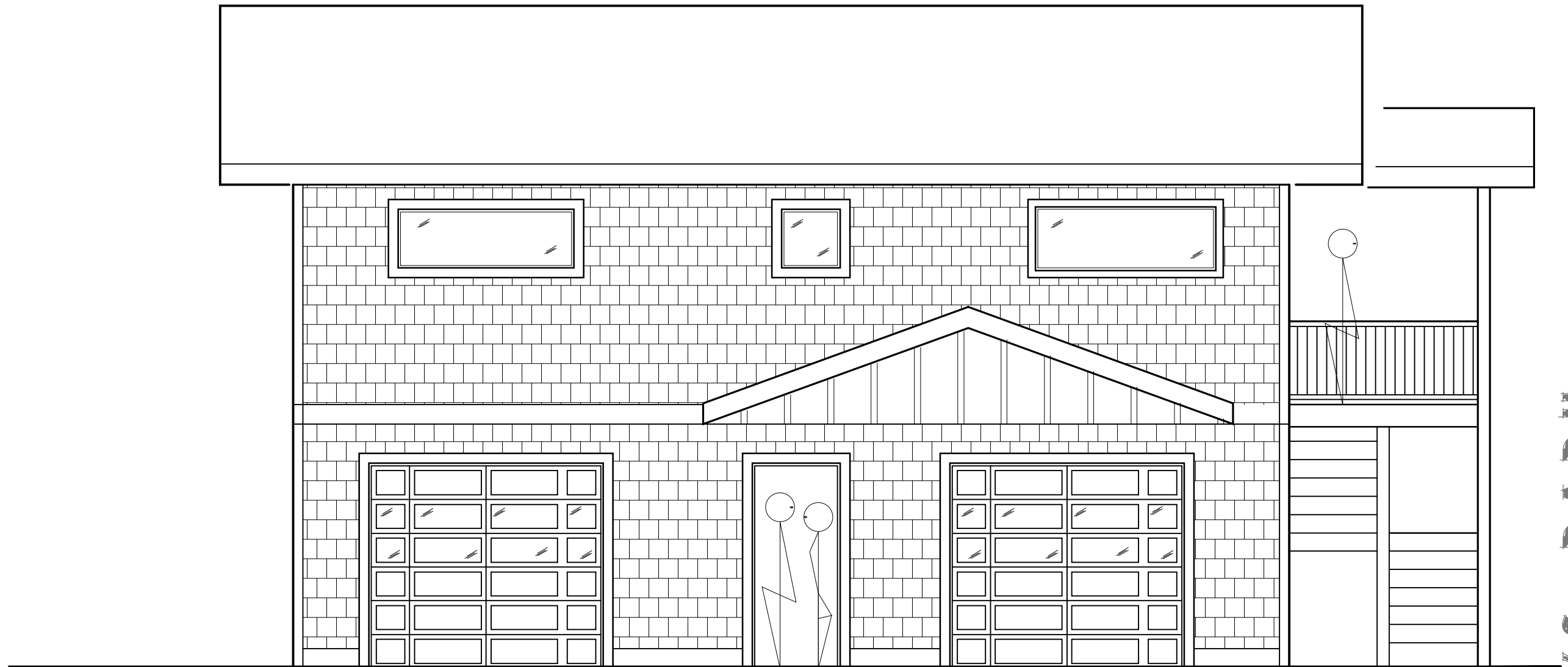
PRELIMINARY  
RELEASE

-- not for use in construction --

dci approval:

revision:	
number date	
project:	coble
address:	8533 31st ave nw seattle wa 98117
project #s:	sdnw 191126 sdci
phase:	design development
date:	2.14.2020
drawing title:	exterior elevation
scale:	1/4" = 1'-0"
sheet:	

dd3.2

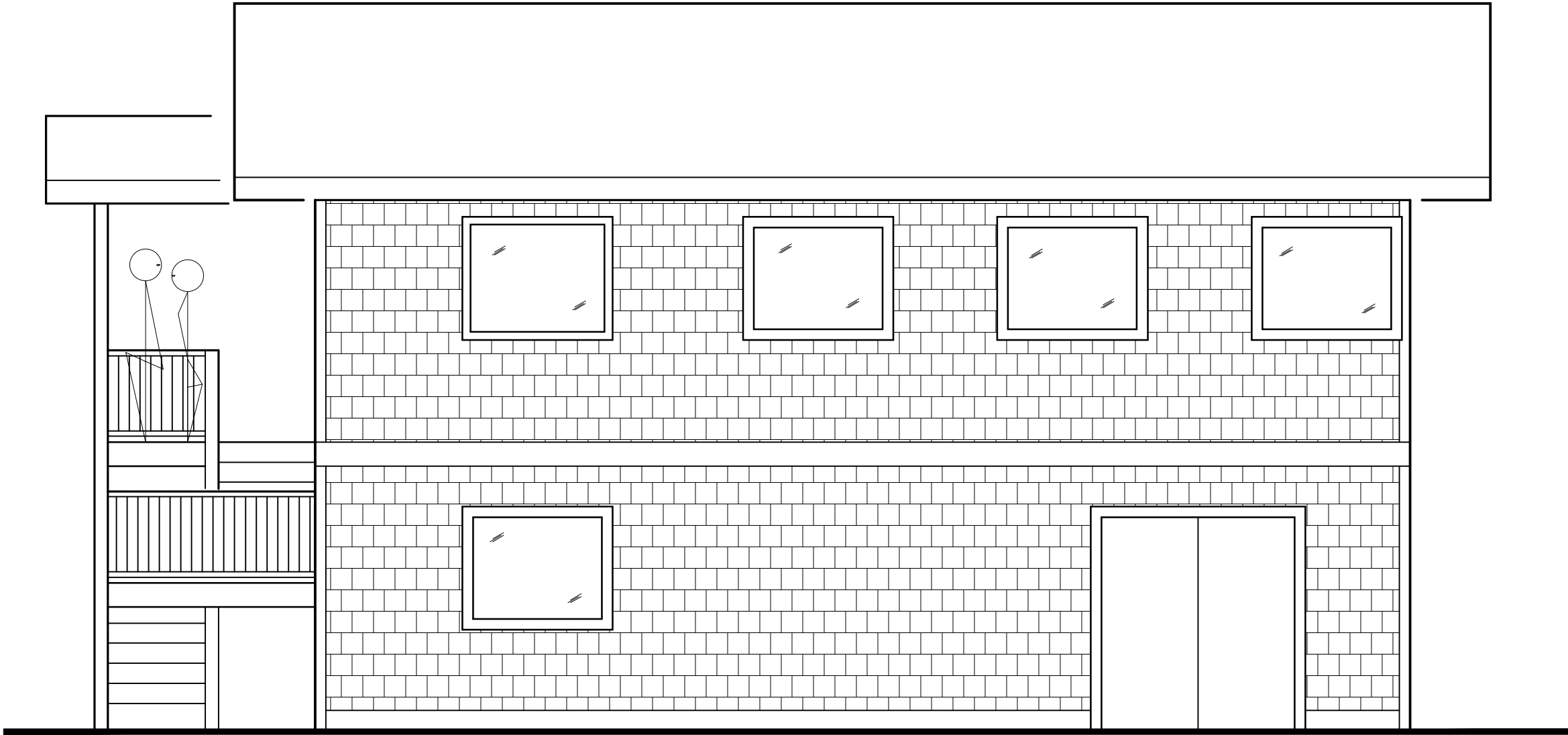


# EAST

## ELEVATION

$$1/4'' = 1'-0''$$



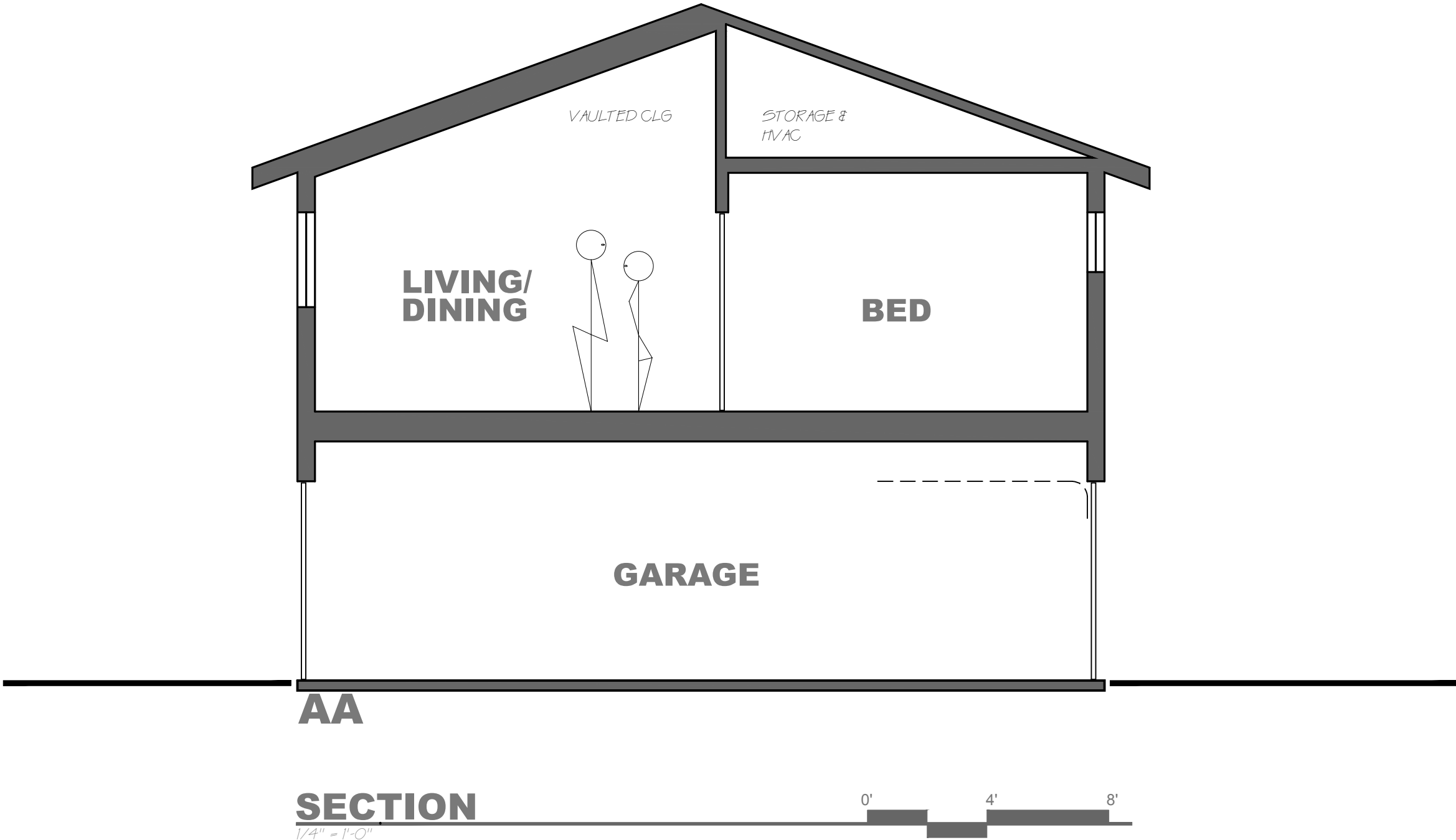



WEST

ELEVATION

1/4" = 1'-0"





SECTION  
1/4" = 1'-0"

S.A.G.E. DESIGNS NW  
ARCHITECTURE STUDIO INC

SAGE K. SASKILL

architect & wizeguy

206.963.1420

sage@sagedesignsnw.biz

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ENVIRONMENTS

PRELIMINARY  
RELEASE

-- not for use in construction --

dcf approval:

revision:

number|date

project:

coble

address:

8533 31st ave nw

seattle wa 98117

project #s:

sdnw 191126

sdci

phase:

design  
development

date:

2.14.2020

drawing title:

building  
section

scale:

1/4" = 1'-0"

sheet:

dd4.1

A D A M ' S D A D U