

BEE 1 (PRE-FABRICATED)

DESCRIPTION:

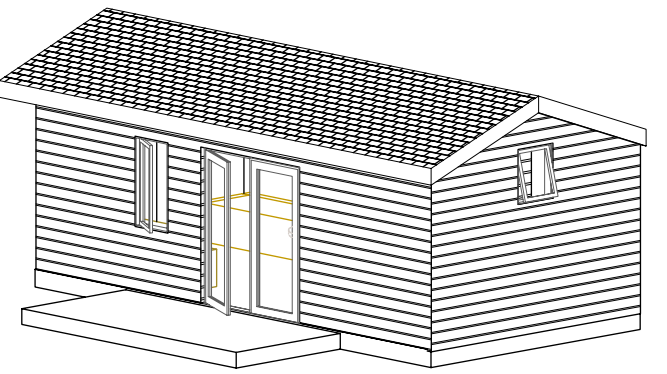
Categories: Small Footprint, Low cost

Bees are vital to human survival. BEE 1 is a prefabricated 288sf DADU with an option to add a storage wing without adding to the footprint. It can fit in backyards with limited space and restricted sites. if craning is not feasible the site built BEE 2 model is available.

The open gable ceiling with high windows on two sides and optional interior clerestory windows expands the space. An exterior screen system can be added at the glazed wall for privacy.

A folding table near a window gives the residents a place to work with a view outside.

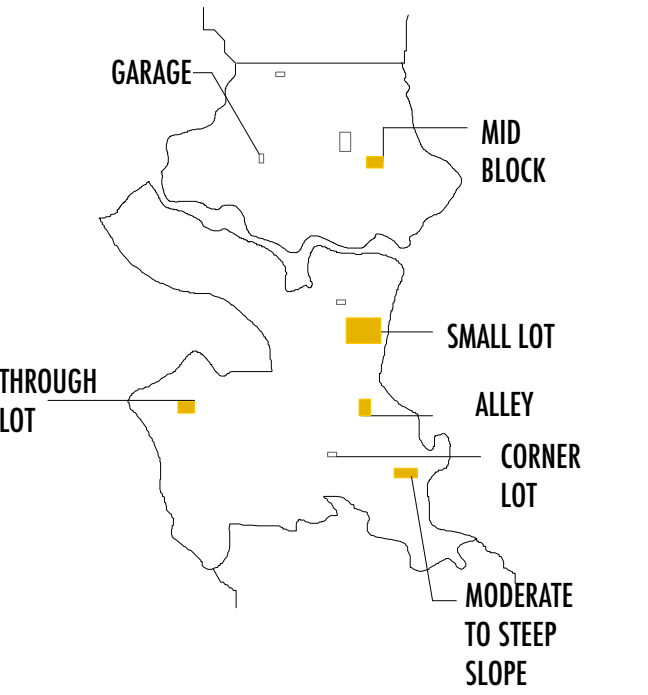
The soft white color scheme with a wood paneled wall makes the space seem large while giving it warmth.



BEE 1 PRE-FAB

288 SF, 1 - STORY DADU

MEETS DADU CATEGORY:
SMALL FOOTPRINT, LOW COST



BEE 1 WORKS ON ALL SEATTLE LOT TYPES

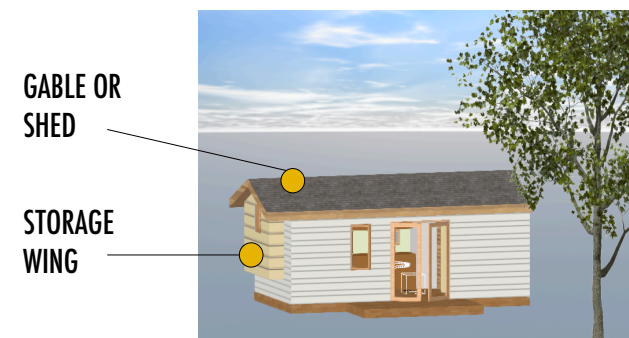
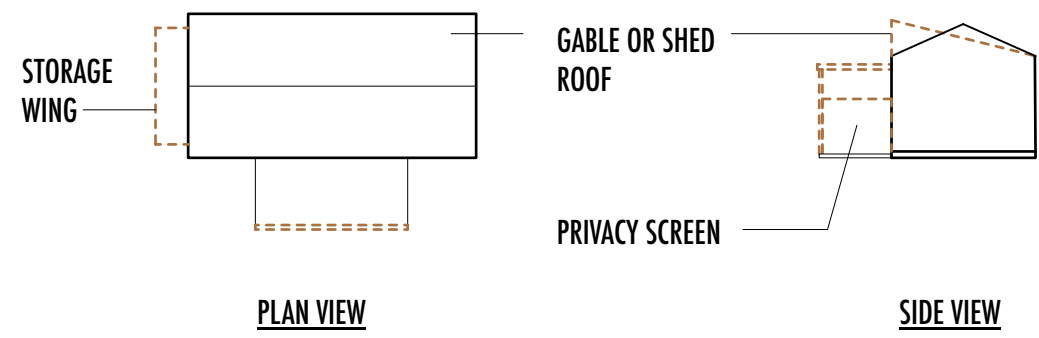
STOCK PLANS SUBMITTAL

2.16.20

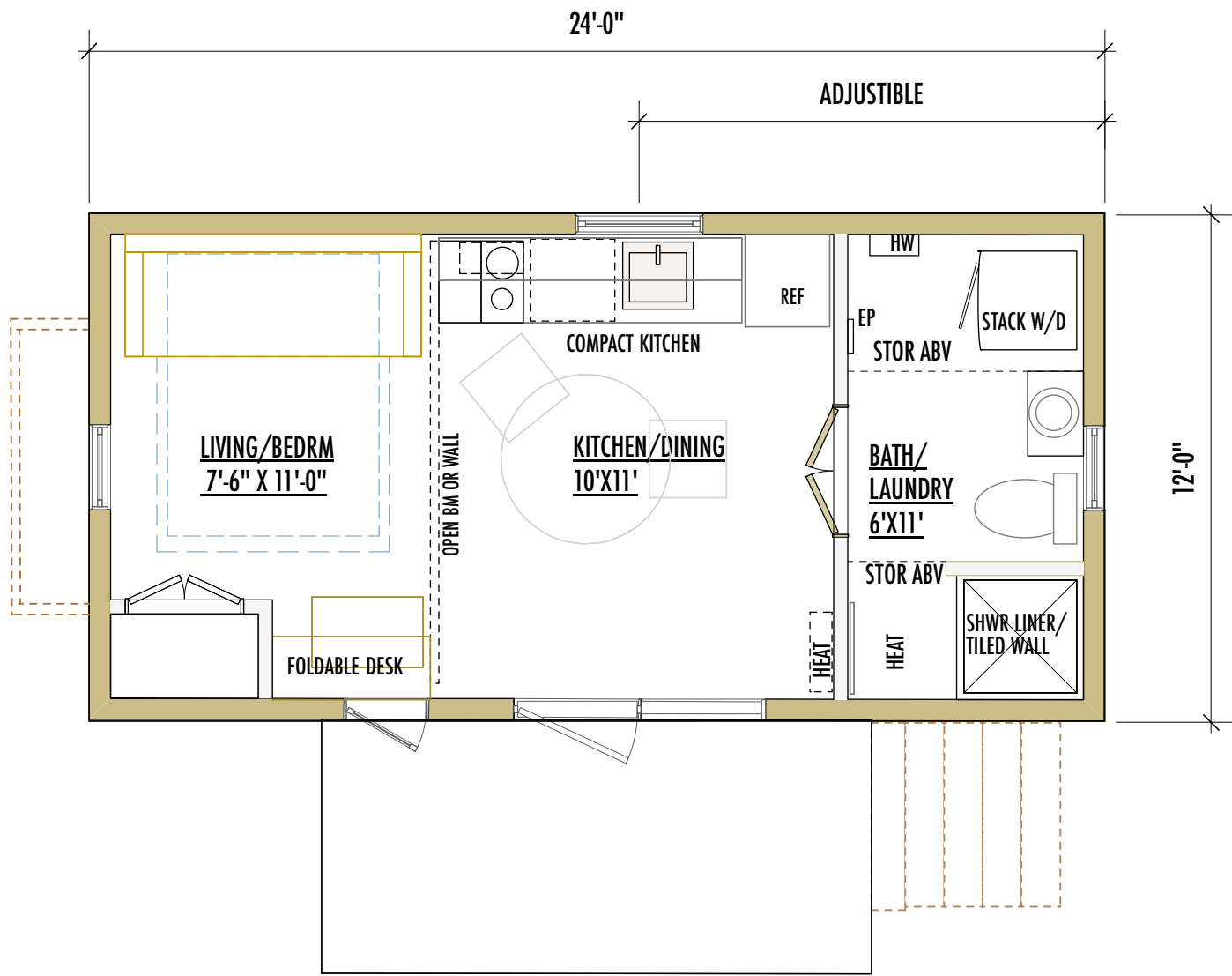
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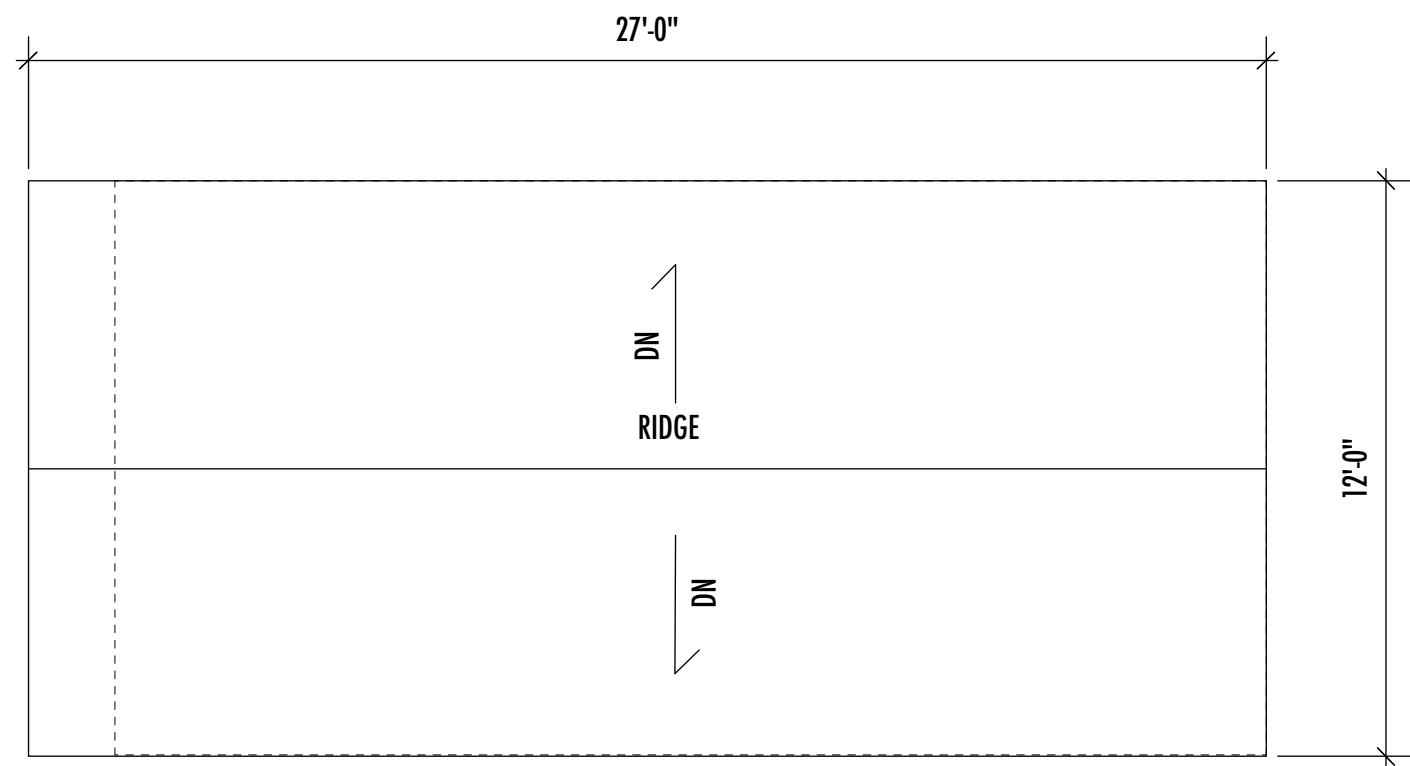
* EXTERIOR OR INTERIOR STORAGE WINGS, GABLE OR SHED ROOF, AND PRIVACY SCREENS ARE OPTIONS FOR THE BEE



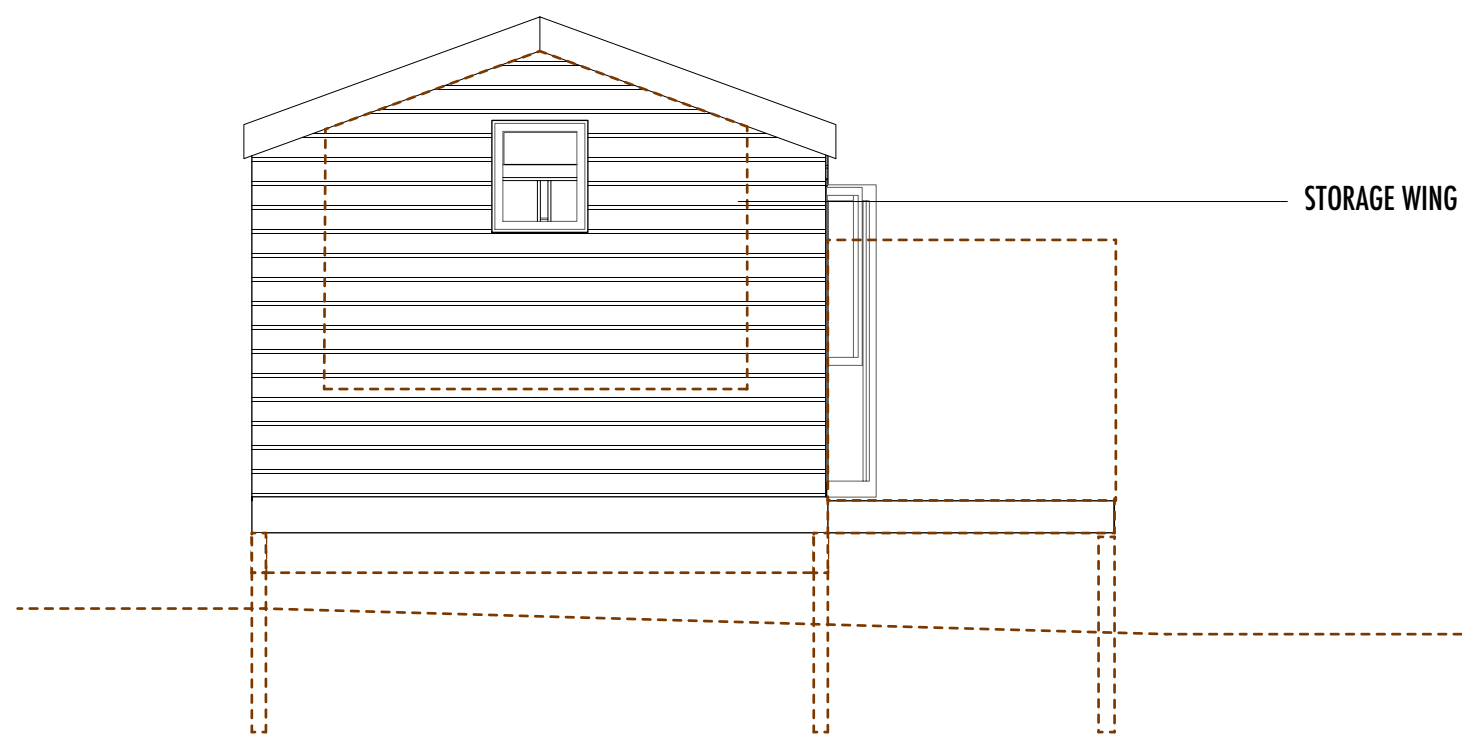
BEE 1 FLOOR PLAN

1/4" = 1'-0"

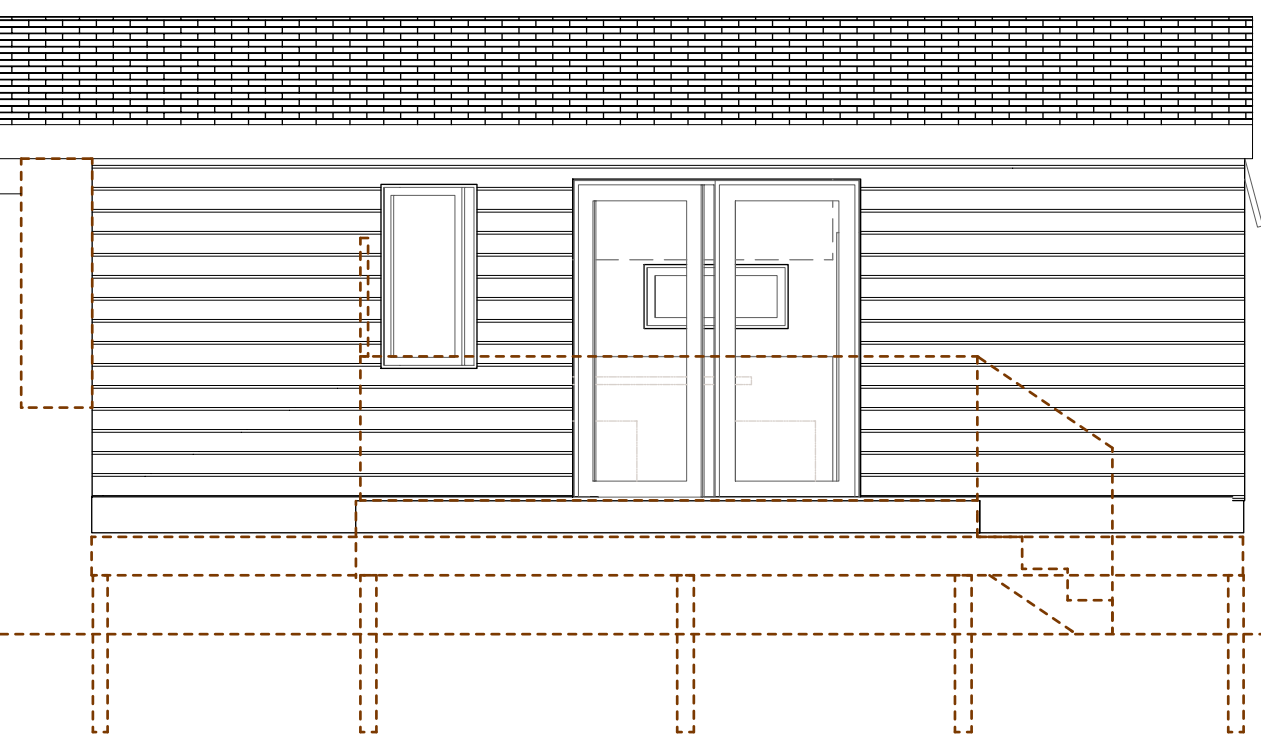
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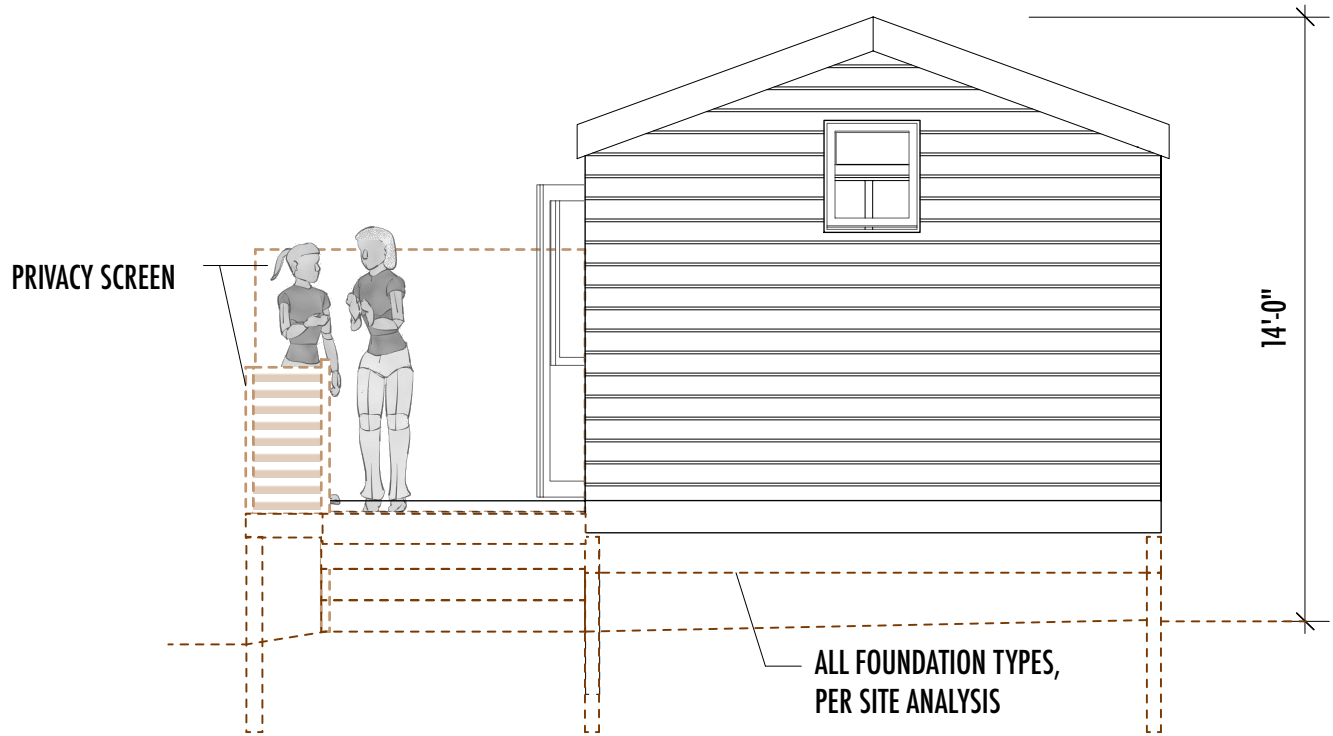
ROOF PLAN



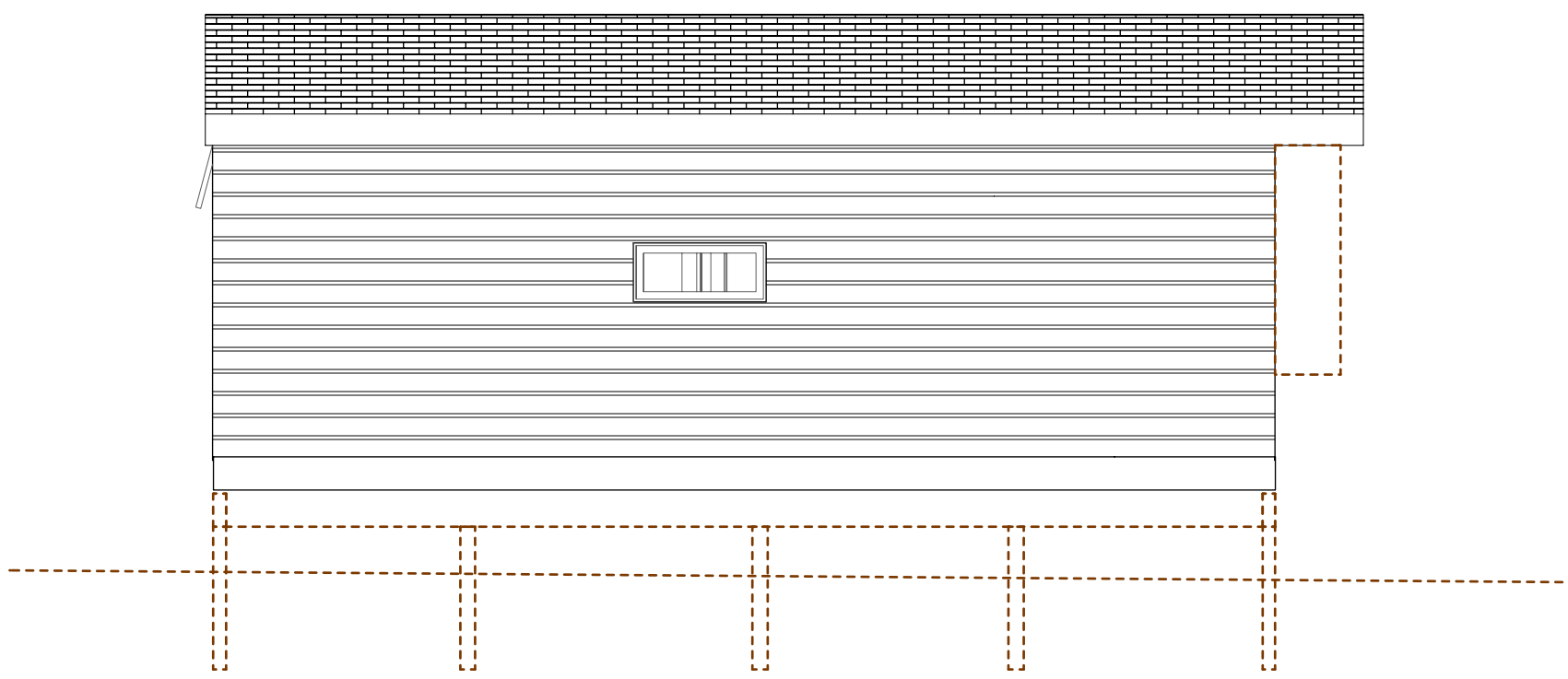
SIDE 1



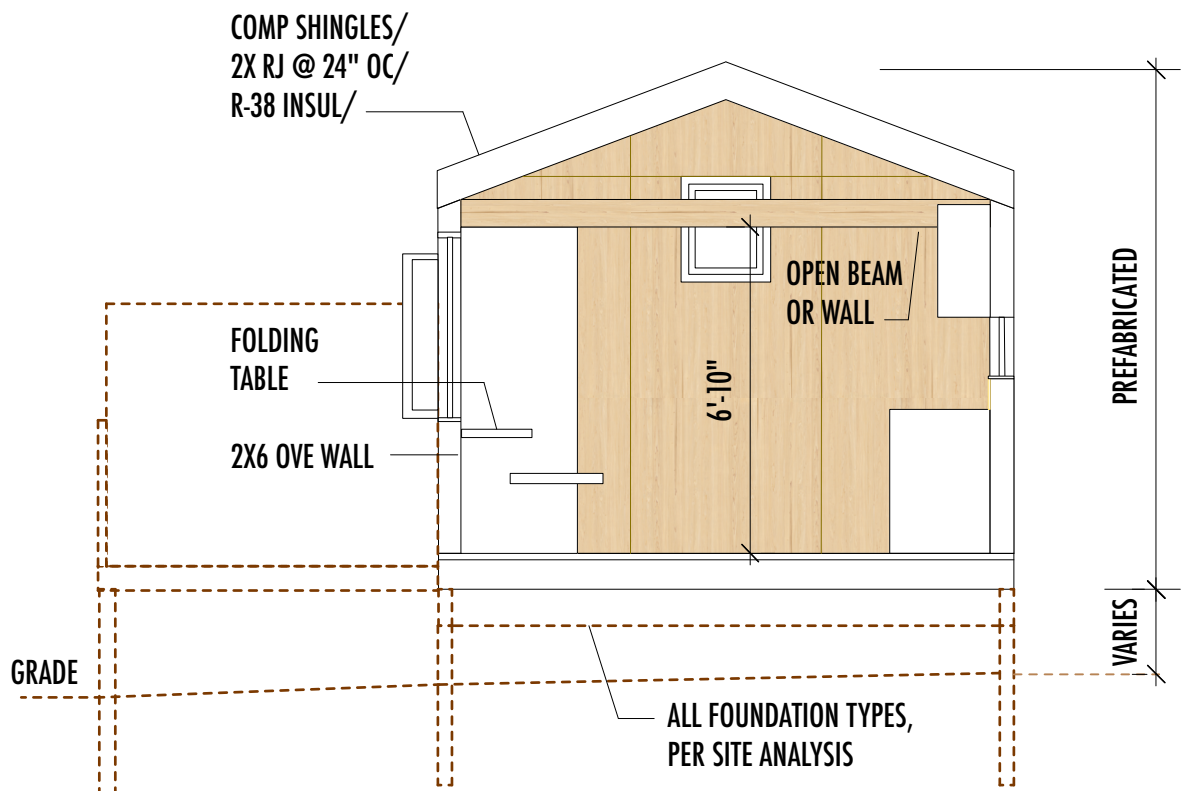
FRONT



SIDE 2



BACK



SECTION / INTERIOR VIEW

PROJECT TEAM:

Architect: Chrystine Kim - NEST Architecture & Design

Engineer: Christopher Shaw

Contractor: We work with various contractors based on level of service.

BEE 1 PREFAB:**CONSTRUCTION COST ESTIMATE:**

BEE 1 *PRE-FAB* base model (288 sf): \$90,000 for unit, \$135,000 for sitework/utilities/crane-in. Final cost estimate is based on site visit, client's final choices/estimates from contractor.

MAJOR MATERIALS:

Mid range materials are proposed and quoted in pricing to ensure longevity of structures with option to value engineer materials:

Exterior:

Composition shingle roof
Hardi Plank siding
Fiberglas doors & windows

Interior:

Compact Energy Star appliances
Wood panel walls & ceiling (painted or wood finish)
Marmoleum or vinyl flooring

Mechanical System:

Electric ductless mini-split heat pump or Wall mounted electric heat
Electric on-demand hot water heater

Price for Plans:

\$1000.00 for stock plan with hourly rate of \$120-\$150/hr, with an agreed upon not-to-exceed amount after site feasibility study and specifics of project scope/construction schedule/level of construction is decided by owner. Construction Administration by is billed hourly if requested by owner.

We are committed to affordable and flexible DADUs. Beyond this submittal we have designed the plans for development of larger sizes within the same floor plan configuration to take advantage of recent ADU changes. Each model is conceived to allow easy expansion of square feet.

LOW COST We have partnered with a prefab company to build on site or prefabricate units. The client has the option to purchase/install cabinets & appliances directly from suppliers.

GREEN BUILDING Overhangs and interior windows are added for light and passive heating/cooling.

All models target Built Green 4-star, with OVE framing, ductless heat pump, dual flush toilets, low voc paints, with option to add a heat recovery ventilator, cistern, green roof per budget.

PRIVACY Exterior privacy screens/trellis in various configurations can be added.

CULTURALLY RESPONSIVE The design/engineering team live in South Seattle, with architect having contacts in Somalian/Ethiopian/Senegalese and Vietnamese/Filipino/Korean communities. We are equipped to help people who would most benefit from the ADU program, including professional POC members that design and build this housing type.

During community outreach with African and Asian families on housing, we determined that they preferred an open Kitchen/Living/Dining areas versus closed off rooms. Our plans are designed with that in mind.

CONSTRUCTIBILITY The models are based on cost conscious projects in development on real sites with client priorities and goals.

CONTEXT & ARCHITECTURAL VARIETY Our DADU clients had a large role in the final outcome. From shed and butterfly to traditional gable roof designs, we met client's aesthetic and space preferences.

BROAD APPLICABILITY: All models with minor engineering changes, allow expanding square feet and can be rotated/mirrored. A choice of traditional or modern aesthetics can meet clients preferences.