

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 that maximizes insulation, 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.

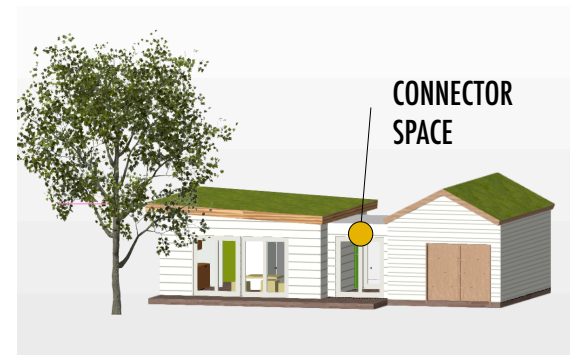
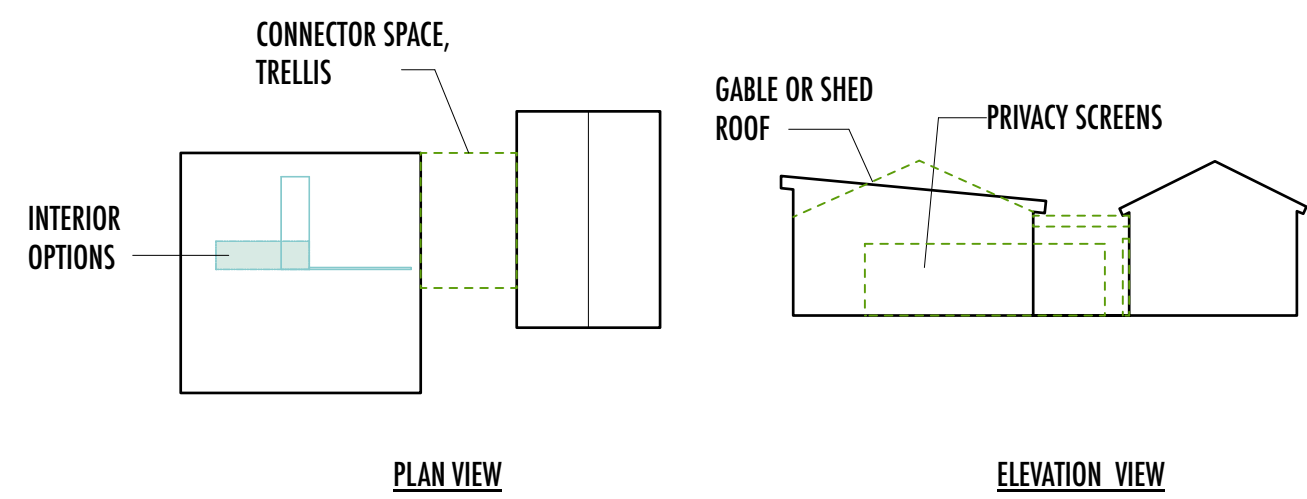
CULTURALLY RESPONSIVE The design/engineering team live in South Seattle, with architect having contacts in Somalian/Ethiopian/Senegalese and Vietnamese/Filipino/Korean communities. We are equipped to help people who would most benefit from the ADU program, including professional POC members that design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

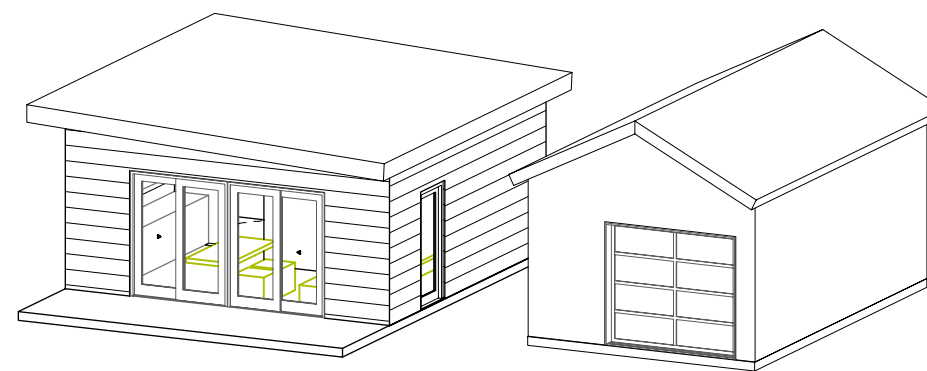
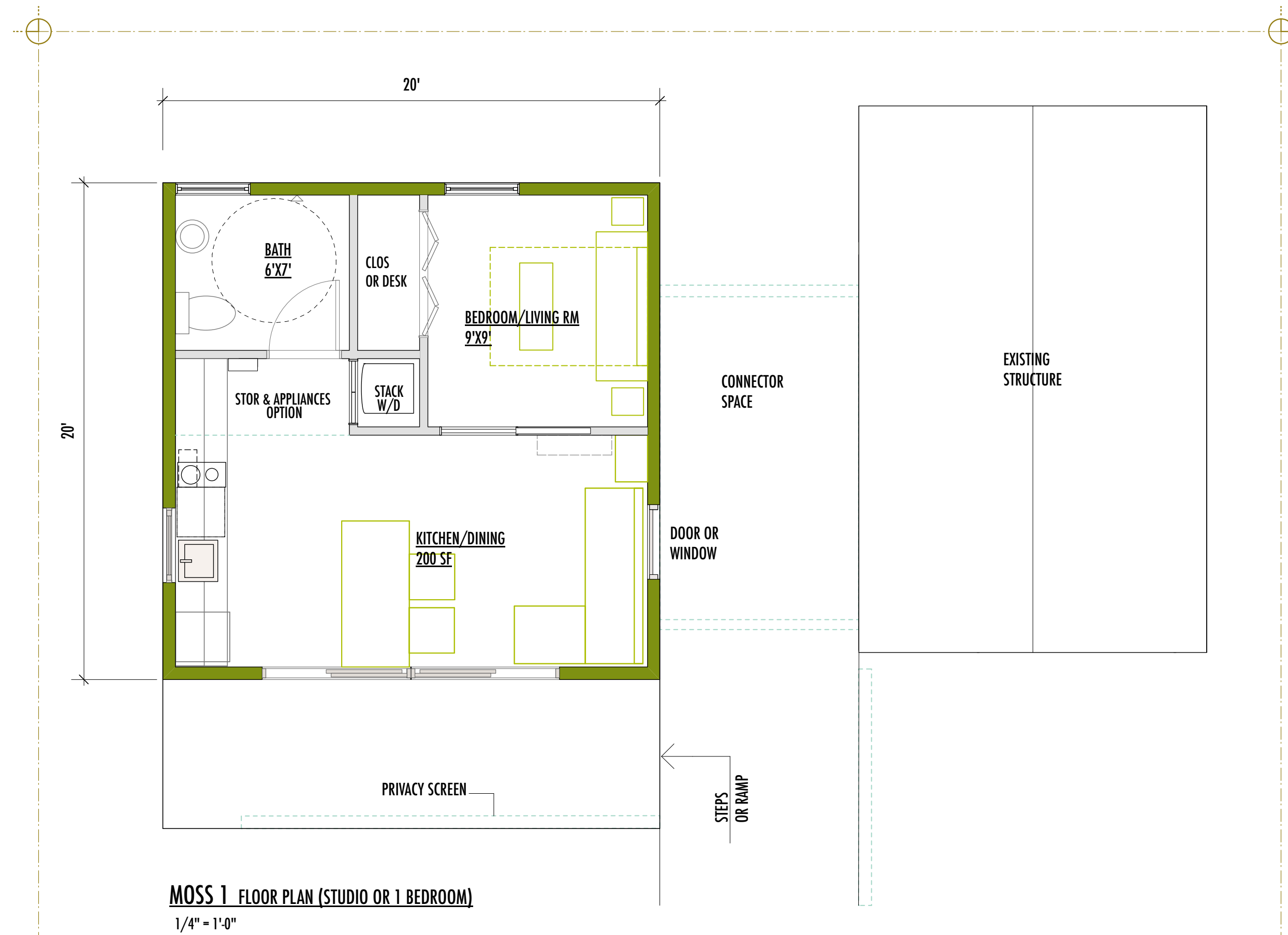
CONSTRUCTIBILITY The models are based on cost conscious projects in development on real sites with client priorities and goals.

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.



* CONNECTOR SPACE, INTERIOR ALTERNATES AND PRIVACY SCREENS ARE OPTIONS FOR THE MOSS



MOSS 1

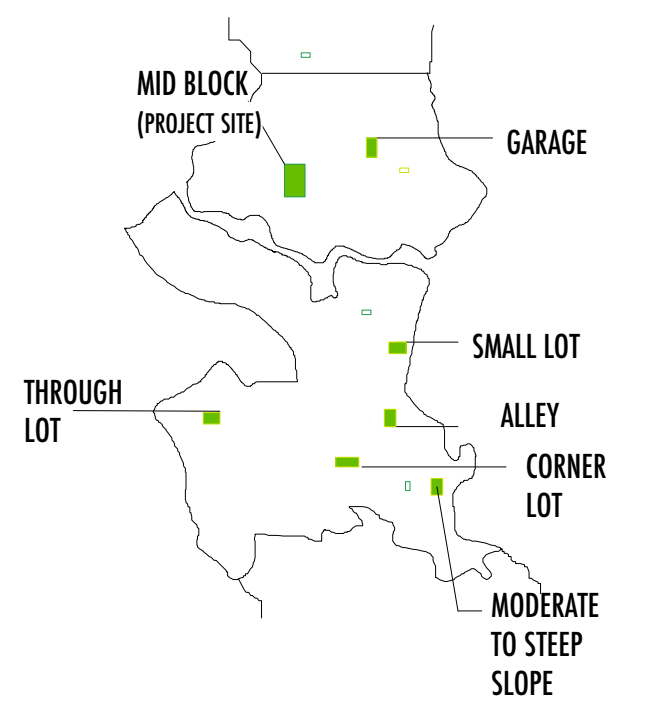
400 SF, 1 - STORY DADU

MEETS DADU CATEGORY:

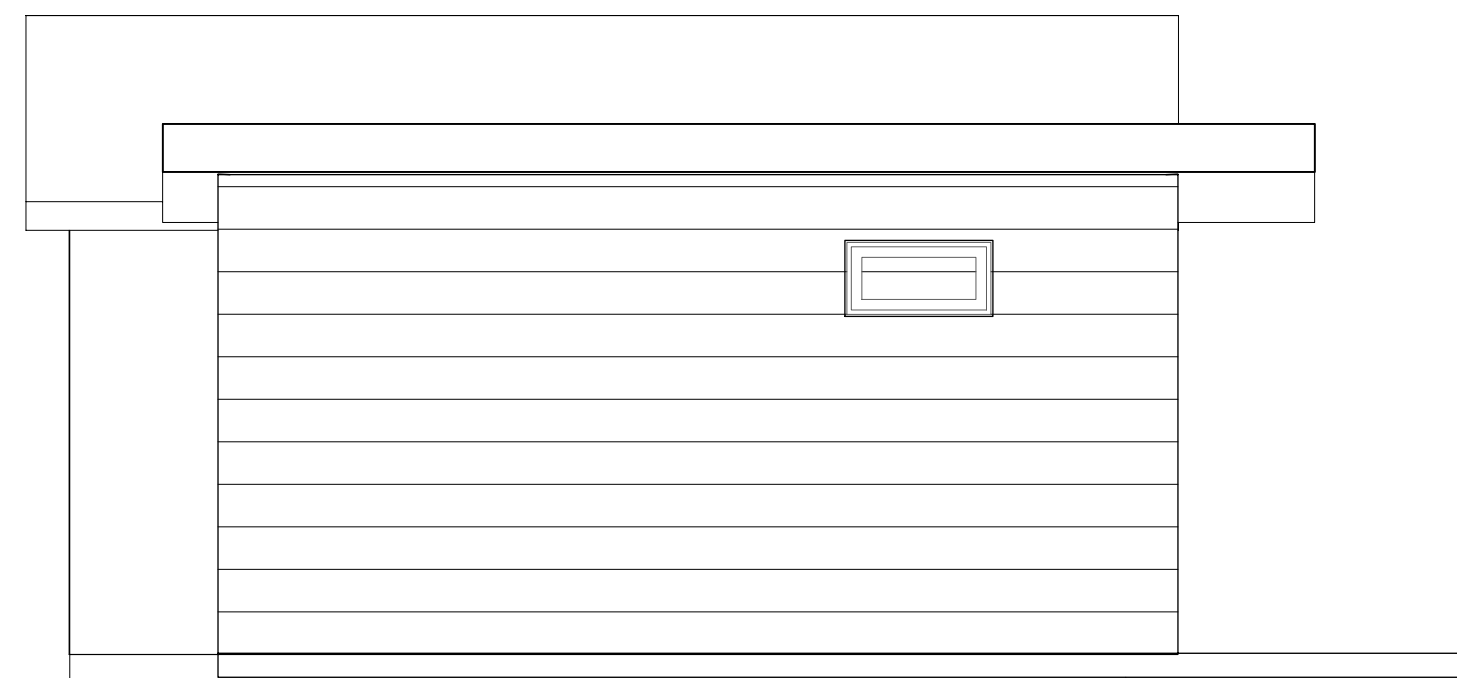
LOW COST (BASE MODEL)

HC VISITABLE

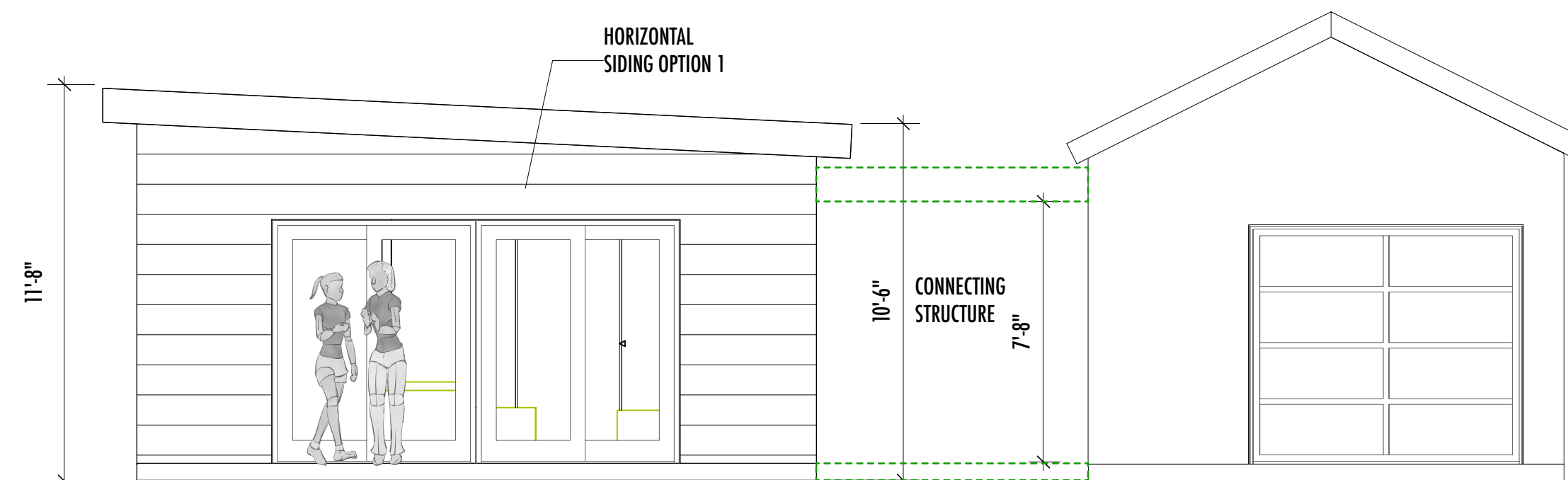
GARAGE



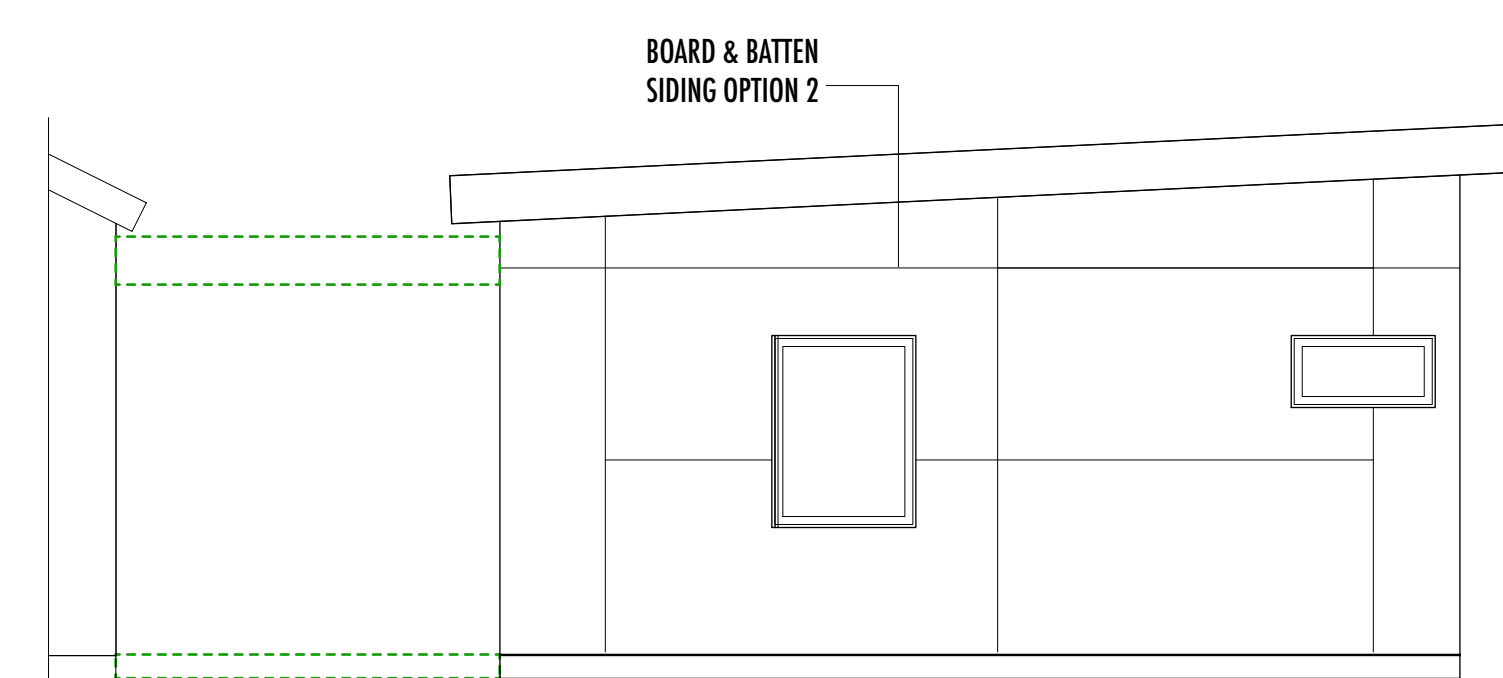
MOSS WORKS ON ALL SEATTLE LOT TYPES



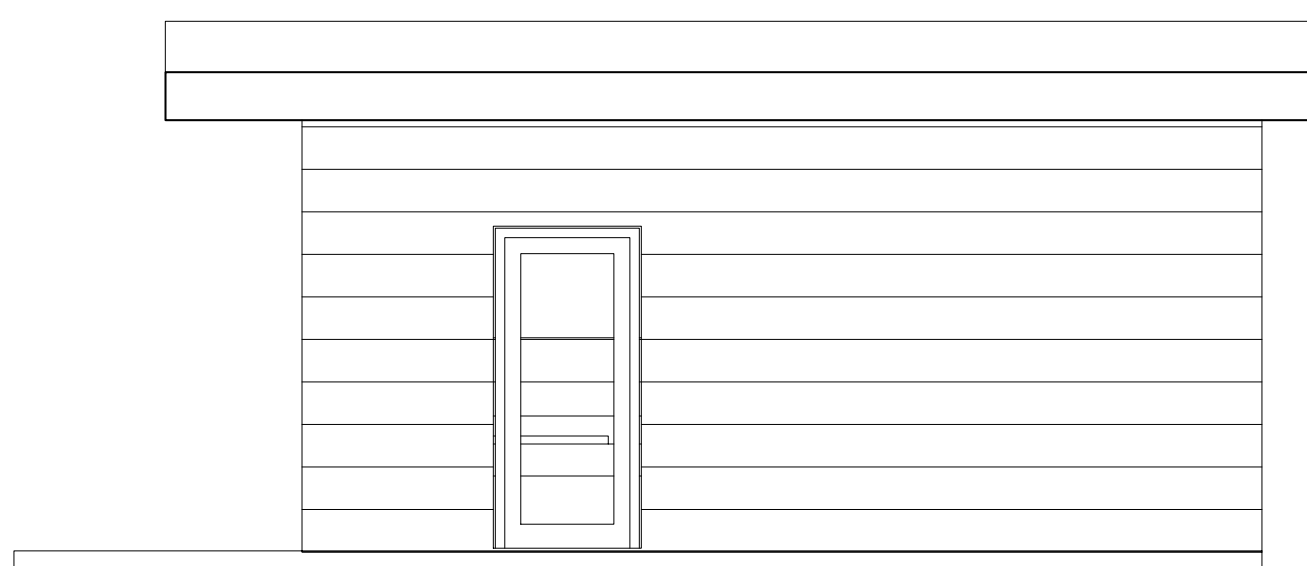
SIDE 1



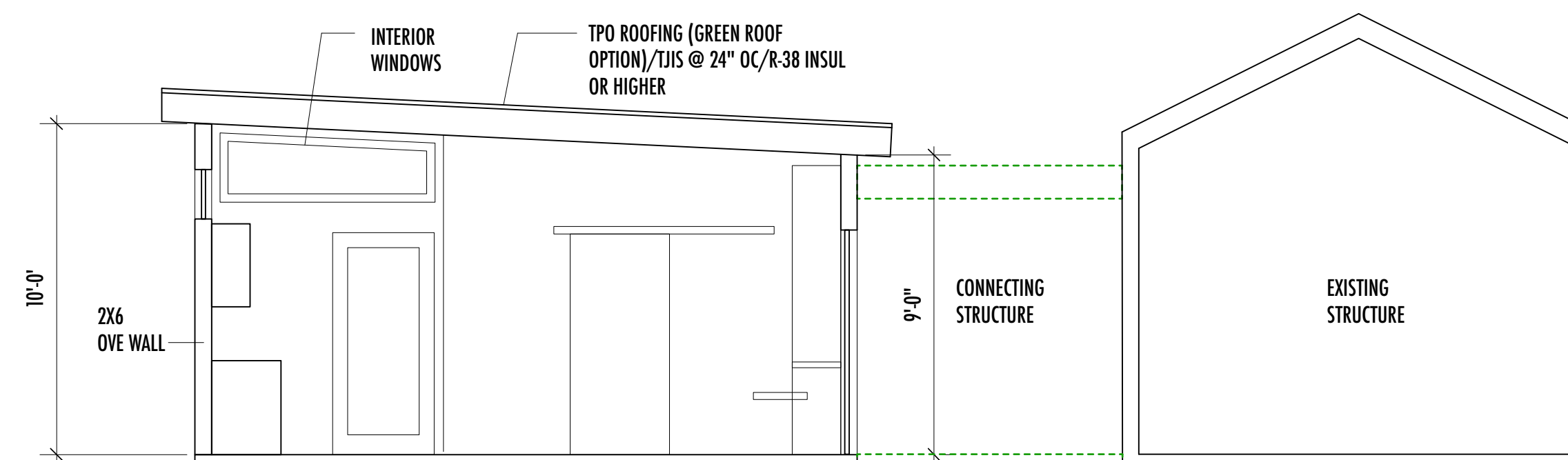
FRONT



BACK



SIDE 2



SECTION / INTERIOR VIEW

ALL FOUNDATION TYPES, PER SITE ANALYSIS

STOCK PLANS SUBMITTAL

2.16.20

ARCHITECT:

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MOSS 1

DESCRIPTION:

Categories: Low cost, Visitable, Garage

MOSS thrives in the Northwest. MOSS 1 is a 400sf live/work Studio, or 1 Bedroom home.

The design is flexible with multiple entry locations & widths to work on all sites and orientations. Slight adjustments to window & door locations can be made to optimize view/privacy. Some appliances can be eliminated for a closer-to-off-grid experience. Closets, storage, table and shelves can be adjusted to fit owners needs.

Although it is not a “garage” unit, it can be used on a project where the client wants to keep the garage with option to repair/remodel in the future. The connector space can be storage/laundry, extra bedroom or deck. It can also stay unconnected to Garage for the primary house.

PROJECT TEAM:

Architect: Chrystine Kim - NEST Architecture & Design

Engineer: Christopher Shaw - PE & Artist

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

MOSS 1**CONSTRUCTION COST ESTIMATE:**

MOSS 1 base model (400 sf, 1 story): \$140,000 - \$160,000

Final cost will be based on site visit and analysis, client's final choices/estimates from contractor. There is a DYI *cabinets and appliances by owner* option.

MAJOR MATERIALS:

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

Exterior:

TPO roof (green roof and above grade cistern is available)

Hardi Plank horizontal or vertical siding

Fiberglas doors & windows

Interior:

Compact Energy Star appliances

Wood panel walls & ceiling (painted or wood finish) or painted gypsum wall board

Marmoleum or vinyl plank flooring

Tile/sheetrock Bathroom

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 is billed hourly if requested by owner.