

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.

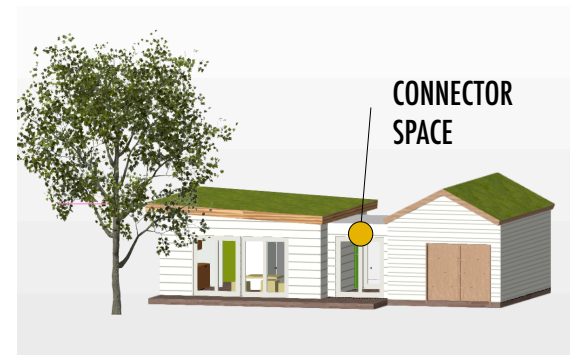
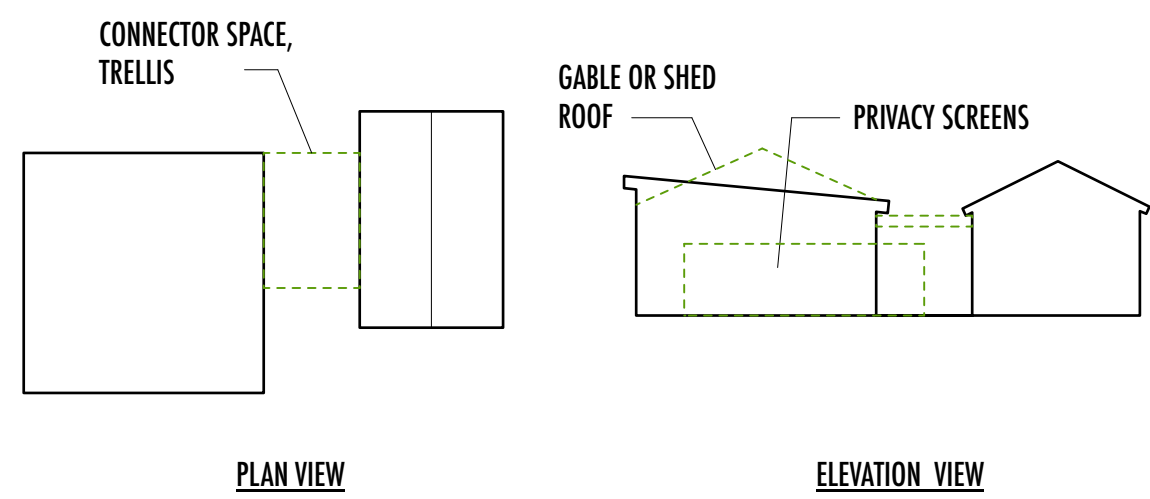
CULTURALLY RESPONSIVE The design/engineering team live in South Seattle, with architect having contacts in Somalian/Ethiopian/Senegalese and Vietnamese/Filipino/Korean communities. We are equipped to help people who would most benefit from the ADU program, including professional POC members that design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

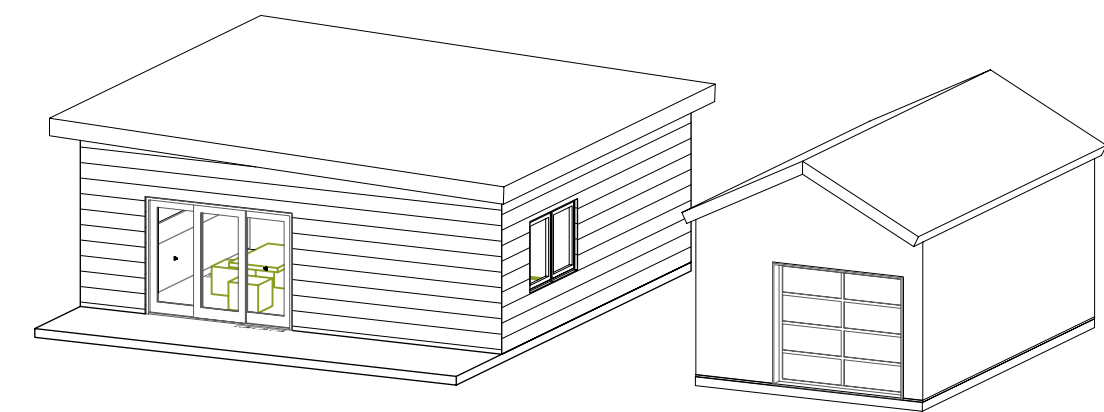
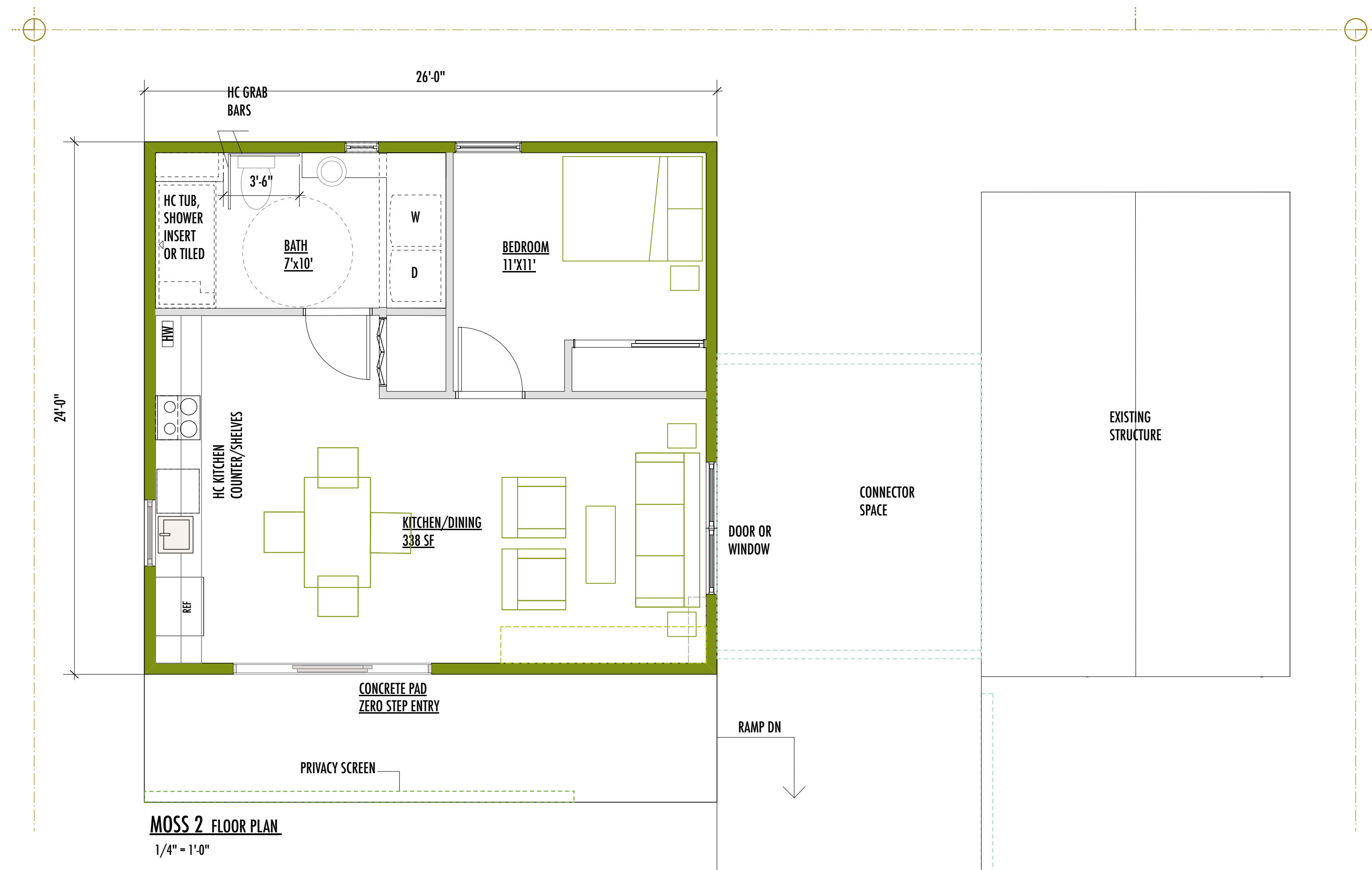
CONSTRUCTIBILITY The models are based on cost conscious projects in development on real sites with client priorities and goals.

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 of square feet, and can be rotated/mirrored. A choice of traditional or modern aesthetics can meet client preferences.



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



MOSS 2

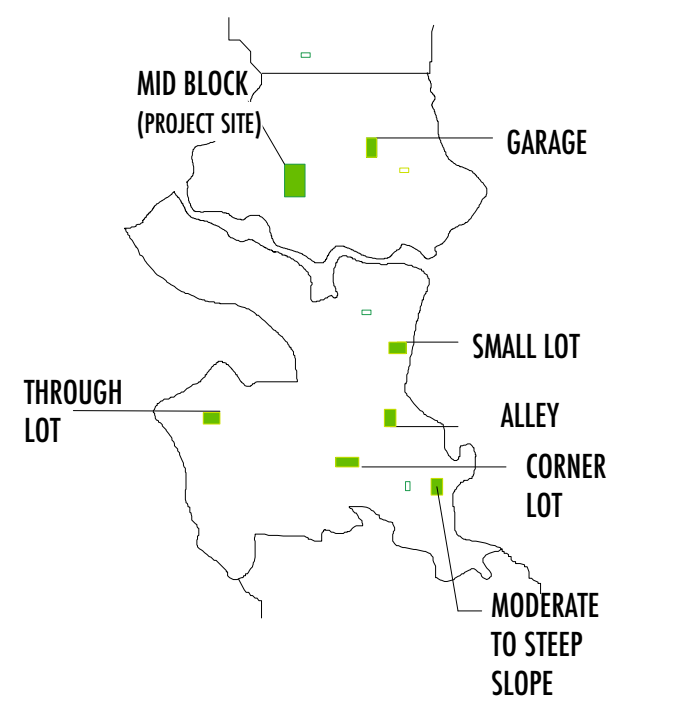
624 SF, 1 - STORY DADU

MEETS DADU CATEGORY:

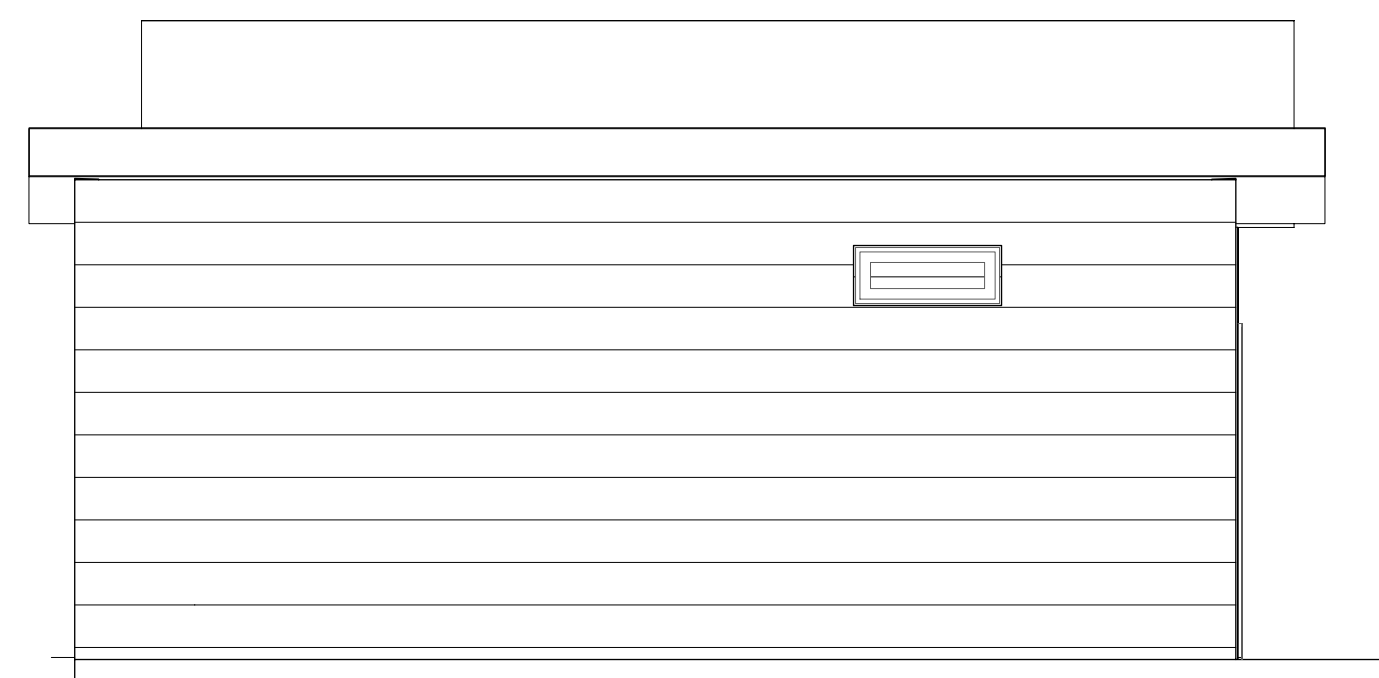
LOW COST (BASE MODEL)

VISITABLE/HC ACCESSIBLE

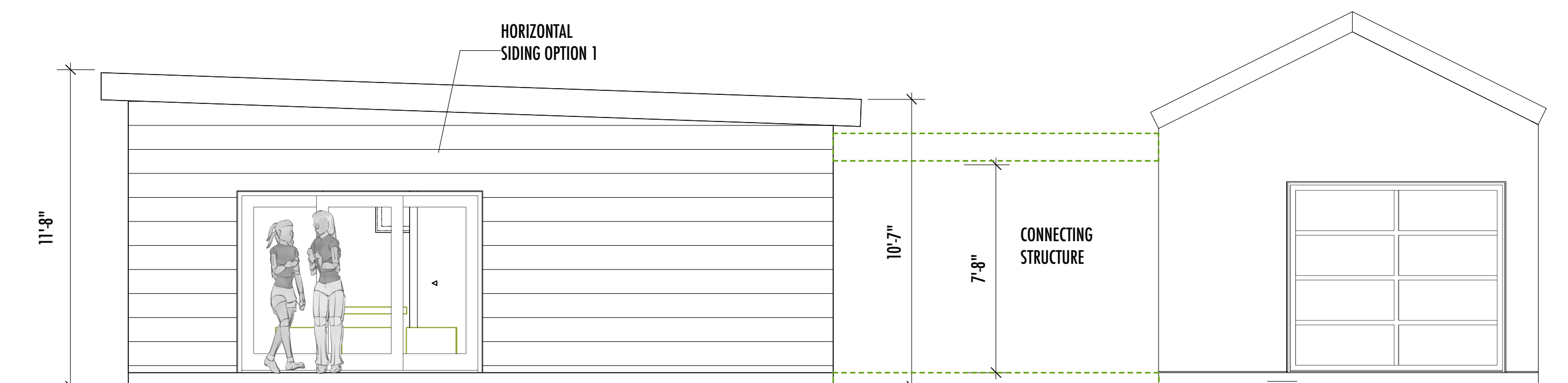
GARAGE



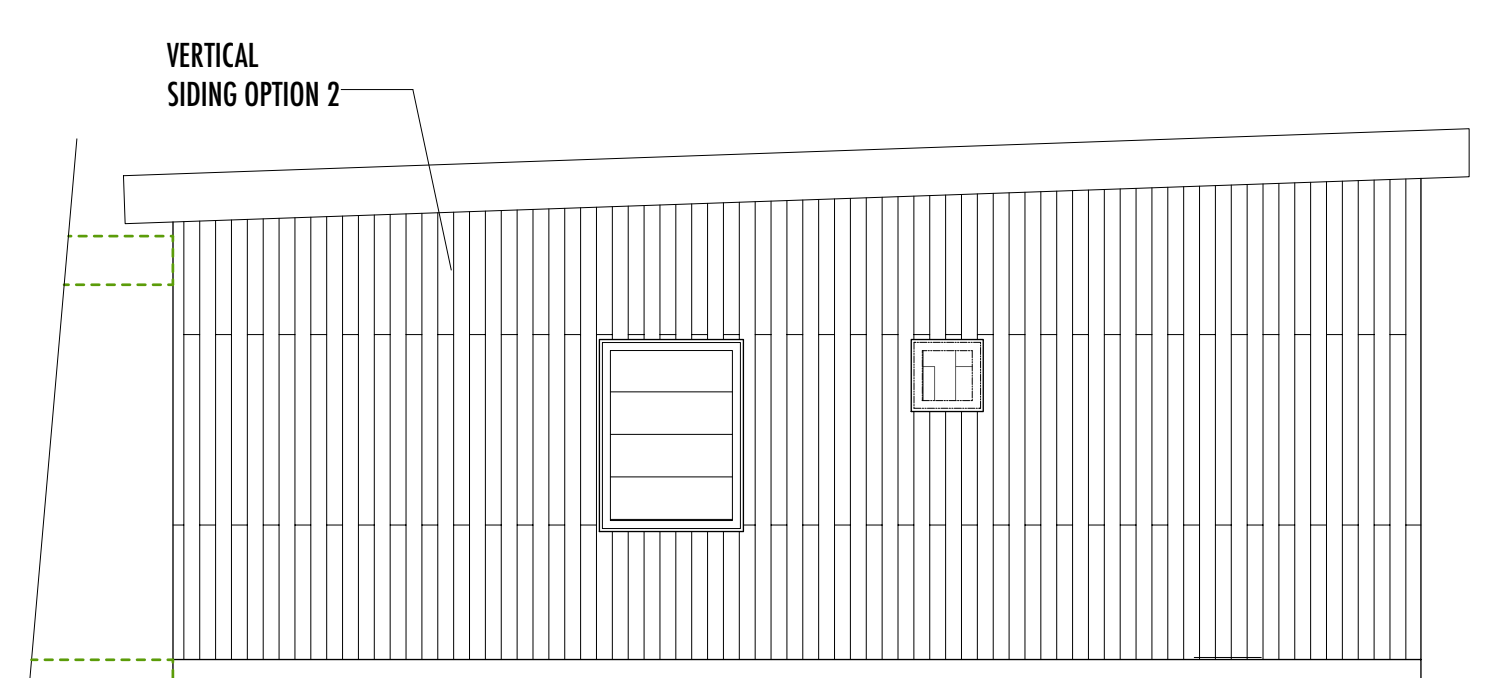
MOSS WORKS ON ALL SEATTLE LOT TYPES EXCEPT ON NARROW LOTS



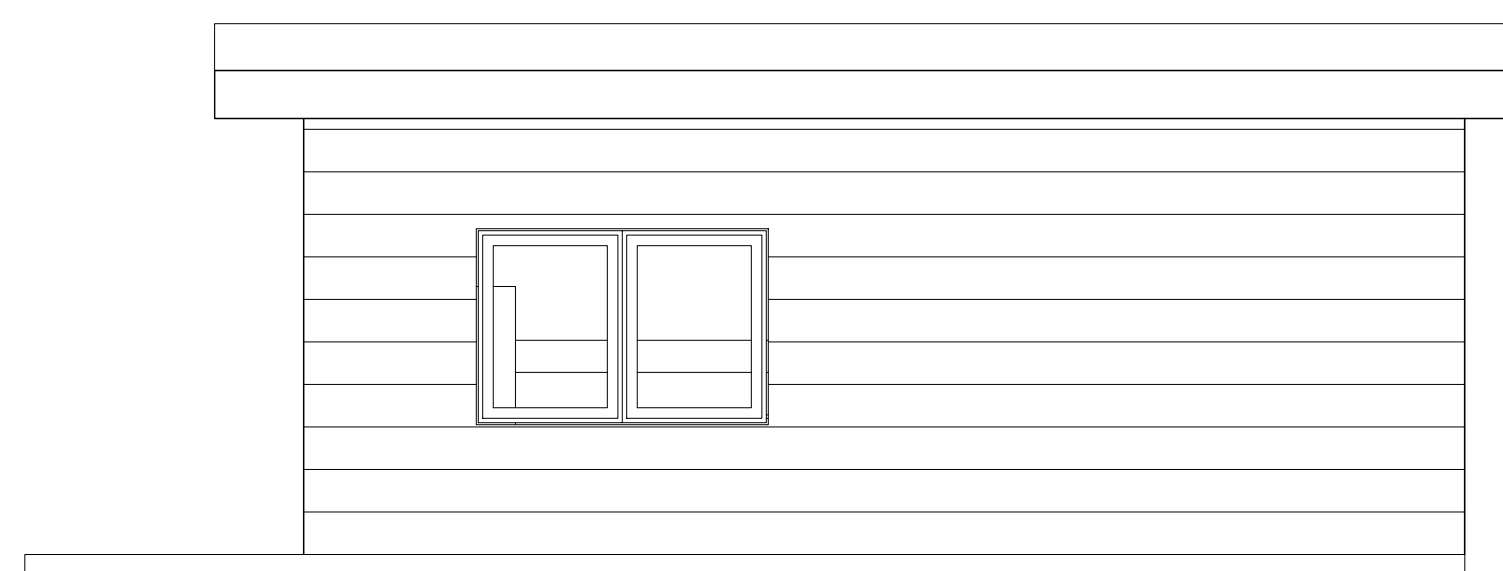
SIDE 1



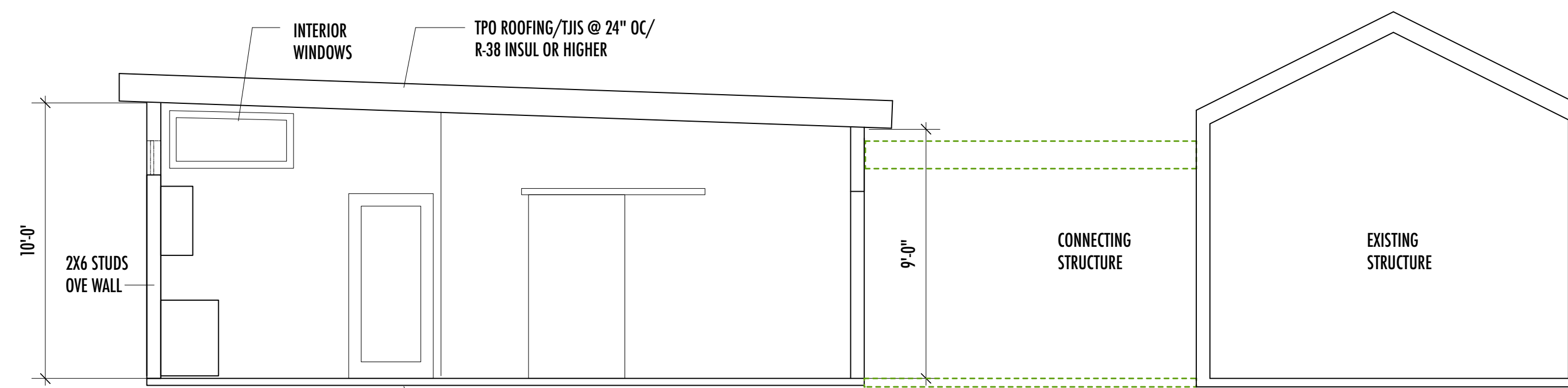
FRONT



BACK



SIDE 2



SECTION / INTERIOR VIEW

ALL FOUNDATION TYPES, PER SITE ANALYSIS

STOCK PLANS SUBMITTAL

2.16.20

ARCHITECT:

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MOSS 2

DESCRIPTION:

Categories: Low cost, HC Accessible, Garage

MOSS thrives in the Northwest. MOSS 2 is a 1 story, 625sf, 1 Bedroom & 1 Bath home that meets handicap accessibility.

Like MOSS 1, the unit is designed and engineered with flexibility to work on many sites and orientations. This model can house full size appliances, with adjustments made for handicap accessible appliances and storage.

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

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 2**CONSTRUCTION COST ESTIMATE:**

MOSS 2 base model (624 sf, 1 story HC accessible): \$160,000-\$180,000

Final cost will be based on site visit and analysis, client's final choices/estimates from chosen 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:

White TPO roof (green roof is available)

Hardi Plank siding

Fiberglas doors & windows

Interior:

Full size Energy Star appliances

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

Marmoleum or vinyl plank main space flooring

Linoleum or tiled Bathroom floor

HC tub or shower insert

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.