Smart living begins here.
Our ah-ha moment.
The genesis of FabCab was the 2010 Seattle Home Show where Emory Baldwin unveiled his TimberCab design. Encouraged by the enthusiastic response to his approach to healthy and efficient living, Emory re-calibrated his architecture firm to focus full time on FabCab.

Our approach.
FabCab is different in a good way. We’ve successfully combined two worlds: architect-designed layouts and site-assembled, precision-cut materials. Our hybrid approach unites the best of everything in new home design – customization; sustainable practices; universal design (UD) features; durable, high quality materials; and the flexibility for site additions such as solar panels, decking and other custom elements. Whether we are modifying a floor plan or creating a wholly unique one, each design meets the needs of our client. Our professional services include site planning, schematic design and generation of permit-ready and construction documents. We work with our client’s general contractor to assemble the complete home.

Our philosophy.
We focus on designing sustainable, healthy, eco-friendly homes that are highly accessible for people of all ages and abilities. FabCab homes are a happy collaboration of light-filled rooms, efficient use of space and applied UD principles. The result is an honest, uncomplicated approach to living simply and beautifully.
Every client and every site is unique.

We can modify a floor plan or create a wholly unique one – either way, we adapt our designs to meet each client’s requirements and to work well with each particular site.

A few examples are on the following pages. Keep in mind, we can modify these plans or create a wholly new floor plan.
ModCab Floor Plans

1-bedroom / 1-bath
800 sq. ft.
2-bedroom / 2-bath
1,366 sq. ft.
Windows, doors and SIPs

Structural insulated panels (SIPs):

Our SIPs are 6.5” (R-24) for walls and 10.5” (R-40) for roofs. They are 60% more energy efficient than a typical stud wall that has fiberglass insulation. SIPs are manufactured in a controlled environment with wiring chases cut in. These panels are efficient to assemble and reduce on-site waste. If additional insulation is required, panels can be thickened.

Exterior doors

The entry door is Douglas fir stile-and-rail door and frame with matching sidelite. All glass is insulated and tempered. A full-glass panel door is also available. Douglas fir is on interior. The patio door is aluminum clad, low-maintenance, pre-finished exterior. Three color choices for exterior standard package for exterior aluminum cladding; white interior.

Windows

Andersen 100 Series Fibrex. Low maintenance pre-finished exterior with choice of exterior color. Interior color is white Low –E Argon gas-filled double-pane glazing. Three color choices for aluminum exterior package, white interior.
Exterior clad system and roofing

Rainscreen system

Exterior walls incorporate a rain screen assembly behind the siding. The system of drainage and ventilation pathways is designed to ensure dry conditions within the wall panels. Rainscreens equalize air pressure and allow moisture to evaporate rather than remaining in the walls.

Roofing

We specify metal roofing because it lasts 2x to 3x longer than asphalt shingles, and it complements the ModCab aesthetic. The 24-gauge steel standing seam metal roof with crimped seams and a concealed clip/fastener system allows for thermal expansion and contraction. Additionally, the roof is ‘cool’ — designed to reflect more sunlight and absorb less heat than a standard roof.
Siding

We specify fiber-cement siding and panels which hold paint well over the long term and are available in several colors. Some of our clients prefer cedar.
Flooring

Marmoleum
Natural linoleum is bio-based, highly durable, non-toxic, anti-microbial and easy to maintain.

Porcelain tile
Entry, laundry, bathroom floors large scale 12” x 24” porcelain tile is installed in an offset grid, providing an extremely durable, low maintenance surface.

Wool Carpet
This multi-level loop wool carpet is a natural, renewable fiber providing natural stain resistance, durability and luxurious softness underfoot.
Collections
Sand palette

Shower walls: Stacked subway tile

Entry, laundry, bathroom floors: Large porcelain tile

Bedroom floors: Wool carpet

Living areas: Marmoleum flooring

Kitchen backsplash: Stacked subway tile

Kitchen island countertop: Bamboo butcher block

Kitchen, bath, desktop: Paperstone® countertops

Kitchen, bathrooms: Laminate cabinets with apple-ply exposed edge

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Collections

Mocha palette

Shower walls:
Stacked subway tile

Entry, laundry, bathroom floors:
Large porcelain tile

Bedroom floors:
Wool carpet

Living areas:
Marmoleum flooring

Kitchen backsplash:
Stacked subway tile

Kitchen island countertop:
Bamboo butcher block

Kitchen, bath, desktop:
Paperstone® countertops

Kitchen, bathrooms:
Laminate cabinets with apple-ply exposed edge

ModCab Interiors

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Collections
Charcoal palette

Entry, laundry, bathroom floors:
Large porcelain tile

Bedroom floors:
Wool carpet

Shower walls:
Stacked subway tile

Kitchen backsplash:
Stacked subway tile

Living areas:
Marmoleum flooring

Kitchen island countertop:
Bamboo butcher block

Kitchen, bath, desktop:
Paperstone® countertops

Kitchen, bathrooms:
Laminate cabinets with apple-ply exposed edge
Appliances

Our appliances have a timeless, quality aesthetic. We offer high-efficiency, brand-name appliances that are cost effective. All finishes are stainless steel, excluding the induction and electric cooktops which are black glass-ceramic. The washer/dryer are white.
Plumbing fixtures

Our selected plumbing fixtures offer water saving features, universal design and high quality construction. Fixture finishes are polished chrome and exposed metals, unless noted as stainless steel. Bathroom sink and toilet are cotton white.
Lighting

FabCab’s lighting complements the surrounding design aesthetic, not drawing attention to itself but providing general illumination for the majority of spaces, while also including specialty fixtures which highlight and add interest to key spaces.

General
- Lightolier black track lighting and Monopoints at SIPs ceiling
- 4” White Juno recessed downlight at dropped ceiling
- Exterior bronze wallmount and pendant

Specialty
- Grayspots® recycled cardboard pendant fixtures at dining area
- Two pendant fixtures above kitchen island (white or black)

Task
- Bathroom sconces in polished chrome
- Under-cabinet lighting at kitchen in bronze finish
- Brushed steel fan at living areas and bedrooms
Ceilings, doors, countertops and hardware

Ceilings

Douglas fir plywood ceiling panels at sloped ceiling. Dropped drywall ceiling at kitchen, bathroom/s and utility room.

Doors and hardware

ModCab doors are single panel Douglas fir consisting of swing, pocket, bypass sliding and bi-fold doors.

Countertops and Cabinets

Countertops are Paperstone® at kitchen, bathroom(s) and utility room.

Cabinets are laminate with apple-ply exposed edge at living room built-in desk, kitchen, bathroom(s).

Door/Drawer Front: GreenLam Laminate over Particle Board Substrate, Flush, Square Panel
Edges: PVC Tape to match front; Box Construction - White Melamine on 5/8" Industrial Particle Board, Glue & Dowel Construction
Drawer Box: White Melamine over Particle Board, with Blum 3/4 Extension Glides

Tab pull

Swing door hardware in stainless steel
Pocket door hardware with back-to-back pulls
Bi-fold and telescoping door hardware with high quality track and pulls
Privacy lock at bathrooms

Cabinet face shown is ‘charcoal’
FabCab coordinates efforts for a successful outcome on behalf of our clients. We collaborate with the client on design and create architectural and engineering permit-ready documents. We fabricate our shell materials, create construction documents and coordinate with the client’s general contractor on assembly.

1. Design the home

- Programming: establish project goals, preliminary schedule and budget.
- Create schematic design.
- Develop design and create structural engineering and permit-ready documents.
- Prepare construction documents.

2. Build it

- Execute FabCab materials contract.
- Manufacture FabCab shell materials; simultaneously, the GC prepares the site and installs the foundation.
- Deliver and assemble FabCab materials and complete the home, including interior finishes.
- Administer and observe construction.
Budgets and Pricing

Determining the overall budget

People often calculate the cost of a new home based on price per square foot. Beyond the home itself, there are other costs including site preparation and land improvements. Consider these three buckets when putting together the overall budget.

1. Budget for preparation / foundation
   - Clearing trees
   - Removing boulders
   - Installing sewer or septic
   - Installing utilities
   - Installing foundation

2. Budget for home itself
   - Structural shell
   - Roof
   - Exteriors
   - Interiors
   - Builder’s materials

3. Budget for improvements
   - Garage
   - Driveway
   - Deck and patio
   - Landscaping
   - Solar panels

Some or all of the ‘improvements’ could be deferred.
Site preparation for three foundation systems

Site conditions have an impact on the client’s overall budget. If the land is remote and raw, without utilities, sewer or septic, and/or if the site is sloped, the cost to develop and prepare it for the home’s foundation will be higher.

Common site preparation scenarios:

Scenario 1

The removal of trees or boulders on the site adds to the cost of the project; and a crawlspace foundation adds cost.

Scenario 2

A steep slope requires extensive site work; a post and pier foundation adds cost.

Scenario 3

An easily accessible, level lot with utilities near a main road requires the least amount of site preparation; a slab-on-grade foundation is the most cost-effective.
**The cost of the home**

Complete ModCab homes on an accessible, level lot in Washington State are estimated to cost between $265 - $280* per sq. ft.

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**FabCab services and materials**
- Professional design and engineering fees
- Full set of permit-ready documents
- FabCab shell materials
- Freight of shell materials to building site

**FabCab interior finishes**
- Finishes (flooring, tile, countertops)
- Cabinetry and hardware
- Appliances
- Plumbing Fixtures
- Lighting

**General contractor**
- Local cost of labor
- Materials — builders often source some of the commodity items locally, including cement, electrical wiring, metal roofing, etc.

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*This is an estimate based on 2014-15 Washington State cost of labor, easily accessible level lot and standard interior finishes. Cost of labor varies by region. Estimate does not include other project costs such as purchase of the land; site preparation; septic/sewer; utilities connection; permitting and other possible fees. Unfortunately, it’s not possible for us to provide estimates for these items because we don’t control them — they would come from the builder or other agencies. Pricing does not include any applicable sales tax, and should be considered a starting point for budgetary purposes only.
We’re here to answer any questions you may have about our services and products, so don’t hesitate to get in touch.

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