

Smart living begins here.

ModCab series.



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Our perspective

From the beginning, we wanted our homes to be constructed of high quality, natural materials. We wanted to endow them with the intrinsic value of universal design whenever possible. We wanted to orient toward a timeless, modern aesthetic that elicits a happy union of naturally lit interiors and smart use of space.

The spirit of our original thinking runs through our work today: uncomplicated homes for people who wish to live graciously, simply, beautifully.

Our approach

FabCab is an architecture/design firm that's a little different – in a good way. Rather than starting each program from scratch, we begin with a pre-design or layout. This design head start, along with our component building system fosters a predictable, efficient, and successful outcome.

We combine architecture services, pre-fab materials, and site-assembly to deliver beauty, durable quality, and flexibility to our clients.

Similar to other design firms, our professional services include site planning, schematic design and generation of permit-ready documents, including engineering. We work with experienced builders to assemble our homes.

ModCab building system.

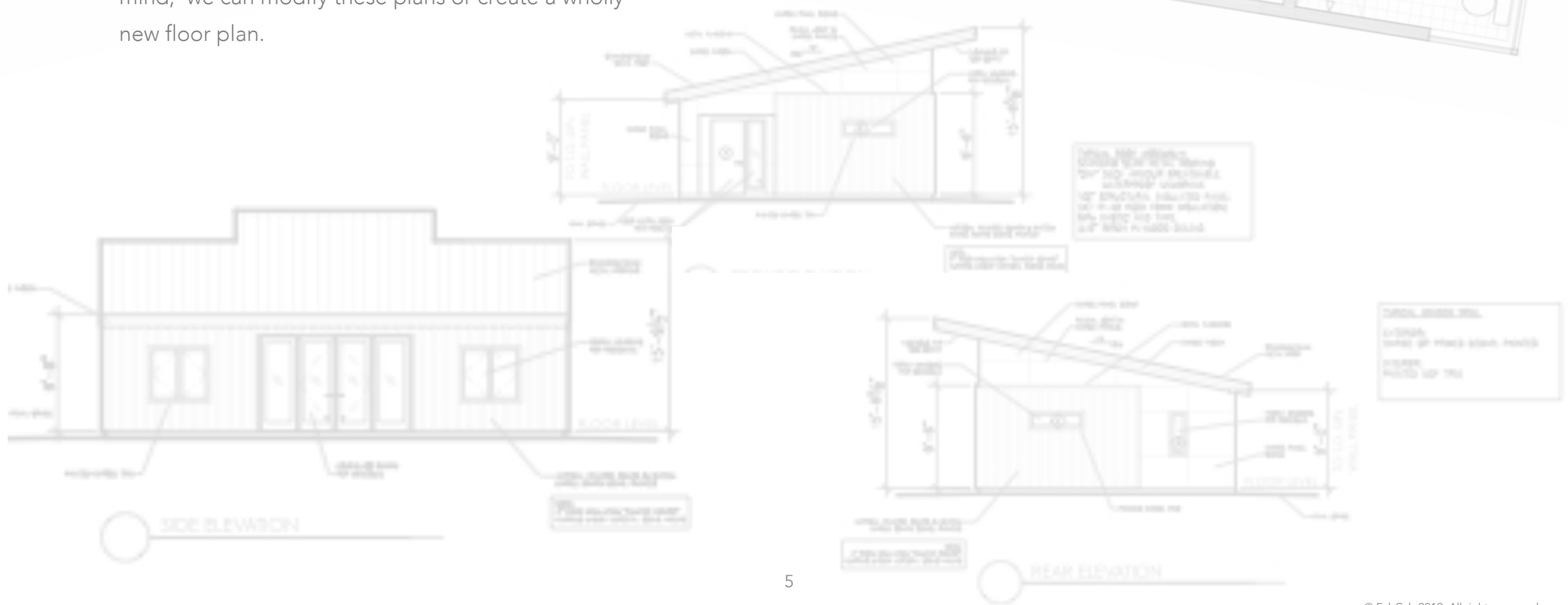
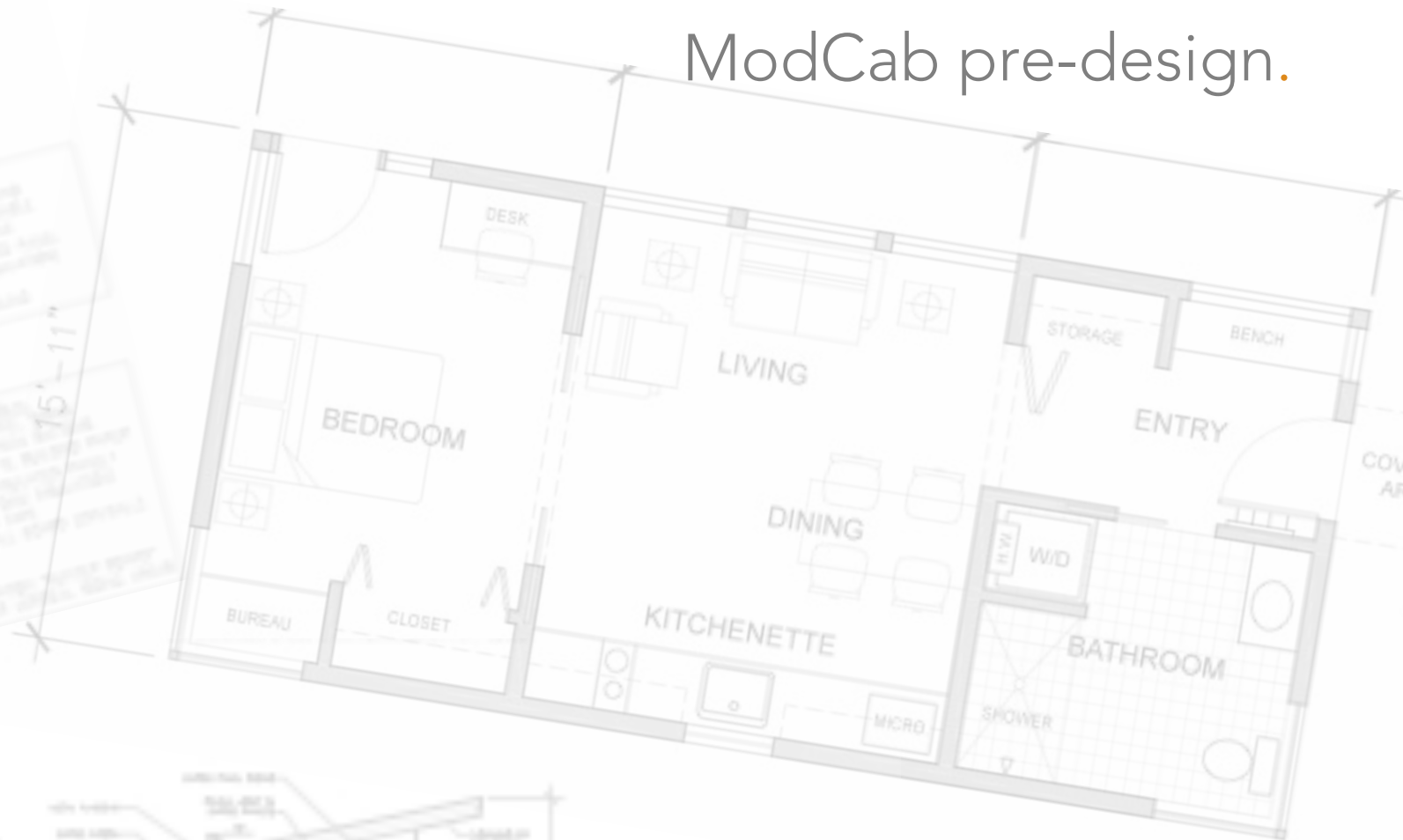
Our building system

Materials configuration and coordination is one key way in which we ensure a speedy and trouble-free erection of the shell, with little or no on-site cutting or waste. In other words, our shell is a value-added building system rather than commodity materials. We use a 3D computer model to determine the necessary dimensions of each material in advance, and work with the manufacturer of each material through a shop drawing process to ensure a proper fit. This allows us to deliver materials in quick succession so you can shorten your construction schedule.

Pre-design layouts

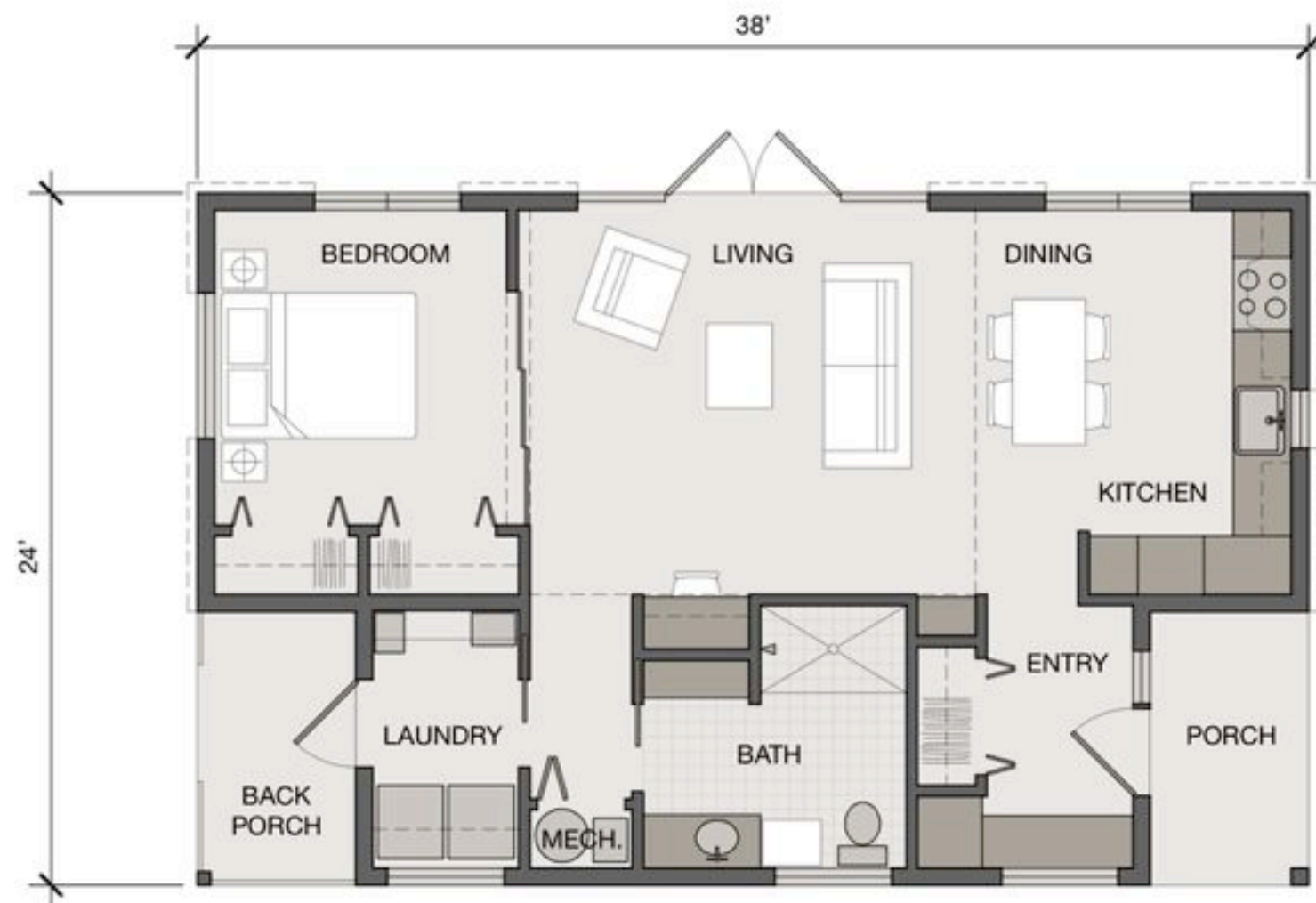
Rather than starting from scratch, we begin with a pre-design and modify to meet the individual needs of the client. This approach allows design flexibility and customization, the use of precision cut and pre-fab materials, and an efficient and successful construction process.

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



1 bedroom / 1 bath
800 sq. ft.

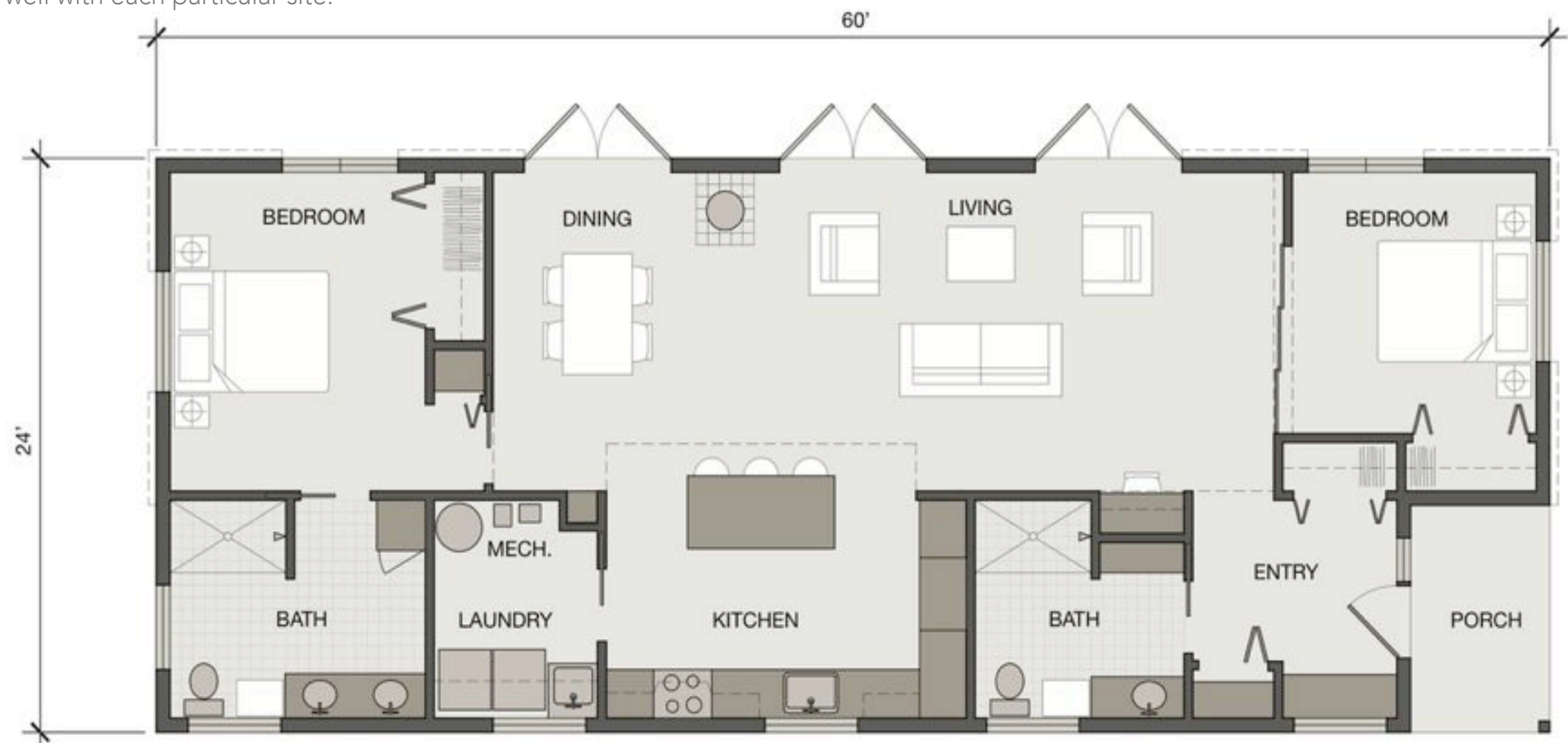
We can modify this layout or create a wholly unique one. Either way, we adapt our designs to meet each client's requirements and to work well with each particular site.



ModCab pre-design.

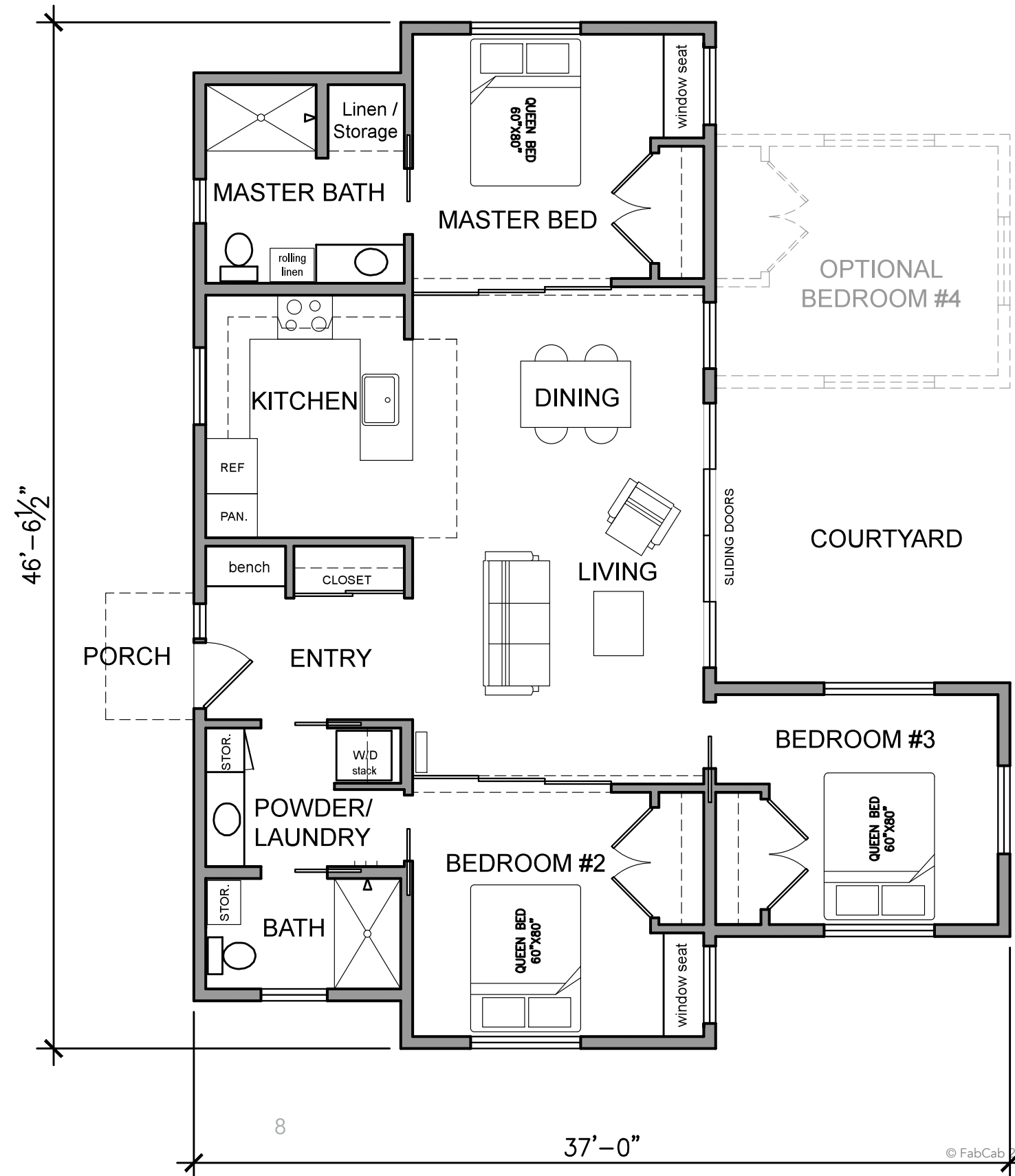
2 bedroom / 2 bath
1366 sq. ft.

We can modify this layout 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.



3 bedroom / 2 bath
1213 sq. ft.

We can modify this layout 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.



ModCab structural shell materials.

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.



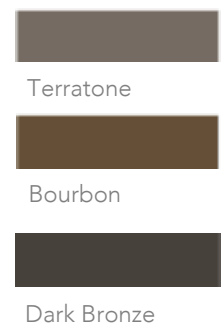
Exterior doors

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

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.

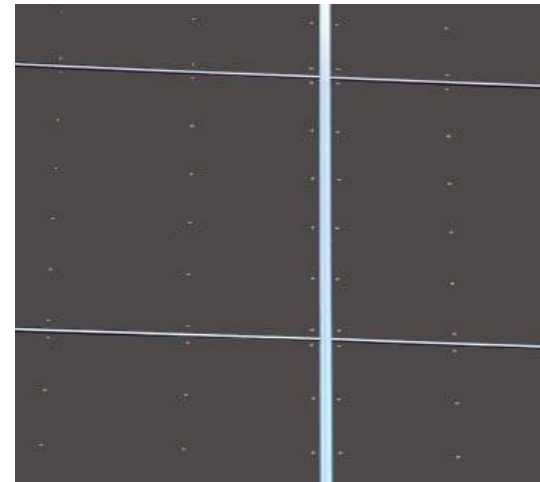


Rainscreen system

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.

Siding

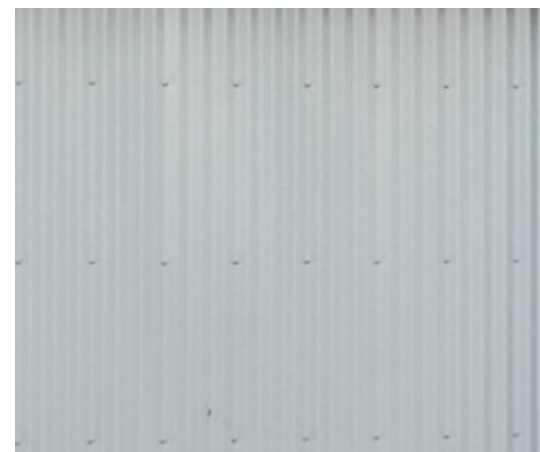
We specify fiber-cement siding and panels which hold paint well over the long term and are available in several colors. Some of our clients prefer cedar.



Fiber-cement panels



Fiber-cement siding – vertical



Corrugated metal – vertical installation



Vertical tongue-and-groove cedar siding

Flooring

Marmoleum

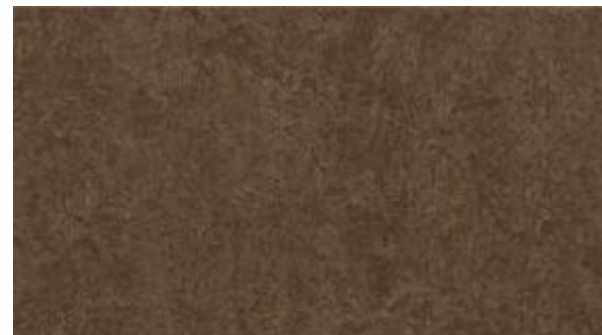
Natural linoleum is bio-based, highly durable, non-toxic, anti-microbial and easy to maintain.



Silver birch



Volcanic ash



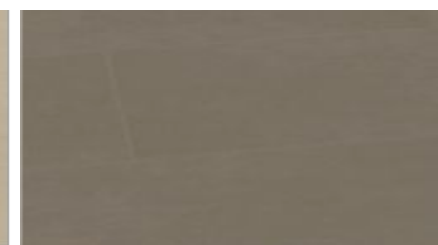
Walnut

Porcelain tile

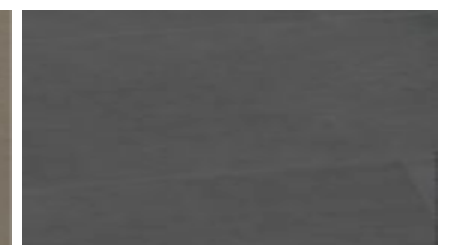
Entry, laundry, bathroom floors large scale 12" x 24" porcelain tile is installed in an offset grid, providing an extremely durable, low maintenance surface.



Moonsky



Greensky



Nightsky

Wool Carpet

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



Mountain peak

Collections

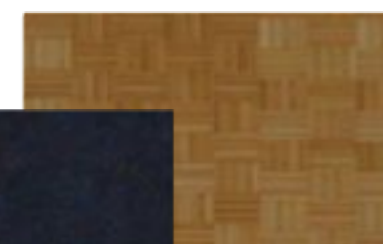
Sand palette



Shower walls:
Stacked subway tile

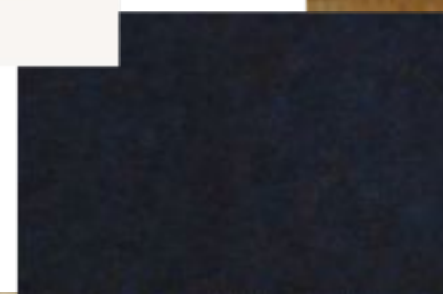


Kitchen backsplash:
Stacked subway tile



Kitchen island countertop:
Bamboo butcher block

Entry, laundry, bathroom floors:
Large porcelain tile

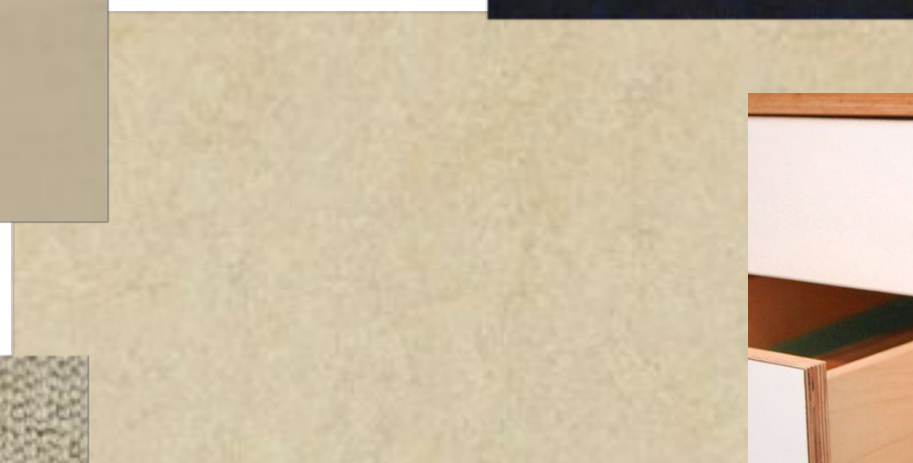


Kitchen, bath, desktop:
Paperstone® countertops

Bedroom floors:
Wool carpet



Living areas:
Marmoleum flooring



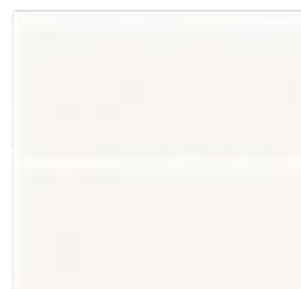
Kitchen, bathrooms:
Laminate cabinets with apple-ply
exposed edge

Collections

Mocha palette



Shower walls:
Stacked subway tile

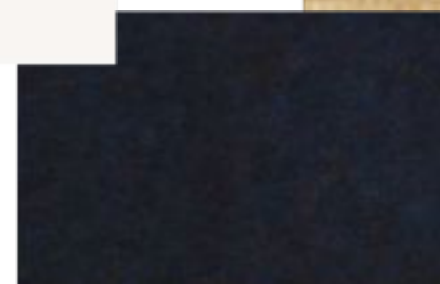
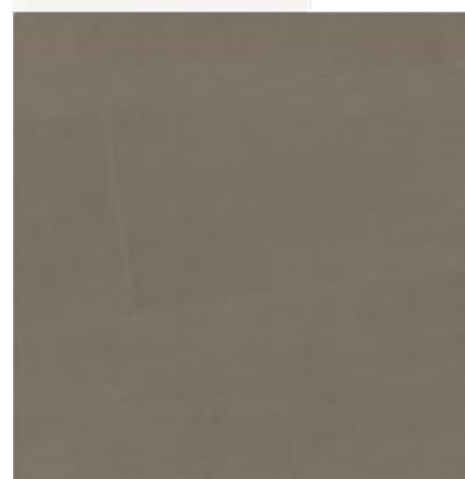


Kitchen backsplash:
Stacked subway tile



Kitchen island countertop:
Bamboo butcher block

Entry, laundry, bathroom floors:
Large porcelain tile

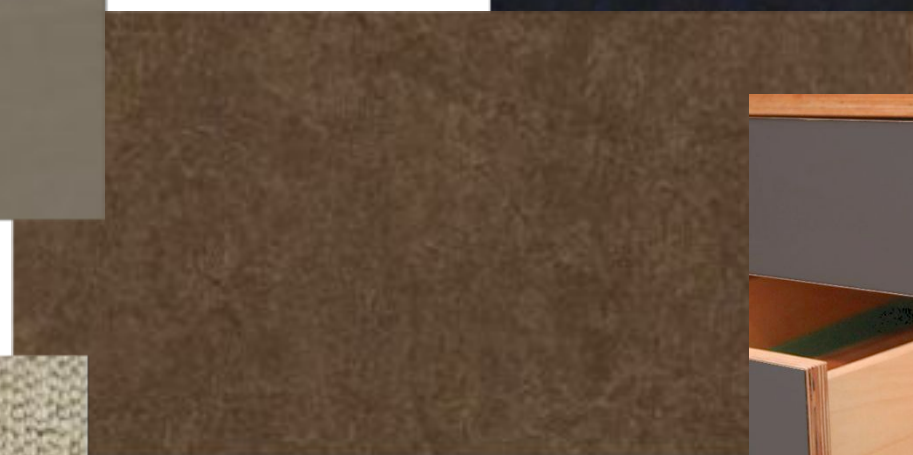


Kitchen, bath, desktop:
Paperstone® countertops

Bedroom floors:
Wool carpet

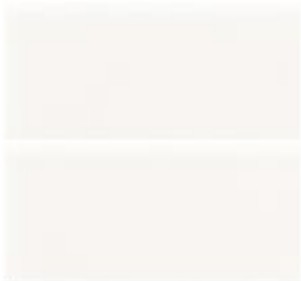


Living areas:
Marmoleum flooring

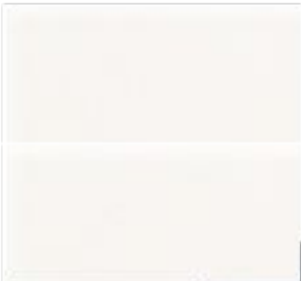


Kitchen, bathrooms:
Laminate cabinets with apple-ply
exposed edge

Collections
Charcoal palette



Shower walls:
Stacked subway tile

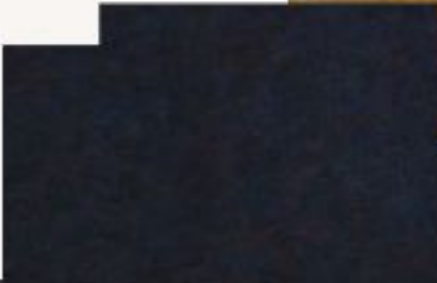
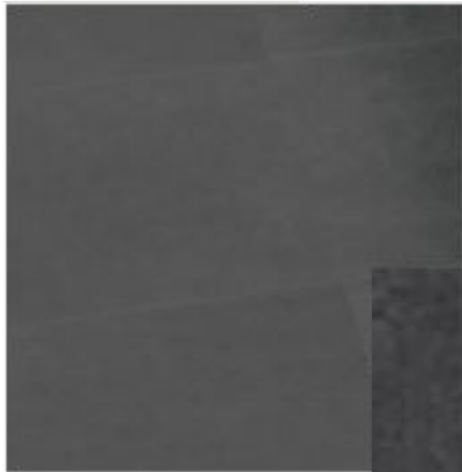


Kitchen backsplash:
Stacked subway tile



Kitchen island countertop:
Bamboo butcher block

Entry, laundry, bathroom
floors: Large porcelain tile



Kitchen, bath, desktop:
Paperstone® countertops

Bedroom floors:
Wool carpet



Living areas:
Marmoleum flooring



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

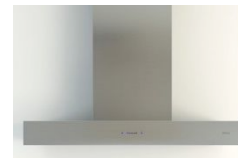
Appliances

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.

1-bedroom home



Summit 28" w refrigerator



Zephyr 30" w vent hood



Fisher & Paykel tall dishwasher drawer



Blomberg 24" w electric or gas range



Bosch built-in microwave

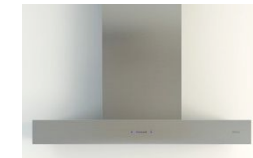


Frigidaire washer and dryer with pedestal drawers (pedestal drawers are optional)

2-bedroom home



Summit 28" w refrigerator



Zephyr 30" w vent hood



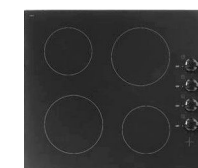
Fisher & Paykel double dishwasher drawer



Blomberg 24" oven



Bosch microwave drawer



Blomberg 24" w electric cooktop



Bertazzoni 24" w gas cooktop

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.

Kitchen



Hansgrohe high arc with
Ergonomic pull-down spray



Kohler stainless steel sink
1-bedroom home



Kohler stainless double steel sink
2-bedroom home

Bath



TOTO solid brass lever
handle faucet



Fluid shower set



Dornbracht rimless rectangular design



Kohler Exposed p-trap



TOTO dual flush toilet
with soft close seat

Laundry



Kohler laundry faucet
2-bedroom home



Kohler stainless steel sink
2-bedroom home

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



Graypants® 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



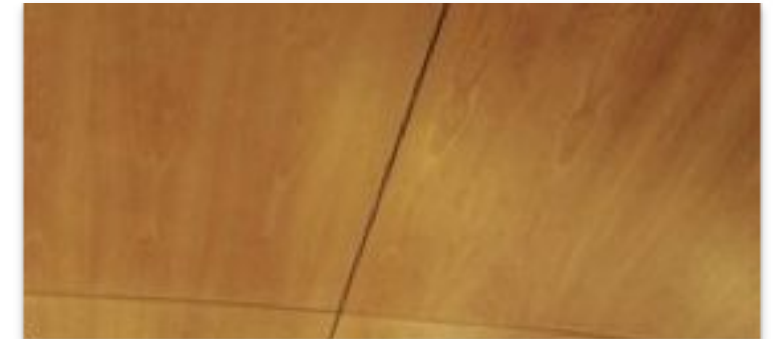
Brushed steel fan at living areas and bedrooms

ModCab interior.

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

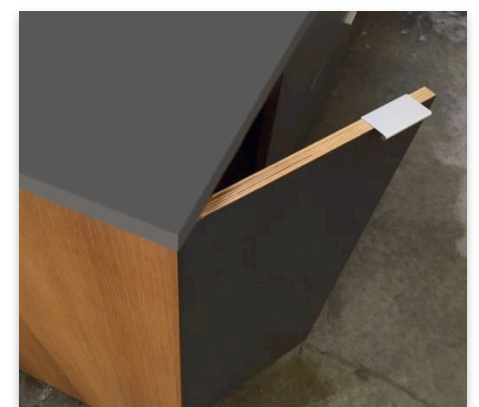
Countertops are Paperstone® at kitchen, bathroom(s) and utility room.

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

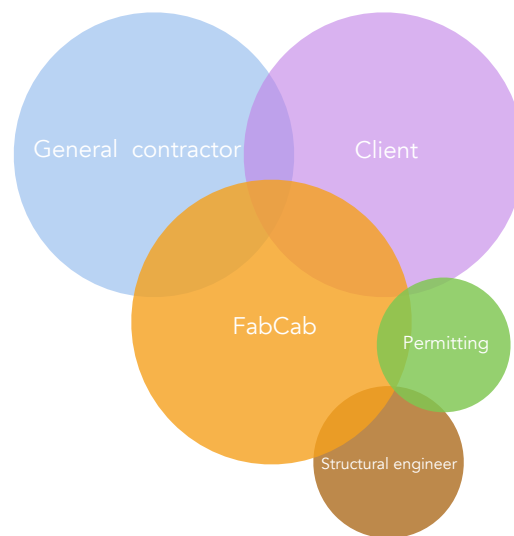
Drawer Box: White Melamine over Particle Board, with Blum 3/4 Extension Glides



Cabinet face shown is 'charcoal'

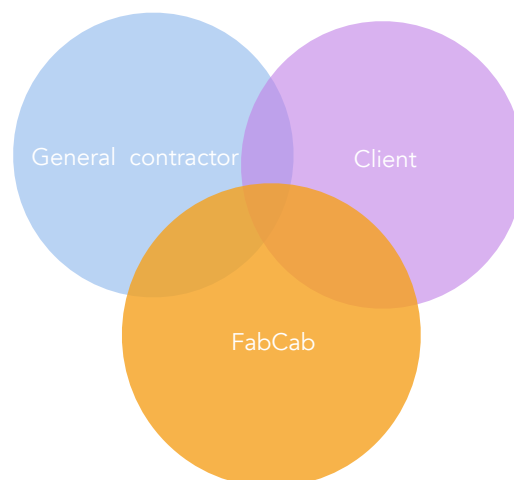
How we work with clients: design, collaborate, coordinate

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.

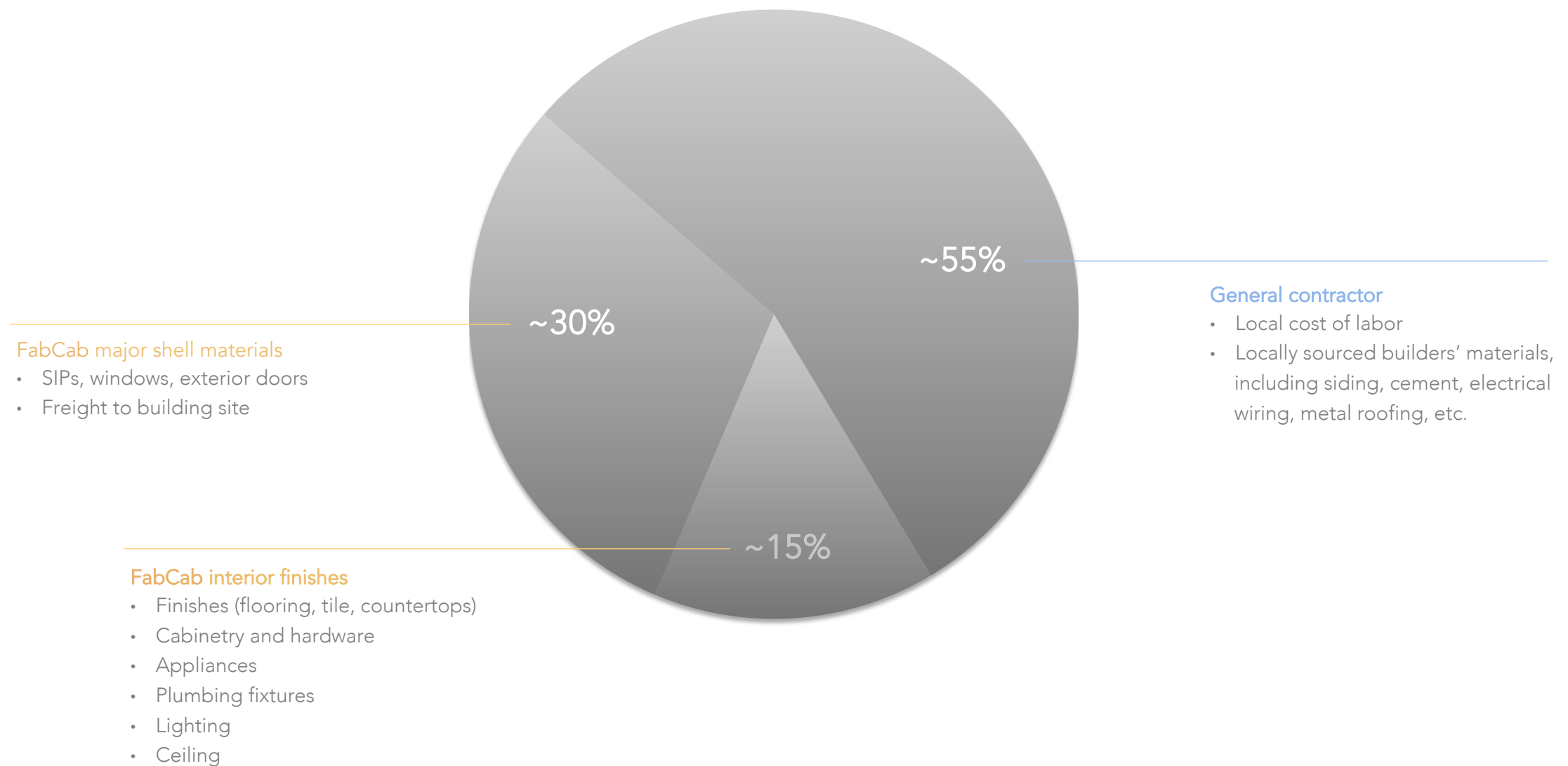


2. Build it

- + ● Execute FabCab materials contract.
- + ● Manufacture FabCab shell materials; simultaneously, the GC prepares the site and installs the foundation.
- + ● + ● Select finishes; deliver and assemble FabCab shell materials; complete the home.
- + ● Administer and observe construction.

Home construction budget.

Complete, habitable ModCab homes are coming in at \$300* or higher in the Pacific NW



* Reflects current estimated costs for the construction of the home itself and should be considered a starting point for your budget. Land; site preparation; septic/sewer; utilities connection; permitting fees; professional design/engineering fees are not included. Sales tax may apply.

Project budget.

Determining 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

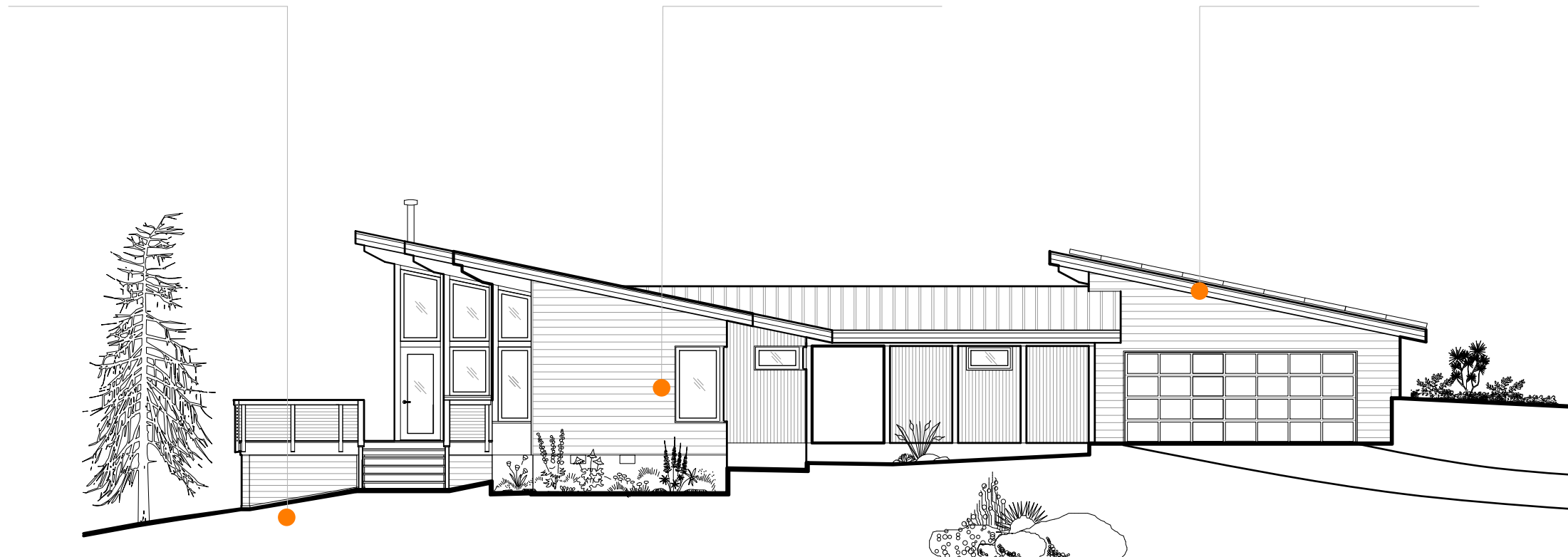
- Clearing trees
- Removing boulders
- Installing sewer or septic
- Installing utilities
- Installing foundation

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



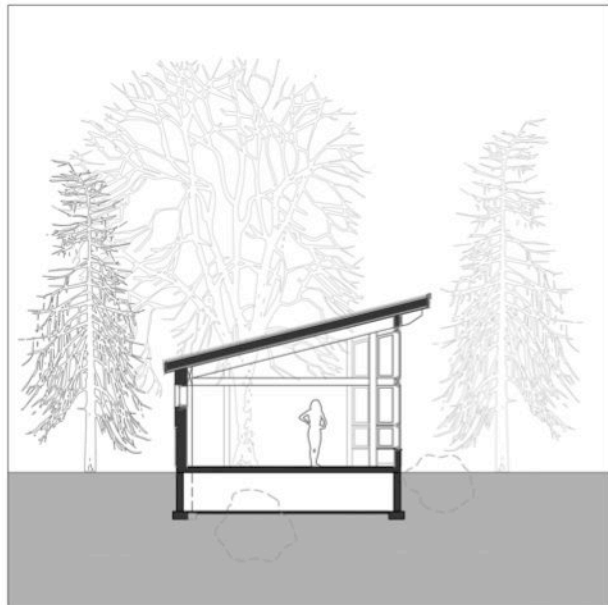
Project budget.

Site prep and 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.

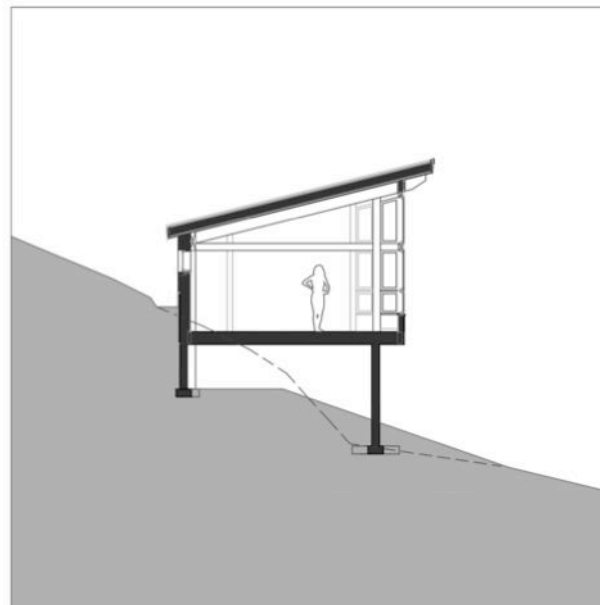
Common site preparation scenarios:

Scenario 1



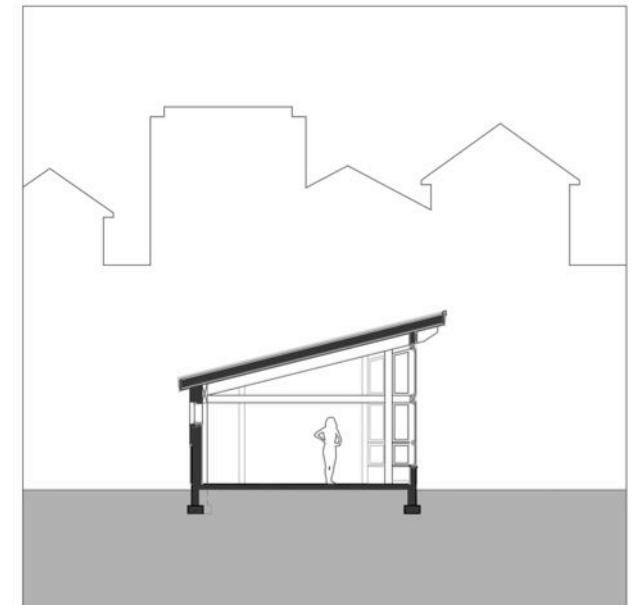
The removal of trees or boulders on the site adds to the cost of the project; and a crawlspace foundation adds cost.

Scenario 2



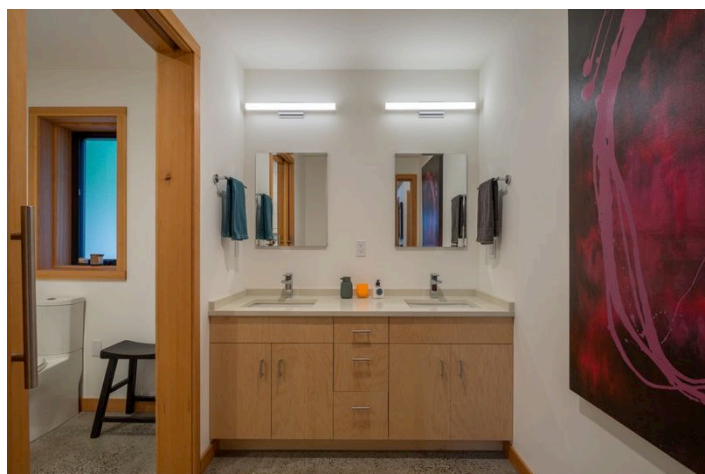
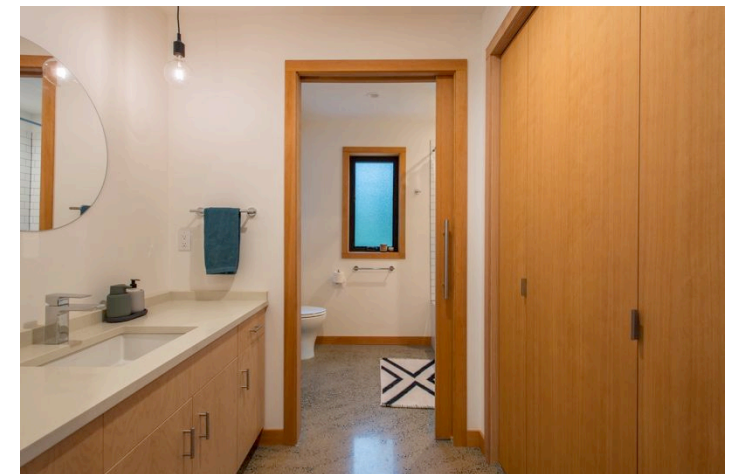
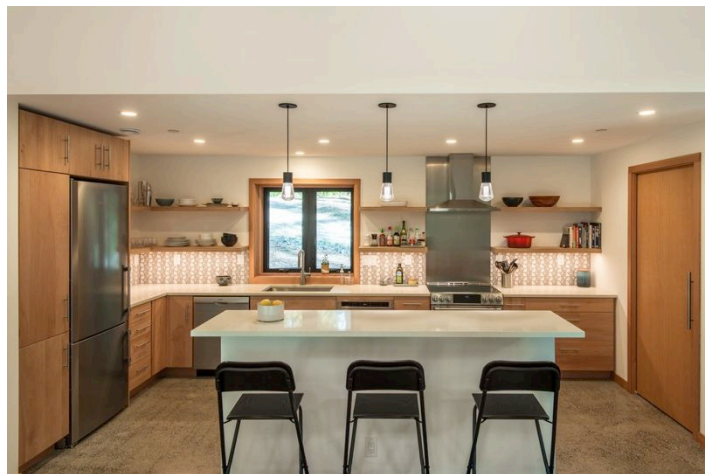
A steep slope requires extensive site work; a post and pier foundation adds cost.

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.

ModCab images.



We're here to answer any questions you
may have about working with us. Here's
how to get in touch.

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