

Smart living begins here.

TimberCab series



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Overview

FabCab is an architect/design firm focusing on custom designed, site assembled timber frame and SIPs homes. Though we are technically prefab, our work is not modular.

We design and engineer your home, issue the permit-ready documents for your project, and work with trusted suppliers to mill and manufacture the structural shell materials for your home.

Our homes are site-assembled by professional builders in your area using our panelized building system.

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. It also means we work with experienced builders to assemble our homes.

Our building system

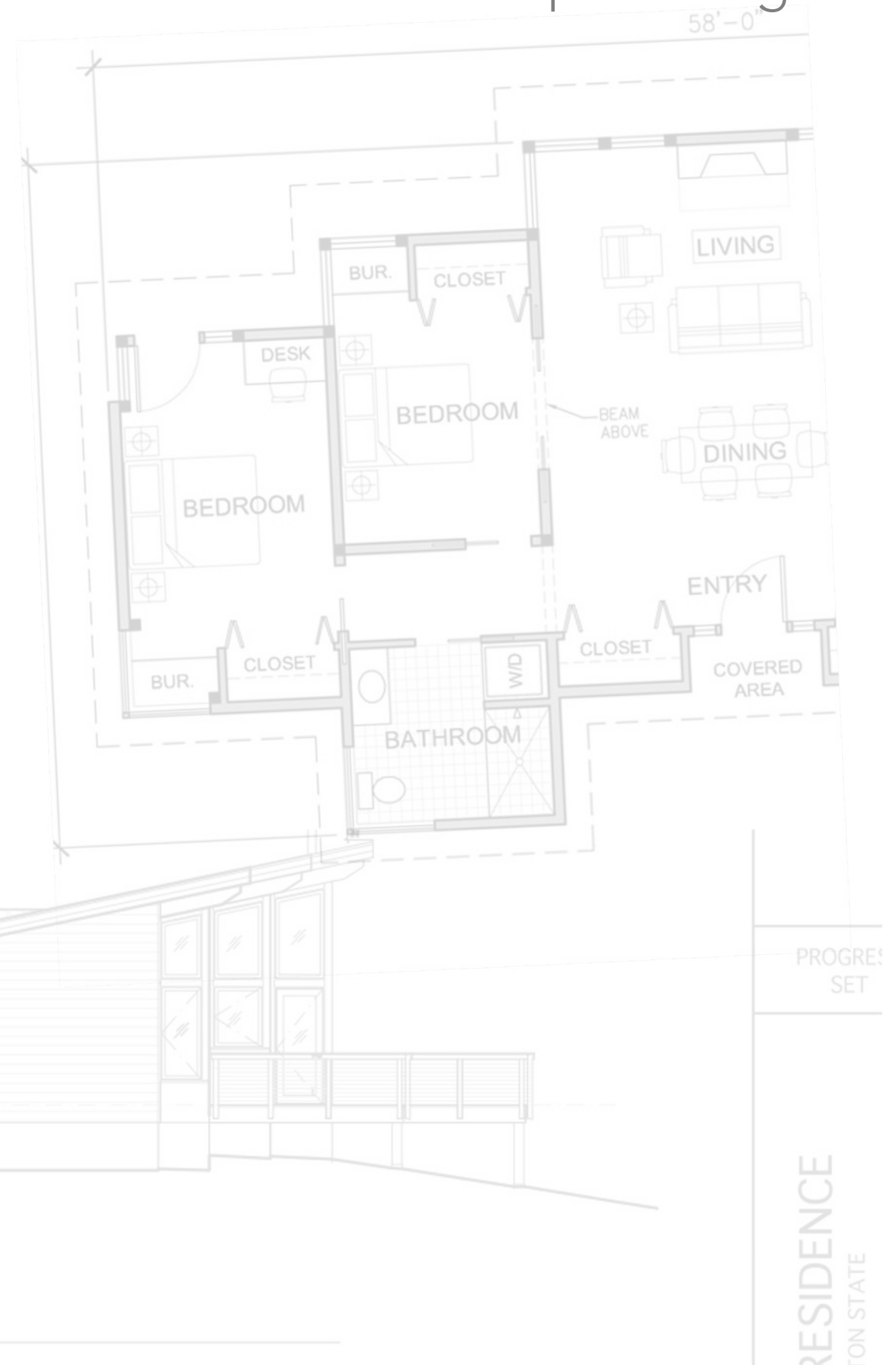
Materials configuration and coordination is one key way in which we ensure a speedy and trouble-free erection of the shell, with little or no on-site cutting or waste. In other words, our shell is a value-added building system rather than commodity materials.

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

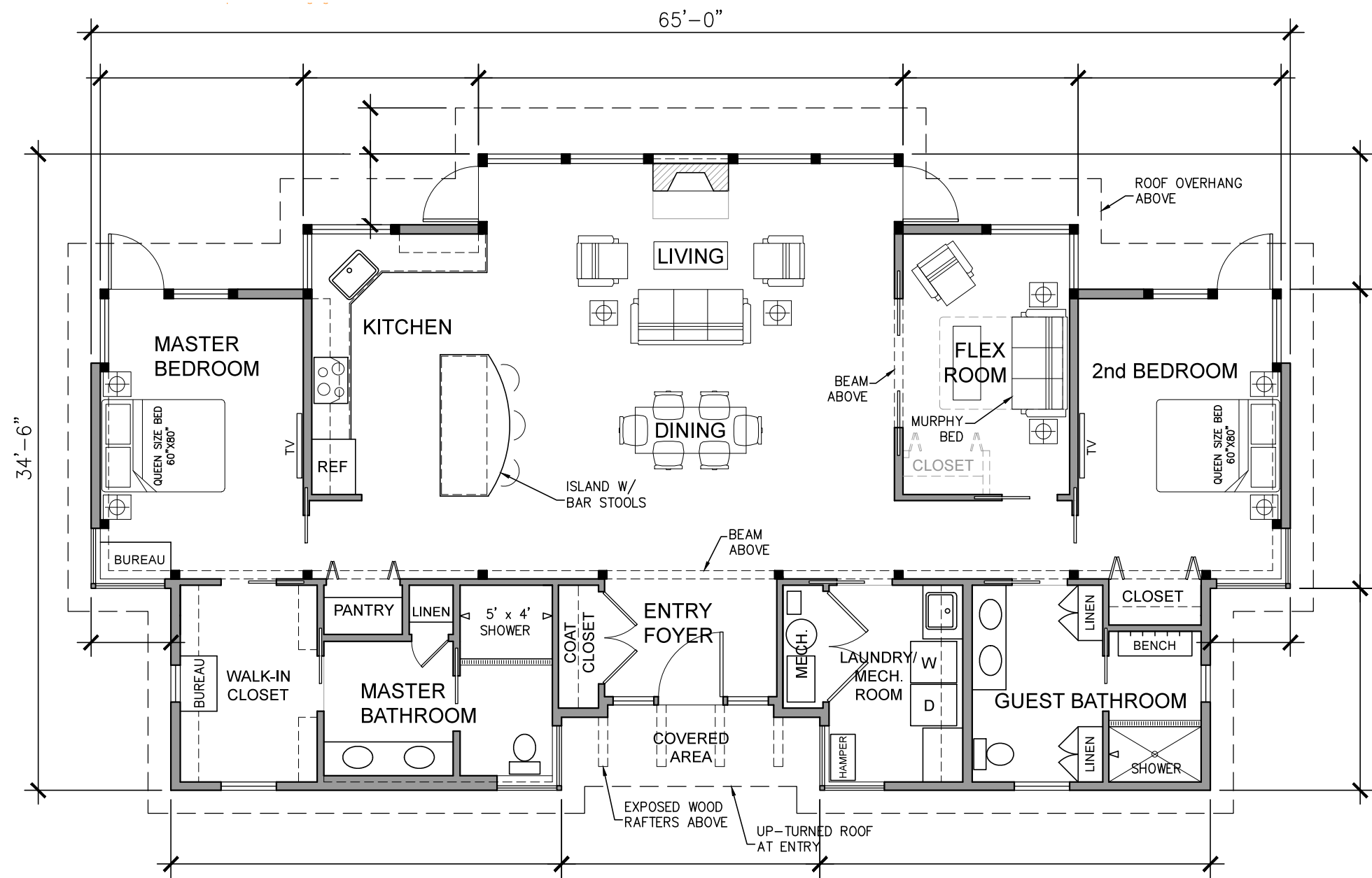
Rather than starting from scratch, we begin with a pre-design and modify to meet the individual needs of the client. This approach allows design flexibility and customization, the use of precision cut and pre-fab materials, and an efficient and successful construction process.

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



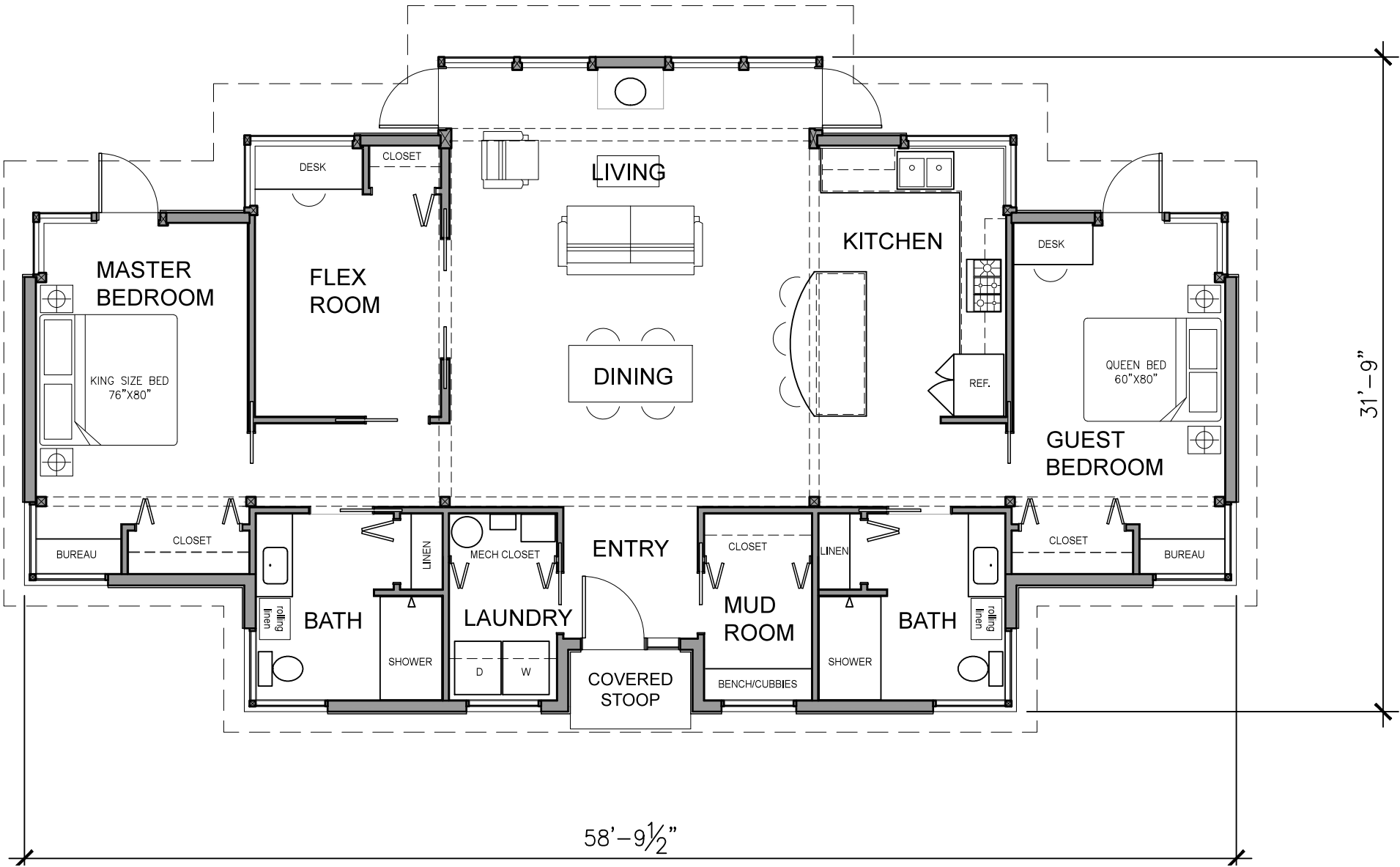
2 bedroom / 2 bath + flex room
1841 sq. ft.

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.



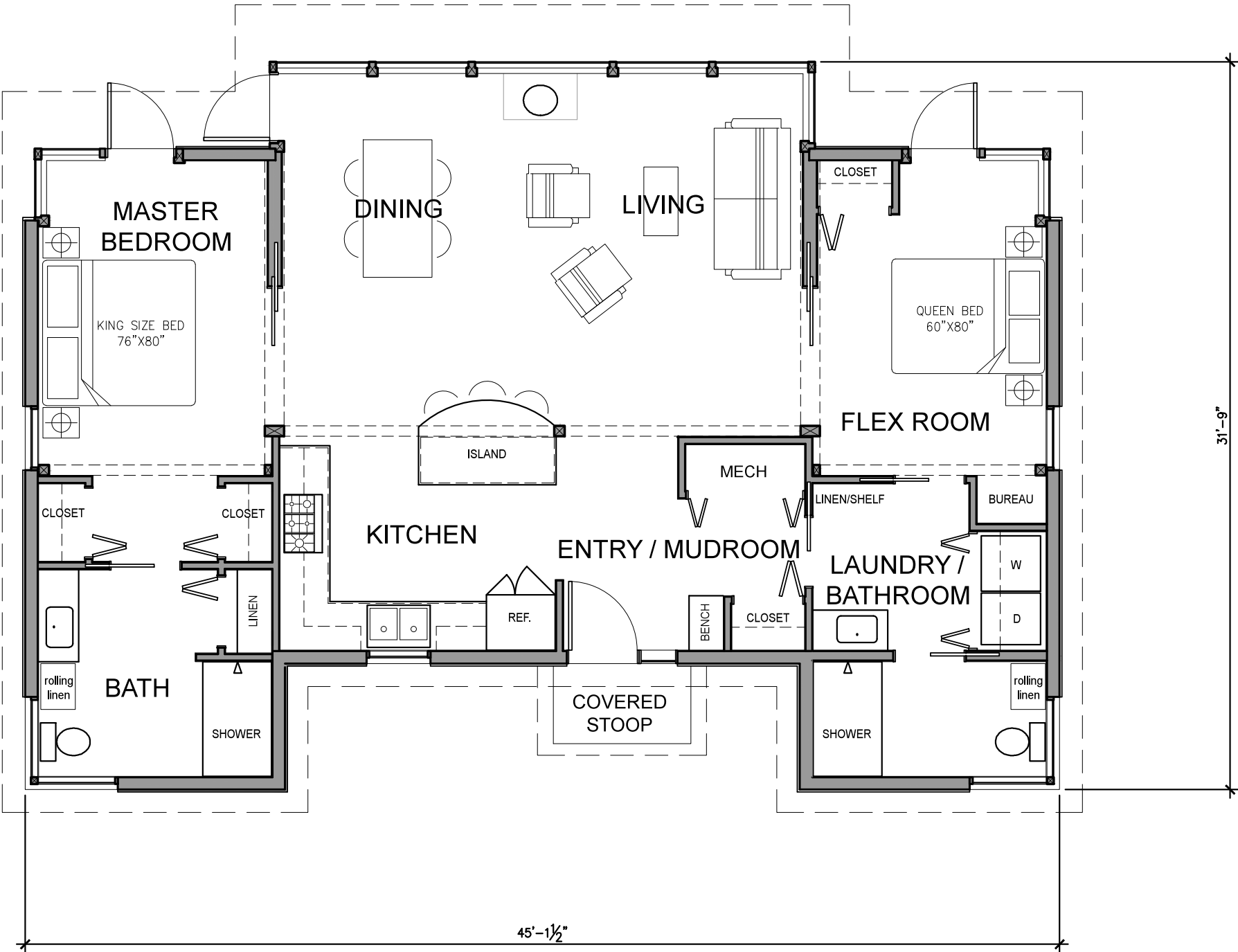
2 bedroom / 2 bath + flex room
1483 sq. ft.

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.



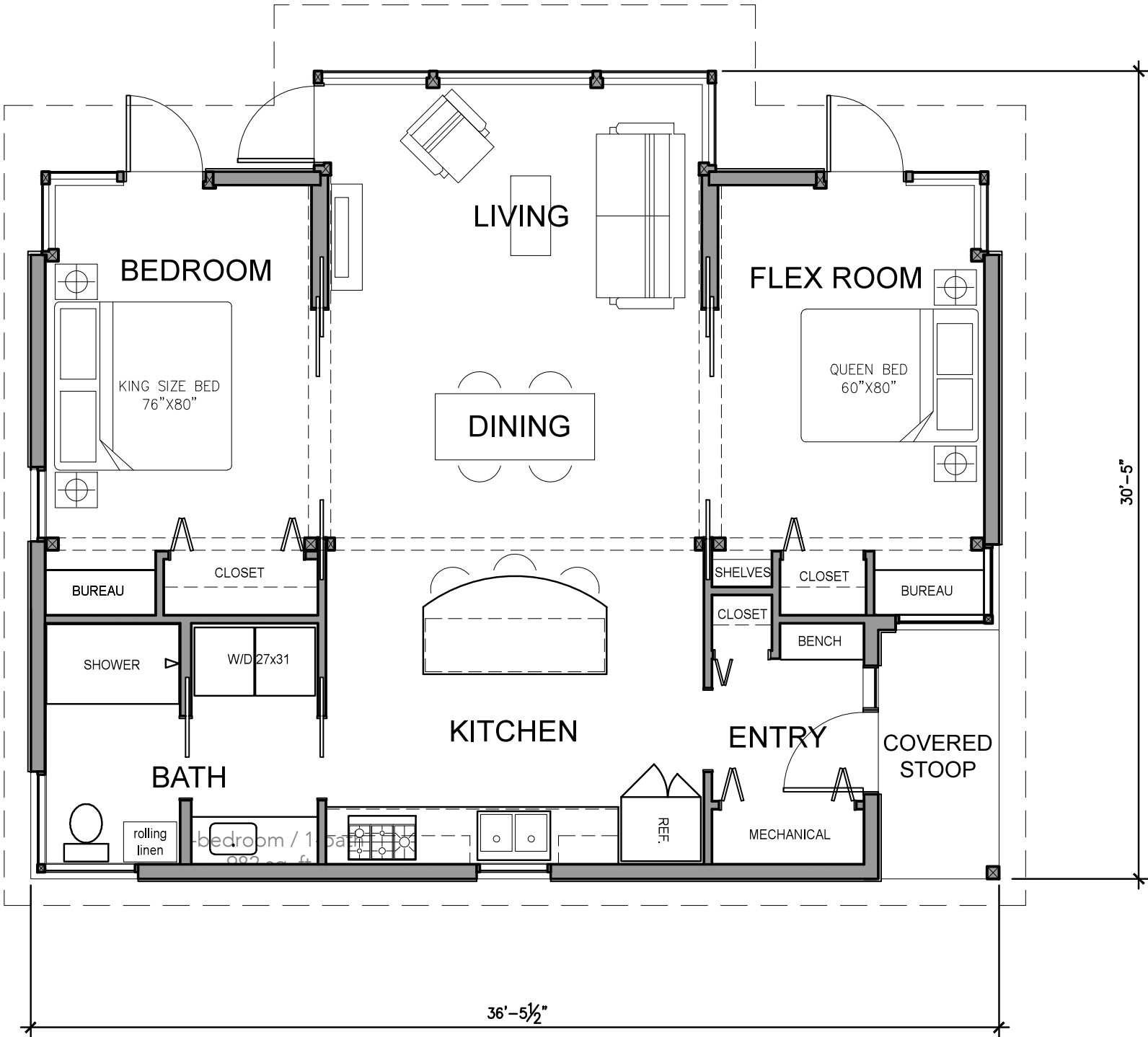
2 bedroom / 2 bath
1226 sq. ft.

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.



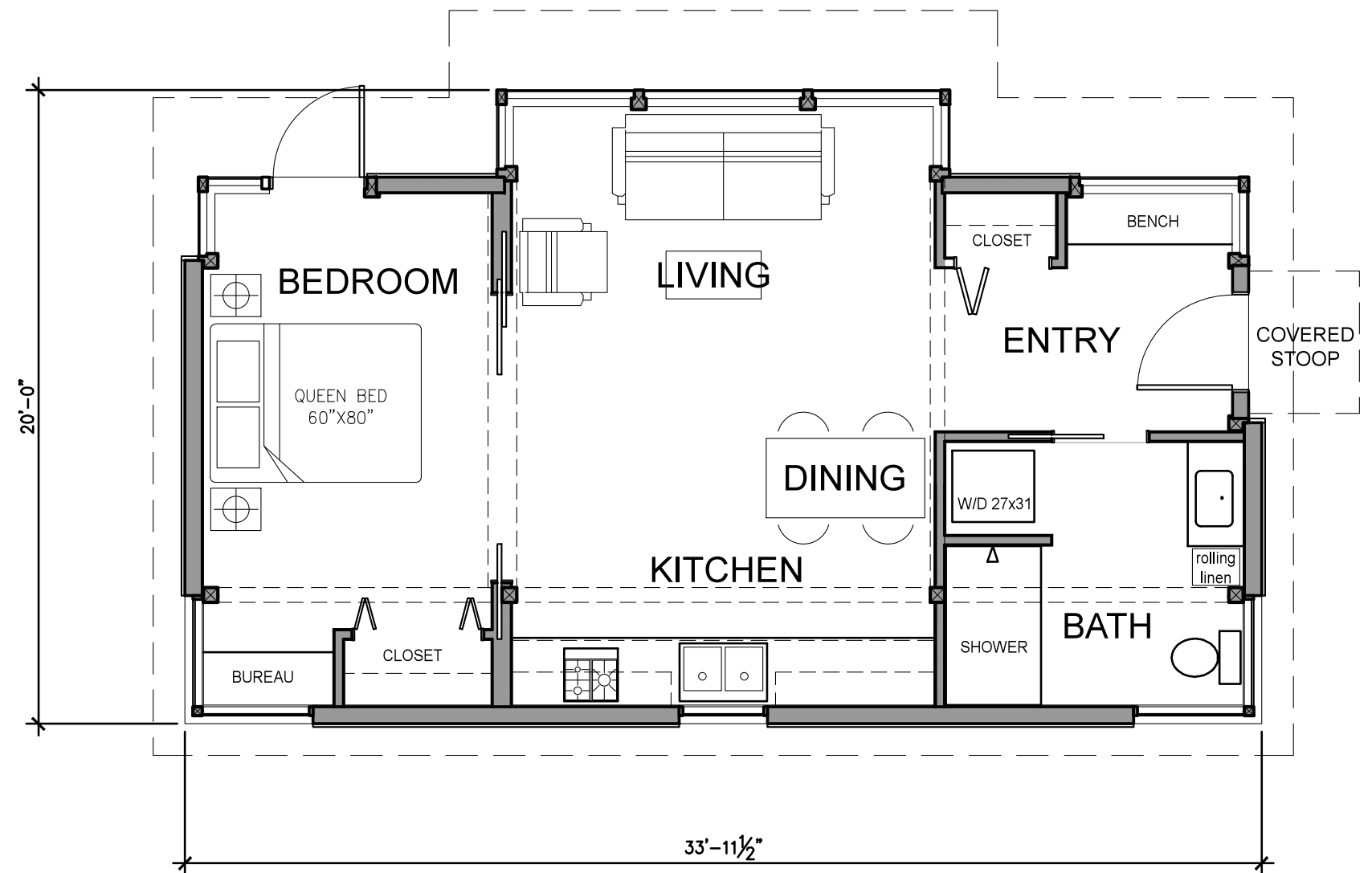
2 bedroom / 1 bath
982 sq. ft.

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.



1 bedroom / 1 bath
621 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.



Project budget and timeline.

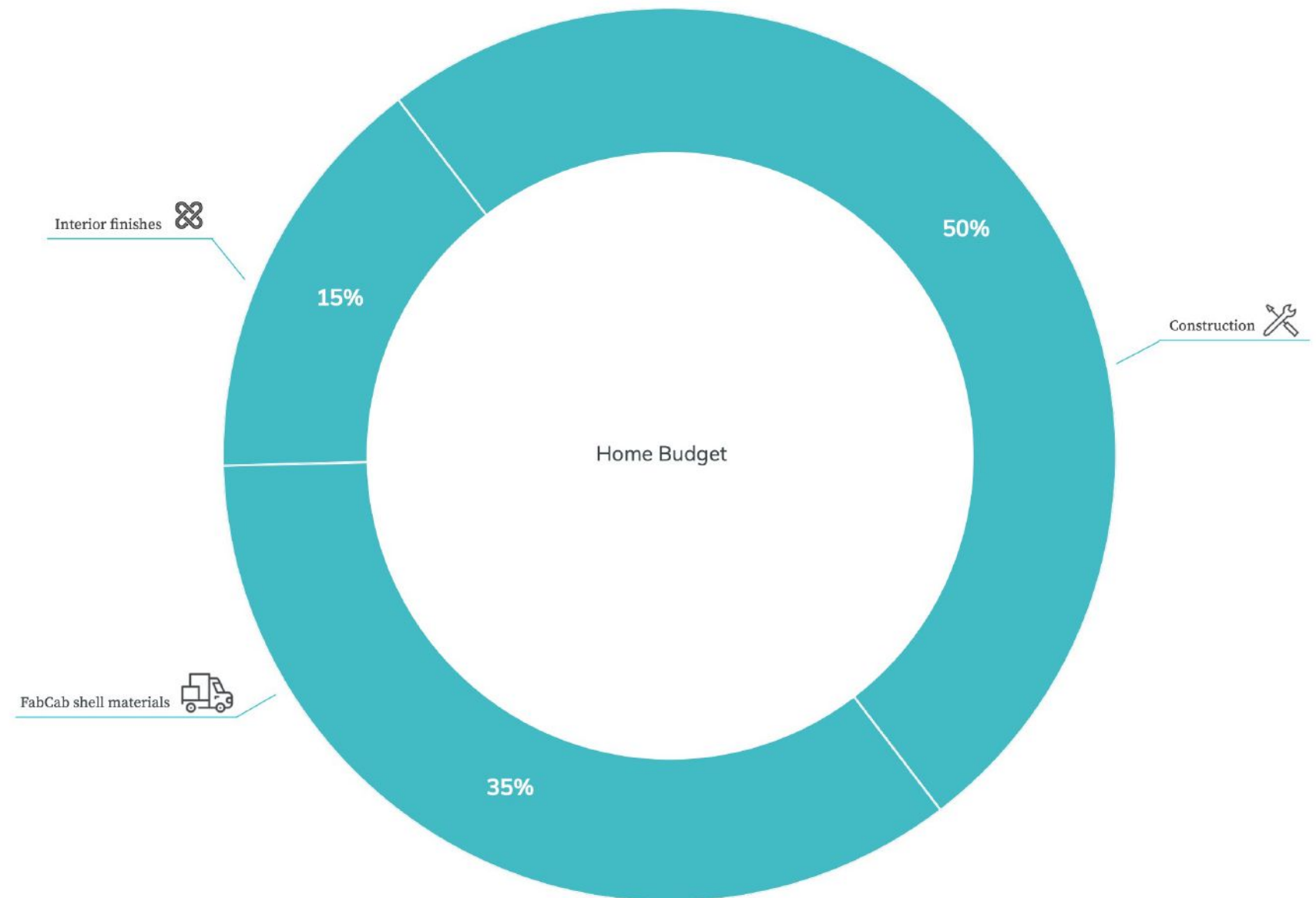
Estimating budget

There are many factors affecting your cost and timeline to build. Here we break down the common buckets for home cost and overall project costs and timeframes for common milestones.

We start projects with these parameters and adapt to your specific considerations and constraints as your project unfolds.

Home budget

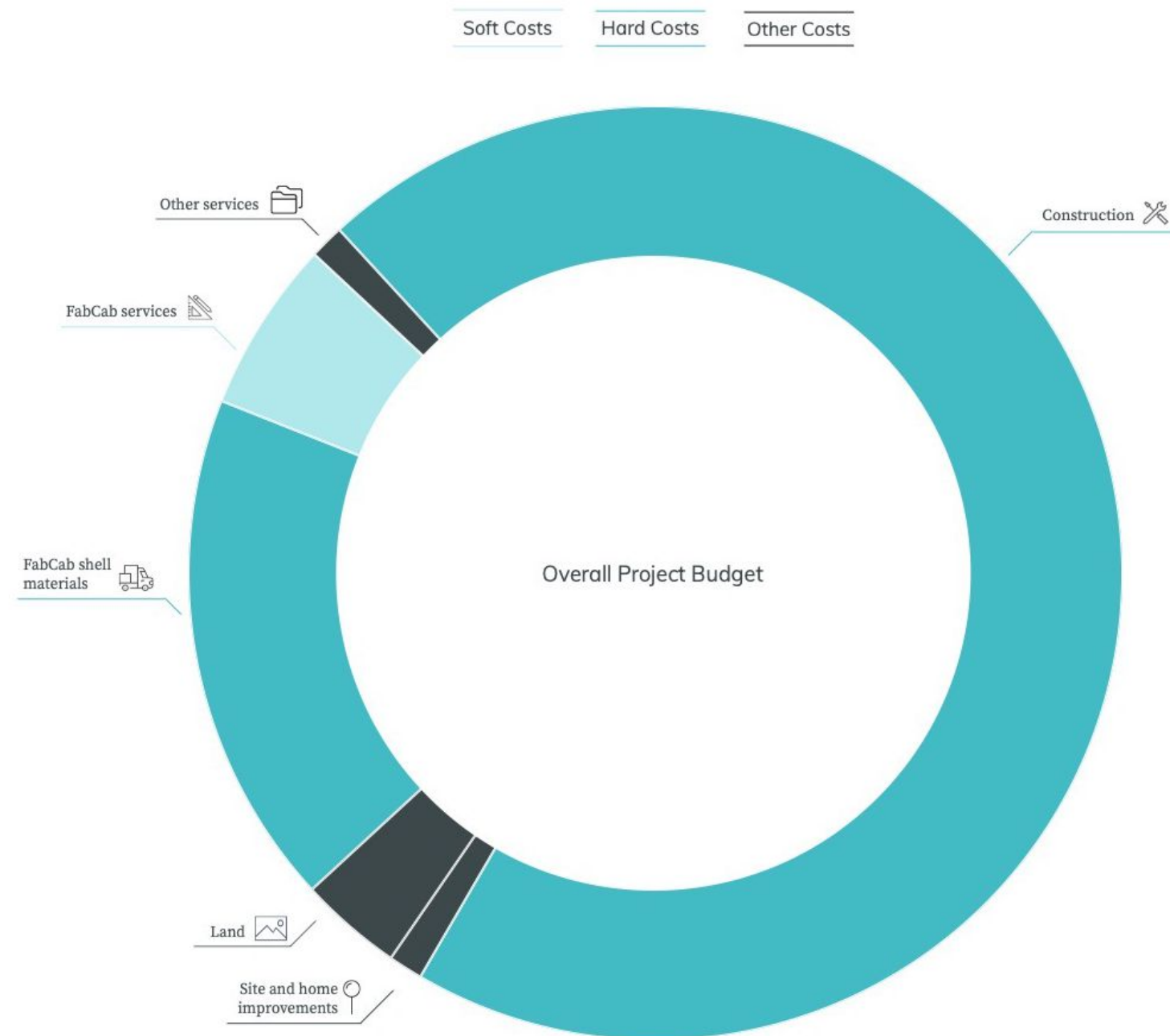
The budget for the home itself includes the cost of labor to construct the foundation system and assemble the FabCab shell materials. It also includes builder materials and equipment. The shell materials for your TimberCab or ModCab are flat-packed and shipped to your building site, ready for assembly. FabCab also offers interior finishes – some clients choose their own, so our level of involvement varies.



Overall project budget

Your overall budget will include work items separate from the home itself. If your land is raw, the builder may need to remove foliage/boulders before installing utilities, well/water, and sewer/septic.

Additional items include home improvements and site improvements. Your home's foundation system will depend on land topography and environmental conditions. Working with the structural engineer, we design the optimal system for your home. The estimated costs for labor, builder materials, and equipment for these items will come from your builder.



Determining overall budget

Consider these three buckets when putting together the overall budget.

1. Site preparation and foundation

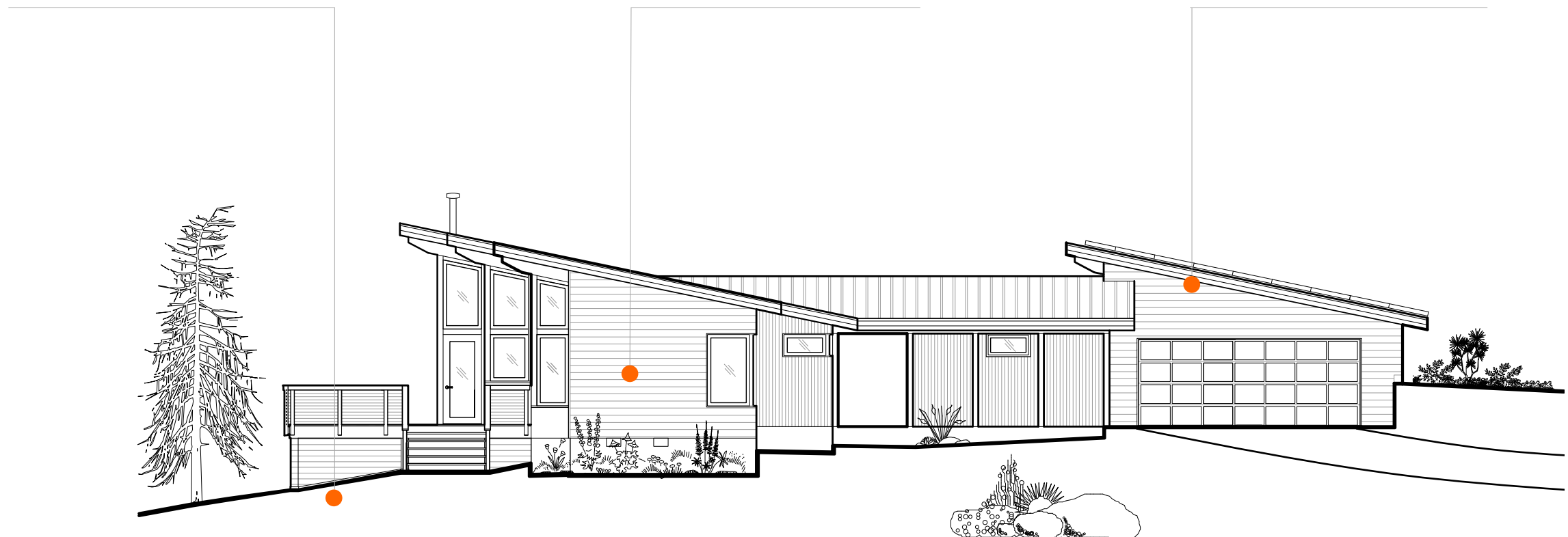
- Clearing trees
- Removing boulders
- Installing sewer or septic
- Installing utilities
- Installing foundation

2. The home itself

- Structural shell
- Roof
- Exteriors
- Interiors
- Builder's materials

3. Improvements

- Garage
- Driveway
- Deck and patio
- Landscaping
- Solar panels



Project budget.

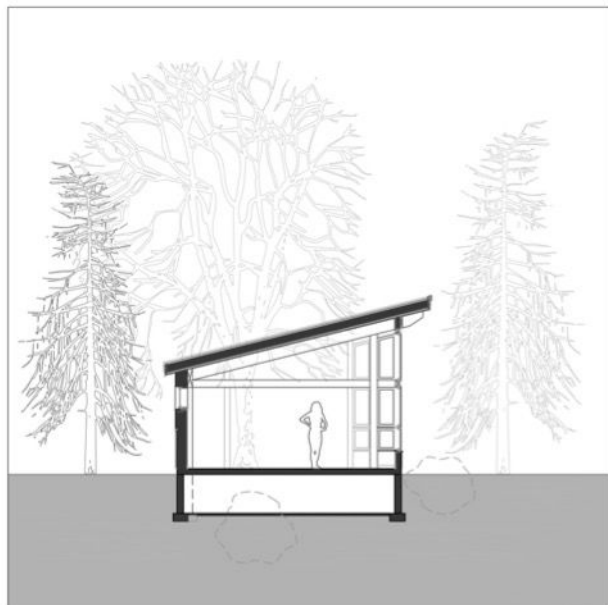
Site preparation for three foundation systems

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



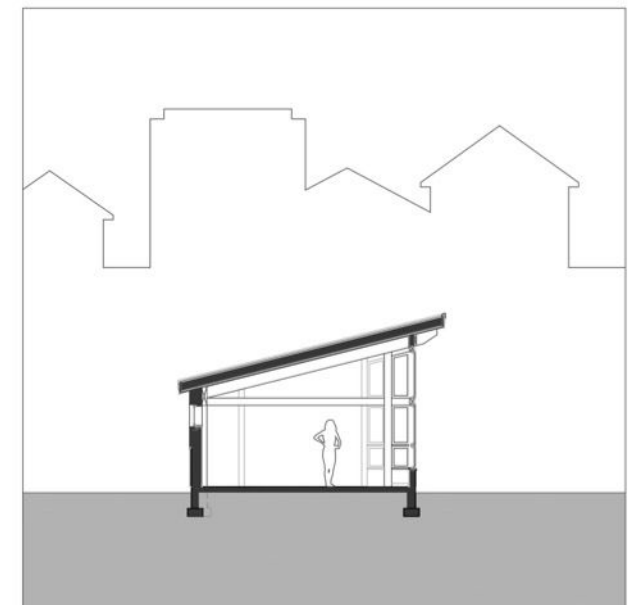
The removal of trees or boulders on the site adds to the cost of the project; and a crawlspace foundation adds cost.

Scenario 2



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

Scenario 3

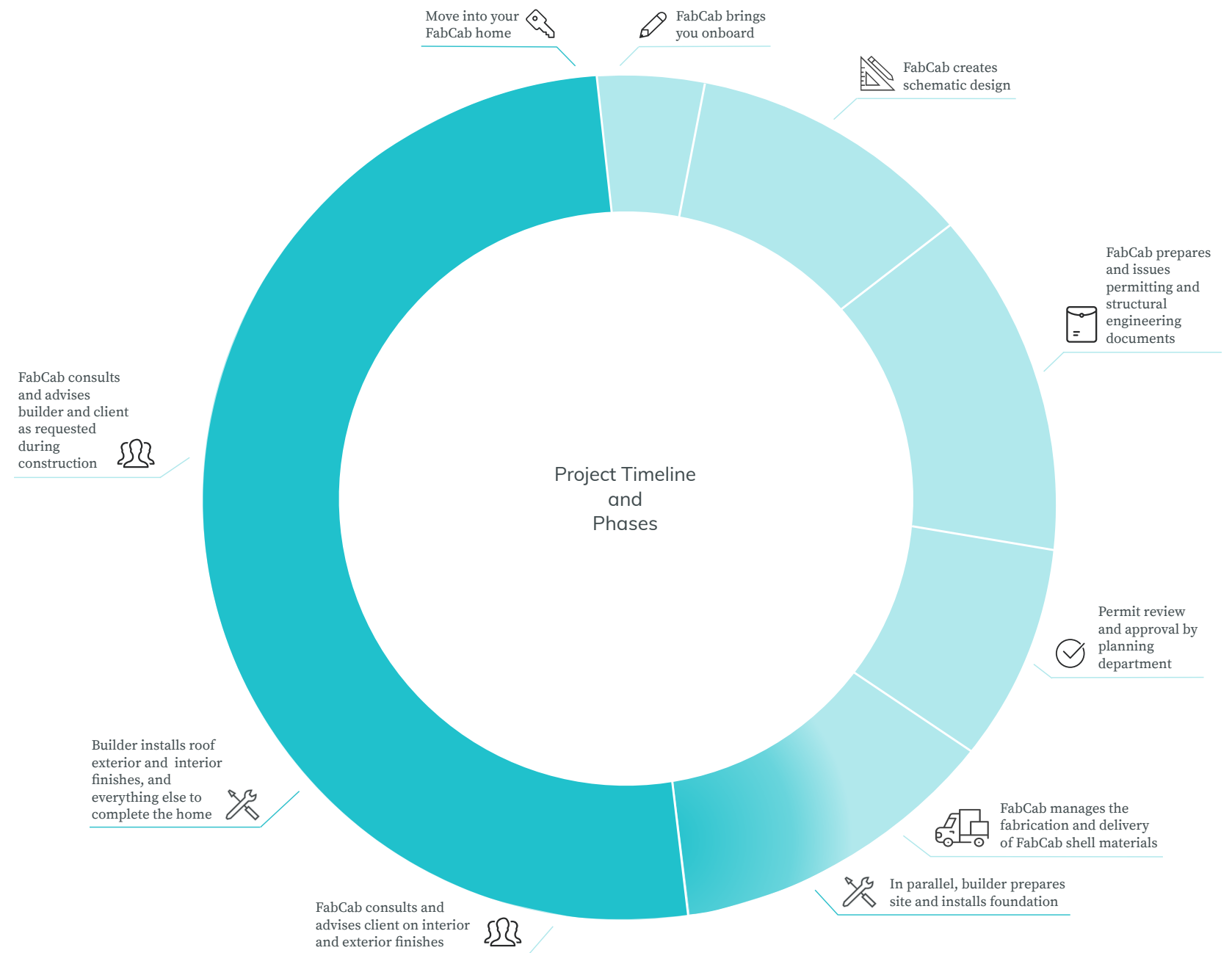



An easily accessible, level lot with utilities near a main road requires the **least** amount of site preparation; a slab-on-grade foundation is the most cost-effective.

Project timeline.

Project timeline

Most projects last 18-24 months; roughly half for design, permitting, fabrication and half for construction.





We've combined 21st century technology with the craftsmanship of traditional site-built methods. Our hybrid approach shaves weeks off the shell assembly and greatly reduces on-site waste.

FabCab has a vested interest in maintaining the structural integrity of the homes we design. When you purchase a FabCab design, you are also purchasing the structural shell materials for a high-quality home.



TimberCab structural shell materials.

TimberCab structural shell materials.

Timber frames and structural insulated panels

Timber frames

We specify structural select 100% FOHC (free of heart center) kiln-dried Douglas fir*. Computer controlled milling ensures precise joints, efficient assembly and no on-site material waste.



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.



*Other species available upon request.

TimberCab structural shell materials.

Doors

Entry

The TimberCab 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.

Exterior



Interior



Patio

Our French doors are low-maintenance exterior aluminum cladding (shown in dark bronze*) on the exterior. Argon gas-filled double pane glazing with a Low-e rating. Douglas fir on interior.

Exterior



Interior



*Other aluminum cladding colors are available.

TimberCab structural shell materials.

Windows

Our windows are argon gas-filled, double-pane units with a Low-e coating and framed in Douglas Fir.

Low-maintenance exterior aluminum cladding (shown in dark bronze*) and metal framed fiber mesh insect screens (shown in black*).

Exterior



Interior



Folding crank hardware



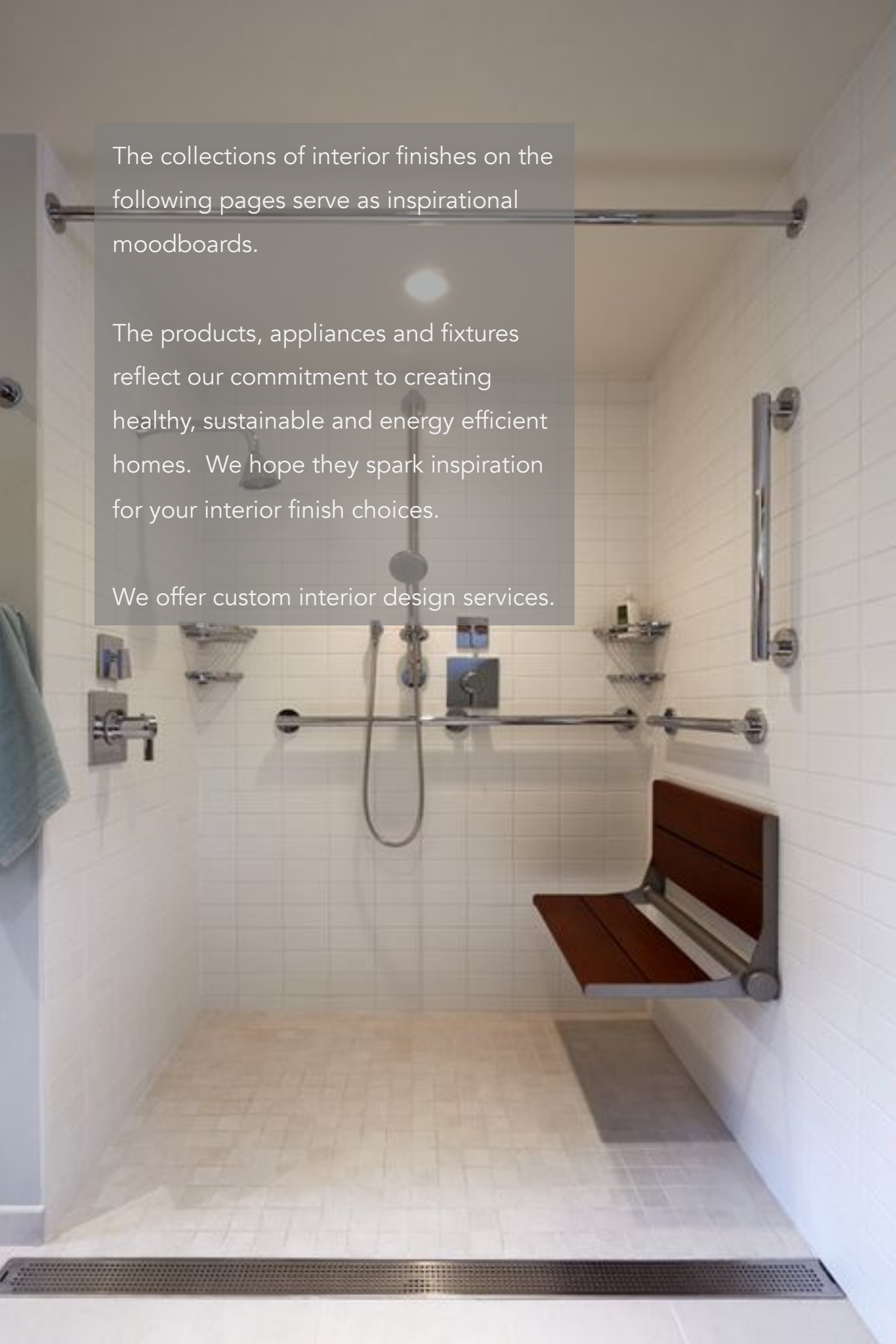
Shown in black*

*Other colors are available.

The collections of interior finishes on the following pages serve as inspirational moodboards.

The products, appliances and fixtures reflect our commitment to creating healthy, sustainable and energy efficient homes. We hope they spark inspiration for your interior finish choices.

We offer custom interior design services.



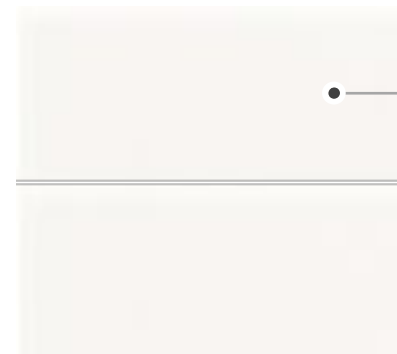
TimberCab interiors.



TimberCab moodboards.

Collections, standard package

Natural palette inspirational moodboard



Shower walls:
Stacked subway tile



Kitchen backsplash:
Stacked subway tile



Kitchen island:
Bamboo butcher block



Entry, laundry and bath:
Large-scale porcelain tile



Kitchen, bathroom, desktop:
Paperstone® countertops



Living areas:
Bamboo flooring



Bedrooms:
Wool carpet

Kitchen and bathrooms:
Beech cabinets in shaker or slab door

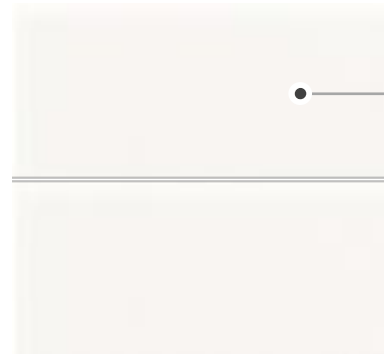


TimberCab moodboards.

Collections, standard package Cool palette inspirational moodboard



Shower walls:
Stacked subway tile



Kitchen backsplash:
Stacked subway tile



Kitchen island:
Bamboo butcher block



Entry, laundry and bath:
Large-scale porcelain tile



Kitchen, bathroom, desktop:
Paperstone® countertops



Living areas:
Bamboo flooring



Bedrooms:
Wool carpet



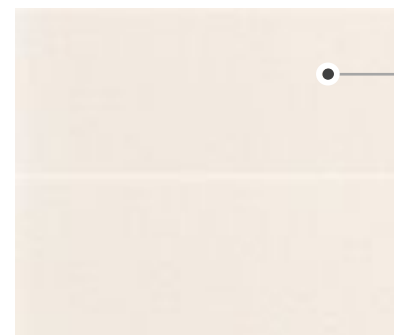
Kitchen and bathrooms:
Beech cabinets in shaker or slab door



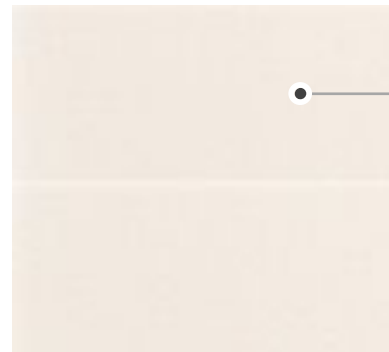
TimberCab moodboards.

Collections, standard package

Warm palette inspirational moodboard



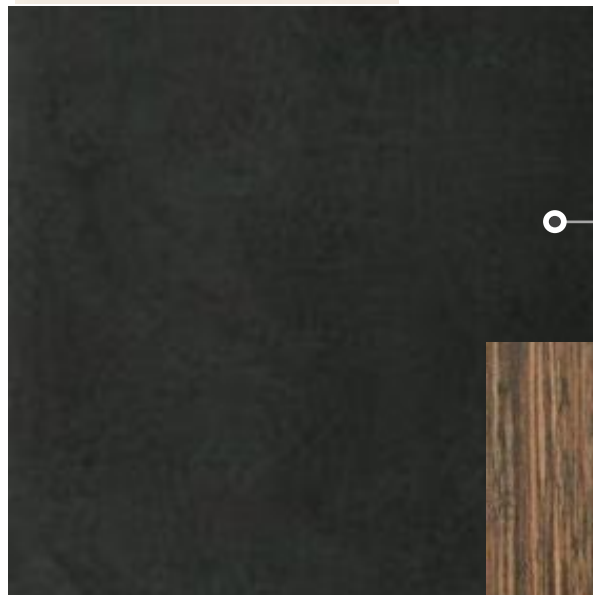
Shower walls:
Stacked subway tile



Kitchen backsplash:
Stacked subway tile



Kitchen island:
Bamboo butcher block



Entry, laundry and bath:
Large-scale porcelain tile



Kitchen, bathroom, desktop:
Paperstone® countertops



Living areas:
Bamboo flooring



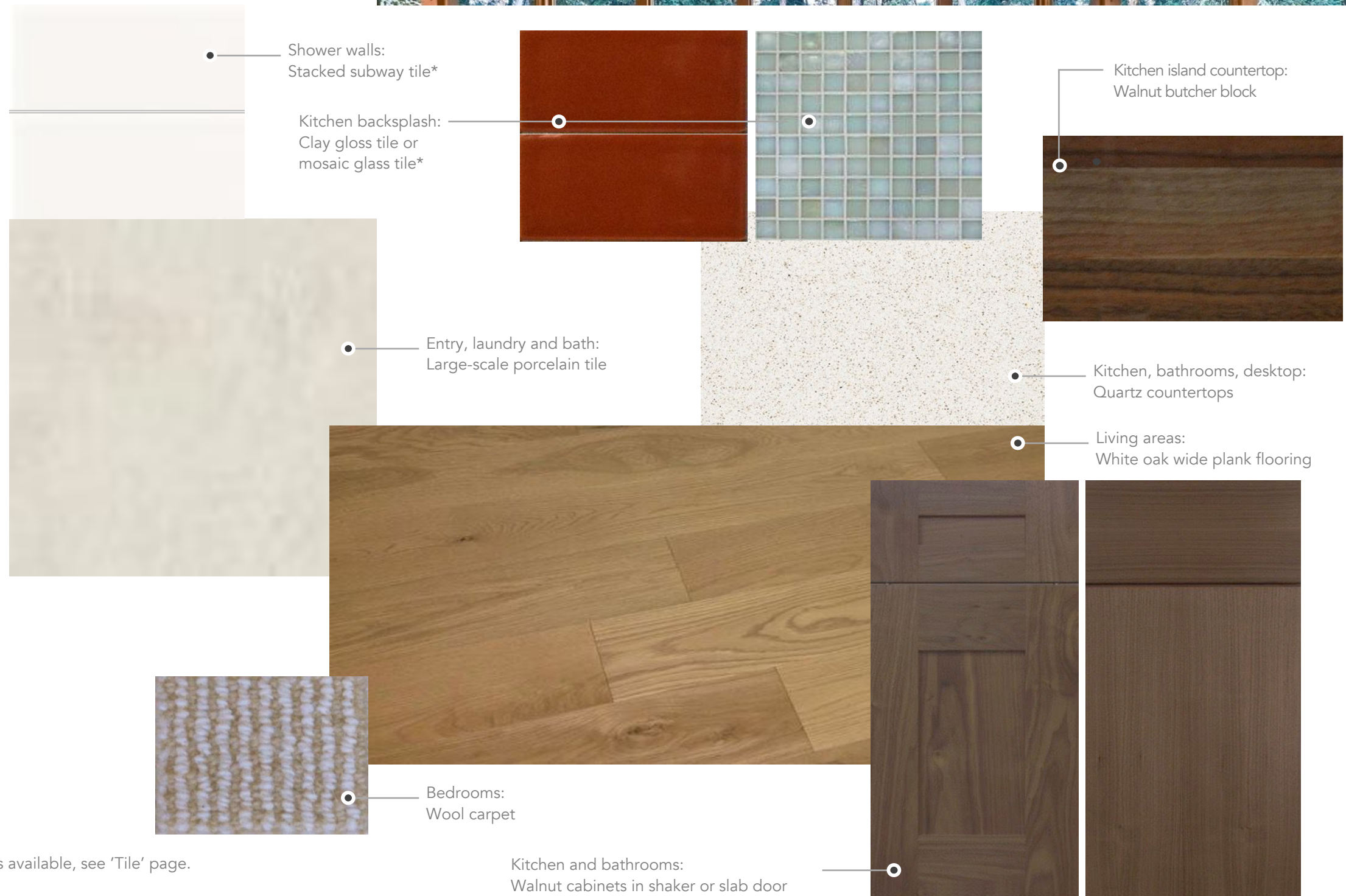
Bedrooms:
Wool carpet

Kitchen and bathrooms:
Beech cabinets in shaker or slab door



TimberCab moodboards.

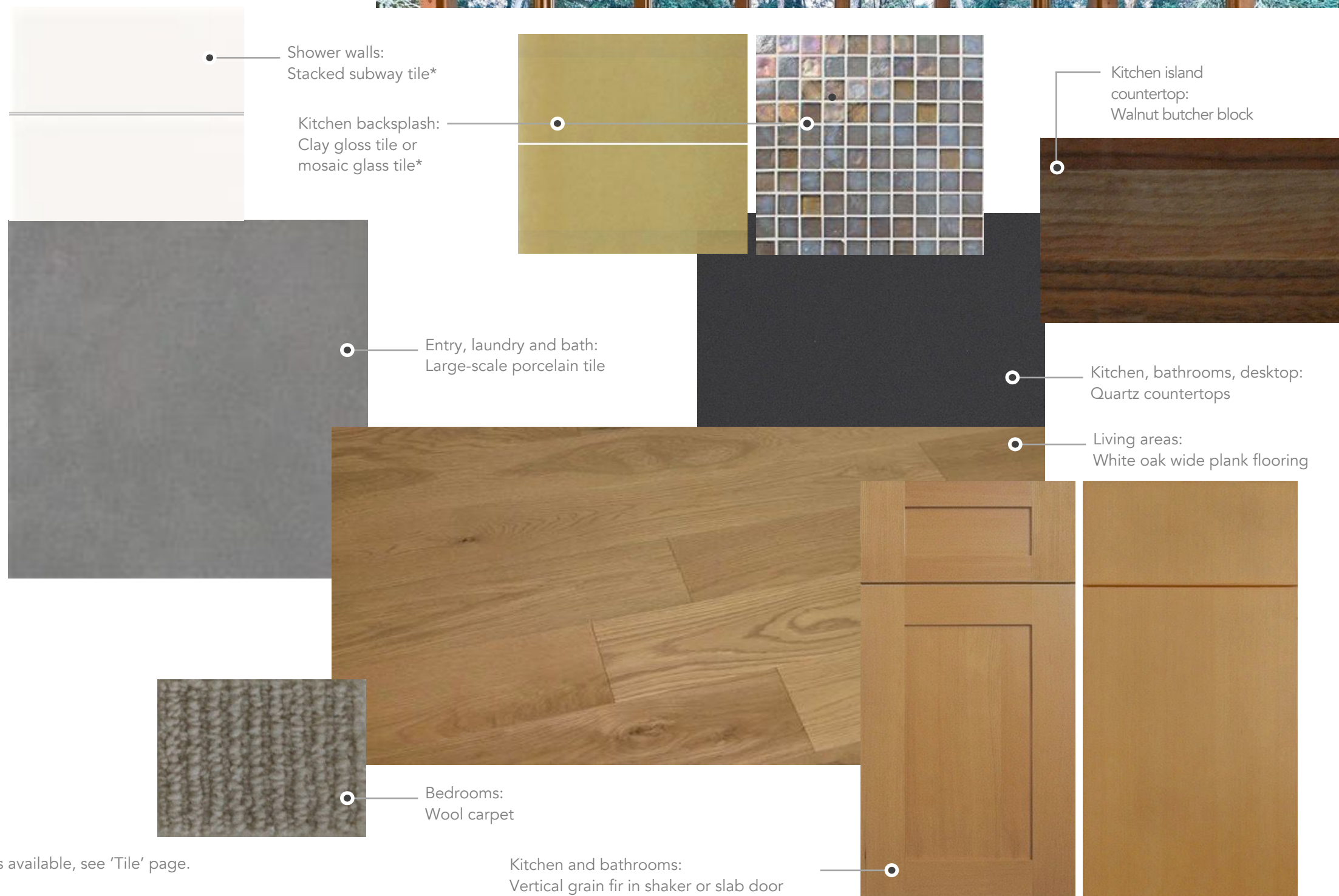
Collections, premium package Natural palette inspirational moodboard



* Several colors available, see 'Tile' page.

TimberCab moodboards.

Collections, premium package
Cool palette inspirational moodboard

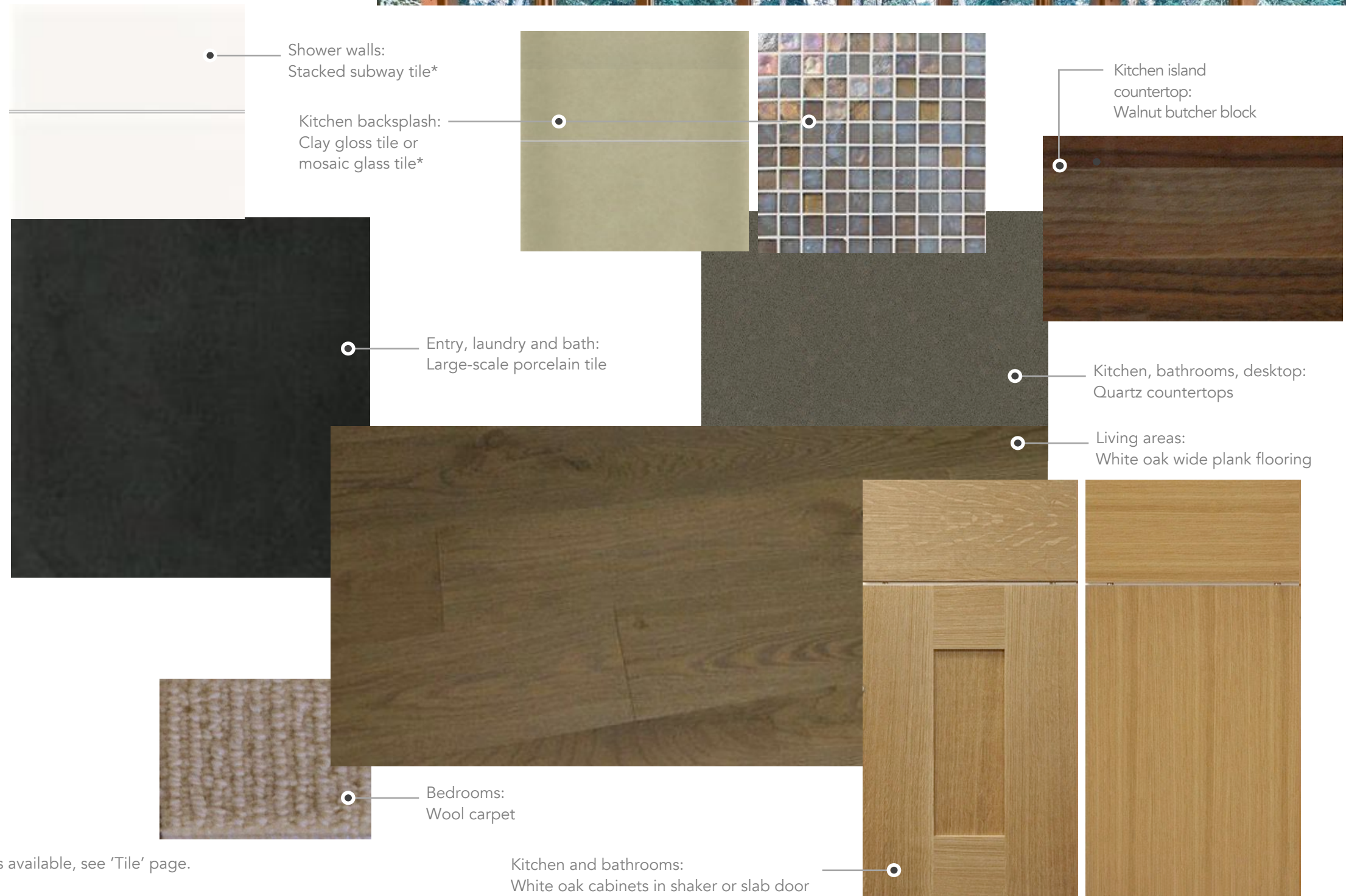


* Several colors available, see 'Tile' page.

Kitchen and bathrooms:
Vertical grain fir in shaker or slab door

TimberCab moodboards.

Collections, premium package Warm palette inspirational moodboard



* Several colors available, see 'Tile' page.

Cabinetry

FabCab works with a cabinet shop which produces highly crafted cabinets adhering to the Environmental Stewardship Program. Cabinet areas include the kitchen and kitchen island, built in pantry, bathroom vanities and laundry room.

Shaker door
Solid wood stile and rail with 1/4" veneer recessed panel; drawer front panels with horizontal grain.

Slab door
Veneer over ArmorCore substrate, flush, square panel; edges are veneer to match front.

Case construction
3/4" Domestic plywood.

Drawer box
Dovetail construction in 5/8" appleply with full extension glides and soft close.

Finishes
Ultra low VOC conversion varnish or hand rubbed hard wax oil.

Standard package



Premium package



Countertops

Paperstone® is made from 100% recycled paper and petroleum-free resin. It's non-porous and stain resistant.

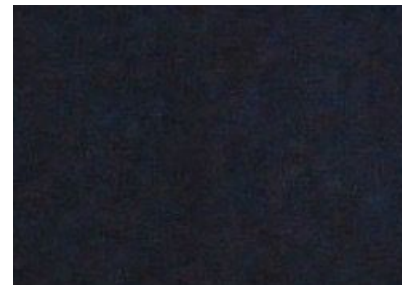
End grain parquet bamboo butcher block is a rapidly renewable resource, 25% harder than maple, food-safe, formaldehyde-free and has a mineral oil finish.

Our selected quartz is mined in North America – it's highly durable, nonporous and has no emissions or radon.

Walnut butcher block is derived from mature dying trees; finish is a marine grade oil that forms a waterproof surface.

Standard package

Kitchen and bath countertops:
Paperstone®



Slate

Island countertop:
Bamboo butcher block



Natural



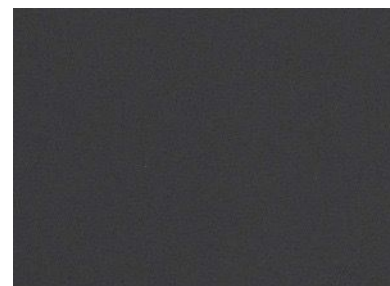
Caramelized

Premium package

Kitchen and bath countertops:
Quartz

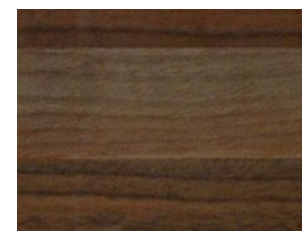


Snowdon White



Fieldstone

Island countertop:
Walnut



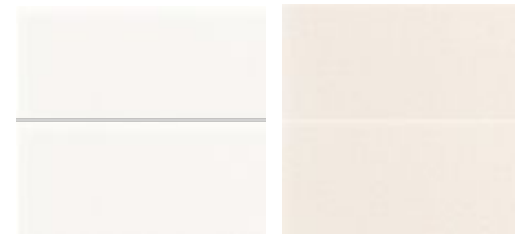
Devon

Tile

Classic subway tile can be given a fresh, modern look by using a stack bond, or it can be installed in a traditional running bond.

Standard package

Subway tile (matte)



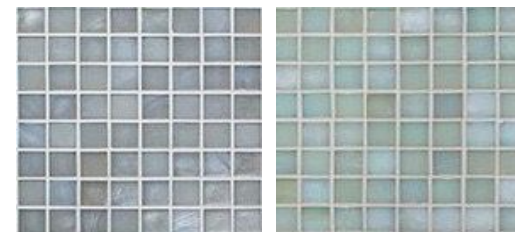
White

Off-white

Mosaic glass tile is comprised of 55 - 82% recycled bottle glass. Hand made clay tiles are manufactured in a 100% renewable energy run facility that reuses clay and glaze when possible.

Premium package

Mosaic tile (glass)



Stone

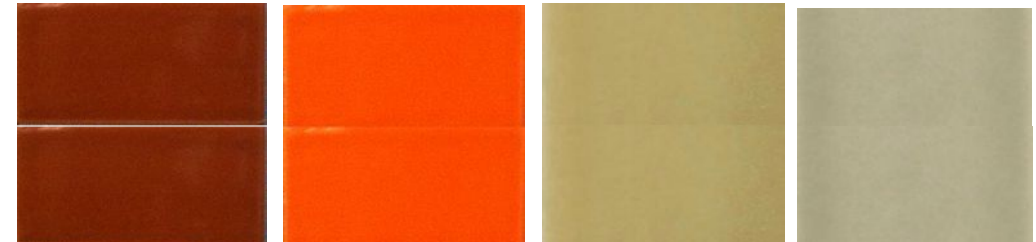
Polar



Oasis

Dusk

Clay tile (gloss)

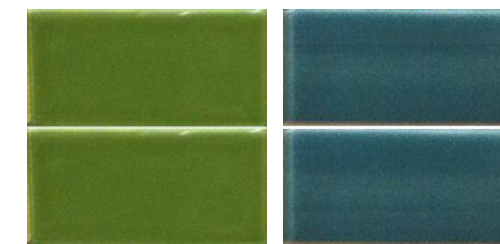


Rust

Vermillion

Tea Leaf

Oyster



Clover

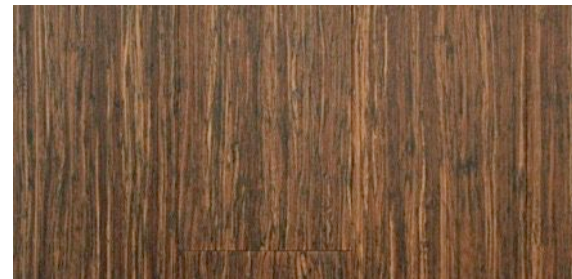
Blue Hawaii

Flooring, wood

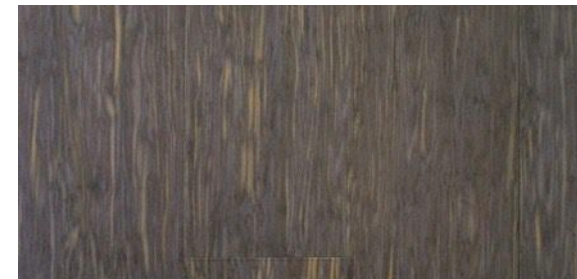
Bamboo flooring is 3-ply engineered (cross-core) with a micro bevel edge, including a UV-cured satin urethane with scratch resistant top coat.

Standard package

Bamboo



Crushed Wheat



Morning Mist

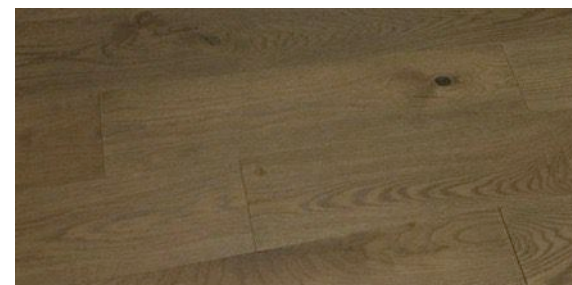


Sandstorms

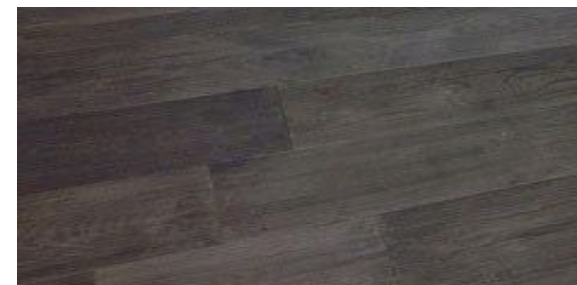
Rustic American white oak flooring has an engineered 3-layer construction with a UV urethane finish and is 100% Forestry Stewardship Council certified.

Premium package

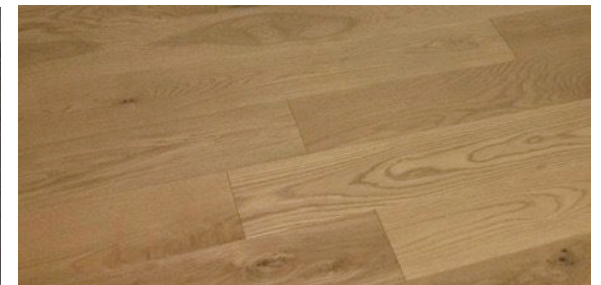
White oak wide plank



Washed Shale



Grey Weathered



Parched

Flooring, large-scale porcelain tile

Large scale 24"x 24" porcelain tile is installed in an offset grid, providing an extremely durable, low maintenance surface.

Standard and premium packages



White



Concrete



Moka

Flooring, wool carpet

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

Standard and premium packages



Seashell



Linen



Rye

Appliances

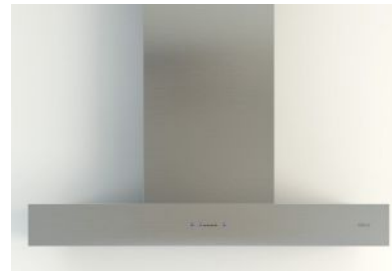
Our appliances have a timeless, quality aesthetic. We offer high-efficiency, brand-name appliances that are cost effective. All finishes are stainless steel, excluding the induction and electric cooktops which are black glass-ceramic. The washer/dryer are white.

Cooling



Bosch 36" w refrigerator
French door

Cooking



Zephyr 30" w vent hood



Bosch 30" w oven



Bosch 30" w Induction cooktop



Sharp 30" microwave drawer

Washing



Fisher & Paykel dishwasher
drawers

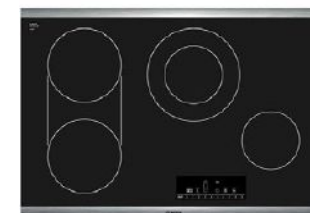


Frigidaire washer and dryer with
pedestal drawers (pedestal drawers
are optional)

Alternate cooking options



Bosch 30" w gas cooktop



Bosch 30" w electric cooktop

Plumbing fixtures

Our selected plumbing fixtures offer water saving features, universal design and high quality construction. Plumbing fixture finishes are polished chrome at 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 double sink



Moen double handle wall mount pot filler

Bathroom



TOTO solid brass lever handle faucet



TOTO showerhead



TOTO undermount rectangular sink



TOTO handshower and 36" Ponte Giulio slide bar



TOTO dual flush toilet with soft close seat



TOTO volume and thermostatic control

Laundry



Kohler laundry faucet



Kohler stainless steel sink

Bathroom accessories

All bathroom accessories are chrome-plated. The shower bench folds up when not in use.

Towel bars and towel hooks



Keuco chrome-plated towel bars (double as grab bars)



Keuco chrome-plated towel hooks

Shower caddy



Keuco chrome-plated corner caddies.

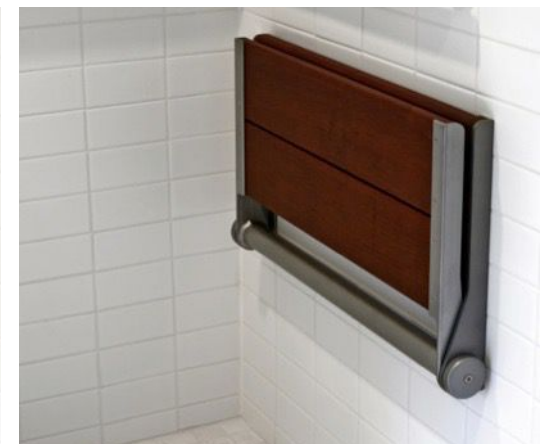
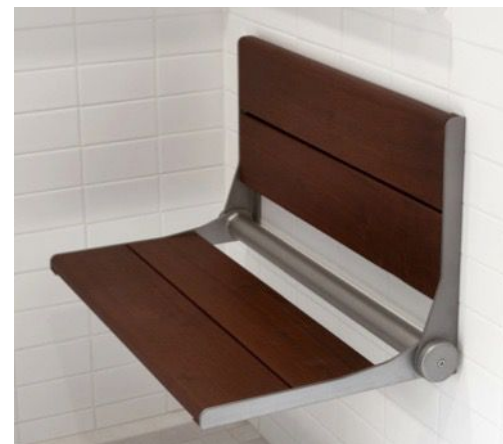
Toilet paper holder



Keuco chrome-plated toilet paper roll holder



Frameless beveled mirror medicine cabinet



Stainless steel and Brazilian hardwood folding shower seat

Lighting, standard package

Our 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



Living areas: Lightolier black track lighting and monopoints at SIPs ceiling



Living areas: 4" white Juno recessed downlight at dropped ceiling



Exterior: Bronze wall mount and pendant

Specialty



Dining area: Graypants® recycled cardboard pendant fixtures



Kitchen island: 2 Pendant fixtures in white or black

Task



Bathroom: Sconces in polished chrome



Kitchen: Under cabinet lighting in bronze finish



Living areas: Brushed steel fan at living and bedrooms

Lighting, premium package
Metals

General



Living areas: Black halogen rack lighting and monopoints at SIPs ceiling at living areas



Kitchen, bathroom, laundry: Mini LED 2-Light recessed spot light



Exterior: Incandescent bronze wall and ceiling mount fixture



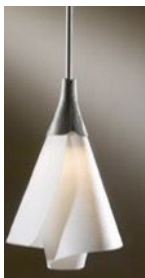
Specialty



Entry: Two glass and metal halogen pendant fixtures



Dining: Fabric and metal incandescent pendant fixtures



Kitchen island: Two glass and metal halogen pendant fixtures



Flex room: Glass and metal halogen pendant fixtures

Task



Bathroom vanity: Horizontal or vertical metal and glass halogen sconces



Kitchen: LED under cabinet lighting



Living areas: Brushed aluminum fan with recessed halogen down light

Lighting, premium package
Classics

General



Living areas: Black halogen rack lighting and monopoints at SIPs ceiling at living areas



Kitchen, bathroom, laundry: Mini LED 2-Light recessed spot light



Exterior: Bronze fluorescent wall and ceiling mount fixture

Specialty



Entry: 6-Light incandescent chandelier



Dining: Two Louis Poulsen PH4/3 incandescent pendant fixtures



Kitchen island: Two 'Topan' incandescent pendant fixtures available in a variety of colors



Flex room: Blown glass halogen pendant

Task



Two Incandescent Sconces



Two incandescent sconces in polished chrome



Kitchen: LED under cabinet lighting



Living areas: Brushed aluminum fan with recessed halogen down light

Lighting, premium package
Energy efficient

General



Living areas: Black halogen rack lighting and monopoints at SIPs ceiling at living areas



Kitchen, bathroom, laundry: Mini LED 2-Light recessed spot light



Exterior: Bronze LED wall and ceiling mount fixture

Specialty



Entry: "Wide" and "Fat Beat Light" LED pendant fixtures in gloss white or matte black with hand-beaten brass Interior



Dining: Two "Nut" compact fluorescent pendant fixtures in cherry veneer

Kitchen island: Two smoke glass LED pendant fixtures



Flex room: "Tall Beat Light" LED Pendant Fixtures in Gloss White or Matte Black with Hand-Beaten Brass Interior

Task



Bathroom vanity: Horizontal or vertical metal and glass halogen sconces



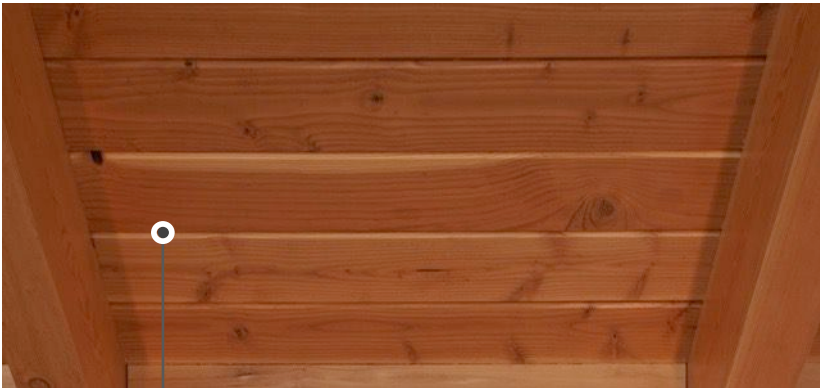
Kitchen: LED under cabinet lighting



Living areas: Brushed aluminum fan with recessed halogen down light

Ceilings, doors and hardware

Ceilings



Douglas fir tongue and groove ceiling at shed roof; dropped drywall ceiling at kitchen, bathrooms and laundry

Hardware



Swing door hardware: stainless steel lever handle



Pocket door hardware; back-to-back pulls



Bifold and telescoping door hardware; high quality track and pulls



Cabinet pulls



Privacy lock at bathroom.

Doors



Barn door style with slider hardware

Shaker and flush Douglas fir doors for telescoping, pocket, swing and bifold doors.



Exterior clad system and roofing

Standing seam metal roof

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.

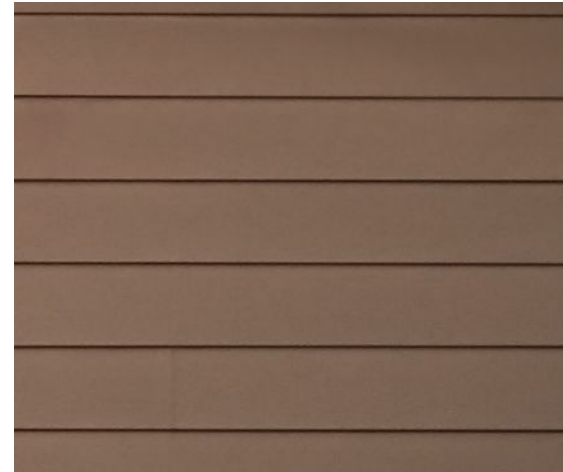
Rainscreen system

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. Cement-fiber siding is available in several colors. Some of our clients prefer cedar.



Fiber-cement lap siding



Fiber-cement siding – vertical



Cedar siding – horizontal installation



Vertical tongue-and-groove cedar siding



Fiber-cement panels



Corrugated metal – vertical installation



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

info@fabcab.com

206.275.2345

You can also find more information
including estimated costs of our homes
on our website's [FAQ](#) page.

