

N O D E

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Pre-approved plans for:

**Detached Accessory Dwelling Units**

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**Trillium 600**

## **Name and Contact Information:**

Submitted by: **NODE Eco, Inc.**

Address: 27 S. Hanford St, Seattle WA 98134

Submission prepared by:

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## **Project Description:**

NODE is a Seattle-based prefab company focused on a scalable system for DADUs. We believe that by changing the way we build, that we can impact the housing shortage and deliver carbon-neutral, healthy, well designed homes to people of all income levels.

The biggest problem in residential construction is the cost, and shortage, of skilled trades people, as well as the inefficiency of traditional construction. NODE is turning home construction into home assembly, combining technology and hardware to create a plug + play assembly system for housing. Our system's being engineered for easy assembly so that we can scale higher-quality homes significantly faster and at a lower cost than what's available today.

NODE has developed standard plans for 400, 600, 800 and 1,000 SF DADUs with various roofline options and interior finish options. NODE delivers turnkey DADUs at a guaranteed cost.



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## **Design Criteria Fulfillment:**

The guaranteed cost for this DADU is \$200,000. The cost guarantee itself is quite valuable and makes debt financing easier.

Our mission is to deliver turnkey housing that's both affordable and is good for the planet, we're guided by the Living Building Challenge (the "LBC") (our first two projects are LBC registered - especially hard on small residential projects - and do not use Redlist materials on interiors). Sustainability comes standard (no upcharge) and includes: (1) Passive House envelope, minimal thermal bridging, airtight construction, triple-pane windows, energy recovery ventilator, and are all solar ready (most clients have opted to include solar).

For privacy we provide various windows options to allow variation for site constraints. This model is 28' wide and will fit onto Seattle's narrow 40' wide lots.

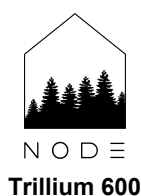
In terms of context, Our Click-Lock kit (described below) is based on a set of repeatable manufactured components, that allow for multiple floor plan options, roof line options, exterior cladding options, that can adjust to site constraints. Our components are designed to be carried into a backyard by two people - eliminating the need for cranes or heavy machinery.

All NODEs include options for ADA accessibility at no extra charge. On our second project (see photos) we experimented with a dispersed system of small buildings connected by covered walkways, that may appeal to a more diverse client base.

NODE is about lowering costs through fast, easy, scalable construction, through our plug + play assembly system for housing. Our flat-pack kit of parts, we call "Click-Lock," is being engineered for simple assembly. We have a 10,000 SF production facility in SODO where we make our own panels and other components, which are combined with off-the-shelf components. Today NODE crews, with construction experience, are assembling our initial projects and as our system matures, we'll train builders and developers to install our kits themselves.

## **Estimate of Construction Cost:**

NODE only provides guaranteed pricing. The cost for our T600 model is \$200,000. This is an all in cost for a ready to move into DADU and only excludes tax, permitting fees and utility connection fees. The cost includes: the design, structural engineering and a complete building with all exterior and interior finishes, lighting, appliances, HVAC, and foundation. The cost does assume a relatively flat lot. We charge \$0 for design.



**Floor plans (1/4" scale) with dimensioned room sizes:**

See attached Appendix A for floor plans

**Building sections (1/4" scale) showing roof and wall assembly:**

See attached Appendix A for building sections

**Building elevations (1/4" scale):**

See attached Appendix A for building elevations

**Three dimensional views (maximum 4 views):**

See attached Appendix A for three dimensional views

**Major materials:**

To meet our sustainability goals, we build primarily with wood. We use standard dimensional lumber, and some engineered wood, and plywood in our system. We use metal roofing and a combination of metal and wood siding of various colors as standard exterior finishes.



**Photos of Completed Projects:**

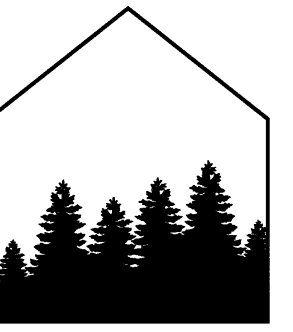
The following photos are of a completed Trillium series project in West Seattle:



The following photos are of a completed Madrona series project on Whidbey Island:



# TRILLIUM 600



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TRILLIUM 600

Project #

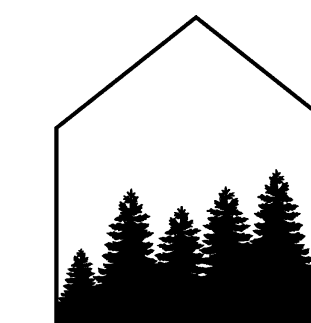
Date: 02/17/2020

No. Date Description

SHEET SIZE: D (24 X 36)

COVERSHEET

A000



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TRILLIUM 600

Project #

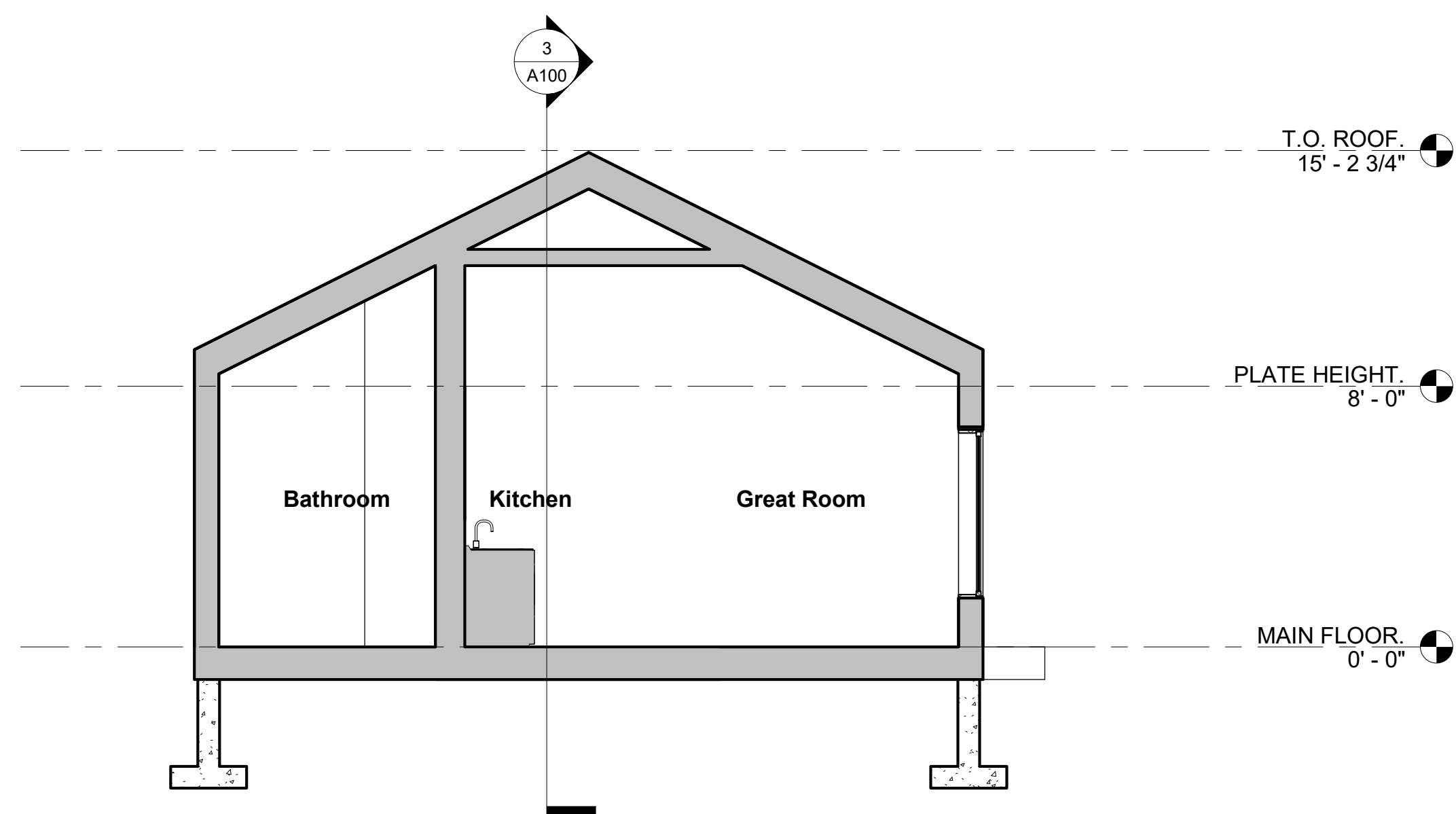
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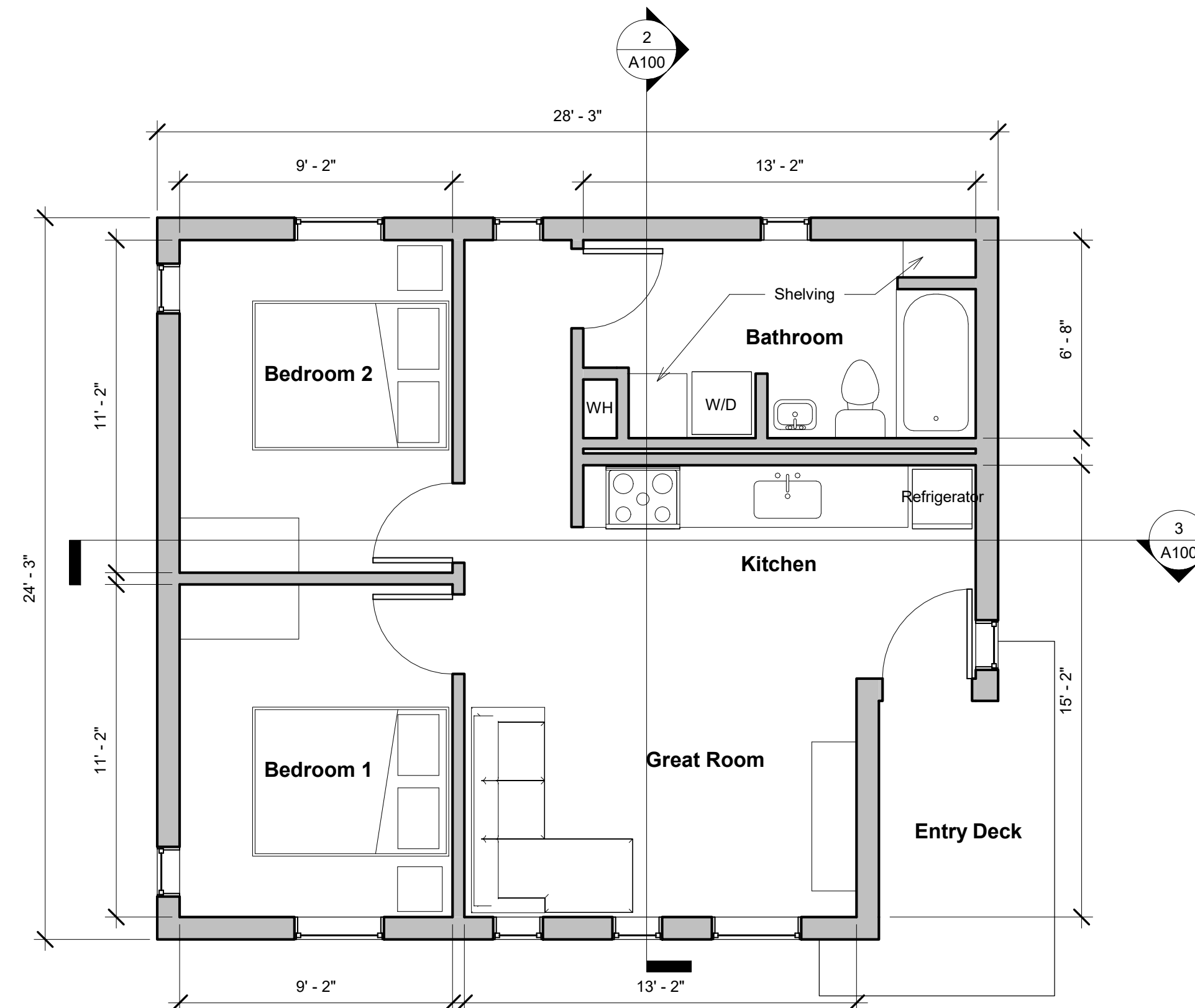
SHEET SIZE: D (24 X 36)

MAIN FLOOR PLAN  
& SECTIONS

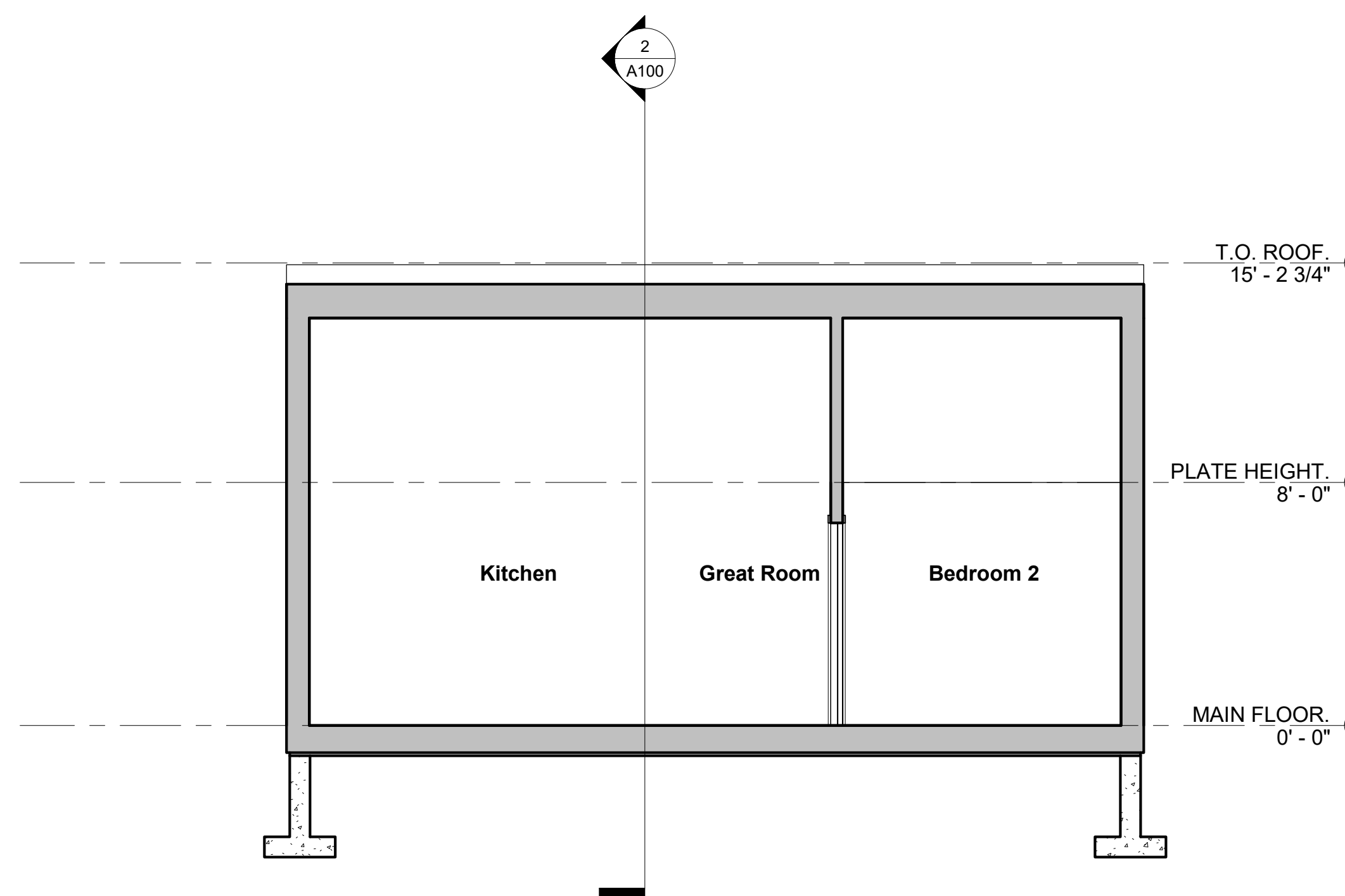
A100



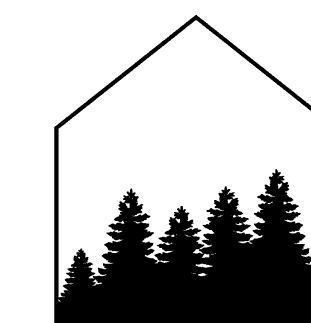
SECTION 1  
1/4" = 1'-0"



MAIN FLOOR  
1/4" = 1'-0"



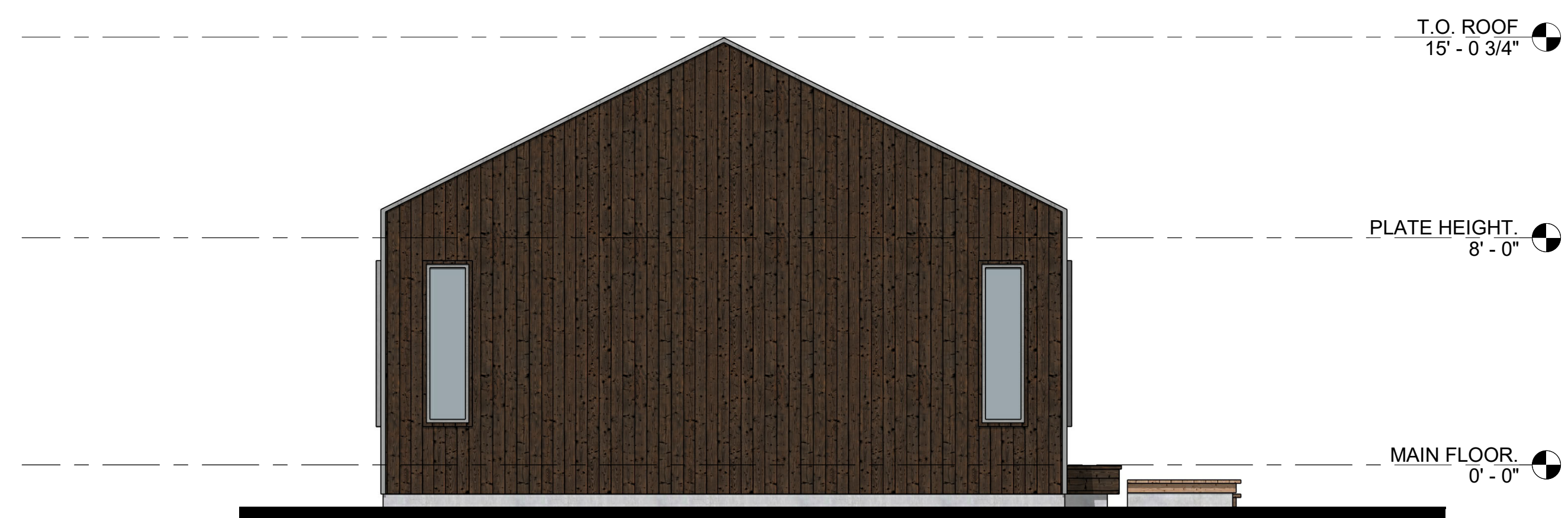
SECTION 2  
1/4" = 1'-0"



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④ Left Elevation  
1/4" = 1'-0"



① Rear Elevation  
1/4" = 1'-0"



② Right Elevation  
1/4" = 1'-0"



③ Front Elevation  
1/4" = 1'-0"

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ELEVATIONS

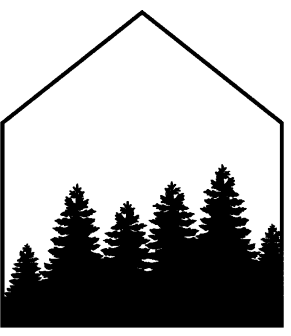
A200



FRONT RIGHT PERSPECTIVE



FRONT LEFT PERSPECTIVE



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PERSPECTIVES

A400