

The c450 LOOKOUT

450 sq ft, 2 bed, 1 full bath

Factory Built Cargotecture Design Delivers Turn-Key DADU Convenience

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Project Description - The c450 LOOKOUT:

Close to Home has been working since 2013 on affordable housing solutions and Joel Egan, Cargotecture, was one of our first vendors. Joel designs passionately to solve inefficiency and high costs in housing and works primarily with cargo containers as the base of his designs. The c450 represents an efficient design that would work for many as a DADU in Seattle.

The c450 is comprised of 1 - 53' container and travels on one truck from our preferred factory in Southern California. All deck, roof, and awning components are delivered in that shipment. The c450 is shipped to the site, is "squarified", and then utilities are hooked up. Site prep is completed concurrent to factory work. Certificate of Occupancy can be provided in as little as one week.

Exterior details and the building itself are designed to last 200 years.

How the c450 LOOKOUT fulfills the design criteria:

As Close to Home has worked with many vendors designing to maximize space, we continue to circle back to Cargotecture's inspired work. Joel's passion comes from his desire to put his creativity to work to **help** and that means that he has spent countless hours on his designs, noodling with them to work on making them better and better, with more and more creative uses of space.

At 450 sq ft, with two dedicated bedrooms, and a full bathroom, this home could work well for individuals, couples or small families. The deck and awning options allow for this design to expand as desired into the backyard - potentially connecting with decking from the main house or leading to a side yard exit, etc.

Cargo Container housing designs are very popular in general these days and we believe that there would be a great amount of interest in this design from homeowners within Seattle. The exterior can remain as shown in schematics or can be trimmed out to show less and less steel on the exterior - with redwood, for example, breaking up the steel aesthetic.

The patent pending foundation design works with precast concrete piers with deeply driven pipes that can be used to avoid disturbance to trees and roots. Additionally, as a factory built DADU, the neighborhood would be relatively undisturbed until the time for delivery and installation.

As we look at our Close to Home marketplace of small housing solutions, we are excited to present the c450 LOOKOUT as a strong contender for a City of Seattle pre-approved factory built DADU design.

Thank you for your consideration.



Estimate of Construction Cost

tiny living, big solutions			
Description	# of Units	Cost per Unit	Total Cost
Cargotecture c450 LOOKOUT - Factory Built Off-Site (w/State Insignia)	1	\$ 88,000	\$ 88,000
*Price includes the Awning, Deck & Roof as shown in schematics.			
Subtotal of Container (w/Awning, Deck & Roof) Delivered to Factory Gate			\$ 88,000
Additional Estimated Costs - Concurrent Site Prep	% of hard costs		
Shipping (Estimated) (\$3.00/mile LA to Seattle - 1175 miles)	1 truck		\$ 3,525
Permitting Fees			
Site Work			
Install			
Utilities			
permits, site work, utilities & foundation estimated at 25%-35% of cost of factory assembled structure (30% used here)			\$ 26,400
		Proposal Subtotal	\$ 117,925
		Estimated TOTAL for Project w/o Tax	\$ 117,925

Proposed Work & Payment Schedule for Client:

*13 to 16 weeks to complete to factory gate

* (estimate less than one week later until Certificate of Occupancy on site, by others)

* **Start of work** - 50% deposit

\$ 44,000

* **About halfway through work at 7-8 weeks** - 30% deposit

\$ 26,400

* **Before release of unit at factory gate**, remaining 20%*

\$ 17,600

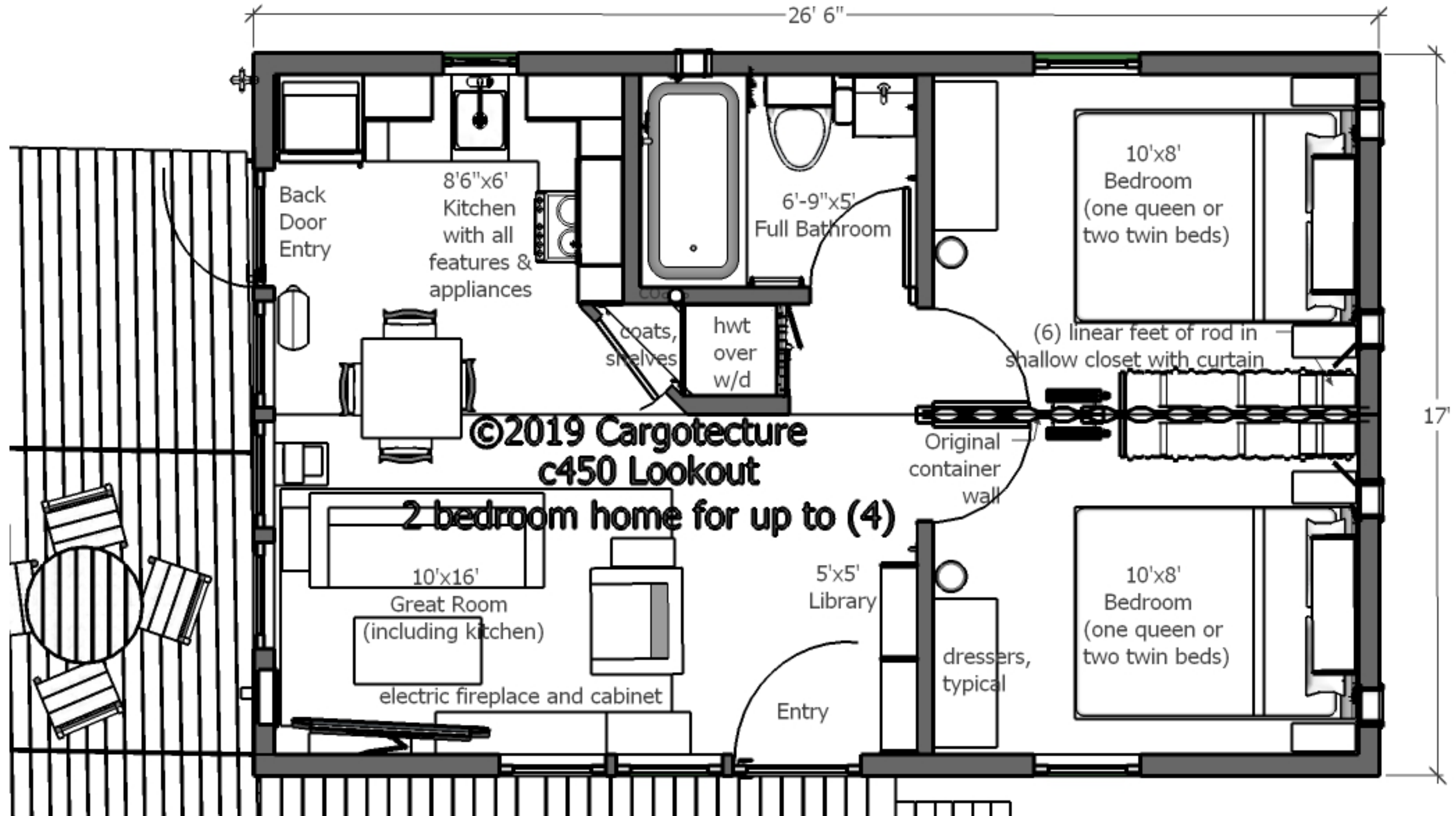
(*plus any remaining incidentals per change orders or other mentioned in contract)

\$ 88,000

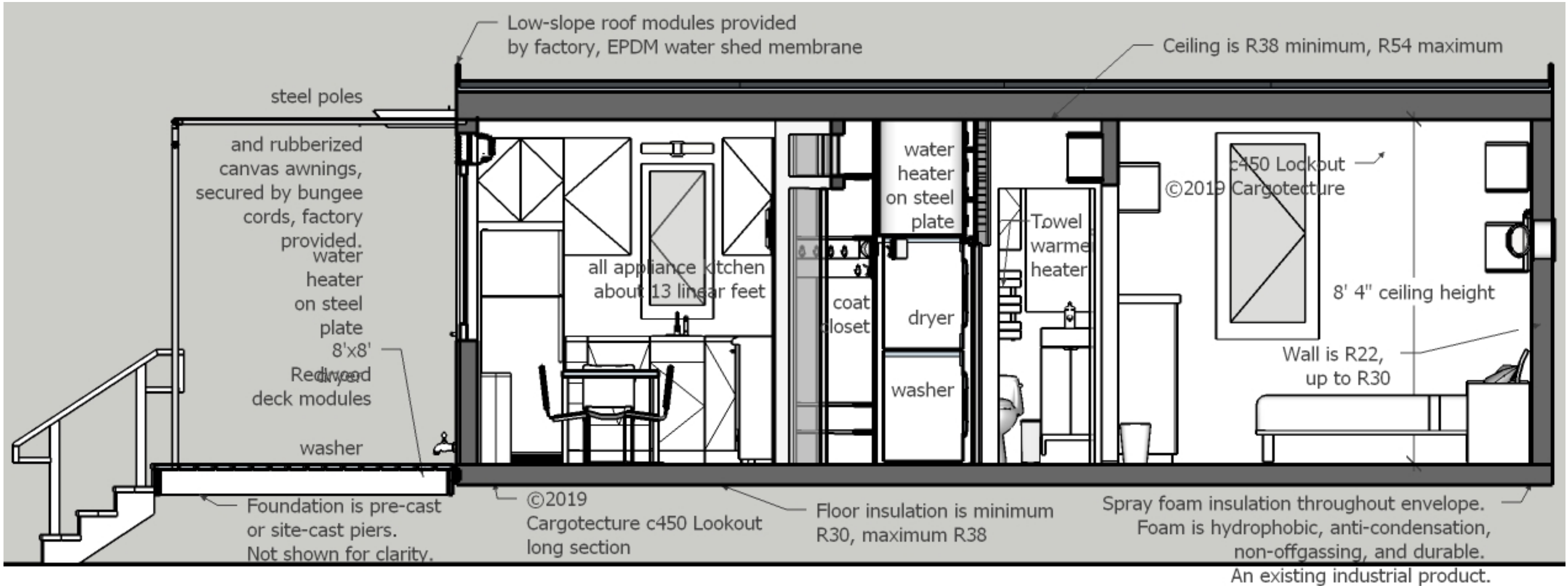
The CA factory delivers a “State-Insignia-Complete” product to their factory gate. A site contractor cooperates with the factory to get a competitive shipping bid. The site contractor will independently bid to install the foundation & deck modules, and to do typical foundation and utility connections on the site, to call in a crane or large forklift, and to earn the Certificate of Occupancy from the local inspector.

c450 FLOORPLAN

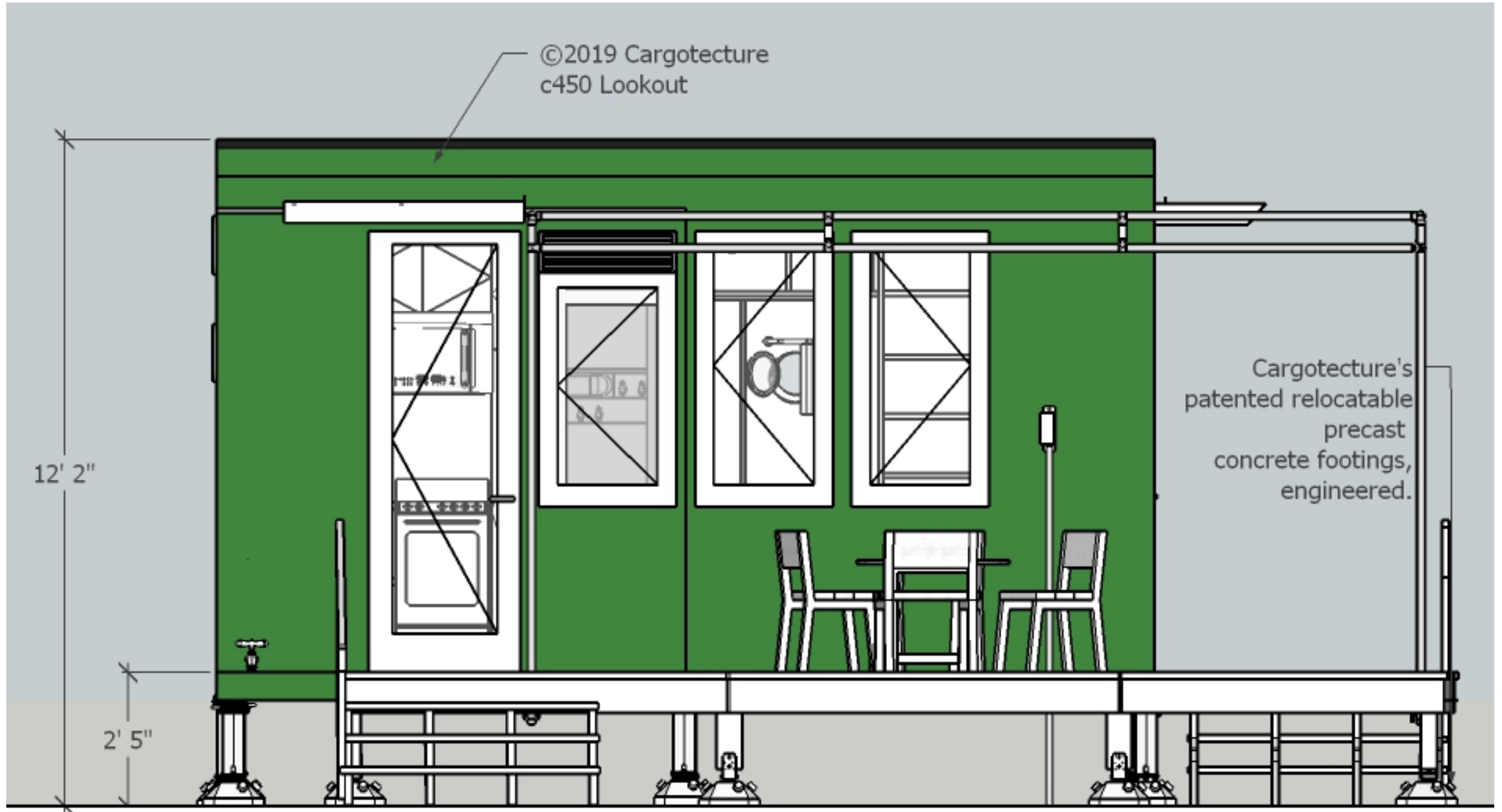
The c450 LOOKOUT is home with two bedrooms and one full bathroom. It is a home that provides all the conveniences of a well outfitted home and is turn-key ready upon arrival and installation at your site.



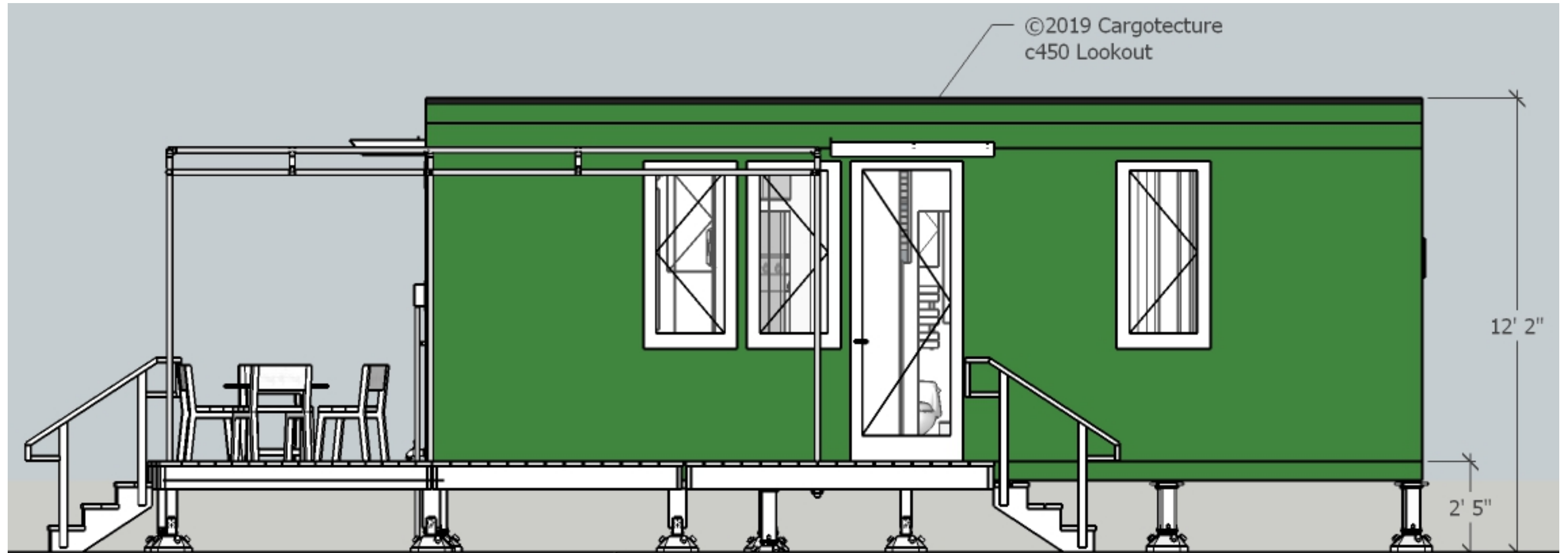
c450 SECTION



c450 WEST ELEVATION

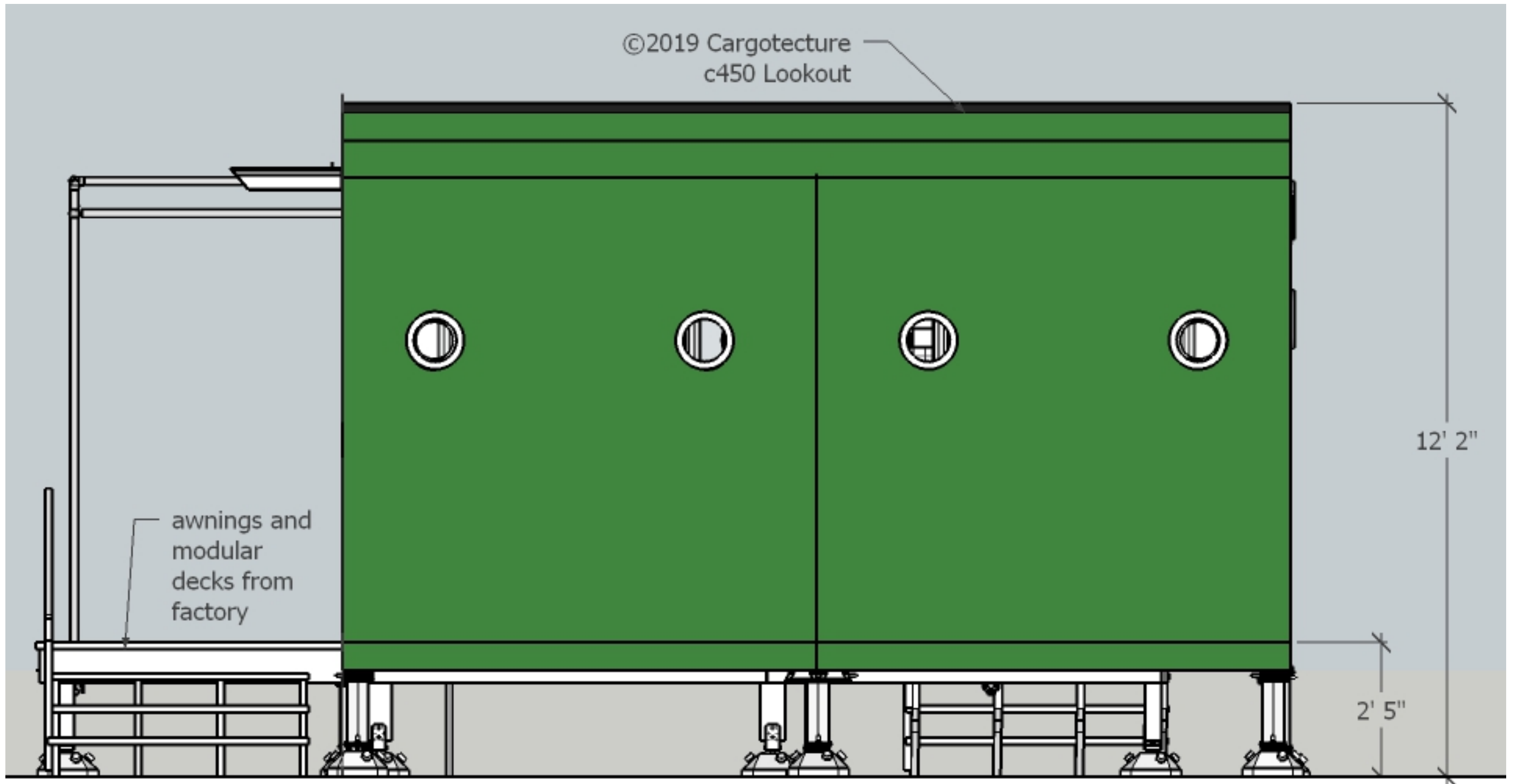


c450 SOUTH ELEVATION

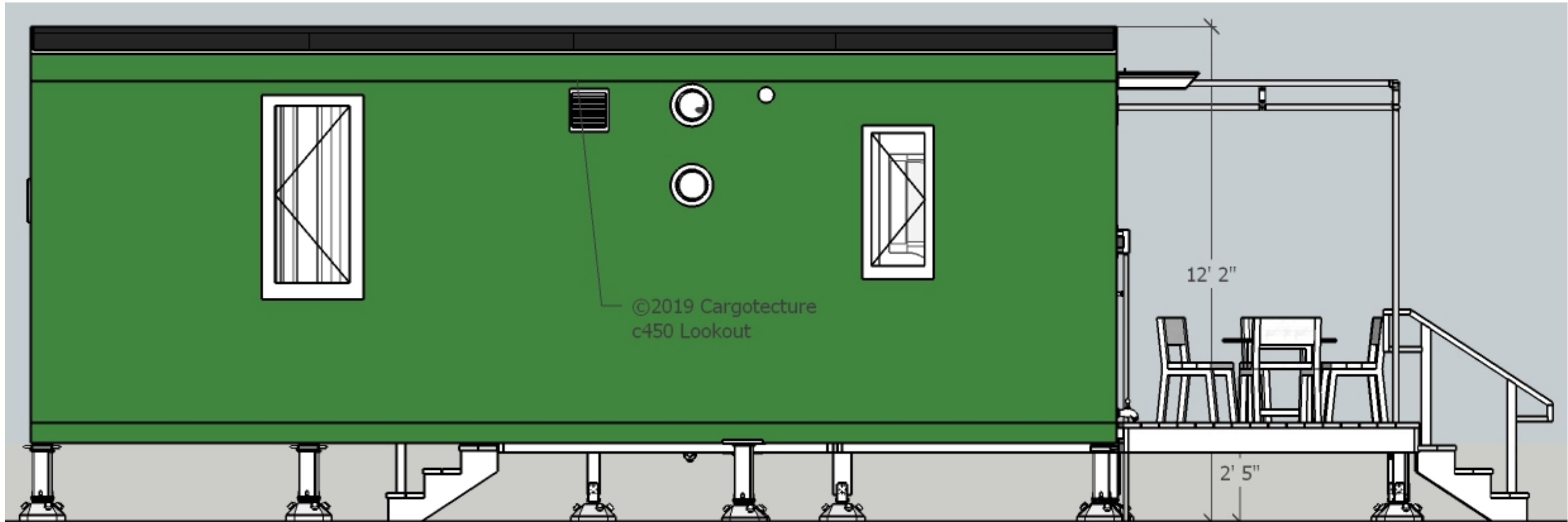


Floor elevation may range from 7" to 54" AFG
(29" is shown because it does not generate handrails on deck.)

c450 EAST ELEVATION



c450 NORTH ELEVATION



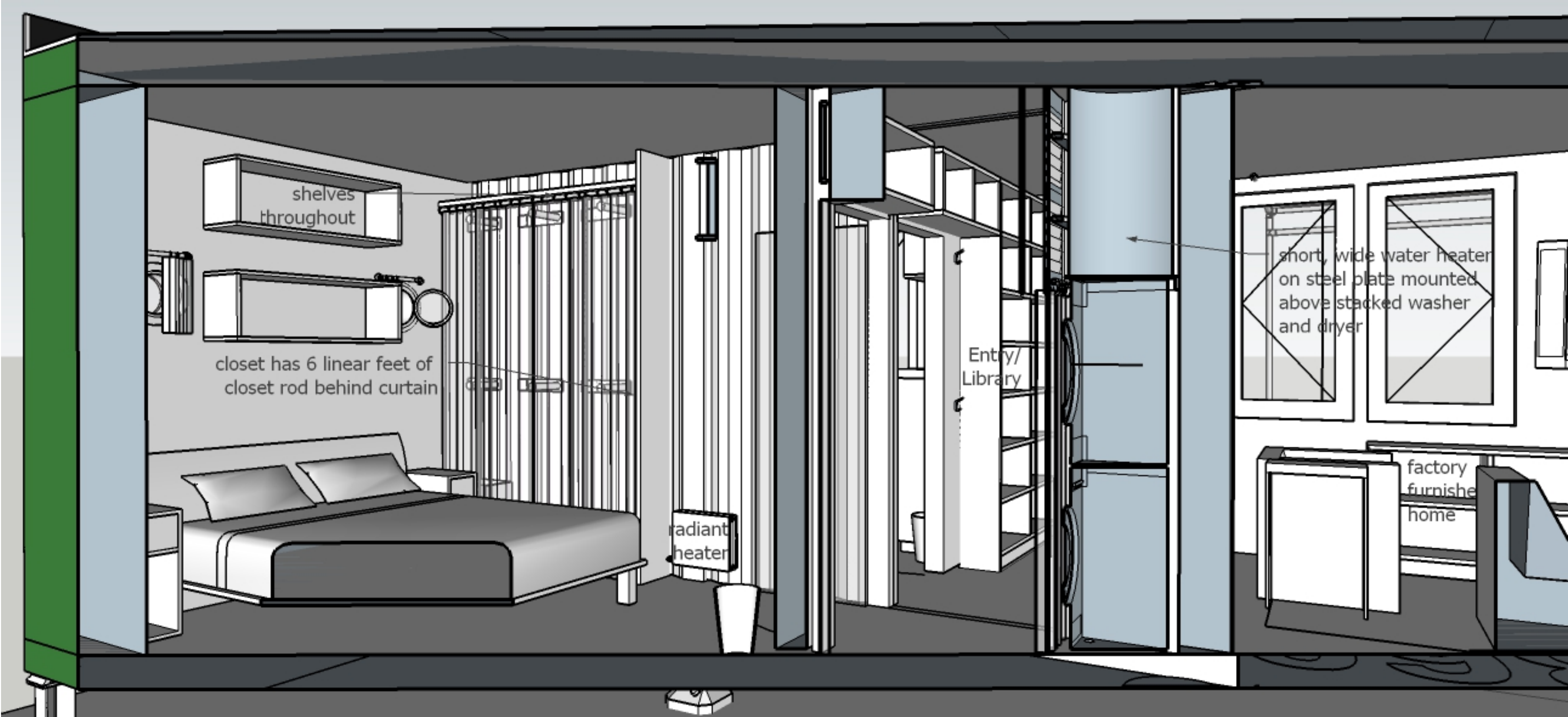
c450 LIVING/DINING ROOM from Entry - with view into bathroom



c450 LIVING, DINING & KITCHEN



c450 BEDROOM



c450 Looking from Kitchen to Dining/Living/Entry



PRODUCT DETAILS

c450 LOOKOUT SPECIFICATIONS:

- Interior: 450 sq ft
- Dimensions: 26.5L x 17W x 8H
- Footprint: 26.5L x 17W
- Footprint with Deck adds 6'8" as available on site - with decks at any perimeter of the building
- Warranty: Manufacturer's Warranty

FACILITIES & FEATURES:

- Open concept kitchen, living & dining room
- Kitchen comes with cabinets, sink, faucet & appliances
- Bathroom comes with cabinets, toilet, sink and bathtub/shower
- Closets in bath, bedrooms and kitchen
- Mechanical closet
- Space for stackable washer/dryer
- Washer/Dryer are included
- Energy efficient windows

CONSTRUCTION MATERIALS & GREEN IMPACT

The c450 LOOKOUT comes with:

- Aluminum clad wood windows and doors
- 5/8" drywall ceiling and walls
- Recycled ISO cargo container newly painted
- Industrially approved marine grade spray foam insulation - non-offgassing and durable

Cargo container construction offers:

- Strength – Constructed with reinforced steel frames and corrugated steel skins and designed to be stacked up to eight layers high.
- Better Disaster Protection – Resistant to fires and seismic damage and better able to withstand tornados, hurricanes and extreme weather conditions than traditional construction.
- Durability – Built of a rust-resistant alloy called COR-TEN, their lifespan is indefinite.

PLUMBING, ELECTRICAL & MECHANICAL SYSTEM OVERVIEW

- Standard 120V electricity
- Standard plumbing: ½” supply, 3” waste
- Electrical outlets and lighting
- Standard insulation: Floor – R30, Roof – R38 or higher, Walls – R22 or higher
- Mitsubishi mini-split provides heat & air conditioning
- Two electric resistance radiators on the walls - UNFI brand
- Towel warmer in bathroom
- Electric fireplace in living room

ASSEMBLY AND SHIPPING:

Assembly

- A licensed plumber will need to connect the flush toilet to the municipal water line and connect Lookout's water system to the municipal water line.
- A licensed electrician will need to connect Lookout's electrical service to the municipal power grid.

Shipping

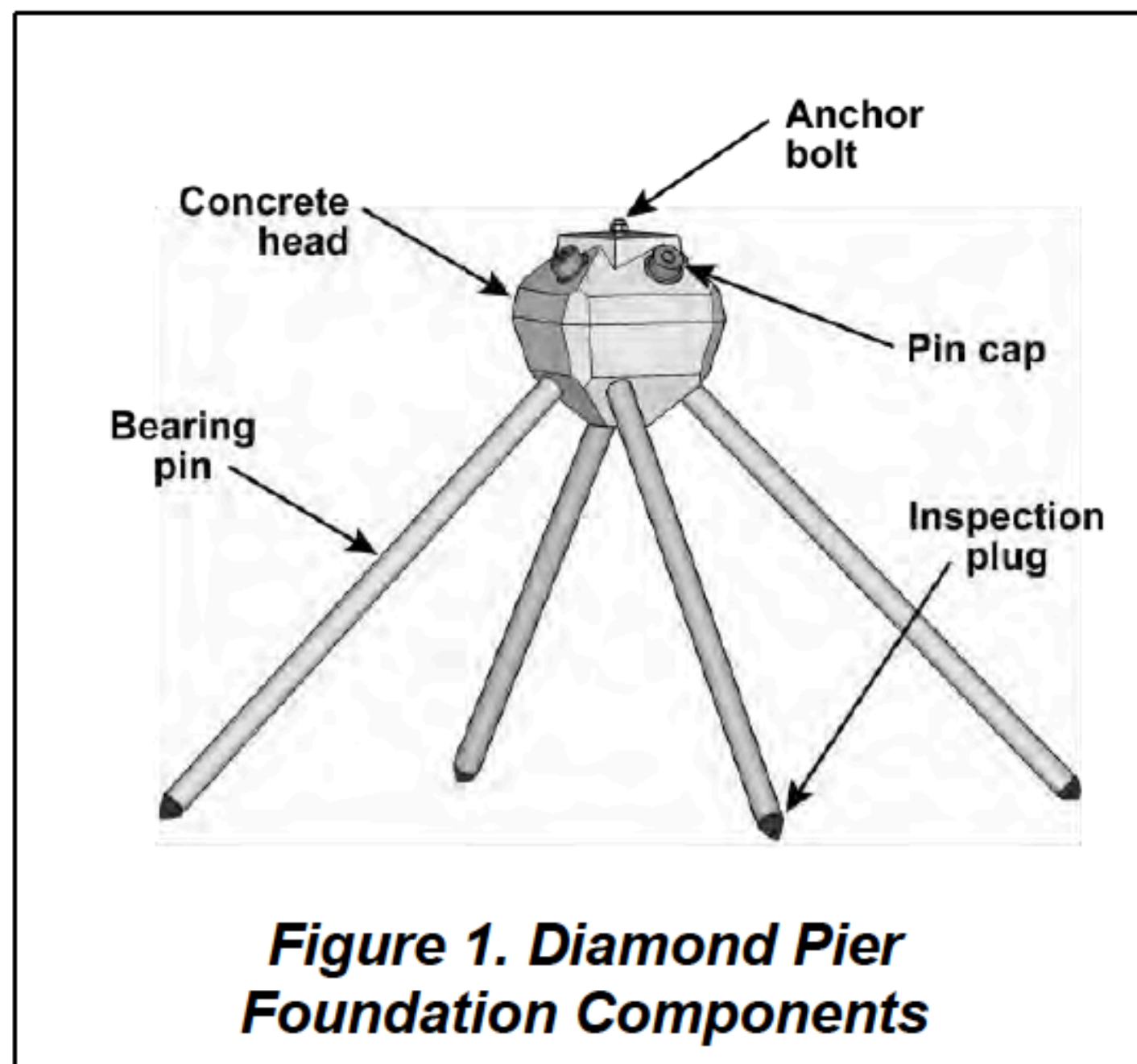
- The c450 Lookout is shipped to your property "move-in" ready - once put in position on site and utilities are hooked up.
- Site prep is completed by local contractor prior to the factory shipping your new Lookout.

FOUNDATION INFORMATION

OPTIONS:

- Conventional foundations such as concrete and stone support cargo container homes.
- A relocatable & patented foundation is available from the factory. Home “locks” into blocks which are engineered for seismic, flood, high wind, and poor soils conditions.
- Four anchor bolts are used in reality (only one in diagram)
- More information on this relocatable design can be found at:

<https://www.diamondpiers.com/how-it-works>



PLANS & COST for CUSTOMIZATION

- As the c450 LOOKOUT is factory built, we recommend working with the factory that we trust to produce the best finished home possible. Additionally, this factory has provided the pricing included in this proposal.
- Cargotecture is available for c450 LOOKOUT plan modification and customization services. These services are hourly at a rate of \$160 and the following package costs about \$1900 and includes:
 - Representation of the building on the client's site
 - Changing windows and similar modifications, etc.
 - Creation of the full set of dimensions, annotations and specifications.
- Built examples of work by Cargotecture can be found at: cargotecture.com