



# MASS TIMBER RESIDENTIAL CATALOG

Integrated Building  
Solutions for Developers

*Fall 2024 Release*



Green Canopy NODE

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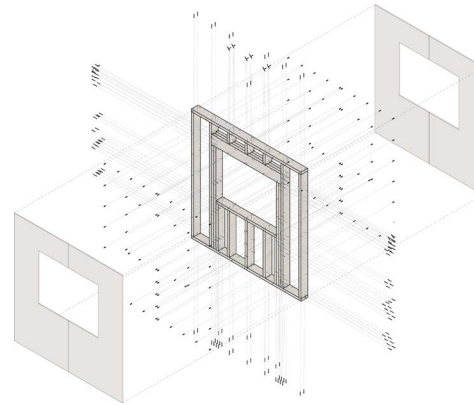


# The Problem

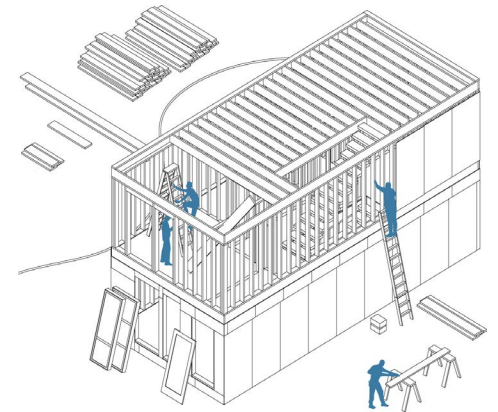
**We're facing a national shortage of 5 million homes.**

Skilled labor shortages, rising labor costs, weather delays, and on-site construction errors that contribute to rework and budget overruns are typical barriers of traditional construction that we have the power to change.

The building industry is responsible for 39% of global carbon emissions. Given the goal of achieving net-zero by 2030, addressing the construction industry is critical.



**A conventionally framed wall** has hundreds of individual components that create many opportunities for error in assembly as well as having to deal with inconsistencies of the wood. Studs and plywood are cut to length by hand, resulting in more opportunities for error and waste.



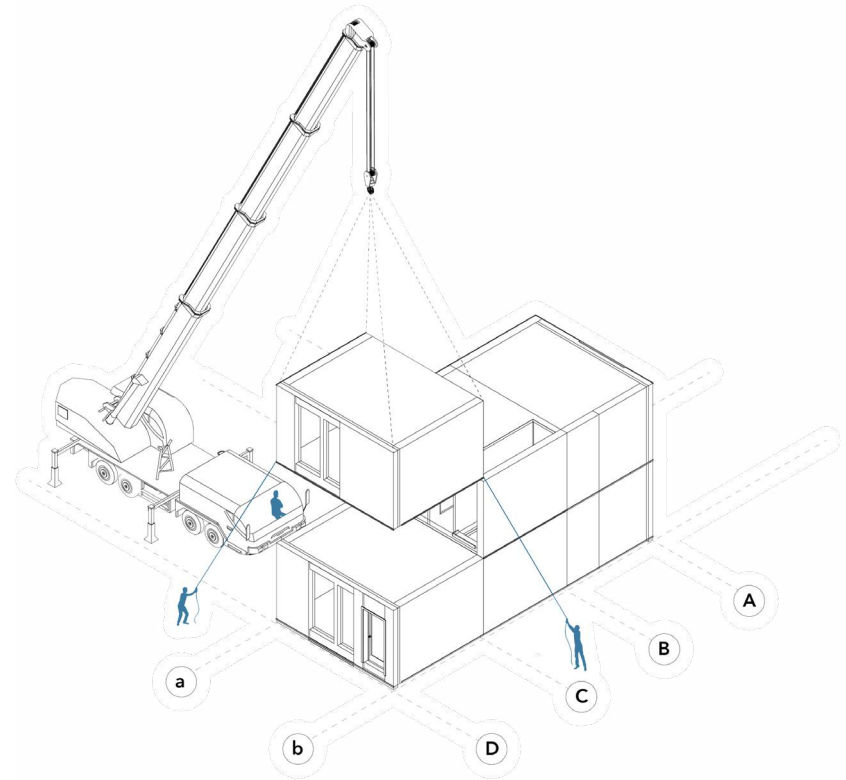
**Conventional on-site construction** relies on many skilled labor trades that are often difficult to schedule and coordinate. The traditional process takes time and also exposes the structure and materials to weather and theft.

# The Solution

## Bringing the power of manufacturing to homebuilding.

Through the power of off-site manufacturing, Green Canopy NODE strives to avoid costly mistakes from on-site inefficiencies. Our team is working to scale our suite of prefabricated products that facilitate easy and rapid on-site assembly in just about any conditions.

Through our unique platform of sustainable development and technology, Green Canopy NODE can bypass normally slow sales cycles and bring high performance carbon negative housing to market faster than ever before.



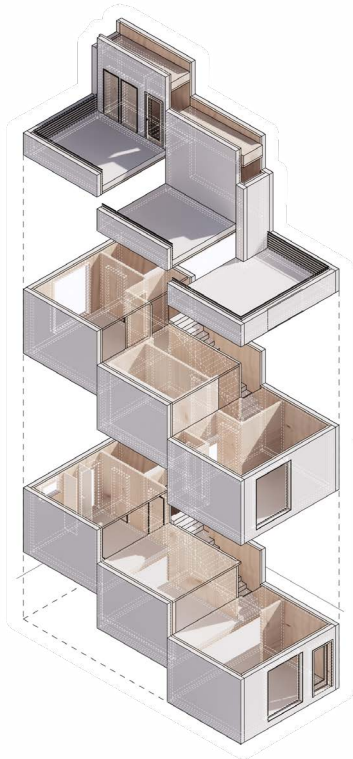
**Prefabricated construction** simplifies assembly and allows for rapid dry-in, reducing weather exposure and theft year-round. Paired with cross laminated timber (CLT), this approach emphasizes efficiency and sustainability. Advanced cutting technology ensures precise crafting, minimizing waste and speeding up construction.

With a CLT utilization rate in the mid-90%, Green Canopy NODE maximizes every piece of timber, making the process faster and more resource-efficient, while reducing waste and enhancing sustainability.



# Integrated Building Products

**Prefabricated Integrated Building Kits deliver housing twice as fast with greater predictability.** Bypass slow construction cycles and bring high-performance, carbon negative housing to market faster.



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## Prefabricated Mass Timber Building Kits

Prefabricated Mass Timber Building Kits deliver increased efficiency, enhanced sustainability, health benefits, and unparalleled aesthetics, making it an ideal choice for developers and investors interested in low- and mid-rise residential construction technology.



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## Prefabricated Utility Kits

Prefabricated Utility Kits reduces the traditional mechanical, electrical, plumbing install time by 50%, eliminating a significant source of inefficiencies and call backs. The systems are pre-constructed in an off-site factory during site work to ensure a smooth and seamless installation process during the framing phase.

# Green Canopy NODE Standards

Green Canopy NODE has delivered over 300 homes to market with a vision of healthy, carbon negative housing for everyone. **Below are some of the features included across all of our integrated building products:**



## **All Electric**

Reduced dependence on fossil fuels + foster healthier and safer communities.



## **Net Zero + Net Zero Ready**

High performance homes that generate solar energy to offset consumption.



## **Utilities Integration**

MEP utility wall reduces variables on site and streamlines the approval process.



## **Positive Impact**

Designed for deconstruction and the circular economy.



## **Proprietary Quality Assurances**

Quality inspection checklists designed to uphold standards.



## **Mass Timber**

Carbon sink, unparalleled aesthetics, and manufacturing benefits.

# Pricing

These rates apply to direct partnerships with developers for projects with a minimum of 6 units. Prices are subject to change based on market conditions and material costs. For the most current pricing, please contact our sales team.

## **Box Fee**

Our Box Fee starts at \$200 per square foot in Portland, OR and \$250 per square foot in Seattle, WA, plus site conditions. This fee includes the core structure, design, and essential components.

## **Turnkey Solution Fee**

Our Turnkey Solution Fee starts at \$350 per square foot, covering everything except the land purchase. This provides a complete building solution, ready for occupancy. Please see conditions on page 19.





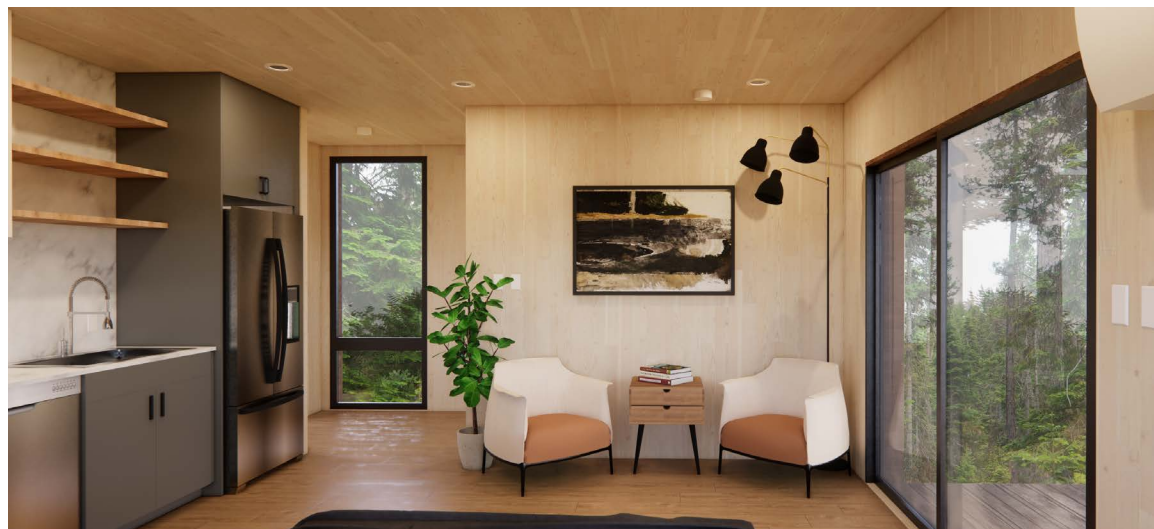
# Cottage Homes

*Available in Base, ADA Visitable and Studio*

## Smart urban density meets cozy charm

Green Canopy NODE's Cottage Homes are a solution tailored to the growing demand for cottage cluster housing in jurisdictions embracing new housing codes. Our mass timber modular cottages are designed to meet this emerging opportunity, offering a versatile and sustainable answer to urban density challenges without shared walls.

Cottage homes are a unique solution that embraces adaptability to residents' evolving needs and life stages. Choose from the base model or opt for the accessible version, specifically crafted to foster aging in place, providing a timeless and inclusive housing solution.



# Cottage Homes

## Base

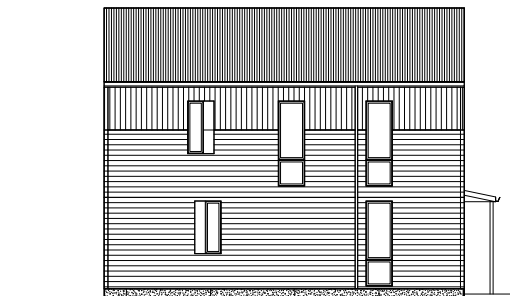
Total Floor Area 1429.4 sf  
Bedrooms 3  
Bathrooms 2



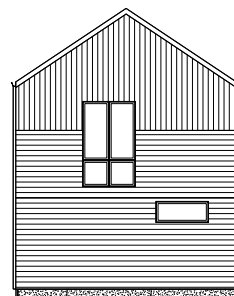
Right Elevation



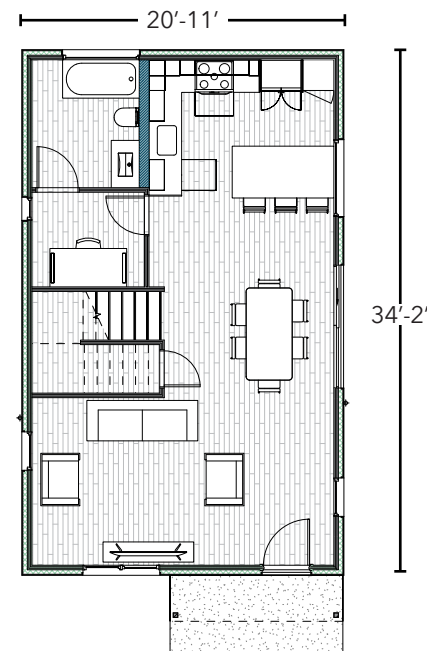
Entry Elevation



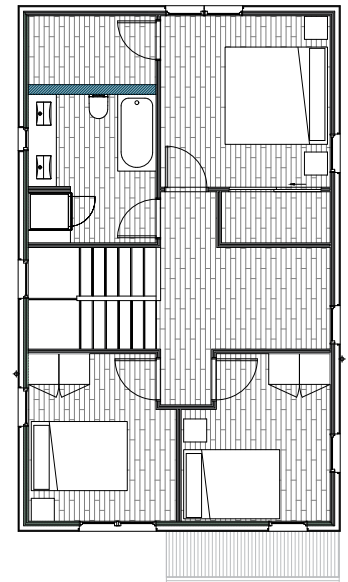
Left Elevation



Rear Elevation



First Floor Plan



Second Floor Plan

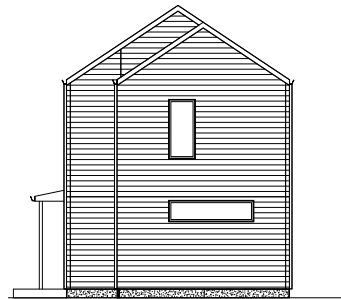
# Cottage Homes

## ADA Visitable

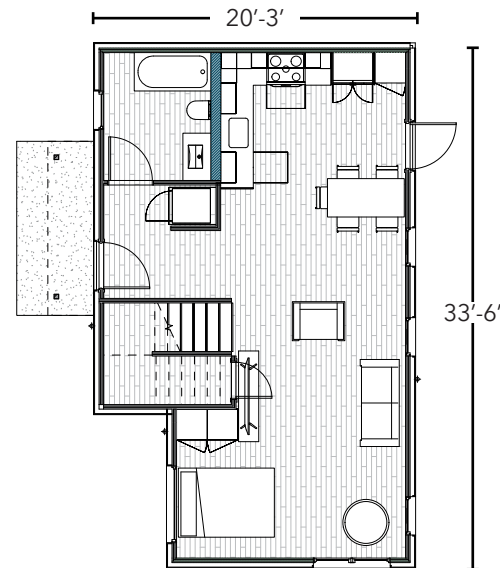
Total Floor Area 1357.8 sf  
Bedrooms 2  
Bathrooms 2



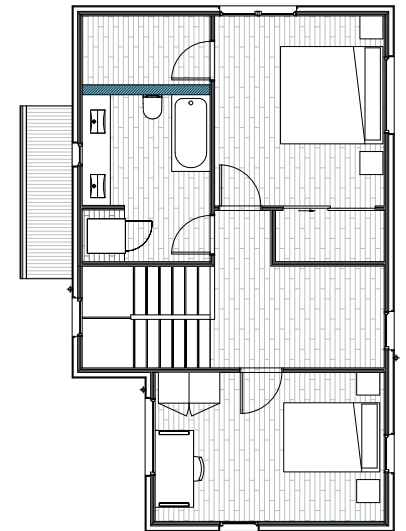
Front Elevation



Right Elevation



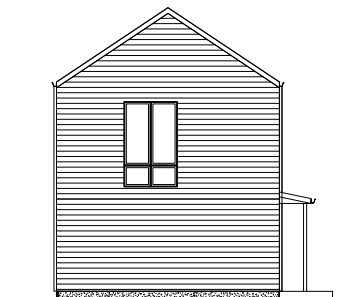
First Floor Plan



Second Floor Plan



Rear Elevation

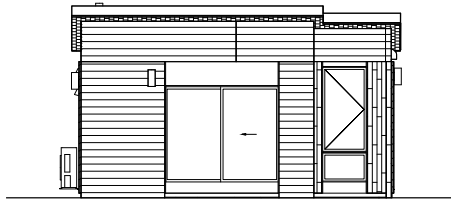


Left Elevation

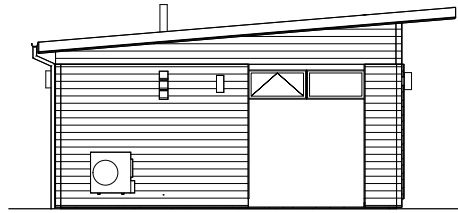


# Cottage Homes Studio

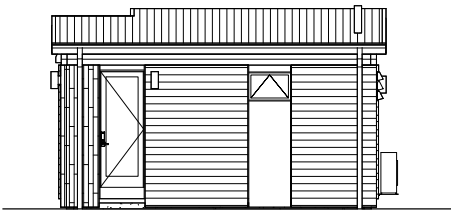
Total Floor Area 424.41 sf  
Bedrooms 0  
Bathrooms 1



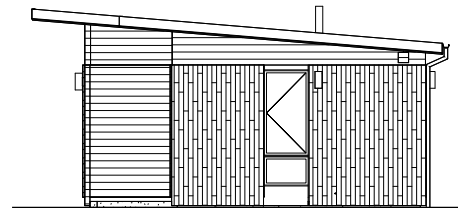
Front Elevation



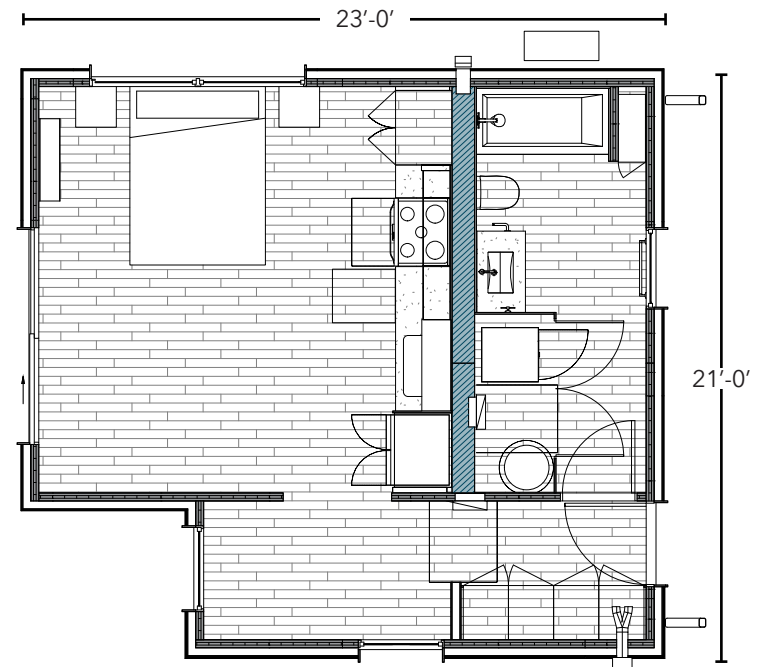
Right Elevation



Rear Elevation



Left Elevation



Floor Plan

# Multifamily: Apartments

## Efficiency meets elegance in multifamily living

The Multifamily Kit is a configurable system designed to suit a variety of site conditions. One pre-configured apartment building, show, is called The Trillium. This system seamlessly integrates the standardization of multifamily structures with cutting-edge modular construction. It ensures consistent quality while accelerating construction, minimizing on-site space requirements, and reducing disruptions for neighbors.

The Multifamily Kit offers customizable options for amenity areas and rooftop decks, giving developers and residents the flexibility to create tailored living spaces that reflect modern preferences.



# Multifamily Apartments

Configurable,  
"The Trillium" shown here.

## Studio

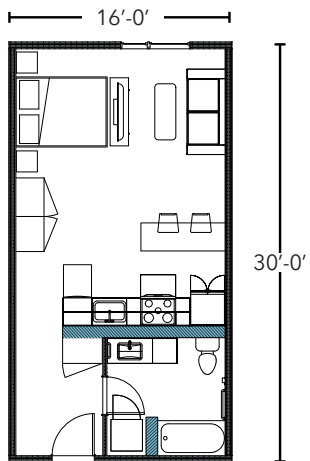
Total Floor Area 477 sf  
Bedrooms 0  
Bathrooms 1

## 1 Bedroom

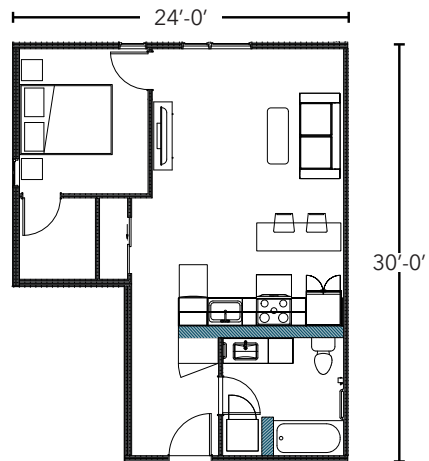
Total Floor Area 623 sf; ADA 567 sf  
Bedrooms 1  
Bathrooms 1

## 2 Bedroom

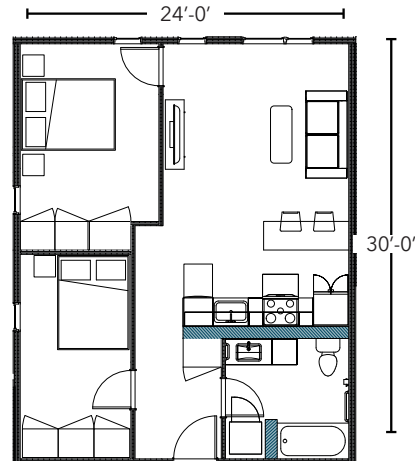
Total Floor Area 718 sf  
Bedrooms 2  
Bathrooms 1



Studio Plan



1 Bedroom



2 Bedroom



Site Plan

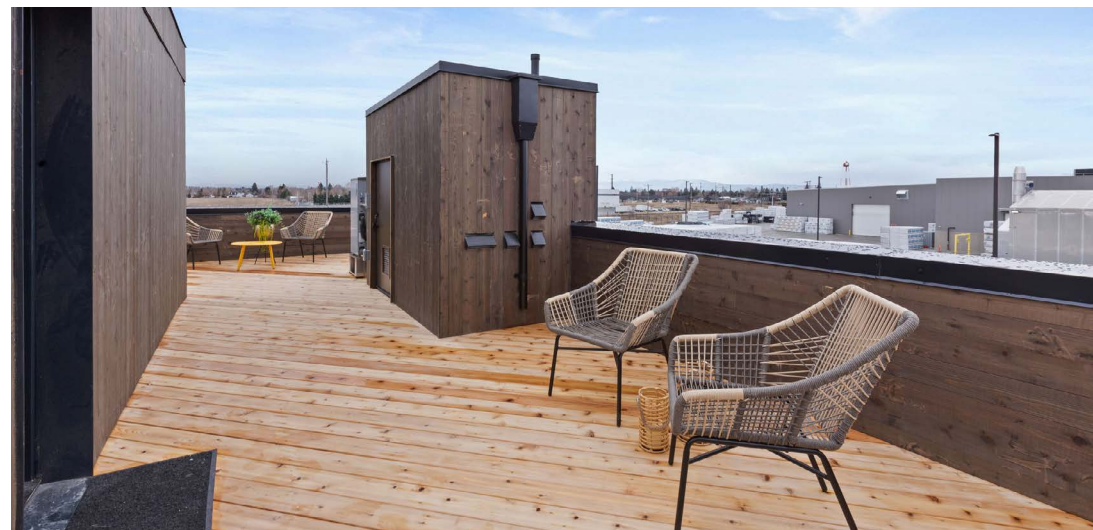


# Multifamily: Townhomes

## Townhomes, transformed

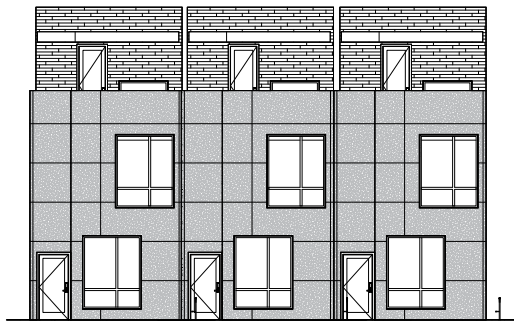
These townhomes blend the speed of modular construction with the classic appeal of townhome architecture. Built in a matter of days rather than months, the innovative Townhome Building Kit redefines the construction process, ensuring swift occupancy and minimizing disruption.

Distinguishing these homes are their high-performance, net-zero energy-ready design and exposed CLT ceilings, which provide both aesthetic appeal and biophilic benefits.

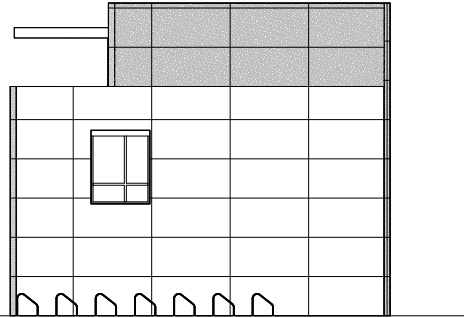


# Multifamily Townhomes

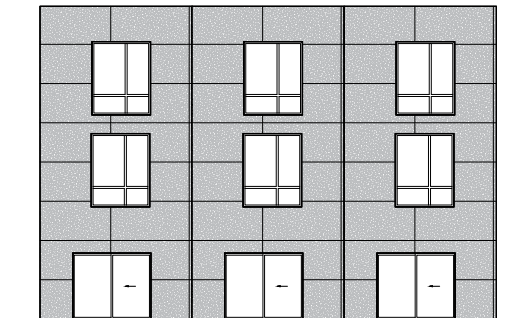
Total Floor Area	1439 sf
Bedrooms	3
Bathrooms	2.5



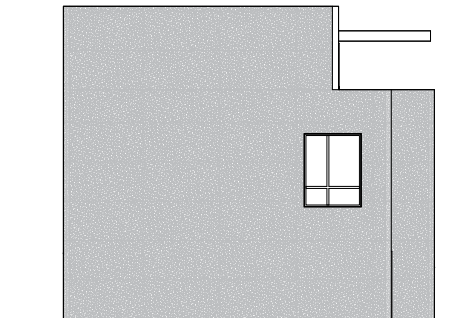
Front Elevation



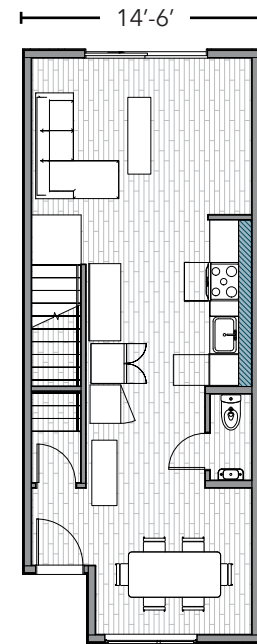
Left Elevation (End Condition)



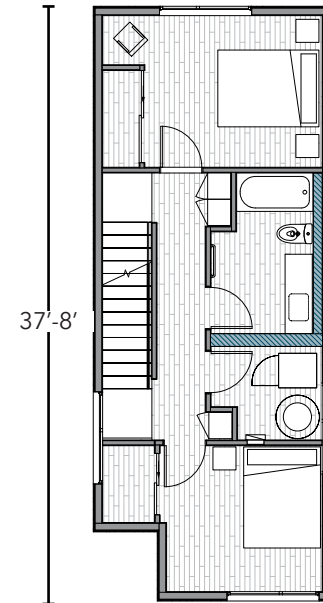
Rear Elevation



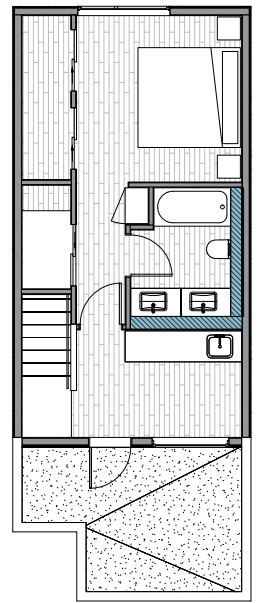
Right Elevation (End Condition)



Ground Floor Plan



Second Floor Plan



Third Floor Plan

# Mechanical Specs

Choose from our trim levels to customize your project, all with Green Canopy NODE's commitment to quality and sustainability.

	Superior	Enhanced	Basic
<b>Heating and Cooling</b>	Fully distributed & multizone heat pump heating and cooling	Centralized ductless heat pump; supplemental electric resistance heating	Electric resistance heat
<b>Ventilation</b>	Fully ducted ERV	Spot ERV/ Lunos	Exhaust only whole house fan
<b>Accessible Foundation Option</b>	Yes		
<b>Electrical Panel</b> <i>Standard capacity + amperage</i>	Leviton Smart Load Center	Standard with energy monitor	Standard
<b>Hot Water Heating</b>	Exterior heat pump hot water heater	Heat pump hot water heater	Electric Resistance <i>*Apartment: shared heat pump</i>

	Superior	Enhanced	Basic
<b>Lighting</b>	Designer pendants/ chandelier	Recessed overhead lighting and light coves	Minimal recessed overhead lighting, switched outlets for lamps
<b>Kitchen Appliances</b>	Bosch induction stove	Bosch electric range	GE builder grade electric stove
<b>Laundry Appliances</b>	LG/Bosch baseline	GE baseline	Not provided
<b>Plumbing Fixtures</b>	Wall hung toilet, undermount porcelain sinks, stainless steel kitchen sink		
<b>Solar Array</b>	Solar with battery backup	No or partial solar provided	Not provided
<b>EV Charging Ready</b>	Provided	Not provided	
<b>Sprinkler Option</b>	Yes		



# Exterior Specs

	Superior	Enhanced	Basic
<b>Exterior Cladding</b>	Panel & lap fiber cement siding, 3 colors, cedar, treated woods, metals	Panel & lap fiber cement siding, 3 colors, some cedar	Panel & lap fiber cement siding, 3 colors
<b>Insulation Type</b>	Wood fiber	Mineral wool	XPS or similar rigid foam
<b>Standard Air and Filtration Rate</b>	0.6 ACH	1.0 ACH	
<b>Doorbell</b>	Ring/Sim Smart Doorbell		Standard button doorbell and chime
<b>Roofing</b>	<b>Cottage, townhome, DADU:</b> SS Metal <b>Apartment:</b> TPO	<b>Cottage + townhome:</b> Composite Shingle <b>Apartment:</b> TPO <b>DADU:</b> SS Metal	<b>Cottage + townhome:</b> Composite Shingle <b>Apartment + DADU:</b> TPO

## Available Siding Examples



Panel & Lap

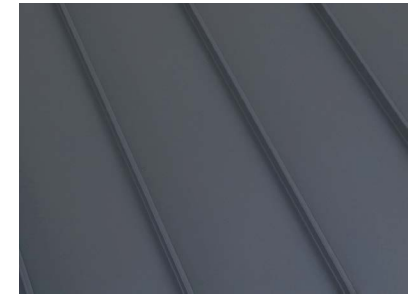


Fiber Cement



Cedar

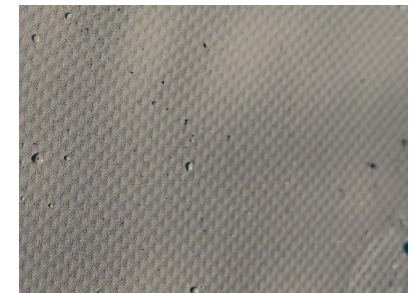
## Available Roofing Examples



Metal



Composite



TPO

# Interior Specs

	Superior	Enhanced	Basic
<b>Kitchen Countertops</b>	Solid surface		Laminate
<b>Bathroom Countertops</b>	Solid surface		Laminate
<b>Living Areas</b>	Additional built-ins in entry		No additional built ins
<b>Bedroom Built Ins</b>	Built-in closets	No additional built-ins	
<b>Bathroom Colorways</b>	3 colorways	2 colorways	1 colorway
<b>Kitchen Cabinets</b>	Solid color laminates + wood laminates, additional drawers		Solid color laminates, all door + drawer
<b>Flooring</b>	Engineered wood and tile	Carpet, tile, engineered wood	Carpet and linoleum
<b>Tile (wall/ backsplash)</b>	Solid surface or stainless steel	Solid surface	Tile
<b>Closet Doors</b>	Multi-panel, wood or painted	Flat, solid core, painted	Hollow core, flat panel, painted

	Superior	Enhanced	Basic
<b>RF Switches</b>	Caséta by Lutron		
<b>Window Types</b>	Aluminum clad wood, multi-color	Fiberglass/ composite, 2 colors	Vinyl, single color
<b>Interior Door Hardware</b>	3 colorways	2 colorways	1 colorway
<b>Cabinet Hardware</b>	3 colorways	2 colorways	1 colorway
<b>Interior Doors</b>	Multi-panel, wood or painted	Flat, solid core, painted	Hollow core, flat panel, painted

## CLT Finishes



Natural



White

# Partner With Green Canopy NODE

## Ensuring Your Project's Financial Viability

We understand that ensuring your project pencils is a top priority, and Green Canopy NODE is dedicated to making the pro-forma work. In Seattle and beyond, Green Canopy NODE has consistently maintained price comparability between our deep green sustainable homes and conventional stick-frame buildings.

Please note that various factors, such as soil, utilities, specifications, fees, size, and unit count, can influence pricing. Green Canopy NODE is committed to optimizing costs to ensure your project is financially viable with transparency and dedication to aligning your project with your budgetary goals.

## How Can We Help?

Whether you're an architect, developer, contractor, or individual homeowner, our sales team is here to assist you every step of the way. We offer personalized support to ensure that you find the perfect solution for your project.

## Our Services Include:

- **Consultations** on project requirements and specifications
- **Customization** options to tailor our building kits to your unique needs
- **Pricing** estimates and quotations
- **Guidance** on installation, maintenance, and sustainability features
- **Coordination** with our design and engineering teams

**We're excited to discuss how our innovative solutions can meet your needs. Please reach out to our dedicated sales team for inquiries, consultations, or to get started with your project.**



[greencanopynode.com/development-services](https://greencanopynode.com/development-services)



