



My Kalmus

Spec Sheet

Foundation

- Pier foundation - 8 concrete piers
 - * We provide fully engineered stamped foundation plans

Exterior finish

- Cladding: Thermory clear pine (thermally modified for more strength and durability)
- Roofing: standing seam metal roof with full water resistant sheathing

Interior finish

- Walls/roof: white wash Pine, nickel gap
- Flooring: High-end LVP in different finishes
- Lighting: low profile efficient LED lighting system, architectural grade

Fully Outfitted Unit Price w/o bathroom:

\$56,000

Unit Price with full bathroom:

\$63,000

*Materials are subject to change based on availability and/or customer choice.

Windows and doors

- Windows: high performance double insulated glass, tilt and turn product from Germany
- Doors: high performance double insulated

Code Items

Spray foam insulation with the following values:

- R-38 walls
- R-38 floor
- R-49 roof

*Insulation values above will be standard but can be changed. We can offer even more insulation for an increased cost or we can reduce insulation and reduce the cost. This will be decided by your local building code.

Engineered wind load: 139mph

Snow load: 60 PSF

Customizations

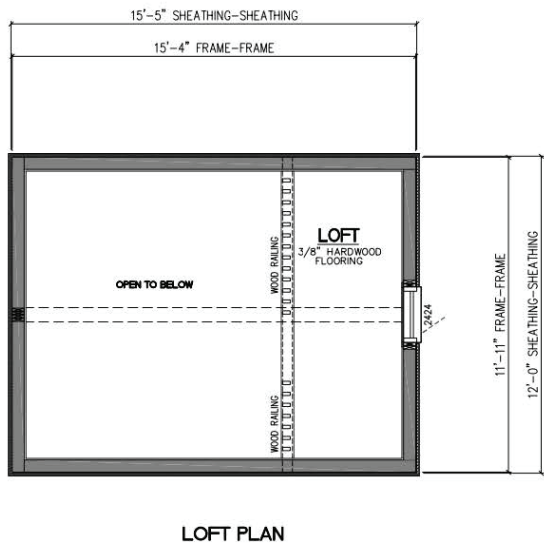
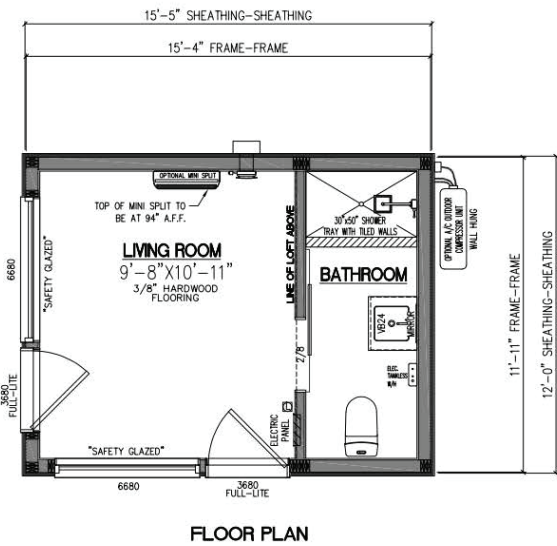
Add-ons

- HVAC - Della 1200 btu Mini Split
- Exterior stair kit (if you are not installing your own decking)

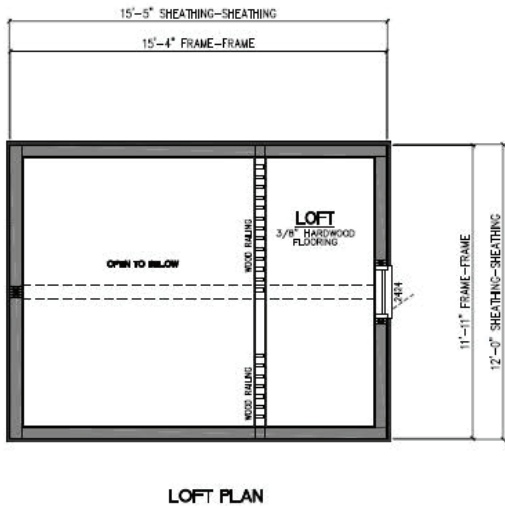
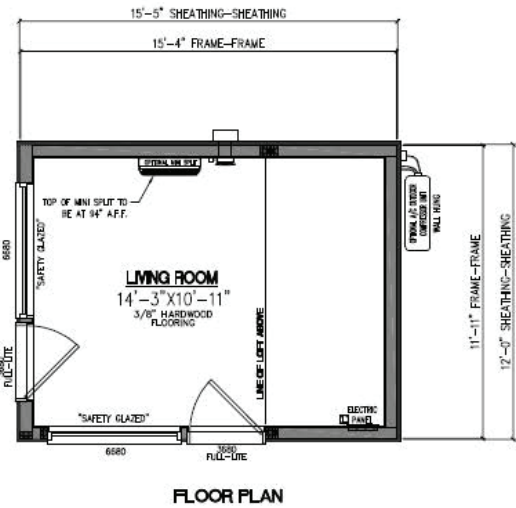
Exterior Siding Finishes

- Black stained finish
- Natural wood, dark brown

Floor Plan with Bathroom



Floor Plan w/o Bathroom



Flooring Color

- White
- Light brown
- Charcoal

Foundation

