

My Kalmus | Spec Sheet



Materials subject to change based on availability

Foundation

- Generic pier foundation - 8 concrete piers
- Specific foundation design provided if customer has a soil report
- Helical piers, stemwall, etc. are all possible

Exterior finish

- Cladding: Thermory Ignite spruce, black, brushed (thermally modified for more strength and durability)
- Roofing: standing seam black metal roof

Interior finish

- Walls/roof: <https://thermoryusa.com/product/kodiak-spruce-cladding-1x8-c15-jem/> full white or white wash
- Flooring: NuCore Performance Rigid Core LVP in various color options
- Lighting: LED canned lighting

- ERV – air exchange
- Black metal ladder, loft railings in pine

Bathroom option

- Walk-in shower with a glass wall, a black slim profile shower base, and Fibro shower wall panels in various colors to your choosing.
- Delta Modern black shower head and valve
- One piece sink and vanity from ON Floating Vanities:
<https://onfloatingvanity.com/collections/frontpage/products/maslow-floating-vanity?variant=39777800093745>
- Toilet: Icera modern skirted white toilet
- LED backlit bathroom mirror
- Wall exhaust fan
- Delta Modern Collection faucet: Delta Modern Black
<https://www.build.com/product/summary/1374111>
- Rheem tankless water heater

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 used to hit these maximums:
 - R-38 walls
 - R-38 floor
 - R-49 roof

*Insulation values to adjust to local insulation level requirements. All zones in the US can be achieved. Other insulation materials possible for lower R values.

Engineered wind load: 139mph

Snow load: 60 PSF (can increase up to 90)

Customizations

Add-ons

- HVAC – single zone mini split
- Electric floor heating
- Additional exterior lighting, exterior outlets
- Electrical outlets with USB port

Exterior Siding Finishes

- Black stained finish
- Natural wood

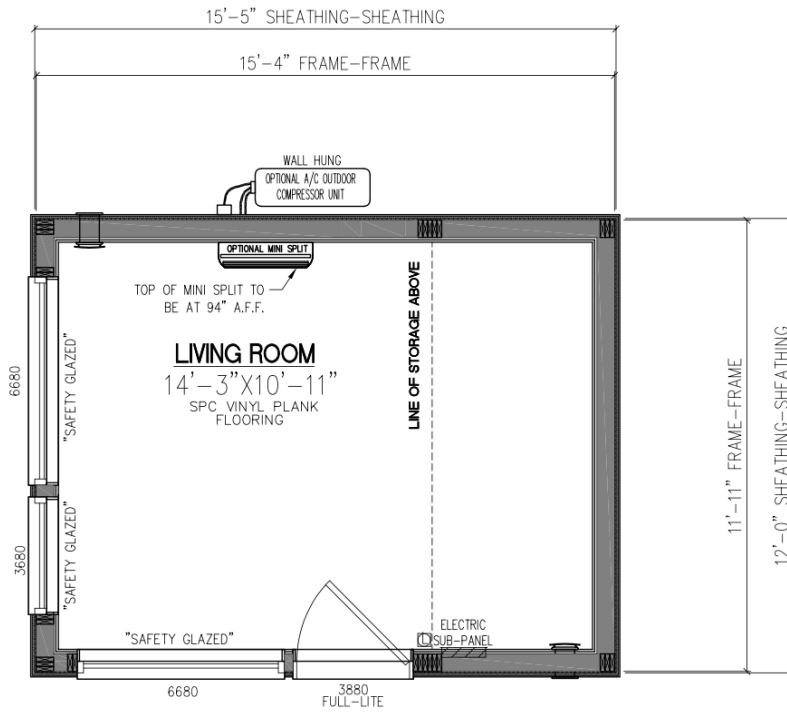
Interior

- Any choice of NuCore LVP finish
- Wood flooring upgrade is possible
- Natural wood wall paneling or custom color
- Custom lighting (wall sconces, ambient lighting, etc.)

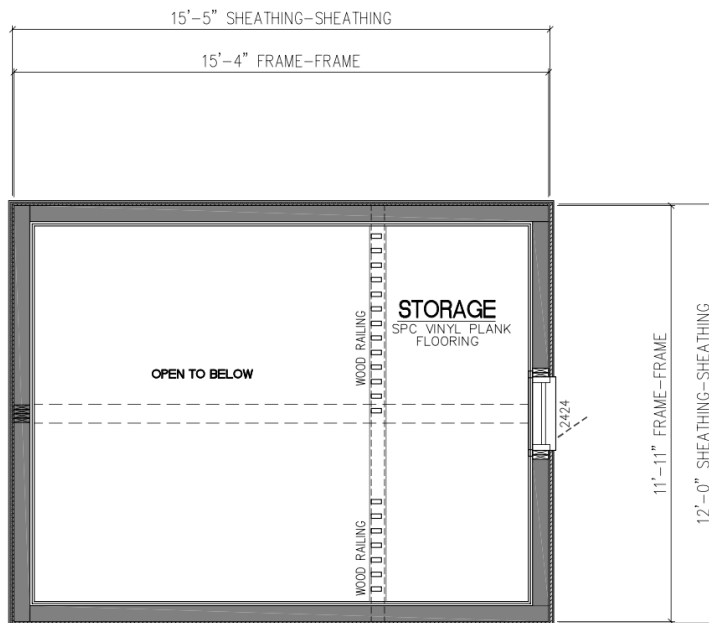
Bathroom Finishes

- Choice of pre-made vanities can be discussed
- All fixtures can be specified by client and priced
- Choice of Fibro shower wall panel colors with option of tile look

Floor Plan



Roof Plan



Foundation

