



Sample Specifications for
Frost Hill Cottage
Base model - Tier 1 - Tier 2 - Tier 3

This content is for informational purposes only and should not be considered legally binding.
The price and details are an approximation of the project requirements. Actual cost will vary based on project elements including, but not limited to: materials price fluctuations, installation and client selected upgrade options.



Frost Hill Cottage models:
Base, Tier 1, Tier 2, Tier 3

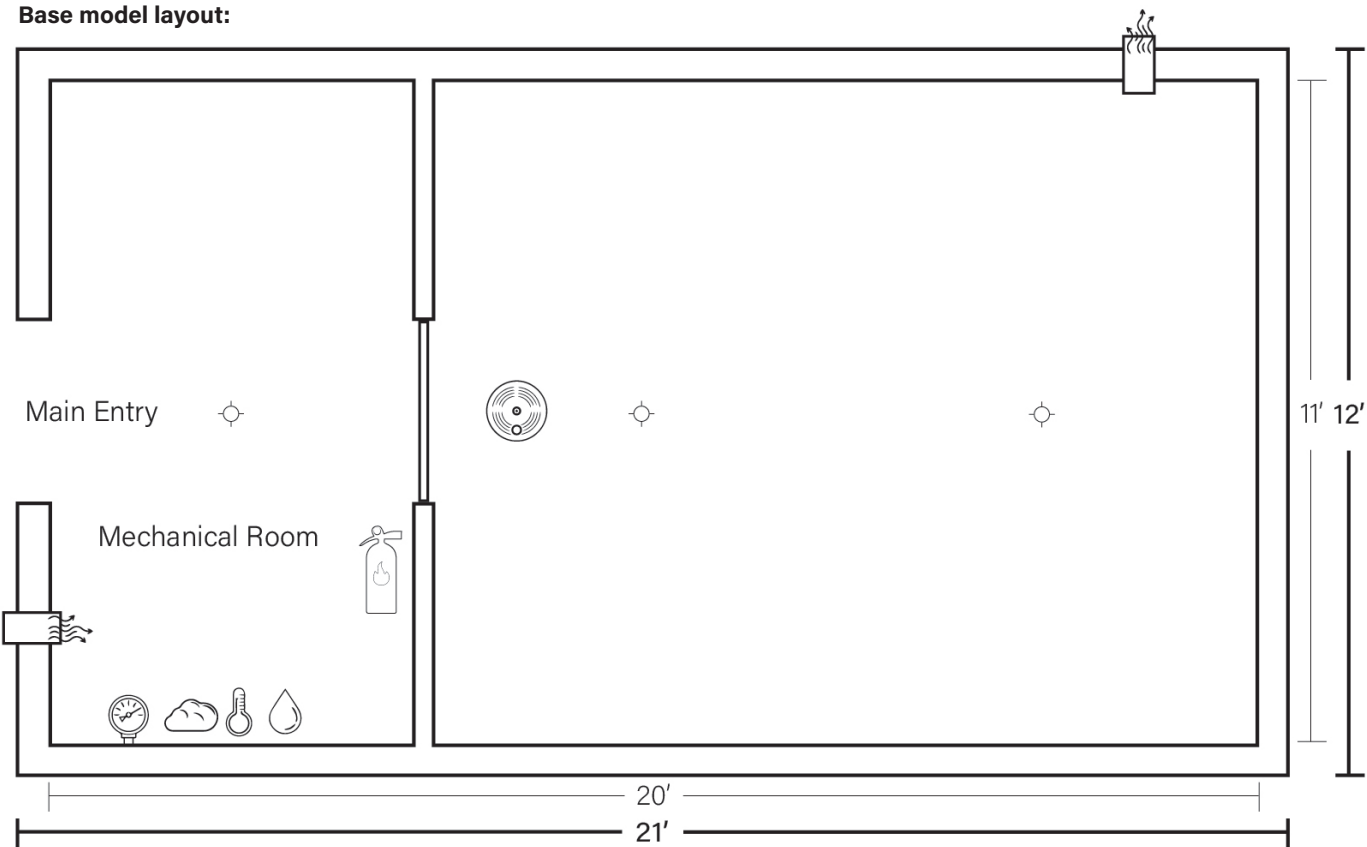
Base price	Average delivery/installation
\$100,000.	\$40,000.

Dimensions	Exterior	Interior living space	Sub-floor storage *
	L 21' - W 12' - H 10'6"	220 square ft	385 cubic ft
		L 20' - W 11' - H 7'10"	L 20' - W 11' - H 1'9"

Standard features for all models (see p.4 for detailed Tier 1 - 3 features)

- NBC air filtration
- Air quality monitor
- Smoke detection
- Emergency lighting
- Widest single unit bunker
- Engineered for extreme soil conditions
- Rust prevention system
- Sandblasting before painting
- Coal tar epoxy coating
- Under floor storage
- Manual hydraulic escape hatch
- Pneumatic assist gas shocks
- Water supply hookup
- LED lighting
- Local service
- Blast protection valves
- Manual emergency escape

Base model layout:



Engineering & Materials

Your unique shelter plans are created by a licensed professional engineer for the State of New York. Every shelter meets the highest required structural standards to ensure a lifetime of safety, and is rated for the heaviest soil, conditions such as dense clay, silts, rocks, and saturation.

- Constructed using the strongest, highest quality (100% American) steel and structural steel tubing on the market.
- The structural support is 24" on/c along the walls, floor, and ceiling.
- Designed to be mounted to a slab 6" of reinforced concrete, backfilled with clean stone, and covered in 12" of additional reinforced concrete.
- Staircase is made of steel with all steel treads diamond plated for durability
- All exterior steel is sandblasted and coated with ultra-durable industrial epoxy coating to prevent rust.
- The interior is also coated with a low VOC paint and primer the color of your choice.

Code Adherence

- The structure has been designed by a **Licensed professional engineer for the state of NY.**
- Meets or exceeds the 2020 **Building Code of the State of NY.** (BCNYS)
- Meets or exceeds the 2020 **Residential Code for the State of NY.** (RCNYS)
- Exceeds Minimum design loads for buildings and structures by the **American Society of Civil Engineers (ASCE).**
- All steel structural components are in accordance with the latest **American Steel Construction Specifications.** (AISC)
- Meets or exceeds the requirements for Structural Concrete by **The American Concrete Institute.** (ACI)
- Shelter is anchored to a 6" concrete slab that is 4000PSI strength mix minimum with reinforcing bar that is ASTM 615, grade 60.

Mechanical Systems

Air Filtration

We use NBC filtration systems made by Andair in Switzerland. This is a superior system that protects you from nuclear, biological, and chemical toxins capable of delivering a high volume of clean purified air under any circumstances. This system is capable of removing carbon dioxide from the air in your shelter. It also works manually in the event of a power failures.

Air Intake Pipes are 6" in diameter and coated with epoxy to prevent rust. They are fully concealed, and tamperproof.

Air Technology

We provide a vital tool that silently monitors the air you breathe. This IAQ monitor ensures your breathing air that is pure and safe. There's a visual screen with real-time readouts and an audible alarm that connects wirelessly for remote monitoring.

Power Supply

- Shelters are designed to be self-sufficient and work in locations where there is no grid power.
- Depending on your electrical requirements our solar systems and battery storage can provide you with all the power you need.
- The standard shelter has a solar system to maintain lighting, ventilation and the hydraulic vault doors
- We can also grid-tie your shelter to provide power under normal conditions.
- Another reliable power option is an underground generator pod to provide reliable power in any circumstance. This upgrade includes a large diesel generator with fuel storage and an auto transfer switch. The backup power comes on as soon as the grid goes down.

Water Supply

- Shelters are pre-plumbed for connection to a municipal water supply with water filtration.
- They also come with a 300 gallon freshwater tank and pump for bathroom use and dishwashing
- An additional water tank of up to 750 gallons can be installed under the floor.
- Perhaps you want to conserve storage space for food we can install an underground tank that can hold 2500 gallons or more using this type of tank if buried uphill of the shelter there is no need for a pump to provide, pressure, gravity does all the work and saves energy.

Unit Options and Features

		Tier 1	Tier 2	Tier 3
Base model	• NBC air filtration	▪	▪	▪
\$100,000.	• Air quality monitor	▪	▪	▪
	• Smoke detection	▪	▪	▪
Average delivery / installation	• Emergency lighting	▪	▪	▪
\$40,000.	• Widest single unit bunker	▪	▪	▪
	• Engineered for extreme soil conditions	▪	▪	▪
	• Rust prevention system	▪	▪	▪
	• Sandblasting before painting	▪	▪	▪
	• Coal tar epoxy coating	▪	▪	▪
	• Under floor storage	▪	▪	▪
	• Manual hydraulic escape hatch	▪	▪	▪
	• Pneumatic assist gas shocks	▪	▪	▪
	• Water supply hookup	▪	▪	▪
	• LED lighting	▪	▪	▪
	• Local service	▪	▪	▪
	• Blast protection valves	▪	▪	▪
	• Manual emergency escape	▪	▪	▪
	• Fire extinguisher	▪	▪	▪
	• Fully concealed entrance	▪	▪	▪
	• Hydraulic entry hatch	▪	▪	▪
	• Concealed vents	▪	▪	▪
	• Mechanical room and workbench	▪	▪	▪
	• Decontamination shower	▪	▪	▪
	• Waterless toilet	▪	▪	▪
	• Electric hot water heater	▪	▪	▪
	• Bunk beds with storage	▪	▪	▪
	• Fire resistant interior paint	▪	▪	▪
	• Custom counter top	▪	▪	▪
	• Enamel kitchen cabinets	▪	▪	▪
	• Stainless steel sink	▪	▪	▪
	• Water filter	▪	▪	▪
	• Fresh water storage tanks	▪	▪	▪
	• 200 watt solar charging system	▪	▪	▪
	• Refrigerator and microwave	▪	▪	▪
	• 110v outlets	▪	▪	▪
	• Discreet installation	▪	▪	▪
	• Grey water storage tank and pump	▪	▪	▪
	• Steel air vents	▪	▪	▪
	• Spray foam insulation package	▪	▪	▪
	• Remote keyless entry on one hatch	▪	▪	▪
	• Remote keyless entry on both hatches	▪	▪	▪
	• Additional kitchen cabinets	▪	▪	▪
	• Extra storage shelving	▪	▪	▪
	• Hatch observation shields	▪	▪	▪
	• Shelter alarm systems	▪	▪	▪
	• Dual air quality monitors	▪	▪	▪
	• Heat recovery ventilators	▪	▪	▪
	• Flat screen tv	▪	▪	▪
	• Fire place	▪	▪	▪
	• Additional lighting	▪	▪	▪
	• 400 watt solar charging system	▪	▪	▪

Access & Security

Ease of Access for the Entire Family

Our entrance is what sets us apart from any other manufacturer. Anyone in your family can open it quickly with a push button key fob from over 400' away. Additionally, our shelters have the best concealment in the industry and are designed to fit seamlessly into your property (under your lawn, garden, barbecue, or just about anything you have in your yard).

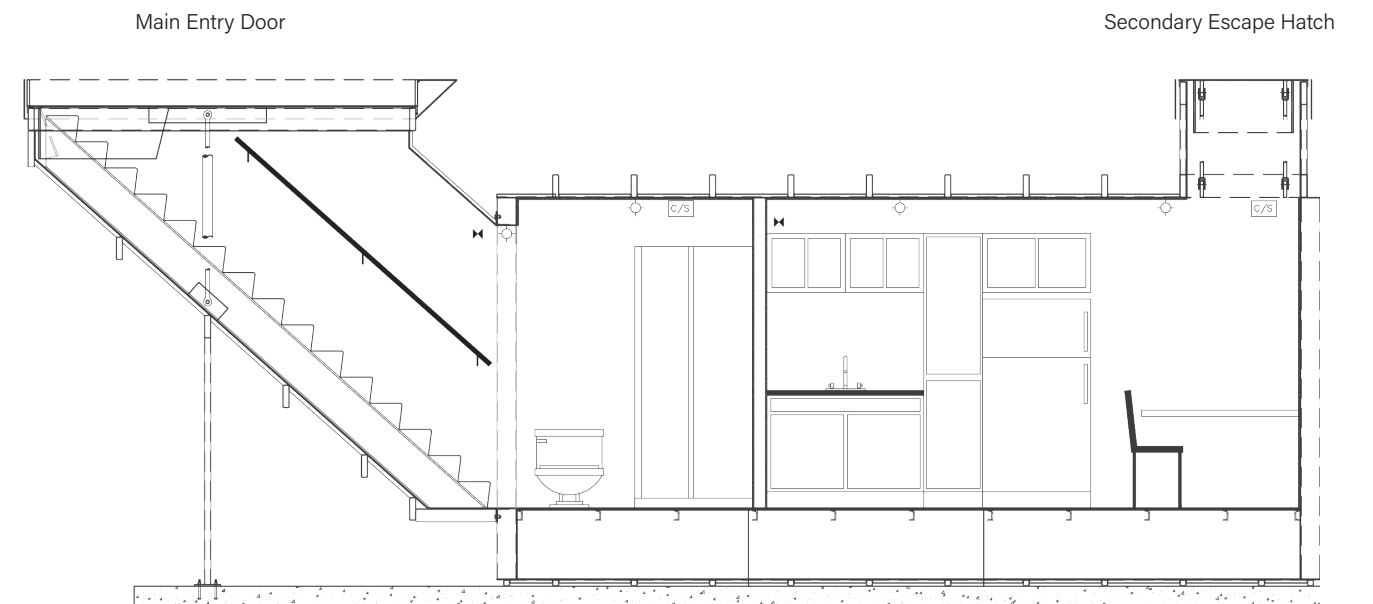
- Entrance that opens in 30 seconds to allow a fast entry
- Lights come on automatically
- Large wide stair area with handrails that safely leads to security
- No one can access your shelter except you and family members

Door + Hatch Features

For the highest level of security, it's vital to have an impenetrable vault entry door.

Ours weigh several thousand pounds, are tamper-proof and require no external locks.

- Main entry door is 4' wide x 10' long – secured by hydraulic cylinders capable of lifting 10 tons, ensuring no one can enter or tamper with your environment.
- Constructed from high grade AR 500 bullet-resistant steel
- Covered with 6" of reinforced high-strength concrete
- Cutting torch proof
- Gas-tight
- Water-tight
- Radiation resistant
- Hidden under one foot of earth.
- Automatic entryway lighting
- Wide stairway with handrails
- Decontamination shower at bottom of stairs for use before entering the main living space.
- Bullet-resistant observation portals
- Over-pressure blast valves to protect from a nuclear weapon shockwave
- Secondary escape hatch is 3' x 3' and functions like the main hatch with push buttons



Interior Layout & Design

Designed to include all of the comforts of a modern home.

Our units are the widest on the market and allow for a spacious open layout plan like no other. Every aspect of your shelter's interior is custom designed for your specific needs and uses, while meeting your comfort and style requirements.

Kitchen

The kitchen has ample storage and surface area.

- Cabinets are durable European-style with soft closing hardware. They're made of steel and painted the color you specify.
- Counter options are limitless from granite to Corian.

Sleeping Quarters

An important design aspect of our shelter is having semi-private space for each occupant. If you are required to stay in security for a prolonged period, having your own space is a necessity.

- Custom steel bunk beds with storage underneath. Each bunk has a custom mattress to provide the comfort of home.
- Master bedrooms can accommodate most standard bed sizes.

Bathroom

Our shelters are equipped with all of the modern comfort amenities found in your home.

- Full size glass corner shower
- Stainless sinks and faucets
- Vanity
- Toilet: hi-tech toilet that uses no water, or a conventional toilet.

Common Areas

- Kitchen table for meals and games
- Can be outfitted with the amenities you enjoy at home including televisions, couches, recliners and coffee tables.

Underfloor Storage

To keep living quarters spacious, comfortable and uncluttered, all of our shelters include generous underfloor storage. It's equivalent to adding 5' to the length of your shelter (or about 385 cubic feet). This is in addition to the closets, kitchen cabinets, under bunk storage & pantry included in the standard layout.

- Holds up to 6 months (or more) of food & water for a family of 4
- Store additional survival supplies and equipment

Mechanical Room

Each shelter has a mechanical room, separate from the living space that houses primary survival systems (water, air, power). This area also functions as a small workshop with a workbench and shelving. It's the perfect place to work on hobbies and crafts, or to store/clean your tools and hunting gear.

Dual Purpose Usage

The possibilities are endless

Our units can be utilized year-round. It's actually like adding an addition on to your home that is also designed to function as a security shelter!

- Private vault for valuables
- Hi efficiency earth-friendly retreat
- Wine cellar
- Speakeasy
- Grow room
- Gaming room
- Music studio
- Man cave
- She cave
- Hunting cabin
- Gun Vault
- Storm shelter
- Underground parking garage

Optional Upgrades

- Surveillance cameras exterior
- Custom-built concealment structures. Such as a garden shed, gazebo, raised bed garden, small tool shed or pool house.
- Security system with vault door alarms, smoke and carbon detection, motion and water detection.
- Exterior security lighting
- Interior Led Lighting
- Additional bunk beds
- Extra storage shelving
- Appliances, refrigerator, microwave
- Flatscreen TV
- Electric fireplace
- Carbon dioxide filter
- Emergency radio system
- WiFi connection
- Separate generator pod
- Built-in gun safe
- Portable medical kit
- Survival food
- Survival seed packets
- Indoor grow room / indoor garden
- Electronic Simulated window screens
- Spray foam insulation
- Under cabinet lighting
- Fire suppression system
- Custom cabinets
- Veneer stone walls
- Wet bar

