



# Description for Kalve Cabins

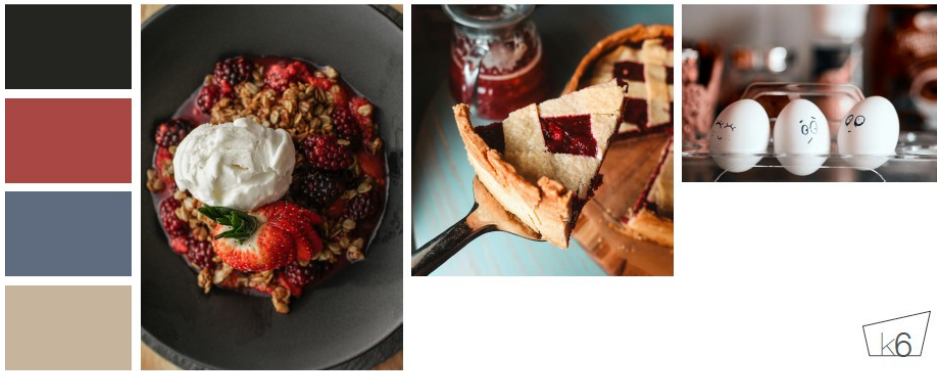
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The cabin at Kalve has an extremely rare location close to the open sea, but at the same time with a view of the Norwegian mountains and snow-capped peaks. The view stretches for tens of kilometers over a wide horizon.

Depending on the weather, the cabin will alternately lie in glorious sunshine, wild storms, snowy weather, pouring rain and in the winter months maybe all on the same day. Kalve is sunny according to local conditions, and in the summer we have the sun from about 04.30 to 22. If the weather is harsh, the glass exterior walls will provide a very special experience of sitting weather-protected and warm inside. If it is warm and quiet, you will sit outside in the sun, on an outdoor floor or veranda close to the cabin.

The cabin is secluded, but close to four others in the same concept, at the end of the road towards the sea. This is located on its own, at the end of the walkway and has no passers-by.



Architect: Snorre Stinessen

Broker: Tom Espen Stormo

Lawyer for Contract: Harris

Responsible applicant/project manager: architect Melanie Bergeron

Contractor: Byggmester Aarvik AS

Interior design: Faginnredning AS

Supplier of constructions and glass: Polar Life Haus

Bank: DNB

Owner and contact person: Kalveocean AS v/Oddvar Skjæveland

Web: [kalveocean.com](http://kalveocean.com)





## DETAILS IN THE DESCRIPTION

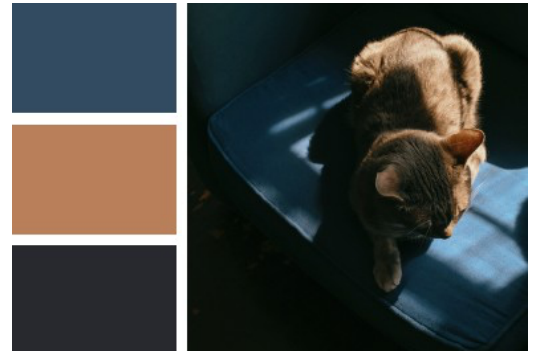
Purpose: Describe functional and aesthetic requirements in Kalvehytten.

Scope: Applies to the entire Kalvehytten, including all rooms, fixtures, surfaces, lighting and special requests.

Target group: Buyers, craftsmen and suppliers.

## 2. General characteristics

- Location: Close to the sea, natural plot with functional 1500+ square meters
- Style: Scandinavian. Bright, practical, robust and functional
- Architecture: Award-winning architect By Stinessen
- Color Palette: Main Colors, Accent Colors - Earth Tones, Dark/Light, Pastel (Illustrations)
- Choice of material: Wood, stone, glass, textiles
- Environmental requirements: Sustainable natural materials, CO2 emissions below 400 kg/m2
- Accessibility: hilly nature 15-20 meters above sea level, walkway from the car park
- Budget: Generous interior budget and possibly budget per room







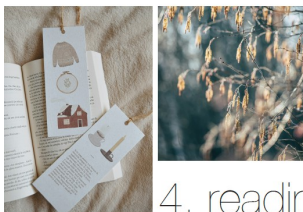
### 3. Spatial requirement specification

#### 3.x. Living room (integrated with kitchen)

- Floor: oak / ash. Durable, renewable, good acoustic properties, light filter.
- Exterior walls: Glass in three entire walls. Oak panel on the back wall (possibly ash)
- Dining table, coffee table, sofa etc. All specially furnished.
- Lighting: Dimmable indirect LED and mood lighting, wall lights, lamp points, sensor control.
- Heating: Underfloor heating, fireplace
- Integrated speakers
- Storage: Open shelves, in sofa/décor



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#### 4. reading corner

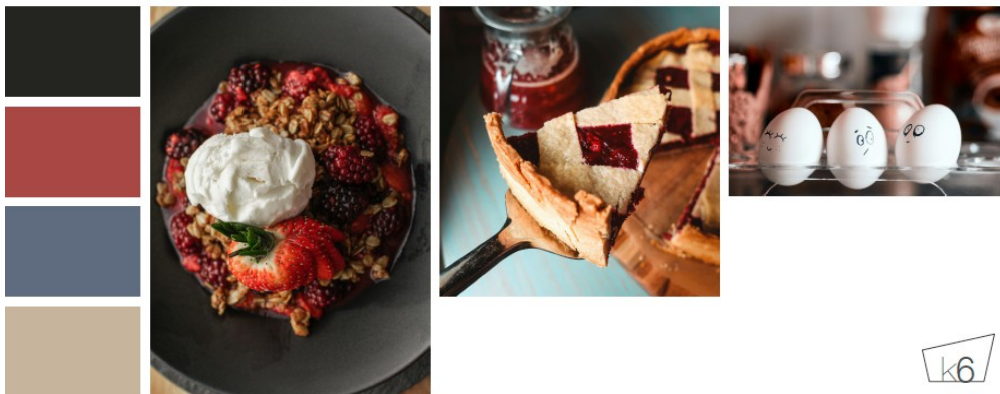






### 3.x. Kitchen (living room)

- Kitchen furnishings: Built in the right type of wood, or known manufacturer (model, colour, worktop, handle)
- Home Appliances: High Class Integrated (Asko)
- Storage: Drawers, tall cabinets, kitchen island
- Lighting: Base cabinet light, pendant, indirect LED
- Floor: Oak plank glued to concrete (possibly ash)
  - Walls: Glass outer wall. Oak panel (possibly ash) on inner walls
    - ASKO Home Appliances
    - Built-in cabinets in oak. Some open shelves
    - Wine cabinet
    - Special requests: Buyer's wishes



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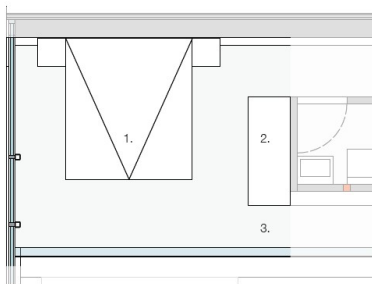


### 3.x. Bedrooms

- Floor: Oak plank/parquet (possibly ash)
- Exterior walls: Glass.
- Interior walls in oak panel (possibly ash)
- Lighting: Indirect LED and mood light
- Storage: Built-in oak cabinets
- Railing: Glass
- Bed: Built-in
- Special furnishings: Buyer's wishes



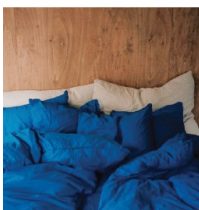
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1. custom designed wooden bed and bed side tables (same wood of the wall)



2. custom designed wooden wardrobe (lighter shade)



4. blue sheets!



3. carpet floor light beige/cream

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### 3.x. Bath

- Floor: Nature Bone porcelain tile in size 60x60cm
- Walls: Porcelano flius and glass
- WC: Wall-hung with flush function
- Lighting: Indirect LED
- Storage: Built-in cabinets in oak/ash
- Special requests: Buyer's privilege

### 3.x. Sauna

- Floor: Aspen
- Walls: Aspen
- Lighting: Indirect LED
- Furnishings: Multifunctional sauna/guest room
- Heating: Underfloor heating + electric or wood-fired sauna heater
- Special requests: Buyer's privilege



### 3.x. Laundry room / Technical room

- Floor: Tiles in slate or panel
- Vegger: Panel
- Lighting: Indirect LED
- Storage: Locker
  - Washer & Dryer Asko
- Special requests: Buyer's privilege

### 3.x. Storage rooms and storage space

- Floor: Wooden plank
- Vegger: Trepanel
- Lighting: Ceiling spotlight or LED
- Storage: Shelving system



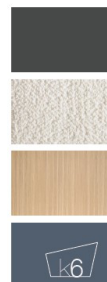
2. custom designed bookshelf



3. soft and warm light - eg. Vibia Knit Terra



4. some free space for art or decoration







#### 4. Technical conditions

Element	Demand
Indoor environment	Natural materials, plastic-free membranes
Electrical installation	400V. Smart placement of sockets, light switches, smart home functions, sensor control, grid control.
Lighting	General, spot lighting, dimming, automation.
Acoustics	Soundproofing materials in wooden walls and ceilings
PLUMBING	Exclusive touchless faucets.
Ventilation	Natural ventilation, placement of valves
Areal BRA: 163 m2, fordelt på 50 på hems og 113 på grunnflate	
Ridge height: 5.8 m	
Cornice height: 4.2 m	
Max height inside: 5.3 m	
Minimum height inside (front wall): 3.7 m	
Isolasjon: 20 cm i bakvegg, 30 cm i tak.	
Glass: Double high-energy glass with u-value approx. 1.0-1.1	
Heating: Wood-burning stove and heat pump with high output. Heating cables in all floors.	
Outdoor wood cladding made of weather-resistant wood such as cedar, ore pine, etc.	

#### 5. Outdoor area, special adaptations and wishes

- Outdoor area adapted as a natural plot. Approx. 900 m2 own property, with functional-practical plot of 1500-2000 m2
- A slate stone deck or weatherproof wooden floor around the cabin. An extra deck a little beyond the cabin, in a sunny place with a view.
- Fire pit, non-smoking
- 2 parking spaces below the cabin, walkway up



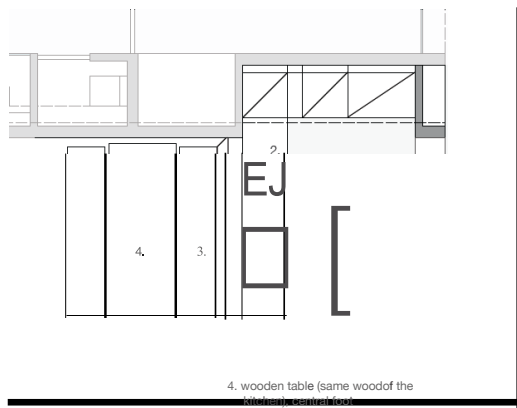
## 6. Access

- 2 parking spaces belonging to the cabin
- Walkway up with the possibility of ATV transport
- For the sake of peace, tranquility and atmosphere, it is not allowed to park close to the cabin

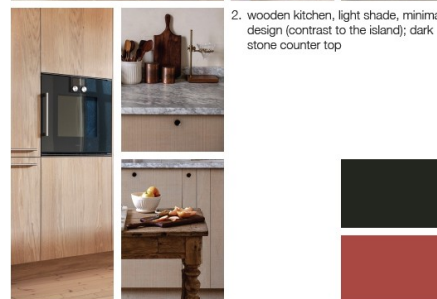
## 7. Included in dialogue according to wishes from the buyer

- Floor plans, adaptations and details together with the architect
- Moodboard, adaptations and identity
- Product lists, choices and qualities
- Colour charts and material samples, adaptations according to preferences

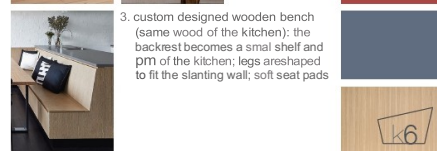
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1. rustic kitchen island (Work bench only) made in rough wood with open storage space



2. wooden kitchen, light shade, minimal design (contrast to the island); dark stone counter top



3. custom designed wooden bench (same wood of the kitchen): the backrest becomes a small shelf and part of the kitchen; legs are shaped to fit the slanted wall; soft seat pads

