

Monolithic Cabins-- Transportable



[Model 150](#)



[Model 201](#)



[Model 266](#)

Multipurposes of Monolithic Cabins

An easily constructed, transportable Monolithic Cabin can be designed and used for many purposes.

- **Worker Housing** - In literally thousands of locations housing is needed for workers building everything from plants to pipelines, at sites that are far from any accommodations. Monolithic Cabins can provide the housing, and if it's only needed for a few years the cabins can be moved. Onsite construction of worker housing is expensive. In many cases, it's more economical to order completed Monolithic Cabins that can be transported and put to use in a very short time. Their rugged construction is also ideal. Depending on fit-out, the cabins can be used as bunk houses, offices, cook shacks, independent living, etc. The Monolithic Cabins' relatively small need for energy is another plus in remote areas where electricity is furnished by generators.
- **Rental Unit** - The inside of a Monolithic Cabin is about the size of a large motel room and can include a bathroom with toilet, shower and pocket door; a kitchen with sink, cabinet, hot plate, microwave, refrigerator/freezer; one or two single beds or a fold-out couch and a closet. It's designed primarily for one person, but can accommodate two. That makes it an ideal rental unit.
- **Homeless Housing** - Monolithic Cabins can be placed on high-dollar land in cities and moved when appropriate alternatives are met. A design variation that is smaller and suitable for a single homeless individual is available. Again, the cabins rugged construction makes them ideal for tough conditions.
- **Vacation Dome, Hunting or Fishing Lodge** - A Monolithic Cabin can be transported to virtually any location or built in any terrain. "You can easily turn it into your personal, permanent mini-castle that has all the benefits and advantages of a Monolithic Dome," David says. "Once it's completed and on-site, you can attach awnings and create a shaded, outdoor, eating, relaxing area."
- **Echo Housing or Granny Flats** - The Web defines these as "small, free-standing, removable housing modules placed on the same lot as a single-family dwelling." A Monolithic Cabin certainly fits that category. It can provide cozy, comfortable living quarters that cannot be easily broken into. They're just the place to make granny or grandpa feel welcome, wanted but independent and secure.
- **Disaster Shelter** - Like a Monolithic Dome, the Monolithic Cabin can provide protection from natural disasters, such as earthquakes, hurricanes, heavy storms and tornadoes.
- **Guest House** - Ben Franklin once quipped that guests are like fish; they begin to smell after three days. No such problem with a Monolithic Cabin! Welcome your visitors to their own, private, pleasingly cooled or heated space in a cabin that can include comfortable sleeping and bath accommodations with or without a kitchen.
- **Workshop** - Furnish it with your workbenches, tool cabinets and equipment. It will furnish you with a workshop that confines the noise and mess but provides you with an easily maintained, secure, pleasant, little dome of your own with power, heat or air and a bathroom.

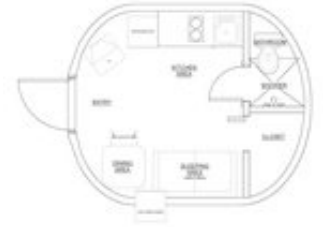
- **Office or Studio** - With a Monolithic Cabin, a writer, artist or businessperson can have what novelist Virginia Wolff insisted was a necessity: a room of one's own.
- **Play or Game Room** - Put in a pool table and/or a ping-pong table and/or a card table and/or an electronic game and you have your very own play area, complete with bathroom, refrigerator and microwave.
- **Exercise Room** - Get sweaty in your own private Monolithic Cabin where you can also shower and relax.
- **Store** - A Monolithic Cabin can be placed into a commercially zoned area and designed as a space-efficient, virtually burglar-proof store.

When we started our program of building and renting small domes, we lined up the Monolithic Cabins we had and started building the Io-20s. The Io-20s are wonderful, but we realized we needed a smaller, less expensive unit. We then analyzed our costs. The cost of a Monolithic Cabin is very close to that of each unit in a four-plex. But the occupants of a Monolithic Cabin have a much better feel of privacy. It is their cabin, their sounds, their private little world. And the impact of the neighbors is negligible.

Minimal land usage

Consider land usage. We find that we need two car spaces for each rental unit. We need one for the renter and one for a visitor, second vehicle, boat or trailer. So the parking actually requires more space than the units. If land is expensive, an apartment house is probably a better alternative. We are designing three-floor walk ups, and ten-story elevator apartment houses. There will be a place for these. But for much of the world, the Monolithic Cabin will be the logical choice.

Monolithic Cabin - Model 15



Floorplan A

Model 15

Linda Ware

By putting both a door and a window in the front of the cabins, we have been able to achieve much more light within the cabin itself. On the Model 15, the air conditioner will sit over the top window.

This Monolithic Cabin can be constructed at Monolithic's headquarters in Italy, Texas, trucked or shipped to virtually any location and set on virtually any site. At 155 square feet, this cabin is larger than most travel trailers. It is designed to be an economical, tough, energy efficient, multi-purpose, affordable cabin. It can be used for a worker cabin, a recreation retreat, a deer lease, a single or two person low-cost housing, cooler/freezer storage unit or just for fun. Hook up water, sewer and/or power and you are good to go.

Monolithic Cabin - Model 15 Pricing

Cabin Shell - \$15,880

The cabin shell is basically just the dome "shell". There is one framed out opening that is ready to receive a door and window. The cabin shell comes with the electrical conduit sprayed into the dome shell, so that the do-it-yourselfers can easily build the interior of the cabins. For an extra \$750, we will "dry in" the cabin. A "Dried-in" cabin means that we close in the dome with the door and window. This includes the framing, concrete siding, doors, window and trim.

Standard Cabin - \$24,830

The standard cabin comes with all of the interior finished out ready to hook up to utilities and receive the appliances. This includes the complete bathroom, kitchen cabinets, kitchen counter, and ceramic tile floor.

Add-ons

Appliances – \$915

Monolithic can supply you with the appliances to finish out your cabin. This includes the refrigerator, hot plate, air conditioner, microwave, heater, single bed with mattress, and a table with 2 chairs. A stove can be added in for an additional \$600 (this price includes the added electrical infrastructure.)

Exterior Coating – \$1,530

The exterior coating option will give your cabin the coating to last through years of harsh elements. It consists of a coat of **Monolithic Stucco**, and a coat of a silicone coating. This Monolithic coating will keep your dome clean and protected for many years.

Floor Insulation – \$320

Insulating the floor is one of the most important options that can be added to the Monolithic Cabin. Once insulated, the cabin is completely insulated from head to toe, keeping it ultra energy efficient. If you are planning on skirting the cabin, and the cabin will be in a temperate climate, this may not be necessary.

NOTE: Shipping is **not** included in the prices listed above. Terms of delivery 90-120 days.

Call 972-483-7423 to order your Monolithic Cabin or [Get Customized Cabin Quotes Here!](#)

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Monolithic Cabin - Model 19



Model 19

Linda Ware

The Monolithic Cabin has a new front entry! It has been decided that a window should be added to the front of the cabin and a larger window should also be added at the rear.

This Monolithic Cabin can be constructed at Monolithic's headquarters in Italy, Texas, trucked or shipped to virtually any location and set on virtually any site. At 203 square feet, this cabin is larger than most travel trailers. It is designed to be an economical, tough, energy efficient, multi-purpose, affordable cabin. It can be used for a worker cabin, a recreation retreat, a deer lease, single or two person low-cost housing, cooler/freezer storage unit or just for fun. Hook up water, sewer and/or power and you are good to go.

Monolithic Cabin - Model 19 Pricing

Cabin Shell - \$19,696

The cabin shell is basically just the dome "shell". There are two framed out openings that are ready to receive the door and windows. The cabin shell comes with the electrical conduit sprayed into the dome shell, so that the do-it-yourselfers can easily build the interior of the cabins. For an extra \$1250, we will "dry in" the cabin. A "Dried-in" cabin means that we close in the dome with the door and windows. This includes the framing, concrete siding, doors, windows and trim.

Standard Cabin - \$30,216



Floorplan A



Floorplan B



Floorplan C



Floorplan D



Floorplan E



Standard Cabin - \$4,995

The standard cabin comes with all of the interior finished out ready to hook up to utilities and receive the appliances. This includes the complete bathroom, kitchen cabinets, kitchen counter, and ceramic tile floor.

Add-ons

Appliances - \$915

Monolithic can supply you with the appliances to finish out your cabin. This includes the refrigerator, hot plate, air conditioner, microwave, heater, single bed with mattress, and a table with 2 chairs. A stove can be added in for an additional \$600 (this price includes the added electrical infrastructure.)

Exterior Coating - \$1,882

The exterior coating option will give your cabin the coating to last through years of harsh elements. It consists of a coat of **Monolithic Stucco**, and a coat of a silicone coating. This Monolithic coating will keep your dome clean and protected for many years.

Floor Insulation - \$428

Insulating the floor is one of the most important options that can be added to the Monolithic Cabin. Once insulated, the cabin is completely insulated from head to toe, keeping it ultra energy efficient. If you are planning on skirting the cabin, and the cabin will be in a temperate climate, this may not be necessary.

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Floorplan F



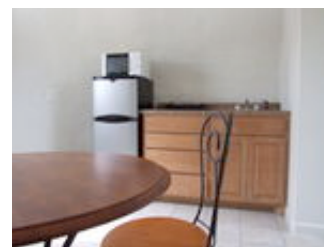
Overview Rendering



Overview Rendering #2



Kitchen



Living Area



Bedroom

Monolithic Cabin - Model 24



Model 24

Linda Ware



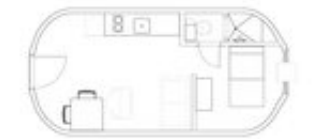
Model 24



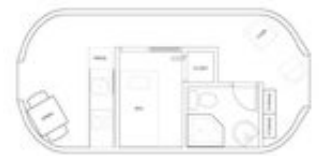
Floorplan A



Floorplan B



Floorplan C



Floorplan D



Floorplan E

Model 24 is the largest Monolithic Cabin we currently construct. It has a diameter or width of 12 feet, a length of 24 feet and a living area of 266 square feet. It can be easily designed as a rental unit, guest accommodations, or your personal mini-castle in the mountains or near a lake. Consider it for bunk space for a recreation or work camp; or make a medical clinic for remote locations; or office space for a barber/beauty shop or any other commercial venture.

Monolithic Cabin - Model 24 Pricing

Cabin Shell - \$23,512

The cabin shell is basically just the dome "shell". There is the two framed out openings that are ready to receive the door and windows. The cabin shell comes with the electrical conduit spraved into the dome shell. so that the do-it-

yourselfers can easily build the interior of the cabins. See below for the optional middle door layout, and “dry in” options.

Standard Cabin - \$35,102

The standard cabin comes with all of the interior finished out ready to hook up to utilities and receive the appliances. This includes the complete bathroom, kitchen cabinets, kitchen counter, and ceramic tile floor.

Add-ons

Appliances – \$915

Monolithic can supply you with the appliances to finish out your cabin. This includes the refrigerator, hot plate, air conditioner, microwave, heater, single bed with mattress, and a table with 2 chairs. A stove can be added in for an additional \$600 (this price includes the added electrical infrastructure.)

Exterior Coating – \$2,232

The exterior coating option will give your cabin the coating to last through years of harsh elements. It consists of a coat of **Monolithic Stucco**, and a coat of a silicone coating. This Monolithic coating will keep your dome clean and protected for many years.

Floor Insulation – \$536

Insulating the floor is one of the most important options that can be added to the Monolithic Cabin. Once insulated, the cabin is completely insulated from head to toe, keeping it ultra energy efficient. If you are planning on skirting the cabin, and the cabin will be in a temperate climate, this may not be necessary.

Side Door Options

The model 24 has a unique option for a side door. We basically have two styles of cabins: One has a door/window combination on one end and a window on the other. This is the standard cabin layout. The second option is to have a door in the side. The side door will cost an extra \$750. In addition to the side door, the cabin will have windows on each end.

Dry-in options

Cabin with side door – \$1,750

A “Dried-in” cabin means that we close in the dome with the door and windows. This includes the framing, concrete siding, doors, windows and trim.

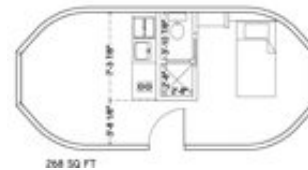
Dry-in Standard – \$1,250

This price is to dry in the standard cabin with a door and window on one end, and a window on the other.

NOTE: Shipping is **not** included in the prices listed above. Terms of delivery 90-120 days.



Floorplan F



Floorplan G



Floorplan H



Floorplan I



Floorplan J



Floorplan K

Reinforcements Available for the Monolithic Cabin: Just tell us what

by David B. South and Freda Parker March 27, 10:40 a.m. [Cabin Articles](#)

How does our Monolithic Cabin compare to FEMA's specifications for a disaster shelter?

Published in August 2008, the Second Edition of *FEMA 361 Design and Construction Guidance for Community Safe Rooms* lists FEMA's standards and minimum requirements for a disaster shelter.

One of those requirements for tornado protection states that the structure must be able to withstand a hit from a 2" x 4" wood plank hurled at 100 mile-per-hour (mph).

A Monolithic Cabin is one tough building, but there is a circumstance under which the Cabin will not meet that provision unless we add two more inches of concrete.

The standard Monolithic Cabin is extremely strong.

Note: Tornado winds can be 250 to 300 mph.

We build it with an average of two inches of reinforced concrete. We blanket that concrete with three inches of polyurethane foam. This means that the Cabin can withstand any wind event, but it will not withstand the 100 mph 2" x 4" *if* it hits certain places in a certain way. This pertains to tornado winds not hurricane winds up to 150 mph.

Make no mistake: the 2" x 4" would have to hit perfectly perpendicular to a specific area of the structure. If it hit a glancing blow, it would bounce off.

It's almost impossible to understand how strong and what a deterrent to the 2" x 4" the polyurethane is. It can absorb enormous amounts of energy, as the concrete behind it also can.

Another two inches of concrete

But to stop that rocketing 2" x 4" destined for a perpendicular hit to that vulnerable area, it takes approximately four inches, not two, of reinforced concrete.

Our decision to use two inches of concrete was done to keep shipping weight and cost as low as possible. But if you have a need for the additional tornado protection, simply let us know, and we will increase the concrete's thickness. You will need to be prepared to handle the extra weight and cost involved in shipping and unloading. You will also need to have tornado shutters or doors able to withstand the 2" x 4" and extra heavy wind.

The Monolithic Cabin as a hurricane shelter

A Monolithic Cabin will work as a hurricane shelter if it is fitted with windows and doors rated for hurricanes. (Hurricanes can push at 150pmh.) Our standard model does not come with these windows and doors as they are substantially more expensive, but they can be installed if you wish.

Nevertheless, you will be safer in a Monolithic Cabin than virtually any other structure, and certainly you will be more impervious to high and low temperatures.

January 19, 2009

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Dome Rentals: A Much Needed, Profitable Project

"If you build them, **they will rent.**" Monolithic's President David B. South has been saying that since mid-2000 when the company first began planning the building of an experimental complex of dome rentals.

Why:

- The Monolithic Dome rentals are designed and built to solve housing problems. There is a huge portion of our population that traditional construction does not help. Two thirds of all those that rent housing in America are one or two to a household. Of those 40% make less than \$8 per hour. They live on the edge, they need help, and it can not be furnished with traditional housing.
- Traditional housing is built for families. Traditional rentals are built for families. Some are smaller for the one or two but most are not. Traditional rentals are built using HUD guidelines as to room sizes and construction. They have traditional power bills, fire hazards, and in a word are traditional.
- The hotel industry has known for a long time there is a need for the "extended stay" units. They are everywhere. Many are high end and serve as retirement hotels. Many are motels in "less than desirable" condition in out of the way locations. They are not designed for extended stay it just works that way. In general most of these units are expensive to heat and cool. The fixed cost are relatively expensive and must be passed on in the rent prices.
- In a few places SRO's (Single Room Occupancy) have been built or converted from other uses. These are the modern equivalent of the "Boarding House". SRO's are often found in the large cities such as Chicago and New York. Most are not designed as SRO's but converted from hotels or old office buildings. They suffer from high fixed costs.
- Monolithic construction is more expensive than traditional rental unit construction on a first cost basis. It therefore can not help in the low cost arena based on size built. So the decision was made to look at the size and uses of the low cost housing. First as anyone knows the U. S. Market has gone crazy with building bigger and bigger and bigger. Large sizes have been institutionalized. Only in America do we build homes in halves. One half is to be used in the day and the other in the night. Why? Why? Because we can and have been able to for decades. But the need is so great to provide housing for less we must rethink some of our traditions. And we must provide such housing at an affordable price to all segments of our economy.

Return on Investment by *David B. South*
-- July 2002 Return on Investment or ROI is what we make on what we invest. If we buy a \$30,000 rental unit with our own money and rent it for \$435 per month (\$100 per week), we receive 1.45% per month ROI. This is a net return, if we have no costs of renting, such as vacancy, depreciation, interest, maintenance, management, etc. If we could get 1.45% per month with no costs, we would be doing nothing short of fantastic.

But renting always has costs. If we can hold the costs to 20% of the income, we still get a very nice ROI of 1.16% per month, or nearly 14% per year (80% of 435 is \$348. $\$348/\$30,000 = 1.16\%$). This is especially good in today's investment climate.

In the next step, we factor in borrowed money – a complicated, but not impossible, process. Let's say we made a down payment of \$10,000 of our own money and we borrowed \$20,000 from a bank at 9% interest, with a 15-year pay out. Our monthly payment on the debt will be \$202.85 – principal and interest. After costs and payment, we have \$145 per month. This results in a monthly ROI of 1.45% on our initial \$10,000 investment, plus repaying the loan in 15 years. So, no matter how you look at it, you have an actual ROI of 2% to 3% per month on the \$10,000.

If part of your initial \$10,000 can come from sweat equity – your do-it-yourself labor or sweat – the numbers get even more interesting, since your ROI can get much larger.

When evaluating a rental, or any project, you should shoot for a minimum ROI of at least 1.5% to 2% per month.

In my experience, the larger the rental complex, the smaller the ROI will be. Check it out. Simply divide the monthly rent less expenses by the value of the property.

- Who are these that need the less expensive housing? They are the HIDDEN. Where are they hiding? -- in plain sight. For fun try an experiment. For the next few days count all the people you see and or interact with in the service sector. They are cashiers, waitresses, cleaning personnel, delivery, store clerks, janitors, lawn and landscape, students, and on and on. Make a count and it will astound you to verify that they make up such a huge portion of our population. They are honorable great people. They are your sons and daughters, cousins, parents, newly weds, etc. They need a clean serviceable place to put their heads at nights – one that is safe, secure, and affordable for them on their income level.
- So Monolithic made the decision to make their own guidelines for construction. The United Nations years ago published a guideline for world housing. It called for a habitation to have 28 square meters (302 square feet) of space for a family. The Chinese use one ping (6 ft. x 6 ft.) per person. These are small spaces but we find that properly designed they work well in the developing world. Monolithic decided that one or two people could get along well in 314 square feet and later revised it to 200 square feet if more affordable. These sizes would not work under traditional home guidelines, but they would under hotel/ motel guidelines. Hence the plan to build extended stay hotels, motels, or cabin camps. We now have 80 of these renting and another 36 under construction. Most of the time we have a large waiting list of potential renters.
- In the past to make rental units affordable we have a bunch of government programs, subsidized rent, Section 8 vouchers, subsidized interest, etc. Monolithic decided to forgo government participation to help solve this problem. By building Petite (defined as small and nice) units can be made affordable to construct. By using Monolithic technology maintenance and utilities can be kept to a minimum. The useful lifespan of a Monolithic structure is so long the amortization (or lack of depreciation) helps keep them affordable. And they are the safest buildings on the planet. As they are small and tough tenant damage is kept to a minimum.

Project I: Dome Park Lane

In February 2001, Monolithic Holdings, Inc., a then newly formed subsidiary, opened its first rental facility: Dome Park Lane. Its 17 units include furnished Monolithic Domes with diameters of 16, 20 and 25 feet that provide living space for not more than two adults and a child and even smaller Monoquads designed for just one person.

"The idea that governed the whole planning of Dome Park Lane and really became our goal was to provide clean, secure and -- most importantly -- affordable housing for low-income individuals," David says.

That idea or goal came about because of media reports and information on the Web about the growing, nationwide shortage of affordable housing. People particularly affected, in both rural and urban areas, included single men and women with minimum wage jobs, single mothers, senior citizens with inadequate or no pensions, and victims of work layoffs or company downsizing.

As this crisis grows, it generates more concern and more reports, so that now our federal government, virtually every state and many cities have websites with information about their housing shortage and what, if anything, they are doing about it.

Texas, especially its small towns in rural areas, was no exception. In some places, cheap motel rooms that were neither clean nor safe, were rented on an almost continual basis. "Obviously the need was and still is there," David says.

Consequently, rental fees at Dome Park Lane were made truly affordable. They range from \$72.50 per week for the smallest Monoquad to \$125.00 per week for the largest dome. That fee is less a \$5 to \$10 discount for on-time payments and includes all utilities paid.

But despite its low rental fees, Dome Park Lane consistently shows a profit!

Anne Sutherland, property manager, says, "We quickly had a waiting list for Dome Park Lane. Vacancies are rare. The units do not remain unoccupied for any significant length of time."

Project II: Secret Garden-Italy

Experience with Dome Park Lane spurred the establishment of Secret Garden-Italy an equally successful, gated complex of four, 20-foot diameter units in the center of the small, rural town of Italy, Texas.

Project III: Secret Garden-Morgan Meadows

The largest project, Secret Garden-Morgan Meadows, is a complex of 48 Monolithic Domes that has been finished recently. Each Monolithic Dome 10-20 provides 314 square feet of furnished living space. The overall design of the complex calls for groups of cottages in a garden-like setting. And since America's housing shortage is far from over, Secret Garden-Morgan Meadows also provides clean, secure accommodations at reasonable rates, fill a need and still be profitable.

Project IV: Rentals in Dawson

These rentals are now underway in Dawson, Texas. When finished, it will have 80 plus units. Eighteen of these units are being finished now.



How The Rentals Work

Monolithic's rentals are classified as **residence inns**. They therefore operate under motel, hotel or inn rules rather than apartment rules in the first 30 days. This classification has some important advantages. For example, renters at a residence inn can pay their rent weekly. Unlike apartments, there is a smaller demand for deposit and security fees, making it far more affordable and easier for the renter. Monolithic Holdings, Inc asks for three weeks up front, which is two weeks rent and one week deposit, that is returnable when they

move as long as there aren't any damages. If renter has lived in the studio less than 30 days, hotel rules apply. They can be asked to leave. However, in Texas, after thirty days a normal apartment eviction applies. This rule varies from state to state.

Most units include a bathroom with shower, basin and toilet; a kitchen with stove, refrigerator, table and chairs; a furnished sleeping area; heating and air conditioning.

According to Anne Sutherland, renters at Dome Park Lane and Secret Garden-Italy are asked to pay their rents on a weekly basis. She says, "If they pay on time or in advance, which most do, they get a discount. The Friday before is the deadline and we have a drop box, so they can actually pay late Sunday night because I wait till Monday morning.

"They can pay by check, cash or credit card," Anne continues.

Anne maintains a waiting list and simply calls the name at the top of the list when a vacancy becomes available. If that person is no longer interested, she calls the next one. She says, "It usually doesn't take very many calls."

Screening is limited to asking about the number and ages of people wanting to live in a specific unit. "We don't want overcrowding," Anne says. "We know that a 20-footer cannot accommodate four adults or even two adults and two children. It's just too much."

But Anne does not do financial screening or ask for references. She does, however, ask for a 48-hour notice if renters decide to leave. Screening does include a criminal background check.

With Dome Park Lane, Anne says, they learned the need for very specific rules. Currently, Monolithic's Rules and Rental Agreement contains 28 rules, that Anne reads, one-by-one, to each prospective renter. "There's no two ways about it," she says. "They know what the rules are. Their signature acknowledges an understanding of those rules and they get a copy."

Monolithic has also designed its own Residence Inn Contract, a document that gathers vital data, such as the renter's drivers license number and emergency contact information.

"So far," Anne says, "our biggest problem has been smoke odor." Monolithic's rules allow smoking in units designated as "smoking cottages." But the smoke does leave an odor that necessitates using a cleaning-deodorizing solution called Odor Killer to wipe down the cabinets and walls.

The Newest Wrinkle -- The Monolithic Cabin

Factory construction of shippable Monolithic Cabins will allow many more people to have available to them the small rental units.

Introducing the Io-16.5

(Site Built)

by Freda Parker
October 28, 2008

What is an Io-16.5?

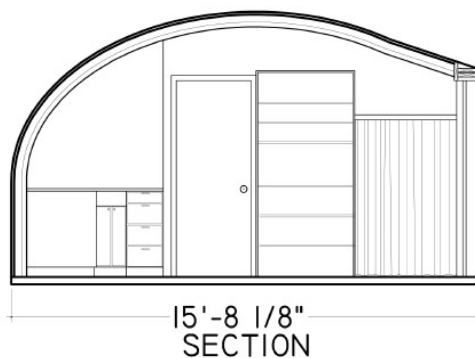
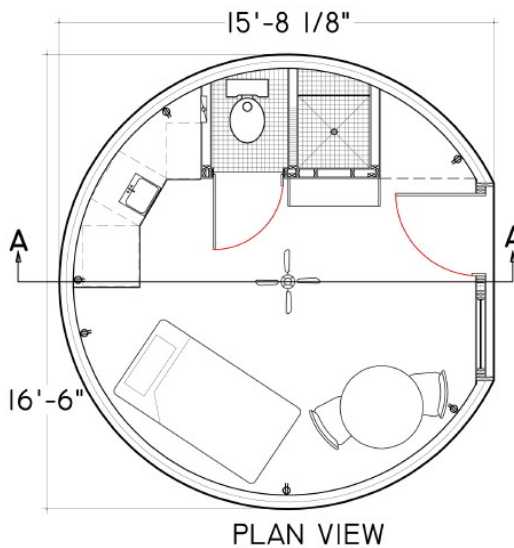
It's a Monolithic Dome with an oblate ellipse shape that has a diameter of just 16.5 feet, a height of 9 feet and a living area of 210 square feet.

But David South, President of Monolithic, sees it as "one of the most versatile, small domes we have ever designed."

"And they have the added advantage of requiring only a small amount of land."

Use it for this or for that!

"While it's not exactly all-purpose, the Io-16.5 does have many uses," David says.



- Rental Unit** - The inside of an Io-16.5 is about the size of a large motel room and can include a bathroom with toilet, shower and pocket door; a kitchen with sink, cabinet, hot plate, microwave, refrigerator/freezer; one or two single beds or a fold-out couch; closet. It's designed primarily for one person, but can accommodate two. That makes it an ideal rental unit to intersperse with rental domes designed for two adults or two adults and a child such as the Io-20 or Io-24.
- Vacation Dome, Hunting or Fishing Lodge** - An Io-16.5 can be built in virtually any location in any terrain. "You can easily turn it into your personal, permanent mini-castle that has all the benefits and advantages of a Monolithic Dome," David says. "Once it's completed and on-site, you can attach awnings and create a shaded, outdoor, eating, relaxing area."
- Disaster Shelter** - Like a Monolithic Dome, the Io-16.5 can provide near-absolute protection from natural disasters, such as heavy storms and tornadoes.
- Workshop** - Furnish it with your workbenches, tool cabinets and equipment. It will furnish you with a workshop that confines the noise and mess but provides you with an easily maintained, secure, pleasant, little dome of your own with power, heat or air, and a bathroom.
- Office or Studio** - With an Io-16.5, a writer, artist or businessperson can have what novelist Virginia Wolff insisted was a necessity: a room of one's own.
- Exercise Room** - Get sweaty in your own private Io-16.5 where you can also shower and relax.
- Store** - An Io-16.5 can be placed into a commercially zoned area and designed as a space-efficient, virtually burglar-proof store.

All the advantages of a Monolithic Dome!

Like its larger siblings, an Io-16.5 has the strength and durability of steel-reinforced concrete, insulated with polyurethane foam and blanketed with an Airform. It's energy-efficient, easily maintained, disaster- and burglar-resistant, fire- and termite-proof.



Senior Housing- Monolithic Dome Rentals

Short-term and long-term rentals offer solutions to housing issues in the 21st century - by Freda Parker



"What can you create for seniors with Monolithic Domes?" David asks. "Just about anything you can imagine. It can be elaborate or simple. You can design an entire retirement community that offers two or three different sizes and styles of Monolithic Dome homes. Depending on how inclusive you want it, such a community can include everything from convenience stores to a medical facility. "

"Or you can keep it simple," he continues. "You can build a condominium or apartment complex of ten or more separate living units, clustered about a central atrium. The atrium might encompass areas for socializing and entertaining as

well as a hair salon, spa and shops."

"Monolithic Domes work very well for seniors. Just think about what features most older people want and need in their housing and what Monolithic Domes offer. It's a perfect match," David says, "and the market certainly is there."

According to the Administration on Aging (AOA), a branch of the U.S. Department of Health and Human Services, in 1998, 34.4 million Americans were 65 or older. In 16 states, the 65 or older population increased by a whopping 15 percent between 1990 and 1998.

The AOA recently commissioned noted demographer Jacob Siegel to do a study of America's aging population. In his report "Aging into the 21st Century," Siegel projects that in 2006 when the baby-boomers born between 1946 and 1964 begin turning 60, our elderly population "will increase steeply."



According to other studies and geriatric experts, older people either want to continue living in the homes they are used to, or they want to move to a house, a condo or an apartment that will make life easier and simpler for them. Those who decide to move usually look for three specific features:

Affordability



For most seniors, retirement means living on a fixed income. The size of that income determines how much can be spent on housing, including monthly expenses such as mortgage payment or rent, utilities, phone, cable TV, etc. and annual costs such as insurance and taxes.

"Compared to other kinds of structures Monolithic Domes are affordable," David says. "Even if the construction or purchase price of a Monolithic Dome matches that of a similar-size conventional home, the dome, with its miserly use of energy for heating and cooling and its low insurance premiums, saves money in the long run."

Low Maintenance

Retired seniors have more time for leisure and leisure is exactly how most want to spend that time. Travel, hobbies and socializing rank high on their lists of things to do. They simply don't want to and sometimes physically are unable to care for yards and keep a large house sparkling. Nor can many afford to hire help for all the maintenance a property might require.

"Basically, Monolithic Domes are one-piece, simple, but extremely sturdy, structures," David says. "That makes them easy to maintain. There's no roof to repair or gutters to clean. The concrete will not attract termites, mold or mildew."

Safety and Security

Because both physical stamina and agility decline with age, living in a safe, secure environment is of paramount importance to seniors. They want and need to feel protected against fire or natural disaster, as well as physical injury resulting from a fall.

David says that by their very nature Monolithic Domes provide security against fire, tornado, hurricane and earthquake. Moreover, the interior of a Monolithic Dome is a safer environment for seniors because domes can be designed without steps, tight corners and dark hallways.



The same features that make Monolithic Domes so suitable for senior citizen housing make them ideal as short-term or long-term rentals.

"Monolithic Domes have already proven their value as rentals," David says. "There are several residence inn domes right here in Italy, Texas that are consistently occupied. These small domes work very well for one or two people. They attract working singles, newlyweds, retirees, as well as single parents with just one child. Renters like the security they provide, their minimal maintenance and low energy use.

"Because these domes use so little energy," he adds, "owners can add an attractive incentive " Paid Utilities. That's a real plus and renters know it."

As with senior housing, the demand for long-term rentals, often called extended-stay hotels, is growing as well. On the outside, they look like ordinary, motel or hotel complexes. The difference is that most rent by the week, for a minimum of one month, and offer amenities designed to attract the business person and executive. These might include any or all of the following: 24-hour business centers, dry cleaning and laundry service, a fitness center, pool, golf course, daily housekeeping, gourmet kitchens, guest accommodations, full-service restaurant and conference rooms. Depending on location and services offered, rental fees range from \$200 to \$1000 or more per week.

Extended-stay hotel may sound like just another, fancy name for apartment to the layman, but not to bureaucracy. Most cities and counties consider them sufficiently different so that each is governed by its own set of building codes, restrictions, and laws. For example, building codes for an extended-stay hotel probably would not require the inclusion of two parking spaces per unit, as they very well might for an apartment complex.

"Researching the building codes and all the legalities for the area in which you want to build would be my first step," David says. "Once you know those, you can really begin planning the complex itself."

"A number of our Monolithic Dome designs, such as the various versions of the Io-20, are particularly suited for senior housing, as motels, or as rentals," he adds.

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- Model 19 Cabin
- Model 24 Cabin

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- Add Monolithic Stucco
- Add Silicon Coating (can be applied over Air form or Monolithic Stucco)

Interior Options

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- Add Kitchen Cabinetry & Counters (includes sink)
- Add Bath fixtures (includes toilet, sink, & cabinetry)
- Add Doors & Windows
- Add Ceramic Tile Floors
- Add Electrical Finish-Out
- Add all Appliances, Comfort Items and Furniture

OR Itemize Appliances, Comfort Items & Furniture

- Refrigerator
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- hot Plate
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