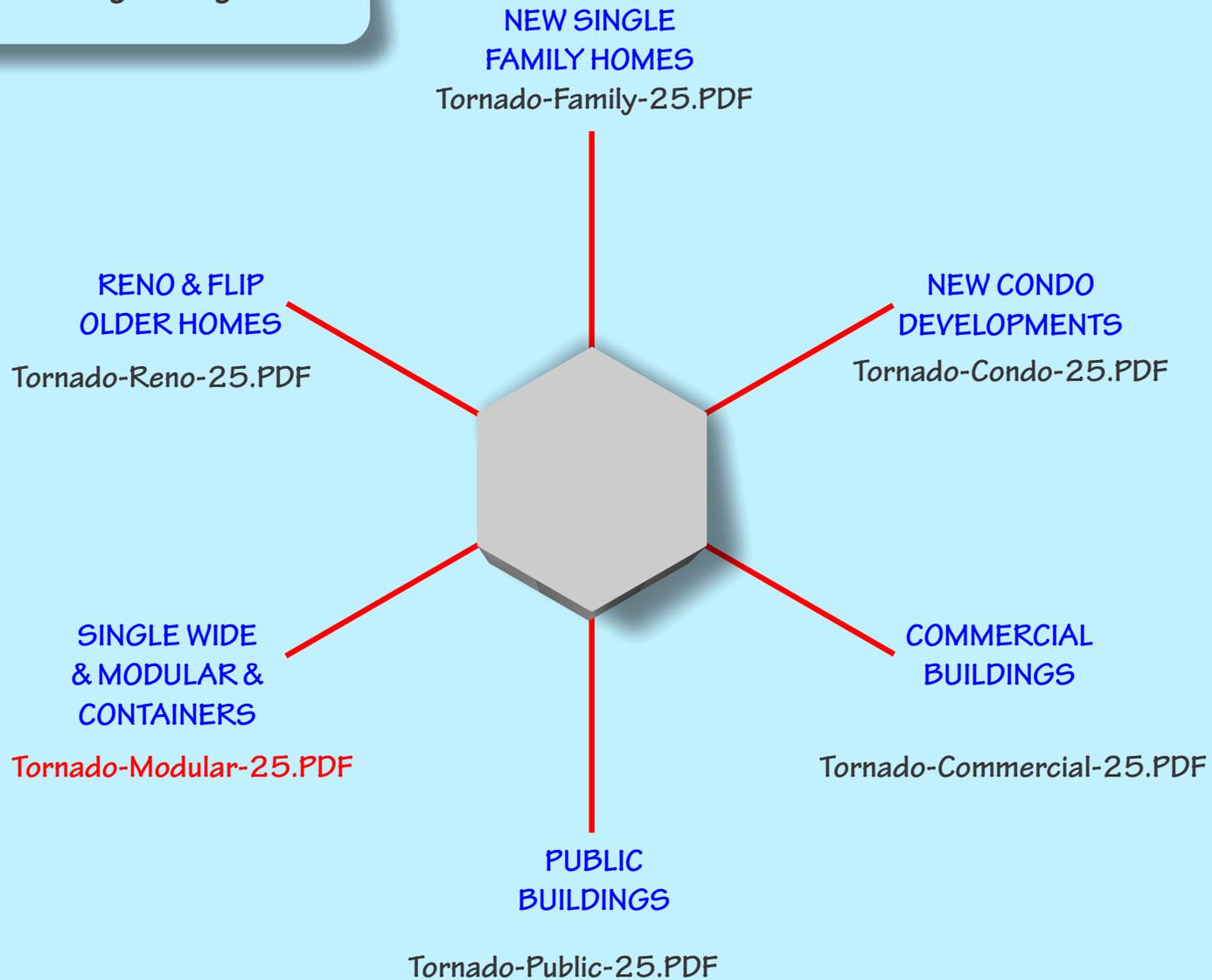


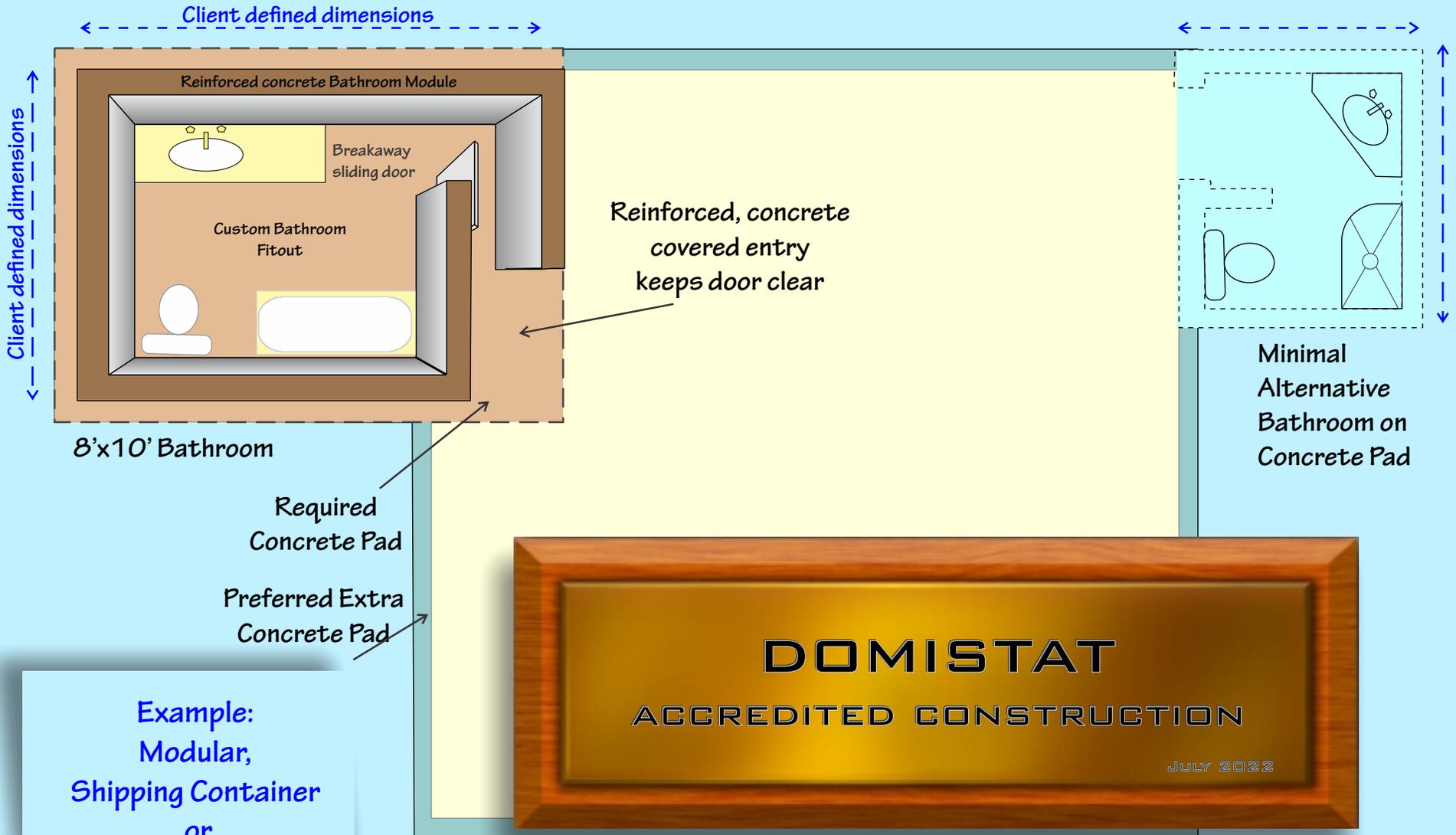
**6" THICK  
PRECAST CONCRETE CORE  
DELIVERED AND  
BOLTED TO SITE-POURED,  
CONCRETE PAD**

Specialist files are available for each of the following categories



## Modular Residence with Tornado Resistant Bathroom Module

Simplified view



Example:  
Modular,  
Shipping Container  
or  
Tiny House



*Selling a single lot to a newly wed couple for their dream home, or selling a parcel of lots to a developer, the sizzle is hard to see until the first homes go up. Then we can all envisage a Neighborhood, a sense of scale, and all their plans unfold before their eyes.*

*Imagine a lot that has a concrete pad already in place, denoting the safest pace in the Neighborhood. The focus changes... What can be built here? Which way will the house face, where will the morning sun shine?*

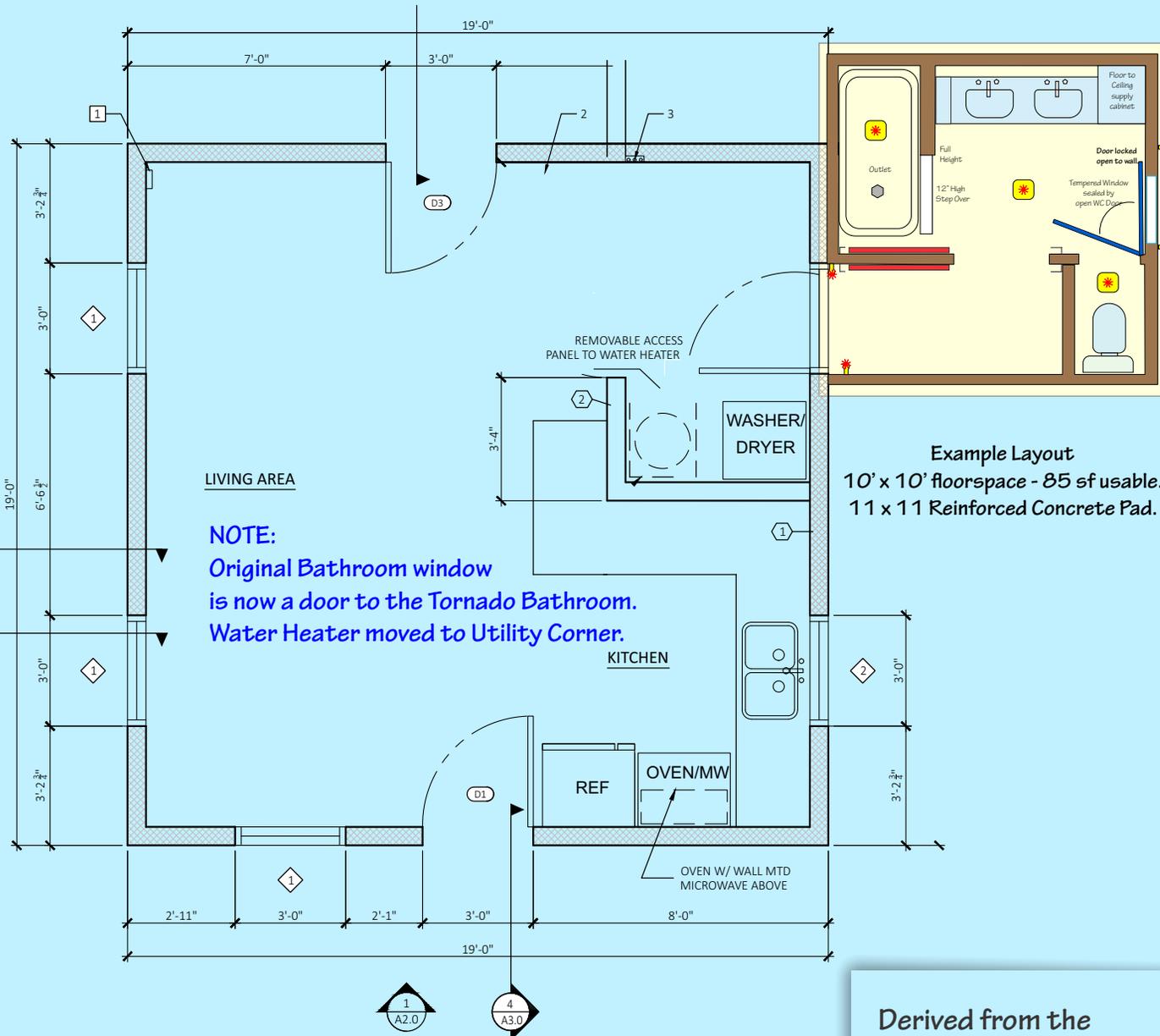
*A simple concrete pad, 12' x 12' can change everything.*

*That pad shows the optimal building height and the safest placement for the future home's Tornado Bathroom. No-one likes to focus on the negative, but bad weather is a part of life. This home will be safer because of that pad, the occupants will have a place to gather if bad weather threatens their family.*

*A normal enough looking bathroom provides extra support for the construction of the house. The home can be a Custom Masterpiece, a Modular or anything that current code and regulations allows. That bathroom is a solid core for the security of the occupants for many decades to come, but it is something else.*

*The next stage in this building's development is the delivery and installation of the Raw Core. This is a large, pre-cast concrete 'bunker'. Primary fitment of utilities is made and the bunker becomes a secure toolshed during the balance of the construction phase. The construction crew has a clean and secure space to work from.*

*Once the rest of the construction reaches 'Lock-Up' stage, the bunker is fitted, tiled and finished to suit the needs of the market. That bunker is not just a Toolshed, it's the safest place on the block, the core of the family home and a long term value for them that ensures the very best investment for generations to come and the highest possible resale value.*



LIVING AREA

**NOTE:**  
Original Bathroom window  
is now a door to the Tornado Bathroom.  
Water Heater moved to Utility Corner.

KITCHEN

WASHER/  
DRYER

REF

OVEN/MW

OVEN W/ WALL MTD  
MICROWAVE ABOVE

Example Layout  
10' x 10' floorspace - 85 sf usable.  
11 x 11 Reinforced Concrete Pad.

The Tornado Bathroom is delivered and installed onsite prior to delivery of the Casita '3'

Site prep requires deep concrete foundation and water, sewer and all power/light connections to be 'Plugged in' to the Casita once delivered and assembled.

The rooms would be bolted to each other. The height and roof line of the Tornado Bathroom can be designed to match current or future Boxabl Designs.

The Casita3 would then include a full Tornado Bathroom, with a choice of variable sizes while providing extra living space.

See specific files re: Tornado Bathroom specs.

1 FLOOR PLAN  
A1.0 Relative scale only.

Derived from the original plans of the Casita 2 from:

**BOXABL INC.**

5345 EAST NORTH BELT ROAD  
NORTH LAS VEGAS, NV 89115, USA

+1(702) 500-9000 HELLO@BOXABL.COM



All new builds are required to have a Pre-Cast Concrete Room (on a Concrete Pad) completed before the rest of the building is commenced. As the Bathroom is the most functional room and the historically safest room, this study bases its research and plans on the bathroom.

In time, we see a process where developers put down a concrete pad, followed by a Pre-Cast bare room. That room is used as a secure tool-room, during the build of the main structure, then the bathroom is fully fitted to client specifications.

As the room is intrinsically stable, the room can also be a solid core for a building-wide support structure including cantilevered supports, stairwells etc...

Regardless of Natural Disaster, this core structure is designed to save lives and to provide a starting point for any rebuilding that is necessary. It also means that basic bathroom facilities can be more readily maintained during the worst of times.

We see that modular homes and tiny homes are constructed without a bathroom, but are assembled alongside an existing Pre-Cast room. (Concept Plans included).

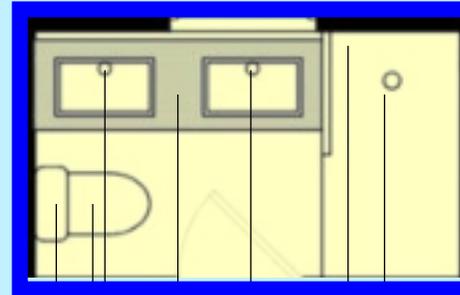
The Tornado Bathroom is designed to be released to the Public Domain, with a small fee for Certification. This will ensure that Genuine Tornado Bathrooms meet required standards and are maintained in a Register to assure their increased valuation and re-saleability.

Public availability allows Pre-Cast manufacturers around the world to take up the concept and provide the greatest variety of designs to be included. Designs are available for multi-story condos, Industrial, Commercial and Government Buildings, HOA Community Rooms etc...

# TORNADO-MODULAR-25

## BOXABL 2 BED

- 1/ Pre-pour Pad with water and power prefit
- 2/ 'Drop-in' Tornado Bathroom
- 3/ Fit Boxabl around Pad
- 4/ Fitout Bathroom
- 5/ Beds / Windows moved to add closet space



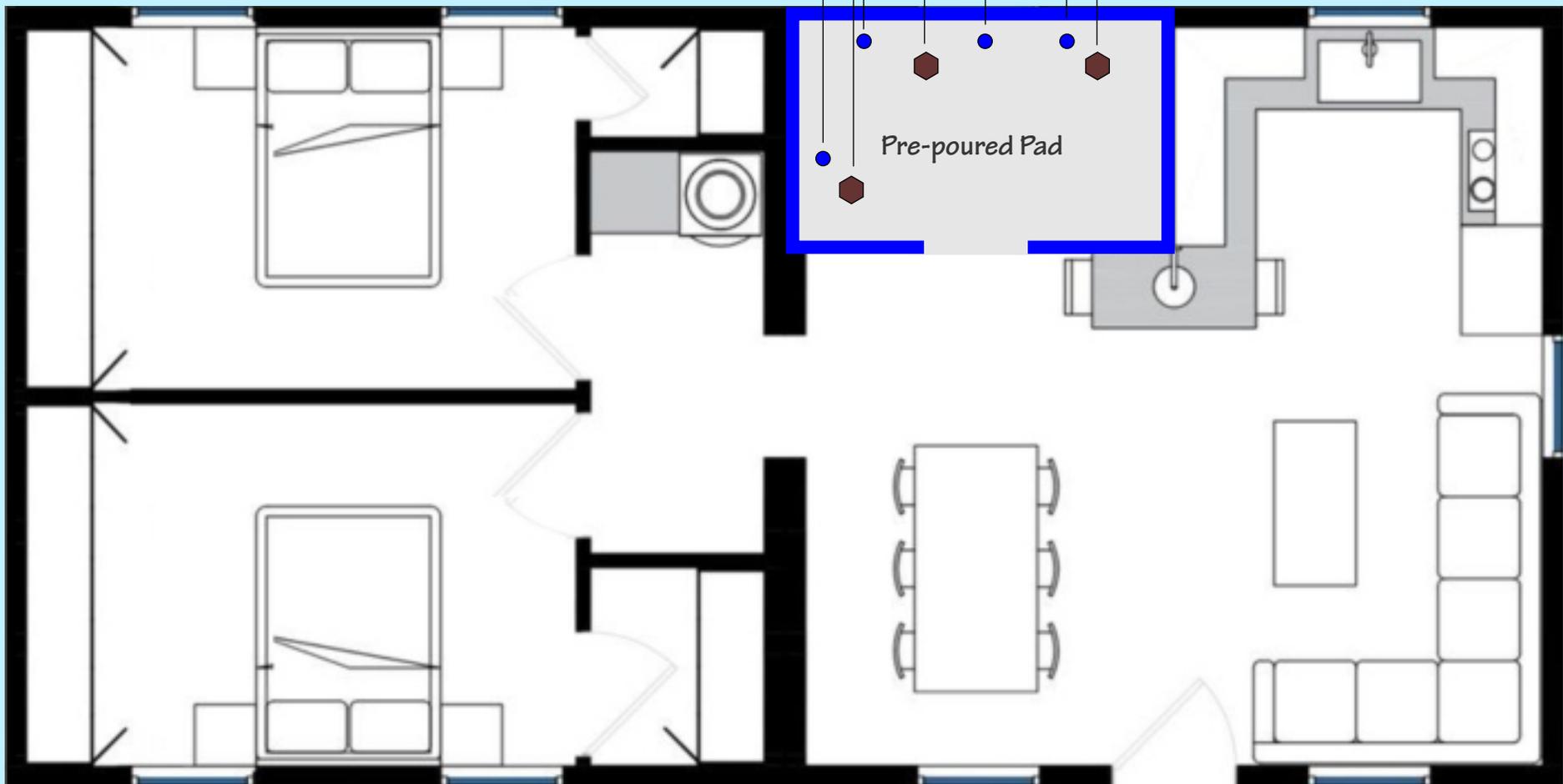
**BOXABL INC.**

5345 EAST NORTH BELT ROAD  
NORTH LAS VEGAS, NV 89115, USA

+1(702) 500-9000 HELLO@BOXABL.COM



*Derived from original plans  
as posted on LinkedIn*



*The Domistat Tornado Bathroom is designed to Save Lives in a natural disaster.*

- Hurricane
- Tornado
- Flood (Subject to weatherproof seals)
- Fire (Fire rating to be determined)

*The Domistat Tornado Bathroom is designed to be incorporated into all new buildings:*

- Private Residential
- Commercial Buildings
- Public Buildings
- Schools
- Public Restroom Facilities

*The Domistat Tornado Bathroom is NOT designed to provide shelter in the event of:*

- Nuclear Attack (Fallout Shelter)
- Panic Room (Home Invasion)  
(although it may provide some measure of protection)

*The Domistat Tornado Bathroom does NOT NEED to be a bathroom, e.g.:*

- Campgrounds and RV Parks - Community Facilities
- Gated Communities - Community Halls
- Places of Worship - Bathrooms and extended rooms

*The Domistat Tornado Bathroom needs to be equipped with emergency Supplies including:*

- Flashlights
- Fire Extinguishers
- First Aid Kits
- Radio (including extra batteries) - Weather Radio
- Signalling Device - e.g. Air Horn with Batteries.

*Bring also:*

- Food Personal Cell Phones Document Files Laptop computer



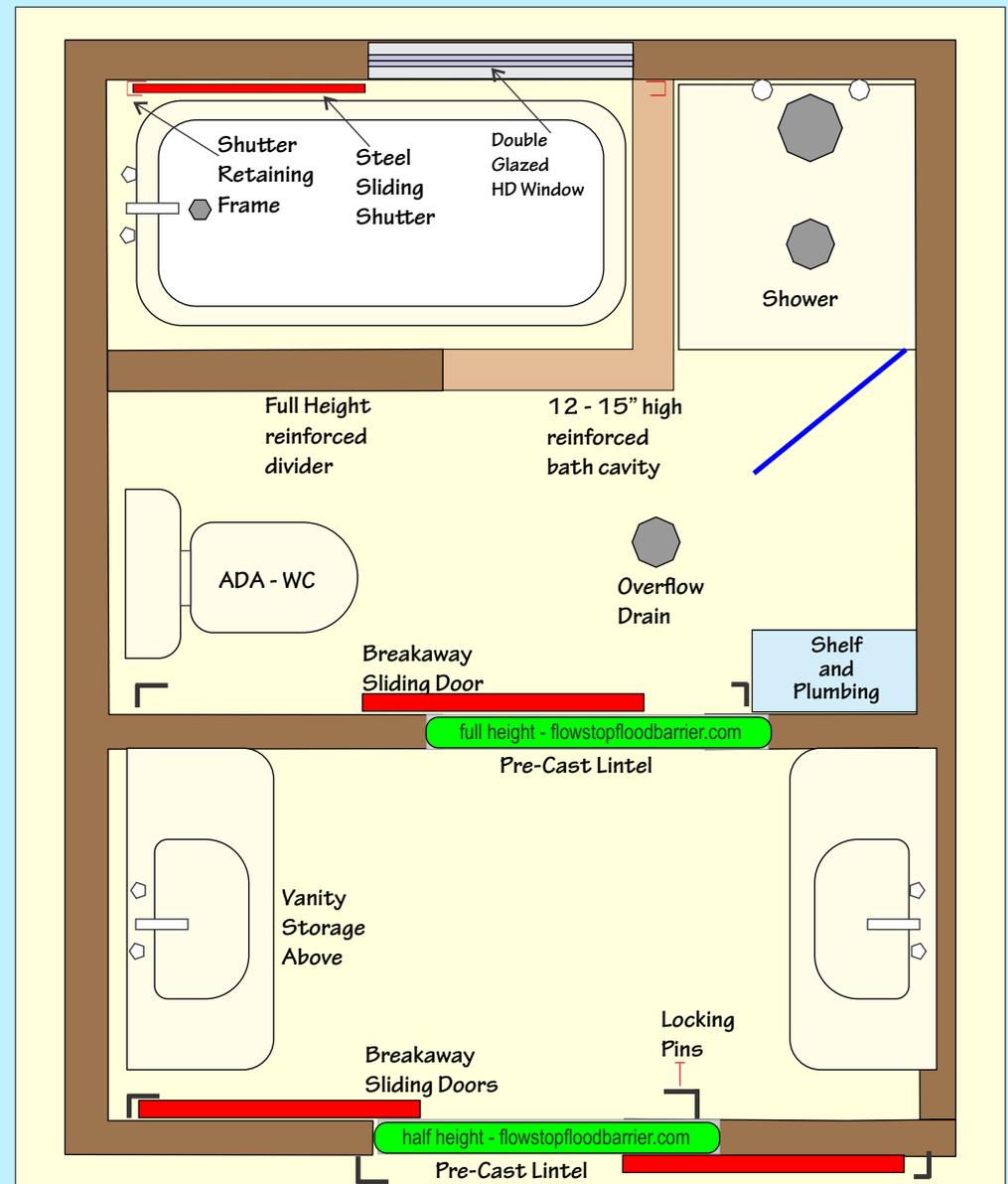
**Built like a Bridge!**

Delivered and installed Prior to  
Modular Home  
Delivery / Setup

Pad poured with outlets  
Tornado bathroom placed  
Used as lock-able storage during setup.  
Tiled and fitted on-site  
Modular home delivered  
Bolted to bathroom.

- Floor - Concrete Pad
- Walls - Reinforced Concrete
- Ceiling - Reinforced Concrete
- Door 1- Fire Rated Steel - Breakaway
- Door 2-Standard - Breakaway
- Windows - Reinforced + Slide Steel Hatch
- Skylight - Slide Steel Hatch
- Outlet Drain - leads to P trap and Sullage Pit
- FlowStop - Flood Barriers

8' x 10' floorspace



Attach to main house structure

**Primary Features**

Precast Concrete Module

Concrete Ceiling and Floor

Sliding Steel Internal Window Shutters

Sliding Steel Ventilation Covers

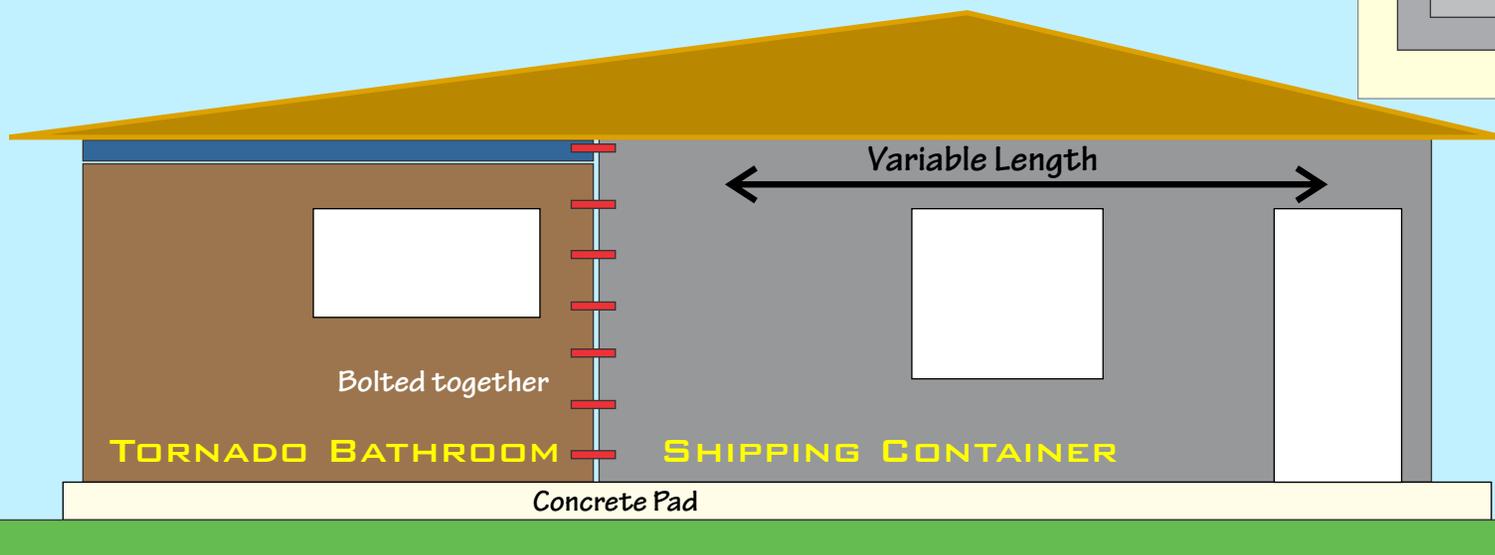
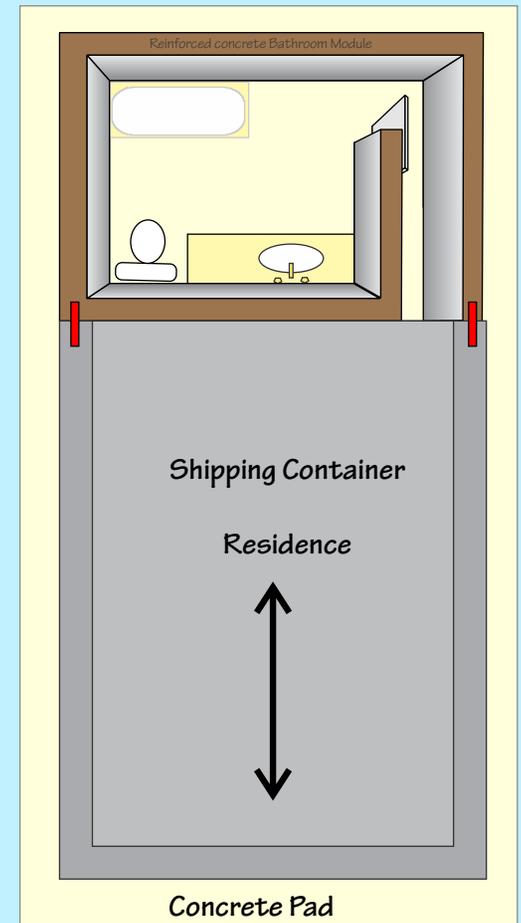
Sliding Steel Attic Cover

Sliding Steel Skylight Cover

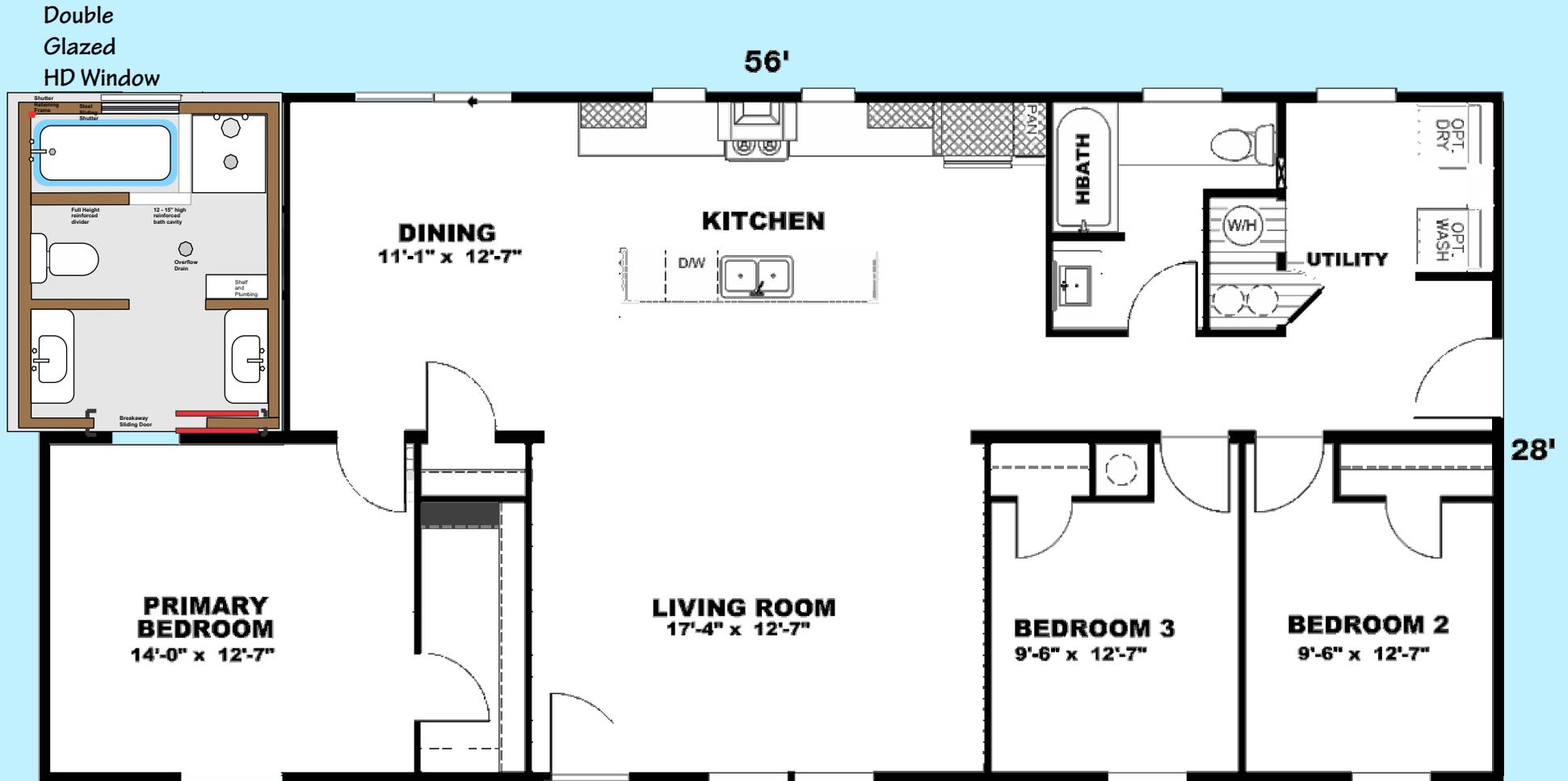
Internal Breakaway Sliding Door

**Concept Design for  
Tornado Bathroom  
in  
Shipping Container  
Residence**

By placing the Tornado bathroom at one end of the shipping container, the fitout can be completed before the container (any length) arrives.



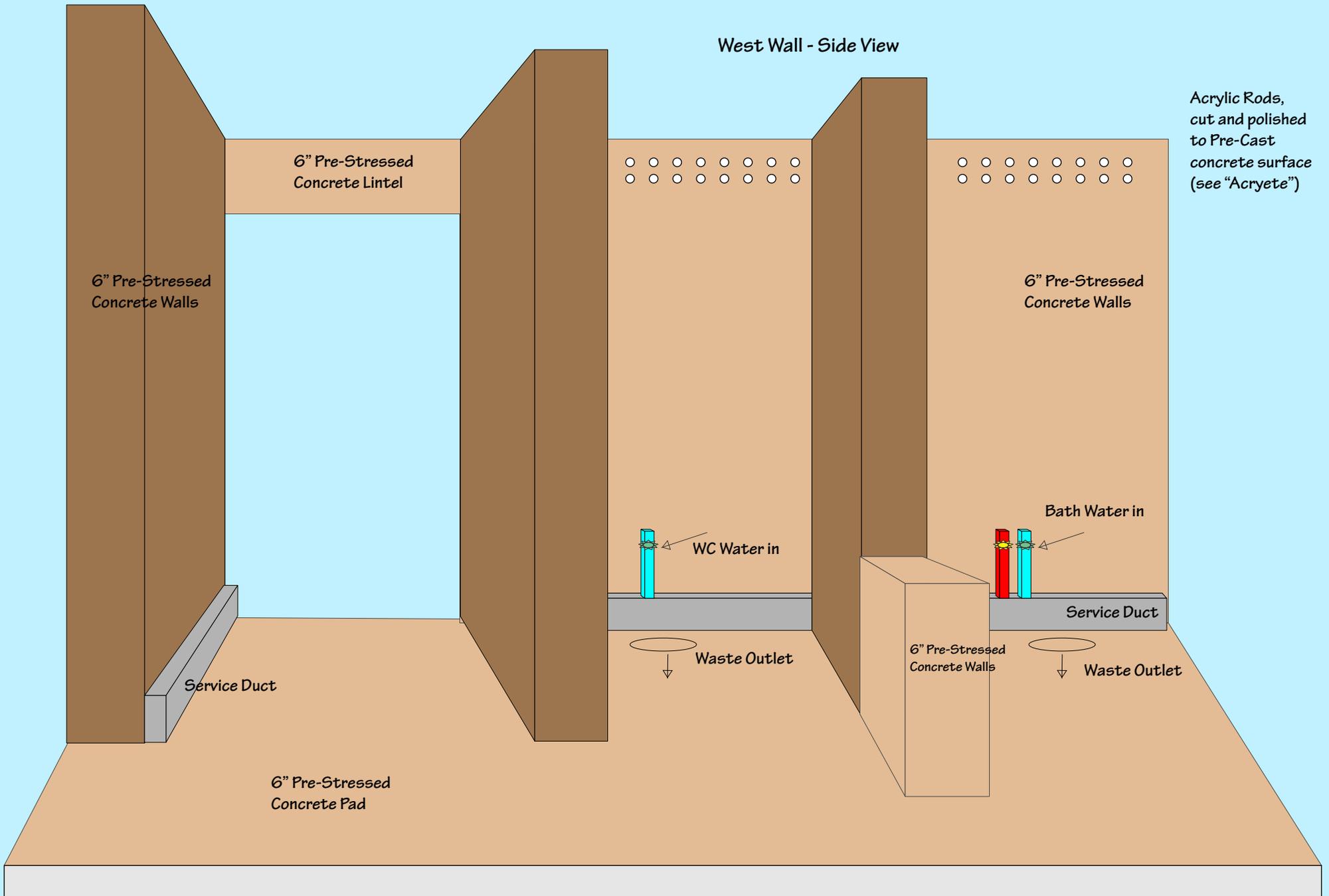
Added to existing Modular Home to provide secondary bathroom that doubles as a Tornado Bathroom.



Modular homes can be designed without a bathroom,  
so they can be attached directly to the Domistat Module

**Domistat Safety Reinforced Concrete Bathroom Module**

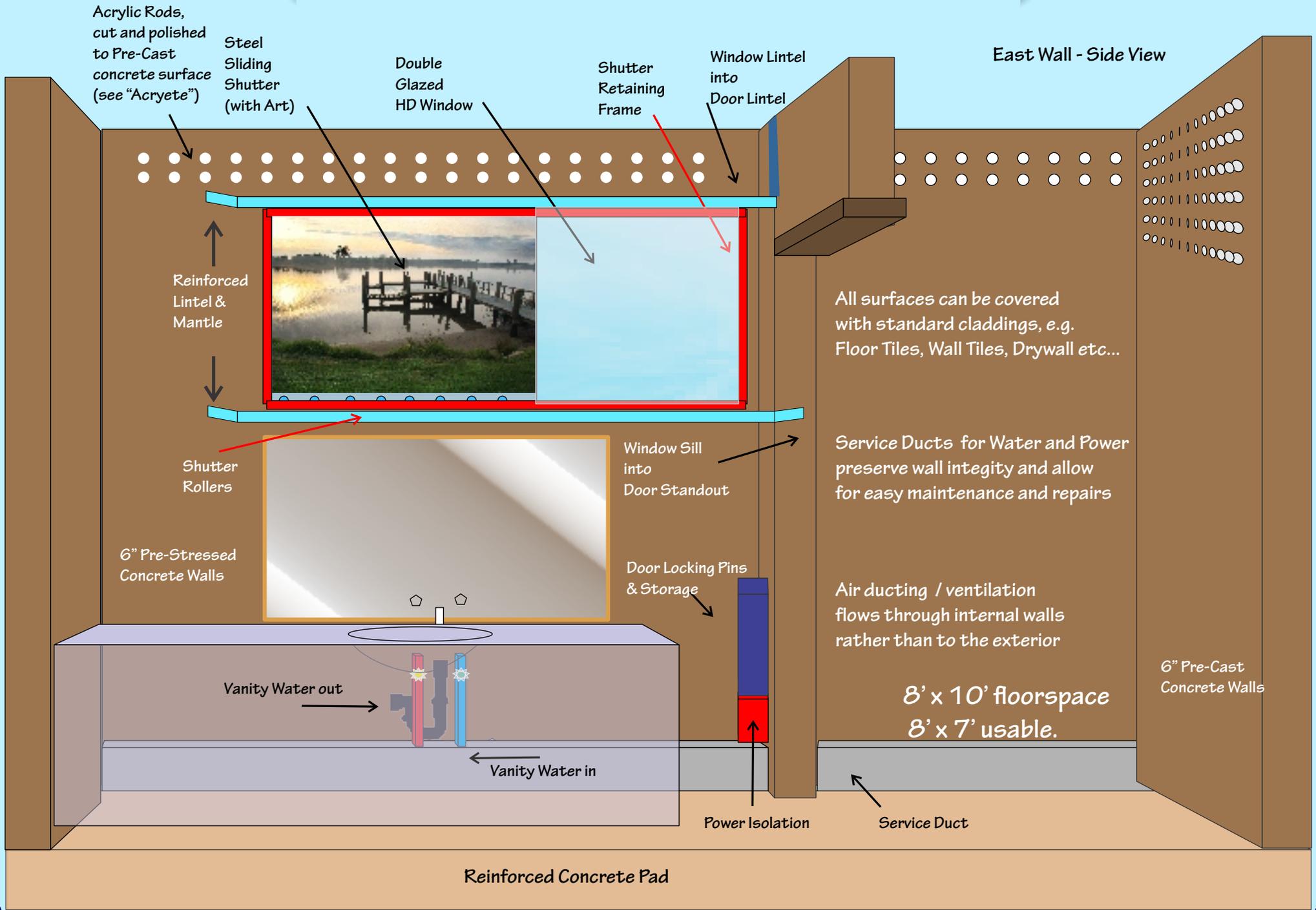


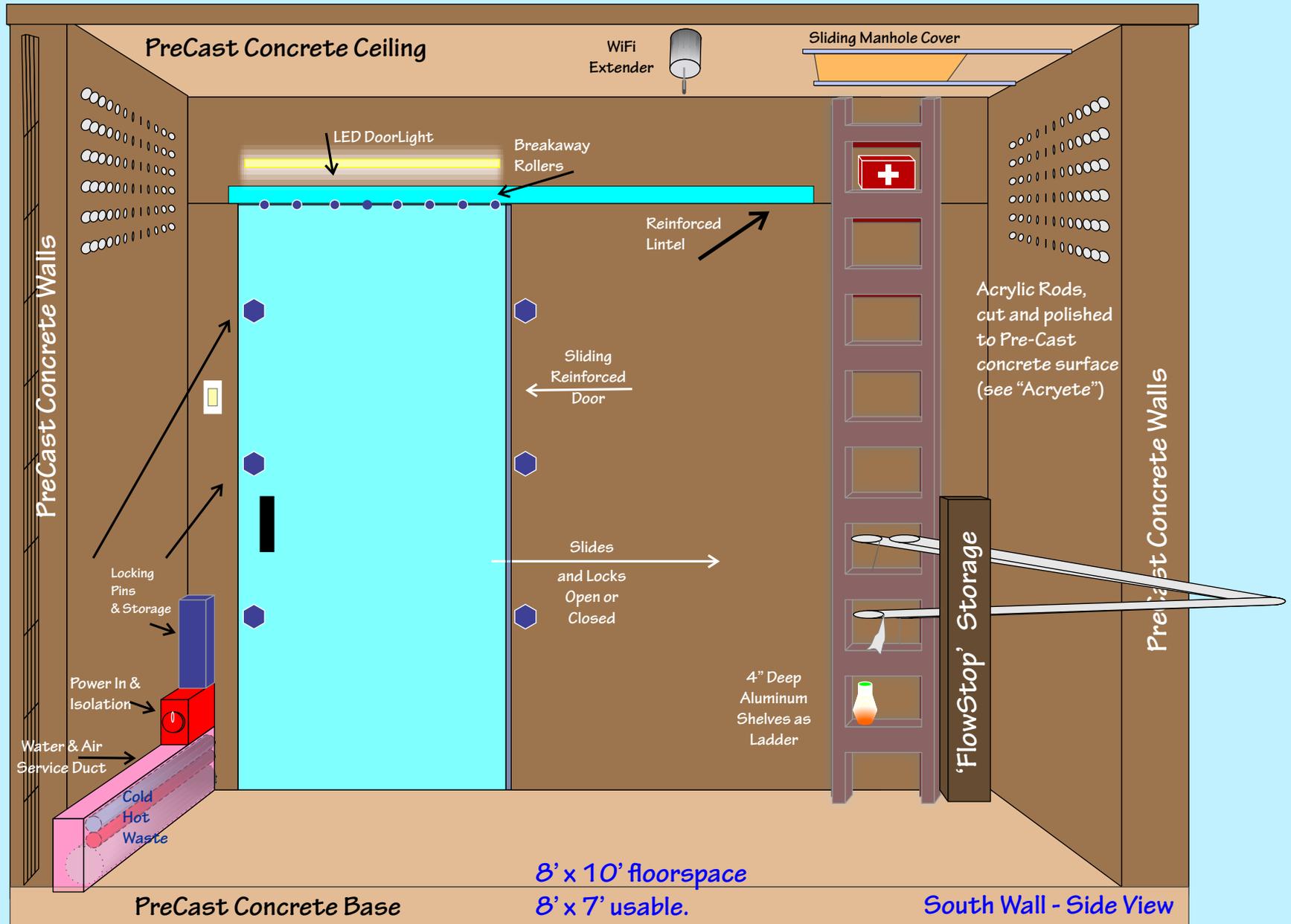


# RESIDENTIAL STRUCTURAL

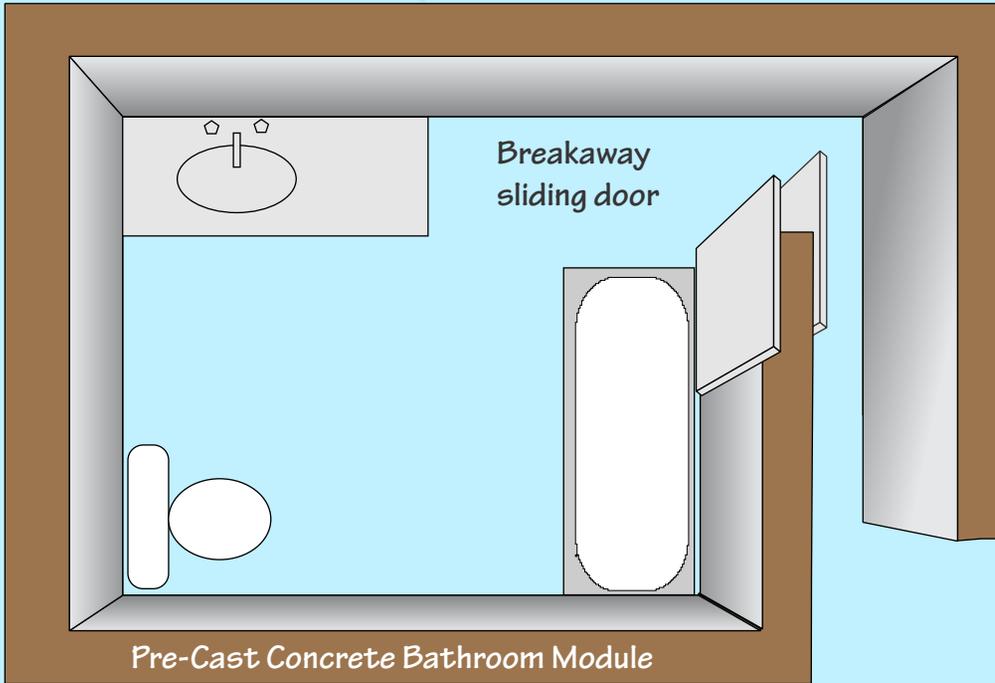
# TORNADO-MODULAR-25

# INNOVATION









In daily use, the Tornado Bathroom is virtually indistinguishable from a standard family bathroom. Fully tiled and decorated, with all the amenities required, the extra functionality of the room is entirely hidden from view.

When needed, the true nature of the room reveals the life saving benefits required.

Doors and windows sealed, external cameras maintain a view of the outside world, even when power is cut. Lighting is maintained and fresh water is always available.

While the roof is also completely sealed, fresh air is still ducted into the room, and external flashing lights alert First Responders of your presence.

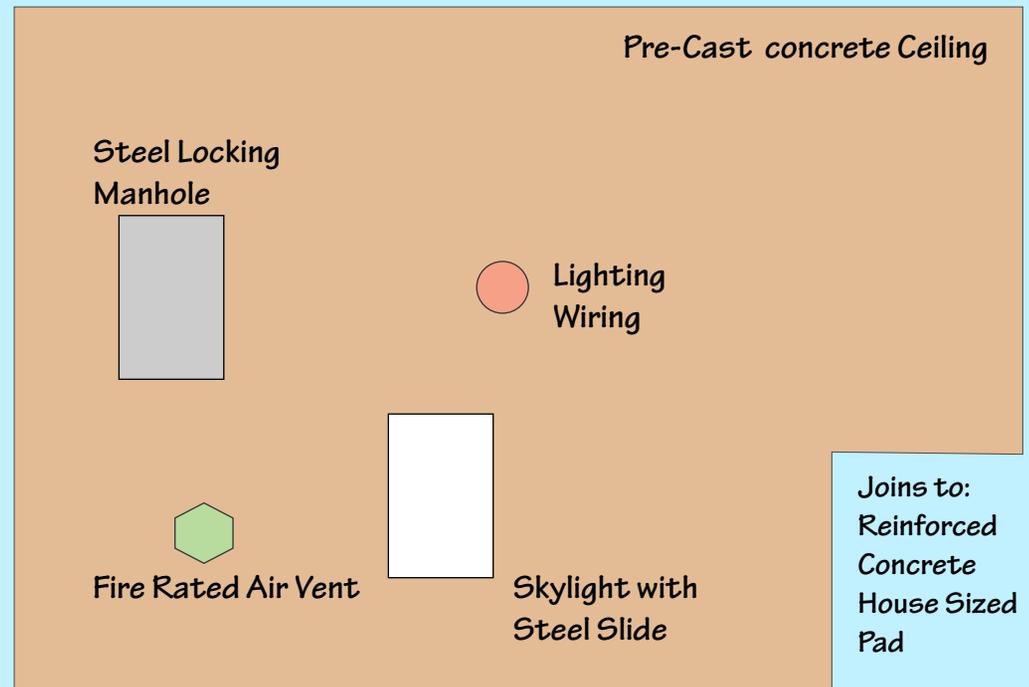
Once inside, the occupants cannot be trapped, the breakaway door opens to a pre-cast secure baffle inside the home.

In the event of catastrophic flooding, a drop down ladder allows occupants access to the finished attic, and if required, access to the rooftop.

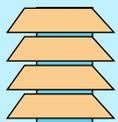
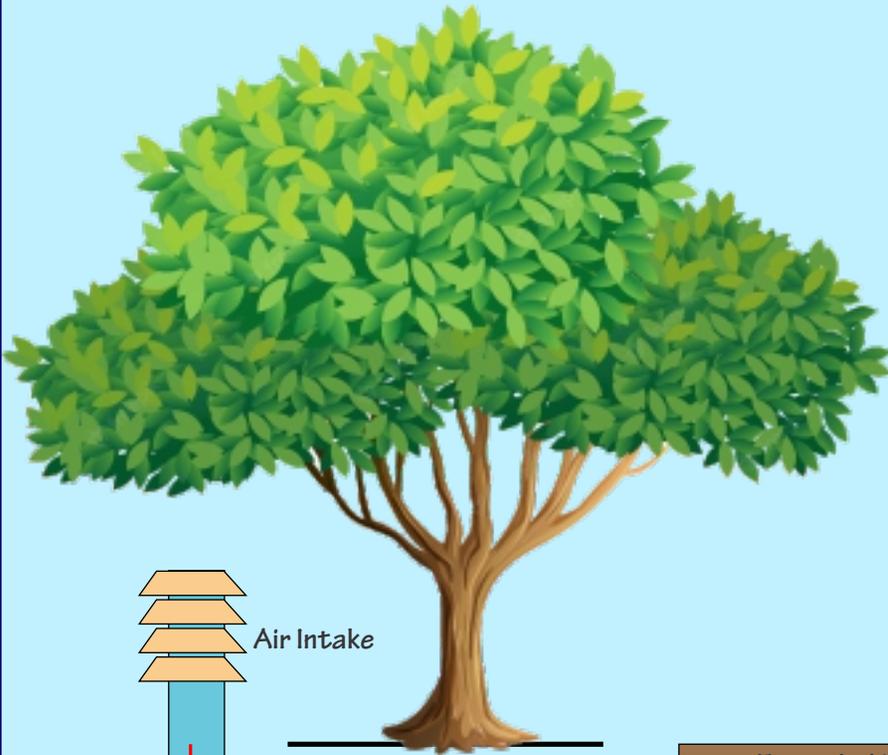
A flag can be raised to further identify that there are occupants inside.

Unlike basements or external bunkers, where access can be covered by debris, and can actually trap people inside, the Tornado Bathroom allows people to safely shelter in place and exit whenever it is safe to do so.

The Tornado Bathroom is designed to be safe from the elements but accessible to people, so should not truly be relied on as a "Safe Room" in the event of home invasion.



Domistat Safety Reinforced Community Bathroom Module



Air Intake

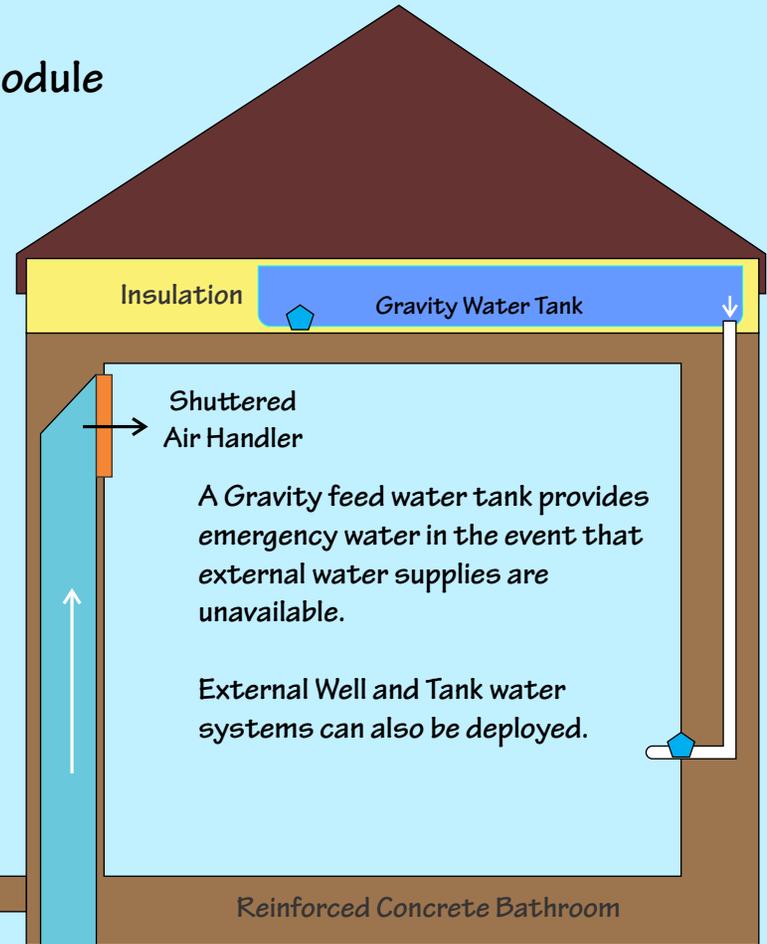


min. 6ft

Earth / Air Tunnel provides stabilized ventilation for long duration occupancy.

Air Stabilization Duct

Extended Pad for House



To protect occupants further, community based Tornado Bathrooms should always include protected Air Handler's to ensure an adequate flow of air, even when the rooms are sealed against the elements. Earth / Air Tunnels are a cost effective method of providing continual ventilation.



Battery backup systems can often be located in the attic space, keeping them away from the elements, but accessible for maintenance and upgrades.

Depth of footings / foundations should be determined by soil test.

Garages and Indoor / Outdoor paved spaces should maintain a 1° pitch to allow for drainage.

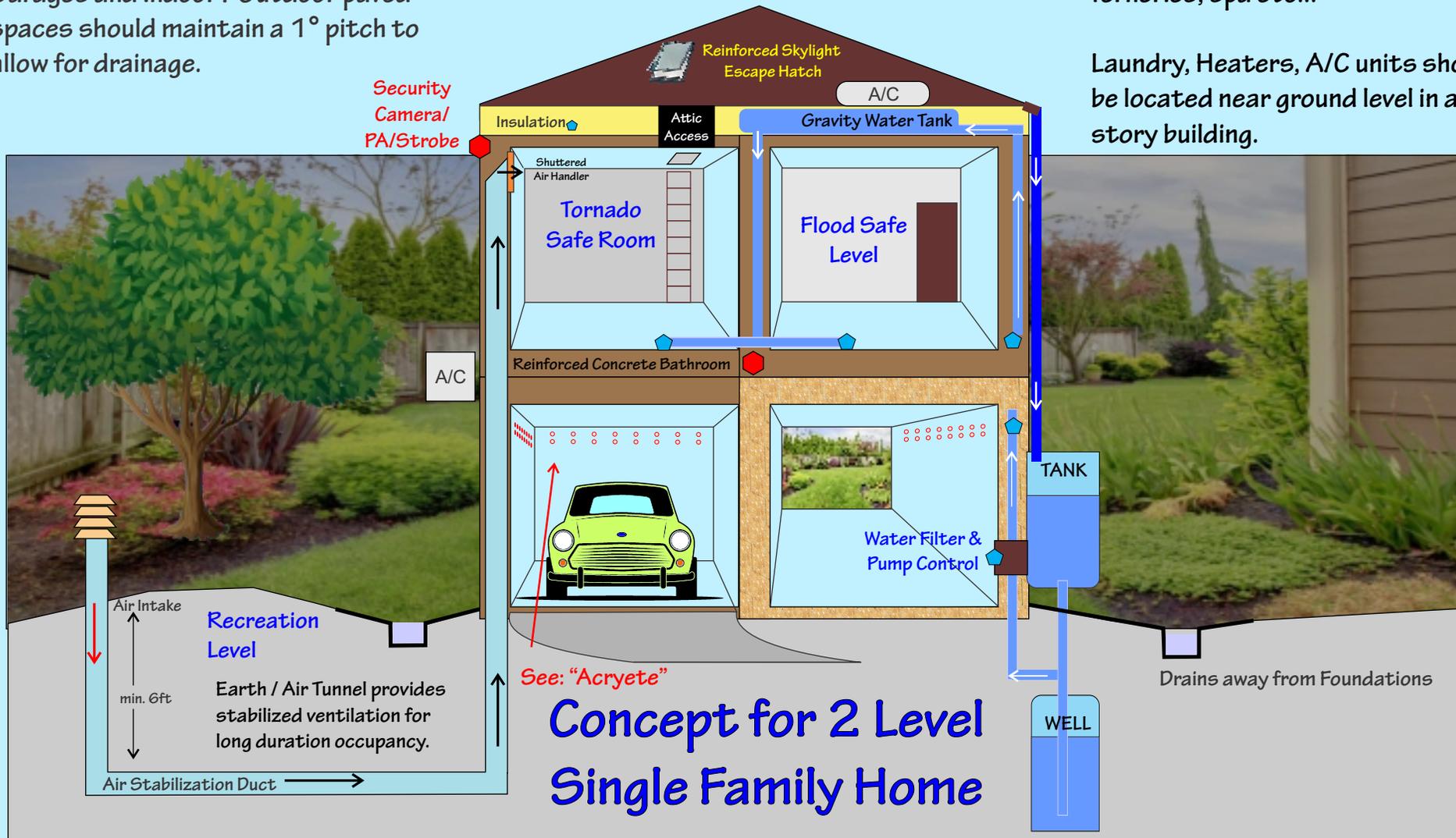
A Gravity feed water tank provides emergency water in the event that external water supplies are unavailable.

External Well and Tank water systems can also be deployed.

The house has gutters and drains all around to keep water from flowing to foundations. Some water can be recycled.

The ground floor can incorporate Indoor / Outdoor Living space, garages, ferneries, spa etc...

Laundry, Heaters, A/C units should not be located near ground level in a multi-story building.



**Concept for 2 Level  
Single Family Home**



The Tornado Bathroom can be manufactured and delivered as a base module to virtually any home site in the USA. Pre-Cast Concrete companies can be authorized to produce accredited Domistat Tornado Bathrooms to order.

Once secured to a concrete pad, the bathroom is tiled and fitted to the utilities on site.

A wide variety of sizes and configurations are available to suit the style and size of home that is planned.

While the rest of the home is being built, The Domistat Tornado Bathroom can double as a lockable toolshed for contractor use.

**Devastation like this occurs regularly in the USA**

Insurance providers should be able to reduce premiums for all homes where the Domistat Tornado Bathroom is installed.

We call on the Federal, State and Local Governments to give incentives to anyone wishing to upgrade their personal security this way.

The value of housing will increase substantially, based on an Accredited Domistat Tornado Bathroom built into the home.



## Pre-Cast Concrete Saves Lives

Pre-Cast Road Bridge Culverts were the inspiration for the Domistat Tornado Bathroom.

Pictured are a series of 8' x 10' x 6' culverts being positioned for a roadway.

Note the crane hooks are currently attached to reinforced 'eyes' in the top of the culvert.

This is the primary proposed deployment scheme for the Pre-Cast version of the Domistat Tornado Bathroom.

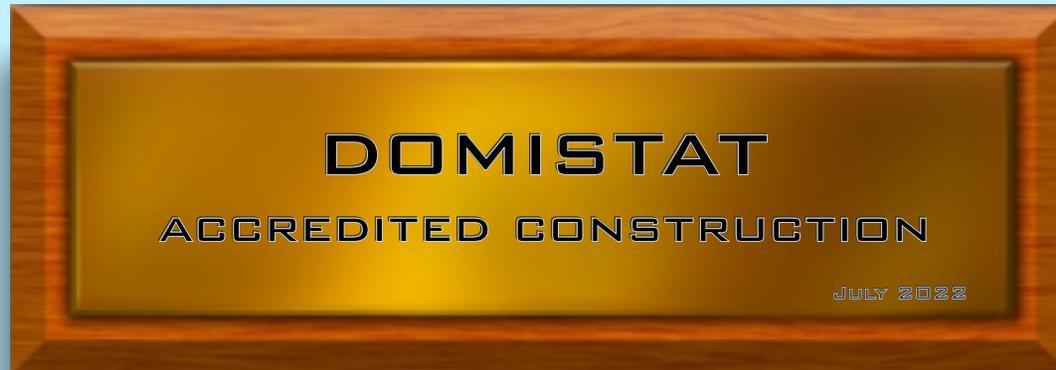


This photo shows a part of Haiti after Hurricane Matthew tore through in early October 2016.

Note that even cinder block housing offered no protection for human safety.

In the event of a Category 5 Hurricane, the only buildings that have any possibility surviving anything other than total destruction are those with fully reinforced construction, with interlocking, reinforced steel in concrete.

Pre-Cast construction offers the safest way to guard against the forces of natural disaster.



Rather than sell Tornado Bathrooms, Domistat is considering licensing their Named Usage for a nominal fee and providing a Certificate of Authenticity and Display Plaque to verified Building Contractors.

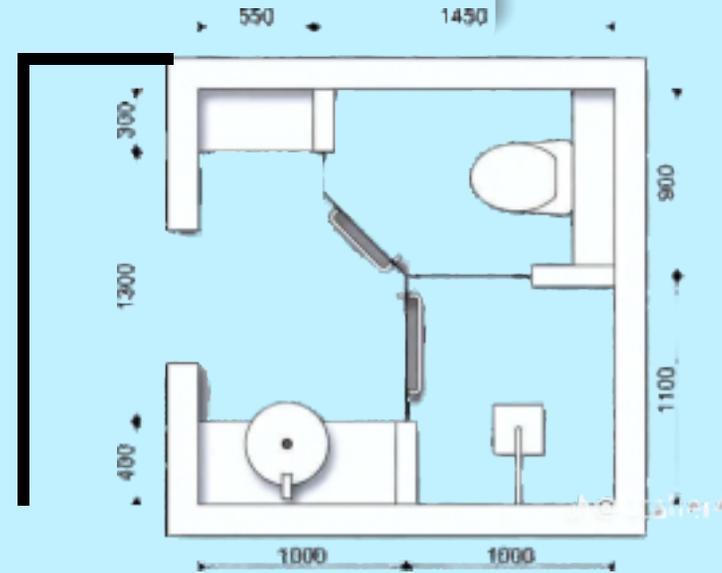
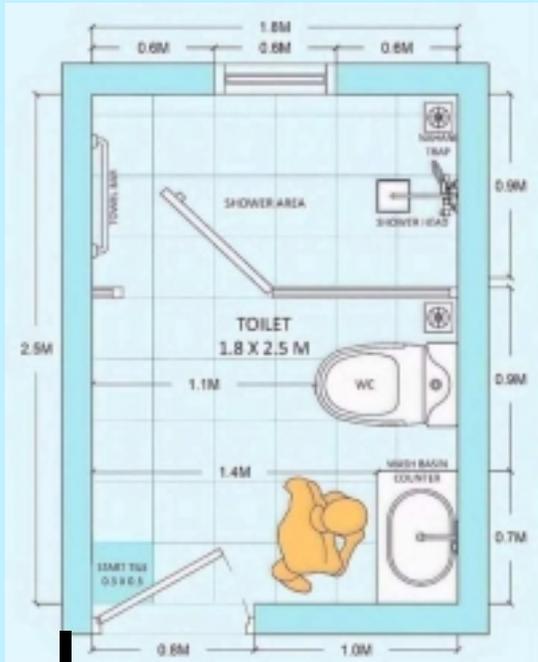
This allows anyone to use these concepts free of charge, but retains value and goodwill for contractors who maintain their training and credentials, as well as promoting the Authentic Domistat Tornado Bathroom.

We believe that a more diverse range of designs will continue to improve this concept and that housing values will increase as the long term value of an Authorized Domistat Tornado Bathroom will be proven.

In time, we feel that single family home allotments will require a suitable Placement Pad and Tornado Bathroom "Shell" to be in place before Building Permits will allow the construction of the rest of the residence.

Further Engineering Studies are required to Certify Fire Resistance, Flood Mitigation and other tolerances to Natural Disasters. We are actively looking for suitable partners to explore every possible contingency.





Submitted Bathroom Designs

