



# BASECAMP

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These are the standard specifications for our Basecamp model that reflect our posted pricing and downloadable plan layout. Our standard specifications are based on Zone 4-5 insulation requirements with a Temperate Climate with snow loads of 25 PSF. Backcountry Tiny Homes makes changes to these standard specifications when framing, insulation, ventilation, and material choice are no longer adequate or applicable to client's parking spot/traveling location.

Backcountry Tiny Homes can make changes to the Basecamp off-grid capabilities, layout, material, furnishings, and more upon request. Reach out to us at [info@backcountrytinyhomes.com](mailto:info@backcountrytinyhomes.com) to start our "changes to an existing model" or "custom tiny home model" process.

*Please see the following pages for our specs and standard finishing items.*



## -HOME SPECIFICATIONS-

- **Square Footage:** 174 SF/337 SF with lofts & roofdeck  
✓ (sf calculated by available interior floor space of home)
- **Trailer/Overall Length:** 24'-0"/24'-3"
- **Travel Height:** 13'-6" / (16'-11" with removable railings)
- **Width:** 8'-6"
- **GAWR:** 18,000-lb

## -SAFETY SPECIFICATIONS-

- **Fire:** Fire extinguisher & smoke detector
- **Emergency Egress:** Secondary emergency egress & roofdeck fire ladder
- **Travel:** Tension tie rods, tie downs for appliances, straps, moving blankets
- **Notes:** Please note that should a wood stove be installed, we provide a carbon monoxide detector. Should propane be installed, we provide a propane sniffer. Neither of these come standard in our base model so they are not included at this time.

## -UTILITY SPECIFICATIONS-

- **Heat:** Electric
- **Cooking:** Electric
- **AC:** None (ask BTH for options)
- **Ventilation:** Push/pull vent fan
- **Electrical:** On-grid 50amp 120/240V service, twist and lock plug
- **Water:** On-grid city water inlet
- **Gas/Propane:** None (ask BTH for options)

## -FRAMING SPECIFICATIONS-

- **Trailer/Floor Insulation:** Rockwool R-23
- **Roof Insulation:** Rockwool R-23
- **Wall Insulation:** Rockwool R-15 w/ Rigid Foam
- **Floor Framing:** 2x6
- **Wall Framing:** 2x4
- **Loft Framing:** 2x4
- **Roof Framing:** 2x6
- **Framing Type:** 24" O.C. advanced framing



## -BATHROOM SPECIFICATIONS-

✓ *Utilities:*

- **Shower:** A2 36 in. x 36 in. Single Threshold Center Drain Shower Base in White
- **Toilet:** Kohler K4347 Cimarron Tanked Toilet in White
- **Sink:** IKEA Lillangen sink cabinet with 2 doors
- **Faucet:** IKEA Ensen bath faucet chrome plated
- **Lighting:** (2) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (1) paddle switch for fan vent
  - (1) paddle switch for lights, dimmable
  - (1) GFI outlet
- **Ventilation:** Delta Breeze Slim Series 100cfm Exhaust Fan

✓ *Storage/Furnishings:*

- **Medicine Cabinet:** IKEA Lillangen mirror cabinet with 1 door in white

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** 23.5"x23.5" Awning Window Jeld-Wen White Vinyl
- **Door(s):** 24" Pocket Door Jeld-Wen (same as kitchen)



## -KITCHEN SPECIFICATIONS-

### ✓ *Utilities:*

- **Stove:** Empava EMPV-IDC24 24" Electric Induction Cooktop with 4 Burners
- **Fridge/Freezer:** 10 cu. ft. Top Freezer Refrigerator in Silver Mist
- **Sink:** IKEA Langudden Sink in Stainless Steel
- **Faucet:** IKEA Almaren Kitchen Faucet in Stainless Steel Color
- **Water Heater:** Bosch Tronic 3000T 7. Gal Electric Water Heater
- **Lighting:** (3) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (1) paddle switch for lights, dimmable
  - (1) GFI outlet for countertop
  - (1) GFI outlet for fridge/freezer
- **Ventilation:** Whirlpool Undercabinet Range Hood in Stainless Steel (250cfm)

### ✓ *Storage/Furnishings:*

- **Base Cabinets:**
  - IKEA Sektion Base Cabinet with Shelves in White with Veddige Door (18"x24"x30")
  - IKEA Sektion Base Cabinet with Shelves in White with Veddige Door (21"x24"x30")
  - IKEA Sektion Base Cabinet with Shelves in White with Veddige Door (12"x24"x30")
  - IKEA Sektion Base Cabinet with Shelves in White with Veddige Door (24"x24"x30")
  - IKEA Sektion Base Cabinet for Sink in White with (2) Veddige Doors (24"x24"x30")
- **Wall Cabinets:**
  - IKEA Sektion Wall Cabinet in White with (2) Veddige Doors (36"x15"x15")
- **Countertop:**
  - IKEA Ekbacken Countertop in Ash Effect (74"x1-1/8")



## -KITCHEN SPECIFICATIONS CONT'D-

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** 35.5x23.5" Slider Window Jeld-Wen White Vinyl
- **Door(s):** 24" Pocket Door Jeld-Wen (same as bathroom)



## -LIVING ROOM SPECIFICATIONS-

✓ *Utilities:*

- **Heat:** King PAW1215 1500-watt 120V Pic-A-Watt Wall Heater in White
- **Lighting:** (2) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (2) outlets
  - See "Entrance/Stair Area"

✓ *Storage/Furnishings:*

- **Couch:** IKEA Friheten in Skiftebo Beige Sofasleeper with Chaise Lounge Storage

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** 59.5"x29.5 Picture Window Jeld-Wen White Vinyl



## -DINING AREA SPECIFICATIONS-

✓ *Utilities:*

- **Lighting:** See “Entrance/Stair Area”
- **Outlet/Switches:**
  - (1) outlet
  - See “Entrance/Stair Area”

✓ *Storage/Furnishings:*

- **Storage Cabinets:** Custom open-faced cabinet comprised of ¾” sanded birch ply with banding. Dimensions are approx. 96”x24”x108” with dining table located in middle. Stained with Golden Pecan Premium Wood Interior Stain and sealed with Clear Satin Water-Based Interior Polyurethane.
- **Dining Table:** IKEA Ekbacken Countertop in Ash Effect cut to 45” at height of 31”. Rollout dining table below comprised of same countertop at height of 29”. Rollout dining table tucks away on cabinet drawer slides when not in use.

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** 35.5”x39.5” Single Hung Window Jeld-Wen White Vinyl





## -ENTRANCE/STAIR AREA SPECIFICATIONS-

✓ *Utilities:*

- **Lighting:** (4) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (1) paddle switch for fan vent
  - (4) paddle switch for lights
- **Electrical Panel:** EP 50amp/120V/220V
- **Ventilation:** Delta Breeze Slim Series 70cfm Exhaust Fan

✓ *Storage/Furnishings:*

- **Storage Cabinets:** Custom open-faced cabinet comprised of  $\frac{3}{4}$ " sanded birch ply with banding. Dimensions are approx. 96"x24"x108" with dining table located in middle.
- **Dining Table:** IKEA Ekbacken Countertop in Ash Effect cut to 45" at height of 31". Rollout dining table below comprised of same countertop at height of 29". Rollout dining table tucks away on cabinet drawer slides when not in use.

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** 35.5"x39.5" Single Hung Window Jeld-Wen White Vinyl
- **Door(s):** 60"x80" French Door Full Light RH-Inswing





## -BEDROOM LOFT-

✓ *Utilities:*

- **Heat:** King PAW1215 1500-watt 120V Pic-A-Watt Wall Heater in White
- **Lighting:** (2) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (2) outlets
  - (1) paddle switch for lights

✓ *Storage/Furnishings:*

- **Storage Cabinets:** (4) IKEA Trones Shoe/Storage Cabinet in White

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** (2) 47.5"x23.5" Slider Windows Jeld-Wen White Vinyl
- **Door(s):** 24"x43" Custom "Hobbit" Door 2x6 KD TG stained with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar



## -STORAGE LOFT-

✓ *Utilities:*

- **Lighting:** (2) B-right 12W 6-inch Dimmable Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
  - (2) outlets
  - (1) paddle switch for lights

✓ *Storage/Furnishings:*

- **Ladder:** Ladder comprised of 3/4" Steeltex Galvanized Finished

✓ *Finishing:*

- **Flooring:** Matte Corbin Mahogany 3/8 in. Thick x 5 in. Wide x Varying Length Click Lock Engineered Hardwood Flooring
- **Ceiling:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Trim:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **All Walls:** 1x8 or 1x6 tongue and groove spruce/pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane. For wet areas, all backs of wood paneling to be sealed with Clear Satin Water-Based Interior Polyurethane prior to install.
- **Window(s):** (1) 23.5"x17.5" Slider Window Jeld-Wen White Vinyl



## -EXTERIOR-

✓ *Utilities:*

- **Electrical:** 50amp Power Plug Twist Lock Inlet
- **Water Connection:** City Water Inlet Flange
- **Drainage Connection:** 3" ABS Drainage Outfall
- **Outlet/Switches:**
  - (1) GFCI outlet

✓ *Storage/Furnishings:*

- **Utility Box:** None (*ask BTH for options*)

✓ *Finishing:*

- **Roofdeck Flooring:** Walkable PVC Membrane Tufdek Waterproof Decking
- **Roofing:** Corrugated fern green metal roofing.
- **Railings:** Custom built roofdeck and access balcony railings. Any railings that put home over 13'-6" from finish grade are made to be removable. Railings to be stored either in home or haul vehicle during transit. Railings comprised of appearance grade cedar stained with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar. Railing pickets comprised of stainless steel.
- **Access Balcony:** Custom built roofdeck access balcony comprised of either PT or heat treated lumber.
- **Access Stairs:** Custom built access stairs comprised of either PT or heat treated lumber.
- **North Wall Siding:** 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar.
- **East Wall Siding:** Mixture of 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar and corrugated fern green metal siding.
- **South Wall Siding:** 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar.
- **West Wall Siding:** Corrugated fern green metal siding.
- **All Trim:** 1x6 tongue and groove knotty cedar cut to size sealed with Transparent Matte Cetol SRD PPG Proluxe 077 Cedar or matching metal j-trim at transition between metal and cedar.