



BASECAMP

-TABLE OF CONTENTS-

-TABLE OF CONTENTS-.....	1
-HOME SPECIFICATIONS-.....	2
-SAFETY SPECIFICATIONS-.....	2
-UTILITY SPECIFICATIONS-.....	2
-FRAMING SPECIFICATIONS-.....	2
-BATHROOM SPECIFICATIONS-.....	3
-KITCHEN SPECIFICATIONS-.....	4
-LIVING ROOM SPECIFICATIONS-.....	6
-DINING AREA SPECIFICATIONS-.....	7
-ENTRANCE/STAIR AREA SPECIFICATIONS-.....	8
-BEDROOM LOFT-.....	9
-STORAGE LOFT-.....	10
-EXTERIOR-.....	11

These are the specifications for our 2018 Basecamp Floor Model. These standard specifications are based on Zone 6-7 insulation requirements with a Mixed Climate with snow loads of 50 PSF. As this home has already been constructed, Backcountry Tiny Homes can only make limited 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.

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:** 15,000-lb

-SAFETY SPECIFICATIONS-

- **Fire:** Fire extinguisher & smoke detector
- **Emergency Egress:** Secondary emergency egress
- **Travel:** Tie downs for appliances, straps, moving blankets as needed
- **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 this floor model so they are not included at this time.

-UTILITY SPECIFICATIONS-

- **Heat:** Electric
- **Cooking:** Electric
- **AC:** Electric
- **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

-FRAMING SPECIFICATIONS-

- **Trailer/Floor Insulation:** Rockwool R-23
- **Roof Insulation:** Closed Cell Spray Foam R-38
- **Wall Insulation:** Closed Cell Spray Foam R-25
- **Floor Framing:** 2x6
- **Wall Framing:** 2x4
- **Loft Framing:** 2x4
- **Roof Framing:** 4x6



-BATHROOM SPECIFICATIONS-

✓ *Utilities:*

- **Showers:** 36 in. x 36 in. Single Threshold Center Drain Shower Base in White with Tile Walls
- **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 Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
 - (1) paddle switch for lights and fan
 - (1) GFI outlet
 - (1) Electrical Panel
- **Ventilation:** Delta Breeze Slim Series 70cfm Exhaust Fan

✓ *Storage/Furnishings:*

- **Shelving Cabinet:** Bathroom space saver shelving over the toilet

✓ *Finishing:*

- **Flooring:** TBD
- **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:** ¾" Sanded birch plywood painted with Valspar Cool Gray. For wet areas, all backs of plywood to be sealed with Clear Satin Water-Based Interior Polyurethane or plywood to be pre-finished prior to install.
- **Window(s):** 23.5"x23.5" Slider Window Jeld-Wen White Vinyl
- **Door(s):** 24" Pocket Door Jeld-Wen (same as kitchen)



-KITCHEN SPECIFICATIONS-

✓ *Utilities:*

- **Stove:** 24" White Electric Induction Cooktop with 4 Burners
- **Fridge/Freezer:** 10 cu. ft. Top Freezer Refrigerator in White
- **Sink:** IKEA Langudden Sink in Stainless Steel
- **Faucet:** Pullout Stainless Steel Faucet
- **Water Heater:** Bosch Tronic 3000T 7. Gal Electric Water Heater
- **Lighting:** (2) B-right 12W 6-inch Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
 - (1) paddle switch for lights
 - (2) GFI outlet for countertop
 - (1) GFI outlet for fridge/freezer
 - (1) GFI outlet for range
- **Ventilation:** Delta Breeze Slim Series 100cfm Exhaust Fan

✓ *Storage/Furnishings:*

- **Base Cabinets:**
 - IKEA Sektion Base Cabinet with Shelves in White with Veddinge Door (15"x24"x30")
 - IKEA Sektion Base Cabinet with Shelves in White with Veddinge Door (15"x24"x30")
 - IKEA Sektion Base Cabinet for Sink in White with (2) Veddinge Doors (24"x24"x30")
- **Countertop:**
 - IKEA Ekbacken Countertop in Light Gray Concrete Effect (57"x1-1/8")



-KITCHEN SPECIFICATIONS CONT'D-

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **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 & Cooling:** LG 9,000 BTU 220V Minisplit
- **Lighting:** (2) B-right 12W 6-inch Ultra-thin Round LED Panel Light, 850lm, 80W Incandescent Equivalent, 5000K Cool White, LED Recessed Ceiling Lights.
- **Outlet/Switches:**
 - (1) outlet
 - (3) paddle switch for lights
 - See “Entrance/Stair Area”

✓ *Storage/Furnishings:*

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

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **Window(s):**
 - 29.5”x35.5” Slider Window Jeld-Wen White Vinyl
 - 29.5”x35.5” Slider Window Jeld-Wen White Vinyl



-DINING/OFFICE AREA SPECIFICATIONS-

✓ *Utilities:*

- **Lighting:** (2) IKEA Hektar pendant lamp
- **Outlet/Switches:**
 - (2) outlets
 - See "Entrance/Stair Area"

✓ *Storage/Furnishings:*

- **Cabinets:**
 - IKEA Sektion Wall Cabinet in White with Veddinge Door (15"x24"x30")
 - IKEA Sektion Wall Cabinet in White with Veddinge Door (15"x24"x30")
 - IKEA Sektion High Cabinet with shelves in White with two Veddinge Doors (18"x24"x30")
 - IKEA Sektion Base Cabinet with Shelves in White with Veddinge Door (21"x15"x30")
 - IKEA Sektion Base Cabinet with Shelves in White with Veddinge Door (21"x15"x30")
 - IKEA Sektion Base Cabinet with Shelves in White with Veddinge Door (24"x15"x30")
- **Dining/Office Table:** IKEA Ekbacken Countertop in Light Gray Concrete Effect on top of base cabinets.

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **Window(s):**
 - 23.5"x35.5" Single hung Window Jeld-Wen White Vinyl
 - 11.5"x35.5 Picture Window Jeld-Wen White Vinyl
 - 11.5"x35.5 Picture Window Jeld-Wen White Vinyl



-ENTRANCE/STAIR AREA SPECIFICATIONS-

✓ *Utilities:*

- **Lighting:** See Dining/Office Area.
- **Outlet/Switches:**
 - (1) timing switch for vent fan
 - (2) paddle switch for lights
- **Ventilation:** Delta Breeze Slim Series 50cfm Exhaust Fan

✓ *Storage/Furnishings:*

- **Storage:** Stairs are comprised of stair stringer with open storage below.

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **Door(s):** 60"x80" French Door Full Light RH-Inswing



-BEDROOM LOFT-

✓ *Utilities:*

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

✓ *Storage/Furnishings:*

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

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **Window(s):** (2) 44.5"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



-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:**
 - (1) outlet
 - (1) paddle switch for lights

✓ *Storage/Furnishings:*

- **Ladder:** Custom space saving collapsible stair ladder mounted flat against wall

✓ *Finishing:*

- **Flooring:** TBD
- **Ceiling:** 1x8 tongue and groove spruce/pine with v-notch WP4 painted with Valspar Ultra White.
- **All Trim:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **All Walls:** 1x8 or 1x6 tongue and groove blue stain beetlekill pine with v-notch WP4 sealed with Clear Satin Water-Based Interior Polyurethane cut down to size.
- **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:** 2" ABS Drainage Outfall

✓ *Storage/Furnishings:*

- **Utility Box:** 2-story utility box with (2) RV doors in white

✓ *Finishing:*

- **Roofdeck Flooring:** Walkable PVC Membrane Duradek Waterproof Decking
- **Roofing:** Corrugated charcoal gray 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 009 Dark Oak. Railing pickets comprised of stainless steel powder coated black.
- **Access Balcony:** Custom built roofdeck access balcony comprised of PT.
- **Access Stairs:** Custom built access stairs comprised of PT.
- **North Wall Siding:** 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak.
- **East Wall Siding:** 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak.
- **South Wall Siding:** 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak.
- **West Wall Siding:** Mixture of 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak and Corrugated Charcoal Gray metal.
- **All Trim:** 1x6 tongue and groove knotty cedar cut to size sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark oak.