



# ACORN

## -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
-GREAT ROOM SPECIFICATIONS (LIVING, BEDROOM, DINING)- .....	6
-GREAT ROOM SPECIFICATIONS (CONT'D)- .....	7
-DECK SPECIFICATIONS- .....	8
-EXTERIOR- .....	9

These are the standard specifications for our Acorn 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 utility 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:** 90 SF/116 SF with deck  
✓ *(sf calculated by available interior floor space of home)*
- **Trailer/Overall Length:** 13'-3"/16'-0" with deck
- **Travel Height:** 12'-0"
- **Width:** 8'-6"
- **GVWR/GAWR:** 10,000-lb (dual axle)/9,000-lb
- **Bill of Material Weight of Home:** 6,500-lb

## -SAFETY SPECIFICATIONS-

- **Fire:** Fire extinguisher & smoke detector
- **Emergency Egress:** Secondary emergency egress
- **Travel:** 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 *(ask BTH for HRV or ERV options)*
- **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-30
- **Roof Insulation:** Rockwool R-23
- **Wall Insulation:** Rockwool R-15
- **Floor Framing:** 2x8
- **Wall Framing:** 2x4
- **Roof Framing:** 2x6
- **Wall Framing Type:** 24" O.C. advanced framing
- **Roof/Floor Joist Framing Type:** 16" O.C. traditional framing



## **-BATHROOM SPECIFICATIONS-**

### ✓ *Utilities:*

- **Showers:** A 32 in. x 32 in. Delta White Acrylic One-Piece Shower
- **Shower Head:** Moen Adler 1-Handle 1-Spray Shower Faucet with Valve in Chrome
- **Toilet:** Kohler K4347 Cimarron Tanked Toilet in White
- **Lighting:** (2) LED Recessed Light Fixture 4 Inch Round with Driver, 5000K Daylight, 10W, 750 Lumens, 120V, Low Profile, Dimmable, Energy Star and IC Rated, Brushed Nickel Trim
- **Outlet/Switches:**
  - (1) GFI outlet
- **Ventilation:** Broan 512M Through-Wall Fan, 6-Inch 70 CFM 3.5 Sones

### ✓ *Storage/Furnishings:*

- **Storage Cabinet:** IKEA Hemnes bathroom shelf unit in white

### ✓ *Finishing:*

- **Flooring:** Alpine Backwoods Oak Multi-Width x 47.6 in. Luxury Vinyl Plank 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:** 27.5"x39.5" (28" x 40" R.O.) Hinged Casement Jeld-Wen White Vinyl Obscured Glass – Secondary Egress
- **Door:** 24" Pocket Door Jeld-Wen with lockable satin nickel latch (same as kitchen)



## -KITCHEN SPECIFICATIONS-

### ✓ *Utilities:*

- **Cooktop:** Summit CR2110 115V Electric Cooktop with 2 Burners, 12-Inch
- **Fridge/Freezer:** Magic Chef Retro 3.2 cf 2-door Mini Fridge in Black
- **Sink:** IKEA Langudden Sink in Stainless Steel
- **Faucet:** IKEA Gamlesjon Dual control kitchen faucet in brushed black metal
- **Water Heater:** Bosch Tronic 3000T 4. Gal Electric Water Heater
- **Vacuum:** Sweepovac vacuum system, kickspace, with kit
- **Heater:** King PAW1215 1500-watt 120V Pic-A-Watt Wall Heater in White
- **Lighting:** (2) LED Recessed Light Fixture 4 Inch Round with Driver, 5000K Daylight, 10W, 750 Lumens, 120V, Low Profile, Dimmable, Energy Star and IC Rated, Brushed Nickel Trim
- **Outlet/Switches:**
  - (1) paddle switch for kitchen lights, dimmable
  - (1) paddle switch for bathroom lights, dimmable
  - (1) paddle switch for bathroom vent
  - (1) GFI outlet for countertop
  - (3) GFI outlets for fridge/freezer, sweepovac, and water heater
  - (1) timing switch for kitchen vent
  - (1) thermostat for heater
- **Ventilation:** Broan 512M Through-Wall Fan, 6-Inch 70 CFM 3.5 Sones

### ✓ *Storage/Furnishings:*

- **Base Cabinets:**
  - Custom open-faced cabinet (9"x24"x30")
  - IKEA Sektion Base Cabinet for Sink in White with (2) Kungsbacka Anthracite Doors (24"x24"x30") and (1) fascia matching cover panel
- **Wall Cabinets:**
  - IKEA Sektion Wall Cabinet in White with (2) Kungsbacka Anthracite Doors (30"x15"x15")
  - IKEA Sektion Wall Cabinet in White with (2) Kungsbacka Anthracite Doors (24"x15"x15")
- **Countertop:**
  - IKEA Ekbacken Countertop in light gray concrete effect



## -KITCHEN SPECIFICATIONS CONT'D-

✓ *Finishing:*

- **Flooring:** Alpine Backwoods Oak Multi-Width x 47.6 in. Luxury Vinyl Plank 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:** N/A
- **Door:** 24" Pocket Door Jeld-Wen with lockable satin nickel latch (same as bathroom)



## -GREAT ROOM SPECIFICATIONS (LIVING, BEDROOM, DINING)-

### ✓ *Utilities:*

- **Lighting:** (2) LED Recessed Light Fixture 4 Inch Round with Driver, 5000K Daylight, 10W, 750 Lumens, 120V, Low Profile, Dimmable, Energy Star and IC Rated, Brushed Nickel Trim  
**Custom Lighting:** Custom Black Tree Light Silhouette with Dimmable Tape Light 3000K
- **Electrical Panel:** EP 50amp/120V/220V
- **Outlet/Switches:**
  - (1) paddle switch for living room/bedroom lights, dimmable
  - (1) paddle switch for outdoor light
  - (1) paddle switch for ceiling fan
  - (1) outlet
  - (1) USB outlet
  - (1) RG6 cable connection
  - (1) ceiling fan remote

### ✓ *Storage/Furnishings:*

- **Couch/Bed:** (2) IKEA Vallentuna Sleeper Modules, Hillared Dark Grey (Bed Mode – Queen Sized Mattress)
- **Bookcase Cabinet:** IKEA Brimnes Bookcase, Black with (2) drawers
- **Shelving:** Custom 12" x 195" Above-head shelving storage
- **Table & Seating:** Custom leaflet table (tree light) 48" x 15"
- **Seating:** (2) IKEA Terje folding chair, black (same as exterior)



## -GREAT ROOM SPECIFICATIONS CONT'D-

✓ *Finishing:*

- **Flooring:** Alpine Backwoods Oak Multi-Width x 47.6 in. Luxury Vinyl Plank 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) 60" x 61" (60.5" x 61.5" R.O.) Fixed Picture Jeld-Wen White Vinyl
  - (1) 52.5" x 61" (53" x 61.5" R.O.) Fixed Picture Jeld-Wen White Vinyl
- **Door:**
  - (1) 29.5" x 81.75" RH Smooth Fiberglass Full Light Entry Door with Tustin Satin Nickel Exterior Entry Door Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey Security





## -DECK SPECIFICATIONS-

✓ *Utilities:*

- **Lighting:** (1) Westinghouse Lighting Westinghouse 6230600 New Haven One-Light Exterior Wall Lantern on Steel with Clear Seeded Glass, Oil Rubbed Bronze Finish
- **Outlet/Switches:**
  - (1) exterior rated outlet

✓ *Storage/Furnishings:*

- **Seating:** (2) IKEA Terje folding chair, black (same as great room)

✓ *Finishing:*

- **Flooring:** 2x6 heat-treated decking
- **Railings:** (2) Custom cedar side railings with black metal pickets





## -EXTERIOR-

✓ *Utilities:*

- **Electrical:** 50amp Power Plug Twist Lock Inlet
- **Water Connection:** City Water Inlet Flange
- **Drainage Connection:** 3" ABS Drainage Outfall with Sewer Gate
- **Outlet/Switches:**
  - (1) South wall exterior electrical outlet
  - (1) East wall exterior RG6 cable connection

✓ *Storage/Furnishings:*

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

✓ *Finishing:*

- **Roofing:** Tuff Rib ¾" corrugated 24 ga. Metal Roofing SRI-24 Black
- **Railings:** See Deck Specifications
- **Roof Pitch:** Saltbox 3:12 & 2:12
- **Access Deck:** See Deck Specifications
- **Access Stairs:** Custom built access stairs comprised of either PT or heat treated lumber.
- **North Wall Siding:** Tuff Rib ¾" corrugated 24 ga. Metal siding SRI-24 Black
- **East Wall Siding:** Mixture of 1x6 tongue and groove knotty cedar sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak and Tuff Rib ¾" corrugated 24 ga. Metal siding SRI-24 Black. Also includes stained black mountain mural with white trim.
- **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 Tuff Rib ¾" corrugated 24 ga. Metal siding SRI-24 Black.
- **All Trim:** 1x6 tongue and groove knotty cedar cut to size sealed with Transparent Matte Cetol SRD PPG Proluxe 009 Dark Oak or matching metal j-trim at transition between metal and cedar.