

WORKFORCE HOUSING, HOTELS & APARTMENTS

Motel/Man Camp (R-1/R-2 IBC Code)

- Frame on or frame off construction 10" or 12" I-beam (per size of house) chassis with detachable hitch
- 2x8 / 10 16" O.C. floor joists (per floor size) with double 2x12 outer rail.
- 5/8" Tongue and Groove Plywood floor decking.
- 12" tile floor covering in designated areas.
- Plush-cut carpet over 1/2" re-bond pad in designated areas.
- 2x6 16" O.C. exterior wall framing.
- Exterior lap siding primed and painted.
- R-21 high density fiberglass exterior wall insulation with Kraft Paper vapor barrier.
- R-22 fiberglass blanket floor insulation
- White poly-vinyl, single hung vertical sliding and / or horizontal slide windows with high performance Low-E insulated glass and fiberglass screens.
- Exterior doors: 36" insulated, 6 panel in-swing, with weather stripping, threshold and keyed lockset.
- 8ft walls through out.
- 2x4, 16" O.C. primary interior partition wall framing.
- 1hr fire rated interior partition between living spaces.
- 1/2" sheetrock taped, "knock down" textured and painted sheetrock interior finish throughout all rooms.
- All sheetrock corners and joints, including wall/ceiling corner, shall be bed taped.
- All sheetrock outside corners finished with round corner bead.
- All windows are finished with sheetrock returns with a post form acrylic sill.
- 1/2" sheetrock painted in all closets.
- 1 3/8" hollow core, white slab, pre-finished interior passage and closet doors with upgrade molding.
- 3/12 pitch engineered flat roof trusses throughout.
- 45 lbs. per square foot live load rated roof.
- 16" eave and gable end overhangs on double section buildings.
- R-38 blown-in cellulose roof insulation with spray-on sealer vapor barrier.
- 15/32" O.S.B. roof decking.
- "Ply Dry" 30 lbs. rated roofing underlayment.
- Architectural, self-sealing, organic shingles.
- 5/8" sheetrock with painted "knockdown" texture on ceiling.
- 100% copper electrical wiring, 12 gauge minimum size.
- 200 AMP main electrical panel with 200 AMP main breaker. Sub-panel(s) where applicable.
- Incandescent lighting in all rooms.
- Porch light at each exterior entrance.
- Powered range vent fans with light at range space where applicable.
- Powered vent fans with lights in bathrooms.
- GFCI & ARCI protected receptacles per electrical code requirements.
- 220 volt receptacle provided at dryer space where applicable.
- 110 volt direct-wire smoke detectors with battery backup per code requirements.
- Copper water supply line with shutoffs at all fixtures.
- Drain, waste and vent systems per code requirements.
- Stainless steel, double bowl kitchen sink with 8" center set, water saver ledge faucet where applicable.
- White vitreous china, tank type, water elongated commodes.
- White steel, oval lavatory sinks with 4" center set, water saver faucet and pop-up drain with overflow.
- One piece 60" bathtub with, water saver tub/shower diverter faucet and tip-toe bathtub drain where applicable.
- One piece shower with, water saver diverter faucet and glass door where applicable.
- Supply and drain lines provided at washer space where applicable.
- 20 gallon electric heater per living section where applicable.
- Wall mount HVAC unit in each living area.
- Oak cabinetry with flat panel doors, white interiors, adjustable shelves in overhead cabinets, drawers above doors in base cabinets and one drawer set per kitchen where applicable.
- Surface mounted medicine cabinet with mirror above lavatory sink.
- 30" white, electric range where applicable.
- 18 cubic foot, white, double-door refrigerator where applicable.
- Under-cabinet refrigerator where applicable.
- Mini blinds throughout.

