

ATTACHMENT 4 - DESIRED SPECIFICATIONS AND DESIGN

The Lazy Days Park is designed with 100 Amp service for the 10 Park Models. Installation of the units should be included. While still falling within Park Model parameters, the goal is to get as close to the quality of construction of the Oregon Residential Code as possible.

The Park Model units will be built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet after installation. They should be certified by the manufacturer to meet or exceed ANSI A119.5 standard for recreational park trailers.

While it is noted that the Oregon Residential Code may not be achievable on all components within the cost constraints of the project, maximum points will be awarded to units that are built as close as possible, from a construction perspective, to the Oregon Residential code. The specifications listed below are not required, but units that incorporate as many of these as possible will be preferred.

Building

- Fire Resistance – Reference Target - ORSC R327
- Energy Efficiency – Reference Target – ORSC for Energy Efficiency Thermal shell, Table N1101.1(1) Prescriptive Envelope Requirements.
- The connections to utilities should be designed to be as permanent as possible and water connections resistant to freezing.
- Metal Roof
- Fiber Cement Siding
- Windows with U-Value of .25 or better
- Front Porch - 6' minimum covered front porch with min 6" overhang
- Rear Porch (Optional)

Interior Finishes/Appliances

- Resilient Flooring – Hard surface flooring such as vinyl plank or more durable product (no carpet).
- Countertops with min 4" backsplash
- Solid Wood cabinets
- Tub/Shower Combo
- Appliances
 - 100 AMP service is provided for each Park Model RV. All appliances should be electric. No propane or gas appliances
 - ENERGY STAR Appliance Package to include refrigerator, washer/dryer (can be stacked), and Heating & Cooling.
 - Water Heater minimum 10 gallon or tankless
- Heating and Cooling option
 - Heat pumps should have a high efficiency rating.

Additional

- *Functionality:* The design should accommodate essential living amenities including a kitchen, bathroom, living area, and sleeping area. Loft can be included.
- *Compliance:* The construction must adhere to current building codes and regulations including structural integrity, electrical wiring, plumbing, and safety standards.
- *Environmental Considerations:* Where applicable, incorporate sustainable materials and energy-efficient design elements.
- *Durability:* The structure should withstand transportation stresses and maintain integrity over time.
- *Accessibility:* An open and accessible floor plan layout
 - Bathroom areas will be as open as possible.
 - All bathrooms will have toilet and bath/shower handrails (grab bars).
 - Exterior doors will have a width of at least 36 inches and should be unobstructed.
 - Interior passage doors will have a clear opening width of at least 32 inches.