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Backcountry Tiny Homes, LLC
26 Owens Court
Suite 6
Hampstead, NH 03841

Table of Contents

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

North-East

South-West



Backcountry Tiny Homes, LLC
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Visual Plans - Exterior North-East & South-West

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022





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Visual Plans - Interior East

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

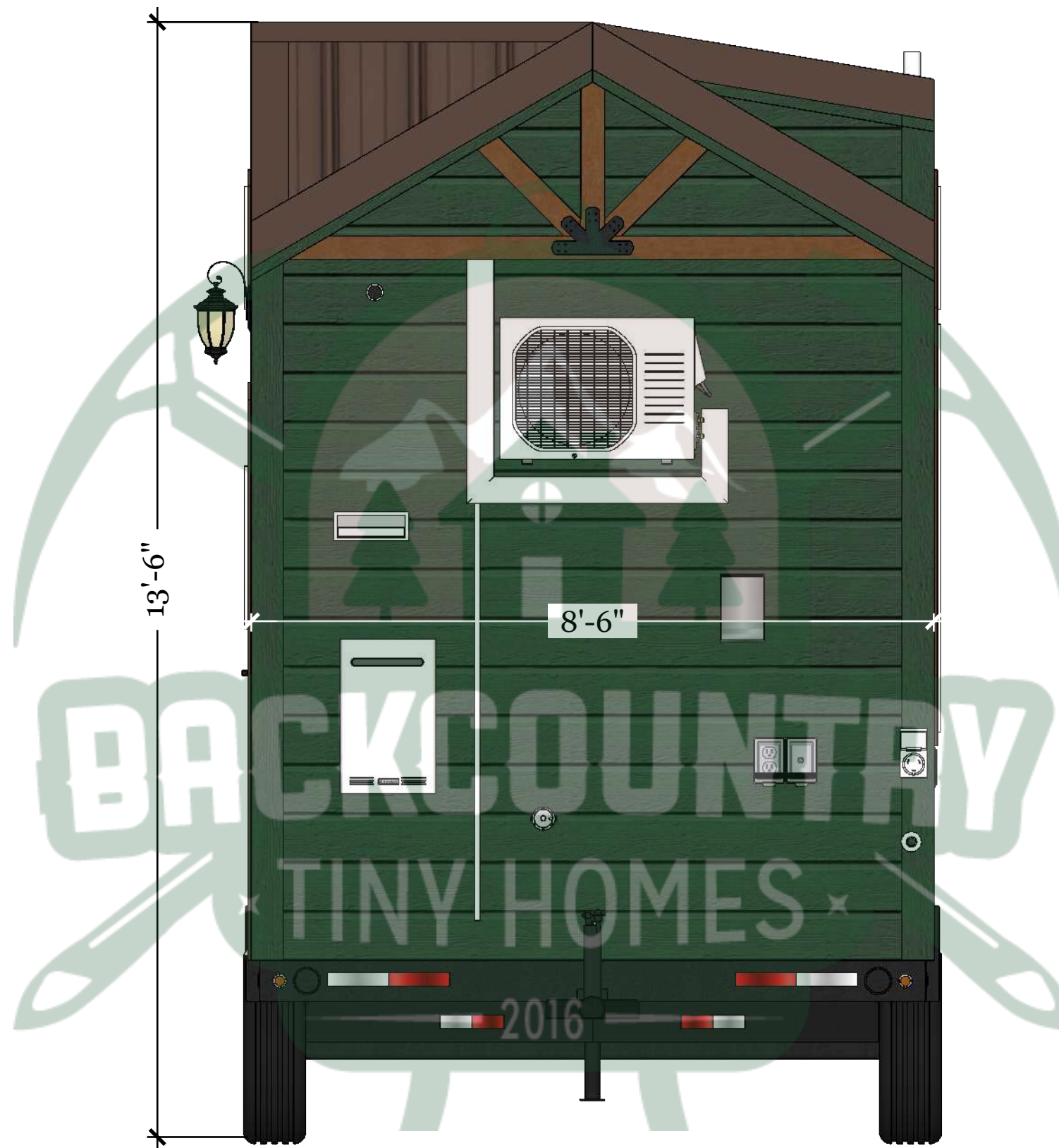


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Visual Plans - Interior West

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



Elevations - Exterior North

Model Type: Bivouac

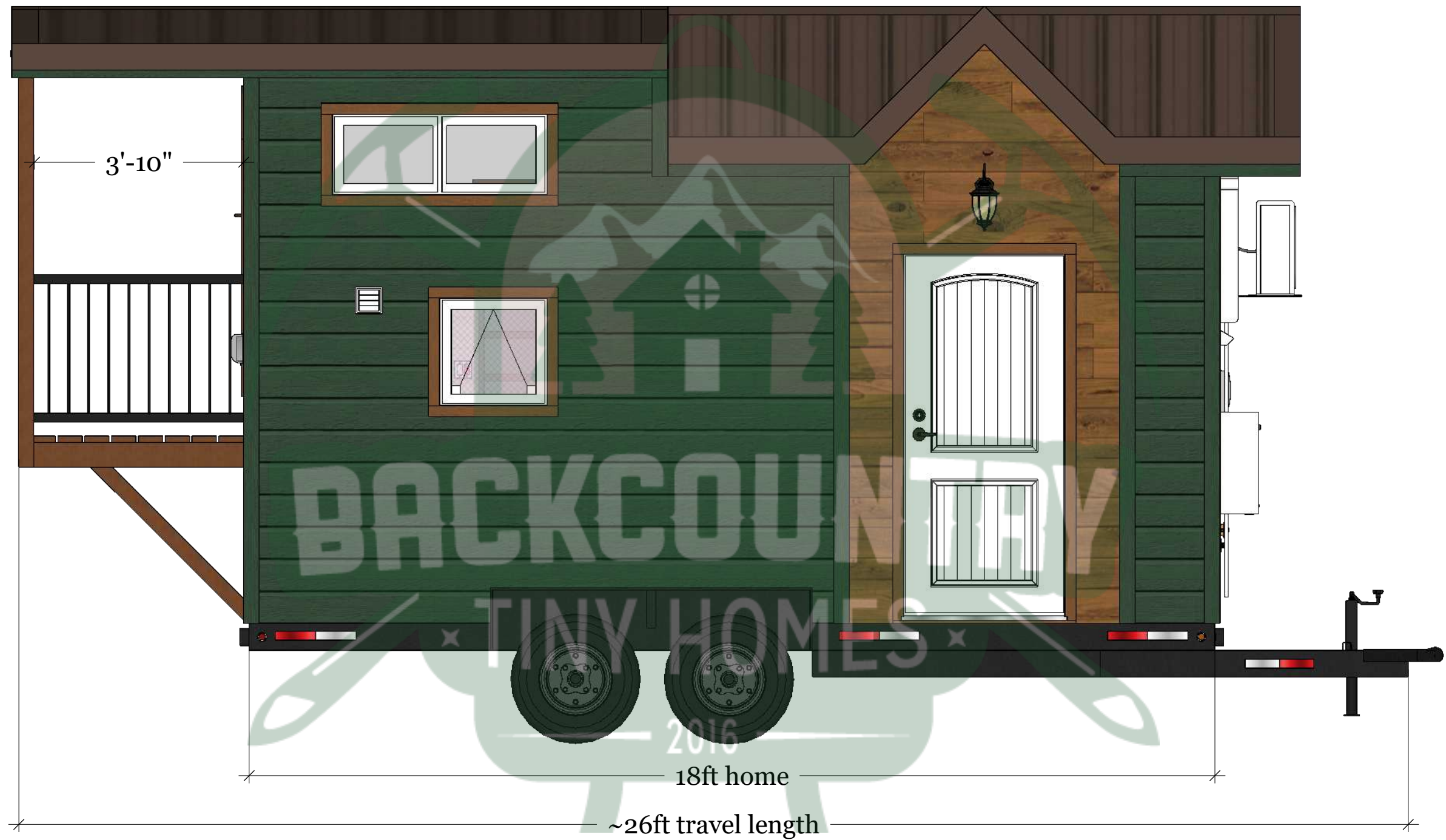


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Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

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A



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Elevations - Exterior East

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



Backcountry Tiny Homes, LLC
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Hampstead, NH 03841

Elevations - Exterior South

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

08

A



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Elevations - Exterior West

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

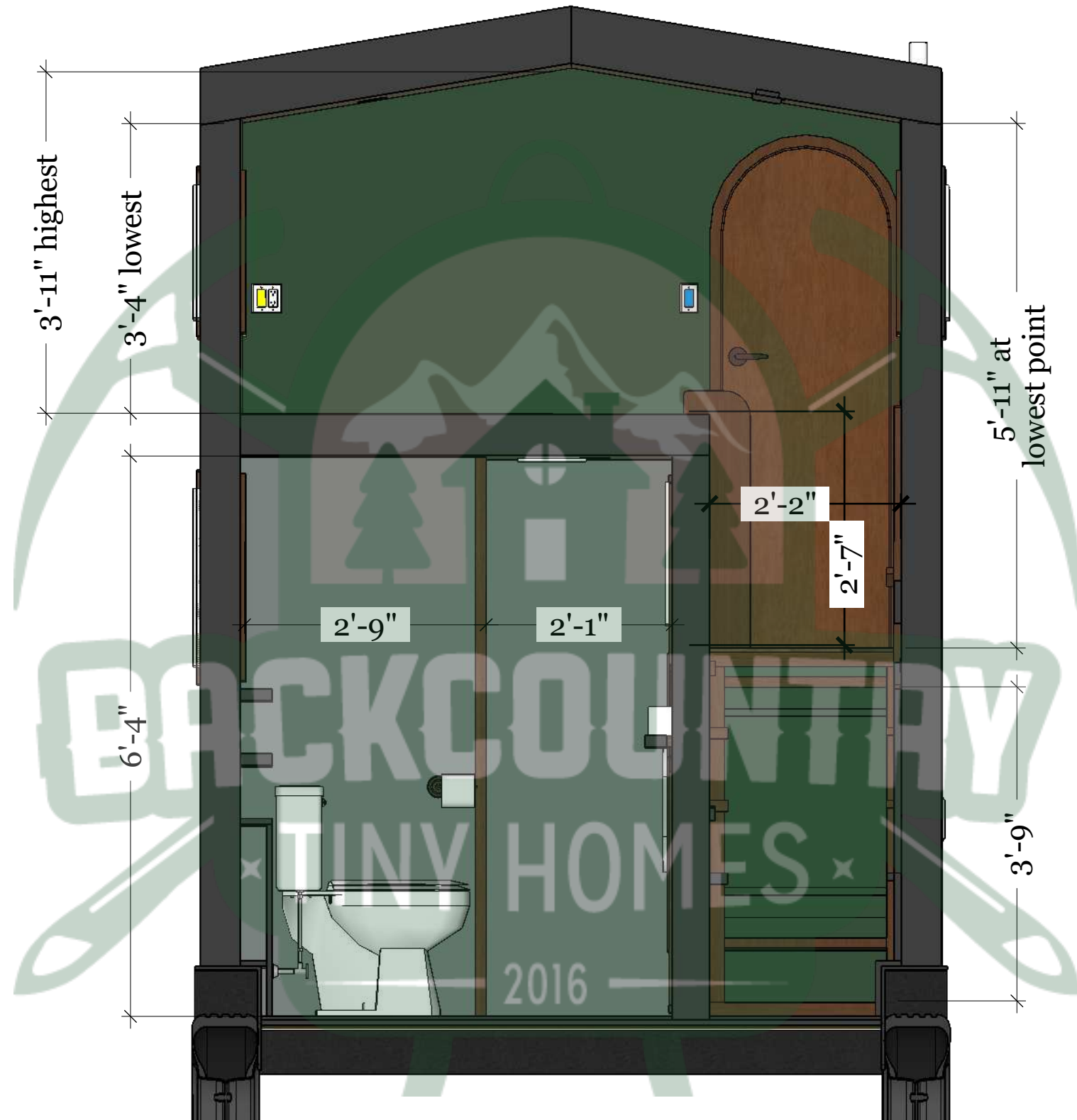


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Suite 6
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Elevations - Interior North: Near

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

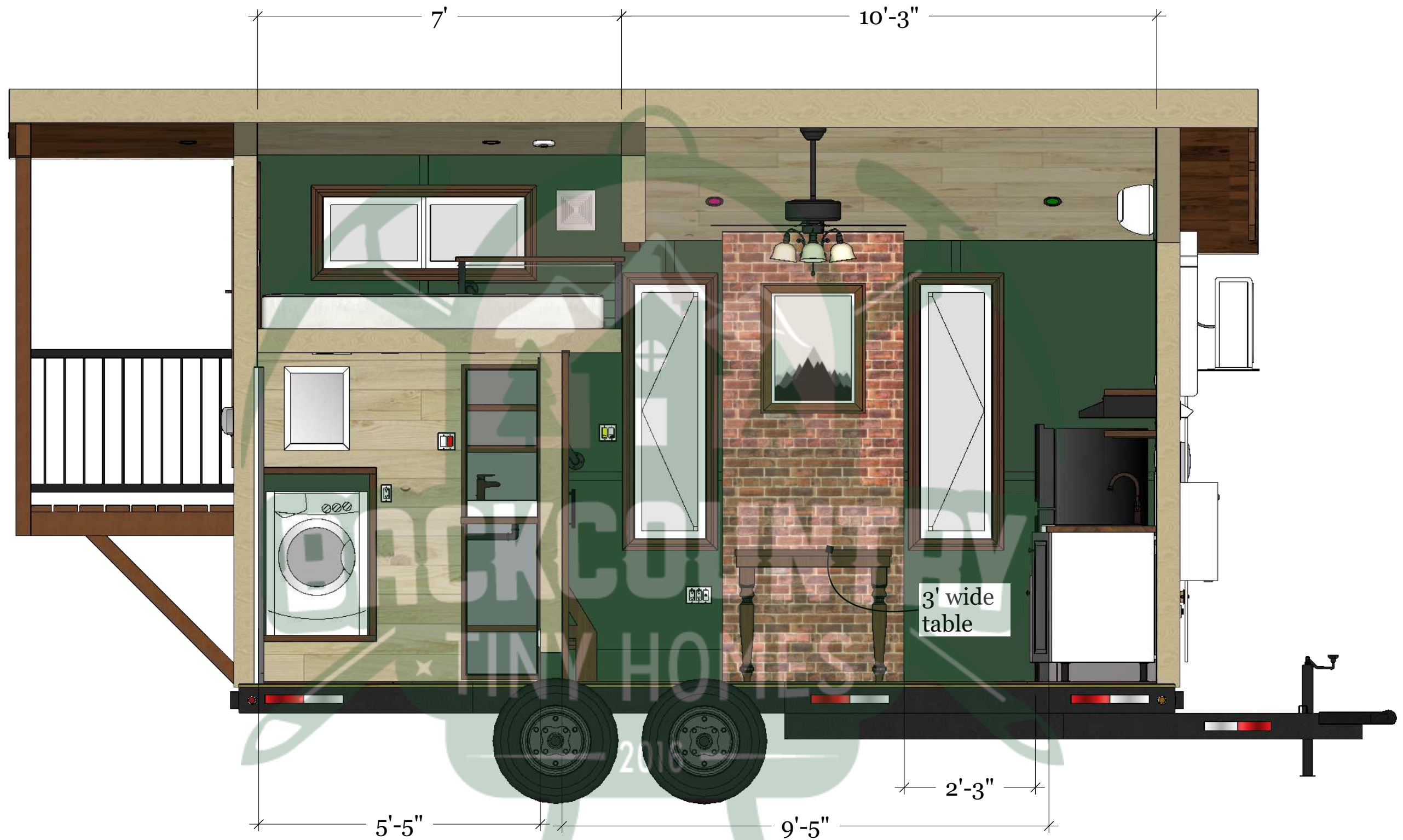


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Elevations - Interior North: Far

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



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Elevations - Interior East

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



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Suite 6
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Elevations - Interior East Hidden

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



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Elevations - Interior South: Near

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



Backcountry Tiny Homes, LLC
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Elevations - Interior South: Far

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



Backcountry Tiny Homes, LLC
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Hampstead, NH 03841

Elevations - Interior West

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

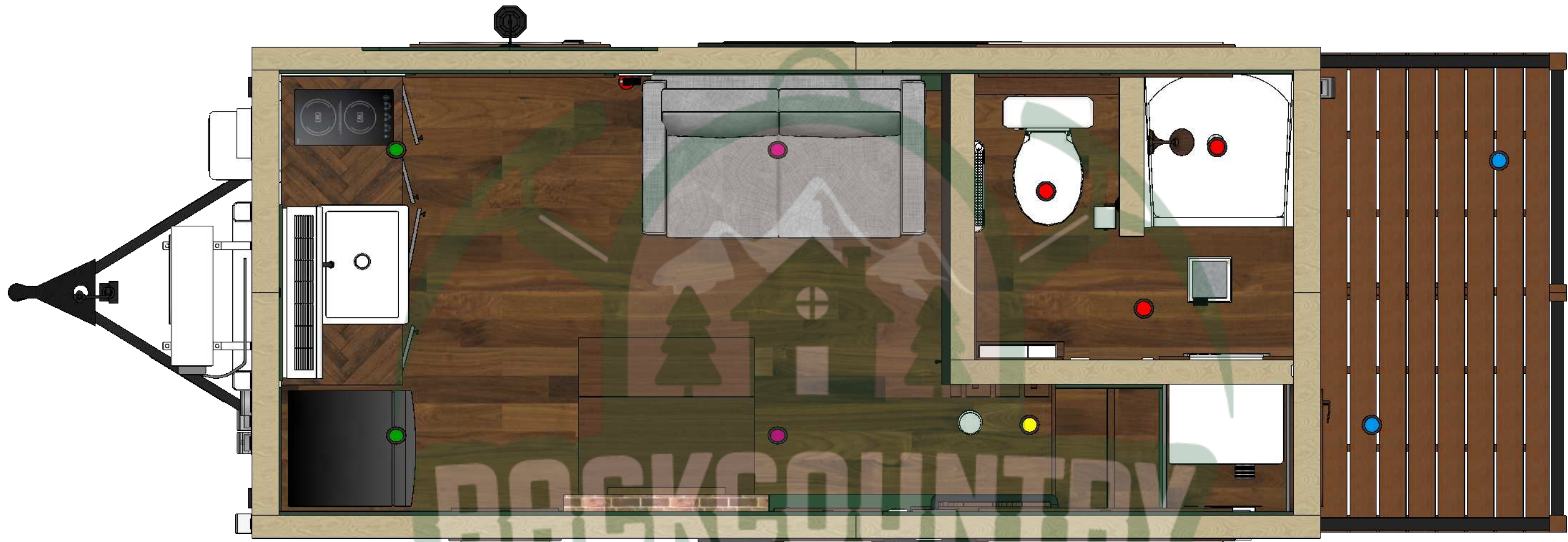


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Elevations - Interior West Hidden

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



**Color of light corresponds with
switch colors in model**

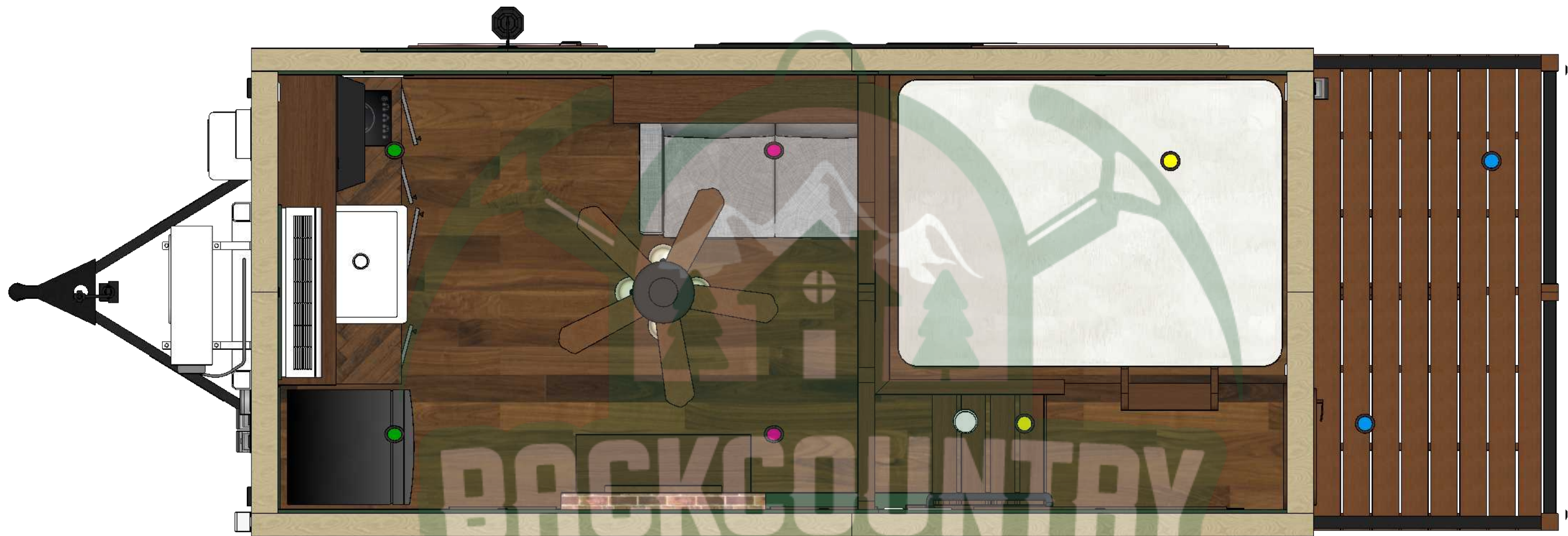


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Floor Plans - Lighting Layout: Lower

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022



**Color of light corresponds with
switch colors in model**

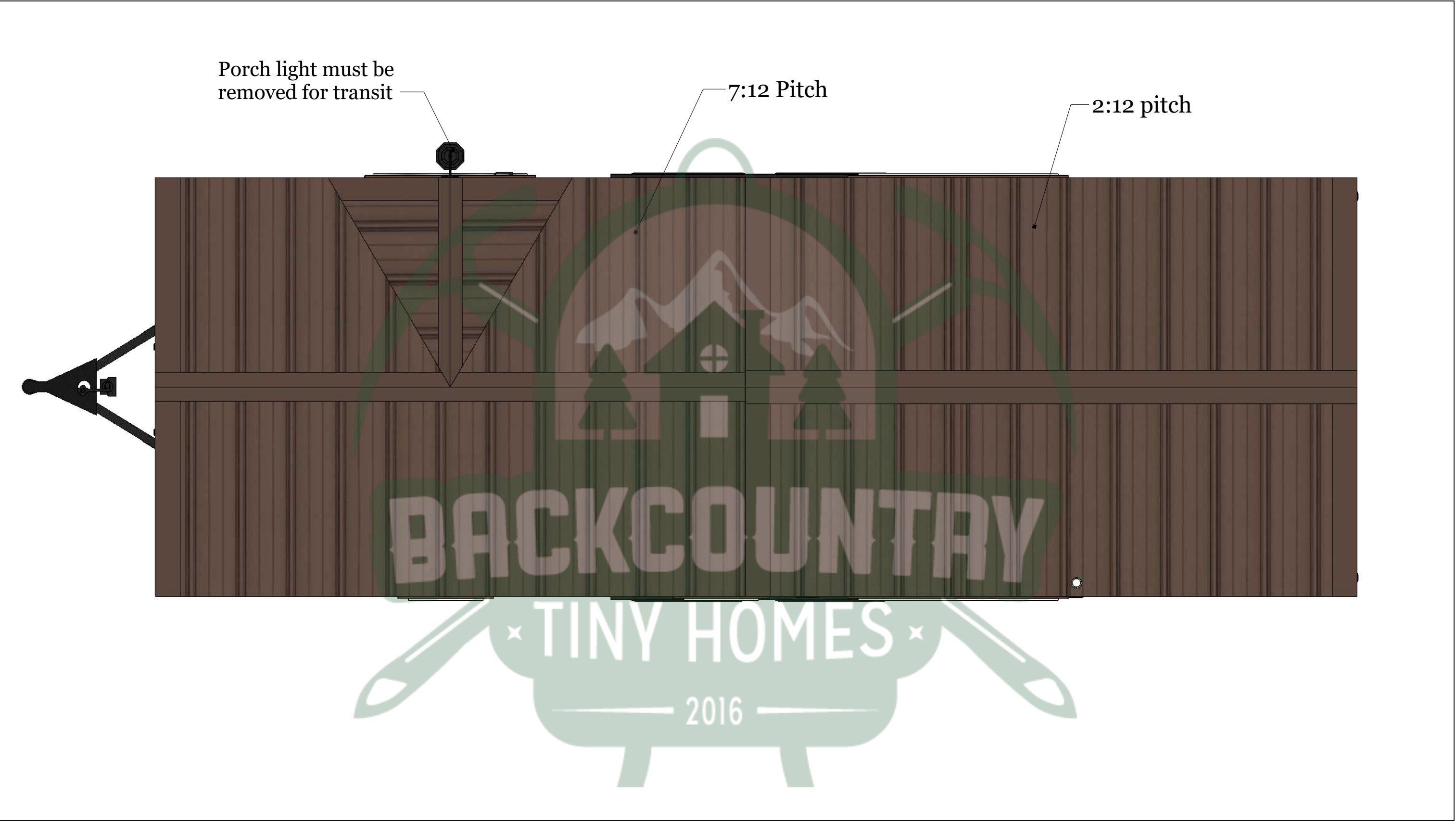


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Floor Plans - Lighting Layout: Upper

Model Type: Bivouac

Designer Name: BTH
Client Name: N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022













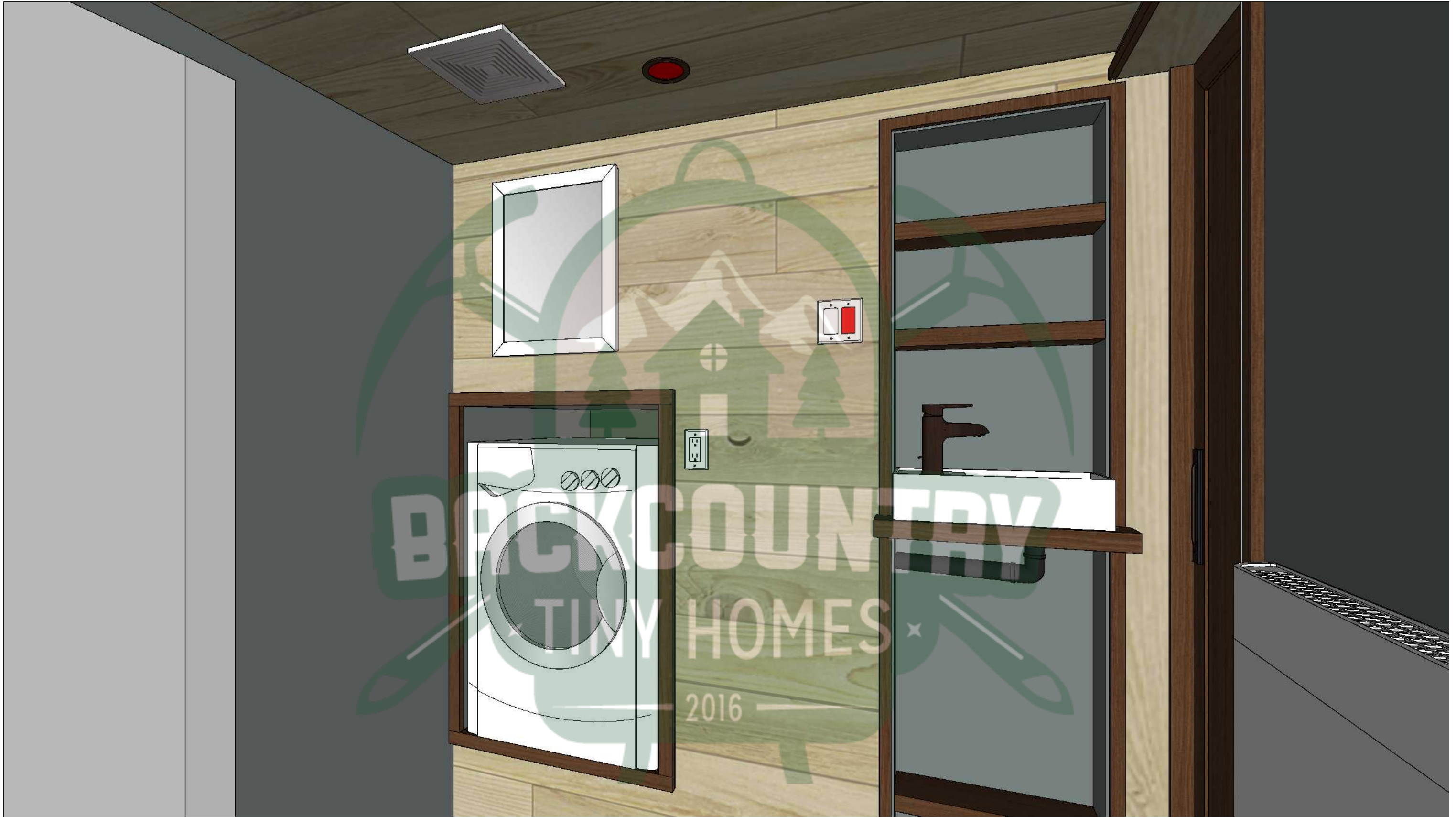






















Builds-Designs-Plans-Furnishings

Specification Sheet

Exhibit A

Project Number: Bivouac

Client Name(s): N/A

Designer Name: Backcountry Tiny Homes

Date: 08/10/2022

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-Home Snapshot-

Page Description: Snapshot of general home specifications

Dimensions & Technical

First Floor SQFT:

124-sf

Total SQFT (includes lofts, decks, etc. where applicable):

201-sf

Trailer LxW:

18'-0" x 8'-2"

Home LxWxH (includes appliance, railings, and trailer tongue):

26'-4" x 8'-6" x 13'-6"

Trailer GAWR & Axle Specs:

Dual 7K axles; 14K GAWR

Trailer/Floor Insulation & Framing:

- 16" O.C. metal trailer tubing
- Closed cell spray foam R-35

Wall Insulation & Framing:

- 24" O.C. wood advanced framing
- Mineral wool insulation R-15 (no insulation in interior walls)

Roof Insulation & Framing:

- 16" O.C. 2x6 wood framing
- Closed cell spray foam insulation, R-38

Loft Insulation & Framing:

16" O.C. wood traditional framing; no insulation

Additional Notes:

Utilities & Safety

Electrical Connection:

RV 50amp/220V twist & lock electrical plug

Water Connection:

RV city water inlet

Sewer Connection:

(2) RV 3" waste gate valves

Gas Connection:

2-stage regulator propane gas connection with (2) pigtails (tanks not included) on North side with frost protector.

Off-Grid Elements:

N/A

Ventilation:

Bathroom vent, Whole-house bath vent, Ceiling Fan, Range Hood, and Dryer Vent.

Heat Type (includes home heating and water heater):

- Minisplit (main heat & AC)
- Electric Bathroom Heater
- Propane Water Heater

Cooking Type:

Electric cooktop

Safety Items (fire, CO, gas, travel, etc.):

Smoke/CO alarm, appliance tie downs, fire extinguisher, fire ladder (no combustible gas alarm, gas outside only).

Emergency Egress:

Yes - fire ladder off of balcony

Additional Notes:

The house requires drainage at two separate locations (dual waste gate valves)



-Bathroom-

Page Description: Bathroom area only

Appliances & Appurtenances

Shower:

- 32in. x 32in. Shower Enclosure, Center Drain - White
- Shower rod/curtain not included

Shower Faucet:

Single-Handle 3-Spray Shower Faucet in Bronze (Valve Included)

Sink:

Rectangular Small White Ceramic Vessel Sink

Sink Faucet:

Single-hole Waterfall faucet in Bronze

Toilet:

1.28 GPF Round-Front Toilet, White

Laundry :

Splendide - Vented Combo Washer/Dryer, WDV2200XCD, in White

Lighting:

(3) 4" LED disk lights 5000K, oil rubbed bronze, dimmable

Outlets (number and function):

- (1) GFCI outlet - general use
- (1) GFCI outlet - heater power

Switches (number and function):

- (1) switch - vent fan
- (1) dimmable switch - bathroom lights

Heating/Ventilation:

- Envi High-Efficiency Whole Room 120v Plug-In Electric Panel Wall Heater - 2nd Generation (HH3012T)
- Delta 100cfm Bath Vent

Additional Notes:

Furnishings

Sink Cabinet/Vanity:

Custom shelving (see below); exposed drainage and water connections

Medicine Cabinet/Vanity:

Glacier Bay 15-1/8 in. W x 19-1/4 in. H Framed Recessed or Surface-Mount Bathroom Medicine Cabinet in White

Hardware:

Toilet Paper holder in Bronze

Custom Storage :

Storage cabinet for W/D and open space, painted grey, pine trim face, stained Dark Walnut

Shelving - Sink :

Whitewood hardwood open shelving, stained Dark Walnut

Shelving - Toilet :

Whitewood hardwood shelving and fascia for wheel well, stained Dark Walnut (does not open)

Additional Notes:

-Kitchen-

Page Description: Kitchen area only

Appliances & Appurtenances

Cooktop/Oven/Range:

Summit CR2110 115V Electric Cooktop with 2 Burners,
12-Inch (or equal)

Microwave/Cooking Vent:

Broan-NuTone - F40000 24 in. 230 Max Blower CFM
Convertible Under-Cabinet Range Hood with Light in Black

Fridge/Freezer:

Magic Chef 10.1 cu/ft Top Freezer Refrigerator in Black

Sink :

IKEA Havsen front apron sink, white, 25x19

Sink Faucet :

Flow - Classic Series single-handle, pull-down faucet in Oil
Rubbed Bronze

Water Heater:

N/A - see exterior

Lighting:

(2) 4" LED disk lights 5000K, oil rubbed bronze, dimmable

Outlets (number and function):

(3) GFCI outlets - range hood, cooktop, fridge
(2) GFCI outlets - general use

Switches (number and function):

Heating/Cooling/Ventilation:

9,000 BTU Minisplit, 240V with remote.

Additional Notes:

Drainage vent - Studor 4-1/8 in. x 7-1/8 in. Mini Recess Box
with Grille (above sink)

Furnishings

Cabinets:

IKEA Base Sektion Cabinets (Bodbyn, Gray):

- (1) for single bowl Havsen sink, 1 door - 24x24x30
- (2) with shelves, 1 door - 12x24x30"
- (1) with shelves, 1 door - 15x24x30"

Toekick:

- Bodbyn, Gray Toekick - 84x4 1/2"

Legs:

- Sektion Legs 4 1/2"

Cover Panel:

- Bodbyn, Gray Cover panel - 25x30"

Suspension Rail:

- Sektion Suspension rail, galvanized - 84"

Countertops:

IKEA Barkaboda countertop, Walnut / veneer 74x1 1/2"

Backsplash:

- White subway tile
- White tile edge trim
- Bright white grout

Hardware:

(4) IKEA Bagganas Knobs, black, 13/16 "

Shelving :

- Whitewood hardwood open shelving, stained Dark Walnut
- Black L-brackets

Additional Notes:

-Living Area-

Page Description: Living area - includes Entry and Dining Area

Appliances & Appurtenances

Electrical Panel :

Amp 100-Space 20-Circuit Main Breaker Load Center

Ceiling Fan :

Hampton Bay - Glendale 42 in. LED Indoor Oil-Rubbed Bronze Ceiling Fan with Light Kit

Heating/Cooling:

[see Kitchen. page 4]

Lighting:

- (2) 4" LED disk lights 5000K, oil rubbed bronze, dimmable
- Ceiling fan light

Outlets (number and function):

- (2) outlets - general use
- (1) RG6 connection

Switches (number and function):

- (2) switches - ceiling fan & porch light.
- (2) dimmable switches - kitchen lights & living area lights

Ventilation:

[see ceiling fan]

Additional Notes:

Furnishings

Couch/Sofa:

Lovseat in gray

Shelving :

- Whitewood hardwood open shelving, stained Dark Walnut
- Black L-brackets

EP Cover Art :

24" x 32" dark walnut picture frame on hinges (art not included)

Table :

Knotty pine chunky dining legs with custom hardwood tabletop & leaflet; extension slides; stained Dark Walnut & sealed**

Safety :

Fire extinguisher located next to door.

Additional Notes:

**Cubby behind faux brick bump-out to store table leaflett when not in use.



-Dining Area-

Page Description: N/A - Dining area specs covered in Living

Appliances & Appurtenances	Furnishings
:	Seating:
:	Table:
:	:
:	:
:	:
Heating/Cooling:	:
Lighting:	:
Outlets (number and function):	:
Switches (number and function):	:
Ventilation:	:
Additional Notes:	Additional Notes:

-Bedroom-

Page Description: **Lofted Bedroom with Standing Space and Stair Storage**

Appliances & Appurtenances

Safety :

Smoke/CO detector above stairs

:

:

:

:

Heating/Cooling:

N/A

Lighting:

(2) 4" LED disk lights 5000K, oil rubbed bronze, dimmable

Outlets (number and function):

(1) outlet - general use

Switches (number and function):

(2) switches - whole-house vent & bedroom lights

(2) dimmable switches - bedroom lights & balcony lights

Ventilation:

Delta 50cfm Bath Vent (whole-house vent)

Additional Notes:

Drainage vent - Studor 4-1/8 in. x 7-1/8 in. Mini Recess Box with Grille (in walkway).

Furnishings

Closet/Wardrobe:

Located on first floor, custom open-faced cabinet; Whitewood hardwood painted green with face stained Dark Walnut; Closet rod

Mattress/Bed:

Not Included (area fits queen mattress)

Stairs/Ladder:

Custom hinged stairs comprised of whitewood hardwood with support blocking to be stained dark walnut. Locks located on wall for securing stairs in upright position.

Railing/Divider:

- Cable tie railing in black with stained Dark Walnut handrail
- Black grab bar for stair railing

Exposed Framing :

Appearance grade framing pine, KD; stained Dark Walnut; Custom black gusset ties

Bed Ladder :

For bed access - (2) step, whitewood hardwood ladder, stained Dark Walnut & sealed.

:

:

:

:

Additional Notes:



-Entry-

Page Description: N/A - Entry area specs covered in Living Area

Appliances & Appurtenances	Furnishings
<p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>Heating/Cooling:</p> <p>Lighting:</p> <p>Outlets (number and function):</p> <p>Switches (number and function):</p> <p>Ventilation:</p> <p>Additional Notes:</p>	<p>Stairs/Steps:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>Additional Notes:</p>

-Additional Area #1-

Page Description: South Balcony - Exterior

Appliances & Appurtenances

:

:

:

:

:

Heating/Cooling:

N/A

Lighting:

(2) 4" LED disk lights 5000K, oil rubbed bronze, dimmable

Outlets (number and function):

(1) GFCI exterior rated outlet with bubble cover

Switches (number and function):

N/A

Ventilation:

N/A

Additional Notes:

Furnishings

Patio Furniture

:

Not Included

Railings

:

Peak - aluminum railings, Black

Decking/ Framing

:

To be comprised of Cedar Posts and Decking - stained with Arborcoat - Translucent, Teak ES 30

Safety

:

Kidde Fire Escape 2-Story Ladder, Escape Ladder, 13-Foot Anti-Slip Rungs, Rope Ladder (to be stored by THO)

:

:

:

:

:

:

Additional Notes:

- For doors and finishing, see pages 15 & 17
- Remain mindful of step-up into home from patio.

-Additional Area #2-

Page Description: N/A

Appliances & Appurtenances		Furnishings	
:		:	
:		:	
:		:	
:		:	
:		:	
Heating/Cooling:		:	
Lighting:		:	
Outlets (number and function):		:	
Switches (number and function):		:	
Ventilation:		:	
Additional Notes:		Additional Notes:	



-Additional Area #3-

Page Description: N/A

Appliances & Appurtenances	Furnishings
:	:
:	:
:	:
:	:
:	:
Heating/Cooling:	:
Lighting:	:
Outlets (number and function):	:
Switches (number and function):	:
Ventilation:	:
Additional Notes:	Additional Notes:

-Additional Area #4-

Page Description: N/A

Appliances & Appurtenances	Furnishings
<p>Heating/Cooling:</p> <p>Lighting:</p> <p>Outlets (number and function):</p> <p>Switches (number and function):</p> <p>Ventilation:</p> <p>Additional Notes:</p>	<p>Heating/Cooling:</p> <p>Lighting:</p> <p>Outlets (number and function):</p> <p>Switches (number and function):</p> <p>Ventilation:</p> <p>Additional Notes:</p>

-Exterior-

Page Description: Exterior appliances & furnishings of home

Appliances & Appurtenances

Heating/Cooling:

Minisplit Exterior Unit and Lineset (north)

Water Heater:

Rinnai V65eP Outdoor Tankless Hot Water Heater, Propane, 6.3 GPM, Large (north)

Lighting:

- (1) Porch light - Yosemite Home Decor 1-Light Exterior Wall Lantern Sconce in Black (east)
- [see additional area #1, page 9]

Outlets (number and function):

- (2) GFCI exterior rated outlets north wall and balcony
- (1) RG6 exterior connection on north wall

Switches (number and function):

Minisplit junction box switch (north)

Ventilation:

- (2) drainage vents
- (3) vents - rangehood, bathroom vent, and whole-house vent.

Additional Notes:

- City Water, and Shore Power Connections on North Wall.
- Waste Gate Valves near North-West and South-West corners of home.

Furnishings

Exterior Entry Stairs:

Econo Porch 3-Step, metal in black. Flat packed - THO to construct/install

Roofdeck/Balcony:

[see additional area #1]

Porch:

N/A

Railings:

[see additional area #1]

Utility Box/Shed:

N/A

Awnings:

N/A

Exposed Framing :

Appearance grade framing pine KD; stained Arborcoat, Teak ES 30; custom black gusset tie (north wall)

Additional Notes:

-Interior Finishing-

Page Description: Finishing for the interior of the home

Ceiling & Walls

Interior Siding #1: Knotty Pine

SQFT/LF (Final Draft Only): -
 Material Type: T&G WP4 Knotty Pine
 Size: 1x8; 6.75" exposed face
 Color: Clear Satin Water-Based Interior Polyurethane
 Location: All Ceilings, W bathroom int. wall (see plans)

Interior Siding #2: Green - Painted plywood with batten

SQFT/LF (Final Draft Only): -
 Material Type: Sanded plywood with pine batten
 Size: 4x8 sheets; 0.25" spacing
 Color: Sherwin Williams - Satin, Isle of Pines 6461
 Location: NESW interior walls (see plans)

Interior Siding #3: Gray - Painted plywood with batten

SQFT/LF (Final Draft Only): -
 Material Type: Sanded plywood with pine batten
 Size: 4x8 sheets; 0.25" spacing
 Color: Behr - Marquee Satin, Intergalactic N450-5
 Location: NES interior bathroom walls (see plans)

Interior Siding #4: Faux Brick

SQFT/LF (Final Draft Only): -
 Material Type: HDF Kingston Brick Panel
 Size: 1/4" x 4 x 8
 Color: Red (per manufacturer)
 Location: Ext. of bathroom and bump out near table

Interior Siding #5:

SQFT/LF (Final Draft Only):
 Material Type:
 Size:
 Color:
 Location:

Additional Notes:

Interior stain labeled "Dark Walnut" to be Dark Walnut Wood
 Finish Interior Wood Stain sealed w/ water-based polyurethane

Flooring & Trim

Flooring #1: LifeProof LVP

SQFT/LF (Final Draft Only): -
 Material Type: Luxury Vinyl Plank Flooring
 Size: 7.1" x 47.6" (18.73sf/box)
 Color: Shadow Hickory
 Location: All Flooring

Flooring #2:

SQFT/LF (Final Draft Only):
 Material Type:
 Size:
 Color:
 Location:

Interior Trim #1: Window & Door Trim

SQFT/LF (Final Draft Only): -
 Material Type: Pine Casing WM366
 Size: 11/16 in. x 2-1/4 in.
 Color: Stained Dark Walnut, sealed with clear poly.
 Location: All interior window & door face trim

Interior Trim #2: Floor Trim

SQFT/LF (Final Draft Only): -
 Material Type: Pine quarter round moulding WM 105
 Size: 1-1/16 in. x 1-1/16 in. x 96 in.
 Color: Clear satin water-based interior polyurethane.
 Location: All Floor Trim

Interior Trim #3:

SQFT/LF (Final Draft Only):
 Material Type:
 Size:
 Color:
 Location:

Additional Notes:

-Exterior Finishing-

Page Description: Finishing for the exterior of the home

Siding & Roofing

Exterior Siding #1: Lap Siding

SQFT/LF (Final Draft Only): -
 Material Type: LP Smartside Lap Siding
 Size: 1x8; 7" exposed face
 Color: Sherwin Williams - Satin, Isle of Pines 6461
 Location: All Walls

Exterior Siding #2: Cedar siding

SQFT/LF (Final Draft Only): -
 Material Type: T&G WP4 Knotty Cedar
 Size: 1x6; 4.75" exposed face
 Color: Arborcoat - Translucent, Teak ES 30
 Location: East Wall (around door) & under overhangs

Exterior Siding #3:

SQFT/LF (Final Draft Only):
 Material Type:
 Size:
 Color:
 Location:

Roofing #1: Everlast II - metal roofing

SQFT/LF (Final Draft Only): -
 Material Type: Corrugated metal
 Size: 3/4" x 36"
 Color: Brown
 Location: Whole Roof

Roofing #2:

SQFT/LF (Final Draft Only):
 Material Type:
 Size:
 Color:
 Location:

Additional Notes:

For balcony finishing, see "Additional Area #1", page 9

Trim & Trailer

Exterior Trim #1: Painted Trim - Misc.

SQFT/LF (Final Draft Only): -
 Material Type: LP smartside trim
 Size: 3"
 Color: Sherwin Williams - Satin, Isle of Pines 6461
 Location: Corners and transitions NESW

Exterior Trim #2: Painted Trim - Windows

SQFT/LF (Final Draft Only): -
 Material Type: LP smartside trim
 Size: 3"
 Color: Painted to color match Cedar stain
 Location: Windows & Doors

Exterior Trim #3: Everlast - metal trim

SQFT/LF (Final Draft Only): -
 Material Type: Roofing trim
 Size: Varies
 Color: Brown
 Location: All Roof

Trailer:

Painted Black

Additional Notes:

-Window Schedule-

Page Description: Window specifications

Windows

Window: Dining

Count: 2

Size/R.O.: 17.5"W x 59.5"H (RO: 18" x 60)

Color/Material: White / vinyl

Opening Type: Hinged casement

Glass Type: Clear, tempered

Location: Lower West wall

Window: Bedroom

Count: 2

Size/R.O.: 47.5"W x 17.5"H (RO: 48" x 18")

Color/Material: White / vinyl

Opening Type: Slider

Glass Type: Clear, tempered

Location: Upper East and West walls

Window: Bathroom

Count: 1

Size/R.O.: 23.5"W x 23.5"H (RO: 24" x 24")

Color/Material: White/ vinyl

Opening Type: Awning

Glass Type: Frosted, tempered

Location: Bathroom, East wall

Window: N/A

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Additional Notes:

Windows

Window: N/A

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Window: N/A

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Window: N/A

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Window: N/A

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Additional Notes:

-Door Schedule-

Page Description: Door specifications

Doors

Door: Main Entry Door - 2-Panel Plank Arch Top

Count: 1

Size/R.O.: 36" x 80" / 38.5" x 82.5"

Interior/Exterior Color: Primed white both sides

Material: Smooth fiberglass

Opening Type: RH inswing

Glass Type: N/A

Location: East Wall

Door: N/A

Count:

Size/R.O.:

Interior/Exterior Color:

Material:

Opening Type:

Glass Type:

Location:

Door: N/A

Count:

Size/R.O.:

Interior/Exterior Color:

Material:

Opening Type:

Glass Type:

Location:

Door: N/A

Count:

Size/R.O.:

Interior/Exterior Color:

Material:

Opening Type:

Glass Type:

Location:

Doors

Specialty Door: Custom Barn Door

Count: 1

Size/R.O.: 28" x 75.75" / 26" x 73.75" (door opening)

Interior/Exterior Color: Stained Dark Walnut

Vendor Custom BTH

Description: Barn door with black sliding track

Location: Bathroom door

Specialty Door: Custom Balcony Door (arched, solid)

Count: 1

Size/R.O.: 24" x 57" / 26" x 59.5"

Interior/Exterior Color: Stained to match ext. cedar

Vendor Custom BTH

Description: Custom hardwood 2nd egress entry door

Location: Upper South wall

Specialty Door:

Count:

Size/R.O.:

Interior/Exterior Color:

Vendor

Description:

Location:

Specialty Door: N/A

Count:

Size/R.O.:

Interior/Exterior Color:

Vendor

Description:

Location:

Additional Notes:

- Main & Secondary Egress Door: KwiksetTustin Venetian Bronze ExteriorEntry Door Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey.
- Barn Door: Oil rubbed bronze pull & recessed finger pull.