

Table of Contents

- A01 - Table of Contents
- A02 - Visual Plans - Exterior North-East & South-West
- A03 - Visual Plans - Interior North & South
- A04 - Visual Plans - Interior East
- A05 - Visual Plans - Interior West
- A06 - Elevations - Exterior North
- A07 - Elevations - Exterior East
- A08 - Elevations - Exterior South
- A09 - Elevations - Exterior West
- A10 - Elevations - Interior North Near & North Middle
- A11 - Elevations - Interior North Middle & North Far
- A12 - Elevations - Interior East
- A13 - Elevations - Interior East Hidden
- A14 - Elevations - Interior South Near & South Middle
- A15 - Elevations - Interior South Middle & South Far
- A16 - Elevations - Interior West
- A17 - Elevations - Interior West Hidden
- A18 - Floor Plans - Lower Layout
- A19 - Floor Plans - Upper Light Layout
- A20 - Floor Plans - Roof
- A21:A35 - Visual A:Visual T



North-East



South-West



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

Visual Plans - Exterior North-East & South-West

Model Type: Basecamp

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



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26 Owens Court
Suite 6
Hampstead, NH 03841

Visual Plans - Interior North & South

Model Type: Basecamp

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



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Visual Plans - Interior East

Model Type: Basecamp

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

A 04



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Suite 6
Hampstead, NH 03841

Visual Plans - Interior West

Model Type: Basecamp

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

A 05



Backcountry Tiny Homes, LLC
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Elevations - Exterior North

Model Type: Basecamp

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



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Elevations - Exterior East

Model Type: Basecamp

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

A 07



Elevations - Exterior South

Model Type: Basecamp



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

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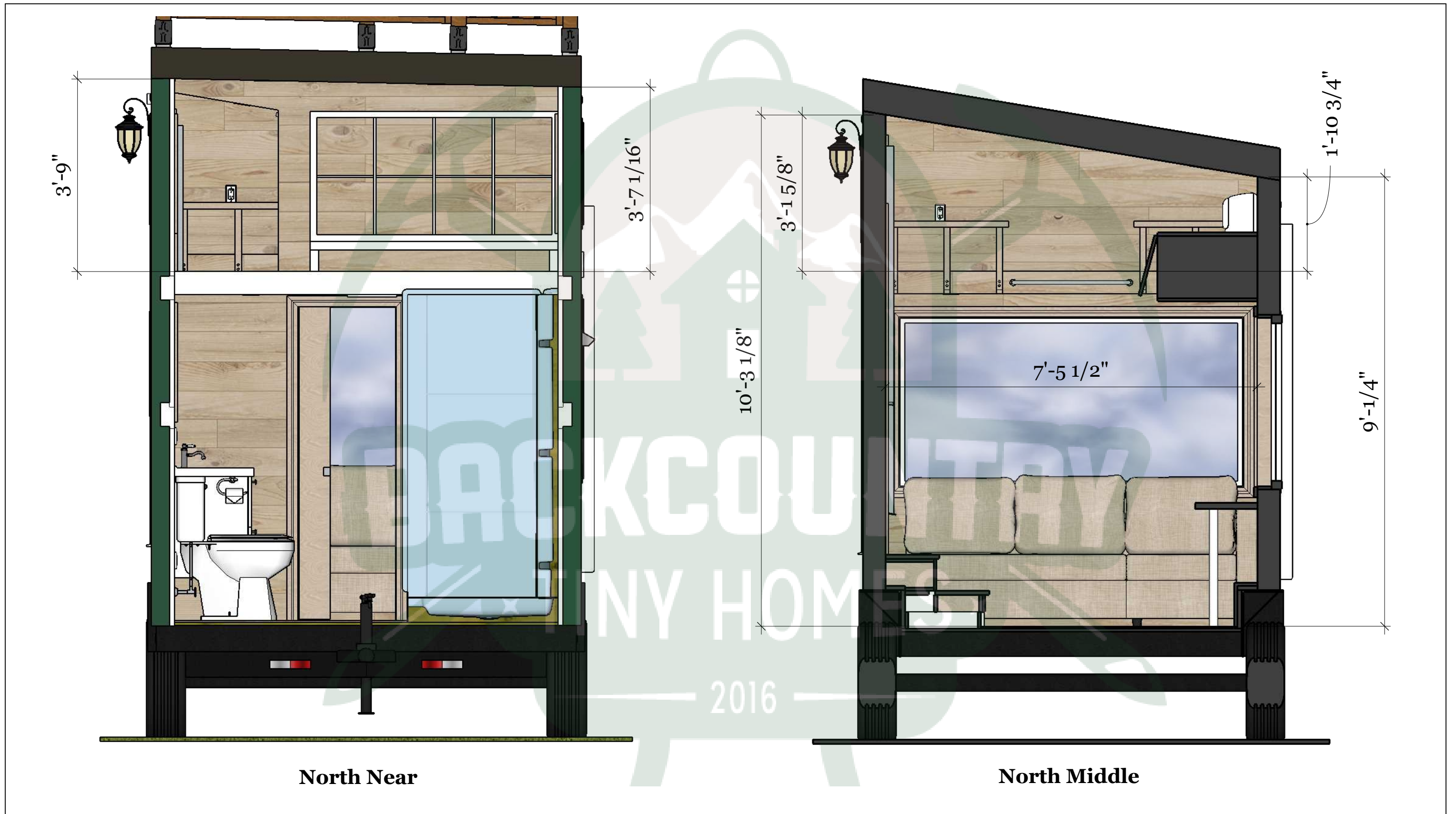


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Elevations - Exterior West

Model Type: Basecamp

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

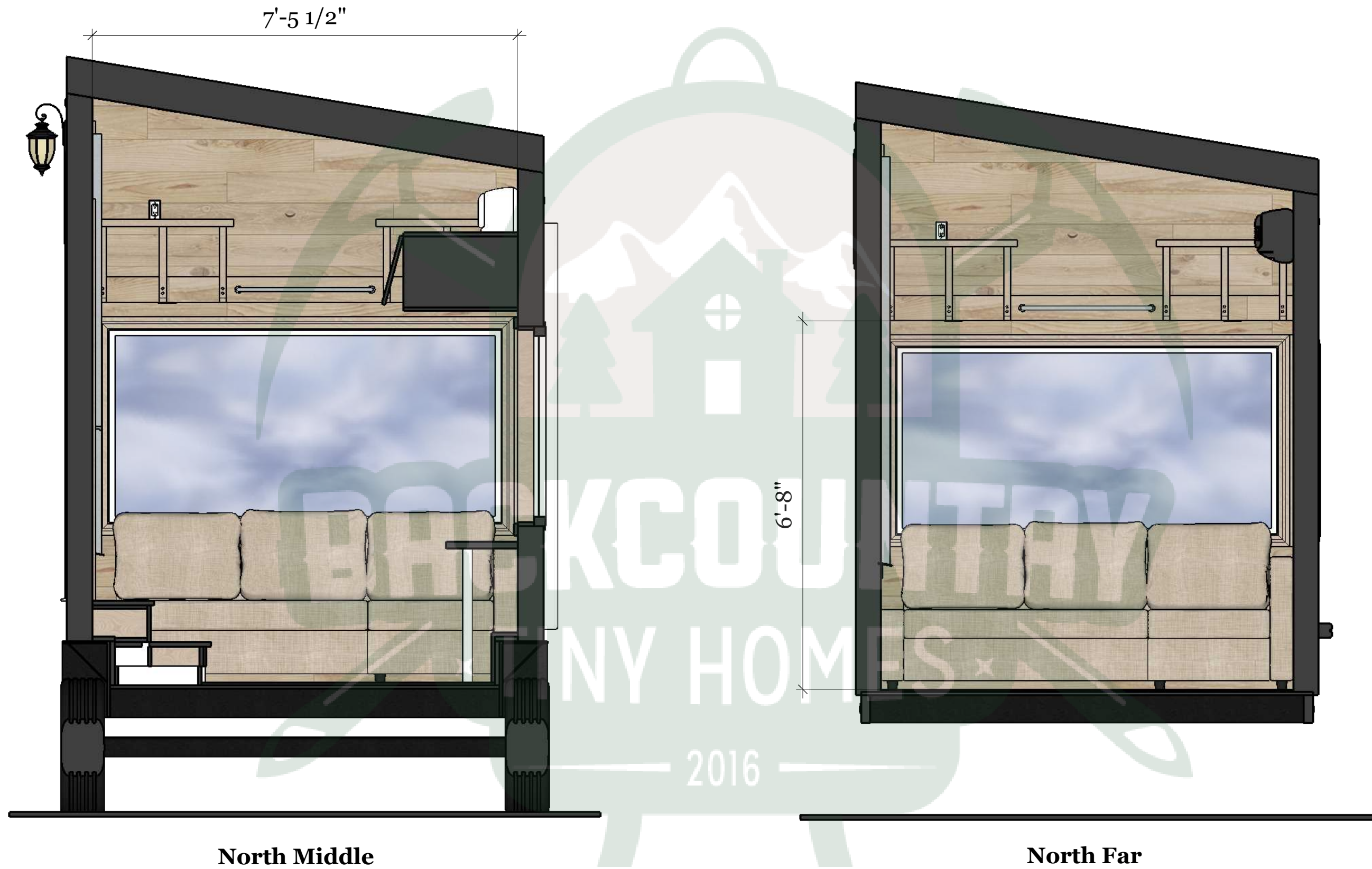


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Elevations - Interior North Near & North Middle

Model Type: Basecamp

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



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Elevations - Interior North Middle & North Far

Model Type: Basecamp

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



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Elevations - Interior East

Model Type: Basecamp

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

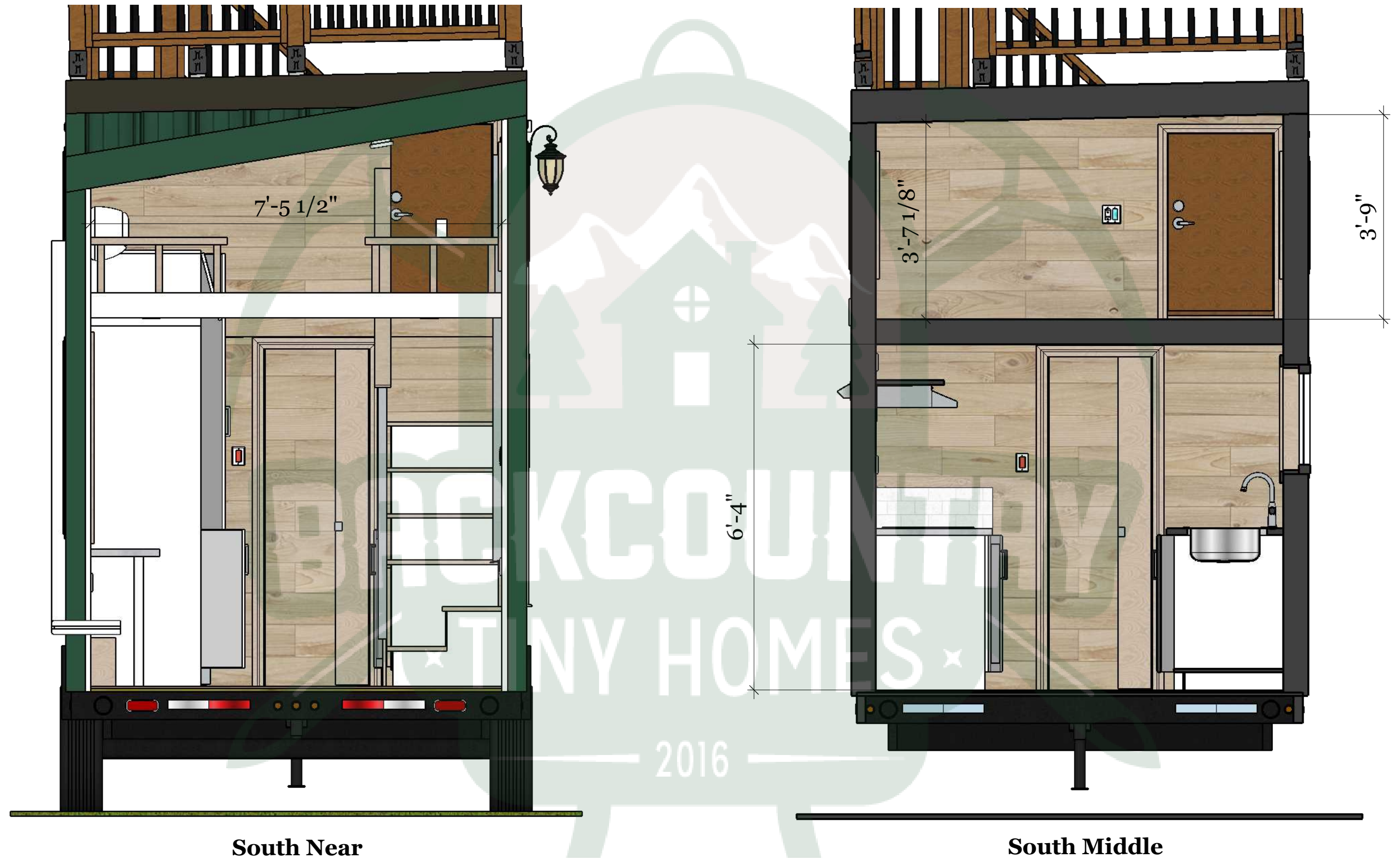


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Elevations - Interior East Hidden

Model Type: Basecamp

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

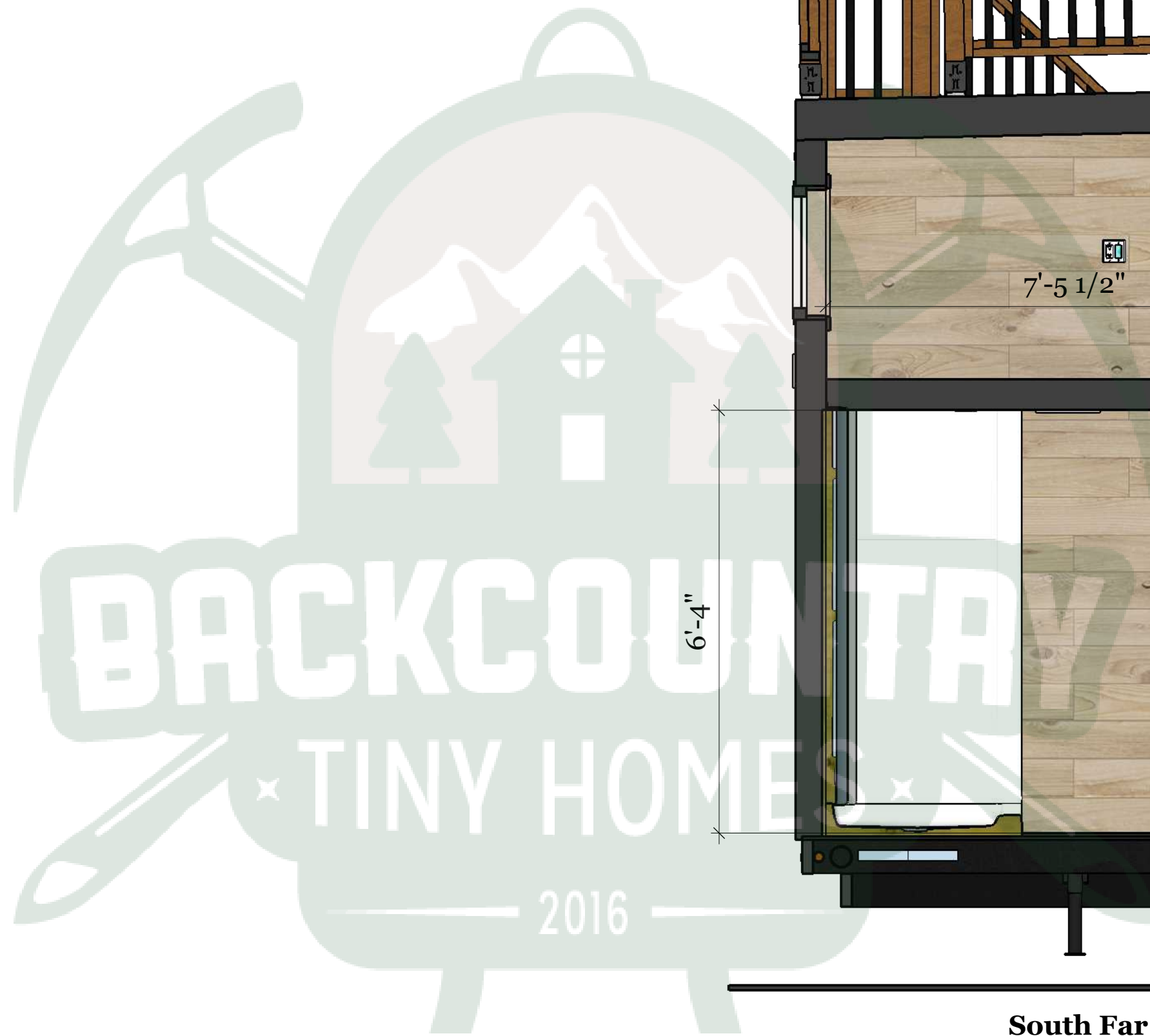


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Elevations - Interior South Near & South Middle

Model Type: Basecamp

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



South Far



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Elevations - Interior South Far

Model Type: Basecamp

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



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Elevations - Interior West

Model Type: Basecamp

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

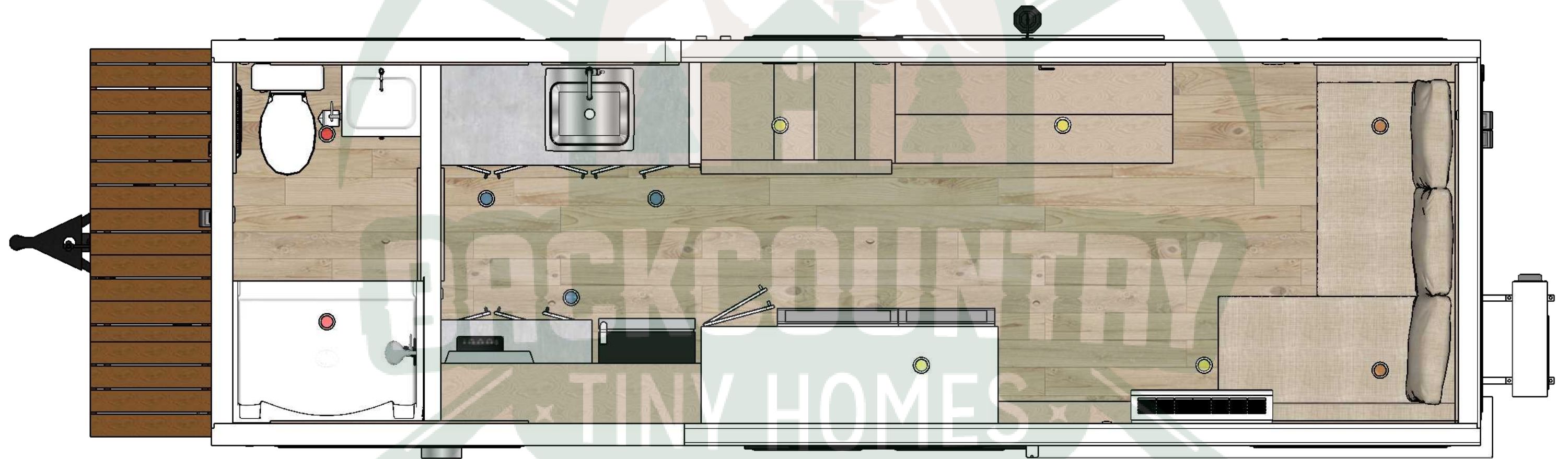


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Elevations - Interior West Hidden

Model Type: Basecamp

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



2016

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

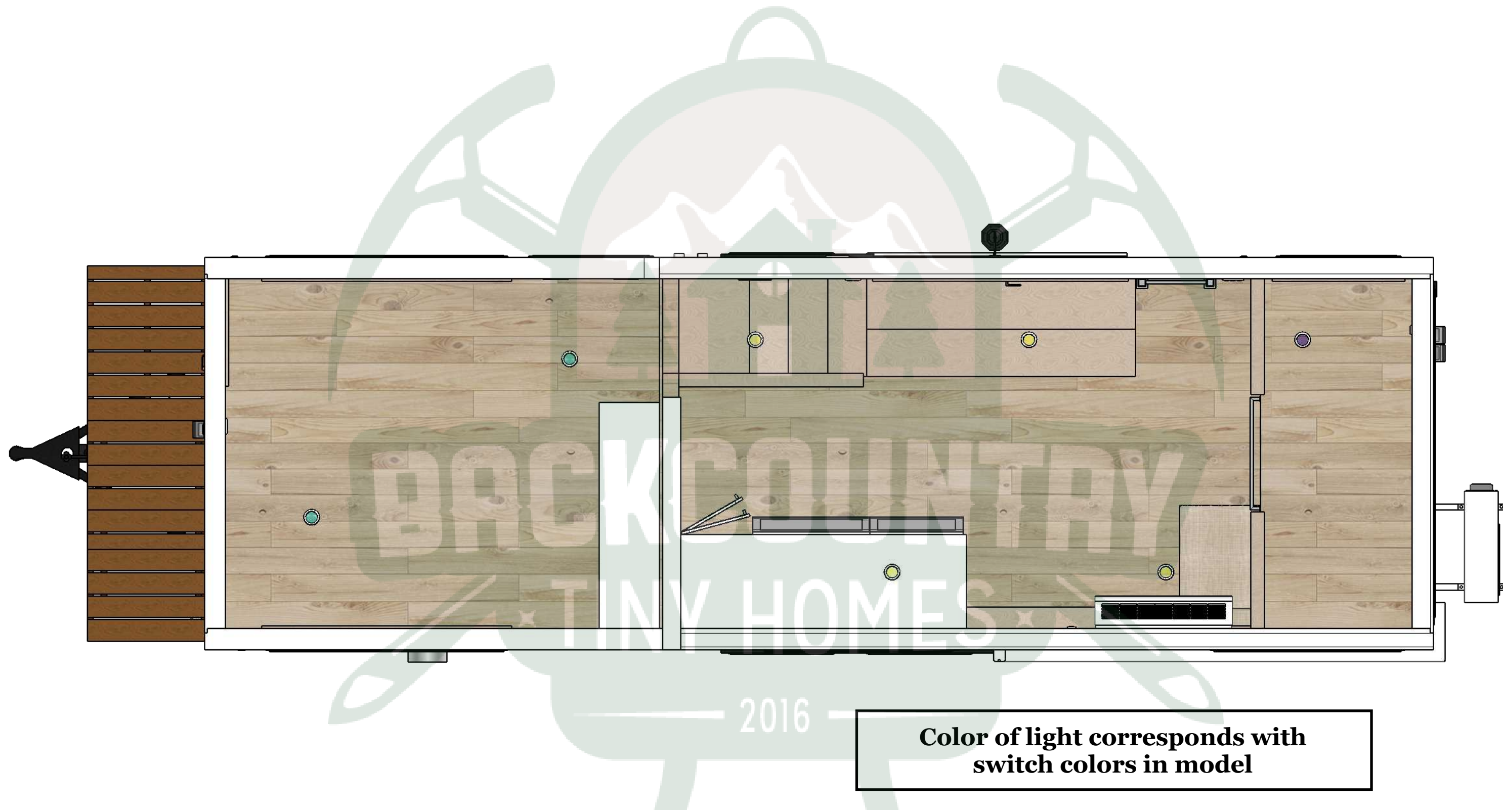


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Floor Plans - First Floor Light Layout

Model Type: Basecamp

Designer Name: BTH
Client Name(s): 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 - Loft Light Layout

Model Type: Basecamp

Designer Name: BTH
Client Name(s): 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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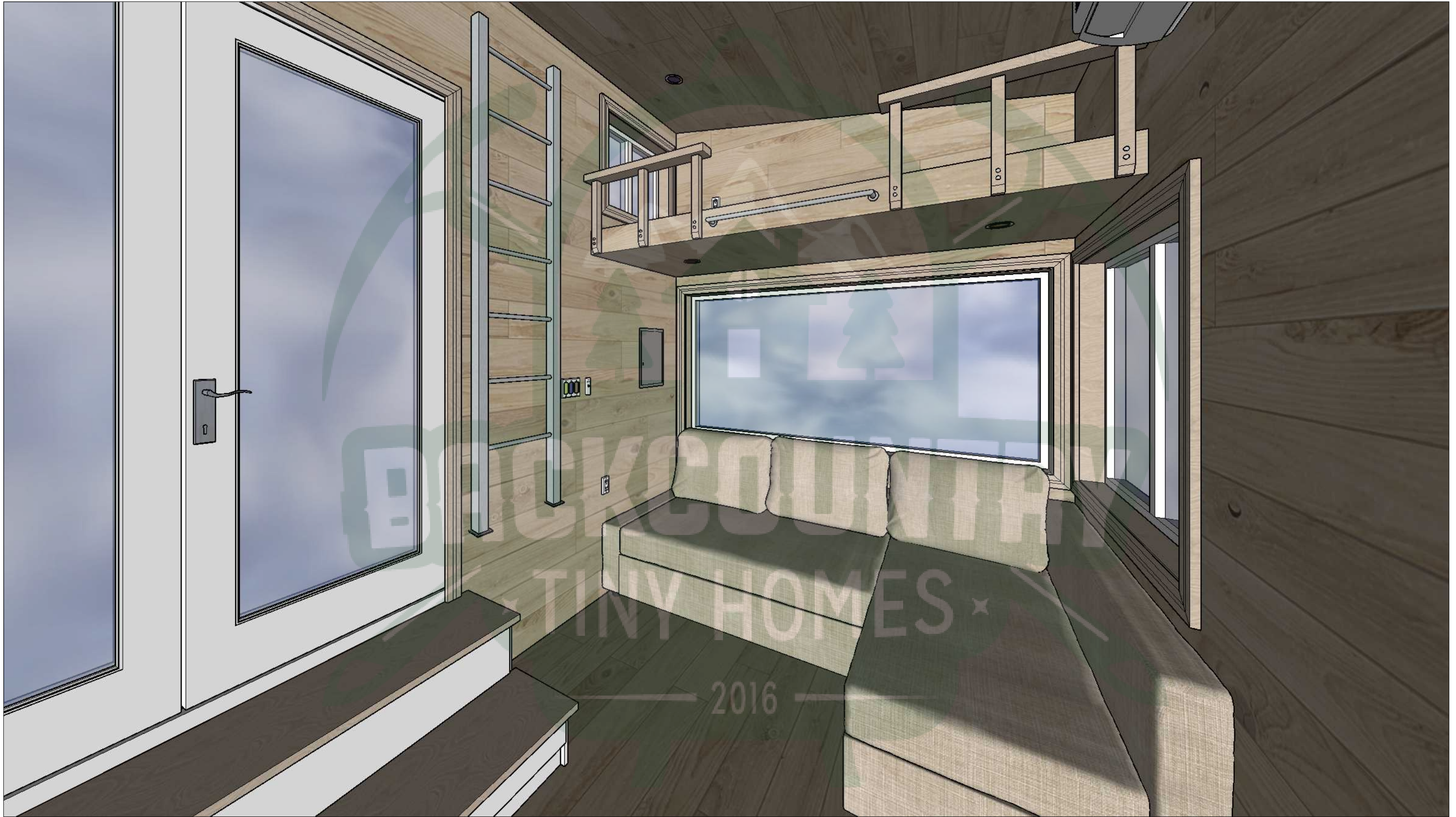
Floor Plans - Roof

Model Type: Basecamp

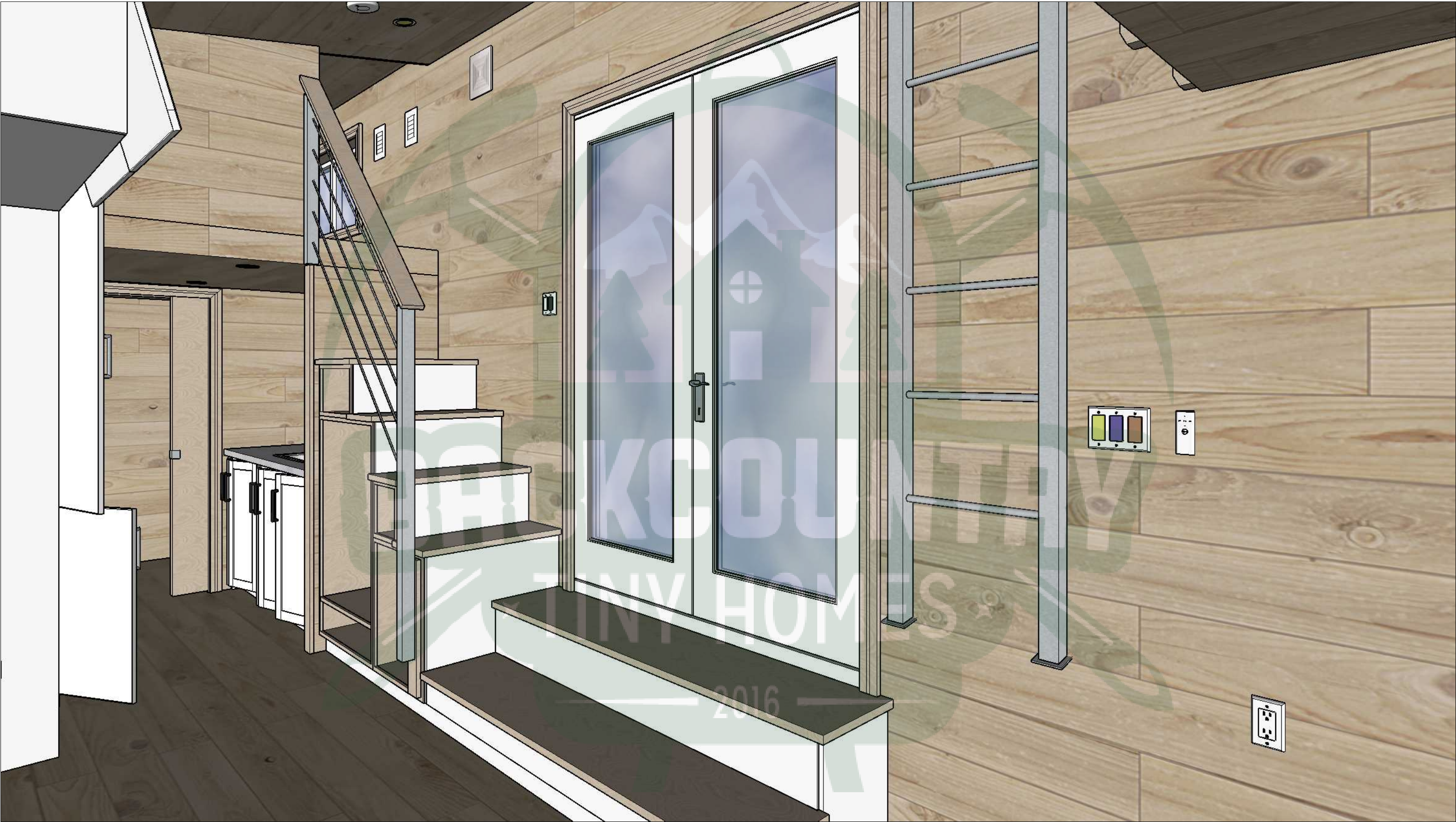
Designer Name: BTH
Client Name(s): N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022













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Visual F

Model Type: Basecamp

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









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Visual J

Model Type: Basecamp

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















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Page Q

Model Type: Basecamp

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

A 37



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Page R

Model Type: Basecamp

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

A 38



Builds-Designs-Plans-Furnishings

Specification Sheet

Exhibit A

Project Number: Basecamp

Client Name(s): N/A

Designer Name: BTH

Date: 08/02/2022

Table of Contents

-Home Snapshot.....	2
-Bathroom.....	3
-Kitchen.....	4
-Living Area.....	5
-Dining Area.....	6
-Bedroom.....	7
-Entry.....	8
-Additional Area #1-	9
-Additional Area #2-	10
-Additional Area #3-	11
-Additional Area #4-	12
-Exterior-	13
-Interior Finishing-	14
-Exterior Finishing-.....	15
-Window Schedule-.....	16
-Door Schedule-.....	17

-Home Snapshot-

Page Description: Snapshot of general home specifications

Dimensions & Technical

First Floor SQFT:

190-sf

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

386-sf

Trailer LxW:

26'-0" x 8'-2"

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

31'-6" x 8'-6" x 13'-6" (without roofdeck railings)
[see notes]

Trailer GAWR & Axle Specs:

Triple 7K axles; 21K GAWR

Trailer/Floor Insulation & Framing:

- 16" O.C. metal trailer tubing
- Closed cell spray foam R-38

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:

Home is roughly 16'-10" tall with roofdeck railings attached.
Roofdeck railings must be detached for transit.

Utilities & Safety

Electrical Connection:

RV 50amp/220V twist & lock electrical plug

Water Connection:

RV city water inlet

Sewer Connection:

RV 3" waste gate valve

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, minisplit, over the
range hood vent, ceiling fan

Heat Type (includes home heating and water heater):

- Minisplit (heat & AC) E
- Electric bathrom 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 - door egress roofdeck & fire ladder

Additional Notes:

-Bathroom-

Page Description: Bathroom area only

Appliances & Appurtenances

Shower:

- 48in. x 34in. Shower Enclosure, Center Drain - White
- Shower rod/curtain not included

Shower Faucet:

Handheld shower head in silver with mixer

Sink:

IKEA Tvallen Sink with water trap, white, 19 5/8x19 1/8 "

Sink Faucet:

IKEA Pilkan Bath faucet with strainer, chrome plated

Toilet:

1.28 GPF Round-Front Toilet White

Lighting:

(2) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

(2) GFCI outlets - general use

Switches (number and function):

(1) switch - bath vent

Heating/Ventilation:

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

Additional Notes:

Envi Heater - this is a plug-in unit to act as supplemental heat for winter for the bathroom; unit can be removed when not needed

Furnishings

Sink Cabinet/Vanity:

- IKEA Enhet Base cabinet sink w 2 drawers, white/white frame, 18x18 3/4x24 "
- (2) IKEA Bagganas Knobs, black, 13/16 "

Medicine Cabinet/Vanity:

Hardware:

Toilet paper holder in silver



-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
Stainless Steel

Fridge/Freezer:

Magic Chef 10.1 cu/ft Top Freezer Refrigerator in Platinum
Steel

Sink :

IKEA Langudden Sink Stainless Steel, 22x20 5/8"

Sink Faucet :

Pfister - Stellen Single-Handle Bar Faucet with Pull-Down
Sprayer in Polished Chrome

Water Heater:

N/A [see exterior]

Lighting:

(3) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

(3) GFCI outlets - appliances
(2) GFCI outlets - general use

Switches (number and function):

(2) Dimmable switches - kitchen lights and bathroom lights

Heating/Cooling/Ventilation:

[see microwave/cooking vent]

Additional Notes:

Furnishings

Cabinets:

IKEA Base Sektion Cabinets (Enköping, White wood effect):

- (1) for sink, 2 door 24x24x30"
- (2) with shelves, 2 door 24x24x30"
- (2) with shelves, 1 doors 12x24x30"

Toekick:

- (2) Forbatta toekick, white, 84x4 1/2 "

Legs & Fascia:

- Sektion Legs 4 1/2 "
- Enköping cover panels, white wood effect, as needed

Countertops:

(2) IKEA Ekbacken, Light Gray Concrete Effect, Laminate, 74"
x 1 1/8"

Backsplash:

- White subway tile
- Brushed Nickel Aluminum Tile Edge Trim
- Bright white grout

Hardware:

Black cabinet pulls

Shelving :

- Whitewood hardwood wall shelf, clear coated with (2)
Brushed Nickel shelf brackets.

Additional Notes:

-Living Area-

Page Description: Living area only (South of Entry and Dining)

Appliances & Appurtenances

Electrical Panel :

Amp 100-Space 20-Circuit Main Breaker Load Center

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Heating/Cooling:

- 12,000 BTU 240V Minisplit
- Minisplit Remote near couch

Lighting:

(2) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

(2) outlets - future TV, couch area

Switches (number and function):

(3) Dimmable light switches - living area lights, storage loft lights, main area lights.

Ventilation:

N/A

Additional Notes:

No TV provided but space allocated with outlet

Furnishings

Couch/Sofa:

IKEA Friheten Sleeper sectional, 3 seat w/storage, Hyllie beige

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Additional Notes:

-Dining Area-

Page Description: Dining area and surrounding storage (west wall)

Appliances & Appurtenances

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Heating/Cooling:

[see living area. page 5]

Lighting:

(4) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

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

Switches (number and function):

N/A [see living area. page 5]

Ventilation:

N/A

Additional Notes:

Furnishings

Seating:

Not included

Table:

(1) IKEA Ekbacken countertop, light gray concrete effect (74")

(1) IKEA Adlis leg, white

Upper Wall Cabinets:

IKEA Sektion horizontal cabinet with push opener, Enköping, White wood effect - (1) 24x24x15 and (1) 30x24x15

Tall Cabinets

:

IKEA Sektion high cabinet with 2 doors, Enköping white, 18x24x90" - shelving and hanger rod included

Fascias

:

IKEA Enköping white cover panels and Forbatträ white toe-kicks as needed.

Handles

:

(2) IKEA Kallror handles, stainless steel, 8 3/8"

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Additional Notes:

-Bedroom-

Page Description: Master loft - upstairs bedroom

Appliances & Appurtenances

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Heating/Cooling:

N/A

Lighting:

(2) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

(1) outlet - general use

Switches (number and function):

(1) dimmable switch - bedroom lights

Ventilation:

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

Additional Notes:

Furnishings

Closet/Wardrobe:

IKEA Kallax Shelf unit on base legs, White, 30 3/8x57 7/8 "

Mattress/Bed:

Mattress/sheets/pillows not included; area sized for queen

Stairs/Ladder:

[see Entry. page 8]

Railing/Divider:

Barrier - framed 2x4, full height, divider wall at loft's edge.
Divider wall paneling to match surrounding area.

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Additional Notes:

-Entry-

Page Description: Entryway & Staircase storage (east wall)

Appliances & Appurtenances

Safety :

- Smoke/CO detector in stairwell
- Fire extinguisher by door

Washer / Dryer :

Connections for future W/D combo unit only (water valve box, drainage, and outlet) - W/D unit not included.

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Heating/Cooling:

N/A

Lighting:

N/A

Outlets (number and function):

[see washer / dryer]

Switches (number and function):

- (1) switch - whole-house bath vent
- (1) switch - exterior porch light

Ventilation:

Delta 50cfm whole-house bath vent

Additional Notes:

Furnishings

Stairs/Steps:

(2) Entry step stairs, whitewood with hardwood treads and painted white risers, clear sealed w/ poly; no storage

Storage Stairs/ Step:

(4) Open-cubby whitewood storage steps with hardwood treads and painted white risers, clear sealed [see notes]

Railing :

Stainless steel cable railing with whitewood hand rail (clear sealed w/ poly).

Divider :

Framed 2x2 divider wall between stair boxes and kitchen sink. Divider wall paneling to match surrounding area.

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Additional Notes:

Storage steps - This area allows for standing room at top step (bedroom loft entrance). High point is ~5'-5".

-Additional Area #1-

Page Description: Secondary loft / storage area

Appliances & Appurtenances

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Heating/Cooling:

N/A

Lighting:

(1) 4" LED disk lights 5000K, white, dimmable

Outlets (number and function):

(1) outlet - general use

Switches (number and function):

N/A [see living area. page 5]

Ventilation:

N/A

Additional Notes:

Furnishings

Railings

:

Custom railing comprised of 2x2 whitewood hardwood.
Sealed with clear poly.

Entry Ladder

:

Custom aluminum ladder w/ bar attachment hooks in brushed stainless

Ladder Attachment

:

(2) Brushed stainless bars for ladder storage and loft attachment - located on east wall and loft edge

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Additional Notes:

-Additional Area #2-

Page Description: **Roof Deck**

Appliances & Appurtenances

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Heating/Cooling:

N/A

Lighting:

N/A

Outlets (number and function):

(1) GFCI exterior rated outlet with bubble cover on North wall

Switches (number and function):

N/A

Ventilation:

N/A

Additional Notes:

Furnishings

Roof Deck Material :

Econodek vinyl membrane (Grey Timber)

Railings :

Custom cedar railings w/ black powder coated pickets, attachment plate (first railing setup THO responsibility)

Roof Entry Stairs :

Comprised of PT/heat treated lumber [see plans], stained to match cedar siding

Safety :

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

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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
:	:
:	:
:	:
:	:
:	:
Heating/Cooling:	:
Lighting:	:
Outlets (number and function):	:
Switches (number and function):	:
Ventilation:	:
Additional Notes:	Additional Notes:

-Exterior-

Page Description: Exterior appliances & furnishings of home

Appliances & Appurtenances

Heating/Cooling:

Minisplit exterior unit located on South wall; lineset along West wall

Water Heater:

Rinnai V65eP Outdoor Tankless Hot Water Heater, Propane, 6.3 GPM, Large, located on North wall

Lighting:

(1) Porch light - Yosemite Home Decor 1-Light Exterior Wall Lantern Sconce in Black

Outlets (number and function):

- (2) GFCI exterior rated outlets south wall and roofdeck
- (1) RG6 connection on south wall

Switches (number and function):

Minisplit junction box switch on South wall

Ventilation:

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

Gas :

2-stage propane regulator & pigtails on N wall

Additional Notes:

Furnishings

Exterior Entry Stairs:

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

Roofdeck/Balcony:

[see Additional Area #2. Page 10]

Porch:

N/A

Railings:

[see Additional Area #2. Page 10]

Utility Box/Shed:

N/A

Awnings:

N/A

Additional Notes:

Line set for minisplit to be exposed on north and east wall, covered with line set cover; white

For minisplit and water heater exposed on north and south walls, units to be covered with custom canvas cover for travel.

-Interior Finishing-

Page Description: Finishing for the interior of the home

Ceiling & Walls

Interior Siding #1: Sealed 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 Walls and Ceilings

Interior Siding #2:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Interior Siding #3:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Interior Siding #4:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Interior Siding #5:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Additional Notes:

Flooring & Trim

Flooring #1: Lifeproof LVP

SQFT/LF (Final Draft Only):

Material Type: luxury vinyl plank flooring

Size: 8.7" x 47.6"

Color: Dusk Cherry

Location: All Floors

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 WM351

Size: 11/16 in. x 2-1/2 in.

Color: Clear Satin Water-Based Interior Polyurethane

Location: All Windows & Doors

Interior Trim #2: Floor Trim

SQFT/LF (Final Draft Only):

Material Type: pine quarter round moulding

Size: 1-1/16 in. x 1-1/16 in. x 96 in.

Color: Clear Satin Water-Based Interior Polyurethane

Location: All Floors

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: Cedar siding

SQFT/LF (Final Draft Only):

Material Type: T&G WP4 knotty cedar

Size: 1x6; 4.75" exposed face

Color: Arborcoat - Teak Translucent

Location: East wall - entry

Exterior Siding #2: Metal siding

SQFT/LF (Final Draft Only):

Material Type: Everlast II - corrugated metal siding

Size: 3/4" x 36"

Color: Ivy

Location: All walls

Exterior Siding #3:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Roofing #1: Metal roofing

SQFT/LF (Final Draft Only):

Material Type: Everlast II - corrugated metal roofing

Size: 3/4" x 36"

Color: Ivy

Location: Roof

Roofing #2:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Additional Notes:

Trim & Trailer

Exterior Trim #1: Metal trim

SQFT/LF (Final Draft Only):

Material Type: Everlast II - metal trim

Size: varies

Color: Ivy

Location: Per visual plans

Exterior Trim #2: Cedar trim

SQFT/LF (Final Draft Only):

Material Type: knotty cedar

Size: varies

Color: Arborcoat - Teak Translucent

Location: Transition from cedar to metal siding

Exterior Trim #3:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Trailer:

Painted black

Additional Notes:

-Window Schedule-

Page Description: Window specifications

Windows

Window: Central area - west

Count: 2

Size/R.O.: 47.5"w x 41.5"h (48" x 42" RO)

Color/Material: White / vinyl

Opening Type: Slider

Glass Type: Clear, tempered

Location: West wall in dining and living areas

Window: Living area - south

Count: 1

Size/R.O.: 83.5"w x 41.5"h (84" x 42" RO)

Color/Material: Wwhite / vinyl

Opening Type: Fixed/ picture

Glass Type: Clear, tempered

Location: South wall in living area

Window: Bathroom

Count: 1

Size/R.O.: 23.5"w x 23.5"h (24" x 24" RO)

Color/Material: White / vinyl

Opening Type: Awning

Glass Type: Clear, tempered

Location: East wall in bathroom

Window: Bedroom

Count: 2

Size/R.O.: 59.5"w x 23.5"h (60" x 24" RO)

Color/Material: White/ vinyl

Opening Type: Slider

Glass Type: Clear, tempered

Location: East and West walls in bedroom loft

Additional Notes:

Windows

Window: Storage & Kitchen

Count: 2

Size/R.O.: 29.5"w x 23.5"h (30" x 24" RO)

Color/Material: White / vinyl

Opening Type: Slider

Glass Type: Clear, tempered

Location: East wall in Kitchen and Storage loft

Window:

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Window:

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Window:

Count:

Size/R.O.:

Color/Material:

Opening Type:

Glass Type:

Location:

Additional Notes:

-Door Schedule-

Page Description: Door specifications

Doors

Door: French Door - Main Entry

Count: 1

Size/R.O.: 60" x 80" / 62.5" x 82.5"

Interior/Exterior Color: Primed white both sides

Material: Flat fiberglass

Opening Type: LH inswing

Glass Type: Full lite clear glass, tempered

Location: East wall

Door:

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: Pocket Door

Count: 1

Size/R.O.: 24" x 80" - cut down to size

Interior/Exterior Color: clear sealed poly

Vendor varies

Description: custom cut pocket door

Location: Interior N wall for bathroom

Specialty Door: Hobbit door - secondary egress

Count: 1

Size/R.O.: ~27" x 40" (door size)

Interior/Exterior Color: stained match roof entry stairs

Vendor N/A

Description: Cedar with black banding

Location: Bedroom loft - north wall

Specialty Door:

Count:

Size/R.O.:

Interior/Exterior Color:

Vendor

Description:

Location:

Specialty Door:

Count:

Size/R.O.:

Interior/Exterior Color:

Vendor

Description:

Location:

Additional Notes:

- Entry door: KwiksetTustin Satin Nickel Exterior Entry Door Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey

- Pocket door: Pull and latch in silver