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

Table of Contents

Model Type: Kodiak

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



North-East

South-West



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Visual Plans - Exterior North-East & South-West

Model Type: Kodiak

Designer Name: BTH
Client Name(s): N/A
Project Number: N/A
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Visual Plans - Interior East

Model Type: Kodiak



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Visual Plans - Interior West

Model Type: Kodiak

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

A 05



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Elevations - Exterior North

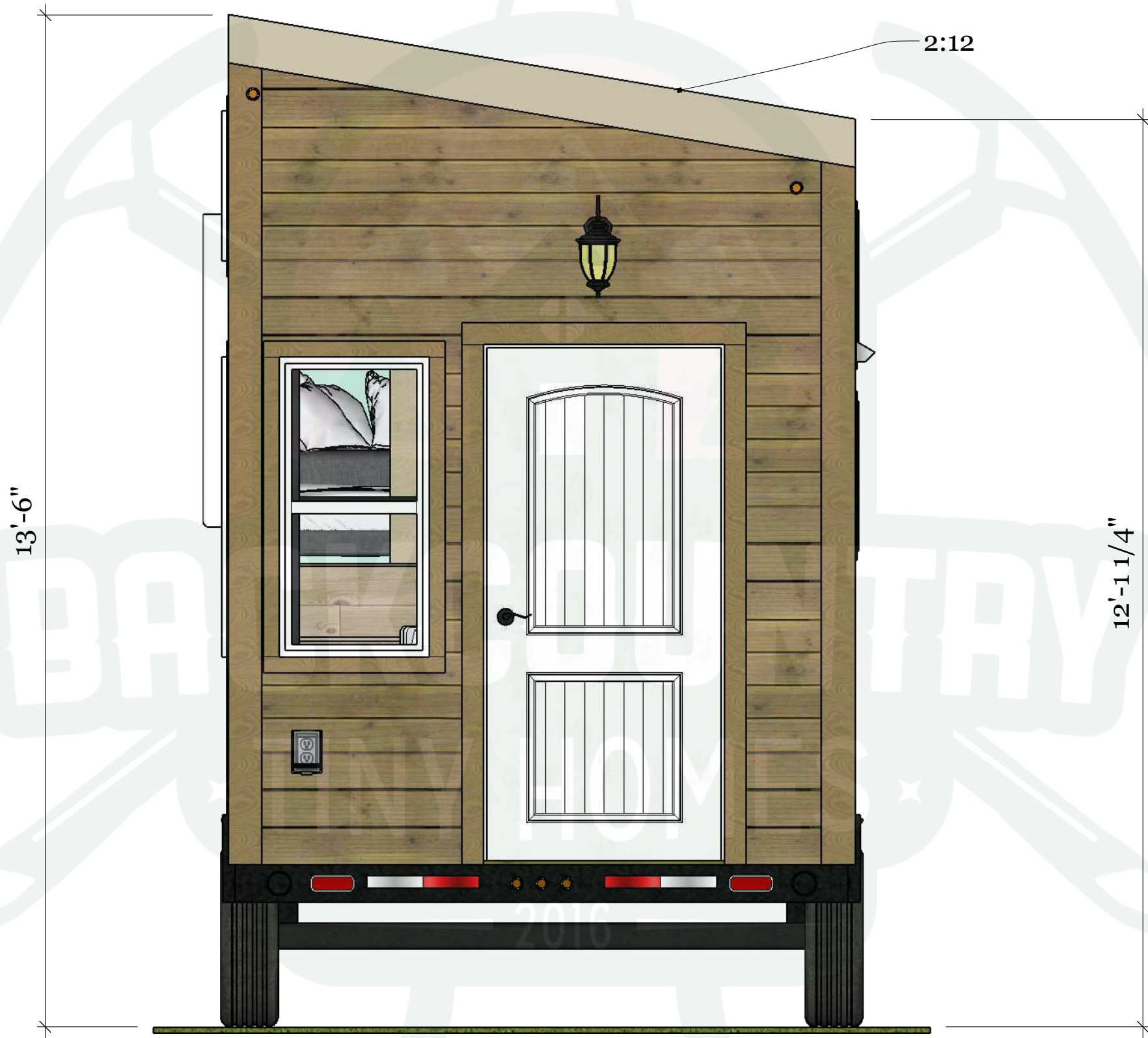
Model Type: Kodiak

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

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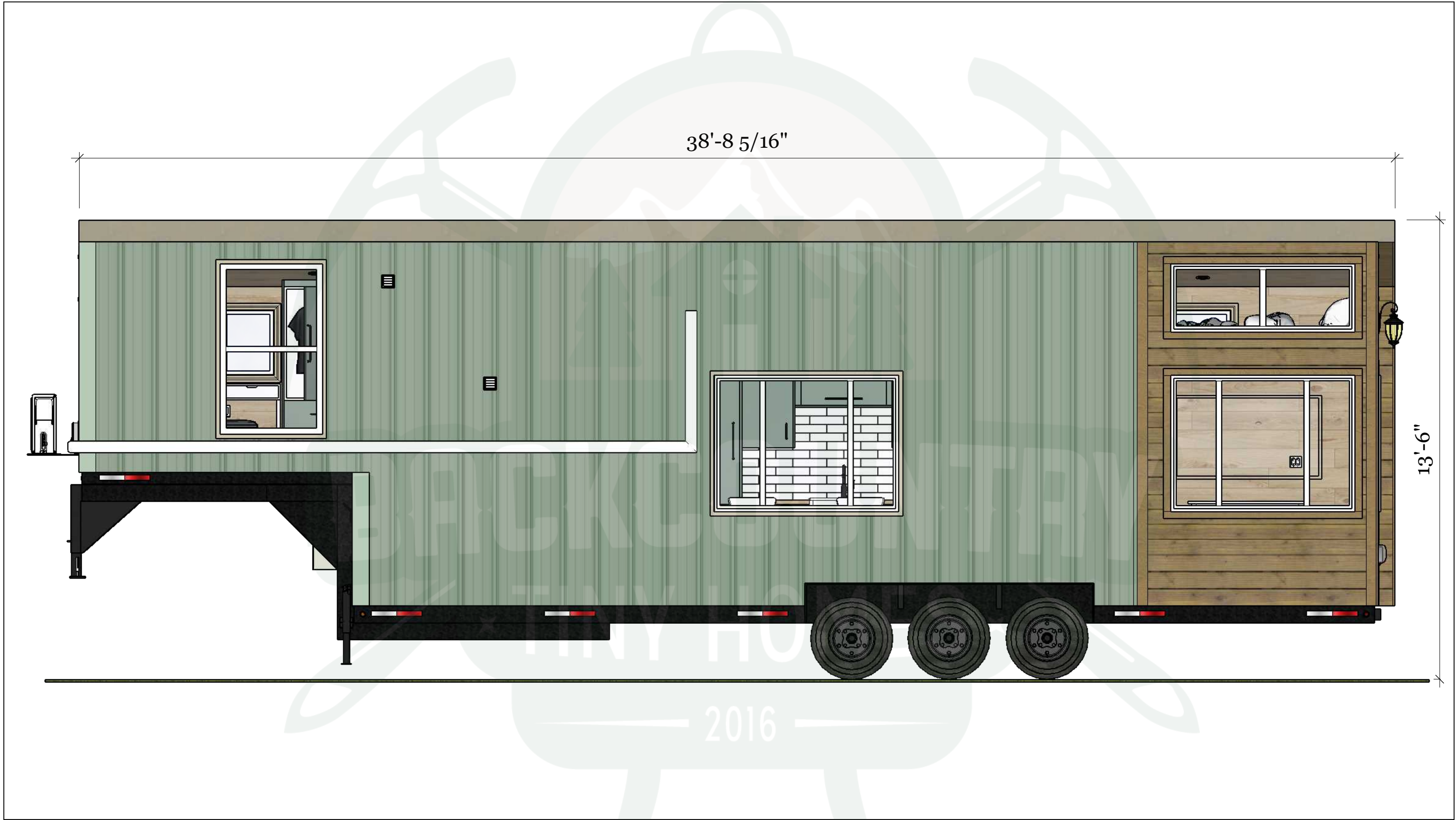
Elevations - Exterior South

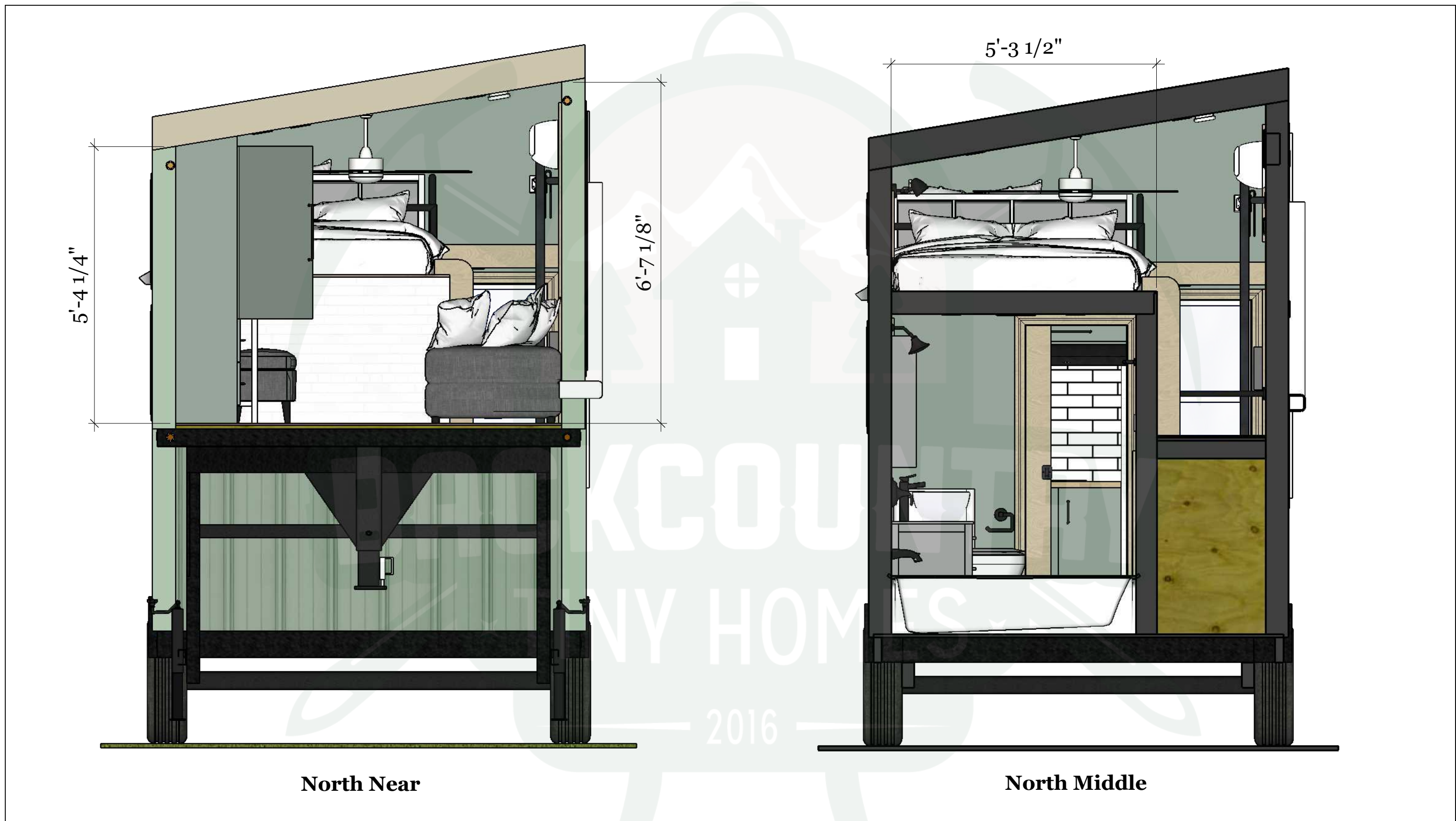
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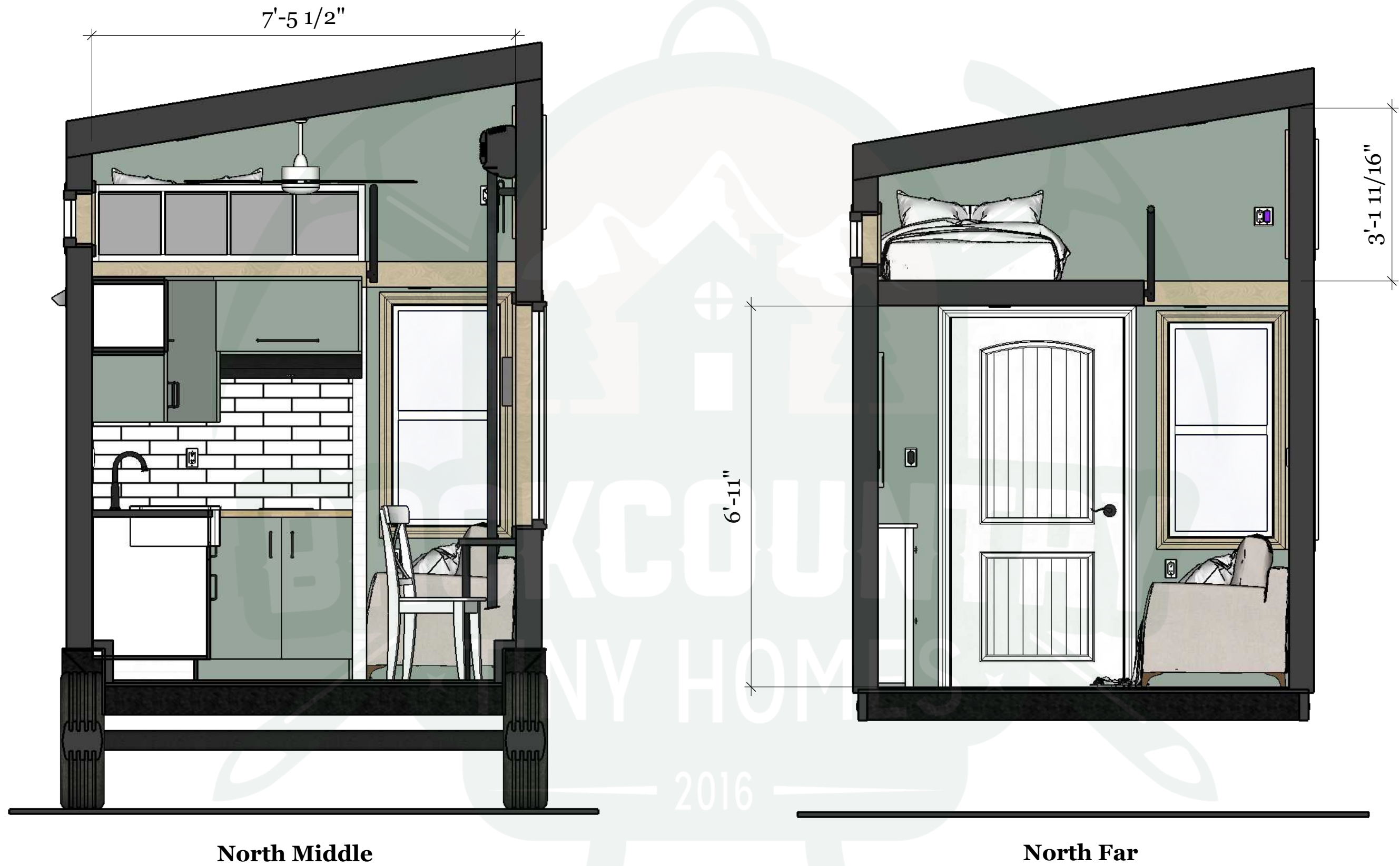
Designer Name: BTH
Client Name(s): N/A
Project Number: N/A
Draft: Base Visual Plans
Draft Year: 2022

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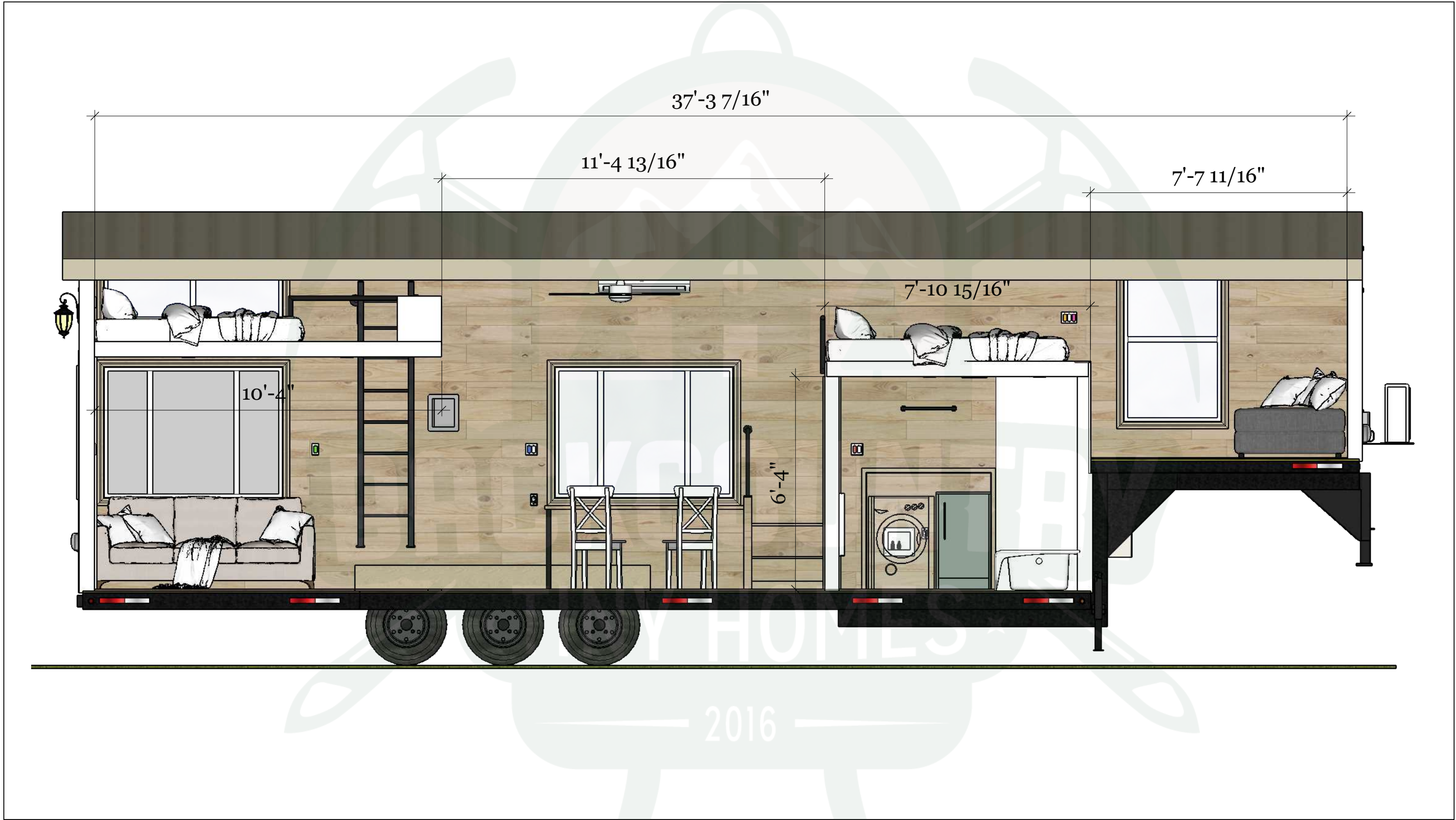


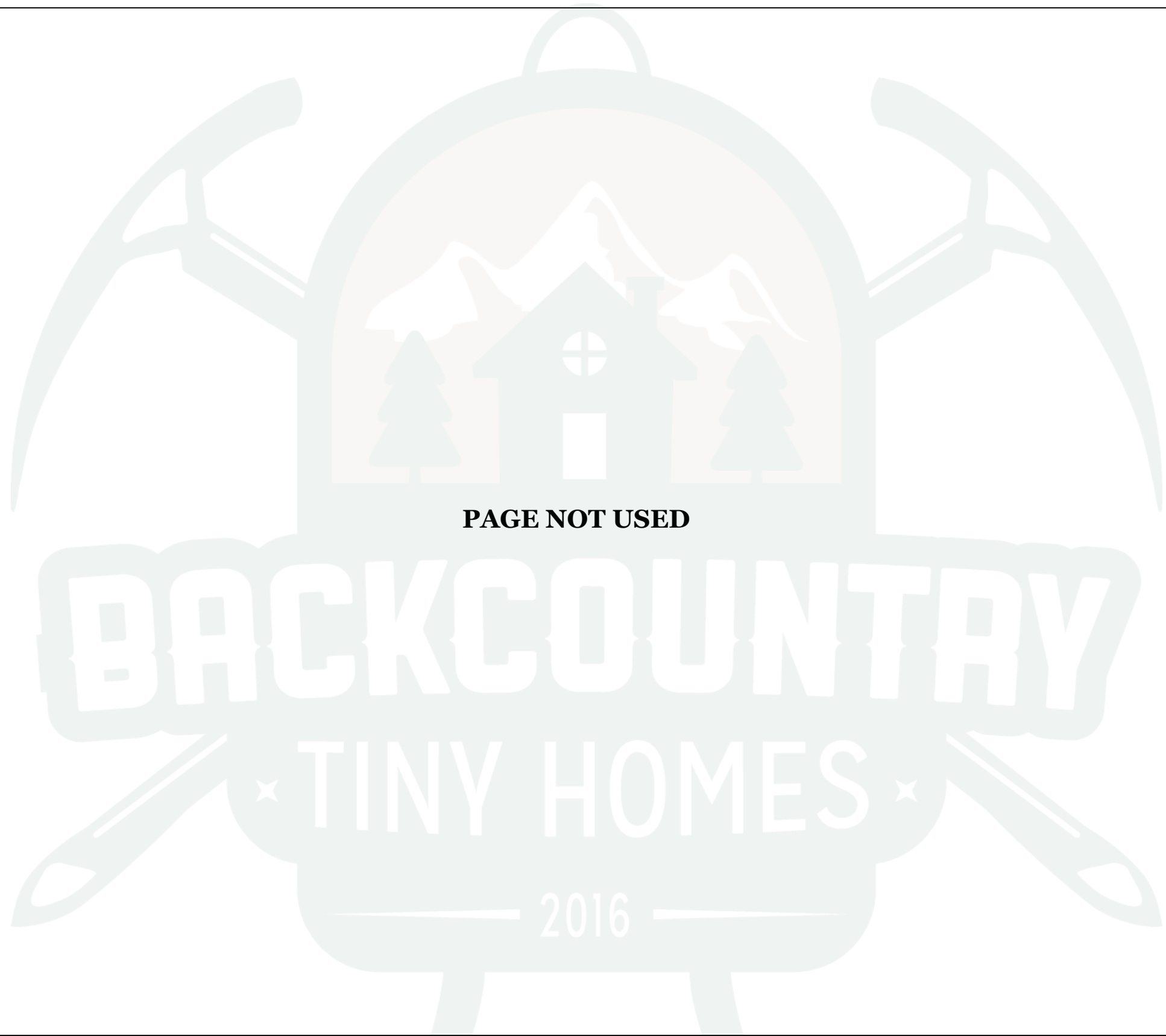
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Elevations - Interior North Middle & North Far

Model Type: Kodiak

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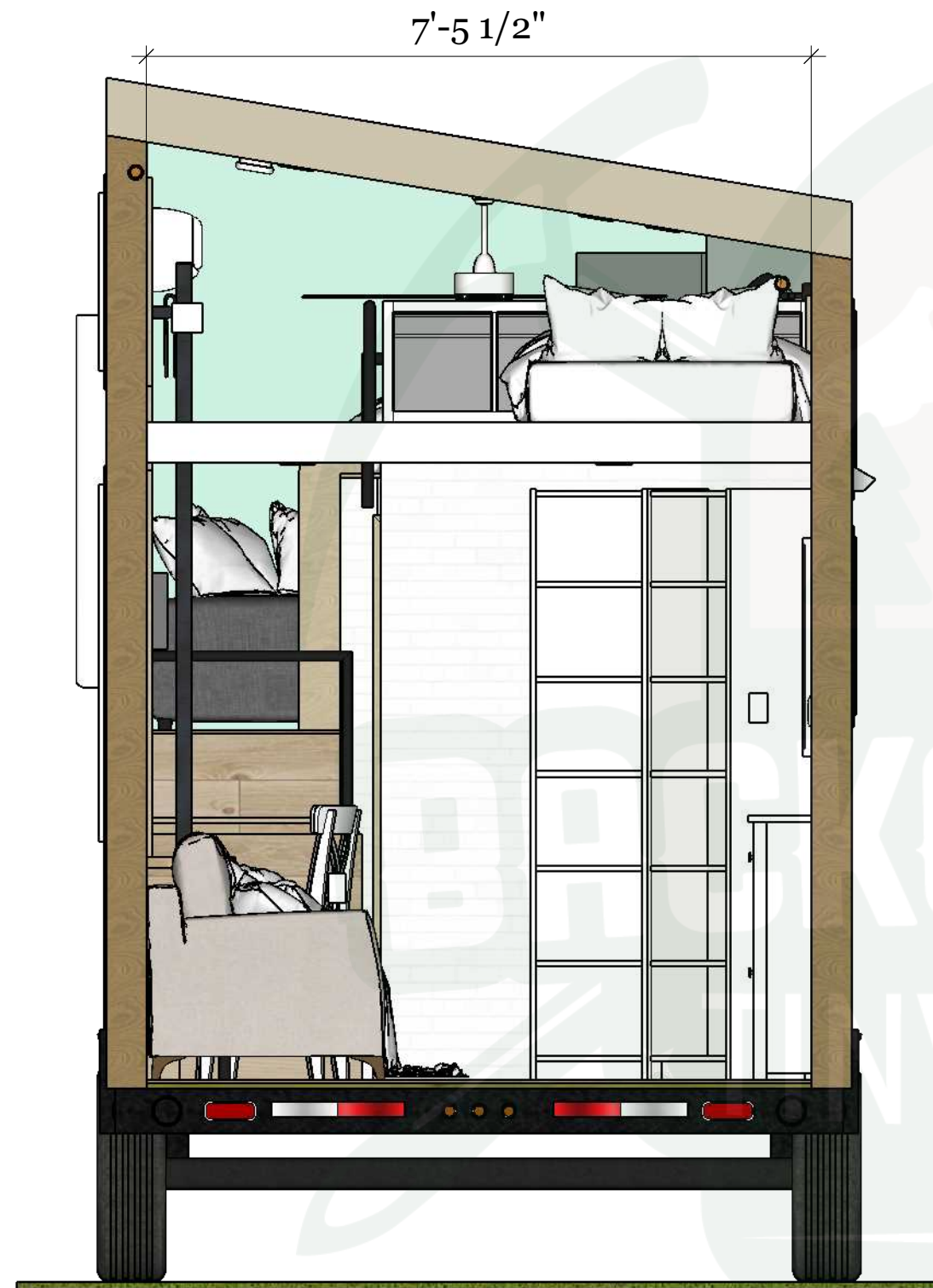


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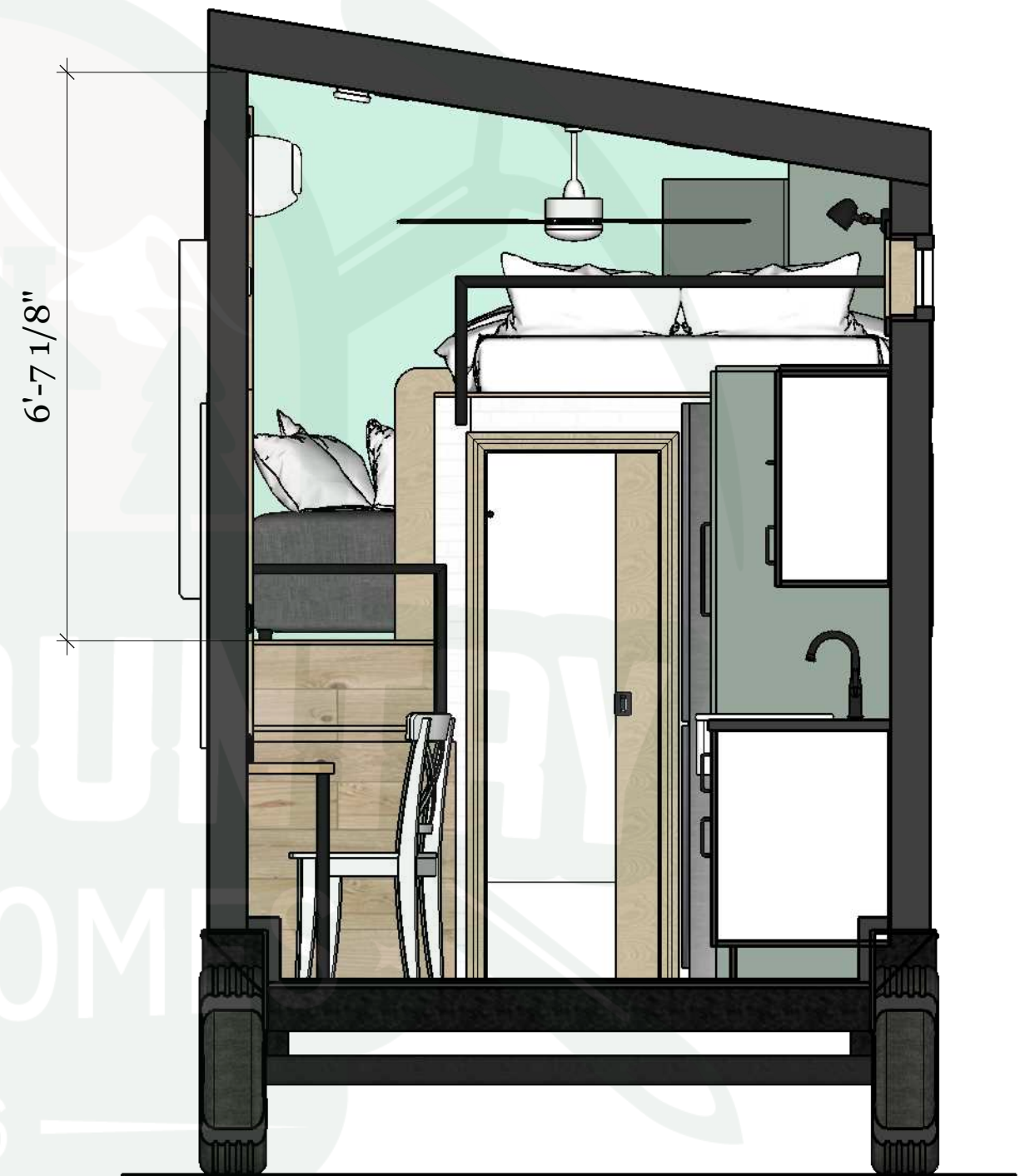
Elevations - Interior East Hidden

Model Type: Kodiak

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



South Near



South Middle

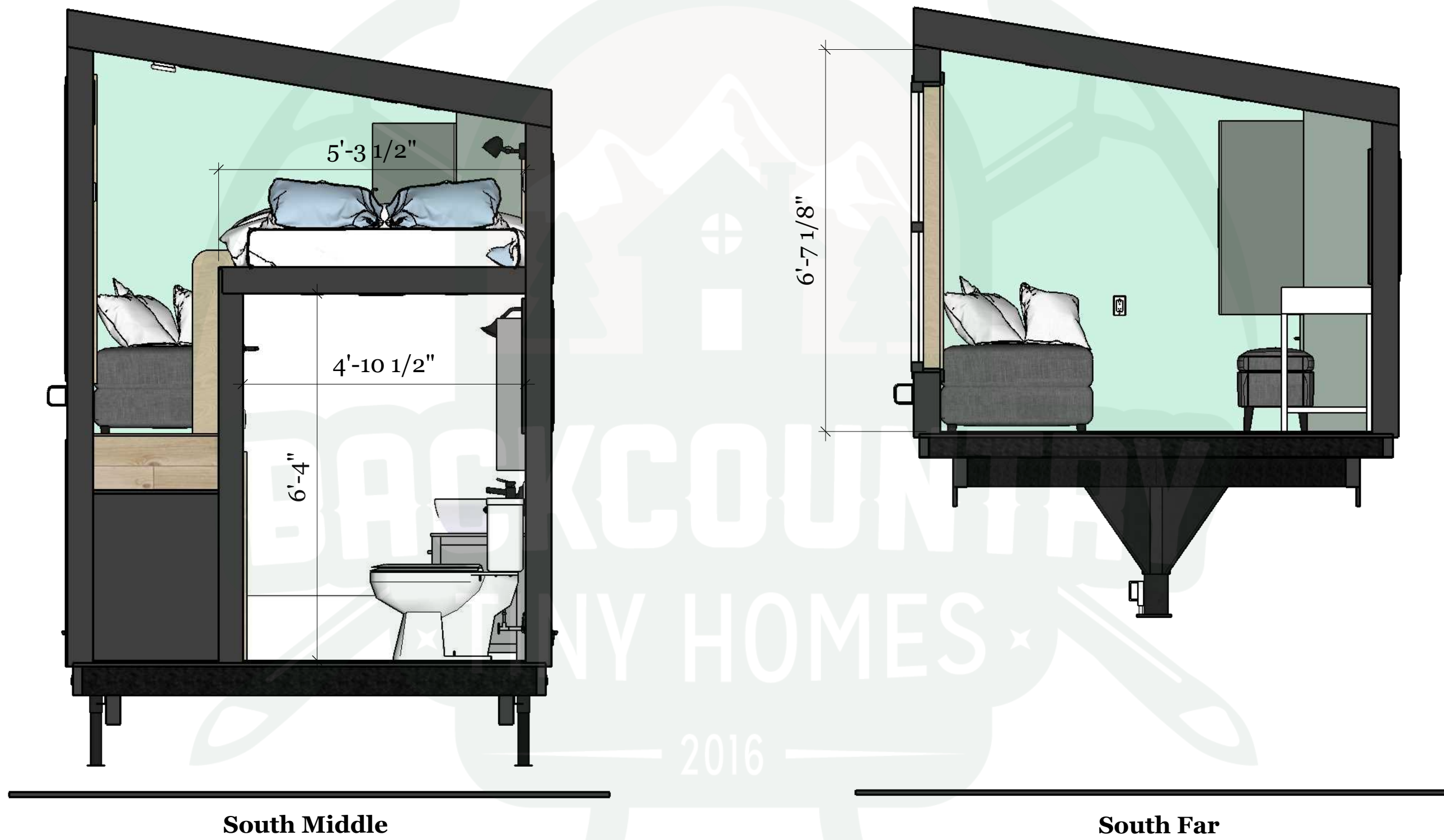


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Elevations - Interior South Near & South Middle

Model Type: Kodiak

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

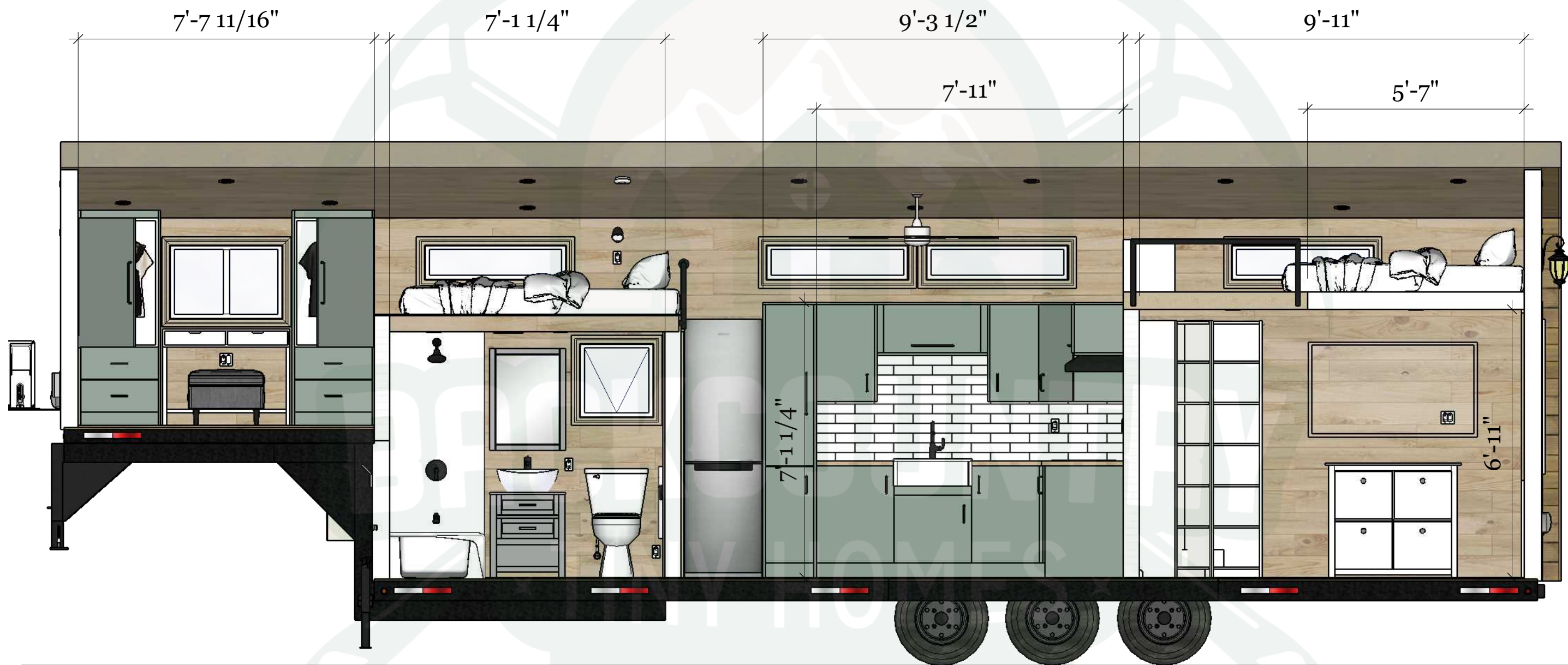


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Elevations - Interior South Middle & South Far

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 Project Number: N/A
 Draft: Base Visual Plans
 Draft Year: 2022



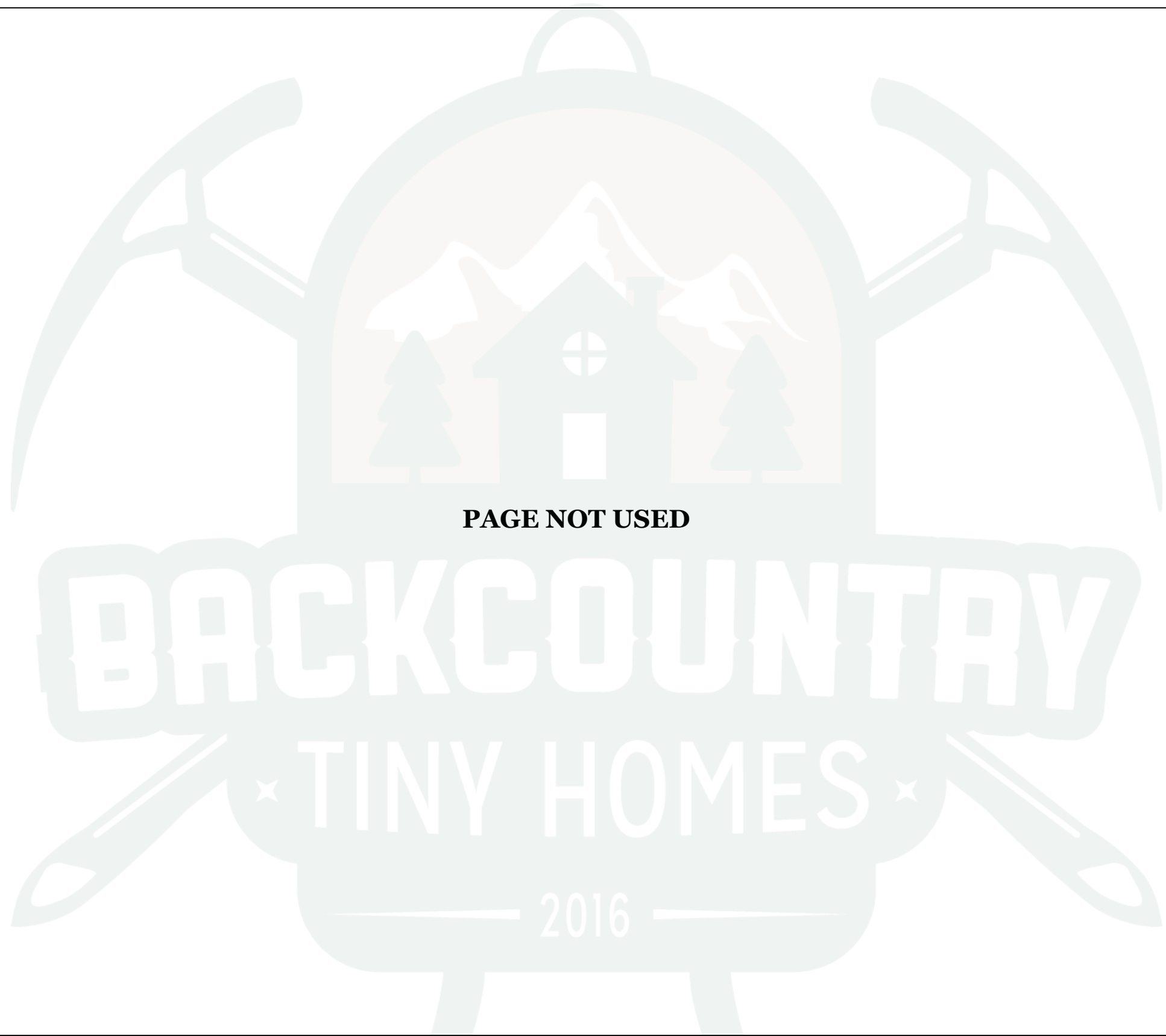
Elevations - Interior West

Model Type: Kodiak



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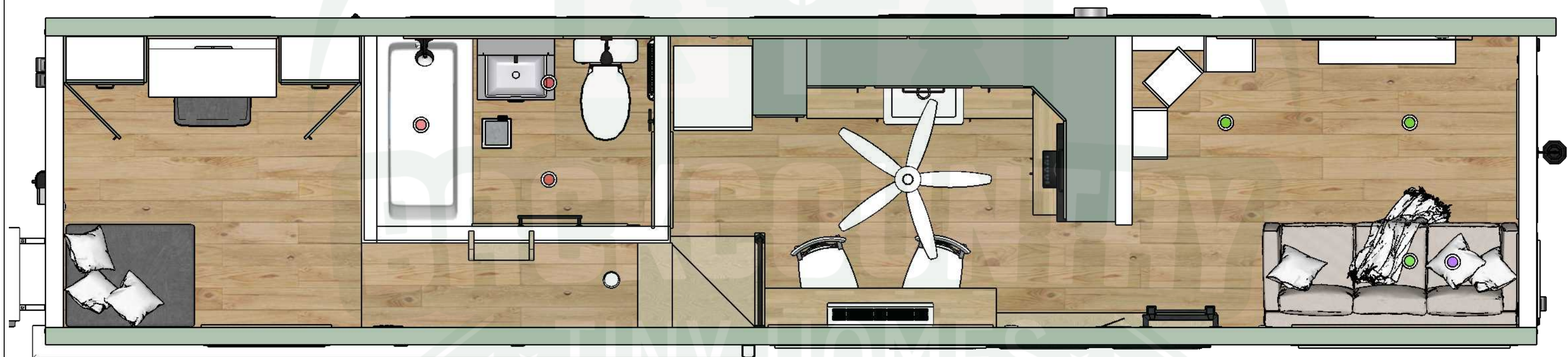


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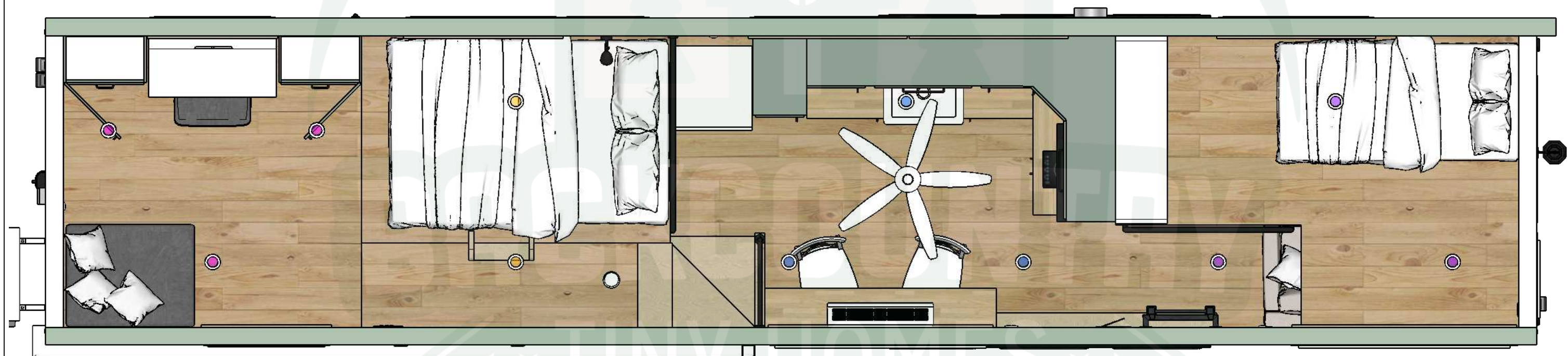
Elevations - Interior West Hidden

Model Type: Kodiak

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**



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

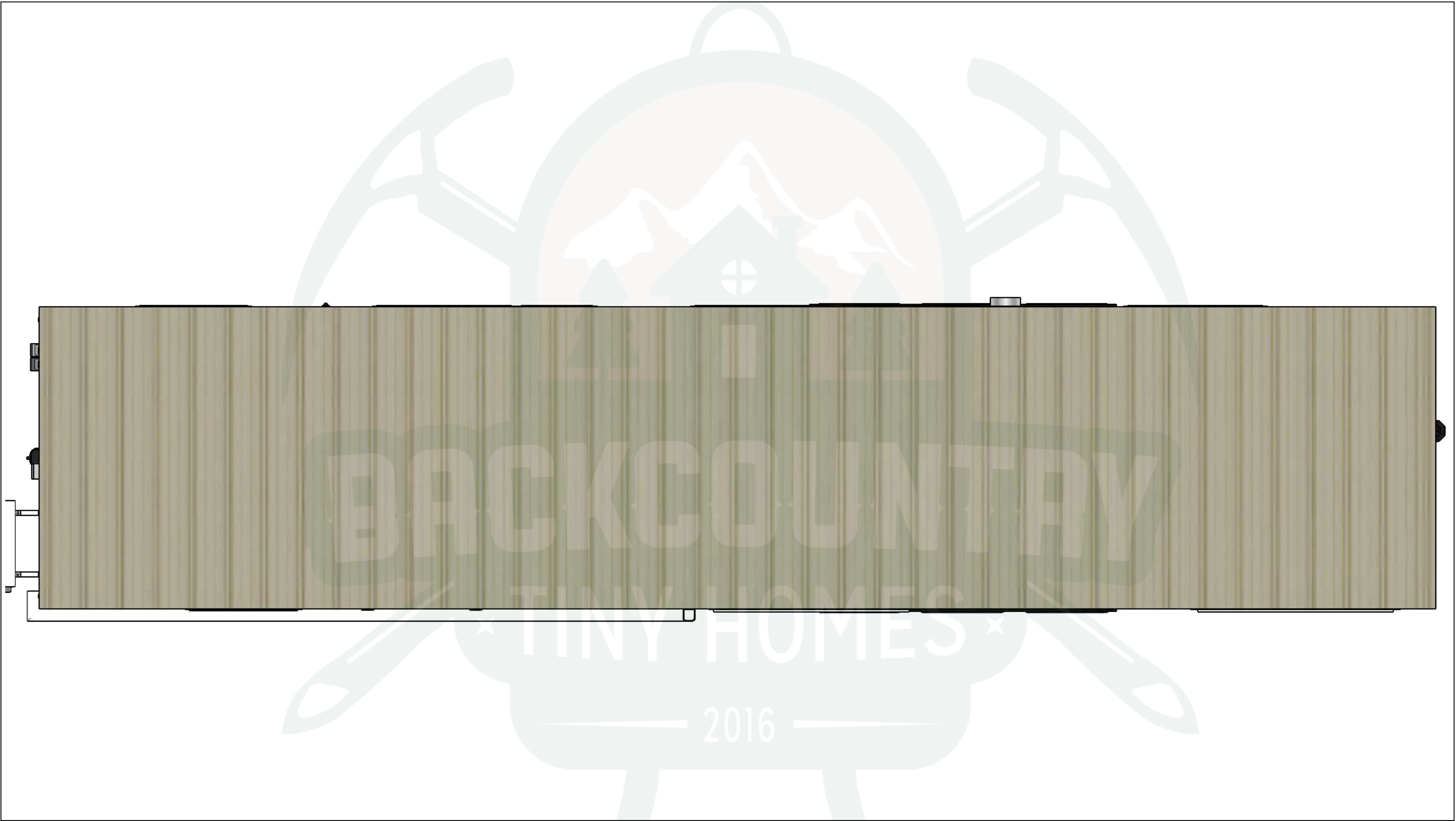


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Floor Plans - Loft Light Layout

Model Type: Kodiak

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: Kodiak

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

Model Type: Kodiak

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











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Visual 0

Model Type: Kodiak

Designer Name: BTH
Client Name(s): N/A
Project Number: N/A
Draft: Base Visual Plans
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Builds-Designs-Plans-Furnishings

Specification Sheet

Exhibit A

Project Number: Kodiak

Client Name(s): N/A

Designer Name: BTH

Date: 04/01/2022

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-Home Snapshot-

Page Description: Snapshot of general home specifications

Dimensions & Technical

First Floor SQFT:

278-sf

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

385-sf

Trailer LxW:

38'-0" x 8'-2" (30'-0" main deck; 8'-0" gooseneck)

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

40'-1 1/4" x 8'-6" x 13'-6"

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
exterior wall open cell spray foam R-16 (interior walls no insulation)

Roof Insulation & Framing:

16" O.C. wood traditional framing
open cell spray foam R-22

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:

RV 3" waste gate valve

Gas Connection:

2-stage propane regulator & pigtails

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) & electric bathrom heater

Cooking Type:

electric cooktop

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

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

Emergency Egress:

yes, (2) window egresses: (1) main loft, (1) secondary loft

Additional Notes:

-Bathroom-

Page Description: **First floor bathroom**

Appliances & Appurtenances

Shower:

60 in. x 32 in. x 72 in. 1-Piece Shower/Tub Stall Enclosure with Center Drain in White

Shower Faucet:

Porter Single-Handle 3-Spray Tub and Shower Faucet in Oil Rubbed Bronze/black (Valve Included)

Sink:

Style Selections Cromlee 24-in Light Gray Single Sink Bathroom Vanity with White Engineered Stone Top

Sink Faucet:

Oil Rubbed Bronze/black Single Hole Bathroom Faucet with Pop-Up Drain Assembly

Toilet:

1.28 GPF Round-Front Toilet White

Washer/Dryer :

connections for future W/D combo unit only (water valve box, drainage, and outlet)

Lighting:

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

Outlets (number and function):

(3) GFCI outlets - future washer/dryer connection, envi heater/toilet, sink

Switches (number and function):

(1) dimmable light switch for bathroom lights
(1) switch for bath vent

Heating/Ventilation:

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

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:

see "sink" this page

Medicine Cabinet/Vanity:

Style Selections 19.5-in x 23.7-in Surface Gray Mirrored Rectangle Medicine Cabinet

Hardware:

towel rod & toilet paper holder in oil rubbed bronze/black

Cabinet Storage :

IKEA Base Sektion Cabinet: shelves, white/Bodarp gray-green 18x24x30" with facia panels; black cabinet pull

Additional Notes:

-Kitchen-

Page Description: First floor kitchen

Appliances & Appurtenances

Cooktop/Oven/Range:

Summit CR2110 115V Electric Cooktop with 2 Burners, 12-Inch

Microwave/Cooking Vent:

30 Inch Wide Under Cabinet Range Hood in black

Fridge/Freezer:

Summit 24" Bottom Freezer Fridge, 12.8-CF FFBF181ES in Stainless

Sink :

IKEA havsen front apron sink, white, 25x19

Sink Faucet :

Single-Handle Standard Kitchen Faucet in Oil Rubbed Bronze/Black

Water Heater:

N/A (see exterior)

Lighting:

N/A

Outlets (number and function):

(4) GFCI outlets - hood vent, fridge, countertop

Switches (number and function):

N/A

Heating/Cooling/Ventilation:

N/A

Additional Notes:

Furnishings

Cabinets:

IKEA Base Sektion Cabinets (all Bodarp Gray-Green):

- (1) havsen single bowl sink, 1 door 24x24x30"
- (1) shelves, 1 door 24x24x30"
- (1) shelves, 2 doors 30x24x30"
- (1) corner with shelf, 1 door 47x24x30"

IKEA High Sektion Cabinets (all Bodarp Gray-Green):

- (1) shelves, 2 doors 15x24x30"

IKEA Wall Sektion Cabinets (all Bodarp Gray-Green):

- (1) shelves, 1 door 18x15x30"
- (1) shelves, 1 door 15x15x30"
- (2) horizontal, 1 door 30x15x30"
- (1) corner w/ shelves, 1 door 26x15x30"

Toekick:

- bodarp gray-green toekick 84x4 1/2"

Legs & Fascia:

- sektion Legs 4 1/2 "
- bodarp gray-green fascias, as needed

Countertops:

IKEA pinnarp countertop, ash/veneer

Backsplash:

white subway tile

Hardware:

black cabinet pulls

:

:

Additional Notes:

-Living Area-

Page Description: First floor living area

Appliances & Appurtenances

TV

:

No TV provide but space allocated with outlets

:

:

:

:

Heating/Cooling:

N/A

Lighting:

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

Outlets (number and function):

(3) outlets - future TV, couch area

Switches (number and function):

(1) dimmable light switch for living area lights
(1) non dimmable switch for outdoor light

Ventilation:

N/A

Additional Notes:

Furnishings

Couch/Sofa:

3-seat sofa in beige (blankets & pillows not included)

Bookcases

:

IKEA Billy Bookcase Combination Corner Solution in White (3 cabinets)

Shoe Storage

:

IKEA Hemnes shoe cabinet with 4 compartments in white

:

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Additional Notes:



-Dining Area-

Page Description: First floor dining area

Appliances & Appurtenances

Electrical Panel :

100 Amp 8-Space Load Center

:

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Heating/Cooling:

12,000 BTU 220V Minisplit

Lighting:

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

Outlets (number and function):

(1) outlet near table

Switches (number and function):

(1) dimmable light switch for dining/kitchen area lights

(1) switch for ceiling fan

Ventilation:

48 in. white ceiling fan with light kit and remote control

Additional Notes:

Furnishings

Seating:

(2) IKEA ingolf chair, white/hallarp beige

Table:

IKEA pinnarp countertop, ash/veneer with black adils leg

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Additional Notes:

-Bedroom-

Page Description: upstairs bedroom "loft" (includes office & closet area)

Appliances & Appurtenances

Safety :

Smoke/CO detector along standing platform

:

:

:

:

Heating/Cooling:

N/A

Lighting:

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

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

(1) IKEA skurup wall lamp, black

Outlets (number and function):

(1) outlet near future mattress

(1) outlet near sofa sleeper

(1) outlet near desk & (1) RG6 connection near desk

Switches (number and function):

(1) dimmable switch for bedroom loft lights

(1) dimmable switch for office lights

(1) switch for whole-house bath vent

Ventilation:

Delta 50cfm Bath Vent (whole-house ventilation)

Additional Notes:

This area allows for standing room near a lofted bed space.
High point is ~6'-7".

Furnishings

Closet/Wardrobe:

IKEA Wall Sektion Cabinets (all Bodarp Gray-Green):

- (2) shelves, 1 door 24x15x40" w/black closet rod

- (2) two drawers 24x15x20"

Mattress/Bed:

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

Stairs/Ladder:

(3) step stairs comprised of hardwood treads, whitewood, clear sealed w/ poly; no storage; pony wall

Railing/Divider:

black piping safety railing

Ottoman/Seat :

IKEA strandmon ottoman in nordvalla dark gray

Sofa Sleeper :

IKEA vallentuna sleeper module, hillared dark grey (no pillows/sheets included)

Desk :

IKEA alex desk, 39-3/8 x 18-7/8 in white

Step Ladder :

whitewood hardwood, clear sealed w/ poly for bed access

:

:

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: N/A</p> <p>Lighting: N/A</p> <p>Outlets (number and function): N/A</p> <p>Switches (number and function): N/A</p> <p>Ventilation: N/A</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>Additional Notes:</p>

-Additional Area #1-

Page Description: secondary bedroom/storage loft

Appliances & Appurtenances

:

:

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:

Heating/Cooling:

N/A

Lighting:

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

Outlets (number and function):

(1) outlet

Switches (number and function):

(1) dimmable switch for loft lights

Ventilation:

N/A

Additional Notes:

Furnishings

Storage

:

IKEA 1x4 kallax in white w/ (4) drak grey drona bins

Mattress

:

mattress/sheets/pillows not included; area sized for twin but can fit up to full size

Railings

:

black piping safety railing

Ladder

:

black powder coated aluminum ladder w/ black piping holder on loft & W wall

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Additional Notes:



-Additional Area #2-

Page Description: N/A

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



-Additional Area #3-

Page Description: N/A

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



-Additional Area #4-

Page Description: N/A

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



-Exterior-

Page Description: Exterior area

Appliances & Appurtenances

Heating/Cooling:

12,000 BTU minisplit exterior unit located on N wall; lineset in white located along W wall

Water Heater:

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

Lighting:

see additional area #1 for lighting;
Acclaim Lighting Laurens 1 Light Outdoor Wall Sconce with Clear Seeded Glass (2202BC) located on S wall

Outlets (number and function):

(2) GFCI exterior rated outlet with bubble cover on south and north wall; (1) RG6 connection on N wall

Switches (number and function):

N/A

Ventilation:

(1) vent located on E side (kitchen)
(2) vents located on W wall (bath & whole house)

Gas

2-stage propane regulator & pigtails on N wall

Additional Notes:

Furnishings

Exterior Entry Stairs:

Econo Porch 2-Step metal in black

Roofdeck/Balcony:

N/A

Porch:

N/A

Railings:

N/A

Utility Box/Shed:

N/A

Awnings:

N/A

Additional Notes:

-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: per visual plans

Interior Siding #2: 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 jojoba N390-3

Location: per visual plans

Interior Siding #3: faux brick painted grey/white

SQFT/LF (Final Draft Only):

Material Type: HDF Kingston Brick Panel

Size: 1/4" x 4 x 8

Color: painted Behr marquee satin ultra pure white

Location: per visual plans

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: luxury vinyl plank flooring

SQFT/LF (Final Draft Only):

Material Type: luxury vinyl plank flooring

Size: 8.7" x 47.6"

Color: dusk cherry

Location: per visual plans

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

Color: Clear Satin Water-Based Interior Polyurethane

Location: per visual plans

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: per visual plans

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: arbor coat natural translucent

Location: per visual plans

Exterior Siding #2: metal siding

SQFT/LF (Final Draft Only):

Material Type: corrugated metal siding

Size: 3/4" x 36"

Color: patina green

Location: per visual plans

Exterior Siding #3:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Roofing #1: metal roofing

SQFT/LF (Final Draft Only):

Material Type: corrugated metal roofing

Size: 3/4" x 36"

Color: ash gray

Location: per visual plans

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: metal

Size: varies

Color: match metal roofing/siding

Location: per visual plans

Exterior Trim #2: cedar trim

SQFT/LF (Final Draft Only):

Material Type: knotty cedar

Size: varies

Color: match cedar siding

Location: per visual plans

Exterior Trim #3:

SQFT/LF (Final Draft Only):

Material Type:

Size:

Color:

Location:

Trailer:

2016 painted black

:

:

Additional Notes:

-Window Schedule-

Page Description: Window information

Windows

Window:

Count: 1
 Size/R.O.: 35.5" x 23.5" / 36" x 24"
 Color/Material: white / vinyl
 Opening Type: slider
 Glass Type: clear, tempered
 Location: E wall office area

Window:

Count: 4
 Size/R.O.: 44.5" x 11.5" / 45" x 12"
 Color/Material: white / vinyl
 Opening Type: fixed
 Glass Type: clear, tempered
 Location: E wall along kitchen and lofts

Window:

Count: 1
 Size/R.O.: 23.5" x 23.5" / 24" x 24"
 Color/Material: white / vinyl
 Opening Type: awning
 Glass Type: clear, tempered
 Location: E wall in bathroom

Window:

Count: 2
 Size/R.O.: 64.5" x 47.5" / 65" x 48"
 Color/Material: white / vinyl
 Opening Type: triple panel slider
 Glass Type: clear, tempered
 Location: W wall near dining and living areas

Additional Notes:

Windows

Window: secondary egress

Count: 1
 Size/R.O.: 35.5" x 59.5" / 36" x 60"
 Color/Material: white / vinyl
 Opening Type: single hung
 Glass Type: clear, tempered
 Location: W wall office area

Window: secondary egress

Count: 1
 Size/R.O.: 64.5" x 23.5" / 65" x 24"
 Color/Material: white / vinyl
 Opening Type: slider
 Glass Type: clear, tempered
 Location: W wall secondary loft

Window:

Count: 1
 Size/R.O.: 23.5" x 47.5" / 24" x 48"
 Color/Material: white / vinyl
 Opening Type: single hung
 Glass Type: clear, tempered
 Location: S wall living area

Window: N/A

Count:
 Size/R.O.:
 Color/Material:
 Opening Type:
 Glass Type:
 Location:

Additional Notes:

-Door Schedule-

Page Description: Door information

Doors

Door: entry door

Count: 1

Size/R.O.: 36" x 80" / 38.5" x 82"

Interior/Exterior Color: primed white both sides

Material: flat fiberglass

Opening Type: LH outswing

Glass Type: 6-lite clear glass, tempered

Location: E 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:

Count:

Size/R.O.:

Interior/Exterior Color:

Vendor

Description:

Location:

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 Venetian Bronze Exterior Entry Door Lever and Single Cylinder Deadbolt Combo Pack Featuring SmartKey
pocket door - oiled rubbed bronze pull