BITE THE FROST LLC

# BTF NET ZERO PLAN BOOK

All 17 of our stock home plans on
printable 8.5"x11" sheets

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*Please feel free to reach out with any questions at info@bitethefrost.com*

*Looking to customize one of our plans? ... We can do it!*
*Please send us an email at Custom@bitethefrost.com*


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BITE THE FROST LLC

FULL ARCHITECTURAL PLAN SETS

# WELCOME HOME

## A New Age of Home Design

*Bite the Frost Residential Designs (BTF), provides a new kind of residential home plan.*
*BTF offers attractive & modest size homes. Each designed with space, energy & resource efficiency in mind.*

**An Energy Efficient Home**

*A common misconception is that a new building is energy efficient. Energy efficiency begins with the exterior shape & size of a building. Followed by the location and size of its windows & door openings.*
*High efficiency materials & appliances, while beneficial, are not enough to optimize a home.*
*Over the past few decades, we have noticed the design & construction of many new wasteful and inefficient homes.*
*The next generation of homeowner & contractor, wants simple & efficient home that will last.*

**Looking to Historical Homes as a Model**

*Historical homes required remarkable material management for initial construction, maintenance and longevity. Such management was a critical aspect of home design and ownership.*
*Complicated and inefficient homes were simply more difficult to maintain. Thus, less likely to withstand the test of time.*
*As technology today has progressed & new building materials are a click away, quality designs have become far and few between. In recent decades, home designs have become more wasteful and more complicated.*
*Utilizing years of construction, engineering & architectural design, BTF provides a solution for contractors & home owners alike.*

**A New Kind of Home**

*The home of tomorrow requires the specific design and attention to detail that was once common place in historical homes. Unlike a majority of other plans available online, BTF takes into account design concepts such as:*
*Energy Efficiency & Energy Modeling*
*Minimized Footprints*
*Snow & Cold Climate Needs*
*Space Utilization*
*Accessibility*
*Noise Mitigation*
*Centralized Plumbing*
*Mechanical Space*
*Traffic Flow*
*Storage Space, and*
*Simplified Construction Practices*
*BTF addresses all these concepts and plenty more, while still providing a beautiful home you can enjoy for generations.*

*Each BTF plan honors the simplicity of historical homes, the energy efficiency needs of today, and the small footprint of tomorrow.*

*Welcome Home!*

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## Why We Do What We Do

Energy around the world, comes from a combination of **nuclear** power, **renewable resources**, such as wind, solar or hyrdo and the **burning fossil fuels**. Even electricity on "The Grid" comes from a combination of these sources, varying by ones location.

**U.S. sources of electricy generation in 2020 were broken out per the EIA as:**

60% fossil fuels (gas & coal & petroleum)
20% nuclear
20% renwables

Up from 17% renewables in 2019!

### ENERGY

The burning of fossil fuels, releases carbon dioxide ($CO_2$) which is the principal greenhouse gas contributing to **global warming**. U.S. greenhouse gas emissions come in second largest in the world annually - China being in 1st place. Numbers for 2018 as Published by the EPA:

The annual **U.S. greenhouse gas emissions** totaled 5,700 million metric tons …. of those, 337 million metric tons were produced by ***residential homes alone.***

While renewables develop and the 2050 target to decarbonize electricity production approaches - we can **future proof our homes** today. With well designed homes, we can reduce energy needs & **remove our residential use of fossil fuels**!

### FUTURE

We're trying to **reduce** the energy wasted & the **fossil fuels** burnt, one home at a time. So are **cities and jurisdictions** around the country!

Many cities, states, and jurisdictions are **putting in place goals and requirements for new homes to be net zero** in the near future.

The **United States** mandated that all new federal buildings built after 2030 should be zero energy buildings
**Denver Colorado** plans to achieve net zero energy in all new buildings & homes by 2030
**California** is mandating that all new homes meet a "zero energy ready" code by 2020
**Washington State** also passed a zero energy building code

**Now other states are showing signs of following the pattern!**

### NET ZERO

## What Is A Net Zero Home?

It's a home that generates more electricity than it uses over the course of a year. This is typically achieved with **solar panels & careful sizing** of one's HVAC equipment and one's predicted energy usage. Deceiving, it is possible to have a Net Zero home that burns fuel – Not Here! Our home plans are also **Zero Carbon.**

**Not quite ready to build a Net Zero Home?**
Try one of our Basic HVAC Plans – simply designed for slightly lower R-values & no preliminary solar analysis they are still zero carbon and **extremely** efficient. And we don't just say "Energy Efficient" we provide all the calulations and system sizing to prove it!

### OLD WAYS

## What Net Zero Used to Mean

For owners and builders in recent years it's often meant:

- Expensive building materials
- Hiring an architect and an engineering firm
- Months of site specific analysis
- Complicated construction means & methods

No Wonder in recent years building a net zero home has had more upfront costs than traditional construction!

**WE HAVE DONE AWAY With ALL of that!!**

### NEW WAYS

## How about a net zero plan that:

- Uses **common** building materials, like **2x6 exterior walls**
- Comes with all the **calculations**, energy **analysis & system sizing** of an engineering firm
- Uses geographical data to work with **most any building site** in the **northern half of America & Canada**
- Looks **normal**! Dare we say, really normal… honoring the architectural designs of historical classics

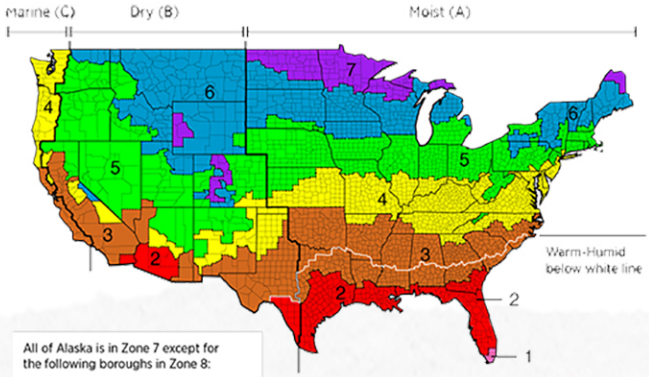
It took us **years to develop our stock net zero plans**, but we did it!

CALCULATIONS

## How did we develop Net Zero Stock Plans for multiple locations?

With TONS of **energy models**, solar & electric **calculations** and LOTS of 8760 energy **analysis** ... (did we tell you it took us THOUSANDS OF HOURS to develop these plans?)

Our plans are designed for construction within Climate Zones 5A, 5B, 6A, 6B, 7 and/or 8, as published by the IECC - see map below:




Through **trial & error** - a window here, a wall shift there - We nailed down a home plan that, with minor equipment changes from location to location, can be n**et zero from 5A to 8**! Of course our s**tock plans include the HVAC equipment sizes/ selections for construction in each of these climate zones.** And a list of cities/ counties to help you determine what climate zone your project is in.

ENERGY MODELING

## What is an 8760 Energy Model?

*It's an analysis of a building's performance every hour, of everyday, throughout the entire year. Using actual weather patterns for locations all over the world, an 8760 model produces extremely accurate simulations at the* ***highest industry standard.***

*An 8760 energy model can be used to* ***accurately size heating & cooling systems*** *for every room of your building. Sizing systems properly* ***can cut initial equipment costs, operating costs, minimize energy usage and allow for more accurate system control****.*

HISTORICAL HOMES

## FUN FACT:

In our process of trial and error, we learned the **historical architecture** styles, like the Cape Cod home, were **remarkably efficient.**

It made sense to us, that homes of the past would be efficient… Wouldn't you like to reduce the number of trees you'd have to hand saw too?!

MODERN NEEDS

## Even at this level of detail, we took it further!

We took the time to include today's modern needs.

Most of our homes have:

- 1st floor bedrooms & walk-in showers for **aging in place**
- Many 1st floor **master suites** with private bathrooms
- **Home offices,** for the "work at home" trend
- Lots of **storage space,** such as kitchen pantries & walk-in closets
- And **kitchens with all the fixin's** like islands, pantry's & eat at counters

It took us years, but we put it all together - **we gave you everything.**

ABOVE & BEYOND

## Putting your mind at ease

In our background we've seen firsthand some of the **flawed stock plans sold online.**

We've seen furniture drawn half its size to make rooms 'look big' - We've seen plans where the roof lines - are not even constructible - And plans where the stairways between floors, don't even line up…. **You won't have that from us.**

We've gone above and beyond to develop our plans to be contractor friendly and up to par! **Our plans meet more** than just the IRC (International Residential Code). We've designed our plans to **meet all of these too:**

*•International Energy Conservation Codes (IECC) •U.S. Department of Energy (DOE) - Zero Energy Ready Home National Requirements*

*•ASHRAE 62.2 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings •International Residential Code (IRC)*

*• U.S. Environmental Protection Agency Indoor (EPA) AirPLUS •National Program Requirements of Energy Star Certified Homes*

*•Vermont Residential Building Energy Standard (RBES) •Energy Star Supplement, ANSI/RESNET/ACCA std. 3.10*

*•U.S. Department of Energy (DOE) National Renewable Energy Laboratory (NREL) House Simulation Protocols*

*•U.S. Environmental Protection Agency (EPA) Solar Photovoltaic specification, checklist & guide*

We've set the bar high for ourselves - perhaps a **new industry standard!**

Aiming to offer a plan for nearly every family's needs - we offer you more than a dozen net zero plans to choose from.

Purchase one of our stock plans today! **Welcome home.**

# Plan Book TOC

| # BTF Plan | Plan Name | Finished SF | Bedrooms (note 1) | Bathrooms (note 2) | Accessibility Features: 1st Floor Master Bedroom/ Suite | 1st Floor Guest Bedroom | 1st Floor Laundry | 1st Floor Walk-in Shower | Misc. Home Features: Enclosed Office (note 3) | Open Office Area(s) (note 3) | Slab on Grade (SOG) | Mudroom/ Entry Area | Cathedral Ceiling(s) | Loft (note 4) | Run Around Loop (note 5) | Walk-in Closet(s) | Attached Garage Options (note 6) | Kitchen w/ Island and/or Eat-at-Bar | Deck(s) / Porch(s) | Walk-Out Basement Options (note 8) | Solar PV Array Proposed SF (note 9) | Solar PV Array Proposed kW Size (note 9) | Solar PV Annual Production Average - kWh/day (note 9) | Industry Standard Architectural Design Drawings | Net Zero / Net Positive Energy (note 10) | Zero Fossil Fuels/ Carbon Free (note 11) | Heating via Air-to-Water Heat-Pump (note 11) | Ventilation Air Design (note 11) | Exhaust Air Design (note 11) | EV Charging (note 11) | Energy Recovery Design (note 11) | Optional Pellet Wood Stove Design | Optional Cooling / AC Design | And More! Notes: |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | Amur Maple | 1440 | 3 Bed | 2-1/2 Bath | ✓ | - | ✓ | ✓ | ✓ | - | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | S,E,W* | 798 | 12 kW | 30 - 57 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 07 | Aspen | 1300 | 3 Bed | 2 Bath | ✓ | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | N,S | 308 | 5 kW | 11 - 22 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 09 | Balsam Fir | 1500 | 3 Bed | 2-1/2 Bath | ✓ | - | ✓ | ✓ | ✓ | - | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | ✓ | S | 527 | 8 kW | 20 - 37 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 15 | Birch | 1840 | 3 Bed | 2-1/2 Bath | ✓ | - | ✓ | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | - | E | 684 | 10 kW | 25 - 49 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 12 | Black Spruce | 1560 | 4 Bed | 2-1/2 Bath | ✓ | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | E | 890 | 13 kW | 33 - 63 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 14 | Blue Spruce | 1475 | 3 Bed | 2 Bath | ✓ | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | - | S | 665 | 10 kW | 25 - 47 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 02 | Cedar | 1440 | 3 Bed | 3 Bath | ✓ | - | ✓ | ✓ | ✓ | - | - | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | S,W | 819 | 12 kW | 30 - 58 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 04 | Elm | 1580 | 3 Bed | 2-1/2 Bath | ✓ | - | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | N,E | 462 | 7 kW | 17 - 33 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 17 | Golden Beech | 1350 | 2 Bed | 2 Bath | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | - | - | 819 | 12 kW | 30 - 58 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 01 | Gray Birch | 680 | 1 Bed | 1 Bath | ✓ | - | ✓ | ✓ | - | - | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | - | ✓ | S,E* | 362 | 5 kW | 13 - 26 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 05 | Hawthorn | 1390 | 3 Bed | 2 Bath | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | - | ✓ | ✓ | - | ✓ | - | N,S,E | 400 | 6 kW | 15 -28 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 11 | Hemlock | 1475 | 3 Bed | 2 Bath | - | - | ✓ | ✓ | ✓ | - | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | N | 385 | 6 kW | 14 - 27 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 10 | Maple | 1650 | 4 Bed | 3-1/2 Bath | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | W,E* | 630 | 9 kW | 23 - 48 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 03 | Norwegian Spruce | 1200 | 3 Bed | 2-1/2 Bath | ✓ | - | ✓ | ✓ | - | - | - | ✓ | ✓ | - | - | - | - | ✓ | - | W | 1080 | 16 kW | 40 - 77 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 08 | Scarlet Oak | 1080 | 2 Bed | 2 Bath | ✓ | ✓ | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | - | - | - | - | ✓ | ✓ | - | 750 | 11 kW | 28 - 53 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 16 | White Oak | 1550 | 3 Bed | 2 Bath | - | ✓ | ✓ | ✓ | - | ✓ | - | ✓ | ✓ | ✓ | - | ✓ | ✓ | ✓ | ✓ | E,S* | 833 | 12 kW | 31 - 59 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| 06 | White Pine | 750 | 1 Bed | 1 Bath | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | - | - | - | ✓ | - | - | 536 | 8 kW | 20 - 38 kW | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |

***Notes:***

**1. Bedrooms**: We believe in smaller well thoughout bedrooms, designing for intuitive furniture placement and easy to access closets.
We've found a well designed bedroom is more welcoming and open than a larger poorly designed room!

**2. Bathrooms**: Full baths refer to bathrooms with either/or both a tub & shower. Half baths have only a toilet and sink.
ie. 2-1/2 refers to a home with 2 bathrooms having tubs or showers and a 3rd bathroom, which only has a sink and toilet.

**3. Offices**: Enclosed offices are small separate rooms with a door, often bigger than a walk-in closet but smaller than a bed room.
Open offices are spaces open to the rest of the home, such as a loft or large corner where a desk may fit nicely.

**4. Lofts:** Loft spaces are referred to as extra living space at the top of a stairway. Often loft areas lend themselves to ideal open office areas.
The Gray Birch plan is the exception to all other plans, offering a loft area, accessible by ladder only.

**5. Run Around Loops:** Is a custom term we use to describe a floor plan that offers an open route of travel in a full circle through the home.
Often ideal for young families who like to run around indoors on rainy days!

**6. Attached Garages:** Several of our plans are available in an attached garage option. Refer to our plan books for the two attached garage layouts we provide in the attached garage plan versions.

**7. Detached Garages:** All basic Net Zero plans come with complementary detached garage plans.

**8. Basements:** Depending on your site, your home may lend itself to a walk-out basement. Plans come with elevations, schedules and layouts for multiple walk-out options. Exposures with an * are not available walk-out options with attached garage options.
ie. N, meaning a walk-out option on the North side of this home is provided.

**9. Solar PV:** Solar PV potential is based on a number of factors such as geographic location, landscape shading, solar equipment selections etc.
Based on DOE Net Zero Energy Ready Home Program Solar PV design standards we can provide estimates on PV production based on available SF of roof space and geographic location.
Proposed PV array SF does not include roof ridge or edge set-backs which may be required in your building location. Refer to your local building authority. (Additonal solar PV can often be added as needed on site ie. as ground mount systems or East/West facing roof space(s) as available.)

**10. Net Zero / Net Positive:** Electrical usage varies greatly based on a home's mechanical equipment needs and occupants habits.
For instance, some homes may require a well pump and some families may choose to air dry all of their clothes out of the wash. Please calculate your approximate electrical needs regarding your own habits and preferences.
There are a number of online calculators that can assist with this.

**11. HVAC:** Air-to-Water Heat Pumps/ Electric Back-up/ Ventilation Air / Exhaust Air/ Energy Recovery: For all of our plans we provide Manual J, 8760 energy modeling analysis on a room by room basis.
8760 is an industry standard term that refers to modeling on an hour-by-hour basis, 24 hours a day, 365 days a year. Based on these energy models we provide HVAC equipment designs and sample selections for your home.
For more details refer to our FAQ website page: https://netzerohomeplans.com/faqs

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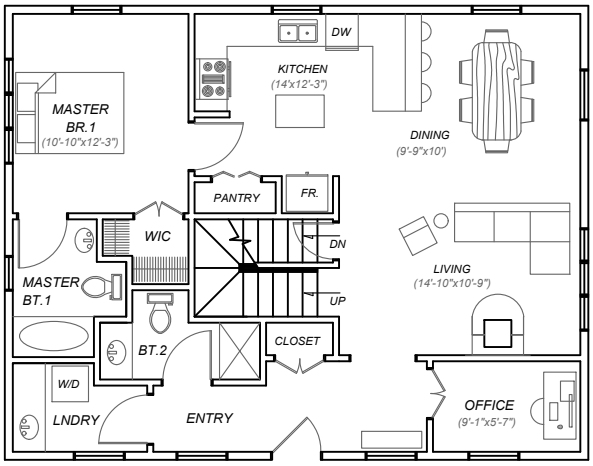
*EDITION 5*

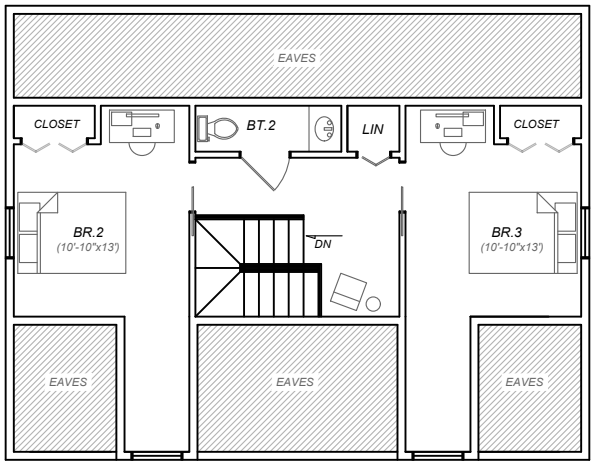
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# AMUR MAPLE

*MODEST, TIMELESS, INSPIRED*

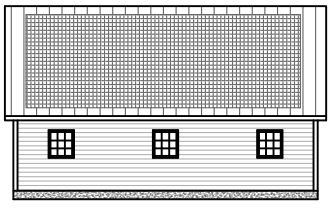



*1st Floor Plan*
*NTS*



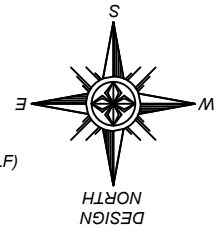

*2nd Floor Plan*
*NTS*

*WEST*



*SOUTH*

*EAST*




*1440 FINISHED SF*
*3 BED*
*3 BATH (2 FULL, 1 HALF)*
*1 OFFICE*
*2 STORY*
*CAPE COD STYLE*
*ENTRY/ MUD ROOM*
*1ST FLOOR LAUNDRY ROOM OFF ENTRY*
*BATHROOM OFF ENTRY*
*OPEN LAYOUT*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*1ST FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*WALK-IN MASTER CLOSET*
*1ST FLOOR WALK-IN SHOWER*
*LINEN CLOSET AT TOP OF STAIRS*
*(1400 SF NON-DORMER VERSION AVAILABLE)*

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**For Clarity: Approx. Dimensions Shown & No Scale Noted**
**See Table of Contents for Solar PV estimates & availability**
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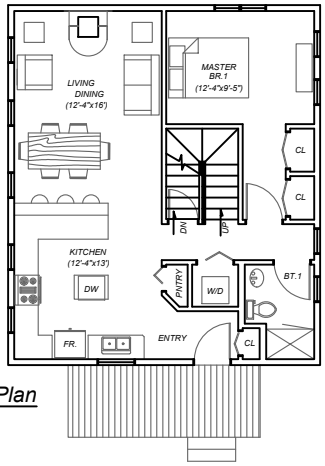
## *PLAN #13*

*1440 SF | 3 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 36'-0" x 28'-0"*

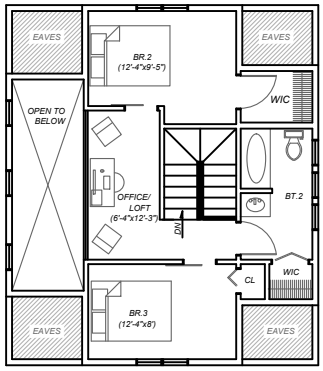
*EDITION 5*

# ASPEN

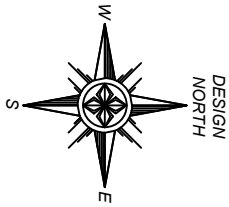
*COZY, HUMBLE, WELCOMING*



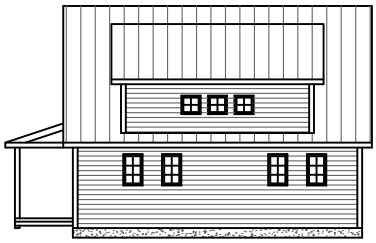

*1st Floor Plan*
*NTS*




*2nd Floor Plan*
*NTS*

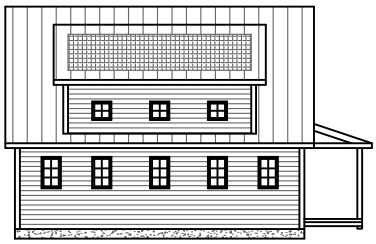



*1300 FINISHED SF*
*3 BED*
*2 FULL BATH*
*2 STORY*
*CRAFTSMAN STYLE*
*ENTRY/ MUD ROOM w/ CLOSET*
*CATHEDRAL CEILINGS*
*OPEN LAYOUT*
*1ST FLOOR MASTER BEDROOM*
*2 MASTER CLOSETS*
*1ST FLOOR LAUNDRY CLOSET OFF KITCHEN*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*1ST FLOOR WALK-IN SHOWER STALL*
*LINEN CLOSET AT TOP OF STAIRS*
*WALK-IN CLOSETS*
*LOFT*
*CENTRAL FIRE PLACE*



*NORTH*

*WEST*



*SOUTH*

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**For Clarity: Approx. Dimensions Shown & No Scale Noted**
**See Table of Contents for Solar PV estimates & availability**

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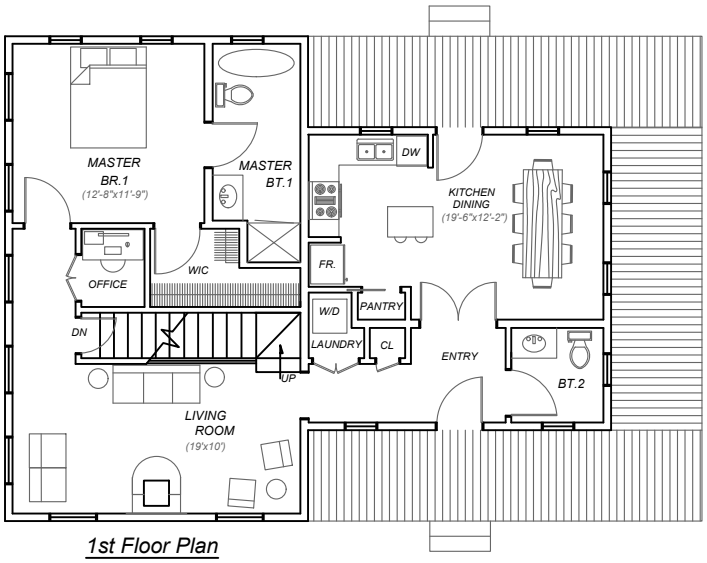
## *PLAN #07*

*1300 SF | 3 BED | 2 FULL BATH*
*FOOTPRINT: 26'-0" x 30'-0"*
*EDITION 5*

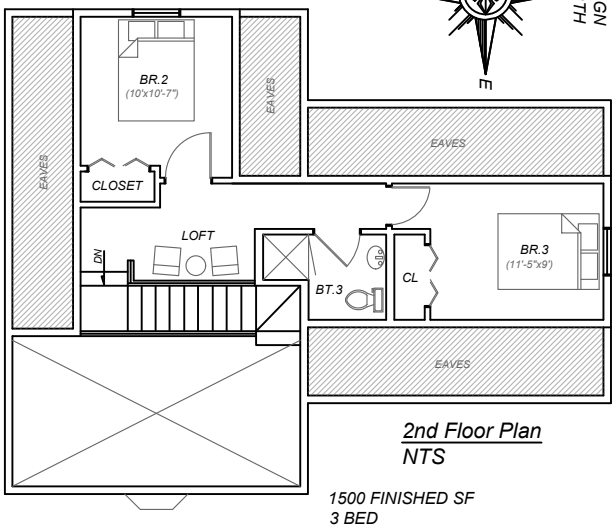
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# BALSAM FIR

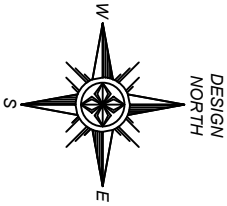
*WELCOMING, COMFORTABLE, CONVENTIONAL*

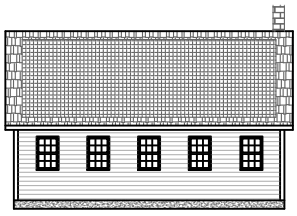



1st Floor Plan
NTS




2nd Floor Plan
NTS



SOUTH

NORTH

WEST

*1500 FINISHED SF*
*3 BED*
*3 BATH (2 FULL, 1 HALF)*
*1 OFFICE*
*2 STORY*
*COLONIAL STYLE*
*CENTRAL FIREPLACE*
*ENTRY/ MUD RM w/ CLOSET*
*HALF BATH OFF ENTRY*
*LARGE DINING AREA*
*KITCHEN PANTRY*
*KITCHEN EAT-AT ISLAND*
*1ST FLOOR LAUNDRY ROOM*
*CATHEDRAL CEILING IN LIVING RM*
*1ST FLOOR MASTER BEDROOM*
*LARGE MASTER WIC*
*PRIVATE MASTER BATH*
*1ST FLOOR WALK-IN SHOWER*
*LOFT*
*WRAP-AROUND PORCH*

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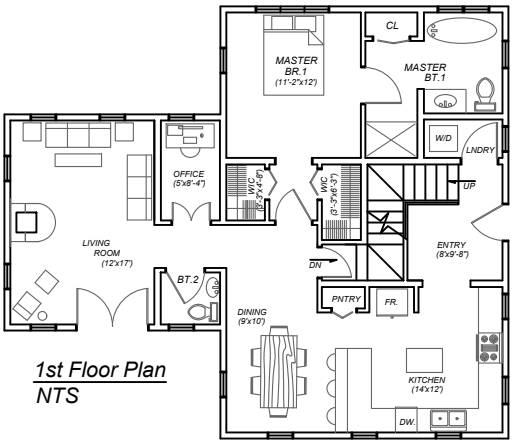
## *PLAN #09*

*1500 SF | 3 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 40'-0" x 32'-0"*
*EDITION 5*

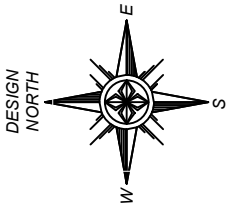
# BIRCH

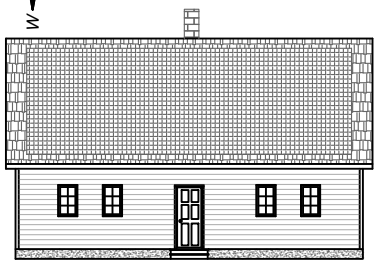
*SPACIOUS, ATTRACTIVE, EFFICIENT*



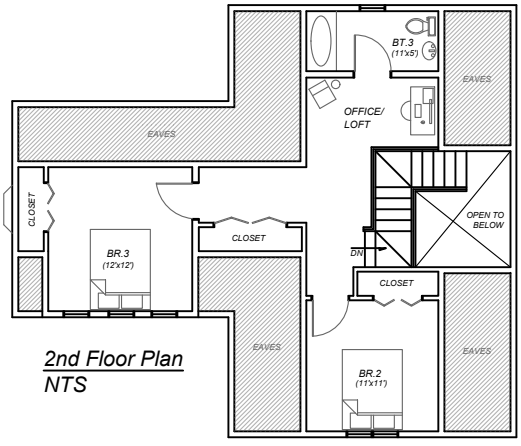

*1st Floor Plan*
*NTS*

*1840 FINISHED SF*
*3 BED*
*3 BATH (2 FULL, 1 HALF)*
*1 OFFICE*
*2 STORY*
*CRAFTSMAN STYLE*
*ENTRY/ MUD ROOM*
*CATHEDRAL CEILINGS*
*1ST FLOOR LAUNDRY OFF ENTRY*
*LOFT*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*OPEN LAYOUT*
*CENTRAL FIRE PLACE*
*1ST FLOOR MASTER BEDROOM*
*2 MASTER WALK-IN CLOSETS*
*PRIVATE MASTER BATH*
*1ST FLOOR WALK-IN SHOWER*
*MANY CLOSETS THROUGHOUT*



*SOUTH*




*2nd Floor Plan*
*NTS*

*EAST*

*NORTH*

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## *PLAN #15*

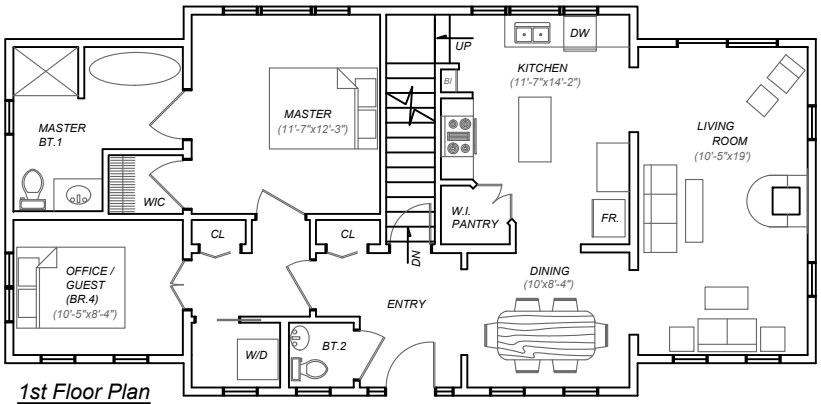
*1840 SF | 3 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 42'-0" x 36'-0"*

*EDITION 5*

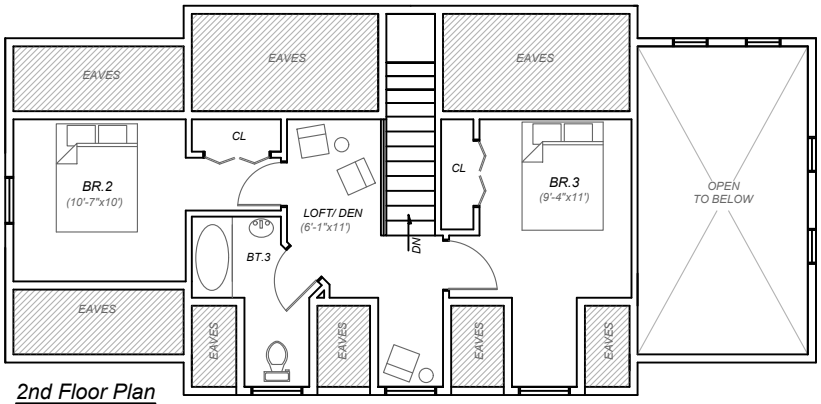
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# BLACK SPRUCE

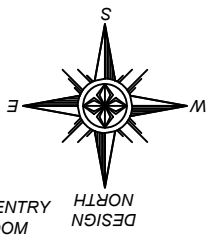
*ELEGANT, LUXURIOUS, TRADITIONAL*



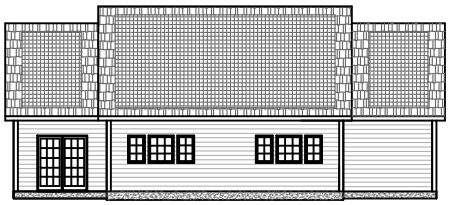

1st Floor Plan
NTS




2nd Floor Plan
NTS




*1560 FINISHED SF*
*4 BED*
*3 BATH (2 FULL, 1 HALF)*
*2 STORY*
*CAPE COD STYLE*
*ENTRY/ MUD ROOM w/ CLOSET*
*HALF BATH OFF ENTRY*
*1ST FLOOR LAUNDRY ROOM OFF ENTRY*
*CATHEDRAL CEILING IN LIVING ROOM*
*CENTRAL FIREPLACE*
*FORMAL DINING ROOM*
*1ST FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*MASTER WIC*
*1ST FLOOR WALK-IN SHOWER STALL*
*1ST FLOOR GUEST BEDROOM*
*RUN-AROUND LOOP*
*KITCHEN W/ PANTRY & EAT-AT ISLAND*
*2ND FLOOR DEN/ OFFICE/ LOFT AREA*



*SOUTH*

*WEST*

*EAST*

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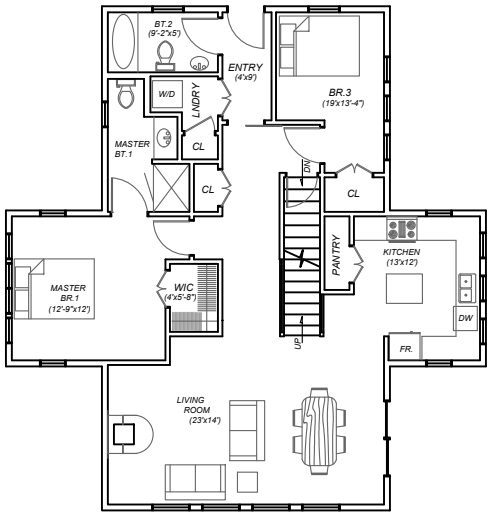
## *PLAN #12*

*1560 SF | 4 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 50'-0" x 24'-0"*

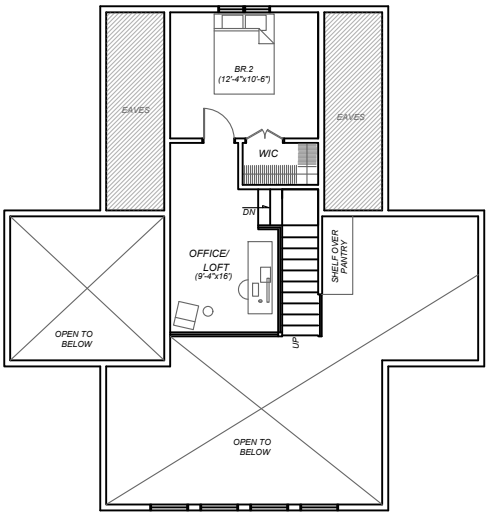
*EDITION 5*

# BLUE SPRUCE

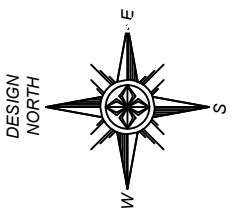
*COMFORTABLE, ENCHANTING, CONTEMPORARY*




*1st Floor Plan*
*NTS*




*2nd Floor Plan*
*NTS*




*1475 FINISHED SF*
*3 BED*
*2 FULL BATH*
*2 STORY*
*CRAFTSMAN STYLE*
*OPEN LAYOUT*
*ENTRY HALL*
*1ST FLOOR LAUNDRY ROOM*
*BATHROOM OFF ENTRY*
*1ST FLOOR OFFICE/ GUEST ROOM*
*1ST FLOOR WALK-IN SHOWER*
*1ST FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*MASTER WIC*
*KITCHEN PANTRY*
*KITCHEN ISLAND*
*CATHEDRAL CEILINGS*
*MANY CLOSETS*
*CENTRAL FIRE PLACE*

*SOUTH*

*EAST*

*NORTH*

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## *PLAN #14*

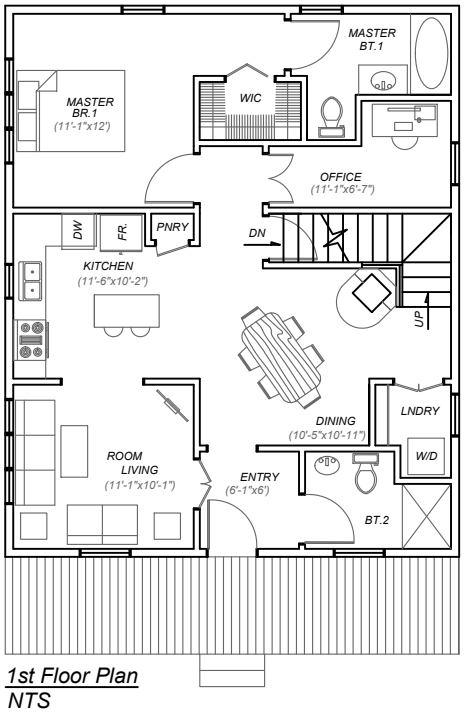
*1475 SF | 3 BED | 2 FULL BATH*
*FOOTPRINT: 40'-0" x 42'-0"*

*EDITION 5*

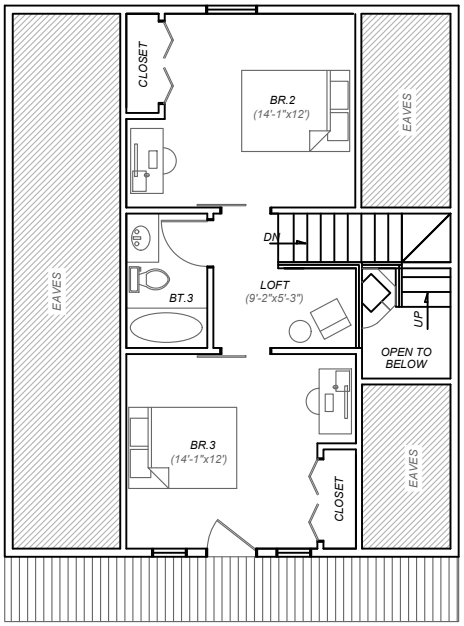
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# CEDAR

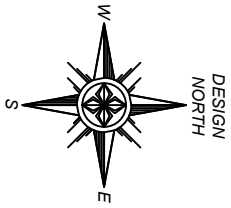
*CHARMING, COZY, CONVENTIONAL*



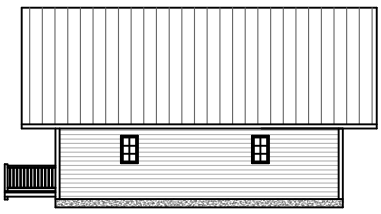

1st Floor Plan
NTS




2nd Floor Plan
NTS

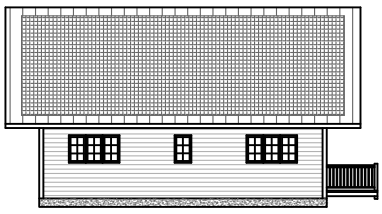



*1440 FINISHED SF*
*3 BED*
*3 BATH (3 FULL)*
*2 STORY*
*CRAFTSMAN STYLE*
*OPEN LAYOUT*
*RUN-AROUND LOOP*
*1ST FLOOR MASTER BEDROOM*
*MASTER WIC*
*PRIVATE MASTER BATH*
*1ST FLOOR WALK-IN SHOWER STALL*
*ENTRY / MUD ROOM*
*KITCHEN W/ ISLAND & PANTRY*
*1ST FLOOR LAUNDRY ROOM*
*FRONT PORCH*
*ENCLOSED OFFICE*
*LOFT*



*NORTH*

*WEST*



*SOUTH*

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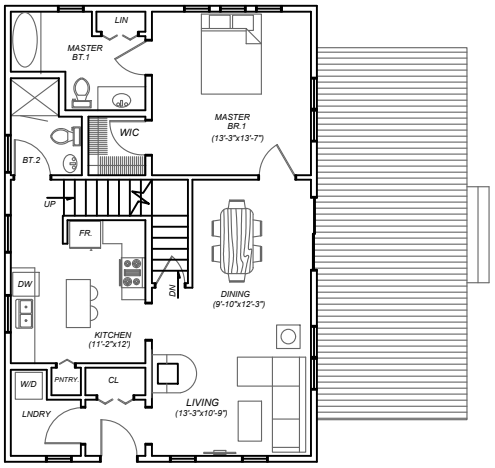
## *PLAN #02*

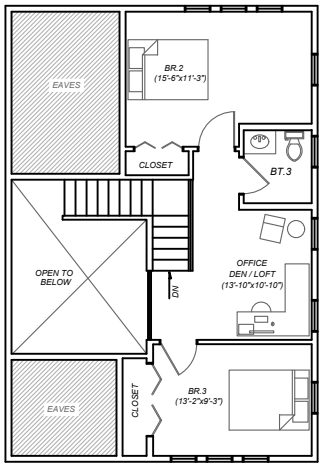
*1440 SF | 3 BED | 3 BATH (3 FULL)*
*FOOTPRINT: 28'-0" x 34'-0"*
*EDITION 5*

# ELM

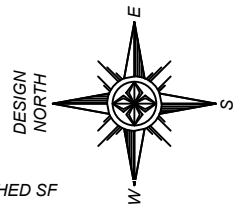
*CONTEMPORARY, MODERN, SENSIBLE*



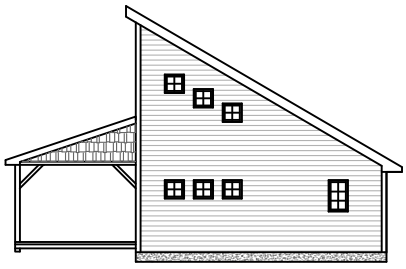

*1st Floor Plan*
*NTS*



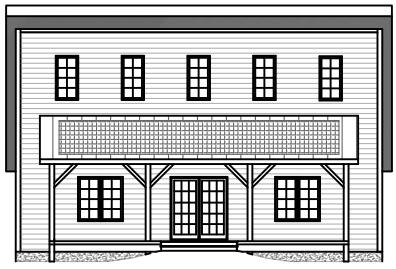

*2nd Floor Plan*
*NTS*



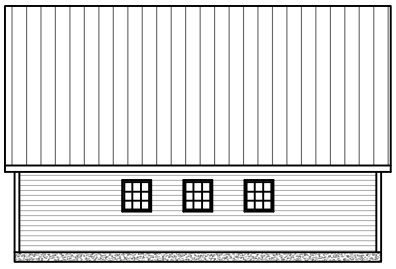

*1580 FINISHED SF*
*3 BED*
*3 BATH (2 FULL, 1 HALF)*
*2 STORY*
*BUNGALOW STYLE*
*OPEN LAYOUT*
*ENTRY/ MUD ROOM w/ CLOSET*
*1ST FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATHROOM*
*MASTER WIC*
*1ST FLOOR WALK-IN SHOWER STALL*
*1ST FLOOR LAUNDRY ROOM OFF ENTRY*
*CATHEDRAL CEILING IN KITCHEN*
*KITCHEN EAT-AT ISLAND*
*KITCHEN PANTRY*
*LOFT*
*COVERED FRONT PORCH*



*EAST*



*SOUTH*



*NORTH*

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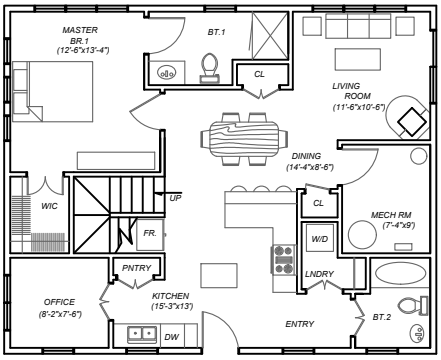
## *PLAN #04*

*1580 SF | 3 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 26'-0" x 38'-0"*

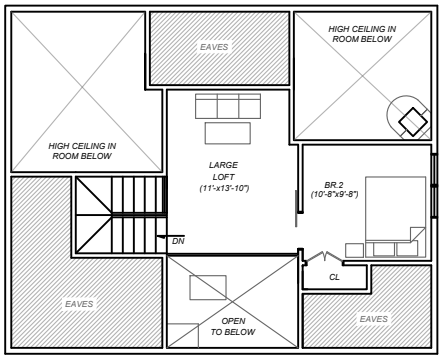
*EDITION 5*

# GOLDEN BEECH

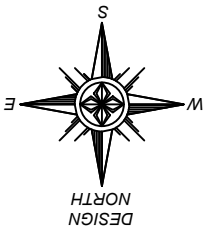
*TIMELESS, EFFICIENT, CREATIVE*




*1st Floor Plan*
*NTS*

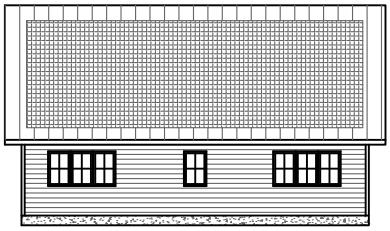



*2nd Floor Plan*
*NTS*




*1350 FINISHED SF*
*2 BED & 1 OFFICE*
*2 BATH*
*1 LARGE LOFT/ 2ND OFFICE AREA*
*2 STORY*
*CAPE STYLE*
*SLAB-ON-GRADE*
*CATHEDRAL CEILINGS*
*OPEN LAYOUT*
*ENTRY AREA*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*1ST FLOOR MASTER BEDROOM*
*MASTER WIC*
*1ST FLOOR LAUNDRY*
*MANY CLOSETS*
*1ST FLOOR WALK-IN SHOWER STALL*
*CENTRAL FIREPLACE*

*EAST*



*SOUTH*

*WEST*

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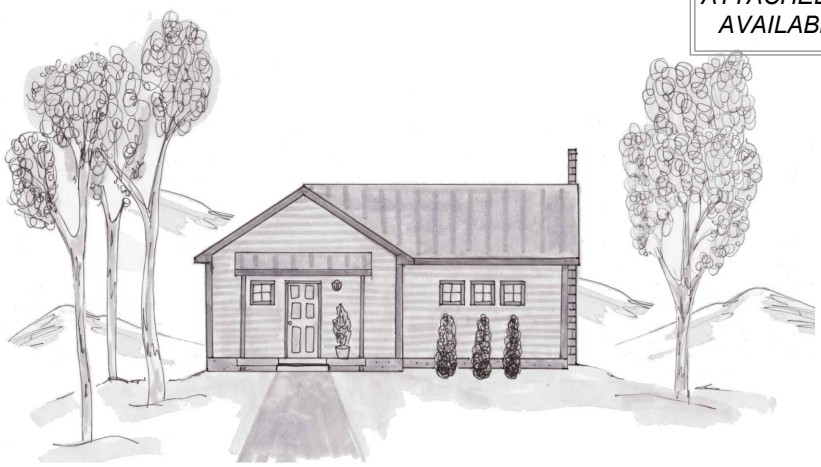
## *PLAN #17*

*1350 SF | 2 BED | 2 FULL BATH*
*FOOTPRINT: 36'-0" x 29'-0"*

*EDITION 5*

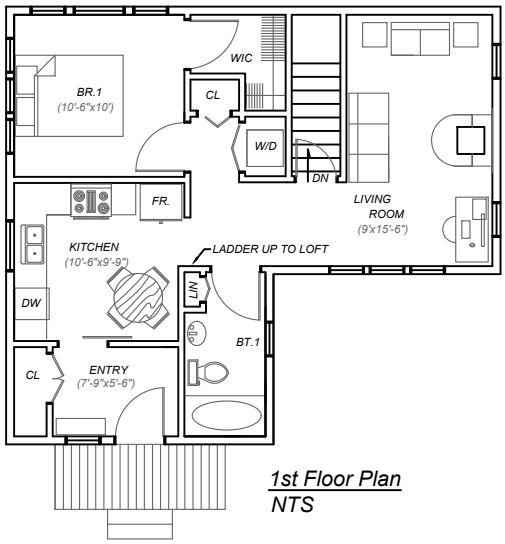
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN



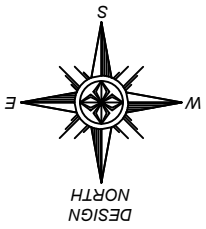
# GRAY BIRCH

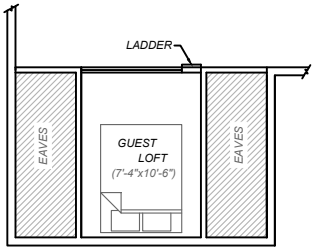
*TINY, EFFICIENT, PRACTICAL*

680 FINISHED SF
1 BED
1 FULL BATH
1 STORY (PLUS LOFT)
COTTAGE STYLE
1ST FLOOR MASTER BEDROOM
MASTER WIC
1ST FLOOR LAUNDRY RM OFF KITCHEN
CATHEDRAL CEILINGS
EAT-IN-KITCHEN
CENTRAL FIREPLACE
COVERED FRONT PORCH
MUD ROOM ENTRY
GUEST LOFT - BY LADDER ACCESS




1st Floor Plan
NTS



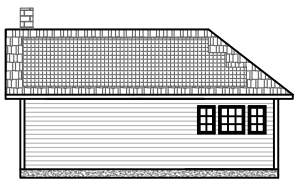




Loft Plan
NTS

NORTH

WEST

EAST



SOUTH

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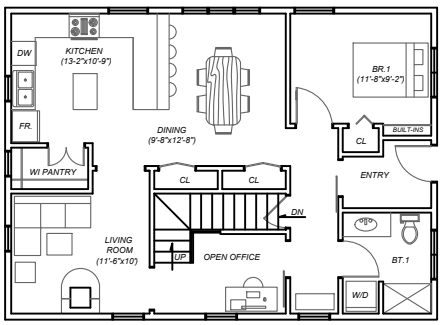
## PLAN #01

*680 SF | 1 BED | 1 FULL BATH*
*FOOTPRINT: 30'-6" x 27'-0"*

*EDITION 5*

# HAWTHORN

*CHARMING, MODEST, INVITING*

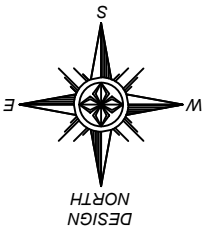


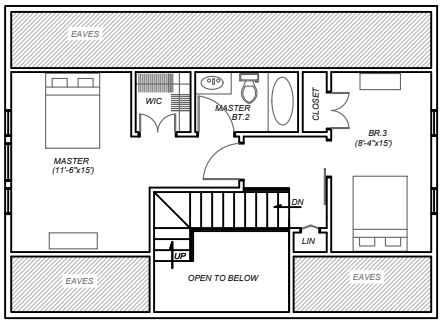

*1st Floor Plan*
*NTS*

*WEST*

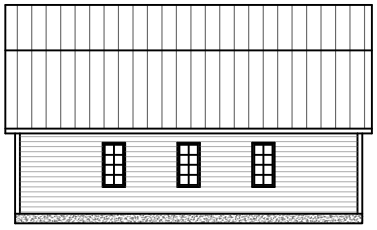
*EAST*

*1390 FINISHED SF*
*3 BED*
*2 FULL BATH*
*1 OPEN OFFICE AREA*
*2 STORY*
*GAMBREL STYLE*
*OPEN LAYOUT*
*RUN-AROUND LOOP*
*ENTRY / MUD ROOM*
*BATHROOM OFF ENTRY*
*1ST FLOOR BATH w/ WALK-IN SHOWER STALL*
*1ST FLOOR LAUNDRY*
*1ST FLOOR GUEST BEDROOM*
*2ND FLOOR MASTER w/ PRIVATE BATHROOM*
*MASTER WALK-IN CLOSET*
*LARGE KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*WALK-IN KITCHEN PANTRY*
*LINEN CLOSET AT TOP OF STAIRS*

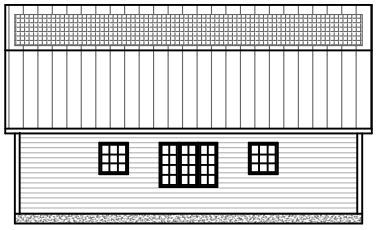



*2nd Floor Plan*
*NTS*



*NORTH*



*SOUTH*

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## *PLAN #05*

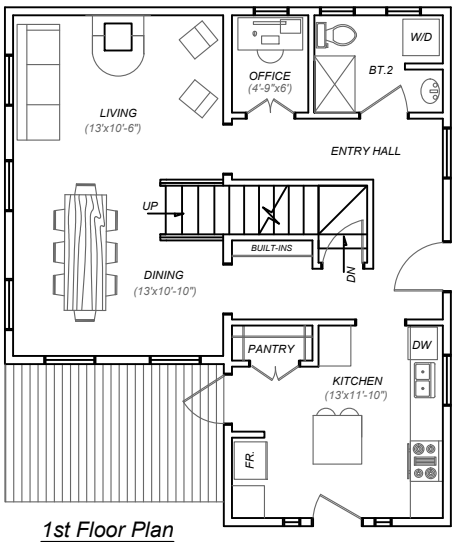
*1390 SF | 3 BED | 2 FULL BATH*
*FOOTPRINT: 36'-0" x 26'-0"*

*EDITION 5*

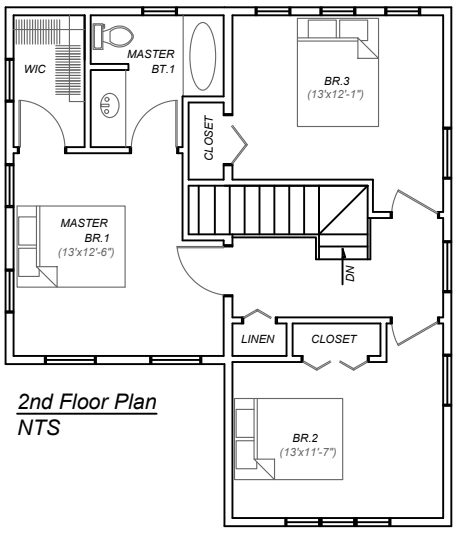
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# HEMLOCK

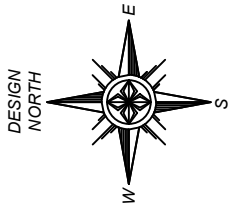
*INVITING, PRACTICAL, CLASSIC*




1st Floor Plan
NTS

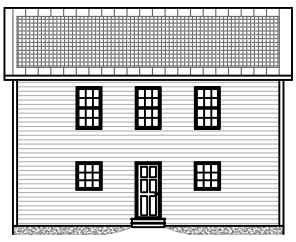



2nd Floor Plan
NTS

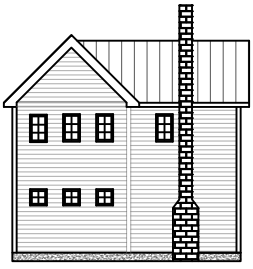



*1475 FINISHED SF*
*3 BED*
*2 FULL BATH*
*2 STORY*
*VICTORIAN STYLE*
*OPEN LAYOUT*
*RUN-AROUND LOOP*
*CENTRAL FIREPLACE*
*ENTRY / MUD ROOM w/ CLOSET*
*1ST FLOOR LAUNDRY*
*BATHROOM OFF ENTRY*
*1ST FLOOR WALK-IN SHOWER STALL*
*WALK-IN KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*2ND FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*MASTER WIC*
*MANY CLOSETS THROUGHOUT*

NORTH



SOUTH



EAST

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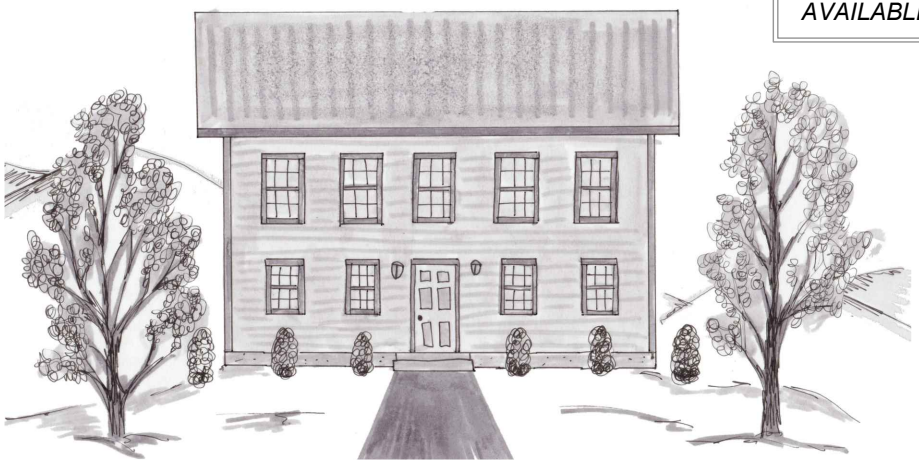
## *PLAN #11*

*1475 SF | 3 BED | 2 FULL BATH*
*FOOTPRINT: 27'-6" x 32'-0"*

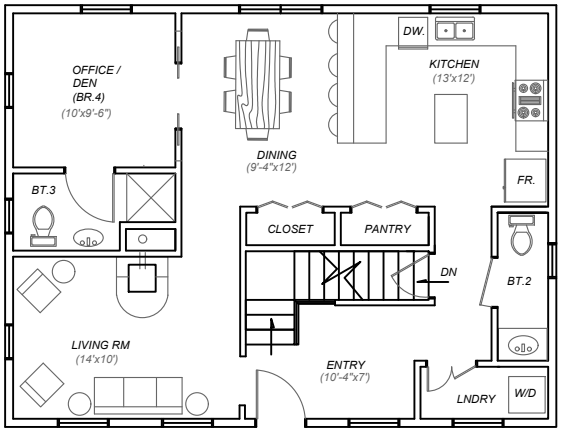
*EDITION 5*

ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

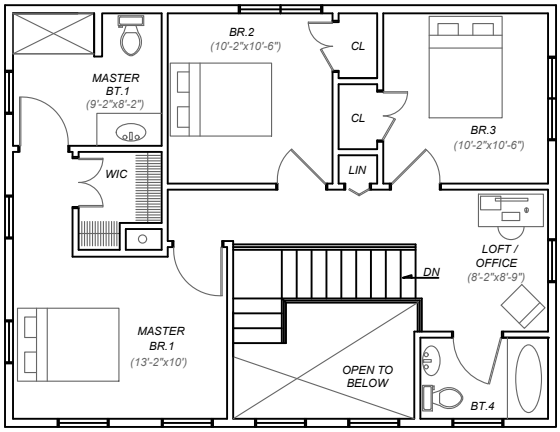


# MAPLE

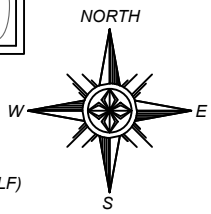
*AGELESS, ATTRACTIVE, ELEGANT*



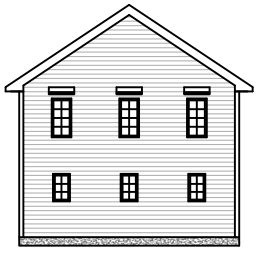

1st Floor Plan
NTS



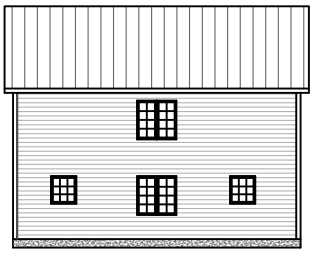

2nd Floor Plan
NTS



EAST



WEST



NORTH

*1650 FINISHED SF*
*4 BED*
*4 BATH (3 FULL, 1 HALF)*
*2 STORY*
*COLONIAL STYLE*
*OPEN LAYOUT*
*ENTRY/ MUD ROOM w/ CATHEDRAL CEILING*
*HALF BATH OFF ENTRY*
*RUN-AROUND LOOP*
*1ST FLOOR LAUNDRY OFF KITCHEN & ENTRY*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*1ST FLOOR GUEST ROOM*
*1ST FLOOR GUEST PRIVATE FULL BATH*
*1ST FLOOR WALK-IN SHOWER STALL*
*LINEN CLOSET AT TOP OF STAIRS*
*LOFT*
*2ND FLOOR MASTER BEDROOM*
*MASTER SUITE w/ CATHEDRAL CEILINGS*
*PRIVATE MASTER BATH*
*MASTER WIC*
*MANY CLOSETS THROUGHOUT*

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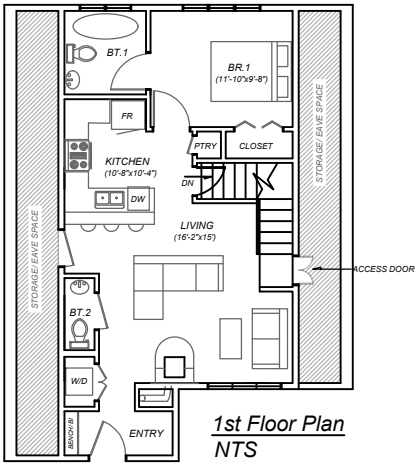
## *PLAN #10*

*1650 SF | 4 BED | 4 BATH (3 FULL, 1 HALF)*
*FOOTPRINT: 34'-0" x 26'-0"*

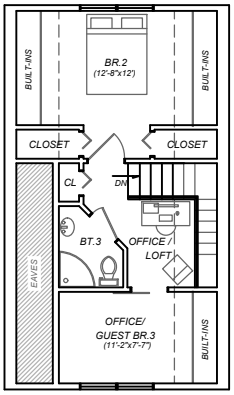
*EDITION 5*

# NORWEGIAN SPRUCE

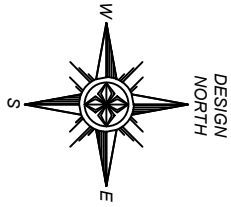
*SIMPLE, CALMING, ENCHANTING*



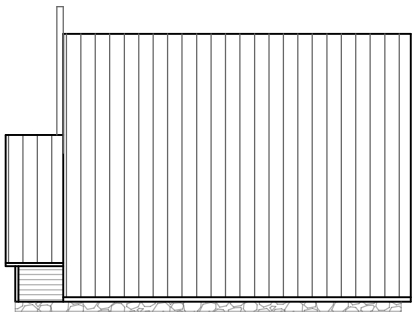

*1st Floor Plan*
*NTS*



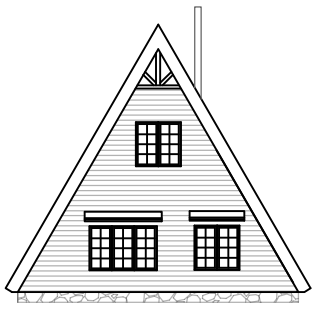

*2nd Floor Plan*
*NTS*



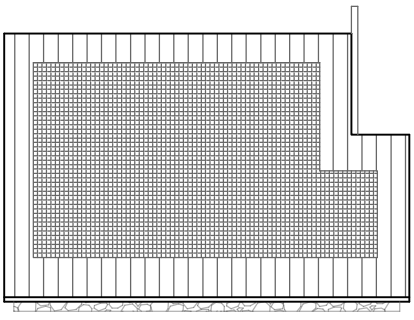

*1200 FINISHED SF*
*3 BED*
*3 BATH (2 FULL, 1 HALF)*
*2 STORY*
*A-FRAME STYLE*
*OPEN LAYOUT*
*2ND FLOOR HIGH CEILINGS*
*1ST FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*ENTRY/ MUD ROOM*
*1ST FLOOR LAUNDRY CLOSET OFF ENTRY*
*HALF BATH NEAR ENTRY*
*KITCHEN w/ EAT AT BAR*
*KITCHEN PANTRY*
*LOFT*
*CENTRAL FIREPLACE*
*LINEN CLOSET AT TOP OF STAIRS*



*NORTH*



*WEST*



*SOUTH*

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BTF

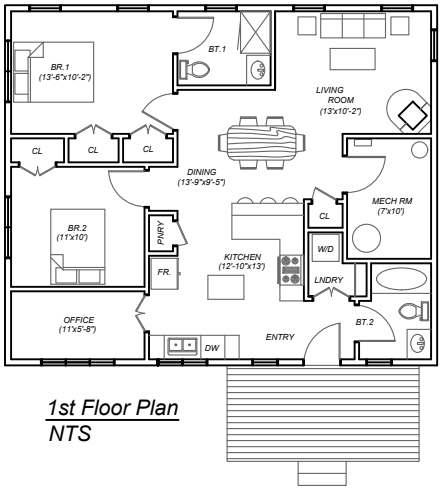
## *PLAN #03*

*1200 SF | 3 BED | 3 BATH (2 FULL, 1 HALF)*
*FOOTPRINT: 28'-0" x 38'-0"*

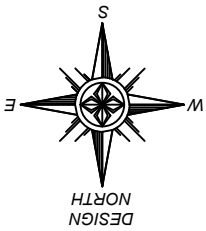
*EDITION 5*

# SCARLET OAK

*MODEST, SENSIBLE, EFFICIENT*

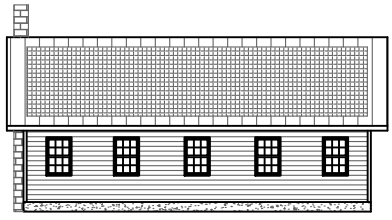



*1st Floor Plan*
*NTS*




*1080 FINISHED SF*
*2 BED*
*2 BATH*
*1 OFFICE*
*1 STORY*
*RANCH STYLE*
*SLAB-ON-GRADE*
*CATHEDRAL CEILINGS THROUGHOUT*
*OPEN LAYOUT*
*ENTRY AREA*
*KITCHEN PANTRY*
*KITCHEN w/ ISLAND*
*KITCHEN EAT-AT BAR*
*1ST FLOOR MASTER BEDROOM*
*MASTER WIC*
*1ST FLOOR LAUNDRY*
*1ST FLOOR WALK-IN SHOWER STALL*
*CENTRAL FIREPLACE*
*COVERED FRONT PORCH*

*WEST*



*SOUTH*

*EAST*

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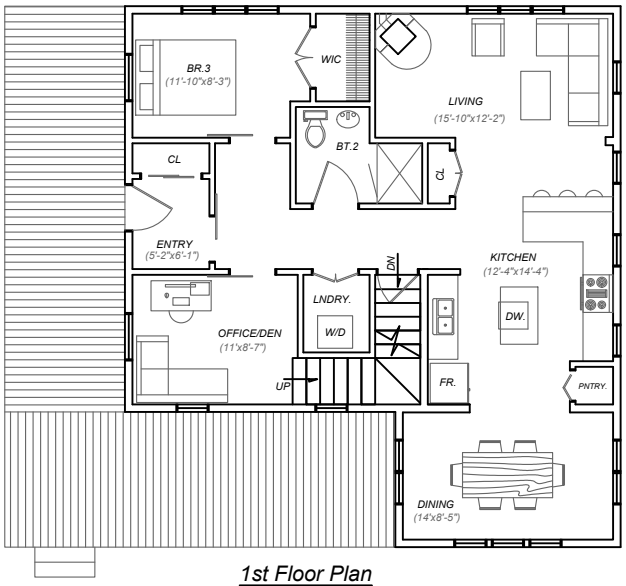
## *PLAN #08*

*1080 SF | 2 BED | 2 FULL BATH*
*FOOTPRINT: 36'-0" x 30'-0"*
*EDITION 5*

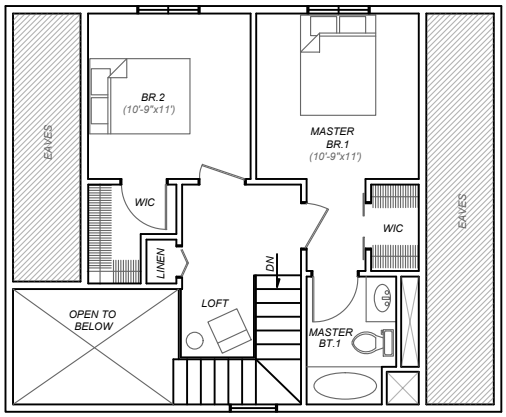
ATTACHED GARAGE OPTIONS AVAILABLE FOR THIS PLAN

# WHITE OAK

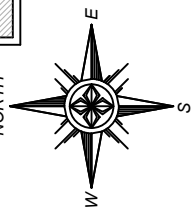
*CALMING, HUMBLE, CHARMING*



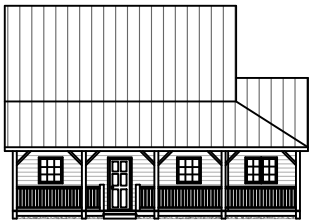

*1st Floor Plan*
*NTS*




*2nd Floor Plan*
*NTS*




*1550 FINISHED SF*
*3 BED*
*2 FULL BATH*
*1 OFFICE/DEN*
*2 STORY*
*CRAFTSMAN STYLE*
*ENTRY/ MUD ROOM w/ CLOSET*
*BATHROOM OFF ENTRY*
*1ST FLOOR GUEST ROOM w/ WIC*
*1ST FLOOR WALK-IN SHOWER STALL*
*1ST FLOOR LAUNDRY ROOM*
*CENTRAL FIREPLACE*
*KITCHEN w/ ISLAND*
*KITCHEN PANTRY*
*KITCHEN EAT-AT BAR*
*FORMAL DINING ROOM*
*CATHEDRAL CEILINGS*
*LOFT*
*LINEN CLOSET AT TOP OF STAIRS*
*2ND FLOOR MASTER BEDROOM*
*PRIVATE MASTER BATH*
*MASTER WIC*
*MANY CLOSETS THROUGHOUT*
*WRAP-AROUND PORCH*



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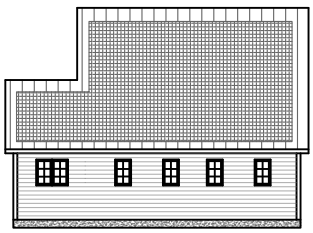

*SOUTH*

*EAST*

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## *PLAN #16*

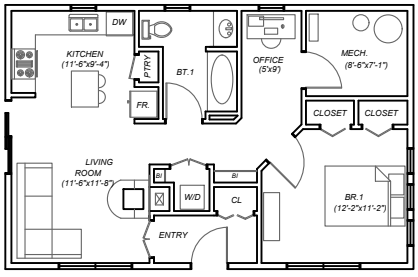
*1550 SF | 3 BED | 2 FULL BATH*

*FOOTPRINT: 33'-0" x 36'-0"*

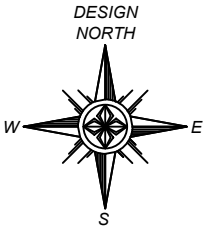
*EDITION 5*

# WHITE PINE

*PRACTICAL, TINY, SIMPLE*

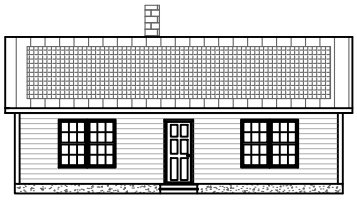



*1st Floor Plan*
*NTS*



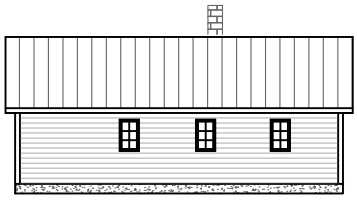

*750 FINISHED SF*
*1 BED*
*1 BATH*
*1 STORY*
*SLAB-ON-GRADE*
*COTTAGE STYLE*
*ENTRY/ MUD ROOM w/ CLOSET*
*OFFICE AREA*
*1ST FLOOR LAUNDRY*
*KITCHEN w/ ISLAND*
*1ST FLOOR MASTER BEDROOM*
*2 MASTER CLOSETS*
*CENTRAL FIREPLACE*
*CATHEDRAL CEILINGS THROUGHOUT*

*EAST*



*SOUTH*

*WEST*



*NORTH*

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## *PLAN #06*

*750 SF | 1 BED | 1 FULL BATH*
*FOOTPRINT: 34'-0" x 22'-0"*
*EDITION 5*