

# Plan Book TOC

| #  | BTF Plan | Plan Name        | Finished SF | Bedrooms (note 1) | Bathrooms (note 2) | 1st Floor Master Bedroom Suite | 1st Floor Laundry | 1st Floor Walk-in Shower | Open Office Area(s) (note 3) | Midroom Entry Area Cathedral Ceiling(s) (note 4) | Loft (note 4) | Run Around Loop (note 5) | Attached Garage Options (note 6) | Kitchen w/ Island and/or Extra-Seater Deck(s) / Porch(es) | Solar PV Array Proposed SF (note 9) | Industry Standard Architectural Design Drawings (note 9) | Heating via Air-to-Water Heat-Pump (note 11) | Exhaust Air Design (note 11) | EV Charging (note 11) | Energy Recovery Design (note 11) | Optional Filler Wood Stove Design | Optional Cooling / AC Design | Notes: |
|----|----------|------------------|-------------|-------------------|--------------------|--------------------------------|-------------------|--------------------------|------------------------------|--------------------------------------------------|---------------|--------------------------|----------------------------------|-----------------------------------------------------------|-------------------------------------|----------------------------------------------------------|----------------------------------------------|------------------------------|-----------------------|----------------------------------|-----------------------------------|------------------------------|--------|
|    |          |                  |             |                   |                    |                                |                   |                          |                              |                                                  |               |                          |                                  |                                                           |                                     |                                                          |                                              |                              |                       |                                  |                                   |                              |        |
| 13 |          | Amur Maple       | 1440        | 3 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 798                                 | 12 kW                                                    | 30 - 57 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 07 |          | Aspen            | 1300        | 3 Bed             | 2 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 308                                 | 5 kW                                                     | 11 - 22 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 09 |          | Balsam Fir       | 1500        | 3 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 527                                 | 8 kW                                                     | 20 - 37 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 15 |          | Birch            | 1840        | 3 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 684                                 | 10 kW                                                    | 25 - 49 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 12 |          | Black Spruce     | 1560        | 4 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 890                                 | 13 kW                                                    | 33 - 63 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 14 |          | Blue Spruce      | 1475        | 3 Bed             | 2 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 665                                 | 10 kW                                                    | 25 - 47 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 02 |          | Cedar            | 1440        | 3 Bed             | 3 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 819                                 | 12 kW                                                    | 30 - 58 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 04 |          | Elm              | 1580        | 3 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 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             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 382                                 | 5 kW                                                     | 13 - 26 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 05 |          | Hawthorn         | 1390        | 3 Bed             | 2 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 400                                 | 6 kW                                                     | 15 - 28 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 11 |          | Hemlock          | 1475        | 3 Bed             | 2 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 395                                 | 6 kW                                                     | 14 - 27 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 10 |          | Maple            | 1650        | 4 Bed             | 3-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 630                                 | 9 kW                                                     | 23 - 48 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 03 |          | Norwegian Spruce | 1200        | 3 Bed             | 2-1/2 Bath         | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 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             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 833                                 | 12 kW                                                    | 31 - 59 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |
| 06 |          | White Pine       | 750         | 1 Bed             | 1 Bath             | ✓                              | ✓                 | ✓                        | ✓                            | ✓                                                | ✓             | ✓                        | ✓                                | ✓                                                         | 536                                 | 8 kW                                                     | 20 - 38 kW                                   | ✓                            | ✓                     | ✓                                | ✓                                 | ✓                            | ✓      |

## Notes:

- Bedrooms:** We believe in smaller well thoughtout 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!
- Bathrooms:** Full baths refer to bathrooms with either/or both a tub & shower. Half/baths have only a toilet and sink. i.e. 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.
- 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.
- 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.
- 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. For instance, some homes may like to run around indoors on rainy days!
- 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.
- Detached Garages:** All basic Net Zero plans come with complementary detached garage plans.
- 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. i.e. N, meaning a walk-out option on the North side of this home is provided.
- 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 Potential Worksheet we provide an 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. (Additional Solar PV can often be added as needed on site i.e. as ground mount systems or East/West facing roof space(s) as available.)
- 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.
- 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/faq>

