

# Plan Book TOC

Plan Name	Finished SF	Bedrooms (note 1)	Bathrooms (note 2)	Solar PV Array Proposed SF (note 3)	Solar PV Array Proposed kW Size (note 3)	Solar PV Annual Production Average kWh/day (note 3)	1st Floor Master Bedroom/ Suite	1st Floor Guest Bedroom	Slab on Grade (SOG) (note 4)	Full Basement Option (note 4)	Walk-Out Basement Option (note 4)	Attached Garage Options (note 4)	Enclosed Garage Options (note 5)	Open Office Area(s) (note 6)	Available in Post & Beam / Timber Frame (note 7)
Amur Maple Cape	1400-1440*	3 Bed	2-1/2 Bath	798	12 kW	30 - 57 kW	✓	-	-	✓	S,E,W*	✓	✓	-	✓
Aspen Craftsman	1300	3 Bed	2 Bath	308	5 kW	11 - 22 kW	✓	-	-	✓	N,S	-	-	✓	✓
Balsam Fir Farmhouse	1300	3 Bed	2-1/2 Bath	527	8 kW	20 - 37 kW	✓	-	✓	✓	S	✓	-	✓	-
Birch Farmhouse	1840	3 Bed	2-1/2 Bath	684	10 kW	25 - 49 kW	✓	-	-	✓	E	-	✓	✓	-
Black Spruce Cape	1560	3-4 Bed	2-1/2 Bath	890	13 kW	33 - 63 kW	✓	✓	-	✓	E	✓	✓	✓	✓
Crabapple Carriage House	460	1 Bed	1 Bath	310	5 kW	11 - 22 kW	-	-	✓	-	NA	✓	-	-	-
Elm Modern Contemporary	1580	3 Bed	2-1/2 Bath	462	7 kW	17 - 33 kW	✓	-	-	✓	N,E	-	-	✓	-
Golden Beech Cape	1300-1340*	3 Bed	3 Bath	819	12 kW	30 - 58 kW	✓	-	✓	-	-	✓	✓	✓	✓
Gray Birch Cottage Ranch	890	2 Bed	1 Bath	315	5 kW	12 - 24 kW	✓	✓	✓	-	-	✓	-	-	✓
Hemlock Victorian Farmhouse	1300	3 Bed	2 Bath	385	6 kW	14 - 27 kW	-	-	✓	✓	N	✓	-	✓	-
Maple Colonial	1750	3-4 Bed	3-1/2 Bath	630	9 kW	23 - 48 kW	-	✓	-	✓	W,E*	✓	✓	✓	✓
Ponderosa Pine Contemporary	875	2 Bed	2 Bath	924	14 kW	34 - 66 kW	✓	✓	✓	-	-	-	-	-	-
Scarlet Oak Ranch	1080	2 Bed	2 Bath	750	11 kW	28 - 53 kW	✓	✓	✓	-	-	✓	-	✓	✓
White Oak Craftsman	1550	3 Bed	2.5 Bath	833	12 kW	31 - 59 kW	✓	-	-	✓	E,S*	✓	-	✓	✓

\* Amur Maple & Golden Beech stock plans offer optional dormers at 2nd floor bedrooms, each dormer 20sf. Dormers not required should owner/builder choose to simplify construction.

## Notes:

1. **Bedrooms:** We believe in smaller well thought-out 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. Some jurisdictions do not require bedrooms to have closets, expecting occupants would use wardrobe cabinets or similar, as is common practice in many historical homes.

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.

3a. **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. Additional solar PV can often be added as needed on site ie. as ground mount systems or East/West facing roof space(s) as available.

3b. **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. We use national standard electrical usage rates & DOE provided recommendations, which suits most families needs.

4. **Basements & Slab on Grade (SOG):** Slab on grade compatible designs are those that have a dedicated Mechanical room on the 1st floor of the home. Depending on your site, your home may lend itself to a full basement, or even a walk out basement. Some slab on grade designs lend themselves to having a full basement variation provided within the plan set, these are noted above. BTF plan sets come with elevations, schedules and layouts for basement & walk-out options as able. 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.

5. **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. All basic Net Zero plans come with complementary detached garage plans. Should you wish to finish off the 2nd floor of the garage designs we provide, see the Crabapple Carriage home plan for our proposed 1-bedroom fill in plan w/ shed dormer.

6. **Offices & Lofts:** 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. 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.

7. **Post & Beam / Timber Frame:** Several of our BTF plans have been designed around standard timber frame post & beam methods. The plans noted above include design sheet(s) indicating post locations & design considerations for working with a professional timber frame/ post & beam contractor.

8. **HVAC:** BTF plans include system designs and sizing for Heat Pumps/ Electric Back-up/ Ventilation Air / Exhaust Air / Optional wood pellet stove backup & Energy Recovery Units. 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 in IECC Climates 5-8. For more details refer to our FAQ website page: <https://netzerohomeplans.com/faqs>

9. **Carbon Free:** Should you choose to build a Carbon Free home, simply skip the optional wood pellet stove.

## Every BTF Stock Home plan design also features:

Luxurious Kitchens (Islands, pantries, eat at counters etc)  
Dedicated Mudroom / Entry Areas  
1st Floor Laundry Rooms  
1st Floor Walk-in Showers  
EV Charging / Net Zero / Net Positive Energy Designs  
All Electric HVAC System Sizing & Designs (note 8)  
Optional Wood Pellet Stoves (note 9)

**Plus:** Nearly all BTF plans include master suites with walk-in closets, and/or private bathrooms, linen closets, lofts & cathedral ceilings in one or more rooms!

