Important Note About House Plans

House Plans are fully integrated sets of construction drawings created by BSC for specific locations and climates. The sets include floor plans, detailed framing plans and wall framing elevations, exterior elevations and sections, advanced framing and enclosure details, as well as mechanical and electrical plans.

Through our multi-disciplinary team approach, interior, framing and mechanical layouts are designed and coordinated well before the start of construction. Duct layouts are not only shown on the mechanical plan but on the framing plan as well. This level of coordination limits changes made in the field and helps to ensure assemblies and systems are installed as designed.

Please Note

Please note that House Plans are posted as examples of high performance housing designs and are not to be used for construction. If you wish to use these plans as a basis for a house design, you should keep the following in mind:

- Most state and local governments require that a set of drawings be stamped by an architect licensed to practice locally
- Foundation plans need to be developed for the specific site and climate
- While these drawings were developed to be compliant with the then-current IRC code, you will need to meet your local building code requirements
- Finally, since materials and products specified in the drawings may not be available in all locations, you will need to carefully research any substitutions to verify compatibility and performance.

HOT-HUMID CLIMATE

THREE BEDROOM - PIER FOUNDATION

SQUARE FOOTAGES

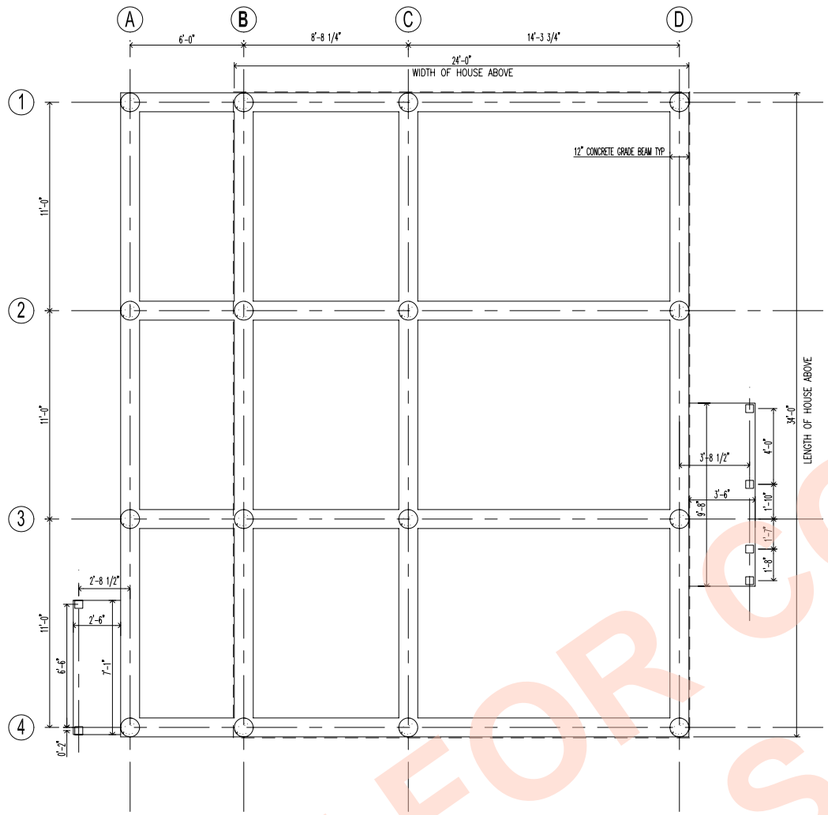
FIRST FLOOR	760 SQ FT
SECOND FLOOR	495 SQ FT

Notes: 1. Area calculations according to ANSI Z765-2003
2. Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.

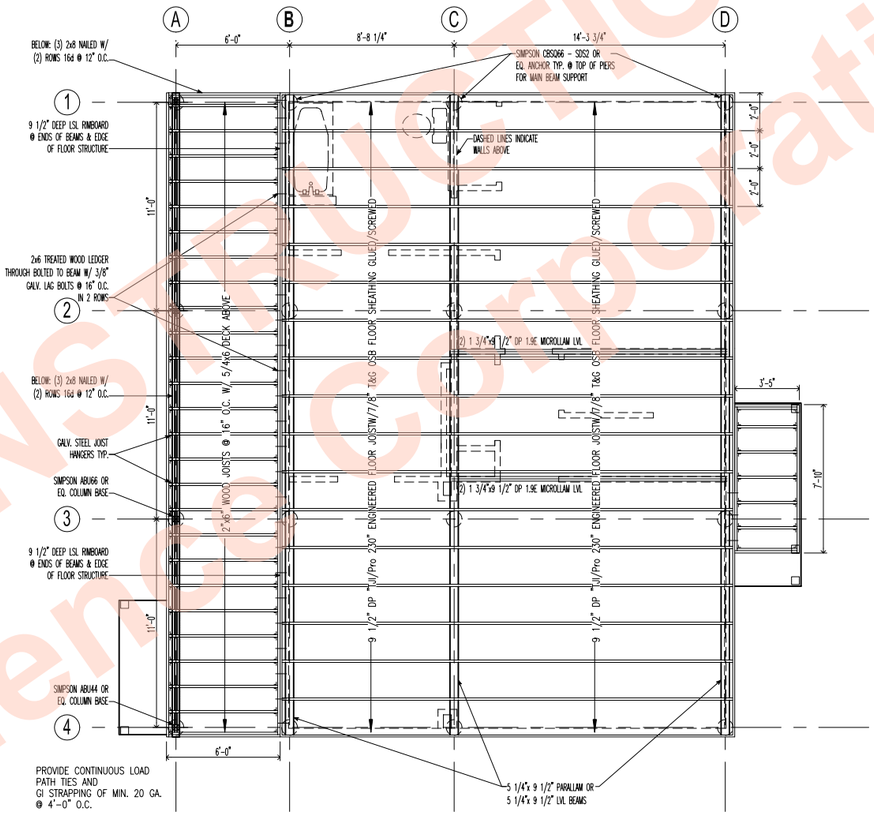
LIST OF DRAWINGS

DATE: 18 MAY 2006

BUILDING SCIENCE CORPORATION
70 MAIN STREET WESTFORD, MASSACHUSETTS 01886
P: 978-589-5100 F: 978-589-5103



1 | FOUNDATION PLAN
SCALE 1/8" = 1'-0"



2 | FIRST FLOOR FRAMING
SCALE 1/8" = 1'-0"

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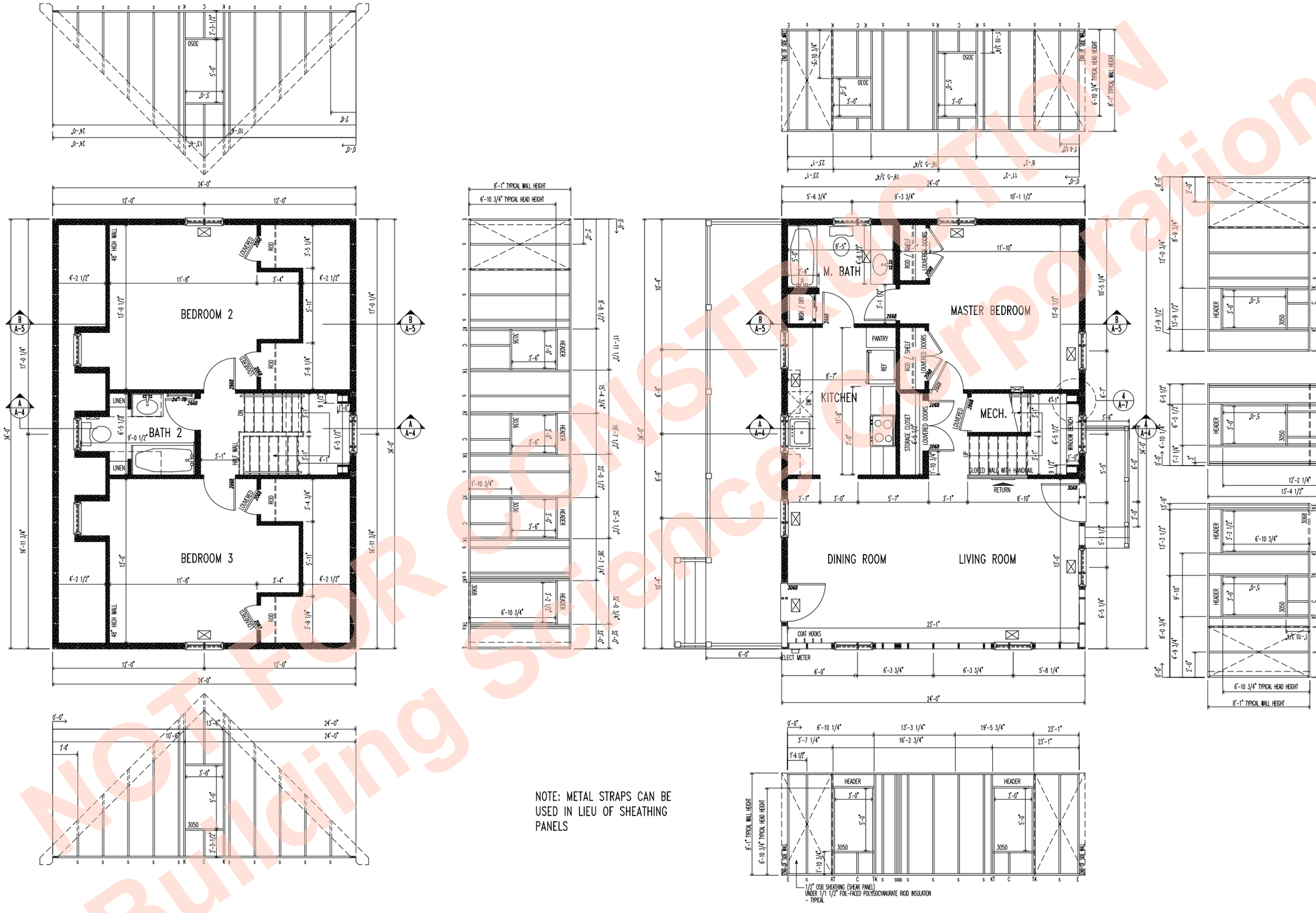
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

FOUNDATION
CRAWLSPACE
FLOOR FRAMING
SCALE AS NOTED

A-1

FILE: CREOLE DRAWING SET.DWG



2 | SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

1 | FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

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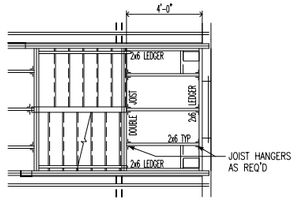
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

FIRST AND SECOND FLOOR FRAMING PLANS

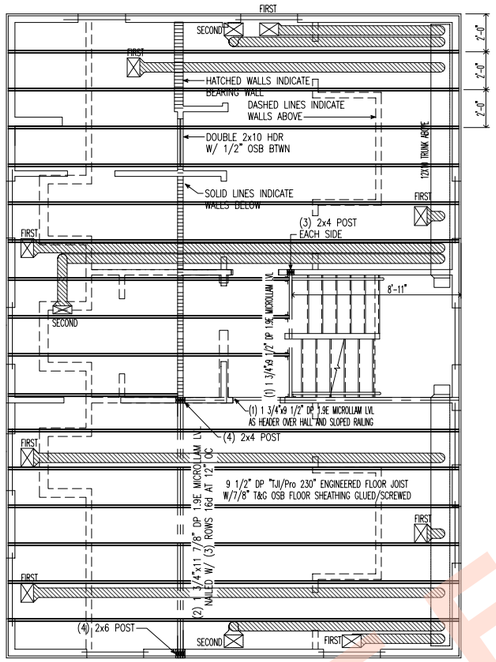
SCALE AS NOTED

A-2

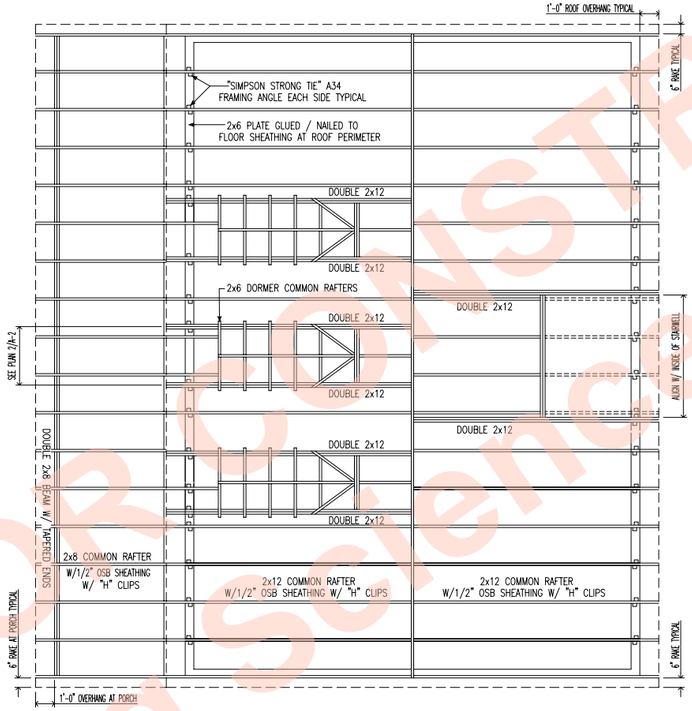
FILE: CREOLE DRAWING SET.DWG



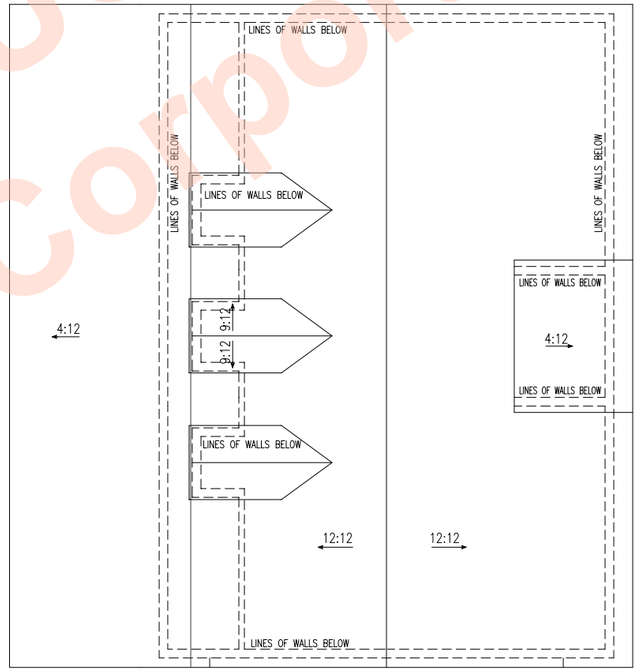
4 | LANDING FRAMING
SCALE 1/8" = 1'-0"



1 | SECOND FLOOR FRAMING
SCALE 1/8" = 1'-0"



2 | ROOF FRAMING
SCALE 1/8" = 1'-0"



3 | ROOF PLAN
SCALE 1/8" = 1'-0"

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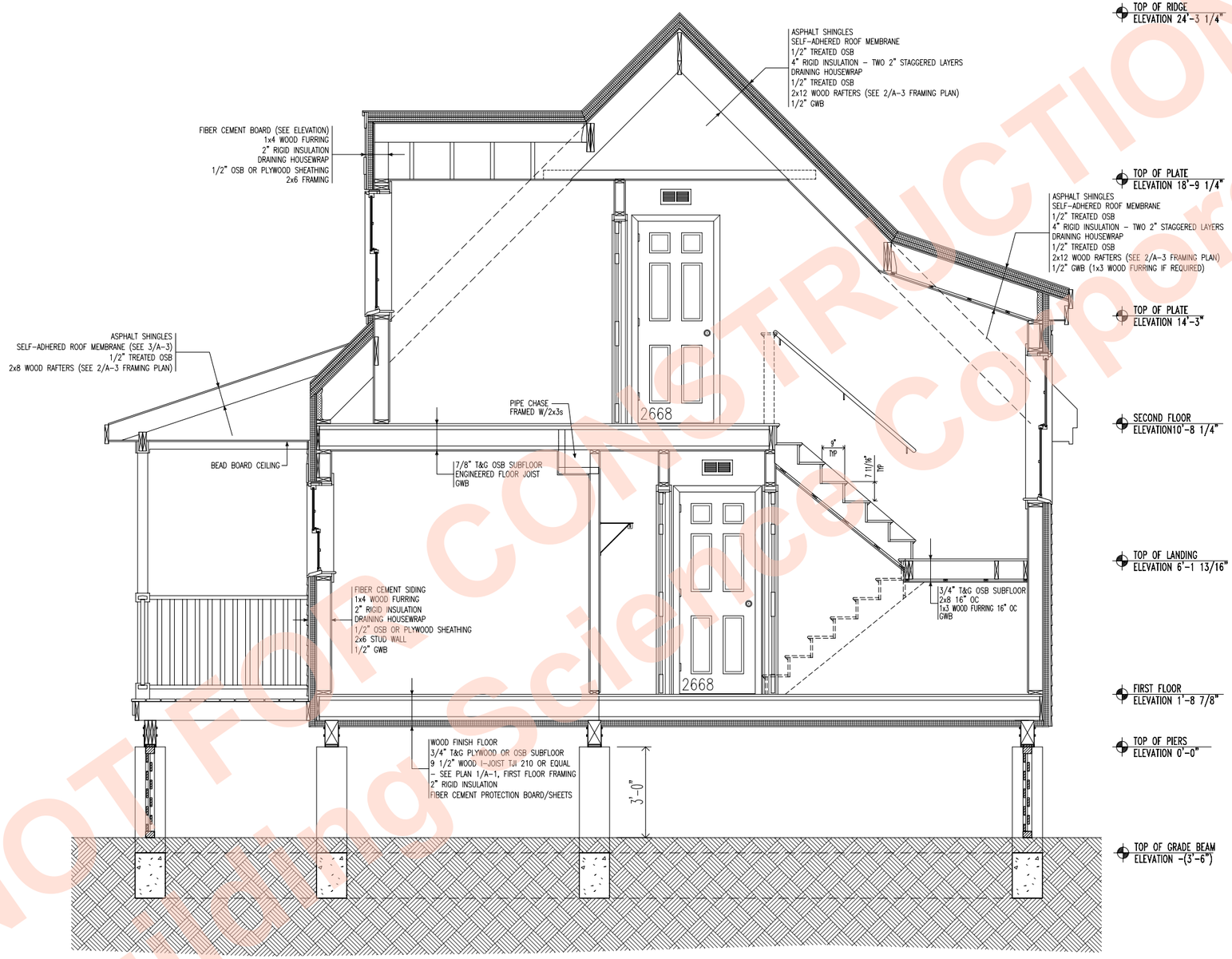
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

2ND FLR FRAMING
ROOF FRAMING
ROOF PLANS
SCALE AS NOTED

A-3

FILE: CREOLE DRAWING SET.DWG



1 | BUILDING SECTION AA
SCALE 1/4" = 1'-0"

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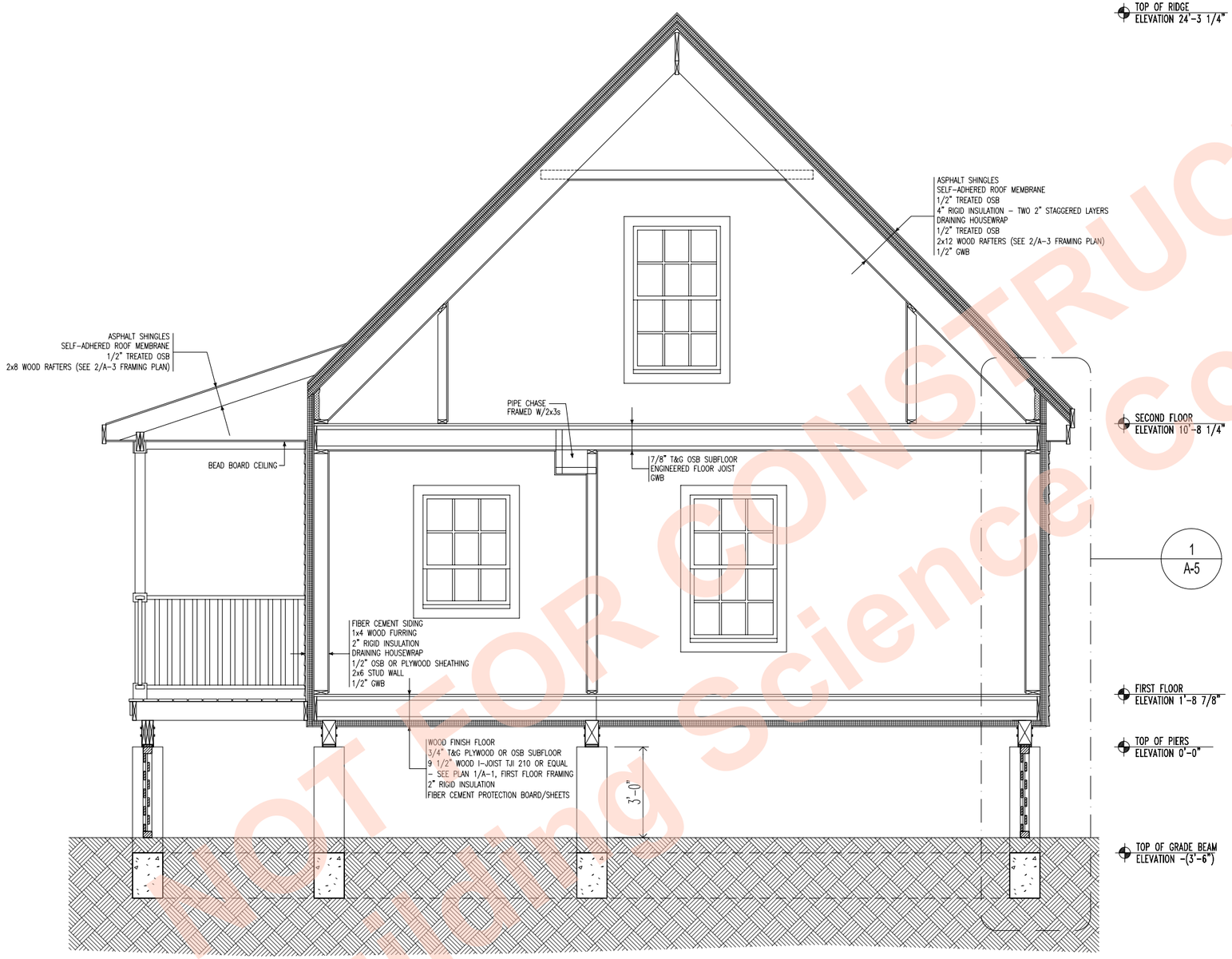
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

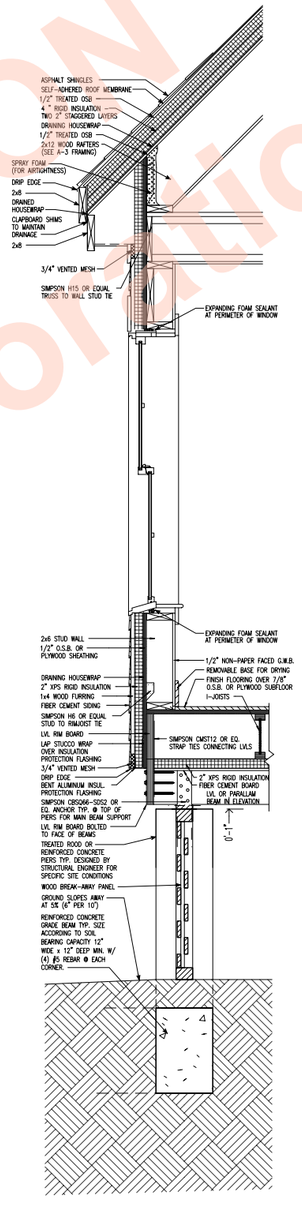
BUILDING SECTION A-A
SCALE AS NOTED

A-4

FILE: CREOLE DRAWING SET.DWG



2 | BUILDING SECTION BB
SCALE 1/4" = 1'-0"



1 | WALL SECTION
SCALE 3/8" = 1'-0"

ARCHITECT
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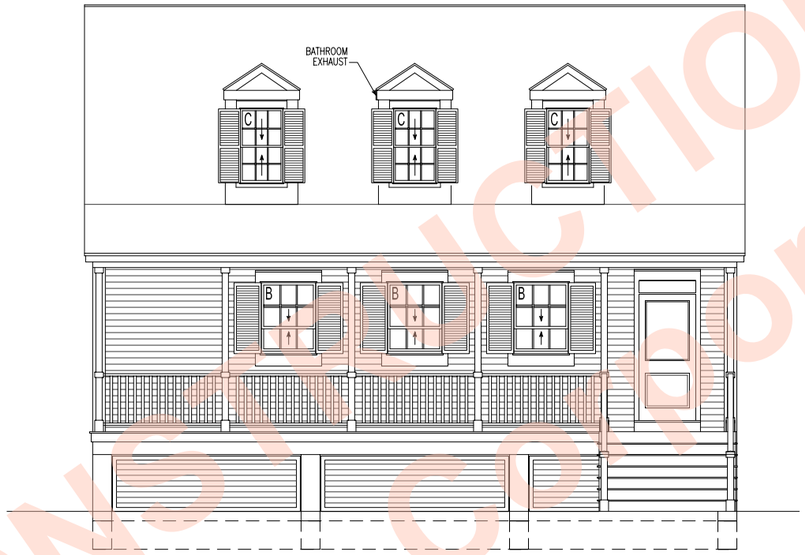
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

BUILDING SECTION B-B,
WALL SECTION
SCALE AS NOTED

A-5

FILE: CREOLE DRAWING SET.DWG

5 | RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

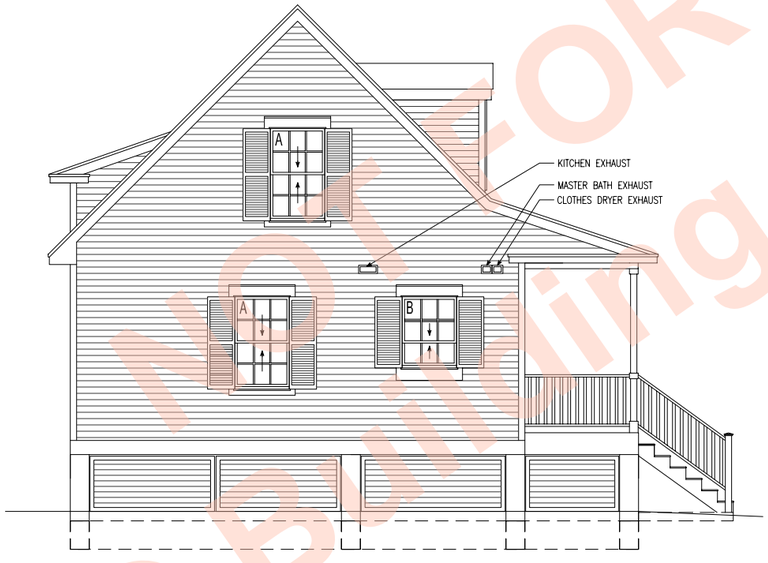


3 | FRONT ELEVATION
SCALE 1/8" = 1'-0"

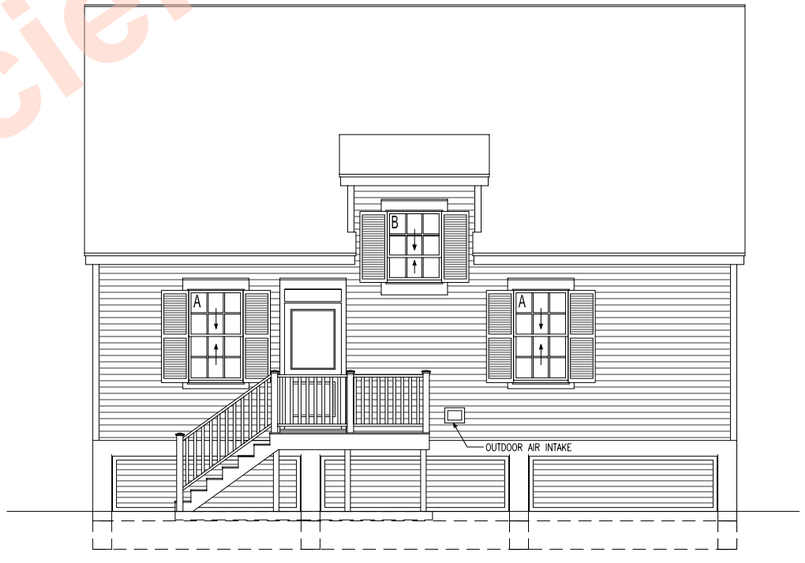
WINDOW NOTES:

1. CONFIRM R.O. SIZES WITH WINDOW MANUFACTURER AND ADJUST WALL FRAMING ACCORDINGLY
2. SEE DETAIL 6/A-7 FOR WINDOW FLASHING AND INSTALLATION SEQUENCE
3. RECOMMENDED SPECIFICATIONS: U-value = 0.33 AND SHGC = 0.30

TYPE A - 3050 DOUBLE HUNG
-MUST MEET IRC R310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE
TYPE B - 3036 COTTAGE STYLE DOUBLE HUNG
TYPE C - 2440 DOUBLE HUNG



4 | LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



2 | REAR ELEVATION
SCALE 1/8" = 1'-0"

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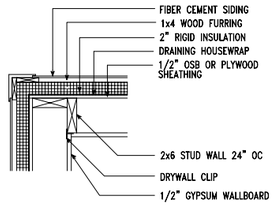
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

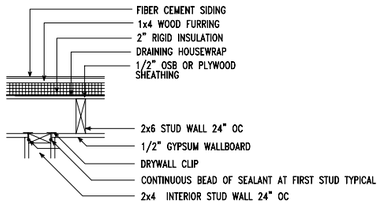
BUILDING ELEVATIONS
WALL SECTION
SCALE AS NOTED

A-6

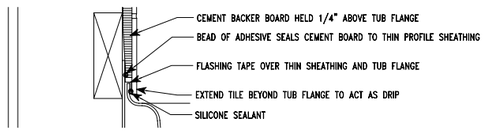
FILE: CREOLE DRAWING SET.DWG

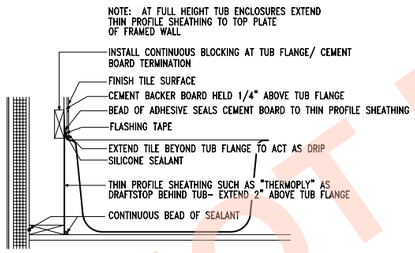


1 | FRAME AT 2 STUD CORNER
SCALE 1/2" = 1'-0"

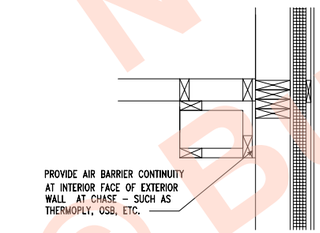


2 | FRAME AT INTERIOR WALL
SCALE 1/2" = 1'-0"

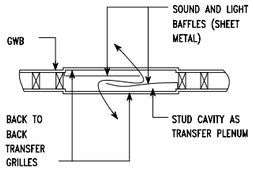


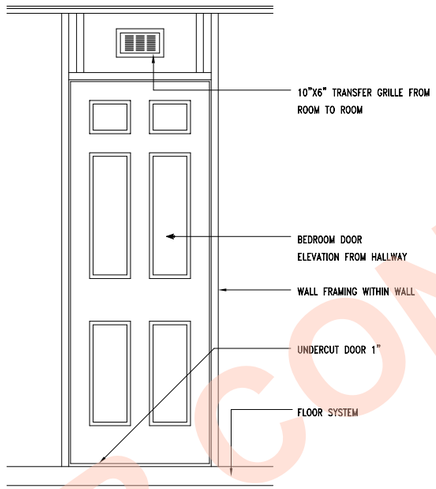


3 | FRAME AT FLANGED BATHTUB (WITH CLOSEUP)
SCALE 1/2" = 1'-0"

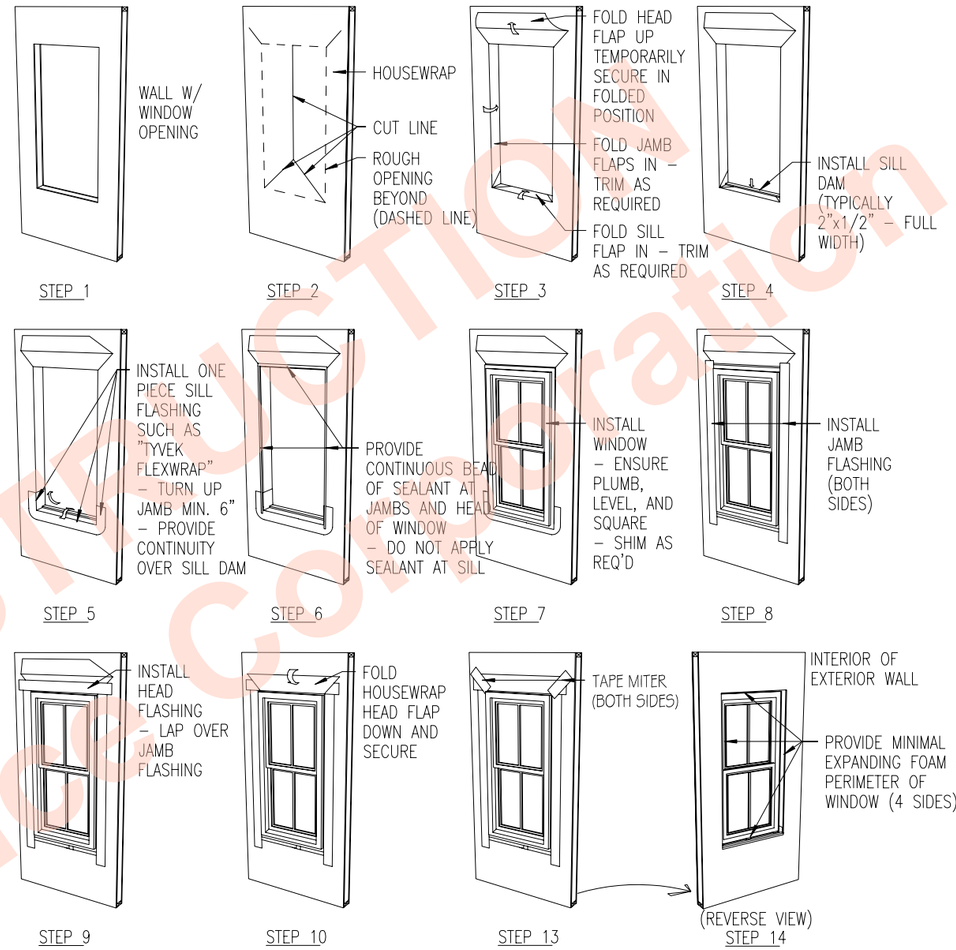


4 | FRAME AT BUILD OUT FOR HVAC DUCT
SCALE 1/2" = 1'-0"

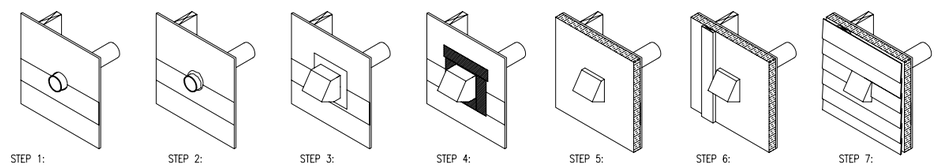


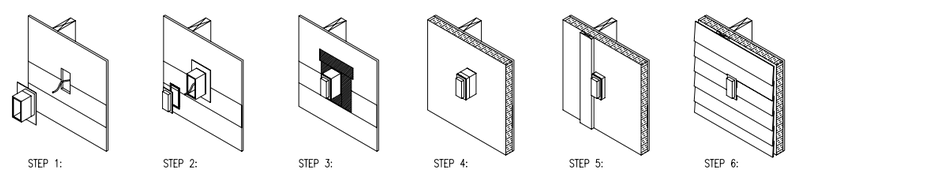


5 | DETAIL OVER DOOR TRANSFER GRILLE
SCALE 3/8" = 1'-0"



6 | WINDOW INSTALLATION DETAILS
N.T.S.





7 | PENETRATION INSTALLATION DETAILS
N.T.S.

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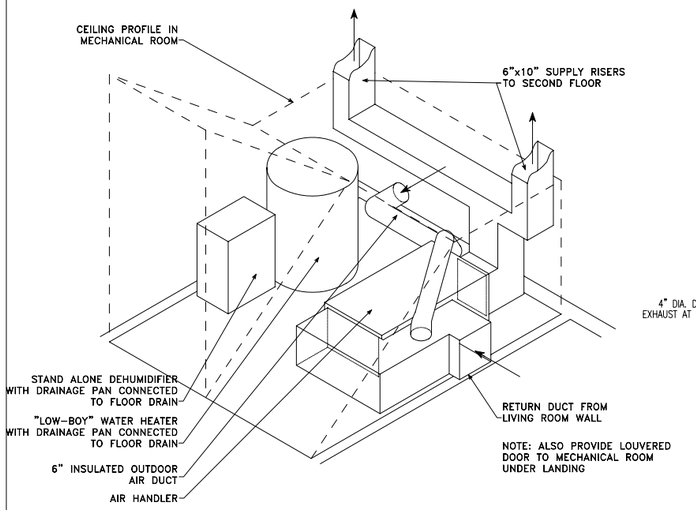
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

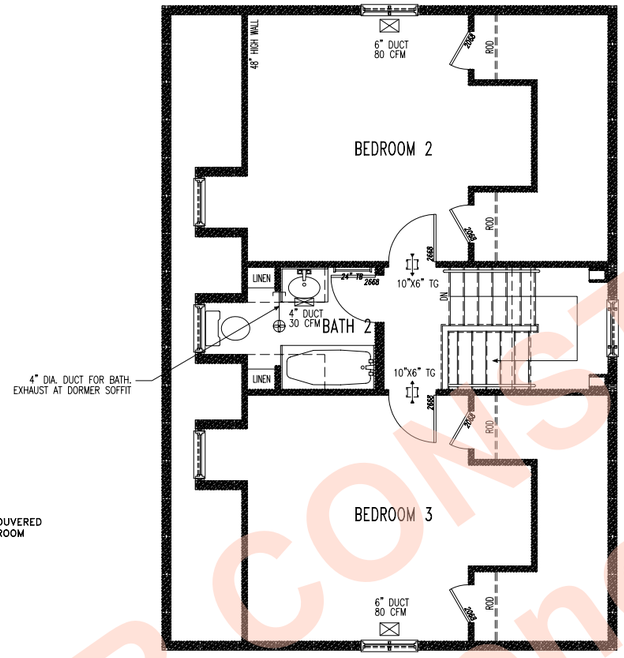
DETAILS
SCALE AS NOTED

A-7

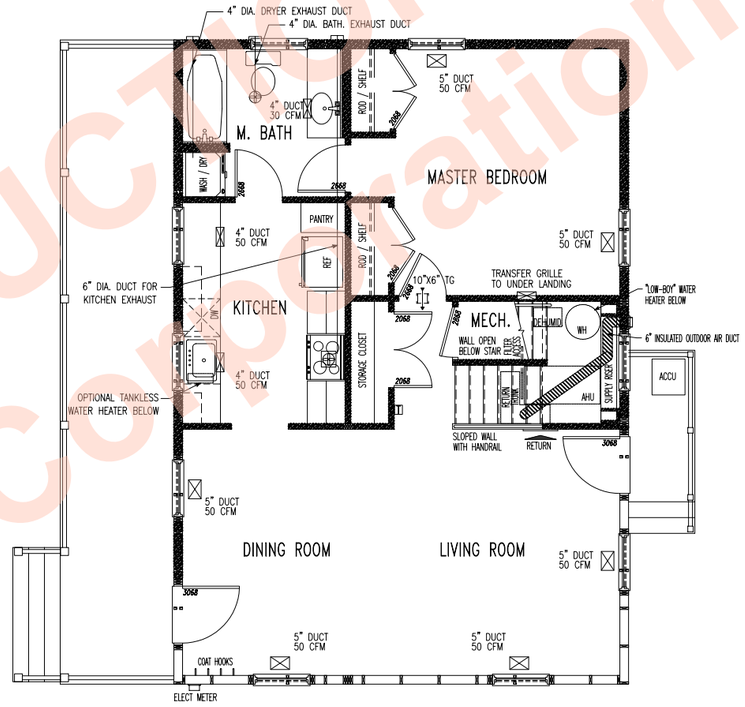
FILE: CREOLE DRAWING SET.DWG



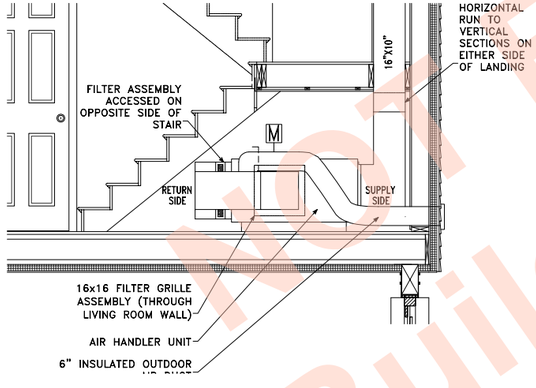
4 | AIR HANDLER LAYOUT ISOMETRIC VIEW
N.T.S.



2 | SECOND FLOOR REGISTER FLOWS
SCALE 1/8" = 1'-0"



1 | FIRST FLOOR REGISTER FLOWS
SCALE 1/8" = 1'-0"



3 | AIR HANDLER LAYOUT UNDER LANDING
SCALE 1/4" = 1'-0"

LEGEND	
	SUPPLY REGISTER
	OVER DOOR TRANSFER GRILLES
	TOILET EXHAUST FAN, PANSONIC FV-05VFL1
	KITCHEN EXHAUST FAN W/ LIGHT
T	THERMOSTAT
M	MOTORIZED DAMPER FOR O.A. CONTROL
	MANUAL DAMPER
	RETURN AIR FLOW

EQUIPMENT INFORMATION	
HEAT PUMP	14 SEER/8.5 HSPF
DESIGN HEATING LOAD	17.0 kBtu/h
DESIGN COOLING LOAD	18.4 kBtu/h
SYSTEM CFM	700 CFM
MAIN SUPPLY TRUNK	16"X10"
FRONT SUPPLY TRUNK	10"X6"
REAR SUPPLY TRUNK	10"X6"
RETURN TRUNK	16"x12"
RETURN GRILLE	16"x16"
SUPPLY TRUNK DESIGN VELOCITY	750 FPM
RETURN TRUNK DESIGN VELOCITY	550 FPM
RETURN GRILLE DESIGN VELOCITY	350 FPM

NOTES:

1. ALL DUCTS TO BE SEALED WITH MASTIC AND LOCATED IN CONDITIONED SPACE.
2. ALL REGISTERS TO BE ADJUSTABLE DIRECTIONAL MOUNTED WITH DAMPER.
3. TRANSFER GRILLES PROVIDE PRESSURE RELIEF / PRESSURE EQUALIZATION BETWEEN CLOSED ROOMS AND COMMON AREAS (SEE SHEET A-6)
4. DOORS TO BE UNDERCUT 1" BETWEEN TOP OF FINISH FLOOR AND UNDERSIDE OF DOOR
5. AIR HANDLER LOCATED AND ACCESSED WITHIN INTERIOR CONDITIONED SPACE.
6. RETURN DUCTED WITH TWO OFFSETS TO REDUCE SOUND AND VIBRATION.
7. A FILTER WITH A MERV 12 RATING SHALL BE INSTALLED AT THE AIR HANDLER.
8. OUTSIDE AIR PROVIDED TO RETURN SIDE OF SYSTEM WITH DAMPER CONTROL.
9. 6" DIAMETER INSULATED OUTSIDE AIR DUCT FROM EXTERIOR SHALL BE INSTALLED WITH A MANUAL DAMPER TO SET FLOW. APRILAIRE 6" MECHANICAL DAMPER SHALL BE INSTALLED DOWNSTREAM OF MANUAL DAMPER. APRILAIR VCS 8126 FAN CYCLER SHALL BE INSTALLED TO CONTROL MECHANICAL DAMPER. MECHANICAL DAMPER IS PROVIDED TO PREVENT EXCESS VENTILATION DURING PEAK LOAD USAGE. DAMPER SHUTS OFF DURING PEAK USE TO STOP OUTSIDE AIR FLOW TO RETURN FOR A PRESCRIBED AMOUNT OF TIME, THEREFORE PREVENTING OVERVENTILATION.

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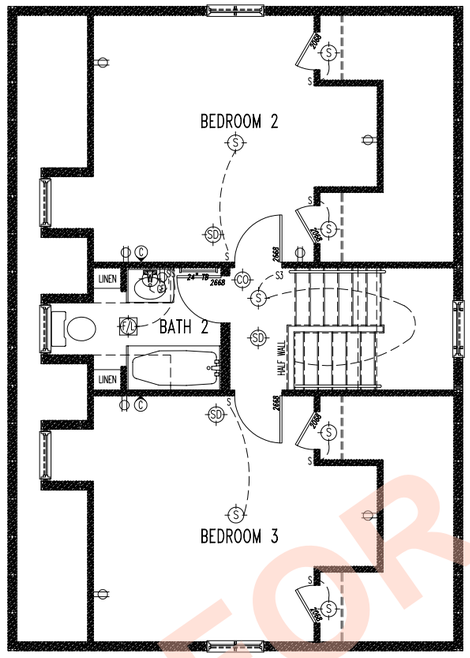
THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

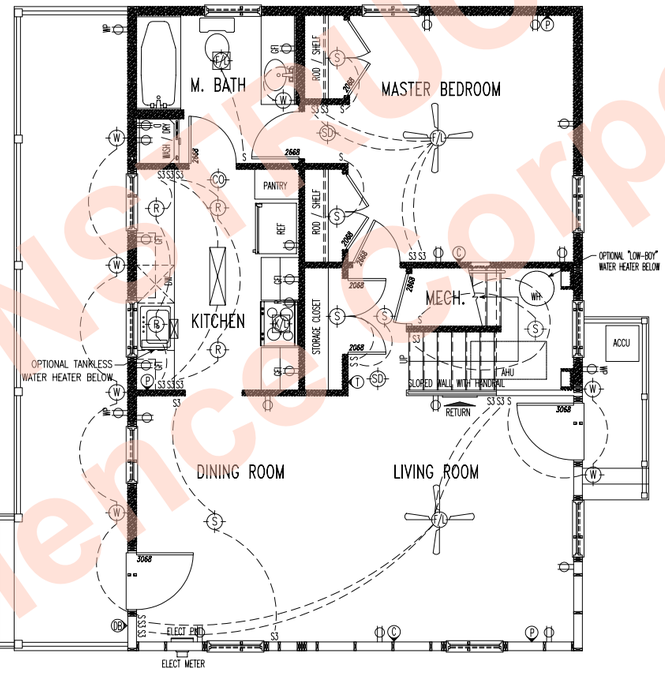
MECHANICAL DUCT LAYOUT
SCALE AS NOTED

M-1

FILE: CREOLE DRAWING SET.DWG



2 | SECOND FLOOR ELECTRICAL PLAN
SCALE 1/8" = 1'-0"



1 | FIRST FLOOR ELECTRICAL PLAN
SCALE 1/8" = 1'-0"

NOTE: ASSUME 20A 220V CIRCUIT TO ACCU
20A 120V CIRCUIT TO AHU
30A 220V CIRCUIT TO WH
-PROVIDE CARBON MOMOXIDE DETECTORS IF REQUIRED BY LOCAL CODE
-ALL WORK MUST COMPLY WITH MOST RECENT VERSION OF THE NATIONAL ELECTRIC CODE

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
S	SURFACE MOUNTED LIGHT FIXTURE
W	WALL MOUNTED LIGHT FIXTURE
D	DROPPED LIGHT FIXTURE
R	RECESSED LIGHT FIXTURE
Ro	RECESSED LIGHT FIXTURE (AIRTIGHT)
Rw	RECESSED LIGHT FIXTURE (WATERPROOF)
P	POLE LAMP (EXTERIOR-SITE)
F	FLOOD W/MOTION SENSOR
SD	SMOKE DETECTOR (INTERCONNECTED W/ BATTERY BACKUP)
CO	CARBON MONOXIDE DETECTOR (INTERCONNECTED W/ BATTERY BACKUP IF NEC.)
F	EXHAUST FAN
F/L	EXHAUST FAN / LIGHT COMBINATION
K/L	KITCHEN EXHAUST FAN / LIGHT COMBINATION
(24)	FLOURESCENT STRIP LIGHT (SINGLE) (LENGTH IN INCHES)
(24)	FLOURESCENT STRIP LIGHT (DOUBLE) (LENGTH IN INCHES)
(24)	TRACK LIGHT (LENGTH IN INCHES)
D	CABLE TV / PHONE OUTLET
DB	DOOR BELL
T	THERMOSTAT
	110 VAC DUPLEX OUTLET
	110 VAC DUPLEX OUTLET (TOP SWITCHED)
GFI	110 VAC DUPLEX OUTLET (GROUND FAULT INTERUPTOR)
WP	110 VAC DUPLEX OUTLET (WATERPROOF)
	DRYER OUTLET
R	RANGE OUTLET
S	SINGLE POLE SWITCH
S3	THREE-WAY SWITCH
S4	FOUR-WAY SWITCH
SD	SWITCH WITH DIMMER
SD3	THREE-WAY SWITCH WITH DIMMER
SD4	FOUR-WAY SWITCH WITH DIMMER
ST	SWITCH WITH TIMER
F	CEILING FAN
F/L	CEILING FAN/LIGHT COMBINATION
	SURFACE MOUNTED 2-TUBE FLUORESCENT LIGHT
ACCU	AIR COOLED CONDENSING UNIT
AHU	AIR HANDLING UNIT

NOTE: ALL SYMBOLS MAY NOT BE USED IN PLAN

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THREE BEDROOM HOUSE
HOT-HUMID CLIMATE

ELECTRICAL FLOOR PLANS

SCALE AS NOTED

E1

FILE: CREOLE DRAWING SET.DWG