

ZTF Zirnhelt Timber Frames

Sustainable by Design

Fandango Ranch

At a Glance:

Main (32' x 32')	1,024 sq ft
Lower (32' x 32')	1,024 sq ft
Loft	576 sq ft
Bedrooms	3
Bathrooms	2.5
Total living space	2,624 sq ft
Covered decks	572 sq ft
Total Footprint with covered decks (42' x 38')	1,596 sq ft



This plan designed by: Zirnhelt Timber Frames and Hans Winter Design

This building was designed to back into a hillside (north) which makes the walk out basement a good choice. This home is blessed with having a south-facing view side. This combination makes the placement of large windows to the view an easy choice with the added benefit of passive solar gain. This country home is only 1024 square feet on the main floor but with the open concept, it feels plenty spacious. A $\frac{3}{4}$ loft was selected because the owners wanted to have some of the vaulted timber frame feel but not lose too much loft space. The importance of outdoor living space is reflected in the 572 square feet of well covered decks. Dormers were omitted as they were not essential for space or light and the budget was better allocated to the main floor, basement and porches. The basement is made from insulated concrete forms (ICFs) which have outstanding thermal properties. The entire home (like many Zirnhelt Timber Frames) is made from trees killed by natural processes (in this case Douglas-fir beetle, wind throw and mountain pine beetle).

Call or email us to start your sustainable building project. Visit our site, meet our crew, and tour a Zirnhelt Timber Frame home. We look forward to working with you!

www.ZTFrames.com

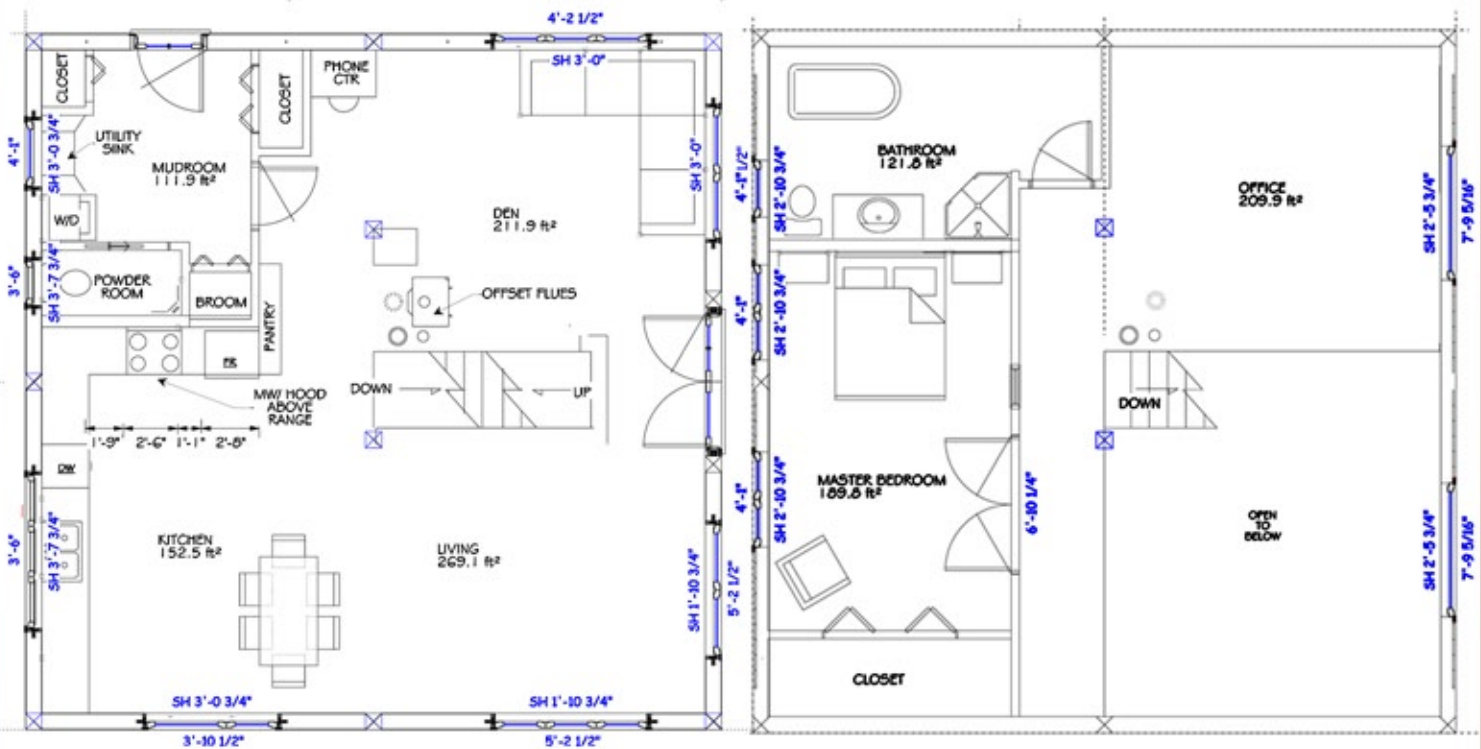
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Main Level Floor Plan

Loft Floor Plan



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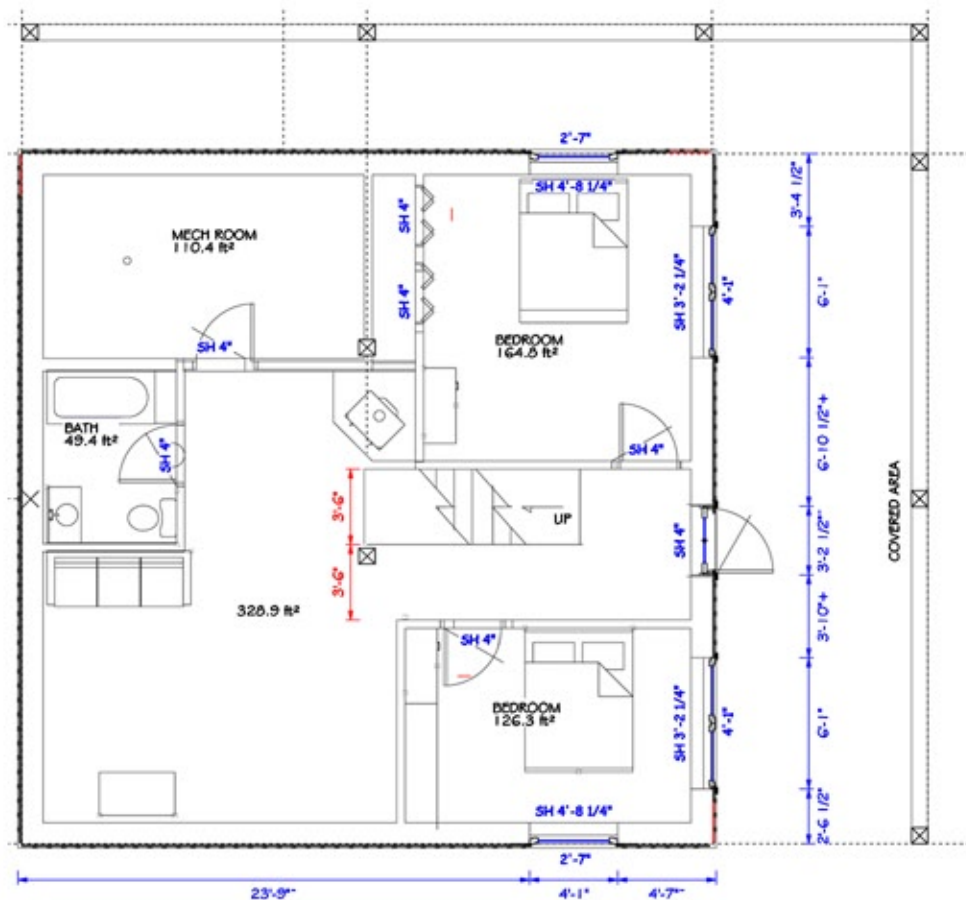
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Lower Level Floor Plan



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