

ZTF Zirnhelt Timber Frames

Sustainable by Design

Quadra Island

At a Glance:

<i>Main</i>	<i>1,200 sq ft</i>
<i>Loft</i>	<i>492 sq ft</i>
<i>Basement</i>	<i>1,200 sq ft</i>
<i>Bedrooms</i>	<i>2</i>
<i>Bathrooms</i>	<i>2</i>
<i>Total Living Space</i>	<i>2,892 sq ft</i>
<i>3rd & 4th bedrooms optional in loft and basement</i>	



*This home designed by: Zirnhelt Timber Frames & EcoCentric
Design*



The The Quadra Island is custom designed as a retirement home in a west coast setting. This hand-crafted timber frame has many features we'd like to draw your attention to when looking at this plan.

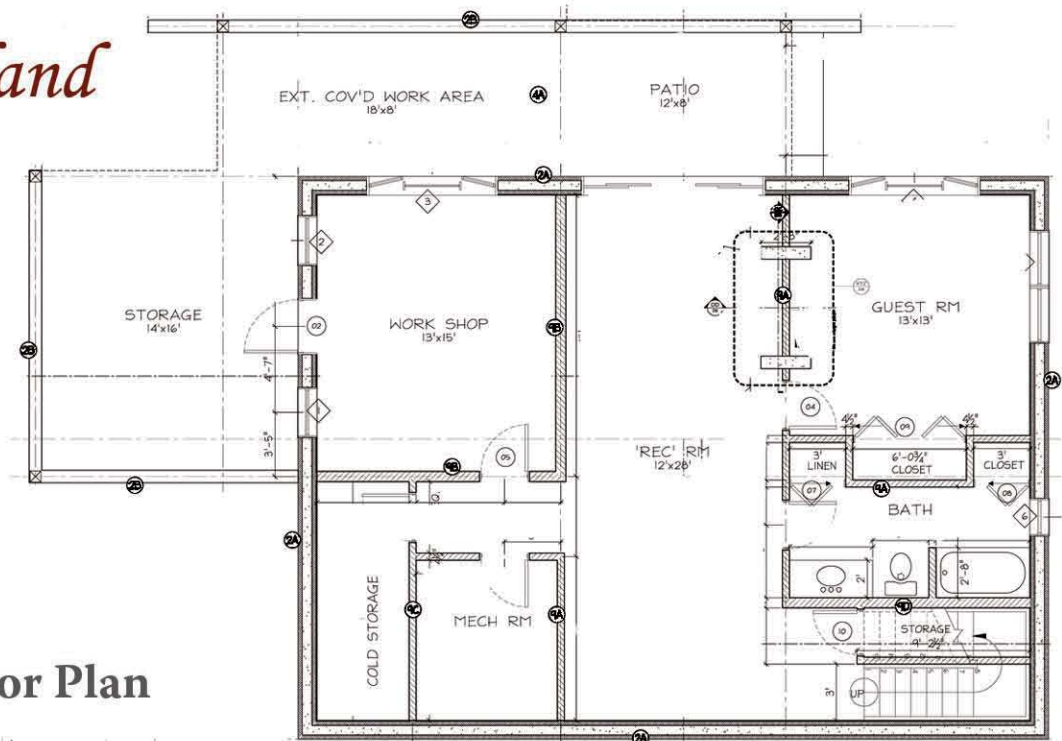
- ~ For retirement living all the key living requirements are on the main floor.
- ~ The walls are custom built solid wood (Douglas fir) panels. 2x6 framed walls or SIPs could be substituted for the solid wood panels.
- ~ The timber roof uses a principle rafter system with perlin's rather than common rafters which improves the building envelope while allowing a thick roof build-up that looks thinner than it is.
- ~ The front deck has a glass roof allowing full enjoyment of the westcoast weather.
- ~ The timberwork on all exposed decks is capped with a waterproof membrane (armour guard or steel flashing).
- ~ Large braces are used to cantilever portions of the deck to minimize foundation work required.
- ~ The basement is constructed from insulated concrete forms which for a remote location help limit the concrete required and no forms have to be rented. Energy efficiency also exceeds traditional basements.
- ~ The masonry fireplace is double sided allowing enjoyment of the fire in the bedroom and the living room.
- ~ The open loft could be an office or bedroom and has full views through the glass and timber gables.
- ~ The workshop in the basement has its own access to the covered storage area under the deck so messy items don't need to be carried through the rec room.
- ~ A cold room in the basement provides for storage of produce.

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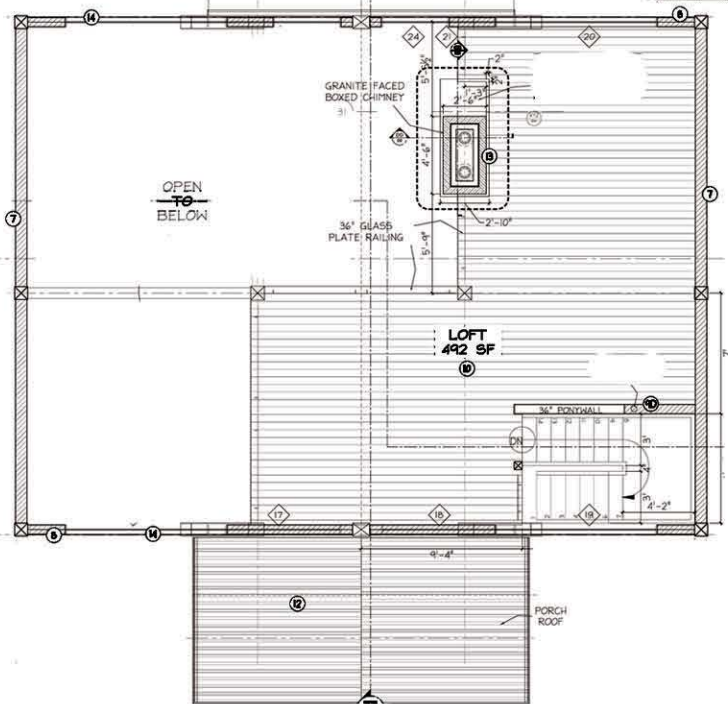
250.243.0055 | cell: 250.392.0103 | fax 250.243.2419 | info@ZTFrames.com

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Quadra Island



Loft Floor Plan



Basement Floor Plan

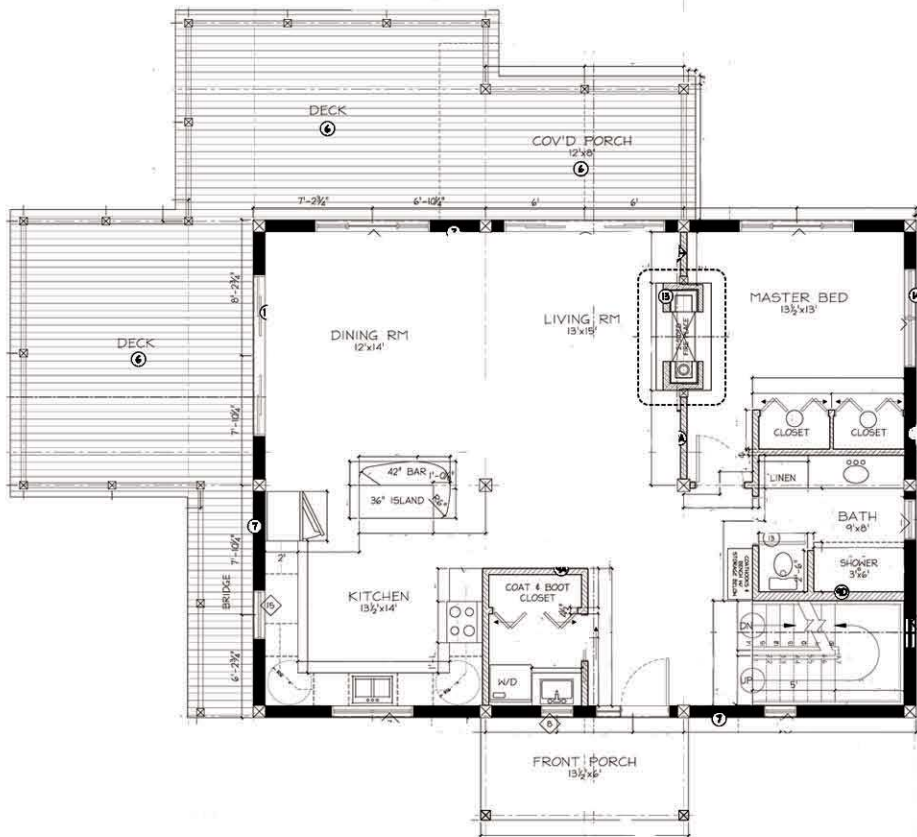
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Quadra Island



Main Level Floor Plan

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!

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