

ZTF Zirnhelt Timber Frames

The Yukon (phase I) *Sustainable by Design*

At a Glance:

Main	900 sq ft
Upper	546 sq ft
Basement	900 sq ft
Bedrooms	3
Bathrooms	3
Total living space	2,346 sq ft



This plan designed by: Zirnhelt Timber Frames

Green Features:

- Triple-glazed low-e argon windows
- R-28 (8") out fill walls with no thermal bridge
- R60 vaulted ceiling with no thermal bridge
- Air exchange and heat recovery system
- Exceptionally low foot print and surface area relative to living space
- Radiant heat
- ICF basement
- Minimal north facing glass

The "Yukon" is a great example of our "Evolving Home" designs. The evolving home starts with a small, flexible footprint that you can add to over time while reducing the initial cost of getting into your new home. Money that would otherwise be spent on interest if you built the whole house at once can be allocated to higher quality construction. Energy efficiency and quality will save you money in energy costs every month, reduce maintenance costs and leave you with an asset that can actually increase in value. When you're ready to add children, parents, in-laws or in-house care, it'll be much easier when your future additions are designed from the start. When we design your evolving home, we consider the layout of the home on the lot, the size and location of initial living spaces, heating systems, structural elements and final layout to make the second phase (addition) easier.

Phase one works well for a small family with plenty of recreation and storage room in the basement. You and your kids can sleep on the same floor (upstairs). When one of you needs a little extra sleep consider a single or Murphy bed in the office/den.

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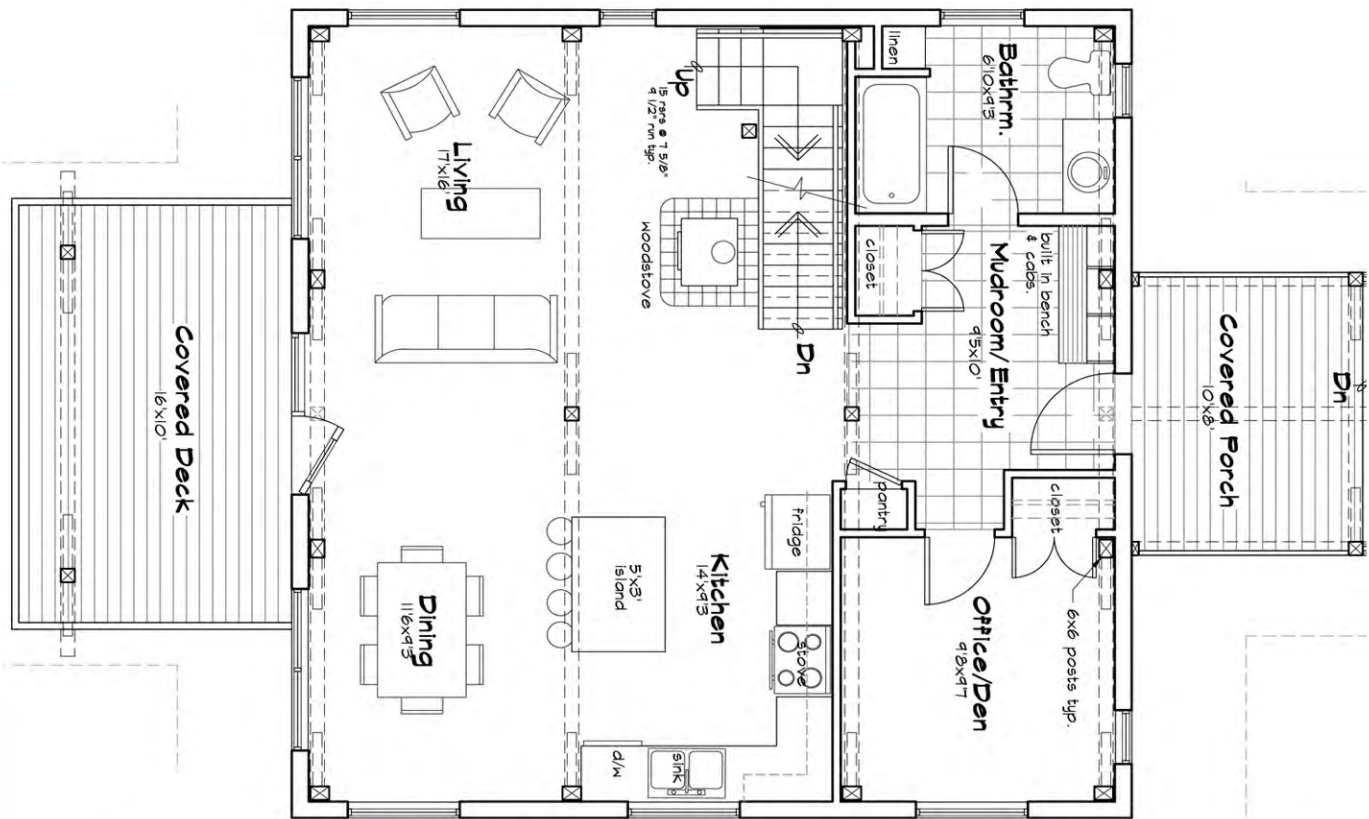
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The Yukon (phase I)

This plan designed by:
Zirnhelt Timber Frames and



Main Level Floor Plan



Healthy Homes for Sustainable Living

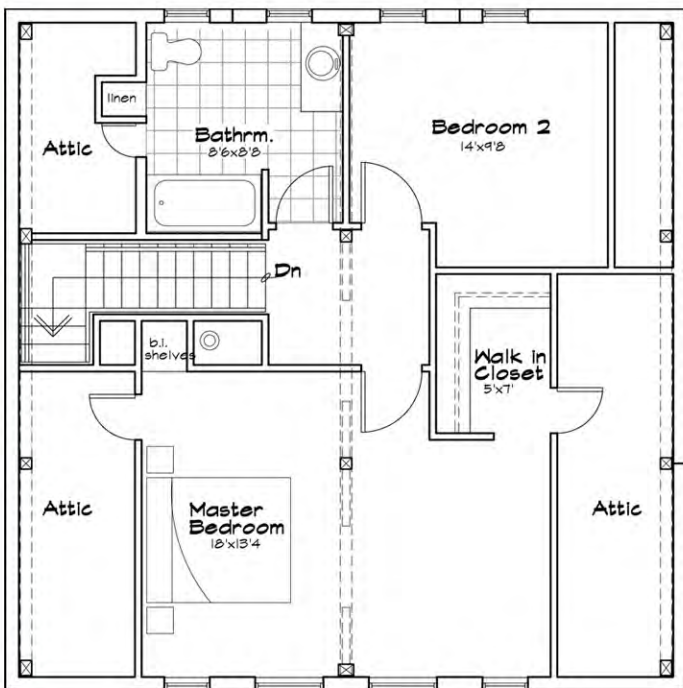
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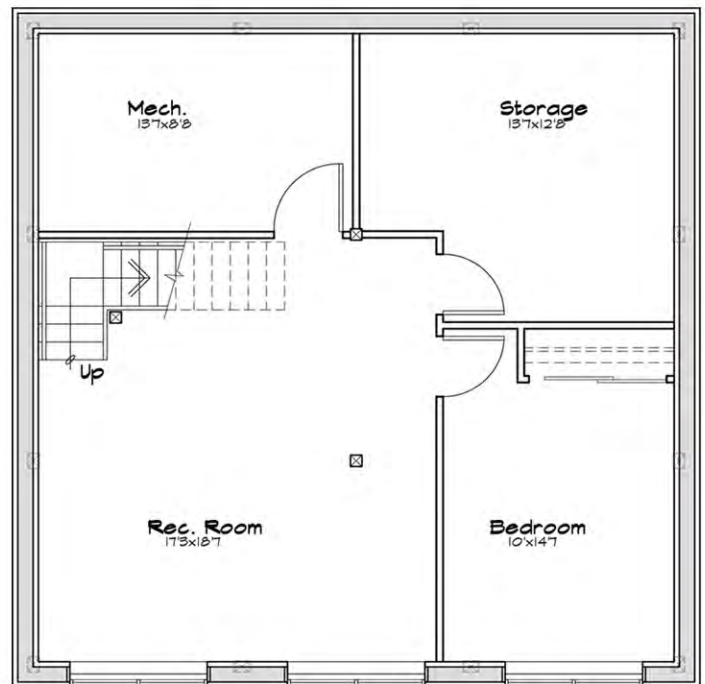
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The Yukon (phase I)

Upper Level Floor Plan



Basement Floor Plan



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The Yukon (phase II)

At a Glance:

Main	1320 sq ft
Upper	546 sq ft
Basement	900 sq ft
Bedrooms	4-5
Bathrooms	3-4
Total living space	2,766 sq ft



Main Level & Addition Floor Plan



If you manage to grow old in the Yukon Phase I, or sell to a retired couple, the addition (Phase II) adds a master bedroom with ensuite and a sunroom (420 sq ft) on the main floor.

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