

ZTF Zirnhelt Timber Frames

Sustainable by Design

Eagleview

At a Glance:

Main	1,320 sq ft
Loft	687 sq ft
Basement	1,320 sq ft
Bedrooms	4
Bathrooms	3.5
Total living space 3,327 sq ft	



*This home designed by: Harrison Design
and Zirnhelt Timber Frames*



This is one of the more spacious mid-sized homes in our portfolio. As a home for retired folks, the plan ensures all the essentials including the master bedroom, freezer and laundry are on the main floor. Four bedrooms provide a great asset for re-sale as it will meet the needs of most families. The relatively simple roof lines are dressed up with an attractive gable entry and covered decks. Only 1/3 of the main floor area is vaulted which gives more floor space in the loft. Like all ZTF homes, the timber frame structure is hand-crafted from sustainably harvested local timber. beetle-killed Douglas fir).

Energy efficiency is increased above code requirements in five main ways:

- 1) Triple-glazed, high solar gain, south-facing glass allowing passive solar heat gain while minimizing heat loss*
- 2) Limiting north-facing glass*
- 3) In-floor radiant heat on the main and lower floors*
- 4) Insulated concrete form (ICF) basement*
- 5) R-50 roof with no thermal bridging*

Other green building features include: Natural plasters, hemp board (in lieu of drywall), zero VOC paints, low-flow toilets, and a rain water collection system

www.ZTFrames.com

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

ZTF Zirnhelt Timber Frames

Eagleview



Main Level Floor Plan



Healthy Homes for Sustainable Living

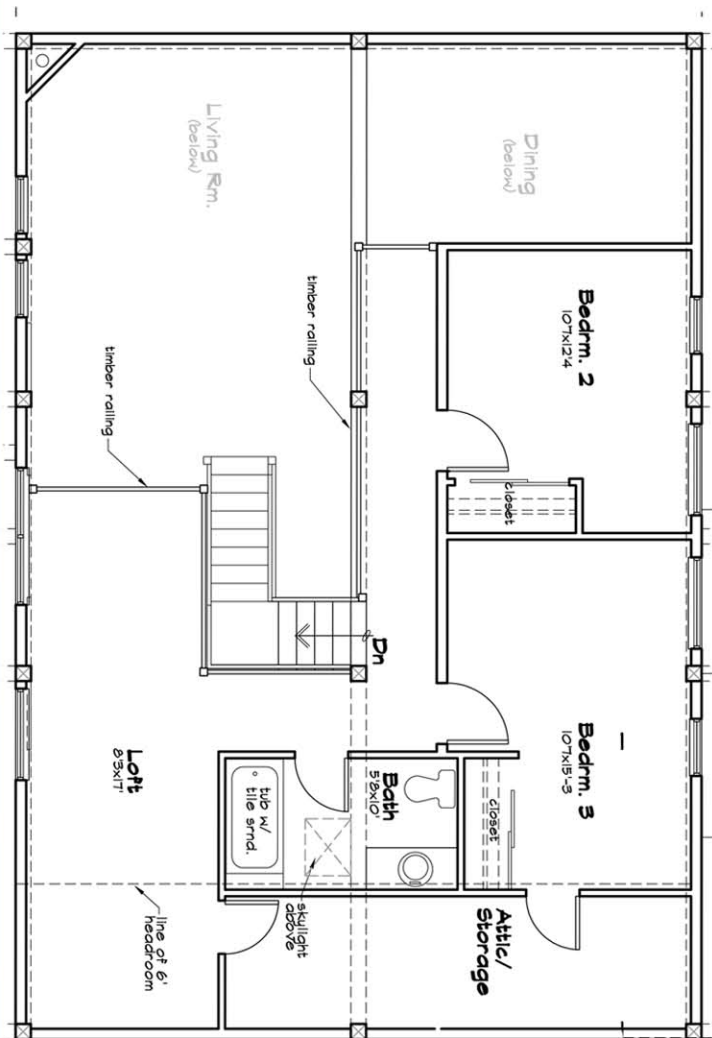
www.ZTFrames.com

250.243.0055 | fax 250.243.2419 | info@ZTFrames.com

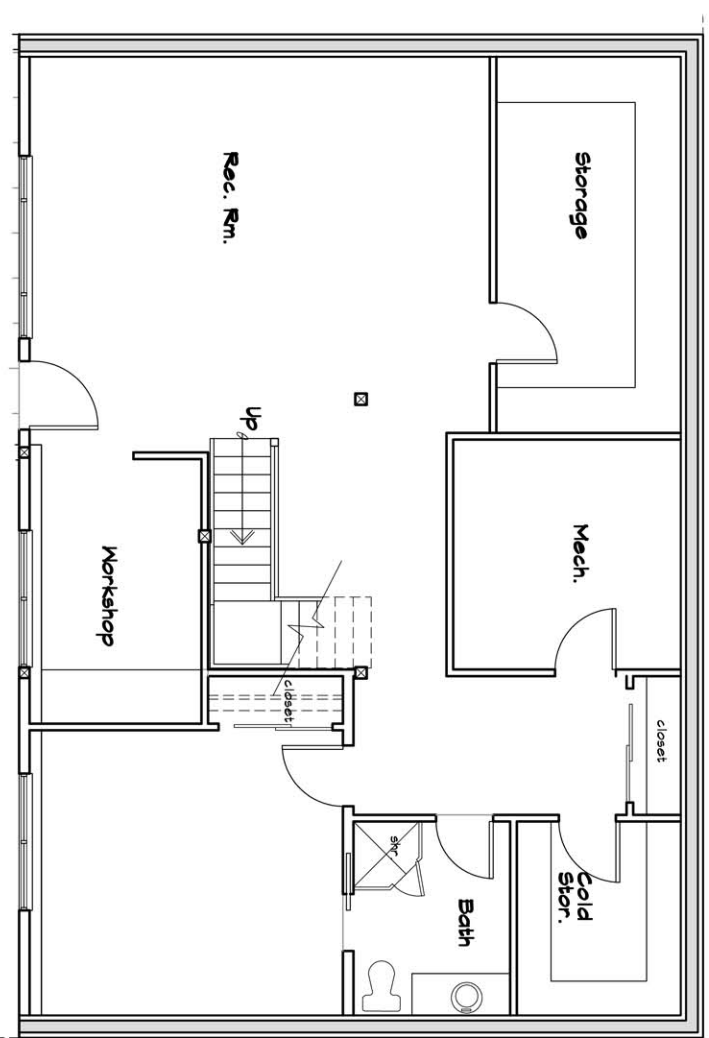
ZTF Zirnhelt Timber Frames

Eagleview

Loft Floor Plan



Basement Floor Plan



Healthy Homes for Sustainable Living

www.ZTFrames.com

250.243.0055 | fax 250.243.2419 | info@ZTFrames.com