

# ZTF Zirnhelt Timber Frames

*Sustainable by Design*

## *Eagle Point*

### *At a Glance:*

Main	1,300 sq ft
Loft	800 sq ft
Basement	1,266 sq ft
Bedrooms	3
Bathrooms	2.5

*Total living space 3,366 sq ft*



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



*The Eagle Point home plan incorporates vaulted spaces for enjoyment of the exposed timber frame and natural light while maintaining a cozy feel. In addition to, the structural design incorporates:*

*An energy efficient envelope is created with:*

- a low surface area to living space ratio*
- an ICF basement,*
- R 28 staggered stud walls to avoid thermal bridging,*
- an R-50 vaulted ceiling with no thermal bridging and*
- triple-glazed windows (high solar gain on the south)*

*Other features include:*

- Easy access to several outdoor living spaces*
- Room for all the essentials on the main floor*
- Opportunities for additional bedrooms or a suite with private entrance in the basement*
- Covered and open decks to help you find just the right amount of sun or shade*

---

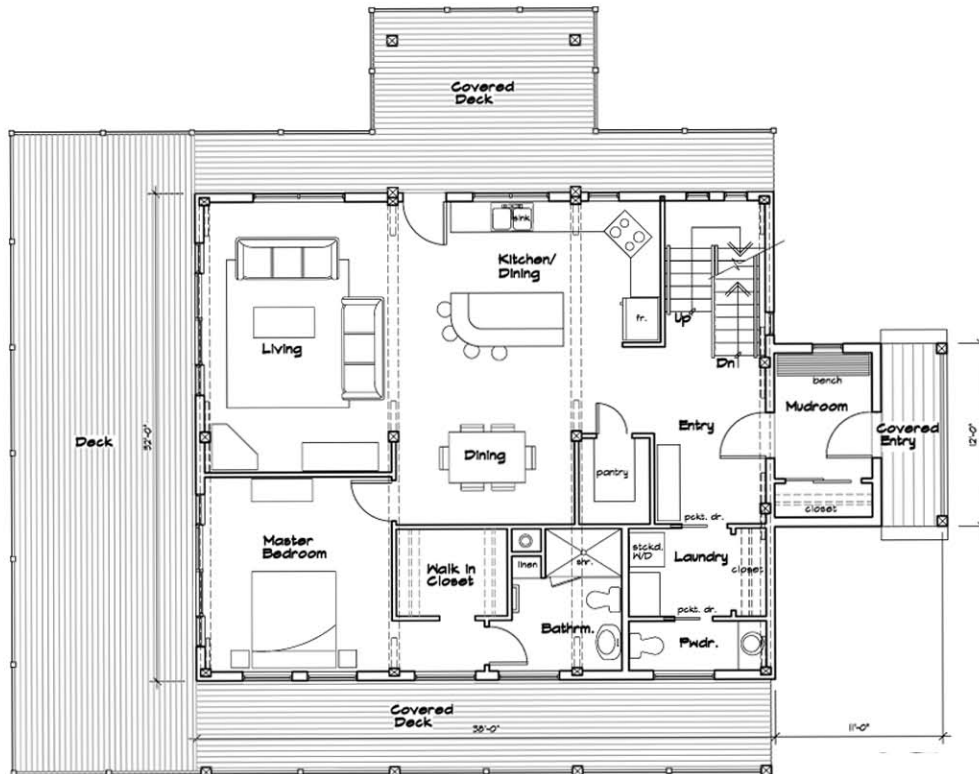
**www.ZTFrames.com**

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

# ZTF Zirnhelt Timber Frames

*Sustainable by Design*

## *Eagle Point*



*Main Level Floor Plan*

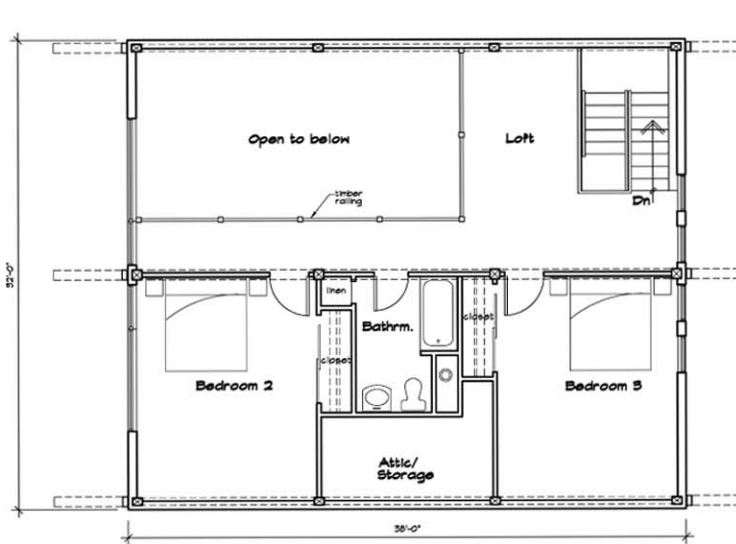
[www.ZTFrames.com](http://www.ZTFrames.com)

250.243.0055 | cell: 250.392.0103 | fax 250.243.2419 | [info@ZTFrames.com](mailto:info@ZTFrames.com)

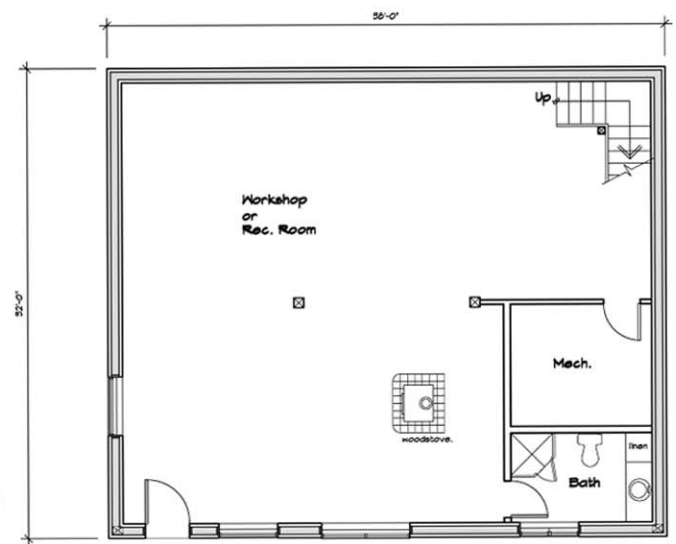
# ZTF Zirnhelt Timber Frames

*Sustainable by Design*

## *Eagle Point*



*Loft Level Floor Plan*



*Basement Level Floor Plan*

[www.ZTFrames.com](http://www.ZTFrames.com)

250.243.0055 | cell: 250.392.0103 | fax 250.243.2419 | [info@ZTFrames.com](mailto:info@ZTFrames.com)