

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

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Main Level Floor Plan

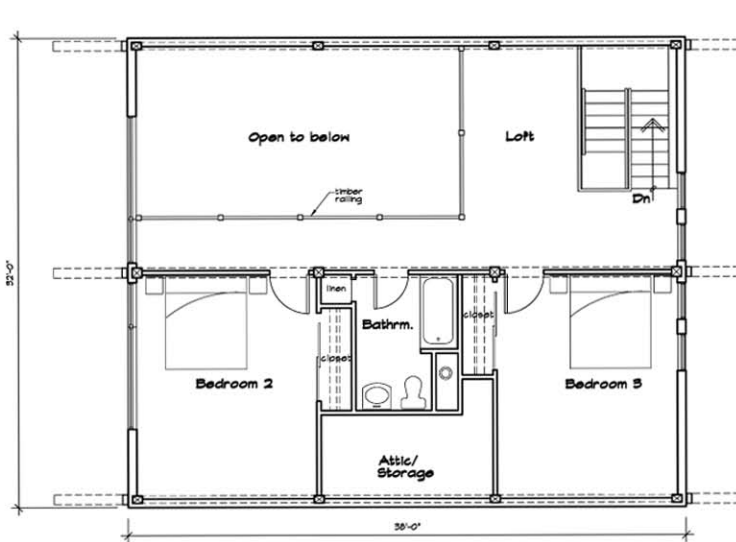
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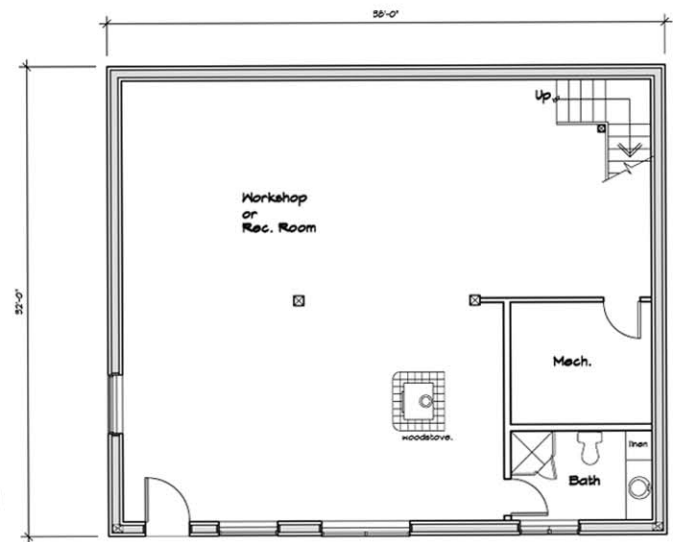
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Loft Level Floor Plan



Basement Level Floor Plan

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