Main Level / Pinzone

Concept #1: 1/8" scale

Approx. - 2924 sq. s.f.
plus Garage spaces

The words "L" Behind the home

Heated 30x51' 4-car Garage plus Bump-outs
Note: Guest space could be designed Above Garage

Bay #4 · Bay #3 · Bay #2 · Bay #1
8'H x 9'w doors
3' man-door
eyebrow roof and brackets over doors
3x5 windows
3 - 3x5'5 + arched transom Above
30'
32'
Casita
3'man-door to back
storage for outdoor Furniture etc.
3x5' window
3'x8'
Guest Patio or make these just windows
16'x24' covered Patio (will install phantom screens)
4'x8' panels
curved window Above
to Firepit
craftsmen Truss
fan Above
stone Bases Timber posts
roof extends out
optional slider doors to patio or window's or corner product cabinet
Lower Vanity - Make-up counter
optional stacked unit in closet
road (Henry Lucas)
4' optional Transom Above clothes
22'
4x6'8" panels
12'x12' Guest
tray ceiling
6' vanity
3' Barn door
4'x5' sink
5'x6'
Guest closet
U-sink cubbies
3' pocket door
Desk
4' closet
4' Broom closet
4' wide Hall
Beams
stone wall
Foyer
Built-in Alcoves
Hooks
Cubbies
Laundry 7'8"
5'1" closet
8'x8' Butlers Pantry Shelving
48" Frig
2'6"x4' windows
optional 4' dormer Above
vaulted foyer entry: 4'x8' door, 2 side lites stone wall to the left, chandelier Above window Above door
timbered front porch 8x14'
possibly a circle drop off in front
open railing to below
Bar with wine Frig
sink
Icemaker
Possibly Live edge shelving for wet Bar
15'x24' G.R.
craftsmen Trusses
5' Long Gas Insert
Gas F.P.
12'x12' office
Library
6'x8' Bath
3'x4' sink
shower 6'x5'
walk-in closet
Tub
7' vanity
Linen
Tall cabinet
4' vanity
3'x6'8" W.C.
Sauna
2'6"x4'
w/10" counter
10'x10' closet plus 4'8"x8'5"
optional 4'x6' cupola Above
15'x24' Dining
4'x8' Table Sketched
Buffet piece
optional 4'x6' Cupola Above
French doors
3' Barn door
5' set of French doors
Sitting Room Sunroom 10'x10' could vault to center peak
16'x18' Master vaulted Timbered
4'x6'8" panels
Friendh doors
Mary's office 12'x12'
counter Bookshelves
closet
8'x5' w
Storage Cubbies
2'6"x4' windows plat arch above
10 wide window seat
optional 8' dormer Above
13'x24' Kitchen
or comb here
48" Gas
5' Table
sink
DW
24'x38' Center Timber Frame
comb
4'
corner Banquette
Farm Views
This whole section could pull forward 4'-6' (include bath in Mary's office Area)
22 to peak
craftsmen Truss center acorn
10'
Back Wall of Great Room Concept
optional "Live" cupola over Dining Area could be hexagon shaped/ copper topped
optional 8' wide Dormer in office
optional "Farm" roof detail or could square it
or shakes in all peaks
or shed dormers
shed-type dormers
2'x3' window
entry
3' high stone band
4 Car Garage
Mudroom
Laundry
Front entry Foyer
pantry
Wall angles Back
Kitchen, Dining, G.R. (Faced toward the Farm)
Mary's office
Master Bedroom
on slab
Sitting Room / Sun room

Exterior Front Elevation Concept. / Pinzone
S.A. 2/20/22

Exterior:
Brown / Earthtoned elements / minimal maintenance
- Hardie or steel siding
- Standing Seam roofing (possibly Bronze
- Casement Windows : style T.B.D.
- Cultured Stone

OAKBRIDGE TIMBER FRAMING LTD

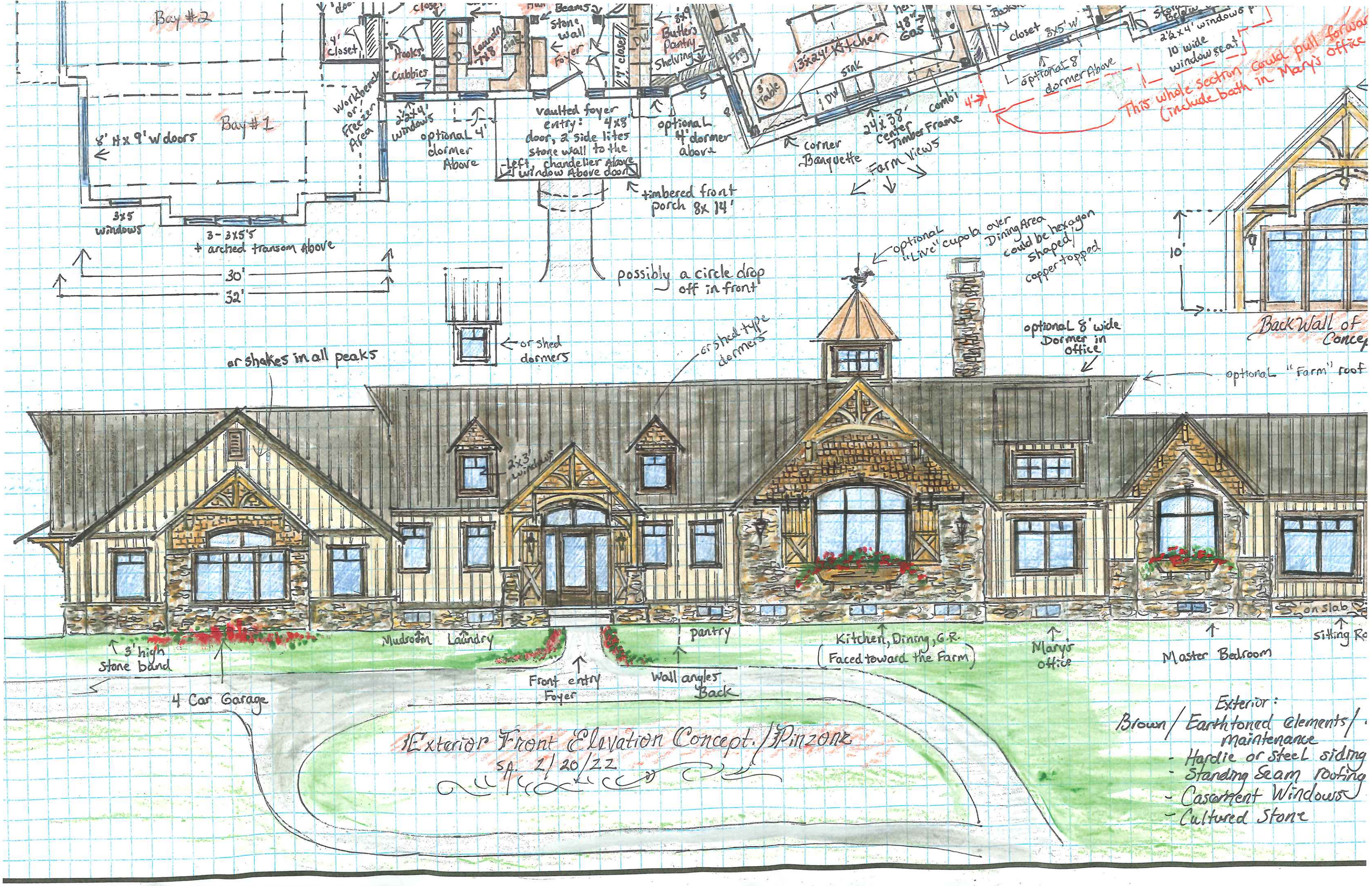
Concept #1 Feb. 2022
1/8" scale s.a.
Pinzone Ranch Hybrid Timber Frame
Approx. 2924 S.F. (2950 calculated)

NOT FOR CONSTRUCTION

APPROVAL SET
NAME: Sa
DATE: 2-2022

Concept # 1

ISSUED FOR:
Scott & Mary Pinzone
site: 10701 Henry Lucas Rd.
Grand Rapids, OH
43522
Lucas County
Providence Twp.



Bay #2
Bay #1
8' H x 9' W doors
3x5 windows
3 - 3x5's + arched transom above
30'
32'
4' closet
Hooks
Cubbies
Workbench or Freezer Area
2½x4' windows
optional 4' dormer Above
Beams
Stone wall
Foyer
7' closet
DW
Butler's Pantry
Shelving
48" Frig
vaulted foyer entry: 4x8' door, 2 side lites stone wall to the left, chandelier Above window Above door
optional 4' dormer above
timbered front porch 8x 14'
possibly a circle drop off in front
3' Table
13'x24' Kitchen
48" Gas
sink
DW
corner Banquette
24'x38' center Timber Frame
combi
4'
Farm views
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Wall angles Back
Kitchen, Dining, G.R. (Faced toward the Farm)
Mary's office
Master Bedroom
on slab
sitting Ro
Exterior Front Elevation Concept. / Pinzone
SA. 2/20/22
Exterior:
Brown / Earthtoned elements / maintenance
- Hardie or steel siding
- Standing Seam roofing
- Casement Windows
- Cultured Stone

Pinzone Casita

Concept #1, Feb 2022

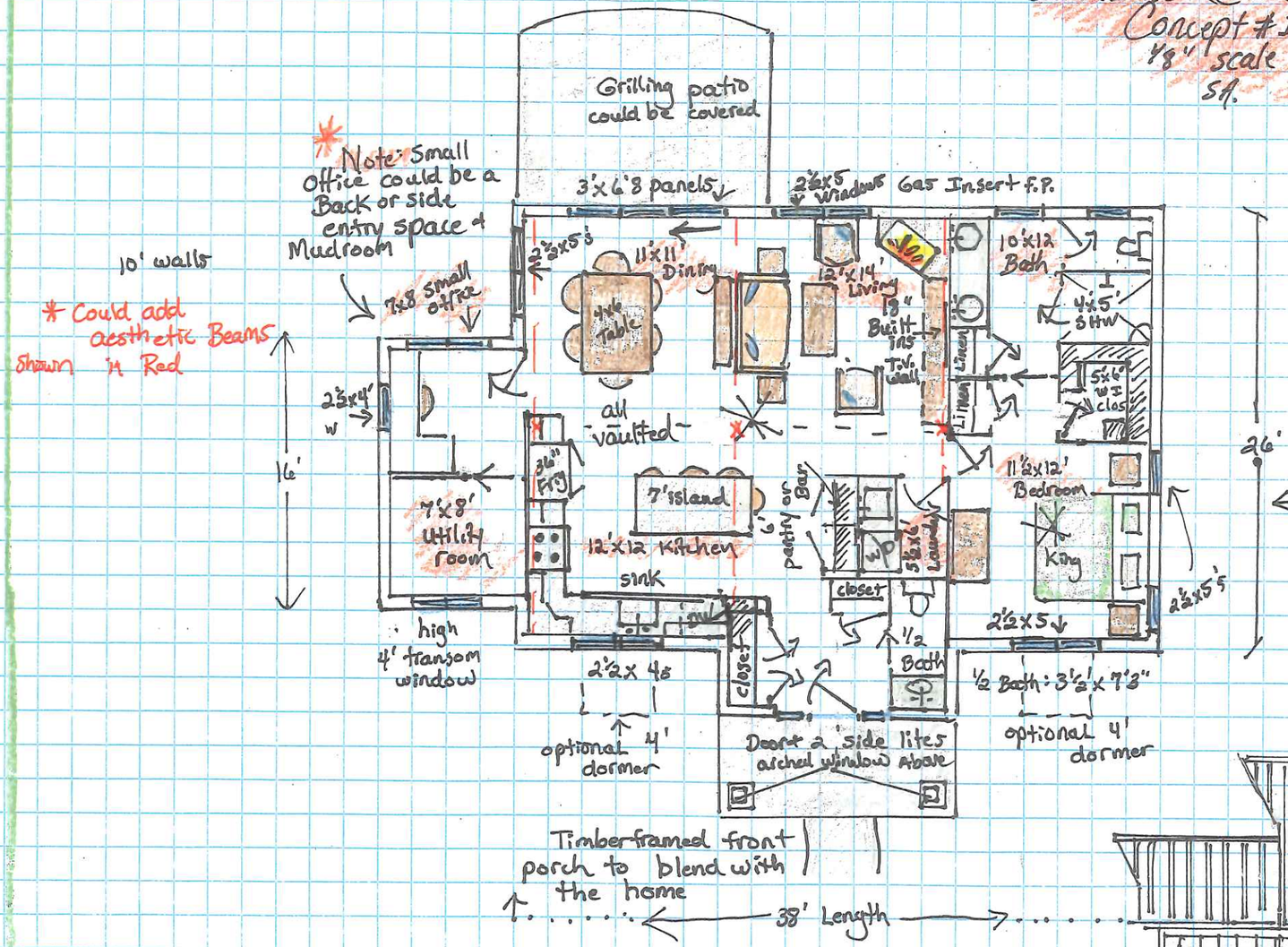
1/8" scale

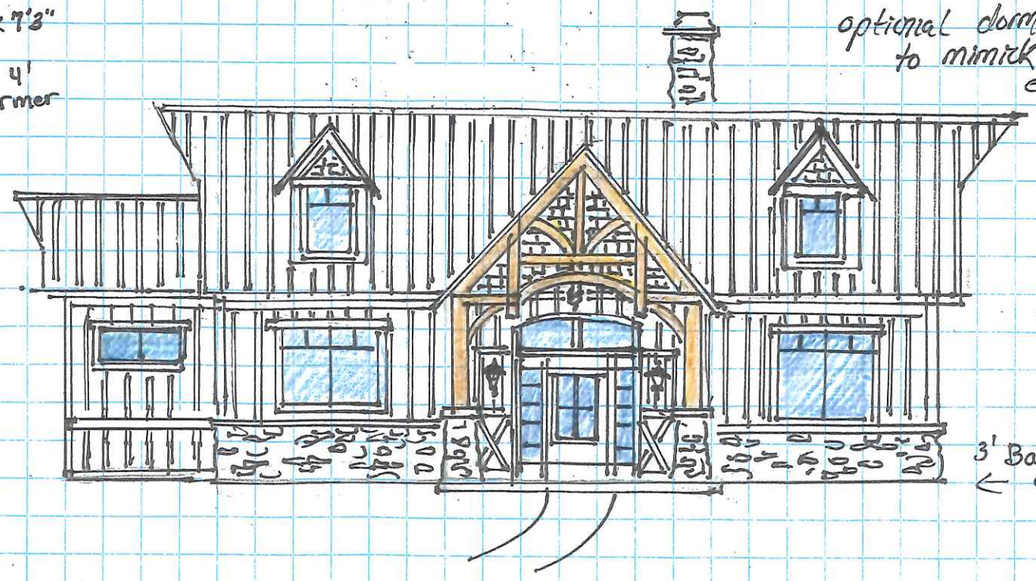
SA.

26'x38' plus mech/storage or small office 8'x16'
plus Foyer 4'x14'
1172 S.F.

on slab: (could utilize radiant floor heat)
Boiler system & cooling via
mini split units

* Alternate Idea: create Guest/Caretaker space above attached 4-car garage





Pinzone Basement Concept #1

Feb 2022 1/8" scale

5A.

Grand Rapids, Ohio site

(Flat Field, Backdrop of Woods which ⌋ "L" Back)