

GENERAL DESIGN PRINCIPLES

House development follows the natural slope of the site, in particular the central area of the house, composed by living and dining rooms, is situated in the flat part of the site (North East and East). The garage and the working area are placed on the higher part and are totally recessed. At West the house develops a lengthened volume that follows the height of the land, here there are the kids room and the pool house. This part has a protective function from the south west wind for the alfresco and the outdoor spaces next the house (sketch 1 - layout 1).

The presence of the south west wind has determined the interior division of the building, with the goal to facilitate the natural ventilation of the spaces during the hottest periods. In particular the living area has been conceived almost like a wind tunnel. In the centre of the house plan there is a big stone rhombus-shaped element that pass through all the building height. It is the heart of the house, in it there are all the fireplaces of the house and their vents that arrives at the roof. Its particular shape has been planned to function as an inner deflector of air flows.

The external air, in effect, seeping through small windows placed on the south west facing side, goes in a funnel space constituted of the entrance area that makes bigger toward the other spaces of the house. Then the flow is extended from the deflector (described before) facilitating at most the air exchange.

Hot air comes out from the windows on the opposite facade or diverted toward the stairwell, goes up to the upper floor for the "fireplace effect" and it comes out from specific drain placed on the stairs' covering

(sketch 2/3 - layout 1).

All the areas have big openings from north west to north east for taking at most sun advantage effects in the winter period and enjoy of the wonderful view. Facade from north to south have few openings of standard size to give light to bathrooms and service rooms; the only part on south west , on the other hand, has little windows just to guarantee the air exchange capitalizing on the wind presence. (sketch 4 - layout 1).

HOUSE PLAN DESCRIPTION

The access to the house is a big glass window placed in the south facing house where you can reach the entry area that is slightly raised respect the lounge and it has two walk- in closet.

From this space it isn't possible to see the all lounge to have the surprise effect when you go in.

Lounge, dining room and kitchen revolve to the central stone deflector that contains a double sided fireplace; in particular the lounge is in a lowest level and it is provided with recessed sofas. This zone will have a wooden double pitched ceiling to guarantee a superior height compared with the other house's areas. Furthermore a big glass window allows an easy transit to the alfresco and the barbecue zone.

In the same floor at South there are collocated the bathroom and the laundry with a little recessed service terrace, while at southwest there are the study, the music studio, the play room and the pool house.

Near the kitchen there is the stairwell that allows to reach the garage slightly lowered respect the living room and the behind working area. Going down to the stairs there is the man cave provided with bathroom and fireplace. Man cave and working area have same openings to have sunlight.

Going up to the stairs from the living area you can reach first the guest room placed in an intermediate level between the ground floor and the second floor. Its position gives to the guests more privacy and a wonderful Golf view.

On the second floor, at the two overboard (to guarantee more privacy) , there are the master bedroom with the fireplace and the kids rooms. Both rooms enjoy at most of the landscape.

House's structure have been thought in reinforced concrete closed with blocks like "Leca" provided of interjected caulked ables to give high standards of well being (see following details - layout 10). The partial or entire basement rooms (like e.g. man cave and garage) will be provided of a ventilate cavity (see detail - layout 10) to avoid humidity, and for the same reason the ground floors will have an air chamber (like igloo, see detail- layout 10). Coverings will be realized with a wood structure provided of in view timbers, it will be caulked and finished with grey panels like isopak.

Regarding the heating and cooling systems, they will be realized with an underfloor system powered by solar panels, placed over the master room's ceiling, that is perfectly oriented towards North.