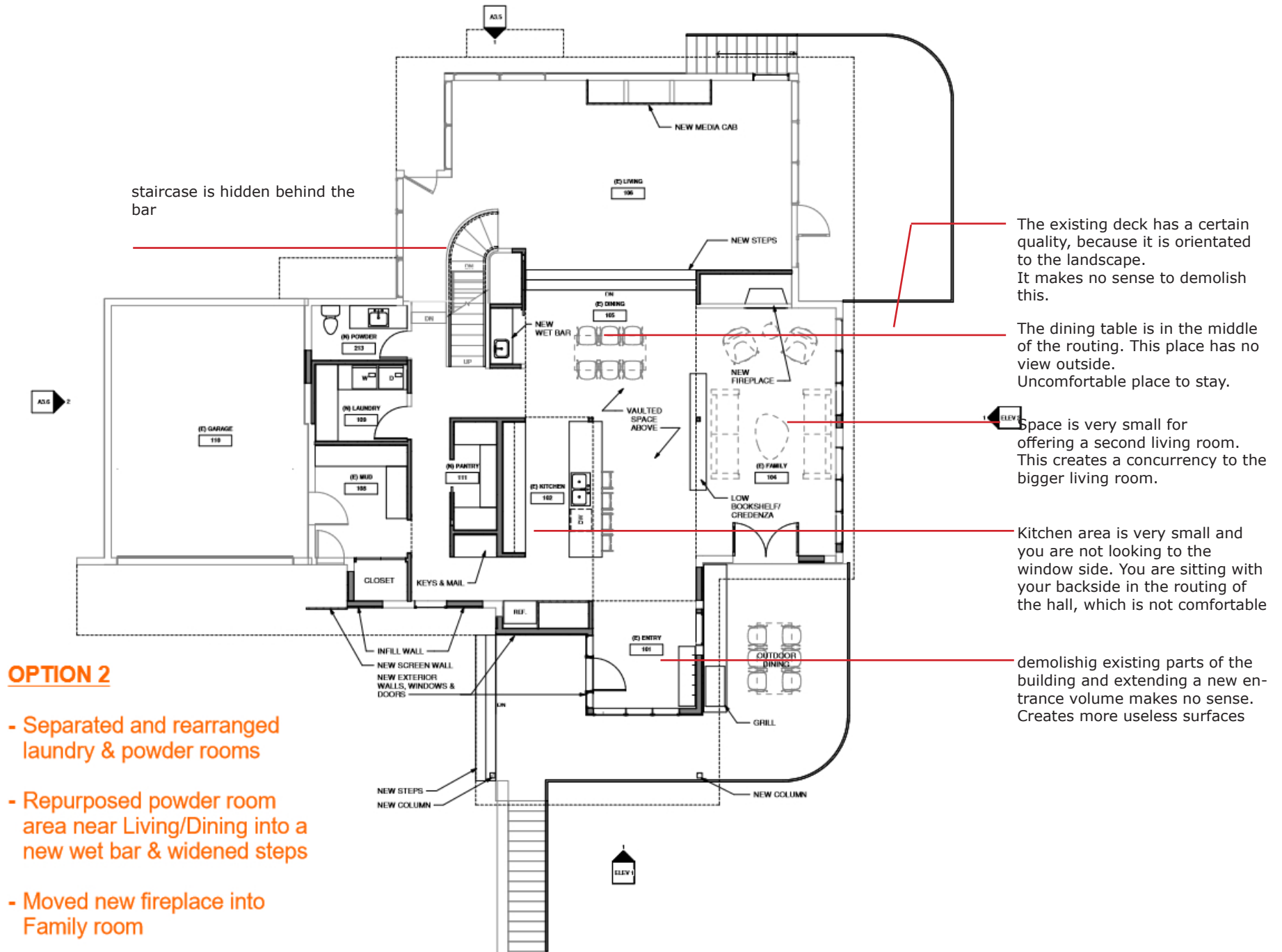


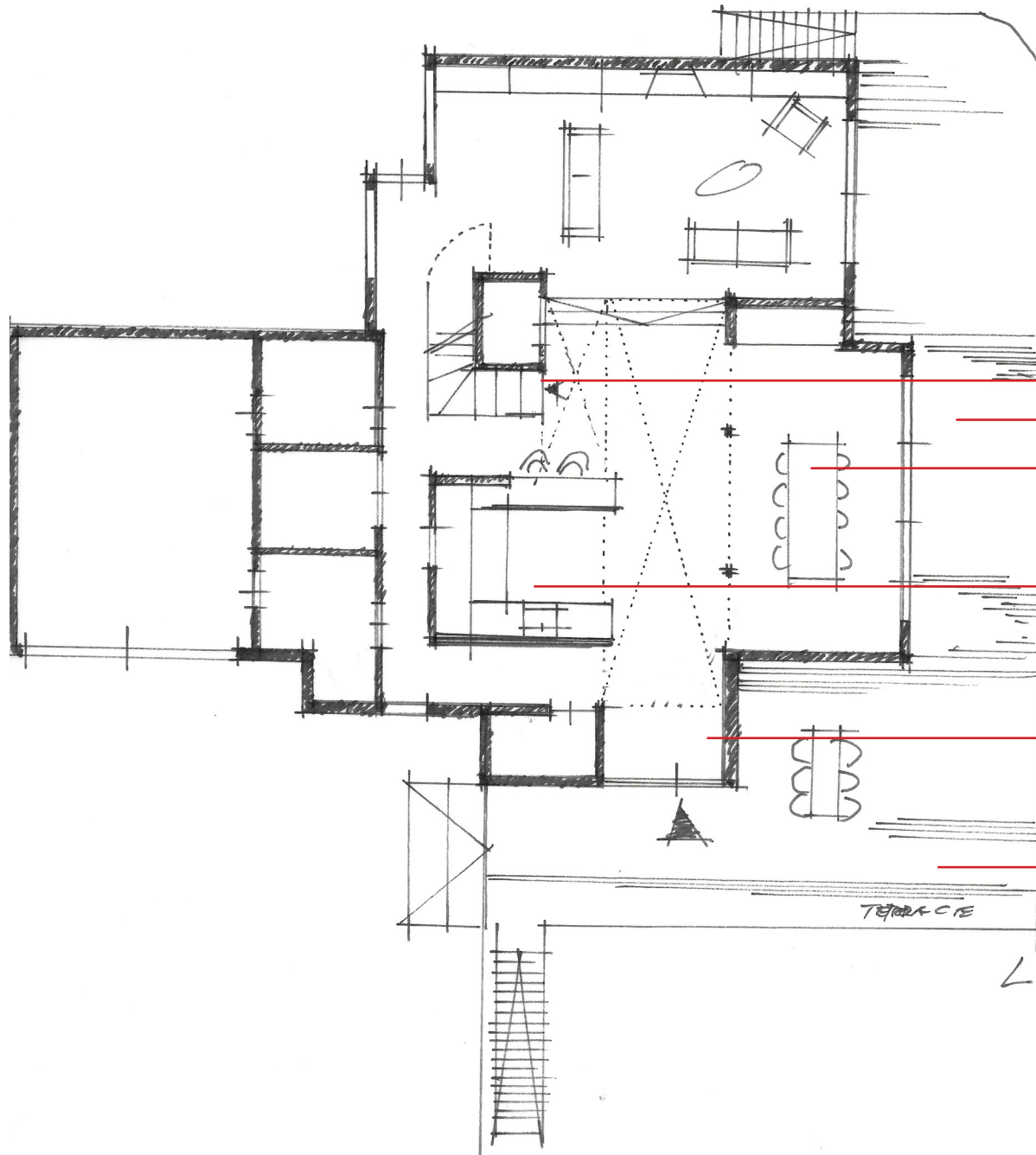


comments 10/2017  
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## OPTION 2

- Separated and rearranged laundry & powder rooms
- Repurposed powder room area near Living/Dining into a new wet bar & widened steps
- Moved new fireplace into Family room



Create new wide steps attached to the existing stairs.  
The stairs are visible from the hall and combines the two living levels.

Keep the existing deck

This space should be used as dining area with a view to the landscape. (sun is coming up in the east). Big panorama windows with sliding doors, offer the possibility to enter the deck.

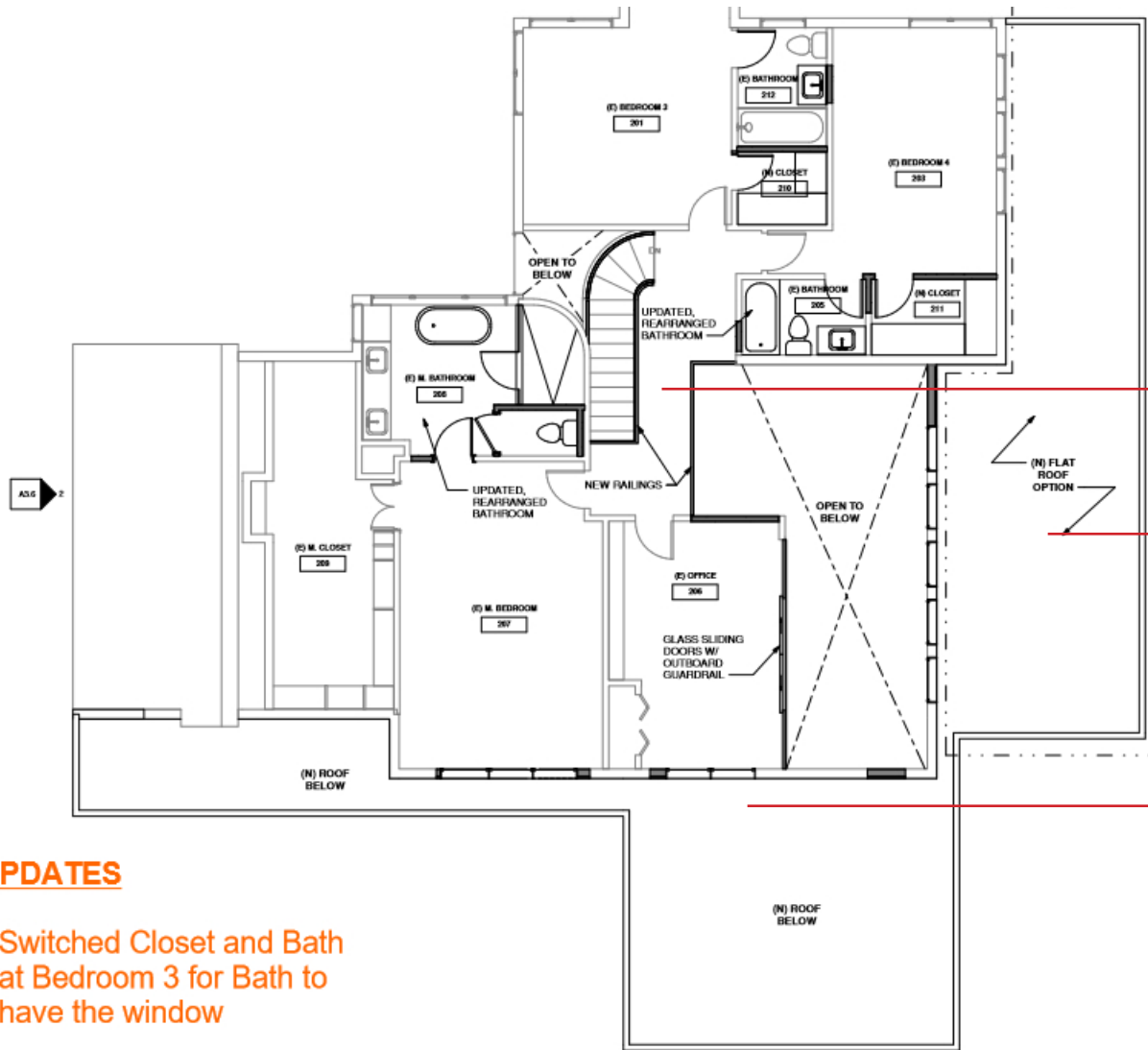
Enlarge the cooking area with a spatial relation to the dining area.  
You still have the possibility for a breakfast bar /table

The entrance now is based on the existing volume ( see A2.1) with the extension for a walk-in wardrobe.  
The Entrance directs the view to the hall.

Extending the existing deck creates a bigger outdoor dining area and combines the different decks to one layer.  
The sundirection is south / west.

LEVEL 1

alternative level 1



The surface nearby the staircase is too small, spatial not very functional.

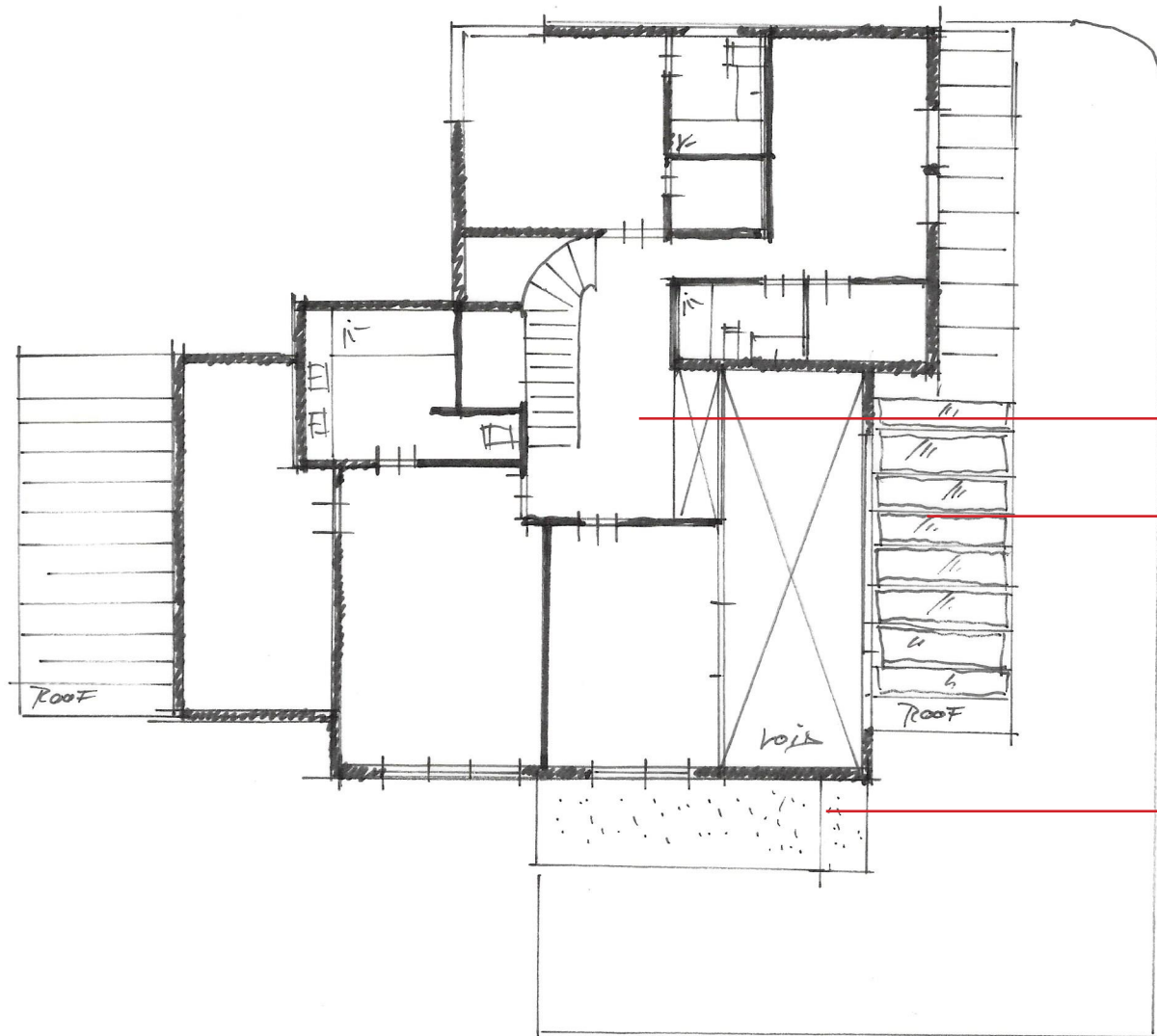
The existing building part with the "sloping" roof has a quality, because it creates an interesting interior space. It is also the character of the existing house. It makes no sense to demolish this.

When the flat roof is not used as deck or covered with a green layer you are looking from the second level to the watertight layers. Not very exciting.

## UPDATES

- Switched Closet and Bath at Bedroom 3 for Bath to have the window





Enlarge the surface nearby the stairs by reducing the void

Keep the sloping roof (see interior sketches)  
In the dining area you can make insulated toughend glass on the existing beams.

Small flat roof of the entrance volume with gravel or mos-sedum

LEVEL 2

alternative level 2



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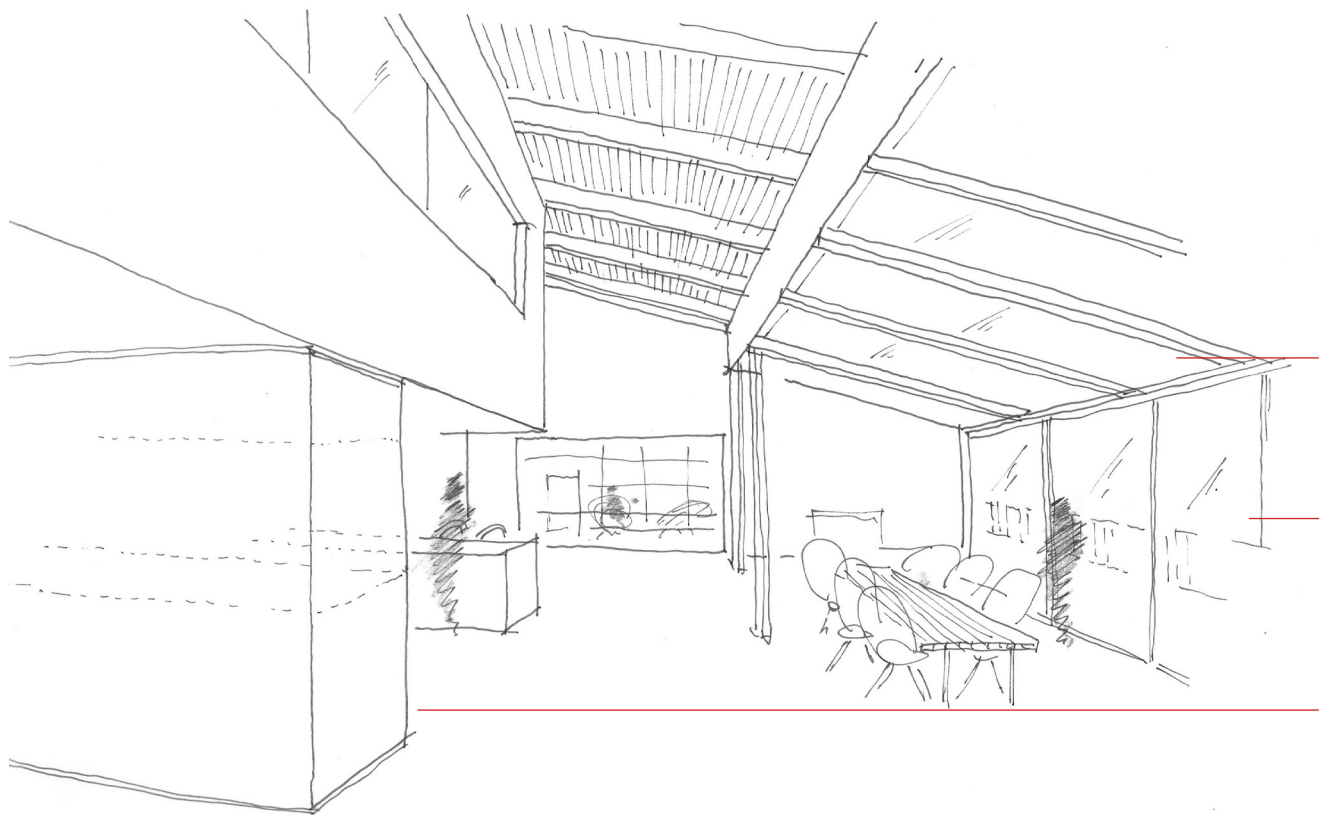
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3D 1

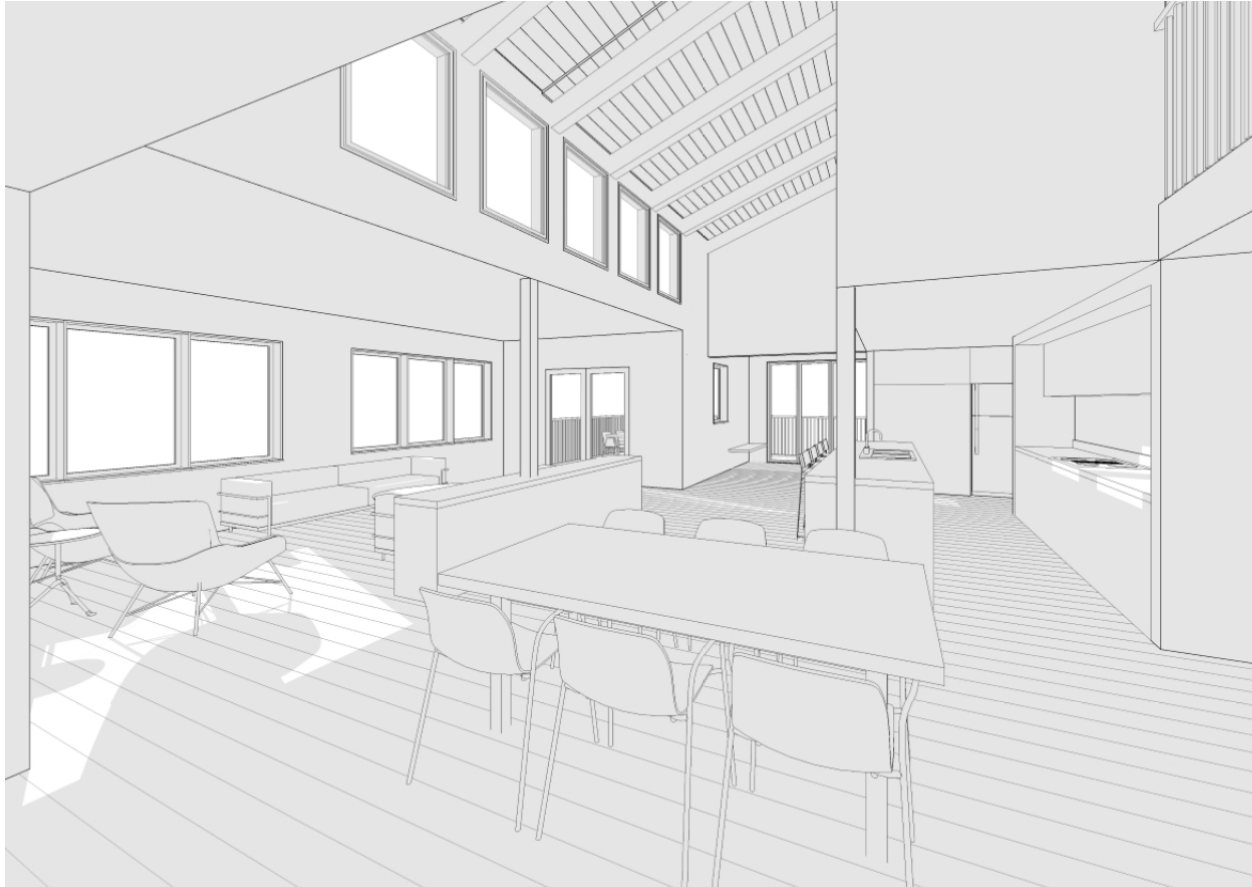


Existing sloping roof creates open and bigger space. Glass on the existing beams extends the view outside and directs the light (east/ south / west) deep into the house.

Big panorama windows with sliding doors offer the possibiity to enter the deck.

By entering the house you are not direct looking to the kitchen area.  
Your view is orientated to the panorama view.

view from the entrance to the dining area



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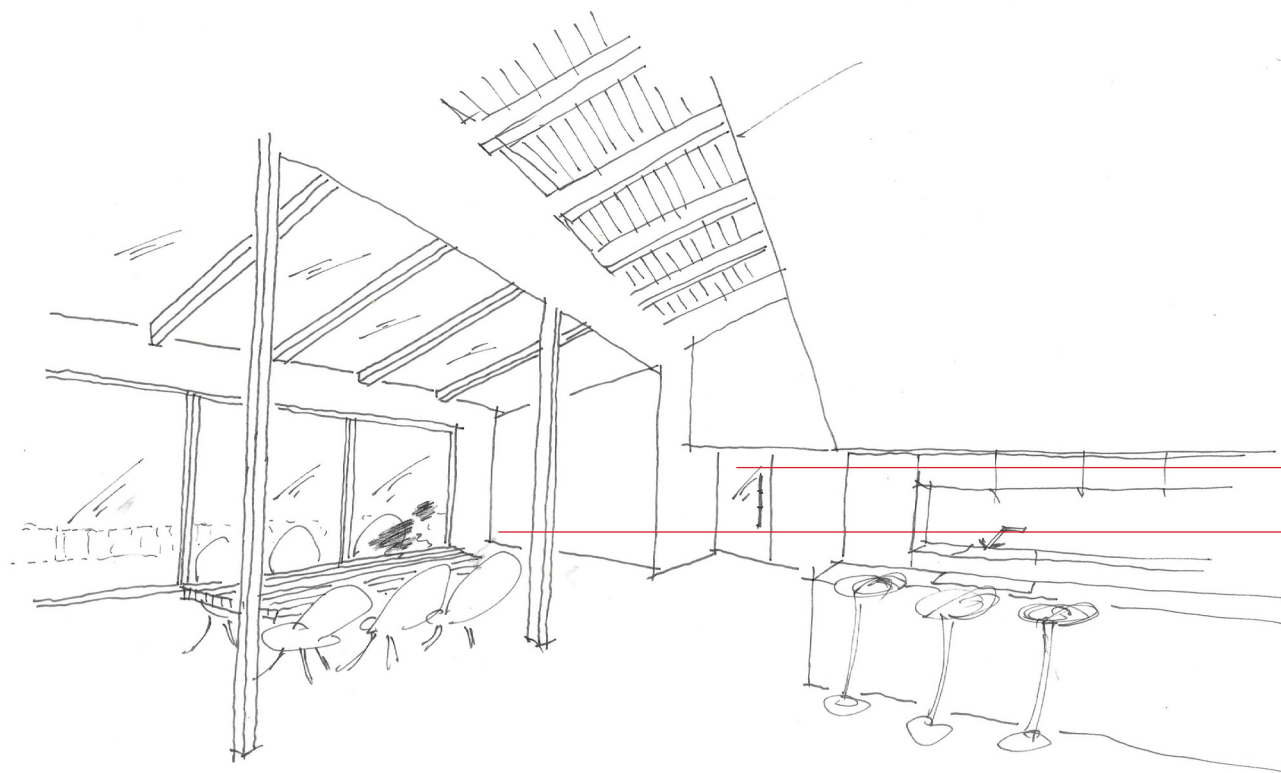
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Entrance door with sandblasted glass.

Cooking and dining area are orientated to the panorama view.

view from the stairs to the central hall



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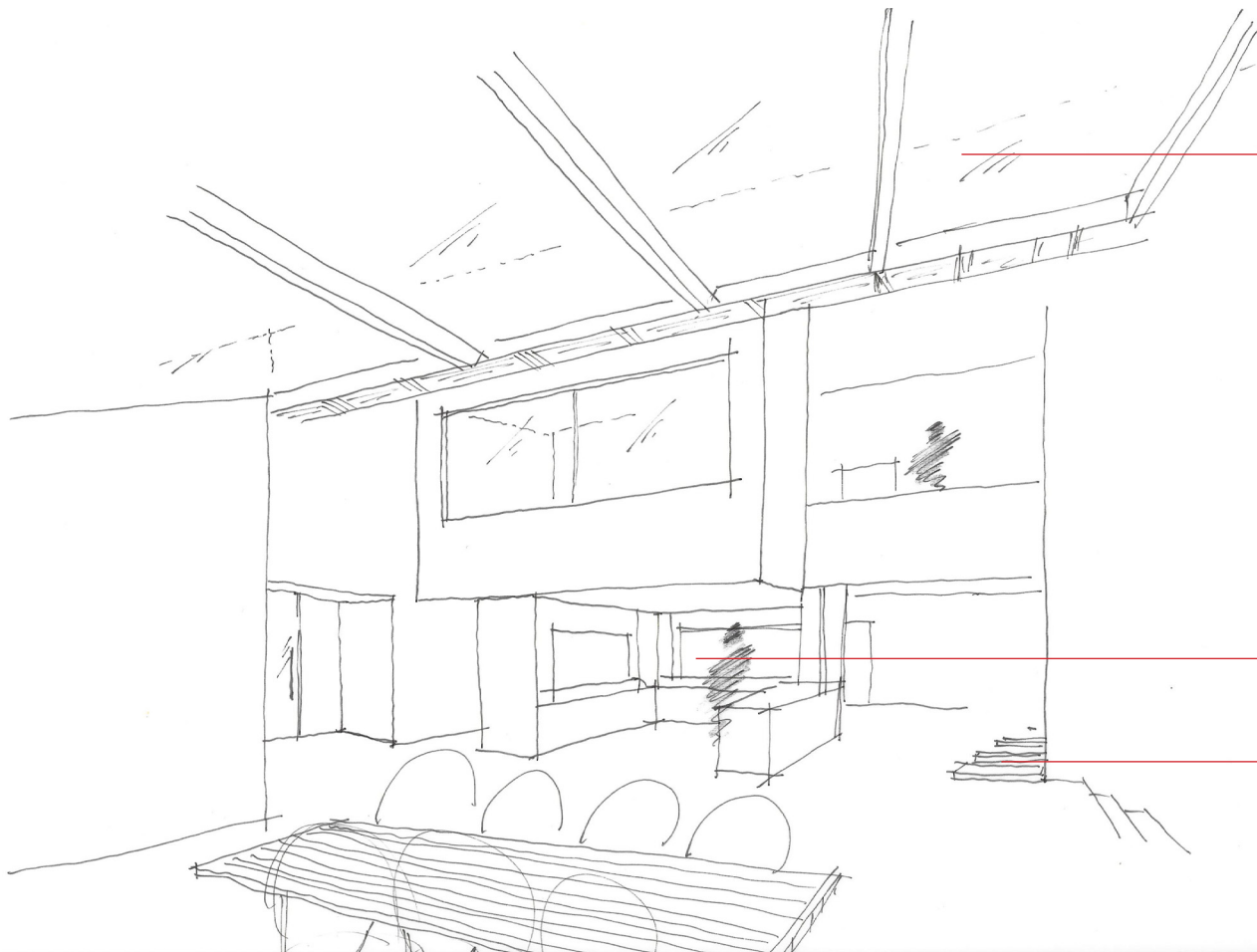
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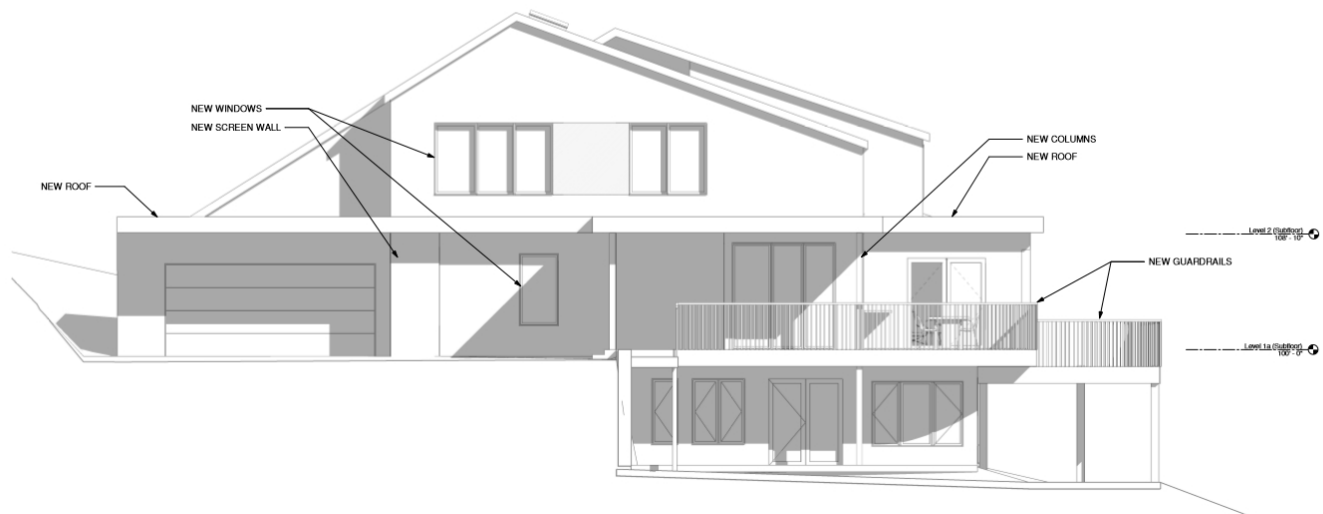


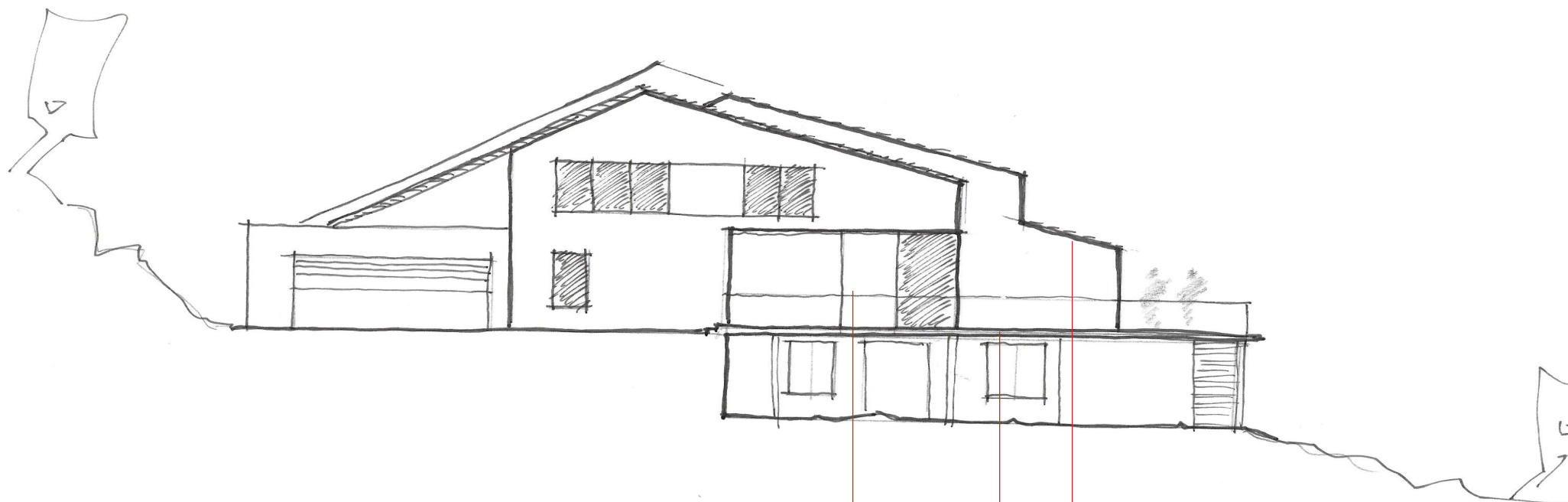
Glass on the existing roof / beams will led the sunlight deep into the house. It offers also nice views outside.

Kitchen elements are closed to the entrance and open to the central space.

New steps attached to the existing stairs are visible from the central space and combines the different living levels in a visible way.

View from the dining area to the cooking area



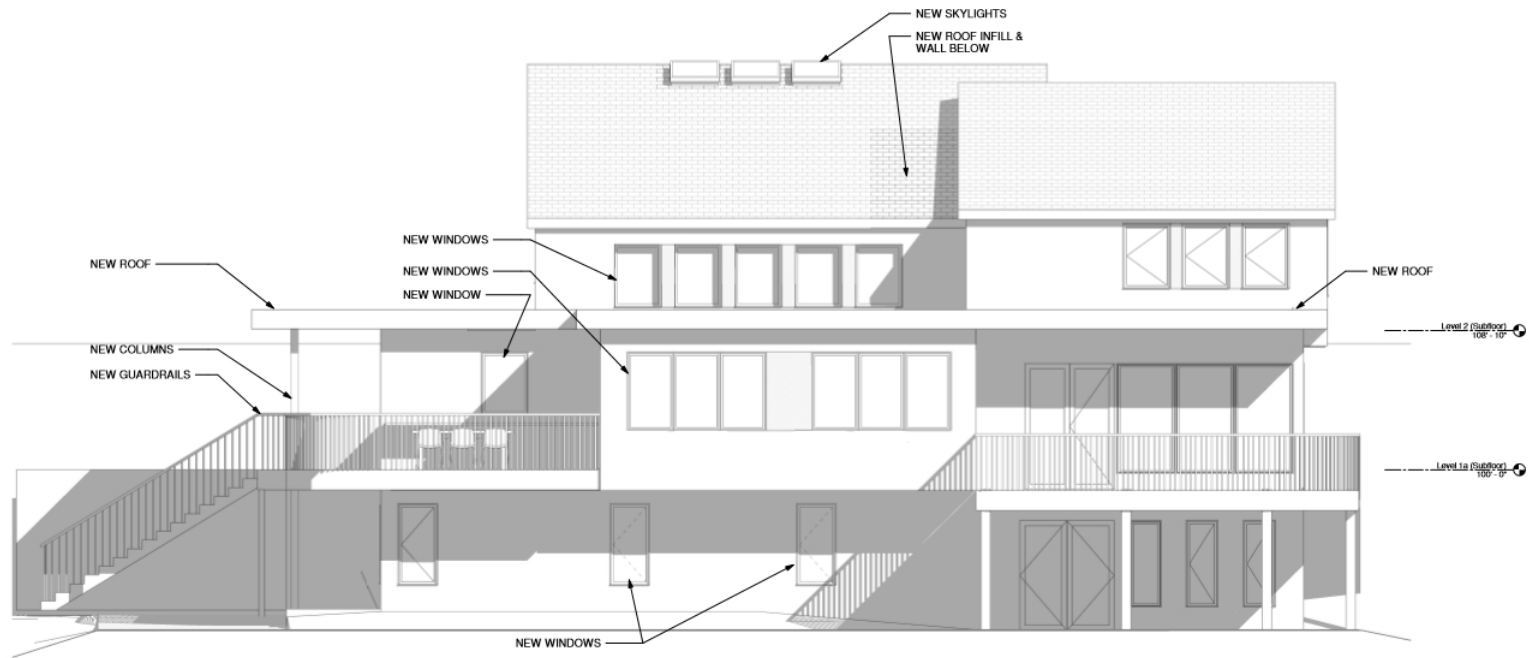


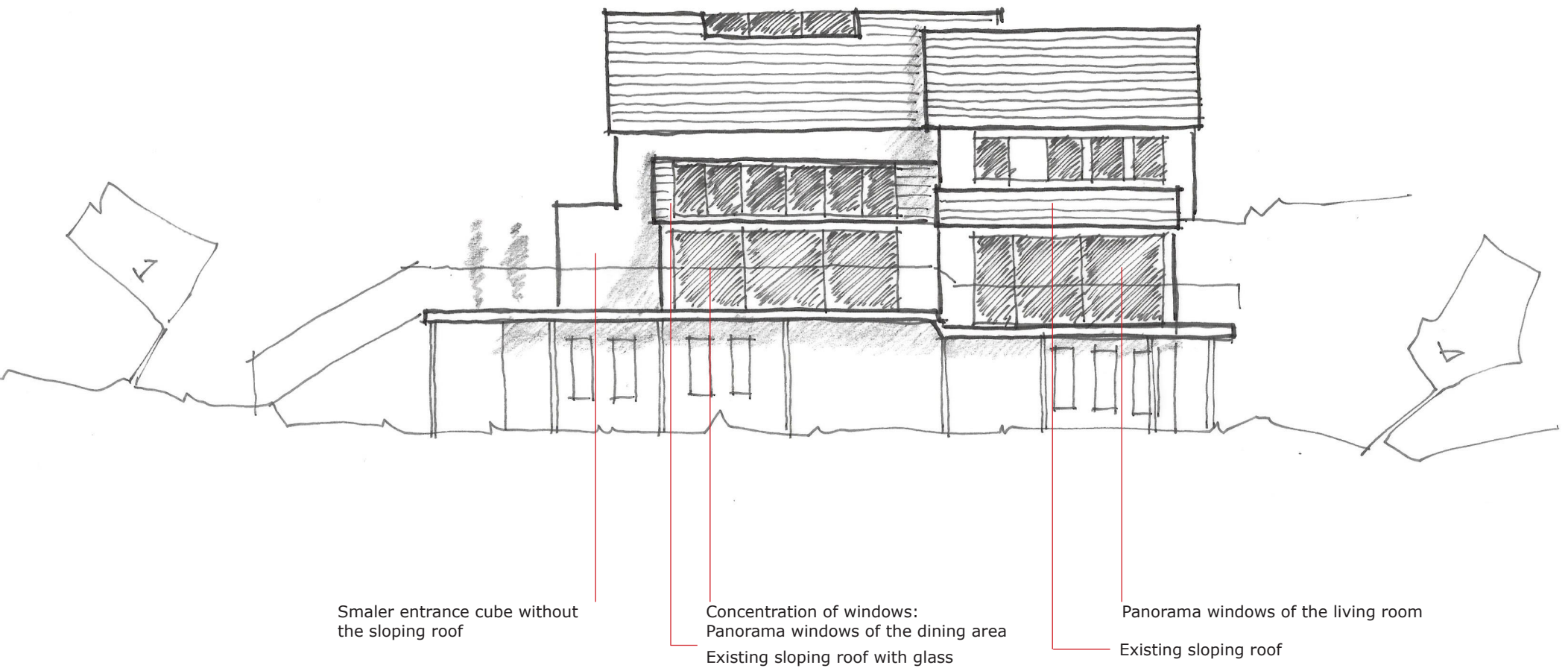
Small entrance cube with an entrance door with sandblasted glass. Flat roof with a green mos-sedum layer.

extend the deck

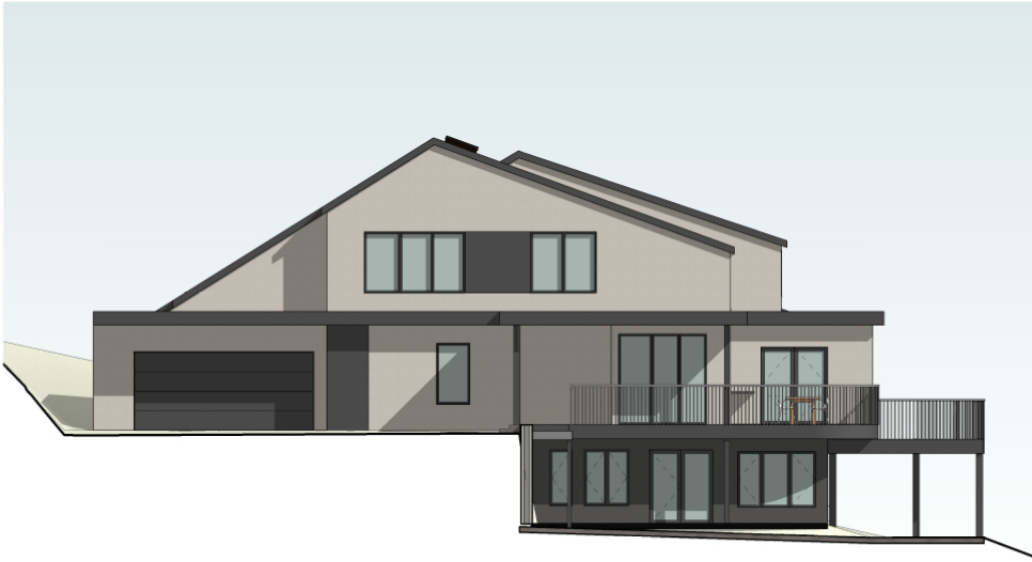
Keep the existing sloping roof. Fill the walls, when there is no strong need for a window or a door. Reduce the number of useless windows/ doors. It creates better harmonious elevations in relation with the interior space.

alternative elevation entrance / south





alternative east elevation



Colour proposal of architect in grey/ beige in contrast with the light plasterwork of the existing house.  
I do not understand the offered colourscheme by the architct.  
It is "fashionable" and has a depressive expression.





example: house with wooden cladding

materials and colours for the elevations in wood

By using wooden cladding in leech (not coloured) the house can be transformed into one shape and the house integrates very harmonious with the landscape.



example: house with smooth white plasterwork

materials and colours for the elevations in plasterwork

When you want to refresh the existing plasterwork finish the plasterwork with a smooth surface in white.

It creates a nice contrast with the existing landscape. ( see example houses in Austria and Switzerland with the same climate)

When the surface is smooth, dust will be washed by the rain from the surface.

one step beyond

## Some recommendations

### non technical

From sustainable way of thinking it is better to remodel/ renovate an existing house, than to build a new one. - calculation of life cycle analysis LCA -

When the shape and volume of a building is more concentrated, it has less surfaces. You need less energy for heating and cooling.

Windows should be orientated to the south, to get passive solar energy. This saves energy for heating.

Walls should be closed to the north with less window perforations. This saves energy for heating.

Natural ventilation of buildings can be reached by crossventilation. Windows on the first level and to open windows in the top of the roof. This saves energy for cooling.

Green layers on flat roofs preserve the watertight layers by reflecting the sun. Rainwater can evaporate. It is good for the environment.

### technical

Solar panels produce energy, but the efficiency is not very high. ( 20% by ideal circumstances)  
They have to be orientated to the south/west without any shadow obstructions.  
1 m<sup>2</sup> solar panel produces ca. 100 kw per year. A family in Europe needs ca. 4000-5000 kw energy consumption for lights, computers etc. This means a family need ca minimum 40 to 50 m<sup>2</sup> meter solar panels for their personal energy consumption.

Thermal panels can help to warm the water for consumption and heating. The efficiency is up to 30 % and can be seen as support and combination with classical steam boilers. The panels should be orientated to the west with the low winter sun.

The more natural daylight can be used, the less energy has to be produced for artificial light. Led light needs only 10 % of an electric-light bulb, which means in comparison with a standard 100 watt light bulb the consumption of a led light is only 10 watt.

There are lots of possibilities to save water. From the scientific point of view is this the most important and most efficient manner to preserve energy and the environment. In Europe a person needs ca. 128 liters per day. In the USA it is more than 250 liters per person / the day.