

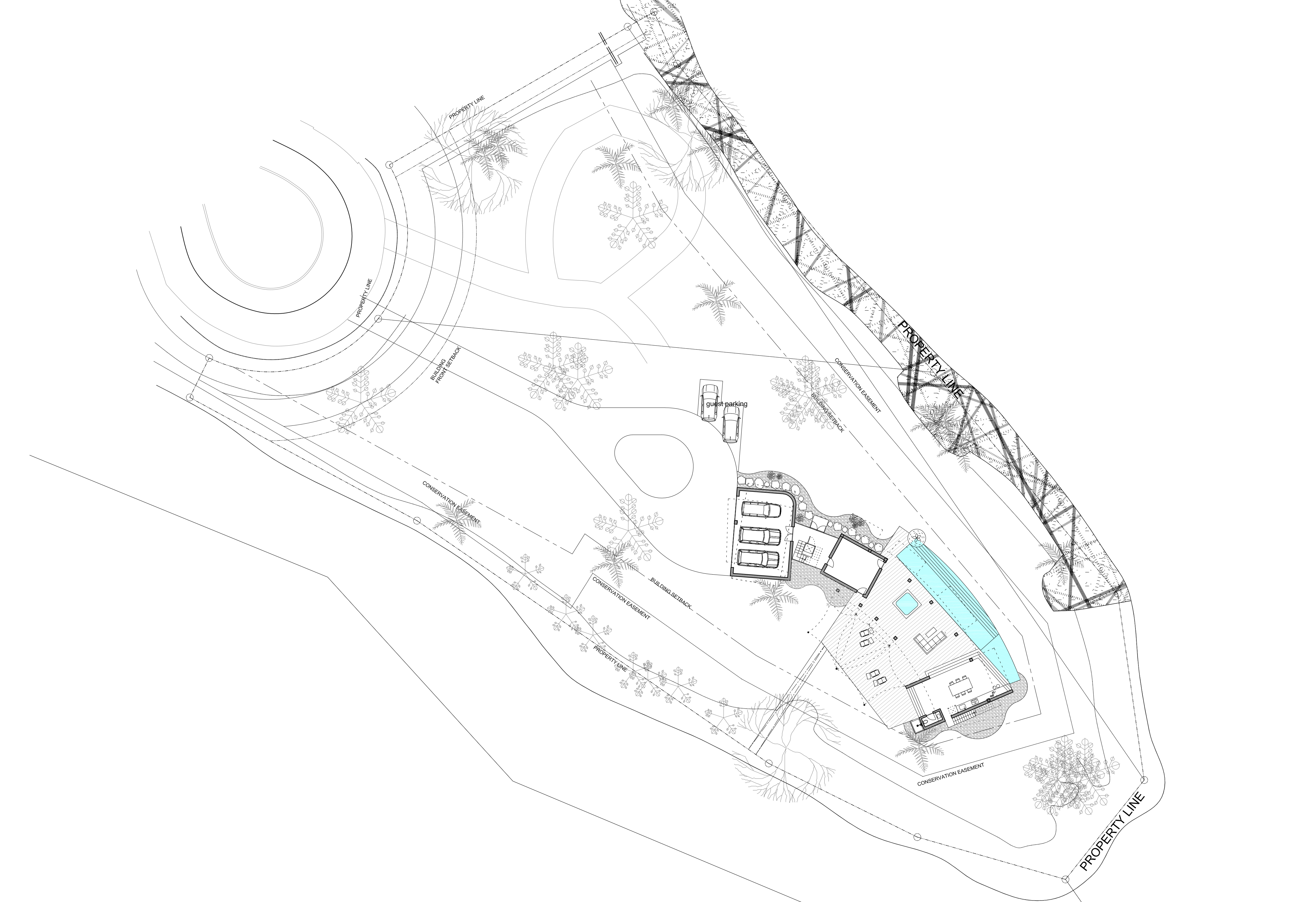
PANORAMA

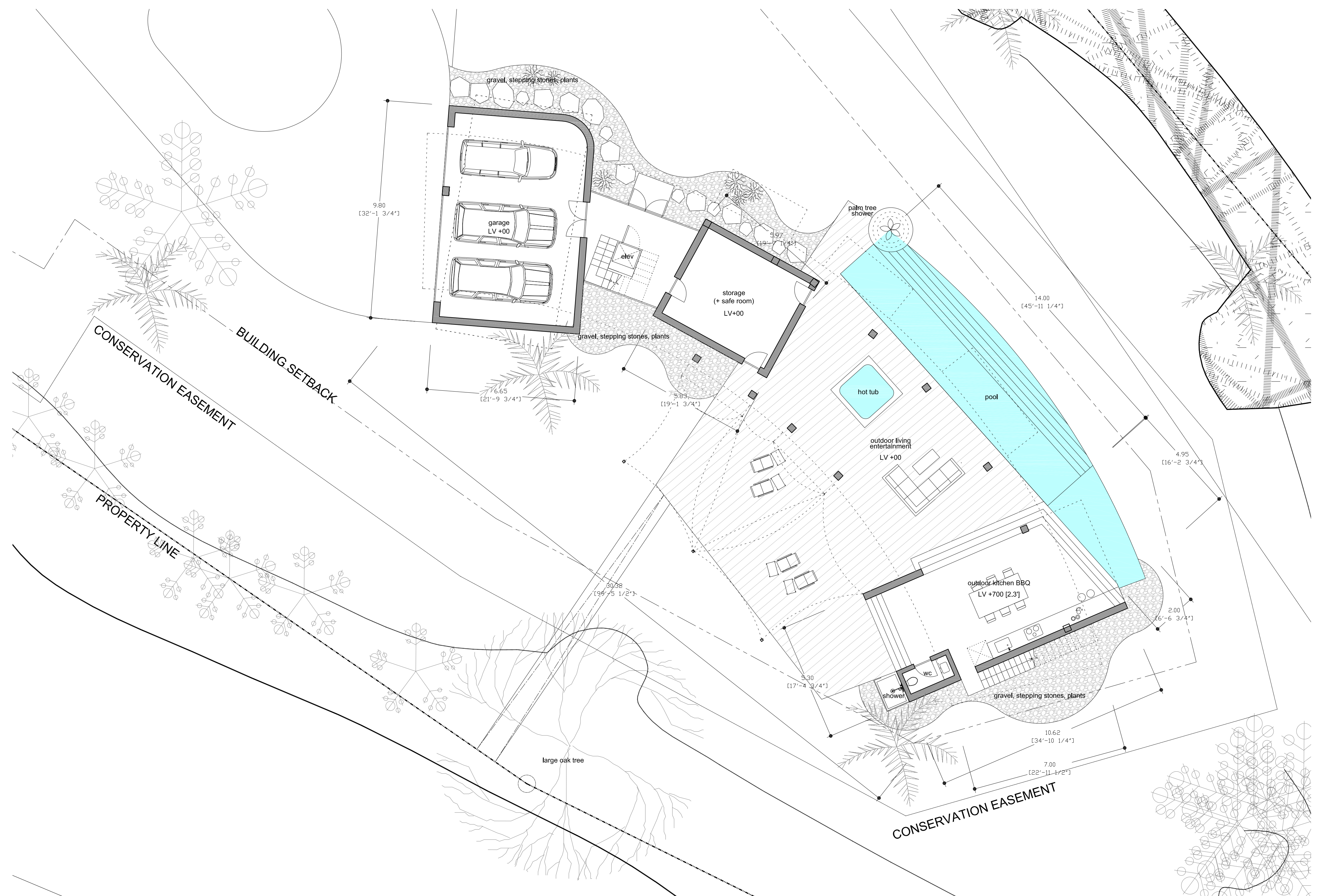
FLORIDA, USA

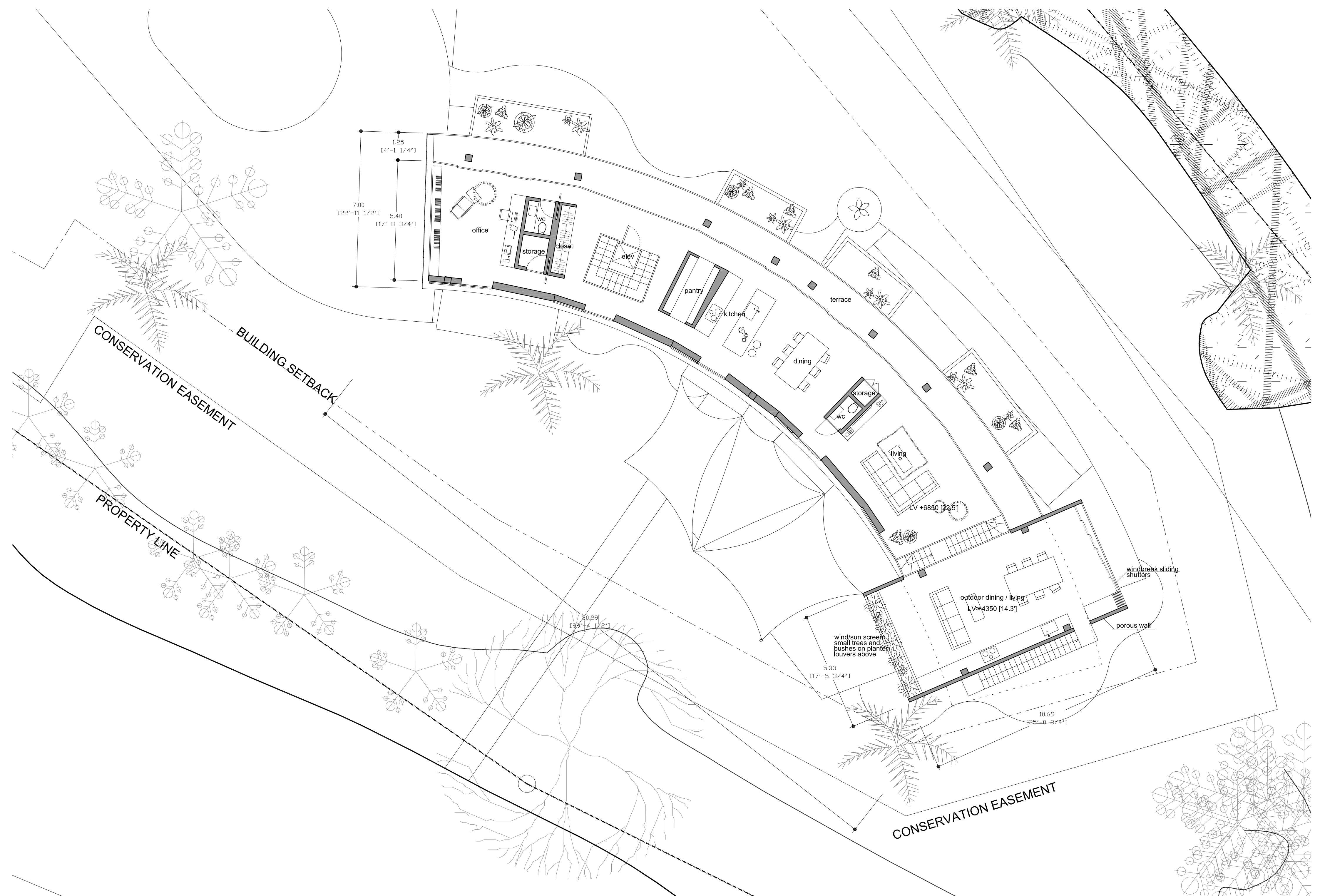
CONCEPT DESIGN PACKAGE

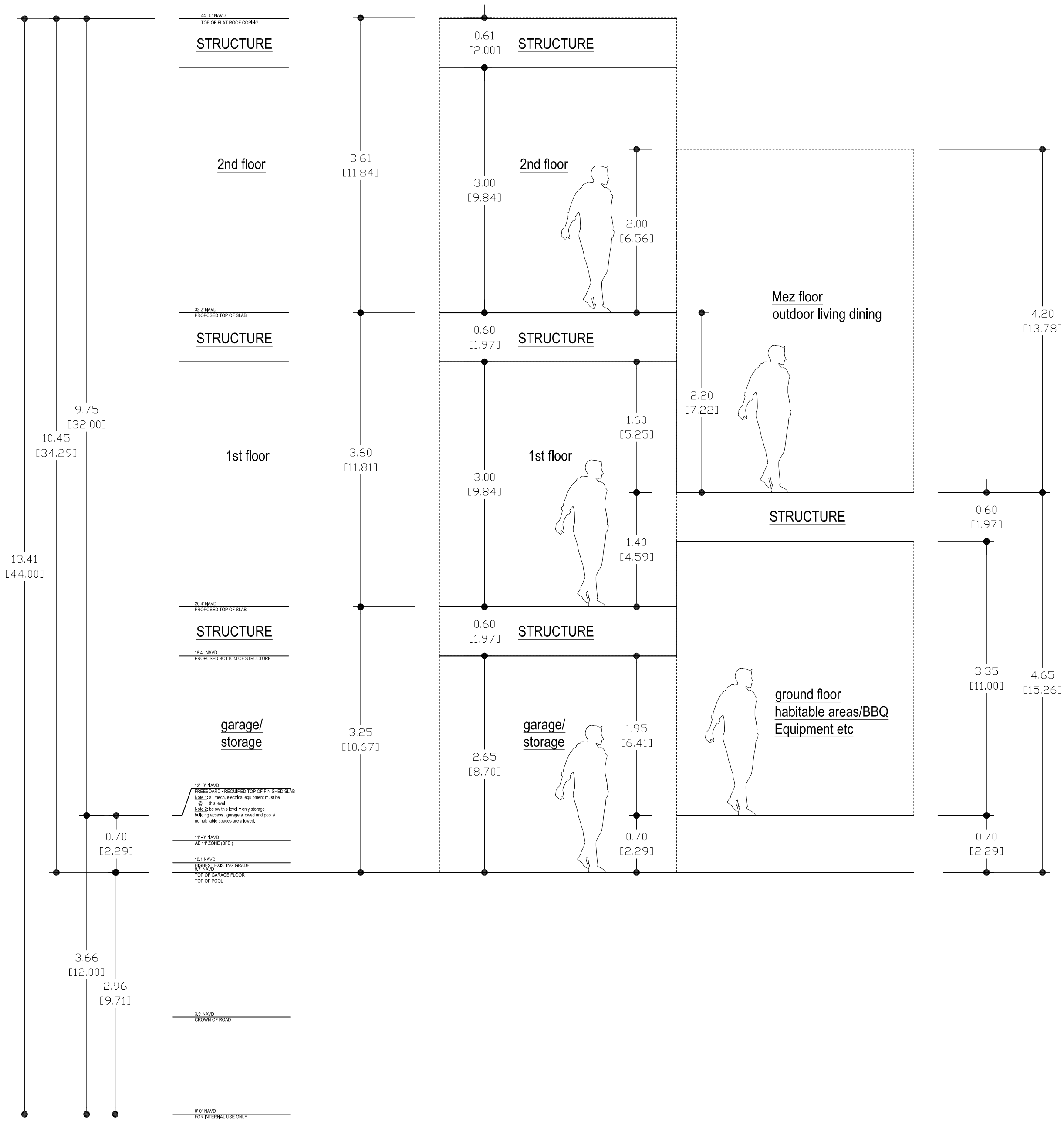
FEB 04 2022
MIRAI MORITA











MINIMUM REQUIREMENTS FEMA BUILDING ELEVATIONS
Note 1: City of Port Richey highly recommends that the first habitable floor be above the required 12' NAVD
Note 2: structures will be designed according to VE standards)
Note 3: Adding fill is not allowed
Note 4: Pool has to be in the ground / cannot be elevated

AREA CALCULATIONS & NOTES

Current Proposal (02/02/2022)						
	Length (m)	Width (m)	Area (m2)	Length (ft)	Width (ft)	Area (ft2)
Level 2 - interior			153.6			1653.3
living	7	5		23.0	16.4	
toilet	1.34	0.86		4.4	2.8	
storage	0.82	0.87		2.7	2.9	
kitchen/dining	7.24	5		23.8	16.4	
pantry	2.8	1.5		9.2	4.9	
foyer	4.8	5		15.7	16.4	
toilet	1.4	1.2		4.6	3.9	
storage	1.4	1.2		4.6	3.9	
office	3	5		9.8	16.4	
Level 2 - exterior covered			50.0			538.2
Level 1.5 - exterior covered			61.8			665.2
living dining bbq	9.9	5		32.5	16.4	
stairs	6.35	0.8		20.8	2.6	
Level 1 - interior			208.0			2238.9
master bedroom	4.24	4.7		13.9	15.4	
master bedroom WIC	2.1	3.8		6.9	12.5	
master bedroom bathroom	2.3	4.7		7.5	15.4	
bedroom 1	4.2	3.2		13.8	10.5	
bedroom 2	4.2	3.2		13.8	10.5	
bedroom 3 e ensuite	4.35	4.2		14.3	13.8	
laundry	3	2.7		9.8	8.9	
bathroom	3	2.7		9.8	8.9	
corridor						
storage						
Level 1 - exterior covered			45			484.4
Level GF - interior			110			1184.0
garage	9.2	6.05		30.2	19.8	
entry foyer	4.3	3.9		14.1	12.8	
storage	5.23	4.36		17.2	14.3	
Level GF - exterior covered			160.7			1729.8
outdoor kitchen/bbq/dining	10	4.7		32.8	15.4	
toilet	2.1	1		6.9	3.3	
Level GF - Exterior						
pool			60			645.8
deck			83.7			900.9
TOTAL INTERIOR AREA			471.6			5076.3
TOTAL EXTERIOR COVERED			317.5			3417.5
TOTAL EXTERIOR (EXCL. POOL)			83.7			900.9

* room dimensions are indicative and interior measurements, excluding walls, structure etc.

- GENERAL NOTES ON DESIGN:**
- all openings are full height, floor to ceiling with few exceptions.
 - openings on south west elevation to have sliding shutters.
 - openings on north east elevations to have sliding folding shutters so that they are out of view when they are not in use.
 - bedrooms and bathroom layouts needs further study.
 - shutters to be designed to protect privacy, sun shade, hurricane, security.
 - mezzanine outdoor area to have porous walls, to be designed further. This area needs protection from wind and sun, but remain feeling very open.
 - mezzanine outdoor area floor level to be studied more.
 - green walls and roofs recommended when possible, visually exciting and cools the house.
 - ground level soft scape is indicative and needs much more consideration in collaboration with landscape architect is highly recommended, will make world of difference.

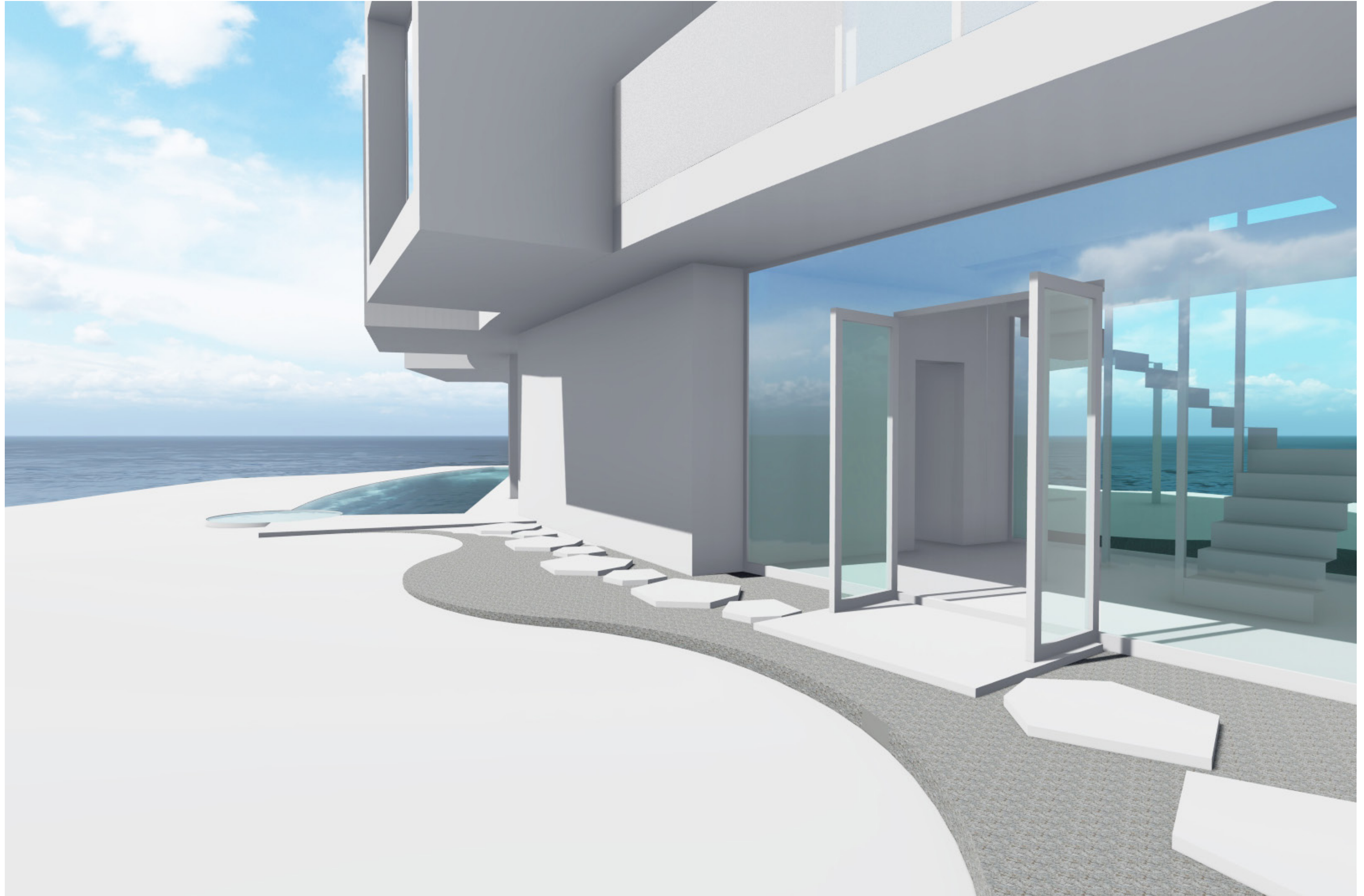
APPROACH - GREEN FACADE



APPROACH - FRONT ENTRY



MAIN ENTRANCE



OUTDOOR LIVING AREAS



SOUTH ELEVATION - WINDOWS, SHUTTERS, SHADES



TOP LEVEL LIVINGROOM



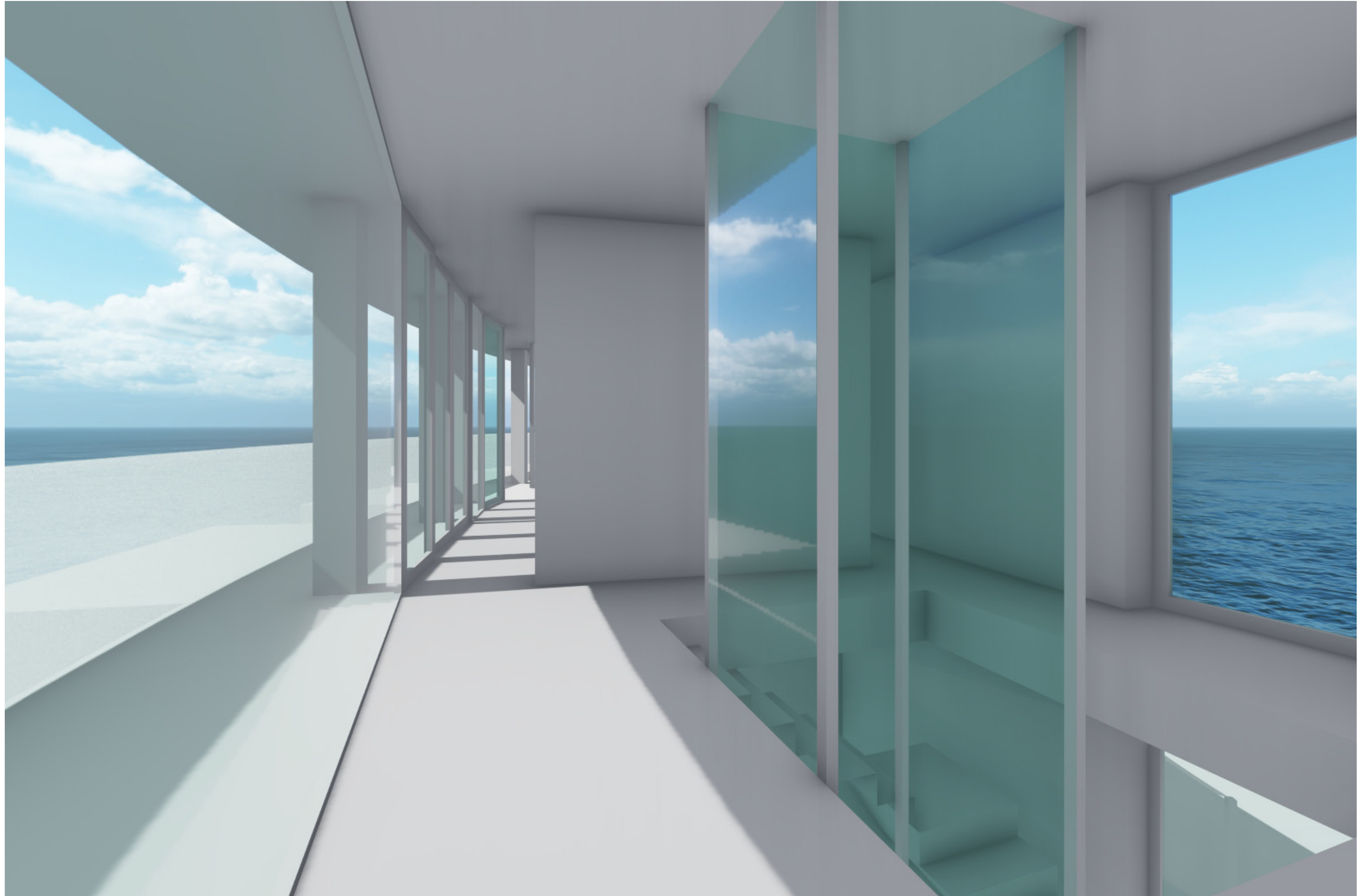
TOP LEVEL KITCHEN DINING



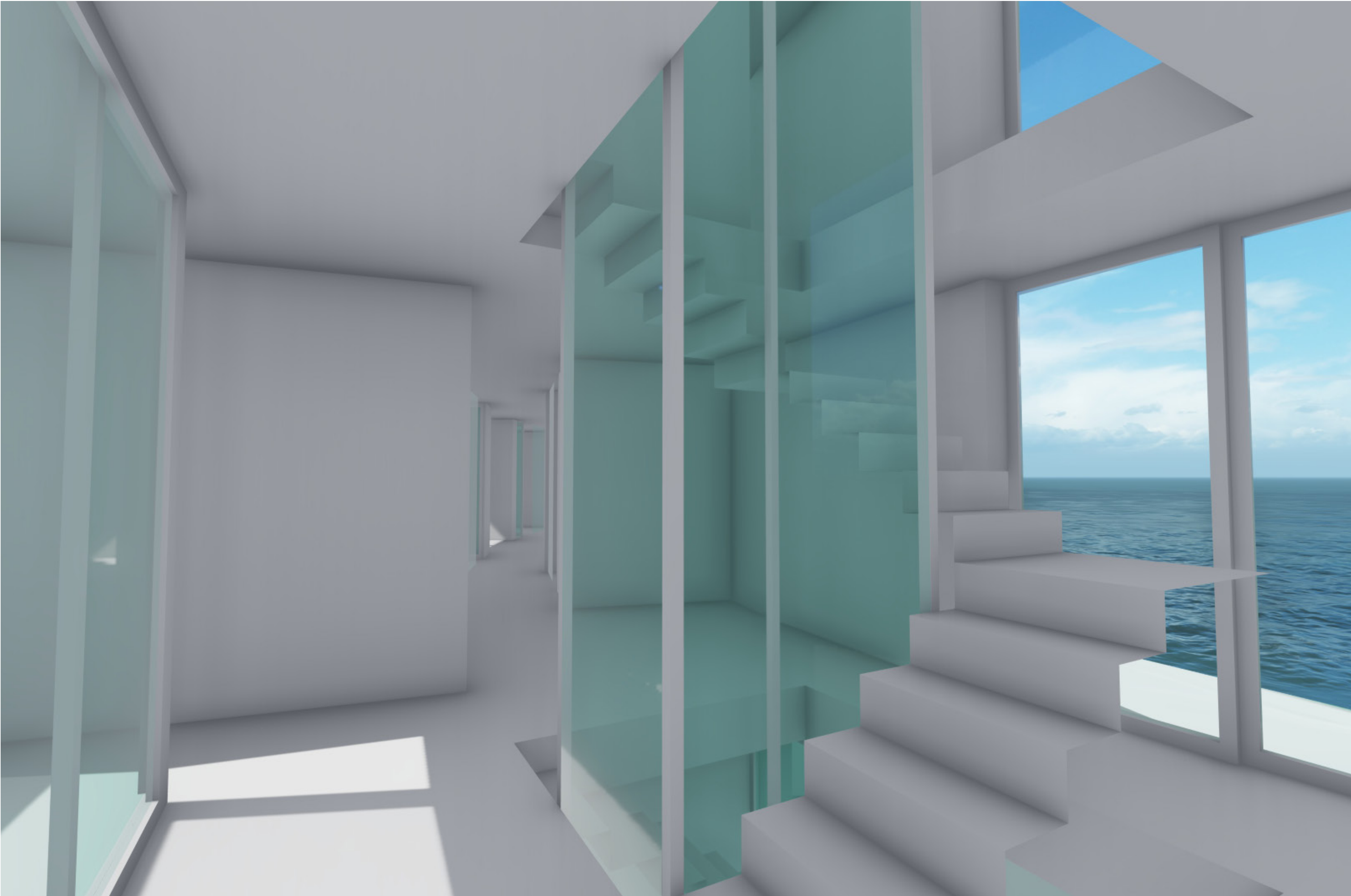
TOP LEVEL OFFICE



TOP LEVEL STAIRS ELEVATOR



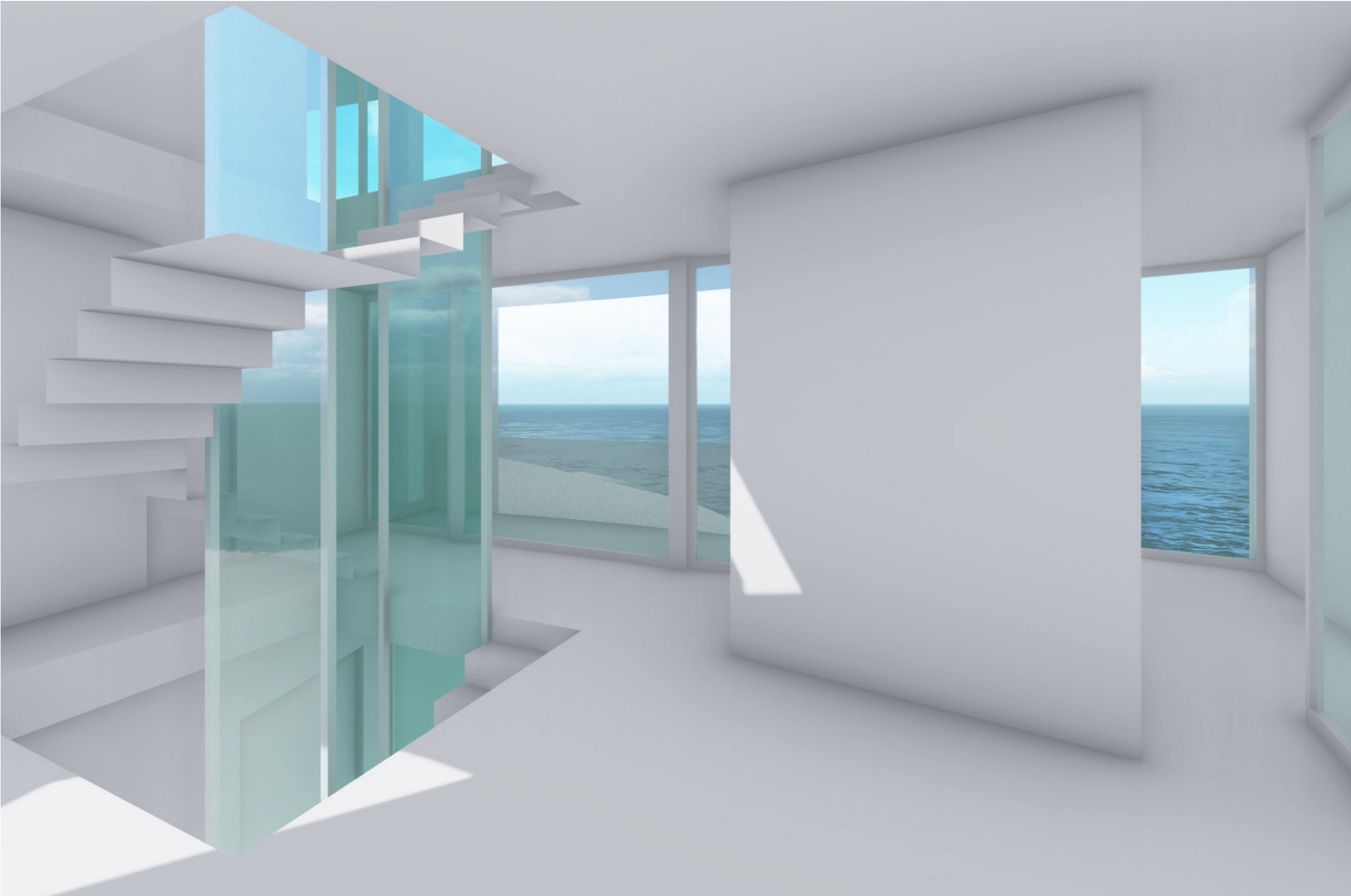
BEDROOM LEVEL STAIRS ELEVATOR



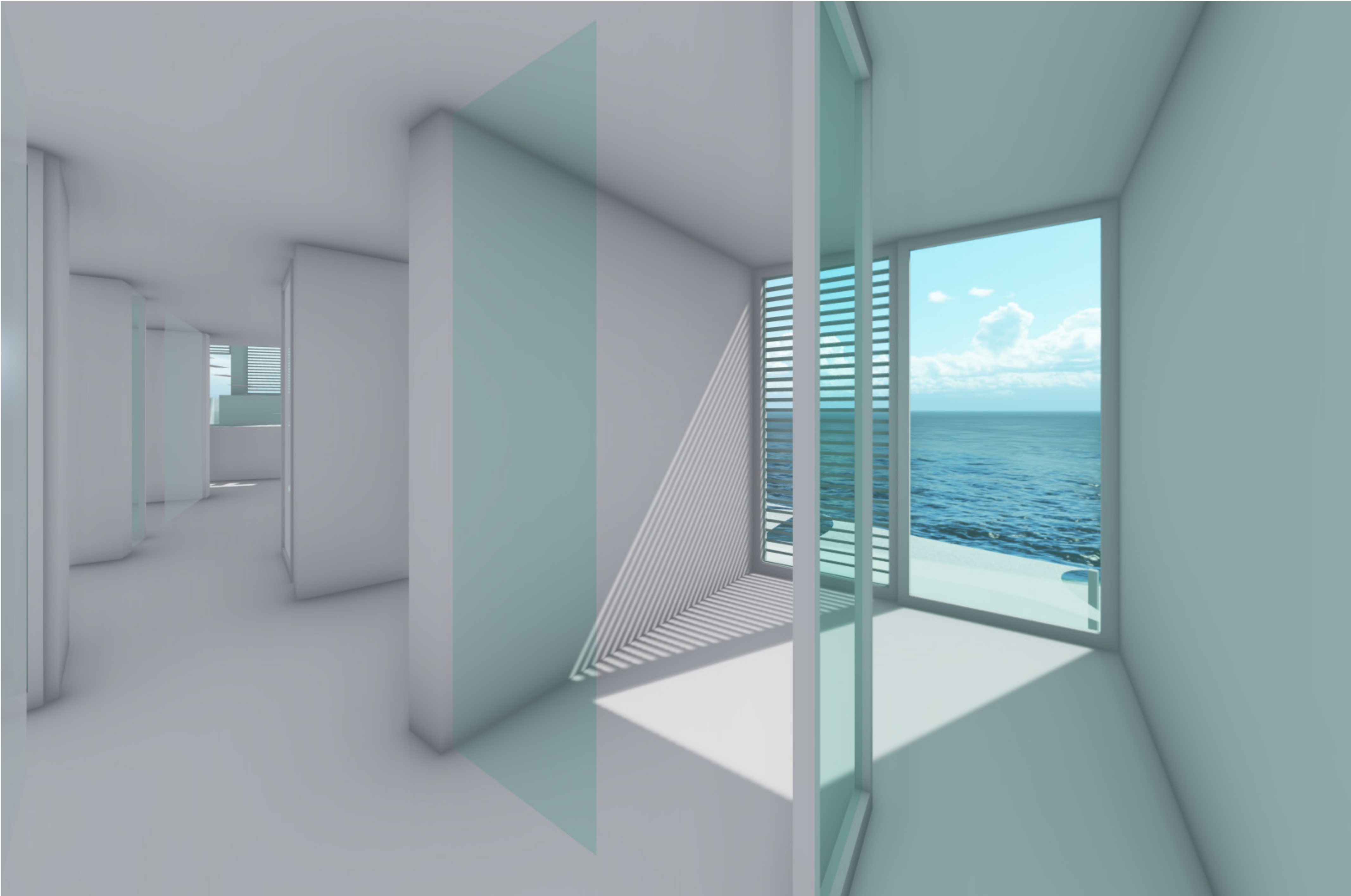
MASTER BEDROOM



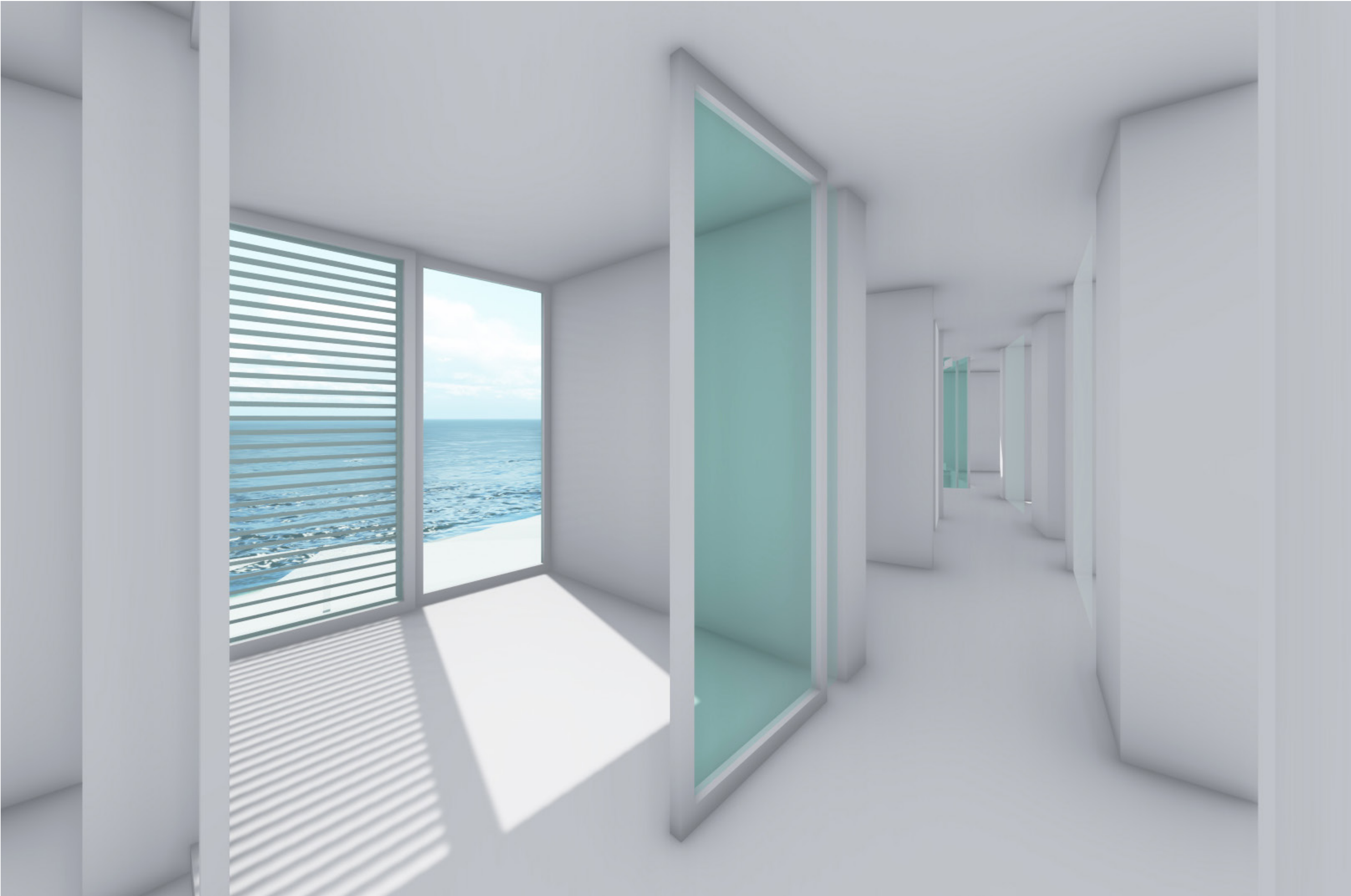
BEDROOM LEVEL BEDROOM 1



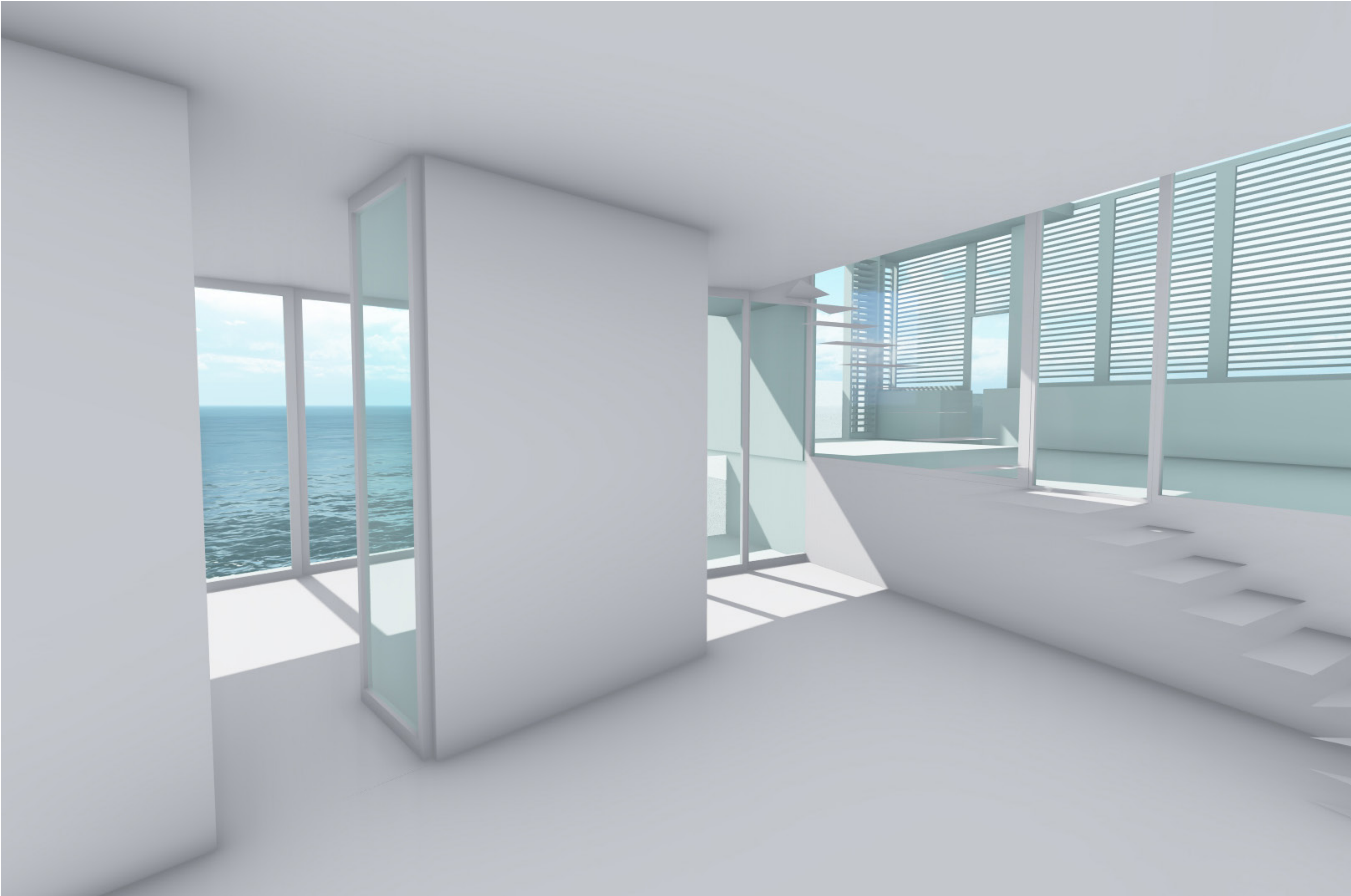
BEDROOM LEVEL BATHROOM



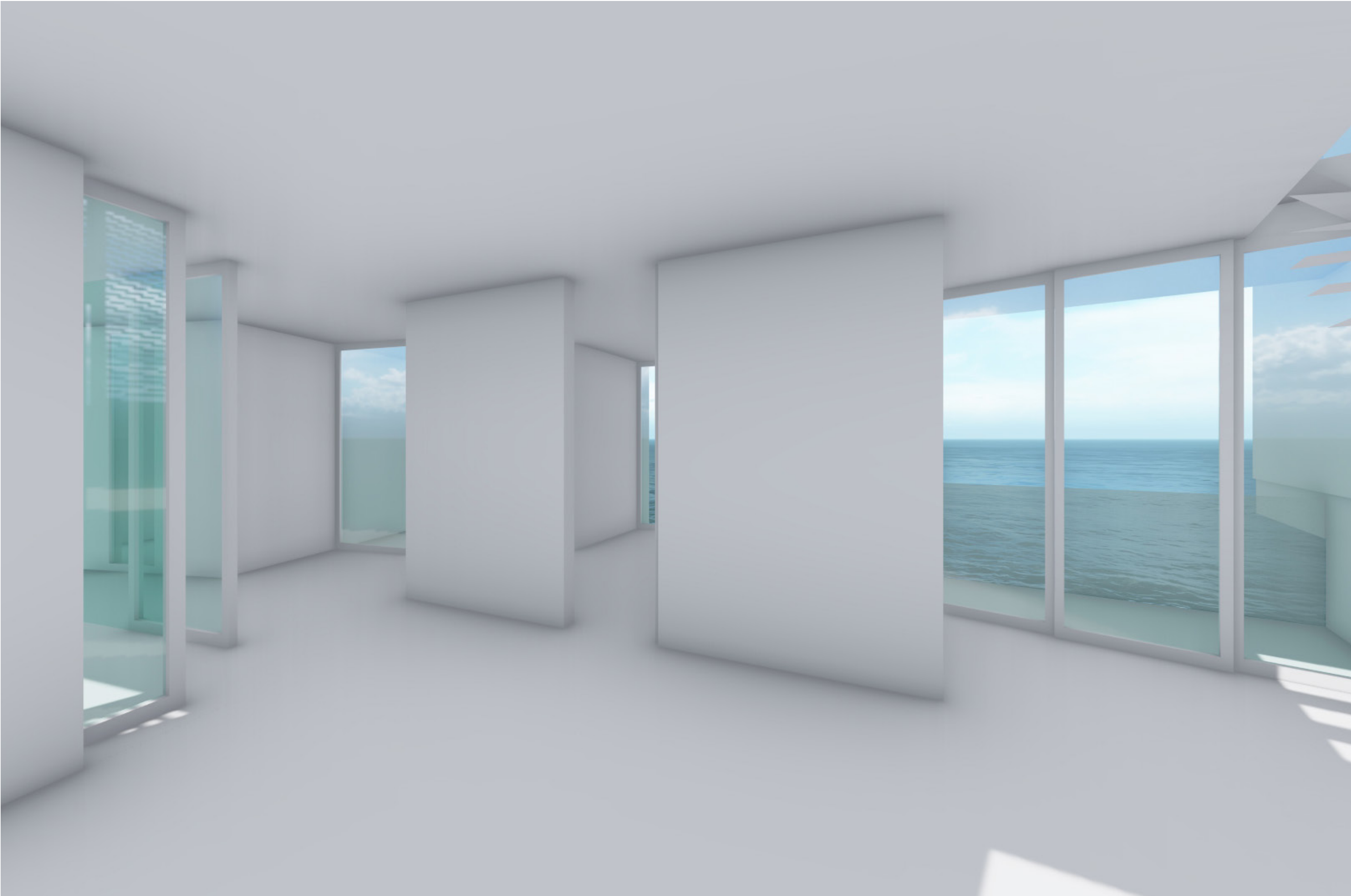
BEDROOM LEVEL LAUNDRY ROOM



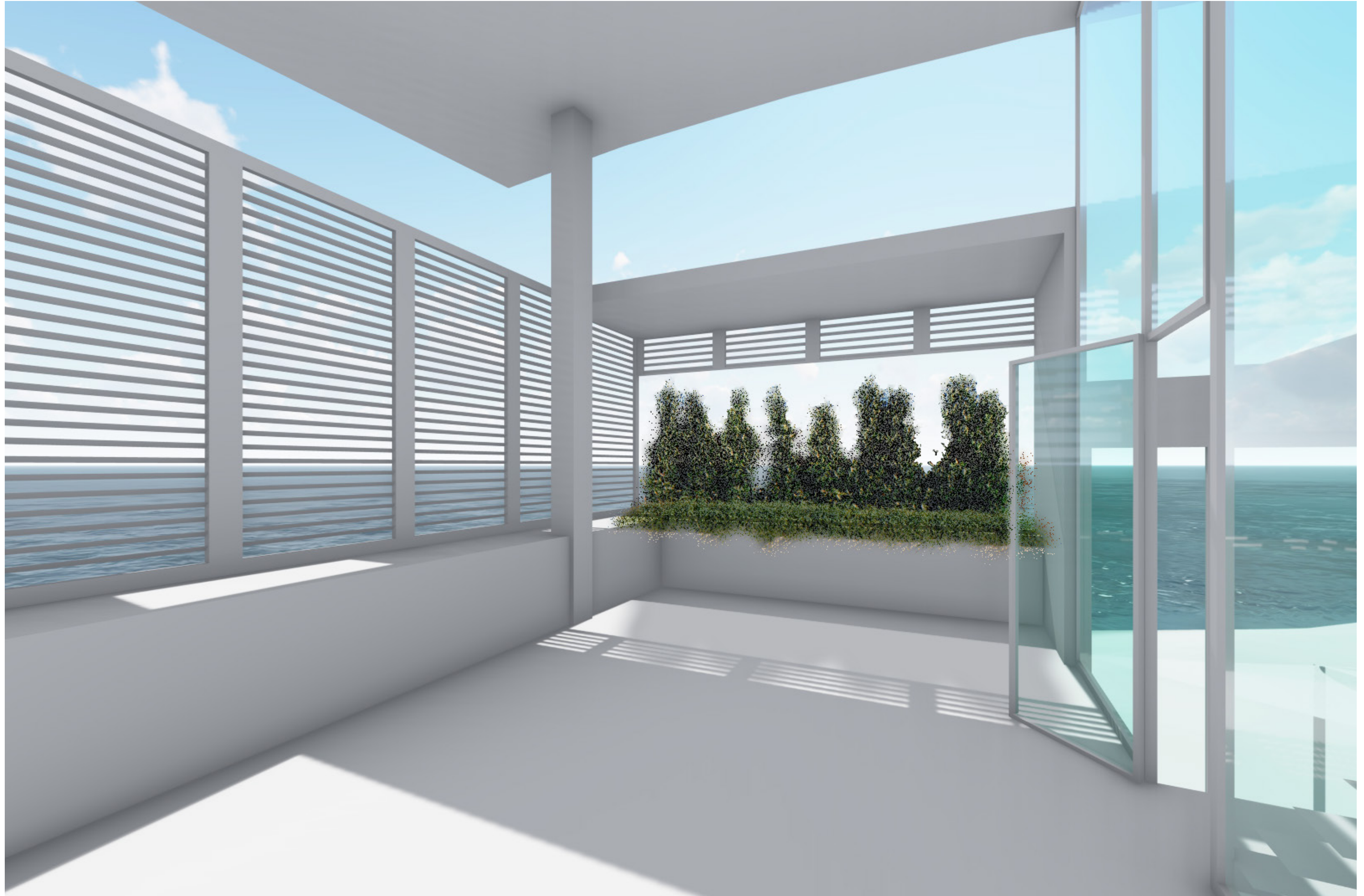
BEDROOM LEVEL GUEST BEDROOM



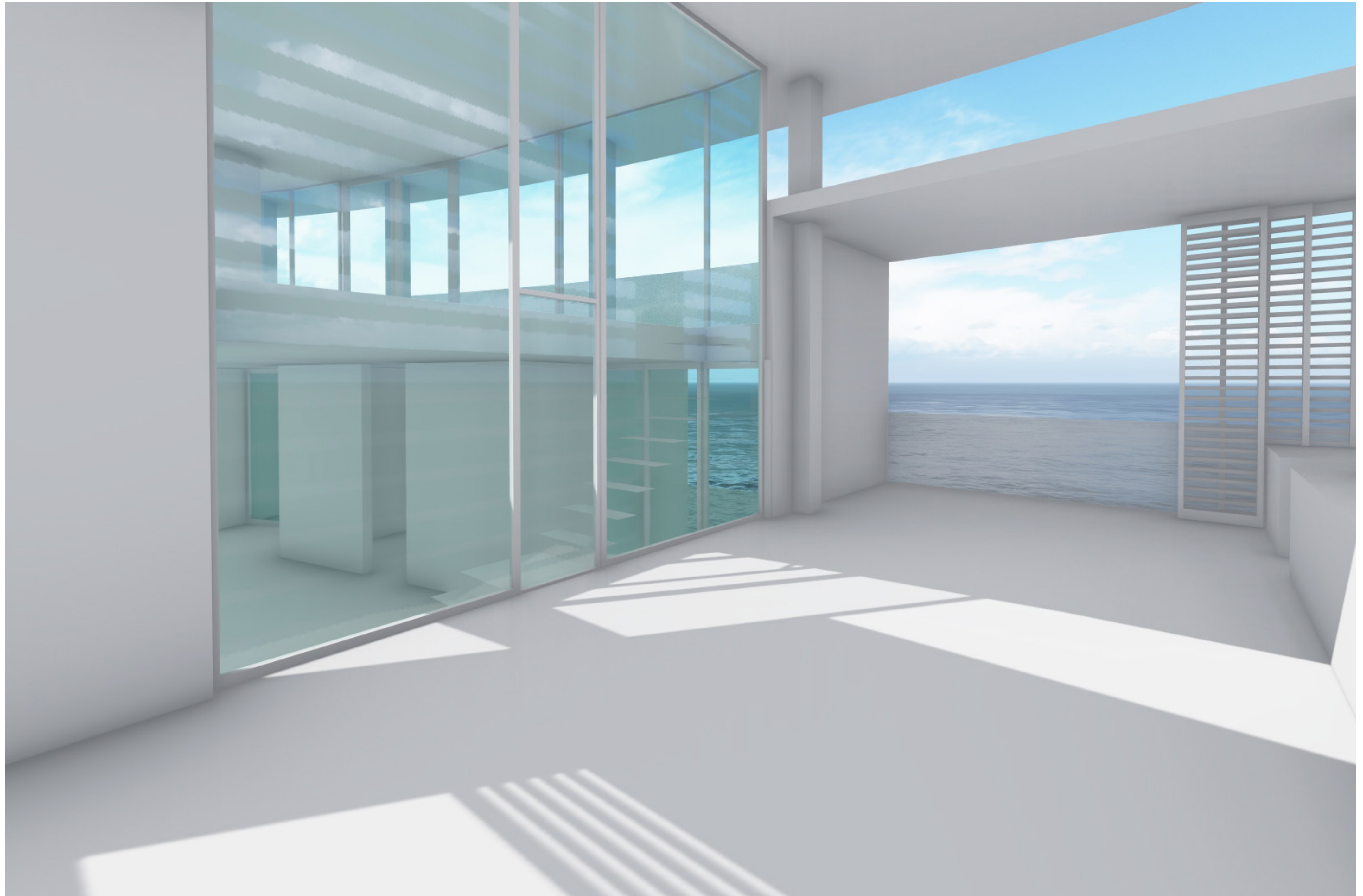
BEDROOM LEVEL GUEST BEDROOM



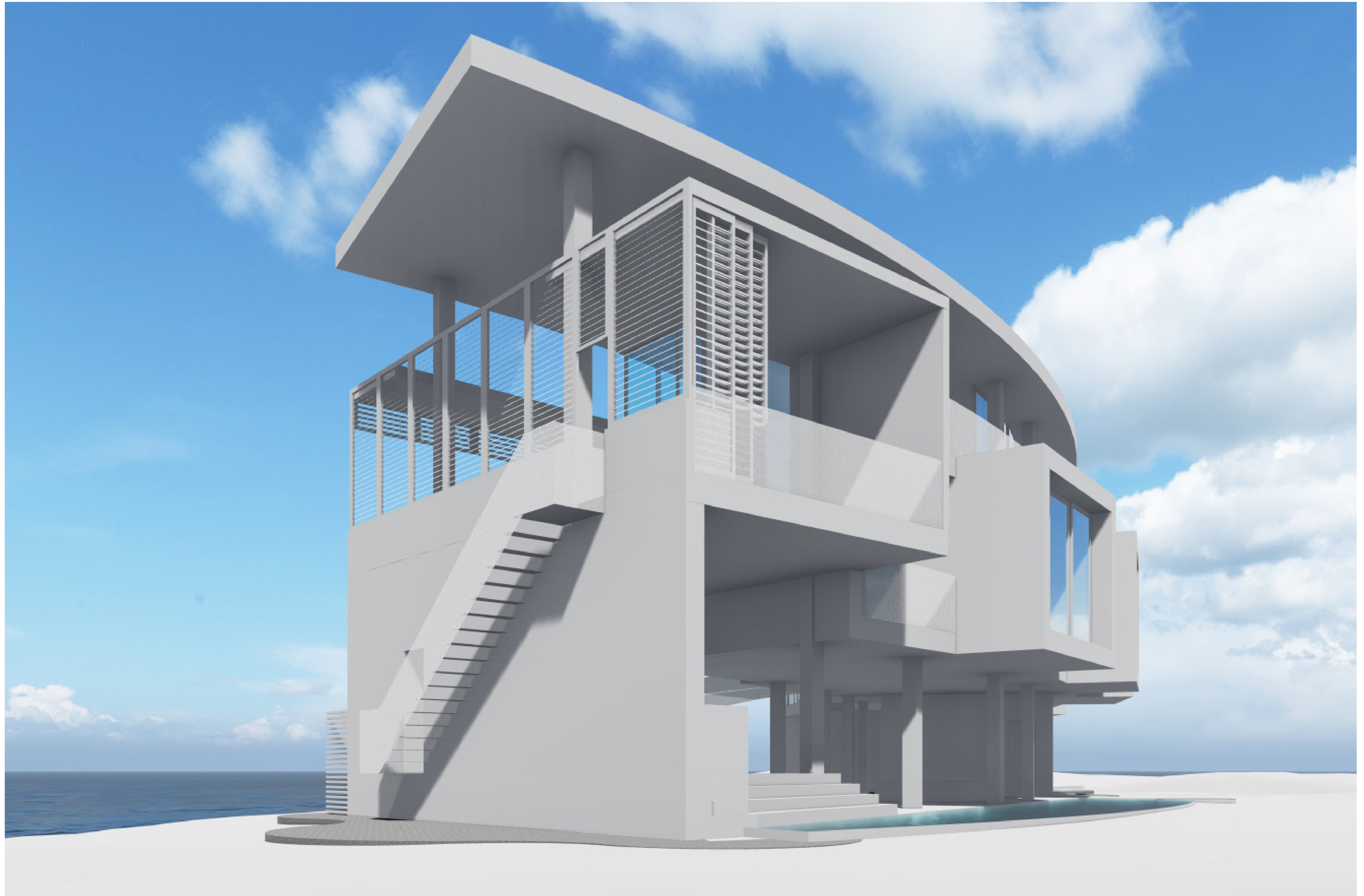
MEZZANINE OUTDOOR LIVING AREAS



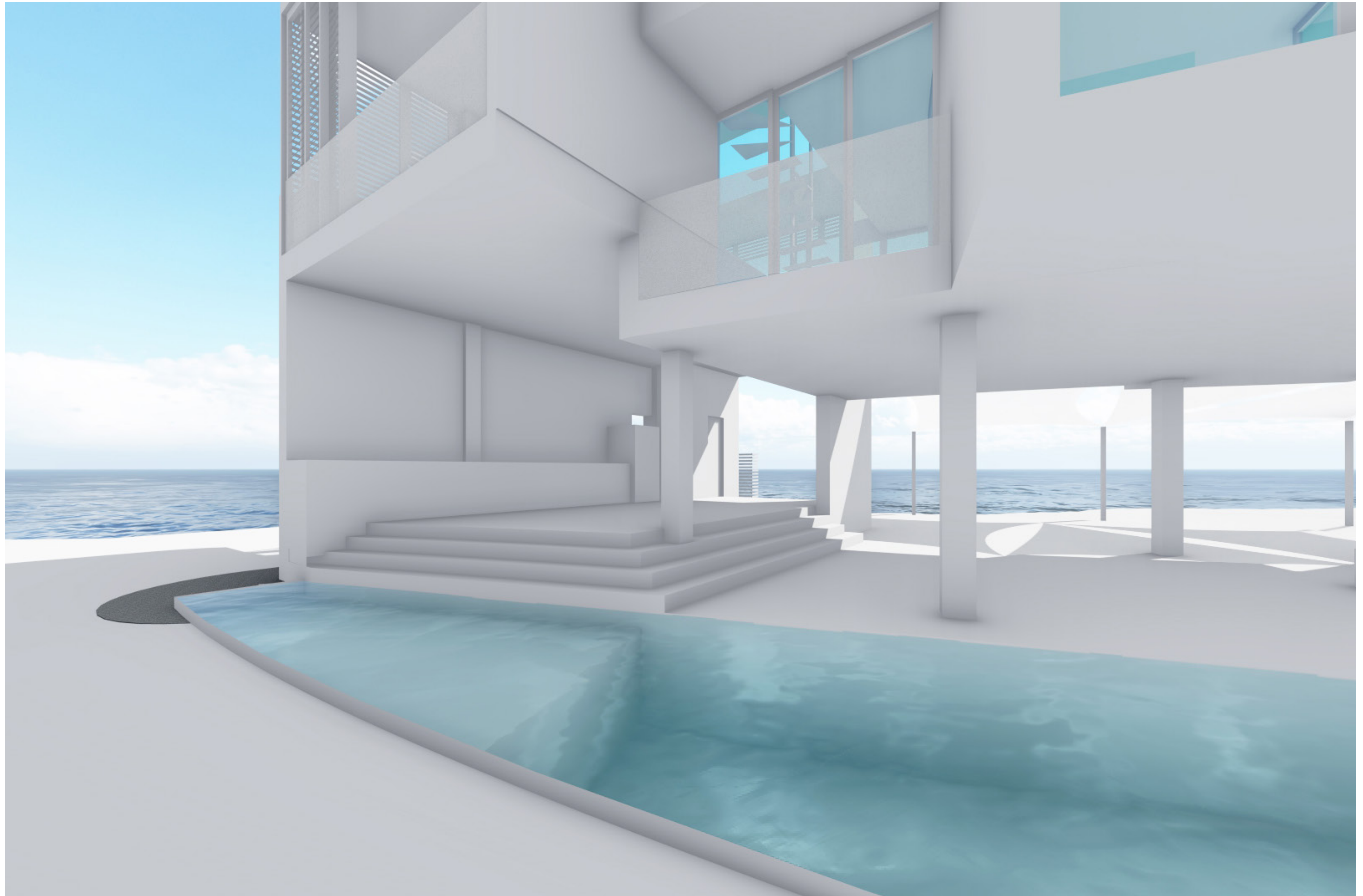
MEZZANINE OUTDOOR LIVING AREAS



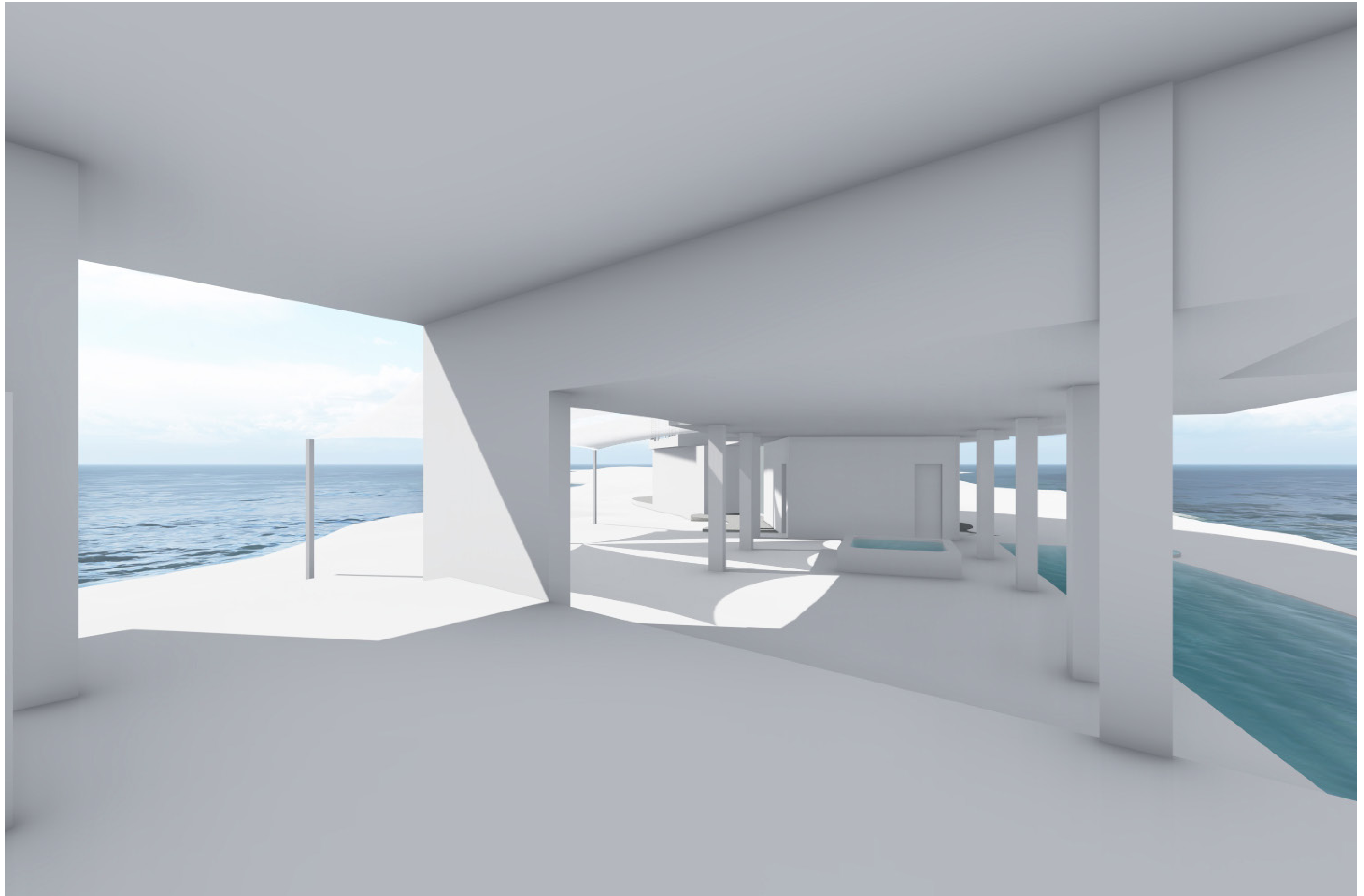
TWO STOREY OUTDOOR LIVING AREAS



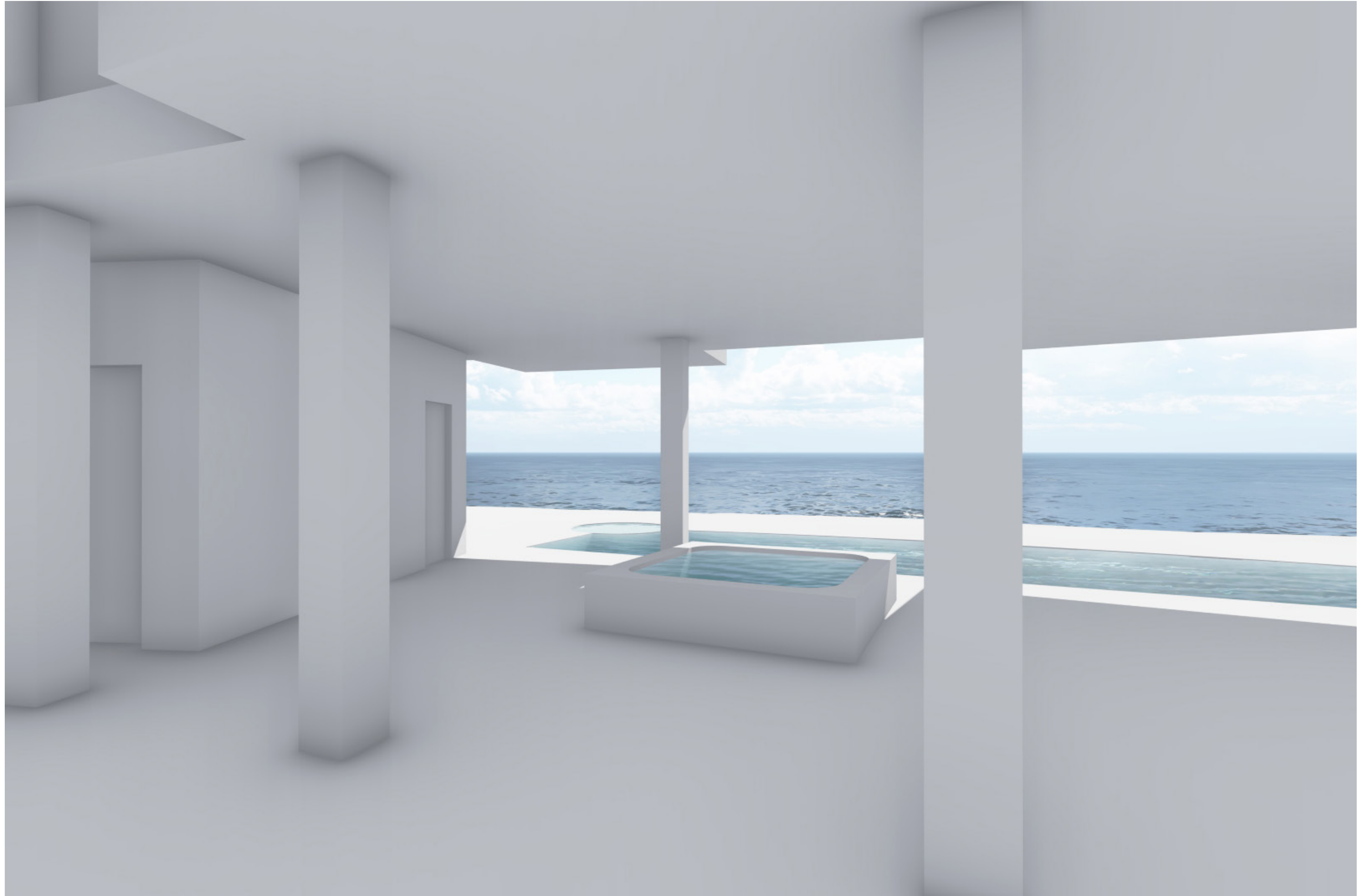
GROUND LEVEL OUTDOOR AREAS & POOL



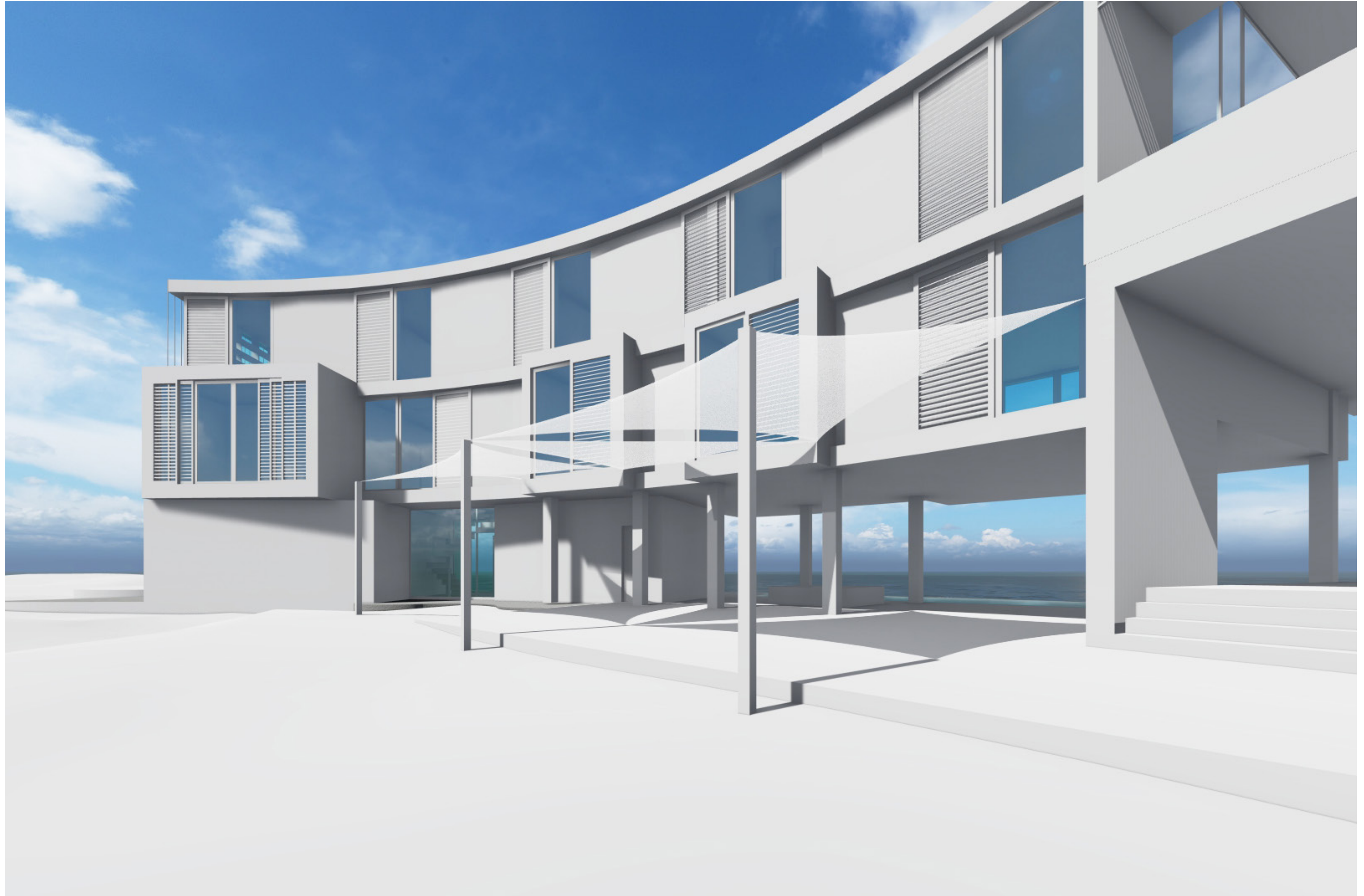
GROUND LEVEL OUTDOOR AREAS & POOL



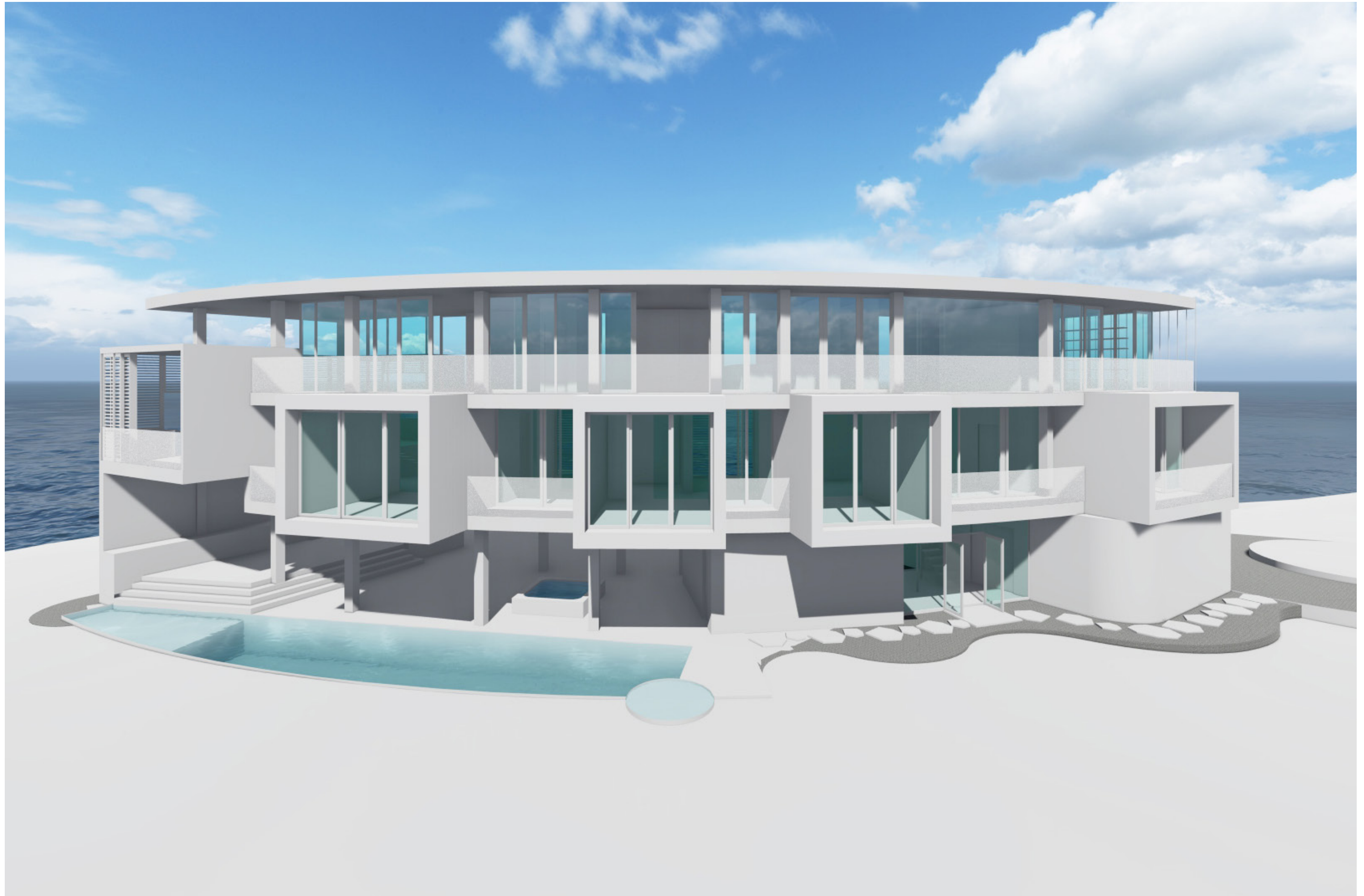
GROUND LEVEL OUTDOOR AREAS & HOTTUB



OUTDOOR LIVING AREAS



NORTH EAST ELEVATION



MATERIALITY - EXTERIOR

WALLS



WINDOWS & SHUTTERS



ROOF

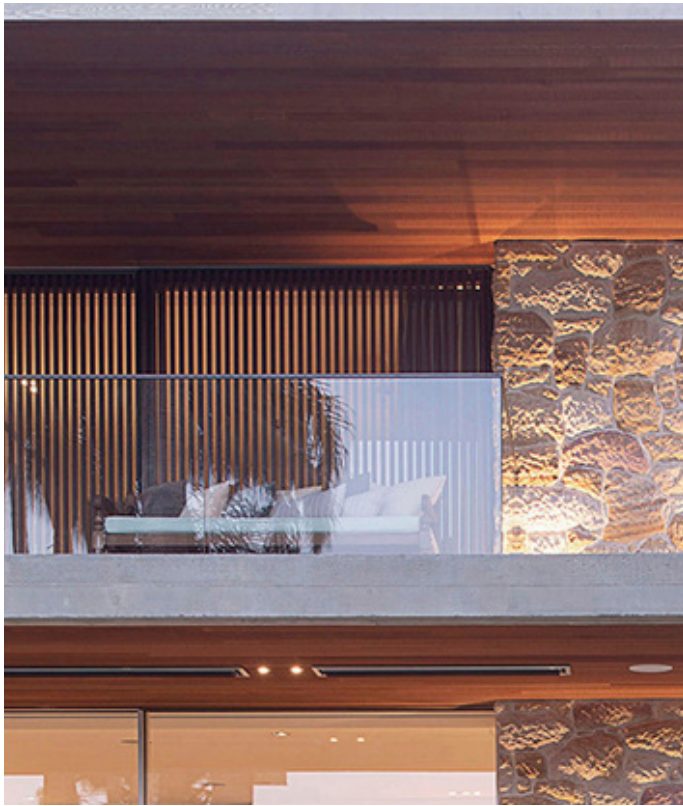


MATERIALITY - EXTERIOR

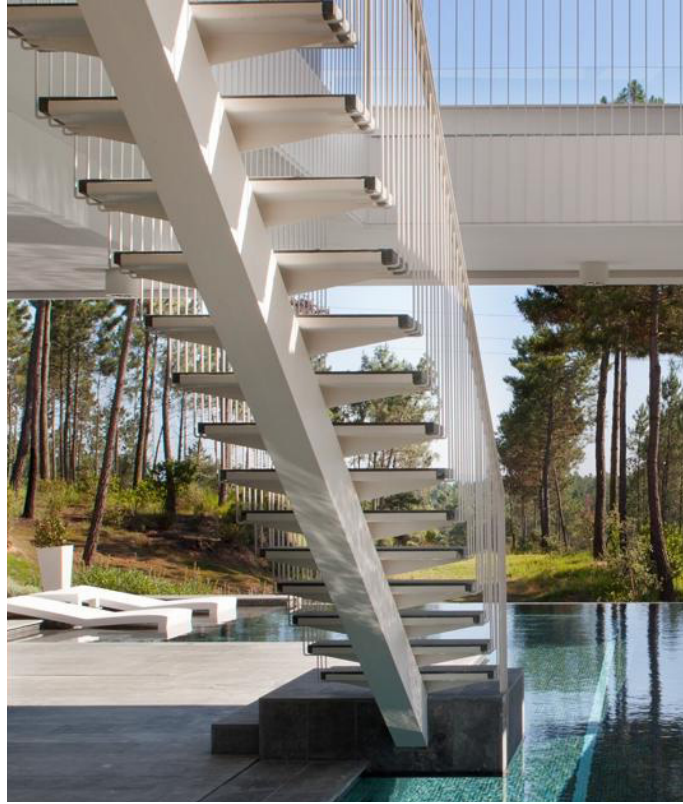
GREEN WALLS & BALCONY/ROOF



BALLASTRADE



STAIRS



MATERIALITY - EXTERIOR

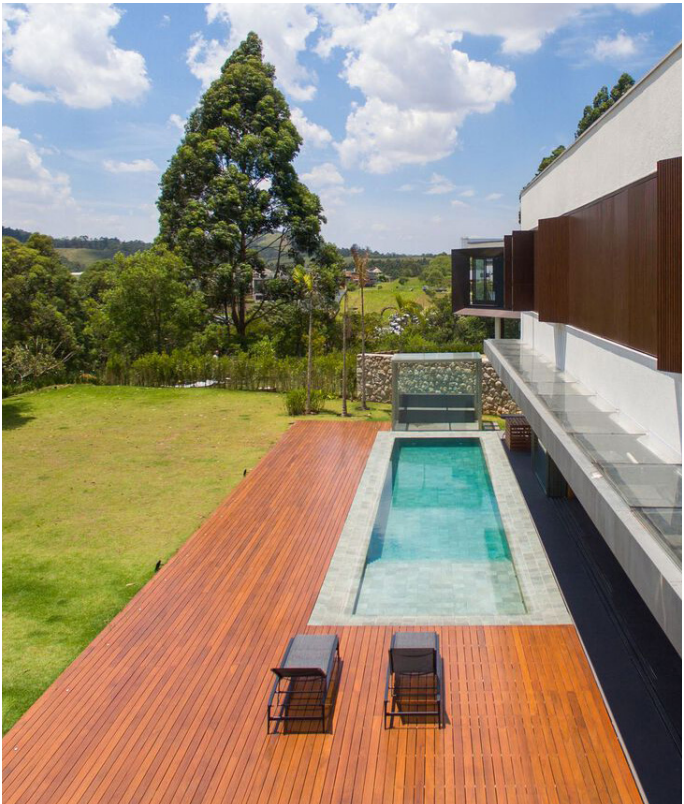
OUTDOOR LIVING/DINING TOP LEVEL



OUTDOOR LIVING/DINING LOWER LEVEL



GROUND LEVEL OUTDOOR AREA



MATERIALITY - INTERIOR

WALLS



FLOOR



CEILING



MATERIALITY - INTERIOR

BATHROOM/LAUNDRY



BEDROOMS



STAIRS AND ELEVATOR

