

SEMPlicita

Annapolis, Maryland Residential Architecture

Design Overview: “Semplicita” is the Italian word for simplicity. The owners wanted a “modern ranch”. The design team set out to design the residence to be pure in form and simple in layout and function.

Semplicita is located in the Eastport neighborhood of Annapolis, Maryland. The plan is comprised of three primary elements under a single hip roof. The central living space is flanked by two parallel wings. The main living space accommodates the main entry, living, dining, and kitchen functions, and opens to a screen-enclosed patio with a wood-burning fireplace. The east wing houses the master bedroom suite and the separate guest suite, which includes two bedrooms and a bathroom. The west wing includes an office/den with full bathroom, laundry facilities, a two-car garage, and circulation to the side and garage entrances as well as the full basement. The single-floor design includes considerations for future handicap accessibility. There is no step from the living area to the screened patio, and the showers are curbless. With the installation of a wheelchair lift, for entrance to the west hall through the garage, and minor renovations to bathroom vanities and kitchen cabinetry, the residence can be fully handicap accessible.

All rooms and spaces are defined vertically as well. Major rooms within the house proper are ten feet tall. Bathrooms, closets, and circulation areas are eight-foot eight inches tall. The screened patio area has a cathedral ceiling with operable skylights to enhance the relationship with the outdoors. Doors are eight-foot tall throughout.

The house includes approximately 2600 square feet of conditioned living space on the main floor. The central space has three six-foot wide French doors which open to an additional 400 square feet of living/entertaining area in the screened patio area.

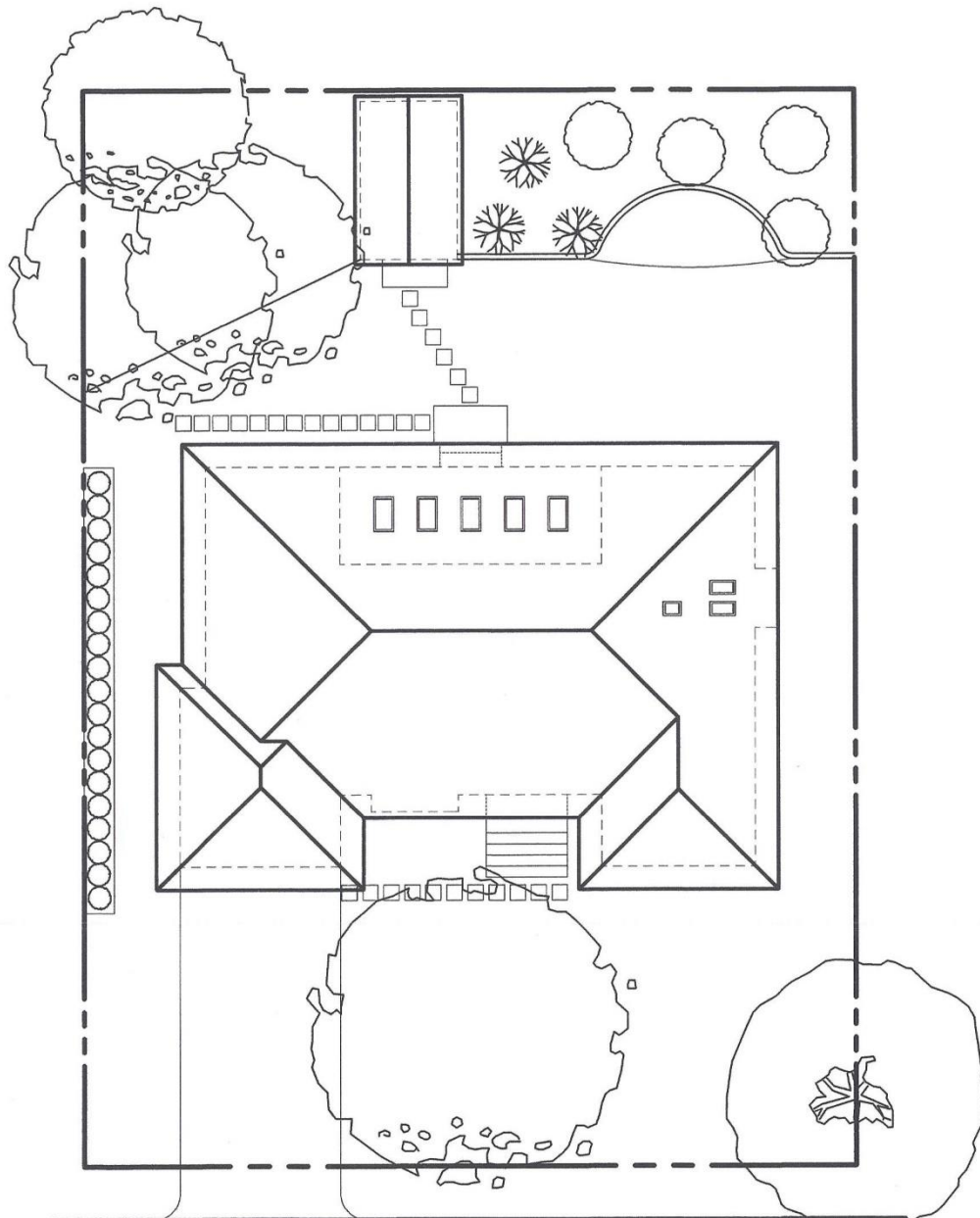
Island Living: The party will always end up in the kitchen. The design team introduces the kitchen as house, and the house as kitchen. The custom-built kitchen incorporates a modern design that virtually hides all of the major appliances. The refrigerator and separate freezer, as well as the dishwasher, are concealed within the cabinetwork. The two built-in wall ovens are located in the west side of the island and are virtually out of view from the main living space. All counter-top appliances are housed in a cabinet garage which totally conceals them when not in use.

The seven-foot by seven-foot island was designed to be, and functions as the central activity area of the residence. The couple generally eat there, work there, and parties are usually centered around the island.

Comprehensive Design: The design team provided full Architecture and Interior Design which included the design of the custom kitchen cabinetry and the selection of furniture, fixtures, and finishes throughout.

Sustainability: The low-pitched (5:12) hip roof affords the large three-foot soffits around the entire residence. This allows all windows to remain open, even through driving rain storms. Heating and cooling is turned off during spring and fall periods of moderate temperature and humidity. The house is constructed within the Chesapeake Bay’s critical area. All roof leaders, and the trench drain across the driveway, drain into underground seepage pits. Therefore, there is virtually no property runoff of rainwater which would otherwise be diverted into the bay. Lighting incorporates mostly low wattage LED fixtures. The house is well insulated, and incorporates a closed-loop geothermal HVAC system. Semplicita is energy efficient and environmentally friendly.

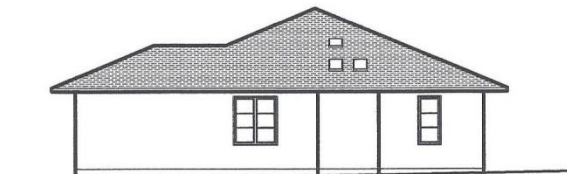
“Simplicity is the ultimate sophistication.” - Leonardo da Vinci



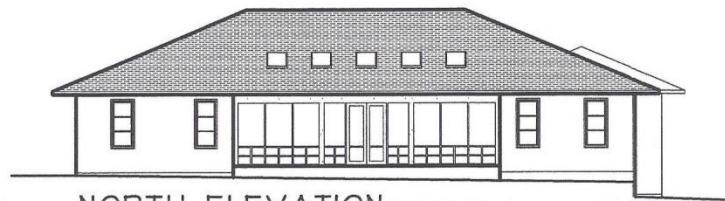
SITE PLAN



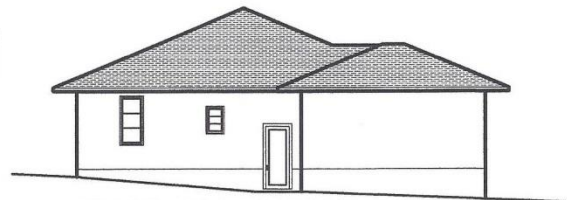
SOUTH ELEVATION



EAST ELEVATION

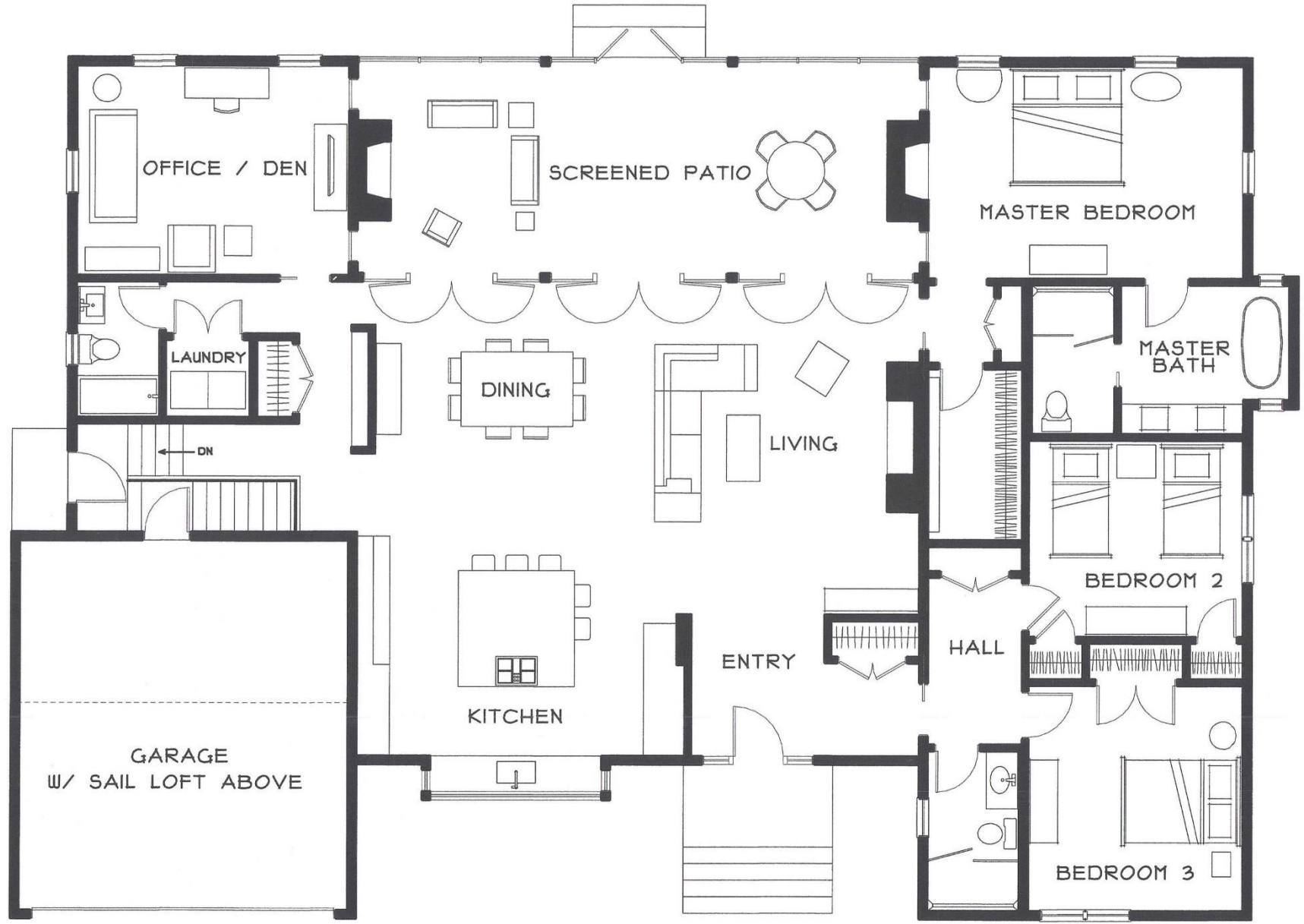


NORTH ELEVATION



WEST ELEVATION





FLOOR PLAN





SEMPlicita

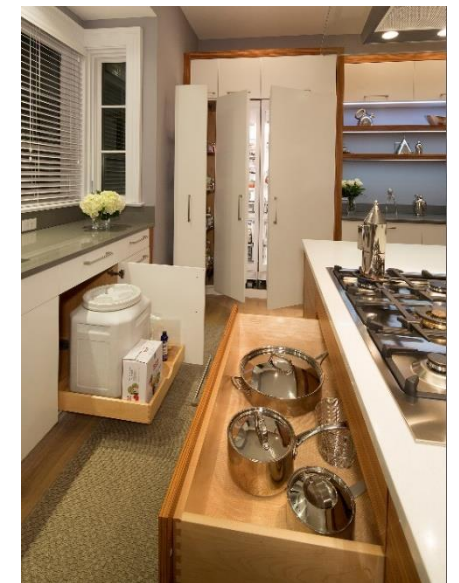
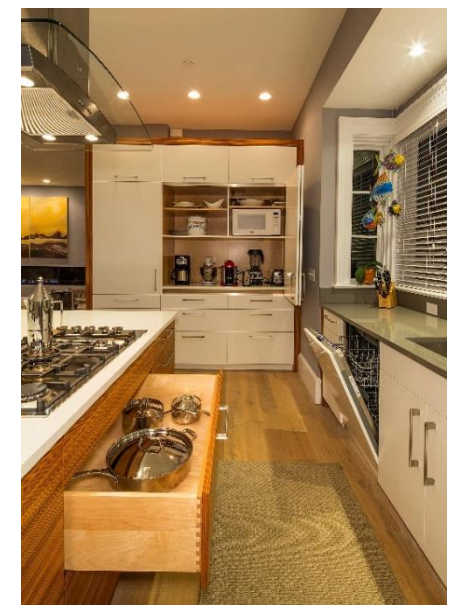


Photos by Peter Paige

SEMPlicita
DINING, LIVING, KITCHEN, WITH ENTRY BEYOND



SEMPlicita
KITCHEN



Photos by Peter Paige



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SCREENED PATIO



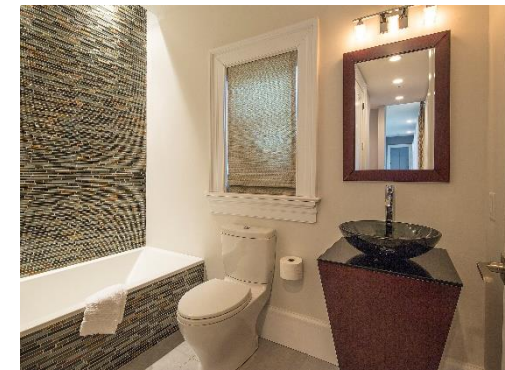
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SEMPlicita
MASTER BEDROOM



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BATHROOMS

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SEMPlicita
OUTDOOR SPACES