



NOFORMA

Design Studio

LHL:
Lower Hirafu Land

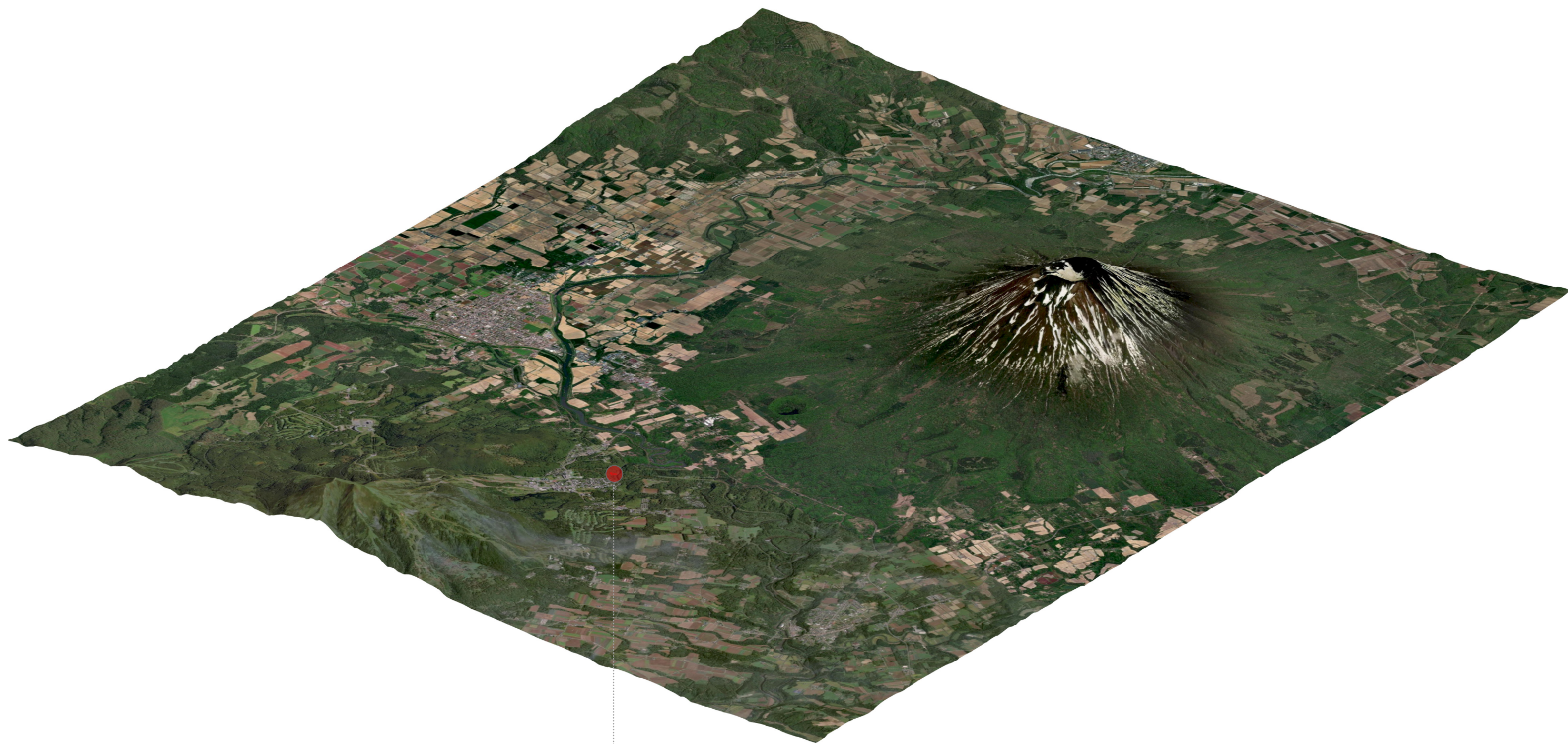
Subdivisio and building volume proposal

Lower Hirafu Land

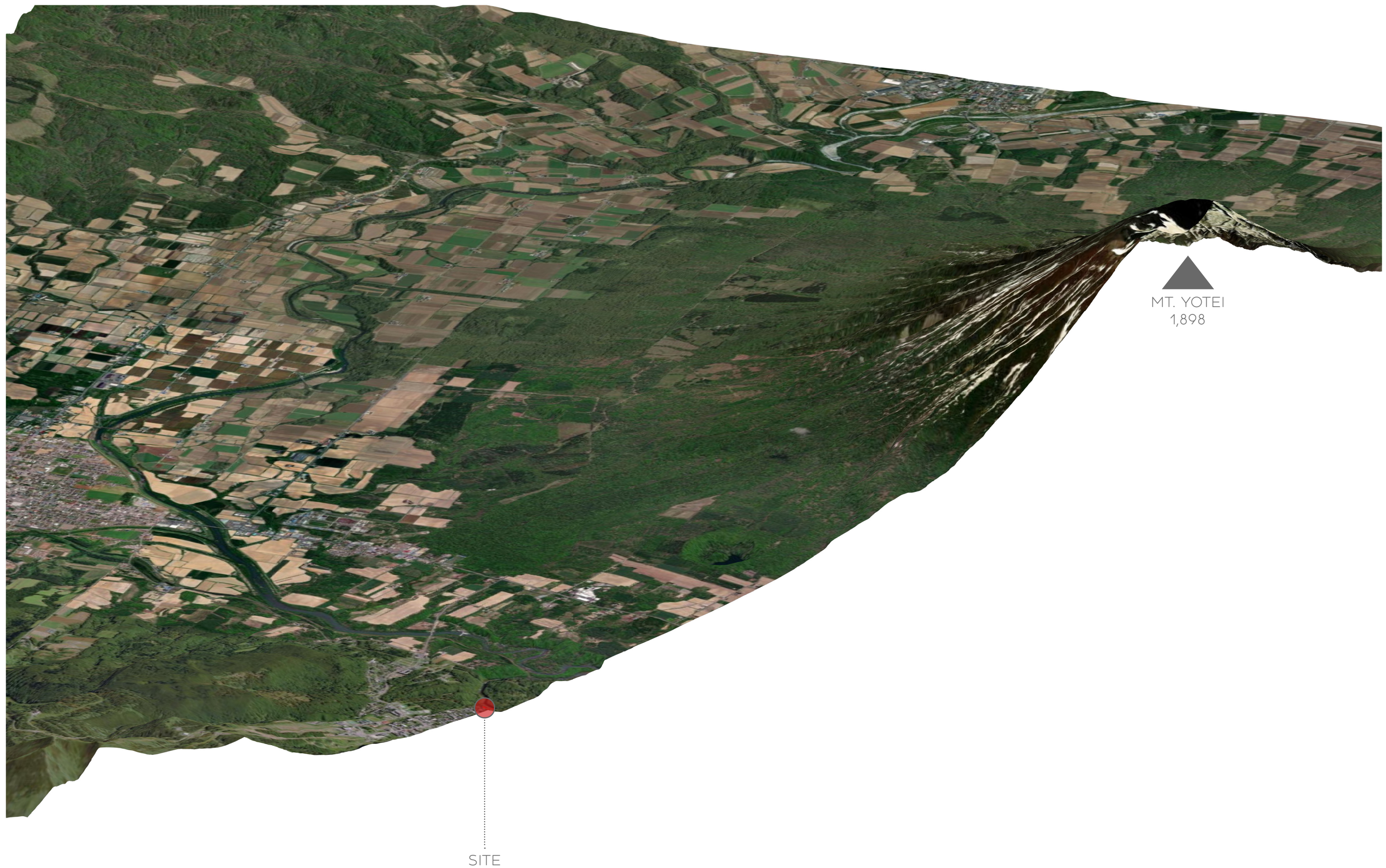


Un lieu d'opportunités

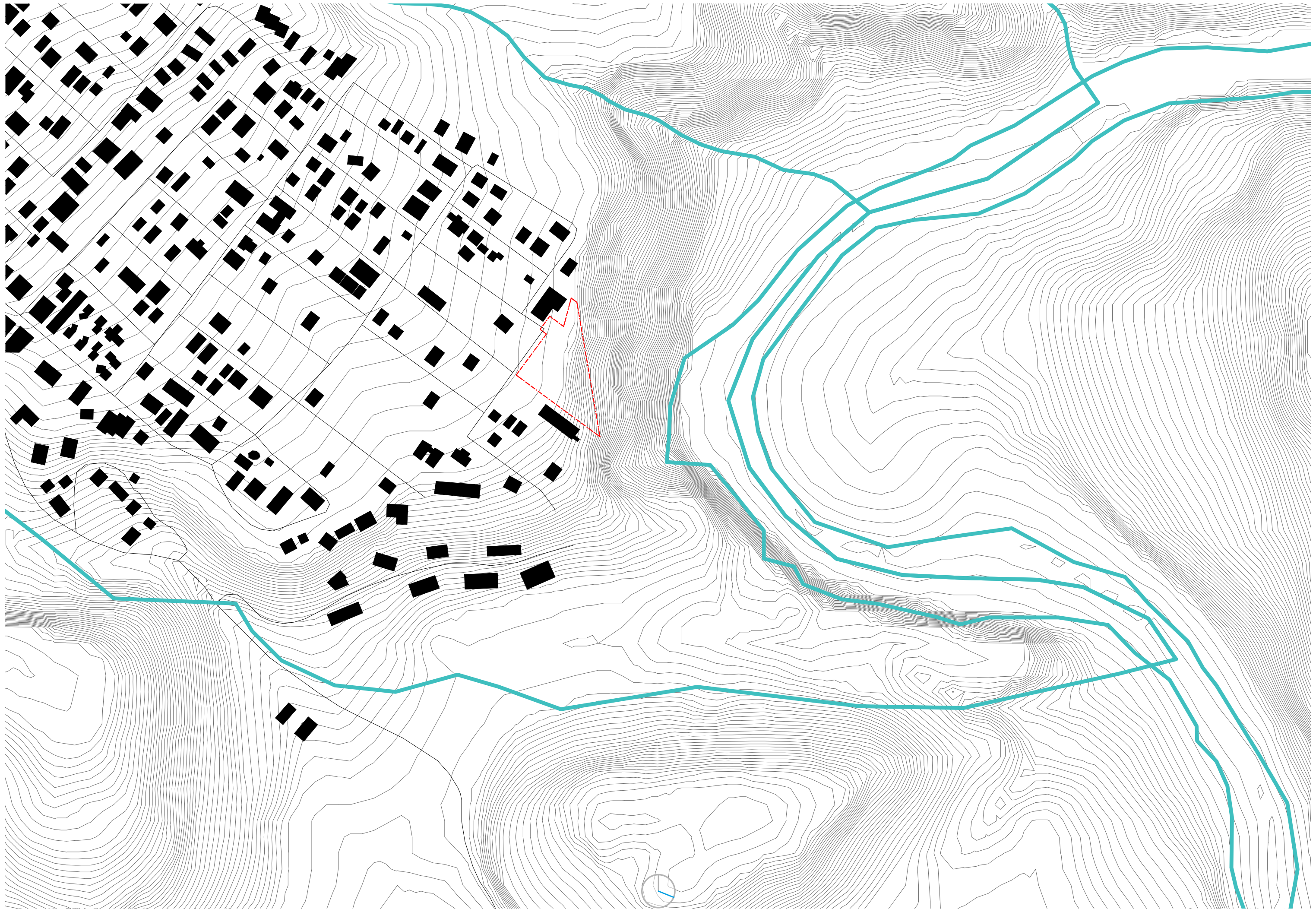




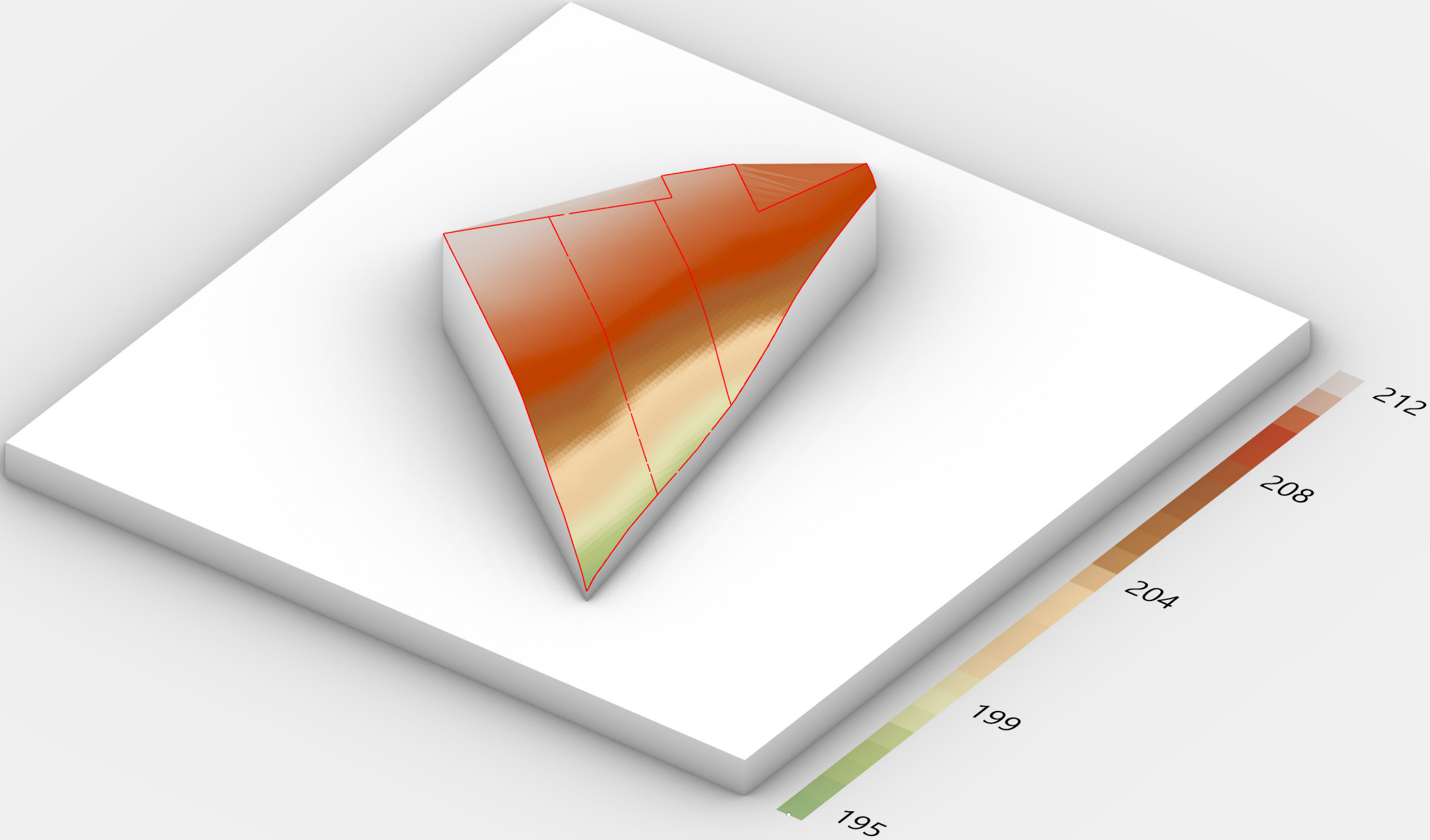
SITE



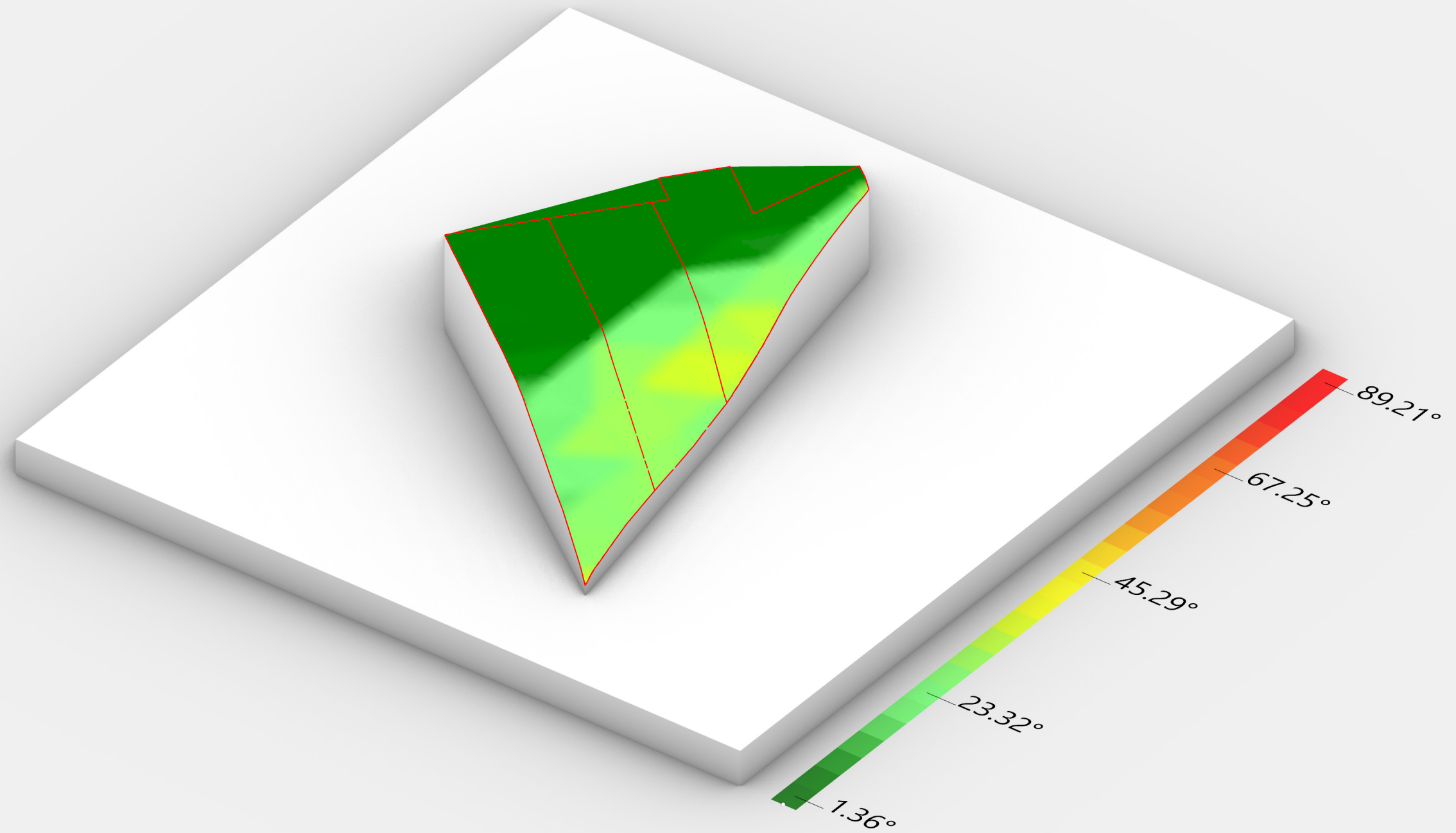




ELEVATION MAP



GRADIENT MAP



VIEWS

The site is perched on the cliff edge overlooking the river Shiribetsu



Drone photo, external source

The view from the site captures not only the flowing river below but also one of the most beautiful angles of Mt Yotei.



Photo taken from site

VIEWS

A



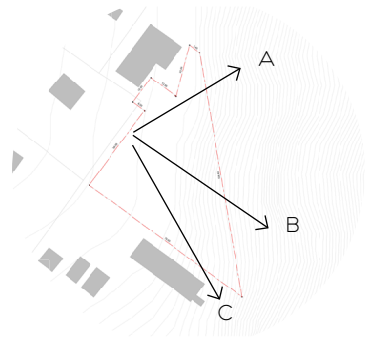
B

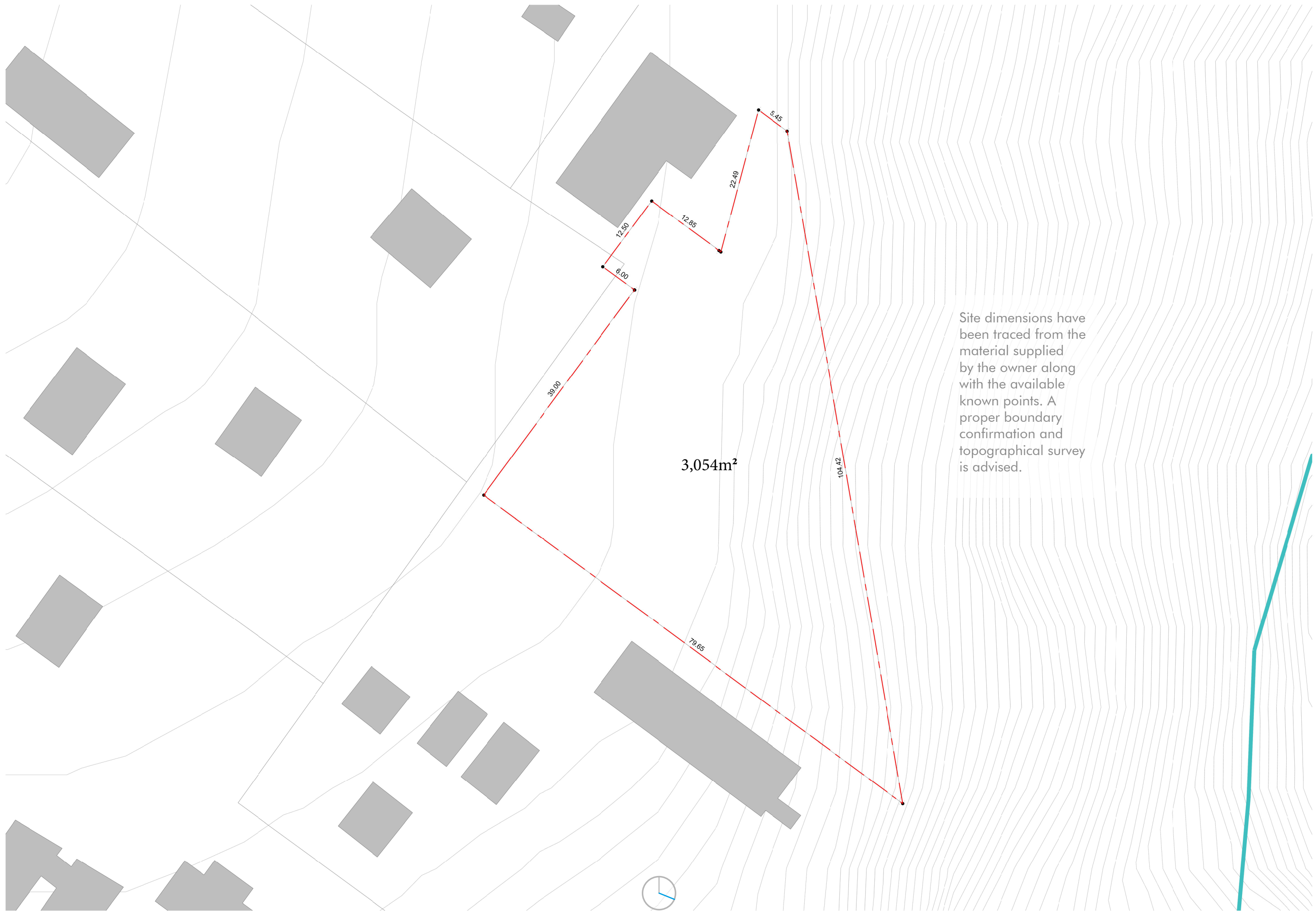


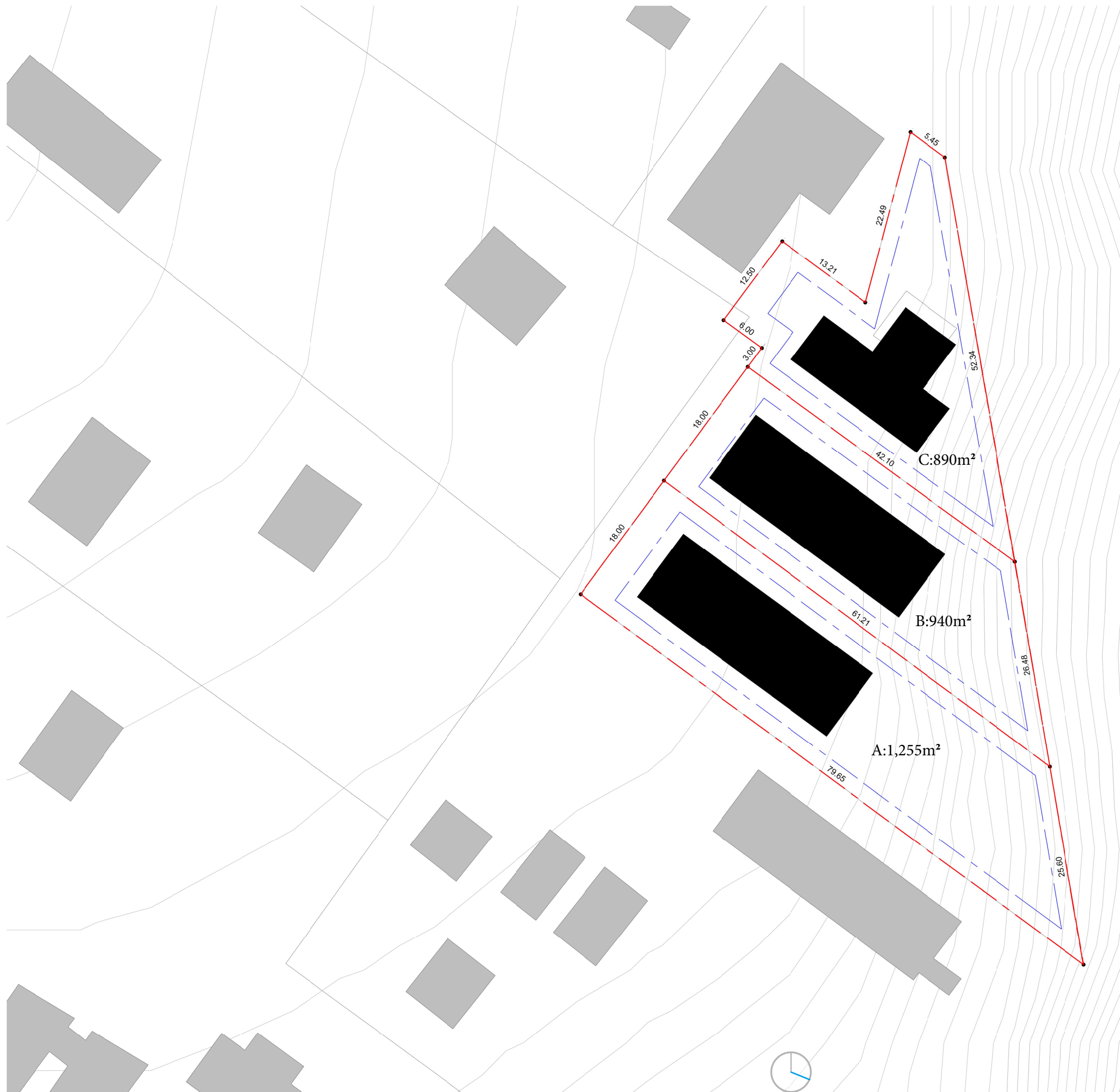
C



Photos taken from site







NOTES:

4m Road Set Back (as applies to building area between 200 and 700m²)

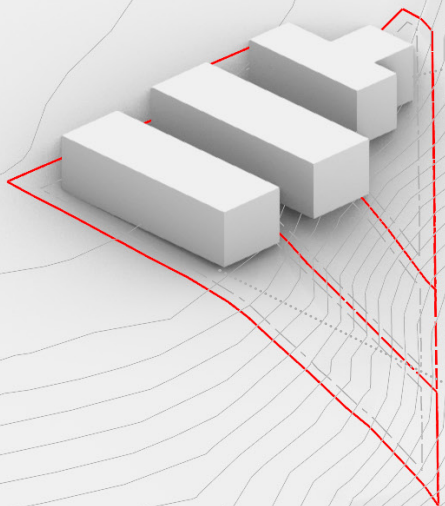
2m Boundary Set Back

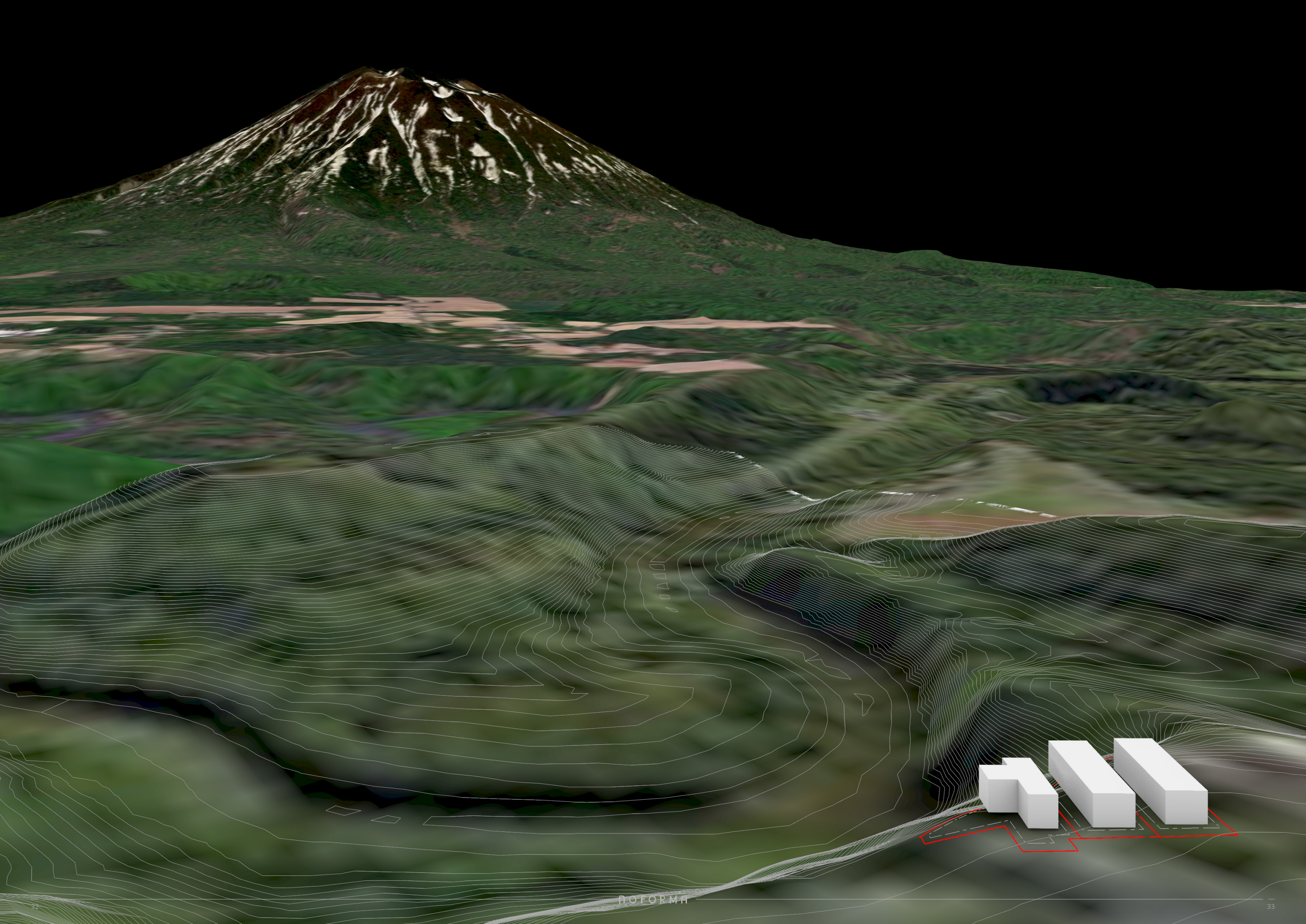
300m² Building Footprint

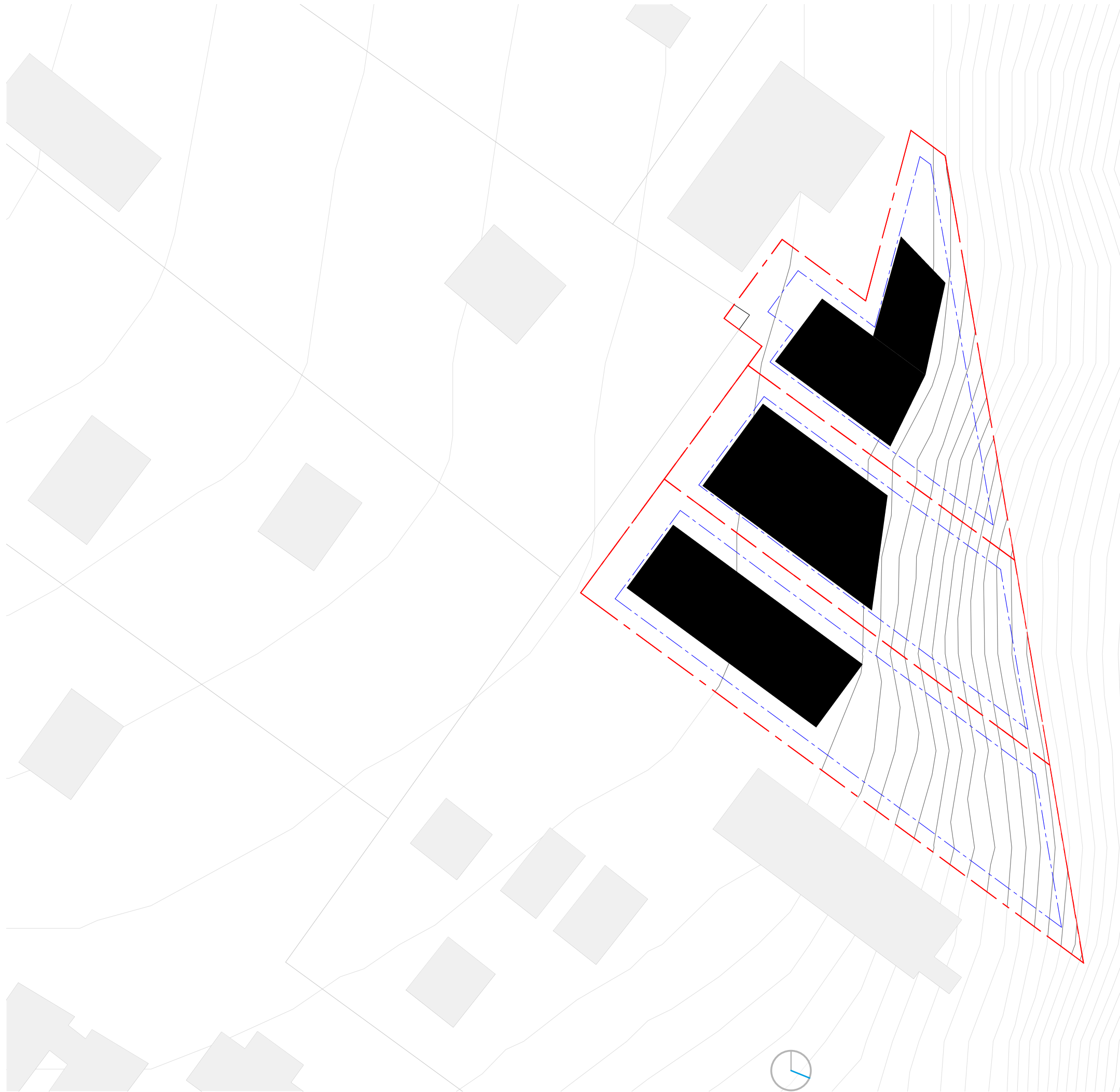
A 3 lots subdivision is proposed as the most efficient plan; taking into consideration the size of each individual lot should range between 850m² to 1300m². This subdivision plans allow for villas of generous area, maximizing views opportunities. The villas could range from 2, 2.5, and 3 stories.



All properties
can enjoy
sweeping
views of both
Mt Yotei and
the Shiribetsu
River flowing
below.





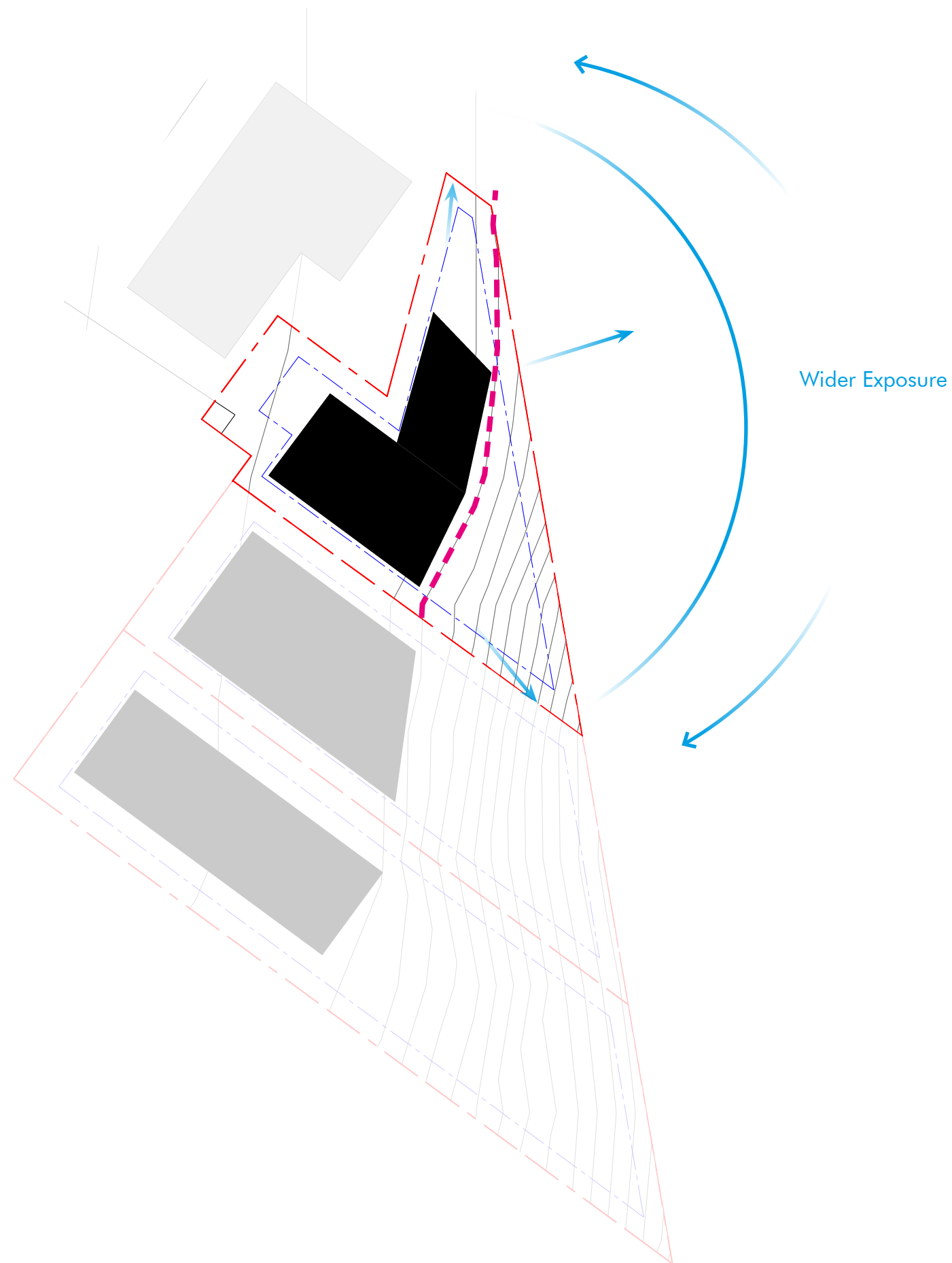


PRELIMINARY OPTIMIZATION

Each plots's design takes in to consideration the the following key conditions:

- 1) TOPOGRAPHY
- 2) VIEWS
- 3) RELATIONSHIP WITH THE NEIGHBOURING PLOT
- 4) PLOT SHAPE





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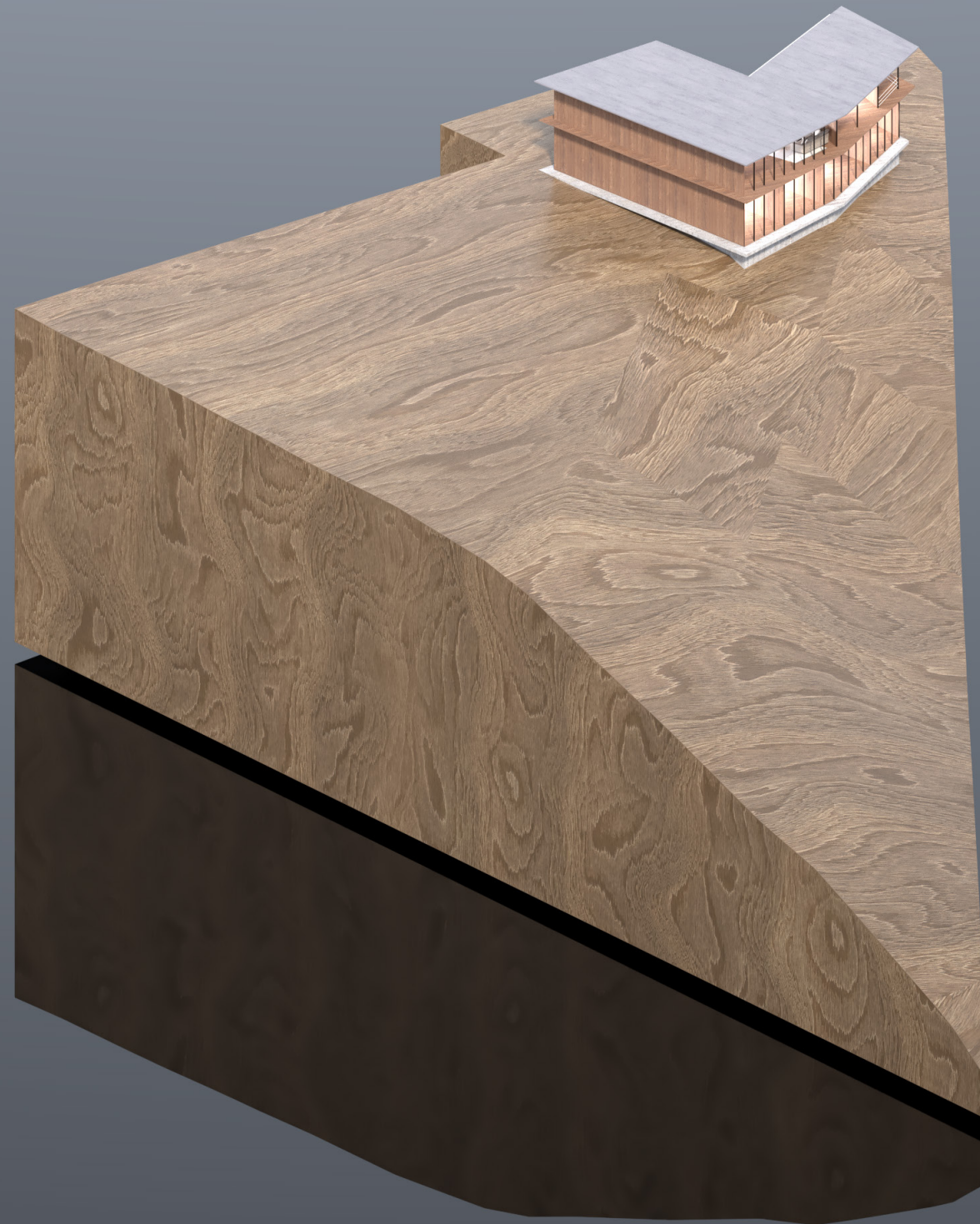
- 1) TOPOGRAPHY
- 2) VIEWS
- 3) RELATIONSHIP WITH THE NEIGHBOURING PLOT
- 4) PLOT SHAPE

PLOT C:

1. Use existing topography to set the building boundary and minimize earthwork.

2. Align the building with the lot shape to optimize views of Mount Yotei and the river. Positioned at the northern end, this plot compensates for its unusual shape by offering greater exposure to the natural surroundings, with no obstructions on the north side.





PLOT C



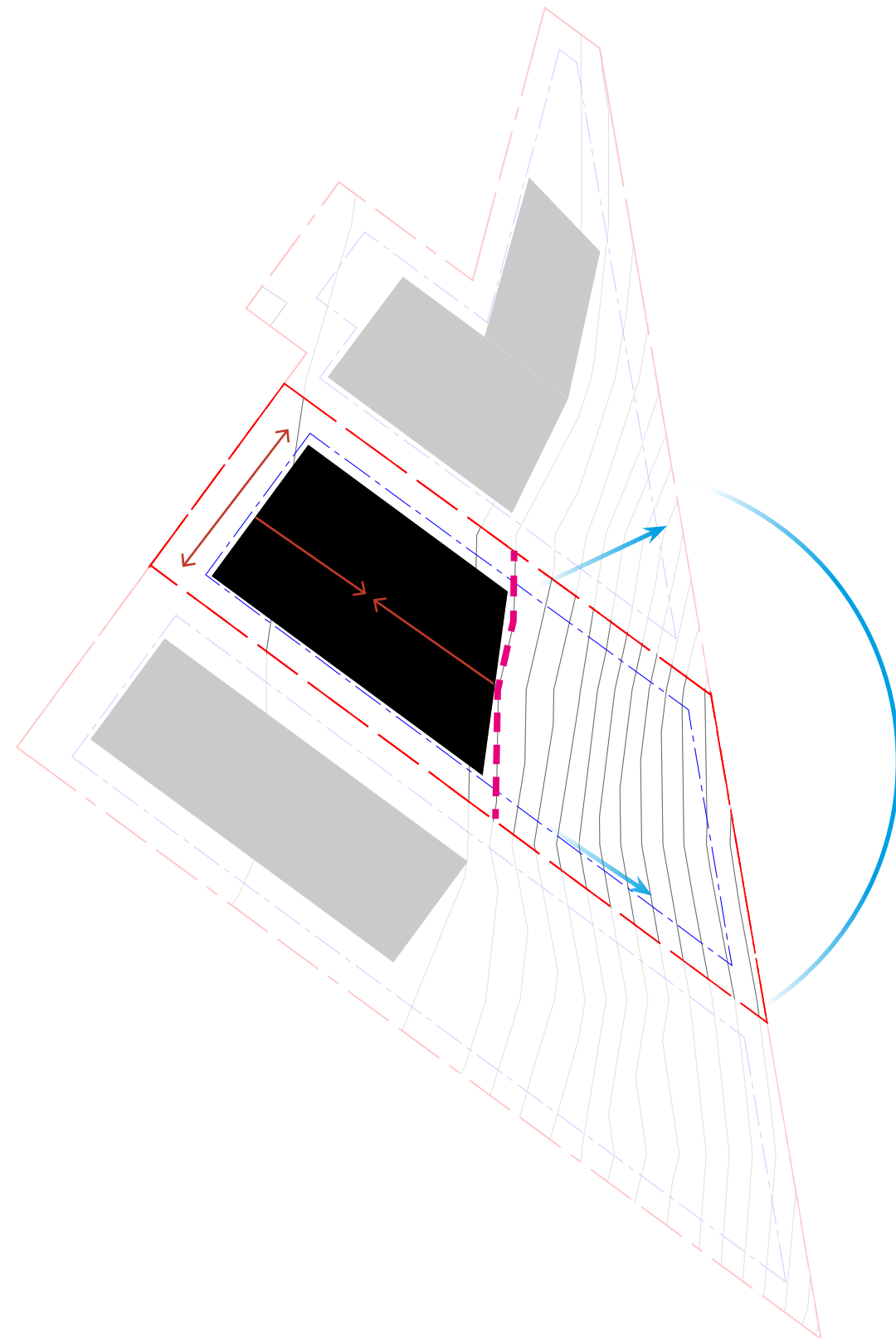












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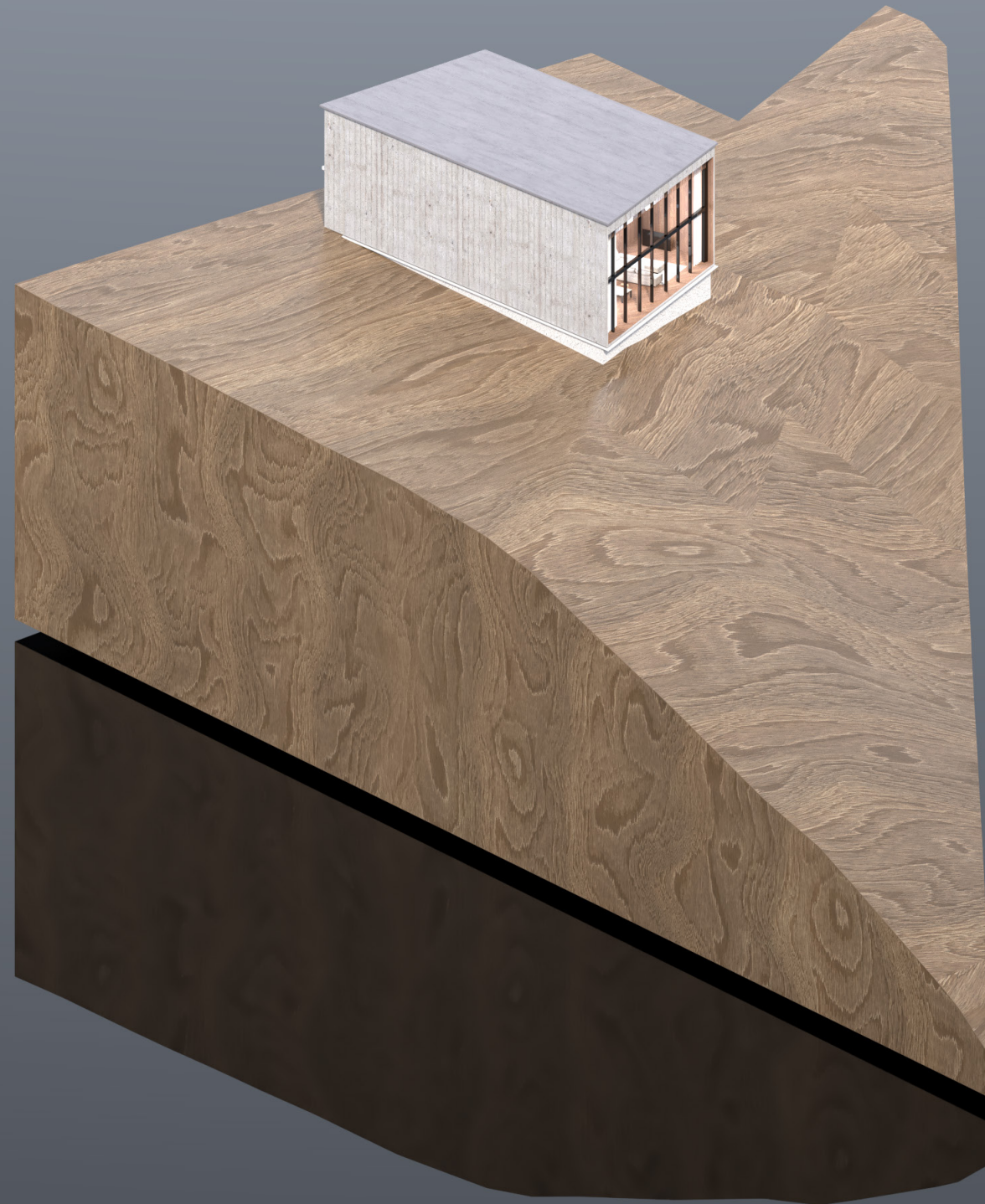
PLOT B:

1.Utilize the existing topography to define the building boundary and minimize earthwork.

2.Utilize the existing topography to define the building boundary and minimize earthwork.

3. Since the flat portion of the land is shorter than that of Plot A, Plot B should maximize its width within setback constraints and optimize its length to minimize unnecessary and costly earthwork.





PLOT B

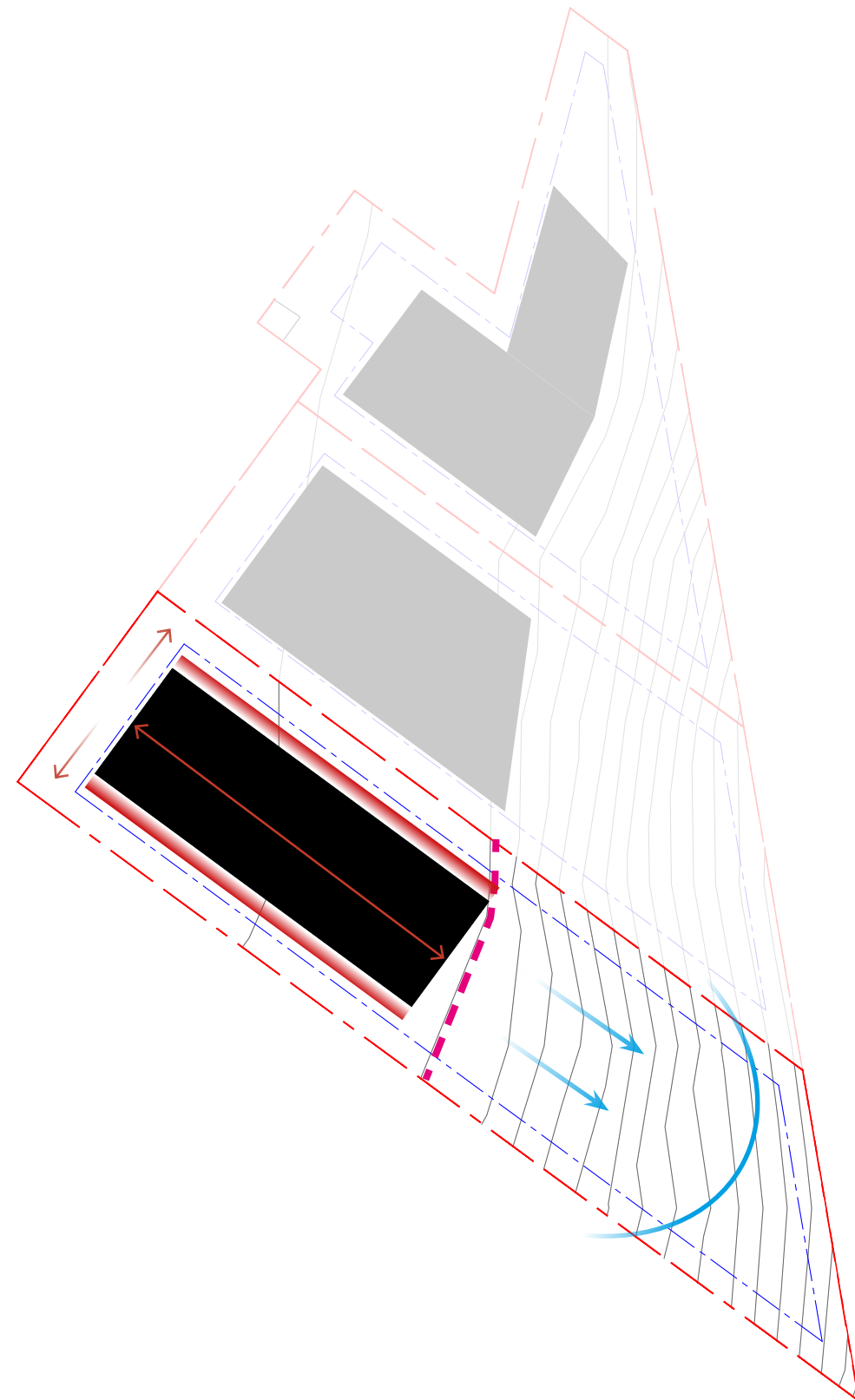












PRELIMINARY OPTIMIZATION

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PLOT A:

1. Confine construction on the flat extent.
2. Concentrate on framing the views towards the east, although variations to open up to the north side can also be taken into consideration.
3. Given the generous flat area, the building can extend eastward, ensuring visual separation from Plot B. If additional floor area is needed, expanding the width remains a viable option.



PLOT A











