



# The Tuscan Villa Style House

Bruce Cianci

Cianci Construction







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# INTRODUCTION





Welcome to a slice of Tuscan paradise nestled in the vibrant landscape of South Florida. Inspired by the storied elegance of Tuscany, Italy, and meticulously crafted amidst the lush surroundings of the Sunshine State, this Tuscan villa style house offers a unique blend of Old-World charm and modern luxury.

As you approach, you are greeted by the unmistakable allure of Tuscan architecture Terra-cotta roof tiles, stucco walls, and wrought-iron accents that evoke a sense of timeless sophistication. Yet, this is not Tuscany; it's the sun-kissed shores of South Florida, where palm trees sway gently in the breeze and vibrant blooms add bursts of color to the landscape.

Step inside, and you'll find yourself transported to a world of understated elegance and comfort. Expansive rooms bathed in natural light feature tall ceilings adorned with rustic wooden beams, while handcrafted details and imported finishes add a touch of authenticity to every corner.

From the inviting Rear Loggia with its reclaimed brick / timbers and quarry stone to the sprawling terrace overlooking the glittering waters, every space invites you to savor the laid-back luxury of Tuscan villa living, South Florida style. Whether you are hosting a gathering of friends and family or simply seeking sanctuary from the hustle and bustle of everyday life, this Tuscan-inspired oasis offers the perfect blend of tranquility and sophistication.

Join us as we embark on a journey of discovery through this exquisite Tuscan villa style house, where the charm of Tuscany meets the allure of South Florida living.

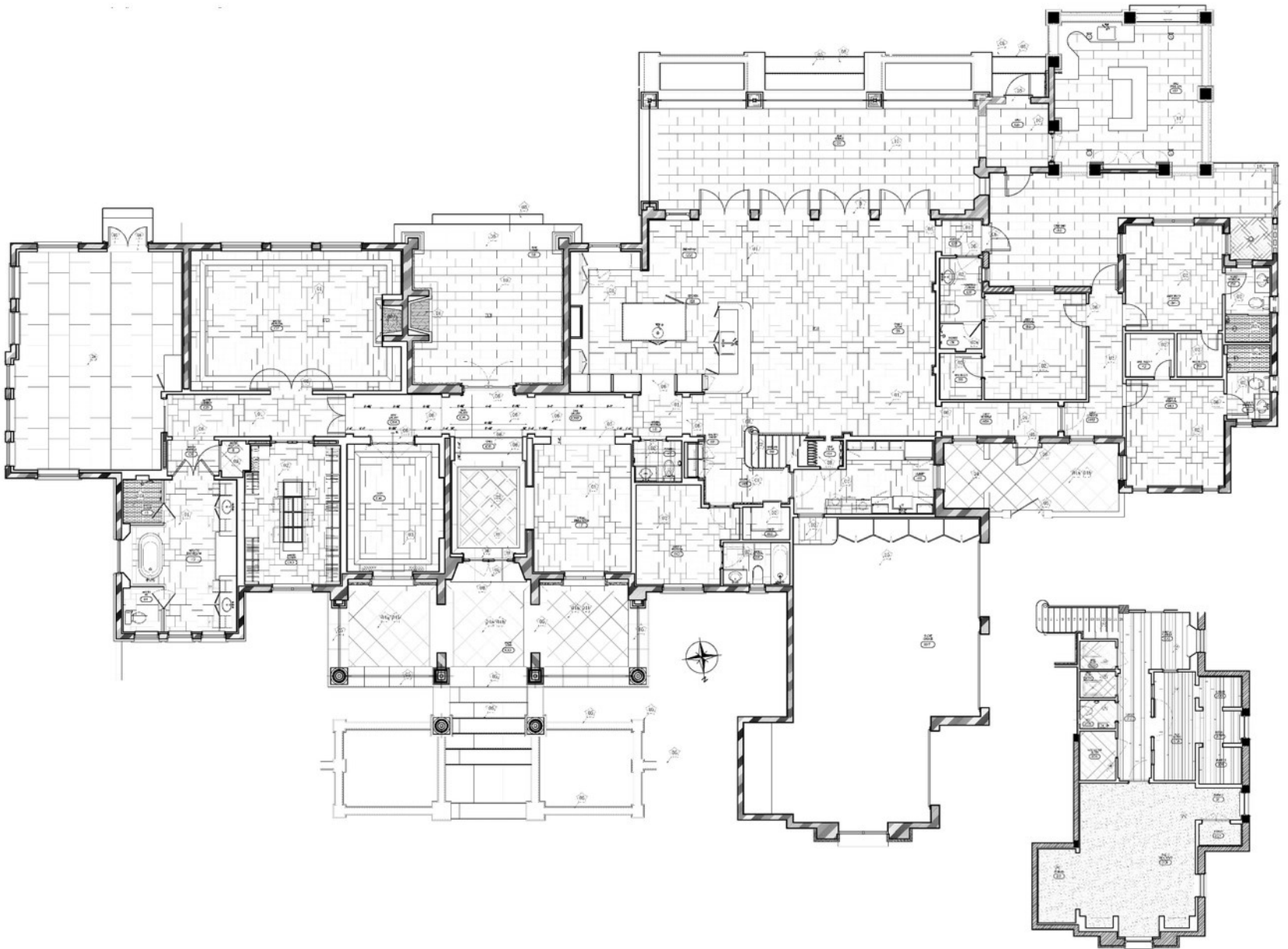
# CONCEPT

The inception of our Tuscan Villa style house was sparked by the owners' desire to craft a residence that seamlessly melded with their lifestyle - a sanctuary of relaxed, livable luxury, infused with the enduring elegance of classical traditions. With this vision in mind, our team embarked on a journey of research and exploration, delving into the rich tapestry of traditional Tuscan architecture while carefully considering the distinctive characteristics of our regional setting in South Florida.

Drawing inspiration from the timeless allure of Tuscan villas, we meticulously curated a palette of natural and reclaimed materials, earth-tone color schemes, and traditional scale and proportion. Each detail was thoughtfully selected to evoke the rustic charm and refined simplicity synonymous with Tuscan living, while honoring the vibrancy and warmth of our local landscape.

Throughout the design and construction process, our approach remained fluid and iterative, allowing the concept to evolve organically as we navigated the intricacies of implementation. The result is a bespoke residence that embodies the essence of Tuscan villa style, tailored to the unique needs and aspirations of its inhabitants, while paying homage to the classical traditions that inspired its creation.

From the weathered stone facades to the sweeping terracotta roofs, every element of our Tuscan Villa style house reflects a dedication to authenticity and craftsmanship, a timeless testament to the enduring beauty of classical design, reimagined for the modern age.



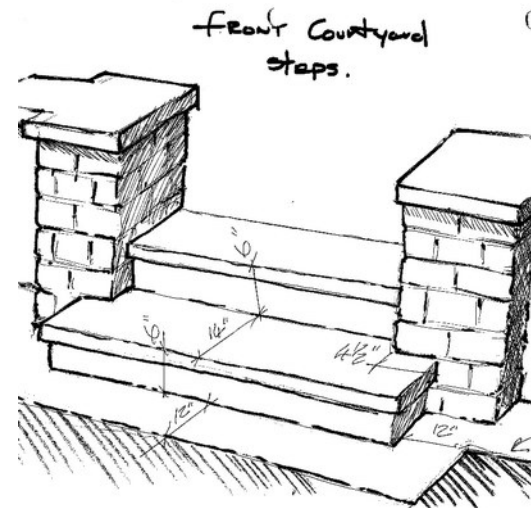
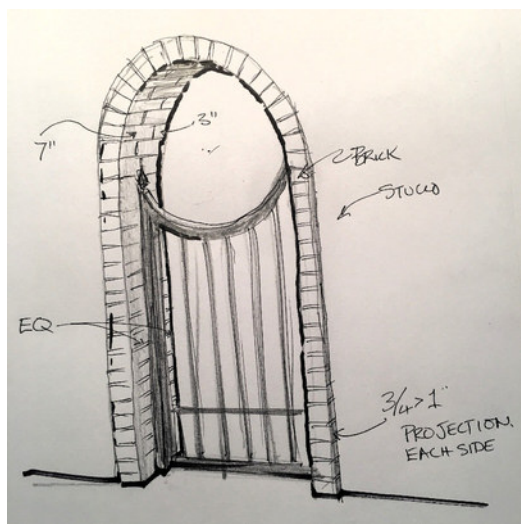
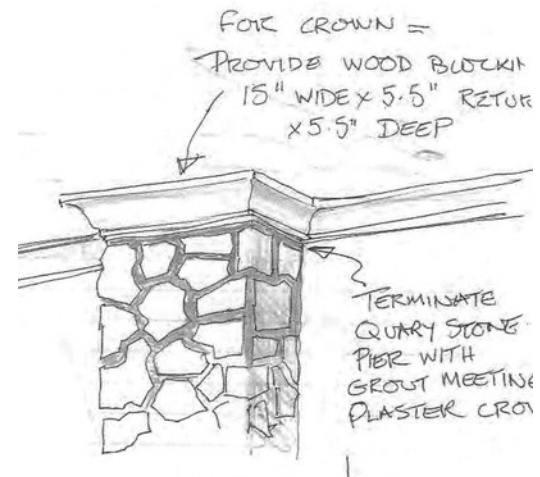
# Floor Plan

In the architectural layout of our Tuscan Villa style house, the floor plan is organized along two primary axes the Entry Axis and the Cross Axis, each serving a distinct purpose in shaping the flow and functionality of the home.

The Entry Axis serves as a visual and spatial connector, seamlessly linking the exterior and interior spaces while guiding occupants from the entry drive through the foyer and into the heart of the home. Beginning at the entry drive, this axis unfolds through the foyer, leading guests toward the semi-public interior spaces and extending outwards to the exterior loggia. Along this axis, transitions are thoughtfully curated, offering glimpses of the lush rear yard and serene lake views, thereby enhancing the sense of connection with the natural surroundings. Ultimately, the Entry Axis serves as a welcoming pathway that invites exploration and sets the stage for the rest of the home's journey.

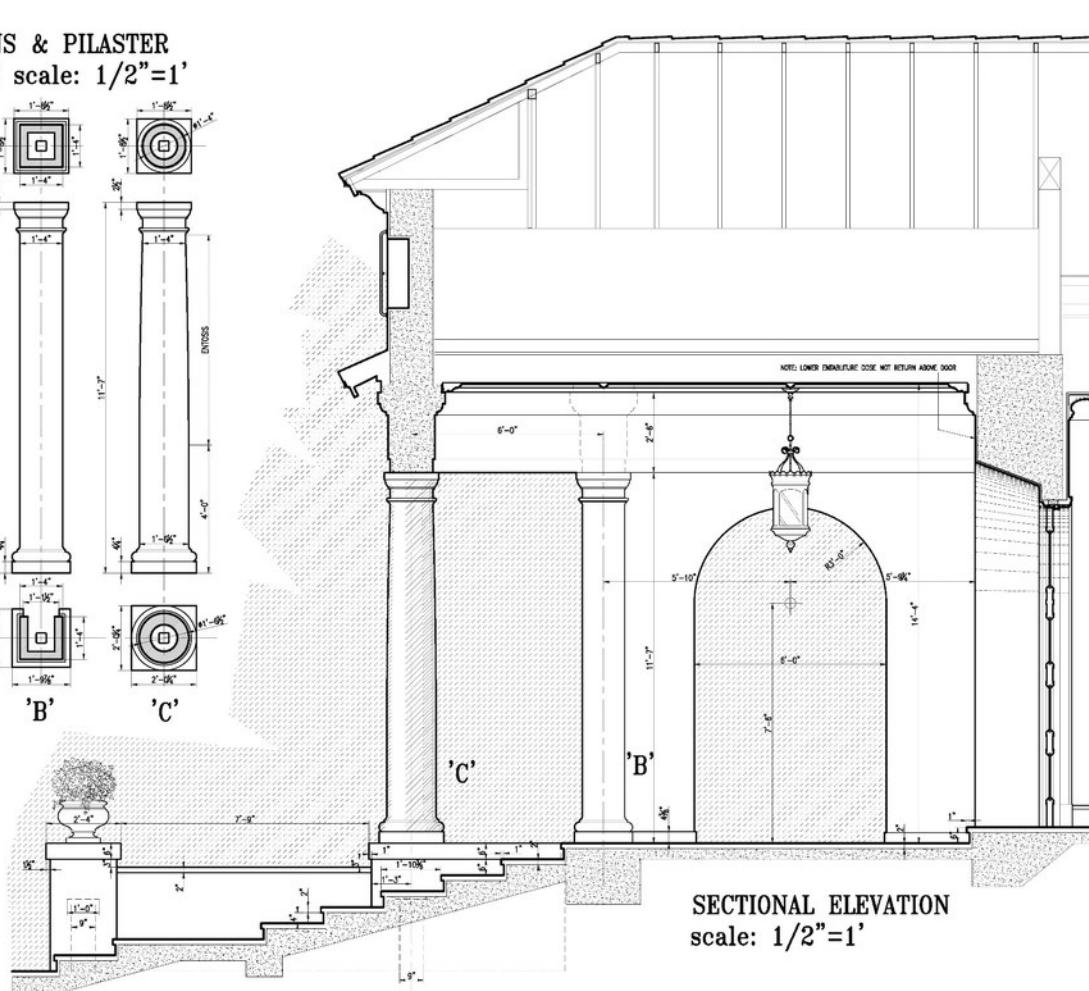
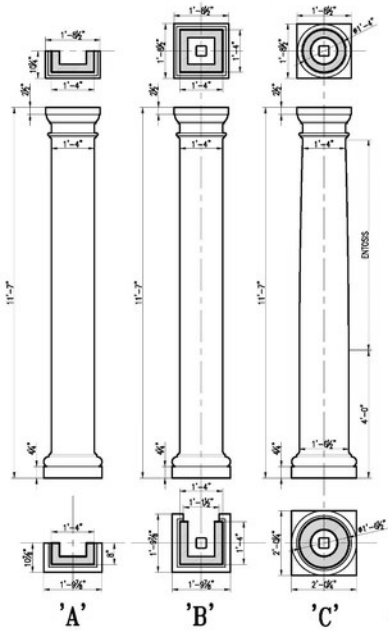
Contrastingly, the Cross Axis serves a more functional role, acting as a central spine that connects the main areas of the interior spaces. Starting from the semi-public dining, family, and office areas, this axis transitions seamlessly into the private bedroom areas, facilitating circulation and defining the spatial hierarchy within the home. As occupants move along this axis, they experience a gradual transition from shared, communal spaces to more intimate, private retreats, allowing for a sense of separation and privacy within the overall layout.

Together, these two axes form the backbone of our Tuscan Villa floor plan, providing both a sense of continuity and a framework for spatial organization. By carefully balancing visual and functional considerations, the floor plan embodies the principles of architectural harmony and thoughtful design, creating a home that is as beautiful as it is livable.

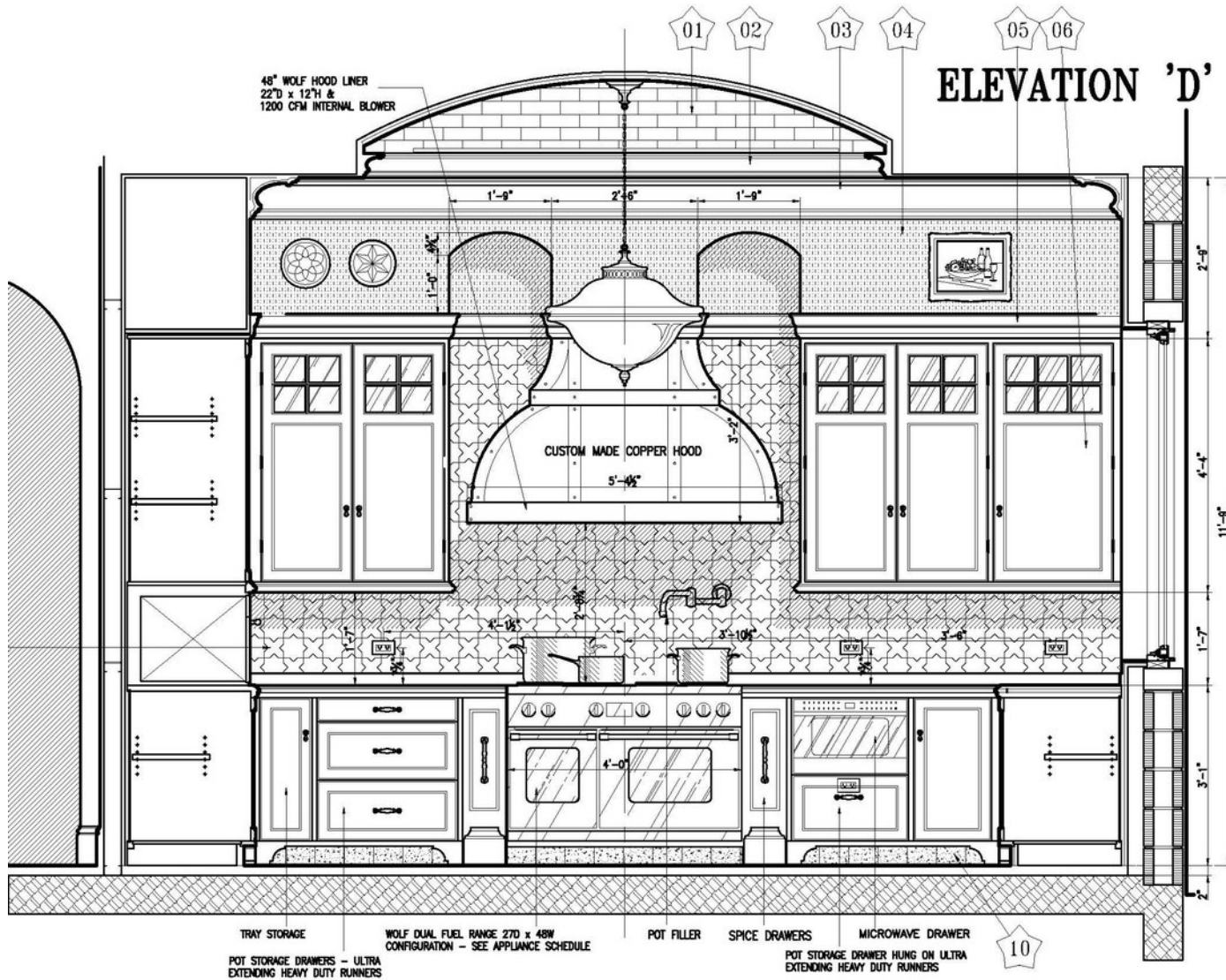


Detail Concept Sketches

**COLUMNS & PILASTER  
DETAILS scale: 1/2"=1'**

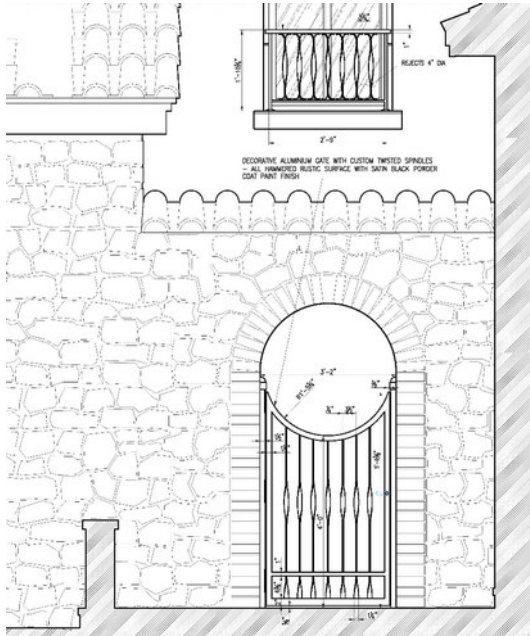


Front Entry Section

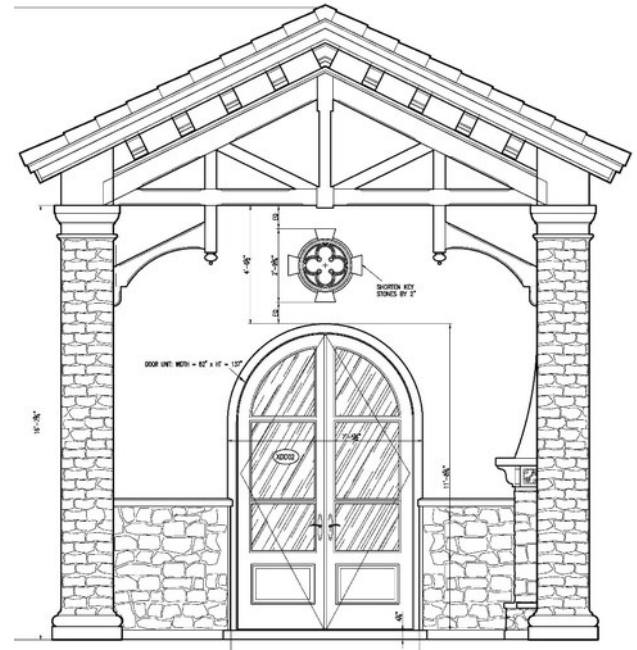


Kitchen Hood Elevation - Section

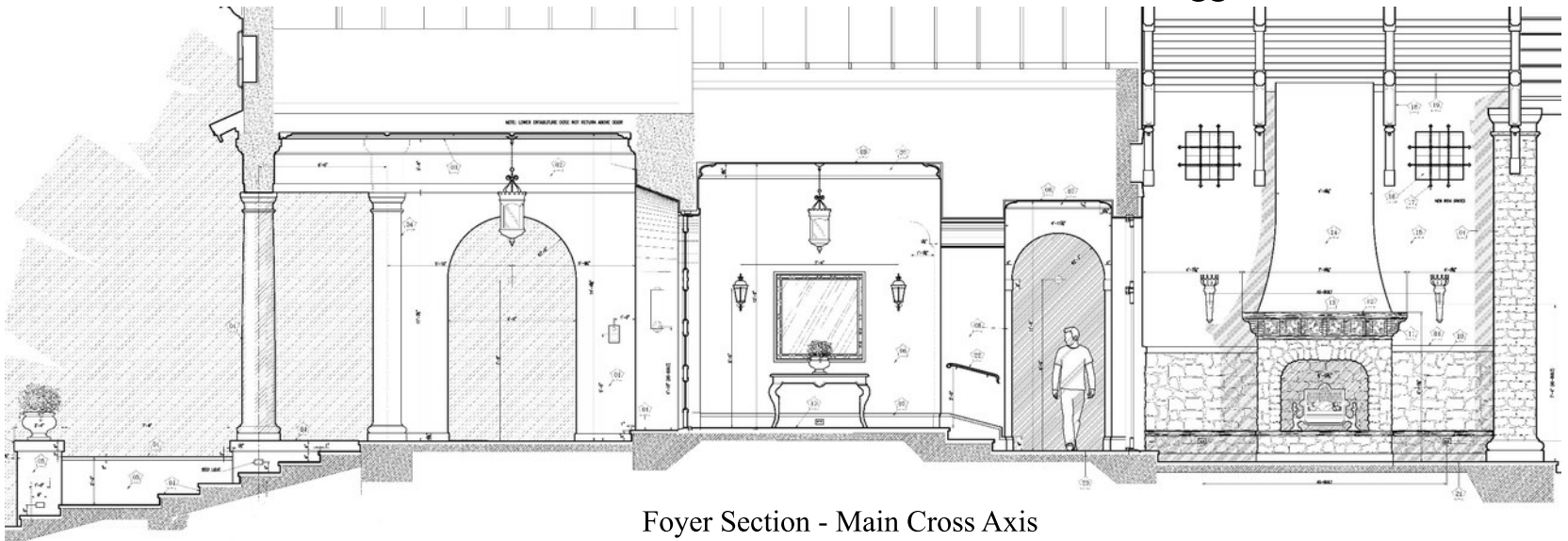




Exterior Metal Work



Rear Loggia Door

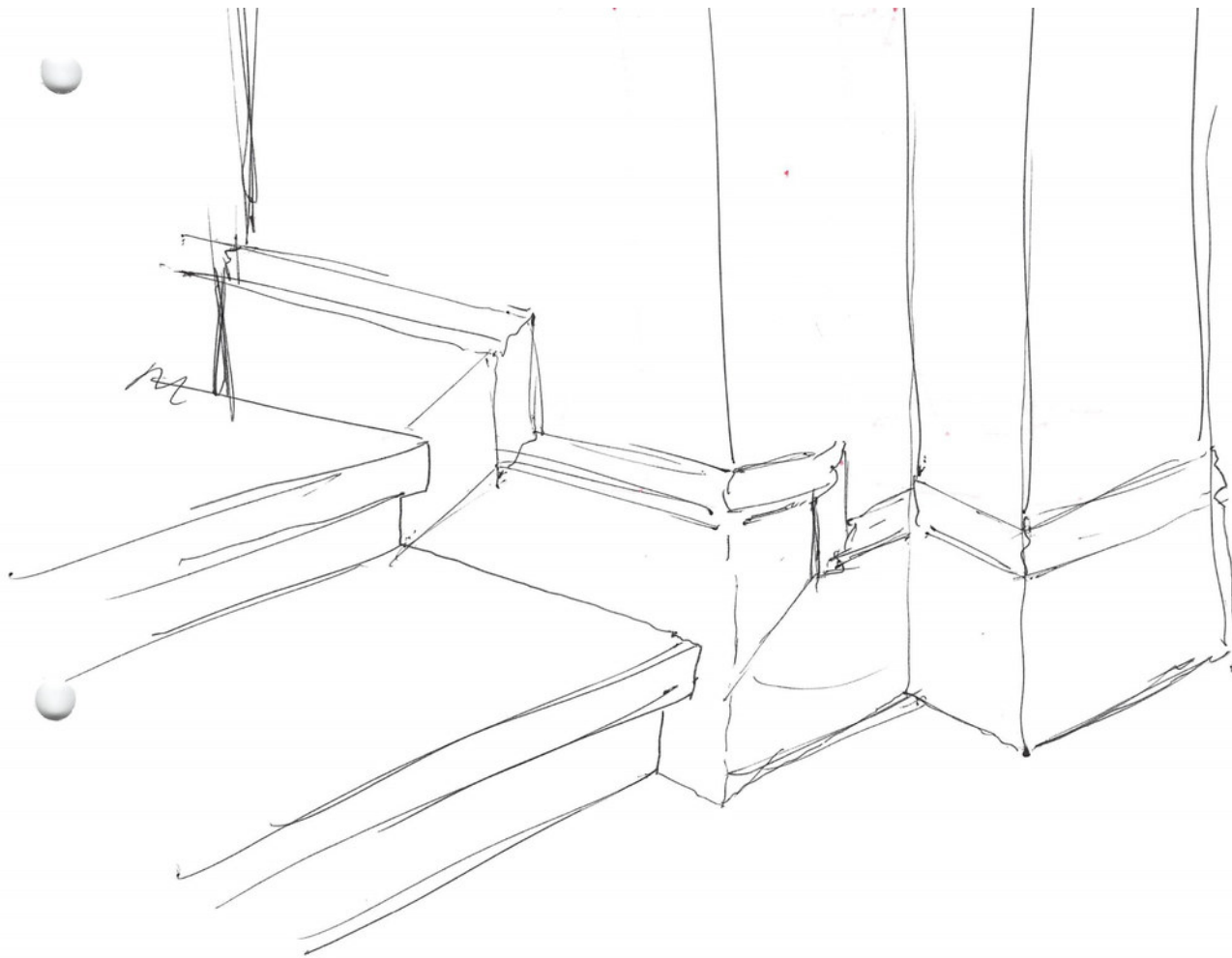


Foyer Section - Main Cross Axis



Front Elevation - Concept Sketch





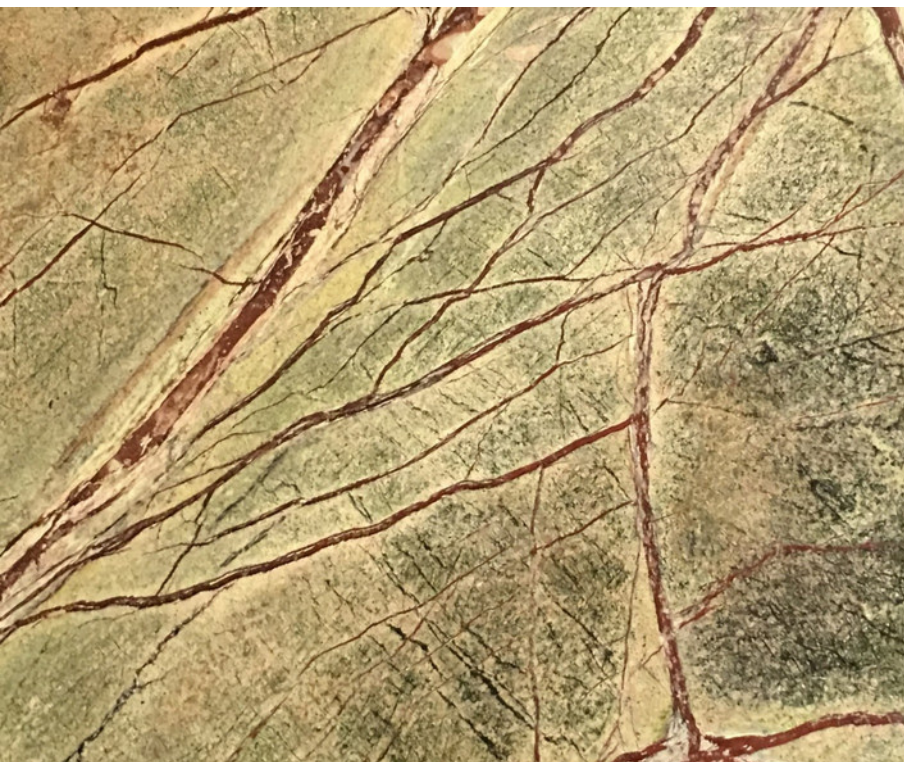
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PROPOSED BB-STEP

CIANCI CONSTRUCTION



# TEXTURES

































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( FOR SMALLS)  
FULL DEPTH

# ISLAND

ISLAND PANELS  
OIL BASED SA

















# ELEMENTS



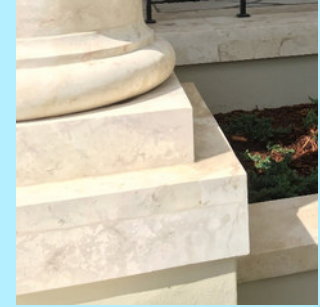
Artesian Cabinetry



Barrel Vault



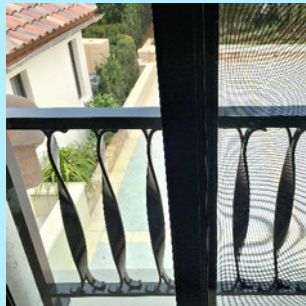
Brickwork



Carved Stone



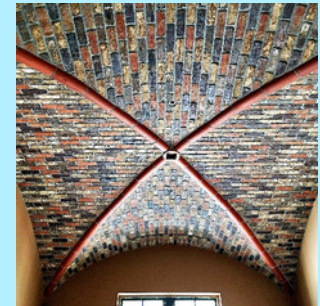
Colored Concrete



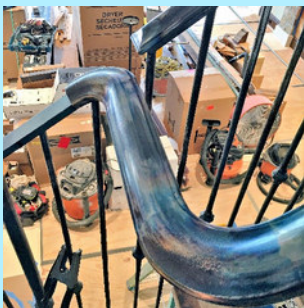
Exterior Railings



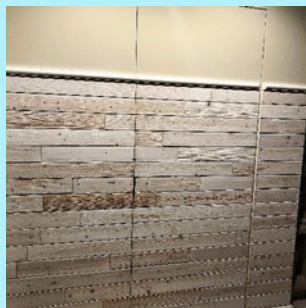
Flagstone



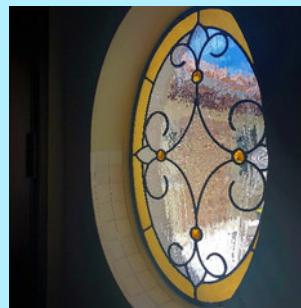
Groin Vault



Iron Railings



Jib Door



Stained Glass



Wood Doors

## Artesian Cabinetry

The craftsmanship and detail displayed in the custom all wood cabinetry, millwork, and interior doors of our Tuscan Villa style house were made possible through the expertise of a local manufacturer. Utilizing precise shop drawings, the fabrication process was meticulously guided to ensure alignment with our design aesthetic standards, allowing for numerous revisions based on input from both the design and construction teams.

A crucial step in this process involved setting up the cabinetry in the millwork shop during fabrication, affording our team the opportunity to meticulously review each component prior to completion. This hands-on approach enabled us to make any necessary adjustments or revisions to guarantee the highest quality outcome.

Moreover, the creation of custom stain colors further exemplified our commitment to bespoke craftsmanship. Before finishing, samples of these unique stains were carefully crafted and reviewed, ensuring that the final result perfectly complemented the overall design scheme and vision for the villa.

Through a combination of meticulous planning, skilled craftsmanship, and collaborative effort, the custom woodwork and cabinetry in our Tuscan Villa exemplify the pinnacle of quality and refinement. Each detail reflects our dedication to creating a home that not only meets but exceeds the highest standards of beauty and functionality.





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## Barrel Vault

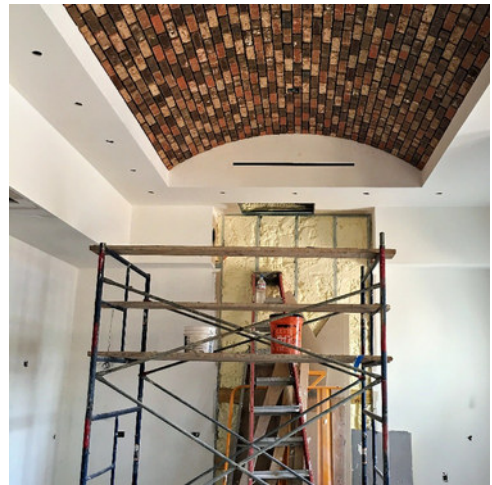
In the heart of our Tuscan Villa style house, the kitchen stands as a testament to both form and function, where innovative design solutions elevate the space into a true focal point of the home. Central to this transformation is the incorporation of a barrel vault ceiling, strategically utilized to increase ceiling height, anchor the island, and organize the wall cabinetry.

Crafted with meticulous detail, the barrel vault serves as more than just a structural element, it creates a sense of grandeur and sophistication that draws the eye and captivates the imagination. Supported by steel framing along the arch, with ribbing secured to wood trusses, the barrel framing, wallboard, and thin veneer brick seamlessly blend together to form a cohesive and visually stunning feature.

To further enhance the dramatic effect of the barrel vault, dimmable linear-cove lighting is concealed behind perimeter-stained wooden crown molding, casting a warm and inviting glow that accentuates the curves of the ceiling and highlights its architectural beauty. Whether preparing meals, entertaining guests, or simply enjoying a quiet moment of respite, the kitchen becomes a sanctuary of style and comfort, inviting all who enter to linger and indulge in the pleasures of Tuscan living.

From its practical function in maximizing space and organization to its aesthetic role as a focal point and source of beauty, the barrel vault in our Tuscan Villa kitchen embodies the essence of thoughtful design and timeless elegance, enriching the experience of daily life in the heart of the home.







## **Brickwork**

The incorporation of reclaimed old Chicago Brick in both interior and exterior wall treatments and walkways throughout our Tuscan Villa style house adds a layer of authenticity and rustic charm that pays homage to the timeless ideals of Tuscan architecture.

Sourced from the driveway of the prior residence on site, these historic bricks were carefully salvaged, palletized, and stored during construction until they were ready to be reincorporated into the new home. Once cleaned and prepared, they were artfully installed, infusing the spaces with a sense of history and character.

The use of old Chicago Brick not only aligns with the Tuscan Villa aesthetic but also serves practical purposes, tying the limestone columns and wall caps to the ground and creating accent areas that enrich the visual appeal of the surroundings. These reclaimed bricks are utilized in various ways, from exterior shower screen walls to plant walls, secondary walkways, parking dog walk walls, and ramps, adding texture and interest to both indoor and outdoor spaces.

By embracing the patina and warmth of reclaimed materials, our Tuscan Villa style house not only celebrates the past but also creates a connection to the land and heritage of the site. Each brick tells a story, imbuing the home with a sense of timelessness and authenticity that is both captivating and enduring.









## Carved Limestone

The interior and exterior stonework of our Tuscan Villa style house exemplifies the utmost dedication to quality and authenticity, with materials sourced from renowned quarries and artisans. Natural quarried stone from Pennsylvania and Mexican Macedonia Stone were carefully selected and meticulously crafted to exact specifications outlined in approved shop drawings.

Mexican Macedonia Limestone, sourced from the Yucatan peninsula of Mexico, played a prominent role in various elements of the villa's design, including free-standing Doric columns, engaged columns, wall caps, walkway perimeters, exterior steps, covered terrace and patio borders, interior and exterior base details, exterior windowsills, capitals for columns, crowns, and the owner's bedroom fireplace surround and mantle. Each piece was intricately carved and positioned to enhance the Tuscan concept while meeting the project's aesthetic and functional requirements.

The design and execution of the pedestal, column, and entablature assemblage were guided by classical proportions and theories, ensuring a seamless integration with the overall architectural vision of the villa. From the initial purchasing of materials to the detailing, shop drawing, fabrication, delivery, and installation stages, every step of the process was executed with detailed precision.

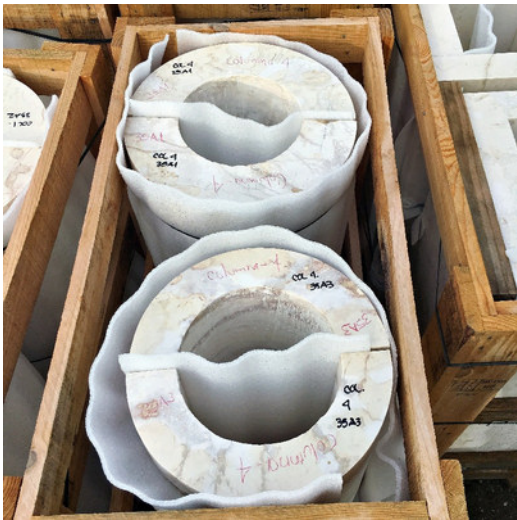
The collaboration among craftsmen involved in every aspect of the stonework was seamless, allowing for the flawless implementation of these intricate details. This coordination was particularly crucial in integrating the stonework with the locations where retractable concealed screens were installed, ensuring a cohesive and harmonious design throughout the villa.

Through the masterful craftsmanship and meticulous attention to detail evident in the stonework, our Tuscan Villa style house stands as a testament to the timeless beauty and enduring quality of classical design. Each element reflects our commitment to creating a home that embodies the spirit of Tuscan living while exceeding the expectations of our clients.

















## Colored Concrete

The selection of poured-in-place colored concrete mix for the driveway of our Tuscan Villa style house not only ensures durability and longevity but also allows for creative expression and integration with the surrounding landscape.

To delineate different zones within the driveway, an orthogonal grid system was employed, dividing the space into distinct parking, entry, and drive zones. This thoughtful approach not only enhances functionality but also adds visual interest and organization to the overall design.

By utilizing a light tan for the borders and a light gray for the fields, a striking checkerboard pattern is achieved, with the most notable feature being at the front entry parking area where a diagonal grid further distinguishes it from other drive areas. This attention to detail not only enhances the aesthetic appeal of the driveway but also serves as a subtle nod to the Tuscan Villa style.

Furthermore, the inclusion of crushed shells in the concrete mix, which are ground down during the curing process to expose them, serves as a recall to local materials and the villa's location in Florida. This incorporation of natural elements adds depth and texture to the surface, creating a connection to the surrounding environment.

In addition to the driveway, the color palette for the front entry terrace and service entrance also utilizes colored concrete, albeit in the form of tiles. This cohesive design approach ensures harmony between different areas of the exterior landscape, creating a seamless transition from the driveway to the main entry points of the villa.

Overall, the use of poured-in-place colored concrete mix in the driveway of our Tuscan Villa style house exemplifies a blend of practicality, aesthetics, and regional context, resulting in a timeless and visually stunning outdoor space that complements the villa's architectural style and enhances its overall appeal.







## Exterior Railings

The exterior railings of our Tuscan Villa style house underwent a thoughtful evolution to ensure both aesthetic appeal and durability in the Florida weather. Originally conceived in steel, the decision was made to transition to aluminum to better withstand the elements while maintaining the custom details that define the villa's architectural character.

Despite the change in material, the intricate custom details were preserved, including the distinctive twisted flat or ribbon vertical pickets. These pickets were strategically incorporated into the design of the front entry terrace and second-floor exterior window openings, evoking the timeless elegance of a Tuscan balcony. Additionally, the twisted ribbon picket design was artfully integrated into an arched gate with a brick surround, creating a striking circular motif when closed at the service entry.

To conceptualize and communicate the design vision, the original concept was meticulously modeled in clay. This tactile approach allowed the design team to demonstrate how the ends of the pickets split in two directions to attach to the top and bottom rails, ensuring both structural integrity and visual harmony.

Through this careful mindfulness and innovative design process, the exterior railings of our Tuscan Villa style house not only enhance the overall aesthetic appeal but also serve as a testament to the seamless fusion of traditional craftsmanship and modern ingenuity.









## Flagstone

The natural beauty of West Mountain or Laurel Mountain irregular flagstone, sourced from the Brandywine Quarry in Pennsylvania, serves as a cornerstone of the design for our Tuscan Villa style house. This exquisite material, with its fine-grained texture and earthy hues, has been thoughtfully integrated both indoors and outdoors to evoke the timeless charm of Tuscan villas, where local natural stone materials are celebrated for their ability to enhance the landscape.

Throughout the residence, this distinctive stone is utilized extensively, creating a seamless transition between the interior and exterior spaces. Smaller pieces are artfully installed on the walls, adding texture and warmth to the surroundings, while larger pieces line the pathways and walks, lending a sense of grandeur and sophistication.

The more formal traverse walkway, adorned with flagging stone, is bordered by Mexican Macedonia Stone, enhancing its visual appeal and adding a touch of elegance to the landscape. In contrast, the walks leading from the BBQ Pavilion to the pool and driveway are informal, with flagging stones set directly into the grade as stepping stones, creating a sense of casual charm and inviting exploration.

Due to the irregular shape of these natural materials, each piece had to be meticulously handset and positioned like a jigsaw puzzle, requiring a careful balance of craftsmanship and precision. Additionally, the extensive weight of the larger pieces necessitated the use of lifting equipment to ensure proper placement and stability.













## Groin Vault

The formal dining room of our Tuscan Villa style house boasts a stunning groin vaulted ceiling, meticulously crafted to create an atmosphere of elegance and grandeur. This architectural feature serves as a focal point of the room, distinguishing it from other spaces within the home and defining its scale with timeless sophistication.

To achieve this distinctive design, thin brick was meticulously applied to the barrels of the groin vault, adding texture and visual interest to the ceiling. The use of clay piping on the groins further enhances the authenticity of the vaulted structure, harkening back to traditional construction techniques reminiscent of Tuscan architecture.

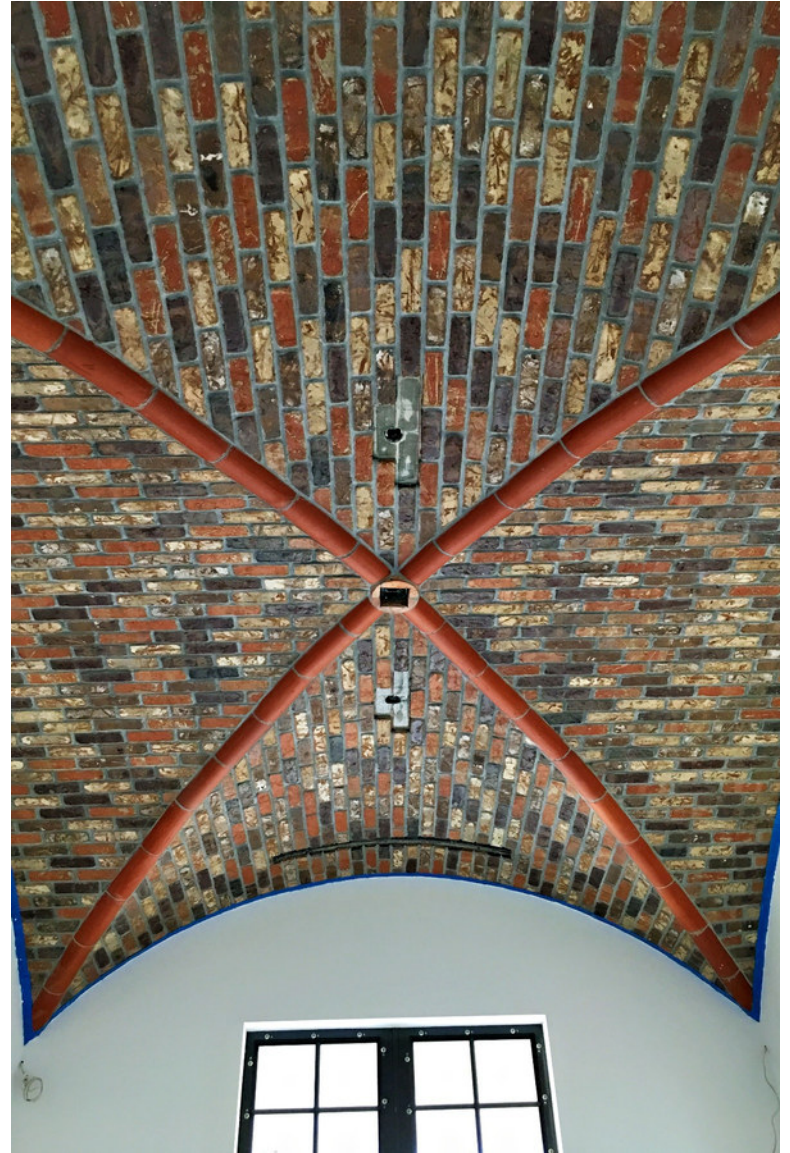
The transition from the vaulted ceiling to the walls is seamlessly executed through the use of an interior lighted plaster cove quarter circle corbel. This elegant detail not only enhances the visual continuity of the space but also adds a touch of refinement to the overall design.

The decision to incorporate a groin vaulted ceiling exclusively in the formal dining room serves multiple purposes. Beyond its aesthetic appeal, the vaulted ceiling creates a sense of intimacy and sophistication, providing a comfortable and inviting atmosphere for dining and entertaining guests. Additionally, by reserving this architectural feature for the dining room, the space is distinguished from other areas of the home, adding to its unique charm and character.

In essence, the groin vaulted ceiling in the formal dining room of our Tuscan Villa style house epitomizes the marriage of timeless design and modern functionality. Through meticulous craftsmanship and thoughtful attention to detail, this architectural element elevates the dining experience and contributes to the overall ambiance of luxury and refinement.







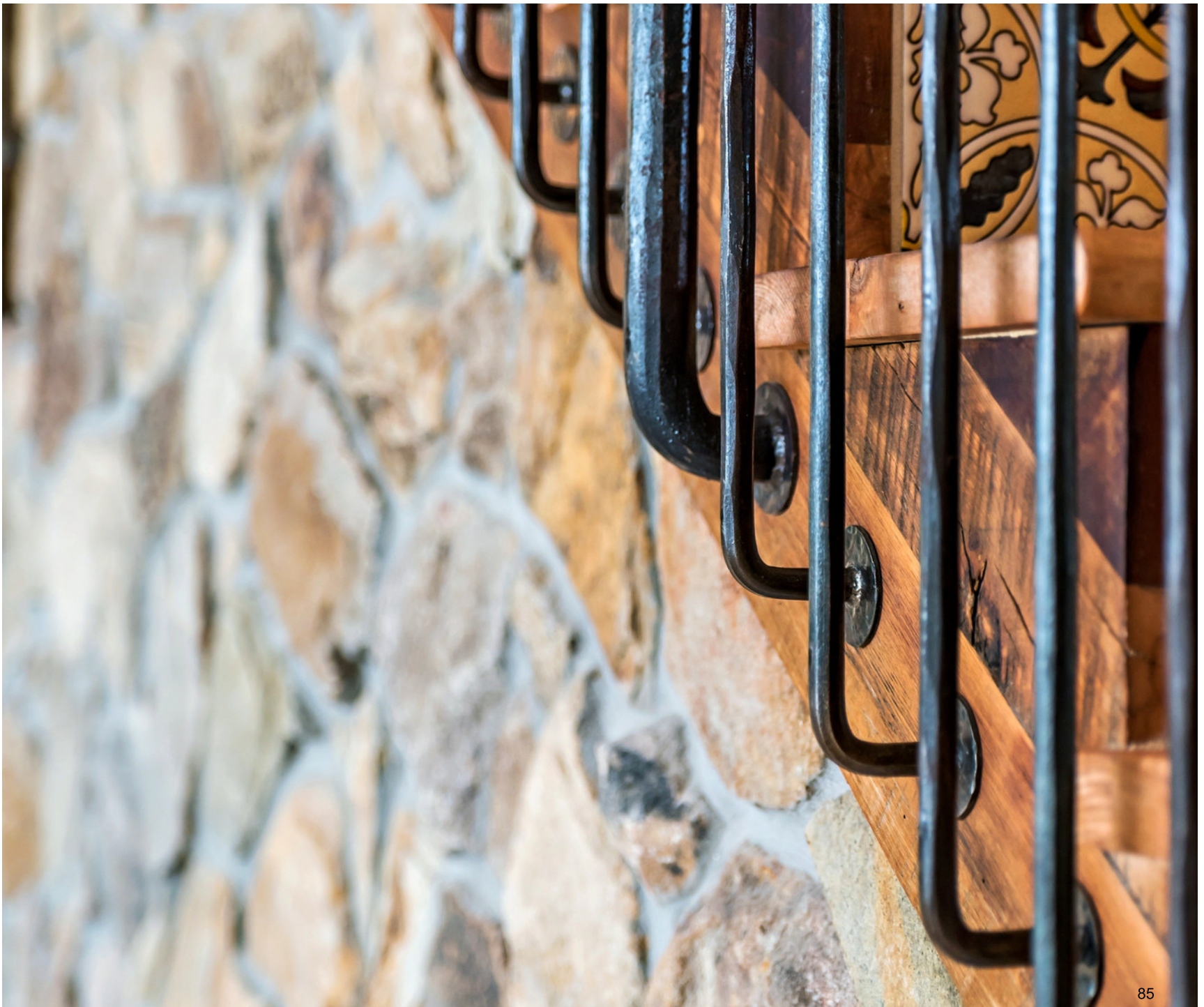
## Iron Railings

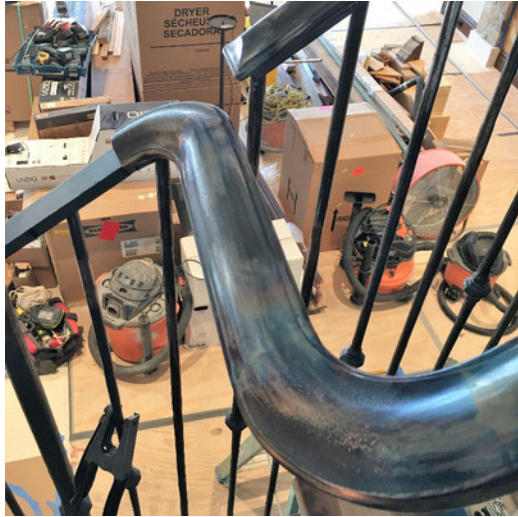
The main staircase of the Tuscan Villa style house exudes a timeless elegance and artisan craftsmanship, thanks to the meticulous design and construction of its hammered iron spindles and molded iron handrails.

The use of hammered iron spindles, coupled with decorative spindle knuckles placed every third spindle, adds a touch of Old-World charm and sophistication to the staircase. Each detail is carefully considered, contributing to the overall aesthetic appeal and enhancing the hand-crafted ironwork that defines the staircase.

One of the distinctive features of the staircase is the vertical spindles, which are individually connected in the structural stringer side. This unique approach not only ensures structural integrity but also allows for a seamless integration of the spindles into the overall design. Additionally, the handrail installation is constructed and welded directly in place on-site, further emphasizing the bespoke nature of the staircase.

The positioning of the stairs partially under the beam and opening to the family room creates a transitional effect in the railing as it progresses up to the second floor. This architectural quirk adds character to the staircase, evoking the charm and unpredictability often found in Tuscan residences. Moreover, it enhances the custom nature of the project, highlighting the craftsmanship that defines every aspect of the project.







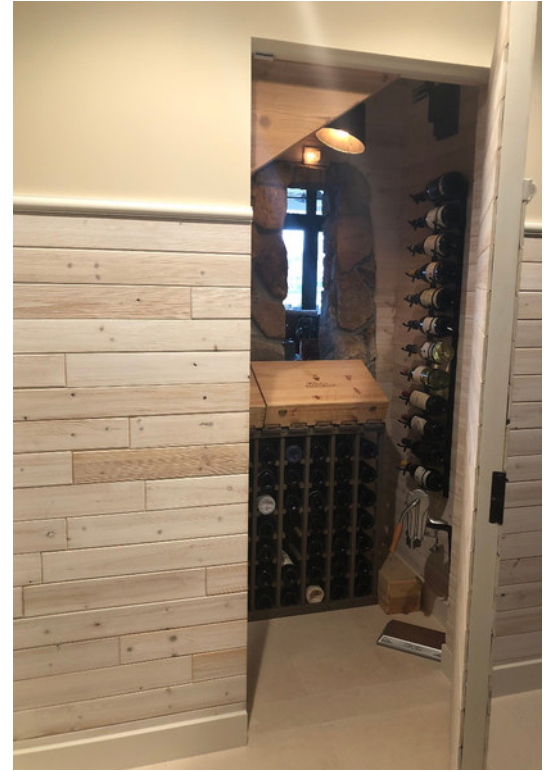
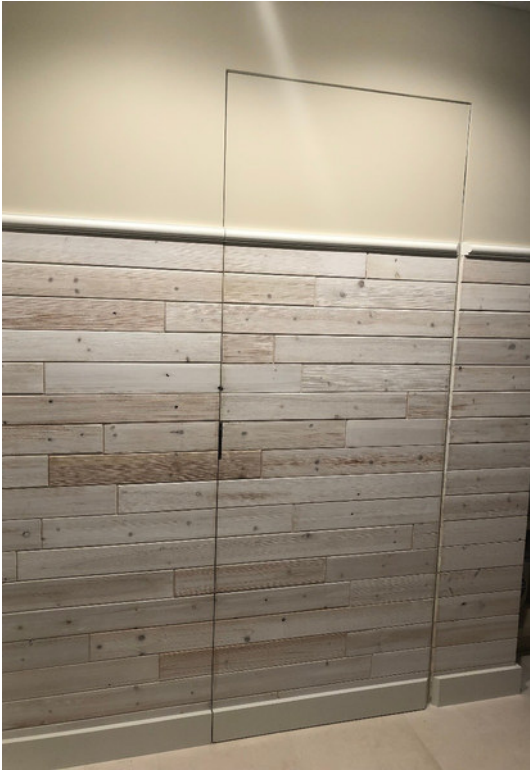


## Jib Door

The wooden shiplap wine storage room in our Tuscan Villa style house is a hidden treasure, seamlessly integrated into the home's design to combine functionality with elegance. Nestled within the wood shiplap wainscoting wall in the laundry room, adjacent to the walk-up bar at the base of the main staircase, this cleverly concealed space adds both practicality and sophistication to the home.

Key to the design of the wine storage room is the utilization of a jib door, ingeniously concealed within the wood shiplap wainscoting wall. This discreet entrance allows the wine storage room to blend seamlessly into its surroundings, maintaining the aesthetic cohesion of the space while providing easy access when needed. When opened, the jib door reveals a stylish and inviting sanctuary for wine aficionados, offering a chic retreat to store and showcase their collection.

In addition to its hidden entrance, the wine storage room is enhanced by a narrow opening clad in flagstone sourced from the exterior of the stairwell in the family room. This thoughtful detail creates a visual connection between the rooms and allows natural light to penetrate into the room.







## **Stained / Textured Glass**

The exquisite stained and textured glass elements adorning our Tuscan Villa style house are the result of collaboration with a local crafts-person, whose expertise and artistic vision brought to life the unique designs reflective of the style, color palette, and owner's requests.

In crafting the stained glass windows, careful consideration was given to the placement and design to ensure optimal functionality and aesthetic appeal. These stunning features grace key areas of the home, including the Owner's Bath, where an exterior window by the free-standing tub creates a serene ambiance, the entry pocket doors of the Owner's Walk-in Closet, adding a touch of elegance to the transition space, the Guest Bath, featuring an exterior oval fixed glass window that adds character and charm, and the upper cabinets at the walk-up bar by the stair, infusing the space with warmth and character.

To complement these stained glass accents, textured glass was thoughtfully utilized in spaces where privacy and natural light were of equal importance. The subtle obscurity of the textured glass allows light to penetrate deeper into the halls while maintaining a sense of privacy. This practical yet beautiful solution is evident in features such as the, Owner's Bath doors, Gym pocket door, and the laundry room door, where functionality meets elegance seamlessly.













## Wood Doors

The interior doors are crafted from wood solids using the traditional stile, rail, mullion, and panel method of construction. These custom doors are not only functional but also serve as architectural elements that contribute to the overall aesthetic of the home.

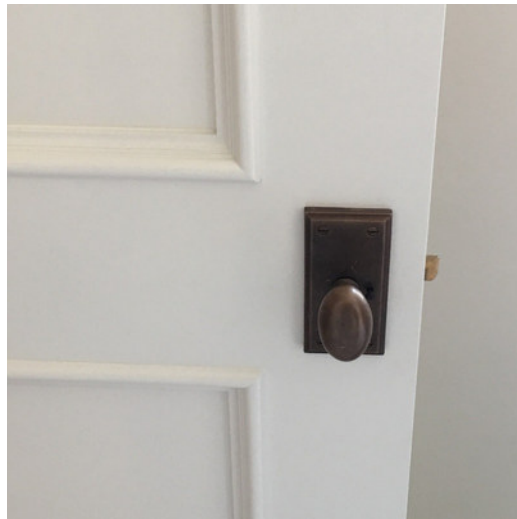
To enhance the hierarchy of the interior spaces, the doors were stained in main areas and painted in secondary areas. This deliberate choice in finishes adds depth and dimension to the design, while also emphasizing the importance of certain rooms within the home.

The exterior doors, including the arched twelve-foot-high by six-foot-wide doors at the Front Entry and the Main Hall to the Rear Loggia, were also custom fabricated from wood using the stile and rail method. Impact glass panels were incorporated into the design for both security and aesthetic purposes, with variations in the use of glass to suit the specific requirements of each location.

The detailing of both the interior and exterior doors reflects their respective locations and uses within the residence. Additional enhancements in molding profiles and paneling are prominent in main areas, while secondary and tertiary rooms feature less elaborate detailing to maintain a hierarchy of finishes and movement throughout the home.

The interior and exterior doors of our Tuscan Villa style house are more than just functional elements, they are integral components of the overall design, embodying the timeless elegance and meticulous craftsmanship that define the villa's architectural style.













# MOVEMENT













































































































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# ACKNOWLEDGEMENTS

First and foremost, we express our sincere appreciation to our esteemed clients, Paul and Pam Fazio, whose unwavering commitment and open-minded approach have been the driving force behind the realization of this vision. Their collaboration and attention to detail have been invaluable throughout the journey.

We extend our gratitude to Philip Chappelle, whose exceptional skills as an industrial designer have enriched every aspect of the project. His deep understanding of classical detailing and architectural design has imbued the residence with a timeless elegance that honors the traditions of Tuscan architecture.

A special acknowledgment goes to Barbara Murtagh Nash, whose talent as an interior designer has transformed the interiors of the villa into a harmonious sanctuary. Her meticulous attention to aesthetics and expertise in curating inviting yet luxurious spaces have truly elevated the home.

We also recognize Robert Parsley of Geomantic Design for his expertise in landscape architecture, ensuring seamless integration with the South Florida environment. His commitment to sustainability and local sourcing has enhanced the beauty and ecological sustainability of the property.

We extend our thanks to Rafael Rodriguez of Studio SR Architecture and Design, Bruce Anchell of BpA Architecture, and Pao Tcheou and Scott Brennan of Brennan Engineering, Inc., for their contributions to navigating the permit and construction process, as well as providing structural solutions to complex components.

Chad Gruber of Gruber Engineering is acknowledged for his role in creating and meeting city requirements for grading and underground drainage plans.

We appreciate the expertise of Phil and Craig Sergeant of Encoders, Low Voltage Consultant, for their contributions to lighting control, audio, phone-data, and security systems.

Lastly, we express our deepest gratitude to the tradespeople and craftsmen whose exceptional skill and dedication have brought the design concept to reality. Their craftsmanship and mindfulness have transformed raw materials into enduring works of art, creating a home that is not only beautiful but built to last for generations.

Together, this collaborative team has created a Tuscan Villa style house that is a testament to their collective talent, passion, and the vision of the Fazio family. We are honored to have been a part of this journey and look forward to the memories that will be made within its walls.













