

Dark Timber | A home for the whole family

Revision 04 | Ten family bedrooms + six luxury two-bedroom apartments | 22 bedrooms across the estate



Room for eight children

One primary suite, eight individual children's suites and a guest/nanny suite, all on the family level.

Six complete rental homes

Four 2,400-sq-ft apartments and two 2,880-sq-ft upper apartments, with private kitchens and laundries.

A fully connected estate

Private family access to the clubhouse and indoor pool; tenant stairs and lift still bypass the family home.

The decisions are made around your future family

This revision replaces the earlier 13-bedroom / seven-apartment program. It is designed for up to eight children from the start.

Household / level	Homes	Bedrooms	Private facilities
Family main level	1	10	Primary suite + 8 children's suites + guest/nanny; all ensuite
Second floor: R1-R4	4	8	Each: 2 bedrooms, 2 full baths, powder, kitchen, living/dining, laundry
Third floor: R5-R6	2	4	Each: 2 bedrooms, shared full bath, powder, study, kitchen, laundry
TOTAL RESIDENTIAL	7	22	1 family household + 6 rental households

How the home grows with you

Unused children's suites can begin as family guest, hobby or nursery rooms. They remain part of the private home; no added household or rental use is assumed.

Bath and outdoor counts

20 residential full bathrooms; 8 residential powder rooms. Add 2 basement WCs and 2 pool shower/WC rooms. Ten private family suite porches, one shared family porch and four apartment balconies.

A clear design limit

The primary and guest suites are additional to the eight children's bedrooms. No bedroom depends on converting a study, sharing with a sibling or using the basement.

All figures are nominal concept allocations. They include space later needed for walls and structure; gross areas are not usable or rentable-area measurements. The plan is a substantial custom estate and apartment development, with professional design and approval work still required.

What this revision fixes

Family capacity, apartment quality and everyday circulation have been redesigned together.

Item	Revision 03	Revision 04
Family sleeping capacity	3 family bedrooms	10 family bedrooms: primary + 8 children + guest/nanny
Rental mix	4 one-bed + 3 two-bed apartments	6 two-bed apartments; 12 rental bedrooms
Upper apartment size	1,120 sq ft each	2,880 sq ft each, with separate study
Upper living room	28 x 10; internal location	36 x 20 with front exterior windows
Family amenity access	Outdoor pool route; no private basement core	Dedicated family stair and lift to private basement vestibule
Drawn access	Some door graphics obscured by later walls	All openings drawn after walls; apartment routes reviewed
Visualization	Separate room mood studies	Revised plans plus interactive plan/room tour and spatial massing

The interactive tour uses the same room allocations and building footprints as these plans. Its room pictures are finish studies, including repeated templates for equivalent suites. The massing model is schematic; it is not a photorealistic, engineered or permit-ready building model.

The complete area schedule

Approximate gross enclosed program: 61,216 sq ft. This does not establish construction cost or achievable rental income.

Enclosed component	Gross sq ft
Basement block 160 x 72	11,520
Family block 160 x 96	15,360
Second floor block 160 x 72	11,520
Third enclosed bar + gallery 160 x 44	7,040
Tenant core A 24 x 40 x 4 levels	3,840
Tenant core B 16 x 32 x 4 levels	2,048
Private family core 24 x 40 x 2 levels	1,920
Five-bay family garage 70 x 40	2,800
Garage connector 20 x 12	240
Pool wing 80 x 52	4,160
Basement-pool connector 64 x 12	768
TOTAL ENCLOSED	61,216

Residential allocations

Family block: 15,360 gross sq ft, before the separate family core. Four second-floor apartment modules total 9,600 sq ft. Two top-floor apartment modules total 5,760 sq ft.

Outdoor areas

Family suite porches 2,640 sq ft; shared family porch 1,120; second-floor balconies 3,200; roof terrace 4,480; basement terrace 1,920. Total: 13,360 sq ft.

Scale and operating discipline

Six rentals support a large shared amenity program. A local rent study, contractor estimate and operating budget are needed before choosing a construction scope.

Wall and structure allowance

The room grids include future wall, column and service space. Final clear dimensions and total gross area will change as the design is coordinated.

Ten acres | Distinct family and tenant arrivals

Illustrative 660 x 660-foot parcel. No survey, north orientation, terrain model or utility approval has been supplied.

Family arrival

A dedicated court serves the five-door garage and private family entrance. All family bedrooms remain on one residential level.

Tenant arrival

Twelve assigned parking spaces, two per apartment, plus eight visitor/flexible spaces are reserved near the basement entry. Required parking and access geometry remain to be confirmed.

Indoor connections

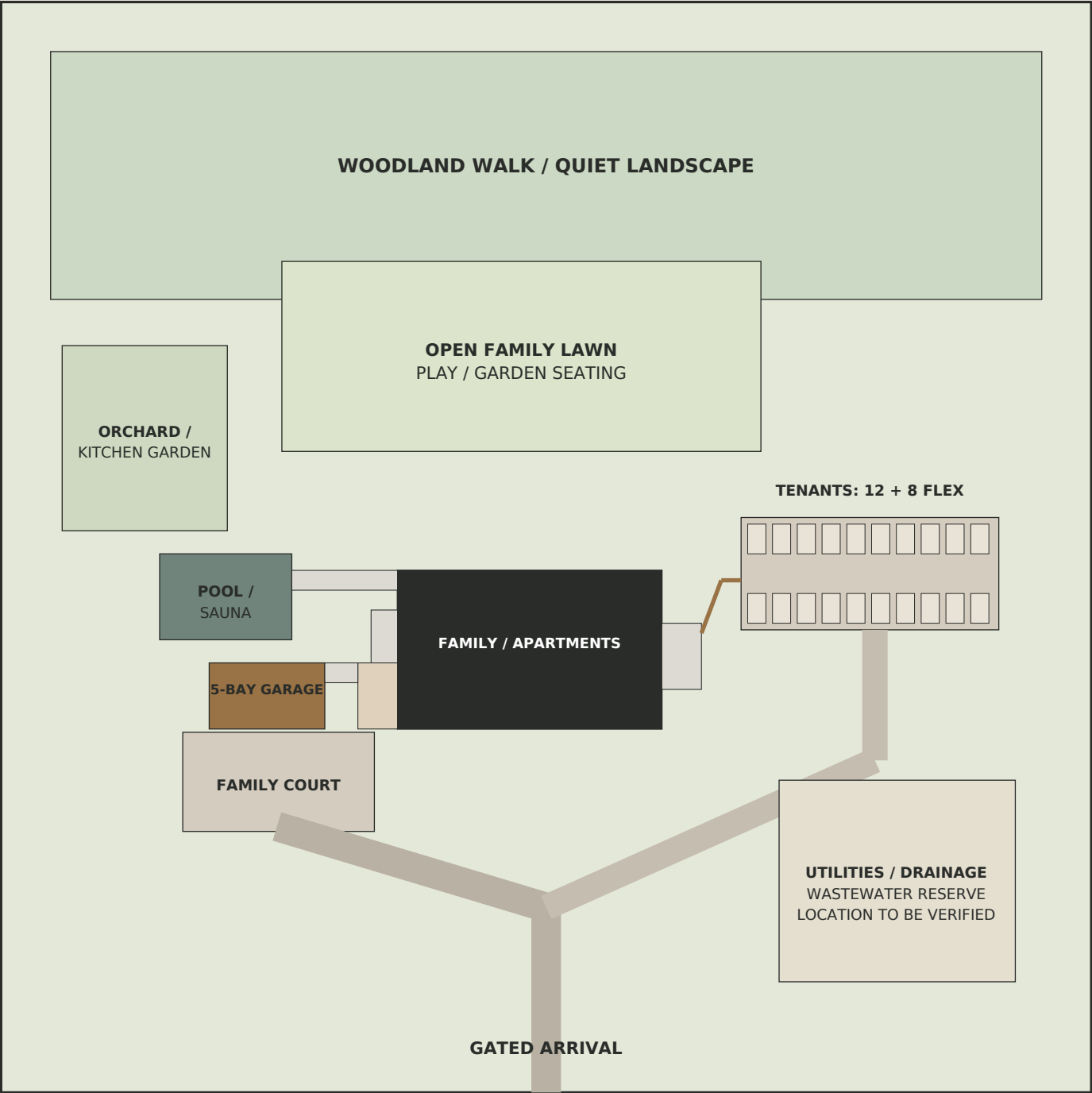
The family stair/lift descends to a private vestibule, then the community gallery and pool link. Tenant circulation never passes through the family residence.

Land to enjoy

A separate family play lawn, garden seating, orchard and woodland paths. Place privacy planting between rental-facing balconies and family outdoor rooms.

Site-specific work

The walkout basement needs suitable grading. This illustrative parcel does not establish setbacks, fire access, slope stability, wastewater capacity or development permission.



The estate grounds

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Gated arrival

Warm stone and a landscaped approach.



Orchard and kitchen garden

Reserve productive land near the home.



Woodland walking loop

Retain mature trees where the real site allows.

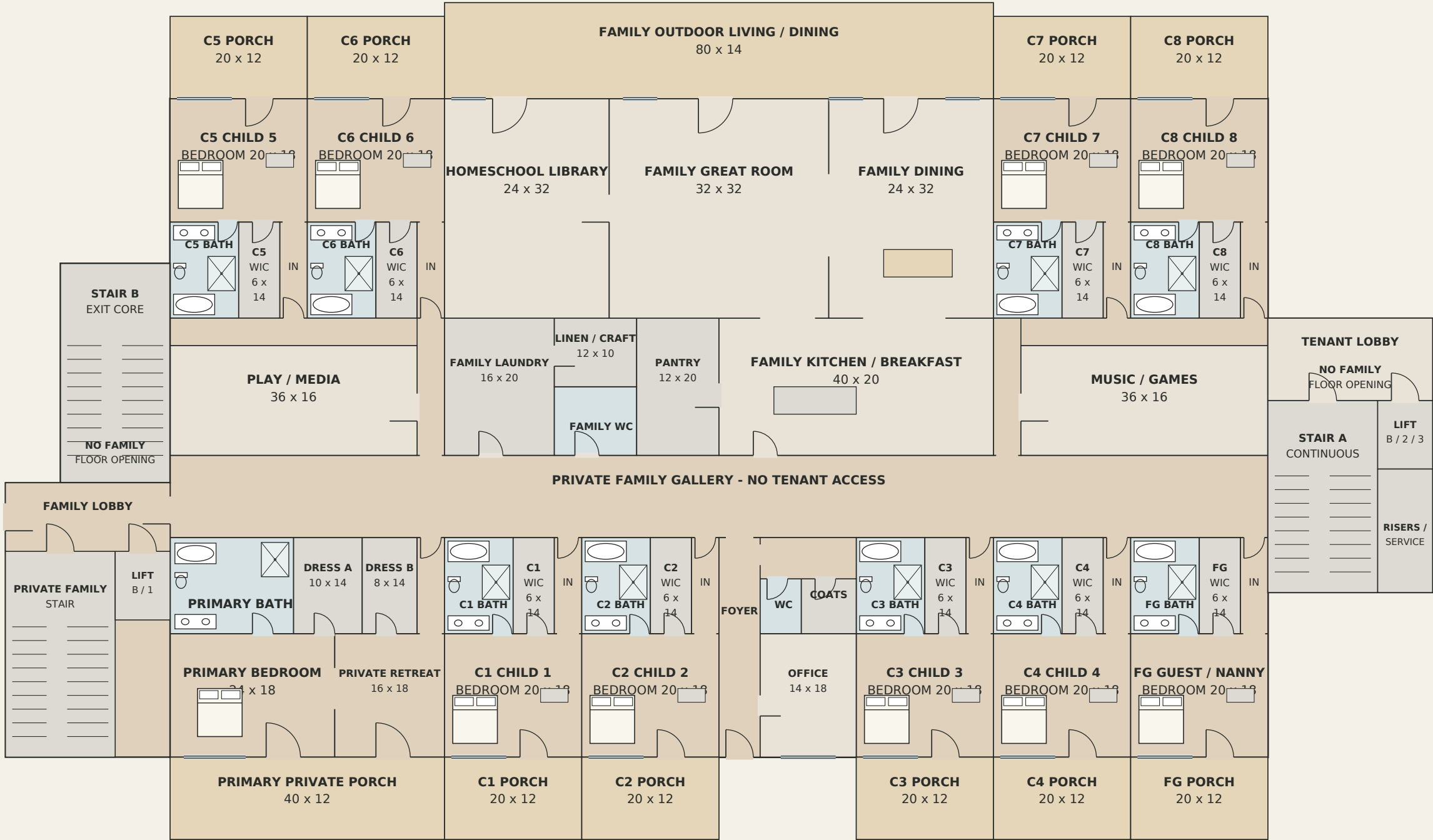


Family lawn

Open play space and sheltered garden seating.

Family level | Ten private bedroom suites

One primary suite + eight children's suites + one guest/nanny suite. Every bedroom has a private full bath, closet and porch.

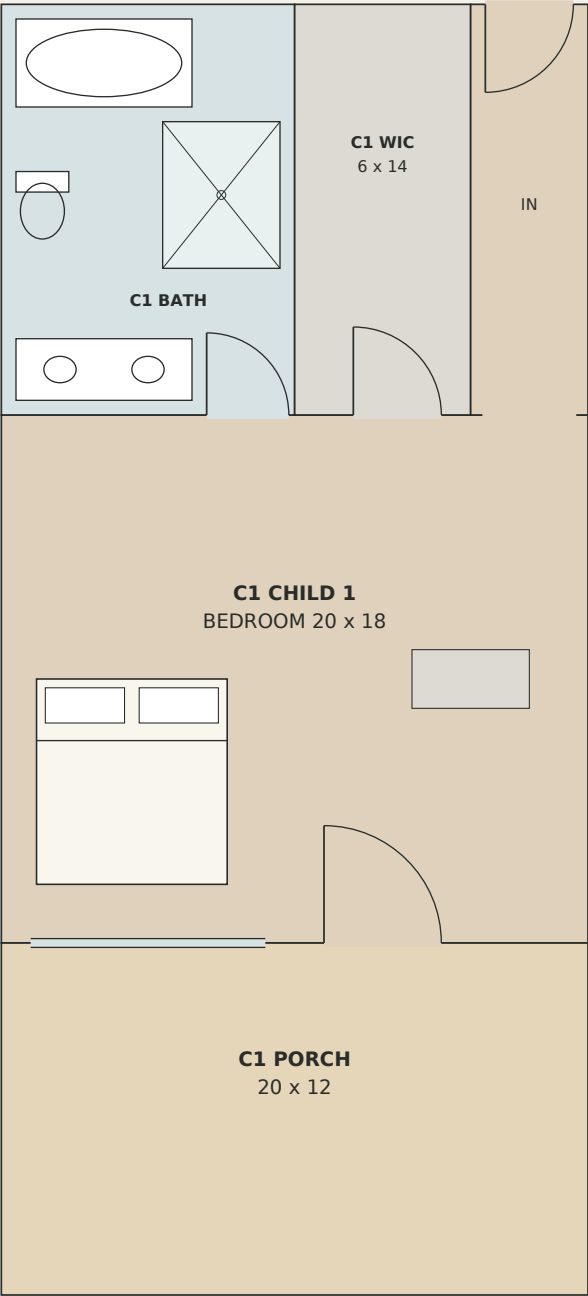


Family suite Rental suite Bathroom Closet / service Porch / terrace

NOMINAL FEET | WALLS / STRUCTURE / LIFE SAFETY TO BE COORDINATED

The family suite kit | Built for growing children

C1-C8 and the guest/nanny suite use a 20 x 32-foot module; rear suites mirror the front layout.



Bedroom | 20 x 18

Space for a bed, desk, reading chair and flexible storage. Each child receives an individual bedroom; no shared-bedroom assumption is built into the count.

Private bathroom | 10 x 14

Each suite retains a full tub and a separate walk-in shower. Fixture placement is schematic and needs wall, door and accessible-clearance coordination.

Wardrobe | 6 x 14

Use one-sided full-depth joinery to preserve an aisle. The picture is a finish template, not a cabinetry shop drawing.

Entry and porch

A four-foot nominal entry strip connects the family hall to the bedroom. The bath and closet open within the suite; the private porch is reached directly from the bedroom.

Use before all eight children arrive

Keep unused suites within the family home as guest, nursery or hobby rooms. All eight are already included in the permanent bedroom program.

Your primary suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Primary bedroom

24 x 18 bedroom within a 1,280-sq-ft suite module.



Private full bathroom

Tub, separate shower and double vanity.



Two dressing rooms

Nominal 10 x 14 and 8 x 14 wardrobe rooms.



Private sitting retreat

16 x 18 sitting room; bedroom and retreat share the primary porch.

Child 1 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C1

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 2 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C2

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 3 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C3

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 4 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C4

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 5 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C5

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 6 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C6

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 7 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C7

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Child 8 | A complete private suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom C8

20 x 18; bedroom finishes vary while the suite kit stays consistent.



Private full bathroom

A tub and a separate shower. Shared bathroom finish template.



Private wardrobe

6 x 14 nominal closet. Shared wardrobe finish template.



Private covered porch

20 x 12; provide screening and controlled family access.

Guest / nanny suite

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Private guest bedroom

The tenth family bedroom; independent of the eight children's suites.



Private full bathroom

Tub and separate shower, within the family residence.



Walk-in wardrobe

Dedicated wardrobe storage.



Covered porch

Direct bedroom access and landscape screening.

Family living | Gathering and everyday life

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Great room
32 x 32; open to the kitchen, dining and garden.



Family kitchen
40 x 20 allocation plus a 12 x 20 pantry.



Dining
24 x 32; ample family and holiday dining.



Family outdoor room
80 x 14 covered shared porch at the rear.

A house that supports a large family

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Homeschool library

Eight study stations and shared project seating; 24 x 32.



Play and media

Separate indoor play/media room; 36 x 16.



Music and games

Second family activity lounge; 36 x 16.



Private family core

Stair and lift serve only B / 1, with a separate owner vestibule below.

Family support | The practical side of luxury

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Office

Private front-facing 14 x 18 workspace.



Laundry

16 x 20; reserve for two washer/dryer pairs.



Two family powder rooms

Arrival WC and a second daily-use family WC.

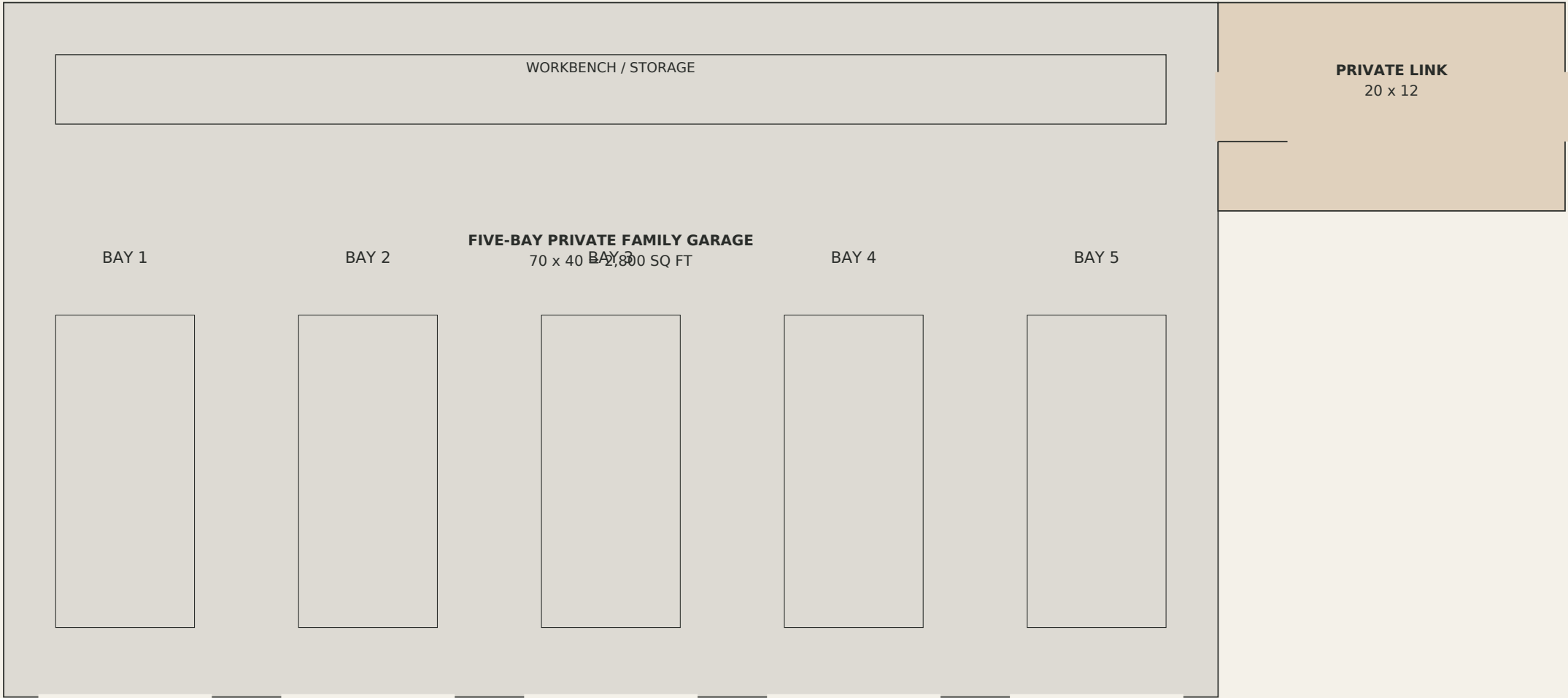


Pantry and storage

Walk-in pantry, coat room and separate linen/craft storage.

Garage | Five generous private bays

Five individual doors retained. The enclosed connector leads to the private family stair/lift lobby.



Private arrival and circulation

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Five-bay garage

70 x 40 footprint with rear workbench and storage.



Garage connector

20 x 12 enclosed link to the family lobby.



Front family arrival

A separate front entrance to your home.

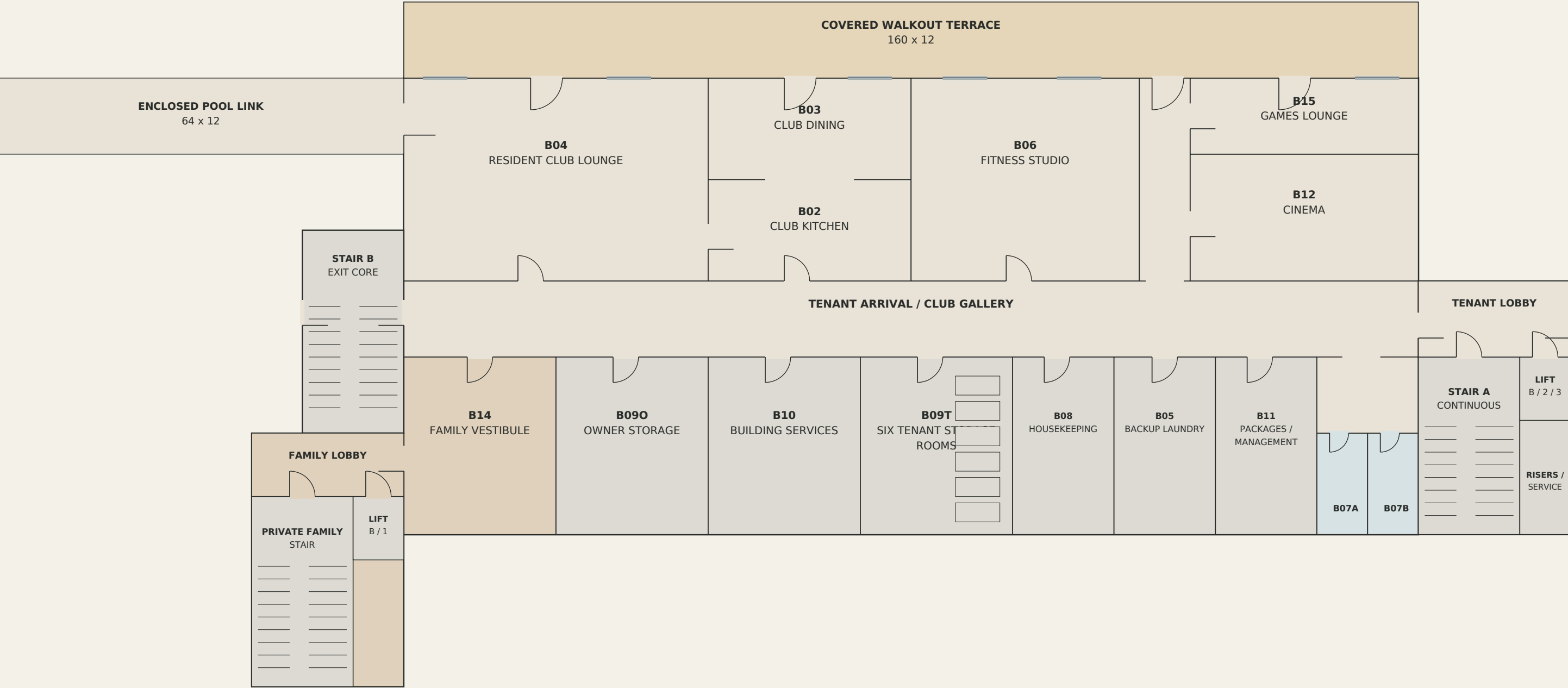


Private family gallery

Connects suites and family spaces, with no tenant stair/lift opening.

Basement | Clubhouse and estate support

Family and tenant arrivals are separate. The indoor pool is reached through the west enclosed link.



Family suite Rental suite Bathroom Closet / service Porch / terrace

NOMINAL FEET | WALLS / STRUCTURE / LIFE SAFETY TO BE COORDINATED

Basement | Shared resident gathering

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Tenant arrival

Parking to the basement gallery and apartment cores.



Club kitchen

Optional entertaining amenity; every apartment has a private kitchen.



Shared dining

Resident gatherings beside the terrace.



Club lounge

Large daylit room with an indoor pool connection.

Basement | Fitness and recreation

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Fitness studio

36 x 32 exercise studio.



Cinema

36 x 20 screening room with independent hall access.



Games lounge

36 x 12; shared finish language with family music spaces.



Covered terrace

160 x 12 outdoor room at garden grade.

Basement | Daily operations

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Backup laundry

Estate linens and occasional resident backup.



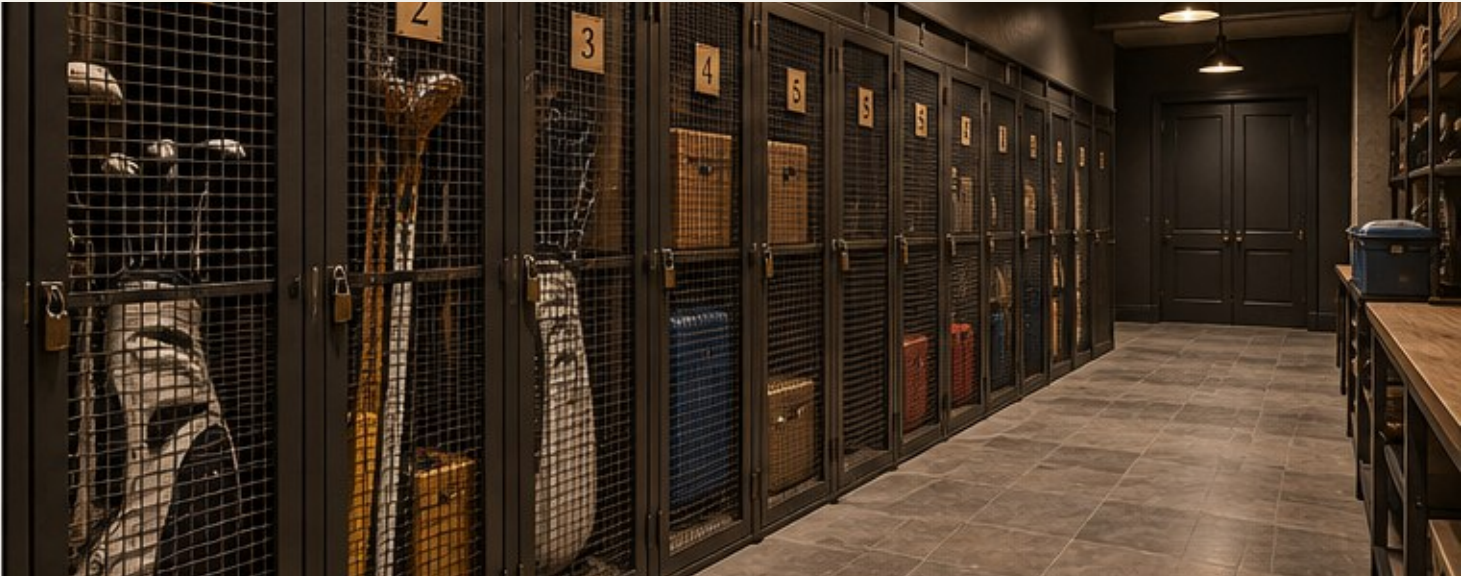
Housekeeping

Cleaning and maintenance storage.



Package / management room

Controlled receiving and estate administration.



Six tenant storage allocations

One assigned allocation per apartment; drawing controls count.

Basement | Services and private access

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Owner storage

24 x 28 lockable room.



Building services

Equipment reserves only; no systems have been sized.



Common toilets

Two separate WCs off a service hall.

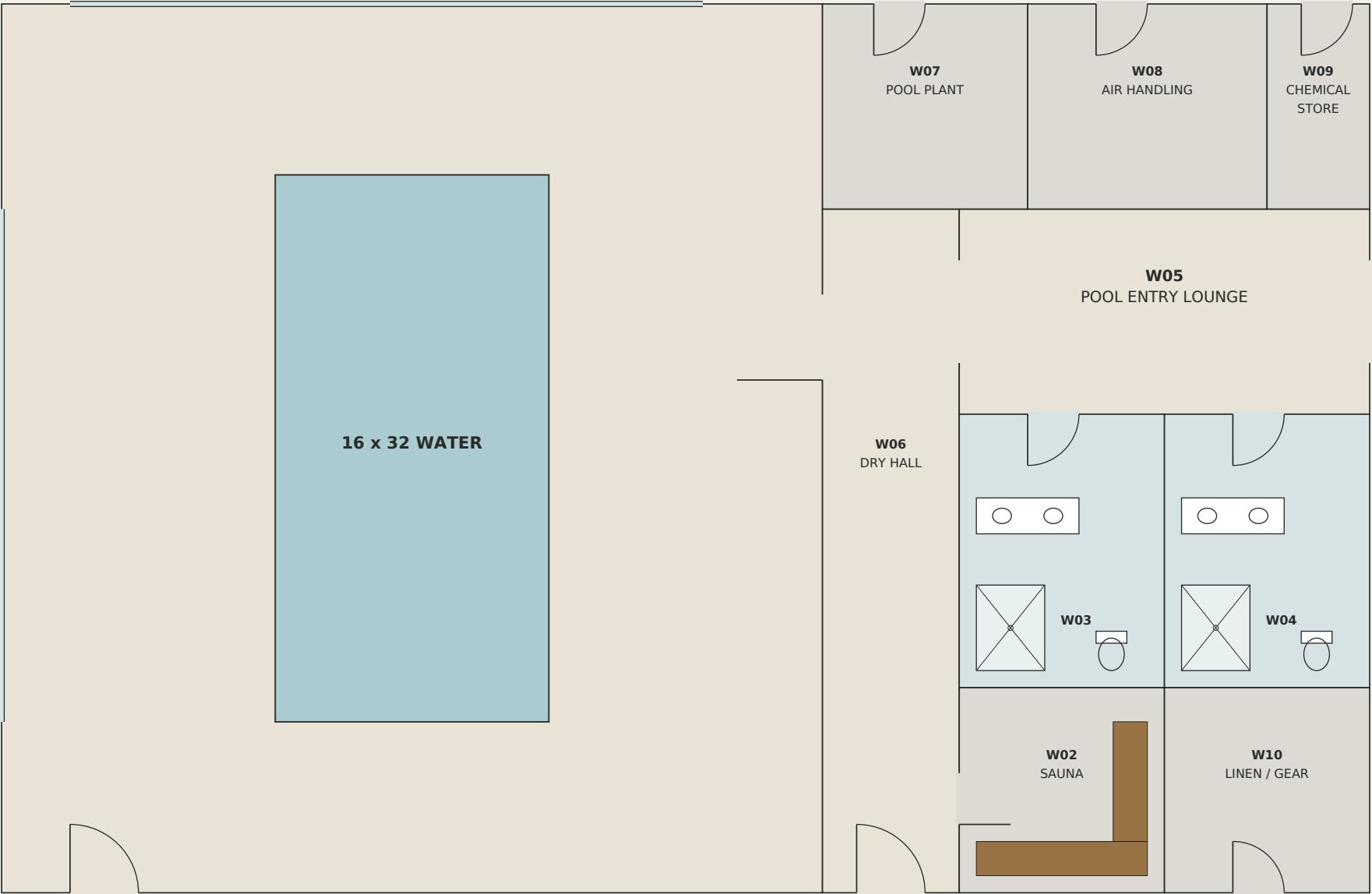


Private family vestibule

Family-only core leads to an owner vestibule, then a controlled common-area door.

Pool wing | Indoor wellness throughout the year

80 x 52 wing plus a 64 x 12 enclosed basement link. Depth, capacity and equipment remain to be designed.



Pool and sauna | Resident wellness

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Indoor pool

16 x 32 water within a 48 x 52 hall.



Sauna

Dedicated 12 x 12 nominal room.



Changing room A

Private shower, changing and WC.



Changing room B

Second private shower, changing and WC.

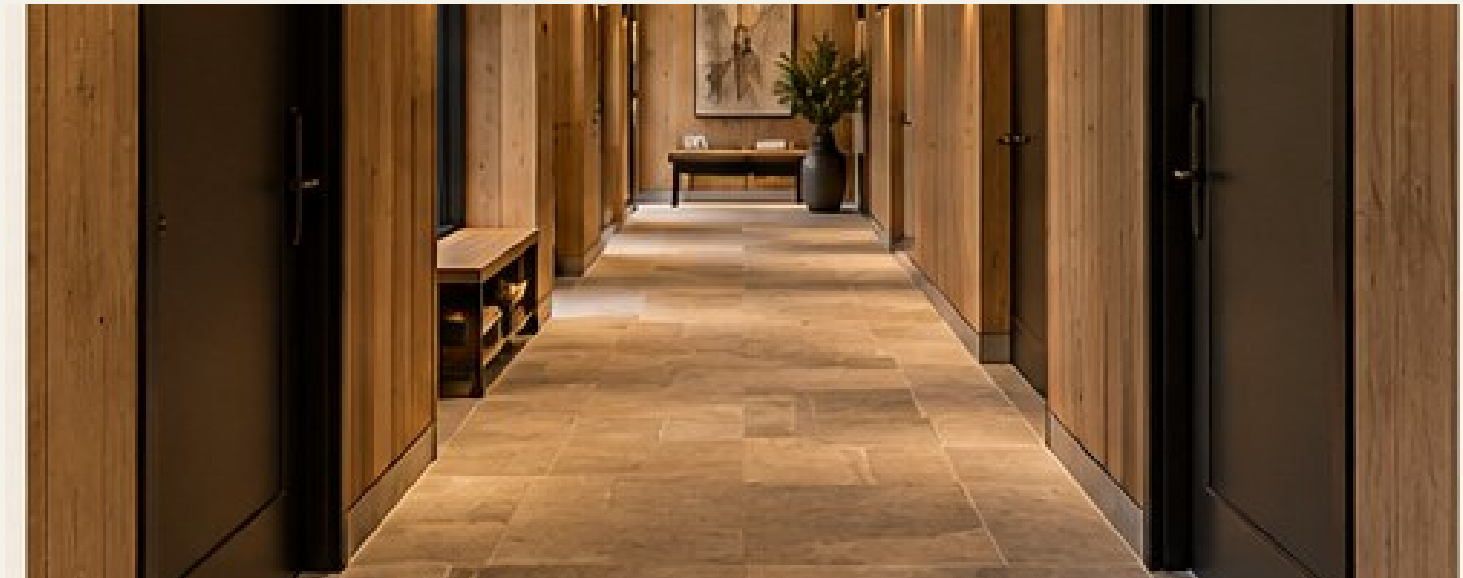
Pool wing | Arrival and technical space

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Entry lounge

Dry arrival from the basement link.



Dry hall

Connects the lounge, pool and sauna.



Pool plant

Exterior service access; equipment reserve.

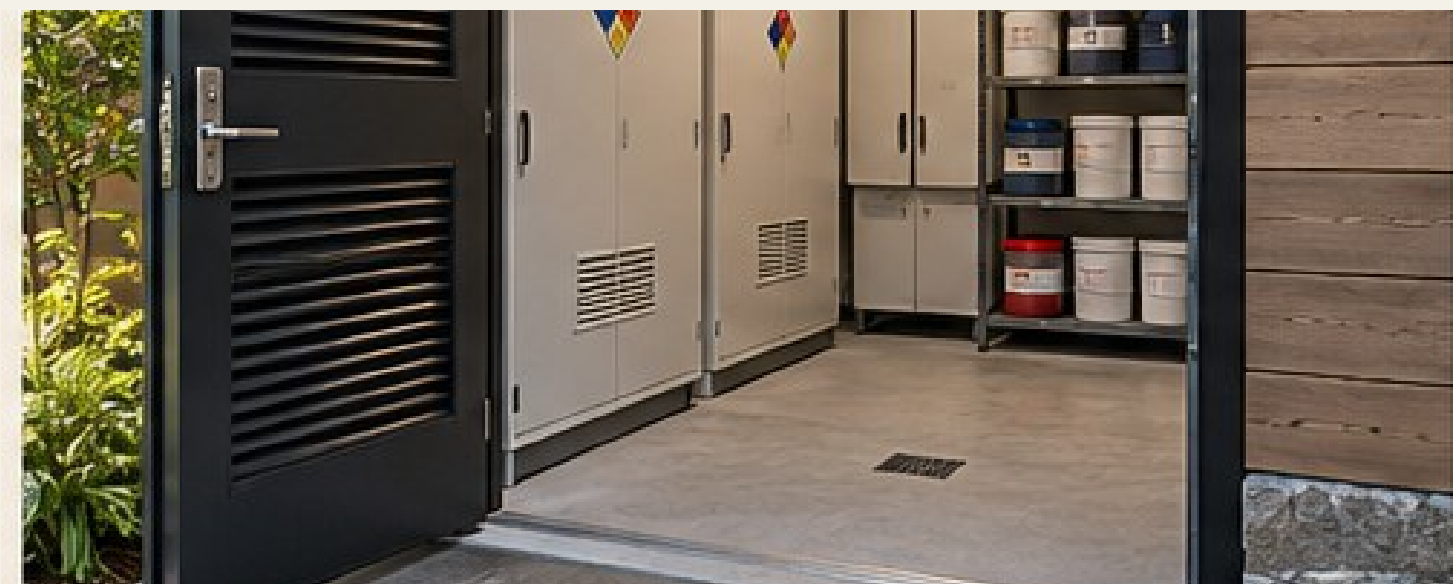


Dedicated air handling

Separate air and moisture-control strategy to be engineered.

Pool wing | Support and access

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Chemical store

Externally accessed, secured service room.



Linen and gear

Dedicated staff storage.



Garden connection

Outdoor route is optional; family has an indoor basement route.

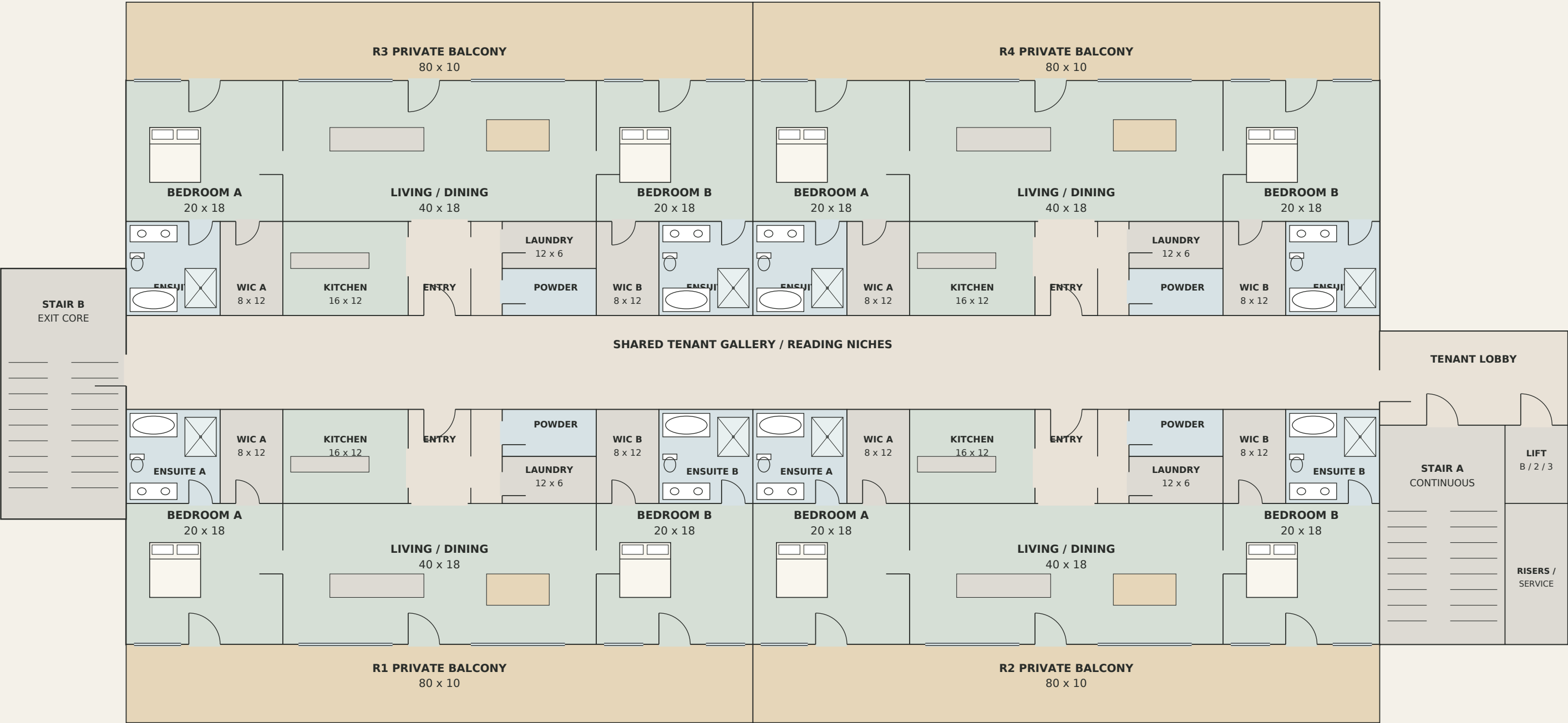


Family access

Private stair/lift to the basement, then clubhouse and pool link.

Second floor | Four luxury two-bedroom apartments

R1-R4 each occupy an 80 x 30 module: 2,400 nominal sq ft, plus an 80 x 10 private balcony.

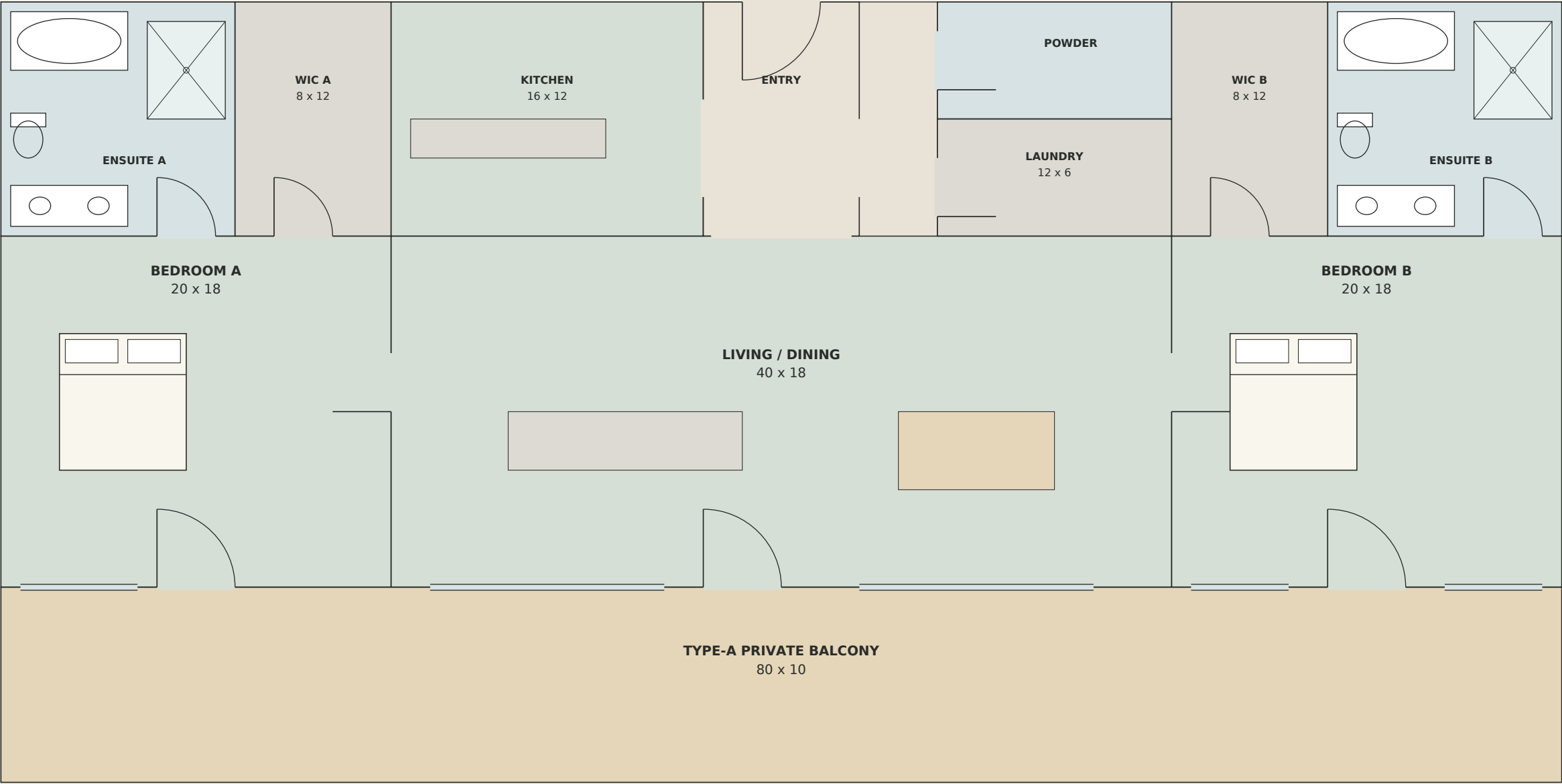


Family suite Rental suite Bathroom Closet / service Porch / terrace

NOMINAL FEET | WALLS / STRUCTURE / LIFE SAFETY TO BE COORDINATED

Apartment type A | Two complete bedroom suites

Two full ensuite bathrooms + guest powder; kitchen, living/dining and private laundry. R1-R4 use this kit.



R1 | Two private bedroom suites

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
20 x 18, with private bathroom and wardrobe.



Bedroom B
20 x 18, with its own independent bathroom.



Ensuite A
12 x 12 with tub and separate shower.



Ensuite B
Second full bathroom; same finish template.

R1 | A self-contained luxury home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

40 x 18; exterior glazing and balcony access.



Private kitchen

16 x 12 kitchen allocation; full-size appliances.



Two wardrobes

Each bedroom has an 8 x 12 walk-in wardrobe.



Private balcony

80 x 10; reached from both bedrooms and living space.

R1 | Independent daily facilities

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Guest powder room

Visitors do not need to enter either bedroom bathroom.



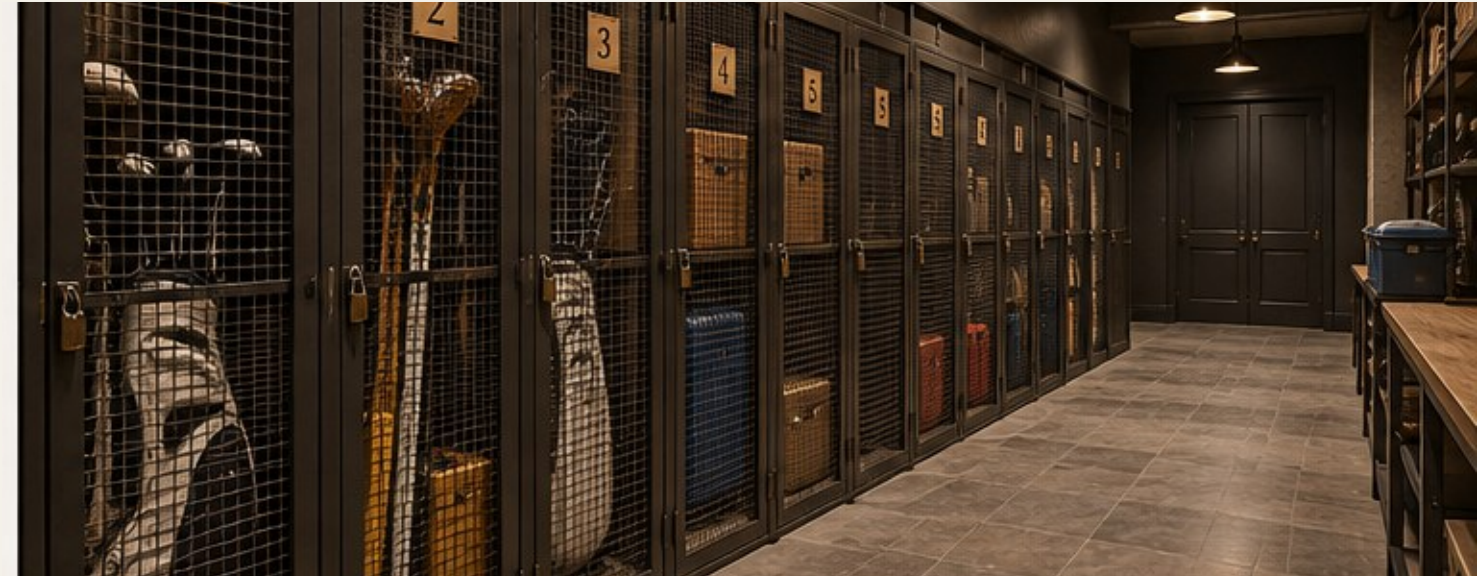
Private laundry

12 x 6 laundry allocation.



Apartment entry

Private entry opens to living/dining and service hall.



Assigned basement storage

One of six secure tenant allocations.

R2 | Two private bedroom suites

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
20 x 18, with private bathroom and wardrobe.



Bedroom B
20 x 18, with its own independent bathroom.



Ensuite A
12 x 12 with tub and separate shower.



Ensuite B
Second full bathroom; same finish template.

R2 | A self-contained luxury home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

40 x 18; exterior glazing and balcony access.



Private kitchen

16 x 12 kitchen allocation; full-size appliances.



Two wardrobes

Each bedroom has an 8 x 12 walk-in wardrobe.



Private balcony

80 x 10; reached from both bedrooms and living space.

R2 | Independent daily facilities

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Guest powder room

Visitors do not need to enter either bedroom bathroom.



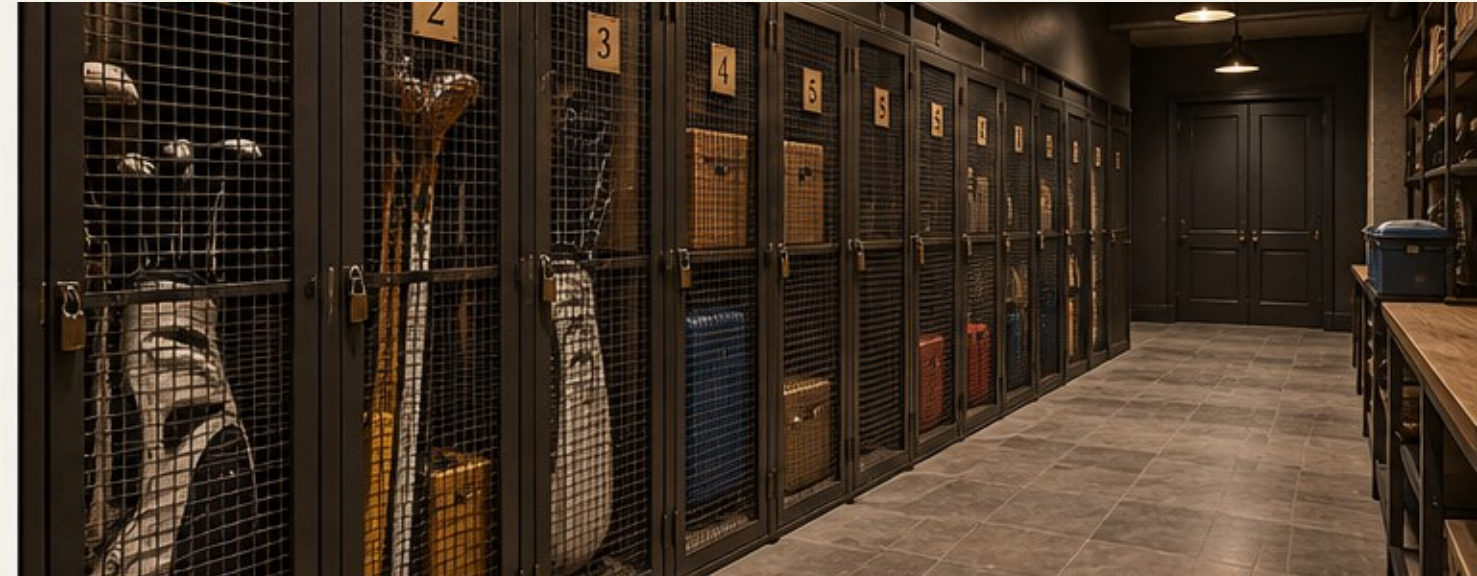
Private laundry

12 x 6 laundry allocation.



Apartment entry

Private entry opens to living/dining and service hall.



Assigned basement storage

One of six secure tenant allocations.

R3 | Two private bedroom suites

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
20 x 18, with private bathroom and wardrobe.



Bedroom B
20 x 18, with its own independent bathroom.



Ensuite A
12 x 12 with tub and separate shower.



Ensuite B
Second full bathroom; same finish template.

R3 | A self-contained luxury home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

40 x 18; exterior glazing and balcony access.



Private kitchen

16 x 12 kitchen allocation; full-size appliances.



Two wardrobes

Each bedroom has an 8 x 12 walk-in wardrobe.



Private balcony

80 x 10; reached from both bedrooms and living space.

R3 | Independent daily facilities

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Guest powder room

Visitors do not need to enter either bedroom bathroom.



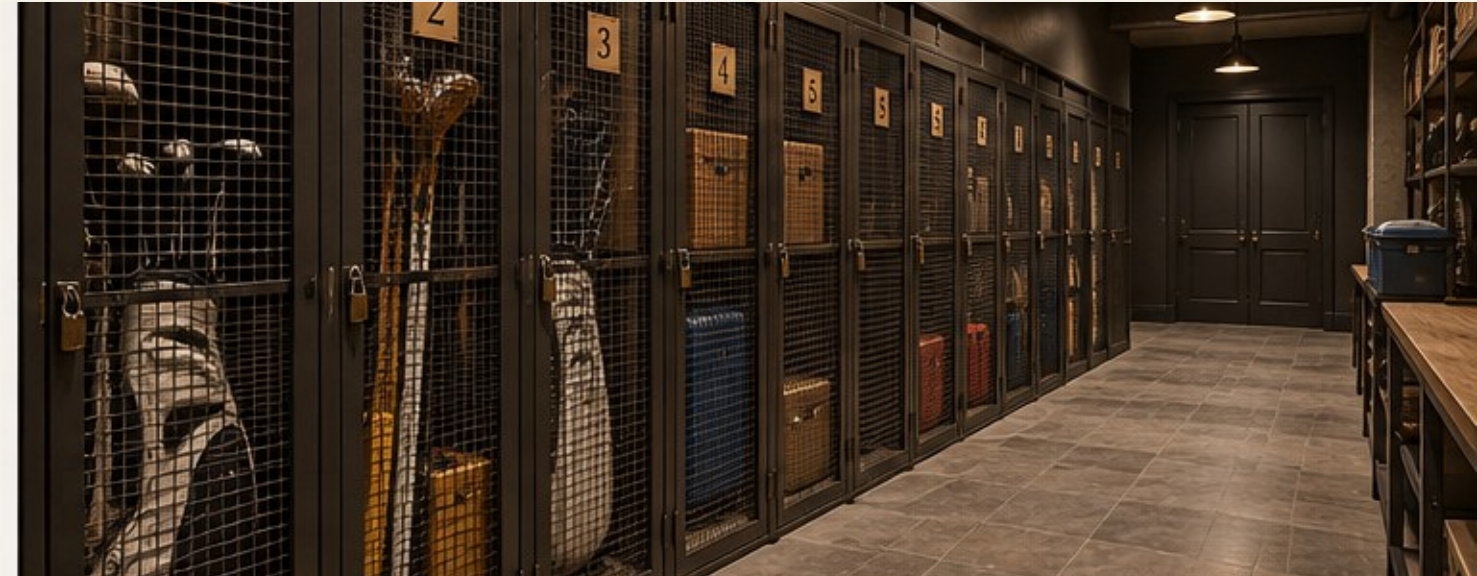
Private laundry

12 x 6 laundry allocation.



Apartment entry

Private entry opens to living/dining and service hall.



Assigned basement storage

One of six secure tenant allocations.

R4 | Two private bedroom suites

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
20 x 18, with private bathroom and wardrobe.



Bedroom B
20 x 18, with its own independent bathroom.



Ensuite A
12 x 12 with tub and separate shower.



Ensuite B
Second full bathroom; same finish template.

R4 | A self-contained luxury home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

40 x 18; exterior glazing and balcony access.



Private kitchen

16 x 12 kitchen allocation; full-size appliances.



Two wardrobes

Each bedroom has an 8 x 12 walk-in wardrobe.



Private balcony

80 x 10; reached from both bedrooms and living space.

R4 | Independent daily facilities

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Guest powder room

Visitors do not need to enter either bedroom bathroom.



Private laundry

12 x 6 laundry allocation.



Apartment entry

Private entry opens to living/dining and service hall.

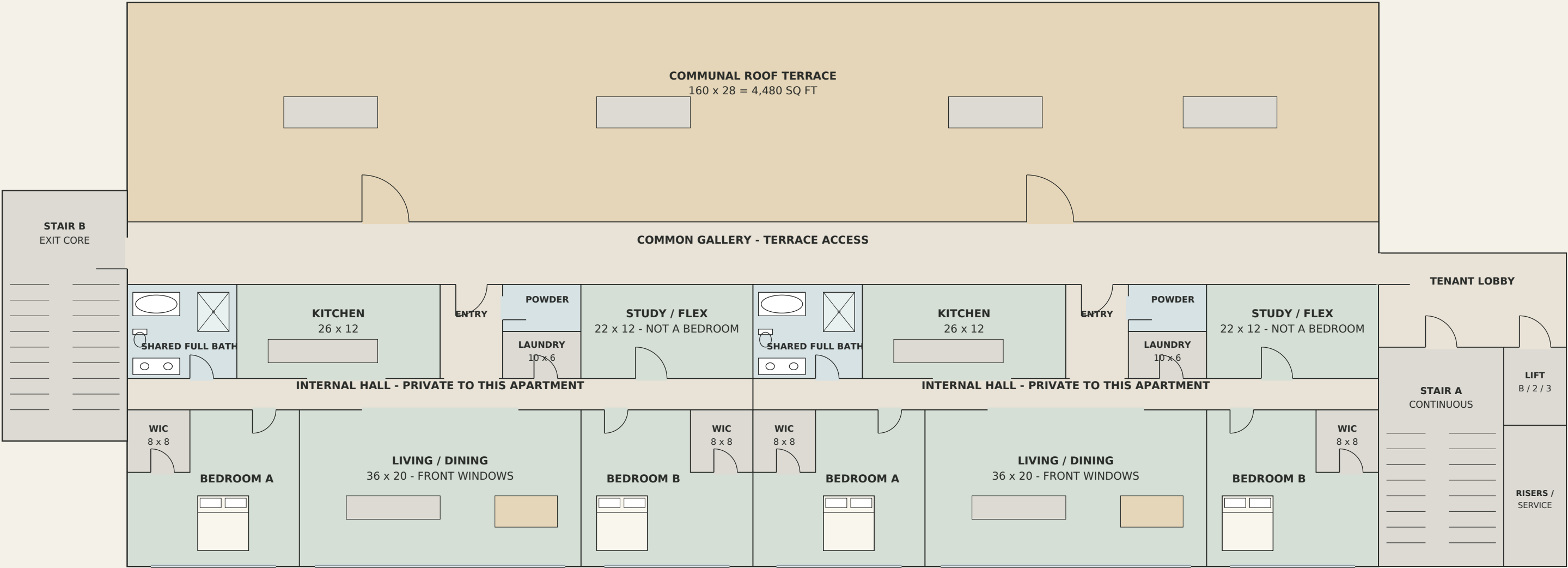


Assigned basement storage

One of six secure tenant allocations.

Third floor | Two larger apartments and a shared terrace

R5-R6 each occupy an 80 x 36 module: 2,880 nominal sq ft. No private third-floor porches.

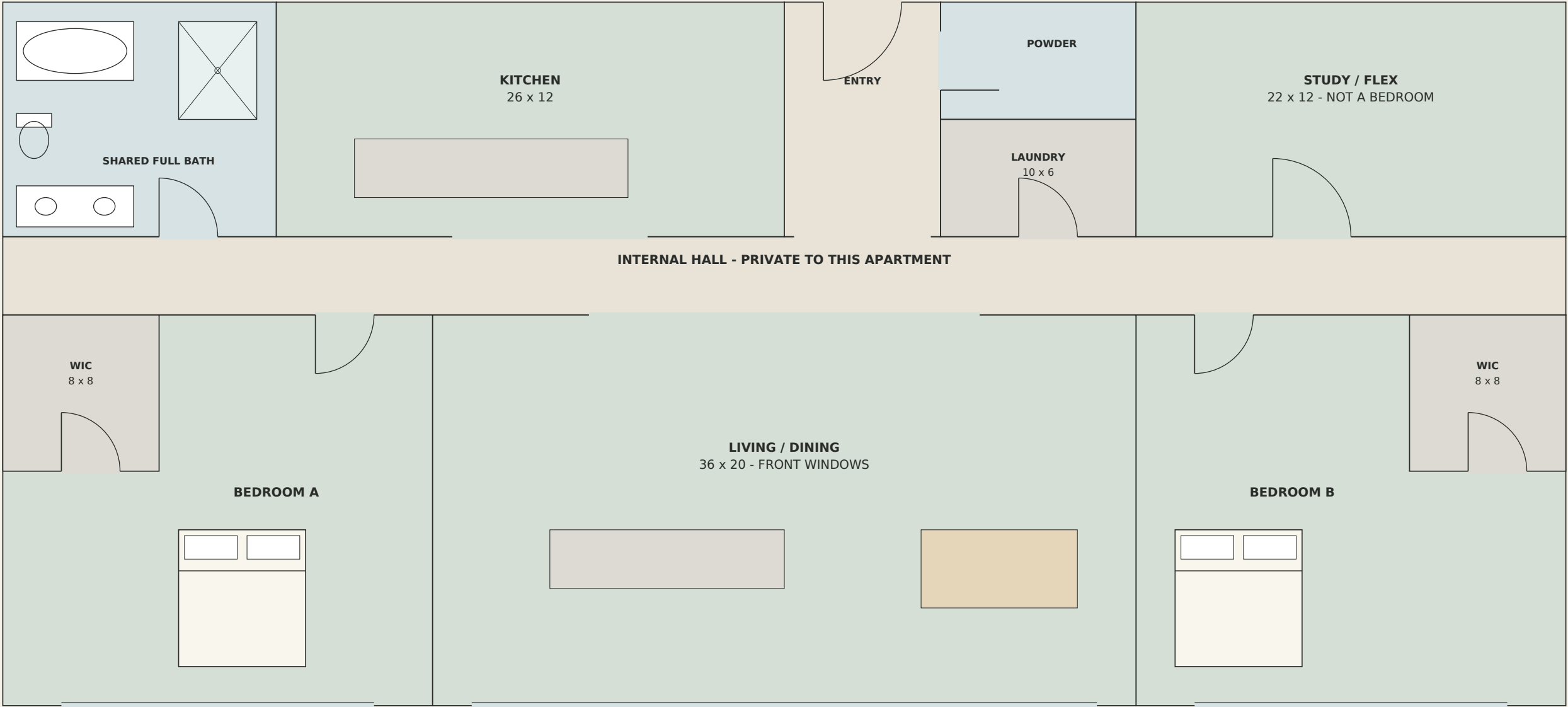


Family suite Rental suite Bathroom Closet / service Porch / terrace

NOMINAL FEET | WALLS / STRUCTURE / LIFE SAFETY TO BE COORDINATED

Apartment type B | Daylight, space and a private study

Two bedrooms share one full hall bathroom; each apartment also has a powder room, laundry and study.



R5 | Two bedrooms, one shared full bathroom

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
22 x 20 allocation including an 8 x 8 wardrobe.



Bedroom B
Same generous allocation; front windows, no exterior door.



Shared full bathroom
14 x 12 hall bath with tub and separate shower, private to this home.



Bedroom wardrobes
Two 8 x 8 allocations; joinery must preserve usable aisles.

R5 | A brighter upper home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

36 x 20 with front exterior windows.



Private kitchen

26 x 12; connects through the private internal hall.



Study / flex room

22 x 12; proposed roof lighting. Not a bedroom.



Communal roof terrace

Shared outdoor lounge reached from the common gallery.

R5 | Complete apartment support

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Private powder room

A second toilet and vanity while the full bathroom is occupied.



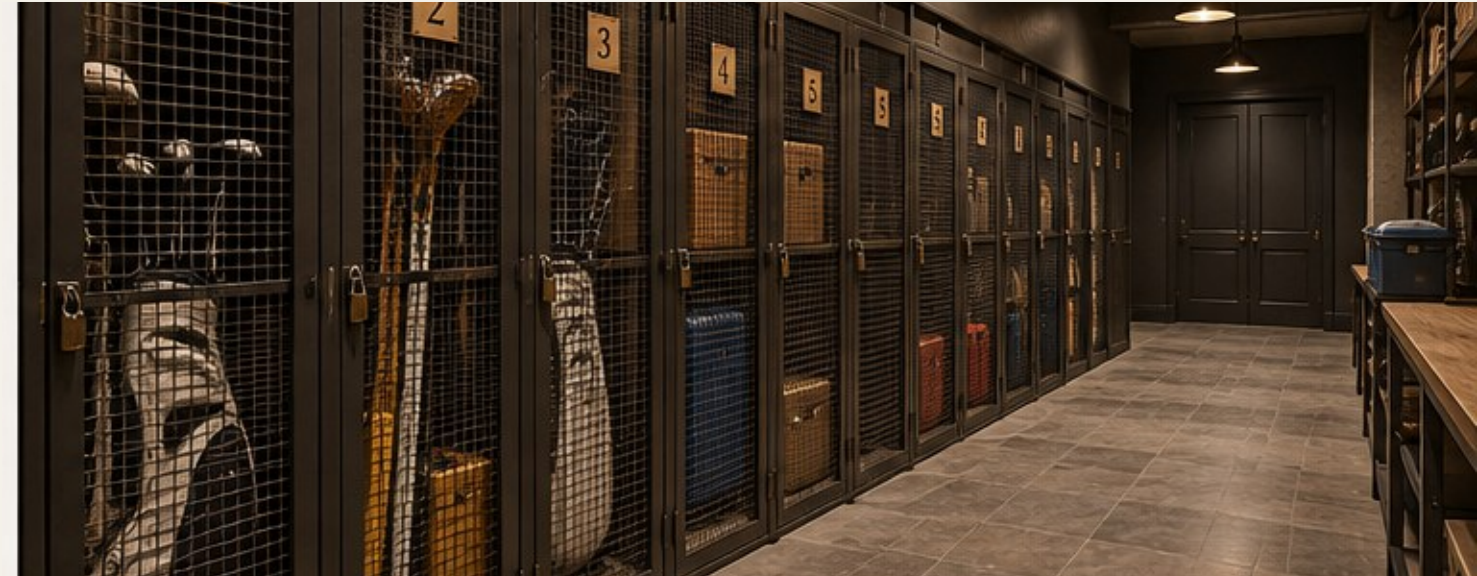
Private laundry

Separate laundry room; not combined with the WC.



Private internal hall

Connects sleeping and service rooms without entering another bedroom.



Assigned basement storage

One separate allocation for this apartment.

R6 | Two bedrooms, one shared full bathroom

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Bedroom A
22 x 20 allocation including an 8 x 8 wardrobe.



Bedroom B
Same generous allocation; front windows, no exterior door.



Shared full bathroom
14 x 12 hall bath with tub and separate shower, private to this home.



Bedroom wardrobes
Two 8 x 8 allocations; joinery must preserve usable aisles.

R6 | A brighter upper home

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Living and dining

36 x 20 with front exterior windows.



Private kitchen

26 x 12; connects through the private internal hall.



Study / flex room

22 x 12; proposed roof lighting. Not a bedroom.



Communal roof terrace

Shared outdoor lounge reached from the common gallery.

R6 | Complete apartment support

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Private powder room

A second toilet and vanity while the full bathroom is occupied.



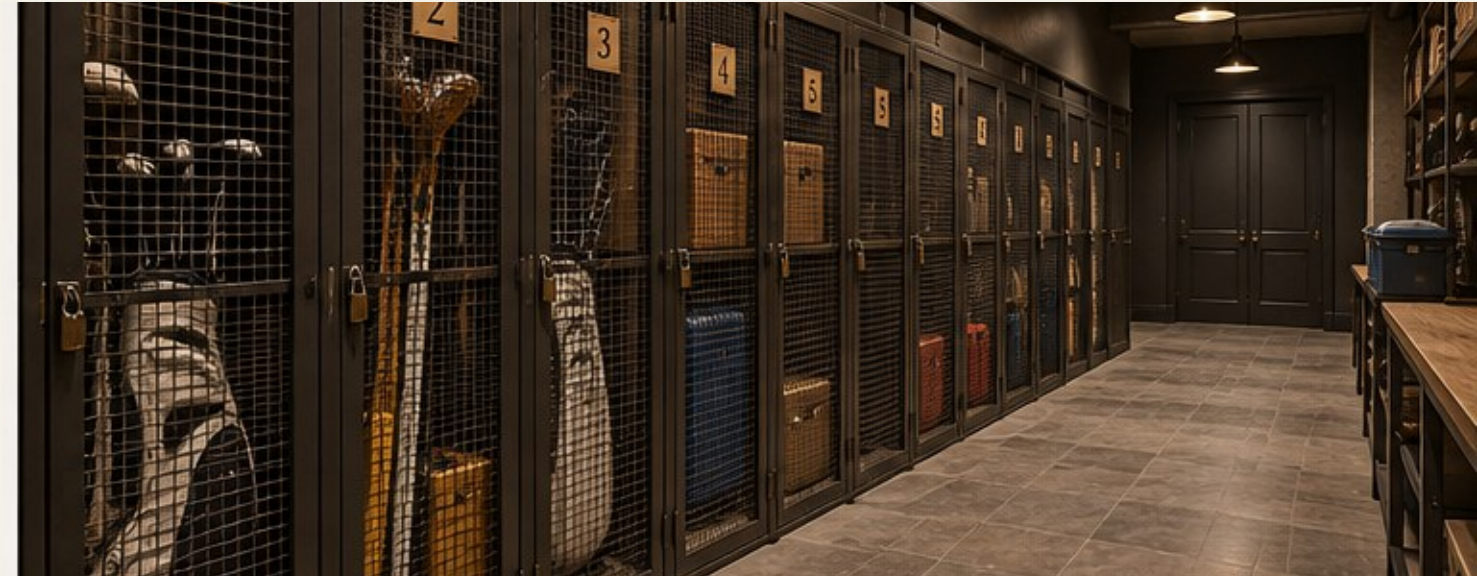
Private laundry

Separate laundry room; not combined with the WC.



Private internal hall

Connects sleeping and service rooms without entering another bedroom.



Assigned basement storage

One separate allocation for this apartment.

The communal terrace | An outdoor destination

Concept interior views. The drawings govern dimensions and room arrangement; finishes are illustrative.



Outdoor lounge

A 160 x 28 occupied roof terrace over the second floor.



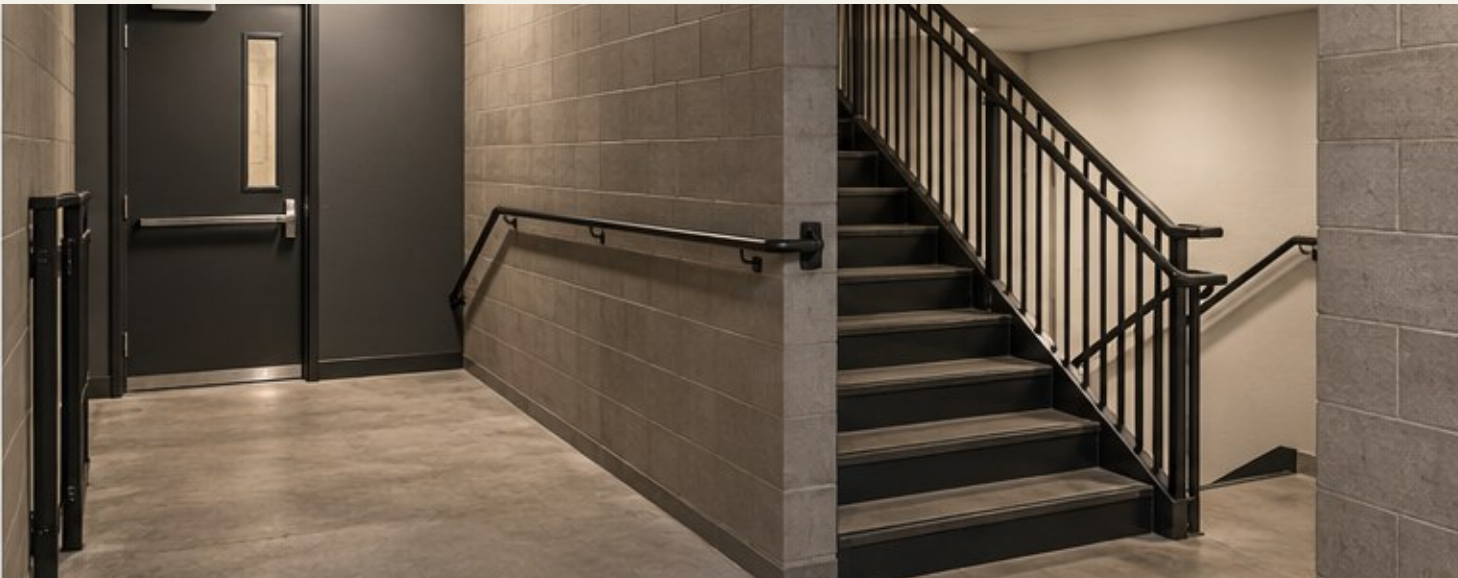
Communal dining

Lounge, dining and quiet-seating zones.



Common gallery

Both upper apartments connect to the terrace through common circulation.



Tenant exit cores

Stair A and Stair B remain continuous; final exit arrangements need professional review.

Privacy is designed into the routes

The private family core is an addition. It does not create a tenant doorway into your home.

FAMILY ROUTE

1	Family garage / front entrance
2	Private family gallery
3	Private stair or lift: main to basement
4	Owner vestibule with controlled common-area door
5	Clubhouse, indoor pool and sauna

TENANT ROUTE

1	Separate parking court
2	Basement east entrance / tenant lobby
3	Continuous Stair A or tenant lift: B / 2 / 3
4	Second-floor or third-floor common gallery
5	Private apartment; common amenities via basement

Tenant Stair B remains an additional exit-core reservation. Neither tenant stair nor the tenant lift has a doorway into the family home. Access controls must be coordinated with the eventual emergency escape strategy. The family bedrooms, study and private porches remain within the family residence.

The stair and lift drawings reserve footprints, not validated geometry. Floor heights, landings, travel distances, clear widths, access controls and discharge arrangements remain professional design tasks.

Luxury plus | Make the everyday details work

Design intent for the architect, interiors team and engineers; specific products and assemblies have not been selected.

Quiet family life

Prioritize acoustic separation below apartments and above the cinema, gym and plant. Locate noisy equipment away from sleeping rooms; isolate vibration and plumbing noise.

Durable dark materials

Walnut, leathered dark granite, charcoal joinery, bronze hardware and warm stone. Combine atmosphere lighting with practical task lighting and lighter ceilings where needed.

Large-family routines

Dual laundry-pair provision, a substantial pantry, separate play and music rooms, eight study stations, generous coat storage and a guest/nanny suite are included.

Outdoor privacy

Use porch partitions, planted screens and carefully directed views. Upper rental balconies should not overlook the family bedroom interiors where screening can prevent it.

Comfort in every residence

Provide independent temperature control, ventilation design, reliable hot-water delivery and a planned utility-metering or allocation approach.

Maintenance and operations

Provide staffing/service access, pool-care and cleaning plans, equipment replacement routes and reserves. The generous shared program needs a credible operating budget.

A complete concept | The next stage is professional design

This book establishes the intended rooms and relationships. It does not certify buildability, permissions, cost or code compliance.

1 | Actual site and permitted use

Confirm the Alabama parcel, county/city, survey, slope, soils, utility availability and intended rental model. Establish whether the proposed seven households and shared amenities are permitted.

2 | Coordinated architecture

Convert this room program into a dimensioned model with actual wall assemblies, columns, stairs, lifts, windows, roof forms, furniture and fixtures. Resolve all clearances and service risers together.

3 | Civil and engineering

Coordinate structure, foundations, drainage, wastewater, water and power, fire protection, accessibility and emergency escape. The large open roof deck and pool require specialist engineering.

4 | Estimate and operating plan

Price the family home, rentals, clubhouse, pool, garage and land improvements separately. Compare six-apartment rental income with debt service, utilities, maintenance, staffing, insurance and reserves.

Visual accuracy: The plans and tour room map share one schematic layout. Rendered interiors and the exterior image communicate finishes and atmosphere, not exact geometry. Repeated suite images are explicitly shared templates. Site trees, distant water and terrain appearing in images are illustrative, not features of a purchased property.

No survey, soil report, structural calculation, contractor quotation or permit review has been completed. This package is suitable for discussing the concept with a qualified design team, not for constructing or marketing approved apartments.

Find your way through the book

Every floor plan is followed by the relevant room studies; the companion interactive tour includes a room selector and the same plan geometry.

Section	PDF bookmark	Start page
Site and land	SITE / LAND	5
Family level and suites	PLAN-main	7
Five-bay garage	PLAN-garage	22
Basement clubhouse	PLAN-basement	24
Indoor pool and sauna	PLAN-pool	29
Second-floor apartments	PLAN-second	33
Type A apartment detail	PLAN-unit-a	34
Third-floor apartments	PLAN-third	47
Type B apartment detail	PLAN-unit-b	48

Final concept count: 10 family bedrooms + 12 rental bedrooms = 22. Six rental apartments: R1-R4 on the second floor and R5-R6 on the third. Studies, cinema, playrooms and common lounges are not bedrooms.

The room tour offers plan navigation, representative interior views, a guided sequence and a schematic 3D massing view. It is an illustrated concept tour, not a scanned property or a photorealistic first-person walkthrough.