

ARCHITECTURAL DESIGN PACKAGE · DD-01 · MAY 2026

◇ DESIGN DEVELOPMENT — DD-01 | MAY 2026

MODERN TROPICAL RAISED HOME

A Bold Coastal Vision — Elevated Living on the Florida Coast

FLORIDA COASTAL RESIDENCE · 2026

DESIGN VISION · DD-01

“

Where bold modern architecture meets the raw energy of the tropics

—
elevated, illuminated, and built to last a lifetime.

”

— DESIGN INTENT, DD-01

⤴ ELEVATED PRESENCE

🛡 COASTAL RESILIENCE

★ TROPICAL LUXURY

Project at a Glance

MODERN TROPICAL RAISED HOME — DESIGN DEVELOPMENT DD-01

DD-01 · MAY 8, 2026



3

STORIES

11 FT

PIER ELEVATION

~4,200

SF CONDITIONED

6

PIER CAISSONS

\$1.35M

-\$2M

COST ESTIMATE

DD phase range ±20%

37 FT

TOTAL HEIGHT

PROJECT DATA

JURISDICTION

Coastal Tropical Municipality

CODE

FBC 8th Ed. + ASCE 7-22

WIND

150 mph Exposure D

FEMA ZONE

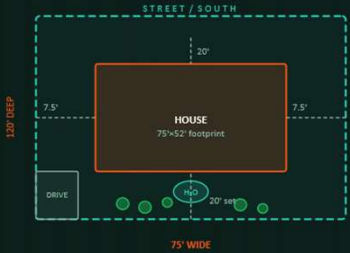
AE Zone (assumed)

PHASE

Design Development DD-01

DATE

May 8, 2026



SITE PLAN & CONTEXT

Site Plan — 75'x120' Coastal Lot



LOT

01

9,000 SF



DRIVEWAY

02

12' concrete aggregate approach lane
 18' x 25' workshop apron at grade
 Exposed aggregate finish



WATER FEATURE

03

8' x 4' recirculating fountain
 LED lit — front yard centerpiece
 Programmable color, submersible pump



TREES

04

3 orange trees + 2 fig trees
 Drip irrigated — auto-scheduled zones
 Front-yard buffer planting scheme



TREX DECKS

05

4' perimeter walkways all sides
 288 SF front entry deck + 200 SF rear
 Transcend Tropics — Tiki Torch, hidden fasteners



NEIGHBORS

06

Similar 3-story pier massing on both sides
 Varied palettes: Teal · Coral · Charcoal
 Consistent streetscape rhythm

AERIAL CONTEXT — COASTAL LOT

LEVEL 0 — THE ULTIMATE GROUND FLOOR



THE WORKSHOP

24'x14' BAY · CLEAR HEIGHT GARAGE

- **BAY SIZE** — 24'x14' clear height, purpose-built for classic Dodge Charger
- **BENDPAK LIFT** — Hydraulic two-post car lift, full undercarriage access
- **200A SUB-PANEL** — Dedicated electrical service, EV-ready conduit
- **HURRICANE DOOR** — 16'x10' roll-up, impact-rated, motorized
- **EPOXY FLOORS** — Polished concrete with full epoxy coating system
- **COMPRESSED AIR** — Rough-in for shop air system throughout bay

336 SF

BAY AREA

200A

SUB-PANEL

16x10

DOOR OPENING



THE MAN CAVE

616 SF LOUNGE · FULL ENTERTAINMENT SUITE

- **BAR — 12 LF** — Wet bar with sink, refrigeration + keg rough-in
- **POOL TABLE** — Tournament-size billiards in dedicated lounge zone
- **AV WALL** — Full media wall with surround sound rough-in
- **HOT TUB / SPA** — Under-house 6-person salt-chlorine spa, 240V/60A GFCI
- **BATHROOM** — 80 SF, 100% waterproof tile, fully enclosed
- **NEON ENTRY DOOR** — 12'x6' thermally broken aluminum, frosted backlit glass, entry alcove

616 SF

LOUNGE AREA

6-Person

HOT TUB

12'x6'

NEON DOOR

FLOOR PLAN — LEVEL 1

MAIN LIVING FLOOR

Level 1 — Main Living | +11'-0" AFF

Primary conditioned living level — open plan, deck access, master suite



GREAT ROOM

900 SF — 10' Ceilings

Open plan, impact sliding glass walls to covered deck · Seamless indoor/outdoor flow



CHEF'S KITCHEN

300 SF · 4'x8' Island

Pantry, hurricane pass-through window · Pro appliances ready



MASTER SUITE

500 SF — Spa Bath

Soaking tub · Glass shower · Dual vanity · Walk-in closet



GUEST SUITE

300 SF — En-Suite Bath

Private bath · Comfortable guest accommodations on main floor



FRONT DECK

288 SF Covered Trex

Hanging garden planters · Bougainvillea cascade · Street-facing presence



REAR DECK

200 SF Covered Outdoor

Sliding door access to yard · Trex composite decking system

LEVEL 1 INTERIOR

Open-Plan Living
with Impact Glass Walls
+11'-0" Above Finished Floor

TOTAL CONDITIONED AREA — LEVEL 1

~2,200 SF

4 Rooms

2 Covered Decks

Impact Glass Walls

DD-01 | May 2026

LEVEL 2 + ROOFTOP — UPPER LIVING & SKY TERRACE

LEVEL 2 · +23' AFF

ROOFTOP · +33' AFF

DD-01 · MAY 2026

LEVEL 2

+23'-0" AFF

Primary Suite & Upper Bedrooms

PRIMARY SUITE — 480 SF



SPA BATH

Freestanding soaking tub · Rainfall double shower · Dual vanity



WALK-IN CLOSET

120 SF — custom built-in millwork



PRIVATE TERRACE

160 SF — glass & cable rail, ocean views

ADDITIONAL ROOMS

Bedroom 3 224 SF

En-Suite Bath

Bed 4 / Flex Office 210 SF

LEVEL 2 CONDITIONED

~1,000 SF

ROOFTOP DECK

+33'-0" AFF

Sky Terrace — 1,200 SF Trex Deck

1,200
TOTAL SF

120
PSF DESIGN LOAD

42"
PARAPET GUARD

360°
OCEAN VIEWS



HOT TUB ZONE

Reinforced slab · 120 PSF design load · 240V/60A GFCI



OUTDOOR KITCHEN

8 LF · Built-in grill · Sink · Refrigerator



SHADE PERGOLA

String lights · Overhead structure · Evening ambiance



HURRICANE RAIL

42" parapet guardrail — hurricane-rated perimeter



DECKING

Trex Transcend Tropics Tiki Torch — hidden fasteners, 25-yr warranty · EOR-stamped transfer framing for hot tub

~1,000 SF LEVEL 2

3-STORY ELEVATED

+11'-0" AFF

6-PIER CAISSON FOUNDATION

150 MPH WIND RATED

~4,200 SF CONDITIONED

FEMA ZONE AE

FRONT ELEVATION — SOUTH FACE

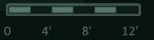
Scale 1/8" = 1'-0" | Sheet A-201 | DD Phase — Issued May 8, 2026

● JAMES HARDIE HZ10 — OCEAN TEAL

▲ STANDING SEAM ALUMINUM — CHARCOAL / KYNAR 500

◆ PGT WINGUARD IMPACT GLASS — MIAMI-DADE NOA

SCALE 1/8"=1'-0"





SIGNATURE DESIGN FEATURES

MODERN TROPICAL RAISED HOME — DD-01 | SPECIALTY SYSTEMS

6 SIGNATURE ELEMENTS



NEON L-ACCENT

DMX512 RGB — PROGRAMMABLE

- LENGTH 18 LF DMX512 RGB LED, IP67 rated
- COLORS Magenta → Orange → Cyan, programmable
- CONTROL Alexa / Google Home compatible

PARTY MODE SEASONAL CUSTOM



ENTRY DOOR

12'x6' THERMALLY BROKEN ALUMINUM

- SIZE 12' x 6' thermally broken aluminum frame
- GLASS Frosted backlit panels, multi-point lock
- LEAD TIME 14-20 weeks

IMPACT RATED BACKLIT



WORKSHOP

BENDPAK XPR-10S — PRO LIFT BAY

- LIFT BendPak XPR-10S, 10,000 lb capacity
- POWER 200A sub-panel, EV-ready outlet
- FINISH Compressed air, polished epoxy floor

EV READY 24'x14' BAY



BOTH HOT TUBS

UNDER-HOUSE + ROOFTOP — 6-PERSON

- CAPACITY 6-person, salt-chlorine system
- ELECTRICAL 240V / 60A GFCI dedicated circuit
- LIGHTING Full RGB LED color, both units

2 UNITS SALT-CHLORINE LED COLOR



HANGING GARDENS

BOUGAINVILLEA / POTHOS CASCADE



TROPICAL CASCADE

- PLANTERS 36"x12" powder-coated steel
- WATER Drip irrigation + overflow drain
- PLANTS Bougainvillea + pothos cascade

DRIP FED FRONT DECK



TREX SYSTEM

TRANSCEND TROPICS — TIKI TORCH



TIKI TORCH

- PRODUCT Trex Transcend Tropics, Tiki Torch
- INSTALL Hidden fastener system, no visible screws
- WARRANTY 25-year limited warranty

COMPOSITE 25-YEAR

01 — EXTERIOR CLADDING

James Hardie HZ10 / HZ5 Cement Board Panel

- Ocean Teal primary / Antique Ivory trim
- Smooth factory-primed finish
- Non-combustible, pest-resistant

HZ10 ZONE

30-YR WARRANTY

FBC COMPLIANT

02 — ROOFING

24-Ga Standing Seam Aluminum — Kynar 500

- Charcoal Kynar 500 coating
- Concealed fastener system
- 160 mph wind-rated

FL BLDG CODE

160 MPH

40-YR FINISH

03 — GLAZING

PGT WinGuard® Laminated Insulated

- Miami-Dade NOA certified all openings
- U-0.28 / SHGC 0.24
- Powder-coat aluminum frames

MIAMI-DADE NOA

IMPACT RATED

U-0.28

04 — DECKING

Trex Transcend® Tropics Tiki Torch

- Hidden fastener installation
- Composite — fade, stain, scratch resistant
- 25-year limited warranty

COMPOSITE

25-YR WARRANTY

LOW MAINTENANCE

05 — INTERIOR FLOORS

Multi-Finish Flooring System

- 24x24 rectified porcelain — living areas
- Engineered white oak — bedrooms
- Polished concrete + epoxy — ground floor

PORCELAIN

WHITE OAK

EPOXY

06 — COUNTERS & MILLWORK

Quartz / Honed Concrete Euro Flat-Panel Cabinets

- Quartz or honed concrete countertops
- Flat-panel frameless Euro cabinets
- Soft-close hardware + LED under-cab

SOFT-CLOSE

LED LIT

FRAMELESS

Engineered for the Coast — Structural & Hurricane Systems

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150 MPH

DESIGN WIND SPEED

AE Zone

FEMA FLOOD ZONE



FOUNDATION

6 drilled caissons, 12" dia., f'c = 5,000 PSI
Min. 10' embedment · reinforced pier caps



WIND DESIGN

150 mph 3-sec gust · ASCE 7-22 Exp. D
Continuous load path: roof to caisson



IMPACT GLAZING

Miami-Dade NOA rated · PGT WinGuard
U-0.28 · SHGC 0.24 · All openings



ELEVATED MEP

All mech/elec above BFE · 22kW standby gen.
400A main service · generator-ready



CONTINUOUS LOAD PATH

Simpson Strong-Tie hurricane ties every rafter
LTT19A at all shear wall locations



ROOFTOP HOT TUB

120 PSF reinforced slab · thickened pad
EOR-stamped transfer framing required

FBC 8TH ED.

ASCE 7-22

MIAMI-DADE NOA

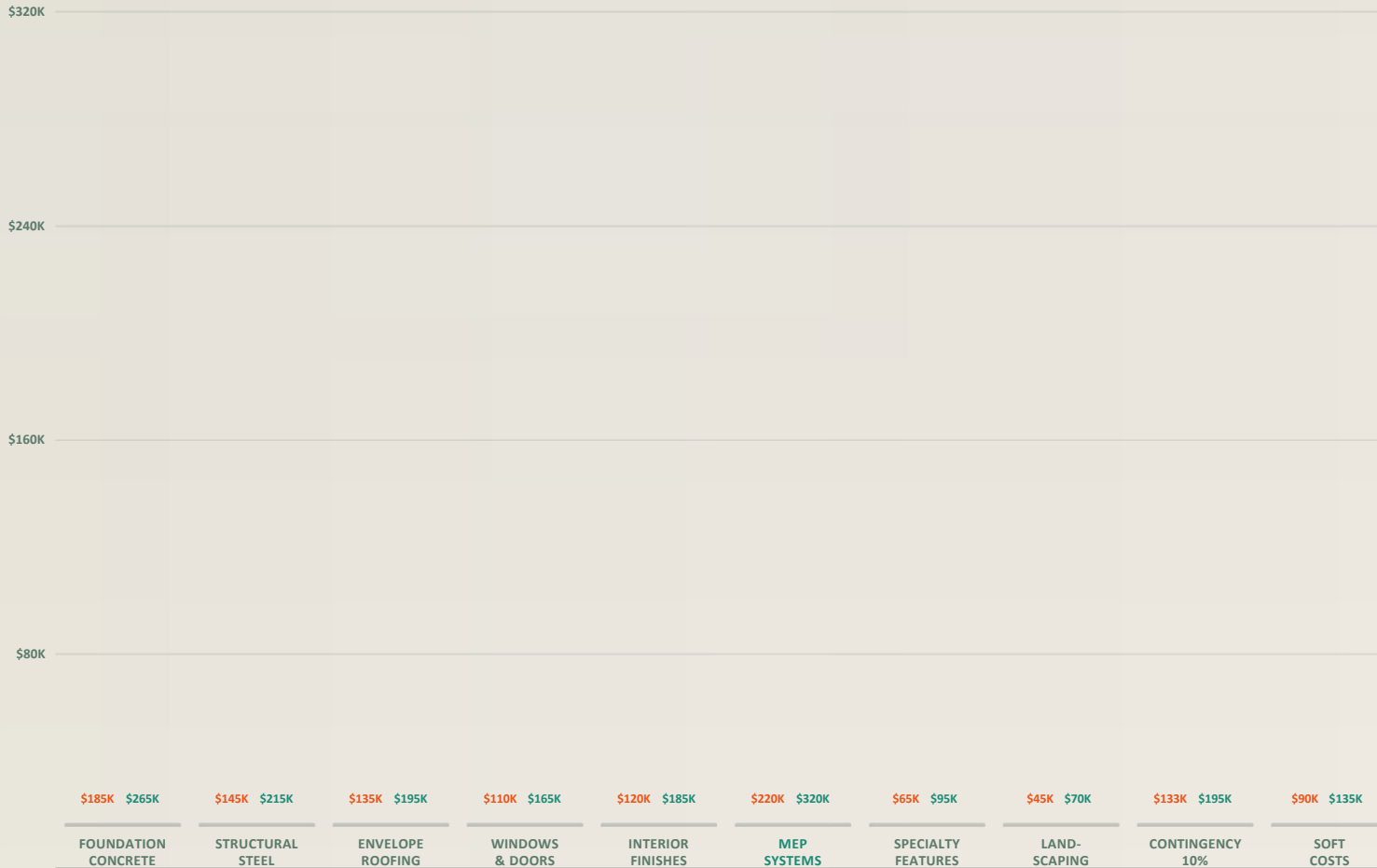
FEMA AE ZONE

EXPOSURE D

Preliminary Cost Estimate — DD Phase

DESIGN DEVELOPMENT · MAY 2026 · ±20% ACCURACY RANGE

LOW ESTIMATE | HIGH ESTIMATE



TOTAL PROJECT RANGE

\$1,348,000

TO

\$2,000,000

MID-RANGE BUDGET TARGET

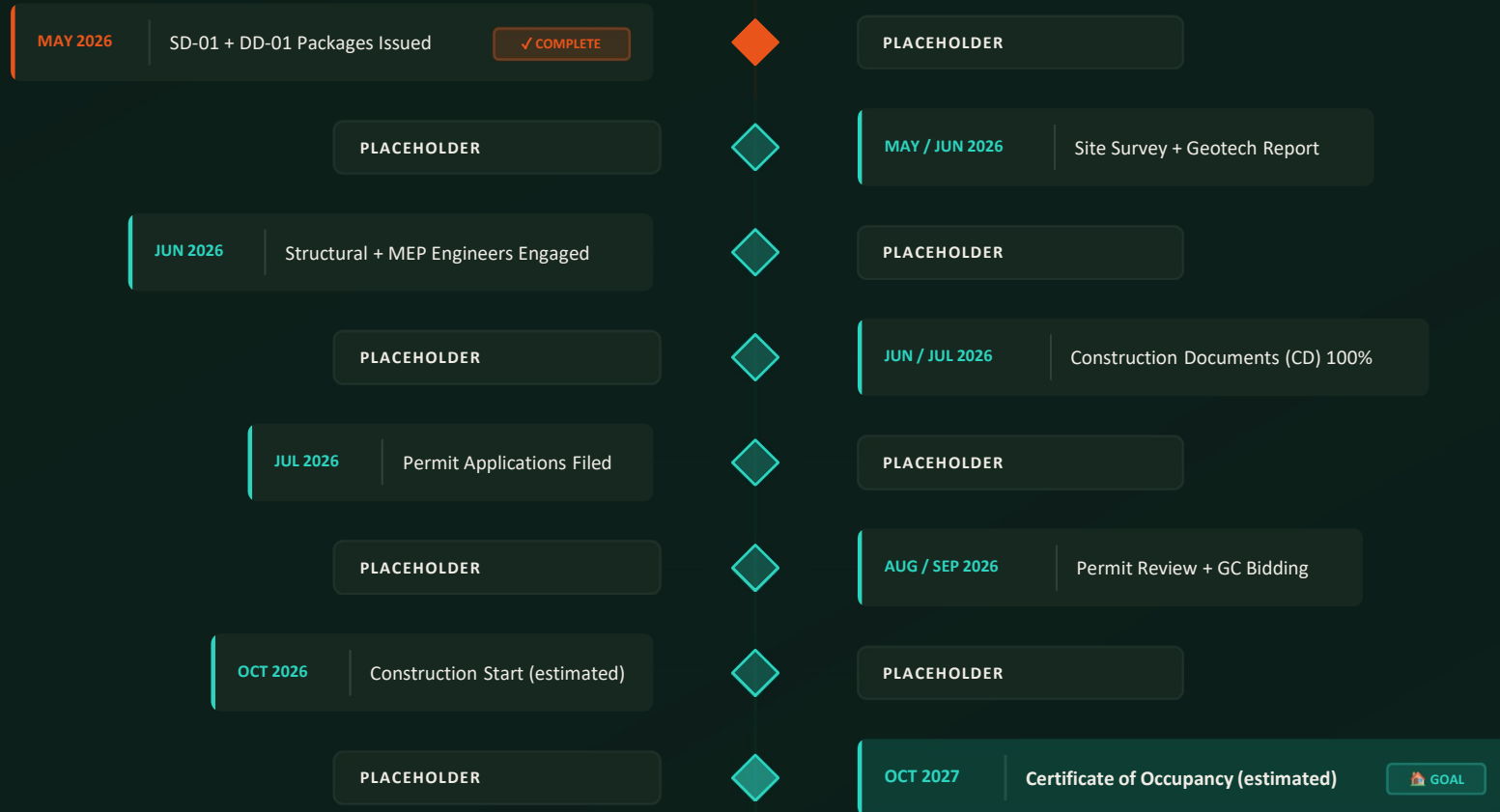
\$1,650,000

ESTIMATE NOTES

- ±20% accuracy at DD phase. GC pricing during CD phase narrows to ±10%.
- Contingency (hatched bars) applied at 10% of base construction cost.
- Soft costs include A/E fees, permits, inspections & testing.
- MEP is highest-cost category — includes 22kW standby gen & dual spa systems.

PROJECT ROADMAP — SCHEMATIC TO CERTIFICATE OF OCCUPANCY

DD-01 | MAY 2026



COMPLETED

UPCOMING

Timeline subject to permit review duration and contractor availability.

Let's Build Something **Extraordinary**

From bold vision to built reality — this home is a statement of craftsmanship,

LUCIAN DEMARCO
CALIBRATION CO.

NCARB Intern #692-666

Pursuing ARE Registration

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DD-01 ISSUED MAY 8, 2026

FBC 8TH EDITION

ASCE 7-22

MIAMI-DADE NOA