



ARCHITECTURAL DESIGN PACKAGE

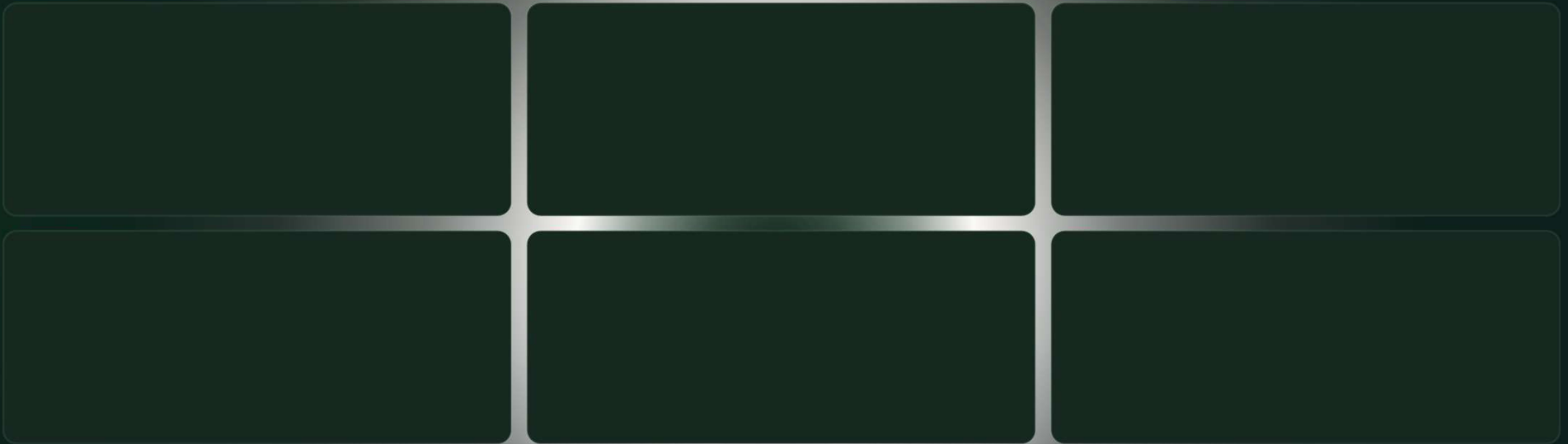
Modern Tropical Raised Home

Architectural Design Package
Schematic Design
SD-01 // MAY 2026

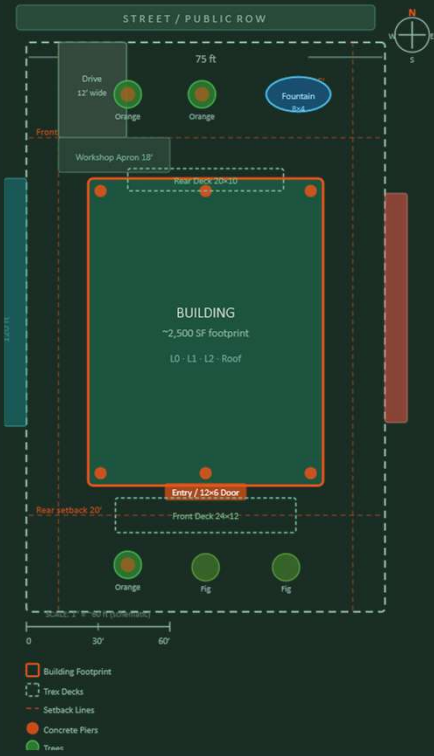
SCHEMATIC DESIGN PACKAGE — SD-01 | MAY 2026

Elevated living on the Gulf Coast — bold concrete piers, neon entry, rooftop sky terrace,
and hurricane-resilient materials built for the tropical edge.

Design Vision & Concept



DIAGRAMMATIC SITE PLAN



SD-01 · SITE PLAN OVERVIEW

Site Plan — Key Elements

LOT DIMENSIONS

75 ft x 120 ft Lot **ASSUMPTION**

9,000 SF total. Setbacks: front 20 ft, rear 20 ft, sides 7.5 ft each. Net buildable width ~60 ft.

Buildable Area ≈ 5,400 SF

DRIVEWAY

Concrete-Aggregate Drive

12 ft wide main drive from street. 18 ft wide workshop apron at ground level for roll-up door access.

Flush-grade entry

WATER FEATURE

Front Yard Fountain Basin

8x4 ft LED-lit recirculating basin. Crushed shell surround. Focal feature at street approach, centerline of lot.

LED · Recirculating

TREE PLAN

5 Fruit Trees + Understory

3 orange trees (2 front yard, 1 rear). 2 fig trees (rear yard). Tropical understory plantings at pier bases.

Orange · Fig · Tropical

TREX DECKING

Perimeter Decks & Walkways

4 ft wide perimeter walkways. Front entry deck 24x12 ft. Rear deck 20x10 ft. Trex Transcend Tropics, Tiki Torch finish.

Front 288 SF · Rear 200 SF

NEIGHBOR MASSING

Adjacent 3-Story Pier Homes

Left: teal/white. Right: coral/gray. Rear: charcoal/wood. Similar scale and pier form — varied palettes reinforce tropical character.

Similar mass · Varied palette

Level 0 — Ground Plane

11 FT CLEAR HEIGHT



SCALE: NTS — SCHEMATIC

■ Entry/Workshop ■ Wet Areas

LEVEL 0 — UNDER-HOUSE GROUND PLANE

Key Room Program

PROGRAM DETAILS

- **WORKSHOP** 24'x14' clear span — classic Charger-sized bay. Hydraulic lift, 200A sub-panel, compressed air rough-in, epoxy floor finish.
- **MAN CAVE** 600 SF open lounge — 12 LF bar with sink & refrigeration, dedicated AV wall, open to under-house breeze.
- **HOT TUB** 6-person spa — salt-chlorine system, dedicated 240V/50A GFCI, equipment closet adjacent, hot tub deck surround.
- **BATHROOM** 80 SF — walk-in shower, WC, single vanity, full waterproof tile, serves under-house zone and pool/hot tub users.
- **ENTRY ALCOVE** 12x6 ft hurricane-rated pivot door, inset 4 ft deep, programmable RGB neon L-surround accent — vertical + horizontal glow.
- **STAIR STORAGE** 10x8 ft lockable room beneath stair flight — epoxy floor, shelving rough-in, separate keyed access from under-house.

11 FT
CLEAR HEIGHT

~1,400 SF
LEVEL 0 FOOTPRINT

200A
SUB-PANEL

6-SEAT
SPA CAPACITY

Main Living Floor

GREAT ROOM / LIVING / DINING

Open plan, impact sliding glass walls, 10 ft ceilings

900 SF

LAUNDRY / UTILITY

Full laundry, utility storage, mechanical access

120 SF

KITCHEN

Island kitchen, pantry, hurricane-rated pass-through window

300 SF

FRONT TREX DECK

Covered, hanging garden planters at window height, Trex Tropics

24x12 ft — 288 SF

MASTER SUITE

Dual vanity bath, soaking tub, glass shower, walk-in closet

500 SF

REAR TREX DECK

Covered rear deck, views to rear yard, Trex Transcend finish

20x10 ft — 200 SF

GUEST SUITE

En-suite bath, private, hurricane-rated impact glazing

300 SF

MECHANICAL / ELECTRICAL ROOM

Elevated above BFE, main 400A panel, HVAC equipment, transfer switch

80 SF

SCHEMATIC FLOOR DIAGRAM — L1



TOTAL CONDITIONED

~2,200 SF — Level 1 Conditioned Area | +488 SF Covered Exterior Decks (Front + Rear) | Ceilings: 10 ft clear throughout | All glazing: Miami-Dade NOA impact-rated

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Level 2 & Rooftop — Upper Living + Sky Terrace

★ SKY TERRACE

LEVEL 2 Upper Floor — Private Suites

- PRIMARY SUITE** 600 SF
 Private terrace 16x10 ft • Freestanding soaking tub • Double glass shower • Double vanity • Walk-in closet

- BEDROOM 3** 280 SF
 Full en-suite bath • Impact glazing • Trex deck access via corridor

- BEDROOM 4 / FLEX OFFICE** 260 SF
 Adaptable layout • Home office configuration • Closet alcove

- UPPER CORRIDOR / LANDING** 120 SF
 Open landing at stair head • Connects all Level 2 suites



LEVEL 2 TOTAL ~1,260 SF

LEVEL 3 — ROOFTOP Sky Terrace — Outdoor Living

TOTAL DECK
1,200 SF

- HOT TUB ZONE** 12x12 FT
120 PSF
 12x12 ft reinforced concrete slab • 6-person spa • 120 PSF design load • Salt-chlorine system • Dedicated 240V/50A GFCI circuit

- OUTDOOR KITCHEN**
 8 LF counter • Built-in grill • Sink with hot/cold • Under-counter refrigerator • Weatherproof cabinetry

- LOUNGE & SHADE PERGOLA**
 Open-air lounge seating area • Overhead shade pergola structure • String lights • Deck recessed warm-white lighting

- MECHANICAL SCREEN WALL**
 Conceals rooftop HVAC cassette • Louver screen panel • Painted to match cladding • Access hatch for service

🏠 HURRICANE

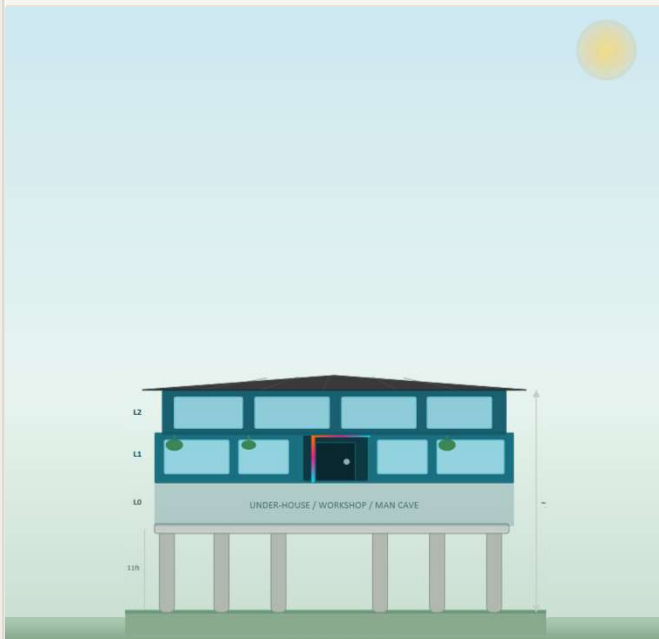
Exterior Elevations

— Four-Sided Character

FRONT REAR SIDE ELEVATIONS

ELEVATION A · SOUTH

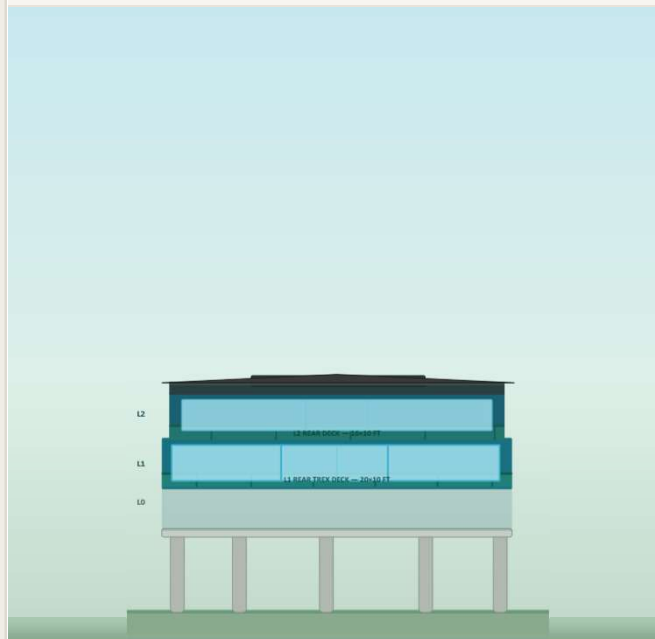
1 Front Elevation



- 3-story form · 6 round concrete piers · 11 ft clear
- 12x6 ft inset hurricane-rated entry door
- Neon L-accent: orange → magenta → cyan RGB
- Deep teal cement board · standing seam metal roof
- Impact ribbon glazing · hanging planters at L1

ELEVATION B · NORTH

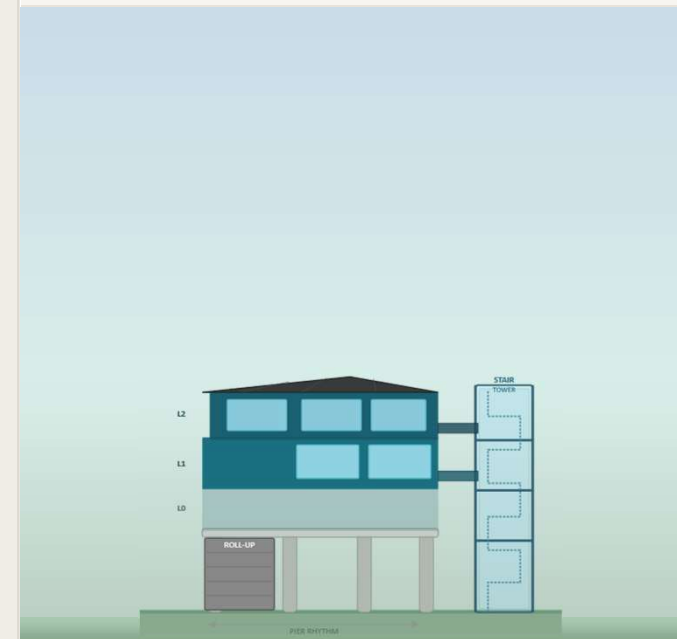
2 Rear Elevation



- Stacked covered decks · L1 (20x10 ft) + L2 (16x10 ft)
- Full-width impact sliding glass doors at both levels
- Rooftop mechanical screen wall · parapet 42-in rail
- Trex Transcend decking · hidden fasteners
- Privacy louvers at rooftop mechanical zone

ELEVATION C · EAST

3 Side Elevation



- Stair tower: glass & steel rising full height from grade
- Pier rhythm expressed: 4 piers visible in elevation
- Roll-up workshop door at grade — 18 ft wide apron
- Bridging corridor connecting stair tower to main body
- Standing seam hip roof termination — gable end profile

STREET PERSPECTIVE



Where the tropics meet modern architecture —
bold, elevated, and alive with light.

 PERSPECTIVE 01

45° Street View — piers rising 11 ft above grade, neon entry glowing at alcove, hanging gardens cascading at window level, water feature fountain illuminated in foreground.

 PERSPECTIVE 02

Straight-On Entry Approach — neon L-surround glowing orange-magenta-cyan, stair flight ascending, 12×6 ft door reveal, lush tropical plantings framing the threshold.



01 — CONCRETE PIERS

Cast-In-Place Architectural Concrete

-
-
-
-



02 — EXTERIOR CLADDING

James Hardie HZ10® Cement Board

-
-
-
-



03 — ROOFING

24-Ga Standing Seam Aluminum

-
-
-
-



04 — HURRICANE GLAZING

PGT WinGuard® Laminated Insulated Glass

-
-
-
-



05 — TREX DECKING

Trex Transcend® Tropics Collection

-
-
-
-



06 — NEON L-ACCENT

DMX512 RGB LED Neon Flex System

-
-
-
-



Structural Load Summary

01 / WIND LOAD

150 MPH

DESIGN WIND SPEED

3-second gust, Exposure Category D — coastal open terrain



02 / PIER STRENGTH

5,000 PSI

CONCRETE PIER STRENGTH

12-in diameter drilled caissons, $f'c = 5,000$ psi min.



03 / ROOF LIVE LOAD

120 PSF

ROOFTOP HOT TUB ZONE

Design load — water weight + bather loads, reinforced slab



04 / LIFT CAPACITY

10,000 LBS

05 / SOIL BEARING

2K–3K PSF

06 / DESIGN STANDARD

ASCE 7-22

DESIGN BASIS STANDARD

MECHANICAL, ELECTRICAL & DRAINAGE STRATEGY

MEP & Hurricane Resilience · SD-01

5-SYSTEM RESILIENCE FRAMEWORK



DESIGN BASIS:

All MEP systems designed to ASCE 7-22, Florida Building Code, and Miami-Dade NOA standards. Mechanical loads per ACCA Manual J. Engineer of Record review required before permit submission. BFE per FEMA FIRM map — confirm with local floodplain administrator.



CODE COMPLIANT

Lighting & Neon L-Accent Specification



NEON L-ACCENT

DMX512 RGB LED Neon Flex — 18 LF total (6 ft vertical + 12 ft horizontal). 24V DC · IP67 · 12W/m. Aluminum channel, opal diffuser. Ltech controller.

16M Colors

WiFi/DMX

IP67

Programmable



SMART CONTROL

Ltech EN-LED-DMX controller, WiFi bridge. Alexa & Google compatible. Preset holiday, seasonal & party scene modes — one-touch scene recall.



HANGING GARDEN LIGHTING

PAR20 LED 12W · 3000K, adjustable accent spots in overhead soffit. Dimmable — highlights hanging planters at Level 1 window band.



WORKSHOP LIGHTING

10,000 lm industrial LED shop lights · 5000K, 4 fixtures suspended from structural above. High-CRI daylight spectrum for precision work.



EXTERIOR PATH / PIER

12W LED wall sconces at each concrete pier, 5000K, weatherproof IP65. Low-voltage **12V path lights** embedded in crushed shell landscaping.



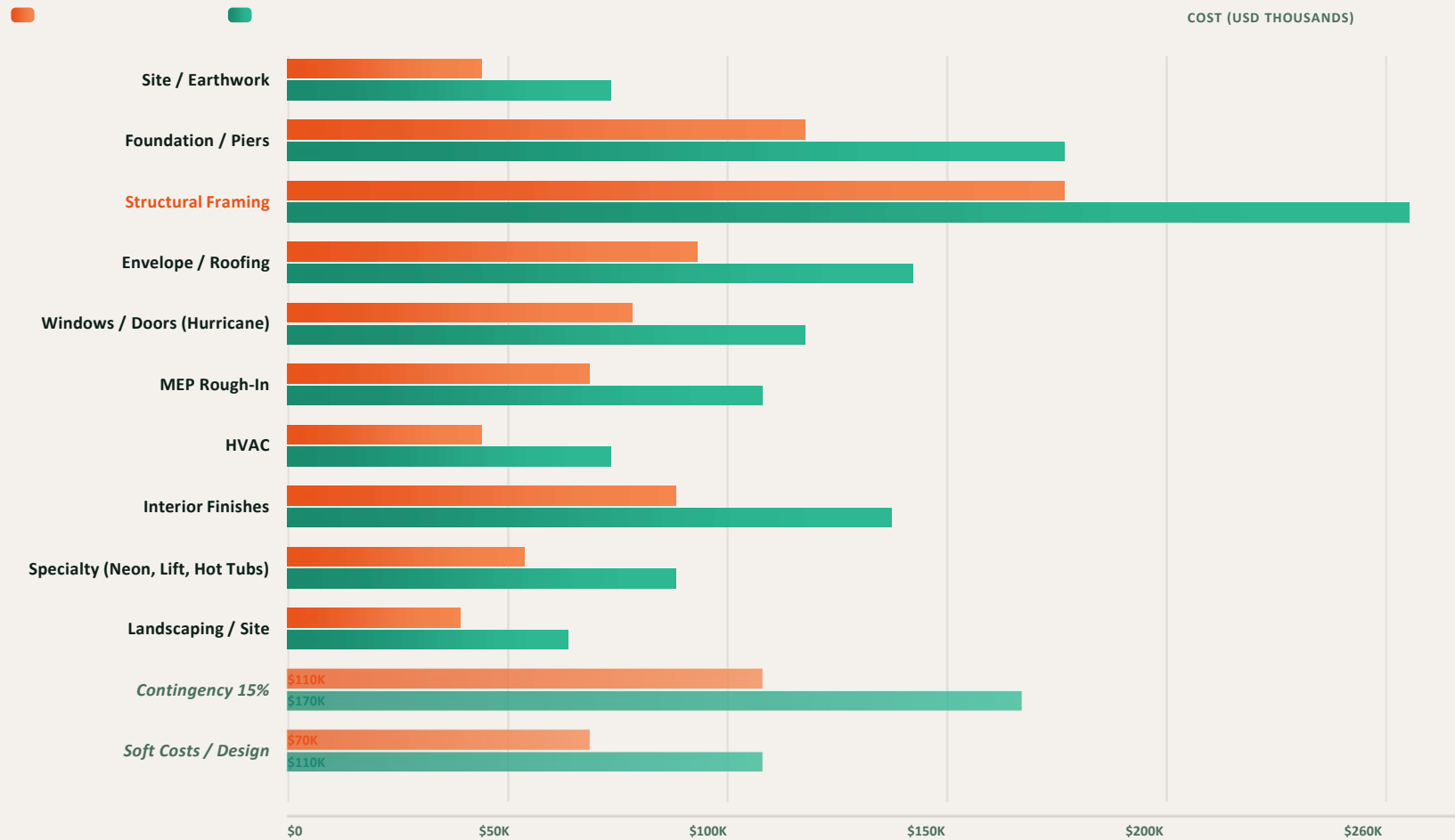
INTERIOR SYSTEM

Recessed LED 3000K throughout. Lutron Caseta smart dimming. Pendant over island. Rooftop string lights + deck recessed **warm white** accents.

Preliminary Cost Estimate — 2026 Tropical Coastal

SD-01 · MAY 2026

PRELIMINARY ESTIMATE



PROJECT TOTAL RANGE
 All categories incl. contingency & soft costs

LOW

\$1,000k

HIGH

\$1,540k

±\$270K spread reflects coastal specialty & hurricane upgra

COST DISTRIBUTION (% OF LOW EST.)

Structural	18%
Foundation	12%
Contingency	11%
Envelope/Roof	9.5%
Interior Finishes	9%
Windows/Doors	8%
Soft Costs / MEP	14%
All Other	18.5%

Note: Based on coastal Florida / tropical market 2026 rates. Specialty coastal features, hurricane systems, and custom elements significantly affect cost. Owner to confirm with licensed GC.

Project Roadmap & Next Steps

From Vision to **Permit-Ready**

in **3 Weeks.**

