

COASTAL MANSION

Your mansion, planned from top to bottom

A complete schematic layout derived from the supplied six-view exterior concept.



EXTERIOR REFERENCE

The image establishes the design character. It contains no measured geometry or hidden interior plan; the dimensions and rooms in this set are newly designed. Some generated views differ, so one coordinated building arrangement is used throughout.

HOW TO USE THIS SET

This is a coordinated concept for your architect to develop. A surveyed site, final room brief, structural design, building services and local approvals are still needed before construction. No engineering, permit certification or exact image-to-building reconstruction is claimed.

15,000

SQUARE FEET OF CONDITIONED SPACE

LOWER LEVEL	5,000 SF
MAIN LEVEL	5,500 SF
UPPER LEVEL	4,500 SF
TOTAL CONDITIONED	15,000 SF
6-CAR GARAGE - EXTRA	2,160 SF

6 BEDROOMS / 7 FULL BATHS / 3 POWDERS

Ocean-facing primary suite; two-story entry; elevator; office / library; theater; gym; golf / flex studio; wine and tasting rooms; show and prep kitchens; laundry on two levels.

WHAT THE IMAGE BECOMES

Grey natural stone, black trim, expansive glazing, a 182-foot combined house-and-garage frontage, and a 70-foot infinity pool at the main terrace. The sloping site exposes three stories toward the ocean and two at arrival.

DRAWING INDEX

G001	Brief + area basis
A001	Site + landscape concept
A101-103	Three furnished floor plans
A104	Roof + daylight plan
A105	Six-car garage + pool terrace
A201	Elevations + building section
G002	Room schedule + next design stage

Site / long approach + ocean terrace

Assumed land envelope for spatial testing only. No actual boundary, north direction, setback or coastal line has been supplied.

THE HOUSE SITS ACROSS THE VIEW

01 Land placeholder

260' x 450' = 117,000 square feet, approximately 2.69 acres. This is a test envelope, not a recommendation for a particular parcel or evidence of allowable development.

02 A long arrival

A 250-foot approach reaches a 50-foot-deep arrival court. The garage sits to the right of the entry, matching the visual reference. Vehicle turning, grades and emergency access are unresolved.

03 A house on a slope

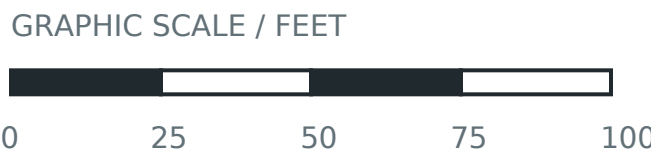
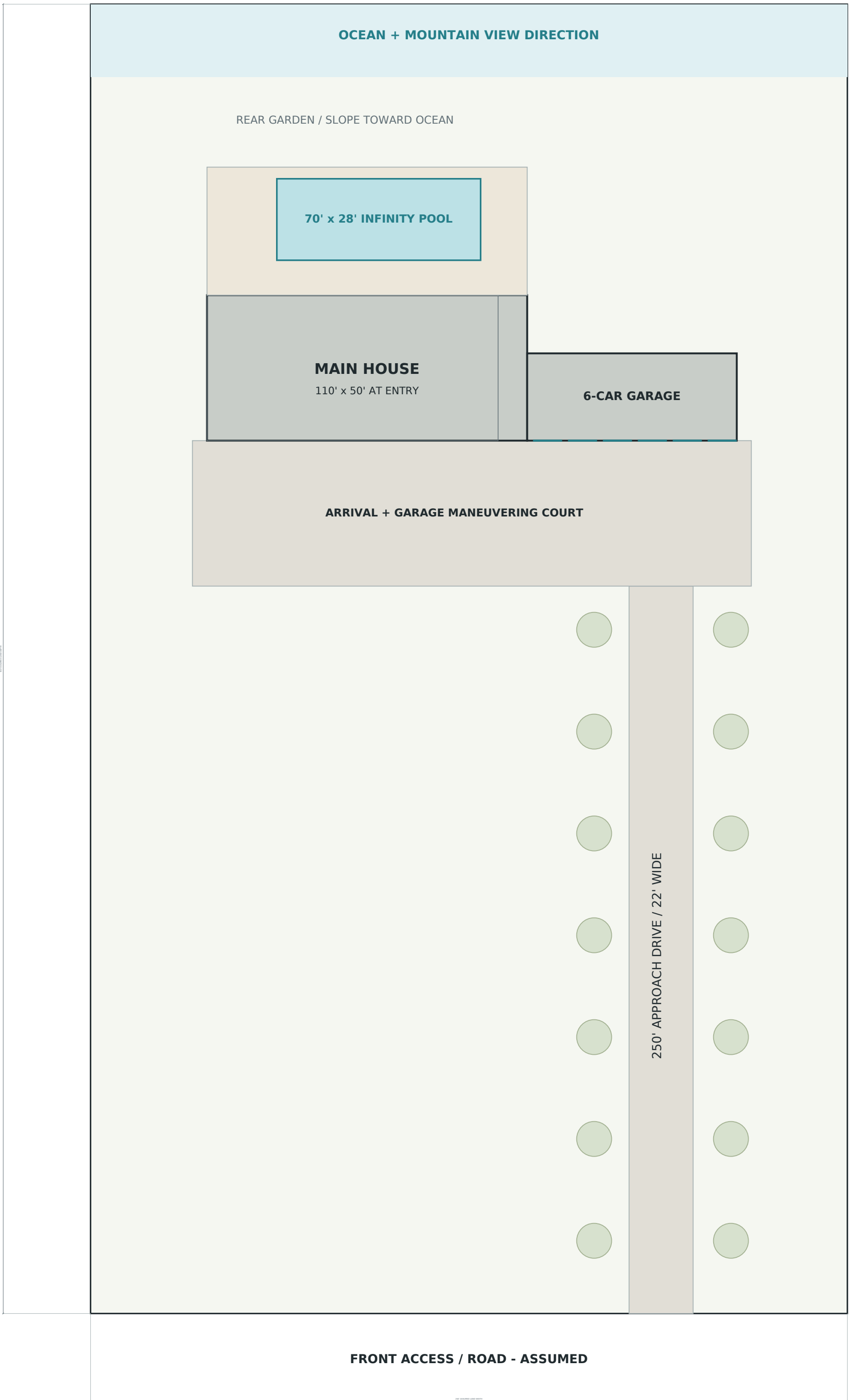
Arrival and garage are at the main floor datum. The lower floor opens to the rear garden 12 feet below; the upper floor is 14 feet above the main floor. These elevations are new concept assumptions.

04 An elevated rear pool

The pool is at main-floor terrace level. Its enclosure conceals the structural support, with an ocean-edge projection to suggest the image's floating effect. Structural spans and foundations have not been sized.

05 Room to refine the site

Orientation is by FRONT and OCEAN, with no invented north arrow. A survey, topography, soil data and applicable local constraints will determine the final placement.



COASTAL MANSION

Lower level / entertainment + guest

5,000 SF conditioned gross | 100' x 50' envelope | floor level -12'-0"



01 / DIMENSION BASIS

Room labels describe nominal planning zones, including allocated wall areas. Clear finished dimensions will reduce with final wall assemblies. Exterior envelope dimensions control the area schedule.

02 / COORDINATION

The stair and 8' x 8' elevator reserve align vertically across all floors. Stair treads are schematic; actual risers, landings, headroom and elevator equipment must be developed.

03 / DAYLIGHT + ACCESS

Teal lines indicate glazing; teal arrows identify sliding terrace doors. Window performance, sill heights, emergency escape openings and door hardware require project-specific design.



COASTAL MANSION

Main level / arrival + living

5,500 SF conditioned gross | 110' x 50' envelope | entrance level +/-0'-0"



01 / DIMENSION BASIS

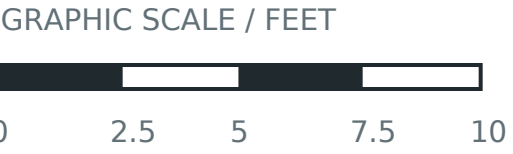
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COASTAL MANSION

Upper level / bedroom suites

4,500 SF conditioned gross | 100' x 50' less 500 SF foyer void | floor level +14'-0"

OCEAN + MOUNTAIN VIEWS



FRONT / ENTRY PORTAL BELOW

01 / DIMENSION BASIS

Room labels describe nominal planning zones, including allocated wall areas. Clear finished dimensions will reduce with final wall assemblies. Exterior envelope dimensions control the area schedule.

02 / COORDINATION

The stair and 8' x 8' elevator reserve align vertically across all floors. Stair treads are schematic; actual risers, landings, headroom and elevator equipment must be developed.

03 / DAYLIGHT + ACCESS

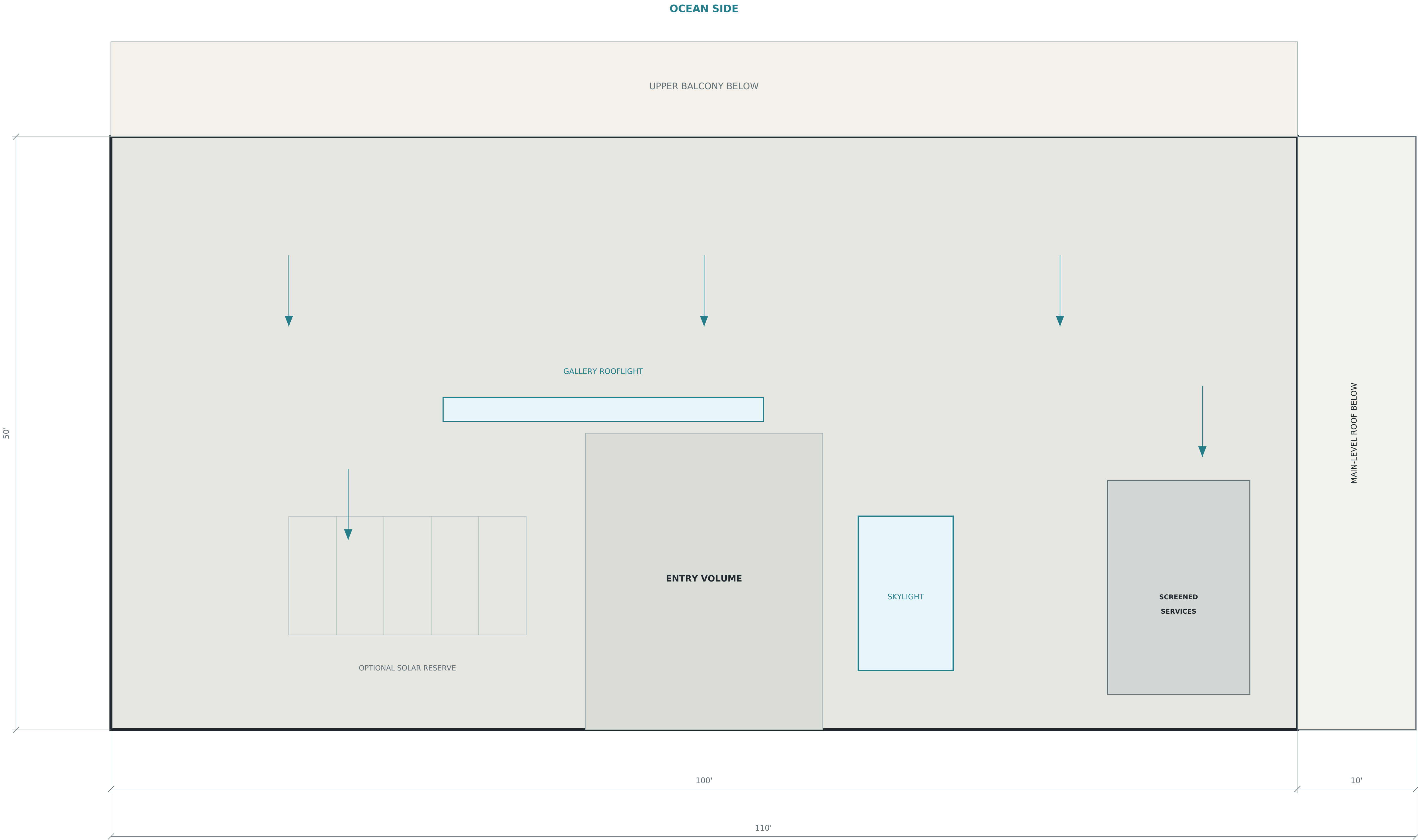
Teal lines indicate glazing; teal arrows identify sliding terrace doors. Window performance, sill heights, emergency escape openings and door hardware require project-specific design.



COASTAL MANSION

Roof / daylight + massing

Flat-roof composition, inset skylights and concealed service zones. Roof assemblies and drainage remain schematic.



01 / KEEP THE ROOF HORIZONTAL

Black perimeter fascias conceal low-slope roof assemblies. Arrow directions indicate preliminary fall intent only; drain outlets, emergency overflows and roof slopes require detailed design.

02 / GET LIGHT INTO THE CENTER

The stair skylight and upper-gallery rooflight complement broad perimeter glazing. The double-height foyer receives light through glazing around the monumental black entry assembly.

03 / RESERVE SPACE FOR EQUIPMENT

Equipment and solar areas are placeholders. Final structure, waterproofing, wind resistance, coastal durability, service access and elevator overhead may change the roof profile.

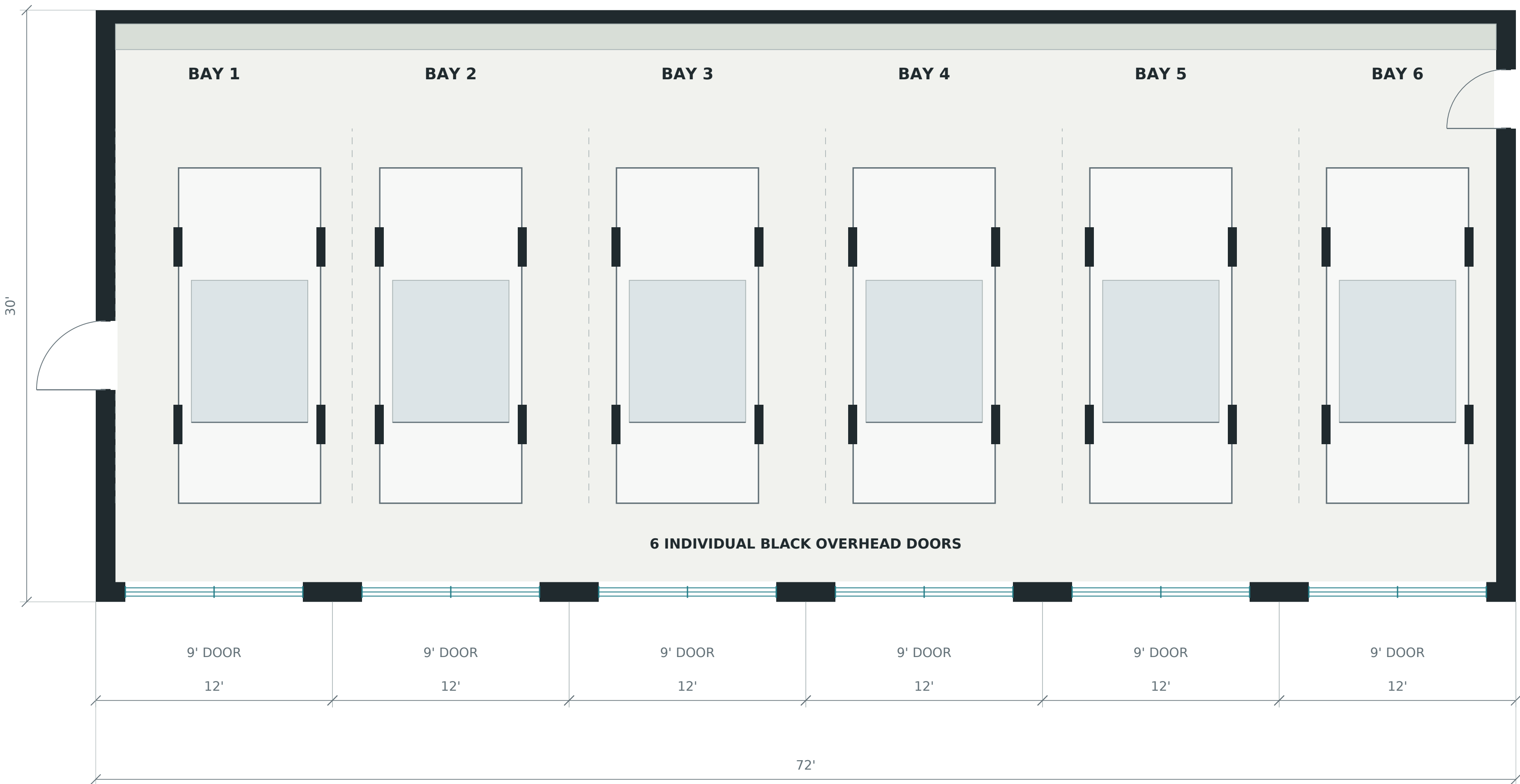
COASTAL MANSION

Garage / six bays + floating-pool terrace

Accessory spaces are additional to the 15,000 SF conditioned living program.

01 / SIX-CAR GARAGE

72' x 30' gross envelope = 2,160 SF | 1/4 IN = 1 FT



GARAGE PLANNING

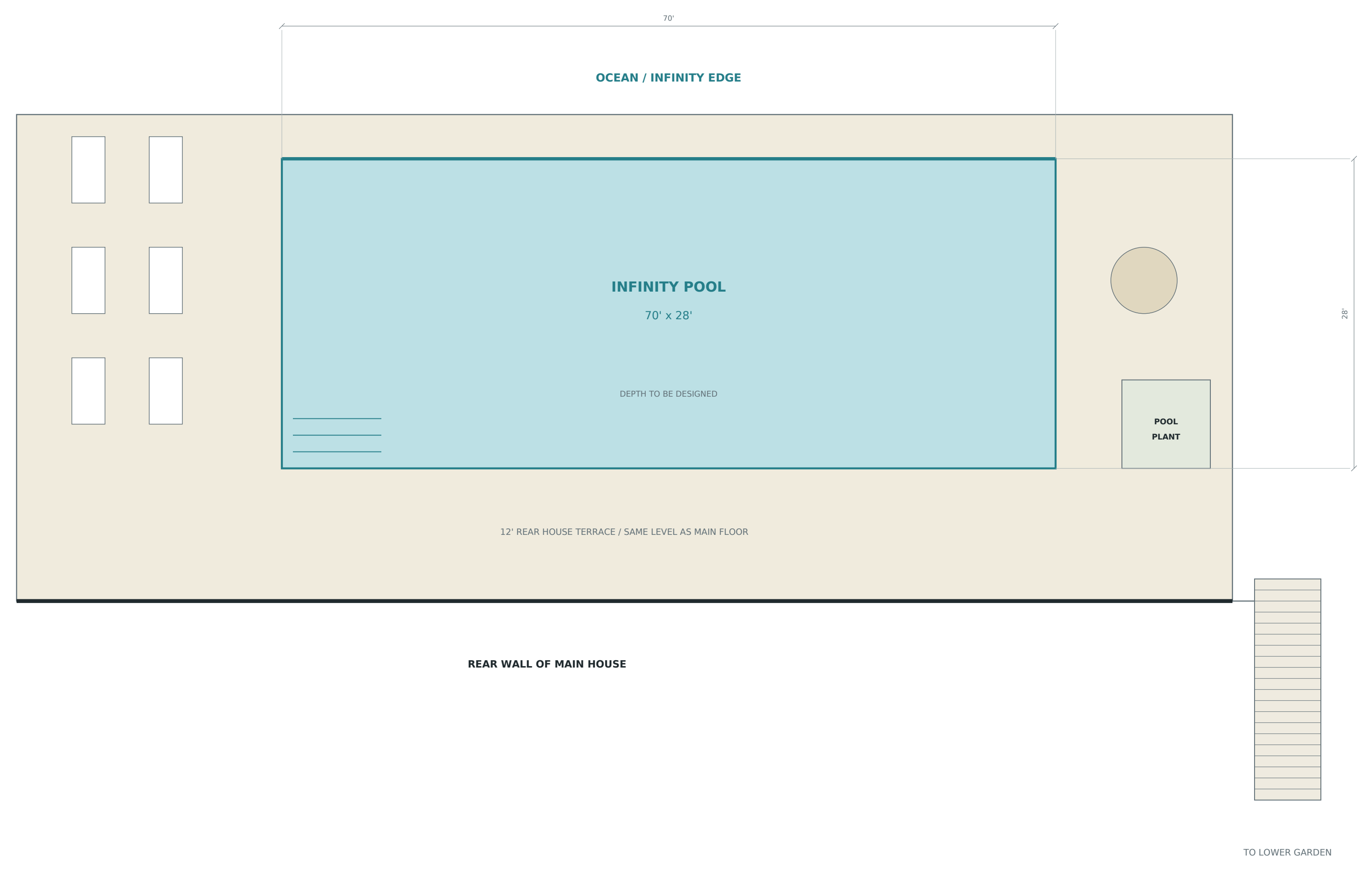
Each bay occupies a nominal 12-foot module. The 30-foot depth includes parking, circulation and rear storage. The west door meets the main-floor garage hall; a separate east door reaches the exterior. Vehicle clearances, charging circuits and the house / garage separation need final design.

AREA EXCLUSIONS

Garage 2,160 SF; upper balcony 800 SF; pool water 1,960 SF; nominal pool-terrace envelope 4,840 SF, including pool and plant enclosure. Outdoor areas, garage and the 500 SF upper foyer void do not contribute to the 15,000 SF living total.

02 / MAIN-LEVEL POOL TERRACE

70' x 28' water surface = 1,960 SF | 1/8 IN = 1 FT



POOL PLANNING

The terrace is elevated to match the image. Pool shell, support frame, guardrails, access control, drainage and waterproofing are intentionally unsized. The floating appearance must be resolved by a pool designer and structural engineer; these graphics are not structural details.

Elevations / vertical relationships

Schematic projections of this plan set; reference-image styling retained, measured details newly established.

01 / FRONT - TWO STORIES AT ARRIVAL



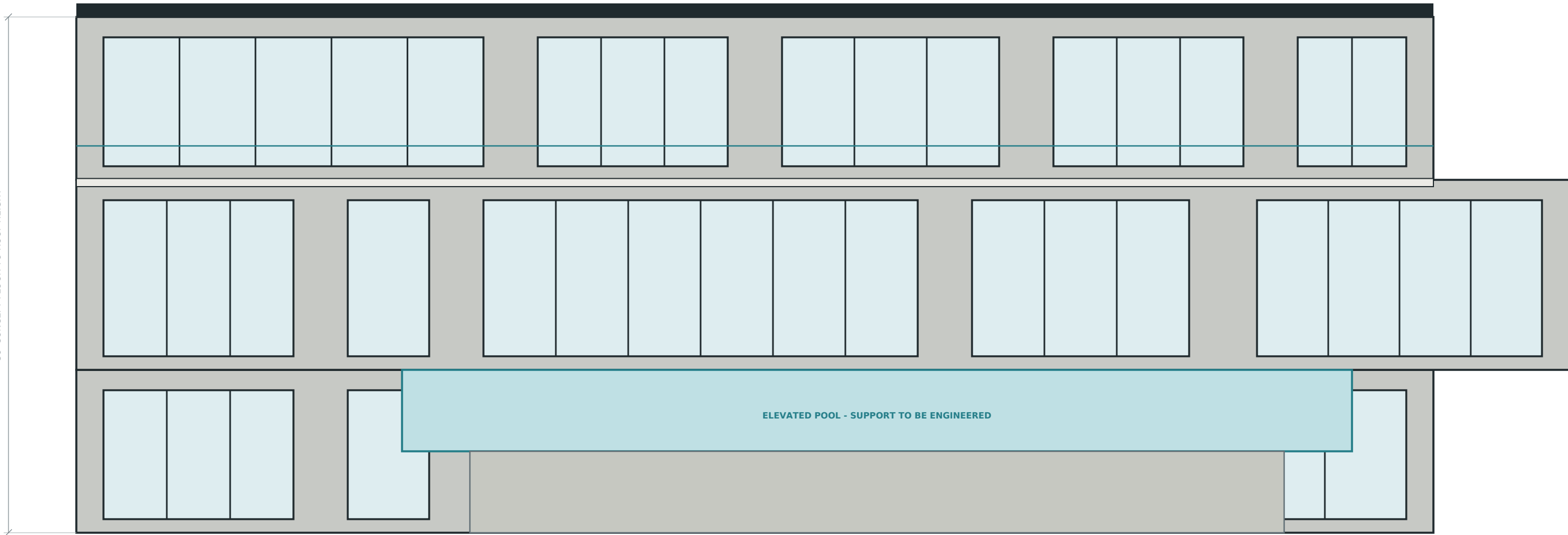
ENTRY ASSEMBLY

The 8-foot-wide, approximately 22-foot-tall black entry composition preserves the image's monumental door effect. Operable leaves, fixed panels, glazing and support must be designed as a custom assembly.

MATERIAL INTENT

Grey natural stone, matte black trims, clear glazing and glass terrace guards. Cladding attachment, finishes and coastal exposure requirements are unresolved.

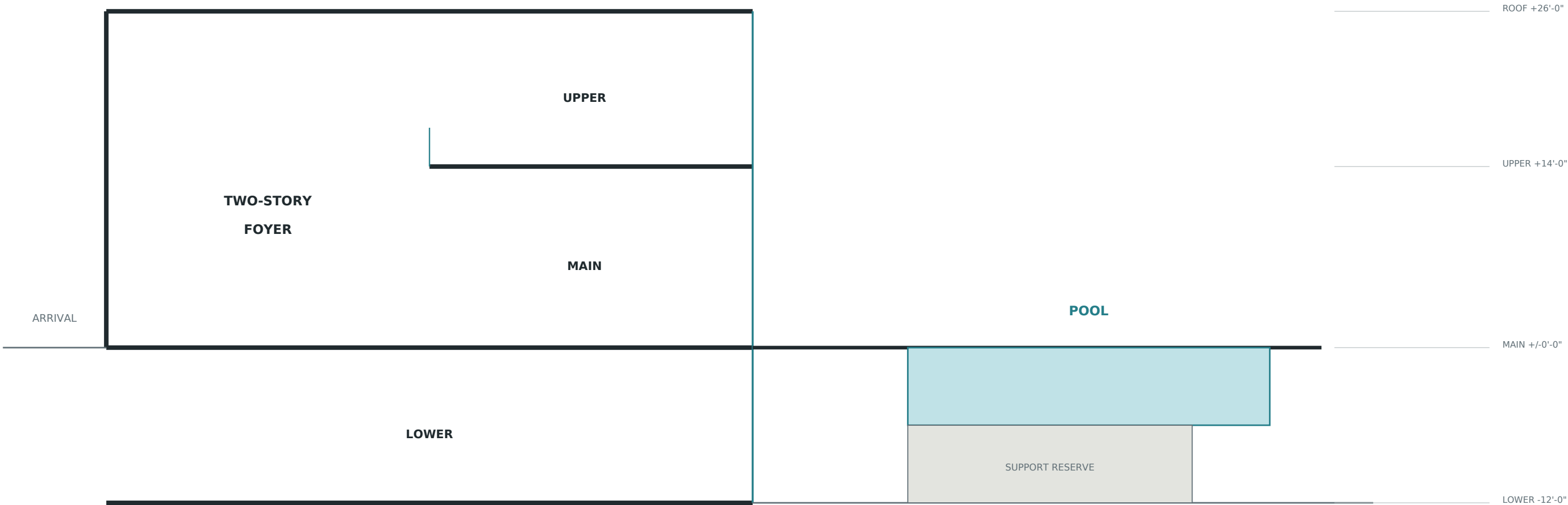
02 / REAR - THREE STORIES TO THE OCEAN



THE IMAGE AND THIS SET

The reference rendering is not a measured model. This set fixes a single frontage, floor datum and room arrangement while preserving its main visual features. Window groupings and proportions will evolve when a coordinated 3D model is developed.

03 / SECTION THROUGH ENTRY + POOL



SECTION LIMIT

The section explains floor levels and the open foyer; it does not specify slabs, beams, retaining walls, foundations, pool reinforcement or geotechnical design. Diagrammatic pool supports must not be used for construction.

COASTAL MANSION

Room schedule / area reconciliation

All scheduled room areas are gross planning allocations; they include their share of walls and are not net clear-room measurements.

LOWER LEVEL

5,000 SF

ID / SPACE	NOMINAL ZONE	SF
L01 Cinema	28' x 25'	700
L02 Wine room	12' x 15'	180
L03 Tasting room	12' x 10'	120
L04 Golf / flex studio	20' x 25'	500
L05 Main stair	14' x 25'	350
L06 Storage	8' x 8'	64
L07 Powder 1	8' x 9'	72
L08 Elevator reserve	8' x 8'	64
L09 Service hall	6' x 25'	150
L10 Mechanical / IT	12' x 15'	180
L11 Spa shower / bath	12' x 10'	120
L12 Gallery	100' x 5'	500
L13 Guest bedroom 6	18' x 20'	360
L14 Guest dressing	10' x 10'	100
L15 Guest bath 6	10' x 10'	100
L16 Recreation lounge	26' x 20'	520
L17 Games / bar	24' x 20'	480
L18 Gym	22' x 20'	440
CONDITIONED GROSS TOTAL		5,000

MAIN LEVEL

5,500 SF

ID / SPACE	NOMINAL ZONE	SF
M01 Office / library	22' x 25'	550
M02 Formal lounge	18' x 25'	450
M03 Double-height foyer	20' x 25'	500
M04 Main stair	14' x 25'	350
M05 Coat room	8' x 8'	64
M06 Powder 2	8' x 9'	72
M07 Elevator reserve	8' x 8'	64
M08 Service hall	6' x 25'	150
M09 Pantry	10' x 10'	100
M10 Mudroom	12' x 10'	120
M11 Garage connection	22' x 5'	110
M12 Prep kitchen	10' x 10'	100
M13 Laundry	12' x 10'	120
M14 Gallery	110' x 5'	550
M15 Guest bedroom 5	18' x 20'	360
M16 Guest dressing	10' x 10'	100
M17 Guest bath 5	10' x 10'	100
M18 Great room	36' x 20'	720
M19 Dining room	20' x 20'	400
M20 Show kitchen	26' x 20'	520
CONDITIONED GROSS TOTAL		5,500

UPPER LEVEL

4,500 SF

ID / SPACE	NOMINAL ZONE	SF
U01 Bedroom 2	20' x 15'	300
U02 Bath 2	10' x 10'	100
U03 Dressing 2	10' x 10'	100
U04 Bedroom 3	20' x 15'	300
U05 Bath 3	8' x 10'	80
U06 Dressing 3	8' x 10'	80
U23 Suite 3 vestibule	4' x 10'	40
U07 Foyer void - excluded	20' x 25'	500
U08 Main stair	14' x 25'	350
U09 Linen	8' x 8'	64
U10 Powder 3	8' x 9'	72
U11 Elevator reserve	8' x 8'	64
U12 Service hall	6' x 25'	150
U13 Laundry	12' x 12'	144
U14 Morning lounge	12' x 13'	156
U15 Gallery	100' x 5'	500
U16 Primary bedroom / sitting	32' x 20'	640
U17 Primary dressing	18' x 15'	270
U18 Primary bathroom	20' x 15'	300
U19 Private suite hall	38' x 5'	190
U20 Bedroom 4	18' x 20'	360
U21 Dressing 4	12' x 10'	120
U22 Bath 4	12' x 10'	120

CONDITIONED GROSS TOTAL4,500

5,000 SF envelope - 500 SF double-height foyer void = 4,500 SF. The void row above is excluded from the conditioned total.

ARCHITECT HANDOFF

Develop a surveyed site fit, final clear dimensions, coordinated 3D exterior, stair / lift details, engineering, building services, accessibility and local approvals. The concept is ready for that next design stage.

Reference on design phases: AIA, Defining the architect's basic services.
<https://www.aia.org/resource-center/defining-the-architects-basic-services>