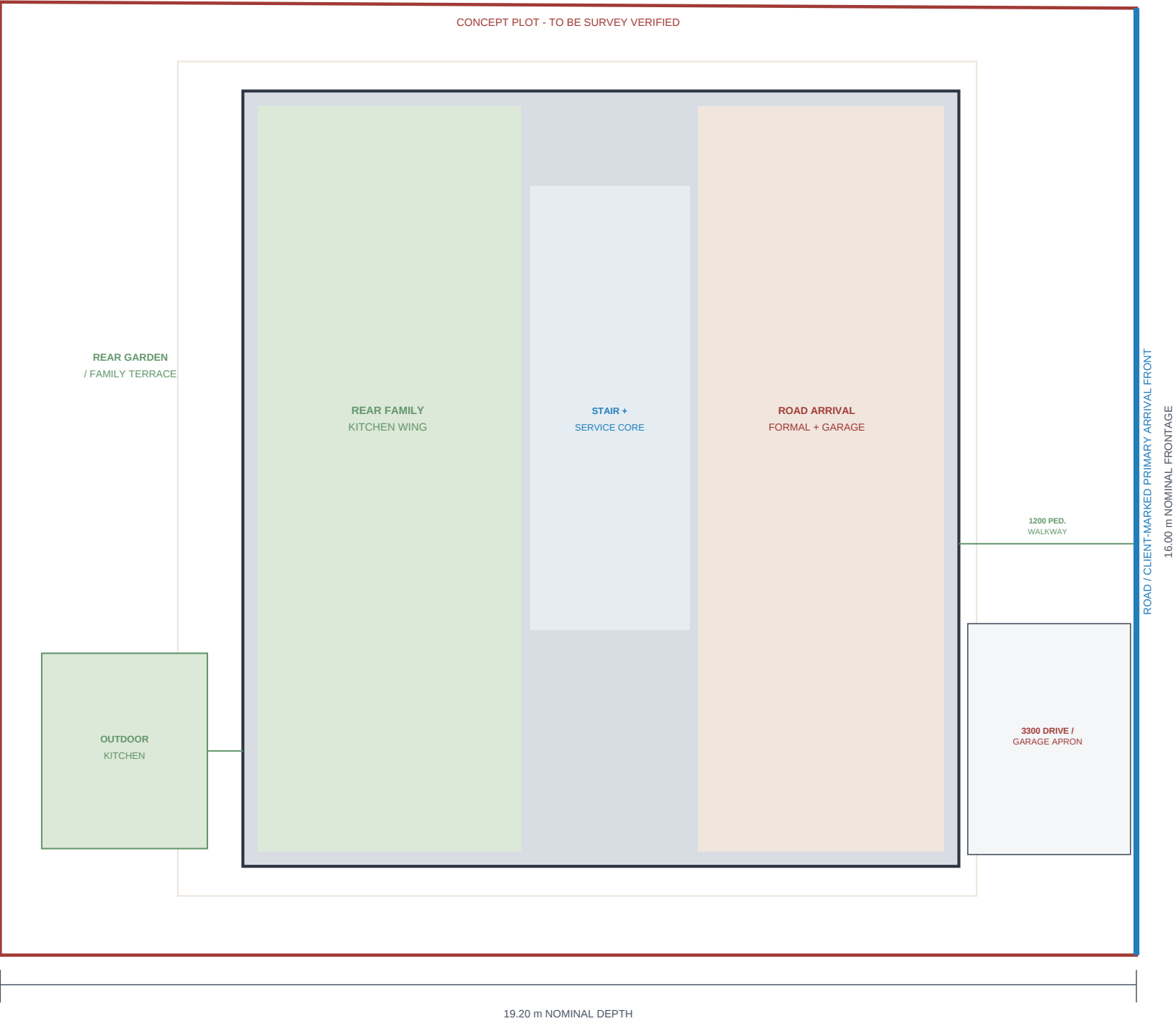


SITE + DESIGN BASIS

CONCEPT PLOT / ARRIVAL / EXTERNAL SPACE / PANELIZATION-READY BASIS



SELECTED CONCEPT STRATEGY

A - ROAD-SIDE ARRIVAL BAR + PRIVATE REAR FAMILY WING

SITE EVIDENCE

Parcel 12013870. Deed graph shows a four-sided near-rectangular parcel with nominal 19.2 m depth and 16.0 m frontage. Recorded deed area: 308.2 m2.

ROAD / FRONT

Client markup identifies the right-hand 16 m parcel boundary as the road-facing arrival side. No cardinal direction is asserted by this concept.

CONCEPT FOOTPRINT

12.10 m x 13.10 m gross planning footprint. Approx. 3.0 m road forecourt, 4.1 m rear garden and 1.4-1.5 m side passages retained as planning space only.

GWP / EPS BASIS

Rectilinear exterior envelope, continuous wall bands and aligned central service/stair core support later panel layouts. Nominal wall envelope only - panel type, thickness, shotcrete and engineering are not selected.

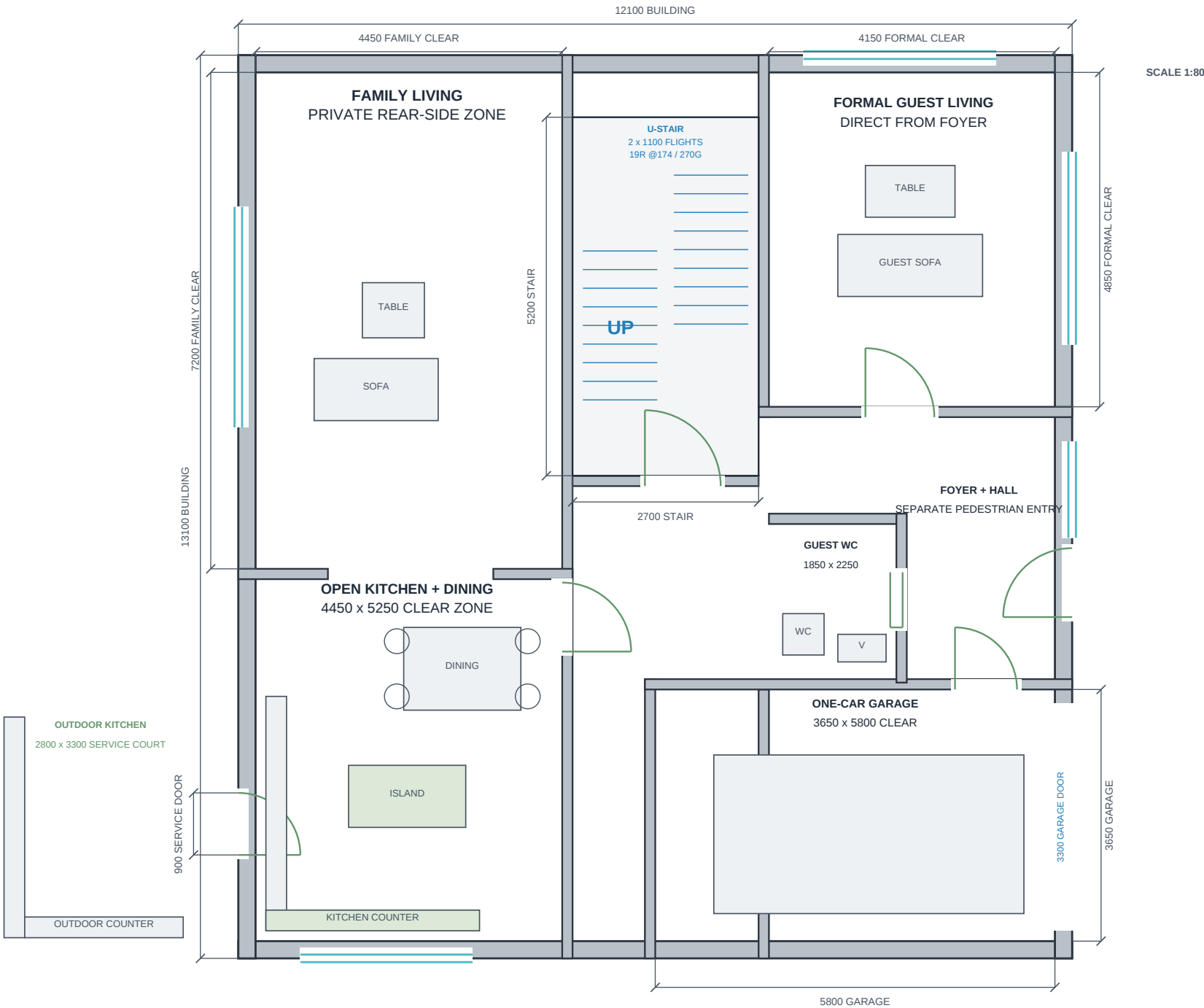
LEVEL ASSUMPTION

3.30 m floor-to-floor concept assumption. U-stair uses 19 risers at approximately 174 mm / 270 mm treads. Code and final levels to be confirmed.

CONCEPT PLOT - TO BE SURVEY VERIFIED

GROUND FLOOR CONCEPT PLAN

FORMAL GUEST ARRIVAL / FAMILY LIVING / OPEN KITCHEN / OUTDOOR KITCHEN / ONE-CAR GARAGE



GROUND FLOOR SCHEDULE

- 01 Formal Guest Living**  
4.15 x 4.85 m clear; direct from foyer and separable from family zone
- 02 Foyer**  
dedicated pedestrian entry; garage is not the visitor path
- 03 Guest WC**  
adjacent to foyer / guest circulation
- 04 U-Stair**  
2.70 x 5.20 m clear envelope; 1.10 m concept width
- 05 Family Living**  
4.45 x 7.20 m clear rear-side living zone with garden outlook
- 06 Open Kitchen + Dining**  
working L-counter, island and dining table
- 07 Outdoor Kitchen**  
direct service opening from indoor kitchen
- 08 One-Car Garage**  
3.65 x 5.80 m nominal clear bay

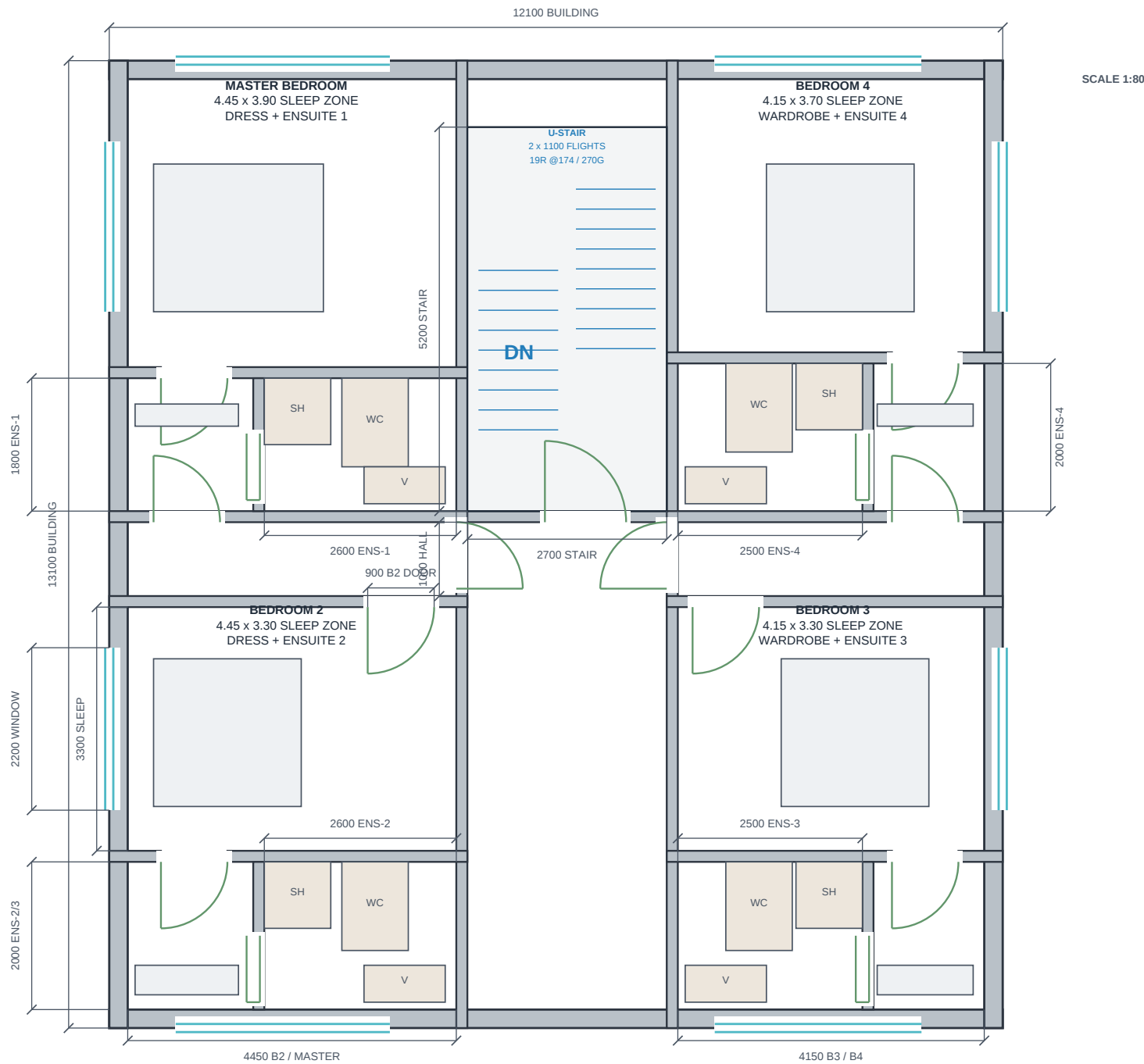
KEY DIMENSION CONTROLS

Building: 12.10 x 13.10 m | Garage: 3.65 x 5.80 m

No bedroom on ground floor; stair-only vertical circulation

FIRST FLOOR CONCEPT PLAN

FOUR BEDROOMS / FOUR ENSUITES / COMPACT LANDING / ALIGNED STAIR + WET CORES



FIRST FLOOR SCHEDULE

- 01 **Master Bedroom**  
4.45 x 3.90 m sleeping zone; dressing + ensuite
- 02 **Bedroom 2**  
4.45 x 3.30 m sleeping zone; dress + ensuite 2
- 03 **Bedroom 3**  
4.15 x 3.30 m sleeping zone; wardrobe + ensuite 3
- 04 **Bedroom 4**  
4.15 x 3.70 m sleeping zone; wardrobe + ensuite 4
- 05 **Stair / Landing**  
same 2.70 x 5.20 m concept envelope as GF
- 06 **Wet Stacking**  
core-facing services: E1 2.60 x 1.80; E2 2.60 x 2.00; E3/E4 2.50 x 2.00 m clear

COORDINATION CHECK

The stair opening is identical to ground floor. A 1000 mm upper hall connects every suite; four ensuite zones are rationalised along two provisional core-facing service edges.

FOUR BEDROOMS / STAIR-ONLY VERTICAL CIRCULATION