Architecture, interiors & outdoor living

Four private residences within a 13.00 × 14.00 m building envelope.

THE RESIDENCES

Olea Resort

Mountain architecture.
Comfortable private living.

ACCOMMODATION

Two ground-floor suites and two three-bedroom duplexes, each with a private outdoor space, kitchenette and fireplace.

SHARED AMENITIES

A rear building entrance, landscaped outdoor setting, swimming pool, BBQ station, bar and dining terrace.

Concept design and visualization package. Dimensions and technical assumptions are identified throughout; construction documents follow coordinated site and engineering design.



Project brief & document guide

An organized reference for the accommodation, access, interior character and outdoor amenities.

4	10	10	182 m²
residences	bedrooms	shower bathrooms	gross footprint per level

DRAWING / SECTION	PAGE
Project arrangement / three-level overview	03
Ground plan, G01, G02 and interior render	04-07
First plan, F01, F02 and interior render	08-11
Roof plan, room details and interior render	12-14
Shared entrance and private stair connections	15
Area, opening, fixture and finish schedules	16-19
Facade, balconies and terraces	20
Swimming pool, BBQ and outdoor dining	21-22
Technical coordination and project sequence	23-24

DESIGN BRIEF

G01 and G02 are two-bedroom ground suites. F01 and F02 each contain a first-floor master bedroom, rear lounge and two roof bedrooms. Every residence has front living/dining space, a kitchenette and a fireplace.

BUILDING GEOMETRY

Frontage 13.00 m; main depth 14.00 m. Ground and first floors each have 182.00 m² gross footprints. Front outdoor spaces project 1.60 m beyond the main building.

READING THE DRAWINGS

The front elevation is at the bottom of plan views; the shared building entrance is at the top. No geographic north or measured site orientation has been supplied. Dimensions are in metres unless stated otherwise.

DOCUMENT STATUS

Dimensioned plans and schedules define the concept. Interior renders illustrate atmosphere and furnishing; they are not dimensional or fabrication drawings. Roof usable area, structural design and stair headroom remain to be established.

The building at a glance

Two ground suites and two duplexes organized around one shared rear entrance.

GROUND FLOOR

G01 + G02 | 4 bedrooms



FIRST FLOOR

F01 + F02 | 2 master bedrooms



ROOF FLOOR

F01 + F02 | 4 bedrooms



GROUND SUITES

Private two-bedroom homes with two shower bathrooms and a front terrace each.

DUPLEX LOWER LEVEL

Master en-suite, guest bathroom, rear lounge, living/dining, kitchenette and balcony.

DUPLEX UPPER LEVEL

Two bedrooms and a shared shower bathroom per duplex; independent private stairs.

Ground floor plan

G01 and G02 | two mirrored two-bedroom suites | one shared rear entrance.



ARRIVAL AND DISTRIBUTION

The central rear external door opens to a shared landing. The internal lobby gives independent access to both ground suites. Two stair branches rise toward the outer first-floor landings.

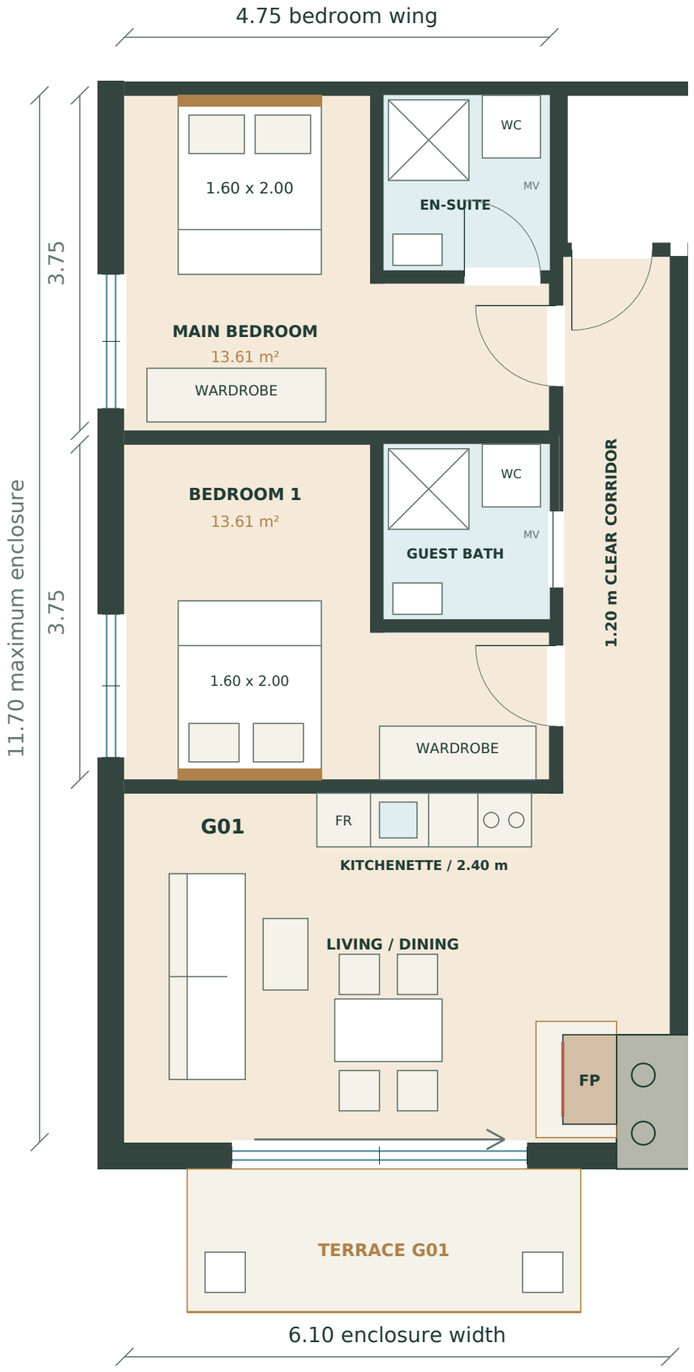
GROUND FLOOR	DIMENSION / COUNT
Main envelope	13.00 × 14.00 m
Gross floor footprint	182.00 m²
Suite enclosure, each	69.03 m²
Bedrooms / bathrooms	4 / 4
Private corridor, each	1.20 m clear intent
Terrace, each	4.40 × 1.60 m
Rear stair-band depth	1.55 m reservation

ROOM LAYOUT

Living/dining faces the terrace. Two L-shaped bedrooms occupy the outside wall. The guest bathroom opens to the private corridor; the rear main bedroom has its own en-suite. Each kitchenette sits within the living/dining zone.

G01 | two-bedroom garden suite

Private front terrace, two bedrooms, two shower bathrooms, living/dining, kitchenette and fireplace.



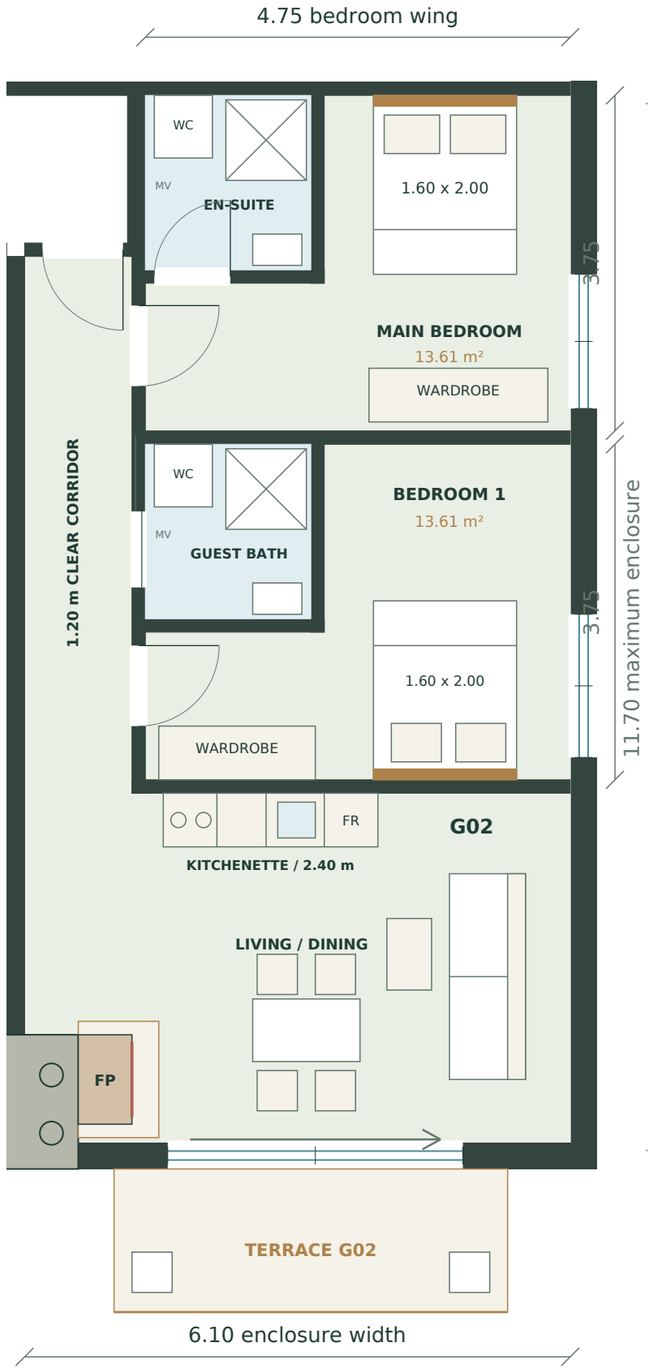
ELEMENT	CONCEPT DIMENSIONS
Suite enclosure	69.03 m²
Enclosure geometry	6.10 × 9.90 + 4.80 × 1.80 m
Maximum overall suite depth	11.70 m
Bedroom 1 maximum outline	4.75 × 3.75 m
Main bedroom maximum outline	4.80 × 3.75 m, with offset
Each bedroom: scheduled clear area	13.61 m², L-shaped
Each shower bathroom	1.85 × 1.95 m = 3.61 m²
Private corridor	1.20 m clear intent
Living/dining planning zone	6.10 × 3.90 m
Kitchenette	2.40 × 0.60 m
Beds	Two at 1.60 × 2.00 m
Suite / bedroom door leaves	0.90 m nominal
Private terrace	4.40 × 1.60 m = 7.04 m²

The main-bedroom en-suite is accessed only from that bedroom. The guest bathroom has independent corridor access. Exterior-side windows serve both bedrooms.

The enclosure area is not a net usable or saleable area. Maximum room outlines include offsets; L-shaped areas exclude bathroom and partition recesses. Final clear dimensions depend on wall build-ups.

G02 | two-bedroom garden suite

Private front terrace, two bedrooms, two shower bathrooms, living/dining, kitchenette and fireplace.



ELEMENT	CONCEPT DIMENSIONS
Suite enclosure	69.03 m²
Enclosure geometry	6.10 × 9.90 + 4.80 × 1.80 m
Maximum overall suite depth	11.70 m
Bedroom 1 maximum outline	4.75 × 3.75 m
Main bedroom maximum outline	4.80 × 3.75 m, with offset
Each bedroom: scheduled clear area	13.61 m², L-shaped
Each shower bathroom	1.85 × 1.95 m = 3.61 m²
Private corridor	1.20 m clear intent
Living/dining planning zone	6.10 × 3.90 m
Kitchenette	2.40 × 0.60 m
Beds	Two at 1.60 × 2.00 m
Suite / bedroom door leaves	0.90 m nominal
Private terrace	4.40 × 1.60 m = 7.04 m²

The main-bedroom en-suite is accessed only from that bedroom. The guest bathroom has independent corridor access. Exterior-side windows serve both bedrooms.

The enclosure area is not a net usable or saleable area. Maximum room outlines include offsets; L-shaped areas exclude bathroom and partition recesses. Final clear dimensions depend on wall build-ups.

Ground floor | interior atmosphere

Furnished bird’s-eye visualization of G01 and G02.



GROUND FLOOR · G01 + G02

TWO PRIVATE SUITES

A calm mirrored arrangement gives each residence its own living space, bedrooms, bathrooms and outdoor terrace.

MATERIAL DIRECTION

Oak floors, warm plaster, timber joinery, pale upholstered furniture and stone fireplace surrounds.

EVERYDAY LIVING

Compact kitchenette, four-seat dining, sofa seating, bedroom storage and softly lit bathrooms.

DRAWING REFERENCE

Use pages 04-06 for room access, dimensional intent and bathroom arrangement. The render illustrates finishes and furniture rather than exact openings, stairs or flue details.

First floor plan

F01 and F02 | lower levels of the three-bedroom duplexes.



THE LOWER LEVEL

Each duplex has a front living/dining room with kitchenette and fireplace, a master bedroom with private bathroom, and a rear lounge with guest shower bathroom.

FIRST FLOOR	DIMENSION / COUNT
Main envelope	13.00 × 14.00 m
Gross floor footprint	182.00 m²
Lower enclosure, each	71.37 m²; stairs excluded
Master / rear lounge, each	13.61 m² / 13.61 m²
Lower bathrooms, each	2 shower bathrooms
Private balcony, each	7.04 m²
Private corridor	1.20 m clear intent

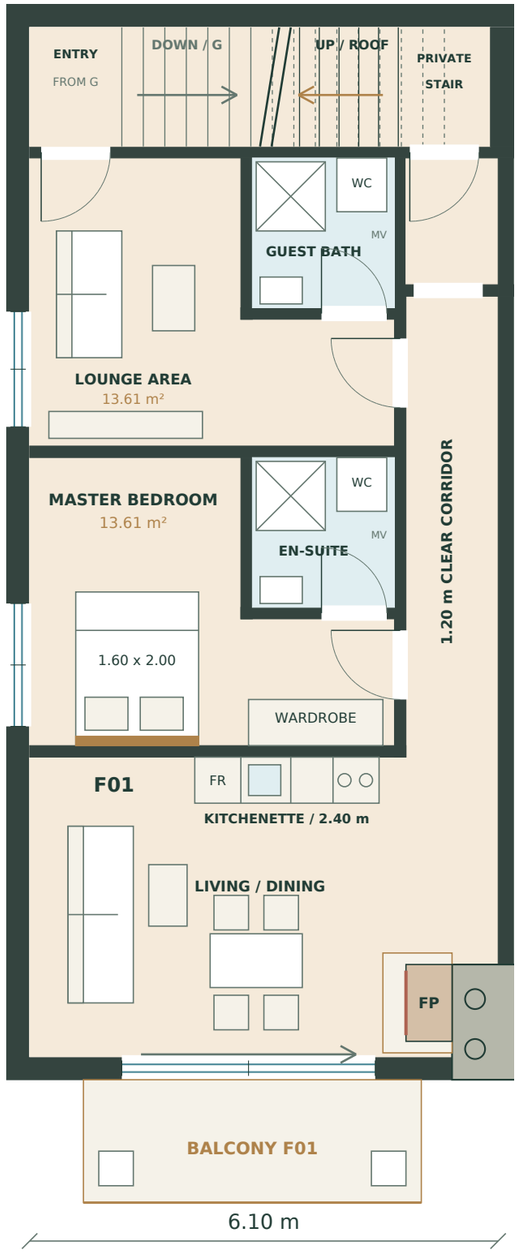
INDEPENDENT DUPLEX ACCESS

Outer stair landings enter the rear lounges. Private internal corridors lead to the central foyers and separate roof stairs. Master bathrooms are entered only from their bedrooms; guest bathrooms open from the lounges.

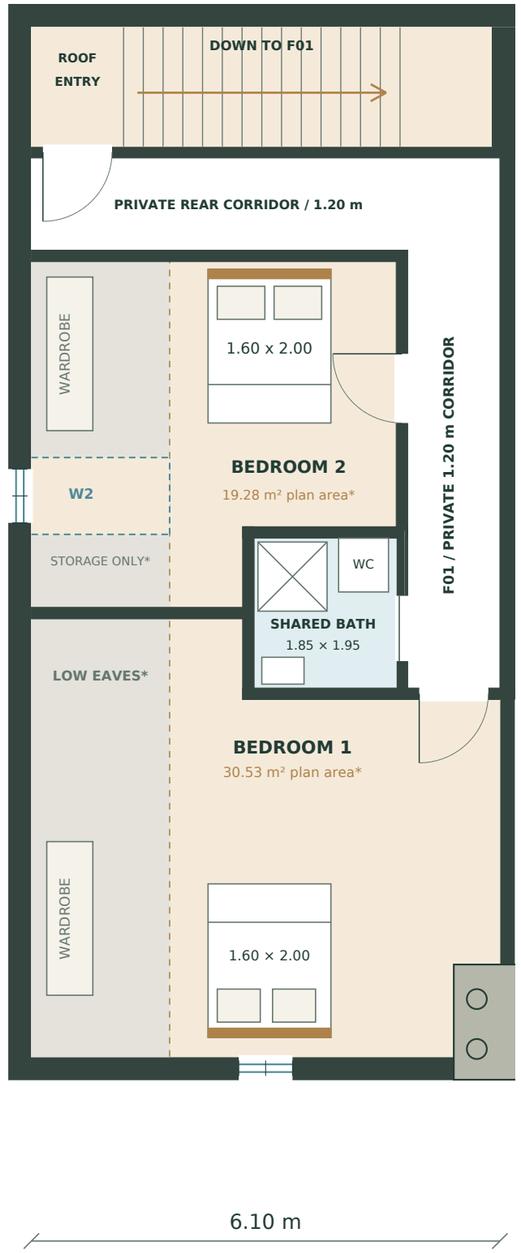
F01 | three-bedroom duplex

A private home across first and roof levels, with three bedrooms, three bathrooms and a front balcony.

FIRST FLOOR



ROOF FLOOR



ELEMENT	CONCEPT SCHEDULE
Lower enclosure	71.37 m², excluding stairs
Master bedroom	13.61 m² + private bathroom
Rear lounge	13.61 m²
Lower bathrooms	En-suite + guest shower bath
Kitchenette	2.40 × 0.60 m
Private balcony	4.40 × 1.60 m = 7.04 m²
Roof enclosure reservation	6.10 × 11.70 m = 71.37 m²
Roof Bedroom 1	30.53 m² horizontal plan area
Roof Bedroom 2	19.28 m² horizontal plan area
Roof shared shower bathroom	1.85 × 1.95 m = 3.61 m²
Private upper stair	3.60 m run; 1.20 m clear intent

ACCESS SEQUENCE

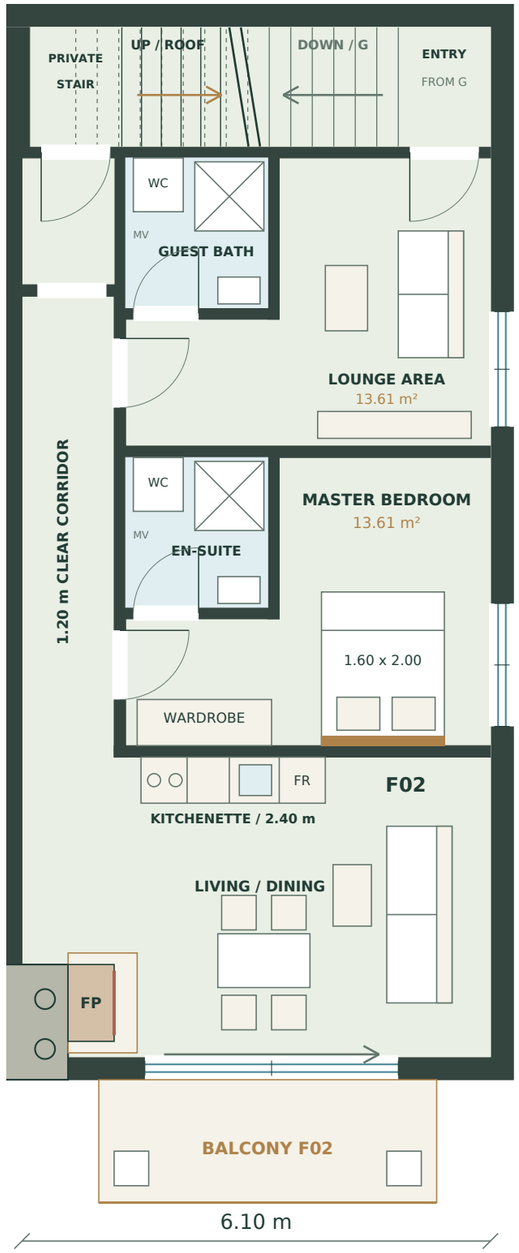
Shared rear ground entrance → dedicated stair branch → outer first-floor landing → lounge → private corridor and foyer → upper stair → roof landing and bedrooms.

Roof areas include low-eave zones. The combined lower and roof plan reservations are 142.74 m² per duplex, excluding stairs and balcony; this is not certified usable accommodation area.

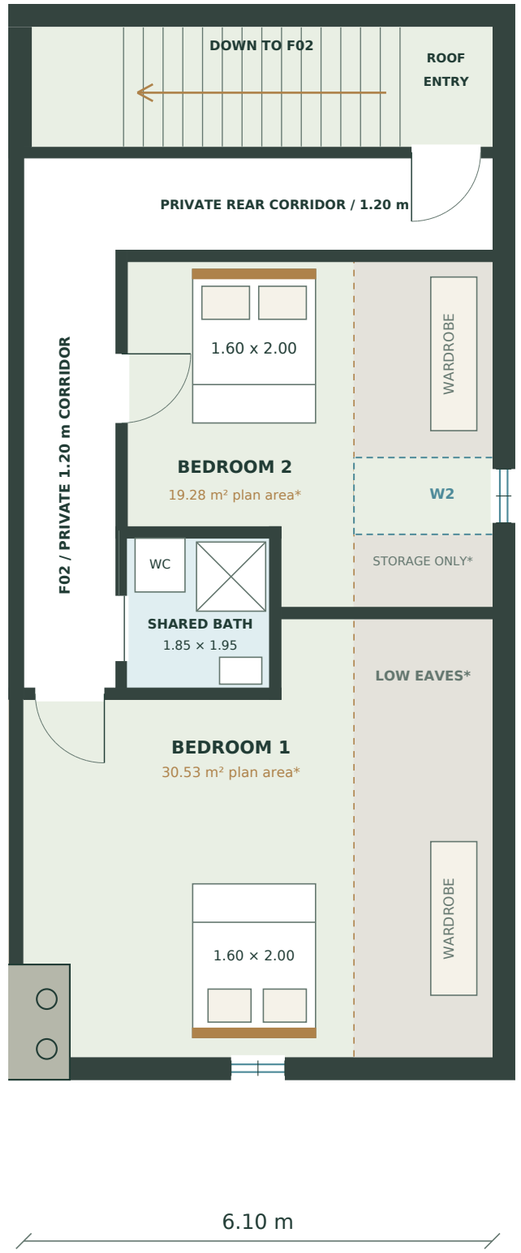
F02 | three-bedroom duplex

A private home across first and roof levels, with three bedrooms, three bathrooms and a front balcony.

FIRST FLOOR



ROOF FLOOR



ELEMENT	CONCEPT SCHEDULE
Lower enclosure	71.37 m², excluding stairs
Master bedroom	13.61 m² + private bathroom
Rear lounge	13.61 m²
Lower bathrooms	En-suite + guest shower bath
Kitchenette	2.40 × 0.60 m
Private balcony	4.40 × 1.60 m = 7.04 m²
Roof enclosure reservation	6.10 × 11.70 m = 71.37 m²
Roof Bedroom 1	30.53 m² horizontal plan area
Roof Bedroom 2	19.28 m² horizontal plan area
Roof shared shower bathroom	1.85 × 1.95 m = 3.61 m²
Private upper stair	3.60 m run; 1.20 m clear intent

ACCESS SEQUENCE

Shared rear ground entrance → dedicated stair branch → outer first-floor landing → lounge → private corridor and foyer → upper stair → roof landing and bedrooms.

Roof areas include low-eave zones. The combined lower and roof plan reservations are 142.74 m² per duplex, excluding stairs and balcony; this is not certified usable accommodation area.

First floor | interior atmosphere

Furnished bird’s-eye visualization of the duplex lower levels.



FIRST FLOOR · F01 + F02

FRONT LIVING ROOMS

Natural light from the balconies illuminates living/dining and the compact timber kitchenettes.

PRIVATE MASTER SUITES

Each enclosed master bedroom connects to its own shower bathroom. Guest access is directed to the rear lounge bathroom.

REAR LOUNGES

Secondary sitting rooms provide a quieter place to read, relax or welcome guests at the duplex entrance.

DRAWING REFERENCE

Pages 08-10 govern the planned room relationships. Stair connections, openings, bathroom doors and flues must follow coordinated drawings rather than rendered imagery.

Roof floor plan

Two private roof halves | four bedrooms | two shared shower bathrooms.



ROOM ARRANGEMENT

Each duplex has a front Bedroom 1 and rear Bedroom 2. A shared bathroom spans the bedroom partition and opens directly to the private corridor. Both bedrooms have independent doors.

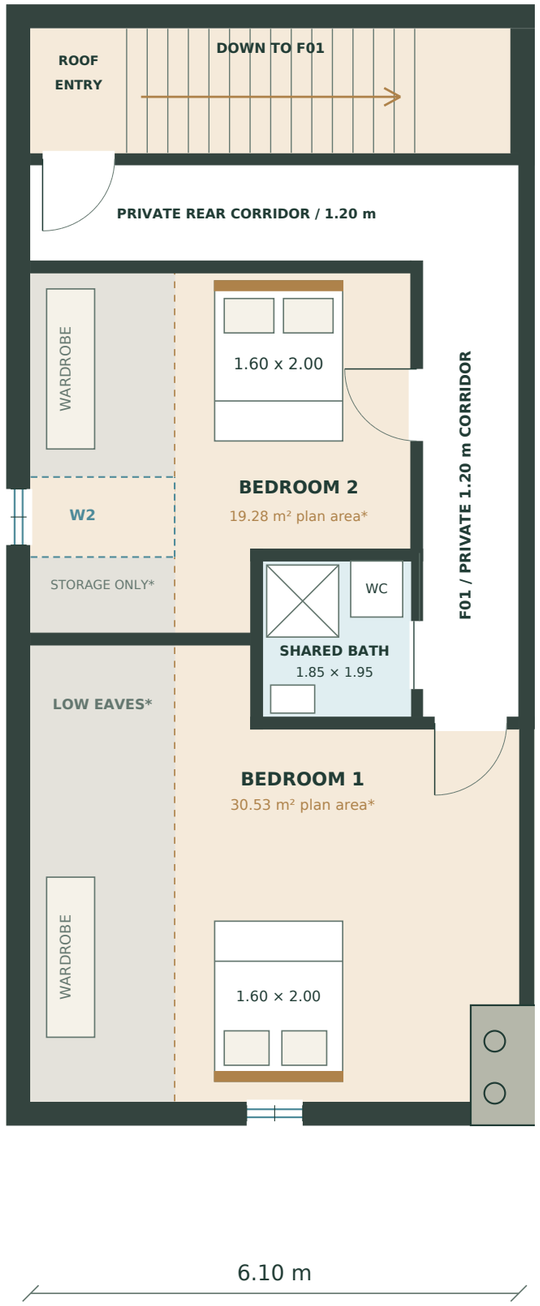
ROOF FLOOR	DIMENSION / COUNT
Horizontal envelope	13.00 × 14.00 m
Roof enclosure per duplex	6.10 × 11.70 m
Front Bedroom 1, each	30.53 m² plan area
Rear Bedroom 2, each	19.28 m² plan area
Shared bathroom, each	1.85 × 1.95 m
Private corridors	1.20 m clear intent
Bedroom dormer openings	0.70 m nominal plan width

ROOF GEOMETRY AND DAYLIGHT

Front windows serve Bedroom 1; matching side dormer windows serve Bedroom 2. Low-eave strips are planned for storage. Ridge height, slope, sill height and usable standing-height boundaries require a measured roof section.

Roof accommodation | dimensions & headroom

Typical duplex roof half; the opposite half is mirrored.



SPACE	DIMENSION / AREA	DESIGN BASIS
Roof half enclosure	6.10 × 11.70 m = 71.37 m²	Excludes rear stair band
Bedroom 1	5.70 m maximum depth; 30.53 m²	Includes offsets and low-eave floor
Bedroom 2	4.50 m maximum depth; 19.28 m²	L-shaped around shared bathroom
Shared shower bathroom	1.85 × 1.95 m = 3.61 m²	Independent corridor access
Rear and central corridors	1.20 m clear intent	Headroom along full route to be checked
Beds	1.60 × 2.00 m	One per bedroom
Front and side windows	0.70 m plan width	Heights, sill and dormer depth to be detailed

A MEASURED ROOF SECTION IS REQUIRED

Record ridge and eave levels, roof pitch, structural depth and ceiling build-up. Plot the usable headroom contour across beds, circulation, bathroom fixtures, landings and stairs before fixing joinery or room areas.

FURNITURE AT THE EAVES

Use low storage only where the roof is low. Full-height wardrobe positions shown in the concept must be reconciled with the actual slope; the interior image is a furnishing illustration.

Horizontal plan area is the floor footprint measured in plan. It must not be presented as confirmed usable bedroom or saleable area until headroom has been surveyed and assessed.

Roof floor | interior atmosphere

Four private bedrooms beneath the roof, connected to their respective duplexes.



QUIET UPPER ROOMS

Two bedrooms per duplex share a shower bathroom while maintaining independent room entrances.

DAYLIGHT AND ROOF CHARACTER

Front dormers serve the front bedrooms. Side dormers provide matching windows to the rear bedrooms.

MATERIALS

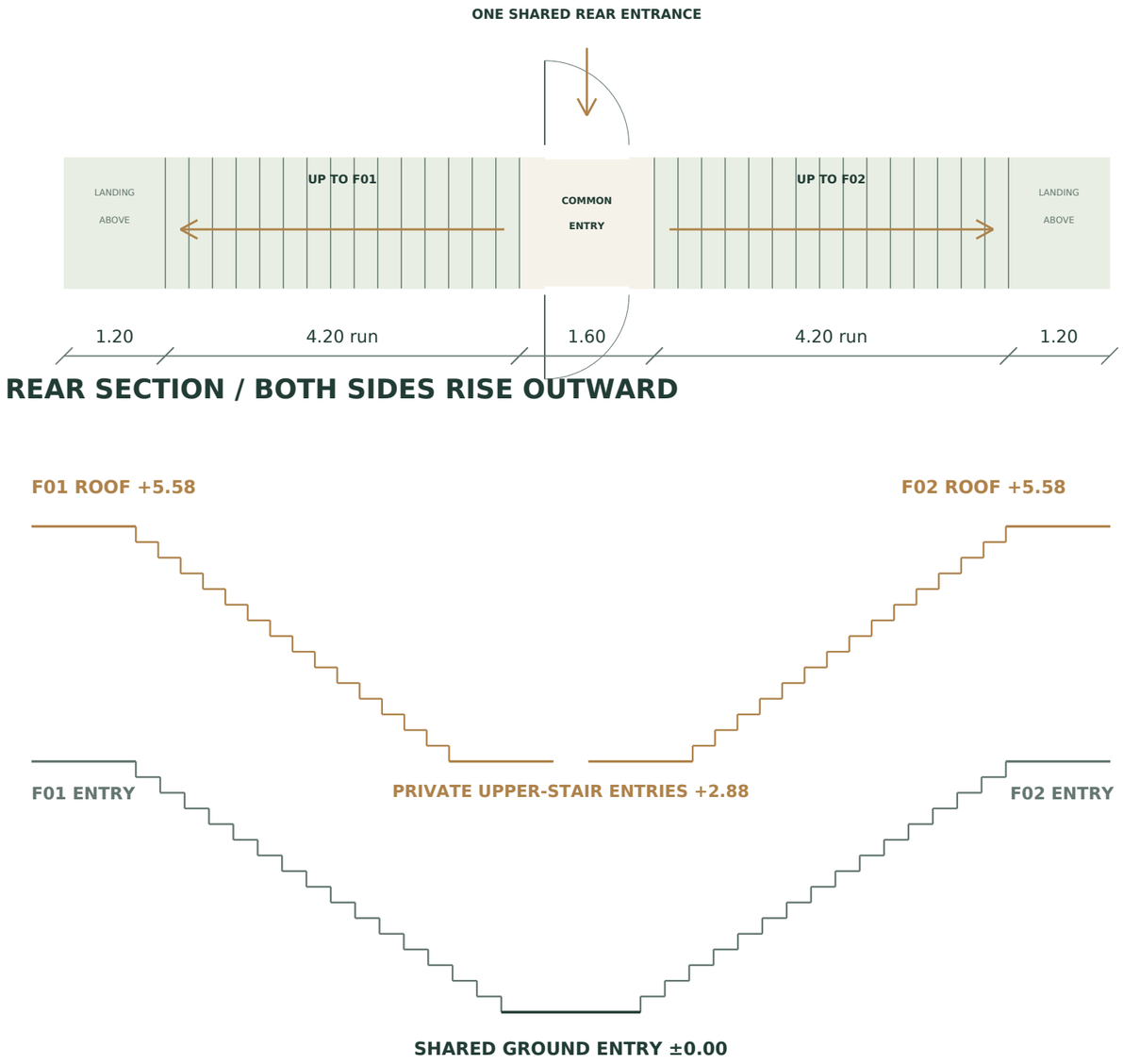
Timber floors, soft textiles, simple joinery and natural stone continue the character of the lower levels.

DRAWING REFERENCE

Pages 12-13 govern the concept layout. Sloping roofs, storage heights, dormer details, stair headroom and the four-flue chimney must be resolved in measured sections.

Arrival & vertical circulation

One external rear door; two lower stair branches and two private upper flights.



Diagrammatic stair section. Floor levels are assumptions, not surveyed levels. Stair geometry is a fit study and is not approved for construction.

STAIR ELEMENT	CONCEPT GEOMETRY
Assumed ground level	±0.00 m
Assumed first-floor level	+2.88 m
Assumed roof-floor level	+5.58 m
Lower flight, each	16 rises × 180 mm; 15 goings × 280 mm
Lower run / clear width intent	4.20 m / 1.20 m
Upper flight, each	15 rises × 180 mm; 14 goings × 257.14 mm
Upper run / clear width intent	3.60 m / 1.20 m
Rear stair-band depth	1.55 m reservation
Lower width chain	1.20 + 4.20 + 1.60 + 4.20 + 1.20 = 12.40 m
Upper width chain	1.20 + 3.60 + 1.20 + 0.40 + 1.20 + 3.60 + 1.20 = 12.40 m

CRITICAL COORDINATION

Check slab and landing thicknesses, beams, door swings, handrails and continuous headroom through the stacked flights. Final escape, accessibility and protected-route design require local architectural review.

Accommodation & area schedule

Area definitions are kept separate to avoid confusing gross, enclosure and usable space.

UNIT	TYPE	BEDROOMS	BATHROOMS	LOWER ENCLOSURE	ROOF RESERVATION	PRIVATE OUTDOOR
G01	Ground suite	2	2	69.03 m²	-	Terrace 7.04 m²
G02	Ground suite	2	2	69.03 m²	-	Terrace 7.04 m²
F01	Duplex	3	3	71.37 m²	71.37 m²*	Balcony 7.04 m²
F02	Duplex	3	3	71.37 m²	71.37 m²*	Balcony 7.04 m²
TOTAL	4 residences	10	10	280.80 m²	142.74 m²*	28.16 m²

FLOOR	GROSS HORIZONTAL FOOTPRINT	SCHEDULED ENCLOSURES	BALANCE WITHIN FOOTPRINT
Ground	182.00 m²	138.06 m²	43.94 m²
First	182.00 m²	142.74 m²	39.26 m²
Roof	182.00 m² footprint only	142.74 m² plan reservation*	39.26 m²

AREA DEFINITIONS

Gross footprint follows the 13 × 14 m external envelope. Enclosure areas are concept layout reservations and include internal partitions; they exclude the stair band and outdoor spaces. The balance includes stairs, walls and common circulation; it is not spare usable space.

ROOF AND ROOM AREAS

* Roof reservations include low eaves; usable areas depend on verified headroom. Bedroom clear areas and living/dining planning zones use different boundaries and must not be summed as a certified net floor area.

Doors, windows & external openings

Nominal dimensions describe design intent; fabrication dimensions follow measured opening schedules.

ELEMENT	QUANTITY / LOCATION	NOMINAL INFORMATION	DETAIL TO RESOLVE
Main building entrance	1, rear centre	Width and height not scheduled	Weather protection, threshold, lock, clear opening
Residence entrance doors	4 residences	0.90 m nominal leaf on concept suite schedule	Confirm actual clear opening, frame and door swing
Bedroom doors	10 bedrooms	0.90 m nominal leaf intent	Privacy, acoustic seals and usable clear width
Shower bathroom doors	10 bathrooms	0.85 m shown for first-floor master en-suites; others to detail	Door handing / pocket doors, ventilation and wet-area clearances
Front living-room glazing	4 openings	Dimensions to be confirmed from elevation	Sliding system, threshold, drainage and thermal performance
Ground side bedroom windows	4 rooms	Opening size to be scheduled	Side privacy, daylight and opening operation
First-floor side windows	2 masters + 2 lounges	Opening size to be scheduled	Coordinate heads/sills with exterior elevation
Front roof dormer windows	2, Bedroom 1	0.70 m plan width	Overall frame height and sill are not scheduled
Side roof dormer windows	2, Bedroom 2	Match Bedroom 1 window size	Match height, frame and glazing; detail dormer cheeks/flashings

Nominal door-leaf width is not the same as clear passage width. Do not order doors or windows from rendered images.

Kitchenettes, bathrooms & furniture

Fixtures are coordinated around the room arrangements shown in the plans.

ITEM	BUILDING QUANTITY	CONCEPT PROVISION
Kitchenettes	4	2.40 × 0.60 m straight runs with sink, two-ring hob and under-counter fridge
Shower bathrooms	10	1.85 × 1.95 m each; shower, WC and basin
Double beds	10	1.60 × 2.00 m each
Living/dining groups	4	One sofa group and one four-seat dining setting per residence
Rear lounge groups	2	One secondary sitting group in each duplex
Fireplaces	4	One per residence, connected to independent flues in the central stack
Private outdoor sitting groups	4	One compact group per terrace or balcony

KITCHENETTE COORDINATION

Keep appliance service zones within the 2.40 m run. Provide suitable hob extraction, a splashback, task lighting, electrical outlets, isolation valves and removable access to waste connections. Detailed appliance selection must precede cabinet fabrication.

BATHROOM COORDINATION

Use a coordinated waterproofing system, graded floors, sealed junctions and serviceable drainage. Confirm shower-screen operation, WC clearances, basin projections and door swings in enlarged wet-room drawings.

Fixture sizes beyond the scheduled dimensions are to be selected. Bathroom and kitchen equipment shown in images is illustrative.

Interior material palette

A coherent mountain-house character across all four residences.



TIMBER

Oak floors and joinery

PLASTER

Warm neutral wall finish



STONE

Fireplaces and accents

TEXTILES

Linen and soft upholstery



METAL

Restrained warm fittings

ZONE	DESIGN INTENT	PRACTICAL REQUIREMENTS
Living, dining and lounges	Warm timber flooring, light plaster, upholstered seating	Durable finishes; coordinated lighting and furniture clearances
Bedrooms	Timber flooring, upholstered headboards and layered curtains	Acoustic privacy, bedside power and accessible storage
Kitchenettes	Timber fronts and pale stone-look worktops	Water/heat resistance, washable splashback, service access
Bathrooms	Pale stone-look tile and simple brass/neutral fittings	Wet-area waterproofing, appropriate slip resistance, ventilation
Stairs and corridors	Consistent timber/stone tone and continuous handrails	Stair edge definition, robust surfaces and dependable illumination
Outdoor spaces	Stone paving, timber rails and weather-resistant seating	Drainage, weather durability and maintenance access

Material names describe the visual direction. Product specifications, fire performance and installation methods require coordinated selection.

Facade, balconies & terraces

Stone walls, timber outdoor spaces, tiled roof and a centered chimney establish the exterior character.



THE FRONT ELEVATION

Two balanced front bays serve the ground suites and duplex living rooms. A centered chimney stack organizes the facade, with separate fireplace flues within the assembly.

PRIVATE OUTDOOR SPACES

Two ground terraces and two first-floor balconies. Each is scheduled at 4.40 × 1.60 m, or 7.04 m², outside the main footprint.

ROOF OPENINGS

Two front dormers serve Bedroom 1. Bedroom 2 has a side dormer on each outer roof slope; these are documented in the roof drawings.

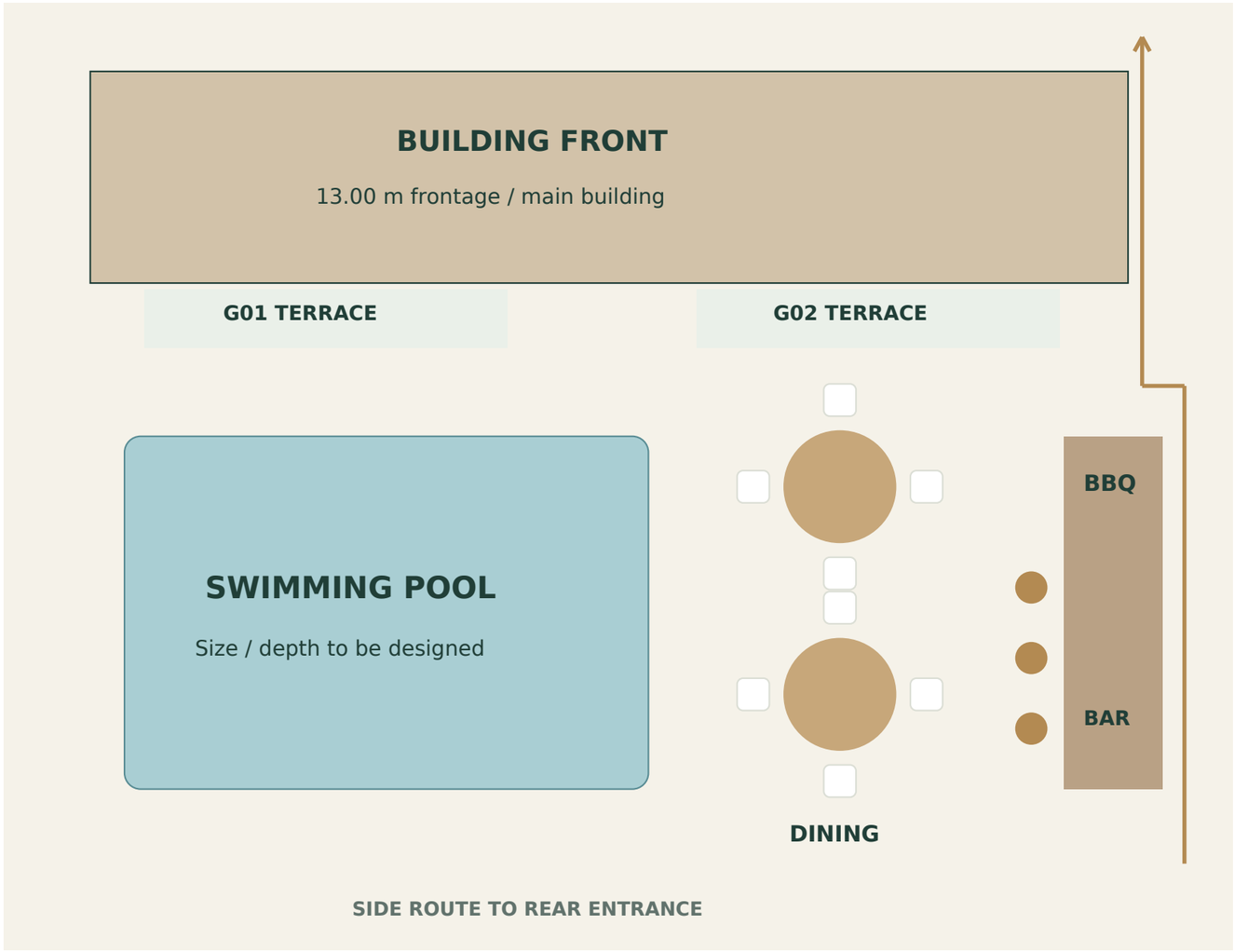
DETAILING

Coordinate balcony structure, waterproofing, thresholds, railings, dormer flashings and chimney penetrations with the building envelope.

Facade visualization is an architectural reference, not a measured elevation. The roof plans govern the side-dormer positions and four-flue arrangement.

Pool, BBQ & outdoor social area

An outdoor amenity composition connected to the front terraces and a separate circulation route.



Indicative relationship diagram only. No site dimensions, setbacks, pool dimensions or terrain levels are established by this drawing.



POOL SETTING

Position the pool toward the front-left outdoor zone, with a dry circulation route connecting the terraces to the dining area and the side access path.

BBQ AND DINING

Group the BBQ preparation counter and bar at the side of the dining terrace. Keep the cooking zone separate from the swimming edge and from the route to the building entrance.

Outdoor quantity, capacity and placement are provisional until a measured site plan confirms usable land, retaining structures and level changes.

Outdoor amenities | finishes & equipment

A complete design brief for pool, BBQ, bar and dining coordination.

ZONE	PROVISION	DESIGN / INSTALLATION DETAIL
Pool shell and finish	Waterproof reinforced shell with selected lining	Engineer dimensions, depth profile, structure, waterproofing and joints for the actual site
Pool edge and deck	Coping, slip-resistant paving and deck drainage	Coordinate falls away from the building, safe edges and accessible cleaning routes
Water treatment	Filtration, circulation, dosing and plant enclosure	Size equipment from pool volume/use; provide service access, noise control and drainage
Pool access and operation	Entry steps/handrail, lighting and safety provisions	Resolve depth marking, supervision, barriers and operating arrangements for the intended use
BBQ cooking counter	Grill, preparation worktop and storage	Select non-combustible surrounds; follow manufacturer clearances and provide smoke management
Outdoor sink and services	Sink, clean-water supply and wastewater connection	Keep potable-water and waste connections distinct from pool treatment lines
Bar and seating	Counter and weather-resistant stools	Set capacity and counter dimensions after circulation and available terrace area are confirmed
Dining terrace	Movable tables, chairs and optional shade	Maintain routes around tables and to the rear entrance without crossing the cooking work area
Lighting and electrical	Path, task and ambient lighting	Use equipment suitable for its outdoor/pool location, with professional electrical coordination
Landscape and maintenance	Planting, screened bins and service access	Choose durable planting and leave access to pool plant, drains, BBQ services and cleaning storage

Pool size, depth, plant capacity, BBQ counter dimensions and seating count are not specified in the available plans and require site-based design.

Structural, envelope & services coordination

Design responsibilities that turn the spatial concept into a buildable coordinated project.

DISCIPLINE	COORDINATION REQUIRED	DELIVERABLE
Survey and setting out	Boundary, orientation, slope, access, floor levels and existing structure	Measured site/building survey and coordinated setting-out plan
Structural design	Foundations, load-bearing system, slabs, rear stairs, balconies, roof and pool shell	Structural calculations, reinforcement/connection drawings and details
Roof and envelope	Slopes, insulation, waterproofing, dormers, balconies and all penetrations	Measured sections and roof/wall/window assembly details
Plumbing and drainage	Stacked bathroom services, roof-bath offsets, kitchen waste, hot water and outdoor sink	Water, soil/waste/vent diagrams with access and isolation points
Ventilation and comfort	Bathroom extraction, kitchenette hob extraction and room conditioning	Equipment sizing, routes, condensate drainage and ventilation drawings
Electrical and lighting	Distribution, appliance loads, bedside outlets, corridor lighting and outdoor/pool equipment	Coordinated electrical layouts, circuits and protection design
Fireplaces and chimney	Four fireplaces, each with an independent suitable flue in the central assembly	Appliance/flue design, combustion air, clearances, cleaning access and terminations
Acoustic and privacy design	Separating wall, floor construction, service shafts and door seals	Assembly specifications and junction details
Access and life safety	Shared entrance, stairs, evacuation routes, detection and accessible-use provisions	Locally reviewed access and fire strategy coordinated with the design

Services shown on the concept plans are spatial allowances. Equipment capacities, routes and construction assemblies require specialist design.

Project delivery sequence

A practical sequence for completing the design, coordinating construction and handing over the building.

STEP	WORK PACKAGE	COMPLETION CHECK
01	Confirm brief and intended use	Accommodation, occupancy, shared amenities, operational needs and budget agreed
02	Complete measured survey	13 × 14 m envelope, land boundaries, slope, levels, roof geometry and structure verified
03	Coordinate architectural design	Room dimensions, usable areas, doors, windows, stairs and access routes fixed
04	Complete engineering design	Structure, envelope, drainage, ventilation, electricity, flues and pool plant coordinated
05	Complete authority / professional review	Required planning, access, fire and construction submissions resolved locally
06	Prepare construction and procurement documents	Detailed plans, sections, schedules, specifications, quantities and tender scope issued
07	Build structure and enclosure	Setting out, foundations, frame, slabs, stairs, roof and weatherproof envelope inspected
08	Install services and wet-area systems	Concealed services inspected; drainage and waterproofing tested before finishes
09	Complete interiors and outdoor works	Joinery, fixtures, finishes, balconies, pool, BBQ, paving and landscape installed
10	Test, commission and hand over	Systems commissioned; defects closed; operating guides, warranties and as-built records delivered

PRIORITY DESIGN CHECKS

Stair headroom and floor heights; roof usable-height zones; side dormer geometry; structural support; bathroom drainage; pool siting and levels; coordinated four-flue chimney.

SCOPE OF THIS PACKAGE

Architectural concept, dimension schedules, visualizations and an outdoor-amenity brief. Construction specifications, engineering and verified site dimensions form the next technical deliverables.