

AURORA

Complete presentation & builder handoff

GEUZANE CASTRO / CONCEPT DESIGN & CREATIVE DIRECTION

SC03 - 22 OCTOBER 2026 | CONCEPT ONLY - NOT FOR CONSTRUCTION

The whole project, in one volume

A polished current presentation followed by the complete 199-page original collection.

Read first: status, intent and program	VIEW
Materials and intelligent-home experience	VIEW
Ground, upper and roof concept plans	VIEW
Room schedules and complete visual collection	VIEW
Selections and specialist coordination	VIEW
Builder request: SD, DD, CDs and engineering	VIEW
Delivery, decisions and handover	VIEW
Original Aurora collection - all 199 pages	VIEW

Use the clickable entries above or the PDF bookmarks. The original pages keep their historical printed numbering. The small SC03 footer provides the continuous page number for this volume.

What this issue delivers

Read this before using the presentation for pricing, design or construction.

Completed here: the full creative presentation, 26 individual visual studies, program and proportional planning diagrams, material direction, proposed smart-home scenes, builder coordination brief and the complete original 199-page collection.

The builder asked for: entitlements, architectural drawings through schematic design (SD), design development (DD), construction documents (CDs), and stamped structural calculations. This book organizes that request; it does not certify those deliverables as complete.

Still required from the appointed project team: a verified parcel and survey, project-specific approvals, coordinated technical drawings and calculations, and the responsible professionals' review and seals where applicable. None are supplied or simulated in this issue.

Presentation basis: SC03 retains the SC02 program-block layout. AI-assisted visuals express design intent and are not views of one coordinated CAD/BIM model. Material character is consistent; exact openings, dimensions and details remain subject to technical coordination.

Use: creative review and a clear scope discussion with the architect, engineers and builder. Do not use for construction, permit submission, quantity takeoff or fixed-price tender.

A home shaped by light

California warm futurism, expressed through a calm material language.

The idea

Aurora combines a generous double-height social heart with a quiet suite wing, independent service spaces and layered outdoor living. Pale stone and warm wood connect arrival, gathering and retreat.

The experience

A restrained arrival leads into the show kitchen and great room. Dining opens toward the garden; a separate chef kitchen supports entertaining. Private suites, cinema and wellness extend the home beyond its central living spaces.

The setting

The original collection references San Jose, California. No verified parcel is provided. The current visuals use a fictional California landscape and do not establish a real view, address, orientation or site approval.

Creative authorship

Concept direction, spatial storytelling, materials and AI-assisted visual presentation: Geuzane Castro. Architectural and engineering authorship is not asserted.

Program & area basis

Concept-zone arithmetic; not surveyed area or a statutory floor-area calculation.

Program	Current presentation basis
Accommodation	5 suites: 1 ground-floor guest suite + primary and 3 secondary suites above.
Baths	7 full baths: guest, wellness, pool, primary and 3 secondary ensuites. 2 powders: ground and roof.
Living / support	Great room, show kitchen, chef kitchen, dining, office, family lounge, cinema, wellness, laundry and plant.
Parking / levels	4-car garage; two principal storeys; small roof core and open pergola.
Ground allowance	110 x 60 = 6,600 sq ft; less 1,144 garage and 400 terrace = 5,056.
Upper allowance	6,600 less 1,496 terraces and 704 void = 4,400 sq ft.
Roof core / total	288 sq ft stair/powder + 5,056 + 4,400 = 9,744 sq ft excluding garage.

Area reconciliation: approximately 9,750 sq ft is the SC02/SC03 planning allowance. It exceeds the original 8,500-9,500 target; the change is explicit, not a verified owner-approved construction brief. Walls, stair openings and measurement conventions need an architect's area takeoff.

A restrained material family

One consistent palette across architecture, interiors and landscape.

Limestone

Pale, honed stone character

Warm plaster

Soft ivory wall surfaces



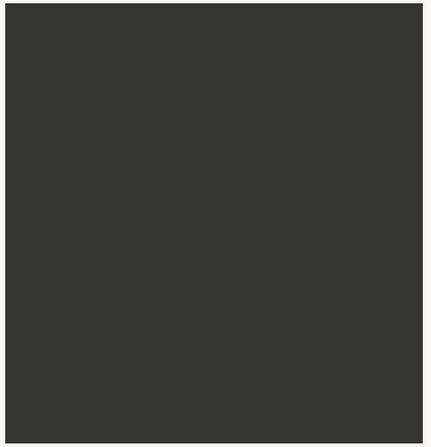
Smoked oak

Cabinetry and joinery



Bronze

Hardware and lighting accents



Charcoal

Glazing frames and shadow lines

Selection principle: carry the same stone tone and wood family through the house. Use bronze sparingly. Balance hard surfaces with wool-like rugs, textured upholstery and acoustic treatments.

These are visual finish intentions. Product names, thicknesses, performance, installation details and quantities are not selected. Physical samples and technical review govern procurement.

Technology that stays in the background

Proposed user experiences for integrator review; no installed system or compatibility claim.

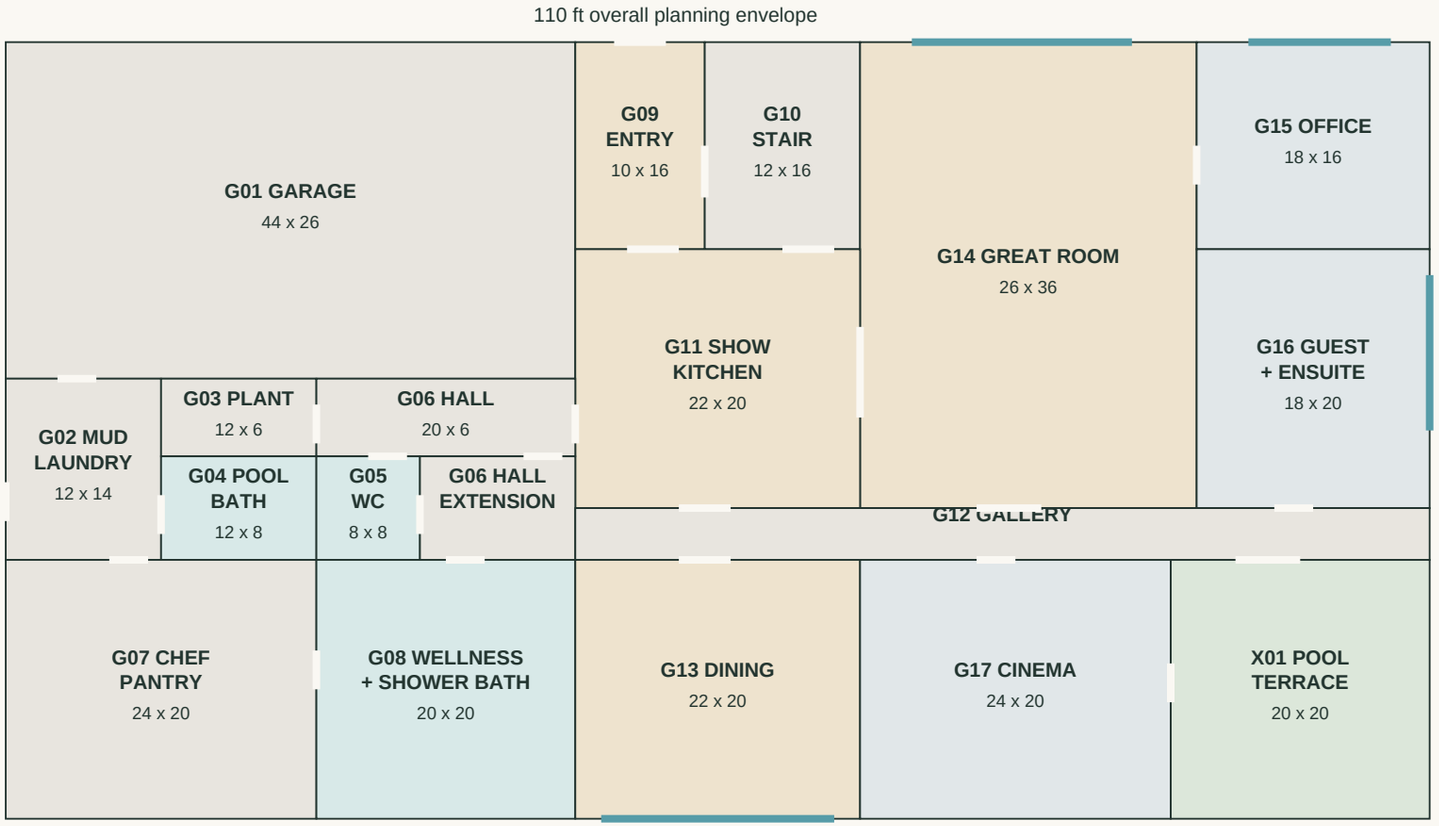
Scene	Desired behavior	Review / manual fallback
Arrival	Entry and circulation lights welcome the resident.	Local light switches remain available; access control treated separately.
Entertain	Layered lighting and optional shared-area music.	Room-by-room overrides; no automatic access permissions.
Cinema	Lower selected lights and start the chosen media routine.	Accessible manual lighting and normal equipment controls.
Rest	Quiet bedroom lighting and resident-selected comfort settings.	Personal room control; avoid overriding occupant preferences.
Away	User-confirmed comfort setback and selected device shutdown.	No assumption that alarms, locks or safety devices can be automated.
Maintenance	Clear device inventory, fault reporting and service access.	Document offline behavior, owner accounts and recovery procedures.

Privacy, local operation, resident consent and recoverability are design requirements. The integrator must propose equipment, interfaces, permissions, network design and witnessed tests before any system is represented as functional.

Ground-floor concept plan

SC02 spatial basis retained in SC03. Program blocks only; no construction scale.

ARRIVAL / FRONT - DIAGRAM TOP; NO GEOGRAPHIC NORTH ASSUMED



GARDEN / REAR - DIAGRAM BOTTOM

60 ft depth | Filled zones are program blocks, not wall thicknesses.

White breaks = proposed connections. Blue edges = glazing intent.

Dimensions are gross concept zones. Doors, fixtures and circulation require refinement.

PLAN ORGANIZATION

Service spaces remain left; entry and kitchen sit centrally; great room and guest wing sit right. Cinema and dining face the rear.

BATH COUNT

Three full baths: guest ensuite, wellness shower bath and pool bath. G05 is the first powder.

RECONCILED SERVICE STRIP

G03 becomes 12 x 6 ft. G06 includes a 12 x 8 ft extension. These replace conflicting source room labels with explicit blocks.

OUTDOOR CONNECTION

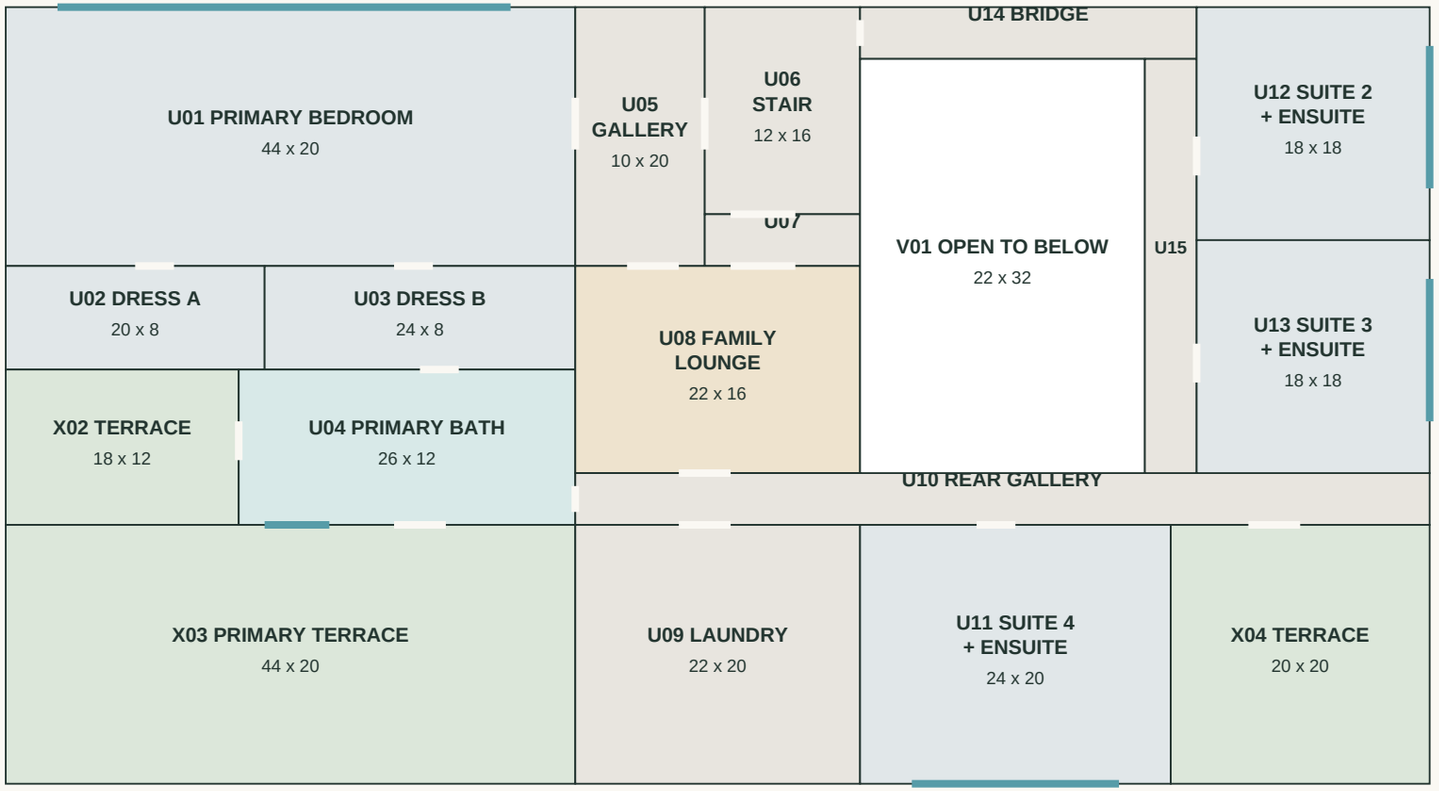
X01 is 20 x 20 ft. The pool is beyond the rear edge; its final size and location are not fixed by this plan.

Upper-floor concept plan

SC02 spatial basis retained in SC03. Four suites and the open great-room void.

ARRIVAL / FRONT - DIAGRAM TOP; NO GEOGRAPHIC NORTH ASSUMED

110 ft overall planning envelope



GARDEN / REAR - DIAGRAM BOTTOM

60 ft depth | Filled zones are program blocks, not wall thicknesses.

White breaks = proposed connections. Blue edges = glazing intent.

Dimensions are gross concept zones. Doors, fixtures and circulation require refinement.

VOID ALIGNMENT

V01 occupies 22 x 32 ft inside G14. U14 is a front bridge; U15 runs along the right edge. Neither crosses the center of the void.

BATH COUNT

Primary bath plus three secondary ensuites provide four upper full baths. Together with ground floor: seven full baths.

TERRACES

X02 = 216; X03 = 880; X04 = 400 sq ft. Total exterior terrace area = 1,496 sq ft.

RENDER RULE

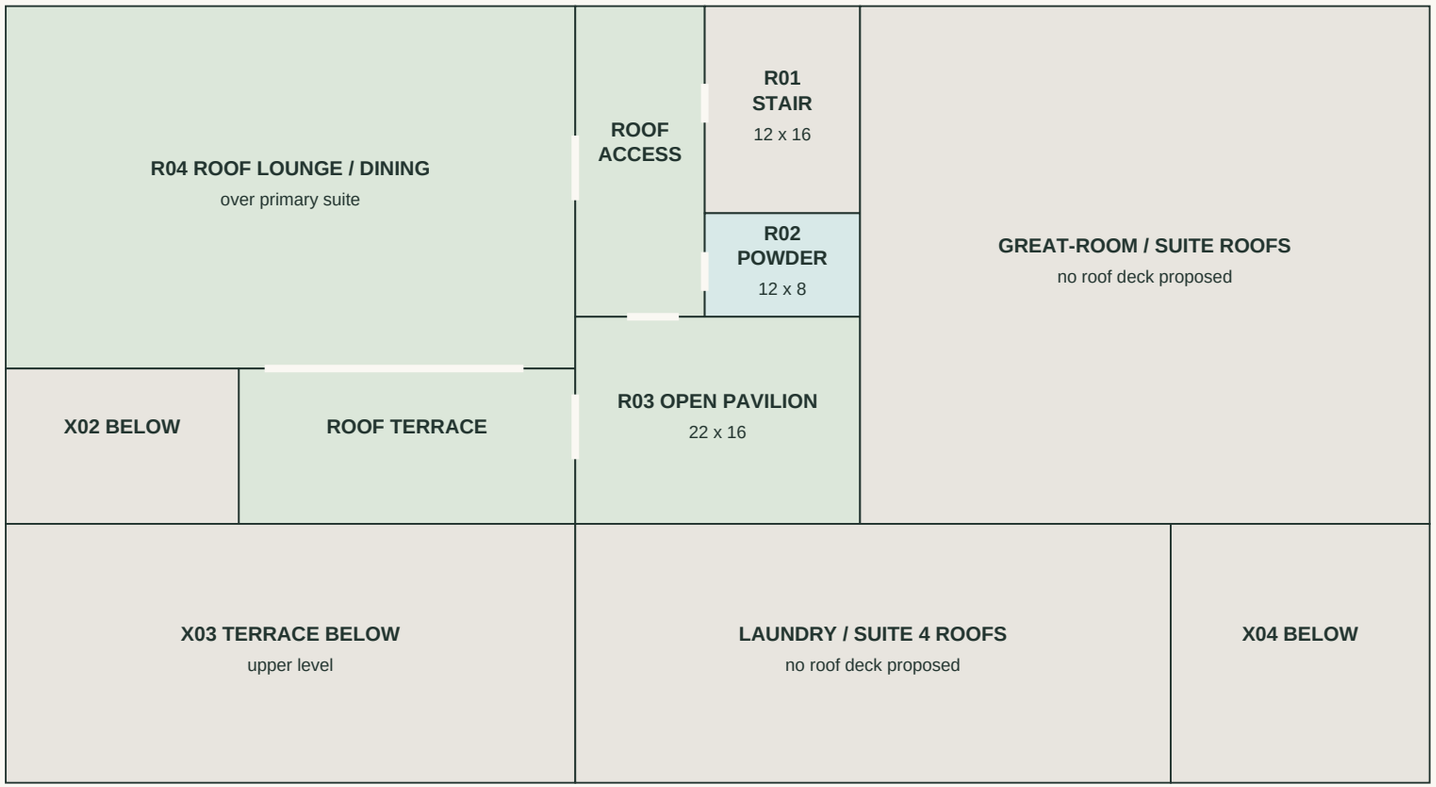
The primary bedroom faces the arrival side. Its large rear terrace is reached through the suite/bath zone; do not place it directly outside the bedroom.

Roof concept plan

SC02 spatial basis retained in SC03. Open pergola plus a small enclosed core.

ARRIVAL / FRONT - DIAGRAM TOP; NO GEOGRAPHIC NORTH ASSUMED

110 ft overall planning envelope



GARDEN / REAR - DIAGRAM BOTTOM

60 ft depth | Filled zones are program blocks, not wall thicknesses.

White breaks = proposed connections. Blue edges = glazing intent.

Dimensions are gross concept zones. Doors, fixtures and circulation require refinement.

ENCLOSED AREA

R01 stair + R02 powder occupy 12 x 24 = 288 sq ft. This is a gross concept enclosure allowance.

PAVILION IDENTITY

R03 is a pergola with an open seating/bar setting. No enclosed lounge or extra bedroom is implied.

LEVEL CONSISTENCY

X02, X03 and X04 remain upper-floor terraces below. Do not render them as extensions of the rooftop deck.

MASSING RULE

Two principal storeys plus a small roof core and open shade structure. No extra full third floor. Roof loading and technical details remain undeveloped.

Ground-floor room schedule

Sizes are gross concept zones in feet; bathrooms are included within parent suite/wellness zones.

ID	Space	Zone size	Planning intent
G01	Four-car garage	44 x 26	Front left; four bays; access to mudroom.
G02	Mud / laundry	12 x 14	Between garage and chef kitchen.
G03	Plant / tech	12 x 6	Reconciled to the drawn service strip; access from service hall.
G04	Pool full bath	12 x 8	Reached through mudroom; proposed side entrance serves pool users.
G05	Powder	8 x 8	Off service hall; no shower.
G06	Service hall + extension	20 x 6 + 12 x 8	Links plant, baths, wellness and show kitchen.
G07	Chef / pantry	24 x 20	Rear left; service connection through mudroom/wellness.
G08	Wellness + shower bath	20 x 20	Rear left-center; full bath is included in this zone.
G09	Entry	10 x 16	Front center-left; connects show kitchen and stair.
G10	Stair	12 x 16	Aligned with U06 and R01.
G11	Show kitchen	22 x 20	Island; entry, service hall, great room and gallery connections.
G12	Gallery	66 x 4	Rear cross-gallery; width is only a concept allocation.
G13	Dining	22 x 20	Rear center; garden glazing.
G14	Great room	26 x 36	Double-height; upper void V01 stays inside this footprint.
G15	Office	18 x 16	Front right; reached from great room.
G16	Guest + ensuite	18 x 20	Right middle; bath included; accessed from gallery.
G17	Cinema	24 x 20	Rear center-right; darker acoustic interior.
X01	Pool terrace	20 x 20	Rear right; exterior; connects gallery and cinema.

Upper-floor & roof room schedule

Dimensions and connections require refinement in the architect's coordinated model.

ID	Space	Zone size	Planning intent
U01	Primary bedroom	44 x 20	Front left; access from U05.
U02 / U03	Dressing A / B	20 x 8 / 24 x 8	Between bedroom and primary bath.
U04	Primary full bath	26 x 12	Left middle; X02 terrace beside it.
U05	Gallery	10 x 20	Connects primary suite, stair and lounge.
U06 / U07	Stair / landing	12 x 16 / 12 x 4	Core matches ground and roof.
U08	Family lounge	22 x 16	Central; beside great-room void.
U09	Laundry / linen	22 x 20	Rear center; accessed from U10.
U10	Rear gallery	66 x 4	Connects rear suite, laundry and terraces.
U11	Suite 4 + ensuite	24 x 20	Rear center-right, above cinema; bath at right perimeter.
U12 / U13	Suite 2 / Suite 3	18 x 18 each	Right wing; both include their full baths.
U14 / U15	Bridge / side gallery	26 x 4 / 4 x 32	Wrap front and right edges of V01; concept widths.
V01	Open to below	22 x 32	704 sq ft void; never a bedroom or usable upper floor.
X02 / X03 / X04	Upper terraces	18 x 12 / 44 x 20 / 20 x 20	216 + 880 + 400 = 1,496 sq ft exterior.
R01 / R02	Roof stair / powder	12 x 16 / 12 x 8	288 sq ft proposed roof enclosure; includes second powder.
R03	Open pavilion	22 x 16	Pergola / shade structure; no enclosed room or extra bedroom.



Arrival

01/26

Limestone planes, charcoal glazing and a quiet landscape establish Aurora's warm architectural identity.



Garden & pool

02/26

The rear garden extends the social spaces with poolside seating and layered outdoor living.



Arrival hall

03/26

Stone, bronze and warm oak frame the transition from arrival to the social heart. The stair rises to the upper floor.



Double-height great room

04/26

A luminous gathering space with low seating, a stone fireplace and upper circulation overlooking the open volume.



Show kitchen

05/26

A sculptural island and integrated oak cabinetry make the everyday kitchen part of the living experience.



Chef kitchen & pantry

06/26

An independent preparation space supports entertaining with generous work surfaces and organized storage.



Garden dining room

07/26

A long shared table, restrained lighting and garden glazing create a relaxed setting for hosting.



Private office

08/26

Oak shelving and a composed work surface bring focus and privacy to the arrival-side office.



Ground-floor guest suite

09/26

A quiet guest retreat carries the stone-and-oak palette into a softer, more intimate room.



Primary bedroom

10/26

Layered fabrics, a warm headboard wall and a sitting area define the principal private retreat.



Primary dressing room

11/26

Integrated wardrobes and illuminated shelving organize the transition from bedroom to bathing spaces.



Primary spa bathroom

12/26

Pale stone, a freestanding bath and bronze accents create a calm bathing ritual.



Suite Two

13/26

Soft sage accents distinguish this secondary suite while preserving the shared material language.



Suite Three

14/26

Textured neutrals and warm joinery provide an individual character within the upper suite wing.



Suite Four

15/26

The rear suite pairs a quiet sleeping area with a garden outlook and its own ensuite zone.



Upper family lounge

16/26

A second gathering space offers informal seating alongside the open great-room volume.



Private cinema

17/26

Layered acoustic surfaces, deep seating and low lighting create an intimate screening-room concept.



Wellness studio

18/26

A flexible movement and recovery space uses daylight, wood and garden planting to establish calm.



Rooftop at sunset

19/26

An open pergola and small access core complete the two-storey composition without a full third floor.



Four-car garage

20/26

Four side-by-side vehicle bays share a clean lighting and storage language with the house.



Laundry & linen

21/26

Work surfaces, concealed storage and a central folding island support the upper-floor household routine.



Guest powder room

22/26

A compact room becomes a composed material moment through stone, bronze and concealed light.



Pool shower bathroom

23/26

A separate full bathroom supports pool use with a shower, vanity and towel storage.



Mudroom & daily arrival

24/26

Bench seating, lockers and durable surfaces organize the everyday transition from garage to home.



Technology & plant space

25/26

A service-space visual study for organized equipment and access; final equipment and clearances are unselected.



Primary private terrace

26/26

A sheltered upper-level retreat overlooks the garden with low seating, planters and a restrained glass edge.

Finish intent by space

A selection framework for the design team; no procurement specification.

Space	Finish direction	To resolve before ordering
Arrival / social	Pale honed stone character, ivory plaster, smoked oak and bronze.	Stone type, slip resistance, joints, substrate and maintenance.
Kitchens / laundry	Oak storage, pale worktops, restrained metal hardware.	Food-use suitability, appliance cutouts, durability and clearances.
Bedrooms / lounge	Warm timber character, soft rugs and textured fabric.	Floor build-up, acoustic isolation, fabric performance and samples.
Baths / wellness	Stone-look wet-area surfaces and bronze fixtures.	Waterproofing, drainage, cleaning, wet-area grip and fixture selection.
Cinema	Acoustic wall treatments, carpeting and low-reflectance surfaces.	Acoustic design, equipment ventilation and appropriate material ratings.
Terraces / pool	Exterior stone character, landscape planters and bronze accents.	Exterior durability, drainage, waterproofing, guards and landscape loads.

Review large physical samples together under daylight and proposed artificial light. Match approved samples to a room-by-room finish schedule before procurement.

Lighting, furniture & daily comfort

Intent to develop with the architect, interior designer and specialist team.

Lighting layers

Combine useful task light, soft ambient light and selective accent light. Keep circulation legible. Test glare, reflections in large glazing and nighttime privacy before choosing fittings.

Furniture and circulation

Use the images to establish mood and furniture types. Verify actual furniture dimensions, door swings, pathways and equipment service access in dimensioned plans; the visual layouts do not prove clearances.

Acoustics and comfort

Prioritize the cinema, bedroom separation, large glazing and the upper suite above the cinema. Coordinate room loads, air distribution and mechanical noise with the intended ceiling design.

Mockups and approvals

Review a representative stone/wood junction, kitchen joinery sample, bathroom finish assembly and lighting scene with the client before repeating the details throughout the house.

Landscape, pool & rooftop

An integrated outdoor experience with project-specific technical design still to follow.

Garden and pool

The pool, terraces and planting are illustrative. Establish exact dimensions, site levels, drainage, equipment location and applicable barriers with the specialist team after the parcel is known.

Upper terraces

Keep the primary terrace and smaller upper terraces on the upper floor. Coordinate thresholds, waterproofing, drains, guards, maintenance and the weight of paving and planters.

Rooftop

Retain an open pergola and the small enclosed stair/powder core as the current concept. Resolve occupancy, roof access, structure, drainage, weather exposure and lighting with the design team.

Site response

Locate the house on a verified survey before choosing orientation or claiming privacy, views or solar performance. No skyline, topography or landscape shown here is a measured site condition.

The builder's requested package

A status matrix, not a claim that technical work has been completed.

Requested item	What this volume contains	Outstanding deliverable
Entitlements / approvals	Concept description and program only.	Site-specific planning review, applications and actual approval records.
SD - schematic design	Proportional block plans and visual studies.	Architect-led site plan, dimensions, levels, sections and elevations.
DD - design development	Material intent, room schedule and interface questions.	Coordinated architecture, structure and MEP design with selected systems.
CDs - construction documents	A proposed scope and document register.	Detailed, coordinated drawings and specifications issued by the project team.
Stamped structural calculations	No structural calculations or professional seal.	Project-specific engineering and responsible professional certification.
Construction / handover	Proposed review and commissioning sequence.	Authorized construction issue, inspections, testing and actual handover records.

This presentation is complete as a concept and handoff volume. It does not satisfy a request for a permit-ready or construction-ready architectural and engineering set.

SD / Establish the architectural basis

Suggested scope for discussion with the appointed architect.

Work package	Required development	Review condition
Site and brief	Verified parcel, survey, use, orientation, access and applicable constraints.	The team agrees what site and scope it is designing.
Plan reconciliation	One dimensioned plan set, circulation, suite/bath layouts and room area method.	Program and area cap are accepted; conflicting layouts are retired.
Massing and levels	Coordinated elevations, sections, roof geometry and floor-to-floor studies.	Exterior and interiors describe the same building.
Openings and stair	Window/door strategy and resolved stair geometry.	Openings, landings, clearances and level changes are coordinated.
Preliminary cost review	Builder/estimator feedback against the agreed concept scope.	Scope priorities and exclusions are documented.

DD / Coordinate every discipline

Suggested scope; no equipment, structure or building performance is validated here.

Discipline	Design coordination needed	Key Aurora interface
Structure / ground	Ground inputs, structural scheme, spans, lateral strategy and roof/deck loads.	Double-height glazing, long spans, terrace edges and rooftop use.
Mechanical	Comfort criteria, calculations, equipment, ventilation and access.	Quiet suites/cinema; concealed services within ceiling zones.
Plumbing	Fixtures, distribution, drainage, venting and hot-water strategy.	Upper suite above cinema; multiple wet zones and roof powder.
Electrical / lighting	Service/load design, distribution, lighting and selected equipment.	Kitchen equipment, cinema, outdoor lighting and controls.
Envelope / interiors	Wall and roof assemblies, glazing, wet areas, thresholds and finishes.	Large glass walls, stone interfaces and terrace waterproofing.
Specialists	Pool, landscape, acoustics, security, audiovisual and automation design.	Service access, privacy, local control and maintainability.

CD / Proposed document register

Suggested headings only; numbering and scope must be set by the appointed project team.

Suggested group	Documents to be developed	Current status
G / General	Project data, issue register, scope, drawing index and applicable criteria.	Not a technical issue.
C / Site	Survey-based site, grading, drainage and utility coordination.	Not supplied.
A / Architecture	Dimensioned plans, roof, sections, elevations, details and schedules.	Concept block diagrams only.
S / Structure	Foundations, framing, connections and supporting calculations.	Not supplied; no seal.
M / Mechanical	Equipment, distribution, ventilation and supporting calculations.	Intent only.
P / Plumbing	Water, waste, vent, storm and fixture documentation.	Intent only.
E / Electrical	Service, distribution, loads, lighting and controls.	Intent only.
Specialists	Pool, landscape, waterproofing, acoustics, AV and automation.	Concept coordination brief only.

Sheet groups are a proposed organizational aid, not a local permit checklist. No drawing should be labelled issued for construction merely because it appears in this presentation.

People, responsibilities & review

Assign named professionals and dates when a real project team is appointed.

Lead	Responsibility	Evidence of completion
Owner / client	Confirm site, budget, scope, area target and major design choices.	Approved brief and recorded decisions.
Geuzane Castro	Creative direction, visual narrative, material mood and presentation.	Accepted concept narrative and visual references.
Project architect	Coordinate building design, geometry and consultant interfaces.	Controlled architectural issue and coordination records.
Engineers / specialists	Develop and verify their discipline-specific technical design.	Discipline drawings, calculations and required professional review.
Builder / estimator	Constructability, costing, sequencing and delivery coordination.	Scope-based pricing, clarifications and agreed construction plan.
Authorities / reviewers	Project-specific reviews and approvals within their jurisdiction.	Actual review comments and approval documents.

Decisions that unlock the next phase

No dates, approvals or owner decisions have been invented.

ID	Decision / missing input	Proposed lead
D01	Verify parcel, jurisdiction, survey, existing conditions and utilities.	Owner + architect
D02	Accept/revise the 9,744 sq ft concept allowance or restore the original area target.	Owner + architect
D03	Confirm roof core, open pergola and accessible deck boundaries.	Owner + architect + engineer
D04	Resolve suite drainage above cinema and acoustic/service access interfaces.	Architect + MEP + acoustic specialist
D05	Resolve floor/ceiling zones, spans, stair geometry and large glazing.	Architect + structural + MEP
D06	Select equipment, fixtures, finish products and automation interfaces.	Owner + designers + integrator
D07	Build one coordinated model and reconcile every final visual view to it.	Architect/model author + Geuzane
D08	Set budget, phasing and the contractor pricing basis.	Owner + builder / estimator

Budget & procurement framework

A complete pricing structure without invented costs.

Price only an agreed scope

Separate land/site and approvals, professional services, siteworks, structure/envelope, interiors, MEP, pool/landscape, specialist systems, furniture and owner allowances. No quote or construction estimate has been verified for this volume.

Use explicit allowances

Record quantity basis, scope exclusions, taxes/fees where relevant, escalation assumptions and contingency separately. The renderings cannot establish material quantities or installation labor.

Control long-lead selections

Track glazing, bespoke joinery, stone, equipment and specialist systems after technical selection. Confirm lead times with actual suppliers; do not convert illustrative finishes into purchase orders.

Review after each design stage

Compare the updated scope with the accepted budget at SD, DD and CD milestones. Record substitutions and their effect on appearance, maintenance and performance.

From approved design to handover

A proposed project sequence; no construction progress is implied.

Stage	Output	Release condition
01 / Brief and site	Verified inputs and accepted program.	Owner and team accept the design basis.
02 / Schematic design	Coordinated concept geometry and preliminary cost review.	Architecture, area and massing are accepted.
03 / Design development	Integrated systems and material decisions.	Major discipline interfaces are resolved.
04 / Technical issue	Detailed drawings, calculations and project-specific submissions.	Responsible professionals establish issue and approval status.
05 / Procurement and construction	Approved selections, controlled changes and site coordination.	Builder works from the appropriate authorized documents.
06 / Testing and handover	Inspections, commissioning, operating information and owner training.	Required tests and closeout records are actually complete.

Commissioning & owner experience

Proposed acceptance topics for the project team and system integrator.

Topic	Demonstration / record to request
Building and wet areas	Professional review, relevant inspections and documented waterproofing/drainage testing.
Comfort and ventilation	Operating modes, controls, equipment access and measured results against the approved design.
Lighting and audiovisual	User scenes, manual controls, glare review and appropriate cinema setup.
Smart home and privacy	Owner permissions, local operation, outage/recovery behavior and account handover.
Pool and landscape	Specialist operating instructions, maintenance access and required safety review.
Closeout	As-built records, manuals, warranties, approved changes, defect list and owner orientation.

Visual continuity & issue record

What was refined for this presentation - and what remains conceptual.

Item	SC03 treatment
Whole-project preservation	All 199 pages of the supplied D04 master follow this current presentation, in original order.
Visual collection	26 separately titled views, consistent editorial layout, finish narrative and room references.
Entry correction	Removed the unintended descending stair; revised the view to show an ascending ground-floor stair.
Great-room correction	Replaced pool water beyond the front glazing with arrival-side hardscape and planting.
Plan basis	SC02 program blocks retained, including the explicit 288 sq ft roof core.
Remaining limit	Views are AI-assisted illustrations, not a coordinated-model render set. Exact geometry and technical details remain unverified.

The numbered visual collection supports the concept presentation. It does not establish complete image-to-plan correspondence or certify the building design. Use the current brief and concept schedules to resolve differences with the project team.

Original Aurora collection

Complete historical reference: 199 pages, retained in full.

Original PDF pages	Source section
1-4	D04 delivery guide, package contents and issue status.
5-86	Master design-development book.
87-112	Architecture, systems and AI concept drawing studies.
113-138	Project coordination manual and delivery register.
139-172	Contractor and client presentation.
173-190	Executive contractor pitch.
191-199	Architecture package - Part 1.

Document precedence: the SC03 presentation at the front is the current creative issue. The following D04 pages are historical reference; their plans, numbers, system descriptions and budgets are not silently adopted as current technical instructions.

Source-package note: D04 mentions 33 original files and a presentation video. The supplied PDF contains 199 pages and no embedded attachments. Those external files are not represented as embedded in this new volume. No original page has been removed.

PRIVATE RESIDENCE / SAN JOSE, CALIFORNIA

AURORA

The whole project.

One master book. Every recovered source file.

Architecture, interiors, building systems, intelligent-home concepts, construction planning, cost planning and visual presentation.

199 MASTER PDF PAGES

33 ORIGINAL FILES / PRESENTATION VIDEO INCLUDED

Geuzane Castro | Prepared for Todd

Concept design and client review. Engineering completion remains pending.

READING GUIDE

A complete reading order

The master PDF brings together the distinct pages from the recovered source PDFs. Original books and editable files are also included in full.

01	**Master design-development book**	PAGES 5-86
02	**Architecture, systems and AI concept drawings**	PAGES 87-112
03	**Project coordination manual and delivery register**	PAGES 113-138
04	**Contractor and client presentation**	PAGES 139-172
05	**Executive contractor pitch**	PAGES 173-190
06	**Architecture package - Part 1**	PAGES 191-199

Pages 1-4 are the new delivery guide. The following 195 source pages retain their original appearance and printed page numbers. Use the PDF page counter or bookmarks to navigate this collection.

PACKAGE CONTENTS

Everything has a place

00_Aurora_Whole_Project_Master.pdf — 199 pages
Start here for the consolidated presentation.

01_Original_PDFs — 9 files
Full books and drawings, including the prior 112- and 138-page compilations.

02_Editable_Presentations — 13 files
Editable slide decks, including recovered earlier versions.

03_Video — 1 file
The Aurora house presentation film.

04_Images — 5 files
Design images, moodboard and presentation previews.

05_Project_Schedules — 1 file
Editable project registers, room schedules, selections and handover tasks.

06_Source_Code / 07_Prior_Delivery_Notes — 4 files
The recovered drawing script and earlier delivery notes.

START_HERE.txt explains the package. FILES_AND_SOURCES.csv lists every original and its source location. PAGE_INDEX.csv maps each master page to its original document. Exact duplicate files are stored once; alternate names are recorded.

PROJECT STATUS

What this collection establishes

AVAILABLE FOR CLIENT REVIEW

Design narrative, visual concepts, preliminary planning, architectural and systems studies, materials direction, AI automation intent, procurement planning and consultant handoff.

STILL REQUIRED FOR A CONSTRUCTION ISSUE

Site and dimensions	Verified address/parcel, survey, ground conditions, utility data and confirmed measurements.
Architecture and structure	Coordinated plans, sections and details; site-specific foundation, gravity and lateral calculations.
Plumbing, electrical and HVAC	Final fixtures and equipment, demand/load calculations, sizing and coordinated distribution documents.
AI automation and specialty systems	Approved devices, interfaces, permissions, local controls and commissioning tests.
Professional review	Project architect, engineers and specialty consultants to complete and review the construction package.

Compilation update only: this delivery adds recovered presentation material. It does not add verified engineering or field measurements. Proposed dimensions in the source files remain assumptions. Earlier versions are retained for reference.

AURORA

PRIVATE RESIDENCE

MASTER DESIGN DEVELOPMENT BOOK

Architecture • Engineering • Interiors • Construction • Cost Planning

San José, California

Geuzane Castro
Design Concept & Presentation

EXECUTIVE SUMMARY

Aurora is presented as a coordinated luxury-residential design development package intended for client review, budgeting and professional consultant advancement.

THE VISION

A warm-futurist California residence balancing privacy, dramatic indoor/outdoor living, hospitality, wellness and discreet technology.

THE PROGRAM

Approx. 8,500–9,500 SF target living area, five bedroom suites, seven full baths plus two powder rooms, four-car garage, cinema, office, wellness, pool and rooftop pavilion.

THE DELIVERY

A five-part presentation organizing architecture, engineering intent, interiors, contractor planning and cost controls into one professional client narrative.

DESIGN LANGUAGE

California Warm Futurism: stone, wood, glass, refined shadow lines and warm integrated lighting.

BUILDABILITY

Stacked wet zones, concentrated structure, coordinated MEP routes and clear construction hold points.

CLIENT VALUE

The package communicates what is being designed, how it can be built, what needs professional validation, and how budget decisions are controlled.

MASTER BOOK CONTENTS

Five coordinated disciplines presented in the order a professional client presentation would typically follow.

PART 1

ARCHITECTURE
Concept, spatial planning, schematic floor plans, rooftop, elevations and coordination roadmap.

PART 2

ENGINEERING & BUILDING SYSTEMS
Structural intent, HVAC, plumbing, electrical, smart home, pool systems and energy strategy.

PART 3

INTERIOR ARCHITECTURE
Materials, finishes, kitchens, suites, specialty rooms, millwork and finish scheduling.

PART 4

CONTRACTOR & CONSTRUCTION
Scopes, sequencing, long-lead procurement, quality control, mockups, field coordination and closeout.

PART 5

BUDGET & PROCUREMENT
Cost structure, allowances, value engineering, risk reserves, bid leveling and client cost controls.

PROFESSIONAL DESIGN DEVELOPMENT POSITION

This presentation is intentionally detailed enough for client discussion and preconstruction coordination while preserving the required role of licensed project professionals.

WHAT THIS PACKAGE DOES

Communicates design intent, spatial planning, preliminary systems strategy, interior standards, contractor workflows, procurement logic and cost-control structure.

WHAT COMES NEXT

Survey, site/code analysis, geotechnical data, measured construction documents, structural calculations, MEP engineering, energy compliance, permitting and trade pricing.

PROFESSIONAL REVIEW

Final permit and construction documents must be completed, reviewed and stamped where required by appropriately licensed California professionals.

Design Development Concept Package — prepared for visualization, budgeting and pre-construction coordination. Final code compliance, engineering, permit documentation, means and methods, and construction pricing remain subject to site-specific review and licensed professional approval.

PART 1

ARCHITECTURE

Concept, spatial planning, schematic floor plans, rooftop, elevations and coordination roadmap.

Section 1 of 5

01 PROJECT BRIEF & DESIGN BASIS

A premium residence conceived for presentation, budgeting and coordinated design development.

8,500–9,500 SF	5	7 + 2	4-Car	2 + Roof
Target living area	Bedroom suites	Full + powder baths	Garage	Primary levels + pavilion

- Design language: California Warm Futurism — stone, wood, glass, shadow lines and restrained technology.
- Planning priority: dramatic arrival, effortless indoor/outdoor living, private bedroom zones and concealed service circulation.
- Signature spaces: double-height great room, show kitchen + hidden chef’s kitchen, cinema, wellness suite, office, pool terrace and rooftop pavilion.
- Site dimensions, survey, setbacks, geotechnical data, utility locations and jurisdictional requirements remain project-specific inputs.

02 ARCHITECTURAL CONCEPT

A composition of floating horizontal planes anchored by warm stone volumes and transparent living spaces.

ARRIVAL

A low, composed street elevation protects privacy while framing a warm entry court and sculptural stair.

HEART OF HOME

The central great room opens fully to the pool terrace, linking kitchen, dining and living under one continuous ceiling datum.

PRIVATE RETREAT

Bedroom suites are elevated and separated from entertainment zones; the primary suite becomes a hotel-like sanctuary.

- Long-span glazing is used selectively where views and outdoor connection justify it; opaque volumes provide structure, privacy and thermal control.
- Deep roof overhangs, recessed glazing and landscape shading form the first layer of passive solar control.
- A consistent 4–6 material exterior palette keeps the residence architectural rather than decorative.
- Service functions align vertically where practical to reduce plumbing complexity and improve construction efficiency.

03 SPACE PROGRAM

Room organization for client review. Final square footage follows surveyed site and code constraints.

GROUND FLOOR

- Entry gallery + feature stair
- Great room
- Formal dining
- Show kitchen
- Hidden chef’s kitchen + pantry
- Guest suite
- Private office
- Cinema / media room
- Powder room
- Mudroom / laundry
- 4-car garage
- Pool terrace + outdoor kitchen

UPPER FLOOR

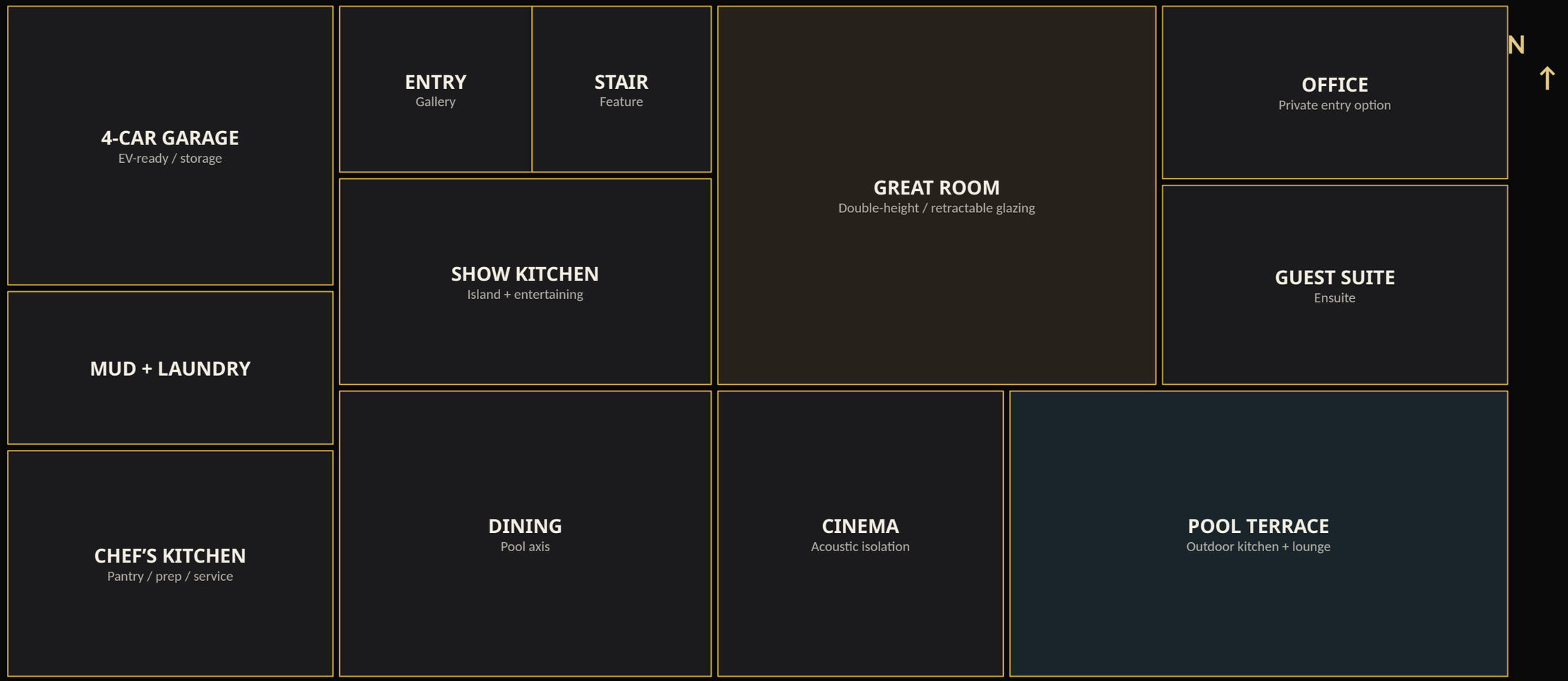
- Primary suite + terrace
- Primary spa bath
- Dual dressing rooms
- 3 additional bedroom suites
- Family lounge
- Secondary laundry
- Gallery bridge / overlook
- Linen + concealed storage

ROOFTOP / EXTERIOR

- Rooftop pavilion
- Fire lounge
- Optional bar / prep kitchen
- Infinity-edge or resort pool
- Spa / sun shelf
- Wellness garden
- Outdoor shower
- Landscape lighting
- Screened equipment zones

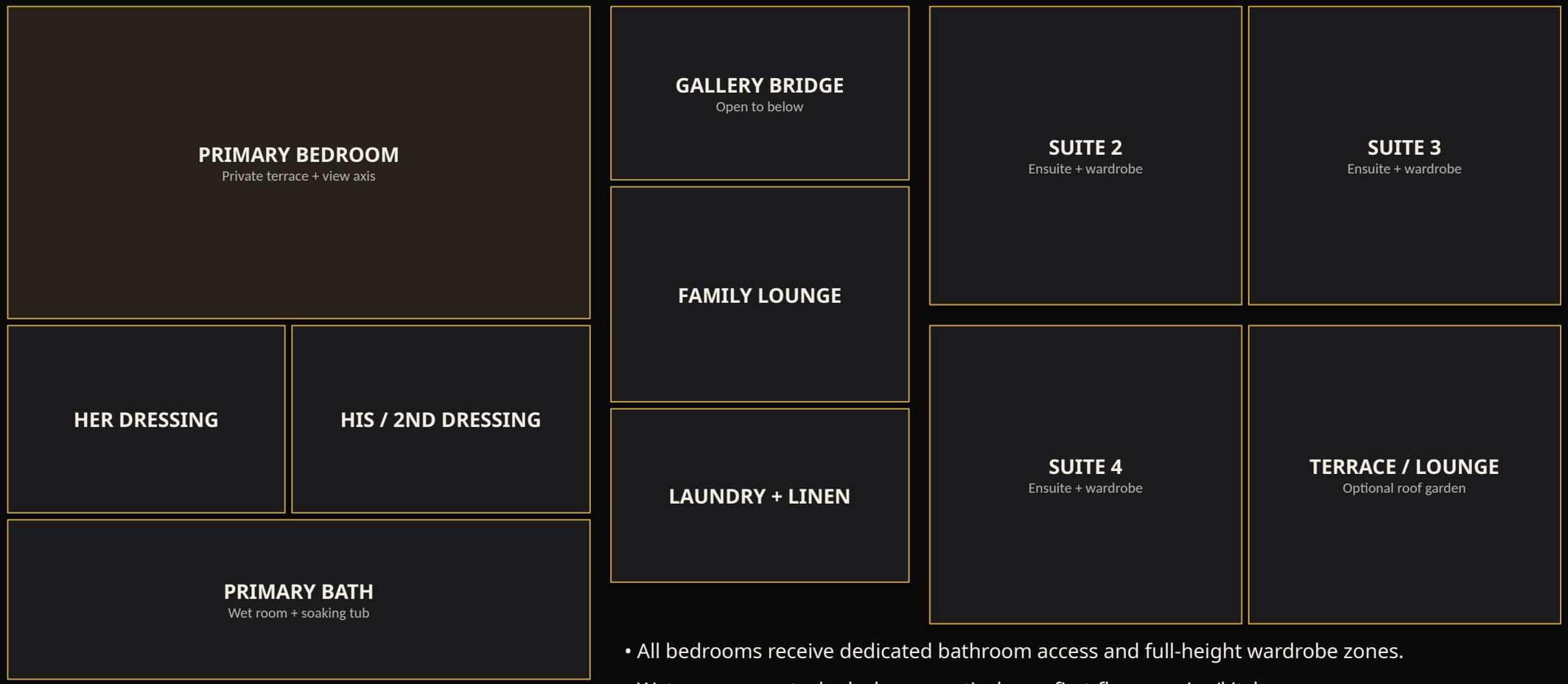
04 GROUND FLOOR — SCHEMATIC ZONING PLAN

Conceptual adjacency plan — not a permit drawing. Dimensions to be finalized from survey and consultant coordination.



05 UPPER FLOOR — SCHEMATIC ZONING PLAN

Private suites organized around a gallery bridge with visual connection to the great room.



- All bedrooms receive dedicated bathroom access and full-height wardrobe zones.
- Wet rooms are stacked where practical over first-floor service/kitchen zones.

06 ROOFTOP + OUTDOOR LIVING

A controlled hospitality layer designed for sunset entertaining without compromising bedroom privacy.

ROOFTOP PAVILION
Covered lounge + bar

FIRE LOUNGE
Wind-protected

DINING
Outdoor service

VIEW TERRACE
Guard / planter integration

RESORT POOL
Sun shelf + spa + edge detail

OUTDOOR KITCHEN
Grill / refrigeration

WELLNESS GARDEN
Sauna / shower

SCREENED PLANT
Mechanical / pool equipment

07 ELEVATION + SECTION DESIGN INTENT

Proportions and material hierarchy to guide the next round of measured drawings.

STREET ELEVATION — LOW / PRIVATE / MONOLITHIC

GARDEN ELEVATION — OPEN / TRANSPARENT / SHADED

ROOFTOP — LIGHTWEIGHT PAVILION / SET BACK

ROOF PAVILION
10'–11' clear target

UPPER FLOOR
9'–10' clear target

GREAT ROOM
Approx. 18'–20' double-height zone

GROUND FLOOR
10'–12' clear target

- Final heights depend on zoning envelope, grading, structural depth and energy strategy.
- Exterior glazing proportions to be coordinated with lateral system and California energy requirements.

08 PROFESSIONAL COORDINATION ROADMAP

How this design becomes a construction-ready package.

1. SITE + CODE

Boundary/topographic survey, zoning, setbacks, fire access, utility points, solar orientation.

2. ARCHITECTURE

Measured plans, elevations, sections, wall types, doors/windows, details and code analysis.

3. STRUCTURAL

Foundation, gravity framing, lateral system, retaining conditions and structural calculations.

4. MEP + ENERGY

HVAC, plumbing, electrical, lighting controls, loads, energy compliance and equipment coordination.

5. INTERIORS

Millwork, reflected ceilings, finish schedules, fixtures, appliances, hardware and procurement.

6. CONSTRUCTION

Pricing, bid packages, long-lead tracking, submittals, RFIs, field coordination and closeout.

DESIGN DEVELOPMENT NOTE: This package is for concept, visualization, budgeting and pre-construction coordination. Final permit documents, structural/MEP engineering, energy calculations and code compliance must be completed and approved by appropriately licensed professionals in the project jurisdiction.

PART 2

ENGINEERING & BUILDING SYSTEMS

Structural intent, HVAC, plumbing, electrical, smart home, pool systems and energy strategy.

Section 2 of 5

01 ENGINEERING DESIGN BASIS

Preliminary systems strategy to support architecture, budgeting and consultant coordination.

STRUCTURAL INTENT

Long-span open living areas with concentrated shear/core zones; minimize visible columns at major view elevations.

MEP INTENT

Conceal equipment and distribution while preserving service access. Keep primary systems zoned for comfort and efficiency.

BUILDABILITY

Favor repeatable framing modules, stacked wet zones and centralized equipment locations to reduce field complexity.

- All engineering shown in this package is conceptual and must be validated by California-licensed consultants using the final survey, geotechnical report, code analysis and architectural drawings.
- Major coordination objective: preserve the clean architectural ceiling planes, large glazed openings, pool edges and rooftop pavilion without late-stage structural or mechanical conflicts.
- Design team deliverables should be federated before permit submission so structure, ducts, piping, lighting and millwork are coordinated rather than resolved in the field.

02 PRELIMINARY STRUCTURAL SYSTEM

Recommended system logic for a high-end contemporary residence with large openings and cantilevered elements.

FOUNDATION

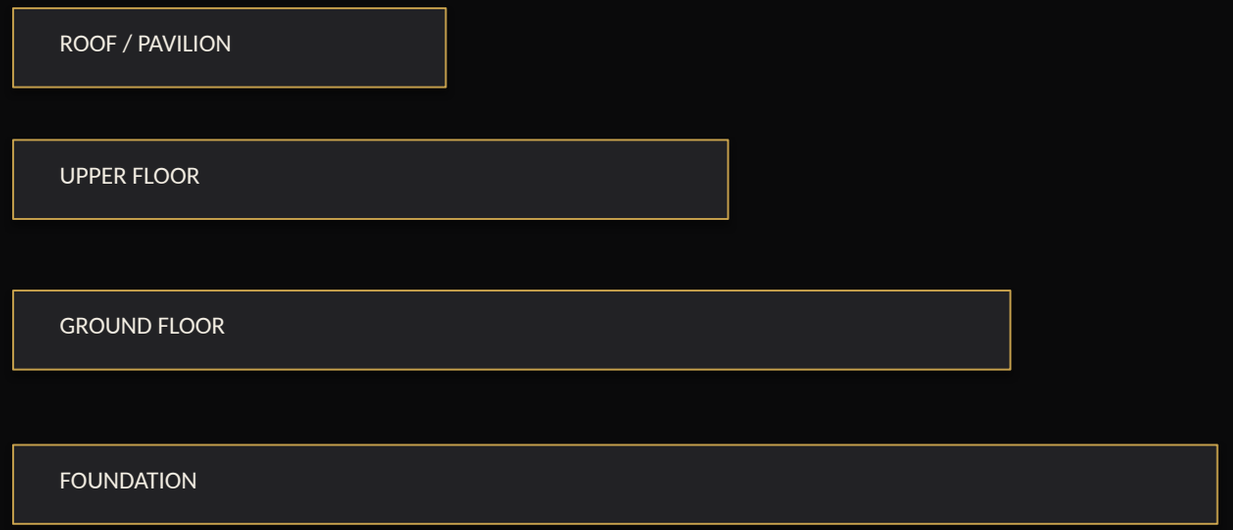
Likely reinforced concrete slab-on-grade and grade beams; stepped footings / retaining elements where grading requires. Final design follows geotechnical recommendations.

VERTICAL SYSTEM

Engineered wood, structural steel and reinforced concrete used selectively. Steel frames anticipated at double-height glazing, long spans and cantilevers.

LATERAL SYSTEM

Shear walls / moment frames concentrated around service cores, stair, garage and opaque exterior zones to keep view façades open.



- Coordinate beam depth with recessed lighting, diffusers and sliding-door pockets.
- Establish deflection criteria early at stone façades, full-height glass and millwork.
- Separate pool shell from building structure unless consultant design intentionally ties systems.
- Rooftop loads must include paving, planters, shade structures, wet bars and concentrated equipment.

03 FRAMING + BUILDING ENVELOPE COORDINATION

Key details that protect the architectural appearance and reduce construction risk.

EDGE CONDITIONS

Hide steel/wood framing behind clean fascia lines; allow waterproofing turn-ups and drainage at roof terraces.

GLAZING HEADS

Reserve structural depth and shade pockets above large sliding systems. Coordinate motorized screens before framing.

STONE / CLADDING

Use engineered attachments, movement joints and drainage plane; do not rely on finish thickness to conceal tolerance.

ROOF TERRACES

Layer structure, slope, membrane, protection board, drainage and pedestal pavers with accessible drains.

BALCONIES

Thermal and waterproofing continuity at thresholds; avoid flat transitions without positive drainage.

ACOUSTICS

Isolate cinema and mechanical rooms from bedroom walls/floors; provide resilient assemblies as required.

04 HVAC + INDOOR COMFORT STRATEGY

Quiet, zoned comfort with concealed distribution and premium room-by-room control.

SYSTEM CONCEPT

High-efficiency heat-pump / variable-refrigerant or equivalent zoned system; final selection by mechanical engineer and energy model.

ZONING

Separate zones for primary suite, secondary bedrooms, great room/kitchen, cinema, office, guest suite and service areas.

AIR DELIVERY

Linear slots / discreet grilles aligned with ceiling architecture. Avoid diffusers directly over beds, dining tables and feature lighting.

ZONE A

Great Room + Kitchen

ZONE B

Primary Suite

ZONE C

Bedroom Wing

ZONE D

Cinema + Office

ZONE E

Guest + Service

- Mechanical rooms require acoustic isolation, service clearances and condensate routing.
- Fresh-air ventilation and filtration strategy to be coordinated with airtightness targets and California energy requirements.
- Pool / spa humidity does not appear to require an indoor natatorium system because the pool is exterior.
- Provide dedicated exhaust for chef’s kitchen, laundry, bathrooms and any enclosed wellness/sauna equipment as applicable.

05 PLUMBING + WATER SYSTEMS

Stack wet rooms, shorten hot-water runs and plan equipment access before cabinetry is finalized.



- Consider central or zoned heat-pump water heating with recirculation designed to minimize wait time and wasted water.
- Provide dedicated shutoffs and accessible service points for each major bathroom group, kitchen, outdoor kitchen and pool equipment.
- Plan floor drains / pan protection at mechanical, laundry and selected wet locations where appropriate.
- Coordinate rooftop, balcony and courtyard storm drainage independently from sanitary plumbing.

06 ELECTRICAL + LIGHTING INFRASTRUCTURE

Layered lighting, resilient power and concealed technology designed as part of the architecture.

SERVICE + PANELS

Final electrical service size by load study. Locate main and subpanels in accessible service zones with spare capacity for EVs, pool, kitchen and future systems.

LIGHTING CONTROL

Centralized or hybrid scene-control system for entertaining, evening, cleaning, security and vacation modes.

EV + ENERGY

Four garage bays planned EV-ready; evaluate battery storage, photovoltaic capacity and generator interface during energy design.

SPECIALTY LOADS

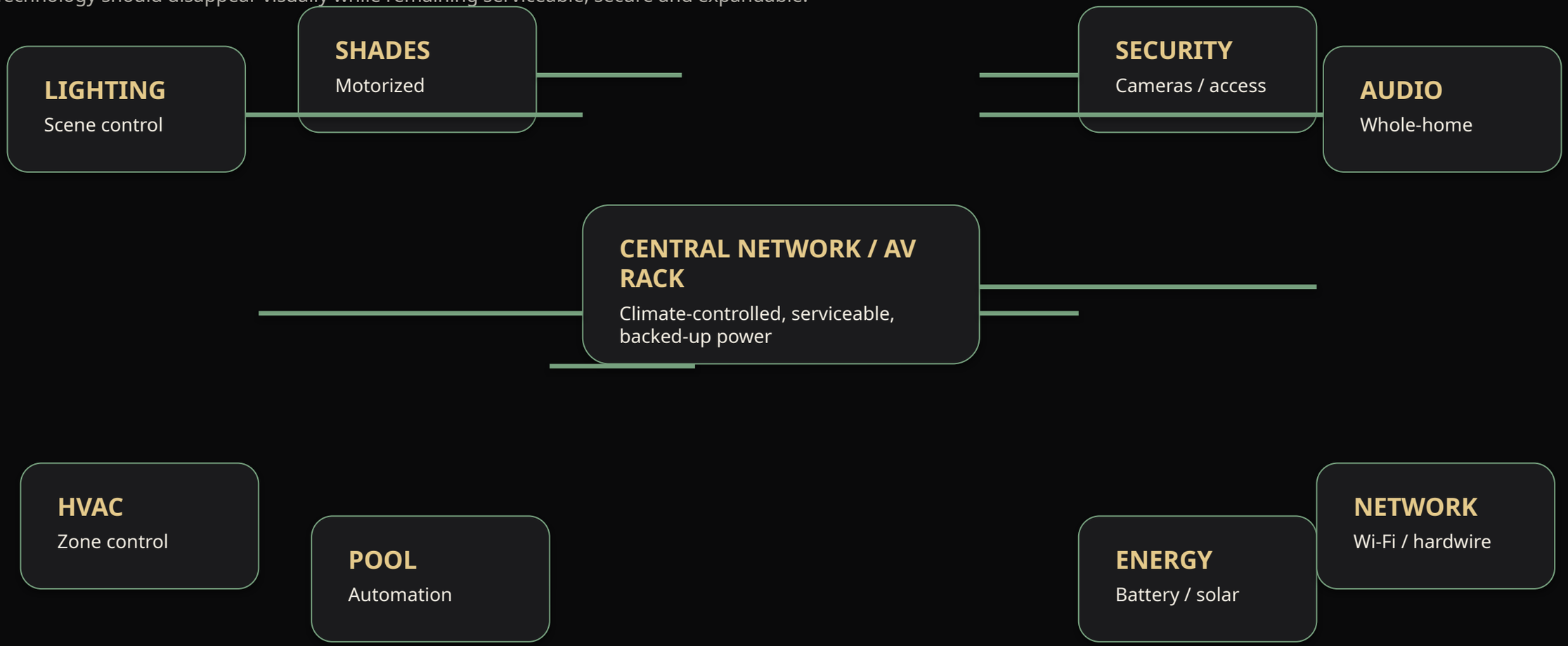
Dedicated circuits for cinema, network racks, refrigeration, wine storage, wellness equipment, outdoor kitchen and automated doors/shades.

ARRIVAL | ENTERTAIN | DINNER | MOVIE | NIGHT | AWAY

- Use dim-to-warm architectural fixtures in principal living spaces; task lighting should remain high-CRI and practical.
- Coordinate every fixture with reflected ceiling plans, millwork and structural framing before rough-in.

07 SMART HOME + LOW-VOLTAGE BACKBONE

Technology should disappear visually while remaining serviceable, secure and expandable.



- Provide hardwired data to TVs, access points, cameras, gates, offices and critical control devices.
- Reserve conduits from network rack to roof, gate, pool equipment, garage and future technology locations.
- Cybersecurity, remote access and vendor permissions should be documented at turnover.

08 POOL + OUTDOOR SYSTEMS

Treat the pool, landscape and exterior entertaining areas as coordinated building systems—not decorative add-ons.

POOL SHELL

Independent structural engineering, waterproofing, movement joints and finish tolerances. Coordinate overflow / infinity conditions early.

EQUIPMENT

Screened, ventilated equipment zone with maintenance access, drainage and acoustic separation from bedrooms / entertaining areas.

SITE SERVICES

Gas/electric loads, water makeup, drainage, landscape irrigation, exterior audio, lighting and low-voltage pathways coordinated together.

1 Structure

2 Waterproof

3 Hydraulics

4 Electrical

5 Finish

6 Commission

- Pool deck slopes, slot drains and door thresholds must be resolved on coordinated grading details.
- Exterior kitchen, fire features and heaters require code-compliant clearances and utility planning.

09 ENERGY + RESILIENCE STRATEGY

A high-performance envelope and efficient systems protect comfort, operating cost and long-term value.

ENVELOPE

Continuous insulation, high-performance glazing, controlled air leakage and shaded openings.

ELECTRIFICATION

Heat-pump HVAC and water heating evaluated with final energy model and utility capacity.

SOLAR + STORAGE

Reserve roof / service pathways for photovoltaic array and battery storage where feasible.

WATER

Efficient fixtures, smart irrigation and hot-water distribution designed to reduce waste.

RESILIENCE

Backup strategy for refrigeration, network, security, critical lighting and selected HVAC loads.

COMMISSIONING

Test controls, balancing, lighting scenes, AV, security, pool automation and energy systems before turnover.

- Final Title 24 / energy compliance, equipment efficiencies, glazing performance and solar requirements are jurisdiction- and code-cycle-specific.

10 PRE-CONSTRUCTION COORDINATION MATRIX

Required consultant handoffs before construction pricing is treated as reliable.

PACKAGE	LEAD	COORDINATE WITH	KEY OUTPUT
Architecture	Architect / Designer	Structural, MEP, Interiors	Plans, sections, elevations, details
Structure	Structural Engineer	Architecture, Pool, Geotech	Foundation, framing, lateral, calcs
Mechanical	MEP Engineer	Architecture, Lighting, Controls	Loads, equipment, ducts, ventilation
Plumbing	MEP Engineer	Architecture, Pool, Interiors	Water, waste, gas, hot water
Electrical	MEP / Electrical	Lighting, AV, Solar, Pool	Service, panels, circuits, controls
Interiors	Interior Designer	Architecture, MEP, Contractor	RCPs, millwork, finishes, fixtures
Pool / Site	Pool + Civil/Landscape	Structure, MEP, Architecture	Shell, hydraulics, grading, drainage
Construction	GC / Builder	All disciplines	Budget, schedule, RFIs, submittals

Professional note: This engineering package communicates design intent only. Final calculations, code compliance, permit documents and construction details require review and stamping by appropriately licensed California professionals.

PART 3

INTERIOR ARCHITECTURE

Materials, finishes, kitchens, suites, specialty rooms, millwork and finish scheduling.

Section 3 of 5

01 INTERIOR DESIGN LANGUAGE

Warm minimalism with strong architectural lines, tactile natural materials and discreet technology.

MOOD

Sophisticated, calm, warm and cinematic — never sterile. The house should feel luxurious because of proportion and material quality, not decoration.

PALETTE

Warm ivory, smoked oak, vein-cut limestone, soft taupe plaster, brushed bronze and charcoal accents.

DETAILING

Shadow gaps, flush doors, integrated hardware, full-height millwork, concealed lighting and continuous ceiling planes.

- One primary flooring language carries through the public areas to visually enlarge the home.
- Materials should repeat intentionally from exterior to interior so the architecture reads as one composition.
- Decorative moments are concentrated at the entry, feature stair, powder rooms, wine/display elements and selected art walls.
- Technology, speakers, thermostats, access panels and controls should be integrated into architectural alignments.

02 CORE MATERIAL PALETTE

A restrained family of finishes suitable for procurement and detailed specification.

Vein-Cut Limestone
Honed / filled

Smoked Oak
Rift / quarter sawn

Warm Mineral Plaster
Low sheen

Brushed Bronze
Satin

Charcoal Metal
Fine texture

Soft White Quartzite
Leathered / honed

• Final stone, wood and metal selections should be approved from physical samples under project lighting before purchase.

03 FLOORING, WALLS & CEILINGS

Finish strategy by surface type to keep the residence visually calm and construction-ready.

FLOORING

Public areas: large-format limestone or premium porcelain stone. Bedrooms: wide-plank smoked oak. Wet rooms: slip-rated stone/porcelain. Exterior: matching pavers with proper drainage.

WALLS

Primary walls in warm mineral paint/plaster. Feature stone only where architecture benefits. Upholstered/acoustic surfaces in cinema. Full-height tile/stone in selected baths.

CEILINGS

Simple continuous planes with recessed shadow gaps, slot diffusers, minimal downlights and integrated cove lighting. Select wood ceiling moments for warmth.

- Avoid excessive material changes at thresholds; transitions should align with doors, millwork or structural breaks.
- Wet-area walls and floors require full waterproofing assemblies below decorative finishes.
- Large-format stone/tile layouts should be shop-drawn before installation so joints align with fixtures and cabinetry.
- Ceiling access panels should be flush, paintable and aligned with lighting / millwork grids.

04 GREAT ROOM + DINING

The social heart of Aurora — open, dramatic and warm enough for everyday living.

GREAT ROOM

Double-height volume, full-height glazing, low-profile fireplace/stone wall, concealed media, sculptural furnishings and integrated floor outlets.

DINING

12–14 seat statement table, sculptural pendant or linear fixture, art wall, optional concealed wine/display storage and direct pool axis.

FIREPLACE WALL

Bookmatched or slab stone composition with minimal joints. Flush hearth. Integrate service access and any TV mechanism without visible clutter.

FLOOR	Honed limestone / premium large-format stone
WALLS	Warm plaster + selective stone feature
CEILING	Warm white with shadow reveal; optional smoked-oak insert
LIGHTING	Wall wash + cove + decorative pendant + low-level evening layer
METAL	Brushed bronze / darkened metal accents

05 SHOW KITCHEN + CHEF’S KITCHEN

Two kitchens with different roles: hospitality in front, production and service behind.

SHOW KITCHEN

Oversized island, waterfall stone or eased mitered edge, integrated refrigeration, flush induction/gas solution as selected, appliance garage and concealed charging.

CHEF’S KITCHEN

High-capacity cooking, prep sink, second dishwasher, refrigeration/freezer, pantry storage, small-appliance zone, tray storage and direct service path to dining/outdoor kitchen.

CABINETRY

Smoked oak veneer + warm lacquer interiors; full-height doors; integrated pulls / edge profiles.

COUNTERS

Quartzite or engineered stone selected for performance; use true slab templating around sinks and cooktops.

BACKSPLASH

Continuous slab or minimal-joint stone; no busy tile pattern in main kitchen.

LIGHTING

Task lighting at counters + island decorative layer + low-level toe-kick / evening mode.

06 PRIMARY SUITE

A hotel-level private retreat with controlled lighting, acoustic comfort and layered material softness.

BEDROOM

Wide-plank oak, upholstered wall/headboard, integrated nightstands, blackout motorized shades, concealed HVAC and layered bedside lighting.

DRESSING ROOMS

Full-height millwork, integrated lighting, jewelry/watch drawers, luggage storage, hampers, seated dressing zone and secure storage.

PRIMARY BATH

Bookmatched stone feature walls, freestanding soaking tub, oversized shower / wet room, floating vanities, heated floor option and private WC.

- Coordinate bed wall, ceiling drops, curtain pockets, outlets and lighting before framing.
- Use warm 2700K–3000K lighting in sleeping and spa areas with nighttime low-level scenes.
- Bathroom stone layouts must be templated around drains, niches, plumbing fittings and vanity elevations.
- Closet ventilation and integrated lighting should be included in MEP and millwork coordination.

07 SECONDARY SUITES + GUEST + OFFICE

Consistent luxury with subtle personalization and durable materials.

BEDROOM SUITES

Oak flooring, warm plaster walls, integrated wardrobes, blackout shades, reading lights, upholstered headboards, individual climate control.

GUEST SUITE

Slightly more hotel-like: luggage bench, desk/vanity, mini beverage niche option, easy-to-use controls and universal charging.

PRIVATE OFFICE

Smoked oak millwork, acoustic treatment, video-call lighting, concealed printer/storage, hardwired network and optional private exterior access.

- Each ensuite bathroom receives a simplified version of the primary material palette to control procurement complexity.
- Use one plumbing/hardware family throughout secondary suites unless a specific room warrants a feature piece.
- Wardrobe interiors should be modular and adjustable rather than over-customized.

08 SPECIALTY ROOMS

Spaces where the design can become more immersive without compromising the calm whole-house language.

CINEMA

Acoustic wall/ceiling treatments, dark matte finishes, tiered seating if dimensions allow, concealed speakers, low-level aisle lighting and equipment ventilation.

WELLNESS

Stone / microcement, sauna or steam option, integrated towel warming, soft indirect light, durable wet-area detailing and direct garden connection.

POWDER ROOMS

Small jewel-box moments: sculptural stone basin, wall-mounted faucet, dramatic slab / plaster, statement mirror and low-glare lighting.

- Cinema door and wall assemblies require acoustic seals and isolated construction details.
- Steam/sauna equipment, waterproofing and ventilation must follow manufacturer and consultant requirements.
- Powder room decorative fixtures should be selected early because plumbing rough-ins may differ from standard layouts.

09 DOORS, HARDWARE & MILLWORK STANDARDS

Small details that make the project feel intentionally designed rather than assembled.

INTERIOR DOORS

Full-height or tall flush doors where feasible; concealed hinges; minimal frames; paint or veneer aligned with wall language.

HARDWARE

One coordinated satin bronze / darkened metal family. Avoid mixing unrelated finishes room to room.

BASE + TRIM

Flush or recessed base detail in principal spaces; simplified conventional detail acceptable in service areas.

MILLWORK

Full-height compositions with consistent reveals, integrated lighting and serviceable access panels.

GLASS

Frameless or minimal-frame shower enclosures; laminated / tempered glazing as required by code.

STAIR

Sculptural focal element using stone/wood treads, slim guard system and concealed linear lighting.

10 PRELIMINARY FINISH SCHEDULE

A concise client-facing schedule for pricing and consultant coordination.

AREA	FLOOR	WALLS	CEILING	KEY FEATURE
Entry / Great Room	Honed limestone	Plaster + stone	Warm white / wood insert	Feature stair + fireplace
Kitchen / Dining	Limestone	Plaster + slab stone	Warm white	Show island + concealed pantry
Primary Bedroom	Wide-plank oak	Plaster + upholstery	Warm white	Integrated headboard
Primary Bath	Stone / porcelain	Slab stone	Moisture-rated	Wet room + soaking tub
Secondary Suites	Oak	Plaster / paint	Warm white	Integrated wardrobe
Cinema	Carpet / acoustic	Acoustic panels	Acoustic / dark	Concealed AV
Wellness	Stone / microcement	Stone / plaster	Moisture-rated	Sauna / shower
Exterior Terraces	Exterior paver	Stone / plaster	Soffit wood / plaster	Pool + outdoor kitchen

Specification note: Brand/model selections, quantities, lead times, installation requirements and alternates are developed in procurement schedules after client approval of physical samples and final budget.

PART 4

CONTRACTOR & CONSTRUCTION

Scopes, sequencing, long-lead procurement, quality control, mockups, field coordination and closeout.

Section 4 of 5

01 PROJECT EXECUTION STRATEGY

The project should be managed as an integrated design + preconstruction effort, not as a sequence of isolated trades.

EARLY COORDINATION

Freeze major architectural geometry, structural zones, MEP routes and long-lead selections before construction documents are issued.

COST CONTROL

Use milestone estimates at schematic design, design development and pre-permit / permit pricing; track alternates explicitly.

FIELD CONTROL

Establish submittal, RFI, mockup, sample and inspection workflows before mobilization.

- Maintain a single decision log for client selections, allowances, alternates and approved substitutions.
- Hold coordination reviews for framing + MEP, ceilings + lighting, millwork + appliances, exterior waterproofing and pool/site work.
- Treat all hidden work as inspectable milestones before enclosure.
- Use photographed field records for rough-ins, waterproofing, backing, in-wall utilities and concealed equipment.

02 CONTRACTOR SCOPE BREAKDOWN

Primary work packages for bidding, buyout and construction management.

01 General Conditions
Site logistics, supervision, temporary utilities, protection, safety, cleanup

02 Site + Earthwork
Demolition, grading, excavation, trenching, drainage, retaining prep

03 Concrete + Structure
Footings, slabs, walls, steel, framing, structural connections

04 Envelope
Roofing, waterproofing, flashing, windows, exterior doors, cladding, sealants

05 MEP Systems
HVAC, plumbing, electrical, low voltage, controls, fire/life safety as required

06 Interior Build-Out
Partitions, drywall/plaster, ceilings, millwork, stone, tile, flooring, paint

07 Specialty
Cinema, smart home, shades, fireplaces, wellness, wine/display systems

08 Exterior Amenities
Pool/spa, landscape, irrigation, outdoor kitchen, lighting, gates

03 HIGH-LEVEL CONSTRUCTION SEQUENCE

Illustrative sequence for planning. Final durations depend on entitlement, permits, procurement and site conditions.

1 Preconstruction — Survey, geotech, permit docs, pricing, buyout, long-lead release

2 Mobilize + Site — Protection, temp utilities, layout, earthwork, underground

3 Foundations — Footings, walls, slab, waterproofing, sleeves / embeds

4 Structure — Framing, steel, roof structure, stairs, blocking

5 Dry-In — Roofing, windows/doors, exterior waterproofing, cladding substrate

6 MEP Rough-In — HVAC, plumbing, electrical, low-voltage, inspections

7 Interiors — Drywall/plaster, millwork, stone/tile, flooring, paint, fixtures

8 Exterior + Pool — Pool finishes, hardscape, landscape, lighting, site commissioning

9 Finals — Startup, balancing, testing, punch, training, closeout

04 LONG-LEAD PROCUREMENT PLAN

Items that should be identified, approved and released early to protect schedule.

WINDOWS + LARGE SLIDERS

Custom dimensions, performance requirements, finish samples and shop drawings.

CUSTOM MILLWORK

Kitchen, wardrobes, vanities, feature walls, concealed doors and integrated lighting.

STONE SLABS

Bookmatched feature stone, kitchen counters, bath slabs and exterior stone packages.

APPLIANCES

Integrated refrigeration, specialty cooking, wine refrigeration and outdoor kitchen equipment.

LIGHTING + CONTROLS

Architectural fixtures, decorative pendants, centralized control gear and shades.

SMART HOME / AV

Processors, racks, speakers, cameras, access control, specialty keypads.

POOL EQUIPMENT

Pumps, heaters, automation, covers, specialty edge systems.

SPECIALTY HARDWARE

Flush doors, concealed hinges, bronze hardware, motorized systems and custom glass.

05 SUBMITTAL + APPROVAL WORKFLOW

A disciplined approval process prevents rework and protects the design.



- No fabrication should proceed from design intent sketches alone where shop drawings are contractually required.
- All substitutions should document cost, schedule, performance and visual impact before approval.

06 QUALITY CONTROL + HOLD POINTS

Critical work should stop for review before it becomes concealed or irreversible.

FOUNDATION

Rebar, embeds, sleeves, waterproofing and dimensions before concrete placement.

FRAMING

Structural connections, blocking, openings, backing and rough dimensions before enclosure.

WATERPROOFING

Roof, balconies, showers, planters and pool interfaces before finish layers.

MEP ROUGH-IN

Pipe/duct/conduit routes, pressure tests, clearances and device locations before drywall.

STONE / TILE

Layout dry runs, joint alignment, slab templating and waterproofing verification.

MILLWORK

Field dimensions, appliance specs, lighting, outlets and hardware before fabrication.

LIGHTING

Fixture aiming, dimming curves, scene programming and trim alignment.

FINAL SYSTEMS

HVAC balance, hot water, pool, AV, security, shades and backup power startup.

07 REQUIRED MOCKUPS & FIRST-IN-PLACE REVIEWS

Luxury work should be proven at small scale before repeating it across the project.

EXTERIOR WALL

Stone / stucco / wood / metal interface with waterproofing and window condition.

GLAZING

Representative large opening with head, sill, jamb and shade / screen pocket.

BATHROOM

One shower waterproofing + stone/tile layout + niche + drain + glass interface.

MILLWORK

One representative cabinet bay showing veneer, reveal, lighting and hardware.

FLOORING

Stone/tile joint width, grout color, transitions and perimeter detail.

LIGHTING

One room with final fixture trims, color temperature, dimming and control scene.

- Approved mockups become the quality benchmark for subsequent installation.

08 FIELD COORDINATION PRIORITIES

Areas most likely to create expensive conflicts if they are not resolved before rough-in.

CEILING COORDINATION

Beams, ducts, linear diffusers, downlights, speakers, shades, sprinklers if required, access panels and curtain pockets.

KITCHEN COORDINATION

Millwork, appliances, plumbing, electrical, hood/exhaust, lighting, slab thickness and service clearances.

BATHROOM COORDINATION

Valve depths, drains, niches, slab/tile joints, shower glass, heated floors and mirror/lighting geometry.

EXTERIOR THRESHOLDS

Finished floor levels, sill recesses, waterproofing, drainage and deck slopes.

POOL INTERFACE

Shell elevation, coping, deck, overflow edge, equipment, lights, drainage and landscape grades.

SMART HOME

Rack location, conduit, device backboxes, Wi-Fi coverage, power backup and vendor access.

09 COMMISSIONING + CLOSEOUT

The project is not complete when finishes are installed; it is complete when systems work and the client can operate them.

TEST + BALANCE

HVAC performance, air balance, temperatures, ventilation and noise.

CONTROLS

Lighting scenes, shades, HVAC, security, AV, access and pool automation.

WATER

Hot-water recirculation, fixture operation, drainage, leaks and pressure.

ELECTRICAL

Panels, labeling, GFCI/AFCI, EV readiness, backup power and critical circuits.

POOL + SITE

Hydraulics, heating, controls, lighting, irrigation and drainage.

OWNER TRAINING

System demonstrations, manuals, passwords, warranties and maintenance schedule.

- Deliver as-built drawings where required, equipment schedules, finish care instructions, attic stock/spares and all warranties in a digital closeout package.

10 CONTRACTOR MANAGEMENT MATRIX

The management structure needed to present Aurora as a professionally coordinated project.

CONTROL	WHEN	OWNER	DOCUMENT
Design Decisions	Weekly / milestone	Client + Design Lead	Decision log
Budget	Milestones + monthly	GC / Cost Manager	Estimate + variance log
Schedule	Weekly	GC / Superintendent	Master schedule + 3-week lookahead
RFIs	As needed	GC + Consultants	RFI log
Submittals	Rolling	GC + Design Team	Submittal register
Quality	Each trade / hold point	Superintendent + Design	Inspection / punch records
Procurement	Weekly	GC / Purchasing	Long-lead tracker
Closeout	Final phase	GC + Consultants	Training / warranty / as-built package

Professional note: Final means, methods, site safety, trade sequencing, subcontractor scopes and construction schedule remain the responsibility of the licensed general contractor and project consultants.

PART 5

BUDGET & PROCUREMENT

Cost structure, allowances, value engineering, risk reserves, bid leveling and client cost controls.

Section 5 of 5

01 COST PLANNING BASIS

A disciplined budget begins with scope clarity, allowances and explicit assumptions—not one unsupported lump-sum number.

BASE BUILD

Structure, envelope, MEP, partitions, typical finishes and contractor general requirements.

ENHANCEMENTS

Premium glazing, custom millwork, specialty stone, smart home, cinema, wellness, pool and landscape.

SOFT + OWNER COSTS

Design, engineering, permits, surveys, testing, furnishings, technology and owner-selected specialty items.

- Use an evolving cost plan with clearly identified exclusions, allowances and alternates.
- Do not compare contractor numbers unless scope is normalized line by line.
- Escalation, taxes, permit fees, site conditions, utility upgrades and insurance should be tracked separately where applicable.
- High-end custom residential work is particularly sensitive to glazing, structure, stone, millwork, MEP complexity and owner-furnished selections.

02 RECOMMENDED BUDGET STRUCTURE

The budget should be managed by category so design decisions can be priced and controlled.

A Site + General Conditions
Mobilization, supervision, temporary works, logistics, earthwork

B Structure + Envelope
Concrete, framing, steel, roofing, waterproofing, windows, cladding

C MEP + Controls
HVAC, plumbing, electrical, low-voltage, lighting control, smart home

D Interior Architecture
Millwork, stone, tile, flooring, plaster, paint, doors, hardware

E Specialty Spaces
Cinema, wellness, feature stair, fireplaces, wine/display, motorized systems

F Exterior Amenities
Pool/spa, hardscape, landscape, outdoor kitchen, gates, site lighting

G Owner FF&E
Loose furniture, decorative lighting, art, rugs, accessories

H Soft Costs + Reserve
Consultants, permits, testing, contingency, escalation reserve

03 ALLOWANCE STRATEGY

Carry explicit allowances for selections not yet finalized so the budget remains transparent.

STONE + TILE

Material allowance per SF / slab plus fabrication and installation.

MILLWORK

Linear-foot / cabinet-package allowance with separate premium veneer and hardware uplift.

PLUMBING FIXTURES

Per-bath fixture allowance by room type: primary, secondary, powder, kitchen, outdoor.

APPLIANCES

Owner-approved package allowance by kitchen / beverage / outdoor zone.

LIGHTING

Architectural fixtures, decorative fixtures, controls and commissioning separated.

SMART HOME / AV

Core infrastructure allowance plus optional premium automation package.

LANDSCAPE

Planting, irrigation, exterior lighting and specialty landscape features.

POOL / WELLNESS

Pool shell + equipment allowance; specialty features carried as alternates until engineered.

04 VALUE ENGINEERING WITHOUT LOSING THE DESIGN

Cost reduction should protect the concept and target complexity before quality.

PROTECT

Overall massing, great-room proportion, key sightlines, primary materials, kitchen functionality and principal lighting quality.

OPTIMIZE

Structural spans, glazing sizes, material thicknesses, stone extents, millwork interiors, ceiling complexity and specialty hardware.

DEFER / ALTERNATE

Selected rooftop features, secondary decorative fixtures, specialty AV, wellness upgrades and non-critical custom furniture.

- Prefer reducing quantity or complexity over substituting visibly inferior finishes in focal spaces.
- Use approved alternates with clear delta pricing rather than undocumented substitutions.
- Review value-engineering decisions against renderings and finish schedules so the client understands visual impact.

05 CONTINGENCY & RISK RESERVES

Separate design contingency from construction contingency so uncertainty is visible rather than hidden.

DESIGN CONTINGENCY

Covers unresolved scope, incomplete details and selections during design development.

CONSTRUCTION CONTINGENCY

Held for concealed conditions, coordination changes and field issues not reasonably foreseeable at bid.

OWNER RESERVE

Optional reserve for upgrades, late selections and discretionary changes after baseline approval.

- Contingency should decline as scope becomes more defined; it should not be treated as an automatic spending allowance.
- Maintain a risk register for site unknowns, structural complexity, utility upgrades, specialty glazing, waterproofing and procurement exposure.
- Escalation reserve should be reviewed if construction start or major procurement is delayed.

06 PROCUREMENT TRACKER

A client-facing tracker prevents premium selections from becoming schedule problems.

ITEM	DECISION	SHOP DRAWING	ORDER	INSTALL TARGET
Windows / Sliders	Early	Required	Long lead	Dry-in
Structural Steel	Early	Required	Early release	Framing
Custom Millwork	DD / CD	Required	After field verify	Interior finish
Stone Slabs	DD	Template / layout	Reserve early	Interior finish
Appliances	DD	Coordination	Early	Millwork install
Lighting Controls	DD	Control drawings	Early	Rough-in / trim
Smart Home / AV	DD	Rack + device plans	Early	Rough-in / trim
Pool Equipment	DD / Permit	Hydraulic plans	Early	Site / pool phase

07 BID LEVELING & CONTRACTOR COMPARISON

A professional comparison focuses on scope completeness—not simply the lowest total.

SCOPE COVERAGE

Confirm every bidder includes the same drawings, specifications, alternates and allowances.

EXCLUSIONS

List exclusions visibly; unresolved exclusions often explain artificially low pricing.

ALLOWANCES

Normalize allowance values before comparing totals.

GENERAL CONDITIONS

Compare staffing, supervision, temporary works, insurance and duration assumptions.

SUBCONTRACTOR QUALITY

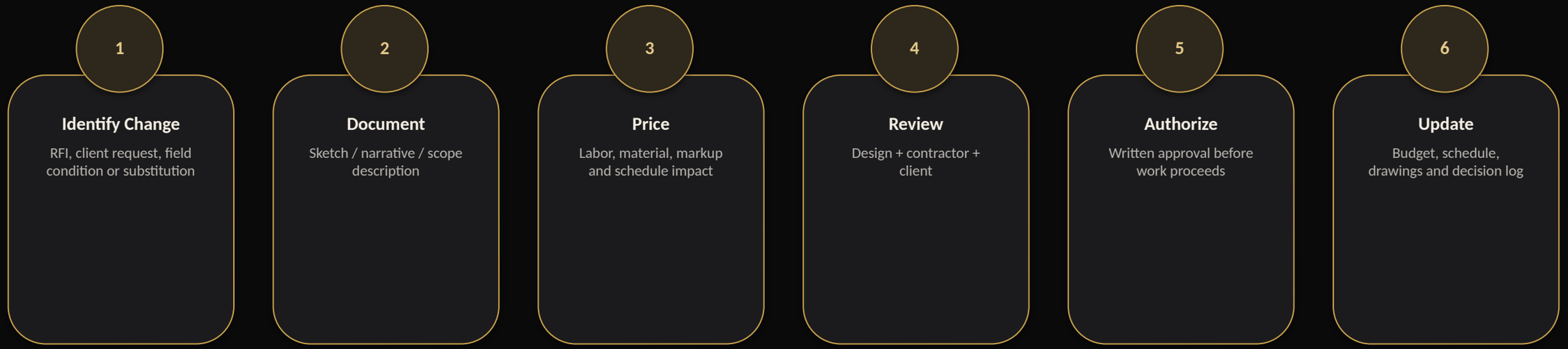
Review proposed key trades for glazing, millwork, stone, MEP, pool and automation.

SCHEDULE + RISK

Evaluate procurement plan, staffing, long-lead strategy and approach to change management.

08 CHANGE CONTROL

Every owner or field change should show cost, schedule and design impact before authorization.



- Do not rely on verbal field directives for cost-impacting work. Written change control protects client, contractor and design team.

09 MONTHLY CLIENT COST REPORT

A concise dashboard keeps the client informed without burying them in accounting detail.

ORIGINAL BUDGET
Approved baseline

APPROVED CHANGES
Cumulative authorized changes

CURRENT COMMITMENTS
Contracts + purchase orders

FORECAST TO COMPLETE
Expected final cost

CONTINGENCY REMAINING
Uncommitted reserve

PROCUREMENT STATUS
Long-lead / decision health

- Pair the financial dashboard with a one-page schedule update and top-five decisions needed from the client.
- Flag budget variance early, while the design still has options.

10 AURORA COST-PLANNING POSITION

The purpose of this package is to make the design commercially understandable before construction commitments are made.

CLIENT CLARITY

The client sees where the money goes, what is included, what remains an allowance and what decisions drive cost.

CONTRACTOR CLARITY

The contractor receives organized scope, decision dates and procurement priorities rather than an undefined luxury brief.

DESIGN PROTECTION

Budget decisions are evaluated against the architectural concept so cost control does not quietly dismantle the design.

- Next stage: integrate Parts 1–5 into the Aurora Master Book with executive summary, design story, architecture, engineering, interiors, contractor plan and cost framework.
- Final construction pricing requires complete drawings, specifications, consultant documents and contractor/subcontractor bids.
- All figures introduced in future pricing schedules should identify date, location basis, inclusions, exclusions and source.

AURORA — CLIENT PRESENTATION COMPLETE

A coordinated design-development story from vision through construction planning and cost control.

ARCHITECTURE

The house has a clear program, hierarchy, circulation logic and preliminary spatial organization.

COORDINATION

Structure, MEP, interiors, contractor workflows and procurement are organized around the same design intent.

NEXT PROFESSIONAL STEP

Advance this presentation into site-specific consultant drawings, permit documentation, competitive trade pricing and construction administration.

Geuzane Castro

Aurora — Design Concept & Client Presentation

AURORA

CLIENT PRESENTATION & CONTRACTOR HANDOFF

Part 6 — Deliverables Register, Coordination Standard, QA & Presentation Flow

PURPOSE

To show a contractor or private client exactly what a complete, professionally coordinated Aurora design package contains — and how it progresses into permit-ready and construction-ready documents.

01 EXECUTIVE PRESENTATION STORY

The contractor should be able to understand the project in under five minutes, then dive into technical detail.

1. VISION

What Aurora is, who it is for, the design language and the client experience.

2. ARCHITECTURE

How the residence is organized: site logic, program, floor plans, sections, elevations and exterior composition.

3. ENGINEERING

How structure, HVAC, plumbing, electrical, controls, energy and pool systems support the architecture.

4. INTERIORS

How materials, lighting, millwork, fixtures and room standards turn the shell into a coherent luxury home.

5. CONSTRUCTION

How scopes, sequencing, submittals, quality control, procurement and commissioning make it buildable.

6. COST CONTROL

How allowances, alternates, long-lead decisions, contingency and reporting protect the client’s budget.

02 PROJECT FACTS — PRESENTATION BASIS

Current Aurora design-development assumptions for the example package.

LOCATION
San José, California

TYPE
Custom luxury residence

TARGET AREA
Approx. 8,500–9,500 SF

BEDROOMS
5 suites

BATHS
7 full + 2 powder

GARAGE
4-car

LEVELS
2 primary floors + rooftop pavilion

SIGNATURE SPACES
Great room, cinema, wellness, show + chef's kitchens, pool, rooftop entertaining

- These are design-development assumptions only. Final site survey, zoning, code, geotechnical information and client program control the permit set.

03 MASTER DELIVERABLES REGISTER

What a complete professional package should contain before the contractor treats the design as fully coordinated.

REF	DELIVERABLE	CONTENTS	AURORA STATUS
A	Design Narrative	Concept, program, site assumptions, project goals	Issued
B	Architectural Set	Plans, elevations, sections, wall / opening / roof intent	Developed
C	Structural Basis	Foundation, framing, lateral and load coordination intent	Consultant validation required
D	MEP Basis	HVAC, plumbing, electrical, lighting, low-voltage, controls	Consultant validation required
E	Interior Set	RCPs, elevations, millwork, finish schedule, fixture schedule	Developed
F	Exterior / Pool	Terraces, outdoor kitchen, pool, landscape / site interfaces	Developed
G	Specifications	Materials, products, performance requirements, alternates	Preliminary
H	Procurement	Long-lead register, decision dates, submittal log	Developed
I	Construction Plan	Scopes, sequence, QC hold points, mockups, closeout	Developed
J	Cost Plan	Allowances, contingency, bid leveling, change control	Framework

04 ARCHITECTURAL DRAWING SET REGISTER

The final architect-of-record set would expand Aurora’s design intent into measured, code-coordinated sheets.

SHEET	TITLE	PRIMARY CONTENT
A0.00	Cover / Index	Project data, consultants, sheet index, code summary
A0.10	Site / Zoning	Survey base, setbacks, lot coverage, access, grading interfaces
A1.01	Ground Floor Plan	Dimensions, room names, openings, fixtures, keynotes
A1.02	Upper Floor Plan	Dimensions, suites, galleries, terraces, roof interfaces
A1.03	Roof Plan	Drainage, slopes, equipment, pavilion, penetrations
A2.01	Exterior Elevations	Materials, heights, datum, glazing and openings
A3.01	Building Sections	Floor-to-floor heights, structure, ceiling zones, roof build-ups
A4.xx	Enlarged Plans	Kitchen, primary bath, stair, fireplaces, critical thresholds
A5.xx	Details	Envelope, waterproofing, parapets, glazing heads/sills, transitions
A6.xx	Door / Window	Schedules, hardware groups, glazing performance
A7.xx	RCP / Interior	Ceiling planes, lighting, diffusers, shades, access panels

05 ENGINEERING & CONSULTANT REGISTER

Required disciplines and the information each must contribute to a construction-ready project.

DISCIPLINE	LEAD	REQUIRED OUTPUT
Survey	Licensed Surveyor	Boundary/topographic survey, easements, benchmarks
Geotechnical	Geotechnical Engineer	Soils, bearing, settlement, retaining / drainage recommendations
Structural	Structural Engineer	Foundation, framing, lateral system, calculations, details
Mechanical	Mechanical Engineer	Loads, equipment, ducts, ventilation, controls
Plumbing	Plumbing / MEP Engineer	Water, waste, gas, hot water, drainage, fixtures
Electrical	Electrical Engineer	Service, panels, loads, circuits, lighting power
Energy	Energy Consultant	California energy compliance / modeling
Civil / Drainage	Civil Engineer as needed	Grading, drainage, utilities, site connections
Pool	Pool Engineer / Specialty	Shell, hydraulics, equipment, bonding, waterproofing
Landscape	Landscape Architect / Designer	Planting, irrigation, hardscape, exterior lighting
AV / Security	Low-Voltage Consultant	Network, AV, access, cameras, smart-home architecture

06 INTERIOR DOCUMENTATION REGISTER

The layer that converts the architectural shell into a precise client experience.

REF	PACKAGE	COORDINATION CONTENT
ID1	Finish Plans	Flooring boundaries, stone direction, transitions, exterior continuity
ID2	Reflected Ceilings	Ceiling heights, coves, lighting, diffusers, shades, speakers
ID3	Interior Elevations	Kitchen, baths, feature walls, fireplaces, wardrobes
ID4	Millwork Details	Cabinet modules, veneers, reveals, hardware, lighting
ID5	Stone / Tile	Slab layouts, joints, niches, drain alignment, edge details
ID6	Lighting Schedule	Fixture type, trim, CCT, CRI, dimming / control intent
ID7	Plumbing Fixtures	Faucets, tubs, showers, toilets, accessories
ID8	Door / Hardware	Finish families, concealed hinges, pulls, privacy / access
ID9	Appliances	Model, size, utilities, ventilation, clearances
ID10	Furniture / FF&E	Furniture plan, rugs, art, accessories, owner-furnished items

07 ROOM-BY-ROOM SPECIFICATION STANDARD

Every important room should have one coordinated record rather than scattered decisions.

ROOM DATA
Room name, floor level, approximate area, ceiling height, occupancy / use.

FINISHES
Floor, base, walls, feature finish, ceiling, exterior continuation.

MILLWORK
Cabinetry, wardrobes, vanities, shelving, integrated lighting, hardware.

FIXTURES
Plumbing, appliances, decorative lighting, specialty equipment.

MEP / TECH
Outlets, data, speakers, shades, controls, HVAC devices, floor outlets.

INSTALLATION NOTES
Joint alignment, waterproofing, blocking, tolerances, mockups, critical clearances.

- This room-data standard should be repeated for every bedroom suite, bathroom, kitchen, powder room, office, cinema, wellness space, laundry, garage and principal exterior zone.

08 PRODUCT & PROCUREMENT REGISTER

A professional spec schedule identifies what is selected, what is allowed, and what still needs a decision.

CATEGORY	SPECIFICATION FIELDS	COORDINATION	PROCUREMENT
Windows / Sliders	Manufacturer / series / finish / glass	Design + structural + energy	Long lead
Stone	Quarry / slab / finish / thickness	Interiors + fabricator	Reserve early
Millwork	Veneer / lacquer / hardware / interiors	Interiors + GC + fabricator	Shop drawings
Plumbing	Manufacturer / model / finish	Interiors + plumbing	Rough-in critical
Appliances	Model / panel / utility needs	Kitchen + MEP	Long lead
Lighting	Fixture / trim / driver / CCT / CRI	Lighting + electrical	Controls coordination
Hardware	Series / finish / function	Architecture + interiors	Door schedule
Smart Home	Platform / processors / keypads / rack	Low voltage + electrical	Infrastructure early
Pool Equipment	Pumps / heat / controls / cover	Pool + MEP	Site coordination
Exterior Materials	Stone / wood / stucco / metal	Architecture + envelope	Mockup

09 CLIENT DECISION MILESTONES

The contractor gets confidence when decision timing is visible before procurement becomes urgent.

CONCEPT FREEZE — Program, massing, major room relationships, exterior language

DESIGN DEVELOPMENT — Kitchen/bath layouts, glazing, primary materials, structure / MEP zones

PRE-PERMIT — Door/window sizes, equipment locations, major ceiling coordination

LONG-LEAD RELEASE — Windows, steel, appliances, controls, millwork direction, specialty equipment

INTERIOR FREEZE — Stone, plumbing, hardware, lighting, millwork details, finishes

PRE-INSTALL — Field dimensions, shop drawings, samples, mockups, approved substitutions

COMMISSIONING — Controls, lighting scenes, AV, HVAC balance, pool, security, training

10 DESIGN QA / COORDINATION CHECKLIST

The exact checks that prevent a polished presentation from becoming an uncoordinated construction set.

PLANS
Room names, dimensions, door swings, furniture clearances, code egress, stair geometry

VERTICAL
Floor heights, roof heights, ceiling zones, structure depth, façade datum

STRUCTURE
Columns, shear walls, beams, cantilevers, large openings, pool separation

MECHANICAL
Equipment rooms, ducts, returns, diffusers, exhaust, condensate, noise

PLUMBING
Wet-wall stacking, fixture rough-ins, hot-water loops, drains, gas, stormwater

ELECTRICAL
Panels, service, outlet locations, lighting power, EVs, specialty loads

CEILINGS
Lights, diffusers, speakers, shades, sprinklers if applicable, access panels

MILLWORK
Appliance clearances, service access, ventilation, stone thickness, hardware

WATERPROOFING
Roofs, balconies, showers, planters, exterior thresholds, pool interfaces

SITE
Grading, drainage, doors, terraces, retaining, pool, landscape and utilities

11 ROLE CLARITY — PROFESSIONAL PRESENTATION STANDARD

Credibility comes from showing exactly what the design lead coordinates and what licensed professionals must certify.

DESIGN / PROJECT PRESENTATION LEAD

Develop the project vision, space planning, material language, client presentation, finish/specification framework, visualization, coordination standards, procurement logic and integrated project narrative.

LICENSED PROJECT PROFESSIONALS

Architect-of-record and licensed engineers verify code, site conditions, structural calculations, MEP calculations, energy compliance, permit documents and professional seals required by the jurisdiction.

- This distinction protects the client and strengthens the presentation: the Aurora package demonstrates sophisticated design-development and coordination capability without presenting conceptual work as stamped construction documents.
- A contractor can use this structure to understand how the design lead works with the licensed architecture, engineering and specialty-consultant team.

12 HOW TO PRESENT AURORA TO THE CONTRACTOR

Recommended 10-minute meeting flow to position the work as a serious professional capability demonstration.

00:00–01:00	The opportunity	Aurora is an example of how I can take a client vision and organize a complete design-development presentation.
01:00–03:00	Architecture	Show the concept, plans, program, key elevations/sections and indoor-outdoor logic.
03:00–05:00	Engineering coordination	Show structure, HVAC, plumbing, electrical, smart home and pool systems working around the design.
05:00–07:00	Interiors	Show the room-by-room material and specification approach, not just mood images.
07:00–08:30	Construction	Show trade scopes, procurement, mockups, quality hold points and commissioning.
08:30–09:30	Cost control	Show allowances, long-lead tracking, value engineering and change-control discipline.
09:30–10:00	Close	Explain that the same framework can be adapted to his real client, site, budget and licensed consultant team.

13 AURORA — FINAL HANDOFF POSITIONING

A polished example designed to make the contractor comfortable putting the work in front of a high-end residential client.

DESIGN

A coherent architecture and interior language with room-by-room decisions rather than disconnected inspiration.

COORDINATION

A visible system for integrating engineering, construction, procurement, cost and quality before field problems occur.

CLIENT EXPERIENCE

A presentation structure that lets a homeowner understand the vision while still giving the contractor useful technical direction.

“Aurora demonstrates how I organize a luxury residential vision into a clear, build-focused presentation that can be developed with the project’s licensed architect, engineers and contractor.”

Geuzane Castro

- Use this deck after the Aurora Master Book or as the contractor-facing handoff appendix.

AURORA

Visual Experience & Architectural Render Set

PART 7

A visual layer designed to help a contractor and client immediately understand the intended atmosphere, scale, materials and indoor-outdoor experience.

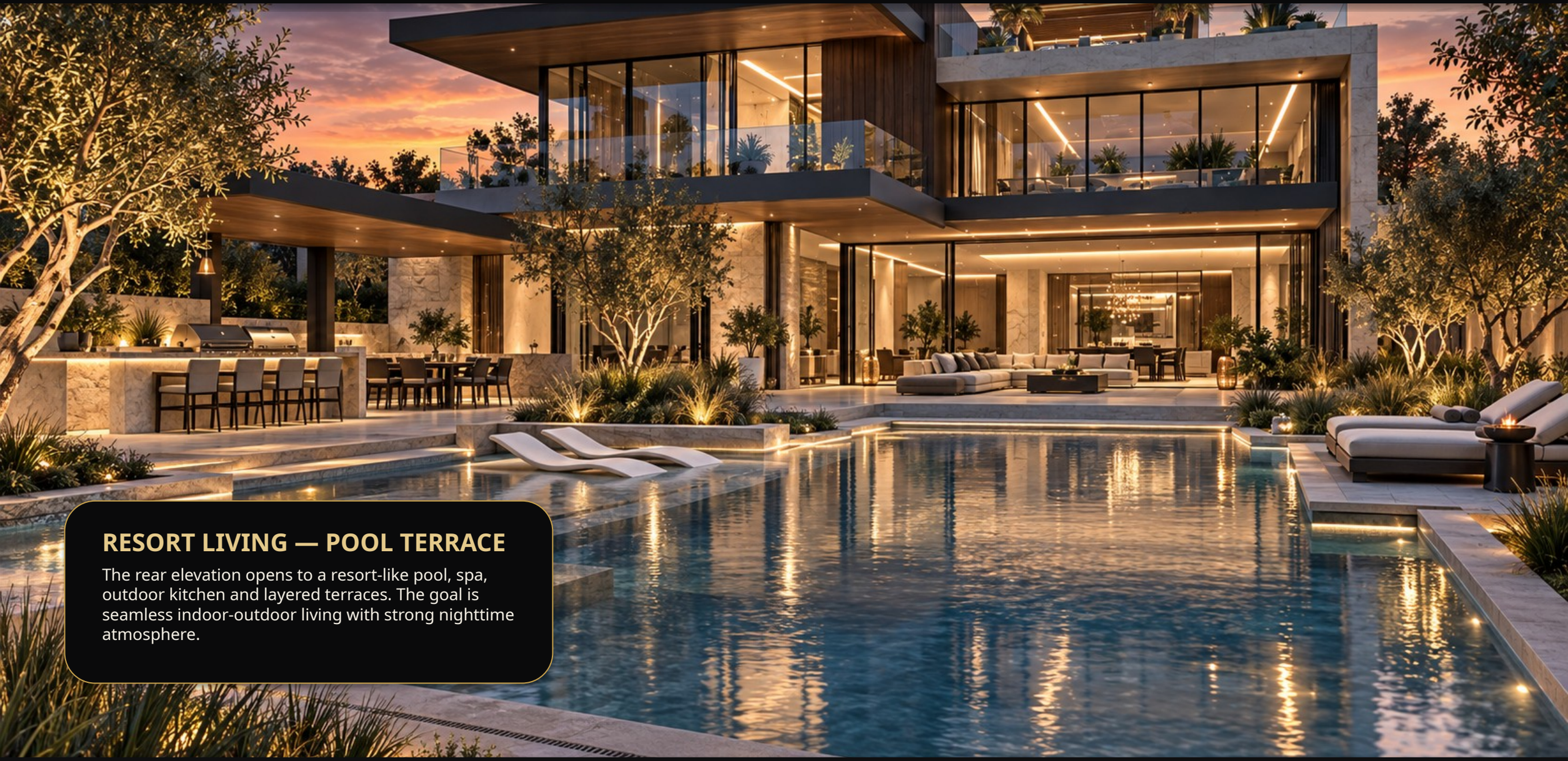
ARRIVAL — STREET ELEVATION



ARRIVAL — STREET ELEVATION

A restrained street presence with warm stone, timber soffits, large-scale glazing, sculptural landscape lighting and a protected entry court.

RESORT LIVING — POOL TERRACE



RESORT LIVING — POOL TERRACE

The rear elevation opens to a resort-like pool, spa, outdoor kitchen and layered terraces. The goal is seamless indoor-outdoor living with strong nighttime atmosphere.

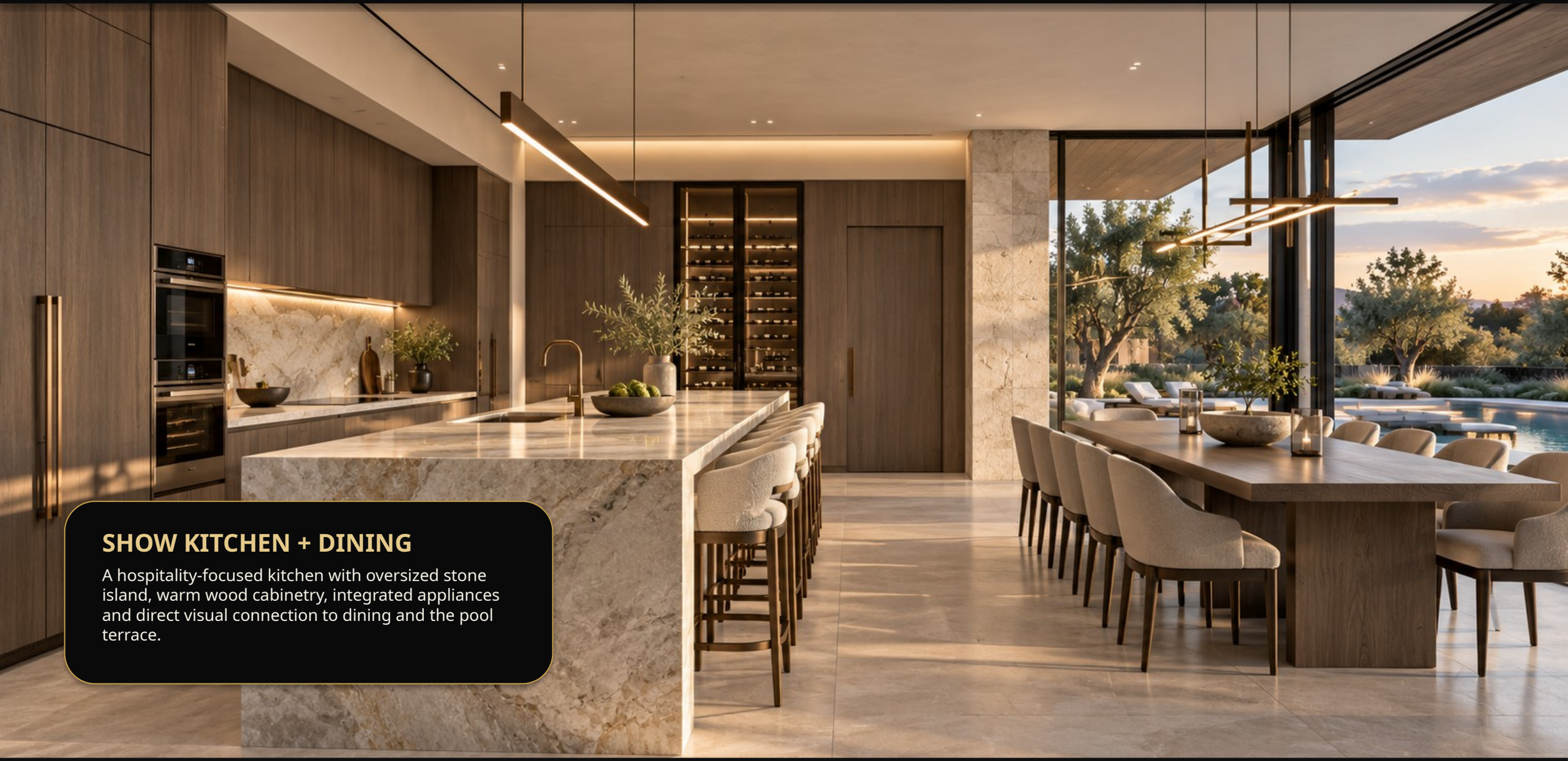
THE HEART OF AURORA — GREAT ROOM



THE HEART OF AURORA — GREAT ROOM

Double-height glazing, sculptural stone, smoked wood, soft textiles and concealed technology create a dramatic space that still feels warm and livable.

SHOW KITCHEN + DINING



SHOW KITCHEN + DINING

A hospitality-focused kitchen with oversized stone island, warm wood cabinetry, integrated appliances and direct visual connection to dining and the pool terrace.

PRIMARY SUITE



PRIMARY SUITE

Hotel-level calm: warm oak, upholstered surfaces, integrated lighting, motorized shading and a private terrace oriented to sunrise / landscape views.

PRIMARY SPA BATH



PRIMARY SPA BATH

A stone-lined spa environment with wet room, freestanding tub, double vanity, warm bronze fixtures and a private planted outlook.

ROOFTOP PAVILION



ROOFTOP PAVILION

A sunset entertaining destination with covered dining, bar, fire lounge, integrated landscape and panoramic valley / mountain views.

PRIVATE CINEMA



PRIVATE CINEMA

A fully immersive, acoustically controlled theater with tiered seating, concealed AV, low-level lighting and integrated refreshment bar.

AURORA — VISUAL LANGUAGE

One consistent material and lighting story across every major space.







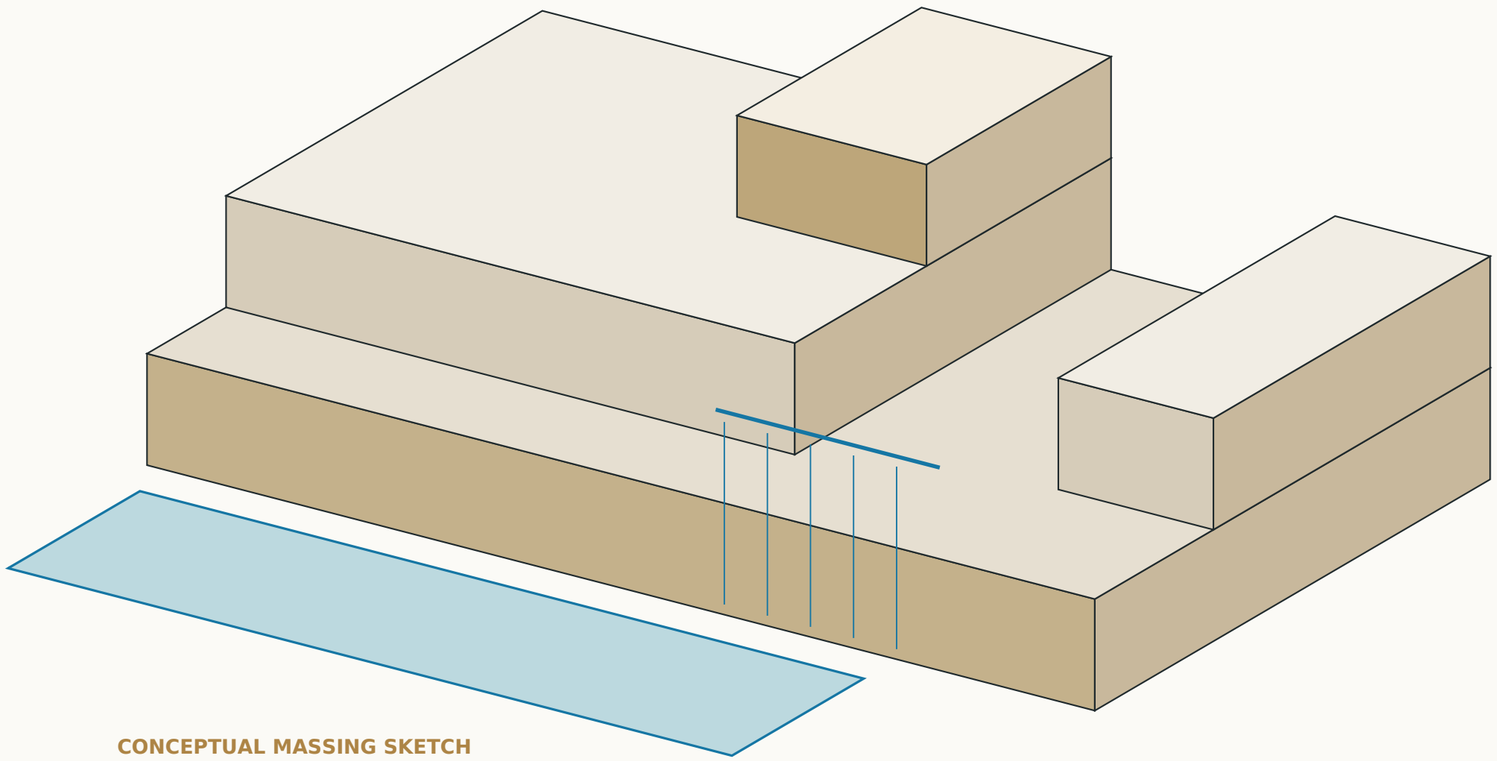






A HOUSE THAT LISTENS.

A design that can be discussed, traced and developed.



CONCEPTUAL MASSING SKETCH

A new drawing study derived from the original Aurora Master Book. The source PDFs and video remain unchanged. This set translates the room program into one consistent planning model and coordinated system diagrams.

PURPOSE

Client presentation and design-team discussion. Includes schematic plans, sketches, sections and building-system concepts.

DESIGN BASIS

5 bedroom suites; 7 full baths and 2 powder rooms; 4-car garage; 2 main levels and rooftop pavilion, following the original brief.

NEW IN THIS STUDY

Proposed planning geometry, circulation, wet-room allocation, equipment zones, drawing symbols and voice-control sequences.

ISSUE STATUS

Concept C01. No survey, CAD/BIM model, engineering calculations, appliance submittals or installation tests were supplied. Dimensions are assumptions, not field measurements.

Drawing register & assumptions

READ THIS SHEET WITH EVERY DRAWING

Sheet	Drawing
G000	Drawing study / cover
G001	Drawing register & assumptions
A001	Concept sketch & spatial relationships
A101	Ground floor / architectural test-fit
A102	Upper floor / architectural test-fit
A103	Roof & outdoor living study
A201	Street & garden elevation studies
A301	Building section & service coordination
S101	Structural coordination concept
P101	Ground floor / water distribution
P102	Upper floor / water distribution
P601	Waste, vent & drainage diagrams
M101	Mechanical zones & air pathways
E101	Ground floor / lighting & controls
E102	Upper floor / lighting & controls
E201	Ground floor / power planning
E202	Upper floor / power planning
E601	Electrical distribution concept
T101	Ground floor / automation devices
T102	Upper floor / automation devices
T601	Control architecture & network
T602	Ground floor / room control schedule
T603	Upper floor & exterior / control schedule
T604	Control sequences & validation
I101	Interior palette & detail studies
G901	Coordination register & references

ORIGINAL EVIDENCE

Aurora_COMPLETE_MASTER_PACKAGE_FINAL.pdf: program p. 6; zoning pp. 9-11; section intent p. 12; engineering pp. 15-24; interiors pp. 26-35.

PLANNING ENVELOPE

New test-fit: 110 ft x 60 ft. Ground enclosed area excluding garage / terrace: about 5,056 sq ft. Upper enclosed area excluding terraces / void: about 4,400 sq ft. Main levels total: about 9,456 sq ft.

AREA RECONCILIATION

The original target is 8,500-9,500 sq ft. The test-fit is near its upper limit before any enclosed roof pavilion. If the target includes the pavilion, reduce the main-level area in the next study. Areas are gross planning estimates, not surveyed living area.

KEY ASSUMPTIONS

Street is at the top of plan. North, setbacks, lot shape and utility locations are unknown. Existing adjacency blocks are interpreted, not traced measured architecture.

TECHNICAL LIMITS

Wall build-ups, door sizes, egress, accessibility, member sizes, pipe sizes, slopes, conductor sizes, circuit protection and equipment capacities remain uncalculated.

GEUZANE CASTRO | AURORA PRIVATE RESIDENCE

San Jose, California - location per original presentation; site / parcel not supplied.

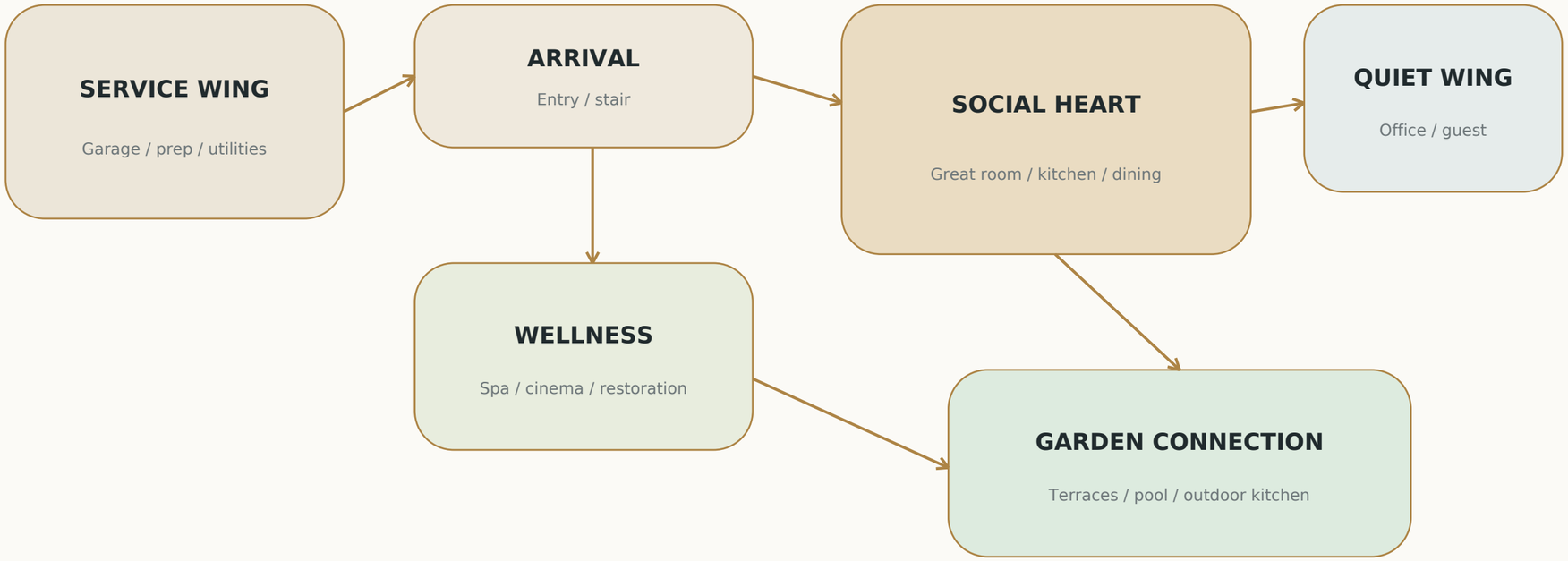
CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

18 SEP 2026 | REV C01

DIAGRAM / DO NOT SCALE

Concept sketch & spatial relationships

THE SKETCH STAGE - ROOM RELATIONSHIPS BEFORE DETAILED DOCUMENTATION



SKETCH TO DESIGN

A sketch tests relationships and experience. The architectural test-fit adds walls, openings, circulation and assumed planning dimensions.

COORDINATED LAYERS

The same geometry is reused on water, lighting, power and automation sheets so the client can understand how the disciplines connect.

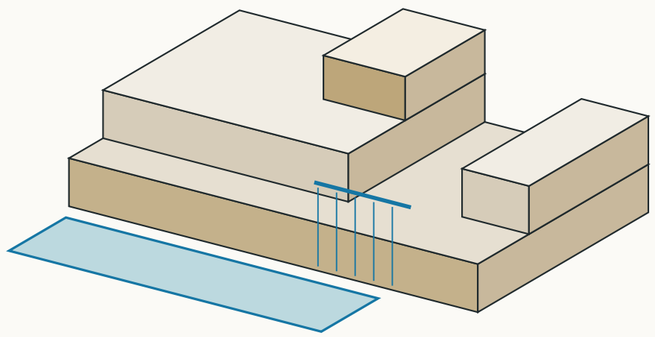
WHAT STAYS CONSISTENT

Five suites; concealed service functions; dramatic great room; show and chef kitchens; cinema; wellness; rooftop and pool living.

NEW INTERPRETATION

Wet rooms and service rooms are allocated to reconcile the source bath count. Stair and upper gallery alignment are developed around the great-room void.

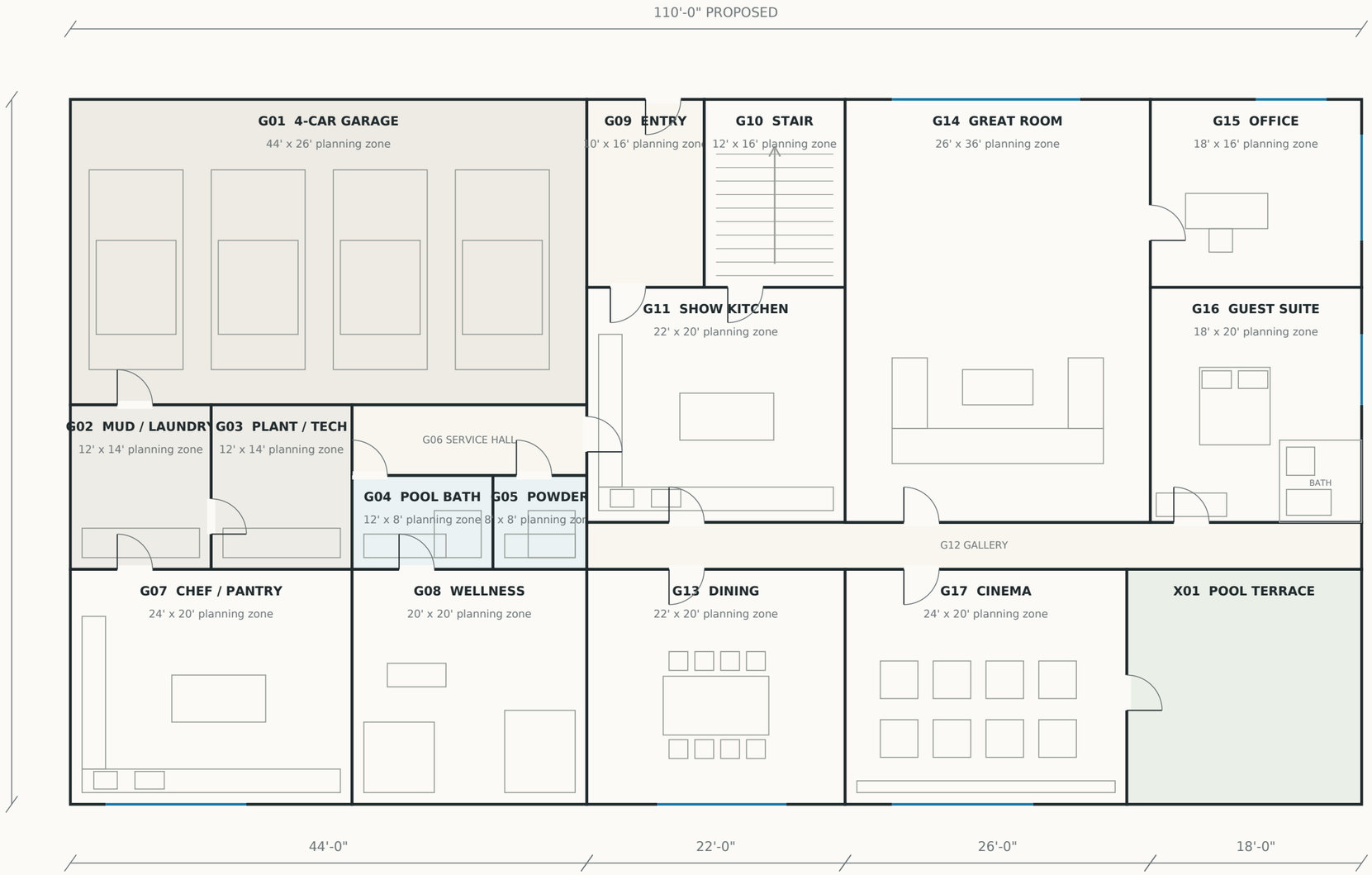
01 SPATIAL SKETCH



02 MASSING STUDY
Horizontal stone-and-glass volumes, a double-height social room and a light rooftop pavilion retain the source design language. The sketch is spatial intent; facade structure, glass support and terrace edges need technical development.

Ground floor / architectural test-fit

PROPOSED PLANNING DIMENSIONS - NEW INTERPRETATION OF ORIGINAL ZONING



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

PROGRAM

Guest suite with ensuite; office; cinema; show and chef kitchens; dining; double-height great room; wellness; garage and service rooms.

BATH ALLOCATION

Full baths: guest ensuite, wellness shower bath and pool bath. Powder: G05. These resolve three of the seven full baths and one of two powders in the original brief.

CIRCULATION

Entry connects to stair and kitchen. A common gallery links dining, cinema, great room and guest wing. Service hall connects garage, laundry and preparation spaces.

TEST-FIT ITEMS

Door swings, partitions, furniture footprints and glazing are proposed symbols. Room labels show planning zones, not clear internal dimensions.

AREA

Envelope 6,600 sq ft less garage 1,144 and terrace 400 = approx. 5,056 sq ft enclosed planning area.

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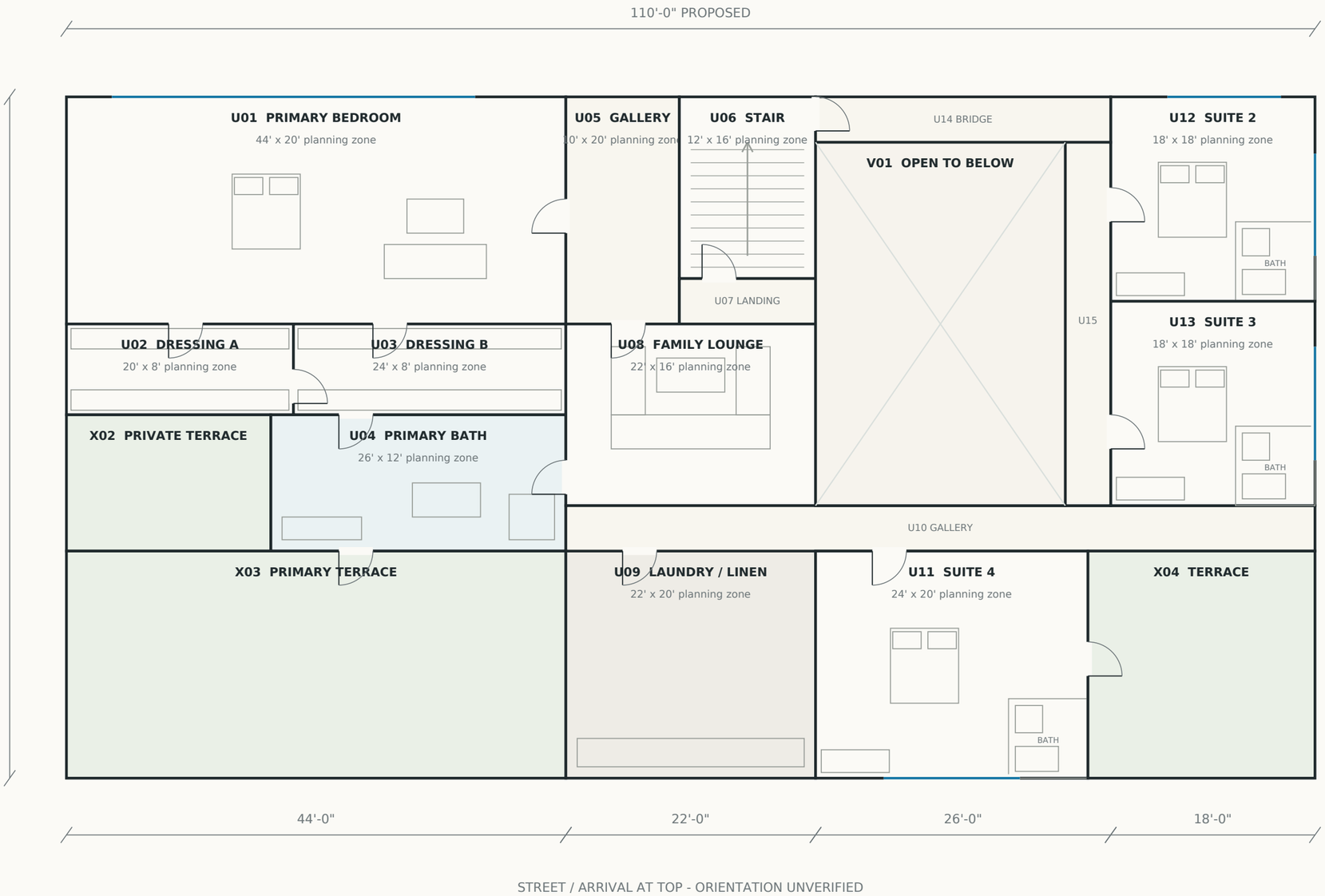
CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

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DIAGRAM / DO NOT SCALE

Upper floor / architectural test-fit

PRIMARY SUITE + THREE SUITES / ALIGNED STAIR / GREAT-ROOM VOID



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

FOUR UPPER SUITES

Primary bedroom, dual dressing rooms and spa bath on the left; Suites 2 and 3 on the right; Suite 4 on the garden side.

OPEN TO BELOW

The great-room void is 22 ft x 32 ft in this test-fit. A proposed gallery runs along its top and right edges to reach the east bedrooms.

BATH ALLOCATION

Primary bath + three secondary ensuites complete the seven full baths. The second powder is proposed at roof level.

COORDINATION

Suite 4 wet room is at the perimeter of the cinema below; acoustic isolation and an offset to the perimeter riser must be developed.

AREA

Envelope 6,600 sq ft less terraces 1,496 and void 704 = approx. 4,400 sq ft. Roof pavilion is excluded from this number.

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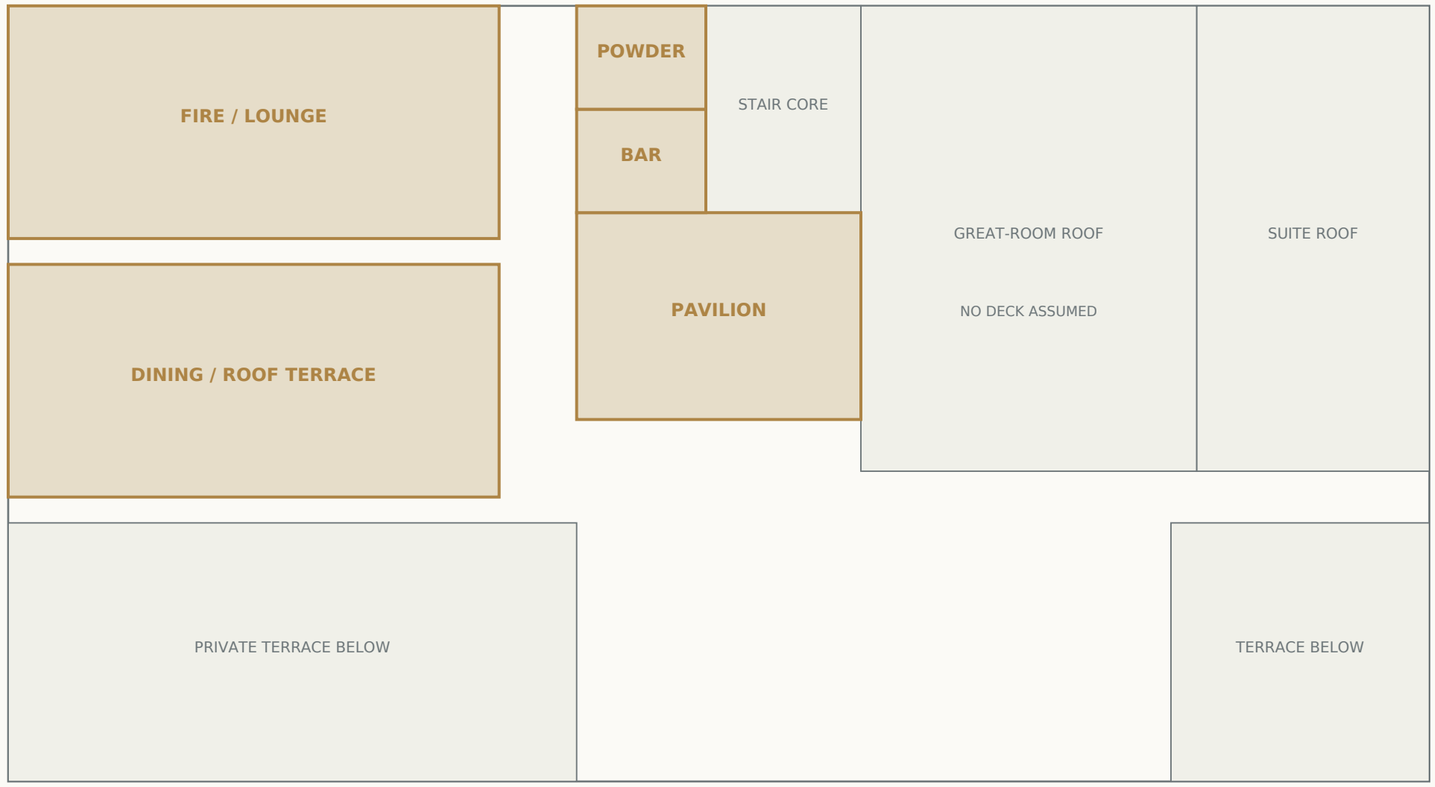
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DIAGRAM / DO NOT SCALE

Roof & outdoor living study

ROOF ZONES AND GARDEN RELATIONSHIPS / NO LOT OR SETBACK CLAIMS



Garden shown below the roof plan for adjacency only; the two are different levels.

ROOF PROPOSAL

Pavilion and roof powder / bar adjoin the aligned stair core. Their enclosure and area are subject to client confirmation.

ROOF LOAD ZONES

Terrace, planters, fire feature and pavilion loads need explicit structural design. Great-room roof and private terraces below are not assumed walkable roof deck.

OUTDOOR SYSTEMS

Pool and spa connect to a separate screened plant zone. Pool hydraulics, bonding, electrical separation, waterproofing and drainage require specialist drawings.

DRAINAGE

Arrows and collection points are conceptual. Civil and plumbing consultants must establish drainage areas, falls, primary outlets and overflow provisions.

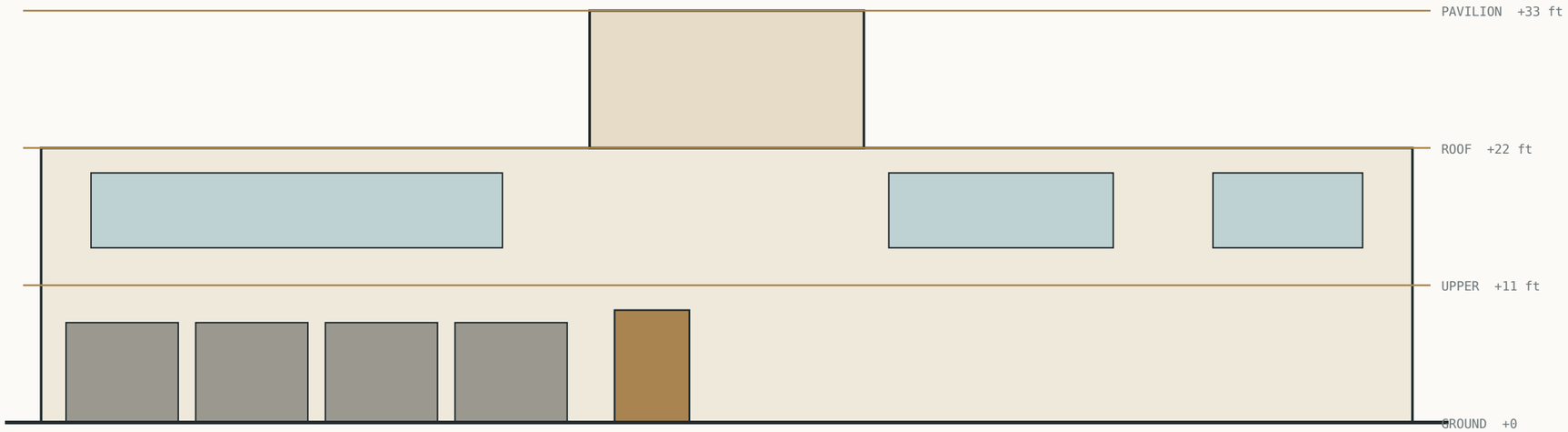
SITE UNKNOWNS

No parcel boundary, north direction, terrain, setbacks, driveway gradient, sewer invert or utility point is established.

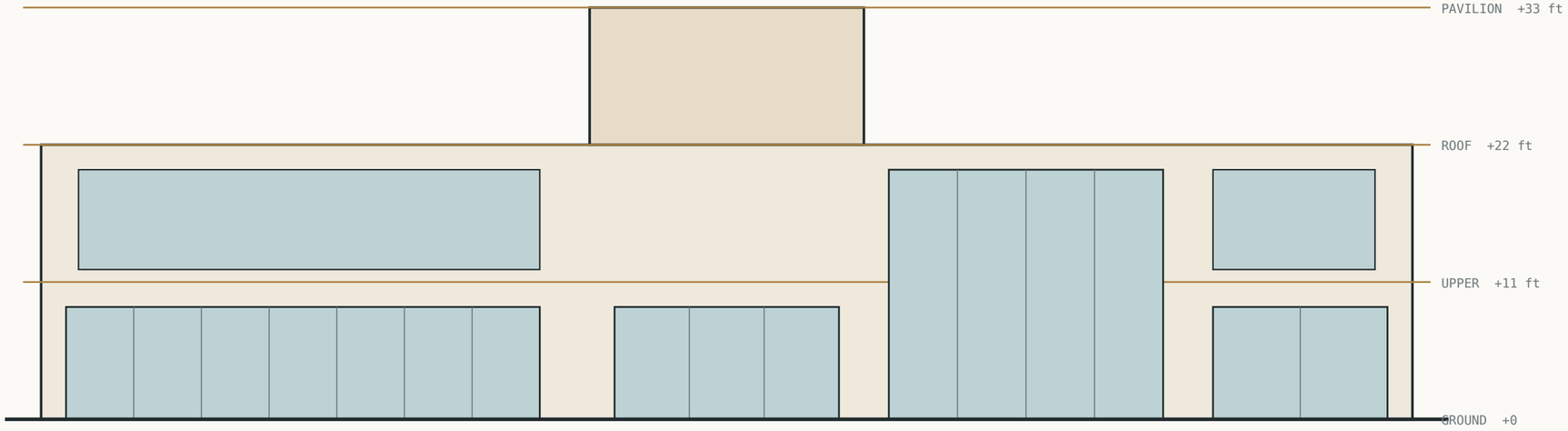
Street & garden elevation studies

ORTHOGRAPHIC LINE STUDIES / PROPOSED PROPORTIONS

01 STREET / ARRIVAL



02 GARDEN / POOL



PROPORTION STUDY

Continuous horizontal roof edges, opaque stone / plaster volumes and large garden glazing follow the original architectural intent.

ASSUMED LEVELS

Ground +0; upper +11 ft; roof +22 ft; pavilion top +33 ft. These are new test-fit datums, not surveyed levels or approved building height.

GLAZING

Mullion lines show visual rhythm only. Glass sizes, structural frames, thermal performance, opening limits and shading require specialist development.

MATERIAL DIRECTION

Honed limestone, warm plaster, smoked oak, bronze accents and charcoal metal retain the source palette.

TO RESOLVE

Actual grade, height envelope, facade section, water shedding, waterproofing, thermal movement and guard details.

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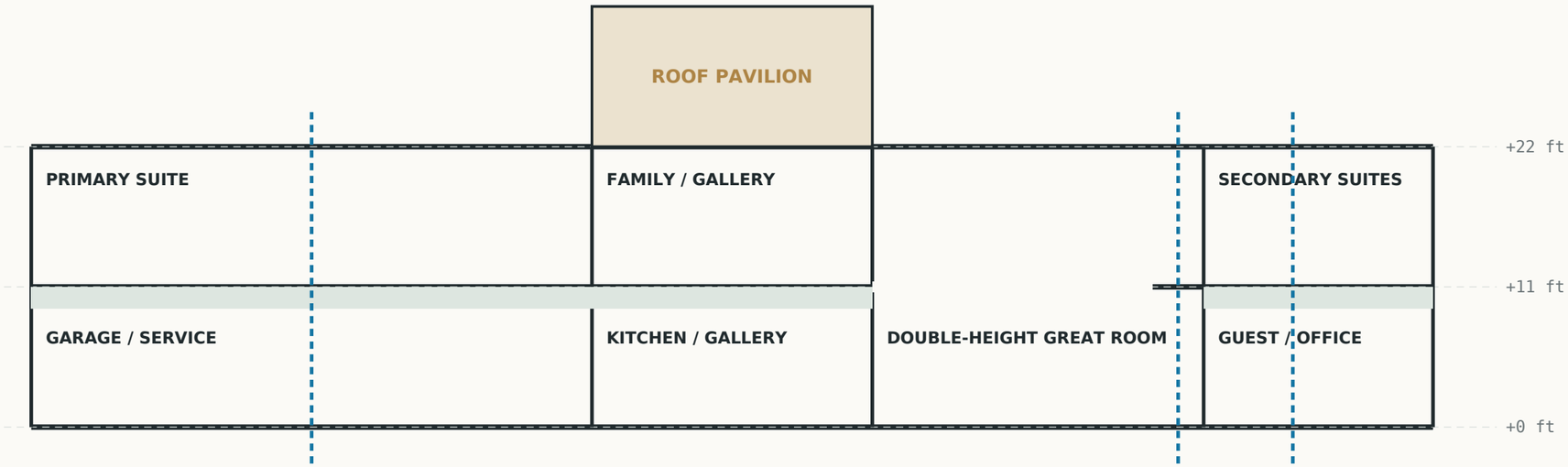
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DIAGRAM / DO NOT SCALE

Building section & service coordination

CUT THROUGH THE SOCIAL HEART / SECTIONAL PRINCIPLE, NOT A CONSTRUCTION DETAIL

01 DIAGRAMMATIC BUILDING SECTION



Planning targets: approximately 10 ft ground clear height; approximately 9.5 ft upper clear height; great-room clear zone about 20 ft. Floor and ceiling service depths remain provisional.

Layer	Coordination requirement
Structure	Beam depth, glass deflection, stair opening and terrace supports.
Ceiling services	Ducts, pipe routes, sprinkler coordination, downlights, speakers and shade pockets.

GREEN BAND

Reserved service / ceiling zone. Depth is illustrative and may increase after structure, HVAC and lighting coordination.

BLUE RISERS

Candidate vertical service paths aligned with P101 / P102. Provide access, acoustic separation and appropriate compartmentation.

GREAT-ROOM VOID

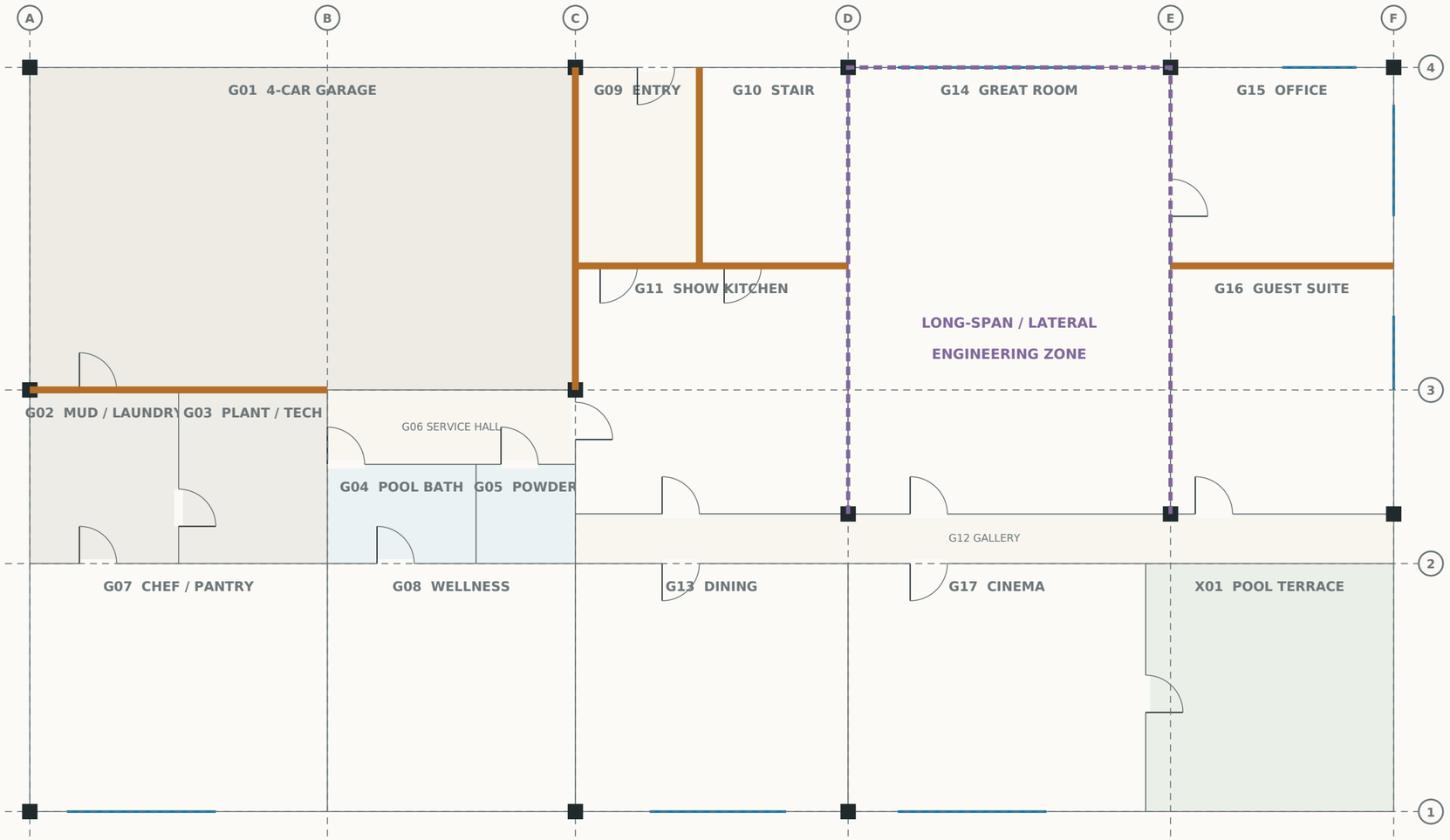
Upper gallery is outside the principal double-height opening. Its edge, guard and support system require engineering.

SECTION LIMITS

Stair risers, guards, roof slopes, waterproofing, fire separation and foundation sections are not dimensioned for installation.

Structural coordination concept

CANDIDATE SUPPORT ZONES / NO MEMBER, FOUNDATION OR CONNECTION DESIGN



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

SUPPORT INTENT

Markers show locations to investigate at opaque walls and room edges. They are not validated column locations or footing instructions.

LATERAL STRATEGY

Stair / service cores and opaque facade zones are candidates for engineered shear or frame systems.

LONG SPANS

Great-room openings, garage frontage, roof terraces and cantilevers require explicit deflection, gravity and lateral calculations.

CONSULTANT INPUTS

Survey; geotechnical report; material system; governing loads; structural model; pool separation; facade and waterproofing tolerances.

DRAWING KEY

- Square Candidate support point
- Heavy line Candidate core / lateral zone
- Dashed Frame coordination envelope

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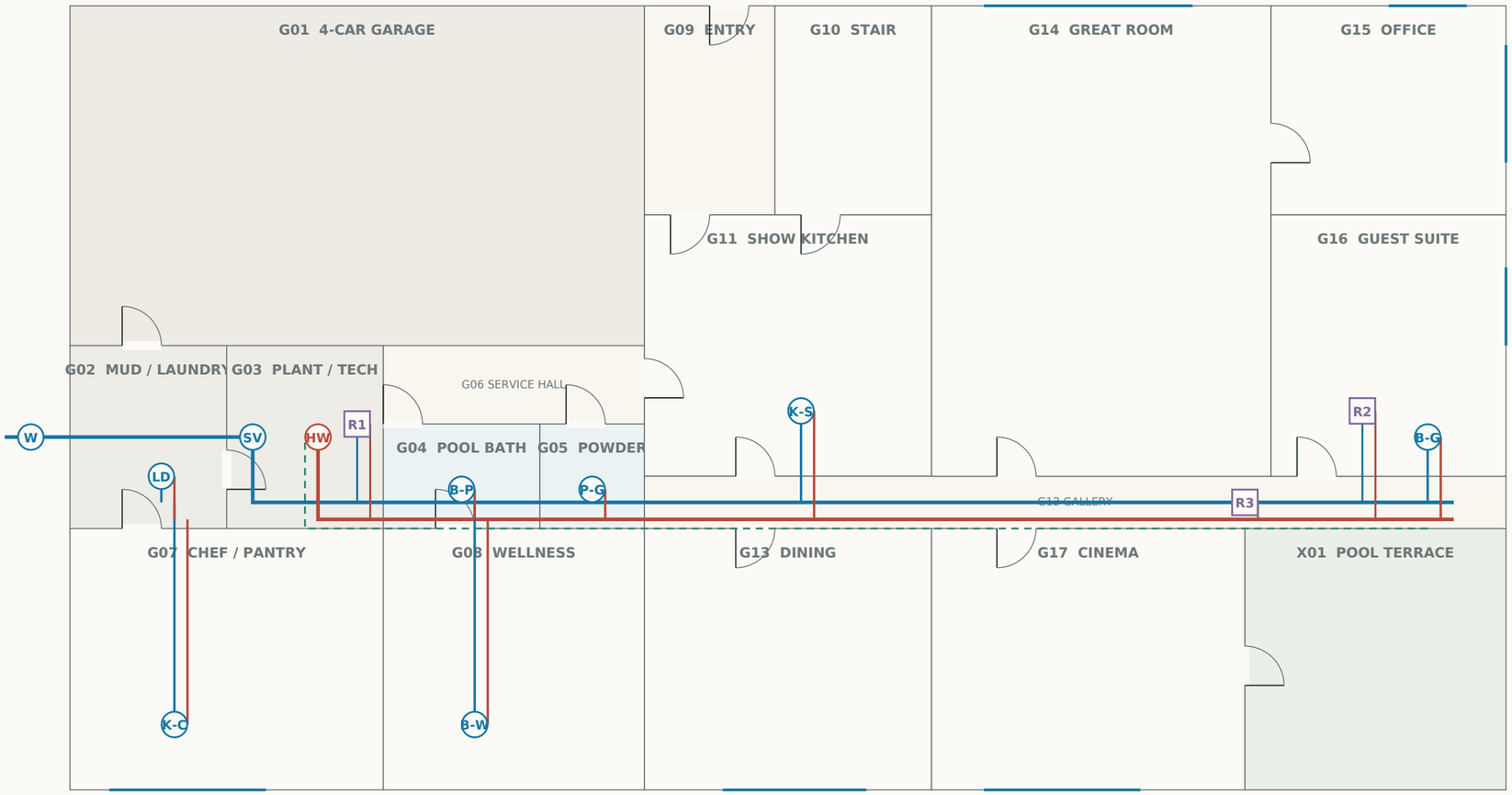
DIAGRAM / DO NOT SCALE

D04 ORIGINAL REFERENCE - NOT FOR CONSTRUCTION | SOURCE PAGE 95/199

SC03 VOLUME 147

Ground floor / water distribution

HOT + COLD WATER CONCEPT / ROUTES DIAGRAMMATIC, SIZES UNASSIGNED



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

WATER ENTRY

Meter / connection location assumed at the service side. A monitored domestic shutoff, accessible isolation and treatment allowance precede distribution.

HOT WATER

Plant zone G03 is a candidate for water heating and a recirculation system. Equipment, storage, flow, pressure and balancing are unselected.

AI WATER FUNCTIONS

Voice requests can target approved fixture controllers. Leak shutoff is a deterministic local function with manual access and confirmed reset.

SEPARATION

Domestic leak shutoff must not disable a required fire-sprinkler supply. Pool makeup / irrigation backflow and separation require plumbing design.

DRAWING KEY

- CW Cold water
- HW Hot water
- HWR Return concept / dashed
- R1-R3 Candidate vertical risers

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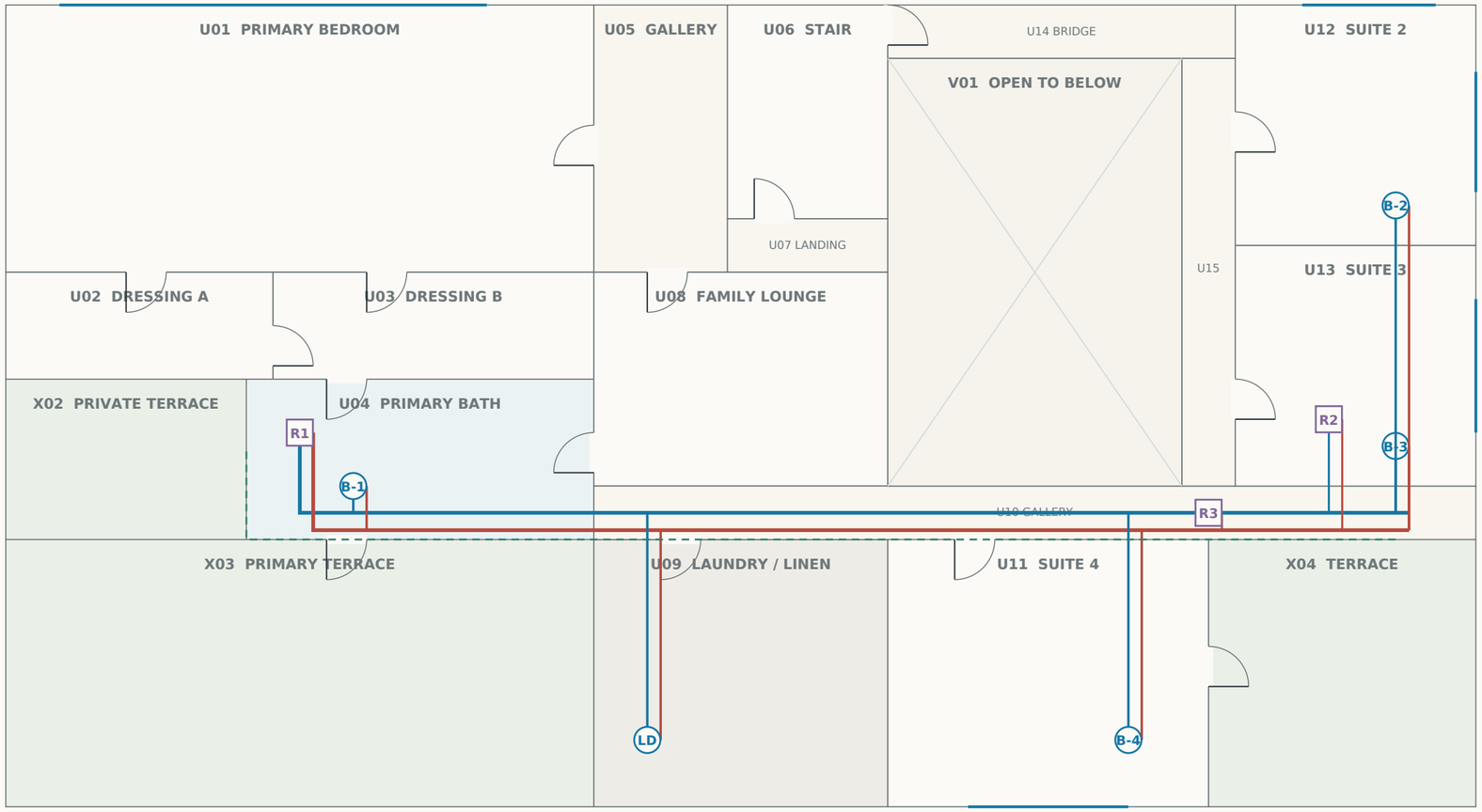
CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

18 SEP 2026 | REV C01

DIAGRAM / DO NOT SCALE

Upper floor / water distribution

REPEAT THE SAME PLAN / COORDINATE RISERS, BATHS AND LAUNDRY



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

PRIMARY WET ZONE

R1 connects the primary bath to the service-side plant below. Shower, tub, basins and WC branches need fixture-level layout.

EAST SUITES

R2 is the proposed route for Suites 2 and 3. Final routing must avoid windows, major framing and bed headwalls.

SUITE 4

R3 is proposed at the corridor / perimeter. The ensuite connection must avoid a waste stack through the cinema acoustic enclosure.

FIXTURE CONTROLS

Thermostatic protection, maximum temperatures, timeouts and accessible local controls remain physical device functions. Voice does not bypass them.

ROOF CONNECTIONS

Roof bar and powder connect via the stair-side service route, subject to coordinated roof enclosure and drainage design.

DRAWING KEY

- CW Cold water
- HW Hot water
- HWR Return concept / dashed
- R1-R3 See P601

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DIAGRAM / DO NOT SCALE

Waste, vent & drainage diagrams

FUNCTIONAL RISERS / PIPE SIZES, GRADIENTS AND VENT DESIGN TO BE ENGINEERED

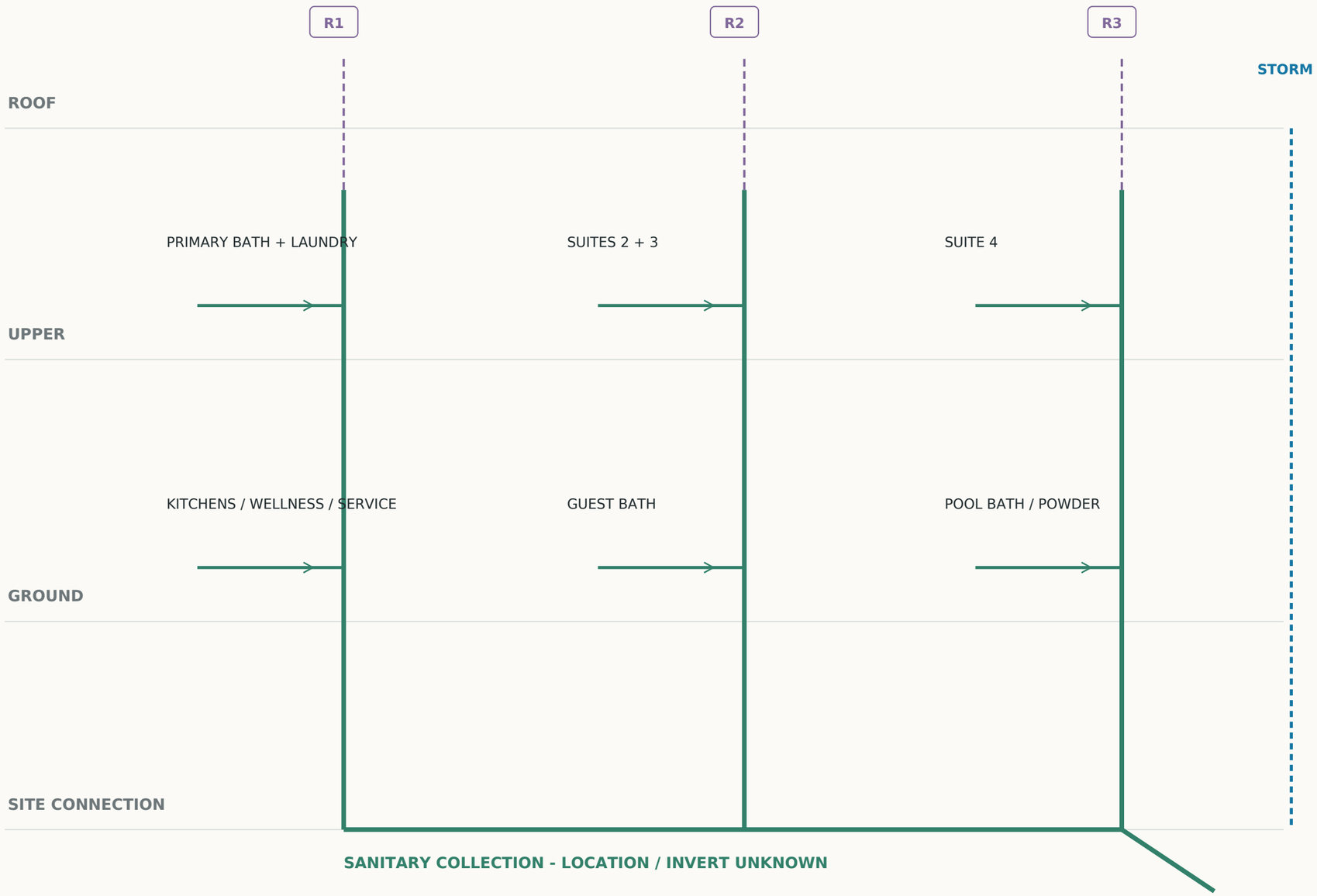


DIAGRAM ONLY

Fixture grouping is shown for coordination. Individual traps, trap arms, cleanouts, vent takeoffs, roof terminations and sewage connections are not a code layout.

WASTE ROUTING

Risers must be accessible and acoustically isolated. Horizontal offsets require slope and ceiling-depth checks.

ROOF / SITE WATER

Storm drainage stays separate from sanitary waste. Civil / plumbing design must coordinate roof outlets, overflow paths, terraces, pool deck and site grading.

FIRE / POOL SYSTEMS

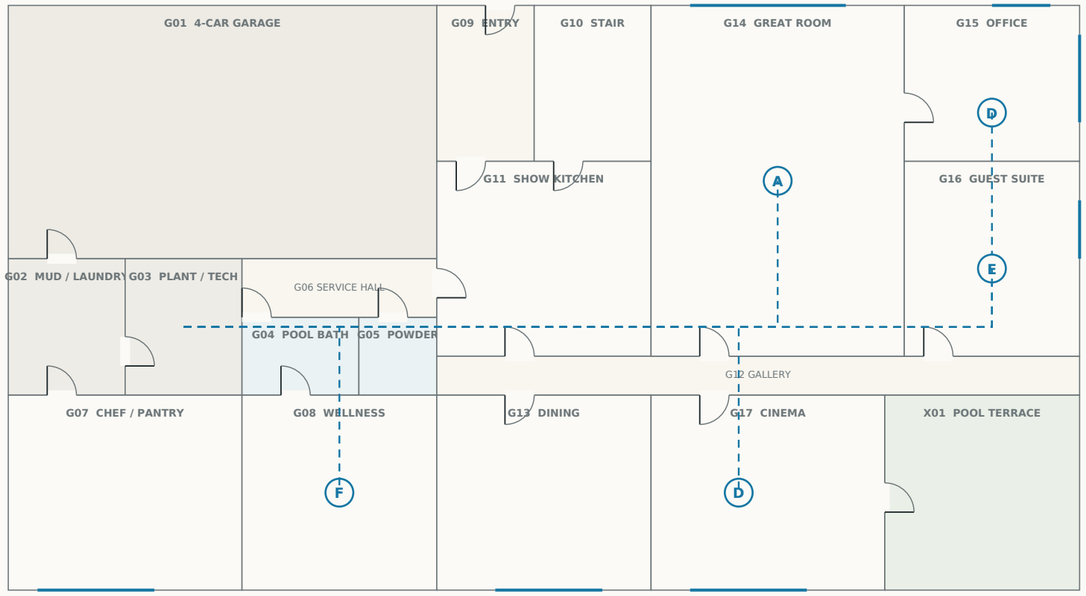
Fire sprinklers, pool filtration, pool drainage and irrigation are separate specialist systems, not designed by these risers.

NO SIZES SHOWN

Pipe diameter, slope, developed length, fixture-unit calculations and flow / pressure tests are required before construction.

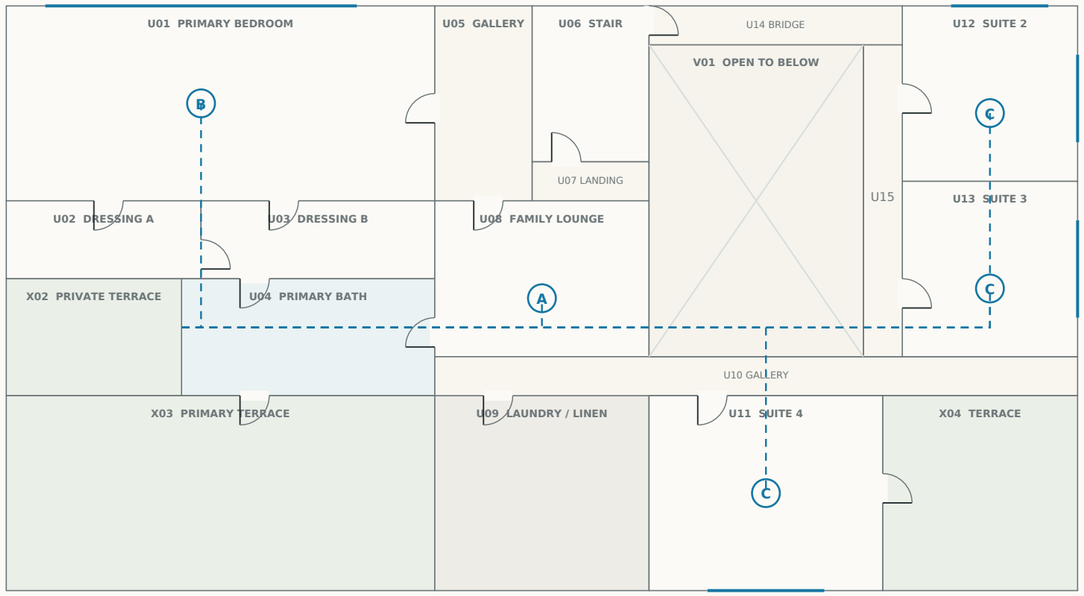
Mechanical zones & air pathways

CONCEPTUAL COMFORT ZONES / DUCTS AND EQUIPMENT NOT SIZED



GROUND FLOOR

A Social rooms
B Primary suite
C Secondary suites
D Cinema / office
E Guest / service
F Wellness



UPPER FLOOR

Route lines show relationships to the plant concept, not installable ductwork. Room sensors report to local HVAC controllers; AI may request only approved comfort setpoints.

COMFORT STRATEGY

Retain the source zoned heat-pump concept. Room loads, ventilation, equipment capacities, duct static pressure and acoustic performance need calculation.

SUPPLY + RETURN

Provide planned supply and return paths; avoid direct drafts over beds and seating. Return air strategy must respect odors and room pressure requirements.

EXHAUST

Bathrooms, chef kitchen, laundry and wellness functions need independent exhaust / makeup-air coordination as applicable.

HEAT / MOISTURE

Sauna, steam, bath and pool-related equipment use their own manufacturer controls and interlocks. Fire features are not automatic occupancy actions.

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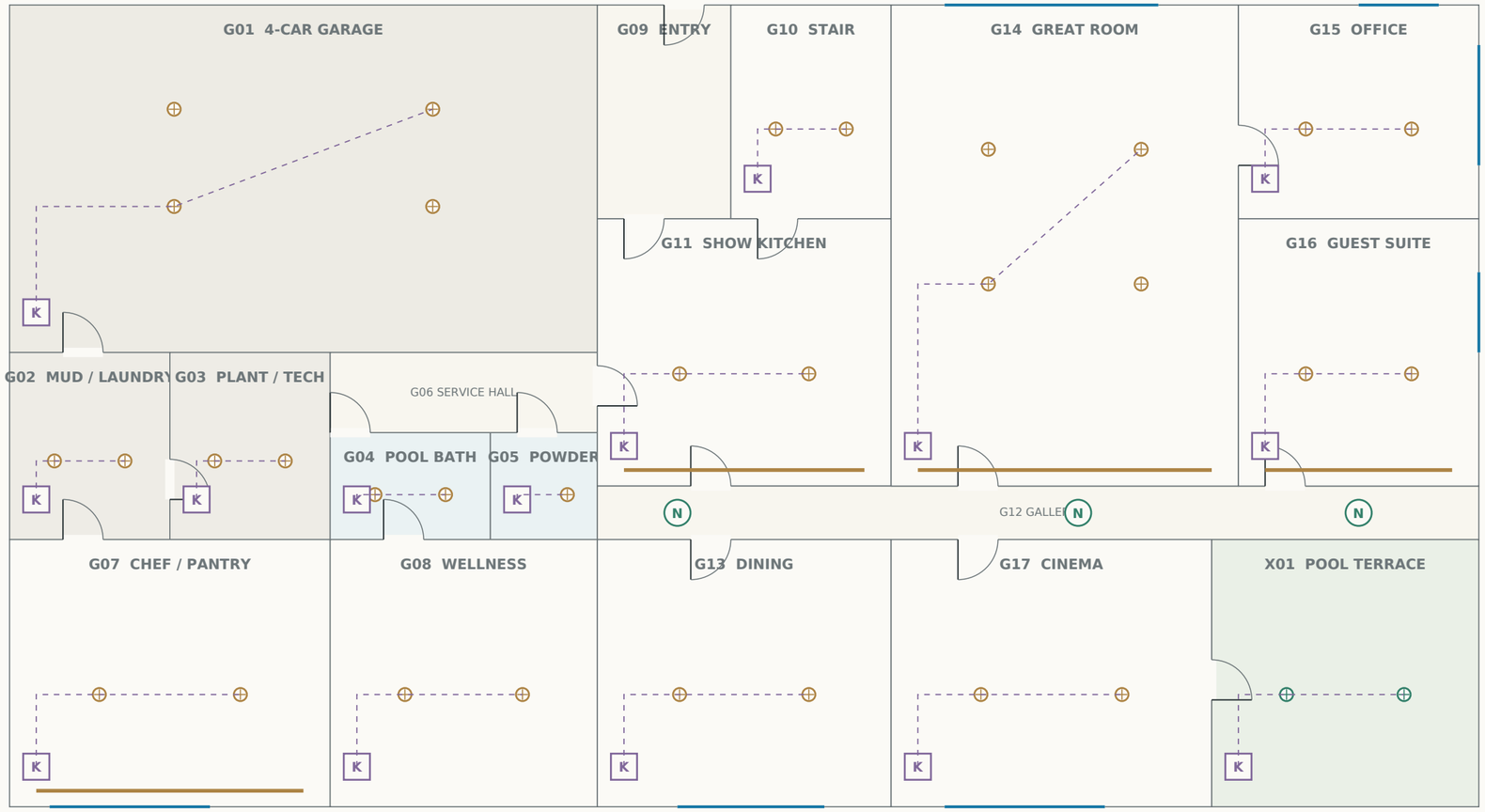
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DIAGRAM / DO NOT SCALE

Ground floor / lighting & controls

SCENE GROUPS, TASK LIGHTING AND LOCAL KEYPADS



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

LIGHTING CONCEPT

Symbols show representative fixture zones, not final counts or spacing. A photometric and reflected-ceiling design is still required.

SCENE GROUPS

Arrival, cooking, dining, movie, evening, cleaning and away are proposed scenes. Occupancy may call a scene only in authorized zones.

LOCAL CONTROL

Wall keypads and physical dimmers remain available. A voice or internet failure must not remove basic lighting control.

EMERGENCY FUNCTIONS

Required alarms and life-safety lighting remain independently designed. Decorative automation is not a substitute.

DRAWING KEY

- Cross circle Architectural light point
- Solid bar Task / linear lighting
- K Local keypad
- N Low-level night path
- Dashed Control association, not cable

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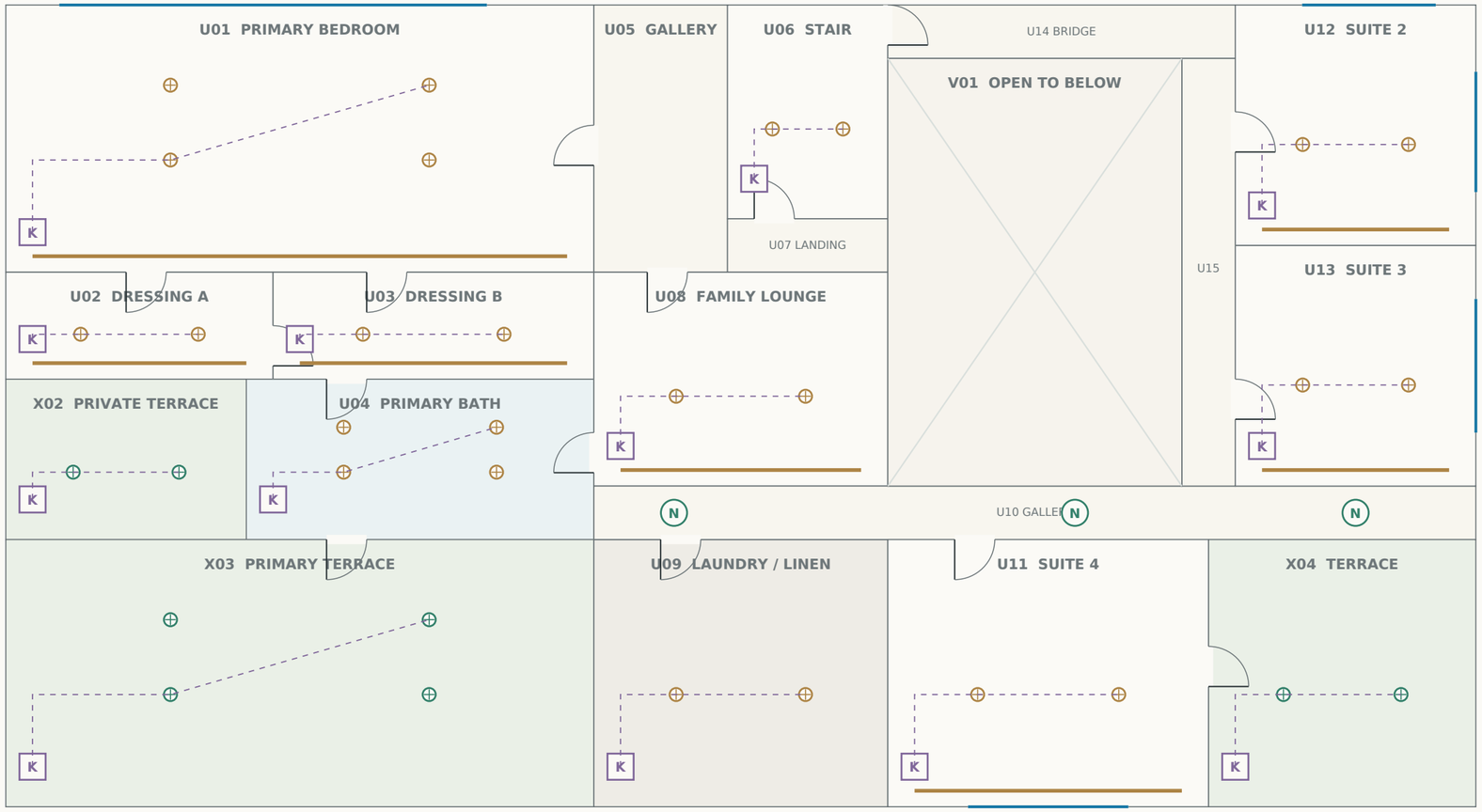
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DIAGRAM / DO NOT SCALE

Upper floor / lighting & controls

BEDROOM PRIVACY, NIGHT PATHS AND TERRACE SCENES



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

ROOM SCENES

Primary, each secondary suite, family lounge, laundry and terraces have independently addressable lighting groups.

NIGHT MOVEMENT

Low-level gallery and bath-path lights respond to an agreed night schedule and occupancy, without illuminating the whole house.

BEDROOM CONTROLS

Bedside controls and local keypads provide direct operation. Microphones are opt-in and can be physically muted.

SHADES

Motorized shades require coordinated pockets, maintenance access, power and fabric choices. Blackout and daylight scenes are separate.

DRAWING KEY

- Cross circle Proposed lighting point
- Solid bar Task / linear lighting
- K Local keypad
- N Low-level night path

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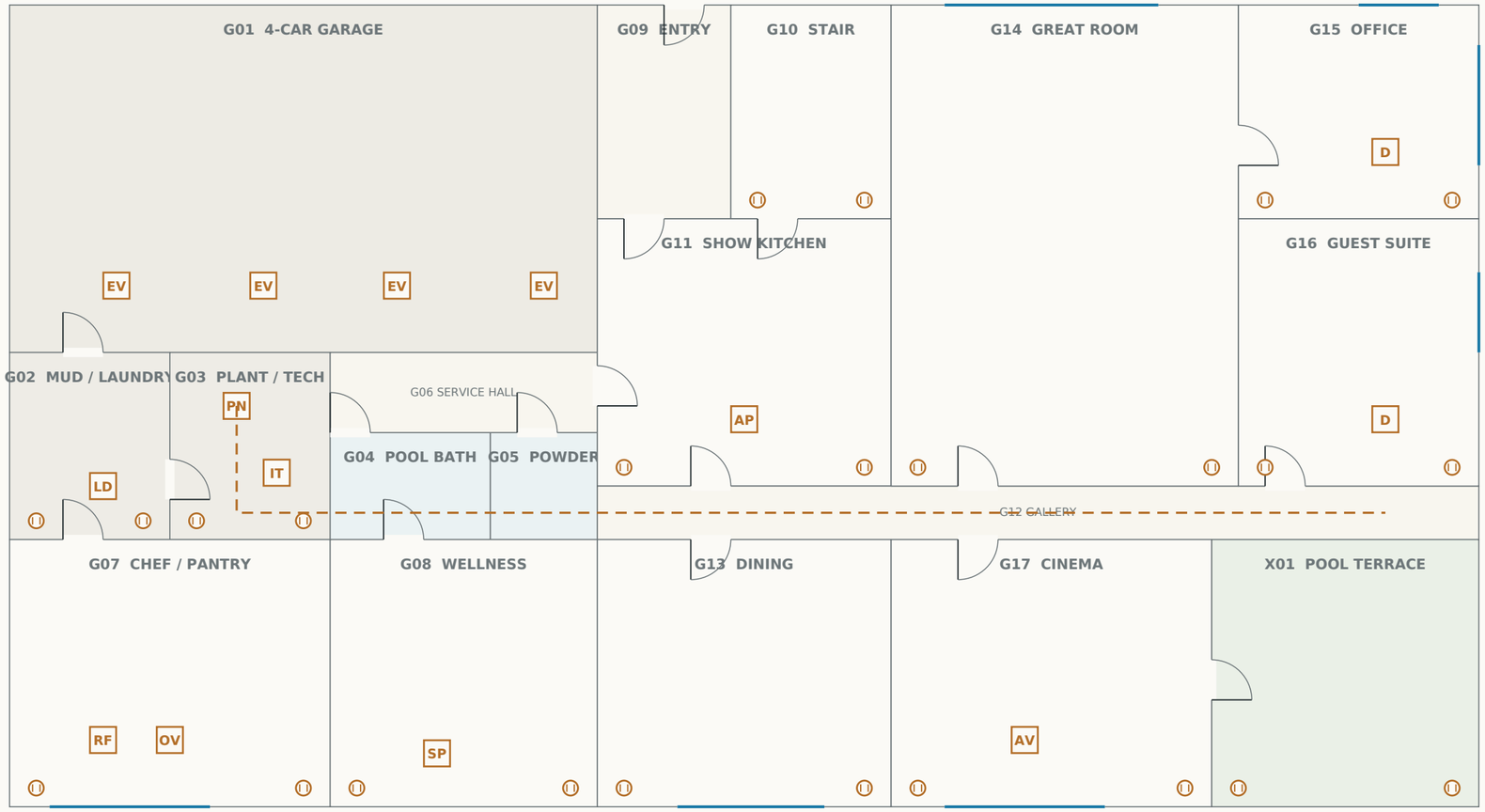
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DIAGRAM / DO NOT SCALE

Ground floor / power planning

LOAD LOCATIONS AND SERVICE PATH / NO CIRCUIT OR WIRING DESIGN



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

PANEL ZONE

PN is a candidate dry electrical zone within G03, separated from wet plant and with required working access to be established.

MAJOR LOADS

EV = garage charging allowance; LD = laundry; RF = refrigeration; OV = oven; AP = kitchen appliance; SP = spa / wellness; AV = media; IT = network.

ORDINARY OUTLETS

Representative symbols only. Final required spacing, wet-location protection, branch circuits, grounding and equipment disconnects must be designed.

CRITICAL POWER

Network, security, selected lights and refrigeration are candidate backup loads. Battery capacity and backup runtime are not specified.

DRAWING KEY

- Square Dedicated load / equipment location
- Circle Representative receptacle
- Dashed Distribution corridor, not wiring

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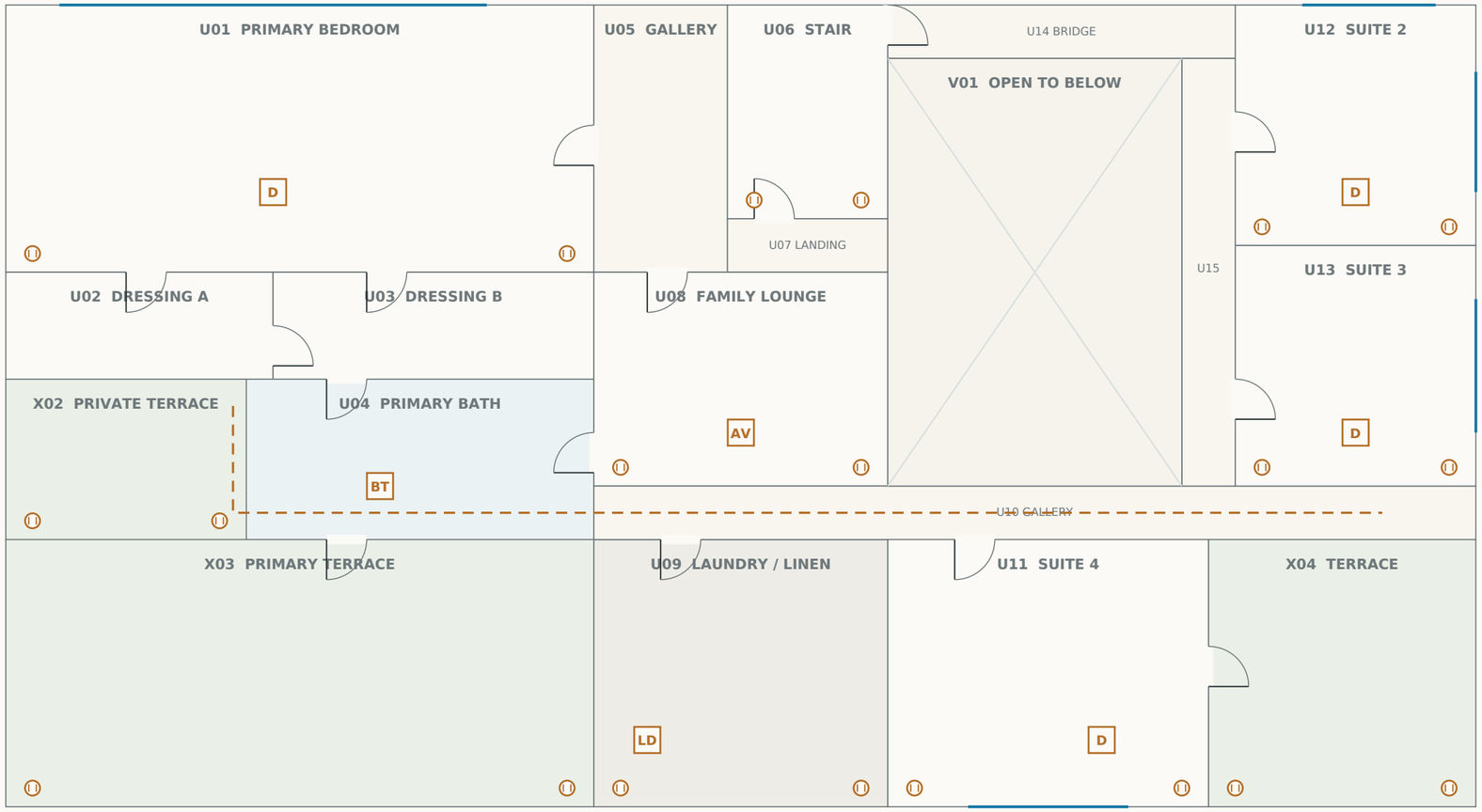
DIAGRAM / DO NOT SCALE

D04 ORIGINAL REFERENCE - NOT FOR CONSTRUCTION | SOURCE PAGE 102/199

SC03 VOLUME 154

Upper floor / power planning

SUITE, LAUNDRY, BATH AND ROOF LOAD COORDINATION



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

UPPER LOADS

Allow for suite outlets, bedside charging, media, motorized shades, bath equipment and laundry. Final equipment determines circuits.

BT BATH POINT

This is a coordination allowance, not a power outlet installed in a wet zone. Exact location, isolation and protection require design.

ROOF / EXTERIOR

Provide separate engineered planning for roof bar, pavilion lighting, pool equipment, outdoor kitchen and landscape systems.

NO FIXED RATINGS

No breaker rating, wire gauge, service amperage or solar / battery size is assigned in this concept. Those require load calculations and approved products.

DRAWING KEY

- D Data / convenience power point
- LD Laundry equipment allowance
- BT Bath equipment coordination
- AV Media allowance

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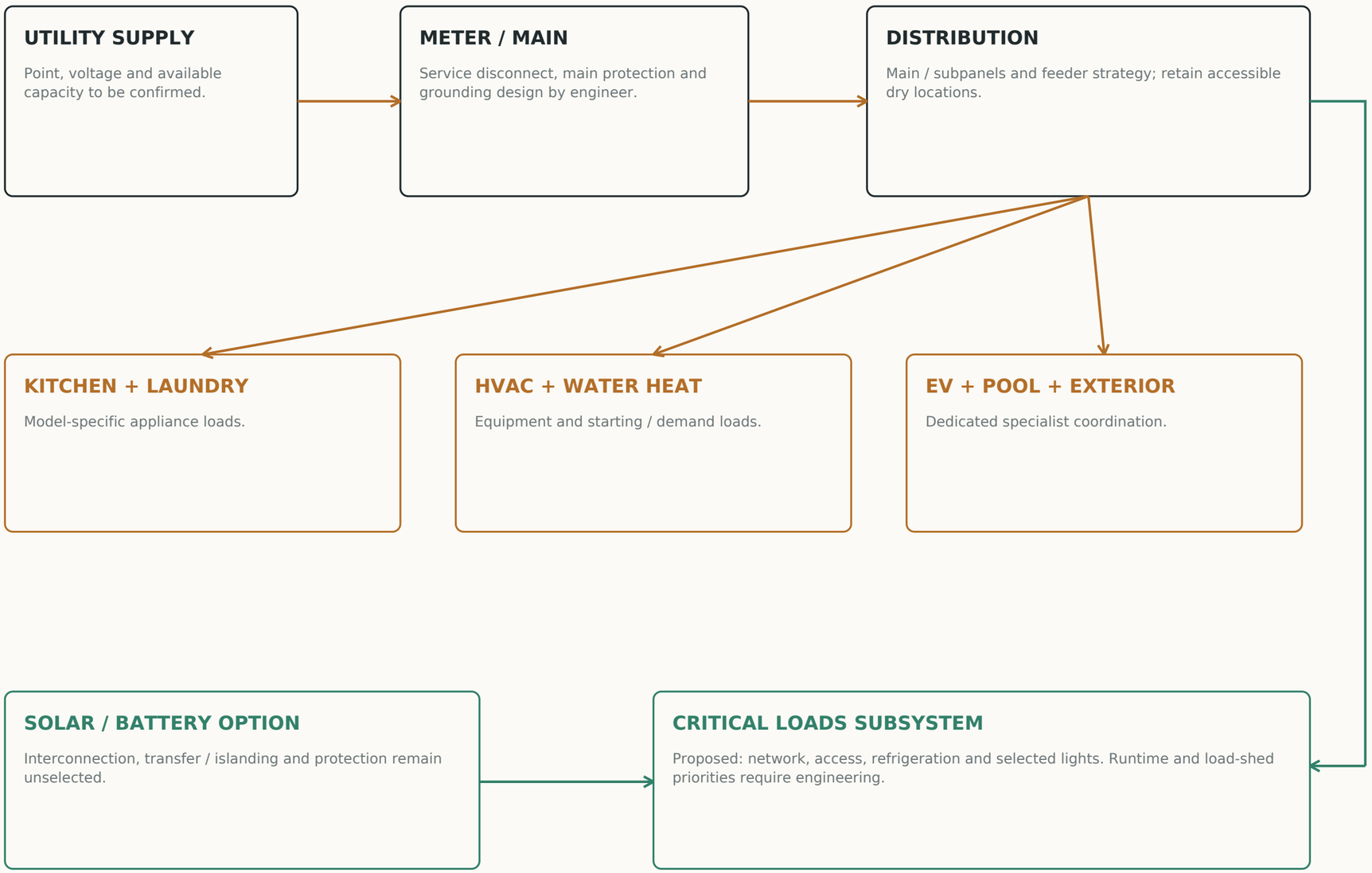
CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

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DIAGRAM / DO NOT SCALE

Electrical distribution concept

FUNCTIONAL SINGLE-LINE / RATINGS AND PROTECTION NOT DESIGNED



READ AS RELATIONSHIPS

This is a functional power architecture, not a complete electrical single-line suitable for installation.

CALCULATION GATE

Service demand, utility fault current, interrupting ratings, voltage drop, conductor / raceway sizes, grounding and selective operation must be resolved.

AUTOMATION BOUNDARY

AI sends authorized requests to approved controllers. It does not directly switch utility protection, bypass appliance safety or reconnect faulted equipment.

BACKUP PRIORITIES

Critical and discretionary loads must be explicitly separated. Oven, EV and pool heating are not assumed to operate on backup power.

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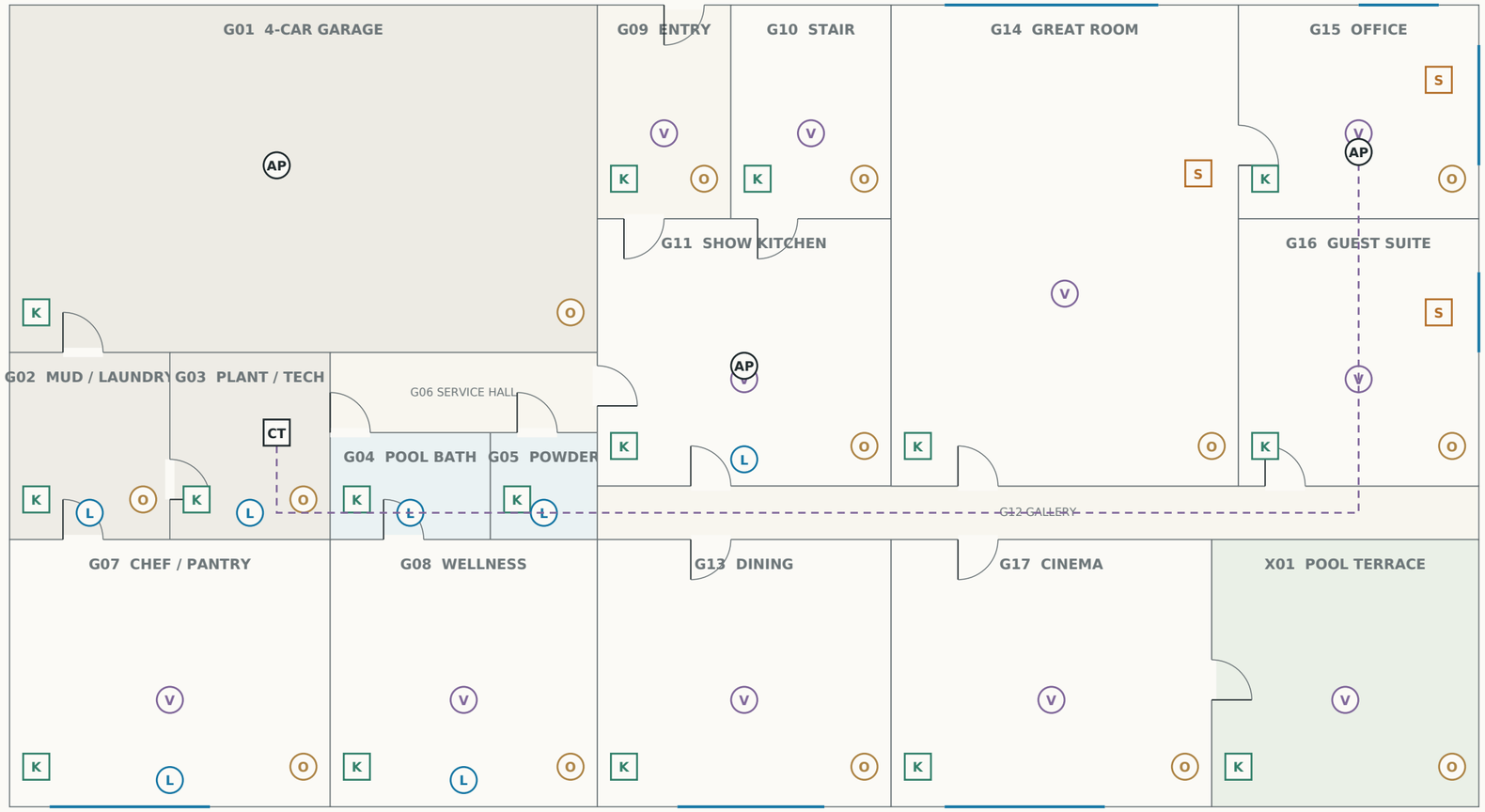
CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

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DIAGRAM / DO NOT SCALE

Ground floor / automation devices

VOICE ZONES, SENSORS AND MANUAL INTERFACES - PROPOSED



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

WHOLE-HOUSE INTENT

Every functional space has an assigned control zone or local interface. Symbol counts are allowances; microphone coverage needs an acoustic survey and live testing.

VOICE BOUNDARY

V indicates a proposed opt-in voice interface in a dry area. No hidden microphones or cameras are specified. Private and guest-zone controls must be selectable.

CONTROLLER

CT is a proposed local controller / network zone. Dry rack, cooling, power and service access must be separated from plumbing equipment.

SAFETY LIMITS

Arrival can trigger lights and comfort scenes. It must not automatically start ovens, fill baths, unlock doors or operate garage doors.

DRAWING KEY

- V / K Voice zone / manual keypad
- O / L Occupancy / leak detector
- S / AP Shade control / network point

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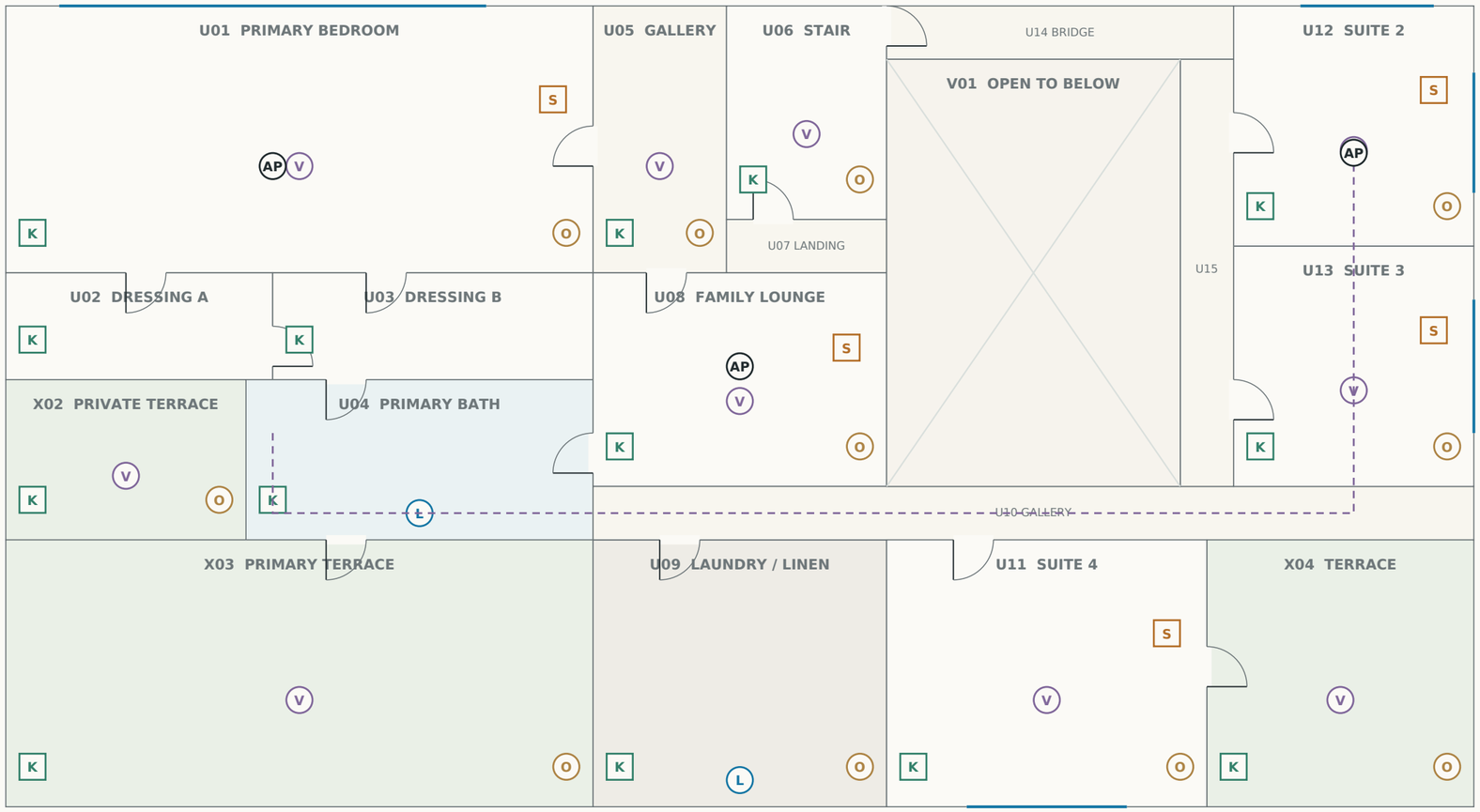
DIAGRAM / DO NOT SCALE

D04 ORIGINAL REFERENCE - NOT FOR CONSTRUCTION | SOURCE PAGE 105/199

SC03 VOLUME 157

Upper floor / automation devices

SUITE PRIVACY AND SERVICE CONTINUITY



STREET / ARRIVAL AT TOP - ORIENTATION UNVERIFIED

SUITE OWNERSHIP

Each bedroom has its own scene and permitted users. Guest mode limits access to common areas and the assigned suite.

BATHROOMS

Voice may be requested from an adjacent dry-zone interface. Water controls retain local shutoff, temperature protection and device-specific timers.

ROOF / GARDEN

Pavilion, roof bar, terraces, pool, landscape and gate form separate outdoor control zones with suitable equipment ratings.

NETWORK VALIDATION

AP symbols reserve candidate locations only. Wall materials, glazing and floor construction affect Wi-Fi and voice performance.

FAILURE BEHAVIOR

Local lighting, water shutoff and HVAC operation must remain usable without the conversational layer. Recovered commands are not replayed automatically.

DRAWING KEY

- V / K Opt-in voice / local control
- O / L Occupancy / leak detector
- S / AP Shade controller / network point

GEUZANE CASTRO | AURORA PRIVATE RESIDENCE

San Jose, California - location per original presentation; site / parcel not supplied.

CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

18 SEP 2026 | REV C01

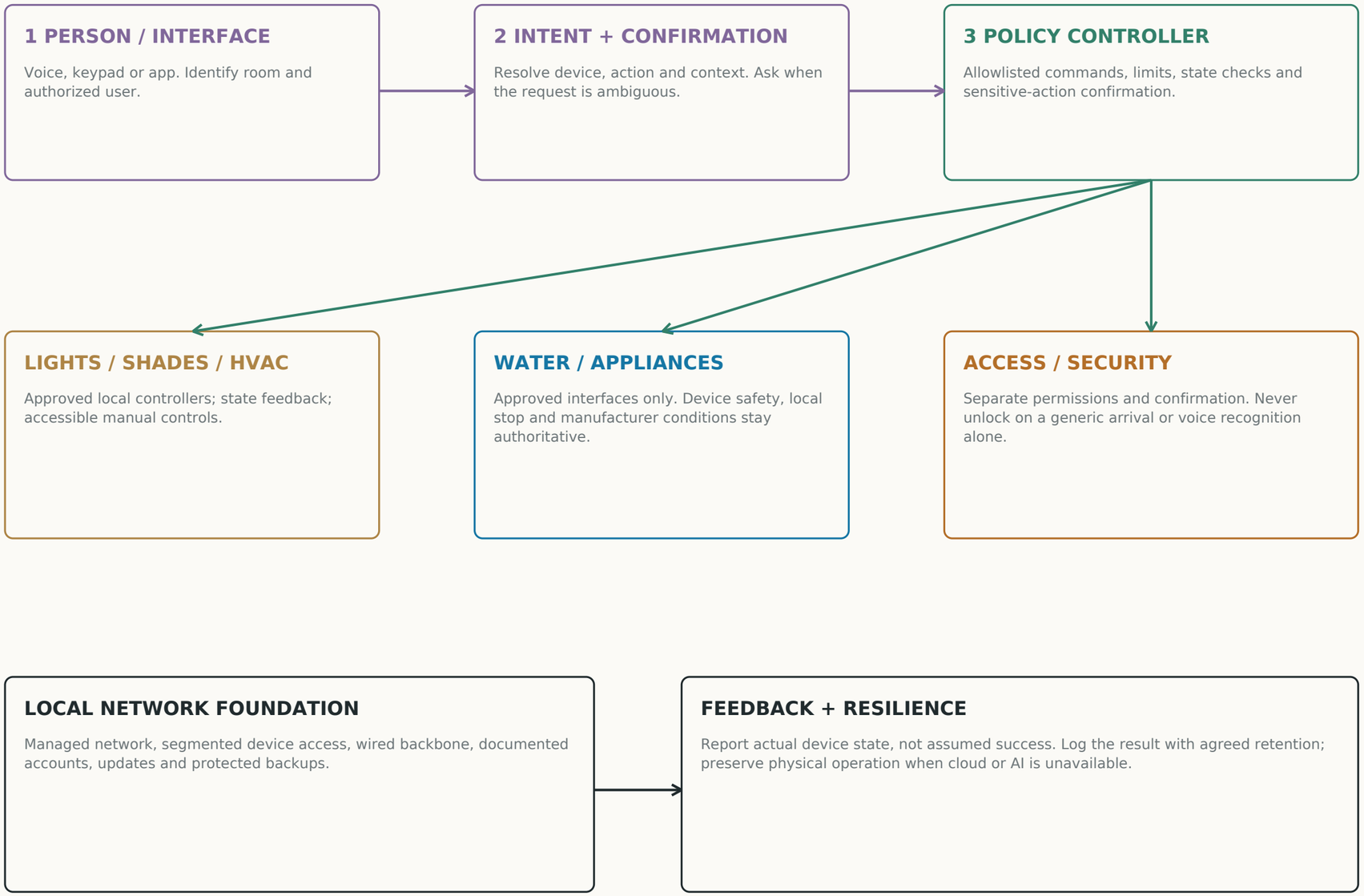
DIAGRAM / DO NOT SCALE

D04 ORIGINAL REFERENCE - NOT FOR CONSTRUCTION | SOURCE PAGE 106/199

SC03 VOLUME 158

Control architecture & network

CONVERSATION INTERPRETS THE REQUEST; APPROVED CONTROLLERS EXECUTE IT



PROPOSED ARCHITECTURE

No vendor platform, API contract or interoperability test has been completed. The integrator must confirm every requested function before procurement.

CLOUD OPTIONALITY

Prefer local operation where the chosen equipment supports it. Some appliance voice integrations depend on cloud services and account permissions.

HARD BOUNDARY

The conversational model never controls mains relays, heating elements or shutoff valves without an approved device controller and defined policy.

OWNER HANDOVER

Deliver zone names, permissions, mute controls, manual procedures, device inventory, passwords transfer and a tested recovery process.

GEUZANE CASTRO | AURORA PRIVATE RESIDENCE

San Jose, California - location per original presentation; site / parcel not supplied.

CONCEPT / CLIENT REVIEW - NOT FOR CONSTRUCTION OR PERMIT SUBMISSION

18 SEP 2026 | REV C01

DIAGRAM / DO NOT SCALE

Ground floor / room control schedule

PROPOSED EXPERIENCE - CAPABILITY SUBJECT TO DEVICE SELECTION AND COMMISSIONING

Zone	Example voice request	Proposed action	Condition / local fallback
G09 Entry / G12 gallery	Aurora, welcome me home.	Entry and path lights; approved comfort scene.	Presence + schedule; no automatic unlock or heat appliance start.
G14 Great room	Aurora, evening in the great room.	Dim scene, shades and selected music.	Occupant preference; local keypad and shade obstruction control.
G13 Dining	Aurora, dinner for guests.	Dining pendant, accent light and audio level.	Confirmation of room; no kitchen appliance action.
G11 Show kitchen	Aurora, prepare the kitchen.	Task lighting, display recipe, approved hood request.	Cooking remains locally supervised; device support required.
G07 Chef / pantry	Aurora, preheat the oven.	Confirm exact oven, mode, temperature and timer.	Only via approved oven interface; confirm clear / ready state and model rules.
G07 / G11 water	Aurora, dispense water at the kitchen sink.	Measured dispense if supported by selected fixture.	Named fixture, bounded quantity / temperature, local stop; no open-ended flow.
G16 Guest suite	Aurora, guest bedtime.	Suite lights, shades and permitted comfort range.	Guest profile isolated from other suites and security administration.
G15 Office	Aurora, focus mode.	Task light, glare shade and audio setting.	Private mode; physical microphone mute.
G17 Cinema	Aurora, movie time.	Lighting scene, shades, AV startup and comfort request.	Keep exit path usable; confirm actual AV state.
G08 Wellness	Aurora, prepare my wellness room.	Lights and comfort; supported shower preset.	Heat / steam activation needs local supervision and equipment interlocks.
G04 Pool bath / G05 powder	Aurora, bathroom lights.	Light, fan request and leak alerts.	Use adjacent dry-zone voice or keypad; no cameras.
G02 Laundry	Aurora, is the laundry finished?	Status / leak alerts; light on occupancy.	Remote start only if the selected appliance explicitly supports it.
G01 Garage	Aurora, show charging status.	EV status and garage lights.	Door movement requires authorized confirmation and obstruction safeguards.
G03 / G06 Service areas	Aurora, show the house status.	System status, temperatures, leak and fault alerts.	Service-only permissions; no automatic reset of a fault.
X01 Pool terrace	Aurora, terrace evening.	Outdoor lights and allowed audio scene.	Pool gates, heaters and covers retain independent safety controls.

Upper floor & exterior / control schedule

EVERY SPACE HAS A ZONE; EVERY SENSITIVE ACTION HAS A DEFINED LIMIT

Zone	Example voice request	Proposed action	Condition / local fallback
U01 Primary bedroom	Aurora, good morning.	Gradual lights, approved shade and comfort scene.	Opt-in schedule; local bedside control.
U02 / U03 Dressing	Aurora, dressing lights.	Wardrobe and mirror task lighting.	Dry-zone voice or occupancy / keypad; no camera needed.
U04 Primary bath	Aurora, prepare my shower.	Confirm named shower and approved preset.	Manufacturer temperature limits, timeout and local stop. Tub filling is a separate confirmed function.
U12 Suite 2	Aurora, bedtime in Suite 2.	Suite 2 lights, shades and comfort request.	Suite-only permission; physical control remains available.
U13 Suite 3	Aurora, brighten Suite 3.	Suite 3 lighting group.	Room confirmation if ambiguous; microphone mute available.
U11 Suite 4	Aurora, Suite 4 reading mode.	Reading light and allowed shade setting.	Independent guest profile; local bedside switch.
Secondary ensuites	Aurora, turn on my bathroom light.	Light / ventilation; supported water preset if selected.	Never infer which shower from an ambiguous request; local fixture controls.
U08 Family lounge	Aurora, family evening.	Light scene, media and comfort.	Maintain gallery path lighting.
U09 Laundry / linen	Aurora, laundry status.	Status, leak alert and task lights.	Physical appliance controls; notifications only unless remote function verified.
U05-07 / U10 / U14-15	Aurora, night path.	Low-level gallery and stair lighting.	No darkening of an occupied stair / exit route.
X02-04 Private terraces	Aurora, terrace reading lights.	Assigned terrace lights; permitted audio.	Guest / bedroom privacy; weather-rated selected equipment.
Roof pavilion / bar / powder	Aurora, rooftop evening.	Roof lighting and audio; bar status.	No automatic fire-feature, cooking or water-flow start.
Pool / spa / landscape	Aurora, show pool status.	Temperatures, equipment alerts and lighting.	Heating / covers only through specialist controllers; pool safeguards remain independent.
Whole house	Aurora, away mode.	Confirm occupants, lights, comfort setback and selected alerts.	Do not lock out occupants or shut off critical systems; arm / lock actions require explicit confirmation.

Control sequences & validation

PROPOSED RULES TO TEST BEFORE HANDOVER - NO INSTALLED SYSTEM IS CLAIMED

Sequence	Required condition	Expected behavior	Acceptance check
Arrival	Presence at entry + authorized scene enabled	Set agreed lights and comfort; report completed actions.	False presence does not unlock doors or start water / heat appliances.
Oven	Exact appliance + explicit command + ready state	Confirm mode, setpoint and timer; use approved API / integration.	Reject unsupported command; preserve model-specific remote-enable and safety rules.
Shower	Named fixture + approved preset + authorization	Start within device limits; announce state; enforce bounded run.	Stop remains local. Failure / stale state means no automatic start.
Bath fill	Supported fill / overflow protection + explicit confirmation	Use fixture-specific bounded fill and timeout; monitor actual state.	Do not implement with a generic relay or uncontrolled voice command.
Leak event	Local detector / monitored device confirms event	Alert owner; close affected domestic zone if designed to do so.	Fire supply excluded; manual access; reopening requires inspection / confirmation.
Sensitive access	Named door / garage + authorized explicit action	Check device state and obstruction / access conditions.	Voice similarity alone is insufficient. Never unlock through a generic scene.
Internet / AI failure	Connectivity loss or unavailable language service	Local lighting, HVAC and physical shutoffs continue.	No queued heat / water / access commands replay on recovery.
Privacy / guest mode	Owner-selected room policy	Mute private-zone microphones; scope guest permissions.	Verify status indicators, deletion / retention settings and manual override.

Commissioning evidence: record the actual model and firmware, supported interface, responsible installer, test date, pass/fail result and owner sign-off for every sequence. Verify behavior after power loss, device restart, network loss and an ambiguous voice request.

Interior palette & detail studies

RETAINED MATERIAL LANGUAGE / NEW COORDINATION DETAILS ARE CONCEPTUAL

LIMESTONE
Honed / filled

SMOKED OAK
Low-sheen veneer

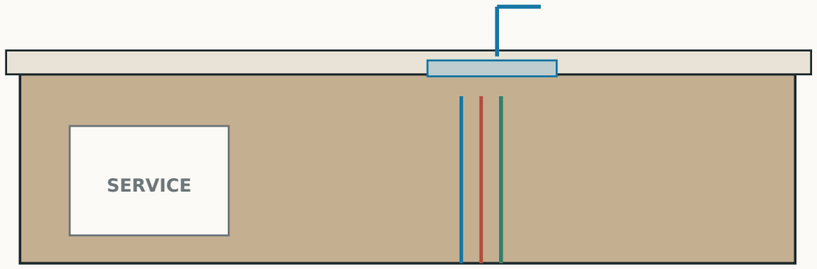
MINERAL PLASTER
Warm neutral

BRONZE
Satin accent

CHARCOAL METAL
Fine texture

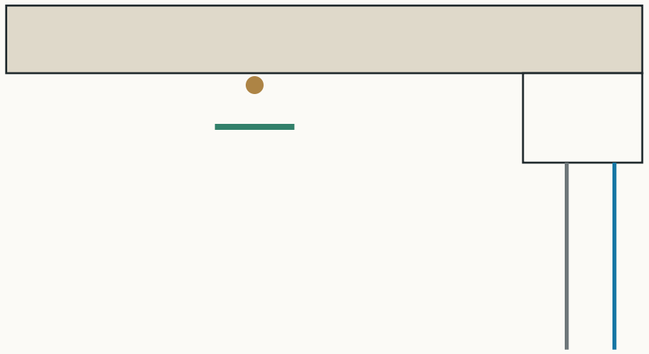
WHITE QUARTZITE
Honed / leathered

01 KITCHEN ISLAND / UTILITY INTENT



Accessible fixture controller and isolation; hot / cold / waste coordination; task lighting and power clear of wet interfaces. Cabinet dimensions and products remain unselected.

02 CEILING / SHADE POCKET INTENT



Resolve structural depth, shade service access, light positions, air delivery and glass head conditions together. No build-up thickness or fastening method is prescribed.

SOURCE PALETTE

Original book pp. 27-35. Colors are screen approximations for presentation; physical samples under project lighting govern selection.

FURNITURE DIRECTION

Low-profile sculptural seating; generous dining table; upholstered primary headboard; flush millwork and restrained metal accents.

SELECTION STATUS

No exact furniture model, paint code, slab lot, appliance model or finish quantity is confirmed by this drawing set.

NEXT INTERIOR LAYER

Room data sheets should record approved products, dimensions, samples, utility requirements, clearances and maintenance access.

Coordination register & references

THE NEXT DESIGN DECISIONS ARE VISIBLE AND ASSIGNED

Package	Responsible discipline	Next verified input / deliverable
Site / jurisdiction	Owner + architect / surveyor	Parcel, survey, orientation, setbacks, topography, access and utility points.
Area / program	Client + architect	Confirm whether 8,500-9,500 sq ft includes the enclosed roof pavilion; reconcile area.
Architectural geometry	Architect	Room dimensions, stair / exit design, walls, windows, door schedules, guards and roof sections.
Structure	Structural + geotechnical engineers	Foundation, framing, lateral systems, loads, deflection, connections and calculations.
Water / waste	Plumbing / MEP engineer	Fixture schedule, pressure, hot water, pipe sizes, vents, slopes, storm drainage and backflow.
Power / lighting	Electrical engineer + lighting designer	Load calculation, service, protection, circuits, grounding, fixture schedule and photometrics.
Comfort / ventilation	Mechanical engineer	Room loads, equipment, ducts, airflows, ventilation, exhaust and acoustic design.
Automation	Integrator + owner + MEP team	Select compatible devices; verify each voice function, policy, privacy, local fallback and commissioning result.
Interiors / landscape / pool	Relevant designers and specialists	Products, dimensions, waterproofing, irrigation, pool safety / hydraulics and exterior systems.

Project sources. Aurora_COMPLETE_MASTER_PACKAGE_FINAL.pdf (82 pages) and Aurora_Master_Book_Client_Presentation.pdf (58 pages), retrieved unchanged in this conversation. Source zoning and program are interpreted for a new test-fit; the source was not a measured drawing set.

External checks, accessed 18 September 2026. City of San Jose Building Division: project permitting and current-code review remain site-specific. GE Appliances, "Control Your Oven Remotely" and "Starting Your Oven Remotely": supported controls and remote-enable behavior vary by model. These are examples of implementation constraints, not selected product specifications.

City of San Jose - Building Division

GE Appliances - Control Your Oven Remotely

GE Appliances - Starting Your Oven Remotely

Covering the project from ground to handover

This manual expands the project scope across 21 disciplines and links it to an editable delivery register.

21	84	38	44
disciplines	deliverables	rooms / zones	selection items

WHAT THIS ISSUE ADDS

A project-specific scope, proposed room and selection schedules, 14 engineering analysis briefs, and 30 construction and handover tasks. Required inputs, responsible disciplines and evidence fields are visible in the workbook.

CURRENT PROJECT STATUS

Aurora has a developed concept presentation and schematic studies. No verified site survey, completed project engineering calculations, approved equipment schedule or coordinated construction issue has been established from the available files.

Use the package to brief the design team and review decisions with Todd. A checked row alone does not establish that a design is approved; retain the actual calculation, drawing or inspection record.

Every major workstream has a place

The numbered sections correspond to the discipline IDs in the Project Register worksheet.

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Project definition

Lead responsibility: Owner and lead designer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Five bedroom suites, seven full bathrooms, two powder rooms, four garage bays, two main levels and a rooftop pavilion are the source design program. The original target is 8,500-9,500 sq ft. The current test-fit is a proposed spatial study.

INPUTS AND DESIGN INTERFACES

Confirm whether the target includes the enclosed rooftop pavilion. Record intended occupancy, accessibility preferences, household routines, budget basis and timing before freezing the brief.

REQUIRED DELIVERABLES

- **01.1** Project brief and scope boundaries
- **01.2** Area and room-program reconciliation
- **01.3** Client decisions and revision register
- **01.4** Consultant responsibility matrix

EVIDENCE TO CLOSE THIS DISCIPLINE

Client-confirmed brief and a revision-controlled area schedule.

Source basis: Master book pp. 6-8; drawings G001. New scope is proposed for consultant coordination.

Site and survey

Lead responsibility: Surveyor and civil engineer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

San Jose is the location stated in the presentation. No verified Aurora parcel, boundary, topography, north orientation, easements, levels or utility connection points have been identified. The 110 ft x 60 ft planning envelope is an assumption.

INPUTS AND DESIGN INTERFACES

Obtain the actual property address and parcel, current boundary/topographic survey, title/easement information, tree inventory and utility records. Do not apply an unrelated survey to Aurora.

REQUIRED DELIVERABLES

- **02.1** Survey base and project benchmark
- **02.2** Site constraints and access plan
- **02.3** Existing utilities and connection schedule
- **02.4** Demolition and protection scope if applicable

EVIDENCE TO CLOSE THIS DISCIPLINE

A survey and site base explicitly identified to Aurora, reviewed by the project team.

Source basis: Drawings G001 and G901. New scope is proposed for consultant coordination.

Planning and permitting

Lead responsibility: Project architect. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

The permit path depends on the actual parcel and project scope. San Jose states that the 2025 building codes took effect on January 1, 2026. Parcel-specific amendments, zoning, overlays and permit conditions remain to be checked.

INPUTS AND DESIGN INTERFACES

Confirm the authority having jurisdiction, zoning, setbacks, height, area rules, fire access, wildfire/flood/geologic constraints and utility approvals. Use current city submittal instructions.

REQUIRED DELIVERABLES

- **03.1** Code and zoning analysis
- **03.2** Permit submittal index and supporting forms
- **03.3** Agency comment-response register
- **03.4** Permit and deferred-submittal register

EVIDENCE TO CLOSE THIS DISCIPLINE

Project-specific code analysis and required agency approvals, with no assumed permit acceptance.

Source basis: City Building Division; Bulletins & Forms. New scope is proposed for consultant coordination.

Architecture and circulation

Lead responsibility: Project architect. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Retain the entry/gallery sequence, double-height great room, show and chef kitchens, cinema, wellness room, guest suite and upstairs private suites. Current floor plans, elevations and sections communicate proportions and adjacencies.

INPUTS AND DESIGN INTERFACES

Resolve actual wall thicknesses, clear room dimensions, stairs, circulation, egress, openings, accessibility choices, service access and rooftop occupation using the verified site and applicable design criteria.

REQUIRED DELIVERABLES

- **04.1** Dimensioned site-based floor and roof plans
- **04.2** Four elevations and coordinated building sections
- **04.3** Stair, guard and critical threshold details
- **04.4** Door, window and opening schedules

EVIDENCE TO CLOSE THIS DISCIPLINE

One coordinated drawing set in which dimensions, levels, openings and room tags agree.

Source basis: Drawings A001-A301. New scope is proposed for consultant coordination.

Geotechnical and foundations

Lead responsibility: Geotechnical and structural engineers. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

The source proposes a foundation strategy but supplies no soil parameters, bearing capacity, settlement evaluation or final foundation design. Foundation type and dimensions remain open.

INPUTS AND DESIGN INTERFACES

Obtain geotechnical recommendations, groundwater and grading information. Coordinate retaining conditions, pool proximity, foundations, slab edges and below-grade services before selecting the foundation system.

REQUIRED DELIVERABLES

- **05.1** Geotechnical report and recommendations
- **05.2** Foundation design and supporting calculations
- **05.3** Retaining and waterproofing interfaces
- **05.4** Earthwork and foundation inspection requirements

EVIDENCE TO CLOSE THIS DISCIPLINE

Design based on the identified site report, with consultant-reviewed calculations and details.

Source basis: Master book pp. 15-17; drawing S101. New scope is proposed for consultant coordination.

Structure and movement

Lead responsibility: Structural engineer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Maintain open living areas, large glazing and a rooftop pavilion as design intentions. Candidate support zones are shown, but member sizes, connections, lateral resistance, load paths and deflection checks are not calculated.

INPUTS AND DESIGN INTERFACES

Coordinate spans, actual loads, roof use, planters, glazing tolerances, equipment and pool structures. Reconcile structural depth with ducts, ceilings, recessed lighting and shading pockets.

REQUIRED DELIVERABLES

- **06.1** Gravity and lateral design calculations
- **06.2** Framing plans and member schedules
- **06.3** Connections, supports and movement details
- **06.4** Structural coordination and review record

EVIDENCE TO CLOSE THIS DISCIPLINE

A continuous designed load path and documented checks for the final geometry and loading.

Source basis: Drawing S101; master book pp. 16-17. New scope is proposed for consultant coordination.

Envelope, roofs and waterproofing

Lead responsibility: Architect and envelope specialist. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Use the established limestone, plaster, glass and metal material language. Large sliding openings, terraces and roof occupation need detailed continuity of water, air, thermal and structural layers.

INPUTS AND DESIGN INTERFACES

Develop roof falls, outlets and overflow routes, terrace transitions, glazing heads/sills, cladding support, insulation continuity and access for maintenance. Details must match the final products and site exposure.

REQUIRED DELIVERABLES

- **07.1** Wall and roof assembly schedules
- **07.2** Window and exterior-door interface details
- **07.3** Wet-area and terrace waterproofing details
- **07.4** Envelope mock-up and testing plan

EVIDENCE TO CLOSE THIS DISCIPLINE

Coordinated assemblies and test criteria approved by the design team and selected manufacturers.

Source basis: Master book pp. 17, 23; drawings A201, A301, I101. New scope is proposed for consultant coordination.

Plumbing and hot water

Lead responsibility: Plumbing engineer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Concept water routes and wet-zone relationships are present. The proposal includes nine toilets, ten lavatories and seven shower assemblies derived from the seven-full/two-powder bathroom program, plus kitchen and service fixtures. These are new proposed counts for review.

INPUTS AND DESIGN INTERFACES

Confirm fixture models, flow demands, simultaneous-use assumptions, service pressure, elevations, equivalent lengths, hot-water delivery goals and water quality. Keep life-safety supply independent of domestic automation.

REQUIRED DELIVERABLES

- **08.1** Approved fixture and connection schedule
- **08.2** Water-demand and pressure-loss calculations
- **08.3** Hot-water storage, recovery and recirculation design
- **08.4** Pipe sizes, isolation and backflow details

EVIDENCE TO CLOSE THIS DISCIPLINE

Reviewed calculations and plans tied to the approved fixture schedule and utility information.

Source basis: Drawings P101-P102; master book p. 19. New scope is proposed for consultant coordination.

Waste, vent and stormwater

Lead responsibility: Plumbing and civil engineers. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Waste and vent concepts are diagrammatic. Sanitary and stormwater systems require separate site-specific routing and connection design. No pipe sizes, drainage slopes, invert levels or vent sizing are finalized.

INPUTS AND DESIGN INTERFACES

Obtain sewer connection levels, survey elevations, roof drainage areas and discharge constraints. Resolve the upper Suite 4 wet room above the cinema with acoustic and route coordination.

REQUIRED DELIVERABLES

- **09.1** Sanitary and vent sizing calculations
- **09.2** Drainage plans and riser diagrams
- **09.3** Roof, balcony and site stormwater design
- **09.4** Cleanout, service and acoustic coordination

EVIDENCE TO CLOSE THIS DISCIPLINE

Reviewed routing, sizes, levels and maintenance access consistent across architecture and engineering.

Source basis: Drawing P601; A102; master book p. 19. New scope is proposed for consultant coordination.

Electrical and backup power

Lead responsibility: Electrical engineer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Concept power locations and distribution are included. Proposed equipment planning favors electric cooking and heat-pump systems for review; no service rating, panel size, circuit, conductor or protection setting has been selected.

INPUTS AND DESIGN INTERFACES

Use actual nameplate data and approved equipment, utility availability, EV charging strategy, pool loads, HVAC and water heating. Define essential backup loads and verify system compatibility.

REQUIRED DELIVERABLES

- **10.1** Connected and demand-load calculations
- **10.2** Single-line and panel schedules
- **10.3** Circuit, conductor and protection design
- **10.4** Grounding, bonding and backup-transfer details

EVIDENCE TO CLOSE THIS DISCIPLINE

A coordinated service and distribution design supported by equipment data and utility review.

Source basis: Drawings E201-E601; master book p. 20. New scope is proposed for consultant coordination.

Lighting and shading

Lead responsibility: Lighting designer and electrical engineer. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Layer general, accent, task and low-level lighting. Retain warm bedroom/spa lighting and local controls. Current symbols indicate zones and scene intent rather than final fixture counts or photometric performance.

INPUTS AND DESIGN INTERFACES

Confirm fixture outputs, beam spreads, glare limits, dimming protocols and ceiling geometry. Coordinate access panels, sprinklers, diffusers, beams, shades and decorative fixtures.

REQUIRED DELIVERABLES

- **11.1** Reflected ceiling and fixture plans
- **11.2** Luminaire, driver and control schedules
- **11.3** Photometric and lighting-power checks
- **11.4** Shade dimensions, loads and control details

EVIDENCE TO CLOSE THIS DISCIPLINE

Approved samples and a coordinated ceiling/control package with tested dimming behavior.

Source basis: Drawings E101-E102; master book pp. 20, 26-35. New scope is proposed for consultant coordination.

HVAC, ventilation and acoustics

Lead responsibility: Mechanical engineer and acoustic specialist. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Separate comfort zones for public rooms, suites, cinema, office and service spaces. Heat-pump equipment is a proposed basis for coordination, subject to load analysis and equipment selection.

INPUTS AND DESIGN INTERFACES

Model actual envelope, climate, solar exposure and occupancy. Resolve kitchen exhaust/makeup air, wet-room exhaust, fresh air, condensate, plant noise and cinema isolation.

REQUIRED DELIVERABLES

- **12.1** Room load and ventilation calculations
- **12.2** Equipment and airflow schedules
- **12.3** Duct, refrigerant and condensate design
- **12.4** Noise and vibration coordination details

EVIDENCE TO CLOSE THIS DISCIPLINE

Sized systems with service clearances, control sequences and documented performance tests.

Source basis: Drawing M101; master book p. 18. New scope is proposed for consultant coordination.

AI automation, network and privacy

Lead responsibility: Integrator with owner and MEP team. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Retain room-based voice control, lighting scenes, shades, comfort requests and device status. Commands must use compatible approved device interfaces. Natural-language interpretation does not establish a safe device state.

INPUTS AND DESIGN INTERFACES

Choose the platform, controllers, network, compatible appliances and supported commands. Confirm identity and room scope for sensitive actions, local fallback, microphone mute, guest permissions and data retention.

REQUIRED DELIVERABLES

- **13.1** Device and integration compatibility schedule
- **13.2** Network, low-voltage and rack design
- **13.3** Room scenes and sensitive-action policies
- **13.4** Offline, recovery and access-control test results

EVIDENCE TO CLOSE THIS DISCIPLINE

Demonstrated commands on selected hardware, with local controls and documented failure behavior.

Source basis: Drawings T101-T604. New scope is proposed for consultant coordination.

Fire and life safety

Lead responsibility: Architect and fire-protection specialist. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Smoke/CO detection, alarms, safe exit routes and any required suppression or fire access need a separate life-safety design. Decorative automation must not disable or replace these systems.

INPUTS AND DESIGN INTERFACES

Determine applicable requirements from the actual site, construction and occupancy. Coordinate fire supply, alarm interfaces, doors, garages, cooking, batteries and roof access with the responsible specialists.

REQUIRED DELIVERABLES

- **14.1** Life-safety plan and equipment schedule
- **14.2** Suppression design if required
- **14.3** Fire access and service coordination
- **14.4** Inspection and functional test records

EVIDENCE TO CLOSE THIS DISCIPLINE

Required specialist documentation and inspections for the final project scope.

Source basis: Master coordination matrix; drawing T604. New scope is proposed for consultant coordination.

Interiors, finishes and furniture

Lead responsibility: Interior designer and client. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Retain honed limestone or matching porcelain, smoked oak, warm mineral plaster, satin bronze, charcoal metal and soft white quartzite. Room schedules now translate these families into proposed finishes and furniture directions.

INPUTS AND DESIGN INTERFACES

Approve physical samples, exact product codes, slab lots, dimensions, fire/slip/wet-area suitability, maintenance and supplier data before ordering. Furniture must be checked against actual clearances.

REQUIRED DELIVERABLES

- **15.1** Room finish and furniture schedules
- **15.2** Interior elevations and millwork details
- **15.3** Samples, product codes and approvals
- **15.4** Measured quantities and procurement schedule

EVIDENCE TO CLOSE THIS DISCIPLINE

Approved selections, coordinated dimensions and written procurement decisions.

Source basis: Master book pp. 26-35; drawing I101. New scope is proposed for consultant coordination.

Kitchens, laundry and specialty rooms

Lead responsibility: Interior designer with MEP consultants. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

The show kitchen serves hospitality; the chef kitchen serves preparation and service. Keep a cinema, wellness room, office and upstairs laundry. Proposed appliances and furniture are listed in the workbook as candidate requirements.

INPUTS AND DESIGN INTERFACES

Confirm cooking strategy, capacities, rough-ins, ventilation, clearances, access, cabinetry and noise. Wellness equipment needs its own power, moisture, ventilation and safety review.

REQUIRED DELIVERABLES

- **16.1** Appliance and specialty-equipment schedule
- **16.2** Kitchen, laundry and bath enlarged plans
- **16.3** Millwork and equipment integration details
- **16.4** Service and maintenance access drawings

EVIDENCE TO CLOSE THIS DISCIPLINE

Approved equipment cut sheets coordinated with architecture, millwork and MEP.

Source basis: Master book pp. 29-35; drawings A101-A102, I101. New scope is proposed for consultant coordination.

Landscape, civil and exterior spaces

Lead responsibility: Civil and landscape designers. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Preserve indoor/outdoor connections, terraces, outdoor kitchen, lighting and screened equipment. No actual grading, planting quantities, tree disposition or irrigation design is verified.

INPUTS AND DESIGN INTERFACES

Use the site survey, soil and climate information, drainage discharge conditions and local plant requirements. Coordinate roots, underground services, paving falls, accessible routes and site lighting.

REQUIRED DELIVERABLES

- **17.1** Grading and site-drainage design
- **17.2** Hardscape and planting plans
- **17.3** Irrigation and water-use design
- **17.4** Exterior lighting and utility coordination

EVIDENCE TO CLOSE THIS DISCIPLINE

Site-specific drawings and approved materials coordinated with civil and building interfaces.

Source basis: Master book pp. 11, 22; drawing A103. New scope is proposed for consultant coordination.

Pool, spa and rooftop pavilion

Lead responsibility: Pool specialist with structural and MEP teams. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

The pool and rooftop pavilion are design intentions. Pool dimensions, hydraulics, shell, plant, barriers, covers and equipment are not finalized. The roof pavilion area is excluded from the current 9,456 sq ft main-level figure.

INPUTS AND DESIGN INTERFACES

Confirm pool geometry, site levels, plant access, barrier strategy, equipment capacities and roof use. Resolve roof loads, drainage, guard details, utilities, acoustic impacts and access.

REQUIRED DELIVERABLES

18.1	Pool shell and hydraulic design
18.2	Equipment, bonding and barrier coordination
18.3	Roof pavilion architectural/structural details
18.4	Pool and roof commissioning records

EVIDENCE TO CLOSE THIS DISCIPLINE

Specialist designs and testing linked to final dimensions, site conditions and selected equipment.

Source basis: Master book pp. 11, 22; drawings A103, G001. New scope is proposed for consultant coordination.

Energy and resilience

Lead responsibility: Energy consultant and MEP team. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

High-performance glazing, insulation, heat pumps, possible solar/storage and selected backup loads remain design intentions. No energy model, compliance forms or annual operating-cost result has been supplied.

INPUTS AND DESIGN INTERFACES

Use the final orientation, envelope, glazing, equipment and shading. Evaluate space and utility interfaces for solar/storage and confirm the continuity needs of the household.

REQUIRED DELIVERABLES

19.1	Energy model and compliance documentation
19.2	Envelope and equipment performance schedule
19.3	Solar/storage feasibility and design if selected
19.4	Commissioning and operating documentation

EVIDENCE TO CLOSE THIS DISCIPLINE

Project-specific modeling and documented selected-system performance.

Source basis: Master book p. 23; current city code information. New scope is proposed for consultant coordination.

Cost, procurement and construction

Lead responsibility: Quantity surveyor or estimator and contractor. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

Existing files provide a cost-planning and construction framework. No verified quantity takeoff, supplier quotations, contractor bid, executable contract price or committed construction schedule is established.

INPUTS AND DESIGN INTERFACES

Price the coordinated scope and separate allowances, alternates, contingency, permits, taxes, design fees and owner-supplied items. Record quote dates and lead times before purchases or promises.

REQUIRED DELIVERABLES

20.1	Measured quantity takeoff and bid packages
20.2	Dated cost plan and quote comparison
20.3	Procurement, submittal and change-control logs
20.4	Sequenced construction and inspection plan

EVIDENCE TO CLOSE THIS DISCIPLINE

Reconciled pricing, assigned responsibilities and a schedule based on actual approvals and lead times.

Source basis: Master book construction and cost sections. New scope is proposed for consultant coordination.

Commissioning and handover

Lead responsibility: Contractor, consultants and integrator. Appointment and project-specific review remain to be confirmed.

AURORA DESIGN BASIS

The project requires actual inspection and testing after installation. This package defines a proposed test and handover scope; it contains no completed site tests or installation certifications.

INPUTS AND DESIGN INTERFACES

Witness approved tests for water, drainage, power, HVAC, controls, envelope, pool and life safety. Collect as-built information, warranties, manuals and owner training with unresolved issues visible.

REQUIRED DELIVERABLES

- **21.1** System test and issue-resolution records
- **21.2** As-built drawings and asset register
- **21.3** Owner training, credentials and manuals
- **21.4** Warranty and post-occupancy follow-up plan

EVIDENCE TO CLOSE THIS DISCIPLINE

Signed project records, closed issues and an owner-accepted handover of installed systems.

Source basis: Drawing T604; master book contractor handoff. New scope is proposed for consultant coordination.

Area and fixture counts need explicit decisions

Planning arithmetic and proposed quantities support review; they are not field measurements or final engineering inputs.

MAIN-LEVEL PLANNING AREAS

Area component	Calculation	sq ft
Ground planning rectangle	110 x 60	6,600
Less garage / ground terrace	1,144 + 400	(1,544)
Ground enclosed test-fit	6,600 - 1,544	5,056
Upper planning rectangle	110 x 60	6,600
Less terraces / open void	1,496 + 704	(2,200)
Upper enclosed test-fit	6,600 - 2,200	4,400
Main-level total	5,056 + 4,400	9,456

PROPOSED BATHROOM FIXTURES

Fixture	Qty	Basis
Toilets	9	7 full + 2 powder
Lavatory basins	10	Primary pair + 8 single basins
Shower assemblies	7	One per full bathroom
Bathtub	1	Primary bathroom proposal

These counts are new proposals derived from the source program. Confirm the wellness, pool and roof bathroom layouts before using them for sizing or procurement.

OPEN DECISION: The 9,456 sq ft figure excludes the roof pavilion. Only 44 sq ft remains below the original 9,500 sq ft upper target. Confirm what the target includes, then revise the total against measured plans and the applicable area definition.

From concept sheets to a construction issue

The 26 existing sheets show intent. The responsible designers must develop and reconcile the final drawing set.

Current concept sheets	Required development before construction issue
G000, G001, G901	Verified project data, code basis, drawing register, revisions, responsibilities and approved source documents.
A001, A101-A103, A201, A301	Survey-based plans; dimensions and levels; all elevations; sections; stairs; envelope and opening details.
S101	Foundation and framing plans; structural member schedules; connections; calculations; coordinated penetrations.
P101, P102, P601	Fixture models and connections; calculated sizes; pressure, hot-water, waste/vent, slopes and drainage levels.
M101	Room loads; selected plant; airflows; ducts; ventilation, exhaust/makeup air and condensate.
E101, E102, E201, E202, E601	Lighting and power plans; load study; single-line diagram; panels; circuits; protection and grounding.
T101, T102, T601-T604	Selected devices; network/cable/rack details; verified interfaces; control sequences and acceptance tests.
I101 + specialist packages	Finish and furniture selections; interior elevations/millwork; civil/landscape; pool; life safety; energy documentation.

Coordination check: all disciplines must use the same site base, levels, room names, openings, equipment references and revision. Record and resolve conflicts before issuing the set.

Use the schedules to move the project forward

Each editable field records a real project input, decision or supporting document. Proposed entries must be reviewed.

SIX EDITABLE WORKSHEETS

Project Register

84 deliverables with responsible disciplines, status and evidence fields.

Room Schedule

38 rooms/zones. Rectangle areas are planning values, not an additive building-area takeoff.

Equipment and Finishes

44 proposed item families. Enter approved manufacturer, model/code and quantity after review.

Calculation Register

14 analysis briefs. No engineering result has been calculated or certified in this workbook.

Build and Handover

30 proposed tasks, with acceptance evidence and actual dates to complete as work occurs.

Project Inputs

14 missing inputs and a formula-based area reconciliation. Amber cells are editable.

SOURCE AND VERSION NOTES

Internal sources: original 82-page master book (combined PDF pages 5-86), current 26-sheet concept drawing study (pages 87-112), and original supporting presentations. References to master-book pages use its internal page sequence, not the combined PDF numbering.

OFFICIAL PROJECT-PLANNING REFERENCES

City of San Jose Building Division: current code notice and permit information. City Bulletins & Forms: residential submittal checklists, plan instructions and engineering-related forms. Consulted 18 September 2026; parcel-specific applicability remains unverified.

San Jose Building Division

San Jose Bulletins & Forms

D03 adds this manual and the schedules. Original design pages, editable slides, drawings and film are retained. Existing file titles containing "FINAL" describe earlier presentation versions, not construction approval.



AURORA

PRIVATE RESIDENCE

San José, California

Contractor / Client Design Development Presentation

Geuzane Castro

Design Development • Visualization • Project Coordination

A COMPLETE RESIDENTIAL DESIGN STORY

Aurora is built to demonstrate how a luxury client vision can be organized from concept through contractor coordination.

VISION

A refined California residence balancing strong architecture, warm materials, landscape, privacy and hospitality.

COORDINATION

Architecture, structure, MEP, interiors, pool, technology, procurement and construction logic are shown as one integrated workflow.

CLIENT EXPERIENCE

The homeowner sees the finished lifestyle while the contractor sees the scopes, decisions and coordination needed to build it.

- This presentation is a design-development capability sample, not a stamped permit set.
- Final construction documents and engineering calculations are completed and approved by the project’s licensed California architect and engineering consultants.
- The value of the package is the integration: design intent, communication, specification logic, buildability and client presentation.

PROJECT SNAPSHOT

Current design-development basis for the Aurora example.

8,500–9,500 SF	5	7 + 2	4	2 + Roof
Target living area	Bedroom suites	Full + powder baths	Garage bays	Levels + pavilion

- Signature spaces: double-height great room, show kitchen + hidden chef’s kitchen, private office, cinema, wellness suite, resort pool, outdoor kitchen and rooftop entertaining.
- Design language: California Warm Futurism — vein-cut stone, smoked oak, blackened metal, expansive glass, deep shadow lines and warm integrated lighting.
- Planning objective: dramatic arrival + strong indoor/outdoor connection + quiet private suite zones + concealed service circulation.

FOUR DESIGN PRINCIPLES

The concept is intentionally simple enough to remain coherent through engineering and construction.

01 ARRIVAL

A calm, private street presence reveals a dramatic glazed entry and sculptural stair.

02 HORIZON

Long horizontal roof planes frame views and create protected indoor/outdoor living.

03 WARMTH

Natural stone, timber, bronze and soft plaster keep the architecture luxurious rather than cold.

04 INTEGRATION

Technology, lighting, HVAC, shades and AV are concealed within the architectural geometry.

ARRIVAL — STREET ELEVATION

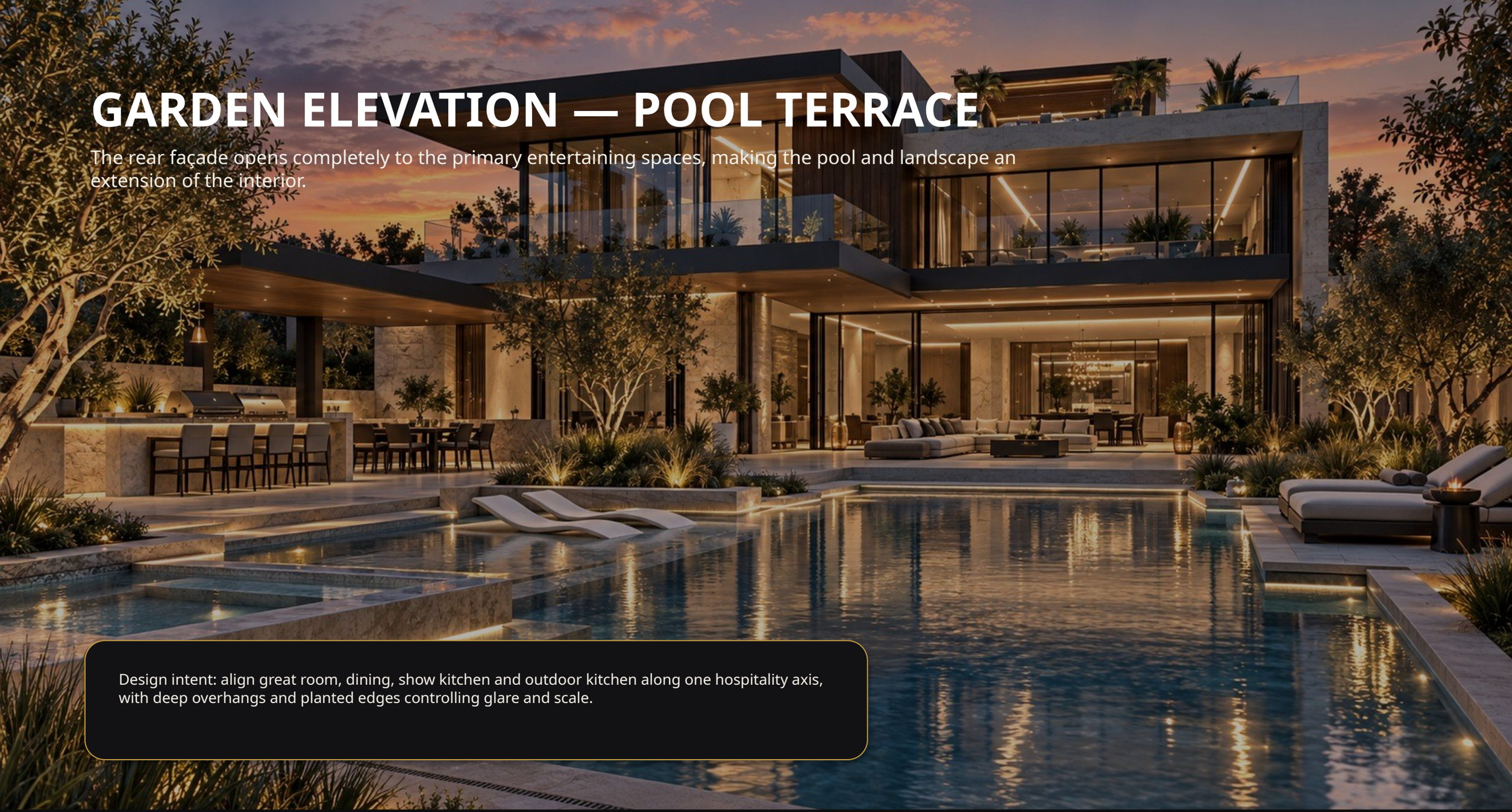
A private, composed approach with warm stone, wood soffits, transparent entry volume and a four-car garage integrated into the architecture.



Design intent: protect privacy at the street while making the entry unmistakable. Landscaping and low-level lighting soften the building mass and guide guests to the front door.

GARDEN ELEVATION — POOL TERRACE

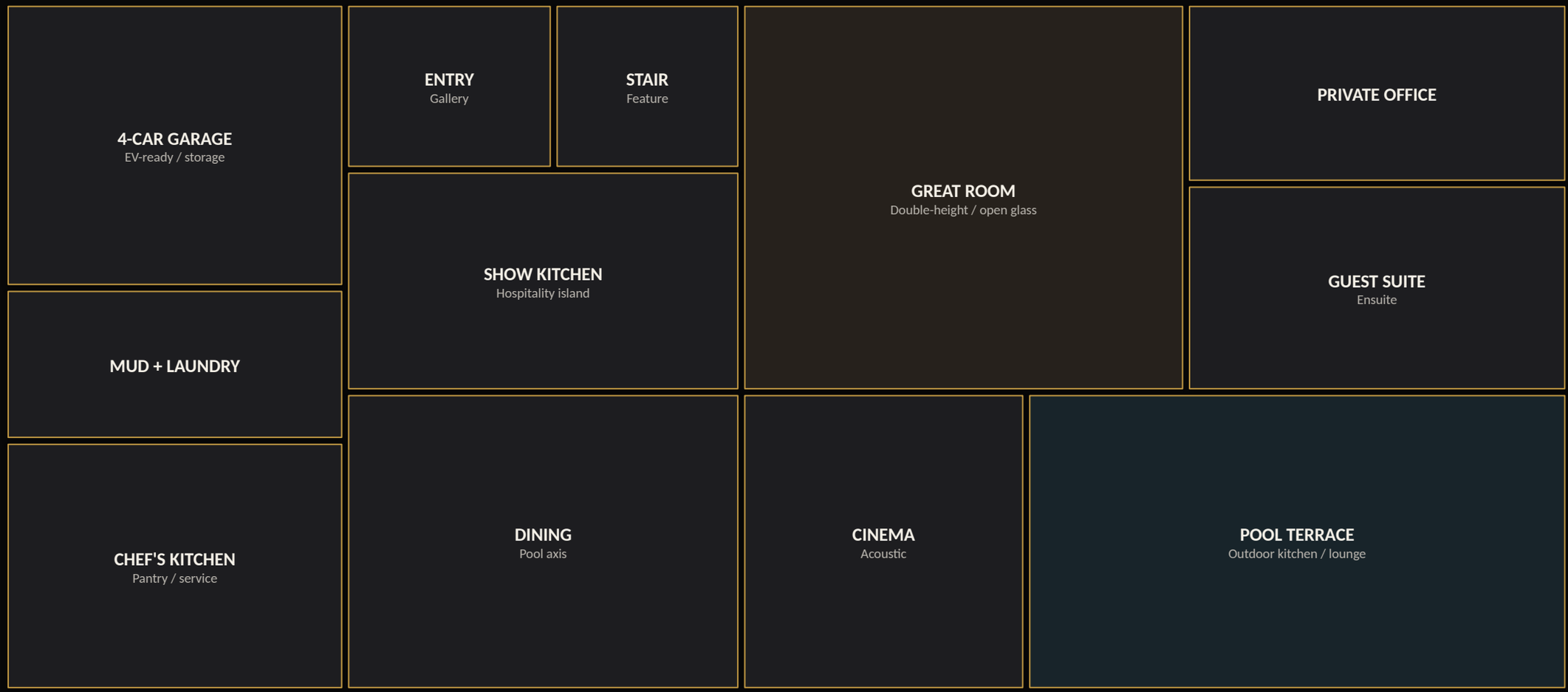
The rear façade opens completely to the primary entertaining spaces, making the pool and landscape an extension of the interior.



Design intent: align great room, dining, show kitchen and outdoor kitchen along one hospitality axis, with deep overhangs and planted edges controlling glare and scale.

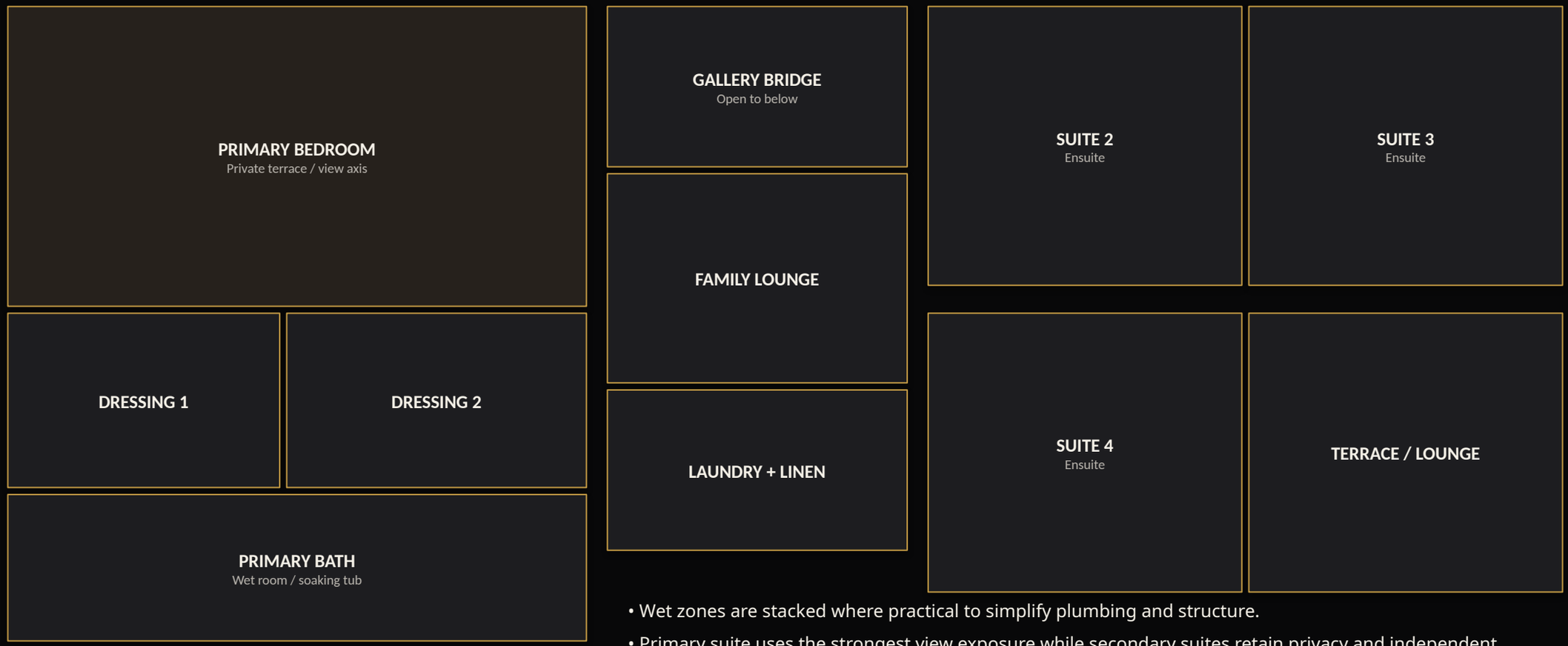
GROUND FLOOR — SCHEMATIC PLANNING

Conceptual adjacency and circulation diagram. Final dimensions follow survey, code and licensed design-team coordination.



UPPER FLOOR — PRIVATE SUITE LAYER

Bedroom zones are separated from entertainment functions and organized around a gallery bridge.



- Wet zones are stacked where practical to simplify plumbing and structure.
- Primary suite uses the strongest view exposure while secondary suites retain privacy and independent climate control.

VERTICAL DESIGN LOGIC

Proportions are coordinated with structure, ceiling systems, glazing and rooftop use.

ROOFTOP PAVILION — Lightweight entertaining layer set back from main façade

UPPER FLOOR — Private suites / 9'-10' clear target

DOUBLE-HEIGHT GREAT ROOM — Approx. 18'-20' architectural volume

GROUND FLOOR — Hospitality + service / 10'-12' clear target

FOUNDATION / SITE — Concrete + retaining conditions per geotechnical design

COORDINATION CHECKS

- Zoning height envelope
- Beam and duct depth
- Curtain/shade pockets
- Window head heights
- Roof drainage and parapets
- Guard / balcony geometry
- Pool deck thresholds
- Exterior waterproofing continuity

PRELIMINARY STRUCTURAL STRATEGY

Design intent preserves open living spaces while concentrating lateral resistance in opaque cores and service zones.

FOUNDATION

Reinforced concrete slab / grade-beam strategy anticipated; final foundation and retaining design follows the geotechnical report and structural calculations.

GRAVITY SYSTEM

Engineered wood and structural steel used selectively for long spans, double-height openings, cantilevers and clean façade conditions.

LATERAL SYSTEM

Shear walls and/or moment frames concentrated around stair, garage, service cores and opaque wall zones to keep major view façades open.

- Coordinate beam depth before final ceiling, lighting and diffuser layouts.
- Establish deflection criteria for full-height glass, stone cladding and long millwork runs.
- Rooftop design loads must include pavers, planters, fire features, bars, shade structures and equipment.
- Pool shell and building structure should remain independently engineered unless intentionally tied by the structural team.

MEP + BUILDING SYSTEMS OVERVIEW

Luxury performance depends on quiet, concealed systems planned before ceilings and millwork are finalized.

HVAC

Zoned high-efficiency heat-pump / variable-capacity concept; concealed linear supply; dedicated ventilation.

PLUMBING

Stacked wet zones, short hot-water runs, recirculation, accessible shutoffs and separate storm drainage.

ELECTRICAL

Load study, EV readiness, specialty circuits, architectural lighting control and future energy storage pathways.

LOW VOLTAGE

Hardwired network, Wi-Fi access points, AV, security, access control, cameras, shades and smart-home backbone.

POOL / SITE

Independent pool hydraulics, equipment access, exterior lighting, irrigation, drainage and outdoor kitchen utilities.

COMMISSIONING

HVAC balance, lighting scenes, controls, pool, AV/security, hot water and owner training before closeout.

HVAC + INDOOR COMFORT

Room-by-room zoning and acoustic control are treated as part of the interior design.

ZONE A
Great Room + Kitchen

ZONE B
Primary Suite

ZONE C
Bedroom Wing

ZONE D
Cinema + Office

ZONE E
Guest + Service

- Linear slot diffusers / discreet grilles align with architectural ceiling grids.
- Avoid supply air directly over beds, dining seats and feature pendants.
- Mechanical rooms require acoustic isolation, access, drainage and filter-replacement clearances.
- Chef’s kitchen, laundry, bathrooms and wellness spaces receive dedicated exhaust strategies as required.
- Fresh-air ventilation and filtration are coordinated with the energy model and envelope airtightness.

ELECTRICAL, LIGHTING + SMART HOME

The technology layer is centralized, serviceable and visually quiet.

LIGHTING CONTROL

Whole-home scenes for Arrival, Entertain, Dinner, Movie, Night, Away and Cleaning. Principal spaces use warm dimming and layered sources.

NETWORK / AV

Central rack, wired backbone, ceiling access points, hardwired displays, whole-home audio and conduit to exterior / future technology.

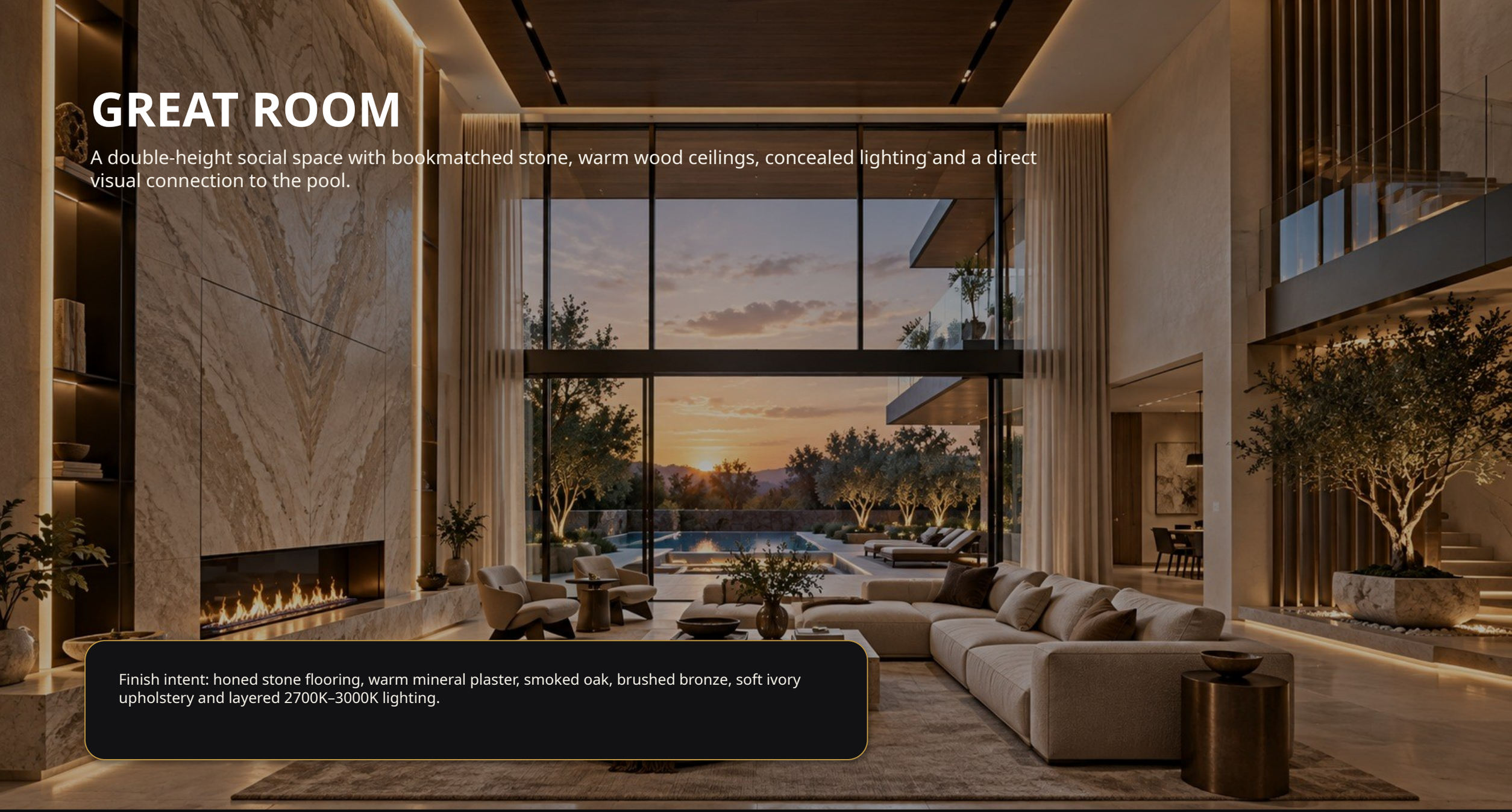
ENERGY / RESILIENCE

EV-ready garage, solar / battery pathways, selected backup loads, high-efficiency equipment and smart energy monitoring.

- Coordinate all keypads, thermostats, cameras, speakers and access panels with interior elevations before rough-in.
- Provide dedicated circuits for cinema, network rack, refrigeration, wine storage, wellness, outdoor kitchen and pool equipment.
- Document cyber-security, admin credentials, remote-access permissions and owner handoff.

GREAT ROOM

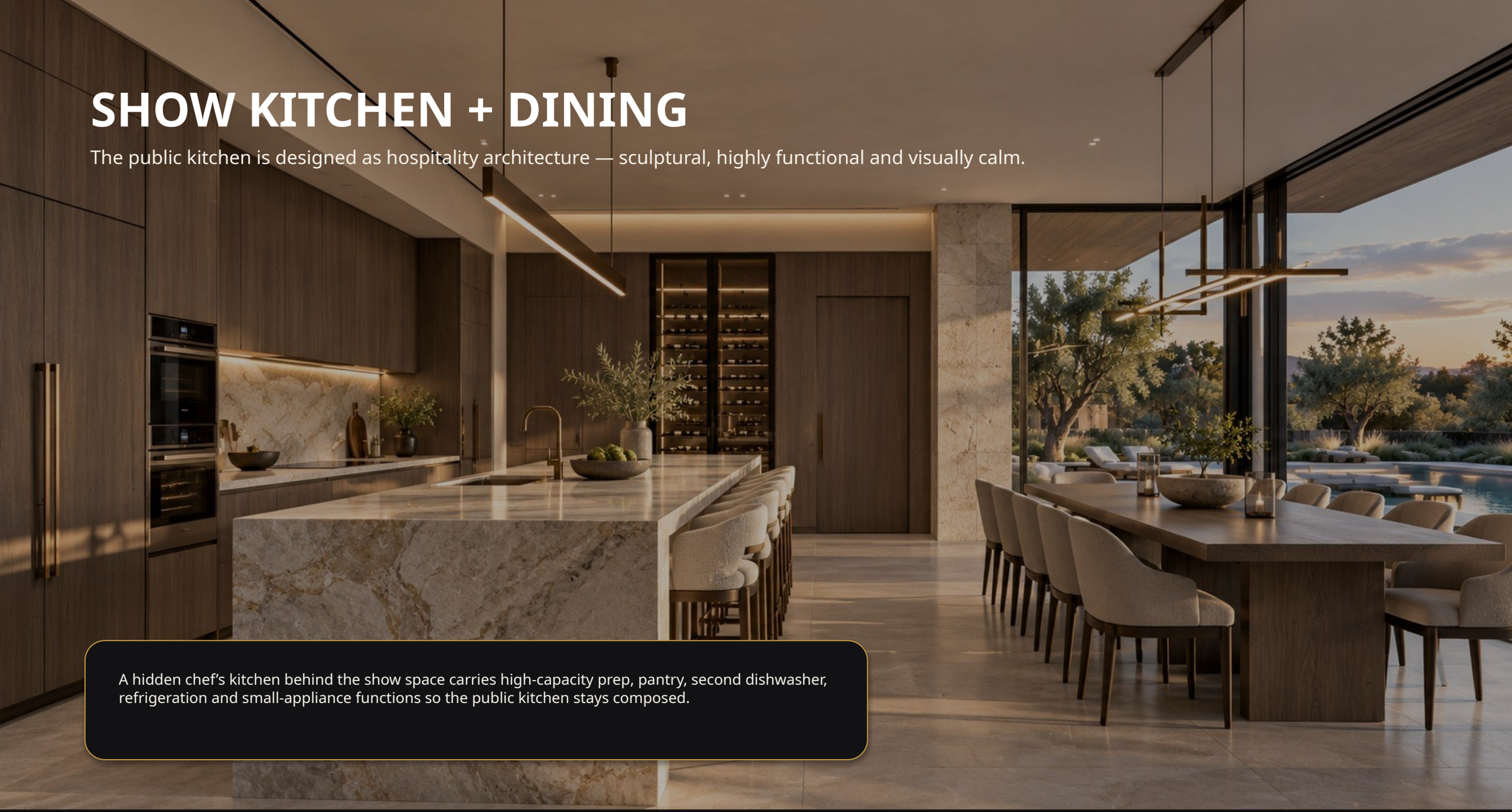
A double-height social space with bookmatched stone, warm wood ceilings, concealed lighting and a direct visual connection to the pool.



Finish intent: honed stone flooring, warm mineral plaster, smoked oak, brushed bronze, soft ivory upholstery and layered 2700K–3000K lighting.

SHOW KITCHEN + DINING

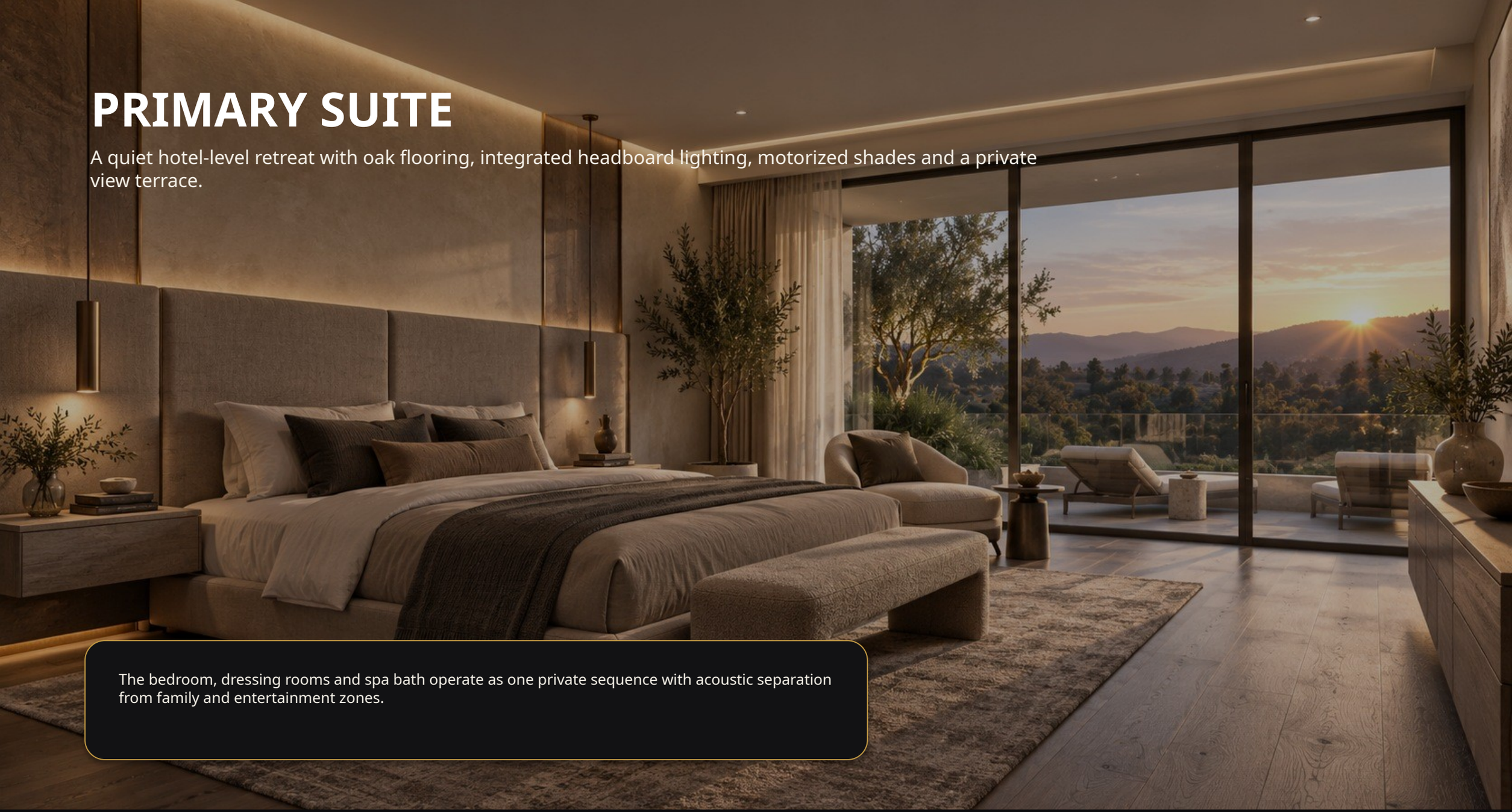
The public kitchen is designed as hospitality architecture — sculptural, highly functional and visually calm.



A hidden chef’s kitchen behind the show space carries high-capacity prep, pantry, second dishwasher, refrigeration and small-appliance functions so the public kitchen stays composed.

PRIMARY SUITE

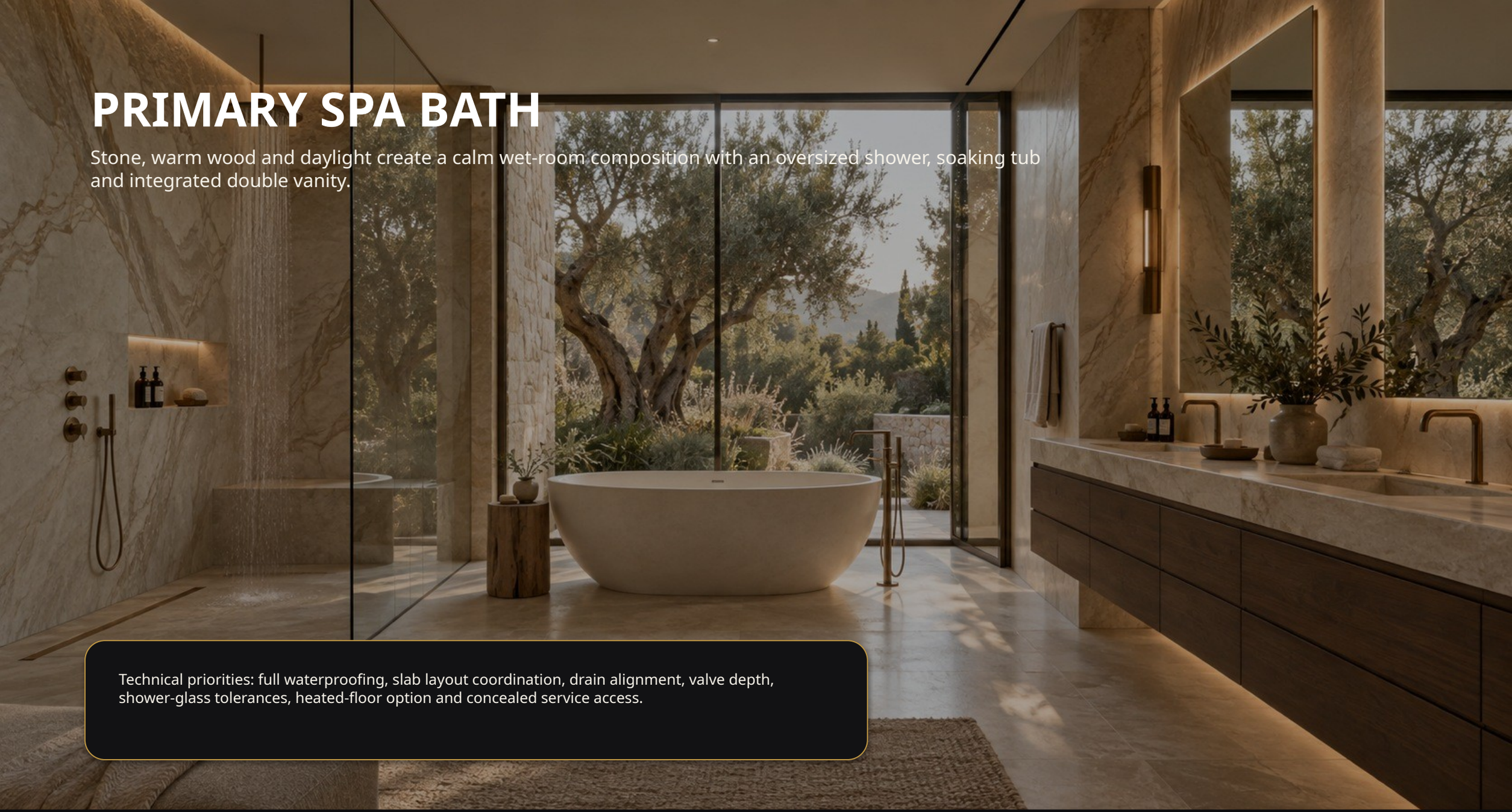
A quiet hotel-level retreat with oak flooring, integrated headboard lighting, motorized shades and a private view terrace.



The bedroom, dressing rooms and spa bath operate as one private sequence with acoustic separation from family and entertainment zones.

PRIMARY SPA BATH

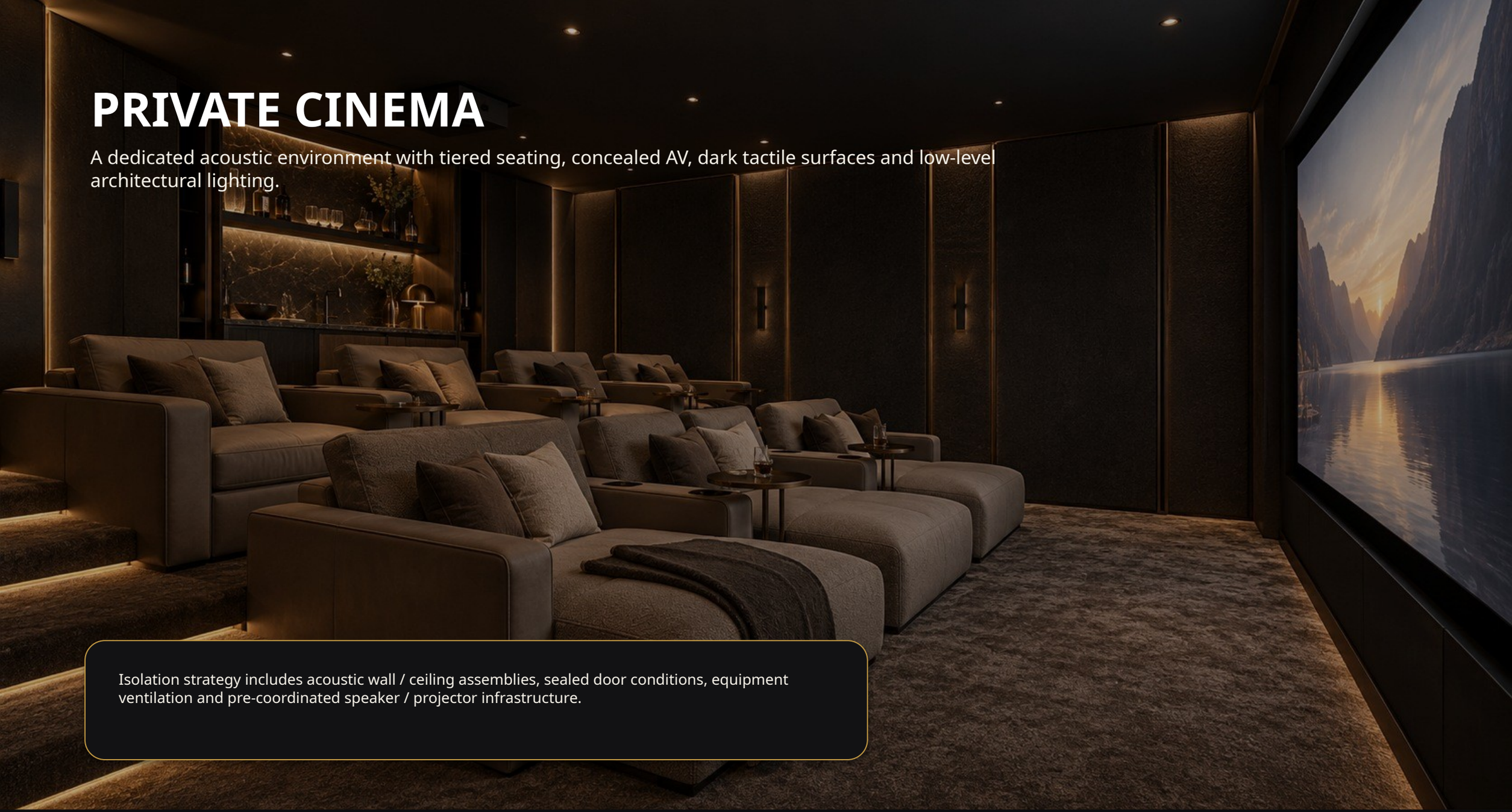
Stone, warm wood and daylight create a calm wet-room composition with an oversized shower, soaking tub and integrated double vanity.



Technical priorities: full waterproofing, slab layout coordination, drain alignment, valve depth, shower-glass tolerances, heated-floor option and concealed service access.

PRIVATE CINEMA

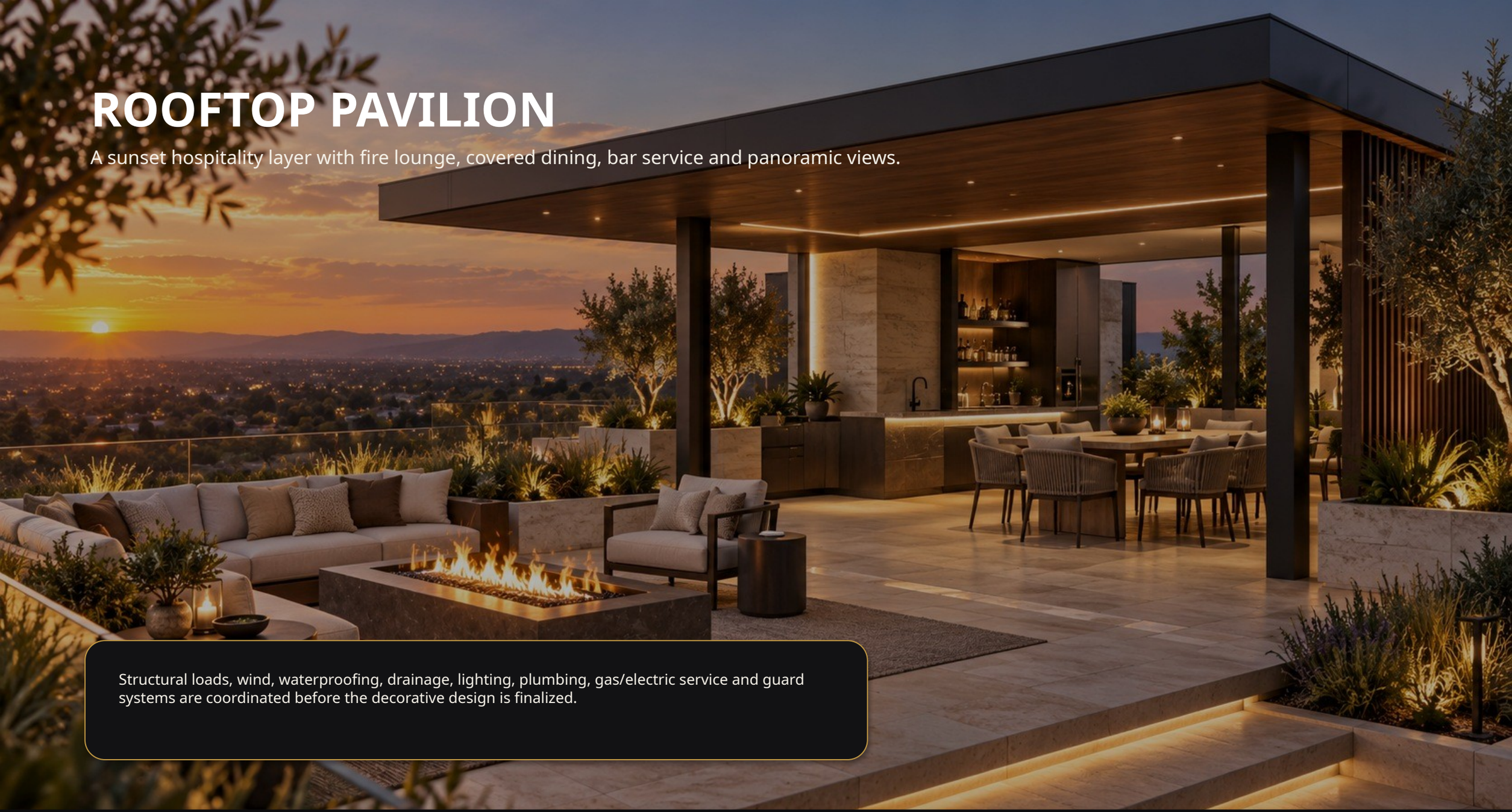
A dedicated acoustic environment with tiered seating, concealed AV, dark tactile surfaces and low-level architectural lighting.



Isolation strategy includes acoustic wall / ceiling assemblies, sealed door conditions, equipment ventilation and pre-coordinated speaker / projector infrastructure.

ROOFTOP PAVILION

A sunset hospitality layer with fire lounge, covered dining, bar service and panoramic views.



Structural loads, wind, waterproofing, drainage, lighting, plumbing, gas/electric service and guard systems are coordinated before the decorative design is finalized.

CORE MATERIAL PALETTE

A restrained family of finishes repeats from exterior to interior.

VEIN-CUT STONE
Honed interior / appropriate exterior finish

SMOKED OAK
Rift / quarter-sawn veneer + wide-plank floor

WARM PLASTER
Mineral / matte low-sheen walls

BRUSHED BRONZE
Hardware, plumbing accents, trim

CHARCOAL METAL
Frames, details, specialty doors

LIGHT QUARTZITE
Counters / selected bath surfaces

- Final selections are approved from physical samples, mockups and actual slab / veneer lots under project lighting.

ROOM-BY-ROOM FINISH BASIS

The contractor receives a clear finish intent before detailed product and shop-drawing coordination.

AREA	FLOOR	WALLS	CEILING	KEY FEATURE
Entry / Great Room	Honed stone	Warm plaster + feature stone	Warm white / wood insert	Feature stair + fireplace
Kitchen / Dining	Honed stone	Plaster + slab stone	Warm white	Show island + concealed service kitchen
Primary Bedroom	Wide-plank oak	Plaster + upholstered wall	Warm white	Integrated headboard / shade pocket
Primary Bath	Stone / porcelain	Slab stone	Moisture-rated	Wet room + soaking tub
Secondary Suites	Oak	Plaster / paint	Warm white	Integrated wardrobe
Cinema	Acoustic carpet	Acoustic panels	Dark acoustic	Concealed AV
Wellness	Stone / microcement	Stone / plaster	Moisture-rated	Sauna / shower option
Terraces	Exterior paver	Stone / plaster	Wood / plaster soffit	Pool + outdoor kitchen

BASIS-OF-DESIGN PERFORMANCE SPECIFICATIONS

Model numbers are finalized with the client budget, architect, engineers and vendors; performance criteria are established first.

CATEGORY	PERFORMANCE / DESIGN BASIS
Exterior glazing	Thermally broken aluminum, high-performance low-E glass, large sliding/pivot systems where design requires
Wood flooring	Premium engineered European white oak, wide plank, matte low-sheen finish, compatible with substrate / radiant conditions
Interior stone	Natural limestone / quartzite / marble selected by use; slab layouts shop-drawn and sealed as required
Cabinetry	Premium veneer / lacquer, soft-close hardware, integrated lighting, full-height compositions, concealed service access
Plumbing	Solid-brass fittings, thermostatic shower control in premium baths, water-saving fixtures, serviceable in-wall systems
Lighting	Architectural trimless / minimal fixtures, 90+ CRI target, warm 2700K–3000K, compatible dimming / scene control
Controls	Centralized or hybrid lighting + shade control with hardwired network backbone and documented owner handoff
HVAC	High-efficiency variable-capacity heat-pump concept, zoned controls, quiet air delivery, dedicated ventilation
Pool	Engineered shell, variable-speed circulation, automated controls, efficient heating and service-accessible equipment
Exterior paving	Slip-resistant exterior-rated stone / porcelain, positive drainage and coordinated thresholds

DOORS, WINDOWS + MILLWORK STANDARDS

Small details control whether the finished house feels custom or generic.

INTERIOR DOORS

Tall flush leaves where feasible; minimal frames; concealed hinges; coordinated paint / veneer; hardware families limited to one primary finish.

GLAZING

Large openings coordinated with structure, energy performance, waterproofing, shade pockets, motorized screens and threshold drainage.

MILLWORK

Full-height compositions, consistent reveals, integrated lighting, appliance ventilation, accessible panels and field-verified dimensions.

- Principal spaces use flush or recessed base details; service spaces may use simplified trim.
- Kitchen, vanity and wardrobe shop drawings must coordinate stone thickness, utilities, hardware and lighting before fabrication.
- Representative millwork and exterior-envelope mockups become the quality benchmark.

POOL + EXTERIOR SYSTEMS

The resort experience is treated as an engineered site package, not an afterthought.

POOL SHELL

Independent structural design, waterproofing, movement joints, lights, hydraulic fittings and finish tolerances.

DECK + DRAINAGE

Positive slopes, slot drains, threshold coordination, slip-resistant materials and clear separation of storm drainage from sanitary systems.

EQUIPMENT + UTILITIES

Screened service zone with ventilation, maintenance access, electrical/gas loads, drainage, automation and acoustic separation.

- Outdoor kitchen utilities, fire features, landscape lighting, irrigation and low-voltage pathways are coordinated before hardscape installation.
- Pool deck / building waterproofing interfaces are reviewed as hold points before finish work.
- Landscape grades must protect door thresholds, walls, retaining systems and site drainage.

HIGH-LEVEL CONSTRUCTION SEQUENCE

An illustrative roadmap for preconstruction and trade coordination.

1 PRECONSTRUCTION — Survey, geotech, permit docs, pricing, buyout, long-lead releases

2 SITE + FOUNDATIONS — Mobilization, earthwork, utilities, concrete, waterproofing, embeds

3 STRUCTURE — Framing, structural steel, stairs, roof structure, backing

4 DRY-IN — Roofing, glazing, exterior doors, waterproofing, cladding substrate

5 MEP ROUGH-IN — HVAC, plumbing, electrical, low-voltage, inspections and testing

6 INTERIOR BUILD-OUT — Drywall / plaster, millwork, stone/tile, floors, paint, fixtures

7 POOL + SITE — Pool finish, hardscape, landscape, exterior lighting, gates

8 COMMISSION + CLOSEOUT — Balance, controls, AV, pool, security, punch, training, warranties

LONG-LEAD PROCUREMENT

Early decisions protect both schedule and design intent.

CUSTOM WINDOWS / SLIDERS
Dimensions, performance, finish and shop drawings

STRUCTURAL STEEL
Connection / geometry coordination before fabrication

CUSTOM MILLWORK
Field verify, shop drawings, veneer / hardware approval

STONE SLABS
Reserve lots, approve slab maps, template after field conditions

APPLIANCES
Utility / vent / panel coordination before cabinets

LIGHTING + CONTROLS
Fixtures, drivers, keypads, shades and programming

SMART HOME / AV
Rack, processors, speakers, cameras, access hardware

POOL EQUIPMENT
Pumps, heaters, automation, specialty cover / edge systems

QUALITY CONTROL HOLD POINTS

The contractor pauses at critical milestones before work becomes concealed or irreversible.

FOUNDATION
Rebar, sleeves, embeds, waterproofing, dimensions

FRAMING
Connections, blocking, openings, backing, stair geometry

WATERPROOFING
Roofs, balconies, showers, planters, thresholds, pool interfaces

MEP ROUGH-IN
Routing, tests, clearances, device locations before drywall

STONE / TILE
Slab layout, joints, drains, niches, waterproofing

MILLWORK
Field dimensions, appliances, ventilation, power, lighting

LIGHTING
Trim alignment, aiming, dimming, scene programming

SYSTEM STARTUP
HVAC balance, water, AV, security, pool, controls

COST-PLANNING FRAMEWORK

The professional budget is organized by scope, allowance and uncertainty rather than a single unsupported number.

A Site + General Conditions
Track inclusions, exclusions, allowance basis, alternates and risk.

B Structure + Envelope
Track inclusions, exclusions, allowance basis, alternates and risk.

C MEP + Controls
Track inclusions, exclusions, allowance basis, alternates and risk.

D Interior Architecture
Track inclusions, exclusions, allowance basis, alternates and risk.

E Specialty Spaces
Track inclusions, exclusions, allowance basis, alternates and risk.

F Pool + Landscape
Track inclusions, exclusions, allowance basis, alternates and risk.

G Owner FF&E
Track inclusions, exclusions, allowance basis, alternates and risk.

H Soft Costs + Reserves
Track inclusions, exclusions, allowance basis, alternates and risk.

- Normalize contractor bids before comparing totals.
- Keep design contingency, construction contingency and owner upgrade reserve separate.
- All future dollar figures should identify date, location basis, scope inclusions, exclusions and source.

VALUE ENGINEERING + CHANGE CONTROL

Cost decisions should preserve the architectural idea and be documented before work proceeds.

PROTECT

Massing, great-room scale, view axes, principal stone / wood language, kitchen function and primary lighting quality.

OPTIMIZE

Span complexity, glazing sizes, stone extent, secondary millwork interiors, ceiling complexity and specialty hardware.

DEFER / ALTERNATE

Selected rooftop upgrades, specialty AV, wellness extras, decorative fixtures and non-critical custom furniture.

- Every change documents scope, cost, schedule and visual impact before written authorization.
- No undocumented field substitutions in focal finishes, glazing, lighting, plumbing or millwork.
- Updated drawings, budget and decision log remain aligned after each approved change.

WHAT THE COMPLETE PROJECT HANDOFF CONTAINS

A contractor-facing design package is more than renderings.

PACKAGE	PRIMARY CONTENT
Design Narrative	Concept, program, site assumptions, client goals
Architecture	Plans, elevations, sections, key details, schedules
Engineering Basis	Structure, HVAC, plumbing, electrical, energy, low voltage
Interiors	RCPs, elevations, millwork, finish / fixture schedules
Exterior / Pool	Pool, terraces, outdoor kitchen, landscape interfaces
Specifications	Materials, performance requirements, allowances, alternates
Procurement	Long-lead schedule, shop drawings, submittal register
Construction Plan	Trade scopes, sequence, QA hold points, mockups, closeout
Cost Controls	Allowances, contingency, bid leveling, changes, reporting

PROFESSIONAL ROLE CLARITY

The project is strongest when design leadership and licensed technical responsibility are both explicit.

DESIGN / PRESENTATION LEAD

Develop the vision, space planning, client story, material language, visualization, finish / specification framework, procurement logic and cross-discipline coordination standards.

LICENSED PROJECT PROFESSIONALS

Architect-of-record and licensed engineers verify jurisdictional code, site conditions, calculations, energy compliance, permit documents, structural / MEP design and professional seals.

- This separation does not weaken the presentation — it makes it credible.
- Aurora demonstrates how the design-development lead gives the contractor and licensed consultants a coherent starting point instead of disconnected inspiration.

HOW I WOULD TAKE THE CONTRACTOR'S REAL CLIENT FORWARD

The same framework can be adapted to the real site, real budget and licensed project team.

01 DISCOVER

Client lifestyle, site, budget, inspiration and must-haves

02 CONCEPT

Program, massing, space planning, exterior / interior language

03 VISUALIZE

Client-ready renderings, material story and design alternatives

04 COORDINATE

Architect, engineers, contractor, pool, landscape and specialty trades

05 SPECIFY

Room-by-room finishes, fixtures, equipment and long-lead decisions

06 HANDOFF

Construction package support, submittals, mockups, quality reviews and client decisions

VALUE TO THE CONTRACTOR

The goal is to make the contractor's client experience stronger and the build process clearer.

SELL THE VISION

Clients understand the finished home before construction, which creates confidence in the project and the contractor.

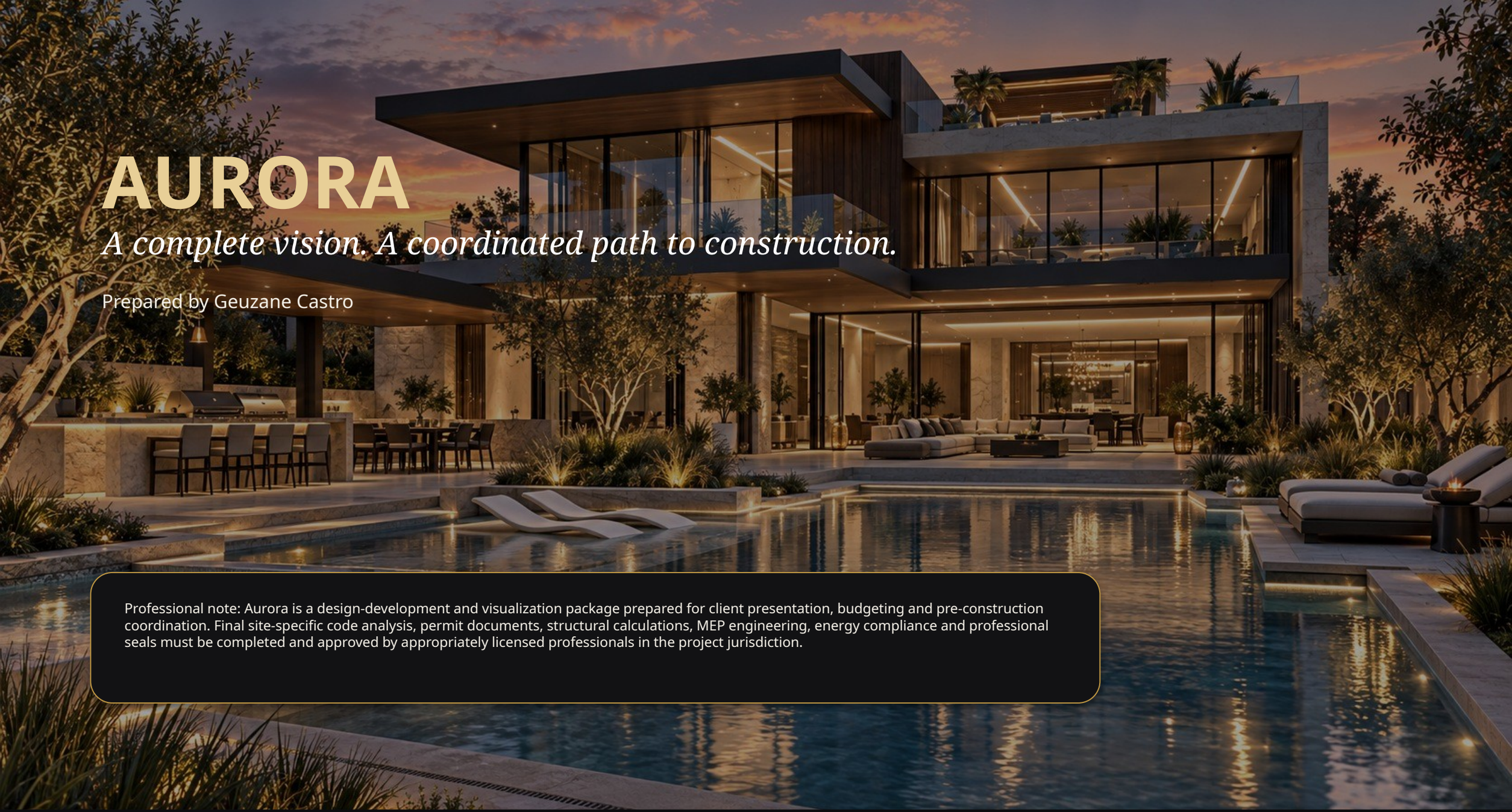
REDUCE AMBIGUITY

Room, material, systems and decision logic are organized before field questions become expensive.

PROTECT QUALITY

Mockups, hold points, submittals and design reviews create a visible quality standard for premium trades.

- Aurora is the capability example. The contractor’s real project would be rebuilt around the client’s site, program, budget and licensed design/engineering team.
- The presentation can be used early with the homeowner and progressively expanded into the technical handoff used by the build team.



AURORA

A complete vision. A coordinated path to construction.

Prepared by Geuzane Castro

Professional note: Aurora is a design-development and visualization package prepared for client presentation, budgeting and pre-construction coordination. Final site-specific code analysis, permit documents, structural calculations, MEP engineering, energy compliance and professional seals must be completed and approved by appropriately licensed professionals in the project jurisdiction.

AURORA PRIVATE RESIDENCE

Contractor Capability Presentation

A complete design-development example showing how I organize architecture, engineering coordination, interiors, construction planning, procurement and client presentation into one professional workflow.

Presented by Geuzane Castro

01 WHAT THIS EXAMPLE DEMONSTRATES

Aurora is not presented as a permit set. It is a high-level professional example of how a client vision can be developed and coordinated.

CLIENT VISION → PROJECT BRIEF

Translate lifestyle, program, design language and priorities into an organized project basis.

ARCHITECTURE → BUILDABLE LOGIC

Coordinate room relationships, vertical organization, structure zones, service circulation and indoor-outdoor planning.

INTERIORS → SPECIFICATION SYSTEM

Move beyond mood images into finish schedules, room data, millwork, fixtures, lighting and product decisions.

CONSTRUCTION → CONTROL

Organize scopes, procurement, mockups, QA, client decisions, cost controls and closeout.

02 AURORA AT A GLANCE

Current design-development basis for the demonstration project.

LOCATION

San José, California

SCALE

Approx. 8,500–9,500 SF custom luxury residence

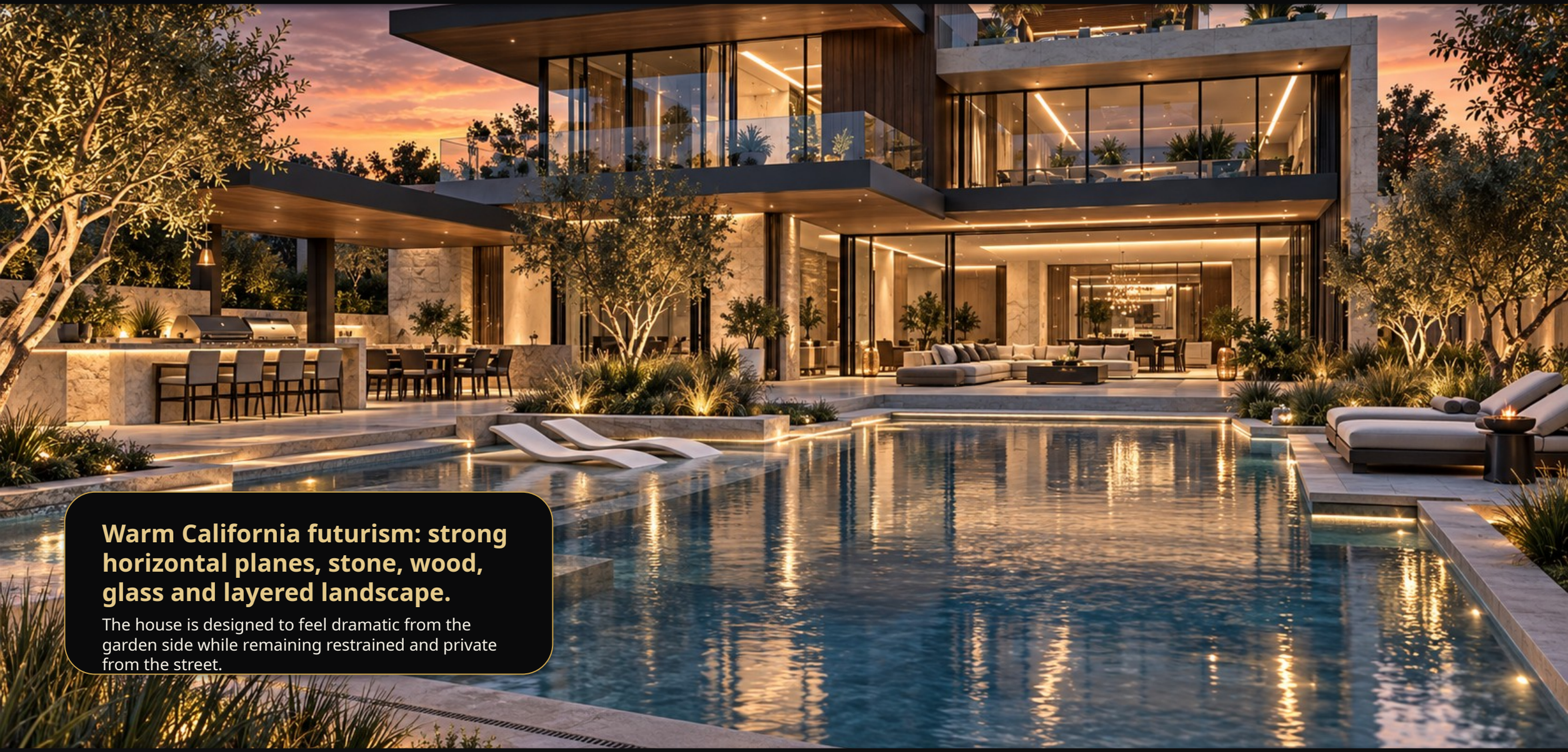
PROGRAM

5 bedroom suites • 7 full baths + 2 powder rooms • 4-car garage

SIGNATURE SPACES

Double-height great room • show + chef's kitchens • cinema • wellness • pool • rooftop pavilion

03 ARCHITECTURAL IDENTITY



Warm California futurism: strong horizontal planes, stone, wood, glass and layered landscape.

The house is designed to feel dramatic from the garden side while remaining restrained and private from the street.

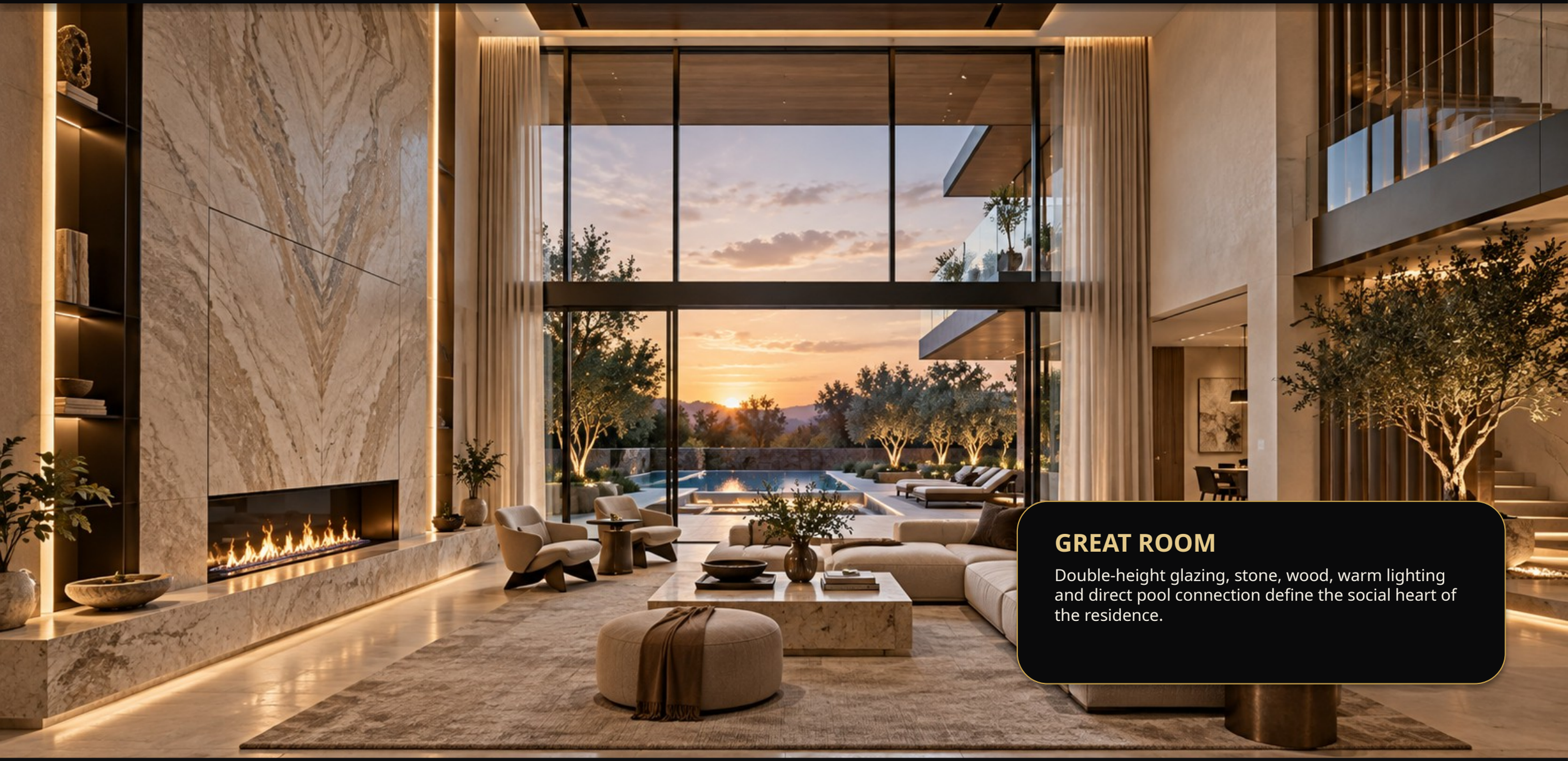
04 ARRIVAL EXPERIENCE



A calm, high-end street presence with a sculptural entry sequence and clearly organized garage wing.

The design prioritizes privacy, hierarchy and a memorable approach without relying on decorative excess.

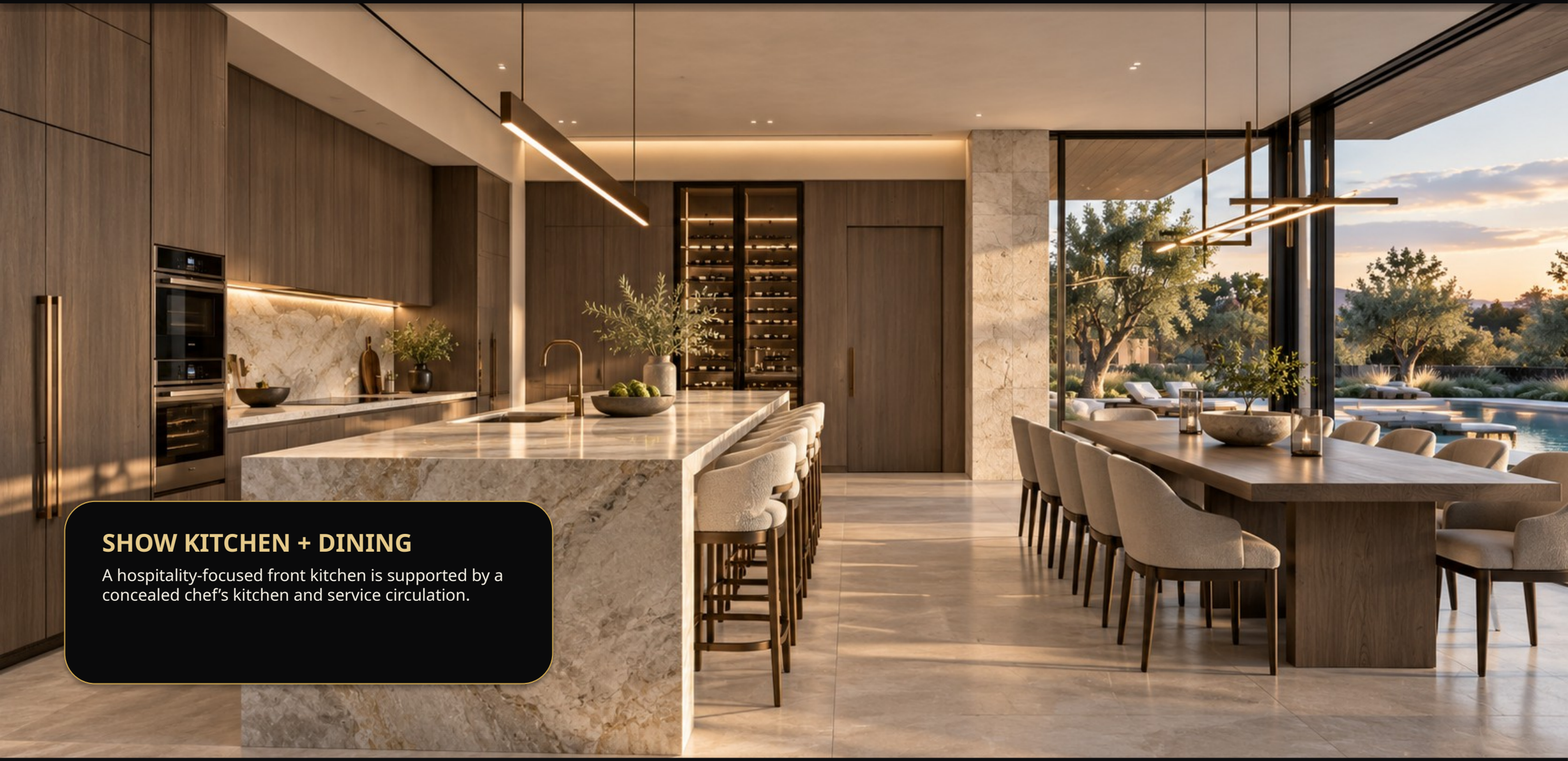
05 GREAT ROOM



GREAT ROOM

Double-height glazing, stone, wood, warm lighting and direct pool connection define the social heart of the residence.

06 SHOW KITCHEN + DINING



SHOW KITCHEN + DINING

A hospitality-focused front kitchen is supported by a concealed chef’s kitchen and service circulation.

07 PRIMARY SUITE



PRIMARY SUITE

The private wing is designed with hotel-level comfort, layered lighting, acoustic privacy and a dedicated terrace.

08 PRIMARY SPA BATH



PRIMARY SPA BATH

Wet-room planning, slab stone, integrated storage and a planted outlook create a calm wellness experience.

09 ROOFTOP PAVILION



ROOFTOP PAVILION

A covered bar / dining pavilion, fire lounge and landscape create a true sunset entertaining level.

10 PRIVATE CINEMA



PRIVATE CINEMA

Acoustic isolation, tiered seating, concealed AV and serviceable equipment planning turn the cinema into a real specialty room.

11 ENGINEERING COORDINATION

The design-development package identifies where engineering decisions affect architecture before they become field conflicts.

STRUCTURAL

Open view façades and double-height spaces require deliberate shear / frame zones and early beam-depth coordination.

HVAC + PLUMBING

Wet areas stack where practical; mechanical zoning and duct routes protect clean ceiling planes.

ELECTRICAL + LIGHTING

Lighting, controls, EV readiness, specialty loads and technology infrastructure are planned together.

POOL + SITE

Pool shell, drainage, landscape grades, utilities and outdoor systems are treated as coordinated construction scopes.

12 CONTRACTOR-FACING WORKFLOW

The presentation is organized to support preconstruction rather than stop at design imagery.

TRADE SCOPES

Structure, envelope, MEP, interiors, specialty spaces, exterior amenities and owner-furnished packages are separated.

PROCUREMENT

Long-lead windows, millwork, stone, appliances, controls and pool equipment are identified early.

QUALITY CONTROL

Waterproofing, framing, rough-ins, stone, millwork and systems have hold points / mockups before concealment.

CLOSEOUT

Commissioning, balancing, owner training, warranties and as-built / care documentation are part of the plan.

13 COST & PROCUREMENT DISCIPLINE

The example shows how a premium design can be managed commercially without pretending to be a contractor bid.

ALLOWANCES

Unselected stone, millwork, fixtures, appliances, lighting, technology and landscape are carried transparently.

VALUE ENGINEERING

Protect the concept first; reduce unnecessary complexity before visibly downgrading focal materials.

CONTINGENCY

Separate design uncertainty, construction contingency and owner upgrade reserve.

CHANGE CONTROL

Every change should show scope, cost, schedule and design impact before authorization.

14 COMPLETE DELIVERABLE STRUCTURE

Aurora demonstrates the framework I can adapt to a real contractor/client project.

ARCHITECTURE

Project narrative • program • plans • elevations • sections • opening / roof intent

ENGINEERING BASIS

Structure • HVAC • plumbing • electrical • smart home • energy • pool / site coordination

INTERIORS

Room data • finish schedules • millwork • lighting • fixtures • appliances • details

CONSTRUCTION / COST

Scopes • sequence • submittals • QA • procurement • budget framework • closeout

15 PROFESSIONAL ROLE CLARITY

This is what makes the package credible in front of a contractor and client.

MY ROLE

Design vision, project presentation, space planning, visualization, interior/specification framework, coordination standards and client communication.

LICENSED ARCHITECT

Code analysis, site-specific architectural permit drawings and professional responsibility required by the jurisdiction.

LICENSED ENGINEERS

Structural, MEP, energy and specialty calculations / sealed documents as required.

GENERAL CONTRACTOR

Means, methods, trade buyout, safety, field sequencing, construction schedule, quality execution and final pricing.

16 WHAT I WOULD BRING TO YOUR CLIENT

A polished design-development process that keeps the homeowner inspired while giving the contractor organized information to build from.

- Clear visual storytelling so the client understands the project.
- Detailed room / finish / product decisions instead of disconnected inspiration.
- A coordination framework that anticipates structure, MEP, technology and construction constraints.
- Professional deliverables that can be developed with the project’s licensed architect, engineers and trade partners.
- One consistent presentation language from first concept through client handoff.

AURORA

A complete vision. Professionally organized. Ready to be adapted to a real client, site and licensed project team.

Geuzane Castro

Design Development • Visualization • Client Presentation • Project Coordination



PRESENTATION INDEX

01 Project Overview
02 Architecture
03 Engineering Concepts
04 Site Plan & Survey Assumptions
05 Floor Plans
06 Elevations & Sections
07 Interior Design
08 Kitchen & Bathrooms
09 Materials & Finishes
10 Door & Window Schedule
11 Lighting Design
12 Electrical & Smart Home
13 HVAC & Plumbing Concepts
14 Structural System Concepts
15 Pool, Outdoor & Landscape
16 Rooftop Pavilion
17 3D Renderings & Walkthrough
18 Construction Scope & Phasing
19 Budget Estimate
20 Product & Vendor List
21 Aurora Master Book
22 Next Steps

A COMPLETE VISION. FROM CONCEPT TO REALITY.

Geuzane Castro

8,500 – 9,500 SQ FT	5	7	2	4-Car	Pool & Spa	Wellness	Cinema	Office	Rooftop Pavilion
Living Area	Bedroom Suites	Full Bathrooms	Powder Rooms	Garage	Outdoor Living	Gym & Sauna	Entertainment	Private Workspace	City & Mountain Views


ARCHITECTURE


FLOOR PLANS


INTERIOR DESIGN


KITCHEN & BATHROOMS


MATERIALS & FINISHES


ENGINEERING CONCEPTS


OUTDOOR & POOL


3D RENDERINGS


BUDGET & PHASING



MASTER BOOK

AURORA PRIVATE RESIDENCE — ARCHITECTURE PACKAGE • PART 1

San José, California | Client Presentation / Pre-Construction Design Development

01 PROJECT BRIEF & DESIGN BASIS

A premium residence conceived for presentation, budgeting and coordinated design development.

8,500–9,500 SF	5	7 + 2	4-Car	2 + Roof
Target living area	Bedroom suites	Full + powder baths	Garage	Primary levels + pavilion

- Design language: California Warm Futurism — stone, wood, glass, shadow lines and restrained technology.
- Planning priority: dramatic arrival, effortless indoor/outdoor living, private bedroom zones and concealed service circulation.
- Signature spaces: double-height great room, show kitchen + hidden chef’s kitchen, cinema, wellness suite, office, pool terrace and rooftop pavilion.
- Site dimensions, survey, setbacks, geotechnical data, utility locations and jurisdictional requirements remain project-specific inputs.

02 ARCHITECTURAL CONCEPT

A composition of floating horizontal planes anchored by warm stone volumes and transparent living spaces.

ARRIVAL

A low, composed street elevation protects privacy while framing a warm entry court and sculptural stair.

HEART OF HOME

The central great room opens fully to the pool terrace, linking kitchen, dining and living under one continuous ceiling datum.

PRIVATE RETREAT

Bedroom suites are elevated and separated from entertainment zones; the primary suite becomes a hotel-like sanctuary.

- Long-span glazing is used selectively where views and outdoor connection justify it; opaque volumes provide structure, privacy and thermal control.
- Deep roof overhangs, recessed glazing and landscape shading form the first layer of passive solar control.
- A consistent 4–6 material exterior palette keeps the residence architectural rather than decorative.
- Service functions align vertically where practical to reduce plumbing complexity and improve construction efficiency.

03 SPACE PROGRAM

Room organization for client review. Final square footage follows surveyed site and code constraints.

GROUND FLOOR

- Entry gallery + feature stair
- Great room
- Formal dining
- Show kitchen
- Hidden chef’s kitchen + pantry
- Guest suite
- Private office
- Cinema / media room
- Powder room
- Mudroom / laundry
- 4-car garage
- Pool terrace + outdoor kitchen

UPPER FLOOR

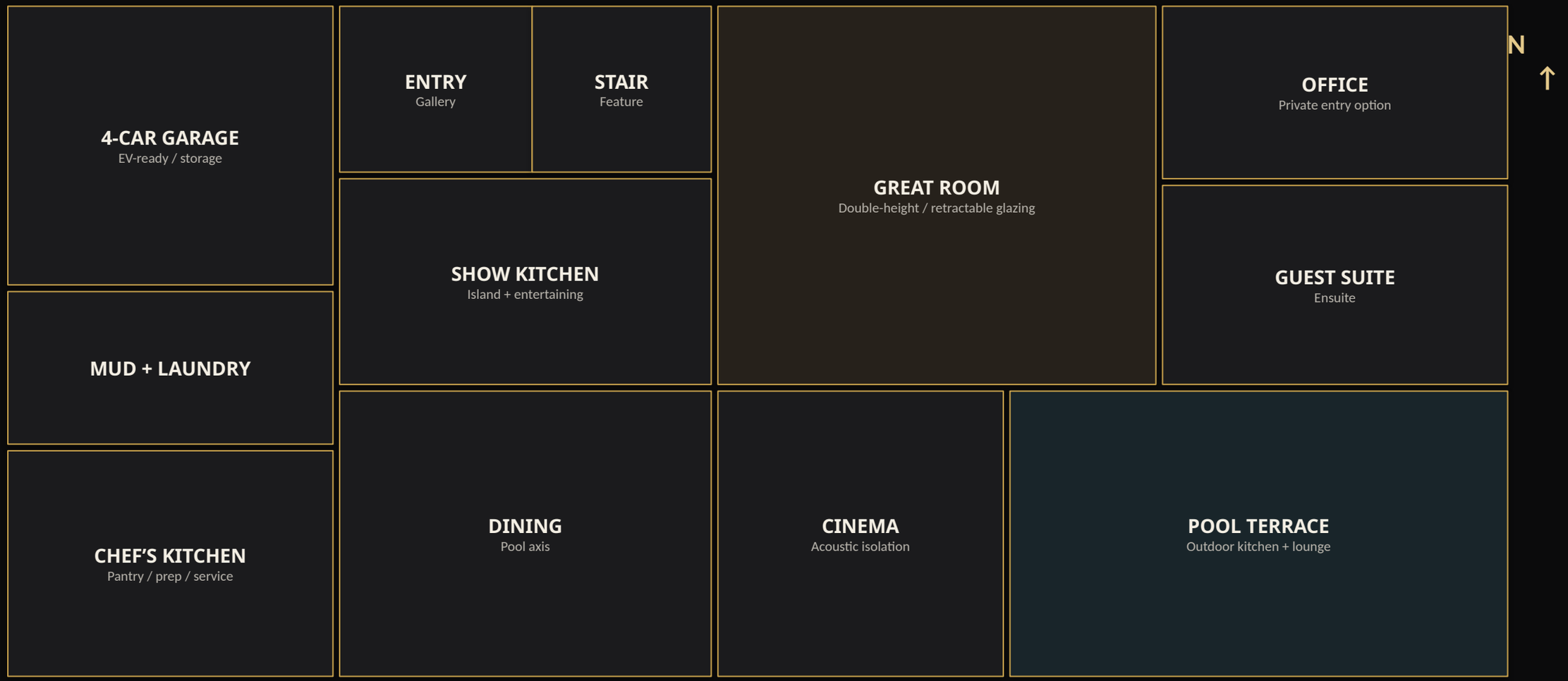
- Primary suite + terrace
- Primary spa bath
- Dual dressing rooms
- 3 additional bedroom suites
- Family lounge
- Secondary laundry
- Gallery bridge / overlook
- Linen + concealed storage

ROOFTOP / EXTERIOR

- Rooftop pavilion
- Fire lounge
- Optional bar / prep kitchen
- Infinity-edge or resort pool
- Spa / sun shelf
- Wellness garden
- Outdoor shower
- Landscape lighting
- Screened equipment zones

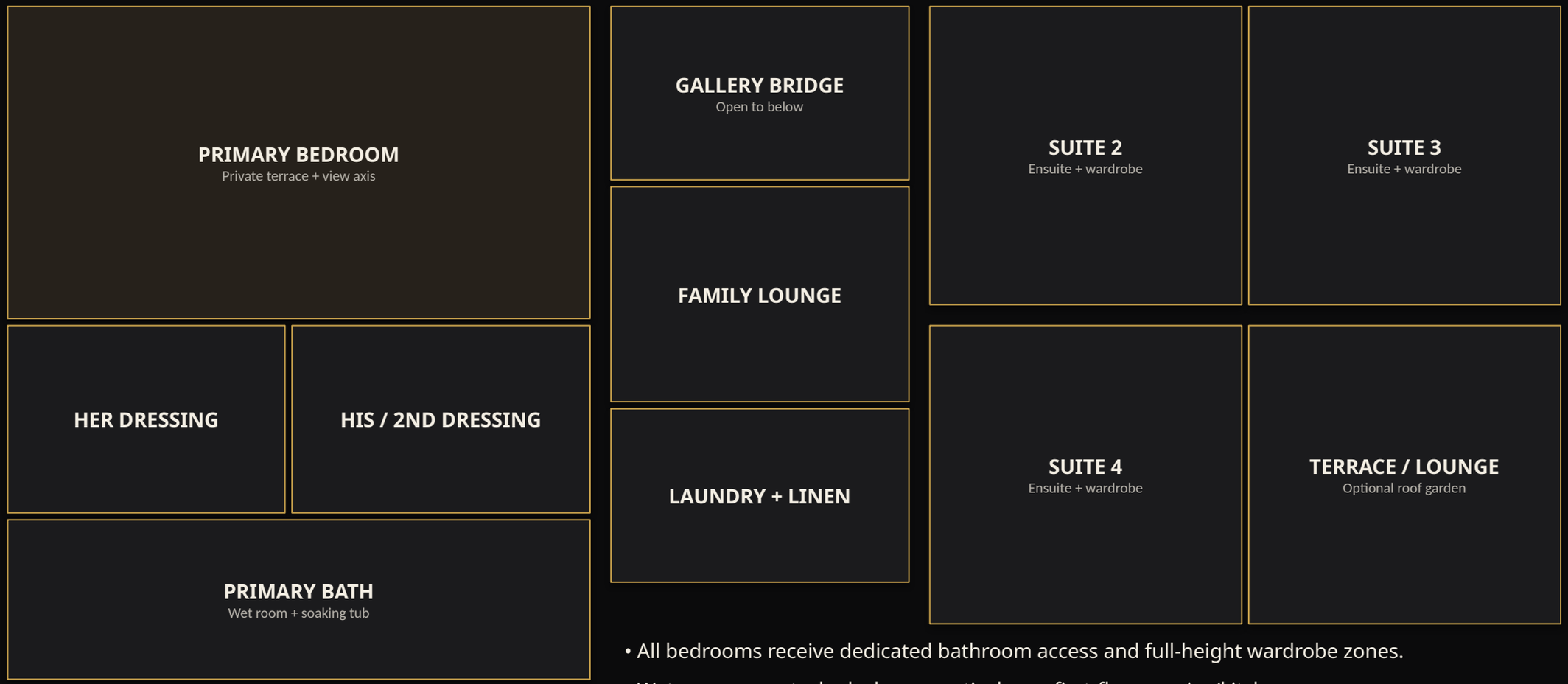
04 GROUND FLOOR — SCHEMATIC ZONING PLAN

Conceptual adjacency plan — not a permit drawing. Dimensions to be finalized from survey and consultant coordination.



05 UPPER FLOOR — SCHEMATIC ZONING PLAN

Private suites organized around a gallery bridge with visual connection to the great room.



- All bedrooms receive dedicated bathroom access and full-height wardrobe zones.
- Wet rooms are stacked where practical over first-floor service/kitchen zones.

06 ROOFTOP + OUTDOOR LIVING

A controlled hospitality layer designed for sunset entertaining without compromising bedroom privacy.

ROOFTOP PAVILION
Covered lounge + bar

FIRE LOUNGE
Wind-protected

DINING
Outdoor service

VIEW TERRACE
Guard / planter integration

RESORT POOL
Sun shelf + spa + edge detail

OUTDOOR KITCHEN
Grill / refrigeration

WELLNESS GARDEN
Sauna / shower

SCREENED PLANT
Mechanical / pool equipment

07 ELEVATION + SECTION DESIGN INTENT

Proportions and material hierarchy to guide the next round of measured drawings.

STREET ELEVATION — LOW / PRIVATE / MONOLITHIC

GARDEN ELEVATION — OPEN / TRANSPARENT / SHADED

ROOFTOP — LIGHTWEIGHT PAVILION / SET BACK

ROOF PAVILION
10'–11' clear target

UPPER FLOOR
9'–10' clear target

GREAT ROOM
Approx. 18'–20' double-height zone

GROUND FLOOR
10'–12' clear target

- Final heights depend on zoning envelope, grading, structural depth and energy strategy.
- Exterior glazing proportions to be coordinated with lateral system and California energy requirements.

08 PROFESSIONAL COORDINATION ROADMAP

How this design becomes a construction-ready package.

1. SITE + CODE

Boundary/topographic survey, zoning, setbacks, fire access, utility points, solar orientation.

2. ARCHITECTURE

Measured plans, elevations, sections, wall types, doors/windows, details and code analysis.

3. STRUCTURAL

Foundation, gravity framing, lateral system, retaining conditions and structural calculations.

4. MEP + ENERGY

HVAC, plumbing, electrical, lighting controls, loads, energy compliance and equipment coordination.

5. INTERIORS

Millwork, reflected ceilings, finish schedules, fixtures, appliances, hardware and procurement.

6. CONSTRUCTION

Pricing, bid packages, long-lead tracking, submittals, RFIs, field coordination and closeout.

DESIGN DEVELOPMENT NOTE: This package is for concept, visualization, budgeting and pre-construction coordination. Final permit documents, structural/MEP engineering, energy calculations and code compliance must be completed and approved by appropriately licensed professionals in the project jurisdiction.