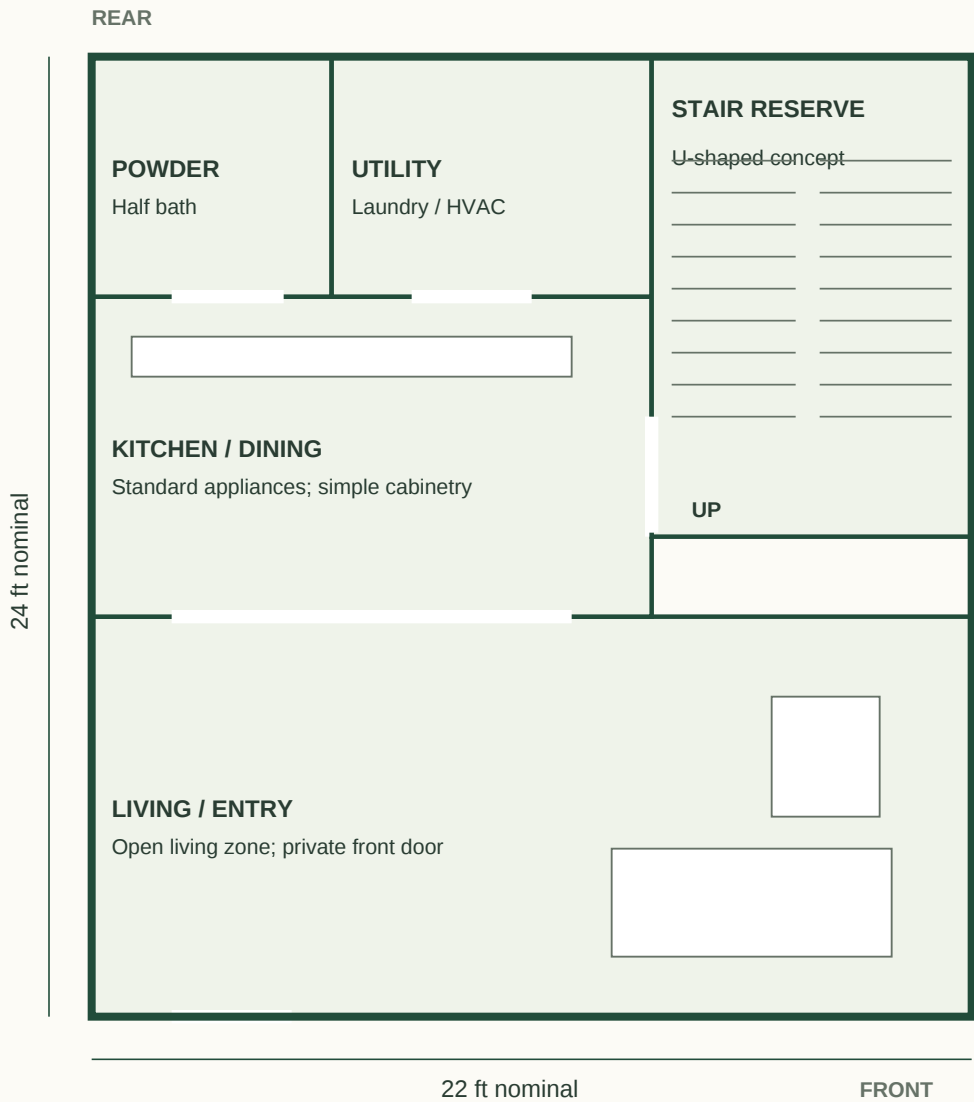


SPROUT VILLAGE

Cottage 02 / Ground-floor room study



2 BED / 2.5 BATH

Approx. 1,000 conditioned SF target

Two levels, approximately 500 SF per floor.
The diagram uses a 22 x 24 ft nominal envelope:
1,056 gross SF across two floors. Walls, stair
measurement and detailing must reconcile the
final conditioned living area to the 1,000 SF target.

ROOM ZONES, NOT CLEAR DIMENSIONS
Labels describe gross planning zones. They do
not certify bedroom size, clearances or egress.

ARCHITECT TO RESOLVE
Stair run/rise, landings and headroom; exterior
and partition thickness; window/door swings;
bath fixtures and plumbing stacks; storage;
HVAC and laundry; structure and energy code.

ACCESSIBILITY
This two-story prototype is not presented as
an accessible unit. Confirm the project-wide
accessible-unit mix and one-level alternative.

PORCH
Price an approximately 6 x 10 ft porch/patio
separately; it is outside conditioned living SF.

SPROUT VILLAGE

Cottage 02 / Upper-floor room study



2 BED / 2.5 BATH

Approx. 1,000 conditioned SF target

Two levels, approximately 500 SF per floor.
The diagram uses a 22 x 24 ft nominal envelope:
1,056 gross SF across two floors. Walls, stair
measurement and detailing must reconcile the
final conditioned living area to the 1,000 SF target.

ROOM ZONES, NOT CLEAR DIMENSIONS
Labels describe gross planning zones. They do
not certify bedroom size, clearances or egress.

ARCHITECT TO RESOLVE
Stair run/rise, landings and headroom; exterior
and partition thickness; window/door swings;
bath fixtures and plumbing stacks; storage;
HVAC and laundry; structure and energy code.

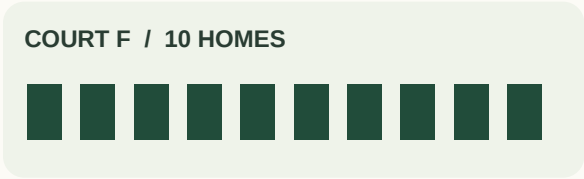
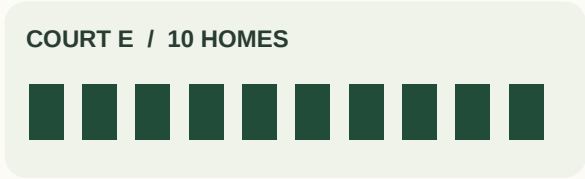
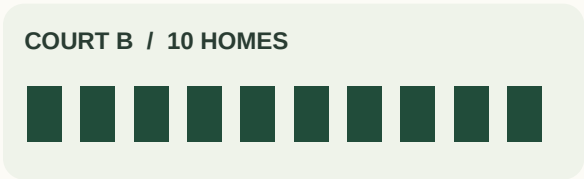
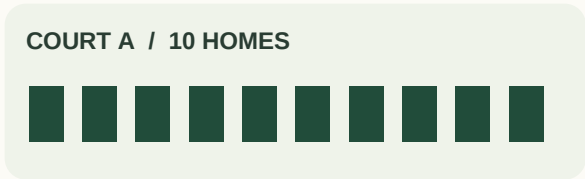
ACCESSIBILITY
This two-story prototype is not presented as
an accessible unit. Confirm the project-wide
accessible-unit mix and one-level alternative.

PORCH
Price an approximately 6 x 10 ft porch/patio
separately; it is outside conditioned living SF.

SPROUT VILLAGE

Site organization and engineering handoff

Study target: 60 homes in six groups of ten. This is an adjacency diagram, not a surveyed layout.
The separate aerial rendering communicates landscape and amenity character; its buildings are symbolic.
Neither drawing proves that 60 homes, required parking and fire access fit the actual parcel.



- FRONT
 - Orchard + farm store
 - Tower/access reserve
 - Entry and parking
- COMMUNITY HEART
 - New pool
 - Gym + pool house
 - Shaded walking connections
- REAR / SERVICE
 - Maintenance building
 - Stormwater reserve
 - Emergency/service access

PEC: test 40, 50 and 60 homes on the current boundary/topographic/tree survey, including every amenity.
Show actual parking supply and requirement, fire turning paths, utilities, stormwater, tower restrictions and tree impacts.
Price a compliant early phase separately; fixed infrastructure and amenities cannot simply be divided by the number of homes.