Mantoloking Retreat

Coastal & beachfront / Illustrative design direction



Layered gables and generous terraces reinterpret the New Jersey shore home.

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AS-BUILT FIRST

Project plans are prepared after our as-built teams measure and document the existing structure. This sample is a design schematic, not actual construction or permit plans.

Sample illustration only. No existing building has been surveyed for this concept.

What stays. What changes.

Gray: existing context / Blue: proposed work or area of study



Measured survey required before design development

Existing conditions: to be measured



RECONFIGURE / RENEW

Proposed: design concept

RETAIN / VERIFY

Existing elements to be recorded and evaluated during the as-built visit.

NEW / ALTER / COORDINATE

Develop the selected concept for the actual measured property and agreed room program.

These diagrams communicate relationships and scope only. They are not traced from the rendering, not dimensioned, not to scale and not an assessment of any existing structure.

A starting point for your layout.

Conceptual space relationships - adjust after existing conditions are measured



DESIGN QUESTIONS

Which relationships matter most in Mantoloking Retreat? Identify daylight, privacy, circulation, storage and indoor/outdoor connections. Use the companion worksheet to record decisions before a measured layout is developed.

PROJECT-SPECIFIC REVIEW

Field dimensions; actual structural system; local zoning; egress and systems coordination; site and flood constraints.

Next: complete the design layout worksheet, arrange the as-built visit and agree a location-specific scope. No structural sizes, footing depths or construction details are established by this sample.