

COFFEE ESTATE RESIDENCE

Architect's Design Brief & Vision Document

*"A timeless mountain lodge for multi-generational family life
built within a coffee estate."*

Estate Brief v1.0 · Confidential · For Architect Use

STONE · TIMBER · GLASS · LIGHT

The Vision

Design a timeless luxury family estate located within a coffee plantation. The house should serve as a primary residence, multi-generational family home, entertaining venue, and legacy property.

*The architecture should feel like a **luxury mountain resort** — not a traditional mansion.*

Grand Arrival Experience	First impressions set the tone for the entire estate.
Strong Indoor–Outdoor Connection	The coffee estate is the backdrop — every primary room should face it.
Multi-Generational Living	Parents, children, grandchildren — all comfortable under one roof.
Luxury Entertaining	The great room must host 20–40 guests with ease.
Estate-Scale Architecture	The house should read as a composed estate, not a big house.
Long-Term Timelessness	Architecturally relevant for 20–30 years. No trend-chasing.

Character Words

Warm	Timeless	Grand	Resort-like	Architect-designed	Connected to the land
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What To Avoid

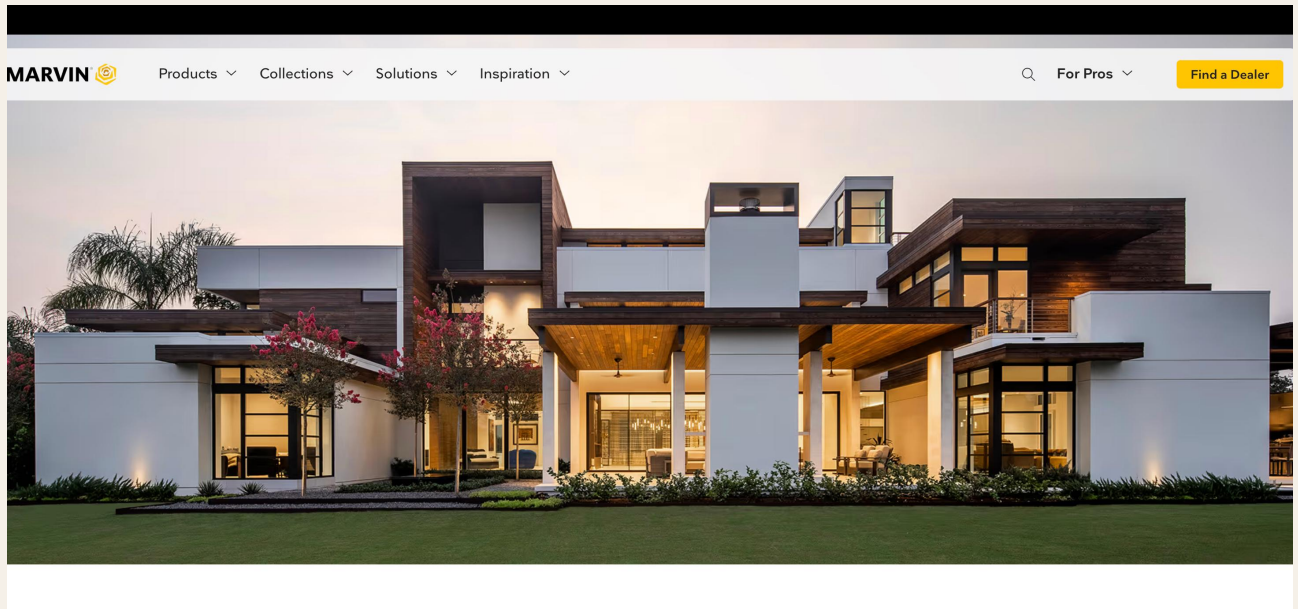
- ✗ Classical mansions or symmetrical layouts
- ✗ Mediterranean / Tuscan architecture
- ✗ Flat-roof all-glass modernism
- ✗ Excessive ornamentation or gilded finishes
- ✗ Cold white minimalist interiors
- ✗ Developer-style floor plans (box rooms off a corridor)

Exterior References



Stone + dark metal roof, craftsman arches, asymmetric — this is the character

Night scene: stone, timber, warm glow, koi pond arrival — exactly this mood



Clean modern volumes with timber cladding and large glass openings — the contemporary layer

Architectural Style & DNA

50%

Modern Mountain

- Strong roof forms
- Stone walls
- Large windows
- Mountain-lodge character
- Connection to landscape

25%

Contemporary Craftsman

- Exposed timber beams
- Detailed porch structures
- Rich materials
- Warm & welcoming

25%

Contemporary

- Clean lines
- Open interiors
- Large glass openings
- Modern functionality

Core Design Language

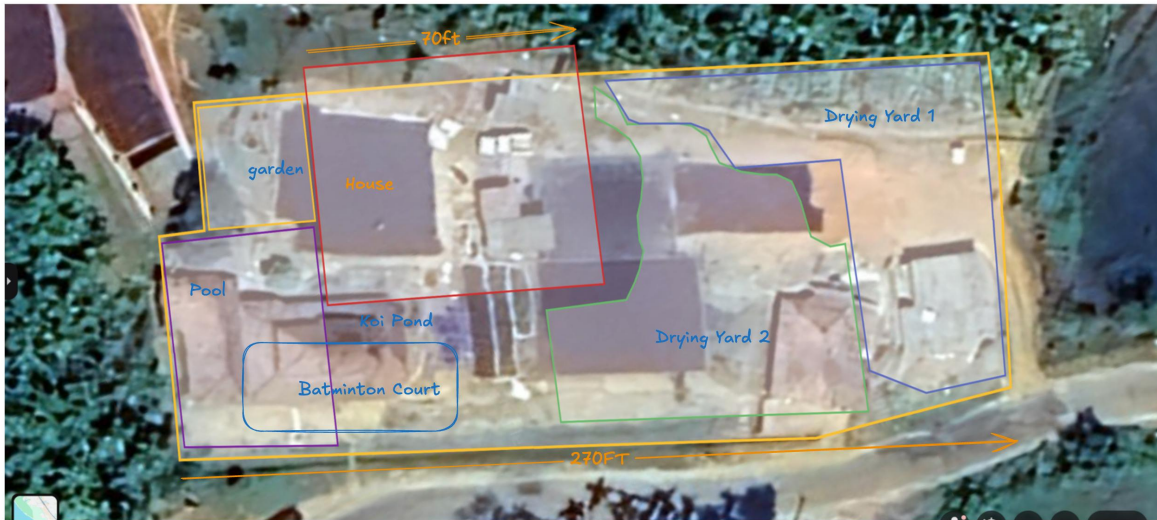
Material Palette	Stone · Timber · Glass
Roof Character	Complex rooflines · Steep pitches · Deep overhangs
Facade Rhythm	Asymmetrical massing · No symmetrical layouts
Porch Treatment	Deep covered porches on all primary facades
Lighting	Warm architectural lighting — house glows at night

Exterior Material Palette

- Natural stone — primary wall material
- Timber accents — cedar or teak elements
- Black aluminum window + door systems
- Standing-seam dark metal roof
- Exposed structural timber beams
- Stone chimneys
- Warm-tone architectural lighting on all facades
- Concrete and stone pathways

The Plot — Annotated Site Plan

The plot is approximately 130 ft x 280 ft. The annotated plan below shows the owner's intended zone layout — house footprint, garden, pool, koi pond, and support areas. Please use this as the starting point for masterplan development.



Owner-annotated site plan — house (red), garden (orange), pool (purple), koi pond, badminton court, and drying yards clearly zoned. 130 ft wide x 280 ft deep.

Site Conditions & Design Implications

Site	Coffee Estate
Terrain	Predominantly flat with mild mountain character
Climate	Tropical · Heavy rainfall · Warm year-round
Access	Excellent road access

Design Implications (Non-Negotiable)

Deep roof overhangs — Minimum 3–4 ft on all facades — essential for tropical rain.

Steep roof pitches — Required to handle heavy monsoon rainfall — also creates the mountain character.

Covered outdoor spaces — All major outdoor areas — porches, terraces, pavilion — must have full rain cover.

Rainwater management — Extensive drainage planning, gutters, and site grading.

Estate views from primary rooms — Great room, master suite, kitchen, office — all must face the estate.

Elevated ground floor — All ground-level floors elevated above grade for flood and moisture protection.

Area Program & Budget Parameters

Ground Floor	~5,000 sq ft
Upper Floor	~3,000 sq ft
Total	~8,000 sq ft
Target Rate	■3,000 per sq ft
Total Budget	~■2.4 Crore (house only)

What Is In Scope (Phase 1)

- ✓ Complete house structure — 8,000 sq ft
- ✓ All interior finishes and joinery
- ✓ Lighting infrastructure — conduits, controls, full smart system
- ✓ Main kitchen + dirty kitchen
- ✓ All bathrooms (5 bedrooms + powder room)
- ✓ 2-bay oversized garage with EV charging provision
- ✓ Basic driveway + arrival court

Phase 2 — Not In Current Budget

- Infinity pool + sunken lounge
- Outdoor dining pavilion
- Koi pond + water features
- Formal Italian garden
- Estate gate + boundary walls
- Full landscape planting

Please design the house so Phase 2 elements connect seamlessly — leave provision for pool plumbing stub-outs, pavilion foundations, and gate pillars in the masterplan even if not built now.

The Arrival — First Impressions Matter Most

The arrival sequence is as important as the house itself. A guest should feel the scale and intention of the estate before they ever reach the front door.

- 01 Estate Gate**
Ornamental iron + sandstone pillars with lantern finials
- 02 Estate Driveway**
Landscaped approach through coffee plantation
- 03 First Glimpse**
House revealed between trees — proportions visible before full arrival
- 04 Circular Arrival Court**
Formal motor court with central feature
- 05 Water Feature**
Visible from approach — koi pond or fountain
- 06 Porte-Cochère**
Covered drop-off — timber beams + stone columns
- 07 Grand Entry Volume**
Double-height foyer — 24–28 ft clear height
- 08 Through-View**
Immediate visual connection through the house to estate beyond

"The grandeur should come from proportions and sequence — not ornamentation."



Grand ornamental iron gate — sandstone pillars, lantern finials — this Formal arrival gate character — stone columns, ornamental iron, wide approach

The Great Glass Hall

This is the single most important room in the house. Every architectural decision should serve this space. It is the defining image of the estate — inside and out.

Volume	Double-height · 24–28 ft clear height
Glass Wall	Full floor-to-ceiling glass facing the estate
Structure	Exposed timber trusses overhead
Fireplace	Massive stone fireplace — primary focal point
Chandelier	Feature chandelier at double-height volume
Capacity	20–40 guests for entertaining
Connections	Direct to lawn · Pool terrace (P2) · Estate views · Bridge walkway above

"The great room should look like a lit lantern from outside at night — warm amber glow through the glass wall, timber trusses glowing overhead, fireplace flickering. This is the money shot of the estate."



Living room reference — warm cove lighting, stone feature wall with fireplace, rich dark timber tones. This is the atmosphere.



Family lounge feel — dark timber panels, integrated fireplace below TV, hidden shelf lighting, marble coffee table



*Family lounge scale reference — large sectional seating, dark walnut built-ins, globe pendant chandelier, direct glass-door connection to pool
— this open, generous layout is the target*

Floor-by-Floor Room Program

Ground Floor — ~5,000 sq ft

Public Spaces

- Grand foyer — double-height, visual connection through house
- Great room — 24–28 ft volume, primary entertaining
- Family lounge — TV room, connected to kitchen, intimate scale
- Formal dining — 12 seats, chandelier, landscape views

Kitchen

- Main kitchen — 500–700 sq ft, large island (6–8 seating), coffee bar, double refrigerators, premium appliances, open to family lounge
- Dirty kitchen — separate, heavy Indian cooking, commercial ventilation, frying capability

Private

- Parents suite — ground floor, aging-friendly, attached bath, walk-in closet
- Guest suite #1 — attached bathroom
- Executive office — 250–350 sq ft, estate views, built-in bookshelves, acoustic separation

Entertainment

- Game room — 300–500 sq ft (pool table, board games, console gaming)
- Bar lounge — 250–400 sq ft, stone feature wall, backlit shelving
- Wine cellar — temperature-controlled, display wall, integrated with bar
- Gym / wellness room — cardio, strength, yoga, estate views

Support

- Powder room
- Laundry room
- Mudroom — connected to garage
- Storage
- 2-bay oversized garage — SUV-compatible, EV charging, storage wall

Upper Floor — ~3,000 sq ft

Private Suites

- Master suite — largest room: bedroom + sitting area + stone fireplace + spa bathroom + his & her walk-in closets + private balcony + sunrise coffee deck
- Bedroom 4 — guest / flexible use
- Bedroom 5 — guest / children / hobby room

Shared Upper

- Upper family retreat
- Bridge walkway — open to great room below, views through glass wall
- Covered balcony — pool views, rain protected

Lighting Master Plan

The house should look significantly better at night than during the day. This is not negotiable.

No exposed bright ceiling lights as primary source. All lighting is layered and indirect. Target mood: luxury resort — warm, soft, dramatic.

Layer 1 — Ambient 70–80% of nighttime illumination	Cove lighting · ceiling perimeter · hidden LED channels · recessed architectural lighting. Purpose: soft overall illumination with zero harsh glare.
Layer 2 — Accent Architectural drama	Stone walls · timber beams · fireplace · art · plants · feature ceilings. Purpose: depth, drama, and visual hierarchy.
Layer 3 — Task Functional only	Kitchen counters · island · office desk · bathroom mirrors · closets · reading areas.
Layer 4 — Decorative Visual punctuation	Chandeliers · pendants · statement fixtures. Decorative lighting is never the primary source — it creates focal points only.

Room-by-Room Lighting Notes

Great Room	Large chandelier + hidden beam lighting + cove lighting + fireplace accent + stone wall floor uplighting. Night goal: warm glow on trusses, glass wall dramatically lit from inside.
Kitchen	Under-cabinet + toe-kick lighting + island pendants + hidden cove. Night goal: floating cabinet appearance, warm hospitality feel.
Master Suite	Cove perimeter + headboard accent + closet lighting + balcony lighting. Night goal: 5-star hotel suite atmosphere.
Staircase	Step lighting + handrail lighting + wall grazing + chandelier feature. Night goal: floating staircase effect.
Bridge Walkway	Hidden linear lighting + glass railing illumination + floor guidance lighting. Night goal: floating bridge effect.
Exterior	Stone wall uplighting + timber beam lighting + roofline lighting + chimney accent. Purpose: reveal architecture after dark — house glows from within.

Smart Lighting System (Mandatory)

- Full dimming throughout
- Scene control: Morning · Evening · Entertaining · Movie · Night · Away
- App + voice control
- Motion sensing in service areas (laundry, mudroom, garage)

Design Intent by Room

Master Bedroom

Warm mountain lodge character. Exposed timber ceiling beams. Cove lighting creating a warm halo. Stone fireplace with sitting area. Large picture window with coffee estate views. No hotel-generic feel — deeply and specifically residential.



Target bedroom feel — timber ceiling beams, cove lighting, stone fireplace, plantation views through large window, warm amber mood

Formal Dining Room

Dark walnut tones. Linear pendant above a long table. Rich wood wall panels. Understated luxury — refined without being cold. Seats 12. Landscape views.



Dark walnut walls, linear chandelier — this refined, warm dining tone



Furniture scale and pendant style reference



Open-plan dining with exposed timber beams + stone wall — indoor-outdoor connection when dining



Live-edge timber table, cluster chandelier — natural material warmth at the dining table

Main Kitchen

Italian / French estate kitchen character. Cream or natural stone cabinetry. Marble island with seating for 6–8. Brass or warm metal accents throughout. Large arched or picture window to garden. Herringbone or large-format stone floor. Coffee bar integrated. Open to family lounge.



Estate kitchen — marble island, arched window, brass accents, herringbone floor — exactly this



Kitchen island seating scale and natural light reference

Bathrooms

Natural spa character. Large-format stone tiles in warm beige / travertine. Floating wood vanity. Vessel or integrated stone basin. Large rain shower. Warm indirect LED lighting behind mirror. No cold chrome — warm metals only.



Natural stone, wood vanity, spa feel — this is the bathroom target



Large-format stone, rain shower, warm lighting reference



Clean modern spa — floating wood vanity, black fixtures, warm cove behind mirror, walk-in rain shower



Master bathroom drama — full marble walls, stone vessel basin, candles, warm backlit mirror — pure luxury spa

Executive Office

Dark walnut full-wall panelling. Hidden cove lighting. Full-wall built-in bookshelves. Large window facing the coffee estate — desk oriented toward the view. Quiet and acoustically separated. 250–350 sq ft. This is a serious workspace.



Dark walnut panels, hidden cove lighting, built-ins, large window — clean focused workspace

Full-wall walnut panelling, stone-top executive desk, leather chair, gold pendant — commanding yet refined

Bar Lounge

Warm amber mood. Rustic wood bar top. Leather bar stools. Floating timber shelves backlit with bottles. Wall sconces. Art wall. Whiskey-cabinet character. Stone feature wall behind bar. Connects directly to entertaining spaces and game room.



Bar lounge reference — rustic timber bar, leather stools, warm sconce lighting, floating bottle shelves

Staircase

The staircase is an architectural moment, not just circulation. Dramatic dark stone feature wall. Floating timber treads. Tropical plants at base. Lit from below — step lighting + wall grazing. This is the foyer centrepiece.



Staircase reference — dark stone wall, floating timber treads, tropical plants, dramatic under-lighting — exactly this drama

Walk-in Closets

His and her walk-in closets in the master suite. Full-height fitted joinery. Warm LED strip lighting inside every shelf and hanging section. Custom drawers. Island unit with mirror. Feels like a luxury boutique, not a storage room.



Walk-in closet reference — warm amber LED strips inside shelves, full-height joinery, island unit with drawers — hotel boutique feel

Laundry Room

The laundry room should be designed, not just functional. Dark walnut cabinetry fully concealing the machines. Hidden appliances behind doors. Cove lighting inside joinery. This room is used daily — it should feel good.



Laundry room reference — full walnut cabinetry, hidden appliances, cove lighting — a designed room, not a utility box

Outdoor Spaces (Design Now, Build Later)

These spaces are Phase 2 — not in the current build budget. However, the masterplan must account for them now. Leave all structural provisions, drainage stub-outs, and electrical conduits in place.

Infinity Pool

Long rectangular form · estate-facing · shallow lounging shelf · night LED lighting

Sunken Conversation Lounge

Adjacent to pool · fire pit centrepiece · resort-style stone seating · LED-lit steps

Outdoor Dining Pavilion

Seats 12–16 · timber structure · ceiling fans · rain protection · connected to kitchen

Koi Pond

Natural stone edging · waterfall · lily pads · landscape lighting · meditative

Event Lawn

Large open lawn as estate foreground for gatherings

Estate Gate + Boundary

Ornamental iron gate · stone pillars with lanterns · stone compound wall



Pool + sunken fire lounge at night — LED step lighting, sunken conversation area adjacent to pool — exactly this resort character



Outdoor pavilion character — dark steel + timber pergola, string lights, stone wall kitchen, wicker seating, surrounded by lawn

Koi Pond & Water Features



Koi pond reference — natural stone edging, waterfall, lily pads, lush greenery — meditative and beautiful



Alternative koi pond treatment with naturalistic stone and water planting

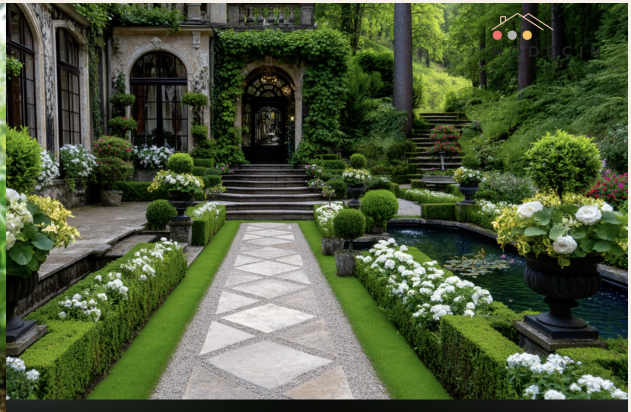
Garden Character — Italianate European Estate

The garden should feel like you arrived at a Tuscany estate — structured, classical, and timeless. Not wild or tropical. Formal European axes meet the coffee plantation.

- Formal structured hedgerows and topiaries
- Stone pathways with gravel borders
- Ornamental iron details throughout gates and fencing
- Classical stone urns and garden sculptures
- Climbing vines on boundary walls and trellises
- Symmetrical formal garden axes from the house
- Italian-style fountain or water feature at arrival
- Box hedging to frame lawn areas









Italianate wall character — iron lantern sconces, climbing vines, stone walls — estate garden feel



Garden sculptures and formal planting — classical European estate character



1. Focal objects at a glance

Urn planter	Tall modern planter	Terracotta pot cluster	Stone trough	Statue / sculpture	Birdbath or water bowl
					
<ul style="list-style-type: none">• Timeless and formal• Great for entries and terraces• Best in pairs	<ul style="list-style-type: none">• Clean, architectural look• Adds vertical emphasis• Works in tight spaces	<ul style="list-style-type: none">• Warm, relaxed feel• Use odd numbers of pots• Mix sizes and heights	<ul style="list-style-type: none">• Long and low statement• Ideal for herbs, succulents, or bulbs• Adds age and patina	<ul style="list-style-type: none">• Adds meaning and character• Place where it can be seen and enjoyed• Anchor a focal point	<ul style="list-style-type: none">• Brings life and sound• Supports wildlife• Place where it can be heard

2. Materials and style

Garden sculpture and topiary reference — formal, classical, Italian villa character



Formal parterre garden — box hedging, gravel paths, white flowering beds, stone urns — this is the garden language

Circular parterre with central urn, stone balustrade, white roses — the Italian villa garden centrepiece

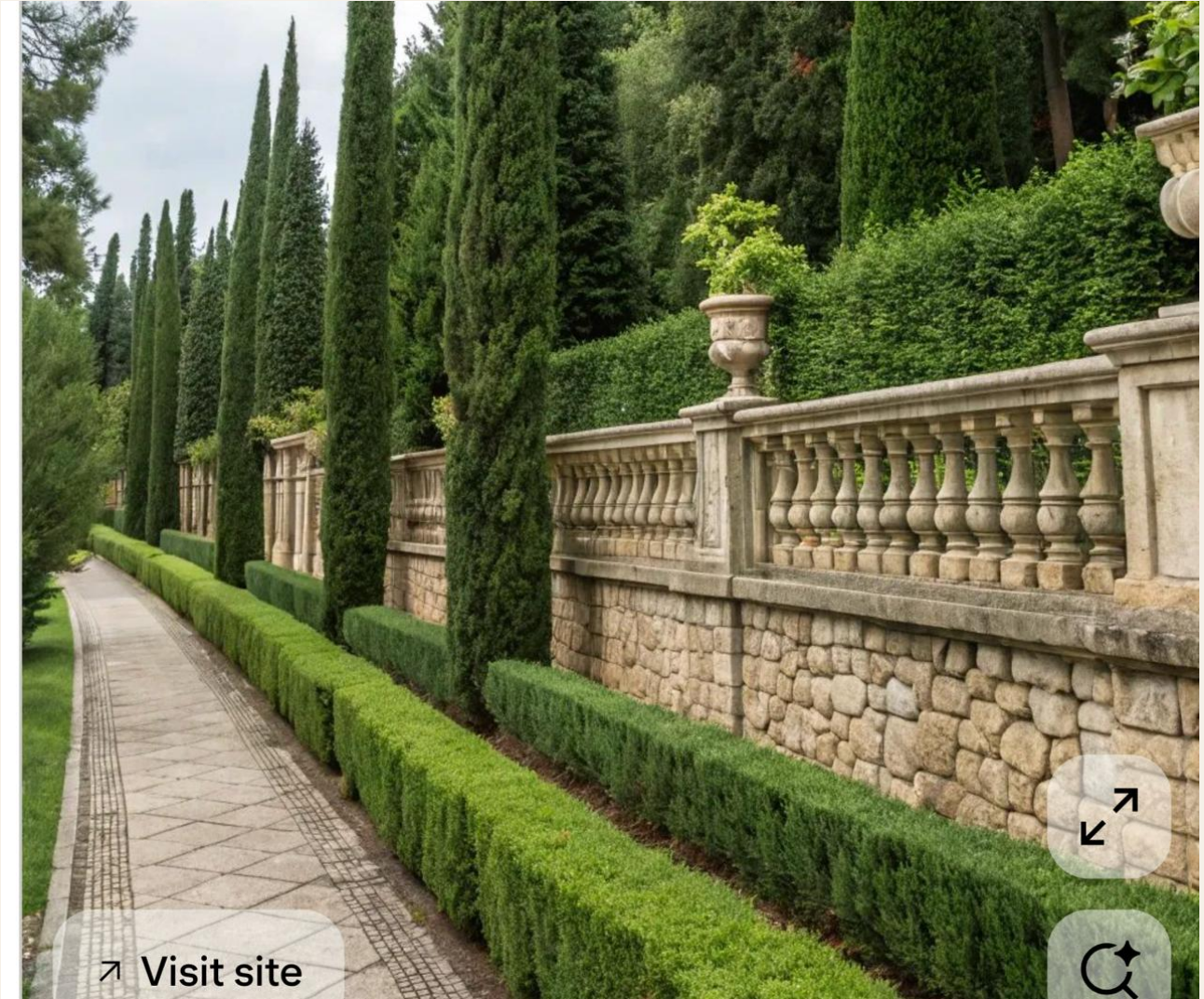


➤ Visit site

Garden staircase terracing — stone balustrade, classical statues, box hedging on risers, pergola above — multi-level garden with architectural structure

Boundary Wall

Natural stone compound wall with ornamental iron accents. The boundary itself is an architectural statement — not a plain concrete wall.



Boundary wall character — natural stone construction with warm texture — the estate perimeter must feel as designed as the house

What We Do NOT Want

This section is as important as all the inspiration above. Please treat each item as a hard constraint.

Architecture

- ✗ No symmetrical, formal mansion facades
- ✗ No Mediterranean or Tuscan architecture style
- ✗ No flat-roof all-glass-box modernism
- ✗ No excessive ornamentation or gilded finishes

Interiors

- ✗ No cold, white, minimalist interiors
- ✗ No exposed industrial-loft lighting
- ✗ No chrome or silver bathroom hardware — warm metals only
- ✗ No 'hotel lobby' feeling — this must feel like a home

Planning

- ✗ No developer-style floor plans (box rooms off a single corridor)
- ✗ No visible garage as a dominant facade element
- ✗ Garage must be visually subordinate to the main architecture

Architectural References

Aman Resorts	<i>Arrival sequence, proportion, silence, restraint</i>
Six Senses Lodge	<i>Indoor-outdoor connection, natural materials, wellness</i>
Singita Safari Lodge	<i>Stone, timber, glass — luxury without excess</i>
Big Cedar Lodge, Missouri	<i>American mountain-lodge scale and warmth</i>
Pacific Northwest Mountain	<i>Complex rooflines, deep porches, timber + stone</i>
Contemporary Craftsman Estate	<i>Rich material warmth, exposed structure</i>
Napa Valley Wine Estate	<i>Agricultural setting, resort character, luxury calm</i>
Indian Hill Station Retreat	<i>Tropical mountain climate, verandahs, stone walls</i>

"When you walk through the front door, you should feel: I am in a private luxury lodge that also happens to be a home."

Thank you for reading this brief in full.

We look forward to seeing how you translate this vision into architecture. We are open to discussion on every detail — except the core character. The house must feel warm, timeless, grand, and connected to the land.



Wall texture and material reference — the warmth and depth we want in every surface of this house