

Floor Plans — Drawn to Scale

A low, long plan of board-formed concrete, dry-laid stone, and weathered steel, threaded between the oaks and stepping down a west-facing slope in four half-levels. Three lives (public, primary, family/guest/service) pinwheel around a single top-lit entry gallery and never cross unless they choose to. Drawn as a set of level plans plus a site/roof plan. Nameless by design.



PARTI DIAGRAM — THREE BARS PINWHEEL AROUND THE ENTRY GALLERY, STEPPING DOWN THE SLOPE. NOT TO SCALE.

DRAWING INDEX

A-000	Cover / Parti / Index	this sheet
A-001	Site & Roof Plan	1" = 40'
A-101	Upper Level — Family / Guest / Service	1" = 16'
A-102	Main Level — Public Bar + Arrival	1" = 16'
A-103	Lower Level A — Primary Wing	1" = 16'
A-104	Lower Level B — Terrace, Pool, Casita	1" = 16'

THE WITHHOLDING WALK

1 Arrival, oak drive → 2 Shaded oak court → 3 Low tight threshold → 4 Gallery release, ceiling to 18' → 5 Great room, the whole ridgeline at once → 6 Kitchen & dining on the view → 7 Primary suite, dropped ½ level → 8 Out to terrace & vanishing-edge pool.

IN NUMBERS

±11,800 sf conditioned · ±4,200 sf covered exterior · 7 bedrooms · 4 half-levels · public-bar ceilings 12', lifting to 18' at hearth & gallery.

COVER · PARTI · INDEX

ESTATE FLOOR PLANS

SHEET
A-000

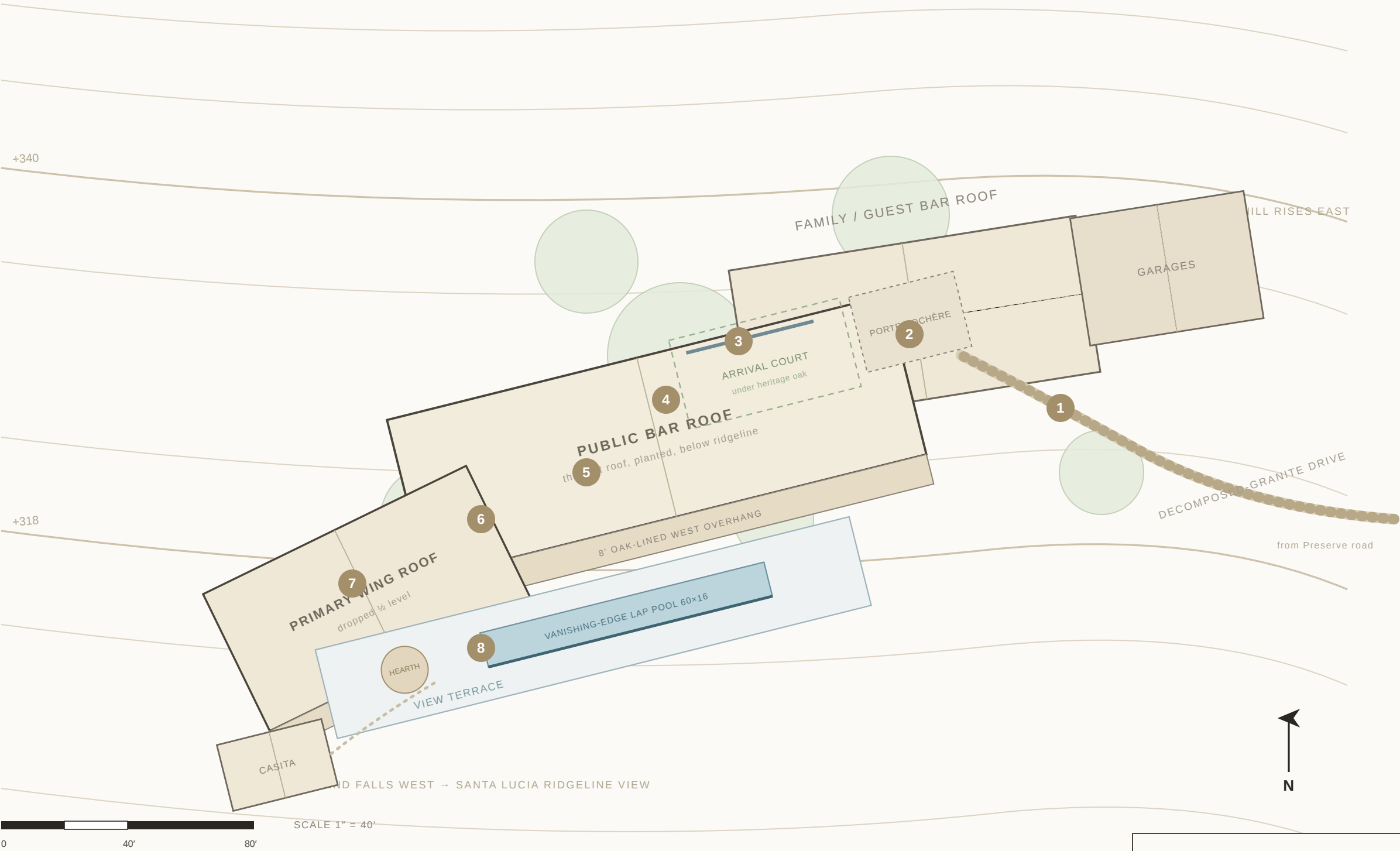
SCALE
As noted

DATE
2026.08.17

STATUS
Design

Site & Roof Plan

The house tucked into a west-facing shoulder of the slope, held under the oak canopy and below the ridgeline. The drive curves up through the oaks from the east so the house is never seen whole; roof planes are thin, low, and planted where they can be. Land falls to the west toward the ridgeline; hill rises to the east behind the house.



- ROOF / BUILT
- OVERHANG
- PRESERVED OAK
- WATER
- WALK SEQUENCE

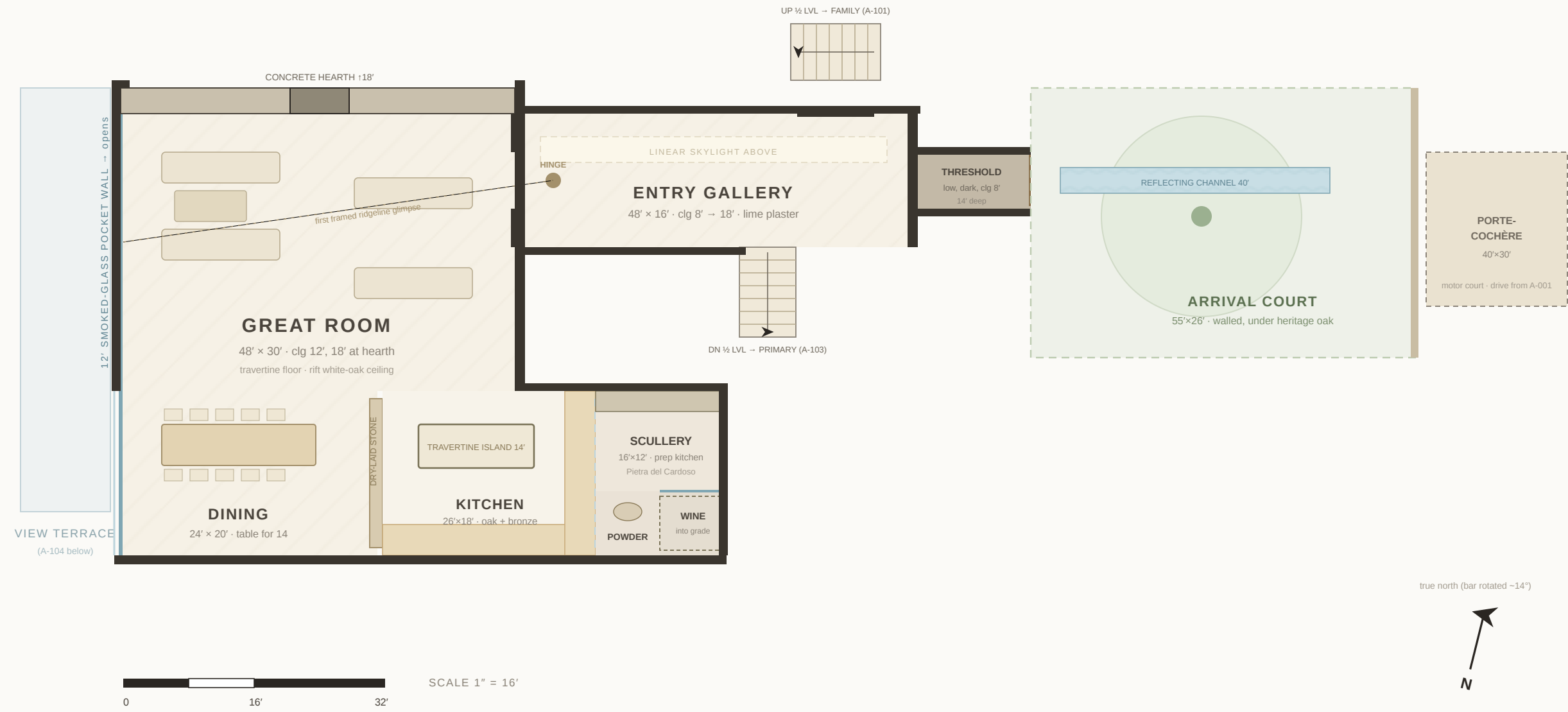
SITE & ROOF PLAN

HOUSE TUCKED INTO THE SLOPE

SHEET A-001	SCALE 1" = 40'	DATE 2026.08.17	STATUS Design
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Public Bar + Arrival

The hinge level. Enter from the east (right) through the arrival court and low threshold; the top-lit entry gallery is the crossroads from which the whole house reads. Public rooms run west (left) to the ridgeline behind a 12' smoked-glass pocket wall. Drawn true-to-grid; on the site this bar is rotated ~14° along the contour (see A-001). West → ridgeline view. East → hill & arrival.



MAIN LEVEL · PUBLIC BAR

ENTRY GALLERY HINGE + ARRIVAL

SHEET A-102	SCALE 1" = 16'	DATE 2026.08.17	STATUS Design
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Family / Guest / Service

A half-level up into the hill from the entry gallery: the calmest, most sheltered part of the house under the heaviest oak shade. Five secondary suites off a top-lit gallery (no bedroom looks into another), family room, paired offices with their own quiet entrance, a windowless media room dug into the solid side, gym, and the everyday service world. West → soft end of the view. East → hill & oak courts.



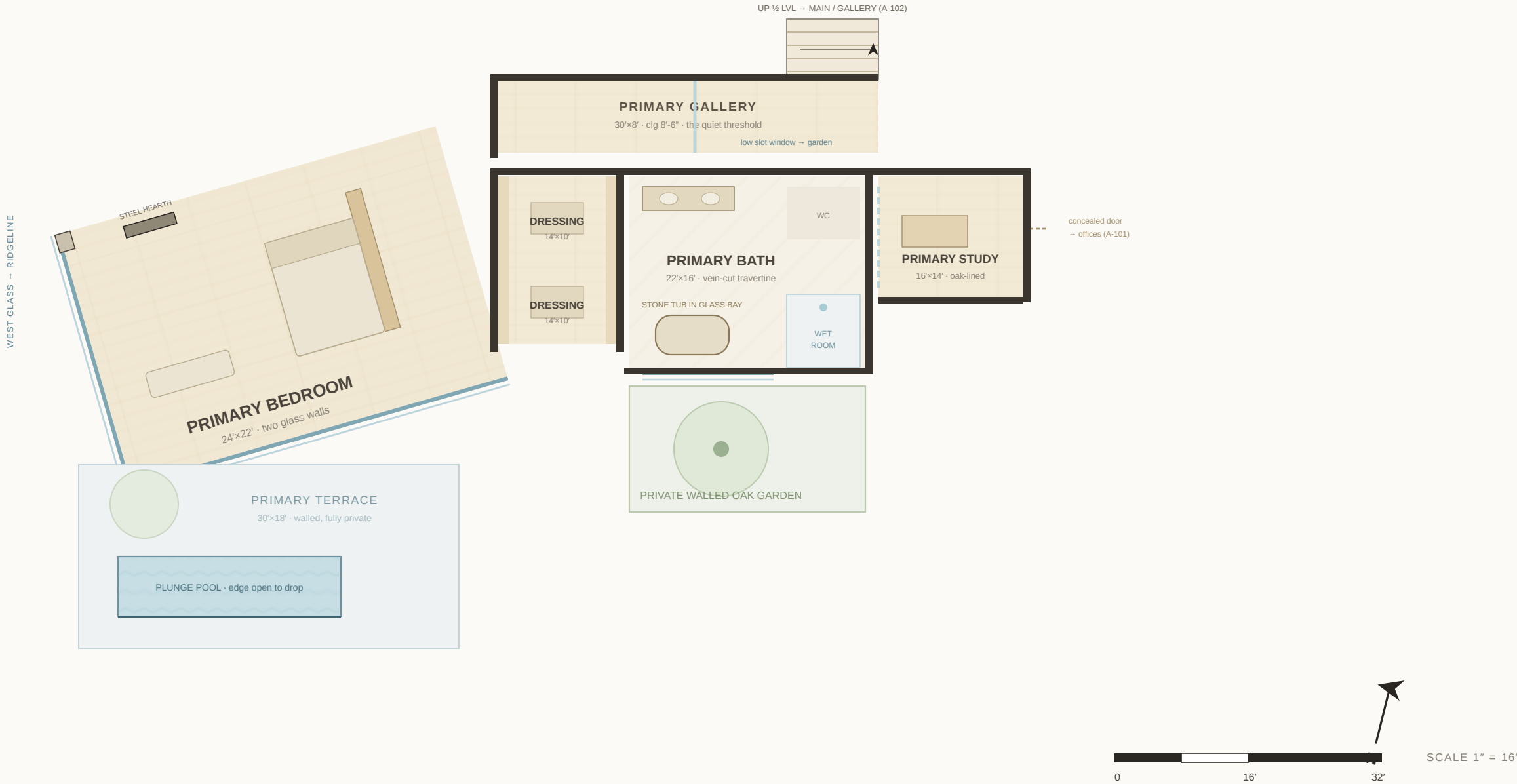
UPPER LEVEL · FAMILY / GUEST

FIVE SUITES + SERVICE INTO THE HILL

SHEET A-101	SCALE 1" = 16'	DATE 2026.08.17	STATUS Design
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Primary Wing

Dropped a half-level below the entry gallery and angled to take the deepest corner of the ridgeline view and the last evening light. Entered only through a long, quiet oak-walled gallery, so the house sound falls away. The bedroom holds two glass walls (west to the ridgeline, south to a private oak terrace); the bath's stone tub sits in a glass bay facing its own walled oak garden. A concealed study door slips back to the offices without crossing the public rooms. West / south → view & evening light.



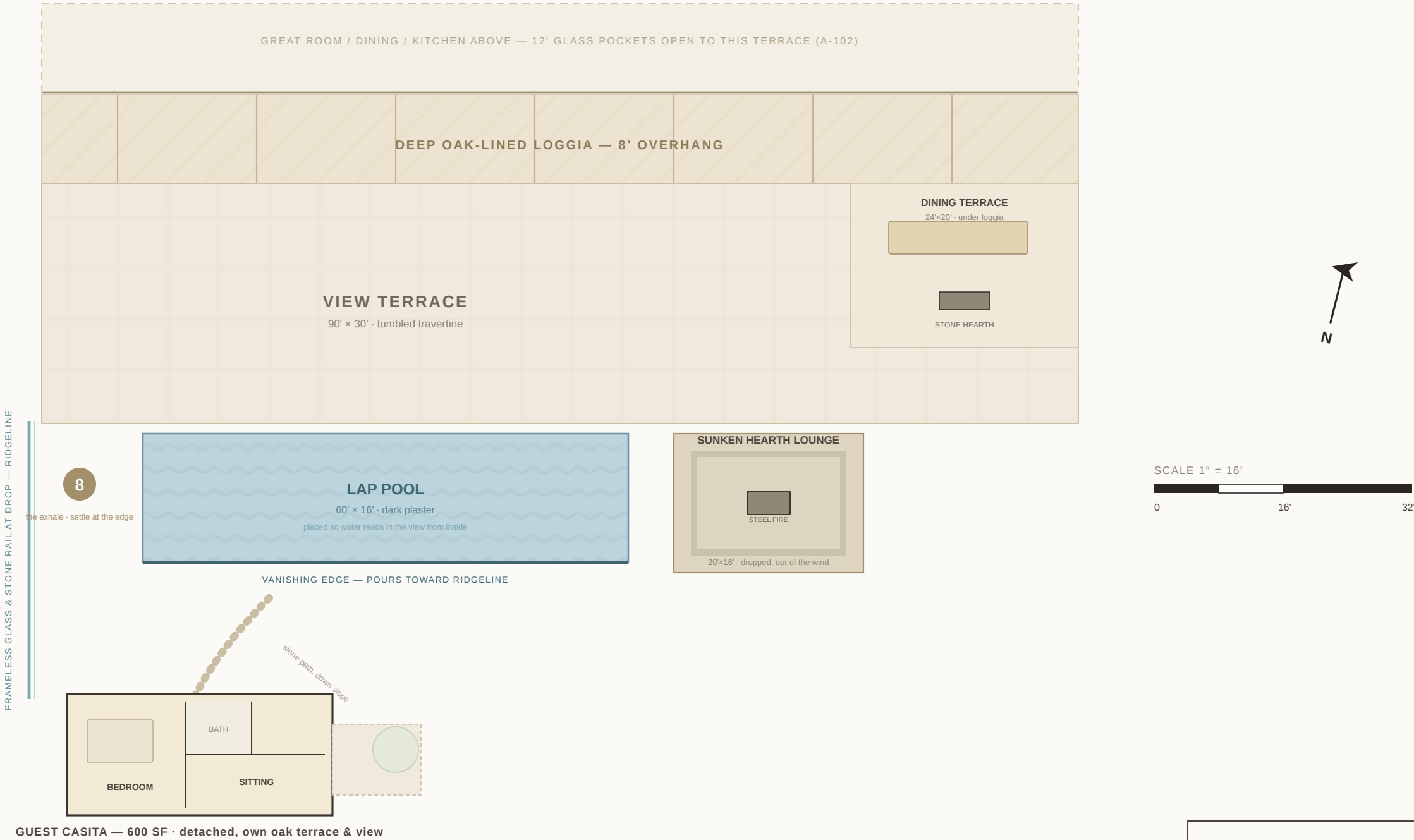
LOWER LEVEL A · PRIMARY WING

THE RETREAT, DROPPED & ANGLED

SHEET A-103	SCALE 1" = 16'	DATE 2026.08.17	STATUS Design
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Terrace, Pool & Casita

One step down from the great room, the great western platform runs the full length of the public bar and holds the outdoor life: a deep oak-lined loggia against the glass, open sun-warmed stone beyond, and a frameless glass-and-stone rail at the drop so nothing interrupts the ridgeline. The vanishing-edge lap pool is set into the edge so the water reads in the view from inside. A sunken hearth lounge drops out of the wind; a stone path descends to the detached guest casita. Everything faces west.



LOWER LEVEL B · TERRACE & POOL

THE VIEW SIDE + CASITA

SHEET
A-104

SCALE
1" = 16'

DATE
2026.08.17

STATUS
Design