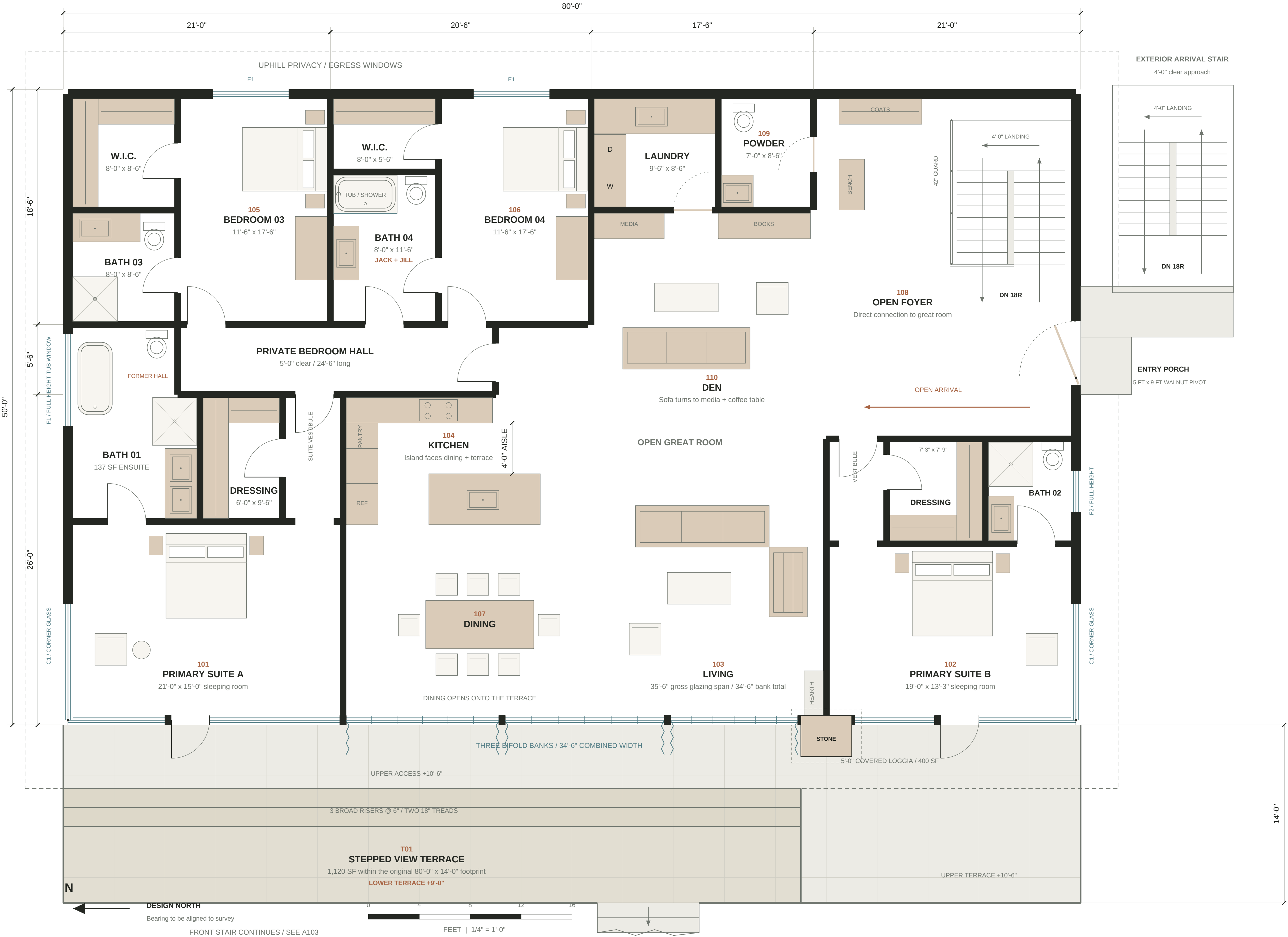


Main level / kitchen, dining, living & den

Two corner primary suites, larger bathrooms and a shorter private hall. Four bedrooms / 4.5 baths.



REVISION 03 / MAIN LEVEL

Rooms around the view

The kitchen moves to the left side of the great room with dining in front of it at the terrace. Living takes the right side; the former kitchen becomes an open den.

2 + 2	PRIMARY + GUEST BEDROOMS
4 + 1	FULL BATHS + POWDER
4,000 SF	MAIN LEVEL GROSS
24.5 FT	PRIVATE HALL / WAS 33 FT

- Open living / a front stone hearth**
Rooms retain the approved layout and four-foot kitchen aisle. The hearth moves to the front stone pier; the final bifold bank and adjacent primary window each shorten two feet. Gross glazing span is 35'-6"; combined bank width is 34'-6".
- Primary A / a window beside the tub**
Bath and dressing swap sides. The exterior ensuite absorbs the hall dead end, creating a 137 SF bathroom with a freestanding tub at a floor-to-ceiling window.
- Primary B / bathroom at the exterior**
The bathroom and dressing swap positions. A full-height window occupies the clear exterior bay between the vanity zone and WC. Corner bedroom glazing stays.
- Bedroom 4 / a larger shared bath**
The bath grows to 8'-0" x 11'-6", with a tub/shower enclosure and doors to the bedroom and hall. Its walk-in closet becomes 8'-0" x 5'-6". Coordinate privacy locks on both bath doors.
- A substantial entry / a quieter den**
A 5'-0" x 9'-0" walnut pivot door opens from the existing porch. The den sofa turns 180 degrees toward its coffee table and media; closed flush walnut laundry and powder doors screen service rooms. Room walls and the open stair remain.

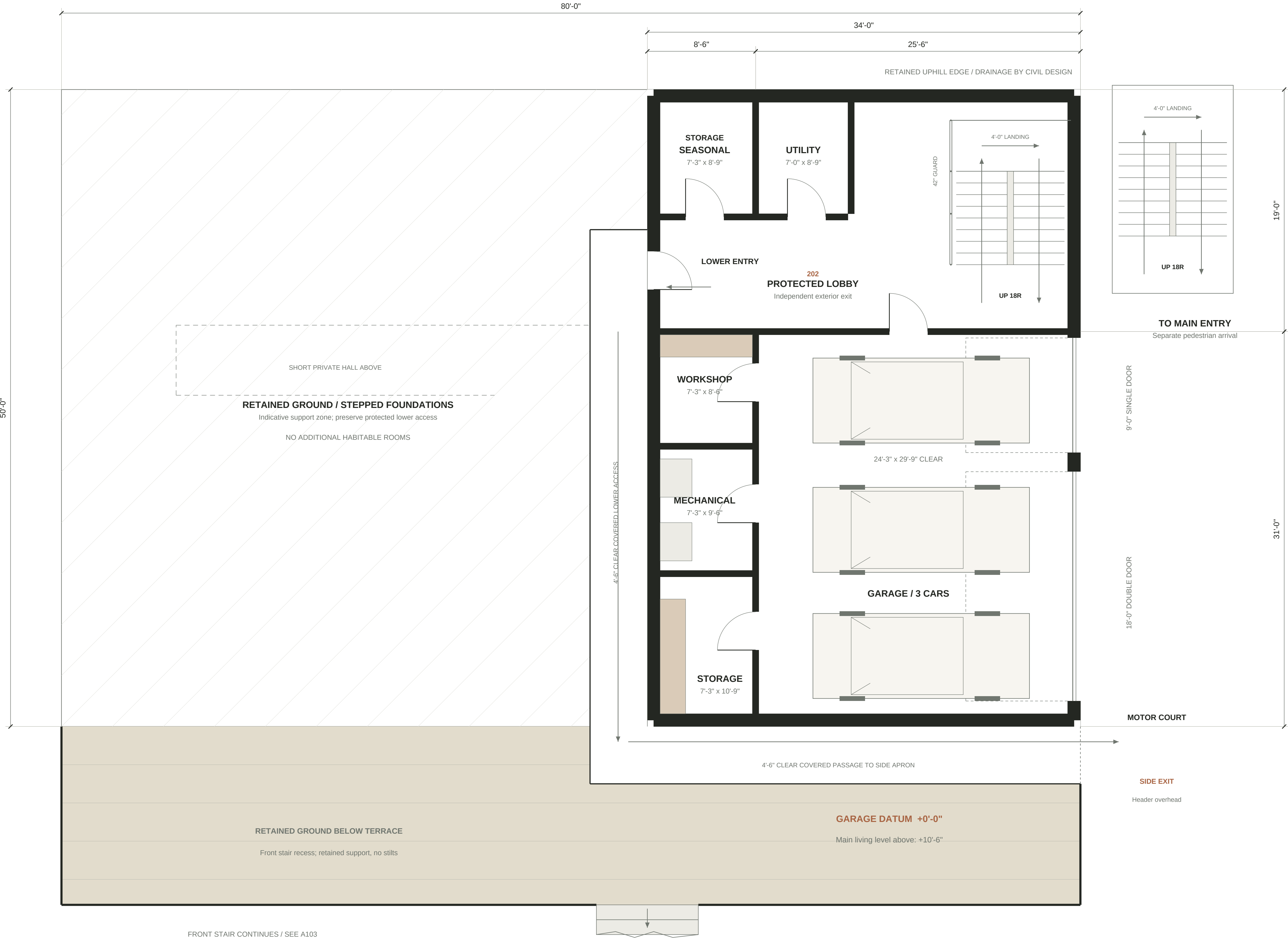
DRAWING CONVENTIONS

- 9" exterior / 6" interior walls, nominal
- Glazing / bifold banks / corner returns
- Open stair guard / handrail

Primary corner and full-height bathroom windows are explicit revisions. The great room retains its single terrace-facing view opening. Bath glazing and privacy controls require final selection.

Lower level / the concrete base

Three-car garage, protected circulation and service rooms beneath the right-hand portion of the house.



02 / ARRIVAL + SERVICE

A base that does the work

The lower floor occupies the right-hand plinth. Two vehicle openings retain the reference image's double-and-single-door rhythm. The main entry remains a separate pedestrian arrival.

1,700 SF	LOWER ENCLOSED GROSS
721 SF	GARAGE CLEAR FLOOR
18 x 7"	STAIR RISERS
4'-0"	CLEAR STAIR FLIGHTS

- A protected connection**

The stair is open to the protected lower lobby. The self-closing, self-latching door between garage and lobby remains, as does the protective ceiling assembly below living rooms.
- Stairs that reconcile**

10'-6" floor-to-floor = 18 risers at 7". Two flights each have nine risers and eight 11" treads. Flights and landings are four feet clear; headroom is checked in section A103.
- An independent exit**

The existing 4'-6" clear areaway turns right into a covered passage beneath the terrace. It exits through the side retaining edge to the garage-side apron; keep the route separate from vehicle openings.
- Embedded base / front stair restored**

The stepped terrace and front stair now follow B03; retained ground and solid support remain, without stilts or an undercroft. The chimney above the covered passage needs a coordinated transfer structure; keep the route clear.
- Space for real systems**

Mechanical, workshop and storage rooms remain. Rear storage and utility rooms are compacted to release the open stair landing. Final equipment and structure require coordination.

AREA BASIS
Upper and lower gross areas are measured to proposed outside wall faces. Garage clear area excludes walls. These areas are design quantities, not measurements of an existing house.

Vehicle turning, driveway gradient, retaining walls, fire access and foundation design are outside the verified information in the supplied reference image.

Roof, stone chimney & stepped terrace

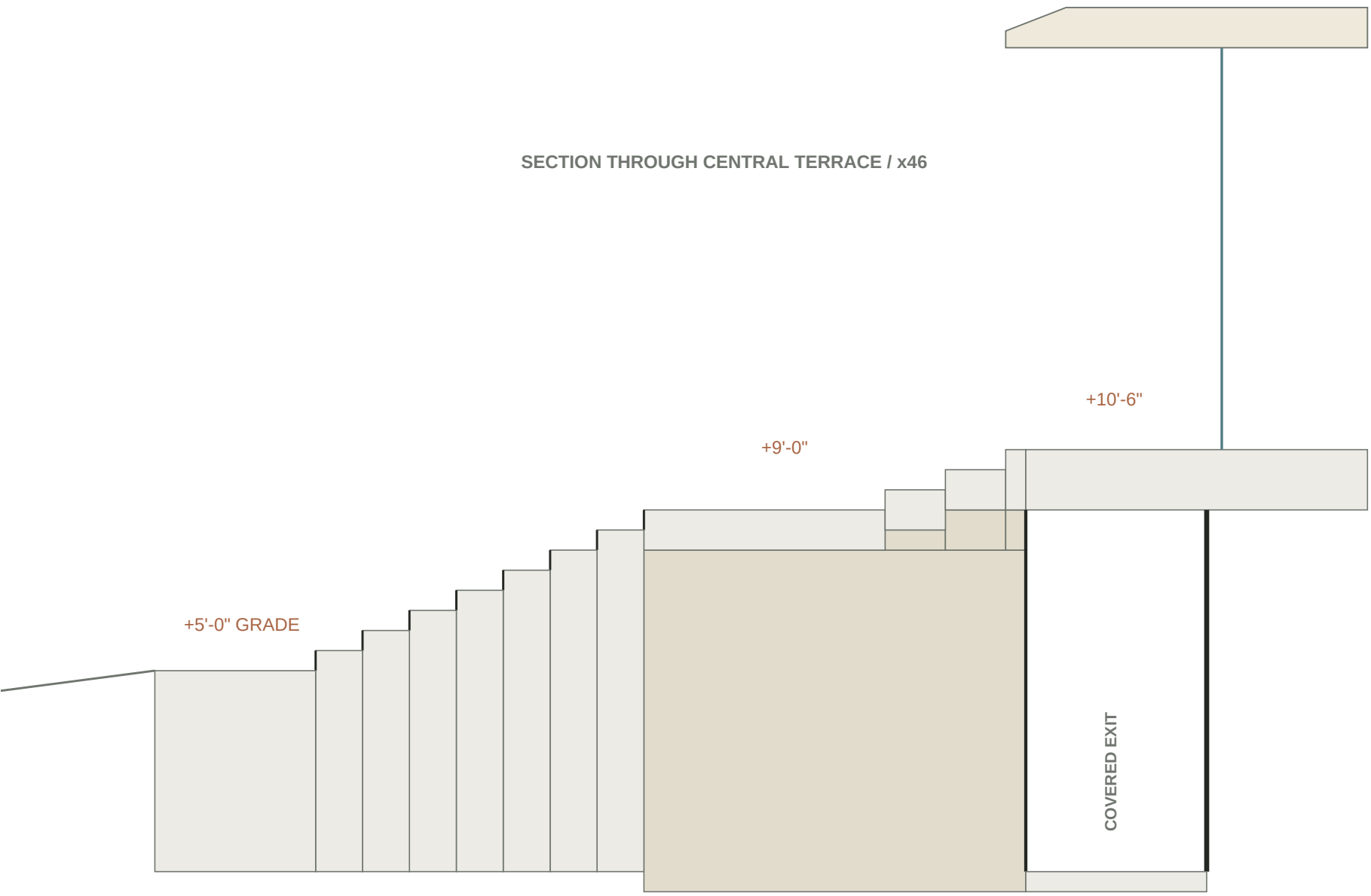
The reference image guides the form. Plan dimensions and structure remain a proposed architectural solution.



USER-SUPPLIED REFERENCE / B03 WATERCOLOR

Reference alignment: pale thin roof edge, front stone chimney, stepped terrace, solid landscape edges and front stair. The approved rooms remain; two front glazing extents change locally. Garage and entry stay on the right. The supplied B03 image itself is unchanged.

02 / STEPPED TERRACE + FRONT ARRIVAL



Front stair: 8 risers @ 6" / 7 treads @ 14" / 8'-0" clear / 4'-0" lower landing.

A pale thin roof

5" visible fascia; roof high point +21'-6". Recessed build-up and all support remain to design.

One front stone chimney

4'-0" wide x 3'-3" deep pier; shaft +25'-8.4"; cap +26'-0". Existing hearth relocated, not duplicated.

Glazing adjustment

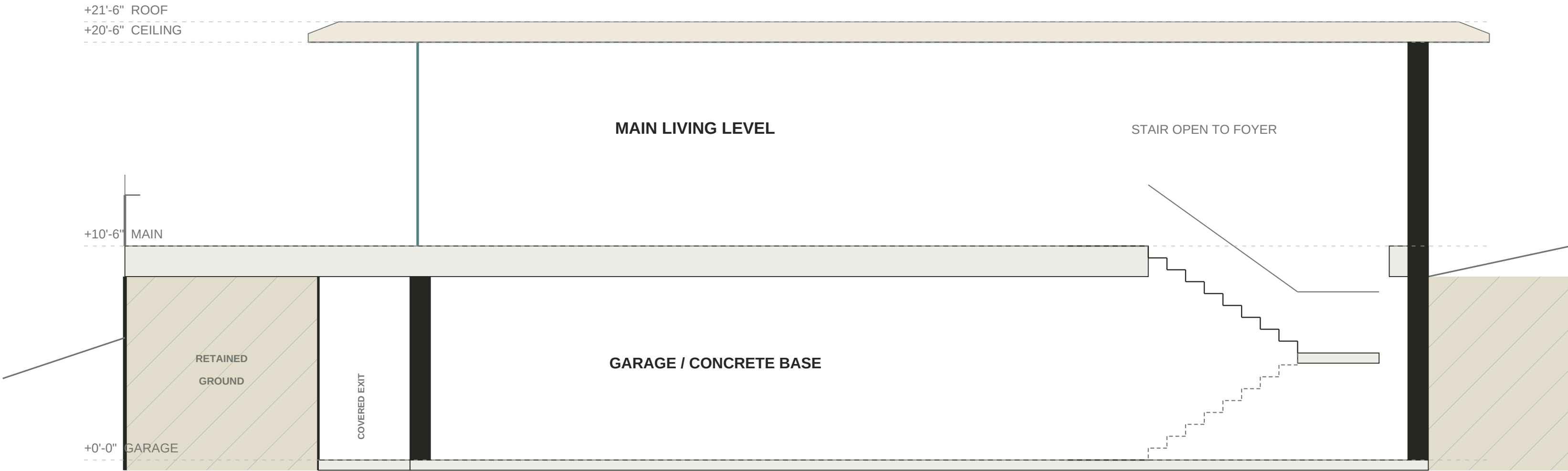
Final bank: 10'-0". Gross span 35'-6"; combined bank width 34'-6". Adjacent primary pane also shortens 2'-0".

Retained, stepped landscape

Main terrace footprint remains 1,120 SF; front stair / landing add about 97.3 SF. Low solid edges retain discreet 42" protection where required.

01 / DEPTH SECTION THROUGH STAIR

Diagrammatic section / retained ground and covered exit passage proposed



Right-hand terrace remains high; the stepped central terrace and front stair are shown in section 02.

Existing room levels and headroom remain. Five-inch pale roof edge conceals recessed build-up; roof high point stays +21'-6". Covered exit stays clear below the front chimney: transfer support, retaining walls, waterproofing and drainage require coordinated design. Grade is indicative.

03 / DIMENSION + OPENING SCHEDULE

EXTERIOR / INTERIOR WALL	9" nominal upper exterior / 6" internal; 12" lower base
BEDROOM / BATH DOORS	3'-0" bedroom; bath 2'-9" or 3'-0" as drawn
ENTRY PIVOT DOOR	5'-0" x 9'-0"; 6.6" inset pivot; walnut leaf / bronze pull
STAIRS	18 risers @ 7"; 16 treads @ 11"; 4'-0" clear flights
E1 WINDOWS	6'-0" x 4'-0" nominal casement; 30" sill; verify net opening
F1 / F2 BATH WINDOWS	7'-3" / 3'-3" wide x 10'-0" high; safety glazing proposed
BATH 02 / BATH 04	6'-6" x 7'-9" / 8'-0" x 11'-6" clear
BIFOLD / C1 / TERRACE	35'-6" span / 34'-6" bank total; corner glass; 42" guard intent

E1 selection must provide the required net clear opening and sill height. F1/F2 are floor-to-ceiling primary bathroom windows; privacy and shading are to selection. Final safety-glazing assemblies, corner glass and roof support require engineering and code review.

REFERENCE CHECK

County of San Diego, Residential Building Code Plan Check (PDS 498), revised 03/23/2026. Stair, escape-opening, guard and garage-separation provisions informed this study; this is not a complete code or permit review.