

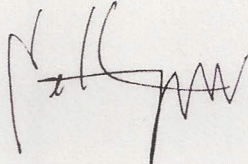
Re: 6750 Woodrow Wilson Drive, Single Family Residence

This modern custom home project designed by Peel Collaborative is located in the inner Mulholland Corridor on Woodrow Wilson Drive perched between Hollywood and the San Fernando Valley. Utilizing a warm material palette, the contemporary hillside design demonstrates a clean comfortable aesthetic in a dramatic fashion. It is skillfully crafted to minimize scale and harmonize with the landscape while maximizing square footage and ceiling heights. In fact, the Design Review Board of **Mulholland Scenic Parkway Specific Plan** approved the design expediently in part due to this sensitivity to scale as well as its environmental leanings, such as its extensive use of south facing diffused sunlight and ability to incorporate solar panels.

Beyond the architecture, a key element of this project is that it has been fully permitted prior to LA City's **Baseline Hillside Ordinance** and awaits a new titleholder to build and benefit from this. Because the permitting process began prior to the ordinance the design boasts over 3,100 gross square feet, which would no longer be possible today. It is a gain of approx. 400 square feet over what would be allowable. This advantage of more square feet and being fully permitted can not be stressed enough and makes this an attractive opportunity for a family or individual interested in building a custom modern hillside home without having to hassle with the time, expense, and distress of going through the permitting process.

The house is designed with 3 bedrooms on the second floor, incorporating a spacious master suite with a large walk-in closet as well two balconies. The study on the first floor can be cordoned off to directly connect to a bathroom and become an additional bedroom suite if desired. There are a total of 3 full bathrooms, an open floor plan kitchen and living room space with large south facing windows, a two-car garage, a second floor laundry area, and approx. 300 square feet of extra basement space.

The design firm of Peel Collaborative relishes the opportunity to realize this design and create a wonderful home for excited new owners.

A handwritten signature in black ink, appearing to read 'Blair Pettigrew', with a stylized, flowing script.

Blair Pettigrew  
Principal