

An aerial watercolor illustration of a residential development. The scene features a cluster of houses with grey roofs and light-colored walls, nestled among green trees and rolling hills. A winding river or lake flows through the center of the development. In the foreground, a large, open green field, likely a golf course, is visible. The background shows a vast expanse of water under a sky with soft, horizontal bands of color, suggesting a sunset or sunrise. The overall style is artistic and painterly.

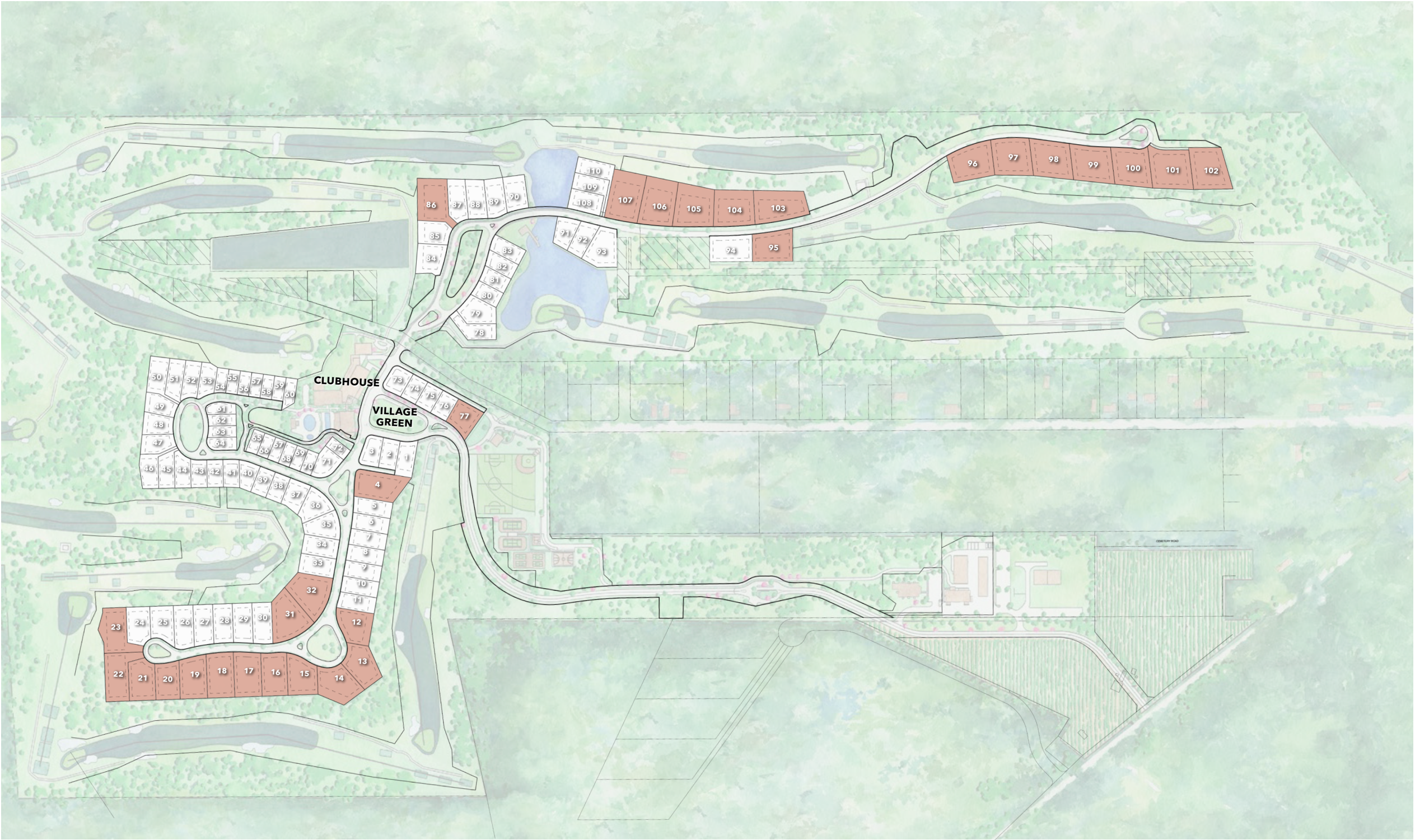
# THE HILLS

HILLS RESIDENCES  
WOODLAND ESTATE CONCEPT DESIGNS

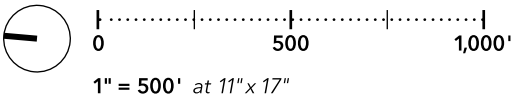
JUNE 19TH, 2024

HART HOWERTON  
NEW YORK • SAN FRANCISCO

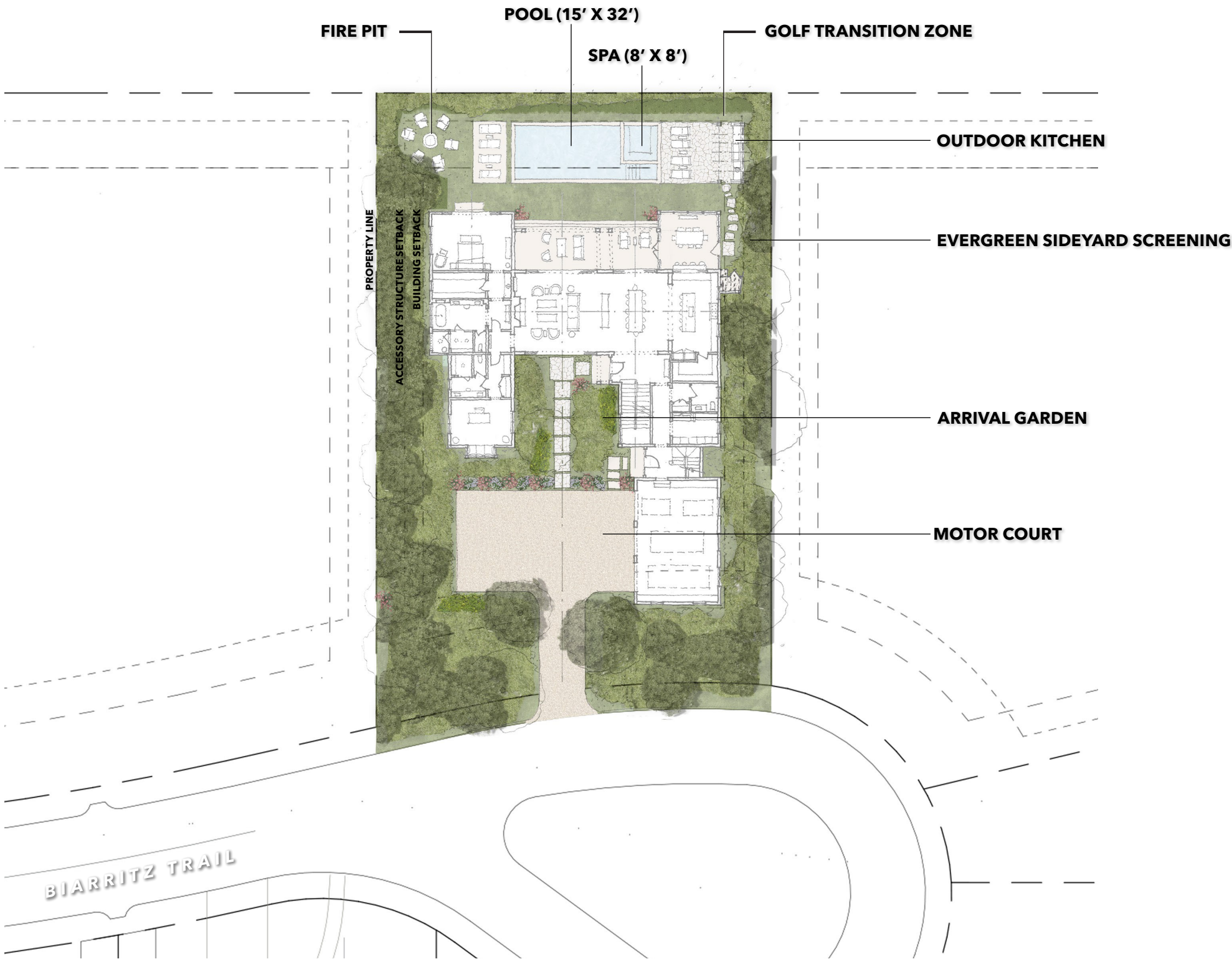




HOUSE TYPE	# OF LOTS
Total Woodland Estate Lots	30
Total Built Product	80
Total Lots	110



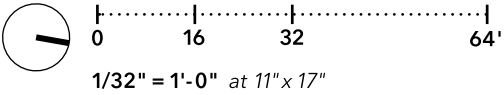




LOT 20	ALLOWABLE	ACTUAL
Lot Area		16,975 SF
Lot Coverage %	35%	29.2%
Coverage SF	5,941.25 SF	4,960 SF



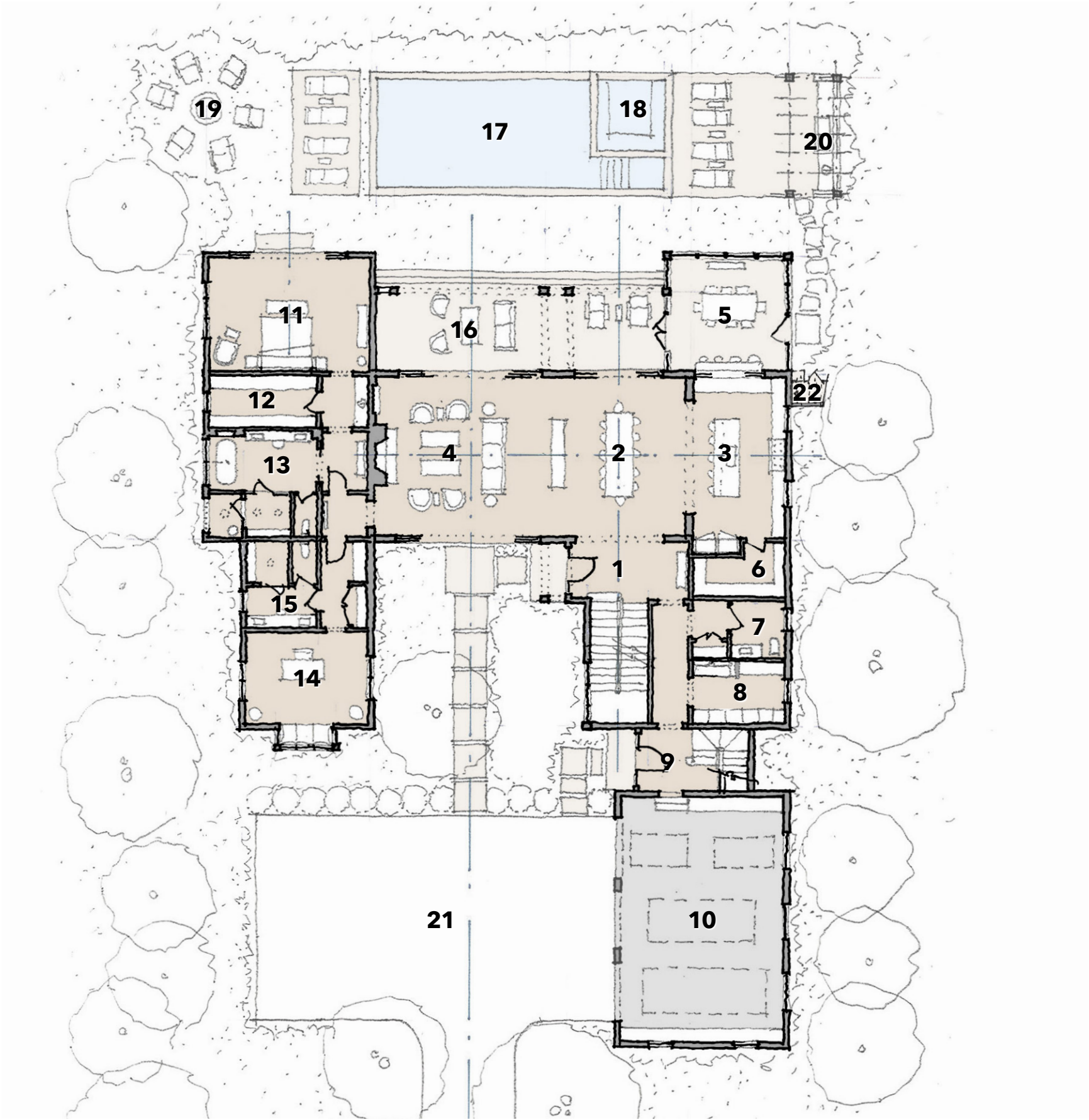
Woodland Estate Concept A | Conceptual Site Plan



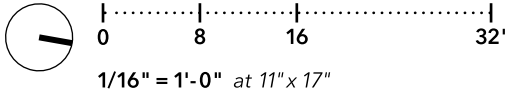
WOODLAND ESTATE LOT 20	
Basement Net Interior SF	3,850 SF
Ground Level Net Interior SF	3,430 SF
Upper Level Net Interior SF	2,950 SF
Total Net Interior SF	10,230 SF

\* Unconditioned garage and mechanical spaces are included within total

1	FOYER
2	DINING
3	KITCHEN
4	LIVING
5	SCREENED PORCH
6	PANTRY
7	POWDER ROOM
8	MUDROOM
9	SIDE ENTRY HALL
10	GARAGE
11	PRIMARY BEDROOM
12	PRIMARY CLOSET
13	PRIMARY BATHROOM
14	OFFICE / BEDROOM #2
15	BATHROOM #2
16	PORCH
17	POOL (15' X 30')
18	SPA
19	FIREPIT
20	OUTDOOR KITCHEN
21	MOTOR COURT
22	OUTDOOR SHOWER



# Woodland Estate Concept A | Ground Floor Plan

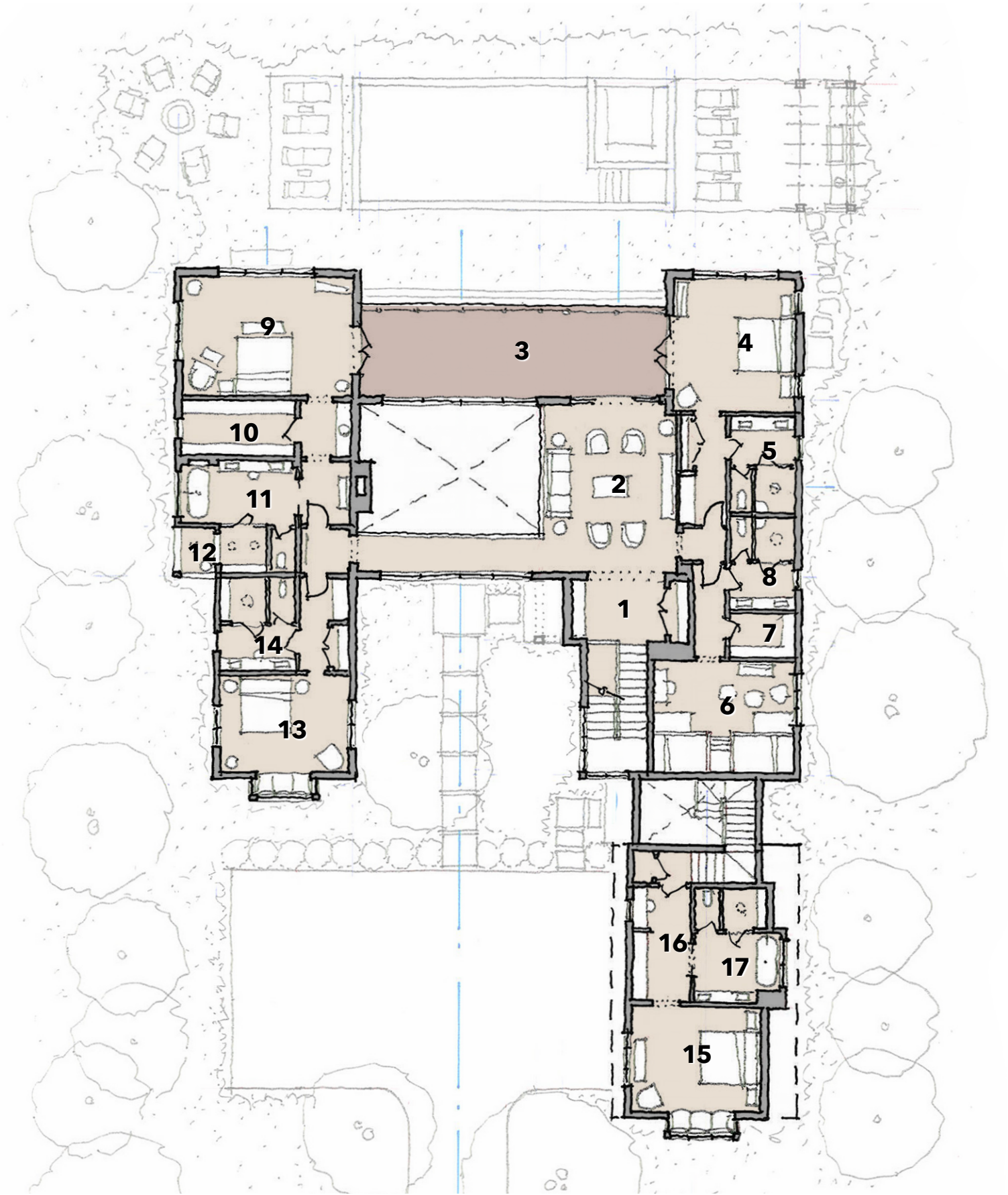




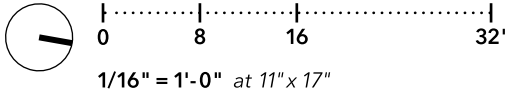
WOODLAND ESTATE LOT 20	
Basement Net Interior SF	3,850 SF
Ground Level Net Interior SF	3,430 SF
Upper Level Net Interior SF	2,950 SF
Total Net Interior SF	10,230 SF

\* Unconditioned garage and mechanical spaces are included within total

1	STAIR HALL
2	MEDIA ROOM LOFT
3	TERRACE
4	BEDROOM #3
5	BATHROOM #3
6	BEDROOM #4
7	CLOSET #4
8	BATHROOM #4
9	UPPER PRIMARY BEDROOM
10	UPPER PRIMARY CLOSET
11	UPPER PRIMARY BATHROOM
12	OUTDOOR SHOWER
13	BEDROOM #5
14	BATHROOM #5
15	BEDROOM #6
16	CLOSET #6
17	BATHROOM #6



Woodland Estate Concept A | Upper Floor Plan

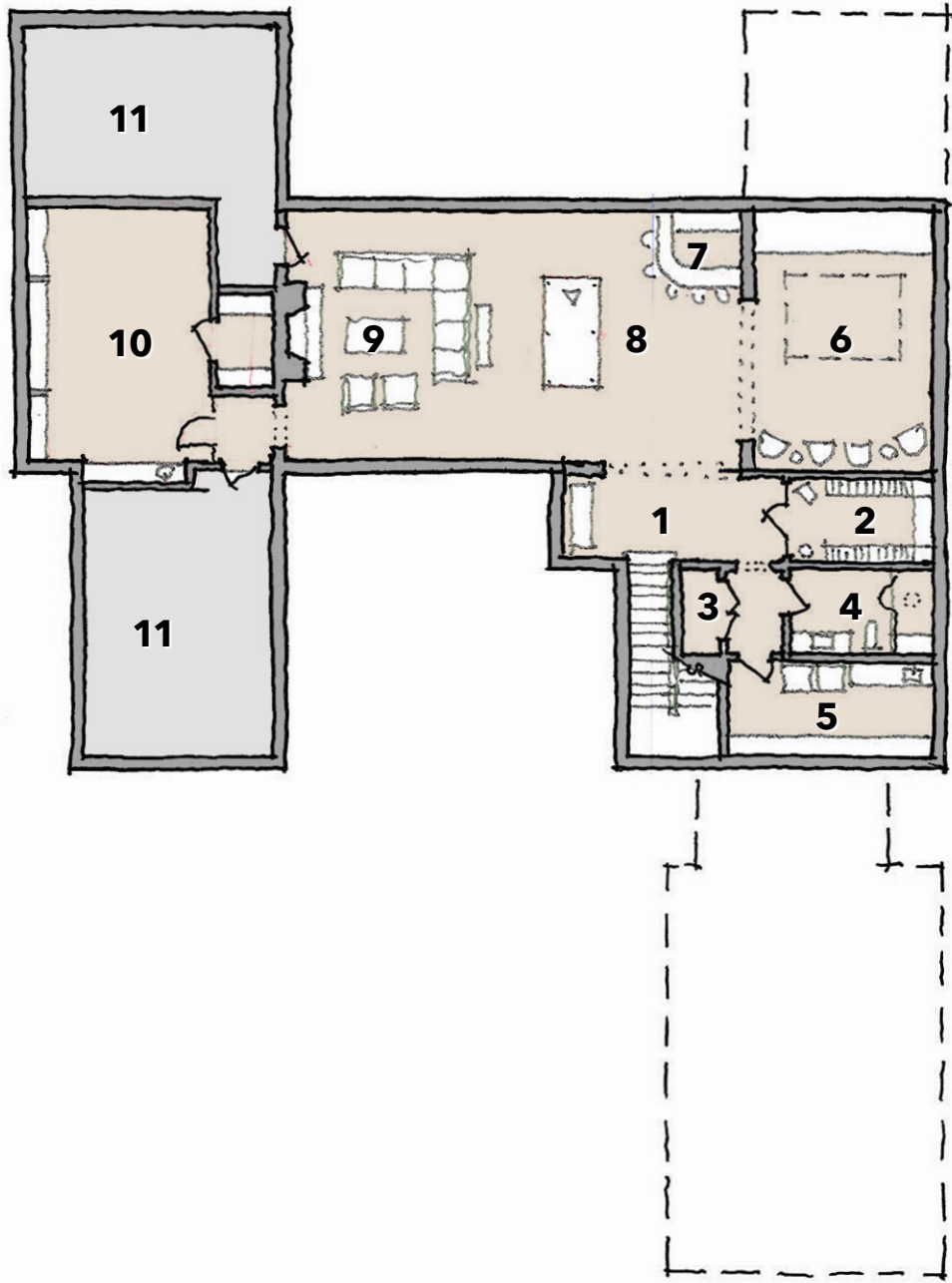




WOODLAND ESTATE LOT 20	
Basement Net Interior SF	3,850 SF
Ground Level Net Interior SF	3,430 SF
Upper Level Net Interior SF	2,950 SF
Total Net Interior SF	10,230 SF

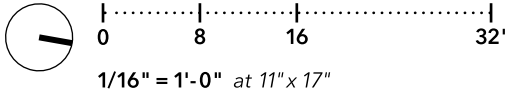
\* Unconditioned garage and mechanical spaces are included within total

1	STAIR HALL
2	WINE CELLAR
3	CLOSET
4	BATHROOM
5	LAUNDRY
6	GOLF SIMULATOR
7	BAR
8	GAME ROOM
9	MEDIA ROOM
10	FITNESS
11	MECHANICAL



Woodland Estate Concept A

Basement Floor Plan





LOT 20	ALLOWABLE	ACTUAL
Lot Area	16,975 SF	
Lot Coverage %	35%	29.2%
Coverage SF	5,941.25 SF	4,960 SF



Woodland Estate Concept A | Conceptual Section





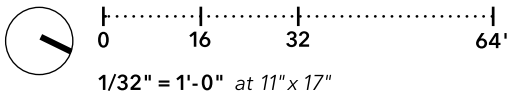
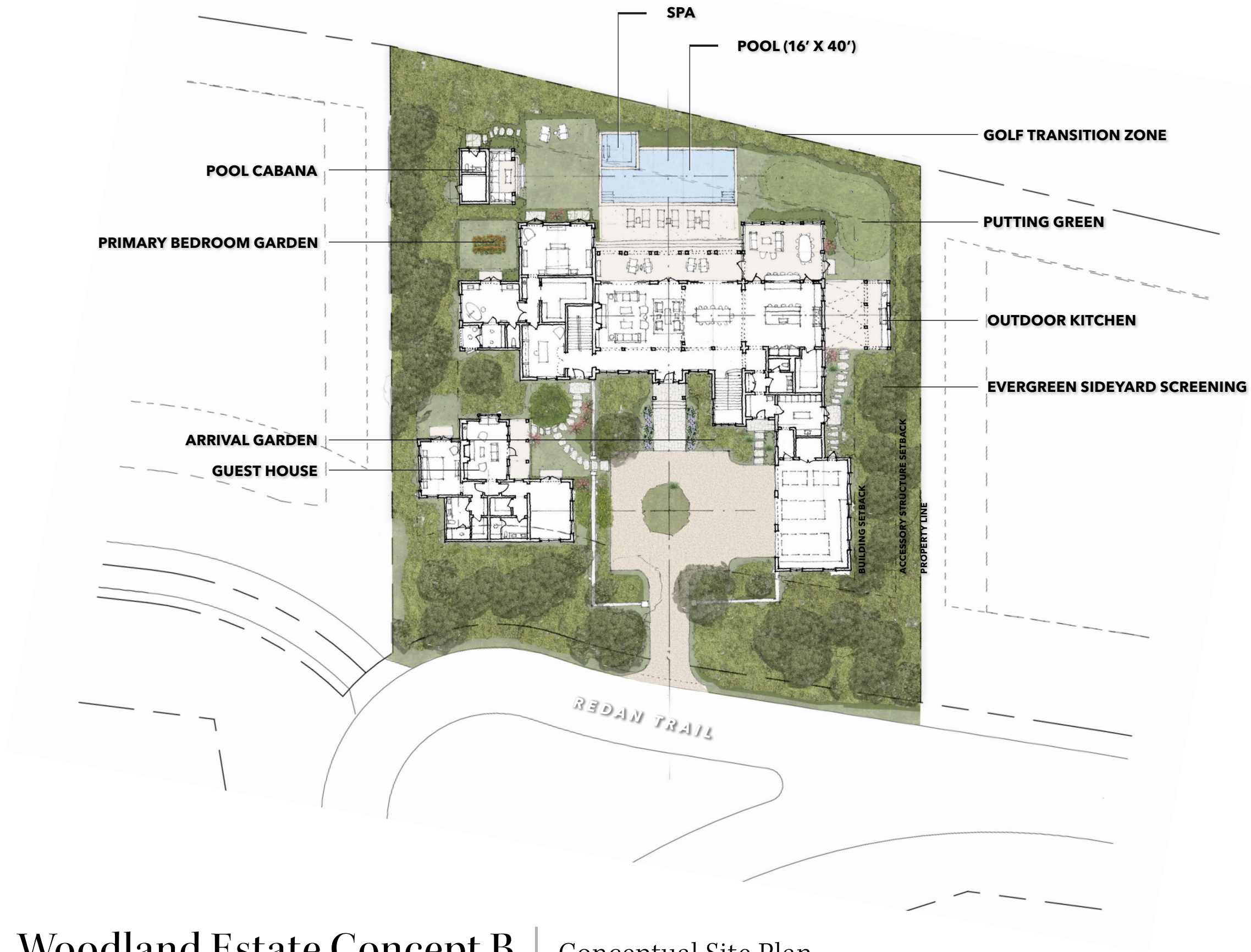
VIEW FROM STREET



VIEW FROM BACKYARD



LOT 100	ALLOWABLE	ACTUAL
Lot Area		26,790 SF
Lot Coverage %	30%	27.7%
Coverage SF	8,037 SF	7,410 SF



Woodland Estate Concept B | Conceptual Site Plan



WOODLAND ESTATE LOT 100	
Basement Net Interior SF	3,810 SF
Ground Level Net Interior SF	4,470 SF
Upper Level Net Interior SF	3,360 SF
Guest House	1,100 SF
Cabana	110 SF
Total Net Interior SF	12,850 SF

\* Unconditioned garage and mechanical spaces are included within total

1	FOYER	27	POOL (16' X 40')
2	LIVING	28	SPA
3	DINING	29	PORCH
4	KITCHEN	30	PUTTING GREEN
5	SCREENED PORCH	31	LAWN
6	PATIO	32	CABANA
7	OUTDOOR KITCHEN	33	POOL EQUIPMENT STORAGE
8	STAIR HALL	34	BATHROOM
9	SIDE ENTRY HALL		
10	POWDER ROOM		
11	PANTRY		
12	MUDROOM		
13	GARAGE		
14	MOTOR COURT		
15	OFFICE		
16	PRIMARY BEDROOM		
17	PRIMARY CLOSET		
18	PRIMARY BATHROOM		
19	OUTDOOR SHOWER		
20	GUEST HOUSE LIVING		
21	BEDROOM #2		
22	BATHROOM #2		
23	CLOSET #2		
24	BEDROOM #3		
25	BATHROOM #3		
26	CLOSET #3		



# Woodland Estate Concept B

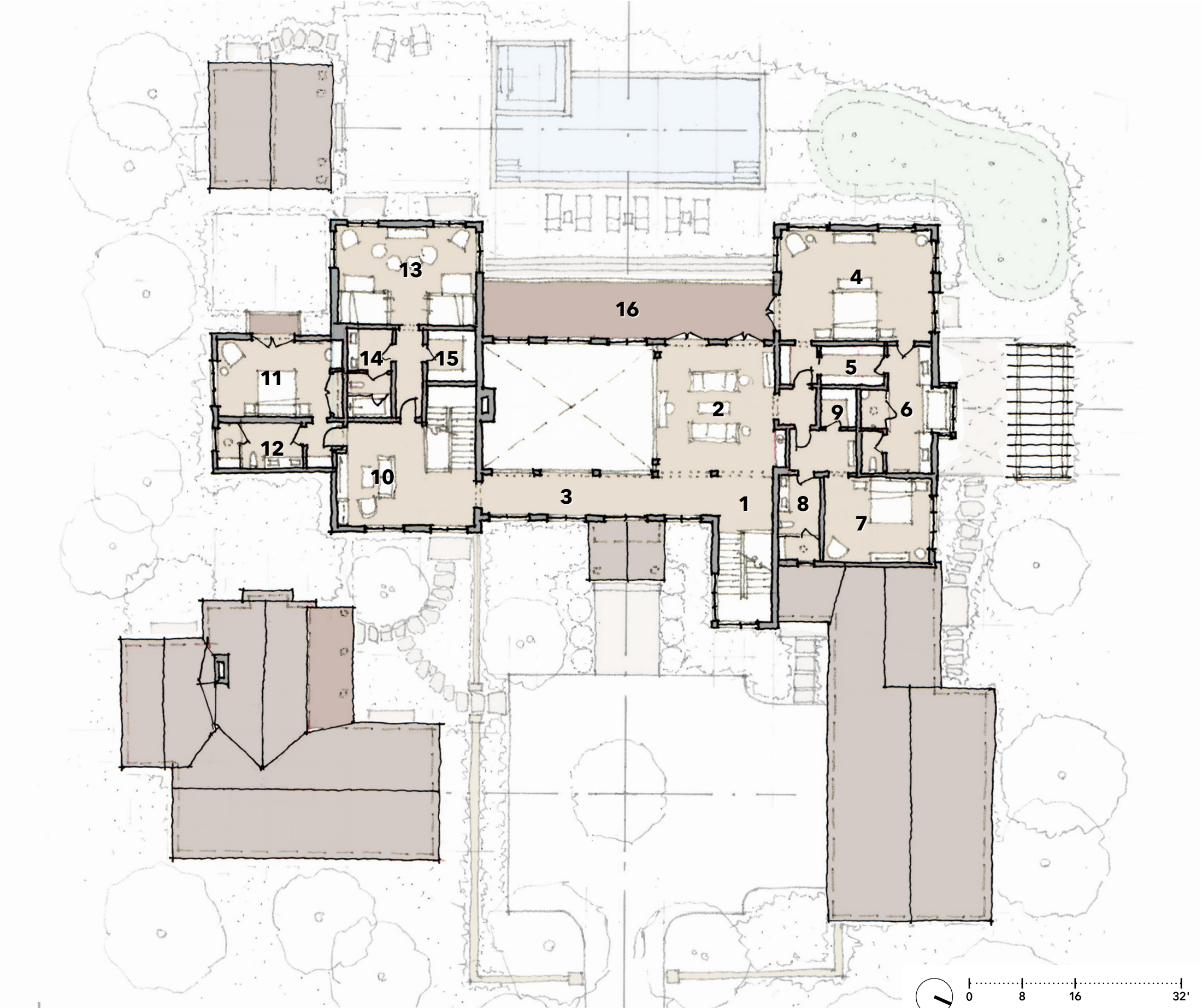
Ground Floor Plan



WOODLAND ESTATE LOT 100	
Basement Net Interior SF	3,810 SF
Ground Level Net Interior SF	4,470 SF
Upper Level Net Interior SF	3,360 SF
Guest House	1,100 SF
Cabana	110 SF
Total Net Interior SF	12,850 SF

\* Unconditioned garage and mechanical spaces are included within total

1	STAIR HALL
2	LOFT
3	GALLERY
4	JUNIOR PRIMARY
5	CLOSET
6	BATHROOM
7	BEDROOM #5
8	BATHROOM #5
9	CLOSET #5
10	MEDIA ROOM
11	BEDROOM #6
12	BATHROOM #6
13	BEDROOM #7
14	BATHROOM #7
15	CLOSET #7
16	TERRACE



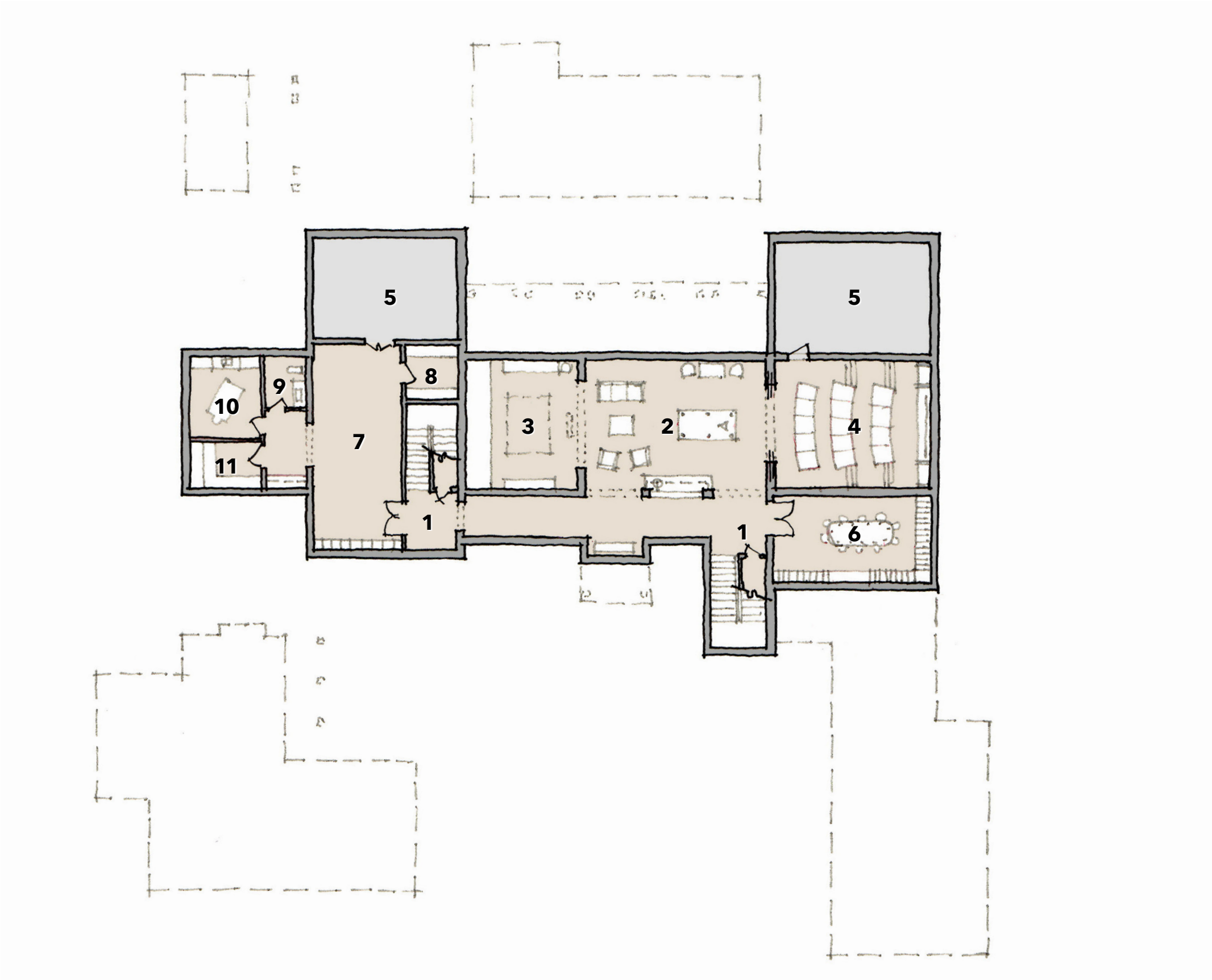
Woodland Estate Concept B | Upper Floor Plan



WOODLAND ESTATE LOT 100	
Basement Net Interior SF	3,810 SF
Ground Level Net Interior SF	4,470 SF
Upper Level Net Interior SF	3,360 SF
Guest House	1,100 SF
Cabana	110 SF
Total Net Interior SF	12,850 SF

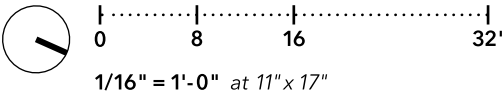
\* Unconditioned garage and mechanical spaces are included within total

1	STAIR HALL
2	MEDIA ROOM
3	GOLF SIMULATOR
4	CINEMA
5	MECHANICAL
6	WINE / POKER
7	FITNESS
8	STORAGE
9	POWDER
10	TREATMENT ROOM
11	SAUNA



Woodland Estate Concept B

Basement Floor Plan



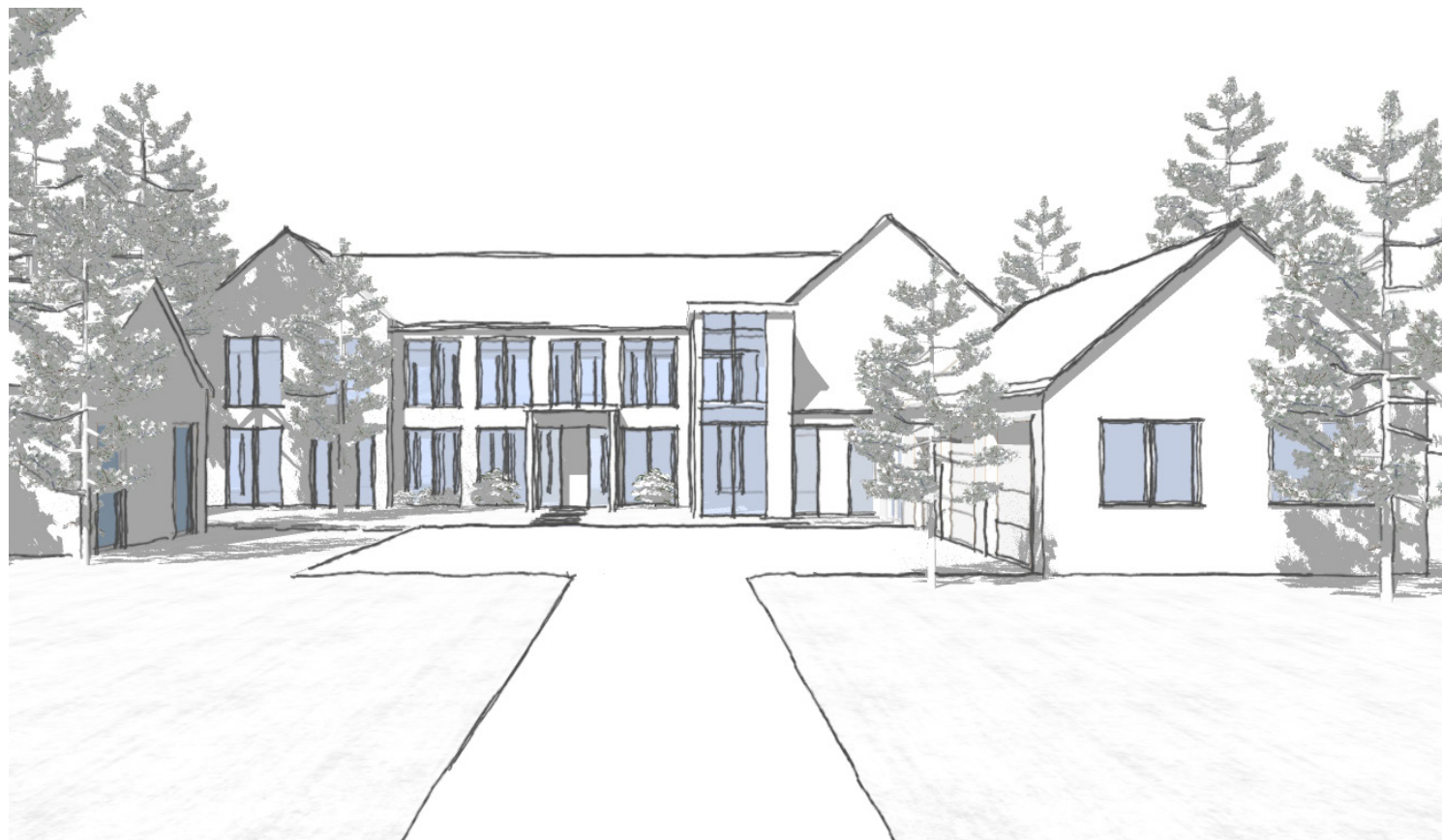


LOT 100	ALLOWABLE	ACTUAL
Lot Area	26,790 SF	
Lot Coverage %	30%	27.7%
Coverage SF	8,037 SF	7,410 SF



Woodland Estate Concept B | Conceptual Section



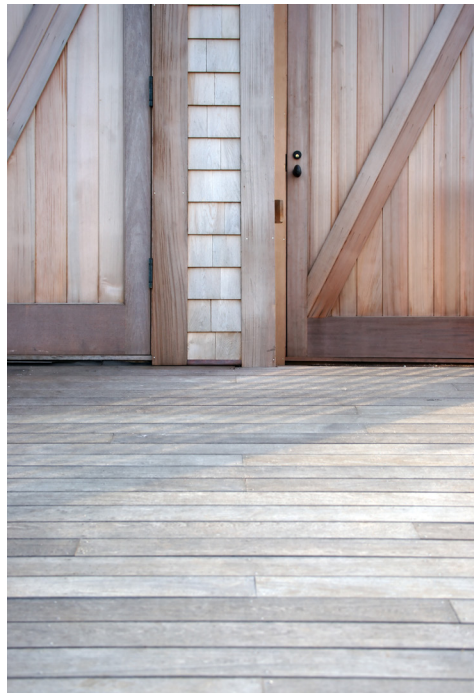


VIEW FROM STREET



VIEW FROM BACKYARD

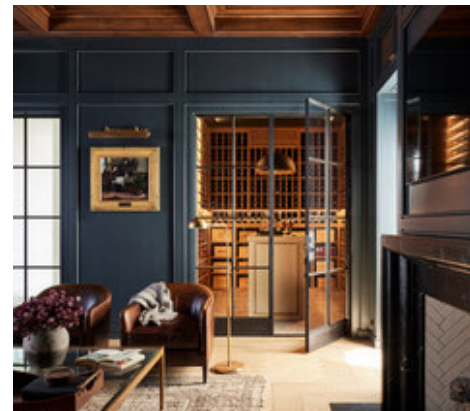
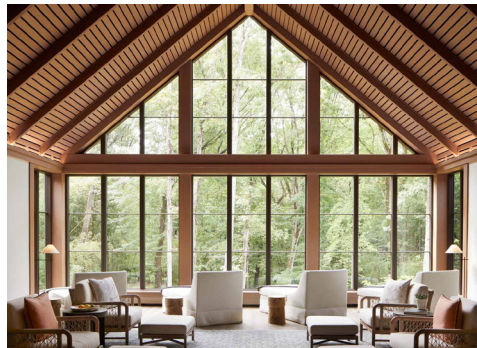
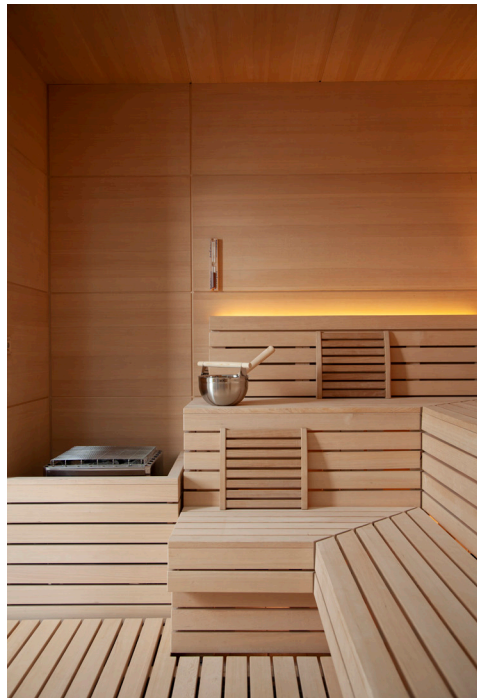




Woodland Estate | Look & Feel

HART HOWERTON





# Woodland Estate | Look & Feel



