

Project Data

Name	Terrazzo/ Fountaingrove
Address:	1601 Fountaingrove Parkway Santa Rosa, CA 95404
APN:	173-670-024
Parcel Size:	7.5 acres
Current GP Designation:	Resort
Current Density/ Acre:	Vacant
Proposed Density/ Acre:	2.53 dwelling units/ acre
Current Zoning:	PD/ Planned Development
Primary Use:	19 Single Family Lots
Parking Required:	3.0/ dwelling
Parking Provided:	Upper Village: 42sp./7= 6/DU Lower Village: 57sp./12=4.75/DU
Bicycle Parking:	Within Private Garages
Building Height (req'd./shown)	35' max./ 12'/ 24'/ 32' (see elev.)
Setbacks Required:	PD
Setbacks Provided:	See Development Plan
Lot Size Varies:	See Chart Below
Upper Village Lots	
Lot 1/ Lot Area:	21,000sf
Building Coverage:	3,171sf (15%)
Building Area:	2,939sf + 704sf garage
Lot 2/ Lot Area:	20,000sf
Building Coverage:	3,171sf (16%)
Building Area:	2,939sf + 704sf garage
Lot 3/ Lot Area:	26,500sf
Building Coverage:	3,201sf (12%)
Building Area:	2,952sf + 704sf garage
Lot 4/ Lot Area:	16,700sf
Building Coverage:	3,171sf (19%)
Building Area:	2,939sf + 704sf garage
Lot 5/ Lot Area:	41,200sf
Building Coverage:	3,171sf (7%)
Building Area:	2,939sf + 704sf garage
Lot 6/ Lot Area:	25,800sf
Building Coverage:	3,212sf (12%)
Building Area:	2,968sf + 704sf garage
Lot 7/ Lot Area:	34,500sf
Building Coverage:	3,171sf (9%)
Building Area:	2,939sf + 704sf garage
Lower Village Lots	
Lot 8/ Lot Area:	15,800sf
Building Coverage:	1,508sf (10%)
Building Area:	2,119 + 462sf garage
Lot 9/ Lot Area:	12,400sf
Building Coverage:	2,385sf (20%)
Building Area:	2,099sf + 462sf garage
Lot 10/ Lot Area:	6,600sf
Building Coverage:	1,728sf (26%)
Building Area:	2,596sf + 484sf garage
Lot 11/ Lot Area:	5,000sf
Building Coverage:	1,735sf (35%)
Building Area:	2,554sf + 504sf garage
Lot 12/ Lot Area:	4,800sf
Building Coverage:	1,728sf (36%)
Building Area:	2,596sf + 484sf garage
Lot 13/ Lot Area:	5,400sf
Building Coverage:	1,735sf (32%)
Building Area:	2,554sf + 504sf garage
Lot 14/ Lot Area:	5,200sf
Building Coverage:	1,728sf (33%)
Building Area:	2,596sf + 484sf garage
Lot 15/ Lot Area:	5,400sf
Building Coverage:	1,735sf (32%)
Building Area:	2,554sf + 504sf garage
Lot 16/ Lot Area:	5,000sf
Building Coverage:	1,728sf (35%)
Building Area:	2,596sf + 484sf garage
Lot 17/ Lot Area:	5,100sf
Building Coverage:	1,728sf (33%)
Building Area:	2,596sf + 484sf garage
Lot 18/ Lot Area:	5,600sf
Building Coverage:	1,728sf (30%)
Building Area:	2,596sf + 484sf garage
Lot 19/ Lot Area:	9,600sf
Building Coverage:	1,735sf (18%)
Building Area:	2,554sf + 504sf garage



Attachment 5

Project Description

The project is a revised application for the subdivision of a 7.5 acre partially forested, hillside site located within the Fountaingrove Resort Area. The current proposal is for the site's subdivision into 19 single family lots and the construction of 9-single family detached houses and 10 single family attached houses accessed by a private drive connecting with Fountaingrove Parkway by way of the existing country club access road and a new EVA.

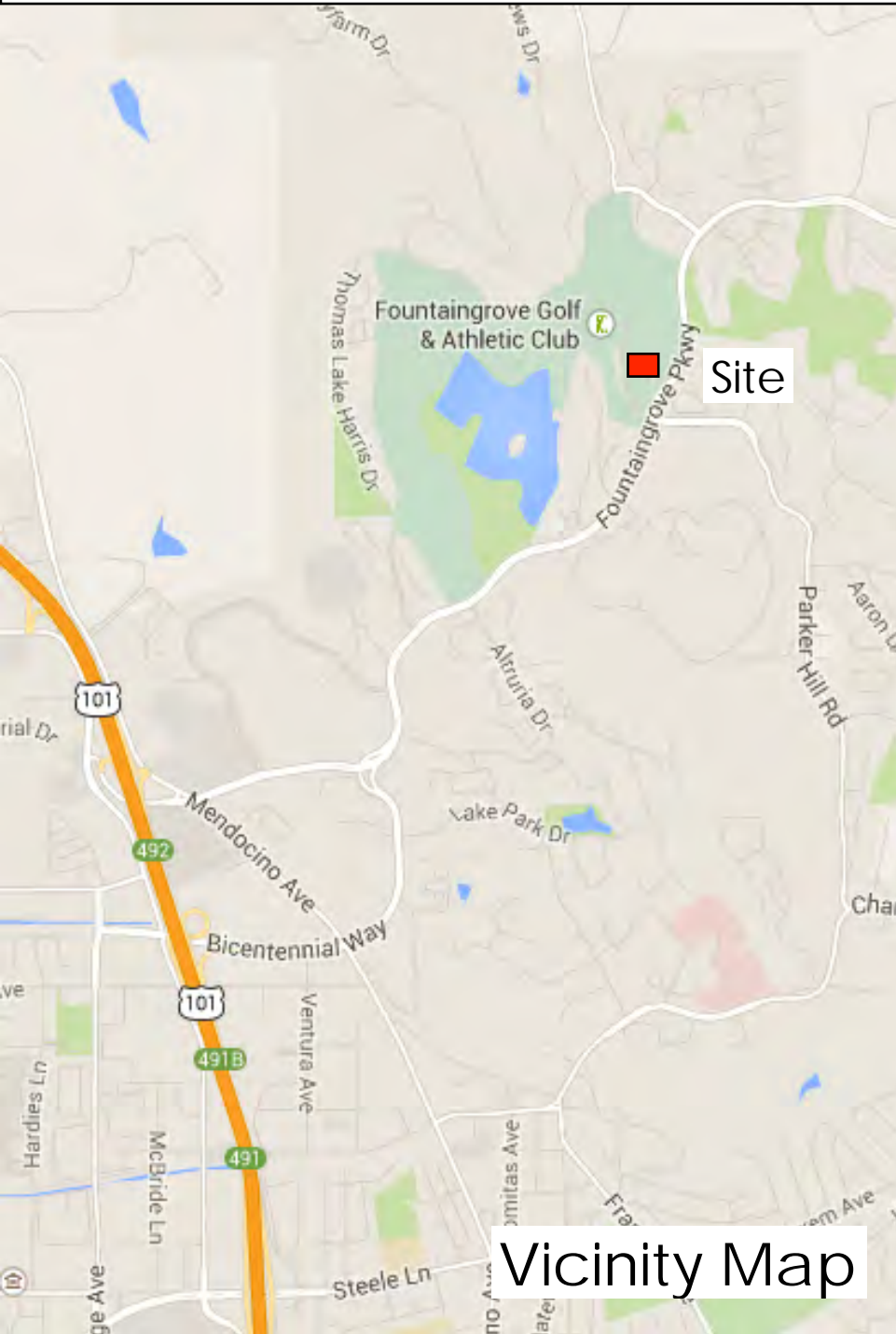
The project is divided into a 7 lot upper village and a 12 lot lower village. Upper village houses have three car garages, guest parking within private auto courts and private yards. Lower village houses have private yards and terraces, two car garages, full driveways and common guest parking. Private yards will be limited to the area in the immediate vicinity of each house. Land beyond the private yards will be contained in an open space district managed by a Home Owner's Association.

The application includes a tentative subdivision map, hillside development permit, and (major) conditional use permit. The previous application was for 66 condominium units plus a remainder parcel.

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- A-6 Lower Village Site Plan
- A-7 Lower Village Roofs/ Elevations

- L1-01 Representative Imagery and Plant List
- L1-02 Planting Concept Upper Village
- L1-03 Planting Concept Lower Village



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North

Terrazzo

Residential Masterplan

Title Sheet

Project Description

A-0

2-9-16

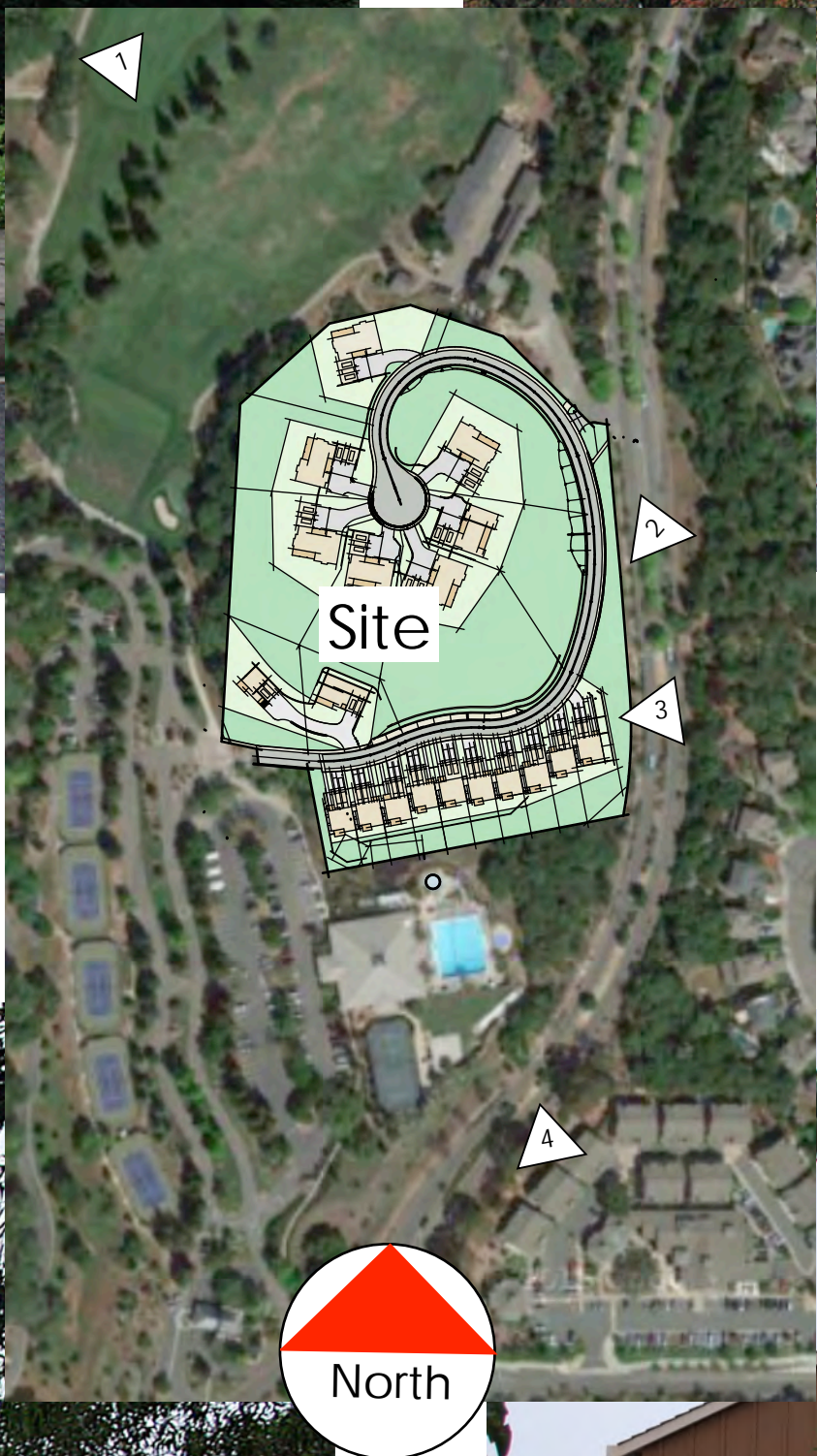
Revised 6-26-16



View 1/ Looking South from Thomas Lake Harris Drive



View 2/ Looking Southwest from Fountaingrove Parkway



View 4/ Looking North from Fountaingrove Parkway



View 3/ Looking West from Fountaingrove Parkway



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Location Key

Terrazzo

Residential Masterplan

Visual Analysis

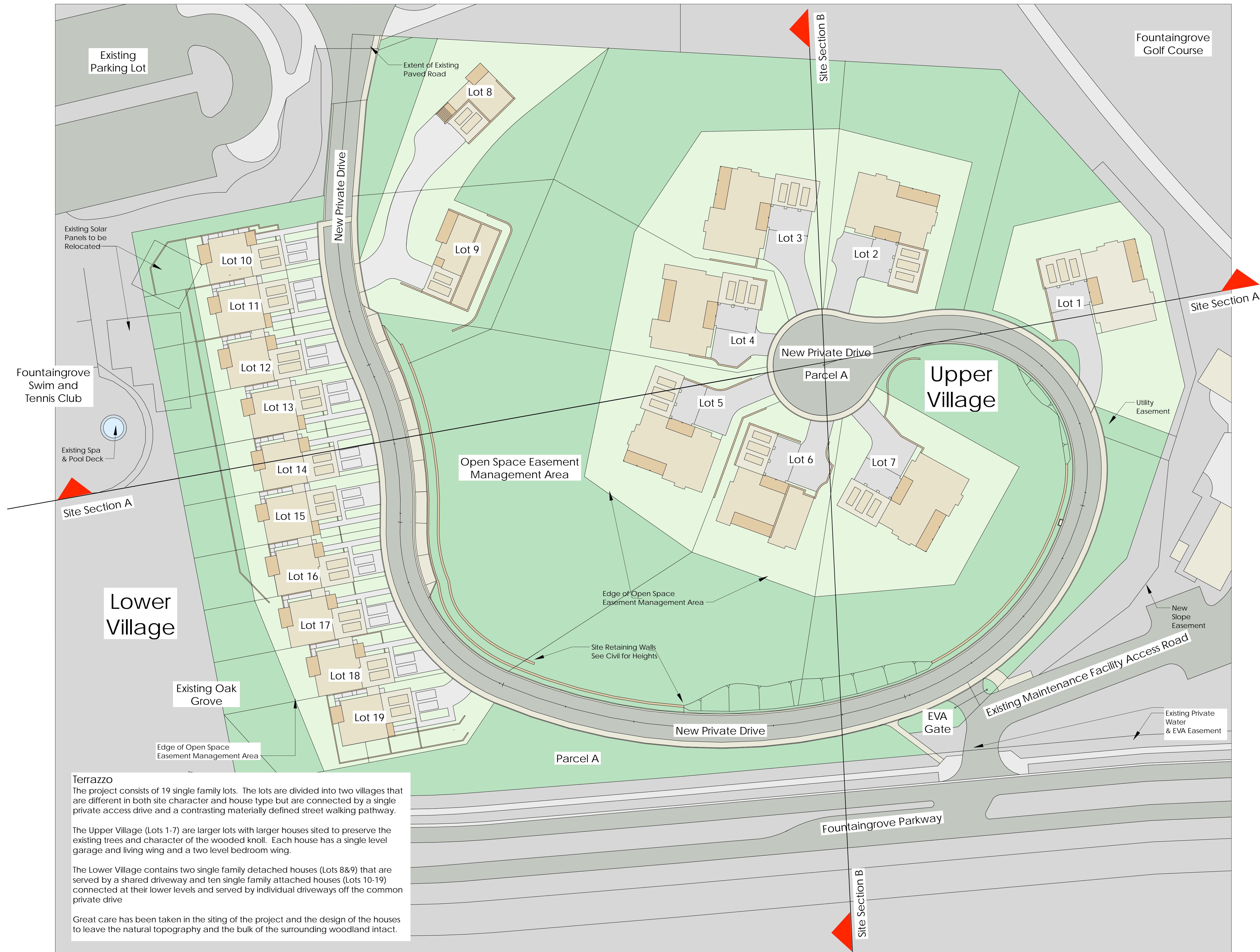
Prepared by

Scott Malerbi

Digital Realm

A-1

2-9-16

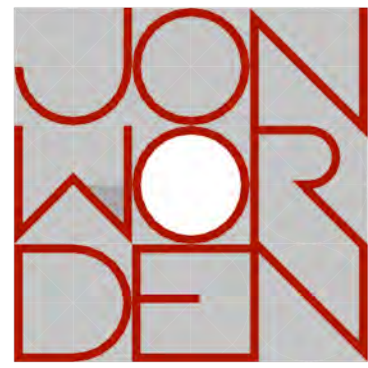


Terrazzo
The project consists of 19 single family lots. The lots are divided into two villages that are different in both site character and house type but are connected by a single private access drive and a contrasting materially defined street walking pathway.

The Upper Village (Lots 1-7) are larger lots with larger houses sited to preserve the existing trees and character of the wooded knoll. Each house has a single level garage and living wing and a two level bedroom wing.

The Lower Village contains two single family detached houses (Lots 8&9) that are served by a shared driveway and ten single family attached houses (Lots 10-19) connected at their lower levels and served by individual driveways off the common private drive

Great care has been taken in the siting of the project and the design of the houses to leave the natural topography and the bulk of the surrounding woodland intact.



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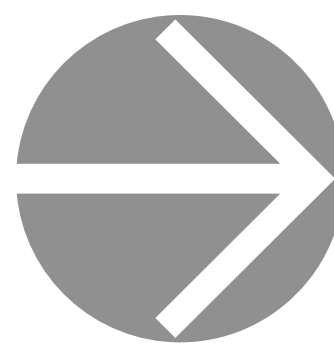
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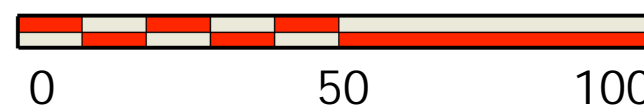
North

Terrazzo

Residential Masterplan

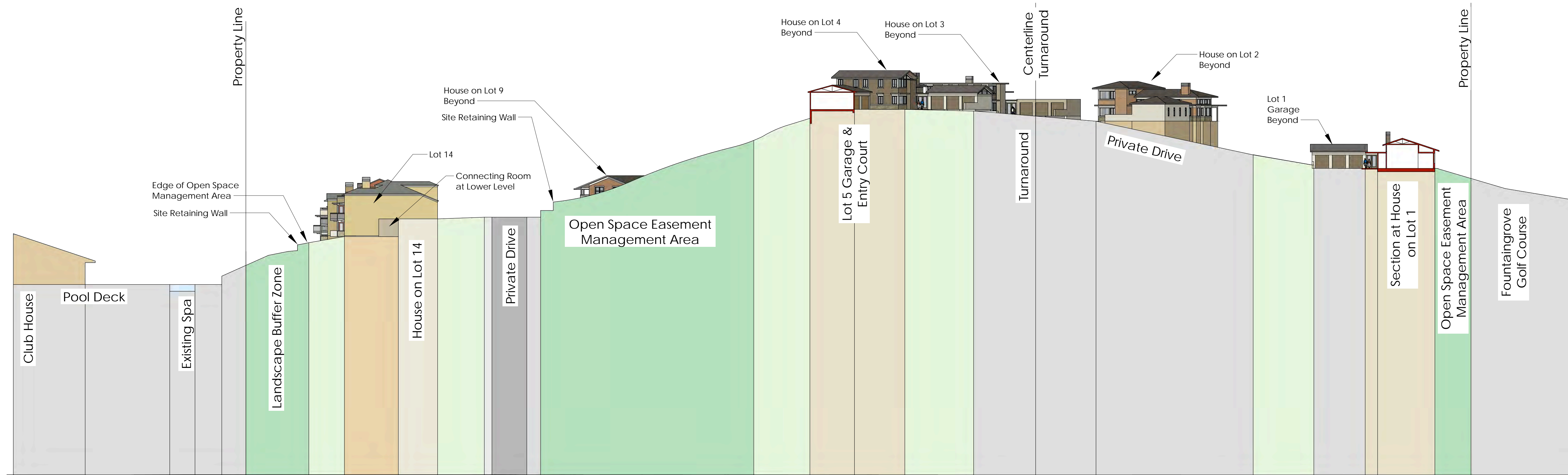
Development Plan

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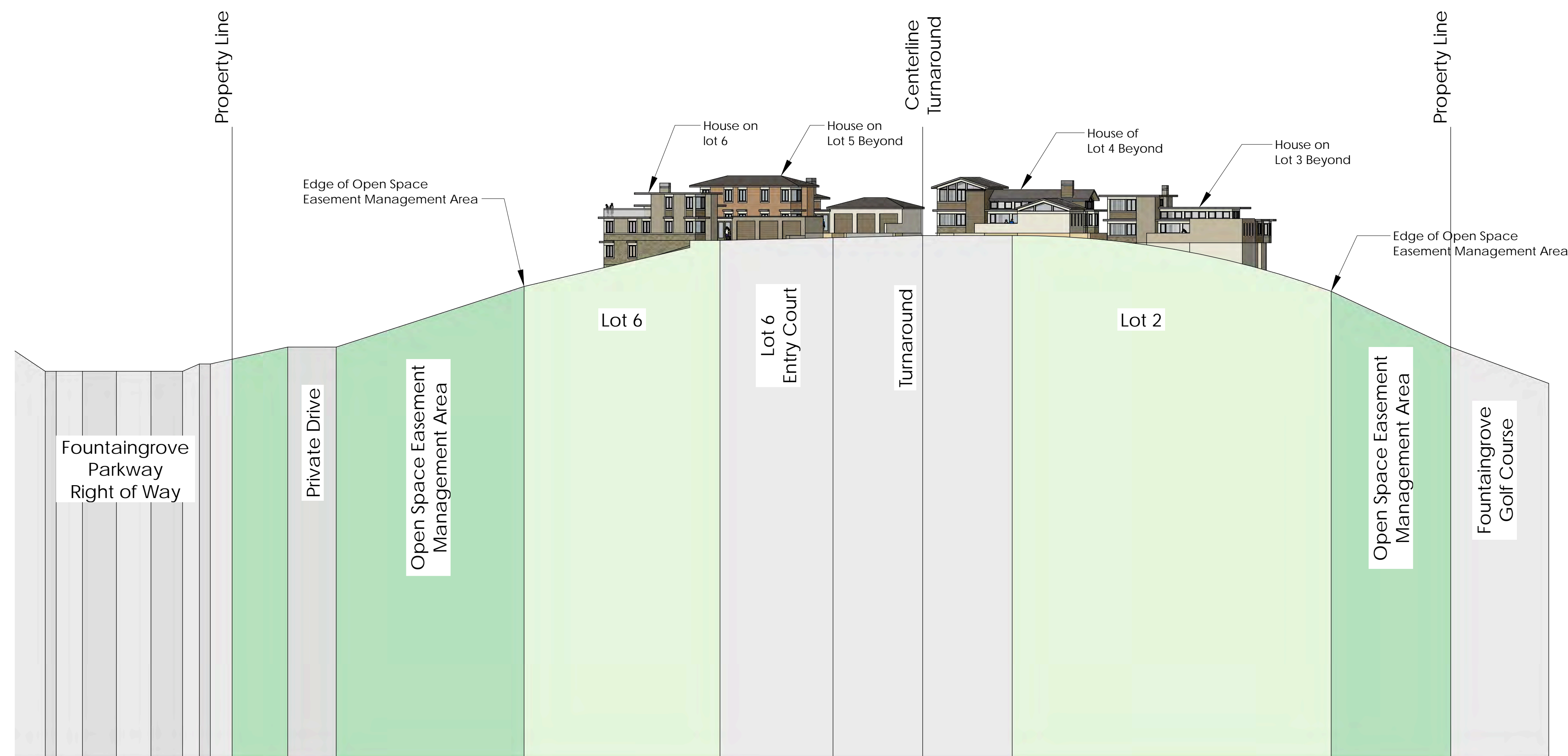


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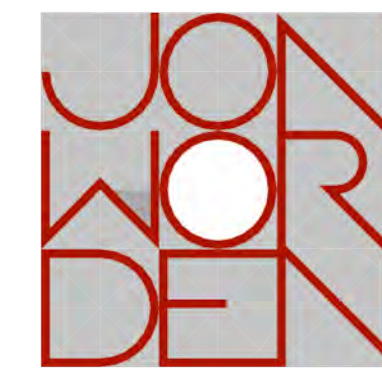
2-9-16
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North/ South Section AA Looking West



East/ West Section BB Looking South



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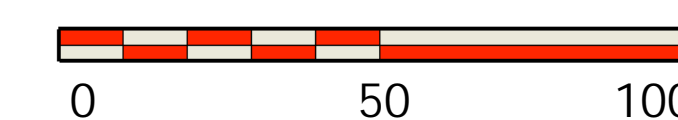
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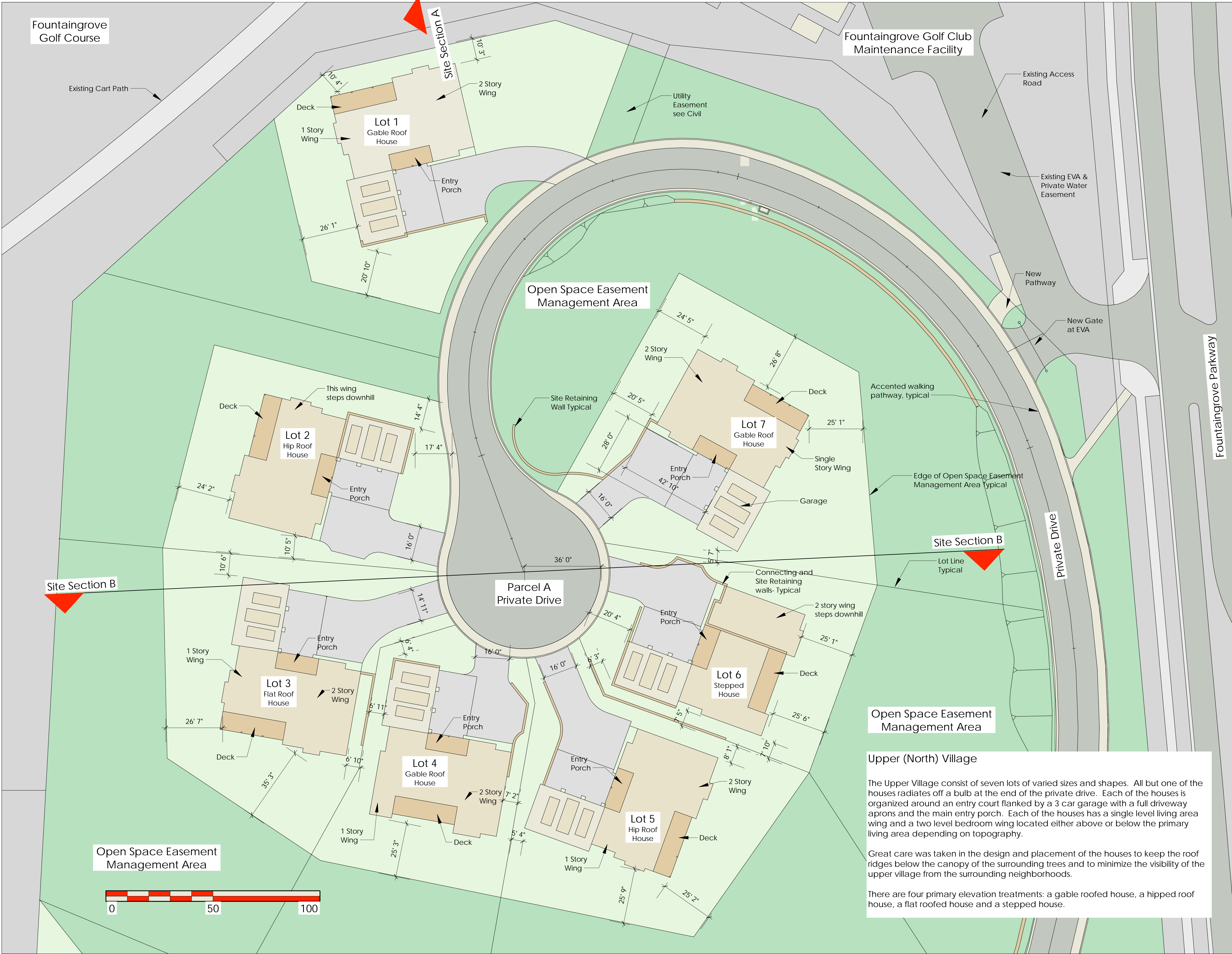
Terrazzo
Residential Masterplan

Site Sections
1:30



A-3

2-9-16

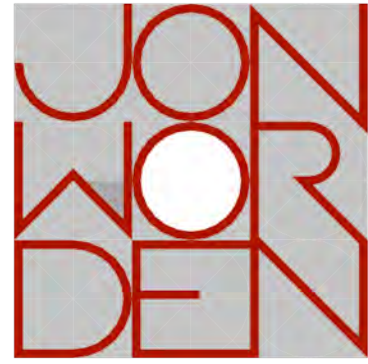


Upper (North) Village

The Upper Village consist of seven lots of varied sizes and shapes. All but one of the houses radiates off a bulb at the end of the private drive. Each of the houses is organized around an entry court flanked by a 3 car garage with a full driveway aprons and the main entry porch. Each of the houses has a single level living area wing and a two level bedroom wing located either above or below the primary living area depending on topography.

Great care was taken in the design and placement of the houses to keep the roof ridges below the canopy of the surrounding trees and to minimize the visibility of the upper village from the surrounding neighborhoods.

There are four primary elevation treatments: a gable roofed house, a hipped roof house, a flat roofed house and a stepped house.



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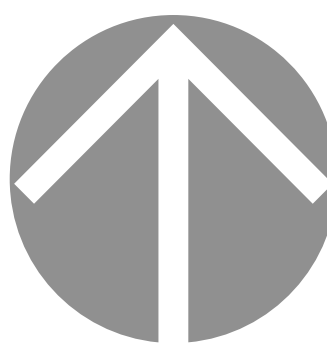


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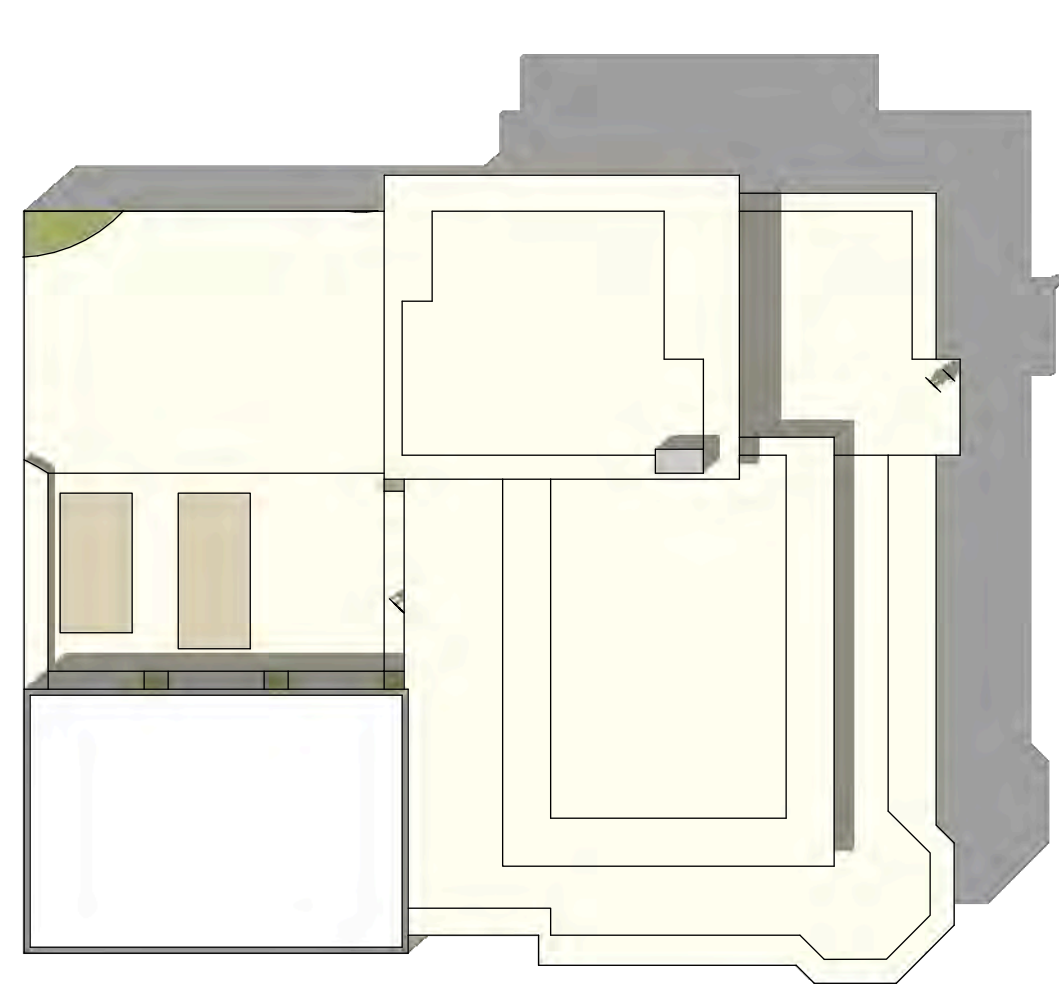
North

Terrazzo
Residential Masterplan

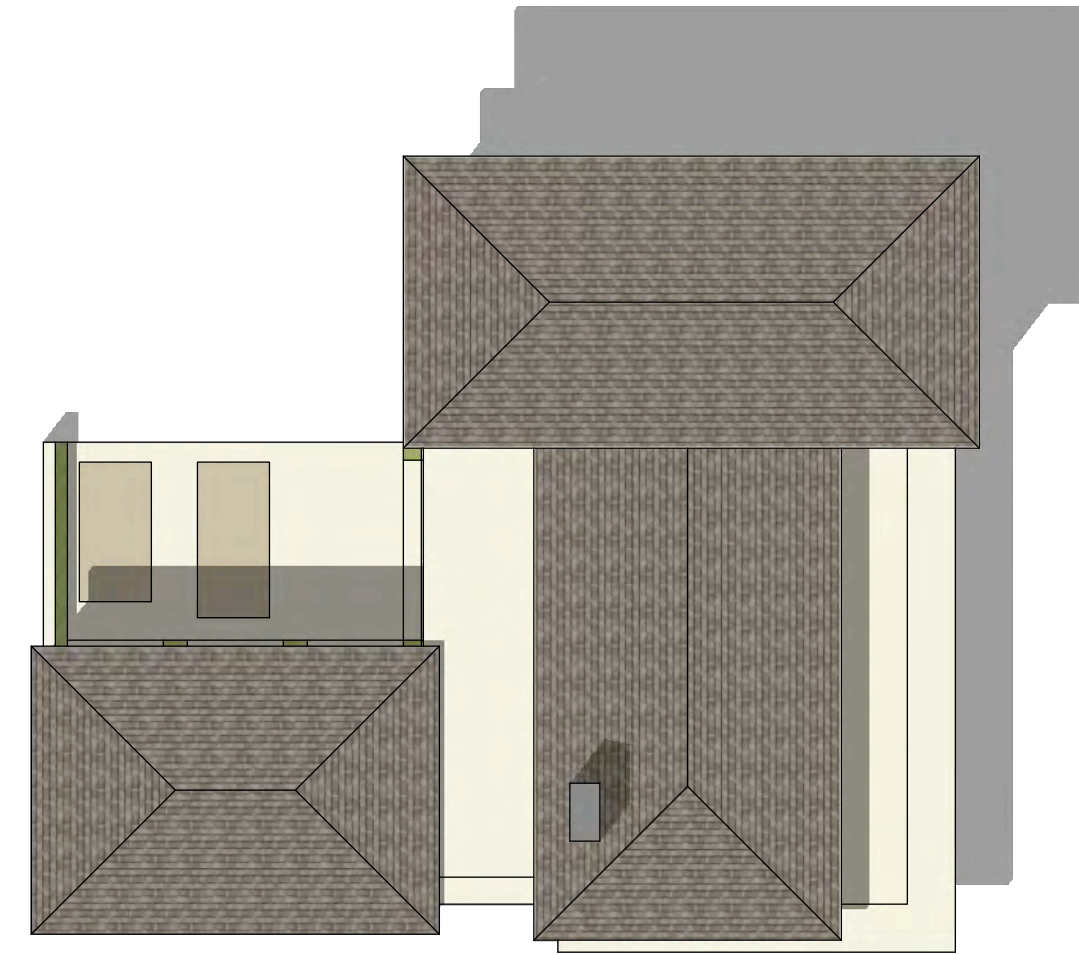
Upper Village
Site Plan
1:20

A-4

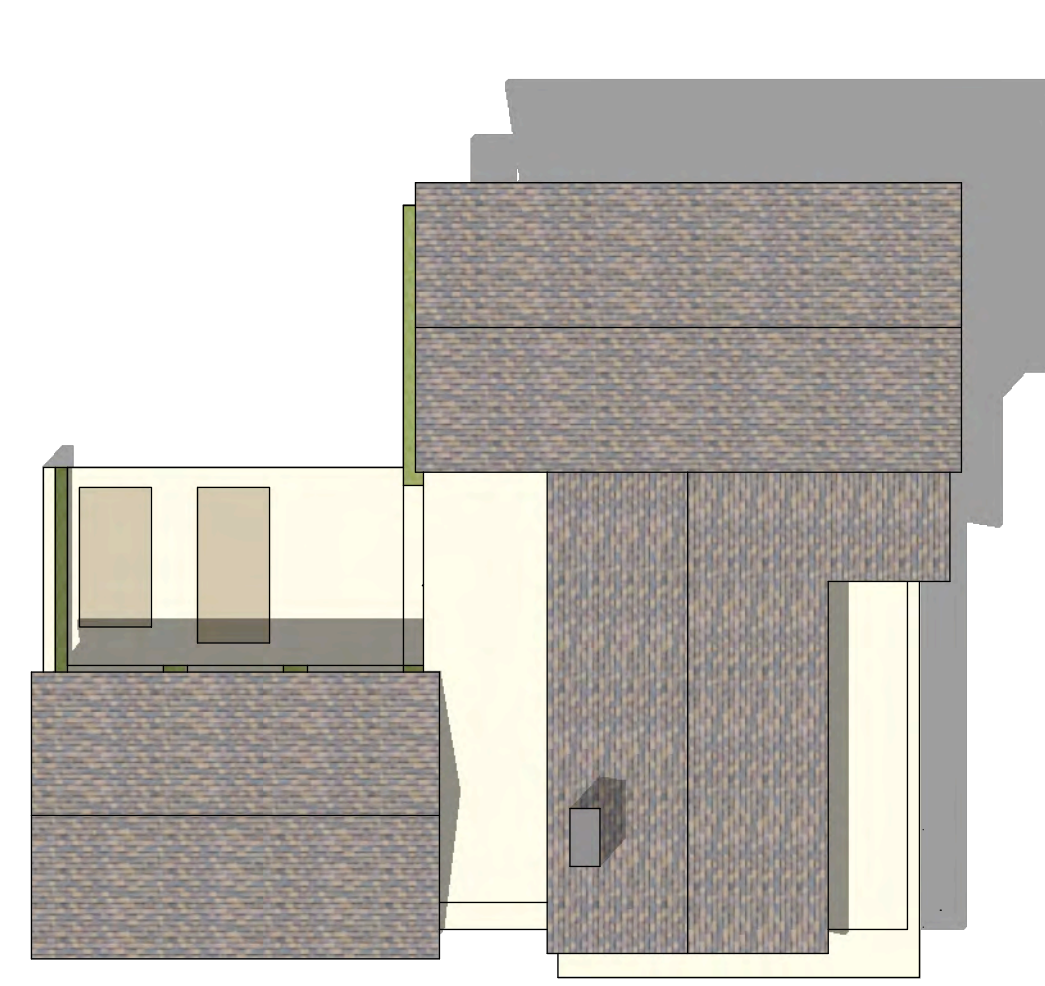
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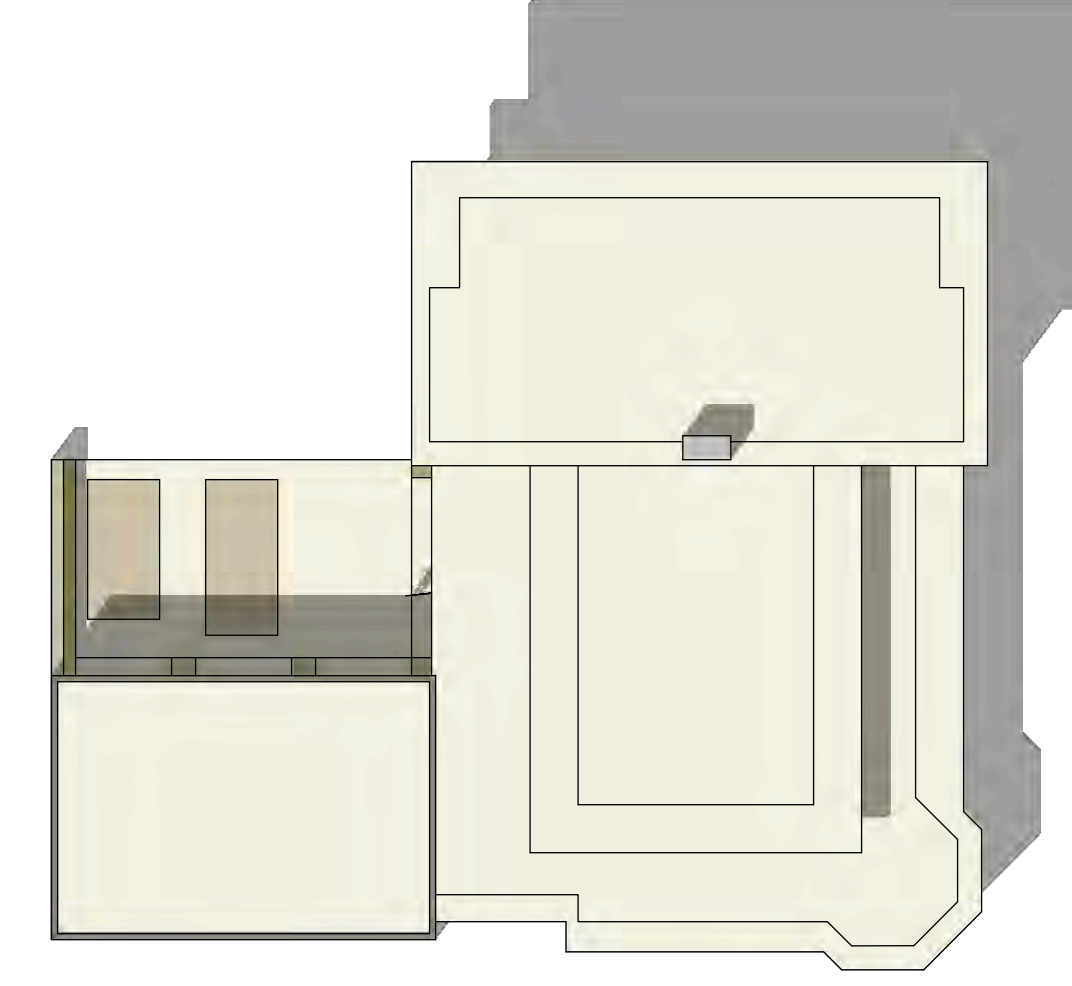
Lot 6 Roof Plan
Stepped House



Lot 2 Roof Plan
Lot 5 Roof Plan
Hip Roof House



Lot 1 Roof Plan
Lot 4 Roof Plan
Lot 7 Roof Plan
Gable Roof House



Lot 3 Roof Plan
Flat Roof House



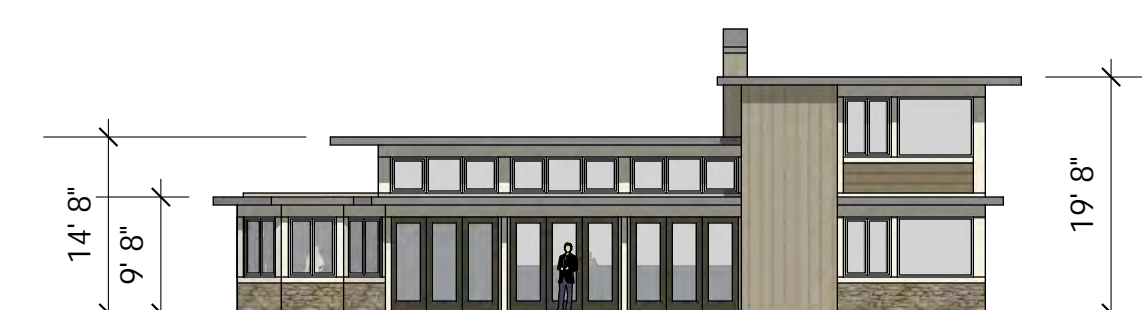
Downhill Elevation
Stepped House



Downhill Elevation
Hip Roof House



Downhill Elevation
Gable Roof House



Downhill Elevation
Flat Roof House



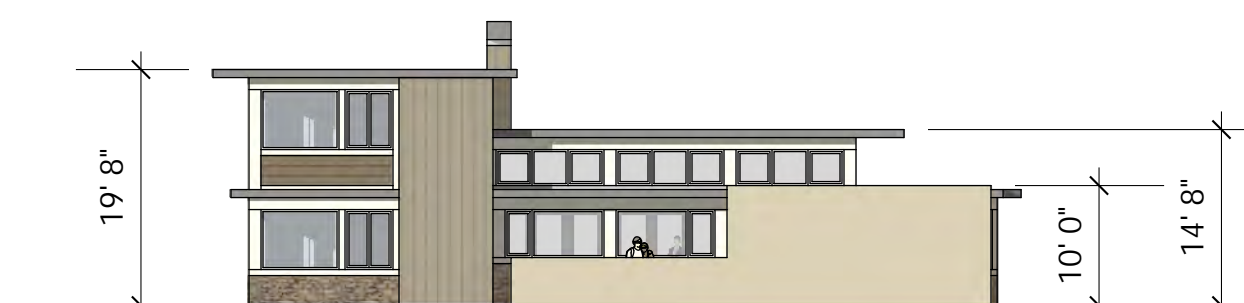
Auto Court Elevation
Stepped House



Auto Court Elevation
Hip Roof House



Auto Court Elevation
Gable Roof House



Auto Court Elevation
Flat Roof House



Side Elevation
Stepped House



Side Elevation
Hip Roof House



Side Elevation
Gable Roof House



Side Elevation
Flat Roof House



Side Elevation
Stepped House



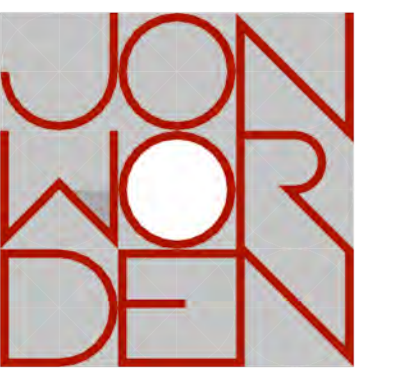
Side Elevation
Hip Roof House



Side Elevation
Gable Roof House



Side Elevation
Flat Roof House



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Terrazzo

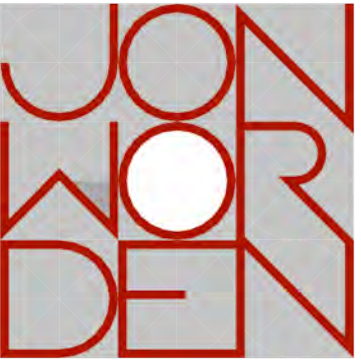
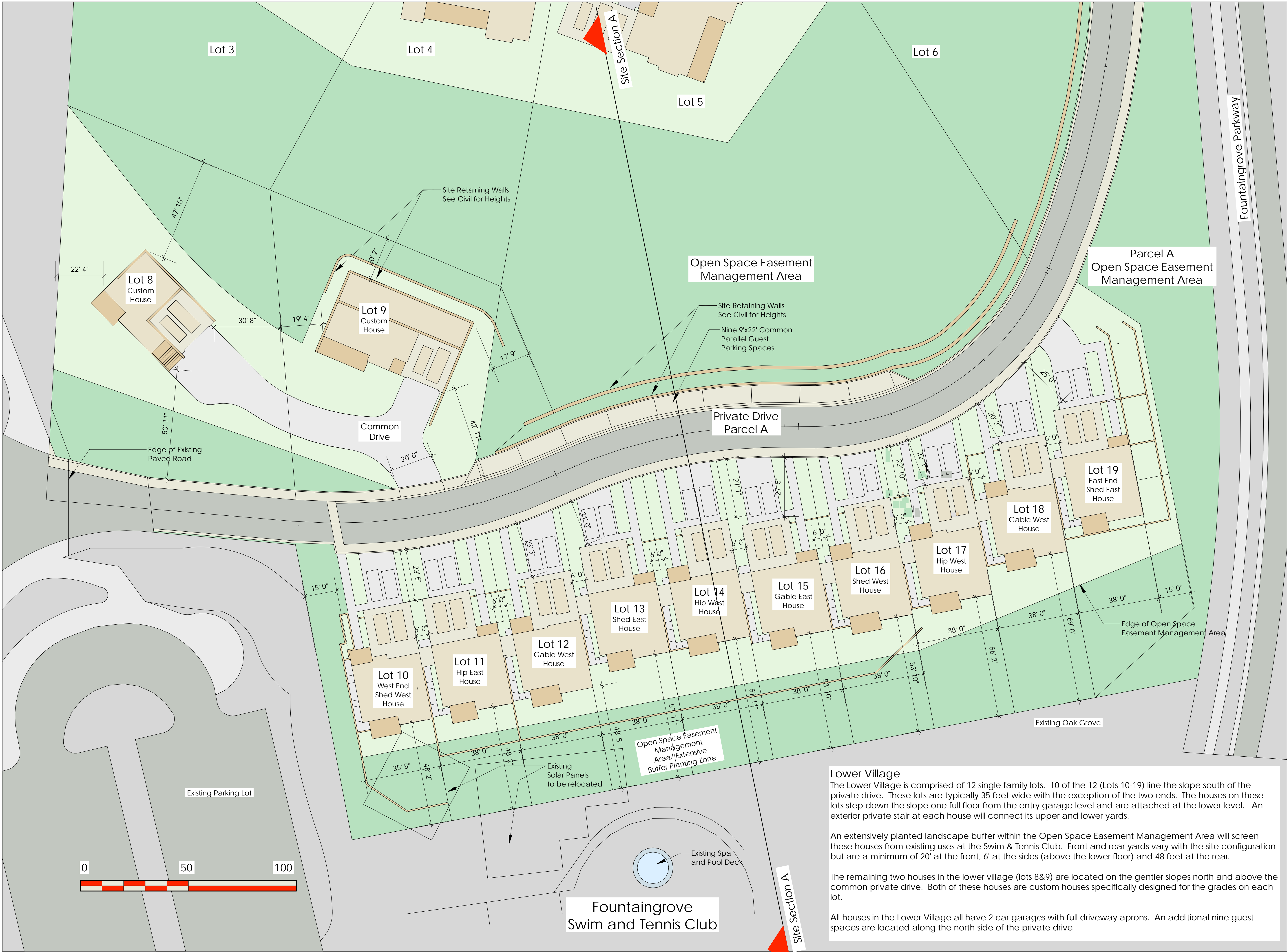
Residential Masterplan

Upper Village
Roof Plan & Elevations
1:16

A-5

2-9-16

Revised 6-26-16



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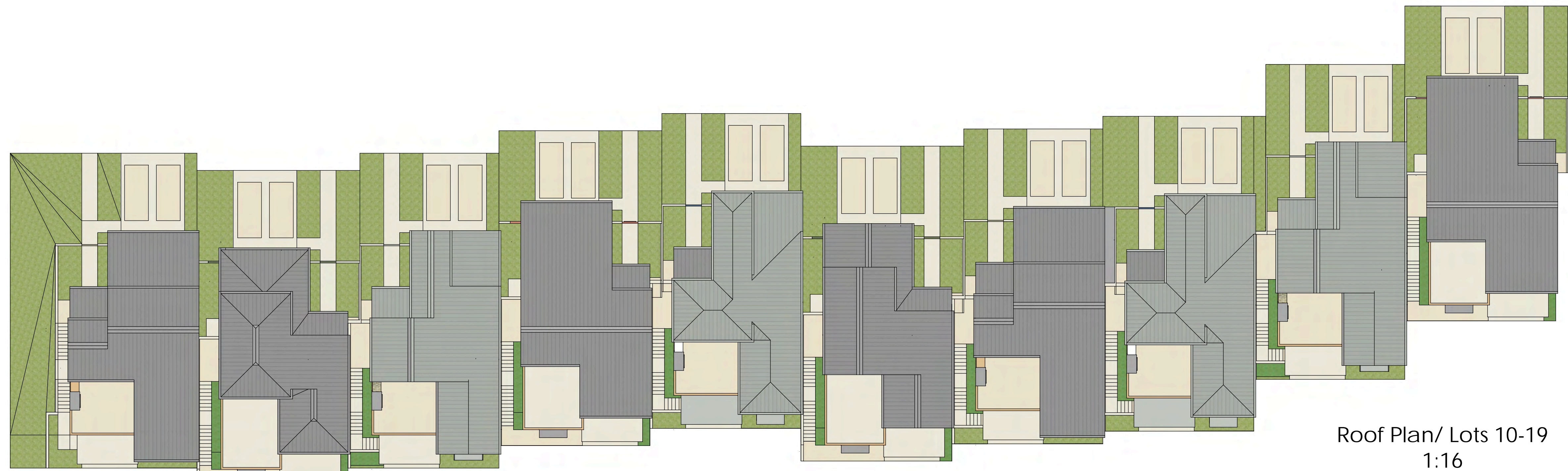
North

Terrazzo Residential Masterplan

Lower Village Site Plan 1:20

A-6

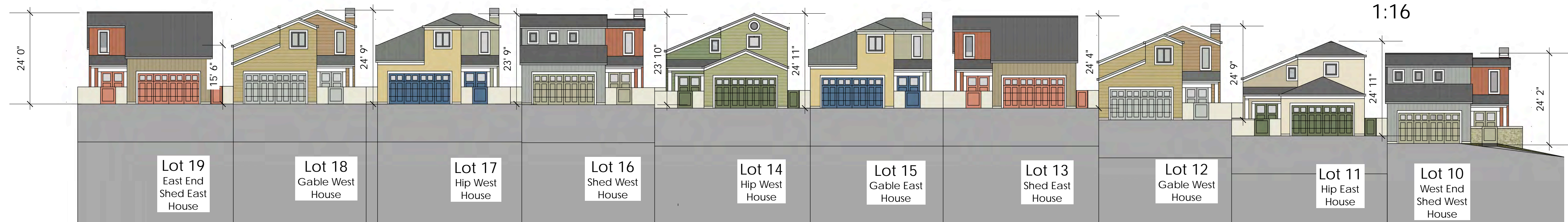
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Revised 6-26-16



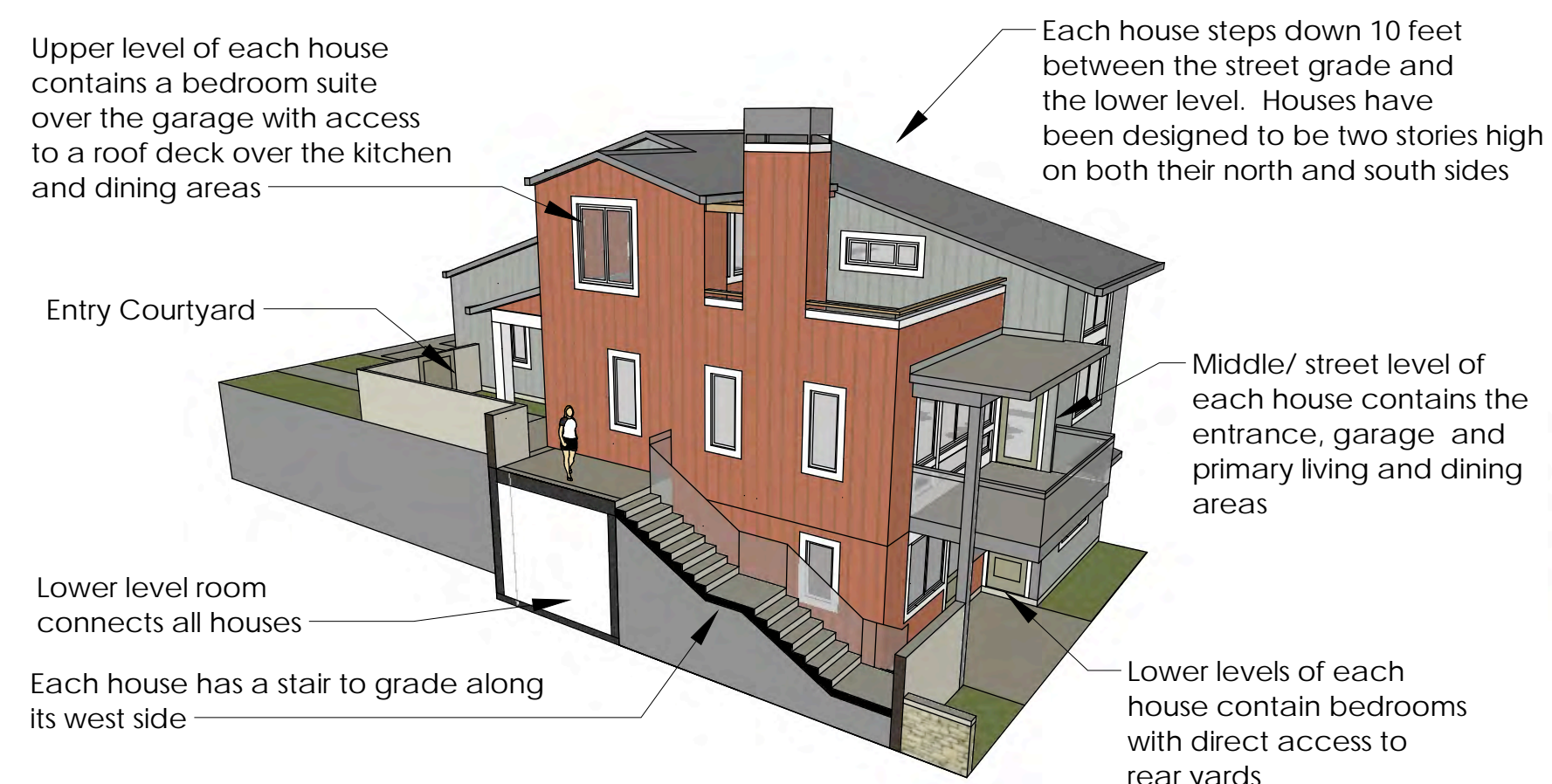
Lot 10 West End Shed West House
 Lot 11 Hip East House
 Lot 12 Gable West House
 Lot 13 Shed East House
 Lot 14 Hip West House
 Lot 15 Gable East House
 Lot 16 Shed West House
 Lot 17 Hip West House
 Lot 18 Gable West House
 Lot 19 East End Shed East House



South Elevation/ Lots 10-19
1:16



North Elevation/ Lots 10-19
1:16



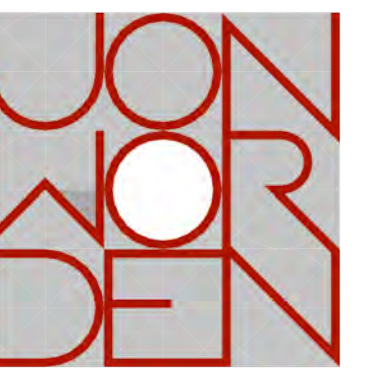
Typical House Features
Lower Village Lots 10-19



East Elevation/ Lots 10-19
1:16



West Elevation/ Lots 10-19
1:16



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Terrazzo

Residential Masterplan

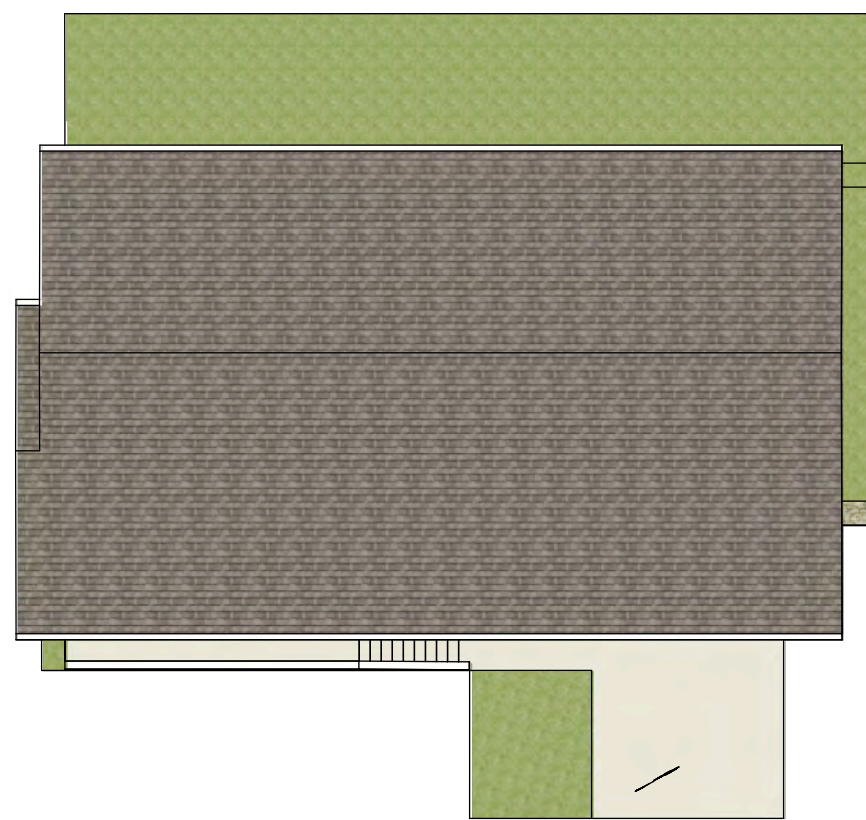
Lower Village Lots 10-19

Roof Plan & Elevations

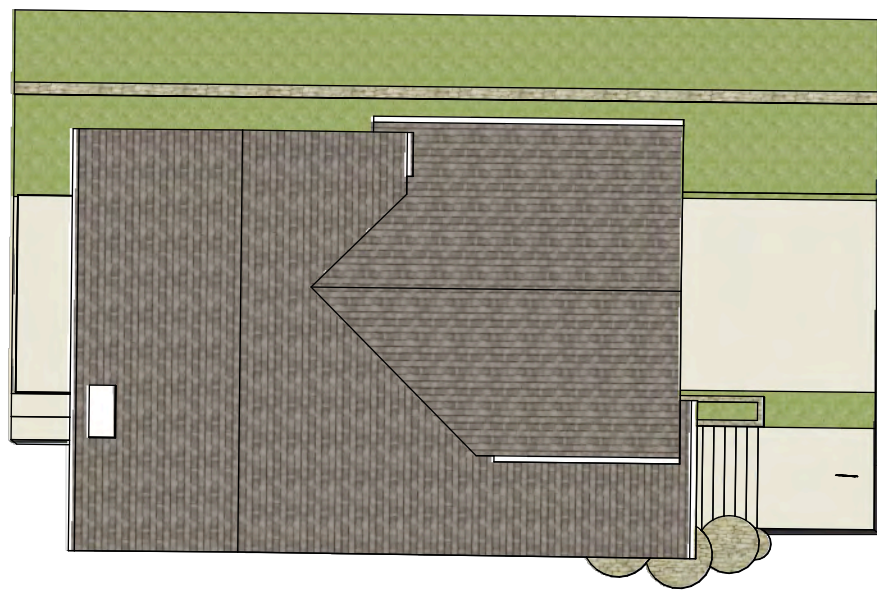
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2-9-16



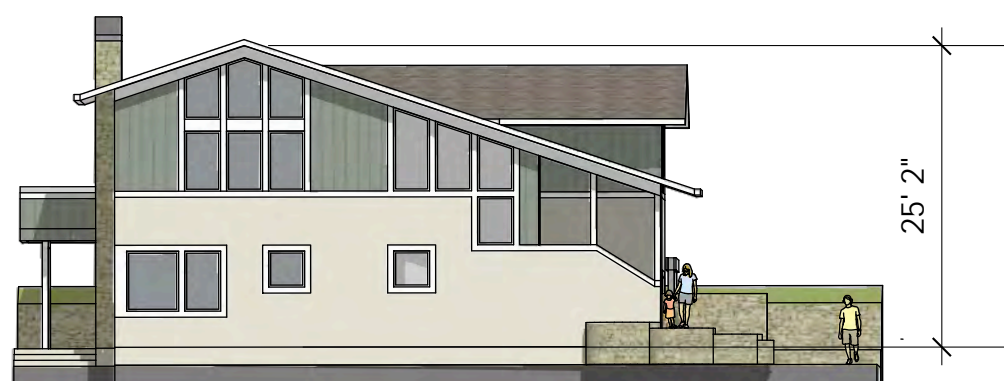
Lot 9 Roof Plan
Custom House



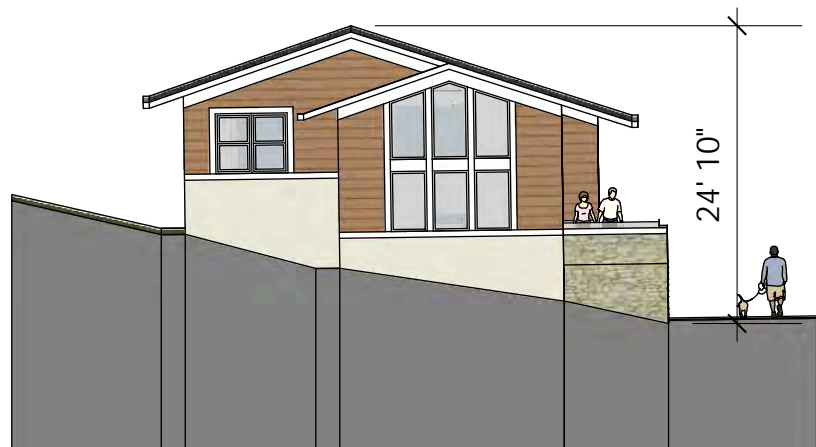
Lot 8 Roof Plan
Custom House



Lot 9 South Elevation



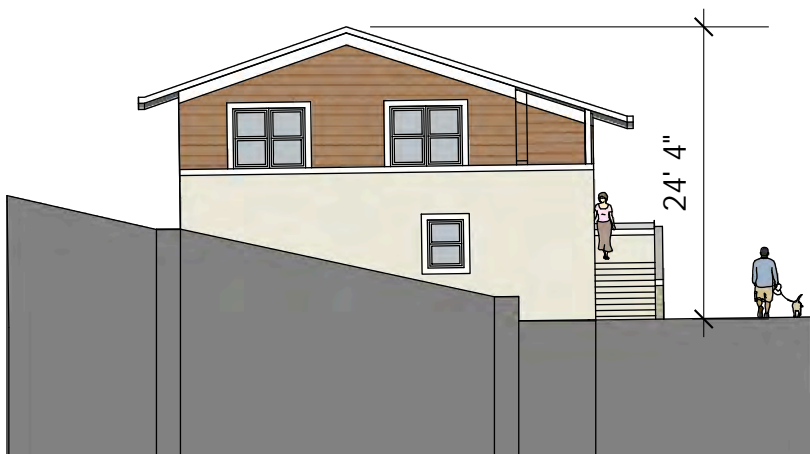
Lot 8 South Elevation



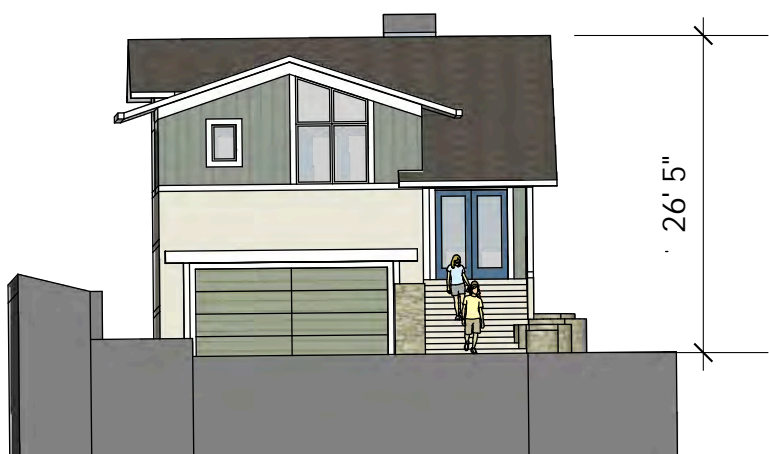
Lot 9 East Elevation



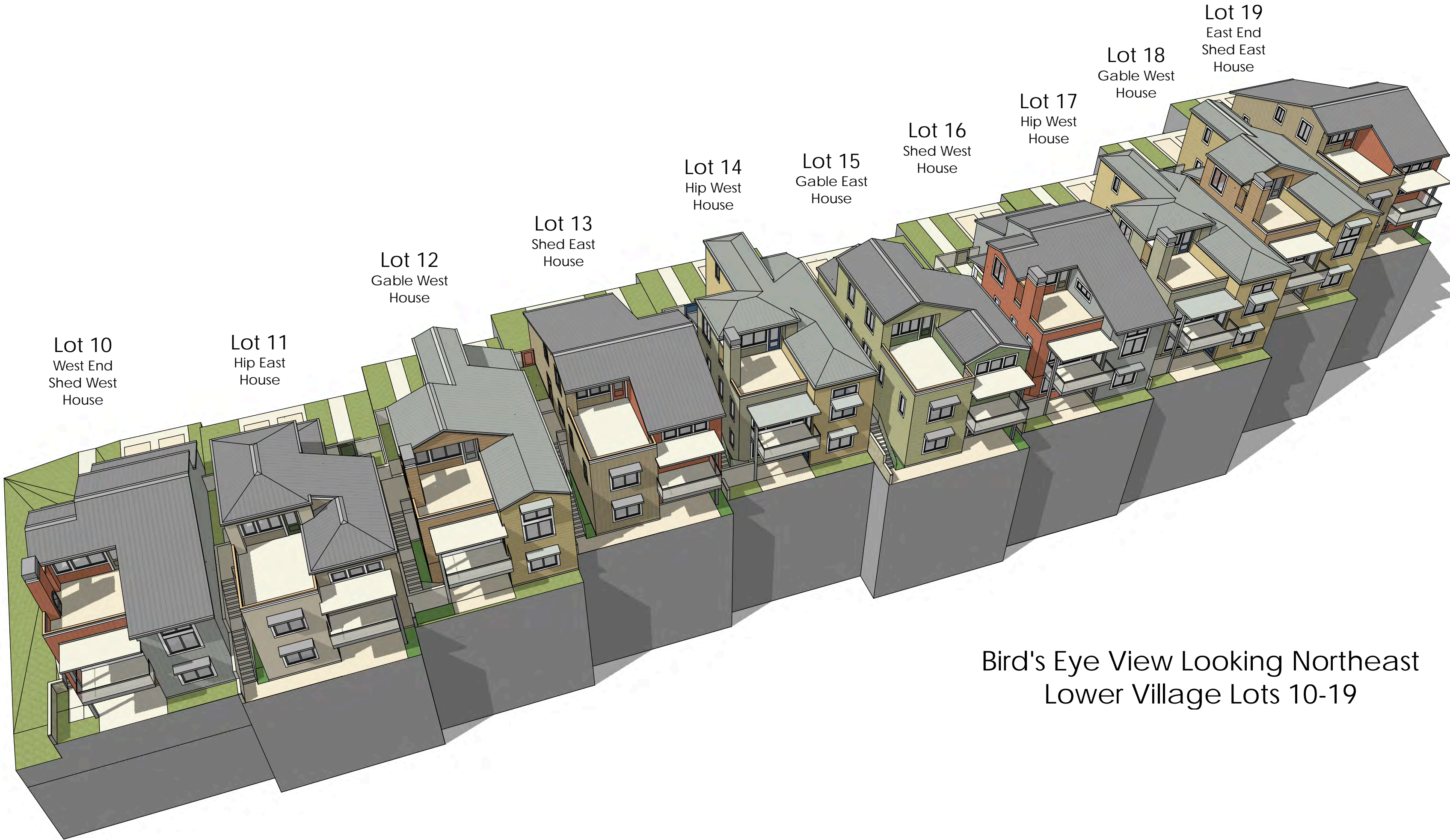
Lot 8 East Elevation



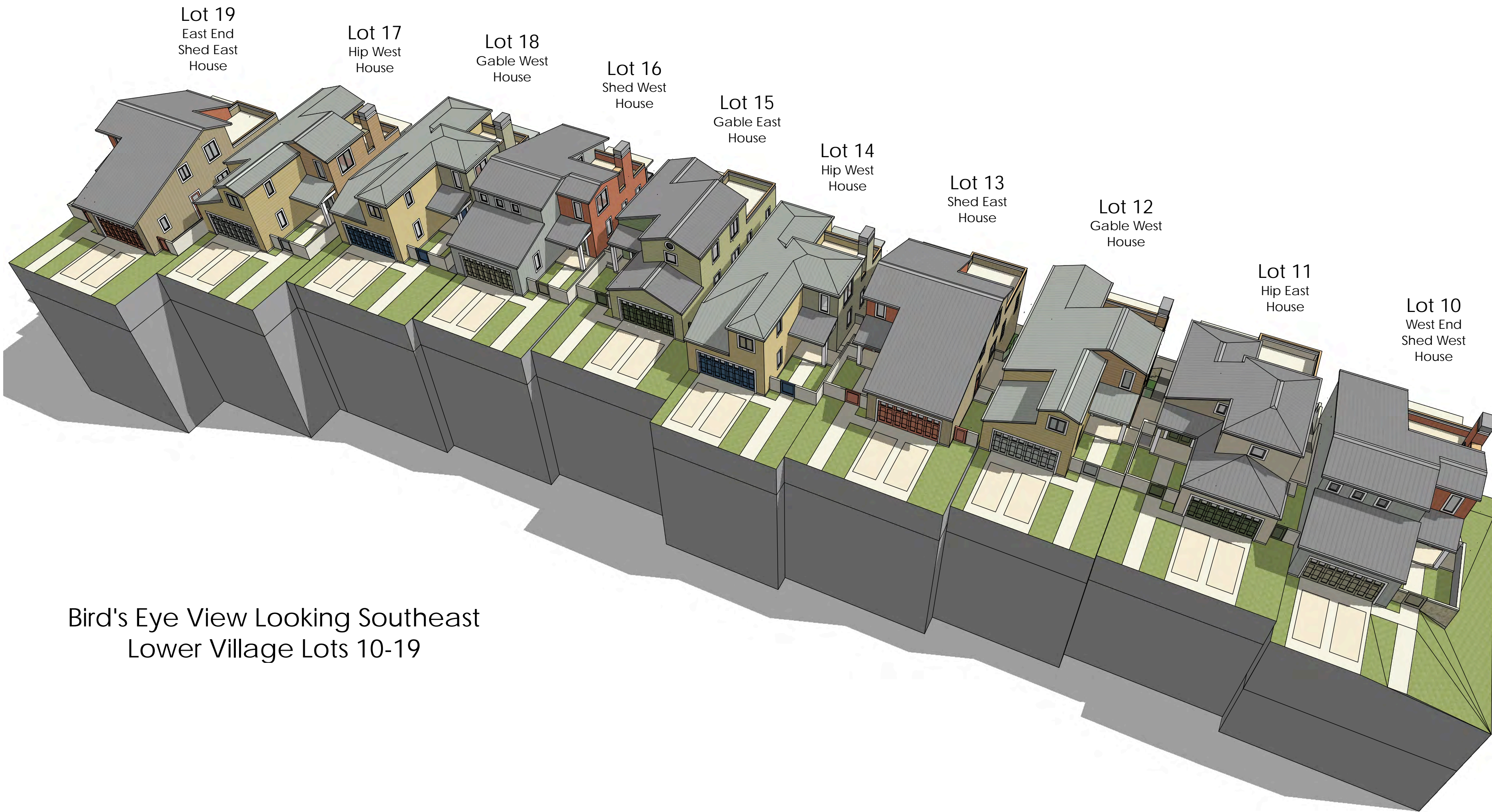
Lot 9 West Elevation



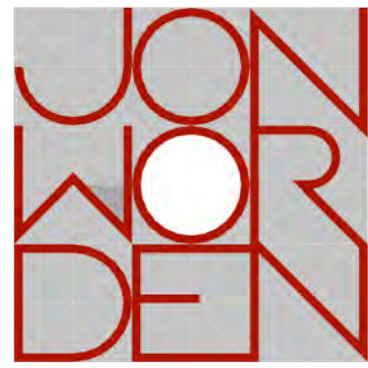
Lot 8 West Elevation



Bird's Eye View Looking Northeast
Lower Village Lots 10-19



Bird's Eye View Looking Southeast
Lower Village Lots 10-19



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Terrazzo
Residential Masterplan

Lower Village
Elevations Lots 8&9
1:16

A-8

2-9-16