



A scenic view of rolling hills and trees, with a semi-transparent text box overlaid in the center. The background shows a landscape with green and brown hills under a clear blue sky, framed by large, dark trees in the foreground.

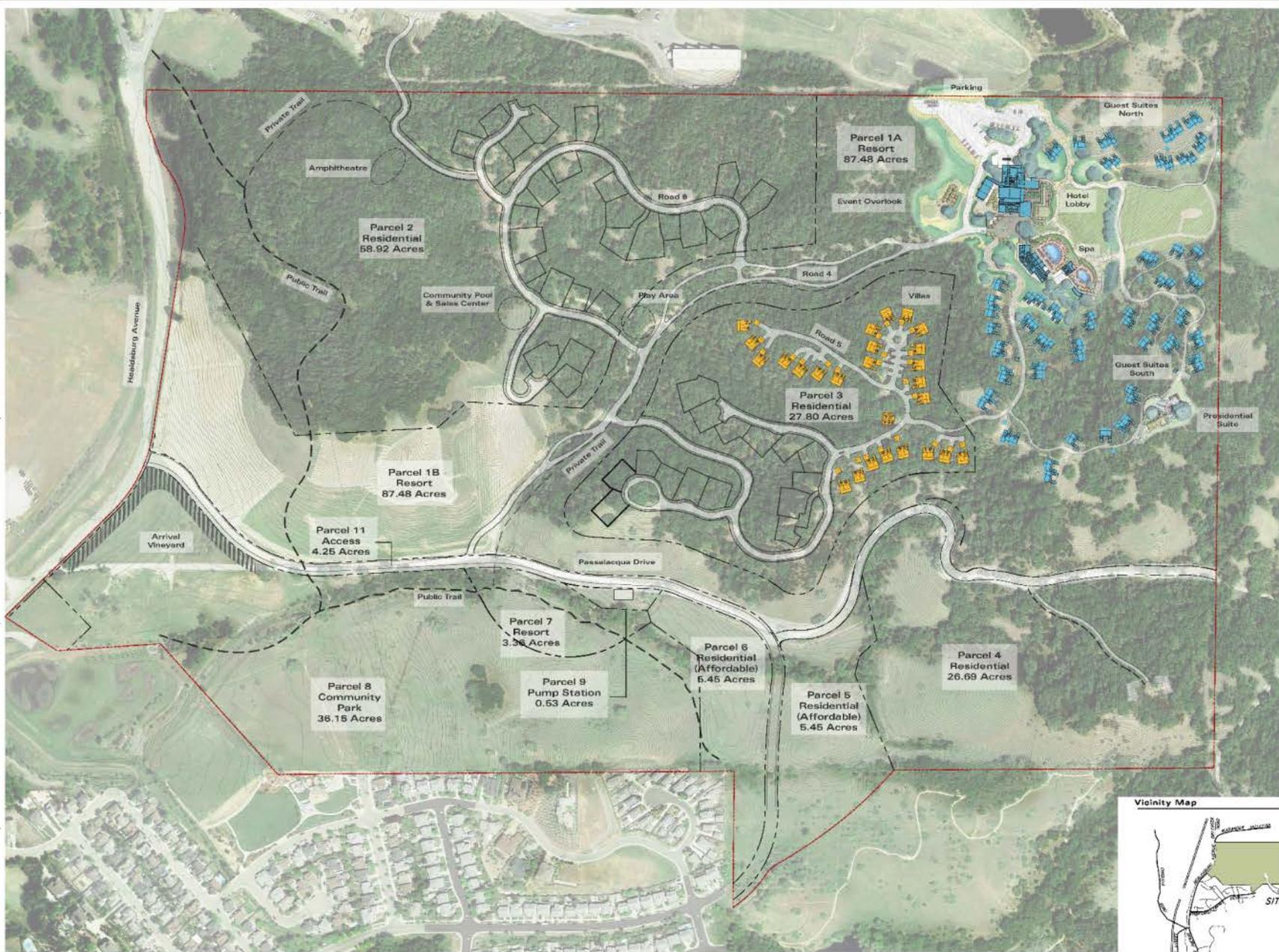
SAGGIO HILLS
Hotel & Villas
Major Design Review

MAJOR DESIGN REVIEW

- **For Hotel and Villas components only**
- **Villas are first 25 unit phase of residential component**



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 Architecture • Experience • Integrity
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 415.778.9800
 www.delowrie.com

burton
 Landscape Architecture Studio
 107 S. Esplanade, Suite 200
 San Francisco, CA 94102
 www.burtonstudio.com

SAGGIO HILLS
 HEADWATERS, CA 94548

PROJECT NO.	15115	
REV. NO.	DATE	REASON
	08/02	

MAJOR DESIGN REVIEW
 11/06/2015

Sheet Title
 Site Plan

Drawn By
 L-1.01



PAST MAJOR DESIGN REVIEW

➤ Pump Station

FUTURE MAJOR DESIGN REVIEW

- **Additional Residential Phases**
- **Project Signage**

DESIGN TEAM INTRODUCTIONS

- **Glazier Le Architects**
- **Delawie Architects**
- **Burton Studio Landscape Architects**
- **Carlile Macy Civil Engineers**
- **Horticultural Associates**

SITE ATTRIBUTES

- **Open meadow and vineyards**
- **Rolling hills with multiple concealed ridges**
- **Oak Woodlands**
 - **Five species of oak trees**
 - **Madrone trees**
 - **Manzanita bushes**
- **Hidden valley at the back of site**









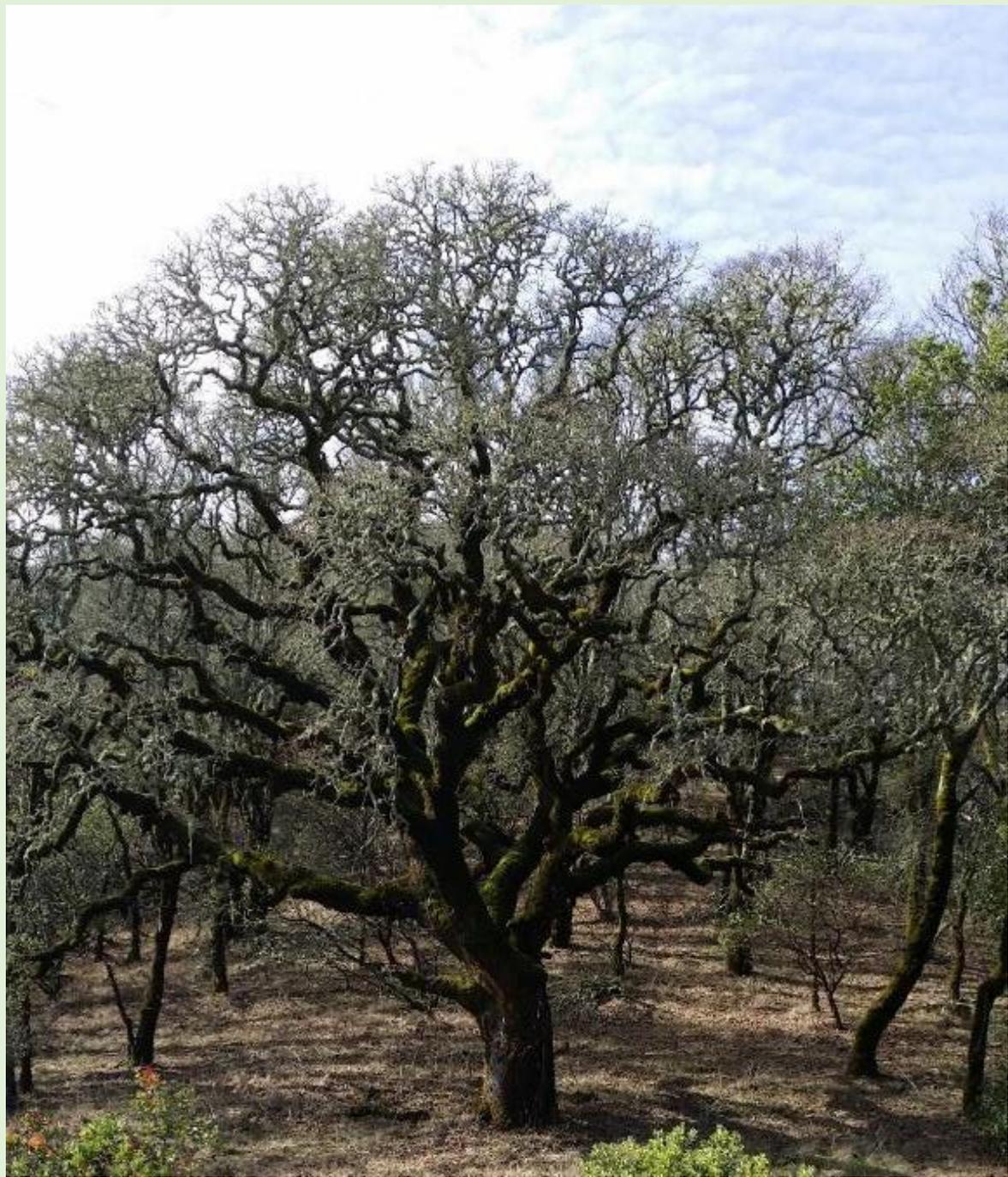














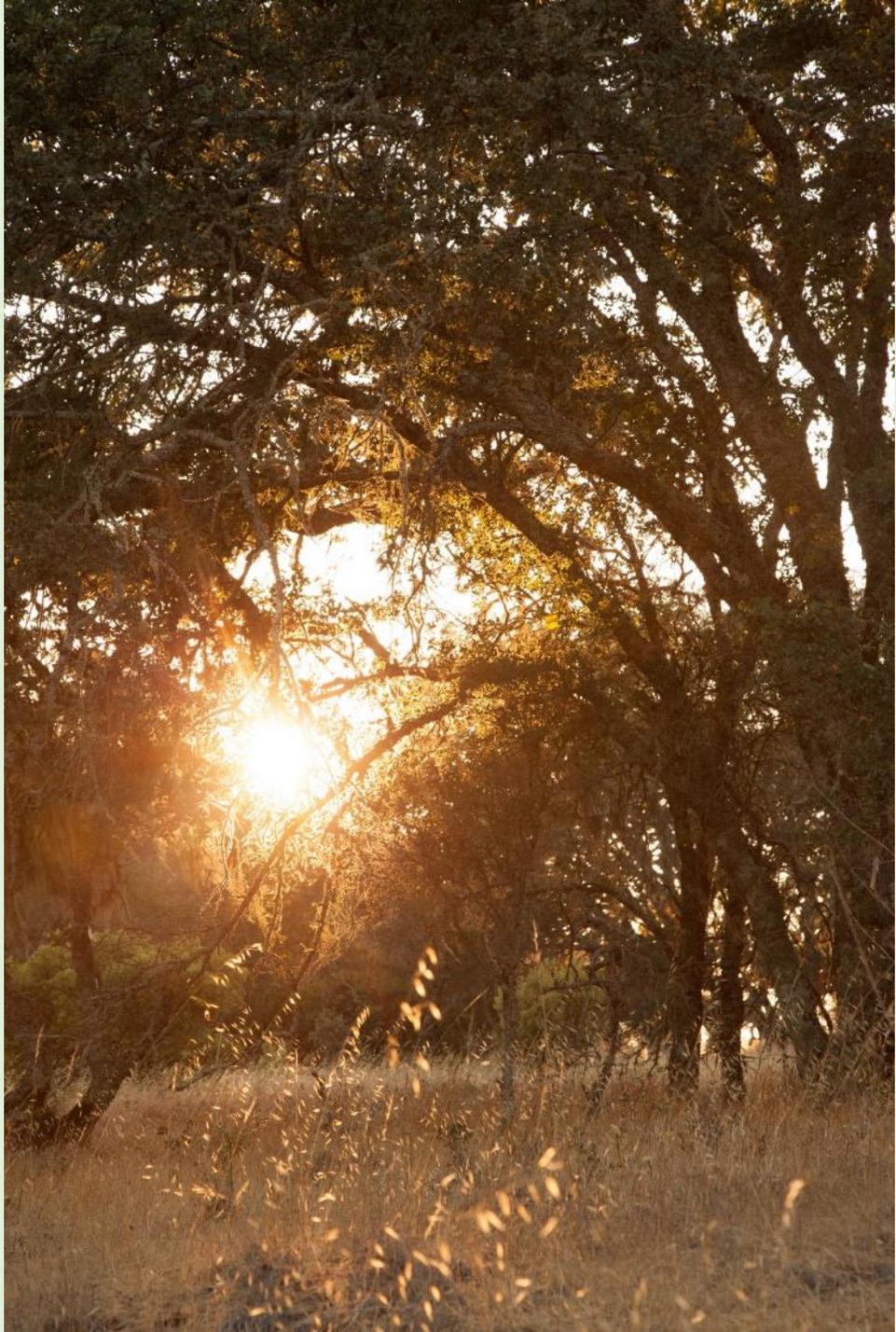








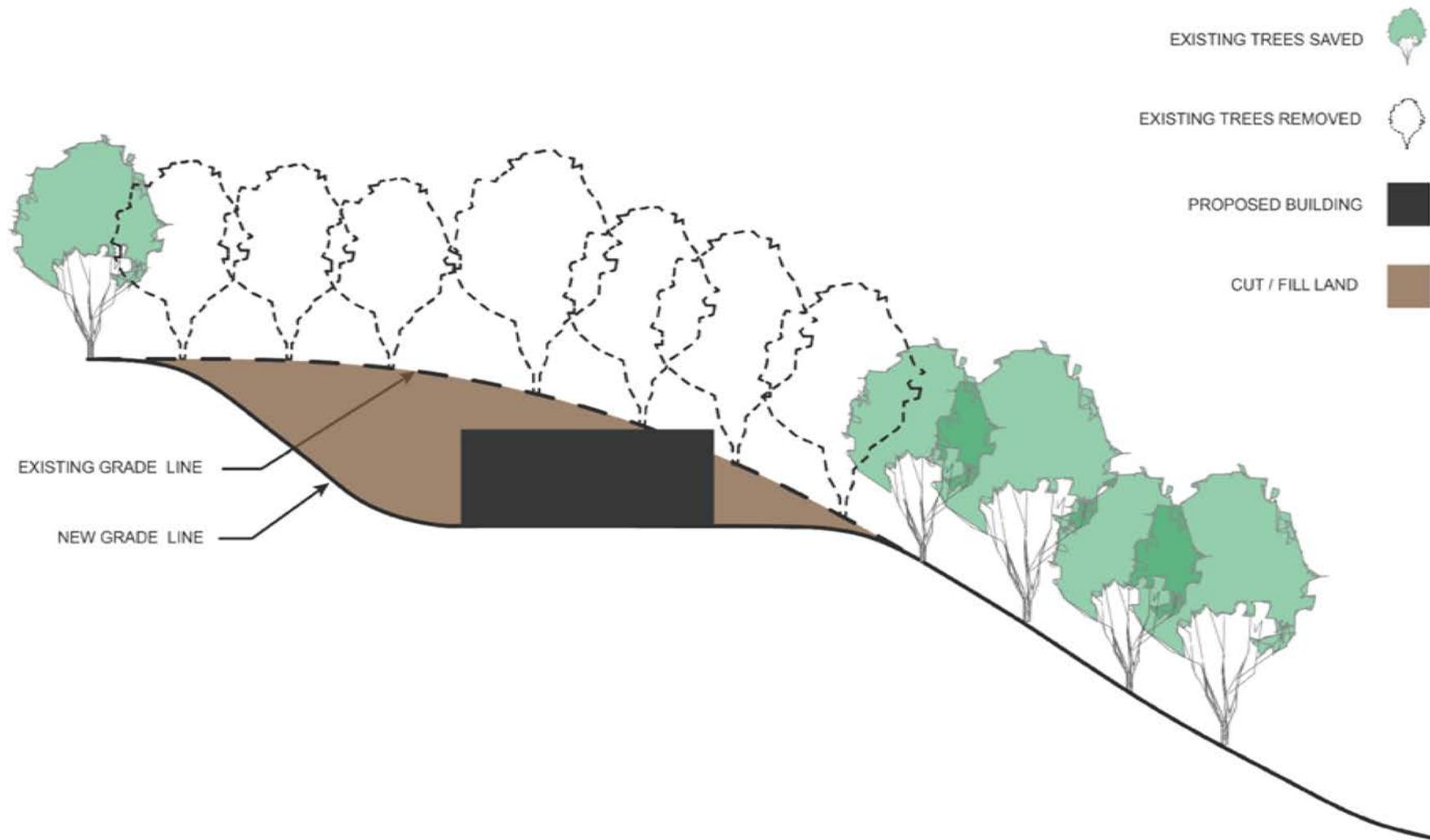


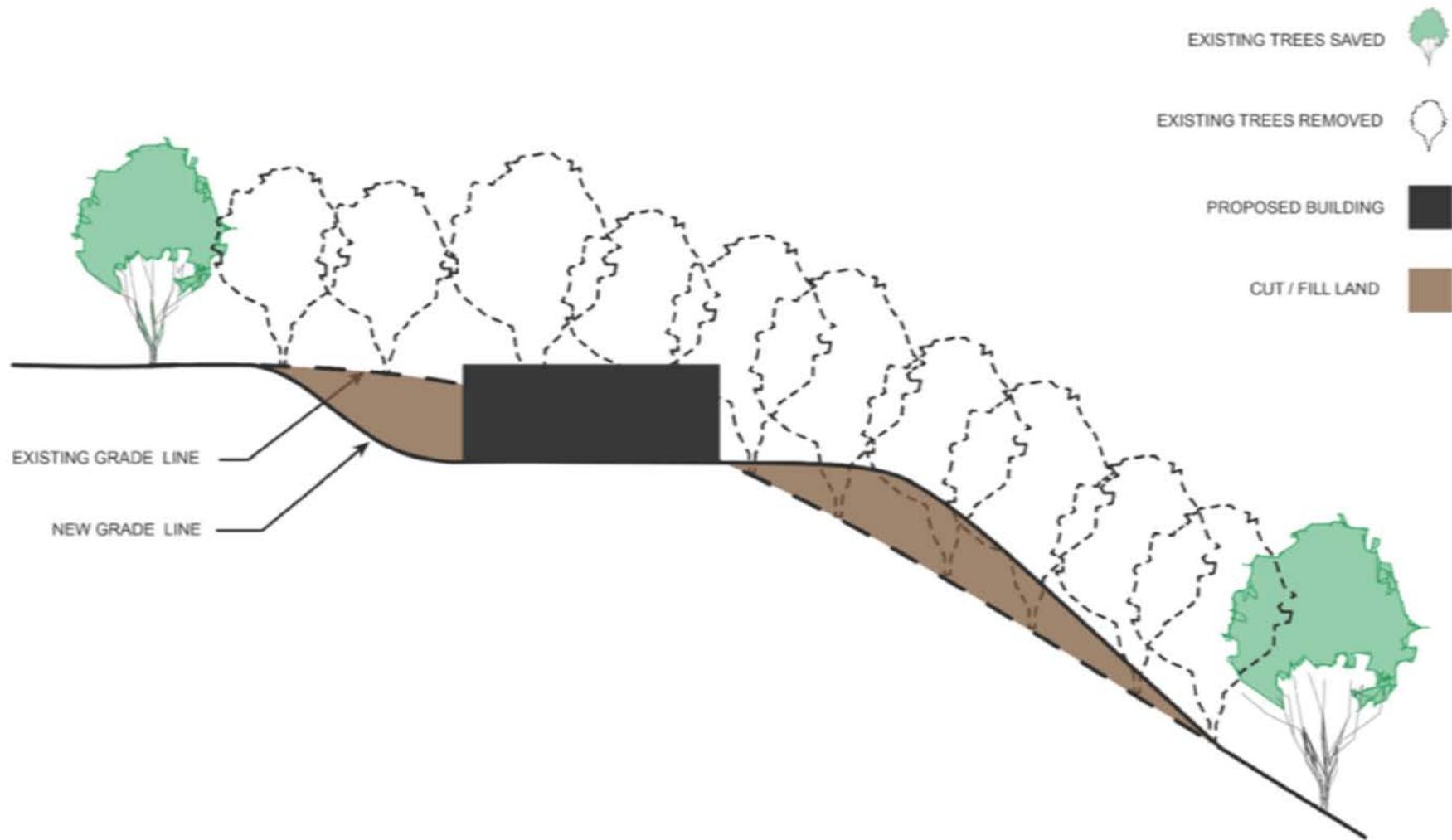


DESIGN PHILOSOPHY

- **Natural beauty of the site is the most valuable attribute**
- **Minimize grading**
- **Maximize oak tree preservation**
- **Preserve existing feel of the site**









OAK TREE PRESERVATION

- Utilize simple caisson and post foundation system
- Enter units at grade from uphill side
- Cantilever units into the trees
- Eliminate grading downhill
- Remove only trees immediately under units
- Apply system to all Hotel guestrooms and all Villas



OAK TREE PRESERVATION

- Preserves 332 more Oak Trees at Hotel and Villa sites
- Preserves 8 more Heritage Oak Trees at combined sites
- Only 2 Heritage Oak Trees now removed

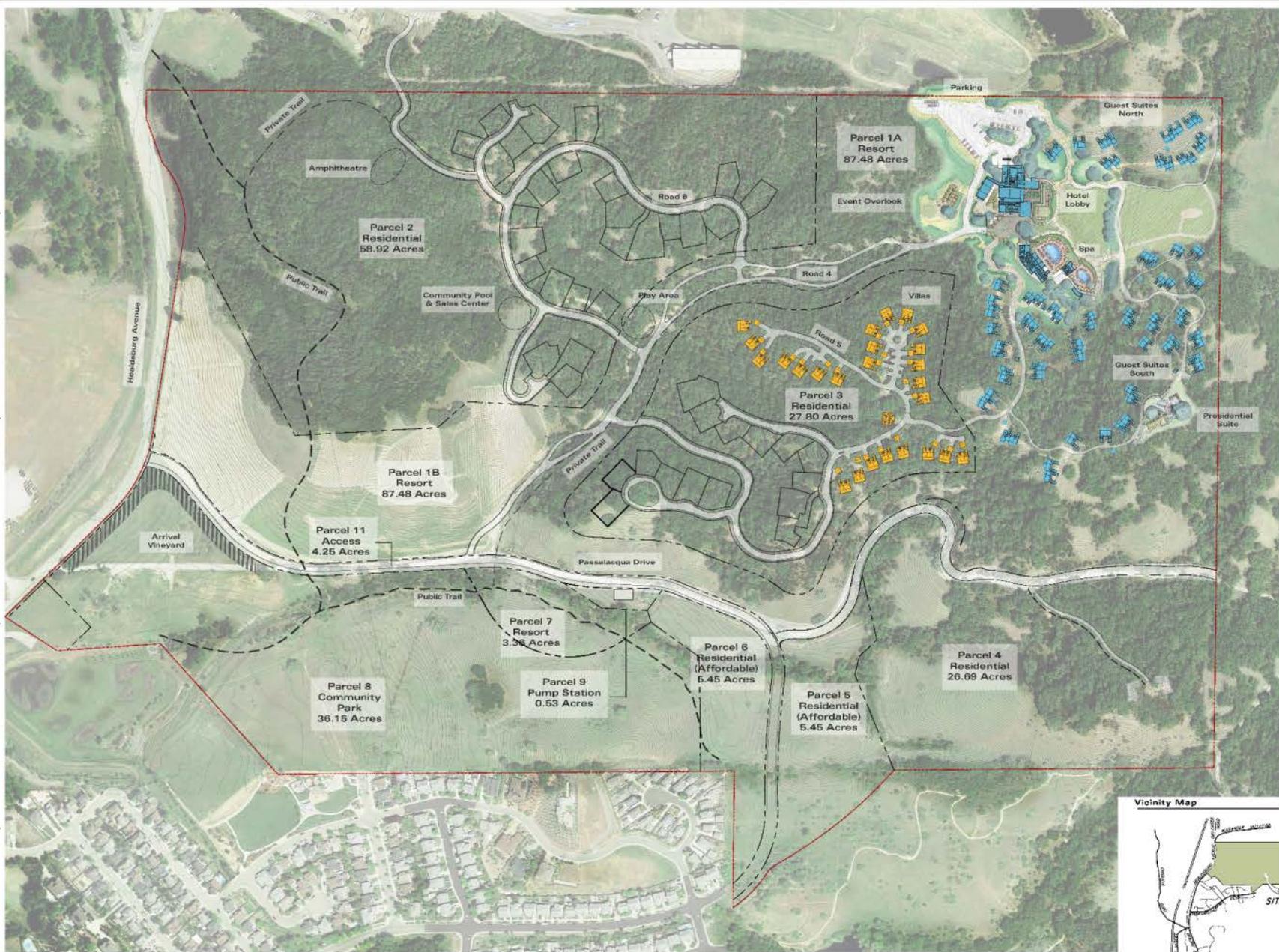
WATER CONSERVATION MEASURES

- Greywater reclamation system
- Eliminated laundry facility
- Eliminated multiple kitchens
- Reduced number of public area bathrooms
- Reduced number of public area fixtures
- Reduced number of spa building fixtures and showers



Saggio Hills Hotel & Villas

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 415.733.9900
 delowrie.com

burton
 Landscape Architecture Studio
 107 S. Esplanade to the Beach, CA 90271
 310.376.6647 • 310.376.6077
 www.burtonstudio.com

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 HEADWATERS, CA 94648

PROJECT NO.	15115	
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MAJOR DESIGN REVIEW
 11/09/2015

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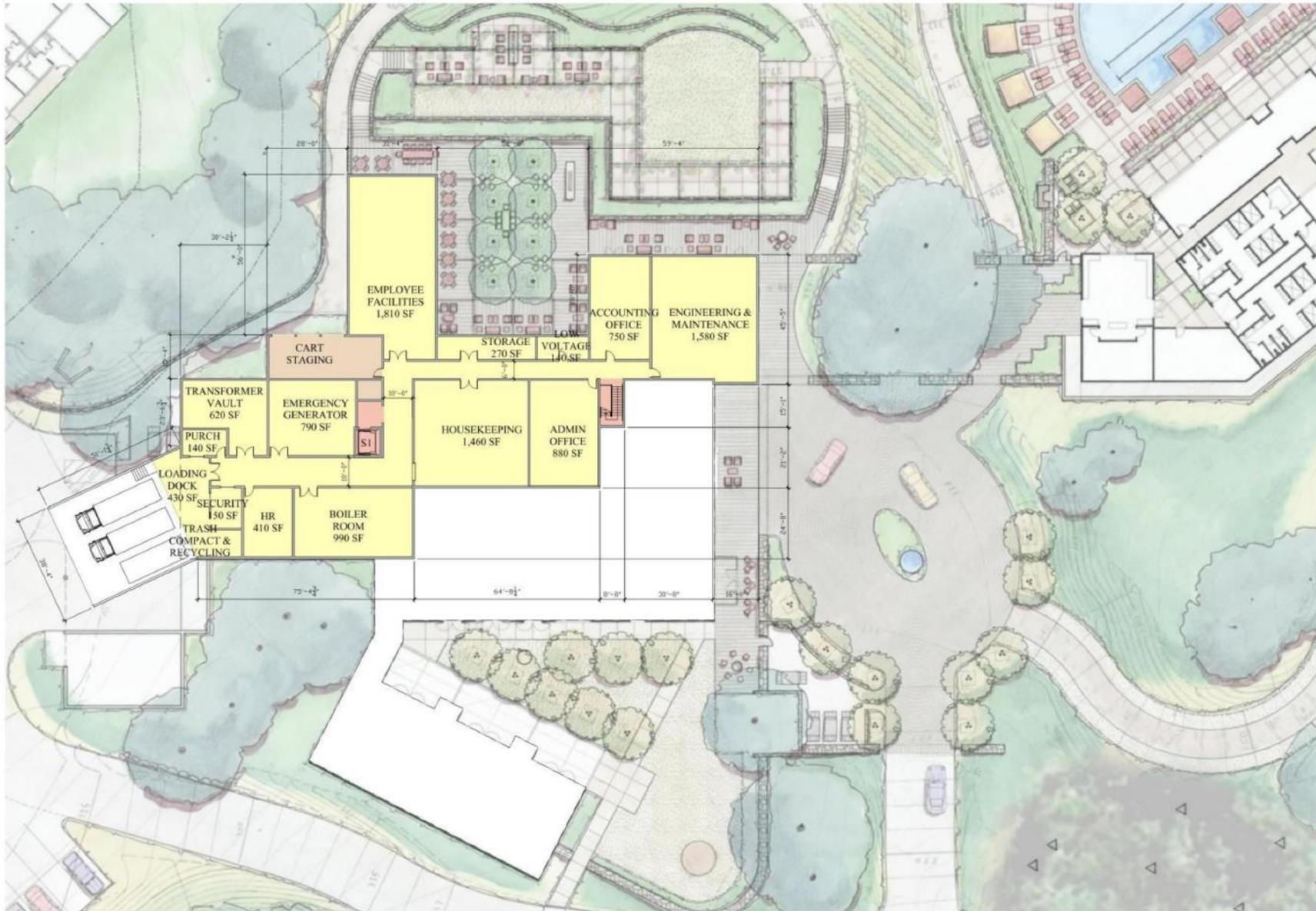


Resort Site Plan

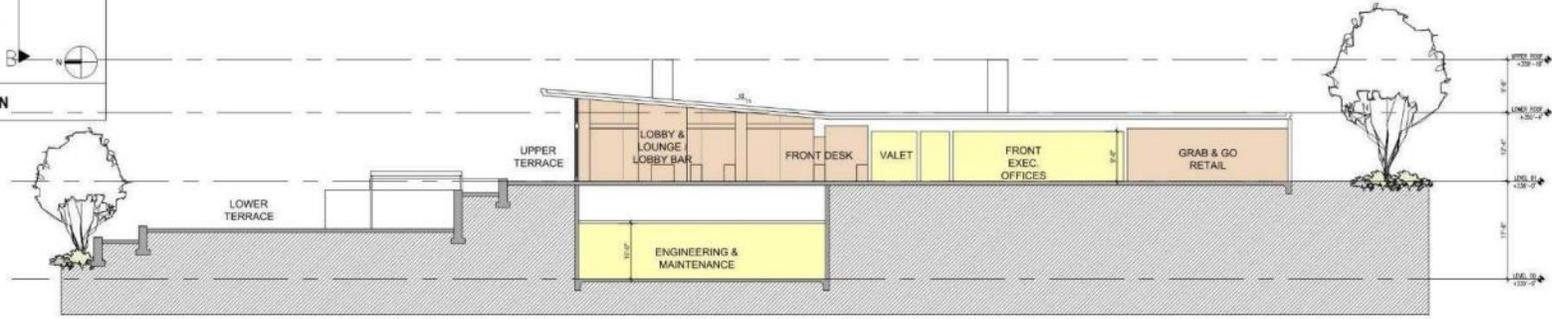
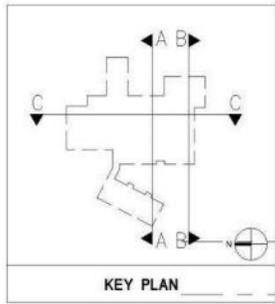


Hotel Arrival and Outdoor Terraces



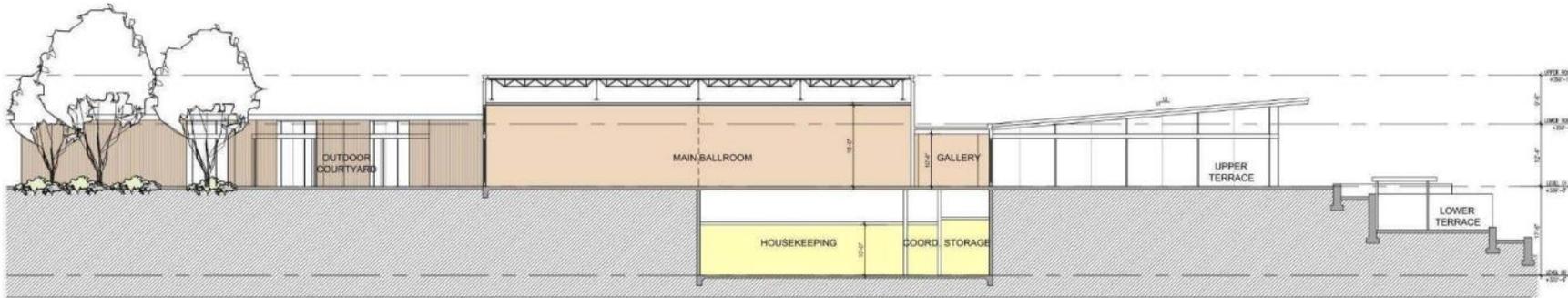


ALUMINUM WINDOWS AND DOORS



ALUMINUM WINDOWS AND DOORS

2 SECTION B-B



1 SECTION A-A

TUBE STEEL AND
ENGLISH HURDLES



FLOOR TO CEILING
WINDOWS AND
DOORS



Saggio Hills

Sonoma and Wine Country

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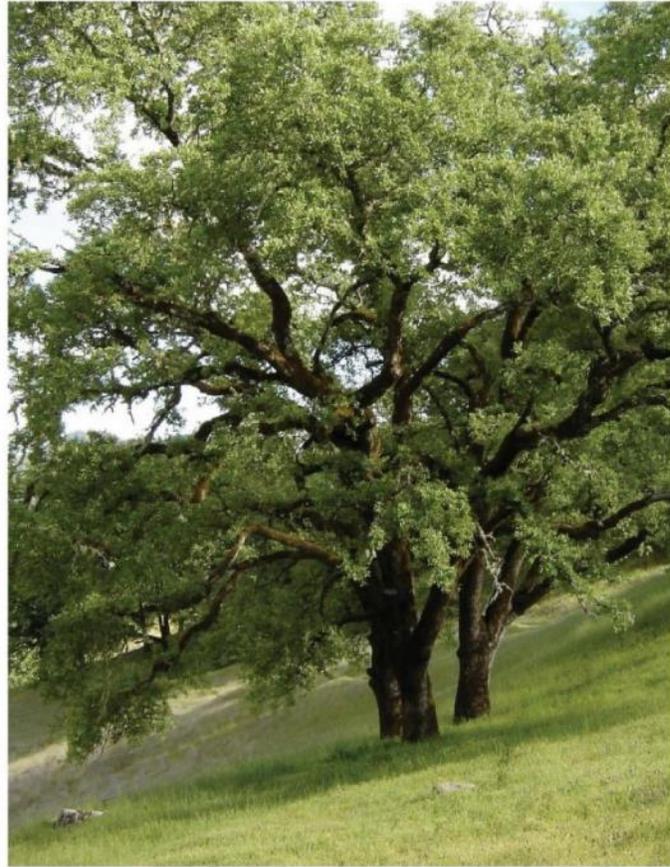












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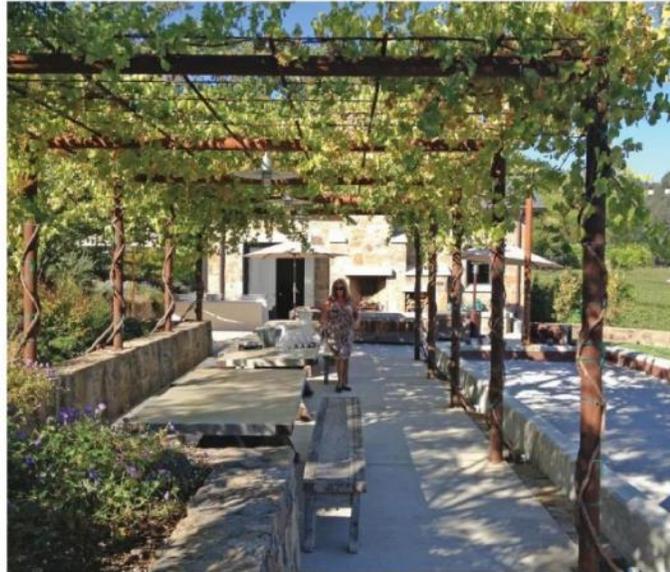
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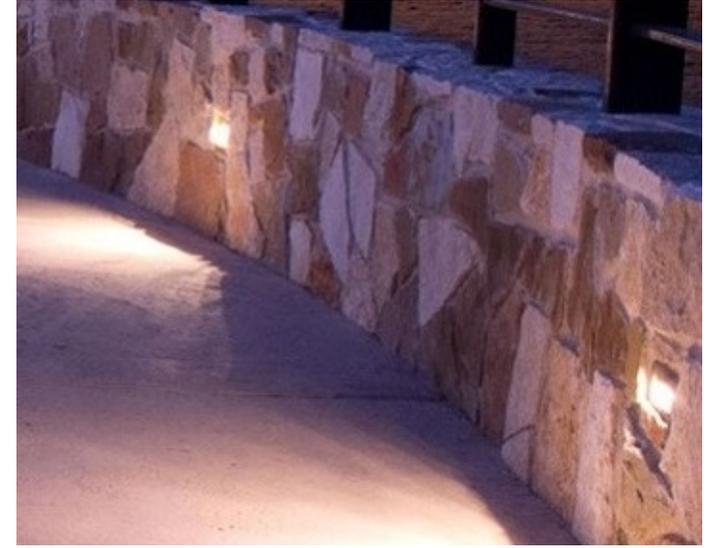
Lobby and Lower Event

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Lighting



Lighting



Lighting





Events Overlook



Spa and Family Pool



Spa and Family Pool



ALUMINUM WINDOWS AND DOORS

TUBE STEEL AND
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3a



Guest Rooms



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Guest Suites

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ALUMINUM WINDOWS AND DOORS



TUBE STEEL SUPPORT, PAINTED BLACK



STAINLESS STEEL CABLE RAIL SYSTEM

*NOT ALL UNITS HAVE
OUTDOOR SHOWERS,
REFER TO LANDSCAPE
PLANS FOR LOCATIONS



TUBE STEEL SUPPORTS



CABLE WIRE RAILING



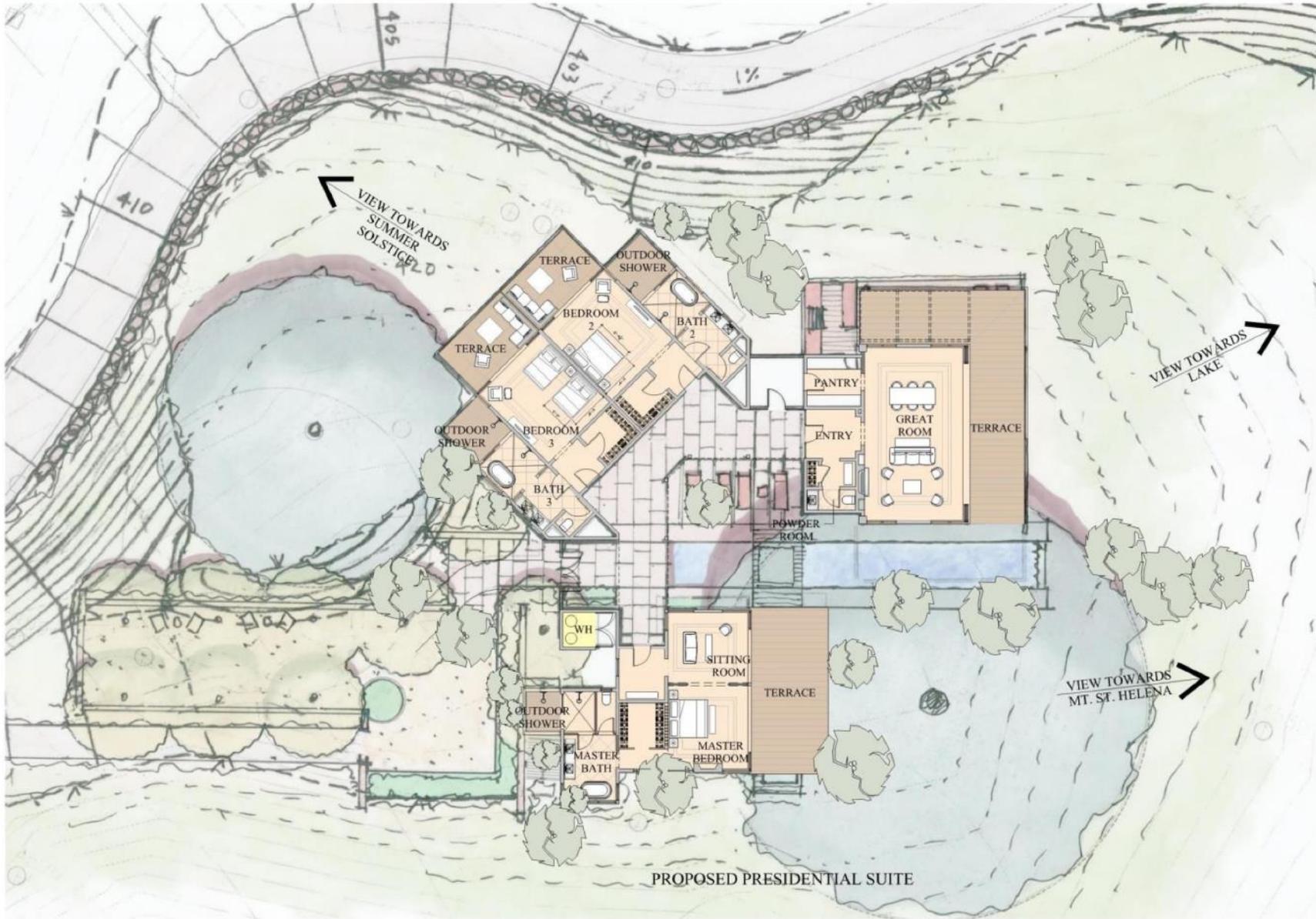
INTERIORS



WOOD COLOR







ALUMINUM WINDOWS AND DOORS



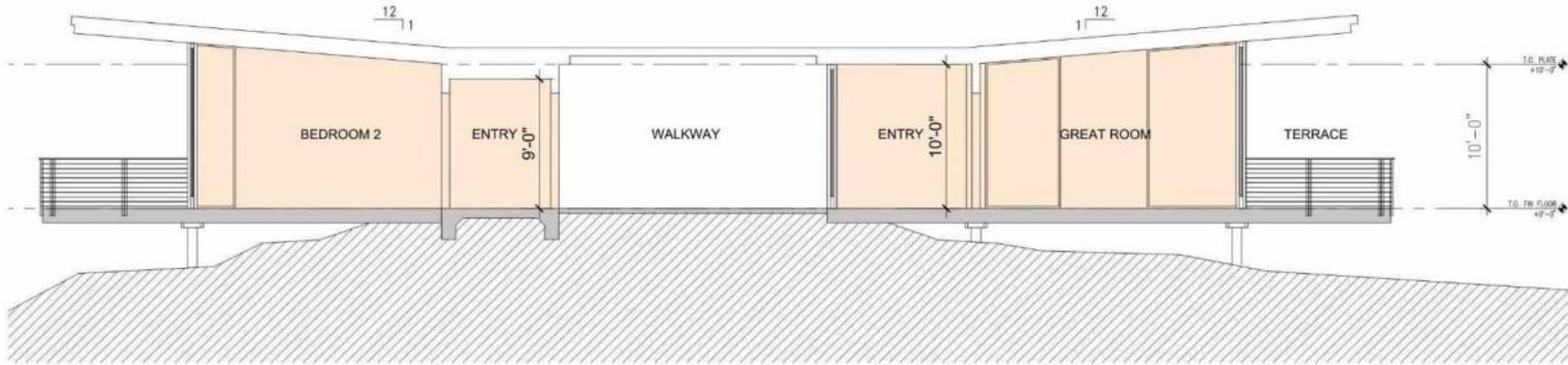
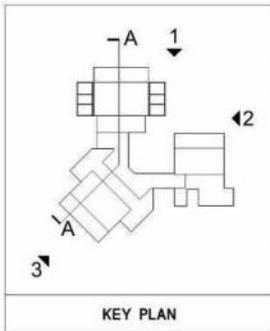
TUBE STEEL SUPPORT, PAINTED BLACK



STAINLESS STEEL CABLE RAIL SYSTEM



Saggio Hills
Presidential Suite Imagery
03 September 2015



1 SECTION A-A



ALUMINUM WINDOWS AND DOORS

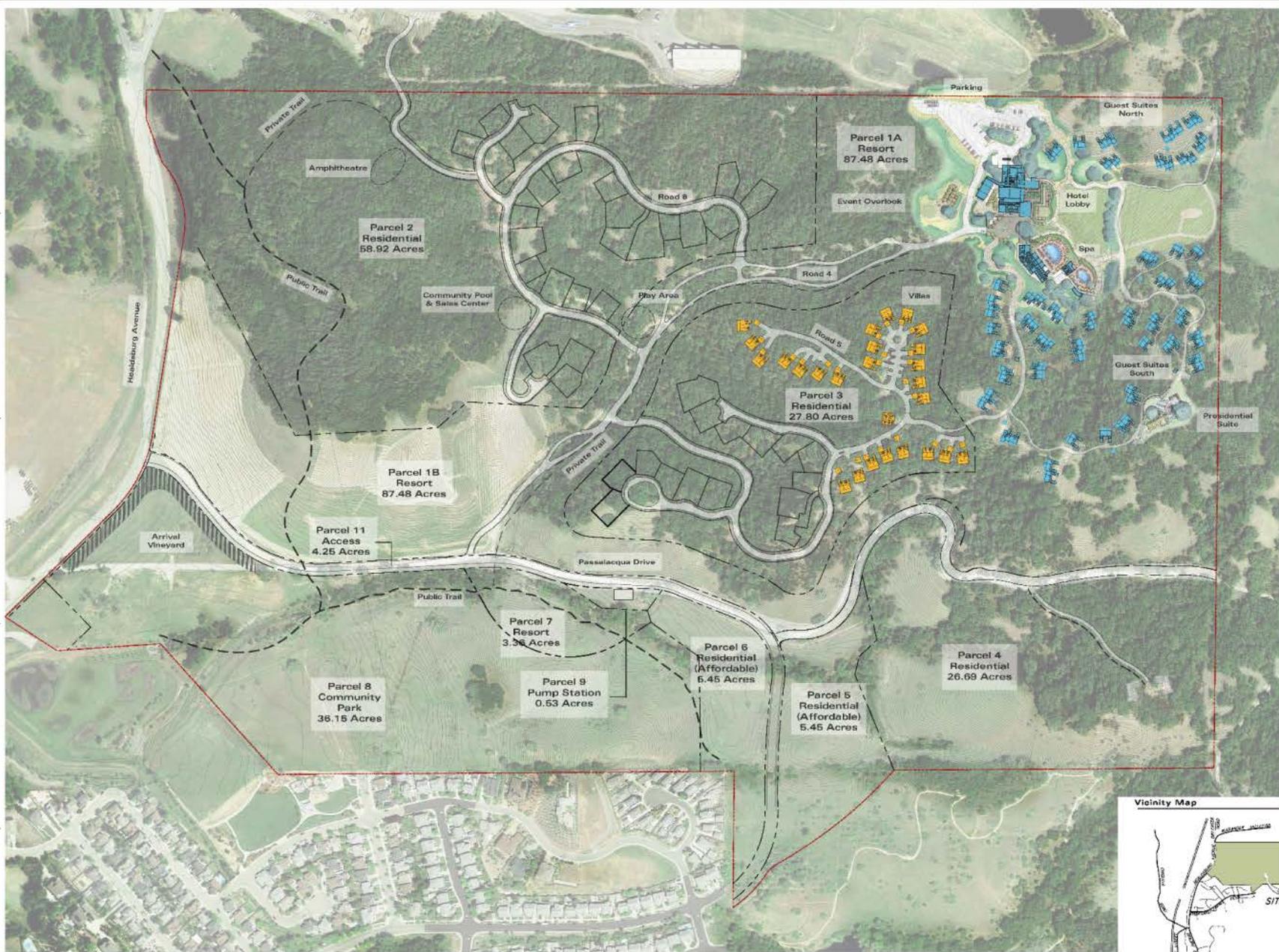


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STAINLESS STEEL CABLE RAIL SYSTEM

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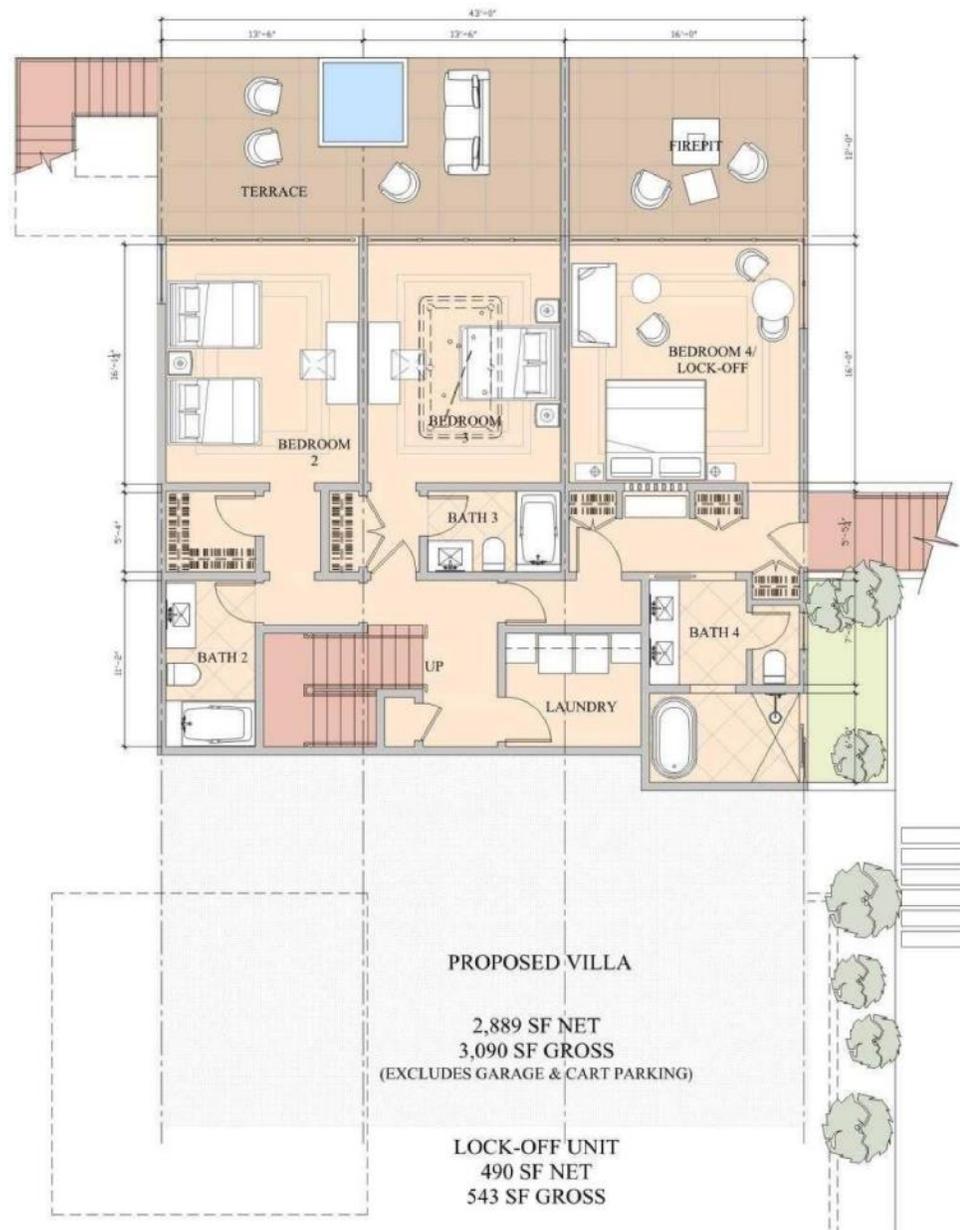
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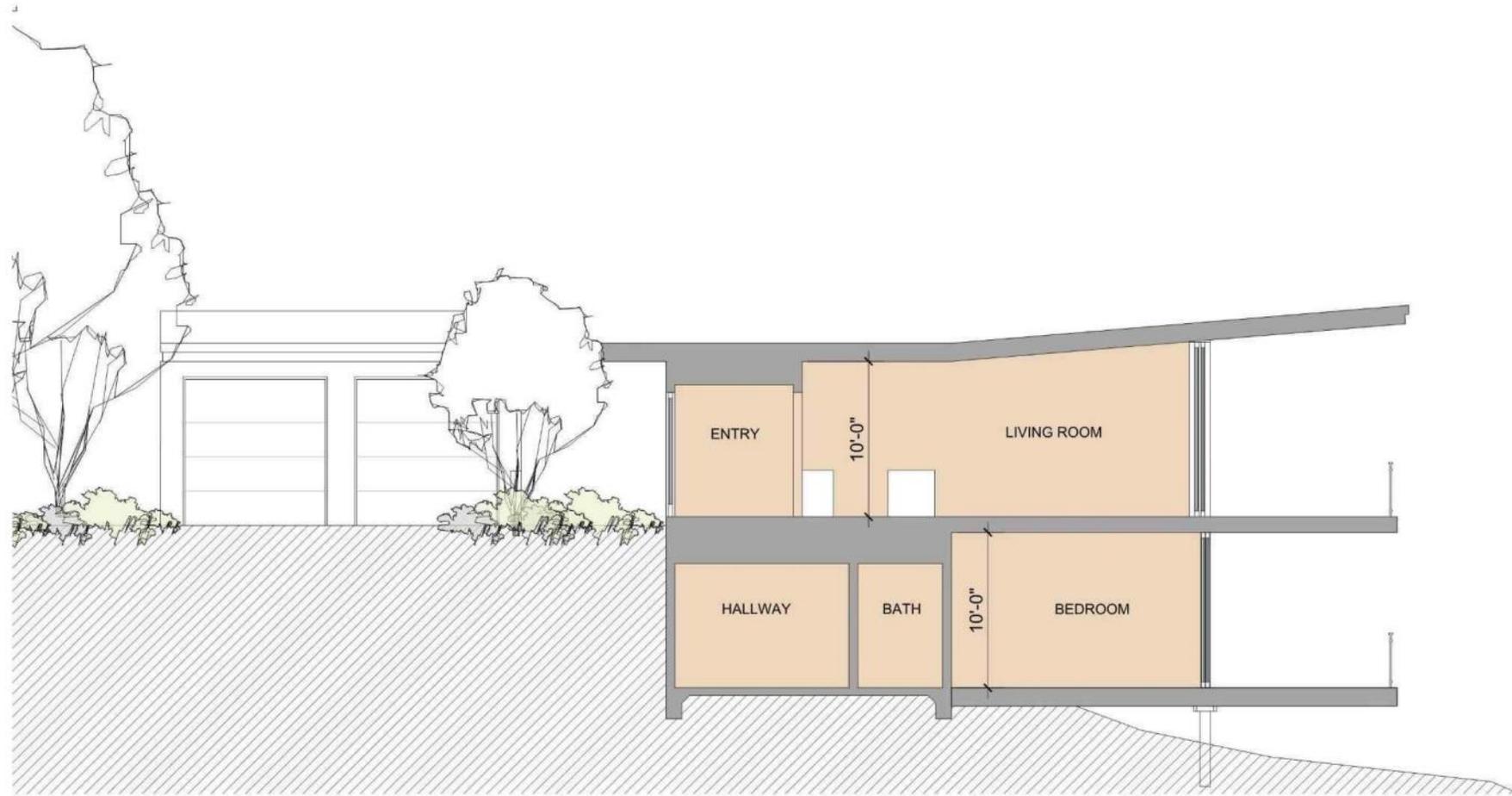
ALUMINUM WINDOWS AND DOORS



TUBE STEEL SUPPORT, PAINTED BLACK



STAINLESS STEEL CABLE RAIL SYSTEM



1 SECTION

CLERESTORY WINDOWS



FLOOR TO CEILING
WINDOWS AND
DOORS



INTERIORS



CABLE WIRE RAILING



WOOD COLOR



TUBE STEEL SUPPORTS







SAGGIO HILLS
Hotel & Villas
Major Design Review
Summary

DESIGN IN HARMONY WITH THE SITE

- Design in Harmony with the site
- Overall lighter touch on the land
- Building colors blend with natural landscape and reduce visibility
- All single story Hotel guestroom units
- Flat roofs significantly reduce mass and visibility
- Trees on both uphill and downhill side of buildings preserved
- Maintains tree canopy at skyline

















3a





