

3507 HANOVER PL - RECONSTRUCTION

Hillside Development Permit

HDP22-011

3507 Hanover Pl

August 18, 2022

Michael Wixon, Contract Planner
Planning and Economic Development

Minor Hillside Development permit request is to reconstruct a new 4,410 square foot home with an ADU and two garages for parking of five (5) cars in a fire rebuild area (Fountaingrove).

City Aerial – Pre-Tubbs-Nun Fire - 2015

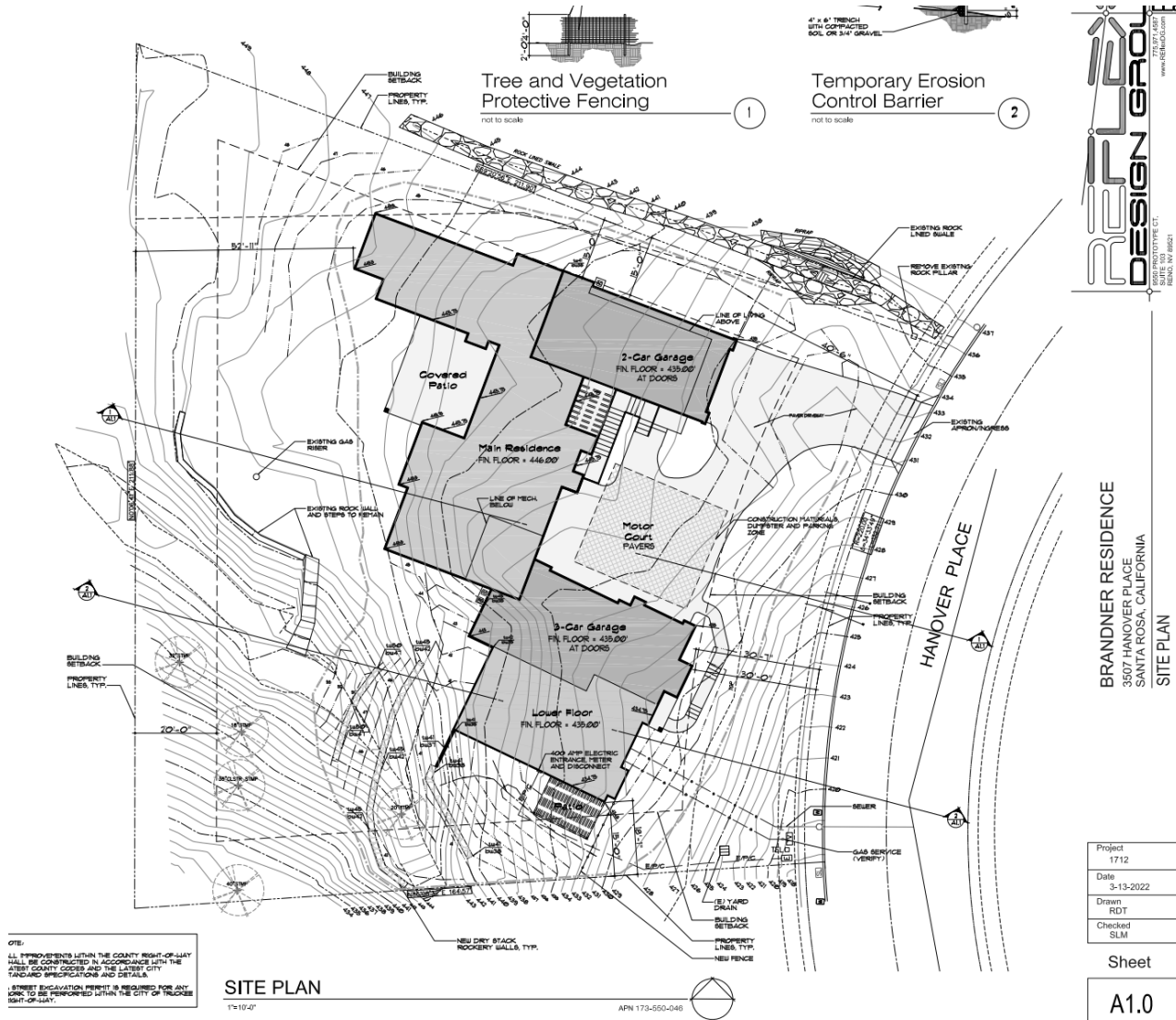


City Aerial – Post Tubbs-Nun Fire 2017





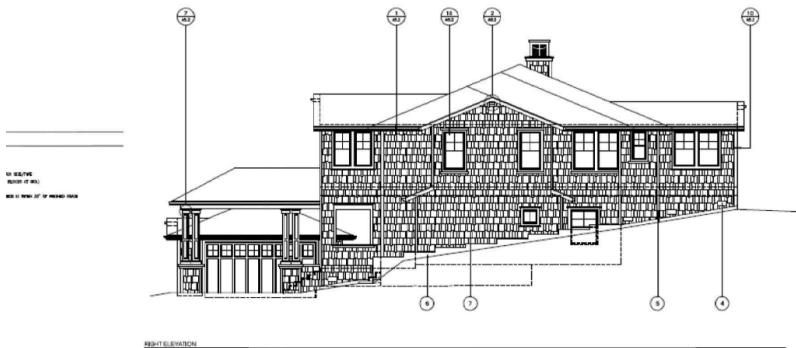
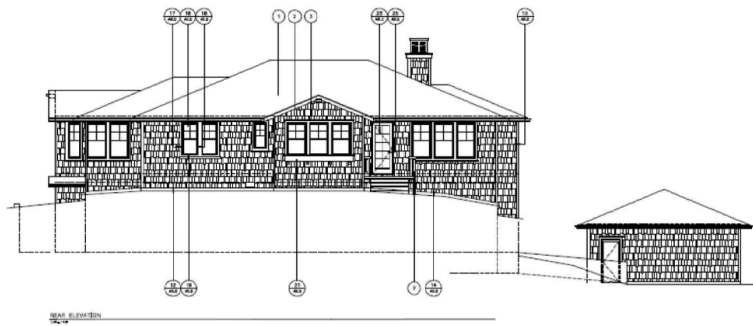
Proposed Rebuild Site Plan





Original House Elevations

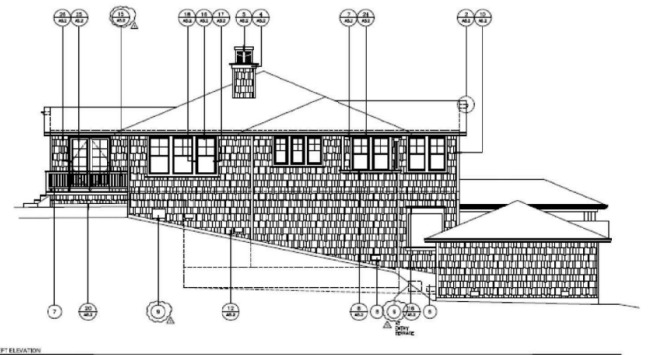
N.T.S.



FOUNDATION VENTS			
UNITS	VENTS	AREA	AREA
1	1	1.00	1.00
2	2	2.00	2.00
3	3	3.00	3.00
4	4	4.00	4.00
5	5	5.00	5.00
6	6	6.00	6.00
7	7	7.00	7.00
8	8	8.00	8.00
9	9	9.00	9.00
10	10	10.00	10.00
11	11	11.00	11.00
12	12	12.00	12.00
13	13	13.00	13.00
14	14	14.00	14.00
15	15	15.00	15.00
16	16	16.00	16.00
17	17	17.00	17.00
18	18	18.00	18.00
19	19	19.00	19.00
20	20	20.00	20.00
21	21	21.00	21.00
22	22	22.00	22.00
23	23	23.00	23.00
24	24	24.00	24.00
25	25	25.00	25.00
26	26	26.00	26.00
27	27	27.00	27.00
28	28	28.00	28.00
29	29	29.00	29.00
30	30	30.00	30.00
31	31	31.00	31.00
32	32	32.00	32.00
33	33	33.00	33.00
34	34	34.00	34.00
35	35	35.00	35.00
36	36	36.00	36.00
37	37	37.00	37.00
38	38	38.00	38.00
39	39	39.00	39.00
40	40	40.00	40.00
41	41	41.00	41.00
42	42	42.00	42.00
43	43	43.00	43.00
44	44	44.00	44.00
45	45	45.00	45.00
46	46	46.00	46.00
47	47	47.00	47.00
48	48	48.00	48.00
49	49	49.00	49.00
50	50	50.00	50.00
51	51	51.00	51.00
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63	63	63.00	63.00
64	64	64.00	64.00
65	65	65.00	65.00
66	66	66.00	66.00
67	67	67.00	67.00
68	68	68.00	68.00
69	69	69.00	69.00
70	70	70.00	70.00
71	71	71.00	71.00
72	72	72.00	72.00
73	73	73.00	73.00
74	74	74.00	74.00
75	75	75.00	75.00
76	76	76.00	76.00
77	77	77.00	77.00
78	78	78.00	78.00
79	79	79.00	79.00
80	80	80.00	80.00
81	81	81.00	81.00
82	82	82.00	82.00
83	83	83.00	83.00
84	84	84.00	84.00
85	85	85.00	85.00
86	86	86.00	86.00
87	87	87.00	87.00
88	88	88.00	88.00
89	89	89.00	89.00
90	90	90.00	90.00
91	91	91.00	91.00
92	92	92.00	92.00
93	93	93.00	93.00
94	94	94.00	94.00
95	95	95.00	95.00
96	96	96.00	96.00
97	97	97.00	97.00
98	98	98.00	98.00
99	99	99.00	99.00
100	100	100.00	100.00

KEYNOTES:

1. CHIMNEY WALL HEIGHT
2. 1/2" PITCH ROOF LINE
3. GROUND LEVEL
4. CHIMNEY WALL HEIGHT FROM GROUND
5. CHIMNEY WALL HEIGHT FROM GROUND
6. CHIMNEY WALL HEIGHT FROM GROUND
7. CHIMNEY WALL HEIGHT FROM GROUND
8. CHIMNEY WALL HEIGHT FROM GROUND
9. CHIMNEY WALL HEIGHT FROM GROUND
10. CHIMNEY WALL HEIGHT FROM GROUND



PREVIOUS ELEVATIONS

N.T.S.

Proposed Rebuild House Elevations



EAST ELEVATION

scale: 1/4"=1'-0"

Elevation Legend:

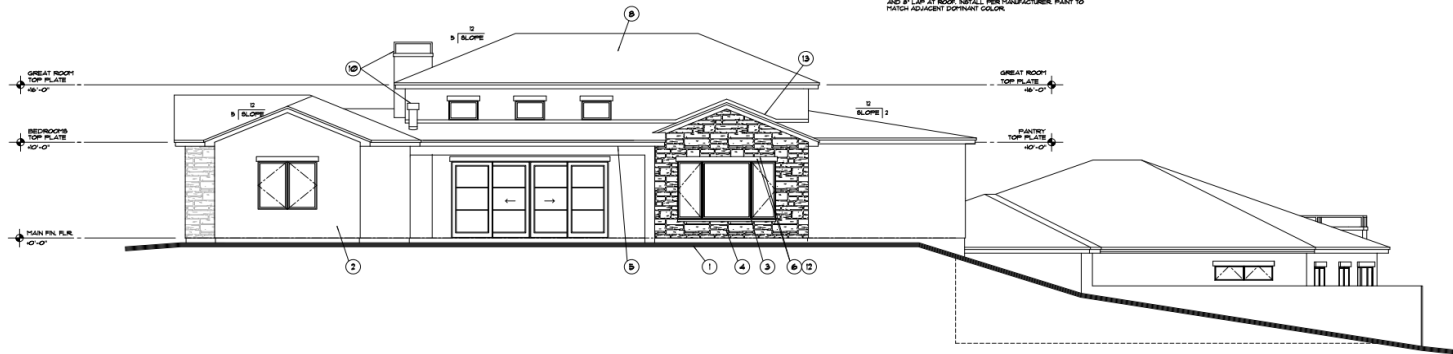
- 1 FINISH GRADE
- 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH, DRY-IT OR EQUAL. COLOR TO BE DRY-IT AND COORDINATED WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS. PROVIDE CORNER AND SPANDREL LETTER TRANSITION FOR VERTICAL FINISH CHANGES AND TRANSITION BETWEEN MATERIALS.
- 3 KITTLE VALLEY GRANITE RANDOLPH OR EQUAL. COORDINATE WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER.
- 4 NATURAL STONE CAP TO MATCH KITTLE VALLEY GRANITE OR EQUAL DOPHANT COLOR. TYPICAL. INSTALL PER MANUFACTURER.

- 5 8" BOXED PARGOLIA AND RAVE L/2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH, DRY-IT OR EQUAL. COLOR TO BE DRY-IT AND COORDINATED WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- 6 2" X 8" ROUGH SAWN LINCOLN TYP. COORDINATE STAIN WITH INTERIOR DESIGNER.
- 7 DUAL GLAZED LATH LINCOLN L/8 VINYL CLAD WITH L/8000 FRAME LINCOLN UNITS, TYP. COLOR TO BE BLACK.
- 8 CERTAINTED PRESIDENTIAL SHAVE SHINGLES OVER SOFTELY UNDERLAYMENT AND GRADE 1/2" AND L/8000 BUILD AS REQUIRED PER ARCHITECTURAL SPECIFICATIONS. SHEET A-10. COORDINATE COLOR WITH INTERIOR DESIGNER.

- 9 24 GA. SHEET METAL CURTNEY CAP WITH SPARK ARRESTER IN ACCORDANCE WITH NFPA 1841.1. PAINT TO MATCH ROOFING. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- 10 MATERIAL AT 45° MAX. UP TO 2" STEEL, TOP HORIZONTAL AND VERTICAL. HANGERS AT 16" MAX. L/16" WITH 1" STEEL, WITH BOLTS EVERY 16" AT SPACING TYP. STEEL TO BE PAINTED TO MATCH ALUMINUM PANELS.
- 11 INSULATED STEEL SECTIONAL DOORS W/ APPLIED L/8000 BENTS AND PANELING. COORDINATE STAIN WITH INTERIOR DESIGNER.
- 12 24 GA. SHEET METAL DRIP EDGE FLASHING PROVIDE TYP. 8" LAP. BELLO STONE VENEER SLIPNOT AT LEAD HORIZONTAL L/1" AND PNL 2" DRIP EDGE.
- 13 24 GA. SHEET METAL FLASHING AND COUNTER FLASHING AT ALL TRANSITIONS AND ROOF TO WALL TRANSITIONS. 8" BELLO STONE VENEER 2" LAP AT ROOF. INSTALL PER MANUFACTURER. PAINT TO MATCH ADJACENT DOPHANT COLOR.

Elevation Notes:

1. ALL MATERIALS AND FINISHES INDICATED ON THESE ELEVATIONS ARE TYPICAL. TO ALL ELEVATIONS RESPONDERS IF THEY ARE NOTED AS SUCH OR NOT, THERE SHALL BE NO EXCEPTIONS OR SUBSTITUTIONS TO THE MATERIALS AND FINISHES INDICATED ON THE ELEVATIONS.
2. ALL EXTERIOR FINISH MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DETAILS AND INSTALLATION GUIDELINES TYPICAL. COORDINATE ALL TRANSITION AND DETAILS REQUIRED BETWEEN DISCRETE MATERIALS WITH THE RELATED MANUFACTURER FOR PROPER LETTERING, TRANSITION AND TERTIUMS TYPICAL.
3. ALL EXTERIOR FINISH MATERIALS MUST BE IN STRICT ACCORDANCE WITH THE 2018 CALIFORNIA URBAN INTERFACE CODE.



WEST ELEVATION

scale: 1/4"=1'-0"

Revision	Date



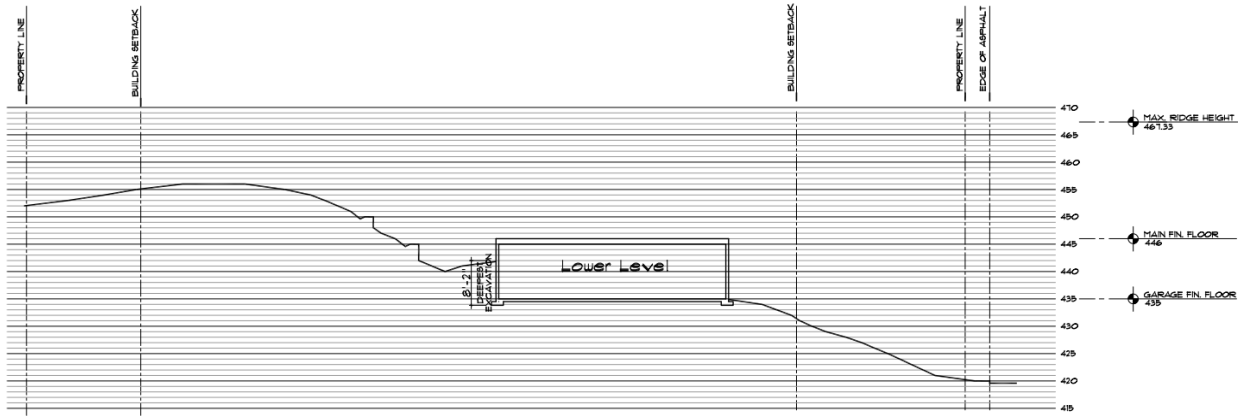
BRANDNER RESIDENCE
3537 HANOVER PLACE
SANTA ROSA, CALIFORNIA
BUILDING ELEVATIONS



Project	1712
Date	3-13-2022
Drawn	ROT
Checked	SLM

Sheet	A3.0
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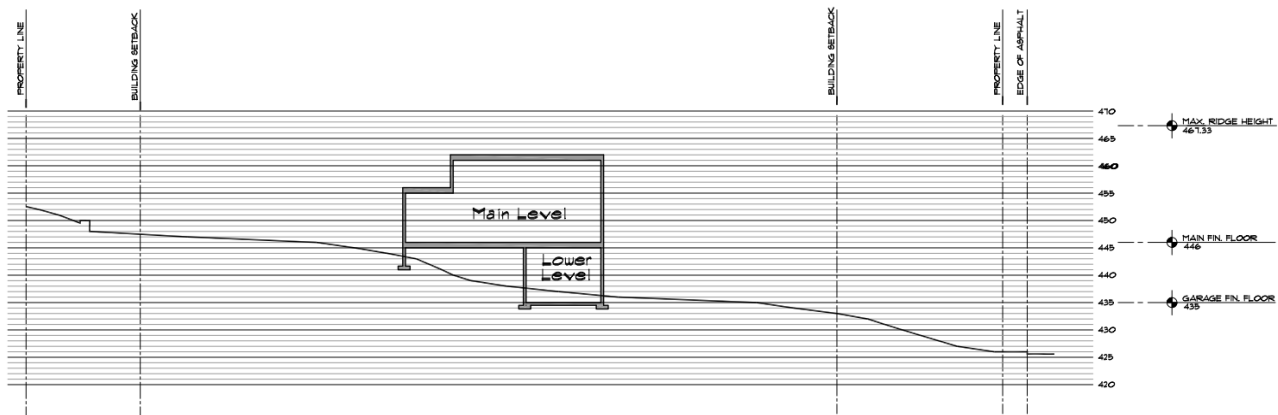
Proposed Cross Sections



SITE PROFILE

1"=10'-0"

2



SITE PROFILE

1"=10'-0"

1

Site Coverage

SITE AREA	30,311 SF
PROPOSED LAND COVERAGE	
LIVING	4,400 SF
GARAGE	2,148 SF
AC PADS	18 SF
PATIOS	300 SF
WALKS	115 SF
DRIVEWAY	2,384 SF
TOTAL:	9,355 SF

COVERAGE EXEMPTIONS
PAVER DRIVEWAY 2,384 X 20.5 = 950 SF
PROPOSED TOTAL COVERAGE WITH EXEMPTIONS
8,964 SF
29.56%

NOTE:
REFER TO STORM WATER DRAINAGE REPORT
FOR RUNOFF CALCULATIONS

Hillside Development Standards - Applicability

Two key findings required by the Code state:

4. Project grading respects natural features and visually blends with adjacent properties;
5. Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography;

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that the proposal is to rebuild a single-family home destroyed by fire in a residential zone.



Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Hillside Development Permit for the reconstruction of a new home in a fire rebuild area on slopes 10% or greater, located at 3705 Hanover Dr., File No. HDP22-011.

Questions

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