

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).

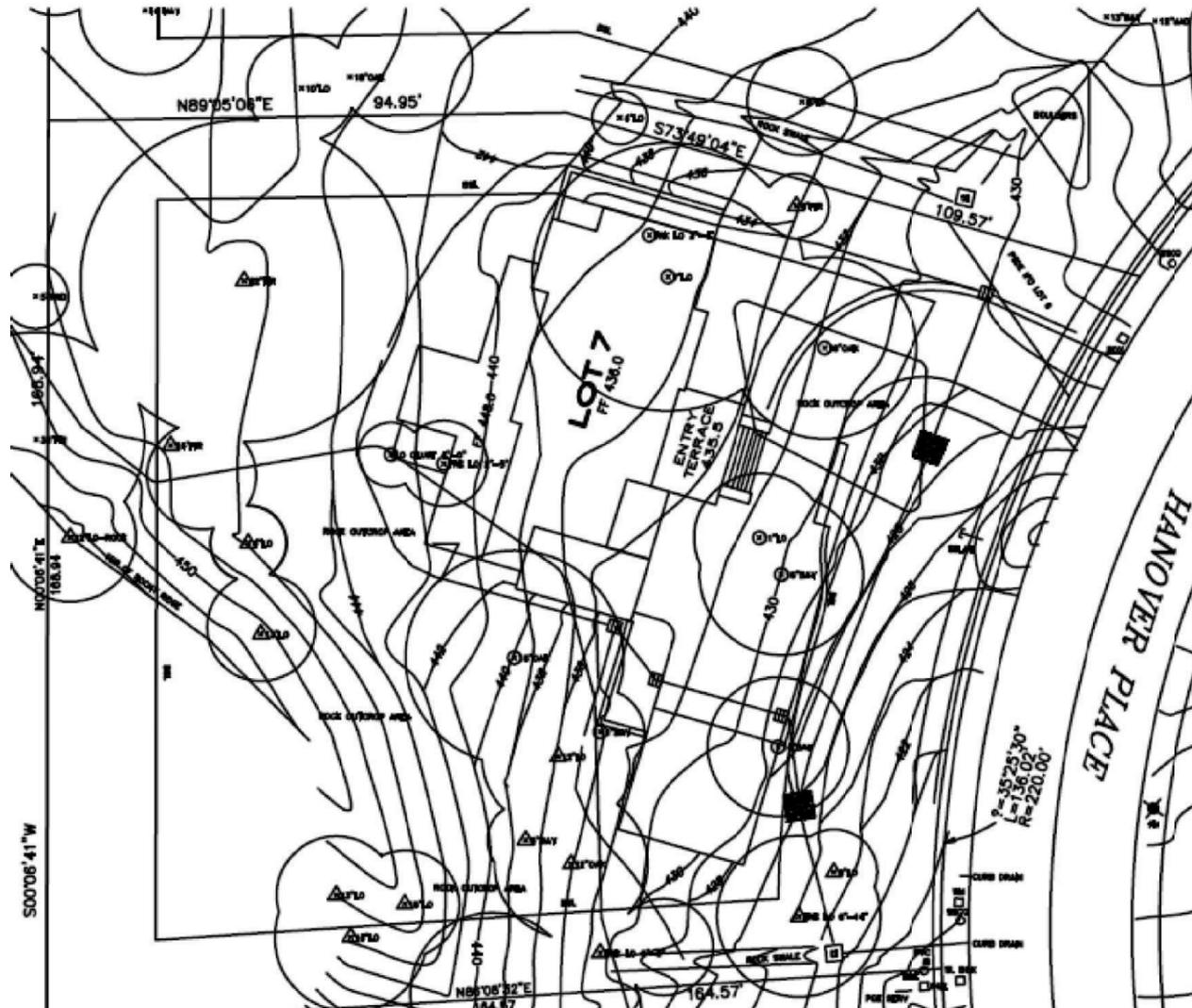
City Aerial – Pre-Tubbs-Nun Fire - 2015



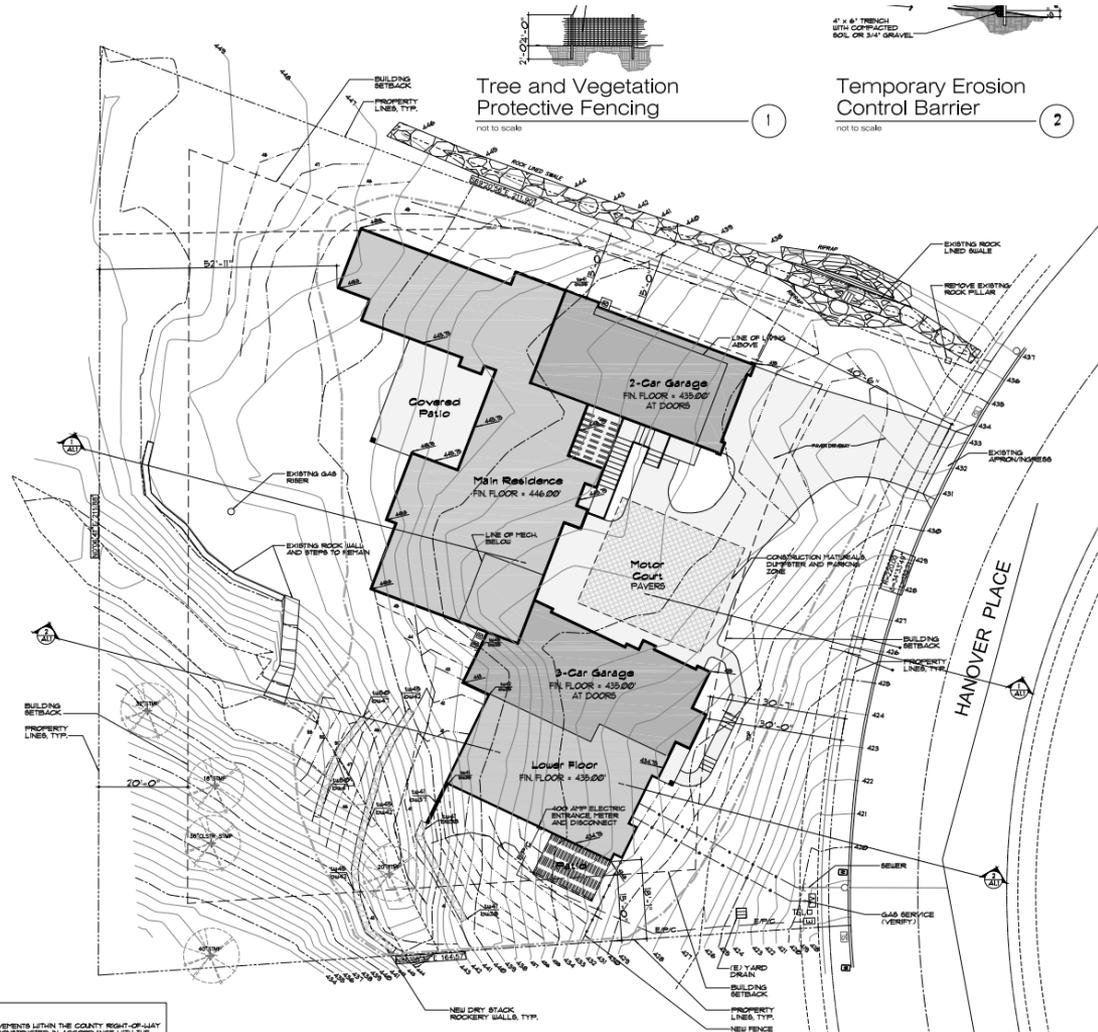
City Aerial – Post Tubbs-Nun Fire 2017



Original House Site Plan



Proposed Rebuild Site Plan



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BRANDNER RESIDENCE
3507 HANOVER PLACE
SANTA ROSA, CALIFORNIA
SITE PLAN

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

Sheet
A1.0

NOTES:
ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALBERT COUNTY CODES AND THE LATEST CITY STANDARD SPECIFICATIONS AND DETAILS.
STREET EXCAVATION PERMIT IS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN THE CITY OF TRUCKEE RIGHT-OF-WAY.

SITE PLAN
T=10'-0"

APN 173-550-046

2015 Aerial and Proposed Building Outline Overlay



Proposed Rebuild House Elevations



EAST ELEVATION

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

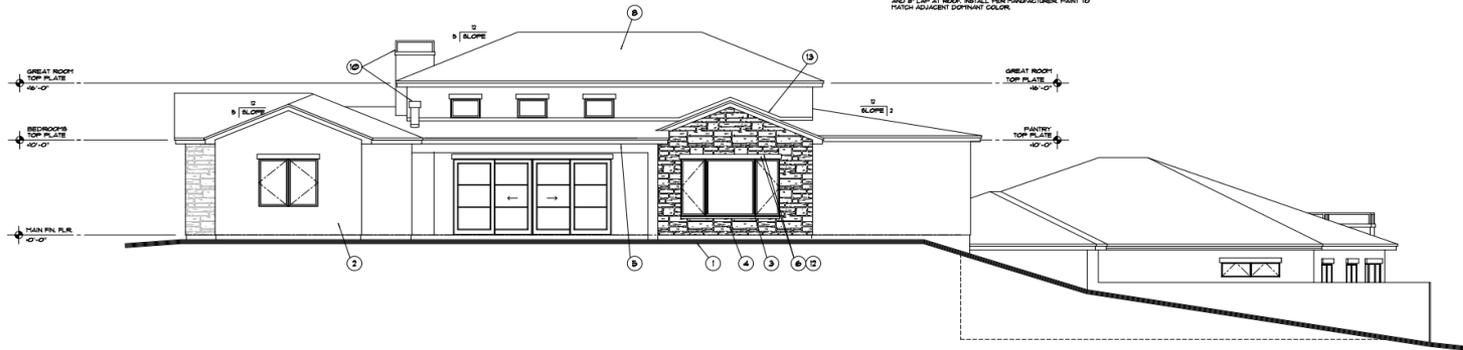
Elevation Legend:

- 1 FINISH GRACE
- 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH, DRYVIT OR EQUAL COLOR TO BE DRYVIT AND COORDINATED WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- 3 KETILE VALLEY GRANITE MANDY GREEN OR EQUAL. COORDINATE WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER.
- 4 NATURAL STONE CAP TO MATCH KETILE VALLEY GRANITE OR EQUAL DOMINANT COLOR. TYPICAL. INSTALL PER MANUFACTURER.
- 5 8" BOXED PARGLA AND SAVE W/ 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH. DRYVIT OR EQUAL COLOR TO BE DRYVIT AND COORDINATED WITH INTERIOR DESIGNER. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- 6 2" X 4" ROUGH BAIN LINCOLN TRP. COORDINATE STAIN WITH INTERIOR DESIGNER.
- 7 DUAL GLAZED WITH IRONON LON E. VINT. GLAZ WITH 4000 PRISM LINCOLN UNITS. TYP. COLOR TO BE BLACK.
- 8 CERTAINTED PRESIDENTIAL SHAVE BANDLES OVER SOF FELT UNDERLAYMENT AND GRACE US. AND LASTER BUILT AS REQUIRED PER ARCHITECTURAL SPECIFICATIONS. SHEET ADD. COORDINATE COLOR WITH INTERIOR DESIGNER.

- 9 24 GA. SHEET METAL CHIMNEY CAP WITH SPARK ARRESTER IN ACCORDANCE WITH THE TBM-12. PAINT TO MATCH ROOFING. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- 10 HANDRAIL AT 40 INCH @ 2" RISE STEEL, TOP RAIL AND VERTICAL PANELS AT 36" @ 48" SPACING WITH 2X6 FIBER GLASS BULKHEAD SYSTEM FOR 2 1/2" SPACING TYP. STEEL TO BE PAINTED TO MATCH ALUMINUM PANELS.
- 11 INSULATED STEEL SECTIONAL DOORS W/ APPLIED 4000 BONDING AND PANELING. COORDINATE STAIN WITH INTERIOR DESIGNER.
- 12 24 GA. SHEET METAL DRIP EDGE FLASHING PROVIDE FIN. 6" LAP BELOW STONE VENEER FLASHING AT LEAD HORIZONTAL FLASHING AND FIN. 2" DRIP EDGE.
- 13 24 GA. SHEET METAL FLASHING AND GUTTER FLASHING AT ALL TRANSITIONS AND ROOF TO WALL TRANSITIONS AT SILLING BONDING JOBS AT LEAD AT ROOF. INSTALL PER MANUFACTURER'S PLANS TO MATCH ADJACENT DOMINANT COLOR.

Elevation Notes:

1. ALL MATERIALS AND FINISHES INDICATED ON THESE ELEVATIONS ARE TYPICAL. TO ALL ELEVATIONS INDICATED 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 SUPPLEMENTAL MATERIALS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION GUIDELINES. TYPICAL COORDINATE ALL TRANSITIONS AND DETAILS REQUIRED BETWEEN DISCRETE MATERIALS TO BE INSTALLED AND REQUIREMENTS FOR FINISHES. LETTERS INDICATE TRANSITIONS AND TRANSITIONS FOR FINISHES.
3. ALL EXTERIOR FINISH MATERIALS MUST BE IN STRICT ACCORDANCE WITH THE 2019 CALIFORNIA URBAN INTERFACE CODE.



WEST ELEVATION

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

Revision	Date



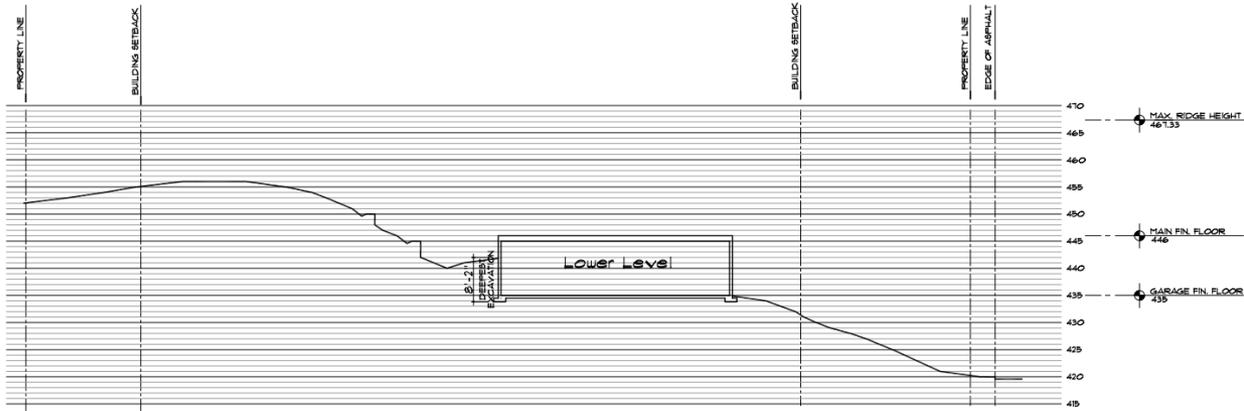
BRANDNER RESIDENCE
3507 HANOVER PLACE
SANTA ROSA, CALIFORNIA
BUILDING ELEVATIONS



Project	1712
Date	3-13-2022
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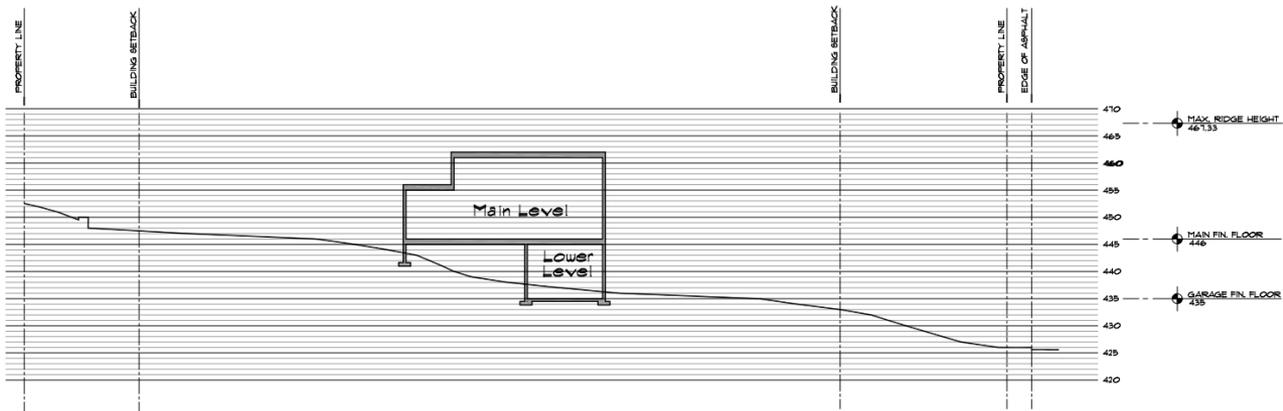
Proposed Cross Sections



SITE PROFILE

1"=10'-0"

2



SITE PROFILE

1"=10'-0"

1

Site Coverage

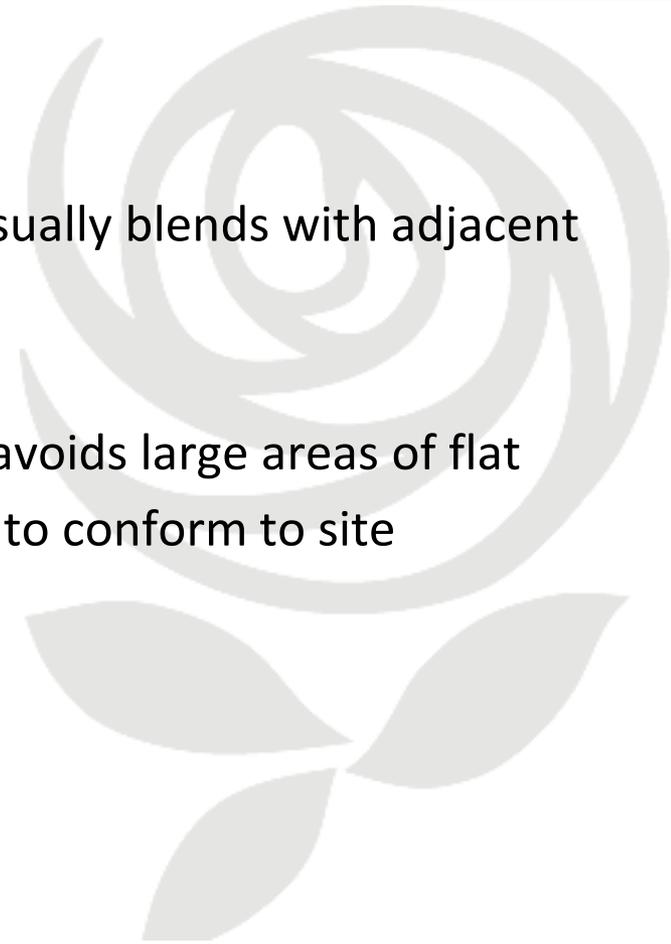
SITE AREA	30,311 SF
PROPOSED LAND COVERAGE	
LIVING	4,400 SF
GARAGE	2,148 SF
AC PADS	18 SF
PATIOS	300 SF
WALKS	113 SF
DRIVEWAY	2,366 SF
TOTAL	9,555 SF
COVERAGE EXEMPTIONS	
PAVER DRIVEWAY	1,366 X 204 = 398 SF
PROPOSED TOTAL COVERAGE WITH EXEMPTIONS	8,564 SF
	28.2%

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.



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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