### Design and Scope of Work

1. **New Addition of a 499.3 SF Family Room** to be located in the rear of the property.
2. **Enclosing an existing deck** below the existing second floor deck. This addition is within the existing footprint.
3. **Removing an existing second floor deck.** This addition is within the existing footprint.
4. **Enclosing an existing deck.** This addition is within the existing footprint.
5. **Removal of an existing portion of the existing deck** and a deck extension to access the garden. 40% of the rear expanded deck is within the rear setback.
6. **Removal of an existing portion of the existing opening** with the relocated back door of the garage.

### Codes in Effect

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Electrical Code
- 2019 California Energy Code
- 2019 California Energy Code based on 2012 IPC
- 2019 California Building Standards

### Site Information

**LOT AREA:** 22,705 SF

**EASEMENT:** 7,079 SF

**LOT AREA (EASEMENT):** 15,626 SF

**LATITUDE:** 37°53'51.82"N

**LONGITUDE:** 122°32'0.31"W

**ZONING:** R1

### Architect

Dona Warrington

415-457-6647

donna@hong-miller.com

### Civil Engineer

J.L. Engineering

415-713-0567

jle@jleengineering.com

### Contact Information

**OWNER:**

110 LEHMAN LANE

Mill Valley, Ca. 94941

**MARGARET WARRINGTON**

e-mail: margaret1110@gmail.com

**ADJACENT RESIDENCES, SCOPE OF WORK:**

- Site Plan with Roof Plan, Exterior Lighting Location on Proposed Addition
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed North and West Exterior Elevations
- Proposed South and East Exterior Elevations

### Vicinity Map

**AERIAL VIEW OF NEIGHBORHOOD WITH ETHEL LANE AND LEHMAN LANE ADDRESSES**

**EXISTING FRONT ELEVATION OF 22 ETHEL LANE ADDITION SIDING AND ROOF COLORS AND TRIM DETAILS TO MATCH EXISTING HOUSE**

### Site Plan

- **EXISTING SOUTH AND WEST ELEVATIONS**
- **EXISTING NORTH AND EAST ELEVATIONS**
- **EXISTING FIRST AND SECOND FLOOR PLANS**
- **PROPOSED SECOND FLOOR PLAN**
- **PROPOSED NORTH AND EAST EXTERIOR ELEVATIONS**
- **PROPOSED SOUTH AND WEST EXTERIOR ELEVATIONS**
- **CROSS SECTIONS**
- **LONGITUDINAL SECTIONS**

### Graphical Illustrations

- Graphics: Exterior Elevations
- Graphics: Site Plan
- Graphics: Plan Details

### Survey

**REVISED SURVEY DATED AUGUST 8, 2022**

**SHEET INDEX**

- A1: AERIAL VIEW OF NEIGHBORHOOD
- A2: GRAPHIC ILLUSTRATION OF F.A.R. MEASURES FOR SMALL CONSTRUCTION PROJECTS
- A3: GRAPHIC ILLUSTRATION OF F.A.R. MEASUREMENTS, IMPERVIOUS SURFACE COVERAGE CALCULATIONS
- A4: SITE PLAN WITH EXISTING SURFACE, EXISTING FOOTPRINT, EXISTING BUILDING, EXISTING DECK
- A4.1: PRELIMINARY GRADING AND DRAINAGE PLAN, LOCATION ON PROPOSED ADDITION
- A4.2: MARIN COUNTY STORMWATER POLLUTION EROSION CONTROL MEASURES
- A5: EXISTING FIRST AND SECOND FLOOR PLANS
- A6: EXISTING NORTH AND EAST ELEVATIONS
- A7: EXISTING SOUTH AND WEST ELEVATIONS
- A8: EXISTING SOUTH AND WEST ELEVATIONS
- A9: PROPOSED SECOND FLOOR PLAN
- A10: PROPOSED NORTH AND EAST EXTERIOR ELEVATIONS
- A11: PROJECT INFORMATION, VICINITY MAP
- A12: EXISTING SOUTH AND WEST ELEVATIONS
- A13: LONGITUDINAL SECTIONS
Graphic Floor Area Calculations

EXISTING SPLIT FIRST FLOOR AREA

EXISTING SPLIT SECOND FLOOR AREA

PROPOSED FIRST FLOOR AREA

PROPOSED SECOND FLOOR AREA - NO CHANGES TO LIVING AREA

EXISTING SPLIT SECOND FLOOR AREA

EXISTING SPLIT FIRST FLOOR AREA

NEW FAMILY ROOM 468.3 SF

NEW FLOOR AREA 1,108.4 SF

EXISTING AREA

NEW AREA

LOT AREA 12,798 SF

FLOOR AREA

<table>
<thead>
<tr>
<th>(E) AREA</th>
<th>NET CHANGE TO AREA</th>
<th>(N) TOTAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENCE FIRST FLOOR</td>
<td>942.1</td>
<td>942.1</td>
</tr>
<tr>
<td>RESIDENCE SECOND FLOOR</td>
<td>1110</td>
<td>1110</td>
</tr>
<tr>
<td>TOTAL RESIDENCE FLOOR AREA</td>
<td>2052.1</td>
<td>2052.1</td>
</tr>
<tr>
<td>GARAGE FLOOR AREA (512 SF-480 SF ALLOWANCE)</td>
<td>32</td>
<td>32</td>
</tr>
<tr>
<td>GARAGE FLOOR AREA</td>
<td>942.1</td>
<td>942.1</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FLOOR AREA/LOT AREA)</td>
<td>14.0%</td>
<td>14.0%</td>
</tr>
<tr>
<td>ALLOTTED MAXIMUM FLOOR AREA 2270 SF x 1.5 = 4985 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Hartman Residence - Room Addition

Donna Warrington
415 613 1665                  Fax  415 892 0165
e-mail          donnamwarrington@gmail.com
22 Ethel Lane
Mill Valley, Ca. 94941
Assessor's Parcel No. 048-061-54

Architect

VARIANCE               6/14/2022

CORRECTIONS 1                                9/9/2022
LOCATION OF GRILL
LINE OF DECK
2ND FLR EL. 102.8'
1ST FLR EL. 95.9'

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION
24 Ethel Ln
048-061-29
EXHIBIT 'A' AREA #3

110 Lehman Ln
048-061-18
EXHIBIT 'B' SITE SECTION 2

112 Lehman Ln
048-061-17
EXHIBIT 'A' AREA #2

 ALLOWED
BUILDING AREA #1

 ALLOWED BUT
UNEDITABLE
BUILDING AREA #2

 (E) ASPHALT TERRACE
OPTIMUM LOCATION
AREA #3

 EXISTING CONCRETE
DRIVEWAY AREA #4

 PROPOSED
ADDITION IN REAR
SETBACK AREA #5

 PROPOSED
ADDITION WITHIN
BUILDING AREA #1

 ROADWAY AND
UTILITIES EASEMENT
AREA #6

 SETBACK LINE

 40' ROADWAY & UTILITIES EASEMENT

 28'-5"

 14'-10"

 6'-0"

 25'-0" FRONT SETBACK

 SIDE SETBACK

 27'-5"
PROPERTY SECTIONS ARE BASED ON THE SURVEY THE AREA ON THE EAST SIDE OF ETHEL LANE IS TAKEN FROM MARIN MAPS AND MAY NOT BE ACCURATE - NO WORK IS PROPOSED IN THIS AREA