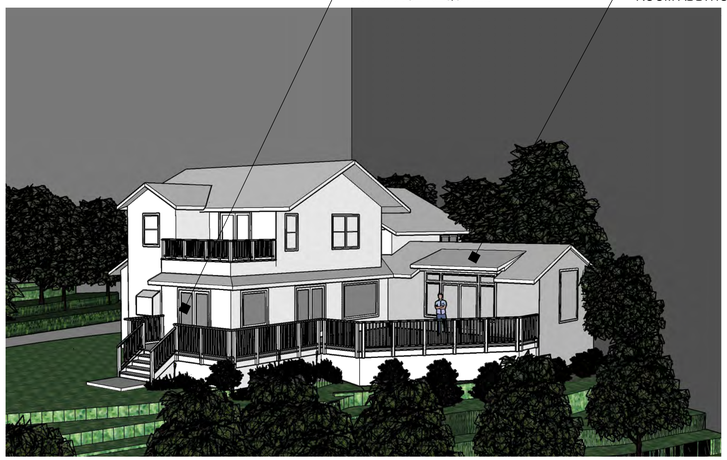
AERIAL VIEW OF NEIGHBORHOOD WITH ETHEL LANE AND LEHMAN LANE ADDRESSES

PROPOSED BREAKFAST ROOM ADDITION NO VARIANCE REQUIRED

PROPOSED FAMILY ROOM ADDITION



BIRDSEYE VIEW TO PROPOSED FAMILY ROOM

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

SCOPE OF WORK:
1. NEW ADDITION OF A 499.3 SF FAMILY ROOM TO BE LOCATED IN THE REAR SETBACK OF THE PROPERTY
2. ENCLOSING AN EXISTING DECK BELOW THE EXISTING SECOND FLOOR DECK. THIS ADDITION IS WITHIN THE EXISTING FOOTPRINT.
3. REMOVAL AND EXPANSION OF A PORTION OF THE EXISTING DECK AND A DECK EXTENSION TO ACCESS THE GARDEN. 4% OF THE REAR EXPANDED DECK IS WITHIN THE REAR SETBACK
4. REMOVE WINDOW IN EXISTING GARAGE, REPLACE A 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 FIRE CODE
(BASED ON 2012 IFC)
2019 CALGREEN BUILDING STANDARDS

OWNER:
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Mill Valley, Ca. 94941
415-713-0567
margaret1110@gmail.com

ARCHITECT:
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128 H Lane
Novato, Ca. 94945
415-613-1665
donnamwarrington@gmail.com

SURVEYOR:
J.L. ENGINEERING
CIVIL ENGINEERS
1539 FOURTH STREET
SAN RAFAEL, CA. 94901
415-457-6647
jayl.hallberg@jlengrs.com

SHEET INDEX

A1	PROJECT INFORMATION, VICINITY MAP AERIAL VIEW OF NEIGHBORHOOD, PHOTOS OF ADJACENT RESIDENCES, SCOPE OF WORK CODES IN EFFECT
A2	SITE PLAN WITH FLOOR AREA RATIO, LOT COVERAGE CALCULATIONS, IMPERVIOUS SURFACE CALCULATIONS
A3	GRAPHIC ILLUSTRATION OF F.A.R. CALCULATIONS
A4	SITE PLAN WITH ROOF PLAN, EXTERIOR LIGHTING LOCATION ON PROPOSED ADDITION
A4.1	PRELIMINARY GRADING AND DRAINAGE PLAN, EROSION CONTROL MEASURES
A4.2	MARIN COUNTY STORMWATER POLLURION PREVENTION PROGRAM- MINIMUM CONTROL MEASURES FOR SMALL CONSTRUCTION PROJECTS.
A5	EXISTING FIRST AND SECOND FLOOR PLANS
A6	EXISTING NORTH AND EAST ELEVATIONS
A7	EXISTING SOUTH AND WEST ELEVATIONS
A8	PROPOSED FIRST FLOOR PLAN
A9	PROPOSED SECOND FLOOR PLAN
A10	PROPOSED NORTH & EAST EXTERIOR ELEVATIONS
A11	PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS
A12	CROSS SECTIONS
A13	LONGITUDINAL SECTIONS
E1	GRAPHIC ILLUSTRATION - EXHIBIT 'A'
E2	GRAPHIC ILLUSTRATION - EXHIBIT 'B'

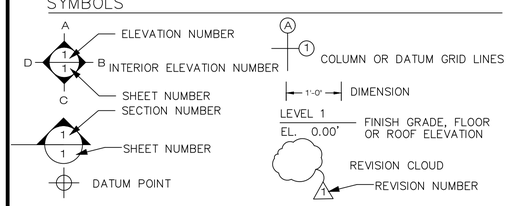
REVISED SURVEY DATED AUGUST 8, 2022

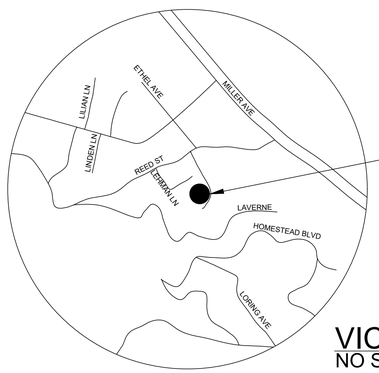
VARIANCE CORRECTIONS 1

A B B R E V I A T I O N S

&	AND	EA	EACH	INSUL	INSULATION	SC	SOLID CORE
@	AT	EL	ELEVATION			SECT	SECTION
Ø	DIAMETER	ELEC	ELECTRICAL	LAV	LAVATORY	SHWR	SHOWER
#	POUND	EQ	EQUAL			SHTHG	SHEATHING
	OR NUMBER	EQUIP	EQUIPMENT	MAX	MAXIMUM	SIM	SIMILAR
ADJ	ADJUSTABLE	EXIST	EXISTING	MED	MEDIUM	SPECS	SPECIFICATION
ALT	ALTERNATE	EXT	EXTERIOR	MFG	MANUFACTURE (ER)	SST	STAINLESS STEEL
ALUM	ALUMINUM			MIN	MINIMUM	SRD	STANDARD
APPROX	APPROXIMATE	FBO	FURNISHED BY OWNER	MISC	MISCELLANEOUS	STL	STEEL
						STOR	STORAGE
BRD	BOARD	FD	FLOOR DRAIN	N	NORTH	STRUCT	STRUCTURAL
BLDG	BUILDING	FF	FINISH FLOOR	NIC	NOT IN CONTRACT		
BLKG	BLOCKING	FIN	FINISH	NTS	NOT TO SCALE	T	TREAD
BOT	BOTTOM	FLUOR	FLUORESCENT			TPL	TOP OF PLATE
		FLR	FLOOR	OC	ON CENTER	TEL	TELEPHONE
CATV	CABLE TELEVISION	FOF	FACE OF FINISH	OD	OUTSIDE DIAMETER	TISG	TEMPERED INSULATED SAFTEY GLASS
CLR	CLEAR	FOS	FACE OF STUD				
CONC	CONCRETE	FUR	FURRED (ING)	PL	PLATE	TOW	TOP OF WALL
CONST	CONSTRUCTION			P	PROPERTY LINE	TV	TELEVISION
CONT	CONTINUOUS	FL	GLASS	PLWD	PLYWOOD	TYP	TYPICAL
		GYP BRD	GYPSUM BOARD	PR	PAIR		
DIA	DIAMETER			PTDF	PRESSURE TREATED DOUGLAS FIR	VERT	VERTICAL
DIM	DIMENSION	HDR	HEADER			WC	WATER CLOSET
DR	DOOR	HDWR	HARDWARE			W	WITH
DRWR	DRAWER	HDWD	HARDWOOD	R	RADIUS	W/O	WITHOUT
		HORIZ	HORIZONTAL	REV	REVISIONS (REVISE)	WD	WOOD
		HVAC	HEATING VENTILATION AIR CONDITIONING	RM	ROOM	WP	WATERPROOF
				RO	ROUGH OPENING		

SYMBOLS





SUBJECT PROPERTY

MILLER AVE. LEFT TURN ONTO REED ST. LEFT TURN ONTO ETHEL LANE. 22 ETHEL LANE ON LEFT

VICINITY MAP
NO SCALE

PROPERTY INFORMATION
LATITUDE 37°53'51.82"N LONGITUDE 122°32'0.31"W
ZONING R1

LOT AREA 22,705 SF AS INDICATED ON SURVEY BY J.L. ENGINEERING
BUILDABLE AREA = LOT AREA - 7079 SF (EASEMENT) = 15,626 SF
ALLOWED FAR 18% OF LOT AREA 22,705 SF X .18 = 4086.9 SF

FOR MORE INFORMATION SEE SHEET A2 FOR AREA CALCULATIONS

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Vicinity Map, Project Team
Property Information, Scope of Work
Sheet Index, Photos of Adjacent Residences, Rendering of Proposed Addition,Symbols, Abbreviations

Hartman Residence - Room Addition

22 Ethel Lane
Mill Valley, Ca. 94941
e-mail margaret1110@gmail.com
Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
DONNA M. WARRINGTON
NO. C13907
7/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

6/14/2022
9/9/2022

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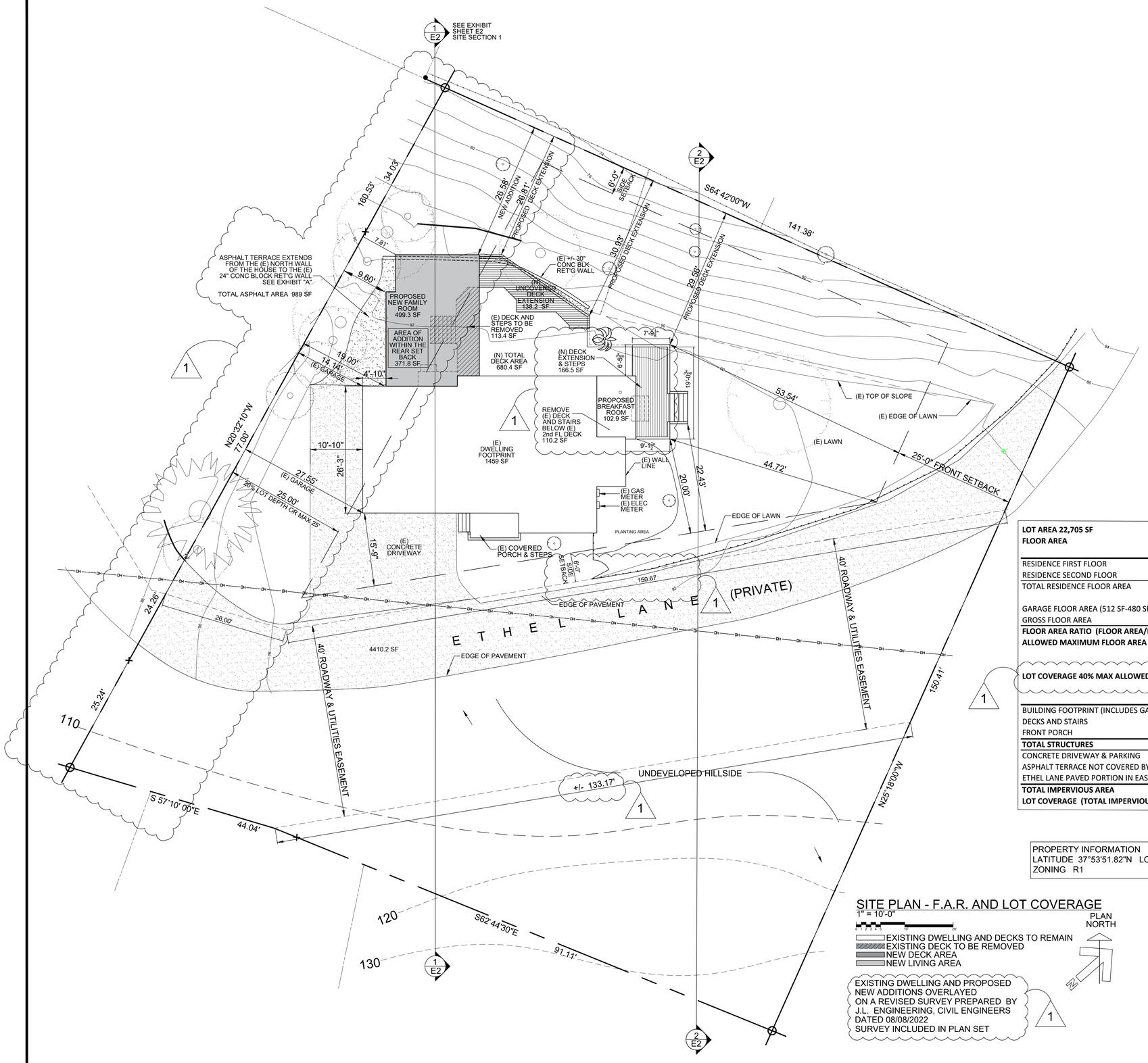

LOT AREA 22,705 SF FLOOR AREA	(E) AREA	NET CHANGE TO AREA	(N) TOTAL AREA
RESIDENCE FIRST FLOOR	942.1	602.2	1544.3
RESIDENCE SECOND FLOOR	1319	0	1319
TOTAL RESIDENCE FLOOR AREA	2261.1	602.2	2863.3
GARAGE FLOOR AREA (512 SF-480 SF ALLOWANCE)	32		32
GROSS FLOOR AREA	2293.1	602.2	2895.3
FLOOR AREA RATIO (FLOOR AREA/LOT AREA)	**10.07%**		**12.75%**
ALLOWED MAXIMUM FLOOR AREA 22705 SF x .18 = 4086.9 SF			

LOT COVERAGE 40% MAX ALLOWED 22705 X .40 = 9082 SF

	EXISTING SF	REMOVED SF	NEW SF	(N) TOTAL AREA SF
BUILDING FOOTPRINT (INCLUDES GARAGE)	1459	0	602.2	2061.2
DECKS AND STAIRS	600.7	223.6	304.7	681.8
FRONT PORCH	67.5	0	0	67.5
TOTAL STRUCTURES	2127.2		906.9	2810.5
CONCRETE DRIVEWAY & PARKING	911.32		0	911.32
ASPHALT TERRACE NOT COVERED BY DECK OR LIVING AREA	614.6	0	183.4	177.6
ETHEL LANE PAVED PORTION IN EASEMENT	2852.7		0	2852.7
TOTAL IMPERVIOUS AREA	**6505.82**		**1090.3**	**7596.12**
LOT COVERAGE (TOTAL IMPERVIOUS SURFACES)	**28.89%**			**33.68%**

PROPERTY INFORMATION
LATITUDE 37°53'51.82"N LONGITUDE 122°32'0.31"W
ZONING R1

VARIANCE CORRECTIONS 1

SITE PLAN - F.A.R. AND LOT COVERAGE

1" = 10'-0"

PLAN NORTH

EXISTING DWELLING AND DECKS TO REMAIN
EXISTING DECK TO BE REMOVED
NEW DECK AREA
NEW LIVING AREA

EXISTING DWELLING AND PROPOSED NEW ADDITIONS OVERLAYED ON A REVISED SURVEY PREPARED BY J.L. ENGINEERING, CIVIL ENGINEERS DATED 08/08/2022
SURVEY INCLUDED IN PLAN SET 1

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Site Plan - F.A.R. and Lot Coverage
Area Calculations

Hartman Residence - Room Addition
22 Ethel Lane
Mill Valley, Ca. 94941
e-mail margaret1110@gmail.com
Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
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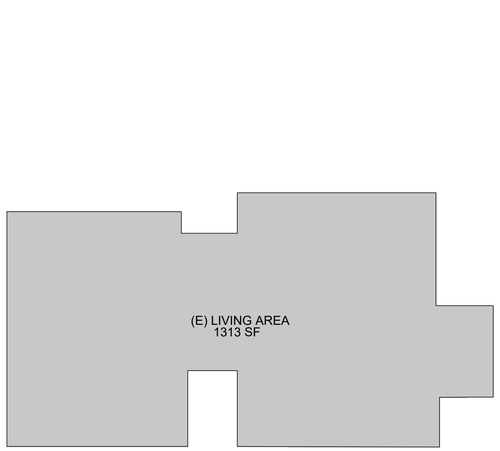
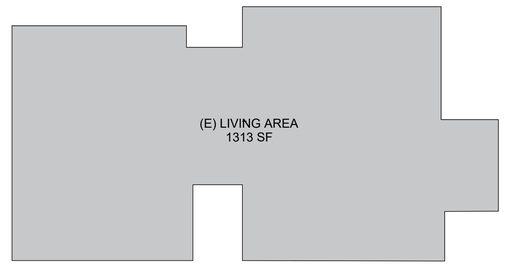


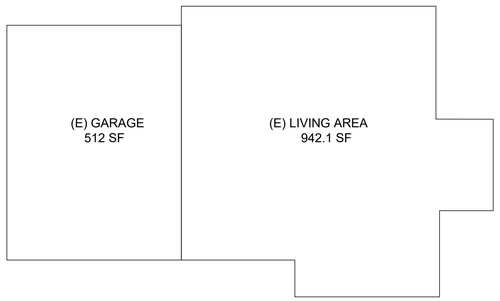
EXISTING SPLIT SECOND FLOOR AREA
1/8" = 1'-0"



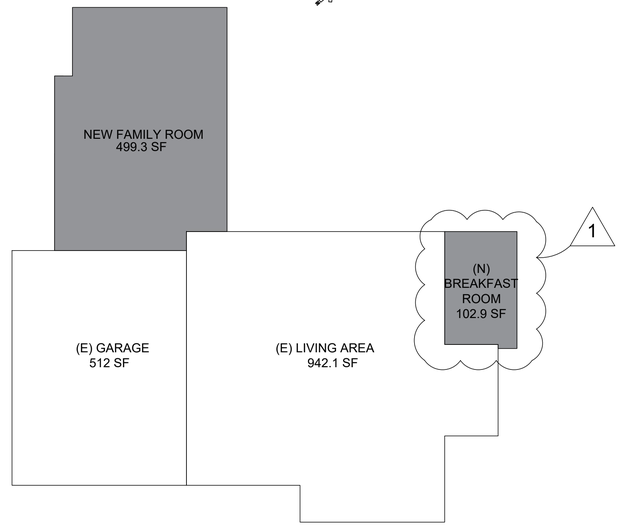
PROPOSED SECOND FLOOR AREA - NO CHANGES TO LIVING AREA
1/8" = 1'-0"

EXISTING AREA

NEW AREA



EXISTING SPLIT FIRST FLOOR AREA
1/8" = 1'-0"



PROPOSED FIRST FLOOR AREA
1/8" = 1'-0"

1

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1

VARIANCE
CORRECTIONS 1

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Graphic Floor Area Calculations

Hartman Residence - Room Addition
22 Ethel Lane
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Assessor's Parcel No. 048-061-54

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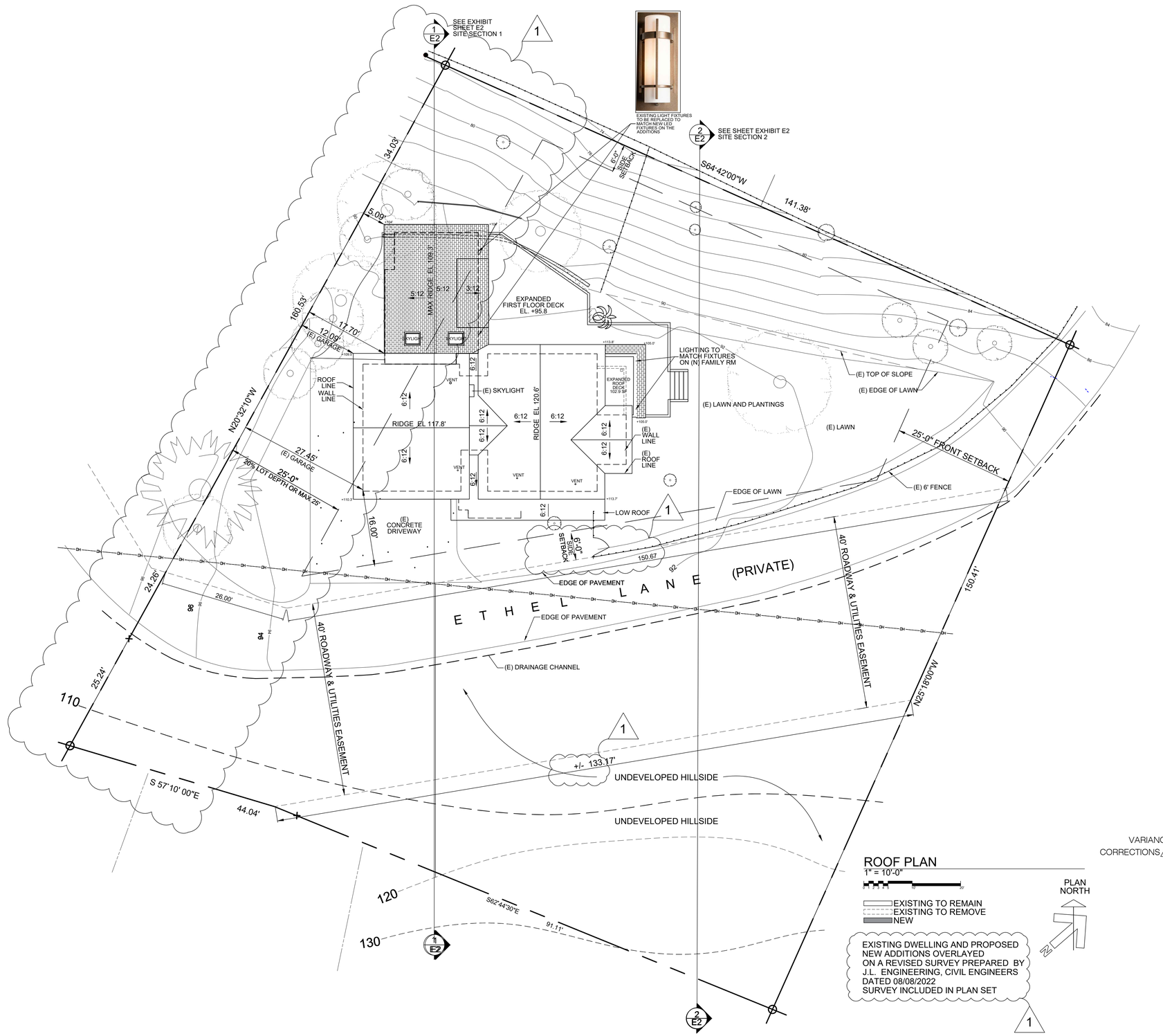

ROOF PLAN
1" = 10'-0"

EXISTING TO REMAIN
EXISTING TO REMOVE
NEW

PLAN NORTH

EXISTING DWELLING AND PROPOSED NEW ADDITIONS OVERLAYED ON A REVISED SURVEY PREPARED BY J.L. ENGINEERING, CIVIL ENGINEERS DATED 08/08/2022 SURVEY INCLUDED IN PLAN SET

1

VARIANCE CORRECTIONS 1

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Site Plan with Roof Plan
Exterior Lighting Locations
at New Additions

Hartman Residence - Room Addition
22 Ethel Lane
Mill Valley, Ca. 94941
e-mail margaret1110@gmail.com
Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
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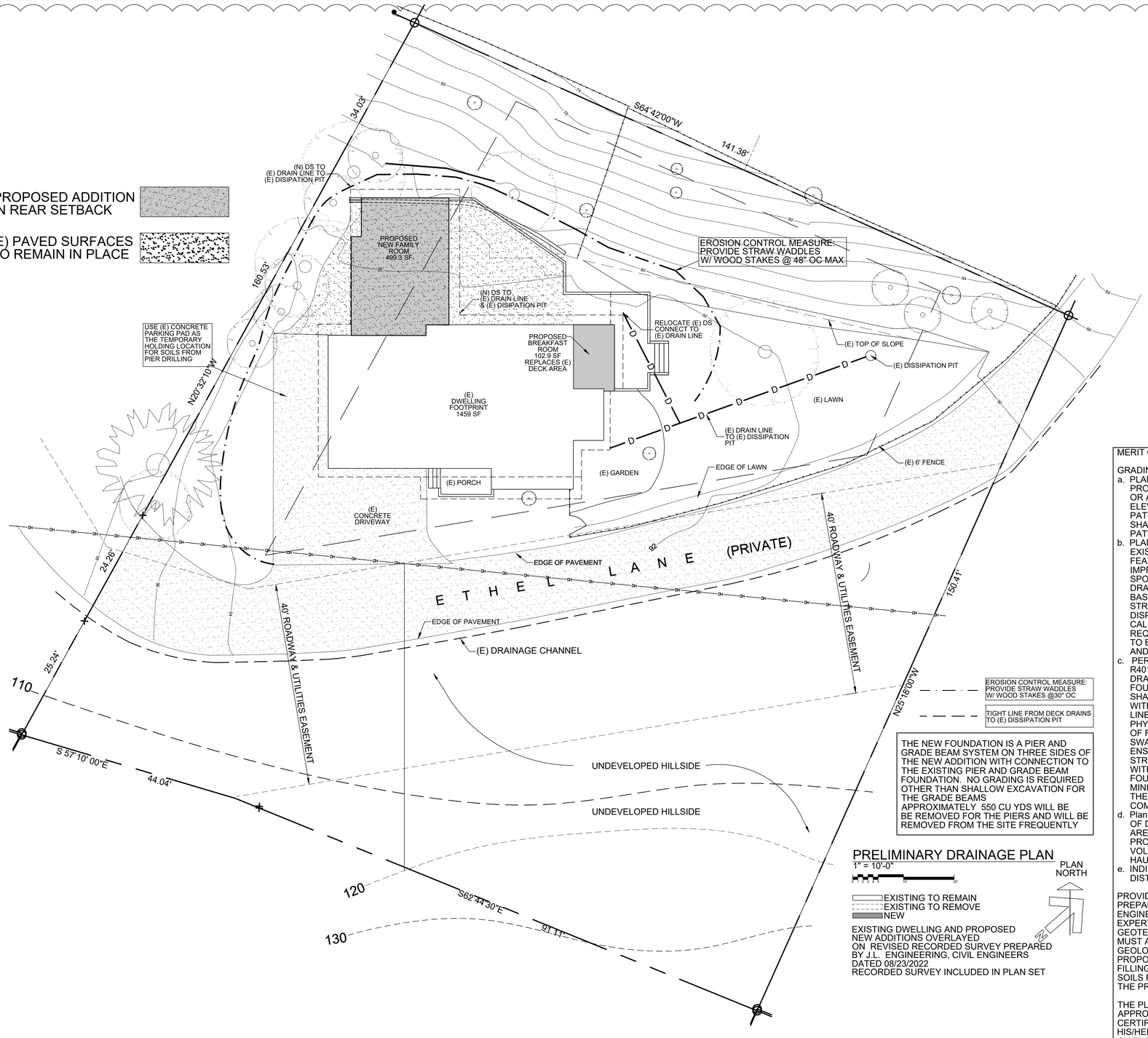

THE NEW FOUNDATION IS A PIER AND GRADE BEAM SYSTEM ON THREE SIDES OF THE NEW ADDITION WITH CONNECTION TO THE EXISTING PIER AND GRADE BEAM FOUNDATION. NO GRADING IS REQUIRED OTHER THAN SHALLOW EXCAVATION FOR THE GRADE BEAMS
APPROXIMATELY 550 CU YDS WILL BE BE REMOVED FOR THE PIERS AND WILL BE REMOVED FROM THE SITE FREQUENTLY

PRELIMINARY DRAINAGE PLAN

1" = 10'-0"

PLAN NORTH

EXISTING TO REMAIN
EXISTING TO REMOVE
NEW

EXISTING DWELLING AND PROPOSED NEW ADDITIONS OVERLAYED ON REVISED RECORDED SURVEY PREPARED BY J.L. ENGINEERING, CIVIL ENGINEERS DATED 08/23/2022
RECORDED SURVEY INCLUDED IN PLAN SET

MERIT COMMENTS:

GRADING & DRAINAGE PLANS:

a. PLAN SHALL PROVIDE EXISTING AND PROPOSED TOPOGRAPHIC CONTOURS, OR A SUFFICIENT NUMBER OF SPOT ELEVATIONS, TO DESCRIBE DRAINAGE PATTERNS. The PROPOSED PROJECT SHALL MAINTAIN EXISTING DRAINAGE PATTERNS
b. PLAN SHALL SHOW AND LABEL ALL EXISTING AND PROPOSED DRAINAGE FEATURES AND IMPROVEMENTS. IMPROVEMENTS MAY INCLUDE DOWN SPOUTS, FOOTING AND FOUNDATION DRAINS, AREA DRAINS AND CATCH BASINS, PIPING AND OUT FALL STRUCTURES OR MEANS OF DISPERSION. NOTE THAT 2016 CALIFORNIA PLUMBING CODE 1101.12.1 REQUIRES ROOF AREAS OF BUILDINGS TO BE DRAINED BY ROOF AND DRAINS AND GUTTERS.
c. PER CALIFORNIA RESIDENTIAL CODE R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WTER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. DEMONSTRATE COMPLIANCE.
d. Plan SHALL SHOW AND LABEL THE LIMIT OF DISTURBANCE. PROVIDE THE TOTAL AREA TO BE DISTURBED AND THE PROPOSED CUT AND FILL EARTHWORK VOLUMES. INDICATE TO WHERE OFF HAUL WILL BE TAKEN.
e. INDICATE MEANS OF RESTORING ALL DISTURBED AREAS.

PROVIDE A GEOTECHNICAL REPORT PREPARED BY A REGISTERED CIVIL ENGINEER WITH SOILS ENGINEERING EXPERTISE OR A REGISTERED GEOTECHNICAL ENGINEER. THE REPORT MUST ATTEST TO THE SUITABILITY AND GEOLOGICAL FEASIBILITY OF THE PROPOSED CONSTRUCTION (CUTTING AND FILLING) AND IDENTIFY ANY DRAINAGE OR SOILS PROBLEMS THAT THE DESIGN OF THE PROJECT MUST ACCOMMODATE.

THE PLANS MUST BE REVIEWED AND APPROVED BY THE SOILS EINGINEER. CERTIFICATION SHALL BE EITHER BY HIS/HER STAMP AND ORIGINAL SIGNATURE ON THE PLANS OR BY A STAMPED AND SIGNED LETTER. CERTIFICATION SHALL REFERENCE PLANS REVIEWED, SPECIFYING SITE, STRUCTURAL AND DRAINAGE PLANS WITH DATE OF DRAWINGS, AND VERIFY THAT PLANS ADDRESS ANY RECOMMENDATIONS PREVIOUSLY OFFERED.

1
NEW SHEET 4.1
VARIANCE CORRECTIONS 1

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Preliminary Drainage and Erosion Control Plan

Hartman Residence - Room Addition
22 Ethel Lane
Mill Valley, Ca. 94941
e-mail margaret1110@gmail.com
Assessors Parcel No. 048-061-54

LICENSED ARCHITECT DONNA M. WARRINGTON NO. C13907 7/31/2023 RENEWAL DATE STATE OF CALIFORNIA

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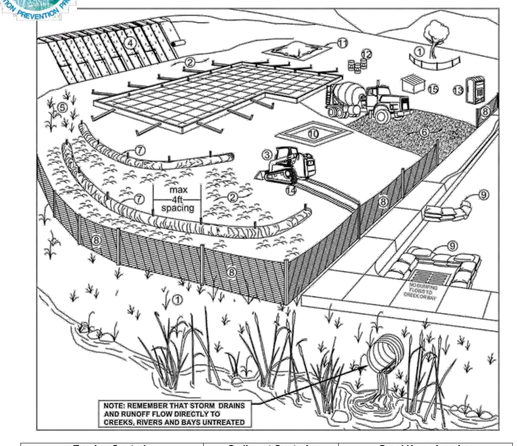
Marin County Stormwater Pollution Prevention Program

Minimum Control Measures
For Small Construction Projects



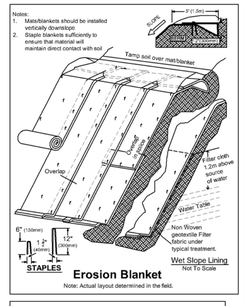
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

NS=not shown on graphic

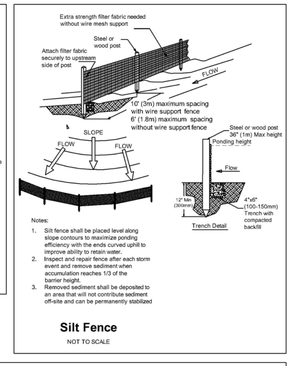
Note: Select an **effective combination of control measures from each category**, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be **continually implemented and maintained throughout the project** until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. **Inspect and maintain the control measures** before and after rain events, and as required by the local agency or state permit.
More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at http://www.casqa.org. Caltrans factsheets are available in the *Construction Site BMP Manual March 2003* at http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm.
Visit www.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure	General Description
Erosion Control Best Management Practices	
N/A Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. *For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.*
1 Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. *For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.*
2 Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). *For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.*
3 Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). *For more info see the following factsheets: CASQA: EC-15.*
4 Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. *For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.*
5 Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. *For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.*
Sediment Control Best Management Practices	
6 Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient room for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. *For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.*
7 Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. *For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).*
8 Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. *For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.*
9 Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. *For more info see the following factsheets: CASQA: SE-10; or. Caltrans: SC-10.*
N/A Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstopps/development/~/media/Files/Departments/PW/mcstopps/development/TrenchingSWReqMCSTOPPPFinal6_09.pdf. *For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.*
Good Housekeeping Best Management Practices	
10 Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. *For more info see the following factsheets: CASQA: WM-8; or .Caltrans: WM-8.*
11 Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. *For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.*
12 Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. *For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.*
13 Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). *For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.*
14 Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. *For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.*
15 Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. *For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.*

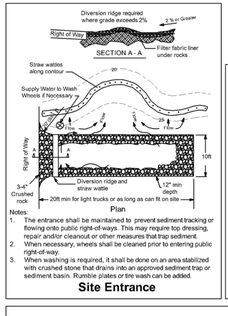


Erosion Blanket
Note: Actual layout determined in the field.



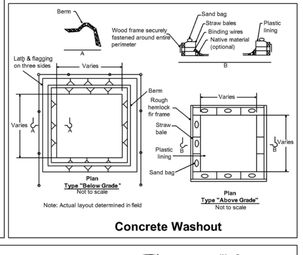
Notes:
1. Silt fence shall be placed level along slope contours to maximize ponding efficiency with the ends curved uphill to improve ability to retain water.
2. Inspect and repair fence after each storm event and remove sediment when accumulation reaches 1/3 of the barrier height.
3. Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized

Silt Fence
NOT TO SCALE



Notes:
1. The entrance shall be maintained to prevent sediment tracking or flowing onto public right-of-ways. This may require top dressing, repair and/or cleanout or other measures that trap sediment.
2. When necessary, wheels shall be cleaned prior to entering public right-of-way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin. Rumble plates or tire wash can be added.

Site Entrance
Plan



Plan
Type "Below Grade"
Not to scale

Plan
Type "Above Grade"
Not to scale

Note: Actual layout determined in field

Concrete Washout

Catch Basins with Gravel Bags
(Do not use sand bags near inlets)

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Marin County Stormwater Pollution Prevention Program
Minimum Control Measures for Small Construction Projects

Hartman Residence - Room Addition
22 Ethel Lane
Mill Valley, Ca. 94941
e-mail margaret1110@gmail.com
Assessors Parcel No. 048-061-54

LICENSED ARCHITECT
DONNA M. WARRINGTON
NO. C13907
7/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

1
NEW SHEET 4.2
VARIANCE
CORRECTIONS 1

6/14/2022
9/9/2022

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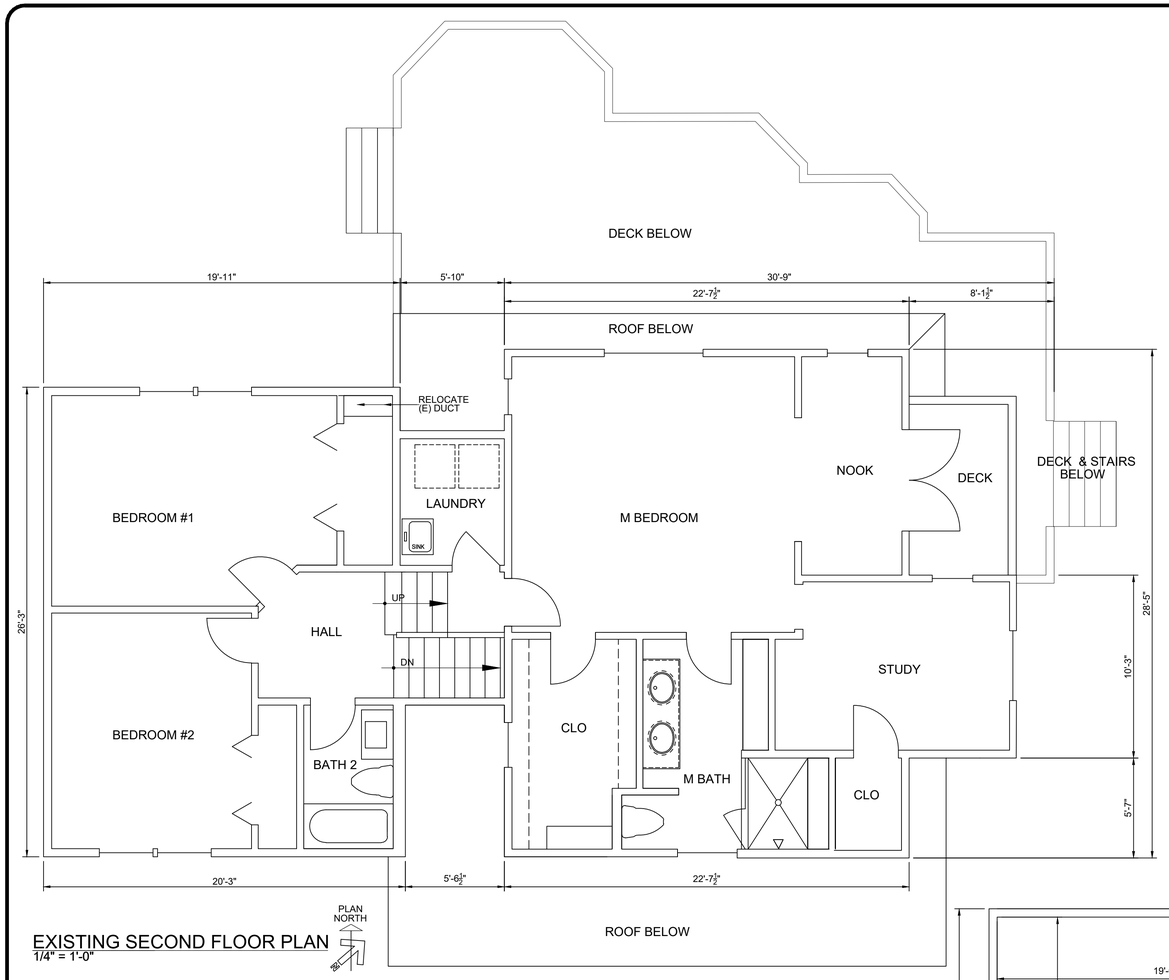
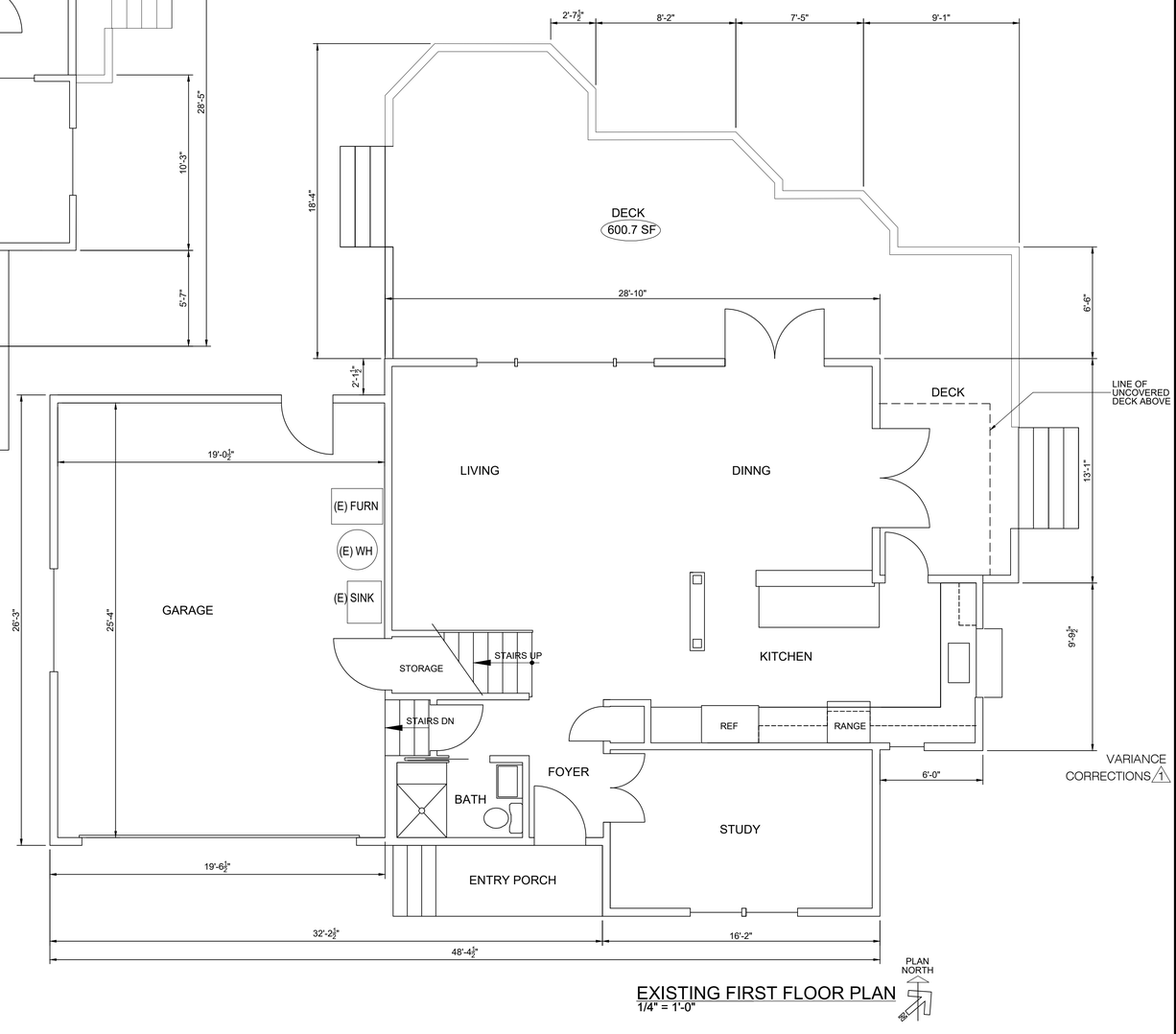


EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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Existing First & Second Floor Plans

Hartman Residence - Room Addition
22 Ethel Lane
Mill Valley, Ca. 94941
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Assessor's Parcel No. 048-061-54

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6/14/2022
9/9/2022

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EXISTING NORTH ELEVATION
1/4" = 1'-0"

EXISTING EAST ELEVATION
1/4" = 1'-0"

VARIANCE CORRECTIONS 1

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Existing North Exterior Elevation
Existing East Exterior Elevation

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LICENSED ARCHITECT
DONNA M. WARRINGTON
NO. C13907
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9/9/2022

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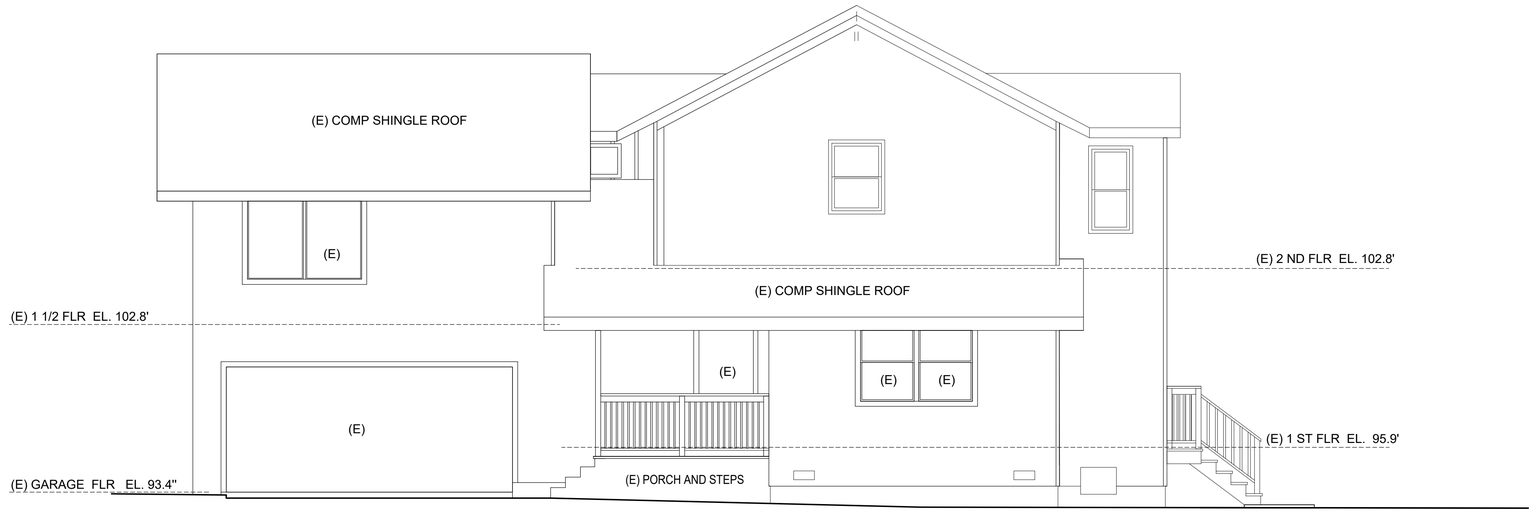
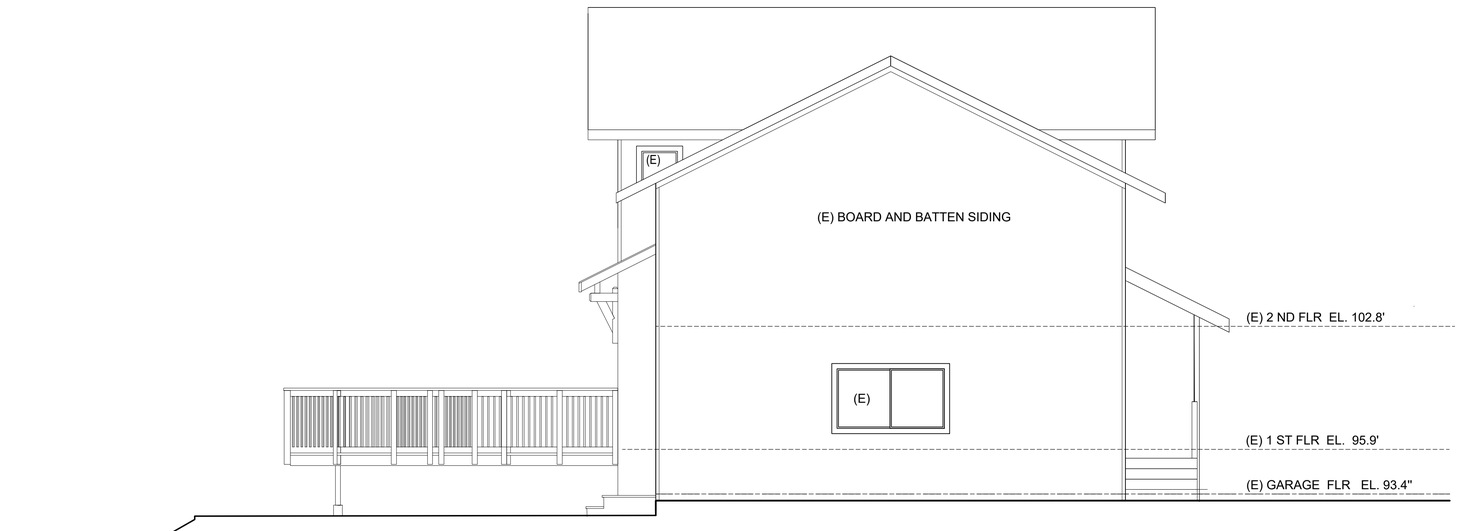


EXISTING SOUTH ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION
1/4" = 1'-0"

VARIANCE CORRECTIONS 1

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Proposed South Elevation
Proposed West Elevation

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Assessors Parcel No. 048-061-54

LICENSED ARCHITECT
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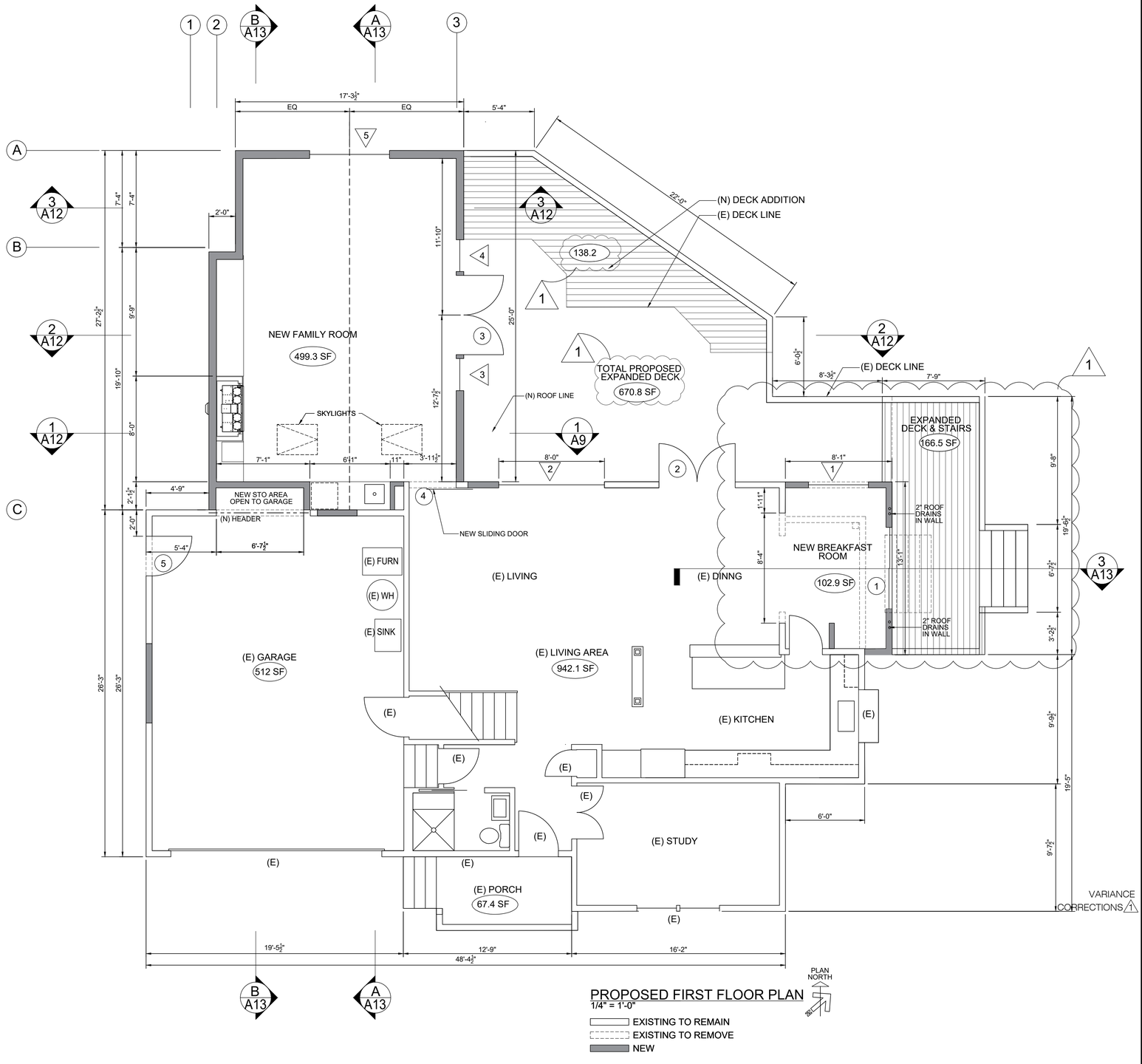

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

EXISTING TO REMAIN
EXISTING TO REMOVE
NEW

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Proposed First Floor Plan

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Assessor's Parcel No. 048-061-54

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DONNA M. WARRINGTON
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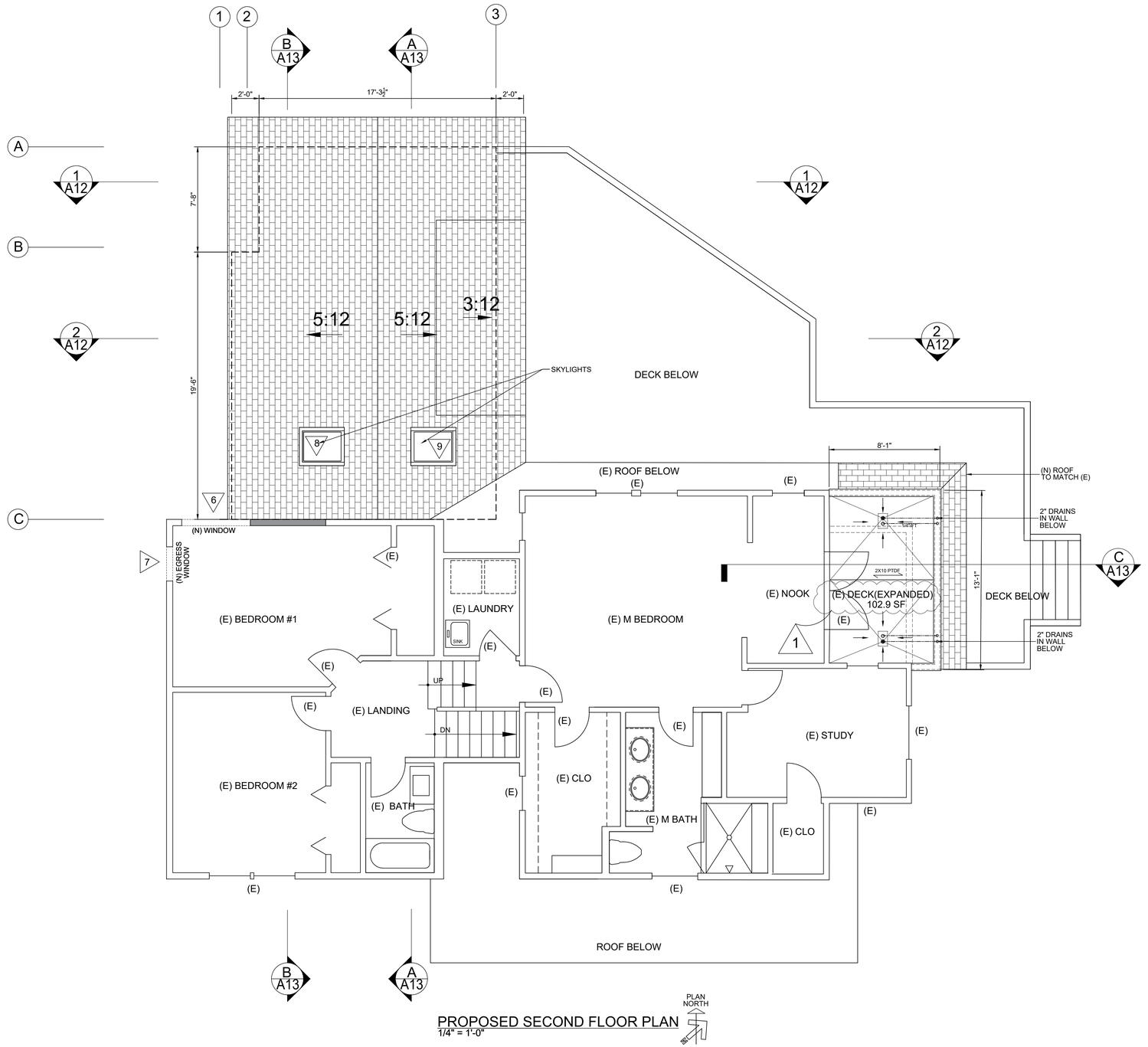

PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

VARIANCE CORRECTIONS 1

6/14/2022
9/9/2022

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Proposed Second Floor Plan

Hartman Residence - Room Addition
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Assessors Parcel No. 048-061-54

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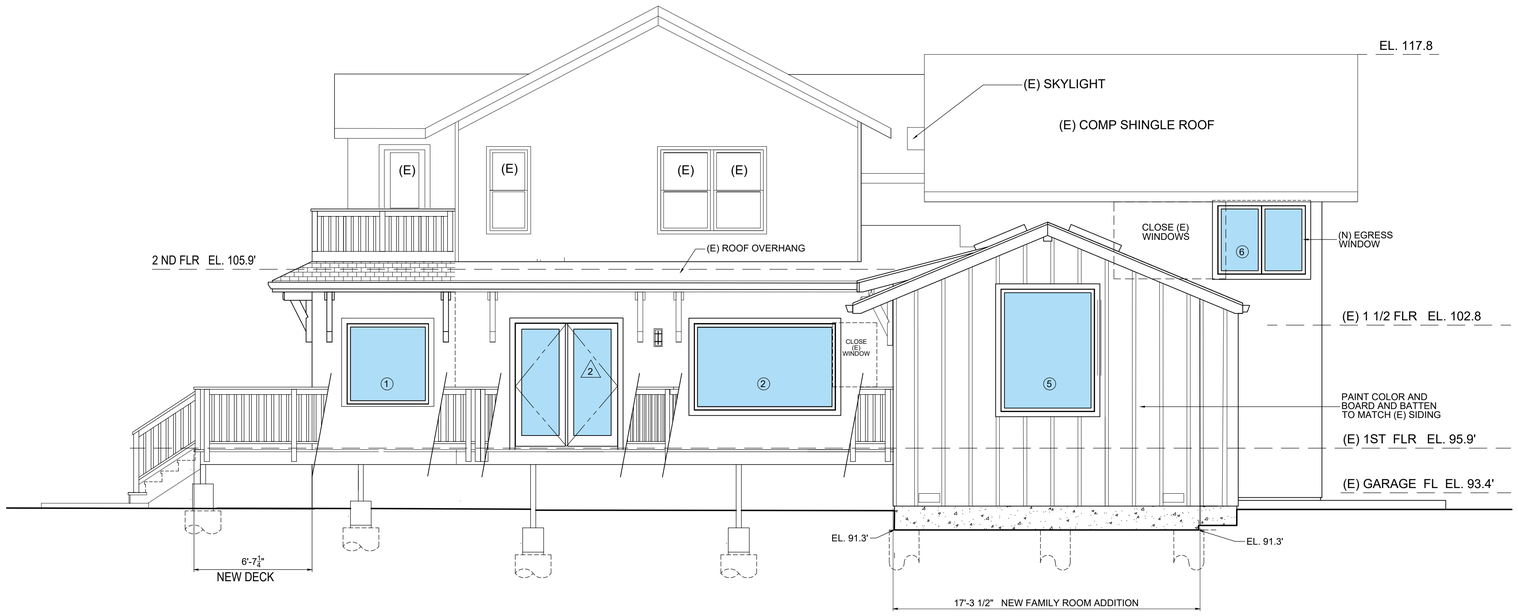
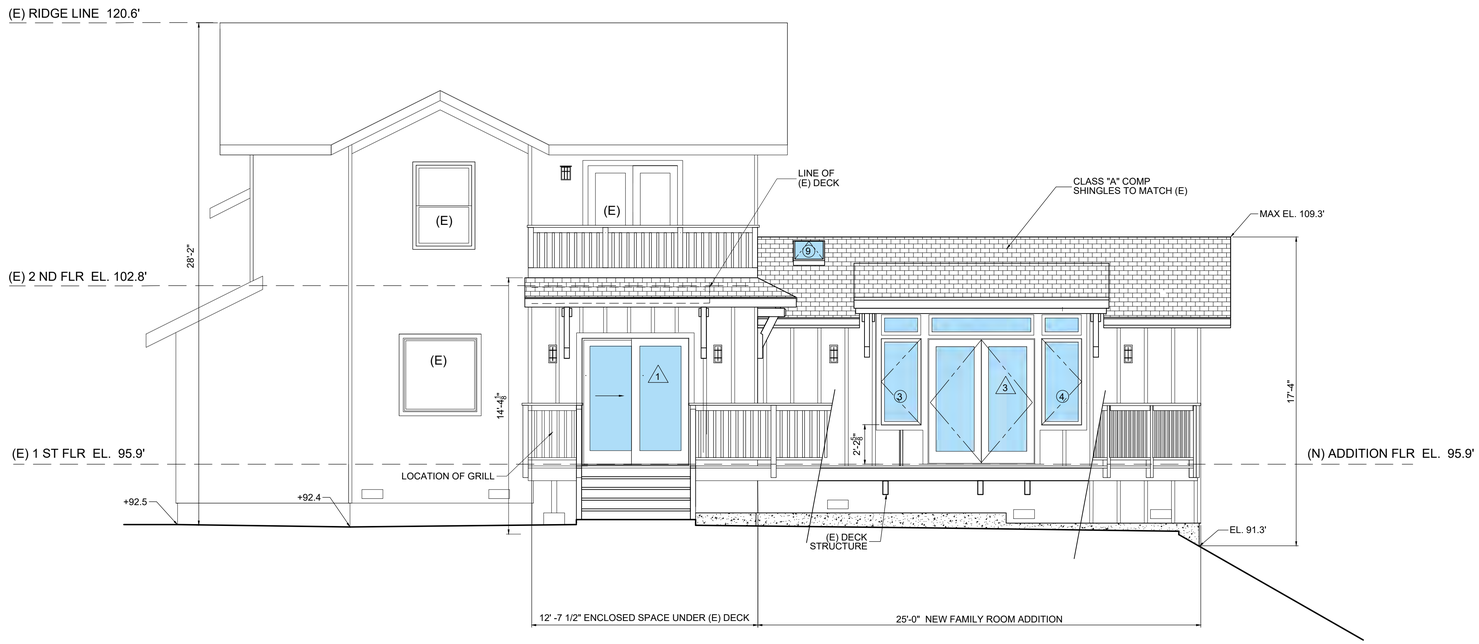


PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

VARIANCE CORRECTIONS 1

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Proposed North Exterior Elevation
Proposed East Exterior Elevation

Hartman Residence - Room Addition
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Mill Valley, Ca. 94941
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Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
DONNA M. WARRINGTON
NO. C13907
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RENEWAL DATE
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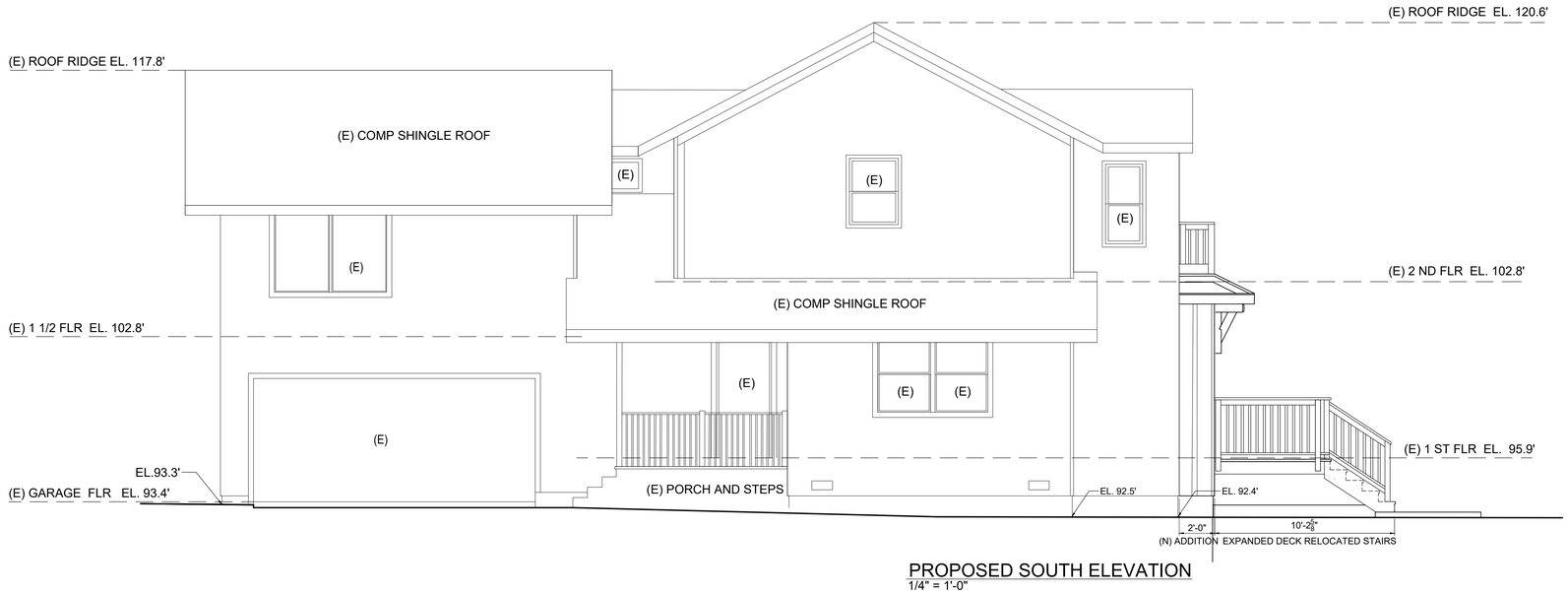
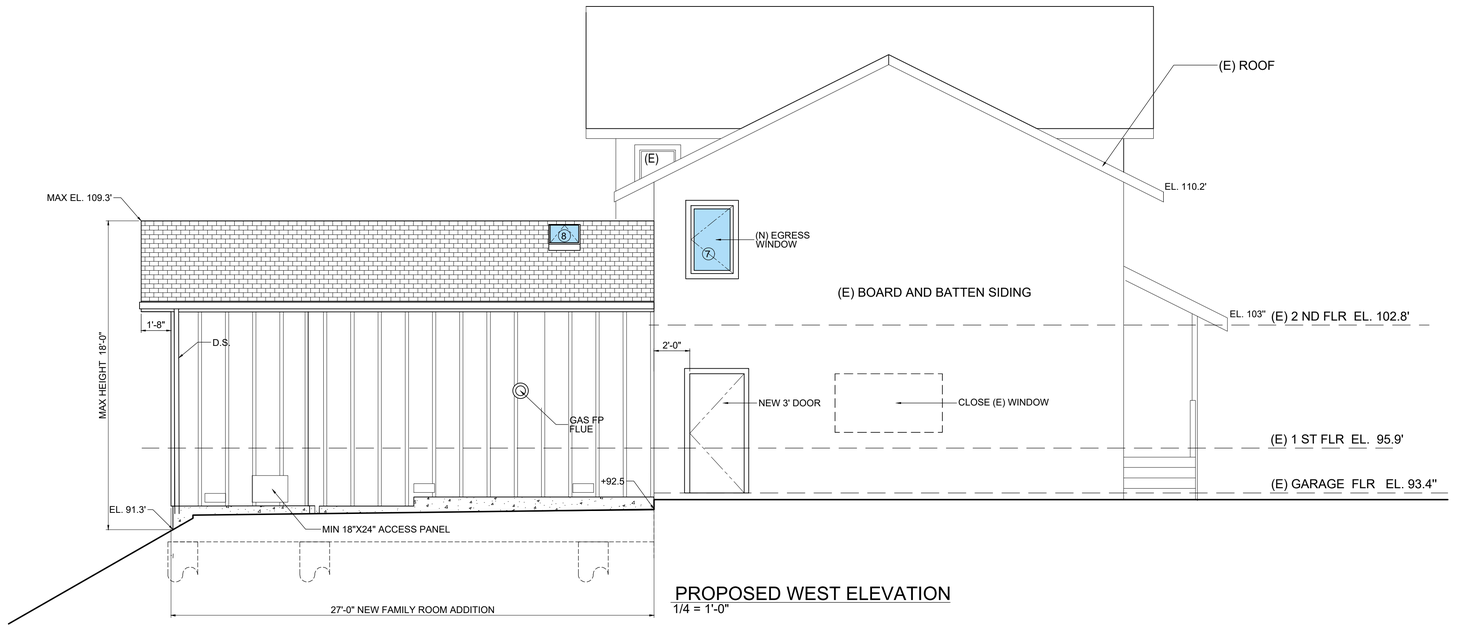


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4 = 1'-0"

VARIANCE
CORRECTIONS 1

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Existing South Elevation
Existing West Elevation

Hartman Residence - Room Addition
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Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
DONNA A. WARRINGTON
NO. C13907
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9/9/2022

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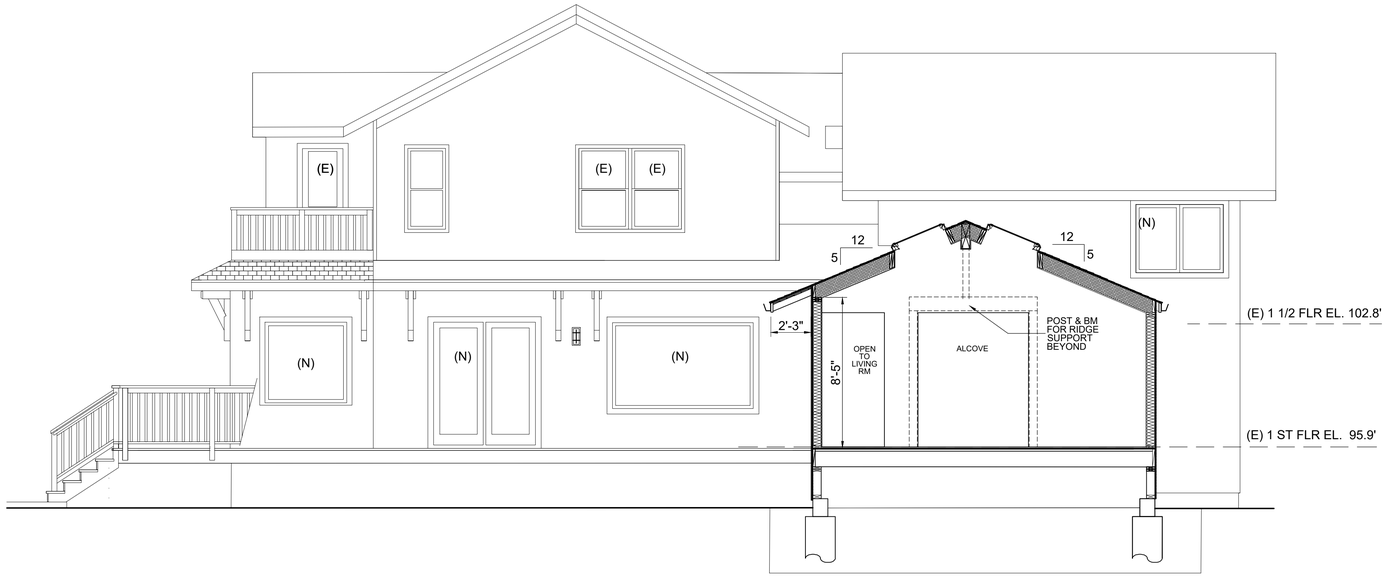
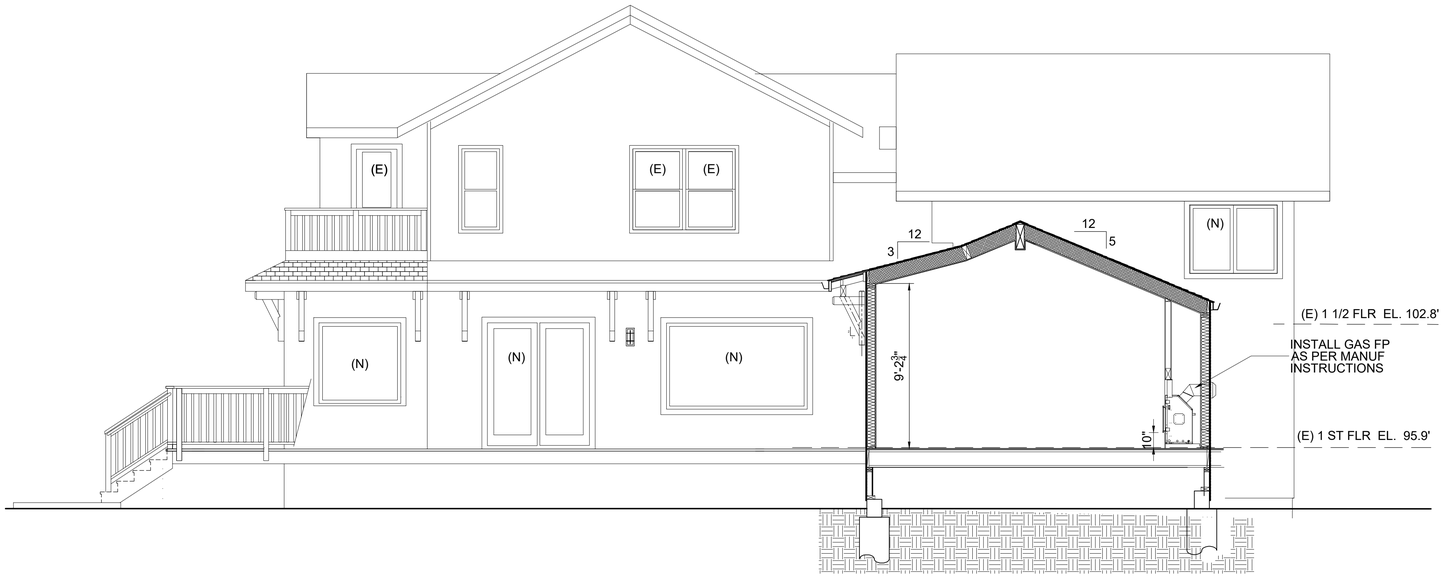


A CROSS SECTION
1/4" = 1'-0"



B CROSS SECTION
1/4" = 1'-0"

VARIANCE CORRECTIONS 1

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Cross Sections 1,2, 3 and 4

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Assessors Parcel No. 048-061-54

LICENSED ARCHITECT
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NO. C13907
7/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

1/4" = 1'-0"

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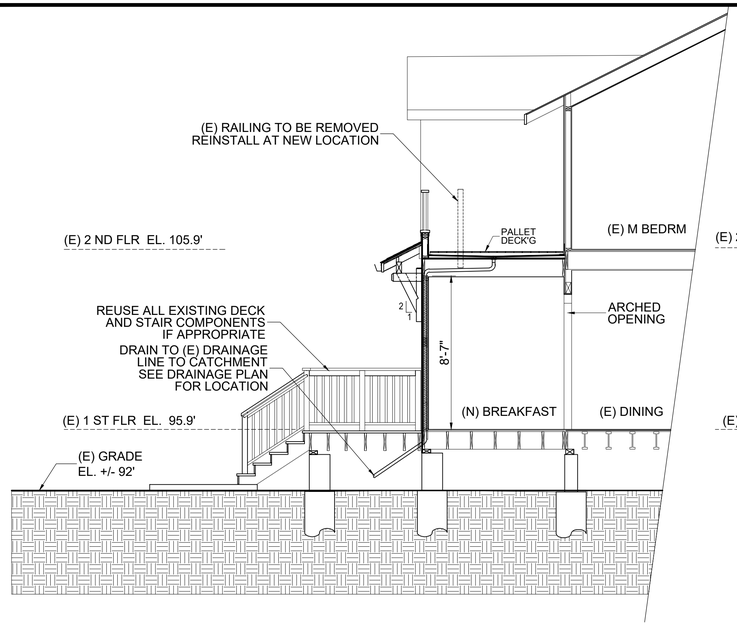
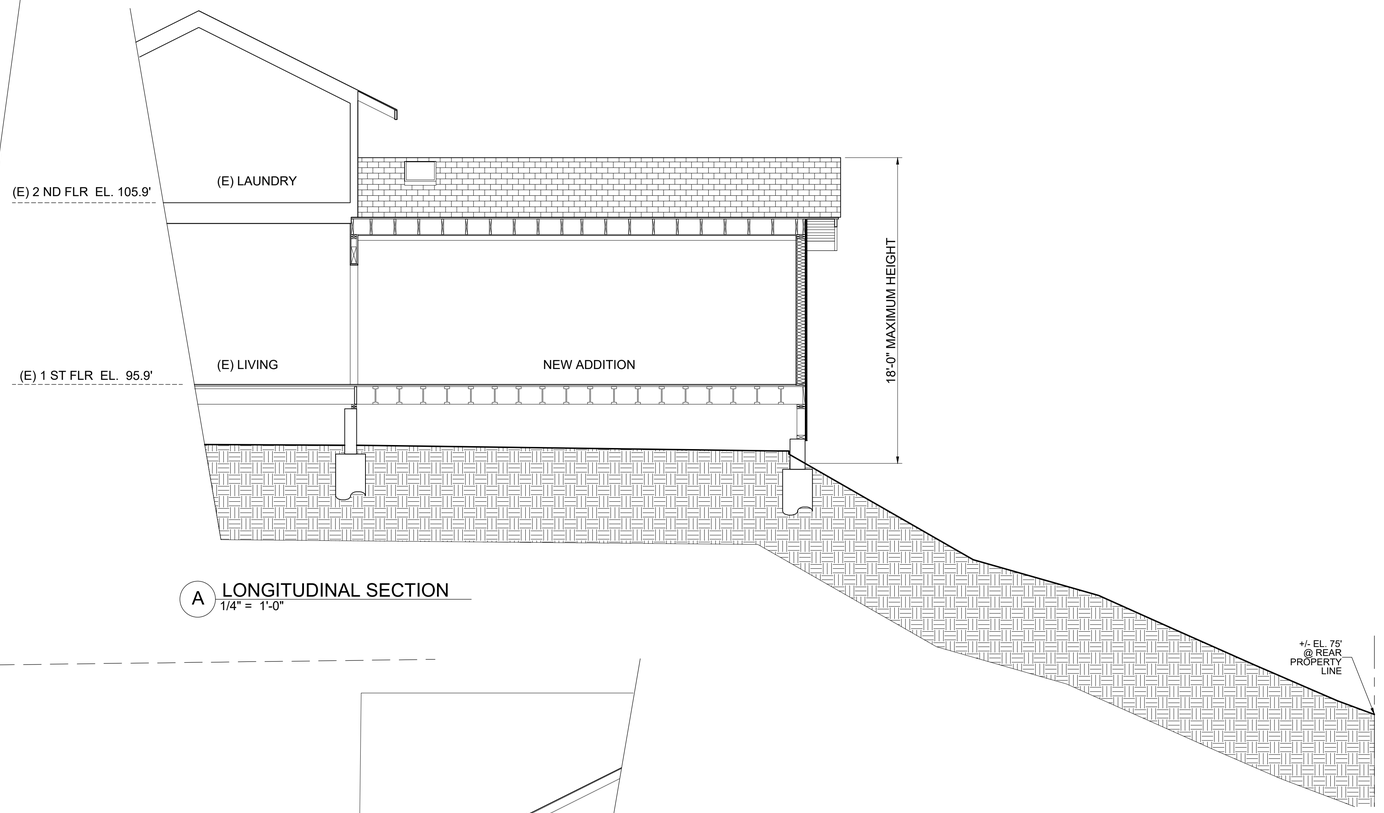


C LONGITUDINAL SECTION
1/4" = 1'-0"



A LONGITUDINAL SECTION
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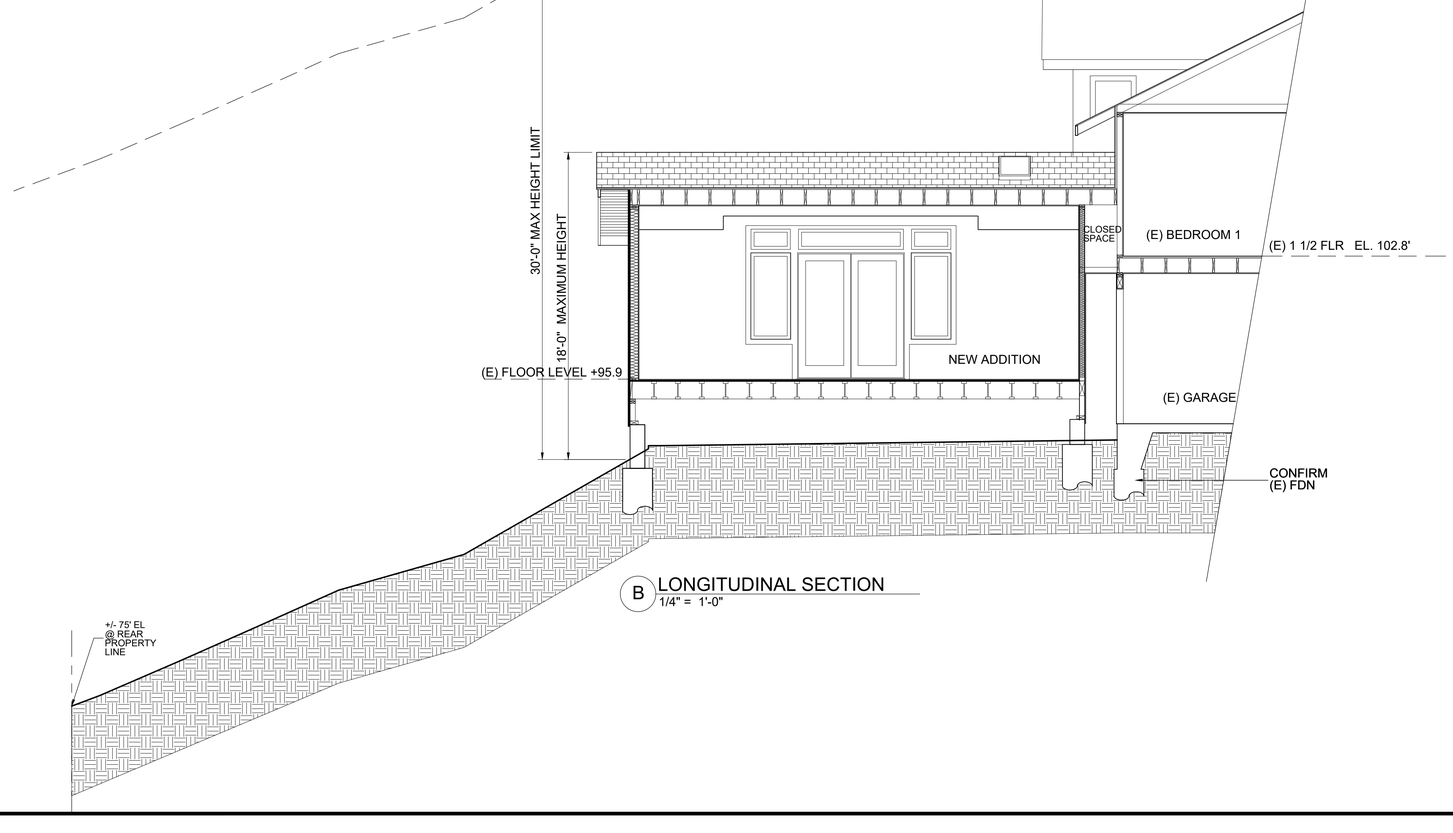

B LONGITUDINAL SECTION
1/4" = 1'-0"

VARIANCE
CORRECTIONS 1

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Longitudinal Sections A, B and C

Hartman Residence - Room Addition
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Mill Valley, Ca. 94941
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Assessor's Parcel No. 048-061-54

DONNA M. WARRINGTON
LICENSED ARCHITECT
NO. C13907
7/31/2023
RENEWAL DATE
STATE OF CALIFORNIA

1/4" = 1'-0"

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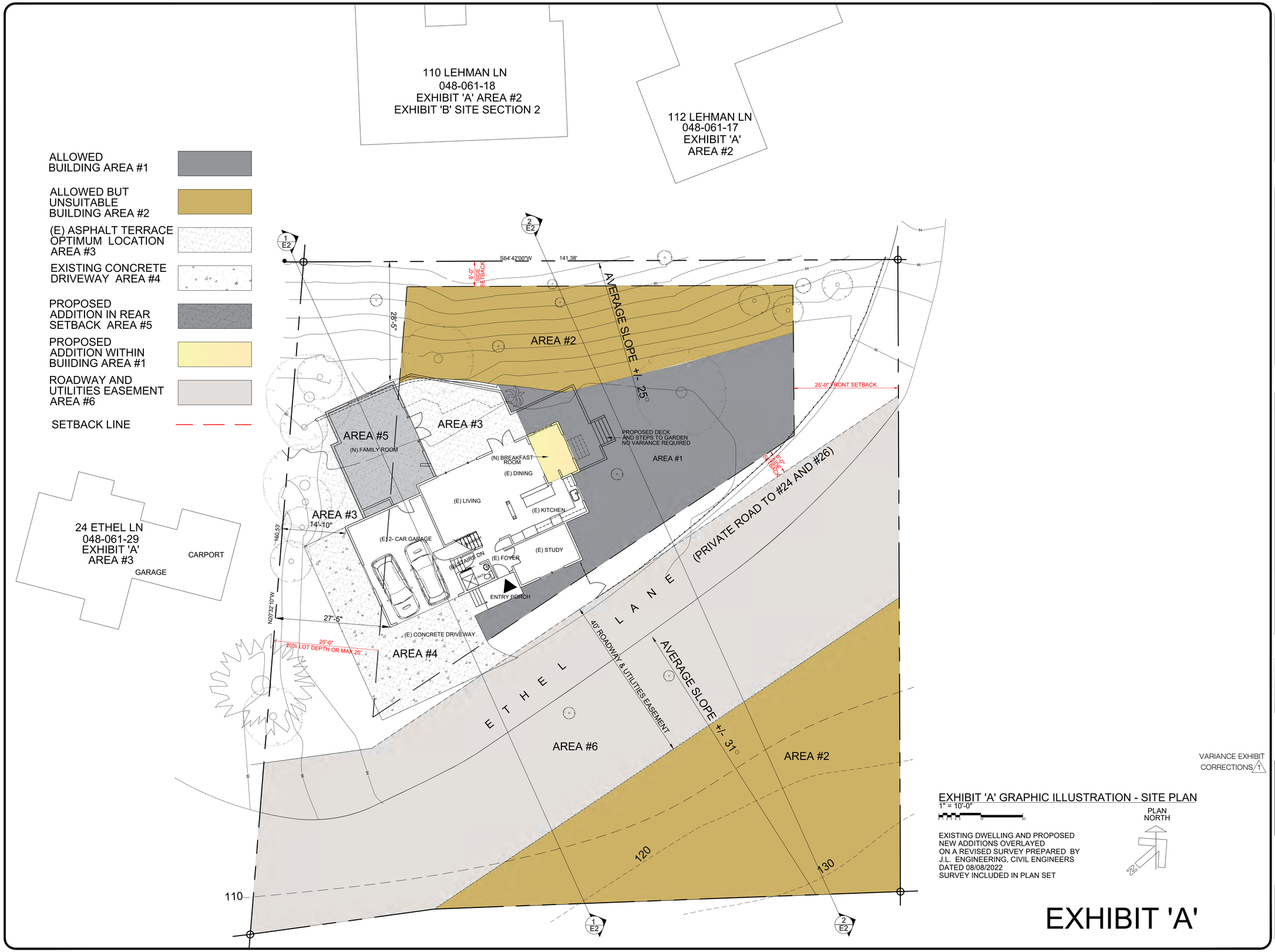

VARIANCE EXHIBIT CORRECTIONS 1

EXHIBIT 'A' GRAPHIC ILLUSTRATION - SITE PLAN
1" = 10'-0"

EXISTING DWELLING AND PROPOSED NEW ADDITIONS OVERLAYED ON A REVISED SURVEY PREPARED BY J.L. ENGINEERING, CIVIL ENGINEERS DATED 08/08/2022 SURVEY INCLUDED IN PLAN SET

PLAN NORTH

EXHIBIT 'A'

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EXHIBIT A
SITE PLAN - GRAPHIC ILLUSRATION

Hartman Residence - Room Addition
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Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT DONNA M. WARRINGTON NO. C13907 7/31/2023 RENEWAL DATE STATE OF CALIFORNIA

6/14/2022
9/5/2022

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of 2 sheets

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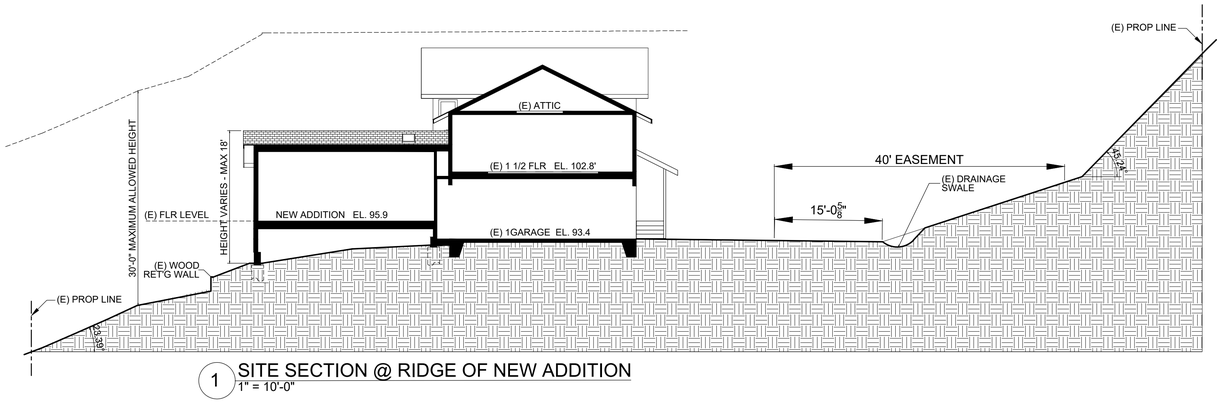
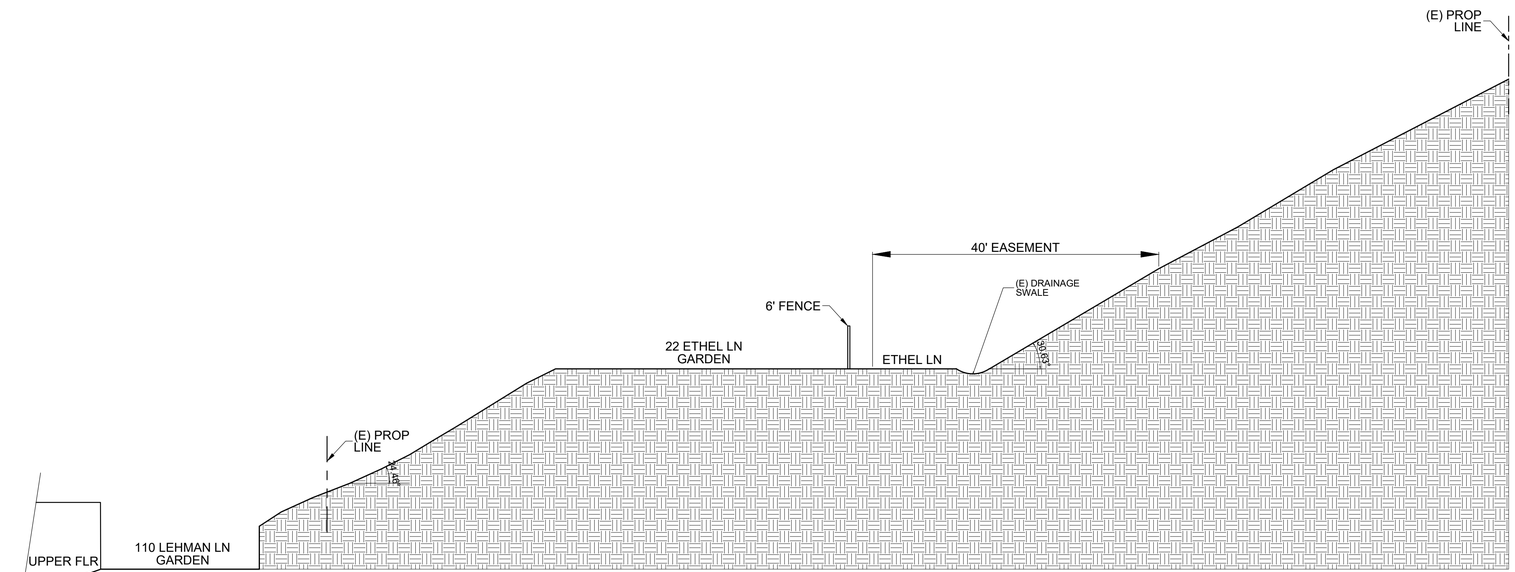


1 SITE SECTION @ RIDGE OF NEW ADDITION
1" = 10'-0"

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



2 SITE SECTION @ GARDEN AND ROAD EASEMENT
1" = 10'-0"

PROPERTY SECTIONS ARE BASED ON THE SURVEY
THE AREA ON THE EAST AND WEST SIDES OF ETHEL LANE IS
CREATED FROMD GOOGLE EARTH AND MARIN MAPS AND MAY
NOT BE ACCURATE - NO WORK IS PROPOSED IN THESE AREAS

EXHIBIT 'B'

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EXHIBIT B
SITE SECTIONS 1 and 2

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Assessor's Parcel No. 048-061-54

LICENSED ARCHITECT
DONNA M. WARRINGTON
NO. C13907
7/31/2023
RENEWAL DATE
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VARIANCE EXHIBIT
CORRECTIONS 1

6/14/2022
9/5/2022

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of 2 sheets

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Lands of Fehr Tr.
110 Lehman Ln.
DN 2016-046169
AP#048-061-18

Lands of Paul
112 Lehman Ln.
DN 1993-069950
AP#048-061-17

S64°42'00"W 141.38' (CoC in progress)
(2021 M 154)(141.67')

ETHEL LN. (15'R/W)

Lands of
Arnold & Stronge
24 Ethel Ln.
DN 1994-053108
AP#048-061-29

Lands of Hartman
22 Ethel Ln.
DN 2007-064553
AP#048-061-54
Area = 22,705 SF
Esmt. = 7,079 SF
Area - Esmt. = 15,626 SF
Roof Impervious = 1,838 SF
A Portion Of Lot 11
1 RM 125

N20°32'10"W 160.53'

N25°18'00"W 150.41'(t.)

40' Roadway & Utilities Easement
Per DN 1994-053108

40' Roadway & Utilities Easement
Per DN 1994-053108

S62°44'57"W 111.11'
N62°44'30"E 91.11'

S57°10'00"W 44.04'

Lands of Flynn Tr.
38 Ethel Ln.
DN 2008-026179
AP#048-061-34

Lands of Sibbern Tr.
33 Ethel Ln.
DN 2012-053411
AP#048-061-33

Lands of Boscoe
30 Leverne Ave.
DN 2015-012201
AP#048-061-32

Scale: 1" = 8'

LEGEND

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. 2' CONTOUR INTERVAL SHOWN.
3. ELEVATIONS BASED ON ASSUMED DATUM, UNLESS OTHERWISE NOTED.
4. TREE AND TRUNK AS NOTED
5. SURVEY CONTROL STATION

ABBREVIATIONS FOR THIS PLAN:

AC	ASPHALT CONCRETE	Mon.	MONUMENT
Bldg	BUILDING	PL	PROPERTY LINE
BM	BENCH MARK	PM	PARKING METER
BW	BOTTOM OF WALL	PP	POWER POLE
CB	CATCH BASIN	R	RADIUS
C&G	CURB AND GUTTER	RCP	REINFORCED CONC. PIPE
CIP	CAST IRON PIPE	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
Conc.	CONCRETE	RWD	REDWOOD
CP#	CONTROL POINT NUMBER	S	SLOPE
CS	CRAWL SPACE	SS	SANITARY SEWER
DI	DROP INLET	SSCO	SS CLEAN OUT
D/W	DRIVEWAY	Std.	STANDARD
(E)	EXISTING	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
FH	FIRE HYDRANT	TOS	TOP OF SLAB
FL	FLOWLINE	TS	TURNING STRUCTURE
Irr.	IRRIGATION	TW	TOP OF WALL
JP	JOINT POLE	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	WM	WATER METER
MH	MANHOLE		

Boundary Resolution Note:
Property Corners have been set/found per: 2021 M 154
Basis of Bearings is S25°18'00"E 315.35'
between found Rebar & Rebar & Cap LS 7053
Recordation filing date:
Document/map # 2022 ROS/CR:

Final Boundary resolution Complete per 2021 M 154 document /map/CoC.

8.8.22

REGISTERED PROFESSIONAL ENGINEER
J.L. HALLBERG
No. 30465
CIVIL
STATE OF CALIFORNIA

WARNING 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

SHEET 1 OF 1 SHEETS

JOB No. 2020-080

J. L. ENGINEERING CIVIL ENGINEERS
1539 FOURTH STREET TEL:(415) 457-6647
SAN RAFAEL FAX:(415) 457-2517
CA. 94901

Prepared under the supervision of
RCE # 30465 J.L. HALLBERG
LS1/ET1 #

DATE: Jan 2021
SCALE: 1" = 8'
DRAWN BY: EDL
CHECKED BY: J.L.H.

REVISIONS
April 2021 - Additional Topo

TOPOGRAPHIC SURVEY
HARTMAN RESIDENCE - 22 ETHEL LN.
(AP NO. 048-061-54) MILL VALLEY, MARIN COUNTY, CALIFORNIA

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