

Project Info

- Project Description:**
This permit seeks approval for the following:
- Studio: Demolition of 182 SF of unpermitted single-family construction
 - Storage: Demolition of 126 SF of unpermitted attached exterior storage room
 - Mudroom, BR & Bath #3: Permit for retroactive construction of 682 SF of existing single-family construction
 - Garage: Permit for retroactive construction of a free-standing 486 SF accessory structure
 - New Decks: Permit for retroactive construction of 126 SF wood deck and railing

A new 5BR on-site septic system to replace the existing 2BR system has been approved under a separate permit.
Per MCC 19.04.060, the existing 10'x12'x7' tall storage shed is exempt from permitting.

Two protected oak trees (*Quercus Agrifolia*) require removal for the proposed leachfield, but no permit is necessary.

Applicant: Lili & David Weckler 203 W. Blithedale Ave. Mill Valley, CA 94941

APN: 168-071-15 **Lot Area:** 173,171 ft² (4 Acres)

Latitude: 38.0185 **Longitude:** -122.7055

Zoning Information: RA:B4 - Residential, Agricultural

Square Footage (Original):
Residence: 1,824 ft² Footprint: 1,568 ft² Lot Coverage, Impervious: 0.042

Square Footage (New):
Residence: 2,437 ft² Carport: 480 ft² Footprint: 2,741 ft² Lot Coverage, Impervious: 0.046

Residence Minimum Setbacks:	Residence Setbacks
Front: 25'	Front: 101'
Rear: 25'	Rear: 106'
Side: 6'	Side: 131'

Residence Maximum heights:	Proposed Heights:
Residence: 30'	Residence: 25'
Garage: 15'	Garage: 15' 0"

Maximum FAR: 0.30	Proposed FAR: .01
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Average Slope: 32.64%	Driveway Slope: 19%
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Residence Setbacks	
Front: 101'	
Rear: 106'	
Side: 131'	
Proposed Heights:	
Residence: 25'	
Garage: 15' 0"	
Proposed FAR:	.01
Parking: 7 spaces	

Consultant Info

Design & Planning
CivicKnit
P.O. Box 81
Forest Knolls, CA 94933
(415) 307-1370

<i>Structural Engineer</i> Paul F. Krohn P. O. Box 113 Fairfax, CA 94978 (530) 342-2926	<i>Green Building</i> Aurora Building Performance Jon Mitguard 514 C Street San Rafael, CA 94901 (415) 457-9778
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<i>Surveyor</i> Stephen J. Flatland P.O. Box 837 San Anselmo, CA 94979 (415) 457-5081	<i>Septic Engineer</i> CSW ST2 Richard Souza 45 Leveroni Court Novato, CA 94949 (415) 883-9850
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Square Footage

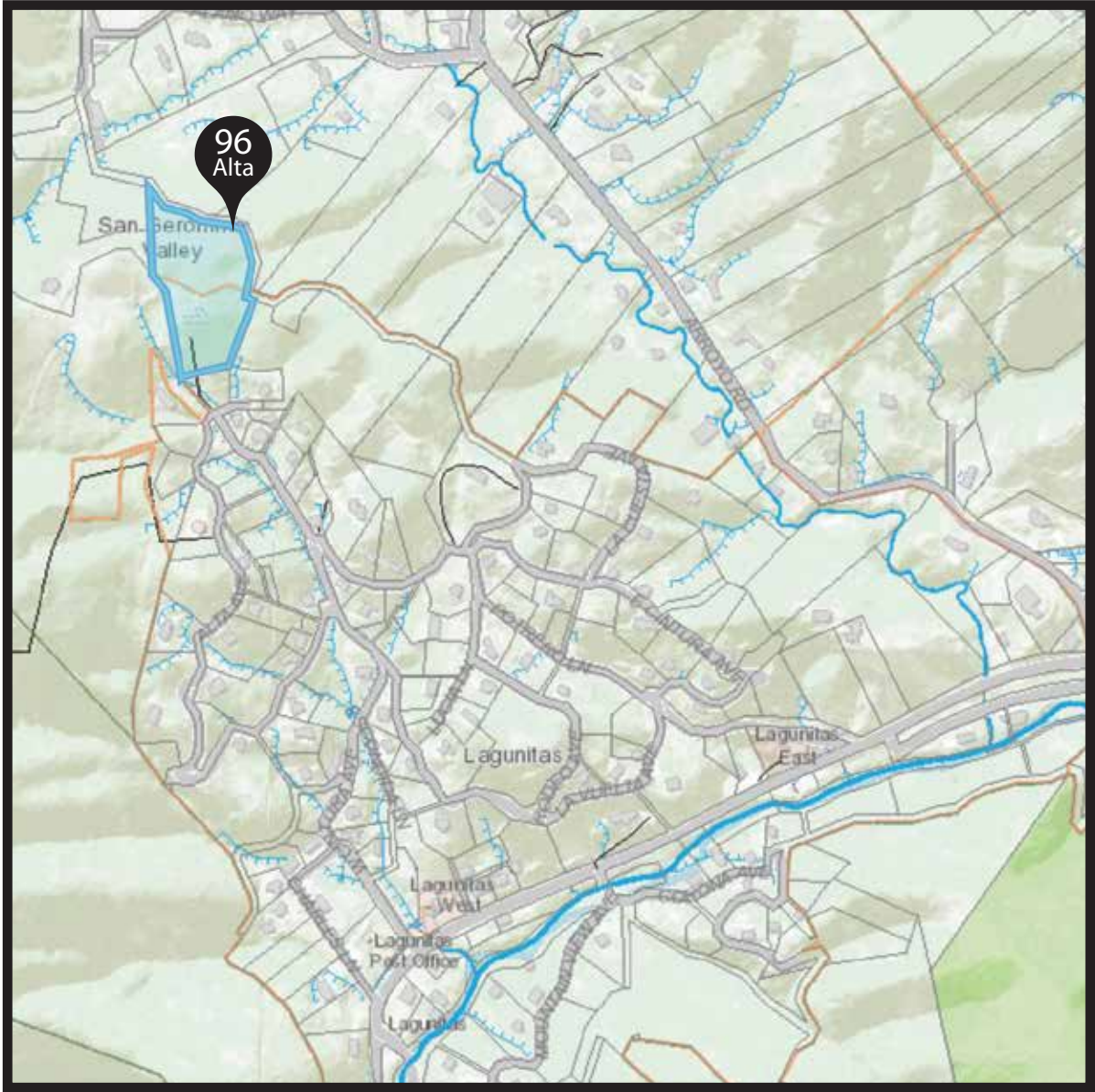
County Permitted SF	1824	SF
Built without permit		
Bath #3	198	SF
Stairwell	51	SF
BR #2 Addition	36	SF
BR #3 Addition	182	SF
Enclosed Deck	63	SF
Mudroom	152	SF
Exterior Deck	126	SF
New		
Studio	182	SF
Demolition		
Storage	126	SF
Studio	182	SF
Additional Square Footage, Total	682	SF
Additional Square Footage, Percentage	37.3	%

NOTE: WORK WITHOUT PERMIT OCCURRED UNDER PREVIOUS OWNERSHIP. IT IS BELIEVED TO HAVE OCCURRED IN 1997.

Sheet Index

- 1 Project Information, Location Map, Site Plan
- 2 Residence Floor Plans
- 3 Residence Elevations / North and South, Project Notes
- 4 Residence Elevations / East and West, Window Schedule
- 5 Residence Sections & Details
- 6 Roof Plans, Carport Plan, Garage Section, Garage Elevations
- 7 Stormwater Control Plan

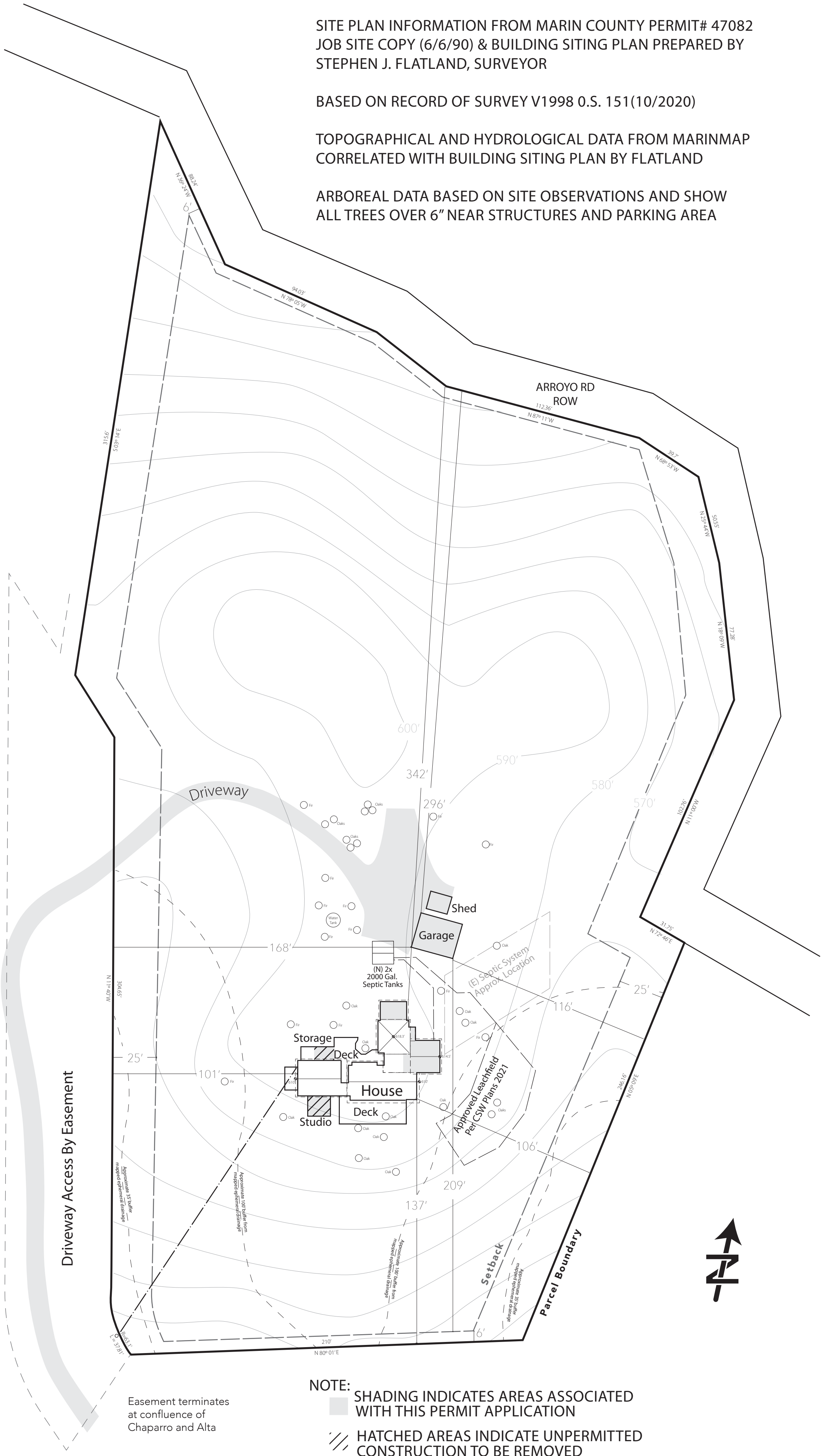
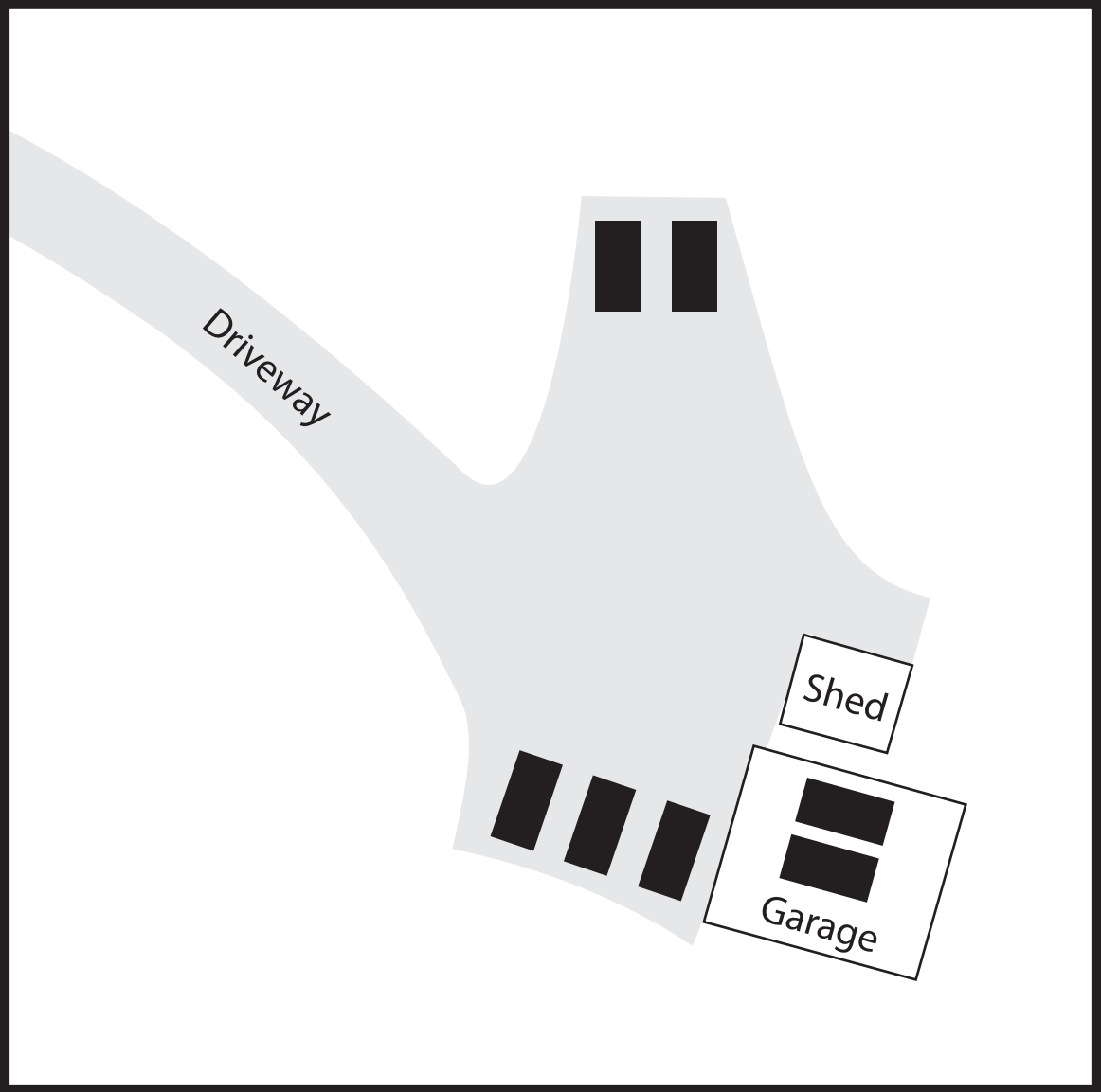
Location Map



Directions

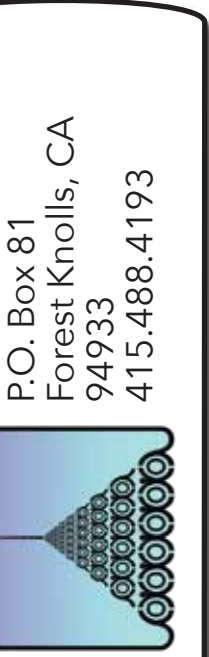
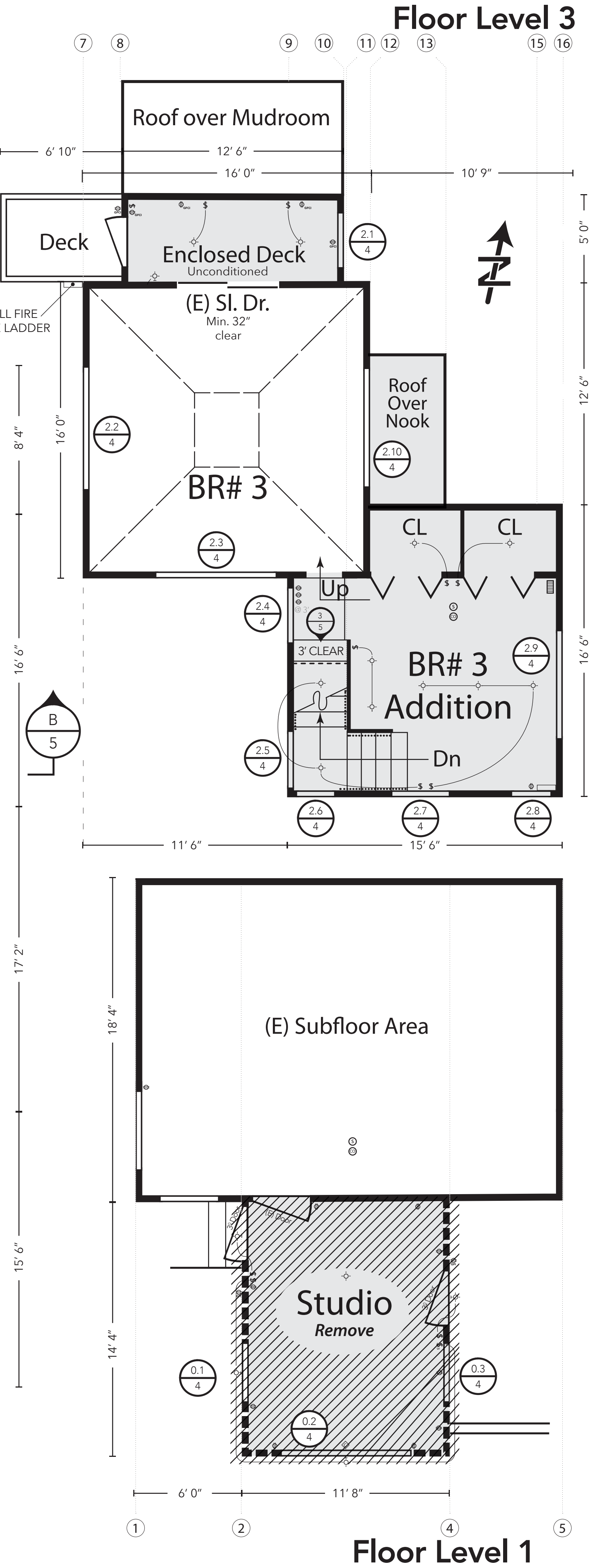
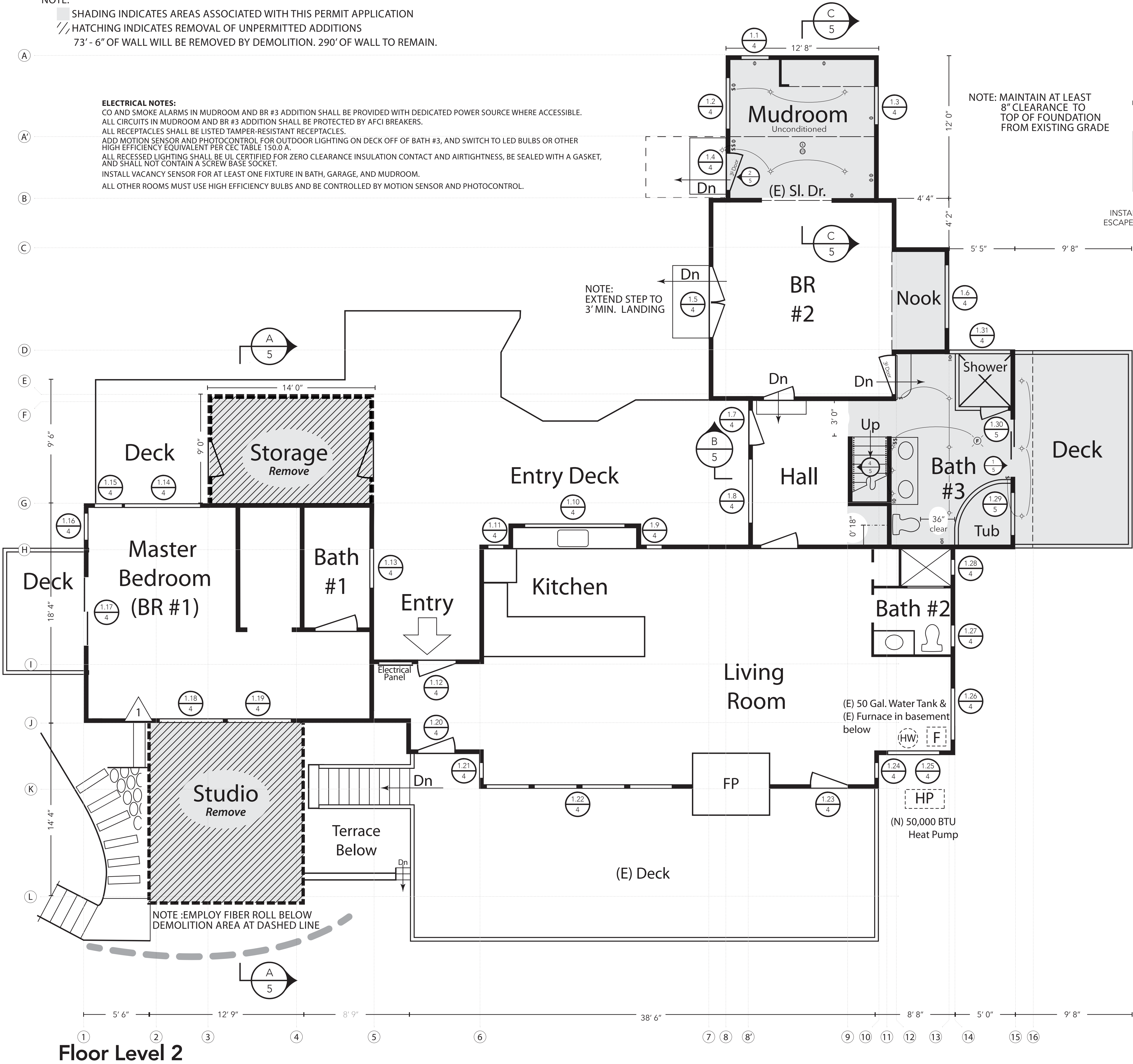
Head Westbound on Sir Francis Drake Blvd.
Turn right on W. Cintura Ave. in Lagunitas.
Continue on as Cintura becomes Alta Ave.

Parking detail



NOTE:
SHADING INDICATES AREAS ASSOCIATED WITH THIS PERMIT APPLICATION
HATCHING INDICATES REMOVAL OF UNPERMITTED ADDITIONS
73'- 6" OF WALL WILL BE REMOVED BY DEMOLITION. 290' OF WALL TO REMAIN.

ELECTRICAL NOTES:
CO AND SMOKE ALARMS IN MUDROOM AND BR #3 ADDITION SHALL BE PROVIDED WITH DEDICATED POWER SOURCE WHERE ACCESSIBLE.
ALL CIRCUITS IN MUDROOM AND BR #3 ADDITION SHALL BE PROTECTED BY AFCI BREAKERS.
ALL RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
ADD MOTION SENSOR AND PHOTOCONTROL FOR OUTDOOR LIGHTING ON DECK OFF OF BATH #3, AND SWITCH TO LED BULBS OR OTHER HIGH EFFICIENCY EQUIVALENT PER CEC TABLE 150.0 A.
ALL RECESSED LIGHTING SHALL BE UL CERTIFIED FOR ZERO CLEARANCE INSULATION CONTACT AND AIRTIGHTNESS, BE SEALED WITH A GASKET, AND SHALL NOT CONTAIN A SCREW BASE SOCKET.
INSTALL VACANCY SENSOR FOR AT LEAST ONE FIXTURE IN BATH, GARAGE, AND MUDROOM.
ALL OTHER ROOMS MUST USE HIGH EFFICIENCY BULBS AND BE CONTROLLED BY MOTION SENSOR AND PHOTOCONTROL.



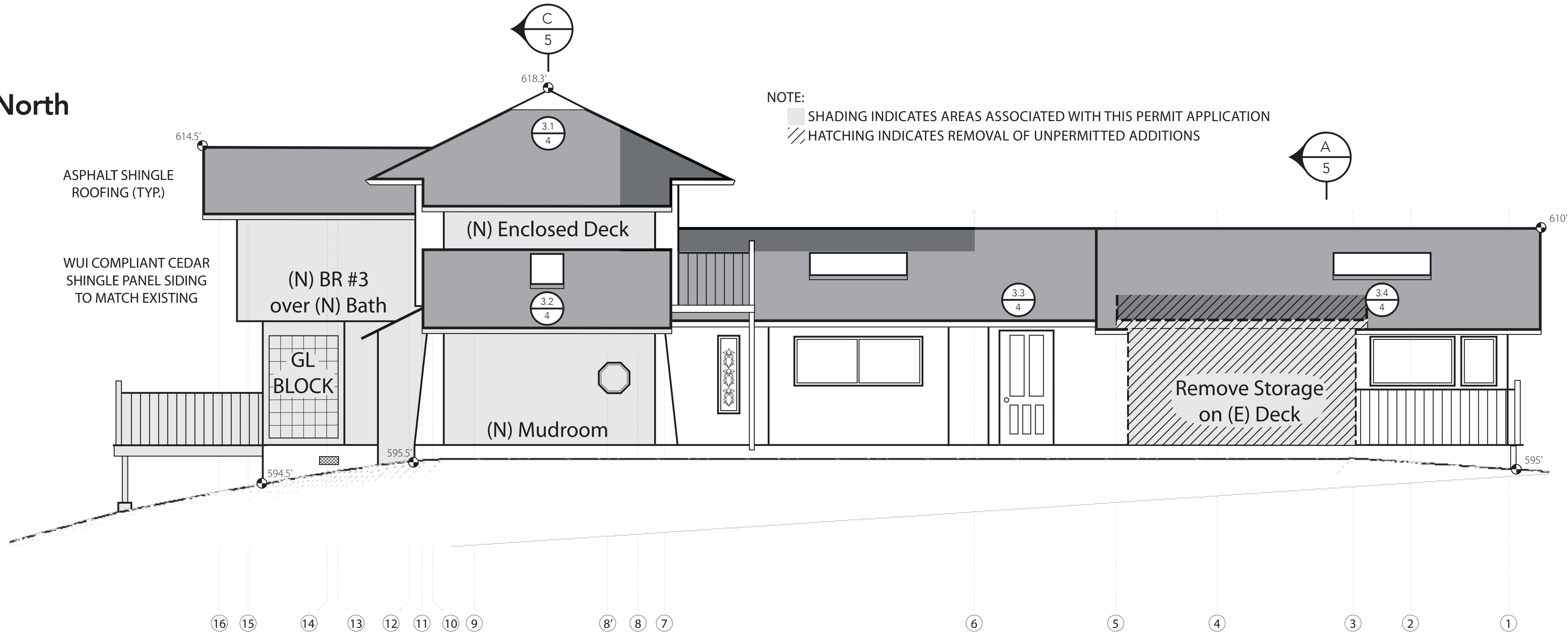
Scale
1/4" = 1'

Parcel #168-071-15
David & Lili Weckler
203 West Bithedale Avenue
Berkeley, CA 94741
(415) 302-2011

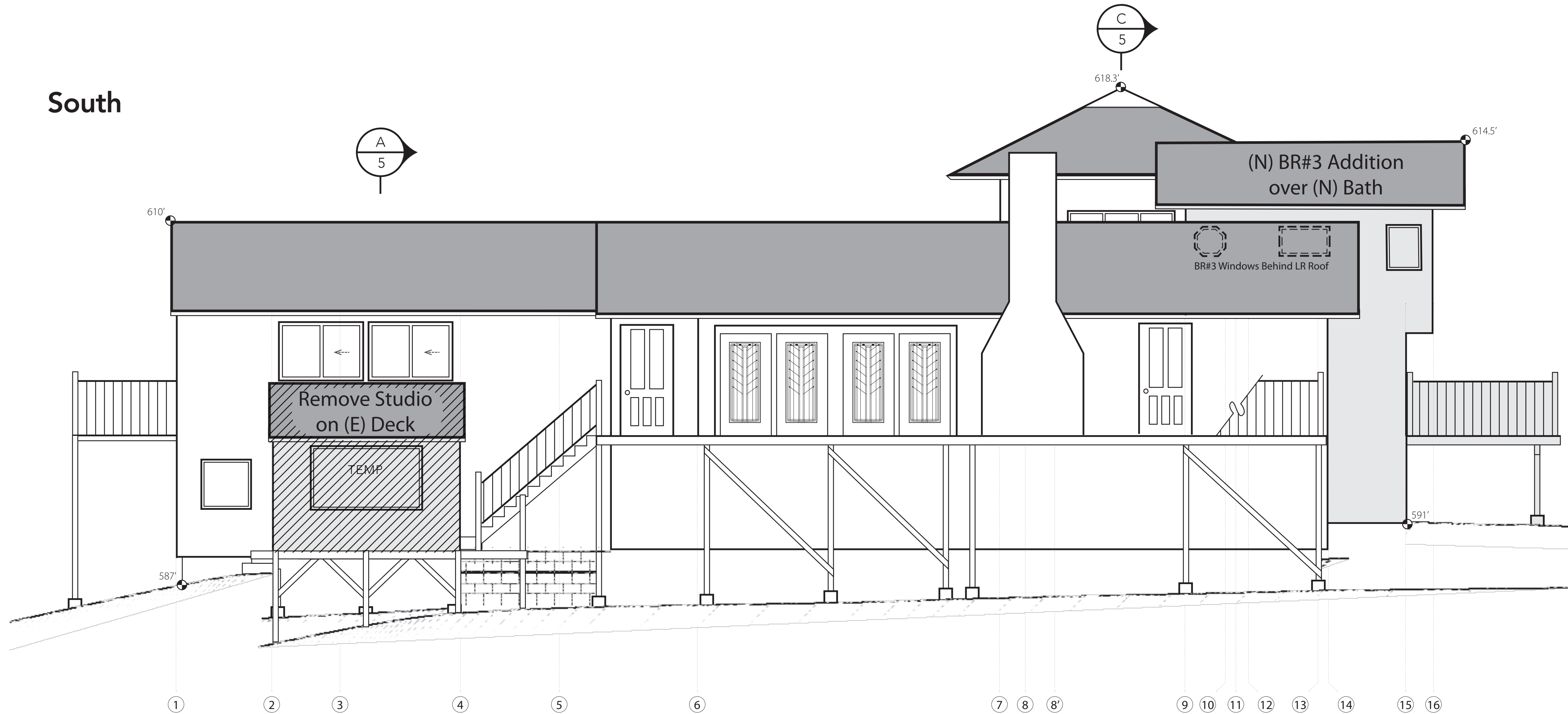
96 Alta, Lagunitas, CA

Floor Plans

North



South



NOTE:
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HATCHING INDICATES REMOVAL OF UNPERMITTED ADDITIONS

Project Notes

1) Contractor shall meet all requirements of The 2019 edition California Code of Regulations, Part 2 of Title 24, the 2019 edition of the California Electrical Code, the 2019 edition of the California Mechanical Code, the 2019 edition of the California Plumbing Code and the 2019 edition of the California Energy Code.

2) Structural observation shall be provided by a licensed Engineer to confirm conformance with plans for foundation, framing, connectors and seismic details.

3) Occupancy Type: R-3
Construction Type: V
Occupant Load: 13

4) The residence does not have or propose an automatic fire sprinkler system. Proposed new and after-the-fact building area does not meet the 50% threshold.

5) Smoke alarms shall be installed on the ceiling in the following locations:
• Inside each bedroom
• Outside each bedroom door
• Inside the basement area beneath Master BR (BR#1)

6) Egress
• Door handles on egress routes shall be set between 34-38" above floor level.
• A code-approved permanently affixed escape ladder shall be provided on the balcony outside of BR#2. Ladders or rungs shall have an inside width of not less than 12 inches and a vertical separation of not greater than 18 inches between rungs.

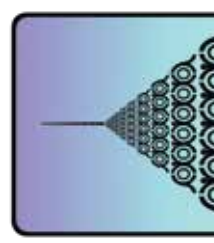
7) Stairways
• Stairways shall have a headroom clearance of not less than 80 inches measured vertically from a line connecting the edge of the nosings.
• Maximum stair riser height shall be 73/4 inches; minimum tread depth shall be 10 inches.
• Tread nosings shall project not more than 11/4 inches beyond the tread below.
• The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by a minimum of 1/2" thick gypsum drywall.
• A handrail shall be installed at a minimum on one side of each stairway. Handrail height, measured above stair tread nosings shall be uniform, not less than 34 inches and not more than 38 inches.
• Handrails shall have a circular cross section outside diameter of not less than 11/4 inches and not greater than 2 inches. Clear space between a handrail and a wall or other surface shall be not less than 11/2 inches. Handrails shall return to a wall at the top and bottom of the stairwell.

8) CBC Chapter 7 Compliance
• Per CBC 701 A.3 project is not required to make improvements to fully comply with WUI regulations as an addition of less than 50% of the original square footage to a structure built prior to 2008.

• All new decking or replacement of decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following;

1. Constructed of ignition-resistant materials and pass performance requirements of SFM 12-7A-4 Parts A & B*, or
2. Constructed with heavy timber, exterior fire-retardant-treated wood or approved non-combustible materials

Civicknit
P.O. Box 81
Forest Knolls, CA
94733
415.486.4193



Scale
1/4" = 1'

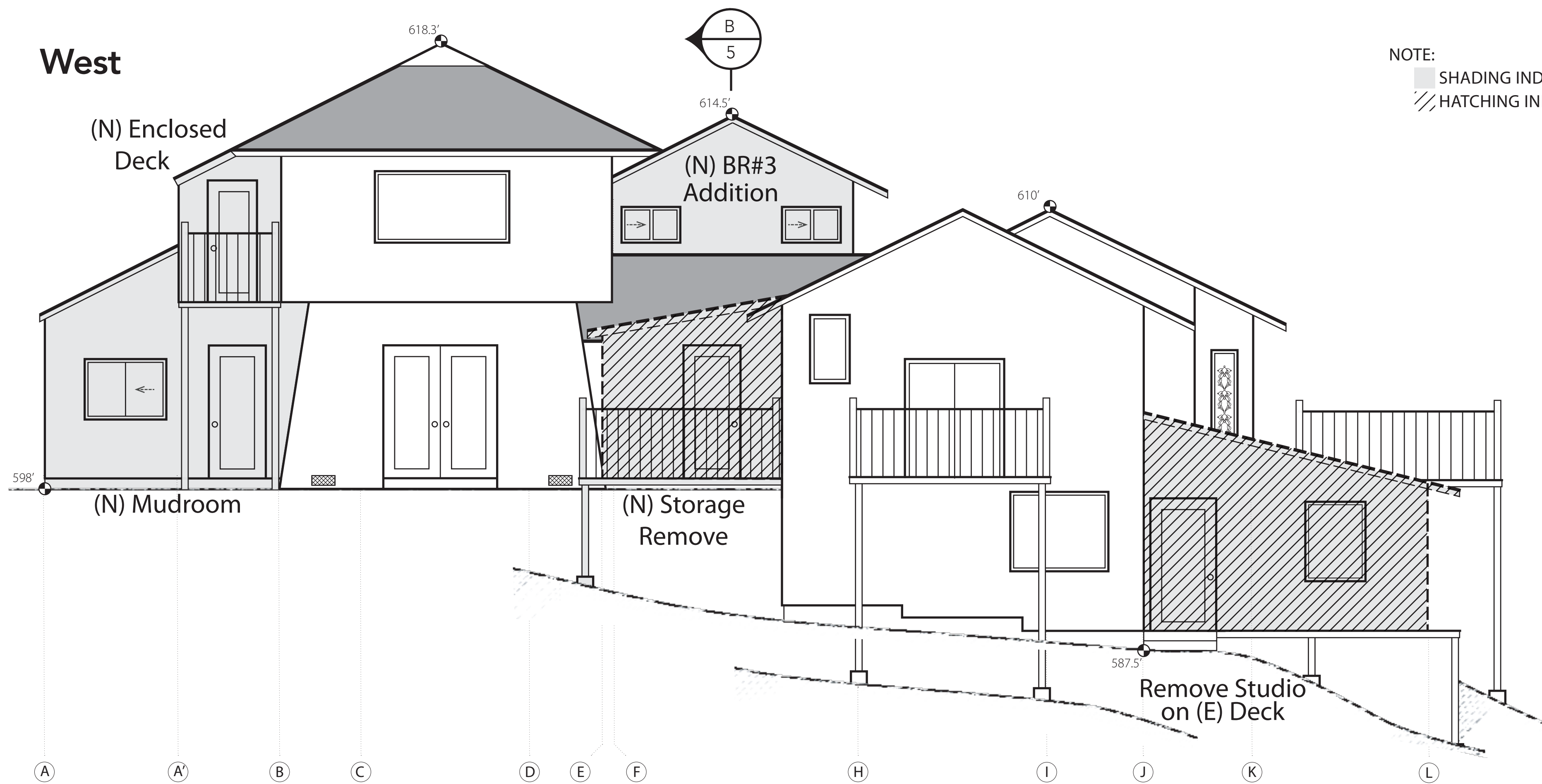
Parcel #168-071-15
David & Lili Weckler
203 West Bithedale Avenue
Berkeley, CA 94741
(415) 302-2011

96 Alta, Lagunitas, CA

Elevations

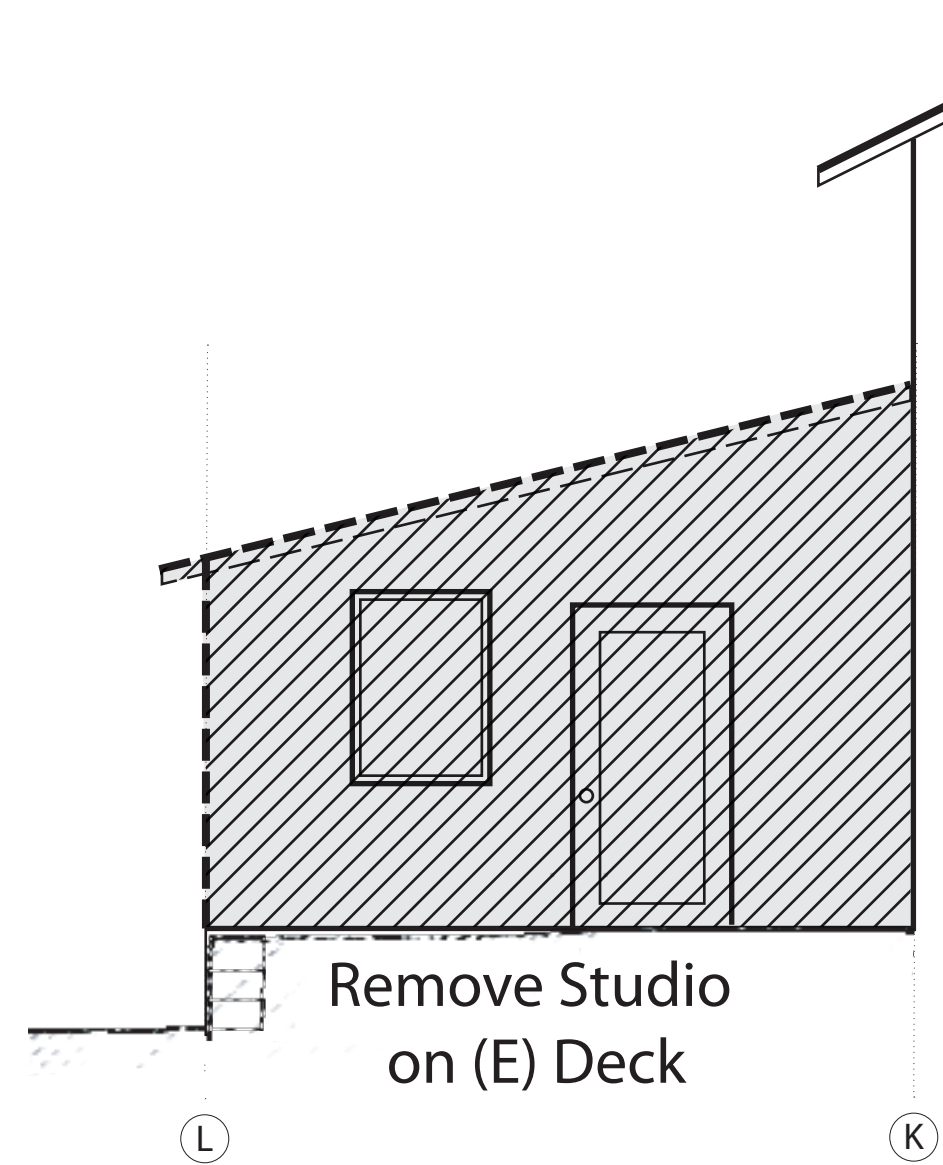
Sheet
3
11/1/24

West

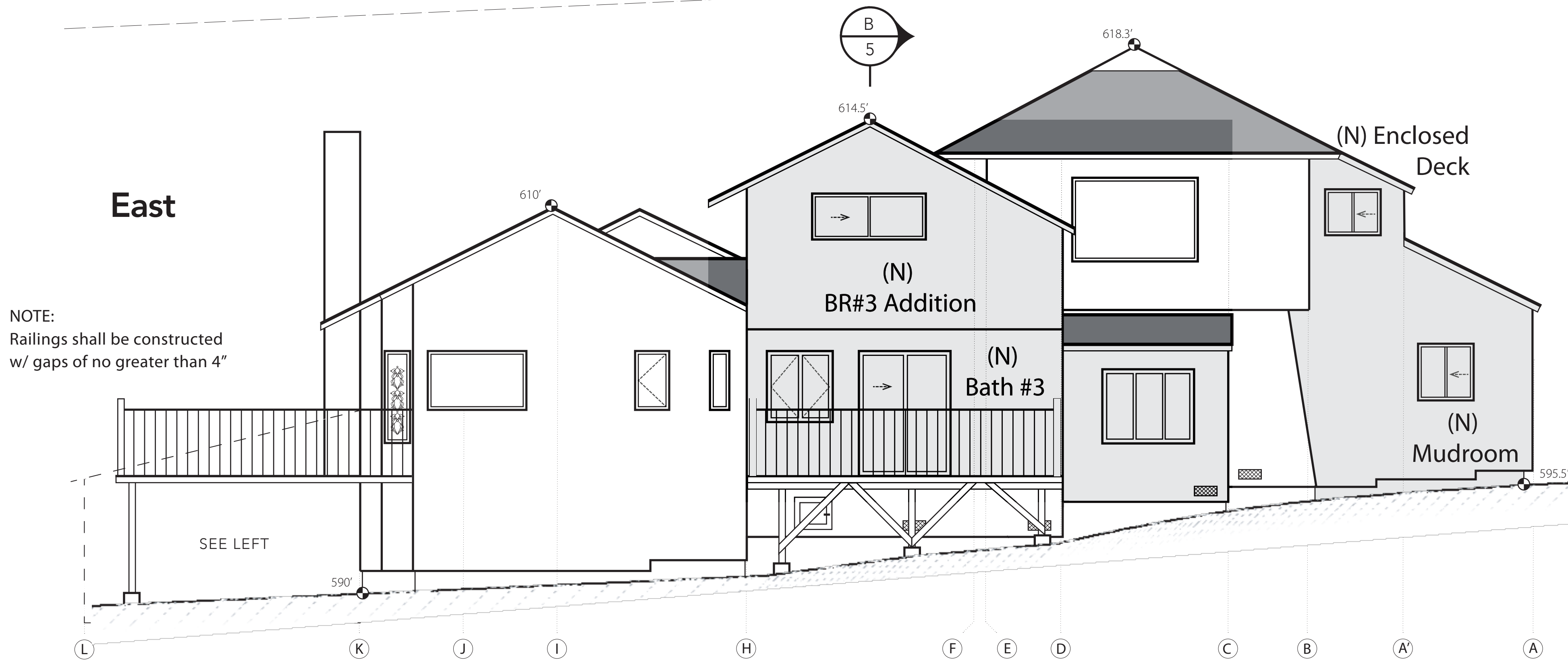


NOTE:
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HATCHING INDICATES REMOVAL OF UNPERMITTED ADDITIONS

Partial East



East



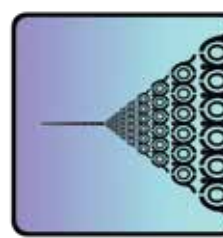
NOTE:
Railings shall be constructed
w/ gaps of no greater than 4"

Window & Door Glass Schedule

Mark	Width	Height	Notes
-0.1	3'	4'	Double-glazed
-0.2	7'	4'	Double-glazed
-0.3	3'	4'	Double-glazed
1.1	2'	2'	Octagonal window
1.2	4'	3'	Slider
1.3	3'	3'	Slider
1.4	3'	6'6"	Wood Door, Half Glass
1.5	3'	6'6"	Dbl drs. French. single dr dim.
1.6	6'	5'	
1.7	3'	6'6"	Wood door, Half glass
1.8	5'	3'	
1.9	1'	5'	Stained glass
1.10	8'	3'	
1.11	1'	5'	Stained glass
1.12	3'	6'6"	French Door
1.13	3'	2'	
1.14	6'	3'	Slider
1.15	2'	3'	
1.16	2'	3'	
1.17	3'	6'6"	Dbl Drs. French. single dr dim.
1.18	5'	4'	Slider
1.19	5'	4'	Slider
1.20	3'	6'6"	Wood door, Half glass
1.21	1'	5'	Stained glass
1.22	3'	6'6"	4 inop. French drs. single dr. dim
1.23	2'	3'	Entry door glass
1.24	1'	5'	Stained glass
1.25	4'	3'	
1.26	4'	3'	
1.27	2'	3'	Casement
1.28	1'	3'	
1.29	3'	4'	Casement
1.30	3'	6'6"	Dbl drs. Slider. single door dim.
1.31	4' 9"	6'	6x6 glass blocks, 3 1/2" deep
2.1	2' 6"	4'	Slider
2.2	5' 10"	2' 10"	
2.3	5' 10"	2' 10"	
2.4	2' 10"	1' 10"	
2.5	2' 10"	1' 10"	
2.6	2'	2'	Octagonal window
2.7	5' 10"	2' 10"	
2.8	2'	3'	Casement, egress window
2.9	6'	4'	
2.10	6'	4'	
3.1	4'	4'	Tower skylight
3.2	2'	2'	Mudroom skylight
3.3	2'	8'	Kitchen skylight
3.4	6'	2'	Bedroom #1 skylight

NOTE: ALL WINDOWS FIXED UNLESS NOTED.
SCHEDULE SHADING INDICATES NEW WINDOWS
PART OF ADDITION COVERED BY THIS PERMIT.
ALL NEW WINDOWS REQUIRE A MINIMUM OF
1 PANE TEMPERED GLASS, OR GLASS BLOCK UNITS,
OR 20-MINUTE FIRE RESISTANCE RATING, OR
CONFORM TO STANDARDS OF SFM 12-7A-2*

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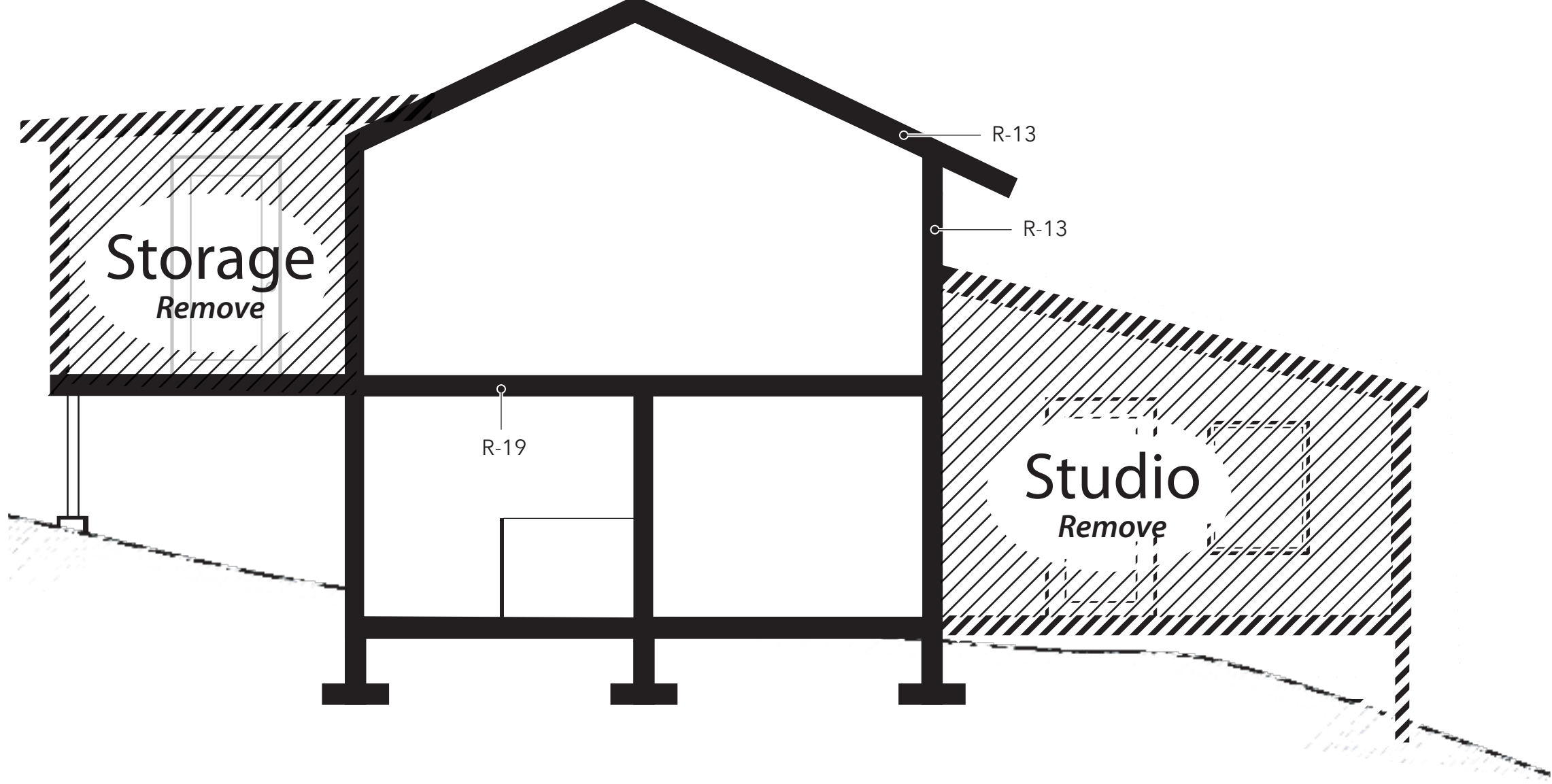
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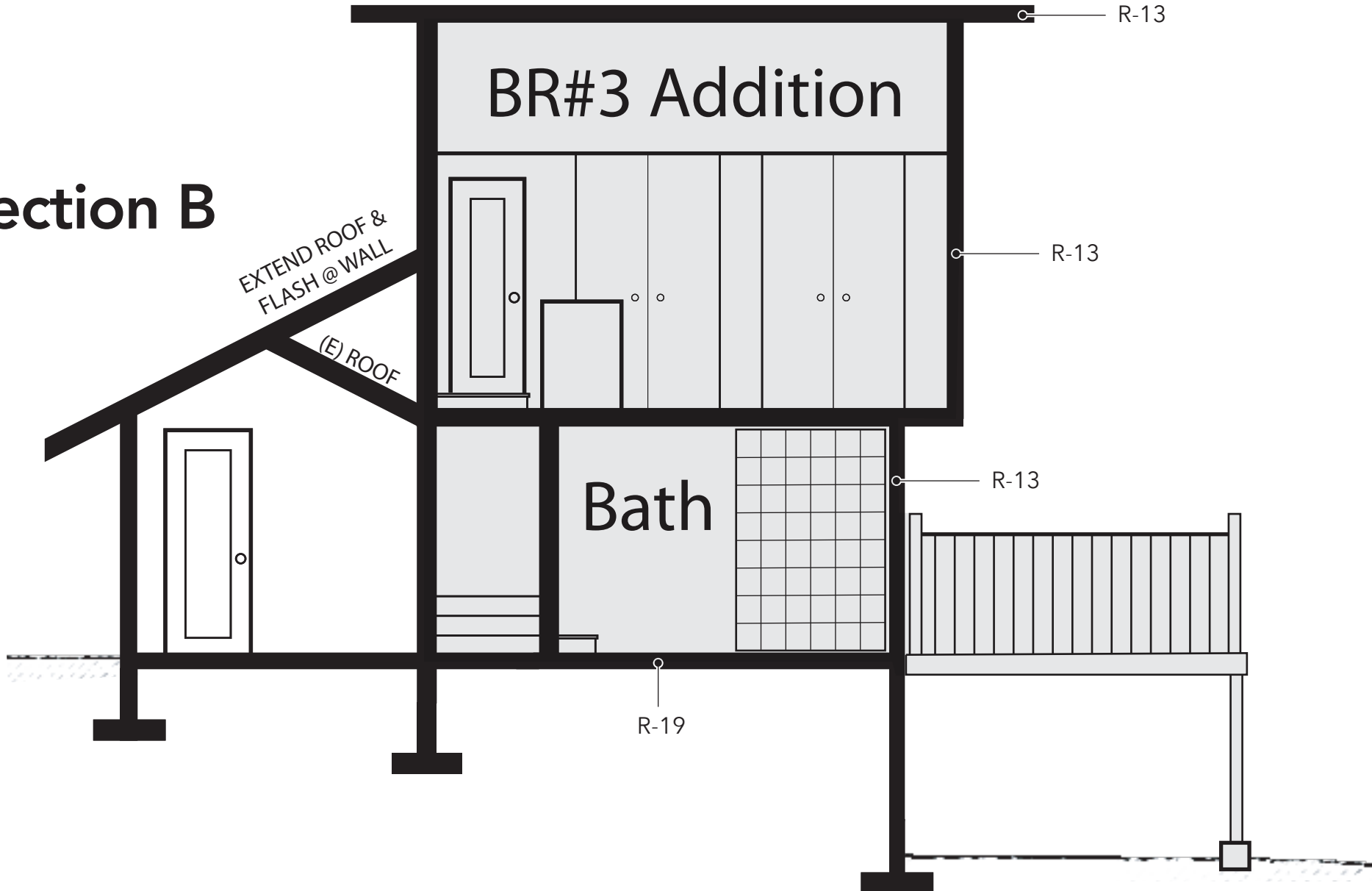
96 Alta, Lagunitas, CA

Elevations II

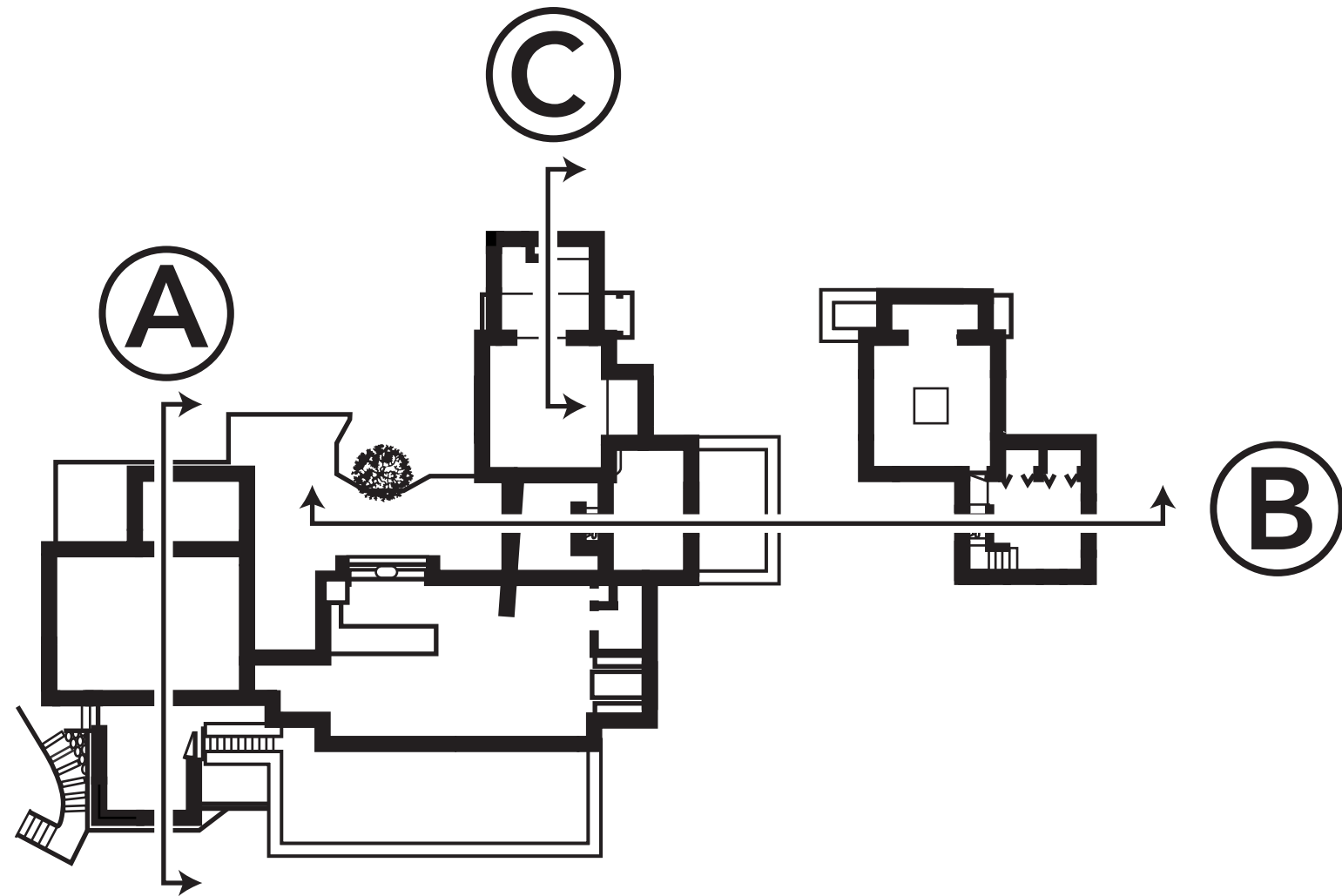
Section A



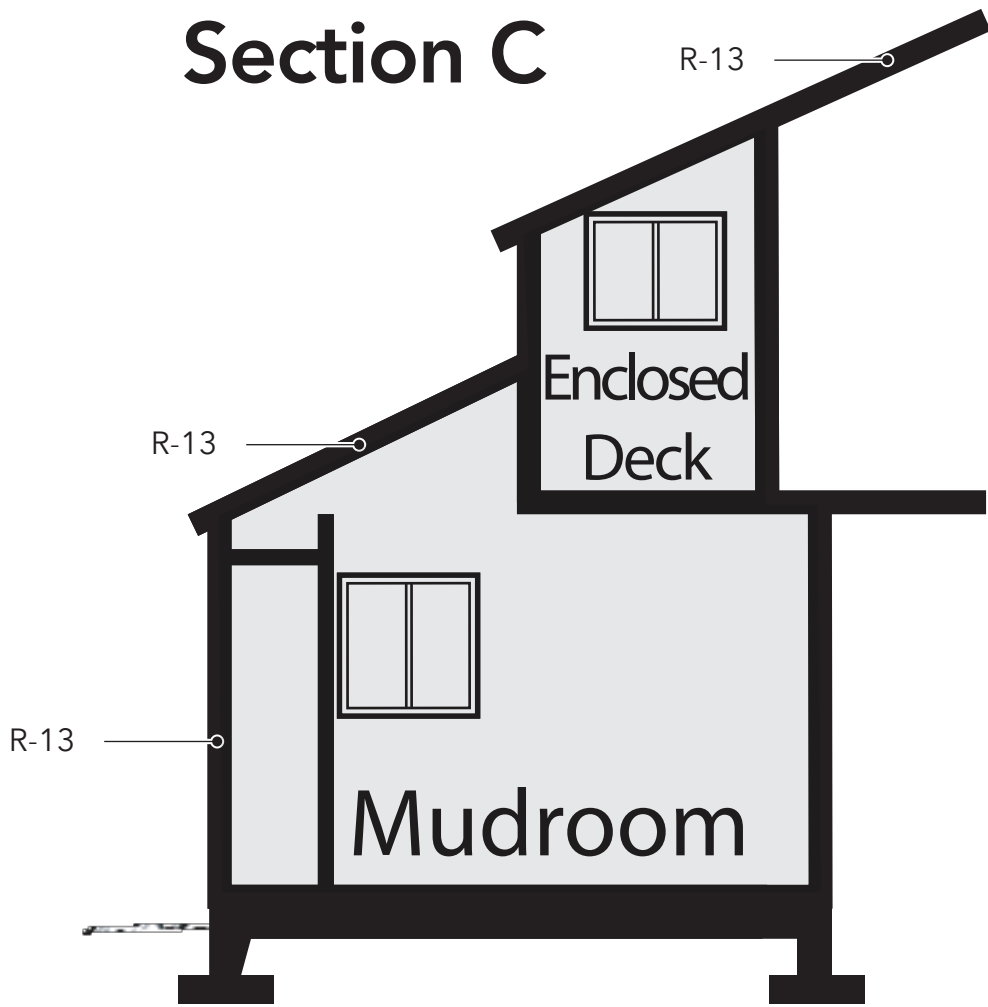
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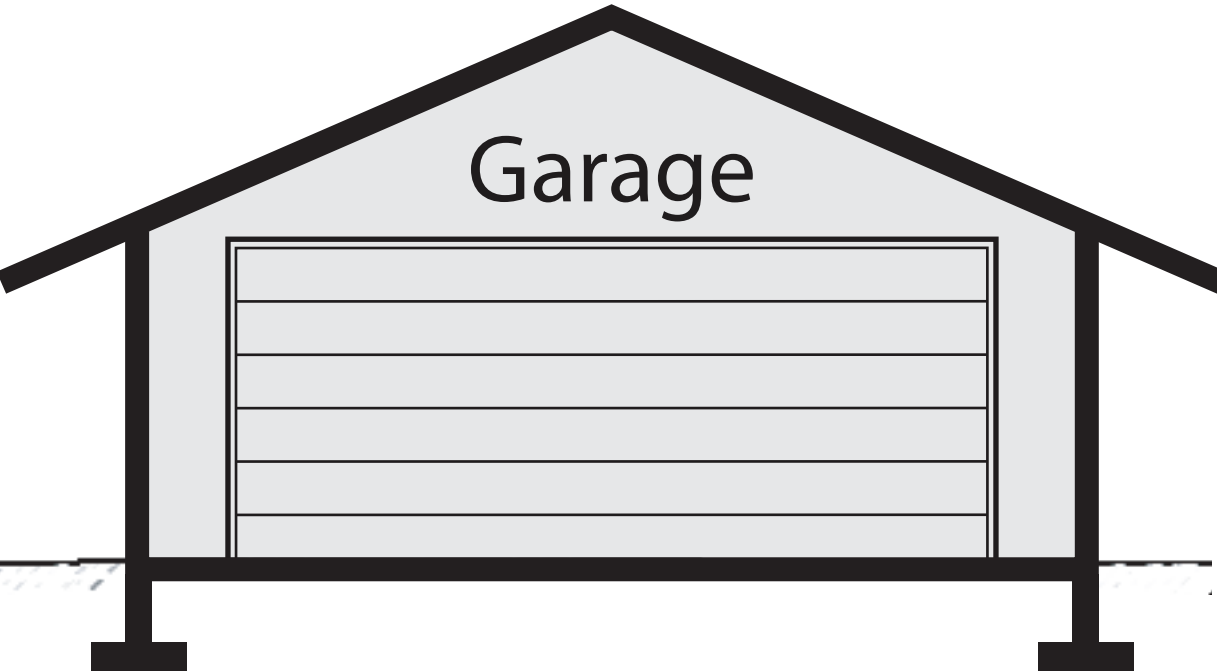
Section Key



Section C

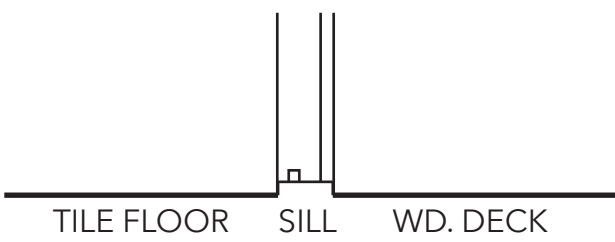


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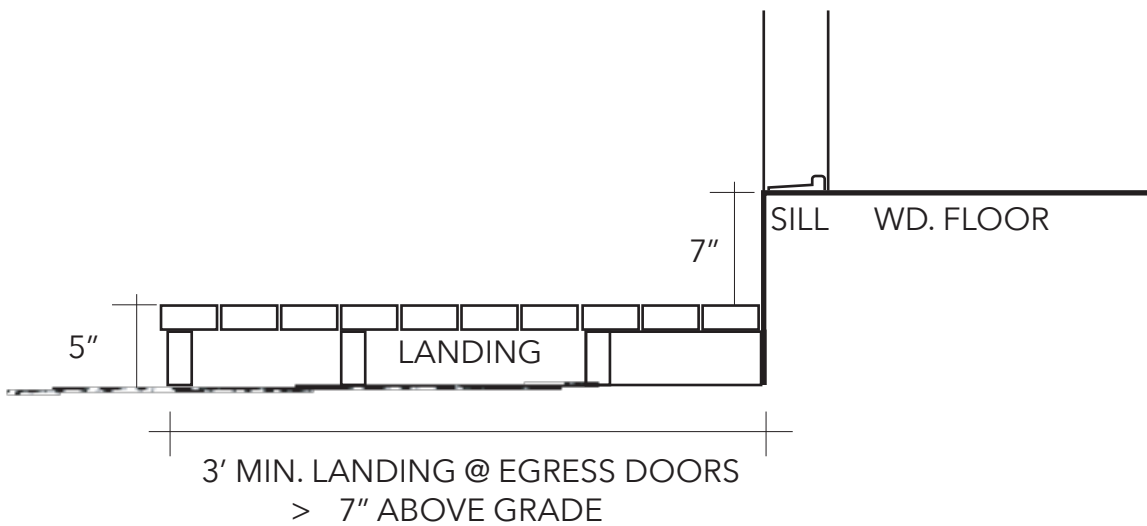
Detail 1

Scale
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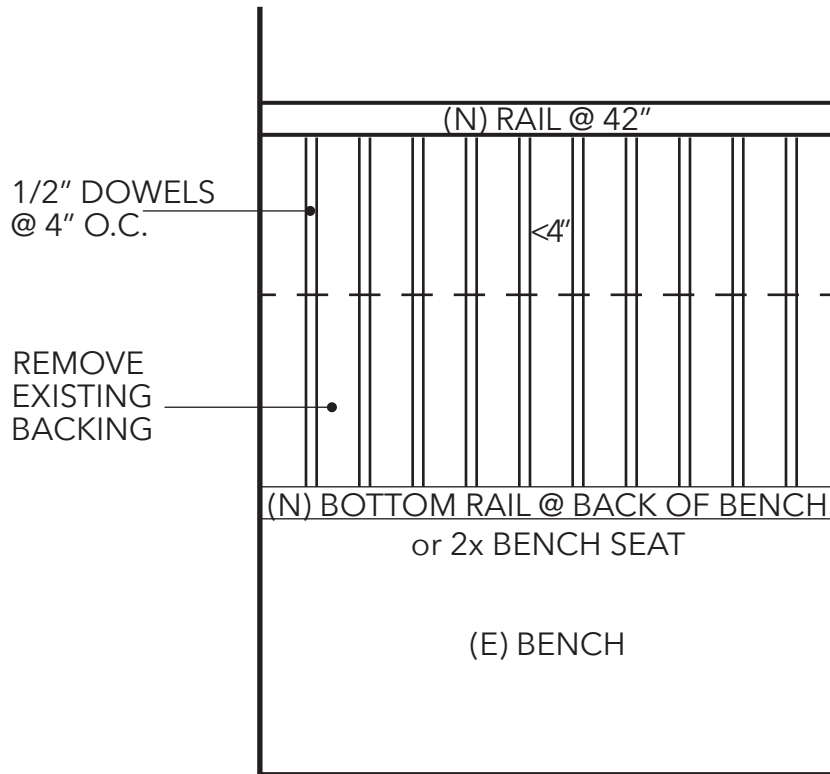
Detail 2

Scale
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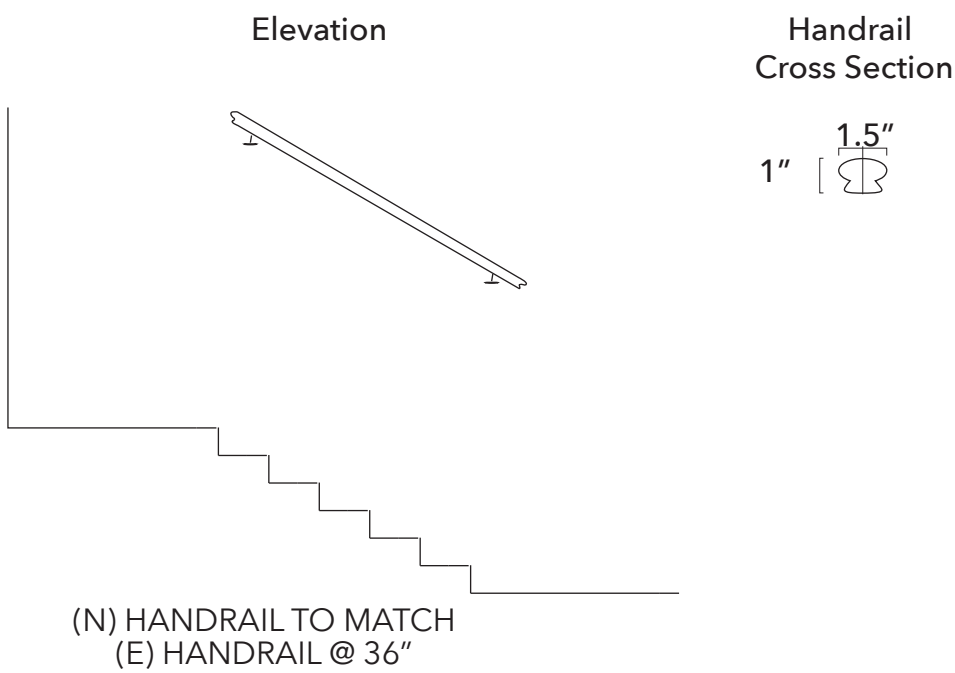
Detail 3

Scale
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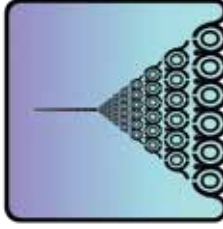


Detail 4

Scale
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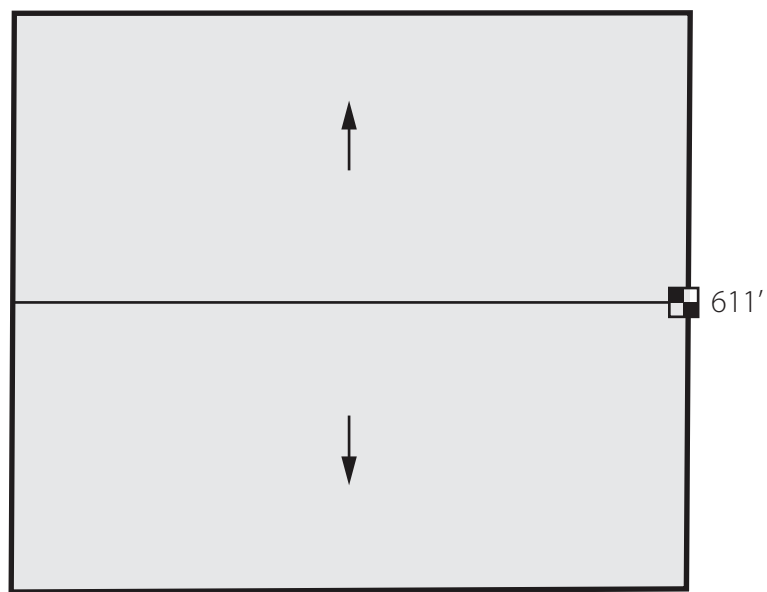


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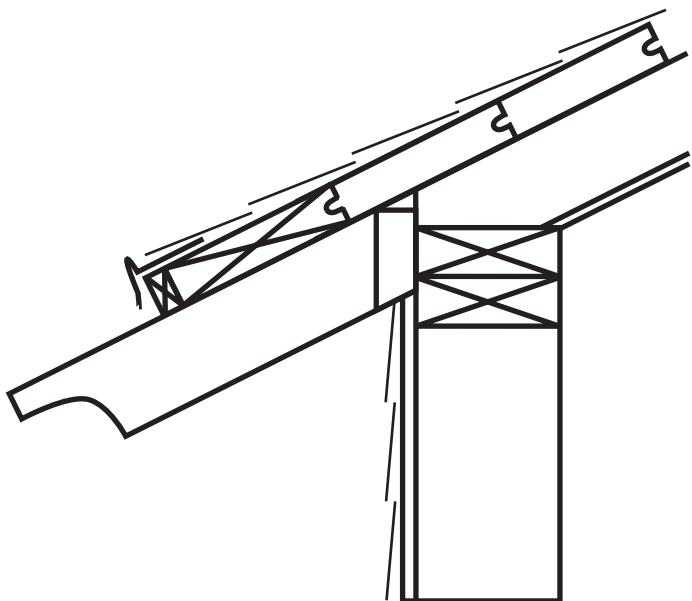
Roof Plan

Scale: 1/8" = 1'



Eave Details

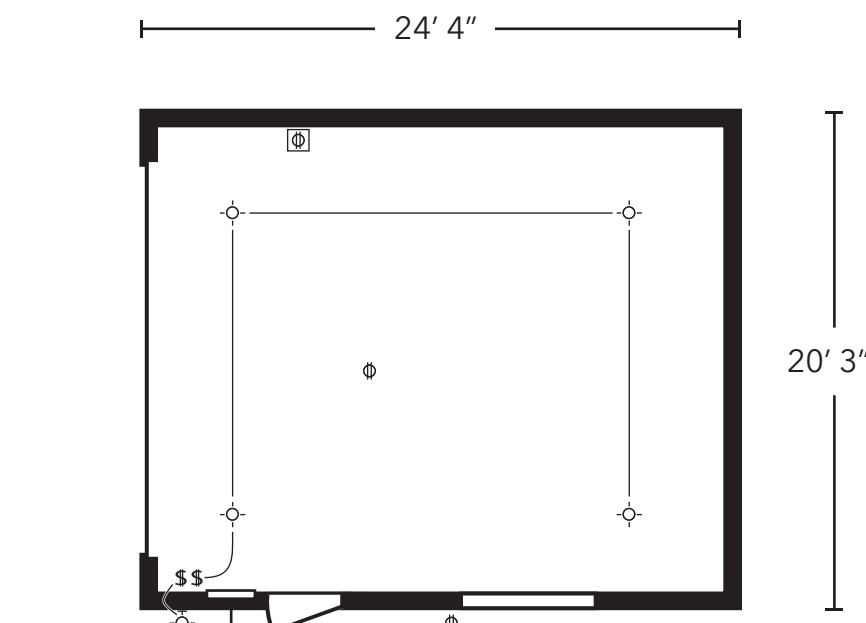
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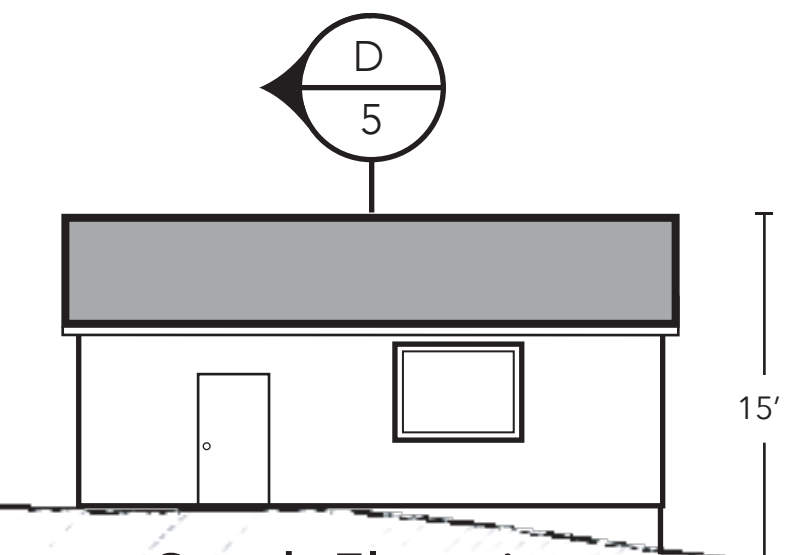
2 Story

Garage Details

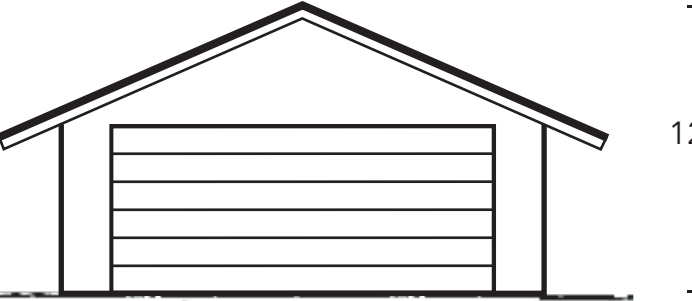
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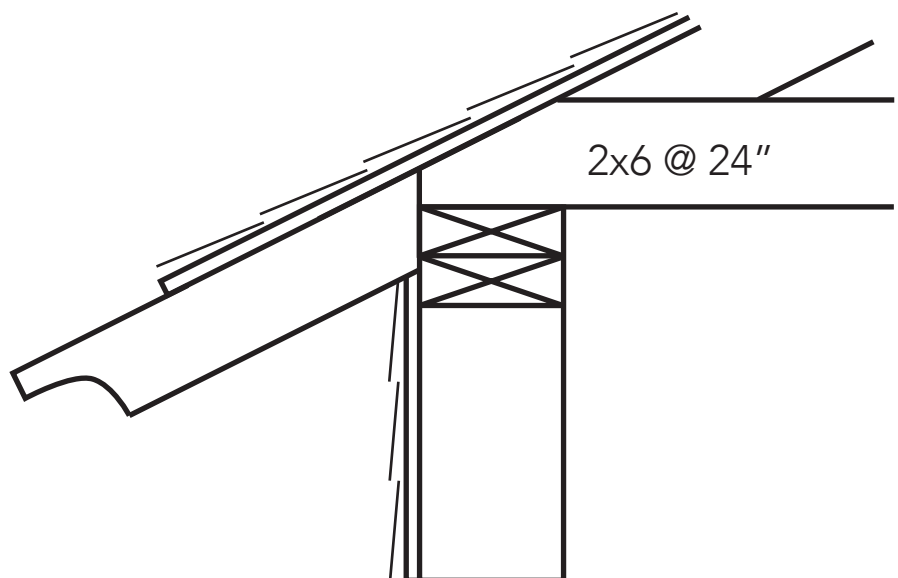
Floor Plan



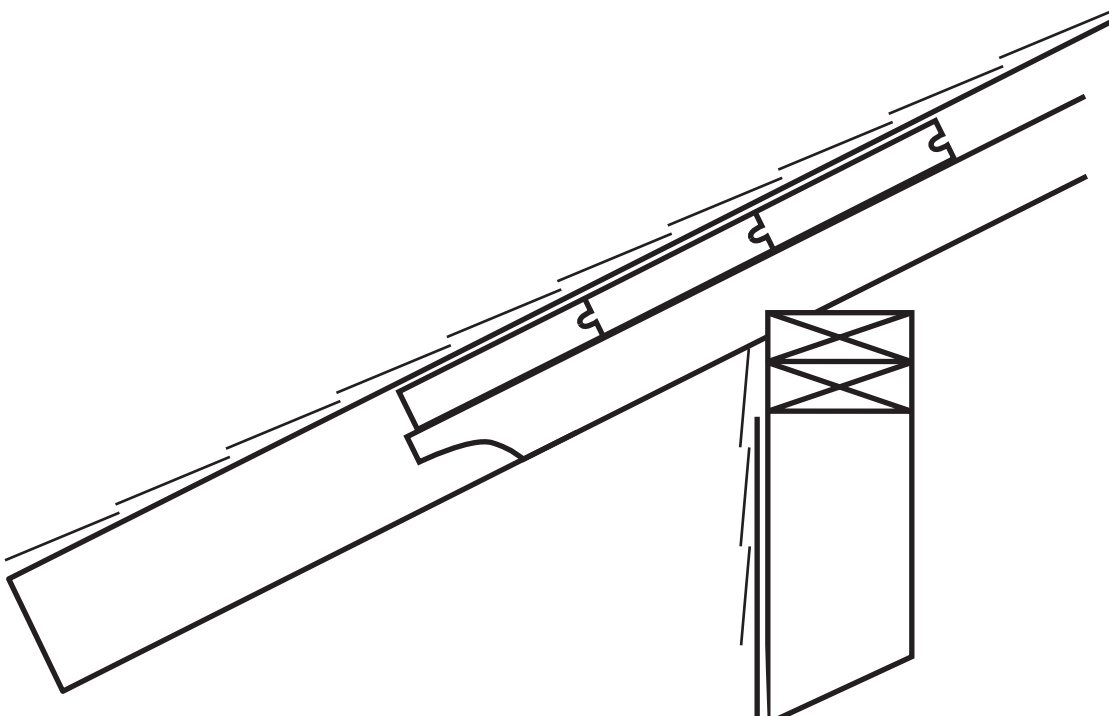
South Elevation



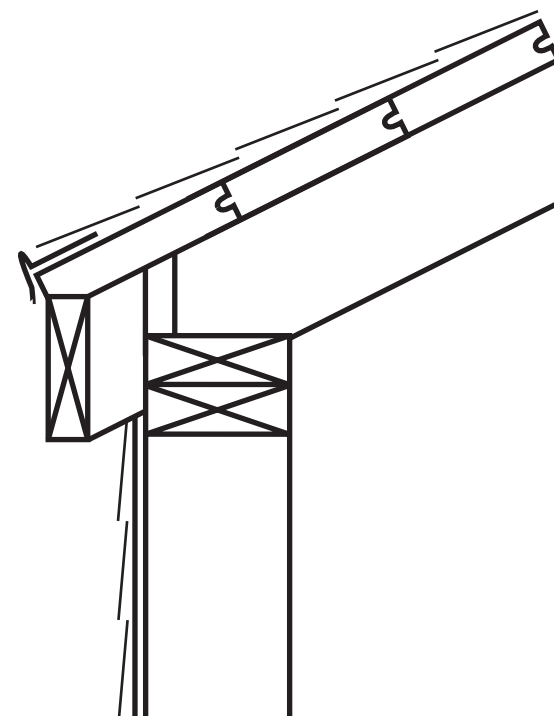
West Elevation



Garage



Upper Porch



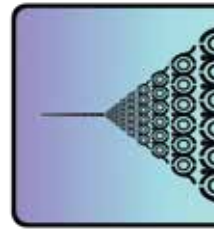
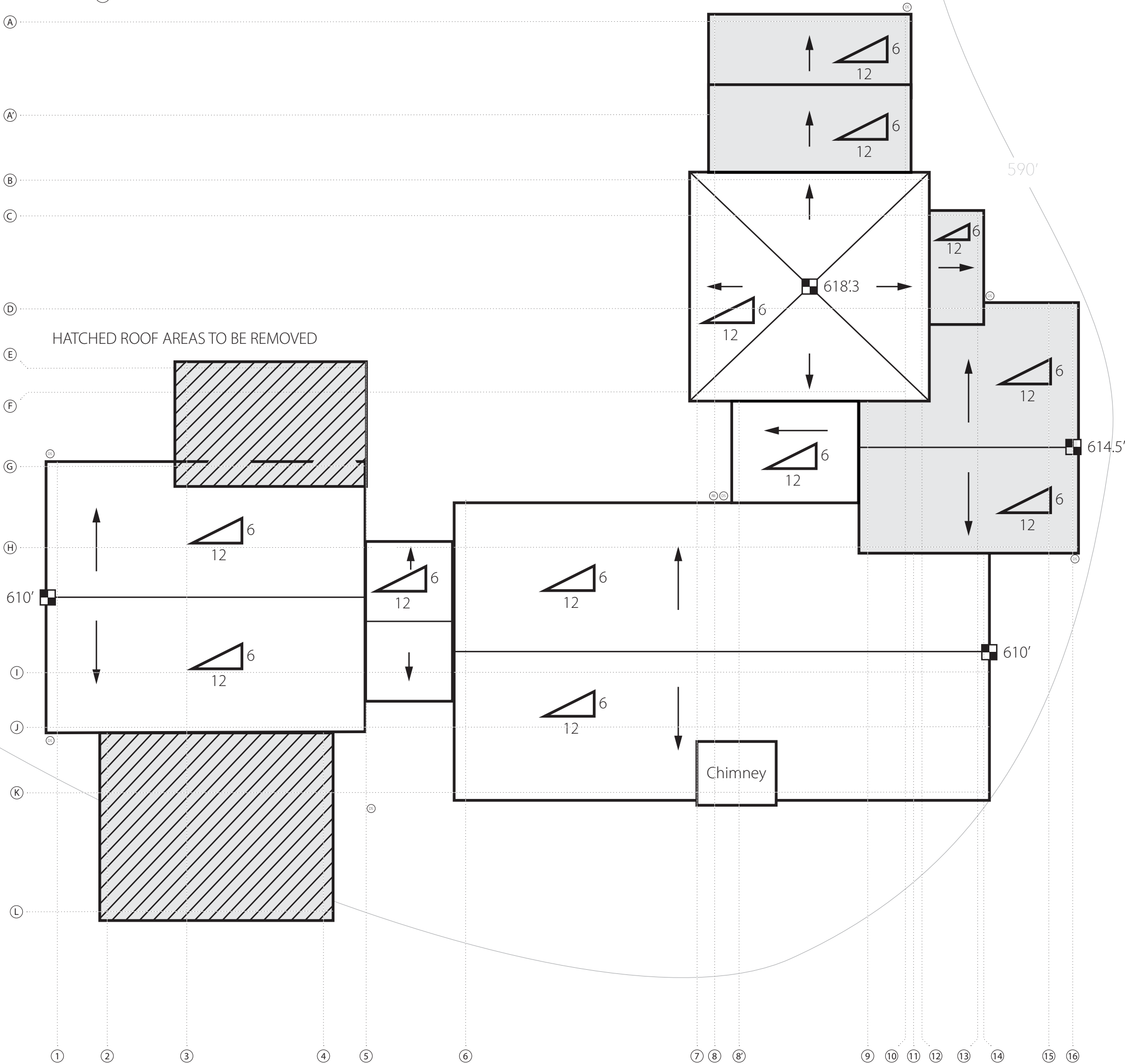
Lower Porch

NOTE:
ALL SHINGLES TO USE 15# FELT UNDERLAYMENT
ROOF ASSEMBLY REQUIRES NO VENTILATION

NOTE: (N) ROOF GUTTERS SHALL BE INSTALLED WITH SCREENS
PROVIDED TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS

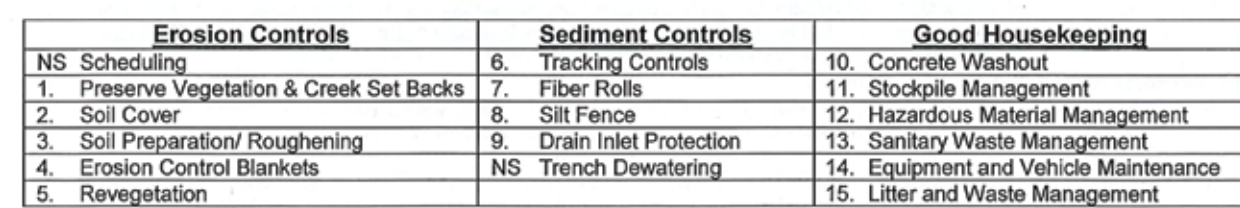
(N) = DOWNSPOUT LOCATION
(N) = RAIN BARREL LOCATION

ROOF ELEVATIONS BASED ON ASSUMED
GRADE OF 590' AT CORNER OF TOWER
AND TOPOGRAPHIC DATA FROM MARINMAP





TOTAL VEGETATED LANDSCAPE AREA IS OVER 200%
OF TOTAL IMPERVIOUS AREA



Note: Select an effective control or 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 immediately repair or replace damaged BMPs.

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 at <http://www.caltrans.ca.gov/programs/cleanair/bmp/>.

Visit www.mcsnp.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**

Fiber Rolls Use fiber rolls as a perimeter control device, along contours of slopes, and around steel structures. On slopes place rolls 10 to 20 feet apart (varying closer spacing on steeper slopes). Install rolls to conform, if more than one roll is used in a new roadway roll do not abut. Hook end of roll: "spitsole, install roll per either Type 1 (grake rolls into shallow trenches) or Type 2 (elake 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 other aperture netting. See: <https://www.casqa.com/resources/using-fiber-rolls-to-protect-wildlife/>. Manufactured (non-wooden) can be used in lieu of fiber rolls.

For more info see the following factbooks: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-6 (Type 4) Type 2L.

NOTE: EMPLOY FIBER ROLLS BELOW DEMOLITION AREA
AS INDICATED ON FLOOR PLAN, SHEET 2

