

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
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# F13a

2-22-0208 (NICOLAI SFD)

NOVEMBER 18, 2022

### EXHIBITS

#### **Table of Contents**

#### **Exhibit 1 – Location Map**

#### **Exhibit 2 – Site Photos**

#### **Exhibit 3 – Proposed Project Plans**

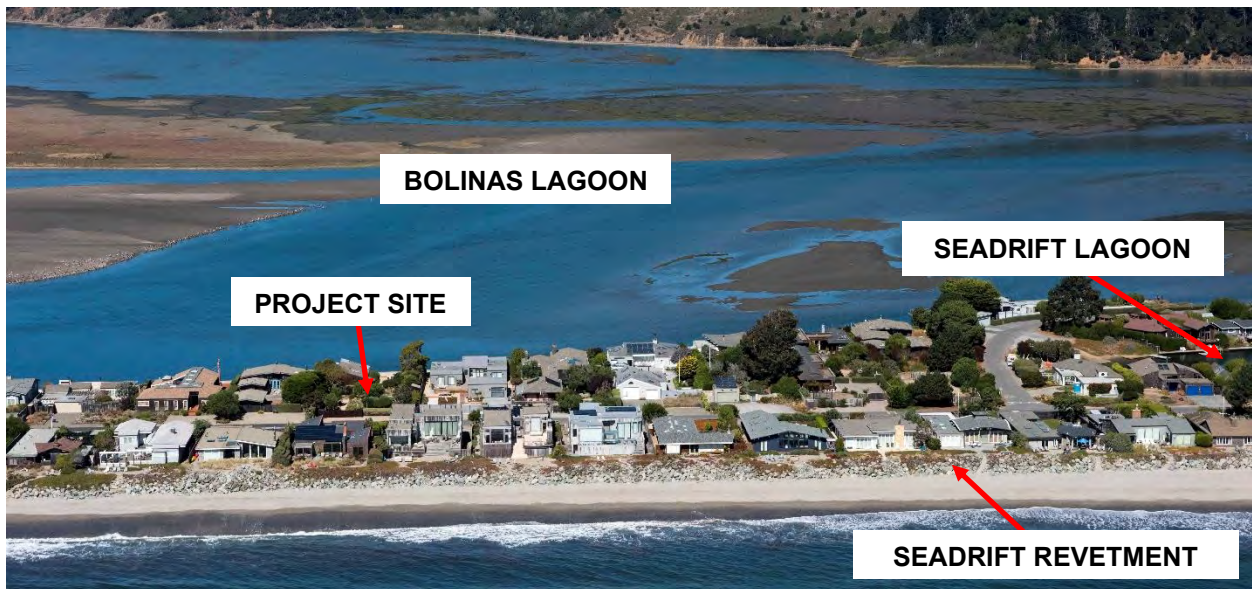
#### **Exhibit 4 – Proposed Septic Plan**

#### **Exhibit 5 – FEMA Flood Hazard Map**

321 SEADRIFT – LOCATION MAP  
MARIN COUNTY



**321 SEADRIFT – SITE PHOTOS  
MARIN COUNTY**



*Source: Coastal Records Project, 2019*







[illegible]

WINDOW NOTES:  
1. WINDOW SHALL BE FLEECWOOD W/ BROZEN ALUMINUM FINISHES  
2. ALL EXTERIOR GLAZING SHALL BE LOW E-2 INSULATED GLASS  
3. ALL OPERATORS SHALL BE CAPT HANDLES, FINISH SHALL BE SATIN NICKEL.  
4. CONTRACTOR SHALL SUBMIT COPY OF WINDOW ORDER TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO MAKING FINAL ORDER.

No	Type	Size (nbits) (avg. data)	Hardware	Algorithms
1	AA	$2^{-5} \times 8 \times 1$	SECURITY	HEAVY-WEIGHT CENTRUM SHIELD
2	AA	$2^{-5} \times 8 \times 1$	SECURITY	HEAVY-WEIGHT CENTRUM SHIELD
3	BB	$8 \times 16 \times 17 \times 8 \times 1$	SECURITY	CONFIDENTARY EMBERS
4	CC	$9 \times 64 \times 8 \times 1 \times 1$ V/E	SECURITY	CONFIDENTARY EMBERS
5		$2^{-5} \times 5 \times 1 \times 16 \times 1$ V/E	SECURITY	CONFIDENTARY EMBERS
6				HEAVY-WEIGHT (E) OPENING

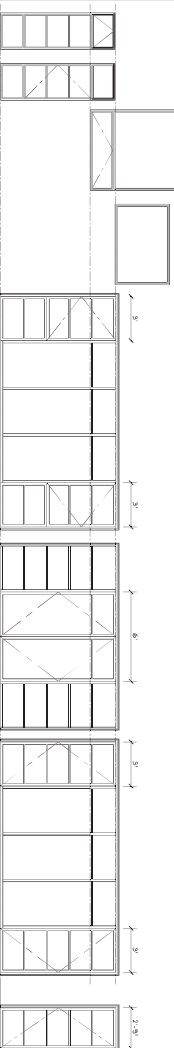
5	NA	SECURITY	CONTINGENCY COLLECTION	FEEDBACK / COMMENTS
EXT. DOOR NOTED:				
1. UNUSUAL, STRYCH SHED, BE WEATHER SHIELD, CONTEMPORARY COLLECTION				
OVERALL DOORS SHALL BE WEATHER SHIELD CONTEMPORARY COLLECTION				
OVERALL WINDOWS SHALL BE WEATHER SHIELD CONTEMPORARY COLLECTION				
2. ALL GLAZING SHALL BE LOW-E, INSULATED, TINTED, 6.55				
3. ALL WINDOW OPERATORS SHALL BE CRYSTAL HANDLES, FINISH SHALL BE 947N, NICKEL				
4. ALL DOOR HARDWARE SHALL BE 945 AS SELECTED BY OWNER, FINISH 947N NICKEL				
5. CONTRACTOR SHALL SUBMIT COPY OF WINDOW ORDER TO OWNER AND ARCHITECT FOR APPROVAL				

No	TYPE	DESCRIPTION	SIZE	HANDLING	REMARKS
4	AAA		2'-0" x 1 1/4"	POSSIBLE	
5	AAA		2'-0" x 1 1/4"	PRE-VAC	
6	AAA		2'-0" x 1 1/4"	PRE-VAC	
7	AAA		2'-0" x 1 1/4"	PRE-VAC	
8	AAA		2'-0" x 1 1/4"	PRE-VAC	
9	BBB		2'-0" x 1 1/4"	POSSIBLE	
10	BBB		2'-0" x 1 1/4"	POSSIBLE	
11	BBB		2'-0" x 1 1/4"	POSSIBLE	
12	CCC		2'-0" x 1 1/4"	POSSIBLE	
13	AAA		2'-0" x 1 1/4"	POSSIBLE	
					FULL LOWER PAIR OF DOORS
					POCKET

N<sup>o</sup>. DOOR NOTES:  
1. ALL INTERIOR DOORS SHALL BE FLUSH PAINT GRADE SOLID CORE DOORS UNLESS OTHERWISE NOTED  
2. ALL DOORS SHALL BE 1-3/4" THICK (FIELD VERIFY) EXISTING TO MATCH EXISTINGS  
3. HINGED DOORS SHALL HAVE 2 PAIR OF HINGES PER LEAF FINISH SATIN NICKEL

[illegible]

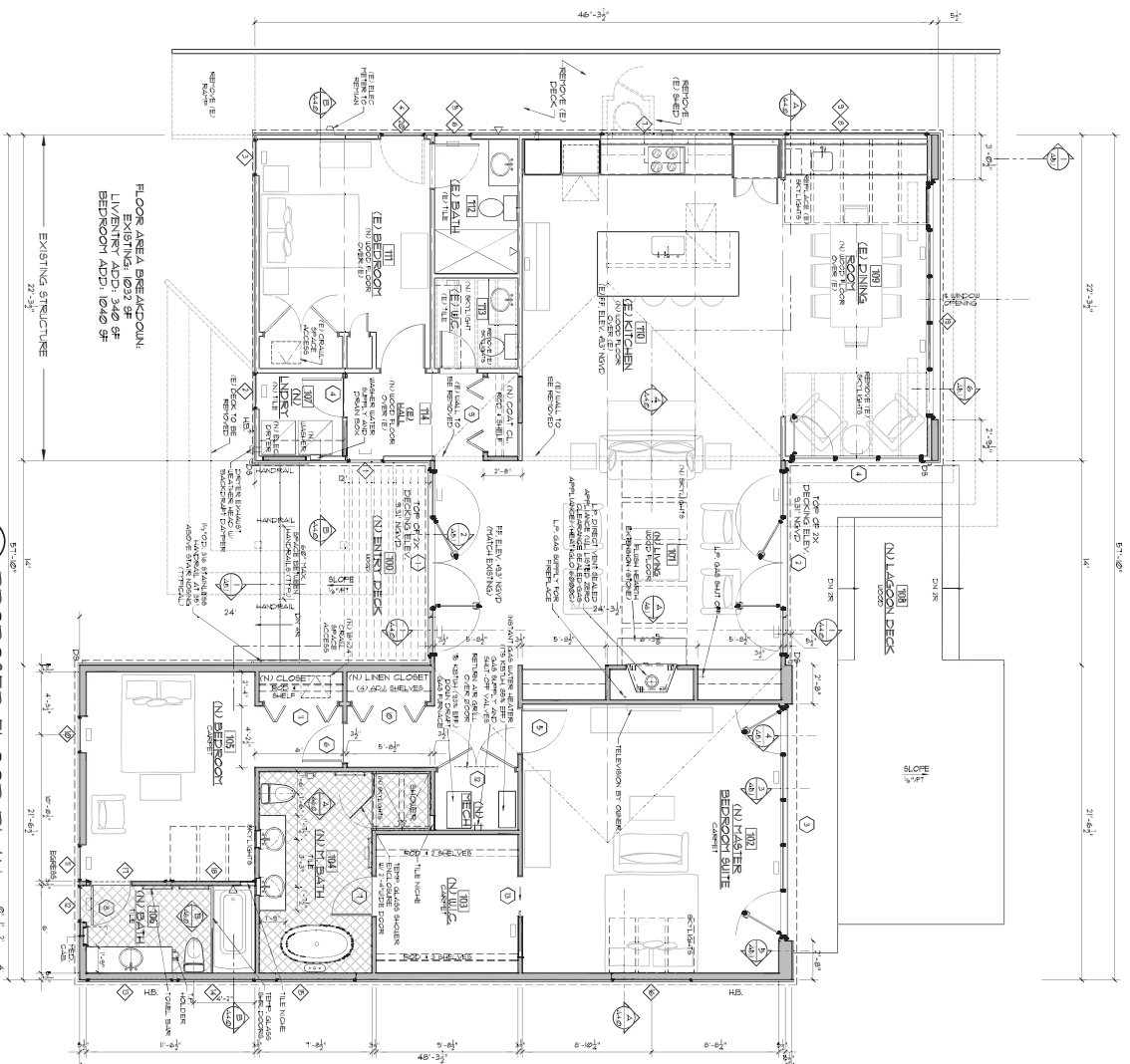
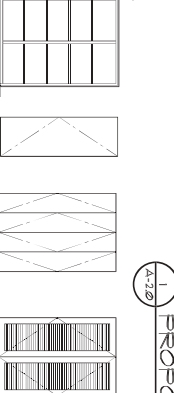
UNDELETED NOTES: ALL SKYLIGHTS SHALL BE VELUX MODEL BR-1 SKYLIGHTS  
BRIGHT OR AZING SHALL BE VELUX COMFORT PLUS, THERMESTOP LOW E-2, 6/466  
2. TYPICAL FLASHING SHALL BE VELUX EBM FLASHING SYSTEM  
3. COMBINATION SKYLIGHTS SHALL USE VELUX EBM FLASHING + VELUX B-7 FLASHING  
4. CONTRACTOR SHALL SUBMIT COPY OF SKYLIGHT ORDER TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO  
PLACING FINAL ORDER



## A/A

## EXTERIOR DOOR TYPES

## INTERIOR DOOR TYPES

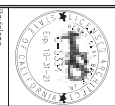
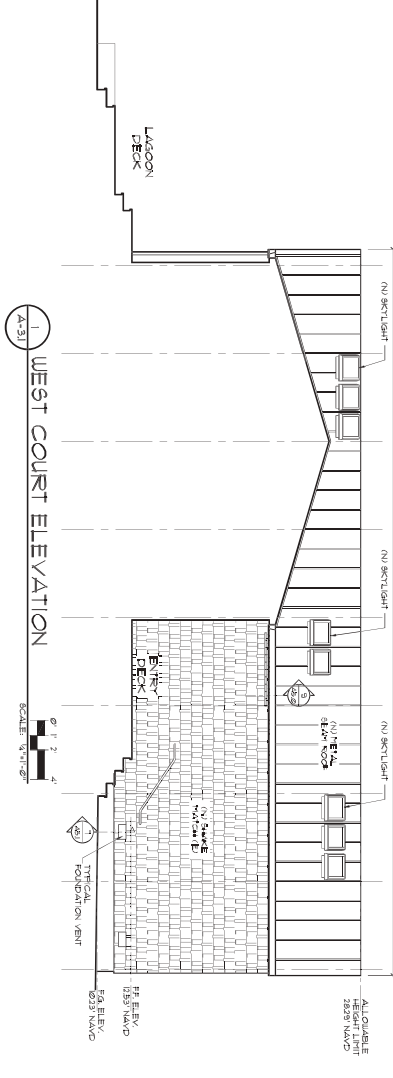
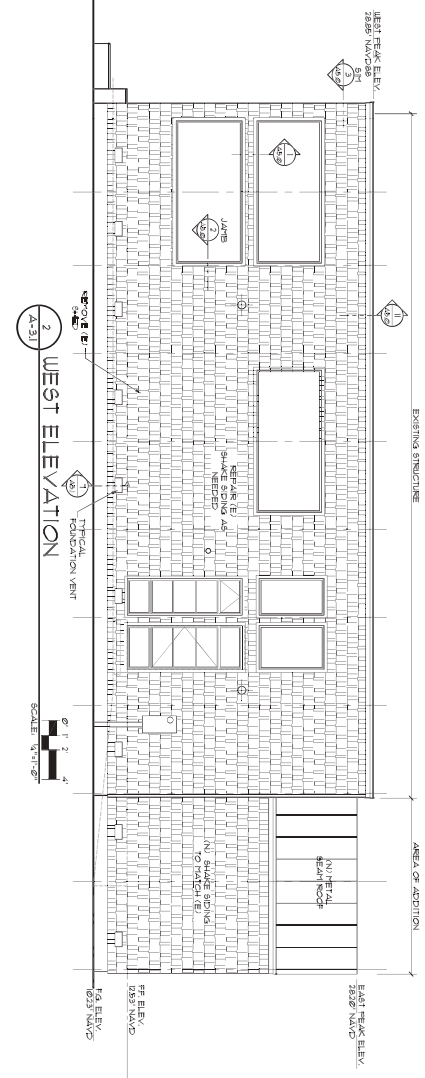


PROPOSED FLOOR PLAN



EXTERIOR WINDOWS AND DOORS:  
DARK BRONZE

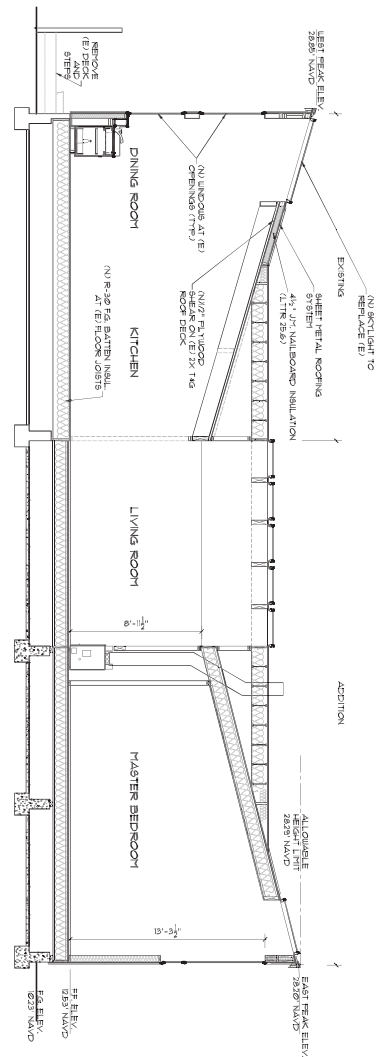




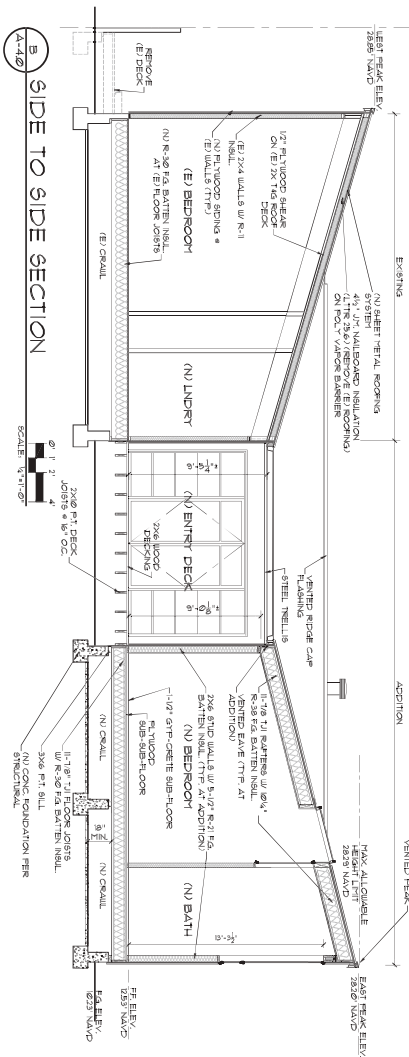
Renovations & Addition to the  
 Nicolai Residence  
 321 Seadrift Road  
 Stinson Beach, California  
 A.P.N.: 195-310-60

Sheet	A-3.1
Date	DEC 22, 2020
Drawn By	Decard HCB
Check By	
Scale	AS NOTED
Project	

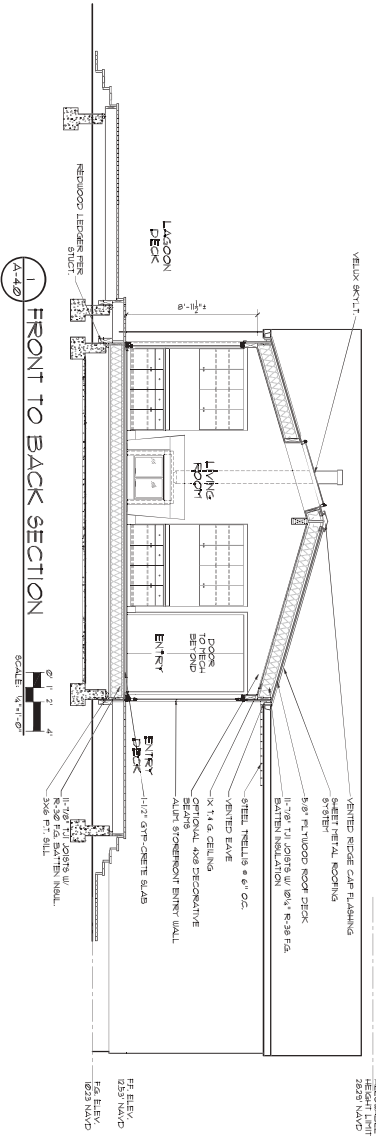




**A**  
SIDE TO SIDE SECTION  
SCALE: 1/4" = 1'-0"



**B**  
SIDE TO SIDE SECTION  
SCALE: 1/4" = 1'-0"



**1**  
FRONT TO BACK SECTION  
SCALE: 1/4" = 1'-0"



Revisions:  
1. 12/20/17: Update per comments.  
2. 02/02/19: Update per comments.

Renovations & Addition to the  
Nicolai Residence  
321 Seadrift Road  
Stinson Beach, California  
A.P.N.: 135-310-60

Scale: AS NOTED  
Drawn By: D. Smith  
Check By: HCB  
Date: DEC 21, 2018  
Sheet: A-4.0

## CODE:

2. HIGH EFFICIACY CRITERIA: LUNAIRES MUST BE CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION LUNAIRES THAT CAN ACCEPT LOW EFFICIACY LARVES AND LED LUNAIRES THAT HAVE NOT BEEN CERTIFIED DO NOT QUALIFY AS HIGH EFFICIACY. WITH THE EXCEPTION OF DECEAIVE, MONOCHROMATIC LEDS, JOIN APPENDIX JAB REQUIRES THAT LED LUNAIRES DESIGNED FOR NON-RESIDENTIAL USE HAVE A MINIMUM OF 90 AND A COT OF 700K/4200K. IN ORDER TO QUALIFY AS HIGH EFFICIACY, FULL CRITERIA ARE IN TABLE 1000.2.A AND JOIN APPENDIX JAB.

LUMINAIRES NOT DESCRIBED IN TABLE B502-A MUST MEET HIGH-EFFICACY REQUIREMENTS LISTED IN TABLE B502-B<sup>1</sup>

45W	30 L/MW
45W - 15W	45 L/MW
45W - 40W	60 L/MW
45W	90 L/MW

- [illegible]

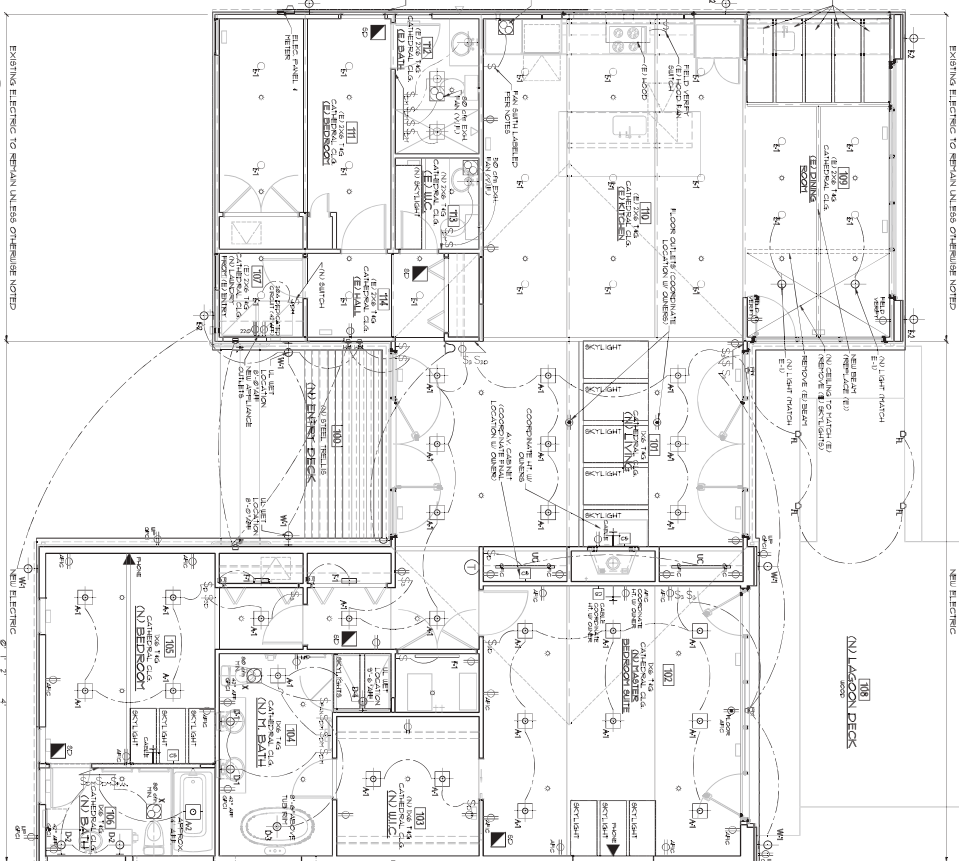
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7	7	7	7
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94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

SYM	DESCRIPTION	SYM	DESCRIPTION
1	SWALL POLE SWITCH	①	THROAT AT
2	DIPPER SWITCH	②	TELEPHONE OUTLET
3	THREE WAY SWITCH	③	RECEIVED EXHAUST FAN
4	THREE WAY DIPPER SWITCH	④	SWITCH DETECTOR
5	DIPPER W/ HALL ON	⑤	RECEIVED LIGHT
6	LEATHERMAN SWITCH	⑥	CILING HOATED PICTURE
7	PICTO 1 VOTION SWITCH	⑦	BALL HOATED PICTURE
8	PICTO 2 OUTLET	⑧	UNDERMOUNTED PICTURE
9	ZEVO OUTLET	⑨	RECEIVED LIGHT
10	LEATHER POOL OUTLET	⑩	CLOSET LIGHT
11	GROUND FAULT CIRCUT INTERRUPT	⑪	LAUN OUTLET
12	ARC FUAL INTERRUPT CIRCUIT	⑫	CILING FINE PICTURE
13	FLOOR OUTLET	⑬	CEILING FINE PICTURE
14	CABLE TV OUTLET	⑭	CEILING FINE PICTURE
15	DOOR BELL CHIME	⑮	CEILING FINE PICTURE
16	DOOR BELL BUTTON	⑯	CEILING FINE PICTURE

# 1. EXHAUST FAN SIZING CALCULATIONS AND NOTES

- 4) G.8.1. Rectangular Area ( $24'' \times 24''$ ) (1/40" of Electrocoat) x 15 cm (242 (39/160) x 313 (5 x 15 cm) 59 cm MIN EXHAUST RATE

1

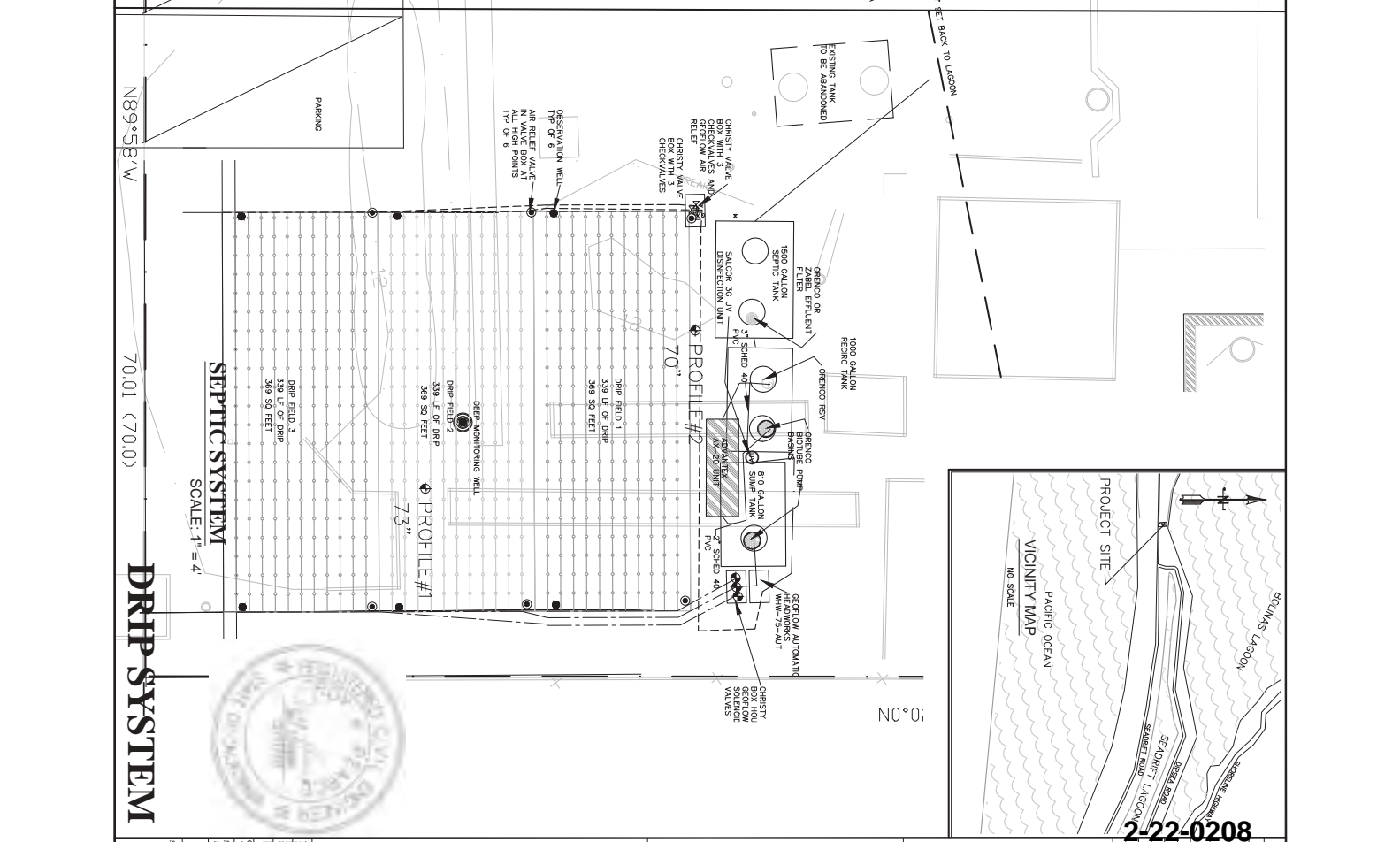
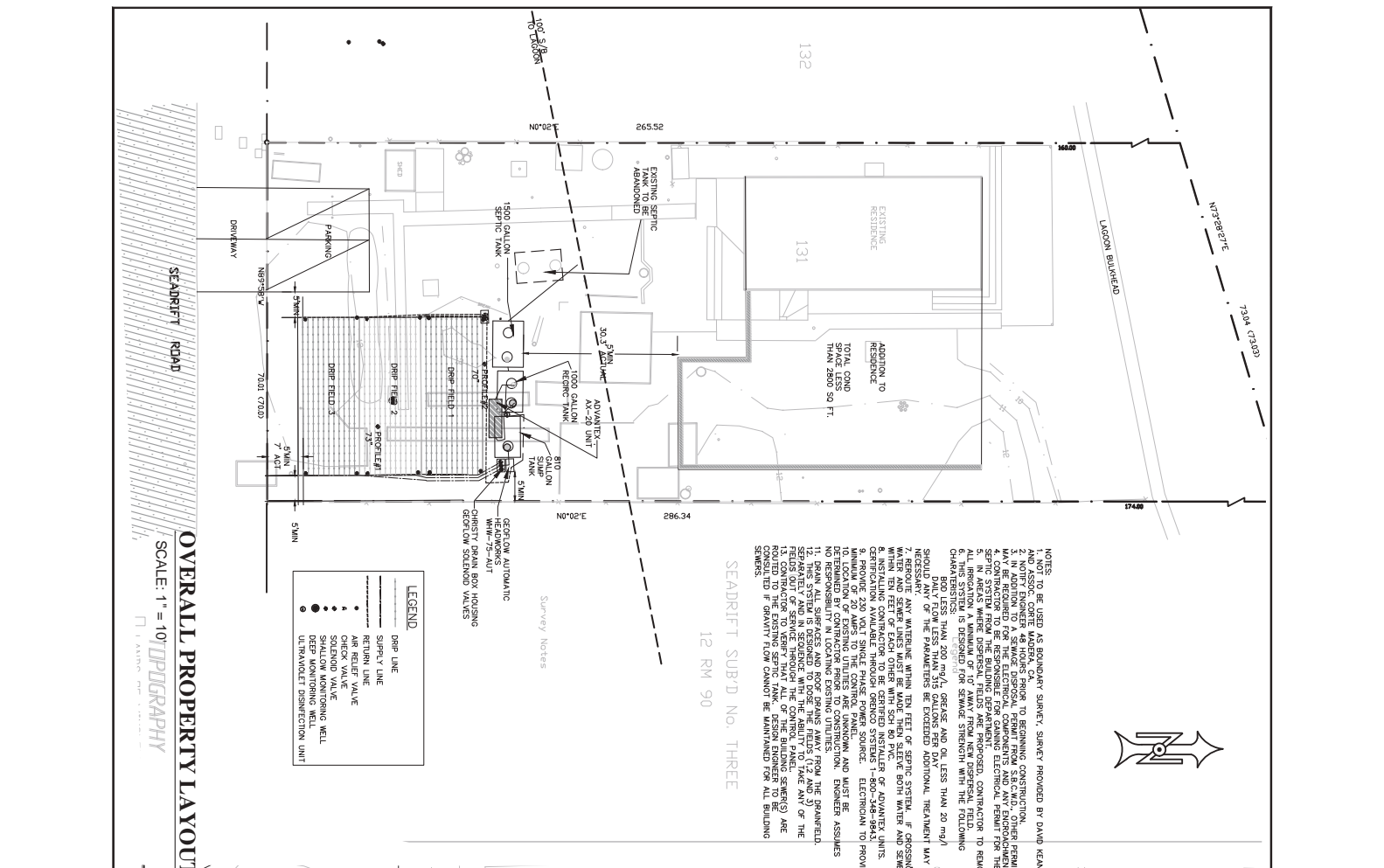


## C

HOUSING	IKI
RECEIVED FROM	21

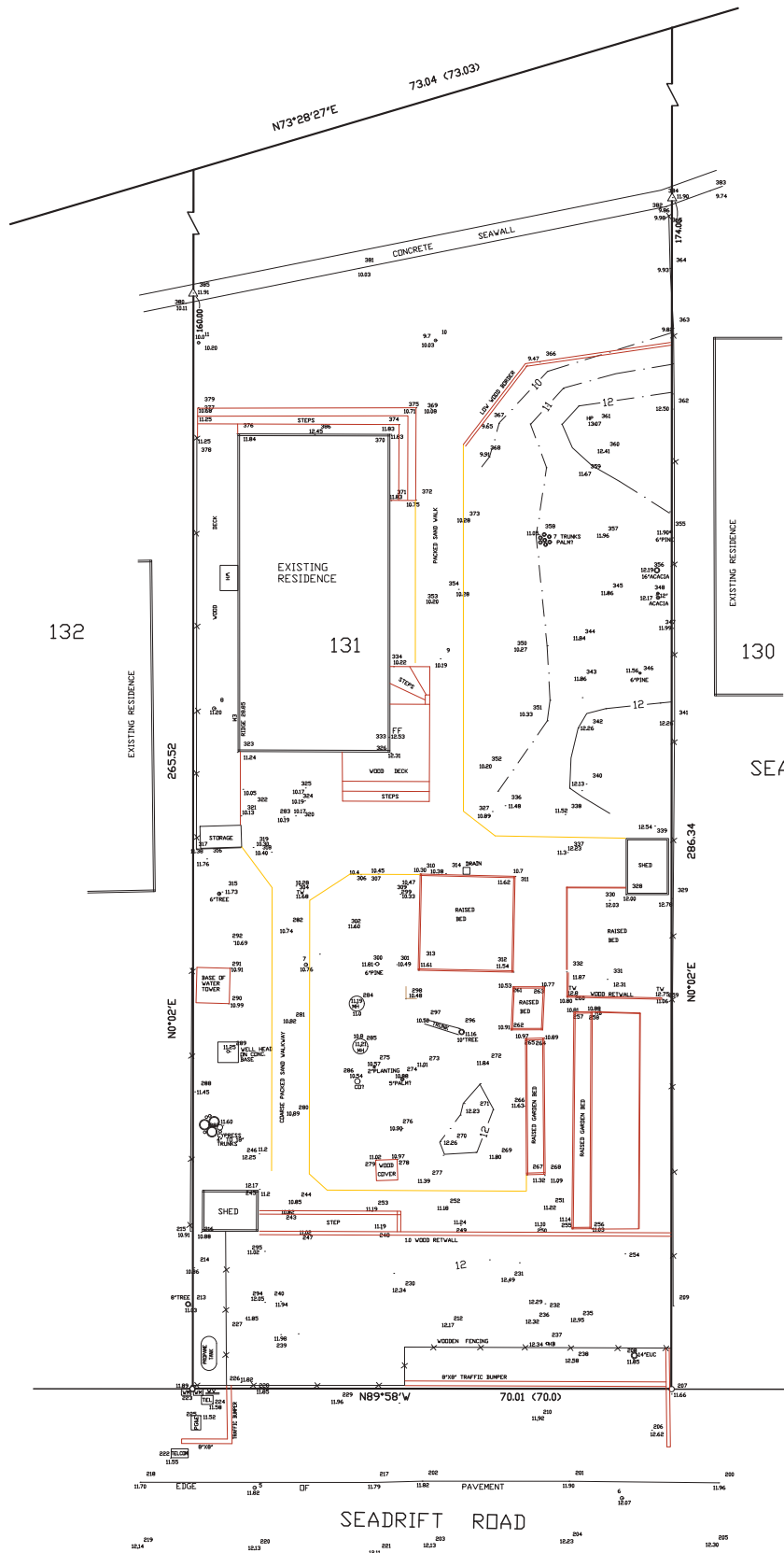
LIGHT FIXTURE SCHEDULE						
FIG.	MANF.	DESCRIPTION	HOUSING	TRIM	LAMP	REMARKS
M1	JACO	2" DIA. HOUSING DOWN 1" L, 1" L, 1" L, 1" L	ALUMINUM GR 9000R GR 27	ALUMINUM GR 9000R FL 34	LED	2" DIA. HOUSING (4" DIA. HOUSING)
M2	JACO	2" DIA. HOUSING DOWN 1" L, 1" L, 1" L, 1" L	ALUMINUM GR 9000R GR 27	ALUMINUM GR 9000R FL 34	LED	
M3	TECO	DECOACTIVE SURFACE MOUNTED CEILING LIGHTING			TECO	
M4	EROSING	DECOACTIVE SURFACE MOUNTED CEILING LIGHTING	EROSING			
M5	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION, NEW HOUSING TO REPLACE EXISTING NEW LIGHT FIXTURE TO REPLACE 1/2 NON-COMMON LIGHTS
M6	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M7	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M8	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M9	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M10	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M11	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M12	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M13	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M14	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M15	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M16	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M17	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M18	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M19	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M20	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M21	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M22	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M23	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M24	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M25	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M26	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M27	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M28	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M29	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M30	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M31	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M32	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M33	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M34	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M35	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M36	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M37	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M38	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M39	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M40	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M41	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M42	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M43	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M44	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M45	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M46	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M47	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M48	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M49	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M50	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M51	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M52	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M53	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M54	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M55	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M56	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M57	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M58	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M59	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M60	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M61	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M62	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M63	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M64	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M65	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M66	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M67	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M68	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M69	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M70	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M71	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M72	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M73	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M74	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M75	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M76	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M77	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M78	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M79	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M80	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M81	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M82	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M83	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M84	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M85	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M86	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M87	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M88	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M89	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M90	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M91	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M92	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M93	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M94	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M95	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M96	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M97	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M98	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M99	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M100	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M101	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M102	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M103	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M104	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M105	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M106	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M107	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M108	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M109	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M110	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M111	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M112	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M113	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M114	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M115	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M116	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M117	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M118	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M119	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M120	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M121	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M122	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M123	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M124	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M125	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M126	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M127	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M128	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M129	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M130	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M131	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M132	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M133	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M134	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M135	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M136	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M137	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M138	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M139	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M140	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M141	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M142	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M143	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M144	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M145	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M146	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M147	ROBE	WALL MOUNTED SHIELDED DOWN LIGHT	COB90-BB-D08H, BLACK		LED 3600K LED 7000K	ILL. LISTED FOR LEFT LOCATION
M148	PHILIPS	2" DIA. HOUSING 7" L, 1" L, 1" L, 1" L			LED 7000K	
M149	ROBE	WALL MOUNTED SHIELDED				

**CONTROLS:** DIMMER SWITCHES, MATCH EXISTING LIGHTS, MATCH EXISTING









Legend

△	FND LEAD & TAG PLS 5296 IN TOP OF WALL
○	FND 3/4" IP & TAG PLS 5296
	NOT RECOVERED THIS SURVEY
BRK	GRADE BREAK
CD	CLEAN CUT
EM	ELECTRIC METER
HB	HOSE BIB
HP	HIGH POINT
LF	LIGHT FIXTURE
HM	SEPTIC SYSTEM MANHOLE
OG	ORIGINAL GRADE
TW	TOP OF WALL
WH	WATER HEATER
WM	WATER METER
WV	WATER VALVE

SEADRIFT SUB'D No. THREE  
12 RM 90

- Survey Notes
1. ELEVATION DATUM 1984 NAVD.
  2. JOB BENCHMARK: MONUMENT RIM AT THE INTERSECTION OF SEADRIFT ROAD AND DIPSEA ROAD AS 9.59 FT NAVD PER BENCHMARKS FOR SEADRIFT SUBDIVISIONS SHEET BY YARNELL AND ASSOCIATES CONVERTED TO 12.28' NAVD.
  3. BOUNDARY PER MAPS BOOK 2009 PAGE 83.

### TOPOGRAPHY

LANDS OF NICOLAE  
LOT 131, 12 RM 90  
ADDRESS: 321 SEADRIFT RR.  
APN 195-310-60  
STINSON BEACH ~ MARIN COUNTY  
CALIFORNIA

Jacobs Land Surveying  
P.O. BOX 7829  
COTATI, Ca. 94931  
415-454-2235  
JN 08-1192-M FB#61

2-22-0208

Exhibit 4

Page 3 of 3

Steven H. Jacobs PLS 5296  
Lic. Exp. 12-31-09

UPDATED 9-22-20

TOPOGRAPHY ORIGINALLY DONE FOR LOT 131  
JN 09-1192-M, APRIL, 2009

# National Flood Hazard Layer FIRMette

122°40'48"W 37°54'42"N



## Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, X Regulatory Floodway
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<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with water depth less than one foot over drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
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<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2022 at 6:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.