

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV



# Th11a

**2-22-0193 (EARLE-LIM/LIM SFD)**

**JULY 14, 2022**

### **EXHIBITS**

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Exhibit 1 – Location Map

Exhibit 2 – Site Photos

Exhibit 3 – Proposed Project Plans

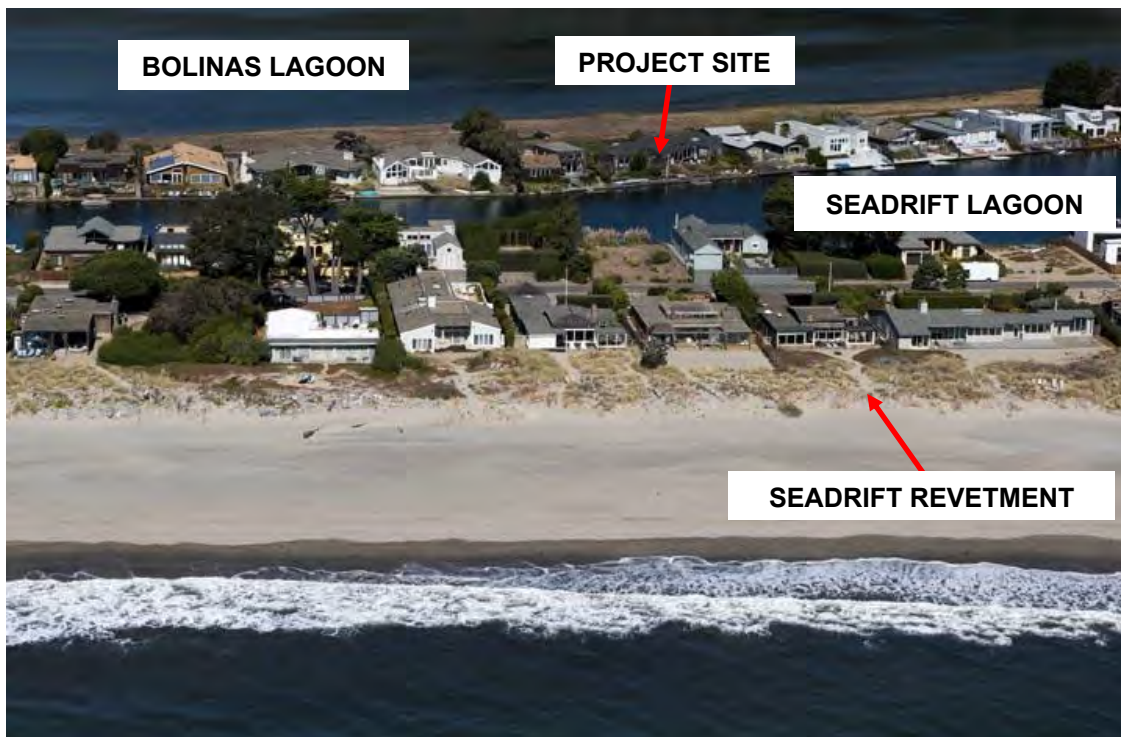
Exhibit 4 – Proposed Septic Plan

Exhibit 5 – FEMA Flood Hazard Map

187 DIPSEA – LOCATION MAP  
MARIN COUNTY



**187 DIPSEA – SITE PHOTOS  
MARIN COUNTY**



*Source: Coastal Records Project, 2019*

# 187 DIPSEA ROAD

COASTAL COMMISSION PACKAGE 03.07.22





# SEA ROAD REMODEL

187 DIPSEA ROAD  
N BEACH, CA 94970

**FEMA FLOOD INFO**



## VICINITY MAP



## GENERAL NOTES

## ABBREVIATIONS

- [illegible]

## SYMBOLS

- [illegible]

## PROJECT DIRECTORY

- [illegible]

## SHEET INDEX

- [illegible]

## PROJECT INFORMATION

- [illegible]

COASTAL COMMISSION  
PACKAGE

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DIPSEA ROAD

EXISTING STRUCTURE TO REMAIN

EXISTING TREES

FIREFIGHT ROUTE

LEGEND

EXISTING STRUCTURE TO REMAIN

EXISTING TREES

FIREFIGHT ROUTE

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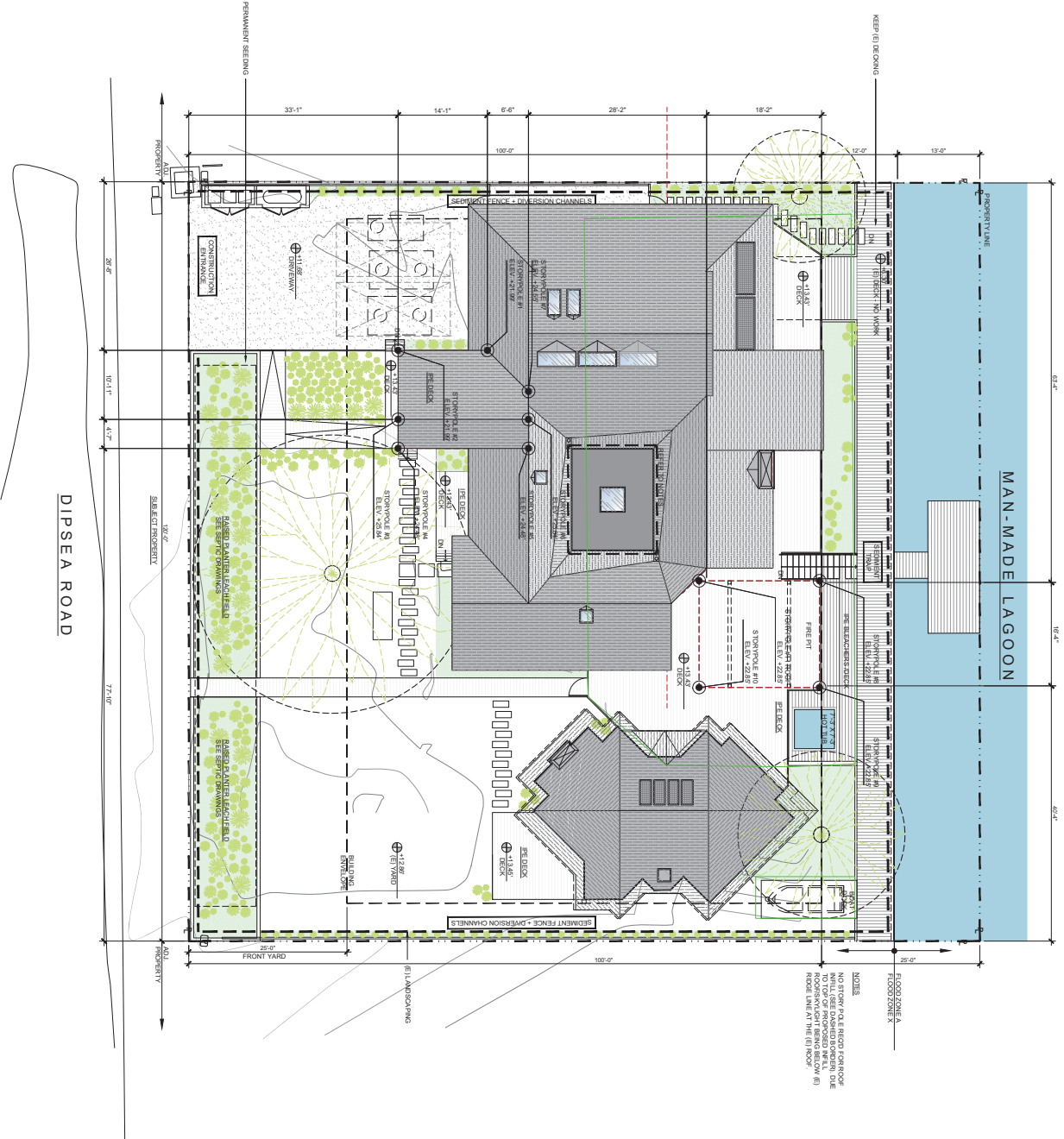
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[illegible]

**NOTES**

NO STORY PALE RECD FOR ROOF  
INFL (SEE DASHED BORDER), DU  
TO TOP OF PROPOSED INFL.  
ROOFSKYLAHIT BEING BELOW (E)  
RIDGE LINE AT THE (E) ROOF.



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A1 01	1M=1.0

### PLAN

## A1.01





8 RENDERING OF PROPOSED DESIGN, STREET SIDE - MAIN HOUSE  
A1.50



9 RENDERING OF PROPOSED DESIGN, STREET SIDE - MAIN HOUSE ENTRY  
A1.50



4 EXISTING EXTERIOR PHOTOS, STREET SIDE - MAIN HOUSE ENTRY  
A1.50



5 EXISTING EXTERIOR PHOTOS, STREET SIDE - MAIN HOUSE  
A1.50



6 EXISTING EXTERIOR PHOTOS, STREET SIDE - GUEST HOUSE  
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7 EXISTING EXTERIOR PHOTO, LAGOON SIDE  
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1 EXISTING EXTERIOR PHOTO, LAGOON SIDE  
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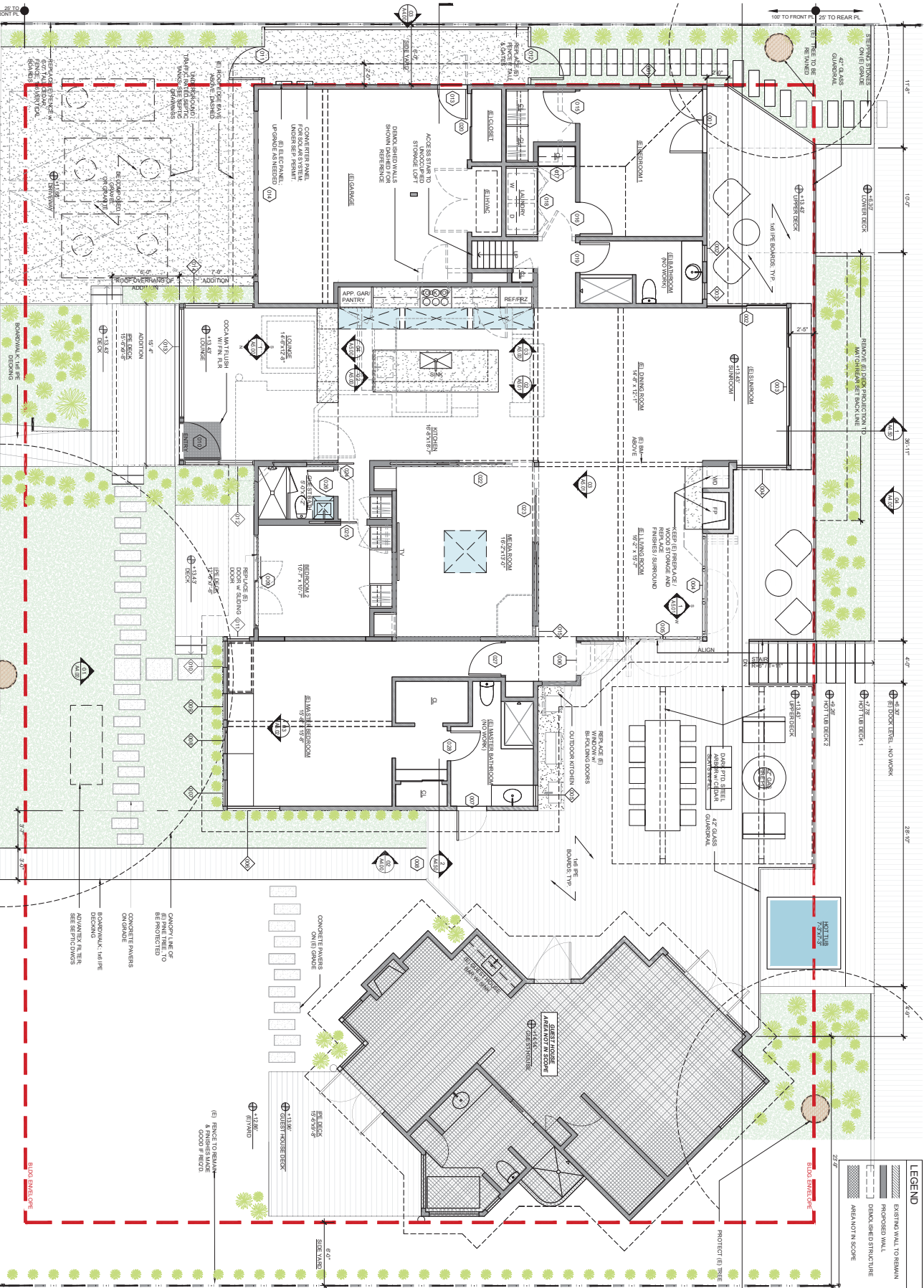


2 EXISTING EXTERIOR PHOTO, LAGOON SIDE  
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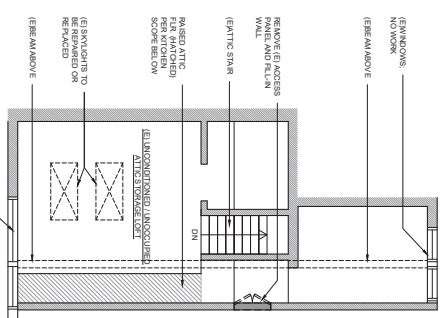
3 EXISTING EXTERIOR PHOTO, LAGOON SIDE  
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PROPOSED FLOOR PLAN

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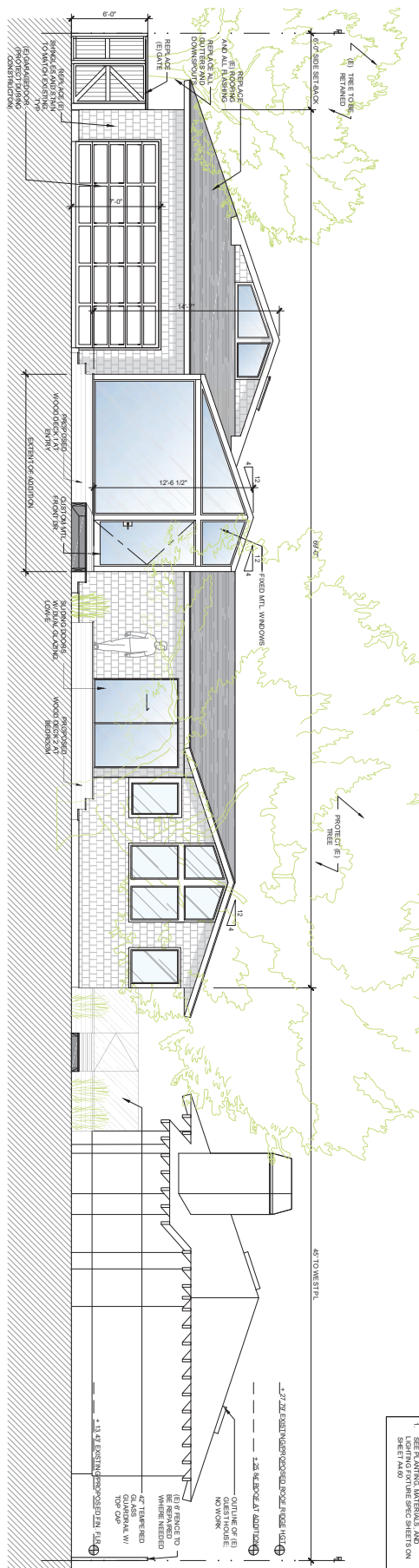
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EXTERIOR NOTES

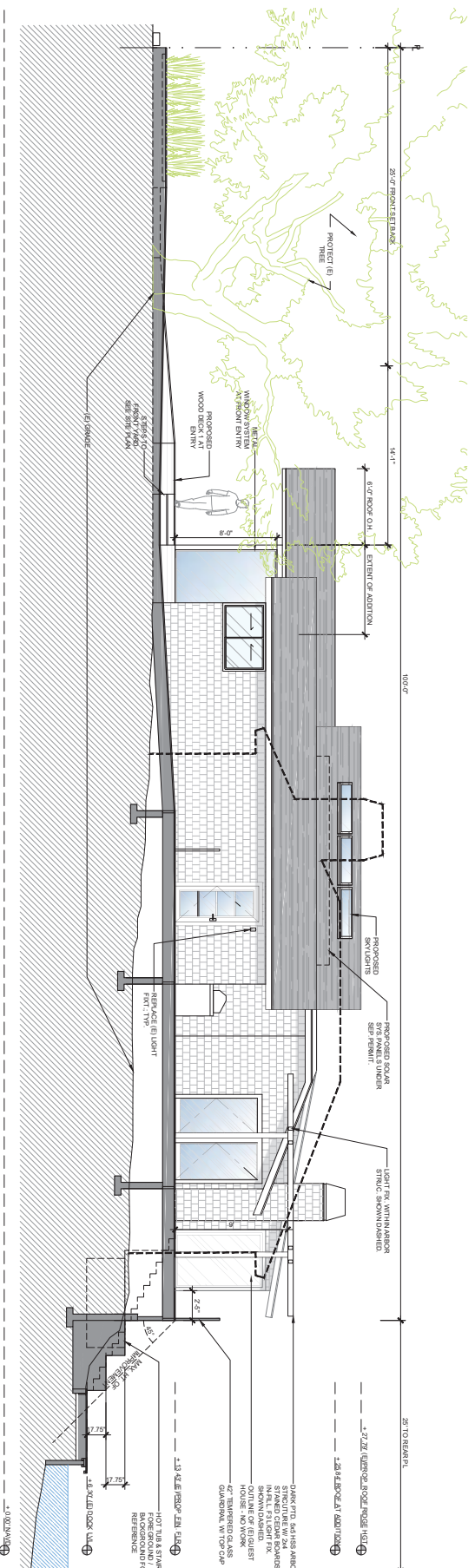
1. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

CASS CALDER SMITH  
ARCHITECTURE  
INTERIOR  
187 DIP-SEA ROAD  
STINKSON BEACH  
CA 94970  
A.P.N. 156-120-78

2-22  
Exterior  
Page 8



01 PROPOSED NORTH ELEVATION  
A4.00 1/8"=1'-0"



02 PROPOSED WEST ELEVATION  
A4.00 1/8"=1'-0"

PROJECT NAME  
187 DIP-SEA ROAD  
STINKSON BEACH  
CA 94970  
A.P.N. 156-120-78

OWNER  
CASS CALDER SMITH  
ARCHITECTURE  
INTERIOR  
187 DIP-SEA ROAD  
STINKSON BEACH  
CA 94970  
A.P.N. 156-120-78

REVISIONS

NO.	DESCRIPTION	DATE
1	HOA SET	12.17.21
2	HOA SET	02.12.21
3	CCG SET	03.07.21

NOTES

1. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

2. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

3. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

4. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

5. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

6. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

7. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

8. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

9. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

10. SEE FINISH MATERIALS AND LIGHTING FIXTURE SPEC SHEETS ON SHEET A4.00

PROPOSED EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE
1	HOA SET	12.17.21
2	HOA SET	02.12.21
3	CCG SET	03.07.21

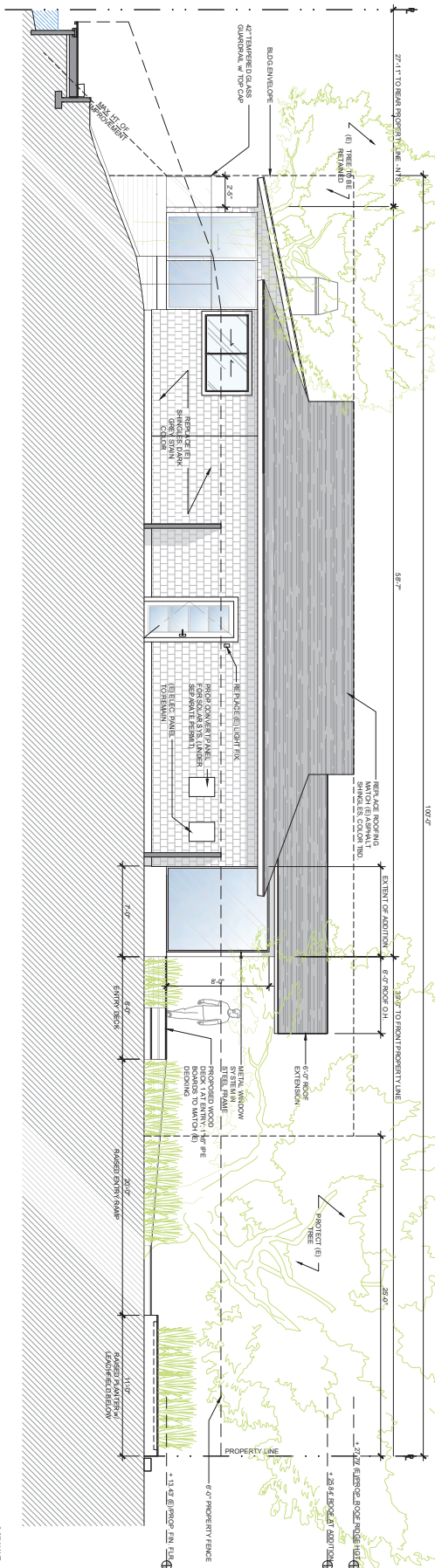
A4.00



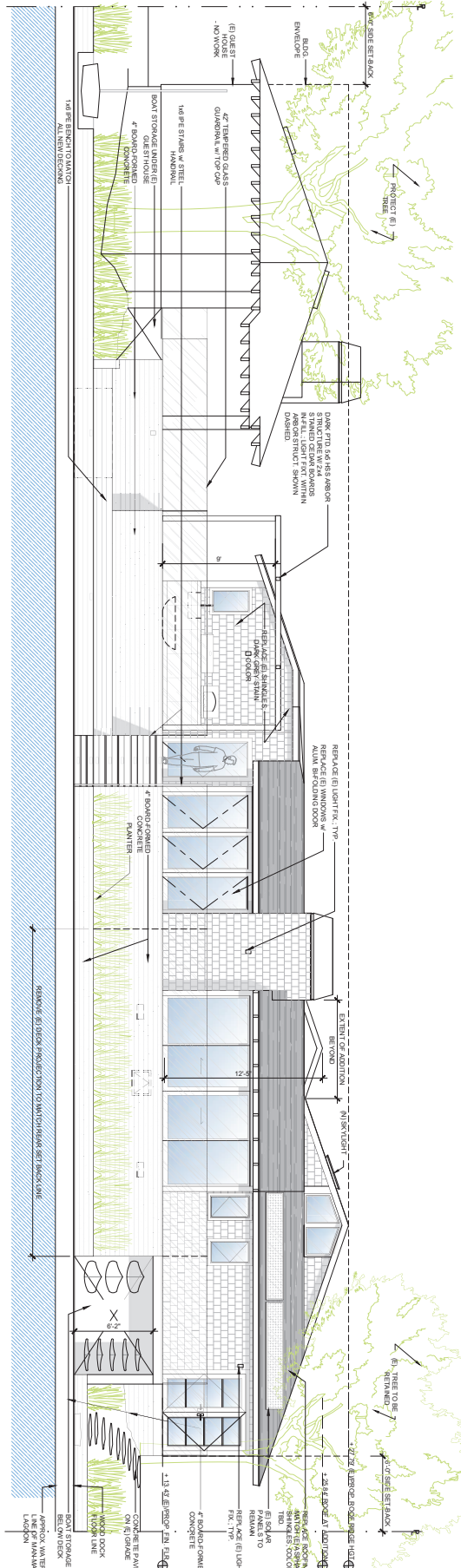
1. SEE PLANTING, MATERIALS, AND LIGHTING FIXTURE SPEC SHEETS ON SHEET AA.60

1. SEE PLANTING, MATERIALS, AND LIGHTING FIXTURE SPEC SHEETS ON SHEET AA.60

CASS CALDER SMITH  
ARCHITECTURE  
INTERIORS  
440 PLEASANT  
SAN FRANCISCO CA 94103  
415 774 8222  
CASS CALDER SMITH ©



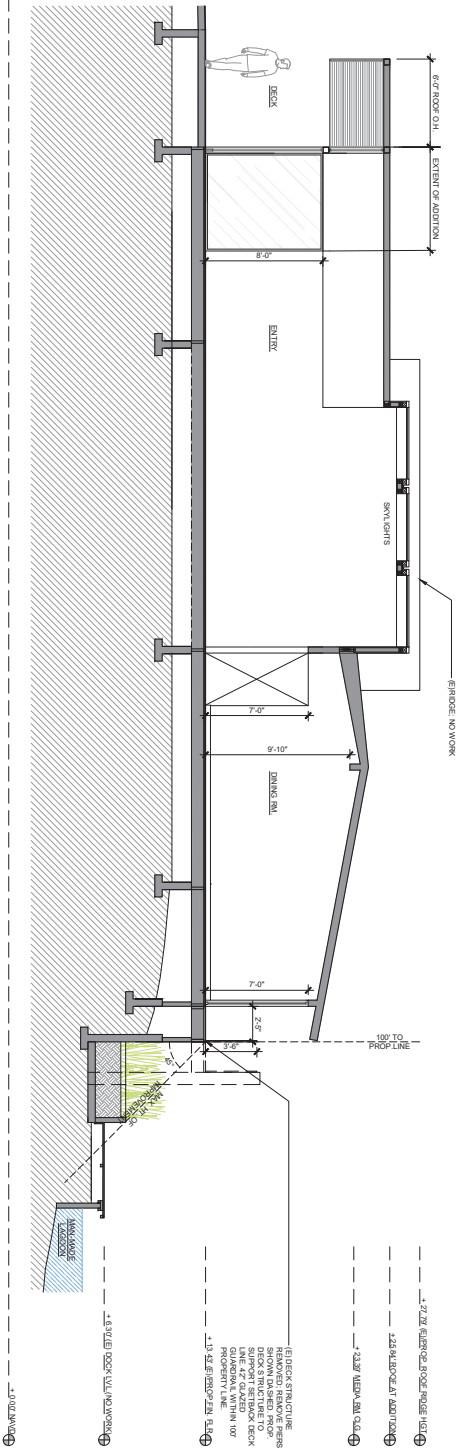
01	PROPOSED EAST ELEVATION
A4.01	1/4" = 1'-0"



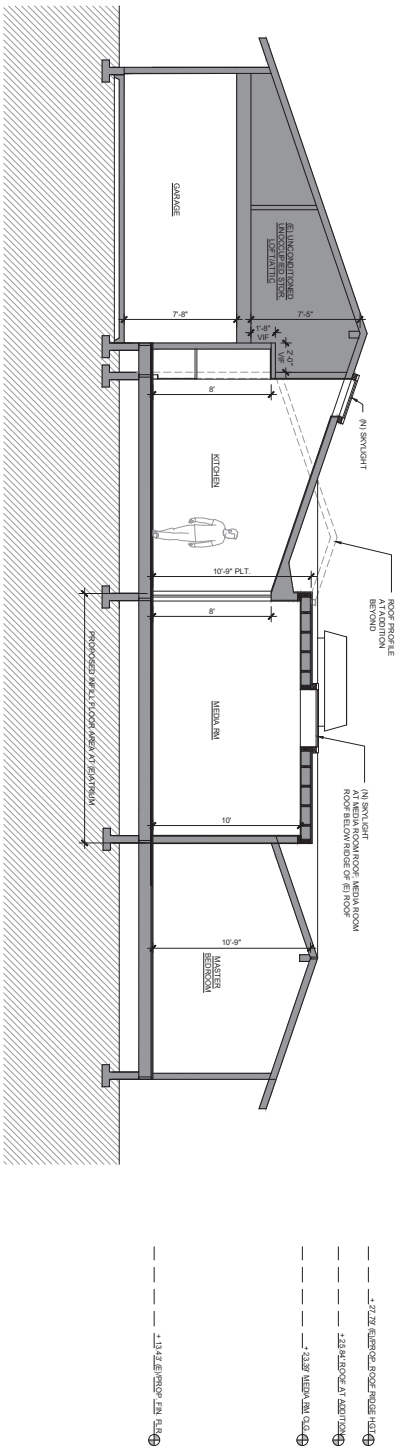
02	SOUTH ELEVATION
A4.01	1/4" = 1'-0"

[illegible]





01 PROPOSED SECTION AT KITCHEN  
A4.50 1/4"=1'-0"



02 PROPOSED SECTION AT MEDIA RM  
A4.50 1/4"=1'-0"

PROJECT NAME  
187 DIP SEA ROAD  
STINSON BEACH  
CA 94970  
A.P.N. 156-320-78

OWNER  
CASS CALDER SMITH  
ARCHITECTURE  
INTERIORS

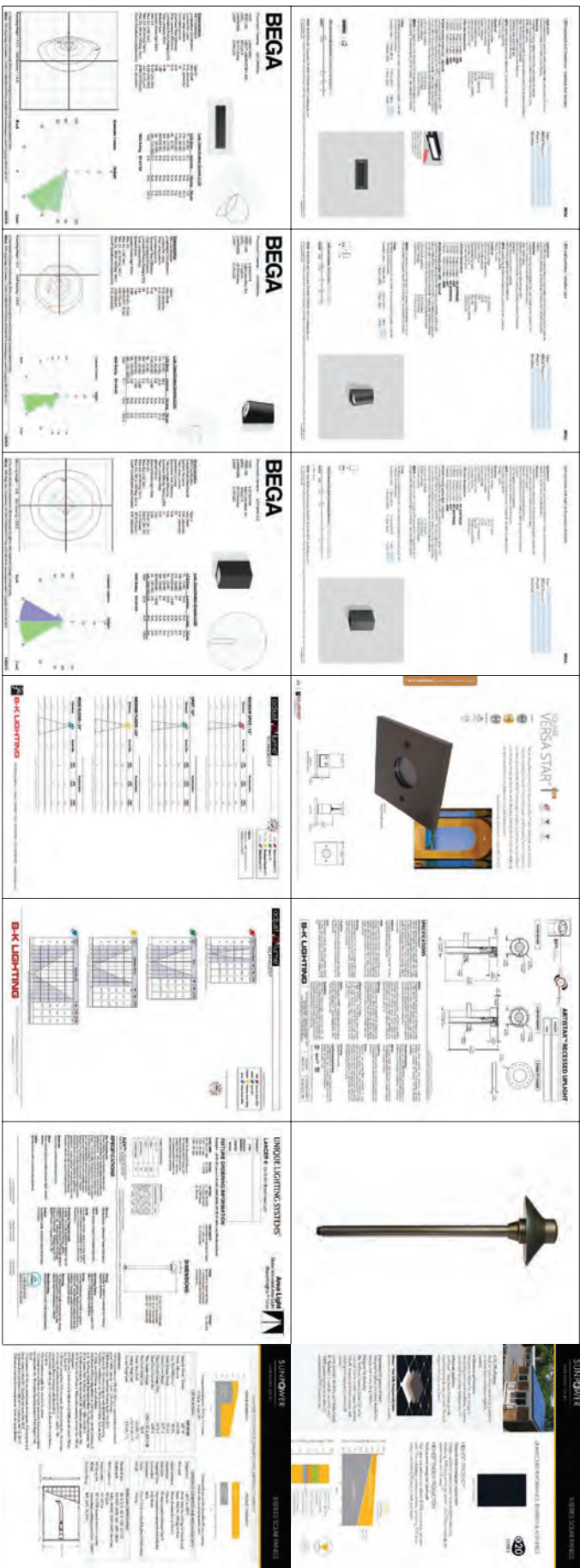
REVISION  
12.12.21 HQA SET  
02.12.21 HQA SET  
03.07.22 CDS SET

SHEET TITLE  
BUILDING SECTIONS

FILE 18055.A4.001.dwg  
BY CDS  
SCALE  
SHEET

A4.50

**SOLAR PANEL TYPE  
(MOUNTED ON LOW PROFILE BRACKETS)**



DODONAEA HEDGE



JASMINE HEDGE



PRAIRIE DROPS EED



WINDOW/DR FINISH TO BE  
DARK BRONZE ANODIZED



PATCH / REPAIR SIDING, TRIMS AND ROOF TO MATCH EXISTING;  
FLAT STAIN COLOR TO BE BENJAMIN MORE WESCOTT NAVY (ARBOR  
COAT FULL BODY STAIN)



CASS CALDER SMITH  
ARCHITECTURE  
INTERIORS

4.4' W x 6.7' O.V.  
SOUTH FACING  
SUNSHADE  
4.4' W x 6.7' O.V.  
SOUTH FACING  
SUNSHADE

LEGEND

EXISTING STRUCTURE TO REMAIN

EXISTING TREES

FIBER ROLL SEDIMENT TRAP

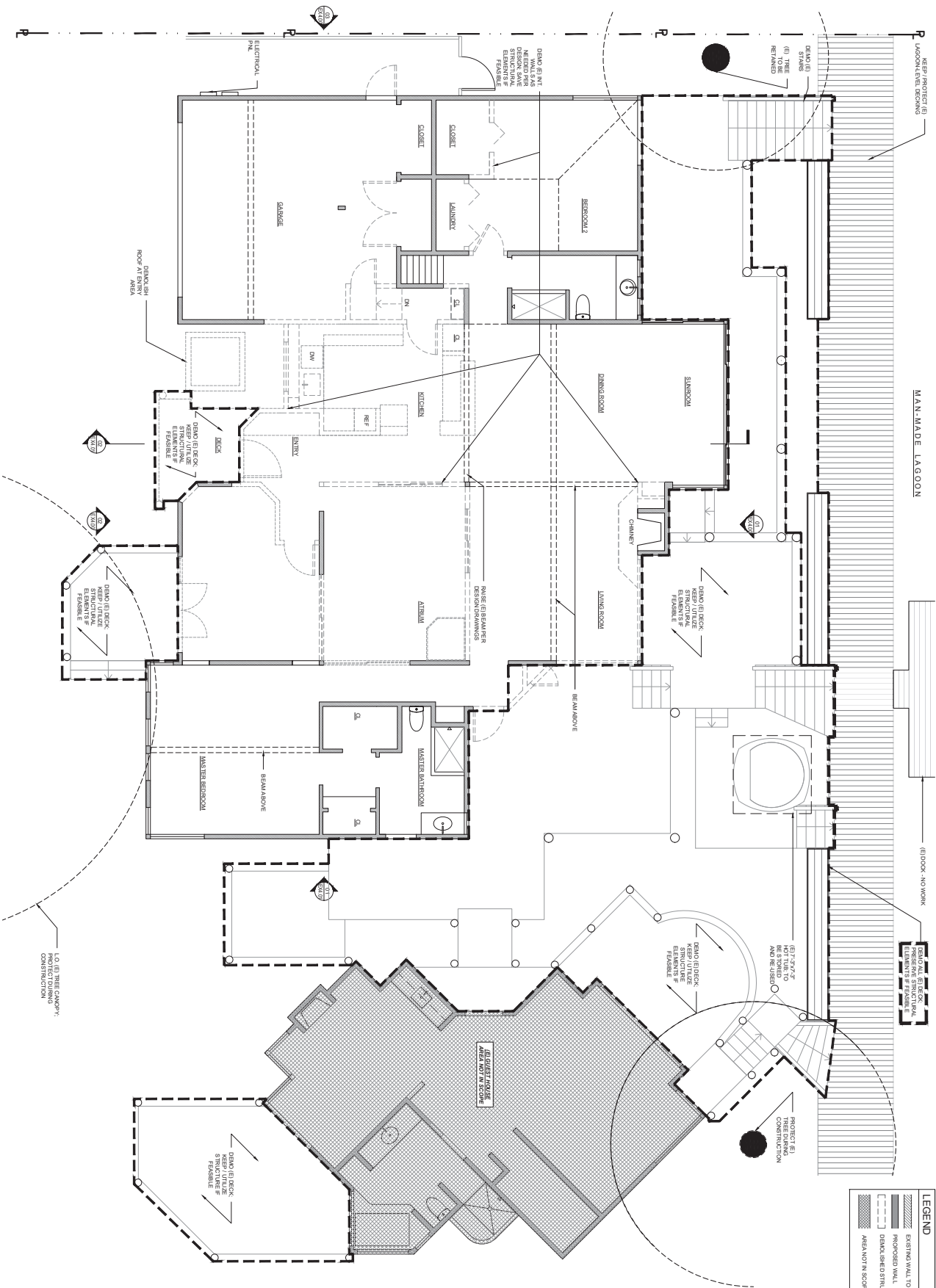
2-22  
Ex 1.00  
Page 13

01 EXISTING SITE - DEMOLITION PLAN

EX.1.00

PROJECT NAME	187 DIP SEA ROAD STINSON BEACH CA 94970 A.P.N. 156-120-78
OWNER	BARBARA WHEELER, MIT
DESIGN   DESCRIPTION	12.17.21 HOA SET 02.16.22 HOA SET 03.07.22 CDS SET
DATE	12.17.21
BY	CDS
SCALE	1/8" = 1'-0"
SHEET	01





LEGEND	
[Solid line]	EXISTING WALL TO REMAIN
[Dashed line]	PROPOSED WALL
[Thick dashed line]	DEMOLISHED STRUCTURE
[Hatched area]	AREA NOT IN SCOPE

CASS CALDER SMITH  
ARCHITECTURE  
1111 11TH AVE  
SAN FRANCISCO, CA 94103  
415.774.8800  
CASS@CSAARCHITECTS.COM

2-22  
Ex 2.01  
Page 14

PROJECT NAME  
187 DIP SEA ROAD  
STINSON BEACH  
CA 94970  
A.P.N. 155-520-78

DRAWING MADE BY  
MICHAEL MIT

REVISION	DESCRIPTION
1.2.12.21	HQA SET
02.02.22	HQA SET
03.07.22	CDC SET

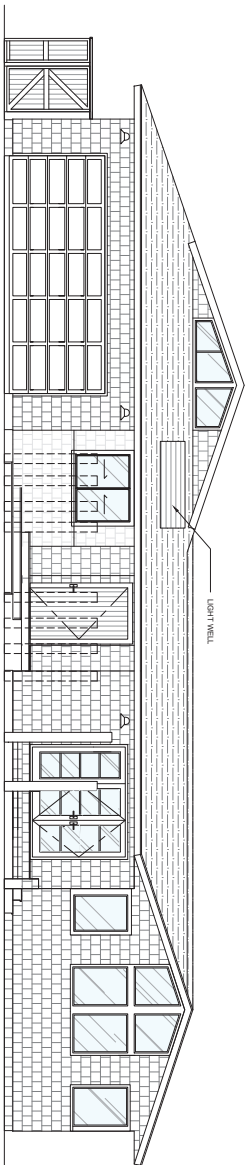
SHEET TITLE  
EXISTING FLOOR AND DEMOLITION PLAN

DATE  
1.9.2022

BY  
CDS

SCALE  
SHEET

EX.2.00



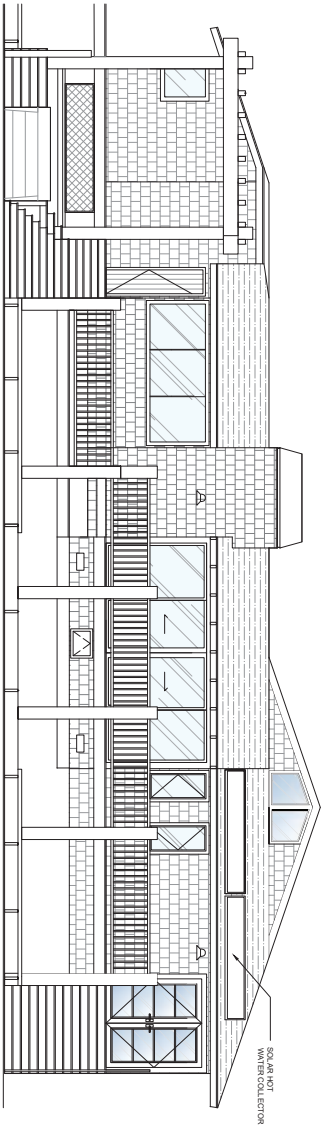
--- +27.20 MAX W.D. HGT.  
(+27.20 MLLW) @

--- +1.00 FIN. F.L.  
(+1.00 MLLW) @

--- +11.00 FIN. F.L.  
(+11.00 MLLW) @

--- +10.00 MAX HGT.  
(+10.00 MLLW) @

01 NORTH ELEVATION  
E44.00 1/4" = 1'-0"



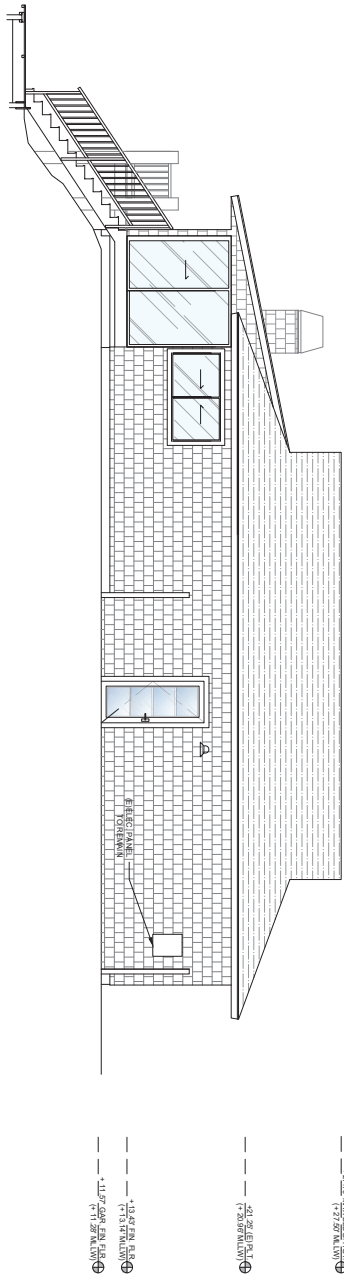
--- +27.20 MAX W.D. HGT.  
(+27.20 MLLW) @

--- +1.00 FIN. F.L.  
(+1.00 MLLW) @

--- +11.00 FIN. F.L.  
(+11.00 MLLW) @

--- +10.00 MAX HGT.  
(+10.00 MLLW) @

02 SOUTH ELEVATION  
E44.00 1/4" = 1'-0"

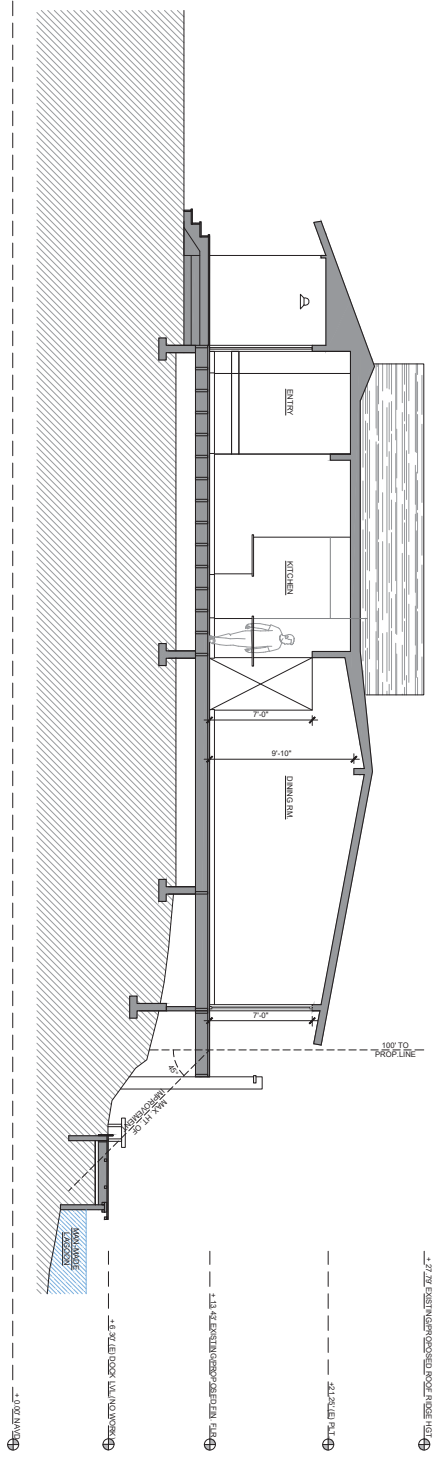


01 EAST ELEVATION  
E4.01

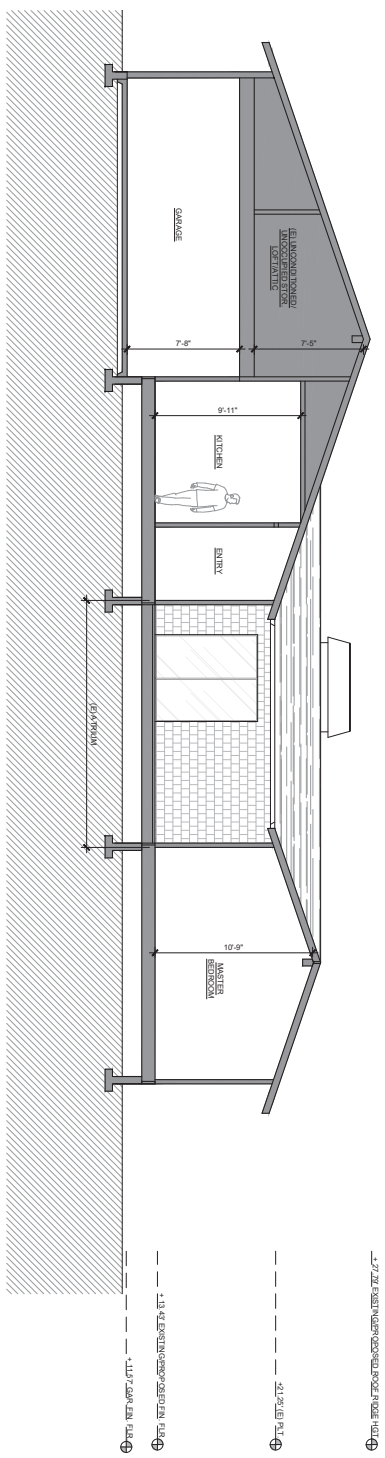


02 NORTH ELEVATION  
E4.01

PROJECT NAME	187 DIP SEA ROAD STINSON BEACH CA 94970 A.P.N. 156-120-78
OWNER	DAVID KASSEL MONROVIA, CA
DESIGN   DESCRIPTION	12.12.21 HOA SET 02.12.22 HOA SET 03.07.22 CDS SET
DATE	03.07.22
BY	CS
SCALE	1/8" = 1'-0"
SHEET	01



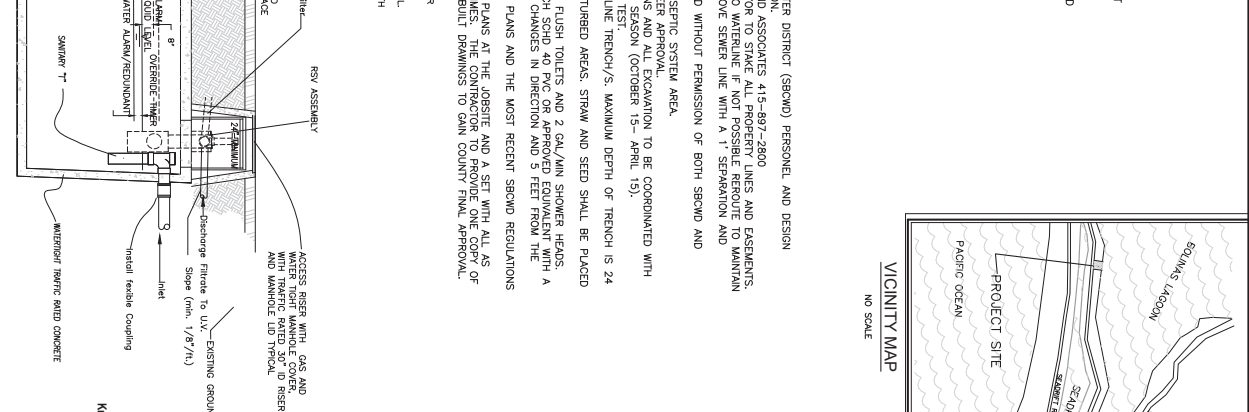
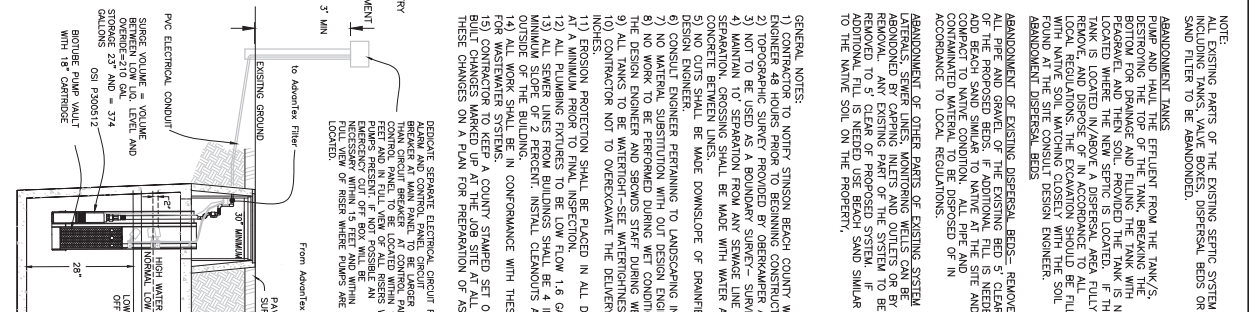
01 EXISTING SECTION AT KITCHEN  
1/8" = 1'-0"



02 EXISTING SECTION AT ATRIUM  
1/8" = 1'-0"

PROJECT NAME		187 DIP SEA ROAD STINSON BEACH CA 94970 A.P.N. 156-120-78
OWNER		DAVID & KATHLEEN WHEELER, INC.
DESIGN DESCRIPTION		12.17.21 HOA SET 02.18.22 HOA SET 03.07.22 CCG SET
SHEET TITLE		EXISTING BUILDING SECTIONS
FILE	15405-04-001.dwg	
BY	CDS	
SCALE		
SHEET		

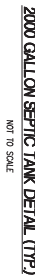






No.	DIAMETER	REF. SIZE	LENGTH	# OF PIPS*
A1	1 1/2"	3/8"	40"	21
A2	1 1/2"	3/8"	40"	21
A3	1 1/2"	3/8"	40"	21
A4	1 1/2"	3/8"	40"	21
B1	1 1/2"	3/8"	40"	21
B2	1 1/2"	3/8"	40"	21
B3	1 1/2"	3/8"	40"	21
B4	1 1/2"	3/8"	40"	21

**LATERAL SCHEDULE**

[illegible][illegible][illegible]

IN A VALVE BOX ALONG WITH THE BALANCING VALVE  
OR LATERAL ENDS

OR INSTALL IN VALVE BO

21 <sup>a</sup>	
-----------------	--

PEA GRAVEL OR COARSE

**INSPECTION WELL**

**TYPE LEACHLINE**  
**INSPECTION WELL**  
**DETAILS**

**2-22-0193**  
**Exhibit 4**  
**Page 2 of 2**

**RAISED BED / ADVANTEX SYSTEM**  
187 DIPSEA ROAD  
STINSON BEACH, CA  
APN 195-320-76

**AYS** Engineering Group, Inc  
PO Box 5693, Petaluma, CA 94955  
Voice (707) 763-6620



# National Flood Hazard Layer FIRMette



122°40'31"W 37°54'44"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99  
With BFE or Depth Zone AE, A99  
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with a depth less than one foot over drainage areas of less than one square mile zone X

**OTHER AREAS OF FLOOD HAZARD**

- 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

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 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

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

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 5/25/2022 at 6:52 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 unmodernized areas cannot be used for regulatory purposes.