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



W13a

2-23-0662 (PASARELL SFD)

NOVEMBER 15, 2023

EXHIBITS

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59 DIPSEA ROAD, MARIN COUNTY – LOCATION MAP





59 DIPSEA ROAD, MARIN COUNTY - SITE PHOTOS



Back of existing residence, looking from South to North, with Seadrift Lagoon at the bottom of the image and Bolinas Lagoon at the top.



Aerial view of Dipsea Road, looking from Northwest to Southeast, with Bolinas Lagoon to the far left, Seadrift Lagoon in the center, Pacific Ocean and Stinson Beach in the top right.

OWREZ, ENNIFER PALLS & CLEVE PASARELL 160 CASTRO STREET SAN FRANCISCO, CA 94114 CONIFOT CLEVE PASARELL 1; 415-242-9716 dorposardilioginal.com EXTERIOR REMIODEL TO INCLUDE REPLACING THE DECKS, STEPS AND PARIOS AT THE SCUTH SIDE OF THE PROPERTY. 3-8 SF OF NEW DECK AREA IS PROPOSED, RELICENTE PROPERTY. INTERIOR REMODEL OF TWO BEDROOMS WITH TWO ENSUTE BATHROOMS. REPLACE FINISHE'S & PLLMBING FIXTHES IN TWO BATHROOMS AND ONE POWDER ROOM. REQUIRED FROM SETBACK REQUIRED SIDE SETBACK REQUIRED REAR SETBACK THS PROJECT PROPOSES NO PIKINA, FILLINA OR DREDGINA OF OPEN COASTAL WATERS, WETLANDS, ESTURBES OR LAKES, THE PROJECT WILL NOT EXTEND ONTO OR ADJOIN ANY BEACH TIDELANDS, SUBWERGED LANDS OR PUBLIC TRUST LANDS. NO APDITIONAL SQUARE FOOTAGE PROPOSED. EXISTING SEPTIC SYSTEM TO REMAIN THE SCOPE OF WORK FOR THIS PROJECT INCLUDES: BBAWN WILVA NOLWA 1919 PROJECT SLIMWARY PROJECT DIRECTORY ZONING REQUIREMENTS & PROJECT BUILDING DATA 25'-0" 6'-0" IOO' FROM FRONT PROPERTY LNE, 9EE 9TE FLAN ARCHECA: BICHER OWES ARCHECHE CONNOCE BIC DAMES 2782 PAURO A STEET SAN FRANCISCO CA 94/21 O. 48-379-68/8 F. 48-389-80/O FF 48-389-80/O C/RSPS-439 X BLERGY. BALF RELWAN IN EMERGY DESIGN CONTACT: PALP NELWANN MIL VALLEY, CA 94941 1: 415-680-7015 #11-98/41premen.com TOTAL DECK AREA AT REAR YARD DECKS. MAK. FLOOR AREA TO LOT AREA RATIO (FAR) FERNITED (LINCHANGED FROM EXISTING) MAK. FAR FERNITED FER COUNTY OF MARIN. (03) 11,250 FF = GARAGE FLOOR AREA (UNCONDITIONED): NO ADDITIONAL SQUARE FOOTAGE PROPOSED TOTAL LOT AREA (TO 25' BEYOND REME SETRACK) TOTAL LOT DRY AREA EXISTING F.F. HEIGHT TO REMAIN: OTAL CONDITIONED FLOOR AREA ATTUDE & LONGTUDE (OPS COORDINATES): XISTING ROOF HEIGHT: SHECHEN, ENCHERNAN, CONFOIL LARRY WONG ABB HAI SHEET SAN FRANCECO, CA 94105 O. 415-421675 BOARD HORST SHE VICINITY MAP 25.272" N, 122" 59" 25.848" W) 59 DIPSEA ROAD, STINSON BEACH, CA 94970 50% (26%) 5575 9 COASTAL DEVELOPMENT PERMIT SET FOR: ENDER OCEAN PASARELL-PAULUS REMODEL AUGUST 18, 2023 195-080-35 ACCHECTENA, ERMINGS ACCOUNTING SHEET ACCOUNTIN 2022 CA PORA BILLAN COZE 2022 CA PORA BILLAN COZE 2022 CA PORA MEJANIKO COZE 2022 CA PORA MEJANIKO COZE 2022 CA PORA MEJANIKO COZE 2022 CA PORA BERDO COZE 2022 CA PORA BELE COZE 2022 CA PORA BELE COZE 2022 CA PORA BELE 24 (PRE 6 RE-PERMI BERDO 59ND/RE5 APRI Y THE FOLLOWING CODES ARE APPLICABLE TO THIS PROJECT DRAWING INDEX CODE REQUIREMENTS







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| GENERAL CONTRACTOR NOTES | NOTE: THE 2022 DEC, CAIC, DEC, CEC, CAUFORNIA BLERSY CORE, PART 6, AND CAUFORNIA FRECODE, AS ANMENIED BY THE SONE OF CAUFORNIA MUDICICAL LIESDICITONS, ARE APPLICABLE TO THIS PROJECT; | IO. HESE PRIMINGS AND SPECIFICATIONS DO NOT REPRESENT AN JOSESSMENT OF HE PRESENCE OF AN TONG, OR INCARDOLS METERS AND OF THE APPRINCE OF AN TONG, OR INCARDOLS METERS OF AN TONG, OR INCARDOLS METERS OF AN OFFICE OF AN OFFICE AND OF | | | 24004X | | -0010× |
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- 174
- 77

- 17 Mg.
- R TWC
- WITHIN 5 FEET OF APPLIANCE SERVED. C.E.C.
- B. GENERY, LIGHTING IN KICHEN AND BATROOMS SHALL HAVE A MINAMAN EFFICIENCY OF 40 LUMBY. FER WATT 7. WATER HEATER BLANKET INSILATION: MIN. R-12. FIRST FIVE FEET OF PIPES CLOSEST TO WAI: MIN R-1

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE.

- 9. REFRICERATORS, FREEZERS AND FLUCRESCENT LAMP BALLAST SHALL BE CERTIFIED BY THE C.E.C.
- II. EZCICLE AND/ OR SALVACE FOR ERLEE A MINALIAN OF 69 PERCENT OF THE NON-WEARCHOS CONSTRUCTION AND REMOLITION WASTE IN ACCORDANCE WITH THE REPORTING STANDARDS OLILINED BY ZERO WASTE MARIN. 10. POSICONSUMER OR PRECONSUMER RECYCLED CONTENT VALUE (RCV) MATERIAS ARE USED ON THS PROJECT, NOT LESS THAN 10 PERCENT RECYCLED VALUE.

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8. CONTRACTOR SHALL PROVIDE AND UTILIZE FACILITIES NECESSARY TO CONTROL DUST

S , AT THE COMPLETION OF THE WORK, HE SHALL CLEANALL SURFACES AND LEAVE THE WORK "BROOM CLEAN" . ALL CARFETS ARE TO BE VACILIMED CLEAN. 4. THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCLANILATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HS OPERATIONS.

5. TRENICH BACKFILL WITHIN PUBLIC RICHT-OF-WAY SHWLL CONFORM TO COUNTY STANDARDS. . CONTRACTOR SHALL PROVIDE FOR TRAFFIC CONTROL AS REQUIRED.

- 14. MOSTLEE CONTENT OF BILLIPING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
- IS. ECHENHESOM SHALLER PROVIED WITHER FOLLOWING. I. BREAD SHE NAS DATED TO TERMINATE CHESTED THE MELLOW Z. F. MAS BUSTER CONDICILED BY A HUMBOTH COURTD. CERVIC AND A MELLOW CONTROL SHE NATURATION CONTROL SHE NATURATION OF THE CHESTED A MELLOW CHESTED A CHESTED TO ALMONIA CHESTED A CHESTED TO ALMONIA CHESTED TO ALMONIAN OF BO PERIZBAT.

MECHANICAL / ELECTRICAL / PLUMBING GENERAL NOTES

I. ALL MECHANICAL ELECTRICAL AND PLUMBINIA SYSTEMS SHALL BE DESIGNED AND INSTALLED BY LICENSED MECHANIELECTRICAL AND PLUMBING CONTRACTORS PER ALL APPLICABLE CODES THAT RELATE TO THIS PROJECT.

- ALL APPLIANCE LIN'S TERMINATING OUTSIDE A WALL AUST TERMINATE AT LEAST 4"-O" BELOW OR HORZONIPJ. O" ABOVE MAY DOOR OR OPERABLE WINDOW OR AR INFAKE INLIET, V.I.F. WITH ARCHTECT THE VENIT LOCATION'S
- 2. PROVIDE COMBUSTION AIR FOR ALL FLEL BLRNING APPLIANCES, PROVIDE I SO.IN. MIN. FOR EXCH 4000 BYL/ HR. INDILY FER OPENING. INSTALL APPLIANCES FER MANUFACTURERS RECOMMENDATIONS AND ALL APPLICABLE CODES.
- 5. EXHAUST SYSTEMS SHALL HAVE BACK-DRAFT OR ALITOMATIC DAMPERS.
- 4. A FORCED ME HEATING SISTEM SHALL BE INSTALLED. THE FLANACE WILL BE LOCATED IN THE INECLANICAL BOOM IND INSCALLED PER THE CANC. THE LEATING SISTEM SHALL BE DESIGNED MAD INSTALLED BY A LICENSED MECHANICAL CONTROCOR THE ALL PARTLAGASE COMES COMPACIOE SHALL VERTYNNIELD THE DILCT & SIPTLAY. BETLIAN BEGISTER LOCATIONS WITH THE MECHANICATE CONTROLOTION.

- I. ELECTRICAL SYSTEM SHALL BE DESIGNED AND INSTALLED BY ALLICENSED ELECTRICAL CONTRACTOR WITH REGARD TO LOWD CALOTUM PAYER. SYSTEM SHALL BE DESCRICAL CONTRACTOR WITH REGARD TO
- 2. CONTRACTOR SHALL HEREYLOCATION NAD HEIGHT OF OURIES, SMITCES AND LIGHT TRICILES WITH ARCHITECT PROCE. TO INSOLALATION, INSTALL LEGIOSE FOR APPROVINE MY MICHIECT PROCE TO MIRING, LOCATE CIELING LIGHTNAIN FIELD FOR ARCHITECT AND OWNER APPROVINE PROCE TO INSOLALING LIGHTS.
- S ALL SMITCHES, RECEPTACIES AND PLATES SHALL HAVE COLOR CHOSEN BY ARCHITECT
- 4. FLOOR OUTLETS SHALL BE METAL VERIFY FINISH WITH ARCHITECT.
- . ALL SWITCHES SHALL BE BY "LURBON" VERIFY MODEL WITH ARCHITECT.
- 6. ALL INSTRUCION, L'ALMEN ROOMS, GARVEL LIGHENG MUST DE CONTROLLED DY A MAULAL-ON COCLEVAIT SENSOR, MANUAL-ON COCLEVAIT SENSOR MUST TIEN OFF WHEN NO ONE 15 FRE SENT. ON FINCTION MUST DE CONTROLLED MANUALLY.
- 8. ALL BEDROOMS AND ACCESS CORRIDORS TO BEDROOMS SHALL HAVE TO VERIFY LOCATION W./ ARCHTECT PRIOR TO INSTALLATION. 7 ALL ELECTRICAL, SPEAKER AND D'ATA WIRING SHALL BE CONCEALED. ALL EXISTING EXPOSED ELECTRICAL COND'AT AND PHONE LINES SHALL BE REROUTED AND CONCEALED.
- 9. LIGHT FIXTURES IN WET / DAMP LOCATIONS SHALL BE LABELED "SUTABLE FOR DAMP LOCATIONS."
- 10. PROVIDE POWER & WATER AS REQUIRED AND LOCATED FER MANUFACTURERS SUCH AS THE WATER HEATER. SPECIFICATIONS FOR ALL EQUIPMENT
- 12. WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12' APART MAXIMILM OF 6' FROM END OF WALLS OR OPENIXIS. II. GLOTHES GLOSET LIGHT FIXTURE GLEMENNUES SHALL CONFORM TO CE'C 410-16. INCHNIESGENI FIXTURES WITH OPEN OR PARTIALLY EINCLOSED LAMIPS AND PENDANT FIXTURES OR LAMP HOLDERS ARE NOT ALLOWED IN GLOSETS.
- 15. ALL ELECTRICAL OUTLETS THAT SERVE BATHROOMS, INTERLIPTER PROTECTION.

Title:

15. PROVIDE A 201 MIN. X #4 MIN. BARE COPPER WIRE GROUND ATTACHED TO FOUNDATION REINFORCING IN ACCORDANCE WITH CEC 250.52. 14. PROVIDE AT LEAST ONE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON THE CIRCUITS

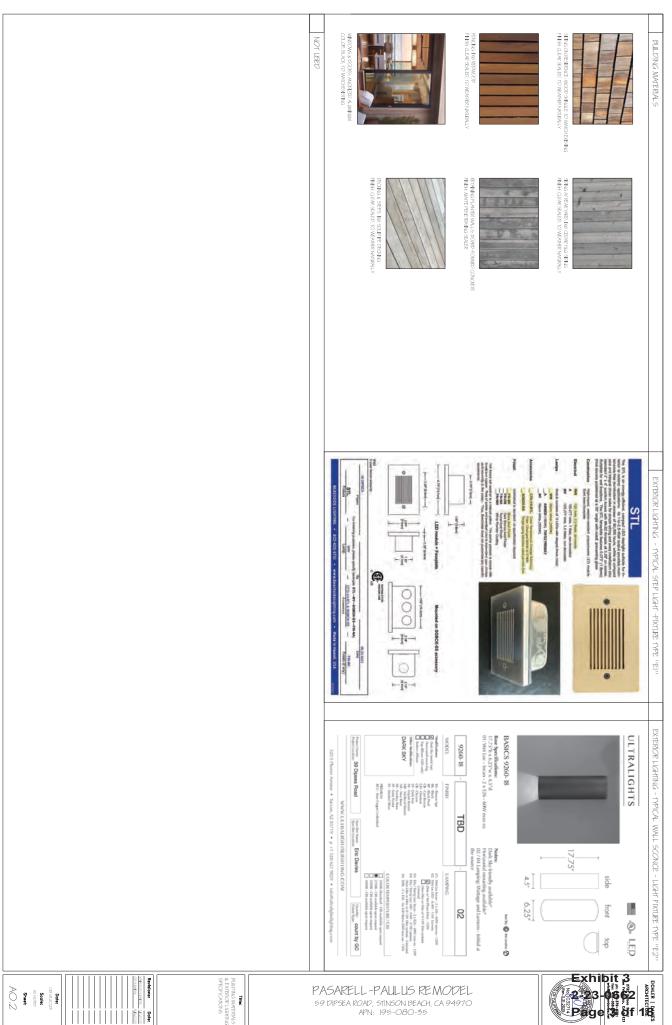
I. PROVIDE WATER HEATER RESIDEN / THAPTERVIDE BELIEF WALVE WITH DRAIN TO OUTSIDE OF BILLINKS OR OTHER APPROVED LOCATION, VERBY W/ ARCHITECT, NO PART OF DRINI MAY BE INSTALLED WHERE IT WOLLD BE SUBJECT TO FREZING.

Revisions:

- 2. ALL HOSE BIBS TO BE EQUIPPED WITH ANTI SIPHON VALVES PER LPC.
- 8. PROVIDE SHOWERS AND TUB-SHOWER COMBINATIONS WITH INDIVIDUAL CONTROL VALUE TYPE: OR THERMOSTATIC MIXING VALUE TYPE:
- 4. ALL SHOWER HEADS TO BE ILD GRM, KITCHEN FAUCETS TO BE I.D GRM, LAV FALCETS TO BE I.Z GRM AND TOILETS ARE TO BE I.ZB GAL/ FILDH. CONTRACTOR TO VERBY FIXTUE TYPE WITH ARCHTECT.
- . PROVIDE CASTIRON PRAIN/ VENT WASTE SYSTEM THROUGHOUT HOUSE
- 6. INSULATE HOT WATER FIRES.
- 7. PROVIDE SEISMIC ANCHORAGE FOR WATER HEATER FER CPC. PROVIDE UNIT WITH THE LOWER STRAP AT LEAST 4" ABOVE THE CONTROLS.
- 8. PLAMBNA FIRITRES, SINIS, TIDES & BATHROOM ACCESSORIES SWALL DE NEVALLED PER ANALYCTURES INSPIRLITIONS INTURE LANDUT & STORE LOCATIONS TO DE COORDINATED RUBNAT DE SEPTEMBNAG PROCESS FOR STORE WORK.

Exhibit, 3 2,23,0662 Page 2 of PASARELL-PAULUS REMODEL 59 DIPSEA ROAD, STINSON BEACH, CA 94970 APN: 195-080-35

Date:
OBJB202
Scale:
A6 NORP
Sheet:



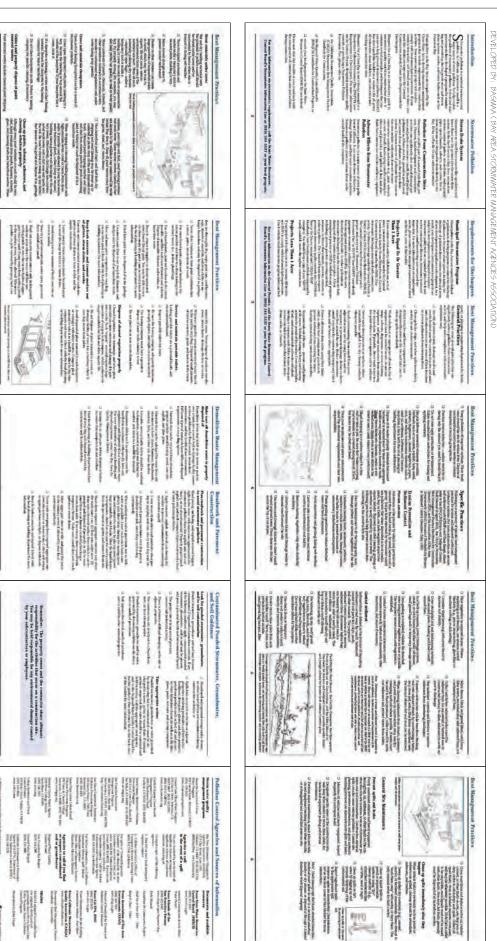












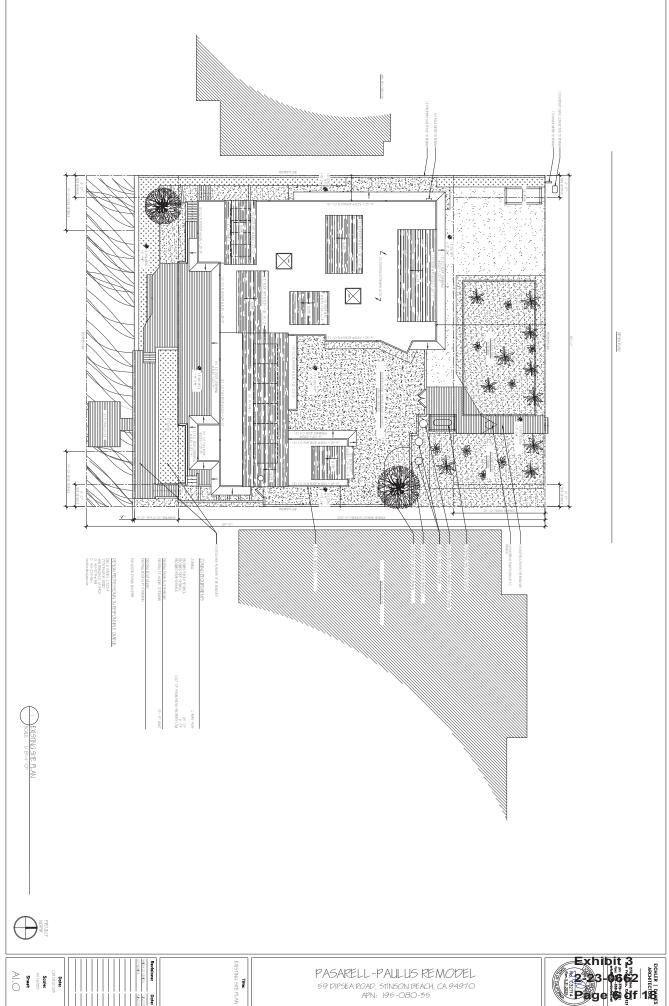






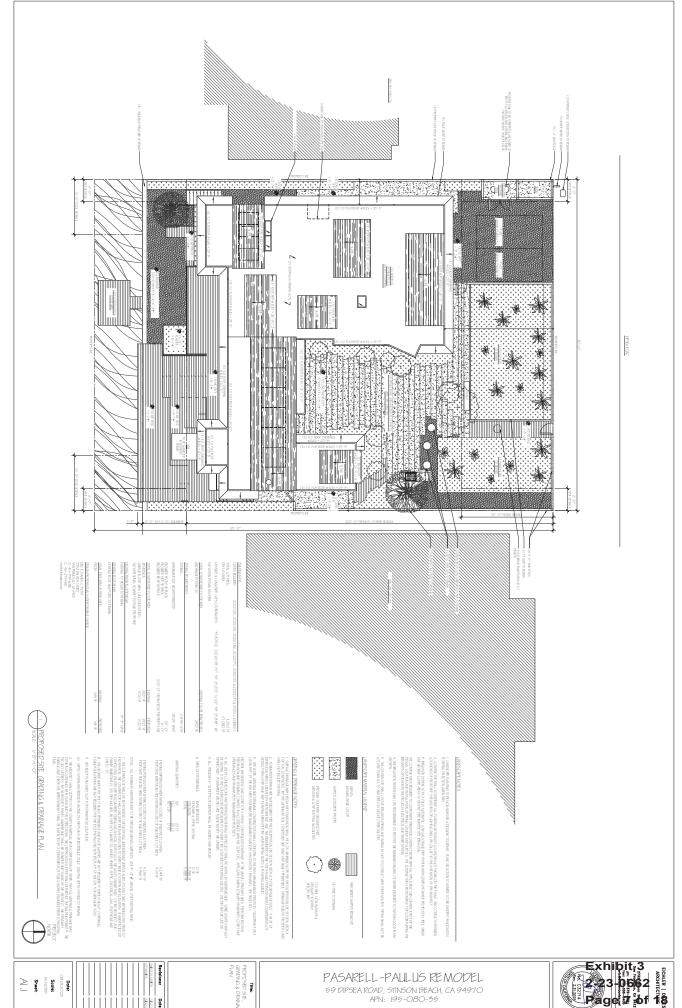






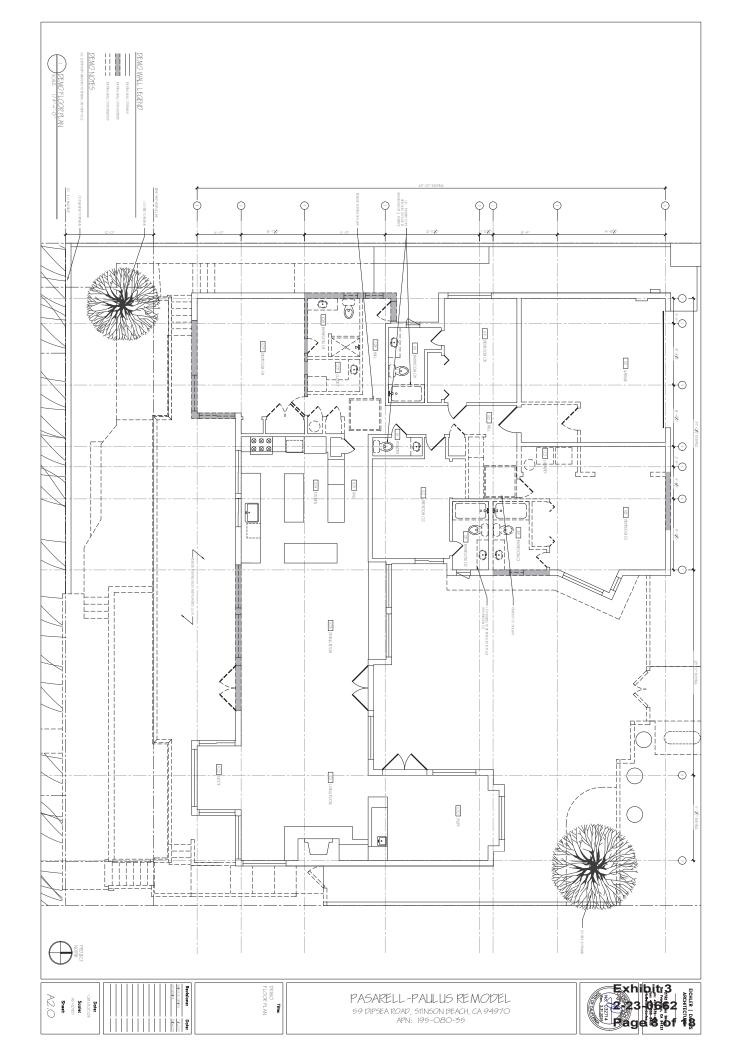
PASARELL -PAULUS REMODEL 59 DIPSEA ROAD, 5TINSON BEACH, CA 94970 APN: 195-080-35

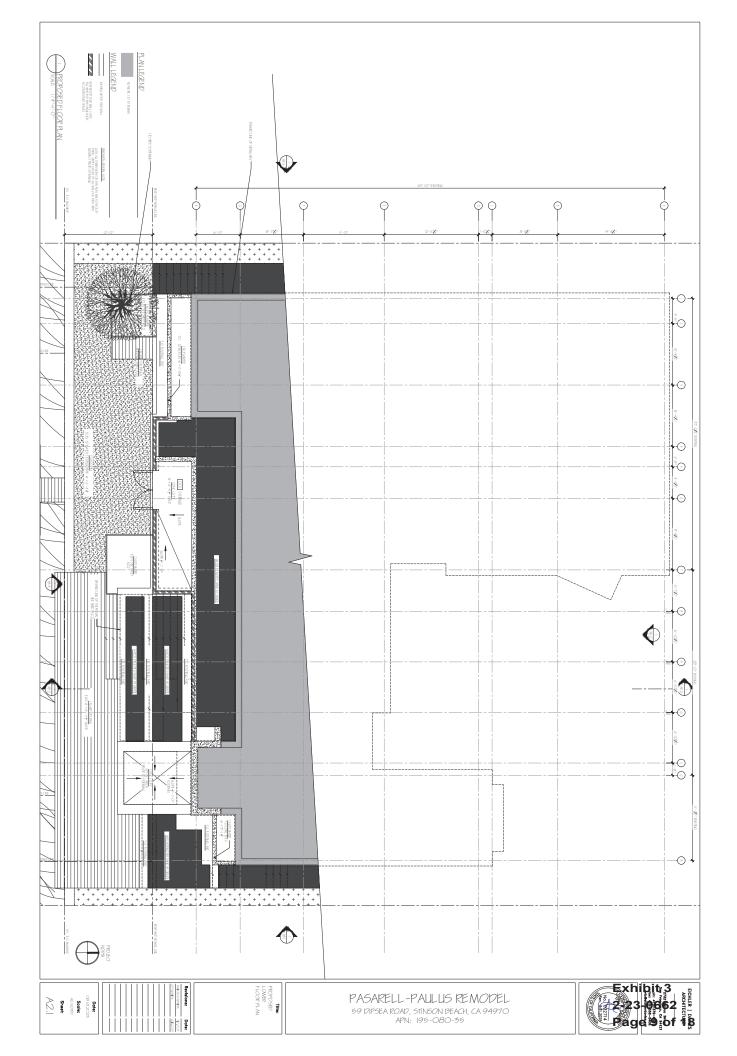


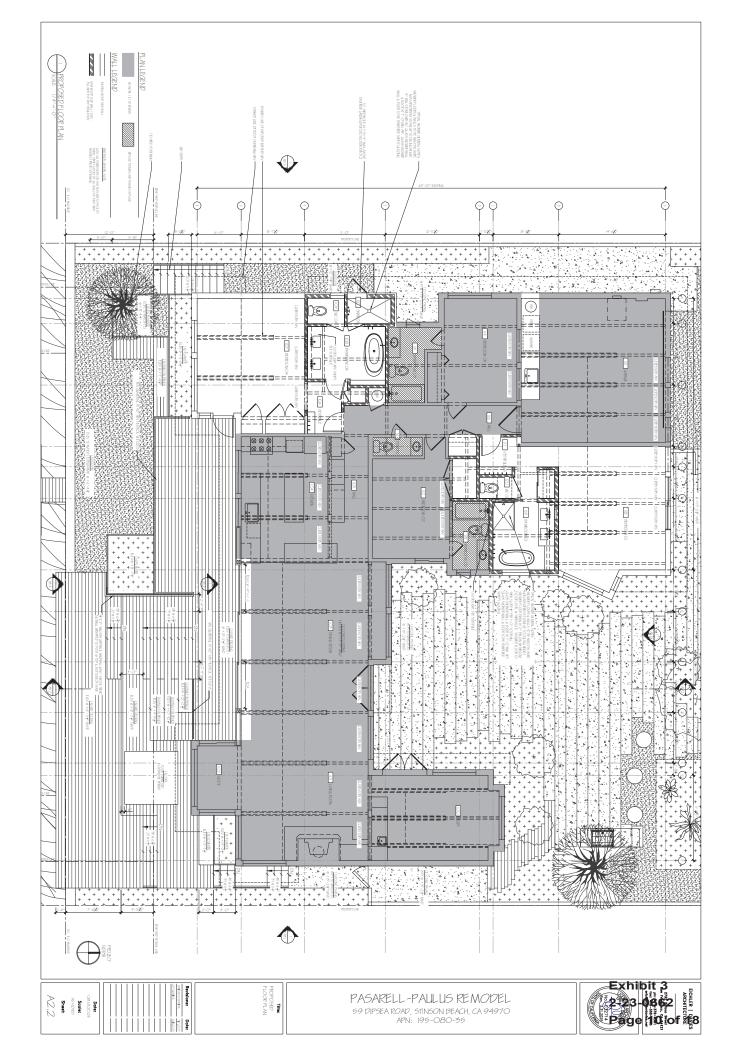


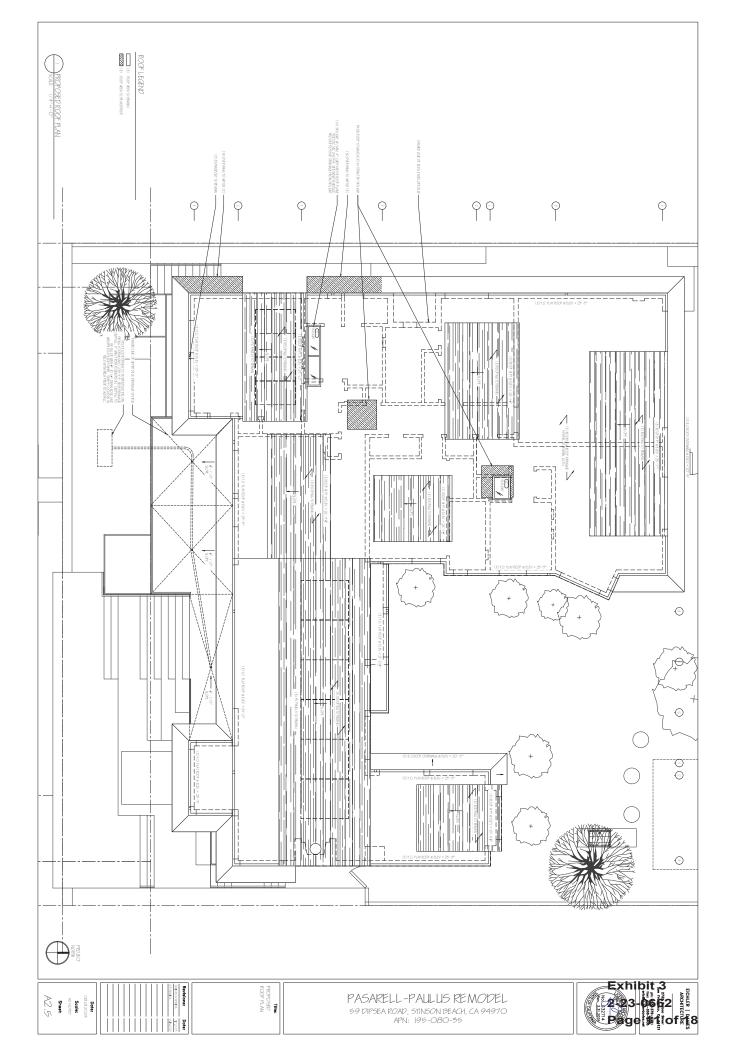
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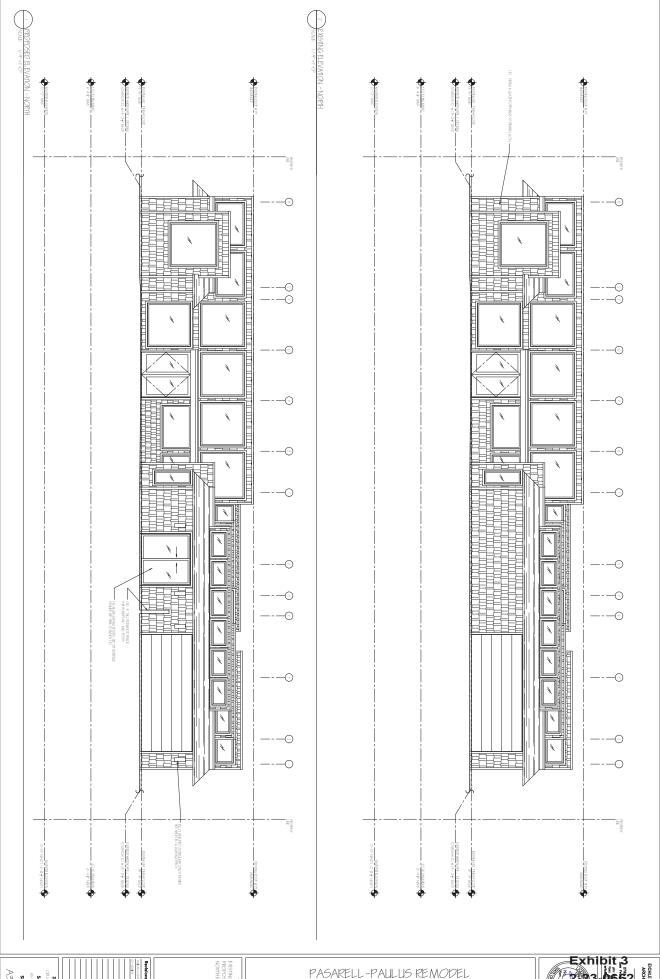








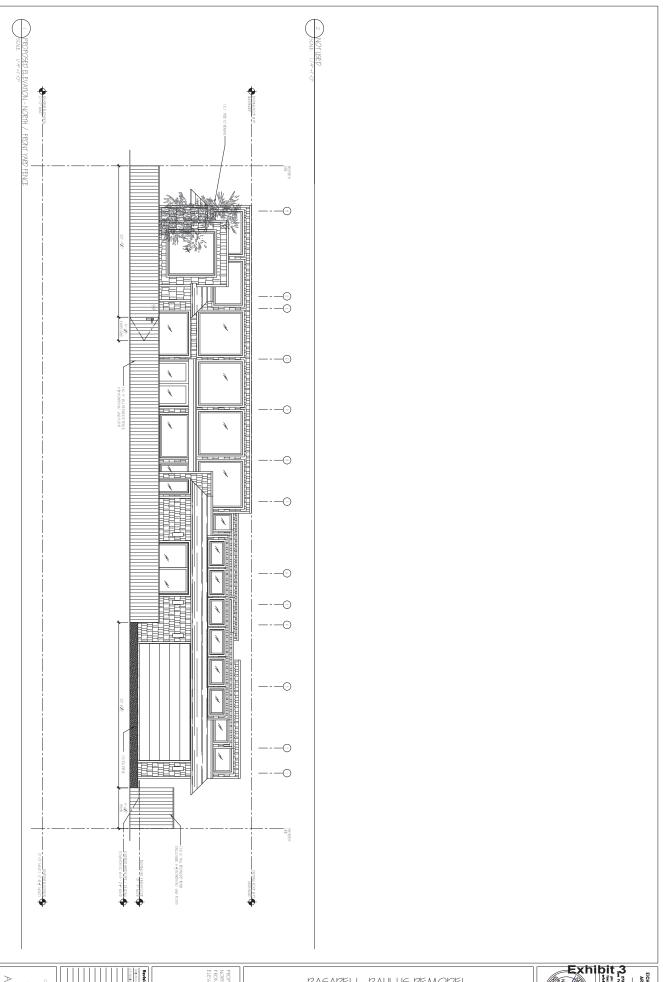








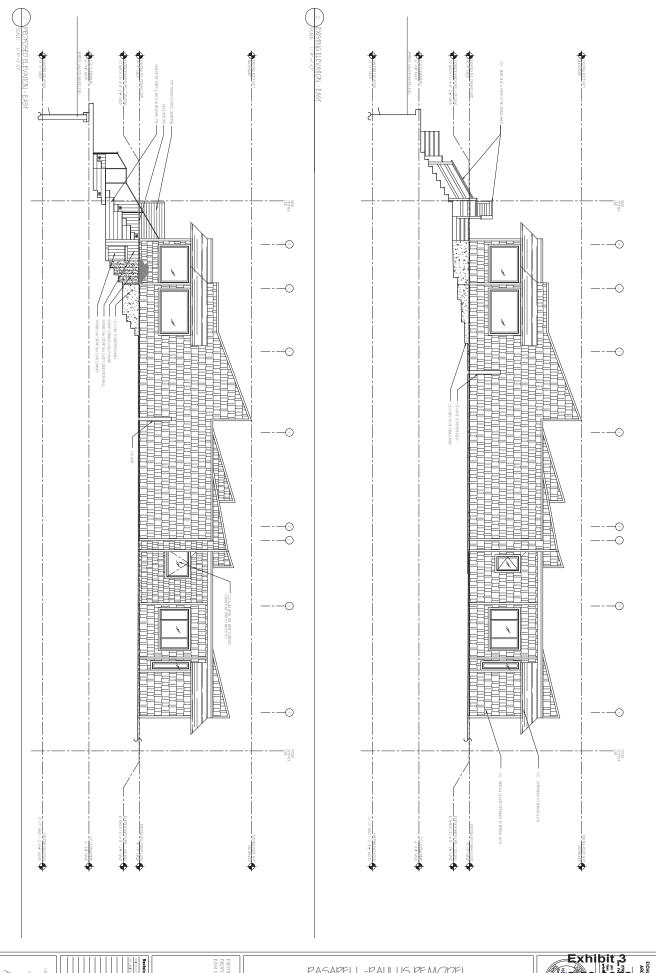


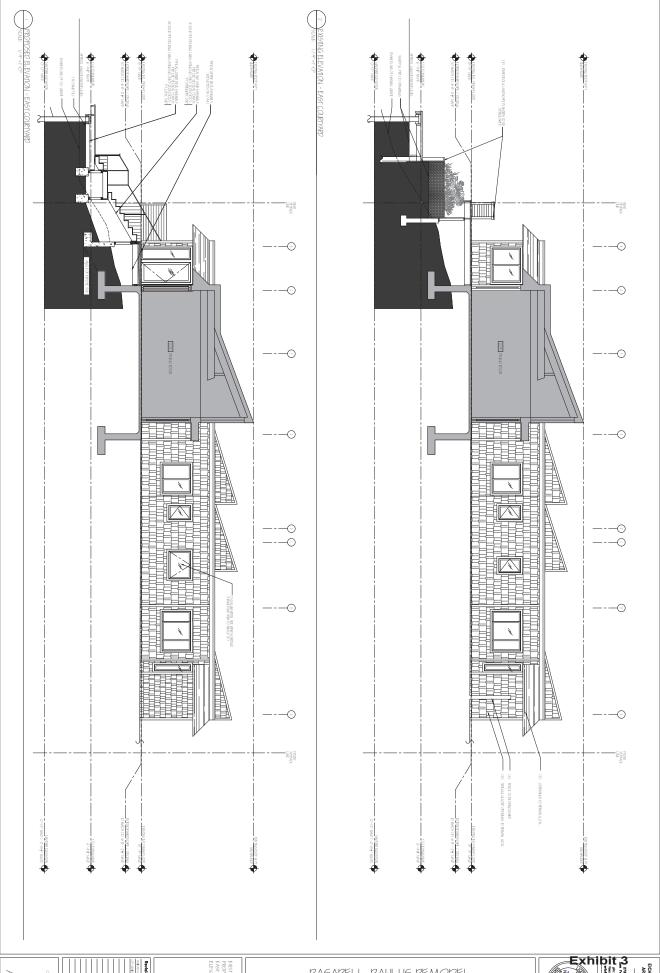


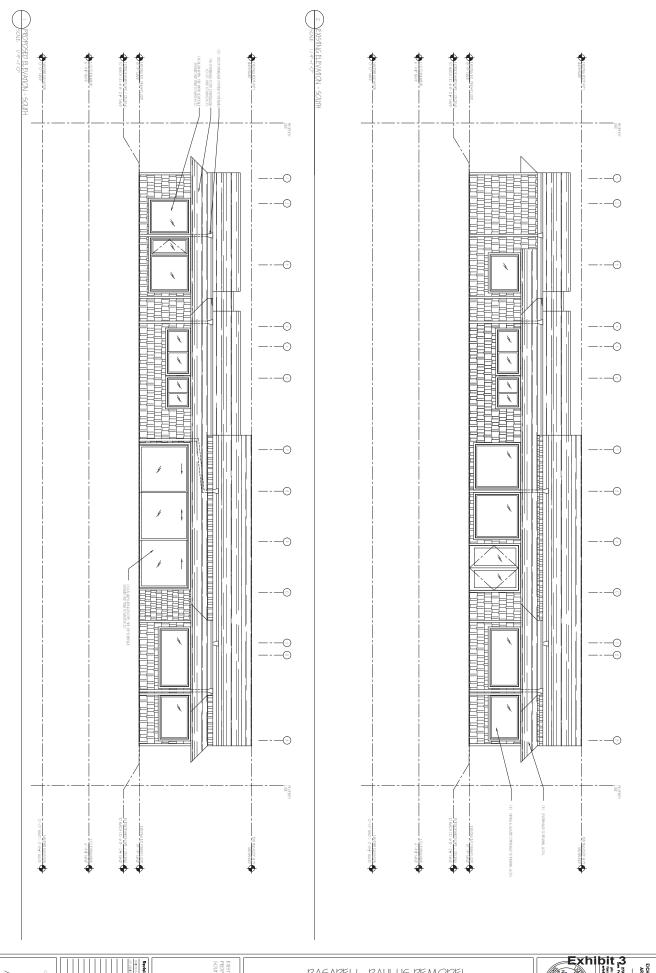












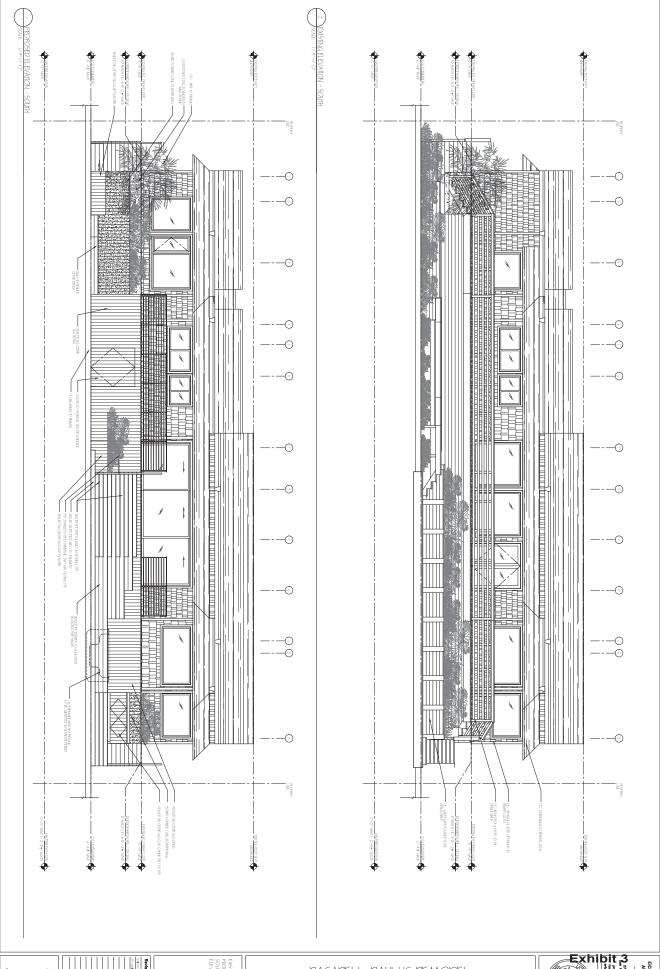


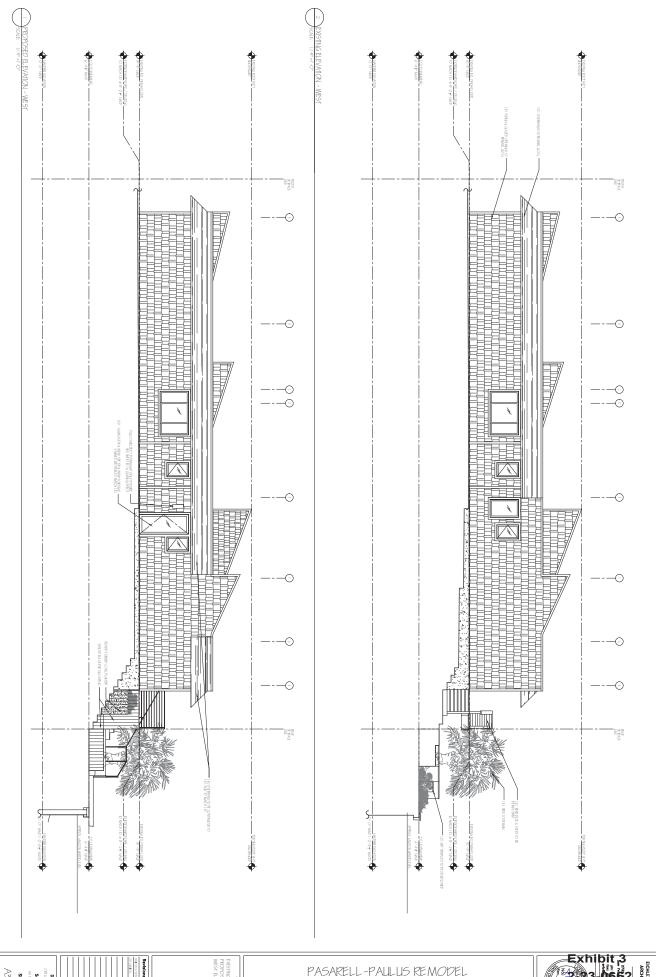












National Flood Hazard Layer FIRMette

22°39'44"W 37°54'39"



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PAVEL LAYOUT Legend

SPECIAL FLOOD HAZARD AREAS Without Base Flood Elevation (BFE)

Future Conditions 1% Annual

Levee. See Notes. Zanv V Area with Reduced Flood Risk due to Chance Flood Hazard Zone

Area with Flood Risk due to Levee Zana D

Zone ALE (EL 10 Feet)

No screen. Area of Minimal Flood Hazard. Zone J. Effective LOMRs

GENERAL --- Channel Culvert or Storm Sewer Area of Undetermined Flood Hazard

STRUCTURES | 1111111 Levee, Dike, or Floodwall

 Limit of Study Water Surface Elevation Cross Sections with 1% Annual Chance Profile Baseline Coastal Transect Baseline Base Flood Elevation Line (BFE) Coastal Transect Jurisdiction Boundary

No Digital Data Available Digital Data Available FEATURES

Hydrographic Feature

OTHER

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

Zone VE (EL 19 Feet)

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

become superseded by new data over time. time. The NFHL and effective information may change or was exported on 10/16/2023 at 3.16 PM and does not authoritative NFHL web services provided by FEMA. This map The flood hazard information is derived directly from the reflect changes or amendments subsequent to this date and

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

250

500

1,000

1,500

2,000

Basemap Imagery Source: USGS National Map 2023

