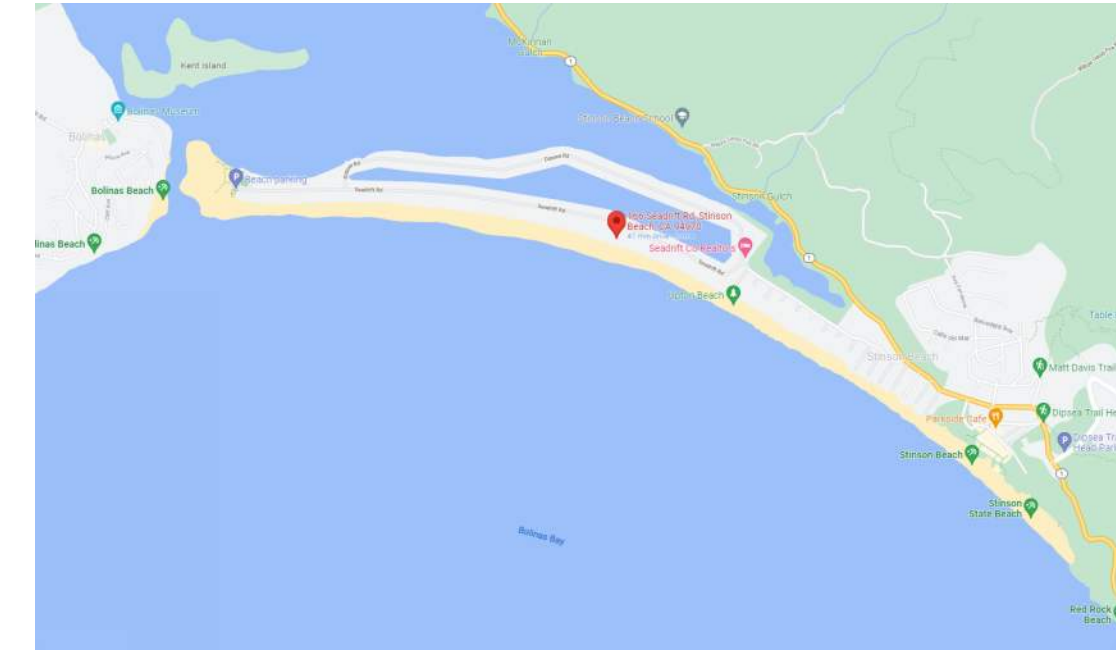




PROPOSED ADU FORGROUND LEFT WITH EXISTING HOUSE BEHIND AND RIGHT

PROJECT DATA

APN: 195-031-16
 ADDRESS: 166 SEADRIFT RD, STINSON BEACH, 94970
 ZONING: C-RSPS-2.9
 SEADRIFT SUBDIVISION #1
 OCCUPANCY CLASS: R-3
 DESCRIPTION OF USE: SINGLE FAMILY HOME WITH ADU ADDITION
 CONSTRUCTION TYPE: V-B
 STORIES: 1
 SPRINKLERS: NOT EXISTING ON MAIN HOME



ZONING INFORMATION

LOT AREA: 28,876 SF	CODE ALLOWABLE	EXISTING	PROPOSED
COVERAGE	*	2,127 SF = 7%	2,804 SF = 10%
FLOOR AREA	30% = 8,663 SF	1,771 SF** = 6%	ADD. 709 SF = 2,480 SF = 8%
FRONT YARD SETBACK	25'	121'-9"	89.5'
REAR YARD SETBACK	*	289'-5"	NO CHANGE
SIDE SETBACK WEST	6'	5'-8"	NO CHANGE
SIDE SETBACK EAST	6'	7'-4"	6'-9"

* DETERMINED THROUGH THE COASTAL DEVELOPMENT PERMIT
 ** NOT INCLUDING GARAGE

FLOOR AREA BREAKDOWN

MAIN HOUSE: 1,771 SF (UNCHANGED)
 ATTACHED GARAGE: 357 SF (UNCHANGED)
 ADU ADDITION: 709 SF
 TOTAL: 2,837 SF (INCLUDING GARAGE)

COVERED PORCHES: 0 SF
 ONSITE PARKING: 1 GARAGE SPACE, 4+ EXTERIOR SPACES

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE INCORPORATING THE 2015 INTERNATIONAL BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE INCORPORATING THE 2015 INTERNATIONAL RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE INCORPORATING THE 2014 NATIONAL ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE INCORPORATING THE 2015 UNIFORM MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE INCORPORATING THE 2015 UNIFORM PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

PROJECT DESCRIPTION

- ADDITION OF A NEW 709 SF ATTACHED ACCESSORY DWELLING UNIT CONTAINING 1 BEDROOM, A LIVING ROOM, AND ONE BATHROOM. THE EXISTING HOME FOOTPRINT WILL REMAIN THE SAME SIZE, 1771 SF, NOT INCLUDING THE GARAGE.
- THE LOT IS WITHIN THE FLOODPLAIN BUT WILL NOT CONFORM TO MINIMUM ELEVATIONS REQUIREMENTS AS ALLOWED BY FEMA'S SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE PROGRAM. THIS IS ALLOWED BECAUSE OF THE FOLLOWING PARAMETERS AS DEFINED IN TABLE 6-1B. COMPLIANCE MATRIX (V ZONES) IN THE FEMA S/SD DESK REFERENCE.
 1. THE ENTIRE PROJECT IS BELOW THE LEVEL OF SUBSTANTIAL IMPROVEMENT
 2. THE RESIDENCE IS A PRE-FIRM STRUCTURE
 3. THE NEW AREA CONSTITUTES A LATERAL ADDITION
- THE PROJECT ALSO INCLUDES COSMETIC IMPROVEMENTS TO THE MAIN HOUSE AS WELL AS A NEW WINDOW WALL FACING THE PATIO FROM THE EXISTING STRUCTURE.

SEPTIC SYSTEM

THE EXISTING SEPTIC SYSTEM IS CERTIFIED AT 450 GALLONS PER DAY WHICH SUPPORTS THE RESULTING 3 BEDROOMS. SEE M002 FOR SEPTIC SYSTEM APPROVALS

NOTE:

ALL ELEVATION HEIGHTS ARE RELATIVE TO NAVD 0'

PROJECT TEAM

OWNER
 KAREN LINDFORS & PATRICK MOORE
 1040 TENNYSON WAY
 CARMICHAEL, CA 95608

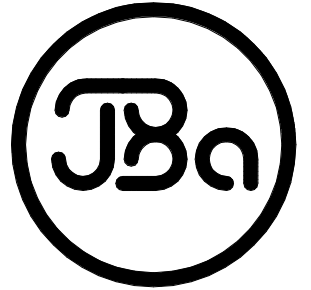
ARCHITECT
 JAY BEHR ARCHITECTURE
 JAY@JAYBEHRARCHITECTURE.COM
 415-518-0528
 432 NAPA ST, SAUSALITO, CA 94965

STRUCTURAL ENGINEER
 TURBIN STRUCTURAL ENGINEERING
 KELLY@TURBINSTRUCTURAL.COM
 244 MILLER AVE
 MILL VALLEY, CA 94941
 415-373-9472

GENERAL CONTRACTOR
 GEORGE T. FLYNN CONSTRUCTION, LICENSE #: 540023
 GFLYNNCONSTRUCTION@GMAIL.COM
 415-320-3303
 P.O. BOX 173
 465 CALLE DEL MAR
 STINSON BEACH, CA. 94970

SHEET LIST

- A000 COVER
- A001 SITEPLAN
- A002 EXISTING PHOTOS
- A003 PROPOSED VISUALIZATIONS & MATERIALS
- A101 FLOOR PLAN - PROPOSED
- A102 ROOF PLAN & STORY POLES
- A103 FLOOR PLAN EXISTING
- A104 ENLARGED FLOOR PLAN
- A200 ELEVATIONS
- A201 ELEVATIONS
- A202 ELEVATIONS
- A203 ELEVATIONS
- A300 SECTIONS
- A301 SECTIONS
- A501 REFLECTED CEILING PLAN
- M001 SEPTIC PLAN
- M002 SEPTIC CERTIFICATIONS
- M003 PRELIMINARY DRAINAGE PLAN



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 JAY@JAYBEHR.COM
 415.518.0528



LINDFORS MOORE RESIDENCE CASITA
 166 SEADRIFT RD, STINSON BEACH, CA 94970
 APN OR BLOCK/LOT: 195-031-16

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

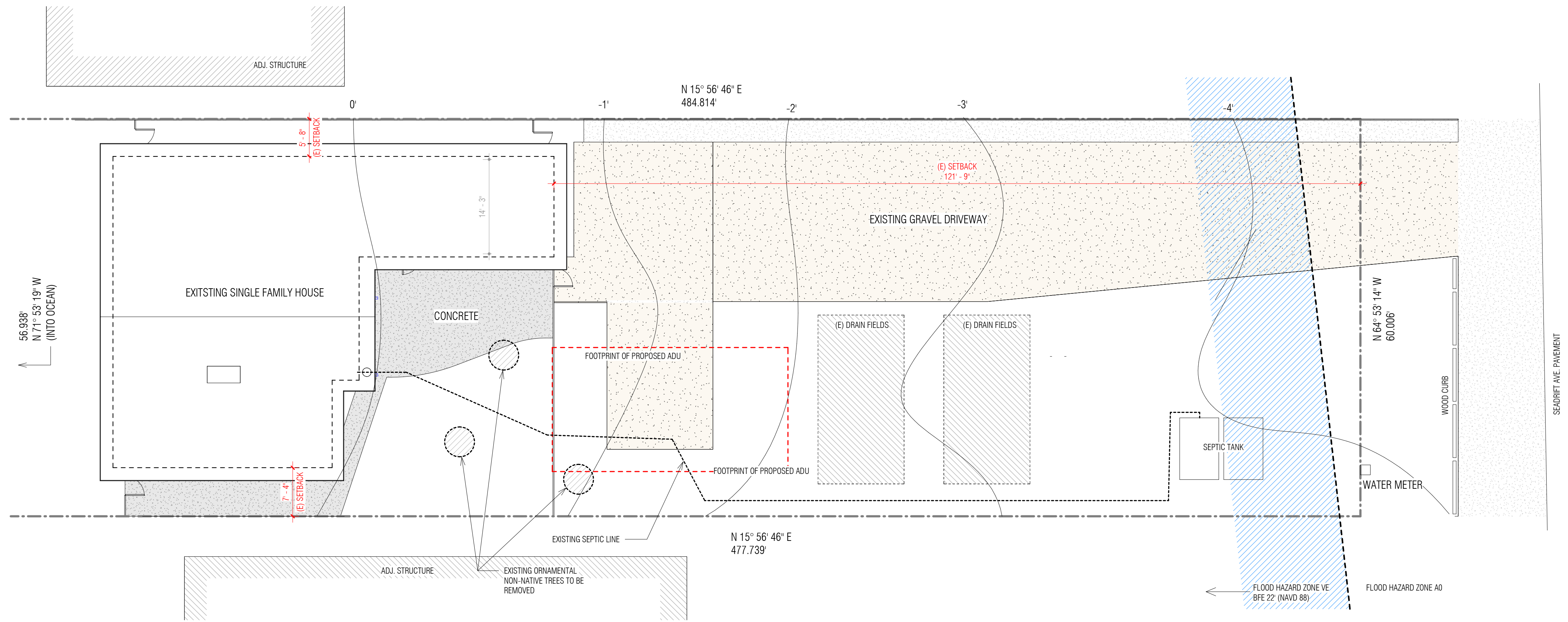
JANUARY 6, 2025

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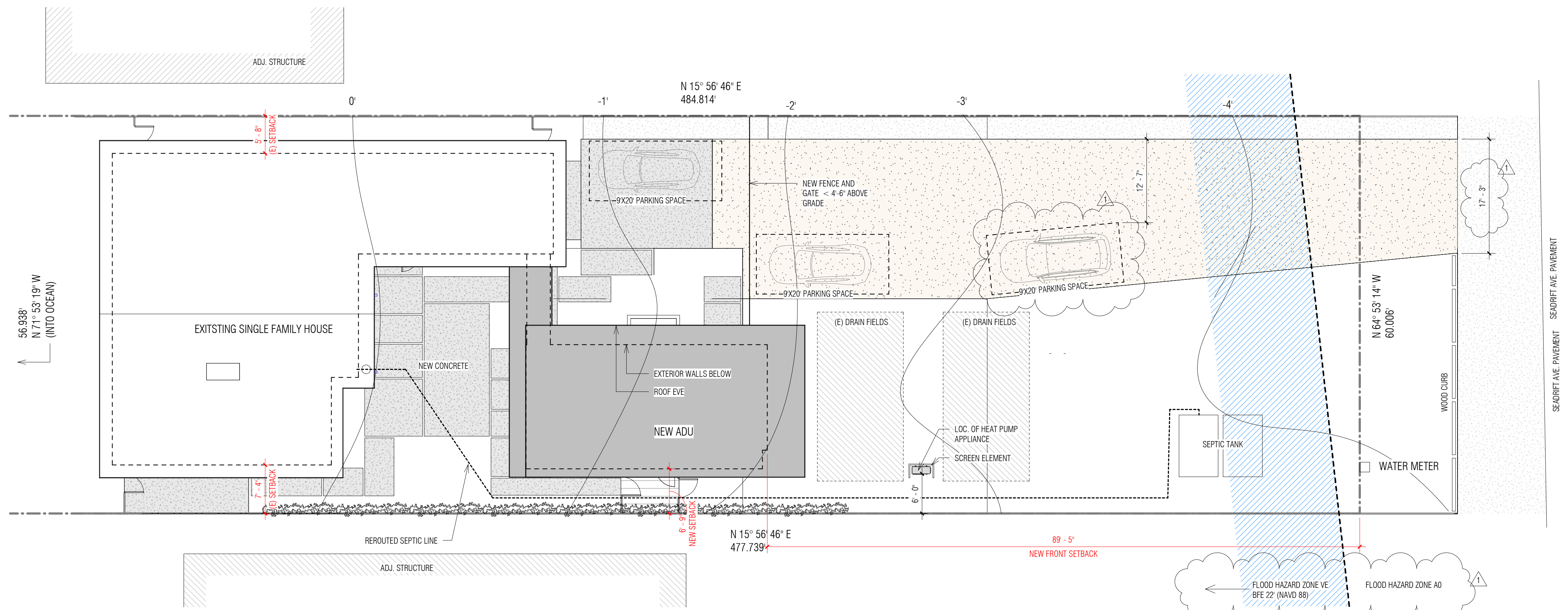
COVER

A000

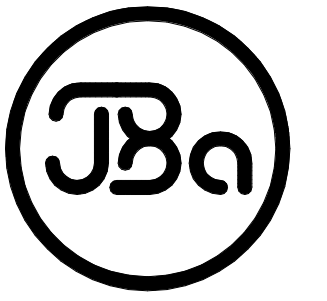




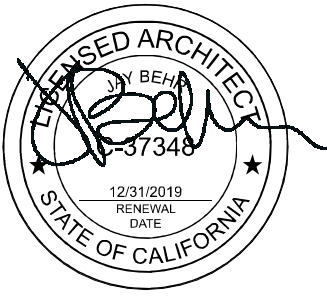
1 1" = 10'-0" SITEPLAN EXISTING



2 1" = 10'-0" SITEPLAN PROPOSED



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LINDFORS MOORE RESIDENCE CASITA
 166 SERRIFF PRO. STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

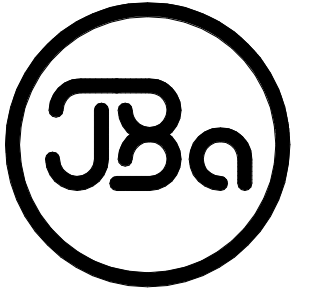
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SITE MATERIALS LEGEND

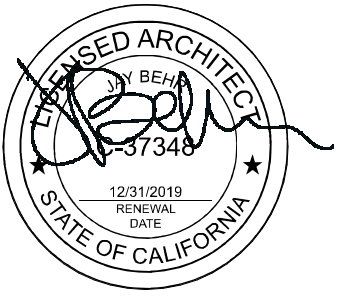
- PEA GRAVEL
- FINISHED CONCRETE
- EXPOSED EARTH

SITEPLAN

A001



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LINDFORS MOORE RESIDENCE CASITA
166 SEADRIFT RD. STINKSON BEACH, CA 94970
APN: 08-030-001-116

DESIGNED BY: JAY BEHR
FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

#	DATE	DESCRIPTION

EXISTING PHOTOS

A002



EXISTING HOUSE FROM SEADRIFT AVE.



EXISTING HOUSE FROM DRIVEWAY



PROPOSED PROJECT FROM SEADRIFT DR.



EXISTING VIEW OF SEADRIFT RD. FROM ADU SITE



TO MAIN HOUSE ENTRANCE, PAST ADU



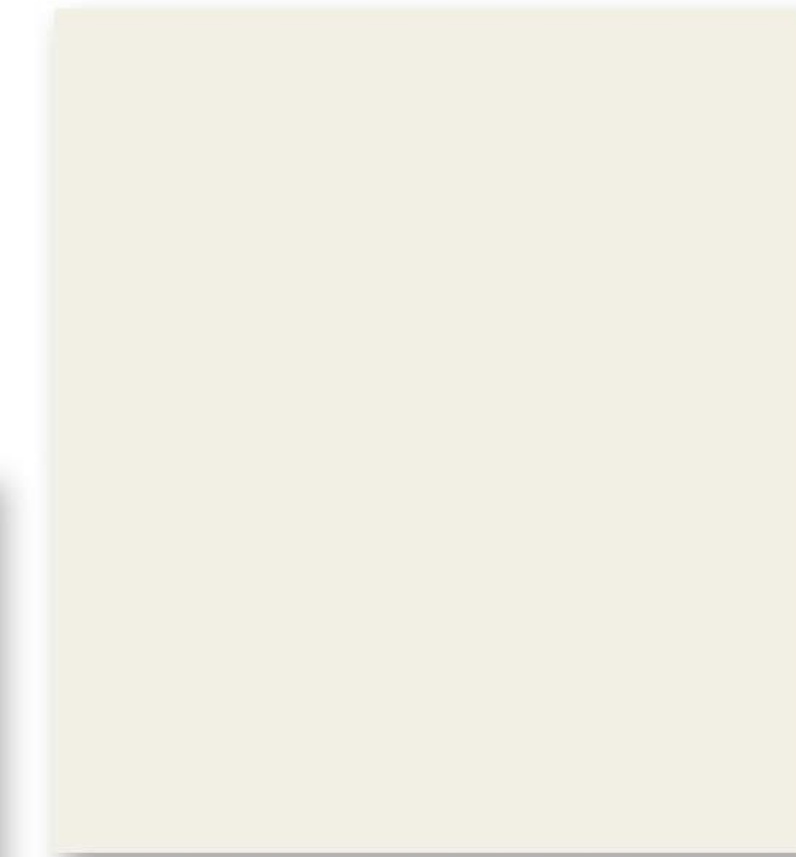
PROPOSED ADU



PROPOSED PROJECT FROM DRIVEWAY

PRIMARY MATERIALS

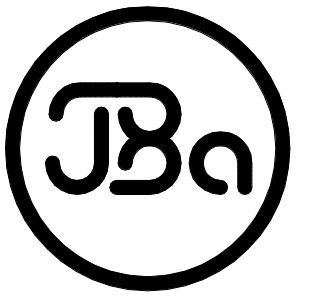
BENJAMIN MOORE CLOUD WHITE OC-130



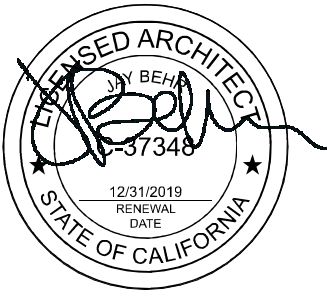
RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS



BENJAMIN MOORE CHEATING HEART 1617



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LINDFORS MOORE RESIDENCE CASITA
 166 SCARFPT. PRO. STINSON BEACH, CA 94970
 APN: 08-000001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

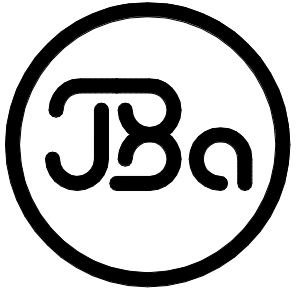
ZONING SUBMISSION | V2

JANUARY 6, 2025

#	DATE	DESCRIPTION

PROPOSED
 VISUALIZATIONS &
 MATERIALS

A003



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LINDFORS MOORE RESIDENCE CASITA

166 SCARFPT. PRO. STINSON BEACH, CA 94970
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DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

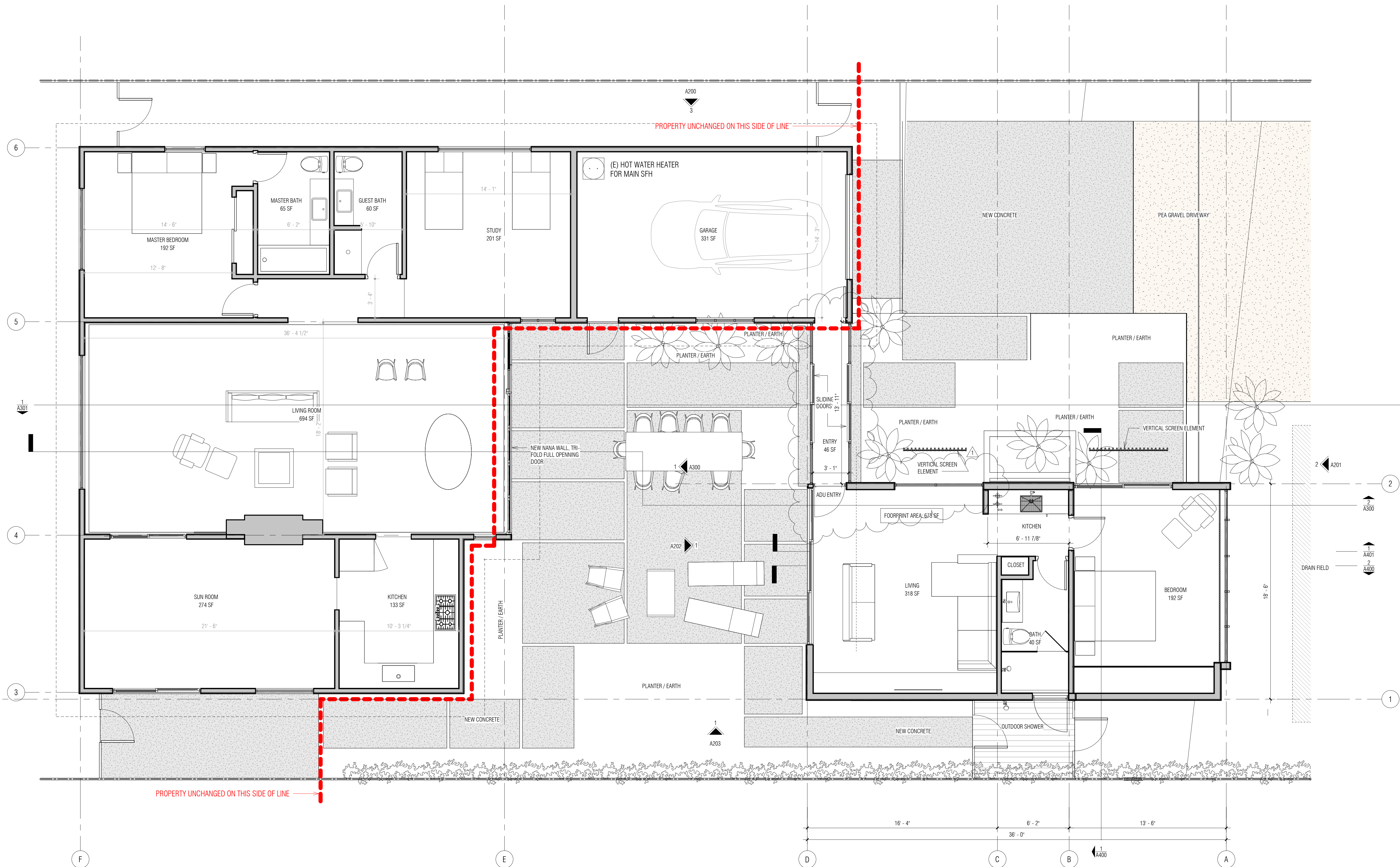
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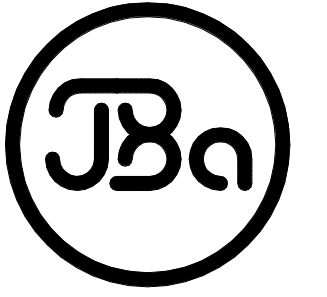
FLOOR PLAN - PROPOSED

A101

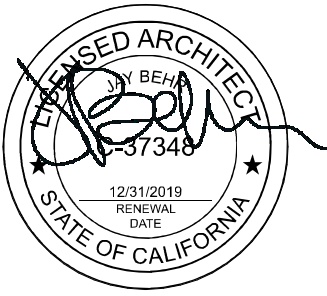


SITE MATERIALS LEGEND

- PEA GRAVEL
- FINISHED CONCRETE
- EXPOSED EARTH



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LINDFORS MOORE RESIDENCE CASITA
 166 SCARFPT. RD. STANFORD BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

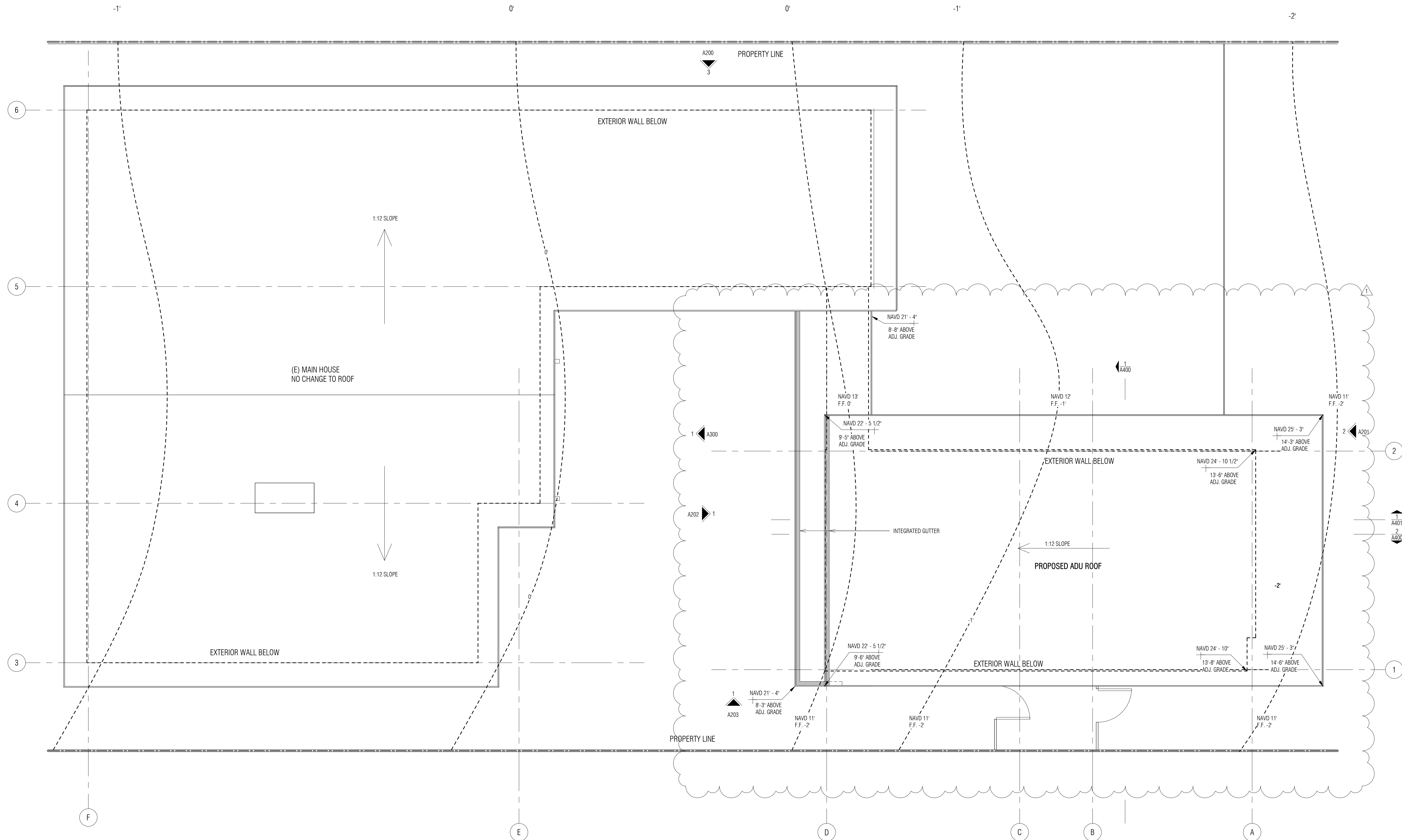
ZONING SUBMISSION | V2

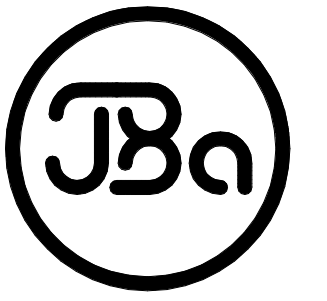
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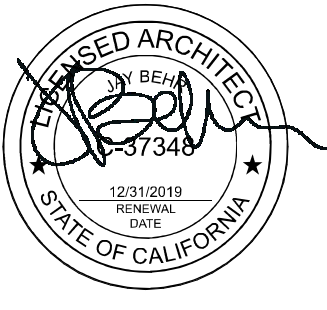
0 4'
 ROOF PLAN & STORY
 POLES

A102





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LINDFORS MOORE RESIDENCE CASITA

166 SCARFPT FLD, STINSON BEACH, CA 94970
 APN: 081-031-116

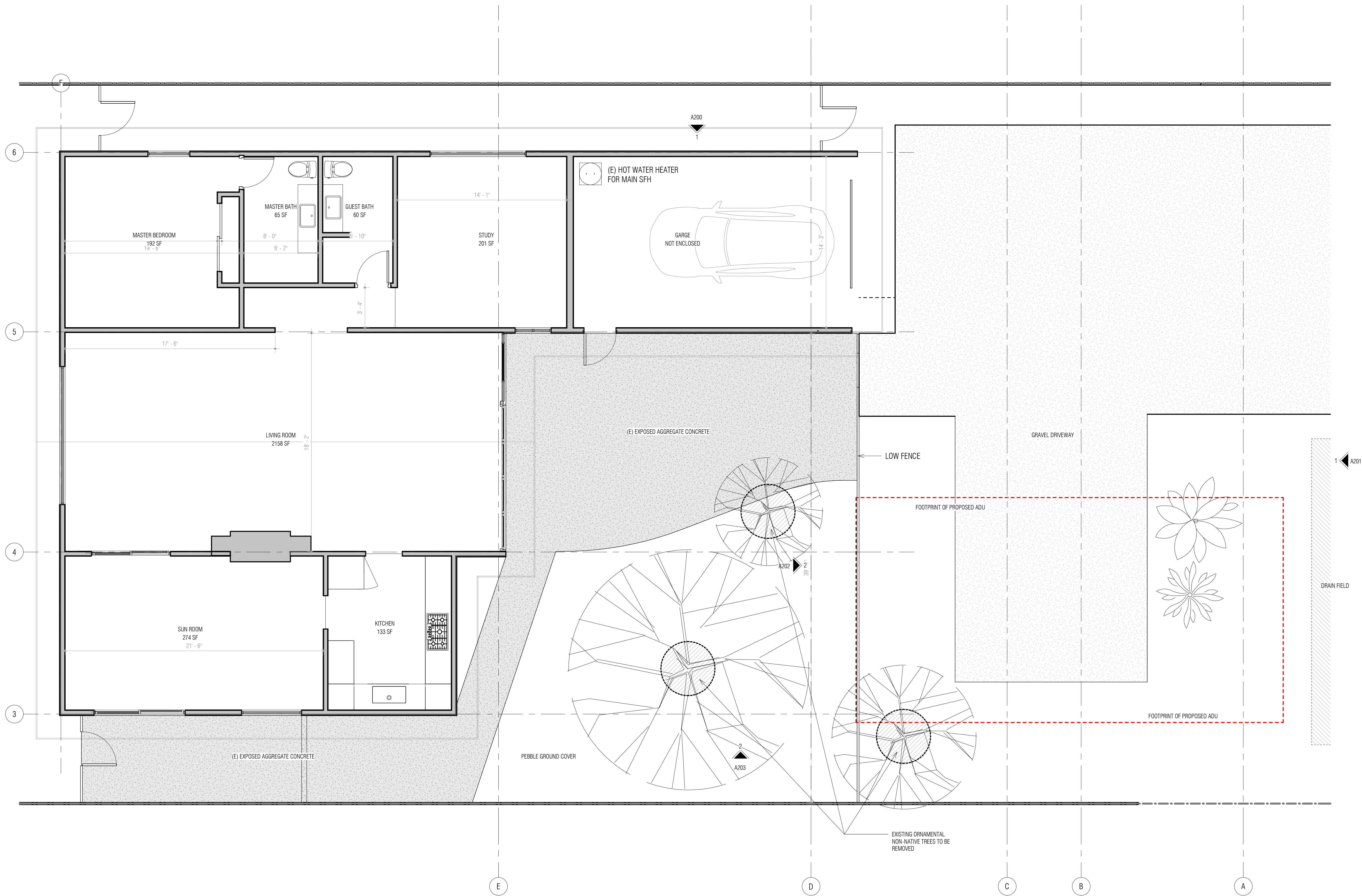
DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

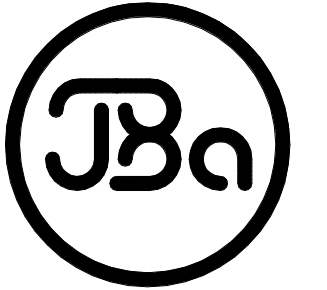
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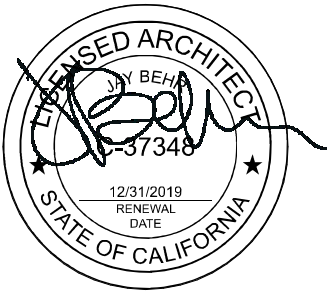


FLOOR PLAN EXISTING

A103



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LINDFORS MOORE RESIDENCE CASITA

166 SADDLEPT PRO, STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

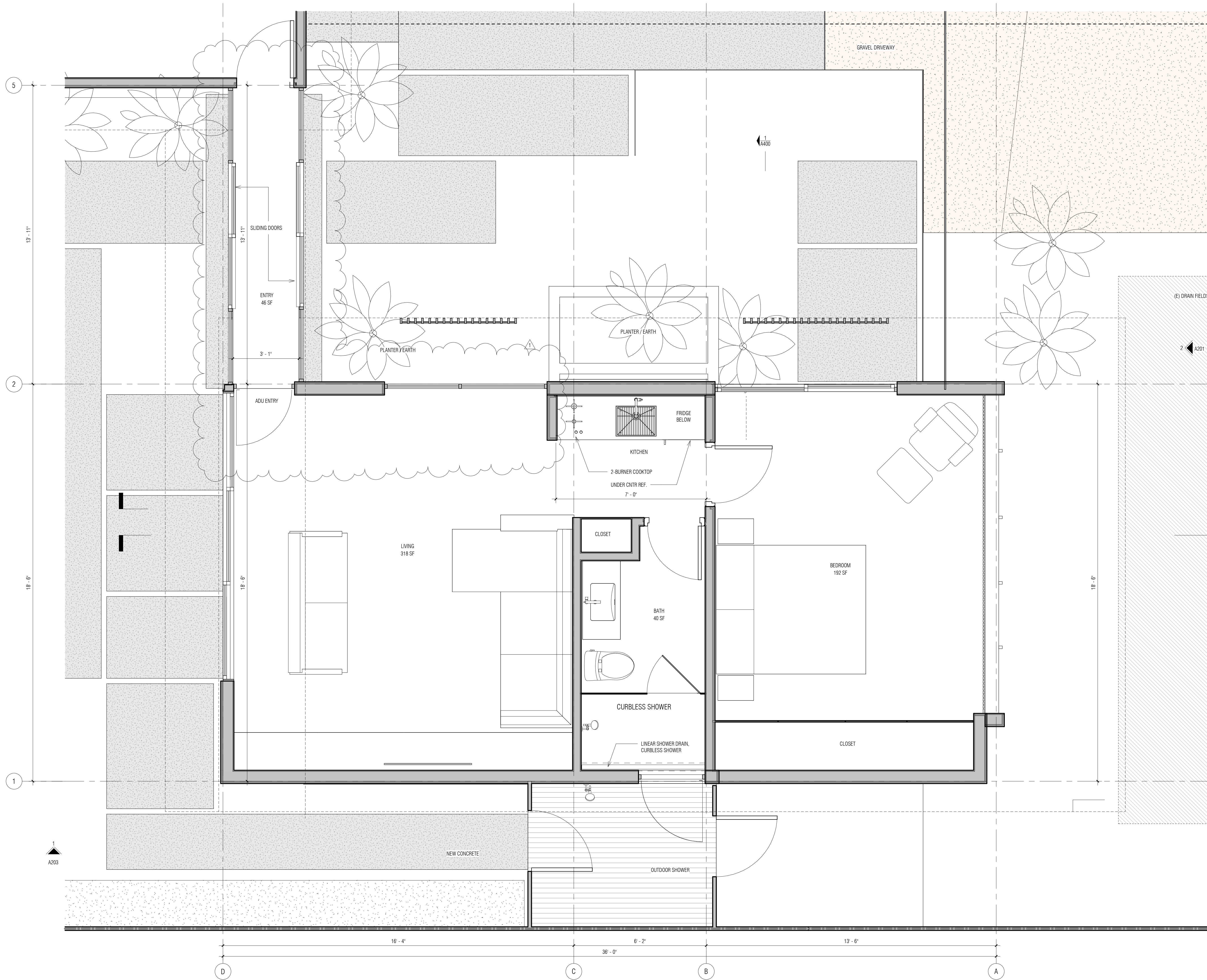
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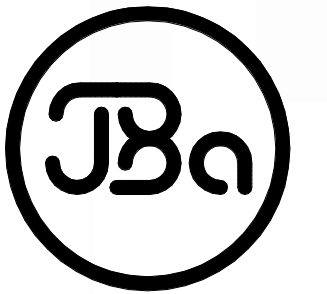
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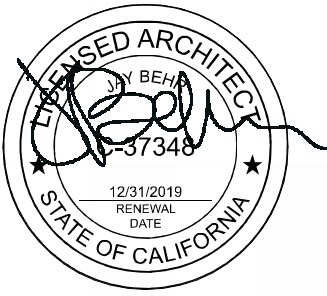
ENLARGED FLOOR PLAN

A104





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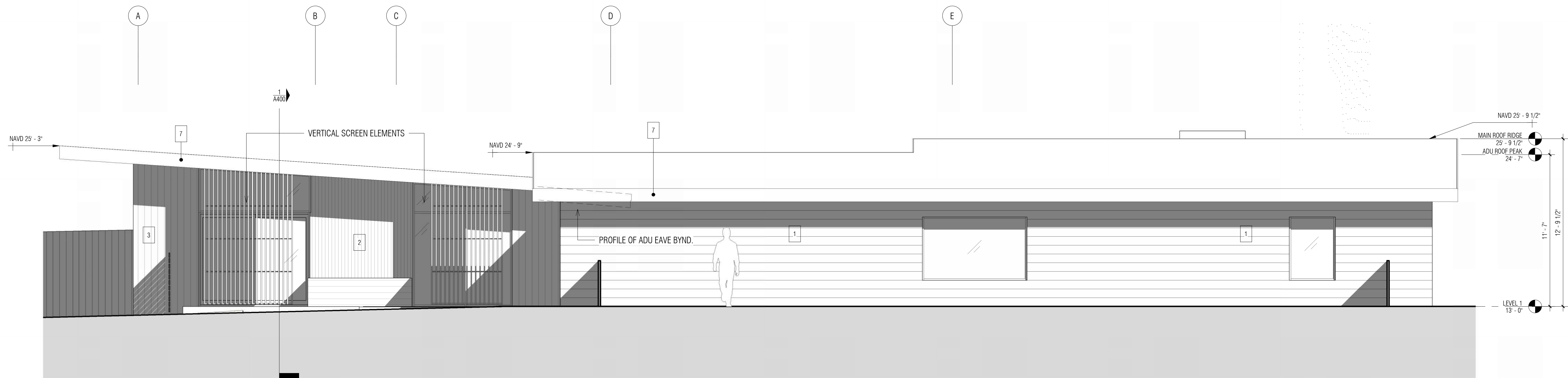
LINDFORS MOORE RESIDENCE CASITA
 166 SCAURIFT PRO. STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

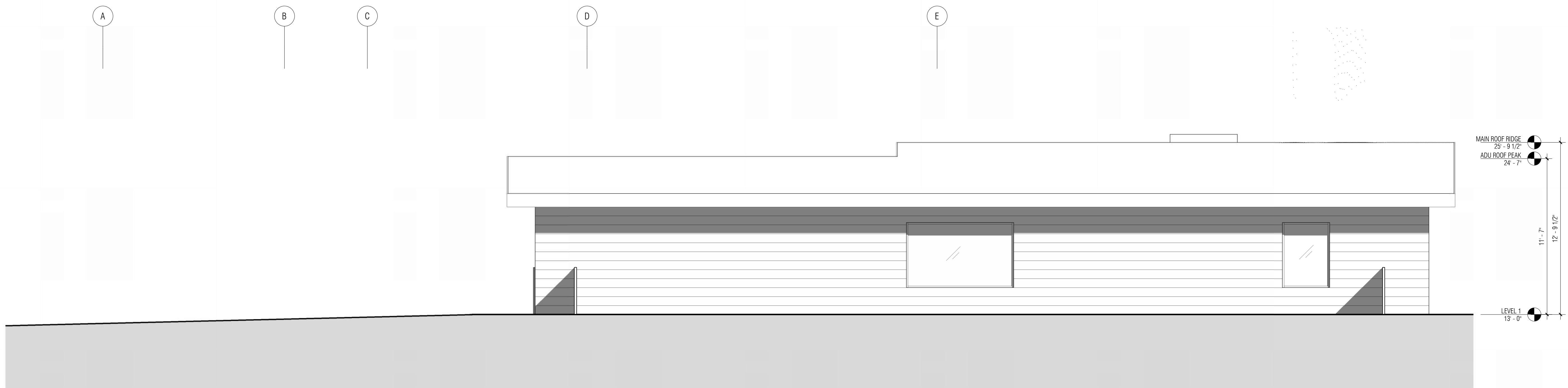
ZONING SUBMISSION | V2

JANUARY 6, 2025

#	DATE	DESCRIPTION



3 1/4" = 1'-0" ELEVATION WEST

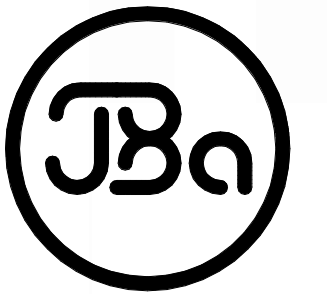


1 1/4" = 1'-0" ELEVATION WEST EXISTING

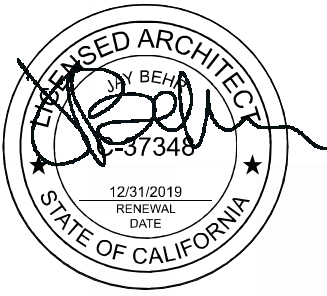
EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
1	CEDAR SIDING, HORIZONTAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
3	WOOD SIDING, VERTICAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
4	CONCRETE, BOARD FORMED.	CLEAR SEALED
5	PAINTED WOOD DOOR	BENJAMIN MOORE CLOUD WHITE OC-130
7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANNOIDIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	

ELEVATIONS

A200



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LINDFORS MOORE RESIDENCE CASITA
 166 SCARFPT. RD. STINSON BEACH, CA 94970
 APN: 08-000001-196-031-16

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

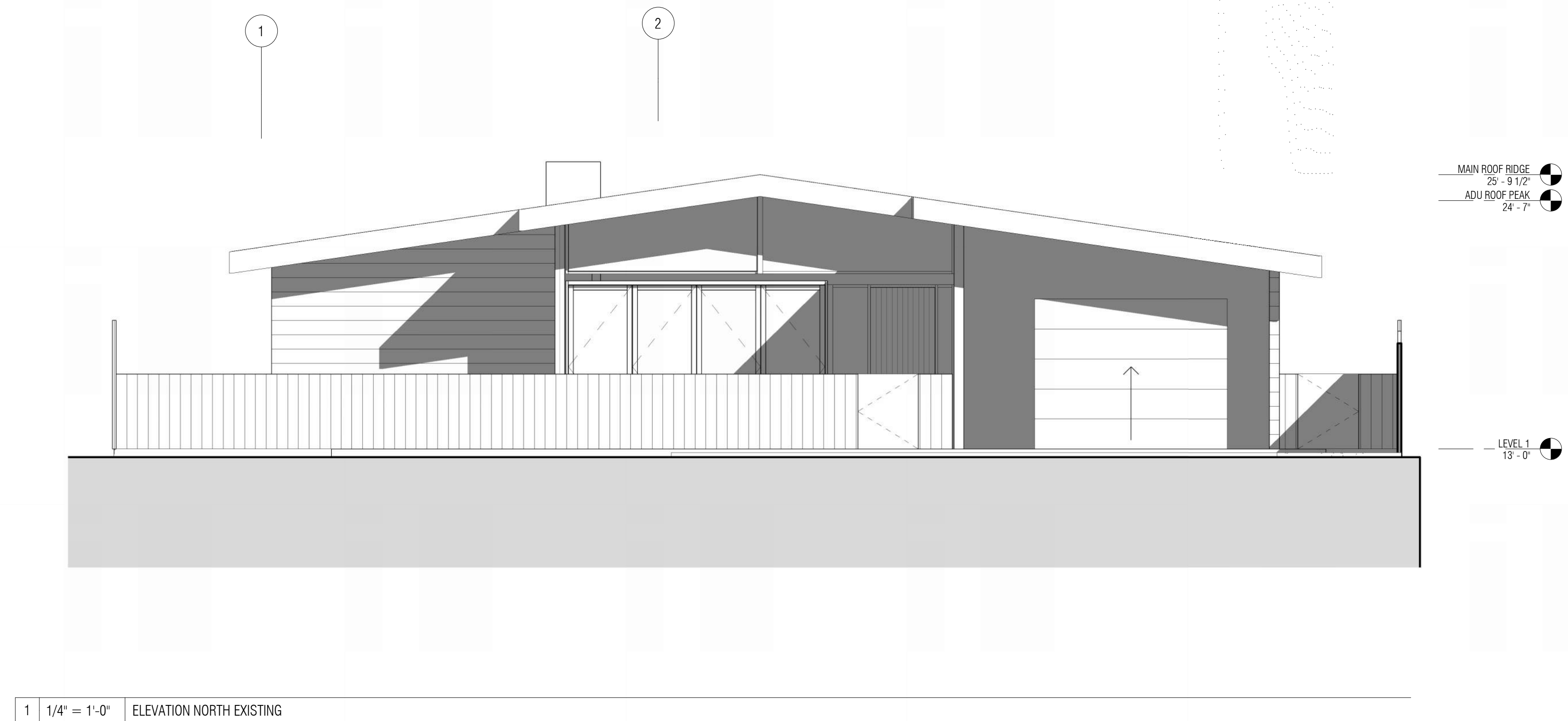
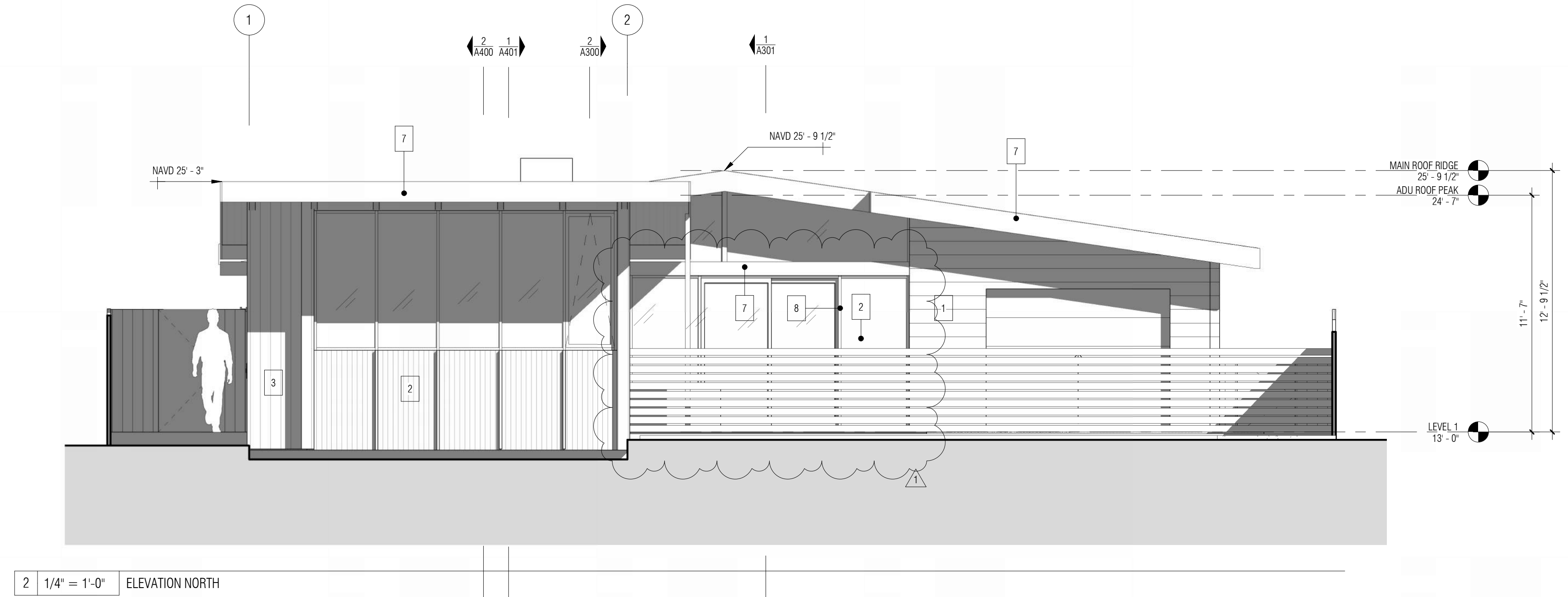
JANUARY 6, 2025

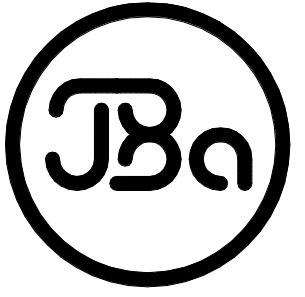
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ELEVATIONS

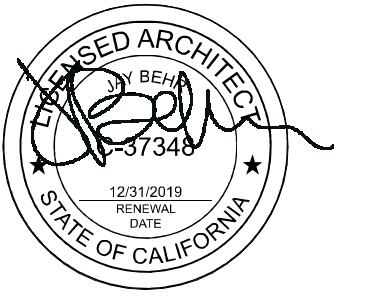
A201

EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
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2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
3	WOOD SIDING, VERTICAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
4	CONCRETE, BOARD FORMED.	CLEAR SEALED
5	PAINTED WOOD DOOR	BENJAMIN MOORE CLOUD WHITE OC-130
7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANNOIDIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	





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LINDFORS MOORE RESIDENCE CASITA
 166 SCADIFF RD, STANFORD BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

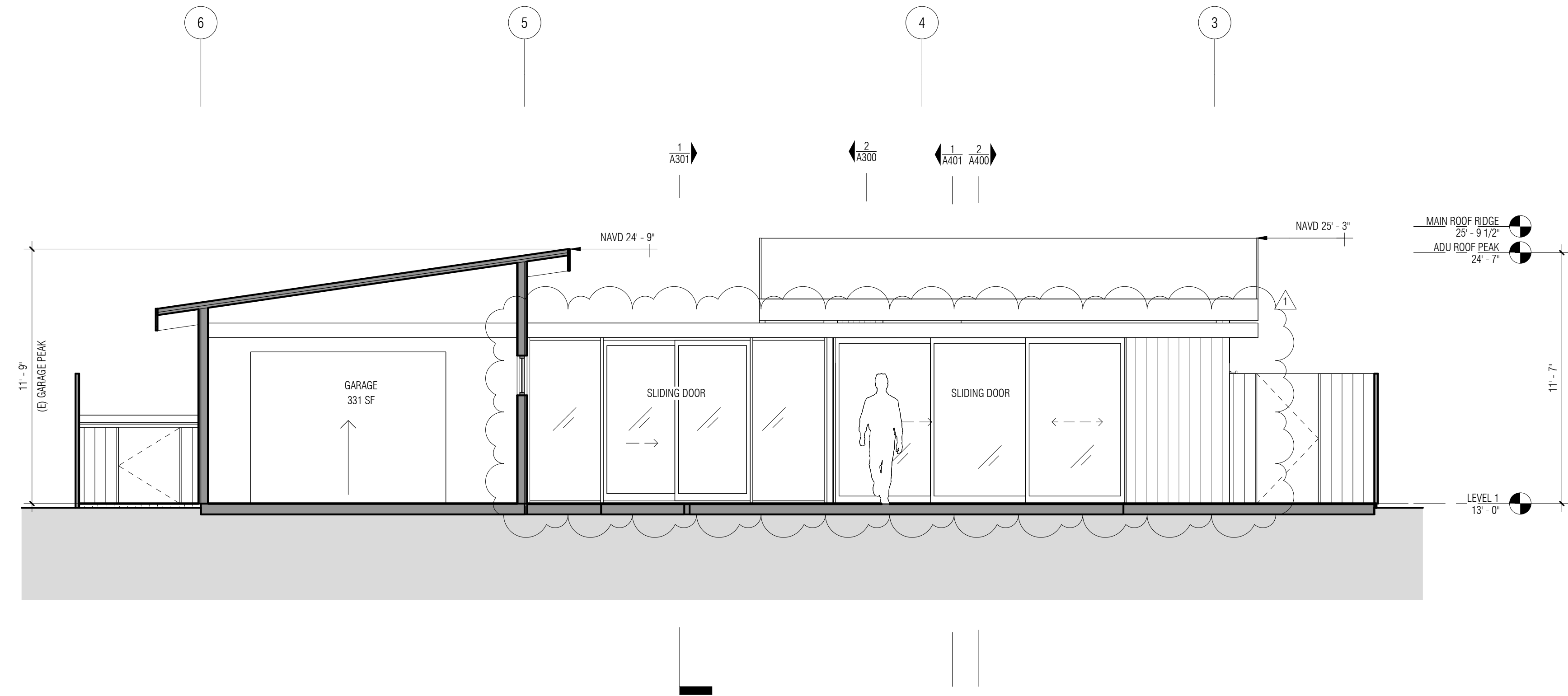
JANUARY 6, 2025

#	DATE	DESCRIPTION
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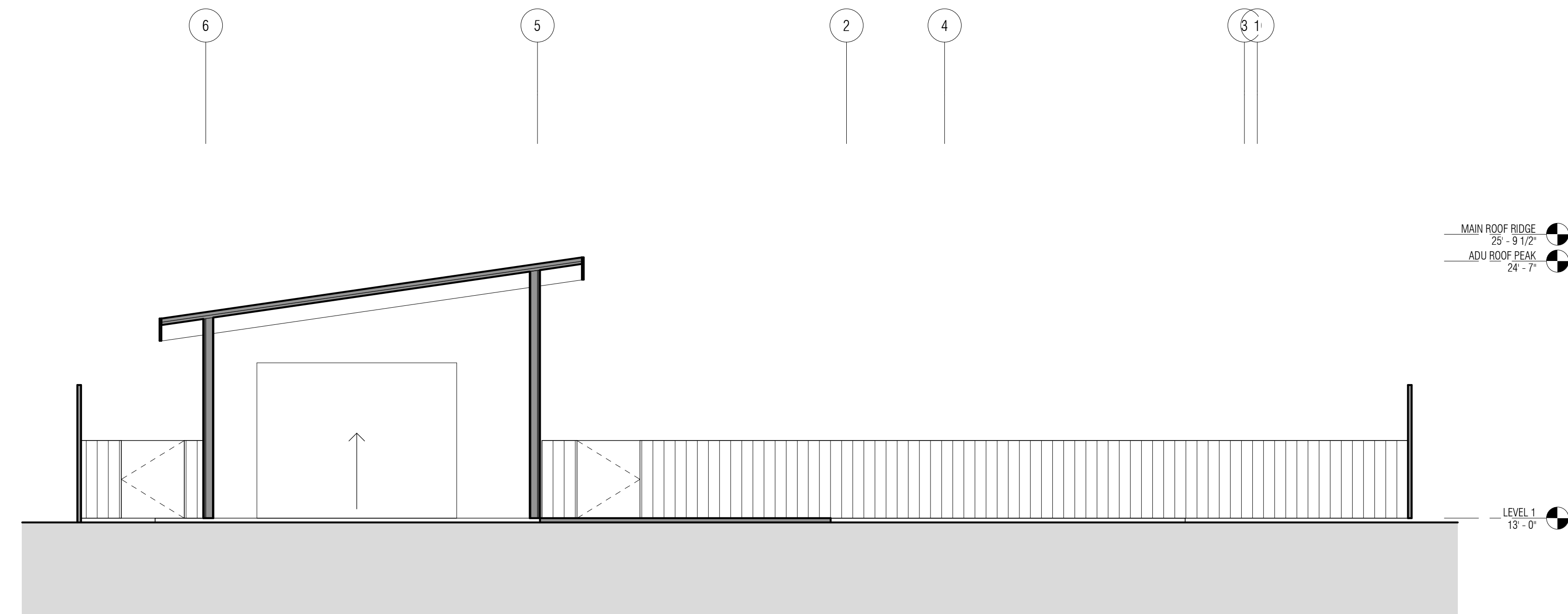
ELEVATIONS

A202

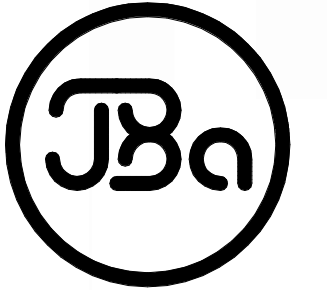
EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
1	CEDAR SIDING, HORIZONTAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
3	WOOD SIDING, VERTICAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
4	CONCRETE, BOARD FORMED.	CLEAR SEALED
5	PAINTED WOOD DOOR	BENJAMIN MOORE CLOUD WHITE OC-130
7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANODIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	



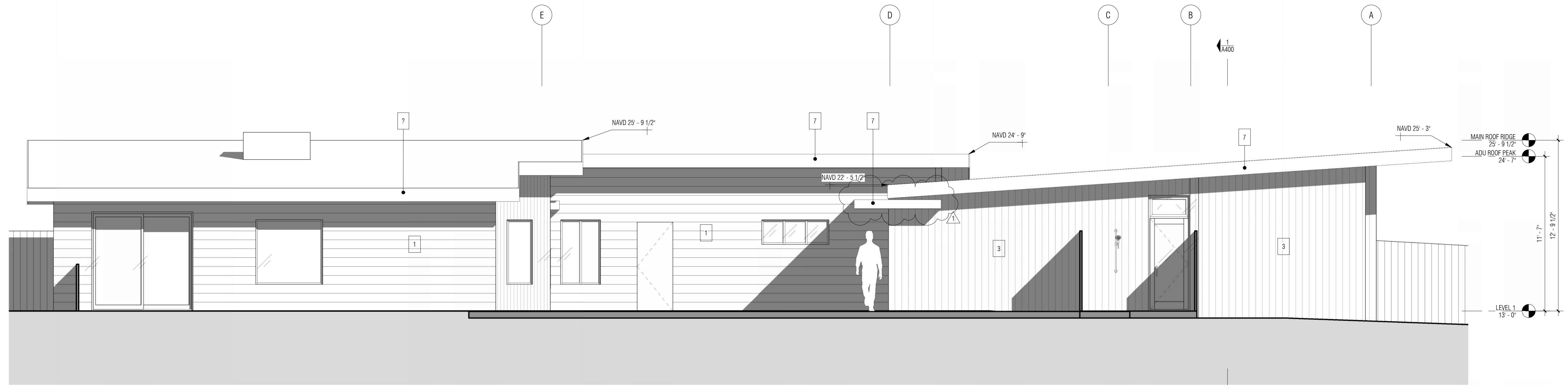
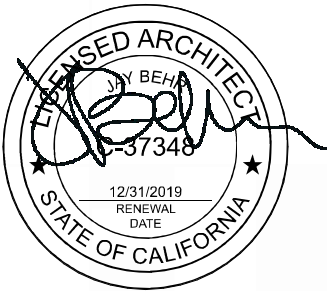
1 1/4" = 1'-0" ELEVATION SOUTH COURTYARD



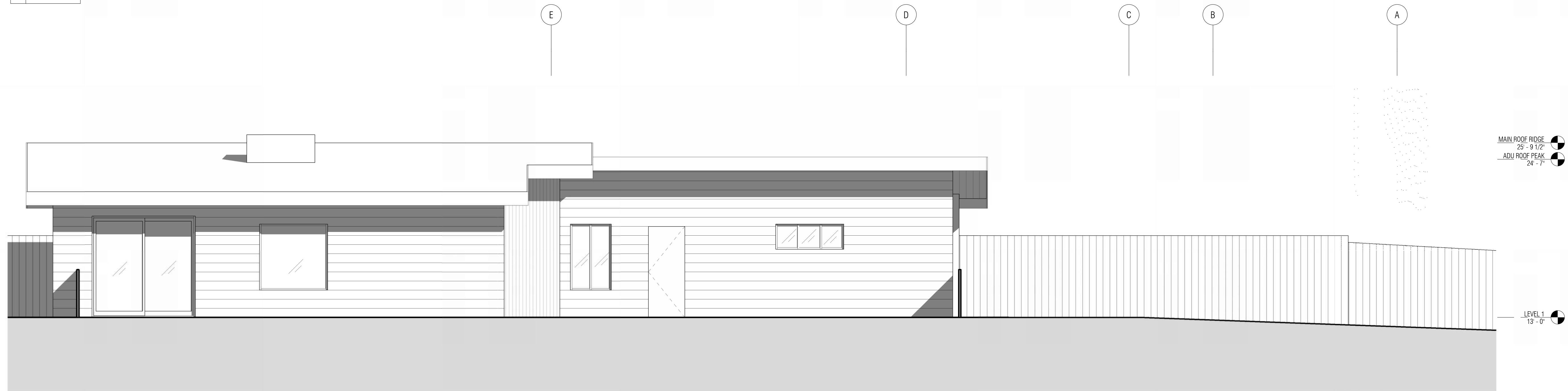
2 1/4" = 1'-0" ELEVATION SOUTH COURTYARD EXISTING



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



2 1/4" = 1'-0" ELEVATION EAST EXISTING

EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
1	CEDAR SIDING, HORIZONTAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
3	WOOD SIDING, VERTICAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
4	CONCRETE, BOARD FORMED.	CLEAR SEALED
5	PAINTED WOOD DOOR	BENJAMIN MOORE CLOUD WHITE OC-130
7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANODIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	

LINDFORS MOORE RESIDENCE CASITA
 166 SCARFPT. RD. STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

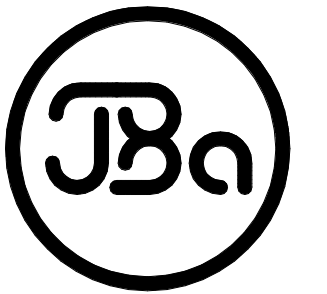
ZONING SUBMISSION | V2

JANUARY 6, 2025

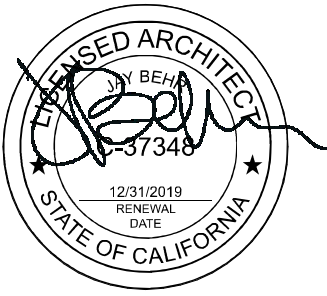
#	DATE	DESCRIPTION
1	24-12-01	PLANNING REV1

ELEVATIONS

A203



JAY BEHR ARCHITECTURE
 JAY@JAYBEHR.COM
 415.518.0528



LINDFORS MOORE RESIDENCE CASITA
 166 SCARFPT. RD. STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

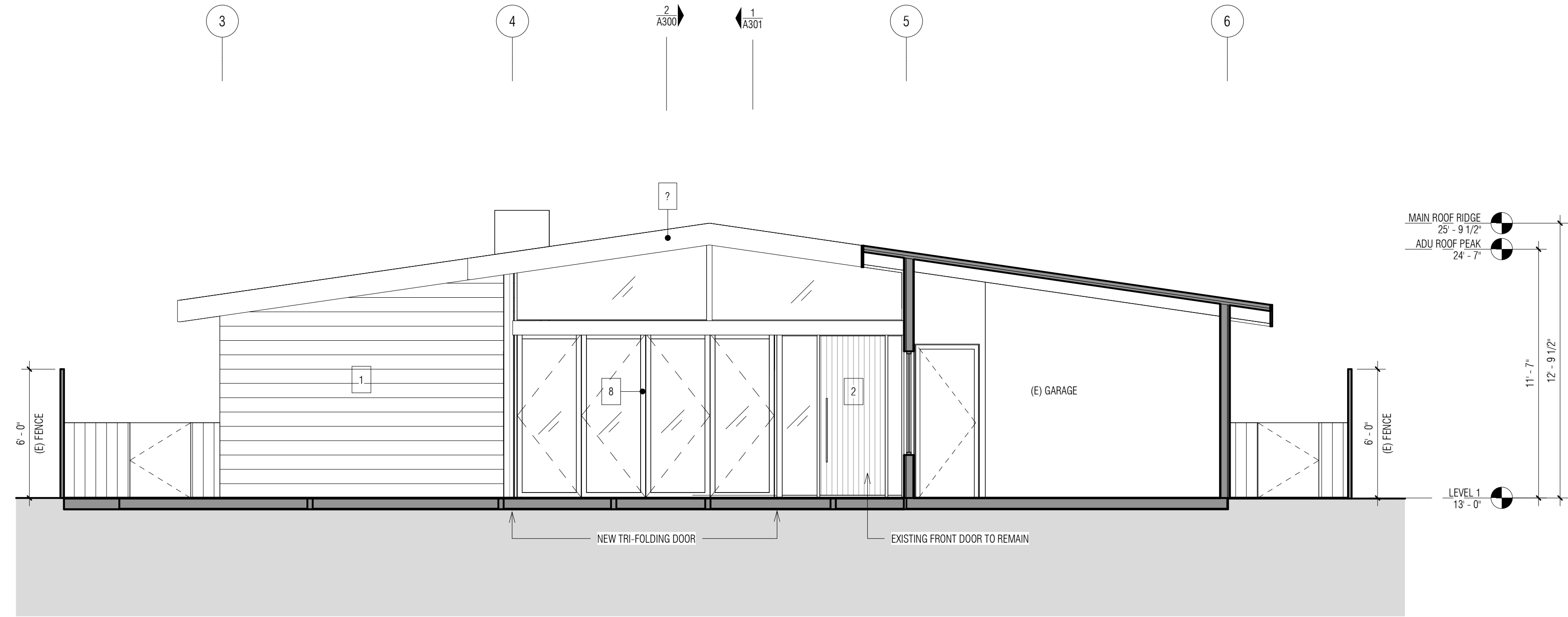
JANUARY 6, 2025

#	DATE	DESCRIPTION
1	24-12-01	PLANNING REV1

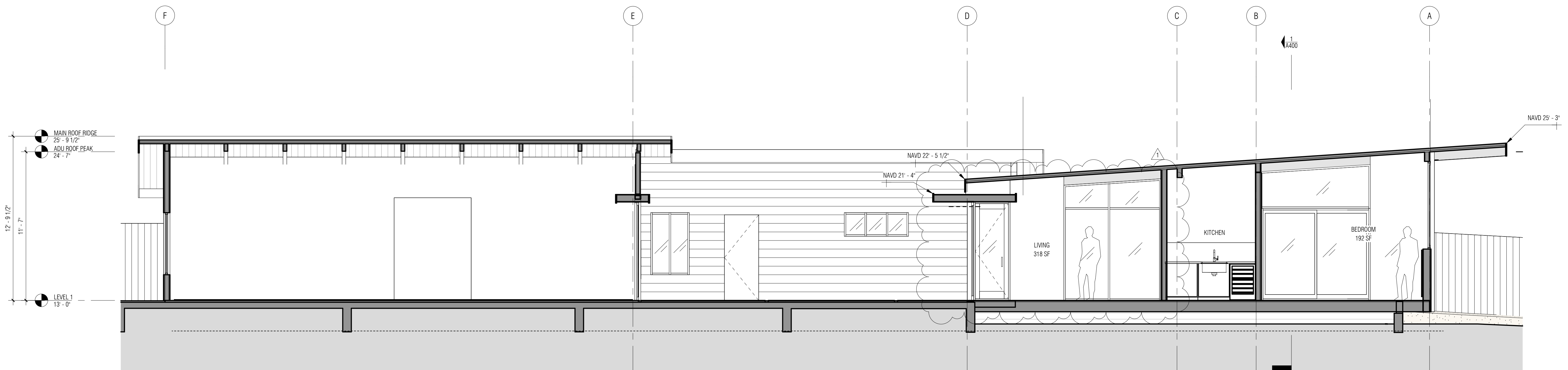
SECTIONS

A300

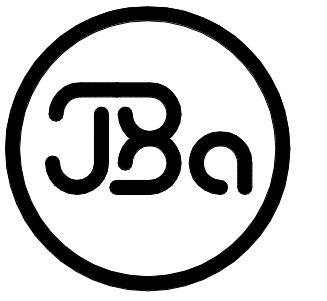
EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
1	CEDAR SIDING, HORIZONTAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
3	WOOD SIDING, VERTICAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
4	CONCRETE, BOARD FORMED.	CLEAR SEALED
5	PAINTED WOOD DOOR	BENJAMIN MOORE CLOUD WHITE OC-130
7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANNOXIDIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	



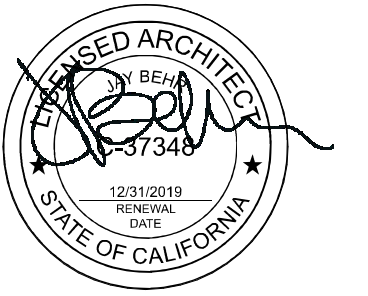
1 1/4" = 1'-0" ELEVATION NORTH COURTYARD



2 1/4" = 1'-0" SECTION MID LONG



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LINDFORS MOORE RESIDENCE CASITA

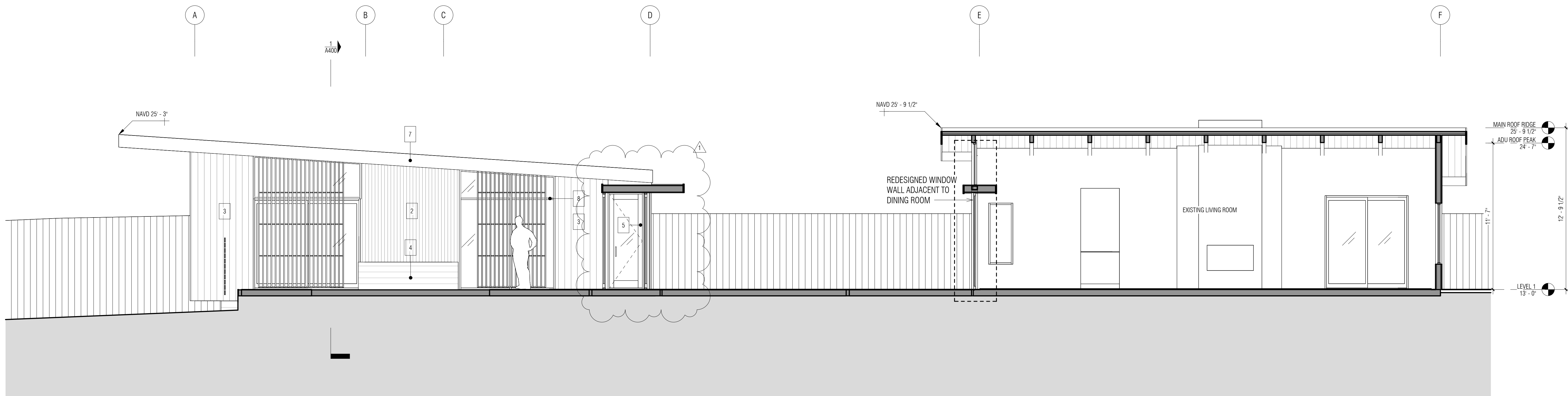
166 SCARFITT RD. STINSON BEACH, CA 94970
 APN: 08-030-001-116

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

REVISION HISTORY		
#	DATE	DESCRIPTION
1	24-12-01	PLANNING REV1



1 1/4" = 1'-0" SECTION / ELVATION AT LIVING ROOM

EXTERIOR FINISH LEGEND		
SEE A003 FOR MATERIALS SWATCHES		
MARK	DESCRIPTION	COLOR / FINISH
1	CEDAR SIDING, HORIZONTAL, PAINTED	BENJAMIN MOORE CLOUD WHITE OC-130
2	CEDAR SIDING, VERTICAL, STAINED	RESAWN TIMBER, T&G IRUKA CYPRESS PLANKS
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7	PAINTED WOOD FACIA	BENJAMIN MOORE CHEATING HEART 1617
8	ANODIZED ALUMINUM, BRONZE	BRONZE ANNOIDIZED ALUMINUM
9	CEDAR PLANK FENCE BOARDS	STAINED CLEAR
13	GLASS	

SECTIONS

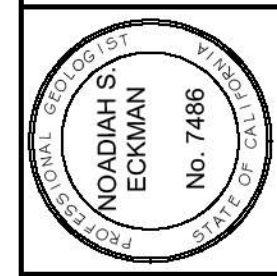
A301

AS-BUILT

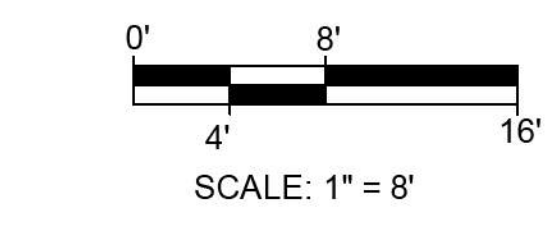
APN	195-031-16
DATE / REV.	06-06-2016 / ASBUILT
SCALE / SIZE	1" = 8' / ARCHD
SHEET	1 OF 3

**450 GPD DISCHARGE
ON-SITE WASTEWATER SYSTEM
SITE PLAN**

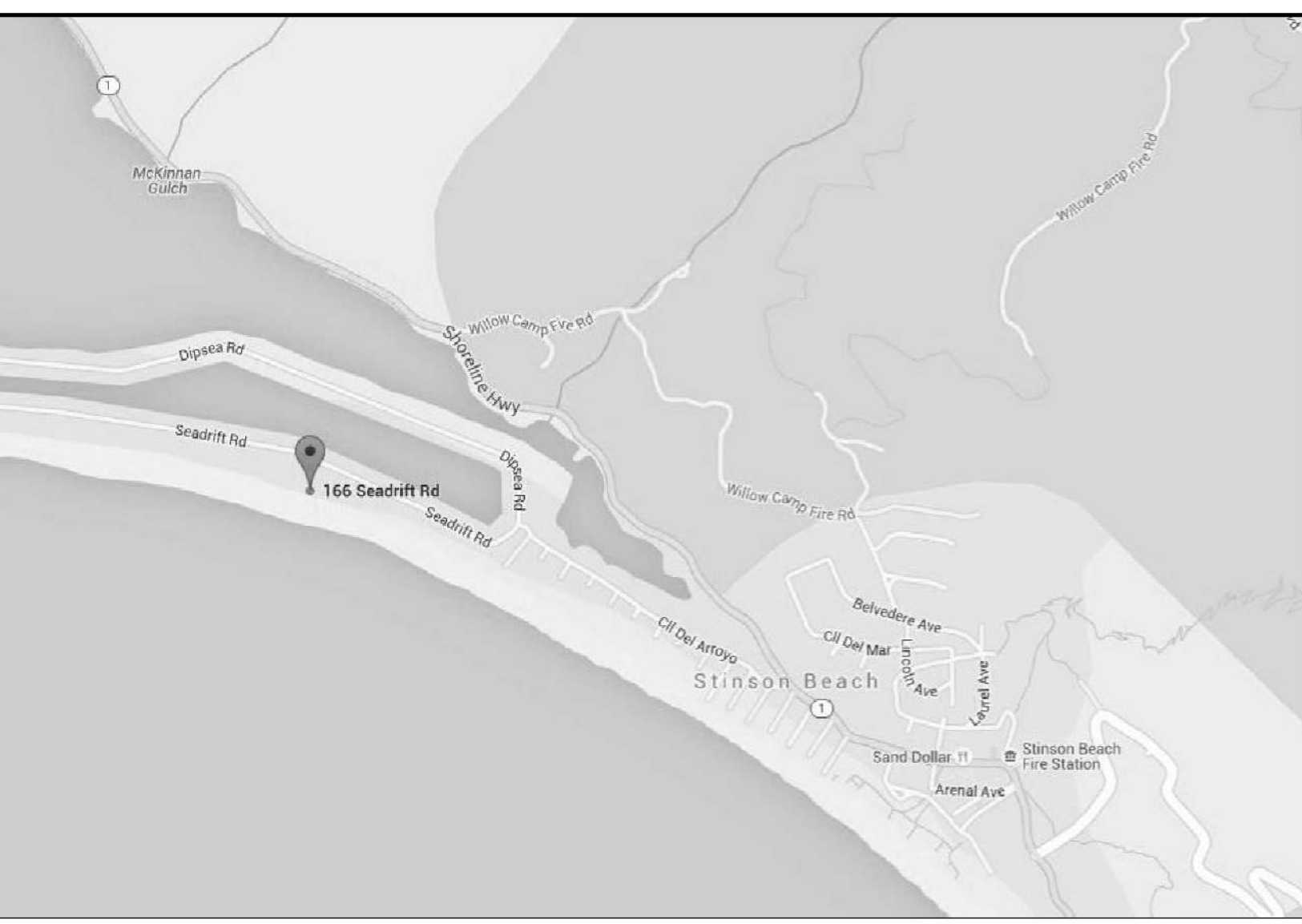
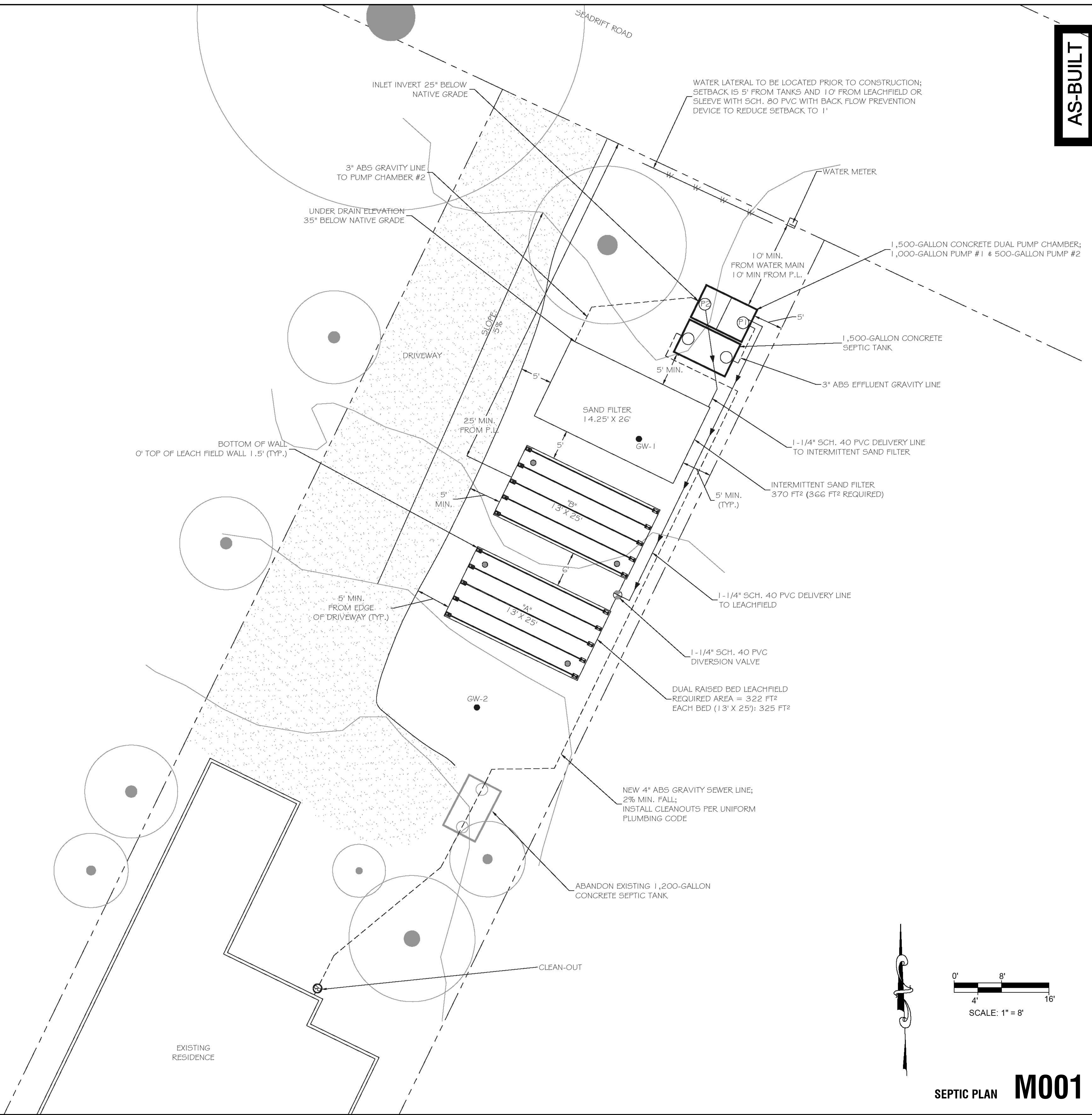
LINDFORS RESIDENCE
166 SEADRIFT ROAD
STINSON BEACH, CALIFORNIA



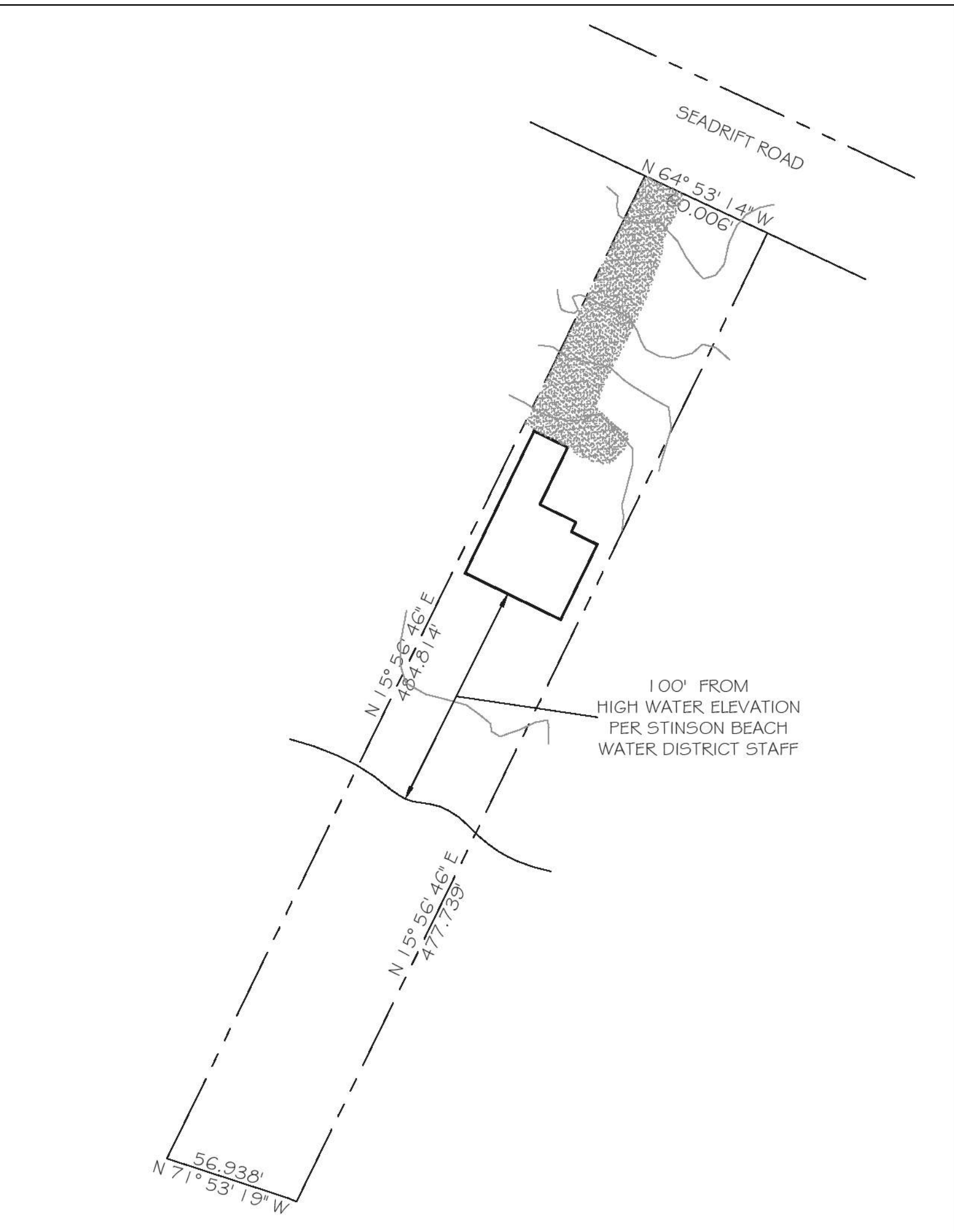
1000 4th Street
San Rafael, CA 94901
510.390.3992
**eckman environmental
designs, inc**



SEPTIC PLAN **M001**



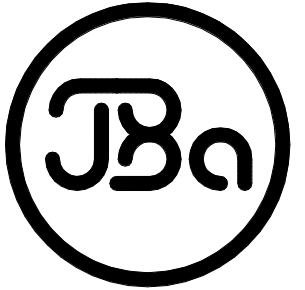
PROPERTY BOUNDARIES (1" = 50')



LEGEND

Soil Profile Trench	Monitoring Well	Contour Line
Percolation Test	Clean Out	Gravity Line
Check Valve	GW-1	Pressure Line

- NOTES**
- * Survey provided by owner. EED assumes no responsibility.
 - * 450 GPD System
 - * Ground water level: M-1 = 42", M-2 > 71"
 - * 2' contours shown
 - * Leachfield "A" to be 85' max from water meter.



JAY BEHR ARCHITECTURE
 JAY@JAYBEHR.COM
 415.518.0528



LINDFORS MOORE RESIDENCE CASITA
 166 SEADRIFT RD, STINSON BEACH, CA 94970
 APN OR BLOCK/LOT: 196-031-16

DESIGNED BY: JAY BEHR
 FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

REVISION HISTORY	
#	DATE DESCRIPTION
1	24-12-01 PLANNING REV1

SEPTIC CERTIFICATIONS

M002



ONSITE WASTEWATER PLANNING

July 7th, 2016

Richard Souza, P.E.
 Stinson Beach County Water District
 P.O. Box 245
 Stinson Beach, CA 94970

Subject: Final Letter for property located the 166 SeaDrift, Stinson Beach

Dear Richard:

I, Noadiah S. Eckman, PG #7486 do hereby certify that based on my inspections of the work performed on the wastewater disposal system pursuant to the repair/construction permit conformed to the plans and specification prepared by me as approved by the Stinson Beach County Water District.

Nick Johnson of Innovative Systems, Inc has been retained for monitoring.

The final float settings are noted on Detail #2 of plans. Please contact me with questions or comments at (510) 390-3992.

Sincerely,



Noadiah S. Eckman, P.G.
 Principal/Managing Geologist



415-895-0362 · INFO@ECKMANENVIRONMENTAL.COM · WWW.ECKMANENVIRONMENTAL.COM
 1000 FOURTH ST, SUITE 800, SAN RAFAEL, CA 94901

County Recorder:
 Please record without fee (per G.C. 27383) and return to:
Stinson Beach County Water District
 Post Office Box 245
 Stinson Beach, CA 94970
 Phone: 415-868-1333
 Fax: 415-868-9417

RECORDED
 AUG 11 2016
 STINSON BEACH COUNTY
 WATER DISTRICT

2016-0033669
 Recorded Official Records
 County of Marin
 RICHARD W. BENSON
 Assessor-Recorder
 County Clerk
 REC FEE 0.00
 11:08AM 28-Jul-2016 Page 1 of 2

**STINSON BEACH COUNTY WATER DISTRICT
 DISCHARGE PERMIT
 FOR AN ONSITE WASTEWATER DISPOSAL SYSTEM**

Account Number: 6340 Parcel Number: 195-031-16
 Owner Name: KAREN K. LINDFORS ETAL
 PATRICK A. MOORE ETAL LINDFORS/MOORE
 Mailing Address: 1040 TENNYSON WAY
 CARMICHAEL, CA 95608
 System Address: 166 SEADRIFT ROAD

This Discharge Permit is issued pursuant to SBCWD Ordinance WW-2014-04, Section 4.07.710. Said Discharge Permit shall be conditioned upon the maintenance and continued proper operation of the wastewater disposal system as designed and constructed, upon payment of periodic permit fees and inspection fees, upon periodic inspections of the DUAL FIELD SANDFILTER SYSTEM, and upon continuation of the use for which the system was designed.

Based on the design of the onsite wastewater disposal system, **discharge of wastewater is limited to 450 gallons per day (maximum)**. To ensure the life of the system, it should average 300 gallons per day. Compliance with this discharge requirement may be verified by water meter readings, pump hours and pump dose events.

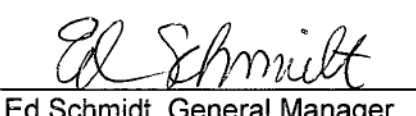
Discharge of toxic material into this disposal system is expressly prohibited. Minimize the discharge of non-biodegradable materials, disinfectant products, and greases/oils.

This permit is conditioned on compliance with all SBCWD Maintenance and Repair Orders. This permit is conditioned on compliance with all requirements as outlined in any SBCWD Resolution(s) associated with this property.

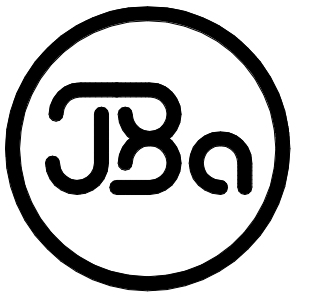
This permit is conditioned on the owner ensuring that the diversion valve (if any) is operated in compliance with the original system design.

Adherence to water conservation practices, and attention to all required maintenance and pumping, is critical to the longevity of the system.

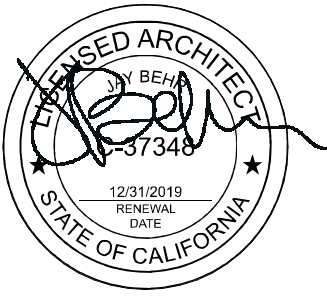
Please note that the discharge permit is issued to the titleholder of the property as recorded in the Marin County Assessor Parcel rolls.

Date of Issuance: 7/25/2016 Signed for the Board: 
 Ed Schmidt, General Manager

Project Name/Number	166 Seadrift Road
Application Submittal Date [to be verified by municipal staff]	January 6, 2025
Project Location [Street Address if available, or intersection and/or APN]	166 Seadrift Road Stinson Beach, CA
Name of Owner or Developer	Karen Lindfors & Patrick Moore
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	SFH ADU Addition
Total Project Site Area (acres)	28,876 SF
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	984 SF
Total Pre-Project Impervious Surface Area	2,713 SF
Total Post-Project Impervious Surface Area	3,697 SF
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box



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JAY@JAYBEHR.COM
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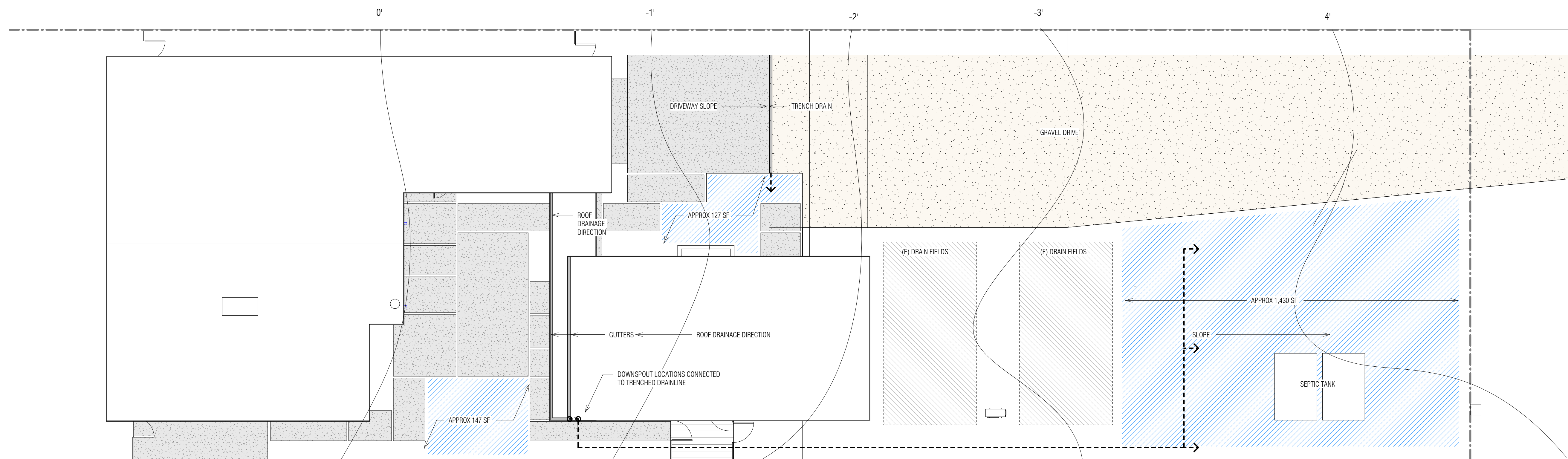
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APN: 08-030-001-116

DESIGNED BY: JAY BEHR
FOR: P. MOORE & K. LINDFORS

ZONING SUBMISSION | V2

JANUARY 6, 2025

#	DATE	DESCRIPTION
1	24-12-01	PLANNING REV1



- LEGEND
- VEGITATED AREA TO RECEIVE RUN-OFF
 - UNDERGROUND DRAIN LINE

1 1/8" = 1'-0" PRELIMINARY DRAINAGE PLAN

PRELIMINARY DRAINAGE PLAN

M003