

**700 GEORGE ST.**  
MONTARA, CA 94037  
PARCEL NO: 036-103-620  
NEW SINGLE FAMILY DWELLING w/DETACHED GARAGE

ILLUSTRATIONS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF MATERIALS AND FINISHES



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ABBREVIATIONS	
(A) ALTERED	MNFR MANUFACTURER
A/C AIR CONDITIONING	MAX MAXIMUM
A.F.F ABOVE FINISH	MECH MECHANICAL
FLOOR	MIN MINIMUM
	MISC MISCELLANEOUS
BLDG BUILDING	(N) NEW
BLKG BLOCKING	NO. NUMBER
BM BEAM	OBSCURE
	O.C. ON CENTER
CBC CALIFORNIA BUILDING CODE	PL PLATE
CLG CEILING	PLYWD PLYWOOD
CLR CLEAR	P.T. PRESSURE
CMU CONCRETE MASONRY UNIT	TREATED
CONC CONCRETE	(R) TO BE REMOVED / DEMOLISHED
DIA DIAMETER	RAD RADIUS
DM DIMENSION	REQD REQUIRED
DN DOWN	RM ROOM
DS DOWNSPOUT	RWD REDWOOD
D.T.S DOUBLE TRIM STUD	STUD
DW DISHWASHER	SIM SIMILAR
	SPEC SPECIFICATION
(E) EXISTING	SQ SQUARE
EA EACH	STD STANDARD
EQ EQUAL	S.T.S SINGLE TRIM STUD
EQUIPMENT	T&G TONGUE & GROOVE
EXT EXTERIOR	THK THICK
	TYP TYPICAL
F.F.E FINISH FLOOR ELEVATION	TEMP TEMPERED GLASS
FIN FINISH	UN.O UNLESS OTHERWISE NOTED
FLR FLOOR	VERT VERTICAL
FTG FOOTING	W WIDTH
GA GAUGE	W.H WATER HEATER
GALV GALVANIZED BEAM	
GLB GLUE LAMINATED	
GWB GYPSUM WALLBOARD	
HDR HEADER	
HT HEIGHT	
INS INSULATION	
INT INTERIOR	
L LENGTH	

AREA CALCULATIONS	
<b>AREA CALCULATIONS</b>	
	AREA
DWELLING	2,784.55 SQFT
1 <sup>ST</sup> FLOOR	1,606.24 SQFT
2 <sup>ND</sup> FLOOR	1,158.31 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT
<b>LOT COVERAGE</b>	
ALLOWABLE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
PROPOSED	2,126.51 sq' < 2,188.9 sq' 34.00% < 35%
<b>FLOOR AREA RATIO</b>	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (52.52%)	3,284.82 SQFT
PROPOSED	3,284.82 sq' < 3,314.62 sq' 52.52% < 53%
<b>CODE ANALYSIS</b>	
AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION	
<b>CODE USED</b>	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA ENERGY CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)	
NFPA 130	
<b>CONSTRUCTION</b>	
TYPE V-B	
<b>OCCUPANCY GROUP</b>	
R-3 SINGLE FAMILY HOME	
R-1 PRIVATE GARAGE	
<b>FIRE SPRINKLERS</b>	
RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2022 CRC § R313.2 & R313.3	
<b>SCOPE OF WORK</b>	
NEW TWO STORY SINGLE FAMILY DWELLING WITH A DETACHED TWO CAR GARAGE.	

GENERAL NOTES	
<ul style="list-style-type: none"> <li>RADIANT BARRIER REQUIRED AT NEW ROOF SHEATHING AND ON ALL NEW VERTICAL SERFACES AND GABLE END WALLS IN THE ATTIC</li> </ul>	

SHEET INDEX	
SHT	NAME
A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED UPPER FLOOR PLAN
A2.2	PROPOSED AREA CALCULATION
A3.0	PROPOSED EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A4.0	ROOF PLAN
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
C0.1	GENERAL NOTES
C1.0	SITE PLAN
C1.1	GRADING PLAN
C1.2	DRAINAGE PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	SECTION A-A
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	CONSTRUCTION BMP
C4.0	WATER SERVICE DETAILS
C4.1	WATER SERVICE DETAILS
C5.0	SEWER LATERAL DETAILS
L1.0	LANDSCAPE PLAN

<b>PROJECT TEAM</b>		<b>OWNER/BUILDER</b>	
		MARINA FASTOVSKAYA 700 GEORGE ST. MONTARA, CA 94037	



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415 756-7038

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DATE	BY

NEW SINGLE FAMILY DWELLING  
700 GEORGE ST.  
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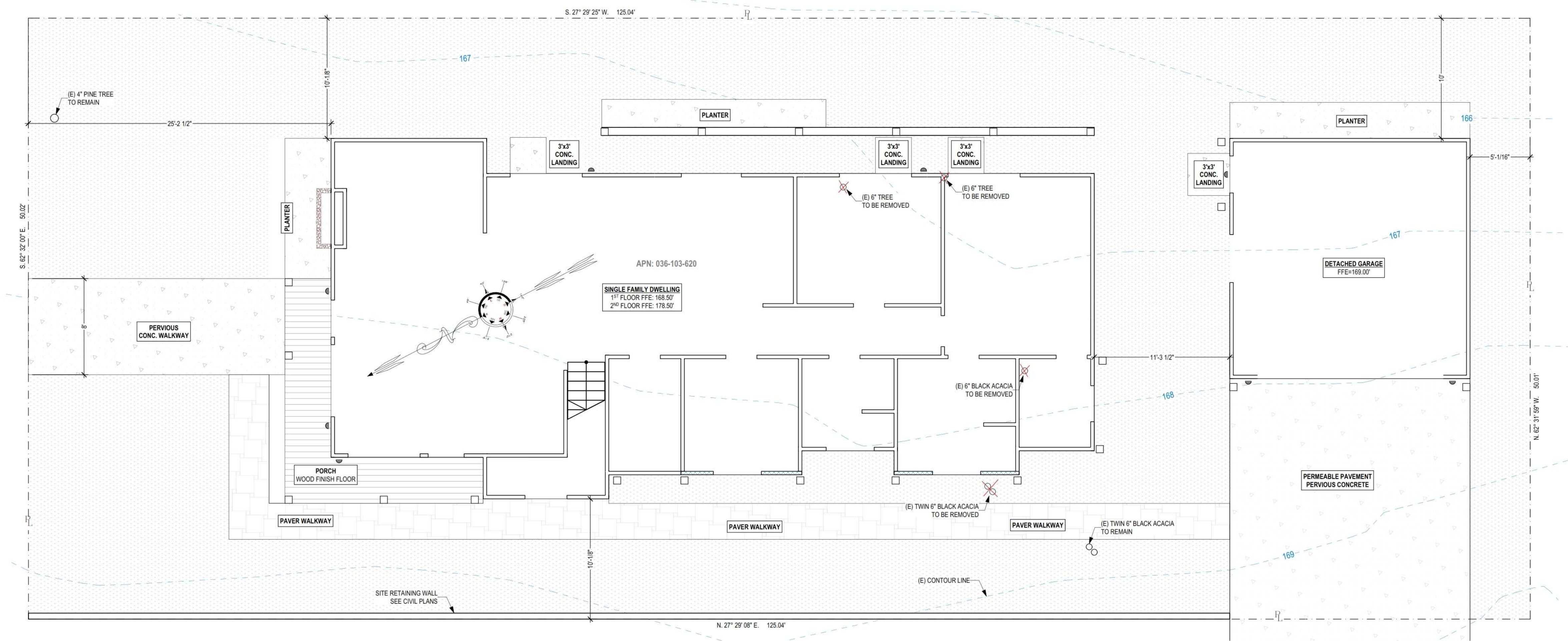
APN: 036-103-620  
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: COVER SHEET

DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin  
DATE: 5/3/2022  
DRAWN BY: #Contact Custom  
SCALE: AS SHOWN

**A1.0**



**A** SITE PLAN  
SCALE: 3/16" = 1'-0"



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700 GEORGE ST.  
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APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: SITE PLAN

DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin

DATE: 5/3/2022

DRAWN BY: #Contact Custom

SCALE: AS SHOWN

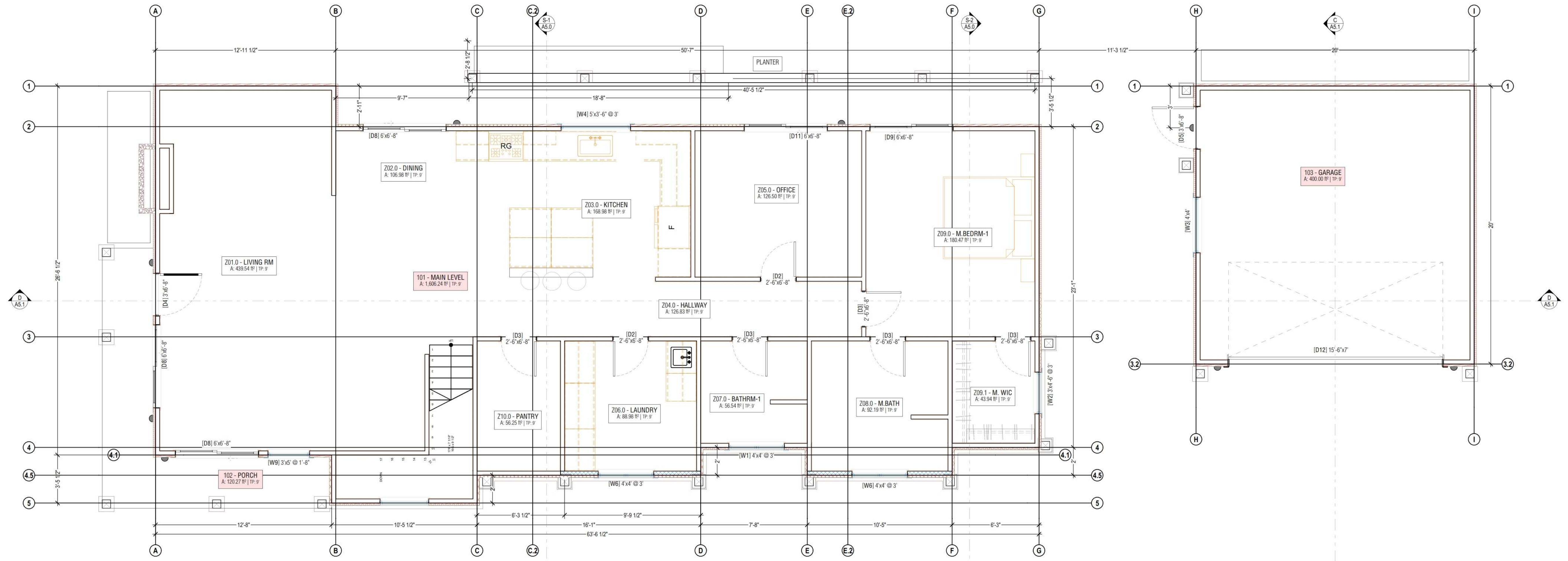
**A1.1**

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-1	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	FAMILY-RM	252.31
Z21.0	HALLWAY	79.00
Z21.1	STOR.	8.00
Z21.2	STOR.	15.33
Z22.0	BEDRM-2	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-3	121.23
Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		<b>2,718.88 ft<sup>2</sup></b>

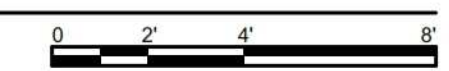
WINDOW PREVIEW													
ID	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13
PREVIEW													

WINDOW SCHEDULE				
ID	QTY	W	HT	Orientation
W1	1	4'-0"	4'-0"	R
W2	1	3'-0"	4'-0"	R
W3	1	4'-0"	4'-0"	R
W4	1	5'-0"	3'-0"	R
W5	2	6'-0"	4'-0"	L
W6	2	4'-0"	4'-0"	R
W7	3	2'-8"	4'-0"	R
W8	3	3'-0"	3'-0"	R
W9	1	3'-0"	5'-0"	R
W10	1	4'-0"	4'-0"	R
W11	2	1'-2"	4'-0"	R
W12	1	6'-0"	1'-6"	R
W13	1	2'-8"	2'-8"	R
W13	3	2'-8"	5'-0"	R

DOOR SCHEDULE					
ID	QTY	W	HT	SWING	Note/Remarks
D1	1	2'-4"	6'-8"	L	
D2	5	2'-6"	6'-8"	L	
D3	9	2'-6"	6'-8"	R	
D4	1	3'-0"	6'-8"	R	ENTRY DOOR
D5	1	3'-0"	6'-8"	L	
D6	1	3'-0"	6'-8"	R	
D7	1	3'-0"	8'-0"	R	
D8	3	6'-0"	6'-8"	R	EXIT DOOR
D9	1	6'-0"	6'-8"	L	EXIT DOOR
D10	1	6'-0"	6'-8"	R	EXIT DOOR
D11	1	6'-0"	6'-8"	R	EXIT DOOR
D12	1	15'-6"	7'-0"	L	



**A** PROPOSED 1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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**NEW SINGLE FAMILY DWELLING**  
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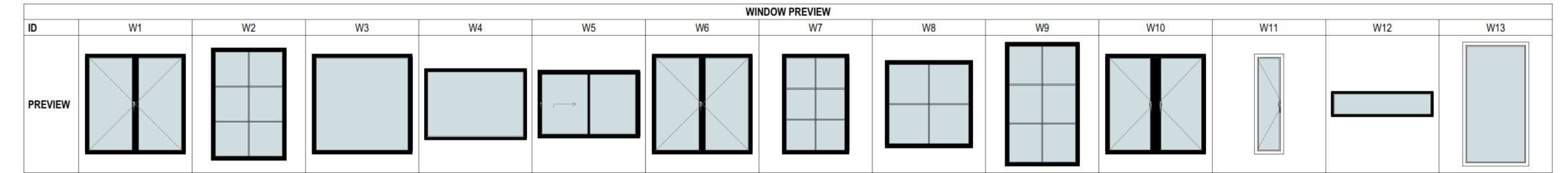
APN: 036-103-620  
OWNER: MARINA FASTOVSKAYA

SHEET TITLE: PROPOSED FLOOR PLAN

DESIGNER: ALEX MARTYNOVSKIY  
DRAWN BY: #Contact Custom  
SCALE: AS SHOWN

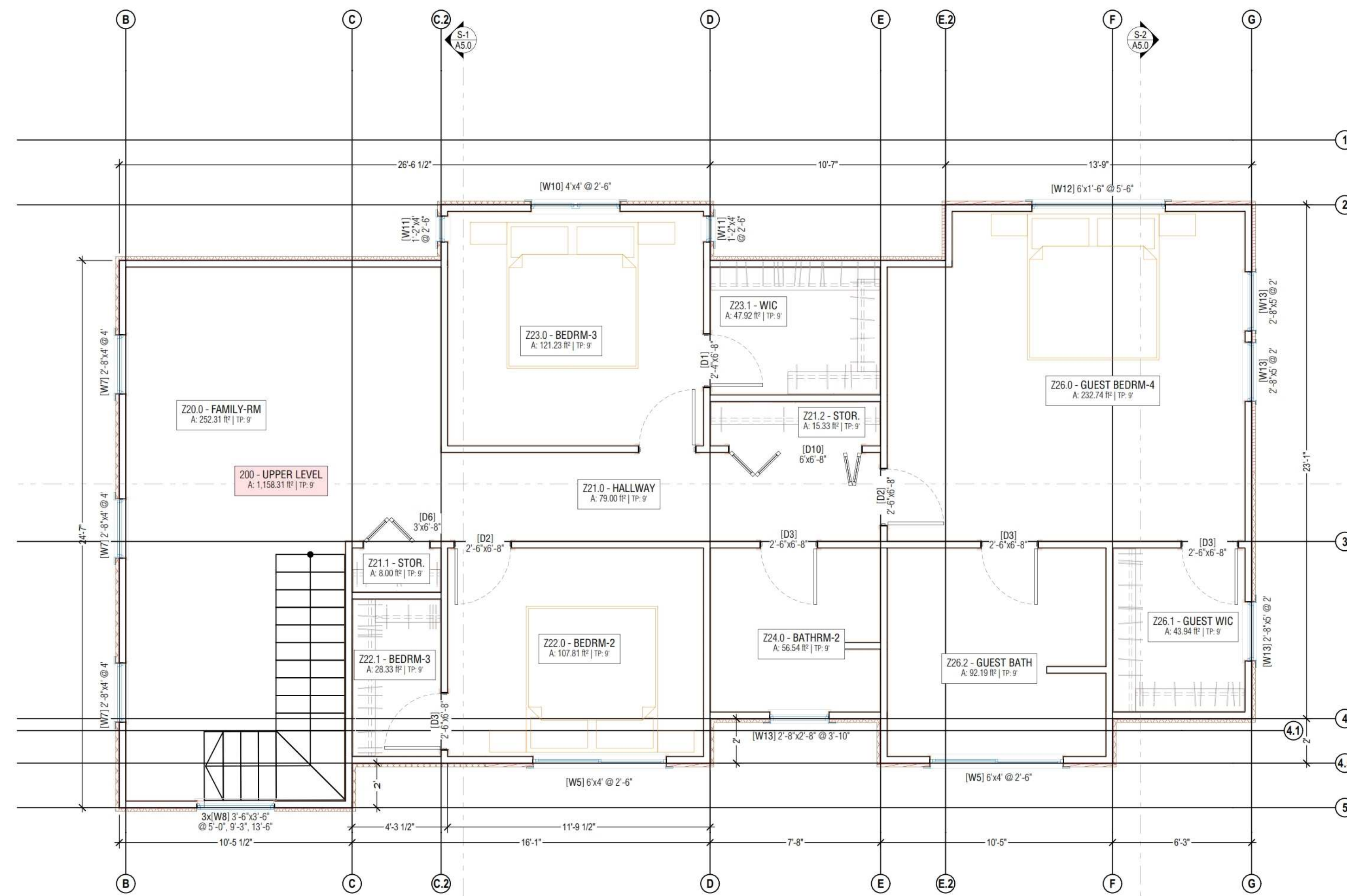
**A2.0**

AREA (ROOM S)		
ID	Zone Name	Area
Z01.0	LIVING RM	439.54
Z02.0	DINING	106.98
Z03.0	KITCHEN	168.98
Z04.0	HALLWAY	126.83
Z05.0	OFFICE	126.50
Z06.0	LAUNDRY	88.98
Z07.0	BATHRM-1	56.54
Z08.0	M.BATH	92.19
Z09.0	M.BEDRM-1	180.47
Z09.1	M. WIC	43.94
Z10.0	PANTRY	56.25
Z20.0	FAMILY-RM	252.31
Z21.0	HALLWAY	79.00
Z21.1	STOR.	8.00
Z21.2	STOR.	15.33
Z22.0	BEDRM-2	107.81
Z22.1	BEDRM-3	28.33
Z23.0	BEDRM-3	121.23
Z23.1	WIC	47.92
Z24.0	BATHRM-2	56.54
Z26.0	GUEST BEDRM-4	232.74
Z26.1	GUEST WIC	43.94
Z26.2	GUEST BATH	92.19
ZN14	ROOM	146.34
		<b>2,718.88 ft<sup>2</sup></b>

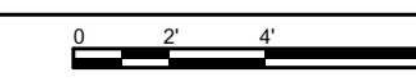


ID	QTY	W	HT	Orientation
W1	1	4'	4'	R
W2	1	3'	4'-6"	
W3	1	4'	4'	
W4	1	5'	3'-6"	
W5	2	6'	4'	L
W6	2	4'	4'	R
W7	3	2'-8"	4'	
W8	3	3'-6"	3'-6"	
W9	1	3'	5'	
W10	1	4'	4'	
W11	2	1'-2"	4'	R
W12	1	6'	1'-6"	
W13	1	2'-8"	5'	

ID	QTY	W	HT	SWING	Note/Remarks
D1	1	2'-4"	6'-8"	L	
D2	5	2'-6"	6'-8"	L	
D3	9	2'-6"	6'-8"	R	
D4	1	3'	6'-8"	R	ENTRY DOOR
D5	1	3'	6'-8"	L	
D6	1	3'	6'-8"	R	
D7	1	3'	8'	R	
D8	3	6'	6'-8"	R	EXIT DOOR
D9	1	6'	6'-8"	L	EXIT DOOR
D10	1	6'	6'-8"	R	EXIT DOOR
D11	1	6'	6'-8"	R	EXIT DOOR
D12	1	15'-6"	7'	L	



**A** PROPOSED 2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: PROPOSED UPPER FLOOR PLAN

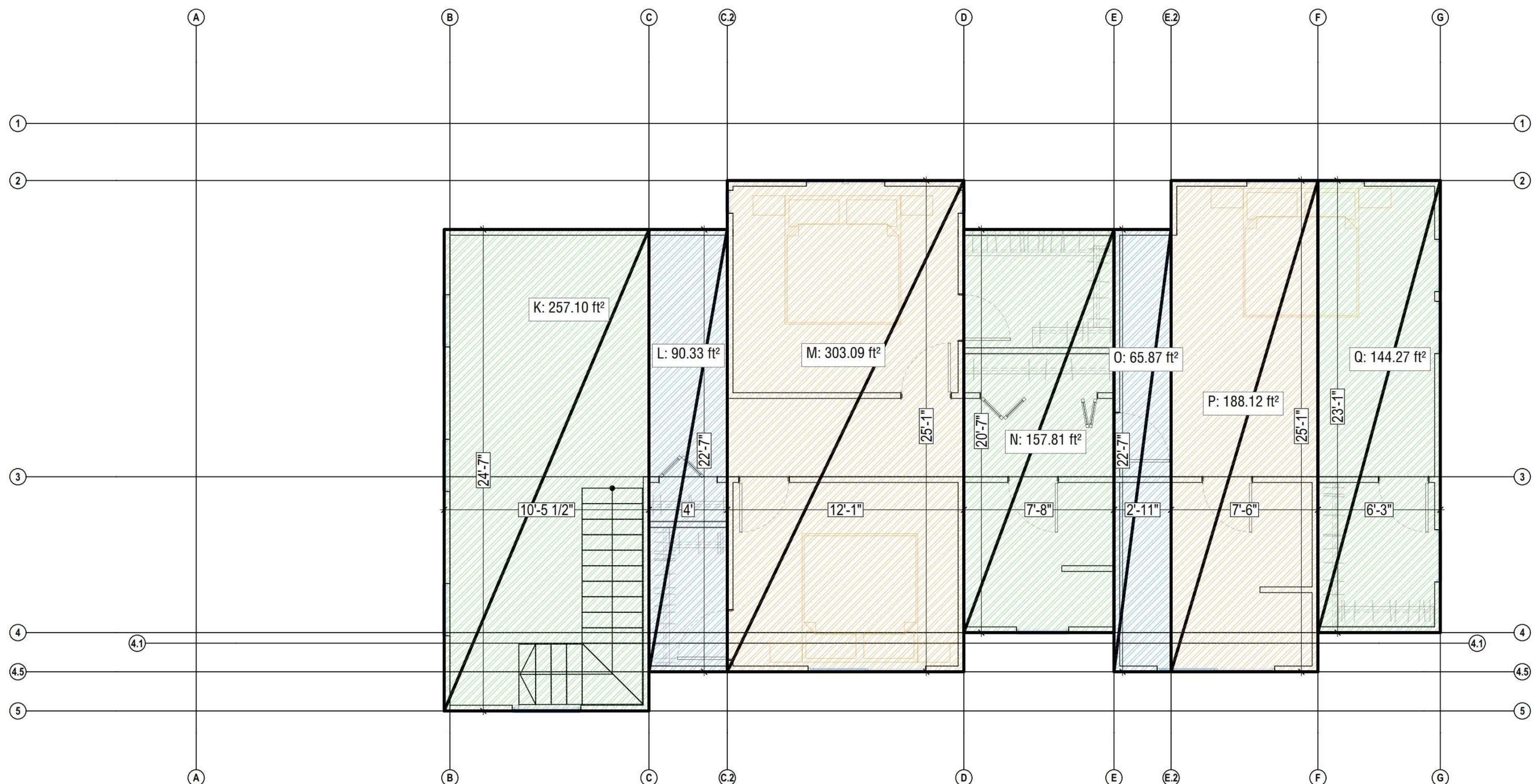
DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin

DATE: 5/3/2022

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SCALE: AS SHOWN



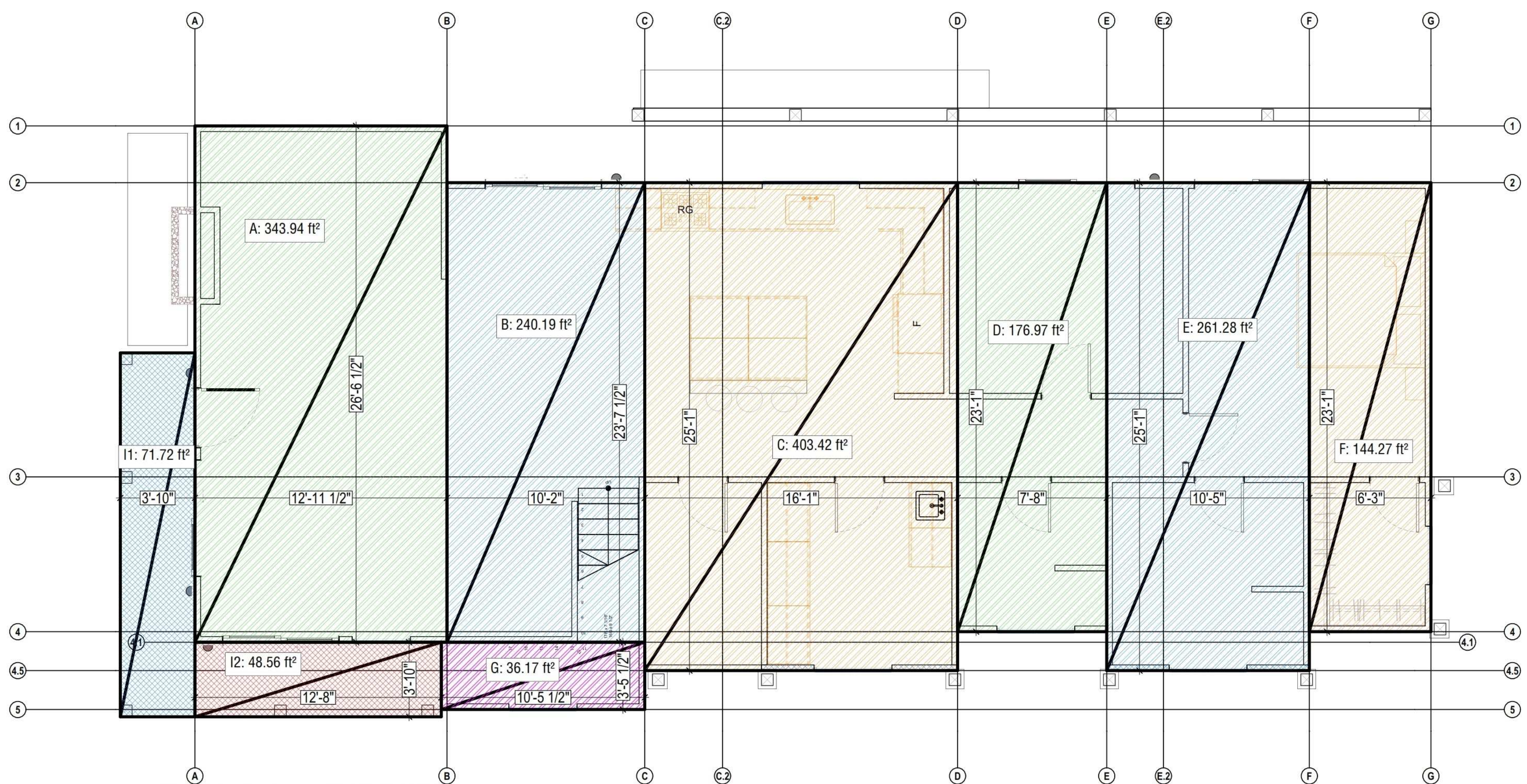
**B** SECONDED FLOOR AREA CALC  
SCALE: 1/4" = 1'-0"

AREA CALC	
ID	AREA (ft <sup>2</sup> )
A	343.94
B	240.19
C	403.42
D	176.97
E	261.28
F	144.27
G	36.17
I1	71.72
I2	48.56
K	257.10
L	90.33
M	303.09
N	157.81
O	65.87
P	188.12
Q	144.27

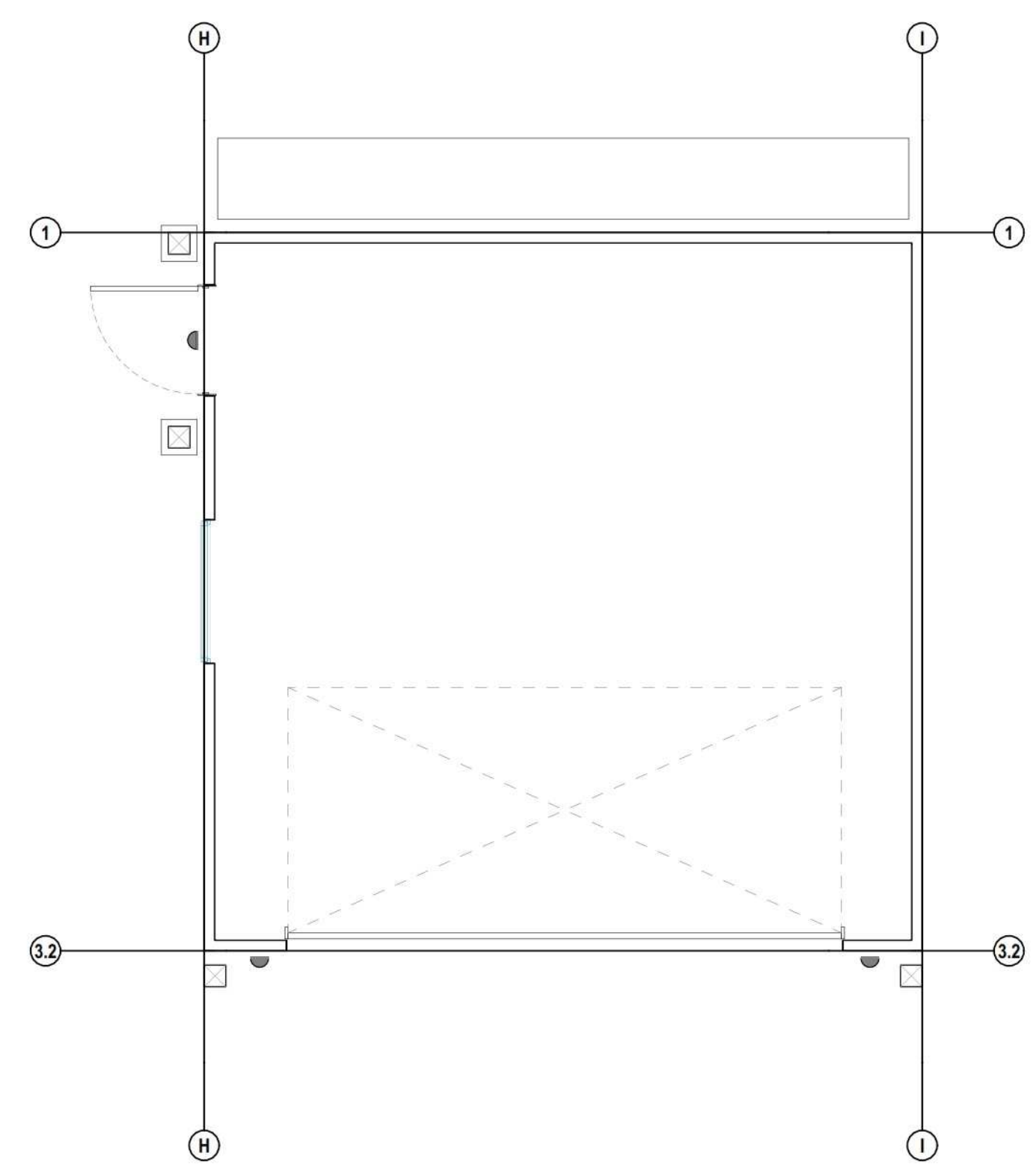
AREA CALCULATIONS	
	AREA
DWELLING	2,764.55 SQFT
1 <sup>ST</sup> FLOOR	1,606.24 SQFT
2 <sup>ND</sup> FLOOR	1,158.31 SQFT
GARAGE	400 SQFT
FRONT PORCH	120.27 SQFT
SITE	6,254 SQFT

LOT COVERAGE	
ALLOWABLE COVERAGE (35%)	2,188.9 SQFT
PROPOSED	2,126.51 SQFT
PROPOSED	2,126.51 ft <sup>2</sup> < 2,188.9 ft <sup>2</sup>
	34.00% < 35%

FLOOR AREA RATIO	
ALLOWABLE FAR (53%)	3,314.62 SQFT
PROPOSED (52.52%)	3,284.82 SQFT
PROPOSED	3,284.82 ft <sup>2</sup> < 3,314.62 ft <sup>2</sup>
	52.52% < 53%



**A** FIRST FLOOR AREA CALC  
SCALE: 1/4" = 1'-0"



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APN: 036-103-620  
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SHEET TITLE: PROPOSED AREA CALCULATION

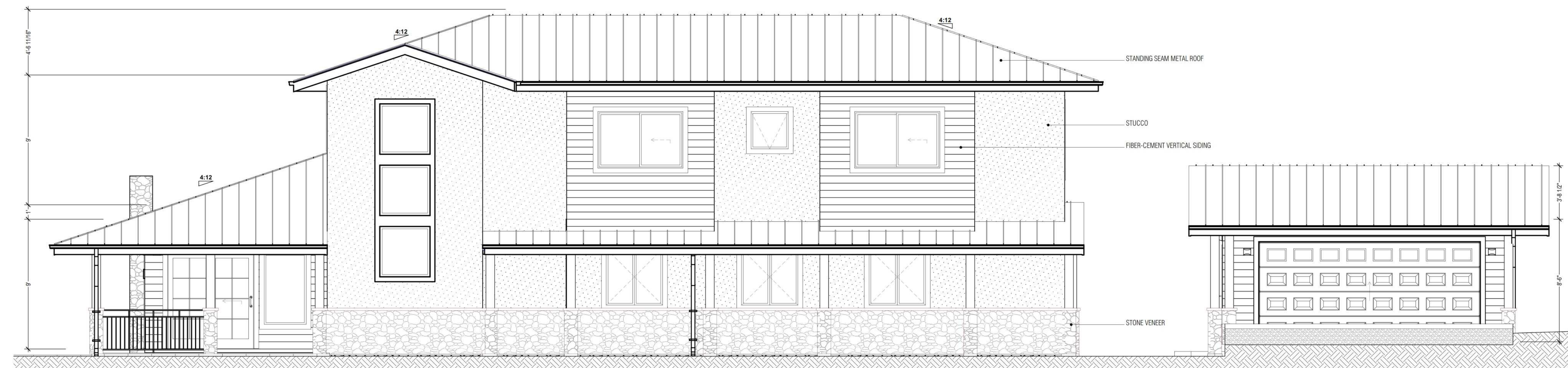
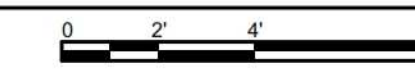
DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin  
DATE: 5/3/2022  
DRAWN BY: #Contact Custom  
SCALE: AS SHOWN

**A2.2**



**D** PROPOSED SOUTH-EAST ELEVATION (LEFT)  
SCALE: 1/4" = 1'-0"



**E** PROPOSED NORTH-WEST ELEVATION (RIGHT)  
SCALE: 1/4" = 1'-0"



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ALPN 036-103-620

OWNER MARINA FASTOVSKAYA

SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

DESIGNER ALEX MARTYNOVSKIY  
NAME  
SIGNATURE DATE

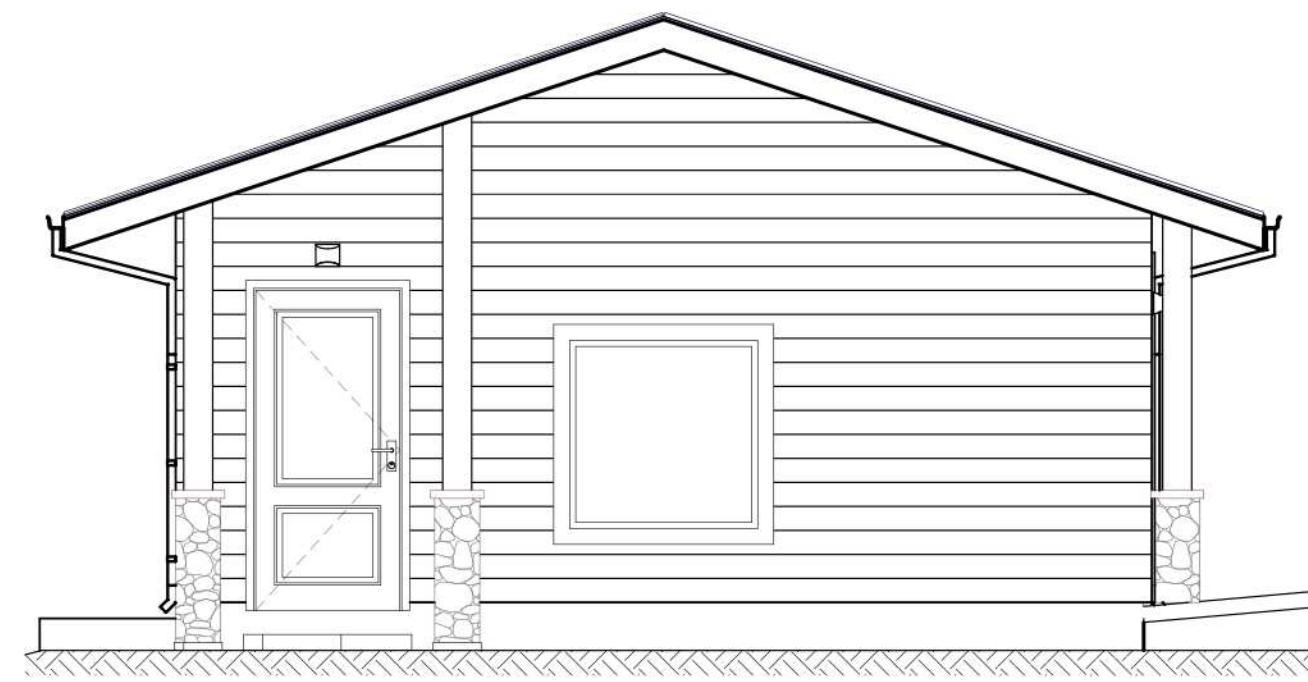
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SCALE: AS SHOWN

A3.0



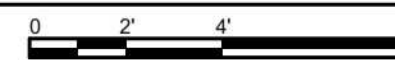
**B** PROPOSED NORTH-EAST ELEVATION @ GARAGE (FRONT)  
SCALE: 1/4" = 1'-0"



**A** PROPOSED NORTH-EAST ELEVATION (FRONT)  
SCALE: 1/4" = 1'-0"



**D** PROPOSED SOUTH-WEST ELEVATION (BACK)  
SCALE: 1/4" = 1'-0"



**C** PROPOSED SOUTH-WEST ELEVATION @ GARAGE (BACK)  
SCALE: 1/4" = 1'-0"



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MONTARA, CA 94037

APN  
036-103-620

OWNER  
MARINA FASTOVSKAYA

SHEET TITLE  
PROPOSED EXTERIOR ELEVATIONS

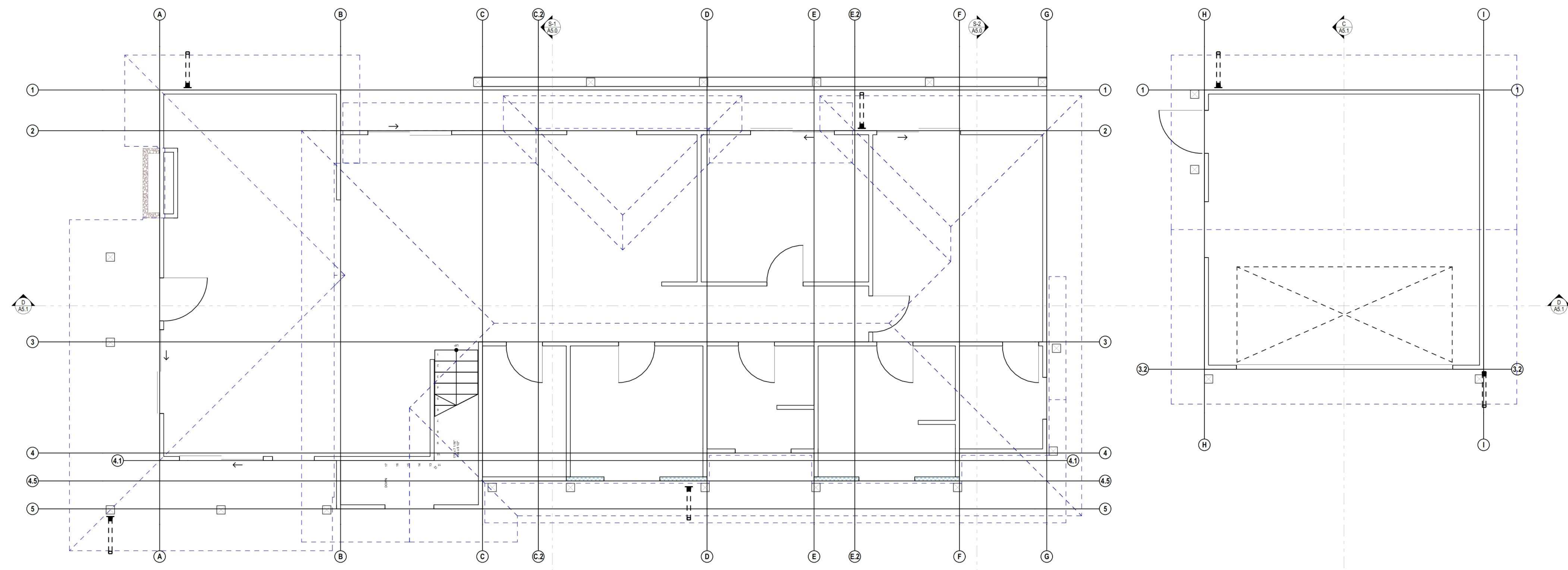
DESIGNER  
ALEX MARTYNOVSKIY  
NAME  
SIGNATURE DATE

PROJECT #: #Pin

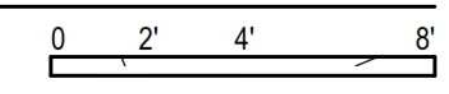
DATE: 5/3/2022

DRAWN BY: #Contact Custom

SCALE: AS SHOWN



**A** ROOF PLAN  
SCALE: 1/4" = 1'-0"



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SHEET TITLE: ROOF PLAN

DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin

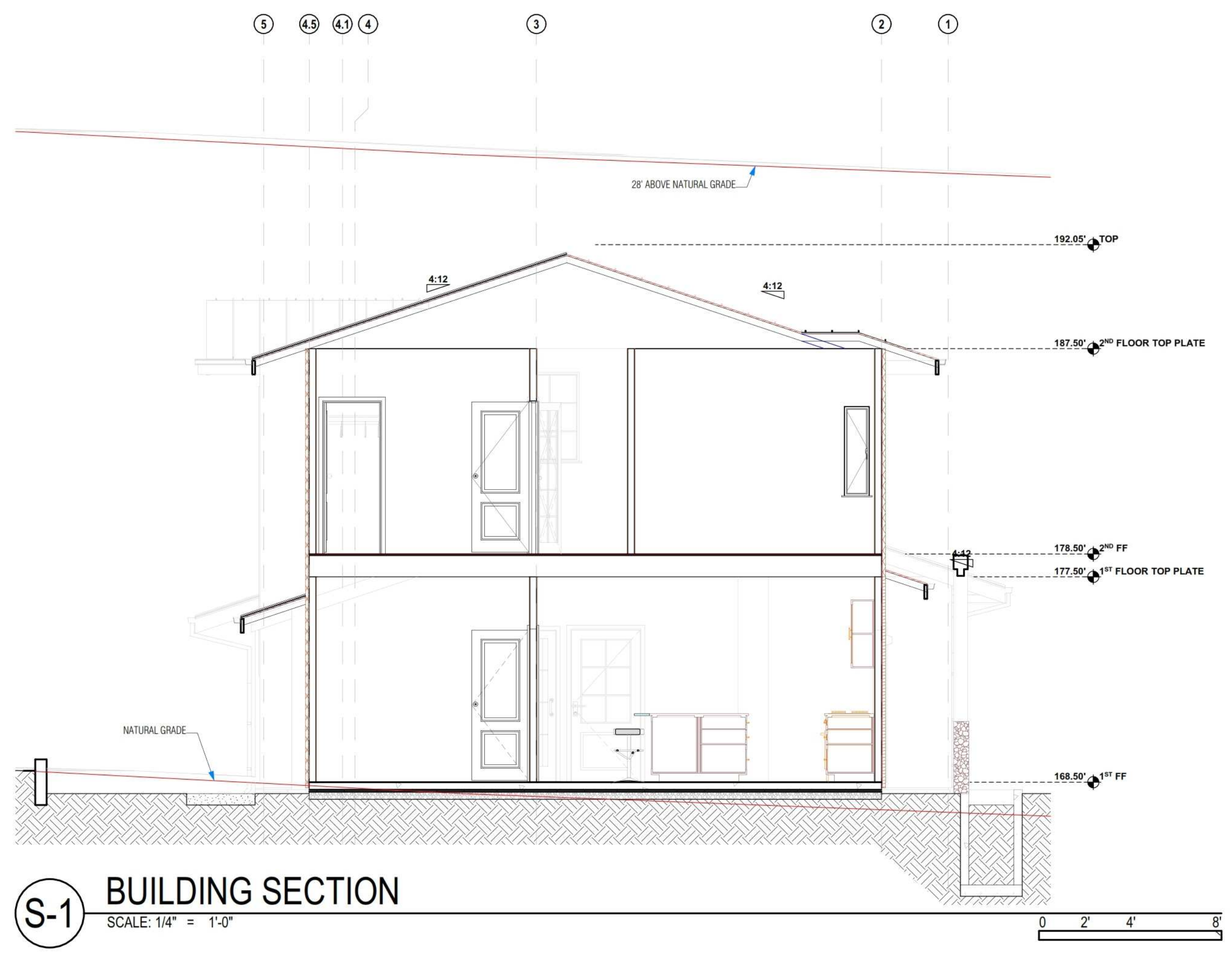
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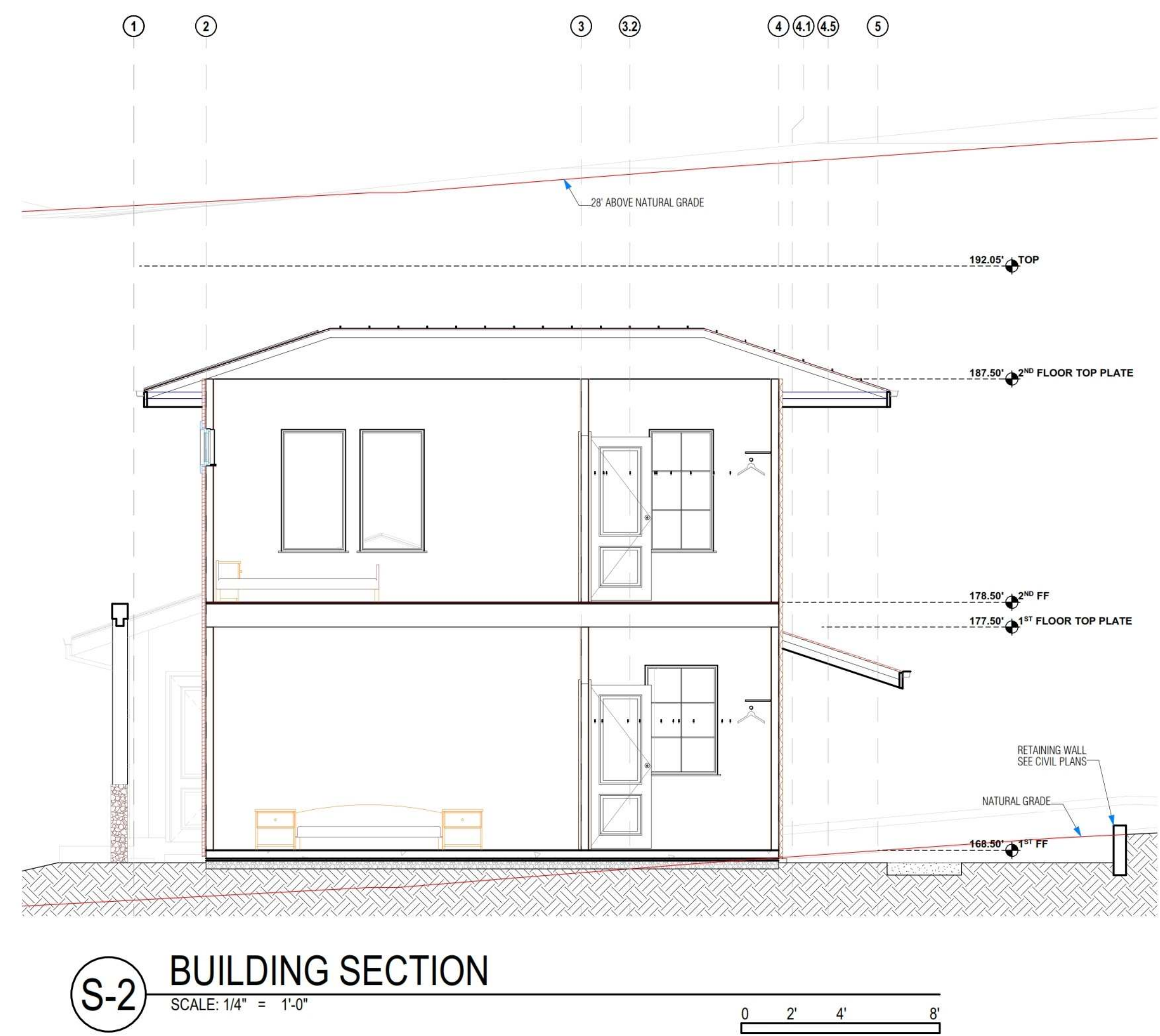
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**A4.0**



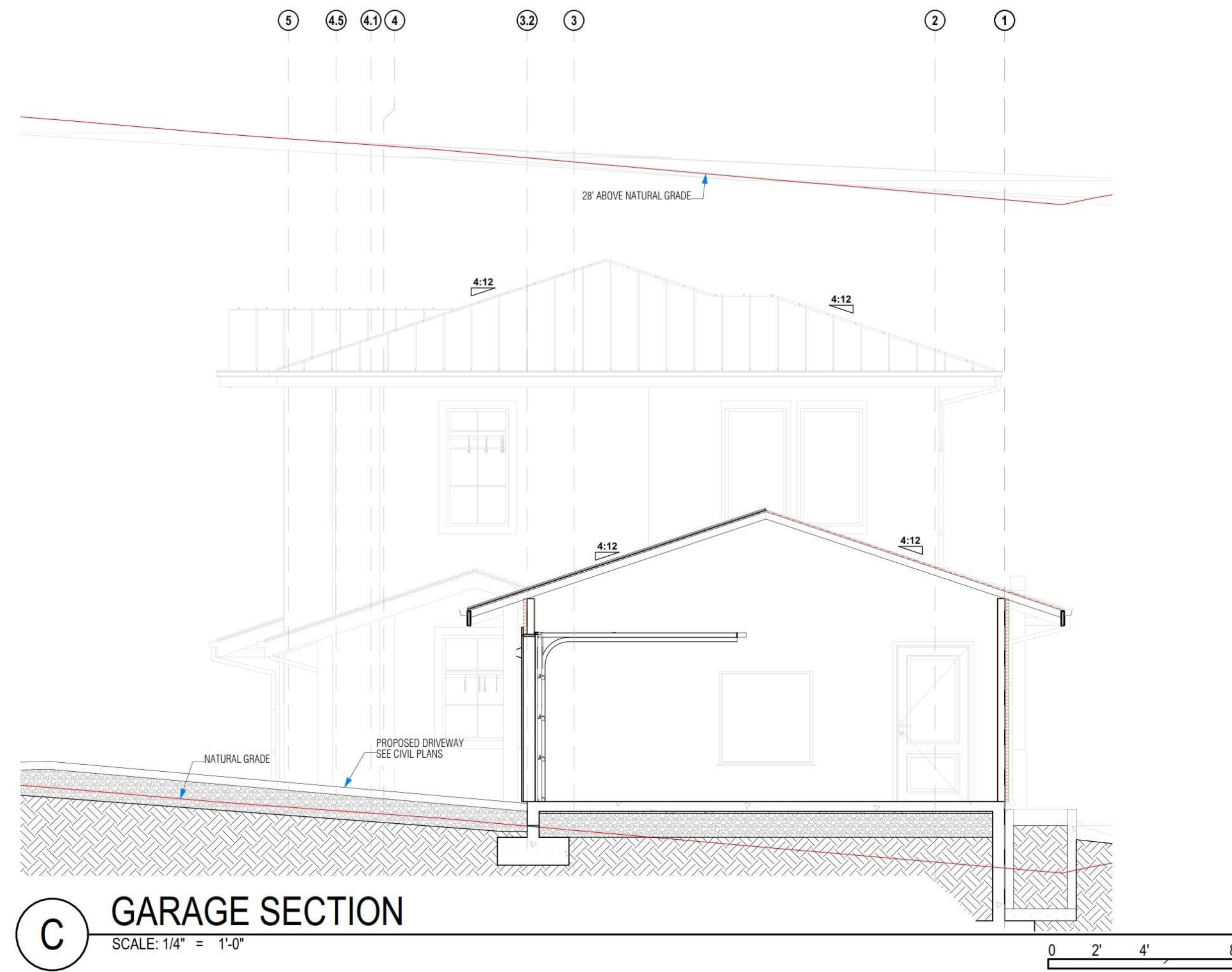


**S-1** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



**S-2** BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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▲	DATE	BY
<b>NEW SINGLE FAMILY DWELLING</b> 700 GEORGE ST. MONTARA, CA 94037		
APN	036-103-620	
OWNER	MARINA FASTOVSKAYA	
SHEET TITLE	BUILDING SECTIONS	
DESIGNER	ALEX MARTYNOVSKIY	
NAME		
SIGNATURE	DATE	
PROJECT #	#Pin	
DATE	5/3/2022	
DRAWN BY	#Contact Custom	
SCALE	AS SHOWN	
<b>A5.0</b>		



**C GARAGE SECTION**  
SCALE: 1/4" = 1'-0"



**D BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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APN: 036-103-620

OWNER: MARINA FASTOVSKAYA

SHEET TITLE: BUILDING SECTIONS

DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

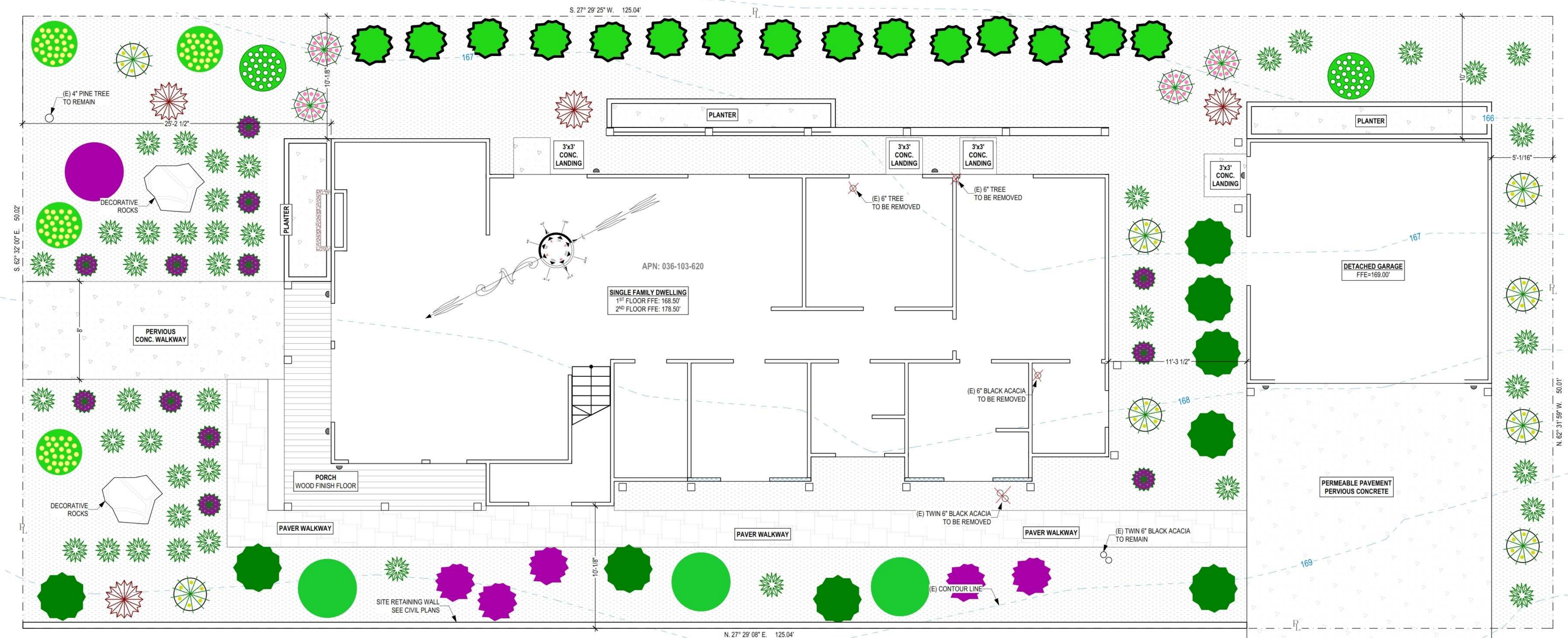
PROJECT #: #Pin

DATE: 5/3/2022

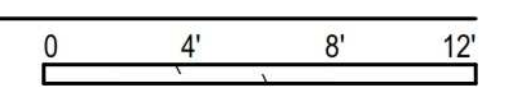
DRAWN BY: #Contact Custom

SCALE: AS SHOWN

PLANT SCHEDULE															
TREES						SHRUBS						ORNAMENTAL GRASSES			
No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE	No	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	DESIGNATION	IMAGE
1	CRH	1	Ceanothus x 'Ray Hartman'	RAY HARTMAN CEANOTHUS	5-Gal			5	Cc	2	Carpenteria californica	BUSH ANEMONE	5-Gal		
2	FSG	4	Fremontodendron x 'San Gabriel'	CALIFORNIA FLANNEL BUSH	5-Gal			6	Cis	4	Cistus x purpureus	ORCHID ROCK ROSE	5-Gal		
3	PcC	9	Prunus caroliniana 'Compacta'	COMPACTA CAROLINA LAUREL CHERRY	15-Gal			7	RcC	5	Ribes sanguinum Claremont	PINK FLOWERING CURRANT	5-Gal		
4	FP	3	Fern Pine	PODOCARPUS GRACILIOR	24"-Box			7	Pri	15	Pittosporum tenuifolium	SILVER SHEEN (PRIVACY HEDGE)	5-Gal		
8	FjE	43	Festuca glauca 'Elijah Blue'	ELIJAH BLUE BLUE FESCUE	1-Gal			9	PJS	4	Phormium 'Jack Spratt'	JACK SPRATT FLAX	1-Gal		
10	Ts	12	Thymus serpyllum	WILD THYME	1-Gal			11	LTG	8	Lantana x 'Trailing Gold'	TRAILING GOLD LANTANA	1-Gal		



**A** LANDSCAPING  
SCALE: 3/16" = 1'-0"



ALEX MARTYNOVSKIY  
ALEX.MARTYNOVSKIY@PROTONMAIL.COM

DATE	BY

**NEW SINGLE FAMILY DWELLING**  
700 GEORGE ST.  
MONTARA, CA 94037

APN: 036-103-620  
OWNER: MARINA FASTOVSKAYA

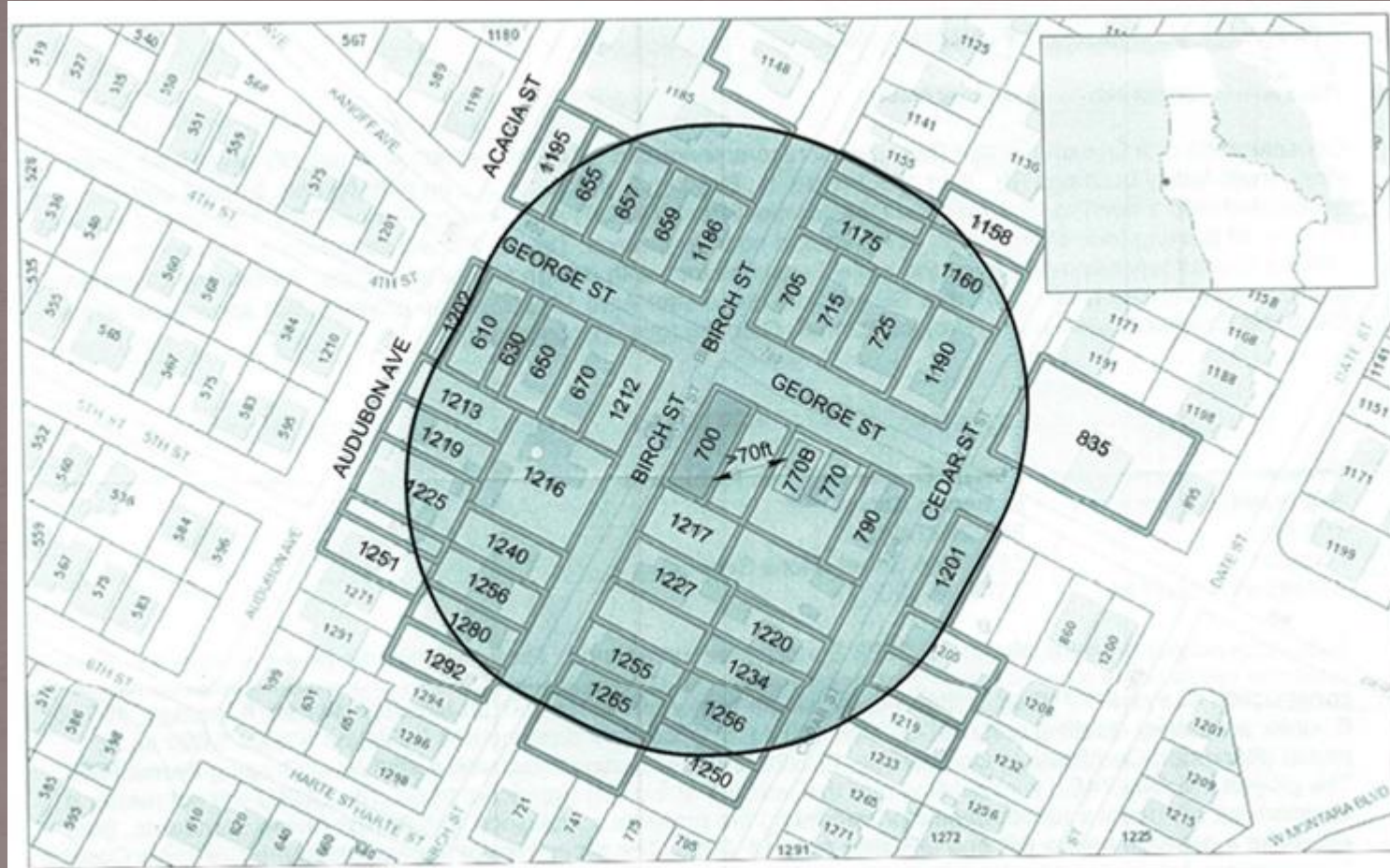
SHEET TITLE: LANDSCAPE PLAN

DESIGNER: ALEX MARTYNOVSKIY  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT #: #Pin  
DATE: 5/3/2022  
DRAWN BY: #Contact Custom  
SCALE: AS SHOWN

**L1.0**

# Area of influence 700 George St., Montara



PLN 2922-00173

# Statistical Data of Buildings in the area of influence

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
<u>1185 Acacia Street</u>	<u>over 10,000</u>	<u>Commercial</u>	<u>before 1992</u>	<u>0.85 acr</u>	<u>Assistant living</u>
1202 Audubon Avenue	720	1	1960	3125	
1213 Audubon Avenue		Vacant Lot		6250	
1219 Audubon Avenue	824	2	2002	6229	garage attached
1225 Audubon Avenue	1040	2	1927	9375	
1251 Audubon Avenue	810	2	1949	6250	
1175 Birch Street	1670	1	1969	0.29 acres 3 parcels	
1186 Birch Street	1700	1	1974	6250	
1212 Birch Street	2742	2	2021	6250	
1216 Birch Street	2580	high fence 1	1963	0.29acres	800 sq.ft. garage, outbuilding
1217 Birch Street	1838	1	2020	6700	
1227 Birch Street	1798	2	2012	7250	
1240 Birch Street	2080	2	1974	6250	
1255 Birch Street	1555	2	1915	6250	
1256 Birch Street	2130	2	1975	6250	4 bedrooms, 3 bathrooms
1265 Birch Street	2259	2	2015	6250	
1280 Birch Street	1380	2	1968	6250	

# Statistical Data of Buildings in the area of influence

Continuation

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
610 George Street	1700	1	1960	6250	
630 George Street	1010	1	1953	3125	
650 George Street	1960	1	1974	6098	
655 George Street	860	1	1963	6098	
657 George Street	910	1	1964	6229	
659 George Street	1890	1	1965	6250	
670 George Street	1170	1	1952	6250	
700 George Street	Vacant Lot	2	2025	6254	Project
705 George Street	2500 redfin; 1678 zillow	2	1936 redfin; 1928 zillow	4500	
715 George Street	2870	2	2008	6250	
725 George Street	2600	one/two level	2002	9375	2 parking space 2 car garage
<u>770 George Street</u>	<u>710</u>	<u>Commercial to 36 ft.</u>	<u>lot</u>	<u>0.29 acreps</u>	<u>Commercial zoning</u>
835 George Street	4860	2	1908	0.57	7 bedrooms, 4.5 bathrooms
<u>790 George Street</u>	<u>1060</u>	<u>Commercial to 36 ft.</u>	<u>1912</u>	<u>6250</u>	<u>Commercial zoning</u>
1195 Acacia Street	1270	2	1955	6250	2 car garage

# Statistical Data of Buildings in the area of influence

## Continuation

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
1158 Cedar Street	2847	2	2018	6229	4 bedrooms, 3 bathrooms
1160 Cedar Street	2590	2	1953	9375	5 bedrooms, 3 bathrooms
1190 Cedar Street	3170	2	1981	9375	4 bedrooms, 3 bathrooms
1201 Cedar Street	2220	2	1983	6229	4 bedrooms, 3 bathrooms
1205 Cedar Street	2650	2	1980	6229	4 bedrooms, 3 bathrooms
1219 Cedar Street	950	1	1950	0.29	
1220 Cedar Street	1863	2	2012	6250	3 bedrooms, 3 bathrooms
1233 Cedar Street	2970	2	1975	6230	4 bedrooms, 3 bathrooms
1250 Cedar Street	2260	2	1976	6250	4 bedrooms, 2.5 bathrooms
1234 Cedar Street	1875	2	2007	6250	
1256 Cedar Street	1640	2	1976	9375	
1265 Cedar Street	2690	2	2001	6229	4 bedrooms, 4 bathrooms

Total 1 Story 15

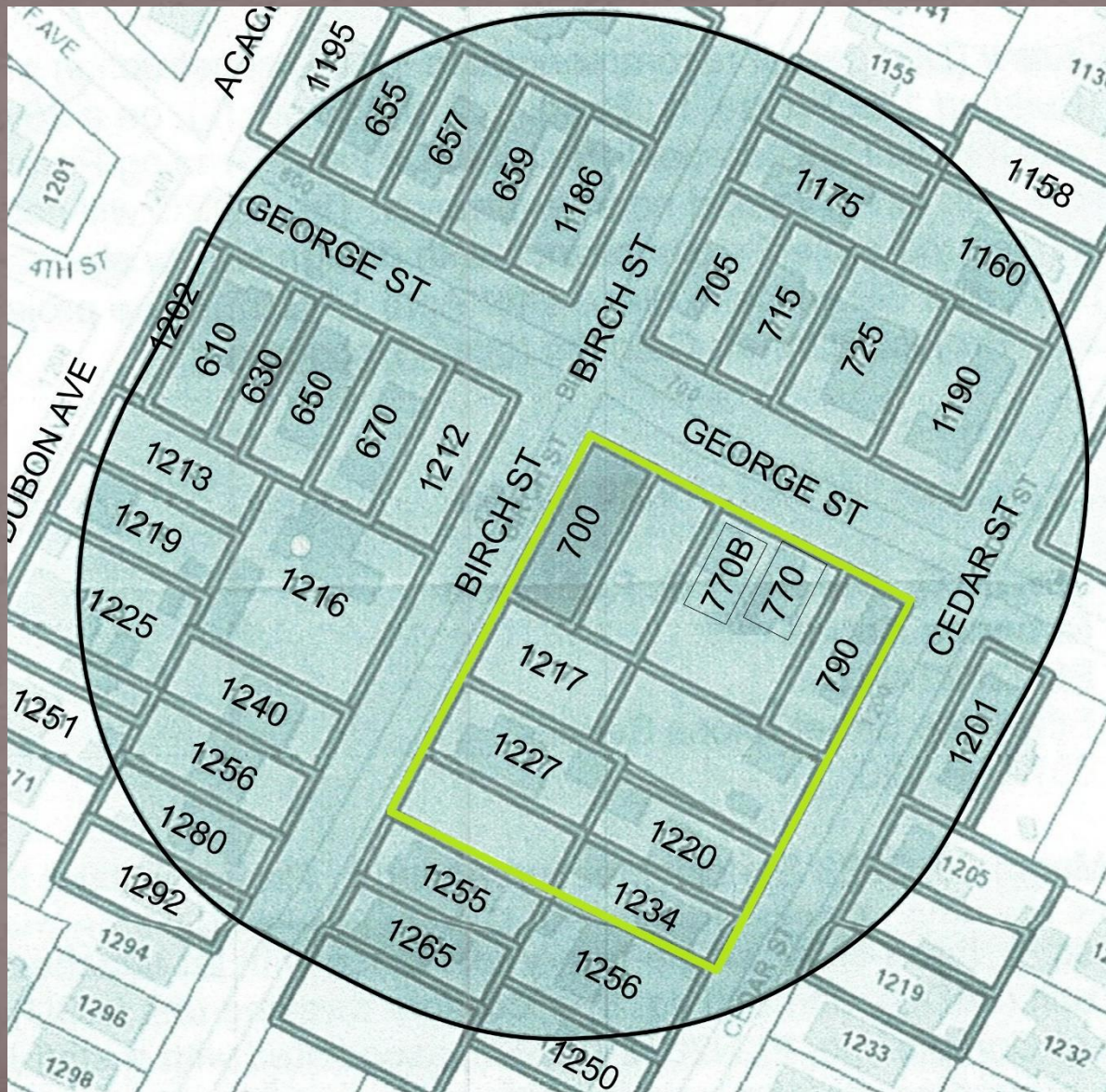
Total 2 Story 26

Commercial property owned by Stegmaier

Large commercial property assistant living over 10,000 sq. ft

Lage house 835 George Street 4875 sq. ft.

# Land Ownership of Stegmaier family in area of influence







**835 George St., Montara 4,860 sq. ft. Living Area, 2+ stories, 7 bedrooms, 4 bathrooms, approximately 60 yards from 770 George St.**



**715 George St., 2 Story, 2,870 sq. ft. of living space, 4 bedrooms, 3 bathrooms, built 2008, 6,098 sq. ft. lot, approximately 30 yards from 770 George St., across George St.**



**725 George St., High Dome ceiling, 1 story, 2,600 sq. ft. of living space, 4 bedrooms, across street from 770 George St.**



**1190 Cedar St., Montara, California 2 story, 3,170 sq. ft., 4 bedrooms, 3 bathrooms, distance to 770 George St. approximately 30 yards, across George St.**



**1160 Cedar St., Montara, California 2,590 sq. ft., 2 story,  
5 bedrooms, 3 bathrooms, distance to 770 George St. around 100 yards**

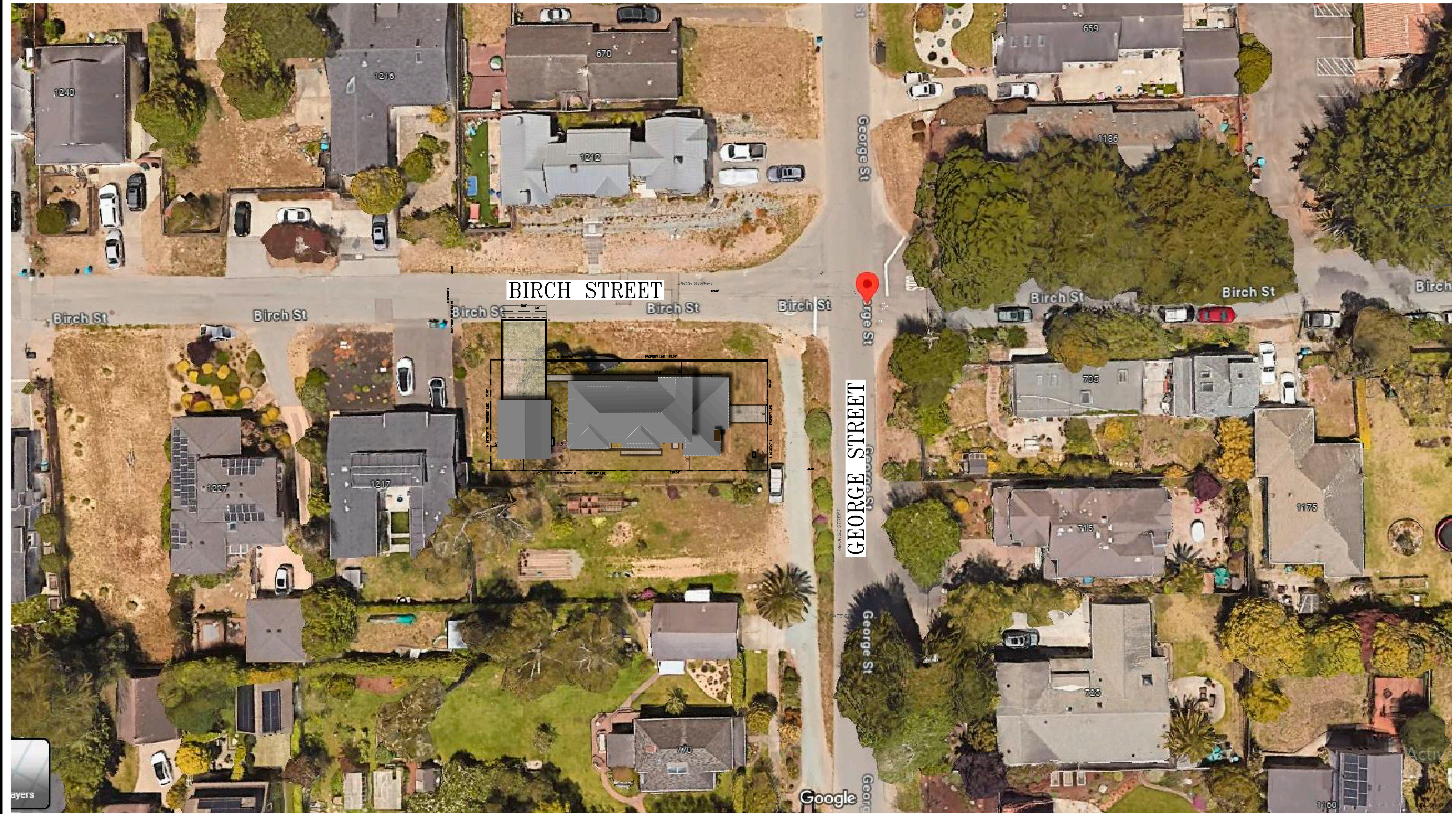


**1158 Cedar St., Montara**

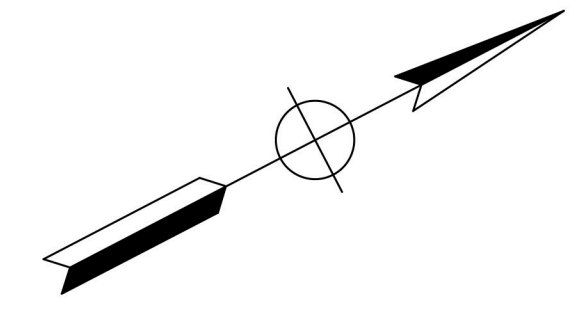
**2,847 sq. ft. 2 stories, 4 bedrooms, 3 bathrooms, 6,229 sq. ft. lot,  
built 2018, approximately 130 yards from 770 George St.**



**1265 Cedar St., Montara, California**  
**2,690 sq. ft. living area, 2 story, 4 bedrooms, 4 bathrooms**



1 SITE PLAN  
1" = 20'



NO.	DATE	DESCRIPTION	REVISIONS
B	03-03-24	NEW SITE PLAN	IK
A	02-21-23	FOR REVIEW	IK
SM			



**MODERN TECHNOLOGY  
RESOURCES INC.**  
415.602.2290

**700 GEORGE ST @ BIRCH ST  
MONTARA, CA 94037  
APN: 036-103-620**

**SITE MAP**

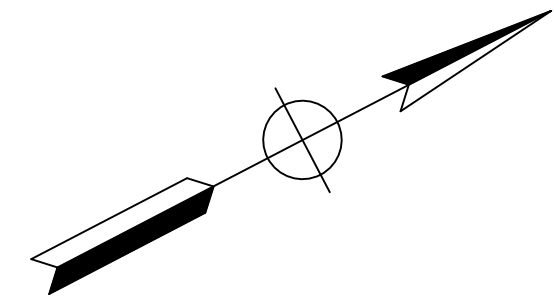
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT#	23001
SHEET	16 of 16

**C6.0**

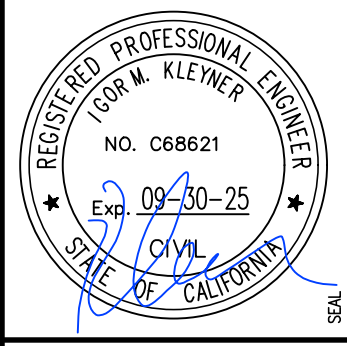




1 SITE PLAN  
1" = 20'



SYMBOL	DESCRIPTION	DATE	APPROVED
B	NEW SITE PLAN	03-03-24	IK
A	FOR REVIEW	02-21-23	IK



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MONTARA, CA 94037  
APN: 036-103-620**

**SITE MAP**

DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGN	IK
DRAWN	IK
PROJECT	23001
SHEET	16 OF 16

**C6.1**

700 GEORGE ST MONTARA CA 94037







BIRCH ST

67-1