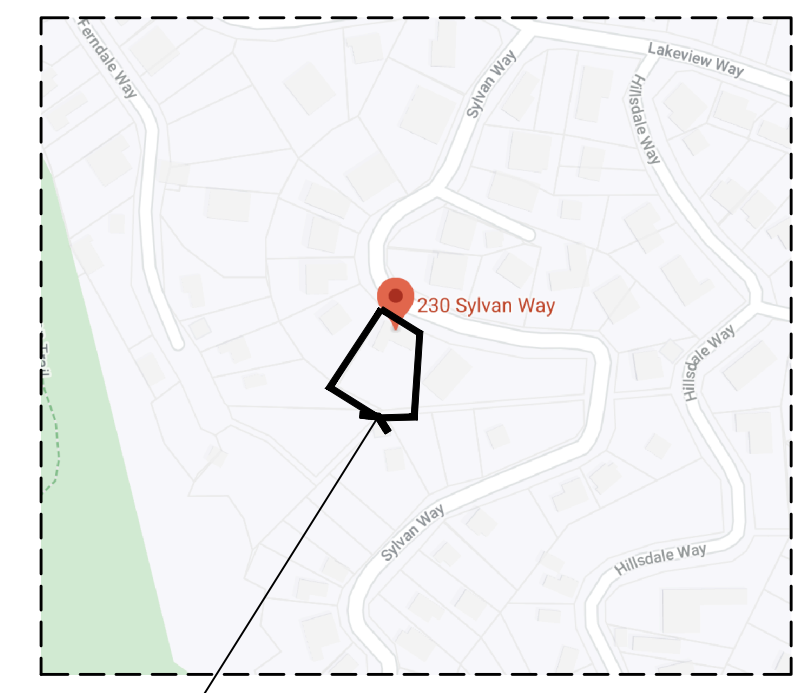




I Existing Site Plan

Scale: 1/8" = 1'-0"

- Notes:
1. No change in impervious surface area.
  2. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
  3. Store, handle and dispose of construction materials/wastes properly to prevent contact with stormwater.
  4. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
  5. Train and provide instruction to all employees/subcontractors re: construction BMP's.
  6. Perform cleaning and earth moving activities only during dry weather.



Subject Property  
Site Location

Contact Information

Owner:  
Joyce Hsu  
230 Sylvan Way  
Redwood City, CA 94062  
909-263-2225  
joycehsu@gmail.com

Architect:  
Ernie Selander - Architect  
2095 Jerrold Ave. Suite 319  
San Francisco, CA 94124  
mobile: 415.385.4339  
ernie@selanderarchitects.net

Civil Engineer:  
Foundation Technologies, Inc.  
PO box 620401,  
Woodside, CA 94062  
(650)851-3697

Project Description

Demo (E) garage, rebuilt at new location.

Building Information:

Applicable codes: 2019 CBC and all Local Building, Mechanical, Plumbing, Electrical and Fire Codes and amendments.

Single Family Dwelling (SFD)  
Construction: Type V - B

Sheet Index

- A1 Existing Site Plan & Project Info.
- A1.1 Survey
- A2 Proposed Site Plan
- A3 Proposed Plan @ (N) Storage/ Workshop
- A4 Proposed Plan @ (N) Garage
- A5 Proposed East & West Elevations
- A6 Existing & Proposed Sections
- A7 Proposed North & South Elevations, Proposed Section



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ALTERATIONS TO  
**230 Sylvan Way**  
Redwood City, CA 94062  
Parcel # BLK 203 / LOTS 14-15  
APN: 057-081-250

Issue:	Date:
Permit Set	
Rev. 1	2/15/21

Plot Date:  
Scale:  
As shown



NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.Q.

FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.

FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISAVOWS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.

4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.

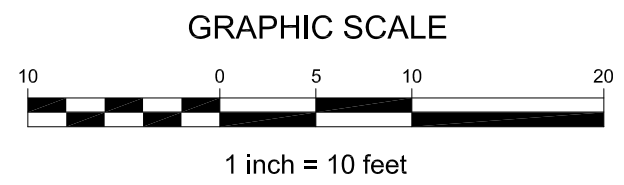
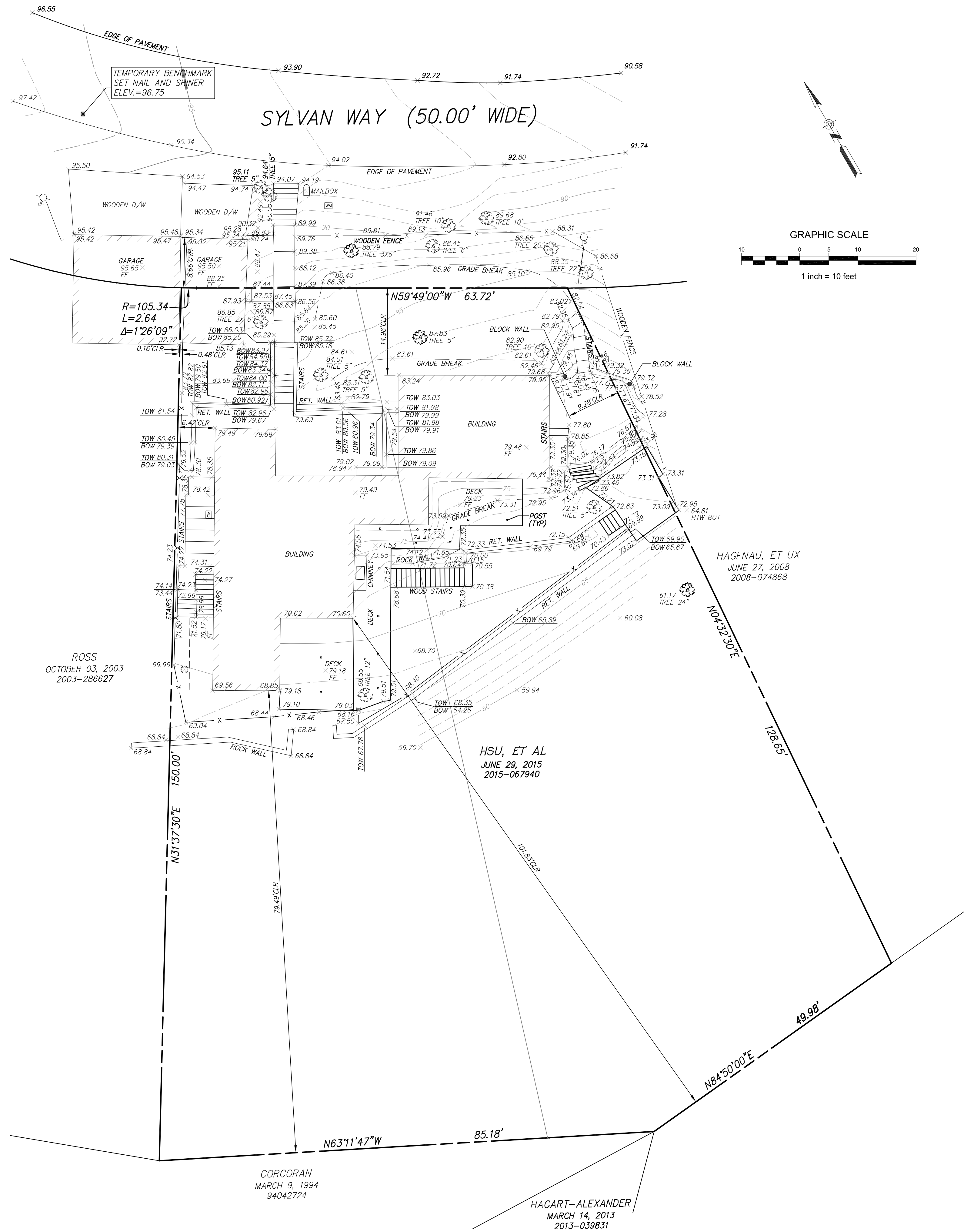
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.

8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.

9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

**SPECIAL NOTES**

- ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
- "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
- "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
- DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
- IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
- ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.



**LEGEND**

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- MONUMENT LINE
- MARK - MONUMENT MAP
- CITY MONUMENT
- SET 1/2" REBAR & PLASTIC CAP LS 6975
- FND 1/2" REBAR
- SET NAIL & TAG LS 6975
- FOUND NAIL & TAG
- FOUND L CUT
- SET CROSS
- FD CROSS
- FIRE HYDRANT
- POWER POLE
- JOINT POLE
- WATER METER
- ELECTRIC METER
- ELECTRIC BOX
- TELEPHONE VAULT
- WATER VALVE
- GAS VALVE
- CLEAN OUT
- ELECTROLIER
- CATCH BASIN
- SEWER MANHOLE
- STORM MANHOLE
- LAMPHOLE
- PARKING METER

**ABBREVIATIONS**

- BLDG BUILDING
- BW BOTTOM OF WALL
- CLR CLEAR
- CO CLEANOUT
- CONC CONCRETE
- COR CORNER
- CB CATCH BASIN
- CS CONCRETE SLAB
- D/W DRIVEWAY
- DI DROP INLET
- ELEV ELEVATION
- (E) EXISTING
- EC EDGE OF CONCRETE
- FDN FOUNDATION
- FF FINISH FLOOR
- FL FLOWLINE GUTTER
- FNC FENCE
- FND FOUND
- GND GROUND
- GV GAS VALVE
- FL FLOW LINE
- HC HANDICAP RAMP
- LL LOWER LEVEL
- LNDG LANDING
- (N) NEW
- OV OVER
- P/L PROPERTY LINE
- PROJ PROJECTED
- RTW RETAINING WALL
- TW TOP OF WALL
- WM WATER METER
- PM PARKING METER
- STR STAIR
- UL LOWER LEVEL

**REFERENCES**

- R1 FAIRWAYS OF EMERALD LAKE, SUDIVISION TWO 12 MAPS 59- 61
- R2 PARCEL MAP NO. 1069 78 PM 46-47

**SYLVAN WAY (50.00' WIDE)**

CORCORAN  
MARCH 9, 1994  
94042724

HAGART-ALEXANDER  
MARCH 14, 2013  
2013-039831

ROSS  
OCTOBER 03, 2003  
2003-286627

HSU, ET AL  
JUNE 29, 2015  
2015-067940

HAGENAU, ET UX  
JUNE 27, 2008  
2008-074868

Job No.	6520
Sheet No.	1 OF 1
Date	06/21/16
Survey	LP 06/13/16
Design	N/A --
Drawn	LF 06/21/16
Checked	BP 06/21/16
Scale	AS SHOWN

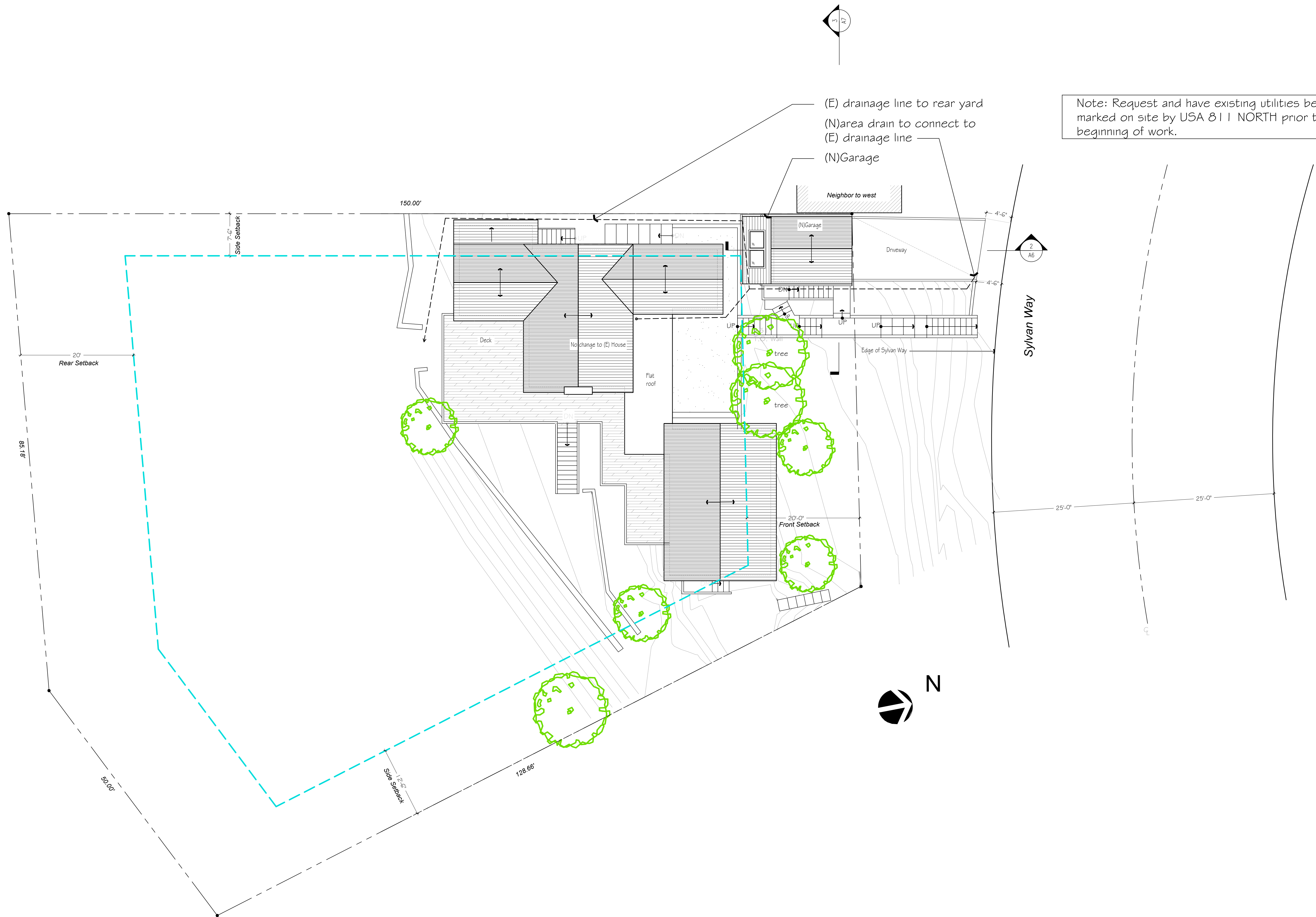


FOX PLAZA  
1390 Market St., Suite 201  
San Francisco, CA 94102  
Phone No. (415) 553-4092  
Fax No. (415) 553-4071

**ARCHITECTURAL TOPOGRAPHIC SURVEY**  
 LANDS OF HSU, ET AL  
 APN 057-081-250  
 230 SYLVAN WAY  
 REDWOOD CITY, CALIFORNIA

Approved by:	Chief Engineer License No. EXP.
Approved by:	Chief Surveyor License No. 8975 Expires 9/30/2017

Revisions	By:



2 Proposed Site Plan

Scale: 1/8" = 1'-0"



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 emie@selanderarchitects.net 415.385.4339

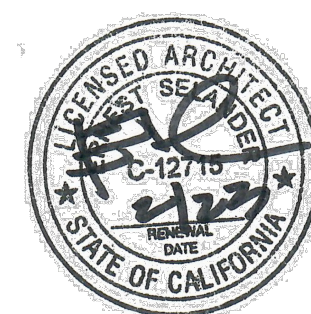
ALTERATIONS TO  
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Issue:	Date:
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Rev. 1	2/15/21

Plot Date:  
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A2



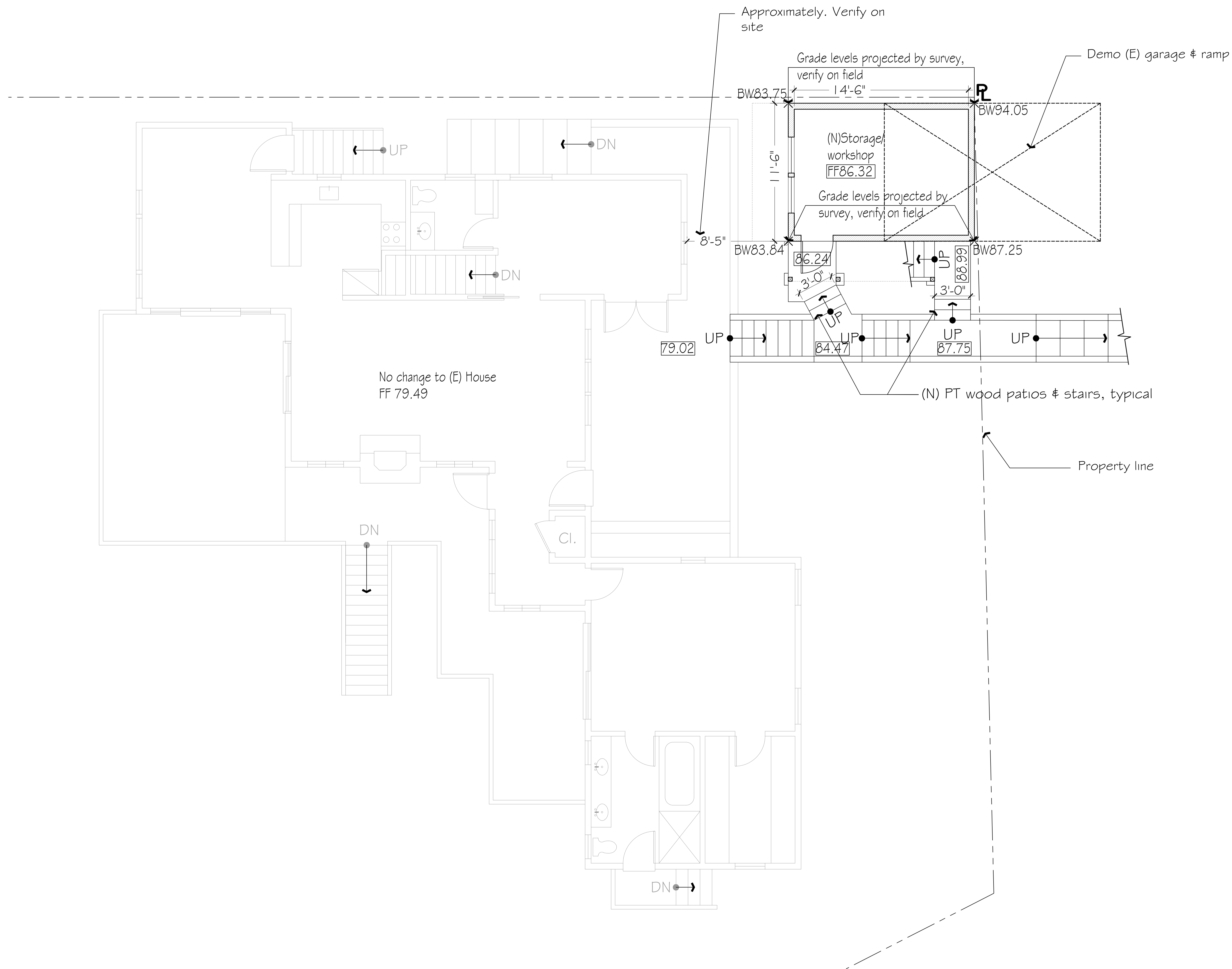


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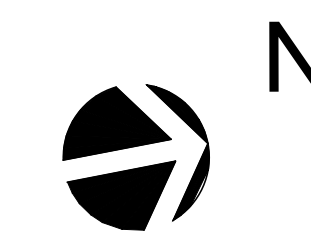
Issue:	Date:
Permit Set	
Rev. 1	2/15/21

Plot Date:  
 Scale:  
 As shown



1 Existing & Proposed Plan

Scale: 1/4"=1'-0"



A3





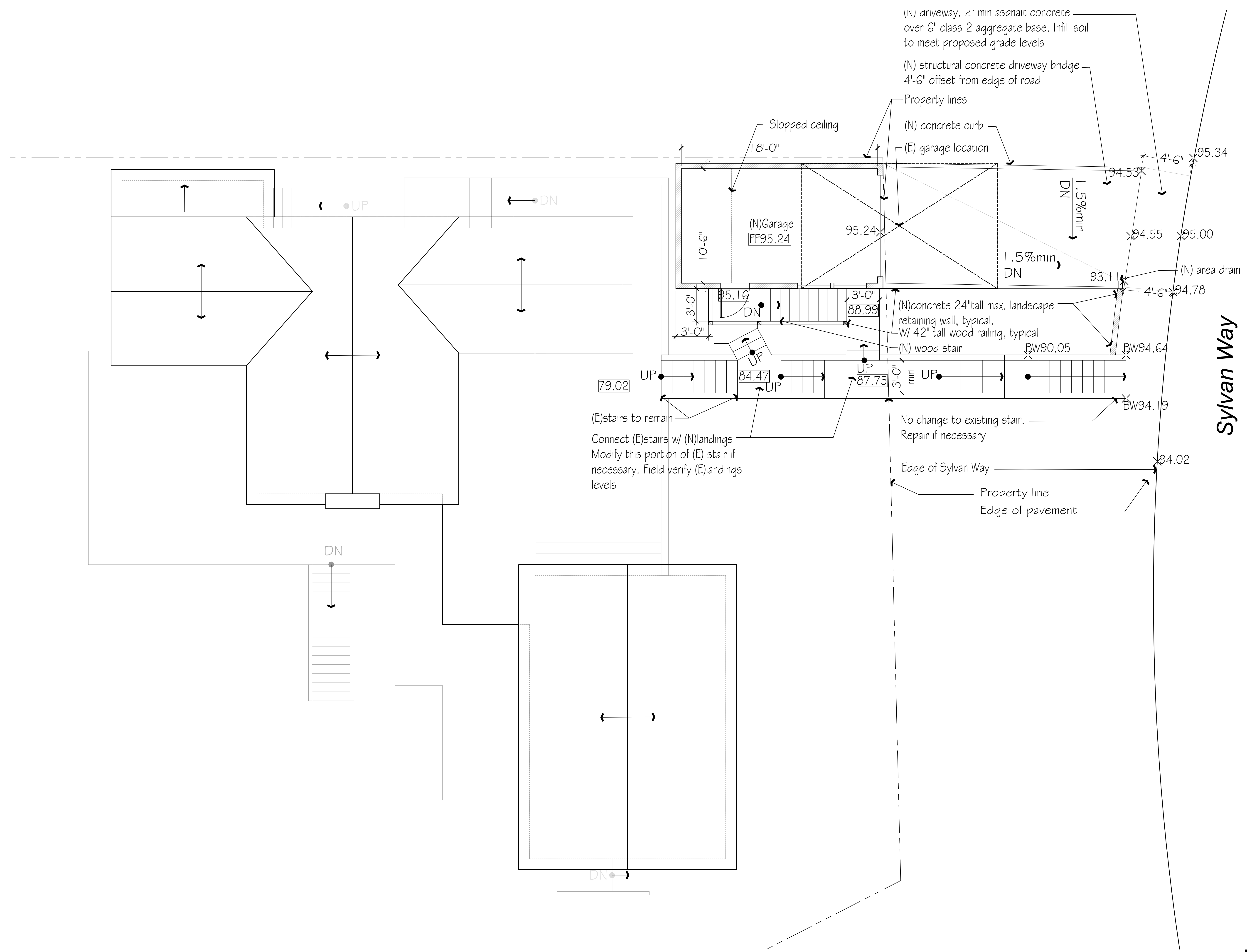
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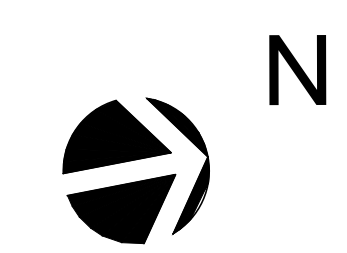
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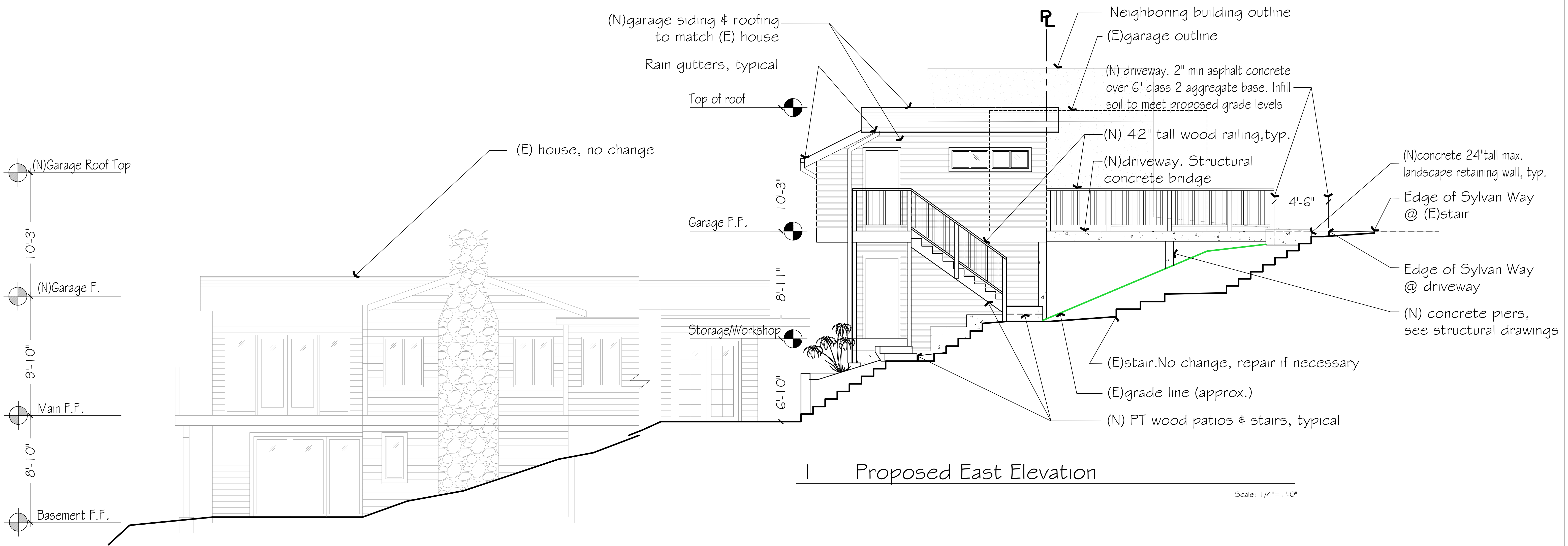
A4



1 Existing & Proposed Plan

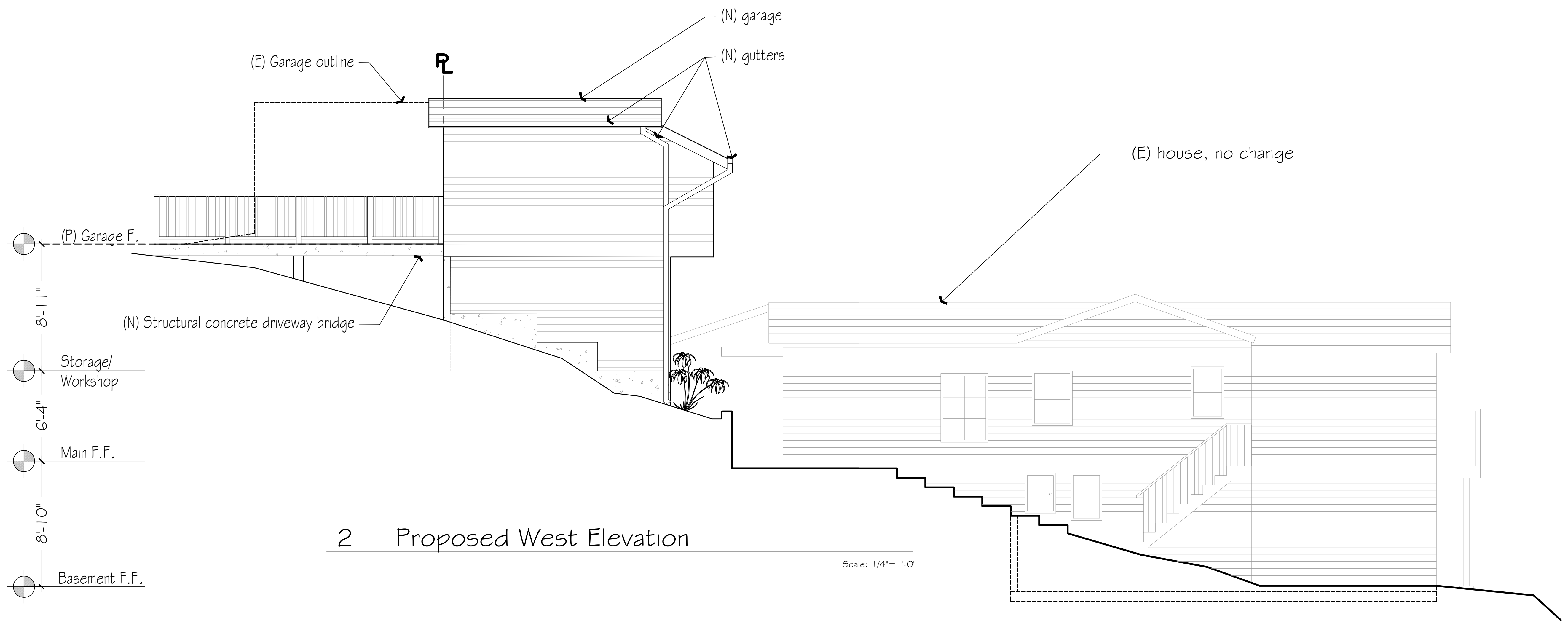
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1 Proposed East Elevation

Scale: 1/4" = 1'-0"



2 Proposed West Elevation

Scale: 1/4" = 1'-0"



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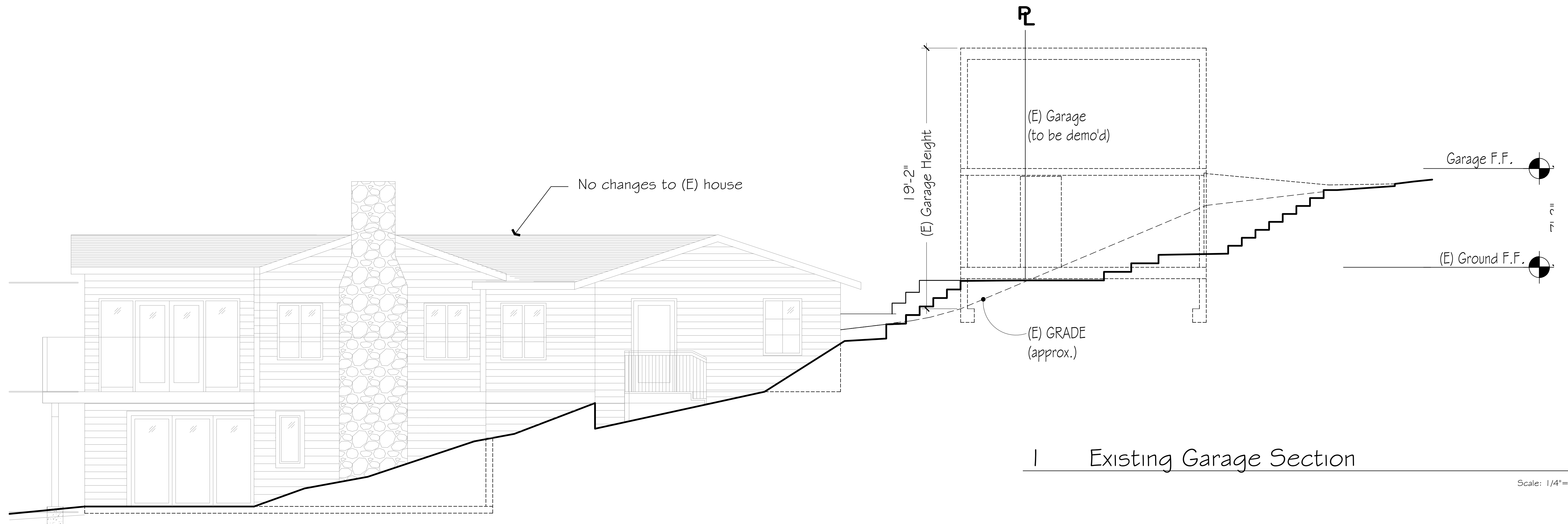
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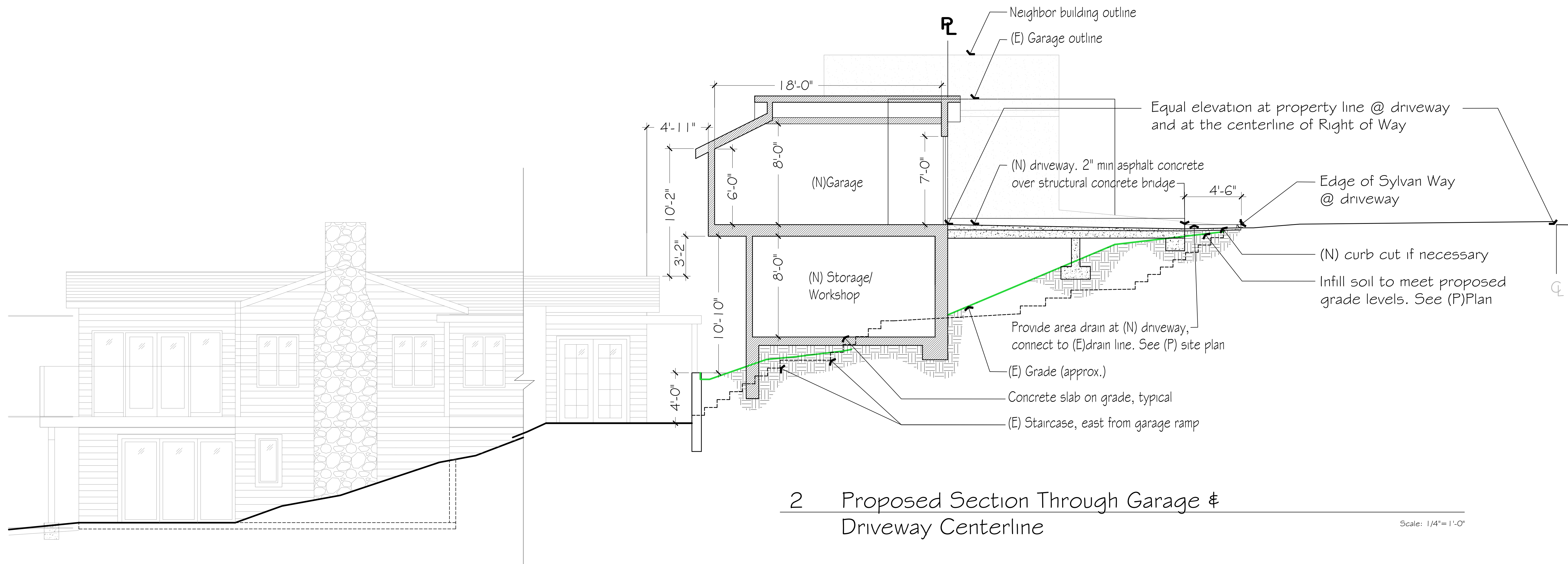
A5





1 Existing Garage Section

Scale: 1/4" = 1'-0"



2 Proposed Section Through Garage & Driveway Centerline

Scale: 1/4" = 1'-0"



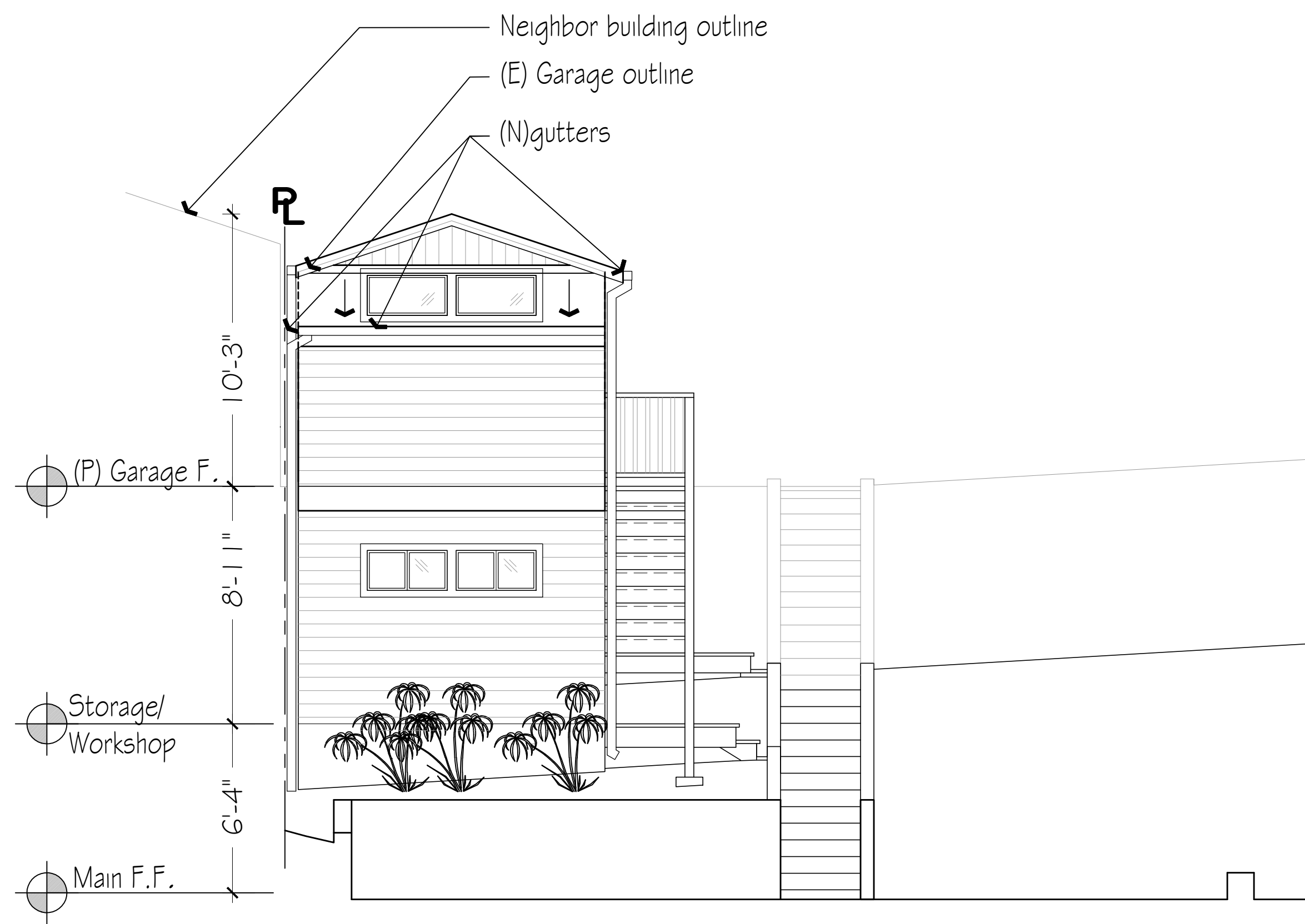
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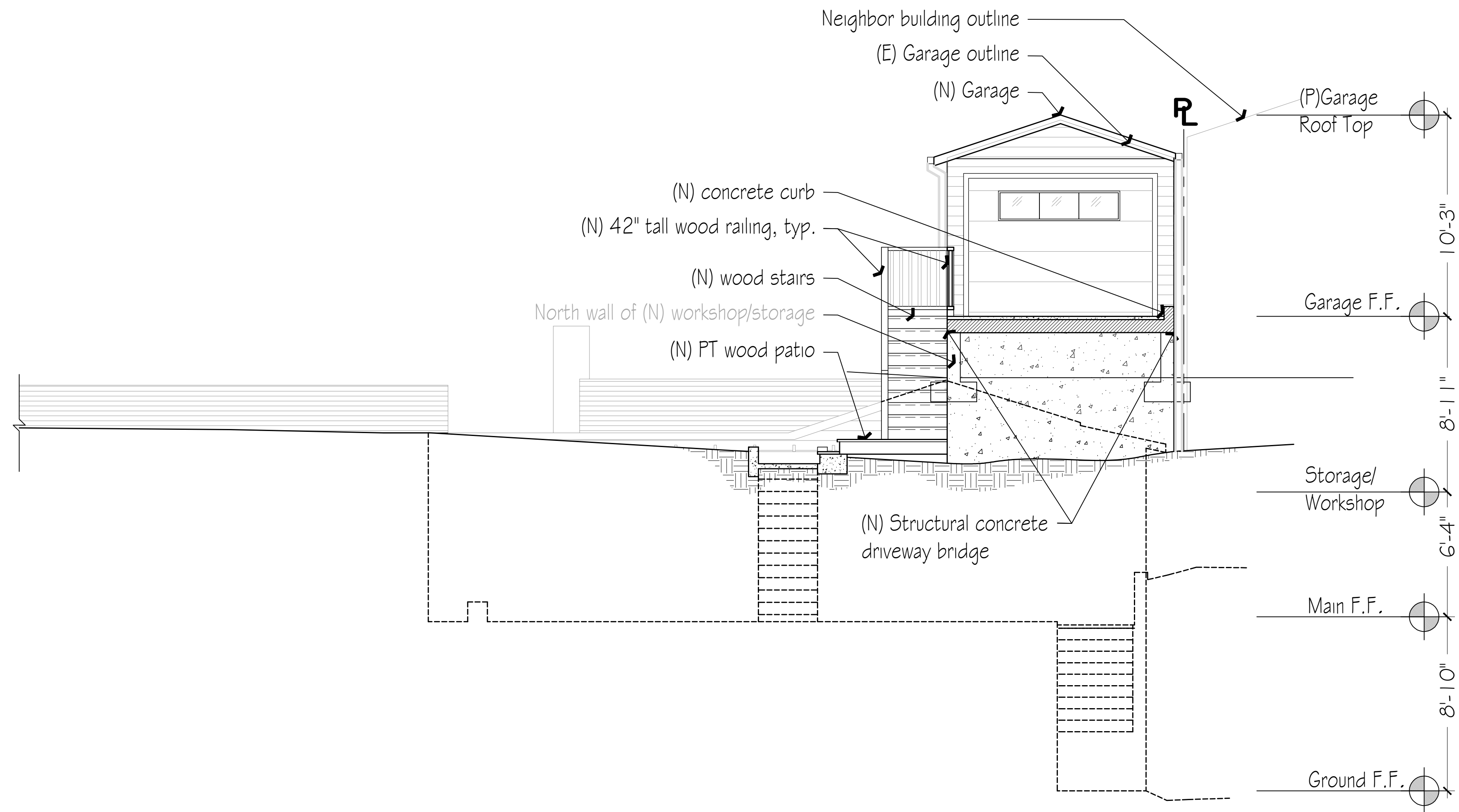
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**A6**



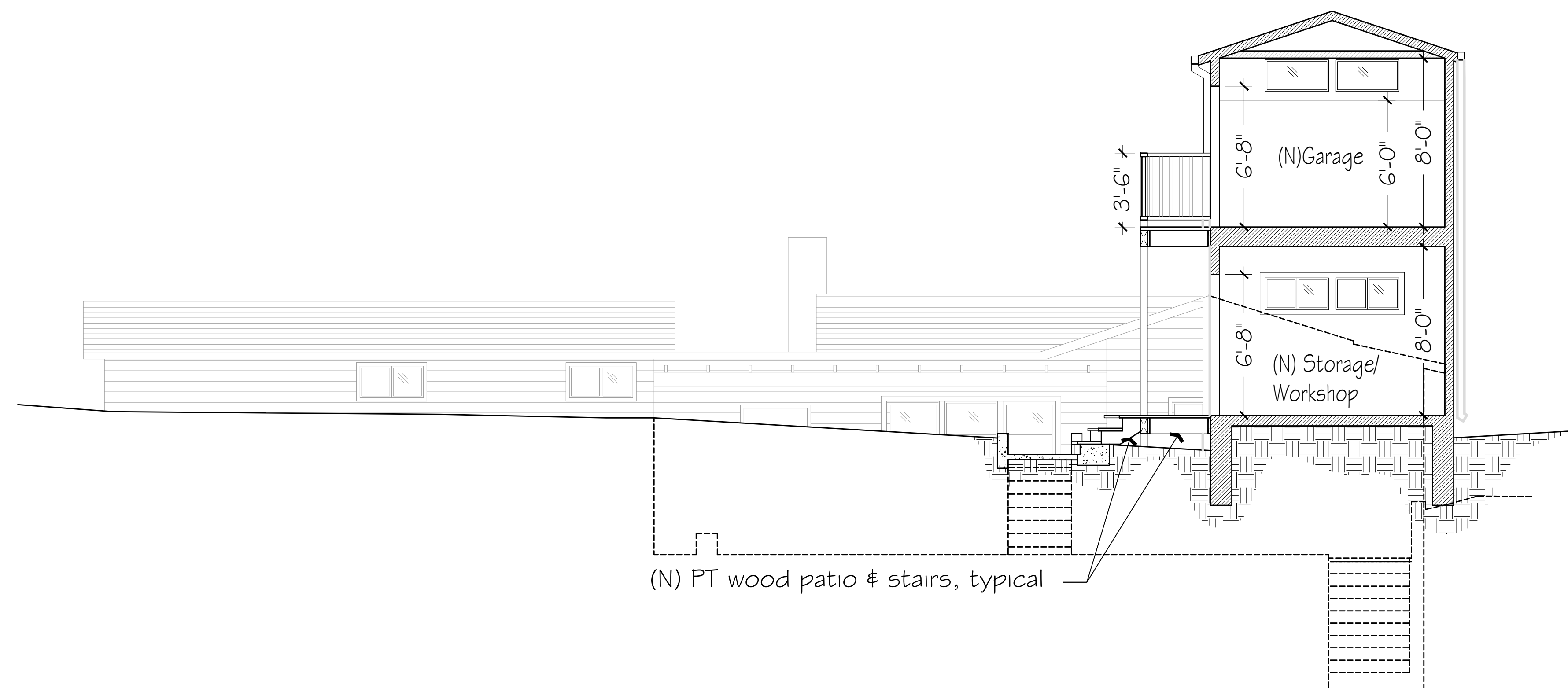
1 Proposed South (Rear) Elevation

Scale: 1/8" = 1'-0"



2 Proposed North (Front) Elevation

Scale: 1/8" = 1'-0"



3 Proposed Garage Section

Scale: 1/8" = 1'-0"



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Plot Date:

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 As shown

A7