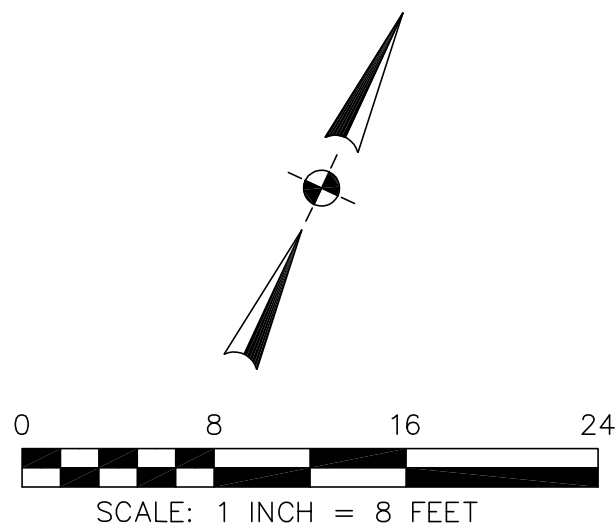




LEGEND

- FOUND 1" IRON PIPE WITH CONC. PLUG AND NAIL, IN HANDHOLE, PER 26 M 37-38
- AC ASPHALT CONCRETE
BW BACK OF WALK
CB CATCH BASIN
C/L CENTERLINE
CMP CORRUGATED METAL PIPE
CO CAST IRON PIPE
CO CLEAN OUT BOX
CP SURVEY CONTROL POINT
CPP CORRUGATED PLASTIC PIPE
CTV CABLE TELEVISION VAULT
DI DROP INLET
EM ELECTRIC METER
EV ELECTRIC VAULT
FF FINISHED FLOOR
FL FLOWLINE
FH FIRE HYDRANT
GM GAS METER
GRD GROUND
GUY GUY ANCHOR
GV GAS VALVE
HCR HANDICAP RAMP
HVE HIGH-VOLT ELECTRIC
INV. INVERT
IP IRON PIPE
JP JOINT POLE
KV KILOVOLT
LAT. LATERAL
LG LIP OF GUTTER
MH (TYPE UNKNOWN)
M-M MONUMENT TO MONUMENT DISTANCE
PBV PACBELL/SBC VAULT
PGE POE VAULT
PIV POST INDICATOR VALVE
PP POWER POLE
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
SSV SANITARY SEWER VAULT
TBC TOP BACK OF CURB
TBM TEMPORARY BENCHMARK
UNK UNKNOWN TYPE
VCP VITRIFIED CLAY PIPE
WBF WATER BACK FLOW VALVE
WM WATER METER BOX
WV WATER VALVE
-CTV- CABLE TELEVISION LINE
-E- ELECTRICAL LINE
-G- GAS LINE
-OH- OVERHEAD LINE
-SD- STORM DRAIN LINE
-SS- SANITARY SEWER LINE
-T- TELEPHONE LINE
-W- WATER LINE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE TAKEN FROM THE SUBDIVISION MAP "TRACT NO. 563, EMERALD LAKE HEIGHTS", ACCEPTED FOR RECORD ON DECEMBER 9, 1946 IN BOOK 26 OF MAPS AT PAGES 37 & 38, SAN MATEO COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

THE CUT CROSS SET IN THE CONCRETE GUTTER ALONG SUMMIT DRIVE ACTS AS THE SITE BENCHMARK FOR THIS SURVEY WITH AN ASSUMED ELEVATION OF 100.16 FEET.

NOTES:

BGT RELIED UPON A FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT, TITLE NO.: FSMO-1081900064-BD, AS TITLE REFERENCE. NO EASEMENTS OF RECORD ARE MENTIONED IN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: NOVEMBER 22, 2024
JOB NUMBER: 24-144

LOT 50

TRACT NO. 563
EMERALD LAKE HEIGHTS
BOOK 26 MAPS 37-38

LOT 51

APN 057-093-190
9,153 SQ. FT.

EXISTING RESIDENCE

SUMMIT DRIVE
[50' WIDE]

NORTH VIEW WAY
[50' WIDE]

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 51, "TRACT NO 563, EMERALD LAKE HEIGHTS", 26 MAPS 37-38

13 WEST SUMMIT DRIVE

EMERALD HILLS (UNINCORPORATED), COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:
057-093-190

Prepared For:
ERIN BAUER
20 W SUMMIT DRIVE
EMERALD HILLS, CA 94062

Date: NOV. 2024

Scale: 1" = 8'

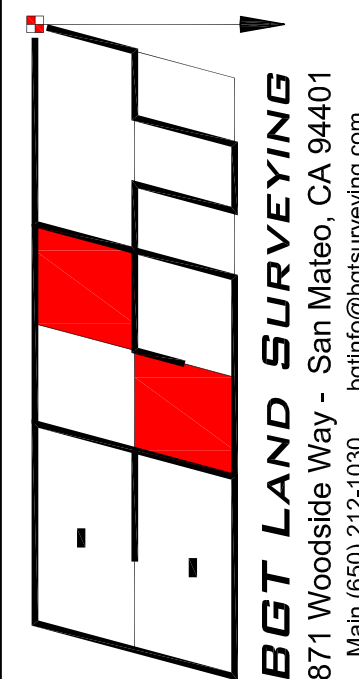
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Drawn by: N.W.

Revisions:

SU-1

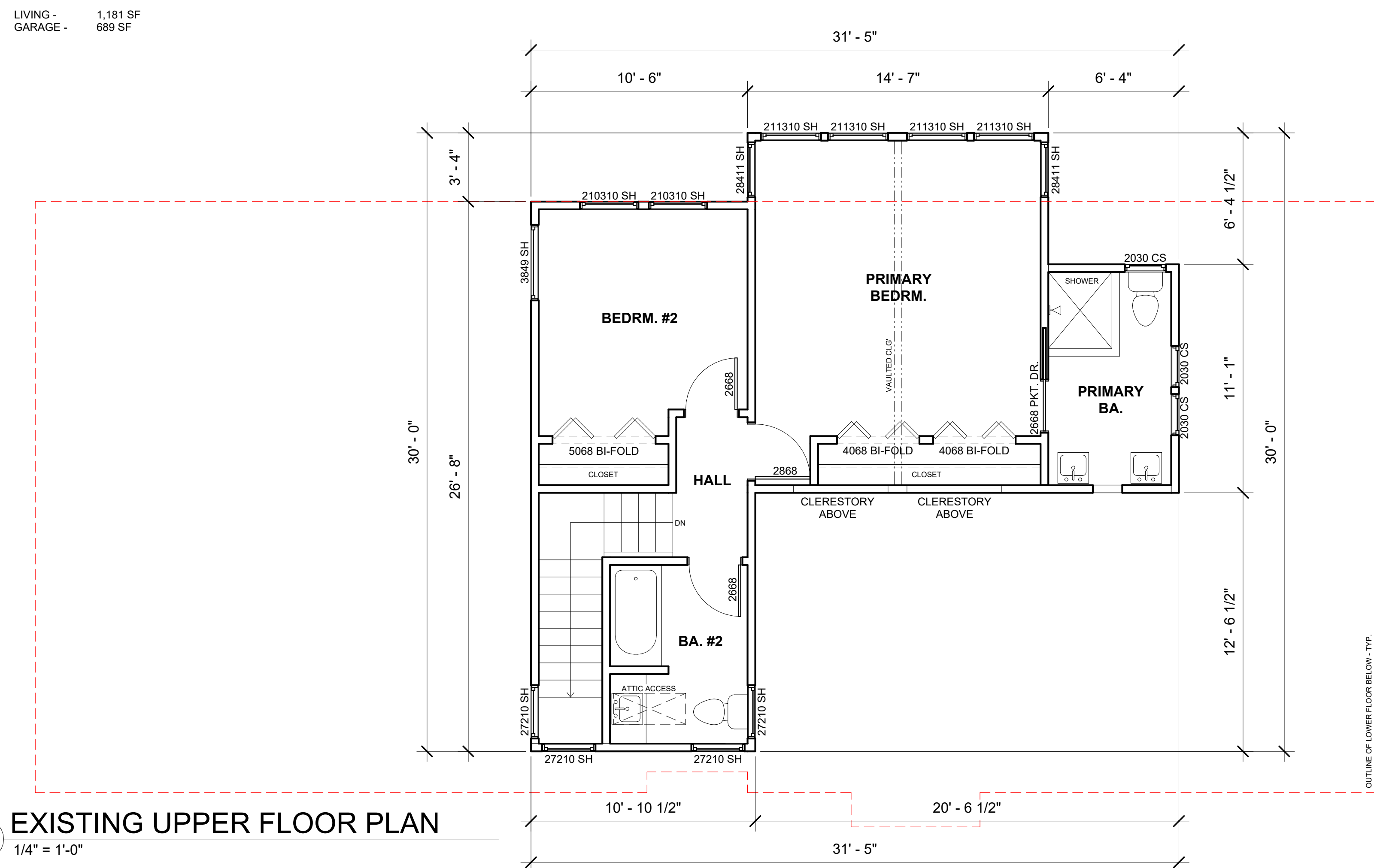
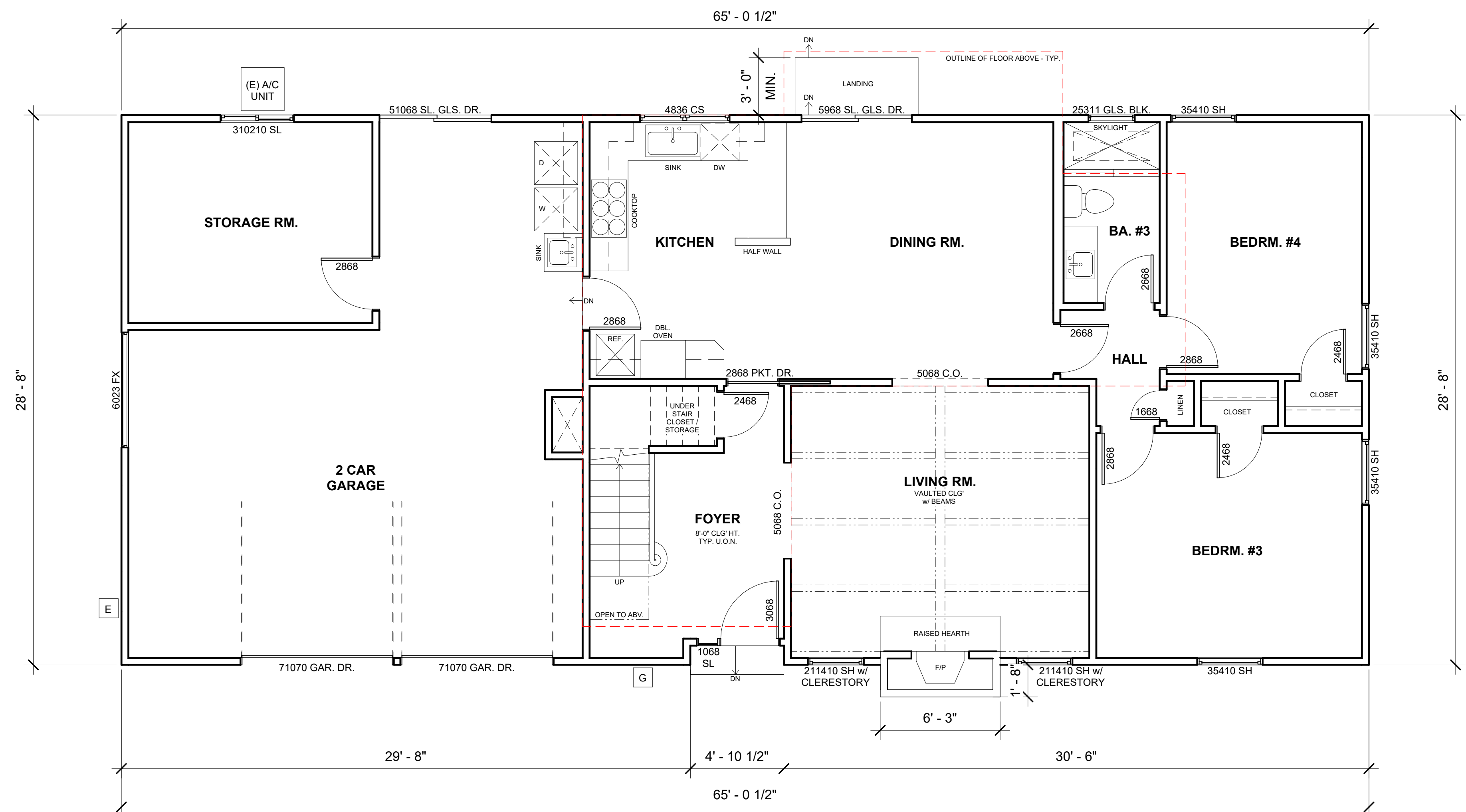
Job No. 24-144



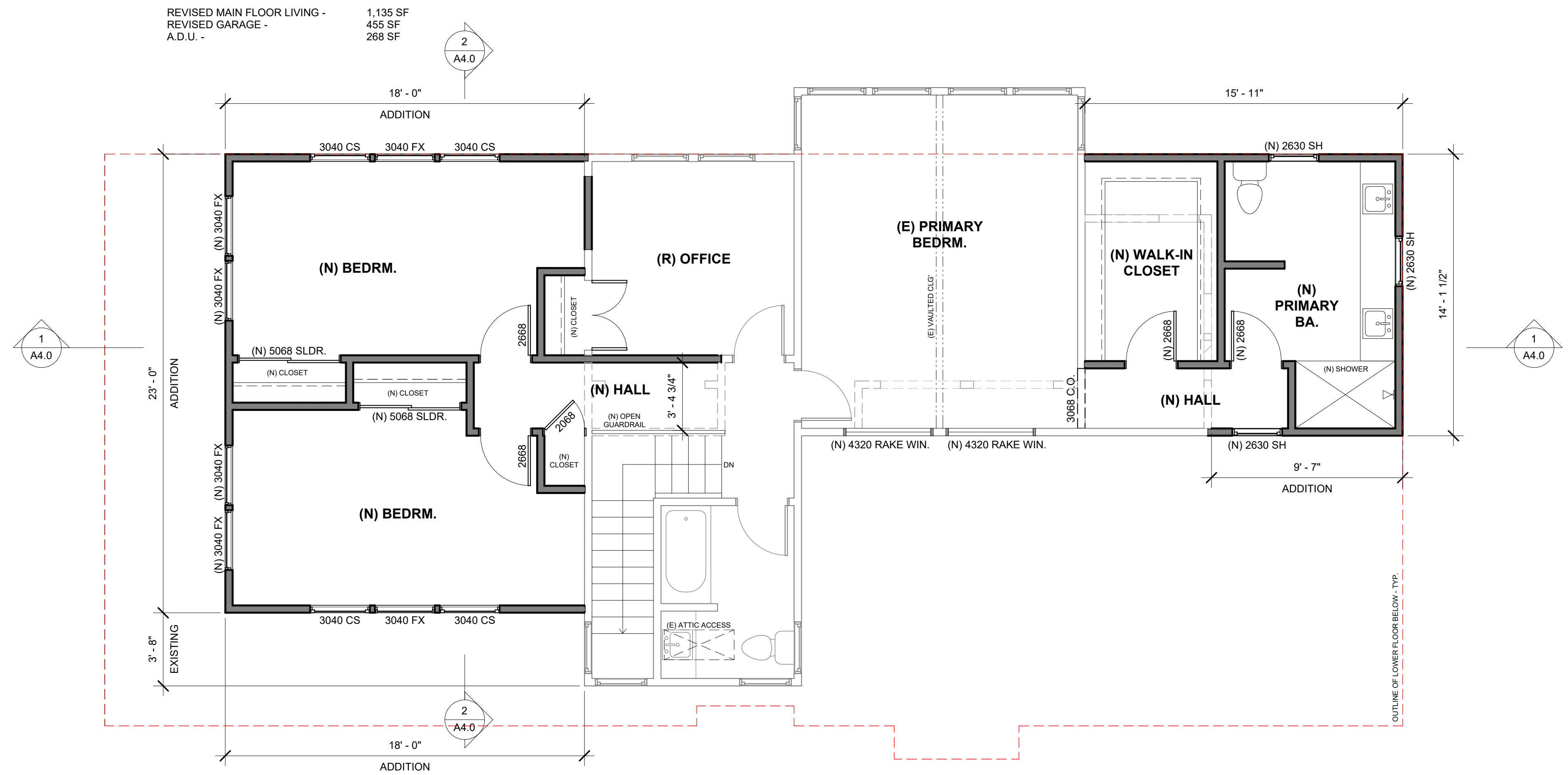
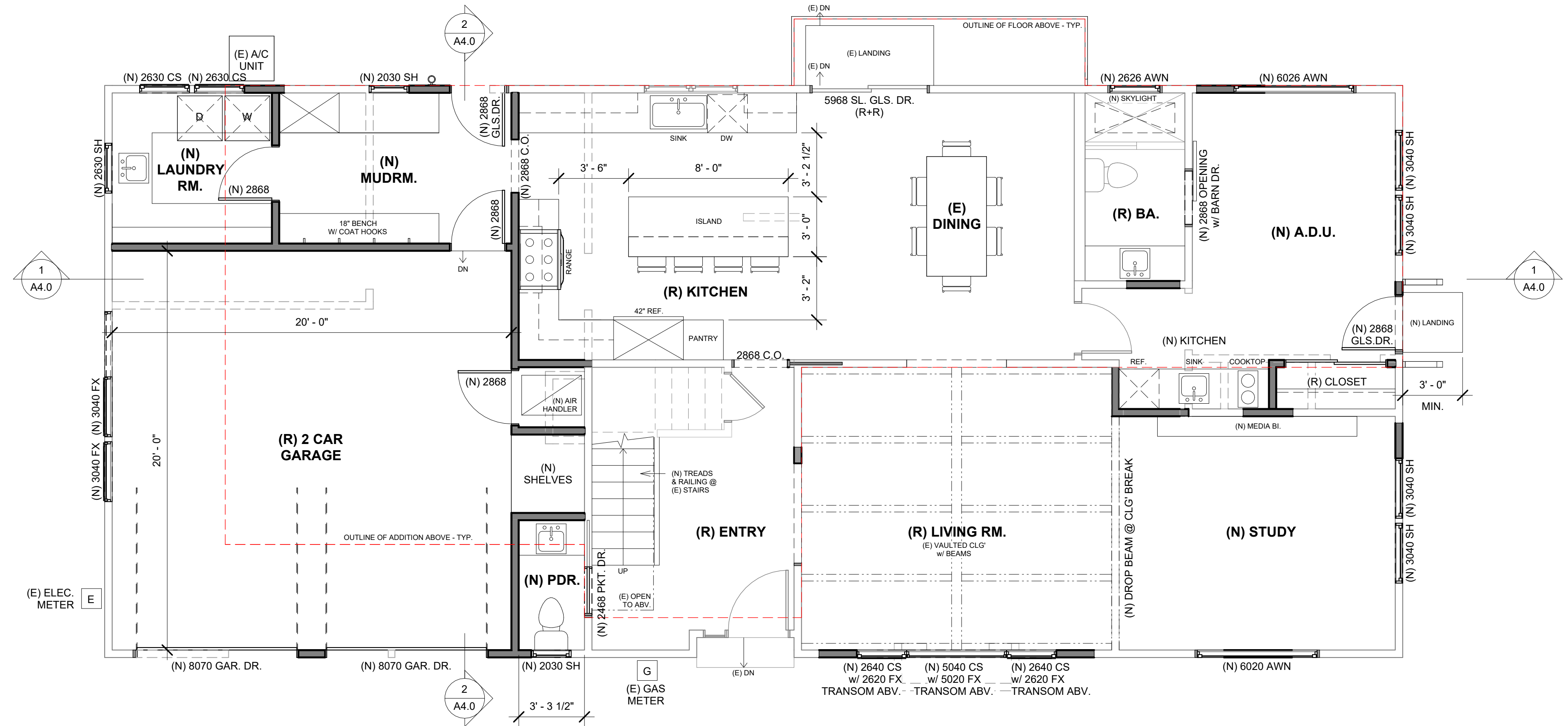


TREE INVENTORY					
TREE #	SIZE (in)	GENUS	SPECIES	COMMON NAME	REMOVE/KEEP
1	8"	PYRUS	CALLERYANA	BRADFORD PEAR	KEEP
2	12"	PODOCARPUS	MACROPHYLLUS	BUDDHIST PINE	KEEP
3	24"	SEQUOIA	SEMPERVIRENS	REDWOOD	KEEP
4	18"	SEQUOIA	SEMPERVIRENS	REDWOOD	KEEP
5	TWIN: 8" & 12"	CALLISTEMON	CITRINUS	BOTTLEBRUSH	KEEP
6	24"	SEQUOIA	SEMPERVIRENS	REDWOOD	KEEP

No.	Description	Date
 1213 San Carlos Ave. San Carlos, CA. 94070 PH: (650)-632-1550 www.hylanddg.com		
PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062		
Sheet Title: PROPOSED TREE PLAN		
Date:	02.19.25	
Scale:	As indicated	
Designed:	HDG	
Drawn:	DP	
Job No.:	2432	
Sheet No.:	A1.1	



No.		Description	Date
 1213 San Carlos Ave. San Carlos, CA. 94070 PH: (650)-832-1550 www.hylanddg.com			
PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062			
Sheet Title: EXISTING FLOOR PLANS			
Revised By:	09.02.23		
Scale:	1/4" = 1'-0"		
Designed by:	HDG		
Drawn by:	DP		
Check No.:	2432		
Client No.:			
A2.0			



WALL LEGEND:	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED

Date

Description

No.

HDG
 HIGHER DESIGN GROUP
 SAN CARLOS, CA

1213 San Carlos Ave,
 San Carlos, CA 94070
 PH: (650)-832-1550
 www.hylanddg.com

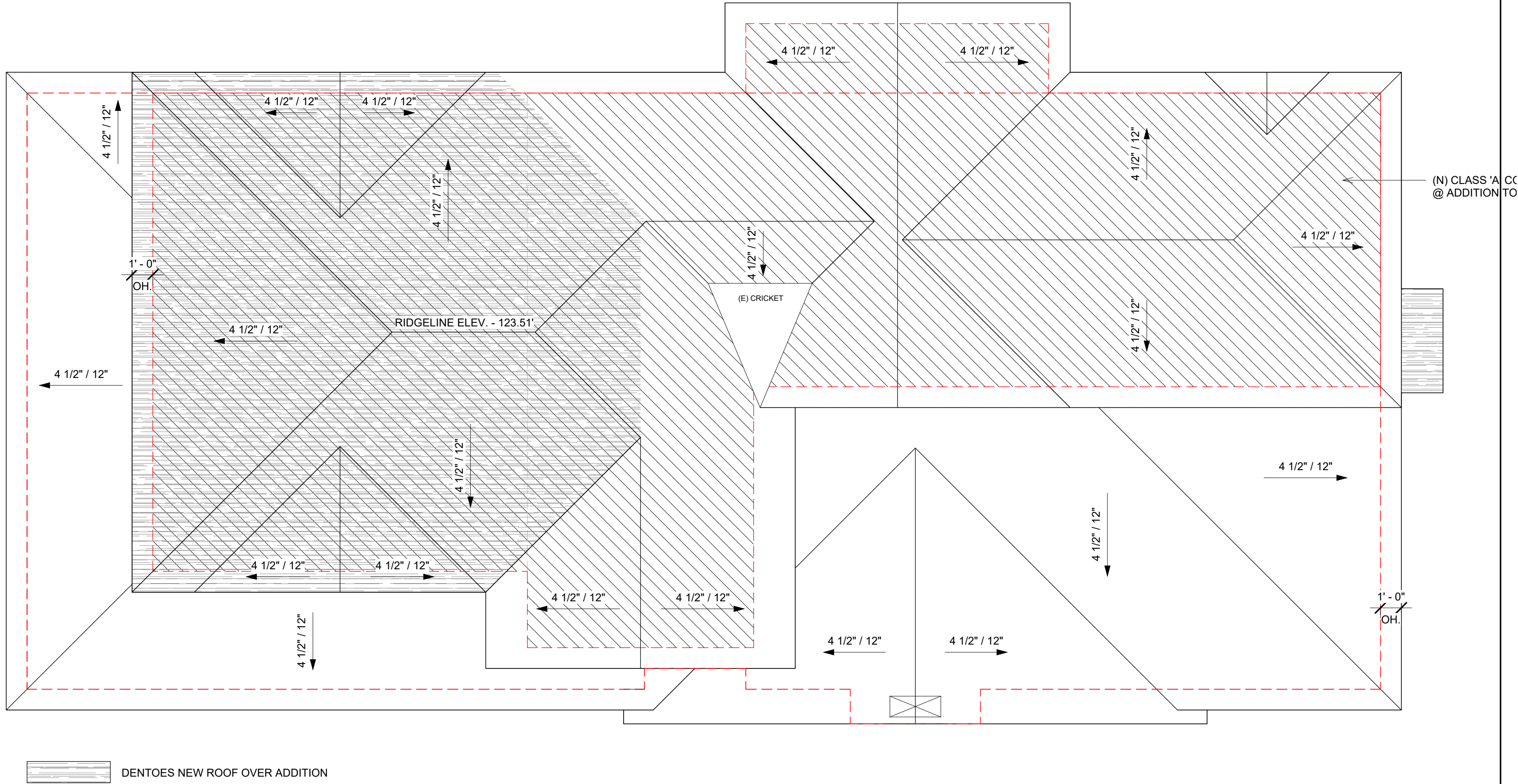
PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR
Erin + Stephen Bauer
 20 W Summit Drive Redwood City CA 94062

Sheet Title:

PROPOSED
 FLOOR PLANS

Date: 02.19.25
 Scale: As indicated
 Designed: HDG
 Drawn: DP
 Job No.: 2432
 Sheet No.:

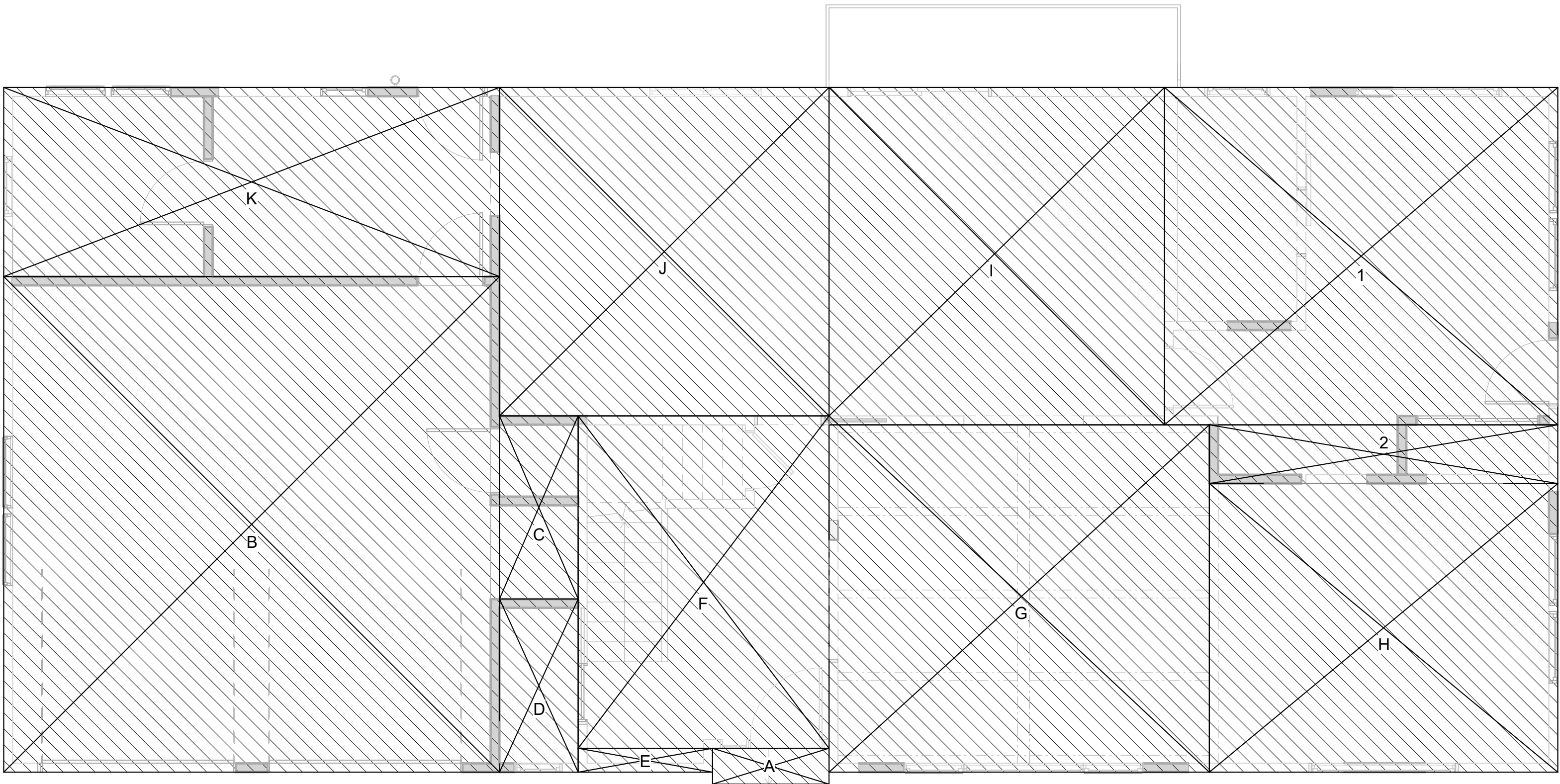
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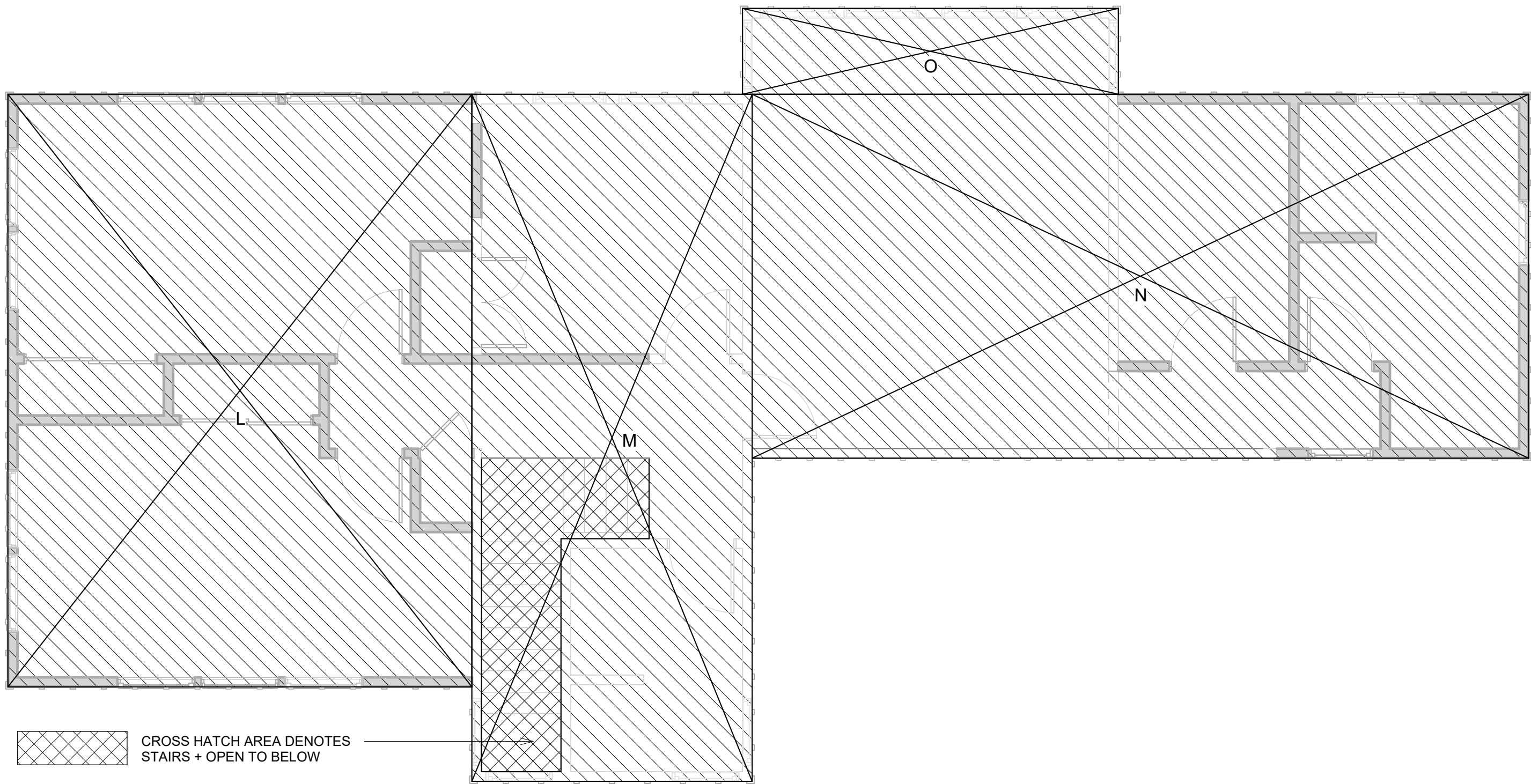
1 PROPOSED ROOF PLAN
1/4" = 1'-0"

No.	Description	Date
 HYLAND DESIGN GROUP HDG SAN CARLOS, CA 1213 San Carlos Ave, San Carlos, CA 94070 PH: (650)-832-1550 www.hylanddg.com		
PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062		
Sheet Title: PROPOSED ROOF PLAN		
Date: 02.19.25		
Scale: 1/4" = 1'-0"		
Designed: HDG		
Drawn: DP		
Job No.: 2432		
Sheet No.: A2.2		

FLOOR AREA CALCULATIONS			
REF.	LOCATION	DIMENSIONS	AREA
A.	COVERED PORCH	4'-10.5" x 1'-6"	7 SF
B.	GARAGE	20'-9" x 20'-9"	430 SF
C.	GARAGE	3'-3.5" x 7'-8"	25 SF
D.	LIVING	3'-3.5" x 7'-3"	24 SF
E.	LIVING	5'-7.5" x 1'-0"	6 SF
F.	LIVING	10'-6" x 13'-11"	146 SF
G.	LIVING	15'-11" x 14'-6.5"	231 SF
H.	LIVING	14'-7" x 12'-1"	176 SF
I.	LIVING	14'-0.5" x 14'-1.5"	198 SF
J.	LIVING	13'-9.5" x 13'-9"	190 SF
K.	LIVING	20'-9" x 7'-11"	164 SF
1.	A.D.U.	16'-5.5" x 14'-1.5"	232 SF
2.	A.D.U.	14'-7" x 2'-5.5"	36 SF
L.	LIVING	18'-0" x 23'-0"	414 SF
M.	LIVING	10'-10.5" x 26'-8"	290 SF
N.	LIVING	30'-1.5" x 14'-1.5"	426 SF
O.	LIVING	14'-7" x 3'-4"	49 SF
STAIRS + OPEN TO BELOW			48 SF
TOTAL LOWER FLOOR AREA: B+C+D+E+F+G+H+I+J+K =			1,590 SF
TOTAL A.D.U. FLOOR AREA: 1+2 =			268 SF
TOTAL UPPER FLOOR AREA: L+M+N+O - STAIRS / OPEN TO BELOW=			1,131 SF
TOTAL FLOOR AREA: B+C+D+E+F+G+H+I+J+K+L+M+N+O-STAIRS/OPEN TO BELOW=			2,721 SF
MAX ALLOWED FLOOR AREA: 30% of 9,153 SF =			2,745 SF
TOTAL BUILDING COVERAGE: A+B+C+D+E+F+G+H+I+J+K+1+2 =			1865 SF
MAX BUILDING COVERAGE ALLOWED: 30% of 9,153 SF =			2,745 SF



1 LOWER FLOOR AREA DIAGRAM
1/4" = 1'-0"

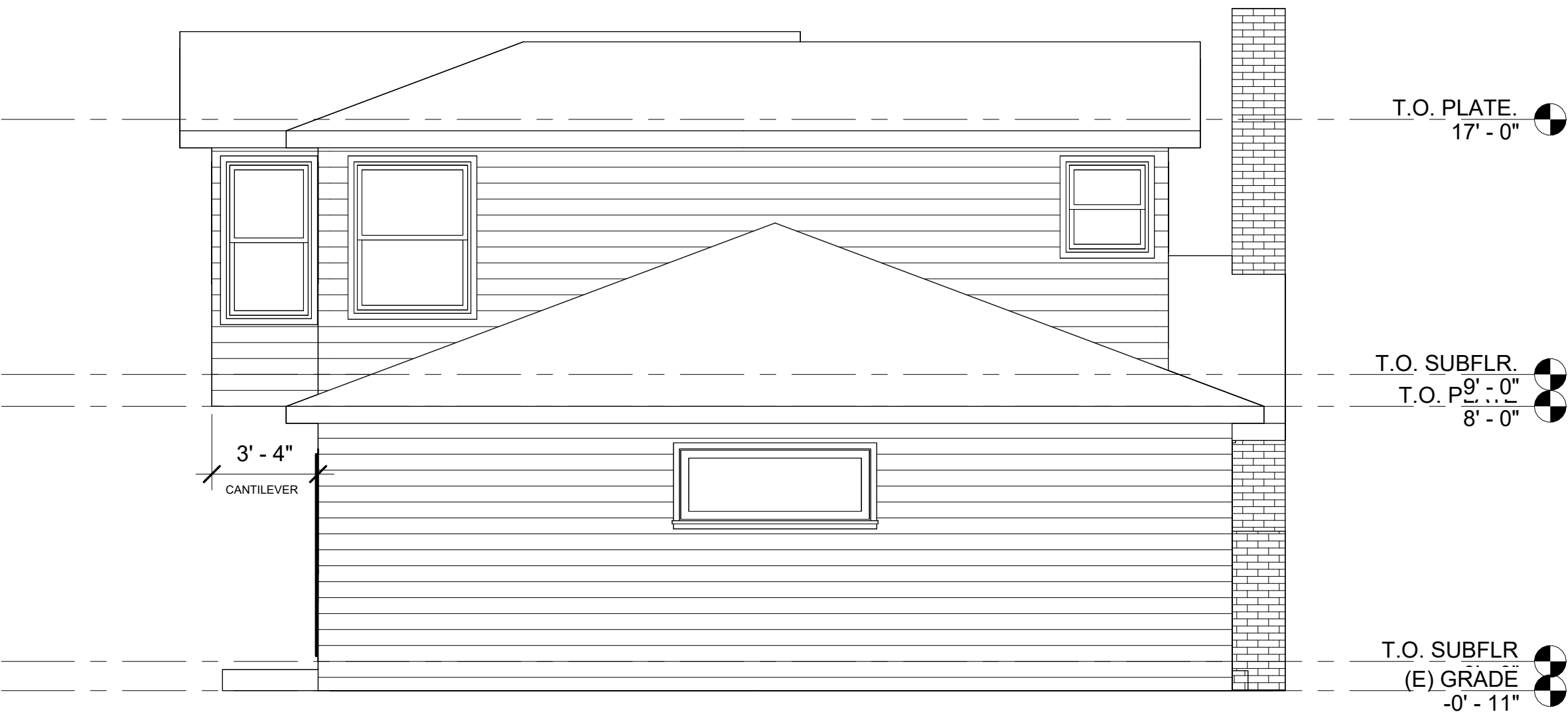


CROSS HATCH AREA DENOTES
STAIRS + OPEN TO BELOW

2 UPPER FLOOR AREA DIAGRAM
1/4" = 1'-0"



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



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

No.	Description	Date
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PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062		
Sheet Title:		
EXISTING EXTERIOR ELEVATIONS		
Date:	09.02.23	
Scale:	1/4" = 1'-0"	
Designed:	HDG	
Drawn:	DP	
Job No.:	2432	
Sheet No.:	A3.0	



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



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

No.	Description	Date
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PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062		
Sheet Title:		
EXISTING EXTERIOR ELEVATIONS		
Date:	09.02.23	
Scale:	1/4" = 1'-0"	
Designed:	HDG	
Drawn:	DP	
Job No.:	2432	
Sheet No.:	A3.1	

COASTAL
ELEMENTS[®]
collection



PRODUCT DETAILS:

- Mounting hardware is hidden on the back plate to ensure a clean silhouette
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Suitable for use in both interior and outdoor spaces
- Meets California Energy Commission Title regulations/JAB when using the included LED bulb
- LED Bulbs carry a 3-year limited warranty
- 5-year finish warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates

SILO

13590BK-LL
SMALL DOWN LIGHT WALL MOUNT
LANTERN

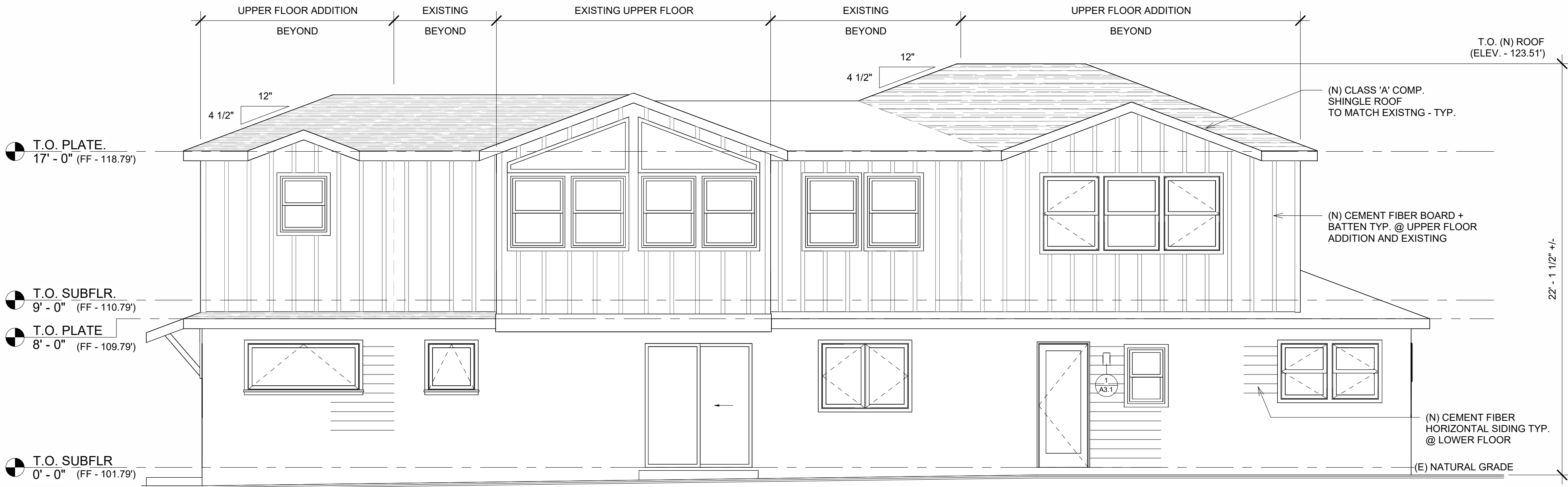
The perfect addition to Modern Coastal, Silo's compact design blends simple and long-lasting practicality. Built to stand up to harsh climates and available in three rust and corrosion-resistant finishes, Silo is available in a downlight-only option to meet dark sky compliance, an up and downlight for additional wall washing, and a small flush mount.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
GLASS:	Etched Lens
DIMMABLE:	YES, CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	8"
WEIGHT:	1.3lb
BACK PLATE:	4.5"W x 4.75"H
EXTENSION:	5.8"
TOP TO OUTLET:	4"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	GU10LED-3K
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	900
CR:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES, CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	8.3
CARTON WIDTH:	10.2
CARTON HEIGHT:	6.7
CARTON WEIGHT:	2.4



1
1/4" = 1'-0"

1 HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com



2
1/4" = 1'-0"

Date

Description

No.



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San Carlos, CA, 94070
PH: (650)-832-1550
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PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR

Erin + Stephen Bauer

20 W Summit Drive Redwood City CA 94062

Sheet Title:

PROPOSED
EXTERIOR
ELEVATIONS

Date: 02.19.25

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

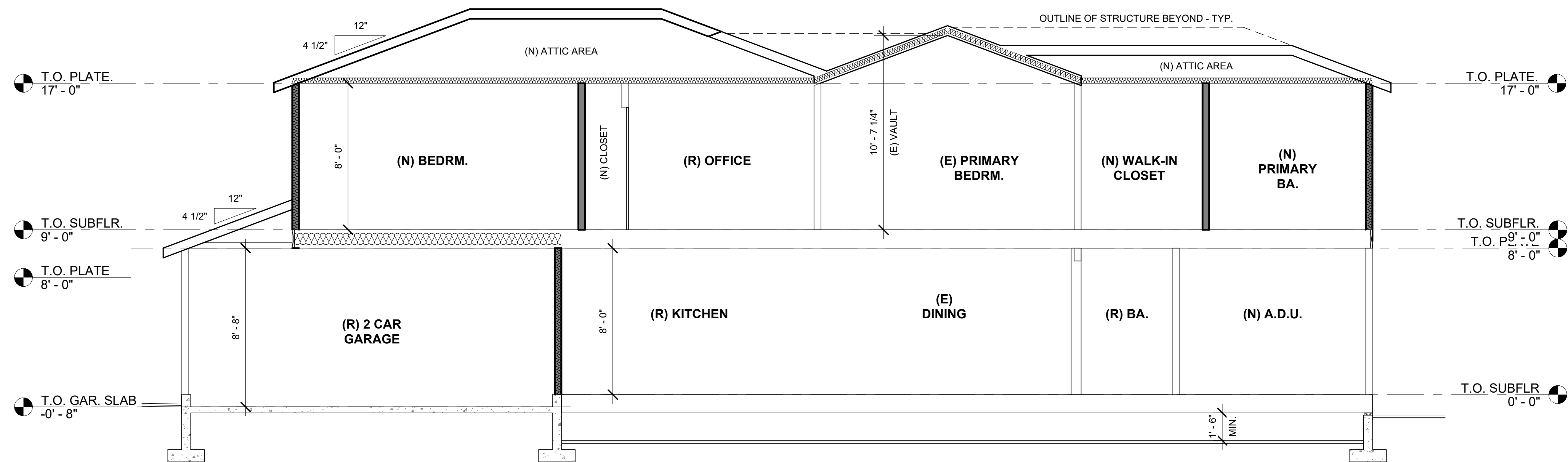
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Drawn: DP

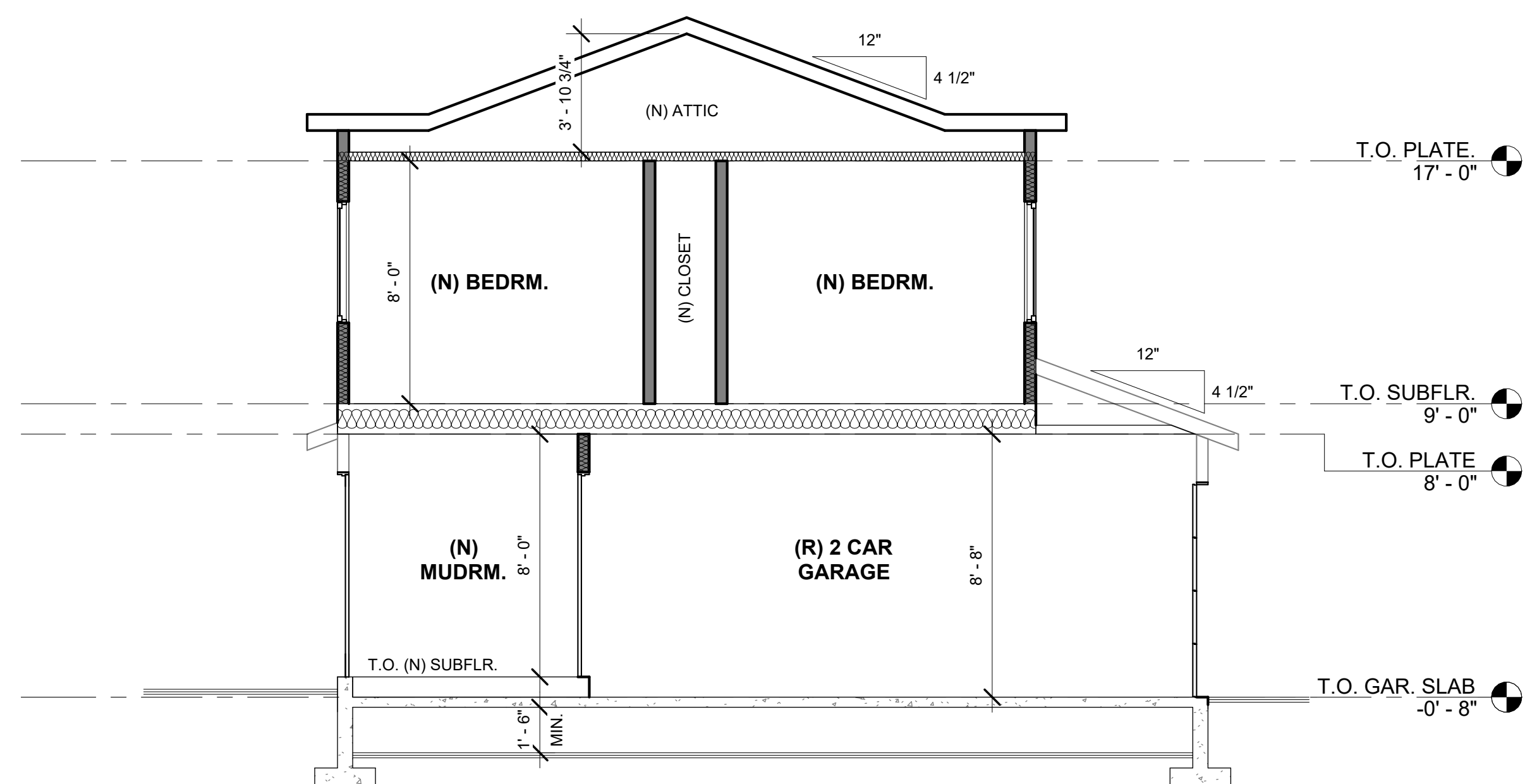
Job No.: 2432

Sheet No.:

A3.3



1 SECTION A-A
1/4" = 1'-0"



2 SECTION B-B
1/4" = 1'-0"

PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR

Erin + Stephen Bauer

20 W Summit Drive Redwood City CA 94062



Date	Description	No.

Sheet Title:

SECTIONS

Date: 02.19.25

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

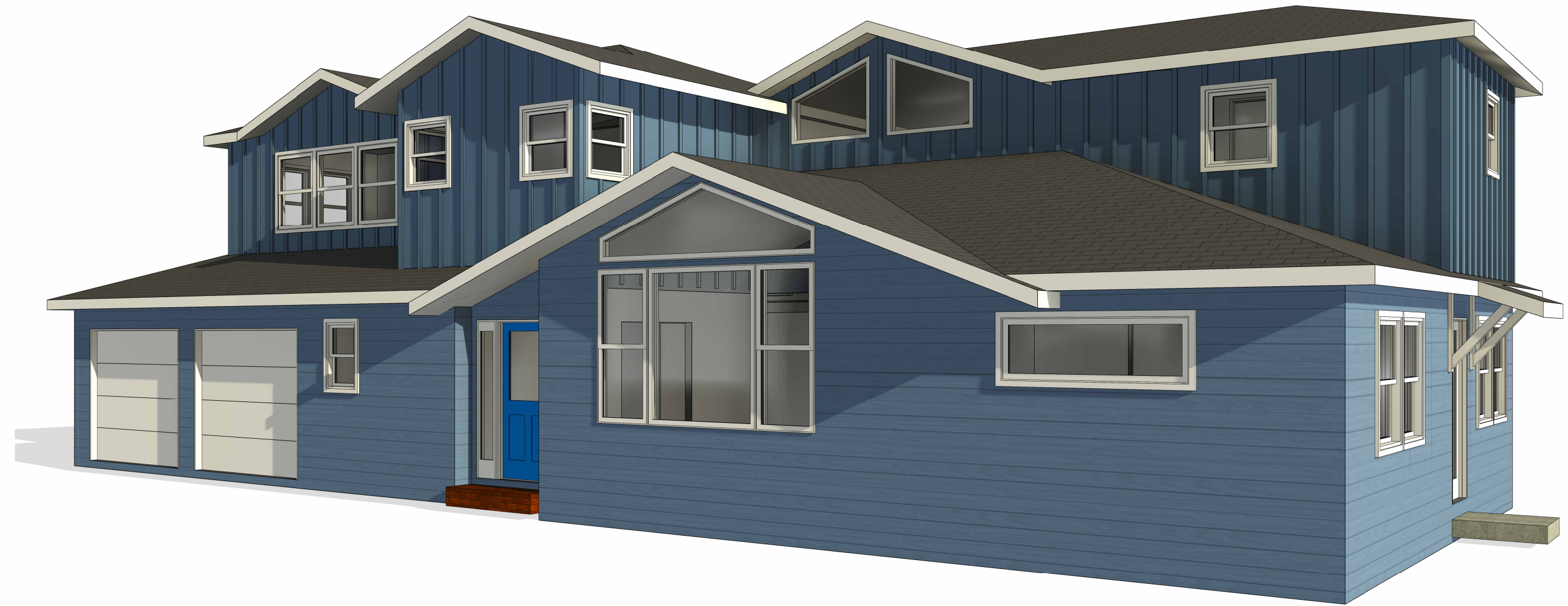
Designed: Designer

Drawn: Author

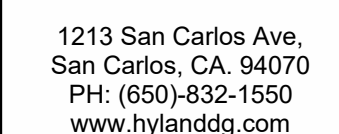
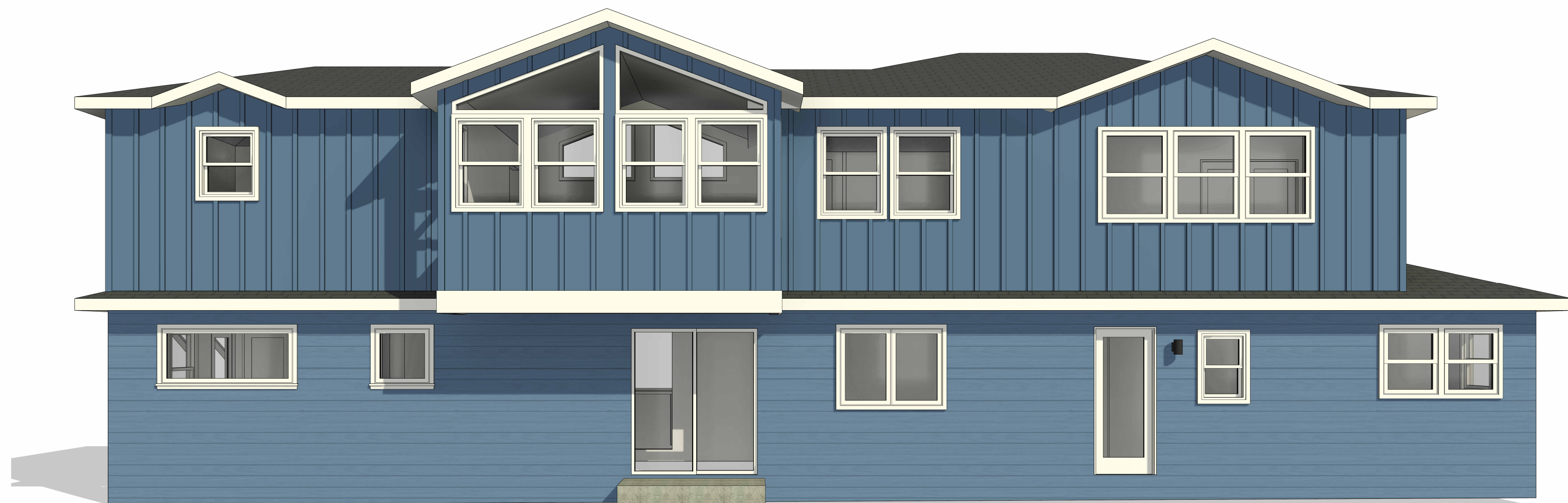
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Sheet No.:

A4.0



No.	Description	Date
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PROPOSED REMODEL + 2ND STORY ADDITION TO A RESIDENCE FOR Erin + Stephen Bauer 20 W Summit Drive Redwood City CA 94062		
Sheet Title:		
3D VIEWS		
Date: 02.19.25		
Scale:		
Designed: HDG		
Drawn: DP		
Job No.: 2432		
Sheet No.:		
A5.0		



20 W Summit Drive Redwood City CA 94062

3D VIEWS

Date: 02.19.25

Scale

Designed: HDG

Drawn: DE

Job No.: 2432

Sheet No.:

A5.1