



1~PROPOSED-REAR~WEST ELEVATION

SCALE 1/4"=1'-0"



1~AS-BUILT-REAR~WEST ELEVATION

SCALE 1/4"=1'-0"

ELEVATION~KEYNOTES

- 1 ASPHALT SHINGLES - CLASS B RATING O/ 2 PLAYSER
SBS MODIFIED UNDERLAYMENT O/ 1 - LAYER OF
BITUTHANE
-MATCH EXISTING
-STYLE- HIGH DIMENSIONAL
- 2 3/4" THICK CEMENT PLASTER FINISH O/ TYPVEX OVER
PLYWOOD
-TEXTURE: MATCH EXISTING
-COLOR: MATCH EXISTING
- 3 DOOR AND WINDOWS (SHOWN SHADED)
-STYLE- CASMENT
-EXTERIOR: ALUM CLAD COLOR TBD
-SUBROOF AND SILL: FOAM PROFILE TO MATCH EXISTING
-GLAZING- DUAL GLAZING SIMULATED TRUE DUE
-INTERIOR: PRIMED PAINT READY
-DOOR AND WINDOW REP.
DOOR AND WINDOWS TO BE MANUFAC. MATCH EXISTING
-STYLE- MATCH EXISTING
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER
CONSULT OWNER
- 4 FOAM BELLY BAND
-SIZE OF BELLY 2X10 WITH DECORATIVE WATER TABLE. MATCH
EXISTING PROFILE
- 5 GUTTERS AND DOWNSPOUTS
-COLOR- MATCH EXISTING
-GUTTER- SIZE- MATCH EXISTING
-DOWNSPOUT- SIZE- MATCH EXISTING
-STYLE- MATCH EXISTING
- 6 RAKE AND EAVE FASCIA BOARDS
-SIZE- MATCH EXISTING
-COLOR- TBD
- 7 DECORATIVE SHED ROOF WITH STANDING SEAM ROOFING.
-COLOR- TBD
- 8 CEMENT PLASTER COLUMN PROTRUSION TO MATCH EXISTING
IN FRONT OF RESIDENCE.
-SIZE- MATCH EXISTING
- 9 6X8" WOOD CORBEL
- 10 STACKED STONE VENEER TO MATCH EXISTING IN FRONT OF
RESIDENCE.
-SIZE- MATCH EXISTING.
- 11 DECORATIVE GALV. METAL SHROUD PER ELEVATION.
-FINISH- KYNAR
-COLOR- TBD.
- 12 EXISTING CEMENT PLASTER FINISH
- 13 EXISTING ASPHALT ROOFING MATERIAL
- 14 EXISTING ALUMINUM CLAD WINDOWS
- 15 EXISTING STACK STONE VENEER
- 16 EXISTING CEMENT PLASTER COLUMN PROTRUSION
- 17 EXISTING CEMENT PLASTER FOAM SILL AND SURROUND

Geurse Conceptual Designs, Inc.

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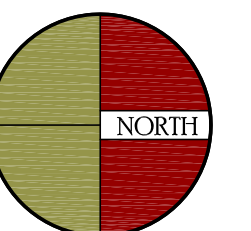
SIGNATURE BOX:
NAME: JESSE GEURSE
DATE: FEBRUARY 1, 2019

CITY OF BURLINGAME BUSINESS LICENSE: GEURSE CONCEPTUAL DESIGNS, INC.
NO. 22811, EXPIRATION DATE: 07/30/2019



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△	2-1-2010	JFG	PLANNING SUBMISSION-DESIGN REVIEW	
NO.	DATE	BY	DESCRIPTION	CONST.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.



PROJECT NAME
1 & 2 STORY ADDITION TO THE RESIDENCE
for
MR. and MRS. ROSSEN
153 CLARENDON ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

EXTERIOR ELEVATIONS

DATE _____	ENGINEER _____	DRAWING NO. _____
JOB NO. 1817	AART ASSINK	A.4
DRAWN BY: JFG	SCALE: AS SHOWN	
REVIEWED BY: JFG	RELEASED TO CONSTRUCTION	

SCALE 1/4"=1'-0"

SCALE 1/4"=1'-0"

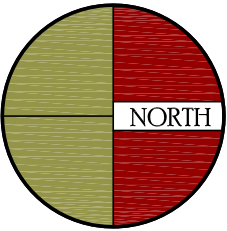
ELEVATION~KEYNOTES

- ASPHALT SHINGLES - CLASS B RATING O/ 2 LAYER
SSS MODIFIED UNDERLAYMENT O/ 1 - LAYER OF
BITUTHANE
-MATCH EXISTING
-THICK DIMENSIONAL
2. 3/4" THICK CEMENT PLASTER FINISH O/ O/ TYPE OVER
FURNOOD
-TEXTURE MATCH EXISTING
-COLOR MATCH EXISTING
3. DOOR AND WINDOWS (SHOWN SHADED)
-STYLE TDD
-EXTERIOR ALUM CLAD COLOR TBD
-SURROUND AND SILL: FOAM PROFILE TO MATCH EXISTING
-GLAZING: DUAL GLAZED (SIMULATED TRUE DIVIDED)
-INTERIOR PRIMED PAINT READY
-DOOR AND WINDOW RFP
DOOR AND WINDOWS O/ O/ TO BE MANFAC. MATCH EXISTING
-STYLE MATCH EXISTING
-COLOR AND HARDWARE TO BE SELECTED BY HOMEOWNER
CONSULT OWNER
4. FOAM BELLY BAND
-SIZE OF BELLY 2'X10' WITH DECORATIVE WATER TABLE MATCH
EXISTING
5. GUTTERS AND DOWNSPOUTS
-COLOR MATCH EXISTING
-GUTTER SIZE MATCH EXISTING
-DOWNSPOUT SIZE MATCH EXISTING
-STYLE MATCH EXISTING
6. RAKE AND EAVE FASCIA BOARDS
-SIZE MATCH EXISTING
-COLOR TBD
7. DECORATIVE SHED ROOF WITH STANDING SEAM ROOFING
-COLOR TBD
8. CEMENT PLASTER COLUMN PROTRUSION TO MATCH EXISTING
IN FRONT OF RESIDENCE
-SIZE MATCH EXISTING
9. 6X8 WOOD CORBEL
10. STACKED STONE VENEER TO MATCH EXISTING IN FRONT OF
RESIDENCE
-SIZE MATCH EXISTING
11. DECORATIVE GALV METAL SHROUD PER ELEVATION
-FINISH KYNAR
-COLOR TBD
12. EXISTING CEMENT PLASTER FINISH
13. EXISTING ASPHALT ROOFING MATERIAL
14. EXISTING ALUMINUM CLAD WINDOWS
15. EXISTING STACK STONE VENEER
16. EXISTING CEMENT PLASTER COLUMN PROTRUSION
17. EXISTING CEMENT PLASTER FOAM SILL AND SURROUND

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	SIGNATURE BOX: NAME: JESSE GEURSE DATE: FEBRUARY 1, 2009 CITY OF BURLINGAME BUSINESS LICENSE: GEURSE CONCEPTUAL DESIGNS, INC. NO. 2281L EXPIRATION DATE: 07/30/2009
	

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BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

EXTERIOR ELEVATIONS

DATE	ENGINEER	DRAWING NO.
JOB NO. 1817	AART ASSINK	
DRAWN BY: JFG	SCALE AS SHOWN	
REVIEWED	RELEASED TO CONSTRUCTION	
BY: JFG		

SCALE 1/4"=1'-0"

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DATE	_____	ENGINEER	_____	DRAWING NO.	_____
JOB NO.	1817		AART ASSINK		
DRAWN BY:	JFG	SCALE	AS SHOWN		
REVIEWED BY:	JFG	RELEASED TO	CONSTRUCTION		A.6

PUBLIC WORKS

1) THIS PROJECT SHALL COMPLY WITH THE CITY NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. SEE SHEET BMP1

CONTRACTOR SHALL CONSTRUCT FRONTAGE, PUBLIC IMPROVEMENTS INCLUDING CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER APPURTENANT WORK IF AREAS ARE REQUIRED TO BE ALTERED.

2) SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE 0.1710. THE SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(3). THE SANITARY SEWER LATERAL, (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT LOCATION. A SEWER LATERAL TEST ENCROACHMENT PERMIT IS REQUIRED.

3) SEE SHEET PW1 FOR ADDITIONAL PUBLIC WORKS REQUIREMENTS

5) GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM DEPT. OF PUBLIC WORKS

6) THIS IS A "TYPED" PROJECT THAT REQUIRES A STORMWATER CONSTRUCTION POLLUTION PREVENTION PERMIT. THIS PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. AN INITIAL FIELD INSPECTION IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION (ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY).

7) ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS PLACEMENT OF DEBRIS BIN IN STREET, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. PORTA POTTIES ARE NOT ALLOWED TO BE PLACED IN THE CITY RIGHT-OF-WAY.

8) SCHEDULING OF WORK DURING CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 6:00 AM AND 5:00 PM FOR ALL ACTIVITIES(INCLUDING HAULING).

9) CONTRACTOR TO REPLACE DAMAGED AND DISPLACED CURB, GUTTER AND /OR SIDEWALK FRONTING SITE.

10) ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL PUBLIC SERVICES AND SERVICES "AND" OVER WILL BE INSTALLED BY THE OWNER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

A photograph of a single-story house with a dark roof and white trim, viewed from across a street. The house has a dormer window and a small front porch. A sidewalk leads to the front door. Power lines are visible overhead.

EXIST. SITE PHOTO "C"

SITE DRAINAGE NOTE

1. CONTRACTOR TO PROVIDE 4" DIA. PVC. SITE DRAINAGE LINE FROM AROUND RESIDENCE TO TO STREET PER CITY BUILDING AND PUBLIC WORKS REQUIREMENTS. THE ALL ROOF DOWNSPOUTS INTO 4" DRAINAGE LINE TO HAVE POSITIVE DRAINAGE TO STREET. ALL WORK AT CITY SIDEWALK AND CURB IS REQUIRED TO HAVE CITY PERMIT. REPLACED AND REPAIR AS REQUIRED. PER DETAILS ON SHEET PW1 AND PW2

2. SEE ROOF PLAN FOR ALL DOWNSPOUT LEADERS TO BOOT LOCATIONS.

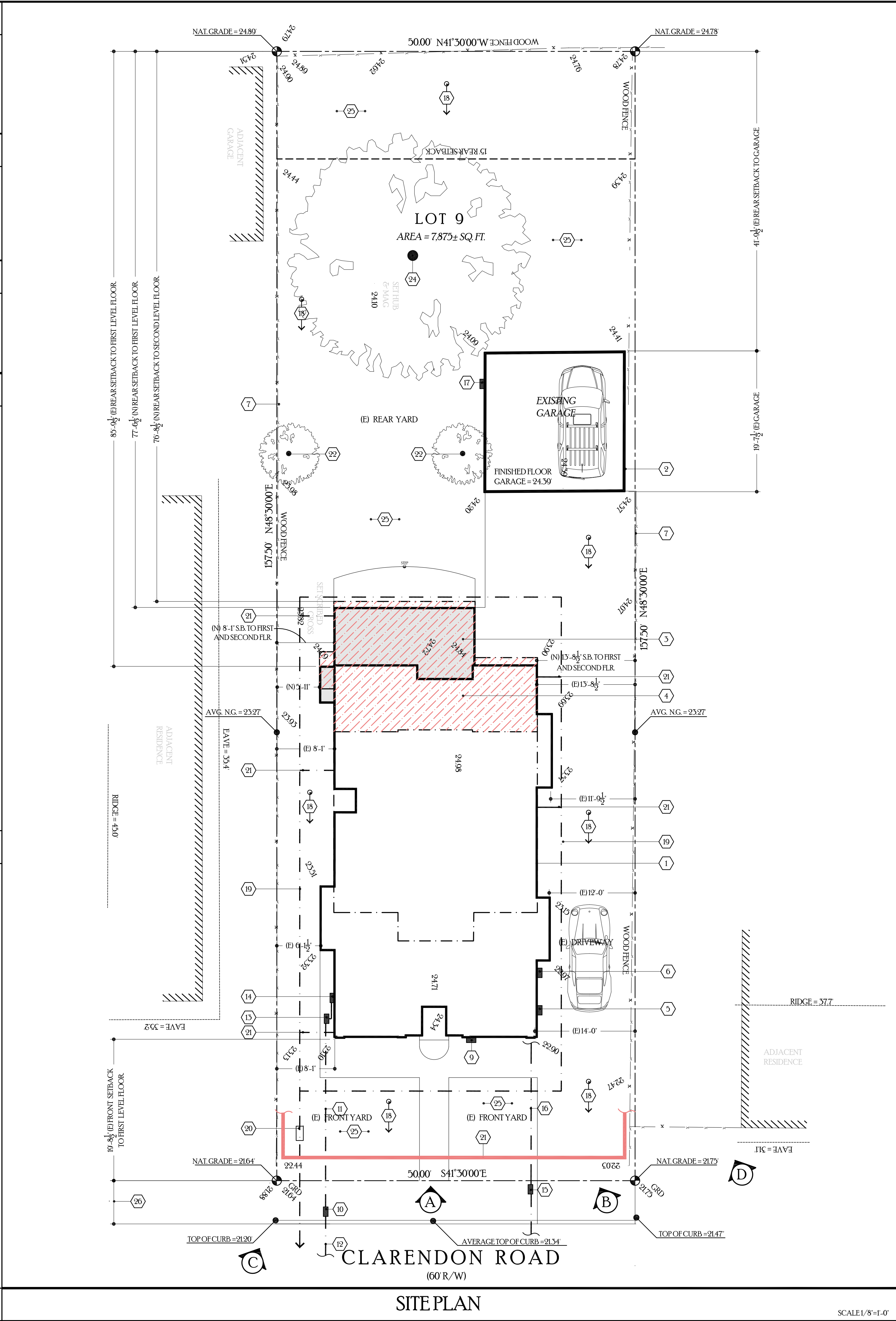
PARKS DEPARTMENT

1. CONTRACTOR TO PROTECT STREET TREES DURING CONSTRUCTION.
2. EXISTING CITY STREET TREE MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM PARKS DIVISION (508-7330).
3. NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE, AT 54 INCHES FORM BASE OF TREE MAY BE REMOVED WITHOUT A PROTECTED TREE REMOVAL PERMIT FROM THE PARKS DIVISION.
4. ALL NEW TREES SHALL BE DOUBLE STAKED WITH 2" POLES AND SECURED WITH ATLEAST TWO RUBBER TIES OR STRAPS.

IRRIGATION NOTE	
AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304	

A photograph of a single-story house with a dark roof, a dormer window, and a central entrance. The house has a light-colored exterior and is surrounded by a green lawn and a concrete walkway. A bare tree is in the foreground on the right.

EXIST. SITE PHOTO "A"



SITE PLAN KEYNOTES

1. LINE OF EXISTING SINGLE STORY RESIDENCE.
2. EXISTING GARAGE TO REMAIN.
3. NEW FIRST STORY ADDITION SHOWN SHADED.
4. NEW SECOND LEVEL FLOORS SHOWN HATCHED.
5. LOCATION OF EXISTING GAS METER
6. LOCATION OF EXISTING 300 AMP ELEC. PANEL AND METER
7. EXISTING 6'-0" WOOD FENCE.
8. NOT USED
9. LOCATION OF NEW BUILDING ADDRESS. NUMBERS ARE TO BE A MINIMUM OF ONE-HALF INCH STROKE BY TWO AND ONE-HALF INCHES HIGH AND ARE EXTERNALLY ILLUMINATED BY LANDSCAPE FLOOD CONTROLLED BY SENSOR. INSTALL PER BURLINGAME CODE 1808020.
10. LOCATION OF EXISTING WATER METER. CHANGE METER AND SIZE IN ACCORDANCE TO NEW FIRE PROTECTION CALCULATION AND PER CITY OF BURLINGAMES PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS. MIN. 1" METER.
11. NEW MAIN LATERAL FROM METER TO RESIDENCE. VERIFY SIZE OF LINE WITH FIRE PROTECTION CALCULATIONS AND APPROVED FIRE PROTECTION PLANS.
12. CONTRACTOR TO VERIFY WITH PUBLIC WORKS FOR REQUIREMENT WATER LINE FROM CITY MAIN LATERAL TO METER. OBTAIN ALL NECESSARY PERMITS FOR ALL WORK PERFORMED IN CITY RIGHT AWAY.
13. NEW LOCATION FOR DOUBLE CHECK VALVE ASSEMBLY. SEE W-2780 SHEET PW1 AND DETAIL 10 SHEET AD1
14. NEW LOCATION FOR FIRE RISER FOR FIRE PROTECTION. COORDINATE WITH DESIGN BUILD / FIRE PROTECTION COMPANY FOR ALL NECESSARY MAIN WATER LINE FROM CITY METER. REFER TO APPROVED FIRE PROTECTION PLANS
15. SEE SHEET PW1
16. EXISTING CITY SANITARY SEWER CLEANOUT.
17. SEE PUBLIC WORKS GENERAL NOTES FOR EXISTING SEWER LINE REQUIREMENTS
18. AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WILL BE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION 2013 CGC 4.405
19. EXISTING DIRECTION OF SITE DRAINAGE. SEE SURVEY.
20. NEW 4" DIA. DRAINAGE LINE AS SHOWN. DAYLIGHT THROUGH CURB AS SHOWN IN DETAIL SW-2 SHEET PW1. ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO DRAINAGE PIPE PER BURLINGAMES PUBLIC WORKS REQUIREMENTS. TYP. AT ALL DOWN SPOUTS PER ROOFING PLAN.
21. LOCATION CITY STANDARD CURB DRAIN OUTLET. SEE DETAIL SW-2 SHEET PW1 FOR DETAIL.
22. THE DOWNSPOUT BOOT TO DRAINAGE LINE. TYP. AT ALL DOWNSPOUTS
23. PROVIDE RIP RAP AT FRONT OF PROPERTY FOR MANAGEMENT OF STORM WATER DRAINAGE DURING CONSTRUCTION. REFER TO BMP1 FOR ADDITIONAL PROTECTIONS REQUIREMENTS DURING CONSTRUCTION.
24. NEW 24" BOX MAPLE TREE OR A SUBSTITUTE FROM THE APPROVED BURLINGAME TREE LIST. NEW TREES MUST BE SINGLE STEM, 24" BOX NON FRUITING LANDSCAPE TREES.
25. EXTERIOR BEARING WALLS LESS THAN FIVE FEET FROM THE PROPERTY LINE WILL BE BUILT OUT OF ONE-HOUR FIRE RATED CONSTRUCTION 2013 CBC, TABLE 602.
26. EXISTING 36" DIA. CAMPHOR TREE TO REMAIN.
27. EXISTING LANDSCAPING TO REMAIN.
28. NO STRUCTURE SHALL BE BUILT INTO CITY RIGHT OF WAY.

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NAME: JESSE GEURSE
DATE: FEBRUARY 1, 2019

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NO. 22811, EXPIRATION DATE 07/30/2019



REVISIONS	

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DRAWING TITLE

SITE PLAN

DATE _____	ENGINEER _____	DRAWING NO. SP.1
JOB NO. 1817	AART ASSINK	
DRAWN BY: JFG	SCALE: AS SHOWN	
REVIEWED BY: JFG	RELEASED TO CONSTRUCTION _____	

DATE _____	ENGINEER _____	DRAWING NO. SP.1
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ROOF PLAN

SCALE 1/4"=1'-0"

ROOF PLAN KEYNOTES

1. ASPHALT SHINGLES
-CLASS 'B'
-STYLE MATCH EXISTING
-COLOR MATCH EXISTING
-MANUFACTURER MATCH EXISTING
PROVIDE MINIMUM 30" FELL UNDERLAYMENT
2. NEW GUTTERS AND DOWNSPOUTS
-COLOR: TBD
-SIZE: 5"
-STYLE: HEAVY G.G.
3. GALVANIZED 12"X12" SQUARE LOW PROFILE GRAVITY ATTIC VENTILATORS
FINISH: PRIME AND PAINT TO MATCH ROOF
4. NEW STANDING SEAM ROOF: SEE SHEET AD-4 FOR STANDARD INSTALLATION DETAILS
5. EXISTING ROOFING TO REMAIN.
6. ROOF FLASHING 24 GA. GL FLASHING AT ALL ROOF 24 GA. GL FLASHING AT ALL ROOF PENETRATIONS AND CRICKET VALLEYS PRIME AND PAINT TO MATCH ROOF IN COLOR
7. LINE OF WALL BELOW EAVE AND RAKE.
8. NEW ROOF AREA SHOWN SHADE.

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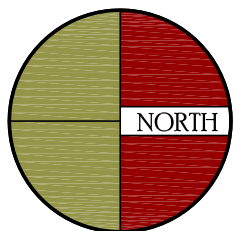
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ROOF PLAN

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JOB NO.	_____		_____
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	_____		_____
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	_____		_____

DRAWING NO.

A.3