

NEW RESIDENCE

1325 BALBOA BURLINGAME CALIFORNIA 94010

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, california 94010
tel: 650.703.6197
email: jgeurse@sbcglobal.net
website: geurse-architecture.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: 8-20-2019

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

CONSTRUCTION WASTE REDUCTION

A MINIMUM OF 60% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY PER CGC 4.408 AND SHALL COMPLY TO CITY OF BURLINGAME ORDINANCE #1704

INTERIOR MOISTURE CONTROL

- 1) A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB-ON-GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE 0 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.503.2 AND CRC R506.2.3.
- 2) BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALL. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.503.3.

BUILDING DEPT. GENERAL NOTES

1. ANY HIDDEN CONDITIONS REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND /OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED IN THESE PLANS PRIOR TO PERFORMING THIS WORK.

BUILDING MAINTENANCE AND OPERATION

CONTRACTOR SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.401.

POLLUTANT CONTROL

1. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3.
2. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4.
3. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.
4. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
5. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
6. DOCUMENTATION WILL BE PROVIDED TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.
7. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.

CGC VERIFICATION

UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

BURLINGAME CONSTRUCTION HOURS

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS OF 8:00 A.M. AND 7:00 P.M. ON WEEKDAYS, AND 9:00 A.M. AND 6:00 P.M. ON SATURDAYS, EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH WRITTEN APPROVAL FROM THE BUILDING OFFICIAL. WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE (3) DAYS FOR PROJECTS INCLUDING STRUCTURES WITH A GROSS FLOOR AREA OF LESS THAN 40,000 SQUARE FEET, AND WHEN REASONABLE TO ACCOMPLISH THE ERECTION, DEMOLITION, ALTERATION OR REPAIR, NOT TO EXCEED TWENTY (20) DAYS FOR PROJECTS INCLUDING STRUCTURES WITH A GROSS FLOOR AREA OF 40,000 SQUARE FEET OR GREATER. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE ON SUNDAYS OR ON HOLIDAYS. FOR THE PURPOSE OF THIS SECTION, HOLIDAYS ARE THE DAYS SET FORTH IN SECTION 13.04.100 OF THE BURLINGAME MUNICIPAL CODE AND ARE DEFINED AS:

JANUARY 1
THE THIRD MONDAY IN JANUARY
THE THIRD MONDAY IN FEBRUARY
THE LAST MONDAY IN MAY
JULY 4
THE FIRST MONDAY IN SEPTEMBER
THE SECOND MONDAY IN OCTOBER
NOVEMBER 11
THE FOURTH THURSDAY IN NOVEMBER
DECEMBER 25

WHENEVER A HOLIDAY FALLS ON A SUNDAY, THE MONDAY FOLLOWING IS A HOLIDAY. WHENEVER A HOLIDAY FALLS ON A SATURDAY, THE FRIDAY PRECEDING IS A HOLIDAY.
THE RESTRICTIONS STATED IN THIS SECTION SHALL NOT APPLY TO WORK THAT DOES NOT REQUIRE A PERMIT UNDER ANY APPLICABLE LAW OR REGULATION.
SANDBLASTING OR SIMILAR EXTERNAL BUILDING CLEANING SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND PROHIBITED ON HOLIDAYS ON SUCH DAYS.

BURLINGAME FIRE PROTECTION

1. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE A FIRE PROTECTION COMPANY LICENSED BY STATE OF CALIFORNIA. PLANS TO BE DESIGN AND BUILD AND APPROVED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION. FIRE PROTECTION COMPANY TO VERIFY THROUGH CALCULATIONS SIZE OF WATER METER AND NEW MAIN WATER LINE TO RESIDENCE PRIOR TO ANY INSTALLATION OF METER.
2. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE ENTIRE STRUCTURE UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE A FIRE PROTECTION COMPANY LICENSED BY STATE OF CALIFORNIA. PLANS TO BE DESIGNED AND BUILD AND APPROVED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION. FIRE PROTECTION COMPANY TO VERIFY THROUGH CALCULATIONS SIZE OF WATER METER PRIOR TO ANY INSTALLATION OF METER.
3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED UNDER SEPARATE PERMIT TO CENTRAL COUNTY FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE A BACKFLOW PREVENTION DEVICE / ASSEMBLY - SCHEMATIC OF WATER LATERAL LINE AFTER METER SHALL BE SHOWN ON BUILDING PLANS. SEE DETAIL 3, SHEET AD-1. SEE SITE PLAN FOR LOCATION.
5. CONTRACTOR SHALL INSURE THE DOUBLE CHECK VALVE ASSEMBLY FOR FIRE PROTECTION IS TESTED AND APPROVED BY THE SAN MATEO COUNTY ENVIRONMENTAL HEALTH APPROVED CONTRACTOR.
6. ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPE AREAS.
7. FIRE FLOW SHALL MEET REQUIREMENTS OF CALIFORNIA FIRE CODE APPENDIX IIIA. FIRE FLOW FOR RESIDENTIAL BUILDING LESS THAN 3,600 SQ. FT. SHALL BE PROVIDED AT 1000 GPM UNLESS PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM. THEN IT MAY BE REDUCED BY 50%.
8. MINIMUM OF 1" METER REQUIRED. SIZE OF METER TO BE SIZED BASED ON FIRE SPRINKLER DESIGNED CALCULATIONS.

DISCLAIMER

NEITHER GEURSE CONCEPTUAL DESIGNS, INC. OR THE PROJECT ENGINEERS SHALL BE RESPONSIBLE FOR ANY ACTIONS TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY CALCULATIONS OR SPECIFICATIONS UNTIL GEURSE CONCEPTUAL DESIGNS, INC. PRINCIPALS OR PROJECT ENGINEERS HAVE BEEN NOTIFIED. UPON NOTIFICATION THE PARTIES INVOLVED WILL CORRECT THE DISCREPANCY, MAKE THE NECESSARY INCLUSIONS OR MORE CLEARLY EXPLAIN THE INTENT OF THE DRAWINGS, CALCULATIONS OR SPECIFICATIONS.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONST. MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES NECESSARY TO COMPLETE THE PROJECT.

THE CONTRACTOR SHALL ALSO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF GEURSE CONCEPTUAL DESIGNS, INC. AND PROJECT ENGINEERS SHALL NOT INCLUDE INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRE FOR THE SAME, WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY GEURSE CONCEPTUAL DESIGNS, INC. PRINCIPALS AND THE PROJECT ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION WHICH ARE FURNISHED BY OTHERS. THE SUPPORT SERVICES PERFORMED BY GEURSE CONCEPTUAL DESIGNS, INC. AND THE ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. HOWEVER, THEY DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE CODES AND REGULATIONS REGARDLESS OF WHAT IS SHOWN ON DRAWINGS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD BUILDING CODES BY GOVERNING JURISDICTIONS OF APPLICABLE CODES. THE BUILDER OF THIS STRUCTURE SHALL BE TOTALLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS OF THESE PLANS PRIOR TO AND DURING CONSTRUCTION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DRAWINGS FURNISHED TO THEM IMMEDIATELY UPON RECEIPT AND SHALL PROMPTLY NOTIFY THE CONCERNING PARTIES OF ANY PROBLEMS, DETAILS OR DISCREPANCIES. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES IN ALL CONDITIONS, DIMENSIONS, AND DETAILS. ANY DISCREPANCIES SHALL BE CORRECTED PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE AREA OF QUESTION. THE CONTRACTOR AND ANY EFFECTED SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ANY ERRORS WHICH MAY HAVE BEEN OMITTED THEREBY.

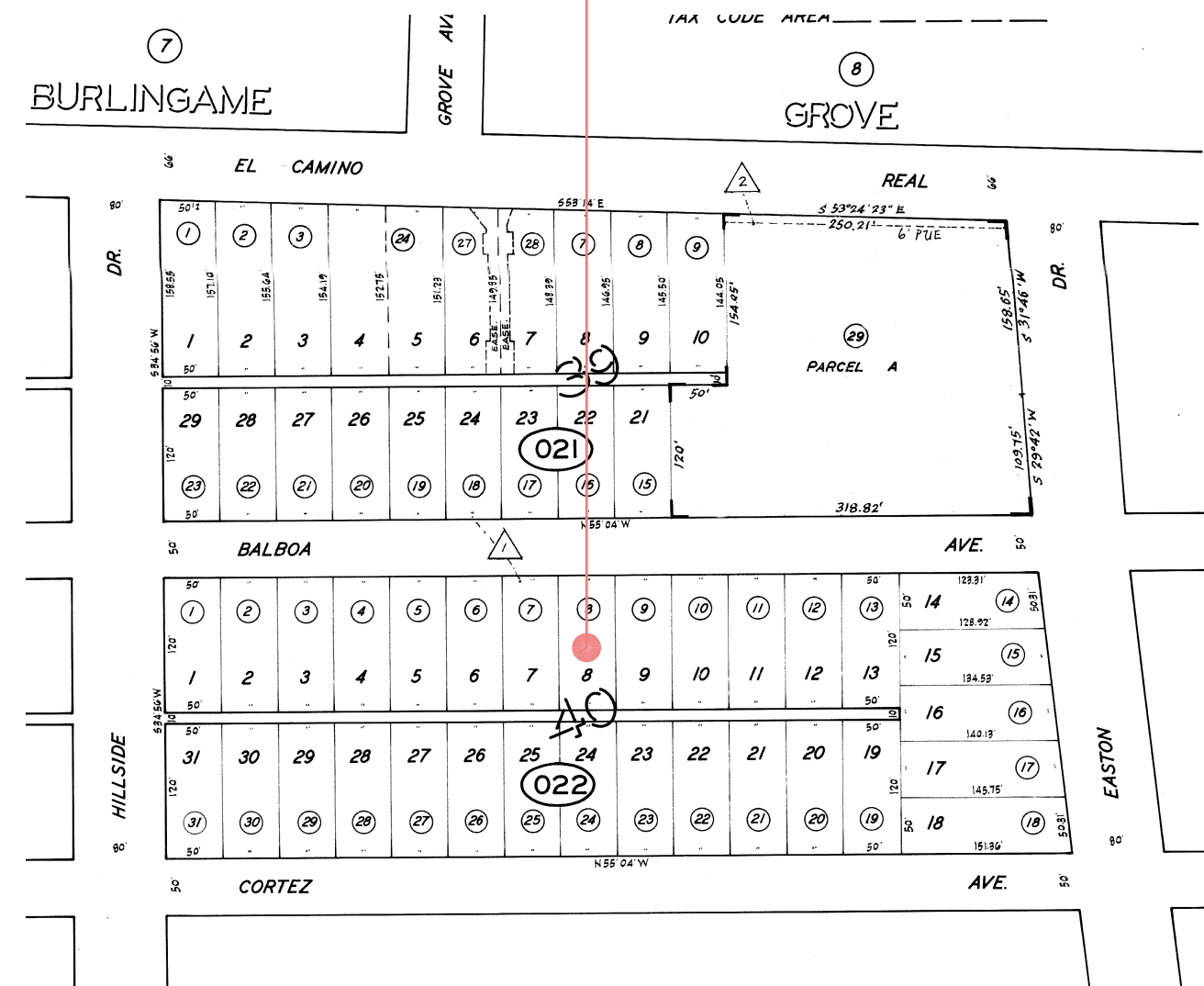
PROJECT DIRECTORY

OWNER: 1325 BALBOA LLC 1325 BALBOA AVENUE BURLINGAME, CALIFORNIA 94010 EMAIL: RAJIV@ROCKRIDGELENDING.COM TEL: (650) 784-5626	TITLE 24: JANE EVENSON MYTITLE24.COM 554 GATES STREET SAN FRANCISCO, CA 94110 415-647-6407 JANE@MYTITLE24.COM	DESIGN & CONSTRUCTION DOCUMENTS: GEURSE CONCEPTUAL DESIGNS, INC. 405 BAYSWATER AVENUE BURLINGAME, CA 94010 TEL: 650.703.6197 FAX: 650.558.0324 CONTACT: JESSE GEURSE EMAIL: JGEURSE@SBGCGLOBAL.NET
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STRUCTURAL ENGINEER: STATE OF CA LICENSE NO. S30602 AART ASSINK AART ASSINK ASSOCIATES 161 EL PRADO AVENUE TORRANCE, CALIFORNIA 90501 TEL: 310.618.0782 EMAIL: AA-ASSOC@FACBELL.NET	SURVEYOR: JAMES THOMPSON JET ENGINEERING CONSULTING ENGINEERS 1048 EL CAMINO REAL, SUITE C REDWOOD CITY, CA 94063 T: 650.260.2755 F: 650.260.2758 JTHOMPSON@JET-ENGR.COM	BUILDER: TBD TBD TBD TBD
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VICINITY MAP

SUBJECT PROPERTY



PROJECT DATA

OCCUPANCY GROUP: R3/U
DESCRIPTION OF USE: SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION: VB
SPRINKLERS: REQUIRED
OF STORIES: 2 STORIES

RESIDENCE LOT COVERAGE

REFER TO SHT. A.1SF + A.2SF

ALLOWABLE FLR. AREA RATIO

REFER TO SHT. A.1SF + A.2SF

FLOOR AREA CALCULATION

REFER TO SHT. A.1SF + A.2SF

SHEET INDEX

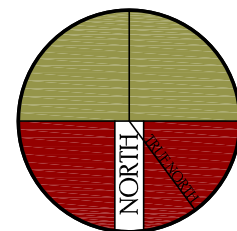
SHEET NO.	DESCRIPTION
T0	TITLE SHEET + PROJECT DATA
SITE MANAGEMENT	
BMP1	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)
SURVEY	
C10	SURVEY
PUBLIC WORKS	
PW1	PUBLIC WORKS REQUIREMENTS AND DETAILS
PW2	PUBLIC WORKS REQUIREMENTS AND DETAILS
ARCHITECTURAL	
DM1	SITE DEMOLITION PLAN
SP1	SITE PLAN
A1	FIRST LEVEL FLOOR PLAN
A1SF	FIRST LEVEL FLOOR AREA CALCULATION PLAN
A2	SECOND LEVEL FLOOR PLAN
A2SF	FIRST LEVEL FLOOR AREA CALCULATION PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	TRANSVERSE BUILDING SECTION
G1	GARAGE FLOOR PLANS
G2	GARAGE EXTERIOR ELEVATIONS
LANDSCAPE	
L1	LANDSCAPE / HARDSCAPE PLAN



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△	10-25-2019	JFG	REVISED PER PLANNING COMM. COMMENTS		
△	9-18-2019	JFG	CITY DEPT. SUBMISSION		
△	8-30-2019	JFG	PLANNING DEPT. SUBMISSION		
NO	DATE	BY	DESCRIPTION	CONST.	

REVISONS

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:
NEW TWO STORY RESIDENCE

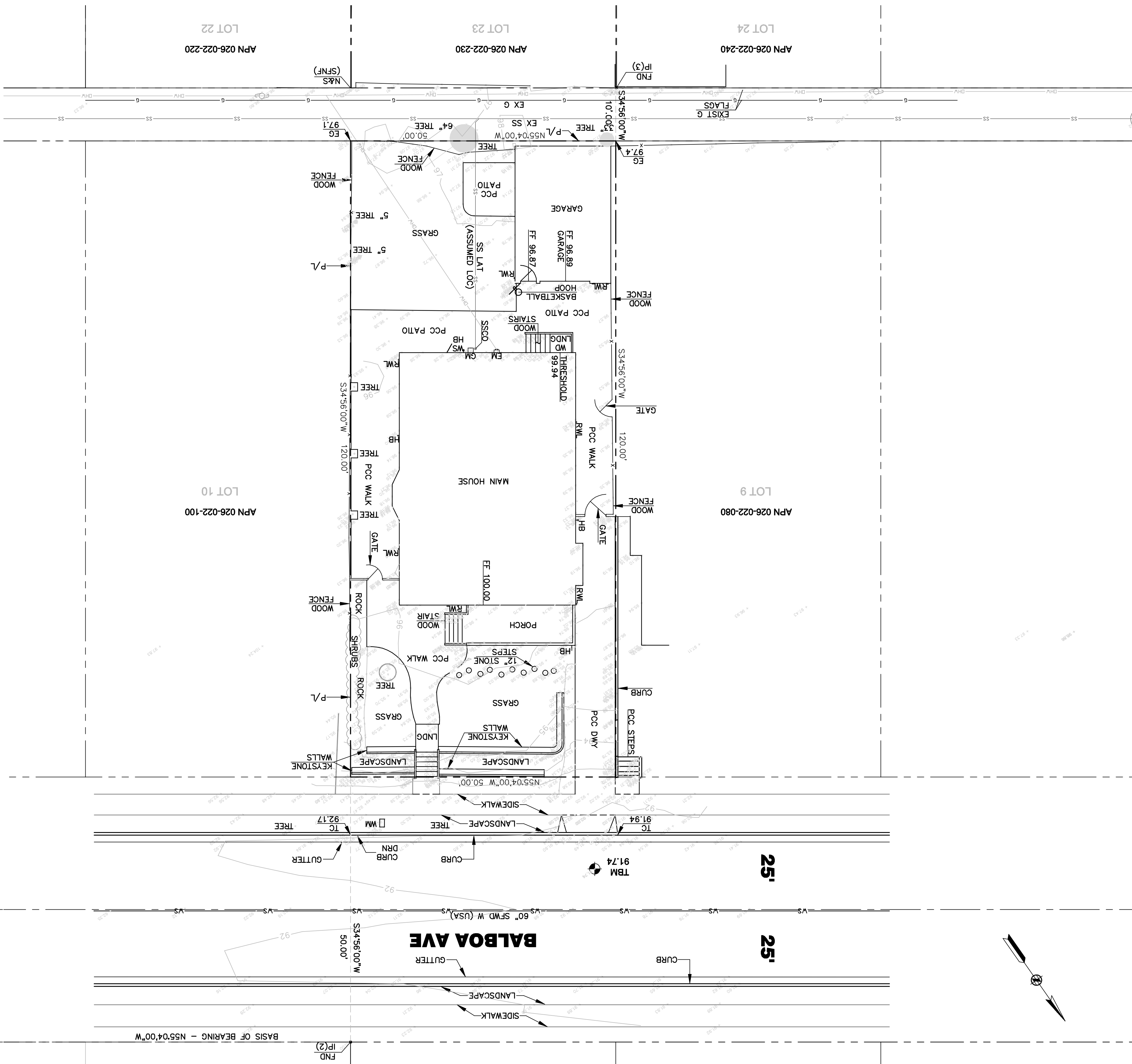
1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

SHEET TITLE

DATE: _____	ENGINEER: _____	DRAWING NO. _____
JOB NO. 1818	AART ASSINK	
DRAWN BY: JFG	SCALE: AS SHOWN	
REVIEWED BY: JFG	RELEASED TO CONSTRUCTION	

T.0



1309 BALBOA AVE	26.71
1313 BALBOA AVE	24.45
1317 BALBOA AVE	24.70
1321 BALBOA AVE	24.63
1325 BALBOA AVE	32.43
1329 BALBOA AVE	24.99
1331 BALBOA AVE	27.42
1336 BALBOA AVE	25.23
1341 BALBOA AVE	21.37
1345 BALBOA AVE	21.79
1349 BALBOA AVE	30.96
1353 BALBOA AVE	24.45

TOPOGRAPHIC SURVEY NOTES:

1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED JULY 27, 2019
2. RECORD BOUNDARY PREPARED BY JET ENGINEERING

DOCUMENTS AND MAP REFERENCES

- (1) MAP OF EASTON ADDITION TO BURLINGAME NO. 2 (3 RSM 93)
(2) PARCEL MAP NO. 97-1 LANDS OF PRESBYTERIAN CHURCH OF BURLINGAME (70 PM 59)
(3) RECORD OF SURVEY LOT 23 BLOCK 40 (18 RSM 31)

PROJECT BENCHMARK

ELEVATION SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

TEMPORARY BENCHMARK (TBM)

SET A MAG NAIL IN FRONT OF THE PROJECT SITE, ELEVATION 91.74'

BASIS OF BEARING

THE BEARING OF N55°04'00"W BEING SHOWN ON MAP ENTITLED "PARCEL MAP 97-1 LANDS OF FIRST PRESBYTERIAN CHURCH OF BURNINGAME" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JUNE 5, 1998 IN BOOK OF 70 ORIGINAL MAPS AT PAGE 59.

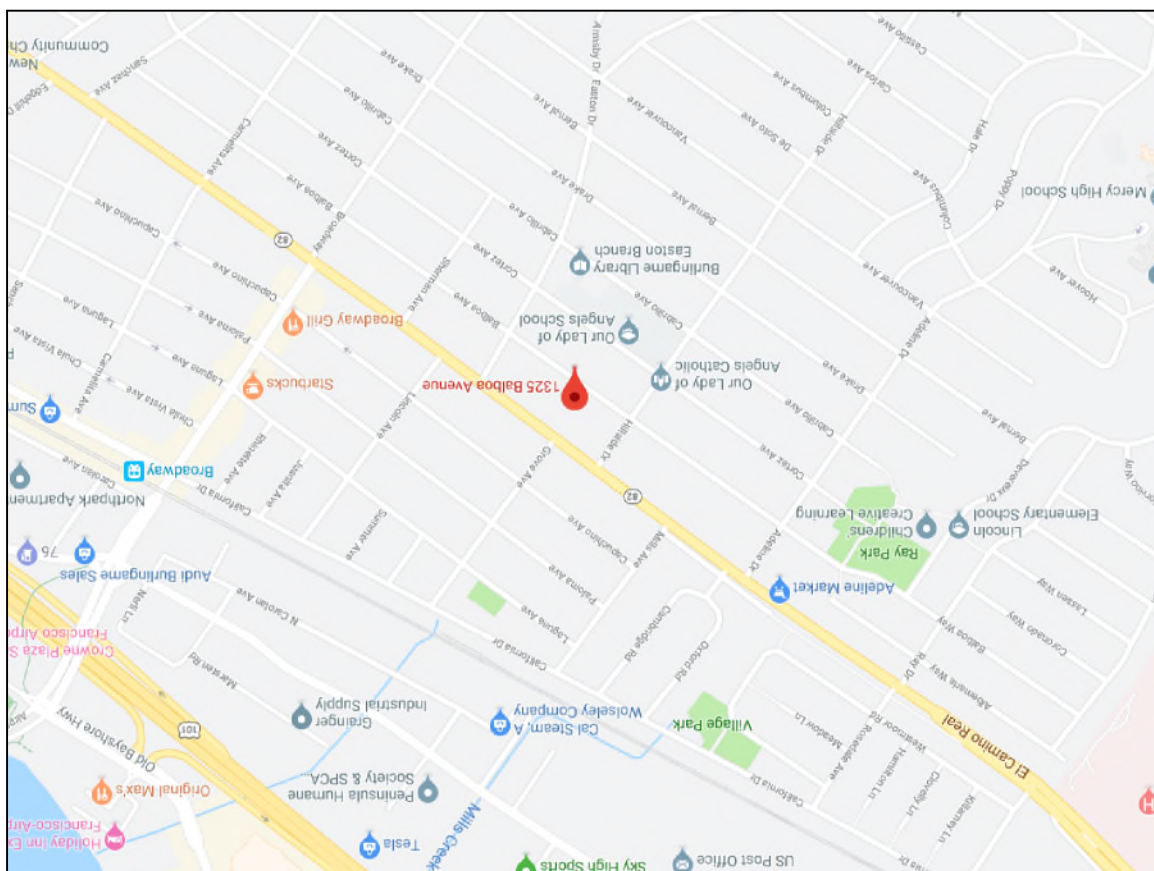
BOUNDARY

COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL INFORMATION

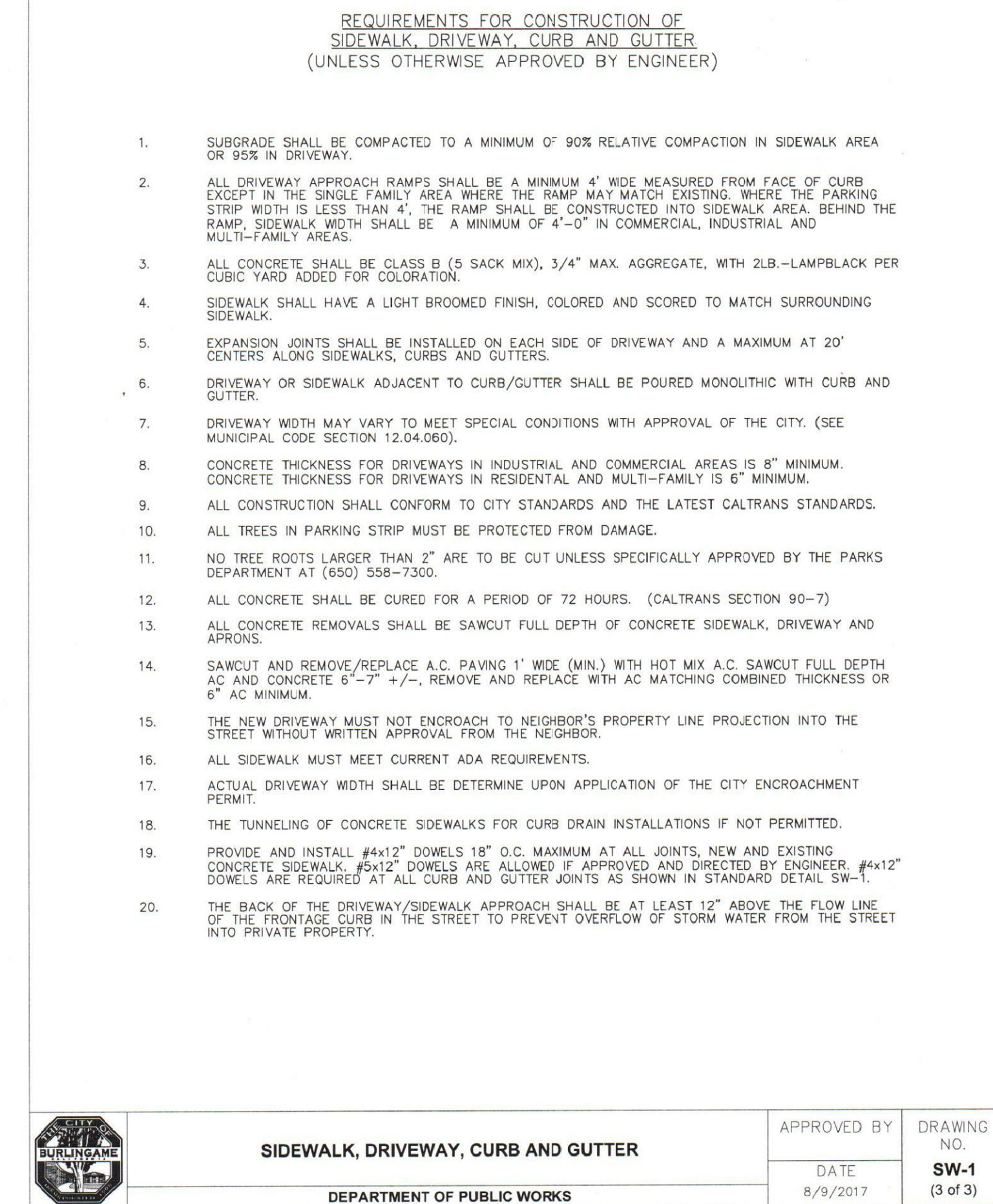
APN: 026-022-090

VICINITY MAP



Geurse Conceptual Designs, Inc.

SIGNATURE BOX:
NAME: JESSE GEURSE
DATE: 8-20-2019

[illegible]

TYPICAL 5' SIDEWALK SCORING DETAIL N.T.S.

LEGEND:
S = SCORE LINE
EJ = EXPANSION JOINT
WPJ = WEAKENED PLANE JOINT

UP OF GUTTER
FACE OF CURB
BACK OF WALK
10'-0"
WPJ
8'-0" MAX.
EJ

SECTION A-A N.T.S.
5' WIDE OR AS DIRECTED BY CITY ENGINEER
PLANTING STRIP (SEE NOTE 6)
SLOPE AT 1/4" PER FOOT (2%)
#4 x12" DOWELS OR #5 x12" DOWELS IF DIRECTED BY ENGINEER AT 18" O.C. MAXIMUM AT ALL JOINTS, NEW AND EXISTING CONCRETE
SOIL OR ENGINEERED FILL, COMPACTED TO 90% RELATIVE COMPACTION
6" MIN.
1' WIDE A.C. REMOVE/REPLACE
1" WIDE A.C. & CONCRETE REMOVE/REPLACE
#4 x12" DOWELS
3"
1.5"
0.5"
6"
1"
SEE NOTE 14
LIP


SECTION B-B N.T.S.
5' WIDE OR AS DIRECTED BY CITY ENGINEER (SEE NOTE 2)
SLOPE AT 1/4" PER FOOT (2%)
TYP. SLOPE 0.33% MAX SLOPE 15%
SOIL OR ENGINEERED FILL, COMPACTED TO 95% RELATIVE COMPACTION
1.5"
FULL DEPTH
1' WIDE A.C. & CONCRETE REMOVE/REPLACE
SEE NOTE 14
SEE NOTE B
SEE NOTE 8

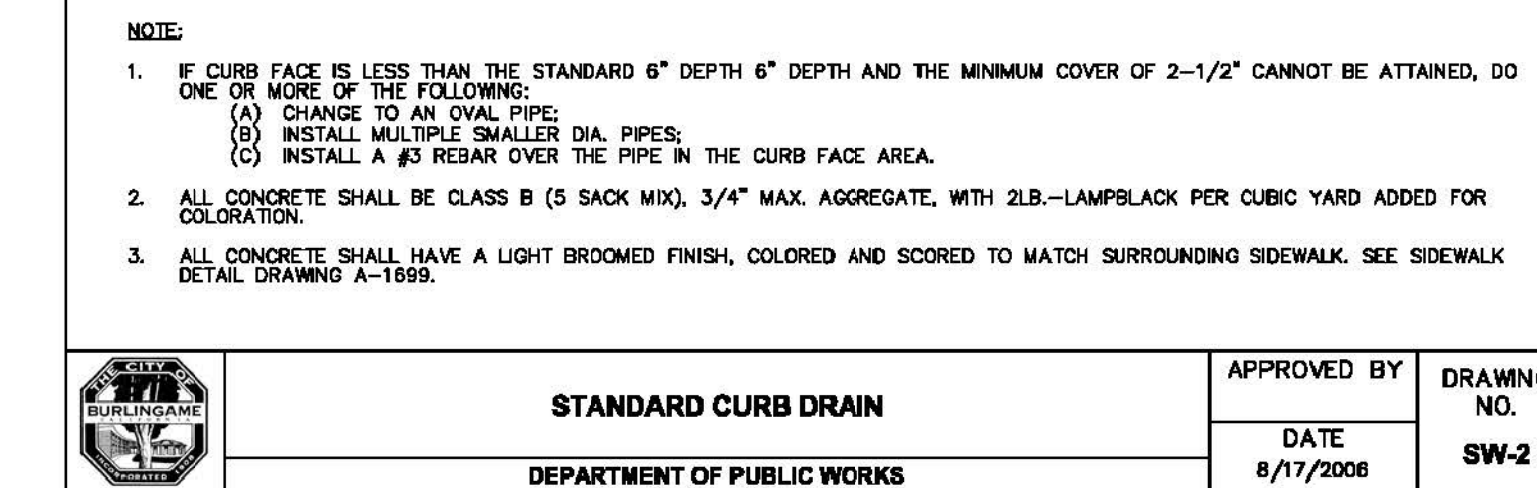
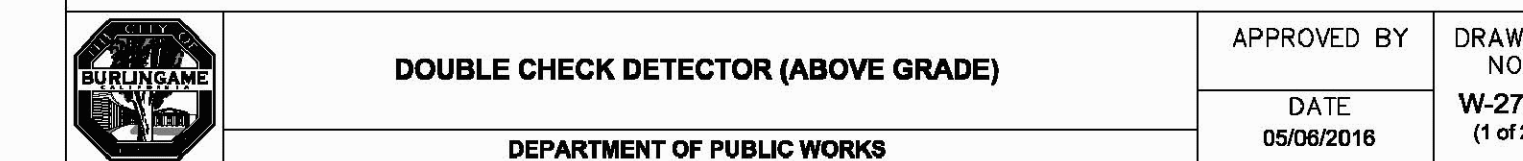
SIDWALK (5' WIDE OR AS DIRECTED BY CITY ENGINEER)
A SEE NOTE 18 B
PLANTING STRIP DRIVEWAY APPROACH (SEE NOTE 7) PLANTING STRIP
6" WIDE CURB 18" GUTTER OR MATCH EXISTING 1' MIN. OR AS DIRECTED BY THE CITY 1' MIN. OR AS DIRECTED BY THE CITY
A.C. & CONCRETE 1.5'-2.0' (TYP.) 1.5'-2.0' (TYP.)
SAW CUT, REMOVE, AND REPLACE 1' WIDE (MIN.) FULL DEPTH OF PAVING WHEN REPLACING CURB/GUTTER OR DRIVEWAY APPROACH

DRIVEWAY (DETACHED) PLAN VIEW N.T.S.
5' WIDE OR AS DIRECTED BY CITY ENGINEER
PLANTING STRIP (SEE NOTE 6)
SLOPE AT 1/4" PER FOOT (2%)
#4 x12" DOWELS OR #5 x12" DOWELS IF DIRECTED BY ENGINEER AT 18" O.C. MAXIMUM AT ALL JOINTS, NEW AND EXISTING CONCRETE
SOIL OR ENGINEERED FILL, COMPACTED TO 90% RELATIVE COMPACTION
6" MIN.
1' WIDE A.C. REMOVE/REPLACE
1" WIDE A.C. & CONCRETE REMOVE/REPLACE
#4 x12" DOWELS
3"
1.5"
0.5"
6"
1"
SEE NOTE 14
LIP

APPROVED BY
DATE 8/9/2017
SW-1 (1 of 1)

DEPARTMENT OF PUBLIC WORKS

	DOUBLE CHECK DETECTOR - NOTES				DATE	DRAWING NO.
	DEPARTMENT OF PUBLIC WORKS				NOV 2007	W-2780
	8-28-12	ADDED NOTE 9 REGARDING SYSTEM DRAIN	LM		DRAWN BY: FNC	SCALE:
					CHECKED BY: NEP	SHEET
					APPROVED BY:	4 OF 4
DATE	REVISION	RY	APPR		NONE	

[illegible]

REVISIONS

PROJECT NAME
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE
PUBLIC WORKS REQUIREMENTS AND DETAILS

DATE	_____	ENGINEER	_____	DRAWING NO.	PW.1
	1818		AART ASSINK		
JOB NO.	_____	SCALE	AS SHOWN		
DRAWN BY:	JFG	RELEASED TO	CONSTRUCTION		
REVIEW BY:	JFG				

PW.1

Geurse Conceptual Designs, Inc.

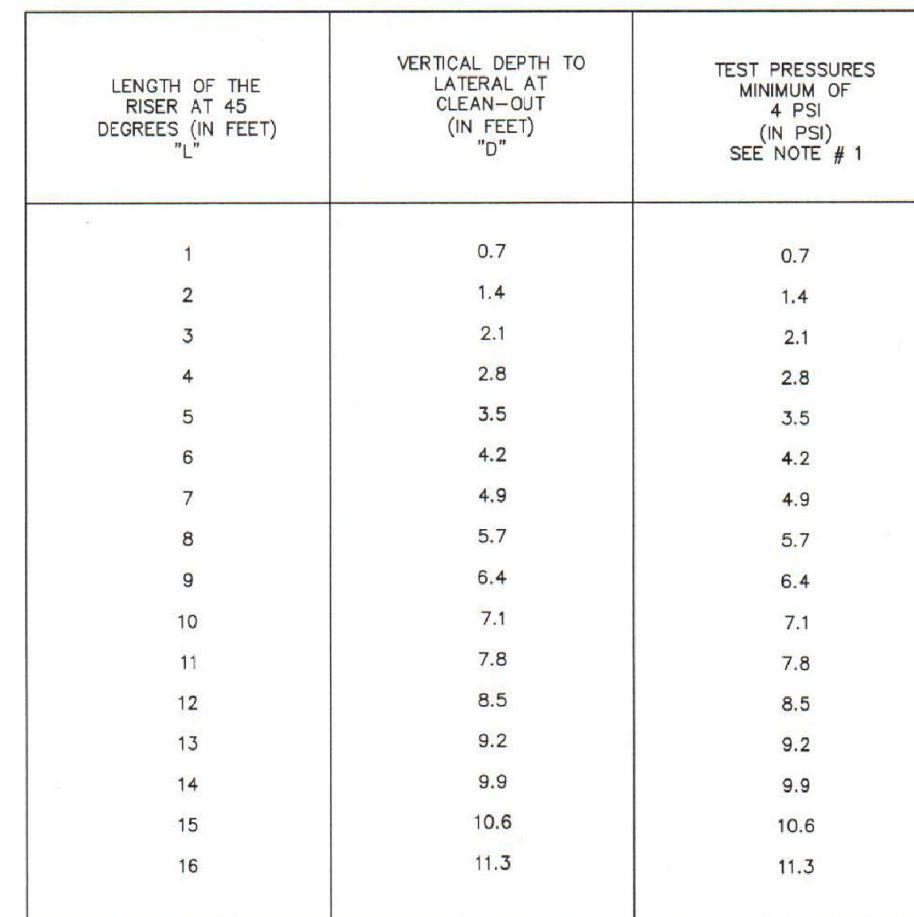
SIGNATURE BOX:
NAME: JESSE GEURSE
DATE: 8-20-2019





REVISIONS


1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DATE _____	ENGINEER _____	DRAWING NO. _____
JOB NO. <u>1818</u>	<u>AART ASSINK</u>	PW.2
DRAWN BY: <u>JFG</u>	SCALE: <u>AS SHOWN</u>	
REVIEWED BY: <u>JFG</u>	RELEASED TO CONSTRUCTION	



	SEWER LATERAL TEST (AIR)	APPROVED BY	DRAWING NO.
	CITY ORDINANCE #1329	DATE	SS-2
DEPARTMENT OF PUBLIC WORKS	8/17/2006	(4 of 4)	

	PRIVATE SEWER LATERAL AND TESTING PROCEDURE AND REQUIREMENTS DEPARTMENT OF PUBLIC WORKS	APPROVED BY	DRAWING NO.
		DATE 8/17/2006	SS-2 (2 of 4)

	PRIVATE SEWER LATERAL AND TESTING PROCEDURE AND REQUIREMENTS	APPROVED BY	DRAWING NO.
	DEPARTMENT OF PUBLIC WORKS	DATE 8/17/2006	SS-2 (1 of 4)

ADDRESS: _____

PSI CITY PRESSURE _____

SERVICE SIZE TO WATER METER: _____

WATER METER SIZE: _____

HOSE BIB WITH VACUUM BREAKER

PRESSURE REDUCING VALVE (IF NEEDED)

HOUSE VALVE

TO IRRIGATION SYSTEM

BACKFLOW PREVENTION ASSEMBLY

TYPE: _____

BRAND: _____

MODEL #: _____

SIZE: _____

TO FIRE SYSTEM

BACKFLOW PREVENTION ASSEMBLY

TYPE: DOUBLE CHECK


BRAND: _____

MODEL #: _____

SIZE: _____

CUSTOMER SERVICE SIZE TO BUILDING: _____

FIRE PLANS SUPERSEDES THIS SERVICE MATERIAL TYPE: _____

	TYPICAL RESIDENTIAL WATER SERVICE DETAIL (WITH FIRE SYSTEM)				DATE	DRAWING NO.
					NOV 2012	W-1780
	DEPARTMENT OF PUBLIC WORKS					
					DRAWN BY: L.T.	SCALE: SHEET
					CHECKED BY: K.O	NONE 1 OF 1
DATE	REVISION	BY	APPRO	CHECKED BY:		



SEWER LATERAL TEST (WATER),
CITY ORDINANCE #1329
DEPARTMENT OF PUBLIC WORKS

DATE
8/17/2006



EXISTING TO BE DEMOLISHED.
CONTRACTOR TO HAVE ENTIRE SITE
UTILITIES LOCATED BY USA.

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

PUBLIC WORKS NOTES

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 NO. 1710. THE SEWER BACKWATER

3) THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 1512. TESTING INFORMATION IS AVAILABLE AT THE BUILDING DEPARTMENT CENTER. A SEWER LATERAL TEST ENCROACHMENT PERMIT IS REQUIRED.

4) SEE SHEET PW1 FOR ADDITIONAL PUBLIC WORKS REQUIREMENTS

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

6) THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 1512. A ENCROACHMENT PERMIT FOR THE SEWER LATERAL TEST IS REQUIRED. A PASSED SEWER LATERAL TEST CERTIFICATE MUST BE IN PLACE PRIOR TO FINAL OF THE BUILDING PERMIT.

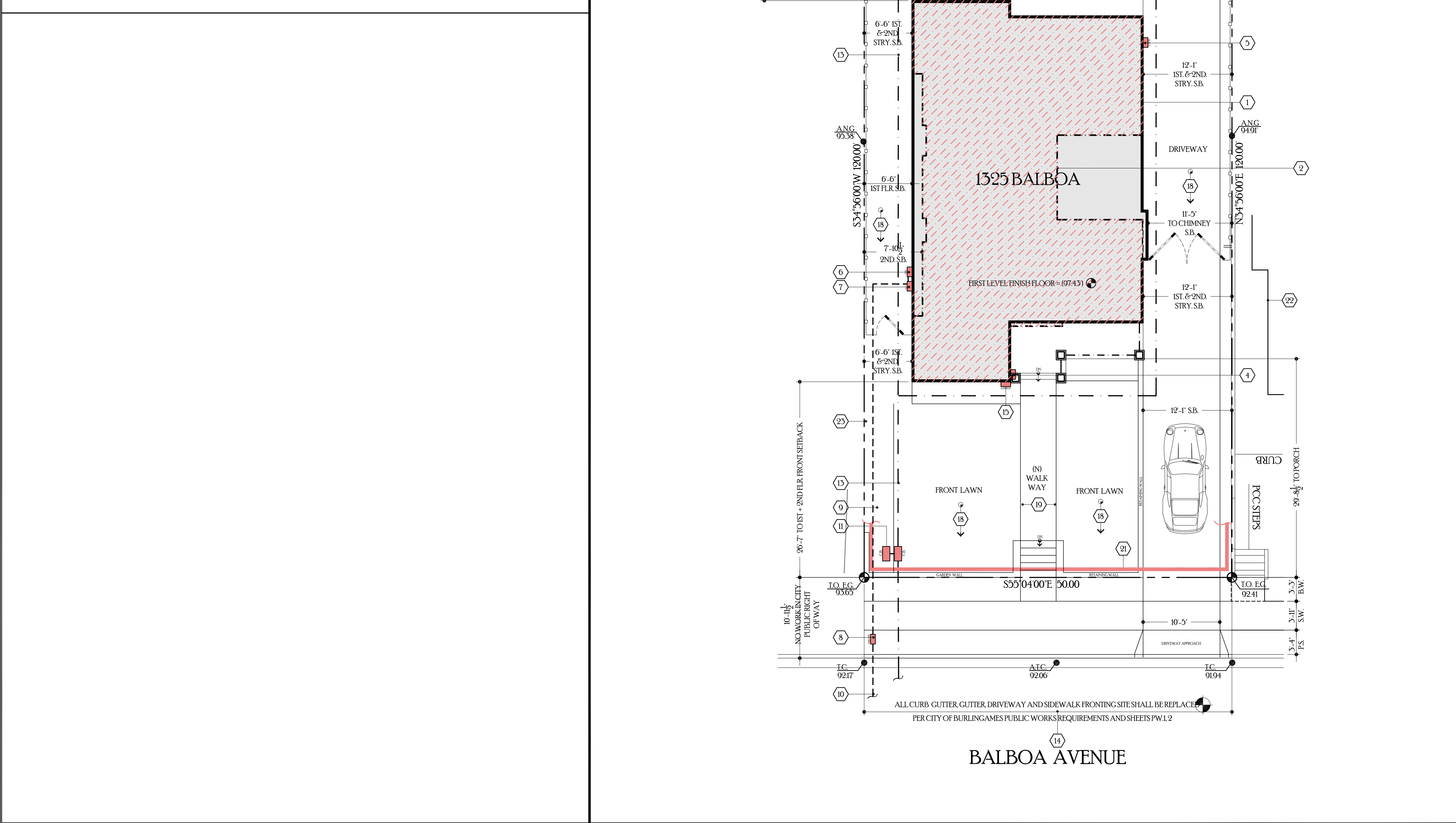
SITE DRAINAGE NOTE

1. CONTRACTOR TO PROVIDE 4" DIA. PVC. SITE DRAINAGE LINE FROM AROUND RESIDENCE TO STREET PER CITY OF BURLINGAME PUBLIC WORKS REQUIREMENTS. TIE 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 (508-73530)
3. NO EXISTING TREE OVER 48 INCHES IN CIRCUMFERENCE AT 34 INCHES FROM 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 AT LEAST TWO RUBBER TIES OR STRAPS.



SITE PLAN KEYNOTES

1. LINE OF FIRST STORY SHOWS SOLID.
2. LINE OF SECOND STORY SHOWN DASHED DOT AND SHADED.
3. NEW DETACHED ONE CAR GARAGE SHOWN SHADED.
4. LOCATION OF GAS METER. INSTALL PER PG&E REGULATIONS
5. LOCATION OF NEW 300 AMP ELECTRICAL PANEL AND METER. NEW POWER FEED FROM EXISTING POLE POWER TO METER TO BY MEANS OF MID TAP OR UNDERGROUND AS TO AVOID OVERHEAD LINES OVER ADJACENT PROPERTIES. VERIFY AND INSTALL PER PG&E REQUIREMENTS.
6. LOCATION FOR FIRE RISER FOR FIRE PROTECTION.
7. COORDINATE WITH DESIGN BUILD FIRE PROTECTION COMPANY FOR ALL NECESSARY MAIN WATER LINE FROM CITY METER. REFER TO APPROVED FIRE PROTECTION PLANS.
- SEE SHEET PW1
8. LOCATION FOR DOUBLE CHECK VALVE ASSEMBLY.
- SEE W-2780 SHEET PW1 AND DETAIL 10 SHEET AD1
9. LOCATION OF NEW WATER METER. CHANGE METER AND SIZE IN ACCORDANCE TO NEW FIRE PROTECTION CALCULATIONS AND PER CITY OF BURLINGAME PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS. MIN 1" METER.
10. MAIN LATERAL FROM METER TO RESIDENCE. VERIFY SIZE OF LINE WITH FIRE PROTECTION CALCULATIONS AND APPROVED FIRE PROTECTION PLANS.
11. CONTRACTOR TO VERIFY WITH PUBLIC WORKS FOR REQUIRED WATER LINE FROM CITY MAIN LATERAL TO METER. OBTAIN ALL NECESSARY PERMITS FOR ALL WORK PERFORMED IN CITY RIGHT AWAY.
12. LOCATION CITY STANDARD CURB DRAIN OUTLET. SEE DETAIL SW-2 SHEET PW1 FOR DETAIL.
13. NEW 4" SANITARY SEWER TO CITY MAIN AND CLEANOUT PER PUBLIC WORKS REQUIREMENTS. SEE DETAIL SS-1 AND SS-2 SHEET PW2 OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION WITHIN CITY EASEMENT.
15. 4" DIA. DRAINAGE LINE TO FRONTAGE CATCH BASIN DIFFUSER BOX AND DAYLIGHT THROUGH CURBS AS SHOWN IN DETAIL SW-2 SHEET PW1. ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO DRAINAGE PIPE PER BURLINGAME PUBLIC WORKS REQUIREMENTS. TYP. AT ALL DOWN SPOUTS PER ROOFING MANUFACTURER'S CLEAN OUTS.
14. REMOVE/REPLACE UTILITY ENFORCEMENT PERMIT IS REQUIRED TO REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE. (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL. (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION. (4) ANY OTHER UNDERGROUND UTILITY WORKS WITHIN CITY RIGHT-OF-WAY.
15. 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 18.08.050.
16. AN AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING WILL BE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION. 2015 C.C. 4.08
17. EXISTING 6" WOOD FENCE TO REMAIN.
18. EXISTING DIRECTION OF SITE DRAINAGE. SEE SURVEY.
19. SEE SHEET LSI FOR SITE MATERIAL AND LANDSCAPING
20. EXTERIOR BEARING WALLS LESS THAN FIVE FEET FROM THE PROPERTY LINE WILL BE BUILT UP ONE-FOUR HOUR FIRE RATED CONSTRUCTION 2015 C.C. TABLE 602.
21. PROVIDE RIP RAP AT FRONT OF PROPERTY FOR MANAGEMENT OF STORM WATER DRAINAGE DURING CONSTRUCTION. REFER TO BMP FOR ADDITIONAL PROTECTION REQUIREMENTS DURING CONSTRUCTION.
22. EXISTING RESIDENCE.
23. EXISTING OVERSIZED TREE TO BE REMOVED.
- NOTE: PROTECTED TREE PERMIT FROM THE PARKS DIVISION. (058-7330) IS REQUIRED PRIOR TO REMOVAL.

PARKS AND REC. NOTE

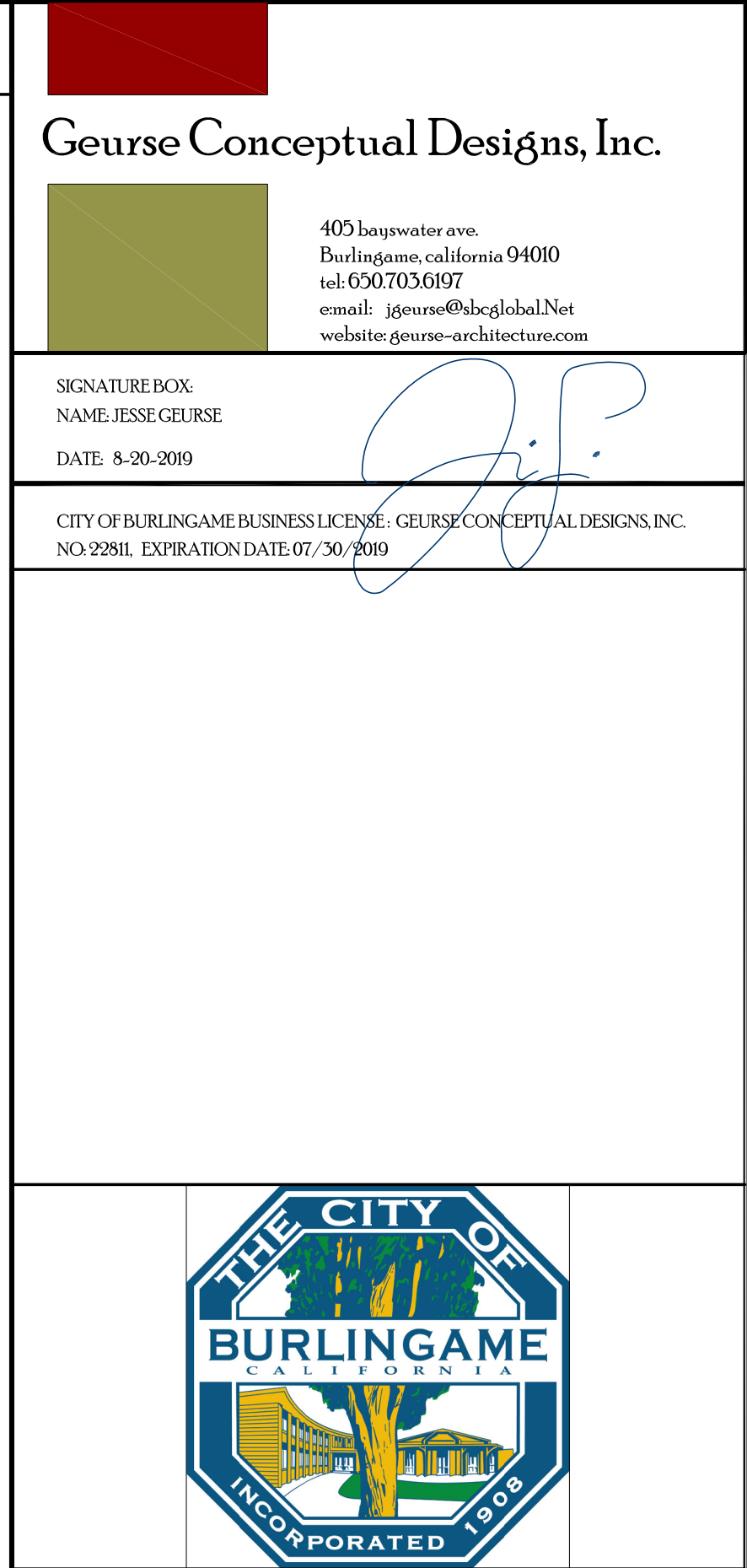
REFER TO SHEET L1 FOR ALL LANDSCAPE NOTES

AVERAGE FRONT SETBACK

AVERAGE FRONT SETBACK ALONG SUBJECT BLOCK

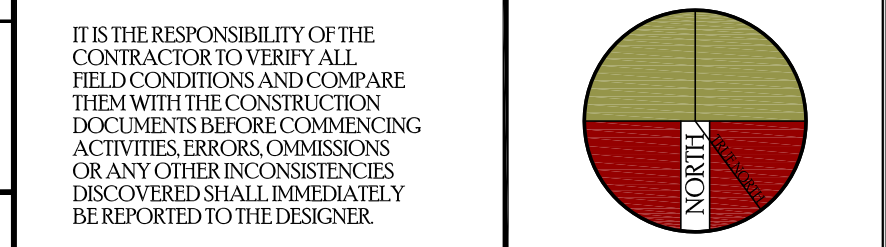
ADDRESS	SETBACK
1309 BALBOA AVE	2671
1313 BALBOA AVE	2445
1317 BALBOA AVE	2470
1321 BALBOA AVE	2463
1325 BALBOA AVE	3245
1329 BALBOA AVE	2499
1331 BALBOA AVE	2742
1336 BALBOA AVE	2525
1341 BALBOA AVE	2137
1345 BALBOA AVE	2170
1349 BALBOA AVE	3006
1353 BALBOA AVE	2445

TOTAL OF 12 PROPERTIES = 309.13 / 12 = AVERAGE SETBACK = 25.76' = 25'-9"

[illegible]

REVISIONS	

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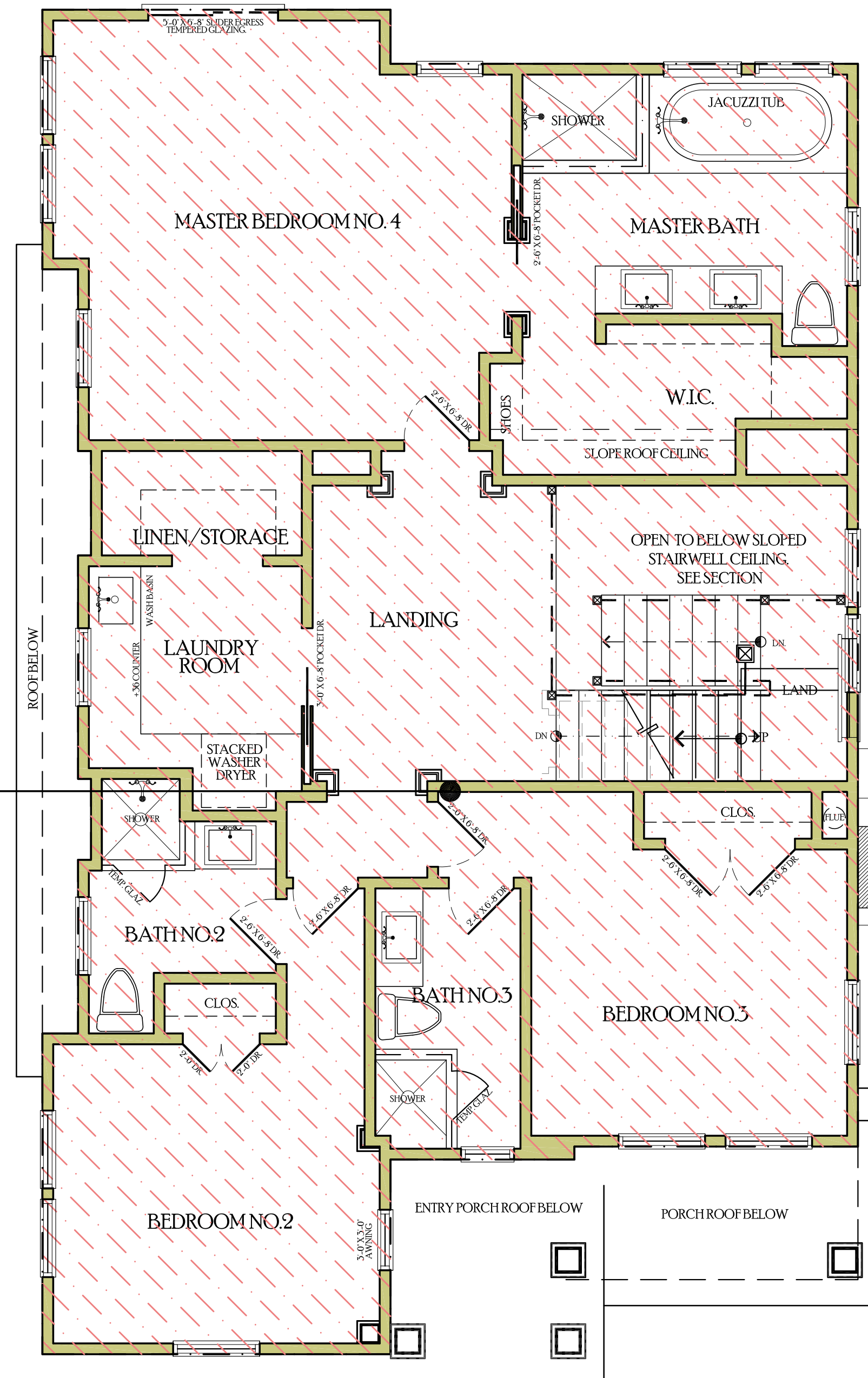


PROJECT NAME
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

	DRAWING TITLE
	SITE PLAN

DATE _____	ENGINEER _____	DRAWING NO. _____
JOB NO. 1818	AART ASSINK	SP.1
DRAWN BY: JFG	SCALE: AS SHOWN	
REVIEWED BY: JFG	RELEASED TO CONSTRUCTION _____	



GARAGE:
460 SQ.FT.

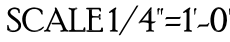


DATE _____	ENGINEER. _____	DRAWING NO. _____
JOB NO. _____	AART ASSINK _____	A.2.SF
DRAWN BY: JFG _____	SCALE: AS SHOWN _____	
REVIEWED RY: JFG _____	RELEASED TO CONSTRUCTION _____	

SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



23 DECORATIVE STONE VENEER GARDEN WALL

PLEASE REFER TO SHEET A.4 FOR TYPICAL
EXTERIOR MATERIAL / ELEVATION
CALLOUTS IF NOT NOTED ON THIS SHEET.

DATE	1818	ENGINEER	AART ASSINK	DRAWING NO.	A.4
JOB NO.		SCALE	AS SHOWN		
DRAWN BY:	JFG	RELEASED TO	CONSTRUCTION		
REVIEWED BY:	JFG				

A.4

1. ASPHALT SHINGLE ROOF.

13. DOOR AND WINDOWS:
-STYLE: TRADITIONAL
-EXTERIOR: ALUM. CLAD. COLOR: WHITE
-GLAZING: DUAL GLAZES SIMULATED TRUE DIVIDED
-INTERIOR: FINEST LEAD READY
-DOOR AND WINDOW REP.
DOOR AND WINDOW S TO BE MANFAC: MARVIN,
INTEGRITY SERIES
-COLOR AND HARDWARE TO BE SELECTED BY
HOMEOWNER
CONSULT OWNER
14. GUTTERS AND DOWNSPOUTS
-MATERIAL: GALV. ALUM.
-COLOR: FLAT BLACK
-SIZE OF GUTTER: 5" O.G.
-SIZE OF DOWN SPOUT: 4" DIA. CONNECT ALL DOWN
SPOUT INTO DRAINAGE PVC LINE WHICH CARRIES ALL
WATER BY GRAVITY TO STREET PER CITY OF
BURLINGAME PUBLIC WORKS REQUIREMENTS.
15. NEW FLOOR VENTS. SEE SHEET A-3 FOR VENTILATION
-SIZE: 6" X 14"
-MANFAC: TBD
-COLOR: TBD
16. DECORATIVE CORBEL
-SIZE: 4" X 8"
-COLOR: ?
-PAINT MANUFAC: ?
17. NOT USED
18. STANDING SEAM SHED ROOF WITH TIMBER SUPPORT
MEMBERS
-SIZE: 4" X 6" MEMBERS
-COLOR: BRONZE OR BROWN
19. NOT USED
20. DECORATIVE RAFTER TIPS. SIMULATED AT EAVES
-SIZE: 3X WIDTH
-COLOR: ?
21. UNDERFLOOR ACCESS SEE SHEET A-3 FOR VENTILATION
CALCULATION
-SIZE: 36" X 24"
-MANFAC: TBD
-COLOR: TBD
22. GALVANIZED DOWN SPOUT
-SIZE: 3" DIA.
-MANFAC: TBD
-COLOR: TBD
23. DECORATIVE STONE VENEER GARDEN WALL

PLEASE REFER TO SHEET A.4 FOR TYPICAL

405 bayswater ave.
Burlingame, california 94010
tel: 650.703.6197
email: jgeurse@sbglobal.net
website: jgeurse-architecture.com

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



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△	10-25-2019	JFG	REVISED PER PLANNING COMM COMMENTS	
△	9-18-2019	JFG	CITY DEPT SUBMISSION	
△	8-20-2019	JFG	PLANNING DEPT SUBMISSION	
NO	DATE	BY	DESCRIPTION	(C)

REVISIONS

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
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

TRANSVERSE BUILDING SECTION

DATE	_____	ENGINEER	_____	DRAWING NO.	_____
JOB NO.	1818	AART ASSINK	_____	A.6	
DRAWN BY:	JFG	SCALE	AS SHOWN		
REVIEWED BY:	JFG	RELEASED TO CONSTRUCTION	_____		



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

1. ASPHALT SHINGLE ROOF:
 - CLASS: B'
 - COLOR: CHARCOAL BLACK
 - MANUFAC: ELK OR EQUAL
 - STYLE: HEAVY DIMENSIONAL
2. DECORATIVE WOOD PLANTER BOX
 - COLOR: TBD
 - PAINT MANUFAC: TBD

4. DECORATIVE WOOD GUARDRAIL
~COLOR: TBD
~PAINT MANUFAC: TBD

5. EXTERIOR STONE VENEER
~STYLE: DRY STACKED STONE
~COLOR: NATURAL
~MANFAC: CULTURED STONE OR EQUAL

6. DECORATIVE GALVANIZED (KYNAR FINISH)
CHIMNEY SHROUD. DESIGN AS SHOWN ON ELEV.

7. TRADITIONAL EAVE ANDRAKE
~SEE DETAIL? SHEET?
~MATERIAL: WOOD
~COLOR: TBD
~PAINT MANUFAC: TBD

8. ATTIC VENT
~COLOR: TBD
~MANFAC: TBD

9. DECORATIVE POLYMER OR WOOD SQUARE COLUMNS
~COLOR: TBD
~PAINT MANUFAC: TBD
~MANUFAC: TURNCRAFT OR EQUAL.

10. CORNERWIDE TRIM BOARD
~SIZE: 3-1/2
~COLOR: TBD
~PAINT MANUFAC; TBD
~SEE DETAIL

11. DECORATIVE CORBEL
SIZE: 4X6
~COLOR: TBD
~PAINT MANUFAC: TBD
~SEE DETAIL

12. LOCATION OF NEW BUILDING ADDRESS. EXISTING NUMBERS ARE A MINIMUM OF ONE-HALF INCH STROKE BY TWO AND ONE-HALF INCHES HIGH, AND ARE EXTERNALLY ILLUMINATED BY LANDSCAPE FLOOD CONTROLLED BY SENSOR. CONTRACTOR TO VERIFY THAT LIGHTING IS WORKING ORDER AND PER BURLINGAME CODE 18.08.050. IF LIGHTING IS NOT WORKING REPAIR AS REQUIRED.

13. DOOR AND WINDOWS:
 -STYLE:TRADITIONAL
 -EXTERIOR:ALUM CLAD,COLOR:WHITE
 -GLAZING:-DUAL GLAZED SIMULATED TRUE DIVIDED
 -INTERIOR:PRIMED,PAINT:READY.
 -DOOR AND WINDOW REP.
 DOOR AND WINDOW S TO BE MANFAC, MARVIN,
 INTEGRITY SERIES
 -COLOR AND HARDWARE TO BE SELECTED BY
 HOMEOWNER.
 CONSULT OWNER.

14.GUTTERS AND DOWNSPOUTS
~MATERIAL: GALV. ALUM.
~COLOR: FLAT BLACK
~SIZE OF GUTTER: 5" O.G.
~SIZE OF DOWN SPOUT: 4" DIA. CONNECT ALL DOWN
SPOUT INTO DRAINAGE PVC LINE WHICH CARRIES ALL
WATER BY GRAVITY TO STREET PER CITY OF
BURLINGAME PUBLIC WORKS REQUIREMENTS.

15. NEW FLOOR VENTS: SEE SHEET A.3 FOR VENTILATION CALCULATION.
~SIZE: 6" X 14"
~MANFAC: TBD
~COLOR: TBD

16. DECORATIVE CORBEL
~SIZE* 4X8
~COLOR: ?
~PAINT MANUFAC: ?

17. NOT USED

18. STANDING SEAM SHED ROOF WITH TIMBER SUPPORT MEMBERS
~SIZE: 4"x6" MEMBERS.
~COLOR: BRONZE OR BROWN

19. NOT USED

20. DECORATIVE RAFTER TIPS, TYPICAL AT EAVES
~SIZE: 3X WIDTH
~COLOR: ?

~SIZE: 36" X 24"
~MANFAC: TBD
~COLOR: TBD

22. GALVANIZED DOWNSPOUT
~SIZE: 3" DIA.
~MANFAC: TBD
~COLOR: TBD

23 DECORATIVE STONE VENEER GARDEN WALL

PLEASE REFER TO SHEET A.4 FOR TYPICAL
EXTERIOR MATERIAL / ELEVATION
CALLOUTS IF NOT NOTED ON THIS SHEET.



SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



SIGNATURE BOX:
NAME: JESSE GEURSE
DATE: 8-20-2019

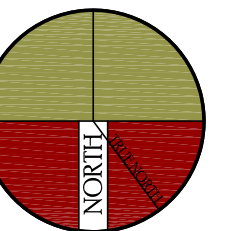
CITY OF BURLINGAME BUSINESS LICENSE: GEURSE CONCEPTUAL DESIGNS, INC.
NO: 22811, EXPIRATION DATE: 07/30/2019



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△	10-25-2010	JFG	REVISED PER PLANNING COMM COMMENTS	
△	9-18-2010	JFG	CITY DEPT. SUBMISSION	
△	8-20-2010	JFG	PLANNING DEPT. SUBMISSION	
NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS

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PROJECT NAME
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

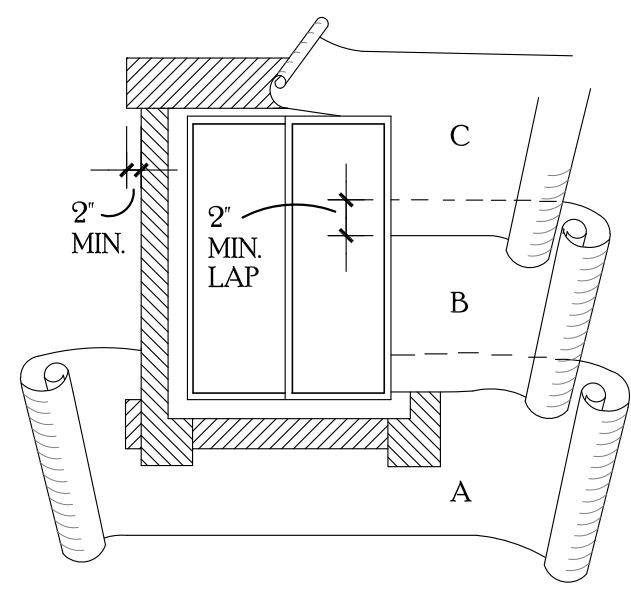
FRONT ELEVATIONS

DATE _____
JOB NO. 1818
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER
AART ASSINK
SCALE AS SHOWN
RELEASED TO
CONSTRUCTION

DRAWING NO.

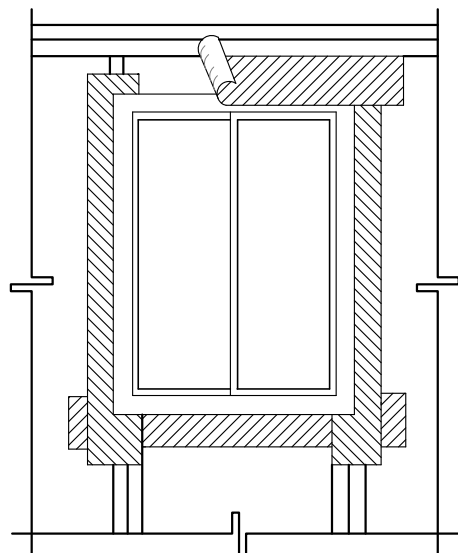
G.2



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B.C. etc.) OVER JAMB AND HEAD FLANGES IN SINGLE BOARD FASHION.

(STEP 4)

LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT, BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING.



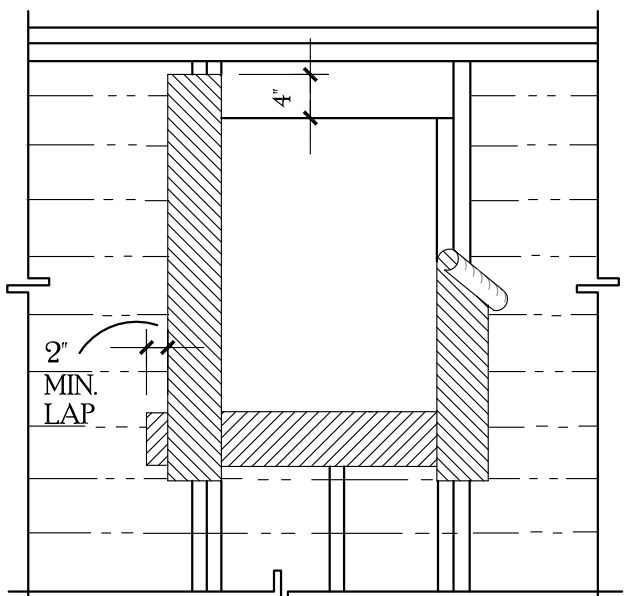
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW. THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING MATERIAL. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING MATERIAL AT LEAST 9" WIDE.

(STEP 5)

NOTES:

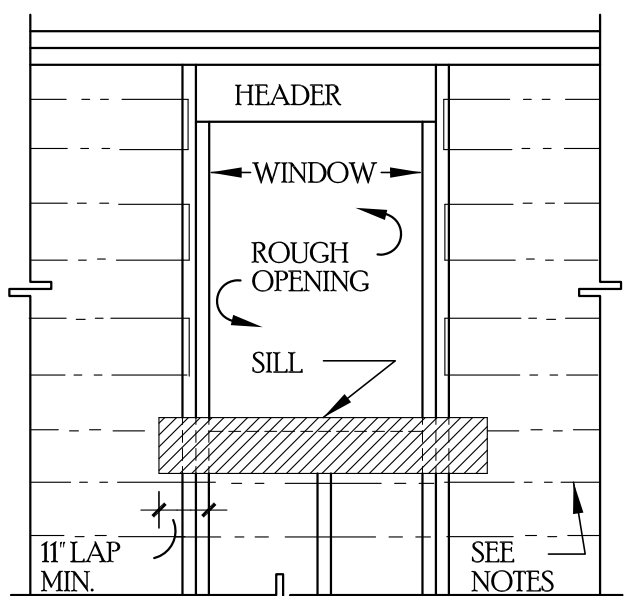
SECTION 1409.23 OF THE UNIFORM BUILDING CODE STATES: EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE WATERPROOF. THE FOLLOWING PRACTICE IS RECOMMENDED TO ACHIEVE THIS INTENT IN THE FLASHING OF PENETRATIONS TO INCLUDE, BUT NOT LIMITED TO, WINDOWS, DOORS, VENTS, ETC.

PENETRATION FLASHING MATERIAL FOR FLASHING SHALL BE BARRIER COATED REINFORCING FLASHING MATERIAL AND SHALL PROVIDE FOR 4-HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D 779. FLASHING MATERIAL SHALL CARRY CONTINUOUS IDENTIFICATION. SEALANT MATERIAL SHALL BE TYPICAL TO COMPLY WITH FED. SPEC. TT-S-4607.



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS SIDE OF OPENING AT LEAST 9" WIDE WITH INSIDE EDGE OF FLASHING MATERIAL EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF THE WINDOW OPENING).

(STEP 2)



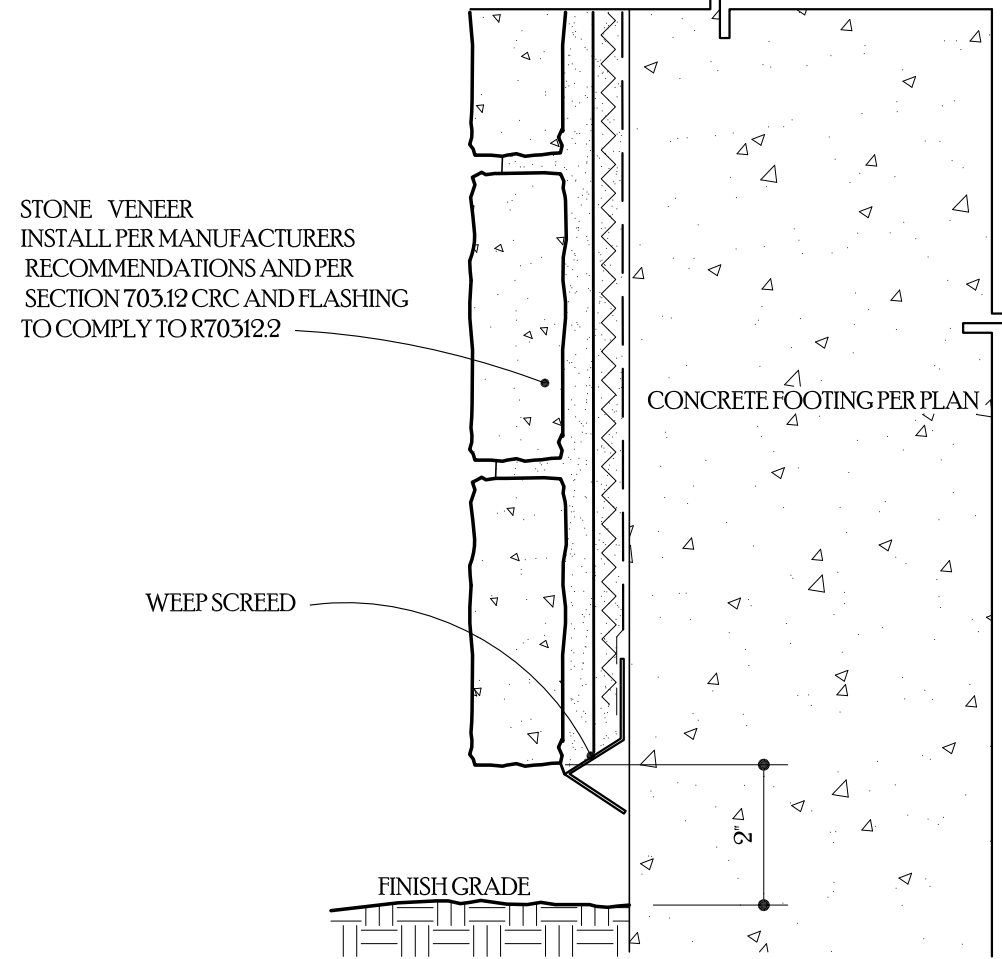
ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 1" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING MATERIAL WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

(STEP 1)

27 WINDOW FLASHING

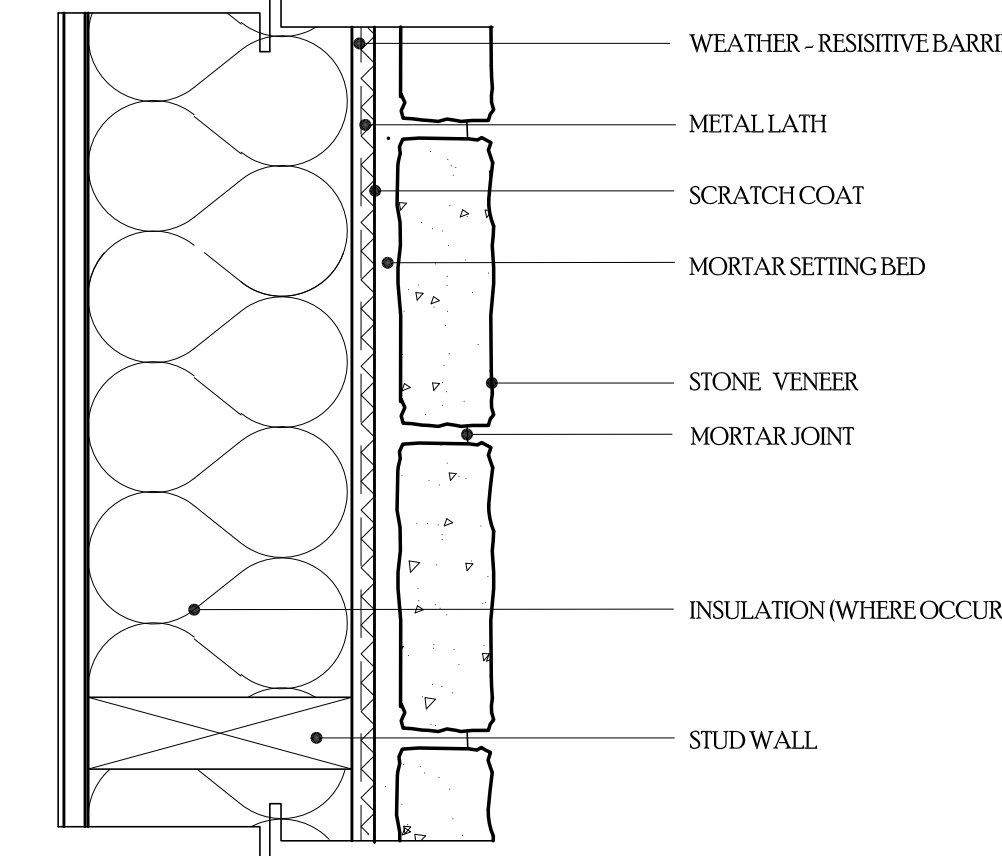
MATERIAL APPLICATION

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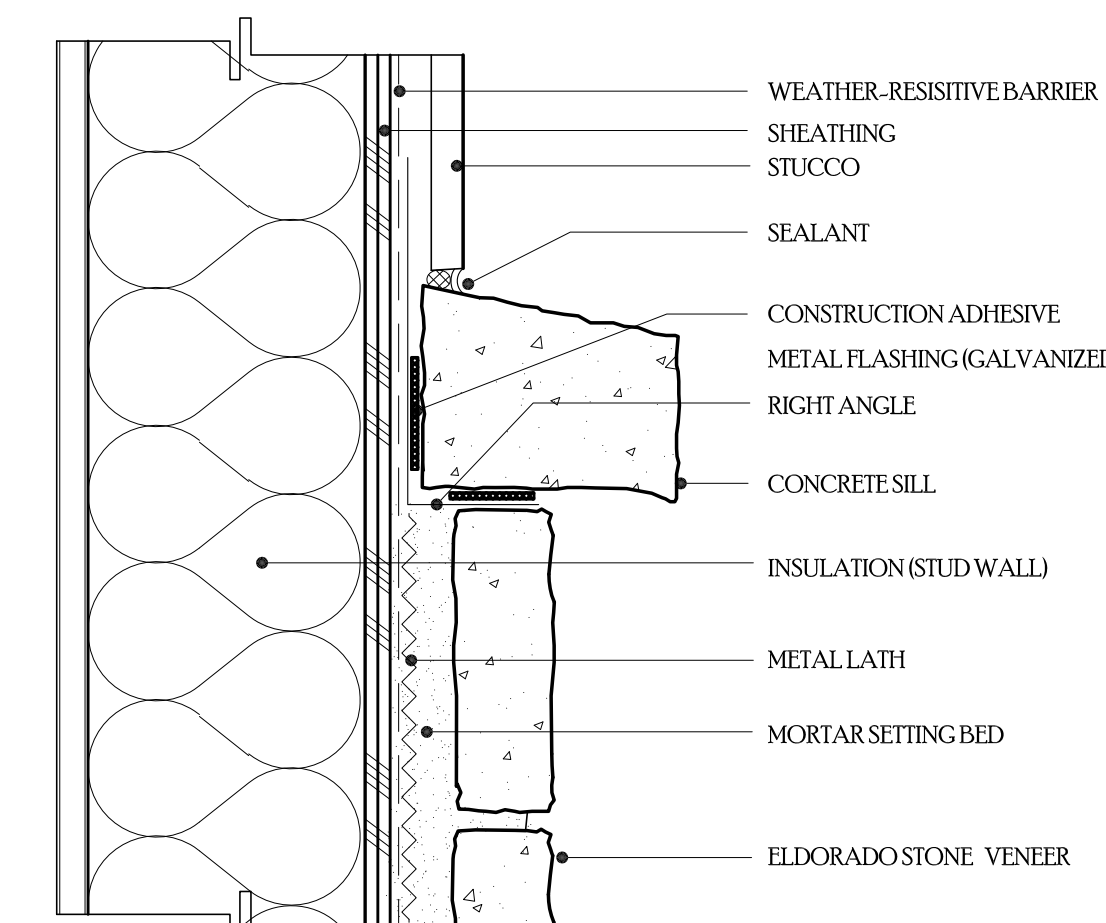
26 EXTERIOR BASE TERMINATION, TYP.

SCALE=3'=1'-0"



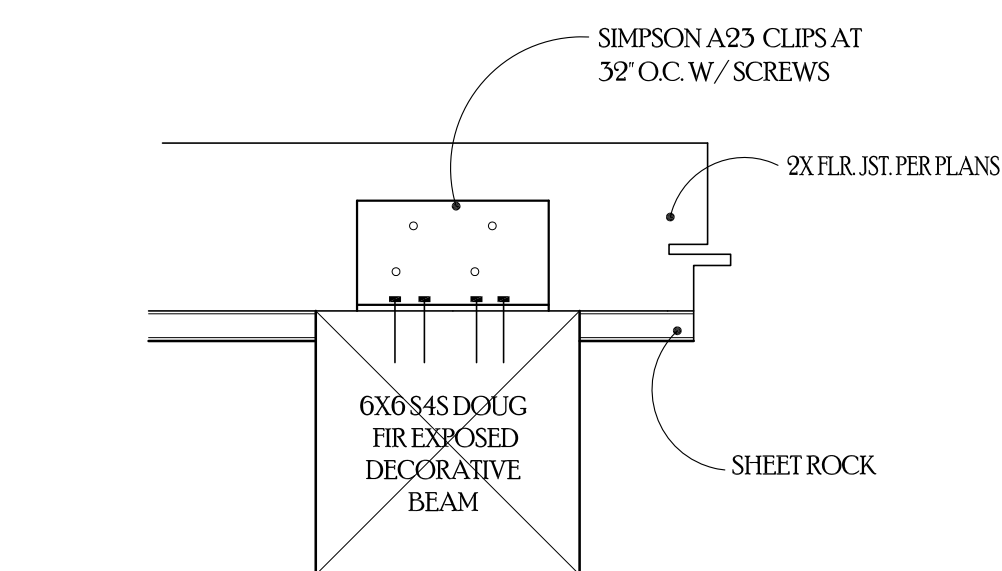
25 STONE VENEER AT WALL

SCALE=3'=1'-0"



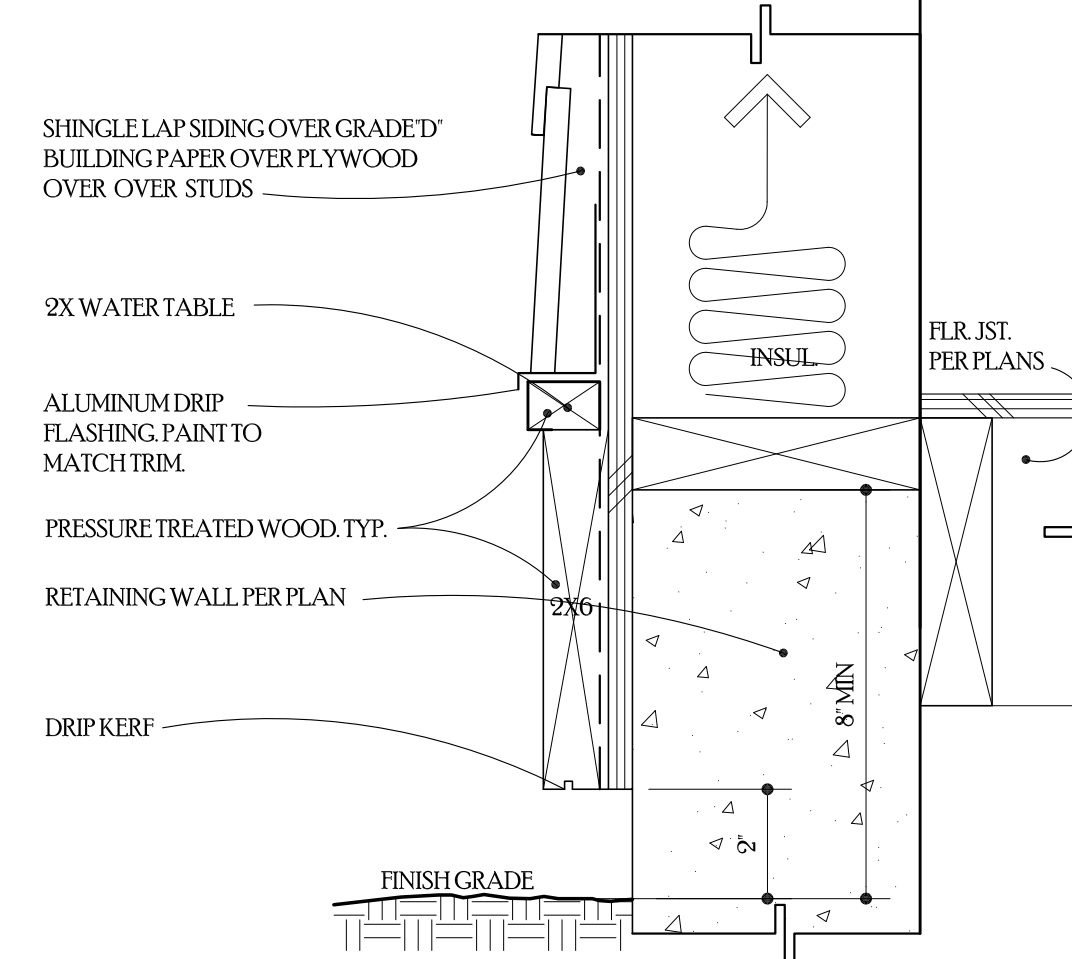
24 VENEER OVER OPEN STUD FRAM.

SCALE=3'=1'-0"



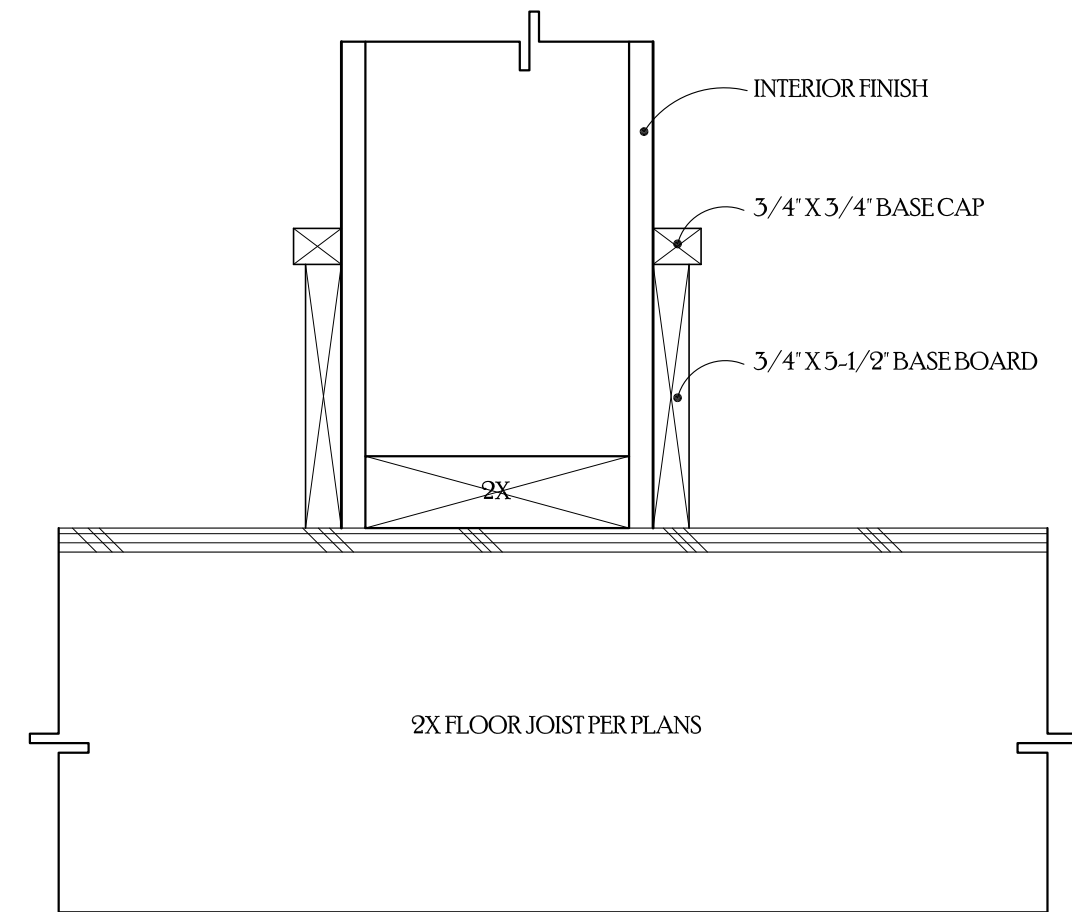
23 BEAM

SCALE=3'=1'-0"



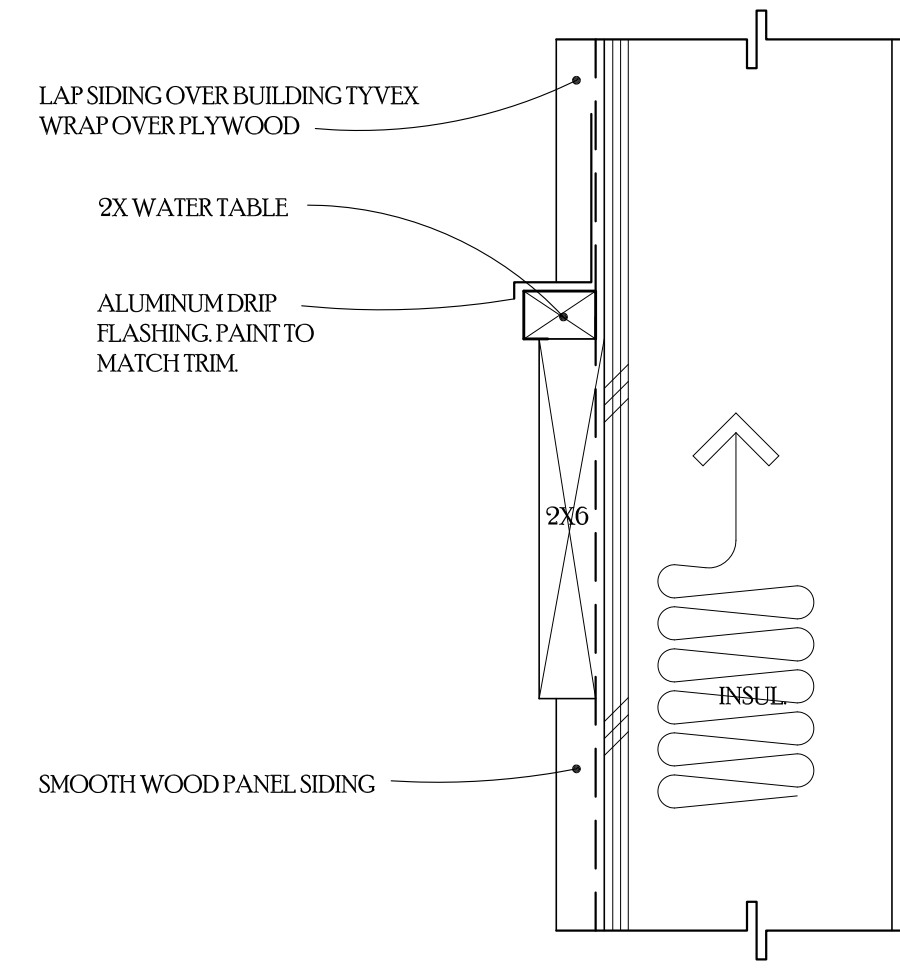
22 EXTERIOR BASE TYP.

SCALE=3'=1'-0"



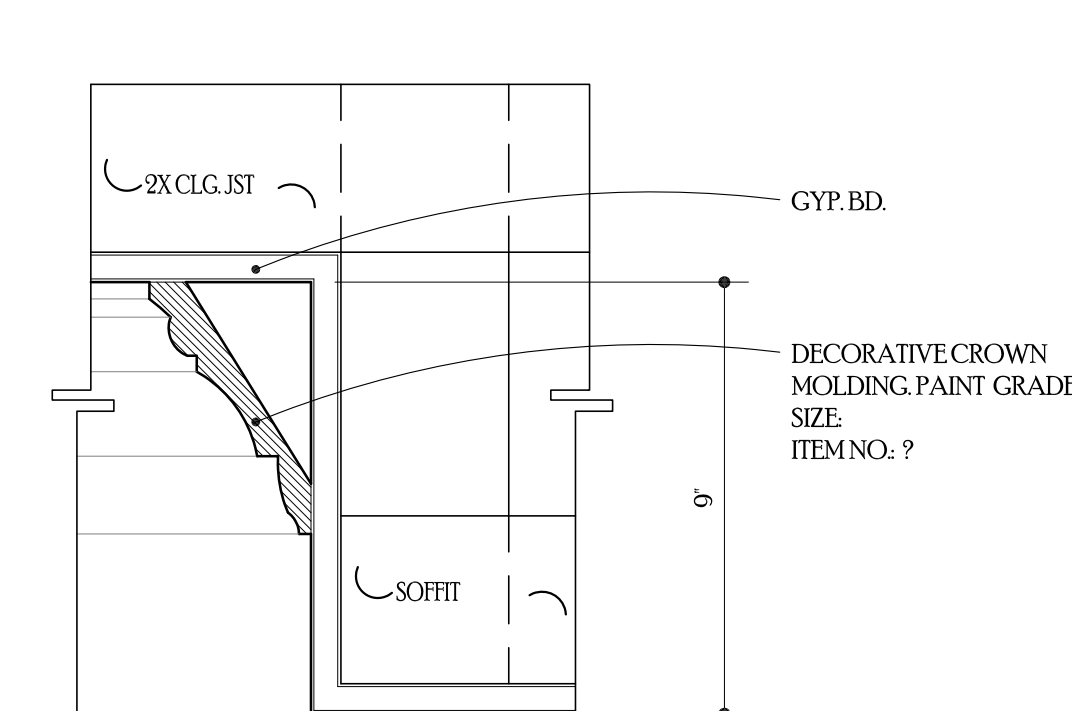
21 BASEBOARD

SCALE=3'=1'-0"



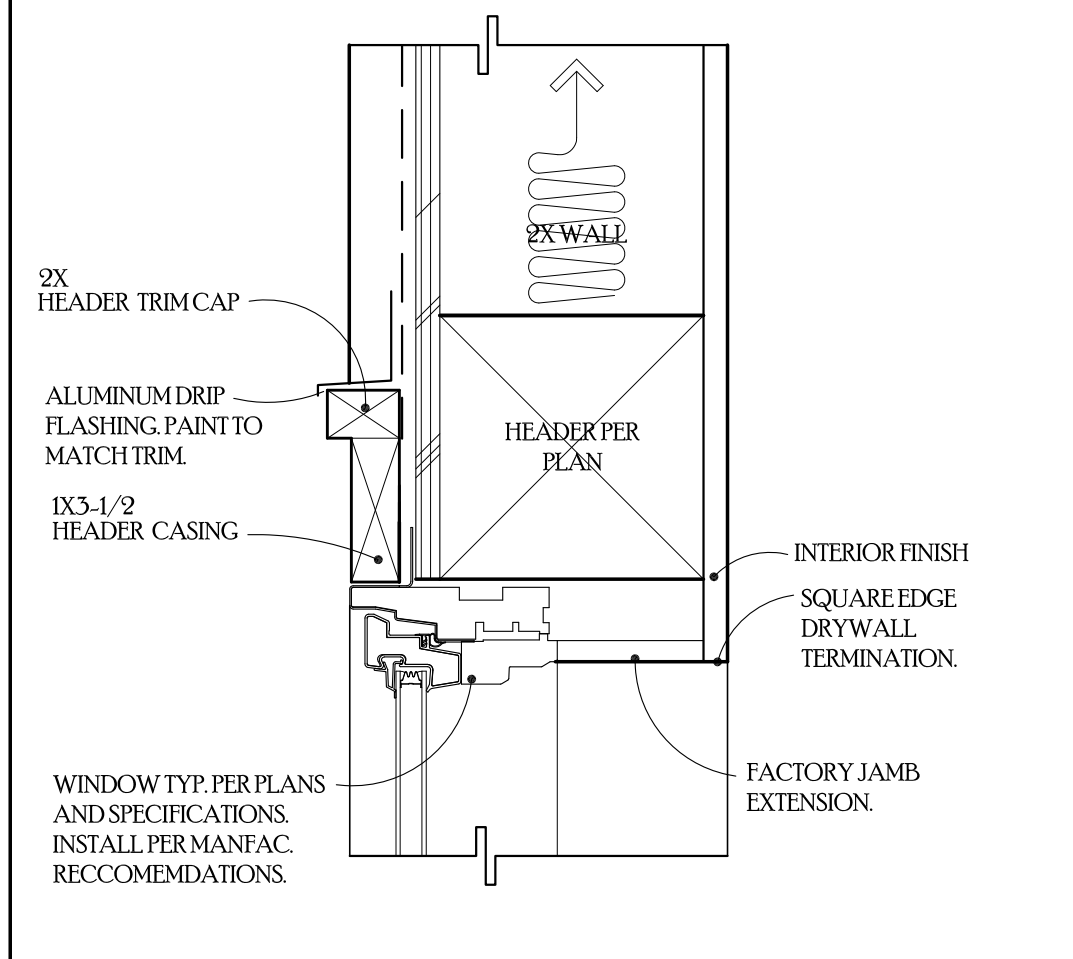
20 INTERMEDIATE TRIM

SCALE=3'=1'-0"



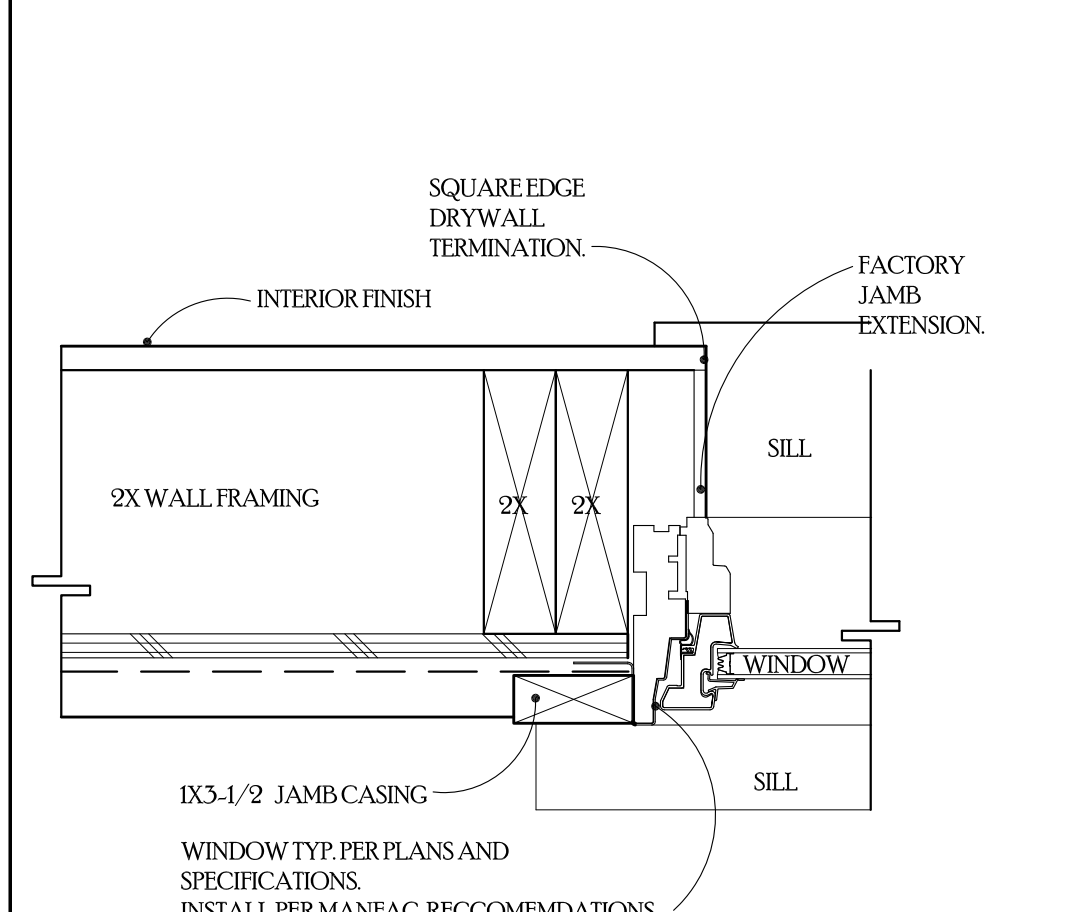
19 CROWN MOLDING

SCALE=3'=1'-0"



18 WINDOW HEAD

SCALE=3'=1'-0"



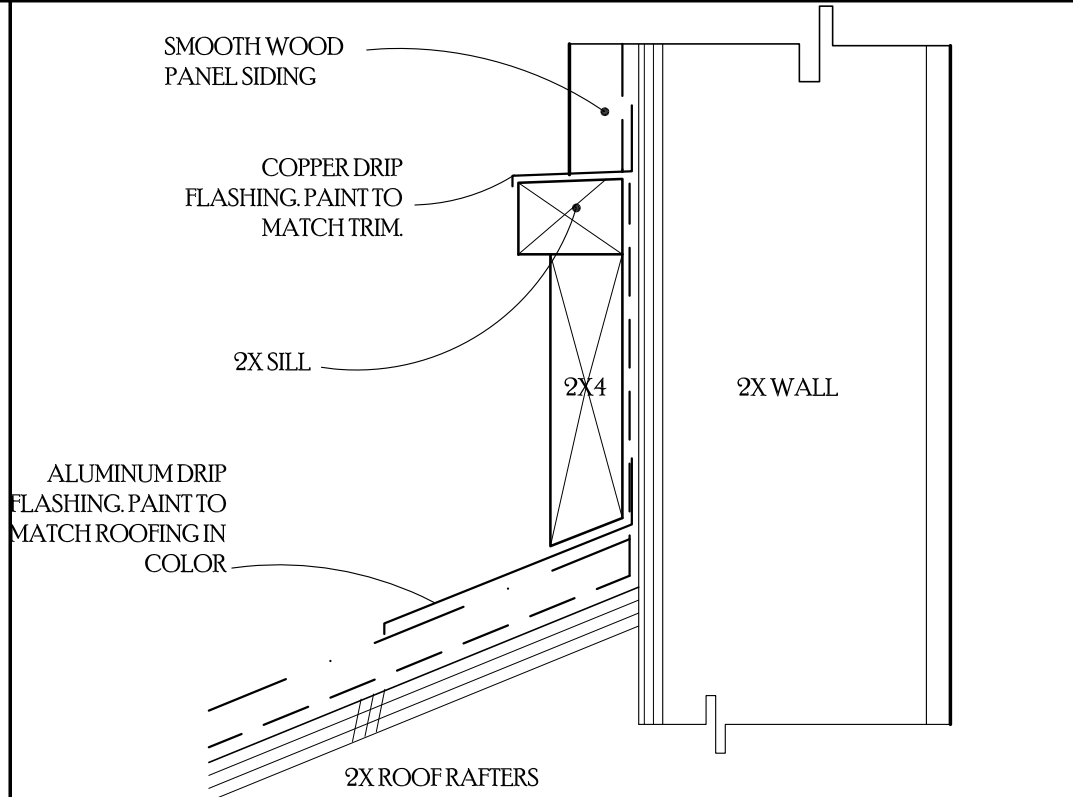
17 WINDOW JAMB

SCALE=3'=1'-0"



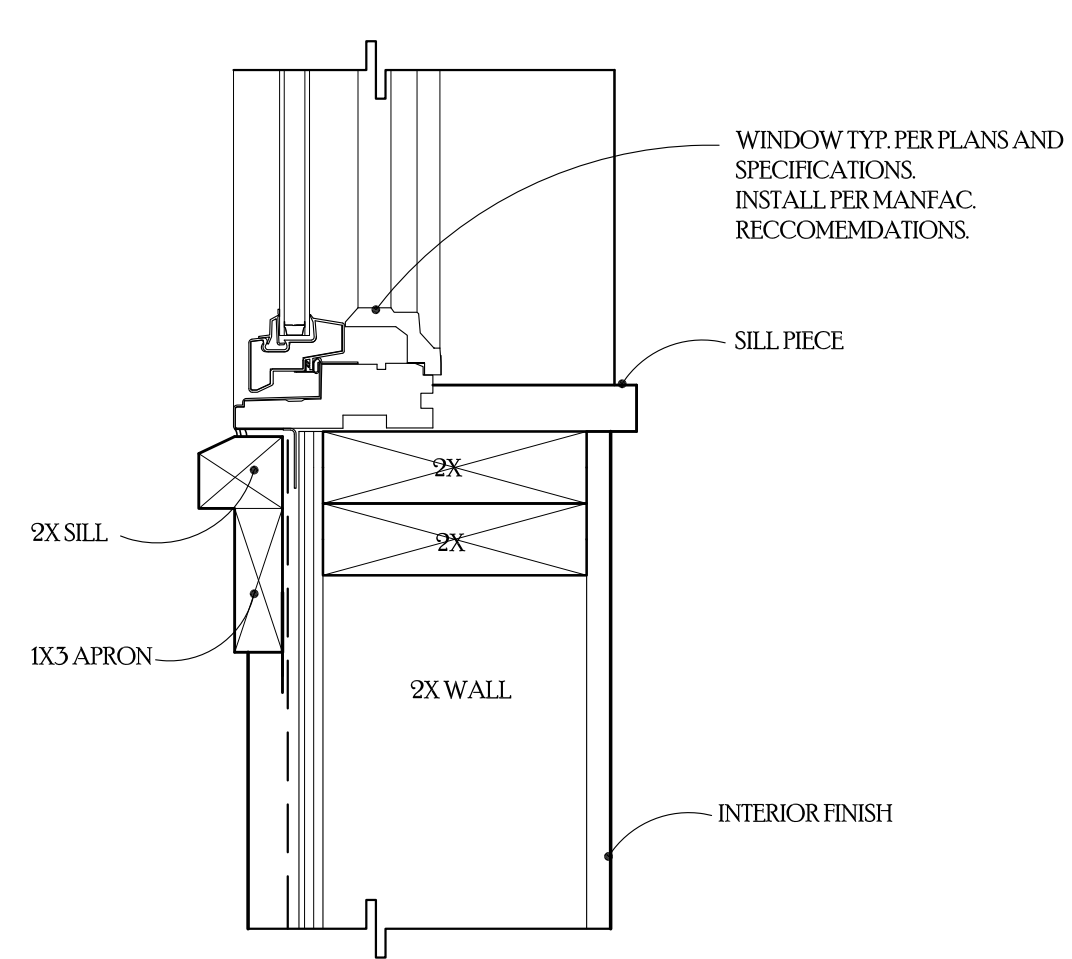
16 LOOP VENT DETAIL

SCALE=3'=1'-0"



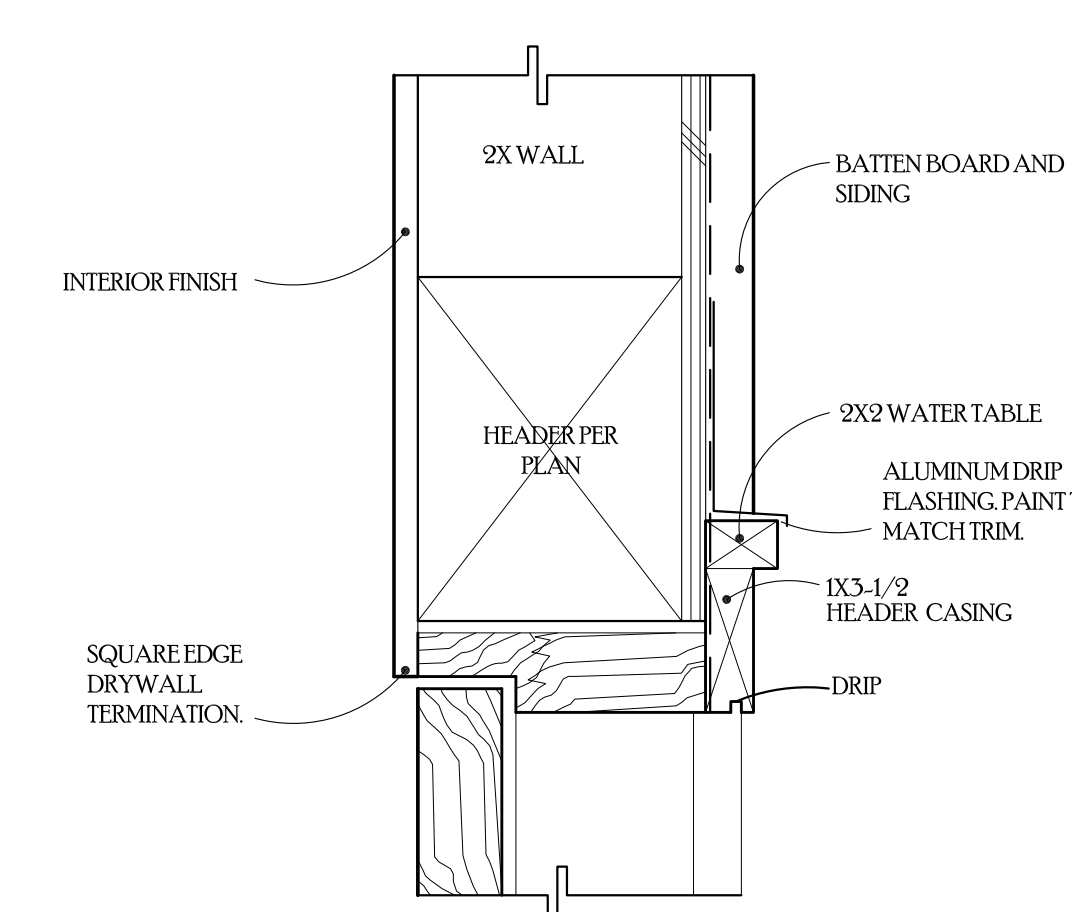
15 WATER TABLE ROOF TO WALL

SCALE=3'=1'-0"



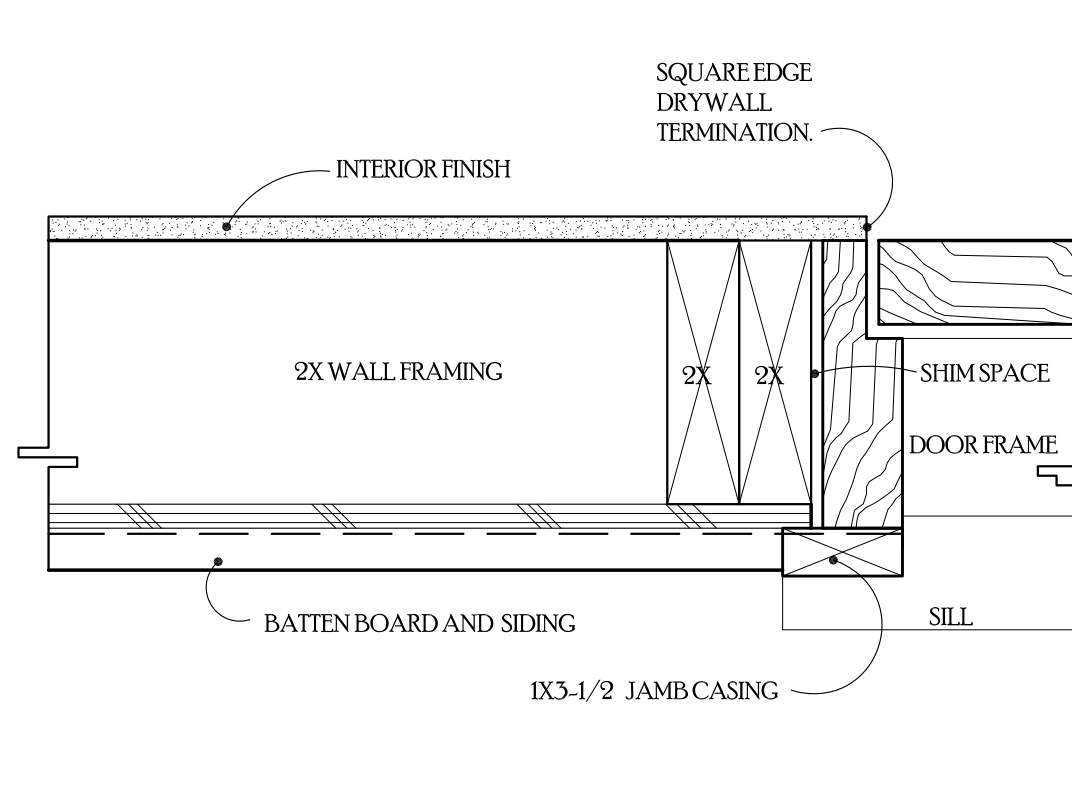
14 WINDOW SILL

SCALE=3'=1'-0"



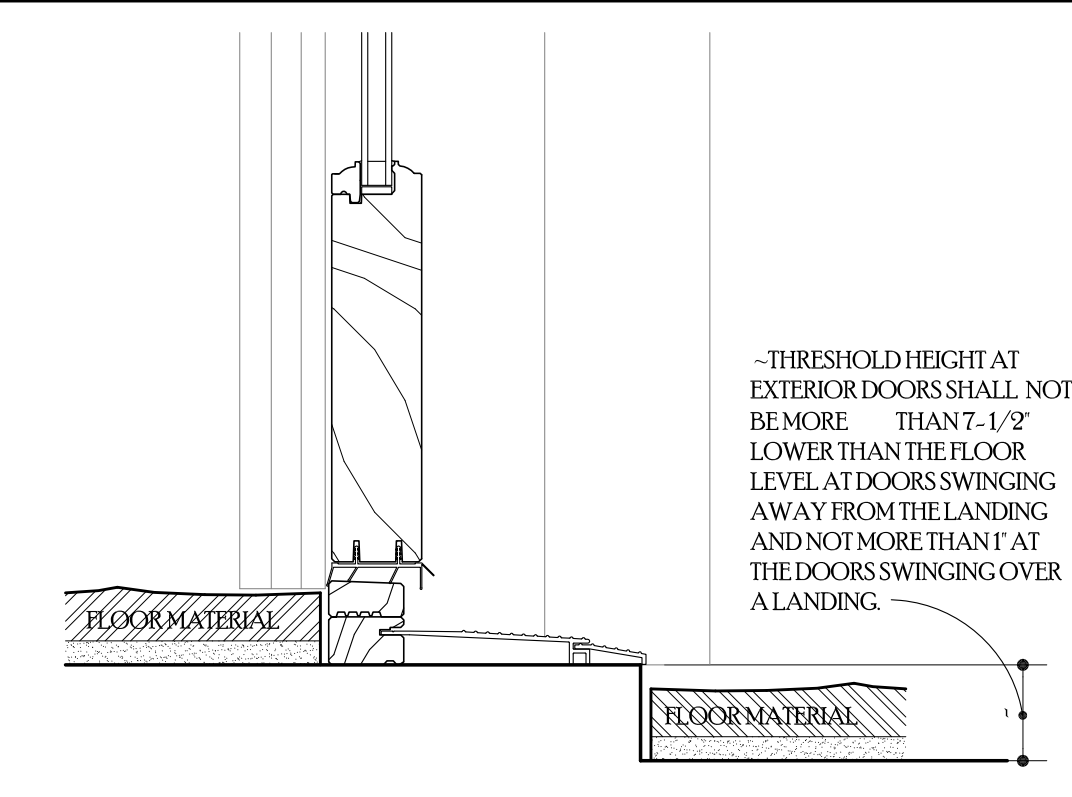
13 DOOR HEAD

SCALE=3'=1'-0"



12 DOOR JAMB

SCALE=3'=1'-0"



11 DOOR SILL

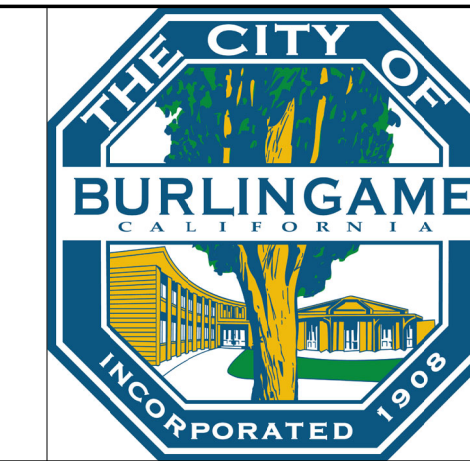
SCALE=3'=1'-0"

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@cbglobal.net
website: geurse-architecture.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: 8-20-2019

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



10-25-2019	JFG	REVISED PER PLANNING COMM. COMMENTS	
9-18-2019	JFG	CITY DEPT. SUBMISSION	
8-30-2019	JFG	PLANNING DEPT. SUBMISSION	
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:
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE:
DETAILS

DATE: 1818
JOB NO.:
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION

DRAWING NO.:
AD.2

