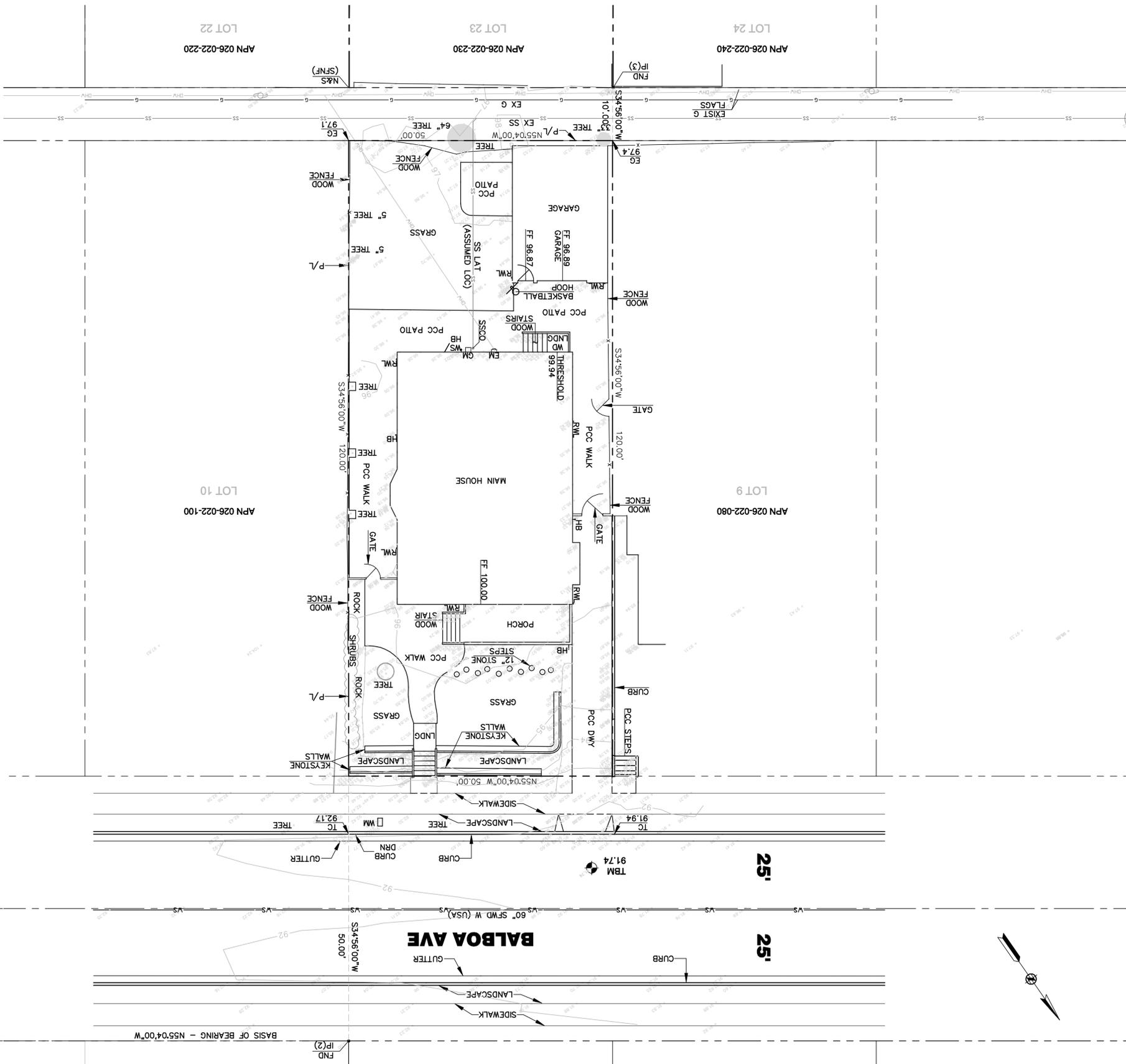


| NO. | DATE | DESCRIPTION | BY | DATE | JOB NO. | REVISIONS |
|-----|------|-------------|----|----------|------------|-----------------|
| | | | | 08/17/19 | R1325-B-19 | |
| | | | | | | DRAWN: DC |
| | | | | | | CHECKED: JET |
| | | | | | | SCALE: 1" = 10' |

1 OF 1 SHEETS
SHEET NO. **C1.0**



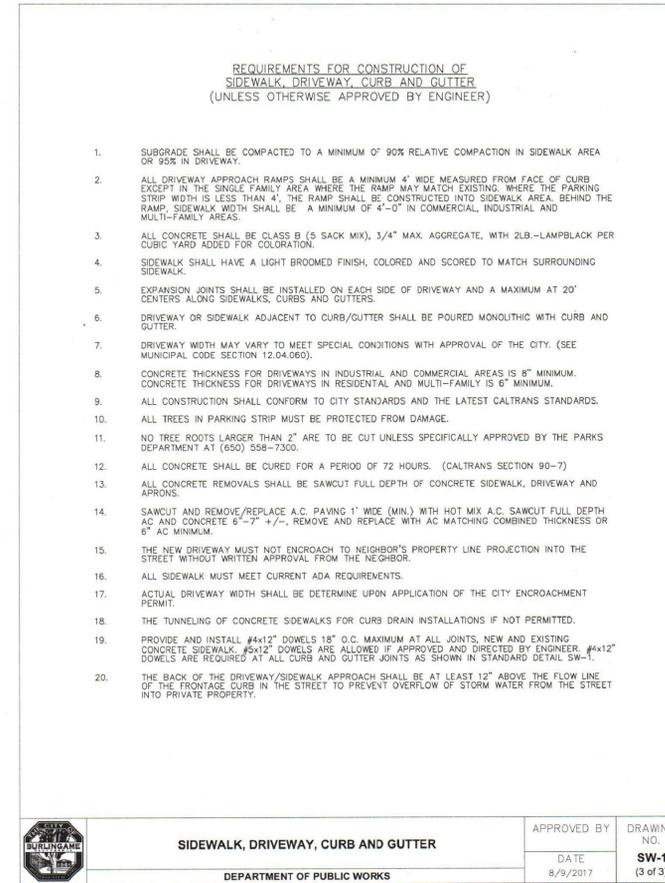
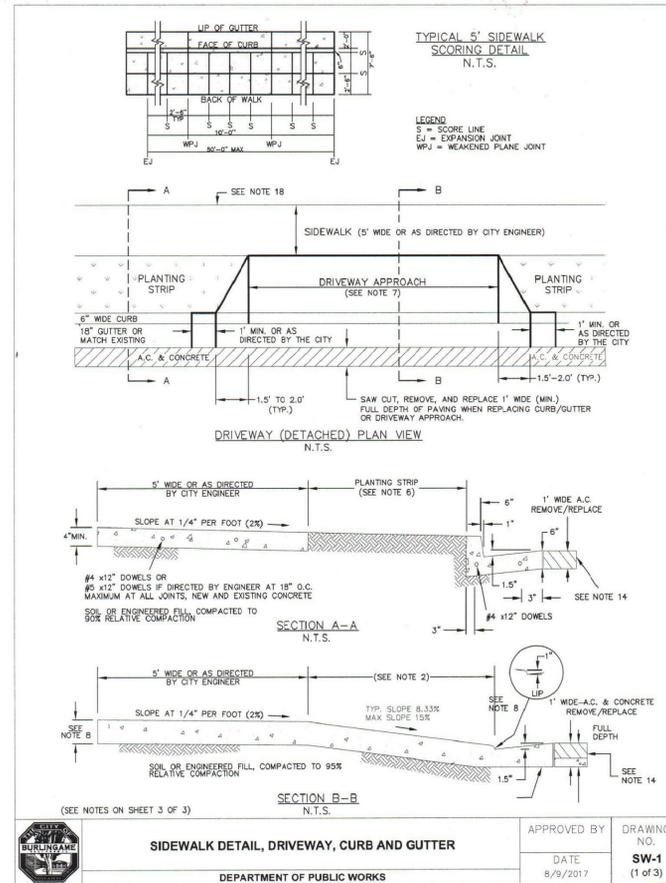
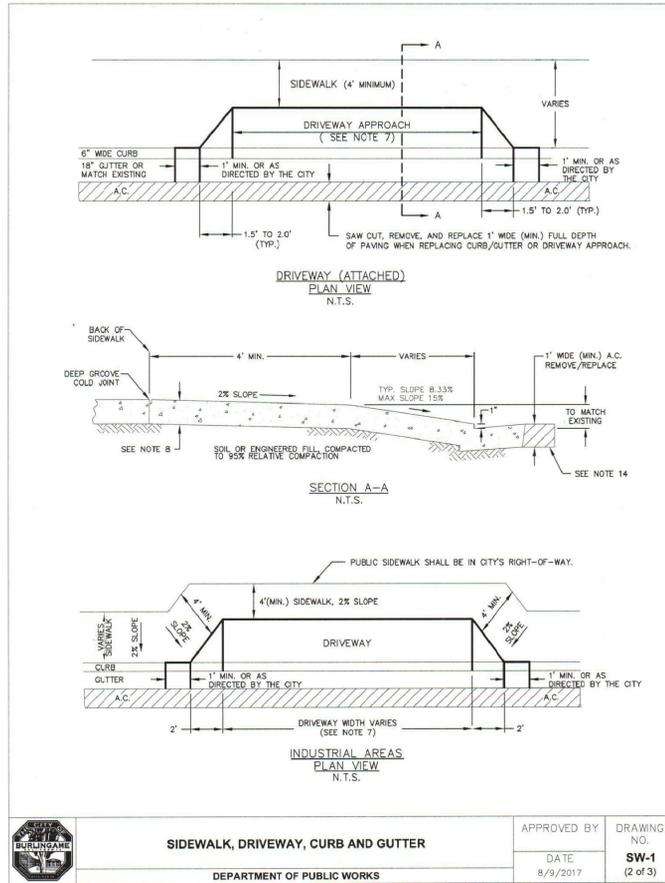
| ADDRESS | SETBACK |
|-----------------------------|---------|
| AVERAGE SETBACK ALONG BLOCK | |
| 1309 BALBOA AVE | 26.71 |
| 1313 BALBOA AVE | 24.45 |
| 1317 BALBOA AVE | 24.70 |
| 1321 BALBOA AVE | 24.63 |
| 1325 BALBOA AVE | 32.43 |
| 1329 BALBOA AVE | 24.99 |
| 1331 BALBOA AVE | 27.42 |
| 1336 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 (TBM)**
- SET A MAG NAIL IN FRONT OF THE PROJECT SITE, ELEVATION 91.74'
- ELEVATION SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.
- BOUNDARY**
- PARCEL AREA 6,000 SF CALCD GROSS / NET
APN: 026-022-090
- PARCEL INFORMATION**
- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURLINGAME, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 9, BLOCK 40 SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF EASTON ADDITION TO BURLINGAME NO. 2, SAN MATEO CO. CAL." FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON DECEMBER 3, 1906 IN BOOK "C" 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.
- 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 BURLINGAME" 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.
- PROJECT BENCHMARK (TBM)**
- SET A MAG NAIL IN FRONT OF THE PROJECT SITE, ELEVATION 91.74'
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 - (3) RECORD OF SURVEY LOT 23 BLOCK 40 (18 RSM 31)
- TOPOGRAPHIC SURVEY NOTES:**
1. TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED JULY 27, 2019
 2. RECORD BOUNDARY PREPARED BY JET ENGINEERING



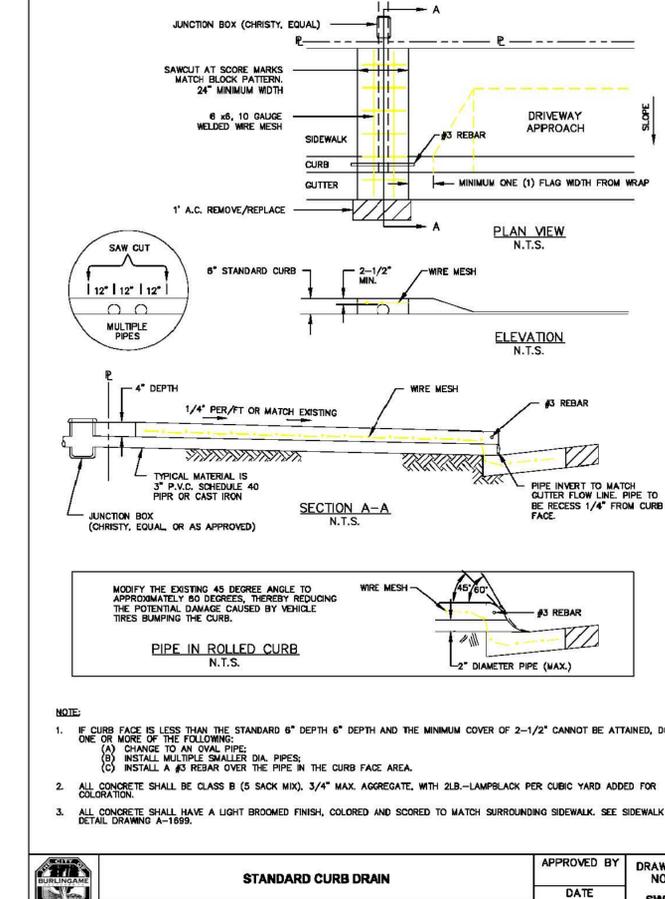
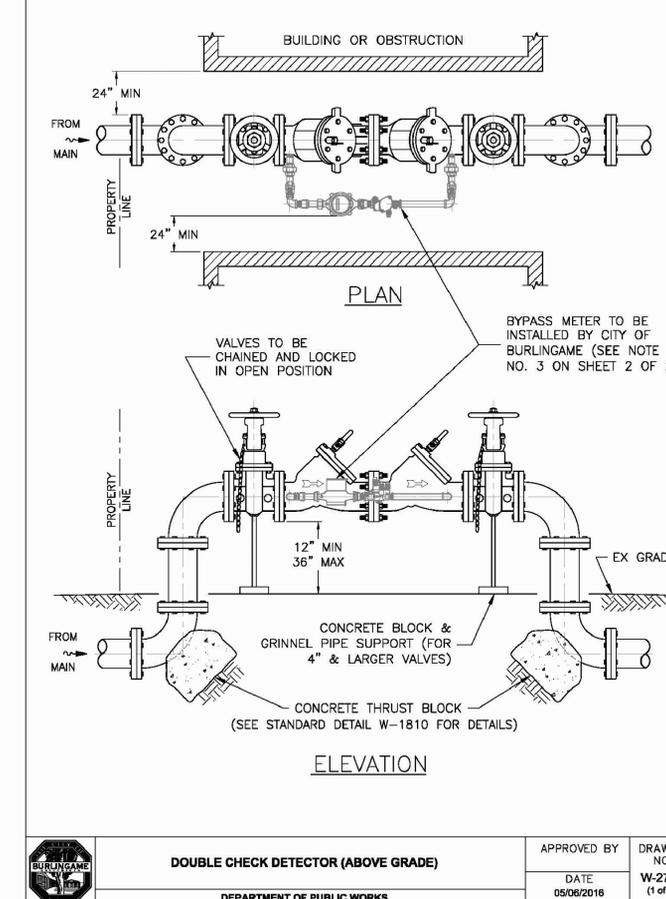
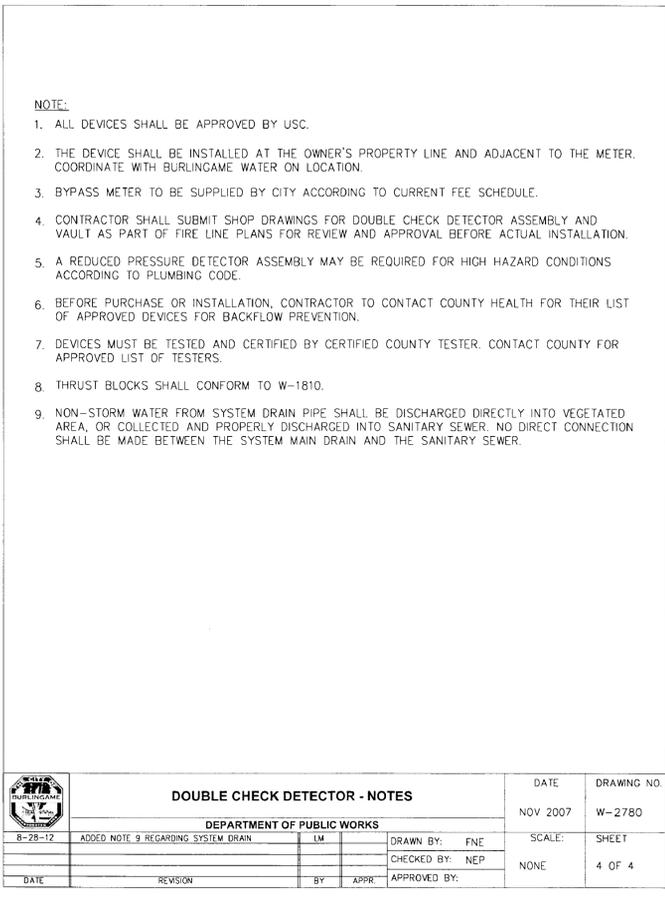
PUBLIC WORKS DEPARTMENT REQUIREMENTS AND TYPICAL DETAILS



Geurse Conceptual Designs, Inc.

409 baywater ave.
Burlingame, California 94010
tel: 650.703.6107
email: jgeurse@bcglobe.net
website: geurse-architecture.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: 8-20-2010
CITY OF BURLINGAME BUSINESS LICENSE: GEURSE CONCEPTUAL DESIGNS, INC.
NO. 22811. EXPIRATION DATE: 07/30/2019



| NO | DATE | BY | DESCRIPTION | CONST. |
|----|-----------|-----|---------------------------|--------|
| 1 | 8-30-2010 | JFG | PLANNING DEPT. SUBMISSION | |

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.

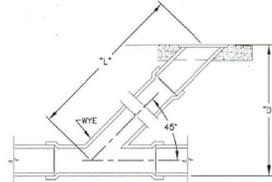
PROJECT NAME:
NEW TWO STORY RESIDENCE

1325 BALBOA AVENUE
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE:
PUBLIC WORKS REQUIREMENTS AND DETAILS

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

PUBLIC WORKS DEPARTMENT REQUIREMENTS AND TYPICAL DETAILS



| LENGTH OF THE RISER AT 45 DEGREES (IN FEET) | VERTICAL DEPTH TO LATERAL AT CLEAN-OUT (IN FEET) | TEST PRESSURES MINIMUM OF 4 PSI (IN PSI) SEE NOTE # 1 |
|---|--|---|
| 1 | 0.7 | 0.7 |
| 2 | 1.4 | 1.4 |
| 3 | 2.1 | 2.1 |
| 4 | 2.8 | 2.8 |
| 5 | 3.5 | 3.5 |
| 6 | 4.2 | 4.2 |
| 7 | 4.9 | 4.9 |
| 8 | 5.7 | 5.7 |
| 9 | 6.4 | 6.4 |
| 10 | 7.1 | 7.1 |
| 11 | 7.8 | 7.8 |
| 12 | 8.5 | 8.5 |
| 13 | 9.2 | 9.2 |
| 14 | 9.9 | 9.9 |
| 15 | 10.6 | 10.6 |
| 16 | 11.3 | 11.3 |

NOTE:
1. GROUND WATER IS ASSUMED AT 3'-0" BELOW GRADE.

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

B. AIR TEST. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT AND LABOR FOR MAKING THE TEST, EXCEPT THE PRESSURE TEST GAUGE, AIR TEST EQUIPMENT SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL CLEAN PIPE AND PLUG THE LATERAL AT THE BUILDING LINE AND THE CITY CLEANOUT. (IF A CLEANOUT IS WITHIN TWO FEET (2'-0") OF THE BUILDING, THE LATERAL MAY BE PLUGGED AT THE CLEANOUT.)

THE LEAKAGE TEST OF THE LATERAL SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY IN THE FOLLOWING MANNER:

AIR SHALL BE SLOWLY SUPPLIED TO THE PLUGGED LATERAL UNTIL THE INTERNAL AIR PRESSURE REACHES 4.0 POUNDS PER SQUARE INCH GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE. THE AIR PRESSURE SHALL BE REGULATED BY A SUITABLE REGULATOR VALVE.

AT LEAST TWO MINUTES SHALL BE ALLOWED FOR TEMPERATURE STABILIZATION BEFORE PROCEEDING FURTHER. THE RATE OF AIR LOSS SHALL THEN BE DETERMINED BY MEASURING THE TIME INTERVAL FOR THE INTERNAL PRESSURE TO DECREASE FROM 3.5 TO 2.5 POUNDS PER SQUARE INCH GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE.

THE LATERAL SHALL BE CONSIDERED ACCEPTABLE IF THE TIME INTERVAL MEASURED FOR THE INTERNAL PRESSURE TO DROP FROM 3.5 TO 2.5 POUNDS PER SQUARE INCH IS 10 SECONDS OR GREATER. SEE STANDARD DRAWING SS-2 (4 OF 5).

4. IF THE LATERAL PASSES THE TEST, IT SHALL BE CERTIFIED AS ACCEPTABLE AND THE SALE CAN TAKE PLACE WITHOUT ANY FURTHER ACTION. THE CERTIFICATION SHALL BE PLACED IN THE BUILDING DEPARTMENT FILE. THIS CERTIFICATION SHALL BE EFFECTIVE FOR TEN (10) YEARS.

IF THE LATERAL FAILS THE TEST, THE LATERAL SHALL BE EITHER REPAIRED OR REPLACED AND RETESTED UNTIL THE LATERAL PASSES. THERE WILL BE NO ADDITIONAL FEE FOR RETEST OR REPAIRED OR REPLACED PIPING. A PLUMBING PERMIT WILL BE REQUIRED FOR ANY REPAIRS OR REPLACEMENT. AN ENCROACHMENT PERMIT MAY ALSO BE REQUIRED. DEPENDING ON THE LOCATION OF THE REPAIR, A COMPLETE REPLACEMENT FROM BUILDING TO CITY CLEANOUT IS EFFECTIVE FOR 25 YEARS. A REPAIRED AND TESTED LATERAL IS EFFECTIVE FOR TEN (10) YEARS.

5. THE CITY NEITHER HAS NOR WILL MAKE ANY DETERMINATION AS TO WHO WILL PAY FOR THE TESTING AND REPAIRING; THAT IS TO BE DECIDED BETWEEN THE PARTIES INVOLVED IN THE SALE.

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

PRIVATE SEWER LATERAL AND TESTING PROCEDURE AND REQUIREMENTS

ORDINANCE NO. 1329, WHICH WAS ADOPTED JULY 7, 1986 AND BECAME EFFECTIVE AUGUST 7, 1986 AND WAS MODIFIED BY ORDINANCE 1623 ON MARCH 23, 2000, REQUIRES THE ABATEMENT OF SEWER LATERALS AND CLEANOUTS WHICH ARE FOUND TO CONTAIN LEAKS OR SEPARATIONS. LATERALS COVERED ARE FROM THE BUILDING SERVED TO THE CLEANOUT IN THE CITY RIGHT-OF-WAY. THE ORDINANCE ALSO REQUIRES THE TESTING AND REPAIR OF LATERALS PRIOR TO THE SALE OF THE PROPERTY IF THE BUILDING WAS CONSTRUCTED 25 YEARS OR MORE BEFORE THE DATE OF SALE. DATE OF CONSTRUCTION SHALL BE THE DATE THE BUILDING PERMIT WAS FINALED. IN ADDITION, TESTING IS REQUIRED IF TWO (2) OR MORE PLUMBING FIXTURE UNITS ARE ADDED TO A PROPERTY. THE FOLLOWING PROCEDURES AND REQUIREMENTS ARE ADOPTED TO IMPLEMENT ORDINANCE NO. 1329.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO DETERMINE IF TESTING IS NEEDED. CONTACT THE BUILDING DEPARTMENT TO DETERMINE THE AGE OF THE STRUCTURE AND IF THE LATERAL HAD BEEN TESTED AND/OR REPAIRED WITHIN THE PAST TEN (10) YEARS. IT CAN BE ASSUMED THAT TESTING AND REPAIRS HAVE NOT BEEN DONE UNLESS THE PROPERTY HAS BEEN ALTERED OR SOLD AFTER AUGUST 1986. IF THE LATERAL NEEDS TESTING, THE PROPERTY OWNER SHOULD RETAIN A CONTRACTOR OR PLUMBER TO PERFORM THE TEST. THE TEST SHALL BE PERFORMED AS FOLLOWS:

1. THE TEST MUST BE WITNESSED BY A CITY REPRESENTATIVE TO MEET THE ORDINANCE REQUIREMENTS. THE CONTRACTOR OR OWNER SHALL FIRST OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT IN CITY HALL AND PAY AN ENCROACHMENT PERMIT FEE PER THE LATEST ENCROACHMENT PERMIT FEE SCHEDULE. OBTAINING THE PERMIT CAN BE DONE BEFORE OR CONCURRENTLY WITH SCHEDULING AN APPOINTMENT BUT IS REQUIRED AT THE TIME OF THE TEST. ALL ARRANGEMENTS AND SET UP SHOULD BE COMPLETED BY THE TIME THE CITY REPRESENTATIVE ARRIVES TO WITNESS THE TEST. CALL 650-398-7670 TO SCHEDULE AN APPOINTMENT.
2. EACH LATERAL IS TO HAVE A CLEANOUT LOCATED IN THE CITY RIGHT-OF-WAY IF A CLEAN OUT DOES NOT EXIST THEN ONE WILL BE REQUIRED TO BE INSTALLED. THE OWNER'S CONTRACTOR WILL INSTALL THE CLEANOUT WITH AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. CITY PERSONNEL CAN SPEND A LIMITED AMOUNT OF TIME TO ASSIST IN LOCATING AN EXISTING CLEANOUT OR LATERAL. A CLEANOUT LOCATED ADJACENT TO THE BUILDING WILL BE AN AID IN THE TESTING PROCESS OR LOCATING THE PIPE ROUTE FOR REPAIRS AND IS NOW REQUIRED IN THE UNIFORM PLUMBING CODE. A PLUMBING PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED FOR THE CLEANOUT ADJACENT TO THE BUILDING OR ANY WORK DONE ON PRIVATE PROPERTY.
3. TESTING WILL BE ACCOMPLISHED BY EITHER A WATER EXFILTRATION TEST OR AN AIR TEST. THE AIR TEST SHALL BE USED IN HILLSIDE AREAS WHERE THE HYDRAULIC HEAD PRESSURES COULD DAMAGE THE PIPE.

A. WATER EXFILTRATION TEST. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND EQUIPMENT, EXCEPT THE CALIBRATED BUCKET. THE CONTRACTOR SHALL PLUG THE LATERAL AND RISER AT THE CITY CLEANOUT AND THEN SURCHARGE THE LINE WITH WATER TO A POINT EQUAL TO THE FOUNDATION'S GRADE (FLOOR JOIST LEVEL) OR CONCRETE SLAB, DEPENDING ON CONSTRUCTION. THE MINIMUM HEIGHT OF THE WATER LEVEL SHALL BE TWO FEET (2'-0") ABOVE THE FLOWLINE OF THE LATERAL AT THE CITY CLEANOUT. IF THERE IS ANY FIXTURE INSIDE THE STRUCTURE LOWER THAN THE TESTING WATER LEVEL, THE CONTRACTOR SHALL HAVE TO EITHER PLUG THE FIXTURE OR THE LATERAL AT THE BUILDING. AN APPROVED BACKWATER VALVE SHALL BE INSTALLED IF THERE ARE ANY PLUMBING FIXTURES BELOW THE LEVEL OF THE CITY CLEANOUT. A PLUMBING PERMIT IS REQUIRED FOR THIS WORK. THE CONTRACTOR MAY ALSO INSTALL OR USE AN EXISTING CLEANOUT NEAR THE STRUCTURE AT THE FOUNDATION GRADE (FLOOR JOIST LEVEL) OR CONCRETE SLAB FLOOR LEVEL TO ESTABLISH THE MINIMUM TWO FEET (2'-0") WATER LEVEL.

THE LATERAL SHALL REMAIN SURCHARGED FOR A PERIOD OF 30 MINUTES AND THE AMOUNT OF WATER LOST SHALL BE MEASURED. THE LATERAL SHALL BE CONSIDERED ACCEPTABLE IF THE AMOUNT OF WATER LOST IS LESS THAN FOUR (4) GALLONS. NO INCREASE OR ALLOWANCE IS ALLOWED FOR LONG LATERALS OR FOR LATERALS LARGER THAN THE 4-INCH MINIMUM SIZE. SEE STANDARD DRAWING SS-2 (3 OF 5).

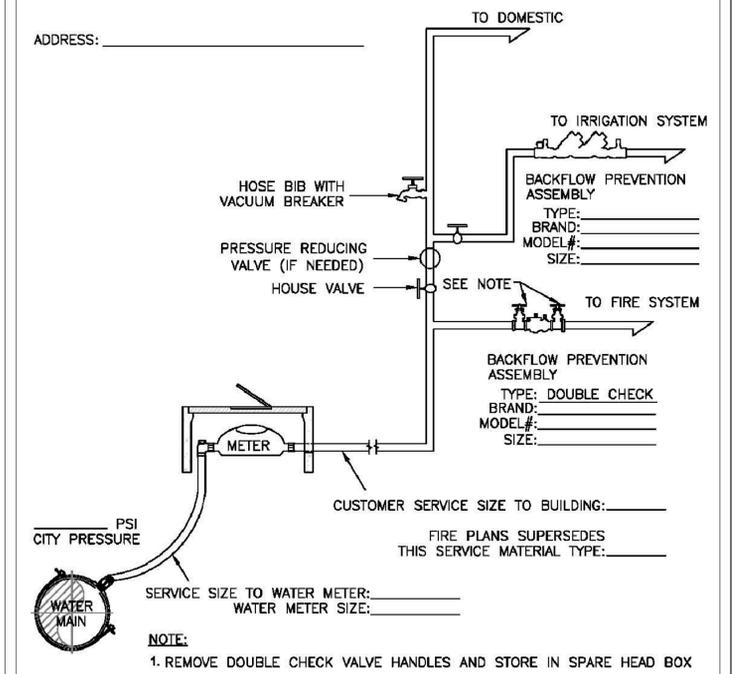
APPROVED BY: _____ DATE: 8/17/2006
DRAWING NO. SS-2 (1 of 4)
PRIVATE SEWER LATERAL AND TESTING PROCEDURE AND REQUIREMENTS DEPARTMENT OF PUBLIC WORKS

Geurse Conceptual Designs, Inc.
409 baywater ave.
Burlingame, California 94010
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email: jgeurse@bcglab.net
website: geurse-architecture.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: 8-20-2010
CITY OF BURLINGAME BUSINESS LICENSE: GEURSE CONCEPTUAL DESIGNS, INC. NO. 29811 EXPIRATION DATE: 07/30/2010

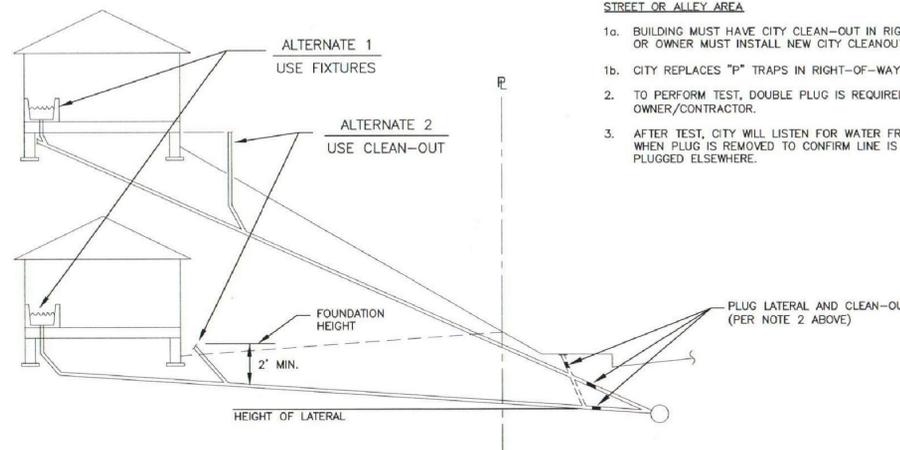


ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) AND TESTED BY A SAN MATEO COUNTY CERTIFIED TESTER BEFORE APPROVAL OF THE WATER SYSTEM. SEE THE SAN MATEO COUNTY WEB SITE FOR APPROVED LIST OF CERTIFIED TESTER'S AT [HTTP://SMCHEALTH.ORG/NODE/426](http://smchealth.org/node/426). FOR ADDITIONAL INFORMATION ON USC APPROVED DEVICES PLEASE CALL THE WATER DIVISION AT (650) 558-7670. PLEASE COMPLETE THE "WATER DEMAND WORKSHEET" FOR DETERMINING THE WATER SERVICE AND METER SIZE. THE WORKSHEET IS AVAILABLE AT THE BUILDING DEPARTMENT OR ON THE CITY OF BURLINGAME WEB SITE AT [HTTP://WWW.BURLINGAME.ORG/INDEX.ASPX?PAGE=125](http://www.burlingame.org/index.aspx?page=125).



DATE: NOV 2012 DRAWING NO. W-1780
SCALE: SHEET 1 OF 1
DRAWN BY: L.T.
CHECKED BY: K.O.
APPROVED BY: _____
TYPICAL RESIDENTIAL WATER SERVICE DETAIL (WITH FIRE SYSTEM) DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE: 8/17/2006
DRAWING NO. SS-2 (3 of 4)
SEWER LATERAL TEST (WATER) CITY ORDINANCE #1329 DEPARTMENT OF PUBLIC WORKS



- TEST PROCEDURE
- ALTERNATE 1 -
- 1a. USE LOWEST FIXTURE WHICH IS A MINIMUM OF 2' ABOVE THE LATERAL ELEVATION AT CLEAN-OUT
 - 1b. CHECK THE BASEMENT DRAINS OR SUMP PUMP.
 - 1c. REMOVE AND PLUG ALL ILLEGAL CONNECTIONS (i.e. ROOF DRAINS AND SUMP PUMP.)
 2. FILL FIXTURE UNTIL WATER DOES NOT DRAIN.
 3. MARK WATER LEVEL.
 4. SHUT OFF BUILDING WATER SERVICE DURING CITY INSPECTION TEST.
 5. WAIT 30 MINUTES AND REFILL TO MARK.
 6. TEST PASSES IF WATER REFILLED IS FOUR (4) OR LESS GALLONS FOR FOUR (4") INCH OR SIX (6") INCH LATERAL.
- ALTERNATE 2 -
1. INSTALL OR USE EXISTING CLEAN-OUT OR FIXTURE AT THE FOUNDATION LEVEL (FLOOR JOIST LEVEL) OR SLAB FLOOR LEVEL.
 2. CONTINUE TEST AS IN ALTERNATE 1.

- STREET OR ALLEY AREA
- 1a. BUILDING MUST HAVE CITY CLEAN-OUT IN RIGHT-OF-WAY AREA, OR OWNER MUST INSTALL NEW CITY CLEANOUT.
 - 1b. CITY REPLACES "P" TRAPS IN RIGHT-OF-WAY ONLY.
 2. TO PERFORM TEST, DOUBLE PLUG IS REQUIRED BY OWNER/CONTRACTOR.
 3. AFTER TEST, CITY WILL LISTEN FOR WATER FROM TEST FIXTURE WHEN PLUG IS REMOVED TO CONFIRM LINE IS OPEN AND NOT PLUGGED ELSEWHERE.

| NO | DATE | BY | DESCRIPTION | CONST. |
|----|-----------|-----|---------------------------|--------|
| 1 | 8-30-2010 | JFG | PLANNING DEPT. SUBMISSION | |

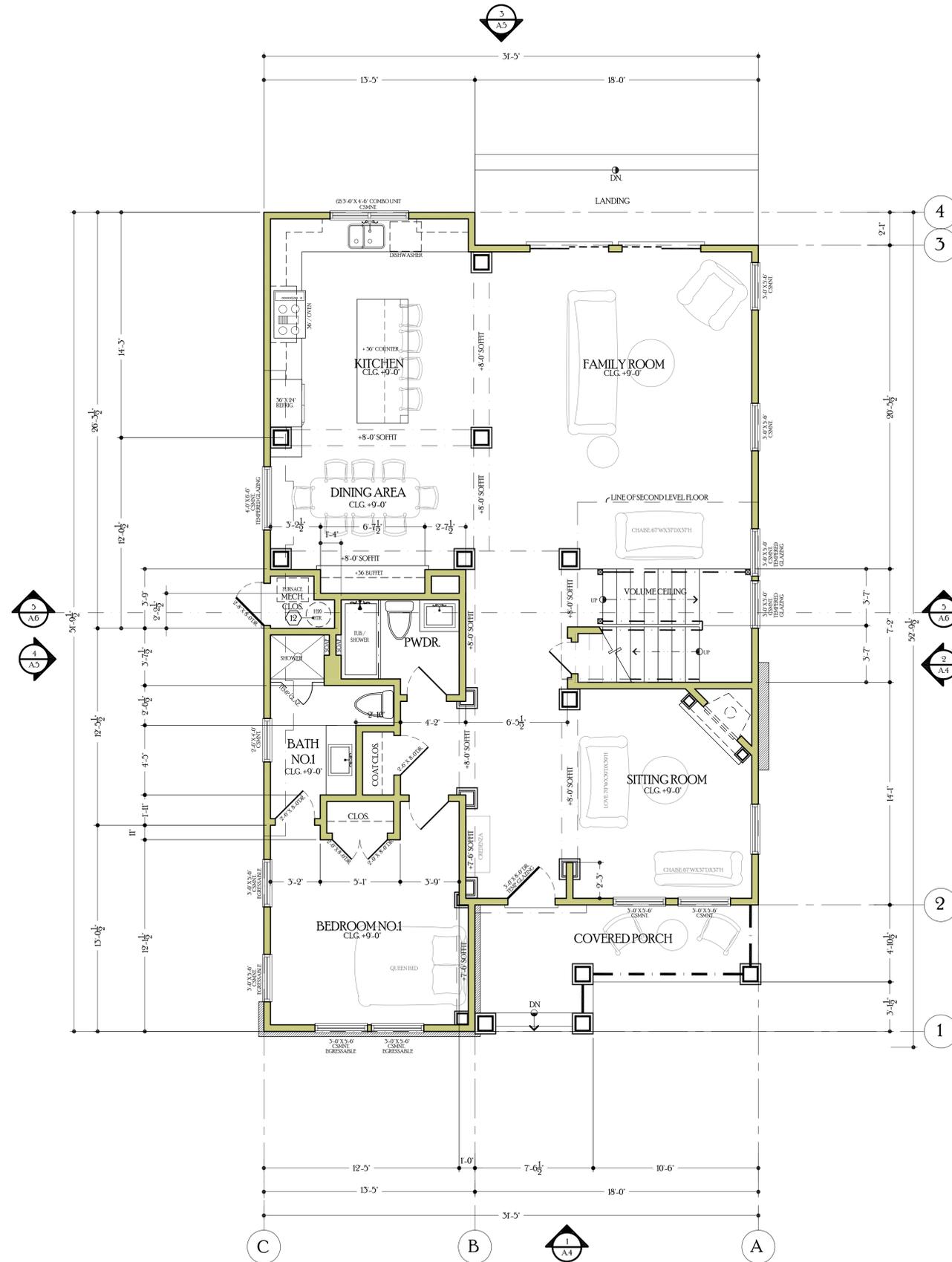
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PROJECT NAME: NEW TWO STORY RESIDENCE
1325 BALBOA AVENUE BURLINGAME, CALIFORNIA 94010
DRAWING TITLE: PUBLIC WORKS REQUIREMENTS AND DETAILS

DATE: 8/18/10 ENGINEER: AART ASSINK
JOB NO.: 1818 SCALE: AS SHOWN
DRAWN BY: JFG RELEASED TO CONSTRUCTION
REVIEWED BY: JFG
DRAWING NO. PW.2

WALL LEGEND

- EXTERIOR WALL:
2X6 STUDS AT 16" O.C. ON EXTERIOR WALL WITH
BATTEN BOARD SIDING O/ TYVEK O/ PLYWOOD.
MINIMUM R-19 INSULATION (SOLID CELL) PER TITLE 24
- INTERIOR WALL:
2X4 STUDS AT 16" O.C. WITH 5/8" INTERIOR GYPSUM.
DOUBLE UP 2X4 WALLS AT ALL THICKEN WALLS.
- NOTE EXTERIOR BEARING WALLS LESS THAN FIVE
FEET FROM THE PROPERTY LINE WILL BE BUILT OUT
OF ONE-HOUR FIRE RATED CONSTRUCTION (2016
CBC, TABLE 602).



FIRST LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.

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tel: 650.703.6107
email: jgeurse@bcglobal.net
website: geurse-architecture.com

SIGNATURE BOX
NAME: JESSE GEURSE
DATE: 8-20-2010

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



| NO | DATE | BY | DESCRIPTION | CONST. |
|----|------------|-----|-------------------------------------|--------|
| △ | 10-29-2009 | JFG | REVISED PER PLANNING COMM. COMMENTS | |
| △ | 9-18-2009 | JFG | CITY DEPT. SUBMISSION | |
| △ | 8-30-2009 | JFG | PLANNING DEPT. SUBMISSION | |

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
FIRST LEVEL FLOOR PLAN

| | | |
|------------------|--------------------------|-----------------|
| DATE: 1818 | ENGINEER: AART ASSINK | DRAWING NO. A.1 |
| DRAWN BY: JFG | SCALE: AS SHOWN | |
| REVIEWED BY: JFG | RELEASED TO CONSTRUCTION | |

CITY OF BURLINGAME APPROVED TREE LIST



City of Burlingame
Community Development Department Tree List
for Private Property Planting Sites
558-7250



The Residential Design Review Guidelines discuss landscaping and site design under Component Number 9. Landscaping is an integral part of a residential remodel, addition or new construction project. Landscaping should be incorporated into the site design and should complement the architecture of a residence. It can also be useful in reducing the apparent mass of a building by joining it to the ground and engaging important architectural elements. Landscaping can create a sense of privacy, as well as screen additions and taller elements of structures.

Landscaping is one of the required criteria to be met as part of the Residential Design Guidelines, therefore the Planning Commission requests that appropriate landscaping be installed as part of a design review project on private property. Listed below are several trees that are known to have successful growth in Burlingame. These trees would be appropriate choices for private tree plantings in Burlingame. Please note that this list is a reference and does not restrict the planting of other like trees. If you have any questions about planting trees in the City's planter strip, please contact the Parks Division at (650) 558-7334 for the street tree planting requirements in the City's right-of-way in front of your property.

The trees that are suggested are grouped according to their height as shown in the image below. Small and Medium size trees are recommended for tree plantings on hillside areas where future view obstructions could occur.



Figure 1 - Trees for San Francisco. A Guide to Street Tree Planting and Care. 1995 Friends of the Urban Forest, 1995, page 15)

City of Burlingame Planning Division Tree List for Private Property Planting Sites

| Small Size Trees | | | | | |
|------------------------|-----------------------------|-----------------|-------|--|--|
| BOTANICAL NAME | COMMON NAME | MATURITY HEIGHT | SHAPE | SITE LOCATIONS | DESCRIPTION |
| Acer buergerianum | Trident Maple | 20-25' | R | Washington Park Rose Garden | Deciduous; moderate growth; roundish crown, glossy, three lobed leaves, fall color |
| Koeberlinia paniculata | Golden Rain Tree | 20-35' | I | 1528 Howard Avenue | Deciduous; slow to moderate growth; yellow flowers, leaves reddish in spring, dull green in summer |
| Lagerstromia indica | Crape Myrtle | 15-20' | I | Planter Strip 1326 Balboa Avenue | Deciduous; moderate growth; Spring foliage light green tinged with red; red flowers July-September; yellow fall color |
| Prunus yedoensis | Flowering Cherry 'Yoshino' | 20' | R | 1238 Balboa Avenue 2006 Hillside Drive | Deciduous; fast growth, curving graceful open branching pattern; light pink to nearly white fragrant flowers in early Spring |
| Pyrus calleryana | Flowering Pear 'Aristocrat' | 25-35' | U | 617 Howard Avenue 2112 Adeline Drive | Deciduous; fast growth; upright form; masses of white flowers in spring, red leaves in fall |

| Medium Size Trees | | | | | |
|----------------------------|-------------------------|-----------------|-------|---|---|
| BOTANICAL NAME | COMMON NAME | MATURITY HEIGHT | SHAPE | SITE LOCATIONS | DESCRIPTION |
| Aesculus californica | Red Horsechestnut | 30' | R | 2212 Adeline Drive | Deciduous; fast early growth; round headed; dark green leaves, plumes of cream flowers in Spring |
| Craibargenia phaeocorymbum | Washington Thorn | 20-25' | I | 733 Lexington Way | Deciduous; moderate growth; red berries in Winter; good fall color; thorns |
| Eucalyptus ficifolia | Red Flowering Gum | 20-40' | O | 1150 Oxford Road | Evergreen; moderate to fast growth; spectacular pink to red flowers in Summer; round headed form |
| Eucalyptus nictitans | Willow Leaved Paperbark | 30-40' | W | 18 Bloomfield Road | Evergreen; fast growth; graceful, weeping form; fine textured, light green leaves; slight color of exfoliation |
| Fraxinus corymbosa | Raywood Ash | 25-35' | O | 2600 Easton Drive | Deciduous; fast growth; compact, round headed; dark green leaves turn clear red in fall |
| Geijera parviflora | Australian Willow | 25-30' | R/W | Wells Fargo Bank (Broadway) 117 Baywater Avenue | Evergreen; moderate growth; graceful branches; fine textured leaves; pest free |
| Ginkgo biloba | Maidenhair tree | 30-50' | O/S | 790 & 800 Black Baywater Avenue | Deciduous; slow growth; fan shaped leaves turn yellow in fall; spreading, almost umbrella form |
| Koeberlinia bipinnata | Chinese Flame Tree | 20-35' | O | 138 Chambers Road 299 Victoria Road | Deciduous; slow to moderate growth; clusters of yellow flowers; leaves yellow in fall; drop late |
| Magnolia grandiflora | Magnolia | 20-40' | I | 2109 Ray Drive | Evergreen; moderate to fast growth; white flowers; similar to Southern Magnolia, but smaller |
| Pistacia chinensis | Chinese Pistache | 30-40' | R | 2705 Easton Drive 121 Costa Rica Avenue | Deciduous; moderate growth; dark green leaves, brilliant fall color |
| Prunus cerasifera | Purple Leaf Plum | 20-30' | R | 1320 Lincoln Avenue (Eastmoor Side) | Deciduous; moderate growth; coppery leaves; light pink to white flowers |
| Rubinia ambigua | Mahe Locust | 30-40' | O | 1446 Capuchino Avenue | Deciduous; moderate to fast growth; Spring clusters of bright magenta flowers; long leaves divided into oval leaflets |
| Sapindus sibiricum | Chinese Tallow Tree | 35' | R/O | 2009 Deveraux Drive | Deciduous; moderate to fast growth; dense, round crown; outstanding fall color |
| Trochodendron araliifolium | Bristle Box | 30-60' | O | 860 Walnut Avenue | Evergreen; moderate to fast growth; reddish-brown bark; green, oval leathery leaves, resembles some Eucalyptus |

City of Burlingame Planning Division Tree List for Private Property Planting Sites

| Large Size Trees | | | | | |
|---------------------|-------------------------|-----------------|-------|--|--|
| BOTANICAL NAME | COMMON NAME | MATURITY HEIGHT | SHAPE | SITE LOCATIONS | DESCRIPTION |
| Acer rubrum | Red Maple | 40-50' | R | 1450 Capuchino Avenue | Deciduous; fast growth; lobed, green leaves; brilliant fall color |
| Celtis australis | European Hackberry | 40-50' | I | 1108 Cambridge Road | Deciduous; fast growth; gray-green, elm-like leaves; broad, upright form |
| Celtis sinensis | Chinese Hackberry | 30-50' | I | City Hall, each side entrance to parking lot | Deciduous; fast growth; glossy, dark green, elm-like leaves; broad, upright form |
| Quercus coccoloba | Scarlet Oak | 40-70' | R/O | 1422 Capuchino Avenue 2022 Ray Drive | Deciduous; moderate to fast growth; high, open branches large, bright green leaves turn scarlet in cool fall |
| Quercus nigra | Red Oak | 40-70' | R/O | 326 Clarendon Road | Deciduous; fast growth; spreading branches with round crown |
| Platanus acerifolia | London Plane (Sycamore) | 40-70' | U | 603 Plymouth Way | Deciduous; fast growth; large lobed, maple like leaves; sheds old bark; new bark smooth, cream colored |

Tree Shapes Legend

R - Round
O - Oval
W - Weeping
S - Spreading
U - Upright
I - Irregular

ROUND
These trees offer conventional shape and a formal look.

OVAL
These trees offer height without as much width as round or spreading trees. They complement tall, narrow houses, and are suitable for sites with narrow side walks.

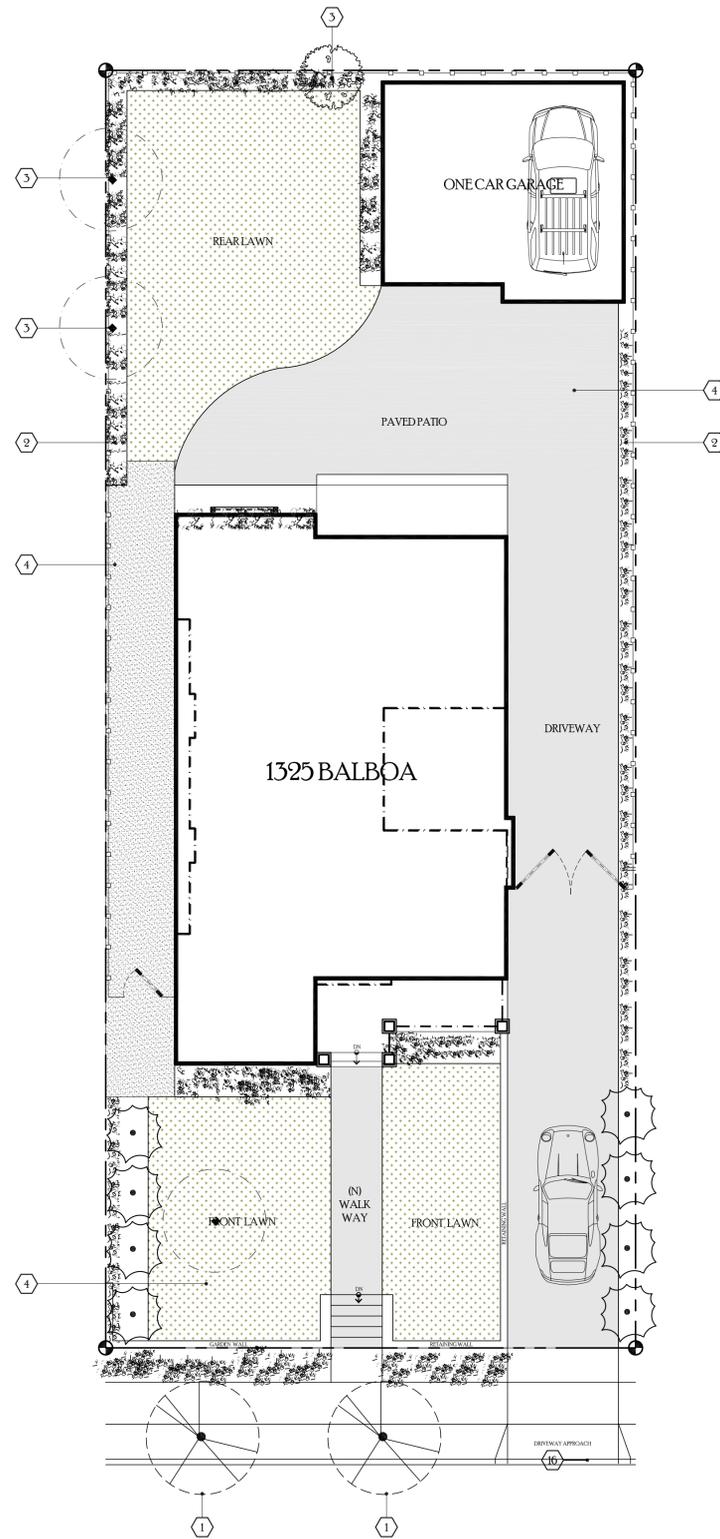
WEeping
The drooping branches and drooping leaf mass of these trees create a soft, natural, conversational feeling.

SPREADING
These trees are wider than they are tall.

UPRIGHT
These trees offer height with a small amount of width. They are well-suited to sites with narrow sidewalks or narrow planting areas.

IRREGULAR
These trees have bold, independent style and form presence. Their sculptural forms can create a new center of gravity or cover a geometric building.

Figure 2 - Trees for San Francisco. A Guide to Street Tree Planting and Care. 1995 Friends of the Urban Forest, 1995, page 15)



BALBOA AVENUE

LANDSCAPE / HARDSCAPE PLAN

SCALE 1/8" = 1'-0"

LANDSCAPE KEYNOTES

1. CITY STREET TREE PER LEGEND PER HOMEOWNERS CHOICE.
2. VEGETATION PER LEGEND TYP.
3. TREE PER LEGEND TYP.
4. GROUND COVER PER LEGEND.

| SYMBOL | COMMON NAME | SIZE |
|--------|--|--|
| | PRIVET SCREEN TREES | 15 GALLON |
| | NEW CITY STREET TREE PER APPROVED LIST | 5 GALLON |
| | CITRUS TREE | 5 GALLON |
| | RED MAPLE TREE | 24 MIN. BOX TREE SINGLE STEM ACER RUBRUM |
| | FRENCH LAVENDER | 1 GALLON |
| | CALIFORNIA LILAC | 1 GALLON |
| | JAPANESE BOX WOOD | 1 GALLON |
| | CONCRETE OR PAVING SYSTEM | |
| | ZOSTERA GRASS | SOD |
| | CRUSHED GRANITE ROCK | 1/4" TO 1/2" |

LANDSCAPE NOTE

RETAIN EXISTING VEGETATION AS PRACTICABLE.
SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST- AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND / OR ATTRACT BENEFICIAL INSECTS.
MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
USE EFFICIENT IRRIGATION SYSTEM. DESIGN TO MINIMIZE RUNOFF.

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 4304

PARKS GENERAL NOTE

NOTE: EXISTING STREET TREES MAY NOT BE CUT, TRIMMED OR REMOVED WITHOUT PERMIT FROM THE PARKS DEPARTMENT. (508-7330)

NOTE: NO EXISTING TREE OVER 48" IN CIRCUMFERENCE AT 54" FROM BASE OF THE TREE MAY NOT BE REMOVED WITHOUT A PROTECTED TREE PERMIT FROM THE PARKS DIVISION. (508-7330)

NOTE: ALL TREES MUST BE 24" BOX SIZE LANDSCAPE TREES.

NOTE: CONTRACTOR TO PROTECT STREET TREES DURING CONSTRUCTION.

NOTE: NO PROTECTED OR CITY TREE MAY BE REMOVED WITHOUT PERMIT

NOTE: CONTACT PARKS DIVISION FOR LIST OF APPROVED TREES IN PLANTER STRIP.

Geurse Conceptual Designs, Inc.

409 Baywater Ave.
Burlingame, California 94010
tel: 650.703.6197
email: jgeurse@bcglab.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



| NO. | DATE | BY | DESCRIPTION | CONST. |
|-----|------------|-----|------------------------------------|--------|
| △ | 10-25-2010 | JFG | REVISED PER PLANNING COMM COMMENTS | |
| △ | 9-18-2010 | JFG | CITY DEPT SUBMISSION | |
| △ | 8-30-2010 | JFG | PLANNING DEPT. SUBMISSION | |
| NO | | | | |

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:
LANDSCAPE PLAN

| DATE | ENGINEER | DRAWING NO. |
|------|-------------|-------------|
| 1818 | AART ASSINK | L.1 |

| JOB NO. | SCALE | RELEASER |
|---------|----------|----------|
| JFG | AS SHOWN | JFG |