RENOVATIONS TO THE RESIDENCE (not approved or submitted to the county)

for

MR. WYATT + MRS. REED

110 GLEN AULIN ROAD BURLINGAME CALIFORNIA 94010

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, california 94010
tel: 650.703.6197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME: JESSE GEURSE

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 O 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 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 4.505.3.

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 4.410.1

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.

S.M. COUNTY PLANNING AND BLDG. LOCATION

SAN MATEO COUNTY PLANNING & BUILDING DEPARTMENT
COUNTY OFFICE BUILDING
455 COUNTY CENTER, 2ND FLOOR
REDWOOD CITY, CA 94063
PHONE: (650) 363-4161
FAX: (650) 363-4849

S.M. COUNTY PLANNING AND BLDG. HOURS

DEVELOPMENT REVIEW CENTER HOURS: MONDAY THRU FRIDAY
PLANNING COUNTER: 7:30 AM - 5:00 PM, CALL (650) 363-1825
BUILDING COUNTER: 7:30 AM - 5:00 PM, CALL (650) 599-7311
FOR AUTOMATED INSPECTION SCHEDULING SYSTEM, CALL (650) 306-8415
PUBLIC WORKS COUNTER: 7:30 AM - 5:00 PM, CALL (650) 363-4161
APPOINTMENTS ARE TEMPORARILY UNAVAILABLE UNTIL FURTHER NOTICE.

S.M. COUNTY SPECIAL INSPECTIONS

"SPECIAL INSPECTION REQUIRED FOR CONCRETE DRILLED PIERS."
COMPLETE AND SUBMIT SPECIAL INSPECTION FORM PRIOR TO ISSUANCE OF PERMIT.

DISCLAIMER

NIETHER GEURSE CONCEPTUAL DESIGNS, INC. OR THE PROJECT ENGINEERS SHALL BE RESPOSIBLE FOR ANY ACTIONS TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEGDE OF ANY CALCULATIONS OR SPECIFI-CATIONS 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 FURNISED BY OTHERS. THE SUPPORT SERVICES PERFORMED BY GEURSE CONCEPTUAL DESIGNS, INC. AND THE ENGINEERS, WHEATHER OF MATERIAL OR WORK, AND WHEATHER PERFORMED PRIOR TO , DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFOR- MANCE 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:
CRAIG WYATT AND AMANDA REED
110 GLEN AULIN ROAD
BURLINGAME CALIFORNIA 94010
TEL: (415) 264-0503
EMAIL: AMANDAJREED@HOTMAIL.COM

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: 650.558.9324
CONTACT: JESSE GEURSE
EMAIL: JGEURSE@SBCGLOBAL.NET

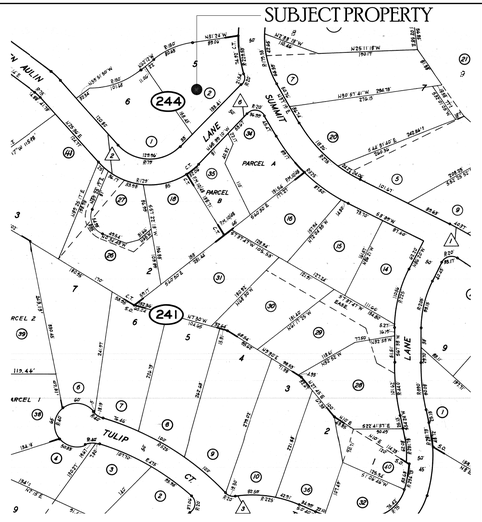
STRUCTURAL ENGINEER
STATE OF CA. LICENSE NO. S.5662
AART ASSINK
AART ASSINK ASSOCIATES
1611 EL PRADO AVENUE
TORRANCE CALIFORNIA, 90501
TEL: 3106180782
EMAIL: AA-ASSOC@PACBELL.NET

SURVEYOR:
WADE HAMMOND
LAND SURVEYOR PLS 6163
36660 NEWARK BLVD. SUITE C
NEWARK, CA 94560
TEL: 510-579-6112 FAX: 510-991-8054
WADE@WHLANDSURVEYOR.COM
WWW.WADEHAMMONDPLS.COM

BUILDER
TBD
TBD
TBD
TBD

VICINITY MAP

SUBJECT PROPERTY



PROJECT DATA

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

RESIDENCE LOT COVERAGE

EXISTING LOT AREA: 24,480 SQ.FT.

LOT COVERAGE:
24,480 SQ. FT. X 40% = 3,361 SQ. FT.
EXISTING RESIDENCE, COVERED PORCH +CHIMNEY = 3,644 SQ.FT.
3,644 SQ. FT. / 24,480 SQ. FT. = 15 PERCENT LOT COVERAGE

FLOOR AREA CALCULATION

EXISTING GARAGE:

449.50 SQ.FT.

EXISTING FLOOR PLAN:

3,004.50 SQ.FT.

TOTAL FLOOR AREA: 3,454 SQ.FT.

CODE COMPLIANT

THESE PLANS ARE TO COMPLY TO THE FOLLOWING CODES, ORDINANCES, RULES AND REGULATIONS.

1) 2016 CALIFORNIA BUILDING CODE

2) 2016 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE)

3) 2016 CALIFORNIA MECHANICAL CODE

4) 2016 CALIFORNIA ELECTRICAL CODE

5) 2016 CALIFORNIA PLUMBING CODE

6) 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.

PROJECT DESCRIPTION

1) REMOVAL OF EXISTING LIVING ROOM DOORS AND REPLACEMENT OF NEW FRENCH DOORS TYP. OF 4.

2) INSTALLATION OF NEW GUARDRAIL AT EXISTING DECK.

3) RETROFIT OF EXISTING DECK STAIRCASE DUE TO DETERIORATION.

4) MINOR ELECTRICAL UPGRADE IN LIVING ROOM

SHEET INDEX

SHEET NO.	DESCRIPTION
T.0	TITLE SHEET + PROJECT DATA
SITE MANAGEMENT	
BMP.1	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)
SURVEY	
1	SURVEY ?
ARCHITECTURAL	
SP.1	SITE PLAN AND EXISTING SITE PHOTOS
ARCHITECTURAL	
A.1	FIRST LEVEL FLOOR PLAN
A.1.SF	FIRST LEVEL FLOOR AREA CALCULATION PLAN
A.2	ATTIC LEVEL FLOOR PLAN
A.2.SF	ATTIC LEVEL FLOOR AREA CALCULATION PLAN
A.3	ROOF PLAN
A.4	EXTERIOR ELEVATIONS
A.5	EXTERIOR ELEVATIONS
A.6	EXTERIOR ELEVATIONS
A.7	EXTERIOR ELEVATIONS
A.8	BUILDING SECTIONS

AS-BUILTS

NO.	DATE	BY	DESCRIPTION	CONST.
1	7-17-2018	JFG	AS-BUILTS PLANS	

REVISIONS

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NORTH

PROJECT NAME
RENOVATIONS TO THE RESIDENCE
for
MR. WYATT and MRS. REED
110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE
SHEET TITLE

DATE:
JOB NO. 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION

DRAWING NO. T.0

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

8-16-2018

ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
P.U.E	PUBLIC UTILITY EASEMENT

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.04'–0.08' IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: ASSUMED DATUM, POINT AS SHOWN

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

LEGEND

◉	FOUND POINT IN MONUMENT CASTING (AS NOTED)
●	FOUND POINT AS NOTED
( )	RECORD DATA / REFERENCE
WM	WATER METER OR WATER VALVE BOX
	FIRE HYDRANT
16 12 8 OAK	TREE – TRUNK DIAMETER IN INCHES TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
16 12 8 OAK	TREE WITH MULTIPLE TRUNKS
TRUNK	TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
	FENCE
OE	OVERHEAD WIRES
PP	POWER POLE
+ 12.34	SPOT ELEVATION
SSCO ⊗ 8.14	SANITARY SEWER CLEAN OUT
ELEC	UTILITY BOX–TYPE AS NOTED SIZE AS DRAWN
	IRRIGATION VALVE BOX
	SIGN
	ELECTROLIER
	POLE ANCHOR
25.08 FL	FLOW LINE
BRK BRK	GRADE BREAK

S47°17'00"E 231.00'

10' PT&T EASEMENT SHOWN ON TR 728

N62°12'00"W 22.00'

L=80.63' R=150.00' D=30°48'00"

N31°24'00"W 89.06'

CHANDLER WAY (PRIVATE ST.)

5' PUE PER TRACT 728

N32°12'40"E 158.46'

Building

House

GLEN AULIN LANE (50' WIDE)

SUMMIT DR. (50' WIDE)

L=74.91' R=229.53' D=18°42'00"

L=92.81' R=204.53' D=26°00'00"

L=21.54' R=20.00' D=61°42'46"

L=17.01' R=204.53' D=4°46'00"

N68°39'10"W 133.41'

S68°39'10"E 168.62'

195.18' N68°39'10"W

N21°20'50"E 25.00'

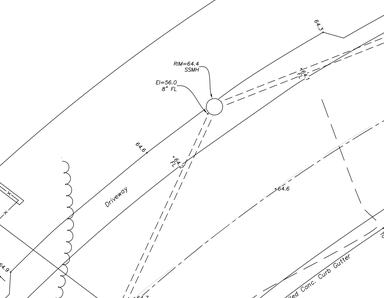
FD 3/4" IP BLANK PLUG WITH NAIL IN CASTING

FD 2" IP WITH CONC. /NAIL IN CASTING

FD 2" BRASS DISK WITH PUNCH IN CASTING

EL=50.00 BENCHMARK: SET MAG N/S ASSUMED

AC PAVING · AC BERM · Dirt · LAWN · Tanbark · Play Gym · Brick · Brick Step · Brick Planter · Brick Steps · Brick Wood Post · Fire Place · Flag Stone · Wood Planter · Conc. Steps · Conc. Pavers · Rock Ret. Wall · Wood Ret. Wall · Brick Ret. Wall · Conc. Ret. Wall · Shed · Driveway · Conc. Curb/Gutter · Rolled Conc. Curb Gutter · 6" SS @ 0.8% · 12" CMP FL · MAIL BOX · ELEC METER · GAS METER · FLAG POLE · TOP OF ROCK · TOP OF WOOD · TOP OF WOOD WALL · RIDGE · 2nd Story Building Line



BOUNDARY AND TOPOGRAPHIC SURVEY

110 GLEN AULIN LN.
BURLINGAME
(UNINCORPORATED SMCO)
APN: 027-244-020
LOT 5, TR 728, 44 MAPS 8
LOT AREA: 21,028 SQ. FT.

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@whlandsurveyor.com

EASEMENT SHOWN ON TR 728

L=80.63' R=
D=30°48'00"

AC PAVING

Conc Ret. Wall

Shed

Dirt

Wood Ret. Wall

Conc Steps

Conc Pavers

LAWN

CHANDLER WAY (PRIVATE ST)

N31°24'00"W 89.06'

5' PUE PER TRACT 728

PROPERTY LINE 89.06'

Rock Ret. Wall

Tanbark

Plant Guys

Wood Planter

Brick

Step

Brick Step

Fire Place

Conc

Brick Step

Wood Ret. Wall

Fire Place

House

WYATT~REED RESIDENCE

Flag Stone

Brick Wood Post

Brick Planter

Brick Ret. Wall

Brick Pil.

PROPERTY LINE 158.45'

N32°12'40"E 158.46'

40'-0" EXISTING FRONT SETBACK TO GARAGE

30'-0" EXISTING FRONT SETBACK

AC PAVING

PROPERTY LINE 133.41'

N68°39'10"W 133.41'

S68°39'10"E 168.02'

N68°39'10"W 109.18'

N21°20'50"E 25.00'

AC BERM

GLEN AULIN ROAD

L=74.91' R=229.53'
D=18°42'00"

L=92.48' R=294.53'
D=18°00'00"

PROPERTY LINE 114.02'

SUMMIT DRIVE

Redwood Creek Culvert

8"SS @ PC = 14.96

L=17.01' R=294.53'
D=3°18'00"

P.L. 21.54'

L=21.54' R=20.00'
D=61°42'46"

Driveway

SCHEME-1

SITE PLAN

SCALE 1/8"=1'-0"

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, california 94010
tel: 6507036197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME JESSE GEURSE

NO.	DATE	BY	DESCRIPTION	CONST.
1	7-17-2018	JFG	AS-BUILTS PLANS	

REVISIONS

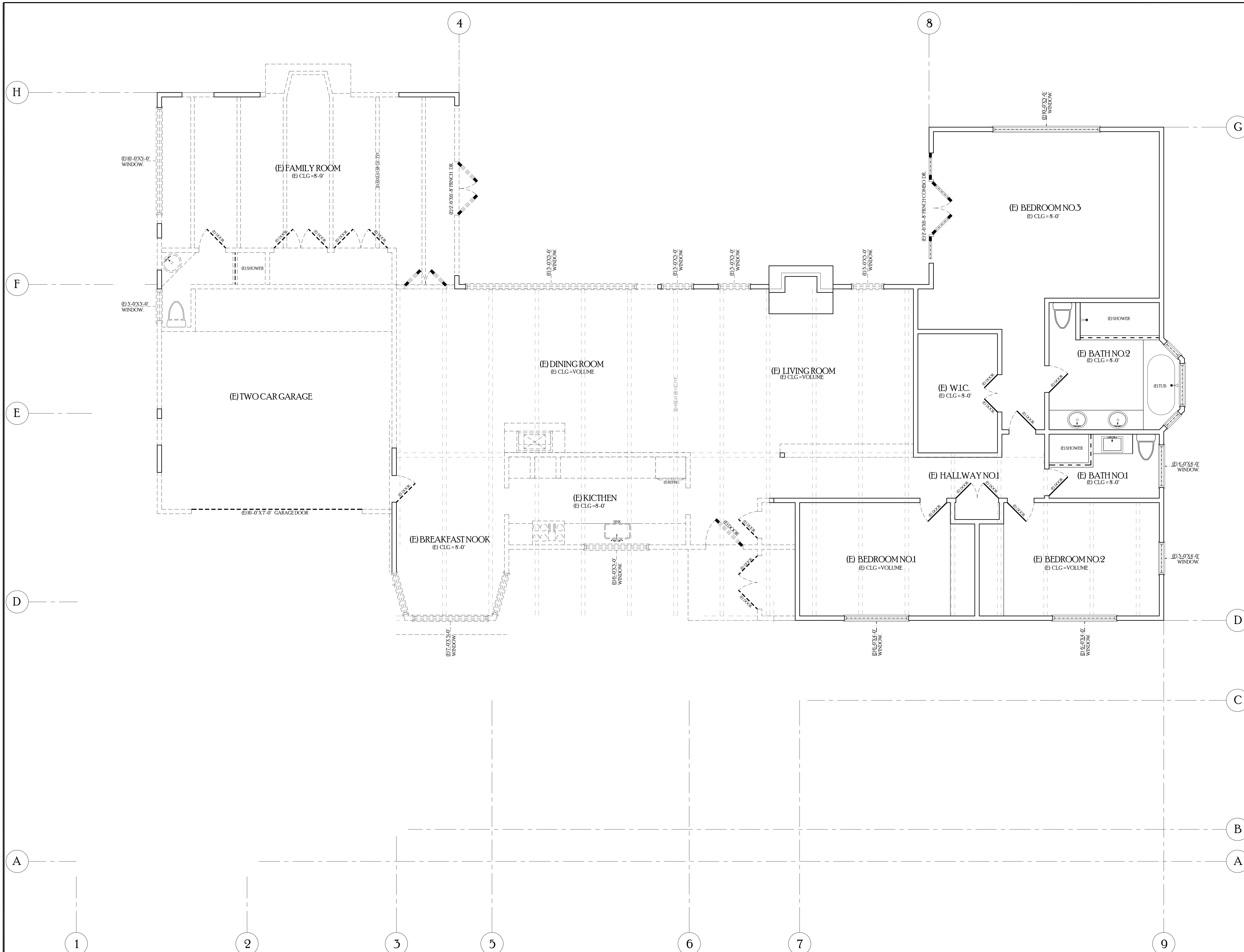
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE DESIGNER.

NORTH

PROJECT NAME
RENOVATIONS TO THE RESIDENCE
for
MR. WYATT and MRS. REED
1110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE
SITE PLAN

DATE		ENGINEER	DRAWING NO.
JOB NO.	1810	AART ASSINK	SP.1
DRAWN BY:	JFG	SCALE AS SHOWN	
REVIEWED BY:	JFG	RELEASED TO CONSTRUCTION	



DEMOLITION PLAN

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.
405 bayswater ave.
Burlingame, california 94010
tel: 650.703.6197
e:mail: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME: JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
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△	7-17-2018	JFG	AS-BUILTS PLANS	

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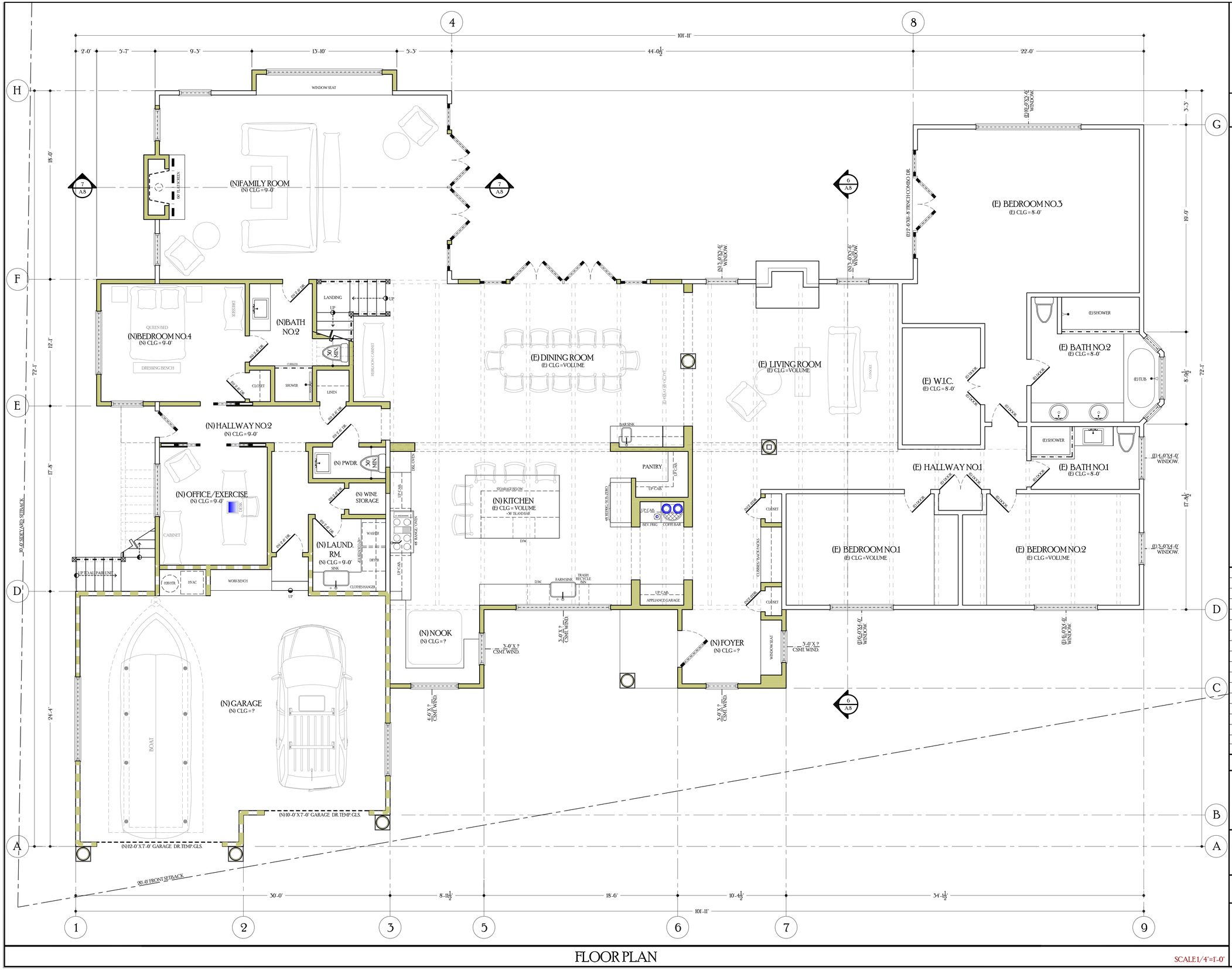
DRAWING TITLE
FIRST LEVEL DEMOLITION FLOOR PLAN

DATE:
JOB NO. 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION

DRAWING NO.
DM.1



FLOOR PLAN

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, california 94010
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email: jgeurse@sbcglobal.Net

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NAME JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
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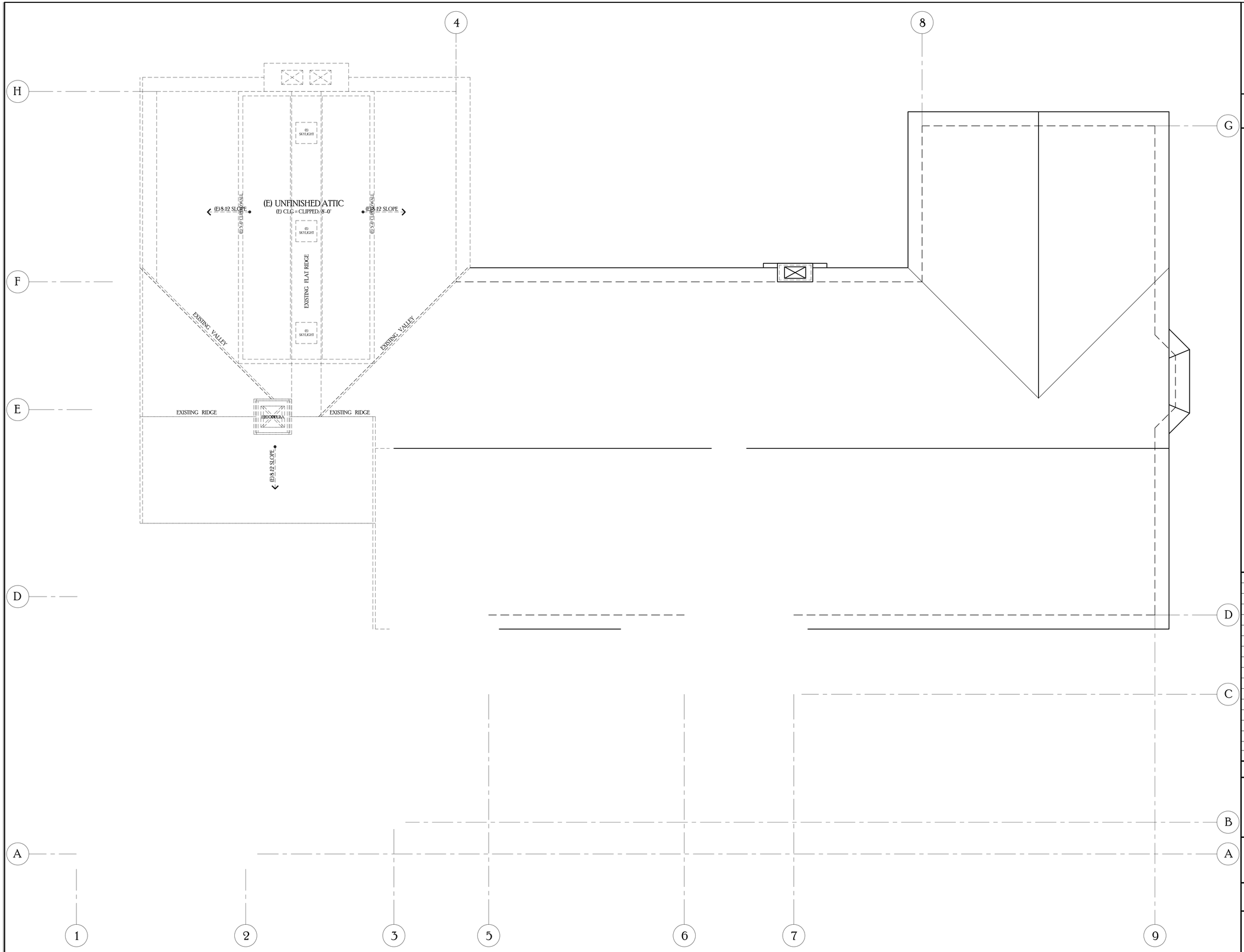
DRAWING TITLE
FIRST LEVEL DEMOLITION FLOOR PLAN

DATE		ENGINEER	DRAWING NO.
JOB NO.	1810	AART ASSINK	A.1
DRAWN BY:	JFG	SCALE AS SHOWN	
REVIEWED BY:	JFG	RELEASED TO CONSTRUCTION	



SECOND LEVEL DEMOLITION FLOOR PLAN

SCALE 1/4"=1'-0"

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405 bayswater ave.
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SCHEME-1

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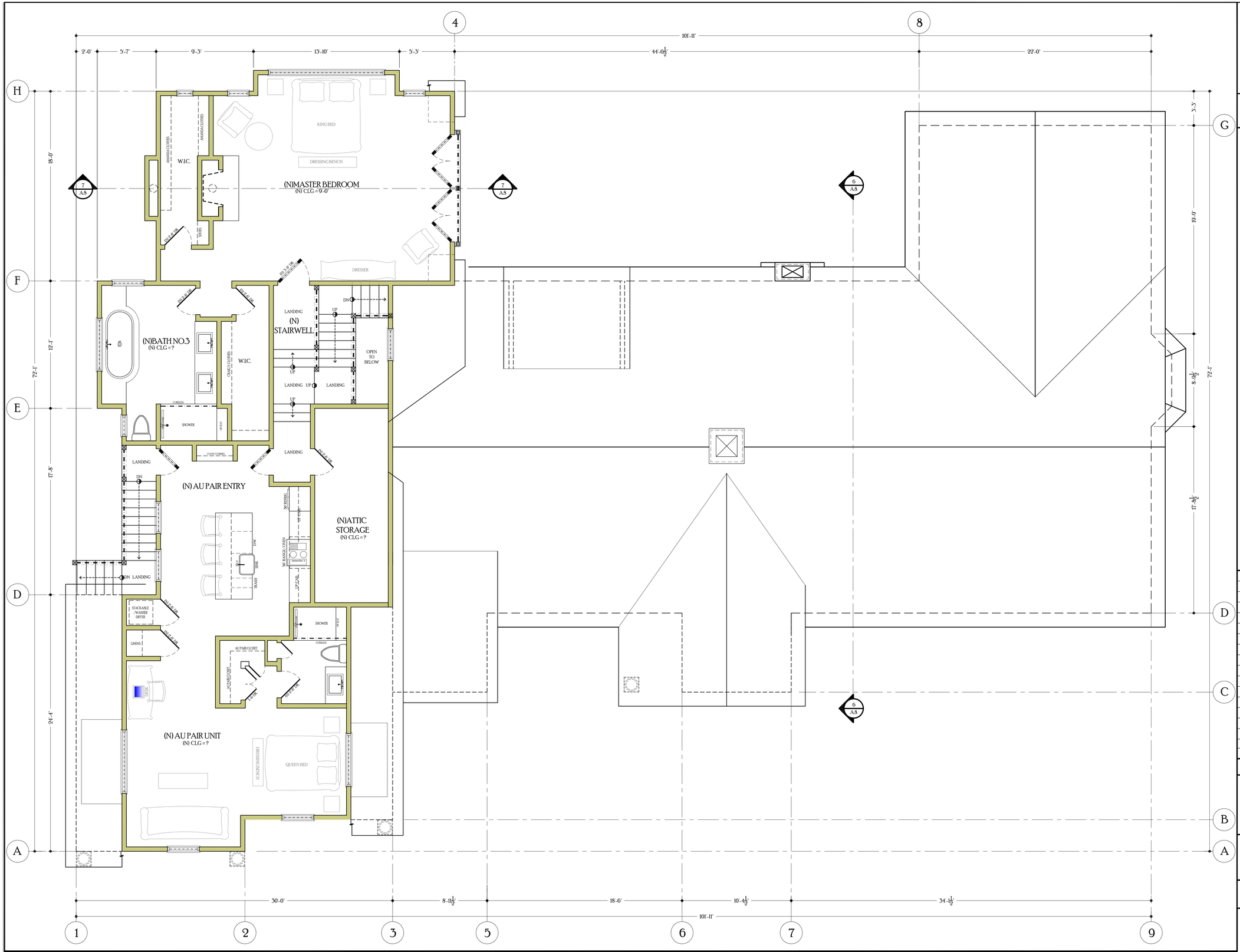
ATTIC LEVEL DEMOLITION FLOOR PLAN

DATE
JOB NO. 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER
AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION

DRAWING NO.
DM.2



SECOND LEVEL FLOOR PLAN

SCALE1/4"=1'-0"

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405 bayswater ave.
Burlingame, california 94010
tel: 6507036197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
1	7-17-2018	JFG	AS-BUILTS PLANS	

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.

NORTH

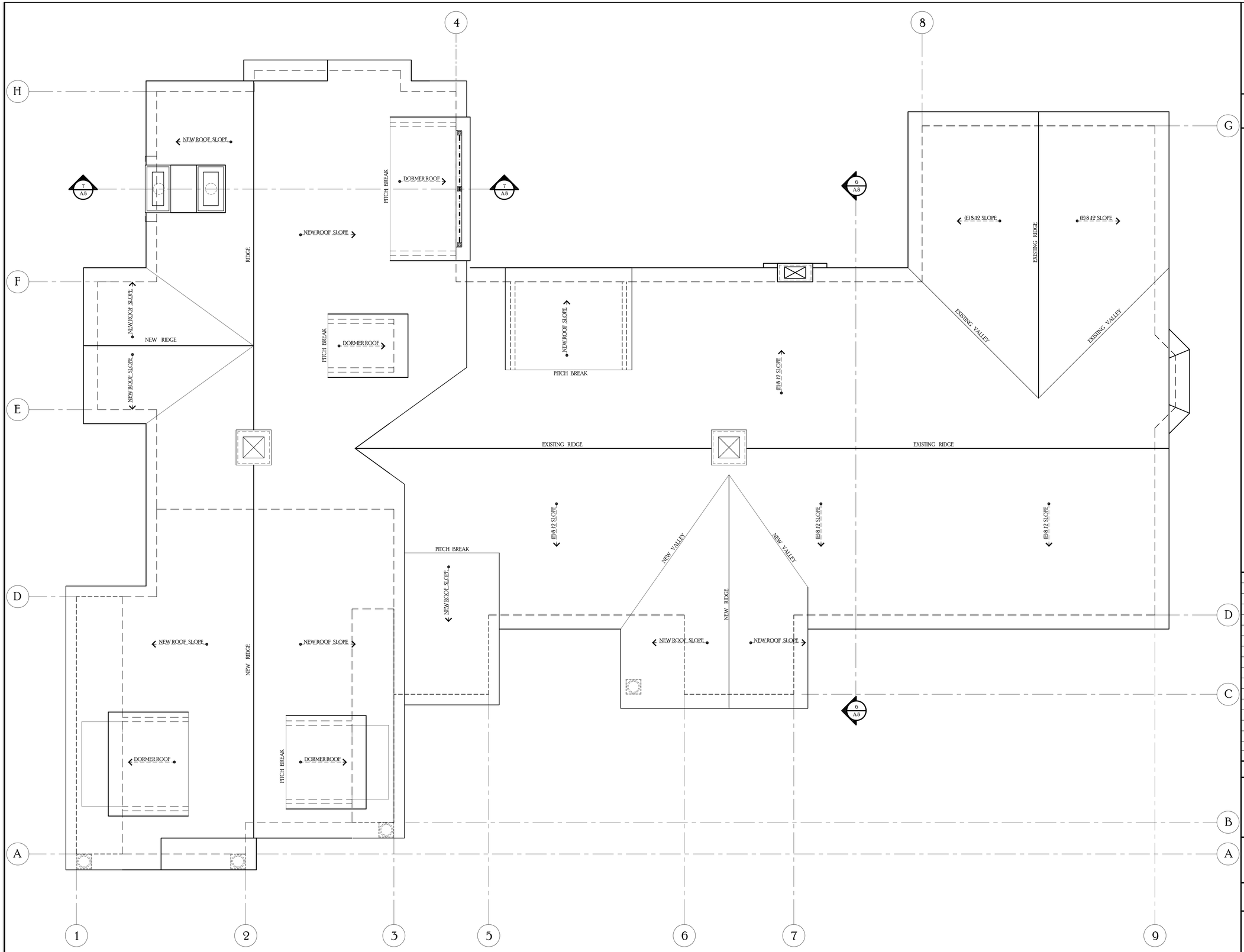
PROJECT NAME
RENOVATIONS TO THE RESIDENCE
for
MR. WYATT and MRS. REED
110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE
SECOND LEVEL FLOOR PLAN

DATE:
JOB NO. 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION:

DRAWING NO.
A.2



ROOF PLAN

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.

403 bayswater ave.
Burlingame, california 94010
tel: 6507036197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME: JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
1	7-17-2015	JFG	AS-BUILTS PLANS	

REVISIONS

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NORTH

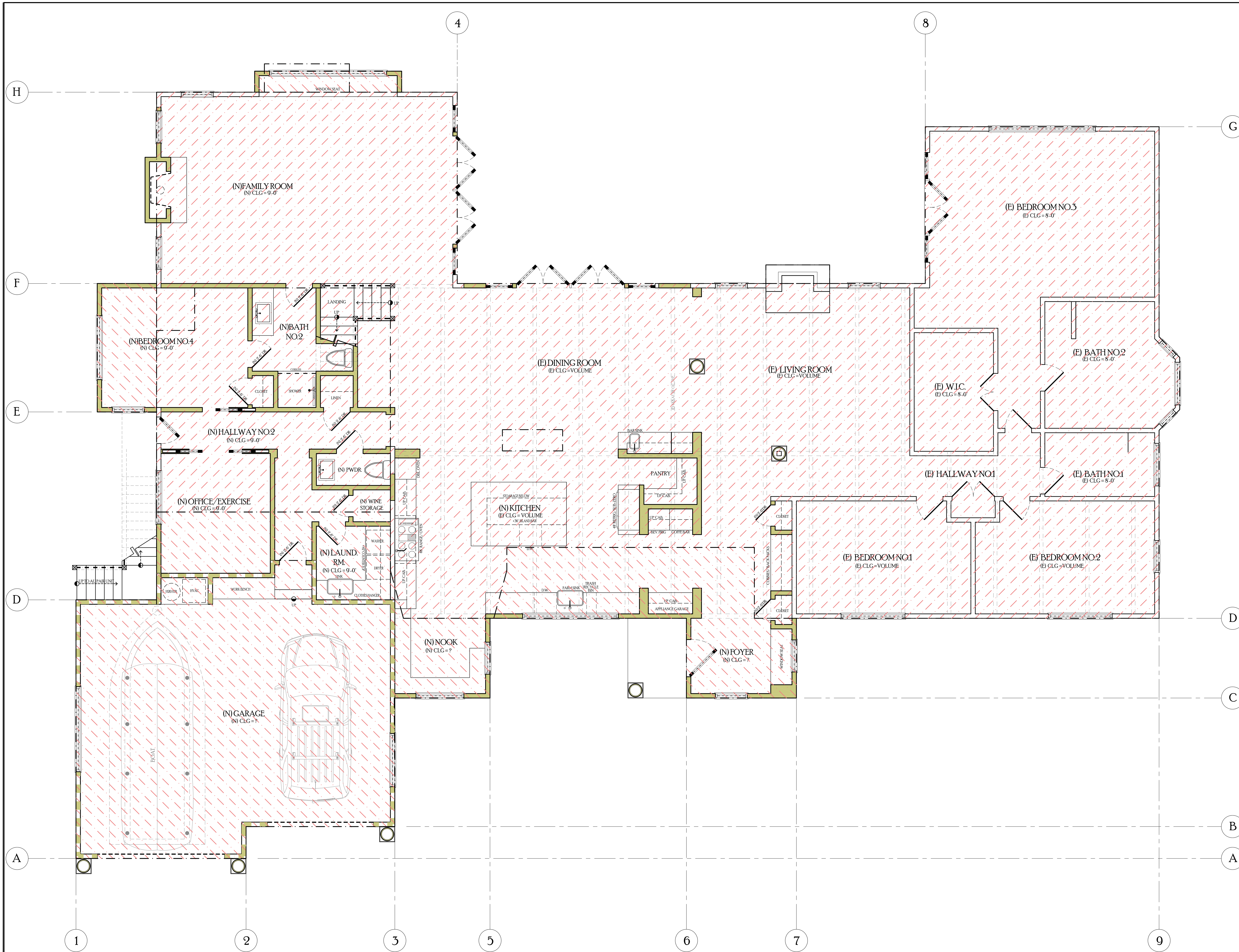
PROJECT NAME

RENOVATIONS TO THE RESIDENCE
for
MR. WYATT and MRS. REED
110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE

ROOF PLAN

DATE		ENGINEER	DRAWING NO.
JOB NO.	1810	AART ASSINK	A.3
DRAWN BY:	JFG	SCALE: AS SHOWN	
REVIEWED BY:	JFG	RELEASED TO CONSTRUCTION	



FLOOR AREA CALCULATION PLAN

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.

405 bayswater ave.
Burlingame, california 94010
tel: 650.703.6197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME: JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
	7-17-2018	JFG	AS-BUILTS PLANS	

REVISIONS

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NORTH

PROJECT NAME

RENOVATIONS TO THE RESIDENCE
for
MR. WYATT and MRS. REED
110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

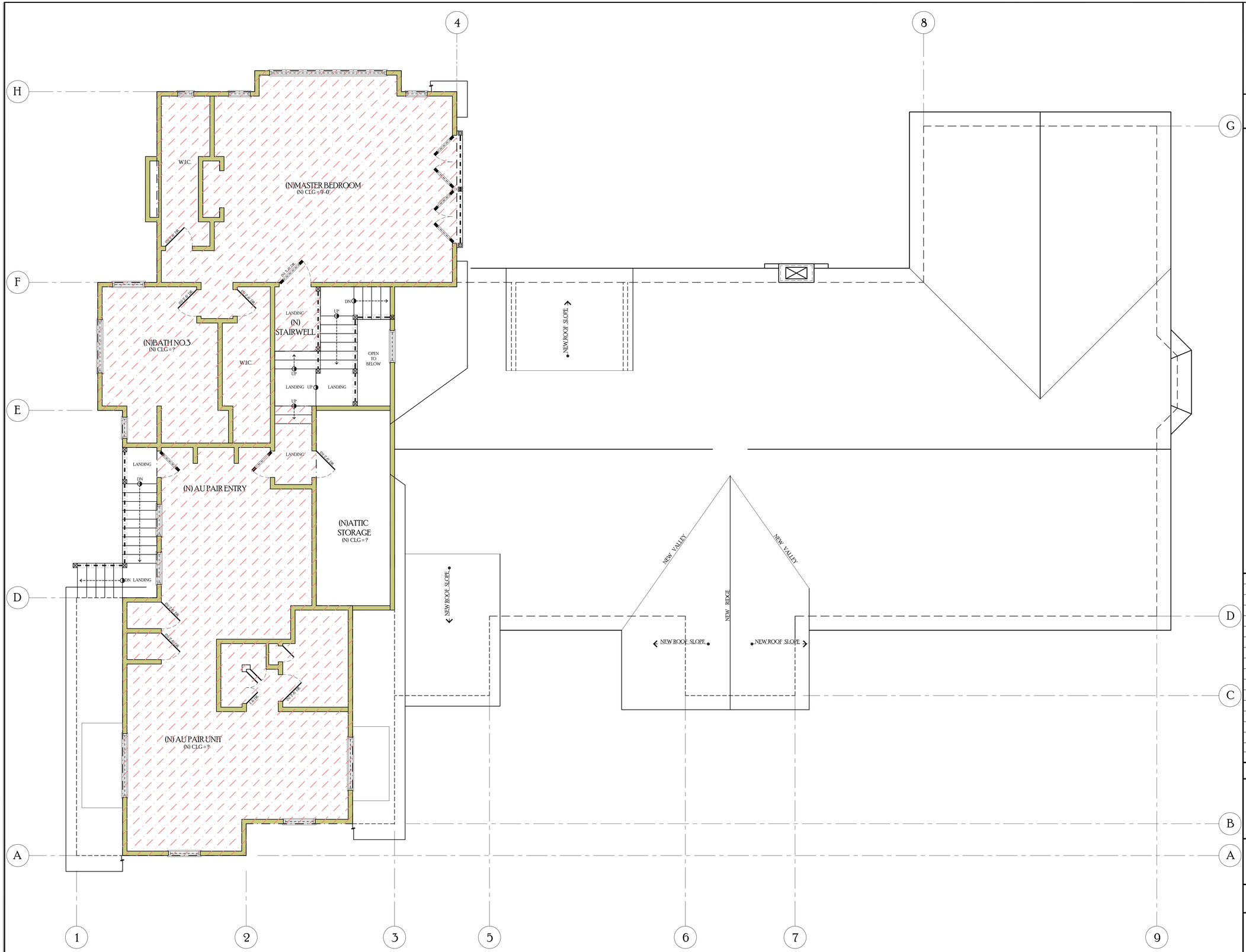
DRAWING TITLE

FIRST LEVEL FLOOR AREA CALCULATION PLAN

DATE:
JOB NO.: 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION

DRAWING NO. A1.SF



ATTIC LEVEL FLOOR F.A.R. CALCULATION

SCALE 1/4"=1'-0"

Geurse Conceptual Designs, Inc.

405 bayswater ave.
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tel: 6507036197
email: jgeurse@sbcglobal.Net

SIGNATURE BOX:
NAME JESSE GEURSE

SCHEME-1

NO.	DATE	BY	DESCRIPTION	CONST.
	7-17-2018	JFG	AS-BUILTS PLANS	

REVISIONS

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NORTH

PROJECT NAME
RENOVATIONS TO THE RESIDENCE
for
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110 GLEN AULIN ROAD
BURLINGAME, CALIFORNIA 94010

DRAWING TITLE
SECOND LEVEL FLOOR AREA CALCULATION PLAN

DATE:
JOB NO. 1810
DRAWN BY: JFG
REVIEWED BY: JFG

ENGINEER: AART ASSINK
SCALE: AS SHOWN
RELEASED TO CONSTRUCTION:

DRAWING NO.
A2.SF

FLOOR AREA CALCULATION

EXISTING GARAGE:

449.50 SQ.FT.

EXISTING FLOOR PLAN:

2,987.50 SQ.FT.

EXISTING ATTIC PLAN:

330 SQ.FT.

TOTAL FLOOR AREA: 3,767 SQ.FT.

EXISTING FIRST LEVEL FLOOR:

3,437 SQ.FT.

NEW FIRST LEVEL FLOOR PLAN ADDITION :

1,267 SQ.FT.

NEW SECOND LEVEL FLOOR PLAN:

1,546 SQ.FT.

TOTAL FLOOR AREA: 6,250 SQ.FT.

TOTAL FLOOR AREA MINUS NEW GARAGE: 731 MINUS 6,223 SQ.FT. = 5,519 S.F. HABITABLE SPACE.