

PROPOSED TENANT IMPROVEMENTS FOR:

CUP SUBMITTAL

Mr. Larry Solomon

1251 Whitehorn Way
Suite #'s 1241 & 1251

Burlingame, CA 94010

Deferred Submittals:

Fire Sprinkler Modifications
Fire Alarm Systems

650.347.0757 T

Michael Nilmeyer, Architect
michael@nilmeyer.com

Catherine J.M. Nilmeyer, Architect
catherine@nilmeyer.com

Project:

PROPOSED TENANT IMPROVEMENTS FOR

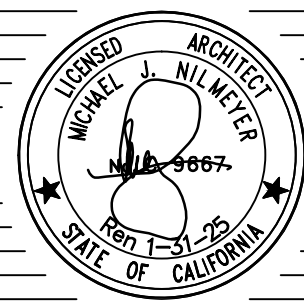
LARRY SOLOMON

Suite 1241 & 1251

1241 & 1251 Whitehorn Way
Burlingame, CA

Client:

Larry Solomon
1251 Whitehorn Way
Burlingame, CA



Issues / Revisions

Number	Date	By
1	6/24/2024	MN

ARCHITECT

Nilmeyer / Nilmeyer Associates Architects
128 Pepper Avenue
Burlingame, CA 94010-5235
650.347.0757

Michael Nilmeyer, Architect
Catherine J.M. Nilmeyer, Architect

OWNER

Whitehorn, LP
c/o SC Properties
311 South Ellsworth Avenue
San Mateo, CA 94401
Mr. Kevin Cullinane
650.342.3030

STRUCTURAL ENGINEER

Hobach-Lewin, Inc.
545 Sansome Street, Suite #850
San Francisco, CA 94111

Mr. Stuart Lowe, Project Manager
415.318.8520

MEP ENGINEERS

MK Engineers
3450 3rd Street, Building 4, Suite B
San Francisco, CA 94124
Crystal Yan, Mechanical Engineer
415.282.3100 x 108

GENERAL CONTRACTOR

WL Butler
1629 Main Street
Redwood City, CA 94063
650.361.1270

FIRE PROTECTION

SPRINKLER DENSITY: THE DESIGN OF THE BUILDING SHELL FIRE SPRINKLER SYSTEM IS BASED ON A DENSITY OF .39 / 2000 SQ. FT. (POSSIBLE FUTURE HIGH PILED STORAGE)

Design Build by C-16 Licensed Contractor Under Contract to the General Contractor

A Separate Permit and Fire Plan Check Submittal is required for any fire alarm system, fire sprinkler system(s), and fire suppression system(s) relocation and renovation work, submit to the City of Burlingame Building and Fire Department for these approvals.

ALL FIRE PROTECTION WORK TO CONFORM TO NFPA 13, 2022 EDITION AND THE CITY OF BURLINGAME MUNICIPAL CODE

COVER SHEET

FILE NAME: Larry Solomon CS 1.0

PROJECT NO.: 2402

DATE: 6/24/2024

SCALE: None

DRAWN BY: MN

APPROVED BY:

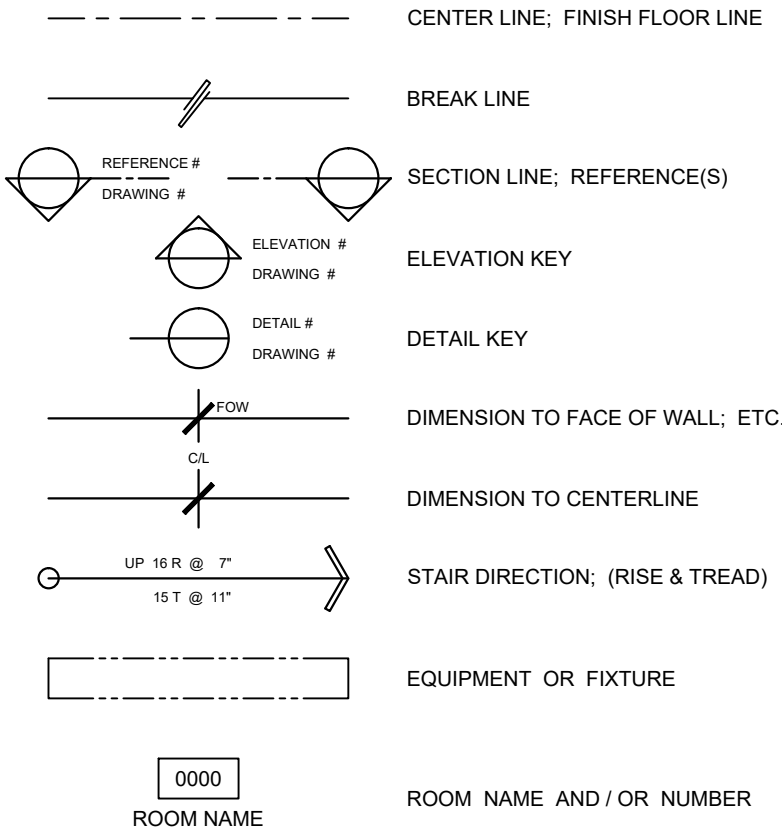
Sheet Number:

CS 1.0

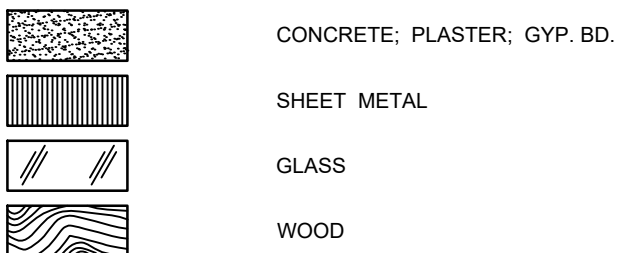
ABBREVIATIONS

A/C ACOUS. ACC. AC. T. ADJ. A.F.F. AGG. ALUM. ANOD. A.P. APPROX ARCH. ASPH.	AIR CONDITIONING ACOUSTIC (AL) ACCESS ACOUSTICAL TILE ADJUSTABLE, ADJACENT ABOVE FINISHED FLOOR AGGREGATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATELY ARCHITECT (URAL) ASPHALT	F.O.C. F.O.F. F.O.G. F.O.M. F.O.S. F.O.W. FT. FTG. FURR.	FACE OF COLUMN FACE OF FINISH FACE OF GLASS FACE OF MASONRY FACE OF STUD FACE OF WALL FOOT, FEET FOOTING FURRED, FURRING	R. RAD. R.D. RDWD. REF. REFL. REG. REINF. REV. RM. R.W.L.	RISER, RADIUS RADIUS ROOF DRAIN REDWOOD REFERENCE REFLECTED REGISTER REINFORCED REVISED, REVISION ROOM RAINWATER LEADER
BD. BLDG. BLK. BLKG. B.M. BM BOTT. BTW.	BOARD BUILDING BLOCK BLOCKING BENCH MARK BEAM BOTTOM BETWEEN	GA. G.C. GD. GL. GYP.	GAUGE GENERAL CONTRACTOR GRADE, GRADING GALVANIZED IRON GLASS, GLAZING GYPSUM	S. S.C. SCHED. SECT. SHT. SIM. S.P. SPEC. SQ. S.S. S.ST. STD. STL. STOR. STRUCT. SUSP. SYM.	SOUTH SOLID CORE SCHEDULE SECTION SHEET SIMILAR SOUND PROOF SPECIFICATION SQUARE SERVICE SINK STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE (AL) SUSPENDED SYMMETRY (ICAL)
CAB. C.B. CEM. CER. C.F.L. C.F.T. CLG. CLR. COL. CONC. CONST. CONT. CONTR. CORR. CPR. CPT. CTSK. C.YD.	CABINET CATCH BASIN CEMENT CERAMIC COUNTERFLASHING CUBIC FOOT, FEET CEILING CLEAR, CLEARANCE COLUMN CONCRETE CONSTRUCTION CONTINUOUS CONTRACT (OR) CORRUGATED COPPER CARPET COUNTERSUNK CUBIC YARD	H.B. H.C. HDW. H.M. HORIZ. HR. HT. HTG. HVAC H.W.H. I.D. INS. INT.	HOSE BIBB HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING HEATING/VENTILATING/ HOT WATER HEATER INSIDE DIMENSION INSULATED, INSULATION INTERIOR	JAN. JT. L. LAM. LAV. LL. LT. MAT. MAX. M.B. MECH. MED. MEMB. MET. MFR. MIN. MISC. MLD. MOV. MTL. MULL.	JANITOR JOINT LENGTH LAMINATE (D) LAVATORY LIVE LOAD LIGHT MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MEDIUM MEMBRANE METAL MANUFACTURE (R) MINIMUM MISCELLANEOUS MOLDING MOVABLE METAL MULLION
D.F. DIAM. DIM. DISP. DIV. D.L. DN. DR. D.S. DTL. DWG. DWR.	DOUGLAS FIR, DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DIVISION DEAD LOAD DOWN DOOR DOWNSPOUT DETAIL DRAWING DRAWER	N. N.I.C. NO. N.T.S. O.C. O.D. O.F.C.I. OPP. OPNG.	NORTH NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER OWNER FURNISHED, CONTRACTOR INSTALLED OPPOSITE OPENING	W. W/I. W.C. W.D. W.I. W/O. W.P. W.T. W.W.M.	WEST WITH WATER CLOSET WOOD WROUGHT IRON WITHOUT WATERPROOF (ING) WEIGHT WELDED WIRE MESH
E. (E) EA. ELEV. ENCL. EQ. EQUIP. EXH. EXIST. EXP. EXT.	EAST EXISTING EACH ELEVATION, ELEVATOR ENCLOSE (URE) EQUAL EQUIPMENT EXHAUST EXISTING EXPPOSED, EXPANSION EXTERIOR	PFN. PL. P.LAM. PLAS. P.L.F. P.NL. PNT. PR. P.S.I. PT. P.T. PTN. P.V.C.	PREFINISHED PLATE PLASTIC LAMINATE PLASTIC POUNDS PER LINEAL FOOT PANELING (ING) PAINT (ED) PAIR POUNDS PER SQUARE INCH POINT PAPER TOWEL PARTITION POLYVINYL CHLORINE		

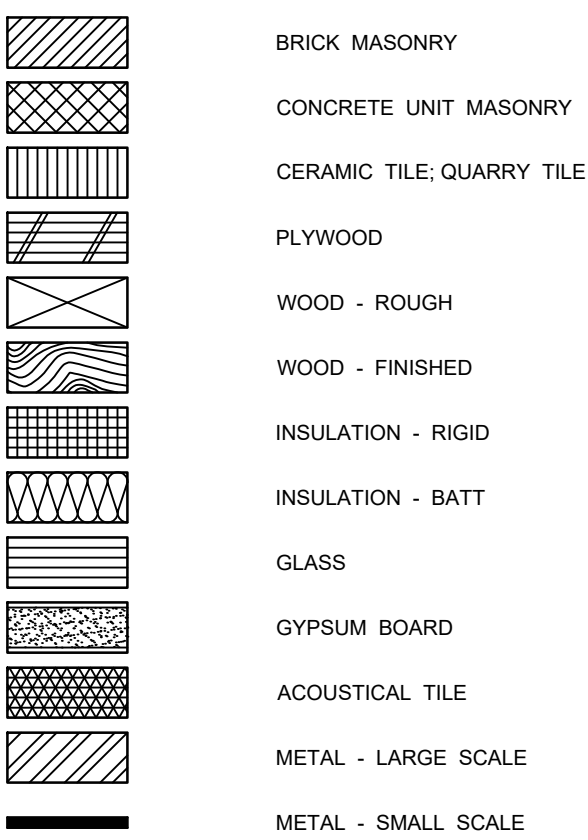
SYMBOLS



ELEVATIONS



PLANS / SECTIONS



PARKING

PARKING ANALYSIS

1221 - 1251 Whitehorn Way: (THIS PROJECT)

Auto repair:	16,510 / 800	=	20.63
Storage:	3,460 / 1000	=	3.46
Office:	1,431 / 300	=	4.78
Parking Required:		=	29 spaces
Parking provided: (including EV charging)		=	29 spaces

OCCUPANT LOAD

NOTE:

THE OCCUPANT LOAD FOR THE NEW TENANT SPACE IS:

Entry, Coffee, Storage, Toilets:	1,031 / 150	=	7
Warehouse / Storage:	7,956 / 500	=	16
Mezzanine:	382 / 150	=	3

Total Occupants: 26

Two exits required ; Six exits provided

PROJECT DATA

DESCRIPTION OF PROJECT SCOPE OF WORK

The building is recently completed and was anticipated to be divided into as many as four tenant spaces that would likely be a warehouse use or an auto body repair type use that is prevalent the area. This project is for interior tenant improvements to encompass an entry area, coffee area, storage area and two toilet rooms, one of which is the tenant's private space. In addition, there will be an office area on the mezzanine for the owner and a possible small office area on the ground floor to accommodate possible use per ADA regulations.

The warehouse area will house the owners private car collection.

No work is anticipated to be performed on the vehicles as they are sent out for any mechanical work and / or detailing.

There is no change to the exterior of the building.

PROJECT DATA:

BUILDING CODE: 2022 CBC (California Building Standards Code)
2022 CBC (California Building Code)
2022 CFC (California Fire Code)
2022 CEC (California Electrical Code)
2022 CMC (California Mechanical Code)
2022 CPC (California Plumbing Code)
2022 California Energy Code
City of Burlingame Municipal Code & Ordinances

Note:

All buildings undergoing construction, alteration or demolition, shall comply with article 87 of the California Fire Code (2022 Edition)

OCCUPANCY GROUP: S-1 (Moderate Hazard; Auto Body; Storage)
B Office

CONSTRUCTION TYPE: III-B

NO. OF STORIES: ONE (1)

FIRE SPRINKLER SYSTEM: YES, Fully Sprinklered

TOTAL BUILDING AREA: 17,941 Sq. Ft. (Ground Floor) (APPROVED)
3,460 Sq. Ft. Mezzanine (APPROVED)
21,401 Sq. Ft. (APPROVED)

TOTAL TENANT AREA (THIS TENANT): 8,877 Ground Floor Area (Gross)
382 Sq. Ft. Mezzanine

Does not include covered exterior entry areas of 103 Sq. Ft. & 99 Sq. Ft.

EXISTING ON SITE PARKING: 32 Spaces (29 Required + 3 EV Charging Stations))

INDEX OF DRAWINGS

CS 1.0 COVER SHEET

ARCHITECTURAL

A 0.0 OVERALL SITE PLAN (REFERENCE)

A 0.1 ENLARGED SITE PLAN (REFERENCE)

A 1.0 GROUND FLOOR PLAN

A 1.1 MEZZANINE PLAN

A 1.2 SCHEMATIC CAR LAYOUT PLAN

RECEIVED

June 26, 2024

City of Burlingame
CDD-Planning DIV

NOTES

HIDDEN CONDITIONS:

Any hidden conditions that 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 on the Job copy of the plans prior to performing the work.

CONSTRUCTION HOURS:

No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the following hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written permission from the Building Official, which approval shall be granted for a period not to exceed three days. Holidays are the first day of January, the third Monday of February, the last Monday of May, the fourth of July, the first Monday of September, the eleventh day of November, the fourth Thursday of November, the fourth Thursday in November and the twenty-fifth of December. If the first day of January, the fourth of July, the eleventh day of November, or the twenty-fifth of December falls upon a Sunday the following Monday is a holiday.

The following construction hours per City of Burlingame Municipal Code 18.07.110.

Monday through Friday: 8AM to 7PM
Saturdays: 9AM to 6PM
Sundays and Holidays: No work allowed

NOTE TO ANYONE DOING BUSINESS IN THE CITY:

Any one doing business in the City must have a current City of Burlingame business license.

LOCATION PLAN



SOUTHERN PACIFIC RAILROAD R.O.W.



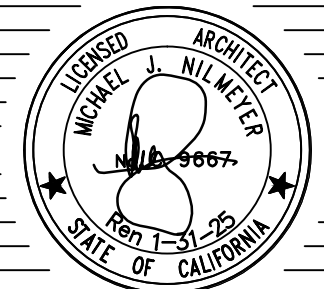
ASSOCIATES ARCHITECTS
128 Pepper Avenue, Burlingame, CA 94010

650.347.0757 T

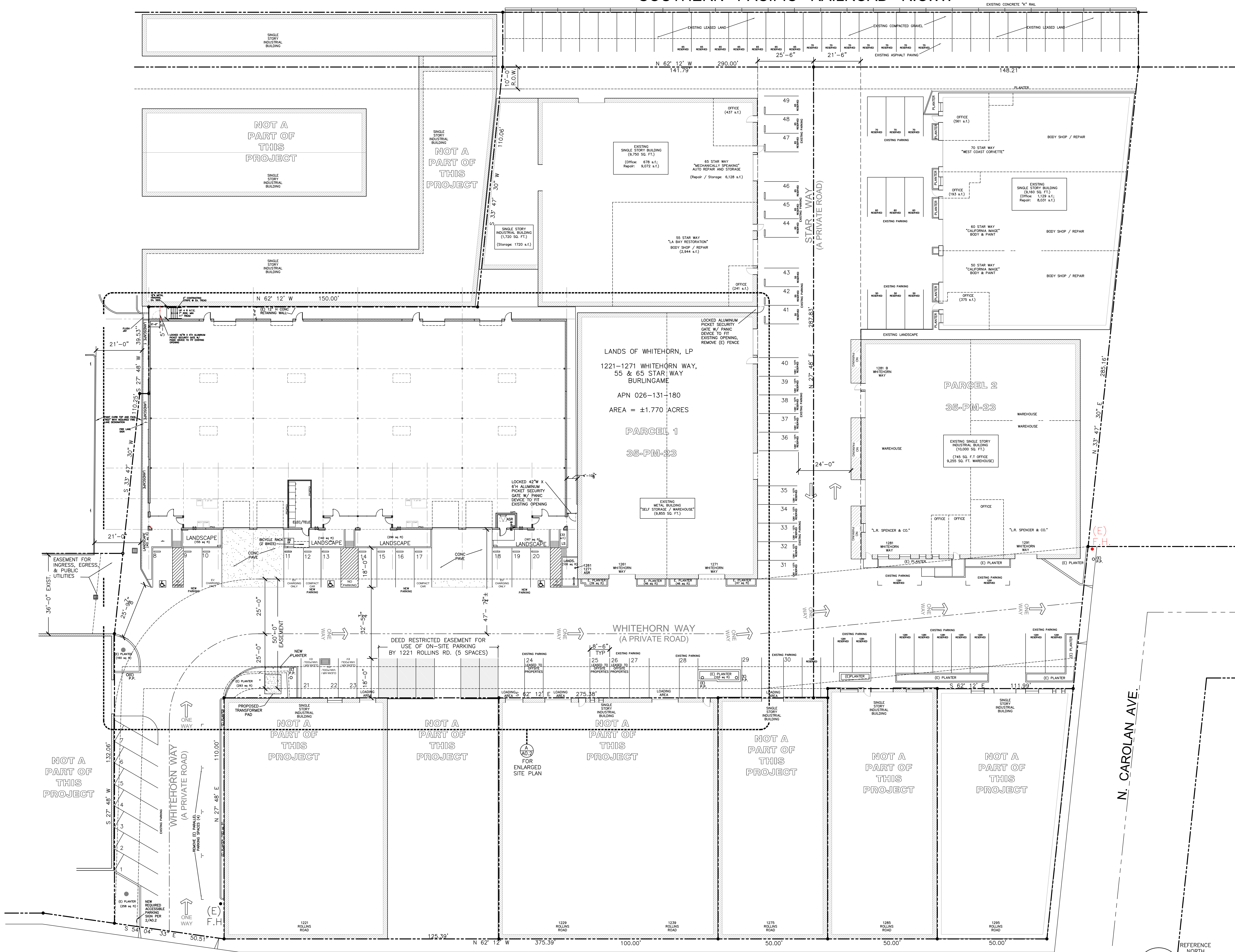
Michael Nilmeyer, Architect
michael@nilmeyer.com
Catherine J.M. Nilmeyer, Architect
catherine@nilmeyer.com

Project:
PROPOSED TENANT IMPROVEMENTS FOR
LARRY SOLOMON
Suites 1241 & 1251
1241 - 1251 Whitehorn Way
Burlingame, CA 94010

Client:
Larry Solomon
1251 Whitehorn Way
Burlingame, CA 94010



Issues / Revisions		
Number	Date	By
1	6/24/2024	MN

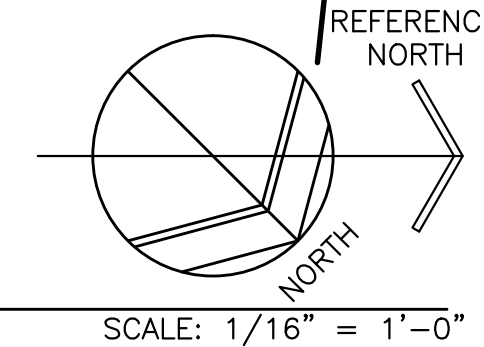


ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE REUSE, REPRODUCTION OR PUBLICATION OF THE SAME, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ACCURACY OF DRAWINGS IS FOR DESIGN PURPOSES ONLY. DO NOT SCALE DRAWINGS.

OVERALL SITE PLAN
(REFERENCE)

FILE NAME: Solomon Site Plan
PROJECT NO.: 2402
DATE: 6/24/2024
SCALE: As Noted
DRAWN BY: MN
APPROVED BY:

Sheet Number:



SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN

8/28/2023 REVISION:
DELETE ALL INTERIOR IMPROVEMENTS (OFFICES, TOILET ROOMS, MEZZANINE ETC);
REVISE ELECTRICAL ROOM DUE TO EQUIPMENT SIZES

ROLLINS ROAD

A 0.0

LANDS OF WHITEHORN

1221-1271 WHITEHORN
55 & 65 STAR W/
BURLINGAME

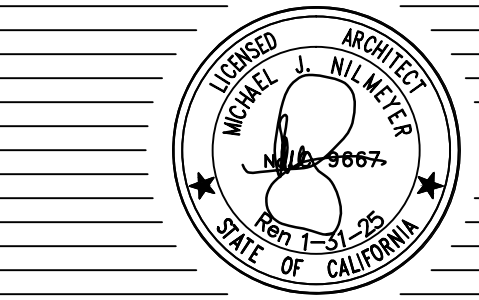
APN 026-131-18

AREA = ±1.770 AC

PARCEL 1

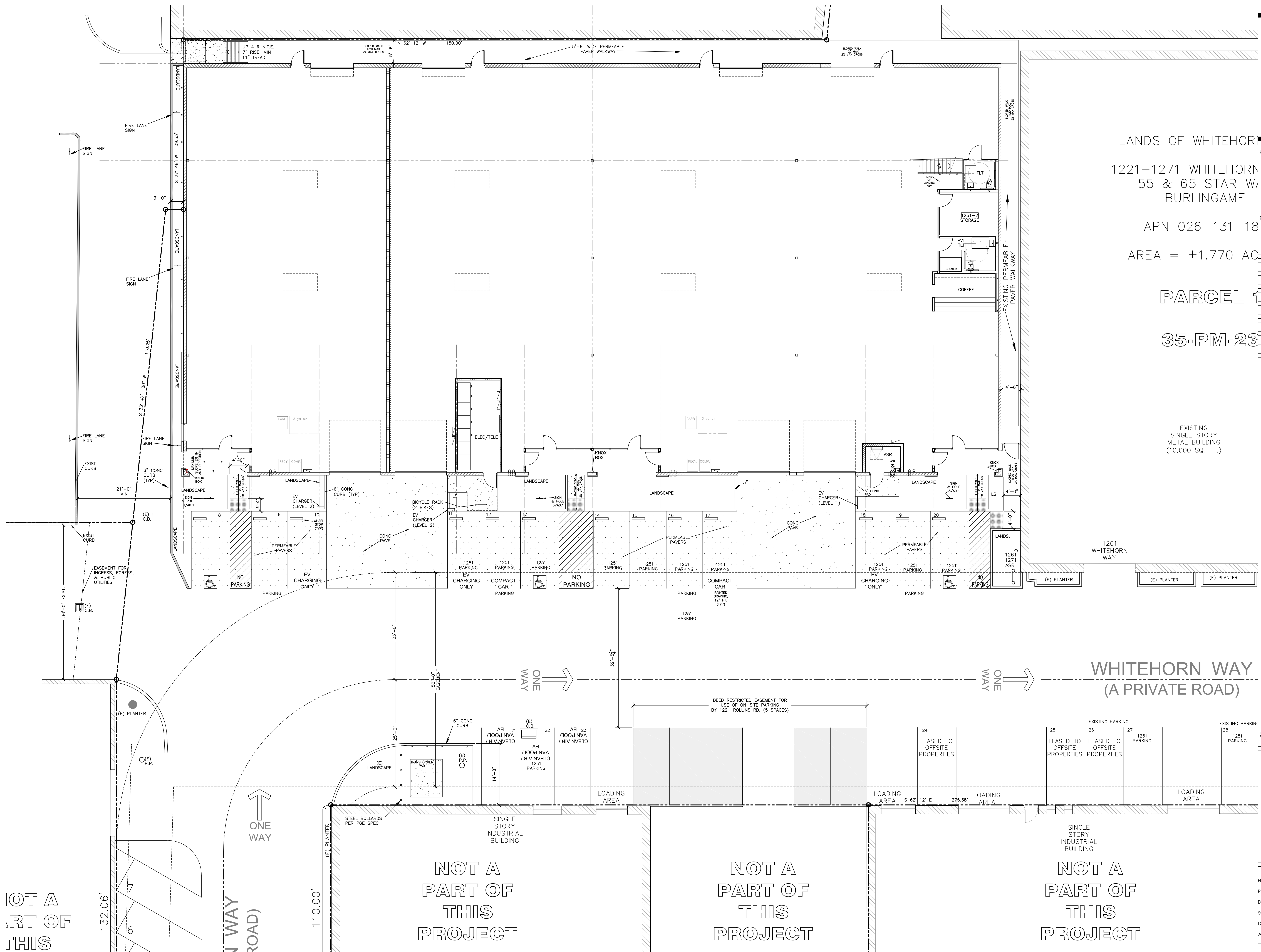
35-PM-23

Project:
PROPOSED TENANT IMPROVEMENTS FOR
LARRY SOLOMON
Suites 1241 & 1251
1241 - 1251 Whitehorn Way
Burlingame, CA 94010
Client:
Larry Solomon
1251 Whitehorn Way
Burlingame, CA 94010



Issues / Revisions		
Number	Date	By
1	6/24/2024	MN

EXISTING
SINGLE STORY
METAL BUILDING
(10,000 SQ. FT.)



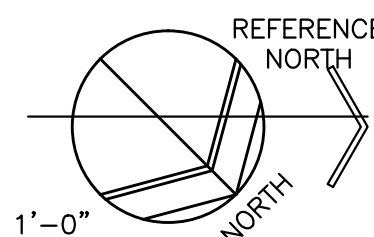
ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE REUSE, REPRODUCTION OR PUBLICATION OF THE SAME, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ACCURACY OF DRAWINGS IS FOR DESIGN PURPOSES ONLY. DO NOT SCALE DRAWINGS.

SITE PLAN
(REFERENCE)

FILE NAME: Solomon Site Plan
PROJECT NO.: 2402
DATE: 6/24/2024
SCALE: 1/8" = 1'-0"
DRAWN BY: MN
APPROVED BY:

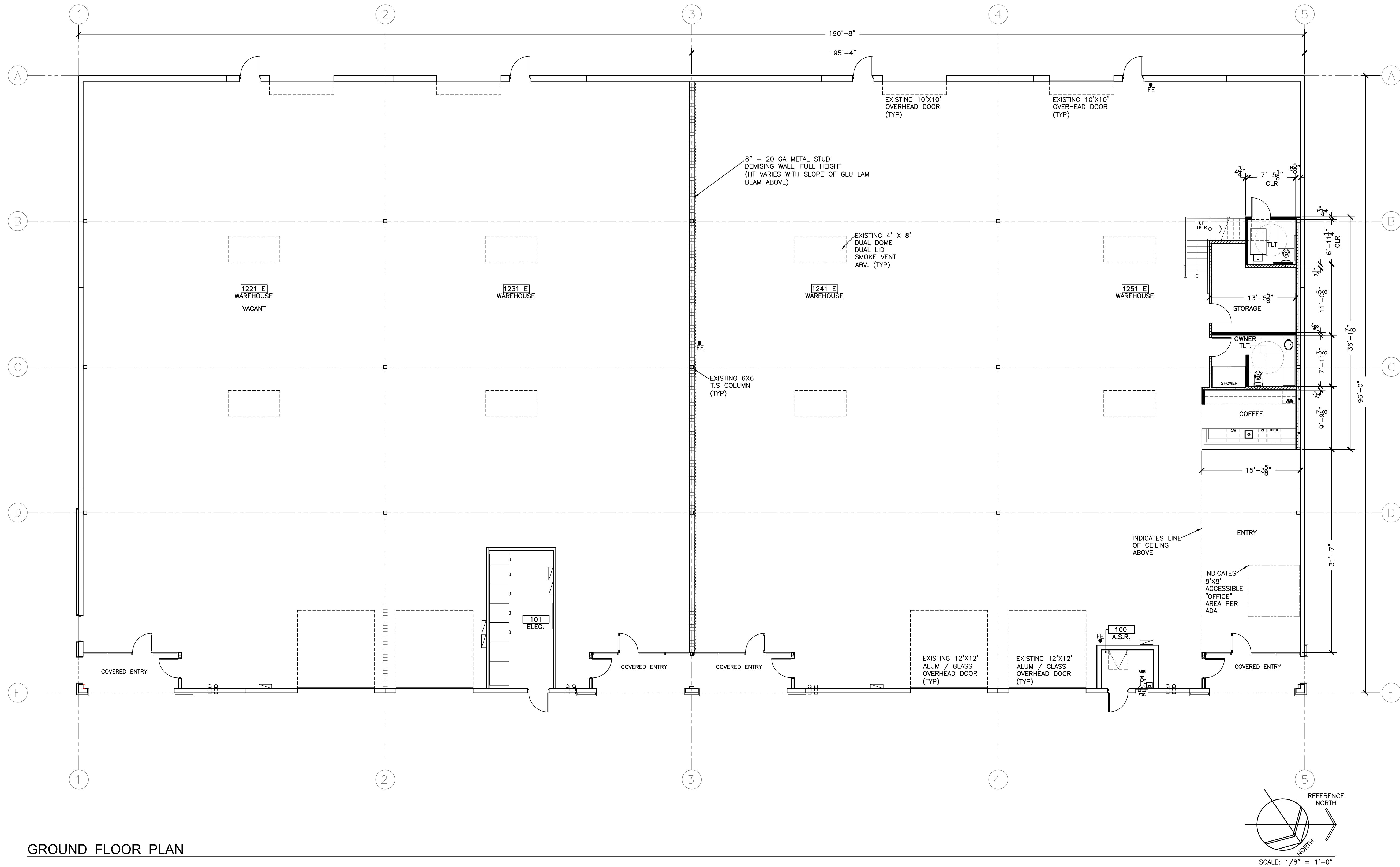
Sheet Number:

A 0.1



SCALE: 1/8" = 1'-0"

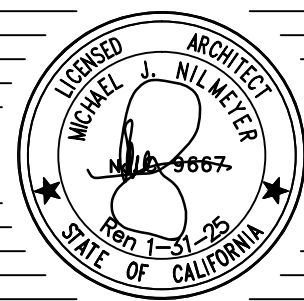
Ⓐ ENLARGED SITE PLAN



GROUND FLOOR PLAN

Project:
PROPOSED TENANT IMPROVEMENTS FOR
LARRY SOLOMON
Suites 1241 & 1251
1241 - 1251 Whitehorn Way
Burlingame, CA 94010

Client:
Larry Solomon
1251 Whitehorn Way
Burlingame, CA



Issues / Revisions		
Number	Date	By
1	6/24/2024	MN

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE REUSE, REPRODUCTION, OR PUBLICATION OF THE SAME, BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ACCURACY OF DRAWINGS IS FOR DESIGN PURPOSES ONLY. DO NOT SCALE DRAWINGS.

GROUND FLOOR PLAN

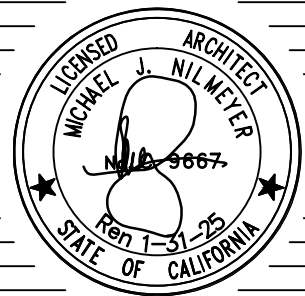
FILE NAME: Larry Solomon Base Plan
PROJECT NO.: 2402
DATE: 6/24/2024
SCALE: 1/8" = 1'-0"
DRAWN BY: MN
APPROVED BY:

Sheet Number:



Project:
PROPOSED TENANT IMPROVEMENTS FOR
LARRY SOLOMON
Suites 1241 & 1251
1241 - 1251 Whitehorn Way
Burlingame, CA 94010

Client:
Larry Solomon
1251 Whitehorn Way
Burlingame, CA



Issues / Revisions		
Number	Date	By
1	6/24/2024	MN

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE REUSE, REPRODUCTION, OR PUBLICATION OF THE SAME, BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ACCURACY OF DRAWINGS IS FOR DESIGN PURPOSES ONLY. DO NOT SCALE DRAWINGS.

MEZZANINE FLOOR PLAN

FILE NAME: Larry Solomon Base Plan
PROJECT NO.: 2402
DATE: 6/24/2024
SCALE: 1/8" = 1'-0"
DRAWN BY: MN
APPROVED BY:

Sheet Number:

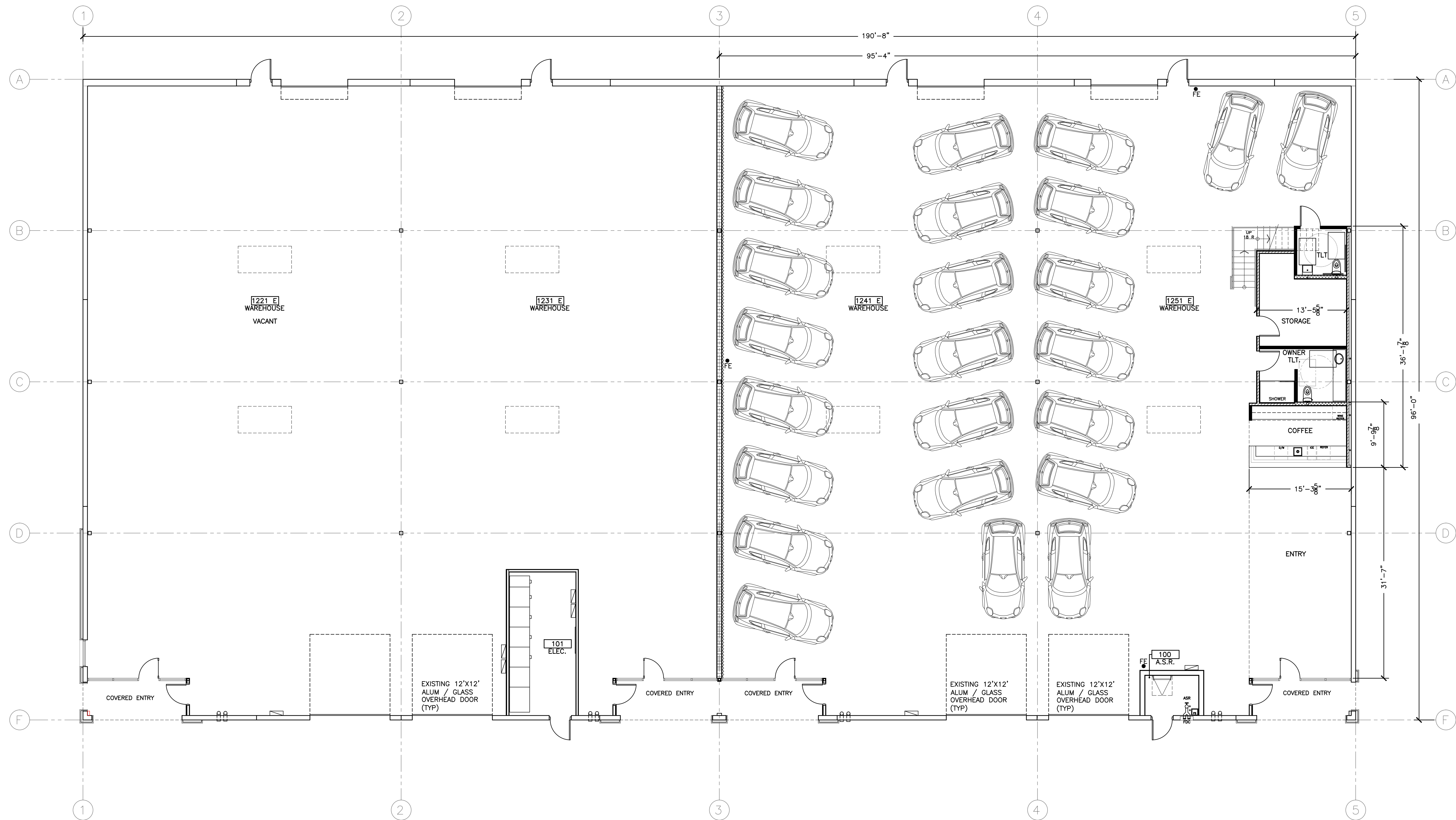
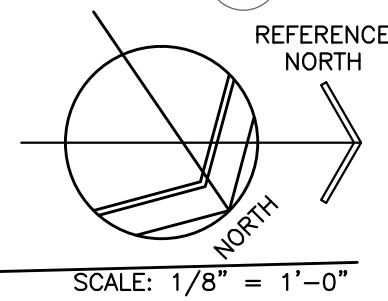


IMAGE OF VEHICLE TYPES TO BE IN THE SPACE



NOTE:
24 CARS INDICATED

GROUND FLOOR SCHEMATIC CAR COLLECTION LAYOUT



Nilmeyer
Nilmeyer

ASSOCIATES

ARCHITECTS

128 Pepper Avenue,
Burlingame, CA 94010

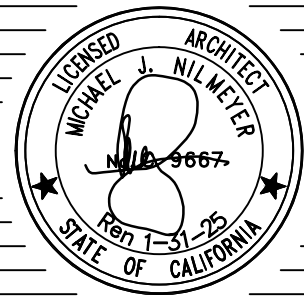
650.347.0757 T

Michael Nilmeyer, Architect
michael@nilmeyer.com

Catherine J.M. Nilmeyer, Architect
catherine@nilmeyer.com

Project:
PROPOSED TENANT IMPROVEMENTS FOR
LARRY SOLOMON
Suites 1241 & 1251
1241 - 1251 Whitehorn Way
Burlingame, CA 94010

Client:
Larry Solomon
1251 Whitehorn Way
Burlingame, CA



Issues / Revisions		
Number	Date	By
1	6/24/2024	MN

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE REUSE, REPRODUCTION, OR PUBLICATION OF THE SAME, BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ACCURACY OF DRAWINGS IS FOR DESIGN PURPOSES ONLY. DO NOT SCALE DRAWINGS.

SCHEMATIC CAR LAYOUT

FILE NAME:	Larry Solomon Base Plan
PROJECT NO.:	2402
DATE:	6/24/2024
SCALE:	1/8" = 1'-0"
DRAWN BY:	MN
APPROVED BY:	

Sheet Number: