

**AERIAL VIEW OF PROJECT SITE**



**SITE ADDRESS**

218-222 LORTON AVENUE, BURLINGAME, CA

**SHEET INDEX**

- ARCHITECTURAL:
- A.0 COVER SHEET
  - A.1 EXISTING SITE PLAN W/ ACCESSIBLE PATH OF TRAVEL
  - A.2 EXISTING FIRST FLOOR PLAN W/ DEMOLITION PLAN
  - A.3 PROPOSED FLOOR PLAN
  - A.4 TRAVEL DISTANCE/ EXIT PLAN
  - A.5 EXISTING AND PROPOSED FRONT ELEVATIONS
  - A.6 EXISTING REAR ELEVATION
  - A.7 PROPOSED RENDERING
  - A.8 MATERIAL AND FINISHES
  - A.9 PROPOSED LIGHTING PLAN
  - A.10 EXISTING FLOOR AREA CALCULATIONS
  - A.11 NEW FLOOR AREA CALCULATIONS
  - BMP CONSTRUCTION BEST MANAGEMENT PRACTICES



**ABBREVIATIONS**

# & @	POUND OR NUMBER AND	I/O	IN LIEU OF
ACT	ACoustic CEILING TILE	INSUL	INSULATED OR INSULATION
AD	AREA DRAIN	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	LO	LOW
ALUM	ALUMINUM	MAX	MAXIMUM
BYND	BEYOND	MO	MASONRY OPENING
BOT	BOTTOM	MECH	MECHANICAL
CIP	CAST IN PLACE	MEMBR	MEMBRANE
CJ	CONTROL JOINT	MIN	MINIMUM
CLG	CEILING	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONT	CONTINUOUS	O.C.	ON CENTER
CPT	CARPET	OH	OPPOSITE HAND
CT	CERAMIC TILE	OZ	OUNCE
DBL	DOUBLE	PCC	PRE-CAST CONCRETE
DEMO	DEMOLISH OR DEMOLITION	PLUMB	PLUMBING
DIA	DIAMETER	PLYD	PLYWOOD
DN	DOWN	PT	PRESSURE TREATED
DR	DOOR	PNT	PAINT OR PAINTED
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	RBR	RUBBER
EA	EACH	RCP	REFLECTED CEILING PLAN
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	REQD	REQUIRED
ELEV	ELEVATOR OR ELEVATION	RM	ROOM
EM	ELECTRIC METER	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFIED OR SPECIFICATION
EXIST	EXISTING	SPK	SPRINKLER OR SPEAKER
EXP JT	EXPANSION JOINT	SSTL	STAINLESS STEEL
EXT	EXTERIOR	STC	SOUND TRANSMISSION COEFFICIENT
FD	FLOOR DRAIN OR FIRE DEPARTMENT	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURE OR STRUCTURAL
FIXT	FIXTURE	T&G	TONGUE AND GROOVE
FLR	FLOOR	TELE	TELEPHONE
FM	FILLED METAL	TLT	TOILET
FO	FACE OF	TO	TOP OF
FND	FOUNDATION	TOC	TOP OF CONCRETE
GA	GAUGE	TOS	TOP OF STEEL
GALV	GALVANIZED	TPD	TOILET PAPER DISPENSER
GWB	GYPSUM WALL BOARD	T/D	TELEPHONE/DATA
HC	HOLLOW CORE	TYP	TYPICAL
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	UIS	UNDERSIDE
		VIF	VERIFY IN FIELD
		VP	VISION PANEL
		W/	WITH
		WD	WOOD

**CURRENT APPLICABLE CODES**

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS

**BUILDING DEPARTMENT NOTES**

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS PLACEMENT OF DEBRIS BIN IN STREET, CONSTRUCTION PARKING, WORK IN SIDEWALK AREA, PUBLIC EASEMENTS, AND UTILITY EASEMENTS, IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. PORTA POTTY'S ARE NOT ALLOWED TO BE PLACED IN THE CITY RIGHT-OF-WAY. WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE DOUBLE THE PERMIT FEE.
2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 a.m. AND 5:00 p.m. FOR ALL ACTIVITIES (INCLUDING HAULING).
3. REPLACE DAMAGED AND DISPLACED CURB, GUTTER AND/OR SIDEWALK FRONTING SITE.
4. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY WATER DEPARTMENT FOR CONNECTION FEES. IF REQUIRED, ALL FIRE SERVICES AND SERVICES 2" AND OVER WILL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
5. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE No. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

**FIRE DEPARTMENT NOTES**

1. THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED NFPA 13 SPRINKLER SYSTEM. SPRINKLER DRAWINGS SHALL BE SUBMITTED AND APPROVED BY CENTRAL COUNTY FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. THE FIRE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY MONITORED BY AN APPROVED CENTRAL RECEIVING STATION.
3. THE APPLICANT SHALL ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE CITY OF BURLINGAME ENGINEERING STANDARDS IS AVAILABLE FOR THE FIRE SPRINKLER MAIN DRAIN AND INSPECTOR TEST ON THE BUILDING PLUMBING DRAWINGS. THESE ITEMS MAY DRAIN DIRECTLY TO LANDSCAPE OR IN THE SEWER WITH AN AIR GAP.
4. THE FIRE PROTECTION UNDERGROUND WATER LINE SHALL BE SUBMITTED AND APPROVED THROUGH THE BURLINGAME BUILDING DEPARTMENT PRIOR TO APPROVAL OF ABOVE GROUND FIRE SPRINKLER PERMIT.
5. PROVIDE FIRE EXTINGUISHERS PER 906.

**PROJECT SUMMARY**

OWNERS: ROBERT AND DONALD McPHEE

SCOPE OF WORK:

1. COMBINE 2 EXISTING STOREFRONT INTO A SINGLE ESTABLISHMENT.
2. PROVIDE A NEW ENTRANCE FROM LORTON AVENUE TO CONNECT TO THE EXISTING WAREHOUSE LOCATED IN THE REAR AT 215 HATCH LANE.
3. REMODEL THE FACADE WITH NEW STOREFRONT ENTRIES AND CLADDING
4. PROVIDE NEW COMPLIANT RESTROOMS.

ZONING: C-3  
 A.P.N.: 029-211-180  
 (E) OCCUPANCY: B/ S1  
 TYPE OF CONSTRUCTION FOR: V-A  
 FIRE SPRINKLER: YES  
 NUMBER OF STORIES: ONE  
 SITE AREA: 7,000.0 SF

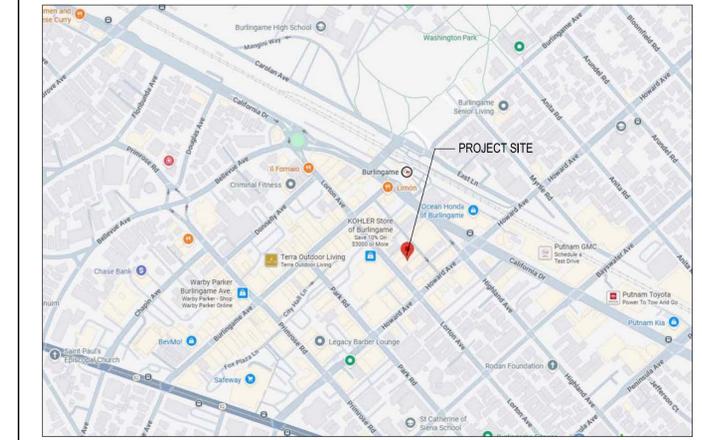
(E) FLOOR AREA:  
 UNIT 218: 390.12 SF  
 UNIT 220: 1,315.80 SF  
 UNIT 222:  
 FIRST FLOOR: 1,104.31 SF  
 SECOND FLOOR: 529.44 SF  
 STORAGE WAREHOUSE: 2,749.79 SF

TOTAL 1ST FLOOR AREA = 5,560.02 SF  
 TOTAL 2ND FLOOR AREA = 529.44 SF  
 (E) TOTAL FLOOR AREA = 6,089.46 SF

(N) FLOOR AREA:  
 UNIT 218: 0.00 SF  
 UNIT 220: 1,779.28 SF  
 UNIT 222:  
 FIRST FLOOR: 1,077.97 SF  
 SECOND FLOOR: 529.44 SF  
 STORAGE WAREHOUSE: 3,097.55 SF

(N) TOTAL 1ST FLOOR AREA = 5,954.80 SF  
 (E) TOTAL 2ND FLOOR AREA = 529.44 SF  
 (N) TOTAL FLOOR AREA = 6,484.24 SF

**VICINITY MAP**



**DEFERRED SUBMITTAL**

FIRE SPRINKLER SYSTEM TO BE A DEFERRED SUBMITTAL

REVISIONS	BY
PLANNING 1/6/26	RM

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 F: 650.577.8313  
 robert@medanarch.com  
 www.medanarch.com



**TENANT IMPROVEMENT**  
 218-220 LORTON AVE.  
 BURLINGAME, CA

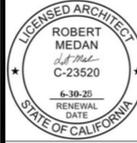
DATE: NOV. 19, 2025  
 SCALE: AS NOTED  
 DRAWN: RM  
 JOB: 2025.12  
 SHEET NO.

**A.0**  
 OF SHEETS

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PLANNING 1/6/26	RM

**ROBERT MEDAN**  
ARCHITECT

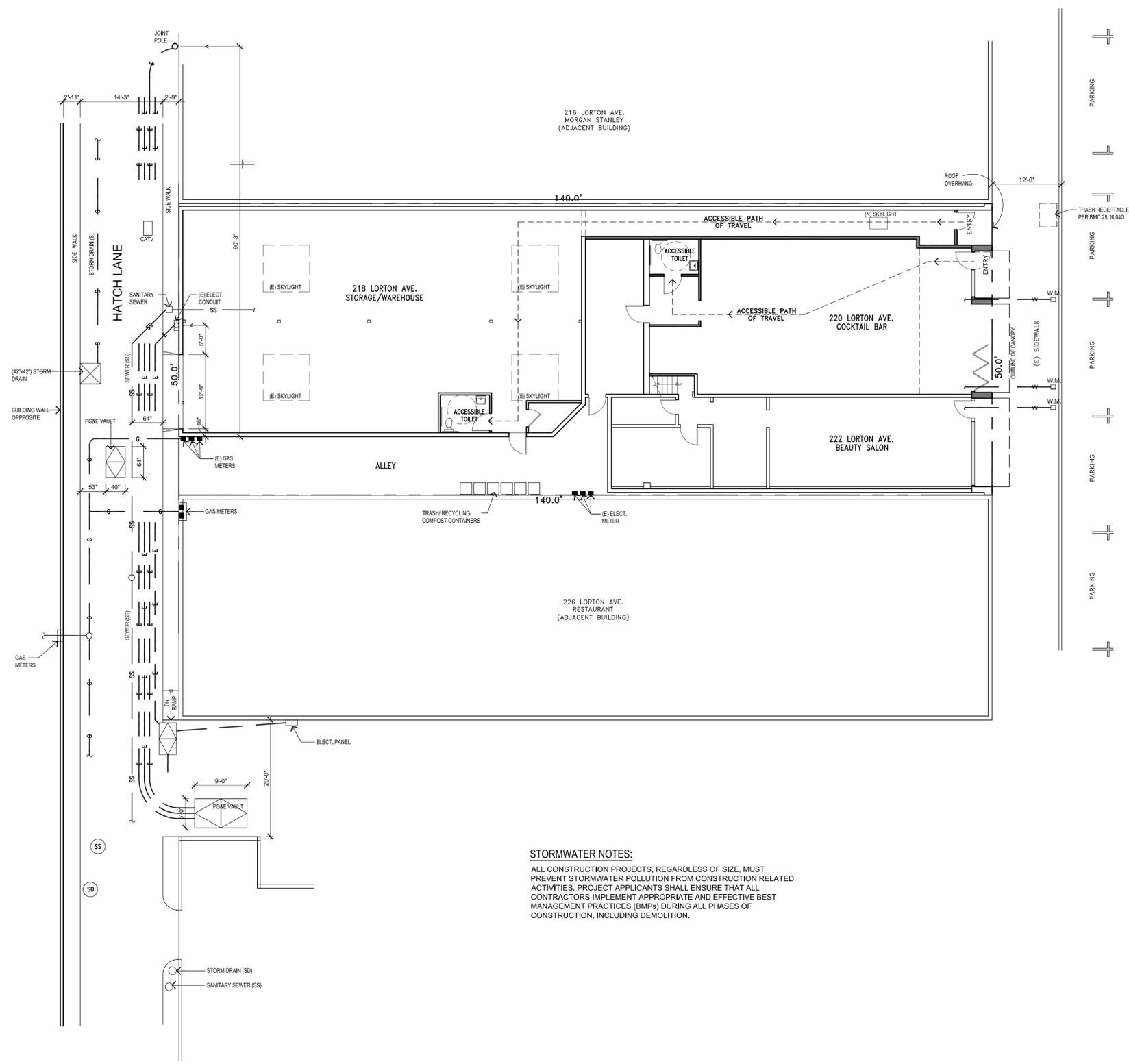
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**STORMWATER NOTES:**  
ALL CONSTRUCTION PROJECTS, REGARDLESS OF SIZE, MUST PREVENT STORMWATER POLLUTION FROM CONSTRUCTION RELATED ACTIVITIES. PROJECT APPLICANTS SHALL ENSURE THAT ALL CONTRACTORS IMPLEMENT APPROPRIATE AND EFFECTIVE BEST MANAGEMENT PRACTICES (BMPs) DURING ALL PHASES OF CONSTRUCTION, INCLUDING DEMOLITION.

**SITE PLAN W/ ACCESSIBLE PATH OF TRAVEL**  
SCALE: 1/8"=1'-0"

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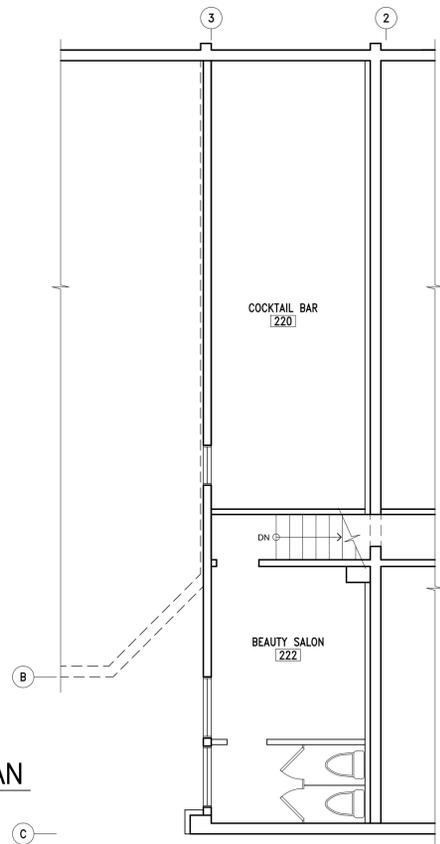
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**A.2**

OF SHEETS

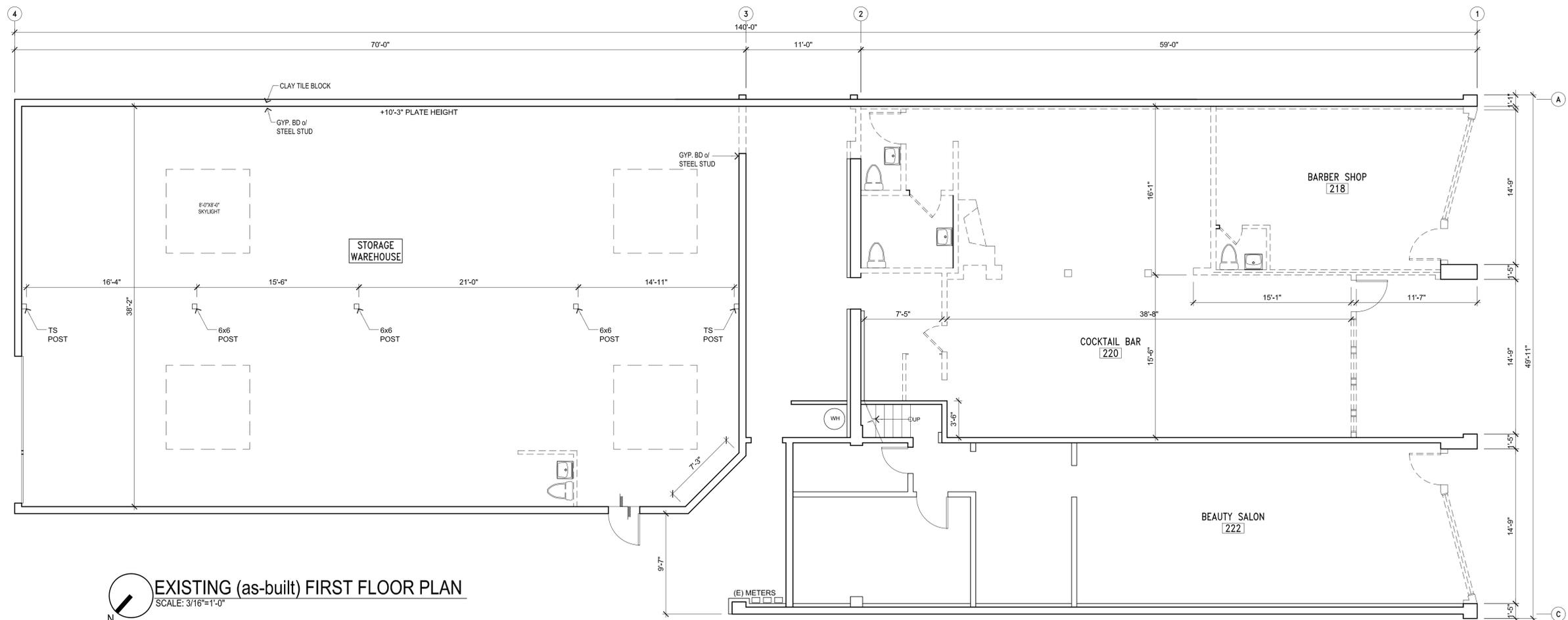
**EXISTING (as-built) SECOND FLOOR PLAN**  
SCALE: 3/16"=1'-0"



**LEGEND:**

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED

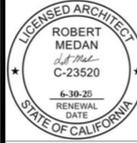
**EXISTING (as-built) FIRST FLOOR PLAN**  
SCALE: 3/16"=1'-0"



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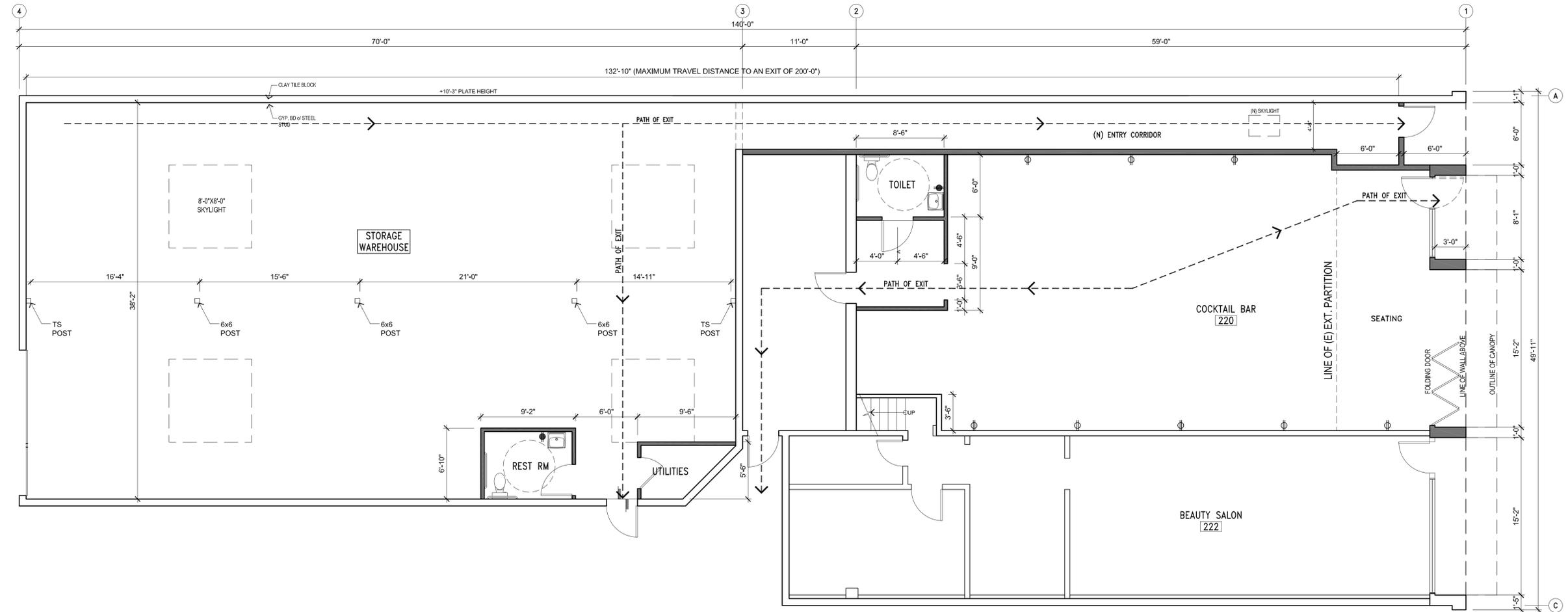
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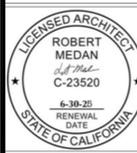
**PROPOSED FIRST FLOOR PLAN w/ EXITING ROUTES**  
SCALE: 3/16"=1'-0"

- LEGEND:**
- (E) WALL TO REMAIN
  - (N) WALL

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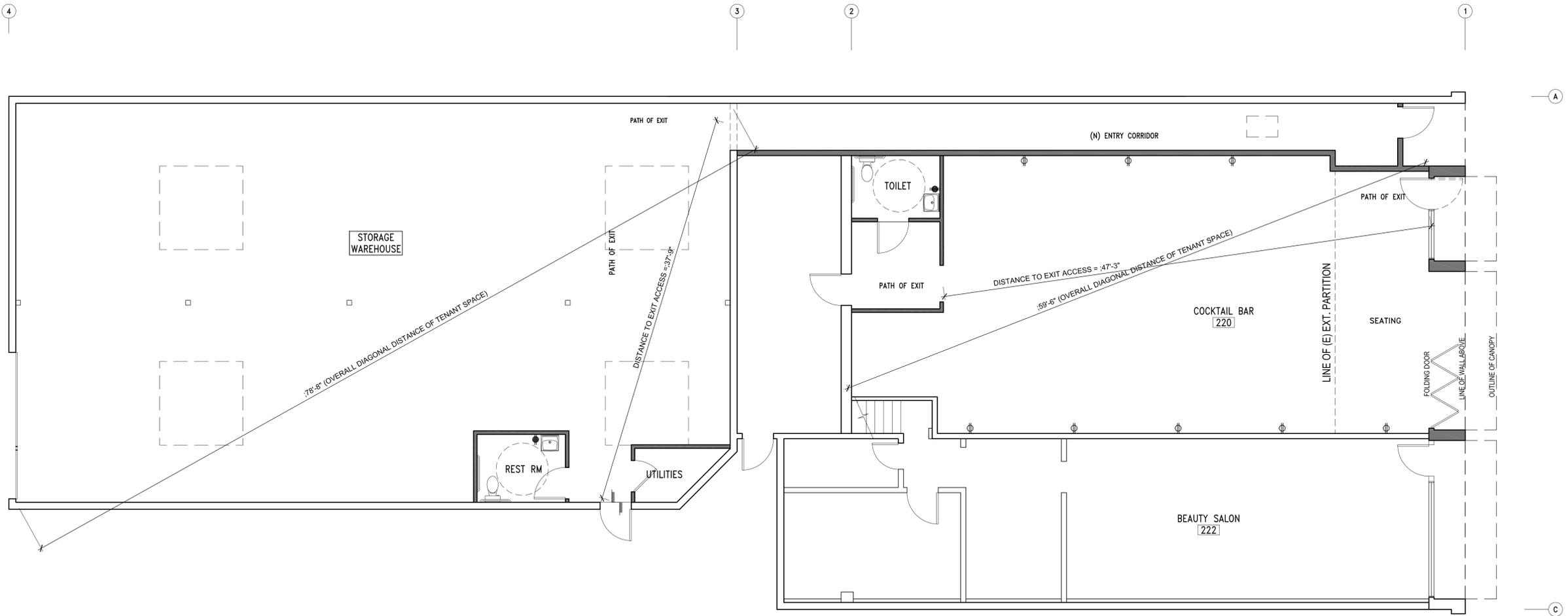
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SHEET NO.	

**A.4**  
OF SHEETS



**TRAVEL DISTANCE/ EXIT PLAN**  
SCALE: 3/16"=1'-0"

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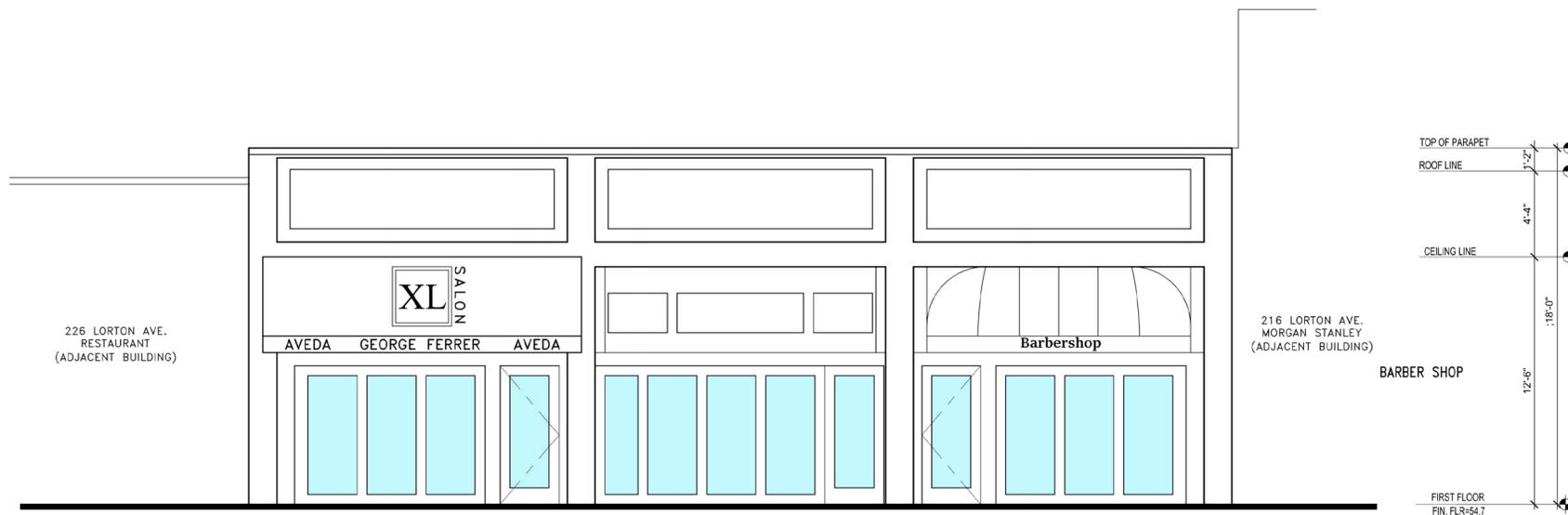
DATE:	NOV. 19, 2025
SCALE:	AS NOTED
DRAWN:	RM
JOB:	2025.12
SHEET NO.	

**A.5**

OF SHEETS



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

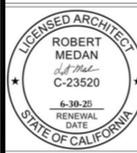


**EXISTING FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

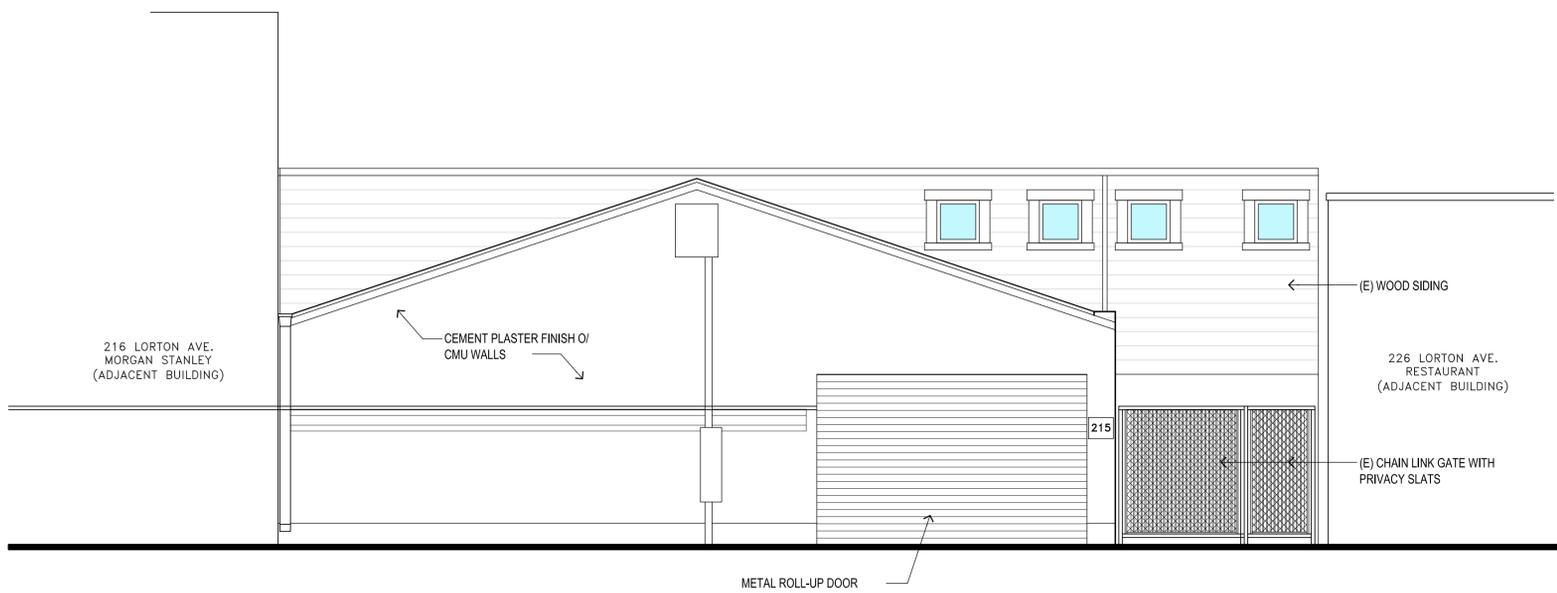
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**EXISTING REAR ELEVATION** (NO PROPOSED CHANGES)  
SCALE: 1/4"=1'-0"

DATE:	NOV. 19, 2025
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DRAWN:	RM
JOB:	2025.12
SHEET NO.	



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION  
(HATCH LANE)

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Client:

**Robert and  
Don MacPhee**

Project Address:

**218-220-222  
Lorton Ave.  
Burlingame  
California  
94401**

Project Type:

**Commercial  
Tenant  
Improvements**

Sheet Title:

**Design Review  
Application**

Issue:                      Description:  
Date:

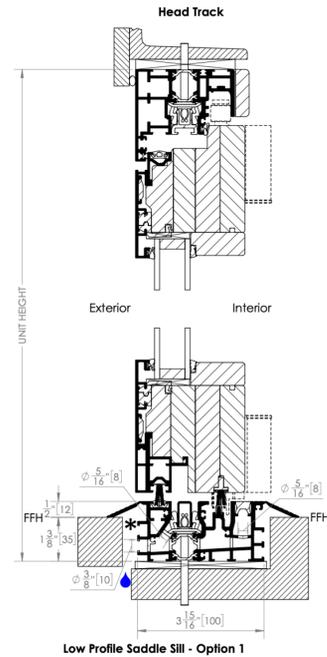
Date:                      May 8, 2025  
Project No:              1208  
Drawn By:                RM  
Scale:                     1/4" = 1'- 0"  
Sheet No:                of 12 sheet total

**A7**

PROPOSED RENDERING  
VIEWED FROM LORTON AVE.



**Folding Door Section**



**Aluminum Clad Folding Door**

Color: Dark Grey  
By Nanawall



**Projected Wall Canopy**

Powder Coated Aluminum  
Color: Dark Grey

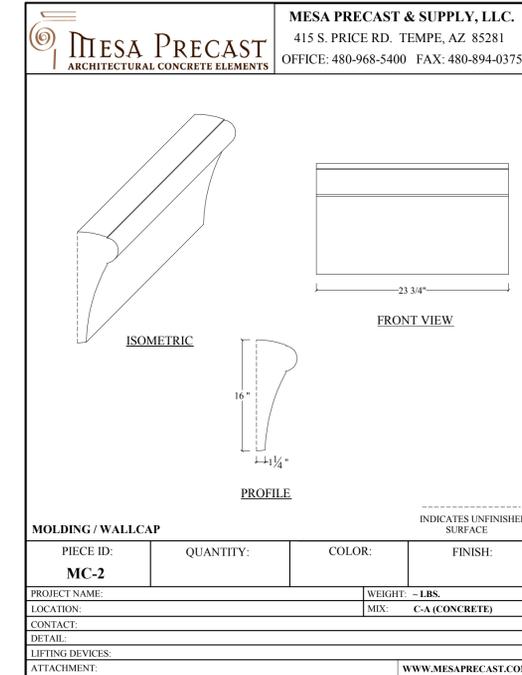


**Integral Precast Stone Trim & Base**

Texture: Acid Etched  
Color: Grey  
Fine Crushed Gray Aggregate



**Precast Roof Edge Trim Profile**



**Burlingame**

Client:  
**Robert and Don MacPhee**

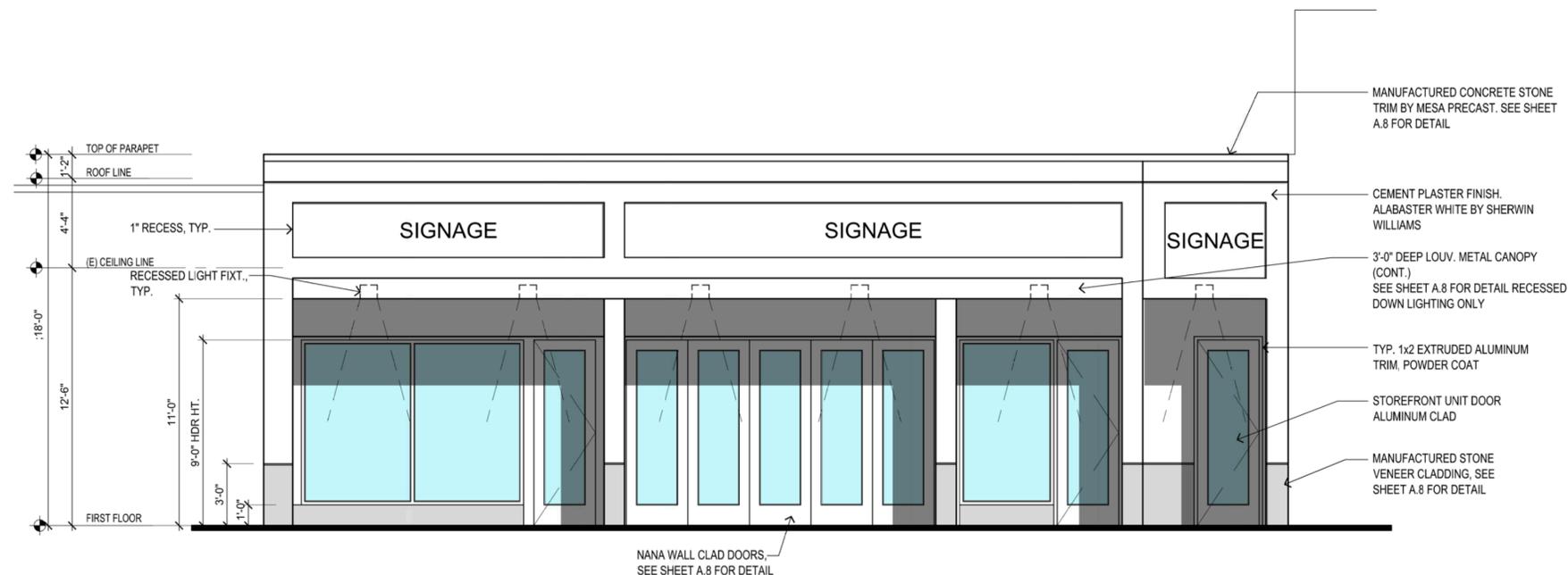
Project Address:  
**218-220-222 Lorton Ave. Burlingame California 94401**

Project Type:  
**Commercial Tenant Improvements**

Sheet Title:  
**Material & Finishes**

Issue:  
Date: Description:

Date: May 8, 2025  
Project No: 1208  
Drawn By: RM  
Scale: 1/4" = 1'-0"  
Sheet No: of sheet total



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

**I MATERIAL AND FINISHES**

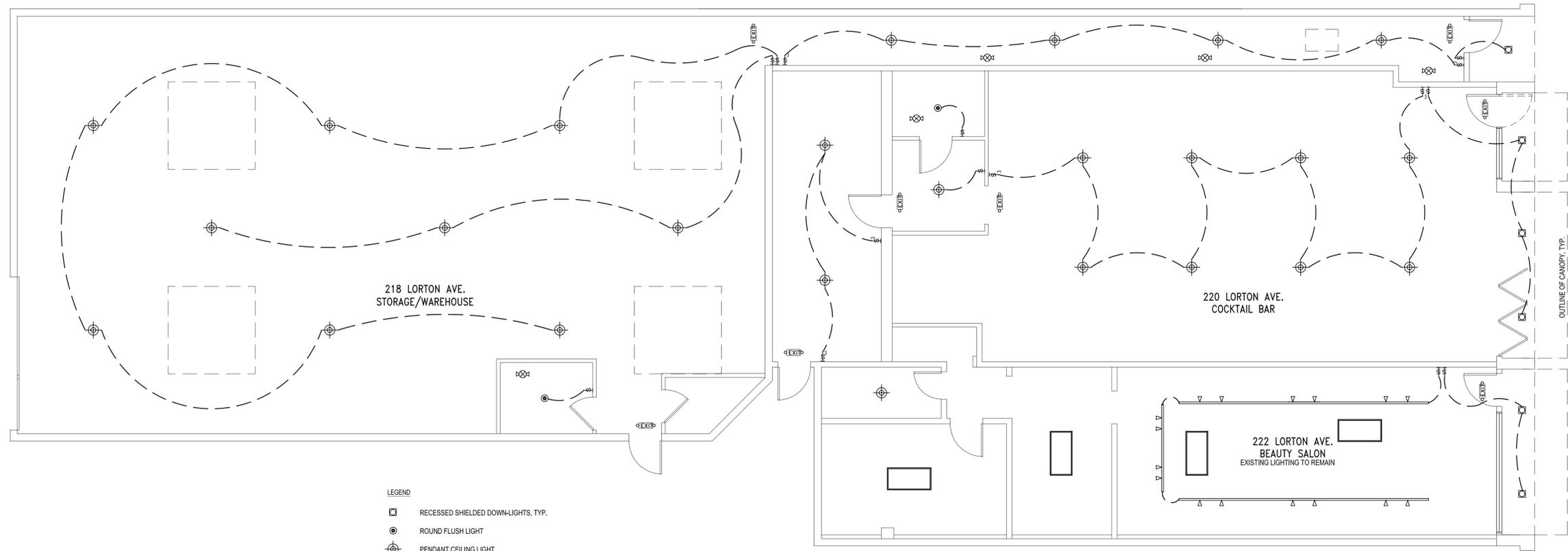
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BURLINGAME, CA



- LEGEND**
- RECESSED SHIELDED DOWN-LIGHTS, TYP.
  - ROUND FLUSH LIGHT
  - PENDANT CEILING LIGHT
  - EMERGENCY EXIT SIGN:  
WALL / CEILING MOUNTED ILLUMINATED, RAISED CHARACTER AND TACTILE EXIT SIGN  
WITH BATTERY BACKUP WITH THE WORD "EXIT". FACE OF EXIT SIGN ILLUMINATED FROM  
THE EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5  
FOOT-CANDLES. BACK-UP POWER SOURCE SHALL BE EQUIPPED WITH NO LESS THAN  
90-MINUTE OPERATION IN CASE OF POWER LOSS.
  - EMERGENCY LIGHT
  - (E) SURFACE MOUNTED LIGHTS

**LIGHTING PLAN**  
SCALE: 3/16"=1'-0"

DATE:	NOV. 19, 2025
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**A.9**

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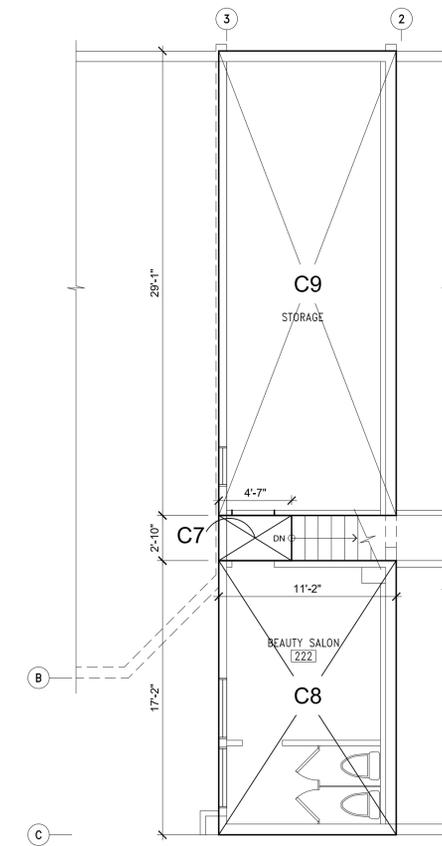


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**A.10**

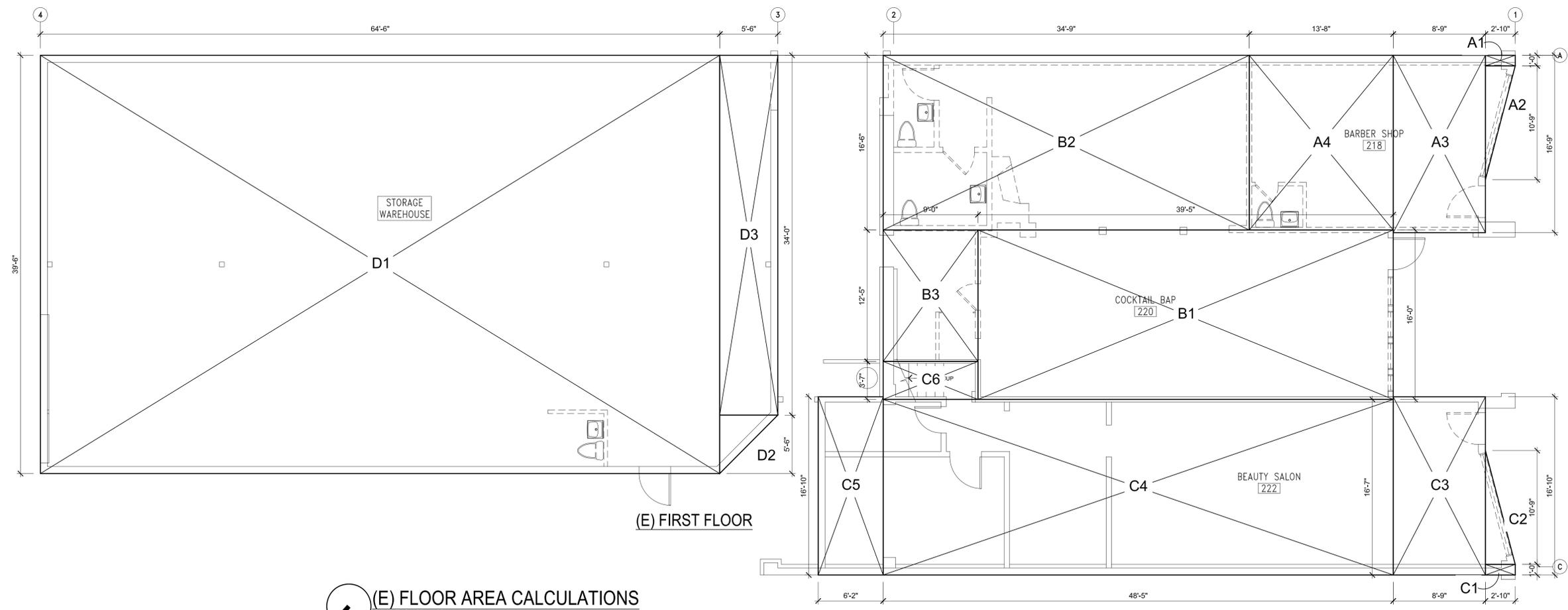
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(E) SECOND FLOOR

**(E) FLOOR AREA CALCULATION (F.A.R.):**

<b>SUITE 218:</b>	
A1 = 2'-10" x 1'-0"	= 2.83 SF
A2 = (1/2) 2'-10" x 10'-9"	= 15.23 SF
A3 = 8'-9" x 16'-9"	= 146.56 SF
A4 = 13'-8" x 16'-6"	= 225.50 SF
<b>SUITE 218 TOTAL</b>	<b>= 390.12 SF</b>
<b>SUITE 220:</b>	
B1 = 39'-5" x 16'-0"	= 630.67 SF
B2 = 34'-9" x 16'-6"	= 573.38 SF
B3 = 9'-0" x 12'-5"	= 111.75 SF
<b>SUITE 220 TOTAL</b>	<b>= 1,315.80 SF</b>
<b>SUITE 222:</b>	
<b>FIRST FLOOR:</b>	
C1 = 2'-10" x 1'-0"	= 2.83 SF
C2 = (1/2) 2'-10" x 10'-9"	= 15.23 SF
C3 = 8'-9" x 16'-10"	= 147.28 SF
C4 = 48'-5" x 16'-7"	= 802.91 SF
C5 = 6'-2" x 16'-10"	= 103.80 SF
C6 = 9'-0" x 3'-7"	= 32.25 SF
<b>TOTAL FIRST FLOOR</b>	<b>= 1,104.31 SF</b>
<b>SECOND FLOOR:</b>	
C7 = 4'-7" x 2'-10"	= 12.99 SF
C8 = 11'-2" x 17'-2"	= 191.69 SF
C9 = 11'-2" x 29'-1"	= 324.76 SF
<b>TOTAL 2ND FLOOR</b>	<b>= 529.44 SF</b>
<b>SUITE 222 TOTAL</b>	<b>= 1,633.75 SF</b>
<b>WAREHOUSE/STORAGE:</b>	
D1 = 64'-6" x 39'-6"	= 2,547.08 SF
D2 = (1/2) 5'-6" x 5'-6"	= 15.22 SF
D3 = 5'-6" x 34'-0"	= 187.49 SF
<b>W.H./STORAGE TOTAL</b>	<b>= 2,749.79 SF</b>
<b>TOTAL 1ST FLOOR AREA</b>	<b>= 5,560.02 SF</b>
<b>TOTAL 2ND FLOOR AREA</b>	<b>= 529.44 SF</b>
<b>(E) TOTAL FLOOR AREA</b>	<b>= 6,089.46 SF</b>



(E) FIRST FLOOR

**(E) FLOOR AREA CALCULATIONS**  
SCALE: 3/16"=1'-0"

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PLANNING 1/6/26	RM

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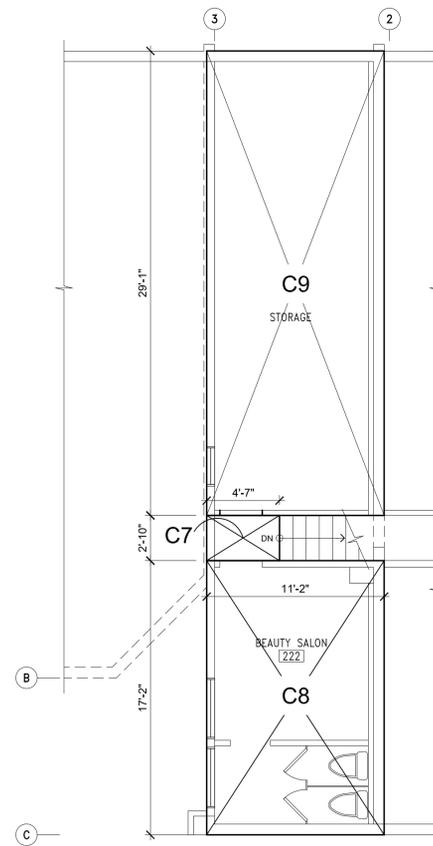


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BURLINGAME, CA

DATE:	NOV. 19, 2025
SCALE:	AS NOTED
DRAWN:	RM
JOB:	2025.12
SHEET NO.	

**A.11**

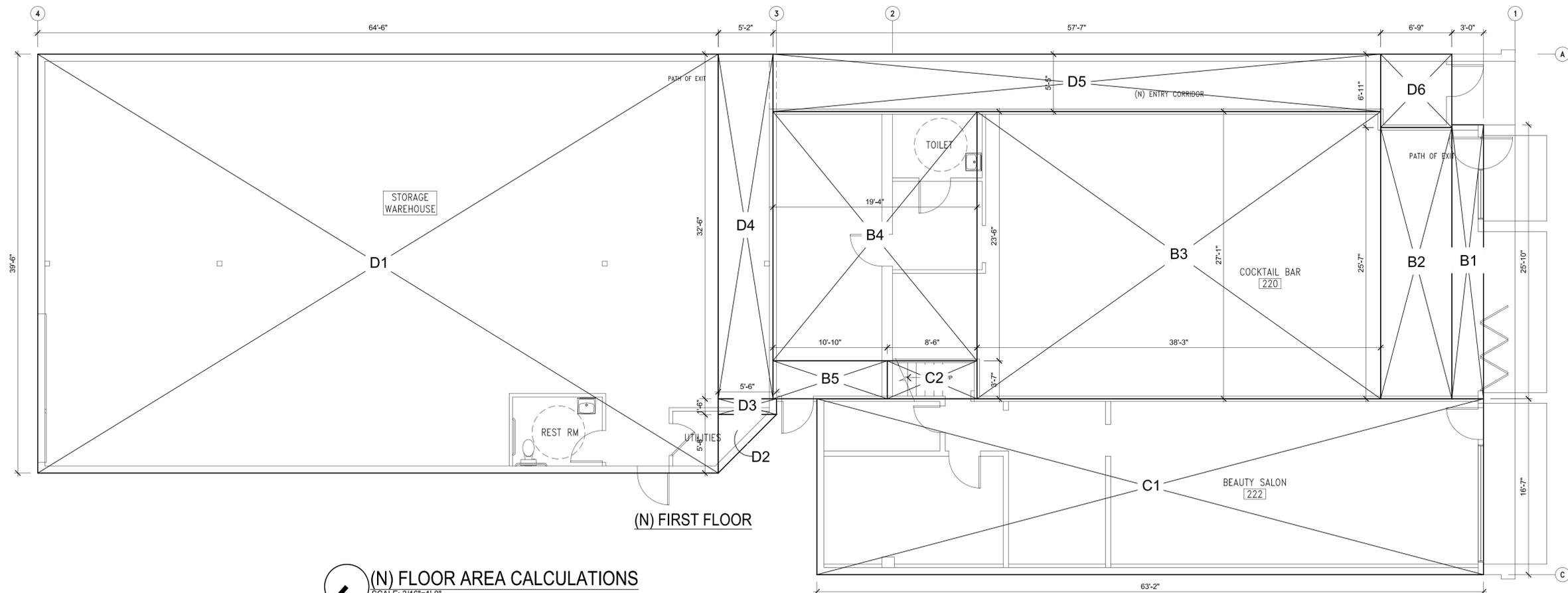
OF SHEETS



(E) SECOND FLOOR

(N) FLOOR AREA CALCULATION (F.A.R.):

SUITE 220:	
B1 = 3'-0" x 25'-10"	= 77.50 SF
B2 = 6'-9" x 25'-7"	= 172.69 SF
B3 = 38'-3" x 27'-1"	= 1,035.94 SF
B4 = 19'-4" x 23'-6"	= 454.33 SF
B5 = 10'-10" x 3'-7"	= 38.82 SF
(N) SUITE 220 TOTAL	= 1,779.28 SF
SUITE 222:	
FIRST FLOOR:	
C1 = 63'-2" x 16'-7"	= 1,047.51 SF
C2 = 8'-6" x 3'-7"	= 30.46 SF
(N) TOTAL FIRST FLOOR	= 1,077.97 SF
SECOND FLOOR:	
C7 = 4'-7" x 2'-10"	= 12.99 SF
C8 = 11'-2" x 17'-2"	= 191.69 SF
C9 = 11'-2" x 29'-1"	= 324.76 SF
(E) TOTAL 2ND FLOOR	= 529.44 SF
(N) SUITE 222 TOTAL	= 1,607.41 SF
WAREHOUSE/ STORAGE:	
D1 = 64'-6" x 39'-6"	= 2,547.08 SF
D2 = (1/2) 5'-6" x 5'-6"	= 15.22 SF
D3 = 5'-6" x 1'-6"	= 8.18 SF
D4 = 5'-2" x 32'-6"	= 168.47 SF
D5 = 57'-7" x 5'-5"	= 311.91 SF
D6 = 6'-9" x 6'-11"	= 46.69 SF
(N) W.H./ STORAGE TOTAL	= 3,097.55 SF
(N) TOTAL 1ST FLOOR AREA	= 5,954.80 SF
(E) TOTAL 2ND FLOOR AREA	= 529.44 SF
(N) TOTAL FLOOR AREA	= 6,484.24 SF



(N) FIRST FLOOR

(N) FLOOR AREA CALCULATIONS  
SCALE: 3/16"=1'-0"



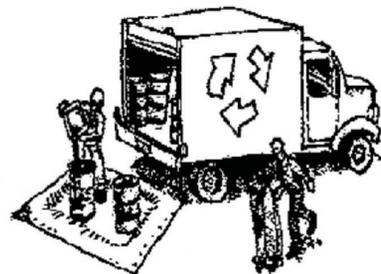
SAN MATEO COUNTYWIDE  
**Water Pollution  
Prevention Program**

Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



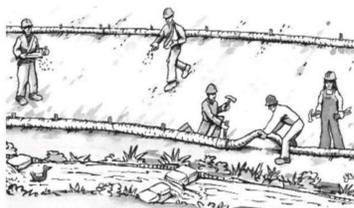
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthwork & Contaminated Soils



### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
  - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
    - Unusual soil conditions, discoloration, or odor.
    - Abandoned underground tanks.
    - Abandoned wells
    - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

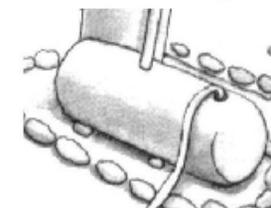
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



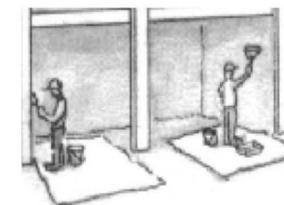
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

## Landscape Materials



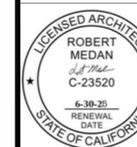
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

REVISIONS	BY
PLANNING 1/6/26	RM

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ARCHITECT

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**TENANT IMPROVEMENT**  
218-220 LORTON AVE.  
BURLINGAME, CA

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SCALE:	AS NOTED
DRAWN:	RM
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**BMP**  
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