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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Cover Sheet

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: N/A

SHEET #: A0.0

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

Project Data

	Unit Type	Unit Area	Deck Area	L3	L4	L5	L6	L7	Units	Total Bedrooms	Dens Bonus Pkg Req'd	Total Deck Area	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area	Unit Mix
Residential Units	J1 (1BR/1BA Unit)	546	48	0	3	1	1	1	6	6	3.0	288	0.3	6.0	3,276	8%
	J1 (1BR/1BA Unit) Podium Level	546	68	3	0	0	0	0	3	3	1.5	204	0.2	3.0	1,638	4%
	J1.NB (1BR/1BA Unit)	567	0	4	4	4	4	5	21	21	10.5	0	1.1	21.0	11,907	26%
	J1.NB.C (1BR/1BA Unit)	605	0	1	1	1	1	0	4	4	2.0	0	0.2	4.0	2,420	5%
	J2 (1BR/1BA Unit)	566	45	1	1	1	1	0	4	4	2.0	180	0.2	4.0	2,264	5%
	B1 (2BR/2BA Unit)	929	42	2	2	2	2	2	10	20	5.0	420	1.0	12.5	9,290	13%
	B2 (2BR/1BA Unit)	1,004	0	1	1	1	1	0	4	8	2.0	0	0.4	5.0	4,016	5%
	B3 (2BR/2BA Unit) B3	1,080	45	1	1	1	1	1	5	10	2.5	225	0.5	6.3	5,400	6%
	B4 (2BR/2BA Unit) B4	1,087	149	1	1	1	1	1	5	10	2.5	745	0.5	6.3	5,435	6%
	B5 (2BR/2BA Unit) B5	1,102	96	0	0	1	1	1	3	6	1.5	288	0.3	3.8	3,306	4%
	B5 (2BR/2BA Unit) B6	1,175	44	1	1	1	1	1	5	10	2.5	220	0.5	6.3	5,875	6%
	C1 (3BR/3BA Unit)	1,330	124	0	1	1	1	1	4	12	2.0	496	0.4	5.0	5,320	5%
	C1 (3BR/3BA Unit) Podium Level	1,330	338	1	0	0	0	0	1	3	0.5	338	0.1	1.3	1,330	1%
	C2 (3BR/2BA Unit)	1,498	76	1	1	1	1	1	5	15	2.5	380	0.5	6.3	7,490	6%
	Total Residential			17	17	16	16	14	**80**	**132**	**40.0**	**3,784**	**6.1**	**90.5**	**68,967**	100%

* No parking required for sites within 1/2 mile of major transit per AB 2097

	Use	L0	L1	L2	L3	L4	L5	L6	L7		Total Area	Project FAR*
Floor Area	Residential Area Per Floor				14,195.57	14,195.57	14,195.57	14,195.57	12,572.59		69,354.87	
	Lobby & Recreation Area		843.81						1,485.08		2,328.89	
	Circulation		758.99		1,991.23	1,991.23	1,991.23	1,991.23	1,991.23		10,715.14	
	Parking	5,507.93	19,645.62	13,722.16							33,367.78	
	Total Floor Area	5,507.93	21,248.42	13,722.16	16,186.80	16,186.80	16,186.80	16,186.80	16,048.90		**82,398.90**	**3.37**

* Excluded from FAR: Basement parking, bicycle parking, elevators & stairs above ground level, shafts

		Bike S-Term	Bike L-Term	Bike Total	ADA	ADA Van	Compact	Comp %	Standard		Tandem	Pkg Prov.
Parking Provided	L7 Level											
	L6 Level		22	22								
	L5 Level		22	22								
	L4 Level		22	22								
	L3 Level		22	22								
	L2 Level			0			14		17		3	34
	L1 Level	8		8	1	1	12		21		2	37
	B1 Level						3		9			12
	Total Parking Provided	8	110	118	1	1	29	35%	47		5	**83**

	Location	% Coverage	Area
Parcel Coverag	Ground Level Open Parcel	4.55%	1,042
	Subtotal		**1,042**
	Open Parcel Required	20.00%	0

	Use	L0	L1	L2	L3	L4	L5	L6	L7	Roof	Area
Open Space	Private Open Space Provided										3,784
	Common Open Space A1				2,775						2,775
	Common Open Space A1				125						125
	Deck at L7 Community Room								112		112
	Common Open Space at Roof Deck									2575	2,575
	Open Space Total										**9,371**
	Open Space Required										**TBD**

Code Analysis

CODE ANALYSIS DATA			
1. USE AND OCCUPANCY CLASIFICATION (CBC CHAPTER 3)			
OCCUPANCY CLASSIFICATION *(CBC 302)*	**R-2**	**S2**	**B**
FUNCTION OF SPACE	APARTMENT	PARKING GARAGE	COMMUNITY ROOMS
EXITING REQUIREMENTS *(CBC CH 10)*	SEE SHEETS A0.5		
AUTOMATIC SPRINKLER SYSTEM	NFPA-13		
2. BUILDING HEIGHT AND AREAS (CBC CHAPTER 5)			
TYPE OF CONSTRUCTION	**III-A**	**I-A**	**III-A**
ALLOWABLE BUILDING AREA *(CBC TABLE 506.2)*	SEE ALLOWABLE BUILDING AREA TABULATION		
ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE *(CBC 504.3)*	85 FEET	UL	85 FEET
PROPOSED BUILDING HEIGHT ABOVE GRADE PLANE	SEE BUILDING HEIGHT ANALYSIS ON SHEET.....		
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE *(CBC 504.4)*	5	UL	6
PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE	5	2	5
R-2 OCCUPANCY SEPARATION *(CBC TABLE 508.4)*	N/A	3 HR	1 HR

3. TYPE OF CONSTRUCTION AND FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CBC CHAPTER 6)		
BUILDING ELEMENT	TYPE **IA**	TYPE **III-A**
PRIMARY STRUCTURAL FRAME *(CBC SEC 202 and SEC 704)*	3	1
BEARING WALLS - EXTERIOR	3	2
BEARING WALLS - INTERIOR	3	1
NONBEARING WALLS AND PARTITIONS -EXTERIOR	PER TABLE 602	
NONBEARING WALLS AND PARTITIONS -INTERIOR	0	0
FLOOR AND ASSOCIATE SECONDARY MEMBERS	2	1
ROOF AND ASSOCIATE SECONDARY MEMBERS	1.5	1

4. FIRE AND SMOKE PROTECTION FEATURES (CBC CHAPTER 7)	
FIRE WALLS *(CBC Sec 706)*	3 HR
FIRE BARRIERS *(CBC Sec 707)*	2 HR
SHAFTS *(CBC SEC 713)*	2 HR
STAIR ENCLOSURES *(CBC SEC 1023.2)*	2 HR
EXIT PASSAGEWAY *(CBC SEC 1024.3)*	2 HR
FIRE PARTITIONS *(CBC SEC 708)*	1 HR
ALLOWABLE OPENINGS IN EXTERIOR WALLS *(Table 705.8)*	SEE SHEET .....

FIRE AREA 1 Type III-A

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING W/ SEPARATED OCCUPANCIES, MULTISTORY)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - *At* PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - *If* CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - *Aa* CBC SECTION 506.2.1 At + (Ns x If)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF RATIOS PER STORY (<=1)
1	R-2	24,000	0	24,000	9,472	0.39	**0.41**
2	R-2	24,000	0	24,000	9,472	0.39	**0.39**
3	R-2	24,000	0	24,000	9,472	0.39	**0.39**
4	R-2	24,000	0	24,000	9,472	0.39	**0.39**
5	B	85,500	0	85,500	1,490	0.02	**0.35**
	R-2	24,000	0	24,000	7,982	0.33	
						SUM OF RATIOS PER BUILDING (<=2)	**1.95**

FIRE AREA 2 Type III-A

ALLOWABLE BUILDING AREAS (SINGLE OCCUPANCY MULTISORY BUILDING)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - *At* PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - *If* CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - *Aa* CBC SECTION 506.2.1 At + (Ns x If)	ACTUAL FLOOR AREA PER STORY
1	R-2	24,000	0	24,000	8,860
2	R-2	24,000	0	24,000	8,860
3	R-2	24,000	0	24,000	8,860
4	R-2	24,000	0	24,000	8,860
5	R-2	24,000	0	24,000	8,860
				ACTUAL BUILDING AREA	44,300
				MAXIMUM ALLOWABLE BUILDING AREA Aa=At+(Ns x If) x Sa (Sa=2)	48,000

Zoning Analysis

LAND USE: MIXED-USE MEDIUM II
ZONING DISTRICT: E2-1
TOTAL LOT AREA: 22,882 S.F. (0.53 ACRES ±)

DENSITY ALLOWED: 99 DU/ACRE MAX. DENSITY PROPOSED: 151 DU/ACRE

F.A.R. ALLOWED: N/A F.A.R. PROPOSED: 3.37

HEIGHT ALLOWED: 4-6 STORIES MAX. STORIES PROPOSED: 7
HEIGHT PROPOSED: 73.65 FEET (LOWEST EXISTING GRADE TO HIGHEST PLATE)

REQUIRED AUTOMOBILE PARKING
NO PARKING REQUIRED PER AB 2097 (WITHIN ½ MILE OF MAJOR TRANSIT)

REQUIRED BICYCLE PARKING, LONG-TERM
1 BEDROOM: 1 SPACE PER UNIT
2 BEDROOM: 1.25 SPACES PER UNIT
3 BEDROOM: 1.5 SPACES PER UNIT

REQUIRED BICYCLE PARKING, SHORT-TERM
1 BEDROOM: 0.05 SPACES PER UNIT
2 BEDROOM: 0.10 SPACES PER UNIT
3 BEDROOM: 0.15 SPACES PER UNIT

OPEN SPACE:
NOT REQUIRED FOR R4 ZONES (SAN MATEO MULTIFAMILY DESIGN GUIDELINES SEC. II-G)

PARCEL COVERAGE: MIN. 20% OPEN SPACE AT GROUND LEVEL

YARD REQUIREMENTS:
FRONT: 15'
SIDE: 15' OR ½ BLDG. HT.ABUTTING R1/R2 DISTRICT
REAR: 15' OR ½ BLDG. HT.ABUTTING R1/R2 DISTRICT
ALL STREETS: 7'-6" ALONG ANY STREET FRONTAGE

Density Bonus

	Type	Component	Requirement	Rule (San Mateo Municipal Code)	Requested Waiver or Concession
	Concession	Parking Lot Layouts		SMMC 27.64	Reduce parking space clearances from structural elements. 9' width of confined and 2 adjacent restricted or end stalls for standard size stalls; no limit from end of parking stall to face of structural element
1	Concession	Turning Radii & Turnaround Dims	28 feet wall to wall on ramps; 10' width of confined and 2 adjacent restricted or end stalls; 7 feet from end of parking stall to face of structural element	SMMC 27.64.130	Reduce wall to wall on ramps to 24 feet.
2	Concession	Parking Ramp Slope	18% Maximum Slope	City Standard 3-1-170	Increase maximum ramp slope to 20%
1	Waiver	Building Height	6 Stories	General Plan 2040 - Residential Medium II	Increase height to 7 stories
2	Waiver	Minimum Yards	7.5 feet along any streets	SMMC 27.48.090	Waive minimum setback requirements
3	Waiver	Parcel Coverage	Minimum of 20% at-grade open space shall be	SMMC 27.48.065	Waive Parcel Coverage requirements
4	Waiver	Landscape Buffer	1/2 the height of building or 15 feet, whichever is	SMMC 27.48.100	Waive Landscape Buffer requirements
5	Waiver	Compact Parking	30% maximum compact parking	SMMC 27.64.265	Waive maximum compact parking percentage
6	Waiver	Parking Setbacks	Min. 90% Active Uses in front of Parking	ODS Hillsdale Station Area Plan 7.3.2	Waive 90% active uses in front of parking requirement
7	Waiver	Building Design Setback	6' stepback at 3rd Floor, Bldgs > 3 Stories	ODS Hillsdale Station Area Plan 7.3.3	Waive stepback requirement

Applicable Codes

THE "LIMIT OF WORK" FOR THIS PROJECT SHALL COMPLY WITH 2025 CALIFORNIA TITLE 24

2025 CALIFORNIA ADMINISTRATIVE CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS
2025 CALIFORNIA REFERENCE STANDARD CODE
CITY OF SAN MATEO MUNICIPAL CODE

ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES & REGULATIONS, ADOPTED BY THE AUTHORITY HAVING JURISDICTION, INCLUDING ACCESSIBILITY CODES & STANDARDS

Notes

1. ALL SIGNS ARE SUBJECT TO A SEPARATE DESIGN REVIEW SIGN APPLICATION.
2. ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
3. BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER C.B.C. SEC. 903.3.1.1 (NFPA 13).
4. AUTOMATIC FIRE SPRINKLER PROTECTION SHALL EXTEND TO THE BALCONIES.

Project Team

OWNER (APPLICANT): SM FLORES, LLC.
2555 FLORES ST, STE. 238
SAN MATEO, CA 94403
628-256-5309

ARCHITECT: DNA DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

LANDSCAPE ARCHITECT: EDGE LAND STUDIO
9415 CULVER BOULEVARD, SUITE 194
CULVER CITY, CA 90232
949-395-6355

CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408-315-4571

STRUCT, MECH, PLUMB ENGINEER: PBA ENGINEERING
9283 RESEARCH DRIVE
IRVINE, CA 92618
949-510-6380

ELECTRICAL ENGINEER: CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT, CA 92624
949-201-1333

Project Description

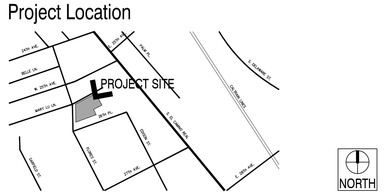
PRIVATELY-FUNDED 83-UNIT NEW APARTMENT PROJECT. THE RESIDENTIAL COMPONENT CONSISTS OF (5) STORIES OF STACKED FLATS ARRANGED AROUND A COURTYARD, OVER (2) LEVELS OF ABOVE GRADE PARKING STRUCTURE. AMENITIES INCLUDE A COMMUNITY ROOM, SECURED BICYCLE PARKING, RAISED COURTYARD, GAME AREA, TERRACE, AND ROOFTOP DECK. THE 15% INCLUSIONARY HOUSING AND PARKING REQUIREMENTS ARE ACHIEVED VIA THE STATE DENSITY BONUS BY PROVIDING 15% OF THE BASE DENSITY (9 UNITS) FOR VERY LOW INCOME TARGETED HOUSEHOLDS.

FLOOR LEVEL	OCCUPANCY GROUP	CONSTRUCTION TYPE
LEVEL R (ROOF)	B	IIIA
LEVELS 4, 5, 6, 7	R-2, B	IIIA
LEVEL 3	A-3, R-2	IIIA
LEVEL 2	S-2	IA
LEVEL 1	S-2	IA
LEVEL 0	S-2	IA

Legal Description

ASSESSOR'S PARCEL NUMBER: APN 039-371-420
REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN THE DEED FROM ANNA STADER TO GEORGE CLARK AND WIFE, DATED MAY 29, 1940 AND RECORDED JUNE 1, 1940 IN BOOK 890 OF OFFICIAL RECORDS AT PAGE 482 (FILE NO. 89913-D), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHWESTERLY LINE OF THE LANDS OF CLARK, NORTH 60° 00' EAST 0.44 OF A FOOT TO THE SOUTHWESTERLY BOUNDARY OF LANDS DESCRIBED IN THE DEED FROM FRED STADER TO HAROLD H. GROTH AND JEAN F. GROTH, HIS WIFE, DATED MAY 23, 1950 AND RECORDED MAY 26, 1950 IN BOOK 1866 OF OFFICIAL RECORDS AT PAGE 355, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 27° 37' WEST 94.76 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY BOUNDARY LINE OF LANDS CONVEYED TO THE CITY OF SAN MATEO BY DEED DATED APRIL 23, 1963 AND RECORDED SEPTEMBER 17, 1963 IN BOOK 4548 OF OFFICIAL RECORDS AT PAGE 458 (FILE NO. 39335-W), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 61° 26' WEST 156.58 FEET TO THE EASTERLY LINE OF FLORES STREET, AS ESTABLISHED BY FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 18, 1950 IN BOOK 1921 OF OFFICIAL RECORDS AT PAGE 485, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE ALONG SAID EASTERLY LINE OF FLORES STREET, SOUTH 1° 58' EAST 137.92 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY BOUNDARY LINE OF LANDS CONVEYED FROM FRED STADER TO THOMAS H. FOX, BY DEED DATED DECEMBER 30, 1959 AND RECORDED JANUARY 7, 1960 IN BOOK 3730 OF OFFICIAL RECORDS AT PAGE 565 (FILE NO. 18981-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE ALONG SAID LAST MENTIONED LINE, NORTH 70° 44' EAST 151.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS CONVEYED TO FOX; THENCE NORTH 27° 41' WEST 60.65 FEET; THENCE NORTH 70° 44' EAST 49.22 FEET; THENCE SOUTH 68° 28' 27" EAST 25.74 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID LANDS CONVEYED TO CLARK; THENCE ALONG SAID LAST MENTIONED LINE, NORTH 27° 41' WEST 20.18 FEET TO THE POINT OF BEGINNING.

Project Location



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DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
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Project Data

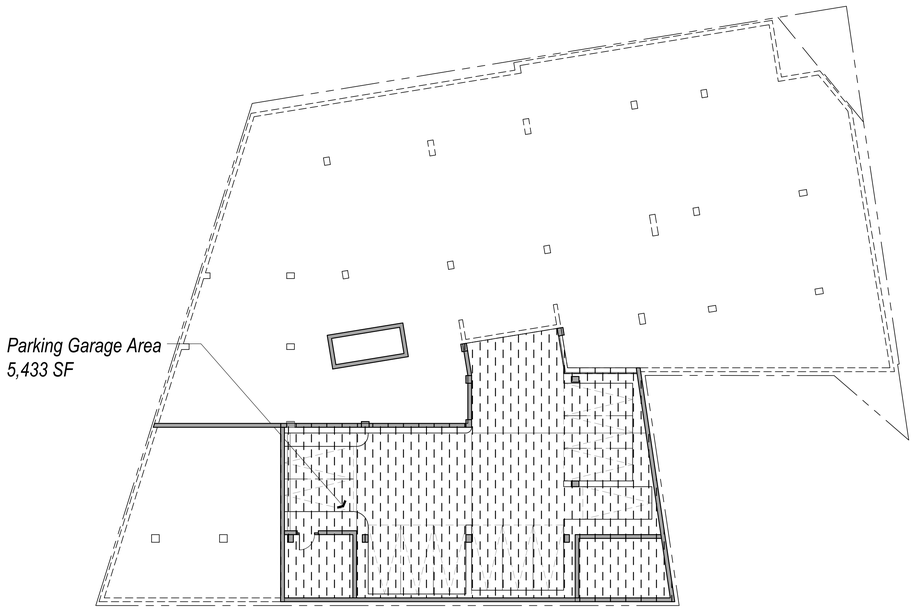
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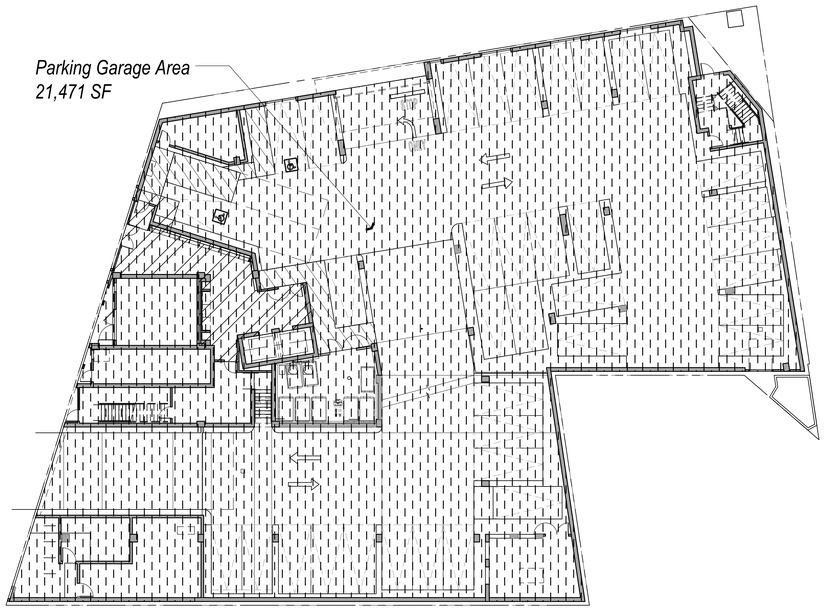
JURISDICTION APPROVAL:



1 LEVEL 0 PLAN



3 LEVEL 2 PLAN



2 LEVEL 1 PLAN



4 LEVELS 3 - 6 PLAN

Allowable Area

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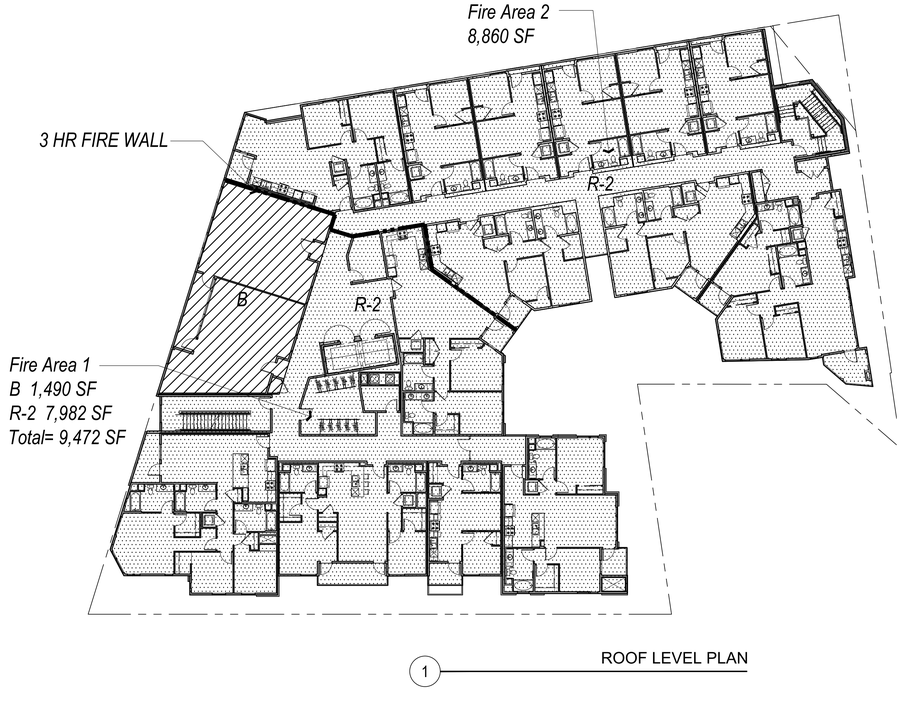
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1 ROOF LEVEL PLAN

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Allowable Area

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714–389–1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213–436–6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 5 10 20

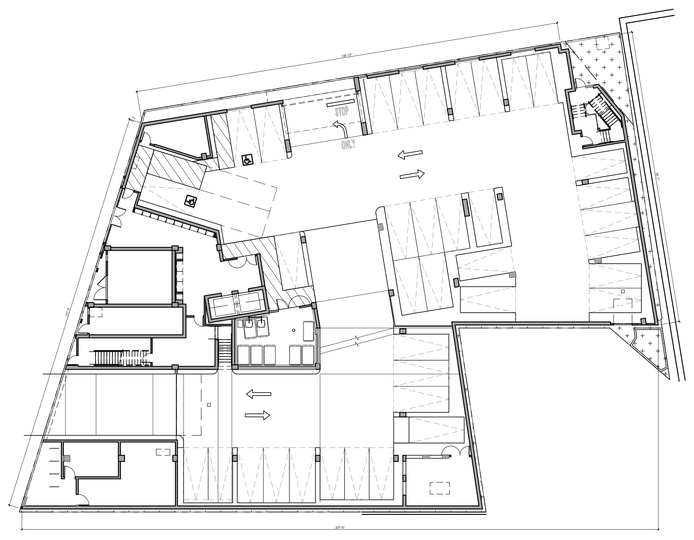
SHEET #: A0.1.2

Legend

OPEN PARCEL AREA

GROUND LEVEL OPEN AREA – 1,042 SF (MIN. 20%)

OPEN SPACE CALCULATIONS:
LOT SIZE: 23,608 SF
OPEN AREA: 1,042 SF (4.55%)



1 LEVEL 1 AREA PLAN

Parcel Coverage Diagram

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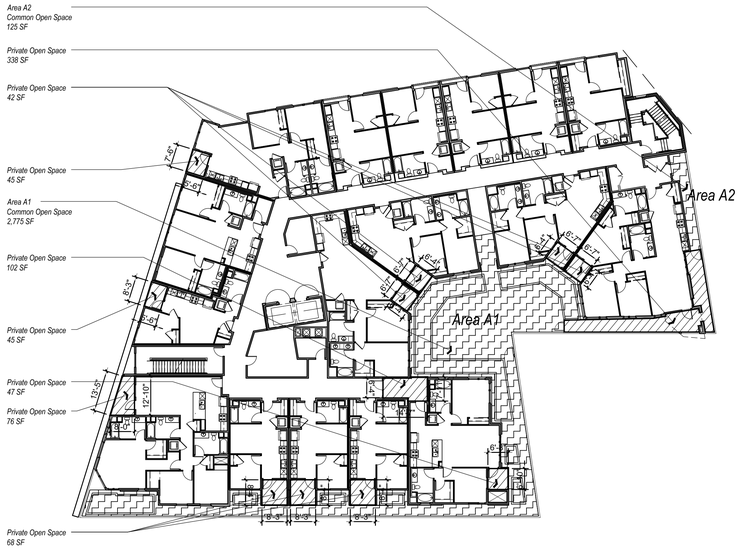
SHEET #: A0.2

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1 LEVEL 3 OPEN SPACE DIAGRAM



2 LEVEL 4 OPEN SPACE DIAGRAM

Legend

COMMON OPEN SPACE

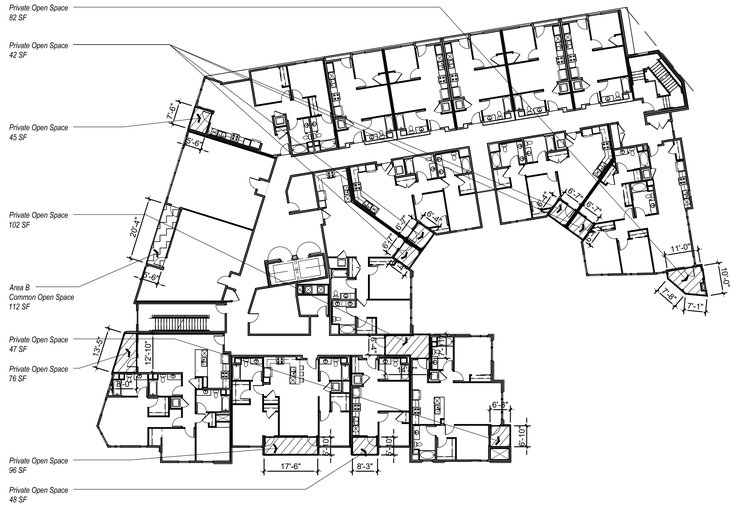
PRIVATE OPEN SPACE

NOTE:

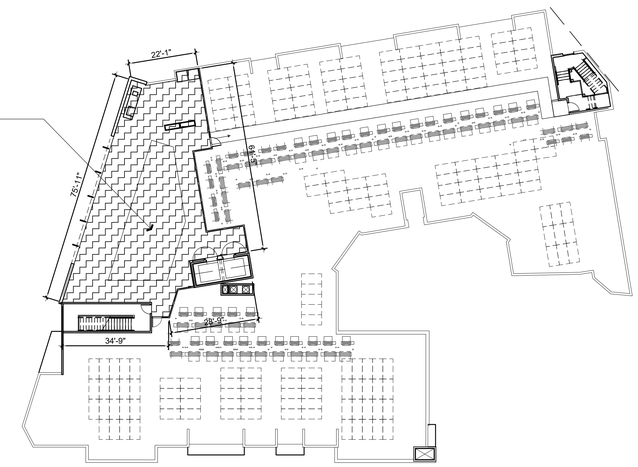
OWNER WILL LIMIT TENANT CLUTTER ON BALCONIES VIA RENTAL AGREEMENT



3 LEVELS 5 - 6 OPEN SPACE DIAGRAM



4 LEVEL 7 OPEN SPACE DIAGRAM



5 LEVEL LR OPEN SPACE DIAGRAM

Open Space Diagrams

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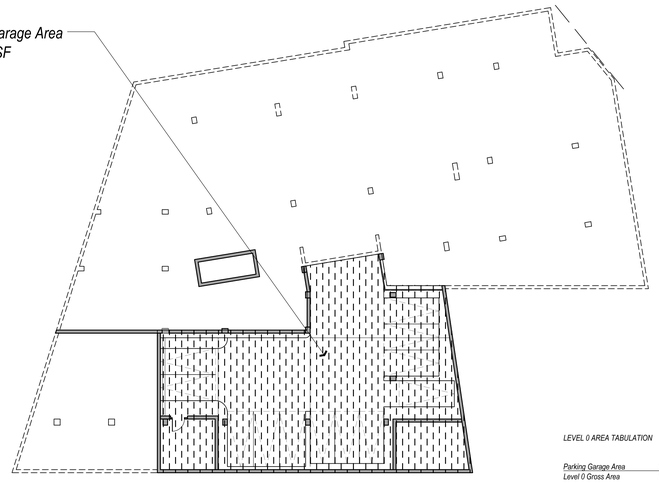
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 0 5 10 20

SHEET #: A0.3

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



LEVEL 0 AREA TABULATION

Parking Garage Area	*5,507.93 SF*
Level 0 Gross Area	*5,507.93 SF*

1 LEVEL 0 AREA PLAN



LEVEL 1 AREA TABULATION

Parking Garage Area	*19,645.62 SF*
Lobby Area	*843.81 SF*
Circulation Area	*759.99 SF*
Level 1 Gross Area	*21,248.42 SF*

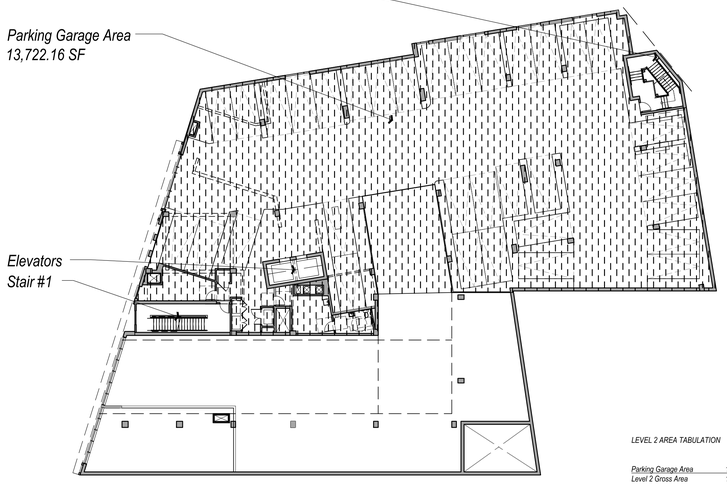
2 LEVEL 1 AREA PLAN

Legend

- LOBBY & RECREATIONAL AREA
- RESIDENTIAL UNITS
- COMMON AREA CIRCULATION
- RESIDENTIAL PRIVATE DECK

Area Tabulation

Level 0 Gross Area	*5,507.93 SF*
Level 1 Gross Area	*21,248.42 SF*
Level 2 Gross Area	*13,722.16 SF*
Level 3 Gross Area	*16,186.80 SF*
Level 4 Gross Area	*16,186.80 SF*
Level 5 Gross Area	*16,186.80 SF*
Level 6 Gross Area	*16,186.80 SF*
Level 7 Gross Area	*16,049.90 SF*
Total Gross Floor Area	*82,398.90 SF*
Floor Area Ratio (FAR)	*3.24*



LEVEL 2 AREA TABULATION

Parking Garage Area	*13,722.16 SF*
Level 2 Gross Area	*13,722.16 SF*

3 LEVEL 2 AREA PLAN



LEVEL 3 AREA TABULATION

Residential Area	*14,195.57 SF*
Circulation Area	*1,991.23 SF*
Level 3 Gross Area	*16,186.80 SF*

2 LEVELS 3 - 6 AREA PLAN

Floor Area Calculations

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Formal Planning Application Set

ARCHITECT:

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714-389-1890

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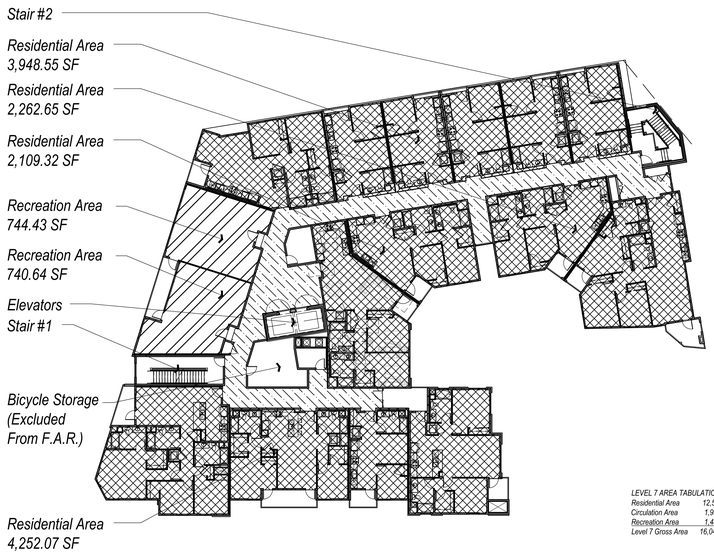
ISSUES & REVISIONS		
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JURISDICTION APPROVAL:

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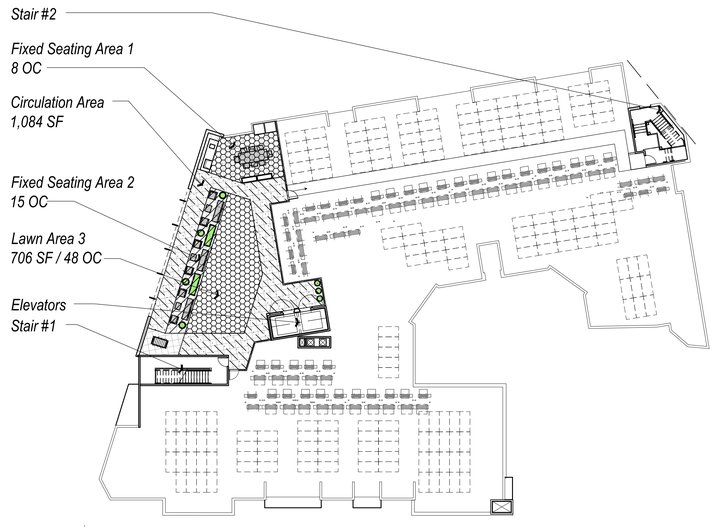
SHEET #: A0.4.0



LEVEL 7 AREA TABULATION

Residential Area	*12,572.59 SF*
Circulation Area	*1,991.23 SF*
Recreation Area	*1,485.08 SF*
Level 7 Gross Area	*16,048.90 SF*

1 LEVEL 7 AREA PLAN



2 ROOF LEVEL AREA PLAN

Legend

- LOBBY & RECREATIONAL AREA
- RESIDENTIAL UNITS
- COMMON AREA CIRCULATION
- RESIDENTIAL PRIVATE DECK

Area Tabulation

Level 0 Gross Area	*5,507.93 SF*
Level 1 Gross Area	*21,248.42 SF*
Level 2 Gross Area	*13,722.16 SF*
Level 3 Gross Area	*16,186.80 SF*
Level 4 Gross Area	*16,186.80 SF*
Level 5 Gross Area	*16,186.80 SF*
Level 6 Gross Area	*16,186.80 SF*
Level 7 Gross Area	*16,048.90 SF*
Total Gross Floor Area	*82,398.90 SF*
Floor Area Ratio (FAR)	*3.24*

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Floor Area Calculations

ISSUES & REVISIONS

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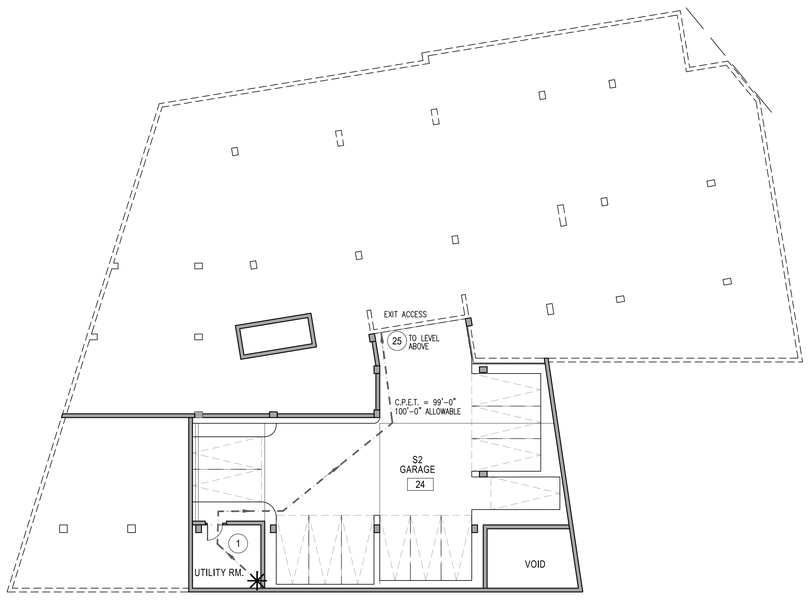
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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

LEVEL (L0), TYPE IA , S-2
PARKING GARAGE (4,610 SQ.FT.)
UTILITY ROOM (294 SQ.FT.)
25 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
" STORAGE / EQUIP." FUNCTION (OLF = 300)

REQ. NUMBER OF EXITS OR EXIT ACCESS DOORS
CBC TABLE 1006.2.1; ONE EXIT/EXIT ACCESS REQIRED



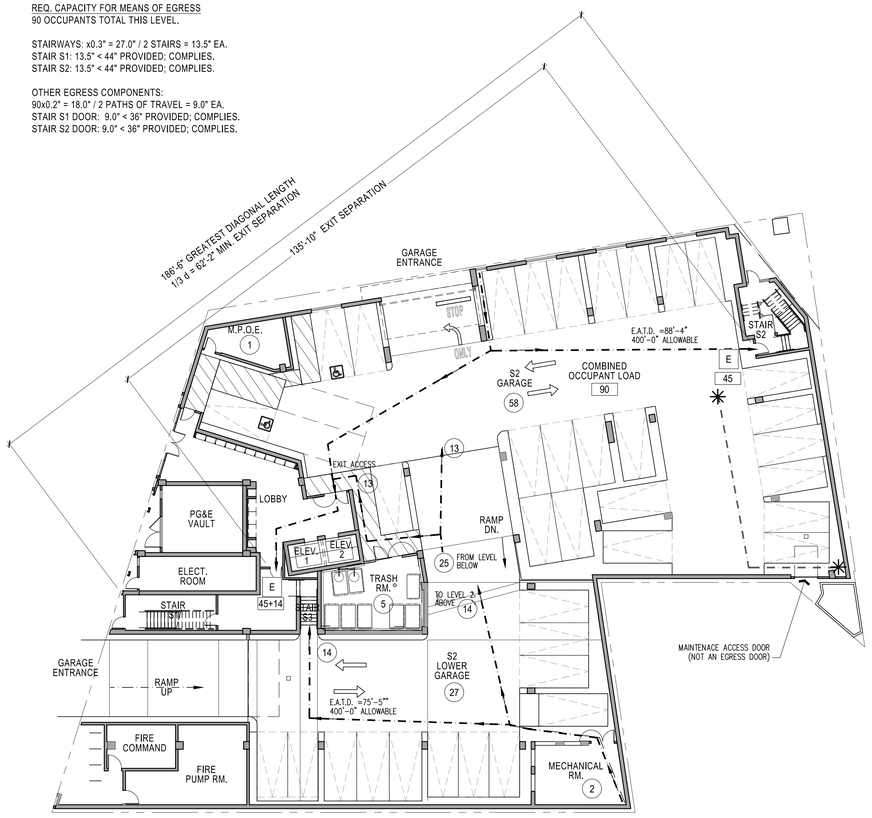
1 LEVEL 0 PLAN

LEVEL (L1), TYPE IA , S-2
NO DWELLING UNITS
PARKING GARAGE
TRASH ROOM, MPOE ROOM
LOBBY
90 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
"STOR. / EQUIP." FUNCTION (OLF = 300)

REQ. CAPACITY FOR MEANS OF EGRESS
90 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: x0.3" = 27.0" / 2 STAIRS = 13.5" EA.
STAIR S1: 13.5" < 44" PROVIDED; COMPLIES.
STAIR S2: 13.5" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
90x0.2" = 18.0" / 2 PATHS OF TRAVEL = 9.0" EA.
STAIR S1 DOOR: 9.0" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 9.0" < 36" PROVIDED; COMPLIES.



2 LEVEL 1 PLAN

Symbols Legend

XY	TOTAL EXITING LOAD AT EGRESS COMPONENT.
Z	OCCUPANT LOAD ORIGINATING FROM A SPACE
E	INDICATES POINT OF ACCESS TO AN EXIT: EXTERIOR EXIT DOOR (1022.2), EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).
✳	INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIED SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.
C.P.E.T.D.	C.P.E.T.D - COMMON PATH OF EGRESS TRAVEL DISTANCE
E.A.T.D.	E.A.T.D - EXIT ACCESS TRAVEL DISTANCE

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

2. THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.

3. THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1006.2.1 (REFER ALSO TO G.N. 7D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5. STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.3; TABLE 1020.3), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C 1028.2) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH, WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.

4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
"A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX.
"B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX.
"R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX.
"S" OCCUPANCY: (29) MAX. OCCUPANT LOAD; 100-FEET MAX.

6. THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.3):
(2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY.
(3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY.
(4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.

SEE C.B.C. 1006.3.4 FOR EXCEPTIONS. WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF; REFER TO G.N. 5).

7. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1:

(A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C. 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2).

(B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.):
FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES
(C.B.C. 1030.8, EX. 1 & 2):
"A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX.
"A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX.
"A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

(C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
"A" OCCUPANCY: 250-FEET MAX.
"B" OCCUPANCY: 300-FEET MAX.
"R" OCCUPANCY: 250-FEET MAX.
"S-2" OCCUPANCY: 400-FEET MAX.

(D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

(E) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

(F) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.

8. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
(A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES. ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE.

(B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP; AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

(C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

(D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

(E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

Egress Exhibit

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213-436-6252

SCALE: 0 5 10 20

SHEET #: A0.5.0

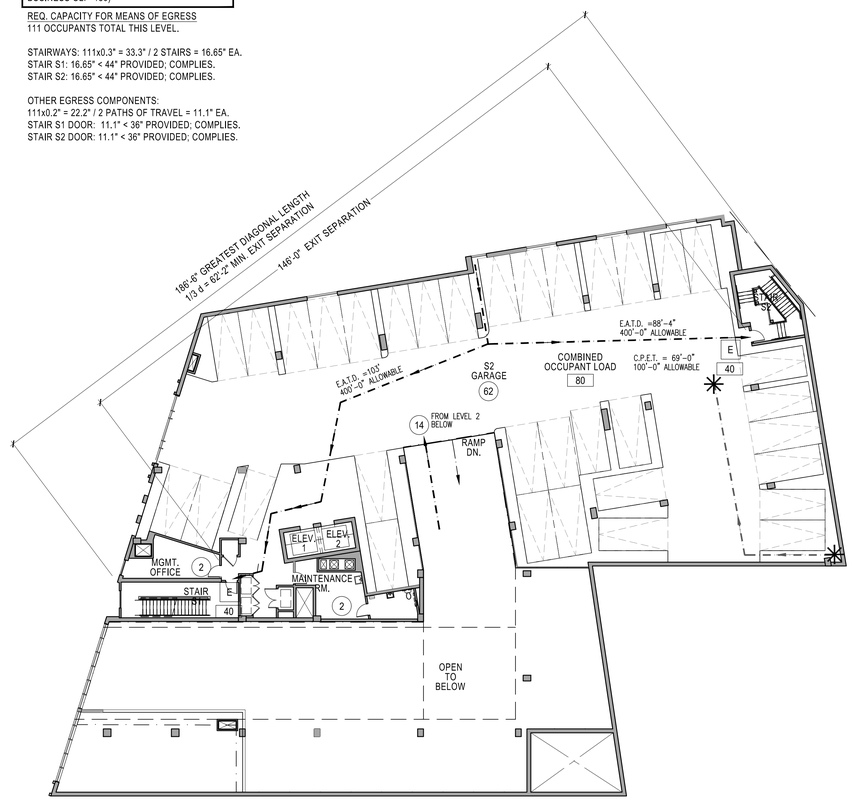
LEVEL (L2), TYPE IA , S-2
NO DWELLING UNITS
PARKING GARAGE (12,264 S.F.)
MAINTENANCE, MANAGEMENT
MECHANICAL ROOM

111 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
"STOR. / EQUIP." FUNCTION (OLF = 300)
BUSINESS OLF=150)

REQ. CAPACITY FOR MEANS OF EGRESS
111 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: 111x0.3" = 33.3" / 2 STAIRS = 16.65" EA.
STAIR S1: 16.65" < 44" PROVIDED; COMPLIES.
STAIR S2: 16.65" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
111x0.2" = 22.2" / 2 PATHS OF TRAVEL = 11.1" EA.
STAIR S1 DOOR: 11.1" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 11.1" < 36" PROVIDED; COMPLIES.



1 LEVEL 2 PLAN

LEVEL (L3), TYPE IIIA, R-2
17 DWELLING UNITS
COMMUNITY COURTYARD
BIKE STORAGE, IDF ROOM
"RESIDENTIAL" FUNCTION (OLF = 200)
"ASSEMBLY - UNCONC." FUNCTION (OLF = 15)
ACCESSORY STORAGE FUNCTION (OLF 300)

FIRE AREA 1:
39 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAY: 20 x 0.3" = 6.0"
STAIR S1: 6.0" < 44" PROVIDED; COMPLIES.
DOOR: 4.0" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H1.1:
19 x 0.2" = 3.8"
DOOR: 3.8 " < 36" PROVIDED; COMPLIES.

FIRE AREA 2:
88 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAY: 22 x 0.3" = 6.6"
STAIR S2: 6.6" < 44" PROVIDED; COMPLIES.
DOOR: 4.4" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H2.1:
22 x 0.2" = 4.4"
DOOR: 4.4 " < 36" PROVIDED; COMPLIES.



2 LEVEL 3 PLAN

Symbols Legend

XY	TOTAL EXITING LOAD AT EGRESS COMPONENT.
Z	OCCUPANT LOAD ORIGINATING FROM A SPACE
E	INDICATES POINT OF ACCESS TO AN EXIT: EXTERIOR EXIT DOOR (1022.2), EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).
✳	INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIED SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.
C.P.E.T.D.	C.P.E.T.D - COMMON PATH OF EGRESS TRAVEL DISTANCE
E.A.T.D.	E.A.T.D - EXIT ACCESS TRAVEL DISTANCE

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

2. THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.

3. THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1006.2.1 (REFER ALSO TO G.N. 7D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5, STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.3; TABLE 1020.3), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C 1029.2) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH, WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.

4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
"A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX.
"B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX.
"R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX.
"S" OCCUPANCY: (29) MAX. OCCUPANT LOAD; 100-FEET MAX.

6. THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.3):
(2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY.
(3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY.
(4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.

SEE C.B.C. 1006.3.4 FOR EXCEPTIONS, WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF; REFER TO G.N. 5).

7. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1:

   (A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C. 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2).

   (B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.):
   FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES
   (C.B.C. 1030.8, EX. 1 & 2):
   "A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX.
   "A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX.
   "A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

   (C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
   "A" OCCUPANCY: 250-FEET MAX.
   "B" OCCUPANCY: 300-FEET MAX.
   "R" OCCUPANCY: 250-FEET MAX.
   "S-2" OCCUPANCY: 400-FEET MAX.

   (D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
   FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
   FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

   (E) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

   (F) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.

8. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
   (A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES. ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE.

   (B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP, AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

   (C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

   (D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

   (E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

Egress Exhibit

DNA DESIGN AND ARCHITECTURE
EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE #: T.B.D.
JURISDICTION APPROVAL:

SCALE: 0 5 10 20

SHEET #: A0.5.1

ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:
SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

LEVEL (L4), TYPE IIIA, R-2
17 DWELLING UNITS
(EACH LEVEL)
BIKE STORAGE, IDF ROOM
78 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)
ACCESSORY STORAGE FUNCTION (OLF 300)

FIRE AREA 1:
39 OCCUPANTS TOTAL THIS LEVEL.

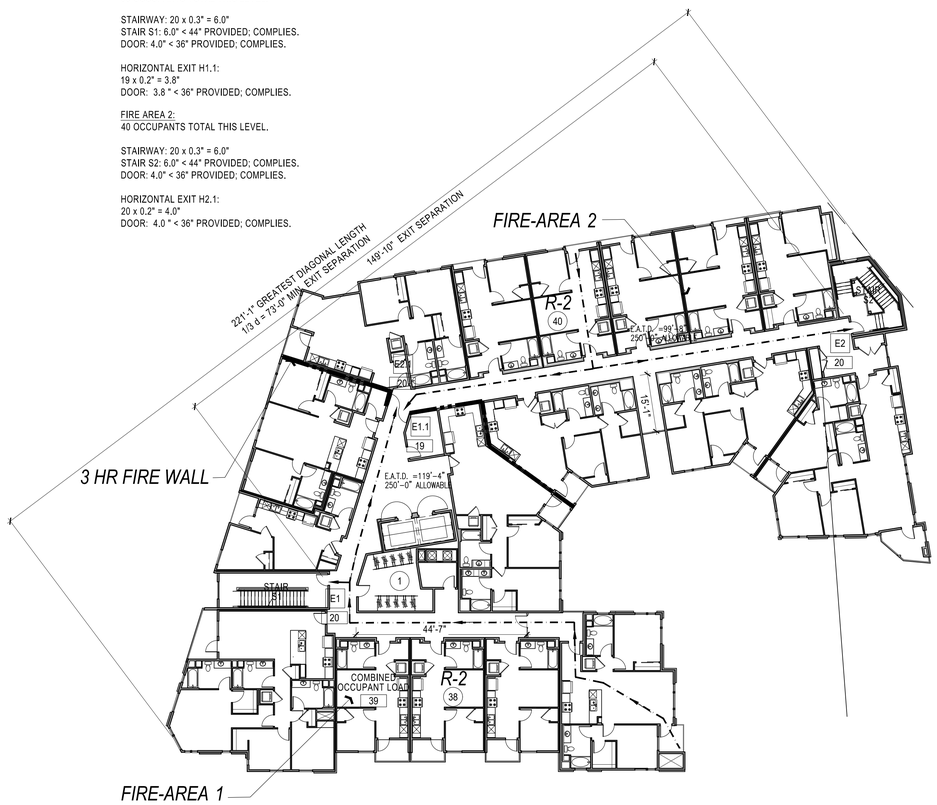
STAIRWAY: 20 x 0.3" = 6.0"
STAIR S1: 6.0" < 44" PROVIDED; COMPLIES.
DOOR: 4.0" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H1.1:
19 x 0.2" = 3.8"
DOOR: 3.8 " < 36" PROVIDED; COMPLIES.

FIRE AREA 2:
40 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAY: 20 x 0.3" = 6.0"
STAIR S2: 6.0" < 44" PROVIDED; COMPLIES.
DOOR: 4.0" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H2.1:
20 x 0.2" = 4.0"
DOOR: 4.0 " < 36" PROVIDED; COMPLIES.



1 LEVEL 4 PLAN

LEVEL (L5_6), TYPE IIIA, R-2
16 DWELLING UNITS
(EACH LEVEL)
BIKE STORAGE, IDF ROOM
78 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)
ACCESSORY STORAGE FUNCTION (OLF 300)

FIRE AREA 1:
39 OCCUPANTS TOTAL THIS LEVEL.

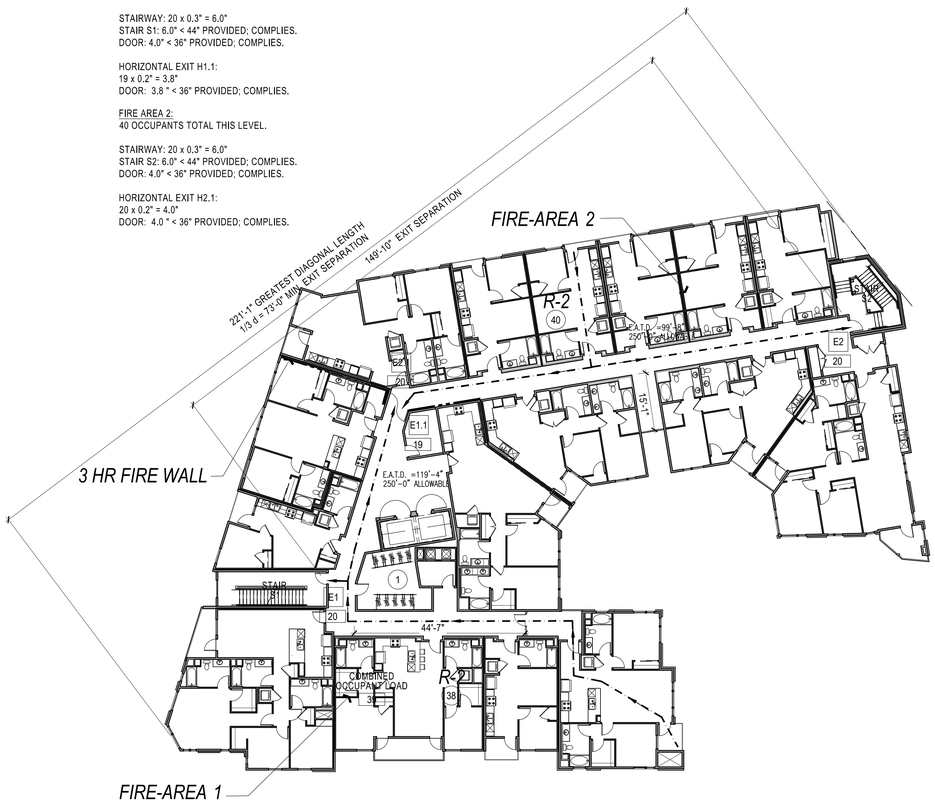
STAIRWAY: 20 x 0.3" = 6.0"
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FIRE AREA 2:
40 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAY: 20 x 0.3" = 6.0"
STAIR S2: 6.0" < 44" PROVIDED; COMPLIES.
DOOR: 4.0" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H2.1:
20 x 0.2" = 4.0"
DOOR: 4.0 " < 36" PROVIDED; COMPLIES.



2 LEVEL 5_6 PLAN

Symbols Legend

XY	TOTAL EXITING LOAD AT EGRESS COMPONENT.
Z	OCCUPANT LOAD ORIGINATING FROM A SPACE
E	INDICATES POINT OF ACCESS TO AN EXIT: EXTERIOR EXIT DOOR (1022.2). EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).
✳	INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIED SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.
C.P.E.T.D.	C.P.E.T.D - COMMON PATH OF EGRESS TRAVEL DISTANCE
E.A.T.D.	E.A.T.D - EXIT ACCESS TRAVEL DISTANCE

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

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4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
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   SEE C.B.C. 1006.3.4 FOR EXCEPTIONS. WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF: REFER TO G.N. 5).

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   FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES
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   "A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

   (C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
   "A" OCCUPANCY: 250-FEET MAX.
   "B" OCCUPANCY: 300-FEET MAX.
   "R" OCCUPANCY: 250-FEET MAX.
   "S-2" OCCUPANCY: 400-FEET MAX.

   (D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
   FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
   FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

   (E) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

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8. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
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   (B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP; AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

   (C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

   (D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

   (E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 0 5 10 20

SHEET #: A0.5.2

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

LEVEL (L7), TYPE IIIA, R-2 & B
14 DWELLING UNITS
2- SMALL ASSEMBLY SPACES
BIKE STORAGE, IDF ROOM
174 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)
ACCESSORY STORAGE FUNCTION (OLF 300)
ASSEMBLY (A-3) FUNCTION (OLF 15)

FIRE AREA 1:
126 OCCUPANTS TOTAL THIS LEVEL.

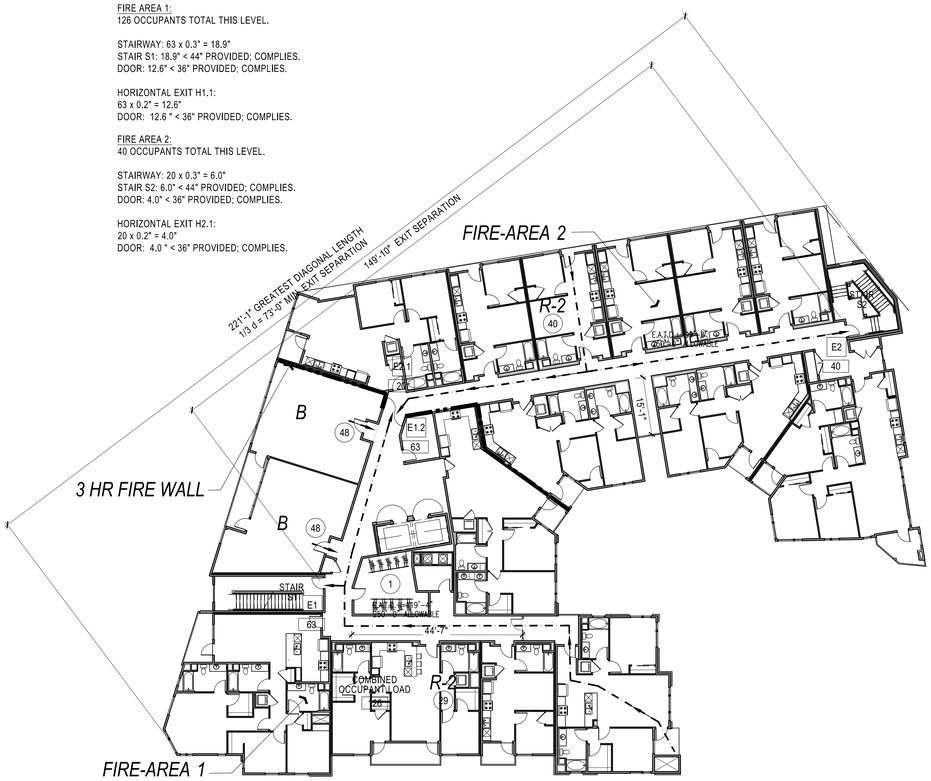
STAIRWAY: 63 x 0.3" = 18.9"
STAIR S1: 18.9" < 44" PROVIDED; COMPLIES.
DOOR: 12.6" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H1.1:
63 x 0.2" = 12.6"
DOOR: 12.6 " < 36" PROVIDED; COMPLIES.

FIRE AREA 2:
40 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAY: 20 x 0.3" = 6.0"
STAIR S2: 6.0" < 44" PROVIDED; COMPLIES.
DOOR: 4.0" < 36" PROVIDED; COMPLIES.

HORIZONTAL EXIT H2.1:
20 x 0.2" = 4.0"
DOOR: 4.0 " < 36" PROVIDED; COMPLIES.



1 LEVEL 7 PLAN

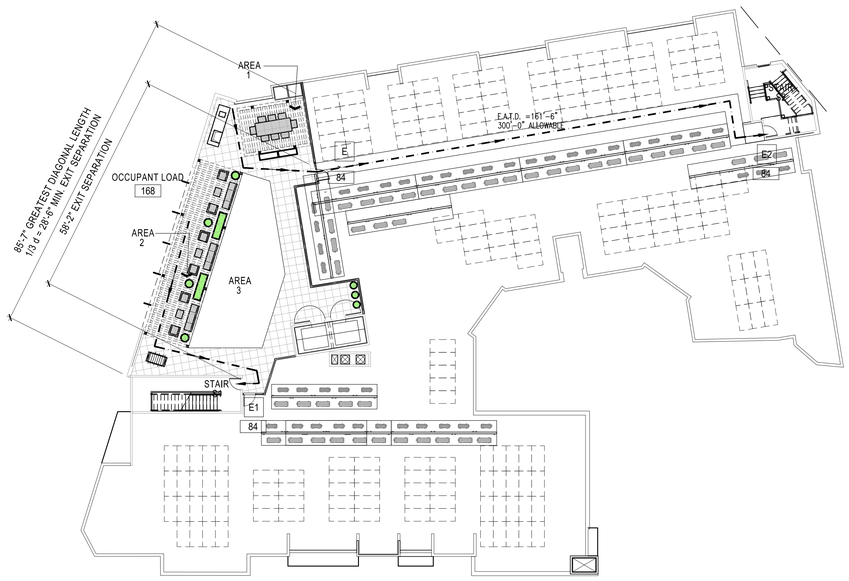
OCCUPIED ROOF LEVEL: 2,520 SQ.FT.
OCCUPANT LOAD: 2,520 / 15 = 168
OCCUPIED ROOF AREA COMPLIES WITH CBC SEC. 503.1.4. EXCEPTION #3.
ASSEMBLY A-3 WITH COMBINE OCCUPANT LOAD OF 168
NO DWELLING UNITS
NO ENCLOSED OCCUPIABLE SPACE

REQ. CAPACITY FOR MEANS OF EGRESS
168 OCCUPANTS TOTAL THIS LEVEL.

TWO MEANS OF EGRESS REQUIRED/PROVIDED

STAIRWAYS: 84 x 0.3" = 25.2" MIN.
STAIR S1: 25.2" < 44" PROVIDED; COMPLIES.
STAIR S2: 25.2" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
84 x 0.2" =16.8"
STAIR S1 DOOR: 16.8" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 16.8" < 36" PROVIDED; COMPLIES.
GATE TO STAIR S2: 16.8" < 36" PROVIDED; COMPLIES.



2 ROOF LEVEL PLAN

Symbols Legend

XY	TOTAL EXITING LOAD AT EGRESS COMPONENT.
Z	OCCUPANT LOAD ORIGINATING FROM A SPACE
E	INDICATES POINT OF ACCESS TO AN EXIT: EXTERIOR EXIT DOOR (1022.2). EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).
✳	INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIED SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.
C.P.E.T.D.	C.P.E.T.D - COMMON PATH OF EGRESS TRAVEL DISTANCE
E.A.T.D.	E.A.T.D - EXIT ACCESS TRAVEL DISTANCE

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

2. THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.

3. THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1006.2.1 (REFER ALSO TO G.N. 7D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5. STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.3; TABLE 1020.3), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C 1029.2) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH. WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.

4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
"A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX.
"B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX.
"R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX.
"S" OCCUPANCY: (29) MAX. OCCUPANT LOAD; 100-FEET MAX.

6. THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.3):
(2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY.
(3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY.
(4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.

SEE C.B.C. 1006.3.4 FOR EXCEPTIONS. WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF; REFER TO G.N. 5).

7. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1:

   (A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C. 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2).

   (B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.):
   FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES
   (C.B.C. 1030.8, EX. 1 & 2):
   "A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX.
   "A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX.
   "A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

   (C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
   "A" OCCUPANCY: 250-FEET MAX.
   "B" OCCUPANCY: 300-FEET MAX.
   "R" OCCUPANCY: 250-FEET MAX.
   "S-2" OCCUPANCY: 400-FEET MAX.

   (D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
   FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
   FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

   (E) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

   (F) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.

8. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
   (A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES. ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE.

   (B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP; AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

   (C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

   (D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

   (E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

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Formal Planning Application Set

Egress Exhibit

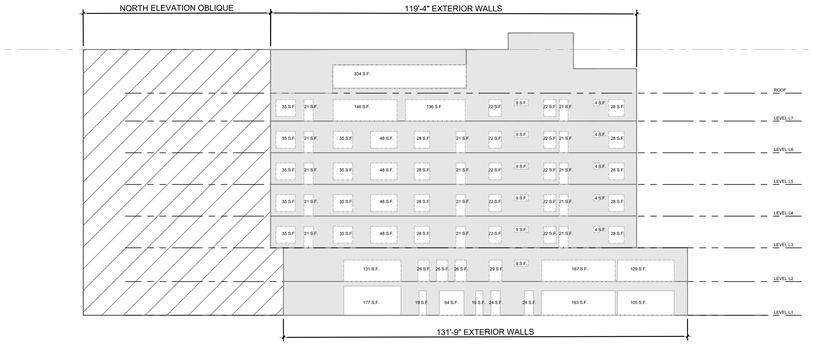
ISSUES & REVISIONS		
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MASTER CASE#: T.B.D.
JURISDICTION APPROVAL:

SCALE: 0 5 10 20
SHEET #: A0.5.3

Notes

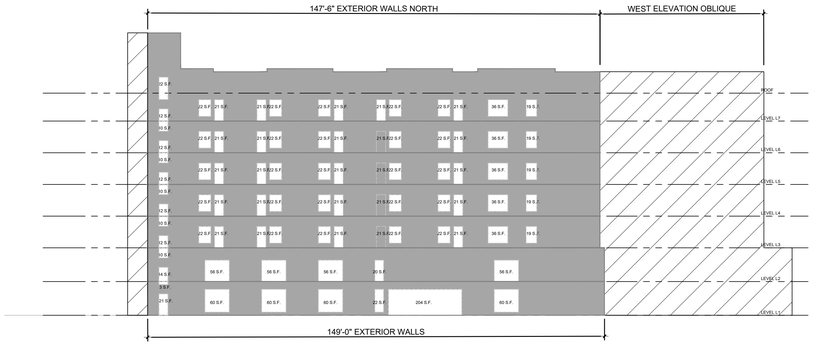
1. WALL OPENING TABULATION CALCULATIONS PER 2025 CBC TABLE 705.9 MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.



WEST ELEVATION — UNPROTECTED, SPRINKLERED (UP, S): GREATER THAN 25-FEET.

TOTAL ELEVATIONAL AREA AT L7:	2437 SQ. FT.	TOTAL OPENING AREA AT L7: 777 SF	L7: O.A. / E.A. x100 = 31.83% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	1233 SQ. FT.	TOTAL OPENING AREA AT L6: 292 SF	L6: O.A. / E.A. x100 = 23.68% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	1233 SQ. FT.	TOTAL OPENING AREA AT L5: 292 SF	L5: O.A. / E.A. x100 = 23.68% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	1233 SQ. FT.	TOTAL OPENING AREA AT L4: 292 SF	L4: O.A. / E.A. x100 = 23.68% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	1233 SQ. FT.	TOTAL OPENING AREA AT L3: 292 SF	L3: O.A. / E.A. x100 = 23.68% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L2:	1449 SQ. FT.	TOTAL OPENING AREA AT L2: 543 SF	L2: O.A. / E.A. x100 = 37.47% = UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	1449 SQ. FT.	TOTAL OPENING AREA AT L1: 667 SF	L1: O.A. / E.A. x100 = 46.03% = UNLIMITED; COMPLIES.

3 WEST ELEVATION



NORTH ELEVATION — UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7:	2587 SQ. FT.	TOTAL OPENING AREA AT L7: 292 SF	L7: O.A. / E.A. x100 = 11.49% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	1524 SQ. FT.	TOTAL OPENING AREA AT L6: 292 SF	L6: O.A. / E.A. x100 = 19.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	1524 SQ. FT.	TOTAL OPENING AREA AT L5: 292 SF	L5: O.A. / E.A. x100 = 19.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	1524 SQ. FT.	TOTAL OPENING AREA AT L4: 292 SF	L4: O.A. / E.A. x100 = 19.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	1524 SQ. FT.	TOTAL OPENING AREA AT L3: 292 SF	L3: O.A. / E.A. x100 = 19.16% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L2:	1639 SQ. FT.	TOTAL OPENING AREA AT L2: 268 SF	L2: O.A. / E.A. x100 = 16.35% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	1639 SQ. FT.	TOTAL OPENING AREA AT L1: 490 SF	L1: O.A. / E.A. x100 = 29.90% < 25%; COMPLIES.

2 NORTH ELEVATION



AREA S-A2 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7:	2187 SQ. FT.	TOTAL OPENING AREA AT L7: 239 SF	L7: O.A. / E.A. x100 = 10.93% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	1397 SQ. FT.	TOTAL OPENING AREA AT L6: 239 SF	L6: O.A. / E.A. x100 = 17.61% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	1397 SQ. FT.	TOTAL OPENING AREA AT L5: 239 SF	L5: O.A. / E.A. x100 = 17.61% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	1397 SQ. FT.	TOTAL OPENING AREA AT L4: 239 SF	L4: O.A. / E.A. x100 = 17.61% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	1397 SQ. FT.	TOTAL OPENING AREA AT L3: 177 SF	L3: O.A. / E.A. x100 = 13.04% < 25%; COMPLIES.

AREA S-A1 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L2:	1652 SQ. FT.	TOTAL OPENING AREA AT L2: NONE	L2: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	1652 SQ. FT.	TOTAL OPENING AREA AT L1: NONE	L1: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.

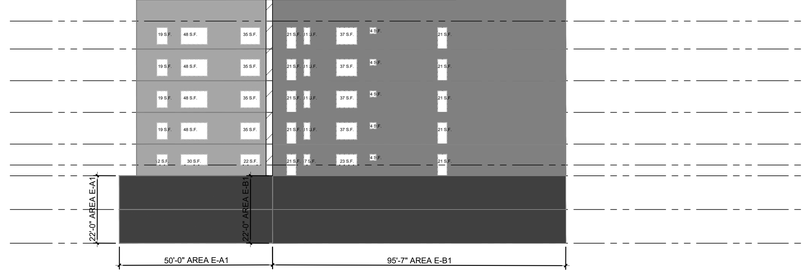
AREA S-B2 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7:	2187 SQ. FT.	TOTAL OPENING AREA AT L7: 224 SF	L7: O.A. / E.A. x100 = 16.26% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	1397 SQ. FT.	TOTAL OPENING AREA AT L6: 224 SF	L6: O.A. / E.A. x100 = 23.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	1397 SQ. FT.	TOTAL OPENING AREA AT L5: 224 SF	L5: O.A. / E.A. x100 = 23.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	1397 SQ. FT.	TOTAL OPENING AREA AT L4: 224 SF	L4: O.A. / E.A. x100 = 23.60% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	1397 SQ. FT.	TOTAL OPENING AREA AT L3: 384 SF	L3: O.A. / E.A. x100 = 40.46% < 25%; COMPLIES.

AREA S-B1 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L2:	1652 SQ. FT.	TOTAL OPENING AREA AT L2: NONE	L2: O.A. / E.A. x100 = 0% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	1652 SQ. FT.	TOTAL OPENING AREA AT L1: NONE	L1: O.A. / E.A. x100 = 0% < 25%; COMPLIES.

3 SOUTH ELEVATION



AREA E-A2 — UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7:	679 SQ. FT.	TOTAL OPENING AREA AT L7: 102 SF	L4: O.A. / E.A. x100 = 15.02% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	436 SQ. FT.	TOTAL OPENING AREA AT L6: 102 SF	L3: O.A. / E.A. x100 = 23.39% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	436 SQ. FT.	TOTAL OPENING AREA AT L5: 102 SF	L2: O.A. / E.A. x100 = 23.39% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	436 SQ. FT.	TOTAL OPENING AREA AT L4: 102 SF	L4: O.A. / E.A. x100 = 23.39% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	436 SQ. FT.	TOTAL OPENING AREA AT L3: 65 SF	L3: O.A. / E.A. x100 = 14.91% < 25%; COMPLIES.

AREA E-A1 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L2:	550 SQ. FT.	TOTAL OPENING AREA AT L2: NONE	L2: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	550 SQ. FT.	TOTAL OPENING AREA AT L1: NONE	L1: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.

AREA-B2 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7:	1626 SQ. FT.	TOTAL OPENING AREA AT L7: 94 SF	L7: O.A. / E.A. x100 = 5.14% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6:	988 SQ. FT.	TOTAL OPENING AREA AT L6: 94 SF	L6: O.A. / E.A. x100 = 9.51% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5:	988 SQ. FT.	TOTAL OPENING AREA AT L5: 94 SF	L5: O.A. / E.A. x100 = 9.51% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4:	988 SQ. FT.	TOTAL OPENING AREA AT L4: 94 SF	L4: O.A. / E.A. x100 = 9.51% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3:	988 SQ. FT.	TOTAL OPENING AREA AT L3: 75 SF	L3: O.A. / E.A. x100 = 7.59% < 25%; COMPLIES.

AREA-B1 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L2:	550 SQ. FT.	TOTAL OPENING AREA AT L2: NONE	L2: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1:	550 SQ. FT.	TOTAL OPENING AREA AT L1: NONE	L1: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.

4 EAST ELEVATION

Legend

- 0 FT TO < 3 FT = NO OPENINGS PERMITTED
- 3 FT TO < 5 FT = 15% OPENINGS PERMITTED
- 5 FT TO < 10 FT = 25% OPENINGS PERMITTED
- 10 FT TO < 15 FT = 45% OPENINGS PERMITTED
- 15 FT TO < 20 FT = 75% OPENINGS PERMITTED
- OVER 20 FT = NO OPENINGS LIMIT
- OBLIQUE VIEW OR OVER 20 FT = NO OPENINGS LIMIT

Exterior Openings Analysis Diagrams

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2555 Flores Street

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Formal Planning Application Set

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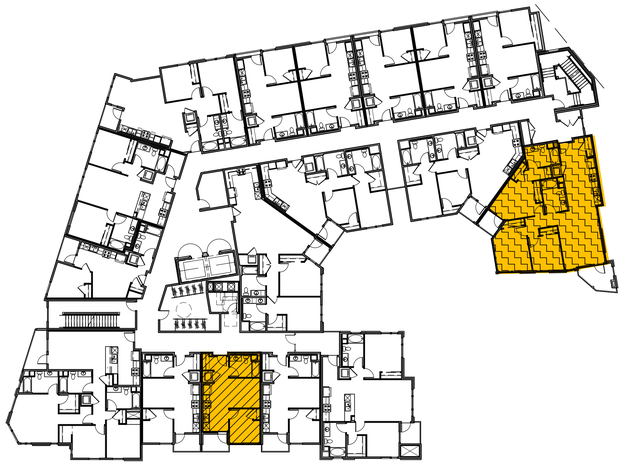
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SCALE: 0 5 10 20

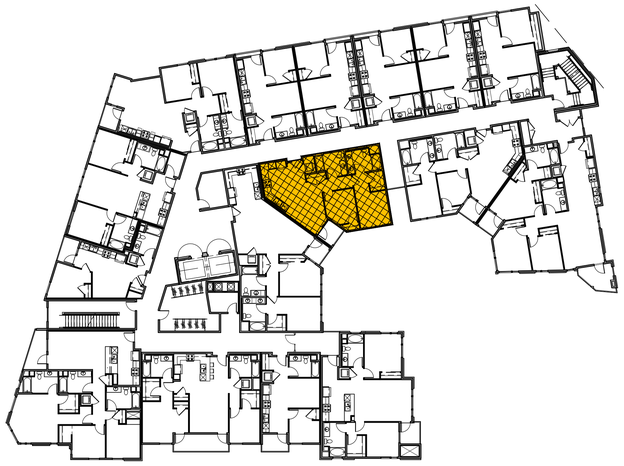
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1 LEVEL 3 BMR DIAGRAM



2 LEVEL 4 BMR DIAGRAM



3 LEVEL 5 BMR DIAGRAM



4 LEVEL 6 BMR DIAGRAM



5 LEVEL 7 BMR DIAGRAM

LEGEND:

- 1BR/1BA 546 – 605 S.F. BMR UNIT
- 2BR/2BA 935 – 1,113 S.F. BMR UNIT
- 3BR/3BA 1,330 S.F. BMR UNIT

	Unit Type	Unit Area	Deck Area	L3	L4	L5	L6	L7	Units	VLI-15%
BMR UNITS	J1.0 (1BR/1BA Unit)	546	74		1				1	4
	J1.NB (1BR/1BA Unit)	567	0	1				1	2	
	J2 (1BR/1BA Unit)	566	45				1		1	
	B1.0 (2BR/2BA Unit)	929	74	1		1			2	3
	B2.0 (2BR/2BA Unit)	1,080	74				1		1	
	C.0 (3BR/2BA Unit)	1,498	74		1				1	1
	Total Residential			2	2	1	2	1	**8**	**8**

BMR Unit Distribution Diagrams

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SHEET #: A0.7

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 ACROSS FLORES ST.



2 FLORES ST. & 26TH PL.



3 FLORES ST. EXISTING BUILDING



4 ACROSS FLORES ST. NEAR MARY LU LN.



5 FLORES ST. & MARY LU LN. LOOKING SOUTH



6 FLORES ST. & MARY LU LN. LOOKING EAST



7 MARY LU LN. LOOKING EAST



8 MARY LU LN. LOOKING WEST



9 MARY LU LN. LOOKING SW



10 SURFACE PARKING LOT LOOKING NW



11 SURFACE PARKING LOT LOOKING EAST



12 SURFACE PARKING LOT LOOKING SW



13 SURFACE PARKING LOT LOOKING SOUTH



14 SE CORNER OF SITE LOOKING NORTH



15 SURFACE PARKING LOT LOOKING WEST



16 EXISTING OFFICE BUILDING LOOKING WEST

Existing Site Context

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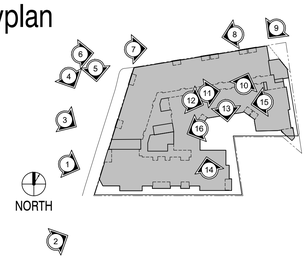
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Keyplan



Formal Planning Application Set

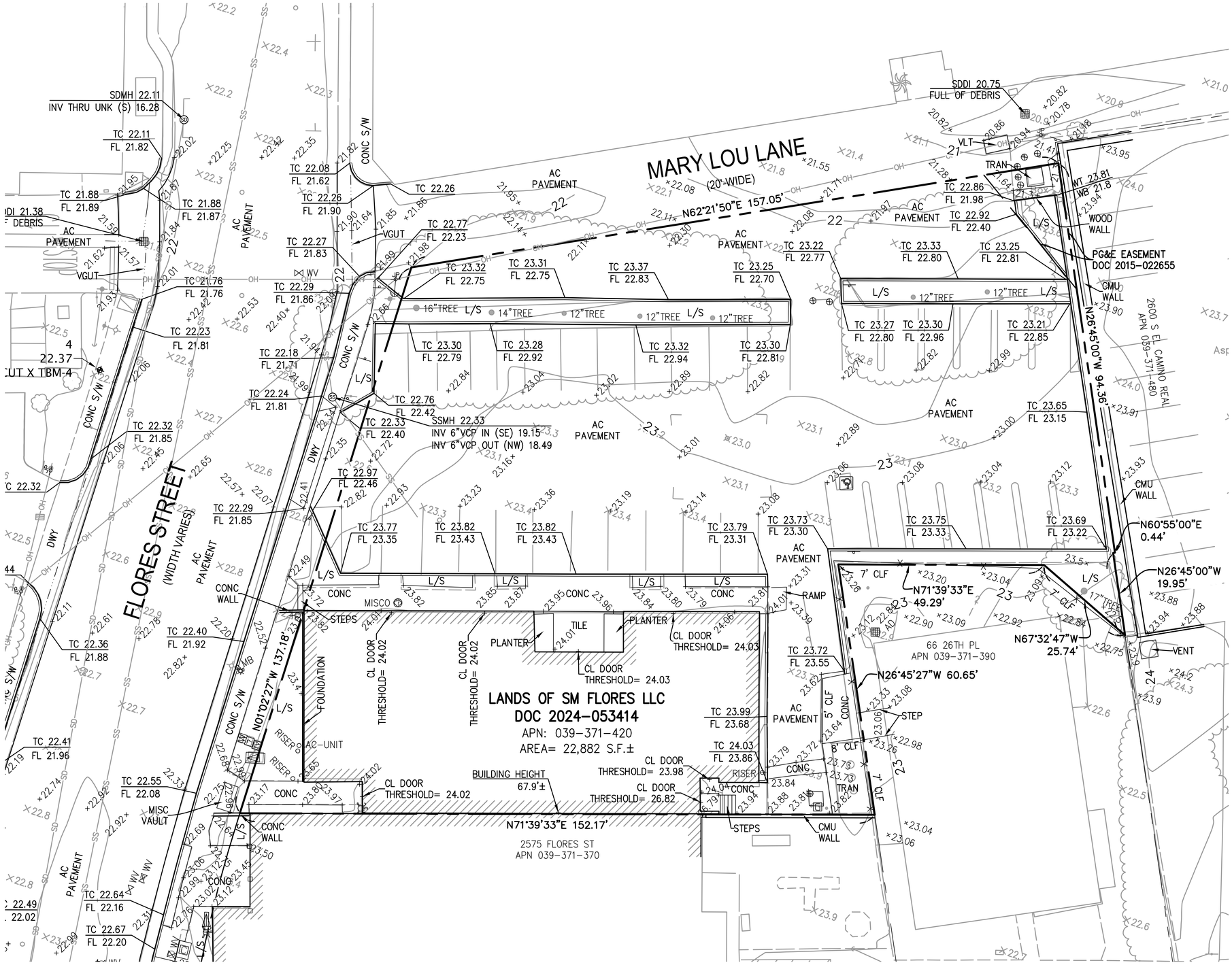
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JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A0.8



Existing Site Plan

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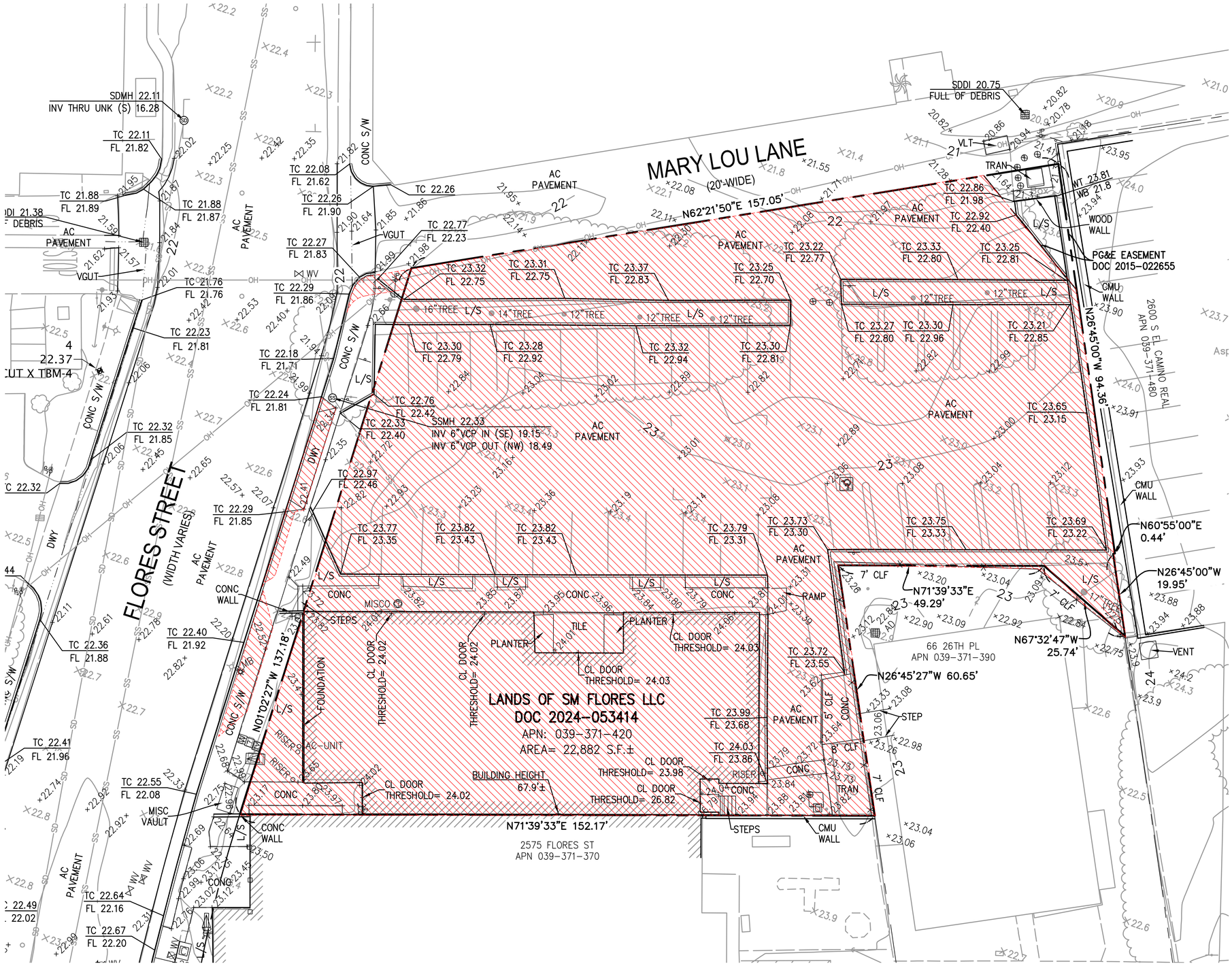
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Demolition Legend

- (E) WORK TO REMAIN
- (E) WORK TO BE REMOVED

Demolition Plan

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 5 10

SHEET #: A0.9.1

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252



Keynotes

1 PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL
2 EASEMENT LINE: PUBLIC UTILITY
3 LINE OF OVERHEAD POWER LINES: TO BE UNDERGROUNDED
4 EXISTING UTILITY (TO REMAIN)
5 FIRE WATER RISER
6 VEHICULAR SECURITY GATE
6.1 OVERHEAD ROLL-UP DOOR
7 ADA PARKING: 9'-0" x 18'-0"
7.1 ADA VAN PARKING: 9'-0" x 18'-0"
8 STANDARD PARKING: 8'-6" x 18'-0"
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10 TANDEM PARKING: (2) SPACES WITHIN 8'-6" x 36'-0"
11 SHORT TERM BIKE PARKING
11.1 LONG TERM BIKE PARKING
12 COMMON OPEN SPACE
12.1 FLOW THROUGH PLANTERS: SEE L-SERIES SHEETS
12.2 42" HIGH MAINTENANCE GATE
13 PRIVATE OPEN SPACE
13.1 EGRESS BALCONY
14 N.B. UNIT W/O PRIVATE OPEN SPACE
15 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
16 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
17 PUBLIC ART MURAL
20 ROOF OR PODIUM BOUNDARY
20.1 BACK OF PARAPET OR GUARD WALL
20.2 LINE OF WALL BELOW
20.3 LINE OF COLUMN BELOW
21 PRIMARY ROOF: UNOCCUPIABLE
21.1 ROOF DECK: OCCUPIABLE
22 MECHANICAL CONDENSERS & EQUIPMENT PAD
23 SOLAR PV PANELS
24 PATH-OF-EGRESS TO EXIT FROM ROOF DECK
E BUILDING PRIMARY ENTRY POINT
X BUILDING PRIMARY EXIT
L LOADING BERTH 10'-0" x 25'-0"

Legend

<---> ACCESSIBLE PATH

Grade Plane Calculation

WEST ELEVATION:
AVG GRADE = 22.68' X ELEV LENGTH =135.92' = 3,082.67'

NORTH ELEVATION:
AVG GRADE = 21.93' X ELEV LENGTH =141.17' = 3,095.86'

SOUTH ELEVATION:
AVG GRADE = 23.70' X X ELEV LENGTH =207.5' = 4,917.75'

EAST ELEVATION:
AVG GRADE 22.40 X ELEV LENGTH 145.50' = 3,259.20'

TOTAL 4 SIDES OF BLDG = 14,260.45' / 630.09' (PERIMETER)
AVG. AVG. GRADE PLANE = 22.78'

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Site Plan

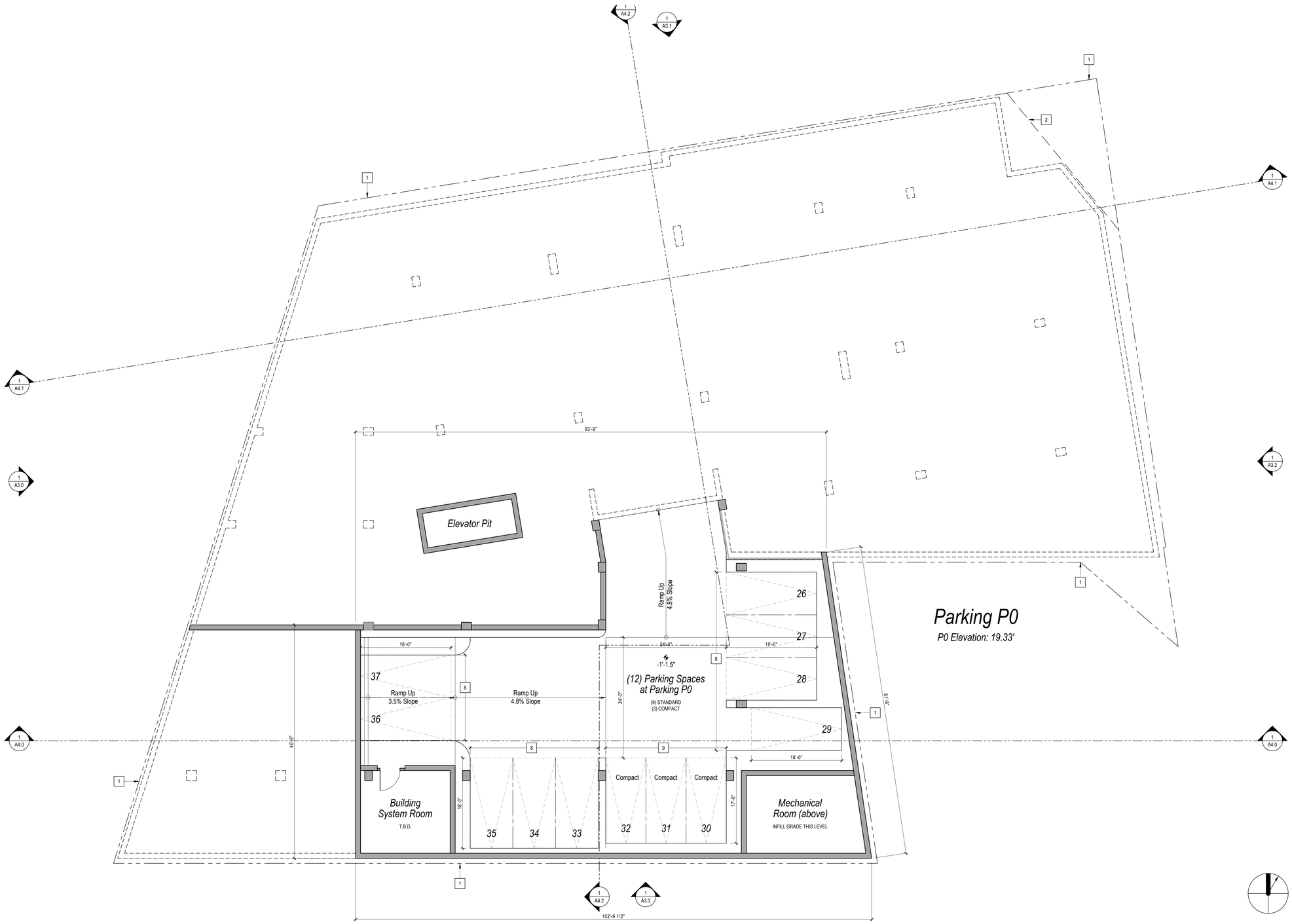
ARCHITECT:
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MASTER CASE#: T.B.D.
JURISDICTION APPROVAL:

SCALE: 0 2 5 10
SHEET #: A1.0



Keynotes

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23 SOLAR PV PANELS
24 PATH-OF-EGRESS TO EXIT FROM ROOF DECK
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X BUILDING PRIMARY EXIT
L LOADING BERTH 10'-0" x 25'-0"

Level L0 Building Plan

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2555 Flores Street

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Formal Planning Application Set

ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
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714-389-1890

OWNER:
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2555 FLORES STREET, UNIT 238
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213-436-6252

ISSUES & REVISIONS

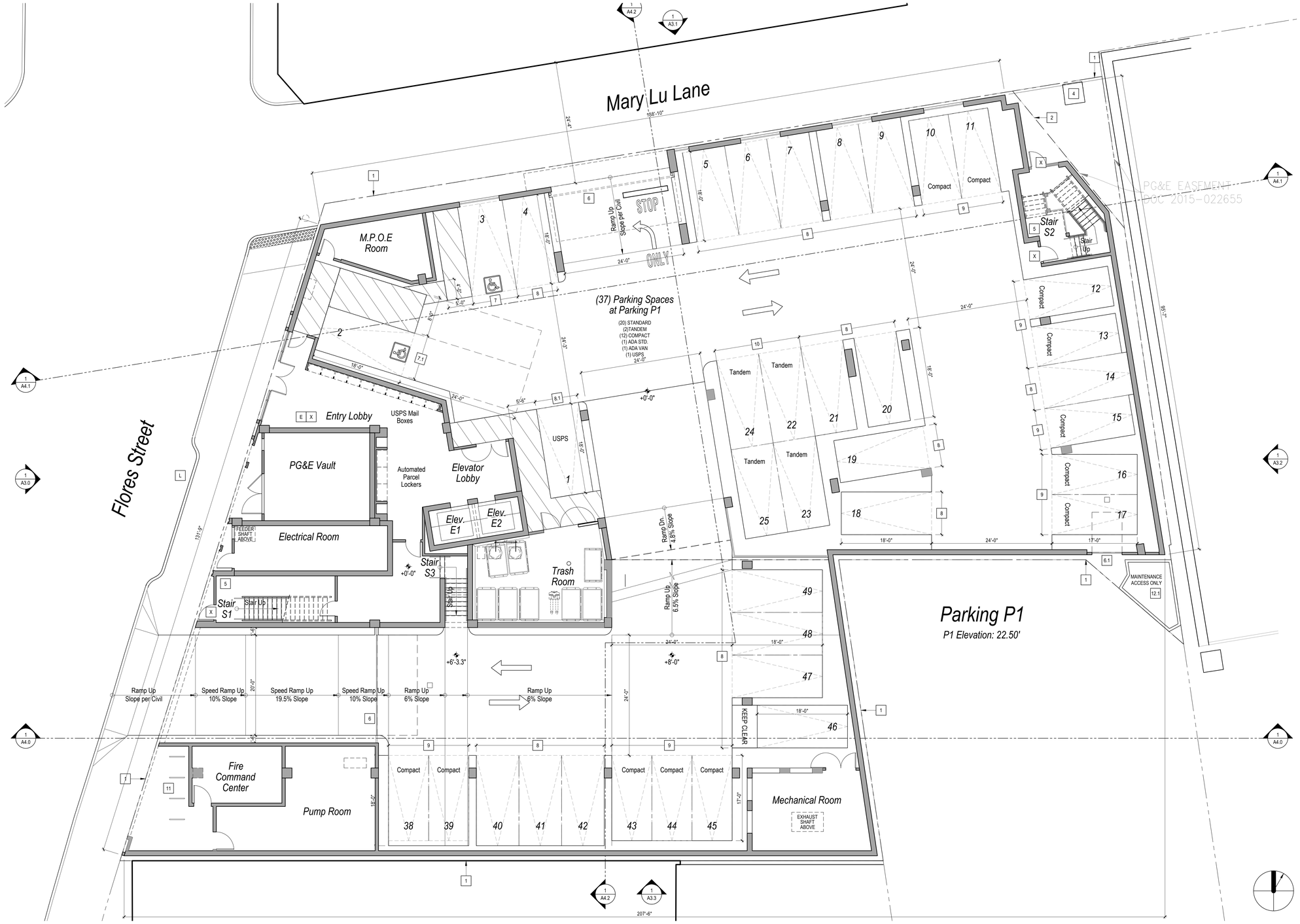
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 0 2 4 8

SHEET #: A2.0

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



Parking P1

P1 Elevation: 22.50'

Keynotes

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- 2 EASEMENT LINE: PUBLIC UTILITY
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Level L1 Building Plan

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2555 Flores Street

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Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

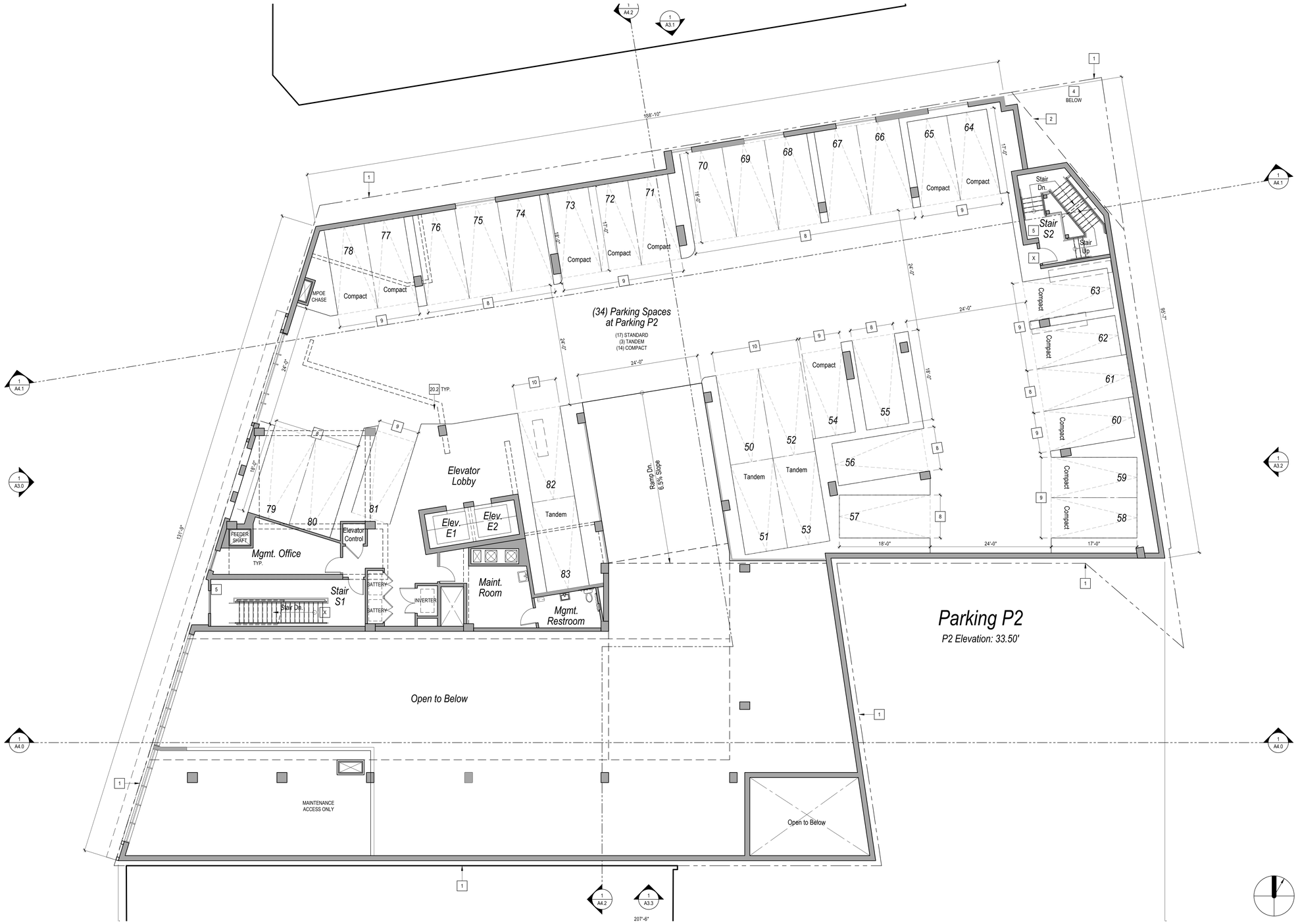
NO.	DATE	DESCRIPTION
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MASTER CASE #: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.1



Keynotes

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E BUILDING PRIMARY ENTRY POINT
X BUILDING PRIMARY EXIT
L LOADING BERTH 10'-0" x 25'-0"

Level L2 Building Plan

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:
SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.
JURISDICTION APPROVAL:

SCALE: 0 2 4 8
SHEET #: A2.2



Keynotes

1	PROPERTY LINE
2	EASEMENT LINE: PUBLIC UTILITY
3	LINE OF OVERHEAD POWER LINES: TO BE UNDERGROUNDED
4	EXISTING UTILITY (TO REMAIN)
5	FIRE WATER RISER
6	VEHICULAR SECURITY GATE
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23	SOLAR PV PANELS
24	PATH-OF-EGRESS TO EXIT FROM ROOF DECK
E	BUILDING PRIMARY ENTRY POINT
X	BUILDING PRIMARY EXIT
L	LOADING BERTH 10'-0" x 25'-0"

Level L3 Building Plan

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2555 Flores Street

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Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.3



Keynotes

1	PROPERTY LINE
2	EASEMENT LINE: PUBLIC UTILITY
3	LINE OF OVERHEAD POWER LINES: TO BE UNDERGROUNDED
4	EXISTING UTILITY (TO REMAIN)
5	FIRE WATER RISER
6	VEHICULAR SECURITY GATE
6.1	OVERHEAD ROLL-UP DOOR
7	ADA PARKING: 9'-0" x 18'-0"
7.1	ADA VAN PARKING: 9'-0" x 18'-0"
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24	PATH-OF-EGRESS TO EXIT FROM ROOF DECK
E	BUILDING PRIMARY ENTRY POINT
X	BUILDING PRIMARY EXIT
L	LOADING BERTH 10'-0" x 25'-0"

Level L4 Building Plan

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.4

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252



Keynotes

- 1 PROPERTY LINE
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Level L5 Building Plan

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Formal Planning Application Set

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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.5



Keynotes

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Level L6 Building Plan

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2555 Flores Street

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Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

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ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.6



Keynotes

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- 6.1 OVERHEAD ROLL-UP DOOR
- 7 ADA PARKING: 9'-0" x 18'-0"
- 7.1 ADA VAN PARKING: 9'-0" x 18'-0"
- 8 STANDARD PARKING: 8'-6" x 18'-0"
- 8.1 USPS PARKING: 8'-6" x 18'-0"
- 9 COMPACT PARKING: 8'-0" x 17'-0"
- 10 TANDEM PARKING: (2) SPACES WITHIN 8'-6" x 36'-0"
- 11 SHORT TERM BIKE PARKING
- 11.1 LONG TERM BIKE PARKING
- 12 COMMON OPEN SPACE
- 12.1 FLOW THROUGH PLANTERS: SEE L-SERIES SHEETS
- 12.2 42" HIGH MAINTENANCE GATE
- 13 PRIVATE OPEN SPACE
- 13.1 EGRESS BALCONY
- 14 N.B. UNIT W/O PRIVATE OPEN SPACE
- 15 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
- 16 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
- 17 PUBLIC ART MURAL
- 20 ROOF OR PODIUM BOUNDARY
- 20.1 BACK OF PARAPET OR GUARD WALL
- 20.2 LINE OF WALL BELOW
- 20.3 LINE OF COLUMN BELOW
- 21 PRIMARY ROOF: UNOCCUPIABLE
- 21.1 ROOF DECK: OCCUPIABLE
- 22 MECHANICAL CONDENSERS & EQUIPMENT PAD
- 23 SOLAR PV PANELS
- 24 PATH-OF-EGRESS TO EXIT FROM ROOF DECK
- E BUILDING PRIMARY ENTRY POINT
- X BUILDING PRIMARY EXIT
- L LOADING BERTH 10'-0" x 25'-0"

Level L7 Building Plan

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

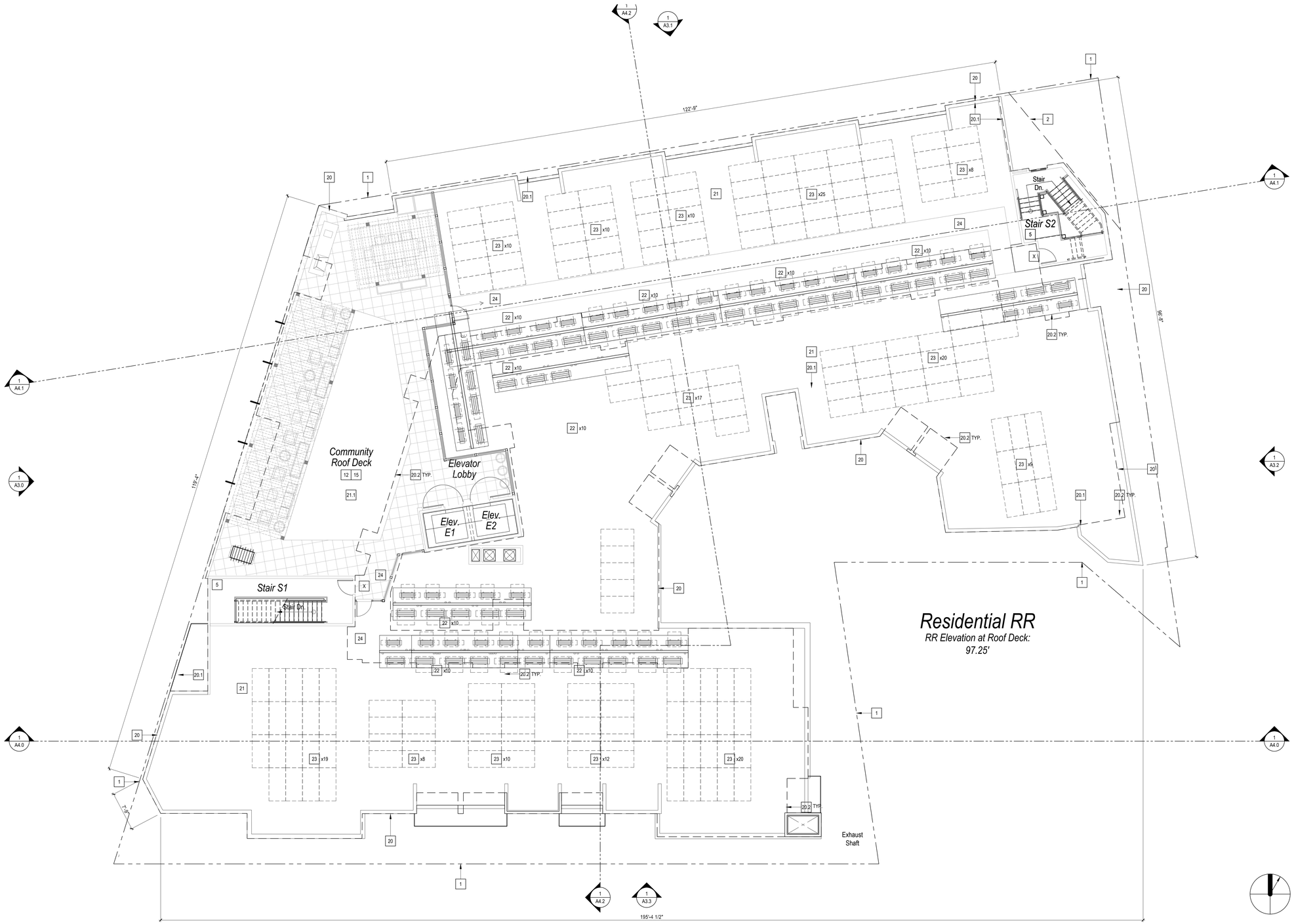
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.7



Keynotes

- 1 PROPERTY LINE
- 2 EASEMENT LINE: PUBLIC UTILITY
- 3 LINE OF OVERHEAD POWER LINES: TO BE UNDERGROUNDED
- 4 EXISTING UTILITY (TO REMAIN)
- 5 FIRE WATER RISER
- 6 VEHICULAR SECURITY GATE
- 6.1 OVERHEAD ROLL-UP DOOR
- 7 ADA PARKING: 9'-0" x 18'-0"
- 7.1 ADA VAN PARKING: 9'-0" x 18'-0"
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Level LR Roof Plan

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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A2.8



1 WEST ELEVATION

Building Elevations

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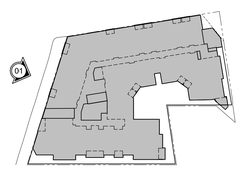
2555 Flores Street

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2555 FLORES STREET, UNIT 238
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Keyplan



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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A3.0



1 NORTH ELEVATION

Building Elevations

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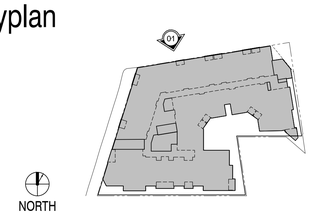
ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
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714-389-1890

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JURISDICTION APPROVAL:

SCALE: 0 2 4 8
SHEET #: A3.1



1 EAST ELEVATION

Building Elevations

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ARCHITECT:

DESIGN AND ARCHITECTURE
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714-389-1890

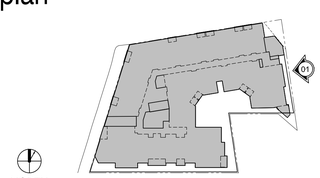
2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Keyplan



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JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A3.2



1 SOUTH ELEVATION

Building Elevations

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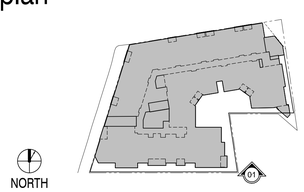
2555 Flores Street

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OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Keyplan



Formal Planning Application Set

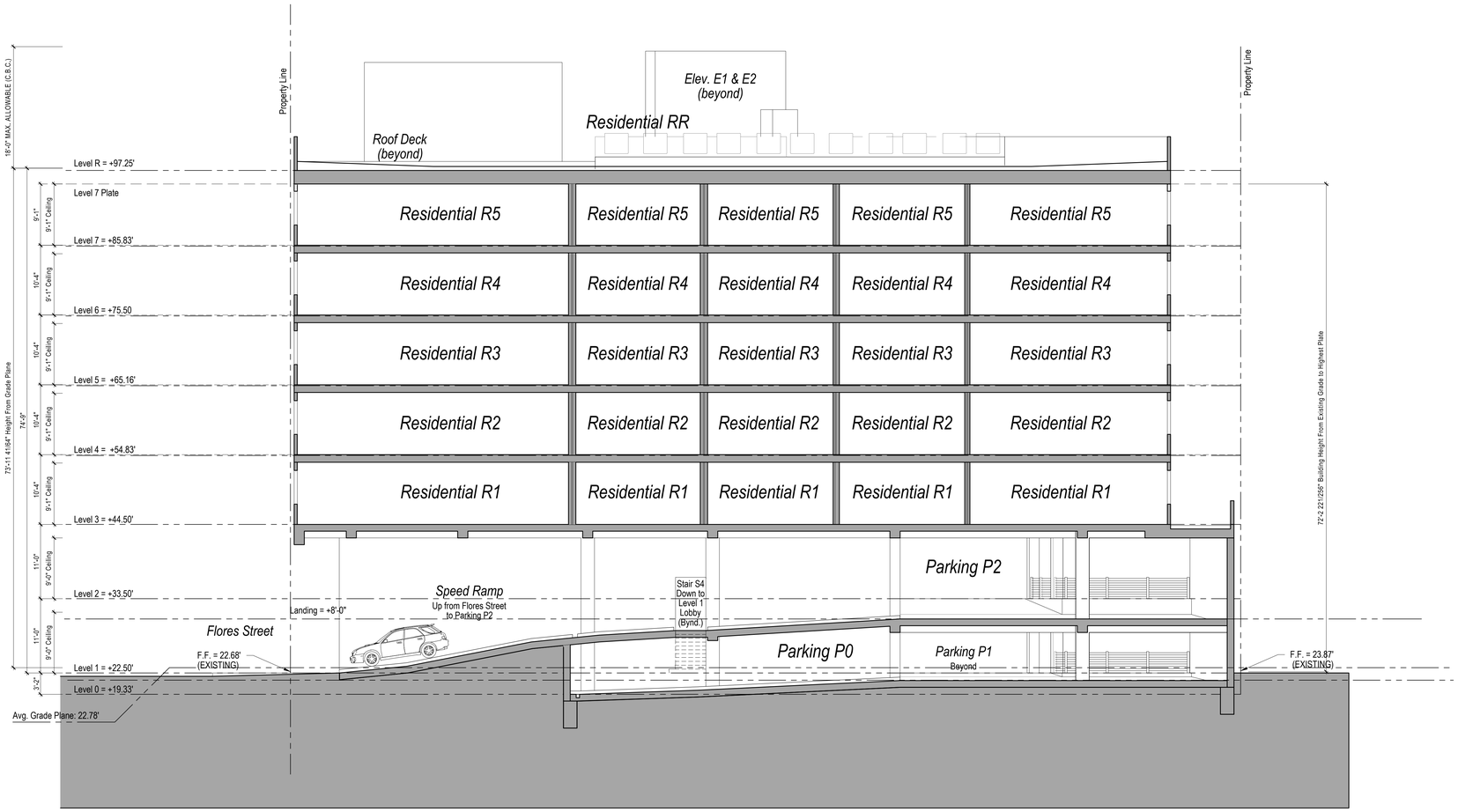
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NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A3.3



1 SECTION A-A (WEST-EAST)

Building Section

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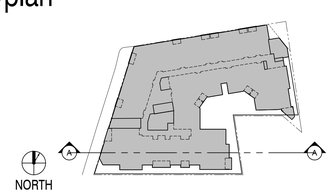
2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
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Keyplan



Formal Planning Application Set

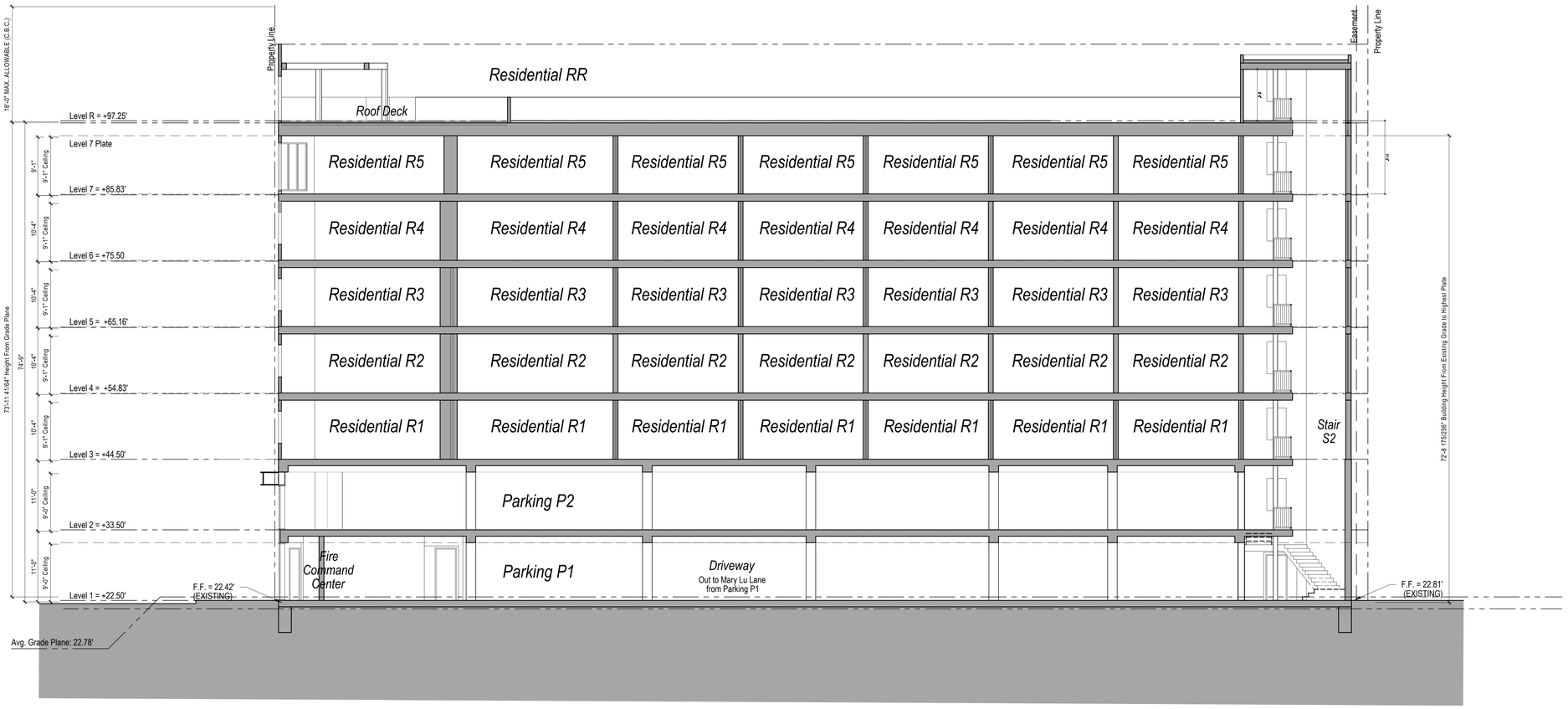
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NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 0 2 4 8

SHEET #: A4.0

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 SECTION B-B (WEST-EAST)

Building Section

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

ARCHITECT:

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150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
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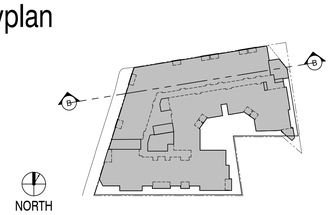
2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

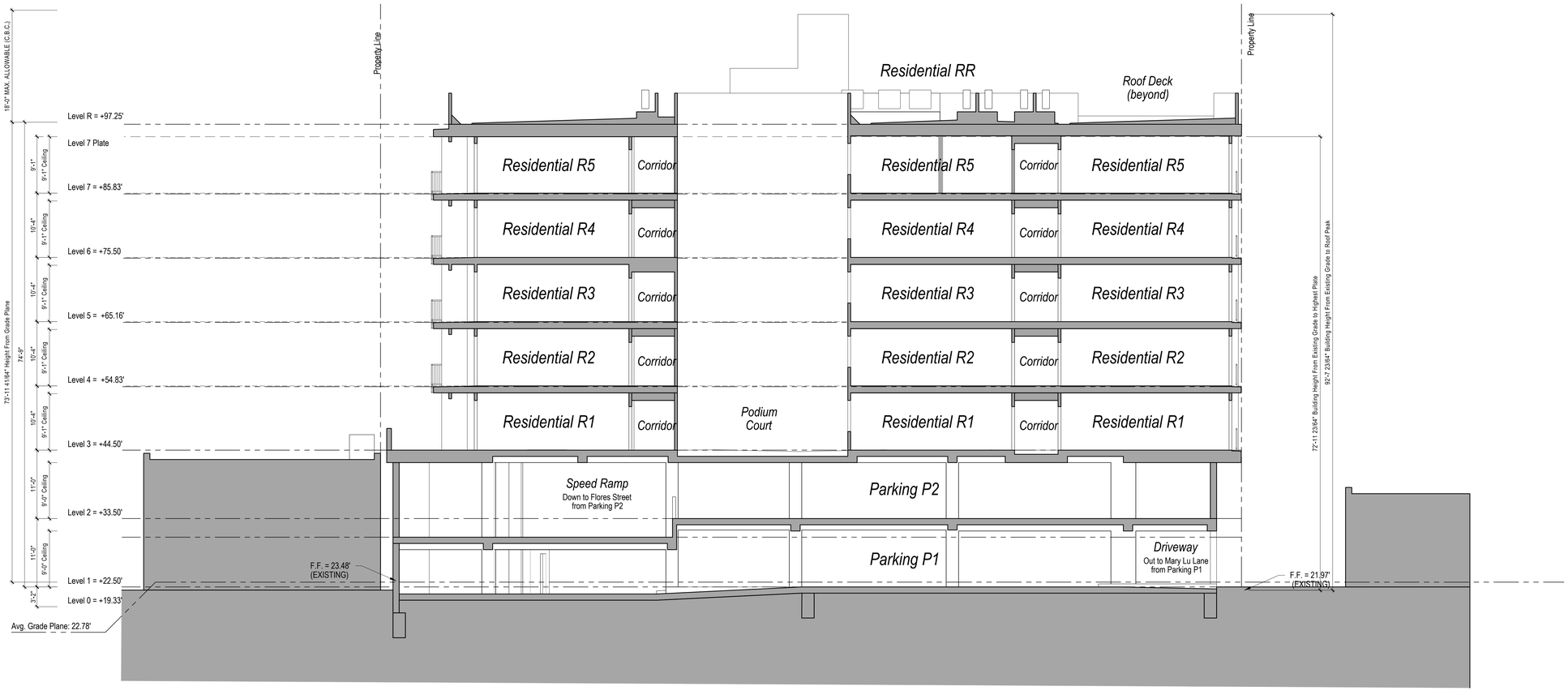
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SCALE: 0 2 4 8

SHEET #: A4.1

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 SECTION C-C (SOUTH-NORTH)

Building Section

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714–389–1890

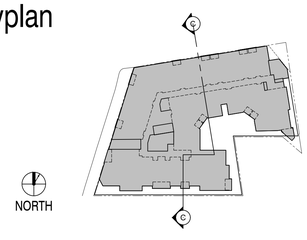
2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

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2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213–436–6252

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

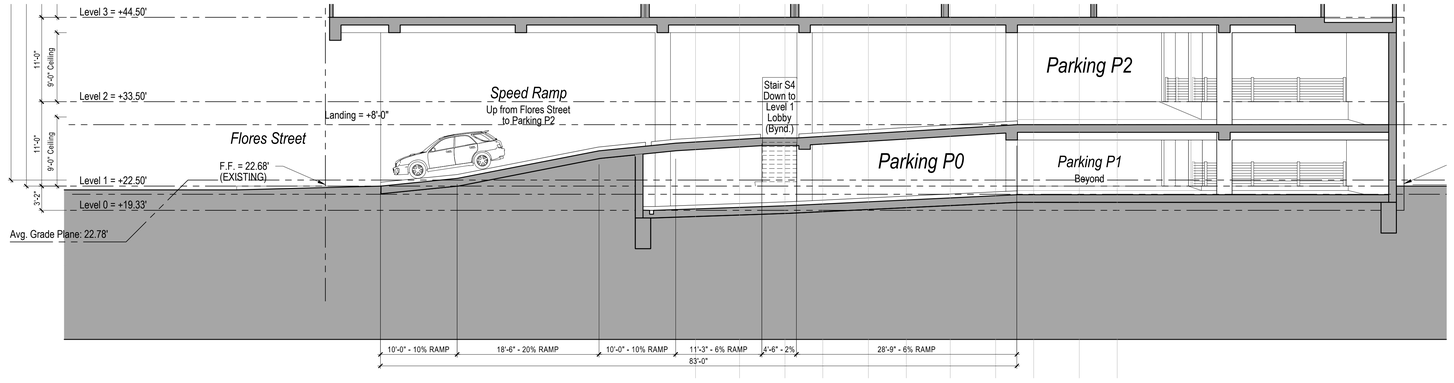
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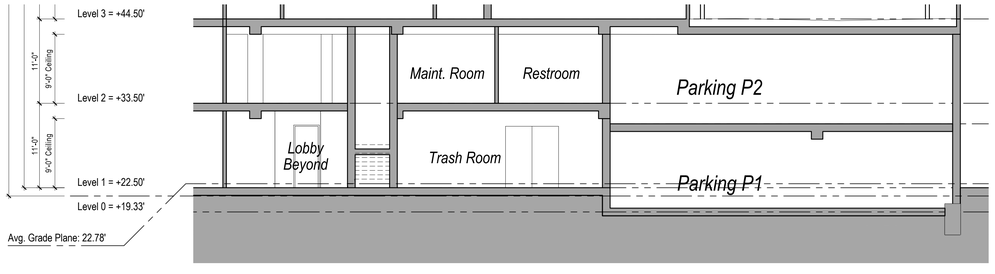
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MASTER CASE#: T.B.D.

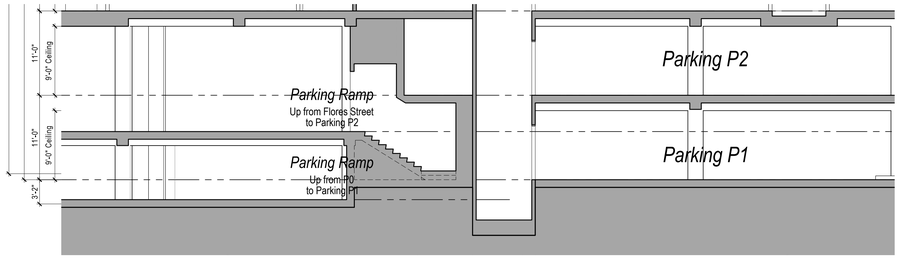
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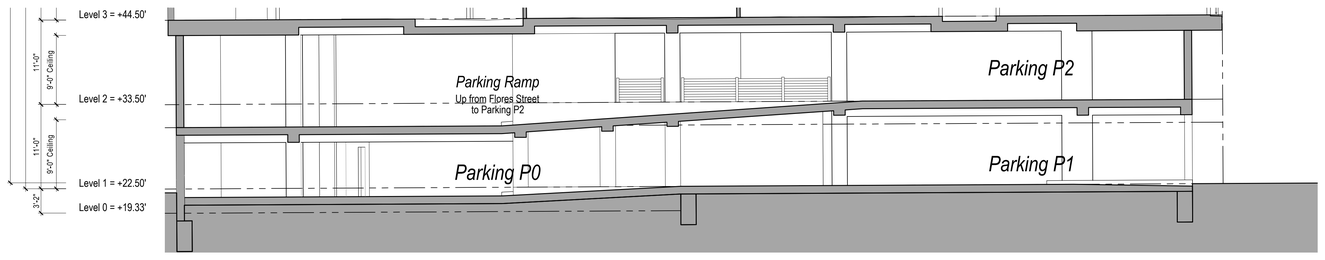
1 SECTION P1



2 SECTION P2



3 SECTION P3



4 SECTION P4

Parking Sections

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DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
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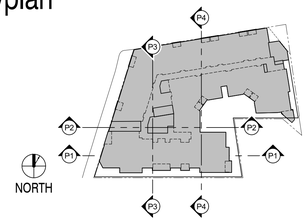
2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

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2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

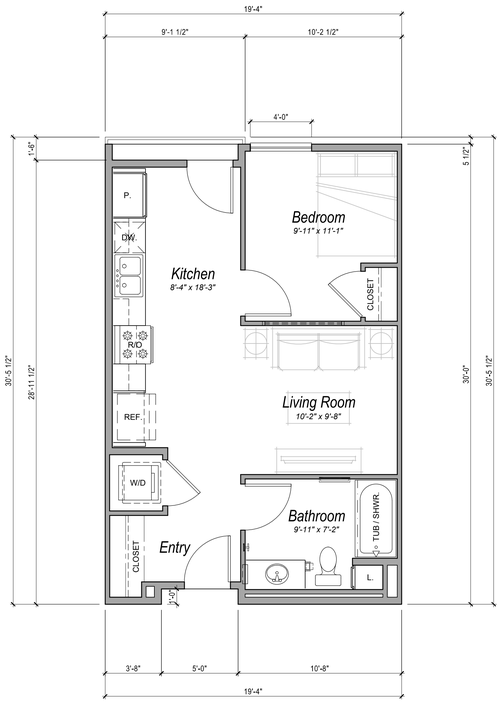
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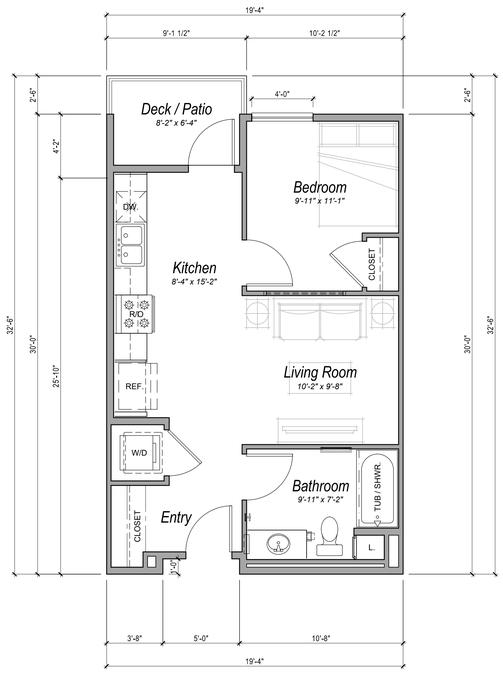
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SHEET #: A4.3



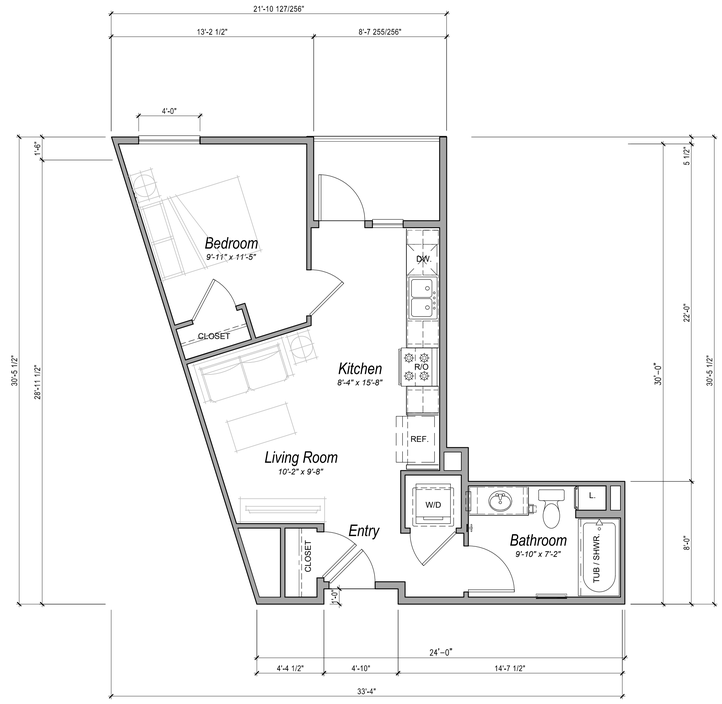
1 UNIT J1.NB

1 Bedroom / 1 Bath (567 s.f.)



2 UNIT J1

1 Bedroom / 1 Bath (546 s.f.)



3 UNIT J2

1 Bedroom / 1 Bath (566 s.f.)

Typical Units Plans

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ARCHITECT:

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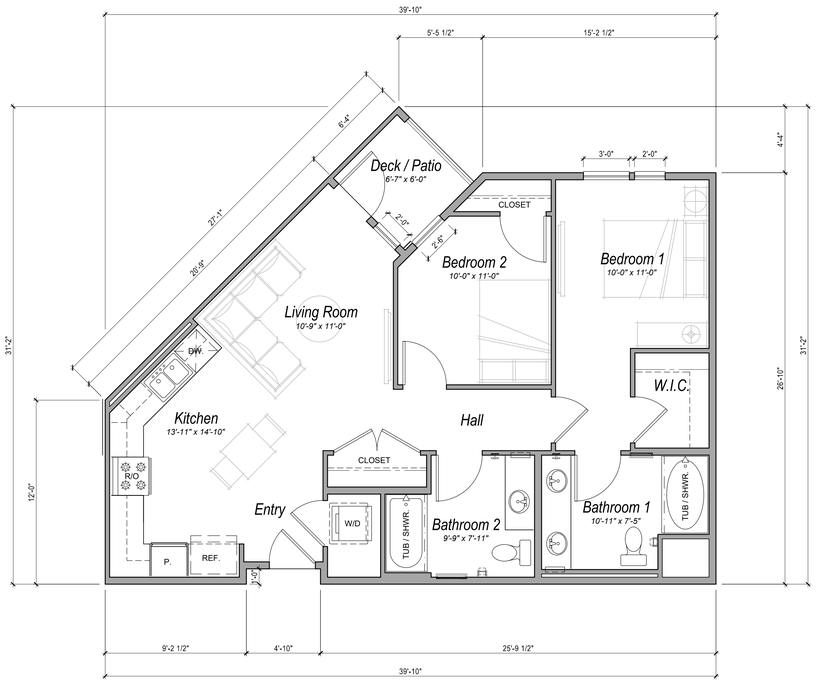
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SCALE: 0 1 2 4

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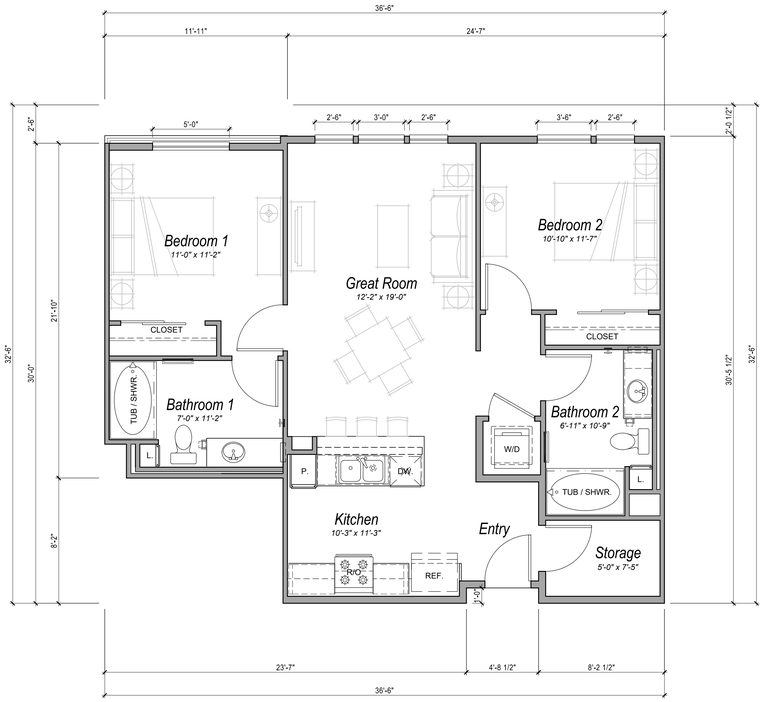
MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 UNIT B1

1 Bedroom / 1 Bath (929 s.f.)



2 UNIT B2

2 Bedroom / 2 Bath (1,004 s.f.)

Typical Units Plans

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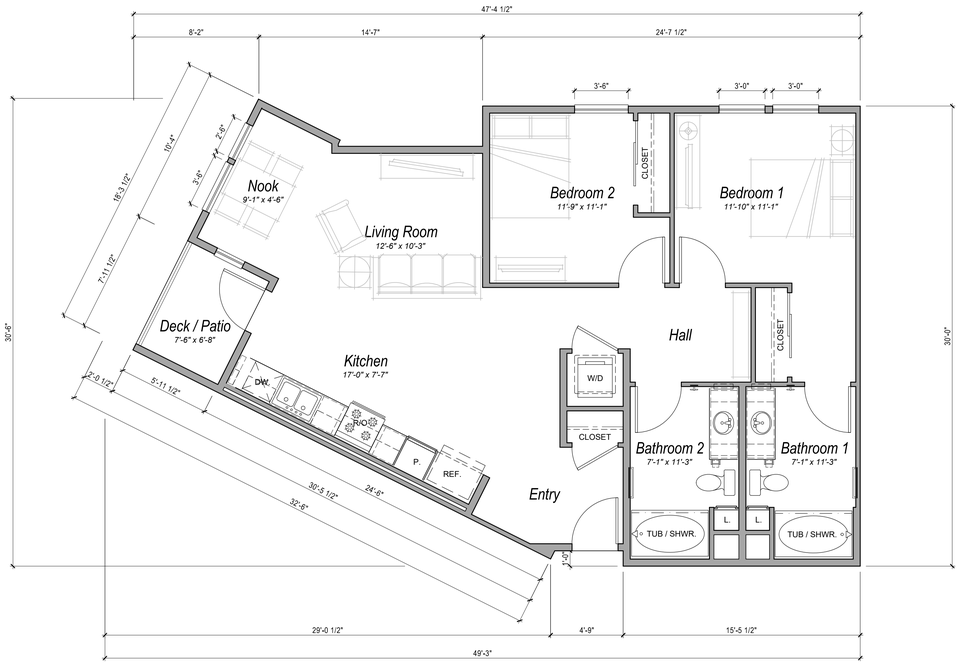
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SCALE: 0 1 2 4

SHEET #: A5.1

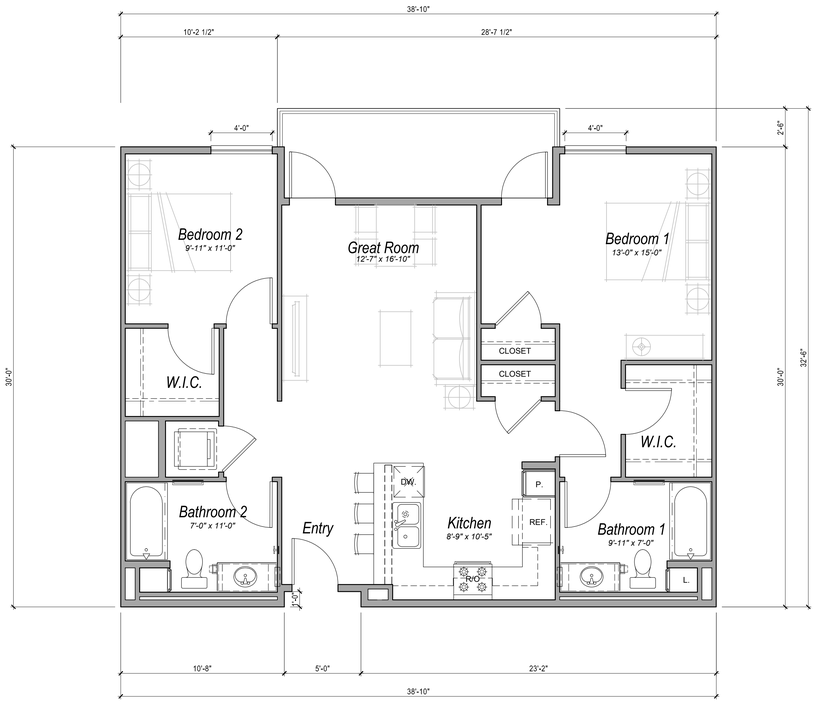
MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 UNIT B3

2 Bedroom / 2 Bath (1,080 s.f.)



2 UNIT B4

2 Bedroom / 2 Bath (1,102 s.f.)

Typical Units Plans

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

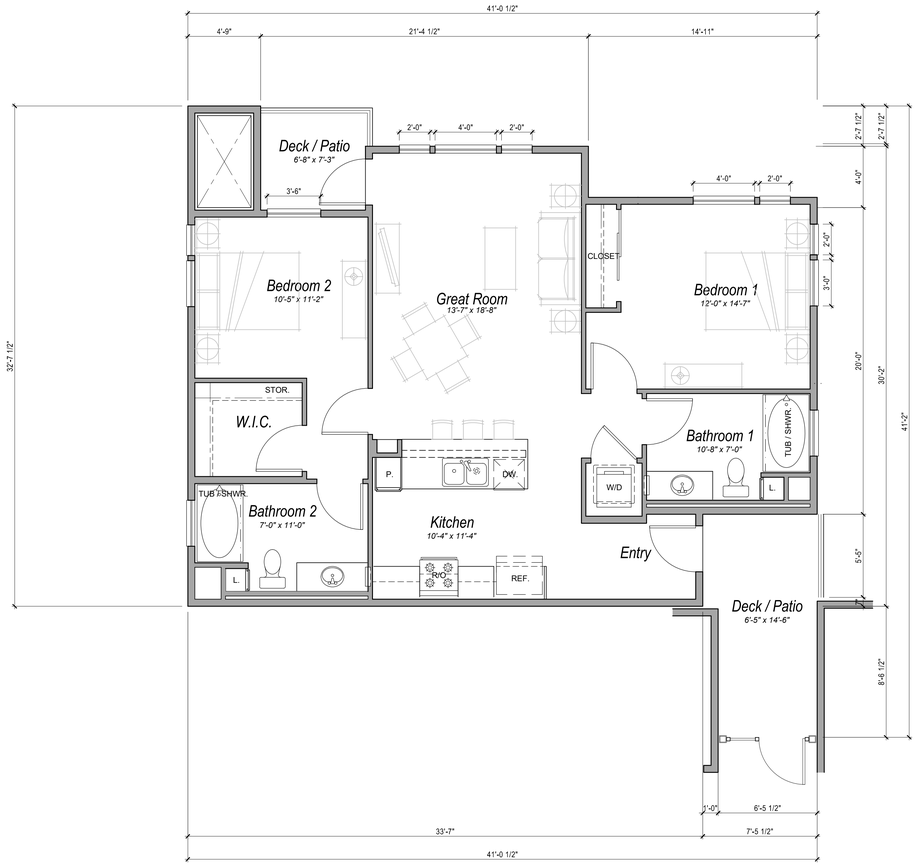
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 0 1 2 4

SHEET #: A5.2

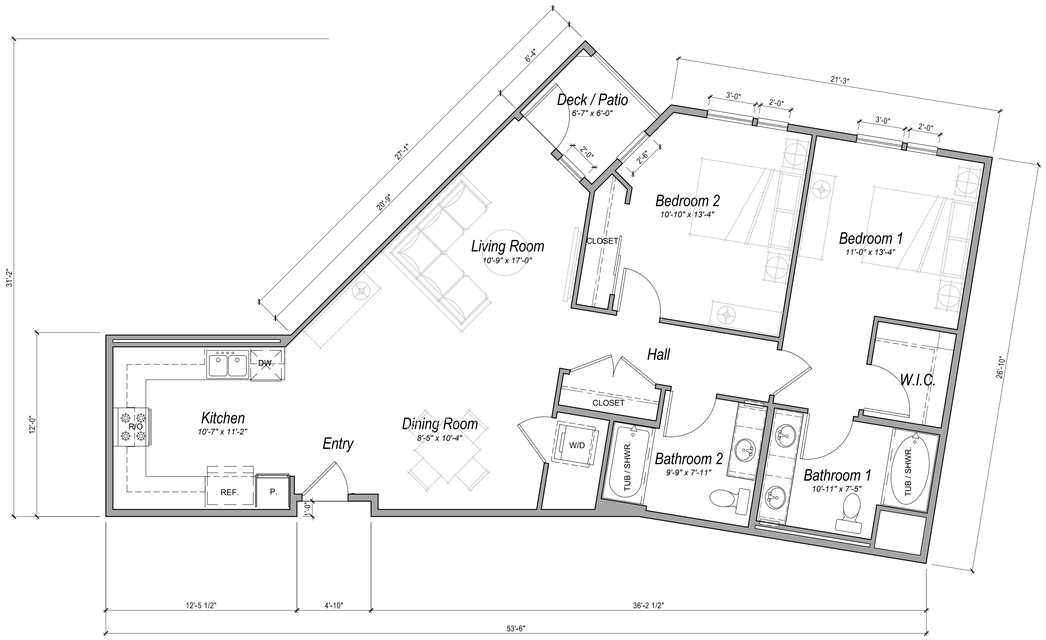
MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 UNIT B5

2 Bedroom / 2 Bath (1,087 s.f.)



2 UNIT B6

2 Bedroom / 2 Bath (1,175 s.f.)

Typical Units Plans

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

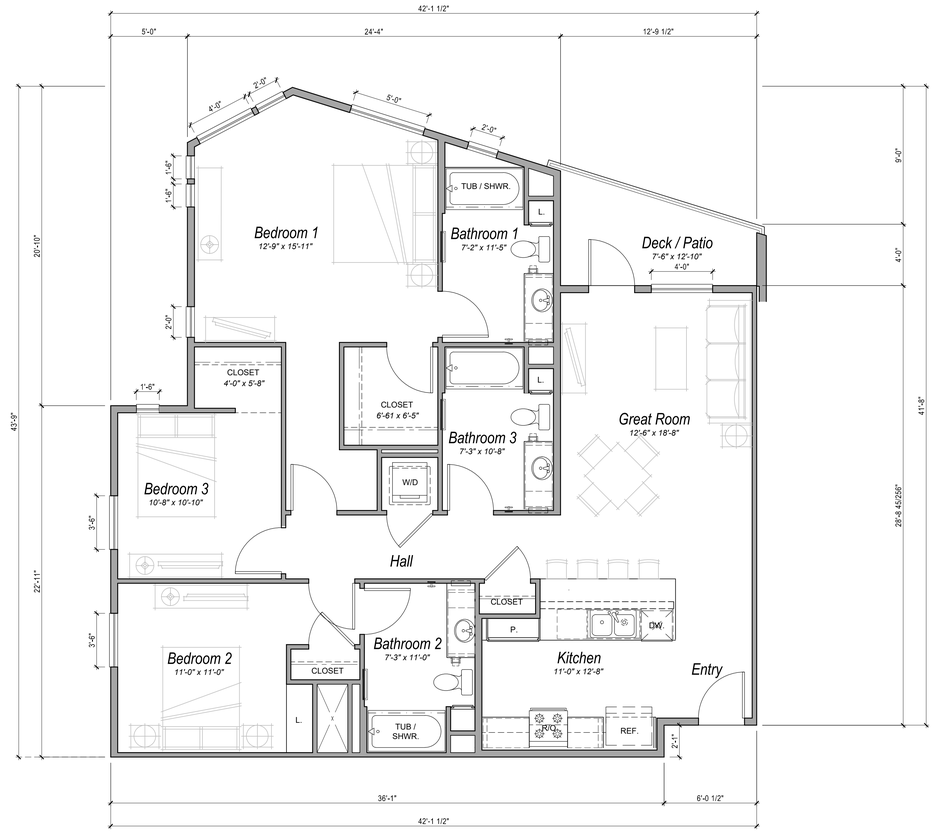
SCALE: 0 1 2 4

SHEET #: A5.3



1 UNIT C1

3 Bedroom / 2 Bath (1,330 s.f.)



2 UNIT C2

3 Bedroom / 3 Bath (1,498 s.f.)

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Typical Units Plans

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 1 2 4

SHEET #: A5.4

COLORS & FINISHES



A COLOR: SWISS MERINGUE
DEHW04



E COLOR: GRASS ROOT
DE5521



B COLOR: PARISIAN NIGHT
DEA184



F COLOR: POINTED ROCK
DE6363



C COLOR: ESPRESSO MACHIATO
DET680



G COLOR: CEDAR CHEST
DE6112



D COLOR: CASTING SHADOW
DE6291

MATERIALS



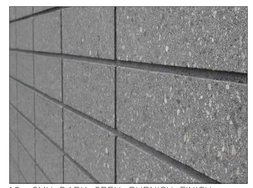
1 STUCCO FINE/MEDIUM FINISH



6 METAL COPING



11 TROWEL FINISH CONCRETE



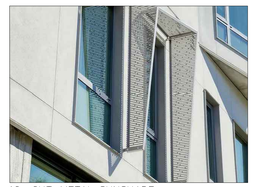
16 CMU DARK GREY–BURNISH FINISH



2 HORIZONTAL SIDING WOODGRAIN TEXTURE



7 VINYL WINDOW



12 CUT–METAL SUNSHADE



3 VERTICAL METAL SIDING



8 ALUMINUM STOREFRONT



13 PUBLIC ART



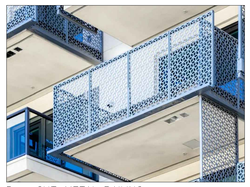
4 DARK BRICK



9 METAL TRELLIS



14 DECORATIVE METAL SCREEN



5 CUT–METAL RAILING



10 METAL CANOPY



15 METAL FIN

MATERIALS LEGEND:

1 STUCCO FINE/MEDIUM FINISH
2 HORIZONTAL SIDING WOODGRAIN TEXTURE
3 VERTICAL METAL SIDING
4 DARK BRICK
5 CUT–METAL RAILING
6 METAL COPING
7 VINYL WINDOW DEEP ESPRESSO
8 ALUMINUM STOREFRONT
9 METAL TRELLIS
10 METAL CANOPY
11 TROWEL FINISH CONCRETE
12 CUT METAL SUNSHADE
13 PUBLIC ART
14 DECORATIVE METAL SCREEN
15 METAL FIN
16 CMU DARK GREY–BURNISH FINISH

COLOR & FINISH LEGEND:

A PAINT TO MATCH
DEHW04 SWISS MERINGUE

B PAINT TO MATCH
DEA184 PARISIAN NIGHT

C PAINT TO MATCH
DET680 ESPRESSO MACHIATO

D PAINT TO MATCH
DE6291 CASTING SHADOW

E PAINT TO MATCH
DE5521 GRASS ROOT

F PAINT TO MATCH
DE6367 POINTED ROCK

G PAINT TO MATCH
DE6112 CEDAR CHEST

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Formal Planning Application Set

Materials & Color Palette

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714–389–1890

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213–436–6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

SHEET #: A6.0

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



1 ACROSS FLORES ST. LOOKING EAST



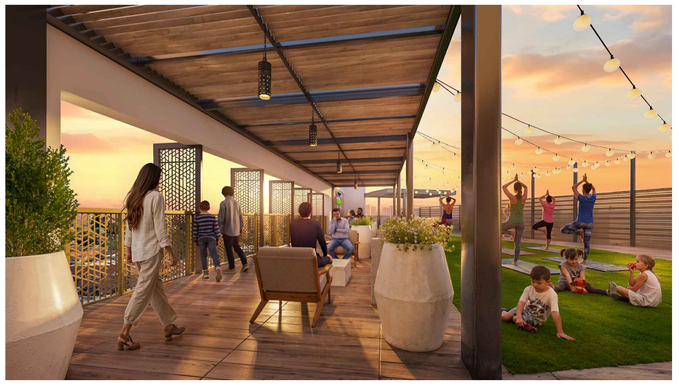
2 LOOKING NORTH AT COURTYARD



3 ACROSS FLORES ST. LOOKING SW



4 26TH. PL. LOOKING NW



5 VIEW OF ROOF DECK LOOKING NE



6 VIEW OF ROOF DECK LOOKING SW

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ARCHITECT:

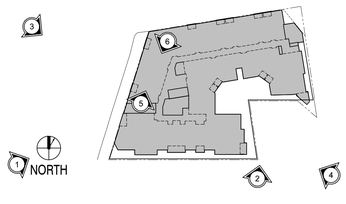
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252



Formal Planning Application Set

3D Views

ISSUES & REVISIONS

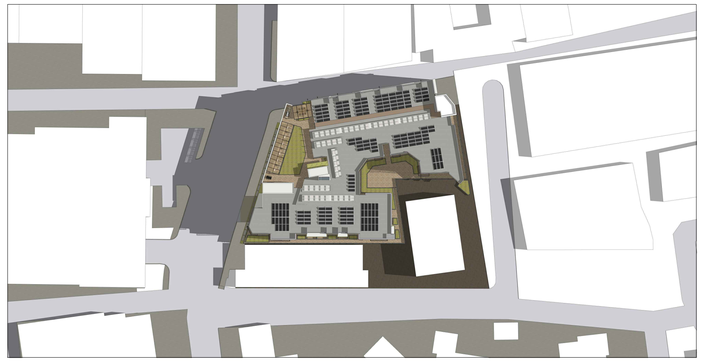
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

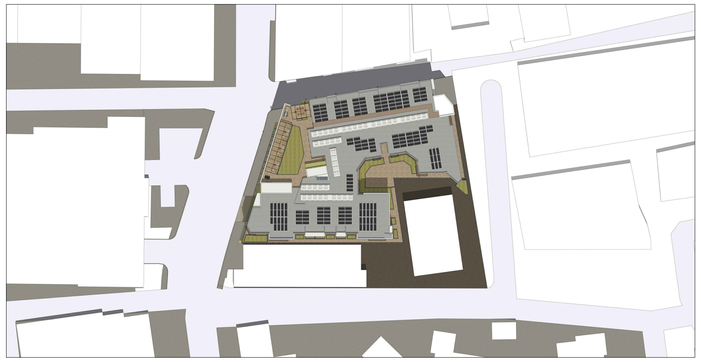
SHEET #: A7.0

MASTER CASE#: T.B.D.

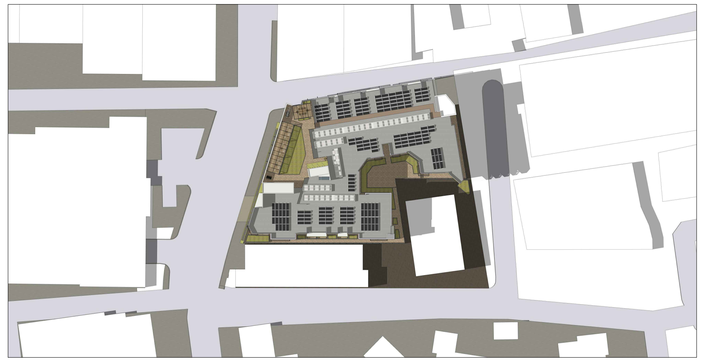
JURISDICTION APPROVAL:



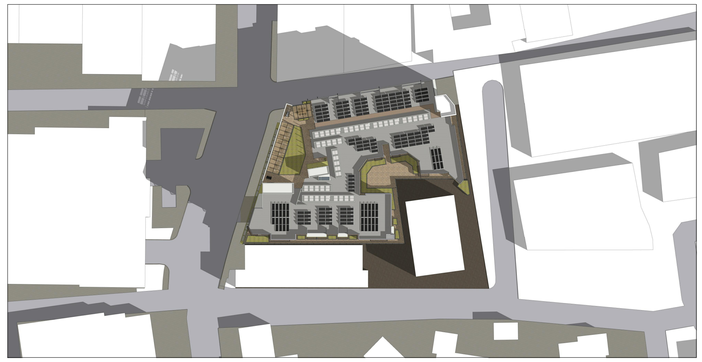
1 SUMMER SOLSTICE 9AM



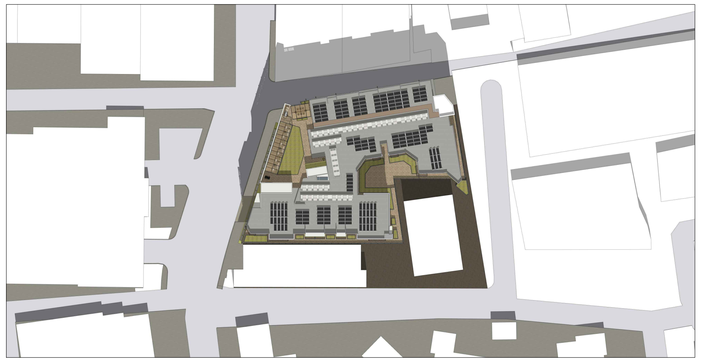
2 SUMMER SOLSTICE 12PM



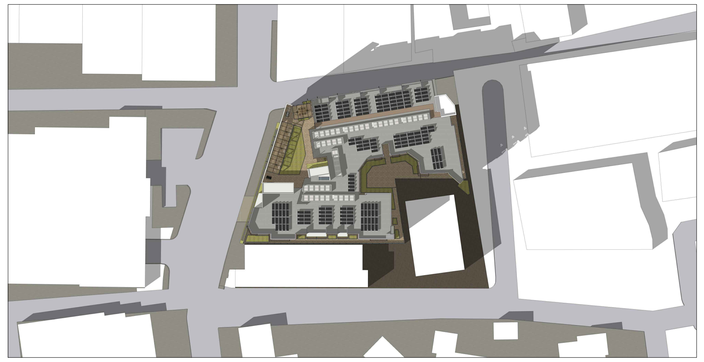
3 SUMMER SOLSTICE 3PM



4 SPRING/FALL EQUINOX 9AM



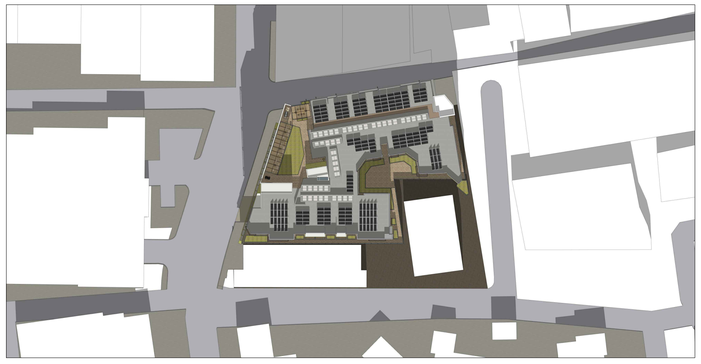
5 SPRING/FALL EQUINOX 12PM



6 SPRING/FALL EQUINOX 3PM



7 WINTER SOLSTICE 9AM



8 WINTER SOLSTICE 12PM



9 WINTER SOLSTICE 3PM



Shadow Studies

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

SHEET #: A8.0

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7172
www.cityofsanmateo.org

Water Conservation in Landscaping Screening Form

REVISED 08/22/19

The City of San Mateo has adopted a Water Conservation in Landscaping Ordinance (SMMC 23.72) to ensure that all qualified development projects comply with the State of California's Water Efficient Landscape Ordinance (WELO). This ordinance was created to reduce water usage and ensure landscapes are constructed to allow for the efficient use of water.

This form will help you determine whether your project qualifies for the ordinance and connect you with the necessary forms to complete your application. **Table 1 outlines the requirements for new construction[1] while Table 2 highlights the specifics for rehabilitated landscape[2] projects.**

Table 1: New Construction Projects

Landscape Area[3]	Guidance	Select
<500 square feet	The ordinance does not apply to your project.	☐
500<2500 square feet	Submit the Prescriptive Measures Form.	☒
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☐

Table 2: Rehabilitated Landscape Projects

Landscape Area	Guidance	Select
<1000 square feet	The ordinance does not apply to your project.	☐
1000<2500 square feet	Submit the Prescriptive Measures Form	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☐

Project Information

Project Address: 2555 FLORES STREET

SAN MATEO, CALIFORNIA

Permit #: _____ **Landscape Area (sq. ft.):** 1,165 sq.ft.

Name: KEVIN SLAWSON, EDGELAND STUDIO

Signature: _____ **Date:** 6/22/26

[1] New construction – includes a new building with landscape, or other new landscape such as a park, playground, or greenbelt without an associated building.
[2] Rehabilitated landscape - any re-landscaping project that requires a permit, plan check, or design review; **meets the requirements of 23.72; and has a modified landscape area equa to or greater then 2,500 square feet.**
[3] Landscape area - all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Q:\CDD\WELO Sample Forms\San Mateo

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7172
www.cityofsanmateo.org

Water Conservation in Landscaping Prescriptive Option Short Form

REVISED 08/22/19

Applicant Information:

Name: Kevin Slawson, EDGEland Studio

Phone: 415.869.8823

Address: 95 Third Street, Second Floor, San Francisco, CA 94103

Email: kslawson@edgelandstudio.com

Project Information

Site Address / APN: 2555 Flores Street, San Mateo

Project Type *(residential, commercial, industrial)*: Commercial Multi-Family Housing

☑ This project incorporates new landscaping areas between 500 – 2,499 square feet (sq. ft.) and is using this form to identify prescriptive requirements which will be included as part of the landscape project.

☐ This project incorporates rehabilitated landscape areas between 1,000 - 2,499 sq. ft. requiring a building or landscape permit, plan check, or design review. It is using this form to identify prescriptive requirements which will be included as part of the landscape project.

Please see the Prescriptive Compliance Option Checklist on the next page for required landscape design measures. If landscape area is ≥2500 square feet, you must submit the full landscape documentation package

Total Landscape Area (sq. ft.): 1,165

Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 1,165 Special Landscape Area (sq. ft.): 0

Water Type *(potable, recycled, well)*: potable

Name of water purveyor *(If not served by private well)*: California Water Service

WELO Prescriptive Compliance Certification

I certify the above information is correct and agree to comply with the prescriptive compliance requirements of the WELO.

_____ June 22, 2026

Signature of property owner / authorized representative — Date

Q:\CDD\WELO Sample Forms\San Mateo

WELO Prescriptive Option: Required Landscape Design Measures

Landscape Parameter	Design Measures	Shown on Plans / Page#
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches (unless contra-indicated by a soil test).	Planting Note 4/ Sheet L1
Plant Water Use	At least 80% of the plants in non-turf landscape areas shall be native plants, low-water using plants, or no-water using plants.	100% of non-flow through planter landscape shown on Sheet L10 will be low-water using
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	Planting Note 8/ Sheet L1
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	N/A
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	N/A
	Turf, if utilized in parkways, is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	N/A
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	See Note 1 on Sheet L1
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	See Note 2 on Sheet L1
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	See Note 3 on Sheet L1
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	See Note 4 on Sheet L1

Q:\CDD\WELO Sample Forms\San Mateo

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL RELEVANT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

2. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWINGS FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.

3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES AND REGULATIONS.

5. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR SHALL USE HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.

6. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

8. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.

9. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF SHRUB INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN SHRUBS ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

2. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE CONTRACTOR SPECIALIZING IN LANDSCAPE PLANTING.

3. ALL TREES PLANTED WITHIN FIVE (5) FEET OF ANY PAVED SURFACE OR STRUCTURE SHALL HAVE ROOT CONTROL BARRIERS INSTALLED AT THE TIME OF PLANTING. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR TYPE AND INSTALLATION REQUIREMENTS.

4. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 S.F. TO A DEPTH OF 6 INCHES (UNLESS CONTRADICTED BY A SOIL TEST).

5. LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

6. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES, ADD STAKING OR GUYING AS SHOWN ON THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.

8. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SPECIFIED MULCH.

IRRIGATION NOTES

1. THIS PROJECT WILL UTILIZE A SMART IRRIGATION CONTROLLER THAT USES EVAPOTRANSPIRATION OR SOIL MOISTURE DATE AND UTILIZES A RAIN SENSOR, SIMILAR TO A HUNTER HYDRAWISE CONTROLLER OR APPROVED EQUAL.

2. THE IRRIGATION CONTROLLER WILL HAVE AN INTEGRATED BATTERY BACKUP TO PREVENT PROGRAMMING DATA LOSS DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

3. AREAS LESS THAN 10 FEET IN ANY DIRECTION WILL UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

4. A PRIVATE LANDSCAPE SUBMETER WILL BE INSTALLED AT NON-RESIDENTIAL LANDSCAPE AREAS PER THE DIRECTION OF PUBLIC WORKS.

SOIL TESTING AND SOIL AMMENDMENT NOTES

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR PLANTING AREAS, THE LANDSCAPE CONTRACTOR SHALL CONTACT A CERTIFIED SOIL TESTING LABORATORY TO TAKE SOIL TEST SAMPLES FROM LOCATIONS AROUND THE SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

2. THE CONTRACTOR SHALL PERFORM SOIL PERCOLATION TESTS IN SELECTED REPRESENTATIVE AREAS OF THE PROJECT SITE TO VERIFY ACCEPTABLE NATURAL DRAINAGE, SOIL STRUCTURE, AND SOIL COMPOSITION. EACH PERCOLATION TEST SHALL CONSIST OF A 1 FOOT WIDE BY 1 FOOT LONG BY 3 FOOT DEEP HOLE. EACH HOLE SHALL BE FILLED WITH WATER TO THE TOP AND COVER WITH PLYWOOD AND BARRICADE. ALLOW HOLE TO DRAIN AND FILL AGAIN TO TOP. CONTRACTOR TO MAKE DAILY OBSERVATIONS NOTING THE DEPTH OF WATER EACH DAY AND REPORT FINDINGS IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. BASED ON THE COMBINED RESULTS OF THE AGRICULTURAL SOIL TEST AND THE SOIL PERCOLATION TESTS, THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL DRAINAGE.

SHEET INDEX

L1 GENERAL LANDSCAPE NOTES
L2 MATERIALS LEGEND
L3 PLANTING LEGEND
L4 ARBORIST REPORT (SELECTED)
L5 EXISTING TREE PLAN
L6 ILLUSTRATIVE SITE PLAN
L7 LEVEL 1 LANDSCAPE PLAN
L8 LEVEL 3 LANDSCAPE PLAN
L9 ROOF LEVEL LANDSCAPE PLAN
L10 ESTIMATED IRRIGATION USE AND HYDROZONES
L11 PERIMETER FENCE PLAN

PLANS PREPARED FOR:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403

LANDSCAPE PLANS PREPARED BY:

EDGELAND STUDIO
95 THIRD STREET, SECOND FLOOR
SAN FRANCISCO, CA 94103

CONTACT: KEVIN SLAWSON, PRINCIPAL
KSLAWSON@EDGELANDSTUDIO.COM
(415) 869-8823

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

GENERAL LANDSCAPE NOTES

LANDSCAPE ARCHITECT:

EDGELAND STUDIO
95 THIRD STREET, SECOND FLOOR
SAN FRANCISCO, CA 94103
415.869.8823
www.edgelandstudio.com

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

SHEET #: L1

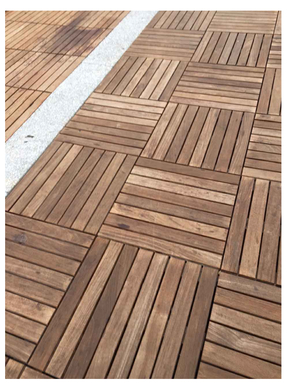
MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

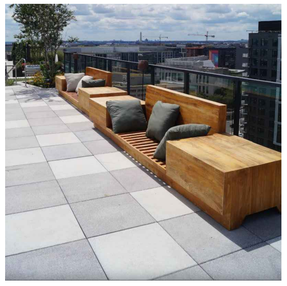
PAVING TYPE



CONCRETE SIDEWALK



AMENITY PAVING AREA



COURTYARD PAVING AREA

PERIMETER FENCE:

PERIMETER FENCE "F1" – SEE SHEET L11

FURNITURE TYPE



LOUNGE SEATING



COURTYARD TABLE & CHAIRS



BUILT–IN BBQ



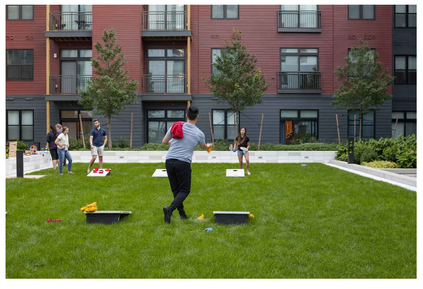
DINING CHAIRS



LOUNGE FURNITURE



COMMUNAL DINING TABLE



OPEN LAWN AREA

MATERIALS LEGEND

PAVING

ITEM	MATERIAL	COLOR	FINISH	LOCATION & REMARKS
CONCRETE SIDEWALK	CAST IN PLACE CONCRETE PER CITY STANDARDS	NATURAL GRAY	LIGHT BROOM	SAWCUT JOINTS PER PLAN
COURTYARD PAVING	INTEGRAL COLOR CONCRETE TOPPING SLAB / PAVERS	TBD	TOP CAST FINISH	3RD FLOOR COURTYARD
AMENITY AREA PAVING	WOOD TILE / CONCRETE UNIT PAVERS	TBD	TBD	ROOF LEVEL AMENITY AREA
AMENITY AREA LAWN	ARTIFICIAL GRASS	TBD	TBD	ROOF LEVEL AMENITY AREA

FENCES

ITEM	MATERIAL	COLOR	FINISH	
PERIMETER FENCE "F1"	GALVANIZED TUBE STEEL–FIELD PAINTED	BLACK	FIELD PAINTED	STREET LEVEL PERIMETER

FURNITURE

ITEM	MATERIAL	COLOR	FINISH	
COURTYARD TABLE & CHAIRS	POWDER COATED ALUMINUM MATERIAL	TBD COLOR	TBD FINISH	3RD FLOOR COURTYARD
LOUNGE CHAIRS	TBD	TBD	TBD	3RD FLOOR COURTYARD
COMMUNAL DINING TABLE	MARTINIQUE TABLE BY KANNOA	TBD	–	ROOF GARDEN
DINING CHAIRS	MARTINIQUE TABLE BY KANNOA	TBD	–	ROOF GARDEN
BUILT–IN BBQ	TBD	TBD	–	ROOF GARDEN
GAMING TABLE	TBD	TBD	–	ROOF GARDEN, FOOSBALL OR PING PONG
LOUNGE FURNITURE	TBD	TBD	–	ROOF GARDEN

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

MATERIALS LEGEND

LANDSCAPE ARCHITECT:

EDGELand Studio
9415 Culver Boulevard
Suite 194
Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213–436–6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

SHEET #: L2

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



BERBERIS AQUIFOLIM



DIETES BICOLOR



EUONYMUS JAPONICUS MICROPHYLLUS



KNIPHOFIA UVARIA



LIGUSTRUM JAPONICUM 'TEXANUM'



LIMONIUM PEREZII



LIRIOPE MUSCARI



OPHIOPOGON JAPONICUS



MYOPORUM PARVIFOLIUM



PHILODENDRON XANADU



PITTOSPORUM TENUIFOLIUM



SARCOCOCCA HOOKERIANA

PLANTING LEGEND: STREET LEVEL

TOTAL PLANTING AREA: 323 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
BERBERIS AQUIFOLIUM VAR. REPENS	DWARF MAHONIA	5 GAL.	L
DIETES SPP.	FORTNIGHT LILY	5 GAL.	L
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	L
NANDINA DOMESTICA	HEAVENLY BAMBOO	15 GAL.	L
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	KOHUHU	15 GAL.	L
POLYSTICHUM SPP.	SWORD FERN	15 GAL.	M
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL.	M
GROUNDCOVER & GRASSES			
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	M
CAREX PANSA	SEDGE	1 GAL.	M
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	1 GAL.	L
MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL.	L
VINCA MAJOR	PERIWINKLE	1 GAL.	M

PLANTING LEGEND: THIRD LEVEL

TOTAL PLANTING AREA: 772 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
CLIVIA MINIATA	NATAL LILY	5 GAL.	M
COPROSMA REPENS	MIRROR PLANT	15 GAL.	M
DIETES SPP.	FORTNIGHT LILY	5 GAL.	L
EUONYMUS JAPONICUS	EVERGREEN JAPONICUS	15 GAL.	L
PHILODENDRON 'XANADU'	WINTERBOURN PHILODENDRON	5 GAL.	M
SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	15 GAL.	L
GROUNDCOVER & GRASSES			
CARISSA MACROCARPA	GREEN CARPET	5 GAL.	L
COPROSMA X KIRKII	COPROSMA	1 GAL.	L
LIRIOPE MUSCARI	LILY TURF	1 GAL.	L
OPHIOPOGON JAPONICUS	MONDO GRASS	5 GAL.	M
SARCOCOCCA HOOKERIANA HUMILIS	SWEET SARCOCOCCA	1 GAL.	L

PLANTING LEGEND: ROOF LEVEL

TOTAL PLANTING AREA: 70 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
KNIPHOFIA SPP.	RED HOT POCKER	15 GAL.	L
LIMONIUM PEREZII	SEA LAVENDER	5 GAL.	L
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL.	L
SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL.	L

TOTAL SITE PLANTING AREA: 1,165 S.F.

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

PLANTING LEGEND

LANDSCAPE ARCHITECT:

EDGELand Studio
9415 Culver Boulevard
Suite 194
Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

SHEET #: L3

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

Date: June 16, 2026

Attn: SM Flores LLC
Site: 2555 Flores St, San Mateo, CA 94403
Subject: Tree protection plan for 2555 Flores St, San Mateo, CA 94403

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC conducted a site visit at 2555 Flores St, San Mateo, CA 94403 on 7/30/2025 to evaluate existing trees in relation to the proposed multi-use commercial and residential building. The purpose of this assessment is to document tree conditions, identify protected trees as defined by applicable municipal ordinances, and evaluate potential construction-related impacts in order to inform permitting and tree protection requirements.

This report is based on field observations and a review of architectural drawings "A2.0-A2.7" dated 2026. Tree identification, general health and structural condition, and proximity to proposed improvements were evaluated to determine preservation feasibility, required protection measures, and anticipated impacts. Unless otherwise stated, observations were limited to ground-based visual inspection, and no invasive testing, aerial inspection, or plant tissue analysis was performed.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
28	28	20	16	8	12	0	8	20	0

A total of 28 trees were surveyed. Of these, 16 trees meet the size and species thresholds to qualify as protected trees under the applicable ordinance (1-16*). Trees #1-8 are proposed for removal due to documented decline or unavoidable conflicts with proposed project features. Trees located on neighboring properties and within the construction influence area were visually reviewed from accessible vantage points for context and impact evaluation. Woody plants observed on site that do not meet the minimum diameter or definition of a regulated tree, including shrubs, vines, or sub-threshold stems, may be noted for site context only and may not be subject to tree protection ordinance requirements. Protected trees should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive during and after construction.

TREE INVENTORY SURVEY

KIELTY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
1	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	20.2	10.1	13.5	16.8	30/35	Fair	Fair	Good	Poor	55%	codominant at 8 feet, head cuts observed, anthracnose scars at codominant union, overstretched limbs, in small planting strip, surrounded by hardscape	
2	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	13.5	6.8	9.0	11.3	30/35	Fair	Fair	Good	Poor	55%	codominant at 10 feet, anthracnose scars along trunk, deadwood in canopy, past topping cuts, in small landscape strip between two parking lots, damaging hardscapes	
3	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	13.2	6.6	8.8	11.0	30/35	Fair	Fair	Good	Poor	55%	codominant at 8 feet, minor deadwood throughout canopy, in between parking lots, in small landscape strip, anthracnose scar near union	
4	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	12.6	6.3	8.4	10.5	30/35	Fair	Fair	Good	Poor	55%	codominant at 7 feet, deadwood throughout canopy, in between parking lots, in small landscape strip, surrounded by hardscapes	
5	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	12.9	6.5	8.6	10.8	30/35	Fair	Fair	Good	Poor	55%	codominant at 7 feet, deadwood in canopy, head cuts observed, in small planting strip between parking lots	
6	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	13.7	6.9	9.1	11.4	30/35	Fair	Fair	Good	Poor	55%	codominant at 10 feet, deadwood in canopy, heading cut observed, in between parking lots and small landscape strip	
7	Yes	(R)	CHINESE ELM **Ulmus parvifolia**	15.4	7.7	10.3	12.8	30/35	Fair	Fair	Good	Poor	55%	codominant at 8 feet, deadwood, 4 inch diameter dead limb, in landscape strip between two parking lots, anthracnose scar on the central leader and on limbs	

TREE INVENTORY SURVEY

KIELTY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
8	Yes	(R)	REDWOOD **Sequoia sempervirens**	21	10.5	14.0	17.5	60/15	Fair	Good	Good	Fair	60%	6 feet from parking lot, 10 feet from property line concrete wall, covered in ivy, 10 feet from existing building, history of limb loss	
9*	Yes	(P)	REDWOOD **Sequoia sempervirens**	15	7.5	10.0	12.5	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
10*	Yes	(P)	REDWOOD **Sequoia sempervirens**	18	9.0	12.0	15.0	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
11*	Yes	(P)	REDWOOD **Sequoia sempervirens**	8	4.0	5.3	6.7	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
12*	Yes	(P)	REDWOOD **Sequoia sempervirens**	15	7.5	10.0	12.5	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
13*	Yes	(P)	REDWOOD **Sequoia sempervirens**	18	9.0	12.0	15.0	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
14*	Yes	(P)	REDWOOD **Sequoia sempervirens**	18	9.0	12.0	15.0	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SAN MATEO CALIFORNIA

330 West 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

TREE DISCLOSURE STATEMENT

Instructions: Complete the information requested below. Stand-alone mechanical, re-roofing, window replacement, or any exclusively interior work permits are exempt from completing this form. REVISED 8/1/2023

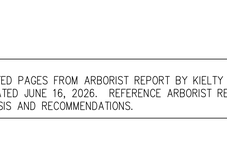
Project Address: 2555 Flores St, San Mateo, CA 94403

	YES	NO
Existing Trees On Subject Property		
Any Oak tree(s) on-site with a trunk diameter of 10 inches or more (approximately 1 foot)?	○	⊗
Any other tree(s) on-site with a trunk diameter of 15 inches or more?	⊗	○
Any of the above tree(s) on-site located within 30 feet of the proposed project work or staging areas?	⊗	○
Existing Trees on Adjacent Properties		
Any Oak tree(s) on neighboring properties with a trunk diameter of 10 inches or more (approximately 1 foot)?	⊗	○
Any other tree(s) on neighboring properties with a trunk diameter of 15 inches or more?	⊗	○
Any of the above tree(s) on neighboring properties located within 30 feet of the proposed project work or staging areas?	○	⊗
Existing Trees in the Public Right-Of-Way		
Does the subject property have street trees planted along the sidewalk planting strip or tree wells/pits?	○	⊗
Any type of tree(s) growing along the subject property frontages, outside of the property boundaries?	⊗	○
Any of the above trees located within 30 feet of the proposed project work or staging areas?	○	⊗
Construction/Other Permit Activities		
Are any sewer lateral, driveways, sidewalks, curb & gutter, and/or placement of debris boxes required?	⊗	○
Does the Project propose/indicate the removal, pruning, transplanting, or relocation of existing trees?	⊗	○
Is this project related to any Building or Planning Application previously reviewed by the City Arborist?	○	⊗
If yes provide the permit or application number in the Notes section below		

NOTES:

Multi-use commercial and residential building

Attach an aerial photo of the subject property and surrounding properties with this form (similar to



I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading formation in response to this disclosure requirement constitutes a violation of the San Mateo Municipal Code Section 13.40.140, which can lead to criminal and/or civil legal action.

Signature:_____ Print:_____ Date:_____
(Property Owner or Agent)

For Office Use Only
Arborist review required ☐
Arborist review not required ☐

TREE INVENTORY SURVEY

KIELTY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
15*	Yes	(P)	REDWOOD **Sequoia sempervirens**	36	18.0	24.0	30.0	60/18	Poor	Poor	Poor	Poor	30%	Drought stressed, between apartment building and driveway, excessive deadwood, wrong tree for location, abundance of deadwood, no irrigation observed, poorly maintained	
16*	Yes	(P)	COAST LIVE OAK **Quercus agrifolia**	30 est	15.0	20.0	25.0	30/45	Fair-Poor	Poor	Fair	Poor	45%	codominant at 2 feet, thin canopy, die back at branch tips, heavy overall, hit by vehicle in past, under low-voltage power lines, 1/3 of canopy has been removed in past for all past failures, fence cut out for tree in past, tree heavy over road by nearly 20 feet, depending on site plan tree may need to be pruned back.	
17*	No	(P)	OLIVE TREE **Olea europaea**	12	6.0	8.0	10.0	30/15	Fair	Fair	Fair	Good	60%	Close to property line, canopy extends over road by 12 feet	
18*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
19*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
20*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
21*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	

TREE INVENTORY SURVEY

KIELTY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
22*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
23*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
24*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
25*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
26*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
27*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	
28*	No	(P)	ITALIAN CYPRESS **Cupressus sempervirens**	6	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	60%	Neighboring hedge material at property line, topiary pruned in the past	

** Indicates a tree located on an adjacent or neighboring property. Neighboring trees were observed visually from accessible vantage points only and were not physically tagged, measured, or inspected beyond the scope described in this report.*

TREES PROPOSED FOR REMOVAL

Trees Proposed For Removal (Permit Needed):
Trees #1-8 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
8	8	0

Protected trees to be removed:
For Trees #1 through #8, removal is warranted to accommodate construction of the proposed underground parking structure and seven-story building. The proposed development will result in complete disturbance of the existing root zones, excavation for subterranean improvements, installation of foundations, retaining walls, utilities, and associated grading activities. The extent of these impacts will occur well within the minimum critical root zones of the subject trees and will eliminate the rooting environment necessary for long-term survival. Based on the proposed construction footprint, preservation is not feasible, and these trees would not be expected to survive development even if retained.

The removal request is further supported by the existing condition of the trees. Trees #1 through #7 are Chinese Elm (*Ulmus parvifolia*) specimens exhibiting fair health and fair structural integrity, with overall condition ratings of 55% and preservation suitability ratings of Poor. Common defects include codominant stem structure, historical topping and heading cuts, anthracnose-related trunk and branch scarring, deadwood accumulation, overstretched limbs, restricted rooting space, and chronic conflicts with surrounding hardscape improvements. These trees are confined to narrow landscape strips between existing parking lots where root development has been substantially restricted. Tree #8 is a Redwood (*Sequoia sempervirens*) with a fair overall condition rating of 60% and a preservation suitability rating of Fair. The tree is constrained by adjacent development, including proximity to a parking lot, concrete retaining wall, and existing building. Additional concerns include extensive ivy infestation and a documented history o' limb failure.

Pursuant to Section 13.40.100(b)(4) of the Municipal Code, the Managing Arborist may consider several factors when evaluating a protected tree removal request, including current tree condition, danger to people or property, interference with existing structures, the necessity of removal to allow reasonable economic enjoyment of the property, effects on the surrounding neighborhood, and the number of trees the site can reasonably support under good forestry practices. The proposed removal of Trees #1 through #8 satisfies multiple criteria established by the code.

First, under Section 13.40.100(b)(4)(A), the current condition of the trees supports removal. Trees #1 through #7 exhibit poor preservation suitability due to structural defects, prior improper pruning, disease-related scarring, deadwood accumulation, and restricted growing conditions. Tree #8 exhibits a history of limb loss and significant site constraints that limit long-term viability. These conditions reduce the ability of the trees to tolerate major construction-related disturbance.

Second, under Section 13.40.100(b)(4)(B), removal is necessary to allow reasonable economic enjoyment and development of the property. The proposed underground parking garage and seven-story building occupy the area currently occupied by the subject trees. The required excavation, foundation construction, and associated infrastructure cannot be accomplished while preserving the trees. Retention would preclude implementation of the approved development program and would not be compatible with the proposed land use.

Third, pursuant to Sections 13.40.100(b)(3)(C) and 13.40.100(b)(4)(A), the trees interfere with existing and proposed structures and improvements. Trees #1 through #7 are already causing conflicts with adjacent hardscape and parking lot infrastructure, while Tree #8 occupies a constrained location between existing improvements and the proposed development footprint.

Based on the proposed construction impacts, the incompatibility of the trees with the development footprint, and the existing condition and preservation limitations of the trees, removal of Trees #1 through #8 is justified and consistent with the evaluation criteria established under Sections 13.40.100(b)(3) and 13.40.100(b)(4) of the Municipal Code. Removal permits should be obtained in accordance with Section 13.40.090 and Section 13.40.100 prior to commencement of tree removal activities.

LU Value for Trees Proposed for Removal:

Ref.	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	CHINESE ELM	Removed	70%	55%	45%	0.35	20.2	0.7	1.25	8.75
2	CHINESE ELM	Removed	70%	55%	45%	0.35	13.5	0.7	1.25	5.85
3	CHINESE ELM	Removed	70%	55%	45%	0.35	13.2	0.7	1.25	5.72
4	CHINESE ELM	Removed	70%	55%	45%	0.35	12.6	0.7	1.25	5.46
5	CHINESE ELM	Removed	70%	55%	45%	0.35	12.9	0.7	1.25	5.59
6	CHINESE ELM	Removed	70%	55%	45%	0.35	13.7	0.7	1.25	5.93
7	CHINESE ELM	Removed	70%	55%	45%	0.35	15.4	0.7	1.25	6.67
8	REDWOOD	Removed	90%	60%	45%	0.35	21	0.7	1.25	12.76
									Total LU Value of Trees to be Removed:	56.72

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 1,165 sq. ft. ÷ 400 = 2.91 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 56.72 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 59.63 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	0
0	24 inch box	2	0
0	36 inch box	3	0
0	48 inch box	4	0
	Total LU Value of new trees being proposed:		0 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 59.63 x **the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $357.07 = $ 21,282.08

NOTE:
SELECTED PAGES FROM ARBORIST REPORT BY KIELTY ARBORISTS SERVICES, LLC DATED JUNE 16, 2026. REFERENCE ARBORIST REPORT FOR FULL ANALYSIS AND RECOMMENDATIONS.

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

ARBORIST REPORT (SELECTED)

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE:

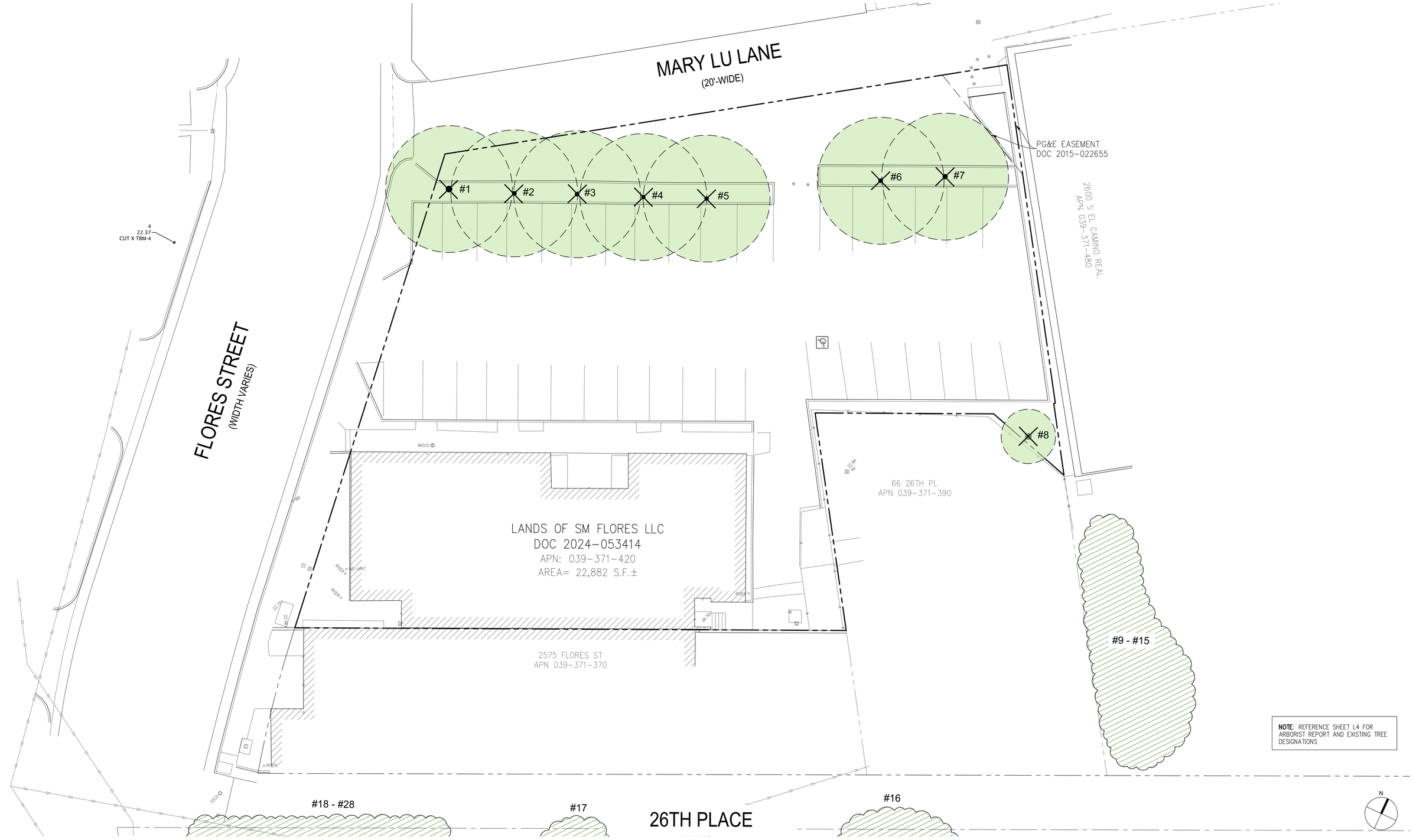
SHEET #: L4

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

LANDSCAPE ARCHITECT:
EDGELand Studio
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213.596.8299
www.edgelandstudio.com

OWNER:
SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252



NOTE: REFERENCE SHEET L4 FOR ARBORIST REPORT AND EXISTING TREE DESIGNATIONS

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Existing Tree Plan

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 1"=10'

SHEET #: L5

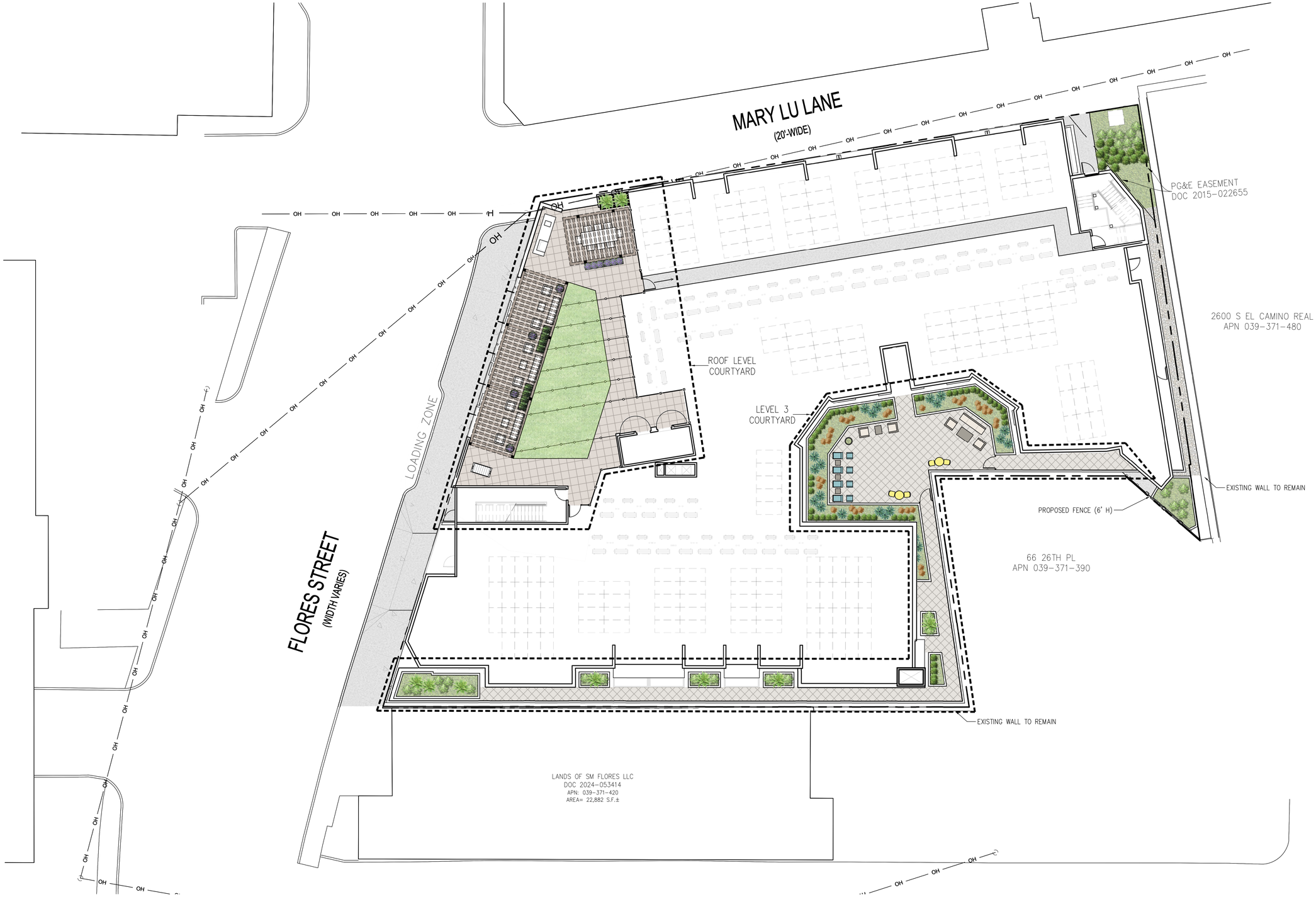
LANDSCAPE ARCHITECT:

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213-436-6252



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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Illustrative Site Plan

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 1"=10'

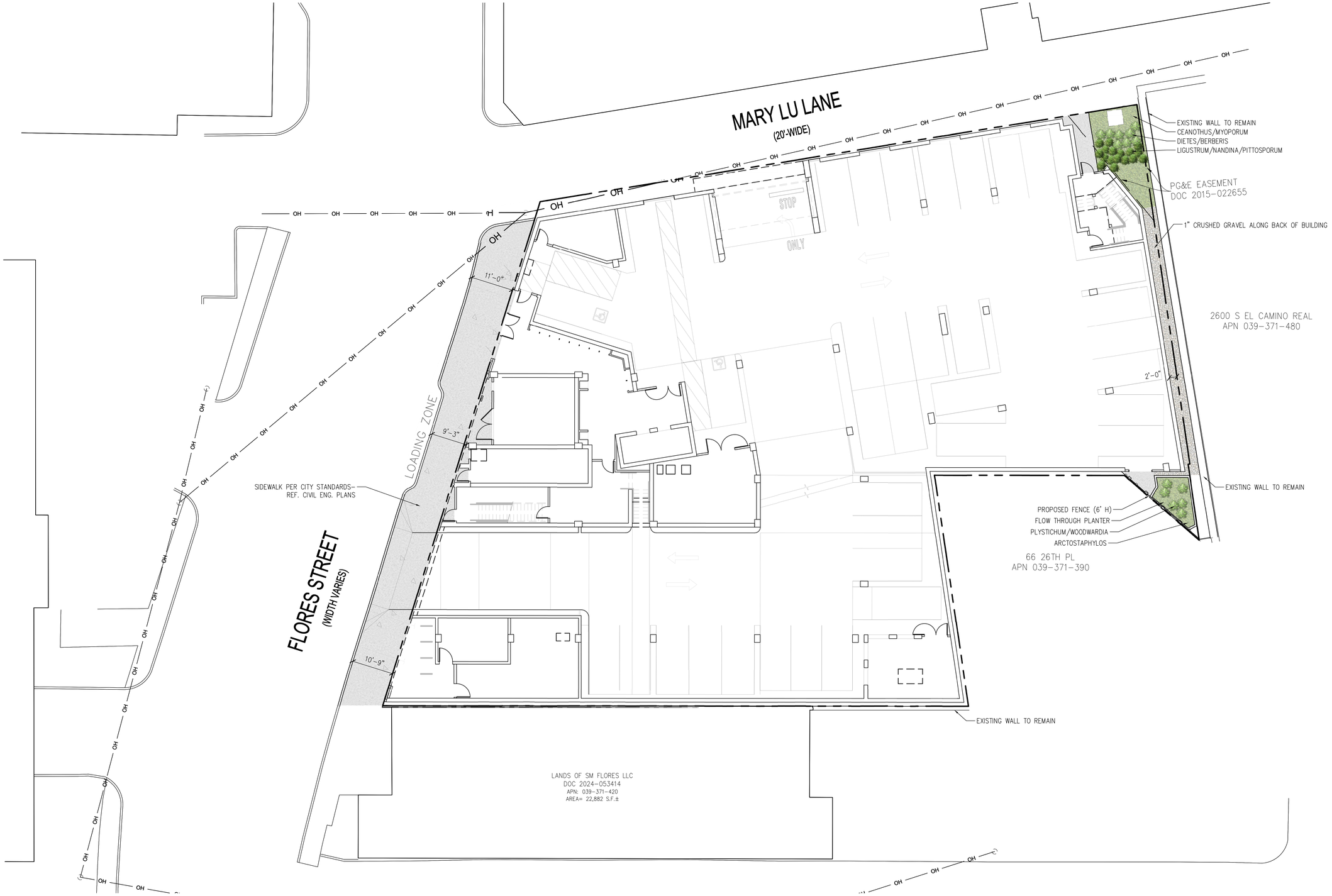
SHEET #: L6

LANDSCAPE ARCHITECT:

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

1st Level Illustrative Landscape Plan

LANDSCAPE ARCHITECT:

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www.edgelandstudio.com

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 1"=10'

SHEET #: L7

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

3rd Level Illustrative Landscape Plan

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 1"=10'

SHEET #: L8

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Roof Level Illustrative Landscape Plan

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 1"=10'

SHEET #: L9

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

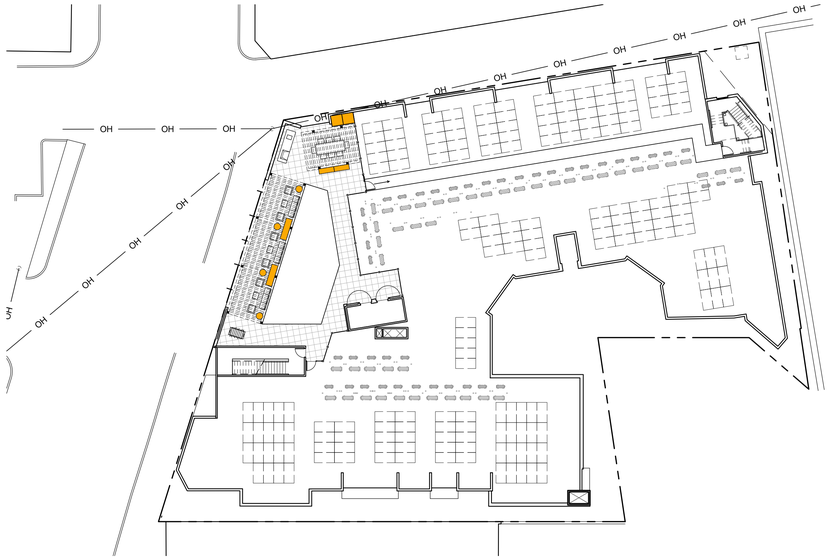
LANDSCAPE ARCHITECT:

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OWNER:

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213-436-6252

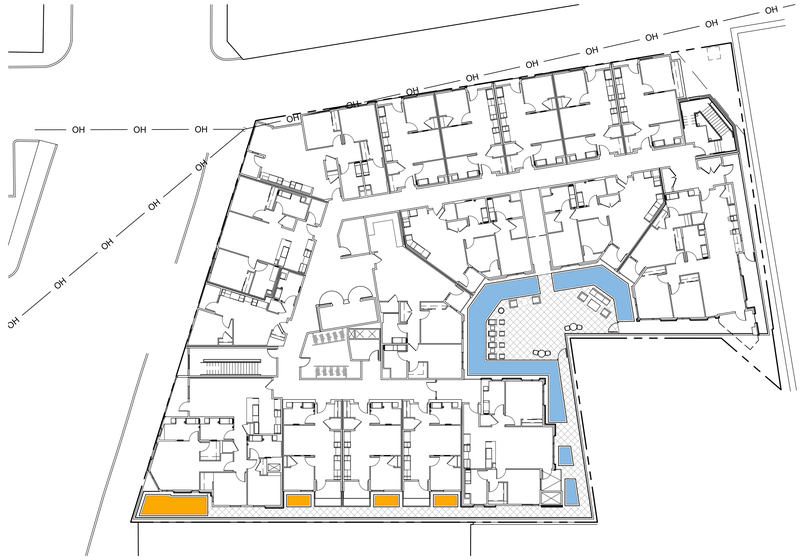


ROOF LEVEL HYDROZONES:

LOW SHRUB

TOTAL LANDSCAPE AREA:

70 S.F.



LEVEL 3 HYDROZONES:

BIO-RETENTION (LOW SHRUB)

BIO-RETENTION (MED. SHRUB)

TOTAL LANDSCAPE AREA:

772 S.F.

2015 MWELO WATER EFFICIENT LANDSCAPE WORKSHEET

Project: 2555 Flores Street, San Mateo, CA.
Reference Evapotranspiration (ETo): 42.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[b]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low shrub	0.2	Drip	0.81	0.25	480	118.52	3,145.01
#2 bio retension	0.5	Drip	0.81	0.62	685	422.84	11,220.47
#3 med shrub	0.5	Drip	0.81	0.62	0	0.00	0.00
#4 med new trees	0.5	Bubblers	0.75	0.67	0	0.00	0.00
#5 existing trees	0.1	Bubblers	0.75	0.13	0	0.00	0.00
				Totals	1,165	541.36	14,365.48
Special Landscape Areas							
n/a				1	0	0.00	0.00
				1			
				1			
				Totals	0	0.00	0.00
						ETWU Total	14,365.48
						Maximum Allowed Water Allowance (MAWA)[c]	17,002.94

*[c] **MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

*[d] **ETWU (Annual Gallons Required)** = Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*[c] **MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas .

ETAF Calculations

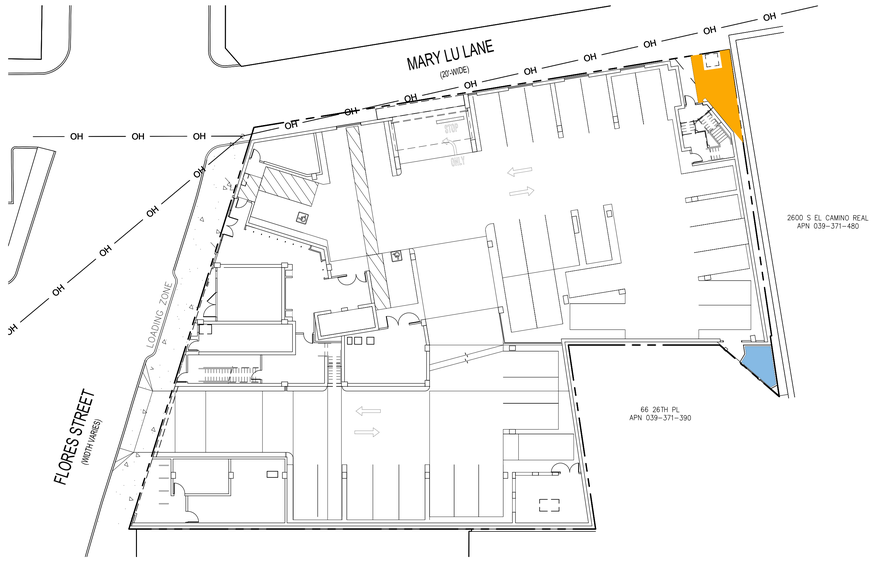
Regular Landscape Areas

Total ETAF x Area	541
Total Area	1,165
Average ETAF	**0.46**

All Landscape Areas Including SLA

Total ETAF x Area	541.36
Total Area	1,165
Sitewide ETAF	**0.46**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



STREET LEVEL HYDROZONES:

LOW SHRUB

BIO-RETENTION

TOTAL LANDSCAPE AREA:

323 S.F.

0 5' 10' 20'

N

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Estimated Irrigation Use and Hydrozones

LANDSCAPE ARCHITECT:

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Culver City, CA 90232
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OWNER:

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2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252

ISSUES & REVISIONS

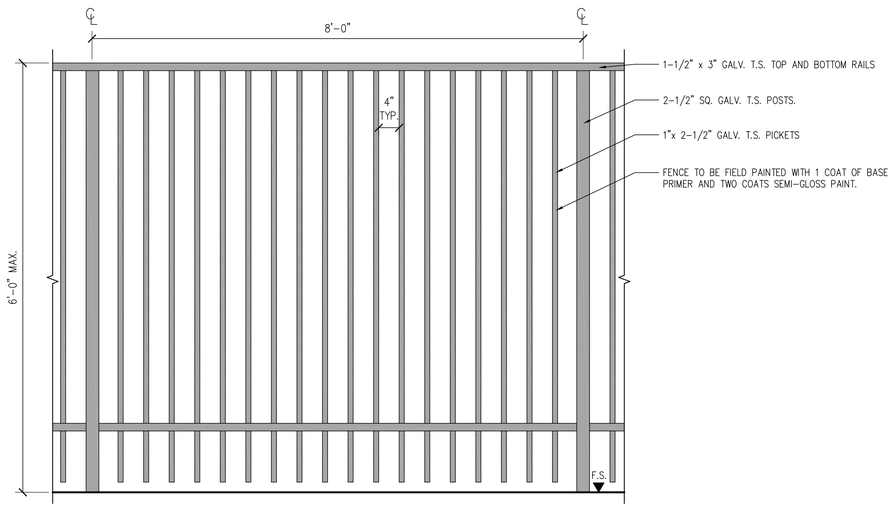
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

SCALE: 1"=20'

SHEET #: L10

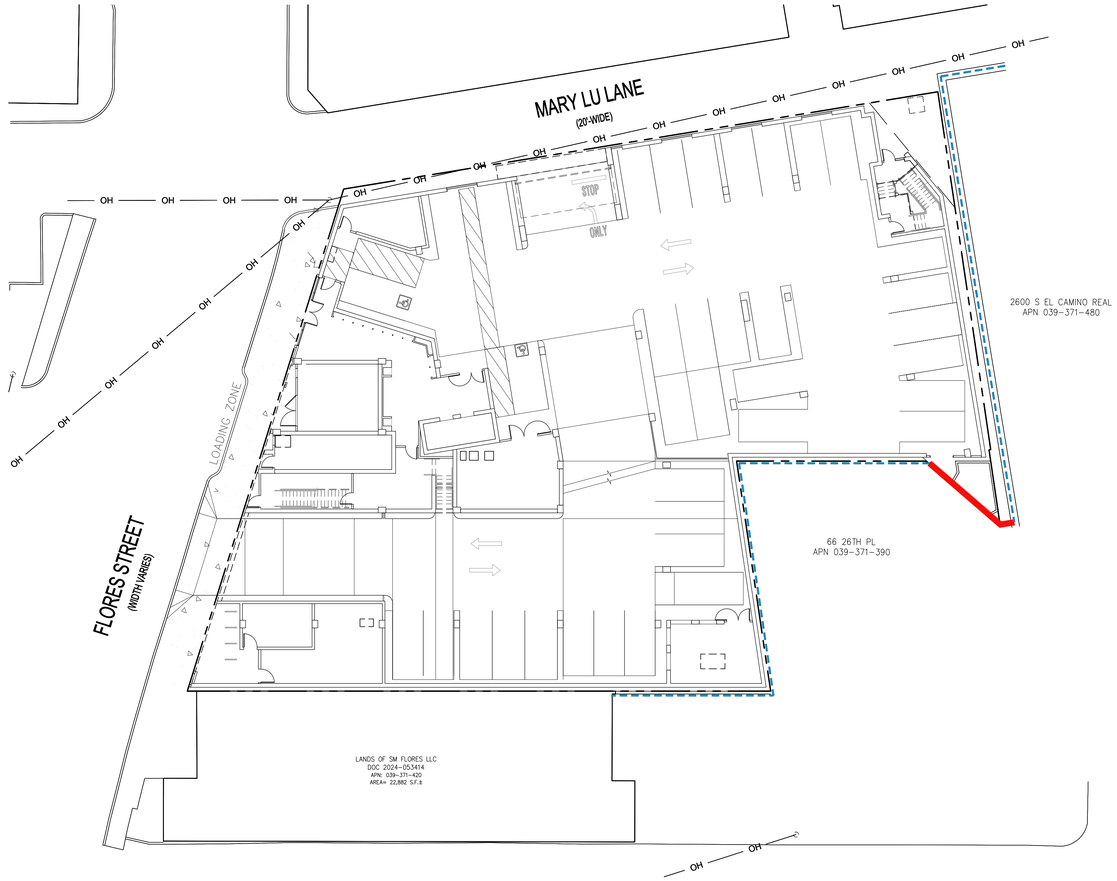
MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:



ELEVATION

1 PERIMETER FENCE "F1"
SCALE: 1"=1'-0"



PERIMETER FENCE "F1"

EXISTING WALL TO REMAIN - PROTECT IN PLACE

0 5' 10' 20'
SCALE: 1/16"=1'-0"

N

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2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

Perimeter Fence Plan

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	1ST PLANNING SUBMISSION

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

SHEET #: L11

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

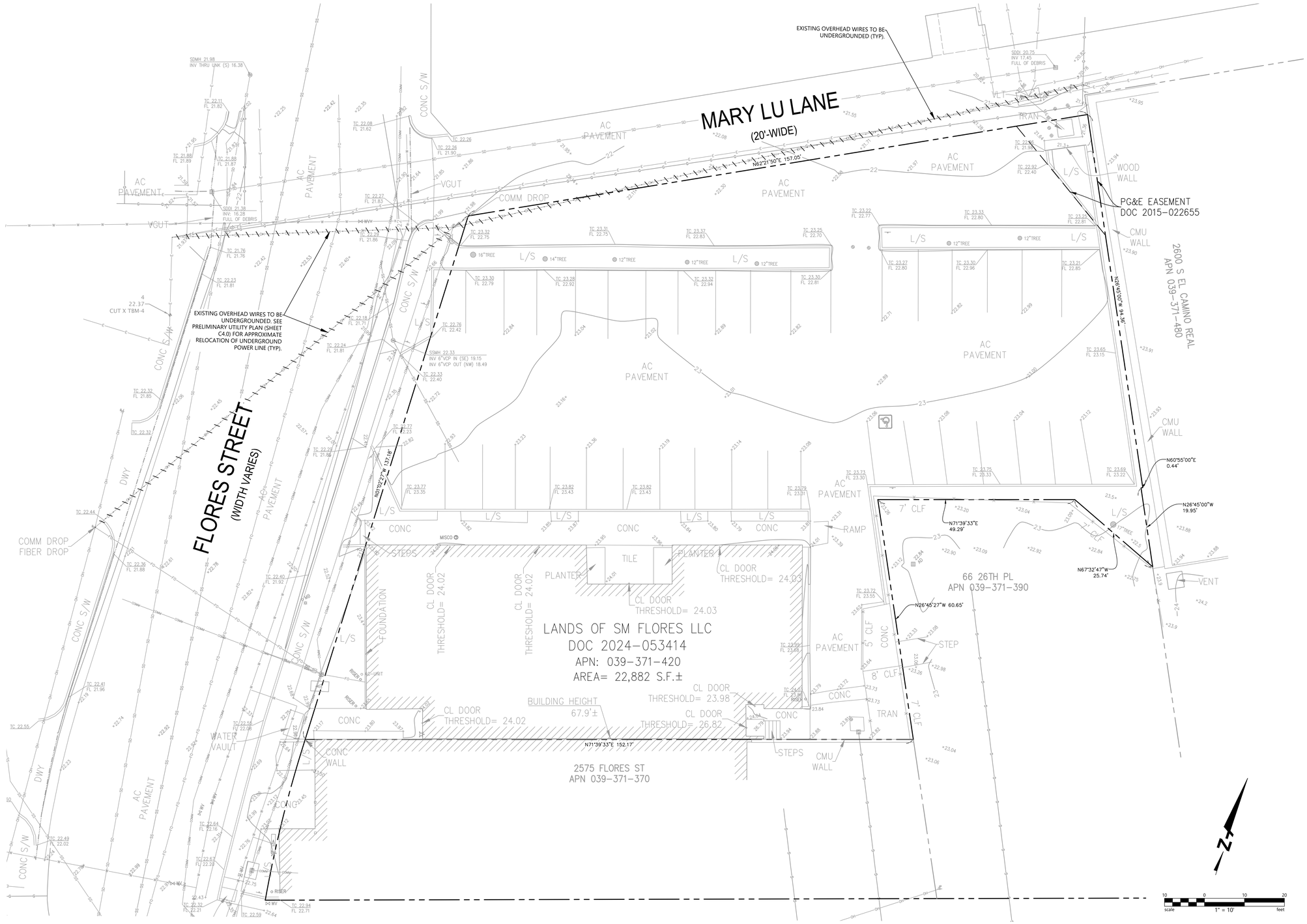
LANDSCAPE ARCHITECT:

EDGELAND STUDIO

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9415 Culver Boulevard
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Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

OWNER:

SM FLORES, LLC.
2555 FLORES STREET, UNIT 238
SAN MATEO, CA 94403
213-436-6252



LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- VERTICAL CURB AND GUTTER
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- OVERHEAD WIRE (TO BE RELOCATED)
- ELECTRIC WIRE
- CONTOUR
- WATER METER
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ELECTRIC VAULT
- JOINT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CATCH BASIN
- EXISTING TREE
- EXISTING SPOT ELEVATION
- REMOVE EXISTING TREE
- STREET LIGHT ATTACHED TO JOINT POLE

ABBREVIATIONS

AC	ASPHALT CONCRETE	GW	GUY WIRE
AD	AREA DRAIN	HCR	HANDICAP RAMP
B	BOLLARD	JP	JOINT POLE
CO	CLEANOUT	P	PARKING METER
COMM	COMMUNICATION BOX	SDCD	STORM DRAIN, CURB DRAIN
CONC	CONCRETE	SDDI	STORM DRAIN, DRAINAGE INLET
D	DETECTOR	SDMH	STORM DRAIN, MANHOLE
EB	ELECTRIC BOX	SSMH	SANITARY SEWER, MANHOLE
EC	ELECTRIC CABINET	TS	TRAFFIC SIGNAL
EMH	ELECTRIC MANHOLE	UB	UTILITY BOX
GV	GAS VALVE	WV	WATER VALVE

SURVEY NOTES

(NOTES BELOW WERE PROVIDED BY NORTHSTAR SURVEY, DATED AUGUST 25TH, 2025).

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY: NOVEMBER 2025
3. BOUNDARY NOTE: THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
4. INFORMATION REGARDING BOUNDARY AND EASEMENTS; NORTHSTAR SURVEY RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE TITLE COMPANY, ORDER NO. NCS-1154870-SM, DATED AUGUST 25, 2025.
5. UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES.
6. TREE LABELS: TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.
7. AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 06/22/25.

BASIS OF BEARINGS

THE BEARING OF N26°54'00"W OF THE WESTERLY LINE OF PARCEL "A", AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED 'PM 228' RECORDED ON DECEMBER 27, 1979 IN BOOK 48 OF MAPS AT PAGE 88, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88, DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEM(GNSS) SURVEY METHODS UTILIZING THE CSDS REAL TIME GNSS NETWORK(RTN), TIED TO NGS CORS STATION PUBLISHED NAVD88 VALUES.

SITE BENCHMARK

CUT-X, TBM-4, SET IN CONCRETE. SHOWN HEREON.

ELEV= 22.37 FEET (NAVD 88 DATUM)

FLOOD ZONE DESIGNATION

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A "AREA OF MINIMAL FLOOD HAZARD ZONE X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06081C0166F, WITH A DATE OF IDENTIFICATION OF JULY 16, 2015, FOR COMMUNITY NUMBER 060328, IN THE CITY OF SAN MATEO, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

EXISTING CONDITIONS PLAN

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714-389-1890

2555 Flores Street

PROJECT ADDRESS: 2555 FLORES STREET, SAN MATEO, CA 94403

OWNER:

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Preliminary Application for Housing Development Project

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ISSUES & REVISIONS

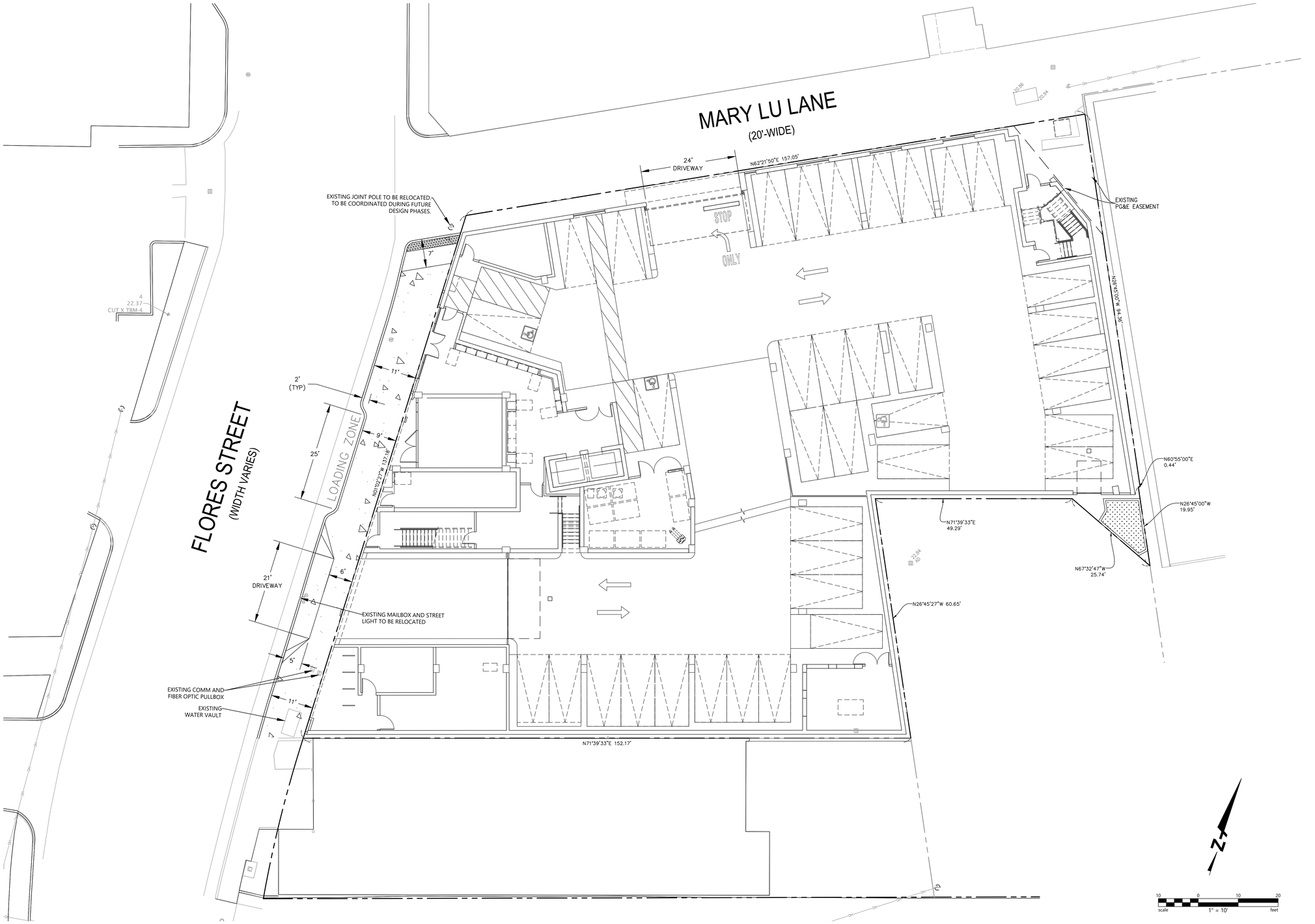
NO.	DATE	DESCRIPTION
1	06.22.2026	PRE-APPLICATION (SB 330)

SCALE: 1" = 10'

SHEET #: C1.0

PROJECT #: 20250767-10

JURISDICTION APPROVAL:



LEGEND

- VERTICAL CURB
- VERTICAL CURB AND GUTTER
- NEW CONCRETE
- FLOW THROUGH PLANTER
- BIORETENTION
- TRUNCATED DOMES
- SITE LIGHTING

ABBREVIATIONS

DIA	DIAMETER
FF	FINISHED FLOOR
MAX	MAXIMUM
P.U.E.	PUBLIC UTILITY EASEMENT
TYP	TYPICAL

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PRELIMINARY SITE PLAN

ISSUES & REVISIONS

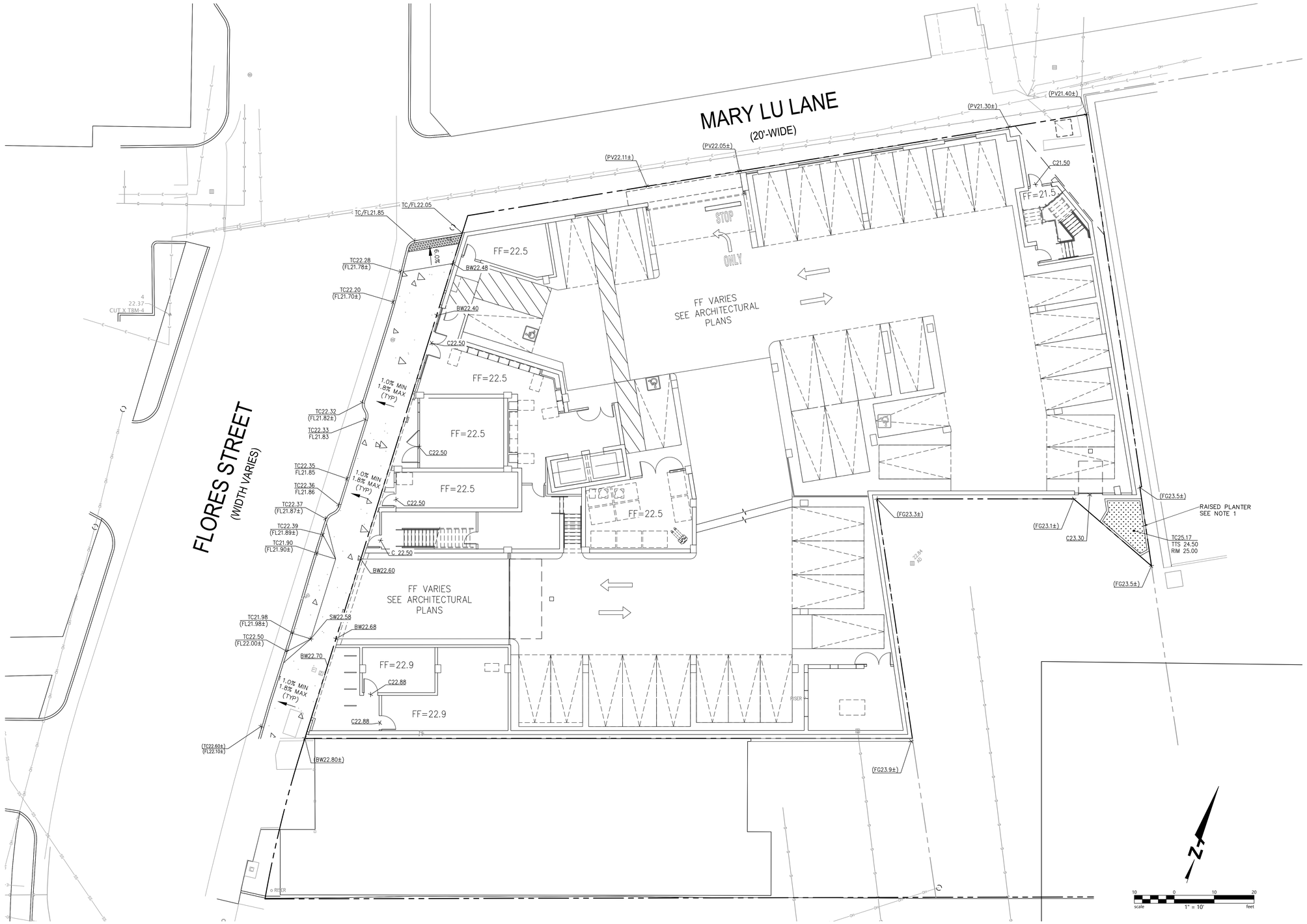
NO.	DATE	DESCRIPTION
1	06.22.2026	PRE–APPLICATION (SB 330)

SCALE: 1" = 10'

SHEET #: C2.0

PROJECT #: 20250767-10

JURISDICTION APPROVAL:



LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- VERTICAL CURB AND GUTTER
- 1.6% — DIRECTION OF DOWNWARD SLOPE AND GRADIENT (HARDSCAPE)
- DIRECTION OF DOWNWARD SLOPE AND GRADIENT (LANDSCAPE)
- (1.6%) CX.XX — EXISTING SLOPE AND GRADIENT
- SPOT ELEVATION
- OVERLAND RELEASE PATH (OLR)
- NEW CONCRETE
- BIORETENTION

ABBREVIATIONS

SYMBOL	DESCRIPTION
BW	BACK OF WALK
C	CONCRETE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
PV	PAVEMENT ELEVATION
SW	SIDEWALK

GRADING NOTES

1. BIORETENTION PLANTER TO BE RAISED ABOVE ADJACENT SURFACE. THE HEIGHT OF THE PLANTER WILL BE DEPENDENT ON THE METHOD OF CONVEYANCE FOR RUNOFF FROM ITS CONTRIBUTING AREA TO THE PROPOSED STORM POINT OF CONNECTION WITHIN FLORES STREET. FURTHER COORDINATION DURING FUTURE DESIGN PHASES WILL BE REQUIRED TO DETAIL THE ELEVATION AND ROUTING OF STORM RUNOFF TO THE PUBLIC STORM MAIN WITHIN FLORES STREET.
2. PRELIMINARY CUT/FILL ANALYSIS:

   THE PROPOSED BUILDING FOOTPRINT OCCUPIES ALMOST THE ENTIRETY OF THE PROJECT TAX LOT. PER THE PRELIMINARY ARCHITECTURAL PLANS, THE LOWEST LEVEL OF THE PARKING IS APPROXIMATELY 3.6' BENEATH THE FINISHED FLOOR ELEVATION OF 22.5' IDENTIFIED ON THIS PLAN SHEET.

   ASSUMING A 1.5' PAVEMENT AND SLAB THICKNESS AT THE BOTTOM LEVEL OF THE PARKING GARAGE, AND THAT THE BASE ELEVATION OF THAT SECTION WILL BE HELD FOR THE ENTIRE AREA OF PARKING AREA "P0" (AS INDICATED ON THE ARCHITECTURAL PLANS), THE PRELIMINARY EARTHWORK FOR FOR THE PROJECT WILL BE AS FOLLOWS:

   CUT: ±1,020 CY
   FILL: 0 CY
   ±1,020 CY NET CUT

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PRELIMINARY GRADING PLAN

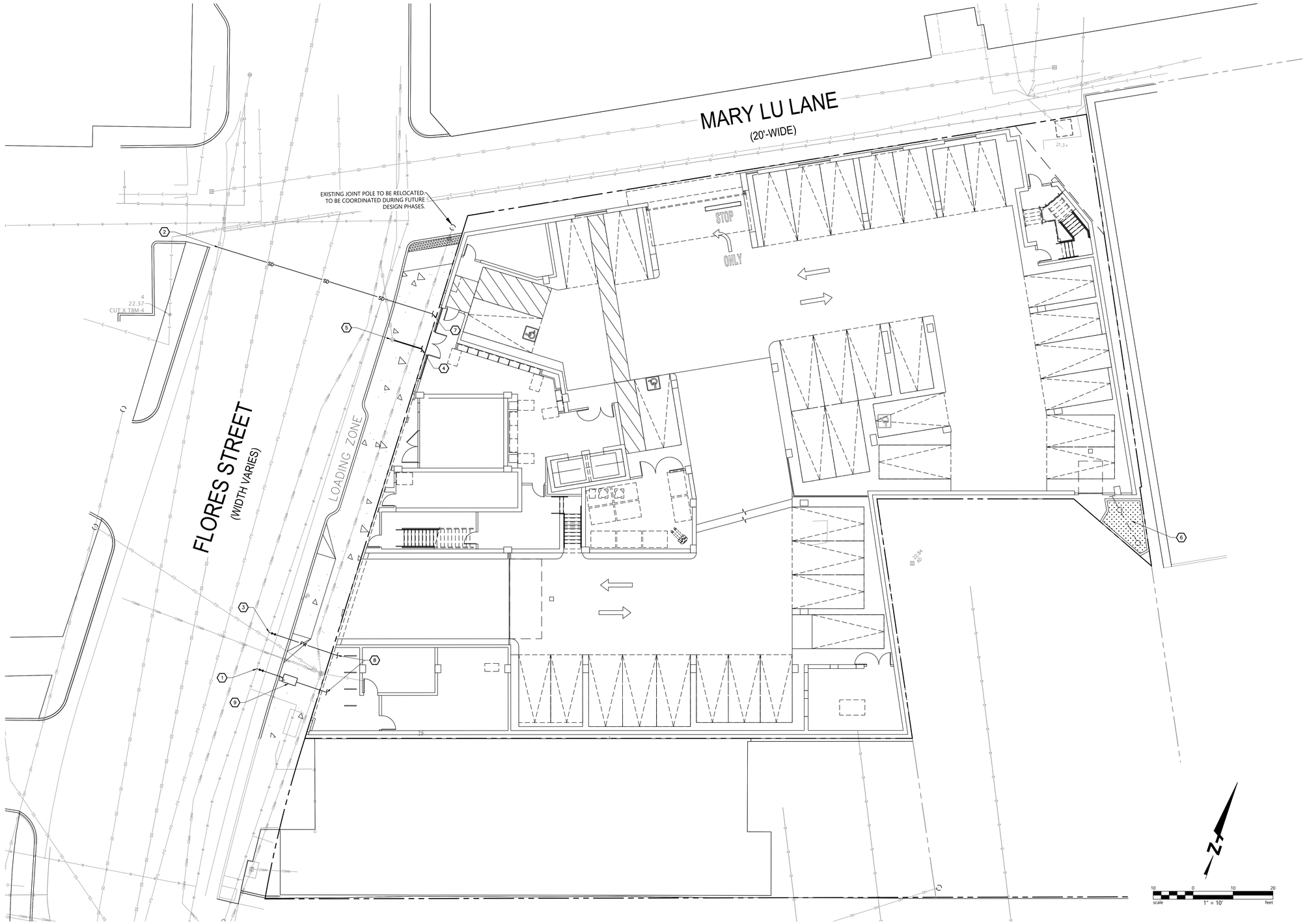
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.22.2026	PRE-APPLICATION (SB 330)

SCALE: 1" = 10'

SHEET #: C3.0

PROJECT #: 20250767-10

JURISDICTION APPROVAL:



LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- VERTICAL CURB AND GUTTER
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- ELECTRIC WIRE
- CONTOUR
- FENCE
- WATER METER
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ELECTRIC VAULT
- JOINT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CATCH BASIN
- EXISTING TREE
- EXISTING SPOT ELEVATION
- REMOVE EXISTING TREE
- STREET LIGHT ATTACHED TO JOINT POLE

ABBREVIATIONS

AC	ASPHALT CONCRETE	GW	GUY WIRE
AD	AREA DRAIN	HCR	HANDICAP RAMP
B	BOLLARD	JP	JOINT POLE
CO	CLEANOUT	P	PARKING METER
COMM	COMMUNICATION BOX	SDCD	STORM DRAIN, CURB DRAIN
CONC	CONCRETE	SDDI	STORM DRAIN, DRAINAGE INLET
D	DETECTOR	SDMH	STORM DRAIN, MANHOLE
EB	ELECTRIC BOX	SSMH	SANITARY SEWER, MANHOLE
EC	ELECTRIC CABINET	TS	TRAFFIC SIGNAL
EMH	ELECTRIC MANHOLE	UB	UTILITY BOX
GV	GAS VALVE	WV	WATER VALVE

KEY NOTES

1. NEW 4" DOMESTIC WATER CONNECTION.
2. NEW STORM DRAIN CONNECTION TO PUBLIC MAIN WITHIN FLORES STREET. CONTRACTOR TO POTHOLE STORM LINE AND VERIFY DEPTH PRIOR TO CONSTRUCTION.
3. NEW FIRE WATER CONNECTION.
4. 8" SANITARY SEWER CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT 8" SANITARY SEWER CONNECTION TO EXISTING MANHOLE.
6. RAISED BIORETENTION PLANTER (SEE SHEET C5.0 AND C5.1 FOR FURTHER DETAIL). BIORETENTION PLANTER OUTLET PIPE TO BE ROUTED THROUGH BUILDING AND CONVEY RUNOFF TO THE STORM MAIN AT THE POINT OF CONNECTION INDICATED IN PLAN VIEW.
7. STORM DRAIN CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
8. DOMESTIC AND FIRE WATER CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. BACKFLOW DEVICES TO BE INSTALLED INSIDE BUILDING.
9. COMMERCIAL WATER METER TO BE INSTALLED PER CALIFORNIA WATER SERVICE STANDARDS. METER SIZE TO BE DETERMINED DURING FUTURE DESIGN ITERATIONS.

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Preliminary Application for Housing Development Project

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PRELIMINARY UTILITY PLAN

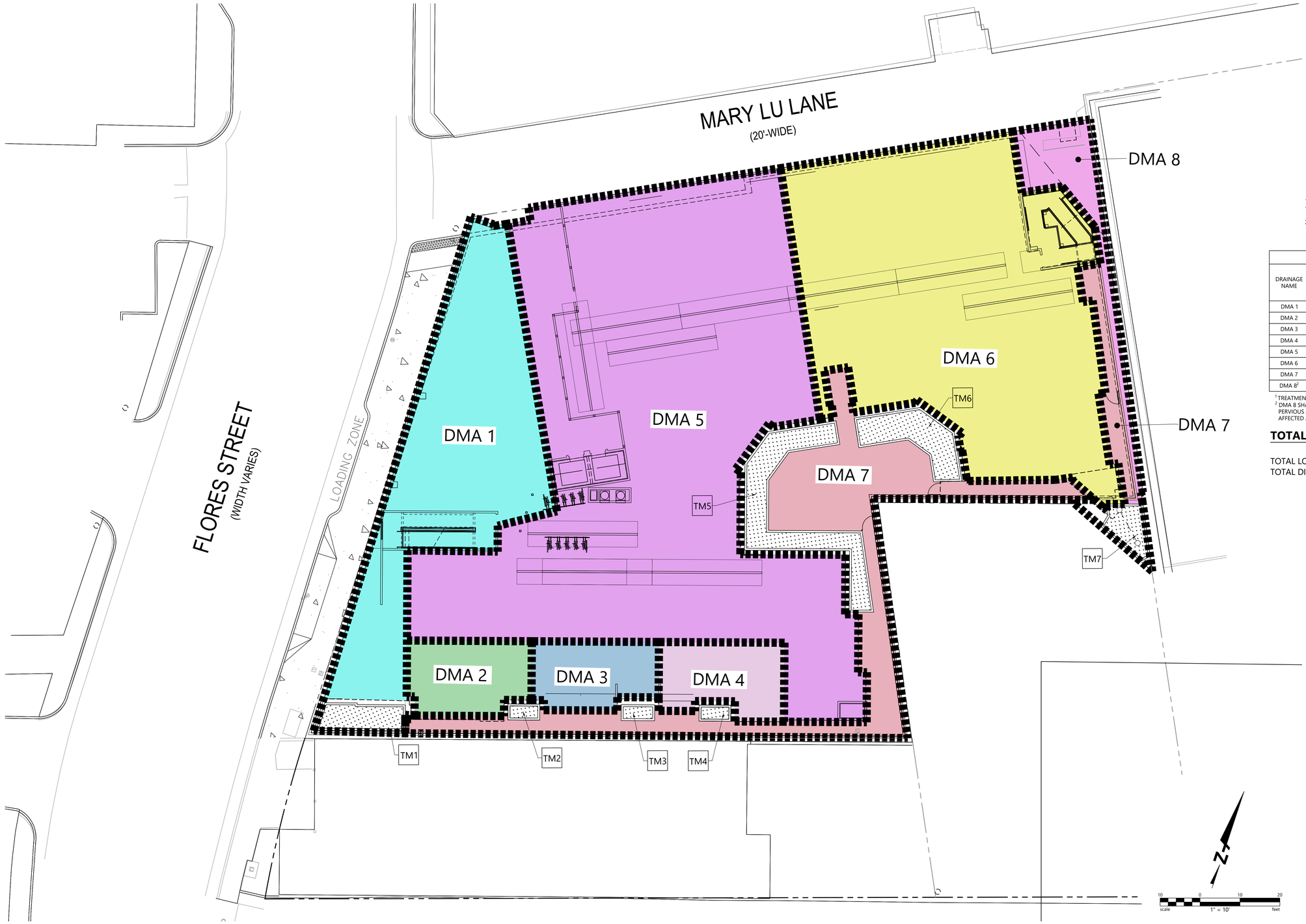
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SCALE: 1' = 10'

SHEET #: C4.0

PROJECT #: 20250767-10

JURISDICTION APPROVAL:



LEGEND

A—X DRAINAGE AREA BOUNDARY

BIORETENTION / FLOW THROUGH PLANTER

CONCRETE (IMPERVIOUS)

NOTES

1. SEE SHEET C5.1 FOR FLOW THROUGH PLANTER DETAIL.
2. REFER TO DRAINAGE SUMMARY TABLE BELOW FOR DMA AND TREATMENT AREAS.

DRAINAGE SUMMARY

DRAINAGE NAME	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	FACILITY NAME	BOTTOM AREA PROVIDED (SF)	TREATMENT AREA REQUIRED[1] (SF)
DMA 1	3036	2830	TM 1	115	113
DMA 2	551	551	TM 2	22	22
DMA 3	507	507	TM 3	22	20
DMA 4	548	548	TM 4	22	22
DMA 5	8650	8650	TM 5	382	346
DMA 6	5280	5280	TM 6	211	211
DMA 7	4047	2161	TM 7	92	86
DMA 8[2]	263	SEE NOTE 2	SEE NOTE 2	N/A	N/A

[1] TREATMENT AREA SHALL BE SIZED AS 4% OF IMPERVIOUS AREAS.
[2] DMA 8 SHALL BE SELF-RETAINING, WITH A MINIMUM 2:1 RATIO BETWEEN IMPERVIOUS AND RECEIVING PERVIOUS AREA. THIS PORTION OF THE SITE LIES WITHIN AN EXISTING PG&E EASEMENT. DESIGN OF AFFECTED AREA WILL BE CONFIRMED IN FUTURE DESIGN ITERATIONS.

TOTAL AREAS:

TOTAL LOT AREA: 22,882 SF
TOTAL DISTURBED AREA (LOT AREA + OFFSITE): 24,492 SF

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Preliminary Application for Housing Development Project

PRELIMINARY STORMWATER MANAGEMENT PLAN

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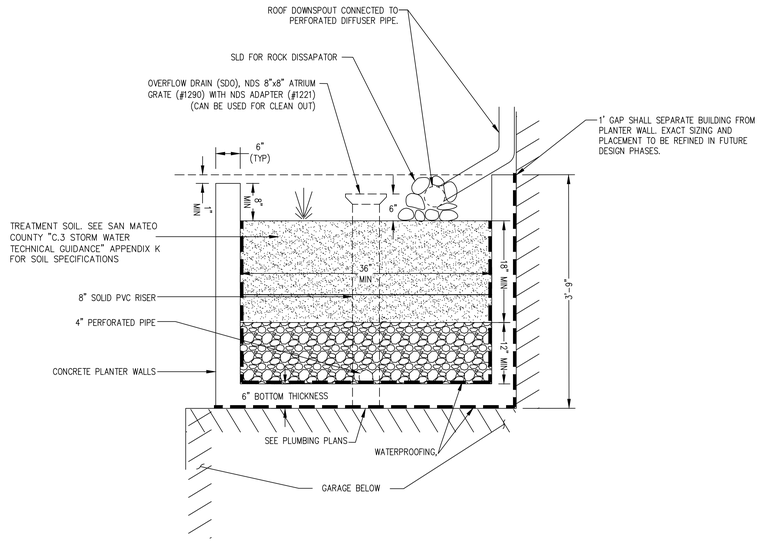
ISSUES & REVISIONS		
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SCALE: 1" = 10'

SHEET #: C5.0

PROJECT #: 20250767-10

JURISDICTION APPROVAL:



1/- **FLOW THROUGH PLANTER ON STRUCTURE**

N.T.S.

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PRELIMINARY STORMWATER MANAGEMENT PLAN

ISSUES & REVISIONS

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SHEET #: C5.1

PROJECT #: 20250767-10

JURISDICTION APPROVAL: