PASSAGE - SAN MATEO, CA



PROJECT DESCRIPTION

The project will demolish the existing 155,649 sq. ft. retail center on the property and construct 847 new homes. These comprise of 139 three-story Townhouse condominiums and 708 Multifamily units in three 7-story apartment buildings, two market rate and one affordable. The site will also retain the Trader Joe's in its current location. The 7-Eleven will also be retained on site and will be relocated to the northeast corner of the site replacing the existing 2,406 square foot store with a new 3,100 square foot store.

The property is proposed to be subdivided and a townhouse condominium plan will be recorded for Lots 1 to 21 to create 139 townhouse condominium through a Vesting Tentative Map.

The Project is designed to implement the vision of the General Plan to "continue to implement the Rail Corridor Plan to allow, encourage, and provide guidance for the creation of world-class transit-oriented, mixed-use development (TOD) within a half-mile radius of the Hillsdale and Hayward Park Caltrain stations, while maintaining and improving the quality of life for those who already live and work in the area" (as per 2024 General Plan, Policy LU 6.1, pg. 56).

The project includes right of way dedications to the City as well as new sidewalks and street improvements around the perimeter of the site to implement and support the City's Bike and TOD Pedestrian Master Plans.

PROJECT TEAM

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ARCHITECTURE

A 0.0.0 COVER SHEET
A 0.0.1 SHEET INDEX
A 0.0.2 VICINITY MAP
A 0.0.3 PROPERTY PHOTOS
A 0.1.0 PROJECT DATA - OVERALL AREA CALCULATIONS
A 0.1.1 PROJECT DATA - TOWNHOUSES
A 0.1.2 PROJECT DATA - BUILDING A, B & C
A 0.1.3 CODE ANALYSIS
A 0.3.0 PERSPECTIVES
A 0.3.1 PERSPECTIVES
A 0.3.2 PERSPECTIVES
A 0.3.3 PERSPECTIVES
A 0.4.0 ILLUSTRATIVE SITE PLAN - GROUND LEVEL
A 0.4.1 ILLUSTRATIVE SITE PLAN - PODIUM LEVEL
A 0.5.0 AB130 SITE PLAN
A 0.5.1 FIRE SEPARATION EXHIBIT
A 0.5.2 SITE SETBACK DIAGRAM
A 0.5.3 CONCEPTUAL PHASING DIAGRAM

A1: BUILDING A - MULTI-FAMILY AFFORDABLE

A 1.1.0 BUILDING A PLAN - LEVEL 1
A 1.1.1 BUILDING A PLAN - LEVEL 2
A 1.1.2 BUILDING A PLAN - LEVEL 3
A 1.1.3 BUILDING A PLAN - LEVEL 4-6
A 1.1.4 BUILDING A PLAN - LEVEL 7
A 1.1.5 BUILDING A PLAN - ROOF LEVEL
A 1.2.0 BUILDING SECTIONS - BUILDING A
A 1.3.0 BUILDING ELEVATIONS - BUILDING A
A 1.3.1 BUILDING ELEVATIONS - BUILDING A
A 1.4.0 COLOR AND MATERIAL BOARD - BUILDING A
A 1.4.1 DETAILS - BUILDING A
A 1.4.2 BIKE ROOM DIMENSIONS - BUILDING A
A 1.5.0 AREA CALCULATIONS - BUILDING A
A 1.5.1 ALLOWABLE AREA CALCULATIONS - BUILDING A
A 1.5.2 EXITING CALCULATIONS - BUILDING A

A2: BUILDING B & C - MULTI-FAMILY MARKET RATE

A 2.1.0 BUILDING B PLAN - LEVEL 1
A 2.1.1 BUILDING B PLAN - LEVEL 2
A 2.1.2 BUILDING B PLAN - LEVEL 3
A 2.1.3 BUILDING B PLAN - LEVEL 4
A 2.1.4 BUILDING B PLAN - LEVEL 5
A 2.1.5 BUILDING B PLAN - LEVEL 6
A 2.1.6 BUILDING B PLAN - LEVEL 7
A 2.1.7 BUILDING B PLAN - ROOF LEVEL
A 2.2.0 BUILDING SECTIONS - BUILDING B
A 2.3.0 BUILDING ELEVATIONS - BUILDING B
A 2.3.1 BUILDING ELEVATIONS - BUILDING B
A 2.4.0 COLOR AND MATERIAL BOARD - BUILDINGS B
A 2.4.1 DETAILS - BUILDINGS B
A 2.4.2 BIKE ROOM DIMENSIONS - BUILDING B
A 2.5.0 BUILDING C PLAN - LEVEL 1
A 2.5.1 BUILDING C PLAN - LEVEL 2
A 2.5.2 BUILDING C PLAN - LEVEL 3
A 2.5.3 BUILDING C PLAN - LEVEL 4
A 2.5.4 BUILDING C PLAN - LEVEL 5
A 2.5.5 BUILDING C PLAN - LEVEL 6
A 2.5.6 BUILDING C PLAN - LEVEL 7
A 2.5.7 BUILDING C PLAN - ROOF LEVEL
A 2.6.0 BUILDING SECTIONS - BUILDING C
A 2.7.0 BUILDING ELEVATIONS - BUILDING C
A 2.7.1 BUILDING ELEVATIONS - BUILDING C
A 2.8.0 COLOR AND MATERIAL BOARD - BUILDINGS C
A 2.8.1 DETAILS - BUILDINGS C
A 2.8.2 BIKE ROOM DIMENSIONS - BUILDING C
A 2.9.0 AREA CALCULATIONS - BUILDINGS B & C
A 2.9.1 ALLOWABLE AREA CALCULATIONS - BUILDINGS B & C
A 2.9.2 EXITING CALCULATIONS - BUILDINGS B & C

A3: 3-STORY TOWNHOUSE CONDOMINIUMS

A 3.1.0 2 PLEX TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.1.1 2 PLEX TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.1.2 2 PLEX FLOOR PLANS - ALL LEVELS
A 3.2.0 6 PLEX TOWNHOUSE ELEVATIONS - OPTION A-1 PER AB130 | COLOR SCHEME 2
A 3.2.1 6 PLEX TOWNHOUSE ELEVATIONS - OPTION A-1 PER AB130 | COLOR SCHEME 2
A 3.2.2 6 PLEX TOWNHOUSE ELEVATIONS - OPTION A-2 PER AB130 | COLOR SCHEME 2
A 3.2.3 6 PLEX TOWNHOUSE ELEVATIONS - OPTION A-2 PER AB130 | COLOR SCHEME 2
A 3.2.4 6 PLEX TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.2.5 6 PLEX TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.2.6 6 PLEX FLOOR PLANS - LEVEL 1 & 2
A 3.2.7 6 PLEX FLOOR PLANS - LEVEL 3 & ROOF
A 3.3.0 7 PLEX A TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.3.1 7 PLEX A TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.3.2 7 PLEX A TOWNHOUSE ELEVATIONS - COLOR SCHEME 2
A 3.3.3 7 PLEX A TOWNHOUSE ELEVATIONS - COLOR SCHEME 2
A 3.3.4 7 PLEX A TOWNHOUSE ELEVATIONS - OPTION A-1 PER AB130 | COLOR SCHEME 1
A 3.3.5 7 PLEX A TOWNHOUSE ELEVATIONS - OPTION A-1 PER AB130 | COLOR SCHEME 1
A 3.3.6 7 PLEX A TOWNHOUSE ELEVATIONS - OPTION A-2 PER AB130 | COLOR SCHEME 1
A 3.3.7 7 PLEX A TOWNHOUSE ELEVATIONS - OPTION A-2 PER AB130 | COLOR SCHEME 1
A 3.3.8 7 PLEX A FLOOR PLANS - LEVEL 1 & 2
A 3.3.9 7 PLEX A FLOOR PLANS - LEVEL 3 & ROOF
A 3.4.0 7 PLEX B TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.4.1 7 PLEX B TOWNHOUSE ELEVATIONS - COLOR SCHEME 1
A 3.4.2 7 PLEX B TOWNHOUSE ELEVATIONS - COLOR SCHEME 2
A 3.4.3 7 PLEX B TOWNHOUSE ELEVATIONS - COLOR SCHEME 2
A 3.4.4 7 PLEX B FLOOR PLANS - LEVEL 1 & 2
A 3.4.5 7 PLEX B FLOOR PLANS - LEVEL 3 & ROOF
A 3.5.0 UNIT PLANS - PLAN 1 & 2 + EGRESS
A 3.5.1 UNIT PLANS - PLAN 1 & 2 END + EGRESS
A 3.5.2 UNIT PLANS - PLAN 3 & 4 + EGRESS
A 3.5.3 UNIT PLANS - PLAN 5 + EGRESS
A 3.5.4 UNIT PLANS - PLAN 6 & 7 + EGRESS
A 3.6.0 BUILDING SECTIONS - TOWNHOUSES
A 3.7.0 COLOR AND MATERIAL BOARD - TOWNHOUSES
A 3.7.1 COLOR AND MATERIAL BOARD - TOWNHOUSES
A 3.7.2 DETAILS

A4: RETAIL

A 4.1.0 SITE PLAN - RETAIL
A 4.1.1 VEHICLE MANEUVERING - TRADER JOE'S
A 4.2.0 FLOOR PLAN AND SECTION - 7-ELEVEN
A 4.3.0 BUILDING ELEVATIONS - 7-ELEVEN
A 4.3.1 BUILDING PHOTOS - TRADER JOE'S
A 4.3.2 BUILDING ELEVATIONS - TRASH ENCLOSURE
A 4.4.0 COLOR & MATERIAL BOARD - RETAIL

LANDSCAPE

L-1 CONCEPTUAL SITE PLAN (GROUND LEVEL)
L-2 CONCEPTUAL SITE PLAN (PODIUM LEVEL)
L-3 CONCEPTUAL OPEN SPACE ENLARGEMENTS
L-4 CONCEPTUAL OPEN SPACE ENLARGEMENTS
L-5 CONCEPTUAL OPEN SPACE ENLARGEMENTS
L-6 OVERALL PASEO PLAN
L-7 PARK / OPEN SPACE CREDIT EXHIBIT
L-8 CONCEPTUAL WALL AND FENCE PLAN
L-9 CONCEPTUAL WALL AND FENCE PLAN - DETAILS
L-10 CONCEPTUAL SITE FURNISHING
L-11 CONCEPTUAL SITE FURNISHING
L-12 CONCEPTUAL SITE FURNISHING PLAN
L-13 CONCEPTUAL SITE FURNISHING PLAN
L-14 CONCEPTUAL SITE FURNISHING PLAN
L-15 CONCEPTUAL SITE FURNISHING - BIKE RACK EXHIBIT
L-16 CONCEPTUAL LIGHTING PLAN
L-17 CONCEPTUAL HYDROZONE AND WATER USE CALCULATIONS
L-18 CONCEPTUAL PLANTING PLAN
L-19 CONCEPTUAL PLANTING PLAN
L-20 CONCEPTUAL PLANTING PLAN
L-21 CONCEPTUAL PLANTING PLAN
L-22 CONCEPTUAL PLANTING PLAN
L-23 CONCEPTUAL PLANTING PLAN
L-24 CONCEPTUAL PLANTING PLAN - MARKET RATE BUILDINGS B AND C
L-25 EXISTING TREE SUMMARY / ARBORIST REPORT
L-26 ARBORIST REPORT
L-27 ARBORIST REPORT
L-28 ARBORIST REPORT
L-29 ARBORIST REPORT
L-30 TREE PROTECTION PLAN

OFF SITE IMPROVEMENTS

OFF-1 PASSAGE OFF-SITE UTILITIES
OFF-2 PASSAGE OFF-SITE IMPROVEMENTS

SOLID WASTE

TR 0.1 SITE PLAN & SIDE LOAD AND FRONT LOAD TRUCK STUDY
TR 0.2 ENLARGED STAGING
TR 1.0 BUILDING A TRASH TERMINATION ROOM
TR 1.1 BUILDING B TRASH TERMINATION ROOM
TR 1.2 BUILDING C TRASH TERMINATION ROOM
TR 2.0 7/11 TRASH ENCLOSURE

CIVIL (SEPARATE PACKAGE)

C1 TITLE SHEET
C2 VESTING TENTATIVE MAP
C3 FULL SITE SURVEY
C4 EXISTING TREE INVENTORY PLAN
C5 DEMOLITION PLAN
C6 SITE PLAN
C7 STREET SECTIONS & DETAILS
C8 GRADING PLAN
C9 GRADING PLAN
C10 GRADING PLAN
C11 GRADING PLAN
C12 UTILITY PLAN
C13 UTILITY PLAN
C14 UTILITY PLAN
C15 UTILITY PLAN
C16 STORMWATER CONTROL PLAN
C17 STORMWATER CONTROL PLAN - APARTMENT BUILDINGS
C18 STORMWATER CONTROL PLAN DETAILS
C19 VEHICLE MANUVERING - DELIVERY TRUCK
C20 VEHICLE MANUVERING - DELIVERY TRUCK CONT.
C21 VEHICLE MANUVERING - FIRE TRUCK & ACCESS PLAN
C22 EROSION CONTROL PLAN
C23 CASQA DETAILS
C24 CASQA DETAILS
C25 INITIAL FINAL MAP CONFIGURATION (PRE- 7-ELEVEN DEMO)
C26 LOT LINE ADJUSTMENT (POST 7-ELEVEN)
C27 PRIVATE STREETS - PLAN VIEW
C28 PRIVATE STREETS - PROFILE VIEW
C29 PRIVATE STREETS - PROFILE VIEW
C30 PRIVATE STREETS - PROFILE VIEW
C31 PRIVATE STREETS - PROFILE VIEW
C32 PRIVATE STREETS - PROFILE VIEW
C33 PRIVATE STREETS - PROFILE VIEW

INT 1 JOINT TRENCH INTENT TITLE SHEET
INT 2 JOINT TRENCH INTENT
INT 3 JOINT TRENCH INTENT
INT 4 JOINT TRENCH INTENT
INT 5 JOINT TRENCH INTENT
INT 6 JOINT TRENCH INTENT

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Brookfield Residential
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

SHEET INDEX

A0.0.1



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MAY 01, 2026

NTS

VICINITY MAP

A0.0.2



1



2



3



Key Map



4



5


6


7

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NTS

PROPERTY PHOTOS

A0.0.3

Type	Stall Quantity
Townhouses	
Private	268
Guest- on site	10
Loading	1
Building A	
Garage stalls	198
Loading- on street	1
Building B	
Garage stalls	229
Loading- on street	2
Building C	
Garage stalls	229
Loading- on street	2
Retail: 7-11	
Retail Stalls	15
Retail: Trader Joes	
Retail stalls	103
Depot Way	
On street	26
Total parking stalls	
Total parking stalls	1,084

GROSS SQUARE FOOTAGE CALCULATIONS - As per San Mateo Municipal Code[1, 2, 3]

Building Type		Per Building: Garage Floor Area	Per Building: Residential Floor Area	Per Building: Total Building Floor Area	Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
	2 Plex	1,081 GSF	3,589 GSF	4,670 GSF	1	4,670 GSF	0 GSF	4,670 GSF
	6 Plex	2,994 GSF	11,346 GSF	14,340 GSF	3	43,019 GSF	0 GSF	43,019 GSF
	7 plex A	3,490 GSF	13,851 GSF	17,341 GSF	7	121,387 GSF	0 GSF	121,387 GSF
	7 plex B	3,422 GSF	12,864 GSF	16,286 GSF	10	162,861 GSF	0 GSF	162,861 GSF
SUBTOTAL (Townhouse)						**331,937 GSF**	**0 GSF**	**331,937 GSF**
Multi-Family Building A- Affordable		82,000	198,639	280,639 sf	1	280,639 sf	0 GSF	280,639 GSF
Multi-Family Building B-Market Rate		98,447	240,189	338,636 sf	1	338,636 sf	0 GSF	338,636 GSF
Multi-Family Building C-Market Rate		98,447	240,189	338,636 sf	1	338,636 sf	0 GSF	338,636 GSF
Retail: Trader Joe's (Existing/No Change)							10,971 GSF	10,971 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,289,848 GSF**	**14,071 GSF**	**1,303,919 GSF**

1. As per Zoning Code 27.04.200 (a) (1), Floor Area means the sum of the gross horizontal areas of all principal and accessory buildings and above grade covered parking on a zoning plot. As per Zoning Code 27.04.200 (b) (1), Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to eighteen (18) feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(6).

2. As per Zoning Code 27.04.200 (b) (2), Exclusions, the following are not counted as floor area: (A) Covered or open courts, and atriums, on the ground floor, provided that the area is not used as dwelling, office, retailing, or required access; (B) In multiple-level buildings, covered courts, if the retailing uses are open to the public. Multiple-level stairwells and elevators shall be counted only as ground floor area; (C) Covered walkways and balconies; (D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height; (E) Bicycle parking facilities; (F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure; (G) Covered parking for office use shall not be counted as floor area in areas delineated for exclusion within an adopted plan, such as the Mariner's Island Specific Plan or the Bay Meadows Specific Plan.

3. As per Zoning Code 27.04.200 (d), parking floor area exclusions include the following: (1) Storage areas except for areas located within selling or working space such as counters, racks, and closets; (2) Utility areas including, but not limited to, elevator shafts, telephone switching rooms, stairwells, rest rooms, and heating and cooling rooms; (3) Accessory facilities to be used only by employees of the principal uses; (4) Off-street parking and loading facilities, including aisles, ramps, and maneuvering space; (5) Basement, attic, or mezzanine floor area other than area devoted to retailing activities, to the production of processing of goods, or to business or professional offices; (6) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure; (7) Floor Area Computed for Building Volume. Additional parking shall be required in the event of change of excluded floor areas into uses generating parking

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS - As per CBC 2022[4]

Building Type		Per Building: Garage Floor Area	Per Building: Residential Floor Area	Per Building: Total Building Floor Area	Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
	2 Plex	1,081 GSF	3,589 GSF	4,670 GSF	1	4,670 GSF	0 GSF	4,670 GSF
	6 Plex	2,994 GSF	11,346 GSF	14,340 GSF	3	43,019 GSF	0 GSF	43,019 GSF
	7 plex A	3,490 GSF	13,851 GSF	17,341 GSF	7	121,387 GSF	0 GSF	121,387 GSF
	7 plex B	3,422 GSF	12,864 GSF	16,286 GSF	10	162,861 GSF	0 GSF	162,861 GSF
SUBTOTAL (Townhouse)						**331,937 GSF**	**0 GSF**	**331,937 GSF**
Multi-Family Building A- Affordable		82,000	197,517	279,517 sf	1	279,517 sf	0 GSF	279,517 GSF
Multi-Family Building B-Market Rate		98,447	240,023	338,470 sf	1	338,470 sf	0 GSF	338,470 GSF
Multi-Family Building C-Market Rate		98,447	240,023	338,470 sf	1	338,470 sf	0 GSF	338,470 GSF
Retail: Trader Joe's (Existing/No Change)							10,971 GSF	10,971 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,288,394 GSF**	**14,071 GSF**	**1,302,465 GSF**

4. As per CBC 2022, Section 202 Definitions, "Area, Building" is the area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

OPEN SPACE SUMMARY	
BUILDING A COURTYARD	10,826 SF
BUILDING B COURTYARD	14,385 SF
BUILDING C COURTYARD	14,385 SF
TOTAL	39,596 SF
	0.9 AC

City of San Mateo Municipal Code: 27.04.350- "Open space" means that portion of a site that has not been covered by buildings, structures, or parking areas or driveways.
Area includes: Landscape, hardscape, softscape, pedestrian walks

PASSAGE PROJECT DATA

Site Address:	640, 666, 678, 690 Concar Drive, 1820, 1850 S. Grant Street and 1855 S. Delaware Street, San Mateo, CA	
APN:	035-243-090, -140, -160, -170, -190, -200, -210, -220	
Zoning Classification:	TOD/H (Transit Oriented Development/Housing Opportunities Overlay District)	
Occupancy Group(s):	R-2 (Townhouse Condominiums); U (Private Garages); R-2 (5-Story Residential Apartments); S-2 (On-Grade Parking Garage); B (Business Offices); A-3 (Residential Amenities)	
Type of Construction:	Type I, Type III, Type V	
Lot Size:	14.50 ac	
Permitted Floor Area Ratio:	4.0	
Maximum Permitted Floor Area (sq. ft.):	2,551,424 sf	
Proposed Floor Area Ratio:	2.05	
	Existing	**Proposed**
Floor Area (sq. ft.)[1]		
Existing Structures:	166,620 sf	10,971 sf
Townhouse Condominiums:		331,937 sf
Affordable Apartment Building A:		280,639 sf
Market Rate Apartment Building B:		338,636 sf
Market Rate Apartment Building B:		338,636 sf
Retail 7-Eleven:		3,100 sf
Occupancy Group 1	M (Mercantile)	R-2 (Townhouse Condominiums)
Occupancy Group 2	A-1 (Assembly)	U (Private Garages)
Occupancy Group 3		R-2 (5-Story Residential Apartments)
Occupancy Group 4		S-2 (On-Grade Parking Garage)
Occupancy Group 5		B (Business Offices)
Occupancy Group 6		A-3 (Residential Amenities)
Detached Accessory Structures:	N/A	N/A
Exemptions:[2]	0 sf	8,615 sf
Total Floor Area:	**166,620 sf**	**1,292,948 sf***
Proposed Building Height:	Townhouse Condominiums: Max. 39'-10"	
	Affordable Apartment Building A: Max. 84'-0"	
	Market Rate Apartment Building B & C: Max. 83'-0"	
Number of Stories:	Townhouse Condominiums: 3 Stories	
	Affordable Apartment Building A: 7 Stories	
	Market Rate Apartment Building B & C: 7 Stories	
	Existing	**Proposed**
Number of proposed vs existing residential units	0 units	847 units
Proposed Number of Residential Units (by bedroom count)	0 units	See Sheets A0.1.1 - A0.1.2
Proposed Number of BMR Units (by affordability and bedroom count)	0 units	186 units (See Sheet A0.1.2)
Existing Interior Floor Area to be Remodeled:	0 sf	0 sf
Total Floor Area for Parking Requirements:[3]	N/A	346,311 sf
Total Covered Parking Stalls:	0 stalls	916 stalls
Total Uncovered Parking Stalls:	679 stalls	See Sheet C5 - Site Plan

1. See Zoning Code 27.04.200 (a) (1) for full Floor Area definition.
2. See Zoning Code 27.04.200 (b) (2) for full list of Floor Area exclusions.
3. See Zoning Code 27.04.200 (d) for the full list of Parking Floor Area exclusions.
** The Total Floor Area exempts floor area exclusions from the calculations.*

FOR-SALE BUILDING TYPE SUMMARY

Typology	Building Type	# Buildings	DU/Building	# Total DU
3-Story Townhouse Condominium	2-Plex	1	2 DU	2 DU
	6-Plex	3	6 DU	18 DU
	7-Plex A	7	7 DU	49 DU
	7-Plex B	10	7 DU	70 DU
TOTAL		**21**		**139 DU**

2-PLEX UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1 - End	3bd/3ba	tandem	1,434 SF	1 DU	50%	1,434 SF	0 SF	61 SF	61 SF
Plan 2 - End	3bd/3.5ba	side x side	1,873 SF	1 DU	50%	1,873 SF	0 SF	69 SF	69 SF
Total				**2 DU**	**100%**	**3,307 SF**			**130 SF**
Average Unit Size:			**1,650 SF**						
TOTAL PROJECT (1 BUILDINGS)									
Total				**2 DU**		**3,307 SF**			**130 SF**

6-PLEX UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,399 SF	2 DU	33%	2,798 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,856 SF	1 DU	17%	1,856 SF	0 SF	70 SF	70 SF
Plan 2 - End	3bd/3.5ba	side x side	1,434 SF	1 DU	17%	1,434 SF	0 SF	70 SF	70 SF
Plan 3	3bd/3.5ba	side x side	1,775 SF	1 DU	17%	1,775 SF	0 SF	75 SF	75 SF
Plan 4	4bd/3.5ba	side x side	2,189 SF	1 DU	17%	2,189 SF	0 SF	118 SF	118 SF
Total				**6 DU**	**100%**	**10,052 SF**			**455 SF**
Average Unit Size:			**1,675 SF**						
TOTAL PROJECT (3 BUILDINGS)									
Total				**18 DU**		**30,156 SF**			**1,365 SF**

Note: 6 Plex Options A-1 and A-2 have Sun rooms in place of Decks where needed, to comply with AB130

7-PLEX A UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,399 SF	2 DU	29%	2,798 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,856 SF	2 DU	29%	3,712 SF	0 SF	69 SF	138 SF
Plan 3	3bd/3.5ba	side x side	1,775 SF	1 DU	14%	1,775 SF	0 SF	75 SF	75 SF
Plan 4	4bd/3.5ba	side x side	2,189 SF	1 DU	14%	2,189 SF	0 SF	118 SF	118 SF
Plan 5	4bd/3.5ba	side x side	2,268 SF	1 DU	14%	2,268 SF	0 SF	82 SF	82 SF
Total				**7 DU**	**100%**	**12,742 SF**			**535 SF**
Average Unit Size:			**1,820 SF**						
TOTAL PROJECT (7 BUILDINGS)									
Total				**49 DU**		**89,194 SF**			**3,745 SF**

Note: 7 Plex Options A-1 and A-2 have Sun rooms in place of Decks where needed, to comply with AB130

7-PLEX B UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,399 SF	2 DU	29%	2,798 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,856 SF	2 DU	29%	3,712 SF	0 SF	69 SF	138 SF
Plan 5	4bd/3.5ba	side x side	2,268 SF	1 DU	14%	2,268 SF	0 SF	82 SF	82 SF
Plan 6	3bd/3.5ba	single	1,502 SF	1 DU	14%	1,502 SF	0 SF	0 SF	0 SF
Plan 7	3bd/2.5ba	side x side	1,575 SF	1 DU	14%	1,575 SF	0 SF	120 SF	120 SF
Total				**7 DU**	**100%**	**11,855 SF**			**462 SF**
Average Unit Size:			**1,690 SF**						
TOTAL PROJECT (10 BUILDINGS)									
Total				**70 DU**		**118,550 SF**			**4,620 SF**

PROJECT TOTAL UNIT SUMMARY (ALL BUILDINGS)

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,399 SF	40 DU	28.8%	55,960 SF	0 SF	61 SF	2,440 SF
Plan 1 - End	3bd/3ba	tandem	1,434 SF	1 DU	0.7%	1,434 SF	0 SF	61 SF	61 SF
Plan 2	3bd/3.5ba	side x side	1,856 SF	37 DU	26.6%	68,672 SF	0 SF	70 SF	2,590 SF
Plan 2 - End	3bd/3.5ba	side x side	1,873 SF	4 DU	2.9%	7,492 SF	0 SF	70 SF	280 SF
Plan 3	3bd/3.5ba	side x side	1,775 SF	10 DU	7.2%	17,750 SF	0 SF	75 SF	750 SF
Plan 4	4bd/3.5ba	side x side	2,189 SF	10 DU	7.2%	21,890 SF	0 SF	118 SF	1,180 SF
Plan 5	4bd/3.5ba	side x side	2,268 SF	17 DU	12.2%	38,556 SF	0 SF	82 SF	1,394 SF
Plan 6	3bd/3.5ba	single	1,502 SF	10 DU	7.2%	15,020 SF	0 SF	0 SF	0 SF
Plan 7	3bd/2.5ba	side x side	1,575 SF	10 DU	7.2%	15,750 SF	0 SF	120 SF	1,200 SF
Total				**139 DU**	**100.0%**	**242,524 SF**			**9,895 SF**
Average Unit Size:			**1,745 SF**						

**Net Conditioned Area is measured from inside face of stud of exterior wall to inside face of stud of party walls. Net Conditioned Area includes interior chases and interior furr outs. The wall between the unit and attached private garage is counted as conditioned space. The void of the stair at the top floor is not counted but, any portion of stair that overlaps the garage is added/counted at the 3rd floor.*

**Net Unconditioned Area is measured from inside face of stud, party wall or exterior wall at garage. Exterior Deck / Sun rooms and porches are counted from exterior face of stud to exterior face of stud or interior side of guardrail.*

BICYCLE PARKING SUMMARY

Long Term

Unit type	Required per unit	Required	Provided
Studio	1	0 spaces	
1-Bedroom	1	0 spaces	
2-Bedroom	1.25	0 spaces	
3-Bedroom	1.5	209 spaces	
TOTAL PROVIDED			209 **spaces**

***see landscape sheets for short-term bike parking*

TOWNHOUSE - MULTIFAMILY ACCESSIBLE PARKING

CBC 11A-1109A.5	%	Parking spaces	Quantity
Townhouse: Accessible parking in garage	0	268	0 Spaces
Townhouse: Accessible parking on street	5	10	*1 Spaces
TOTAL STANDARD ACCESSIBLE STALLS			**0 Spaces**
TOTAL VAN ACCESSIBLE STALLS			**1 Spaces**

**Per 11A-1109A.8.6 Van Accessible Parking Space*
One in every eight accessoble spaces, but not less than one

PARKING SUMMARY

Unit Name	Spaces	Total DU	Provided
Plan 1	2 spaces	40 DU	80 spaces
Plan 1 - End	2 spaces	1 DU	2 spaces
Plan 2	2 spaces	37 DU	74 spaces
Plan 2 - End	2 spaces	4 DU	8 spaces
Plan 3	2 spaces	10 DU	20 spaces
Plan 4	2 spaces	10 DU	20 spaces
Plan 5	2 spaces	17 DU	34 spaces
Plan 6	1 spaces	10 DU	10 spaces
Plan 7	2 spaces	10 DU	20 spaces
Private garage stalls		139 DU	**268 spaces**
Ratio			**1.93 stalls/du**
Parallel on site guest stalls	10 spaces	-	**278 spaces**

REQUIRED EV CHARGING per Cal Green 4.106.4.1

3 STORY TOWNHOUSE CONDOMINIUMS A (R2- TOWNHOUSE CONDOMINIUMS)

	%	# of Parking Space		*Quantity
		# Units	# of stall in garage	
Required: Raceway, circuit 40 amp & receptacle or box w/ cover on each private garage	100%	139	268 spaces	**139**
TOTAL PROVIDED				***139** Spaces

*Requirement is based on dwelling units, not quantity of parking stalls

City of San Mateo Reach Codes Per 2022 CalGreen 4.106 and 2022 San Mateo Reach Code

3 STORY TOWNHOUSE CONDOMINIUMS A (R2- TOWNHOUSE CONDOMINIUMS)	%	#Units with Two Parking Spaces	#Units with One Parking Space	*Quantity
One **Level 2 EV Ready space per dwelling unit	100%	129	10	139 Level EV 2 Ready Spaces
One ***Level 1 EV Ready space if second space provided				129 Level 1 EV ready Sapces
TOTAL PROVIDED				268 Spaces

*Requirement is based on parking stalls, not units

**Level 2 EV Ready space
(1) A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.

(2) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

(3) Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

***Level 1 EV Ready space
(1) A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
(2) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three feet of the parking space.
(3) If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

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MAY 01, 2026

PROJECT DATA
TOWNHOUSES

A0.1.1

BUILDING A - AFFORDABLE PODIUM (5-Stories Type III Modular Residential over 2-Stories Type I Garage)

UNIT MIX

Residential				Unit Counts by Level					Total Unit Count	Project Totals			
Unit Type	BD	BA	Net Rentable Area	Level 3	Level 4	Level 5	Level 6	Level 7		Total NRSF	Average Area by Type	Total Units by Type	%
S1	0	1	455	1	1	1	1	1	5	2,275	455	5	2.7%
A1	1	1	477	10	12	12	12	12	58	27,666	526	83	44.6%
A2	1	1	633	4	4	4	4	4	20	12,660			
A3	1	1	659	1	1	1	1	1	5	3,295			
B1	2	1	893	7	7	7	7	5	33	29,469	893	48	25.8%
B3	2	1	892	3	3	3	3	3	15	13,380			
C1	3	2	1,237	10	10	10	10	10	50	61,850	1,237	50	26.9%
				36	**38**	**38**	**38**	**36**	**186**	**150,595**	**810**	**186**	**100%**

GROSS FLOOR AREA SUMMARY

	Residential	Amenities	Core	Garage	Total
Level 1	0	10,709	386	37,777	48,872
Level 2	0	1,414	386	44,223	46,022
Level 3	37,693	0	386	0	38,079
Level 4	37,693	0	386	0	38,079
Level 5	37,693	0	386	0	38,079
Level 6	37,693	0	386	0	38,079
Level 7	35,744	0	386	0	36,130
	186,516	**12,123**	**2,699**	**82,000**	**283,338**

AFFORDABLE UNITS BY LEVEL

Unit type	Level 3	Level 4	Level 5	Level 6	Level 7
Studio - 30%	1	1	1		
Studio - 80%				1	1
1 Bedroom - 30%	4	5	5	4	4
1 Bedroom - 50%	1	3	3	3	3
1 Bedroom - 60%	3	3	3	3	3
1 Bedroom - 80%	6	7	7	7	6
2 Bedroom - 30%	1	2	2	2	1
2 Bedroom - 50%	2	2	2	2	2
2 Bedroom - 60%	1	2	2	1	1
2 Bedroom - 80%	4	4	5	4	4
3 Bedroom - 30%	2	3	2	2	2
3 Bedroom - 50%	1	2	2	1	1
3 Bedroom - 60%	1	2	2	1	1
3 Bedroom - 80%	5	5	5	5	5

** "Specific mix subject to change when applying for financing. The average affordability will remain at 60%*

VEHICLE PARKING SUMMARY

	RESIDENT (ASSIGNED)	COMPACT PARKING	TOTAL RESIDENT PARKING	RESIDENT PARKING RATIO	TANDEM STALLS (ASSIGNED)	TOTAL PARKING
Level 1	89	0	89			89
Level 2	101	0	101		8	109
TOTAL PARKING	*190*	0	***190***	***1.02***	***8***	***198***

MULTIFAMILY ACCESSIBLE PARKING

CBC 11B-208.2	%	Parking spaces	Quantity
Multifamily: Accessible parking	151 to 200 parking spaces require 6 parking spaces	190	*6 Spaces
TOTAL STANDARD ACCESSIBLE STALLS			**5 Spaces**
TOTAL VAN ACCESSIBLE STALLS			**1 Spaces**

**Per 11B-208.2.4 Van Parking Spaces*
For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502

BICYCLE PARKING SUMMARY

Long Term			
Unit type	City Requirement	Cal Green Required	Provided**
Studio	1	0.5 spaces	3 spaces
1-Bedroom	1	0.5 spaces	42 spaces
2-Bedroom	1.25	0.5 spaces	24 spaces
3-Bedroom	1.5	0.5 spaces	25 spaces
TOTAL PROVIDED		**2 spaces**	**93 spaces****

**waiver requested for quantity of long-term bike parking stalls*
***see landscape sheets for short-term bike parking and long term parking requirements*

Common O.S.	SF
Courtyard	10,826

MULTIFAMILY EV CHARGING SUMMARY- BUILDING A

Required EV Charging				Provided EV Charging
***2025 CalGreen 4.106.4.2.2**	**Required**	**Total Spaces Overall**	**EV Spaces Required**	**EV Spaces Provided**
EV Ready (Low Power Level 2 EV charging receptacles)	100% of assigned spaces	198	198 Spaces	198 Spaces
EVCS (Level 2 EV chargers)	25% of unassigned spaces	0	0 Spaces	0 Spaces
Total			**198** ***Spaces (see note)	**198** ***Spaces (see

**2022 CalGreen 4.106.4.2.2 with 2022 Reach Codes	Required	Total Spaces Overall	EV Spaces Required
EV Capable	15%	198	30 Spaces
EV Ready (Low Power Level 2 EV charging receptacles)	25%	198	50 Spaces
EVCS (Level 2 EV chargers)	5%	198	10 Spaces
EVCS with 8' aisle	1 in 25 EVCS	198	1 Spaces
Total			**91** ***Spaces (see note)

*Per 2025 CalGreen 4.106
**Per 2022 CalGreen 4.106 and 2022 San Mateo Reach Code
***Note: Project to comply with both CalGreen, San Mateo Green Building Code, and San Mateo Reach Code. Total is not cumulative, most stringent requirement to be met.

BUILDING B & BUILDING C - PODIUM (5-Stories Type III Residential over 2-Stories Type I Garage + Type I Residential)

UNIT MIX

Residential				Unit Counts by Level							Total Unit Count	Project Totals				
Unit Type	Bedrooms	Bathrooms	Net Rentable Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7		Total NRSF	Average Area by Type	Total Units by Type	%	Type
P0-1	1	1	431	0	1	11	12	12	12	12	60	25,860	431	60	23%	Studio
P1-0	1	1	728	0	0	25	27	27	27	27	133	96,824	725	138	53%	1 Bed
P1-1	1	1	644	0	0	1	1	1	1	1	5	3,220				
P2-0	2	1	-	0	0	0	0	0	0	0	0	0	1,088	53	20%	2 Bed
P2-1	2	1	-	0	0	0	0	0	0	0	0	0				
P2-2	2	2	1088	0	4	10	10	10	10	9	53	57664				
P3-0	3	2	1080	0	0	2	2	2	2	2	10	10,800	1,080	10	4%	3 Bed
				0	**5**	**49**	**52**	**52**	**52**	**51**	**261**	**194,368**	**745**	**261**	**100%**	

GROSS FLOOR AREA SUMMARY

	Residential	Amenity	Vertical Core	Garage	Total
Level 1	0	8,860	0	49,470	58,330
Level 2	5,843	3,124	493	48,977	58,437
Level 3	44,686	0	493	0	45,179
Level 4	44,686	0	493	0	45,179
Level 5	44,686	0	493	0	45,179
Level 6	44,686	0	493	0	45,179
Level 7	43,619	0	493	0	44,112
	228,206	**11,984**	**2,958**	**98,447**	**341,594**

VEHICLE PARKING SUMMARY

	RESIDENT (ASSIGNED)	UNASSIGNED	COMPACT PARKING	TOTAL PARKING	PARKING RATIO
LEVEL 1	109	0	0	109	
LEVEL 2	120	0	0	120	
TOTAL PARKING PROVIDED	229	0	0	**229**	**0.88**

MULTIFAMILY ACCESSIBLE PARKING

CBC 11B-208.2	%	Parking spaces	Quantity
Multifamily: Accessible parking	201 to 300 parking spaces require 7 parking spaces	229	*7 Spaces
TOTAL STANDARD ACCESSIBLE STALLS			**5 Spaces**
TOTAL VAN ACCESSIBLE STALLS			**2 Spaces**

**Per 11B-208.2.4 Van Parking Spaces*
For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502

BICYCLE PARKING SUMMARY

Long Term			
Unit type	City Requirement	CalGreen Required	Provided
Studio	1	0.5 spaces	30 spaces
1-Bedroom	1	0.5 spaces	69 spaces
2-Bedroom	1.25	0.5 spaces	27 spaces
3-Bedroom	1.5	0.5 spaces	5 spaces
TOTAL PROVIDED			**131 spaces***

**waiver requested for quantity of long-term bike parking stalls*
***see landscape sheets for short-term bike parking*

Common O.S.	SF
Courtyard	14,385

MULTIFAMILY EV CHARGING SUMMARY- BUILDING B & BUILDING C

Required EV Charging				Provided EV Charging
***2025 CalGreen 4.106.4.2.2**	**Required**	**Total Spaces Overall**	**EV Spaces Required**	**EV Spaces Provided**
EV Ready (Low Power Level 2 EV charging receptacles)	100% of assigned spaces	229	229 Spaces	229 Spaces
EVCS (Level 2 EV chargers)	25% of unassigned spaces	0	0 Spaces	0 Spaces
Total			**229** ***Spaces (see note)	**229** ***Spaces (see note)

**2022 CalGreen 4.106.4.2.2 with 2022 Reach Codes	Required	Total Spaces Overall	EV Spaces Required
EV Capable	15%	229	35 Spaces
EV Ready (Low Power Level 2 EV charging receptacles)	25%	229	58 Spaces
EVCS (Level 2 EV chargers)	5%	229	12 Spaces
EVCS with 8' aisle	1 in 25 EVCS	229	1 Spaces
Total			**106** ***Spaces (see note)

*Per 2025 CalGreen 4.106
**Per 2022 CalGreen 4.106 and 2022 San Mateo Reach Code
***Note: Project to comply with both CalGreen, San Mateo Green Building Code, and San Mateo Reach Code. Total is not cumulative, most stringent requirement to be met.

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PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

PROJECT DATA
BUILDING A, B & C

A0.1.2

3 STORY
R2- TOWNHOUSE CONDOMINIUMS

APPLICABLE CODES:

2025 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2025 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2.5, TITLE 24
[BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE]

2028 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2025 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	R-2 TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
FIRE SPRINKLERS: (CRC R 313)	NFPA 13D REQUIRED PER CRC R313.1.1 NFPA 13R SYSTEM PROVIDED (ABOVE CODE MINIMUM)
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED. PER CRC R302.2.3 CONTINUITY, THE FIRE-RESISTANCE RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSE UNITS SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING DECK OR SLAB. THE FIRE-RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: 5 STORY RESIDENTIAL APARTMENTS S-2: 1 STORY ON GRADGE PARKING GARAGE B: BUSINESS- OFFICE A-3: RESIDENTIAL AMENITIES
CONSTRUCTION TYPE (CBC SECTION 602.5 & TABLE 504.4)	5-STORY TYPE III-A, OVER 2 STORY TYPE I-A
ALLOWABLE HEIGHT (CBC TABLE 504.3 & SEC. 504)	TYPE III-A: 85 FEET MAXIMUM 65' FEET PER PROJECT DEVELOPMENT STANDARDS. CONCESSION/WAIVER REQUESTED ACTUAL HEIGHT ±76 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC. 504)	R-2, TYPE III-A: 5 STORIES
ALLOWABLE AREA (CBC TABLE 506.2)	PER CBC TABLE 506.2
FIRE SUPRESSION SYSTEMS CBC 903.3.1.1 & 905.3.1(EXEMPTIONS))	FIRE SPRINKLER: NFPA 13

FIRE RESISTIVE CONSRUCTION			
UNLESS NOTED OTHERWISE IN THE DRAWINGS, THE MINIMUM FIRE -RESISTIVE RATED CONSTRUCTION SHALL BE PROVIDED AS FOLLOWS:			
BUILDING LOCATION		MULTIFAMILY BUILDING	
LOCATION		BELOW HORIZONTAL SEPARATION	ABOVE HORIZONTAL SEPARATION
TYPES OF CONSTRUCTION [TABLE 601]		IA	IIIA
HORIZONTAL SEPARATION [TABLE 510.2]		3 HR	
EXTERIOR	BEARING WALLS [TABLE 601]	3HR	2HR
	NON-BEARING WALLS [TABLE 602]		
	<5FT FIRE SEP. DIST.	1HR	2HR
	≥5FT, <10FT FIRE SEP. DIST.	1HR	2HR
	≥10FT, <30FT FIRE SEP. DIST.	1HR	2HR
	≥30FT FIRE SEP. DIST.	0	2HR
	ROOF CONSTRUCTION [TABLE 601]	1-1/2 HR	1HR
	ROOF COVERING [1505.1]	CLASS B MIN.	CLASS B MIN.
INTERIOR	FIRE WALL [TABLE 706.4]	N/A	3HR
	PRIMARY STRUCTURAL FRAME [TABLE 601]	3 HR	1HR
	BEARING WALL [TABLE 601]	3HR	1HR
	NON-BEARING WALL [TABLE 601]	0HR	0HR
	FLOOR CONSTRUCTION [TABLE 601]	2HR	1HR
	DWELLING UNIT SEPARATION WALLS [708.3] OR FLOOR [711.2.4.3]*NOTE 1	1HR	1HR
	SHAFTS ≥ 4 STORIES [713.4]		
	FIRE BARRIER	2HR	2HR
	FIRE BARRIER OPENINGS [716.5]	1-1/2 HR	1-1/2 HR
	EXTERIOR WALLS	3 HR	2 HR
	EXTERIOR OPENINGS	[TABLE 705.8]	[TABLE 705.8]

ALLOWABLE OPENINGS (CBC TABLE 705.8)	PER C.B.C. TABLE 705.8	
ROOF ACCESS (CBC SECTION 1011.12)	MIN. ONE STAIR TO THE ROOF PROVIDED	
EGRESS COMMON PATH OF TRAVEL (CBC SECTION 1006.2.1 + TABLE 1006.2.1)	A B R-2	75'-0" 100'-0" 125'-0"
EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)	A & R-2 OCCUPANCY WITH SPINKLER SYSTEM: B OCCUPANCY WITH SPINKLER SYSTEM: S-2 OCCUPANCY WITH SPINKLER SYSTEM:	250'-0" 300'-0" 400'-0"
	NO EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED PER CBC SECTION 1030-EXCEPTION 1	

7 STORY (BUILDINGS A, B, C)
R2

APPLICABLE CODES:

2025 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

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2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

FHA DESIGN MANUAL

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN-FOR AREAS OF PUBLIC ACCOMODATION

2016 NFPA 72 - FIRE ALARMS

2016 NFPA 13 - FIRE SPRINKLERS

CITY OF SAN MATEO MUNICIPAL CODE

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CODE ANALYSIS
RESIDENTIAL BUILDINGS



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PERSPECTIVES
CONCAR DR & S DELAWARE ST INTERSECTION LOOKING SOUTHEAST

A0.3.0



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PERSPECTIVES
ALONG CONCAR DR LOOKING TOWARDS THE PARK

A0.3.1



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PERSPECTIVES
MULTIFAMILY MARKET RATE BUILDING

A0.3.2



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PERSPECTIVES
MULTIFAMILY AFFORDABLE BUILDING ALONG S DELAWARE ST

A0.3.3



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0 20 40 80

ARCHITECTURAL SITE PLAN
GROUND LEVEL

A0.4.0



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0 20 40 80

ILLUSTRATIVE SITE PLAN
PODIUM LEVEL

A0.4.1



500' distance taken from Highway 92

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0 20' 40' 80'
Scale:1"= 40'-0"

SITE PLAN
AB130 - IMPACT

A0.5.0



LEGEND

- PROPERTY LINE
- FSD — FIRE SEPARATION DISTANCE
- BUILDING FOOTPRINT
- BUILDING PROJECTIONS

EXTERIOR WALL RATING
(CRC TABLE R 302.1(2))

FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED)
FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) (1 HOUR)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS
(CRC TABLE R 302.1(2))

FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED)
FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED

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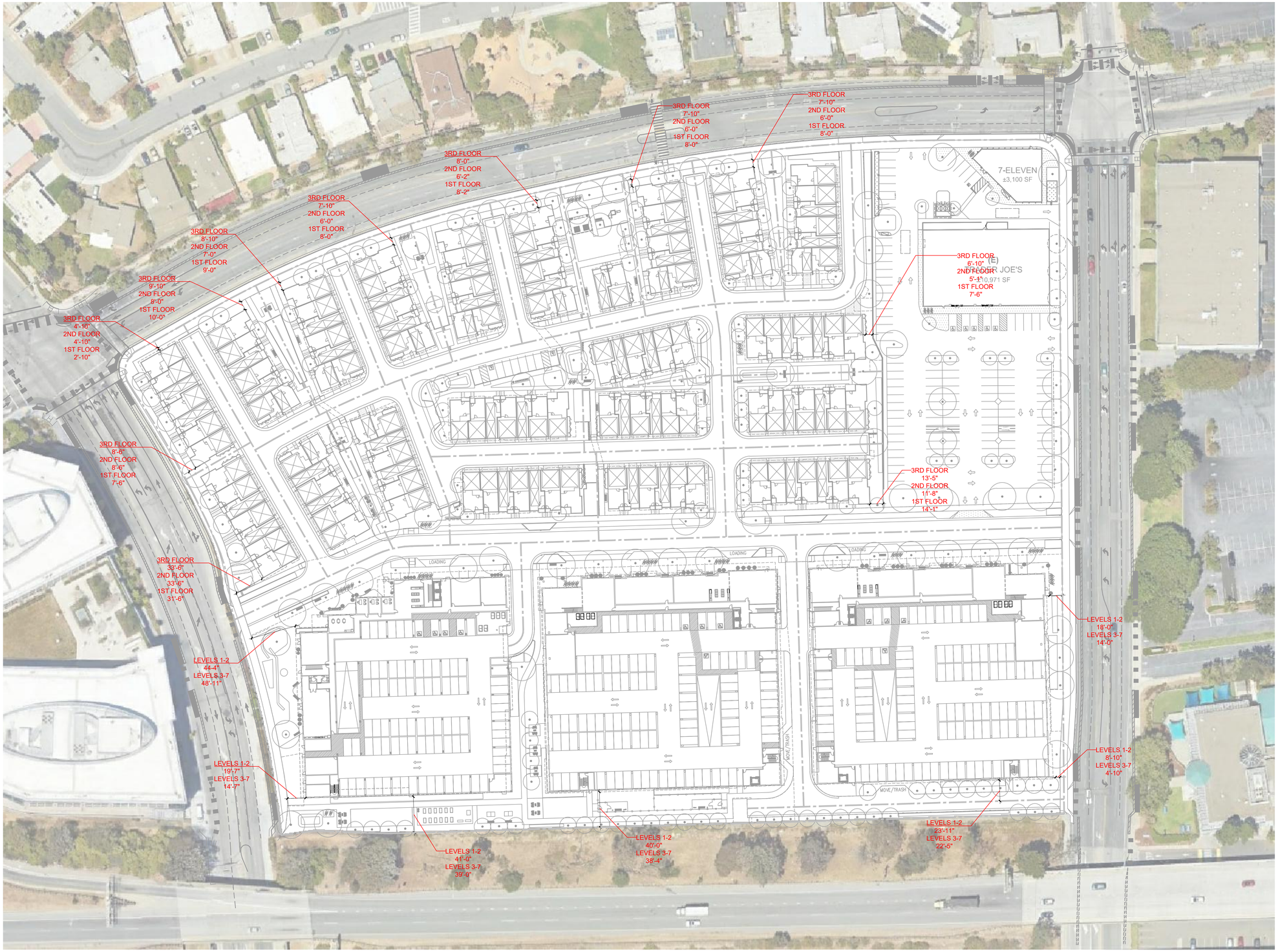
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0 25 50 100

FIRE SEPARATION EXHIBIT

A0.5.1



NOTES

1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATION, ETC.
2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS, AND DETAILED INFORMATION

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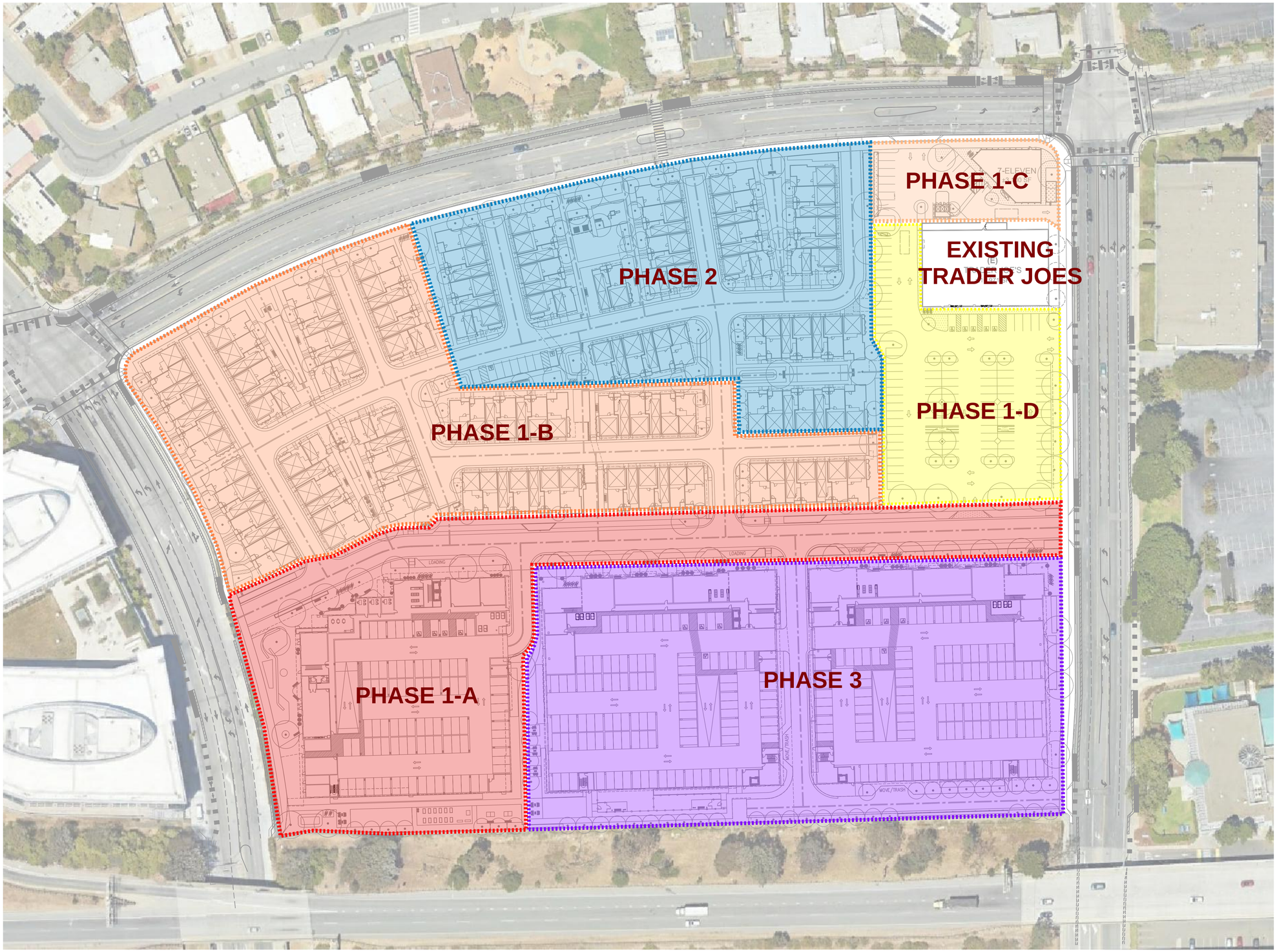
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0 25 50 100

SITE SETBACK DIAGRAM

A0.5.2



SITE PHASING LEGEND	
	PHASE 1-A
	PHASE 1-B
	PHASE 1-C
	PHASE 1-D
	PHASE 2
	PHASE 3

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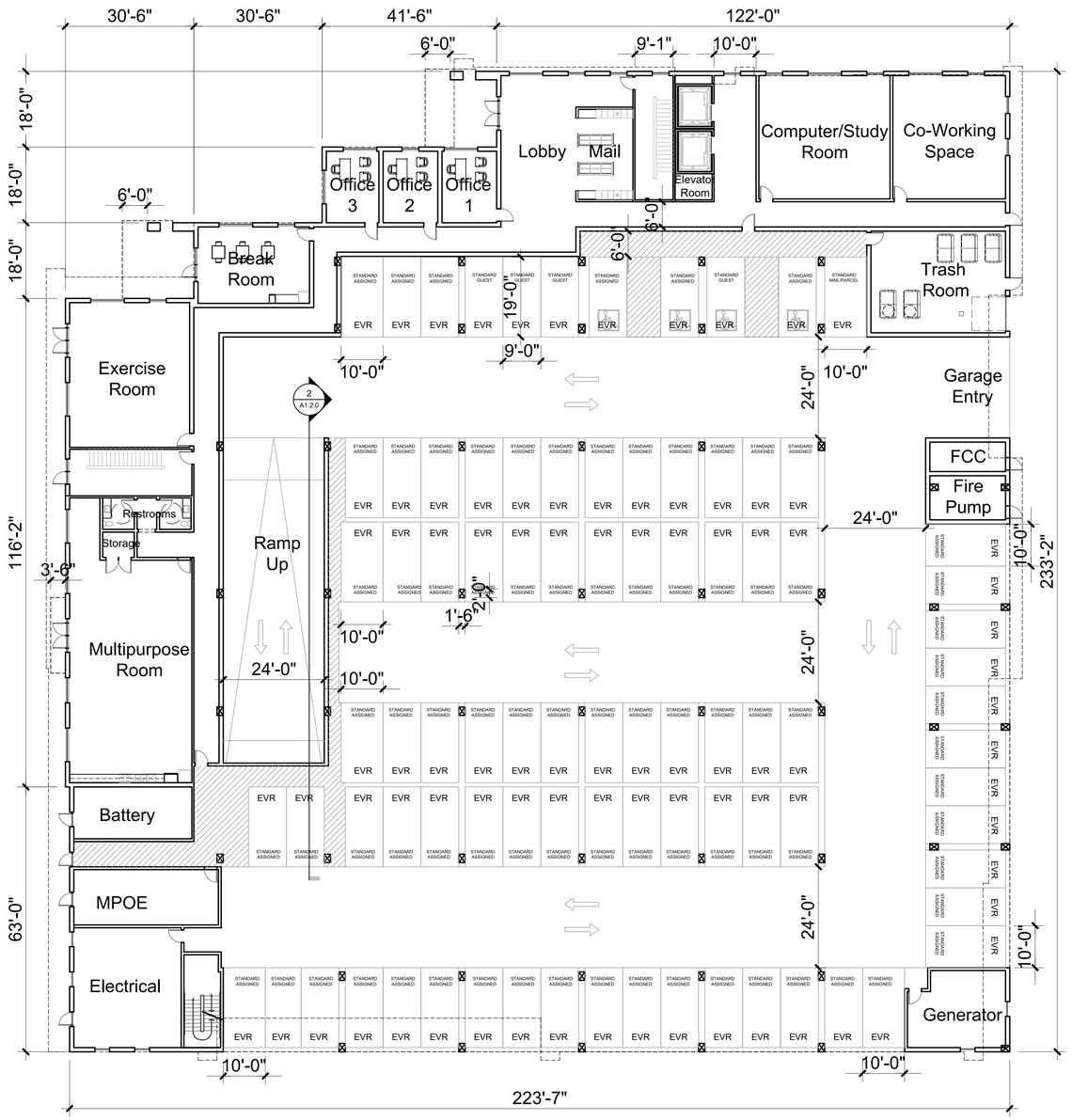
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0 25 50 100

CONCEPTUAL PHASING PLAN

A0.5.3



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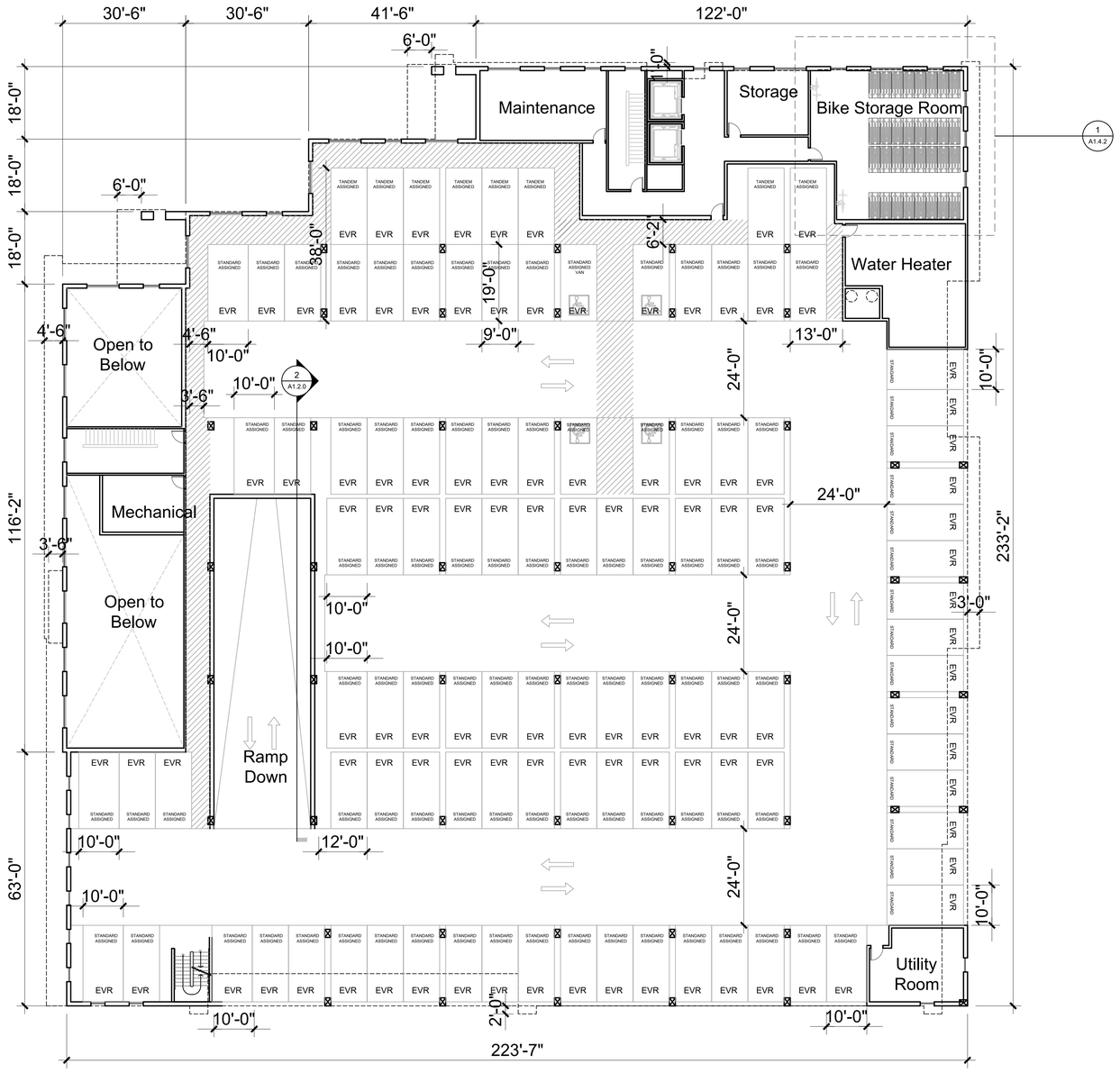
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0 8 16 32

BUILDING A PLAN
LEVEL 1

A1.1.0



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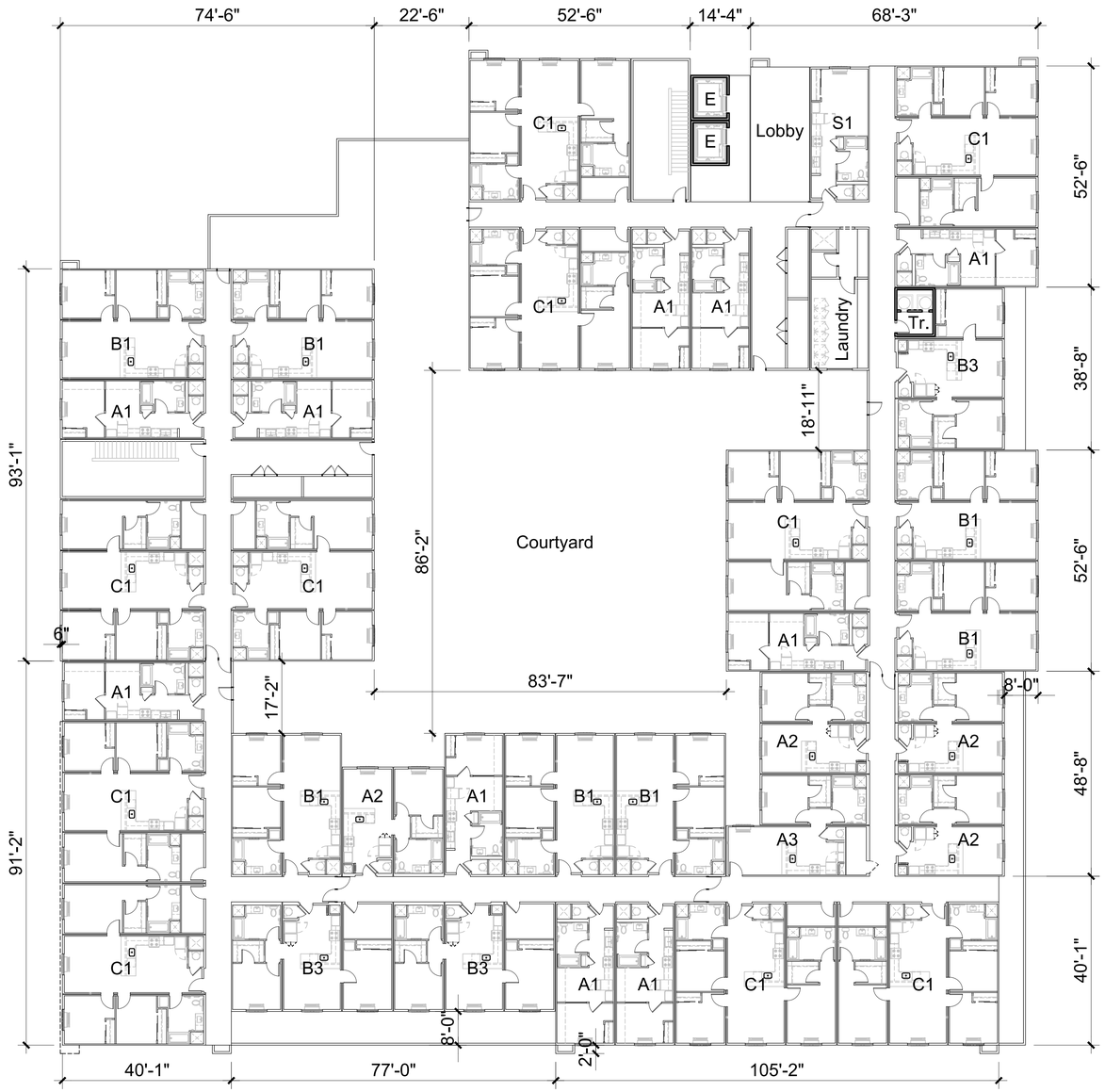
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0 8 16 32

BUILDING A PLAN
LEVEL 2

A1.1.1



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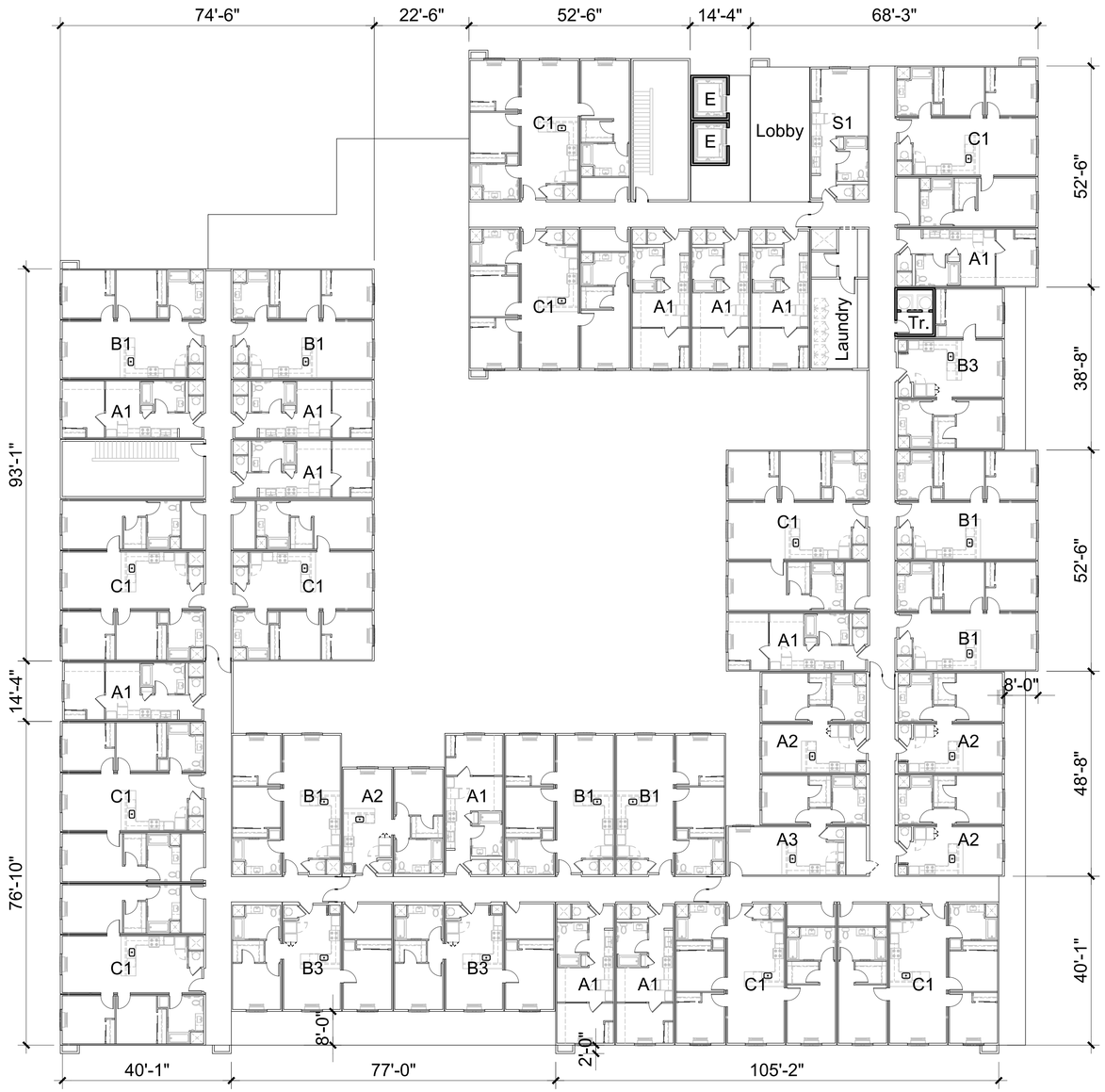
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0 8 16 32

BUILDING A PLAN
LEVEL 3

A1.1.2



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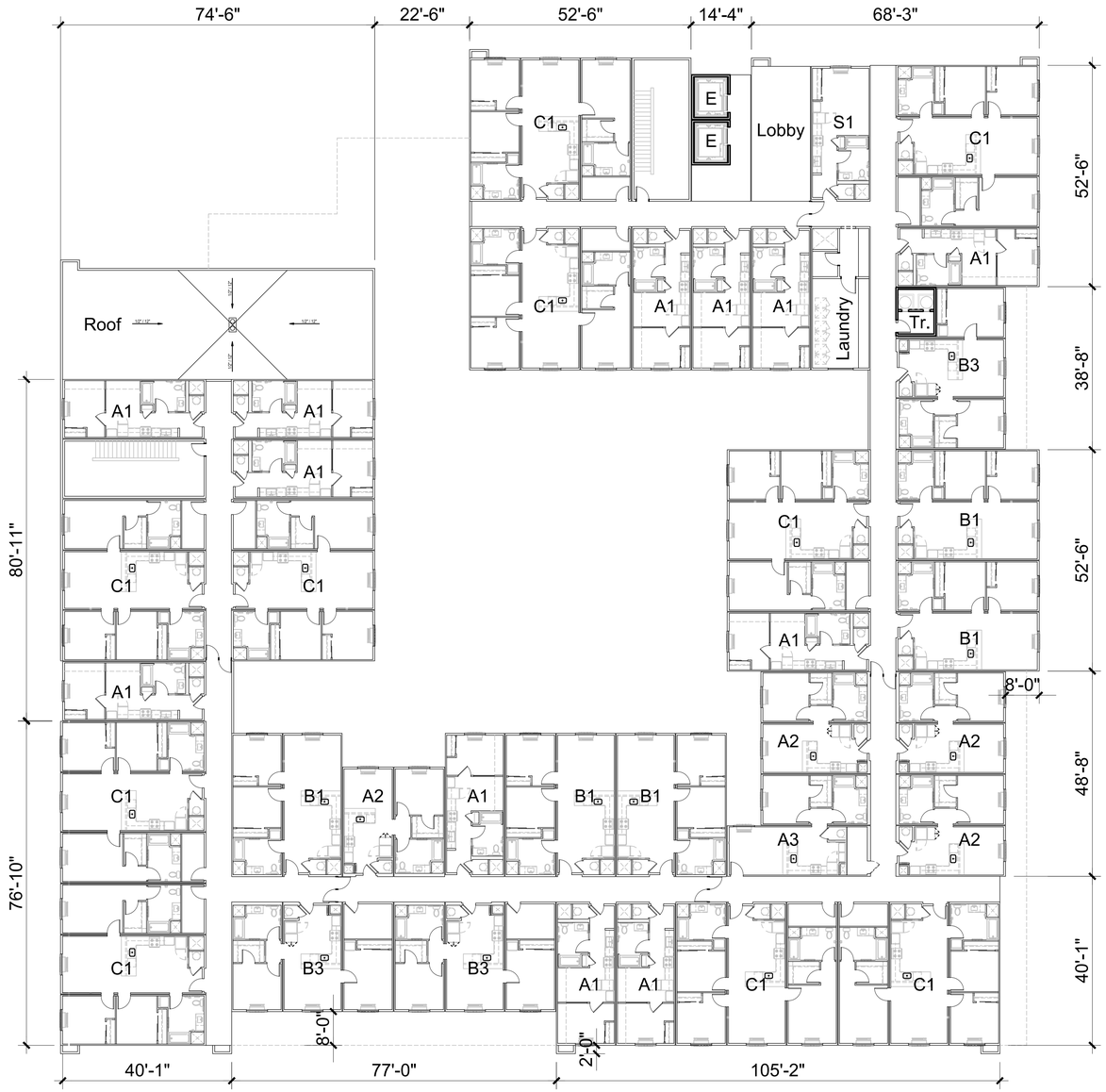
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0 8 16 32

BUILDING A PLAN
LEVEL 4-6

A1.1.3



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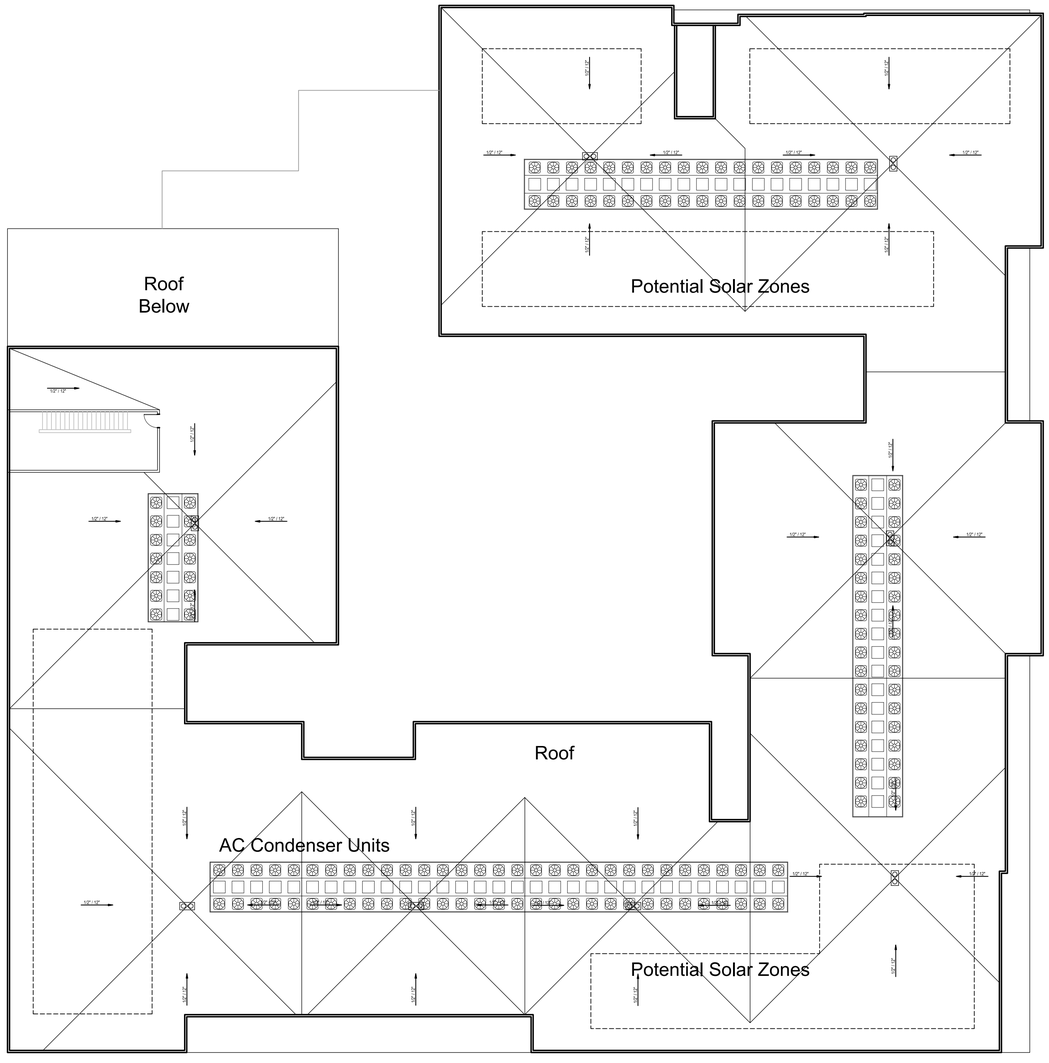
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BUILDING A PLAN
LEVEL 7

A1.1.4



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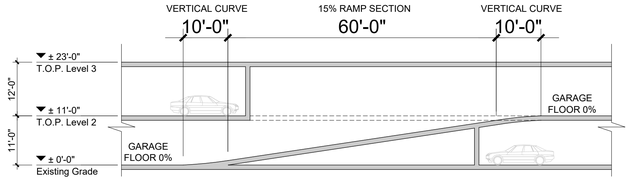
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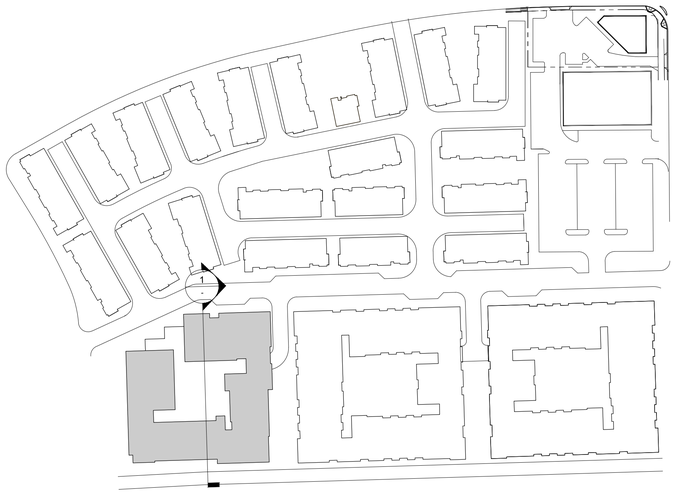
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BUILDING A PLAN
ROOF LEVEL

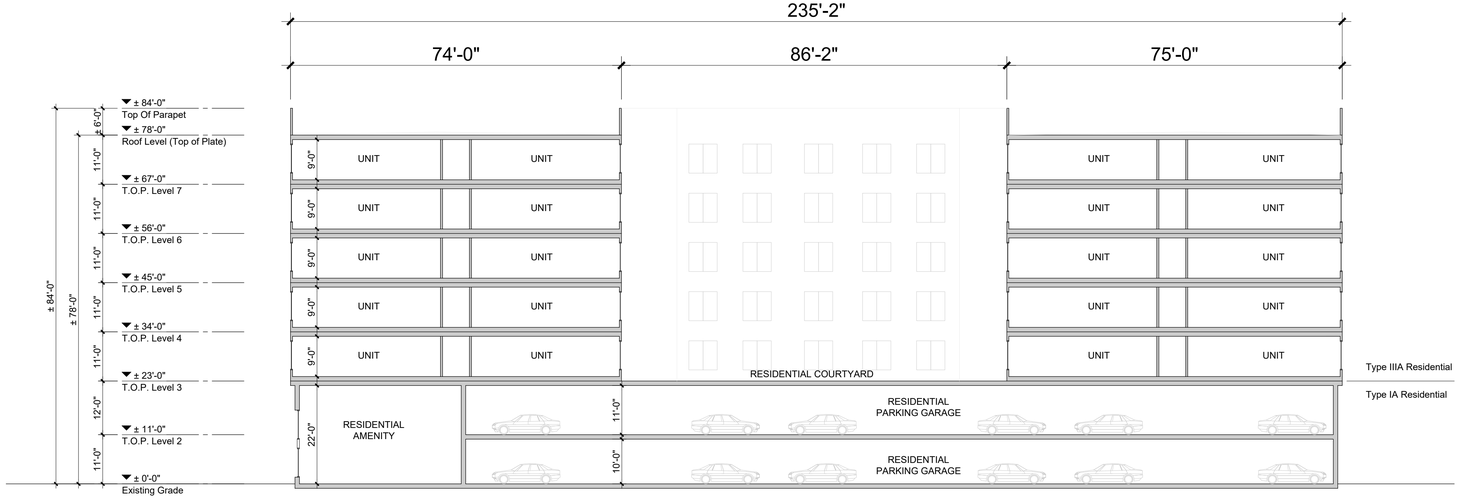
A1.1.5



2. Building A Ramp Condition



Key Plan (NTS)



1. Building A Cross-Section

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BUILDING SECTIONS
BUILDING A

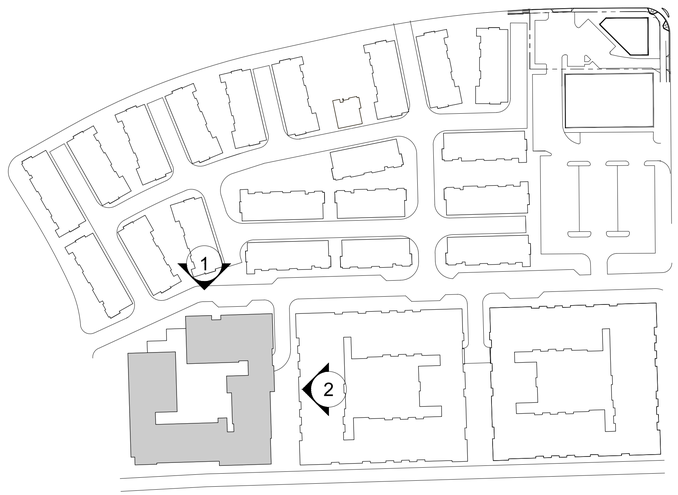
A1.2.0



1. North Elevation



2. East Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Brown
S4	Stucco 4 - Light Brown
S5	Stucco 5 - Gray
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Bronze
M2	Metal Vertical Fin - Tan
B1	Masonry Block - Brown
P1	Fiber Cement - Honey

*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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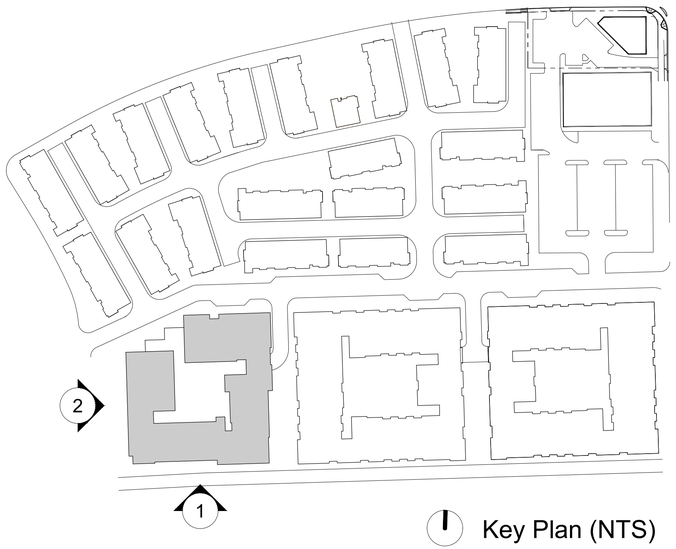
0 8 16 32

BUILDING ELEVATIONS
BUILDING A

A1.3.0



1. South Elevation





2. West Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Brown
S4	Stucco 4 - Light Brown
S5	Stucco 5 - Gray
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Bronze
M2	Metal Vertical Fin - Tan
B1	Masonry Block - Brown
P1	Fiber Cement - Honey

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BUILDING ELEVATIONS
BUILDING A

A1.3.1



1. Building A - North Elevation



2. Building A - West Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

W1

Masonry Block
Brown

P1

Fiber Cement Panel
Honey

S3

Stucco
Dark Brown

S4

Stucco
Light Brown

A1

Metal Awning
Dark Bronze

M2

Metal Vertical Fin
Tan

S5

Stucco
Gray

M1

Metal Railing w/ Perforated Metal Screen
Railing to be 50% open.

Note: If proposed manufacture is discontinued, an equavialet material will be proposed subject to substantial conformance review prior to issuance of the building permit

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COLOR AND MATERIAL BOARD
BUILDING A

A1.4.0



BUILDING TOP - CORNICE

BUILDING TOP - PARAPET VARIATION

BUILDING TOP - METAL AWNING

BUILDING TOP - VERTICAL FIN

TYPICAL VINYL WINDOW

BUILDING MIDDLE - HORIZONTAL BAND

BUILDING MIDDLE - VERTICAL FIN

BUILDING MIDDLE - GROUPED WINDOWS

ALL COLORS AND MATERIALS
TRANSITION COLORS AT INSIDE
CORNERS

BUILDING A - DETAIL 1



STUCCO CONTROL JOINT

BUILDING MIDDLE -HORIZONTAL BAND

BUILDING MIDDLE - UPPER STORIES
OVERHANG

BUILDING BASE - CHANGE OF MATERIALS

BUILDING BASE - METAL AWNING

BUILDING BASE - GARAGE SCREENING

BUILDING BASE - STOREFRONT WINDOWS

BUILDING A - DETAIL 2

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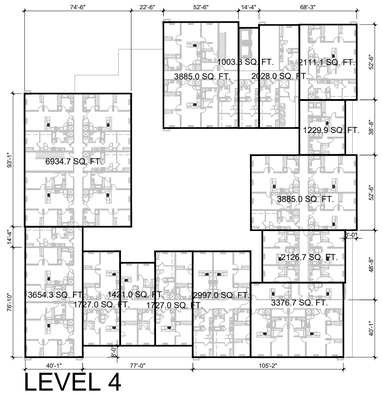
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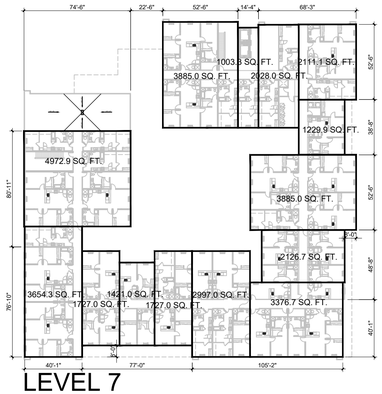
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DETAILS - BUILDING A

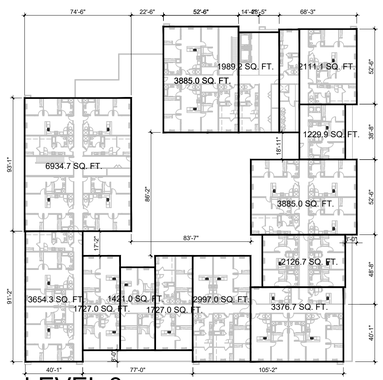
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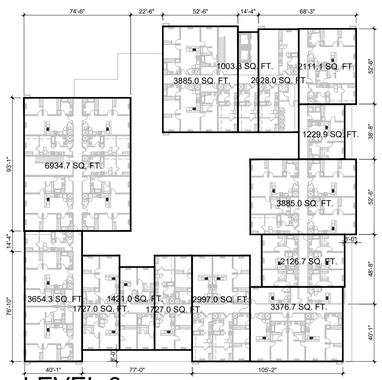
LEVEL 4



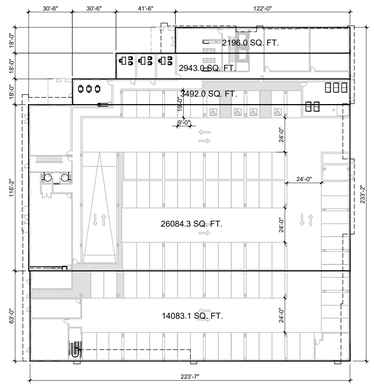
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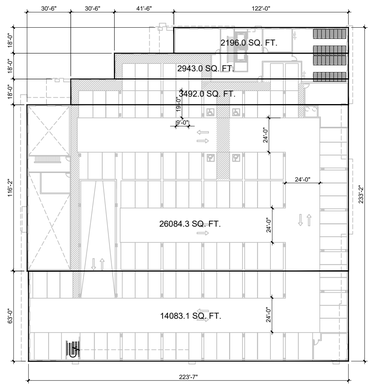
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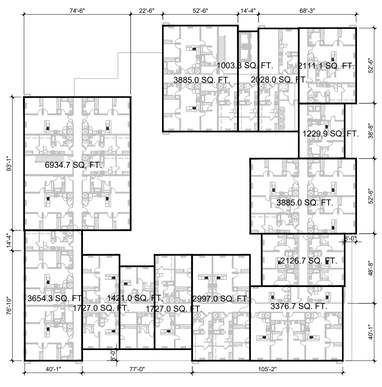
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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AREA CALCULATIONS + BLOCKING
BUILDING A

A1.5.0

Construction Type: Type IIIA

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 ft, 4 Stories
Allowable building heights w/ Sprinkler Increase: Type IIIA R-2 = 85 ft, 5 Stories

Allowable Building Area (CBC Section 506.2.3)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS = Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Area factor (percent) increase due to frontage per Section 506.3
S_a = Number of building stories above grade plane, not to exceed 2

Frontage Increase (CBC Section 506.3):
1. As per 506.3.1 Minimum Percentage of Perimter:
   1.1. 748 ft out of 1,126 ft (total perimeter) fronts a public ROW.
   1.2. 748 ft / 1,126 ft = 66% > 25% (min. required), which is OK.
2. As per 506.3.2 Minimum Frontage Distance:
   2.1. Building face to entire width of Liberty St = 92 ft > 20 ft, which is OK
   2.2. Building face to entire width of Walnut Ave = 99 ft > 20 ft, which is OK
   2.3. Building face to entire width of Street C = 47 ft > 20 ft, which is OK
   2.4. Building face to entire width of Street B = 44 ft > 20 ft, which is OK

As per Table 506.3.3: **Frontage Increase Factor (I_f) = 0**

$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0] \times 2$
$A_a = 48{,}000$ SF
Allowable building area = 48,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (CBC Table 602)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Building 1 Area Calculations

Level	Area
Level 3	6,935 SF
Level 4	6,935 SF
Level 5	6,935SF
Level 6	6,935 SF
Level 7	6,935 SF
Total	32,712 SF

32,712 SF < 48,000 SF

Building 2 Area Calculations

Level	Area
Level 3	5,381 SF
Level 4	5,381 SF
Level 5	5,381 SF
Level 6	5,381SF
Level 7	5,381SF
Total	26,905 SF

26,905 SF < 48,000 SF

Building 3 Area Calculations

Level	Area
Level 3	6,145 SF
Level 4	6,145 SF
Level 5	6,145 SF
Level 6	6,145 SF
Level 7	6,145 SF
Total	30,725 SF

30,725 SF < 48,000 SF

Building 4 Area Calculations

Level	Area
Level 3	5,502 SF
Level 4	5,502 SF
Level 5	5,502 SF
Level 6	5,502 SF
Level 7	5,502 SF
Total	27,510 SF

27,510 SF < 48,000 SF

Building 5 Area Calculations

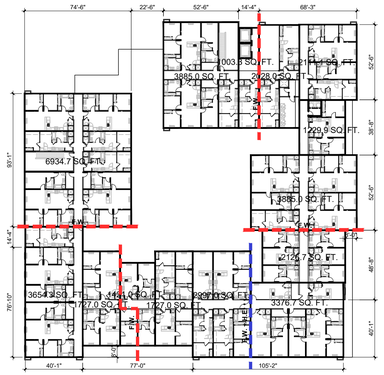
Level	Area
Level 3	9,253 SF
Level 4	9,253 SF
Level 5	9,253 SF
Level 6	9,253 SF
Level 7	9,253 SF
Total	46,265 SF

46,265 **SF < 48,000 SF**

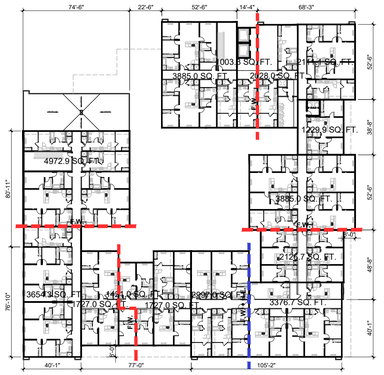
Building 6 Area Calculations

Level	Area
Level 3	4,888 SF
Level 4	4,888 SF
Level 5	4,888 SF
Level 6	4,888 SF
Level 7	4,888 SF
Total	24,440 SF

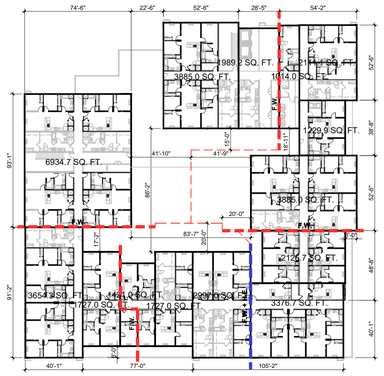
24,440 SF < 48,000 SF



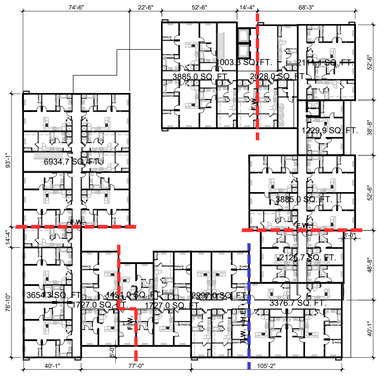
LEVEL 4



LEVEL 7



LEVEL 3



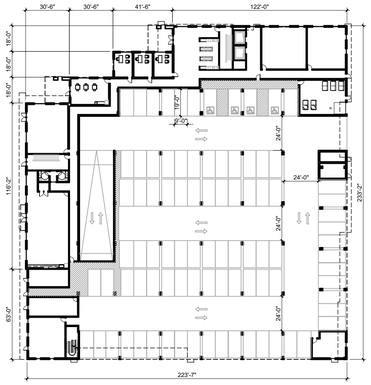
LEVEL 6

LEGEND

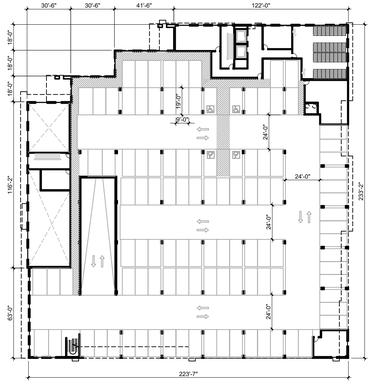
FIRE WALL (F.W.)

FIRE WALL & HORIZONTAL EXIT (F.W+H.E.)

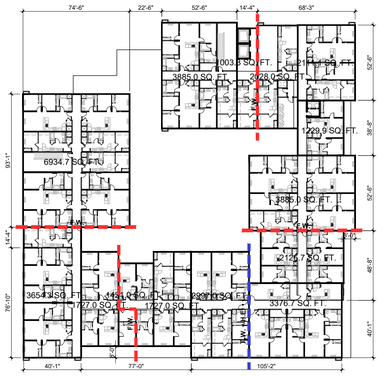
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE, SPRINKLERED BUILDING (CBC 705.8)				
FIRE SEPARATION DISTANCE	**5' TO LESS THAN 10'**	**10' TO LESS THAN 15'**	**15' TO LESS THAN 20'**	**20' TO LESS THAN 25'**
ALLOWABLE AREA OF UNPROTECTED OPENINGS PER CBC 705.8.1 AND TABLE 705.8 AUTOMATIC SPRINKLER SYSTEM	25%	45%	75%	NO LIMIT (SOUTHERN EDGE)
NOTES: EXTERIOR WALLS WITH A FIRE SEPERATION DISTANCE GREATER THAN 20' HAVE NO LIMIT TO AREA OF UNPROTECTED OPENINGS PER CBC TABLE 705.8 (SOUTHERN EDGE)				
PROJECT TO COMPLY WITH REQUIRED OPENINGS AND FIRE SEPERATION DISTANCE PER CBC 705.8				



LEVEL 1



LEVEL 2



LEVEL 5

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ALLOWABLE AREA CALCULATIONS
BUILDING A

A1.5.2

LEGEND

- Exit Path
  (Access to a Public Way per CBC Sec. 1028.5)
- Stair Exit Path
  (Access to a Public Way per CBC Sec. 1028.5)
- CPT = X' — Common Path of Travel Distance
  (CBC Sec. 1006.2.1) from most remote point to where occupants have separate access to two exits
  CPT < 125' R2
  CPT < 100' S2
- Exit access Travel Distance
- RP#00 = X' — Distance from most Remote Point
- Public Way as defined by CBC Sec. 202.
- 2-Hr Stair Enclosure

	Name		
Floor Area (SF)	1,000 SF	300	Occupant Load Factor (SF/Occupant)
# of Occupants	5 occ.	R-2	Occupancy Group

Occupant Space

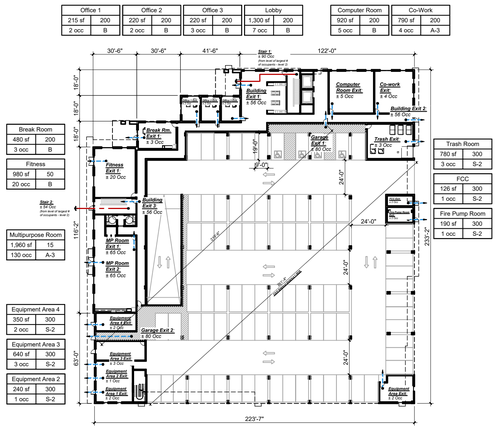
- Wet standpipes at intermediate stair landings
- Fire Riser

NOTES:

1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1)
3. Width of stair shall not be less than 44 inches per CBC1009.

3.1. Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".

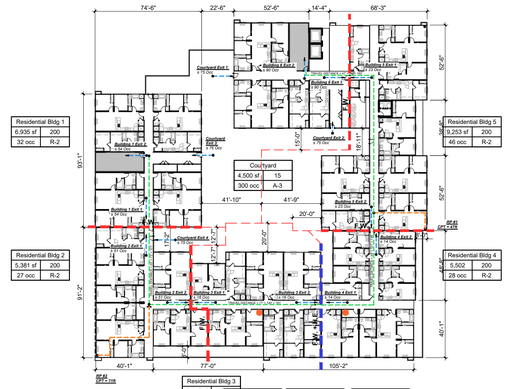
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component. Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1
10. Two means of egress to be seperated by not less than 1/3rd of the overall diagonal distance of the space per CBC 1007.
11. Wet standpipes to be installed at intermediate landings



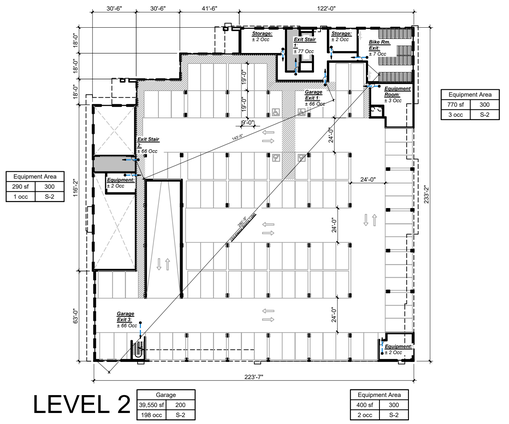
LEVEL 1



LEVEL 4



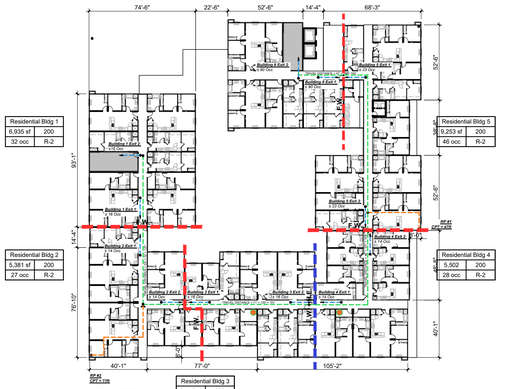
LEVEL 3



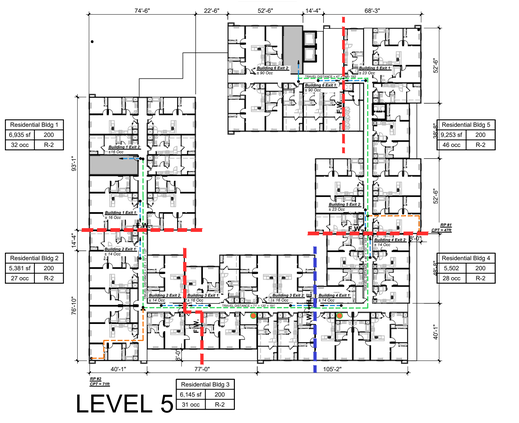
LEVEL 2



LEVEL 7



LEVEL 6



LEVEL 5

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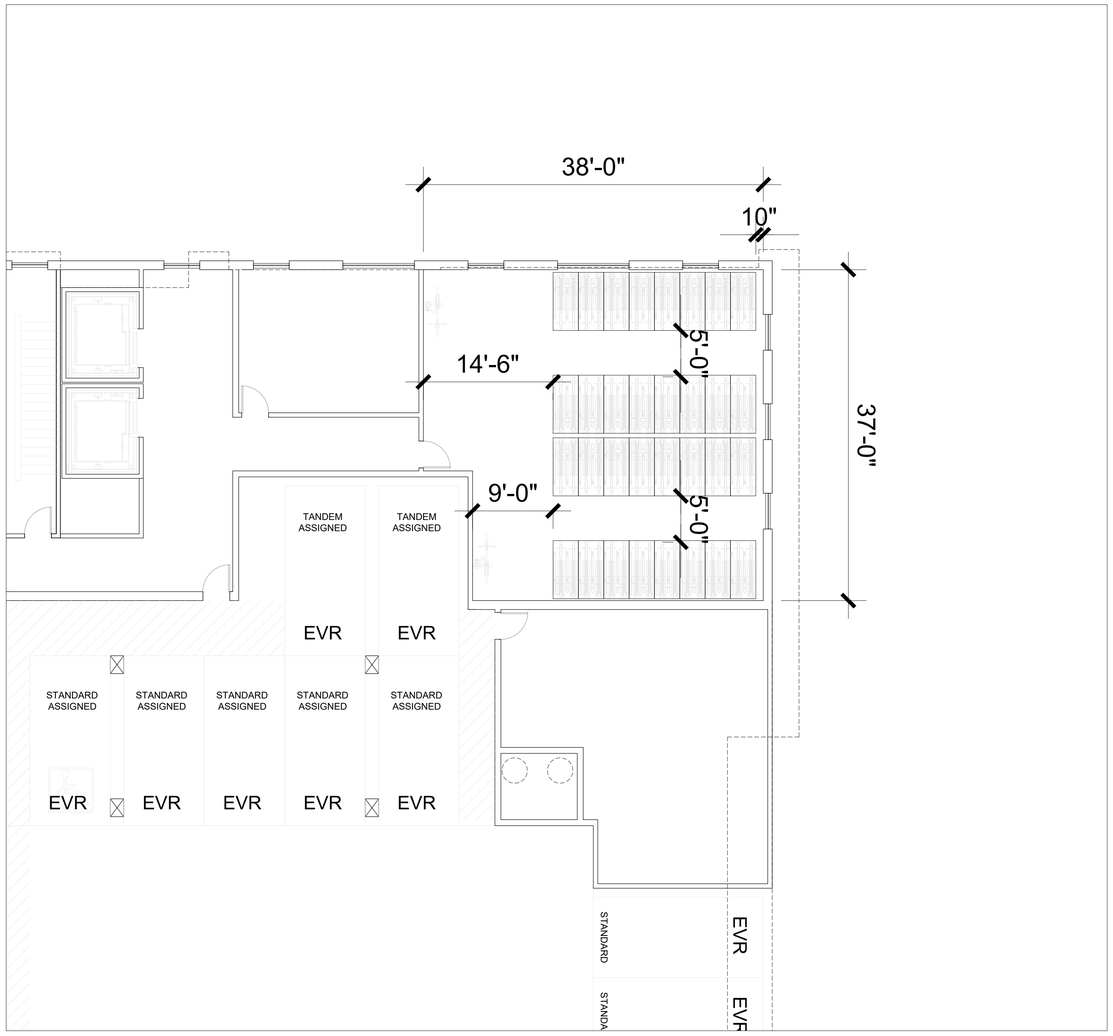
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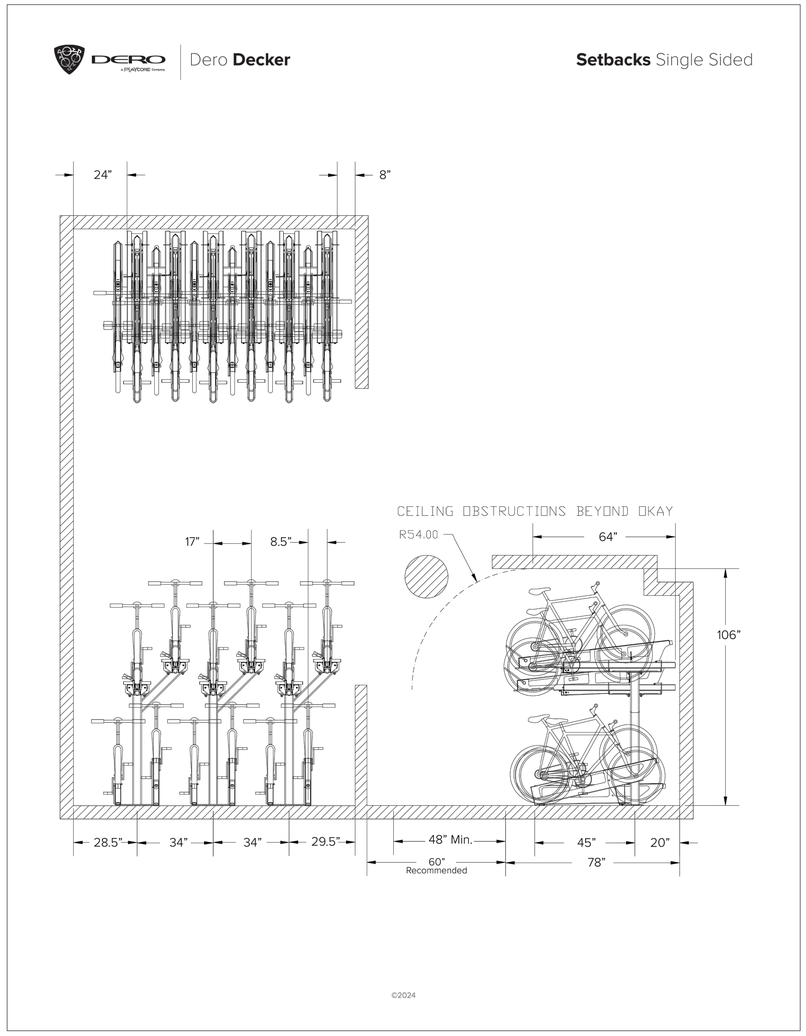
EXITING EXHIBIT
BUILDING A

A1.5.1



BUILDING A: Long Term Bicycle Room

0 4 8 16



Note: Details are provided by - Dero a Playcore Company. Their product (or similar) is being suggested in the bicycle rooms to accommodate all of the long term bicycle parking.
(Drawing not to scale)

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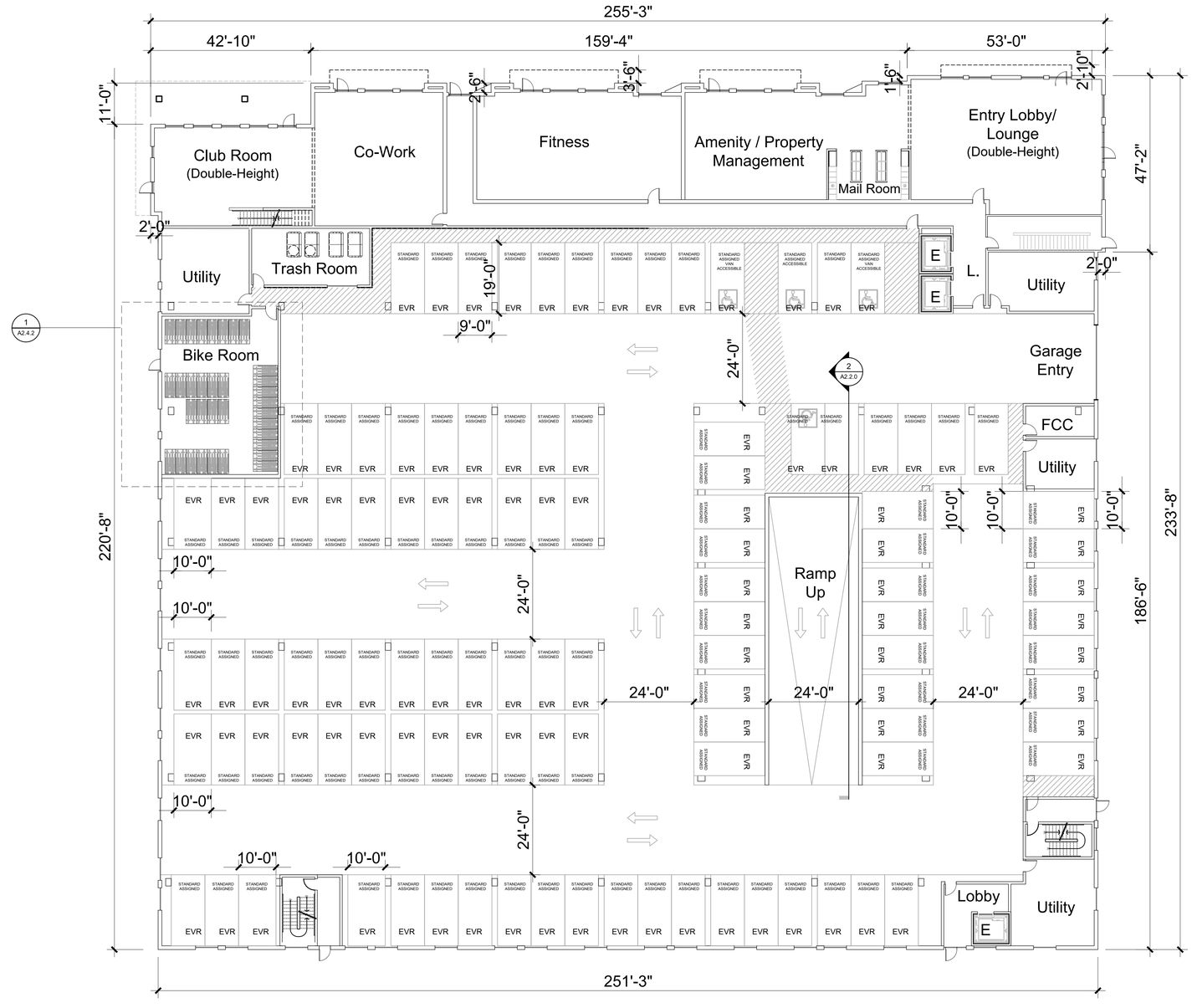
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BIKE ROOM DIMENSIONS
LONG TERM BIKE PARKING - BUILDING A

A1.4.2



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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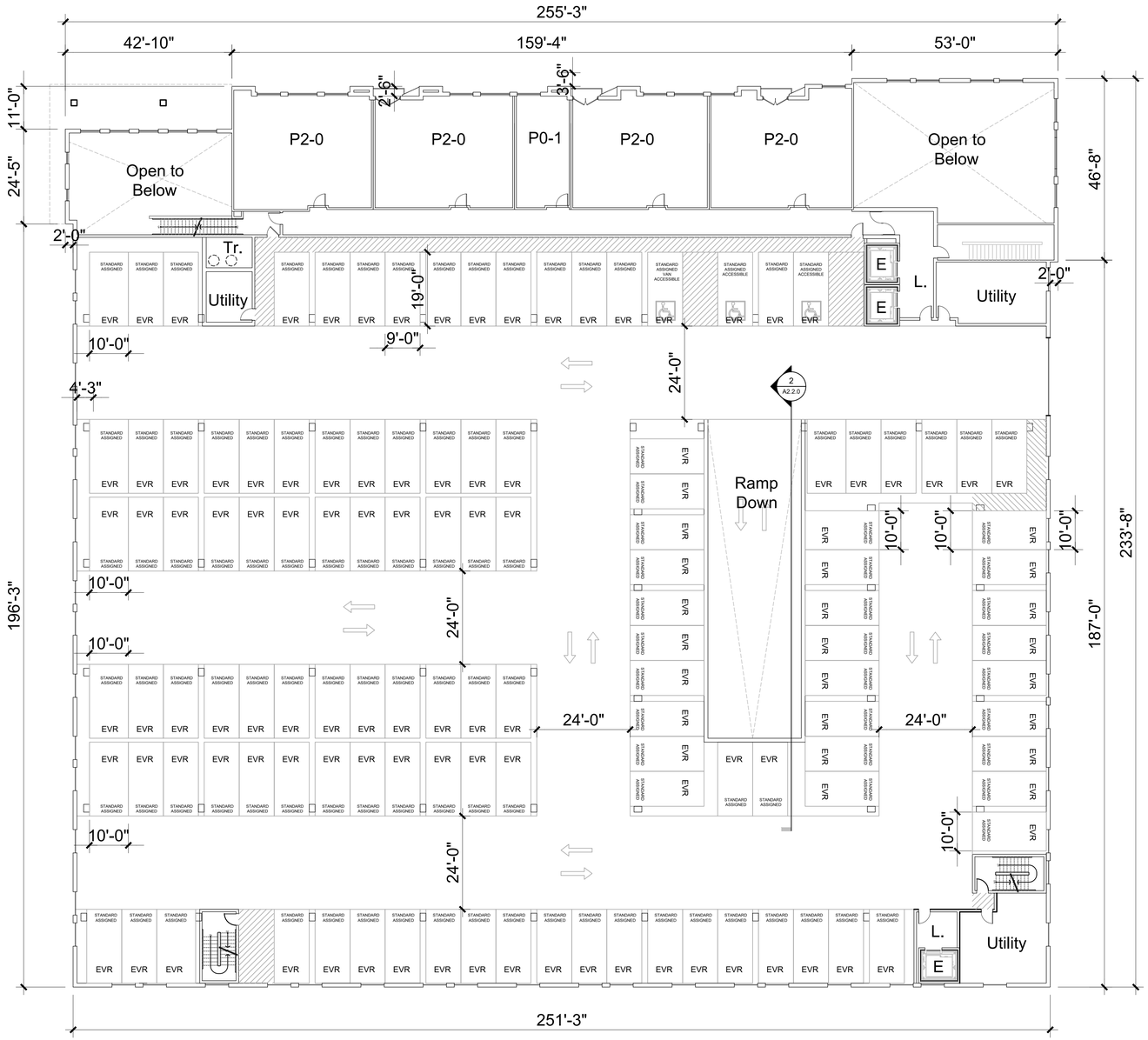
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0 8 16 32

BUILDING B PLAN
LEVEL 1

A2.1.0



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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BUILDING B PLAN
LEVEL 2

A2.1.1



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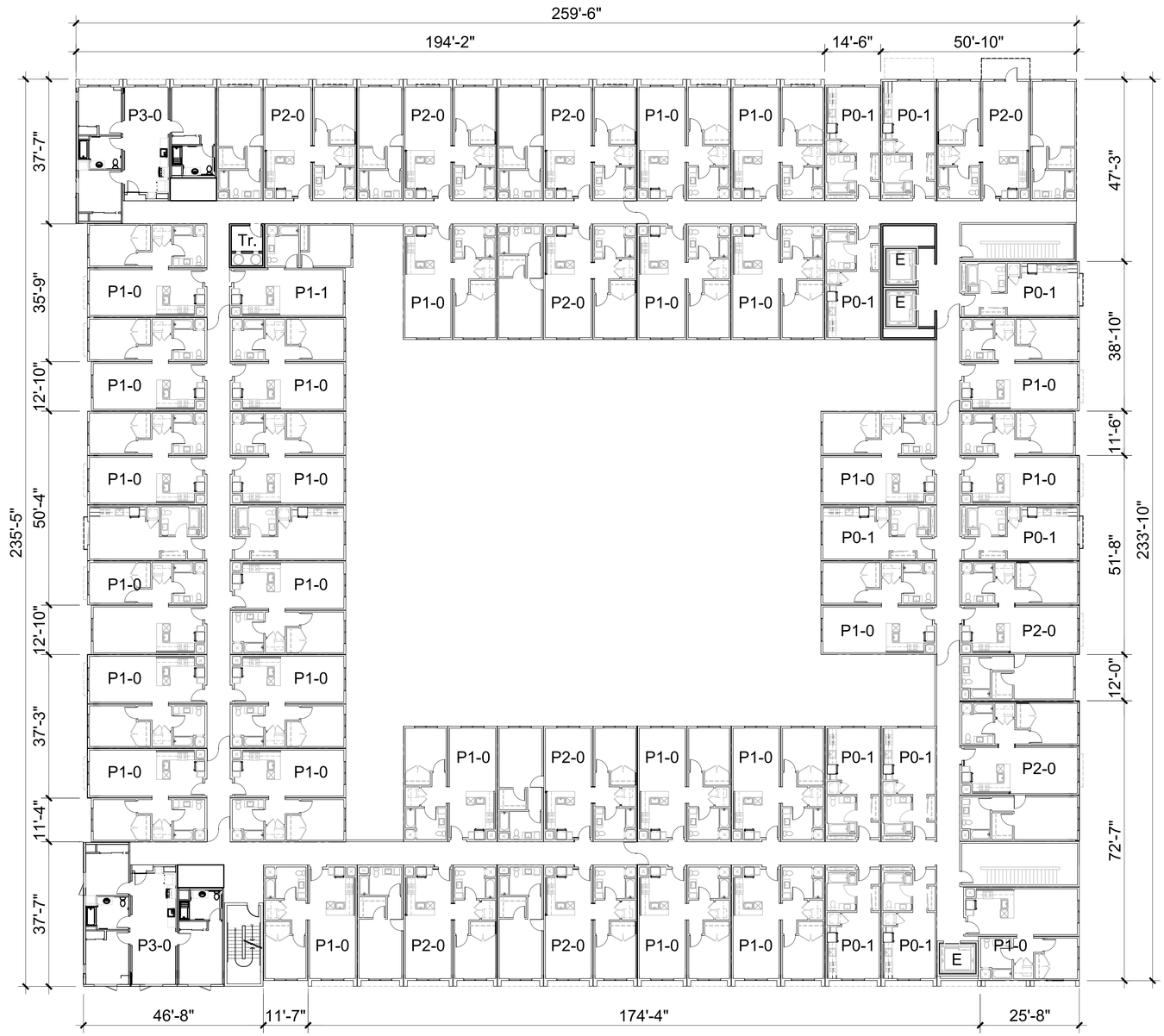
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BUILDING B PLAN
LEVEL 3

A2.1.2



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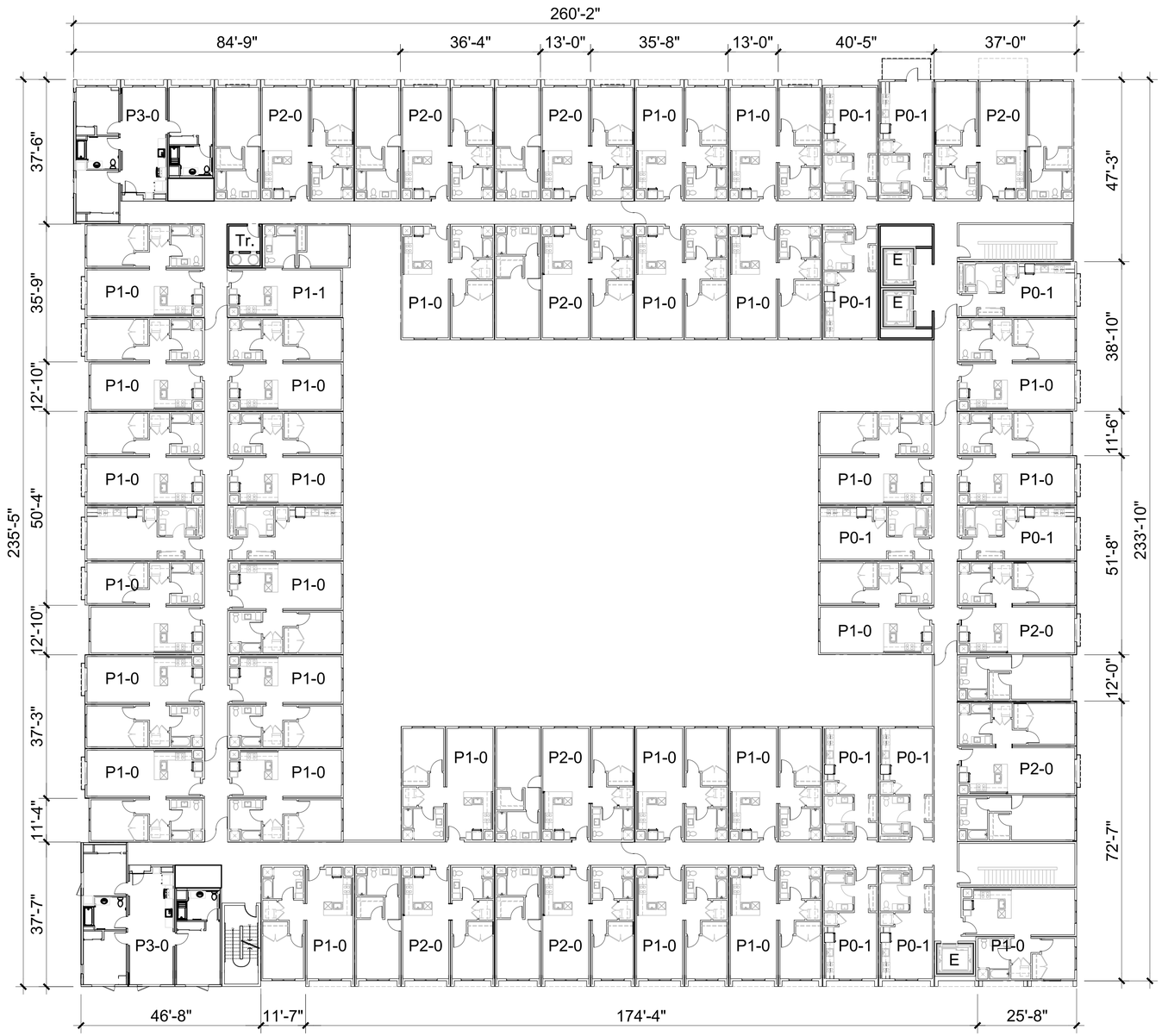
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BUILDING B PLAN
LEVEL 4

A2.1.3



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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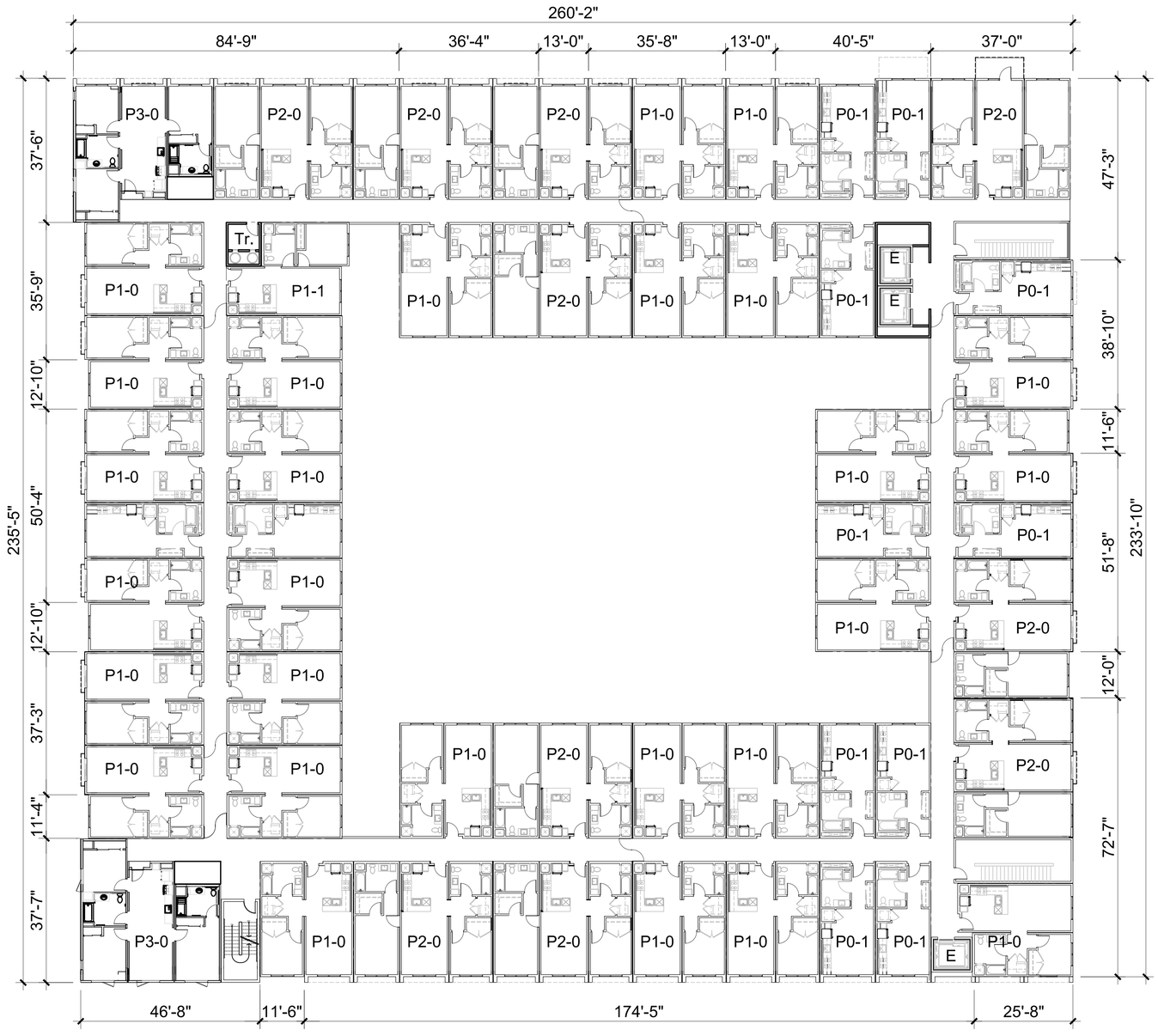
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BUILDING B PLAN
LEVEL 5

A2.1.4



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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BUILDING B PLAN
LEVEL 6

A2.1.5



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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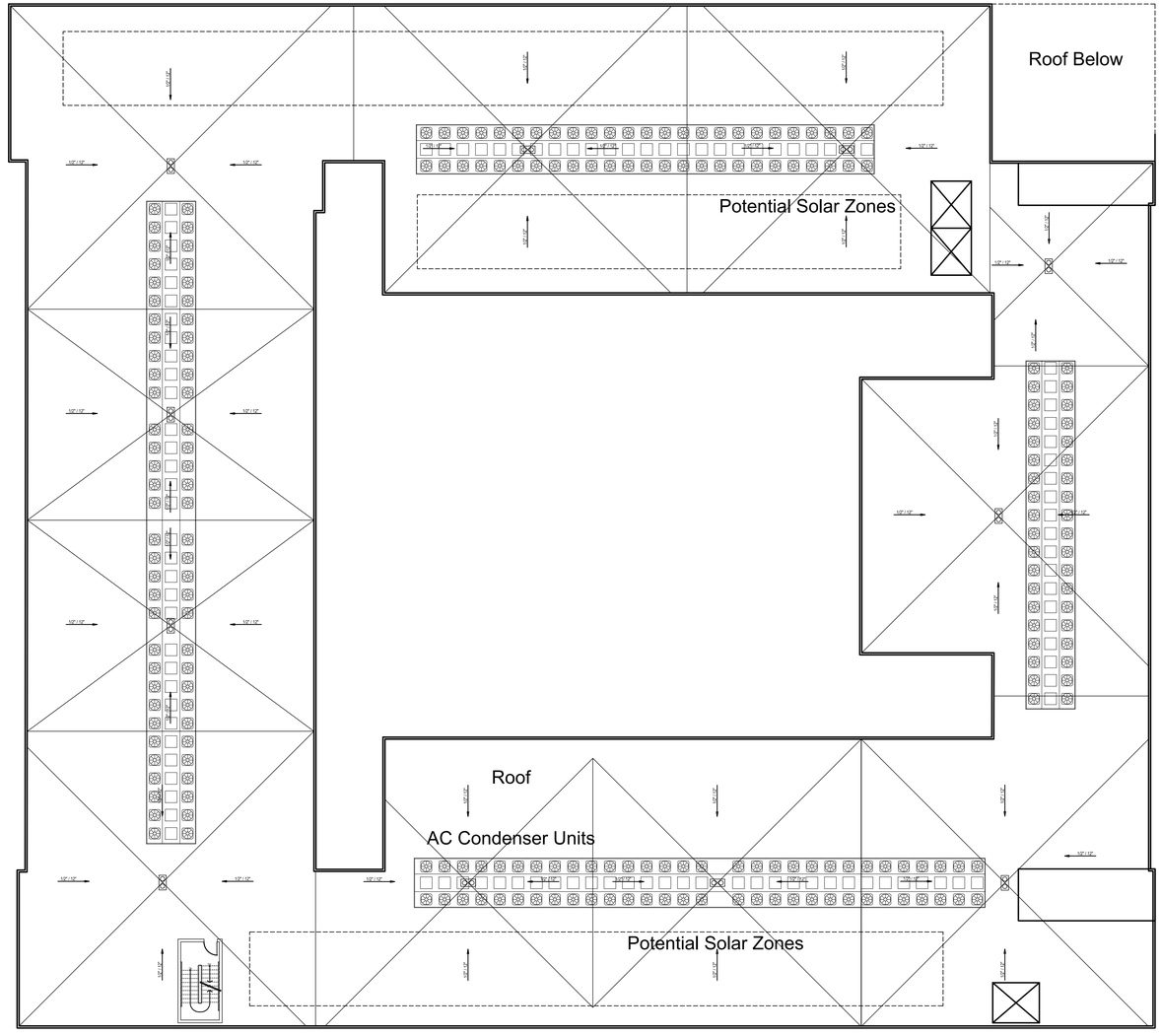
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BUILDING B PLAN
LEVEL 7

A2.1.6



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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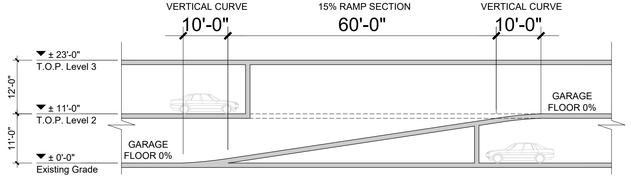
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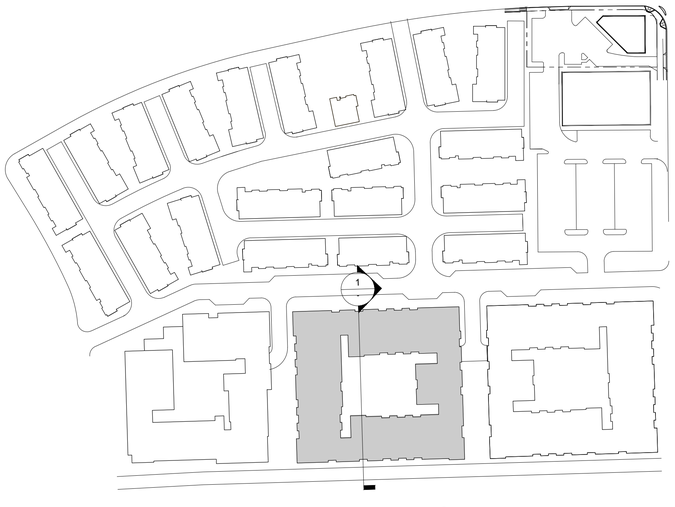
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BUILDING B PLAN
ROOF LEVEL

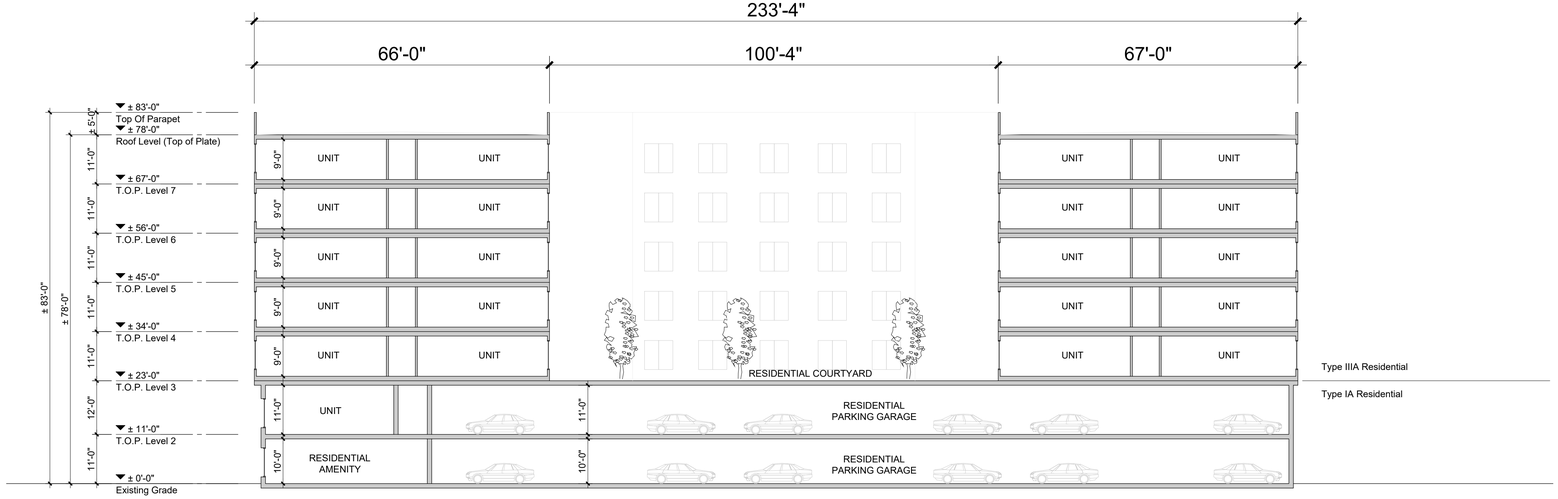
A2.1.7



2. Building B Ramp Condition



Key Plan (NTS)



1. Building B Cross-Section

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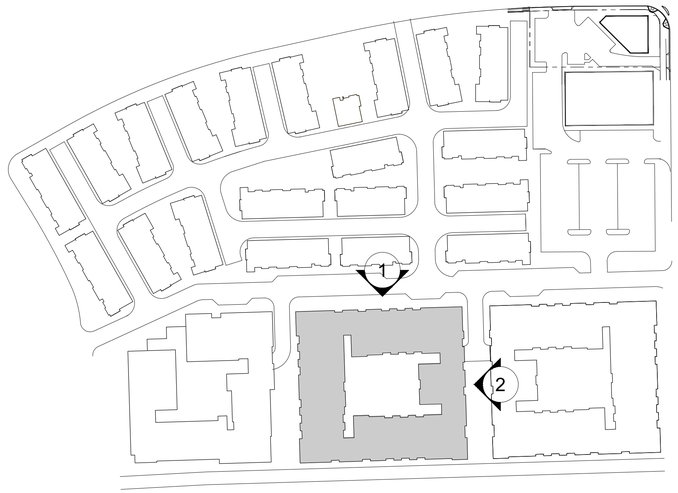
0 8 16 32

BUILDING SECTIONS
BUILDING B

A2.2.0



1. North Elevation



Key Plan (NTS)



2. East Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
C1	Board Form Concrete- Warm Gray
C2	Concrete- Dark Gray

*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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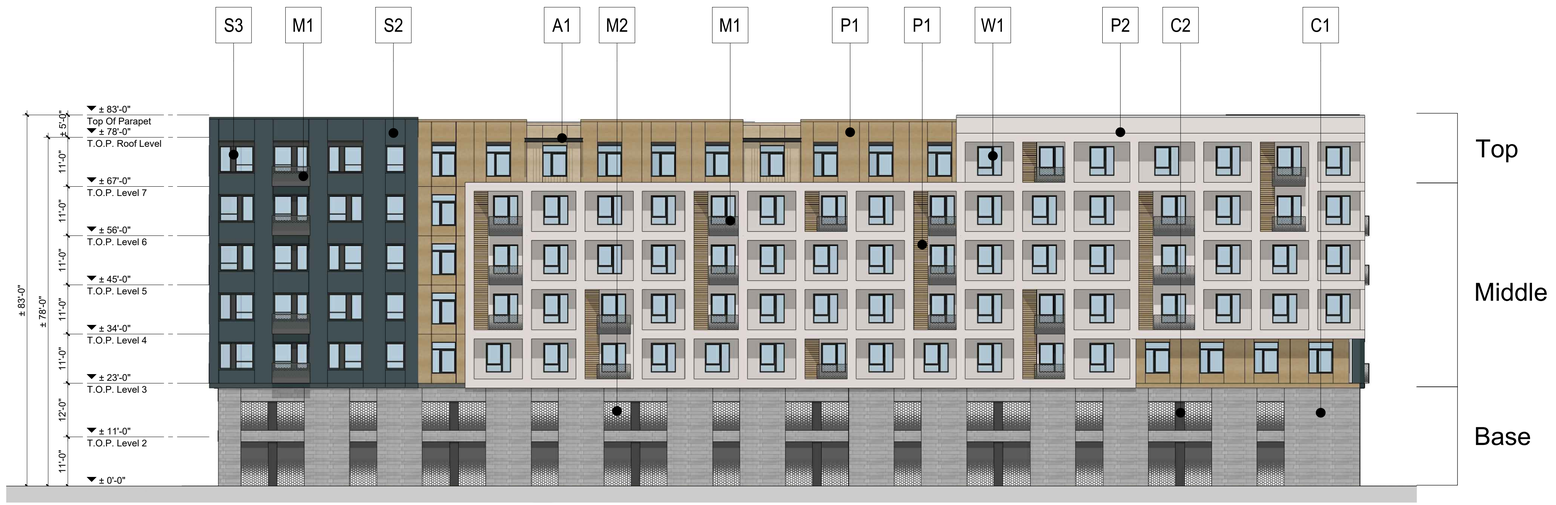
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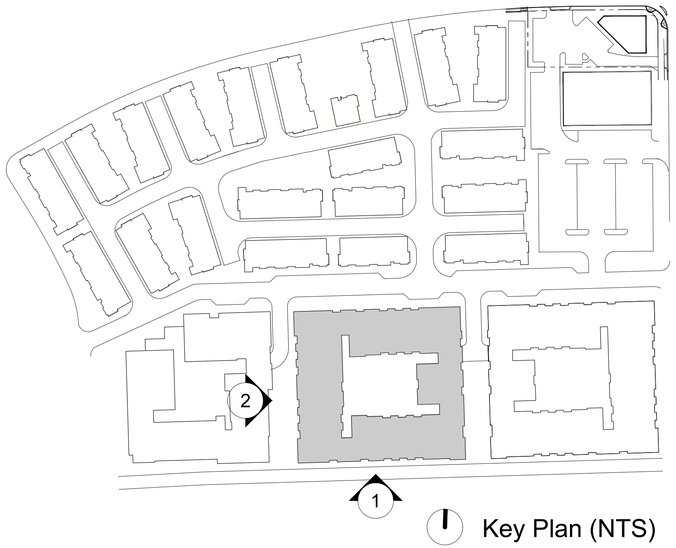
0 8 16 32

BUILDING ELEVATIONS
BUILDING B

A2.3.0



1. South Elevation





2. West Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
C1	Board Form Concrete- Warm Gray
C2	Concrete- Dark Gray

*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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BUILDING ELEVATIONS
BUILDING B & C

A2.3.1



1. Building B - North Elevation



2. Building B - East Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

S3

Stucco
Dark Gray

P1

Wood Cladding
Beige

P2

Fiber Cement Panel
Off-White

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

A1

Metal Awning
Dark Bronze

M2

Metal Screen
Dark Gray

C1

Board Form Concrete
Warm Gray

C2

Concrete
Dark Gray

M1



Metal Railing Example
Railing to be 50% open

Note: If proposed manufacture is discontinued, an equavialet material will be proposed subject to substantial conformance review prior to issuance of the building permit

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COLOR AND MATERIAL BOARD
BUILDING B

A2.4.0



BUILDING B - DETAIL 1



BUILDING B - DETAIL 2

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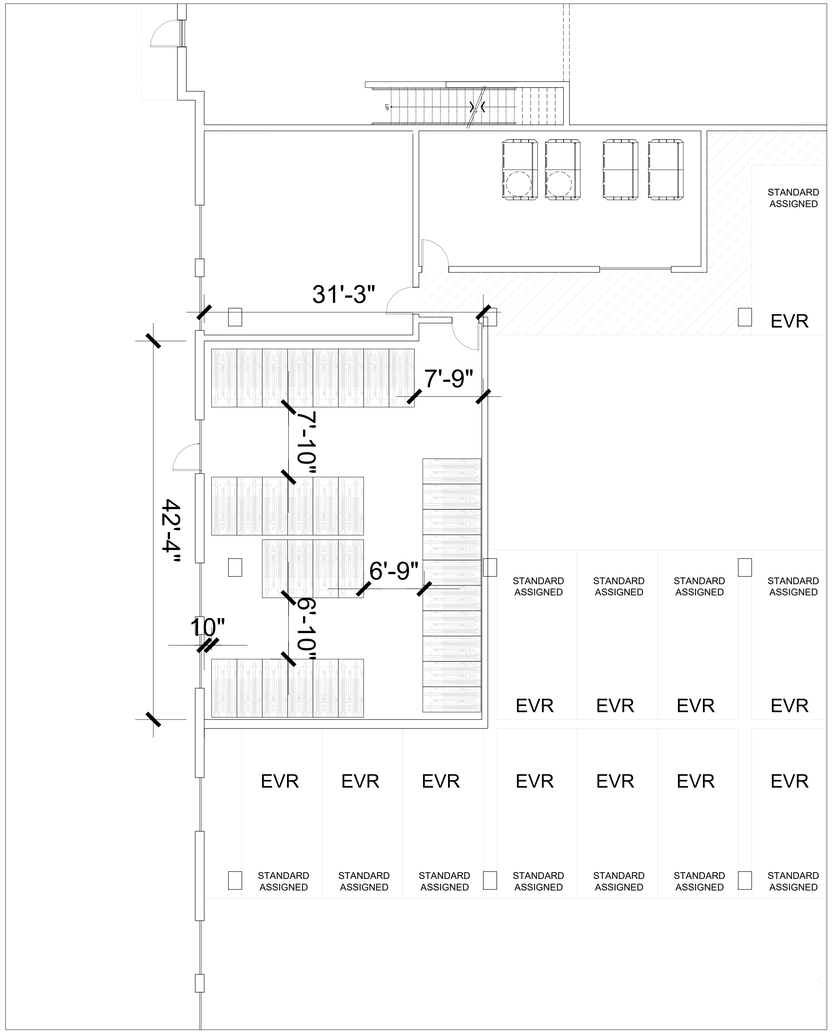
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DETAILS - BUILDING B

A2.4.1

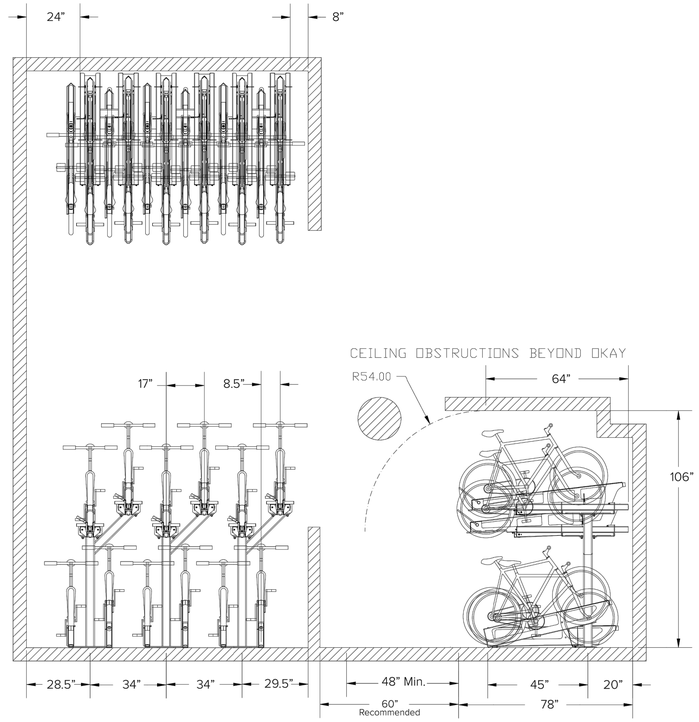


BUILDING B: Long Term Bicycle Room

0 4 8 16

Dero **Decker**

Setbacks Single Sided



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Note: Details are provided by - Dero a Playcore Company. Their product (or similar) is being suggested in the bicycle rooms to accommodate all of the long term bicycle parking.
(Drawing not to scale)

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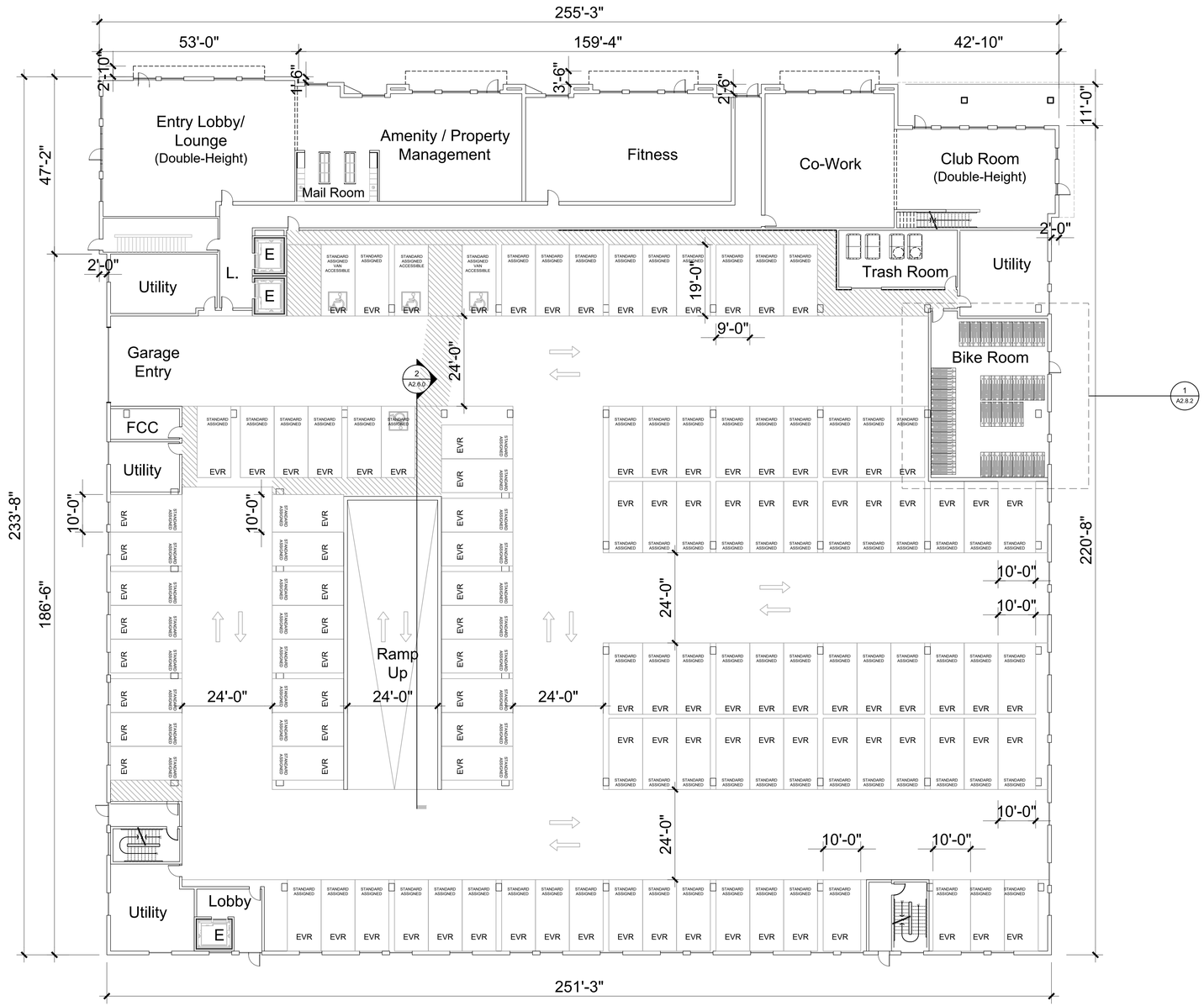
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BIKE ROOM DIMENSIONS
LONG TERM BIKE PARKING - BUILDING B

A2.4.2



*Buildings A, B, and C to comply with the required interior noise level at the residences per acoustical report prior to building permit.

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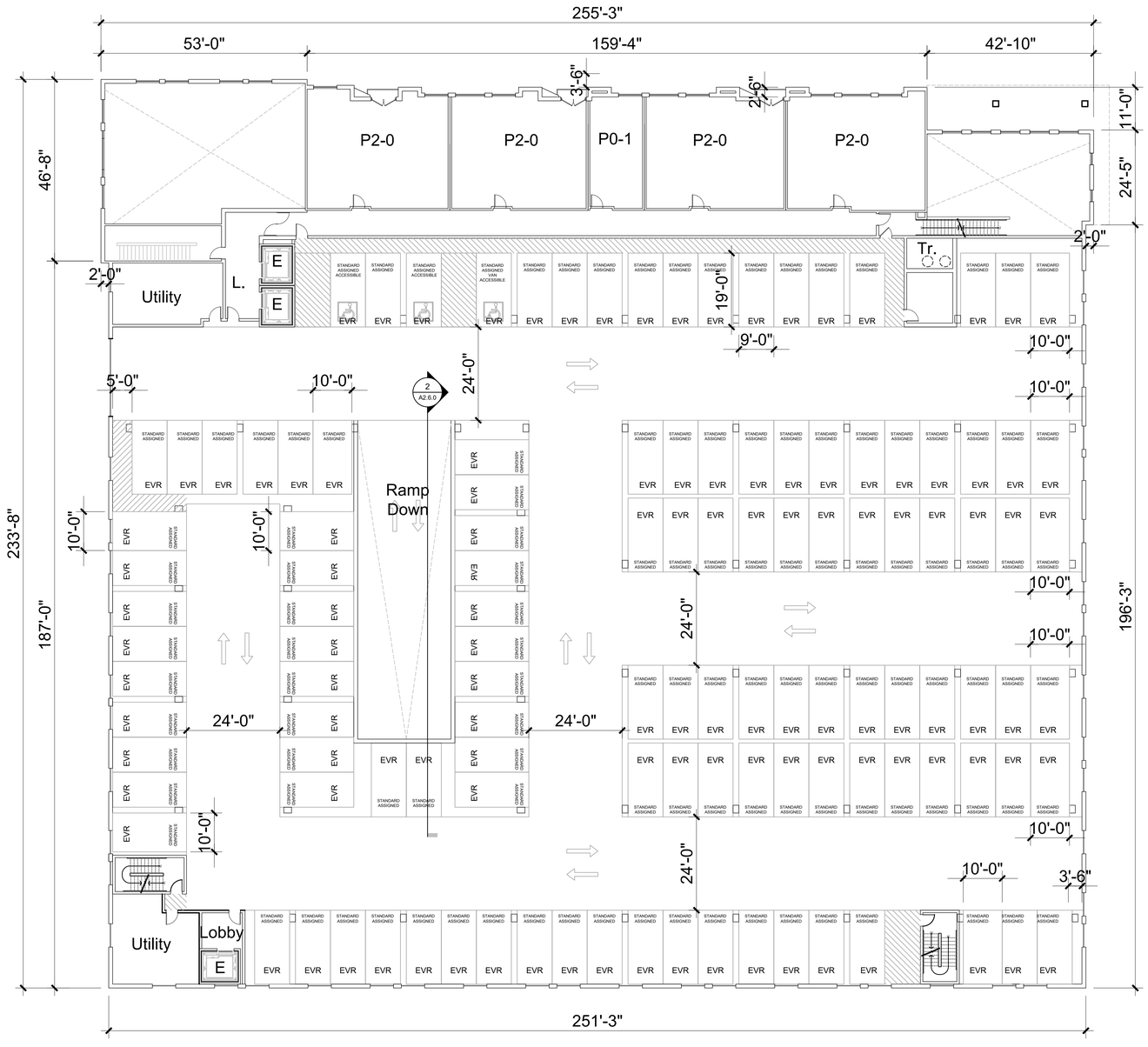
PASSAGE
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0 8 16 32

BUILDING C PLAN
LEVEL 1

A2.5.0



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BUILDING C PLAN
LEVEL 2

A2.5.1



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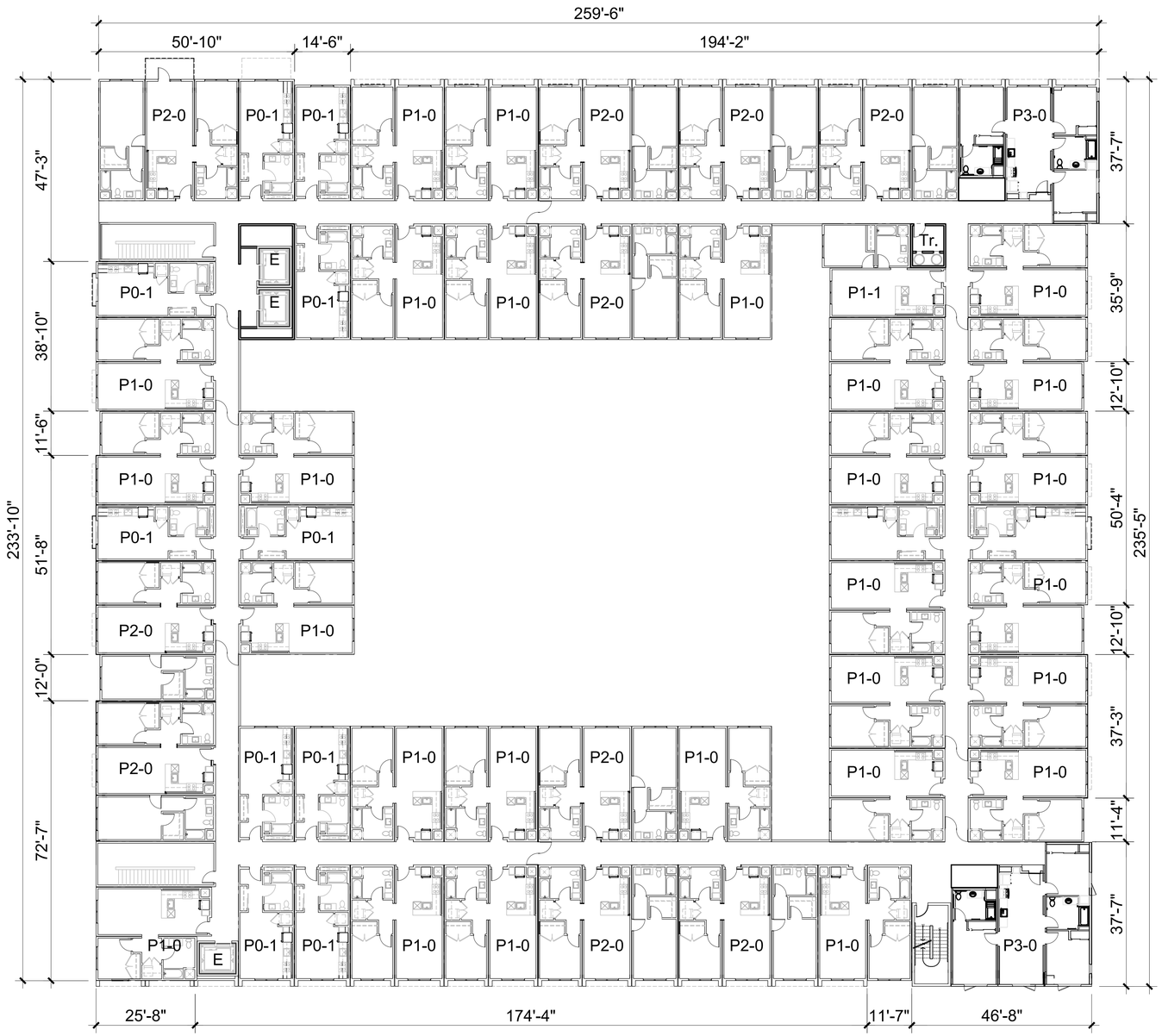
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BUILDING C PLAN
LEVEL 3

A2.5.2



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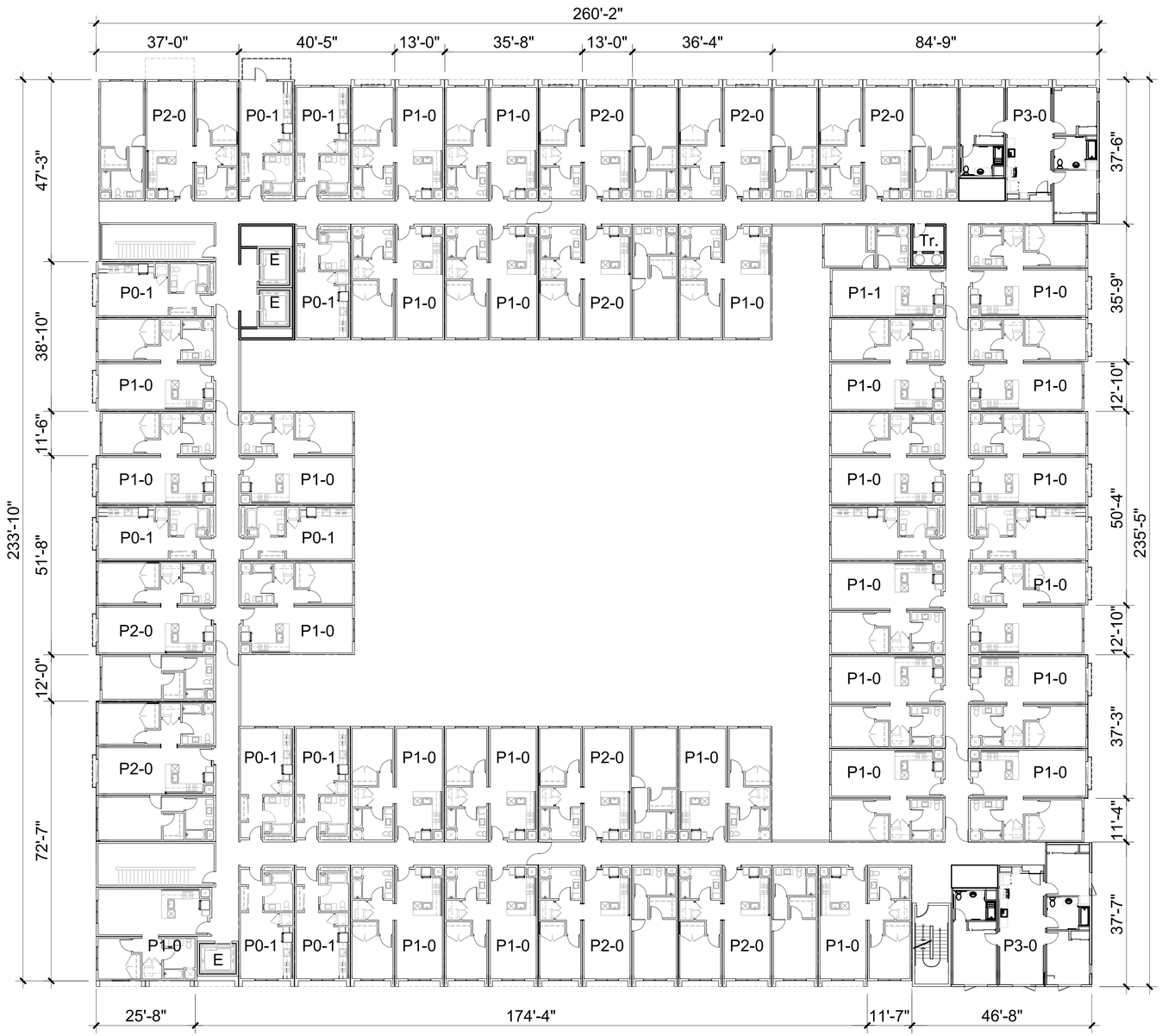
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BUILDING C PLAN
LEVEL 4

A2.5.3



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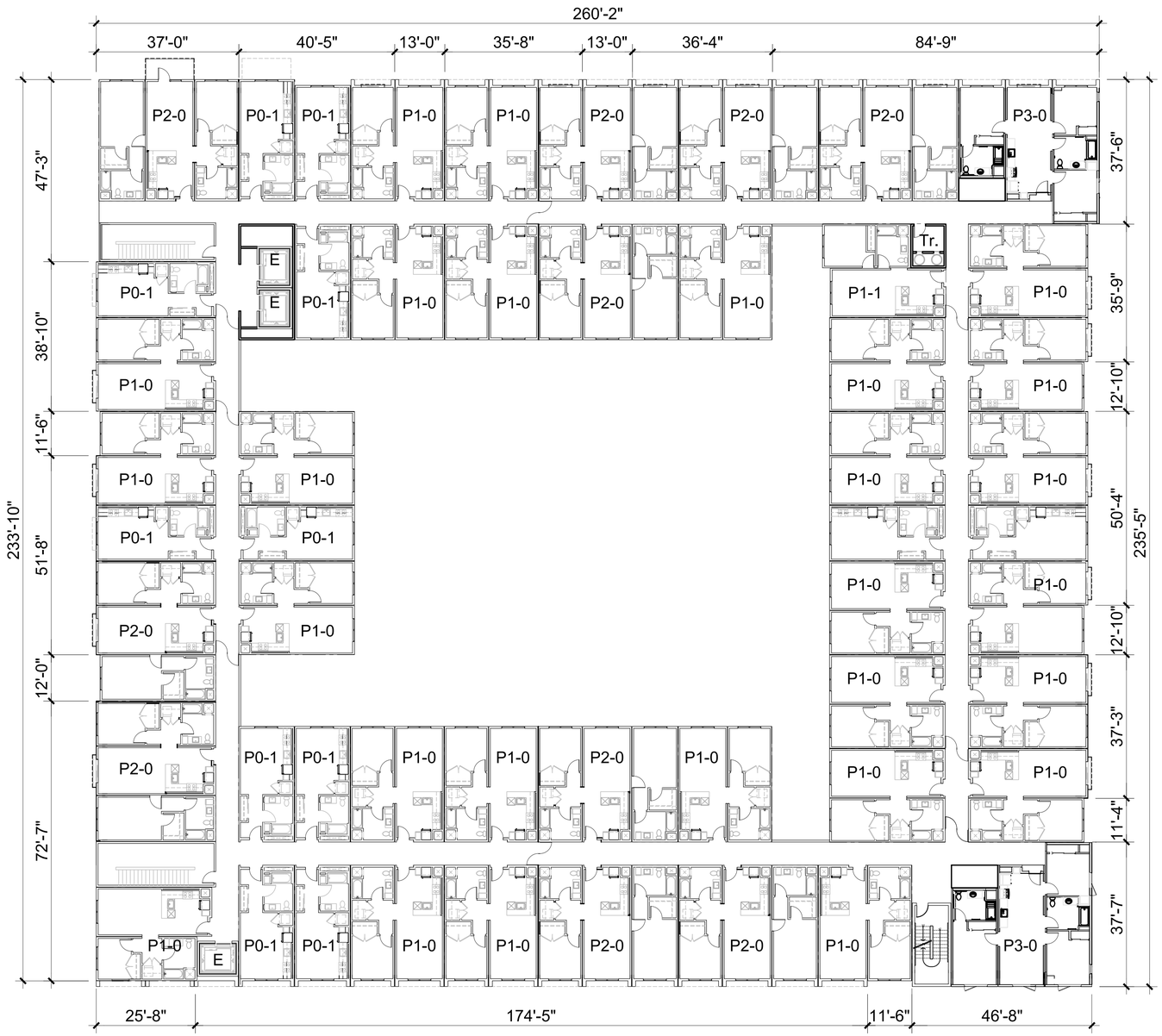
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BUILDING C PLAN
LEVEL 5

A2.5.4



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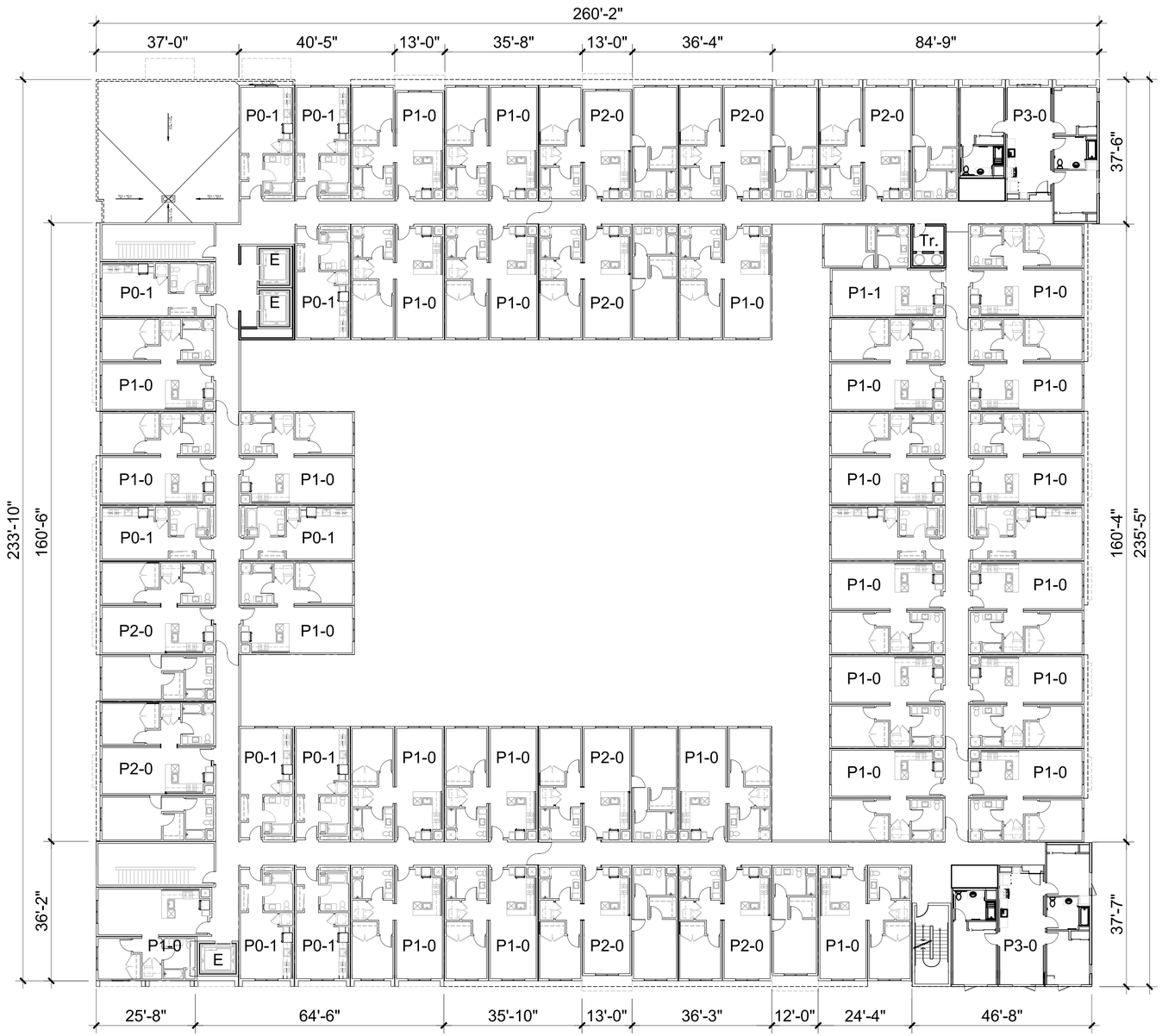
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BUILDING C PLAN
LEVEL 6

A2.5.5



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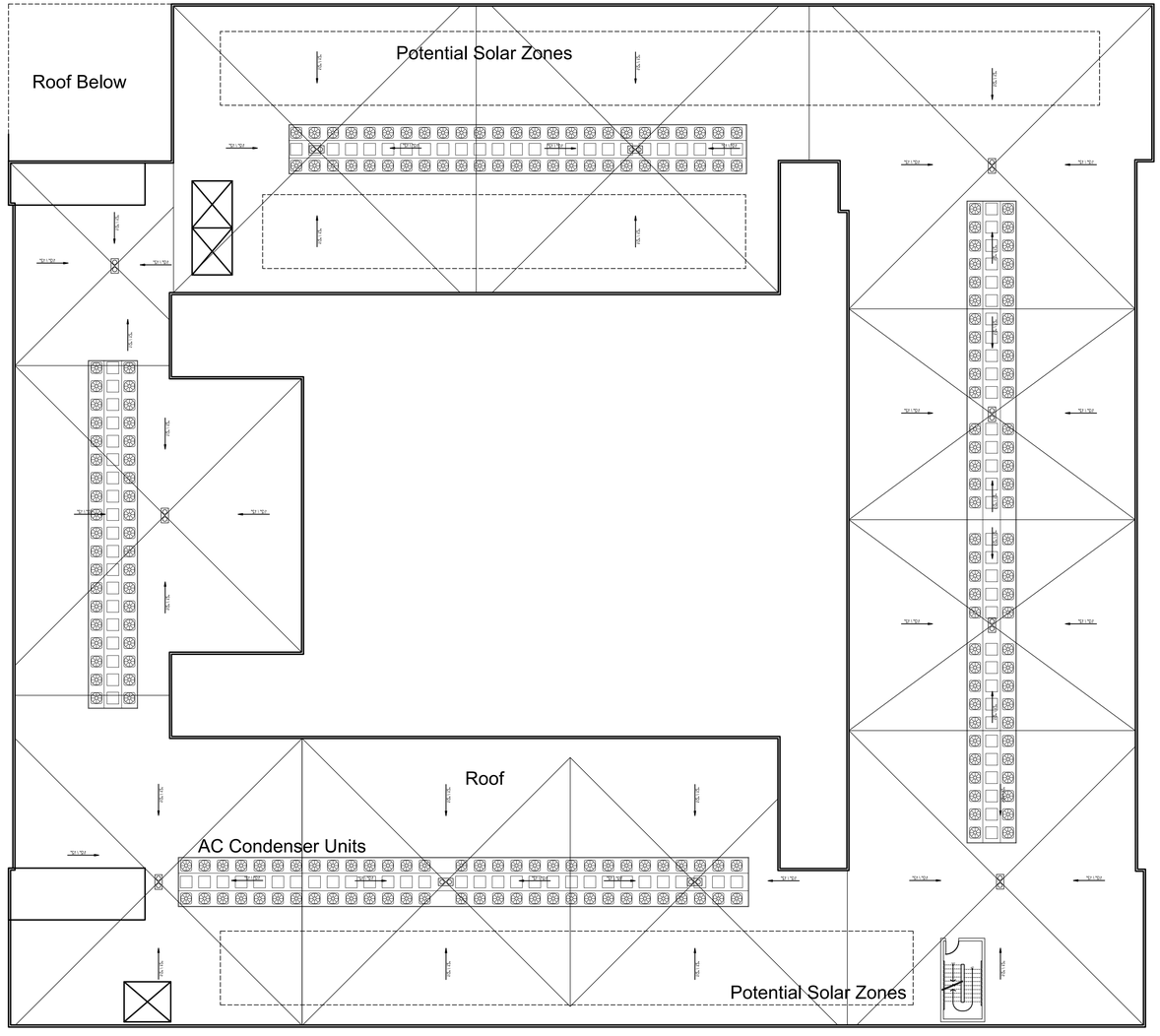
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BUILDING C PLAN
LEVEL 7

A2.5.6



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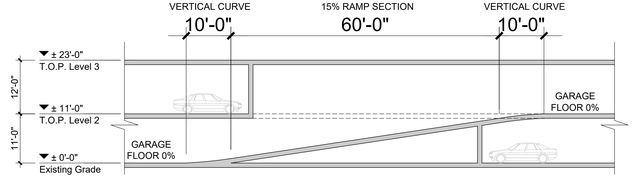
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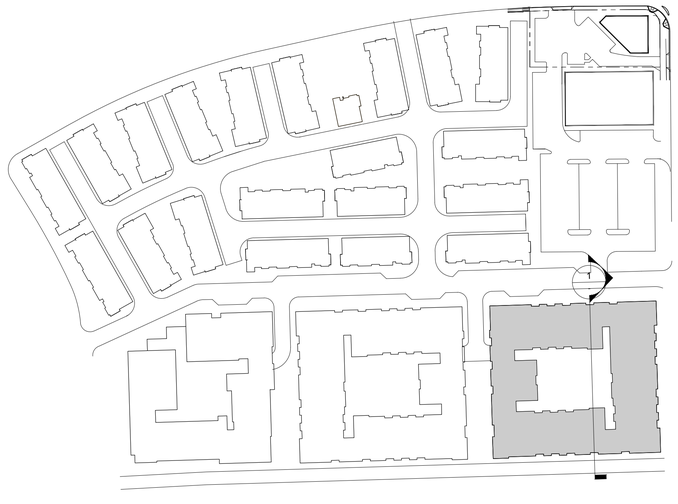
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BUILDING C PLAN
ROOF LEVEL

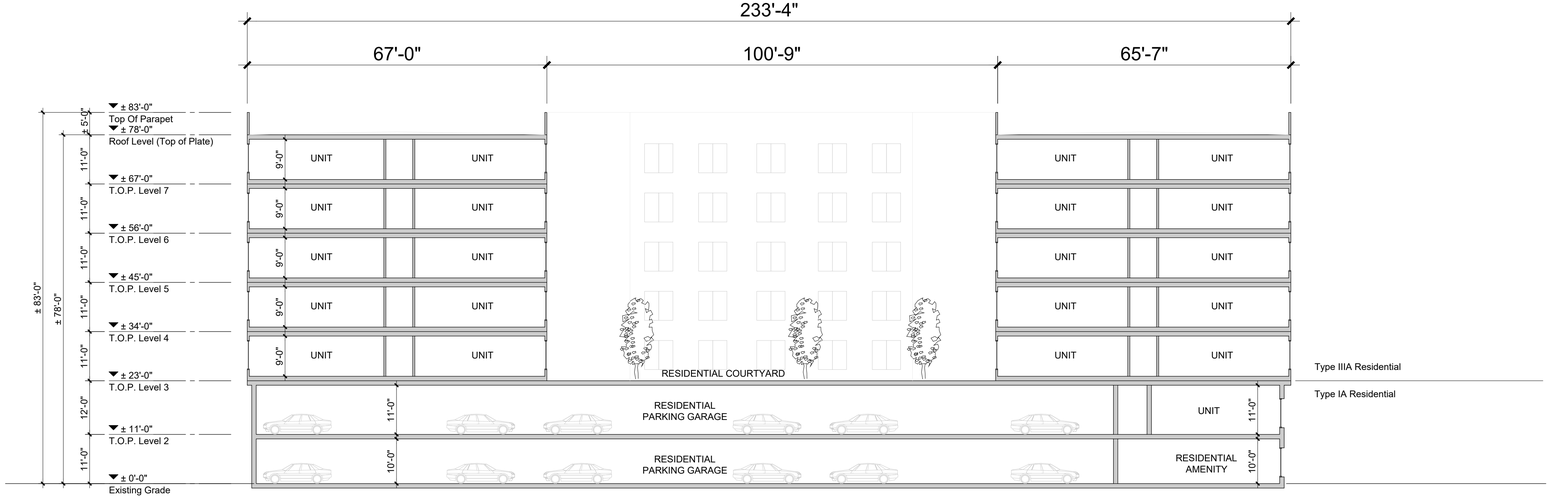
A2.5.7



2. Building C Ramp Condition



Key Plan (NTS)



1. Building C Cross-Section

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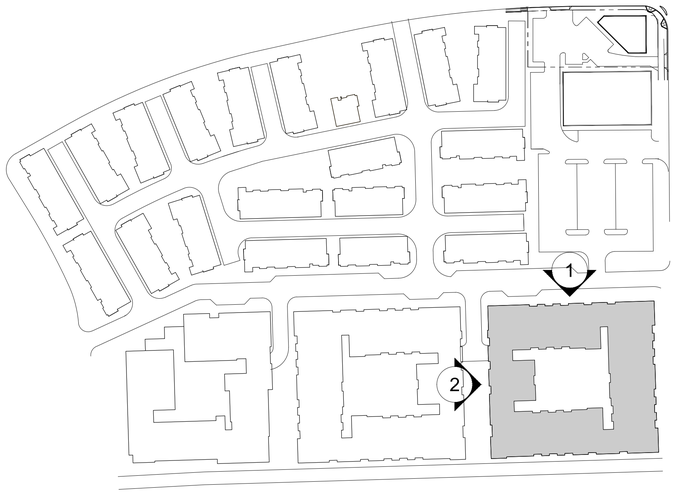
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BUILDING SECTIONS
BUILDING C

A2.6.0



1. North Elevation



Key Plan (NTS)



2. West Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
C1	Board Form Concrete- Warm Gray
C2	Concrete- Dark Gray

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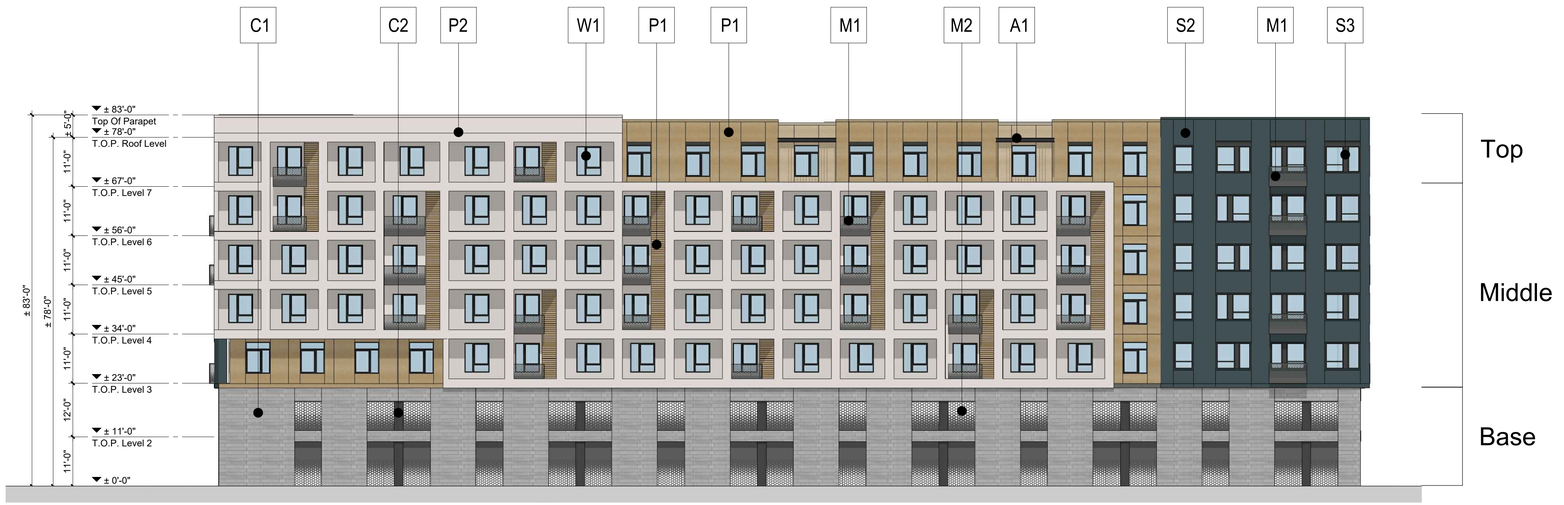
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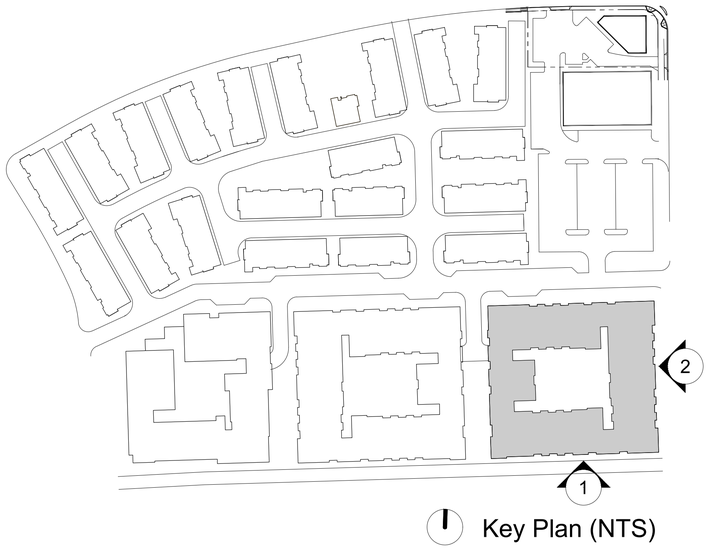
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BUILDING ELEVATIONS
BUILDING C

A2.7.0



1. South Elevation



Key Plan (NTS)



2. East Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
C1	Board Form Concrete- Warm Gray
C2	Concrete- Dark Gray

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BUILDING ELEVATIONS
BUILDING C

A2.7.1



1. Building C - North Elevation



2. Building C - West Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

S3

Stucco
Dark Gray

P1

Wood Cladding
Beige

P2

Fiber Cement Panel
Off-White

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

A1

Metal Awning
Dark Bronze

M2

Metal Screen
Dark Gray

C1

Board Form Concrete
Warm Gray

C2

Concrete
Dark Gray

M1



Metal Railing Example
Railing to be 50% open

Note: If proposed manufacture is discontinued, an equavialet material will be proposed subject to substantial conformance review prior to issuance of the building permit

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COLOR AND MATERIAL BOARD
BUILDING C

A2.8.0



BUILDING C - DETAIL 1



BUILDING C - DETAIL 2

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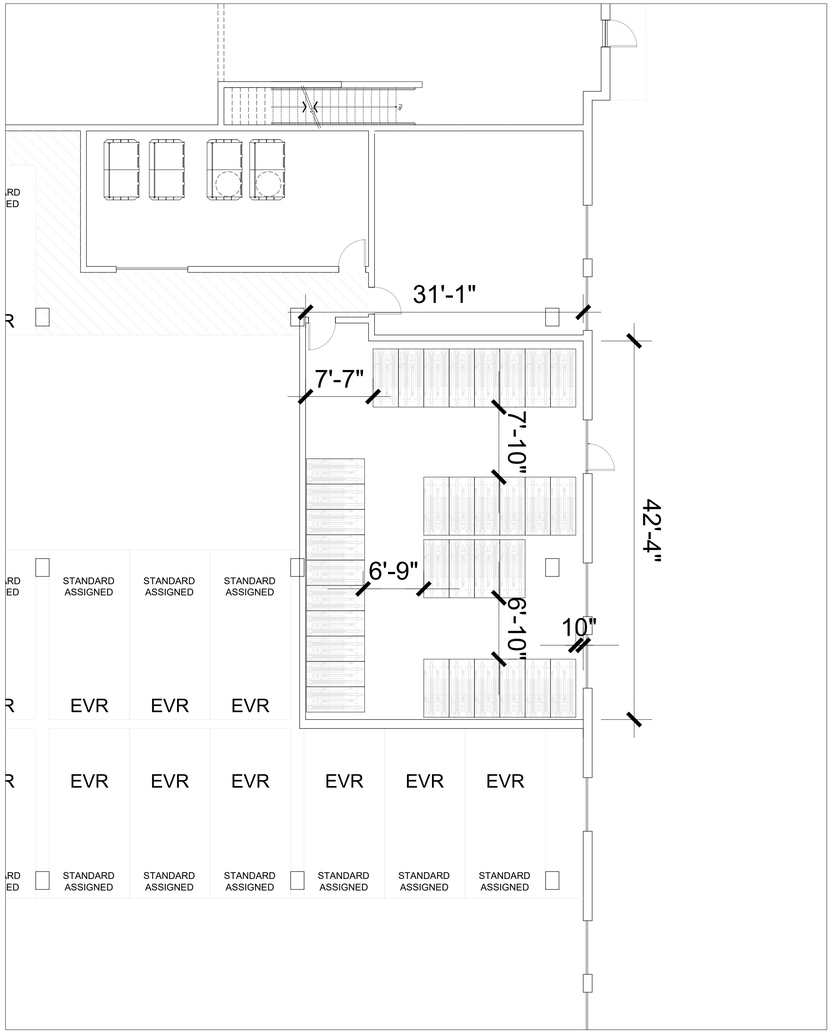
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DETAILS - BUILDING C

A2.8.1

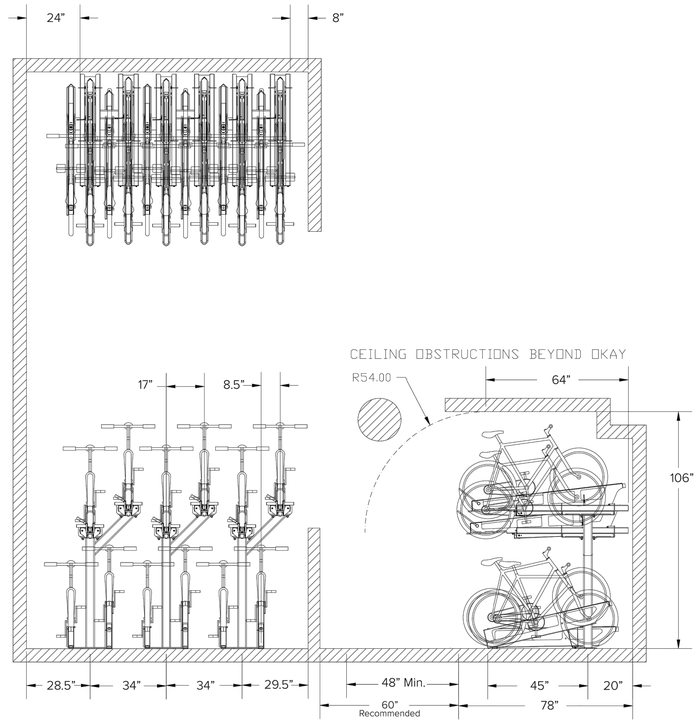


BUILDING B: Long Term Bicycle Room

0 4 8 16

DERO | Dero **Decker**

Setbacks Single Sided



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Note: Details are provided by - Dero a Playcore Company. Their product (or similar) is being suggested in the bicycle rooms to accommodate all of the long term bicycle parking.
(Drawing not to scale)

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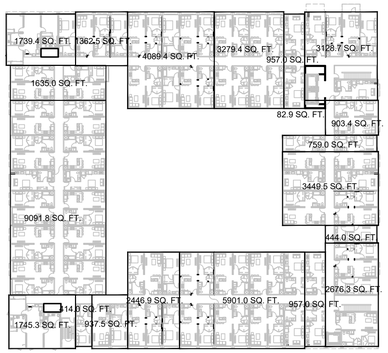
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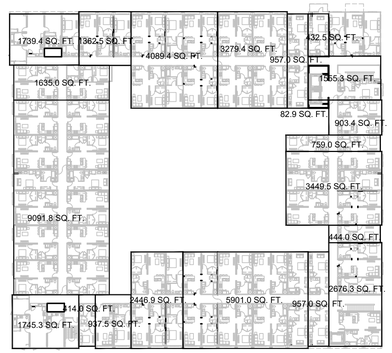
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BIKE ROOM DIMENSIONS
LONG TERM BIKE PARKING - BUILDING C

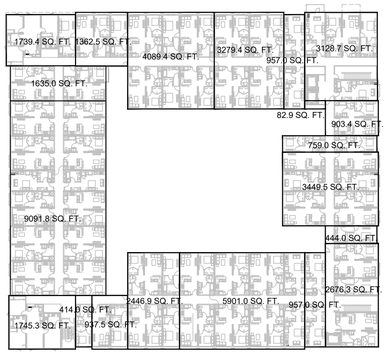
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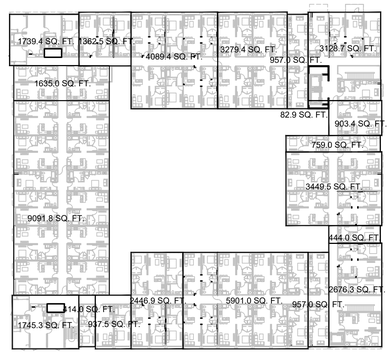
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LEVEL 7



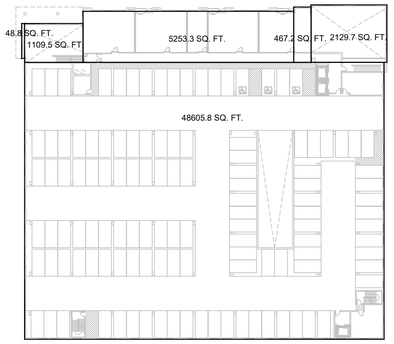
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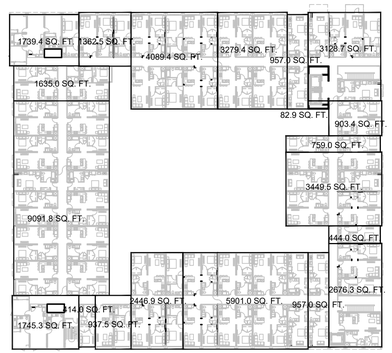
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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AREA CALCULATIONS + BLOCKING
BUILDING B & C

A2.9.0

Construction Type: Type IIIA

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 ft, 4 Stories
Allowable building heights w/ Sprinkler Increase: Type IIIA R-2 = 85 ft, 5 Stories

Allowable Building Area (CBC Section 506.2.3)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS = Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Area factor (percent) increase due to frontage per Section 506.3
S_a = Number of building stories above grade plane, not to exceed 2

Frontage Increase (CBC Section 506.3):
1. As per 506.3.1 Minimum Percentage of Perimter:
   1.1. 748 ft out of 1,126 ft (total perimeter) fronts a public ROW.
   1.2. 748 ft / 1,126 ft = 66% > 25% (min. required), which is OK.
2. As per 506.3.2 Minimum Frontage Distance:
   2.1. Building face to entire width of Liberty St = 92 ft > 20 ft, which is OK
   2.2. Building face to entire width of Walnut Ave = 99 ft > 20 ft, which is OK
   2.3. Building face to entire width of Street C = 47 ft > 20 ft, which is OK
   2.4. Building face to entire width of Street B = 44 ft > 20 ft, which is OK

As per Table 506.3.3: **Frontage Increase Factor (I_f) = 0**

$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24,000 + (24,000 \times 0] \times 2$
$A_a = 48,000$ SF
Allowable building area = 48,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (CBC Table 602)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Building 1 Area Calculations

Level	Area
Level 3	8,725 SF
Level 4	8,725 SF
Level 5	8,725 SF
Level 6	8,725 SF
Level 7	8,725 SF
Total	43,625 SF

43,625 < 48,000 SF

Building 2 Area Calculations

Level	Area
Level 3	7,493 SF
Level 4	7,493 SF
Level 5	7,493 SF
Level 6	7,493 SF
Level 7	7,493 SF
Total	37,465 SF

37,465 SF < 48,000 SF

Building 3 Area Calculations

Level	Area
Level 3	8,697 SF
Level 4	8,697 SF
Level 5	8,697 SF
Level 6	8,697 SF
Level 7	8,697 SF
Total	43,485 SF

43,485 SF < 48,000 SF

Building 4 Area Calculations

Level	Area
Level 3	8,257 SF
Level 4	8,257 SF
Level 5	8,257 SF
Level 6	8,257 SF
Level 7	8,257 SF
Total	41,825

41,825 SF < 48,000 SF

Building 5 Area Calculations

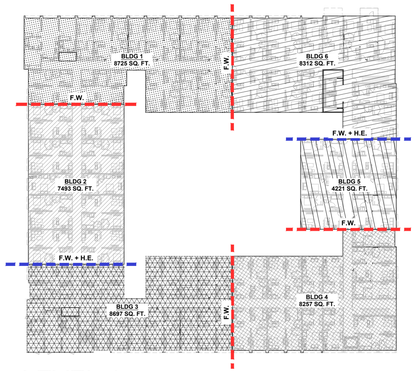
Level	Area
Level 3	4,221 SF
Level 4	4,221 SF
Level 5	4,221 SF
Level 6	4,221 SF
Level 7	4,221 SF
Total	21,105 SF

21,105 SF < 48,000 SF

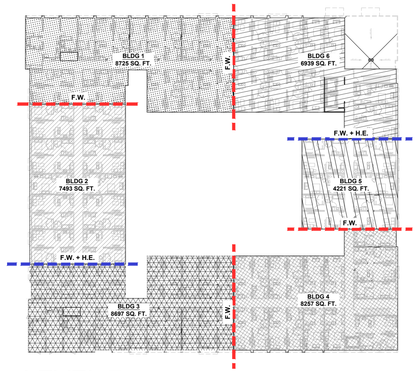
Building 6 Area Calculations

Level	Area
Level 3	8,312 SF
Level 4	8,312 SF
Level 5	8,312 SF
Level 6	8,312 SF
Level 7	6,938 SF
Total	40,186 SF

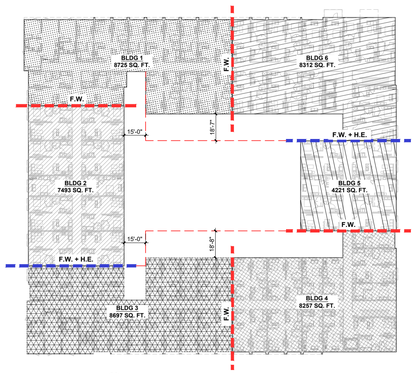
40,186 SF < 48,000 SF



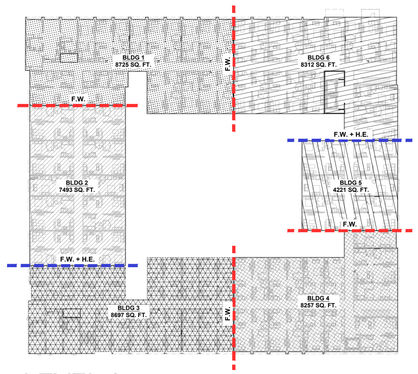
LEVEL 4



LEVEL 7



LEVEL 3



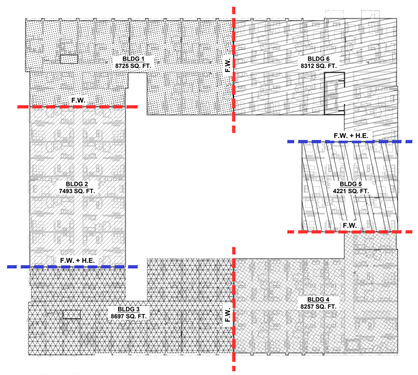
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LEGEND
FIRE WALL (F.W.)
FIRE WALL & HORIZONTAL EXIT (F.W+H.E.)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE, SPRINKLERED BUILDING (CBC 705.8)				
FIRE SEPARATION DISTANCE	**5' TO LESS THAN 10'**	**10' TO LESS THAN 15'**	**15' TO LESS THAN 20'**	**20' TO LESS THAN 25'**
ALLOWABLE AREA OF UNPROTECTED OPENINGS PER CBC 705.8.1 AND TABLE 705.8 AUTOMATIC SPRINKLER SYSTEM	25%	45%	75%	NO LIMIT (SOUTHERN EDGE)
NOTES: EXTERIOR WALLS WITH A FIRE SEPERATION DISTANCE GREATER THAN 20' HAVE NO LIMIT TO AREA OF UNPROTECTED OPENINGS PER CBC TABLE 705.8 (SOUTHERN EDGE)				
PROJECT TO COMPLY WITH REQUIRED OPENINGS AND FIRE SEPERATION DISTANCE PER CBC 705.8				


LEVEL 1


LEVEL 2



LEVEL 5

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MAY 01, 2026

ALLOWABLE AREAS + FIRE SEPARATION DISTANCE
BUILDING B & C

A2.9.1

NOTES:

1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1), assumes a voice activated evac. system
3. Width of stair shall not be less than 44 inches per CBC1009.

3.1. Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".

4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component. Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1
10. Two means of egress to be seperated by not less than 1/3rd of the overall diagonal distance of the space per CBC 1007.
11. Wet standpipes to be installed at intermediate landings

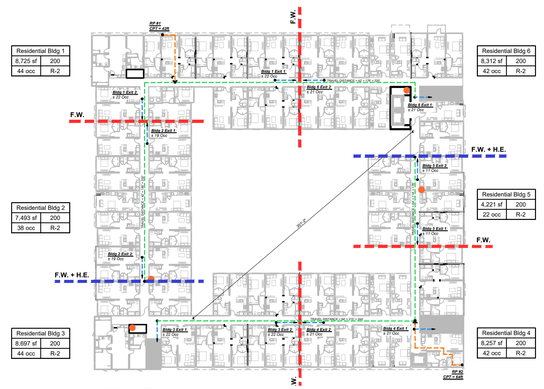
LEGEND

- Exit Path
  (Access to a Public Way per CBC Sec. 1028.5)
- Stair Exit Path
  (Access to a Public Way per CBC Sec. 1028.5)
- CPT = X' — Common Path of Travel Distance
  (CBC Sec. 1006.2.1) from most remote point to where occupants have separate access to two exits
  CPT < 125' R2
  CPT < 100' S2
- Exit access Travel Distance
- RP#00 = X' — Distance from most Remote Point
- Public Way as defined by CBC Sec. 202.
- 2-Hr Stair Enclosure

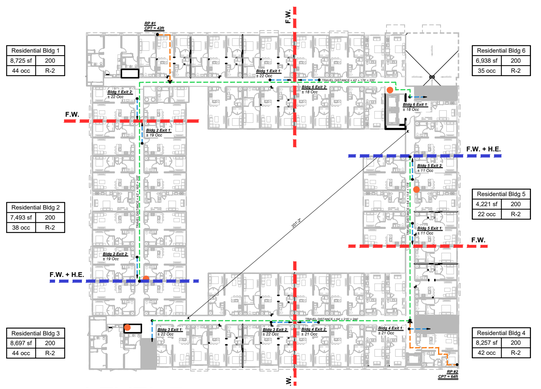
Name		
Floor Area (SF)	1,000 SF	300
# of Occupants	5 occ.	R-2

Occupant Space
Occupant Load Factor (SF/Occupant)
Occupancy Group

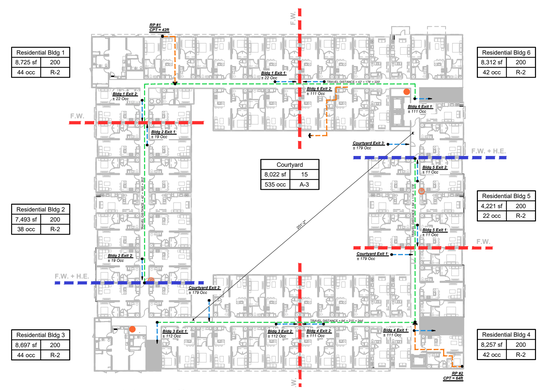
- Wet standpipes at intermediate stair landings
- Fire Riser



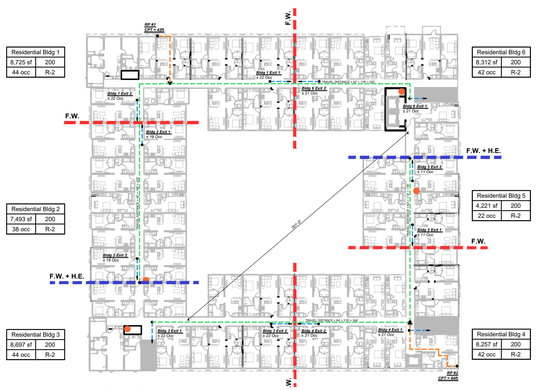
LEVEL 4



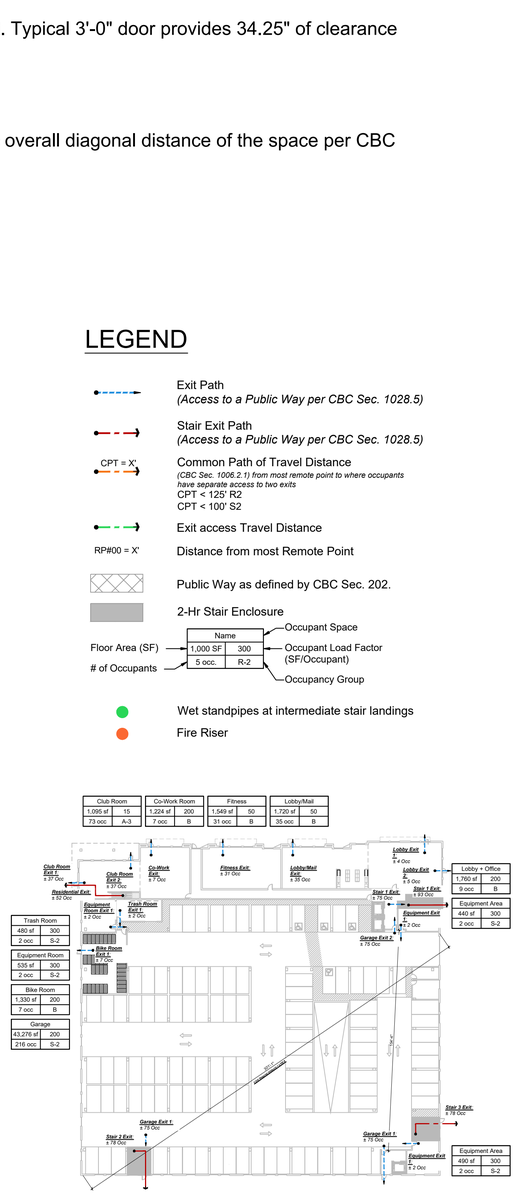
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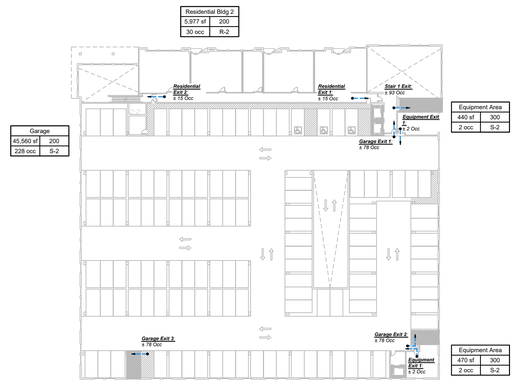
LEVEL 3



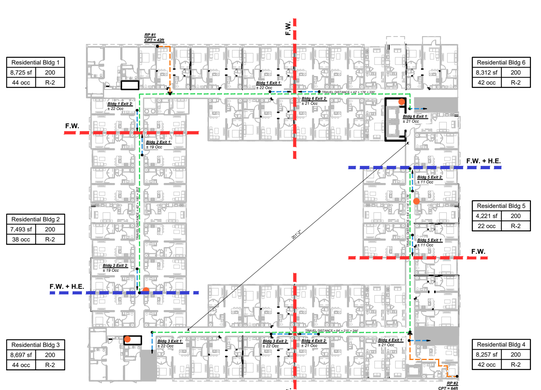
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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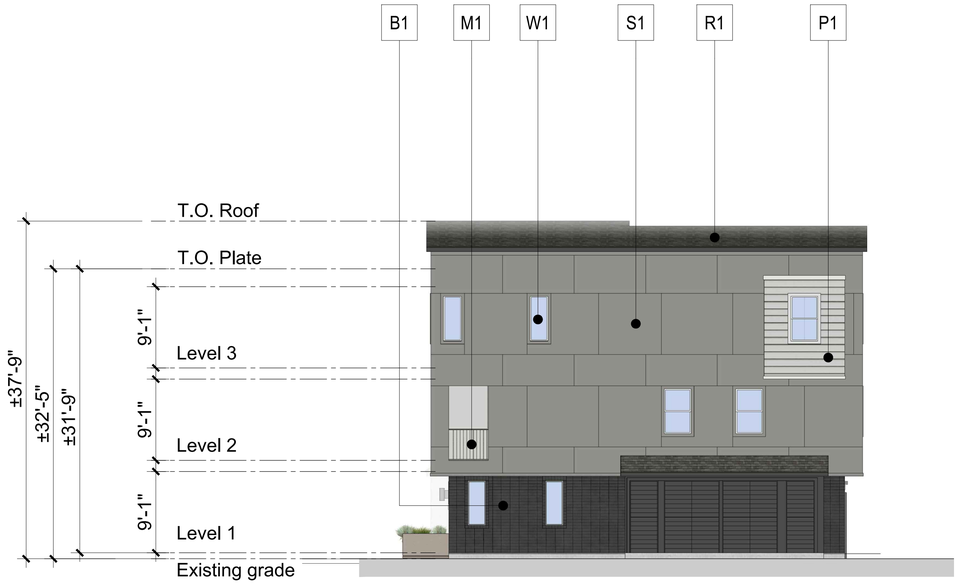
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

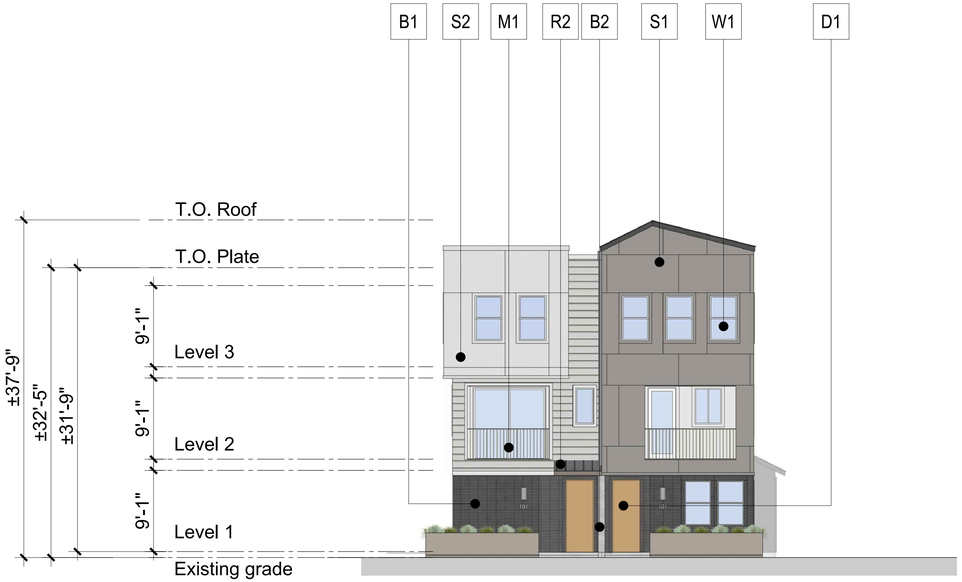
PLANNING APPLICATION - SUBMITTAL #4
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EXITING EXHIBIT
BUILDING B & C

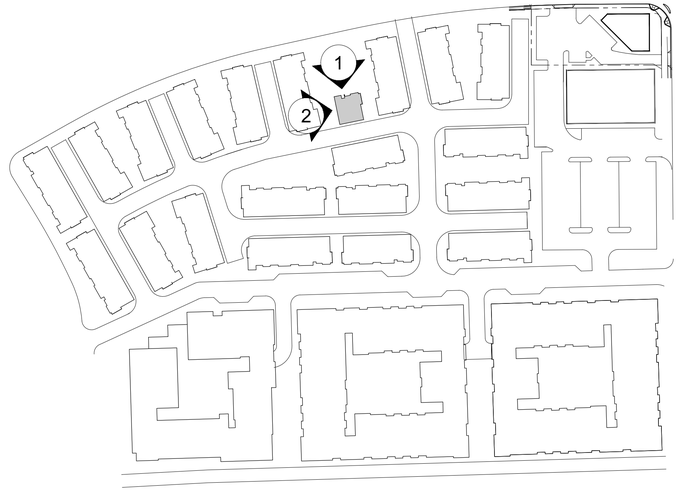
A2.9.2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
2. All roof parapets will have a coping on the top and a drip edge.

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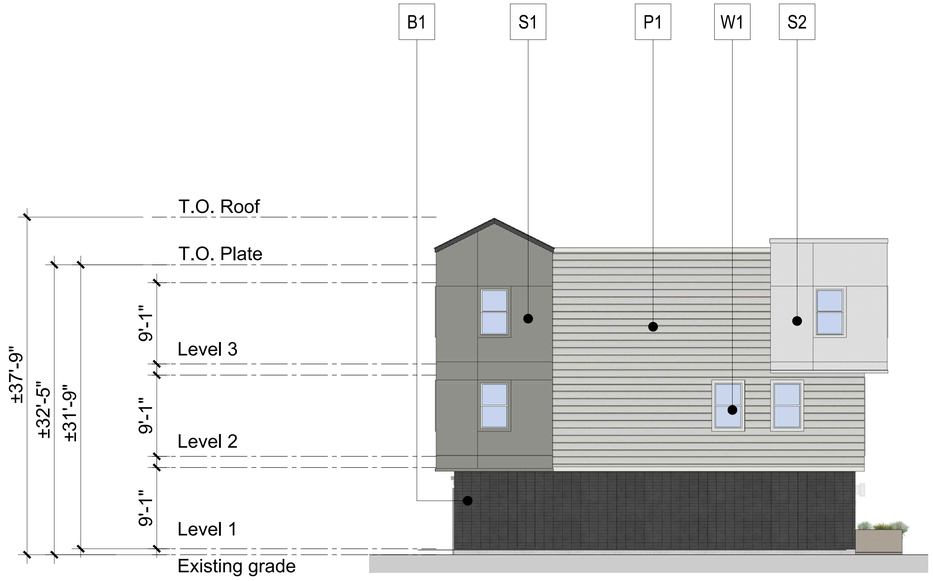
PASSAGE
SAN MATEO, CA

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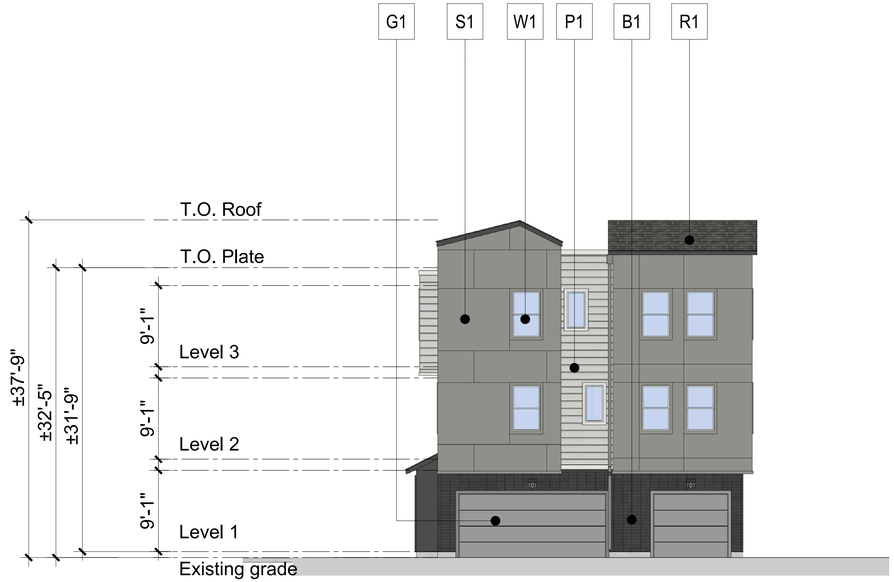
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2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

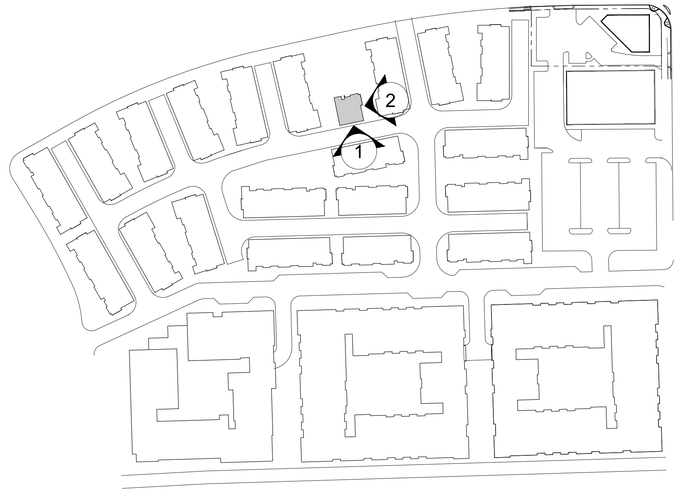
A3.1.0



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

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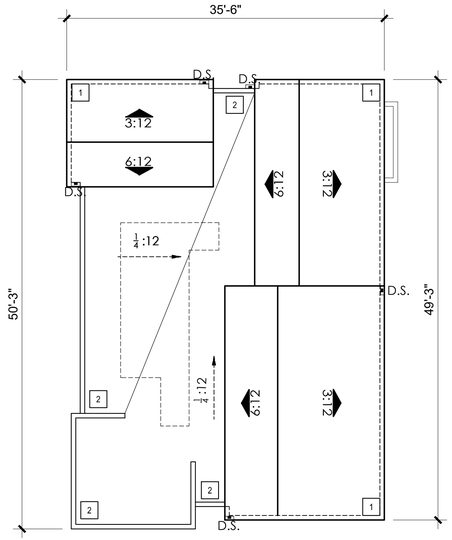
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0 4 8 16

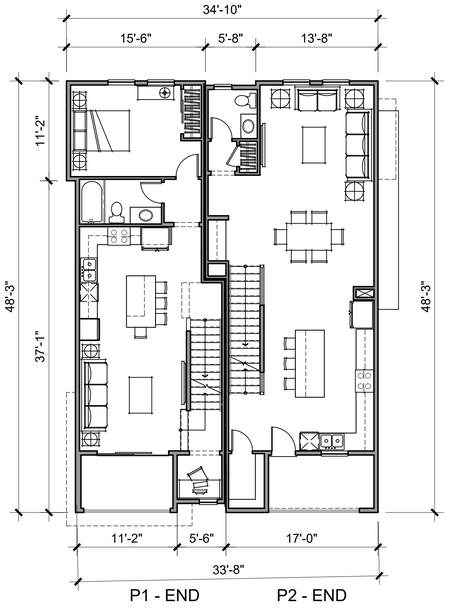
2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



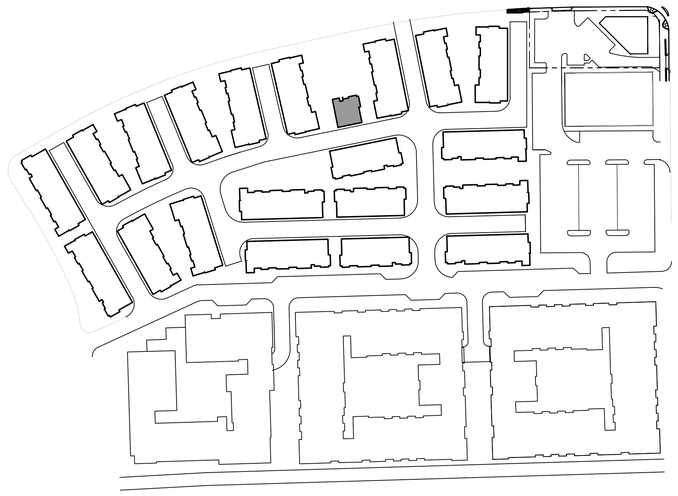
Variation of Roof form for minimum of 30%:

1. Roof type 1 - Pitched
2. Roof type 2 - Flat Parapet

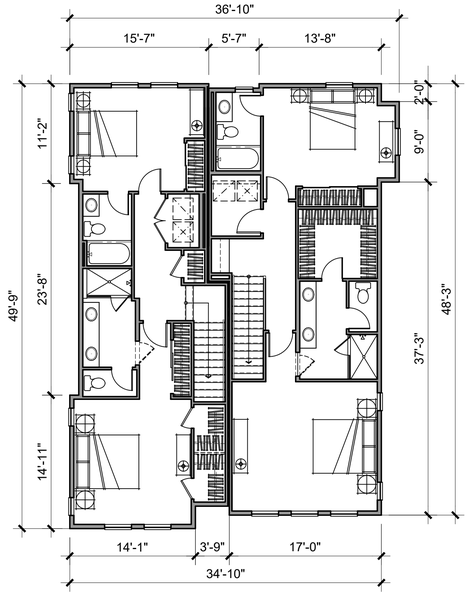
ROOF LEVEL



LEVEL 2

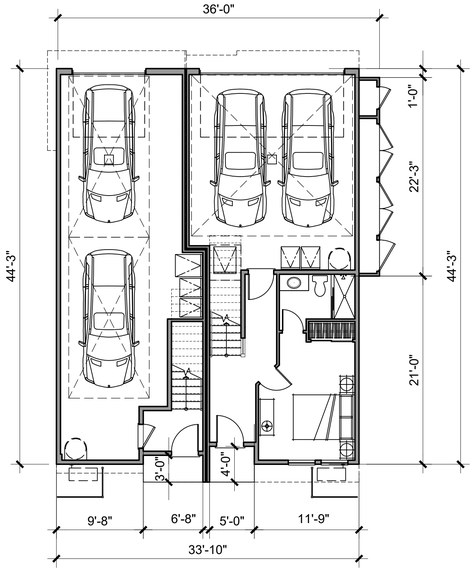


Key Plan (NTS)



P1 - END P2 - END

LEVEL 3



P1 - END P2 - END

LEVEL 1

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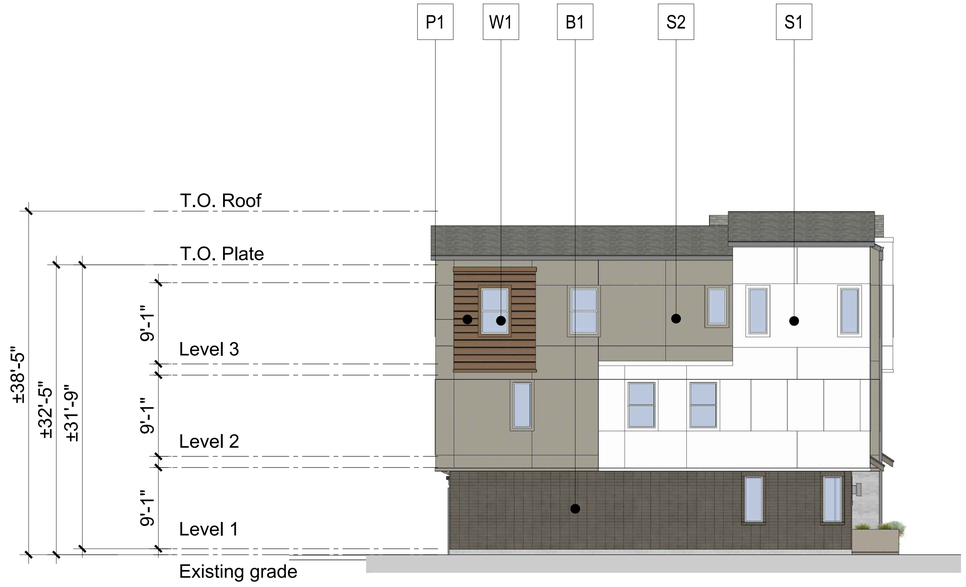
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0 4 8 16

2-PLEX FLOOR PLANS
ALL LEVELS

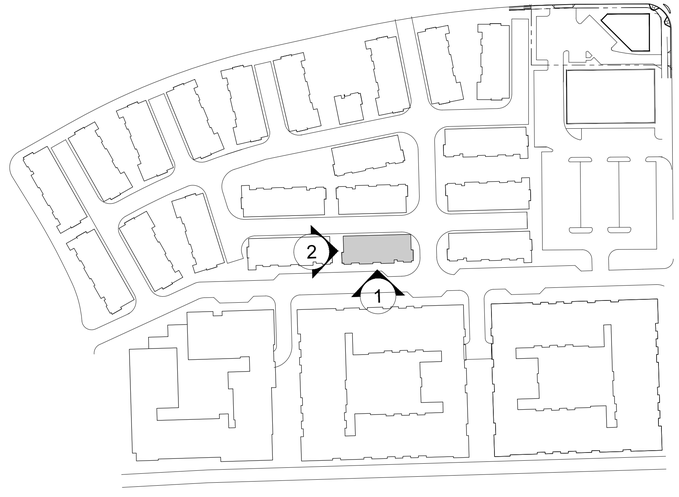
A3.1.2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
2. All roof parapets will have a coping on the top and a drip edge.

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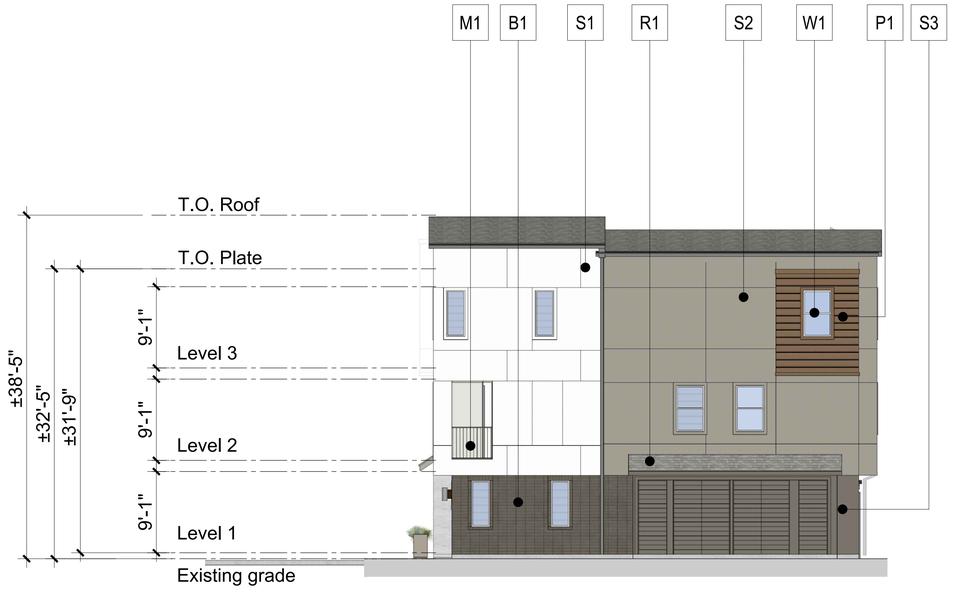
Brookfield Residential | THE PACIFIC COMPANIES

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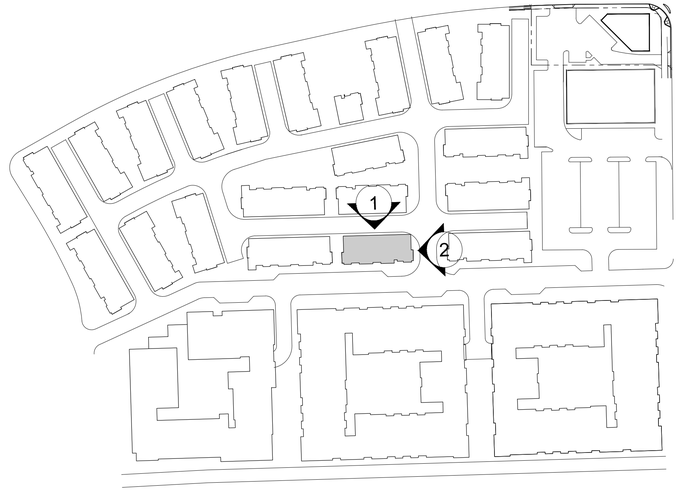
6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

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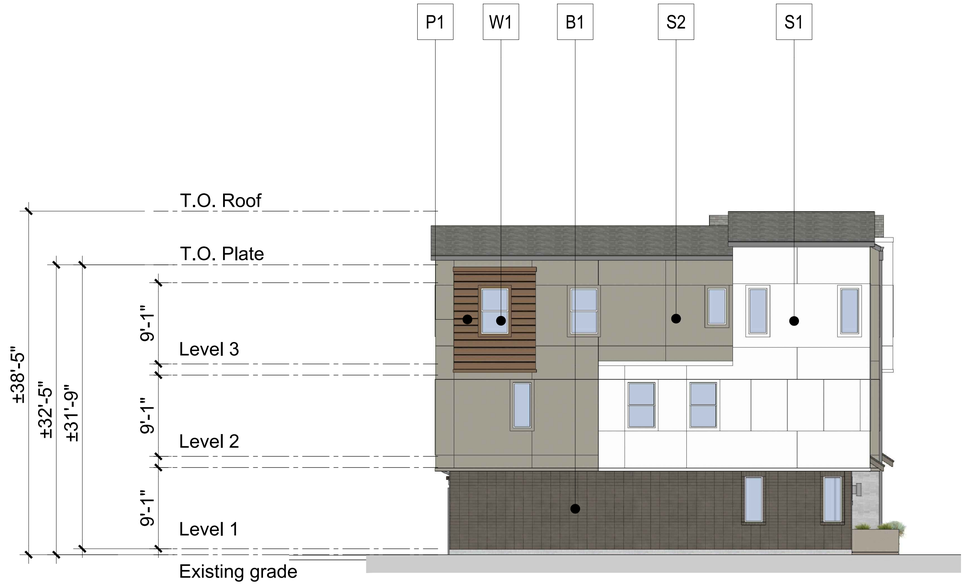
PASSAGE
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PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

0 4 8 16

6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 2

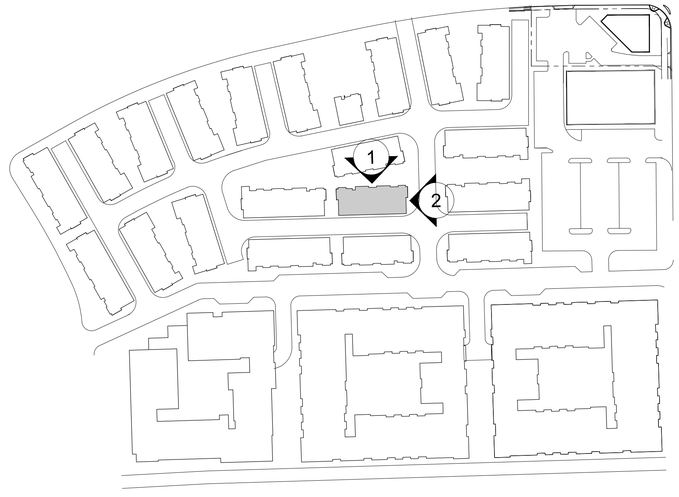
A3.2.1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
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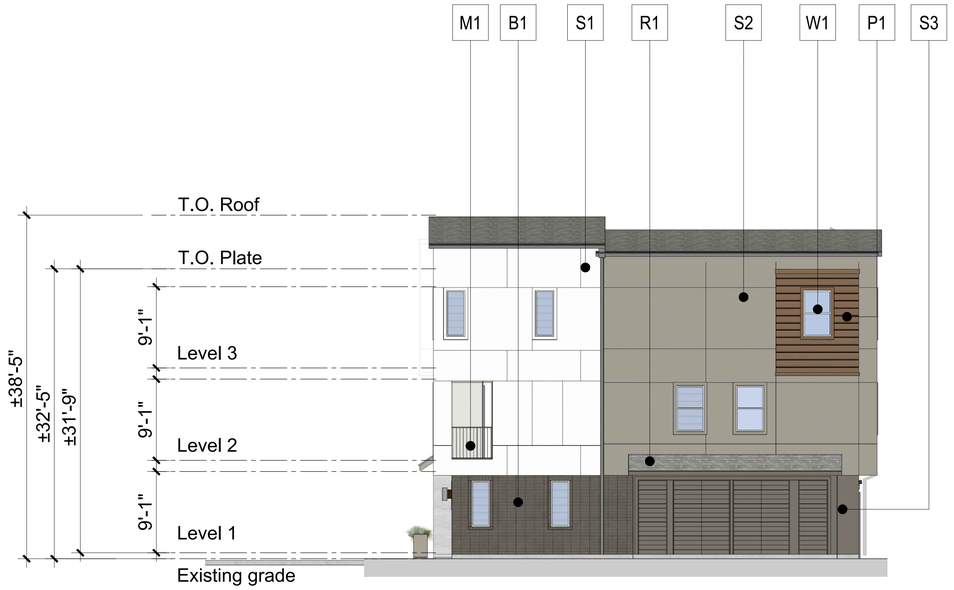
THE PACIFIC COMPANIES

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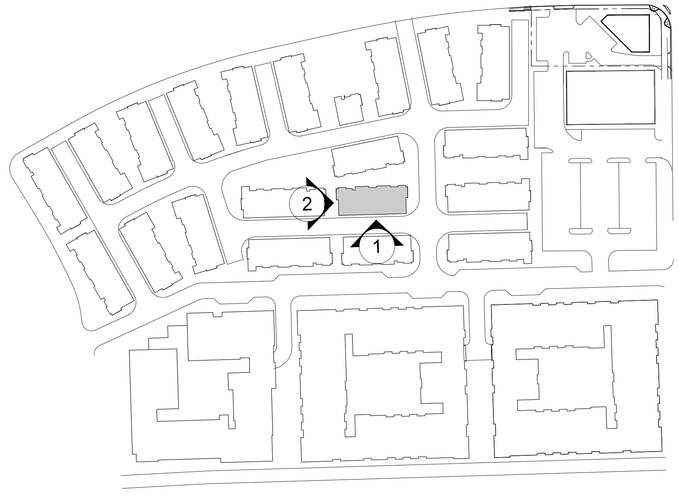
6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
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G1	Metal Garage Door - Beige
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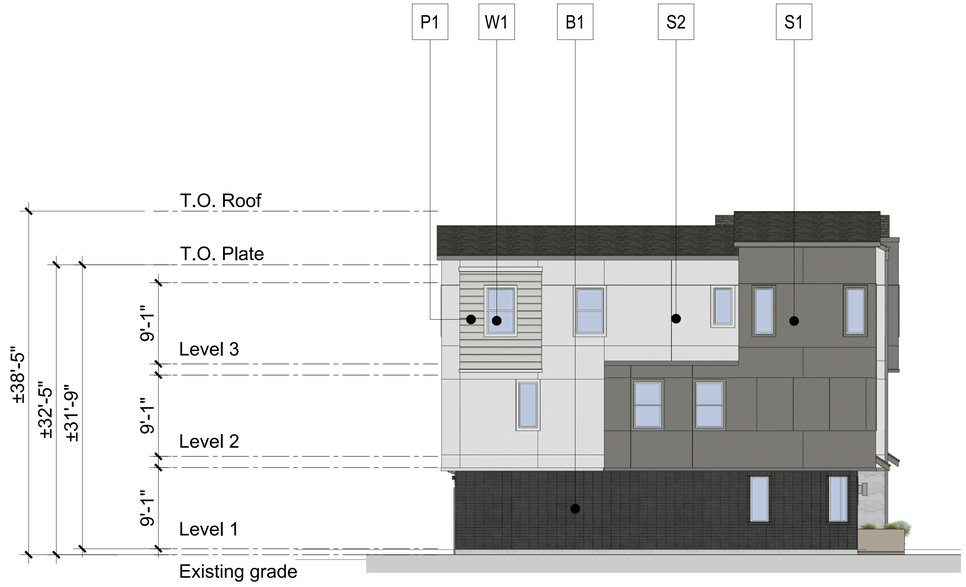
THE PACIFIC COMPANIES

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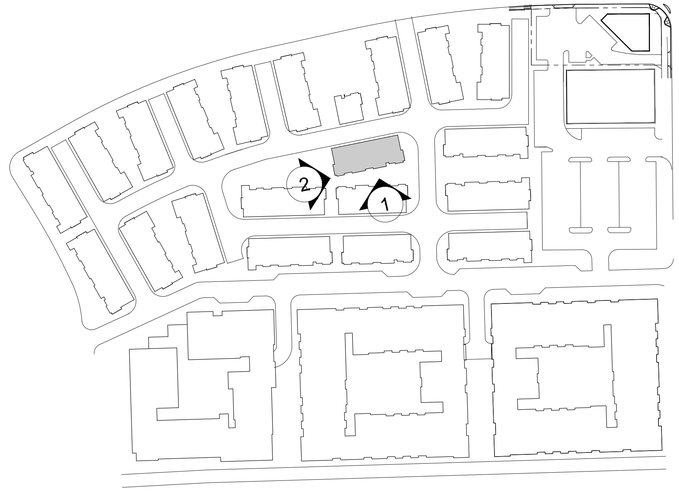
6-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

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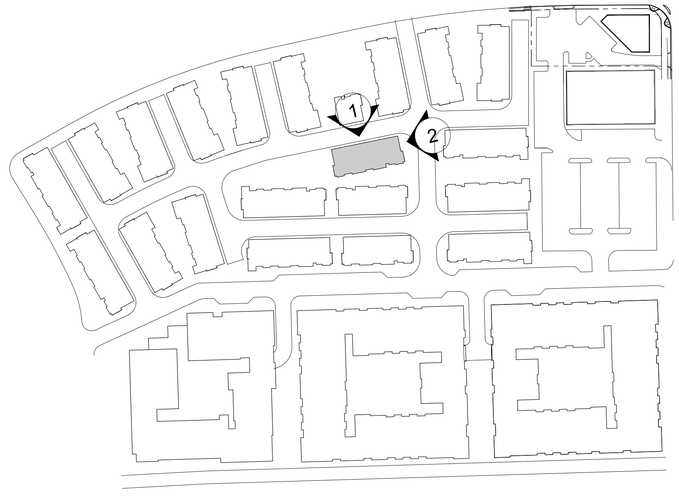
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
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P1	Cementitious Siding
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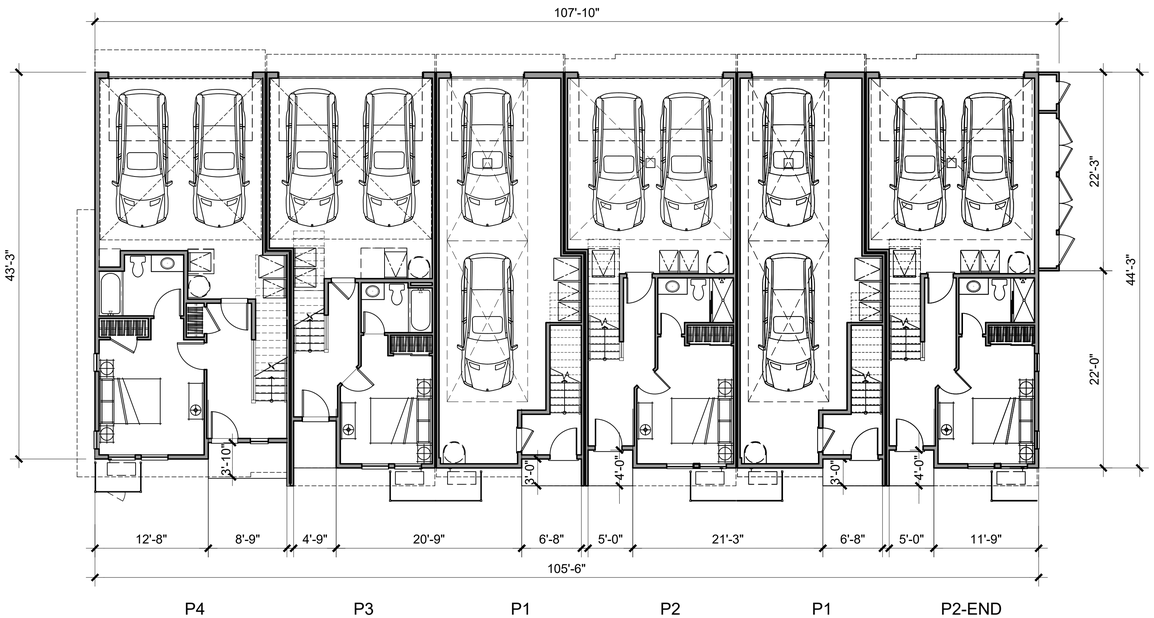
PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

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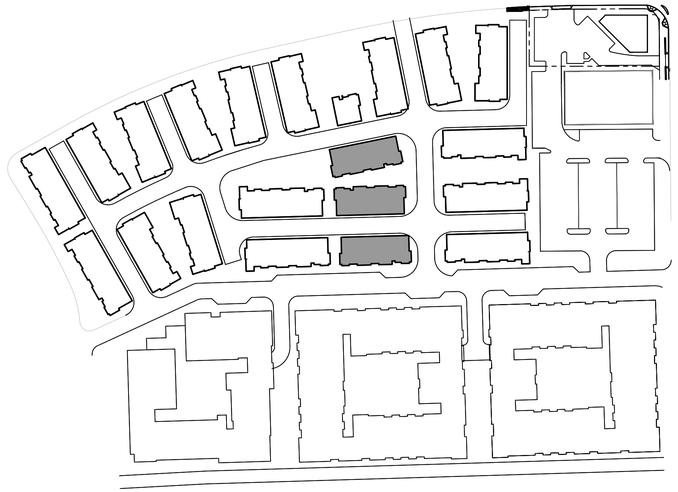
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



LEVEL 2



LEVEL 1



Key Plan (NTS)

* At Building #20, Sun rooms located at front elevation instead of balconies.
At Building #15, Sun rooms located at rear elevation instead of balconies.

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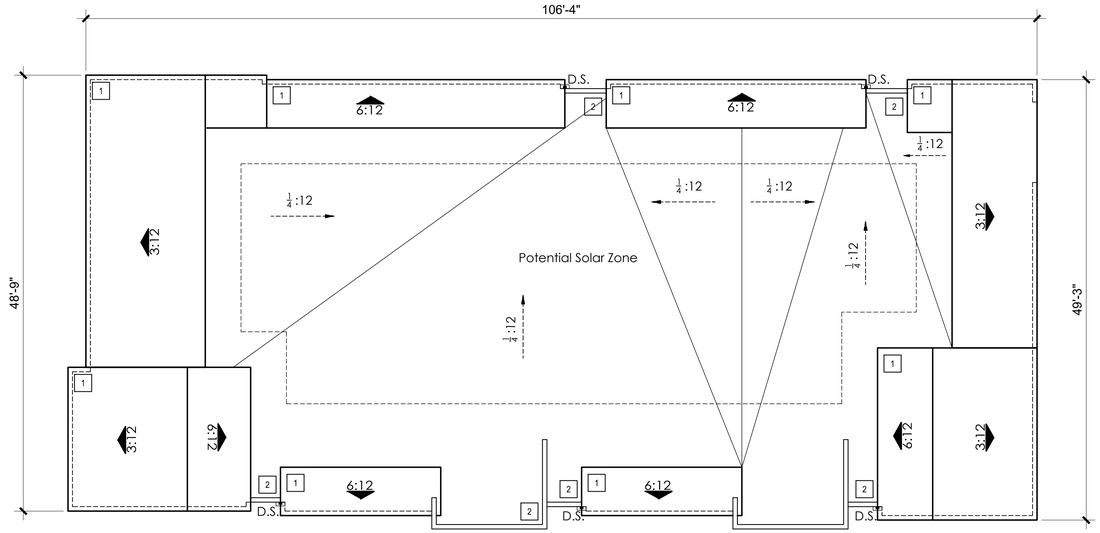
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

0 4 8 16

6-PLEX A FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.2.6

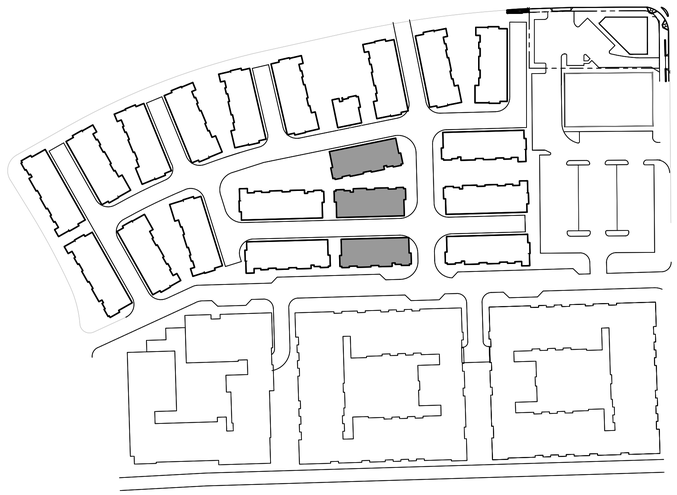


Variation of Roof form for minimum of 30%:
1. Roof type 1 - Pitched
2. Roof type 2 - Flat Parapet

ROOF



LEVEL 3



Key Plan (NTS)

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THE PACIFIC COMPANIES

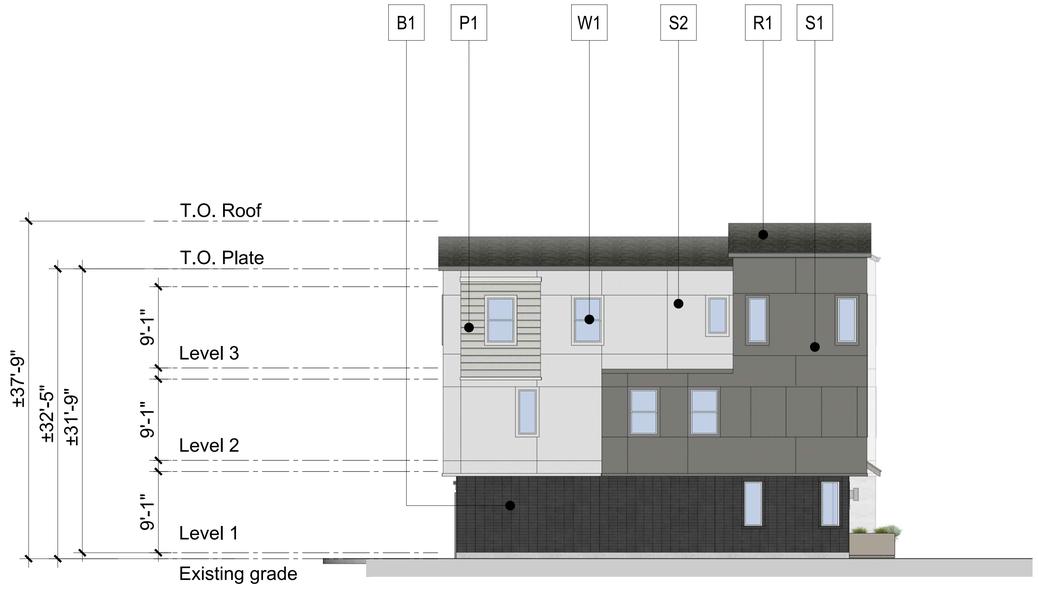
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

0 4 8 16

6-PLEX A FLOOR PLANS
LEVEL 3 & ROOF

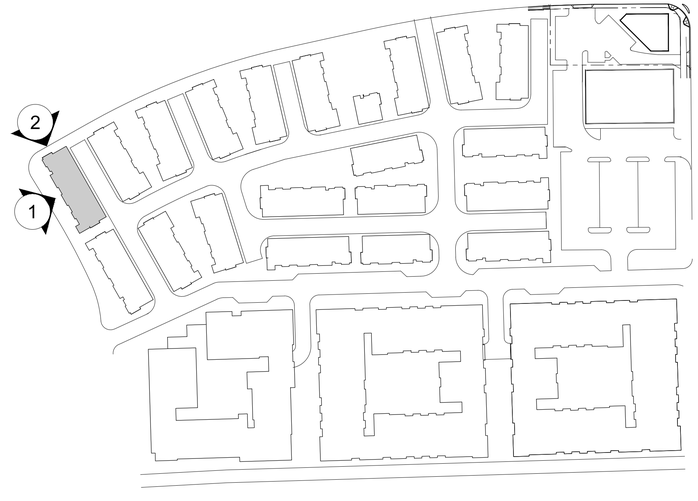
A3.2.7



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
2. All roof parapets will have a coping on the top and a drip edge.

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MAY 01, 2026

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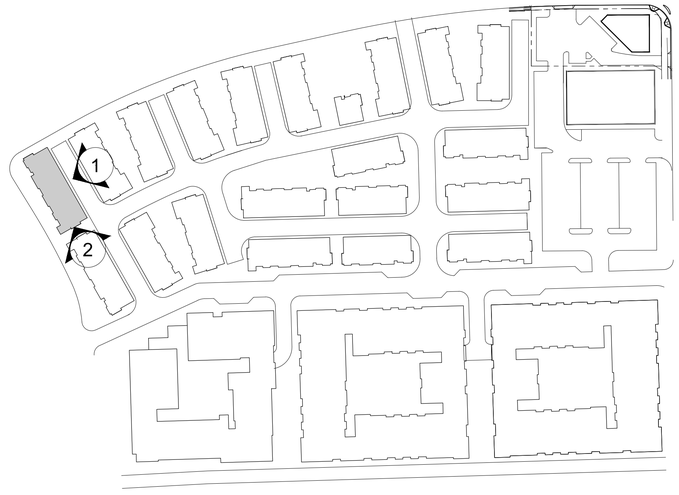
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

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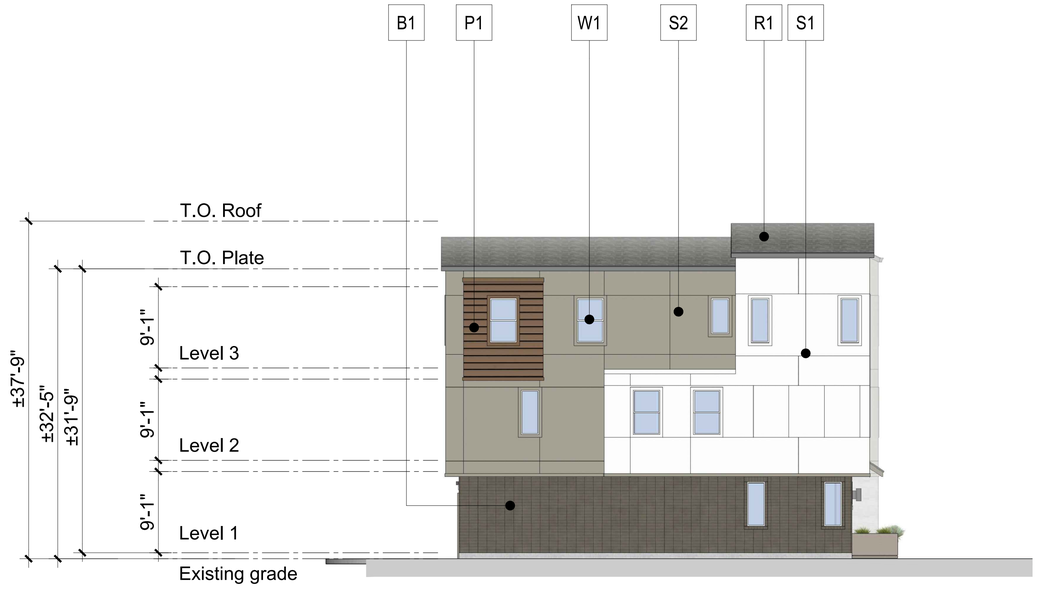
THE PACIFIC COMPANIES

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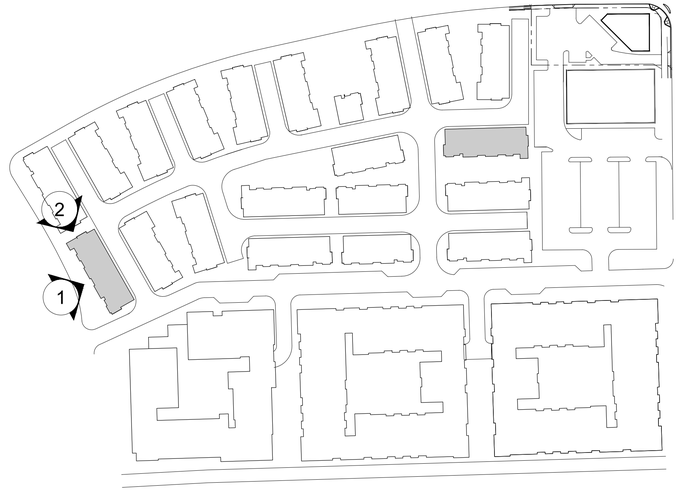
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

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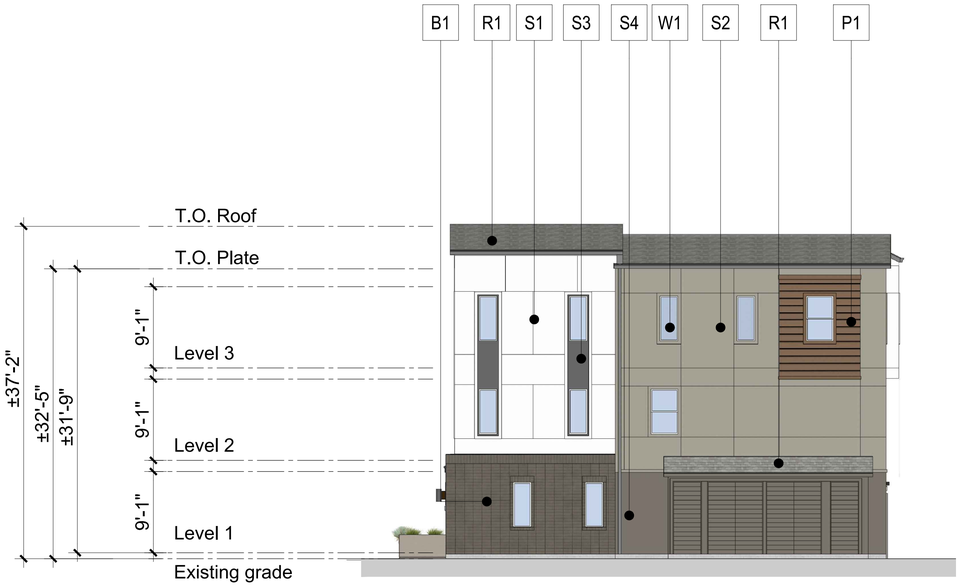
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7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

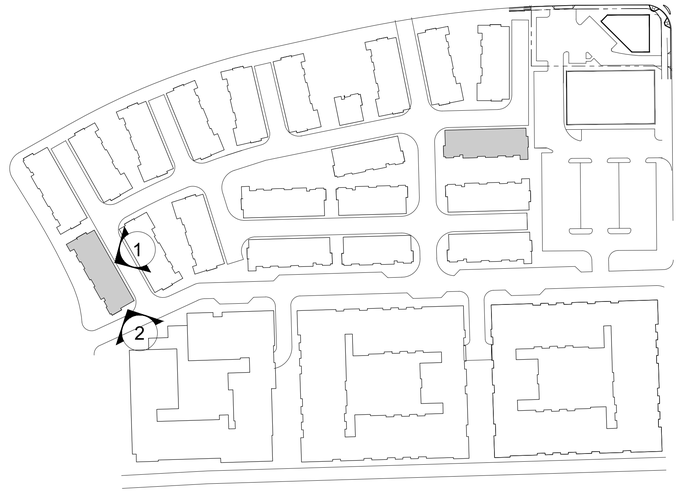
A3.3.2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

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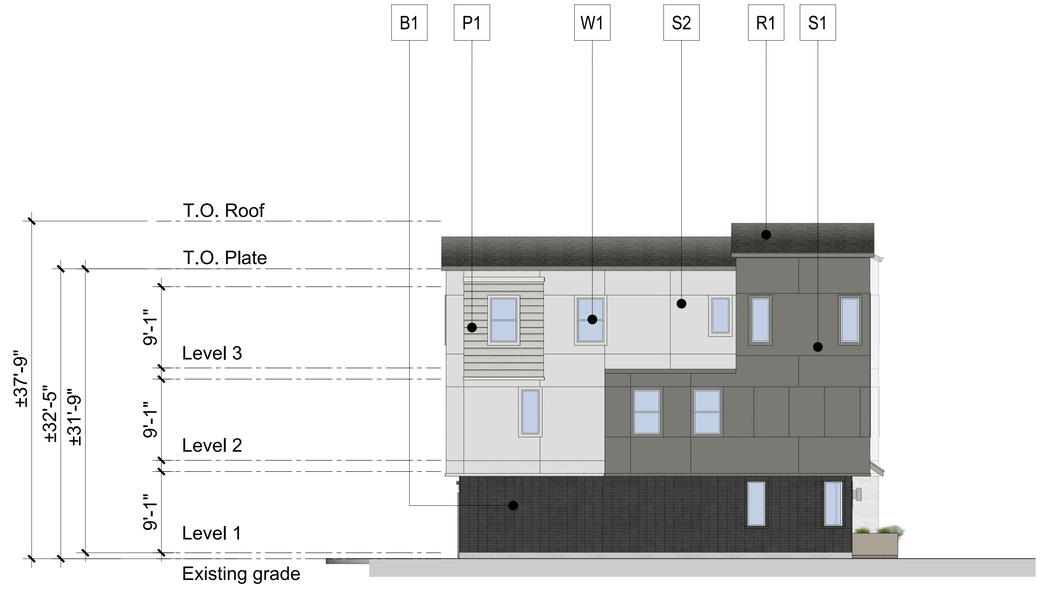
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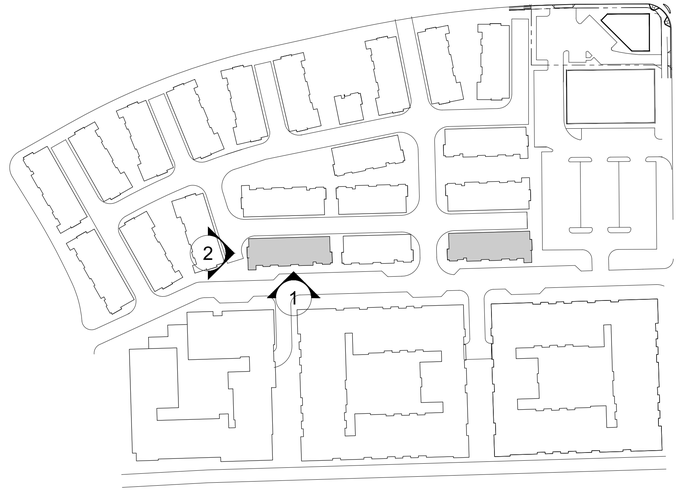
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
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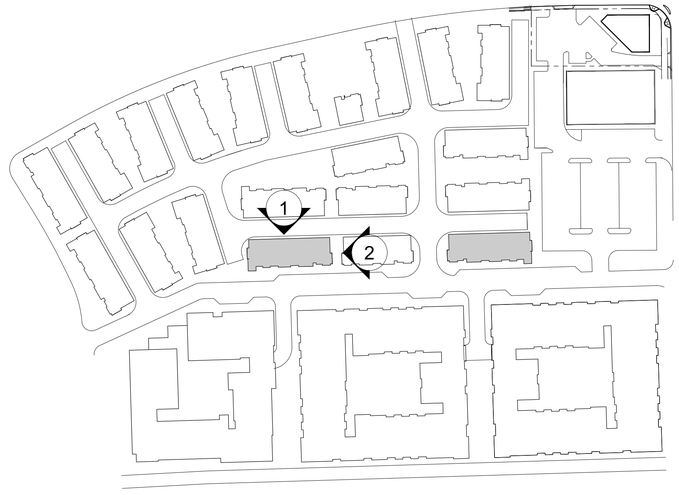
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
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Notes:

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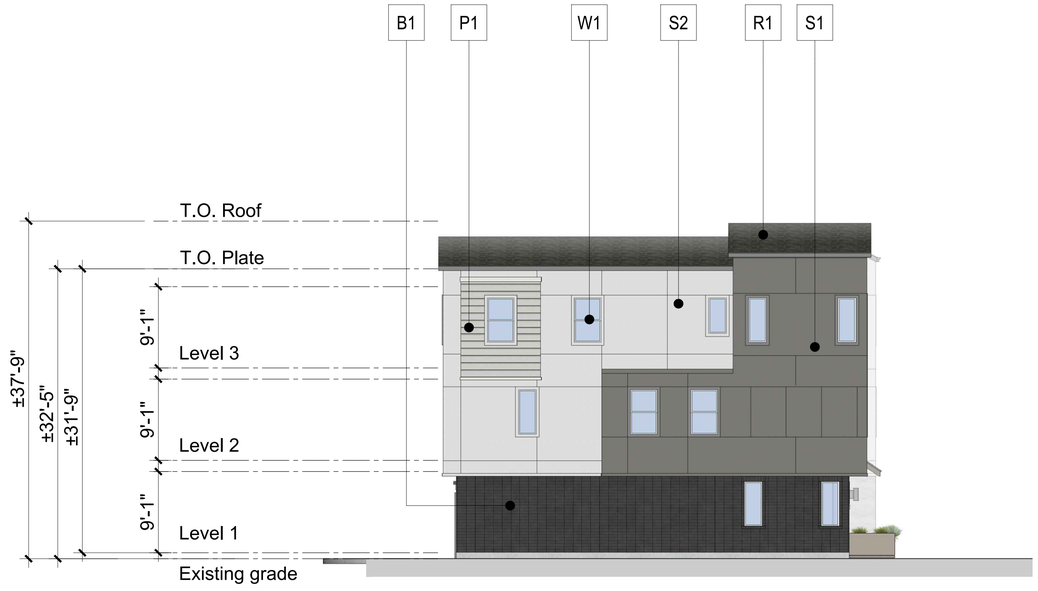
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MAY 01, 2026

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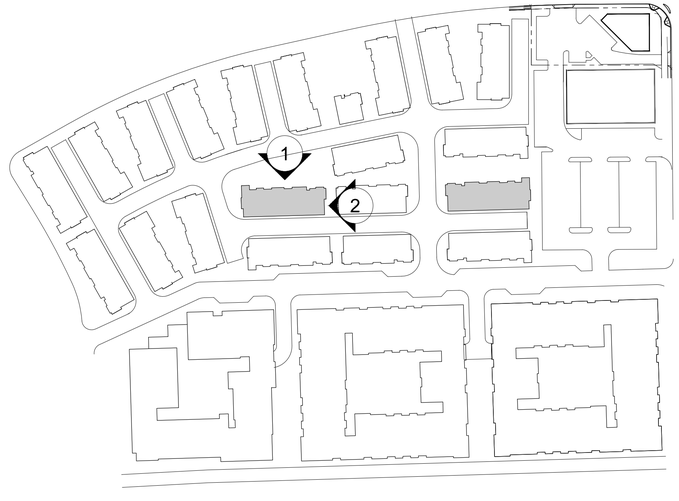
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

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MAY 01, 2026

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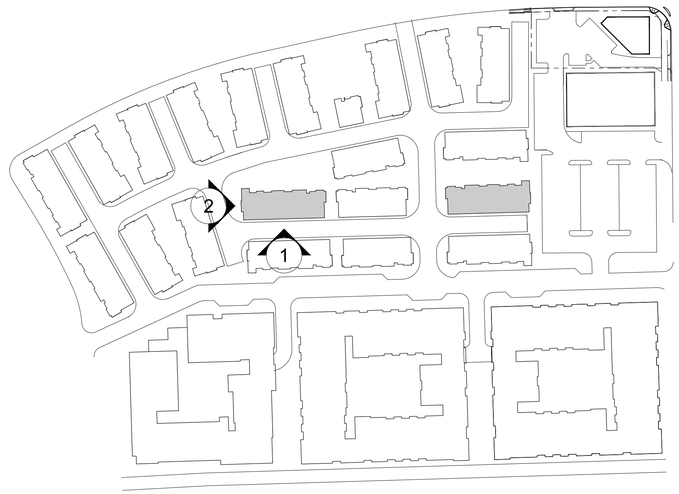
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
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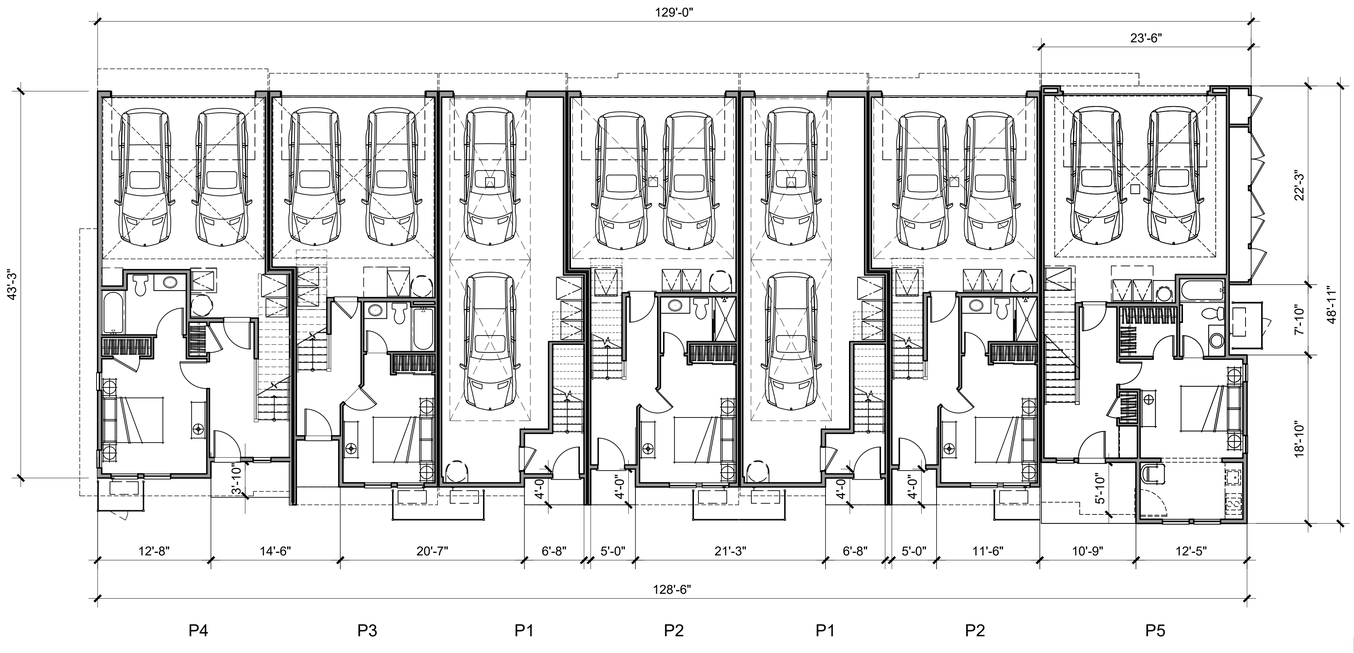
PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

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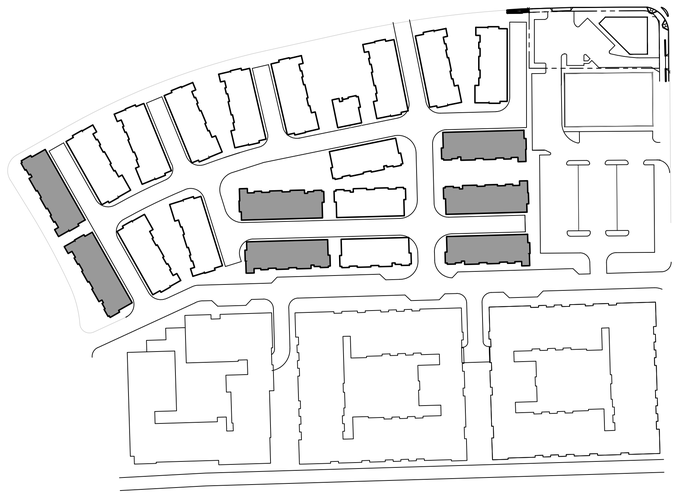
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 1



LEVEL 2



LEVEL 1



Key Plan (NTS)

* At Building #19, 21, Sun rooms located at front elevation instead of balconies.
At Building #14, 18, Sun rooms located at rear elevation instead of balconies.

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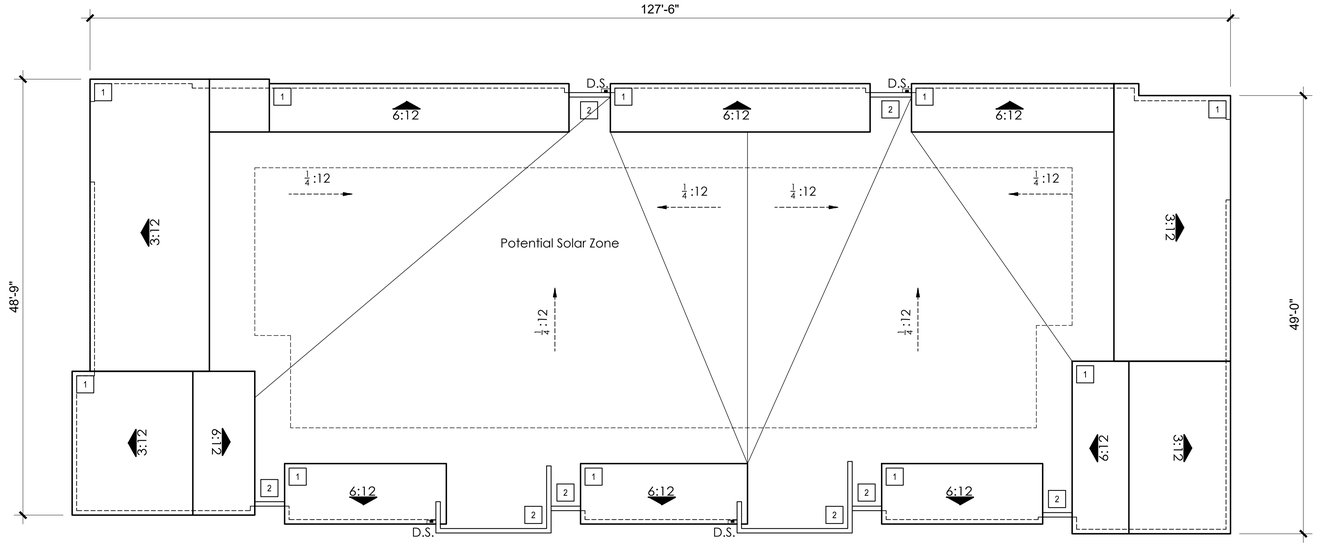
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7-PLEX A FLOOR PLANS
LEVEL 1 & LEVEL 2

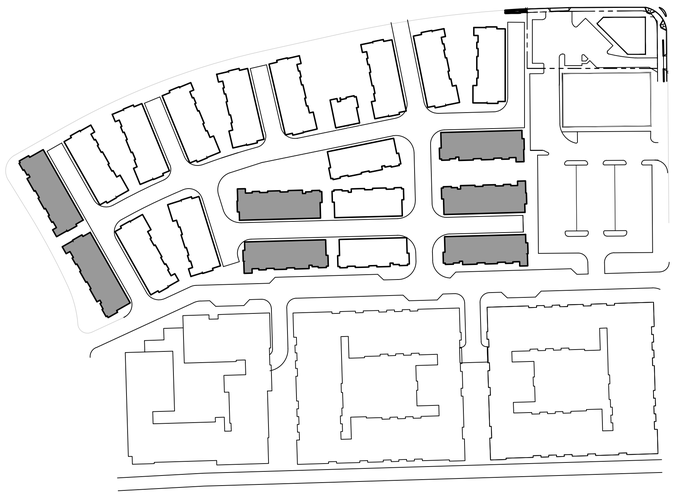
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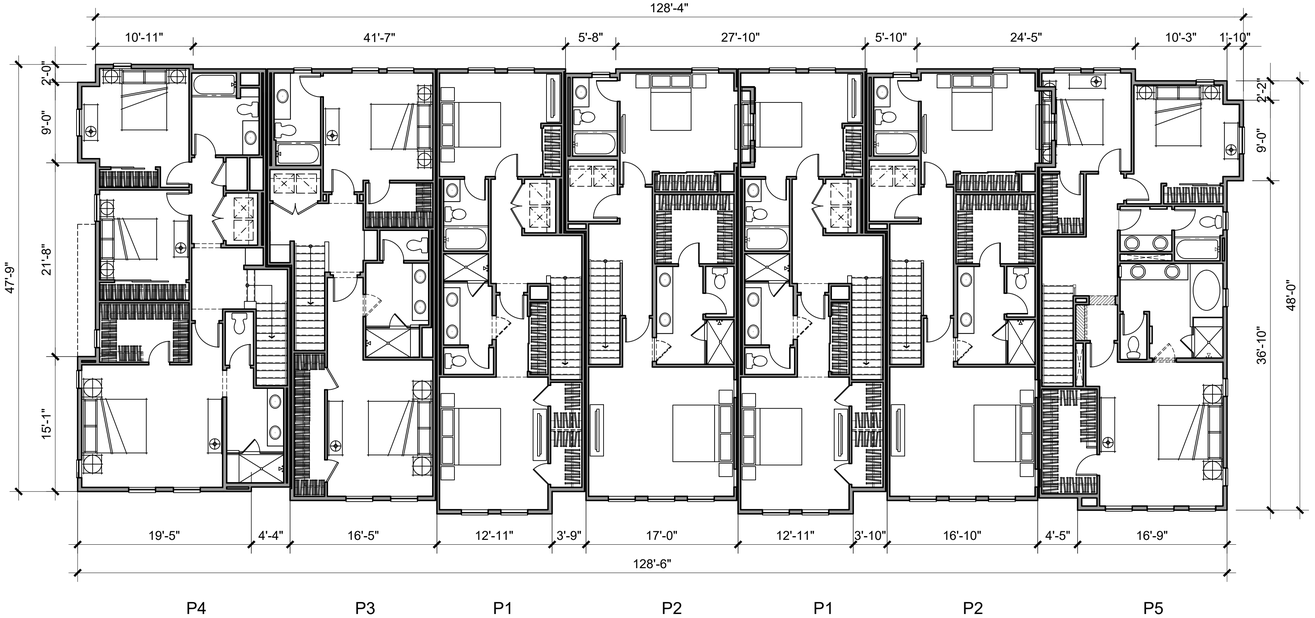
Variation of Roof form for minimum of 30%:

1. Roof type 1 - Pitched
2. Roof type 2 - Flat Parapet

ROOF LEVEL



Key Plan (NTS)



LEVEL 3

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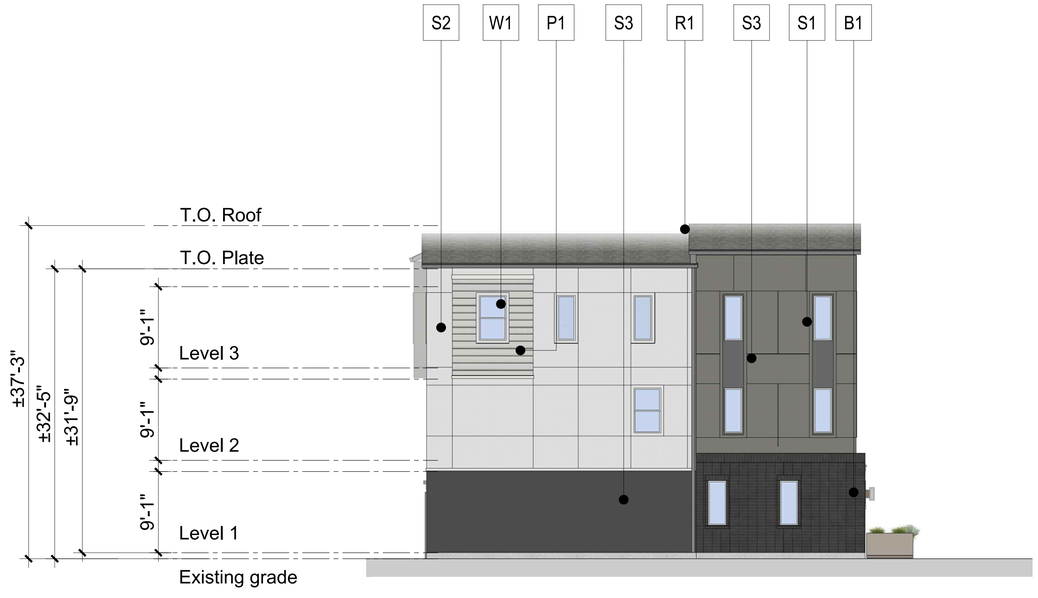
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7-PLEX A FLOOR PLANS
LEVEL 3 & ROOF

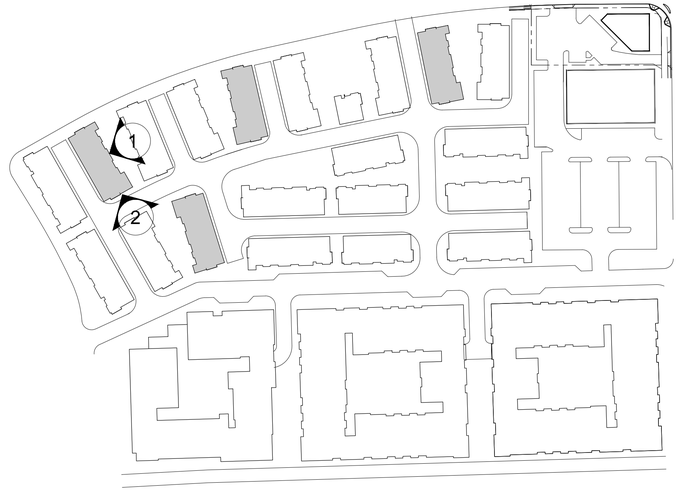
A3.3.9



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Light Gray
D1	Entry Door - Mustard

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
2. All roof parapets will have a coping on the top and a drip edge.

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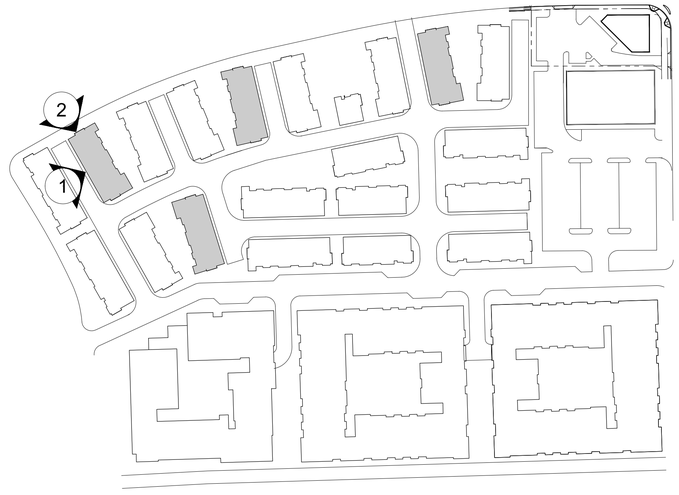
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
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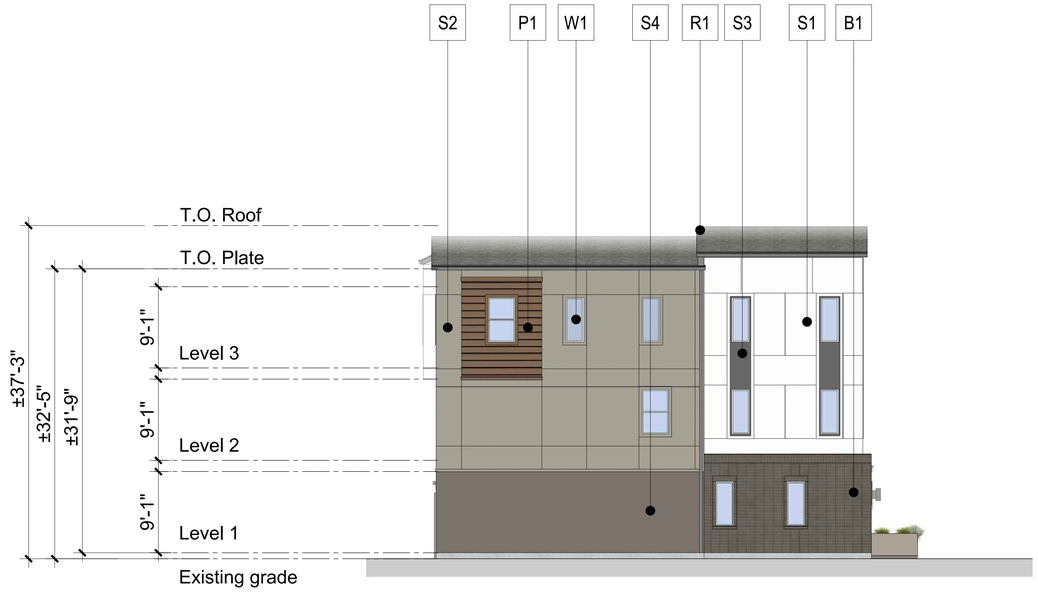
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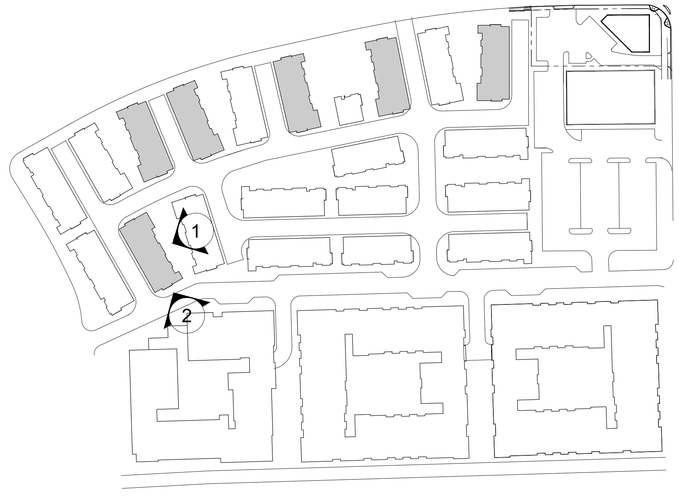
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

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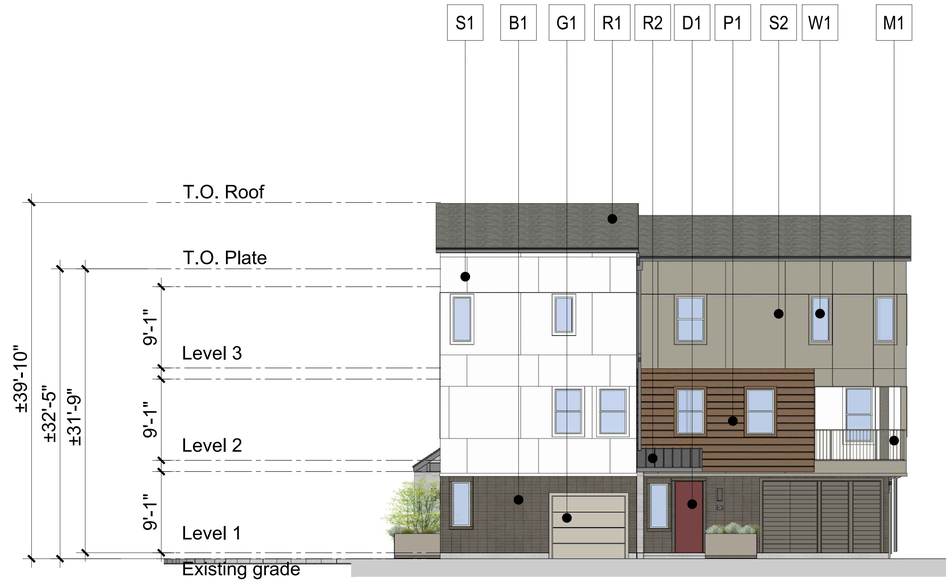
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

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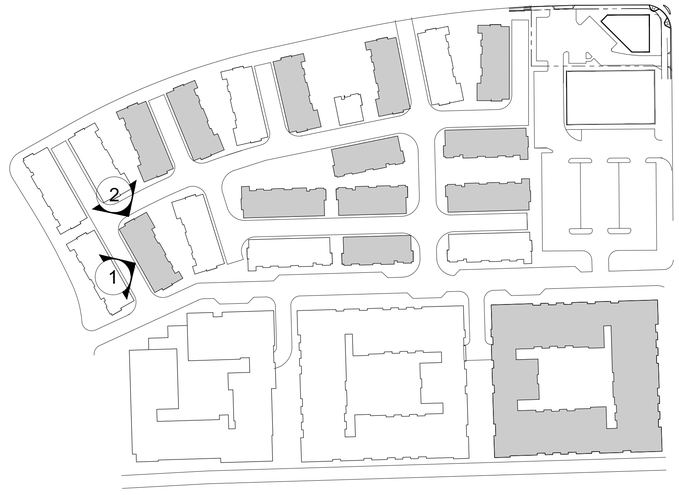
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
P1	Cementitious Siding - Burgundy
B1	Brick Veneer - Dark Brown
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Medium Gray
R2	Roof - Standing Seam Metal
G1	Metal Garage Door - Beige
D1	Entry Door - Burgundy

Notes:

1. Change of materials, including veneers shall not end at an outside exterior corner.
2. All roof parapets will have a coping on the top and a drip edge.

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

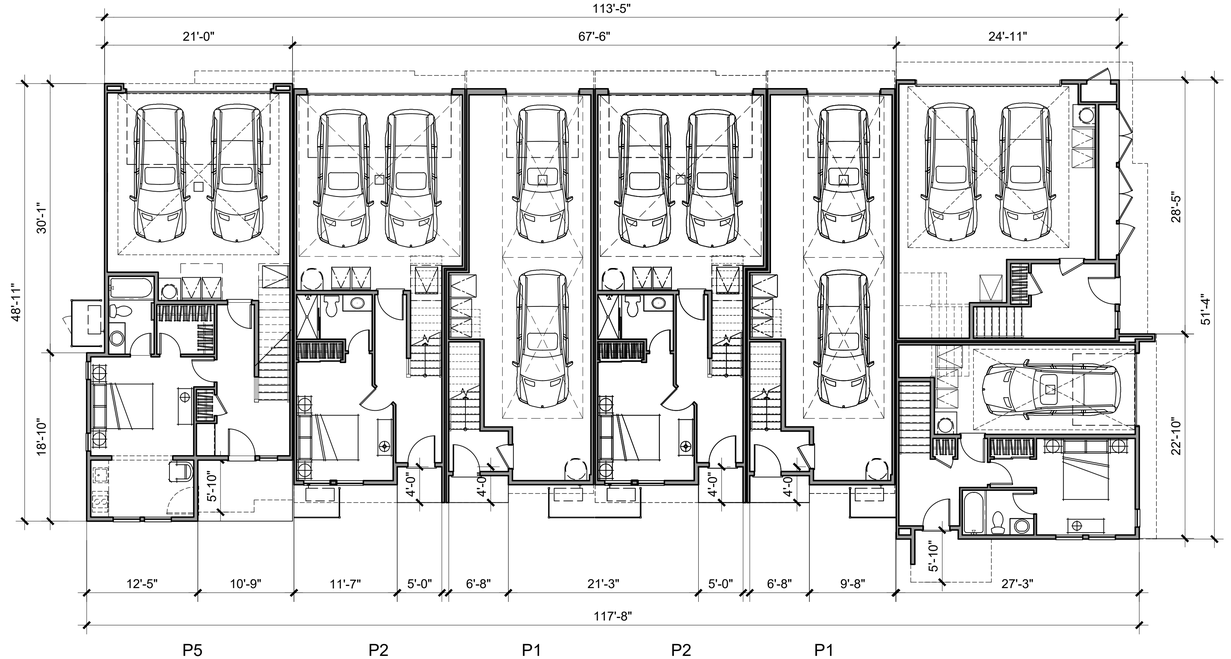
PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

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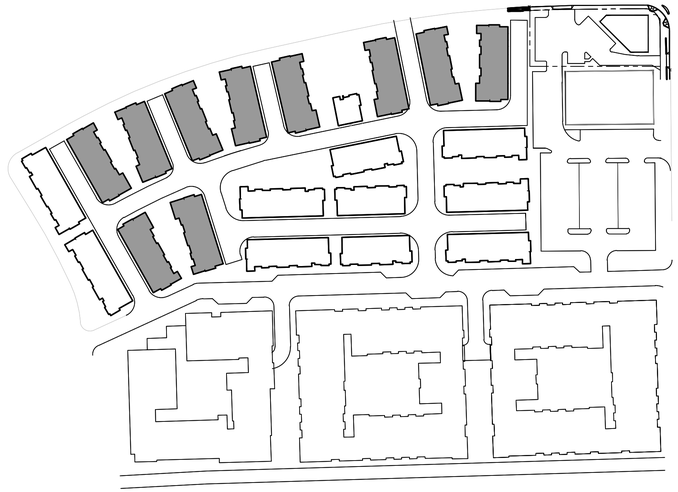
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2



LEVEL 2



LEVEL 1



Key Plan (NTS)

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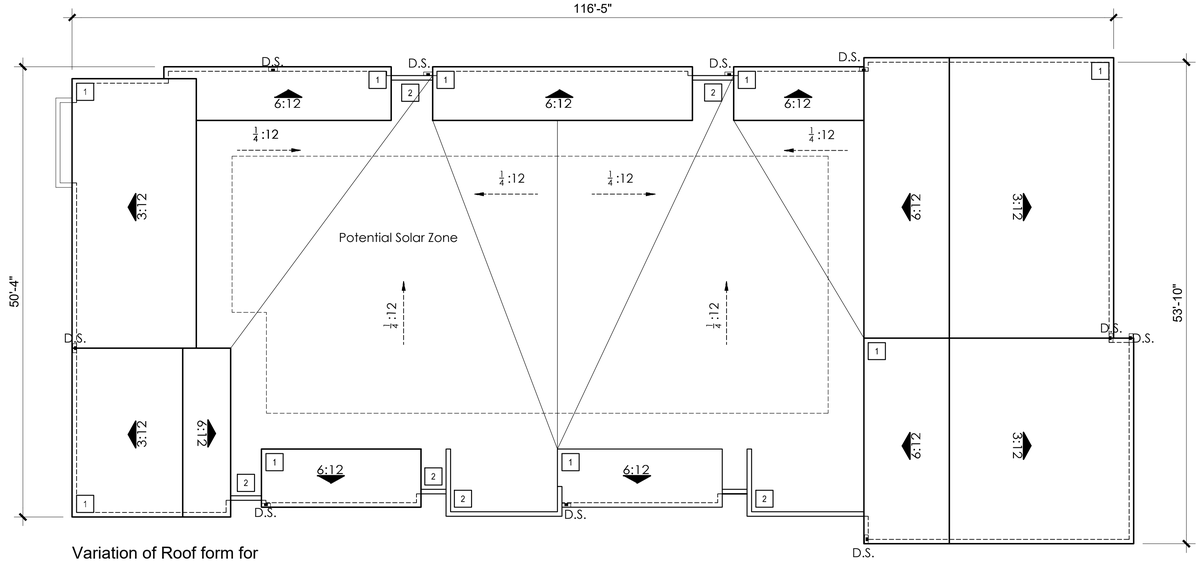
PASSAGE
SAN MATEO, CA

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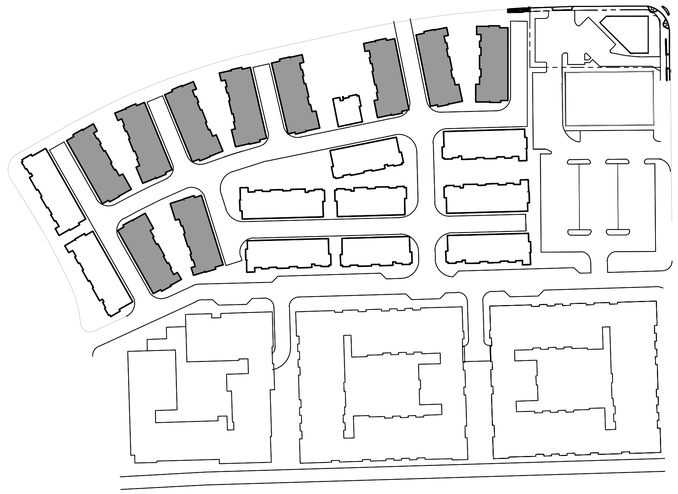
7-PLEX B FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.4.4

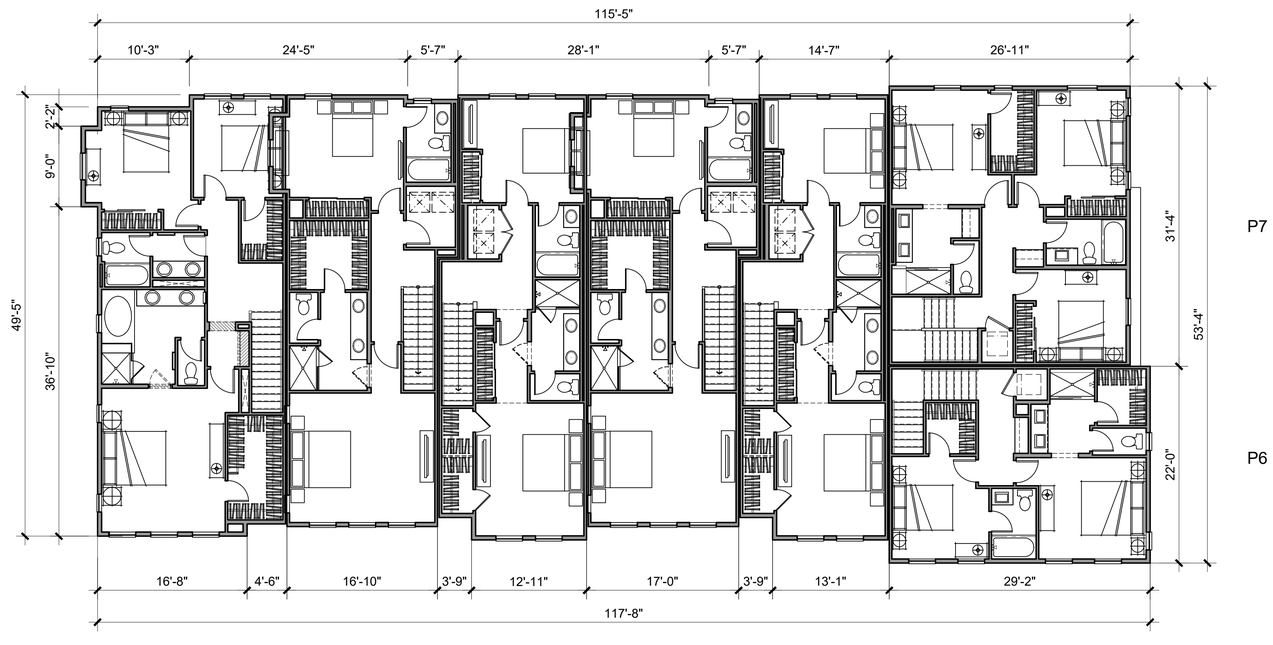


Variation of Roof form for minimum of 30%:

1. Roof type 1 - Pitched
2. Roof type 2 - Flat Parapet



Key Plan (NTS)



LEVEL 3

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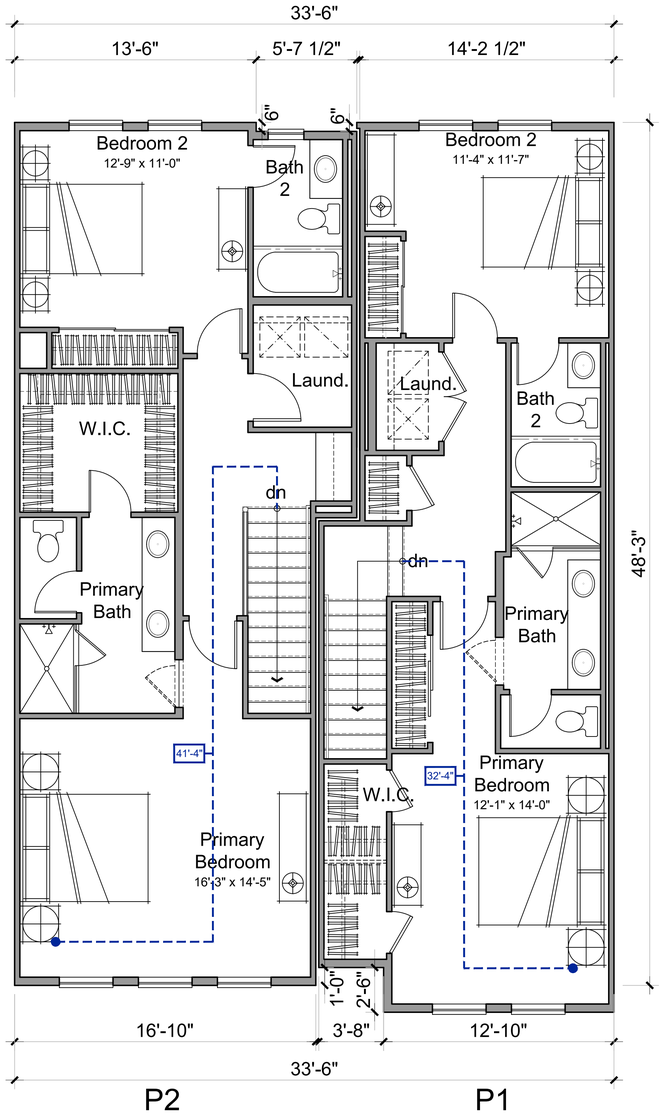
PASSAGE
SAN MATEO, CA

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7-PLEX B FLOOR PLANS
LEVEL 3 & ROOF

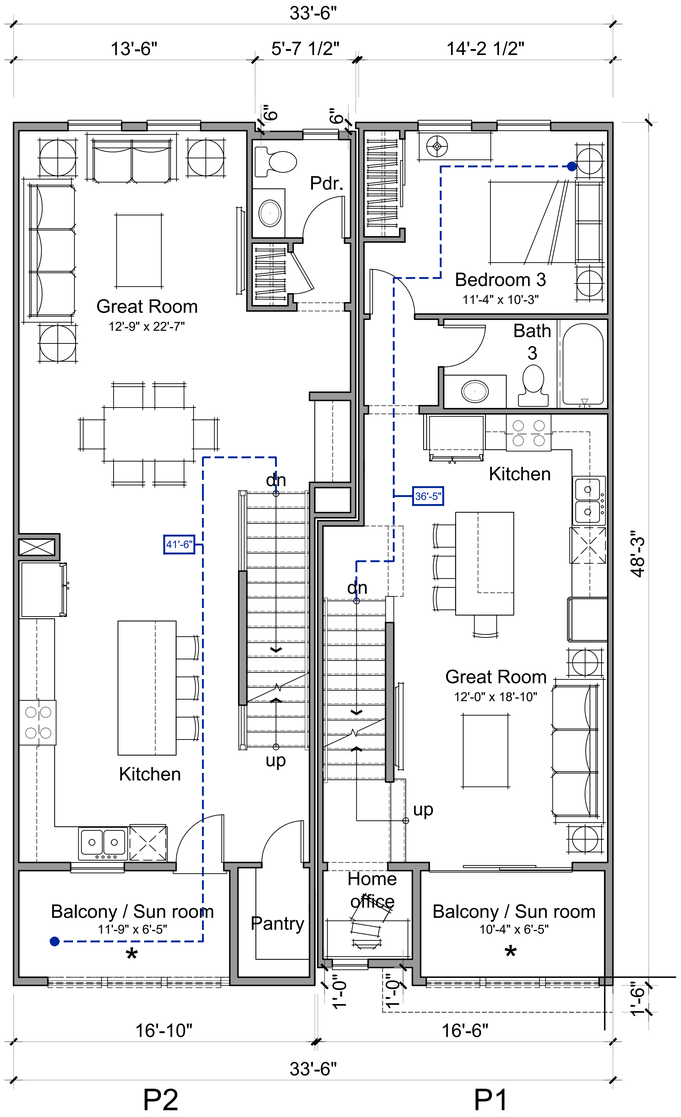
A3.4.5



Third Floor

P2_COMMON PATH OF EGRESS TRAVEL = 41'-4"

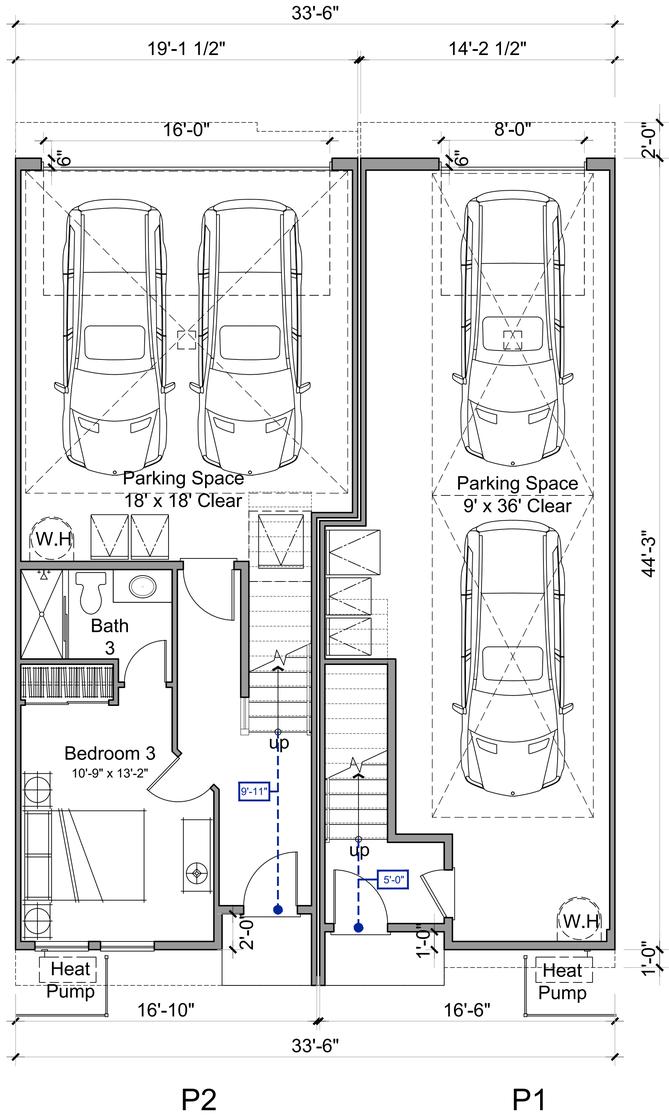
P1_COMMON PATH OF EGRESS TRAVEL = 32'-4"



Second Floor

P2_COMMON PATH OF EGRESS TRAVEL = 41'-6"

P1_COMMON PATH OF EGRESS TRAVEL = 36'-5"



First Floor

P2_COMMON PATH OF EGRESS TRAVEL = 9'-11"

P1_COMMON PATH OF EGRESS TRAVEL = 5'-0"

* Sun rooms in place of balconies at units impacted by AB130

PER CRC SECTION R311.4 VERTICAL EGRESS
EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR BOTH. FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR. THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET

Plan 2 Summary
3 Bed / 3.5 Bath
1,856 Total n.s.f.

Plan 1 Summary
3 Bed / 3 Bath
1,399 Total n.s.f.

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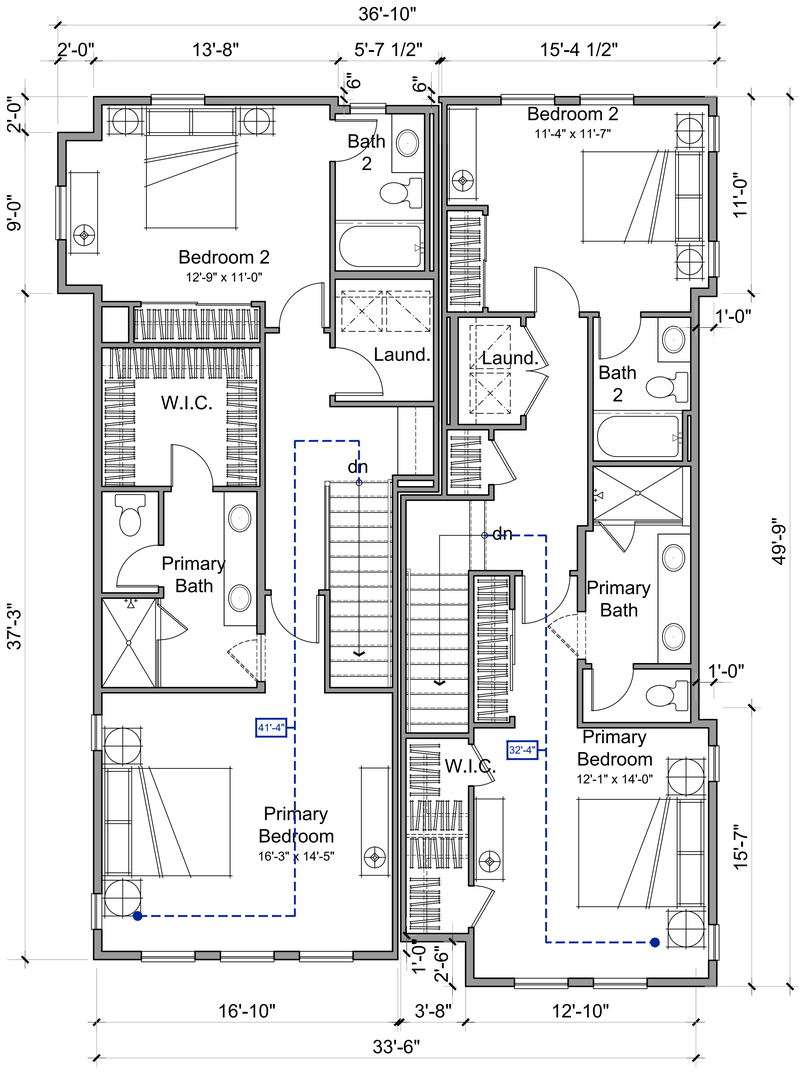
PASSAGE
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UNIT PLANS - PLANS 1 & 2

A3.5.0

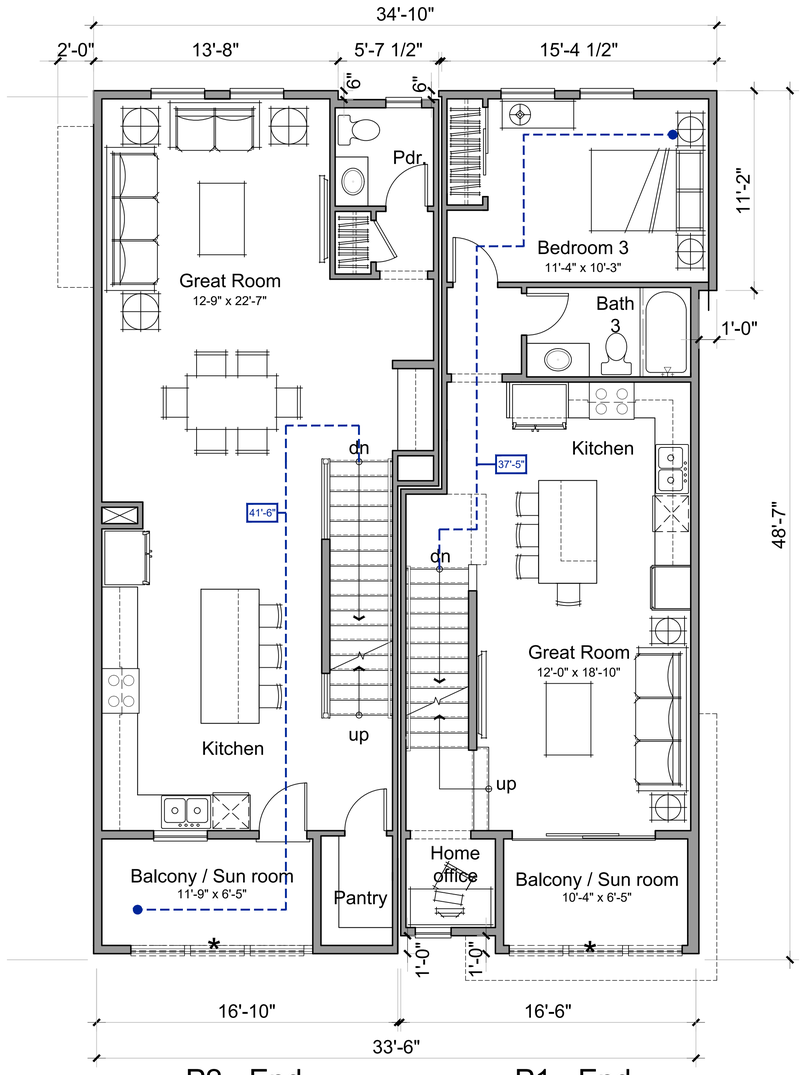


P2 - End P1 - End

Third Floor

P2-End_COMMON PATH OF EGRESS TRAVEL = 41'-4"

P1-End_COMMON PATH OF EGRESS TRAVEL = 32'-4"

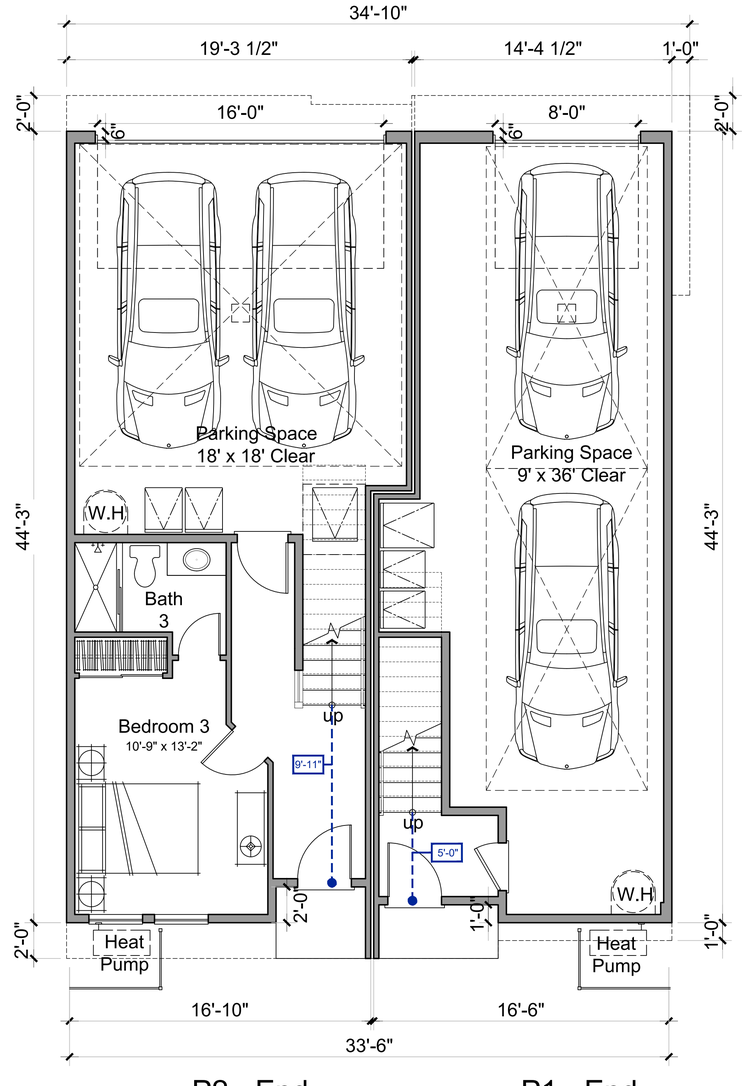


P2 - End P1 - End

Second Floor

P2-End_COMMON PATH OF EGRESS TRAVEL = 41'-6"

P1-End_COMMON PATH OF EGRESS TRAVEL = 37'-5"



P2 - End P1 - End

First Floor

P2-End_COMMON PATH OF EGRESS TRAVEL = 9'-11"

P1-End_COMMON PATH OF EGRESS TRAVEL = 5'-0"

* Sun rooms in place of balconies at units impacted by AB130

PER CRC SECTION R311.4 VERTICAL EGRESS
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Plan 2 End Summary
4 Bed / 3.5 Bath
1,873 Total n.s.f.

Plan 1 End Summary
2 Bed / 2.5 Bath
1,434 Total n.s.f.

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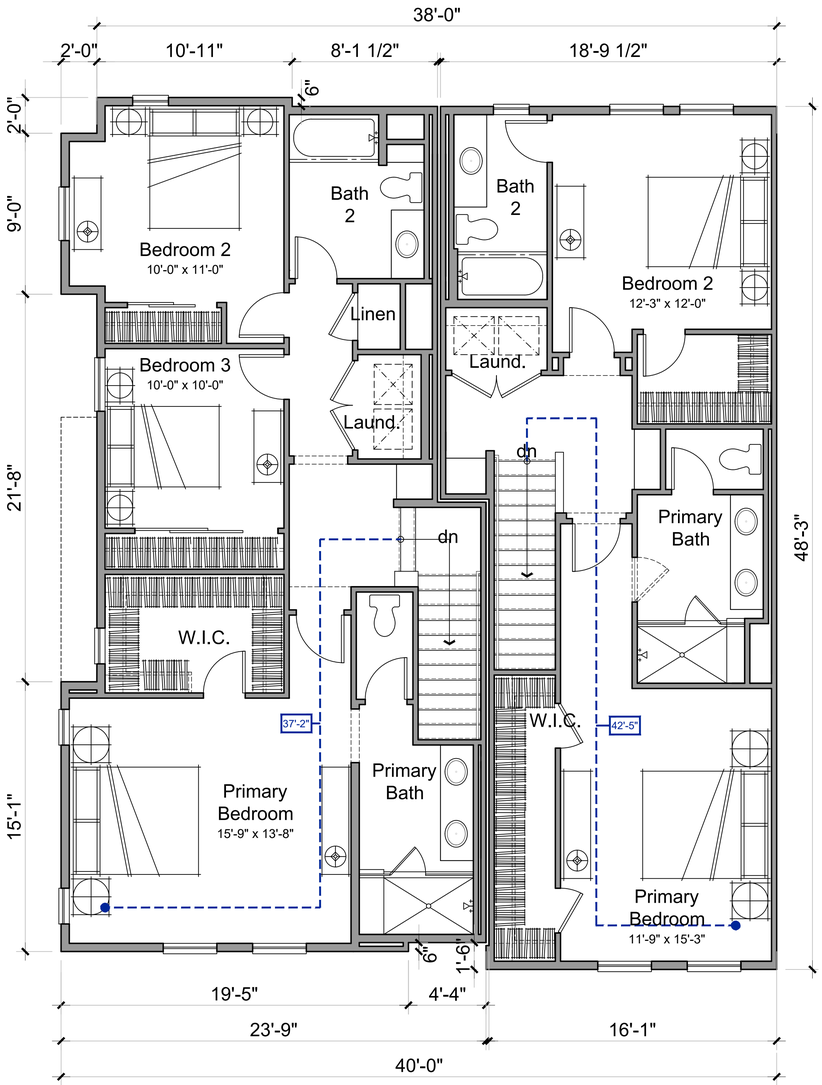
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UNIT PLANS - PLANS 1 & 2 END

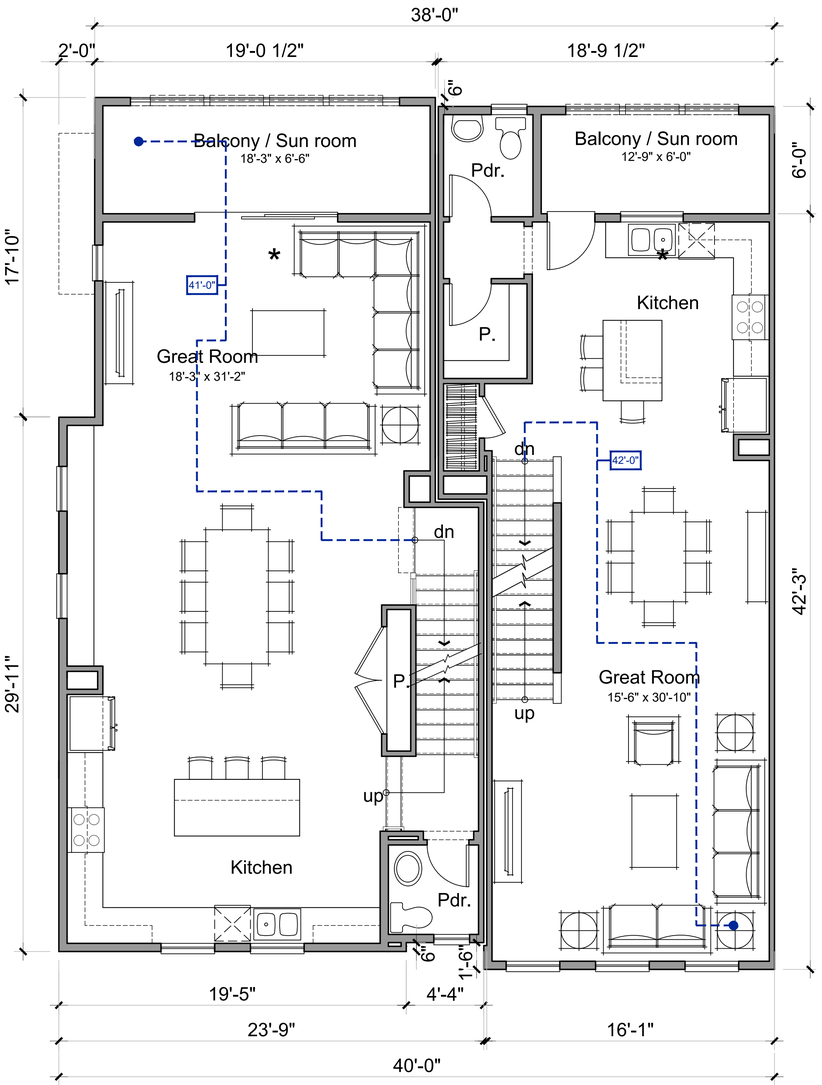
A3.5.1



Third Floor

P4_COMMON PATH OF EGRESS TRAVEL = 37'-2"

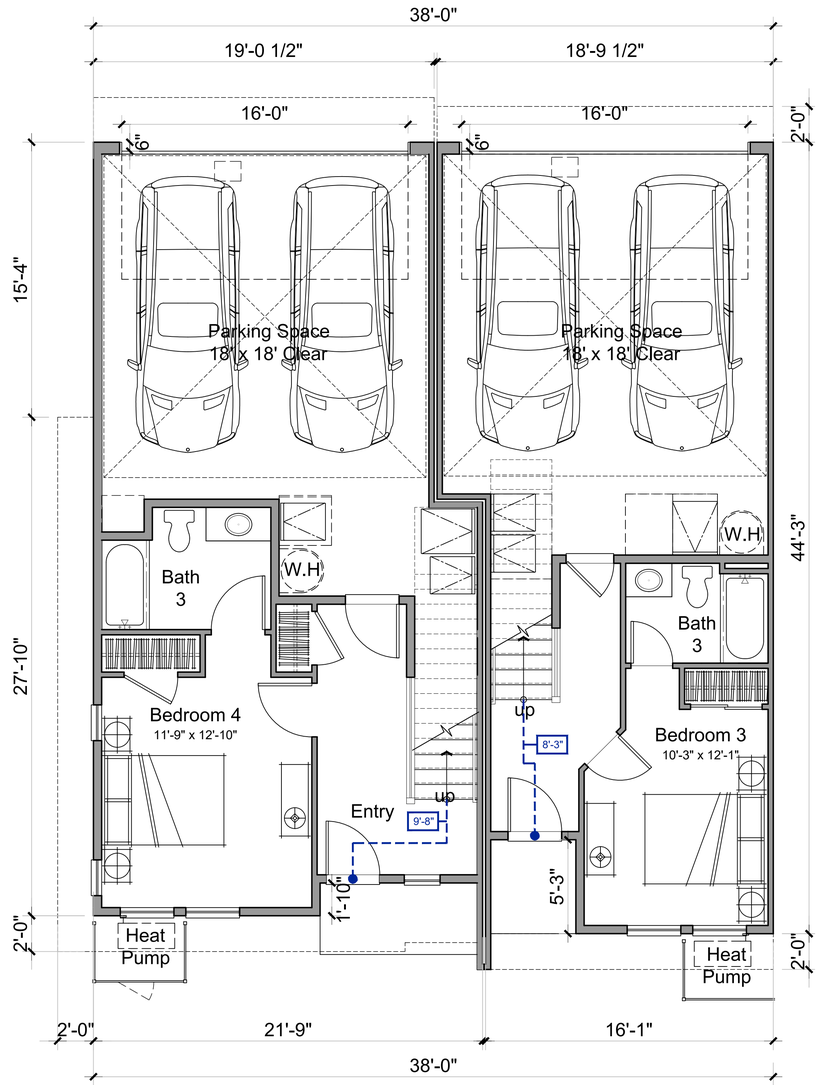
P3_COMMON PATH OF EGRESS TRAVEL = 42'-5"



Second Floor

P4_COMMON PATH OF EGRESS TRAVEL = 41'-0"

P3_COMMON PATH OF EGRESS TRAVEL = 42'-0"



First Floor

P4_COMMON PATH OF EGRESS TRAVEL = 9'-8"

P3_COMMON PATH OF EGRESS TRAVEL = 8'-3"

* Sun rooms in place of balconies at units impacted by AB130

PER CRC SECTION R311.4 VERTICAL EGRESS

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Plan 4 Summary

4 Bed / 3.5 Bath

2,189 Total n.s.f.

Plan 3 Summary

3 Bed / 3.5 Bath

1,775 Total n.s.f.

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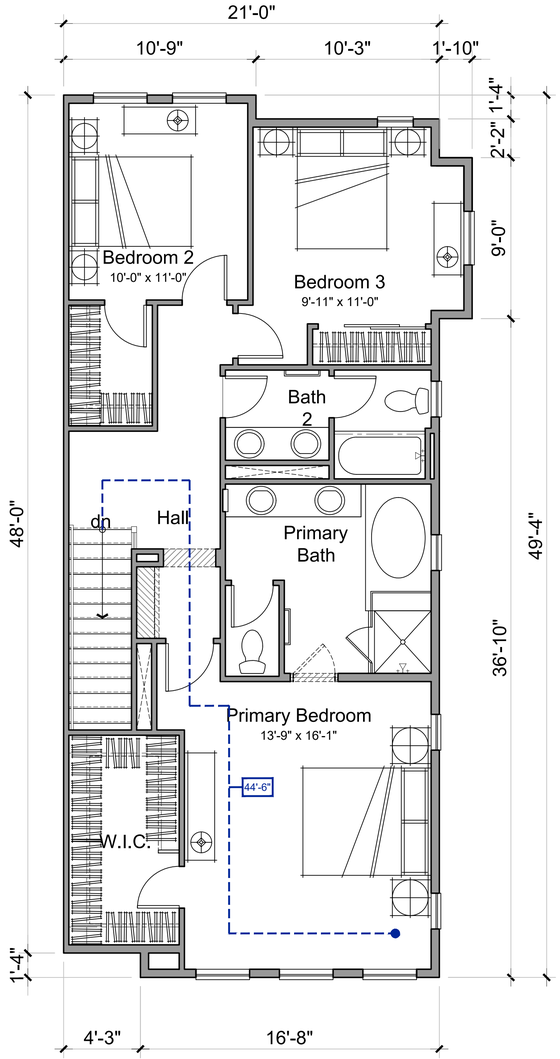
PASSAGE
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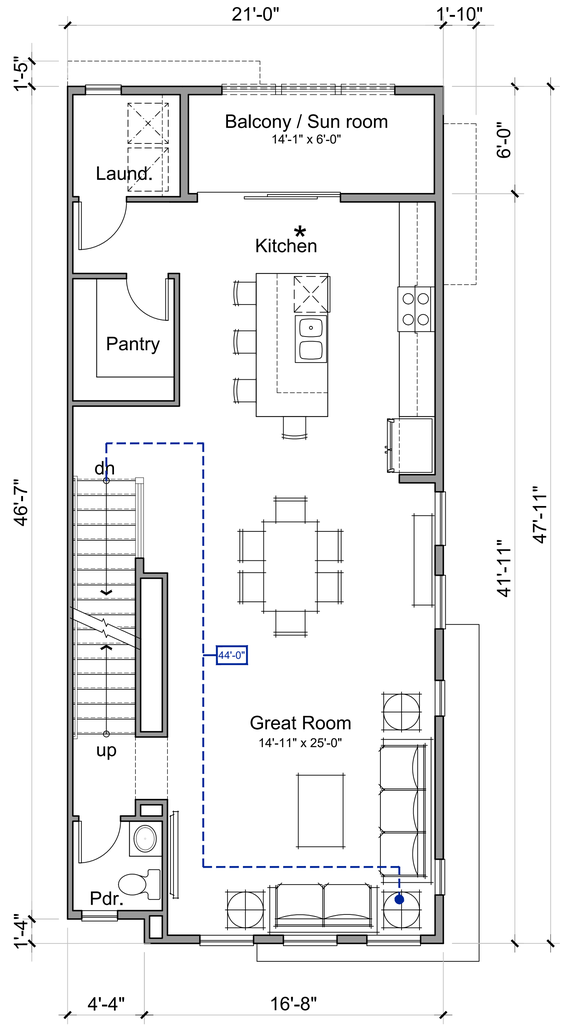
UNIT PLANS - PLANS 3 & 4

A3.5.2



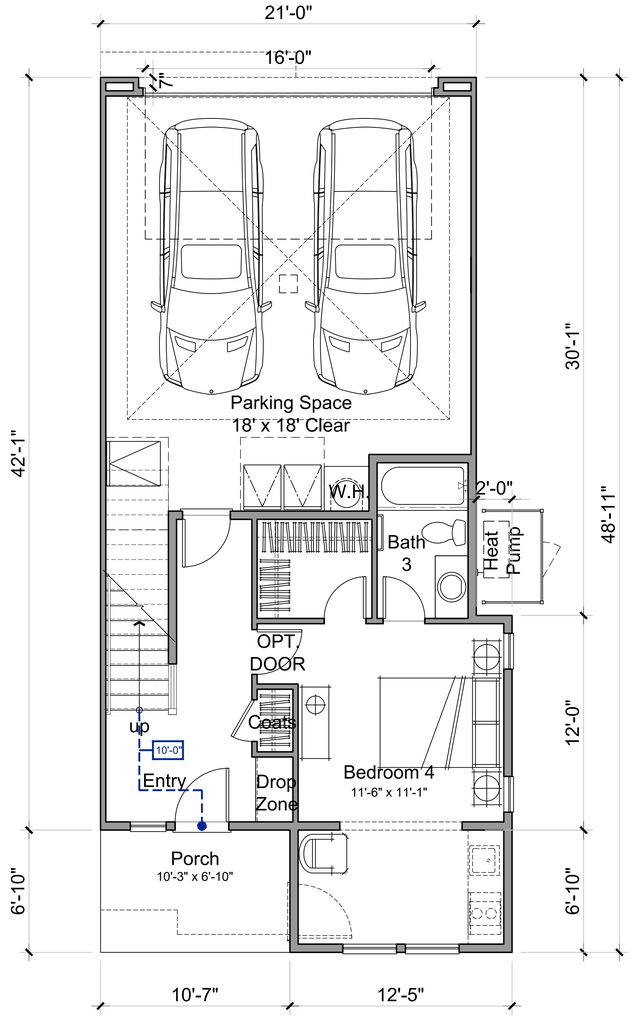
Third Floor

P5_COMMON PATH OF EGRESS TRAVEL = 44'-6"



Second Floor

P5_COMMON PATH OF EGRESS TRAVEL = 44'-0"



First Floor

P5_COMMON PATH OF EGRESS TRAVEL = 10'-0"

* Sun rooms in place of balconies at units impacted by AB130

PER CRC SECTION R311.4 VERTICAL EGRESS
EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR BOTH. FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR. THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET

Plan 5 Summary

4 Bed / 3.5 Bath
OPT. ADU
2,268 Total n.s.f.

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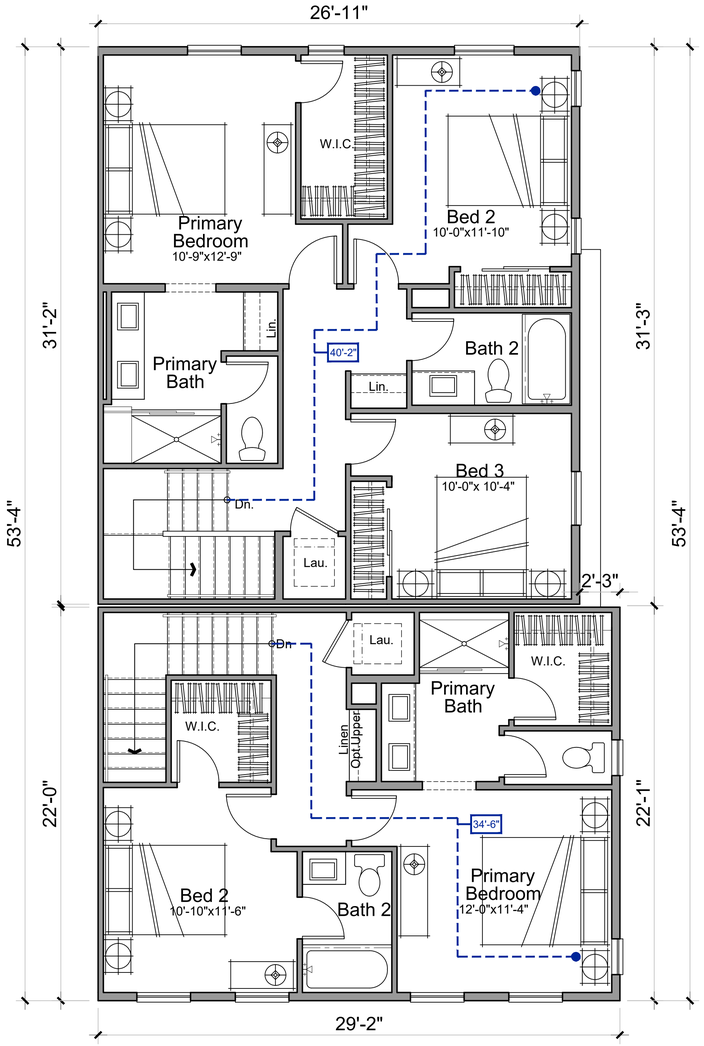
PASSAGE
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UNIT PLANS - PLAN 5

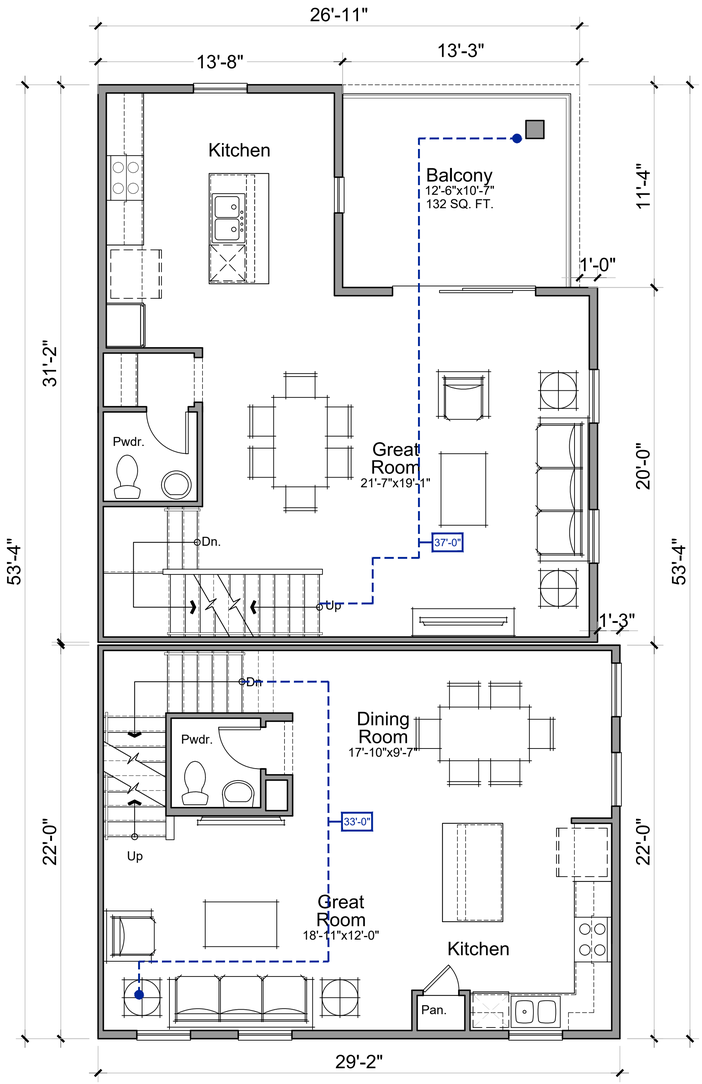
A3.5.3



Third Floor

P7_COMMON PATH
OF EGRESS TRAVEL = 40'-2"

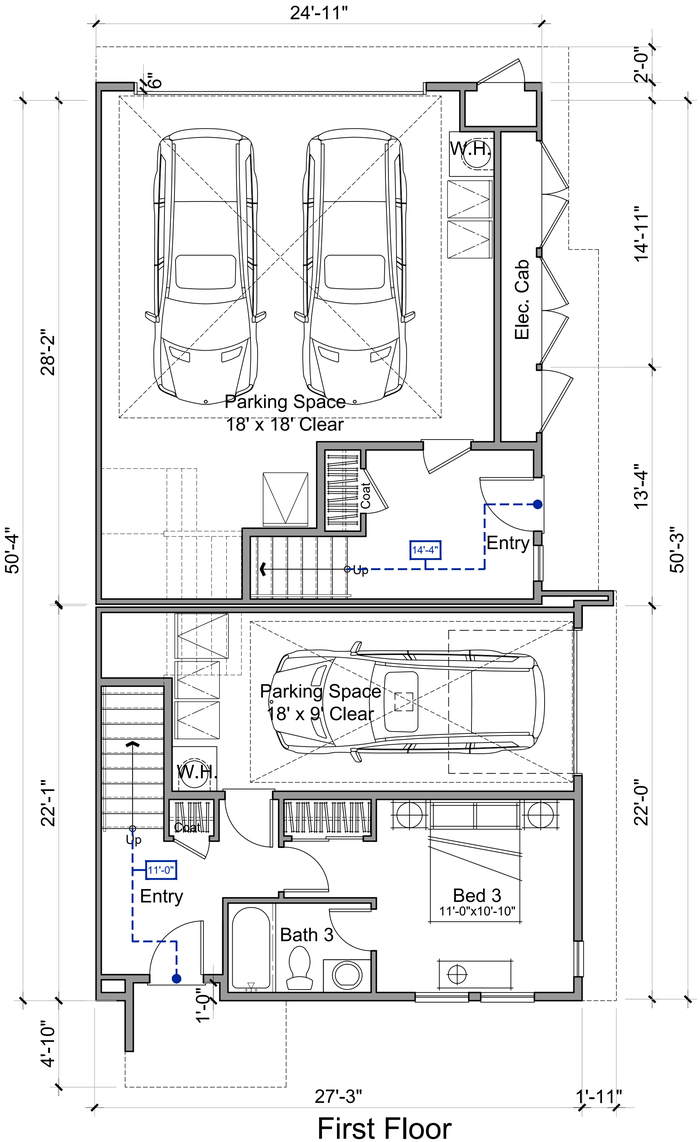
P6_COMMON PATH
OF EGRESS TRAVEL = 34'-6"



Second Floor

P7_COMMON PATH
OF EGRESS TRAVEL = 37'-0"

P6_COMMON PATH
OF EGRESS TRAVEL = 33'-0"



First Floor

P7_COMMON PATH
OF EGRESS TRAVEL = 14'-4"

P6_COMMON PATH
OF EGRESS TRAVEL = 11'-0"

PER CRC SECTION R311.4 VERTICAL EGRESS
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Plan 7 Summary

3 Bed / 2.5 Bath
1,575 Total n.s.f.

Plan 6 Summary

3 Bed / 3.5 Bath
1,502 Total n.s.f.

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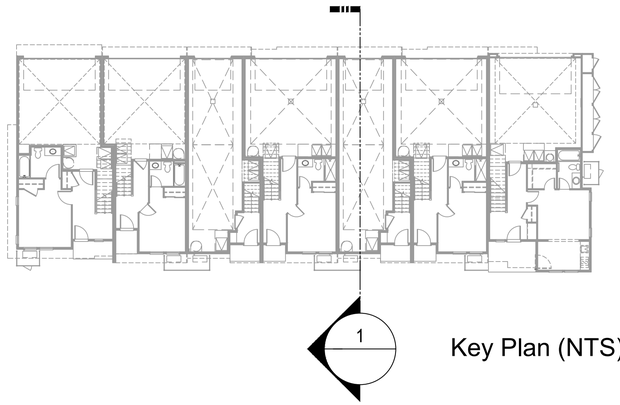
PASSAGE
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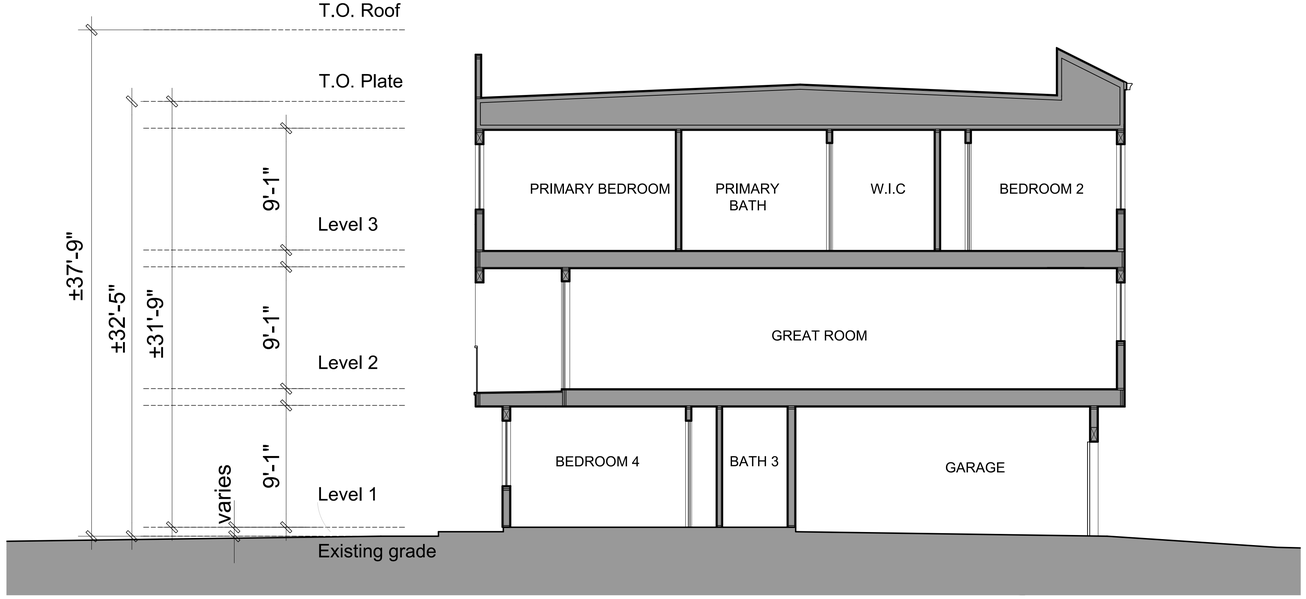
0 2 4 8

UNIT PLANS - PLANS 6 & 7

A3.5.4



Key Plan (NTS)



1. Typical Townhouse Section

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0 4 8 16

TOWNHOUSE SECTION

A3.6.0



1. 7-Plex Town Home A Scheme 1 - North Elevation



2. 7-Plex Town Home A Scheme 1 - East Elevation

S1

Stucco
Light Gray (or sim.)

S2

Stucco
Storm Gray (or sim.)

S3

Stucco
Dark Gray (or sim.)

P1

Cementitious Lap Siding 1
Light-Gray (or sim.)

T1

Trim
White (or sim.)

T2

Trim
Gray (or sim.)

F1

Fascia Board
Dark Gray (or sim.)

T3

Trim
Gray (or sim.)

B1

Brick Veneer
Black (or sim.)

B2

Brick Veneer
Gray (or sim.)

R1

Roof Shingle
Gray (or sim.)

R2

Metal Roof
Standing Seam

W1

Vinyl Window
White (or sim.)

D1

Entry Door
Oak (or sim.)

M1

Metal Railing
Dark Gray (or sim.)

G1

Metal Garage Door
Light Gray (or sim.)

Note: If proposed manufacture is discontinued, an equavialet material will be proposed subject to substantial conformance review prior to issuance of the building permit

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COLOR AND MATERIAL BOARD
7-Plex Type A Scheme 1

A3.7.0



1. 7-Plex Town Home A Scheme 2 - North Elevation



2. 7-Plex Town Home A Scheme 2 - East Elevation

S1

Stucco
White (or sim.)

S2

Stucco
Medium Beige (or sim.)

S3

Stucco
Dark Gray (or sim.)

S4

Stucco
Dark Beige (or sim.)

P1

Cementitious Lap Siding 1
Brown (or sim.)

T1

Trim
Medium Beige (or sim.)

T2

Trim
White (or sim.)

F1

Fascia Board
Dark Gray (or sim.)

B1

Brick Veneer
Dark Brown (or sim.)

B2

Brick Veneer
Gray (or sim.)

R1

Roof Shingle
Gray (or sim.)

R2

Metal Roof
Standing Seam

W1

Vinyl Window
White (or sim.)

D1

Entry Door
Burgundy (or sim.)

M1

Metal Railing
Dark Gray (or sim.)

G1

Metal Garage Door
Biege (or sim.)

Note: If proposed manufacture is discontinued, an equavialet material will be proposed subject to substantial conformance review prior to issuance of the building permit

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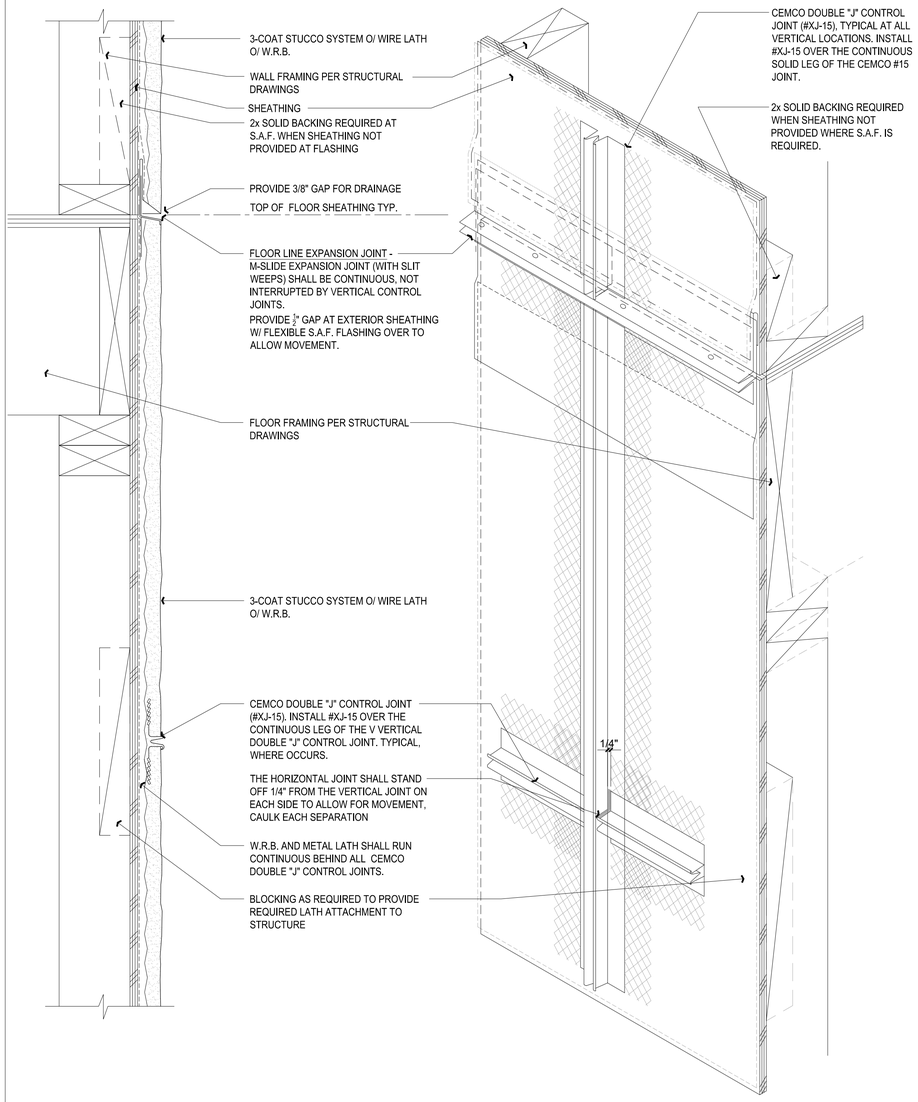
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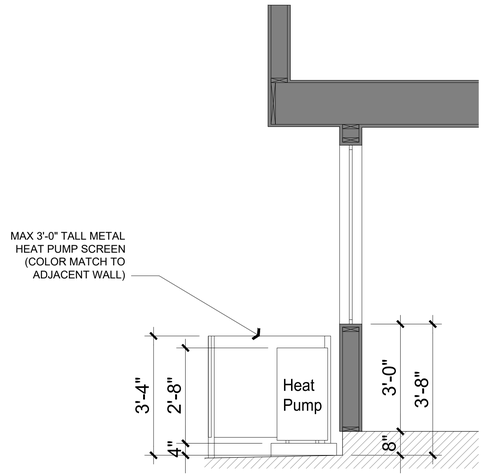
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COLOR AND MATERIAL BOARD
7-Plex Type A Scheme 2

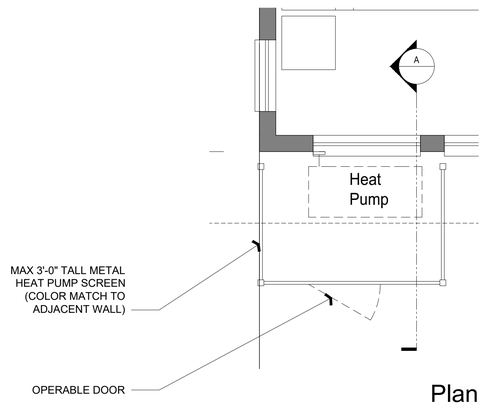
A3.7.1



CONTROL JOINT DETAIL | 4

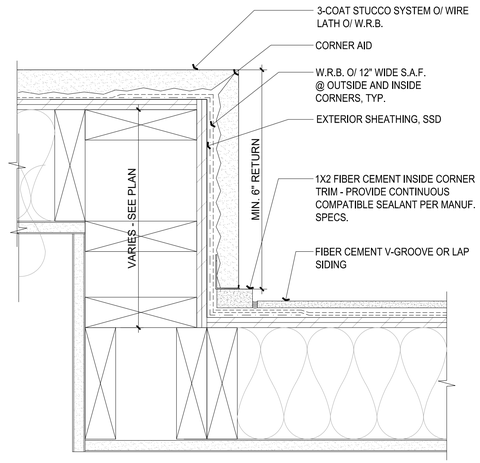


Section A



Plan

HEAT PUMP SCREEN | 3



STUCCO RETURN TO SIDING DETAIL | 2



TYPICAL BALCONY DETAIL | 1

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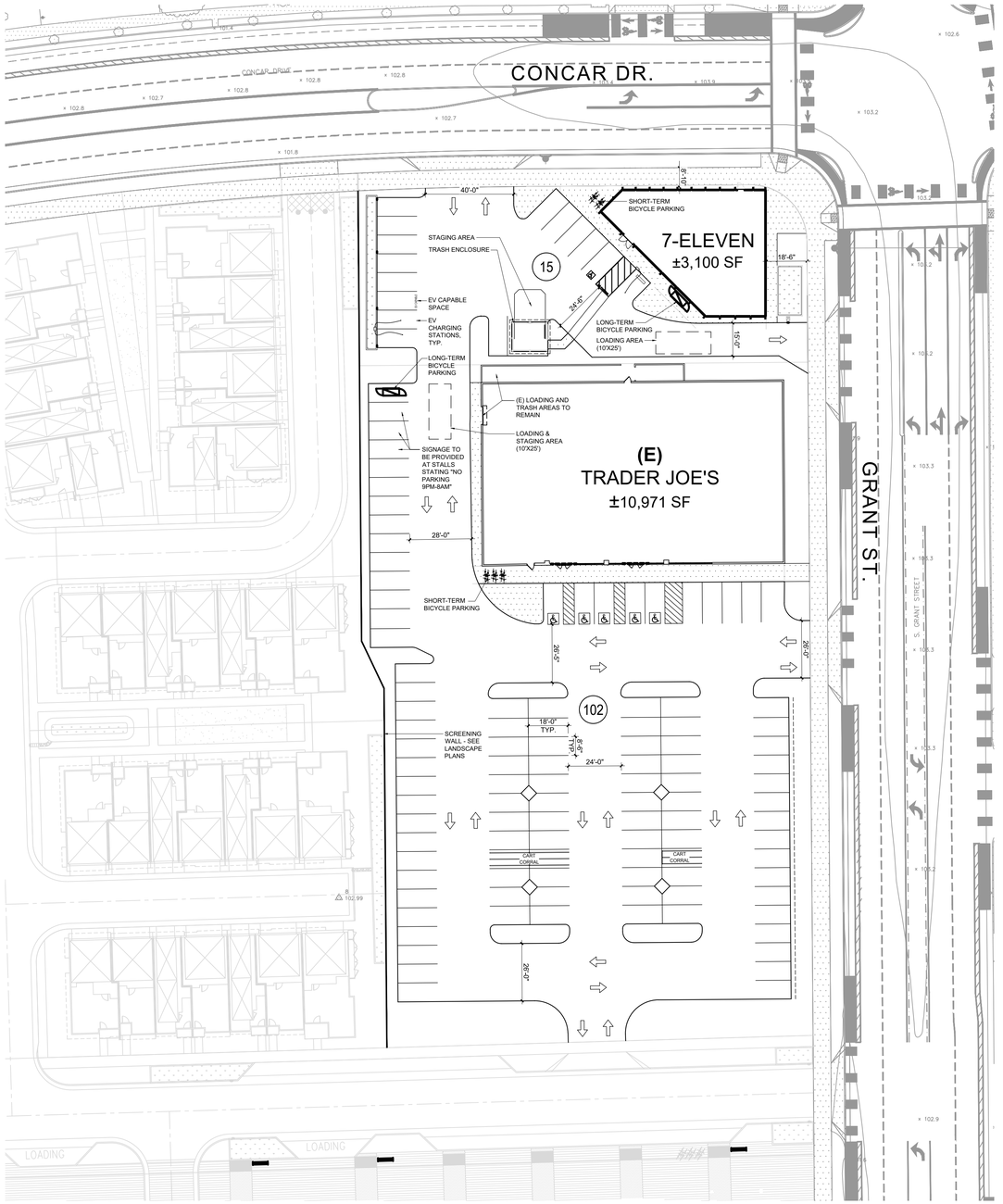
THE PACIFIC COMPANIES

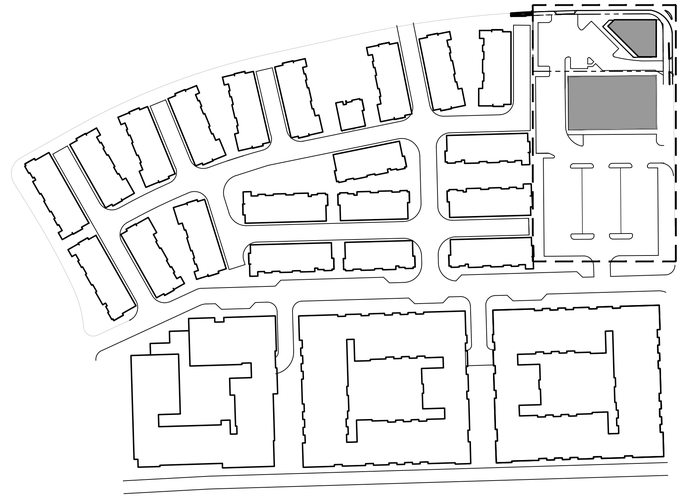
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

BUILDING DETAILS
TOWNHOUSES

A3.7.2





Key Plan (NTS)

RETAIL SITE SUMMARY

RETAIL SITE AREA:	±78,393 SF
RETAIL BUILDING AREA:	±14,071 SF
PARKING REQUIRED:	47 SPACES[1]
PARKING PROVIDED:	117 SPACES
PARKING RATIO:	8.3/1000
ACCESSIBLE STALLS REQUIRED:	5 SPACES
ACCESSIBLE STALLS PROVIDED:	6 SPACES

	MUNICIPAL CODE	CALGREEN
EVCS STALLS REQUIRED		
TRADER JOE'S:	0[2]	0[2]
7-ELEVEN:	4 (3 EVCS, 1 EV CAPABLE)[3]	4 (3 EVCS, 1 EV CAPABLE)[4]
BICYCLE PARKING REQUIRED		
TRADER JOE'S		
SHORT-TERM:	6 SPACES[5]	0
LONG-TERM:	1 SPACES[5]	0
7-ELEVEN		
SHORT-TERM:	2 SPACES[5]	3
LONG-TERM:	1 SPACES[5]	1

EVCS STALLS PROVIDED	
TRADER JOE'S:	0
7-ELEVEN:	4 (3 EVCS, 1 EV CAPABLE)
BICYCLE PARKING PROVIDED	
TRADER JOE'S	
SHORT-TERM:	6 SPACES
LONG-TERM:	2 SPACES
7-ELEVEN	
SHORT-TERM:	4 SPACES
LONG-TERM:	2 SPACES

[1] PER SAN MATEO MUNICIPAL CODE, SECTION 27.64.160:
RETAIL STORES UNDER 20,000 SF: 1/300

[2] PER 2025 CAGBC SECTION 5.106.5.4

[3] PER SAN MATEO MUNICIPAL CODE, SECTION 23.70.050

[4] BASED ON 2025 CAGBC TABLE 5.106.5.3.1

[5] PER SAN MATEO MUNICIPAL CODE, SECTION 27.64.262:
RETAIL STORES
SHORT TERM: 1/2000 SF
LONG TERM: 1/12,000 SF

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THE PACIFIC COMPANIES

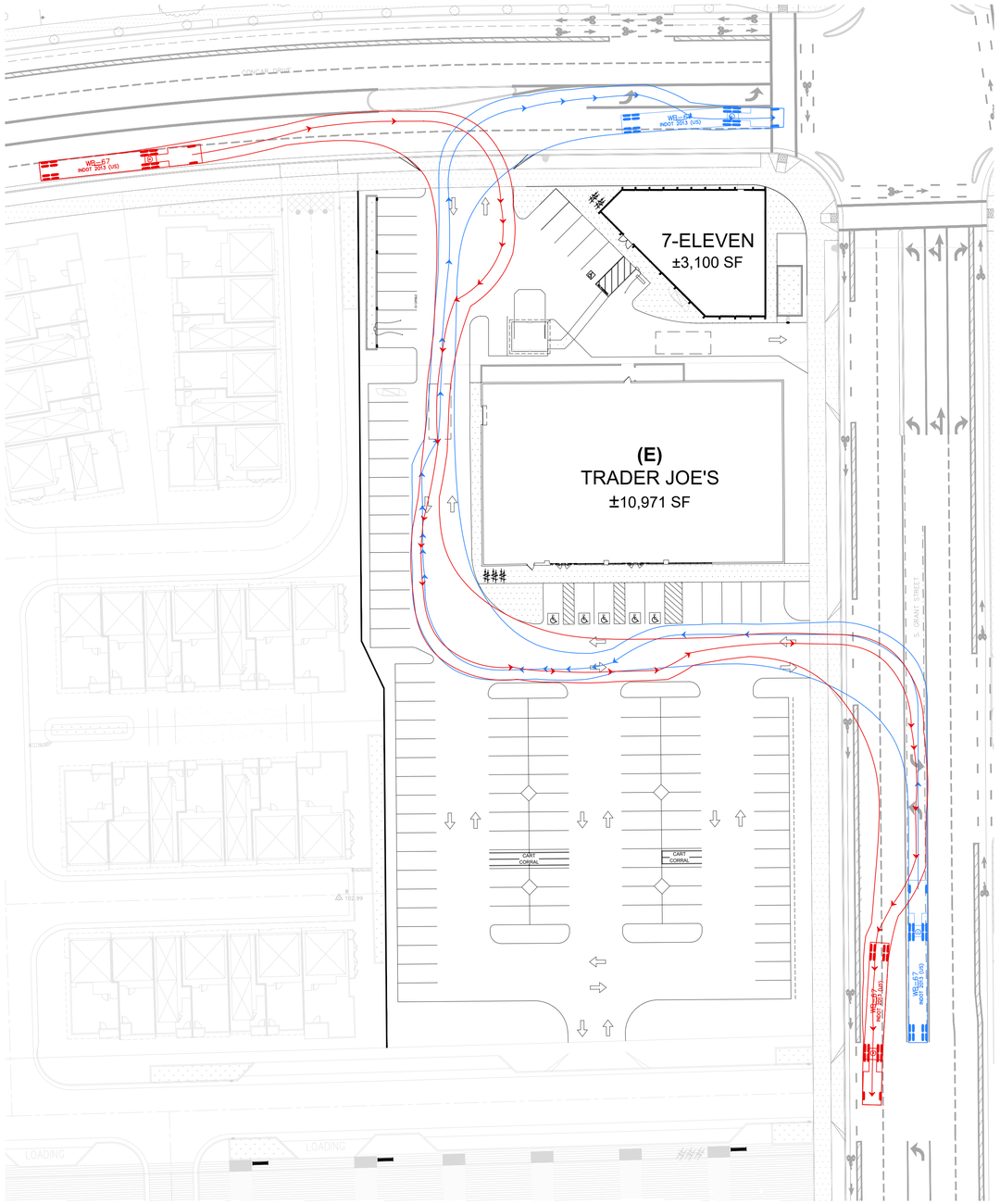
PASSAGE
SAN MATEO, CA

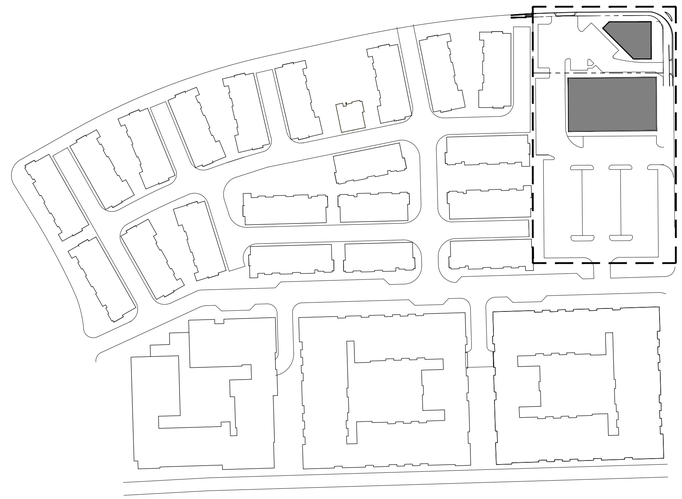
PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

0 15 30 60

SITE PLAN
RETAIL

A4.1.0





Key Plan (NTS)

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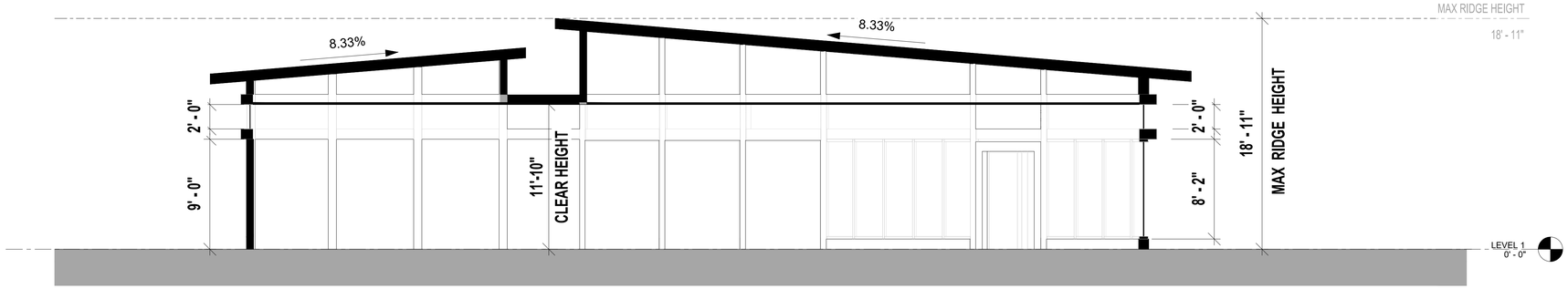
PASSAGE
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PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

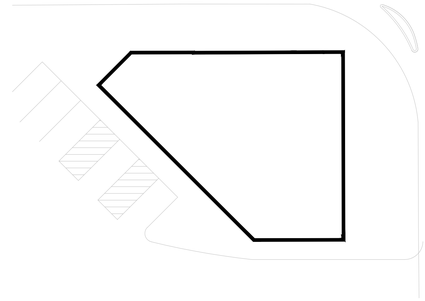
0 15 30 60

VEHICLE MANEUVERING
TRADER JOE'S

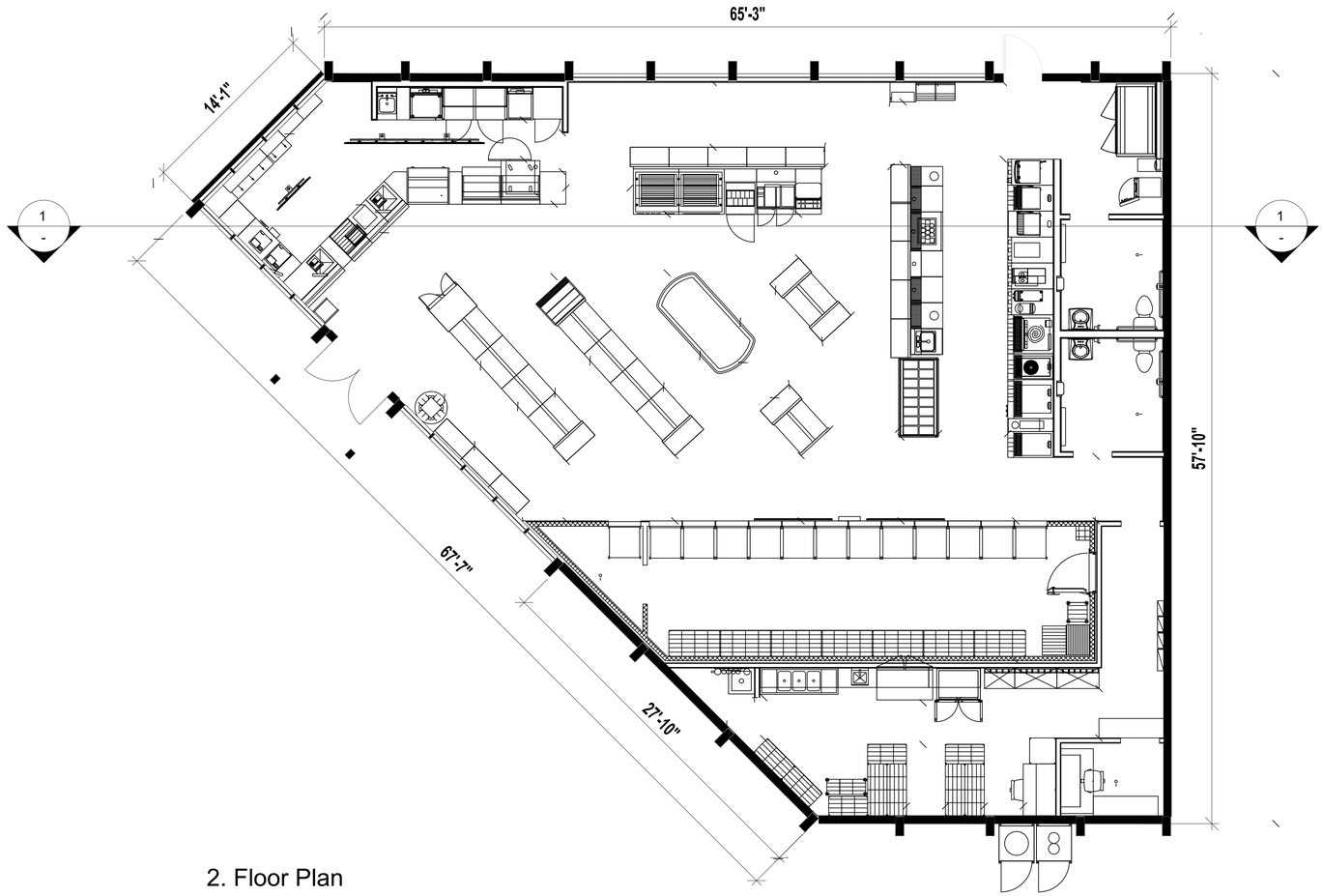
A4.1.1



1. Building Section



Key Plan (NTS)



2. Floor Plan

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THE PACIFIC COMPANIES

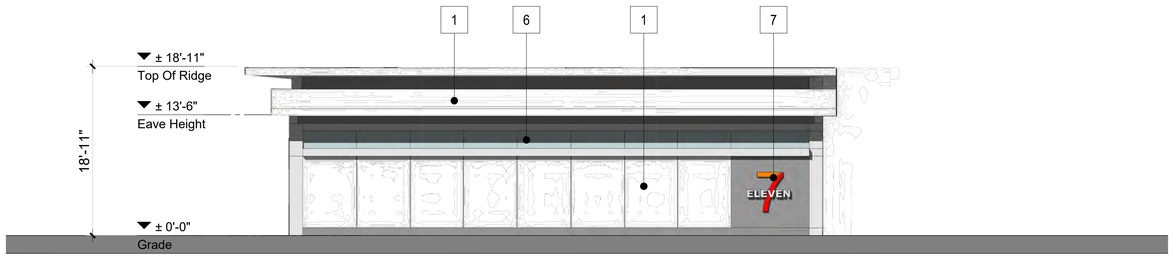
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

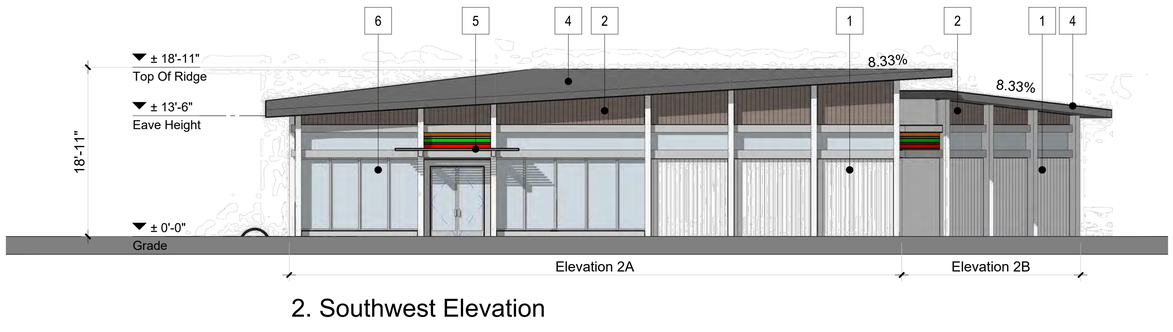
0 4 8 12

FLOOR PLAN & SECTION
7-Eleven

A4.2.0



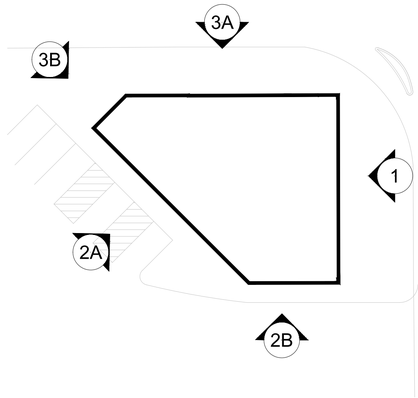
1. East Elevation



2. Southwest Elevation



3. North Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

1. Cementitious Panel
   - Hardie Panel - Sierra 8, "Arctic White"
2. Cementitious Panel
   - Hardie Panel - Sierra 8, "Timber Bark"
3. Cementitious Panel
   - Hardie Panel - Smooth, "Light Mist"
4. Standing Seam Metal Roof
   - SW 0077 "Classic French Gray"
5. Metal Canopy
   - SW 0077 "Classic French Gray"
6. Metal Storefront
   - Arcadia, AC2 "Standard Clear #11"
7. Signage (by others)

Note:
The design and location of this building is consistent with the approval from 2020.

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

0 8 16 32

BUILDING ELEVATIONS
7-Eleven

A4.3.0



1



2



3



Key Map



4



5

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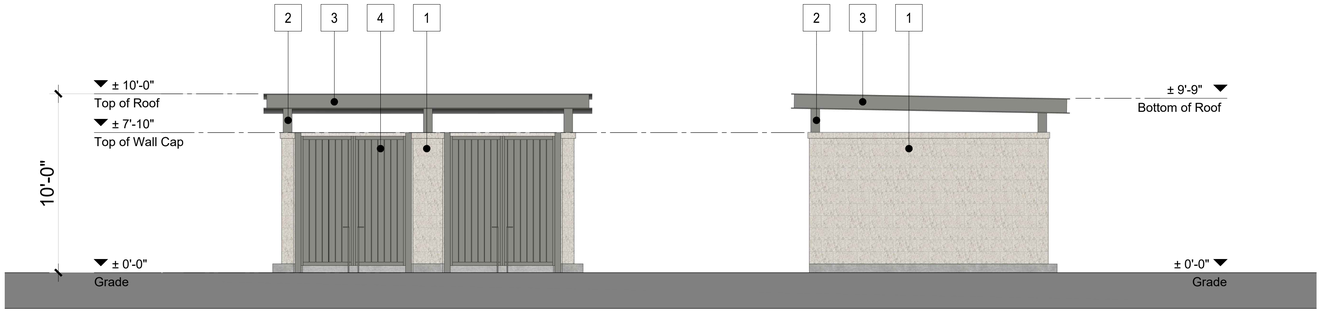
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

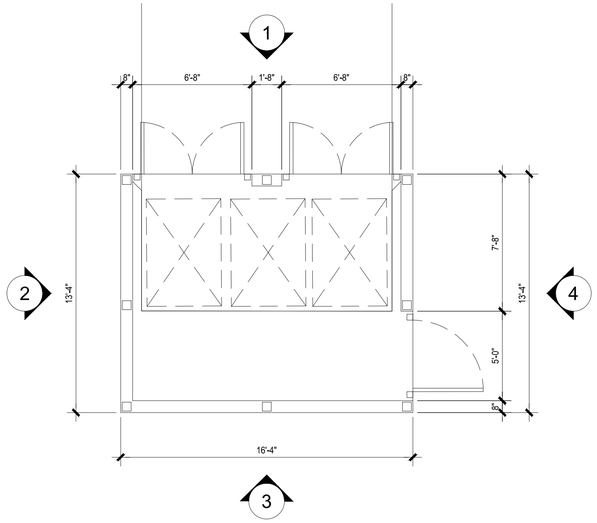
BUILDING PHOTOS
TRADER JOE'S

A4.3.1

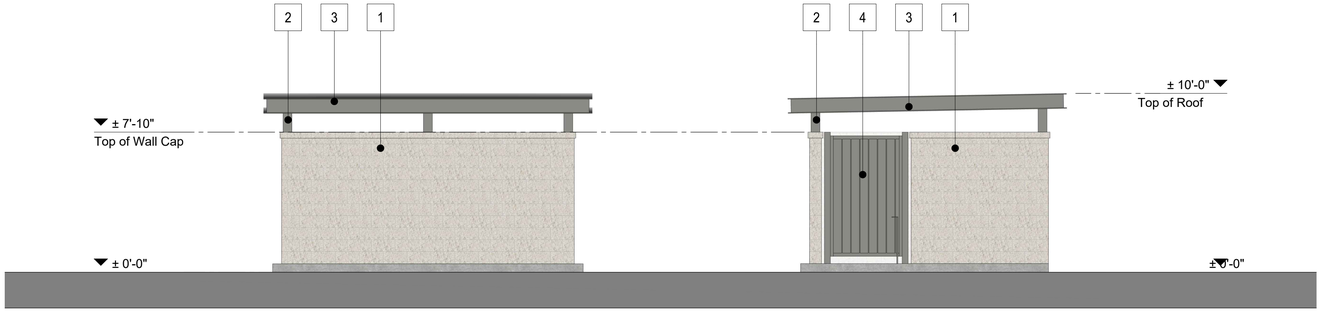


1. North Elevation

2. West Elevation

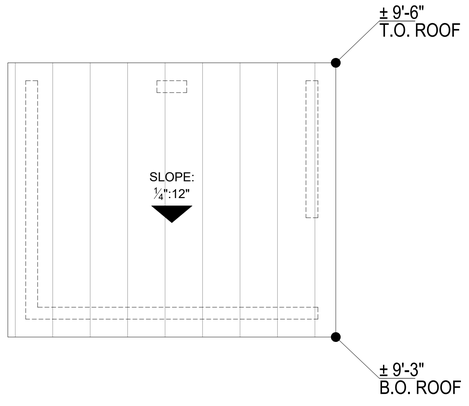


Floor Plan



3. South Elevation

4. East Elevation



Roof Plan

COLOR & MATERIAL LEGEND:

1. CMU Block
   - Orco Split Face, "White MW"
2. Columns
   - SW 0077 "Classic French Gray"
3. Standing Seam Metal Roof
   - SW 0077 "Classic French Gray"
4. Metal Gate
   - SW 0077 "Classic French Gray"

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THE PACIFIC COMPANIES

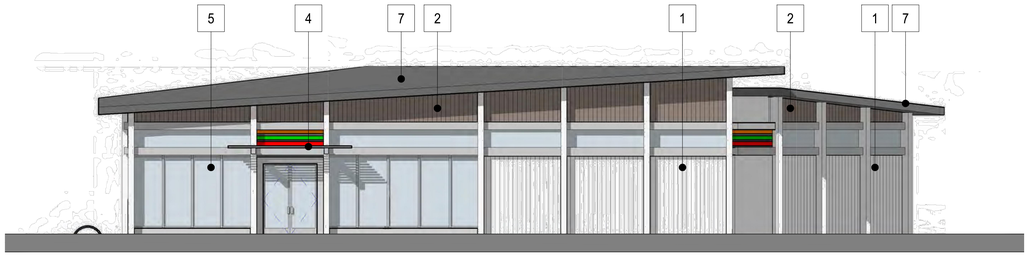
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

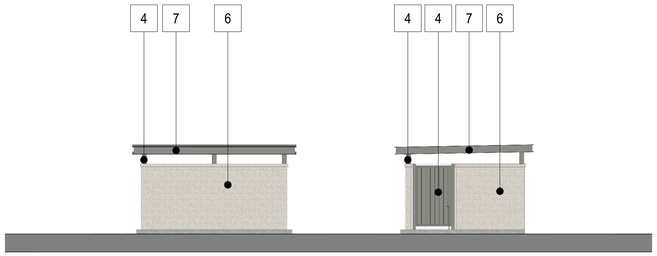
0 2 4 8

PLAN & ELEVATIONS
Trash Enclosure

A4.3.2



1. 7-Eleven Southwest Elevation



2. Trash Enclosure South and East Elevation



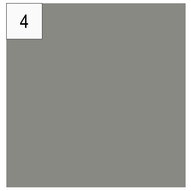
Cementitious Panel
Hardie Panel - Sierra 8
"Arctic White"



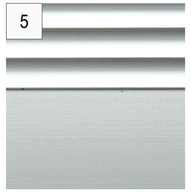
Cementitious Panel
Hardie Panel - Sierra 8
"Timber Bark"



Cementitious Panel
Hardie Panel - Smooth
"Light Mist"



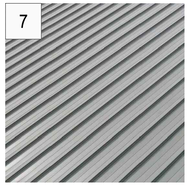
Paint
SW 0077
"Classic French Gray"



Aluminum Storefront
Arcadia AC2
"Standard Clear #11"



CMU Block
Orco Split Face
"White MW"



Standing Seam Metal Roof
SW 0077 "Classic French Gray"

Note: If proposed manufacturer is discontinued, an equivalent material will be proposed subject to Substantial Conformance review prior to issuance of the building permit.

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #4
MAY 01, 2026

COLOR AND MATERIAL BOARD
7-Eleven and Trash Enclosure

A4.4.0



LEGEND

1. Project Entry
2. Corner Plaza
3. Decorative Low Wall
4. Enhanced Pedestrian Street Scene:
   - Tree Grates
   - Pedestrian Pavers
   - Streetscape Furnishings (Bike Racks, Benches and Pots)
5. Public Parkway Planting
6. Stormwater Basin
7. Community Open Space - See Sheet L-3
8. Paseo
9. Bike Racks
10. Community Mailboxes
11. On-Street Parking
12. Retail Parking Lot
13. Screening Wall (Along Parking and Loading Dock)
14. Open Lawn Area (Natural Turf)
15. Emergency Ingress/Egress with controlled access
16. 3' Hedge to Screen Parking
17. Passage Park/Open Space - See Sheet L-4
18. Loading Zone
19. Transformer
20. Existing Pine Trees to be Preserved.

REGISTERED LANDSCAPE ARCHITECT
Paul L. Hayden, LIC. No. 5972
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (GROUND LEVEL)

SAN MATEO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

05.04.26

L-1

C2 Collaborative

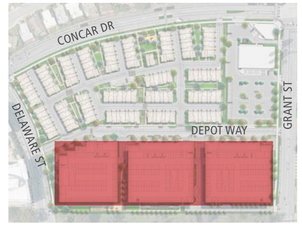


LEGEND

1. Building A (Affordable) Podium - See Separate Plan Set
2. Building B (Market Rate) Podium - See Sheet L-4
3. Building C (Market Rate) Podium - See Sheet L-4

REGISTERED LANDSCAPE ARCHITECT
Paul T. Hayden, Lic. No. 5975
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

KEYMAP



Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (PODIUM LEVEL)

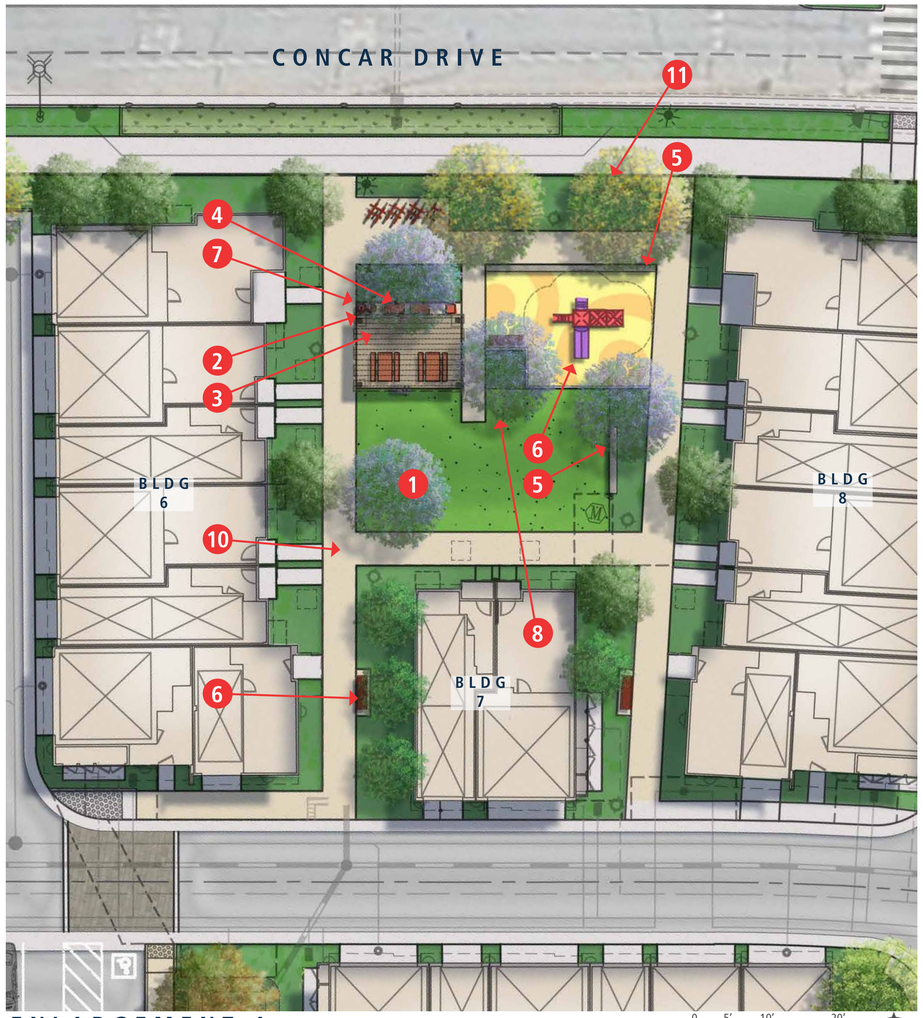
SAN MATEO, CA

0 20' 40' 80'
Scale: 1"= 40'-0"

05.04.26

L-2

C2 Collaborative



ENLARGEMENT A

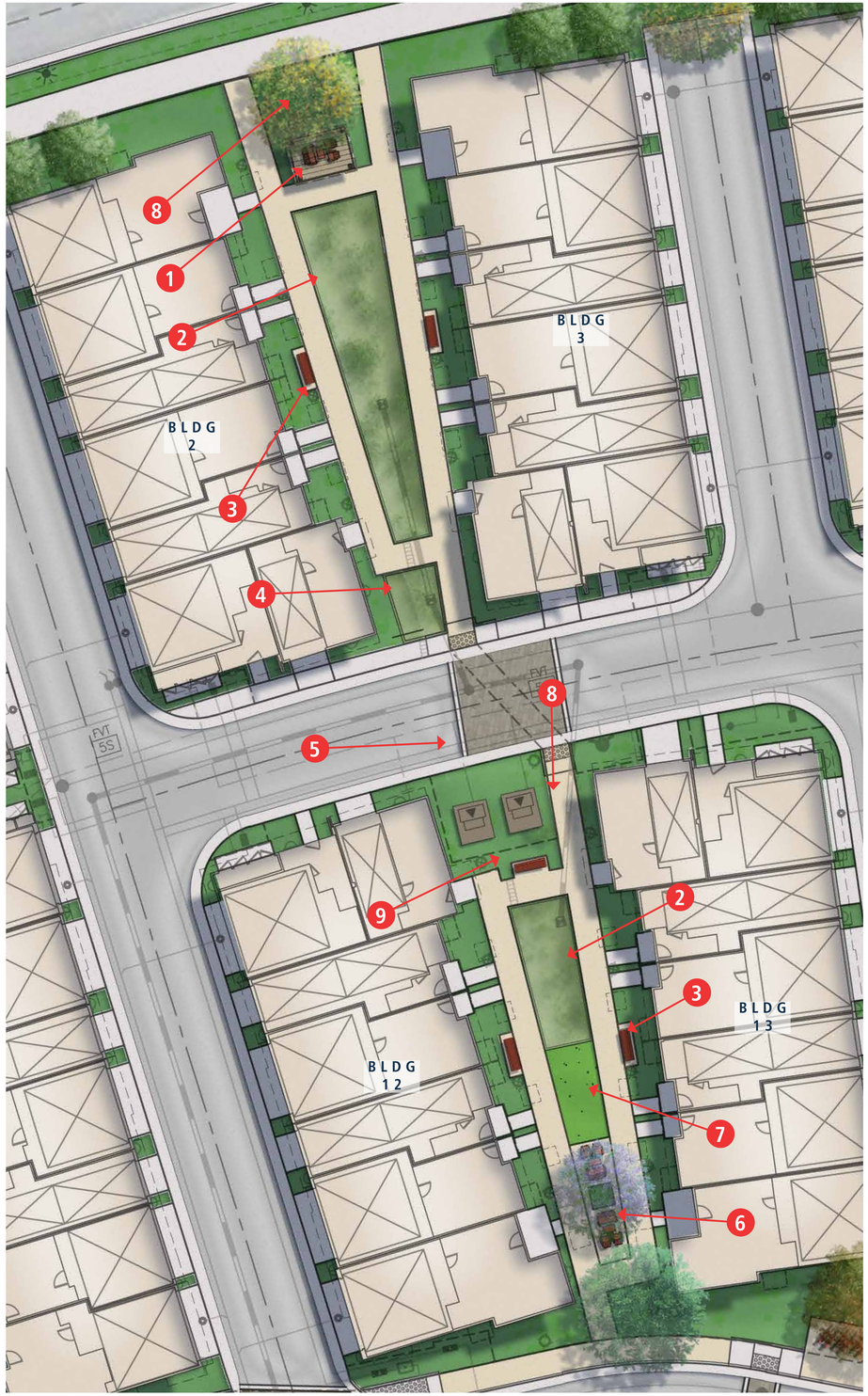
COMMUNITY OPEN SPACE AT CONCAR DR

0 5' 10' 20'

Scale: 1" = 10'-0"

LEGEND

1. Open Lawn Area (1,555 sf Natural Turf)
2. Shade Structure
3. Group Picnic Area
4. Charcoal Barbecue (2)
5. Poured-in-Place Concrete Seatwall
6. Bench
7. Kid's Playground (769sf)
8. Trash and Recycle Containers
9. Focal Shade Tree
10. Bike Racks
11. Colored and Textured Concrete Walk [6' wide]
12. Transformer w/ Screen Hedge



ENLARGEMENT B

PUBLIC PAESO

0 5' 10' 20'

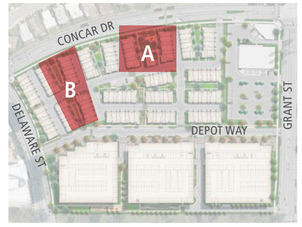
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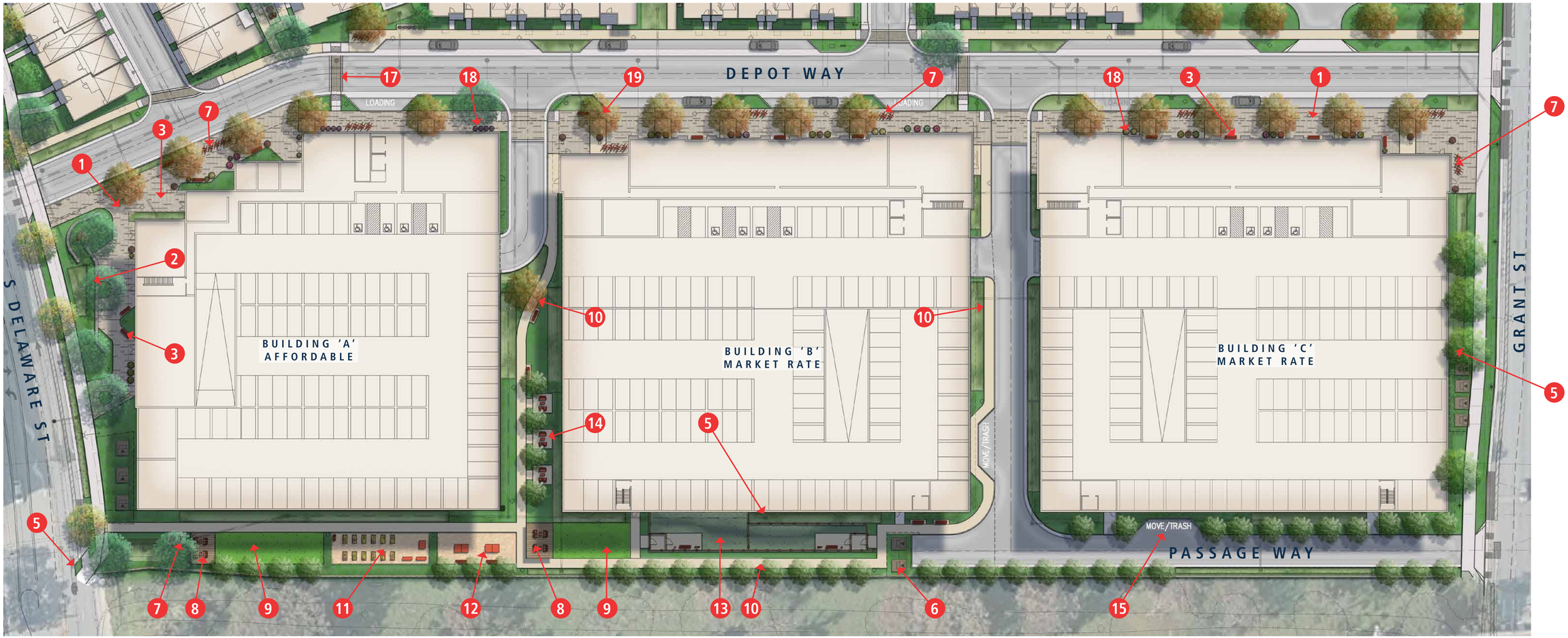
LEGEND

1. Group Seating with Shade Structure
2. Bioretention Area
3. Bench
4. 6' Colored Concrete Walk
5. Crosswalk with Pavers
6. Seating Area with Shade Tree
7. Open Turf Area
8. Transformer with Screen Hedge
9. Canopy Tree

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 6972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

KEYMAP





ENLARGEMENT C

PASSAGE WAY OPEN SPACE

0 10' 20' 40'

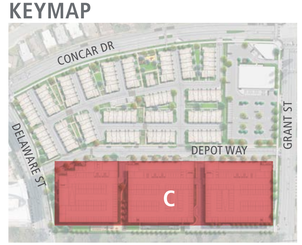
Scale: 1" = 20'-0"

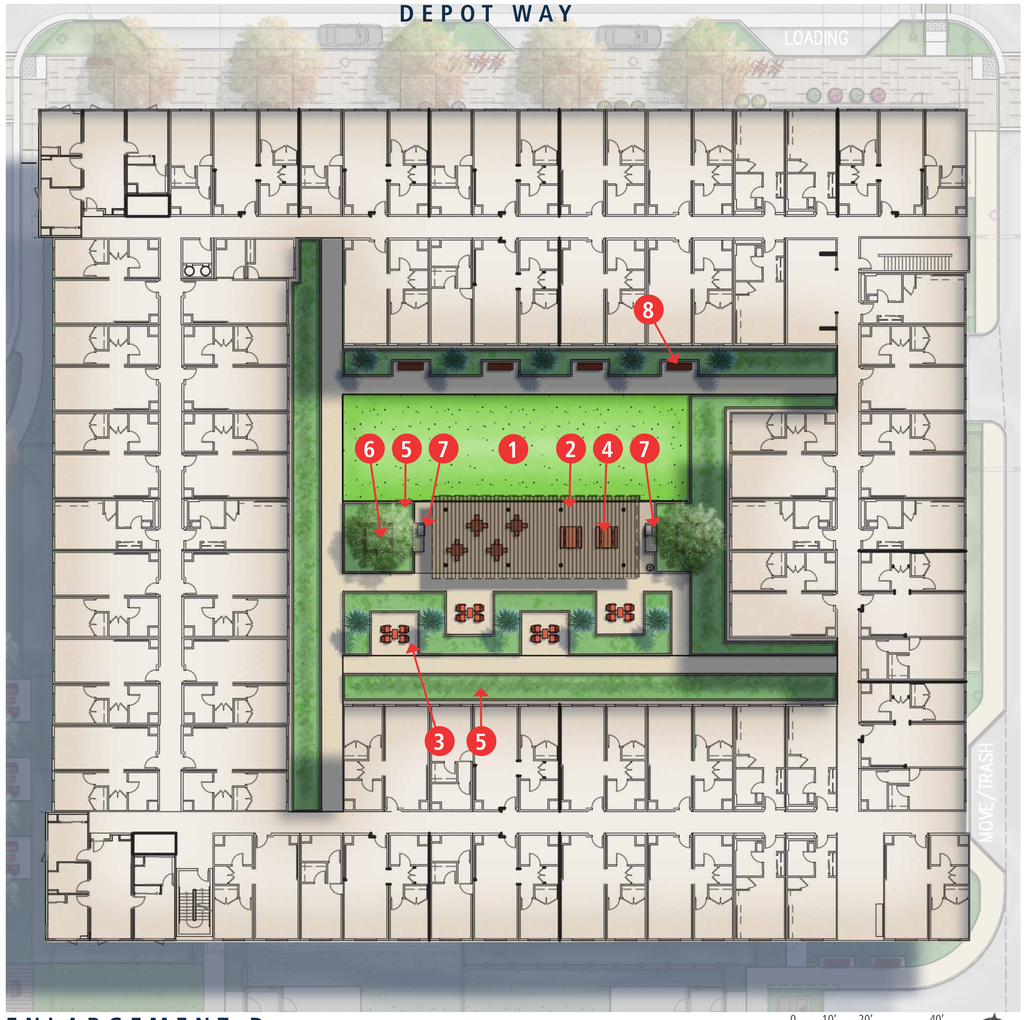
LEGEND

1. Decorative Concrete Pavers at Corner Plaza
2. Seatwall
3. Bench
4. Potted Plants
5. Bioretention Basin
6. Transformers
7. Bike Racks
8. Shaded Group Seating
9. Open Turf Area
10. Colored Concrete Walk [6' Wide]
11. Garden Plots
12. Outdoor Table Tennis
13. Dog Park
14. Group Seating
15. Loading Area
16. Screen Wall
17. Crosswalk with Pavers
18. Planted Pottery
19. Canopy Tree in Tree Grate

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

KEYMAP





ENLARGEMENT D

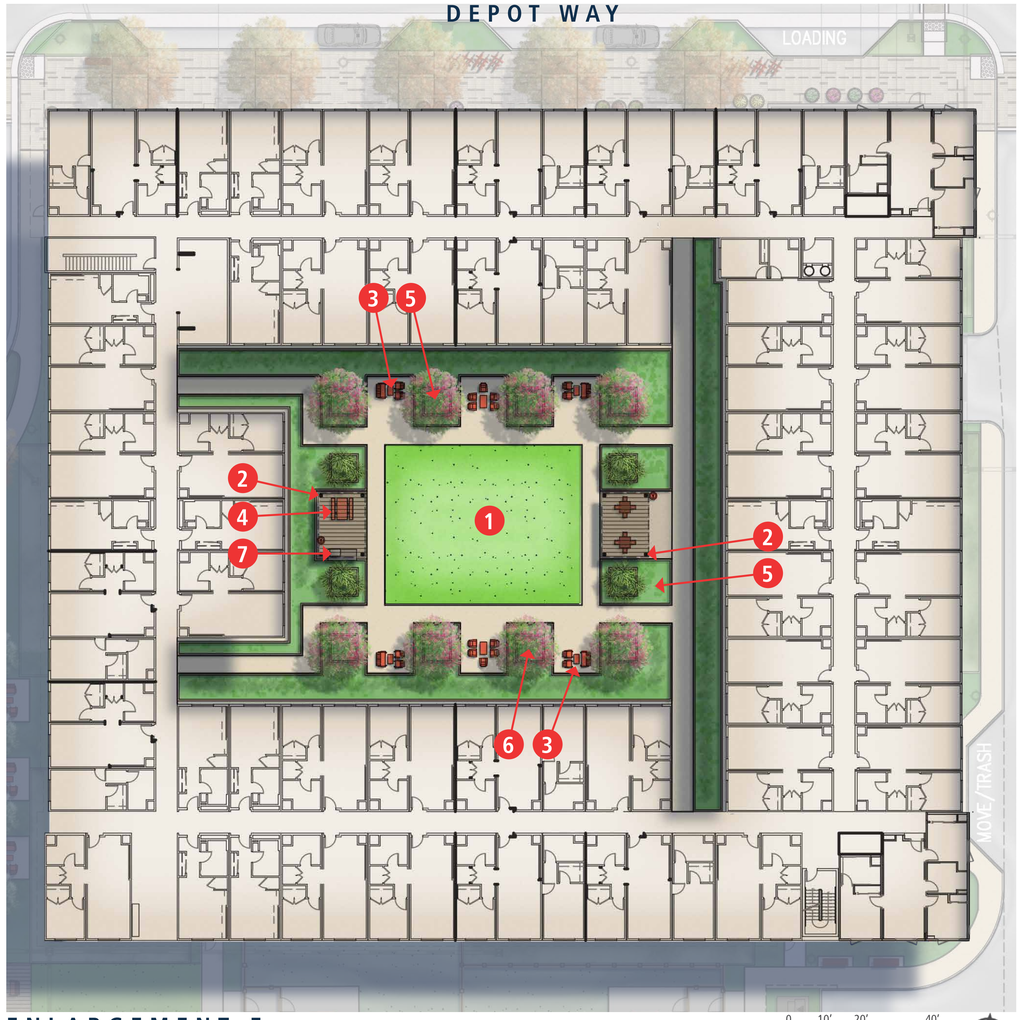
BUILDING B (MARKET RATE) PODIUM

0 10' 20' 40'

Scale: 1" = 20'-0"

LEGEND

1. Open Lawn Area (Artificial Turf)
2. Shade Structure
3. Group Seating
4. Picnic Table Seating
5. Raised Planting Area
6. Canopy Tree
7. Built-in Electric Barbecue
8. Bench Seating



ENLARGEMENT E

BUILDING C (MARKET RATE) PODIUM

0 10' 20' 40'

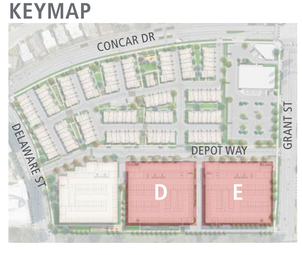
Scale: 1" = 20'-0"

LEGEND

1. Open Lawn Area (Artificial Turf)
2. Shade Structure
3. Group Seating
4. Picnic Table Seating
5. Raised Planting Area
6. Canopy Tree
7. Built-in Electric Barbecue

REGISTERED LANDSCAPE ARCHITECT
Paul T. Hayden, LIC. NO. 5927
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

KEYMAP





LEGEND

- PUBLIC PASEO
- 6' WIDE PUBLIC PATH W/ ENHANCED PAVING
- PUBLIC ROW PATH OF TRAVEL

A PASEO A [SHEET L-3]

- 6' Wide Colored Concrete Walk
- Bench Seating
- Minimum Width is 22'
- Bollard Lighting. See Sheet L-13.
- Connects Concar to Depot Way

B PASEO B [SHEET L-3]

- 6' Wide Colored Concrete Walk
- Bench Seating
- Shaded Group Seating
- Minimum Width is 20'
- Bollard Lighting. See Sheet L-13.
- Connects Concar to Depot Way

C PASEO C [SHEET L-4]

- 6' Wide Colored Concrete Walk
- Bench Seating
- Shaded Group Seating
- Garden Area
- Dog Park
- Game Tables
- Minimum Width is 20'
- Bollard Lighting. See Sheet L-13.
- Connects Depot Way to Delaware and Passage Way

REGISTERED LANDSCAPE ARCHITECT
Paul L. Hoden, Lic. No. 1972
PAUL HODEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

PASSAGE - OVERALL PASEO PLAN

SAN MATEO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

05.04.26

C2 Collaborative



LEGEND

OPEN SPACE CREDIT AREA

- **A** • Shaded outdoor seating [150 SF]
- **B** • Shaded outdoor seating [180 SF]
- **C** • Open Turf - 30sf x 53sf [1,590 SF]
  - • Childrens Play Area [770 SF]
  - • Group Picnic [396 SF]
- **D** • Bench seating [30 SF]
- **E** • Group seating [220 SF]
- **F** • Bench seating [30 SF]
- **G** • Bench seating [400 SF]
- **H** • Group Seating [1,093 SF]
  - • Dog Park [2,625 SF]
  - • Garden Plots [1,164 SF]
    Includes Work Bench, Tool Shed, Trash and Recycle, Hose bib, Mulch Bins
  - • Outdoor Table Tennis - 11'x17' [943 SF]
- **I** • Bench seating [128 SF]
- **J** • Bench seating [128 SF]

TOTAL REQUESTED CREDIT: 9,845 SF

**MINIMUM NECESSARY CREDIT: 38,769SF

**Minumum necessary credit is calculated as follows:

- 845 ea multi-family 5+ units per structure x 2.10 persons per unit = 1,775 population.
- 2 ea multi-family 2-4 units per structure x 2.89 persons per unit = 5.78 population.
- Total Population of the development project = 1,780.78.

Applying the land dedication factor of 2 acres per 1000 population to the 1,780.78 population results in a minimum of 3.56 acres or 155,074 square feet of parkland dedication requirement. Therefore, 25% of the parkland dedication requirement results in the minimum threshold of 38,769 square feet in approved park and recreational facility space that needs to be provided.

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, LIC. No. 5972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

PASSAGE - PARK / OPEN SPACE CREDIT EXHIBIT

SAN MATEO, CA

0 20' 40' 80'
Scale: 1"= 40'-0"

05.04.26

C2 Collaborative



SCREENING WALL *

Material: Split-face block w/ Precision Cap
Height: 6'-0" ht.

*Block wall or other enclosure consistent with San Mateo Objective Standards.

SEAT WALL

Material: Board Form Poured-in-place Concrete
Height: 1'-6"ht.

RAISED PLANTER WALL (SHRUB)

Material: Stucco with Concrete Cap
Height: 3'-0" ht.

RAISED PLANTER WALL (TREE)

Material: Stucco with Concrete Cap
Height: 4'-0" ht.

DOG PARK FENCE AND GATE

Material: Black Chainlink w/ Vinyl Mesh
Height: 5'-0" ht.
Gate Locations:

REGISTERED LANDSCAPE ARCHITECT
Paul T. Haden, Lic. No. 6172
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

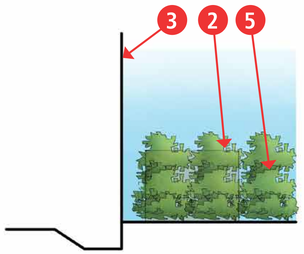
PASSAGE - CONCEPTUAL WALL AND FENCE PLAN

SAN MATEO, CA

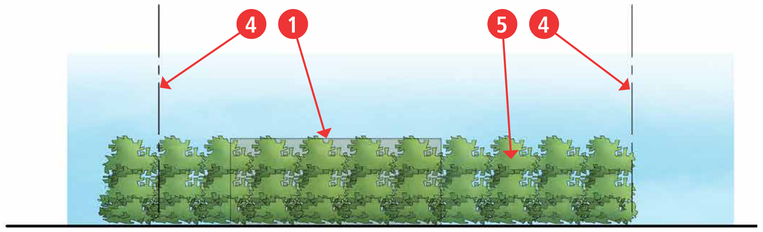
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05.04.26

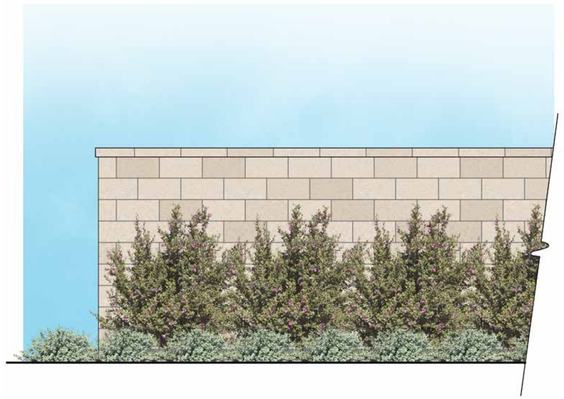
C2 Collaborative



ELEVATION VIEW
AC SCREENING

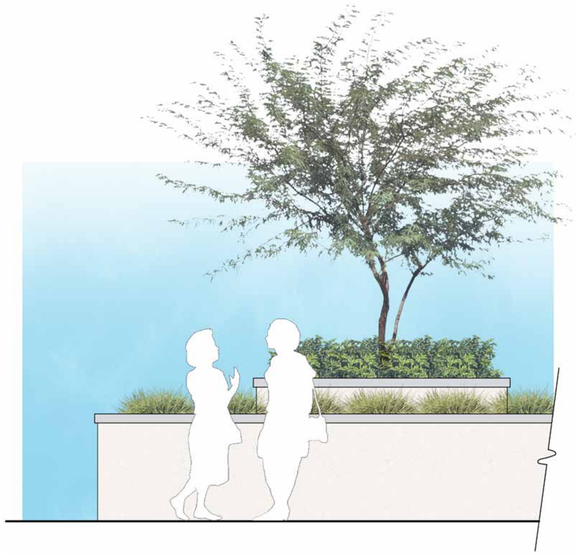


ELEVATION VIEW
TRANSFORMER SCREENING



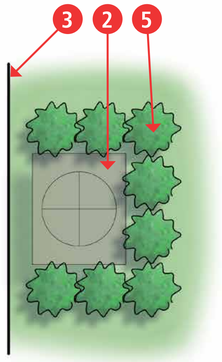
SCREENING WALL *
Material: Split-face block w/ Precision Cap
Height: 6’-0” ht.

*Block wall or other enclosure consistent with San Mateo Objective Standards.

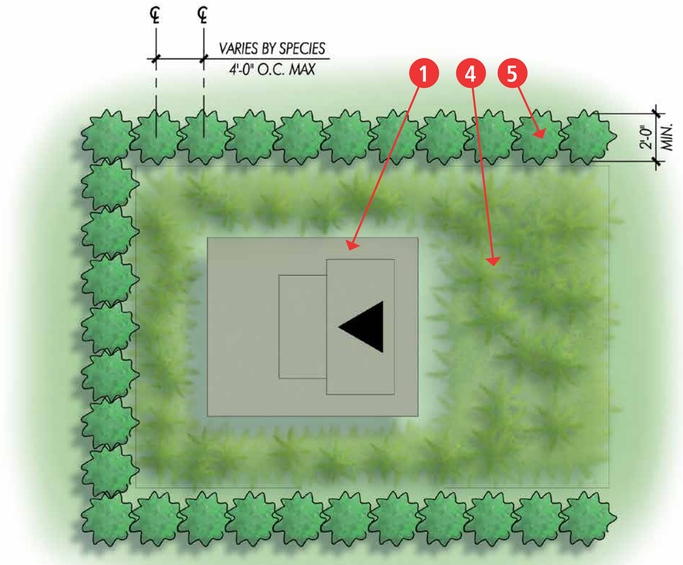


RAISED PLANTER WALL (SHRUB)
Material: Stucco with Concrete Cap
Height: 3’-0” ht.

RAISED PLANTER WALL (TREE)
Material: Stucco with Concrete Cap
Height: 4’-0” ht.



PLAN VIEW
AC SCREENING



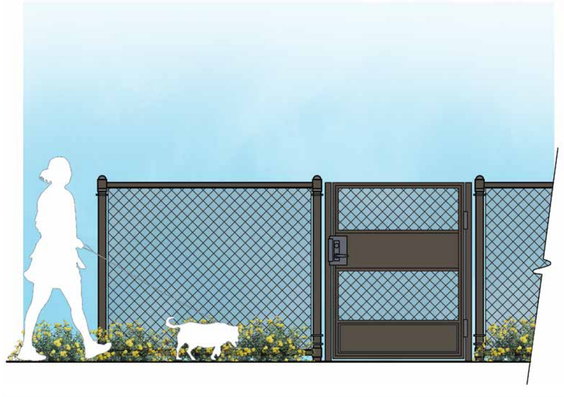
PLAN VIEW
TRANSFORMER SCREENING

LEGEND

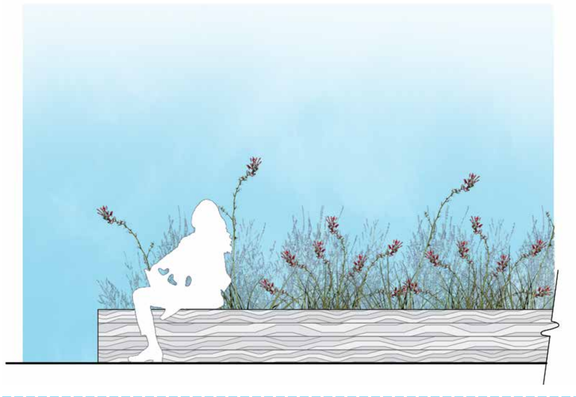
1. Transformer
2. AC Unit
3. Adjacent Building
4. Clear Work Zone (Groundcover or Gravel Only)
5. Screening Hedge (5 gal. minimum, evergreen species)*

TYPICAL UTILITY SCREENING
SCALE: 1/4”=1’-0”

**Screening implemented where space is available. Final screening to be approved by Utility.*



DOG PARK FENCE AND GATE
Material: Black Chainlink w/ Vinyl Mesh
Height: 5’-0” ht.



SEAT WALL
Material: Board Form Poured-in-place Concrete
Height: 1’-6”ht.

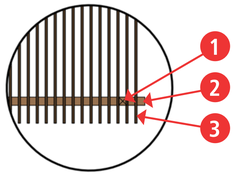
WALL AND FENCE ELEVATION DETAILS
SCALE: 1/2”=1’-0”

TRELLIS STRUCTURES

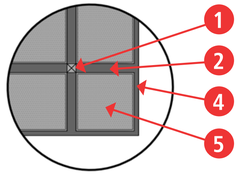


LEGEND

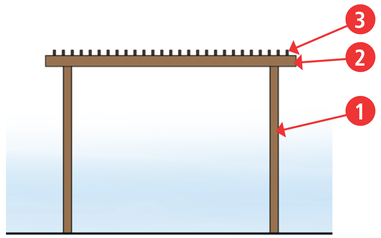
1. 6" Square Post (Wood or Metal)
2. 6x8 Beam (Wood or Metal)
3. 2x4 Lattice (Wood Only)
4. 4x8 Outer Frame (Metal Only)
5. Decorative Panel (Metal Only)



PLAN VIEW (WOOD MEMBERS)

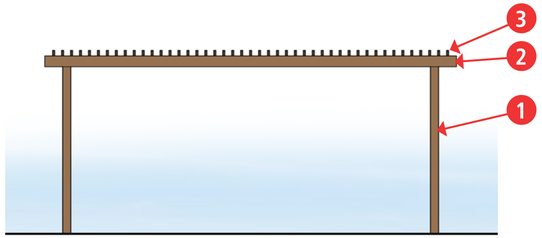


PLAN VIEW (TUBULAR STEEL)



A PASEO TRELLIS

Material: Wood Members (Post, Beam, Lattice)
Overall Dimensions: 14'-0"L x 10'-6"W x 9'-4"Clr. Ht.



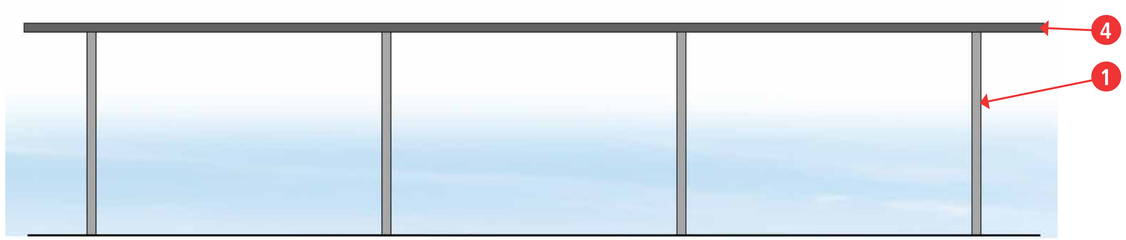
B PARK TRELLIS

Material: Wood Members (Post, Beam, Lattice)
Overall Dimensions: 23'-0"L x 16'-0"W x 9'-4"Clr. Ht.



C PODIUM TRELLIS (BLDG. 'C')

Material: Tubular Steel Post/Frame,
Decorative Panel Overhead
Overall Dimensions: 18'-0"L x 13'-0"W x 11'-4"Clr. Ht.



D PODIUM TRELLIS (BLDG. 'B')

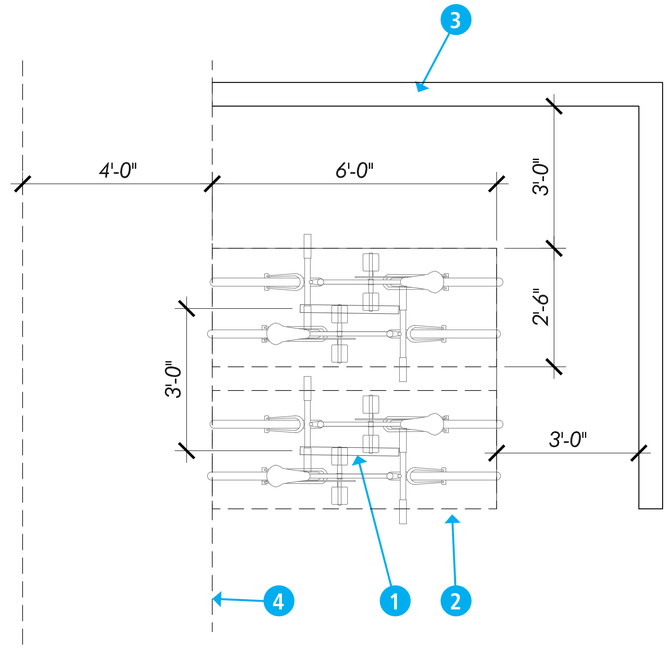
Material: Tubular Steel Post/Frame,
Decorative Panel Overhead
Overall Dimensions: 57'-0"L x 23'-0"W x 11'-4"Clr. Ht.

BIKE RACK PLACEMENT

Typical minimum dimension requirements shown, quantity and orientation vary through project.

A short-term bicycle parking space shall be at least two and one-half (2.5) feet in width by six (6) feet in length to allow sufficient space between parked bicycles

Short-term bicycle racks shall be located with at least 30 inches clearance in all directions from any obstruction, including but not limited to other racks, walls, and landscaping. Large retail uses, supermarkets, and grocery stores are encouraged to locate racks with a 36-inch clearance in all directions from any vertical obstruction, including but not limited to other racks, walls, and landscaping.



LEGEND

1. Bike Rack [See Detail 12 on Sheet L-11]
2. Bike Parking Space [2.5'x6']
3. Obstruction [Wall, Curb, Etc]
4. 4' Wide Access Aisle



1 **PLAY EQUIPMENT**
LANDSCAPE STRUCTURES - DESIGN 30



2 **MAILBOX**
SALSBURY INDUSTRIES - CLUSTER BOX UNIT



3 **BARBECUE (PODIUM)**
ELECTRICHEF - RUBY 32IN



4 **BARBECUE (PARK)**
FIRE MAGIC - 30" CHARCOAL GRILL



5 **PICNIC TABLE**
LANDSCAPE FORMS - MULTIPLICITY TABLE/BENCHES



6 **CAFE TABLE**
LANDSCAPE FORMS - HARVEST TABLE/STOOLS



7 **PARK BENCH**
LANDSCAPE FORMS - NEOLIVIANO



8 **DOG PARK BENCH**
QCP - CALIFORNIA





9 **LOUNGE SEATING 'A'**
LOLL - (2) ADIRONDACK CHAIRS, (1) ADIRONDACK BENCH,
(1) LOLLYGAGGER TABLE





10 **LOUNGE SEATING 'B'**
LOLL - (5) LOLLGAGGER CHAIRS, (1) LOLLYGAGGER TABLE



11 **WASTE RECEPTACLE**
LF - FGP COLLECTION (TRASH AND RECYCLING)



12 **BIKE RACK**
LANDSCAPE FORMS - METRO 40



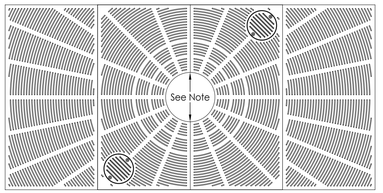
13 **PLANTER POT**
LANDSCAPE FORMS - OFFSET COLLECTION



14 **GAME TABLE**
QCP - PING PONG Q-PP



15 **DRINKING FOUNTAIN**
MOST DEPENDABLE FOUNTAINS - 440



16 **TREE GRATE**
IRONWORKS - OLYMPIAN 5X10



17 **PET WASTE STATION**
DOGIPOT - ALUMINUM STATION

ENHANCED PAVING SPECIFICATIONS:



PEDESTRIAN PAVERS
ACKERSTONE - 4X24, OFFSET RUNNING BOND

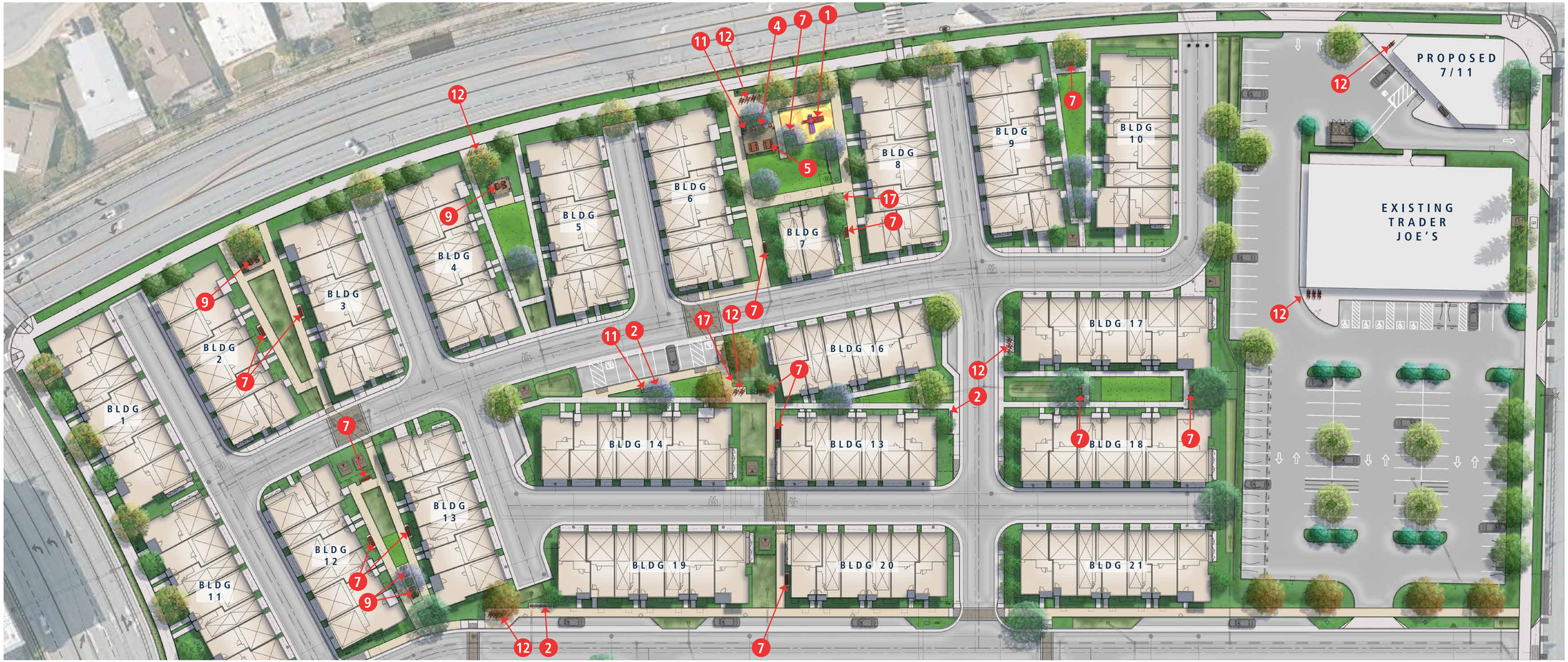


VEHICULAR PAVERS
ACKERSTONE - 6X12, RUNNING BOND



ENHANCED CONCRETE
INTEGRATED COLOR, TOPCAST FINISH, SAWCUT JOINTS

NOTE: All colors, materials, and finishes shown are conceptual and will be determined during the construction document permitting phase of development.



LEGEND

1. Play Equipment
2. Mailbox
3. Barbecue (Podium)
4. Barbecue (Park)
5. Picnic Table
6. Cafe Table
7. Park Bench
8. Dog Park Bench
9. Lounge Seating 'A'
10. Lounge Seating 'B'
11. Waste Receptacle
12. Bike Rack
13. Planter Pot
14. Game Table
15. Drinking Fountain
16. Tree Grate
17. Pet Waste Station

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

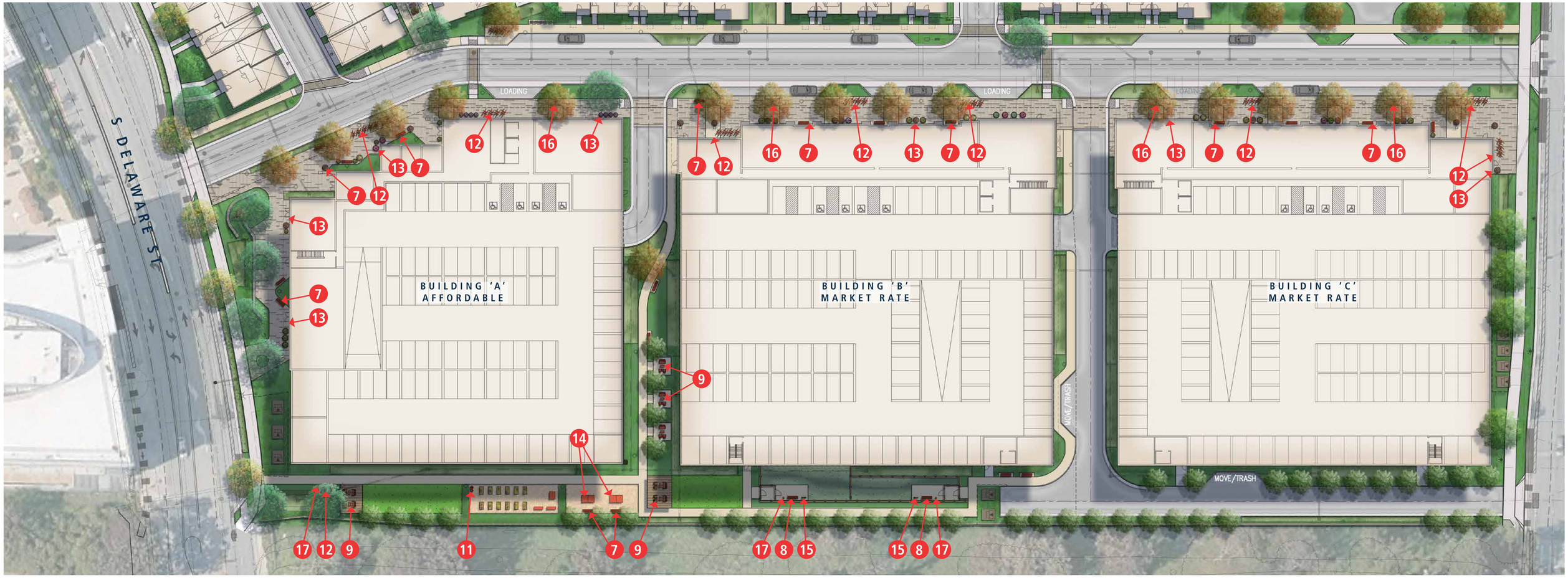
PASSAGE - CONCEPTUAL SITE FURNISHING PLAN

SAN MATEO, CA

0 15' 30' 60'
Scale: 1" = 30'-0"

05.04.26

C2 Collaborative



LEGEND

1. Play Equipment
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REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
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Brookfield Residential

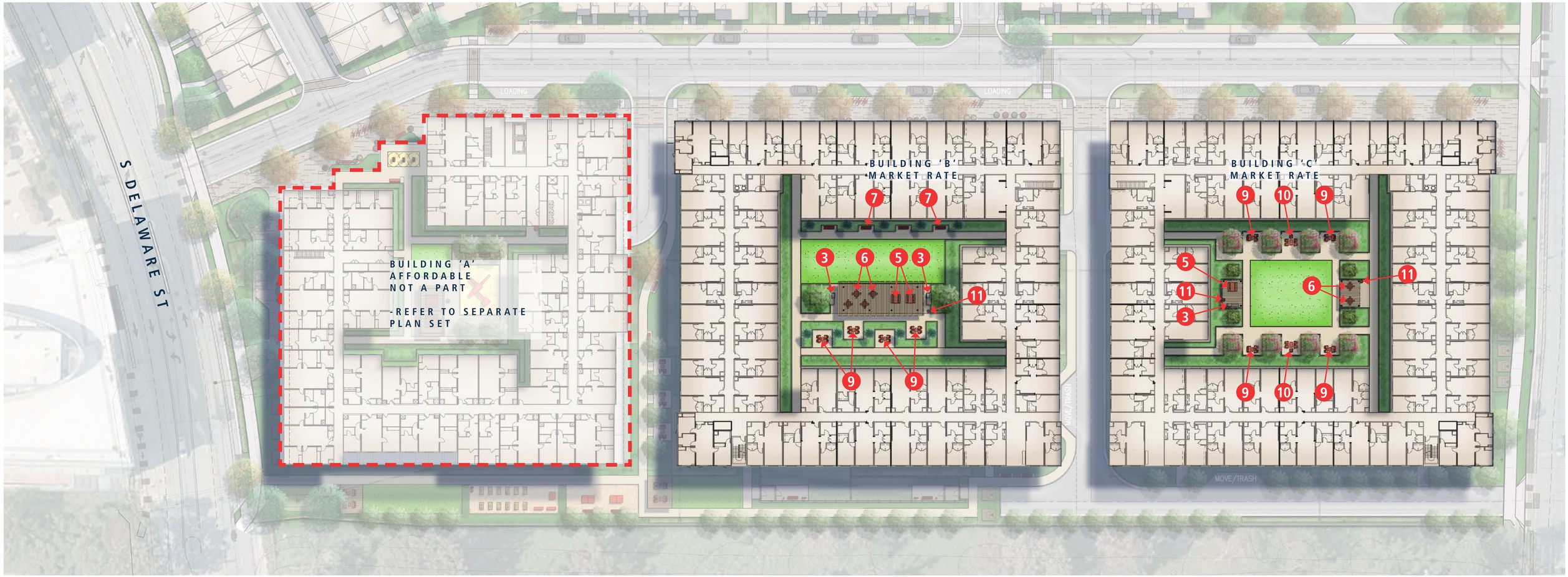
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SAN MATEO, CA

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Scale: 1" = 30'-0"

05.04.26

C2 Collaborative



LEGEND

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17. Pet Waste Station

REGISTERED LANDSCAPE ARCHITECT
Paul E. Haden, Lic. No. 1972
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

PASSAGE - CONCEPTUAL SITE FURNISHING PLAN

SAN MATEO, CA

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Scale: 1" = 30'-0"

05.04.26

C2 Collaborative



REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 5972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

LEGEND

BIKE PARKING ORDINANCE [REQUIRED]

Multi-Family		Municipal Code	CalGreen
	Short Term	Long Term*	Long Term*
Studio	0.05/unit	1.0/unit	0.5/unit
1 Bedroom	0.05/unit	1.0/unit	0.5/unit
2 Bedroom	0.10/unit	1.25/unit	0.5/unit
3+ Bedroom	0.15/unit	1.5/unit	0.5/unit

*Long-term bike parking for residential is located with the garage of the residential units. Refer to architectural plans. Waiver requested from Municipal Code. Project will comply with CalGreen standards. Refer to waiver request letter

Commercial

	Short Term	Long Term
Retail/Food	1/2000sf	1/12000sf

Public Recreation Use

	Short Term	Long Term
Park	1/acre	N/A
Group Picnic	2/table	N/A
Play Area	1/acre	N/A

BIKE PARKING ORDINANCE [PROVIDED]

Multi-Family-Townhomes

	Unit Qty.	Short Term	Municipal Long Term*	CalGreen Long Term*
3+ Bedroom	139	21	208	0

Multi-Family-Building A

	Unit Qty.	Short Term	Municipal Long Term*	CalGreen Long Term*
Studio	5	1	1	3
1 Bedroom	83	4	83	42
2 Bedroom	48	5	60	24
3+ Bedroom	50	8	75	25

Multi-Family-Building B

	Unit Qty.	Short Term	Municipal Long Term*	CalGreen Long Term*
1 Bedroom	198	10	198	99
2 Bedroom	53	3	67	34
3+ Bedroom	10	2	15	5

Multi-Family-Building C

	Unit Qty.	Short Term	Municipal Long Term*	CalGreen Long Term*
1 Bedroom	198	10	198	99
2 Bedroom	53	3	67	34
3+ Bedroom	10	2	15	5

*Long-term bike parking for residential is located with the garage of the residential units. Refer to architectural plans.

Commercial

	Qty.	Short Term	Long Term
Trader Joes	10971sf	6	2
7-11	3100sf	2	1

Public Recreation Use

	Qty.	Short Term	Long Term
Park	< 1acre	1	N/A
Group Picnic	2 Tables	4	N/A
Play Area	< 1 acre	1	N/A

NUMBER OF BIKE PARKING SPOTS

Brookfield Residential

PASSAGE - CONCEPTUAL SITE FURNISHING - BIKE RACK EXHIBIT

SAN MATEO, CA

C2 Collaborative

CONCAR DR

S DELAWARE ST

GRANT ST

DEPOT WAY

PASSAGE WAY

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 16
BLDG 17
BLDG 18
BLDG 19
BLDG 20
BLDG 21

PROPOSED 7/11

EXISTING TRADER JOE'S

BUILDING 'A'
AFFORDABLE
[SEE SEPARATE PLAN SET]

BUILDING 'B'
MARKET RATE

BUILDING 'C'
MARKET RATE

REGISTERED LANDSCAPE ARCHITECT
Paul T. Hayden, Lic. No. 5972
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

LEGEND





CITY STANDARD STREET LIGHTS
HOLOPHANE GRANVILLE [ACORN STYLE] HT - 16'

COBRA HEAD STREET LIGHT



MOUNTED WALL LIGHT
BEGA - SHIELDED ON ONE SIDE (#33)
HT - MOUNTED 12' MAX.



BOLLARD LIGHT
BEGA - SHIELDED (#84)
HT - 3'-0"



POLE LIGHT
BEGA - SYMMETRIC POLE-TOP LUMINAIRE (#77)
HT - 12'



DOWN LIGHT
BEGA - NARROW BEAM DOWNWARD (#66)
HT - MOUNTED 12' MAX.

POLE LIGHT (PARKING)
TO BE DETERMINED BY LIGHTING CONSULTANT

NOTE: Lighting on Public ROW not shown and to be determined by Lighting Consultant during later phase of development.

- *Lighting is schematic to show intent. Fixtures and locations may change during construction documentation.*
- *Project is consistent with lighting standards and a photometric plan will be provided prior to issuance of the building permit consistent with Municipal Code Section 23.54.060*

Brookfield Residential

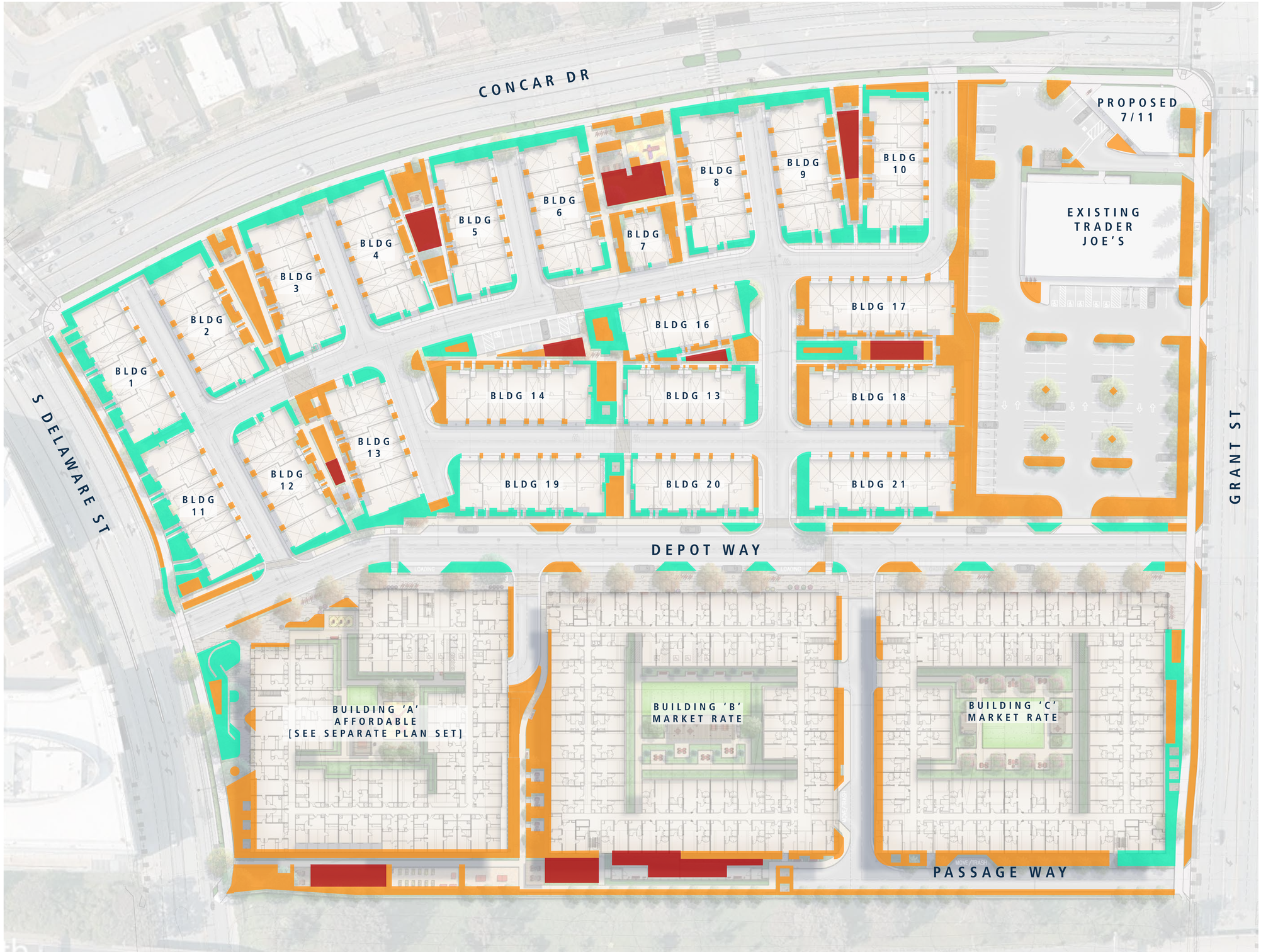
PASSAGE - CONCEPTUAL LIGHTING PLAN

SAN MATEO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

05.04.26

C2 Collaborative



LEGEND

- Low Water Use - 62,584 SF
- Moderate Water Use - 29,546 SF
- High Water Use - 9,313 SF

MWELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 42.7

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
High Water Use (Turf)	1.0	Overhead Spray	.75	1.33	9,313	12,386	327,906
Moderate Water use	0.6	Drip	.81	0.74	29,546	21,864	577,209
Low Water Use	0.2	Drip	0.81	0.25	62,584	15646	413,054
				Totals	101,443	15680.25	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	1,318,169
						Maximum Allowed Water Allowance (MAWA)[e]	1,884,608

[a]Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead spray or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

[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.

[e]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	(B)	49,896
Total Area	(A)	101,443
Average ETAF	**B ÷ A**	0.49

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

All Landscape Areas

Total ETAF x Area	(B+D)	49,896
Total Area	(A+C)	101,443
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.49

A copy of this form may be obtained from Department of Water Resources website:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

REGISTERED LANDSCAPE ARCHITECT
Paul Hayden, Lic. No. 1972
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

Brookfield Residential

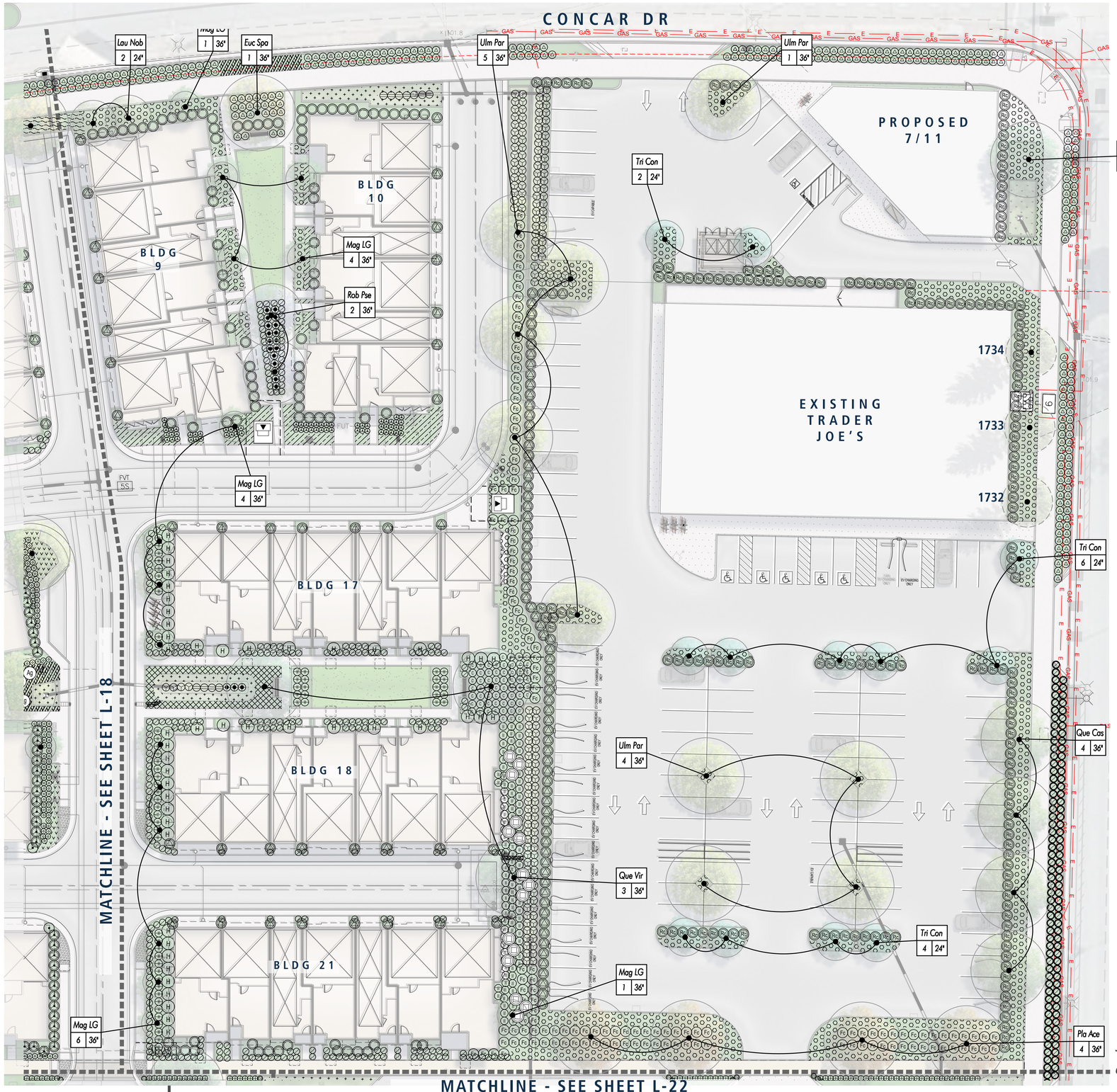
PASSAGE - CONCEPTUAL HYDROZONE AND WATER USE CALCULATIONS

SAN MATEO, CA

0 20' 40' 80'
Scale: 1" = 40'-0"

05.04.26

C2 Collaborative



LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	*Acer palmatum 'Sango Kaku'*	Coral Bark Japanese Maple	36" box	L Branching	M
8	Car Bet	*Carpinus betulus 'Fastigiata'*	Upright European Hornbeam	36" box	Standard	M
16	Euc Spa	*Eucalyptus spathulata*	Swamp Mallee	36" box	Standard	L
4	Gei Par	*Geijera parviflora*	Australian Willow	36" box	Standard	L
66	Lau Nob	*Laurus nobilis*	Sweet Bay Laurel	36" box	Standard	M
23	Mag LG	*Magnolia grandiflora 'Little Gem'*	Dwarf Southern Magnolia	36" box	Standard	M
24	Pla Ace	*Platanus x acerifolia 'Columbia'*	Columbia Plane Tree	36" box	Not Topped	M
6	Pod Gra	*Podocarpus 'gracilior'*	Fern Pine	48" box	Low Branching	M
8	Que Cas	*Quercus castaneifolia*	Chestnut-Leaved Oak	48" box	Standard	L
11	Que Vir	*Quercus virginiana*	Virginia Live Oak	48" box	Standard	M
12	Rob Pse	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Black Locust	36" box	Not Topped	VL
12	Tri Con	*Tristania conferta*	Brisbane Box	36" box	Standard	M
13	Ulm Par	*Ulmus parvifolia 'True Green'*	Green Chinese Elm	36" box	Standard	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	*Agave americana var. medio-picta 'Alba'*	White-Striped Century Plant	5 gal	36" oc	VL
Al	*Aloe 'Always Red'*	Aloe	1 gal	24" oc	L
Ar	*Arctostaphylos uva-ursi 'Point Reyes'*	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	36" oc	M
Cv	*Callistemon viminalis 'Little John'*	Dwarf Weeping Bottlebrush	5 gal	24" oc	L
Cx	*Carex pansa*	Sand Dune Sedge	1 gal	24" oc	M
Cp	*Carpenteria californica*	Bush Anemone	5 gal	48" oc	L
C	*Ceonothus griseus horizontalis 'Yankee Point'*	Yankee Point Carmel Ceonothus	1 gal	36" oc	L
Ch	*Chondropetalum tectorum*	Cape Rush	1 gal	24" oc	L
Dr	*Dendromecon harfordii*	Island Bush Poppy	5 gal	60" oc	L
D	*Dianella revoluta 'Little Rev'*	Little Rev Flax Lily	1 gal	24" oc	M
Di	*Dietes bicolor*	Fortnight Lily	5 gal	24" oc	L
Fe	*Festuca californica*	California Fescue	1 gal	36" oc	L
Fc	*Frangula californica 'Mound San Bruno'*	Mound San Bruno California Coffeeberry	5 gal	36" oc	L
H	*Hesperaloe parviflora*	Red Yucca	1 gal	24" oc	VL
He	*Heteromeles arbutifolia*	Toyon	5 gal	36" oc	L
Hu	*Heuchera sanguinea 'Silver Scrolls'*	Silver Scrolls Coral Bells	1 gal	24 oc	M
Ic	*Ilex crenata 'Sky Pencil'*	Sky Pencil Japanese Holly	5 gal	48" oc	M
Iv	*Ilex vomitoria 'Nana'*	Dwarf Youpon Holly	5 gal	48" oc	M
La	*Lantana x 'New Gold'*	New Gold Lantana	1 gal	36" oc	L
Le	*Leucophyllum frutescens 'Compacta'*	Compacted Texas Sage	5 gal	36" oc	L
Ly	*Leymus condensatus 'Canyon Prince'*	Canyon Prince Wild Rye	1 gal	30" oc	L
Li	*Ligustrum japonicum 'Texanum'*	Waxleaf Privet	5 gal	36" oc	M
Lir	*Liriope gigantea*	Giant Lily Turf	5 gal	24" oc	M
Lo	*Lomandra longifolia 'Arctic Frost'*	Arctic Frost Mat Rush	5 gal	24" oc	L
Me	*Melianthus minor*	Dwarf Honey-Flower	15 gal	Per Plan	L
Mi	*Miscanthus sinensis 'Adagio'*	Maiden Hair Grass	1 gal	36" oc	M
Mu	*Muhlenbergia rigens 'Deer Grass'*	Deer Grass	1 gal	36" oc	L
P	*Philodendron 'Xanadu '*	Winterborn Philodendron	5 gal	30" oc	M
Po	*Podocarpus macrophyllus 'Maki'*	Shrubby Yew Pine	15 gal	36" oc	M
Pc	*Prunus caroliniana 'Compacta'*	Compact Carolina Cherry Laurel	15 gal	60" oc	M
Rc	*Rhaphiolepis indica 'Clara'*	Indian Hawthorne	15 gal	60" oc	M
Sa	*Salvia 'Bee's Bliss'*	Bee's Bliss Sage	1 gal	36" oc	L
Sm	*Salvia mellifera 'Terra Seca'*	Terra Seca Sage	1 gal	36" oc	L
W	*Westringia fruticosa 'Mundi'*	Coast Rosemary	1 gal	30" oc	L
Y	*Yucca x gloriosa 'Variegata'*	Spanish Dogger	15 gal	48" oc	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	30" oc	VL
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18" oc	VL
	Carex divulsa	Berkeley Sedge	1 gal	24" oc	L
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	30" oc	L
	Fragaria chiloensis	Douglas Iris	1 gal	24" oc	L
	Iris douglasiana	Beach Strawberry	1 gal	24" oc	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	24" oc	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" oc	M
	Trachelospermum jasminoides	Star Jasmine	1 gal	24" oc	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	*Vitis x 'Roger's Red'*	Roger's Red Grape	5 gal	8' oc	L

REGISTERED LANDSCAPE ARCHITECT
Paul T. Hayden, Lic. No. 5972
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

**Planting is schematic to show intent. Speciesand locations may change during construction documentation.*

0 10' 20' 40'
Scale: 1" = 20'-0"

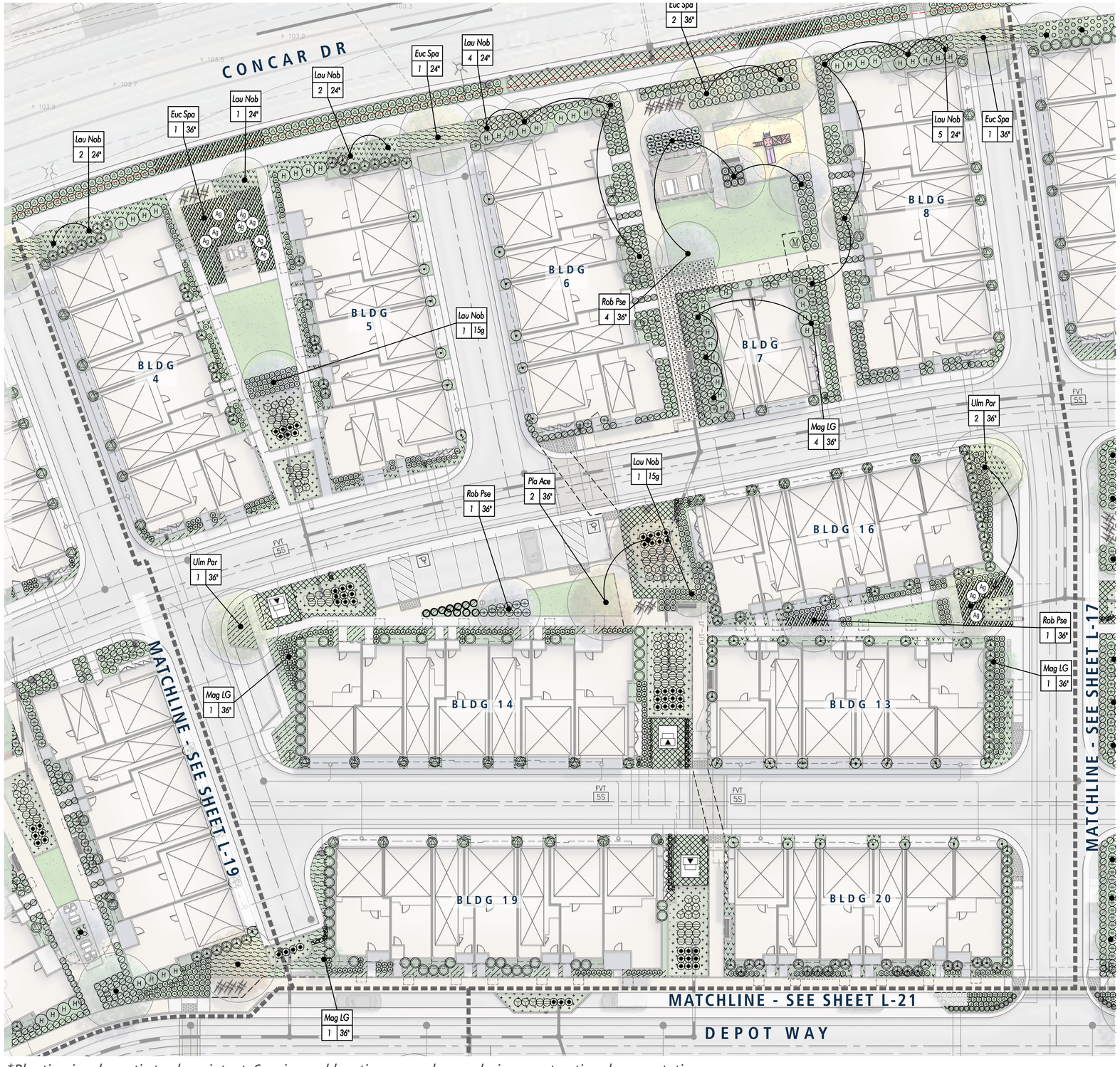
Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

SAN MATEO, CA

05.04.26 L-18

C2 Collaborative



*Planting is schematic to show intent. Species and locations may change during construction documentation.

LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	*Acer palmatum 'Sango Kaku'*	*Coral Bark Japanese Maple*	*36" box*	*L Branching*	M
8	Car Bet	*Carpinus betulus 'Fastigiata'*	*Upright European Hornbeam*	*36" box*	*Standard*	M
16	Euc Spa	*Eucalyptus spathulata*	*Swamp Mallee*	*36" box*	*Standard*	L
4	Gei Par	*Geijera parviflora*	*Australian Willow*	*36" box*	*Standard*	L
66	Lau Nob	*Laurus nobilis*	*Sweet Bay Laurel*	*36" box*	*Standard*	M
23	Mag LG	*Magnolia grandiflora 'Little Gem'*	*Dwarf Southern Magnolia*	*36" box*	*Standard*	M
24	Pla Ace	*Platanus x acerifolia 'Columbia'*	*Columbia Plane Tree*	*36" box*	*Not Topped*	M
6	Pod Gra	*Podocarpus 'gracilior'*	*Fern Pine*	*48" box*	*Low Branching*	M
8	Que Cas	*Quercus castaneifolia*	*Chestnut-Leaved Oak*	*48" box*	*Standard*	L
11	Que Vir	*Quercus virginiana*	*Virginia Live Oak*	*48" box*	*Standard*	M
12	Rob Pse	*Robinia pseudoaccacia 'Purple Robe'*	*Purple Robe Black Locust*	*36" box*	*Not Topped*	VL
12	Tri Con	*Tristania conferta*	*Brisbane Box*	*36" box*	*Standard*	M
13	Ulm Par	*Ulmus parvifolia 'True Green'*	*Green Chinese Elm*	*36" box*	*Standard*	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	*Agave americana var. medio-picta 'Alba'*	*White-Striped Century Plant*	*5 gal*	*36" oc*	VL
Al	*Aloe 'Always Red'*	*Aloe*	*1 gal*	*24" oc*	L
Ar	*Arctostaphylos uva-ursi 'Point Reyes'*	*Point Reyes Bearberry Manzanita*	*1 gal*	*36" oc*	L
Ca	*Calamagrostis x acutiflora 'Karl Foerster'*	*Feather Reed Grass*	*1 gal*	*36" oc*	M
Cv	*Callistemon viminalis 'Little John'*	*Dwarf Weeping Bottlebrush*	*5 gal*	*24" oc*	L
Cx	*Carex pansa*	*Sand Dune Sedge*	*1 gal*	*24" oc*	M
Cp	*Carpenteria californica*	*Bush Anemone*	*5 gal*	*48" oc*	L
C	*Ceonothus griseus horizontalis 'Yankee Point'*	*Yankee Point Carmel Ceonothus*	*1 gal*	*36" oc*	L
Ch	*Chondropetalum tectorum*	*Cape Rush*	*1 gal*	*24" oc*	L
D	*Dendromecon harfordii*	*Island Bush Poppy*	*5 gal*	*60" oc*	L
Di	*Dianella revoluta 'Little Rev'*	*Little Rev Flax Lily*	*1 gal*	*24" oc*	M
Di	*Dietes bicolor*	*Fortnight Lily*	*5 gal*	*24" oc*	L
Fe	*Festuca californica*	*California Fescue*	*1 gal*	*36" oc*	L
Fc	*Frangula californica 'Mound San Bruno'*	*Mound San Bruno California Coffeeberry*	*5 gal*	*36" oc*	L
H	*Hesperaloe parviflora*	*Red Yucca*	*1 gal*	*24" oc*	VL
H	*Heteromeles arbutifolia*	*Toyon*	*5 gal*	*36" oc*	L
Hs	*Heuchera sanguinea 'Silver Scrolls'*	*Silver Scrolls Coral Bells*	*1 gal*	*24 oc*	M
Ip	*Ilex crenata 'Sky Pencil'*	*Sky Pencil Japanese Holly*	*5 gal*	*48" oc*	M
Iv	*Ilex vomitoria 'Nana'*	*Dwarf Youpon Holly*	*5 gal*	*48" oc*	M
La	*Lantana x 'New Gold'*	*New Gold Lantana*	*1 gal*	*36" oc*	L
Lc	*Leucophyllum frutescens 'Compacta'*	*Compacted Texas Sage*	*5 gal*	*36" oc*	L
Lc	*Leymus condensatus 'Canyon Prince'*	*Canyon Prince Wild Rye*	*1 gal*	*30" oc*	L
Li	*Ligustrum japonicum 'Texanum'*	*Waxleaf Privet*	*5 gal*	*36" oc*	M
Lp	*Liriope gigantea*	*Giant Lily Turf*	*5 gal*	*24" oc*	M
Lf	*Lomandra longifolia 'Arctic Frost'*	*Arctic Frost Mat Rush*	*5 gal*	*24" oc*	L
Mi	*Melianthus minor*	*Dwarf Honey-Flower*	*15 gal*	*Per Plan*	L
Mc	*Miscanthus sinensis 'Adagio'*	*Maiden Hair Grass*	*1 gal*	*36" oc*	M
Mr	*Muhlenbergia rigens 'Deer Grass'*	*Deer Grass*	*1 gal*	*36" oc*	L
Ph	*Philodendron 'Xanadu '*	*Winterborn Philodendron*	*5 gal*	*30" oc*	M
Pm	*Podocarpus macrophyllus 'Maki'*	*Shrubby Yew Pine*	*15 gal*	*36" oc*	M
Pc	*Prunus caroliniana 'Compacta'*	*Compact Carolina Cherry Laurel*	*15 gal*	*60" oc*	M
Rc	*Rhaphiolepis indica 'Clara'*	*Indian Hawthorne*	*15 gal*	*60" oc*	M
	Salvia 'Bee's Bliss'	*Bee's Bliss Sage*	*1 gal*	*36" oc*	L
Sm	*Salvia mellifera 'Terra Seca'*	*Terra Seca Sage*	*1 gal*	*36" oc*	L
Ww	*Westringia fruticosa 'Mundi'*	*Coast Rosemary*	*1 gal*	*30" oc*	L
Yg	*Yucca x gloriosa 'Variegata'*	*Spanish Dagger*	*15 gal*	*48" oc*	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	*Emerald Carpet Manzanita*	*1 gal*	*30" oc*	VL
	Bouteloua gracilis 'Blonde Ambition'	*Blonde Ambition Blue Grama Grass*	*1 gal*	*18" oc*	VL
	Carex divulsa	*Berkeley Sedge*	*1 gal*	*24" oc*	L
	Carissa macrocarpa 'Green Carpet'	*Green Carpet Natal Plum*	*1 gal*	*30" oc*	L
	Fragaria chiloensis	*Douglas Iris*	*1 gal*	*24" oc*	L
	Iris douglasiana	*Beach Strawberry*	*1 gal*	*24" oc*	L
	Lantana montevidensis 'Alba'	*White Trailing Lantana*	*1 gal*	*24" oc*	L
	Sesleria autumnalis	*Autumn Moor Grass*	*1 gal*	*18" oc*	M
	Trachelospermum jasminoides	*Star Jasmine*	*1 gal*	*24" oc*	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	*Vitis x 'Roger's Red'*	*Roger's Red Grape*	*5 gal*	*8' oc*	L

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

0 10' 20' 40'
Scale: 1" = 20'-0"

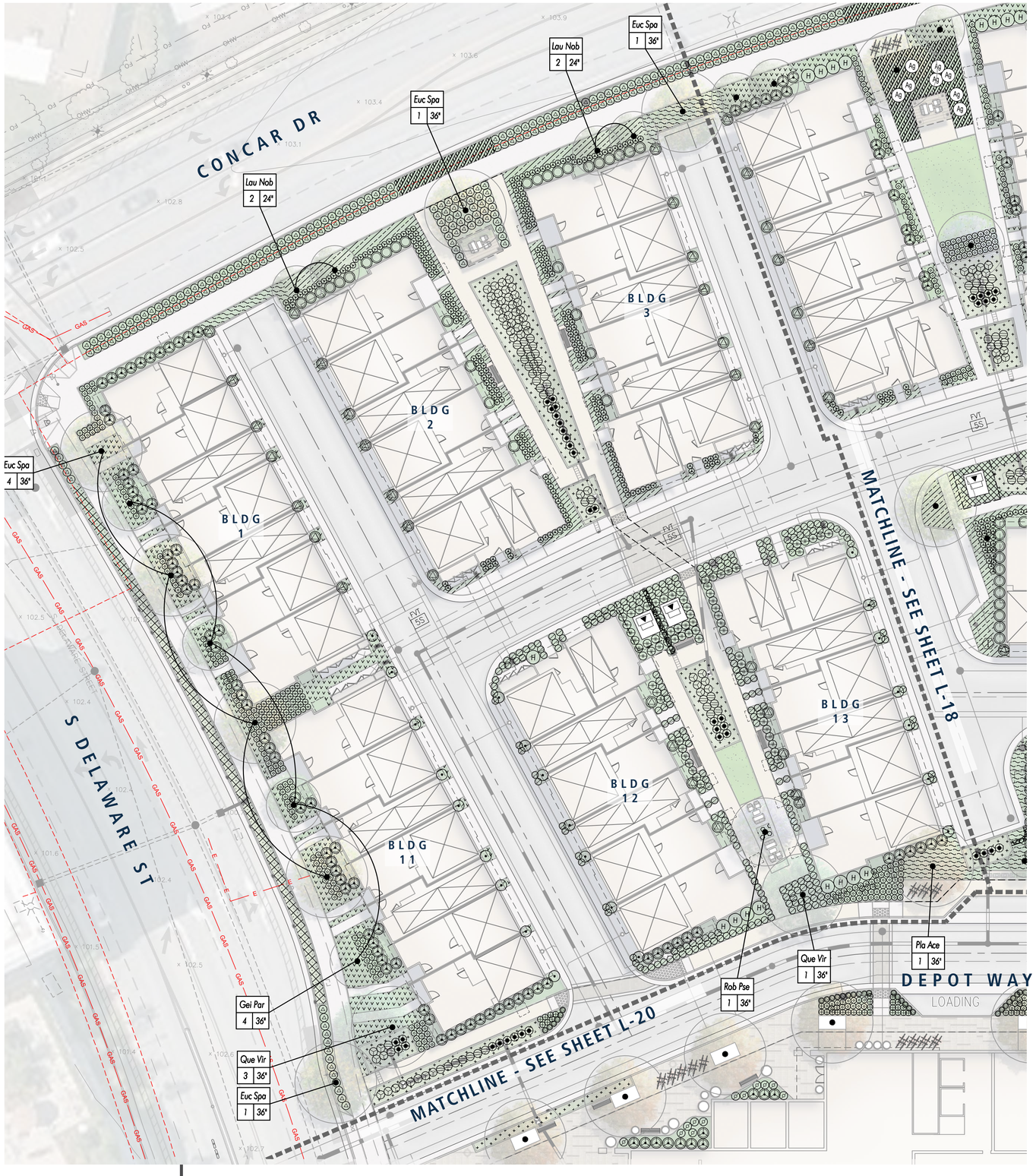
Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

SAN MATEO, CA

05.04.26 L-19

C2 Collaborative



LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	36" box	L Branching	M
8	Car Bet	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	36" box	Standard	M
16	Euc Spa	Eucalyptus spathulata	Swamp Mallee	36" box	Standard	L
4	Gei Par	Geijera parviflora	Australian Willow	36" box	Standard	L
66	Lau Nob	Laurus nobilis	Sweet Bay Laurel	36" box	Standard	M
23	Mag LG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	36" box	Standard	M
24	Pla Ace	Platanus x acerifolia 'Columbia'	Columbia Plane Tree	36" box	Not Topped	M
6	Pod Gra	Podocarpus 'gracilior'	Fern Pine	48" box	Low Branching	M
8	Que Cas	Quercus castaneifolia	Chestnut-Leaved Oak	48" box	Standard	L
11	Que Vir	Quercus virginiana	Virginia Live Oak	48" box	Standard	M
12	Rob Pse	Robinia pseudoaccacia 'Purple Robe'	Purple Robe Black Locust	36" box	Not Topped	VL
12	Tri Con	Tristania conferta	Brisbane Box	36" box	Standard	M
13	Ulm Par	Ulmus parvifolia 'True Green'	Green Chinese Elm	36" box	Standard	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	Agave americana var. medio-picta 'Alba'	White-Striped Century Plant	5 gal	36" oc	VL
H	Aloe 'Always Red'	Aloe	1 gal	24" oc	L
Ar	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	36" oc	M
Cv	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	24" oc	L
Cp	Carex pansa	Sand Dune Sedge	1 gal	24" oc	M
Cc	Carpenteria californica	Bush Anemone	5 gal	48" oc	L
C	Ceonothus griseus horizontalis 'Yankee Point'	Yankee Point Carmel Ceonothus	1 gal	36" oc	L
Cr	Chondropetalum tectorum	Cape Rush	1 gal	24" oc	L
Dm	Dendromecon harfordii	Island Bush Poppy	5 gal	60" oc	L
D	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	24" oc	M
D	Dietes bicolor	Fortnight Lily	5 gal	24" oc	L
Fc	Festuca californica	California Fescue	1 gal	36" oc	L
Fc	Frangula californica 'Mound San Bruno'	Mound San Bruno California Coffeeberry	5 gal	36" oc	L
H	Hesperaloe parviflora	Red Yucca	1 gal	24" oc	VL
H	Heteromeles arbutifolia	Toyon	5 gal	36" oc	L
He	Heuchera sanguinea 'Silver Scrolls'	Silver Scrolls Coral Bells	1 gal	24 oc	M
Ip	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 gal	48" oc	M
Iv	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	5 gal	48" oc	M
La	Lantana x 'New Gold'	New Gold Lantana	1 gal	36" oc	L
Lc	Leucophyllum frutescens 'Compacta'	Compacted Texas Sage	5 gal	36" oc	L
Lc	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	30" oc	L
Li	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal	36" oc	M
Lg	Liriope gigantea	Giant Lily Turf	5 gal	24" oc	M
Lf	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	5 gal	24" oc	L
Mi	Melianthus minor	Dwarf Honey-Flower	15 gal	Per Plan	L
Ms	Miscanthus sinensis 'Adagio'	Maiden Hair Grass	1 gal	36" oc	M
Mr	Muhlenbergia rigens 'Deer Grass'	Deer Grass	1 gal	36" oc	L
Ph	Philodendron 'Xanadu '	Winterborn Philodendron	5 gal	30" oc	M
Pm	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 gal	36" oc	M
Pc	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	15 gal	60" oc	M
Rc	Rhaphiolepis indica 'Clara'	Indian Hawthorne	15 gal	60" oc	M
	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 gal	36" oc	L
Sm	Salvia mellifera 'Terra Seca'	Terra Seca Sage	1 gal	36" oc	L
Wf	Westringia fruticosa 'Mundi'	Coast Rosemary	1 gal	30" oc	L
Yg	Yucca x gloriosa 'Variegata'	Spanish Dagger	15 gal	48" oc	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	30" oc	VL
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18" oc	VL
	Carex divulsa	Berkeley Sedge	1 gal	24" oc	L
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	30" oc	L
	Fragaria chiloensis	Douglas Iris	1 gal	24" oc	L
	Iris douglasiana	Beach Strawberry	1 gal	24" oc	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	24" oc	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" oc	M
	Trachelospermum jasminoides	Star Jasmine	1 gal	24" oc	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	Vitis x 'Roger's Red'	Roger's Red Grape	5 gal	8' oc	L

REGISTERED LANDSCAPE ARCHITECT
Paul I. Haden, LIC. No. 7972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

*Planting is schematic to show intent. Speciesand locations may change during construction documentation.

Brookfield Residential

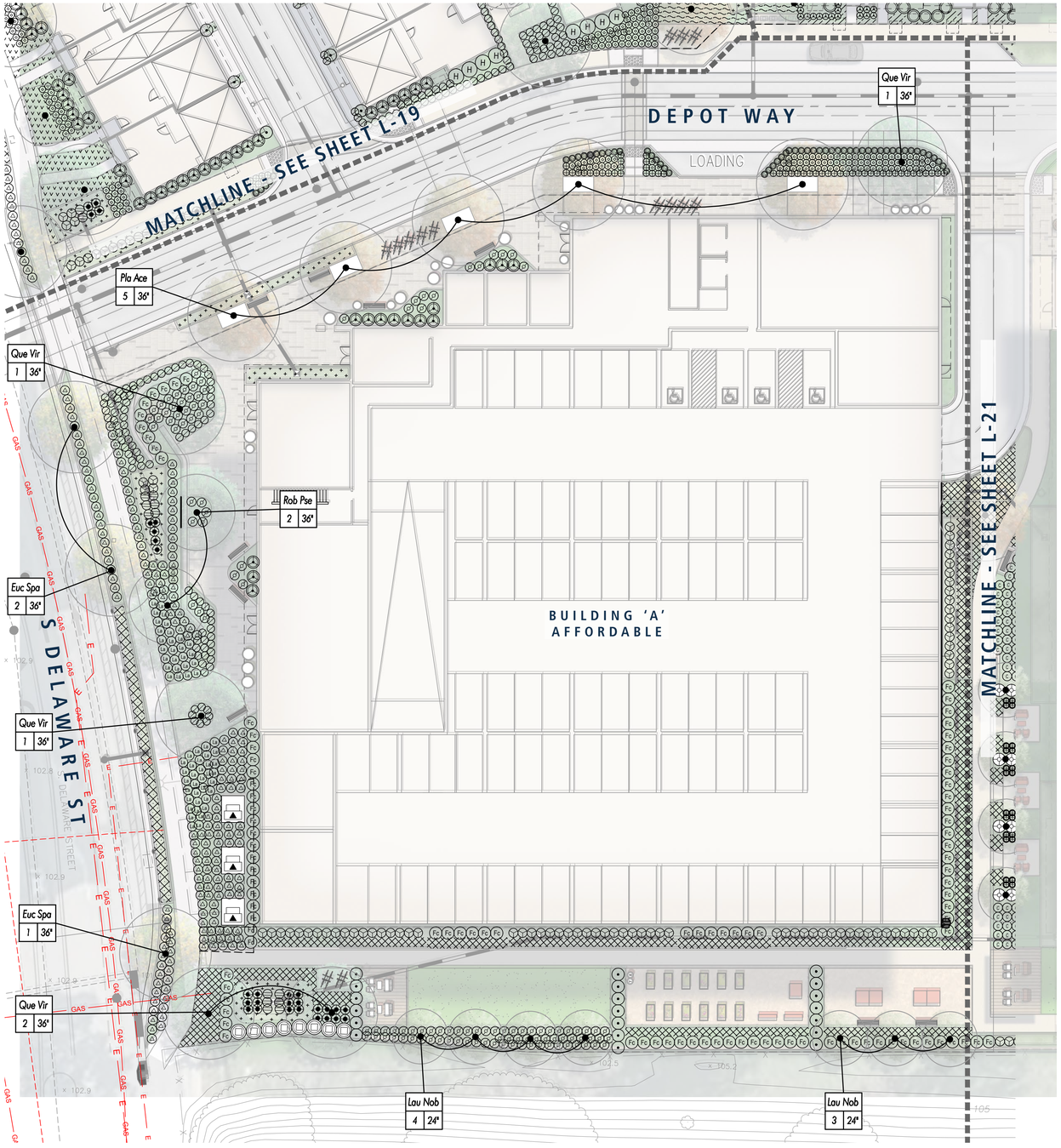
PASSAGE - CONCEPTUAL PLANTING PLAN

SAN MATEO, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

05.04.26 L-20

C2 Collaborative



*Planting is schematic to show intent. Species and locations may change during construction documentation.

LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	*Acer palmatum 'Sango Kaku'*	*Coral Bark Japanese Maple*	*36" box*	*L Branching*	M
8	Car Bet	*Carpinus betulus 'Fastigiata'*	*Upright European Hornbeam*	*36" box*	*Standard*	M
16	Euc Spa	*Eucalyptus spathulata*	*Swamp Mallee*	*36" box*	*Standard*	L
4	Gei Par	*Geijera parviflora*	*Australian Willow*	*36" box*	*Standard*	L
66	Lau Nob	*Laurus nobilis*	*Sweet Bay Laurel*	*36" box*	*Standard*	M
23	Mag LG	*Magnolia grandiflora 'Little Gem'*	*Dwarf Southern Magnolia*	*36" box*	*Standard*	M
24	Pla Ace	*Platanus x acerifolia 'Columbia'*	*Columbia Plane Tree*	*36" box*	*Not Topped*	M
6	Pod Gra	*Podocarpus 'gracilior'*	*Fern Pine*	*48" box*	*Low Branching*	M
8	Que Cas	*Quercus castaneifolia*	*Chestnut-Leaved Oak*	*48" box*	*Standard*	L
11	Que Vir	*Quercus virginiana*	*Virginia Live Oak*	*48" box*	*Standard*	M
12	Rob Pse	*Robinia pseudoacacia 'Purple Robe'*	*Purple Robe Black Locust*	*36" box*	*Not Topped*	VL
12	Tri Con	*Tristania conferta*	*Brisbane Box*	*36" box*	*Standard*	M
13	Ulm Par	*Ulmus parvifolia 'True Green'*	*Green Chinese Elm*	*36" box*	*Standard*	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	*Agave americana var. medio-picta 'Alba'*	*White-Striped Century Plant*	*5 gal*	*36" oc*	VL
Al	*Aloe 'Always Red'*	*Aloe*	*1 gal*	*24" oc*	L
Ar	*Arctostaphylos uva-ursi 'Point Reyes'*	*Point Reyes Bearberry Manzanita*	*1 gal*	*36" oc*	L
Ca	*Calamagrostis x acutiflora 'Karl Foerster'*	*Feather Reed Grass*	*1 gal*	*36" oc*	M
Cv	*Callistemon viminalis 'Little John'*	*Dwarf Weeping Bottlebrush*	*5 gal*	*24" oc*	L
Cx	*Carex pansa*	*Sand Dune Sedge*	*1 gal*	*24" oc*	M
Cp	*Carpenteria californica*	*Bush Anemone*	*5 gal*	*48" oc*	L
C	*Ceonothus griseus horizontalis 'Yankee Point'*	*Yankee Point Carmel Ceonothus*	*1 gal*	*36" oc*	L
Ch	*Chondropetalum tectorum*	*Cape Rush*	*1 gal*	*24" oc*	L
Dm	*Dendromecon harfordii*	*Island Bush Poppy*	*5 gal*	*60" oc*	L
Dr	*Dianella revoluta 'Little Rev'*	*Little Rev Flax Lily*	*1 gal*	*24" oc*	M
D	*Dietes bicolor*	*Fortnight Lily*	*5 gal*	*24" oc*	L
Fe	*Festuca californica*	*California Fescue*	*1 gal*	*36" oc*	L
Fc	*Frangula californica 'Mound San Bruno'*	*Mound San Bruno California Coffeeberry*	*5 gal*	*36" oc*	L
H	*Hesperaloe parviflora*	*Red Yucca*	*1 gal*	*24" oc*	VL
Ht	*Heteromeles arbutifolia*	*Toyon*	*5 gal*	*36" oc*	L
He	*Heuchera sanguinea 'Silver Scrolls'*	*Silver Scrolls Coral Bells*	*1 gal*	*24 oc*	M
Ic	*Ilex crenata 'Sky Pencil'*	*Sky Pencil Japanese Holly*	*5 gal*	*48" oc*	M
Iv	*Ilex vomitoria 'Nana'*	*Dwarf Yaupon Holly*	*5 gal*	*48" oc*	M
La	*Lantana x 'New Gold'*	*New Gold Lantana*	*1 gal*	*36" oc*	L
Le	*Leucophyllum frutescens 'Compacta'*	*Compacted Texas Sage*	*5 gal*	*36" oc*	L
Lc	*Leymus condensatus 'Canyon Prince'*	*Canyon Prince Wild Rye*	*1 gal*	*30" oc*	L
Li	*Ligustrum japonicum 'Texanum'*	*Waxleaf Privet*	*5 gal*	*36" oc*	M
Lg	*Liriope gigantea*	*Giant Lily Turf*	*5 gal*	*24" oc*	M
Lo	*Lomandra longifolia 'Arctic Frost'*	*Arctic Frost Mat Rush*	*5 gal*	*24" oc*	L
Mm	*Mellanthus minor*	*Dwarf Honey-Flower*	*15 gal*	*Per Plan*	L
Ms	*Miscanthus sinensis 'Adagio'*	*Maiden Hair Grass*	*1 gal*	*36" oc*	M
Mr	*Muhlenbergia rigens 'Deer Grass'*	*Deer Grass*	*1 gal*	*36" oc*	L
Ph	*Philodendron 'Xanadu '*	*Winterborn Philodendron*	*5 gal*	*30" oc*	M
Pm	*Podocarpus macrophyllus 'Maki'*	*Shrubby Yew Pine*	*15 gal*	*36" oc*	M
Pc	*Prunus caroliniana 'Compacta'*	*Compact Carolina Cherry Laurel*	*15 gal*	*60" oc*	M
Rc	*Rhaphiolepis indica 'Clara'*	*Indian Hawthorne*	*15 gal*	*60" oc*	M
Sb	*Salvia 'Bee's Bliss'*	*Bee's Bliss Sage*	*1 gal*	*36" oc*	L
Sm	*Salvia mellifera 'Terra Seca'*	*Terra Seca Sage*	*1 gal*	*36" oc*	L
W	*Westringia fruticosa 'Mundi'*	*Coast Rosemary*	*1 gal*	*30" oc*	L
Yg	*Yucca x gloriosa 'Variegata'*	*Spanish Dagger*	*15 gal*	*48" oc*	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	*Emerald Carpet Manzanita*	*1 gal*	*30" oc*	VL
	Bouteloua gracilis 'Blonde Ambition'	*Blonde Ambition Blue Grama Grass*	*1 gal*	*18" oc*	VL
	Carex divulsa	*Berkeley Sedge*	*1 gal*	*24" oc*	L
	Carissa macrocarpa 'Green Carpet'	*Green Carpet Natal Plum*	*1 gal*	*30" oc*	L
	Fragaria chiloensis	*Douglas Iris*	*1 gal*	*24" oc*	L
	Iris douglasiana	*Beach Strawberry*	*1 gal*	*24" oc*	L
	Lantana montevidensis 'Alba'	*White Trailing Lantana*	*1 gal*	*24" oc*	L
	Sesleria autumnalis	*Autumn Moor Grass*	*1 gal*	*18" oc*	M
	Trachelospermum jasminoides	*Star Jasmine*	*1 gal*	*24" oc*	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	*Vitis x 'Roger's Red'*	*Roger's Red Grape*	*5 gal*	*8' oc*	L

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 2972
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

0 10' 20' 40'
Scale: 1" = 20'-0"

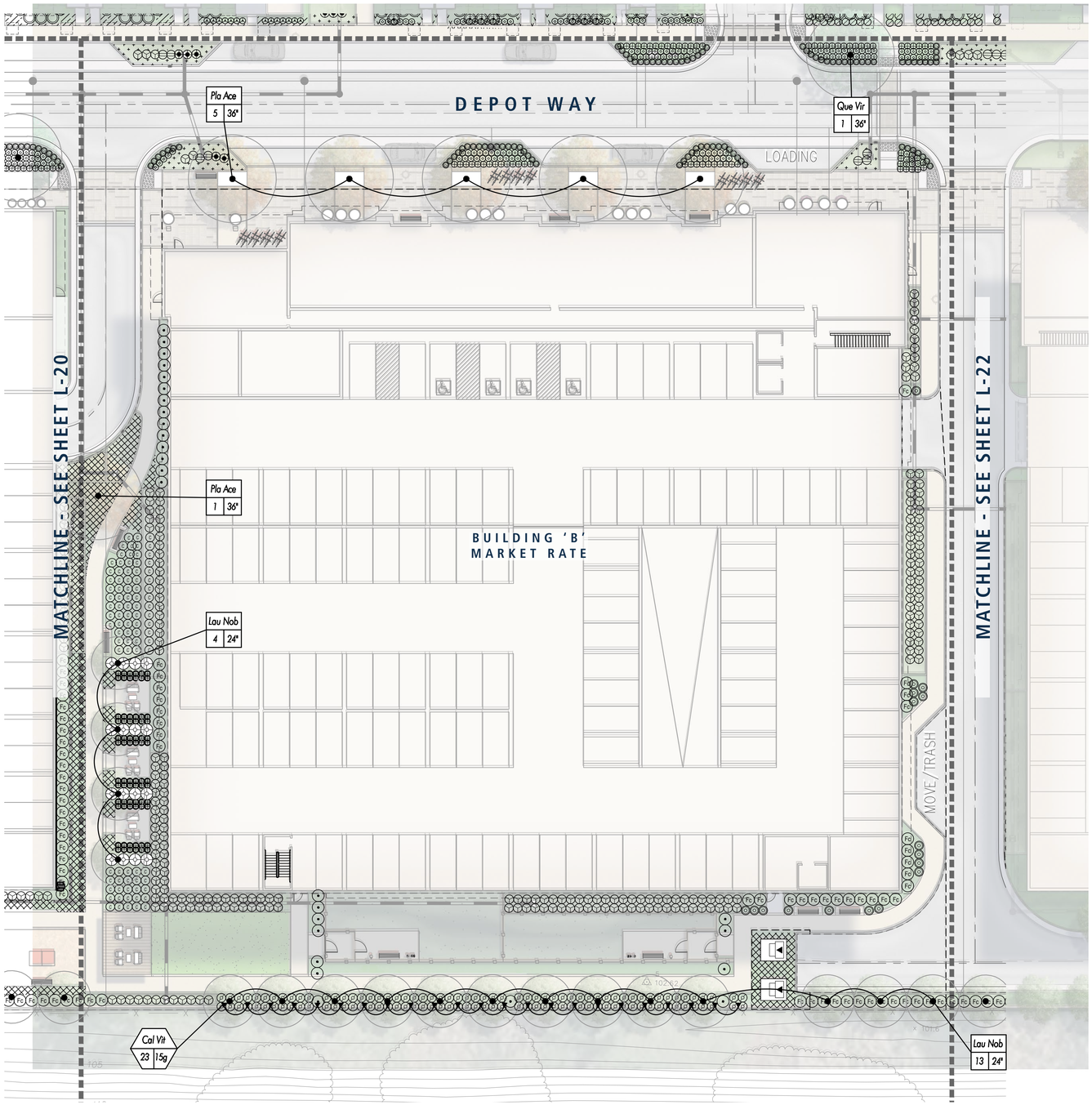
Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

SAN MATEO, CA

05.04.26 L-21

C2 Collaborative



*Planting is schematic to show intent. Speciesand locations may change during construction documentation.

LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	*Acer palmatum 'Sango Kaku'*	Coral Bark Japanese Maple	36" box	L Branching	M
8	Car Bet	*Carpinus betulus 'Fastigiata'*	Upright European Hornbeam	36" box	Standard	M
16	Euc Spa	*Eucalyptus spathulata*	Swamp Mallee	36" box	Standard	L
4	Gei Par	*Geijera parviflora*	Australian Willow	36" box	Standard	L
66	Lau Nob	*Laurus nobilis*	Sweet Bay Laurel	36" box	Standard	M
23	Mag LG	*Magnolia grandiflora 'Little Gem'*	Dwarf Southern Magnolia	36" box	Standard	M
24	Pla Ace	*Platanus x acerifolia 'Columbia'*	Columbia Plane Tree	36" box	Not Topped	M
6	Pod Gra	*Podocarpus 'gracilior'*	Fern Pine	48" box	Low Branching	M
8	Que Cas	*Quercus castaneifolia*	Chestnut-Leaved Oak	48" box	Standard	L
11	Que Vir	*Quercus virginiana*	Virginia Live Oak	48" box	Standard	M
12	Rob Pse	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Black Locust	36" box	Not Topped	VL
12	Tri Con	*Tristania conferta*	Brisbane Box	36" box	Standard	M
13	Ulm Par	*Ulmus parvifolia 'True Green'*	Green Chinese Elm	36" box	Standard	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	*Agave americana var. medio-picta 'Alba'*	White-Striped Century Plant	5 gal	36" oc	VL
Al	*Aloe 'Always Red'*	Aloe	1 gal	24" oc	L
Ar	*Arctostaphylos uva-ursi 'Point Reyes'*	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	36" oc	M
Cv	*Callistemon viminalis 'Little John'*	Dwarf Weeping Bottlebrush	5 gal	24" oc	L
Cx	*Carex pansa*	Sand Dune Sedge	1 gal	24" oc	M
Cp	*Carpenteria californica*	Bush Anemone	5 gal	48" oc	L
C	*Ceonothus griseus horizontalis 'Yankee Point'*	Yankee Point Carmel Ceonothus	1 gal	36" oc	L
Ch	*Chondropetalum tectorum*	Cape Rush	1 gal	24" oc	L
D	*Dendromecon harfordii*	Island Bush Poppy	5 gal	60" oc	L
Di	*Dianella revoluta 'Little Rev'*	Little Rev Flax Lily	1 gal	24" oc	M
Di	*Dietes bicolor*	Fortnight Lily	5 gal	24" oc	L
Fe	*Festuca californica*	California Fescue	1 gal	36" oc	L
Fc	*Frangula californica 'Mound San Bruno'*	Mound San Bruno California Coffeeberry	5 gal	36" oc	L
H	*Hesperaloe parviflora*	Red Yucca	1 gal	24" oc	VL
H	*Heteromeles arbutifolia*	Toyon	5 gal	36" oc	L
H	*Heuchera sanguinea 'Silver Scrolls'*	Silver Scrolls Coral Bells	1 gal	24 oc	M
I	*Ilex crenata 'Sky Pencil'*	Sky Pencil Japanese Holly	5 gal	48" oc	M
I	*Ilex vomitoria 'Nana'*	Dwarf Youpon Holly	5 gal	48" oc	M
La	*Lantana x 'New Gold'*	New Gold Lantana	1 gal	36" oc	L
L	*Leucophyllum frutescens 'Compacta'*	Compacted Texas Sage	5 gal	36" oc	L
L	*Leymus condensatus 'Canyon Prince'*	Canyon Prince Wild Rye	1 gal	30" oc	L
L	*Ligustrum japonicum 'Texanum'*	Waxleaf Privet	5 gal	36" oc	M
L	*Liriope gigantea*	Giant Lily Turf	5 gal	24" oc	M
L	*Lomandra longifolia 'Arctic Frost'*	Arctic Frost Mat Rush	5 gal	24" oc	L
M	*Melianthus minor*	Dwarf Honey-Flower	15 gal	Per Plan	L
M	*Miscanthus sinensis 'Adagio'*	Maiden Hair Grass	1 gal	36" oc	M
M	*Muhlenbergia rigens 'Deer Grass'*	Deer Grass	1 gal	36" oc	L
P	*Philodendron 'Xanadu '*	Winterborn Philodendron	5 gal	30" oc	M
P	*Podocarpus macrophyllus 'Maki'*	Shrubby Yew Pine	15 gal	36" oc	M
Pc	*Prunus caroliniana 'Compacta'*	Compact Carolina Cherry Laurel	15 gal	60" oc	M
Rc	*Rhaphiolepis indica 'Clara'*	Indian Hawthorne	15 gal	60" oc	M
S	*Salvia 'Bee's Bliss'*	Bee's Bliss Sage	1 gal	36" oc	L
S	*Salvia mellifera 'Terra Seca'*	Terra Seca Sage	1 gal	36" oc	L
W	*Westringia fruticosa 'Mundi'*	Coast Rosemary	1 gal	30" oc	L
Y	*Yucca x gloriosa 'Variegata'*	Spanish Dagger	15 gal	48" oc	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	30" oc	VL
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18" oc	VL
	Carex divulsa	Berkeley Sedge	1 gal	24" oc	L
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	30" oc	L
	Fragaria chiloensis	Douglas Iris	1 gal	24" oc	L
	Iris douglasiana	Beach Strawberry	1 gal	24" oc	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	24" oc	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" oc	M
	Trachelospermum jasminoides	Star Jasmine	1 gal	24" oc	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	*Vitis x 'Roger's Red'*	Roger's Red Grape	5 gal	8' oc	L

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
PAUL HADEN
Signature
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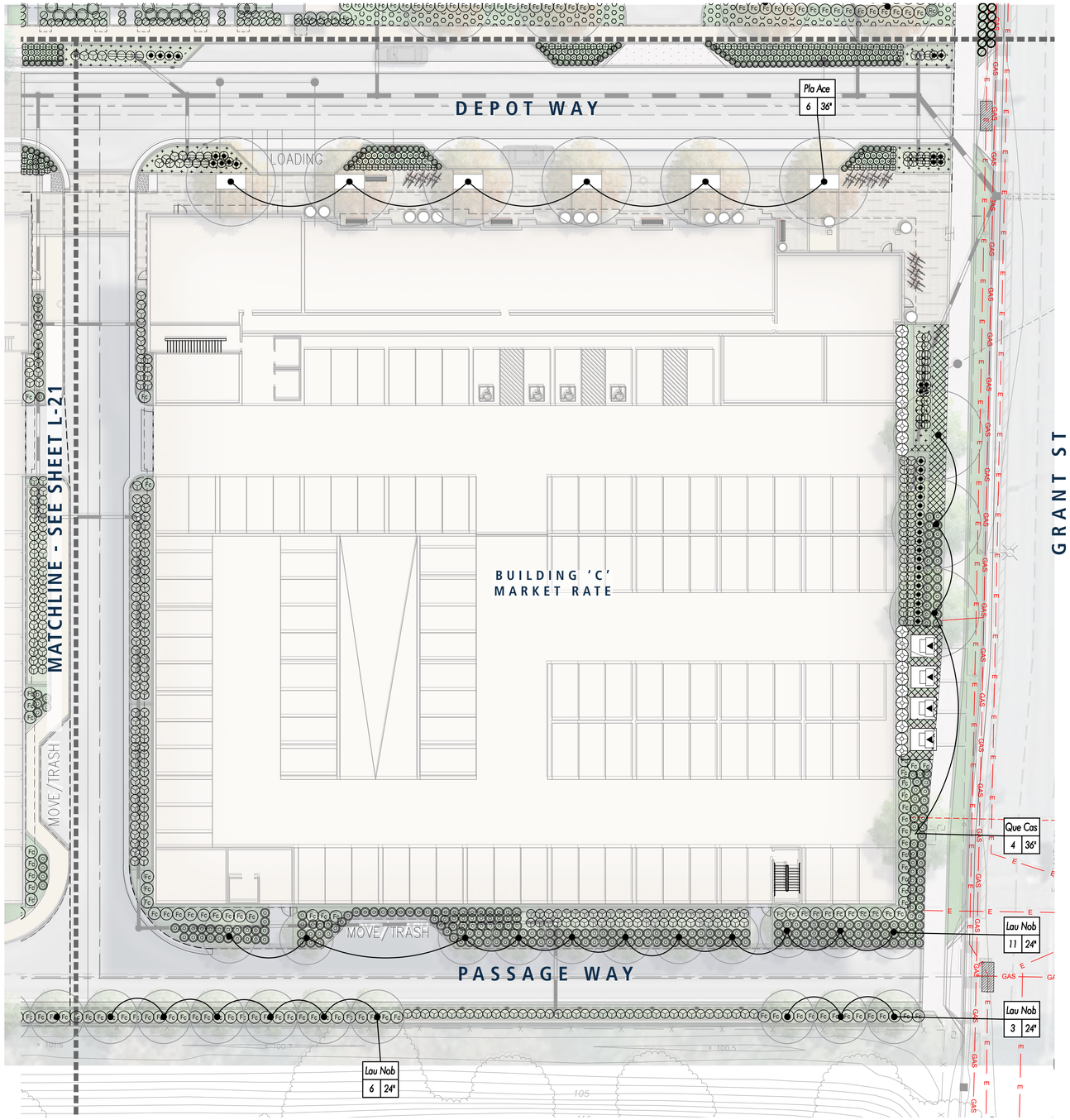
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Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN
SAN MATEO, CA

05.04.26 L-22

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LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	36" box	L Branching	M
8	Car Bet	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	36" box	Standard	M
16	Euc Spa	Eucalyptus spathulata	Swamp Mallee	36" box	Standard	L
4	Gei Par	Geijera parviflora	Australian Willow	36" box	Standard	L
66	Lau Nob	Laurus nobilis	Sweet Bay Laurel	36" box	Standard	M
23	Mag LG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	36" box	Standard	M
24	Pla Ace	Platanus x acerifolia 'Columbia'	Columbia Plane Tree	36" box	Not Topped	M
6	Pod Gra	Podocarpus 'gracilior'	Fern Pine	48" box	Low Branching	M
8	Que Cas	Quercus castaneifolia	Chestnut-Leaved Oak	48" box	Standard	L
11	Que Vir	Quercus virginiana	Virginia Live Oak	48" box	Standard	M
12	Rob Pse	Robinia pseudoaccacia 'Purple Robe'	Purple Robe Black Locust	36" box	Not Topped	VL
12	Tri Con	Tristania conferta	Brisbane Box	36" box	Standard	M
13	Ulm Par	Ulmus parvifolia 'True Green'	Green Chinese Elm	36" box	Standard	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	Agave americana var. medio-picta 'Alba'	White-Striped Century Plant	5 gal	36" oc	VL
Al	Aloe 'Always Red'	Aloe	1 gal	24" oc	L
Ar	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	36" oc	M
Cv	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	24" oc	L
Cx	Carex pansa	Sand Dune Sedge	1 gal	24" oc	M
Cp	Carpenteria californica	Bush Anemone	5 gal	48" oc	L
C	Ceonothus griseus horizontalis 'Yankee Point'	Yankee Point Carmel Ceonothus	1 gal	36" oc	L
Ch	Chondropetalum tectorum	Cape Rush	1 gal	24" oc	L
D	Dendromecon harfordii	Island Bush Poppy	5 gal	60" oc	L
Di	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	24" oc	M
I	Dietes bicolor	Fortnight Lily	5 gal	24" oc	L
Fe	Festuca californica	California Fescue	1 gal	36" oc	L
Fc	Frangula californica 'Mound San Bruno'	Mound San Bruno California Coffeeberry	5 gal	36" oc	L
H	Hesperaloe parviflora	Red Yucca	1 gal	24" oc	VL
H	Heteromeles arbutifolia	Toyon	5 gal	36" oc	L
He	Heuchera sanguinea 'Silver Scrolls'	Silver Scrolls Coral Bells	1 gal	24 oc	M
Ic	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 gal	48" oc	M
Iv	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal	48" oc	M
La	Lantana x 'New Gold'	New Gold Lantana	1 gal	36" oc	L
Le	Leucophyllum frutescens 'Compacta'	Compacted Texas Sage	5 gal	36" oc	L
Ly	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	30" oc	L
Li	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal	36" oc	M
Lg	Liriope gigantea	Giant Lily Turf	5 gal	24" oc	M
Lo	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	5 gal	24" oc	L
Mi	Melianthus minor	Dwarf Honey-Flower	15 gal	Per Plan	L
Ms	Miscanthus sinensis 'Adagio'	Maiden Hair Grass	1 gal	36" oc	M
Mu	Muhlenbergia rigens 'Deer Grass'	Deer Grass	1 gal	36" oc	L
P	Philodendron 'Xanadu '	Winterborn Philodendron	5 gal	30" oc	M
Po	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 gal	36" oc	M
Pc	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	15 gal	60" oc	M
Rc	Rhaphiolepis indica 'Clara'	Indian Hawthorne	15 gal	60" oc	M
Sa	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 gal	36" oc	L
Sa	Salvia mellifera 'Terra Seca'	Terra Seca Sage	1 gal	36" oc	L
W	Westringia fruticosa 'Mundi'	Coast Rosemary	1 gal	30" oc	L
Y	Yucca x gloriosa 'Variegata'	Spanish Dagger	15 gal	48" oc	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	30" oc	VL
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18" oc	VL
	Carex divulsa	Berkeley Sedge	1 gal	24" oc	L
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	30" oc	L
	Fragaria chiloensis	Douglas Iris	1 gal	24" oc	L
	Iris douglasiana	Beach Strawberry	1 gal	24" oc	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	24" oc	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" oc	M
	Trachelospermum jasminoides	Star Jasmine	1 gal	24" oc	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	Vitis x 'Roger's Red'	Roger's Red Grape	5 gal	8' oc	L

REGISTERED LANDSCAPE ARCHITECT
Paul Hayden, Lic. No. 1972
PAUL HAYDEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

*Planting is schematic to show intent. Speciesand locations may change during construction documentation.

Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

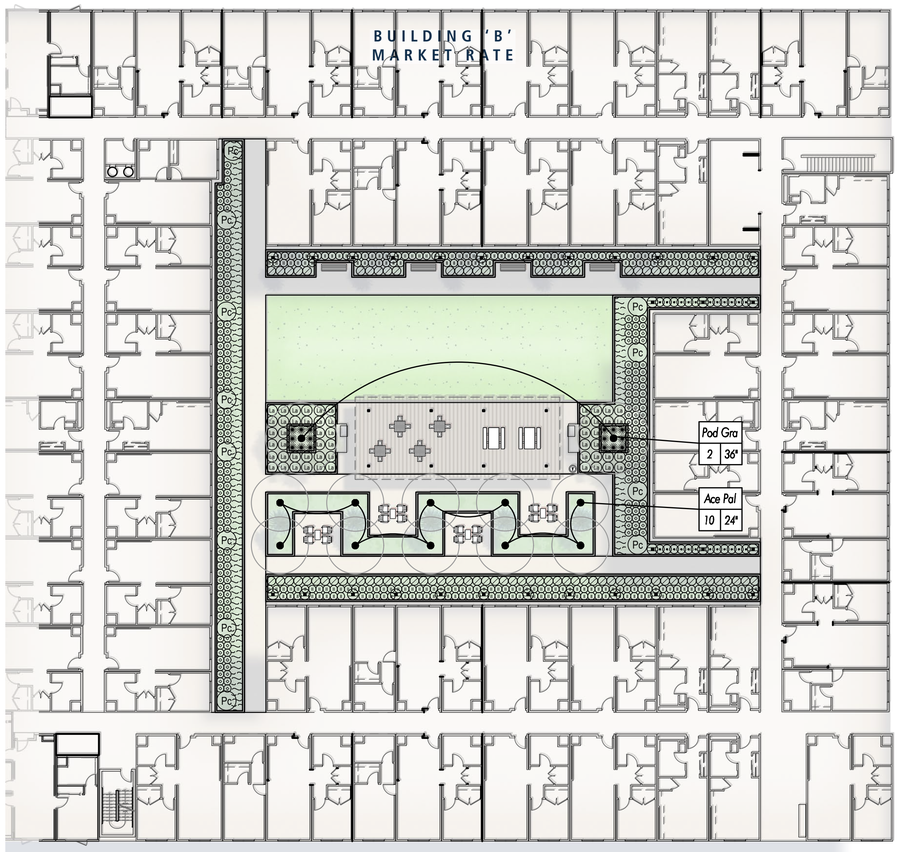
SAN MATEO, CA

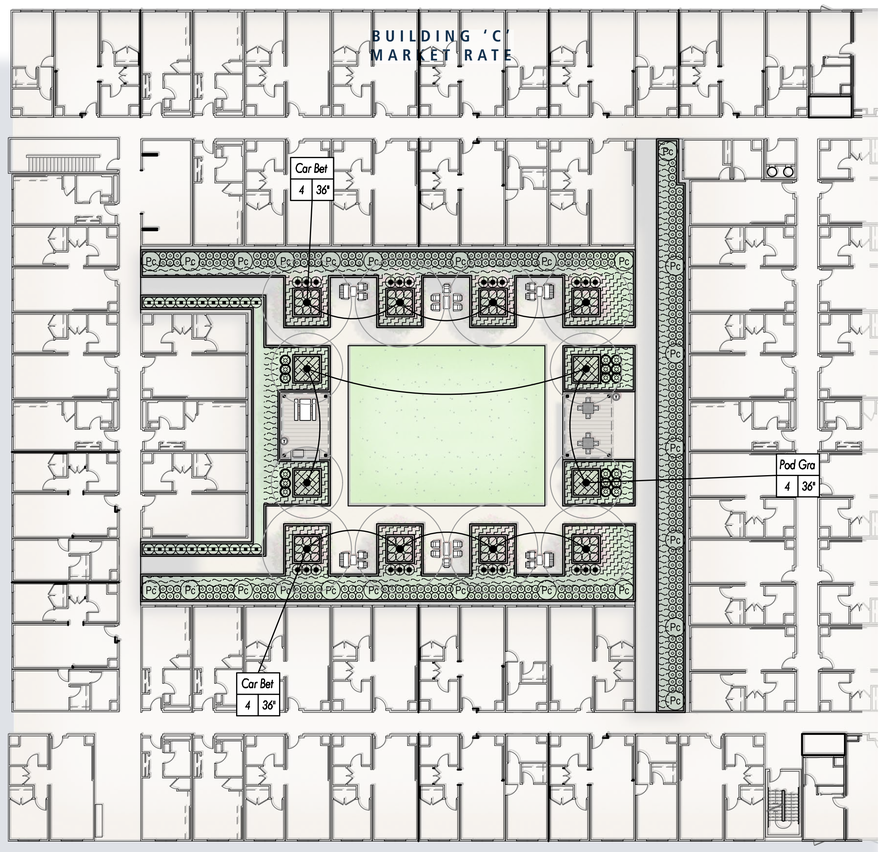
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05.04.26

L-23

C2 Collaborative





LEGEND

TREE SCHEDULE:

Qty.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOL
10	Ace Pal	*Acer palmatum 'Sango Kaku'*	Coral Bark Japanese Maple	36" box	L Branching	M
8	Car Bet	*Carpinus betulus 'Fastigiata'*	Upright European Hornbeam	36" box	Standard	M
16	Euc Spa	*Eucalyptus spathulata*	Swamp Mallee	36" box	Standard	L
4	Gei Par	*Geijera parviflora*	Australian Willow	36" box	Standard	L
66	Lau Nob	*Laurus nobilis*	Sweet Bay Laurel	36" box	Standard	M
23	Mag LG	*Magnolia grandiflora 'Little Gem'*	Dwarf Southern Magnolia	36" box	Standard	M
24	Pla Ace	*Platanus x acerifolia 'Columbia'*	Columbia Plane Tree	36" box	Not Topped	M
6	Pod Gra	*Podocarpus 'gracilior'*	Fern Pine	48" box	Low Branching	M
8	Que Cas	*Quercus castaneifolia*	Chestnut-Leaved Oak	48" box	Standard	L
11	Que Vir	*Quercus virginiana*	Virginia Live Oak	48" box	Standard	M
12	Rob Pse	*Robinia pseudoaccacia 'Purple Robe'*	Purple Robe Black Locust	36" box	Not Topped	VL
12	Tri Con	*Tristania conferta*	Brisbane Box	36" box	Standard	M
13	Ulm Par	*Ulmus parvifolia 'True Green'*	Green Chinese Elm	36" box	Standard	L

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	*Agave americana var. medio-picta 'Alba'*	White-Striped Century Plant	5 gal	36" oc	VL
Al	*Aloe 'Always Red'*	Aloe	1 gal	24" oc	L
Ar	*Arctostaphylos uva-ursi 'Point Reyes'*	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	36" oc	M
Cv	*Callistemon viminalis 'Little John'*	Dwarf Weeping Bottlebrush	5 gal	24" oc	L
Cx	*Carex pansa*	Sand Dune Sedge	1 gal	24" oc	M
Cp	*Carpenteria californica*	Bush Anemone	5 gal	48" oc	L
C	*Ceonothus griseus horizontalis 'Yankee Point'*	Yankee Point Carmel Ceonothus	1 gal	36" oc	L
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Di	*Dianella revoluta 'Little Rev'*	Little Rev Flax Lily	1 gal	24" oc	M
Di	*Dietes bicolor*	Fortnight Lily	5 gal	24" oc	L
Fe	*Festuca californica*	California Fescue	1 gal	36" oc	L
Fc	*Frangula californica 'Mound San Bruno'*	Mound San Bruno California Coffeeberry	5 gal	36" oc	L
He	*Hesperaloe parviflora*	Red Yucca	1 gal	24" oc	VL
H	*Heteromeles arbutifolia*	Toyon	5 gal	36" oc	L
Hu	*Heuchera sanguinea 'Silver Scrolls'*	Silver Scrolls Coral Bells	1 gal	24 oc	M
Ic	*Ilex crenata 'Sky Pencil'*	Sky Pencil Japanese Holly	5 gal	48" oc	M
Iv	*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	5 gal	48" oc	M
La	*Lantana x 'New Gold'*	New Gold Lantana	1 gal	36" oc	L
Le	*Leucophyllum frutescens 'Compacta'*	Compacted Texas Sage	5 gal	36" oc	L
Ly	*Leymus condensatus 'Canyon Prince'*	Canyon Prince Wild Rye	1 gal	30" oc	L
Li	*Ligustrum japonicum 'Texanum'*	Waxleaf Privet	5 gal	36" oc	M
Lir	*Liriope gigantea*	Giant Lily Turf	5 gal	24" oc	M
Lo	*Lomandra longifolia 'Arctic Frost'*	Arctic Frost Mat Rush	5 gal	24" oc	L
Me	*Melianthus minor*	Dwarf Honey-Flower	15 gal	Per Plan	L
Mi	*Miscanthus sinensis 'Adagio'*	Maiden Hair Grass	1 gal	36" oc	M
Mu	*Muhlenbergia rigens 'Deer Grass'*	Deer Grass	1 gal	36" oc	L
Ph	*Philodendron 'Xanadu '*	Winterborn Philodendron	5 gal	30" oc	M
Po	*Podocarpus macrophyllus 'Maki'*	Shrubby Yew Pine	15 gal	36" oc	M
Pc	*Prunus caroliniana 'Compacta'*	Compact Carolina Cherry Laurel	15 gal	60" oc	M
Rc	*Rhaphiolepis indica 'Clara'*	Indian Hawthorne	15 gal	60" oc	M
Sa	*Salvia 'Bee's Bliss'*	Bee's Bliss Sage	1 gal	36" oc	L
Sa	*Salvia mellifera 'Terra Seca'*	Terra Seca Sage	1 gal	36" oc	L
We	*Westringia fruticosa 'Mundi'*	Coast Rosemary	1 gal	30" oc	L
Yu	*Yucca x gloriosa 'Variegata'*	Spanish Dagger	15 gal	48" oc	VL

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostophylos 'Emerald Carpet'	Emerald Carpet Manzonita	1 gal	30" oc	VL
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18" oc	VL
	Carex divulsa	Berkeley Sedge	1 gal	24" oc	L
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	30" oc	L
	Fragaria chiloensis	Douglas Iris	1 gal	24" oc	L
	Iris douglasiana	Beach Strawberry	1 gal	24" oc	L
	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	24" oc	L
	Sesleria autumnalis	Autumn Moor Grass	1 gal	18" oc	M
	Trachelospermum jasminoides	Star Jasmine	1 gal	24" oc	M

VINE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
▼	*Vitis x 'Roger's Red'*	Roger's Red Grape	5 gal	8' oc	L

REGISTERED LANDSCAPE ARCHITECT
Paul T. Hayden, Lic. No. 3972
PAUL HAYDEN
Signature
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STATE OF CALIFORNIA

*Planting is schematic to show intent. Species and locations may change during construction documentation.

Brookfield Residential

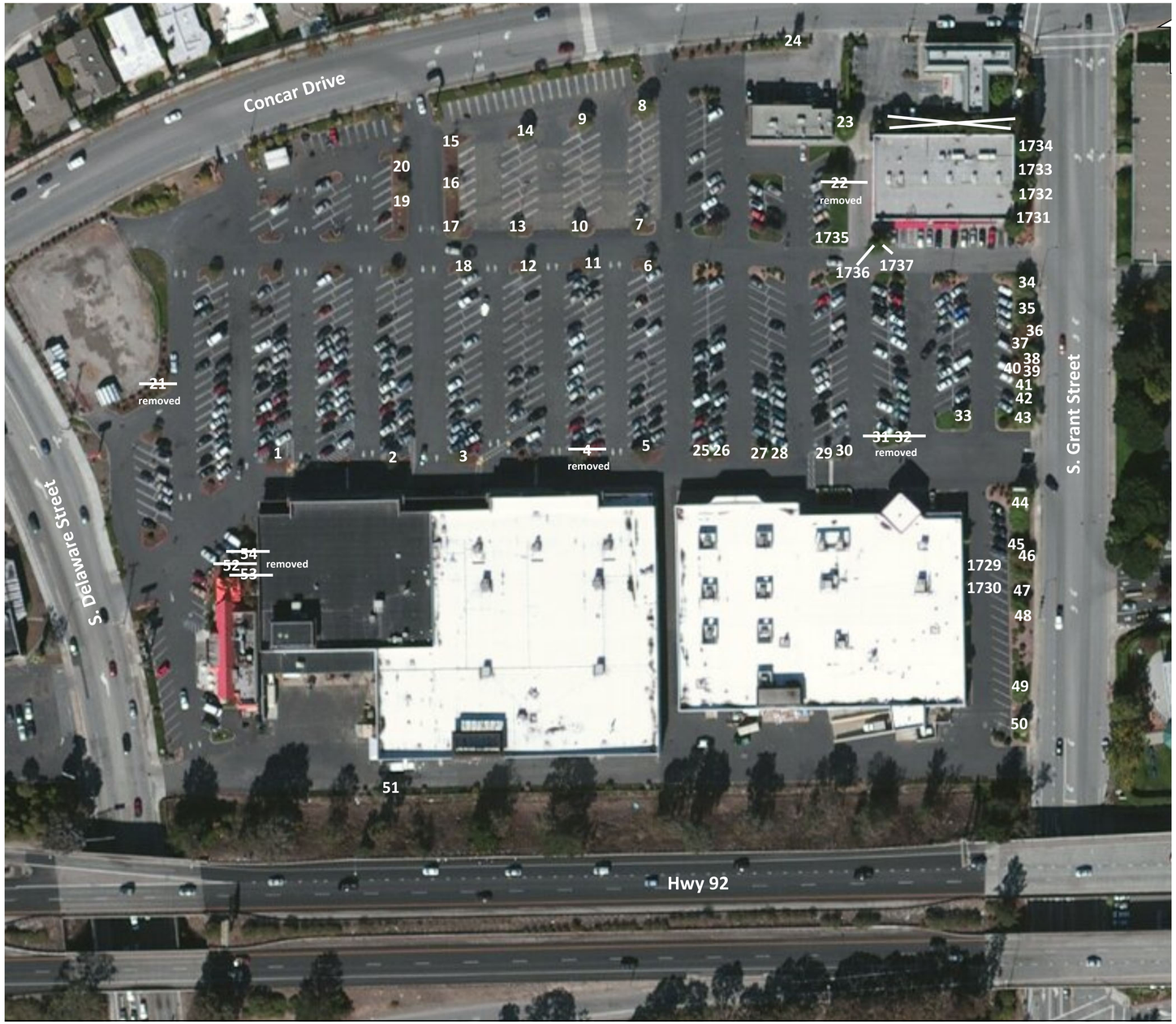
PASSAGE - CONCEPTUAL PLANTING PLAN - MARKET RATE BUILDINGS B AND C

SAN MATEO, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

05.04.26 L-24

C2 Collaborative



EXISTING TREE PLAN

NTS

NOTE: Refer to Arborist Report for full summary, inventory, and recommendations for all existing on-site trees.

LEGEND

Table 3. Landscape Unit (LU) Calculations.
Passage (Concar Dr.), San Mateo

Tree No.	Species	Proposed Action	Species %	Condition %	Location %	0.35	Trunk Diameter (in.)	0.70 of diameter if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
2	Myoporum	Remove	0.3	0.1	0.63	0.35	12	0.7	1	0.45
3	Myoporum	Remove	0.3	0.3	0.63	0.35	12	0.7	1	1.36
4		--	--	--	--	--	--	--	--	--
5	Myoporum	Remove	0.3	0.1	0.63	0.35	12	0.7	1	0.45
6	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
7	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
8	Myoporum	Remove	0.3	0.3	0.63	0.35	11	0.7	1	1.25
9	Myoporum	Remove	0.3	0.3	0.63	0.35	9	0.7	1	1.02
10	Myoporum	Remove	0.3	0.3	0.63	0.35	10	0.7	1	1.13
11	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
12	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
13	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
14	Myoporum	Remove	0.3	0.3	0.63	0.35	10	0.7	1	1.13
15	Chinese elm	Remove	0.7	0.1	0.63	0.35	7	0.7	1	0.62
16	Chinese elm	Remove	0.7	0.3	0.63	0.35	7	0.7	1	1.85
17	Chinese elm	Remove	0.7	0.3	0.63	0.35	6	0.7	1	1.59
18	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
19	Chinese elm	Remove	0.7	0.3	0.63	0.35	8	0.7	1	2.12
20	Chinese elm	Remove	0.7	0.1	0.63	0.35	6	0.7	1	0.53
21	**Removed**	--	--	--	--	--	--	--	--	--
22	**Removed**	--	--	--	--	--	--	--	--	--
23	Brazilian pepper	Remove	0.5	0.7	0.63	0.35	18	0.7	1.25	9.92
24	Evergreen ash	Remove	0.5	0.3	0.7	0.35	12	0.7	1	2.52
25	Crape myrtle	Remove	0.9	0.1	0.63	0.35	5	0.7	1	0.57
26	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
27	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
28	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
29	Crape myrtle	Remove	0.9	0.3	0.63	0.35	5	0.7	1	1.70
30	Crape myrtle	Remove	0.9	0.1	0.63	0.35	5	0.7	1	0.57
31	**Removed**	--	--	--	--	--	--	--	--	--
32	**Removed**	--	--	--	--	--	--	--	--	--
33	Crape myrtle	Remove	0.9	0.5	0.63	0.35	6	0.7	1	3.40
34	Pepper tree	Remove	0.7	0.5	0.7	0.35	14	0.7	1	6.86
35	Pepper tree	Remove	0.7	0.7	0.7	0.35	13	0.7	1	8.92
36	Bottlebrush	Remove	0.5	0.5	0.7	0.35	12	0.7	1	4.20
37	Bottlebrush	Remove	0.5	0.5	0.7	0.35	12	0.7	1	4.20
38	Pepper tree	Remove	0.7	0.5	0.7	0.35	10	0.7	1	4.90
39	Bottlebrush	Remove	0.5	0.5	0.7	0.35	11	0.7	1	3.85
40	Bottlebrush	Remove	0.5	0.5	0.7	0.35	9	0.7	1	3.15
41	Bottlebrush	Remove	0.5	0.5	0.7	0.35	9	0.7	1	3.15
42	Pepper tree	Remove	0.7	0.5	0.7	0.35	10	0.7	1	4.90
43	Pepper tree	Remove	0.7	0.5	0.7	0.35	15	0.7	1	7.35
44	Pepper tree	Remove	0.7	0.90	0.7	0.35	10	0.7	1	8.82
45	Bottlebrush	Remove	0.5	0.5	0.7	0.35	10	0.7	1	3.50
46	Bottlebrush	Remove	0.5	0.5	0.7	0.35	13	0.7	1	4.55
47	Pepper tree	Remove	0.7	0.7	0.7	0.35	9	0.7	1	6.17
48	Pepper tree	Remove	0.7	0.90	0.7	0.35	10	0.7	1	8.82
49	Pepper tree	Remove	0.7	0.7	0.7	0.35	9	0.7	1	6.17
50	Pepper tree	Remove	0.7	0.7	0.7	0.35	8	0.7	1	5.49
51	Silver dollar gum	Remove	0.7	0.5	0.6	0.35	17	0.7	1.25	8.93
52	**Removed**	--	--	--	--	--	--	--	--	--
53	**Removed**	--	--	--	--	--	--	--	--	--
54	**Removed**	--	--	--	--	--	--	--	--	--
1729	Sweetgum	Remove	0.5	0.5	0.63	0.35	17	0.7	1	5.36
1730	Sweetgum	Remove	0.5	0.5	0.63	0.35	17	0.7	1	5.36
1731	Canary Island pine	Remove	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1732	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1733	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1734	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1735	Canary Island pine	Remove	0.9	0.7	0.63	0.35	17	0.7	1	13.49
1736	Canary Island pine	Remove	0.9	0.5	0.63	0.35	17	0.7	1.25	12.05
1737	Canary Island pine	Remove	0.9	0.5	0.63	0.35	17	0.7	1	9.64
									Total	**240.3**

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 landsc trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 101,443 sq. ft. ÷ 400 = 254 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 3 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 240.3 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 491.3 (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 stree 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 pla 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
	15 gallon	1	2
	24 inch box	2	172
	36 inch box	3	360
	48 inch box	4	0
	Total LU Value of new trees being proposed:		534 (e)

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

Arborist Report
Passage (Concar Dr.)
San Mateo, CA

Prepared for:
Brookfield Residential
12657 Alcosta Blvd, Suite 250
San Ramon, CA 94584

Prepared by:
HortScience | Bartlett Consulting
2550 Ninth Street, Suite #112
Berkeley, CA 94710

~~**August 2025**~~
Revised January 2026

Arborist Report
Passage (Concar Dr.)
San Mateo CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Evaluation of Impacts	6
Landscape Unit (LU) Calculation	7
Estimate of Value	8
Tree Preservation Guidelines	12

List of Tables

Table 1. Tree condition & frequency of occurrence.	2
Table 2. Tree suitability for preservation.	6
Table 3. Landscape unit calculation.	9

Attachments

Tree Assessment Form

Tree Assessment Plan

Disposition and Estimate of Value Form

Introduction and Overview
Brookfield Residential is planning to redevelop the site located on Concar Drive between S. Delaware and S. Grant Streets in San Mateo, CA. In 2016, HortScience Inc. (now HortScience | Bartlett Consulting) assessed the trees at the site and prepared a report. In August of 2025, H | BC was asked to update the report to reflect any changes in tree condition. In Janyary 2026, H|BC was asked to update the report to reflect updated project plans to preserve three trees (#1732, 1733, 1734) adjacent to the existing Trader Joes. This report presents the following information:

1. Evaluation of tree health and structural condition.
2. Assessment of tree suitability for preservation.
3. Calculation of the Landscape Unit value for each tree.
4. Estimated value of each tree per CTLA guidelines.
5. Evaluations of impacts and guidelines for tree preservation.

Survey Methods
Trees were originally assessed in January of 2016 and reassessed in August of 2025. Each tree larger than 6" in diameter was visually assessed from the ground and evaluated as follows:

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag on the trunk of each tree.
3. Measuring the trunk diameter at a point 54 inches above grade. For multi-stem trees, diameter was measured at the smallest diameter point below the main union of all stems.
4. Evaluating the health and structural condition using a scale of 0 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
   - ***0*** – Tree is dead.
5. Assess tree suitability for preservation as good, moderate or poor.
6. Determining if the tree meets the City of San Mateo's criteria for Heritage status as described in the City's Municipal Code (Section 13.40).

Description of Trees
Fifty-five (55) trees were evaluated, representing 10 species (Table 1). All trees appeared to have been planted as part of landscape development. None of the species present were native to the San Mateo area. Overall condition of the tree resource had declined between 2016 – 2025, likely due to cessation of irrigation. Eight trees assessed in 2016 had been removed in the interval time before the 2025 reassessment (#4, 21, 22, 31, 32, 52, 53, and 54). Nine trees (#1729 – 1737) were added to the assessment in 2025. Overall, 27 were in poor condition, 21 were fair, and eight were good.

Table 1. Tree condition and frequency of occurrence.
Passage (Concar Dr.), San Mateo

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Bottlebrush	*Callistemon citrinus*	-	7	-	**7**
Silver dollar gum	*Eucalyptus polyanthemos*	-	1	-	**1**
Evergreen ash	*Fraxinus uhdei*	1	-	-	**1**
Crape myrtle	*Lagerstroemia indica*	6	1	-	**7**
Sweetgum	*Liquidambar styraciflua*	-	2	-	**2**
Myoporum	*Myoporum laetum*	14	-	-	**14**
Canary Island pine	*Pinus canariensis*	-	6	1	**7**
Pepper tree	*Schinus molle*	-	4	6	**10**
Brazilian pepper	*Schinus terebinthifolia*	-	-	1	**1**
Chinese elm	*Ulmus parvifolia*	5	-	-	**5**
Total		**26**	**21**	**8**	**55**

Myoporum was the most frequently occurring species with 15 trees. Myoporums at Concar were typical of the species, a large shrub/small tree with rounded form (Photo 1). Trees were mature in development. The largest myoporum #22 was 22" in diameter. Almost all trees, however, were between 10" and 12" in diameter. Overall condition was poor. Most myoporums had dieback of twigs and branches. Many had decay in the main trunk.



Photo 1. Myoporum #1 was in poor condition with very little live foliage and a decaying trunk. Note the raised planter.

Ten (10) pepper trees were located in a landscape area between the parking lot and S. Grant Street (Photo 2). Trees were semi-mature in development with trunk diameters between 9" and 15". Trees were typical of the species. Overall condition was good (six trees) or fair (four trees).



Photo 2. Calif. pepper #44 was 10" in diameter and in excellent condition.

Seven crape myrtles were located in small island planters in the parking area. In 2016, these trees were in good condition and the islands were irrigated. Irrigation had been turned off at some point before the 2025 assessment, six were all but dead. Tree #33 was in fair condition.

Seven Canary Island pines were located near the building at the northeast corner of the site (Photo 3). Six were in fair condition while #1735 was good. Pines in fair condition had been pruned with improper heading cuts and had slightly sparse foliage. Pine #1735 had good structure and vigor. A memorial placard was located at the base. The pines were young or semi-mature in development, with diameters between 13 – 27''.



Photo 3. Looking south at pines #1731 – 1733 (right, rear to left, foreground)

Seven bottlebrushes were intermixed with the pepper trees along S. Grant Street. Trees were typical of the species with numerous stems that arose near ground level. Overall condition was fair.

No other species was represented by more than 5 trees. Included in this group were:

- Chinese elms #15, 16, 17, 19 and 20. All were relatively small trees located in raised planters. Trunk diameters were from 6" to 8". All were in poor condition had extensive twig and branch dieback, mostly likely due to lack of irrigation.
- Sweetgums #1729 and 1730 were in fair condition. Trunks measured 6'' in diameter. The crowns were one-sided due to the proximity to the building.
- Silver dollar gum #51 was a mature tree installed in a raised plant on the south side of the property. It was 19'' in diameter and in fair condition with a history of poor pruning.
- Brazilian pepper #23 was 19" in diameter and in good condition (Photo 4). It was located near the parking lot in the northeast corner of the site.

- Evergreen ash #24 was located on Concar Dr., near S. Grant Street. It was 12" and in poor condition. The tree had been topped some time ago, resulting in a profusion of sprouts at the topping point.

Description of individual trees is found on the enclosed ***Tree Assessment Form***. Tree locations are found on the ***Tree Assessment Plan***. Both are included as **Attachments**

Protected Trees in San Mateo
The City of San Mateo municipal code Chapter 13.40 "Protected Trees" defines a Heritage Tree as any of the following:

1. Any oak with a trunk that has a diameter of 10 inches or more measured at 54 inches above grade;
2. Any other tree with a trunk diameter of 15 inches or more, measured at 54 inches above grade;
3. Multi-stem trees. Trees with more than one stem (arising at or below 54 Inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is 10 inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute on Heritage Tree.;
4. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or significant community benefit; or
5. A stand of trees, the nature of which makes each dependent on the others for survival.

Based on these criteria, nine trees are considered Heritage Trees and cannot be removed or pruned without a permit. Individual designations are found on the eclosed ***Tree Assessment Form***.

Suitability for Preservation
Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, crape myrtle and Chinese elm are more tolerant of construction impacts than myoporum, Monterey pine and silver dollar gum.
- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (www.cal-ipc.org/paf) lists species identified as having being invasive. San Mateo is part of the Central West Floristic Province. Among species located at the Concar property, pepper tree, myoporum, and Brazilian pepper are identified as having invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2, following page).

Table 2. Tree suitability for preservation.
Concar Dr., San Mateo

High	Trees with good health and structural stability that have the potential for longevity at the site. Seven trees had high suitability for preservation: Canary Island pine #1735 and six pepper trees.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Twelve (12) trees had moderate suitability for preservation: six bottlebrushes, four pepper trees, Crape myrtle #33, and Brazilian pepper #23.
Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirty-seven (37) trees had low suitability for preservation: 15 Myoporum, six Canary Island pines, six crape myrtles, five Chinese elms, sweetgums #1729 and 1730, silver dollar gum #51, evergreen ash #24, and bottlebrush #41.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluations of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available. I relied on an updated planning application plan to inform my evaluation of impacts to trees (*ktgy Architecture + Planning, dated 11/25/25*).

Plans depict the demolition of most existing structures and the construction of new housing buildings. The existing Trader Joes will remain in place. Several driveways to S Delaware St., Grant St., and Concar Dr. feed circulation streets and parking areas in the interior. Improvements will fill the entire site, aside from the planter to the east of Trader Joes. Only trees #1732, 1733, and 1734 will be preserved under the proposed design. The sidewalk to the east of the trees will be replaced. I expect impacts to be moderate, and within the tolerance of the trees.

Of the 52 trees to be removed, five require permits for removal as Heritage Trees.

Landscape Unit (LU) Calculation

The City of San Mateo requires the calculation of the Landscape Unit (LU) value for all trees to be removed. The calculation is described in the City's Zoning Code, Section 27.21. The value is based on the factors of species, condition and location, adapted from the *Guide for Plant Appraisal* prepared by Council of Tree and Landscape Appraisers. The City of San Mateo provides a form for use in this calculation. Key elements of the LU calculation include:

- Using the trunk diameter measurements obtained during our field assessment.
- Assigning a rating to each species based on the *Species Classification and Group Assignment* prepared by the Western Chapter of the International Society of Arboriculture (2004).
- Assigning a condition rating based on our observations in the field.
- Assigning a location rating based on each's trees site, placement, and contribution.
- Determining if the tree is located within the buildable area. For the purposes of this assessment, I assumed that all trees were located within the buildable area.
- Determining if any trees met the City's criteria for Heritage status. Nine trees were identified as having Heritage status.

Based on my observations at the site and assessment of the key factors, I calculated the LU value of all trees to be 240.3. The value of the 52 trees to be removed was 199.93 (Table 3, page 9).

The City of San Mateo requires replacement of the LU values to be lost during development. Replacement can either be through tree planting in excess of any required planting or through payment of an in-lieu fee.

Estimate of Value

San Mateo Municipal Code Chapter 13.40 requires trees to be appraised utilizing the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers. To estimate the reproduction cost of each tree, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Atlanta GA, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations, and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects tree health and structural integrity. Functional limitations reflect constraints to tree development based on the site and species. I did not note any external limitations.

Based on the information gathered, I estimated the reproduction cost for individual trees to range from $250 to $8,650, totaling $116,550. The value of the 52 trees to be removed was $98,000 ($16,250 *Heritage*).Values per tree are depicted in the ***Disposition and Estimate of Value*** exhibit (see exhibits).

**Table 3. Landscape Unit (LU) Calculations.
Passage (Concar Dr.), San Mateo**

Tree No.	Species	Proposed Action	Species %	Condition %	Location %	0.35	Trunk Diameter (in.)	0.70 of diameter if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
2	Myoporum	Remove	0.3	0.1	0.63	0.35	12	0.7	1	0.45
3	Myoporum	Remove	0.3	0.3	0.63	0.35	12	0.7	1	1.36
4	--	--	--	--	--	--	--	--	--	--
5	Myoporum	Remove	0.3	0.1	0.63	0.35	12	0.7	1	0.45
6	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
7	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
8	Myoporum	Remove	0.3	0.3	0.63	0.35	11	0.7	1	1.25
9	Myoporum	Remove	0.3	0.3	0.63	0.35	9	0.7	1	1.02
10	Myoporum	Remove	0.3	0.3	0.63	0.35	10	0.7	1	1.13
11	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
12	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
13	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
14	Myoporum	Remove	0.3	0.3	0.63	0.35	10	0.7	1	1.13
15	Chinese elm	Remove	0.7	0.1	0.63	0.35	7	0.7	1	0.62
16	Chinese elm	Remove	0.7	0.3	0.63	0.35	7	0.7	1	1.85
17	Chinese elm	Remove	0.7	0.3	0.63	0.35	6	0.7	1	1.59
18	Myoporum	Remove	0.3	0.1	0.63	0.35	10	0.7	1	0.38
19	Chinese elm	Remove	0.7	0.3	0.63	0.35	8	0.7	1	2.12
20	Chinese elm	Remove	0.7	0.1	0.63	0.35	6	0.7	1	0.53
21	**Removed**	--	--	--	--	--	--	--	--	--
22	**Removed**	--	--	--	--	--	--	--	--	--
23	Brazilian pepper	Remove	0.5	0.7	0.63	0.35	18	0.7	1.25	9.92

Tree No.	Species	Proposed Action	Species %	Condition %	Location %	0.35	Trunk Diameter (in.)	0.70 of diameter if in allowable bldg. area	1.25 if Heritage Tree	LU Value
24	Evergreen ash	Remove	0.5	0.3	0.7	0.35	12	0.7	1	2.52
25	Crape myrtle	Remove	0.9	0.1	0.63	0.35	5	0.7	1	0.57
26	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
27	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
28	Crape myrtle	Remove	0.9	0.1	0.63	0.35	6	0.7	1	0.68
29	Crape myrtle	Remove	0.9	0.3	0.63	0.35	5	0.7	1	1.70
30	Crape myrtle	Remove	0.9	0.1	0.63	0.35	5	0.7	1	0.57
31	**Removed**	--	--	--	--	--	--	--	--	--
32	**Removed**	--	--	--	--	--	--	--	--	--
33	Crape myrtle	Remove	0.9	0.5	0.63	0.35	6	0.7	1	3.40
34	Pepper tree	Remove	0.7	0.5	0.7	0.35	14	0.7	1	6.86
35	Pepper tree	Remove	0.7	0.7	0.7	0.35	13	0.7	1	8.92
36	Bottlebrush	Remove	0.5	0.5	0.7	0.35	12	0.7	1	4.20
37	Bottlebrush	Remove	0.5	0.5	0.7	0.35	12	0.7	1	4.20
38	Pepper tree	Remove	0.7	0.5	0.7	0.35	10	0.7	1	4.90
39	Bottlebrush	Remove	0.5	0.5	0.7	0.35	11	0.7	1	3.85
40	Bottlebrush	Remove	0.5	0.5	0.7	0.35	9	0.7	1	3.15
41	Bottlebrush	Remove	0.5	0.5	0.7	0.35	9	0.7	1	3.15
42	Pepper tree	Remove	0.7	0.5	0.7	0.35	10	0.7	1	4.90
43	Pepper tree	Remove	0.7	0.5	0.7	0.35	15	0.7	1	7.35
44	Pepper tree	Remove	0.7	0.90	0.7	0.35	10	0.7	1	8.82
45	Bottlebrush	Remove	0.5	0.5	0.7	0.35	10	0.7	1	3.50
46	Bottlebrush	Remove	0.5	0.5	0.7	0.35	13	0.7	1	4.55
47	Pepper tree	Remove	0.7	0.7	0.7	0.35	9	0.7	1	6.17
48	Pepper tree	Remove	0.7	0.90	0.7	0.35	10	0.7	1	8.82
49	Pepper tree	Remove	0.7	0.7	0.7	0.35	9	0.7	1	6.17

Tree No.	Species	Proposed Action	Species %	Condition %	Location %	0.35	Trunk Diameter (in.)	0.70 of diameter if in allowable bldg. area	1.25 if Heritage Tree	LU Value
50	Pepper tree	Remove	0.7	0.7	0.7	0.35	8	0.7	1	5.49
51	Silver dollar gum	Remove	0.7	0.5	0.6	0.35	17	0.7	1.25	8.93
52	**Removed**	--	--	--	--	--	--	--	--	--
53	**Removed**	--	--	--	--	--	--	--	--	--
54	**Removed**	--	--	--	--	--	--	--	--	--
1729	Sweetgum	Remove	0.5	0.5	0.63	0.35	17	0.7	1	5.36
1730	Sweetgum	Remove	0.5	0.5	0.63	0.35	17	0.7	1	5.36
1731	Canary Island pine	Remove	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1732	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1733	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1734	Canary Island pine	**Preserve**	0.9	0.5	0.7	0.35	17	0.7	1.25	13.39
1735	Canary Island pine	Remove	0.9	0.7	0.63	0.35	17	0.7	1	13.49
1736	Canary Island pine	Remove	0.9	0.5	0.63	0.35	17	0.7	1.25	12.05
1737	Canary Island pine	Remove	0.9	0.5	0.63	0.35	17	0.7	1	9.64
									Total	**240.3**

Tree Preservation Guidelines

The following recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, grading, and construction phases. The key elements of a tree preservation plan for planned improvements Passage Project include:

- Establishing **Tree Protection Zones** for trees #1732, 1733, and 1734. The **Tree Protection Zone** is identified on **sheet L-28 Tree Protection Plan**.

Design recommendations

1. All plans affecting trees shall be reviewed by the Consulting Arborist regarding tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape, and irrigation plans.

2. For trees identified for preservation, designate a **Tree Protection Zone** in which no construction, grading and underground services including utilities, sub-drains, water or sewer will be located. The tree protection zone is identified on sheet **sheet L-28 Tree Protection Plan.** Sidewalk improvements are outside the **Tree Protection Zone.**

3. No grading, excavation, construction, or storage of materials shall occur within that zone.

4. No underground services including utilities, sub-drains, water, or sewer shall be placed in the **Tree Protection Zone**.

5. Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.

6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.

2. Where possible, cap and abandon all existing underground utilities within the **Tree Protection Zone** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **Tree Protection Zone** to remove utilities, irrigation lines, etc.

3. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6-foot-tall chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed. Alignment is depicted on sheet **L-28 Tree Protection Plan.**

4. Trees to be preserved may require pruning. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide

pruning specifications prior to site demolition. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.

5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds.

6. Trees to be removed shall be felled to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.

7. Apply and maintain 4-6 inches of wood chip mulch within the **Tree Protection Zone** where possible.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. Area of excavation to be conducted by hand and monitored by the Consulting Arborist is depicted on sheet **L-28 Tree Protection Plan**.

4. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6. Prior to grading, excavation for foundations/footings/walls, filling, or trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.

7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

8. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the **Tree Protection Zone**.

9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

13.40.080 Discretionary Development Approvals
(a) Any application for discretionary development approval for real property or for any other Construction Activity shall be accompanied by a signed statement by the property owner or authorized agent which discloses, and shows graphically in the site plans, whether any Protected Trees appear to exist on the property or on any property within 30 feet of the proposed Construction Activity and describe on the plans associated with the application the location, estimatedtrunk size, and Dripline area.

(b) With regard to any tree required to be identified under section (a) above, any Construction Activity performed within a radius measured from the trunk equal to ten times the diameter of the tree trunk measured at 54" above grade shall require the preparation and submittal of a Tree Protection Plan for review and approval by the City Arborist prior to the issuance of any permit authorizing Construction Activity. The Tree Protection Plan shall be prepared by a Certified Arborist and include the following:

(1) The tree location and description (including species, size, condition, and Replacement Value if applicable) shown on the land survey or site plans.

(2) Limits of Construction Activity, including but not limited to demolition, grading and drainage, site and utility construction, and landscape plan.

(3) Any project-specific tree protection specifications, based on Best Management Practices, in addition to the specifications required by the Ordinance.

(4) The Project Arborist's Tree Protection Plan shall be reproduced on one or more full-size sheets of the plan set. The plan set shall also contain a full-size scaled site plan showing the proposed work in relation to all Protected Trees, numbered as per the Tree Protection Plan, with accurate Driplines, and the location of tree protection measures specified in the Project Arborist's Tree Protection Plan, including but not limited to fencing, trunk wrap, soil protection, areas of excavation by hand, air or water. The site plan shall reference the sheet number(s) where the Tree Protection Plan can be found.

(5) Prohibit the following activities within the Tree Protection Zone (TPZ):
(A) Excavation, grading, soil deposit, drainage and leveling unless approved by the City Arborist.
(B) Disposal or depositing of oil, gasoline, chemicals, paints, solvents or other materials within the TPZ or in drainage channels, swales or areas that may lead to the Dripline.
(C) Soil Compaction from heavy machinery and vehicles, storage of materials, structures, paving, etc.
(D) Trenching or excavation to provide irrigation, utility lines, services, pipe, drainage or other improvements below grade.
(E) Storage of any materials or equipment of any kind.
(F) Parking or driving vehicles or self-propelled equipment.
(G) Alteration of the Dripline so as to increase the encroachment of the construction.

(6) Include provision for the retention of the services of a Project Arborist for periodic monitoring of the project site and the health of Protected Trees. The Project Arborist shall be present whenever activities occur which will pose a potential threat to the health of the Protected Trees or whenever any work needs to be done within the Dripline of such tree.

(7) Include other provisions as deemed necessary by the City Arborist to preserve the Protected Trees and ensure compliance with those provisions.

(8) Include all requirements for Construction Activity set forth in (d) below.

(9) Contain the signature of the property owner and building permit applicant.
(c) Tree Protection Plan Review. The Tree Protection Plan shall be reviewed by the City Arborist. If the plan is sufficient to prevent harm to Protected Trees from reasonably foreseeable construction activities, it shall be approved and related building permits otherwise complete shall issue.
(d) Construction Activities must adhere to the following requirements :
(1) Utility service and irrigation lines must be located outside of the Dripline or approved TPZ when feasible and, if not feasible, provisions must be made in the Tree Protection Plan by the Project Arborist to protect the soil within the Dripline from compaction and to protect the trunk and branches from injury.
(2) Prior to the commencement of any Construction Activity, all tree protection measures shall be properly installed, including but not limited to, tree protection fencing, trunk wrap, and root buffer. A six-foot tall chain link fence shall be required. If the fencing cannot be placed at the Dripline or if necessary Construction Activity must take place within the Dripline, provisions must be made in the Tree Protection Plan by the Project Arborist to protect the soil within the Dripline from compaction and to protect the trunk and branches from injury. The Dripline shall not be altered in any way so as to increase the encroachment of the construction.
(3) The City Building Official and Managing Arborist must be notified whenever any Damage or injury occurs to a Protected Tree during construction so that proper treatment may be administered.

13.40.090 Pruning and Removal of Protected Trees –Permit Required.
(a) Heritage Trees. A permit from the Director is required before Major Pruning or Removal, or causing Major Pruning or Removal.

Maintenance of impacted trees
Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Ryan Suttle, Consulting Arborist & Urban Forester
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist #813
ACA Tree and Plant Appraisal Qualified

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Myoporum	12	No	1	Low	Raised planter; extensive decay; all but dead
2	Myoporum	14	No	1	Low	Raised planter; extensive decay; all but dead
3	Myoporum	12	No	2	Low	Raised planter; heavy thrip damage; twig dieback.
4	--	--	--	--	--	Removed by 2025
5	Myoporum	12	No	1	Low	Raised planter; all but dead; little live foliage.
6	Myoporum	11	No	1	Low	Raised planter; extensive decay; all but dead
7	Myoporum	10	No	1	Low	Raised planter; twig dieback; little live foliage.
8	Myoporum	6,5,5,5,4	No	2	Low	Raised planter; twig dieback; multiple attachments @ base with decay between attachments.
9	Myoporum	9	No	2	Low	Raised planter; twig dieback & branch dieback; multiple attachments @ 4'.
10	Myoporum	11	No	2	Low	Raised planter; multiple attachments @ 2'; thin canopy; twig dieback.
11	Myoporum	11	No	1	Low	Raised planter; extensive decay.
12	Myoporum	12	No	1	Low	Raised planter; extensive decay.
13	Myoporum	12	No	1	Low	Raised planter; multiple attachments @ 2'; extensive decay.
14	Myoporum	12	No	2	Low	Raised planter; twig dieback; basal decay.
15	Chinese elm	7	No	1	Low	Raised planter; all but dead.
16	Chinese elm	7	No	2	Low	Raised planter; twig & branch dieback.
17	Chinese elm	6	No	2	Low	Raised planter; twig & branch dieback.
18	Myoporum	11	No	1	Low	Raised planter; extensive decay.
19	Chinese elm	8	No	2	Low	Raised planter; multiple attachments @ 3'; significant twig and branch dieback.
20	Chinese elm	6	No	1	Low	Raised planter; extensive trunk wound.
21	--	--	--	--	--	Removed by 2025
22	--	--	--	--	--	Removed by 2025

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
23	Brazilian pepper	18	Yes	4	Moderate	Full, dense crown; base growing @ fence.
24	Evergreen ash	12	No	2	Low	Topped with extensive sprouts; engulfed in ivy.
25	Crape myrtle	6	No	1	Low	All but dead.
26	Crape myrtle	7	No	1	Low	All but dead.
27	Crape myrtle	7	No	1	Low	All but dead.
28	Crape myrtle	7	No	1	Low	All but dead.
29	Crape myrtle	6	No	2	Low	Very thin; dying back from extremeties.
30	Crape myrtle	6	No	1	Low	All but dead.
31	--	--	--	--	--	Removed by 2025
32	--	--	--	--	--	Removed by 2025
33	Crape myrtle	8	No	3	Moderate	Island planter; slightly thin; moderate twig dieback
34	Pepper tree	14	No	3	Moderate	Codominant @ 5'; thin canopy with dieback.
35	Pepper tree	13	No	4	High	Multiple attachments @ 5'; full crown. Remove tree stake.
36	Bottlebrush	7,6,5,4,4,2	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
37	Bottlebrush	7,6,5,5,4,4,4	No	3	Moderate	Multiple attachments @ base & 3'; full, dense low crown.
38	Pepper tree	10	No	3	Moderate	Codominant @ 5'; thin canopy with dieback. Remove tree stake.
39	Bottlebrush	6,4,4,4,4,3	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
40	Bottlebrush	6,4,4,2,2	No	3	Moderate	Multiple attachments @ 1'; full, dense low crown.
41	Bottlebrush	5,5,4,3	No	3	Low	Multiple attachments @ base; full, dense low crown; poor form & structure.
42	Pepper tree	10	No	3	Moderate	Multiple attachments @ 5'; thinning.
43	Pepper tree	15	No	3	Moderate	Multiple attachments @ 5'; thinning.

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
44	Pepper tree	10	No	5	High	Excellent form & structure; canopy extends into sign.
45	Bottlebrush	7,5,5	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
46	Bottlebrush	7,6,6,5,3,3	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
47	Pepper tree	10	No	4	High	Multiple attachments @ 5'; slightly thin canopy.
48	Pepper tree	11	No	5	High	Excellent form & structure.
49	Pepper tree	11	No	4	High	Good form & structure; slightly thin canopy.
50	Pepper tree	10	No	4	High	Good form & structure; trunk leans slightly S.
51	Silver dollar gum	19	Yes	3	Low	Raised planter; codominant @ 7'; narrow & upright; poorly pruned.
52	--	--	--	--	--	Removed by 2025
53	--	--	--	--	--	Removed by 2025
54	--	--	--	--	--	Removed by 2025
1729	Sweetgum	6	No	3	Low	Small planter at edge of bulding; one-sided E; slightly thin.
1730	Sweetgum	6	No	3	Low	Small planter at edge of bulding; one-sided E; slightly thin.
1731	Canary Island pine	17	Yes	3	Low	High crown; heading cuts; crowded with building; many surface roots.
1732	Canary Island pine	20	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base; crook at 10 feet.
1733	Canary Island pine	16	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base.
1734	Canary Island pine	27	Yes	3	Low	High crown; heading cuts; crowded with building; river rocks at base; narrow codominant at 12 feet with 3-4 foot seam below.
1735	Canary Island pine	12	No	4	High	Memorial tree; good form and structure; vigorous.
1736	Canary Island pine	18	Yes	3	Low	Crowded and asymmetric W; heading cuts; sparse; near curb at edge of compacted planter.
1737	Canary Island pine	13	No	3	Low	Crowded and asymmetric E; heading cuts; sparse; near curb at edge of compacted planter.

Disposition and Estimate of Value

Passage (Concar Dr.)
San Mateo
Revised January 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Preliminary Disposition	Comments	Landscape Unit	Estimated Value (CTLA Guide, 10th Edition)
1	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
2	Myoporum	14	No	Remove	In construction footprint	0.45	$ 300
3	Myoporum	12	No	Remove	In construction footprint	1.36	$ 400
4	--	--	--	--	--	--	--
5	Myoporum	12	No	Remove	In construction footprint	0.45	$ 250
6	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
7	Myoporum	10	No	Remove	In construction footprint	0.38	$ 250
8	Myoporum	10	No	Remove	In construction footprint	1.25	$ 300
9	Myoporum	9	No	Remove	In construction footprint	1.02	$ 300
10	Myoporum	11	No	Remove	In construction footprint	1.13	$ 350
11	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
12	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
13	Myoporum	12	No	Remove	In construction footprint	0.38	$ 250
14	Myoporum	12	No	Remove	In construction footprint	1.13	$ 400
15	Chinese elm	7	No	Remove	In construction footprint	0.62	$ 400
16	Chinese elm	7	No	Remove	In construction footprint	1.85	$ 800
17	Chinese elm	6	No	Remove	In construction footprint	1.59	$ 650
18	Myoporum	11	No	Remove	In construction footprint	0.38	$ 250
19	Chinese elm	8	No	Remove	In construction footprint	2.12	$ 1,000
20	Chinese elm	6	No	Remove	In construction footprint	0.53	$ 350
21	--	--	--	--	--	--	--
22	--	--	--	--	--	--	--
23	Brazilian pepper	18	Yes	Remove	In construction footprint	9.92	$ 3,600
24	Evergreen ash	12	No	Remove	In construction footprint	2.52	$ 900

Disposition and Estimate of Value

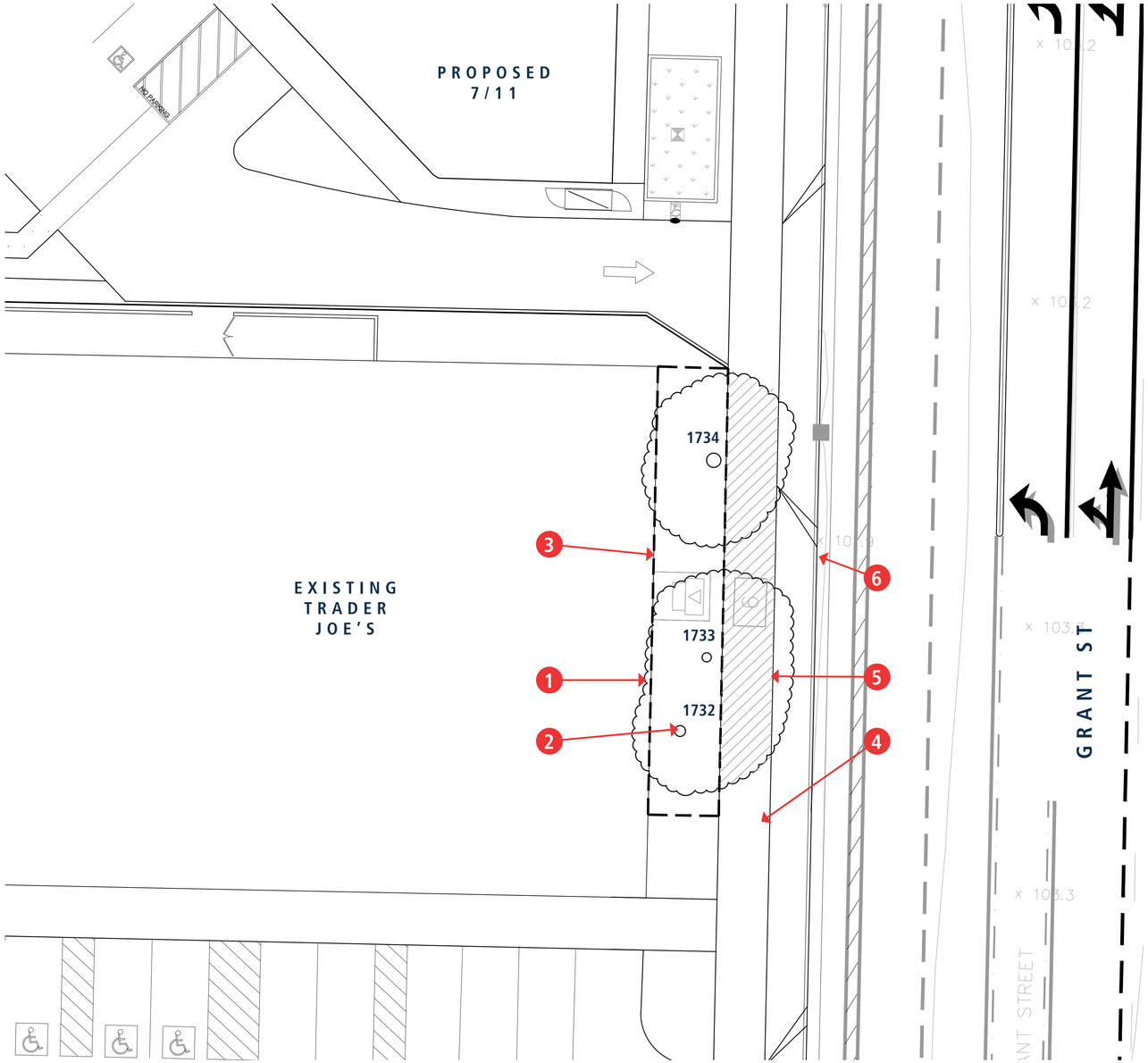
Passage (Concar Dr.)
San Mateo
Revised January 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Preliminary Disposition	Comments	Landscape Unit	Estimated Value (CTLA Guide, 10th Edition)
25	Crape myrtle	6	No	Remove	In construction footprint	0.57	$ 400
26	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
3	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
28	Crape myrtle	7	No	Remove	In construction footprint	0.68	$ 500
29	Crape myrtle	6	No	Remove	In construction footprint	1.70	$ 850
30	Crape myrtle	6	No	Remove	In construction footprint	0.57	$ 400
31	--	--	--	--	--	--	--
32	--	--	--	--	--	--	--
33	Crape myrtle	8	No	Remove	In construction footprint	3.40	$ 2,100
34	Pepper tree	14	No	Remove	In construction footprint	6.86	$ 3,450
35	Pepper tree	13	No	Remove	In construction footprint	8.92	$ 4,100
36	Bottlebrush	13	No	Remove	In construction footprint	4.20	$ 5,300
37	Bottlebrush	14	No	Remove	In construction footprint	4.20	$ 6,100
38	Pepper tree	10	No	Remove	In construction footprint	4.90	$ 1,850
39	Bottlebrush	13	No	Remove	In construction footprint	3.85	$ 5,300
40	Bottlebrush	12	No	Remove	In construction footprint	3.15	$ 4,550
41	Bottlebrush	11	No	Remove	In construction footprint	3.15	$ 3,850
42	Pepper tree	10	No	Remove	In construction footprint	4.90	$ 1,850
43	Pepper tree	15	Yes	Remove	In construction footprint	7.35	$ 3,900
44	Pepper tree	10	No	Remove	In construction footprint	8.82	$ 3,200
45	Bottlebrush	13	No	Remove	In construction footprint	3.50	$ 5,300
46	Bottlebrush	14	No	Remove	In construction footprint	4.55	$ 6,100
47	Pepper tree	10	No	Remove	In construction footprint	6.17	$ 2,500
48	Pepper tree	11	No	Remove	In construction footprint	8.82	$ 3,800

Disposition and Estimate of Value

Passage (Concar Dr.)
San Mateo
Revised January 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Preliminary Disposition	Comments	Landscape Unit	Estimated Value (CTLA Guide, 10th Edition)
49	Pepper tree	11	No	Remove	In construction footprint	6.17	$ 3,000
50	Pepper tree	10	No	Remove	In construction footprint	5.49	$ 2,500
51	Silver dollar gum	19	Yes	Remove	In construction footprint	8.93	$ 1,450
52	--	--	--	--	--	--	--
53	--	--	--	--	--	--	--
54	--	--	--	--	--	--	--
1729	Sweetgum	6	No	Remove	In construction footprint	5.36	$ 450
1730	Sweetgum	6	No	Remove	In construction footprint	5.36	$ 450
1731	Canary Island pine	17	Yes	Remove	In construction footprint	13.39	$ 4,400
1732	Canary Island pine	20	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 6,000
1733	Canary Island pine	16	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 3,900
1734	Canary Island pine	27	Yes	Preserve	Protect existing landscape area; project arborist to monitor work near tree.	13.39	$ 8,650
1735	Canary Island pine	12	No	Remove	In construction footprint	13.49	$ 3,100
1736	Canary Island pine	18	Yes	Remove	In construction footprint	12.05	$ 2,900
1737	Canary Island pine	13	No	Remove	In construction footprint	9.64	$ 1,600
					Totals	240.3	$ 116,550



NOTES:

SMMC Section 13.40.080 (d).
Construction Activities must adhere to the following requirements :

(1) Utility service and irrigation lines must be located outside of the Dripline or approved TPZ when feasible and, if not feasible, provisions must be made in the Tree Protection Plan by the Project Arborist to protect the soil within the Dripline from compaction and to protect the trunk and branches from injury.

(2) Prior to the commencement of any Construction Activity, all tree protection measures shall be properly installed, including but not limited to, tree protection fencing, trunk wrap, and root buffer. A six-foot tall chain link fence shall be required. If the fencing cannot be placed at the Dripline or if necessary Construction Activity must take place within the Dripline, provisions must be made in the Tree Protection Plan by the Project Arborist to protect the soil within the Dripline from compaction and to protect the trunk and branches from injury. The Dripline shall not be altered in any way so as to increase the encroachment of the construction.

(3) The City Building Official and Managing Arborist must be notified whenever any Damage or injury occurs to a Protected Tree during construction so that proper treatment may be administered.

LEGEND

1. Approximate tree dripline
2. Approximate trunk location
3. Protective fencing [Tree Protection Zone]
4. Proposed sidewalk
5. Area of hand-excavation. Area to be monitored by Arborist at time of construction.
6. Existing curb

[XXXX] Tree number - Refer to Arborist Report

Docusign Envelope ID: 566F7BBA-AB3D-421C-BB0F-65993FE8AA0F

COMMUNITY DEVELOPMENT DEPARTMENT

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: ***678 Concar Drive***

Existing Trees On Subject Property	YES	NO
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:

PA-2025-064



Project Location

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.

Signatu Signed by: Jason Bernstein [illegible] or Agent) Print: Jason Bernstein Date: 1/23/2026

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

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 5971
PAUL HADEN
Signature
Exp. 2/28/26
Date
STATE OF CALIFORNIA

0 5′ 10′ 20′
Scale: 1″= 10′-0″

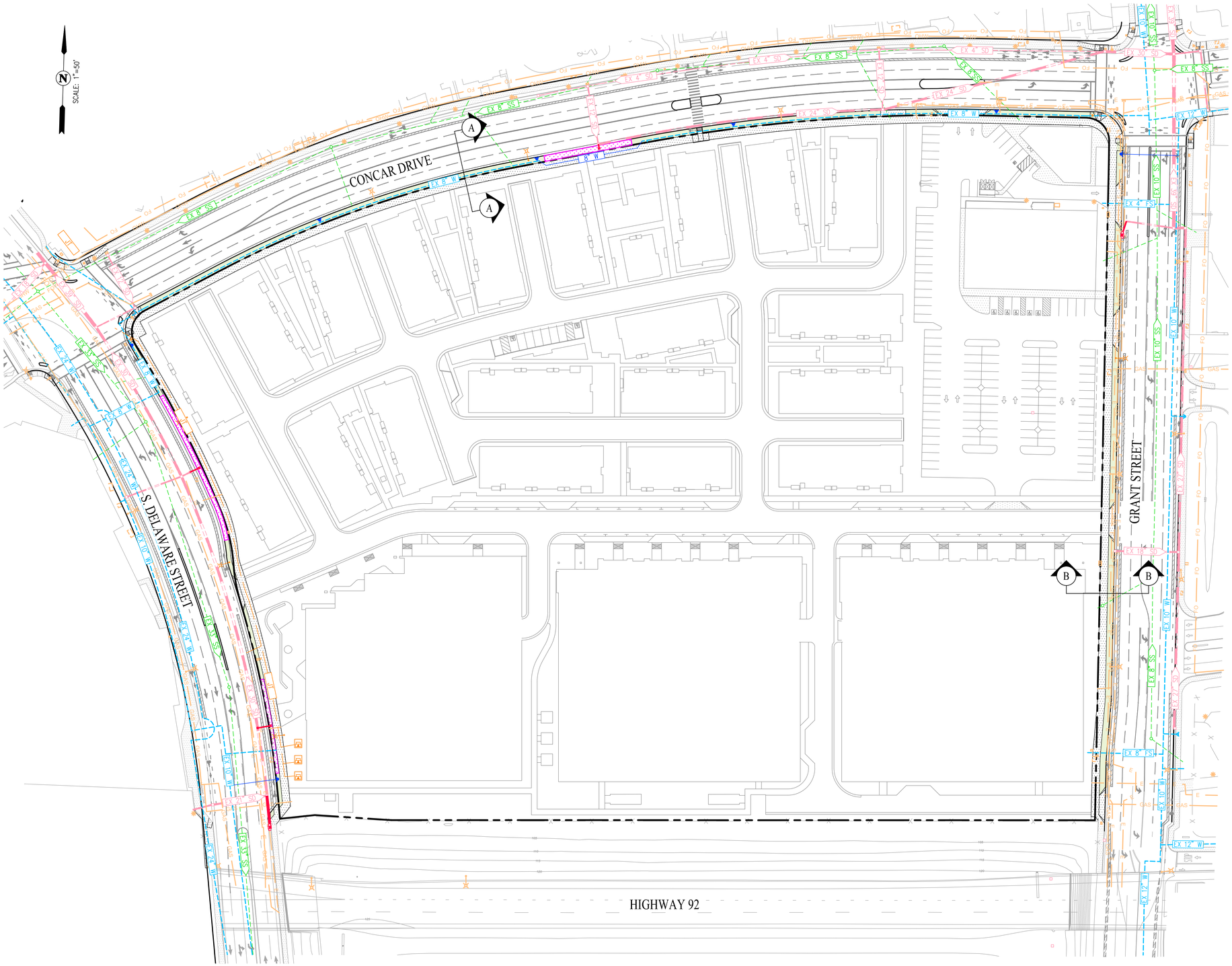
Brookfield Residential

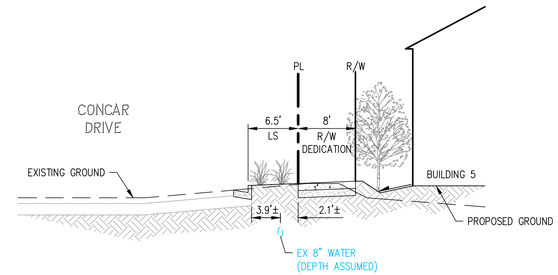
PASSAGE - TREE PROTECTION PLAN

SAN MATEO, CA

05.04.26 L-30

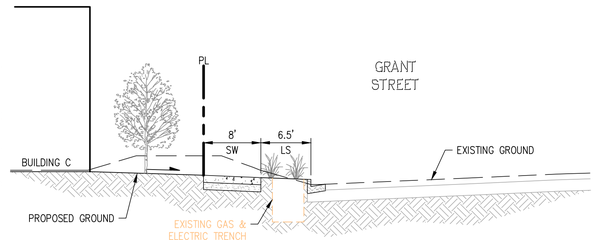
C2 Collaborative





SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

LEGEND

- EX SS — EXISTING SANITARY SEWER
- EX SD — EXISTING STORM DRAIN
- FO — EXISTING FIBER OPTIC LINE
- OHW — EXISTING OVERHEAD WIRE
- GAS — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- EX W — EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- SD — PROPOSED STORM DRAIN
- W — PROPOSED WATER
- JT — PROPOSED JOINT TRENCH
- PROPOSED FIRE HYDRANT
- PROPOSED STREETLIGHT
- PROPOSED BIORETENTION AREA
- PROPOSED TRANSFORMER
- OFFSITE LANDSCAPE AREA

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cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

Brookfield Residential

THE PACIFIC COMPANIES

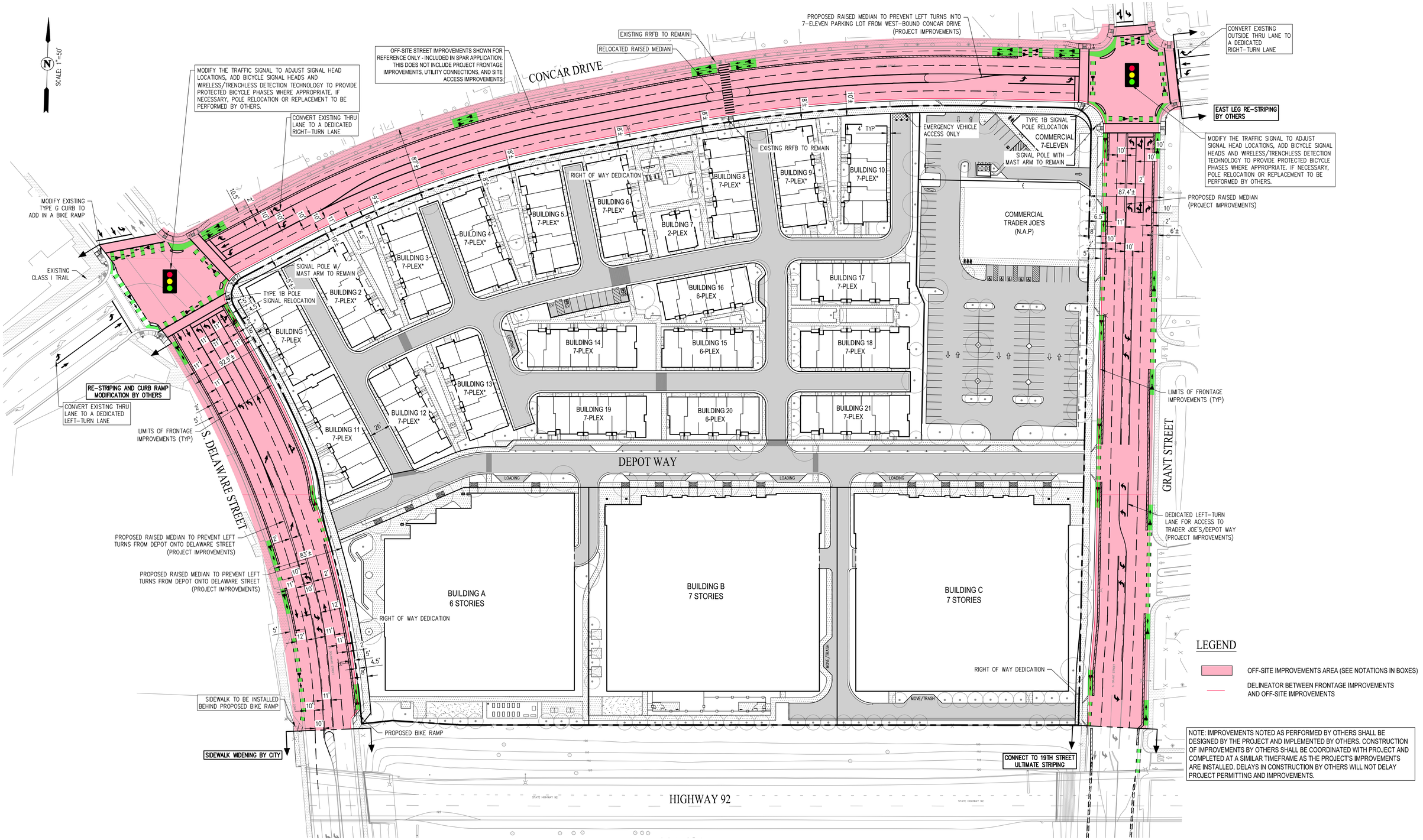
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

PASSAGE
OFF-SITE UTILITIES

OFF-1



H:\#44-2024\CAD\EXHIBITS\KB 05_OFFSITE IMPROVEMENTS.DWG

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Brookfield Residential

THE PACIFIC COMPANIES

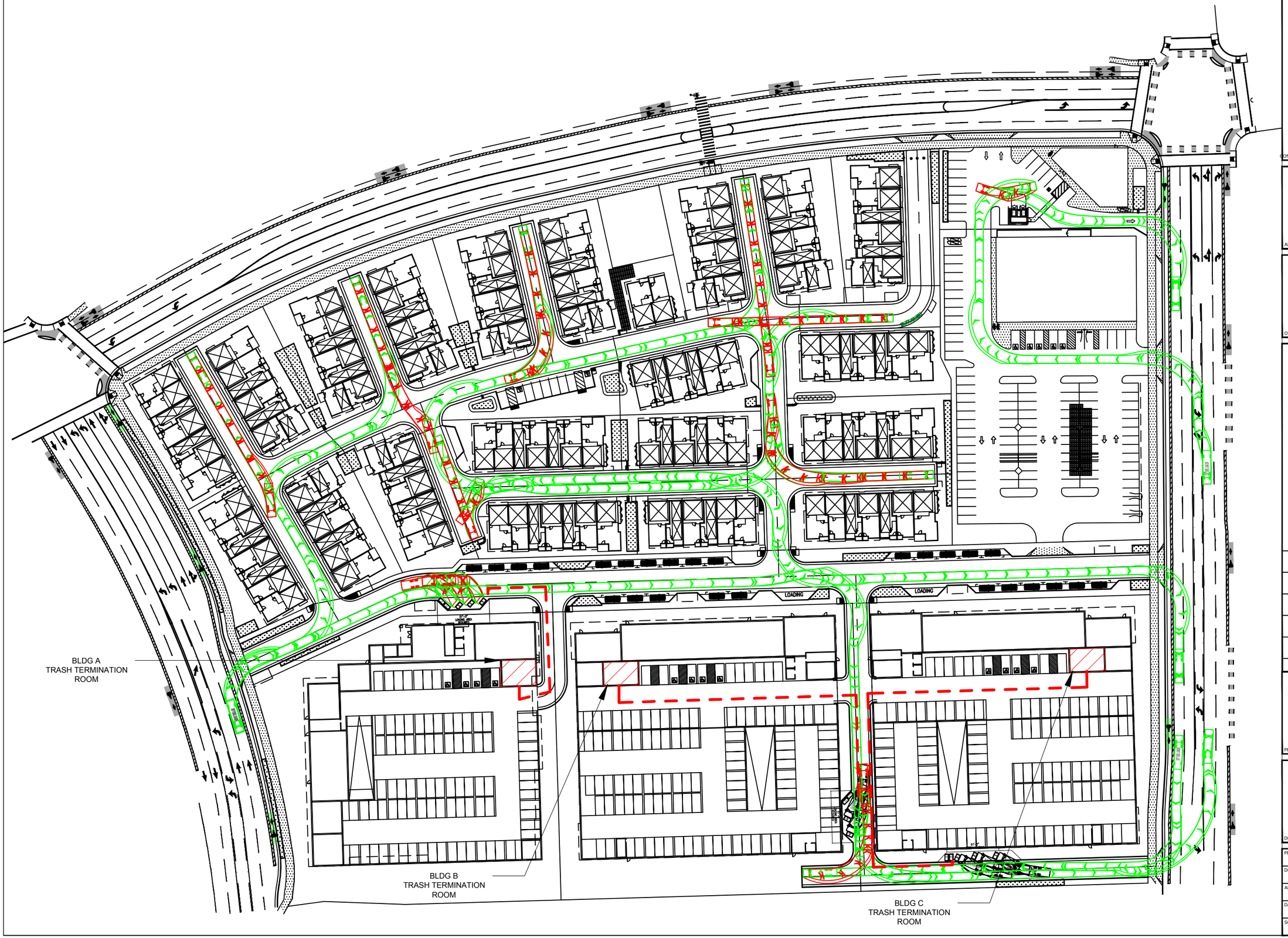
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #4
MAY 1, 2026

0 25 50 100
Scale 1" = 50'

PASSAGE
OFF-SITE STREET IMPROVEMENTS

OFF-2



AMERICAN
TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

Brookfield

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA

PROJECT

SITE PLAN &
SIDE LOAD AND
FRONT LOAD
TRUCK STUDY

DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	02/26/2026
SCALE	NTS

DRAWING NO.

TR0.1



BUILDING A STAGING

BUILDING B STAGING



BUILDING C STAGING

LOOSE BINS WILL GET PULLED TO FRONT OF TRUCK VIA PUSH PULL SERVICE

AMERICAN TRASH MANAGEMENT

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NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA

PROJECT

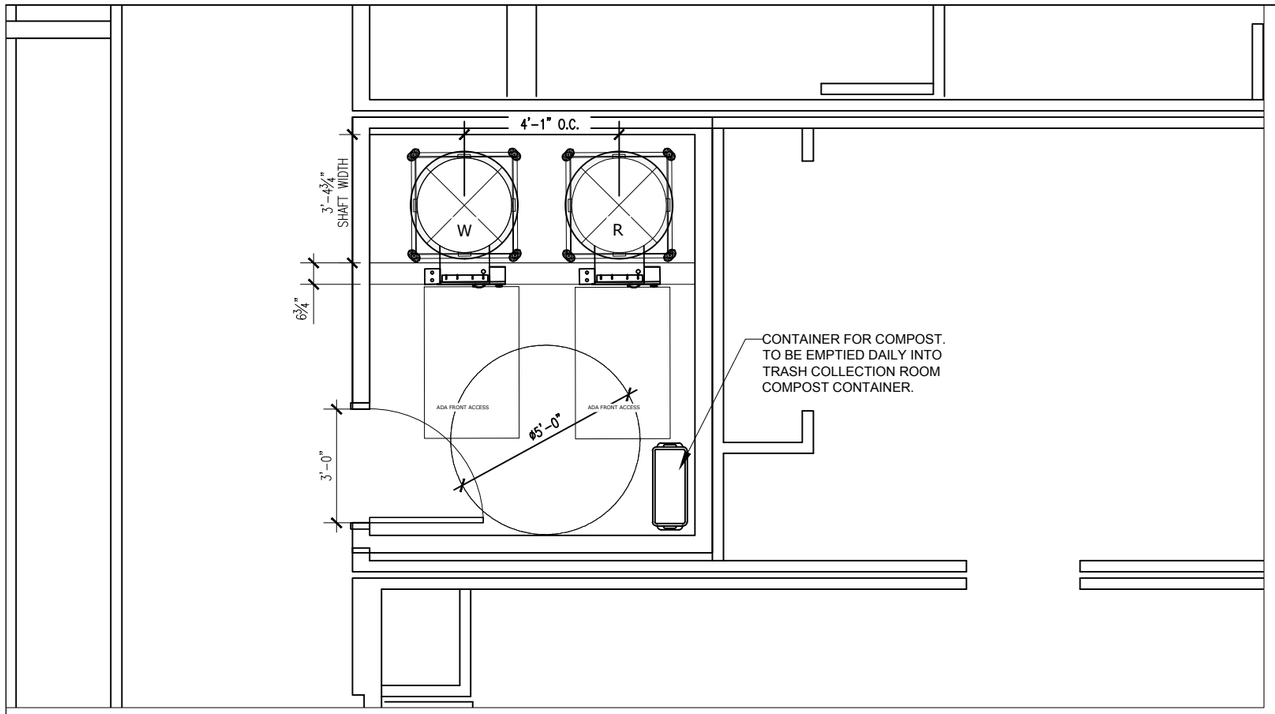
ENLARGED STAGING

DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	02/26/2026
SCALE	3/32" = 1'-0"

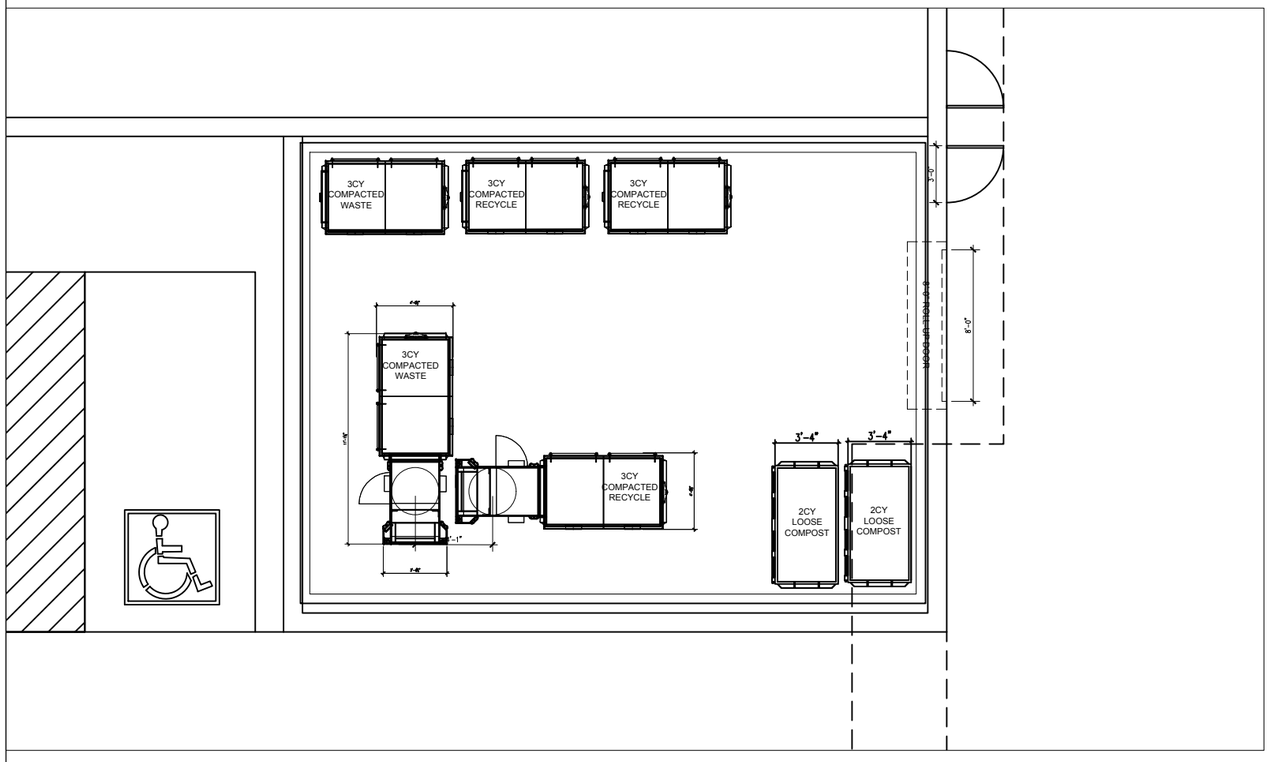
DRAWING NO.

TR0.2



BUILDING A UPPER FLOOR VESTIBULE

SCALE: $\frac{1}{4}$" = 1'-0"



BUILDING A TRASH TERMINATION ROOM

SCALE: $\frac{1}{8}$ " = 1'-0"

BLDG A RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM

RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMP WASTE	1		1		1		
3CY COMP REC	2		1		2		
3CY LOOSE COMPOST	2		1		2		
TOTAL	5	0	3	0	5	0	0

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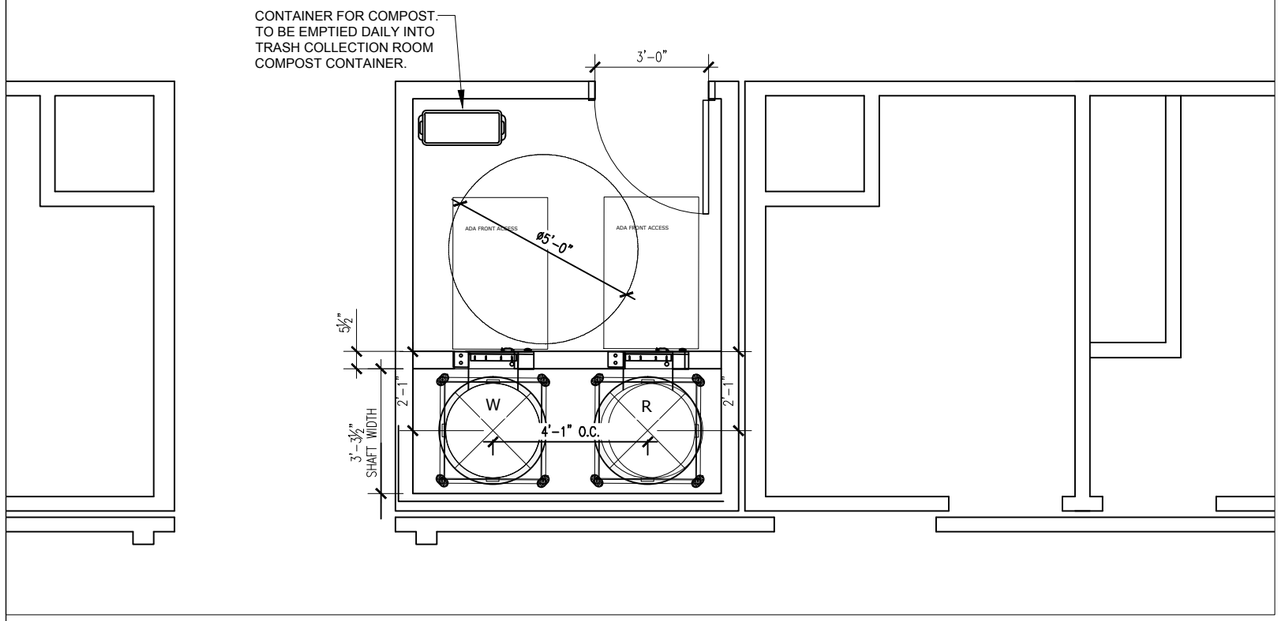
Brookfield
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA
PROJECT

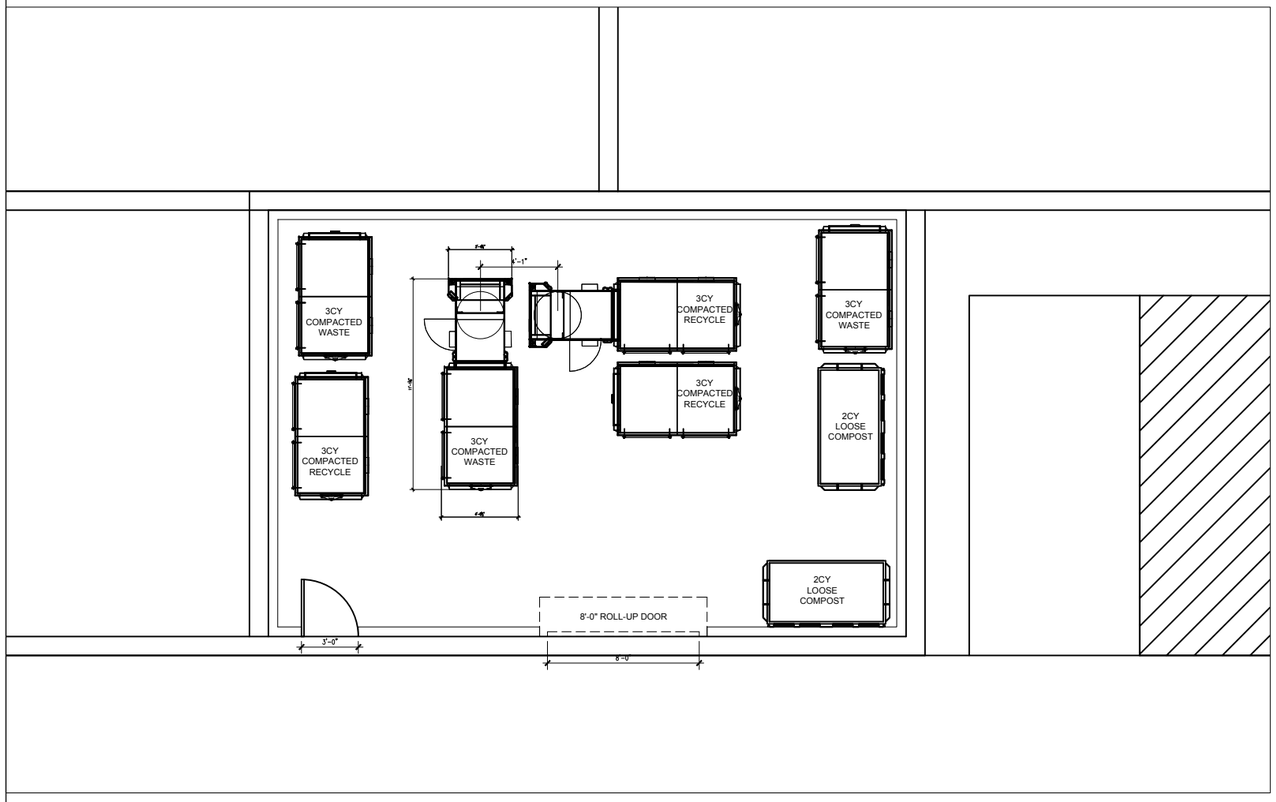
BUILDING A
TRASH TERMINATION ROOM
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.0
DRAWN: CM	
APPROVED: CS	
DATE: 02/26/2026	
SCALE: 3/32" = 1'-0"	



BUILDING B UPPER FLOOR VESTIBULE

SCALE: $\frac{1}{4}$" = 1'-0"



BUILDING B TRASH TERMINATION ROOM

SCALE: $\frac{1}{8}$ " = 1'-0"

BLDG B RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMP WASTE	2						
3CY COMP REC		2		2	1	2	
3CY LOOSE COMPOST		2		2	1	2	
TOTAL	2	4	0	4	2	4	0

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CONSULTANT

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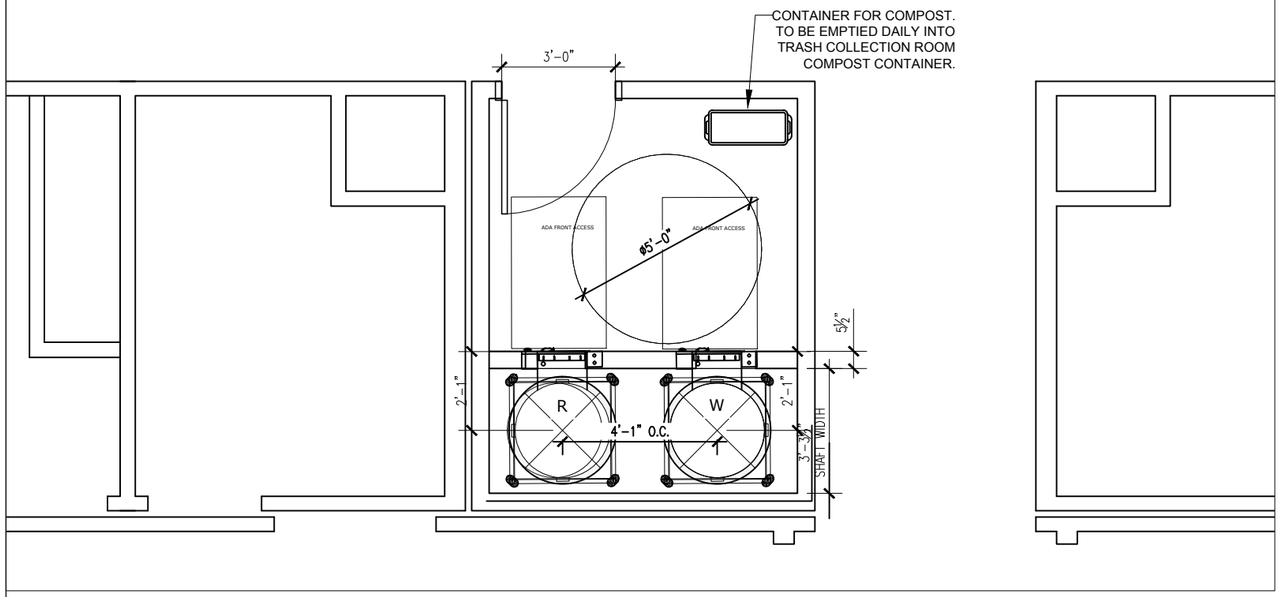
Brookfield
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA
PROJECT

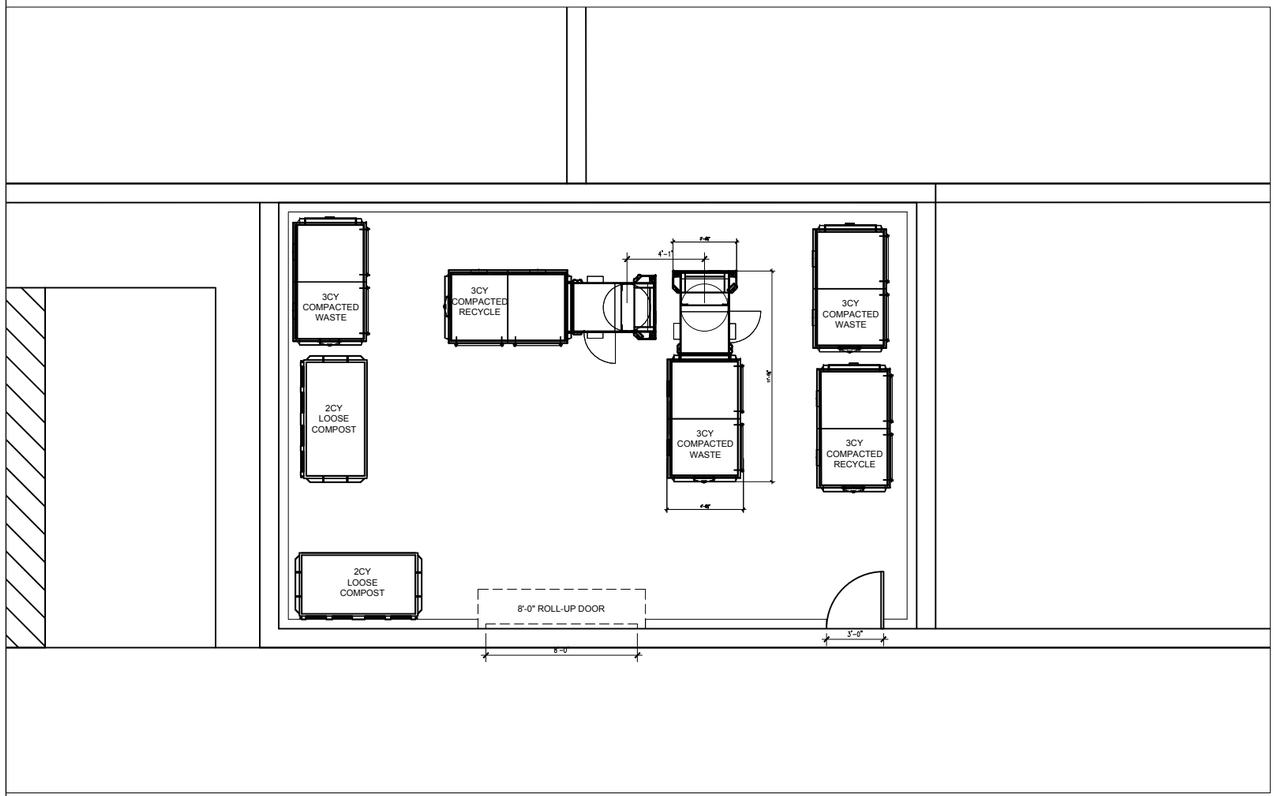
BUILDING B
TRASH TERMINATION ROOM
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.1
DRAWN: CM	
APPROVED: CS	
DATE: 02/26/2026	
SCALE: 3/32" = 1'-0"	



BUILDING C UPPER FLOOR VESTIBULE

SCALE: $\frac{1}{4}$" = 1'-0"



BUILDING C TRASH TERMINATION ROOM

SCALE: $\frac{1}{8}$ " = 1'-0"

BLDG C RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM

RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMP WASTE	1	1		1	1		
3CY COMP REC	2		2	1	2		
3CY LOOSE COMPOST	2	1	2		2		
TOTAL	5	2	4	2	5	0	0

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ARCHITECT

Brookfield

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA

PROJECT

BUILDING CTRASH TERMINATION ROOM

DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.2
DRAWN CM	
APPROVED CS	
DATE 02/26/2026	
SCALE 3/32" = 1'-0"	



TRASH ENCLOSURE

SCALE: $\frac{3}{32}$ " = 1'-0"

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CONSULTANT

KTGY
ARCHITECT

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OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

Passage Way
San Mateo, CA
PROJECT

7 /11
TRASH ENCLOSURE
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	02/26/2026
SCALE	3/32" = 1'-0"

DRAWING NO.
TR2.0