PASSAGE - SAN MATEO, CA

PROJECT DESCRIPTION

The project will demolish the existing improvements on the property and construct approximately 847 new homes. These comprise of 139 three-story townhomes 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 and relocated to the northeast corner of the site. 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).

PROJECT TEAM

APPLICANT:
BROOKFIELD PROPERTIES
Jason Bernstein
12657 Alcosta Blvd Ste. 250
San Ramon, CA 94583
(415) 298-3325
Jason.Bernstein@brookfieldrp.com

CIVIL ENGINEER:
CBG | CIVIL ENGINEERS - SURVEYORS - PLANNERS
Angelo Obertello
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
aobertello@cbandg.com

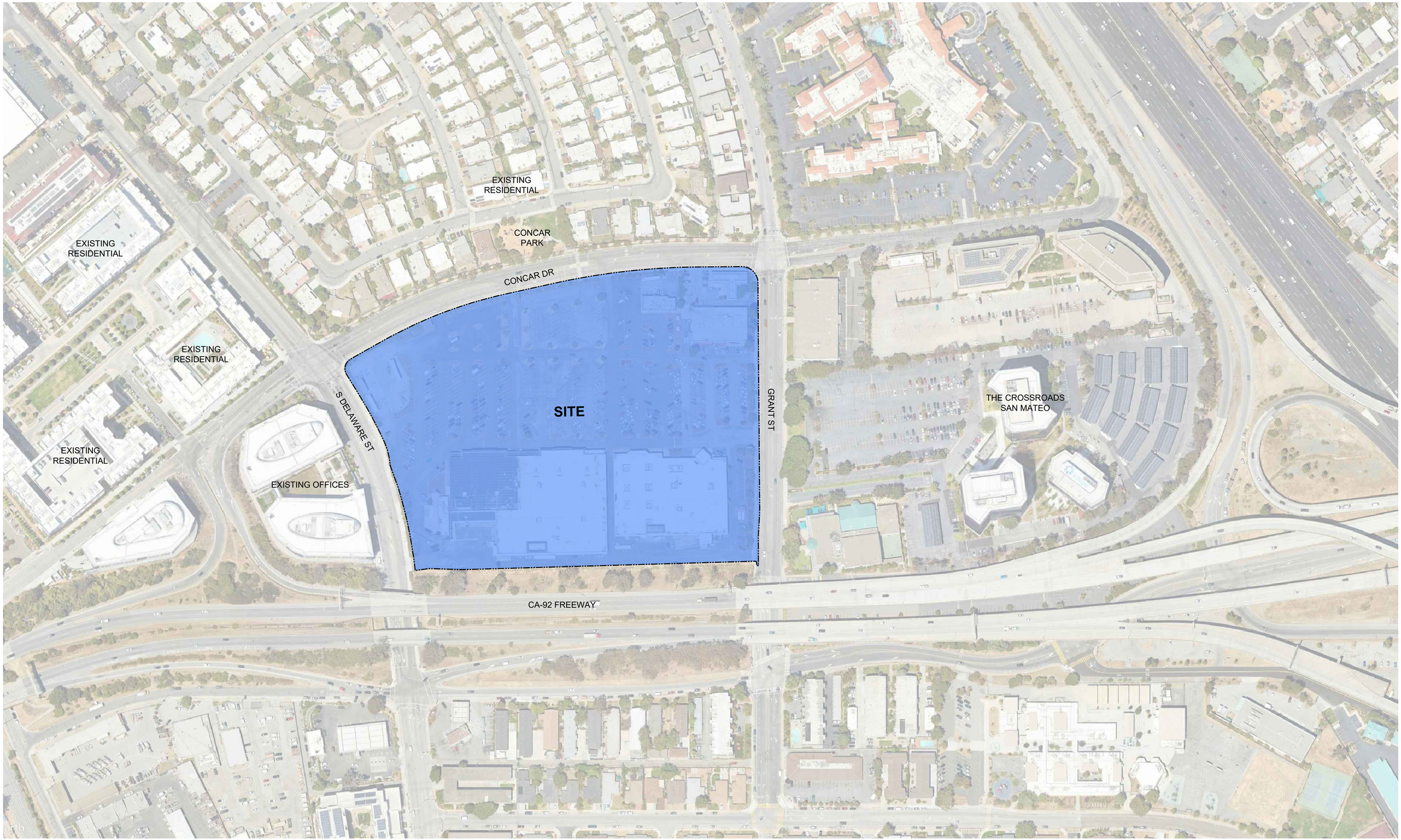
LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
Christopher Fortunato
100 Avenida Miramar
San Clemente, CA 92672
562.209.5553
cfortunato@c2collaborative.com

ARCHITECT:
KTGY GROUP INC.
Jessica Musick
1814 Franklin St, Suite 400
Oakland, CA 94612
(510) 272-2910
jmusick@ktgy.com

ARCHITECTURE

CIVIL

LANDSCAPE



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Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

NTS

VICINITY MAP

A0.0.2

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Key Map

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1814 Franklin Street
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Oakland, CA 94612
510.272.2910
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EXISTING SITE PHOTOS

A0.0.3

PARKING SUMMARY

Type	Stall Quantity
Townhouses	
Private	268
Guest- on site	10
Loading	1
Building A	
Garage stalls	188
Loading- on street	1
Building B	
Garage stalls	261
Loading- on street	1
Building C	
Garage stalls	261
Loading- on street	1
Retail: 7-11	
Retail Stalls	15
Retail: Trader Joes	
Retail stalls	102
Depot Way	
On street	26
Total parking stalls	
Total parking stalls	1,135

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

Building Type		Per Building			Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
		Garage Floor Area	Residential Floor Area	Total Building Floor Area				
	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		75,442	208,796	284,238 sf	1	284,238 sf	0 GSF	284,238 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							0 GSF	0 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,293,447 GSF**	**3,100 GSF**	**1,296,547 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

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

Building Type		Per Building			Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
		Garage Floor Area	Residential Floor Area	Total Building Floor Area				
	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		75,442	207,288	282,730 sf	1	282,730 sf	0 GSF	282,730 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							0 GSF	0 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,291,607 GSF**	**3,100 GSF**	**1,294,707 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

*SITE OPEN SPACE	200,340 SF
BUILDING A COURTYARD	10,826 SF
BUILDING B COURTYARD	14,385 SF
BUILDING C COURTYARD	14,385 SF
TOTAL	239,936 SF
	5.5 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 dri
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	
Townhouse Condominiums:		331,937 sf
Affordable Apartment Building A:		284,238 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	8,229 sf
Total Floor Area:	**166,620 sf**	**1,296,547 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	339,754 sf
Total Covered Parking Stalls:	0 stalls	978 stalls
Total Uncovered Parking Stalls:	679 stalls	See Sheet C5 - Site Plan
Total area of new and rehabilitated landscape area (sq. ft.):	N/A	239,936 sf
Cubic Yards of Soil Disturbance:	N/A	45,000CY

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	Total
Plan 1 - Alt	3bd/3ba	tandem	1,413 SF	1 DU	50%	1,413 SF	0 SF	61 SF	61 SF
Plan 2 - End	3bd/3.5ba	side x side	1,854 SF	1 DU	50%	1,854 SF	0 SF	69 SF	69 SF
Total				**2 DU**	**100%**	**3,267 SF**			**130 SF**
Average Unit Size:			**1,630 SF**						
TOTAL PROJECT (1 BUILDINGS)									
Total				**2 DU**		**3,267 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	Total
Plan 1	3bd/3ba	tandem	1,395 SF	2 DU	33%	2,790 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	2 DU	33%	3,678 SF	0 SF	69 SF	138 SF
Plan 3	3bd/3.5ba	side x side	1,762 SF	1 DU	17%	1,762 SF	0 SF	75 SF	75 SF
Plan 4	4bd/3.5ba	side x side	2,194 SF	1 DU	17%	2,194 SF	0 SF	118 SF	118 SF
Total				**6 DU**	**100%**	**10,424 SF**			**453 SF**
Average Unit Size:			**1,735 SF**						
TOTAL PROJECT (3 BUILDINGS)									
Total				**18 DU**		**31,272 SF**			**1,359 SF**

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	Total
Plan 1	3bd/3ba	tandem	1,395 SF	2 DU	29%	2,790 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	2 DU	29%	3,678 SF	0 SF	69 SF	138 SF
Plan 3	3bd/3.5ba	side x side	1,762 SF	1 DU	14%	1,762 SF	0 SF	75 SF	75 SF
Plan 4	4bd/3.5ba	side x side	2,194 SF	1 DU	14%	2,194 SF	0 SF	118 SF	118 SF
Plan 5	4bd/3.5ba	side x side	2,264 SF	1 DU	14%	2,264 SF	0 SF	82 SF	82 SF
Total				**7 DU**	**100%**	**12,688 SF**			**535 SF**
Average Unit Size:			**1,810 SF**						
TOTAL PROJECT (7 BUILDINGS)									
Total				**49 DU**		**88,816 SF**			**3,745 SF**

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	Total
Plan 1 - Alt	3bd/3ba	tandem	1,413 SF	2 DU	29%	2,826 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	2 DU	29%	3,678 SF	0 SF	69 SF	138 SF
Plan 5	4bd/3.5ba	side x side	2,264 SF	1 DU	14%	2,264 SF	0 SF	82 SF	82 SF
Plan 6	3bd/3.5ba	single	1,491 SF	1 DU	14%	1,491 SF	0 SF	0 SF	0 SF
Plan 7	3bd/2.5ba	side x side	1,539 SF	1 DU	14%	1,539 SF	0 SF	120 SF	120 SF
Total				**7 DU**	**100%**	**11,798 SF**			**462 SF**
Average Unit Size:			**1,685 SF**						
TOTAL PROJECT (10 BUILDINGS)									
Total				**70 DU**		**117,980 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	Total
Plan 1	3bd/3ba	tandem	1,395 SF	20 DU	14.4%	27,900 SF	0 SF	61 SF	1,220 SF
Plan 1 - Alt	3bd/3ba	tandem	1,413 SF	21 DU	15.1%	29,673 SF	0 SF	61 SF	1,281 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	40 DU	28.8%	73,560 SF	0 SF	69 SF	2,760 SF
Plan 2 - End	3bd/3.5ba	side x side	1,854 SF	1 DU	0.7%	1,854 SF	0 SF	69 SF	69 SF
Plan 3	3bd/3.5ba	side x side	1,762 SF	10 DU	7.2%	17,620 SF	0 SF	75 SF	750 SF
Plan 4	4bd/3.5ba	side x side	2,194 SF	10 DU	7.2%	21,940 SF	0 SF	118 SF	1,180 SF
Plan 5	4bd/3.5ba	side x side	2,264 SF	17 DU	12.2%	38,488 SF	0 SF	82 SF	1,394 SF
Plan 6	3bd/3.5ba	single	1,491 SF	10 DU	7.2%	14,910 SF	0 SF	0 SF	0 SF
Plan 7	3bd/2.5ba	side x side	1,539 SF	10 DU	7.2%	15,390 SF	0 SF	120 SF	1,200 SF
Total				**139 DU**	**100.0%**	**241,335 SF**			**9,854 SF**
Average Unit Size:			**1,736 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 decks and porches are counted from exterior face of stud to exterior face of stud or interior side of guardrail.*

PARKING SUMMARY

Unit Name	Spaces	Total DU	Provided
Plan 1	2 spaces	20 DU	40 spaces
Plan 1 - Alt	2 spaces	21 DU	42 spaces
Plan 2	2 spaces	40 DU	80 spaces
Plan 2 - End	2 spaces	1 DU	2 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**

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	431	1	1	1	1	1	5	2,155	431	5	2.7%
A1	1	1	459	10	12	12	12	12	58	26,622	506	83	44.6%
A2	1	1	609	4	4	4	4	4	20	12,180			
A3	1	1	640	1	1	1	1	1	5	3,200			
B1	2	1	833	7	7	7	7	5	33	27,489	831	48	25.8%
B3	2	1	825	3	3	3	3	3	15	12,375			
C1	3	2	1,115	10	10	10	10	10	50	55,750	1,115	50	26.9%
				36	**38**	**38**	**38**	**36**	**186**	**139,771**	**751**	**186**	**100%**

GROSS FLOOR AREA SUMMARY

	Residential	Amenities	Vertical Core	Garage	Total
Level 1	0	11,808	0	37,053	48,861
Level 2	0	10,472	386	38,389	49,246
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	**22,280**	**2,313**	**75,442**	**286,551**

VEHICLE PARKING SUMMARY

	RESIDENT	TOTAL PARKING	PARKING RATIO
Level 1	90	90	
Level 2	98	98	
TOTAL PARKING	*188*	***188***	***1.01***

Common O.S.	SF
Courtyard	10,826

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	430	0	1	11	12	12	12	12	60	25,800	430	60	23%	Studio
P1-0	1	1	730	0	0	25	27	27	27	27	133	97,090	728	138	53%	1 Bed
P1-1	1	1	670	0	0	1	1	1	1	1	5	3,350				
P2-0	2	1	814	0	0	0	0	0	0	0	0	0	1,085	53	20%	2 Bed
P2-1	2	1	820	0	0	0	0	0	0	0	0	0				
P2-2	2	2	1085	0	4	10	10	10	10	9	53	57505				
P3-0	3	2	1150	0	0	2	2	2	2	2	10	11,500	1,150	10	4%	3 Bed
				0	**5**	**49**	**52**	**52**	**52**	**51**	**261**	**195,245**	**748**	**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

	ASSIGNED	UNASSIGNED	MECHANIZED PARKING	TOTAL PARKING	PARKING
LEVEL 1	79	34	30	143	
LEVEL 2	118	0	0	118	
PARKING PROVIDED	197	34	30	**261**	**1.00**

*Mechanized parking in garage for residential use.

Common O.S.	SF
Courtyard	14,385

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THE PACIFIC COMPANIES

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SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

PERSPECTIVES
CONCAR DR & S DELAWARE ST INTERSECTION LOOKING SOUTHEAST

A0.3.0

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PASSAGE
SAN MATEO, CA

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AUGUST 1, 2025

PERSPECTIVES
ALONG CONCAR DR LOOKING TOWARDS THE PARK

A0.3.1

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AUGUST 1, 2025

PERSPECTIVES
MULTIFAMILY MARKET RATE BUILDING

A0.3.2

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PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

PERSPECTIVES
MULTIFAMILY AFFORDABLE BUILDING ALONG S DELAWARE ST

A0.3.3

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PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

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

ILLUSTRATIVE SITE PLAN
LEVEL 1

A0.4.0

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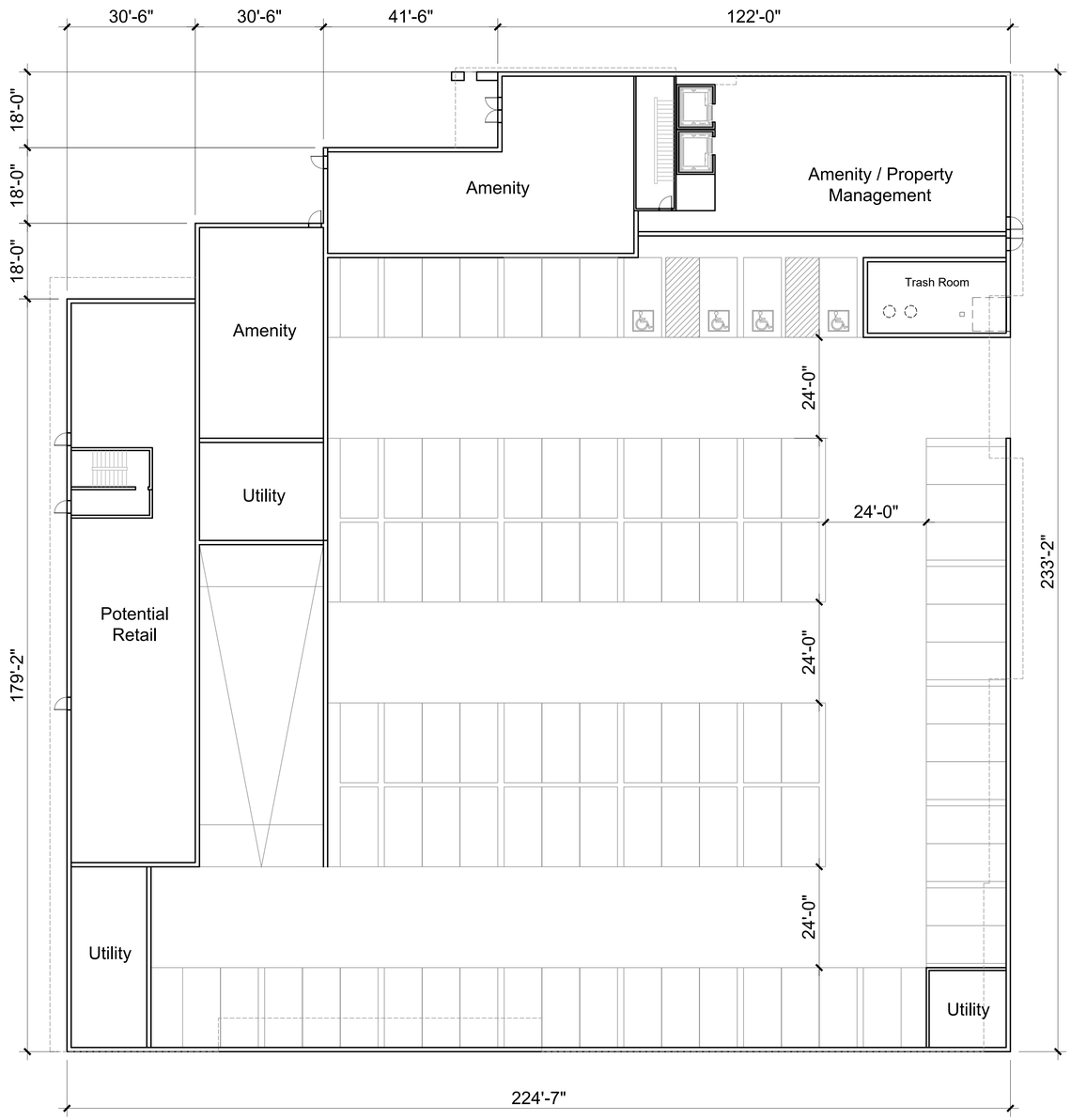
AUGUST 1, 2025

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

ILLUSTRATIVE SITE PLAN
LEVEL 2

A0.4.1



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THE PACIFIC COMPANIES

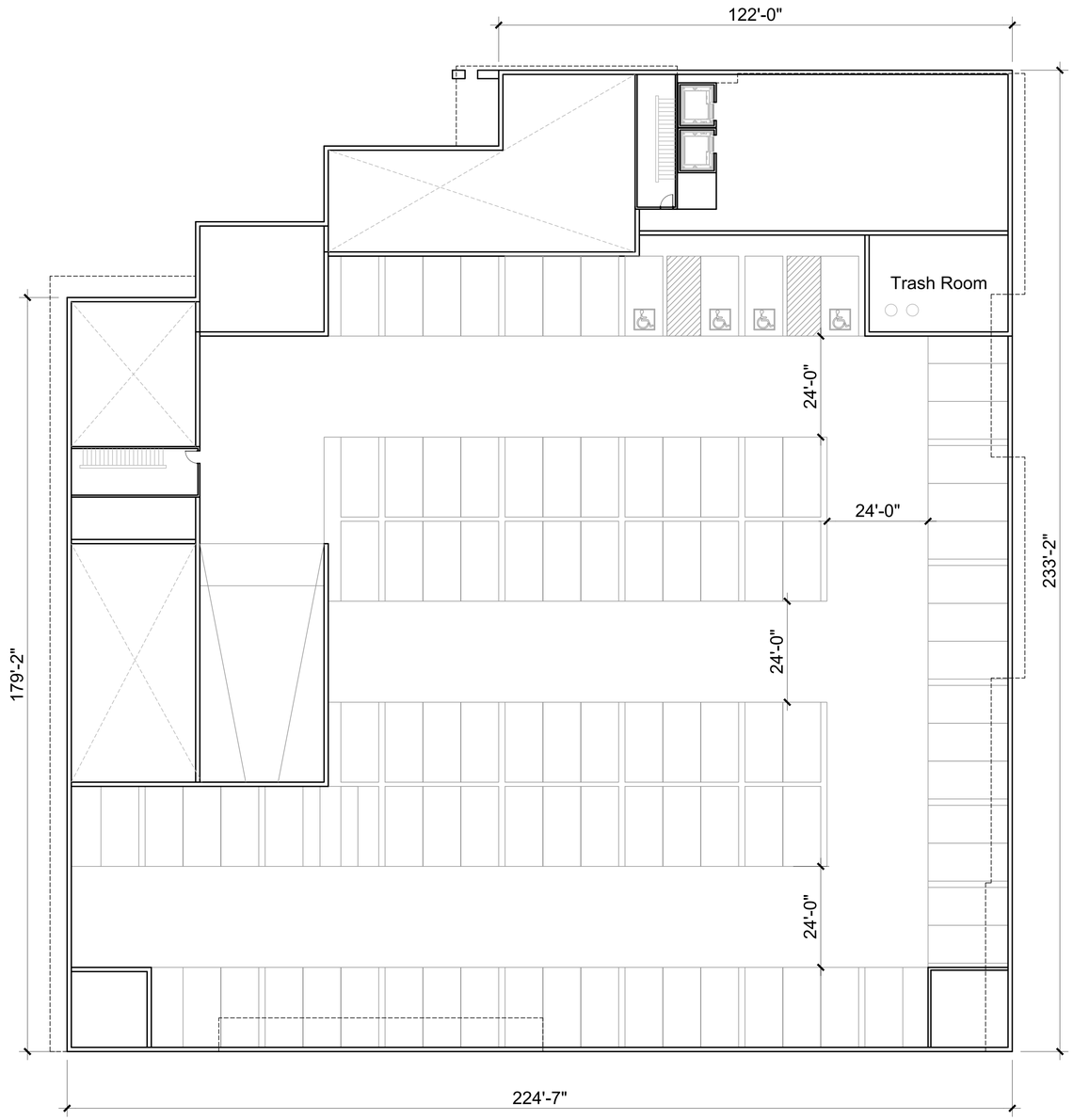
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 8 16 32

BUILDING A PLAN
LEVEL 1

A1.1.0



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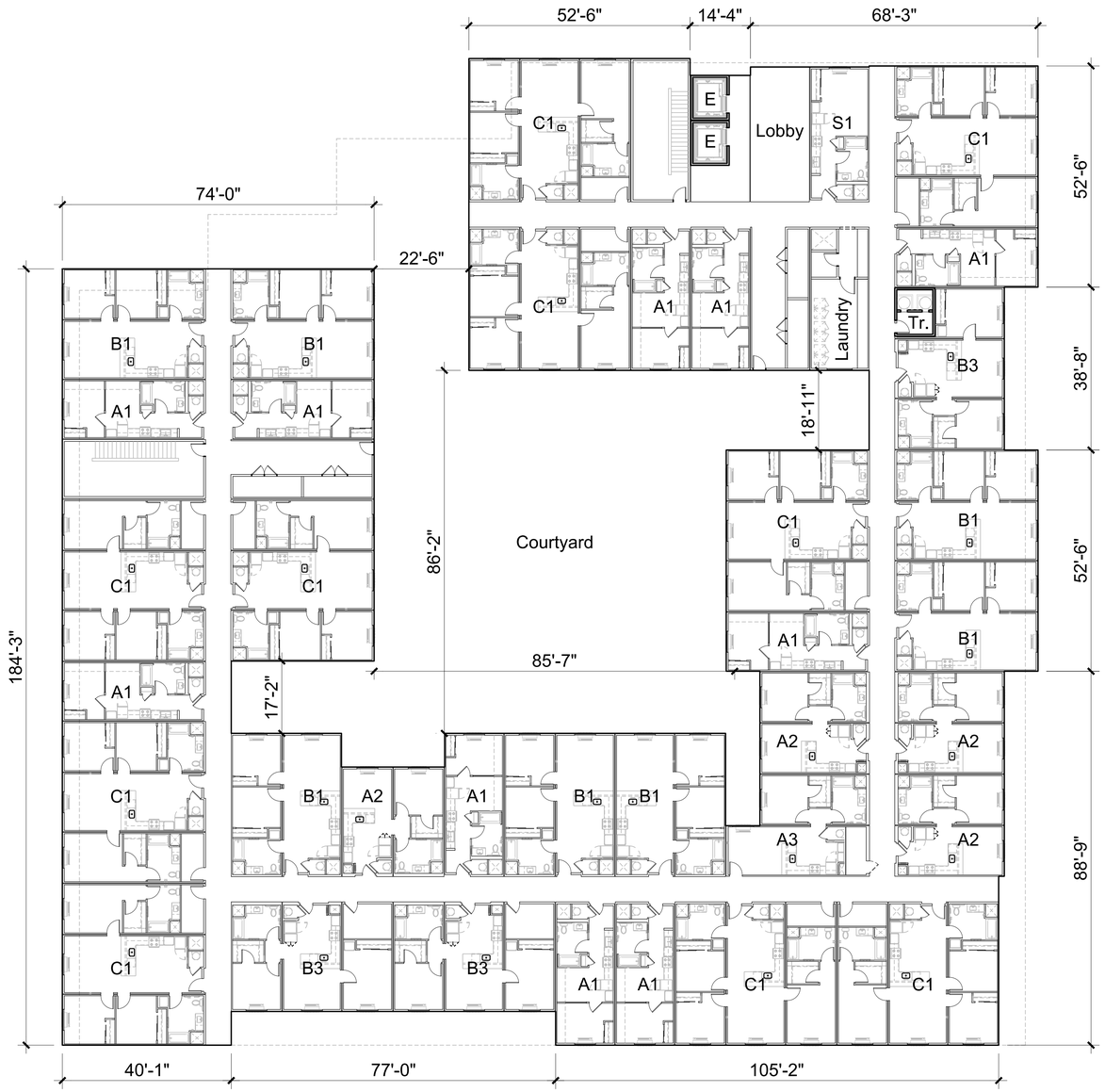
BUILDING A PLAN
LEVEL 2

A1.1.1



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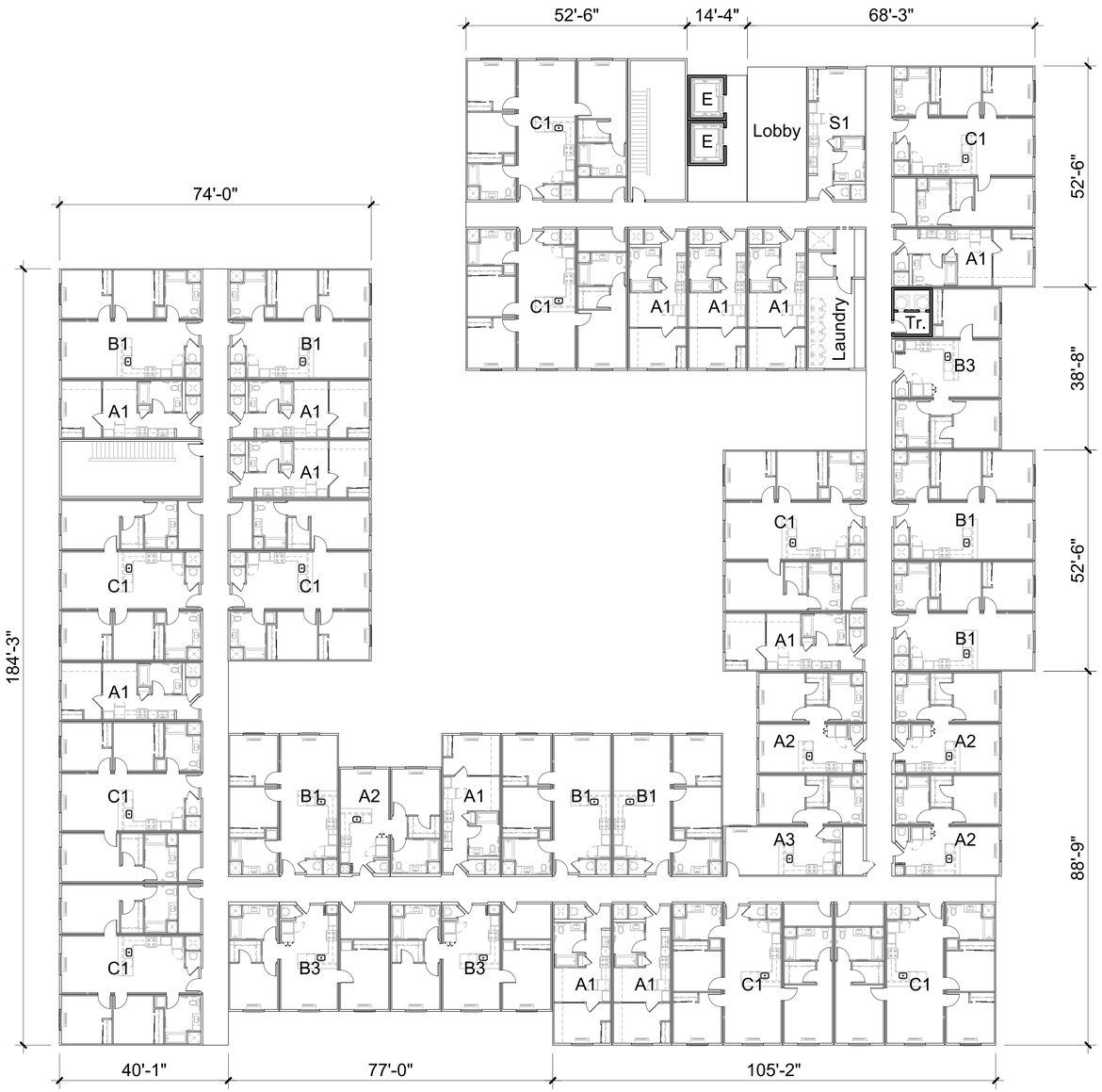
BUILDING A PLAN
LEVEL 3

A1.1.2



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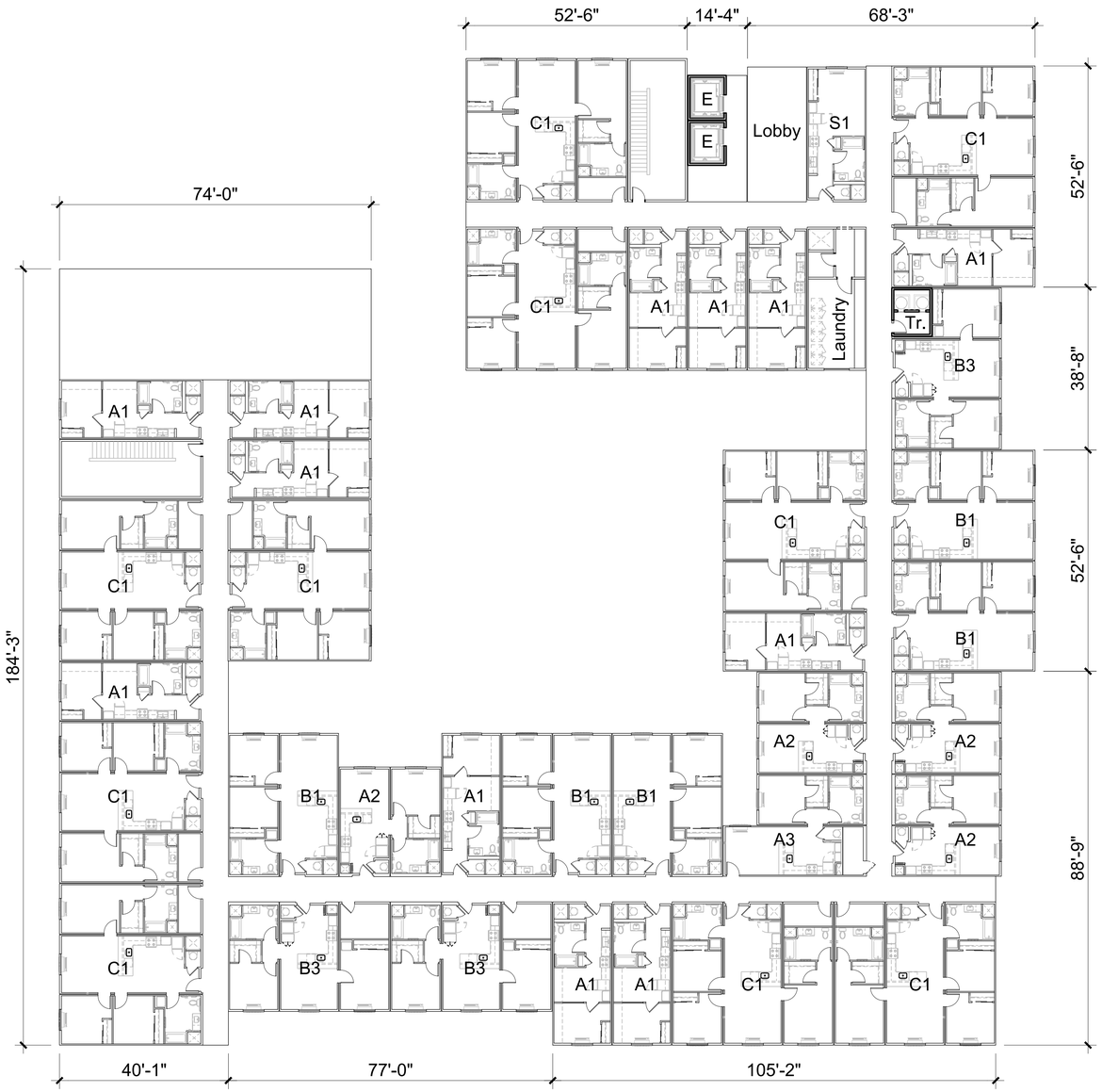
BUILDING A PLAN
LEVEL 4-6

A1.1.3



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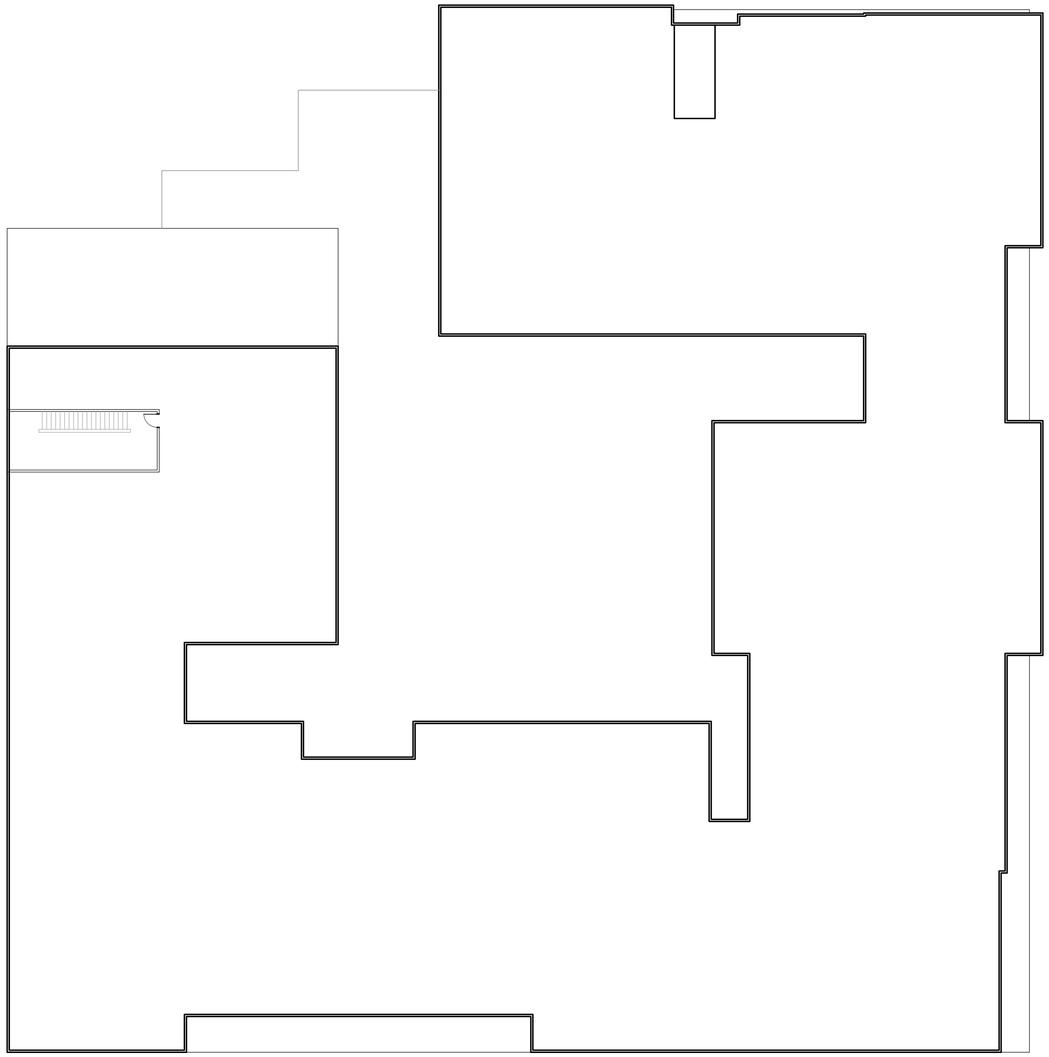
BUILDING A PLAN
LEVEL 7

A1.1.4



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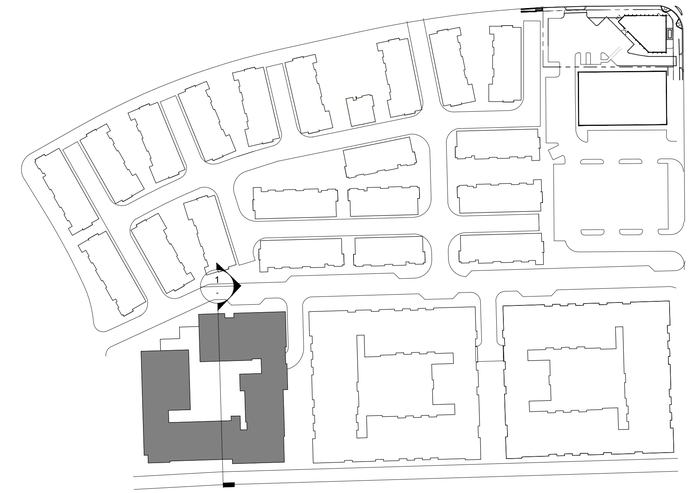
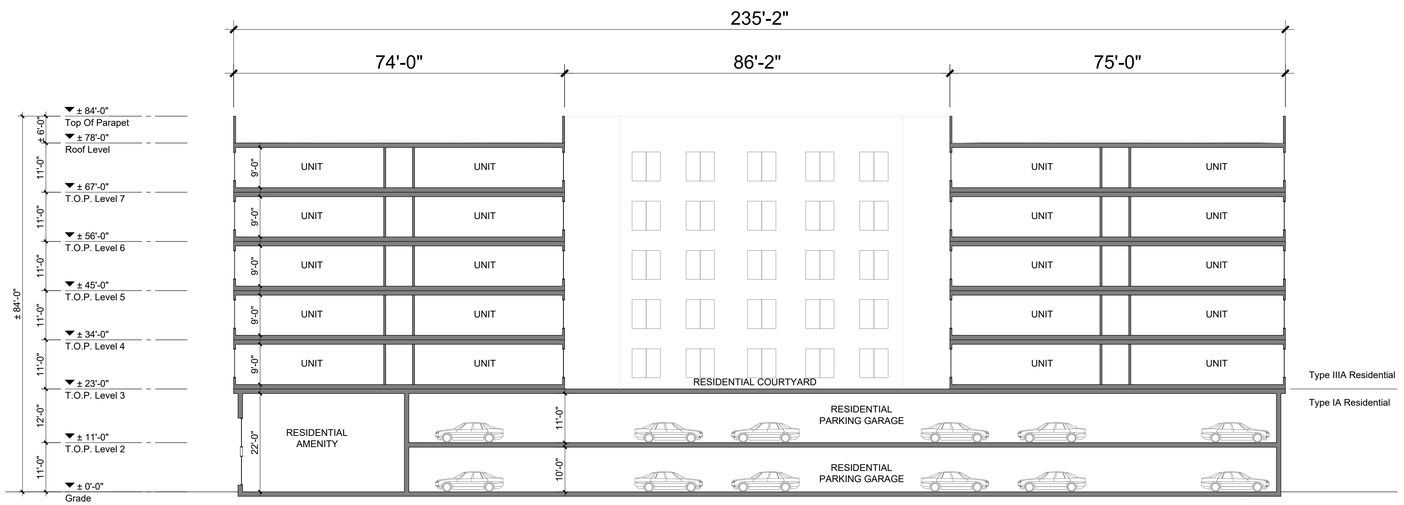
BUILDING A PLAN
ROOF LEVEL

A1.1.5



Key Plan (NTS)



1. Building A Cross-Section

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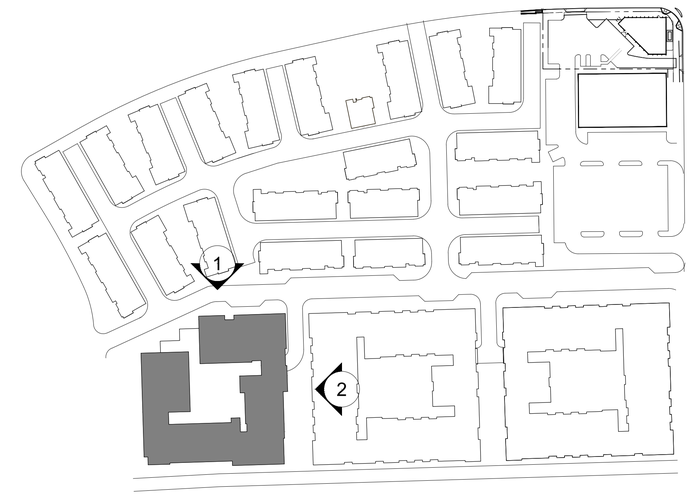
BUILDING SECTIONS
BUILDING A

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	Composite Panel - Honey

Notes:
*Materials as defined, or similar.

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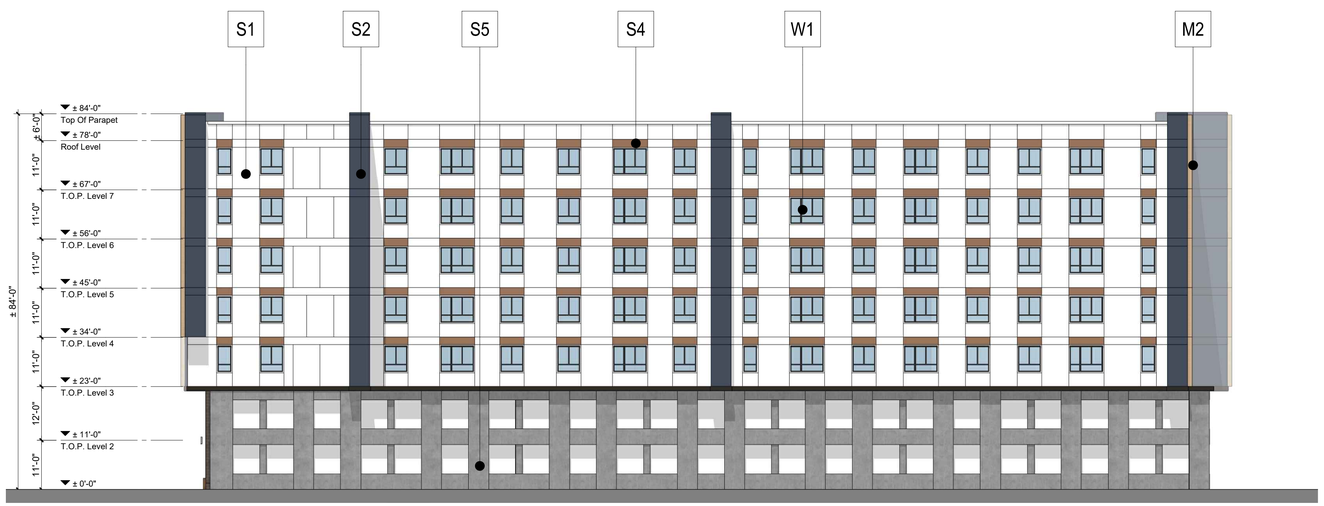
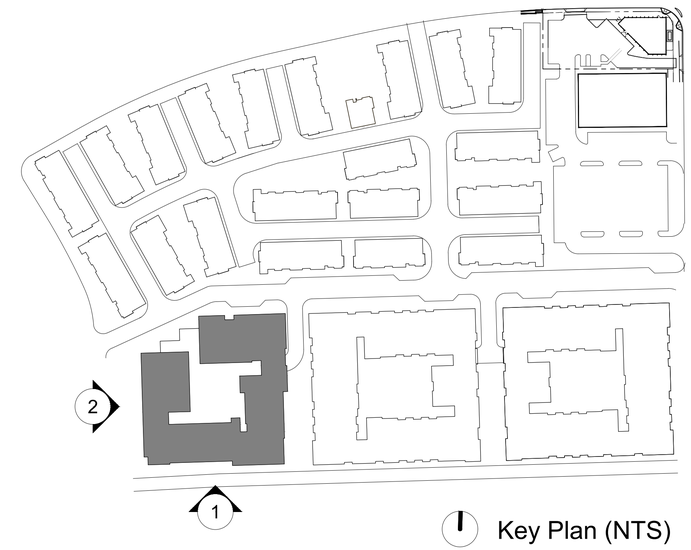
BUILDING ELEVATIONS
BUILDING A

A1.3.0



1. South Elevation

2. West 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	Composite Panel - Honey

Notes:
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BUILDING ELEVATIONS
BUILDING A

A1.3.1

1. Building A - North Elevation

2. Building A - West Elevation

S1

Stucco
White (or sim.)

S2

Stucco
Navy Blue (or sim.)

W1

Vinyl Window
Dark Bronze (or sim.)

W2

Storefront
Dark Bronze (or sim.)

W1

Masonry Block
Brown (or sim.)

P1

Composite Panel
Honey (or sim.)

S3

Stucco
Dark Brown (or sim.)

S4

Stucco
Light Brown (or sim.)

A1

Metal Awning
Dark Bronze (or sim.)

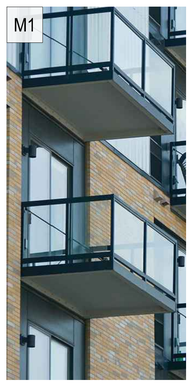
M2

Metal Vertical Fin
Tan (or sim.)

S5

Stucco
Gray (or sim.)

M1



Metal Railing Example

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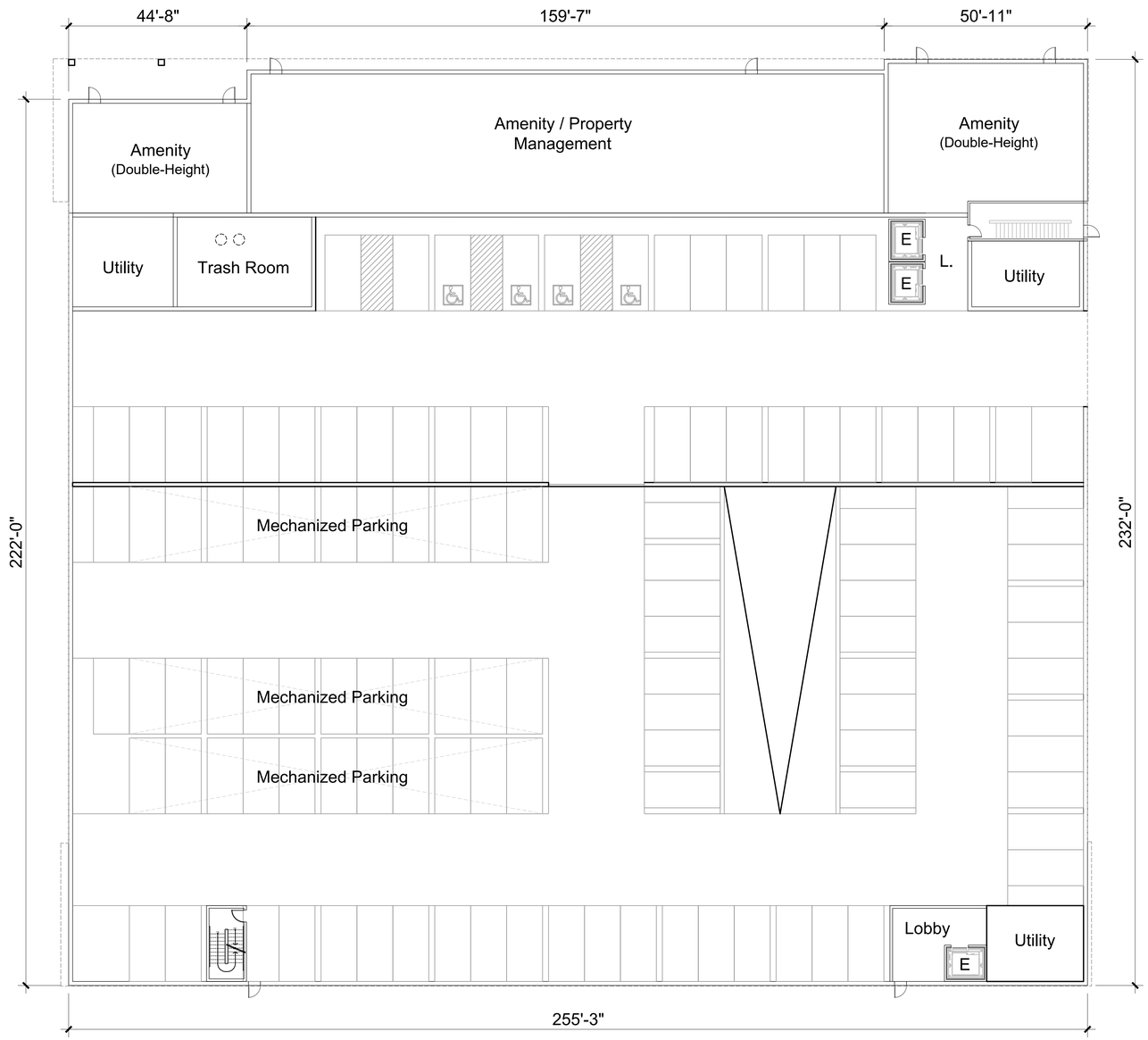
COLOR AND MATERIAL BOARD
BUILDING A

A1.4.0



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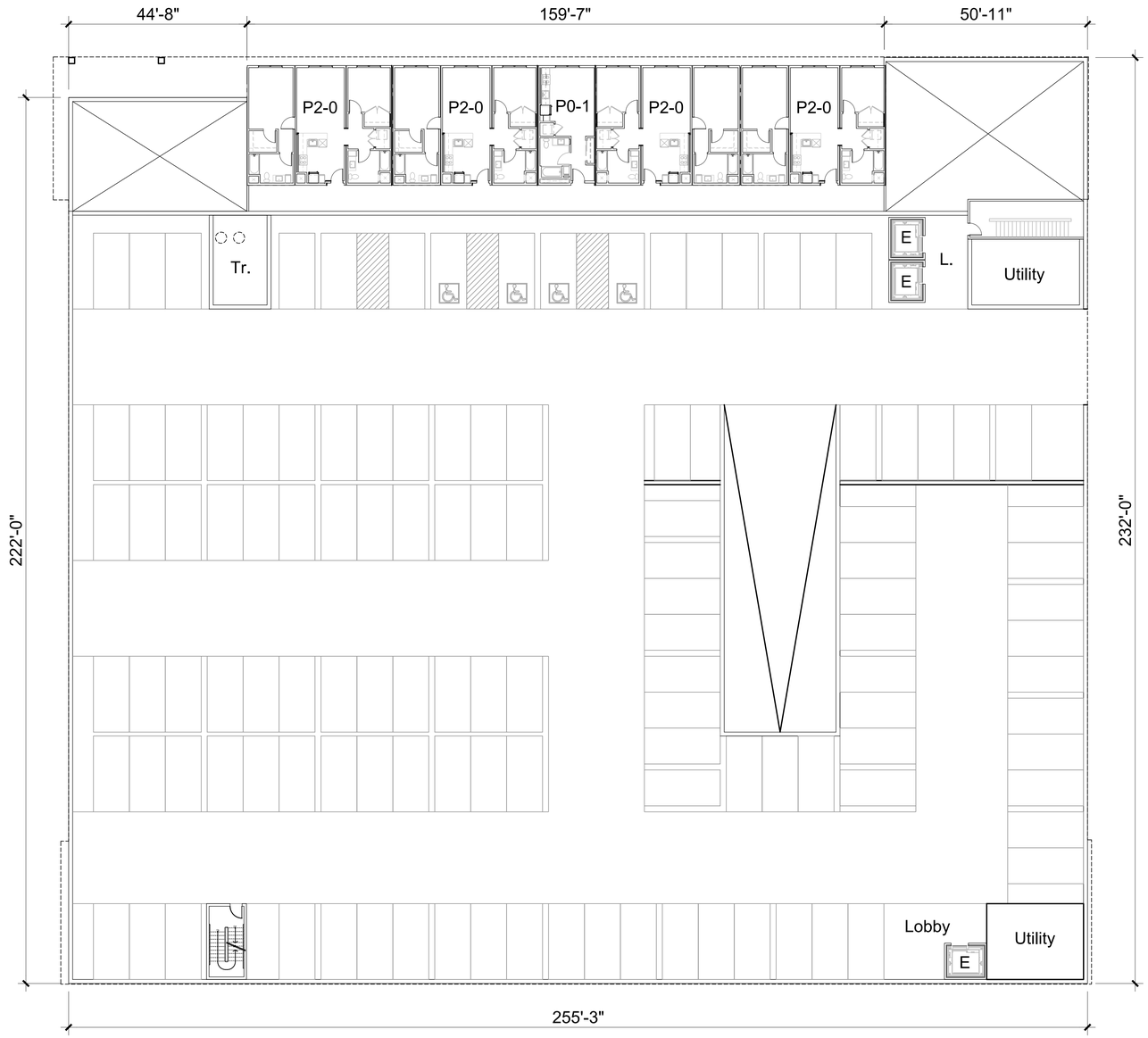
BUILDING B + C PLAN
LEVEL 1

A2.1.0



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BUILDING B + C PLAN
LEVEL 2

A2.1.1

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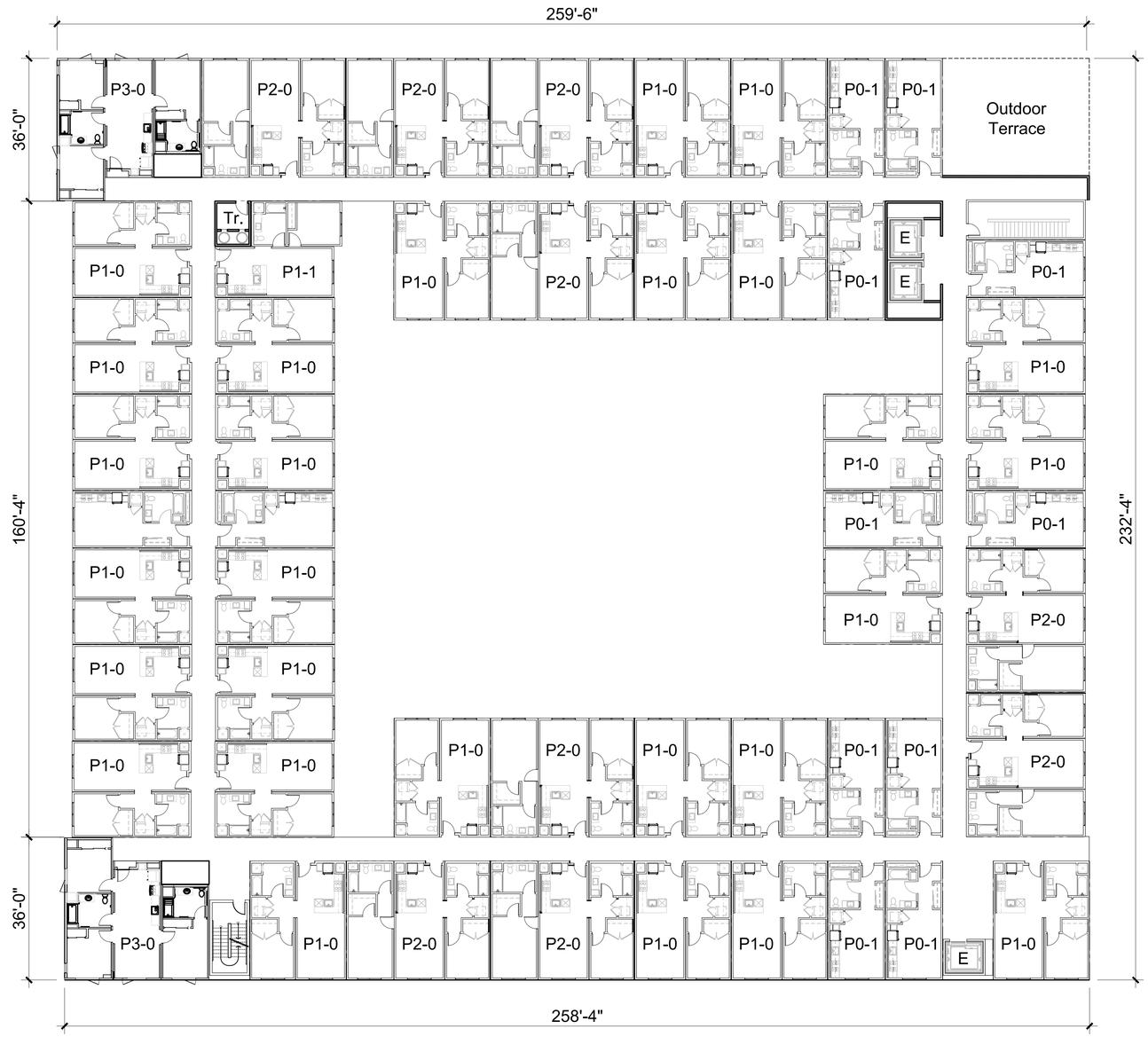
BUILDING B + C PLAN
LEVEL 3-6

A2.1.2



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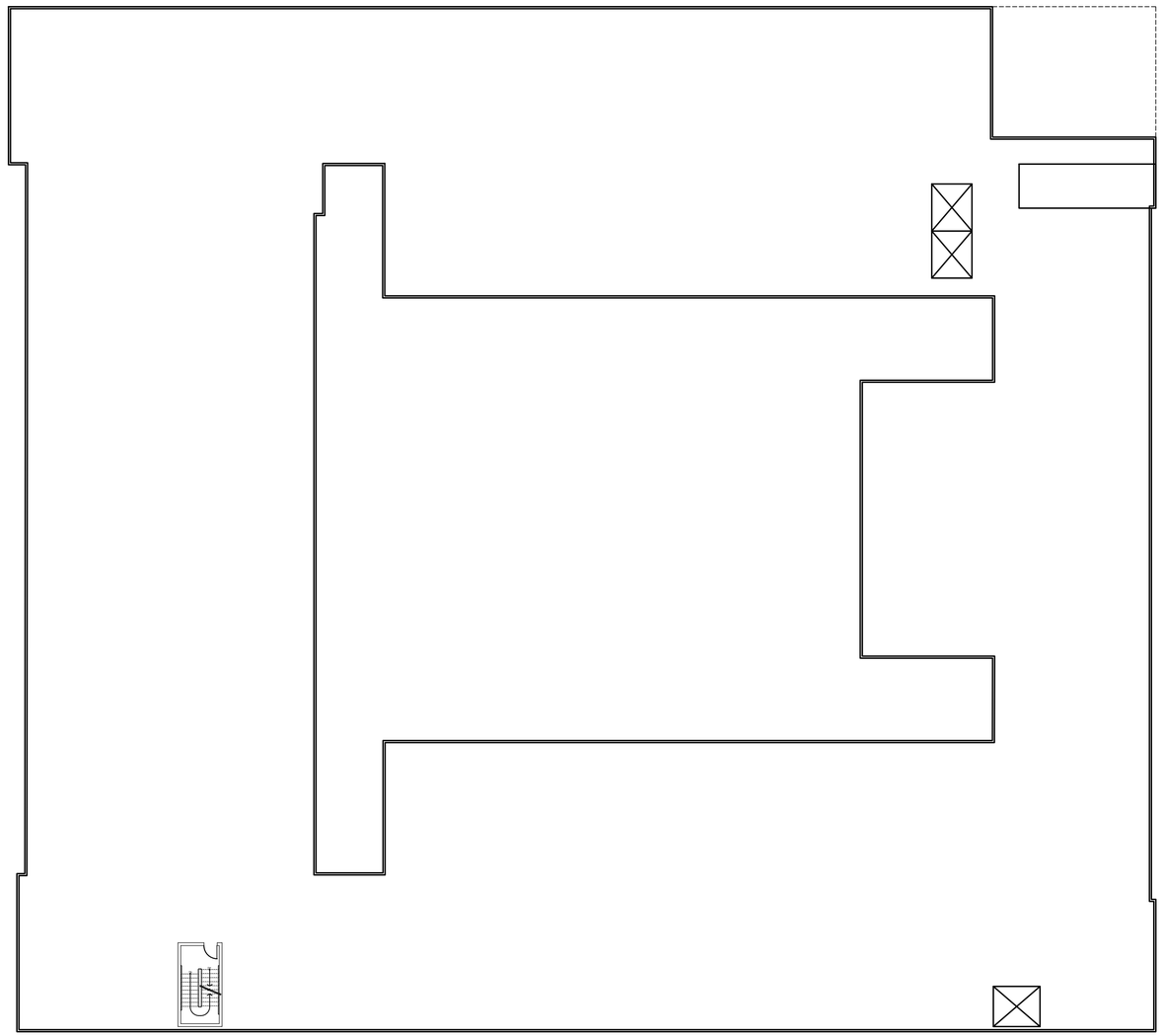
BUILDING B + C PLAN
LEVEL 7

A2.1.3



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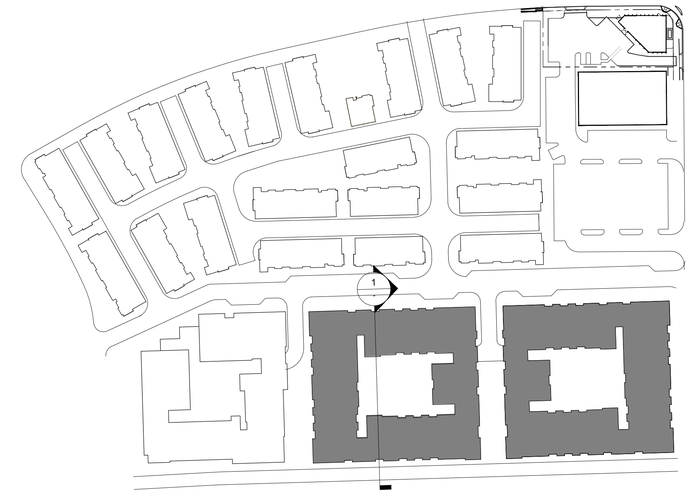
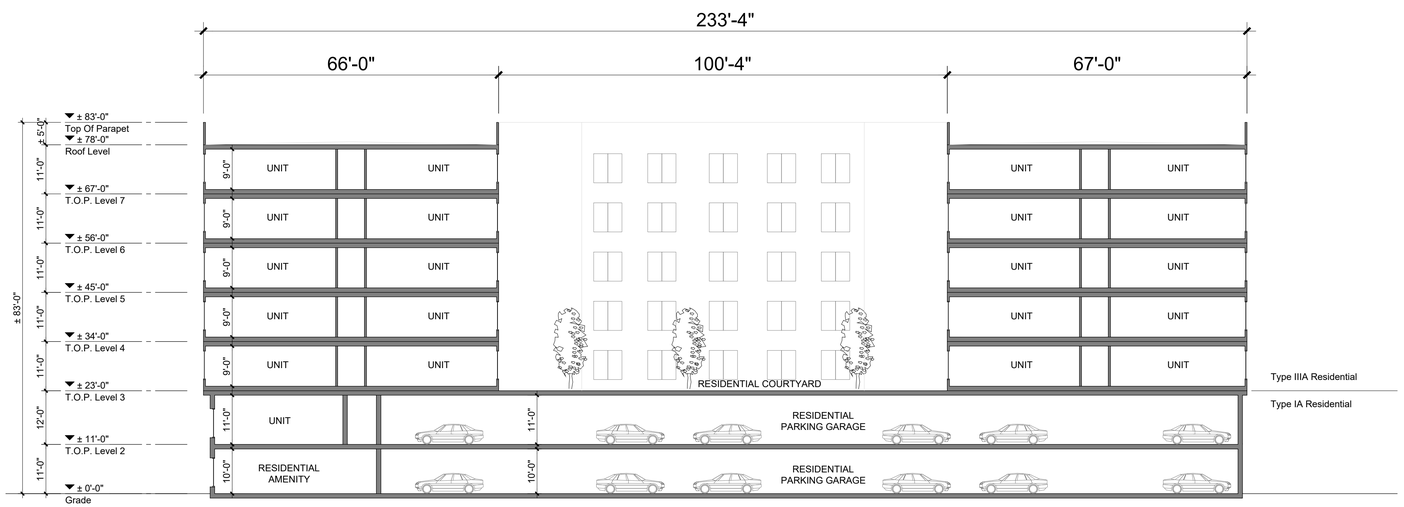
BUILDING B + C PLAN
ROOF LEVEL

A2.1.4



Key Plan (NTS)



1. Building B & C Cross-Section

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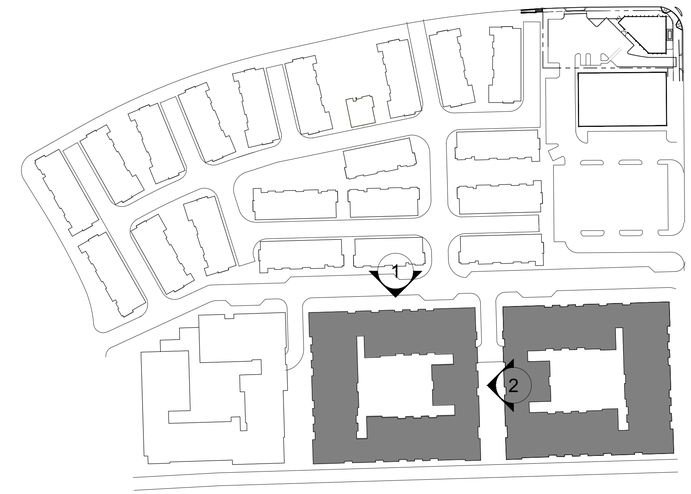
BUILDING SECTIONS
BUILDING B & C

A2.2.0

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 Gray
P1	Composite Panel 1 - Beige
P2	Composite Panel 2- 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

Notes:

*Materials as defined, or similar.

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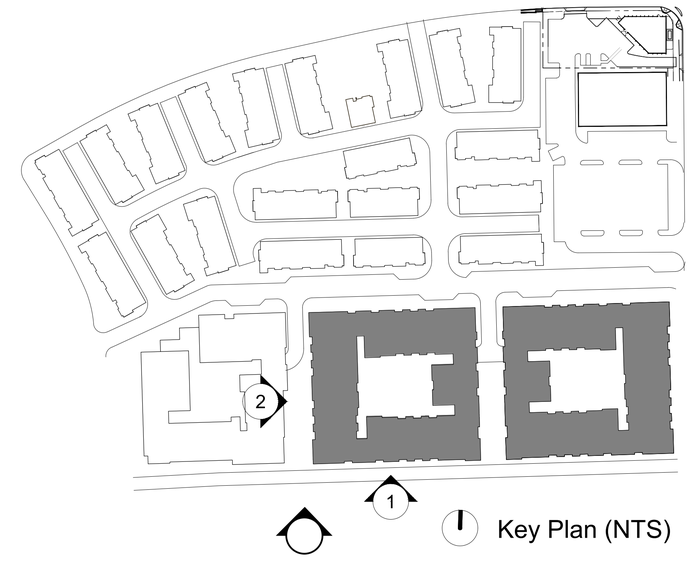
BUILDING ELEVATIONS
BUILDING B & C

A2.3.0

1. South Elevation

2. West Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Composite Panel 1 - Beige
P2	Composite Panel 2- 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

Notes:

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BUILDING ELEVATIONS
BUILDING B & C

A2.3.1

1. Building B & C - North Elevation

2. Building B & C - East Elevation

S1

Stucco
White (or sim.)

S2

Stucco
Navy Blue (or sim.)

S3

Stucco
Dark Gray (or sim.)

P1

Composite Panel 1
Beige (or sim.)

P2

Composite Panel 2
Off-White (or sim.)

W1

Vinyl Window
Dark Bronze (or sim.)

W2

Storefront
Dark Bronze (or sim.)

A1

Metal Awning
Dark Bronze (or sim.)

M2

Metal Screen
Dark Gray (or sim.)

M1

Metal Railing Example

C1

Board Form Concrete
Warm Gray (or sim.)

C2

Concrete
Dark Gray (or sim.)

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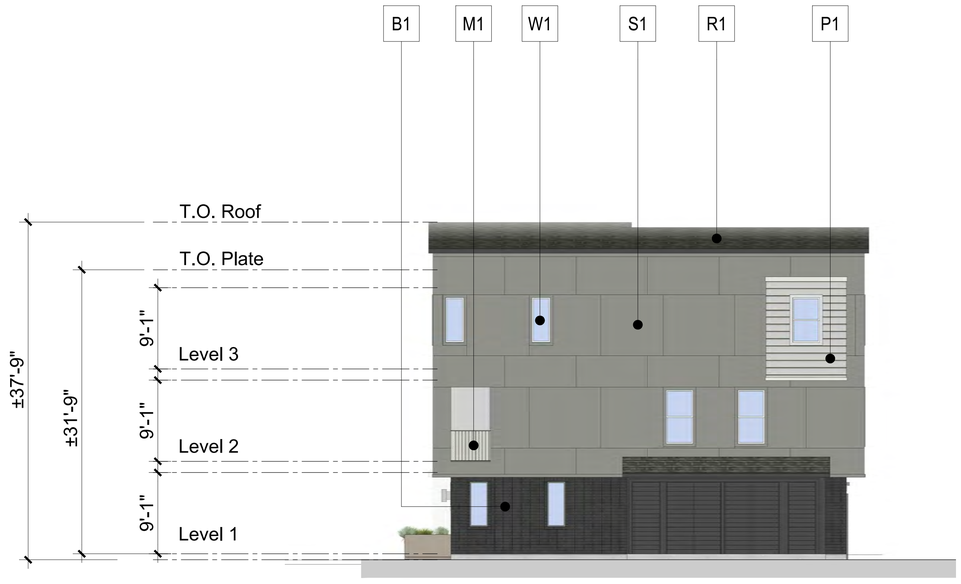
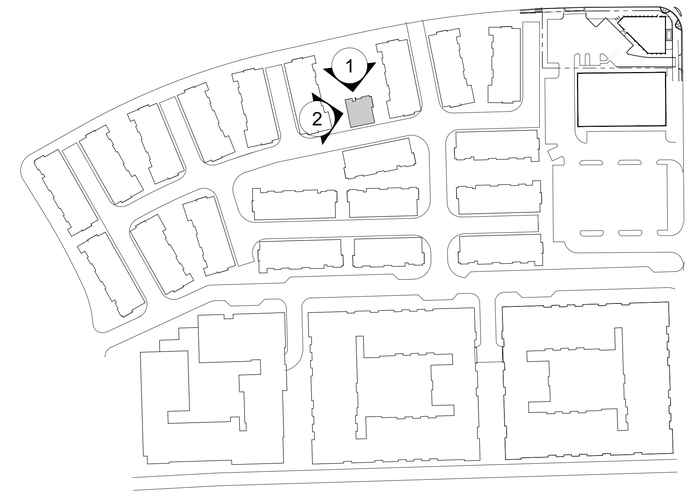
COLOR AND MATERIAL BOARD
BUILDING B & C

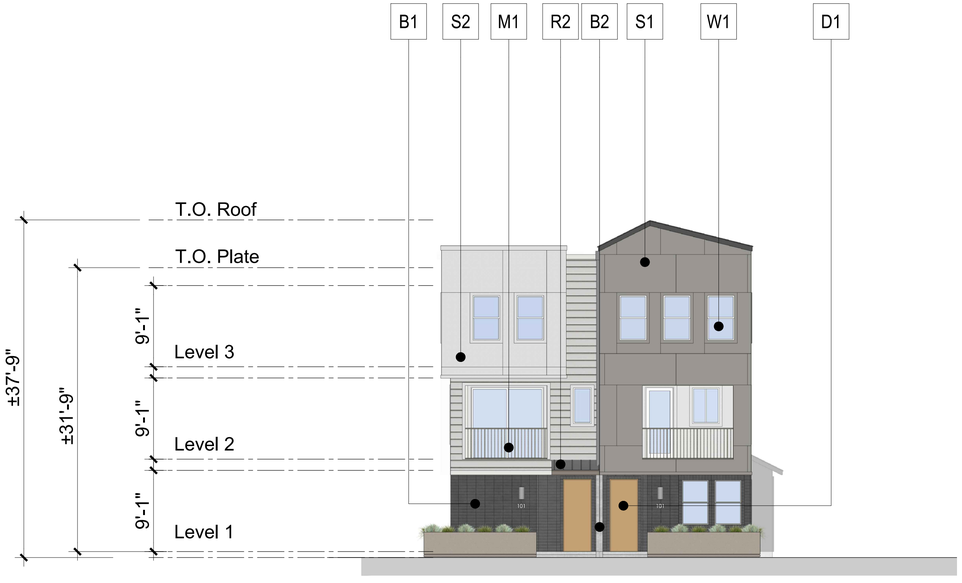
A2.4.0



2. Left Elevation



Key Plan (NTS)



1. Front Elevation

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 (ThermaTru or sim.) - Mustard

Notes:
*Materials as defined, or similar.

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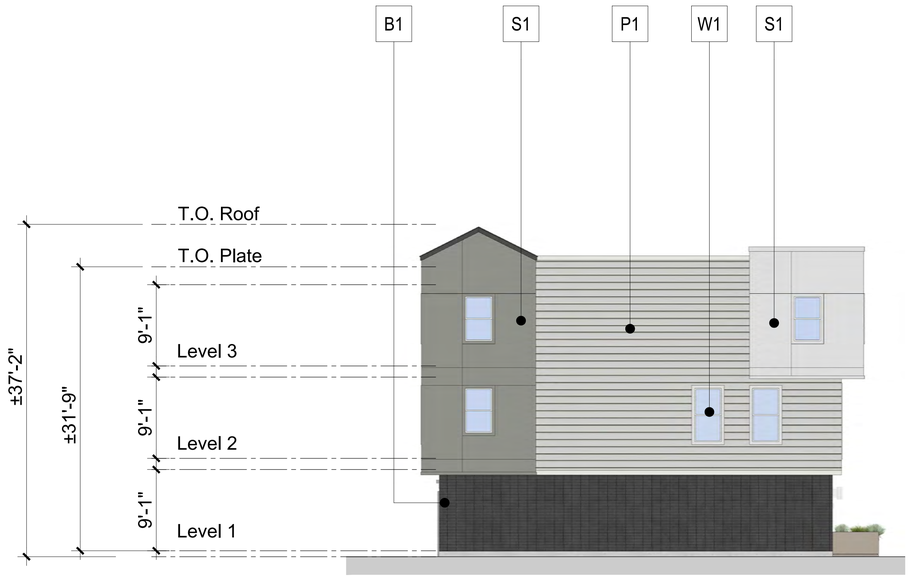
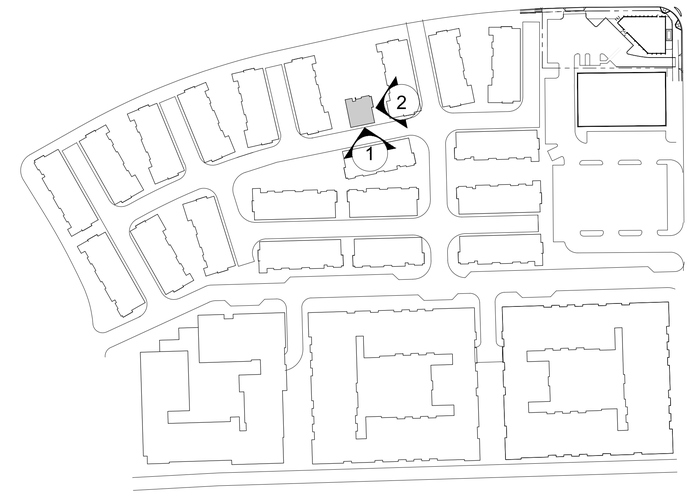
2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

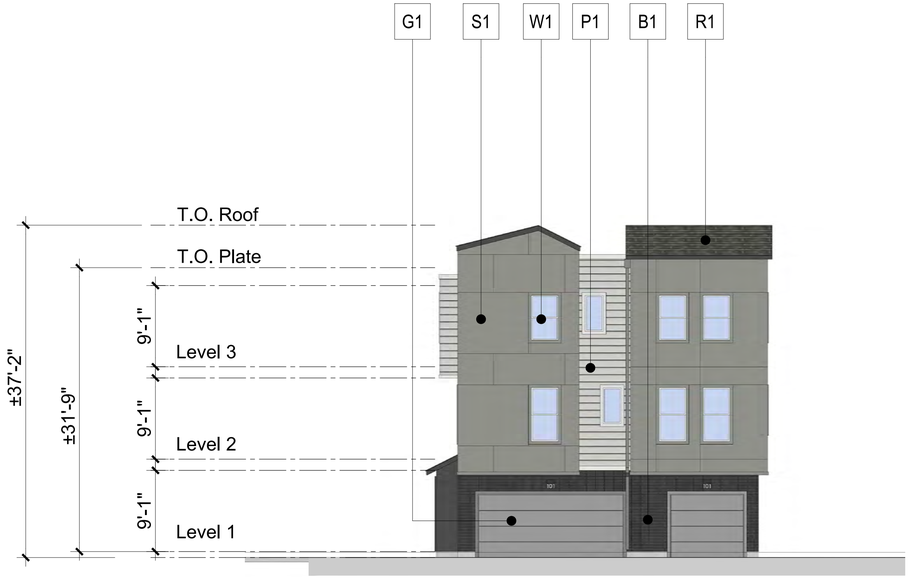
A3.1.0



2. Right Elevation



Key Plan (NTS)



1. Rear Elevation

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 (ThermaTru or sim.) - Mustard

Notes:
*Materials as defined, or similar.

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PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

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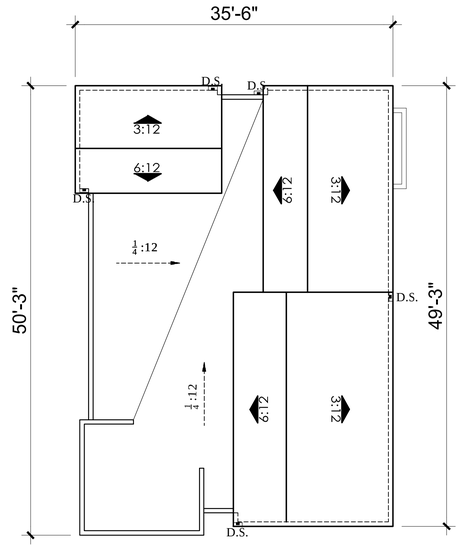
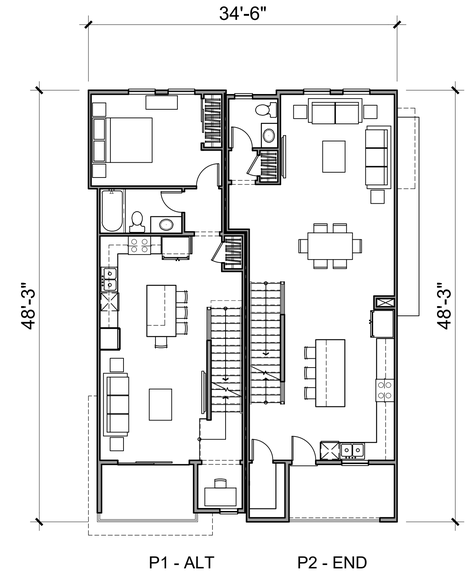
2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

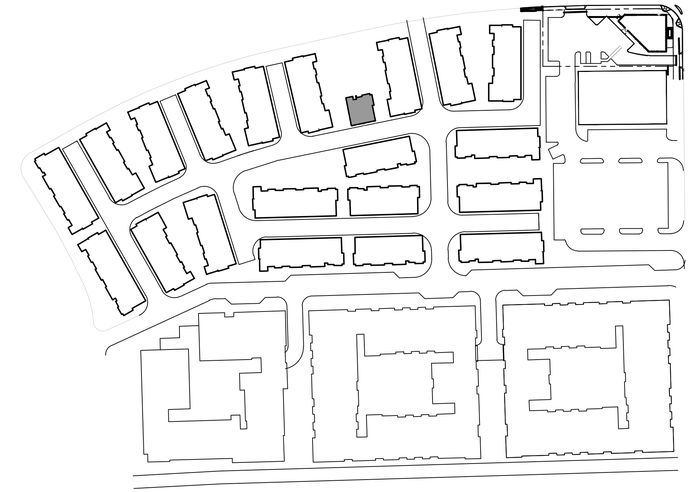
A3.1.1



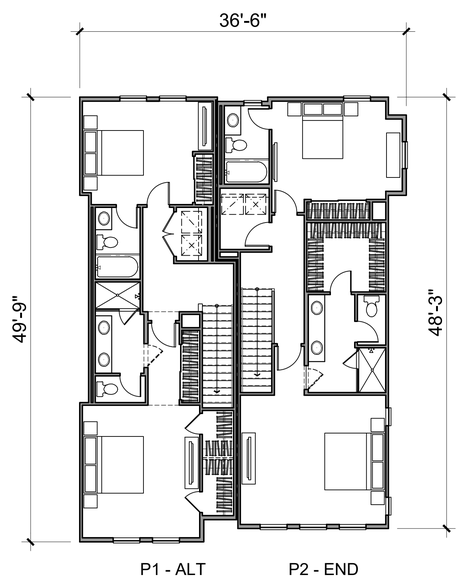
ROOF LEVEL



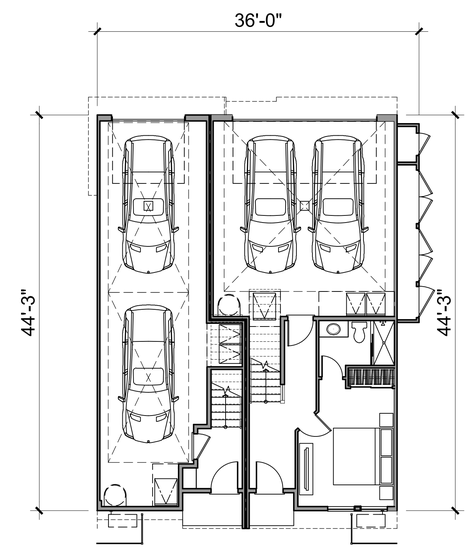
LEVEL 2



Key Plan (NTS)



LEVEL 3



LEVEL 1

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PLANNING APPLICATION - SUBMITTAL #1
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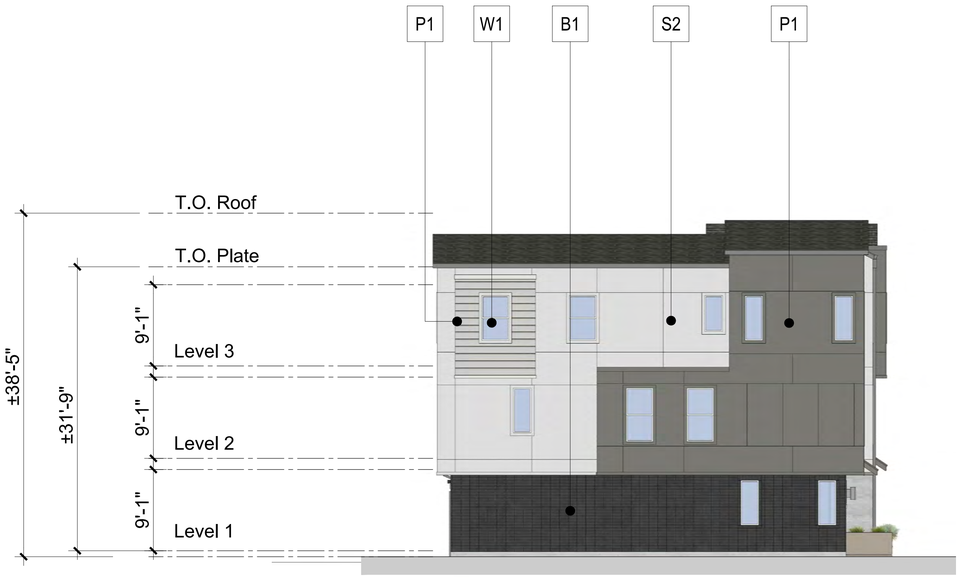
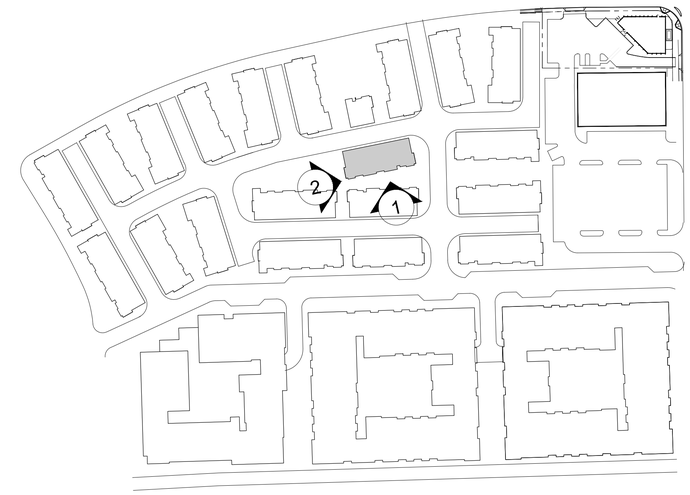
2-PLEX FLOOR PLANS
ALL LEVELS

A3.1.2



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Mustard

Notes:
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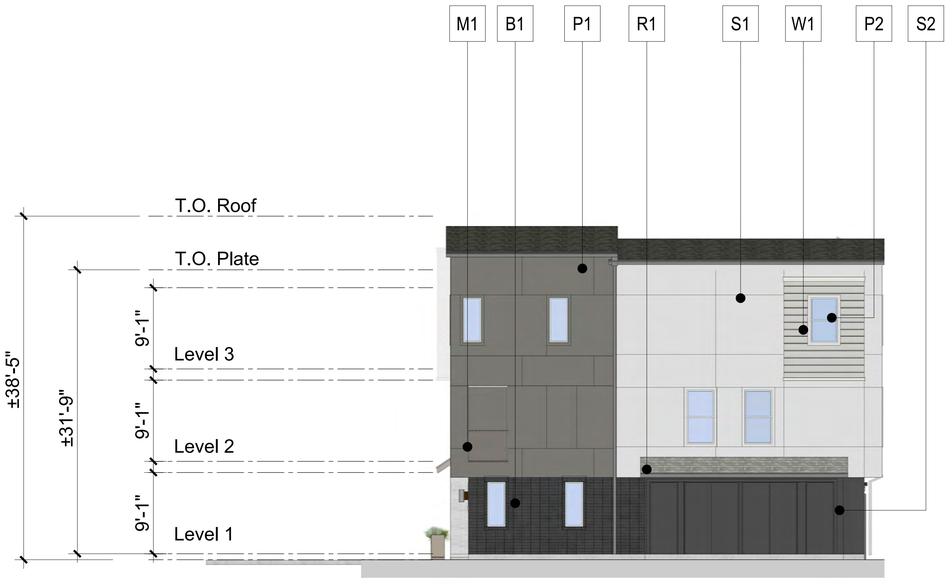
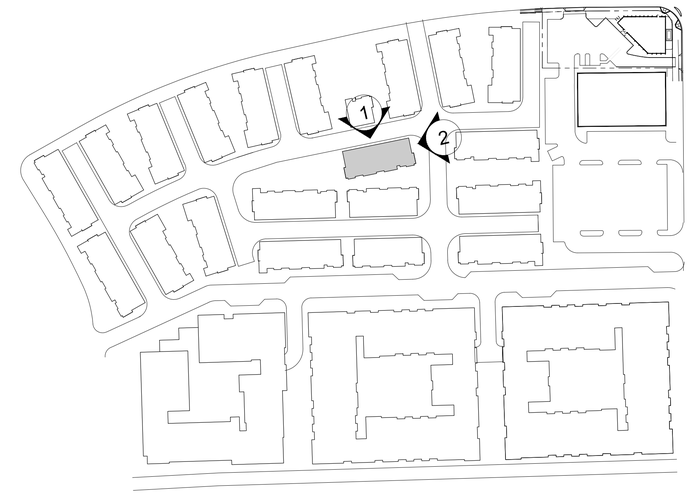
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.2.0



2. Right Elevation



Key Plan (NTS)

1. Rear Elevation

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 (ThermaTru or sim.) - Mustard

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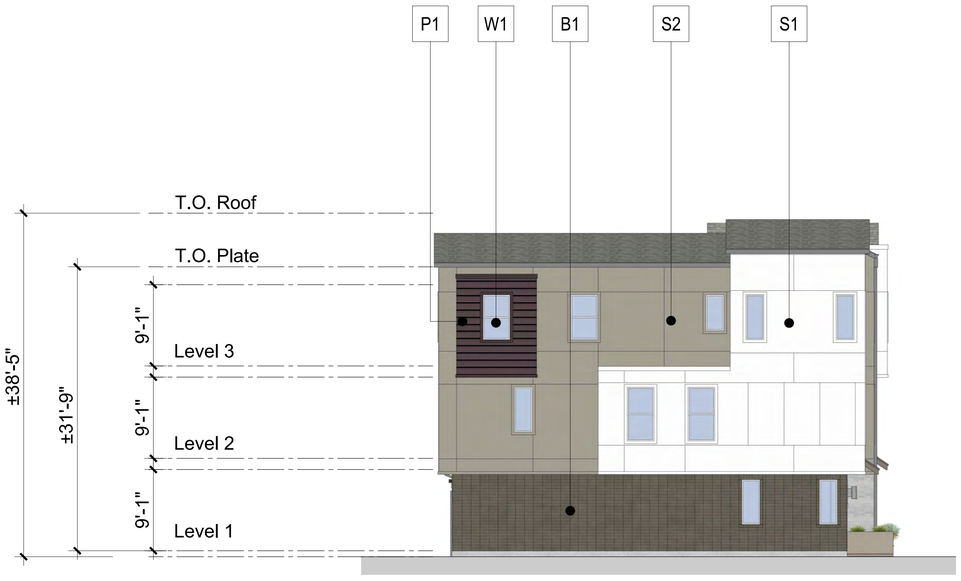
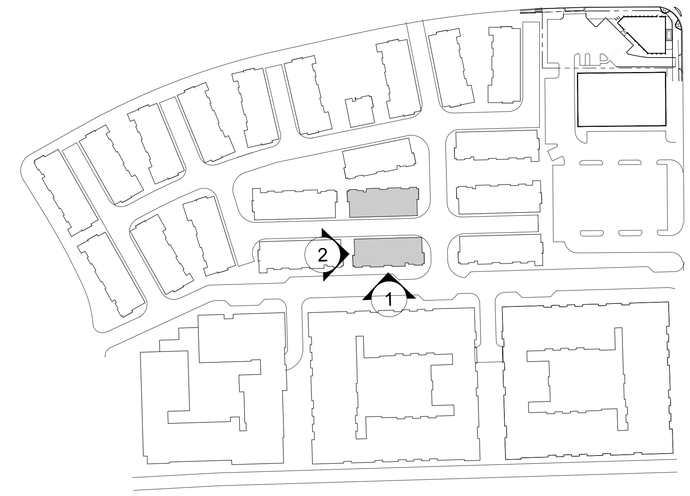
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.2.1



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Burgundy

Notes:
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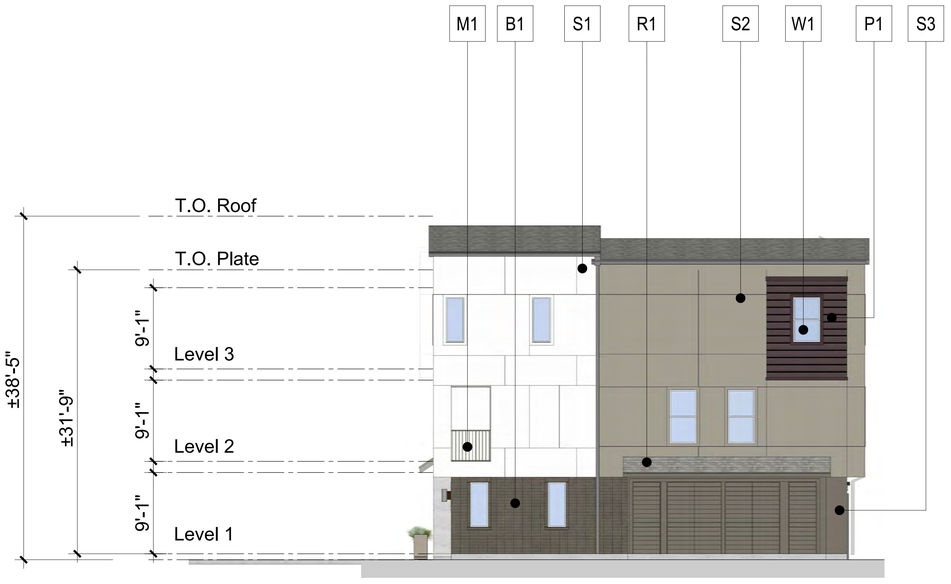
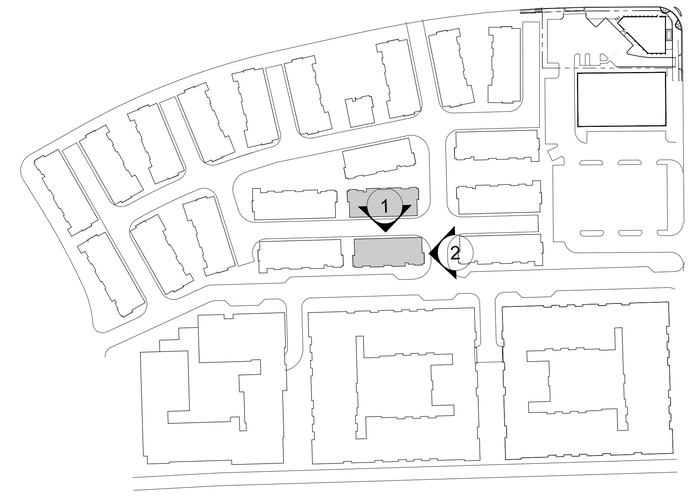
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

A3.2.2



2. Right Elevation



Key Plan (NTS)

1. Rear Elevation

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 (ThermaTru or sim.) - Burgundy

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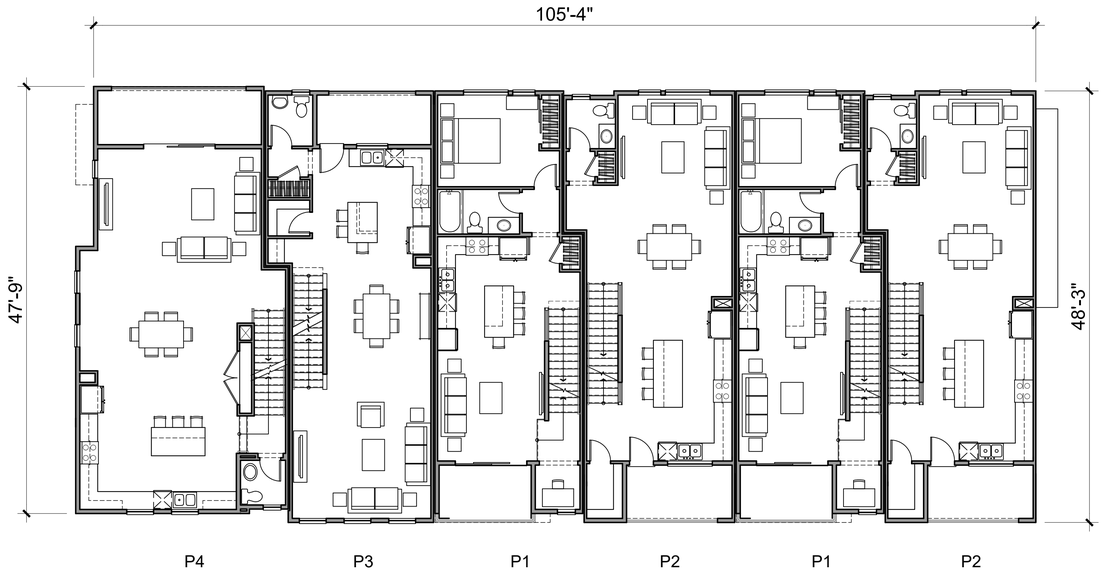
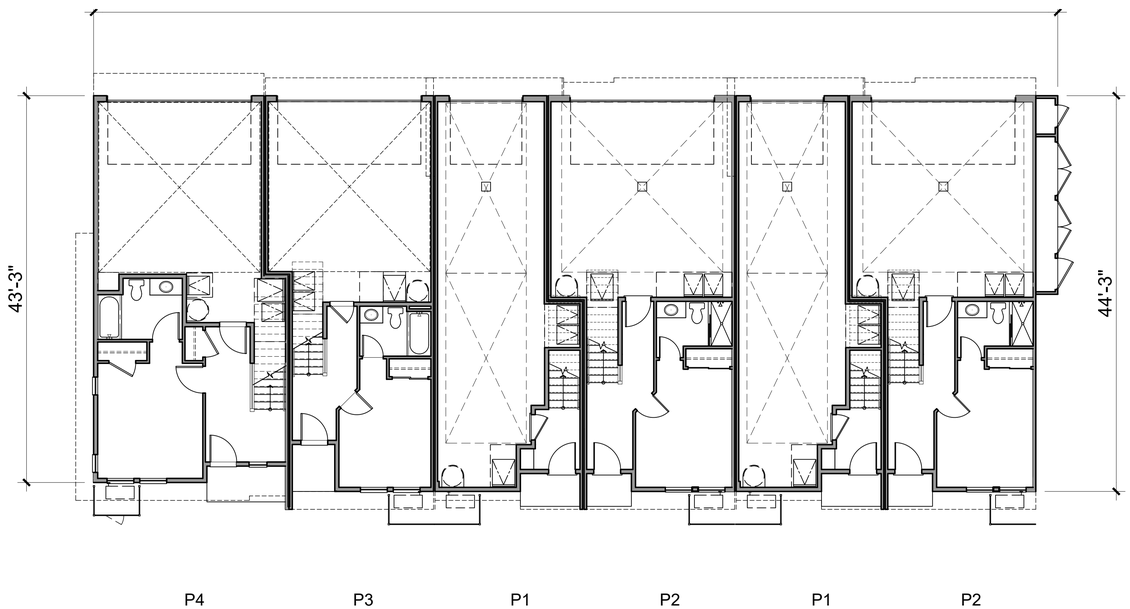
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

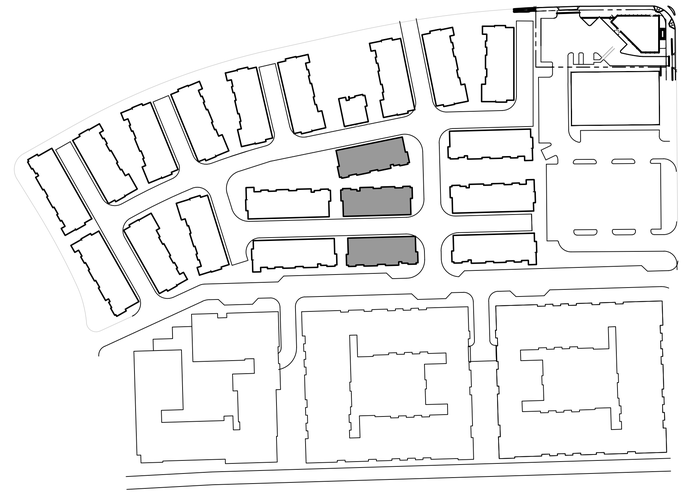
A3.2.3



LEVEL 2



LEVEL 1



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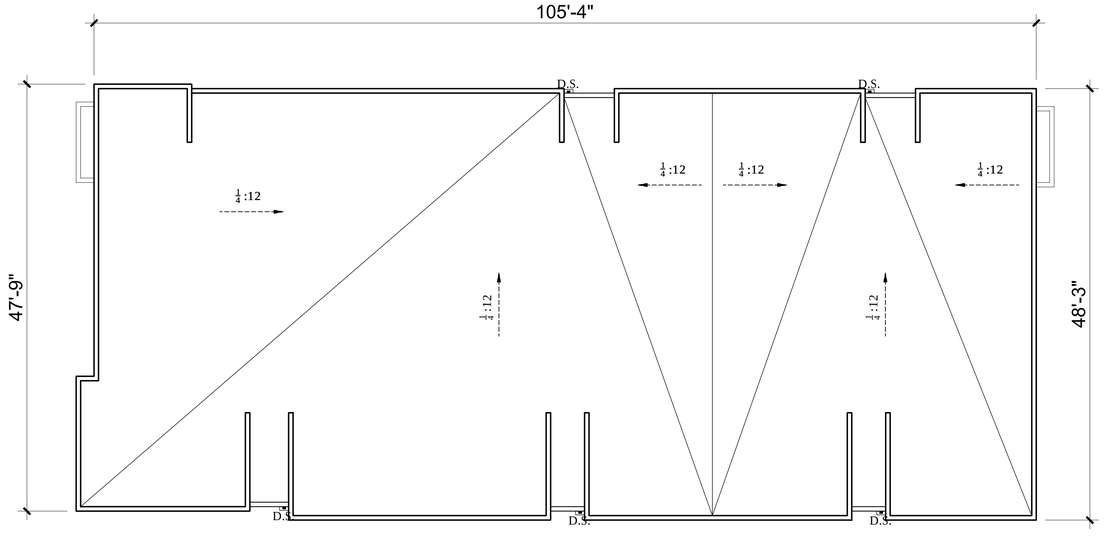
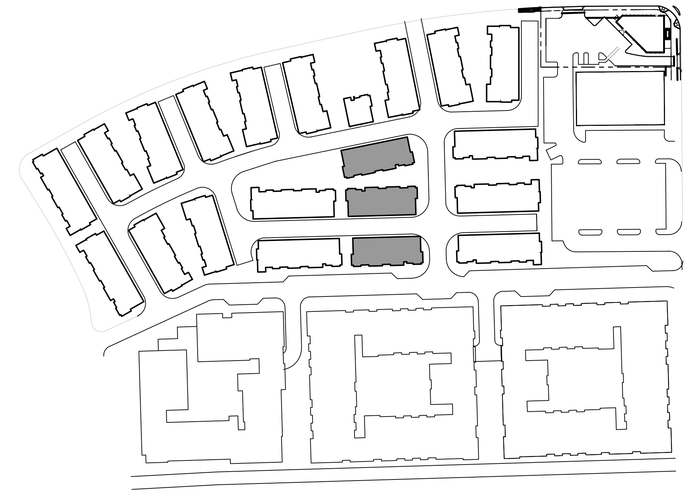
6-PLEX FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.2.4





Key Plan (NTS)

LEVEL 3

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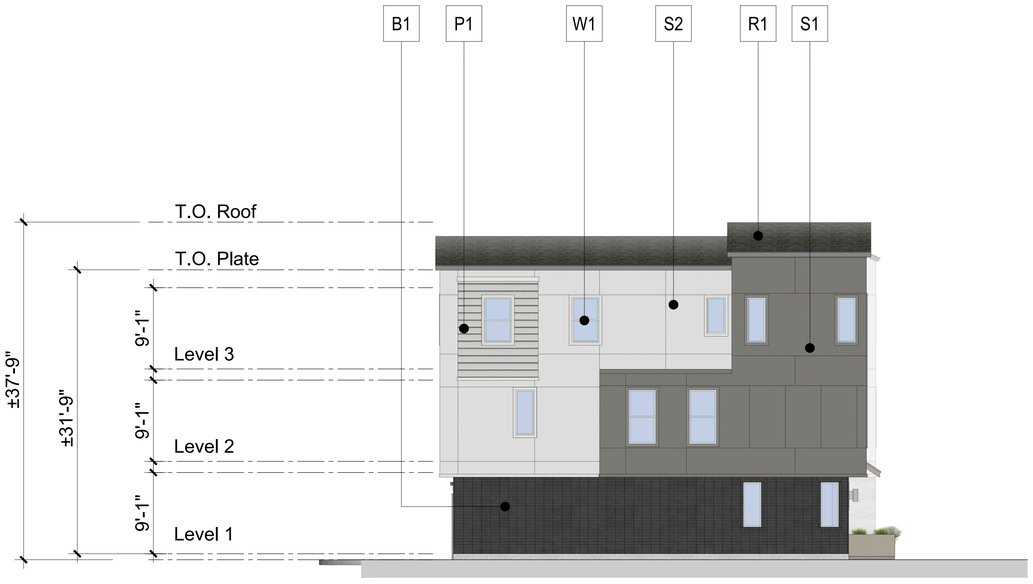
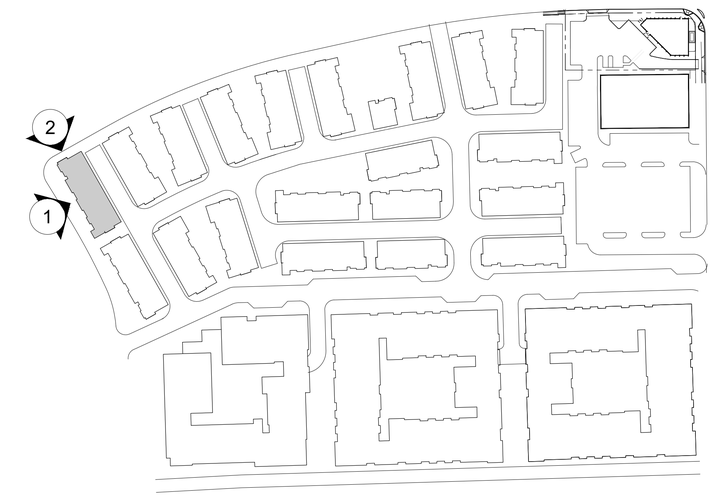
6-PLEX FLOOR PLANS
LEVEL 3 & ROOF

A3.2.5



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Mustard

Notes:
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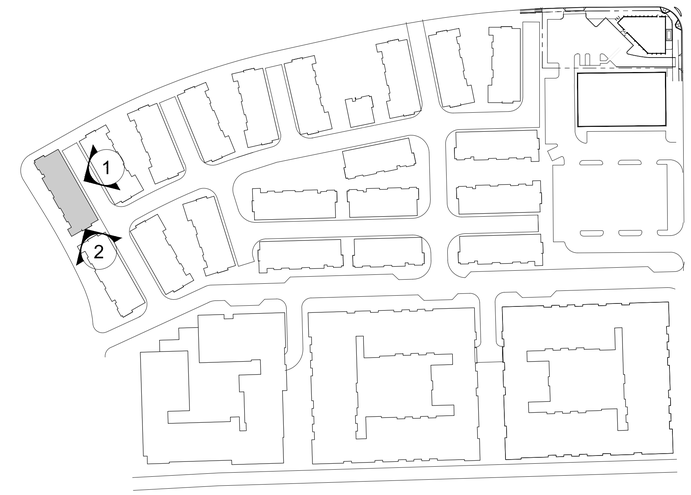
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.3.0

2. Right Elevation



Key Plan (NTS)

1. Rear Elevation

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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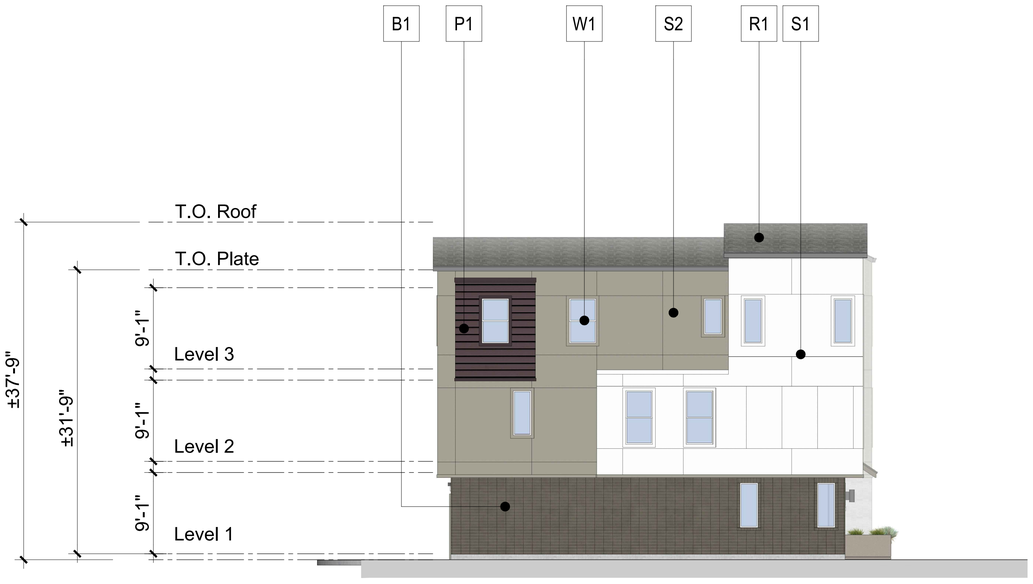
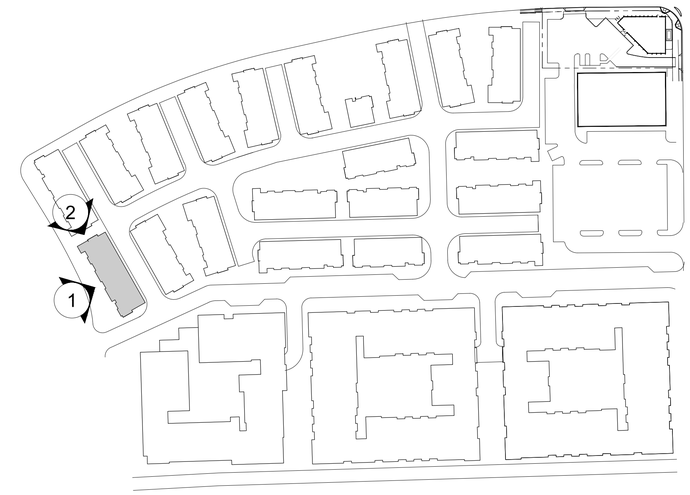
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.3.1



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Burgundy

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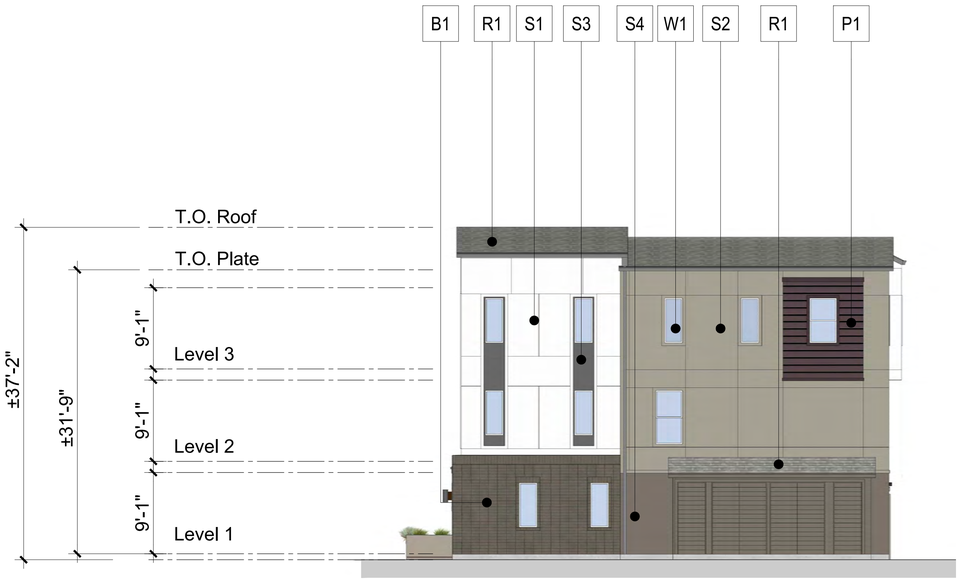
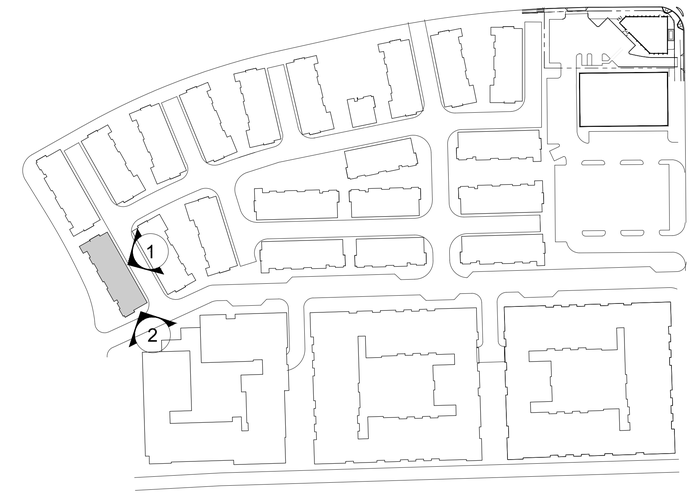
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

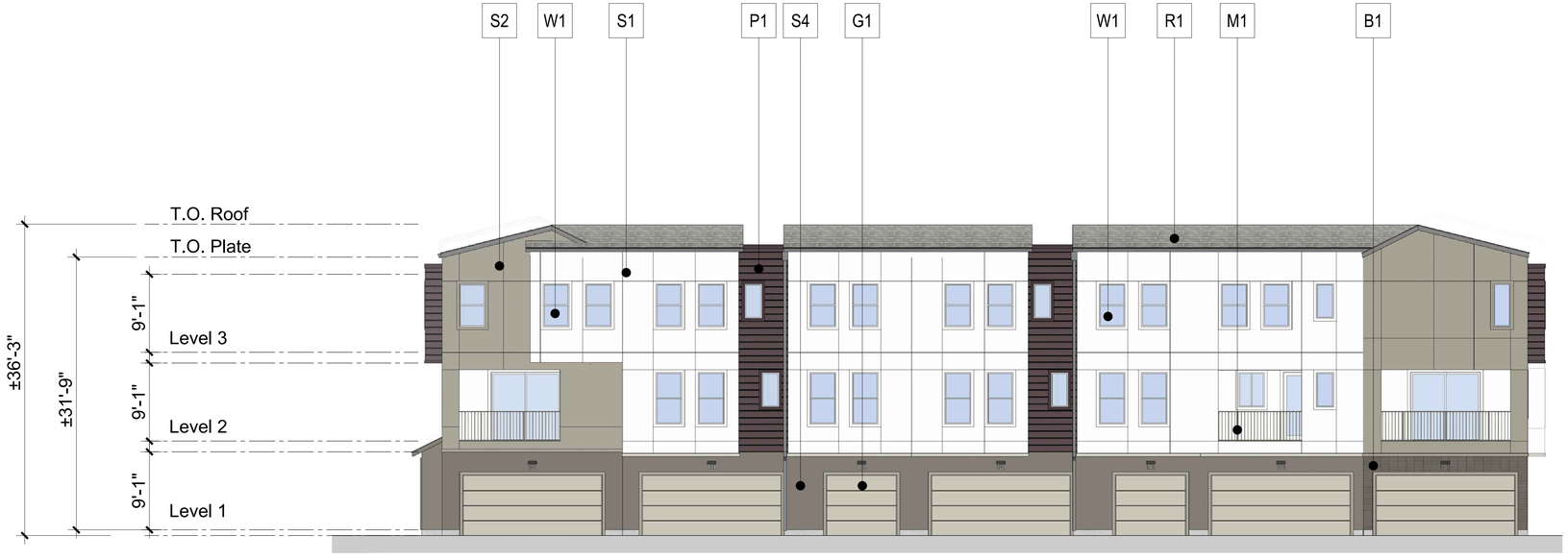
A3.3.2



2. Right Elevation



Key Plan (NTS)



1. Rear Elevation

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
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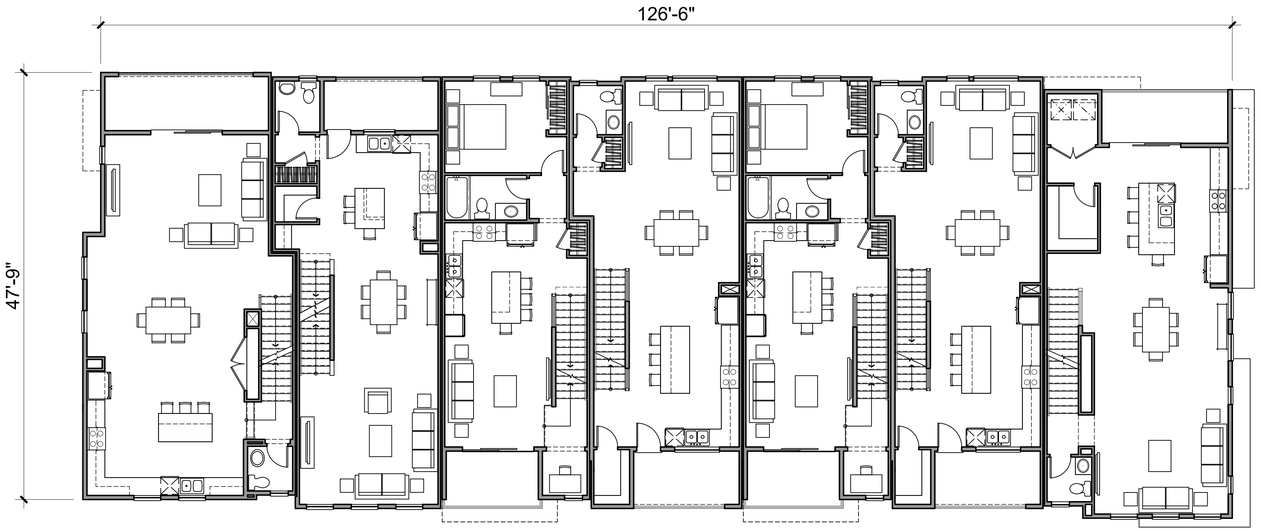
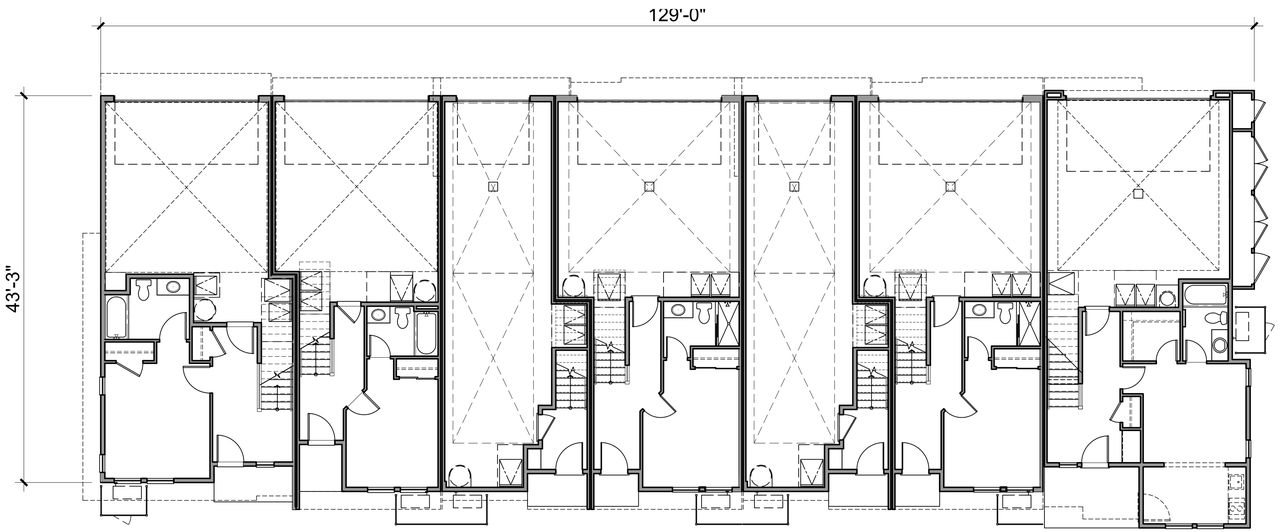
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

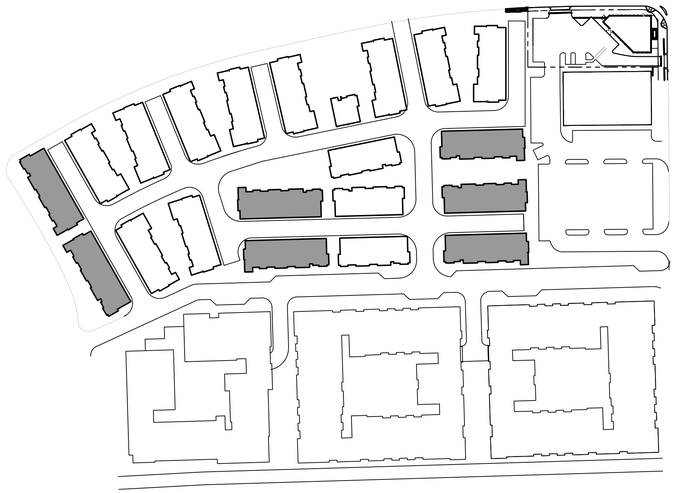
A3.3.3



LEVEL 2



LEVEL 1



Key Plan (NTS)

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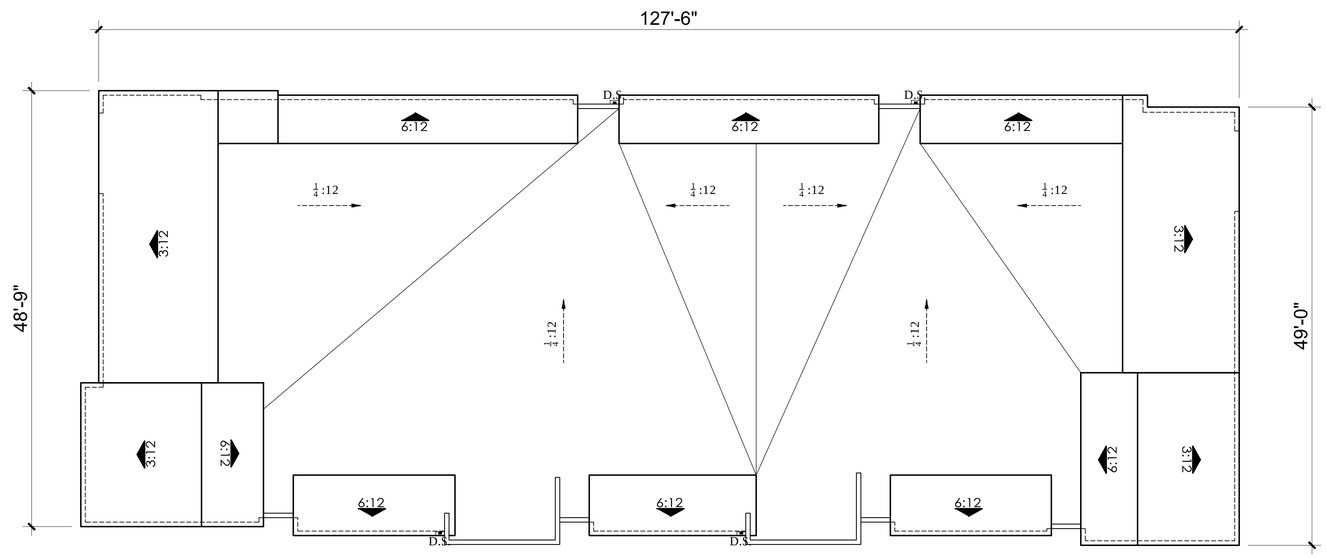
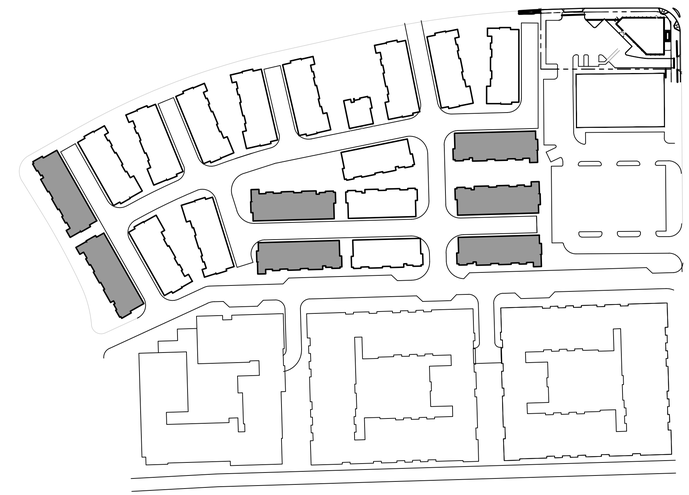
7-PLEX A FLOOR PLANS
LEVEL 1 & LEVEL 2

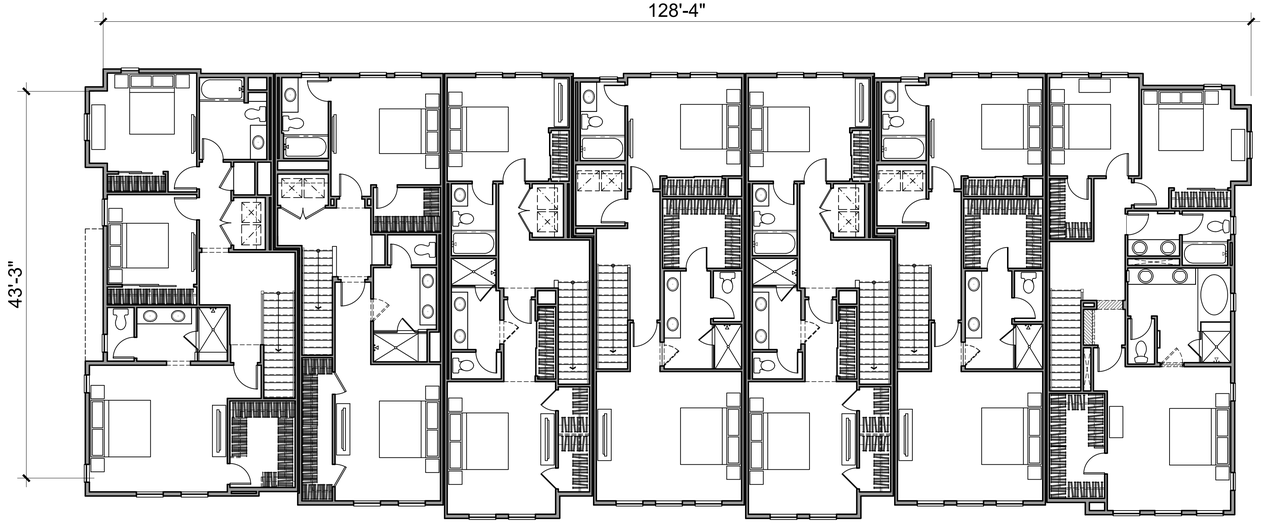
A3.3.4



ROOF LEVEL



Key Plan (NTS)



P4 P3 P1 - ALT P2 P1 - ALT P2 P5

LEVEL 3

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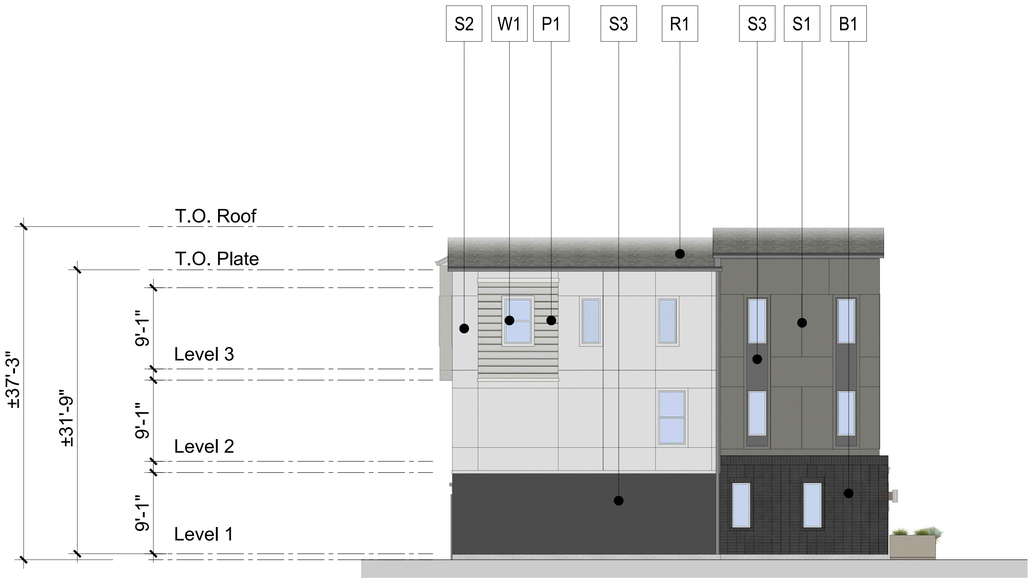
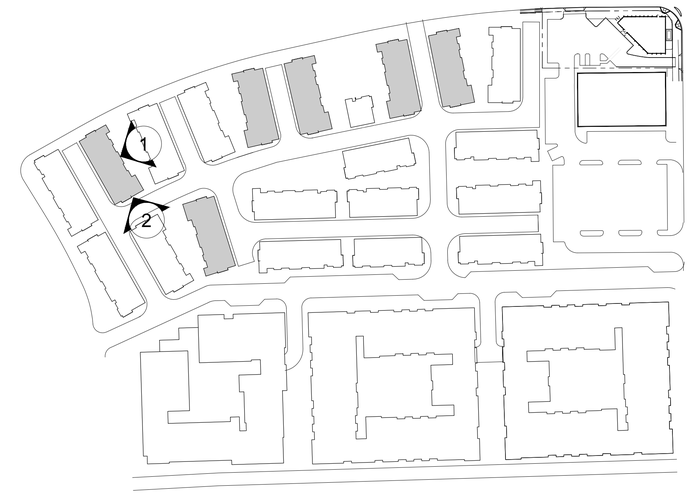
7-PLEX A FLOOR PLANS
LEVEL 3 & ROOF

A3.3.5



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Mustard

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PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

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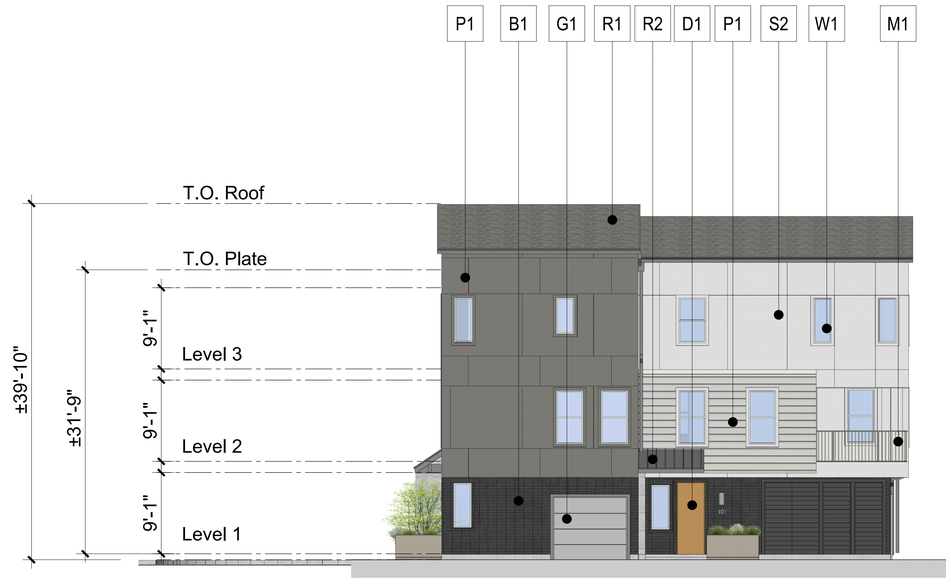
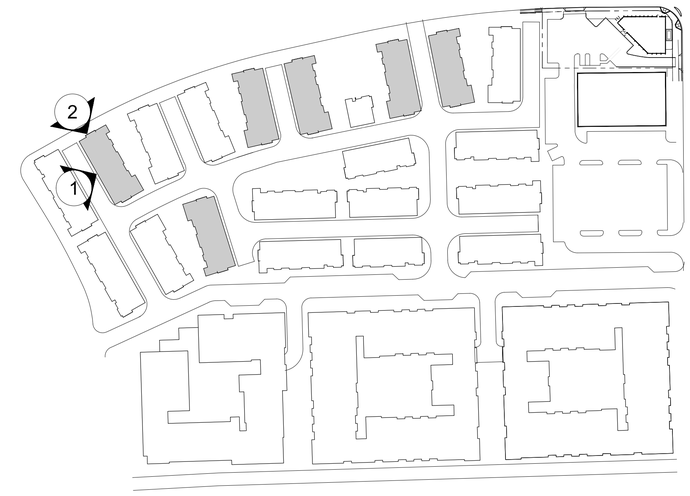
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.4.0



2. Right Elevation



Key Plan (NTS)

1. Rear Elevation

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 (ThermaTru or sim.) - Mustard

Notes:
*Materials as defined, or similar.

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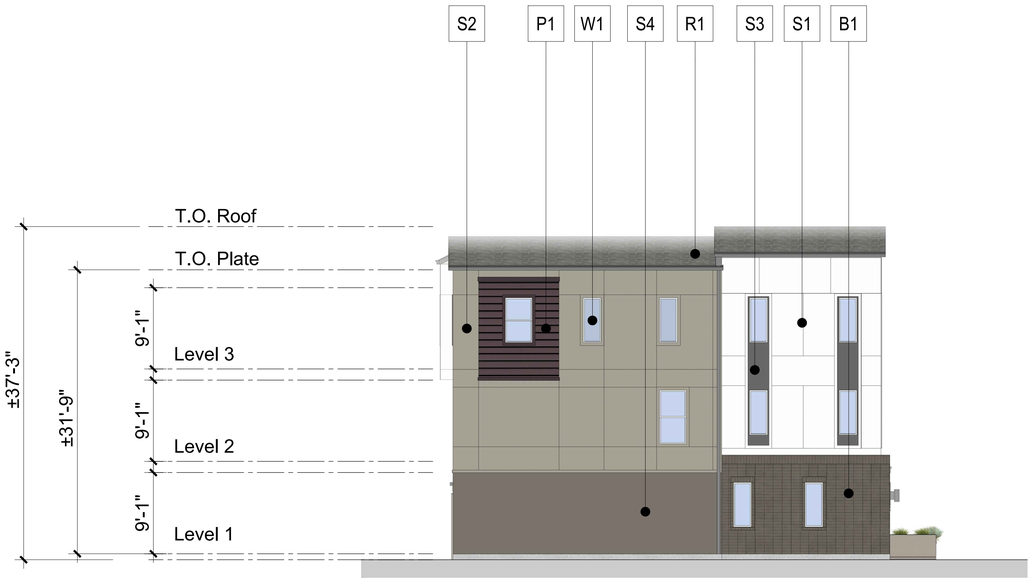
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

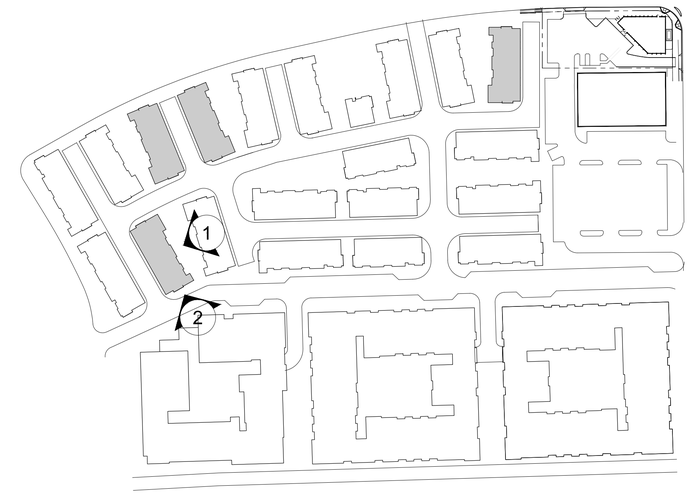
0 4 8 16

7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

A3.4.1



2. Left Elevation



Key Plan (NTS)

1. Front Elevation

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 (ThermaTru or sim.) - Burgundy

Notes:
*Materials as defined, or similar.

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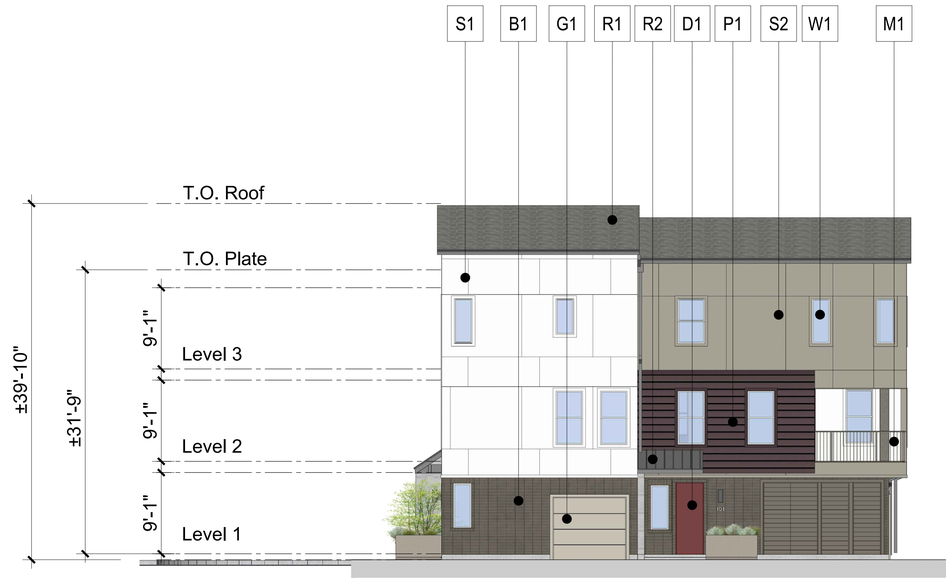
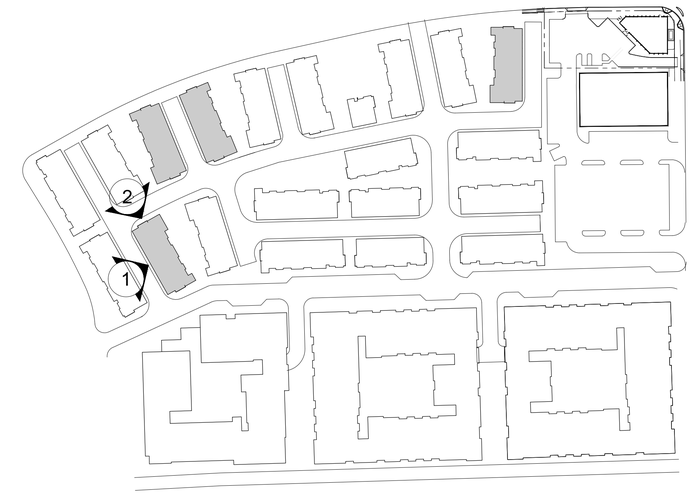
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

A3.4.2



2. Right Elevation



Key Plan (NTS)

1. Rear Elevation

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 (ThermaTru or sim.) - Burgundy

Notes:
*Materials as defined, or similar.

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AUGUST 1, 2025

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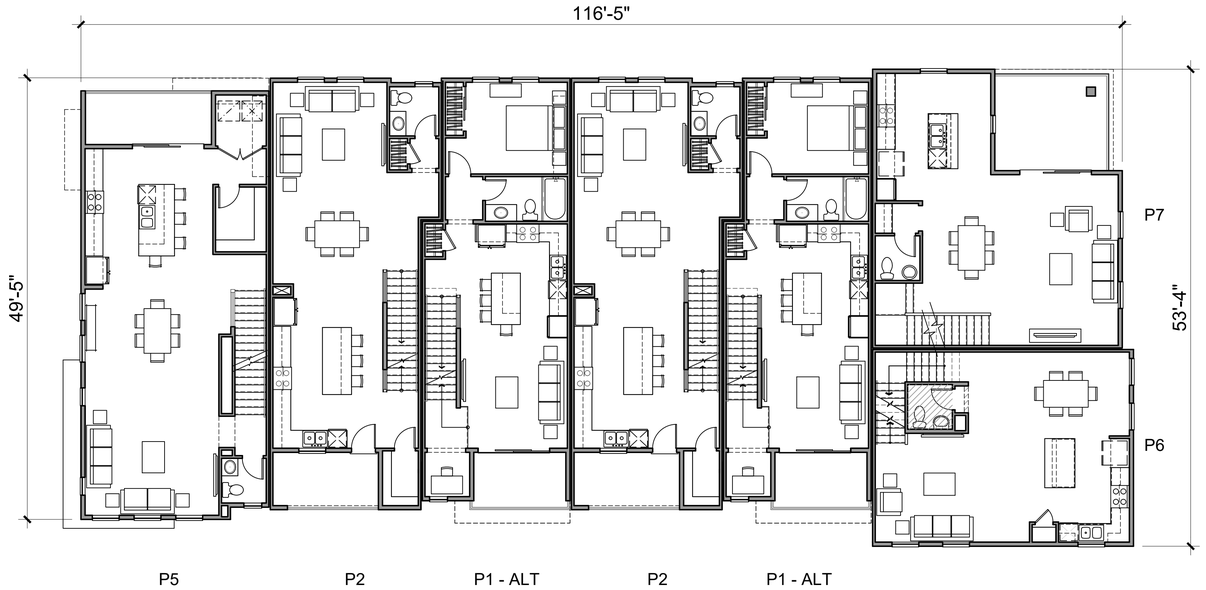
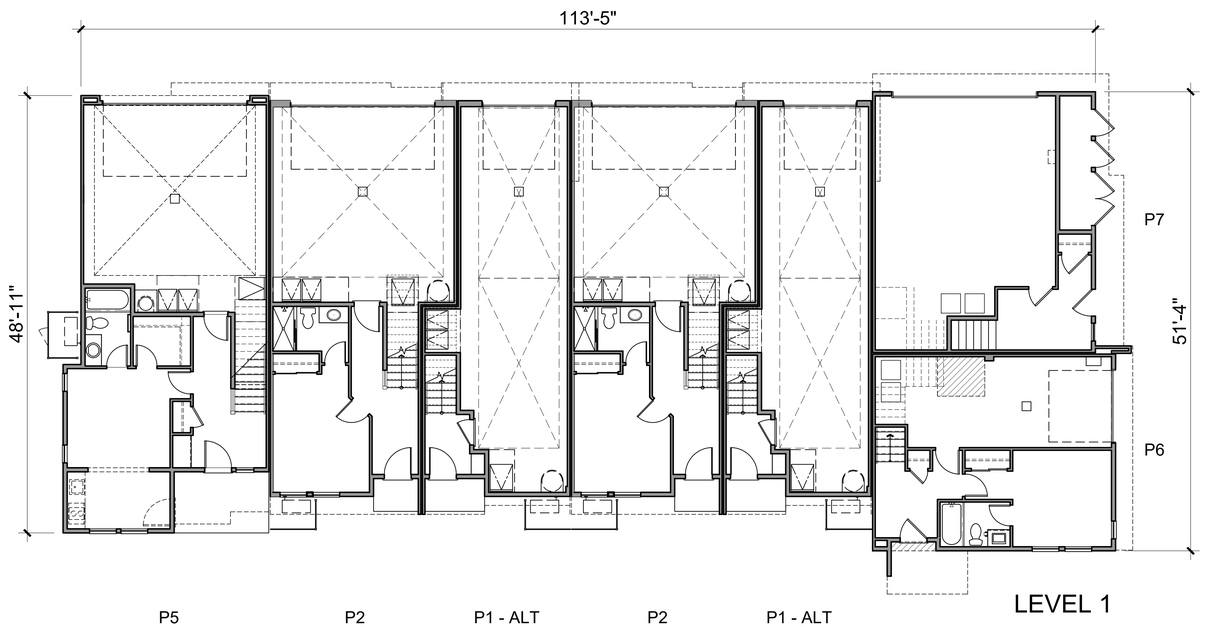
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

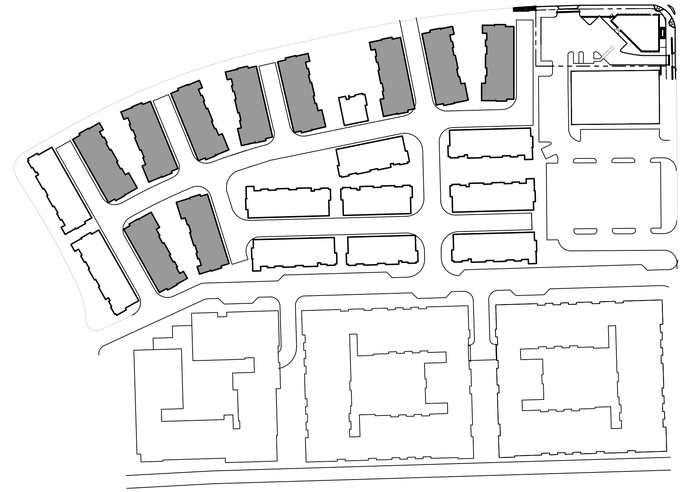
A3.4.3



LEVEL 2



LEVEL 1



Key Plan (NTS)

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AUGUST 1, 2025

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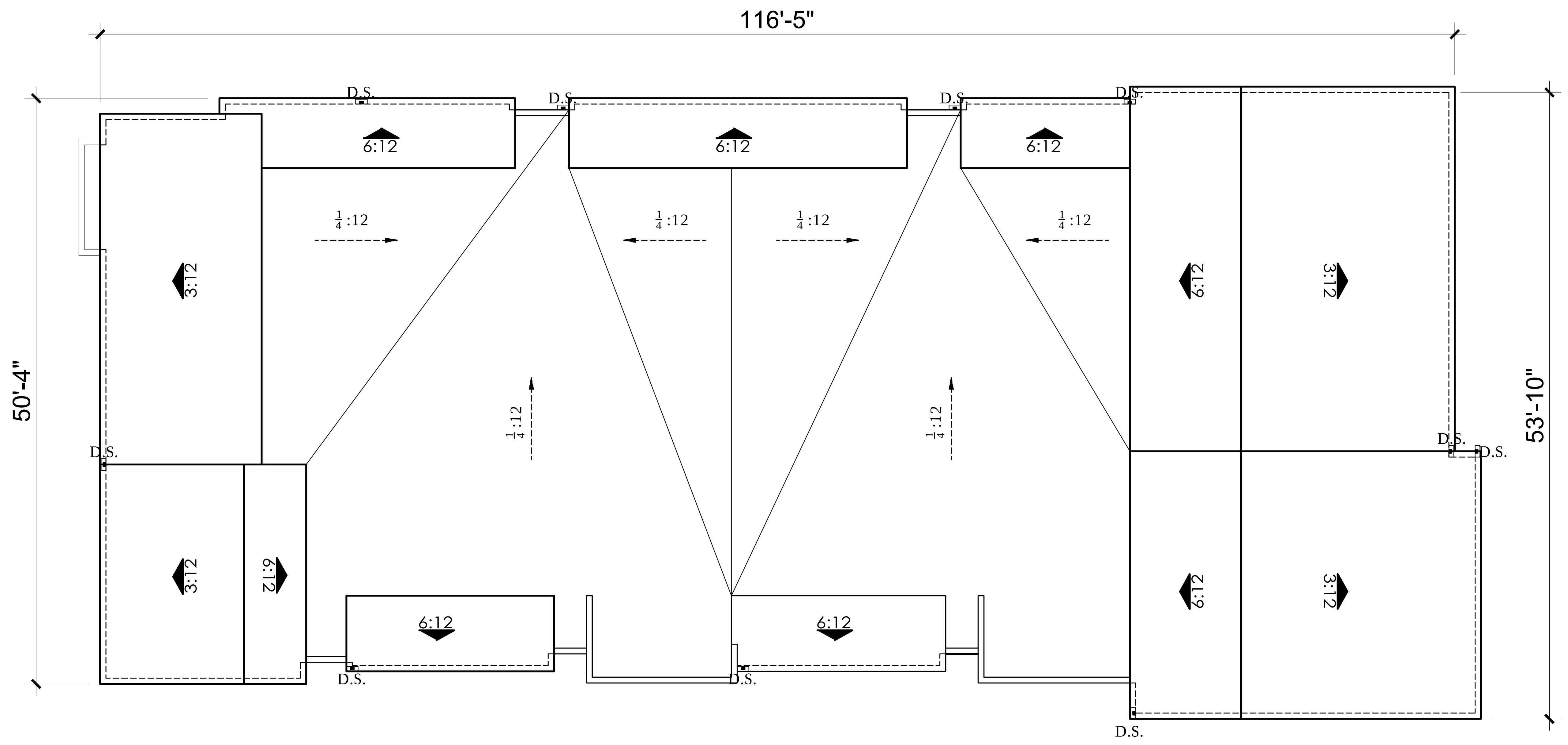
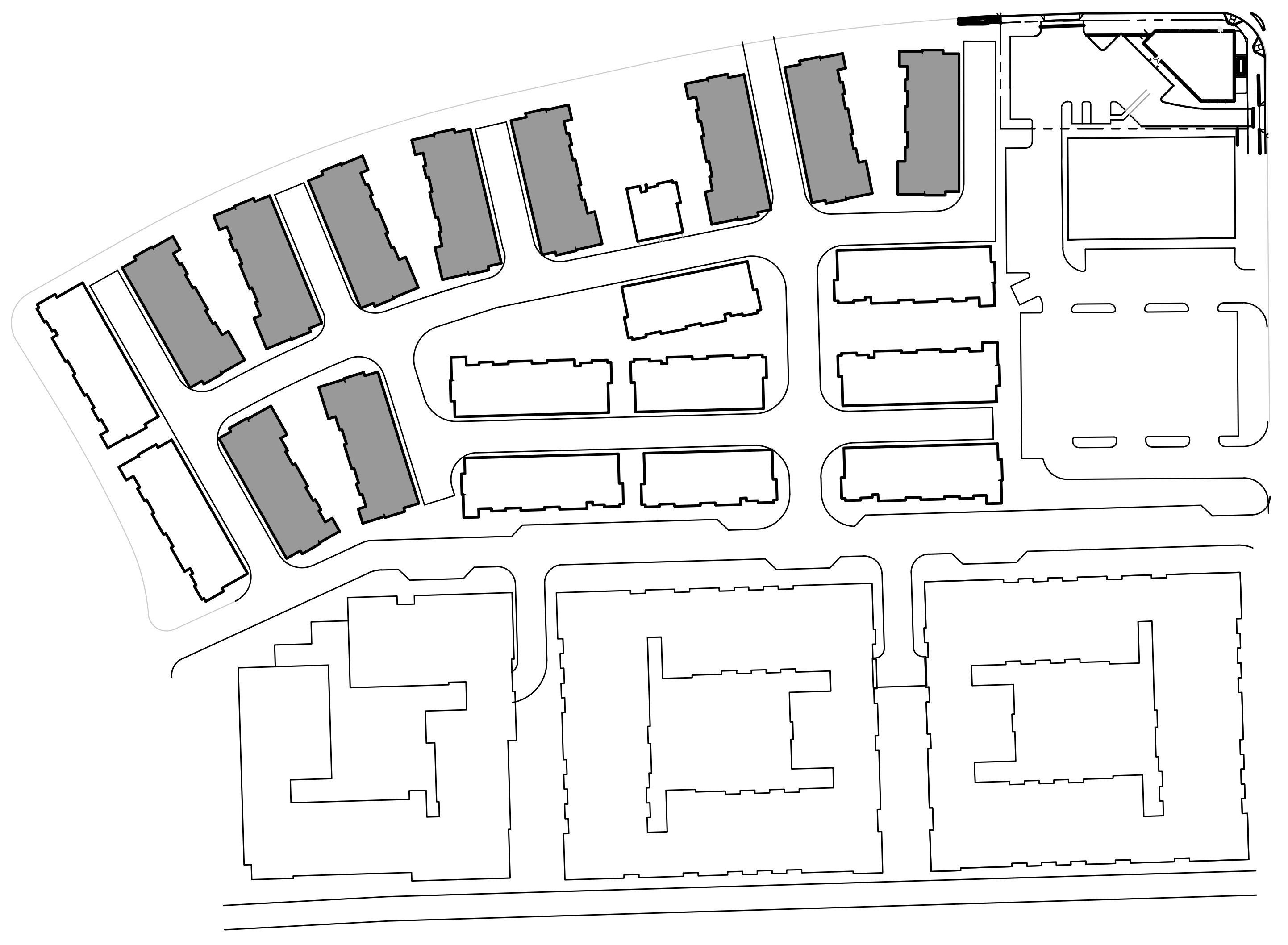
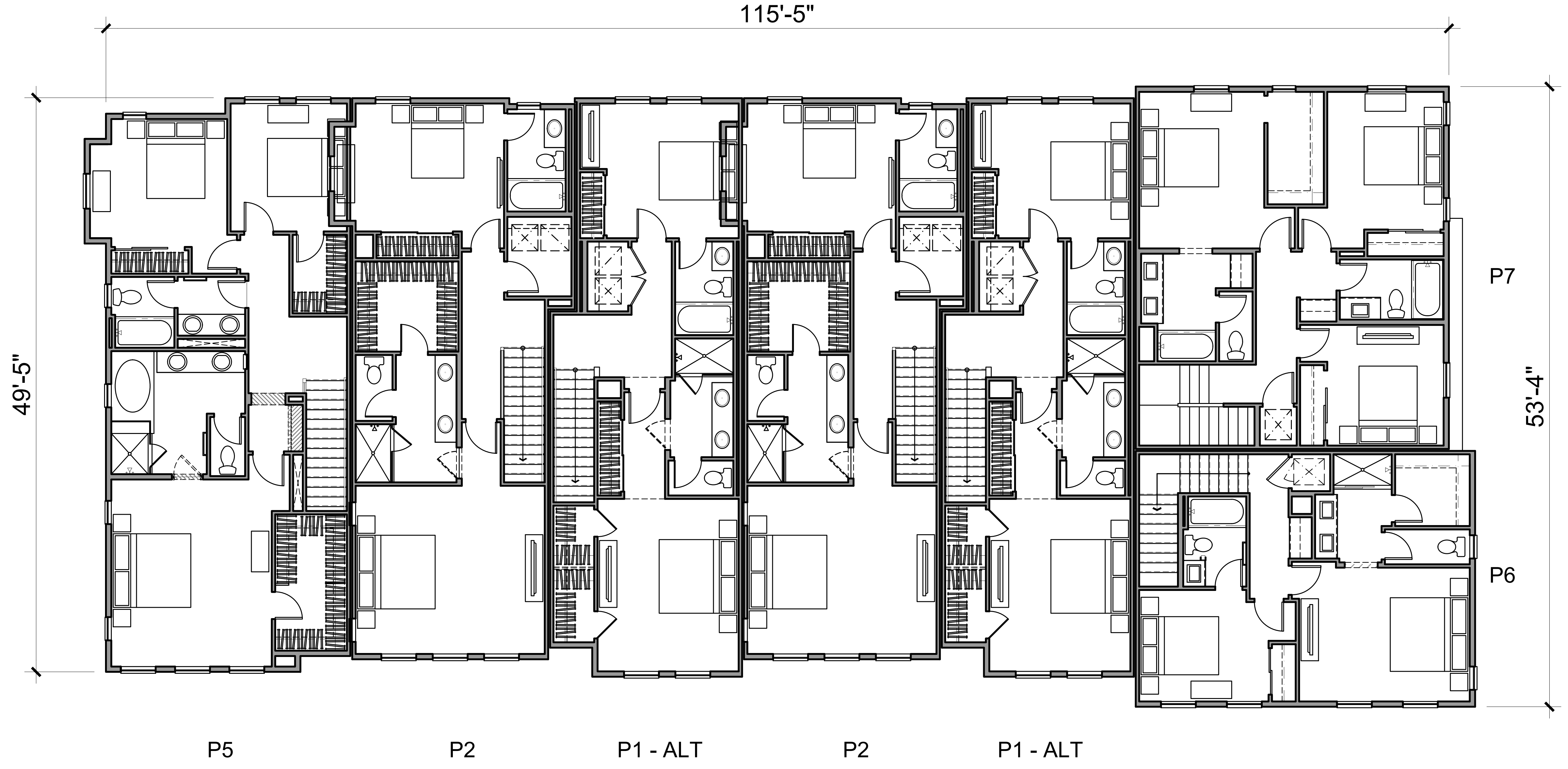
7-PLEX B FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.4.4





Key Plan (NTS)



LEVEL 3

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AUGUST 1, 2025

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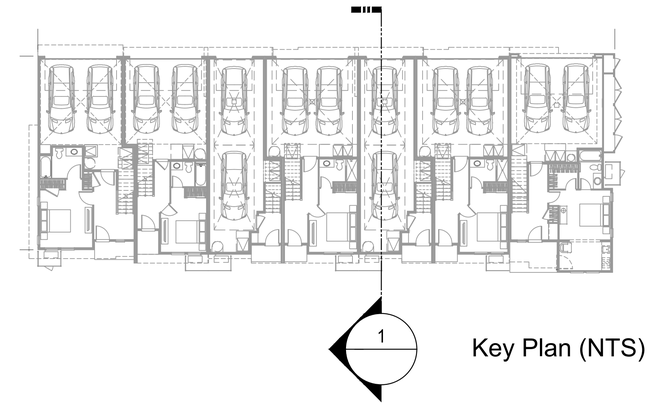
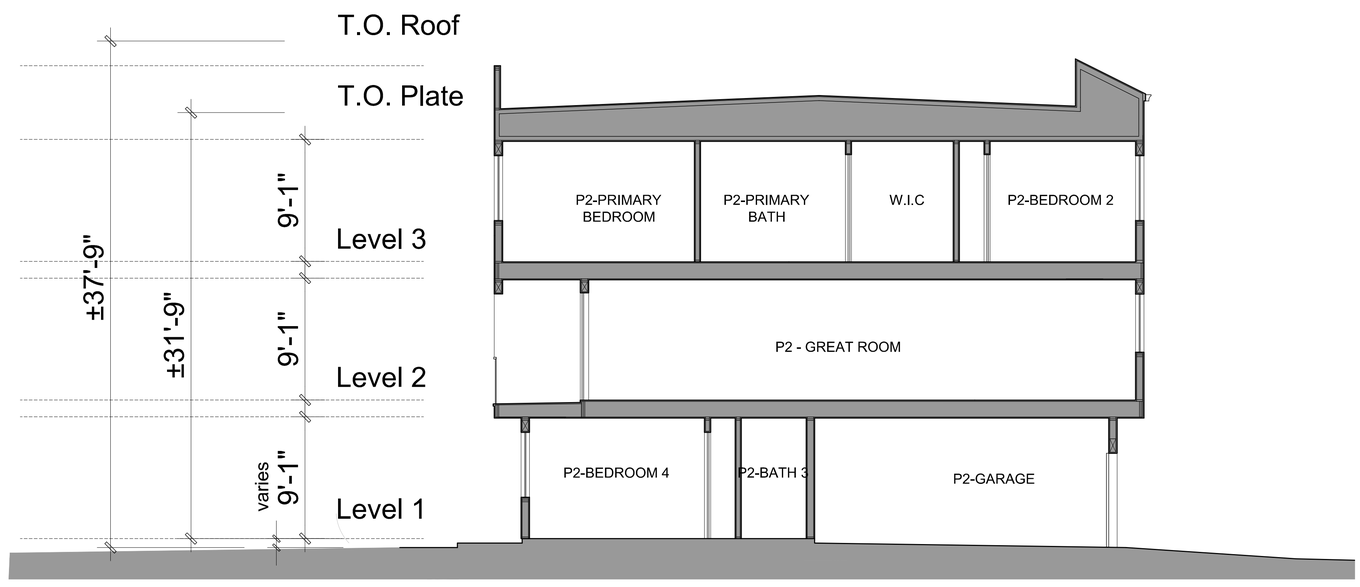
7-PLEX B FLOOR PLANS
LEVEL 3 & ROOF





1. Typical Townhome Elevation

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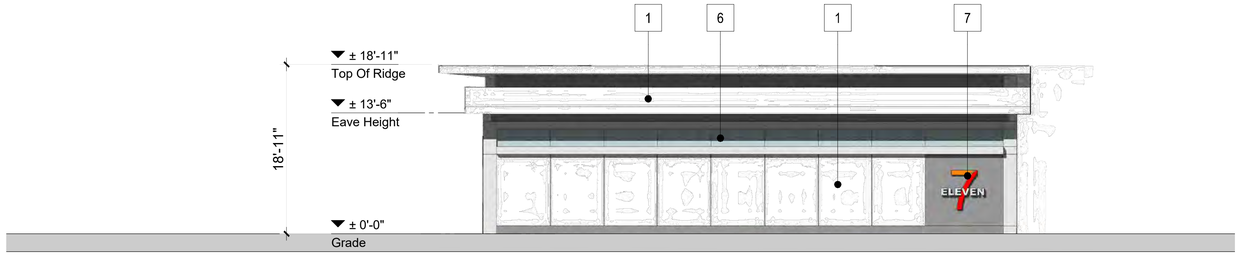
AUGUST 1, 2025

TOWNHOME SECTION

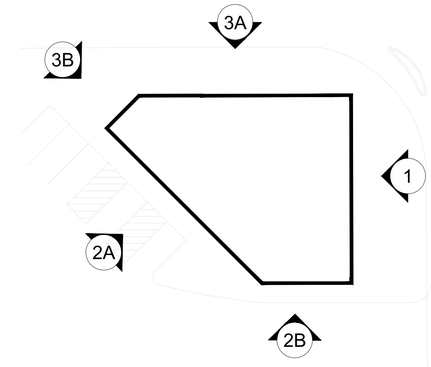
A3.5.0



1. East Elevation

2. Southwest Elevation

3. North Elevation



COLOR & MATERIAL LEGEND:

1. *Off-White Cementitious Panel
2. *Light-Brown Cementitious Panel
3. *Gray Cementitious Panel
4. *Gray Standing Seam Metal Roof
5. *Gray Metal Canopy
6. *Gray Metal Storefront
7. *Multicolor Signage (by others)

Notes:
*Materials as defined, or similar.

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

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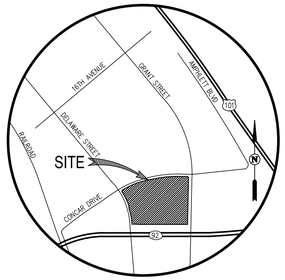
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 4 8 16

BUILDING ELEVATIONS
7-Eleven

A4.1.0



VICINITY MAP

CIVIL INDEX OF SHEETS

CONTACTS

1. DEVELOPER: BROOKFIELD PROPERTIES
JASON BERNSTEIN
12657 ALCOSTA BOULEVARD, SUITE 250
SAN RAMON, CA 94583
(415) 298-3325

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
ANGELO OBERTELLO, P.E., RCE 64345
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

3. ARCHITECT: KTGY ARCHITECTS, INC.
LILY CIAMMAICHELLA
1814 FRANKLIN STREET. SUITE 400
OAKLAND, CA 94612
(510) 463-2045

4. LANDSCAPE: C2 COLLABORATIVE
CHRISTOPHER FORTUNATO
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
(949) 366-6625

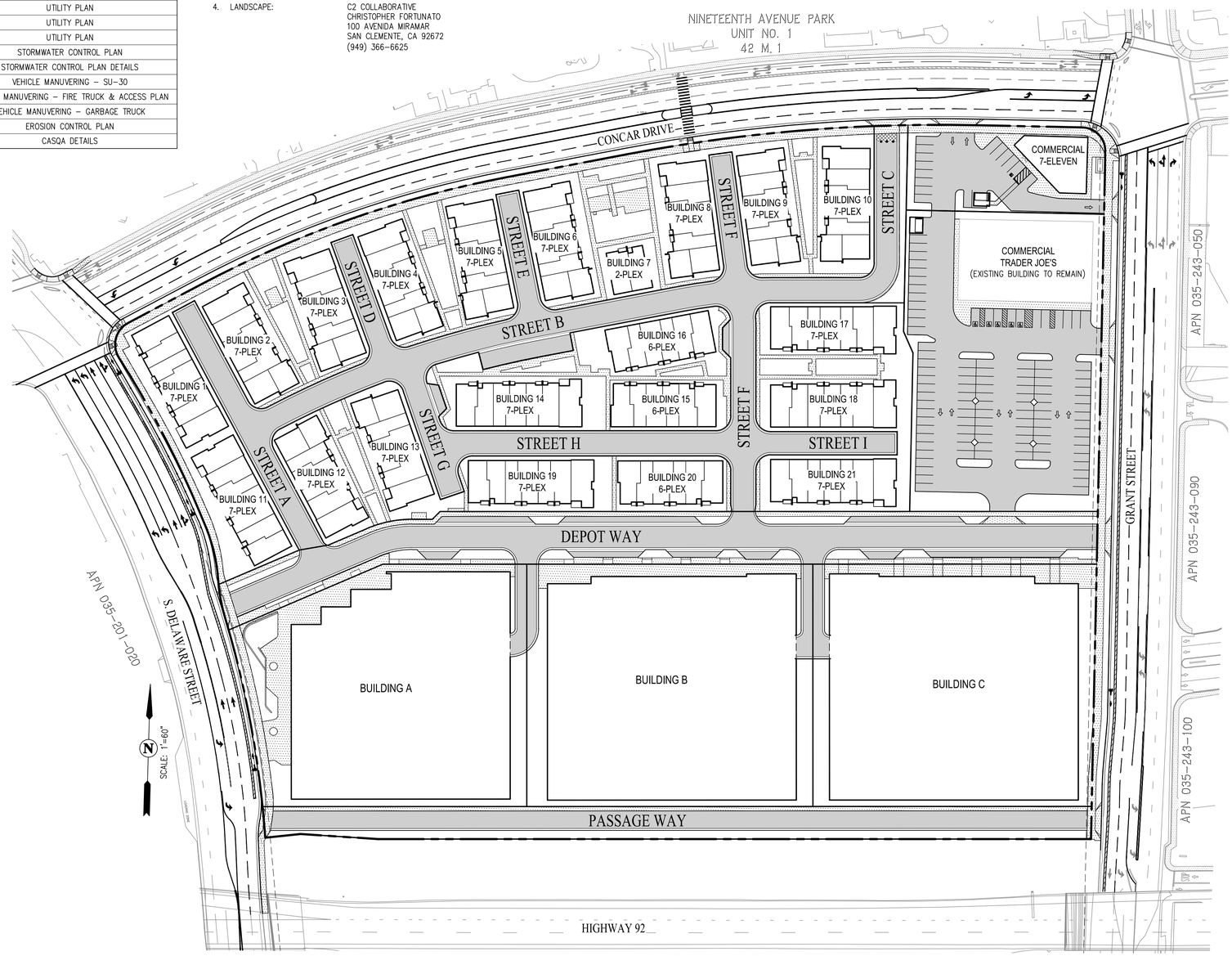
I, ANGELO OBERTELLO, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFOREMENTIONED REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

REGISTERED ENGINEER — DATE: 7/31/2025

REGISTERED PROFESSIONAL ENGINEER — ANGELO OBERTELLO — 64345 — CIVIL — STATE OF CALIFORNIA

GENERAL NOTES

1. SITE ADDRESS: 640, 666, 690 CONCAR DRIVE, SAN MATEO, CA
1855 SOUTH DELAWARE STREET, SAN METEO, CA
1820 & 1880 SOUTH GRANT STREET, SAN MATEO, CA
2. ACCESSORS PARCEL NO.: 035-242-090, 035-242-140, 035-242-160, 035-242-170, 035-242-190, 035-242-200, 035-242-210, 035-242-220
3. EXISTING ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT
4. PROPOSED ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT
5. CONTOUR INTERVAL: 1 FOOT
6. SITE AREA (GROSS): 14.51 AC±
7. EXISTING STRUCTURES: EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
8. NUMBER OF LOTS/PARCELS: 35
9. TREES: ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10. UTILITY PROVIDERS:
WATER: CALIFORNIA WATER SERVICES
SANITARY SEWER: CITY OF SAN MATEO
STORM DRAIN: CITY OF SAN MATEO
GAS & ELECTRIC: PG&E
11. TELEPHONE: AT&T
12. CABLE TV: COMCAST
13. FIRE PROTECTION: SAN MATEO CONSOLIDATED FIRE DEPARTMENT
14. LIGHTING: ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
15. TRASH: INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY.
16. STREETS: ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
17. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
18. DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
19. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
20 FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0166F
DATED: JULY 16, 2015
21. BASIS OF BEARING: THE BEARING N41°24'09"W BEING A CALCULATED BEARING BETWEEN TWO FOUND MONUMENTS ON S. DELAWARE STREET AT THE INTERSECTIONS OF THE ALLEY (NOW CONCAR DRIVE) AND CHARLES LANE AS SHOWN ON THAT CERTAIN MAP ENTITLED "NINETEENTH AVENUE PARK UNIT NO. 1".
22. CONDOMINIUM MAP: A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 1 THROUGH 21. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 139 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 21.
23. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.
24. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.



ABBREVIATIONS

AC	ACRE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTION
BOV	BLOW-OFF VALVE
BW	BACK OF WALK
C/L	CENTERLINE
CB	CATCH BASIN
DDCV	DOUBLE DETECTOR CHECK VALVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
GB	GRADE BREAK
GR	TOP OF GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION SERVICE
LF	LINEAL FOOT
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
PAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PRC	POINT OF REVERSE CURVE
PRSE	PRIVATE STREET EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TG	TOP OF GRATE
TSC	TOP OF SILVA CELLS
TSM	TOP OF SOIL MIX
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		PARCEL LINE
		CURB, GUTTER & SIDEWALK
		ELECTROLIER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
EX 12" SS	12" SS	SANITARY SEWER PIPE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
EX 12" SD	12" SD	STORM DRAIN PIPE
		STREET LIGHT
		UTILITY POLE
EX 8" W	8" W	WATER PIPE
		BLOW OFF
		BIORETENTION AREA
		SILVA CELLS

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Brookfield Residential

THE PACIFIC COMPANIES

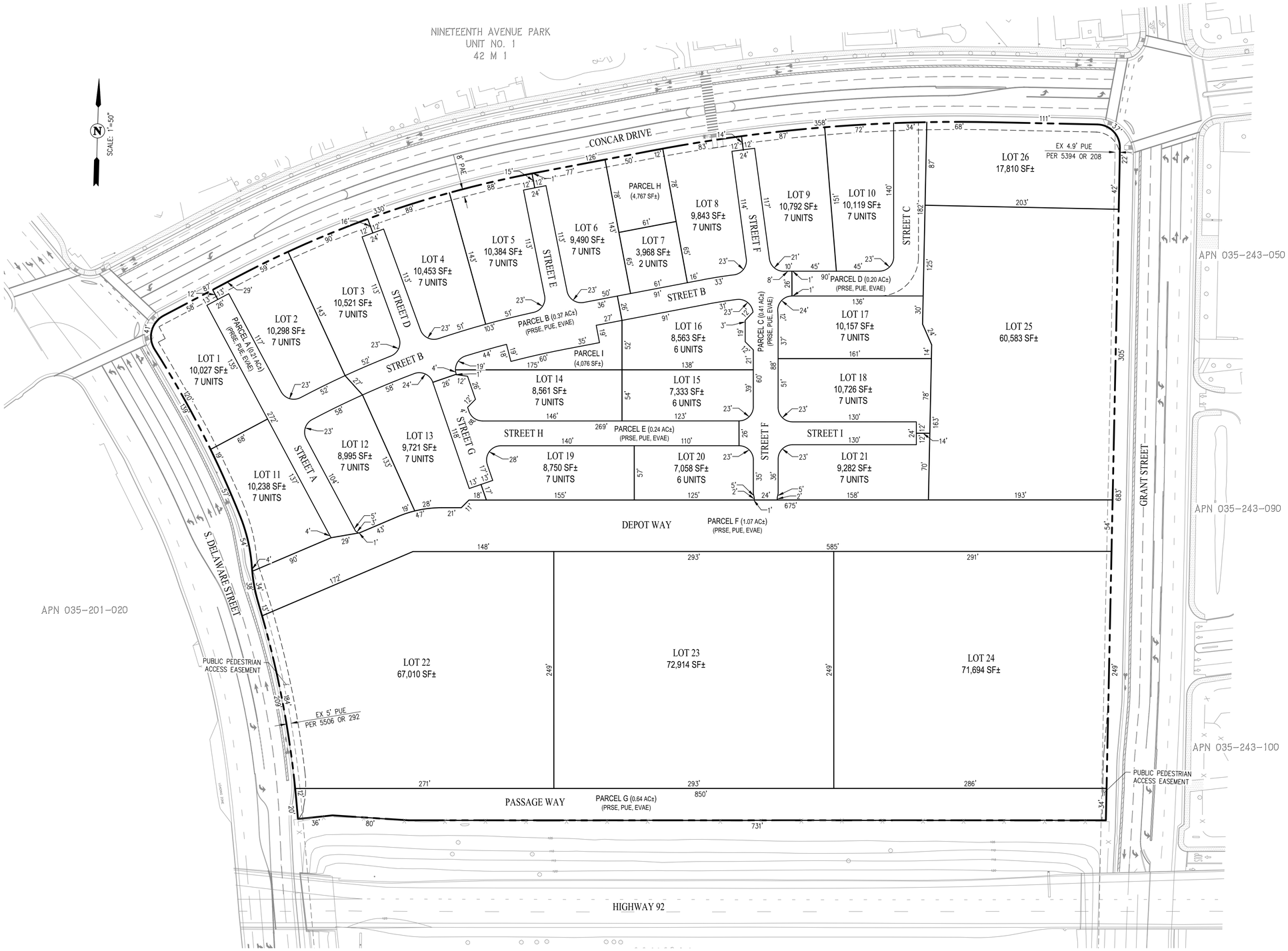
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 30 60 120
Scale 1" = 60'

TITLE SHEET

C1



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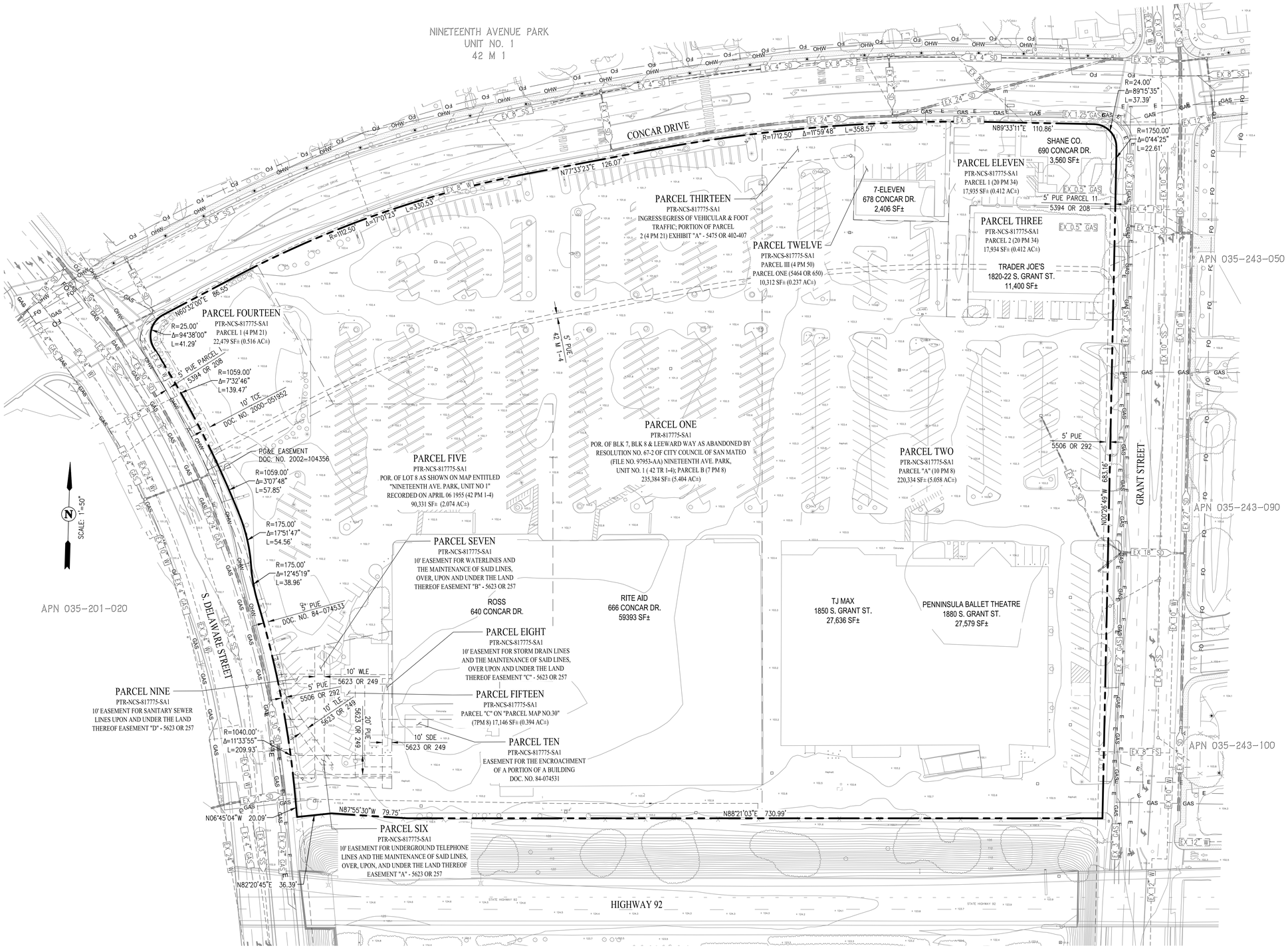
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP

C2



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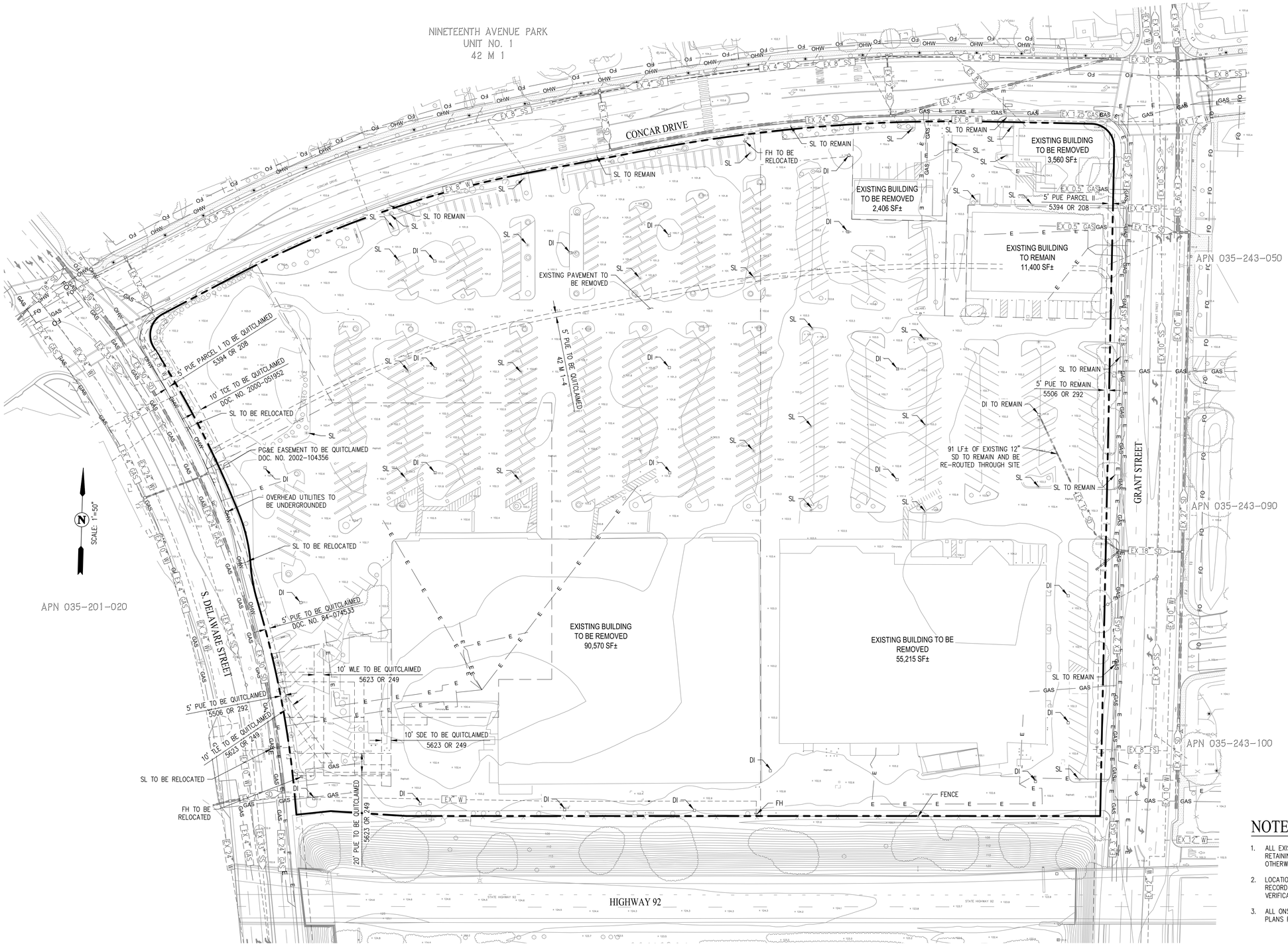
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

EXISTING CONDITIONS

C3



NOTES:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.

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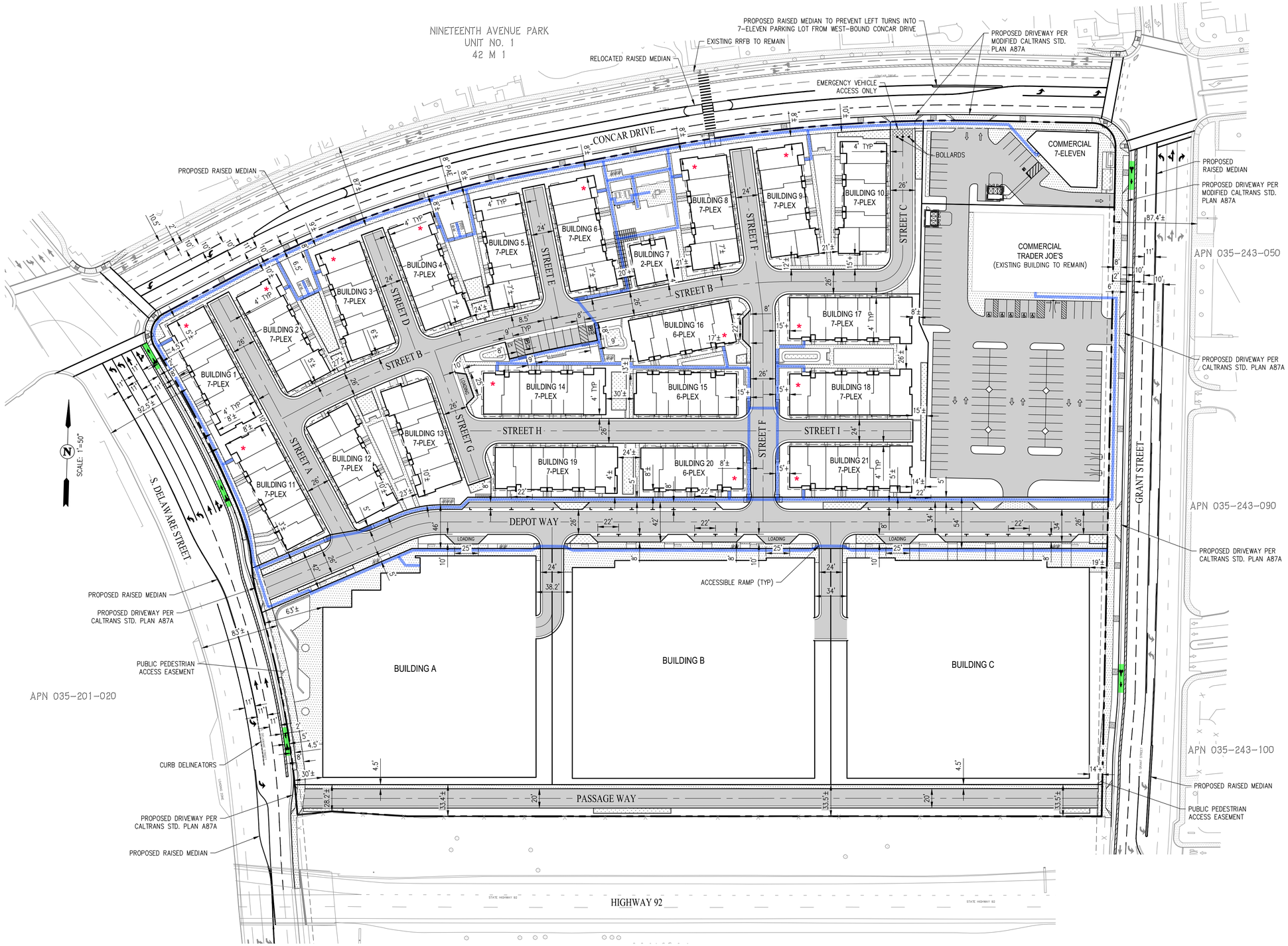
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

DEMOLITION PLAN

C4



PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
TOWNHOMES		
2-PLEX	1	2
6-PLEX	3	18
7-PLEX	7	49
7-PLEX* (SIDE ENTRY)	10	70
TOTAL	21	139
APARTMENTS		
BUILDING A	–	186
BUILDING B	–	261
BUILDING C	–	261
TOTAL	21	847

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 14 PROVIDED

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
TOWNHOMES	
STANDARD GUEST	7
ACCESSIBLE	1
EV CAPABLE	1
EV CAPABLE ACCESSIBLE	1
TOTAL	10
DEPOT WAY	
ON-STREET	26
TOTAL	26
RETAIL	
7-ELEVEN	15
TRADER JOE'S	102
LOADING ZONES	
TOWNHOMES	1
BUILDING A	1
BUILDING B	1
BUILDING C	1

NOTE: SEE SHEET A0.1.0 FOR THE TOTAL PARKING SUMMARY

LARGE LOT SUMMARY

PARCEL	AREA (AC±)
TOWNHOMES (28 LOTS/PARCELS)	6.13
7-ELEVEN	0.41
TRADER JOE'S	1.39
BUILDING A	1.54
BUILDING B	1.67
BUILDING C	1.64
DEPOT WAY	1.08
PASSAGE WAY	0.64
TOTAL	14.5 ±

NOTE: SEE SHEET C2 FOR DETAILED LOT & PARCEL SUMMARY

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT

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THE PACIFIC COMPANIES

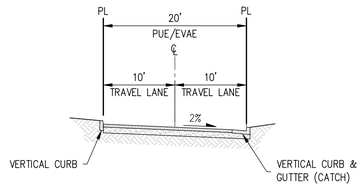
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

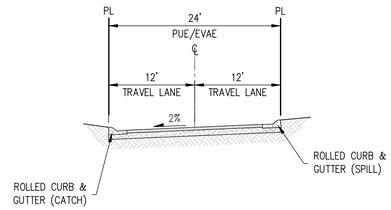
0 25 50 100
Scale 1" = 50'

SITE PLAN

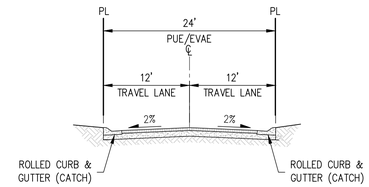
C5



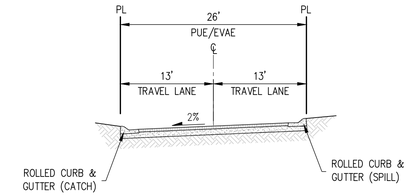
PASSAGE WAY
NOT TO SCALE



STREET E, STREET I
NOT TO SCALE



STREET D, STREET F
NOT TO SCALE



STREET A
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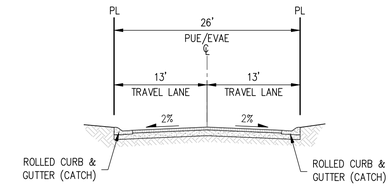
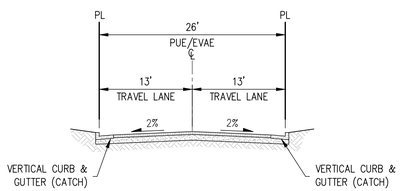
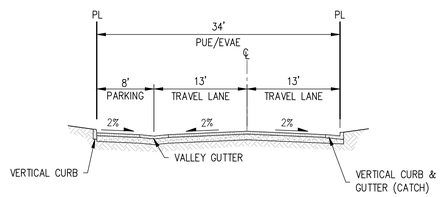


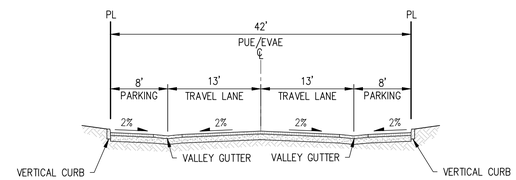
STREET B, STREET C, STREET F,
STREET G, STREET H
NOT TO SCALE



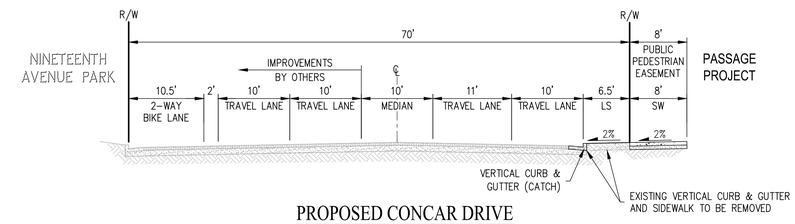
DEPOT WAY
NOT TO SCALE



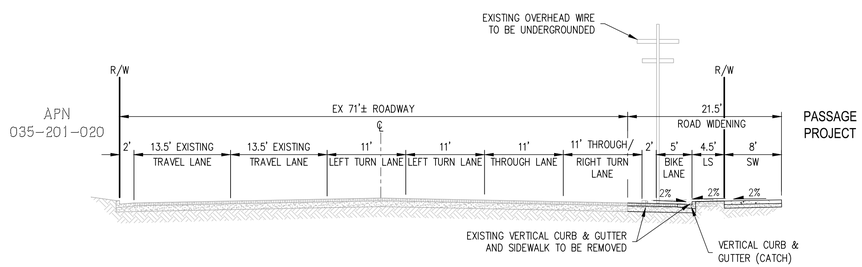
DEPOT WAY WITH PARKING ON
ONE SIDE
NOT TO SCALE



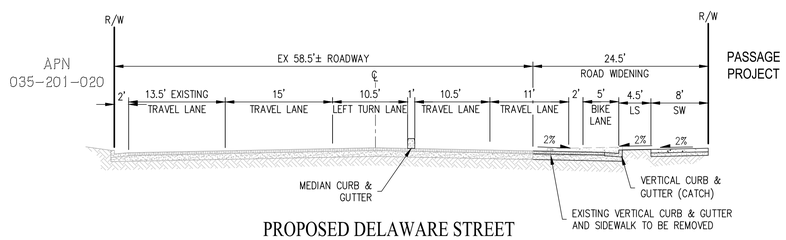
DEPOT WAY WITH PARKING ON
BOTH SIDES
NOT TO SCALE



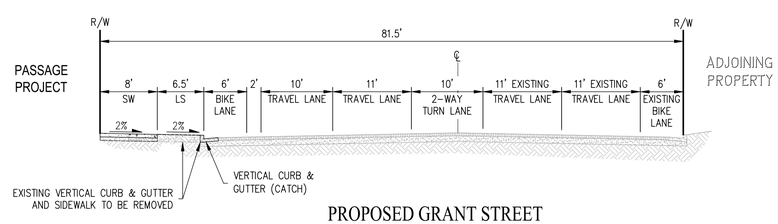
PROPOSED CONCAR DRIVE
NOT TO SCALE



PROPOSED DELAWARE STREET
AT INTERSECTION APPROACH
NOT TO SCALE



PROPOSED DELAWARE STREET
NOT TO SCALE



PROPOSED GRANT STREET
NOT TO SCALE

H:\4144-000\AD\DWG\TM08.DWG

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Brookfield Residential

THE PACIFIC COMPANIES

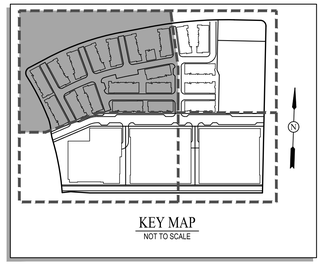
PASSAGE
SAN MATEO, CA # 2024-0397

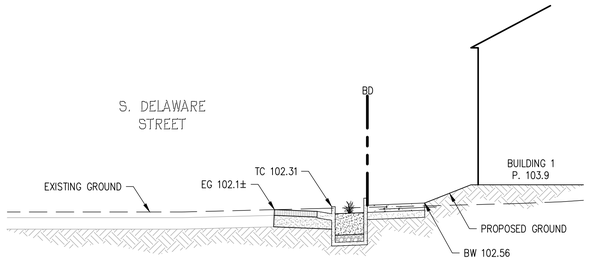
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

STREET SECTIONS

C6





SECTION A
NOT TO SCALE

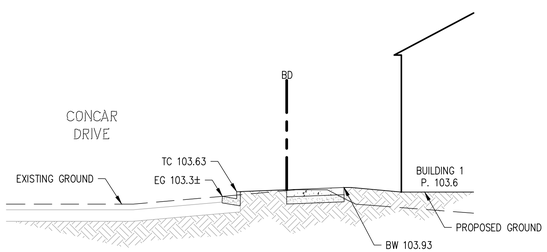
LEGEND

* ACCESSIBLE UNITS

⇨ DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION B
NOT TO SCALE

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THE PACIFIC COMPANIES

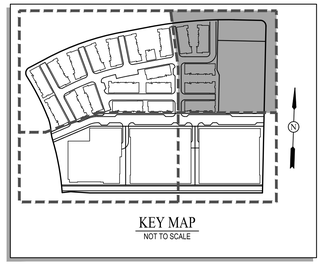
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 15 30 60
Scale 1" = 30'

GRADING PLAN

C7



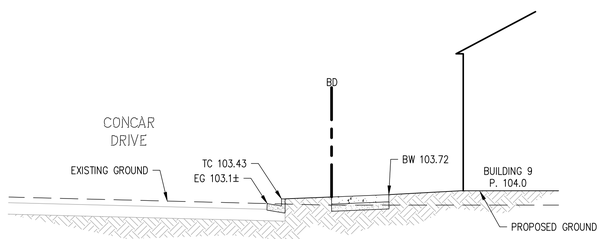
LEGEND

* ACCESSIBLE UNITS

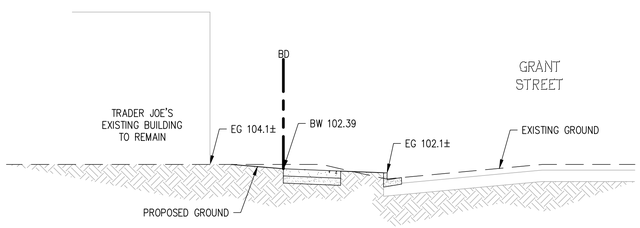
⇨ DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION A
NOT TO SCALE



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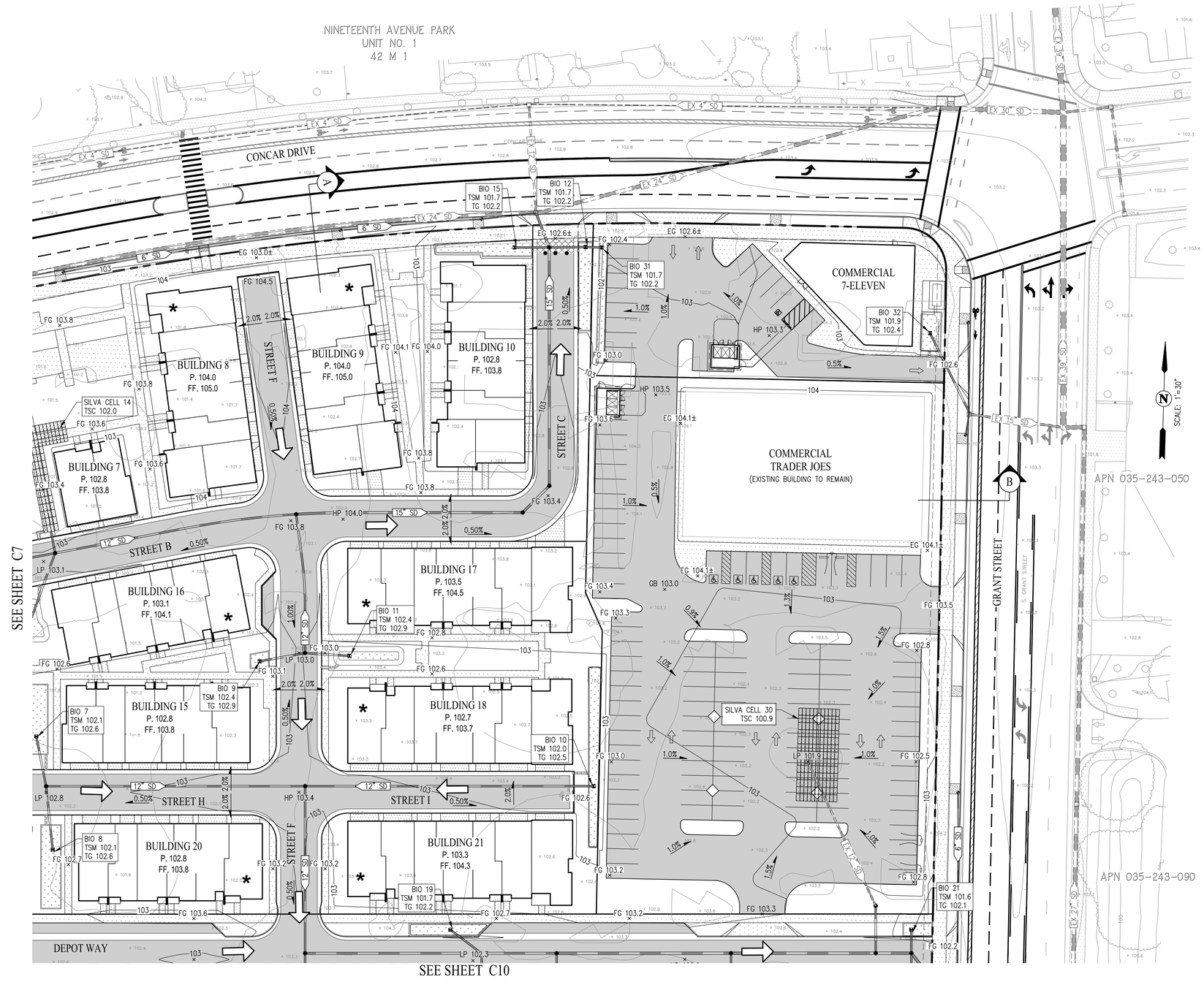
NOT TO SCALE



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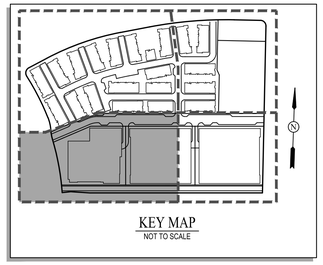
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 15 30 60
Scale 1" = 30'

GRADING PLAN

C8



LEGEND

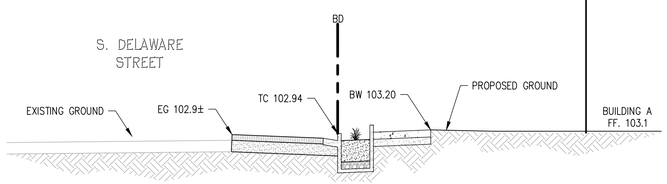
* ACCESSIBLE UNITS

⇨ DIRECTION OF OVERLAND RELEASE

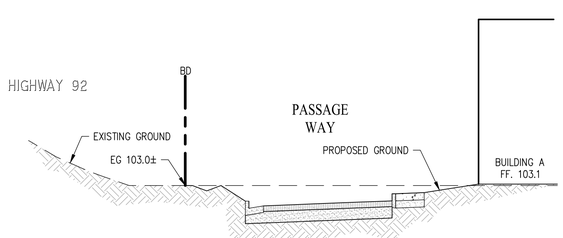
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

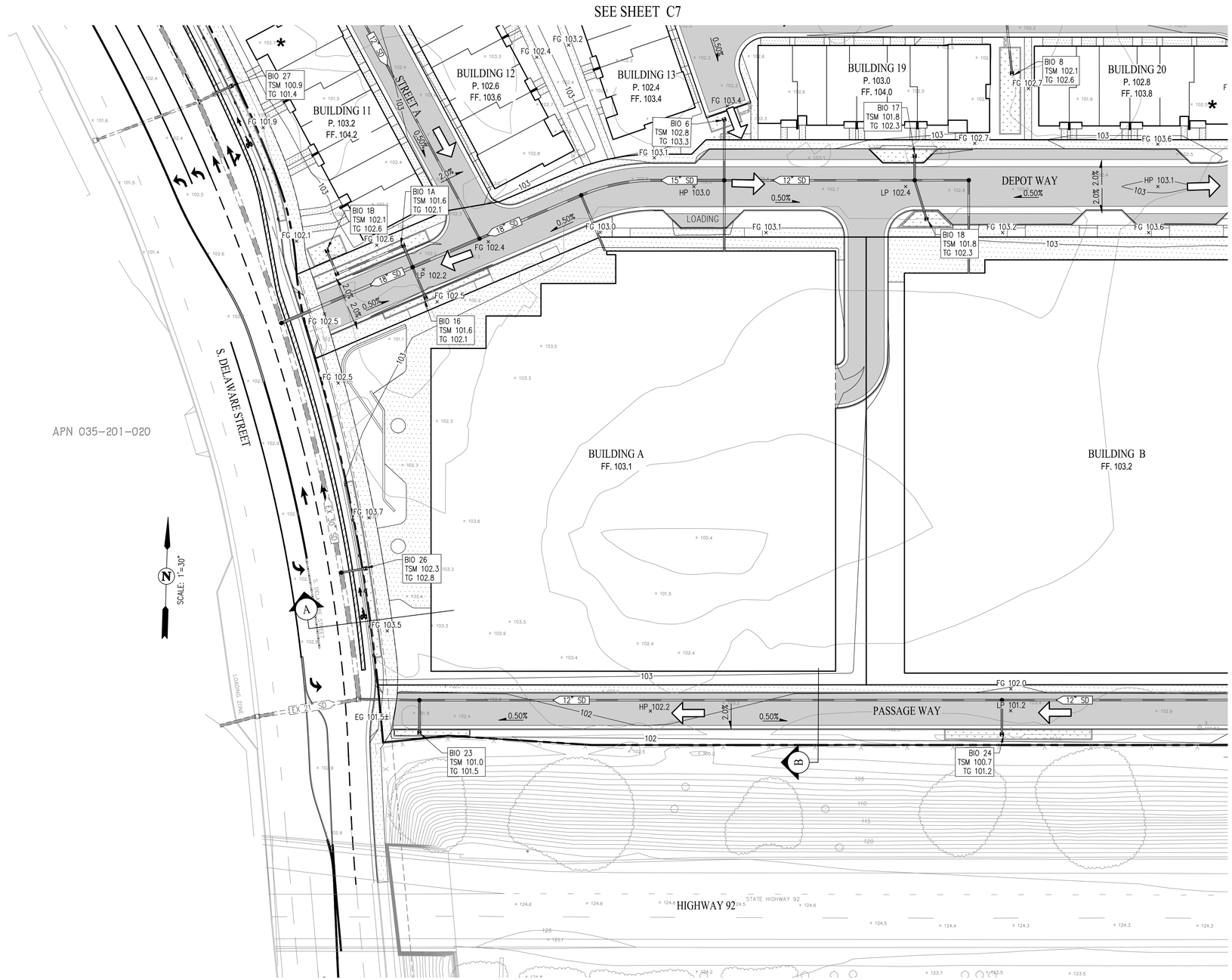
NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.

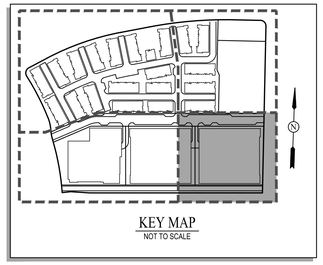


SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE





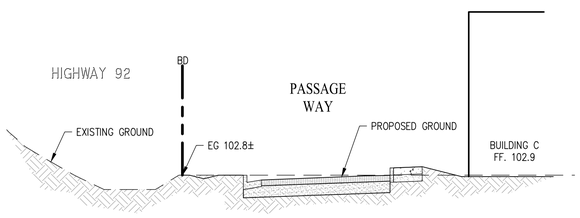
LEGEND

* ACCESSIBLE UNITS

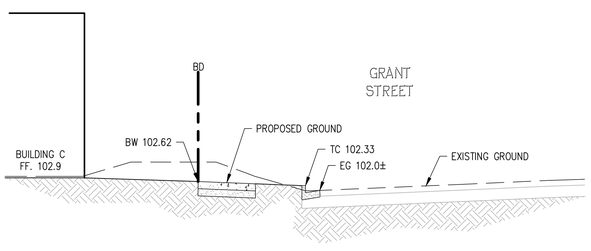
⇨ DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
ROUGH GRADING	45,000	45,000
NET	-	-

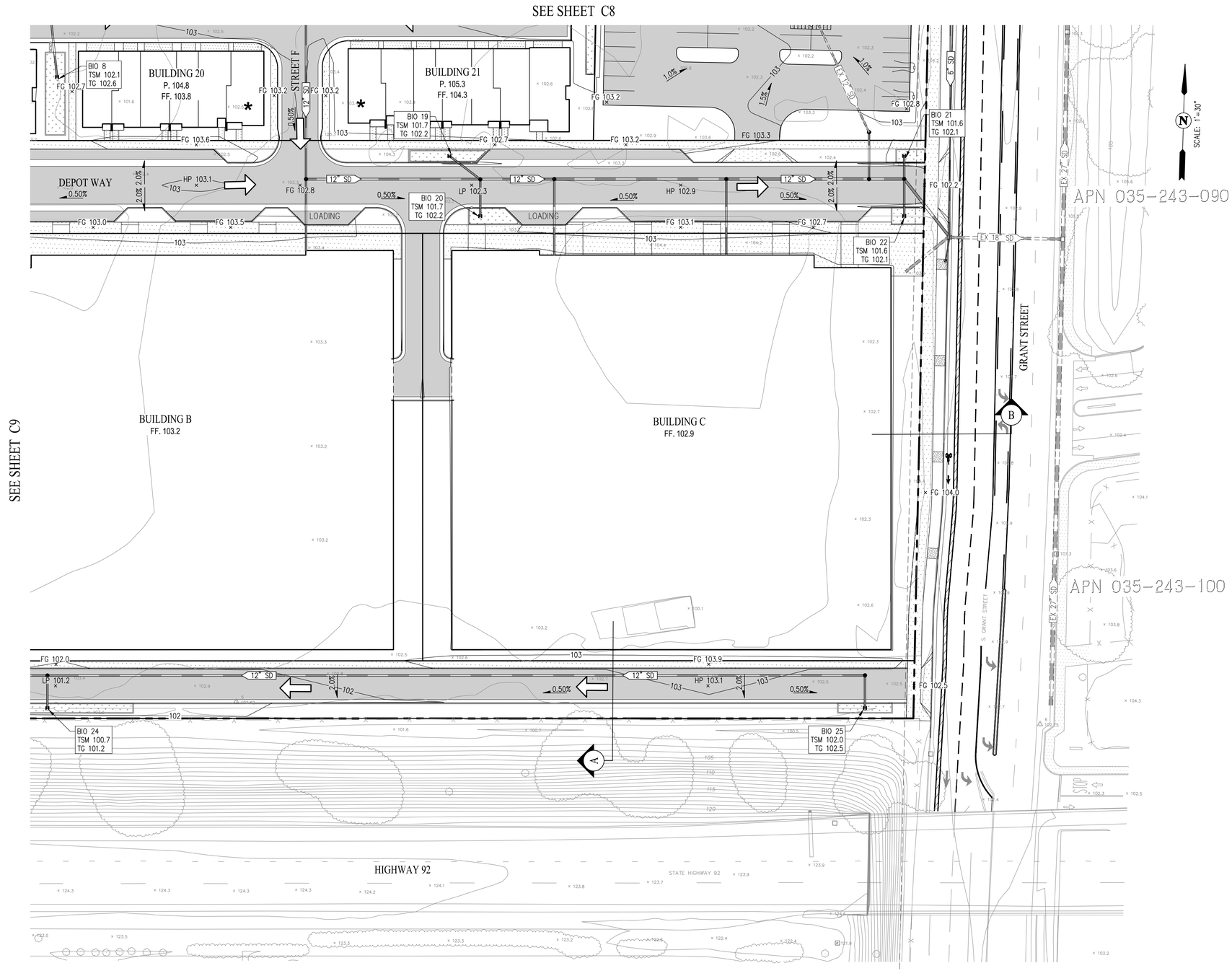
NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.

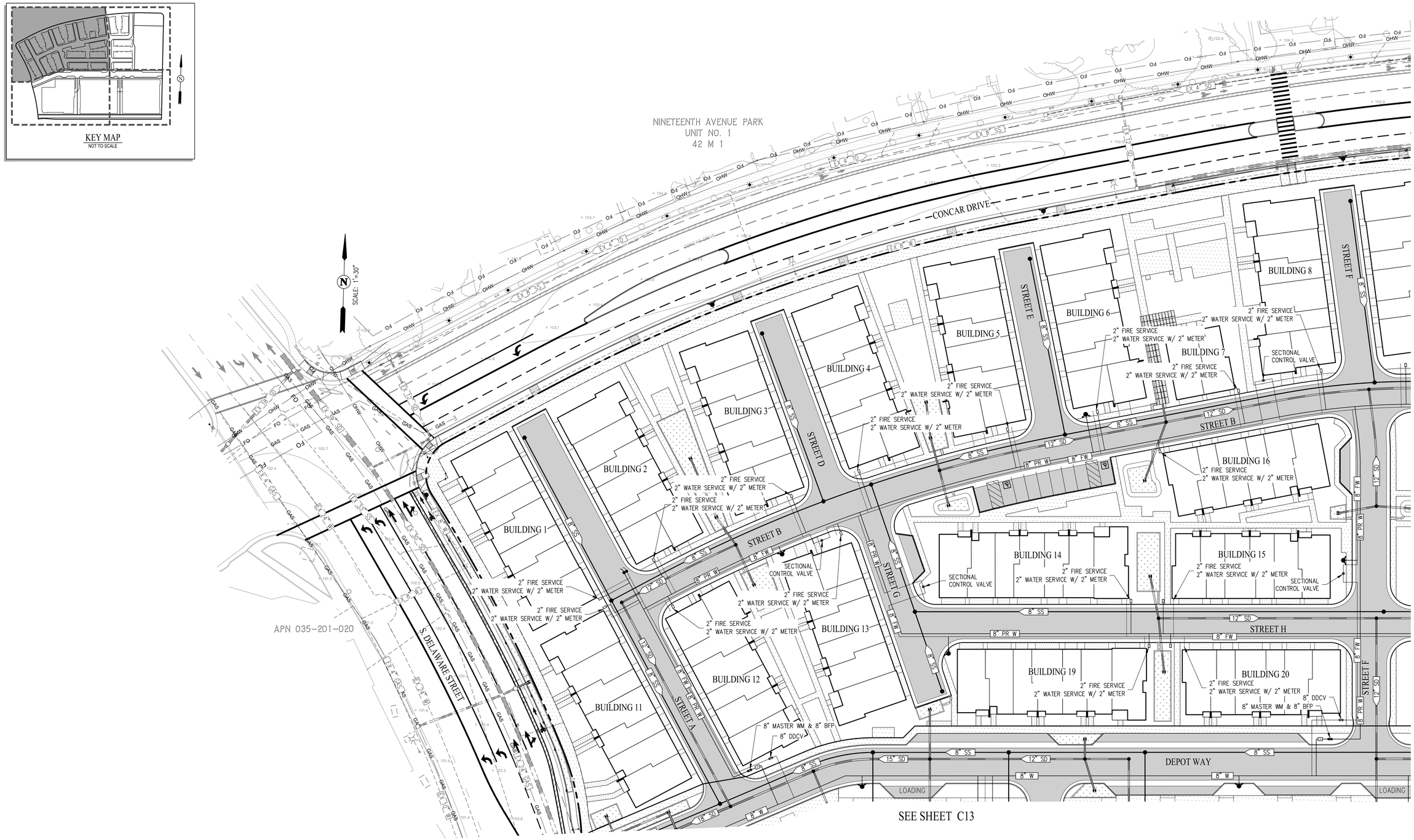


SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE





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THE PACIFIC COMPANIES

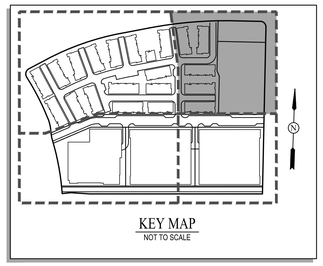
PASSAGE
SAN MATEO, CA # 2024-0397

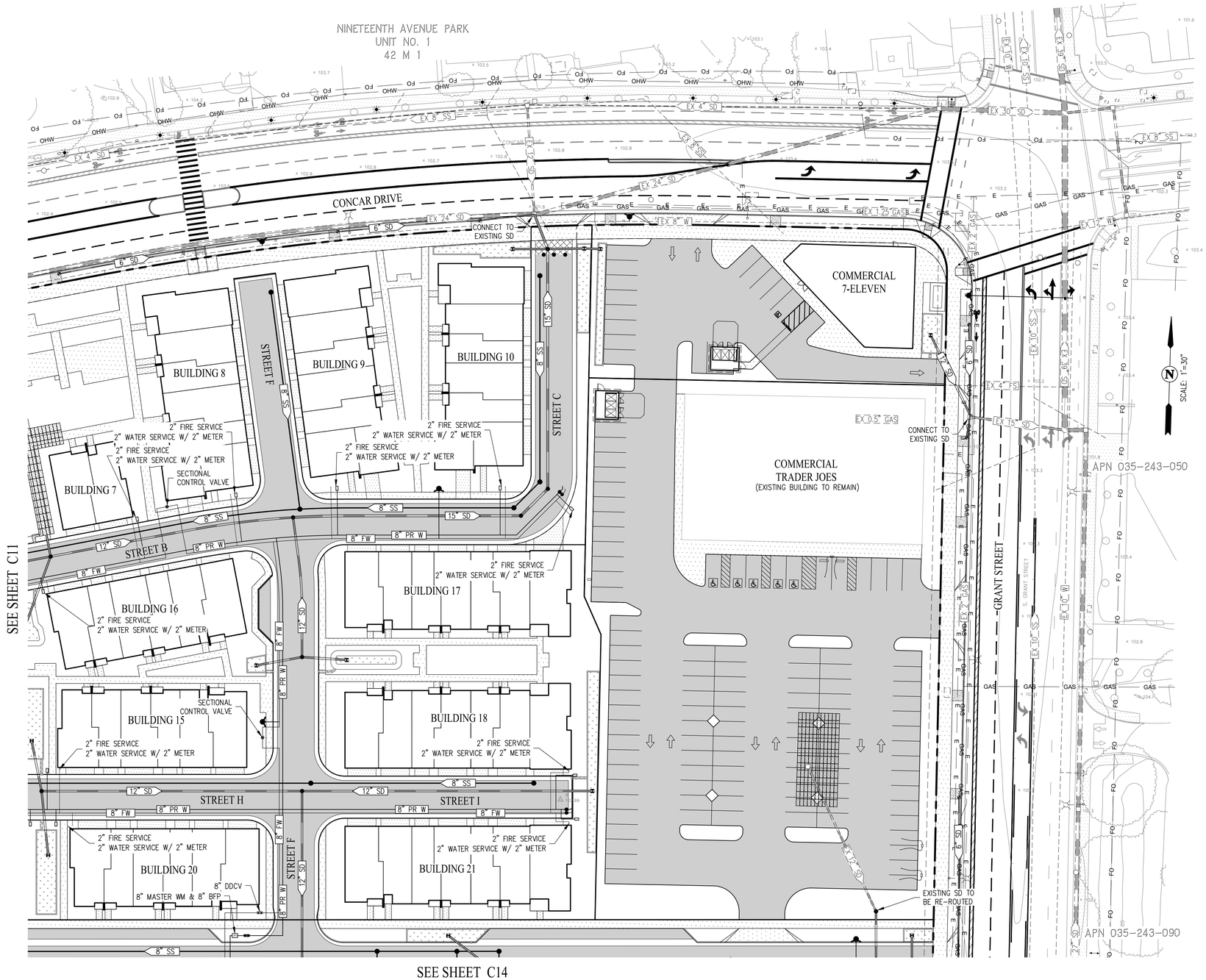
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

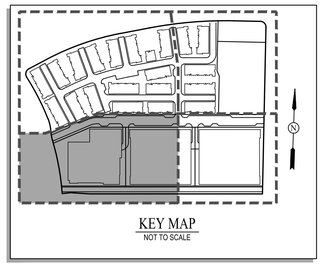
0 15 30 60
Scale 1" = 30'

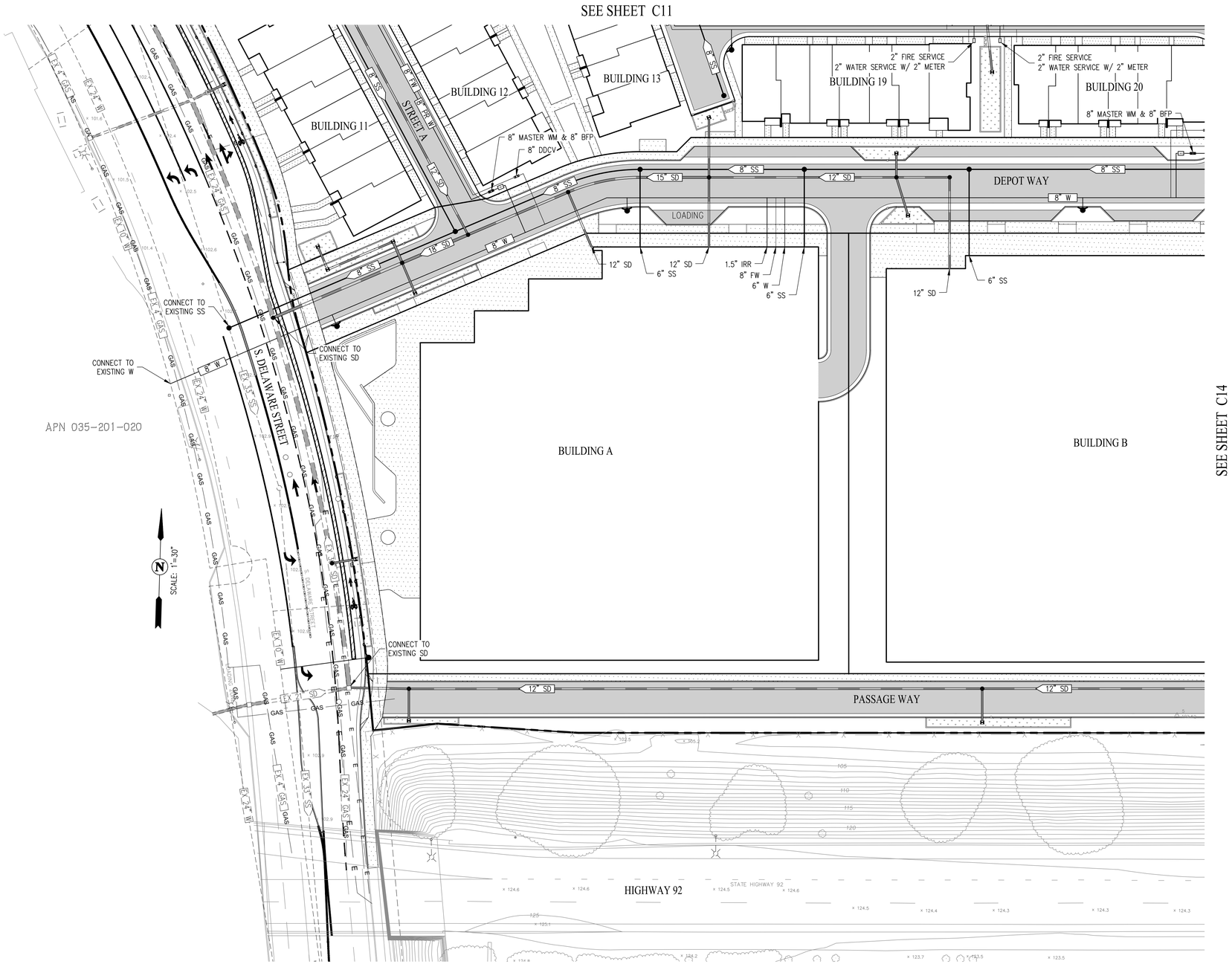
UTILITY PLAN

C11


KEY MAP
NOT TO SCALE


NINETEENTH AVENUE PARK
UNIT NO. 1
42 M 1
CONCAR DRIVE
CONNECT TO EXISTING SD
COMMERCIAL 7-ELEVEN
COMMERCIAL TRADER JOES
(EXISTING BUILDING TO REMAIN)
CONNECT TO EXISTING SD
GRANT STREET
APN 035-243-050
APN 035-243-090
EXISTING SD TO BE RE-ROUTED
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 20
BUILDING 21
STREET B
STREET C
STREET F
STREET H
STREET I
2" FIRE SERVICE
2" WATER SERVICE W/ 2" METER
SECTIONAL CONTROL VALVE
8" DDCV
8" MASTER WM & 8" BFP
SCALE: 1"=30'
SEE SHEET C11
SEE SHEET C14





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THE PACIFIC COMPANIES

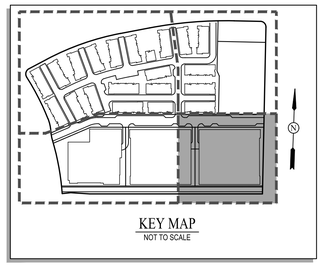
PASSAGE
SAN MATEO, CA # 2024-0397

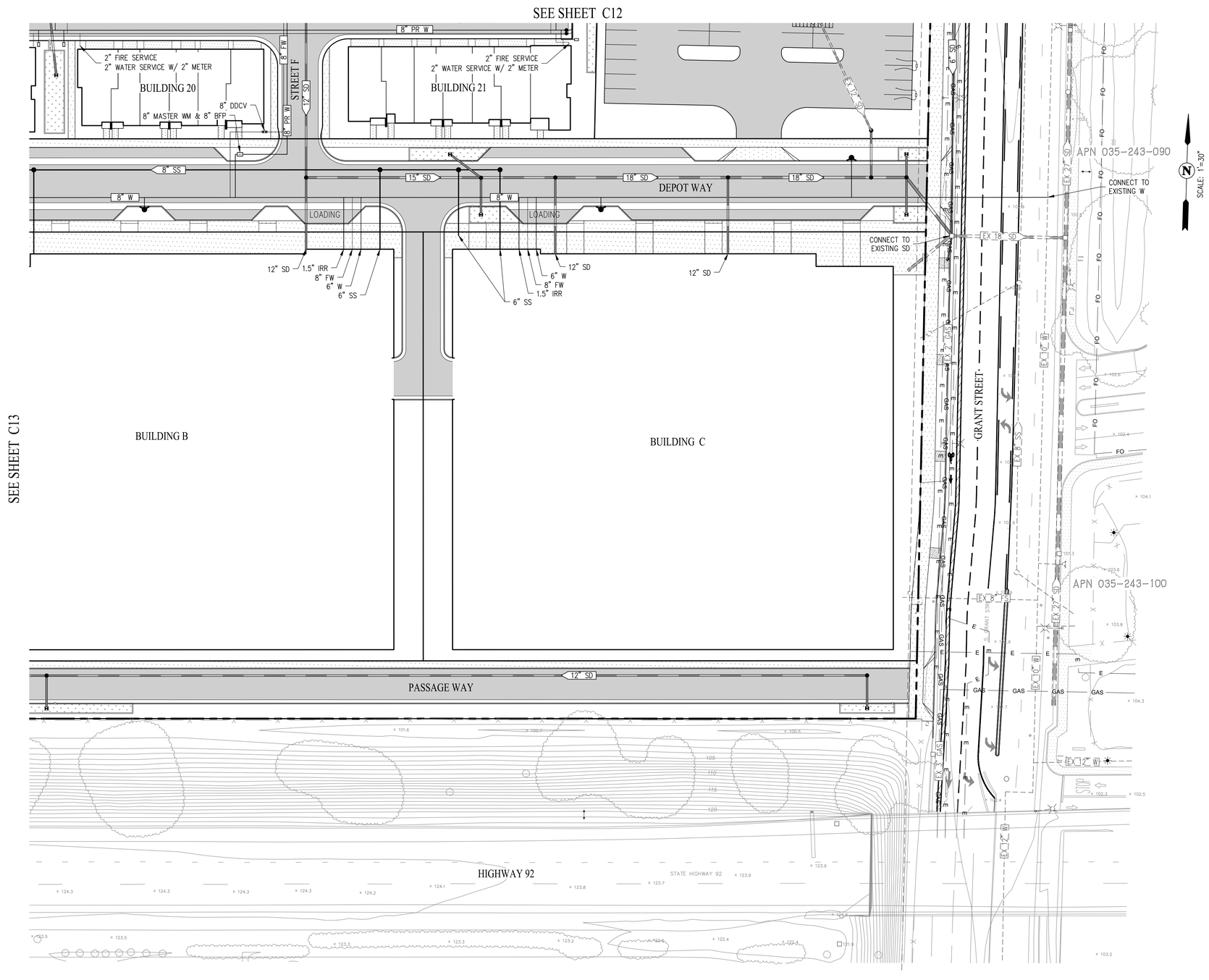
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 15 30 60
Scale 1" = 30'

UTILITY PLAN

C13





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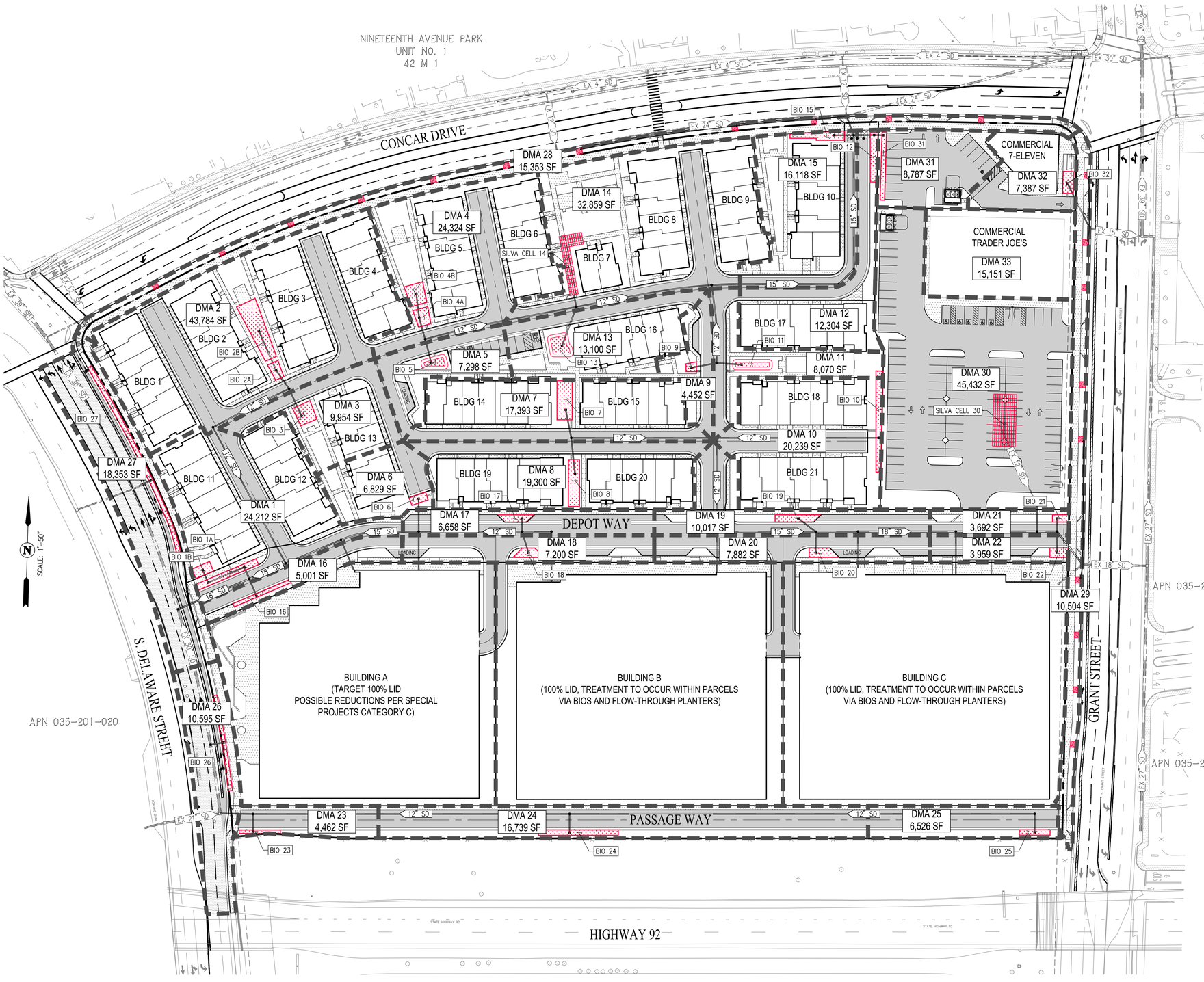
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 15 30 60
Scale 1" = 30'

UTILITY PLAN

C14



STORMWATER MANAGEMENT PLAN							
DMA	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)	Req'd Treatment Area (SF)	Treatment Area Provided (SF)	Treatment Type
1	24,212	19,368	4,844	19,852	611	622	Bioretention
2	43,784	33,805	9,979	34,803	1,070	1,113	Bioretention
3	9,954	6,993	2,961	7,289	225	340	Bioretention
4	24,324	18,052	6,272	18,679	575	638	Bioretention
5	7,298	2,998	4,300	3,428	106	134	Bioretention
6	6,829	2,486	4,343	2,920	90	136	Bioretention
7	17,393	16,442	951	16,537	510	592	Bioretention
8	19,300	16,424	2,876	16,716	515	602	Bioretention
9	4,452	1,880	2,572	2,137	66	81	Bioretention
10	20,239	17,269	2,970	17,566	540	561	Bioretention
11	8,070	3,138	4,932	3,631	112	162	Bioretention
12	12,304	10,250	2,054	10,455	322	350	Bioretention
13	13,100	8,499	4,601	8,959	276	283	Bioretention
14	32,859	21,197	11,662	22,363	690	692	Silva Cells
15	16,118	9,627	6,491	10,276	316	359	Bioretention
16	5,001	4,114	887	4,203	130	188	Bioretention
17	6,658	6,288	370	6,325	195	205	Bioretention
18	7,200	5,902	1,298	6,032	186	194	Bioretention
19	10,017	8,775	1,242	8,899	274	297	Bioretention
20	7,882	6,828	1,054	6,933	214	227	Bioretention
21	3,692	2,928	764	3,004	93	113	Bioretention
22	3,959	3,513	446	3,558	110	162	Bioretention
23	4,462	3,437	1,025	3,540	110	124	Bioretention
24	16,739	12,250	4,489	12,699	392	405	Bioretention
25	6,526	4,760	1,766	4,937	153	155	Bioretention
OFF SITE ROADS							
26 (Delaware Street)	ACT. 10,295	ACT. 9,905	ACT. 690	ACT. 9,905	ACT. 307	342 (202 SF for In Lieu Treatment)	Stormwater Planter
	REQD. 5,159	REQD. 4469	REQD. 690	REQD. 4,538	REQD. 140		
27 (Delaware Street)	ACT. 18,353	ACT. 16,952	ACT. 1,401	ACT. 17,092	ACT. 754	755 (578 SF for In Lieu Treatment)	Stormwater Planter
	REQD. 7,008	REQD. 5,607	REQD. 1,401	REQD. 5,747	REQD. 177		
28 (Concar Drive)	15,353	9,435	5,918	10,027	310	396	Treewells (Spaced 75')
29 (Grant Street)	10,504	6,990	3,514	7,341	226	324	Treewells (Spaced 50')
RETAIL							
30 (Trader Joes Parking Lot)	45,432	37,584	7,848	38,369	1,182	1,250	Silva Cells
31 (7-Eleven)	8,787	7,443	1,344	7,577	233	276	Bioretention
32 (7-Eleven)	7,387	7,143	244	7,167	221	229	Bioretention
33 (Existing Trader Joes Building)	15,151	15,151	0	15,151	467	467	In Lieu Treatment (DMA 26 & 27)
APARTMENTS							
Building A	67,011	100% LID (treatment to occur within parcels)					
Building B	72,914	100% LID (treatment to occur within parcels)					
Building C	71,695	100% LID (treatment to occur within parcels)					

LEGEND

- DRAINAGE BOUNDARY
- TREE WELL (SPACED 75' ON CONCAR DRIVE AND 50' ON GRANT STREET)
- BIORETENTION AREA (SEE DETAILS SHEET C16)
- SILVA CELLS (SEE DETAILS SHEET C16)
- PROPOSED CONCRETE AREA TO BE TREATED
- PROPOSED ASPHALT AREA TO BE TREATED
- EXISTING ASPHALT AREA TO BE TREATED

H:\4144-000\ACAD\TM\15.DWG

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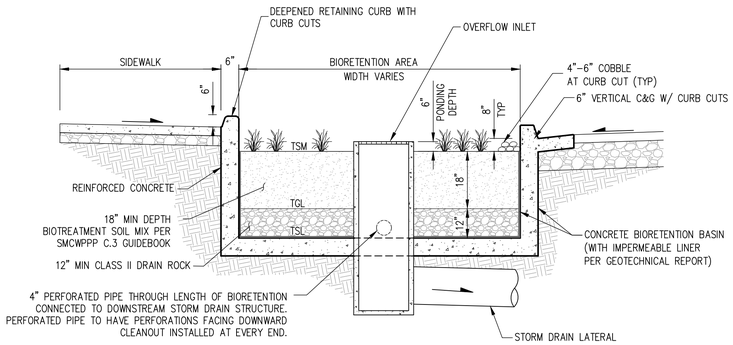
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

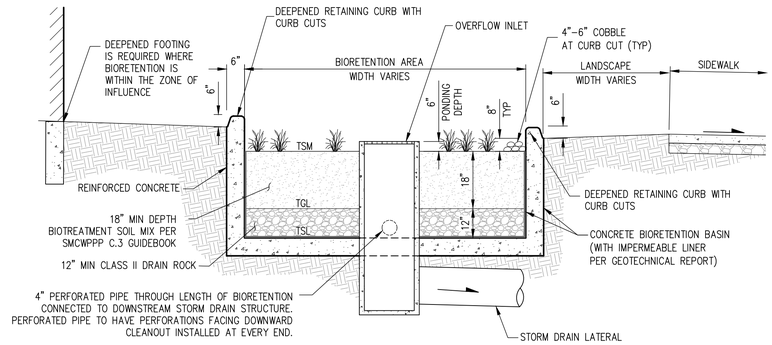
STORMWATER CONTROL PLAN

C15



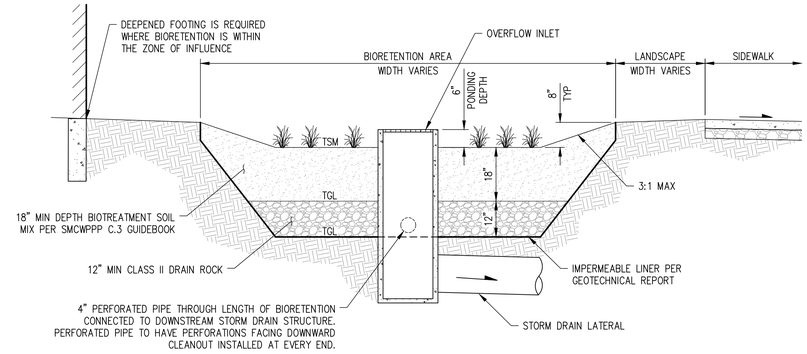
BIORETENTION DETAIL #1

BIO: 1A, 6, 12, 16–27
NOT TO SCALE



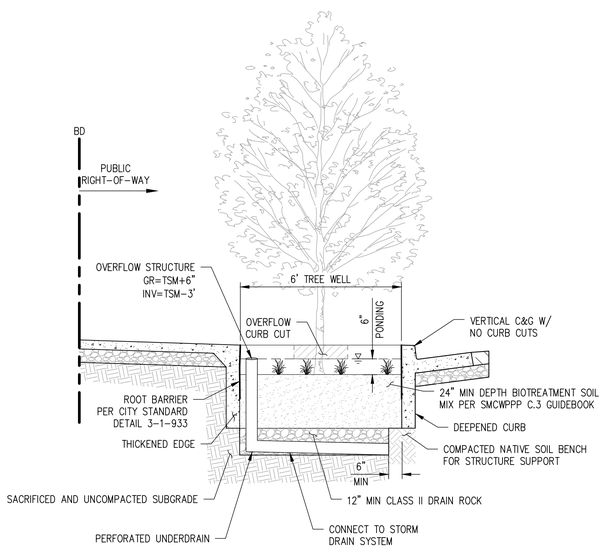
BIORETENTION DETAIL #2

BIO: 1B, 2A, 2B, 3, 4A, 4B, 7–10, 15, 31, 31B
NOT TO SCALE



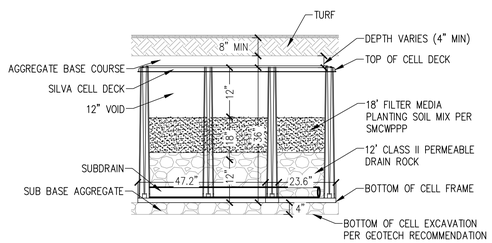
BIORETENTION DETAIL #3

BIO: 5, 11, 13
NOT TO SCALE



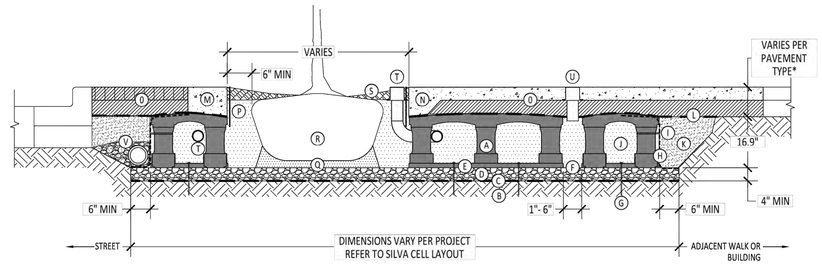
TREE WELL DETAIL

TREE WELLS ON CONCAR DRIVE SPACED EVERY 75'
TREE WELLS ON GRANT STREET SPACED EVERY 50'
NOT TO SCALE



SILVA CELL DETAIL

SILVA CELL: 14, 30
NOT TO SCALE



SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

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REVISED VARIOUS DETAILS, REVISED DATE: 2015.05.05

SILVA CELL SYSTEM 1X

NOT TO SCALE FEET

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Brookfield Residential

THE PACIFIC COMPANIES

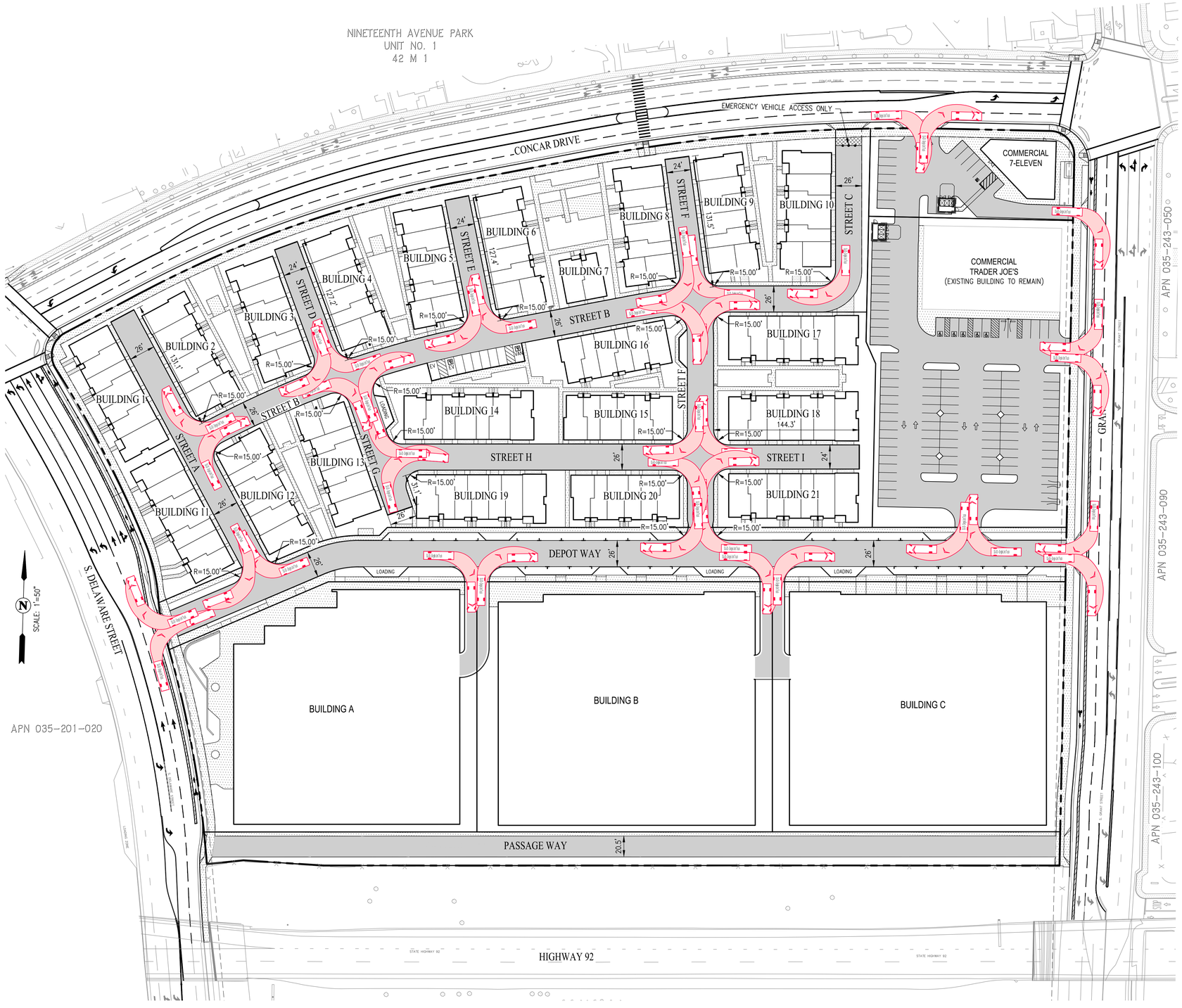
PASSAGE
SAN MATEO, CA # 2024-0397

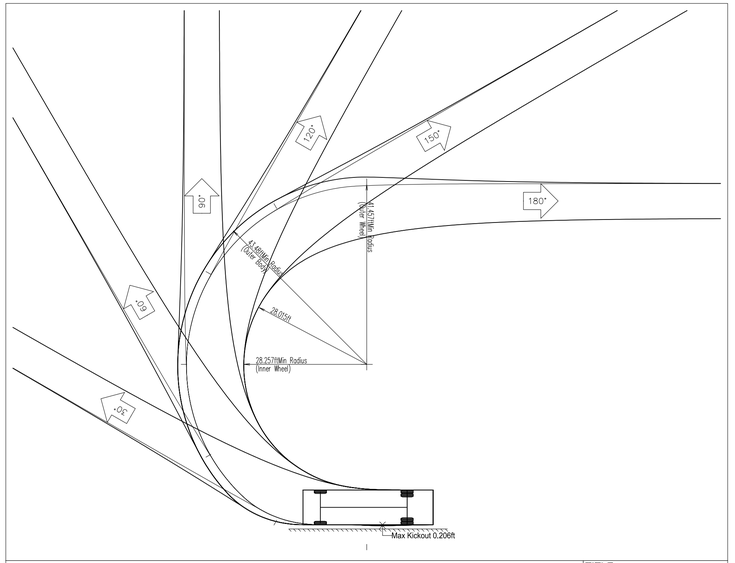
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

STORMWATER CONTROL PLAN DETAILS

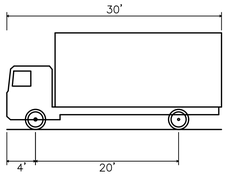
C16





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SU-30 -
SINGLE UNIT
TRUCK



OVERALL LENGTH	30.0 FT
OVERALL WIDTH	8.0 FT
OVERALL BODY HEIGHT	13.5 FT
MIN BODY GROUND CLEARANCE	1.3 FT
TRACK WIDTH	8.0 FT
LOCK-TO-LOCK TIME	5.00 S
MAX STEERING ANGLE (VIRTUAL)	31.8°

SAN MATEO COUNTY SU-30 TRUCK

NOT TO SCALE

LEGEND

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

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THE PACIFIC COMPANIES

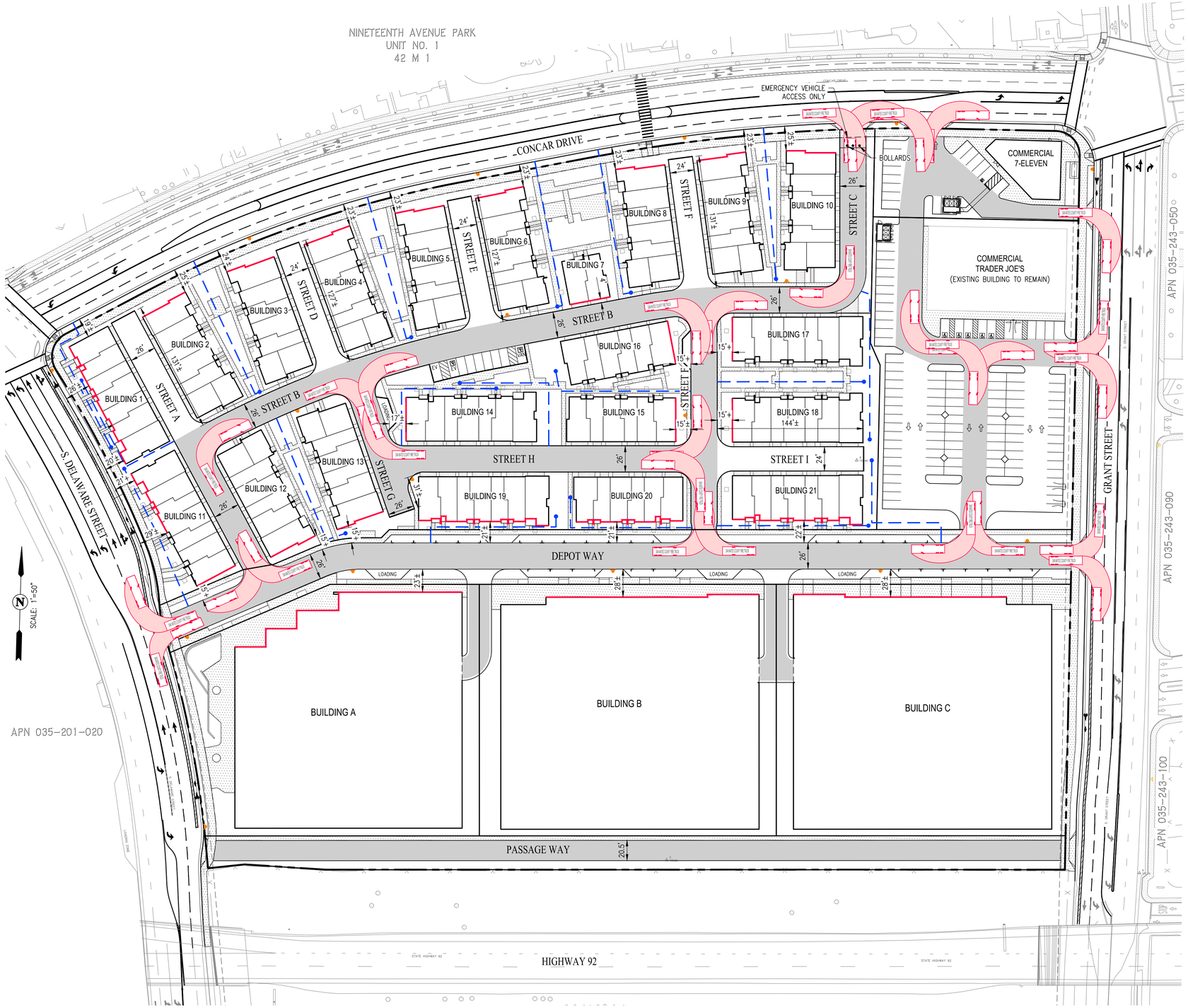
PASSAGE
SAN MATEO, CA # 2024-0397

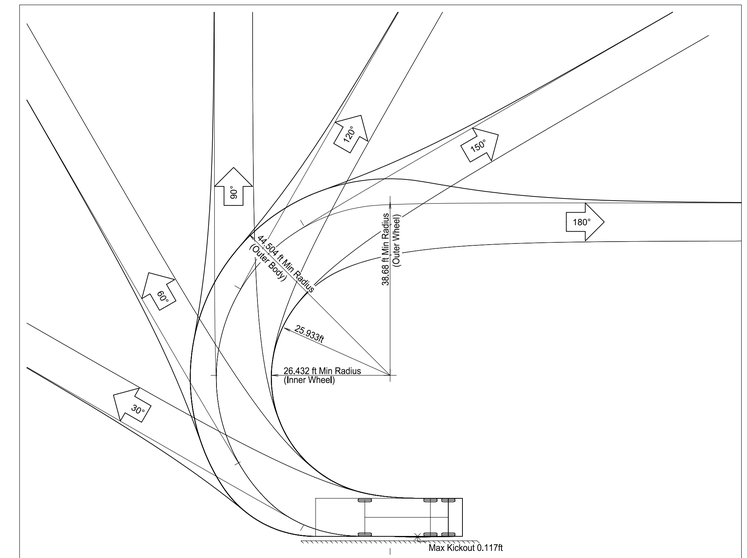
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

VEHICLE MANUVERING
- SU-30

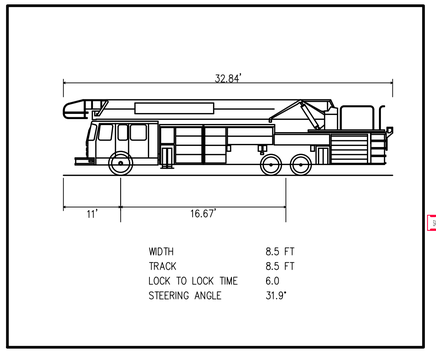
C17





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SAN MATEO COUNTY FIRE TRUCK



SAN MATEO COUNTY FIRE TRUCK
NOT TO SCALE

LEGEND

- FIRE ACCESS ROADS
- LOCATION OF AERIAL APPARATUS ACCESS
- FIRE DEPARTMENT HOSE REACH (150')
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- LADDER PAD
- VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REQUIRED BUILDING FIRE FLOW CALCULATIONS

BUILDING TYPE	FLOOR AREA USED IN FIRE FLOW CALCULATION	REQUIRED FIRE FLOW(1)	FLOW DURATION	FIRE SPRINKLER SYSTEM
TOWNHOMES– BUILDING 1–21 (TYPE VB CONSTRUCTION, 3 STORIES, R2 OCCUPANCY) (21 BUILDINGS)	17,341 SF	1,500 GPM	3 HOURS	NFPA 13R
APARTMENTS– BUILDING A, B & C (TYPE 1A CONSTRUCTION, 7 STORIES, R2 OCCUPANCY) (3 BUILDINGS)	161,945 SF	1,062.5 GPM	4 HOURS	NFPA 13

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.

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SAN MATEO, CA # 2024-0397

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Scale 1" = 50'

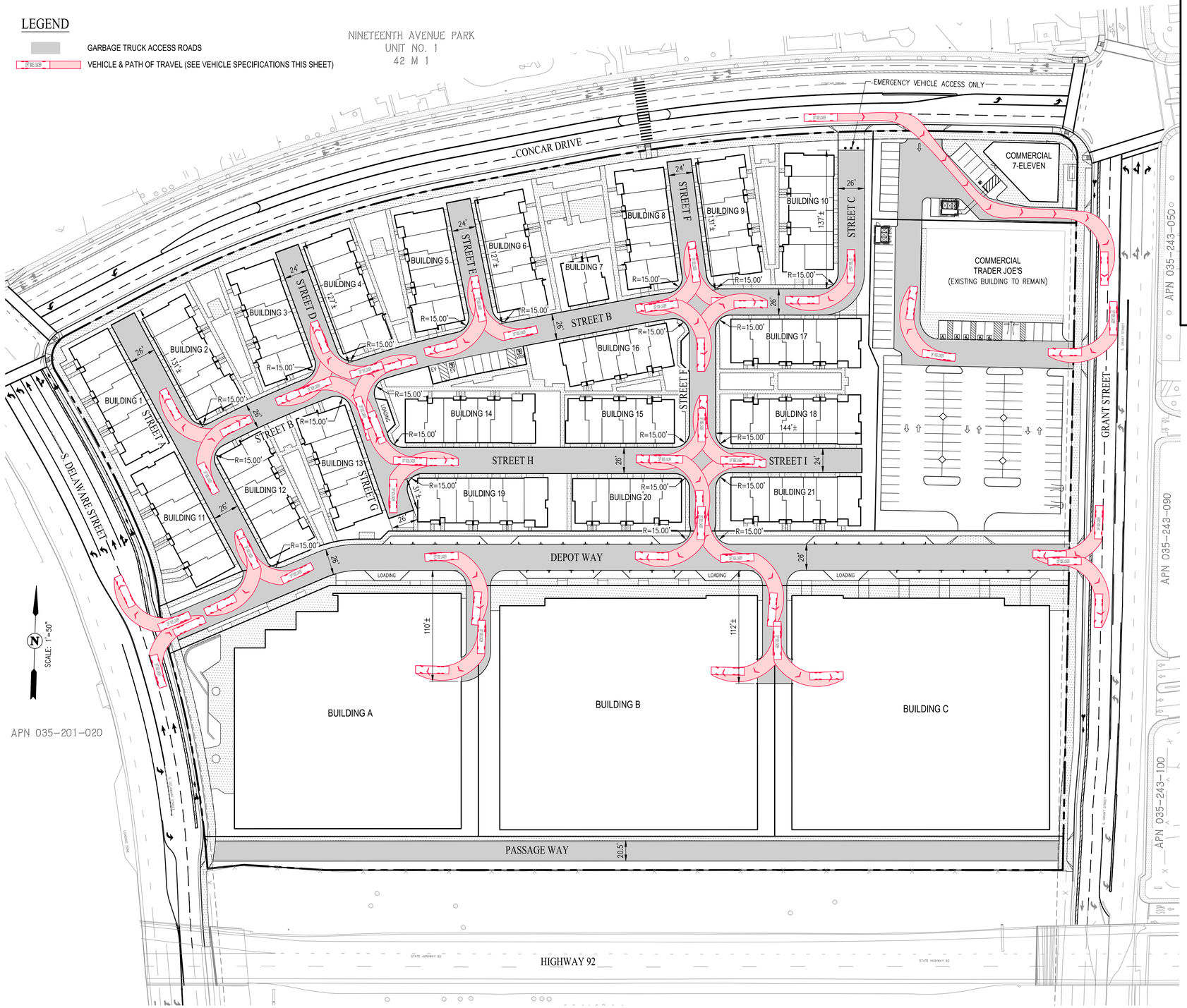
VEHICLE MANUVERING - FIRE TRUCK & ACCESS PLAN

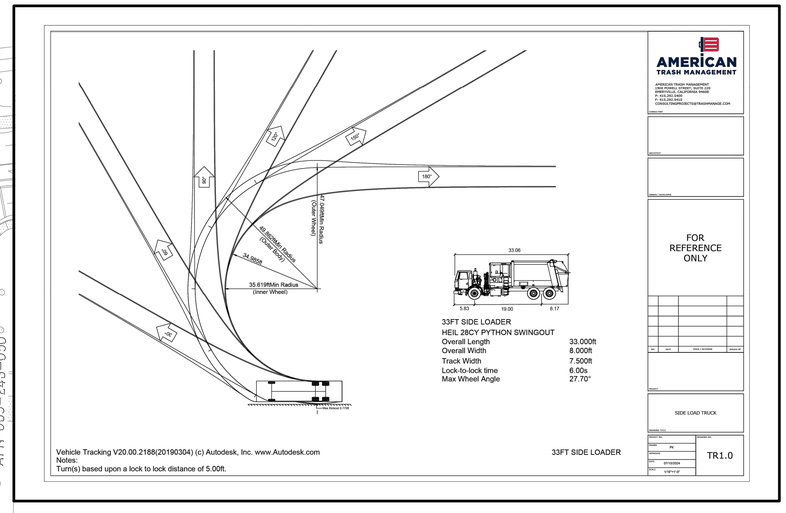
C18

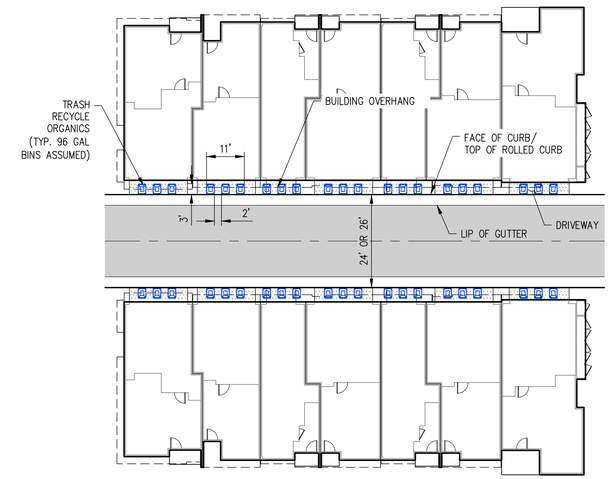
LEGEND

GARBAGE TRUCK ACCESS ROADS

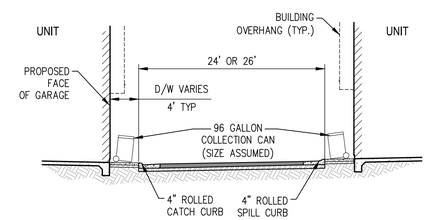
VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)







TYPICAL GARBAGE BIN CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN IN ROADWAY SECTION
NOT TO SCALE

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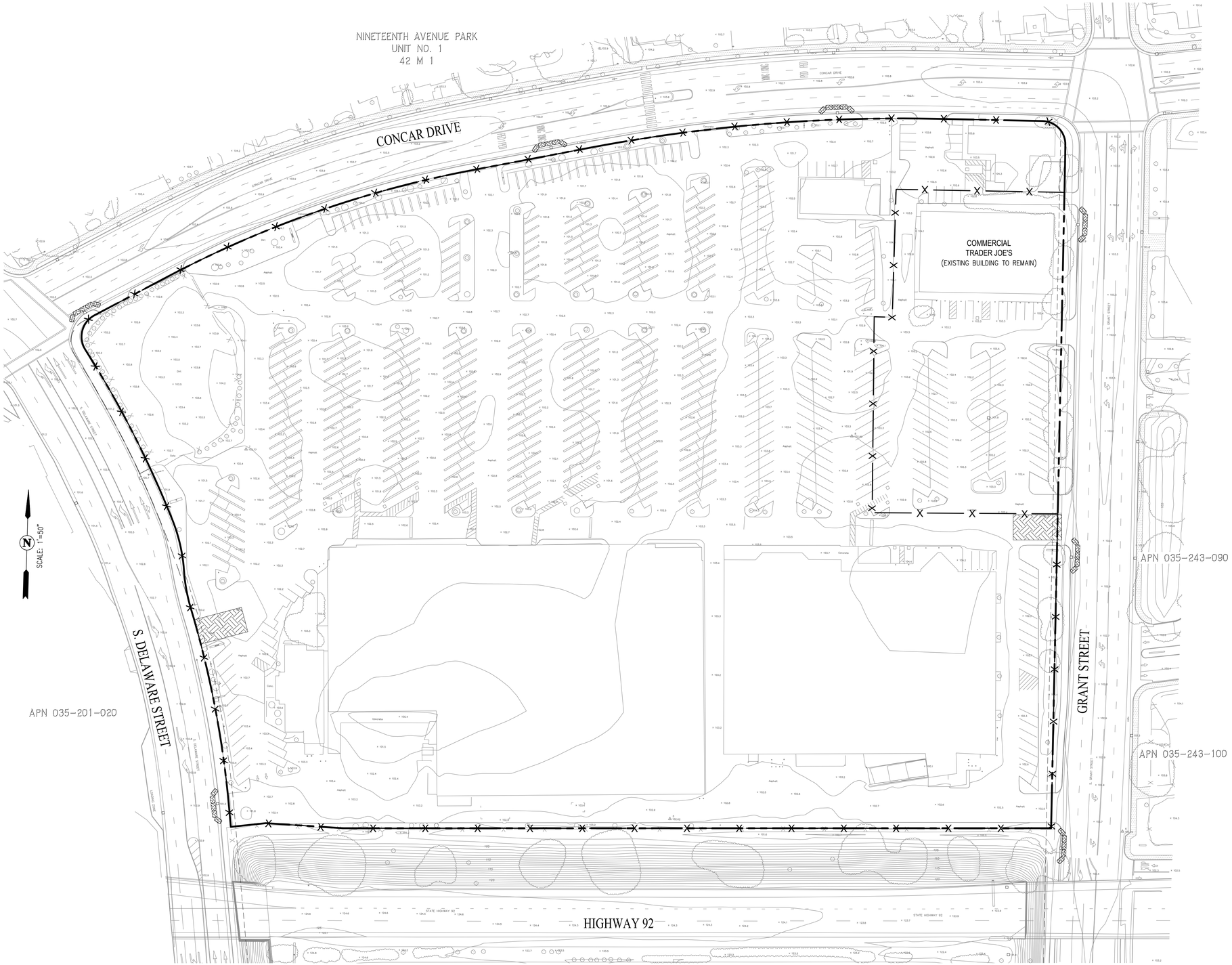
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

VEHICLE MANUVERING - GARBAGE TRUCK

C19



LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

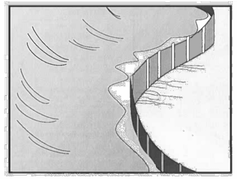
PLANNING APPLICATION - SUBMITTAL #1
AUGUST 1, 2025

0 25 50 100
Scale 1" = 50'

EROSION CONTROL PLAN

C20

Silt Fence SE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment (coarse sediment)	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm SE-12 Manufactured Linear Sediment Controls
SE-13 Compost Socks and Berms
SE-14 Biofilter Bags

Description and Purpose

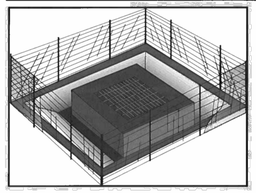
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (Storm Drain Inlet Protection, SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project (although they should not be installed up and down slopes).
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags
SE-13 Compost Socks and Berms

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

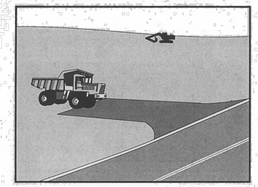
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Stabilized Construction Entrance/Exit TC-1



Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

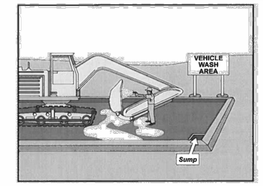
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Vehicle and Equipment Cleaning NS-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

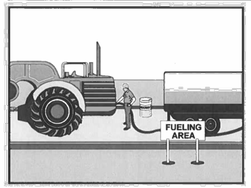
Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

Vehicle and Equipment Fueling NS-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment fueling takes place.

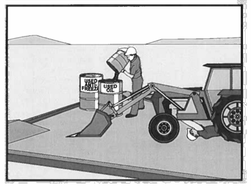
Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/ Exit.

Implementation

- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.

Vehicle & Equipment Maintenance NS-10



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. Employees and subcontractors must be trained in proper procedures.

Suitable Applications

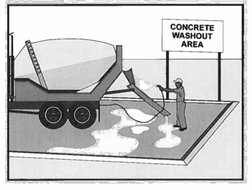
These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). For further information on vehicle or equipment servicing, see NS-8,

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

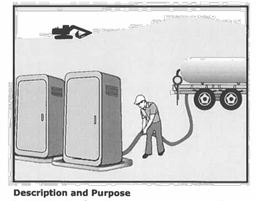
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing Portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

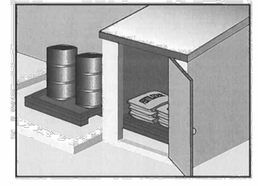
Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

LEGEND

1. Project Entry
2. Corner Plaza at Affordable Housing Building
3. Decorative Low Wall and ID Signage
4. Enhanced Pedestrian Street Scene:
   - Tree Grates
   - Pedestrian Pavers
   - Streetscape Furnishings (Bike Racks and Benches)
5. Street Trees and Parkway Planting
6. Stormwater Basin
7. Community Open Space - See Sheet L-3
8. Outdoor Seating Area
9. Bike Racks
10. Community Mailboxes
11. Community Parking
12. Retail Parking Lot
13. Screening Wall
14. Open Lawn Area (Natural Turf)
15. Emergency Ingress/Egress with controlled access

Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (GROUND LEVEL)

SAN MATEO, CA

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

07.31.25

L-1

C2 Collaborative

LEGEND

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

Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (PODIUM LEVEL)

SAN MATEO, CA

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

07.31.25

L-2

C2 Collaborative

ENLARGEMENT A

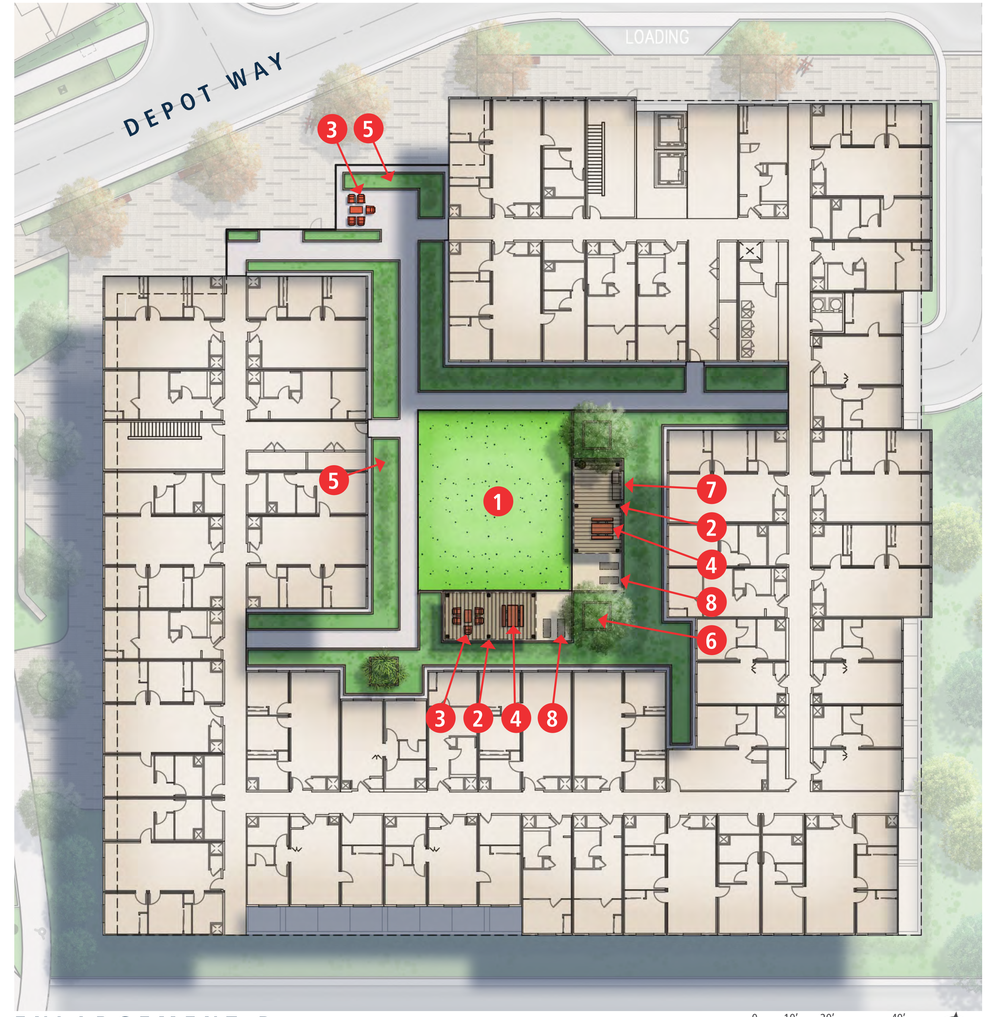
COMMUNITY OPEN SPACE AT CONCAR DR

0 5' 10' 20'

Scale: 1" = 10'-0"

LEGEND

1. Open Lawn Area (Natural Turf)
2. Shade Structure
3. Picnic Table Seating
4. Charcoal Barbecue
5. Poured-in-Place Concrete Seatwall
6. Kid's Playground
7. Accent Tree Row
8. Focal Shade Tree
9. Bike Racks



ENLARGEMENT B

BUILDING A (AFFORDABLE) PODIUM

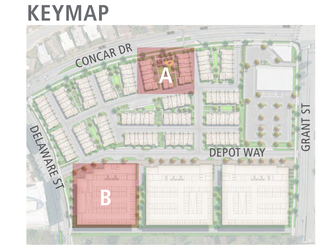
0 10' 20' 40'

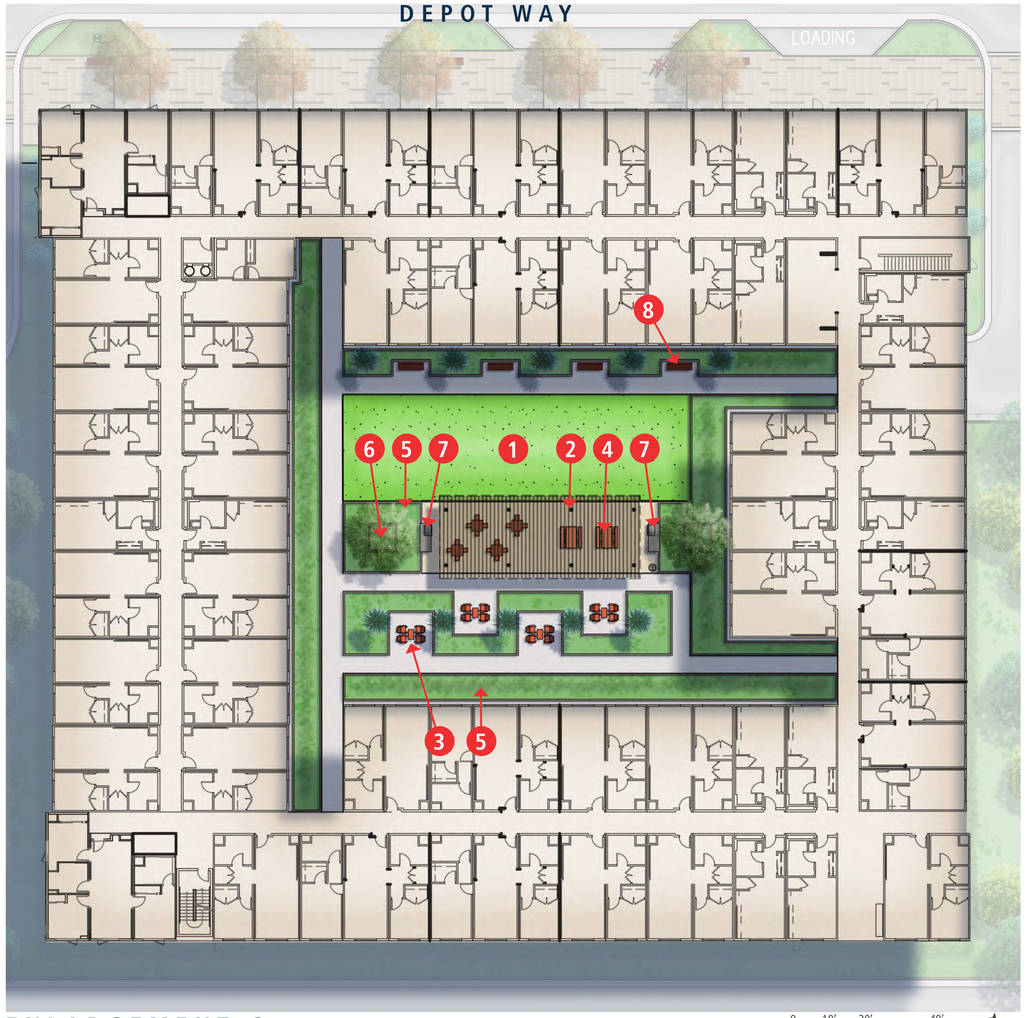
Scale: 1" = 20'-0"

LEGEND

1. Open Lawn Area (Artificial Turf)
2. Shade Structure
3. Social Seating
4. Picnic Table Seating
5. Raised Planting Area
6. Canopy Tree
7. Charcoal Barbecue
8. Chaise Lounge Chairs

KEYMAP





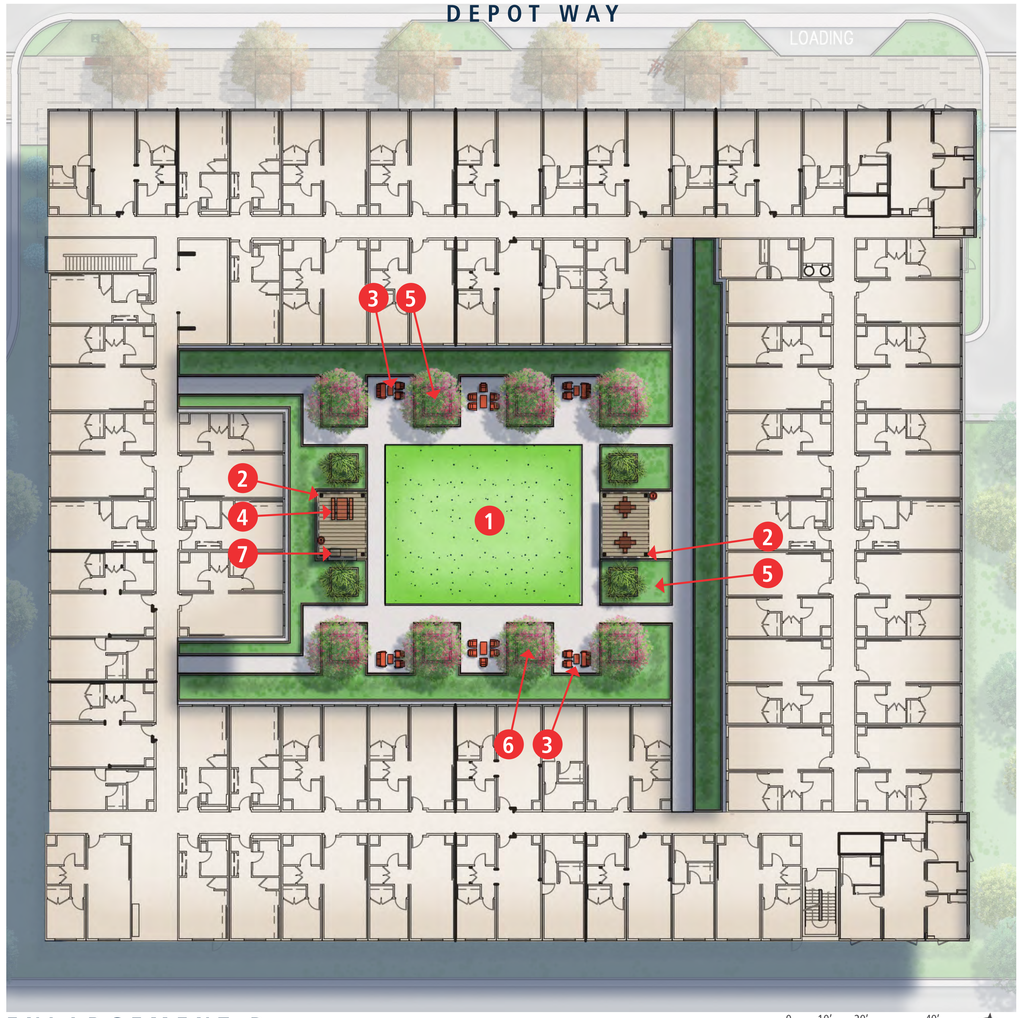
ENLARGEMENT C

BUILDING B (MARKET RATE) PODIUM

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

LEGEND

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



ENLARGEMENT D

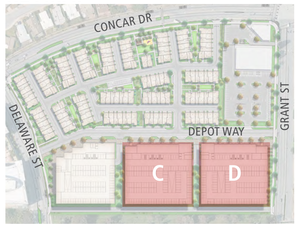
BUILDING C (MARKET RATE) PODIUM

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

LEGEND

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

KEYMAP



LEGEND

SCREENING WALL
-6'-0" ht.

SEAT WALL
-1'-6"ht.

RAISED PLANTER WALL
-1'-6" min. - 4'-0" max ht.

Brookfield Residential

PASSAGE - CONCEPTUAL WALL AND FENCE PLAN

SAN MATEO, CA

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

07.31.25

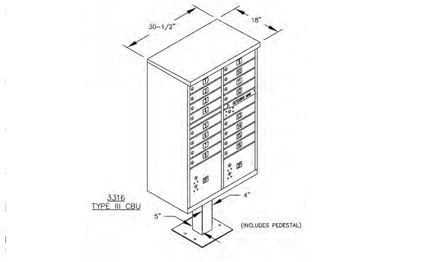
L-5

C2 Collaborative

BENCH
MAGLIN - 700 SERIES BENCH

LOUNGE CHAIR
LOLL - ADIRONDACK CHAIR

BIKE RACK
MAGLIN - ICONIC BIKE RACK

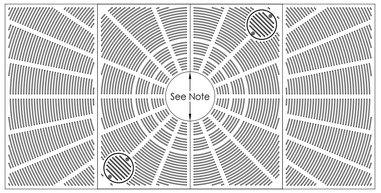


MAILBOX
SALSBURY INDUSTRIES - CLUSTER BOX UNIT

PICNIC TABLE
MAGLIN - 700 SERIES TABLE

LOUNGE CHAIR
LOLL - LOLLYGAGGER CHAIR

WASTE RECEPTACLE
MAGLIN - 600 SERIES



TREE GRATE
IRONWORKS - OLYMPIAN 5X10

CHAISE LOUNGE
MAGLIN - 400 SERIES TABLE

LOUNGE BENCH
LOLL - ADIRONDACK BENCH

BARBECUE (PODIUM ONLY)
ELECTRICHEF - RUBY 32IN

CHAISE LOUNGE
MAGLIN - 700 SERIES CHAISE LOUNGE

LOW TABLE
LOLL - LOLLYGAGGER TABLE

BARBECUE (PARK ONLY)
FIRE MAGIC - 30" CHARCOAL GRILL

LEGEND

POLE LIGHT
BEGA - SYMMETRIC POLE-TOP LUMINAIRE (#88)

MOUNTED WALL LIGHT
BEGA - SHIELDED ON ONE SIDE (#33)

BOLLARD LIGHT
BEGA - SHIELDED (#84)

DOWN LIGHT
BEGA - NARROW BEAM DOWNWARD (#66)

POLE LIGHT (PARKING)
TO BE DETERMINED BY LIGHTING CONSULTANT

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

Brookfield Residential

PASSAGE - CONCEPTUAL LIGHTING PLAN
SAN MATEO, CA

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

07.31.25

L-7

C2 Collaborative

EXISTING TREE PLAN

NTS

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

LEGEND

Tree Assessment

Concar Property
San Mateo CA
January 2016

HORT SCIENCE

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
1	Myoporum	10	No	1	Low	Raised planter; extensive decay; heavy thrip damage.
2	Myoporum	12	No	1	Low	Raised planter; extensive decay; heavy thrip damage.
3	Myoporum	12	No	2	Low	Raised planter; heavy thrip damage; twig dieback.
4	Myoporum	12	No	2	Low	Raised planter; heavy thrip damage; twig dieback.
5	Myoporum	12	No	1	Low	Raised planter; heavy thrip damage; twig dieback; little live foliage.
6	Myoporum	10	No	1	Low	Raised planter; extensive decay; heavy thrip damage.
7	Myoporum	10	No	1	Low	Raised planter; heavy thrip damage; 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	10	No	2	Low	Raised planter; multiple attachments @ 2'; thin canopy; twig dieback.
11	Myoporum	10	No	1	Low	Raised planter; extensive decay.
12	Myoporum	10	No	1	Low	Raised planter; extensive decay.
13	Myoporum	10	No	1	Low	Raised planter; multiple attachments @ 2'; extensive decay.
14	Myoporum	10	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	10	No	1	Low	Raised planter; extensive decay.
19	Chinese elm	8	No	3	Low	Raised planter; multiple attachments @ 3'; twig dieback.
20	Chinese elm	6	No	1	Low	Raised planter; extensive trunk wound.
21	Raywood ash	9	No	1	Low	Extensive trunk wound with decay below codominant attachment.
22	Myoporum	22	Yes	1	Low	All but dead; hollow trunk; little live foliage.
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	5	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
26	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
27	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
28	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
29	Crape myrtle	5	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
30	Crape myrtle	5	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
31	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
32	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
33	Crape myrtle	6	No	4	High	Island planter; irrigated turf; full crown. Remove tree stake & ties. Increase mowing circle to avoid weed eater damage.
34	Calif. pepper	14	No	3	Moderate	Codominant @ 5'; thin canopy with dieback.
35	Calif. pepper	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	Calif. pepper	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	Calif. pepper	10	No	4	High	Multiple attachments @ 5'; full crown. Remove tree stake.
43	Calif. pepper	15	No	4	High	Multiple attachments @ 5'; full crown. Remove tree stake.
44	Calif. pepper	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	Calif. pepper	9	No	4	High	Multiple attachments @ 5'; slightly thin canopy.
48	Calif. pepper	10	No	5	High	Excellent form & structure.
49	Calif. pepper	9	No	4	High	Good form & structure; slightly thin canopy.
50	Calif. pepper	8	No	4	High	Good form & structure; trunk leans slightly S.
51	Silver dollar gum	17	Yes	3	Low	Raised planter; codominant @ 7'; narrow & upright; poorly pruned.
52	Monterey pine	17	Yes	1	Low	Extensive basal decay with beetle activity; thin canopy with dieback.
53	Hopseed	6	No	2	Low	Leans E.; small, thin canopy; multiple attachments @ 5'.
54	Hopseed	6	No	1	Low	Several smaller stems lack foliage; multiple attachments @ base.



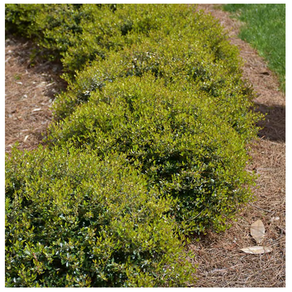














SHRUB AND GROUNDCOVER:

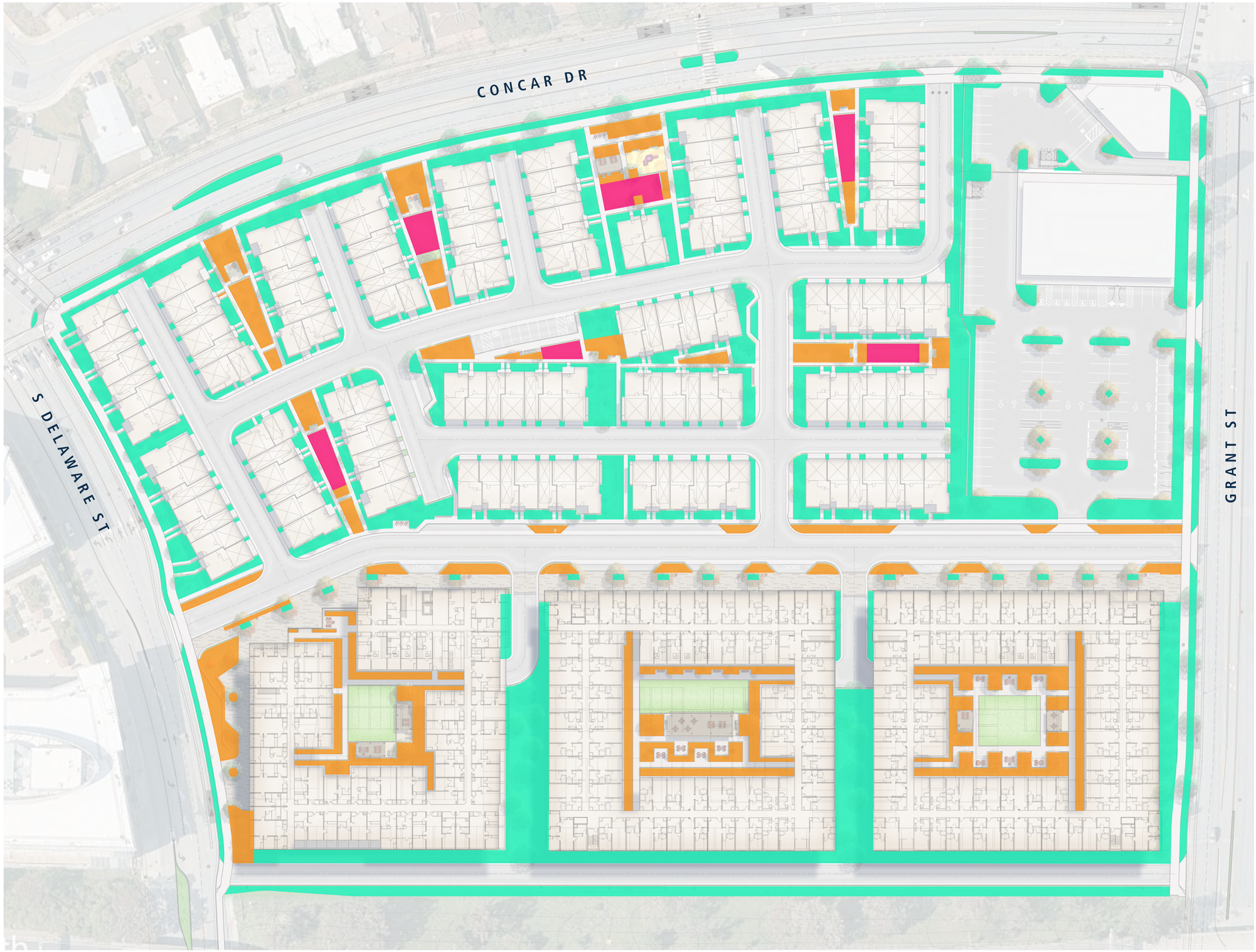
SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Acacia redolens	Prostrate Acacia	1 gal.	VL
Agave spp.	Agave	5 gal.	VL
Aloe spp.	Aloe	5 gal.	L
Alogyne huegelli	Blue Hibiscus	15 gal.	L
Arctostaphylos spp.	Manzanita	5 gal.	L
Artemisia ssp.	Sagebrush	1 gal.	L
Asparagus densiflorus	Asparagus Fern	5 gal.	M
Bouteloea gracilis	Blue Grama	1 gal.	L
Buxus japonica 'Green Beauty'	Japanese Boxwood	5 gal.	M
Callistemon spp.	Bottle Brush	5 gal.	L
Carex tumulicola	Foothill Sedge	1 gal.	L
Chondropetalum tectorum	Small Cape Rush	5 gal.	L
Cistus 'Sunset'	Magenta Rockrose	5 gal.	L
Cotoneaster spp.	Cotoneaster	5 gal.	L
Crassula spp.	Jade Plant	5 gal.	L
Dasyliron spp.	Desert Spoon	5 gal.	VL
Dianella ssp.	Flax Lily	5 gal.	L
Dietes bicolor	Fortnight Lily	5 gal.	L
Festuca mairei	Atlas Fescue	5 gal.	L
Hesperaloe spp.	Yucca	5 gal.	L
Heteromeles arbutifolia	Toyon	15 gal.	VL
Ilex spp.	Holly	5 gal.	M
Juncus patens	California Gray Rush	5 gal.	M
Lavandula ssp.	Lavender	5 gal.	L
Leucophyllum spp.	Barometer Bush	5 gal.	L
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	5 gal.	L
Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	L
Lomandra spp.	Dwarf Mat Rush	5 gal.	L
Myoporum p. 'Putah Creek'	Creeping Myoporum	1 gal.	L
Myrtus communis	Common Myrtle	5 gal.	L
Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 gal.	VL
Pittosporum tobira variegata	Vairegated Mock Orange	5 gal.	M
Phormium spp.	New Zealand Flax	15 gal.	L
Prunus caroliniana 'Bright n Tight'	Bright N Tight Carolina Laurel	15 gal.	L
Rhaphiolepis spp.	Indian Hawthorn	5 gal.	L
Rosmarinus officinalis	Rosemary	5 gal.	L
Rosa ssp.	Rose	5 gal.	M
Salvia 'Bees Bliss'	Bee's Bliss Sage	5 gal.	L
Trachelospermum asiaticum	Asian Star Jasmine	1 gal.	M
Westringia spp.	Coast Rosemary	5 gal.	L

TREES:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Acacia cultriformis	Knife Acacia	24" Box	L
Acer ssp.	Autumn Blaze Red Maple	36" Box	M
Araucarua heterophylla	Norfolk Island Pine	36" Box	M
Arbutus 'Marina'	Marina Strawberry Tree	36" Box	L
Cassia leptophylla	Gold Medallion Tree	36" Box	L
Cercidium 'Desert Museum'	Desert Museum Palo Verde	36" Box	VL
Cercis canadensis	Eastern Redbud	24" Box	M
Cercis occidentalis	Western Redbud	24" Box	VL
X Chitalpa tashkentensis 'Pink Dawn' Chitalpa	Chitalpa	36" Box	L
Cornus ssp.	Dogwood	24" Box	M
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	36" Box	M
Jacaranda mimosifolia	Jacaranda	36" Box	M
Lagerstroemia spp.	Crape Myrtle	24" Box	L
Laurus nobilis	Bay Laurel	24" Box	L
Liriodendon tulipifera	Tulip Tree	36" Box	M
Magnolia grandiflora	Southern Magnolia	36" Box	M
Magnolia stellata	Star Magnolia	24" Box	M
Melalueca quinquervia	Paperbark Tree	24" Box	L
Olea europaea 'Swan Hill'	Olive	36" Box	VL
Pinus halepensis	Aleppo pine	24" Box	L
Pinus pinea	Italian Stone Pine	36" Box	L
Pistacia chinensis	Chinese Pistache	36" Box	L
Platanus x acerfolia	London Plane Tree	36" Box	M
Platanus racemosa	Western Sycamore	36" Box	M
Podocarpus gracilior	African Fern Pine	36" Box	M
Podocarpus elongatus 'Monmal'	Icee Blue Yellow-wood	24" Box	M
Prunus ssp.	Cherry Plum	24" Box	L/M
Punica granatum	Pomegranate	24" Box	L
Pyrus ssp.	Pear	36" Box	M
Quercus ssp.	Valley Oak	36" Box	L/M
Rhus lancea	African Sumac	36" Box	L
Tillia ssp.	Linden	24" Box	M
Ulmus parvifolia 'True Green'	True Green Chinese Elm	36" Box	M
Umbellularia californica	California Bay	24" Box	M

VINES AND ESPALIERS:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Bougainvillea spp.	Bougainvillea	15 gal.	L
Calliandra haematocephala	Pink Powderpuff	15 gal.	M
Distictis ssp.	Trumpet Vine	5 gal.	M
Eriobotrya deflexa	Bronze Loquat	15 gal.	M
Jasminum polyanthum	White jasmine	5 gal.	M
Lonicera japonica	Japanese Honeysuckle	5 gal.	M
Macfadyena unguis-cati	Cat's claw	5 gal.	L
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal.	M
Trachelospermum jasmnoides	Star Jasmine	15 gal.	M
Rosa banksiae	Lady Banks Rose	15 gal.	L
Vitis ssp.	Roger's Red California Grape	1 gal.	L/M



LEGEND

- Low Water Use - 95,955 SF
- Moderate Water Use - 33,885 SF
- High Water Use - 5,050 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) .45

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	0.75	1.33	5050	6716	1873
Moderate Water use	0.6	Drip	0.81	0.75	33885	25414	7090
Low Water Use	0.2	Drip	0.81	0.24	95955	23030	6425
				Totals	134890	55160	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	15388
						Maximum Allowed Water Allowance (MAWA)[e]	15430

[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)	55160
Total Area	(A)	134890
Average ETAF	**B ÷ A**	0.41

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)	55160
Total Area	(A+C)	134890
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.41

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

Brookfield Residential

PASSAGE - CONCEPTUAL WATER USE CALCULATIONS

SAN MATEO, CA

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

07.31.25

L-10

C2 Collaborative