PASSAGE - SAN MATEO, CA



PROJECT DESCRIPTION

The project will demolish the existing 3,100 sq. ft. retail center 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. There is a 3,300 square foot flex retail/amenity space on the ground floor of the affordable building. The site will also retain the Trader Joe's in its current location. The 3,100 square foot 7-Eleven will also be retained and relocated to the northeast corner of the site.

The property is proposed to be subdivided and a condominium plan will be recorded for Lots 1 to 21 to create 139 condominium dwelling units through a Vesting Tentative Map. The Project is designed to implement the vision of the General Plan to "continue to implement the Rail Corridor Plan to allow, encourage, and provide guidance for the creation of world-class transit-oriented, mixed-use development (TOD) within a half-mile radius of the Hillsdale and Hayward Park Caltrain stations, while maintaining and improving the quality of life for those who already live and work in the area" (as per 2024 General Plan, Policy LU 6.1, pg. 56).

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

PROJECT TEAM

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Brookfield Residential

THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

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A0.0.1



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NTS

VICINITY MAP

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Key Map



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PLANNING APPLICATION - SUBMITTAL #2
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NTS

PROPERTY PHOTOS

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PARKING SUMMARY

Type	Stall Quantity
Townhouses	
Private	268
Guest- on site	10
Loading	1
Building A	
Garage stalls	192
Loading- on street	1
Building B	
Garage stalls	229
Loading- on street	2
Building C	
Garage stalls	229
Loading- on street	2
Retail: 7-11	
Retail Stalls	15
Retail: Trader Joes	
Retail stalls	103
Depot Way	
On street	26
Total parking stalls	
Total parking stalls	1,078

RETAIL SITE SUMMARY

RETAIL SITE AREA:	±78,393 SF
RETAIL BUILDING AREA:	±14,071 SF
PARKING REQUIRED:	47 SPACES*
PARKING PROVIDED:	118 SPACES
PARKING RATIO:	8.4/1000
ACCESSIBLE STALLS REQUIRED:	5 SPACES
ACCESSIBLE STALLS PROVIDED:	6 SPACES
EVCS STALLS REQUIRED:	25 SPACES (6 EVSE, 19 EV CAPABLE)
EVCS STALLS PROVIDED:	25 SPACES (6 EVSE, 19 EV CAPABLE)
BICYCLE PARKING REQUIRED	
SHORT-TERM:	6 SPACES
LONG-TERM:	6 SPACES
BICYCLE PARKING PROVIDED	
SHORT-TERM:	6 SPACES
LONG-TERM:	6 SPACES

* PER CITY OF SAN MATEO MUNICIPAL CODE, SECTION 27.64.160: RETAIL STORES UNDER 20,000 SF: 1/300

** BASED ON 2022 CAGBC TABLE 5.106.5.3.1

*** BASED ON 2022 CAGBC SECTION 5.106.4

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

Building Type		Per Building: Garage Floor Area	Per Building: Residential Floor Area	Per Building: Total Building Floor Area	Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
	2 Plex	1,081 GSF	3,589 GSF	4,670 GSF	1	4,670 GSF	0 GSF	4,670 GSF
	6 Plex	2,994 GSF	11,346 GSF	14,340 GSF	3	43,019 GSF	0 GSF	43,019 GSF
	7 plex A	3,490 GSF	13,851 GSF	17,341 GSF	7	121,387 GSF	0 GSF	121,387 GSF
	7 plex B	3,422 GSF	12,864 GSF	16,286 GSF	10	162,861 GSF	0 GSF	162,861 GSF
SUBTOTAL (Townhouse)						**331,937 GSF**	**0 GSF**	**331,937 GSF**
Multi-Family Building A- Affordable		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 (Existing/No Change)							10,971 GSF	10,971 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,293,447 GSF**	**14,071 GSF**	**1,307,518 GSF**

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

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

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

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

Building Type		Per Building: Garage Floor Area	Per Building: Residential Floor Area	Per Building: Total Building Floor Area	Total No. of Buildings	Total Building Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
	2 Plex	1,081 GSF	3,589 GSF	4,670 GSF	1	4,670 GSF	0 GSF	4,670 GSF
	6 Plex	2,994 GSF	11,346 GSF	14,340 GSF	3	43,019 GSF	0 GSF	43,019 GSF
	7 plex A	3,490 GSF	13,851 GSF	17,341 GSF	7	121,387 GSF	0 GSF	121,387 GSF
	7 plex B	3,422 GSF	12,864 GSF	16,286 GSF	10	162,861 GSF	0 GSF	162,861 GSF
SUBTOTAL (Townhouse)						**331,937 GSF**	**0 GSF**	**331,937 GSF**
Multi-Family Building A- Affordable		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 (Existing/No Change)							10,971 GSF	10,971 GSF
Retail: 7-11							3,100 GSF	3,100 GSF
TOTAL						**1,291,607 GSF**	**14,071 GSF**	**1,305,678 GSF**

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

OPEN SPACE SUMMARY

BUILDING A COURTYARD	10,826 SF
BUILDING B COURTYARD	14,385 SF
BUILDING C COURTYARD	14,385 SF
TOTAL	39,596 SF

0.9 AC

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

PASSAGE PROJECT DATA

Site Address:	640, 666, 678, 690 Concar Drive, 1820, 1850 S. Grant Street and 1855 S. Delaware Street, San Mateo, CA	
APN:	035-243-090, -140, -160, -170, -190, -200, -210, -220	
Zoning Classification:	TOD/H (Transit Oriented Development/Housing Opportunities Overlay District)	
Occupancy Group(s):	R-2 (Townhouse Condominiums); U (Private Garages); R-2 (5-Story Residential Apartments); S-2 (On-Grade Parking Garage); B (Business Offices); A-3 (Residential Amenities)	
Type of Construction:	Type I, Type III, Type V	
Lot Size:	14.50 ac	
Permitted Floor Area Ratio:	4.0	
Maximum Permitted Floor Area (sq. ft.):	2,551,424 sf	
Proposed Floor Area Ratio:	2.05	
	Existing	**Proposed**
Floor Area (sq. ft.)[1]		
Existing Structures:	166,620 sf	10,971 sf
Townhouse Condominiums:		331,937 sf
Affordable Apartment Building A:		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	912 stalls
Total Uncovered Parking Stalls:	679 stalls	See Sheet C5 - Site Plan

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

FOR-SALE BUILDING TYPE SUMMARY

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

2-PLEX UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1 - End	3bd/3ba	tandem	1,449 SF	1 DU	50%	1,449 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%**	**3,303 SF**			**130 SF**
Average Unit Size:			**1,650 SF**						
TOTAL PROJECT (1 BUILDINGS)									
Total				**2 DU**		**3,303 SF**			**130 SF**

6-PLEX UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,413 SF	2 DU	33%	2,826 SF	0 SF	61 SF	122 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	1 DU	17%	1,839 SF	0 SF	70 SF	70 SF
Plan 2 - End	3bd/3.5ba	side x side	1,449 SF	1 DU	17%	1,449 SF	0 SF	70 SF	70 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%**	**10,070 SF**			**455 SF**
Average Unit Size:			**1,675 SF**						
TOTAL PROJECT (3 BUILDINGS)									
Total				**18 DU**		**30,210 SF**			**1,365 SF**

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

7-PLEX A UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,413 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 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%**	**12,724 SF**			**535 SF**
Average Unit Size:			**1,815 SF**						
TOTAL PROJECT (7 BUILDINGS)									
Total				**49 DU**		**89,068 SF**			**3,745 SF**

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

7-PLEX B UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net Conditioned Area	Total DU	%	Total Net Conditioned Area	Private Open Space (Net Unconditioned Area)		
							Porch	Deck / Sun room	Total
Plan 1	3bd/3ba	tandem	1,413 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 / Sun room	Total
Plan 1	3bd/3ba	tandem	1,413 SF	40 DU	28.8%	56,520 SF	0 SF	61 SF	2,440 SF
Plan 1 - End	3bd/3ba	tandem	1,449 SF	1 DU	0.7%	1,449 SF	0 SF	61 SF	61 SF
Plan 2	3bd/3.5ba	side x side	1,839 SF	37 DU	26.6%	68,043 SF	0 SF	70 SF	2,590 SF
Plan 2 - End	3bd/3.5ba	side x side	1,854 SF	4 DU	2.9%	7,416 SF	0 SF	70 SF	280 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%**	**241,776 SF**			**9,895 SF**
Average Unit Size:			**1,739 SF**						

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

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

BICYCLE PARKING SUMMARY

Long Term

Unit type	Required per unit	Required	Provided
Studio	1	0 spaces	
1-Bedroom	1	0 spaces	
2-Bedroom	1.25	112 spaces	
3-Bedroom	1.5	0 spaces	
TOTAL PROVIDED		**112 spaces**	***153 spaces**

**waiver requested for quantity of long-term bike parking stalls*

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

TOWNHOUSE - MULTIFAMILY ACCESSIBLE PARKING

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

**Per 11A-1109A.8.6 Van Accessible Parking Space*

One in every eight accessoble spaces, but not less than one

PARKING SUMMARY

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

MULTIFAMILY EV CHARGING SUMMARY- TOWNHOUSES

Required EV Charging				Provided EV Charging
***2025 CalGreen 4.106.4.2.2**	**Required**	**Total Spaces Overall**	**EV Spaces Required**	**EV Spaces Provided**
EV Ready (Low Power Level 2 EV charging receptacles)	1 per dwelling unit	268	139 Spaces	139 Spaces
EVCS (Level 2 EV chargers)	25% of unassigned spaces	0	0 Spaces	0 Spaces
Total			**139** ***Spaces (see note)	**139** ***Spaces (see note)

****2022 CalGreen 4.106.4.2.2 with 2022 Reach Codes**	**Required**	**Total Spaces Overall**	**EV Spaces Required**
EV Capable	15%	268	41 Spaces
EV Ready (Low Power Level 2 EV charging receptacles)	25%	268	67 Spaces
EVCS (Level 2 EV chargers)	5%	268	14 Spaces
EVCS with 8' aisle	1 in 25 EVCS	268	1 Spaces
Total			**123** ***Spaces (see note)

*Per 2025 CalGreen 4.106

**Per 2022 CalGreen 4.106 and 2022 San Mateo Reach Code

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

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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

PROJECT DATA
TOWNHOUSES

A0.1.1

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

UNIT MIX

Residential				Unit Counts by Level					Total Unit Count	Project Totals			
Unit Type	BD	BA	Net Rentable Area	Level 3	Level 4	Level 5	Level 6	Level 7		Total NRSF	Average Area by Type	Total Units by Type	%
S1	0	1	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	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**

AFFORDABLE UNITS BY LEVEL

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

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

VEHICLE PARKING SUMMARY

	RESIDENT (ASSIGNED)	COMPACT PARKING	TOTAL RESIDENT PARKING	RESIDENT PARKING RATIO	POTENTIAL RETAIL (ASSIGNED)	TOTAL PARKING
Level 1	85	0	85		6	91
Level 2	101	0	101		0	101
TOTAL PARKING	*186*	0	***186***	***1.00***	***6***	***192***

MULTIFAMILY ACCESSIBLE PARKING

CBC 11B-208.2	%	Parking spaces	Quantity
Multifamily: Accessible parking	151 to 200 parking spaces require 6 parking spaces	186	*6 Spaces
TOTAL STANDARD ACCESSIBLE STALLS			**5 Spaces**
TOTAL VAN ACCESSIBLE STALLS			**1 Spaces**

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

BICYCLE PARKING SUMMARY

Long Term			
Unit type	Required per	Required	Provided
Studio	1	5 spaces	
1-Bedroom	1	83 spaces	
2-Bedroom	1.25	60 spaces	
3-Bedroom	1.5	75 spaces	
TOTAL PROVIDED		**223 spaces**	***30 spaces**

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

Common O.S.	SF
Courtyard	10,826

MULTIFAMILY EV CHARGING SUMMARY- BUILDING A

Required EV Charging				Provided EV Charging
***2025 CalGreen 4.106.4.2.2**	**Required**	**Total Spaces Overall**	**EV Spaces Required**	**EV Spaces Provided**
EV Ready (Low Power Level 2 EV charging receptacles)	100% of assigned spaces	192	192 Spaces	192 Spaces
EVCS (Level 2 EV chargers)	25% of unassigned spaces	0	0 Spaces	0 Spaces
Total			**192** ***Spaces (see note)	**192** ***Spac

****2022 CalGreen 4.106.4.2.2 with 2022 Reach Codes**	**Required**	**Total Spaces Overall**	**EV Spaces Required**
EV Capable	15%	192	29 Spaces
EV Ready (Low Power Level 2 EV charging receptacles)	25%	192	48 Spaces
EVCS (Level 2 EV chargers)	5%	192	10 Spaces
EVCS with 8' aisle	1 in 25 EVCS	192	1 Spaces
Total			**88** ***Spaces (see note)

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

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

UNIT MIX

Residential				Unit Counts by Level							Total Unit Count	Project Totals				
Unit Type	Bedrooms	Bathrooms	Net Rentable Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7		Total NRSF	Average Area by Type	Total Units by Type	%	Type
P0-1	1	1	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				
P2-1	2	1	820	0	0	0	0	0	0	0	0	0	1,085	53	20%	2 Bed
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

	RESIDENT (ASSIGNED)	UNASSIGNED	COMPACT PARKING	TOTAL PARKING	PARKING RATIO
LEVEL 1	112	0	0	112	
LEVEL 2	117	0	0	117	
TOTAL PARKING PROVIDED	229	0	0	**229**	**0.88**

MULTIFAMILY ACCESSIBLE PARKING

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

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

BICYCLE PARKING SUMMARY

Long Term			
Unit type	Required	Required	Provided
Studio	1	60 spaces	
1-Bedroom	1	138 spaces	
2-Bedroom	1.25	66 spaces	
3-Bedroom	1.5	15 spaces	
TOTAL PROVIDED		**279 spaces**	***40 spaces**

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

Common O.S.	SF
Courtyard	14,385

MULTIFAMILY EV CHARGING SUMMARY- BUILDING B & BUILDING C

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

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

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

3 STORY
R2- CONDOMINIUMS

APPLICABLE CODES:

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

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

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

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

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

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

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

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS U: PRIVATE GARAGES
SEPARATIONS: (CBC SECTION 420)	WALLS SEPARATING DWELLING UNITS (R2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SECTION 708. WALLS SEPARATING PRIVATE GARAGES (U) FROM DWELLING UNIT (R2) SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER 406.3.4.1. DOORS SHALL BE 20 MIN RATED. FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS (R2) AND DWELLING UNITS (R2) / GARAGES (U) SHALL BE 1-HR RATED HORIZONTAL ASSEMBLIES COMPLYING WITH CBC SECTION 711. DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK. DOORS IN RATED CONSTRUCTION SHALL COMPLY WITH CBC SEC 716.5
TYPE OF CONSTRUCTION:	TYPE VB, 3-STORY
FIRE SPRINKLERS:	FIRE SPRINKLER: NFPA 13
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SECTION 504)	TYPE V-B: (WITH NFPA 13) 60 FEET MAXIMUM (WITHOUT AREA INCREASE) 40 FEET MAXIMUM (WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS
ACTUAL HEIGHT:	< 40 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)	R-2, TYPE V-B: 3 STORIES (2 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-B: 2 STORIES
ALLOWABLE FLOOR AREA: (CBC SEC 406 & SEC 506 & 508)	IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED ONE (1) GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER
RATED EXTERIOR WALLS (CBC TABLE 601)	TYPE VB, 3-STORY: NOT REQUIRED
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARTION DISTANCE: (TABLE 602)	FIRE SEPARATION DISTANCE ≥ 10' FOR TYPE VB CONSTRUCTION AND R3 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS

CODE SUMMARY

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

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

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

7 STORY (BUILDINGS A, B, C)
R2

APPLICABLE CODES:

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

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
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2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
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[BASED ON 2018 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

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

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

FHA DESIGN MANUAL

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

2016 NFPA 72 - FIRE ALARMS

2016 NFPA 13 - FIRE SPRINKLERS

CITY OF SAN MATEO MUNICIPAL CODE

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

CODE ANALYSIS
RESIDENTIAL BUILDINGS



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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

PERSPECTIVES
CONCAR DR & S DELAWARE ST INTERSECTION LOOKING SOUTHEAST

A0.3.0



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PERSPECTIVES
ALONG CONCAR DR LOOKING TOWARDS THE PARK

A0.3.1



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PERSPECTIVES
MULTIFAMILY MARKET RATE BUILDING



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PERSPECTIVES
MULTIFAMILY AFFORDABLE BUILDING ALONG S DELAWARE ST

A0.3.3



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0 20 40 80

ILLUSTRATIVE SITE PLAN
GROUND LEVEL

A0.4. 0



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ILLUSTRATIVE SITE PLAN
PODIUM LEVEL

A0.4.1



Elevations without Decks

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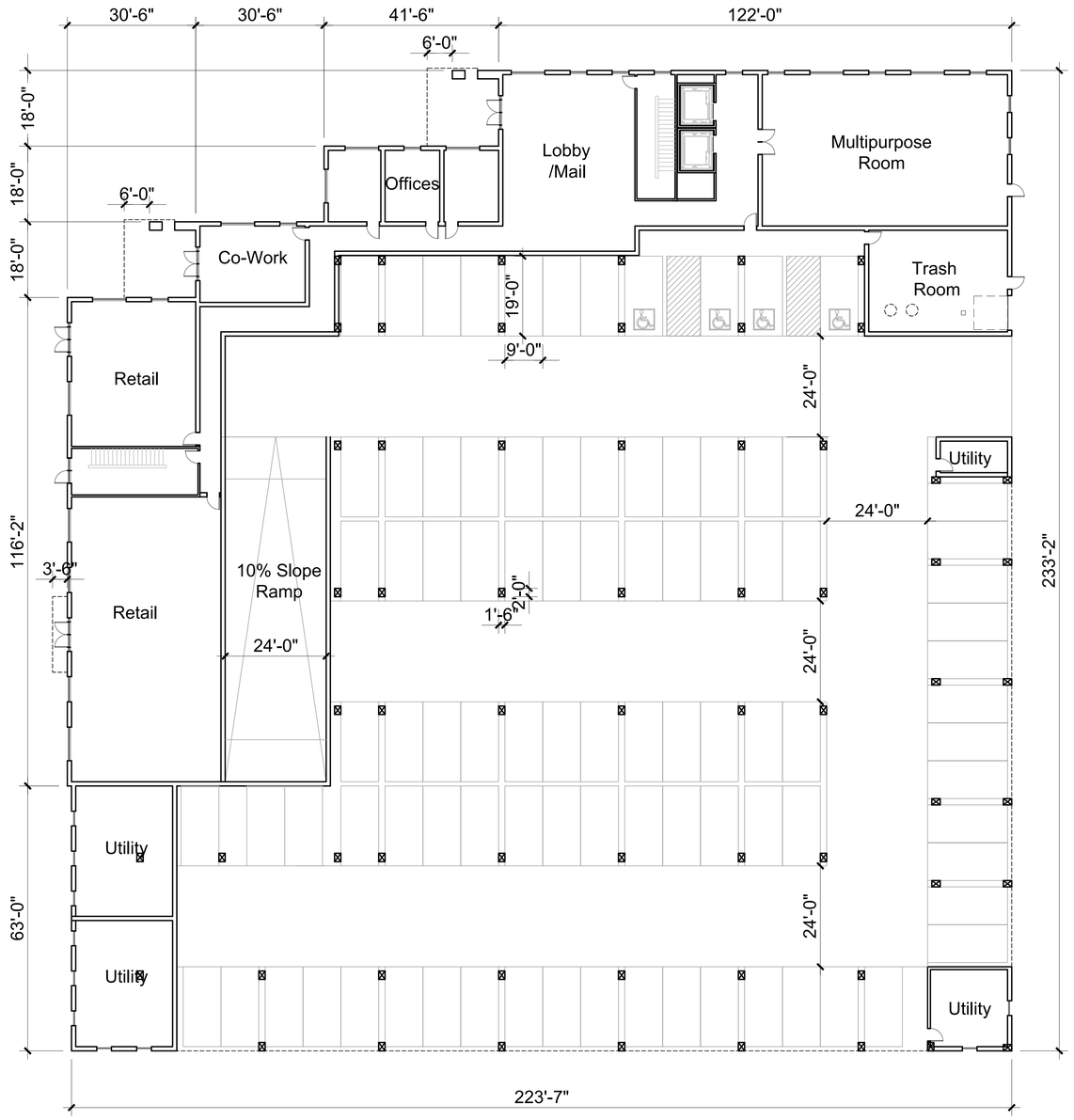
PASSAGE
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0 20' 40' 80'
Scale: 1" = 40'-0"

ILLUSTRATIVE SITE PLAN
AB130 - IMPACT

A0.5.0



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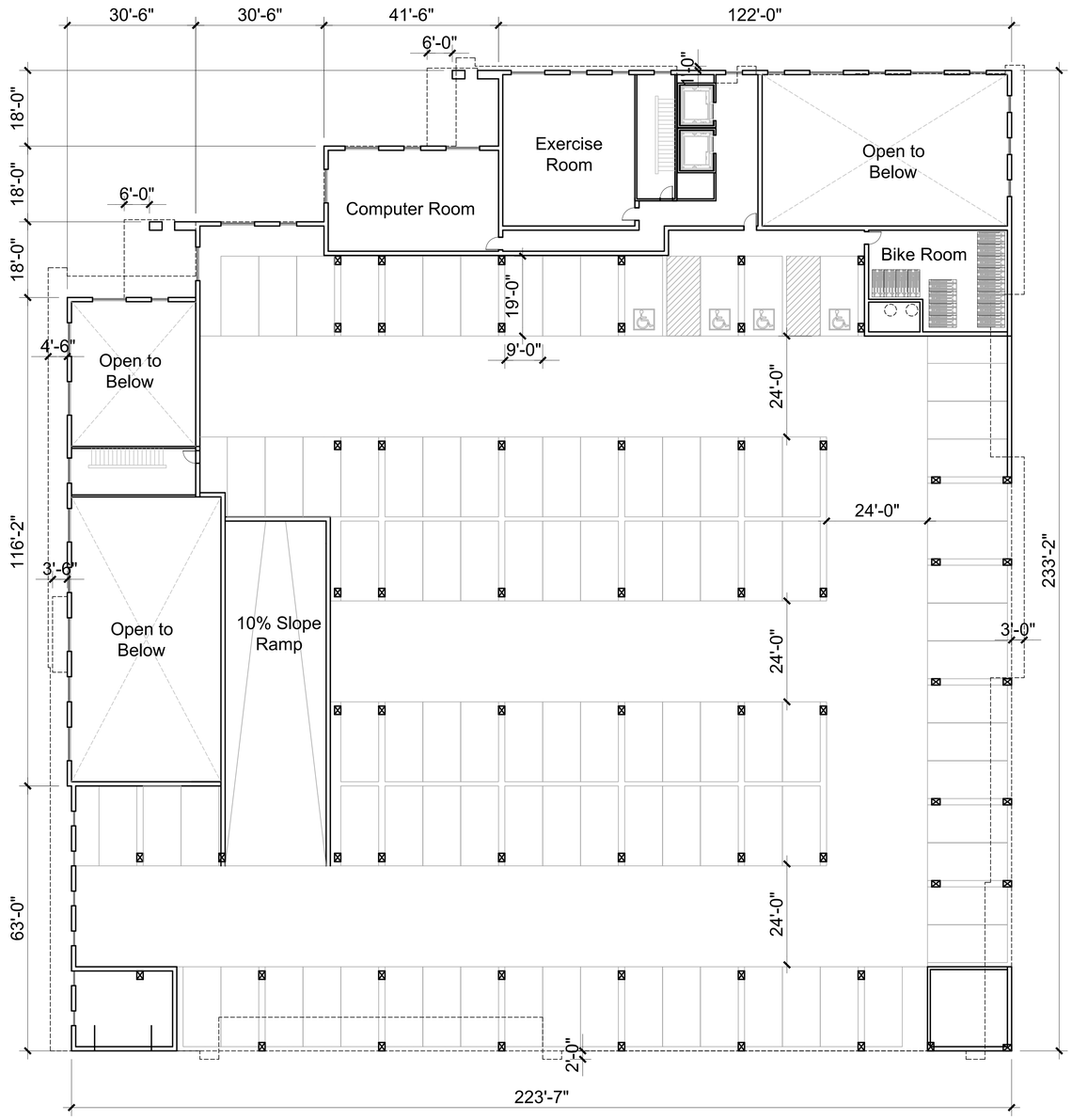
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0 8 16 32

BUILDING A PLAN
LEVEL 1

A1.1.0



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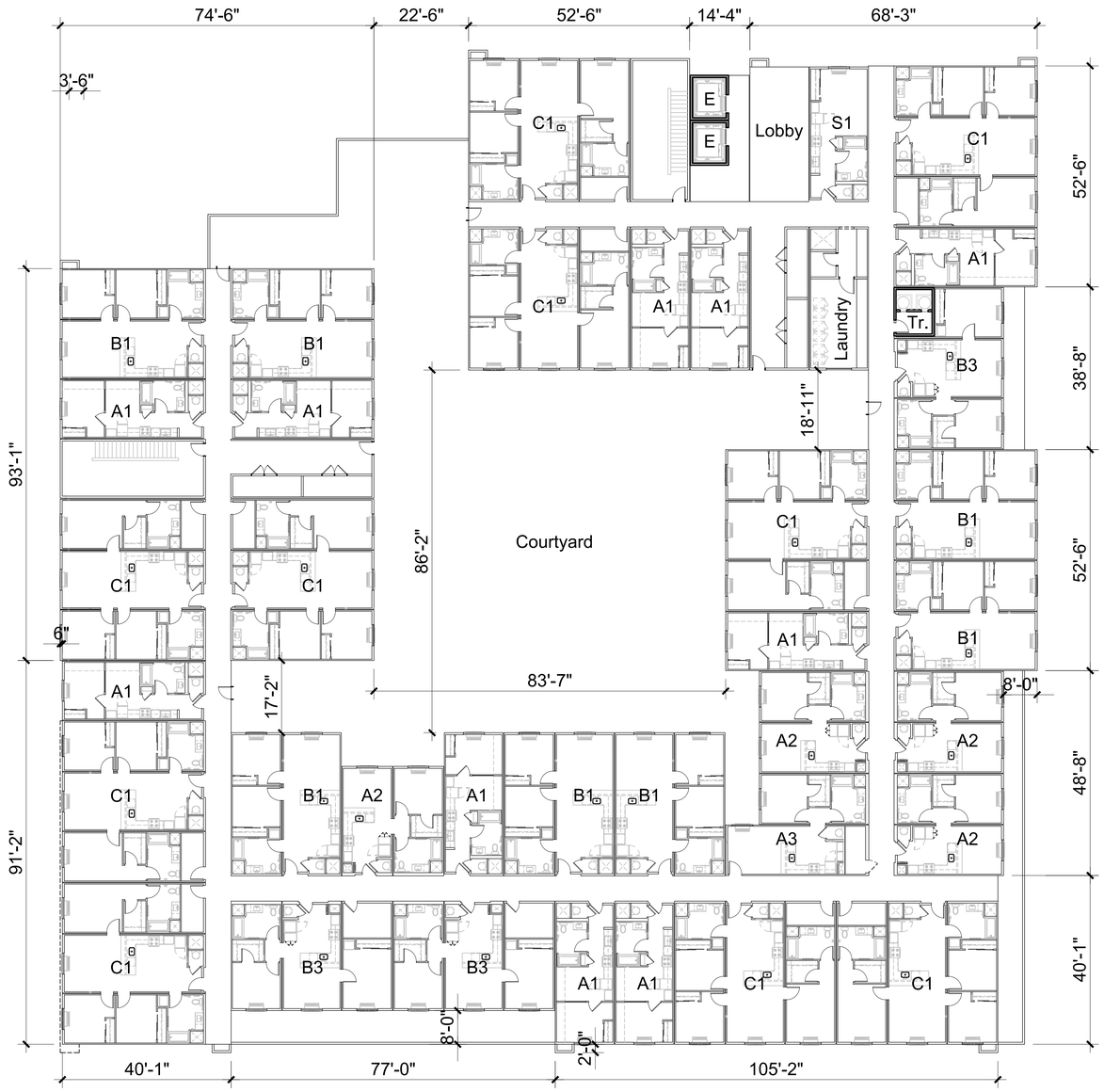
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0 8 16 32

BUILDING A PLAN
LEVEL 2

A1.1.1



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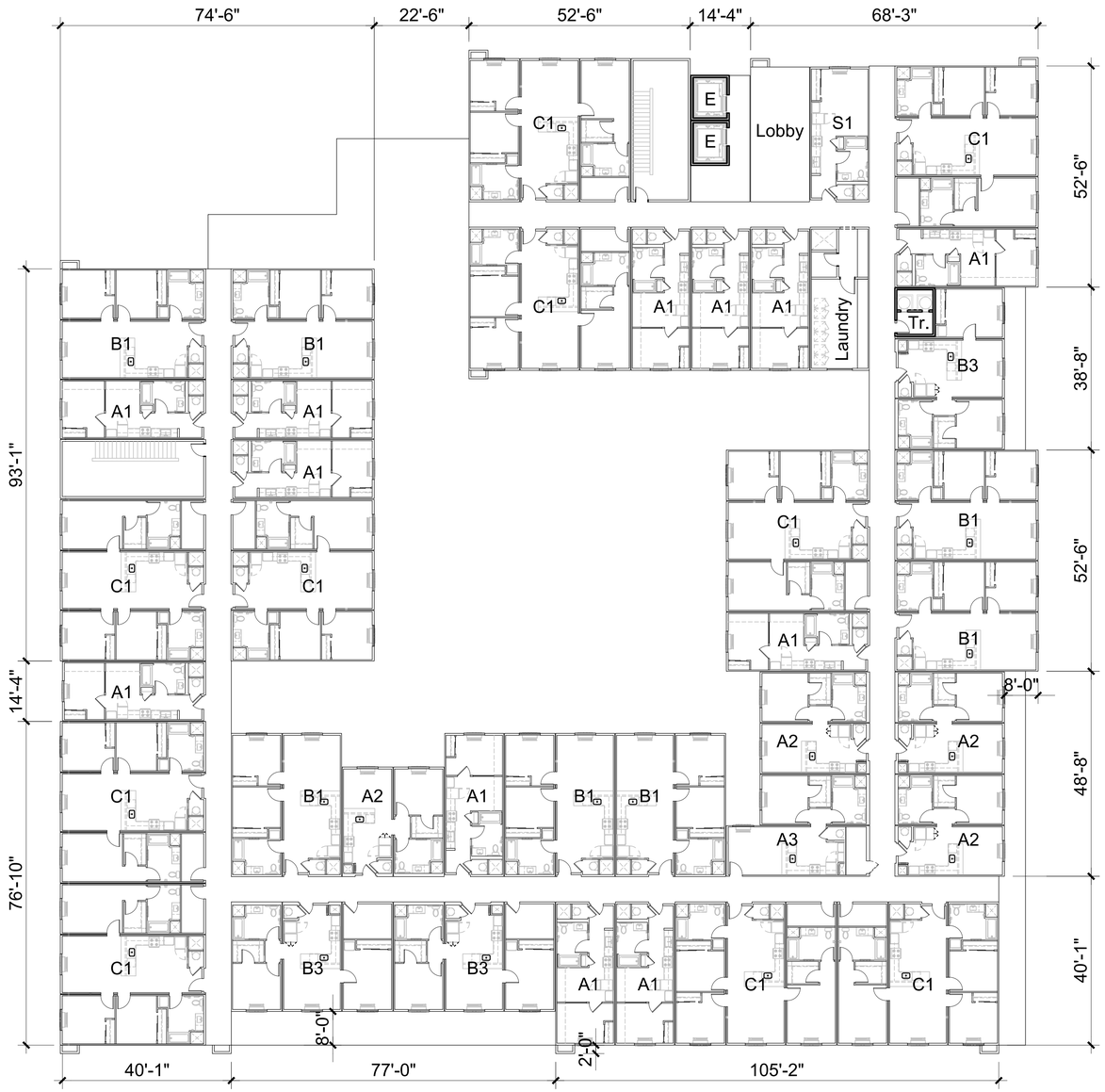
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BUILDING A PLAN
LEVEL 3

A1.1.2



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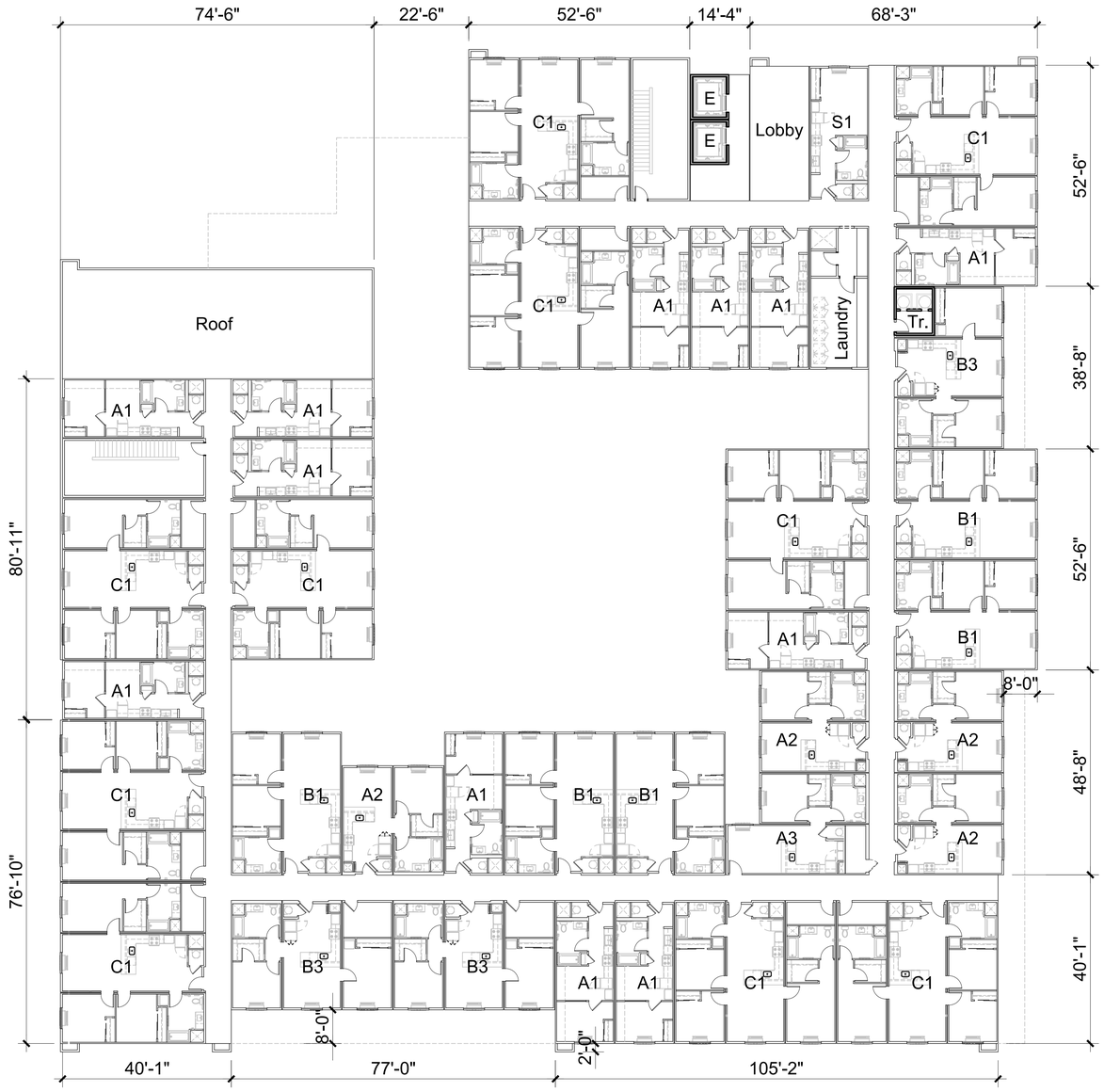
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BUILDING A PLAN
LEVEL 4-6

A1.1.3



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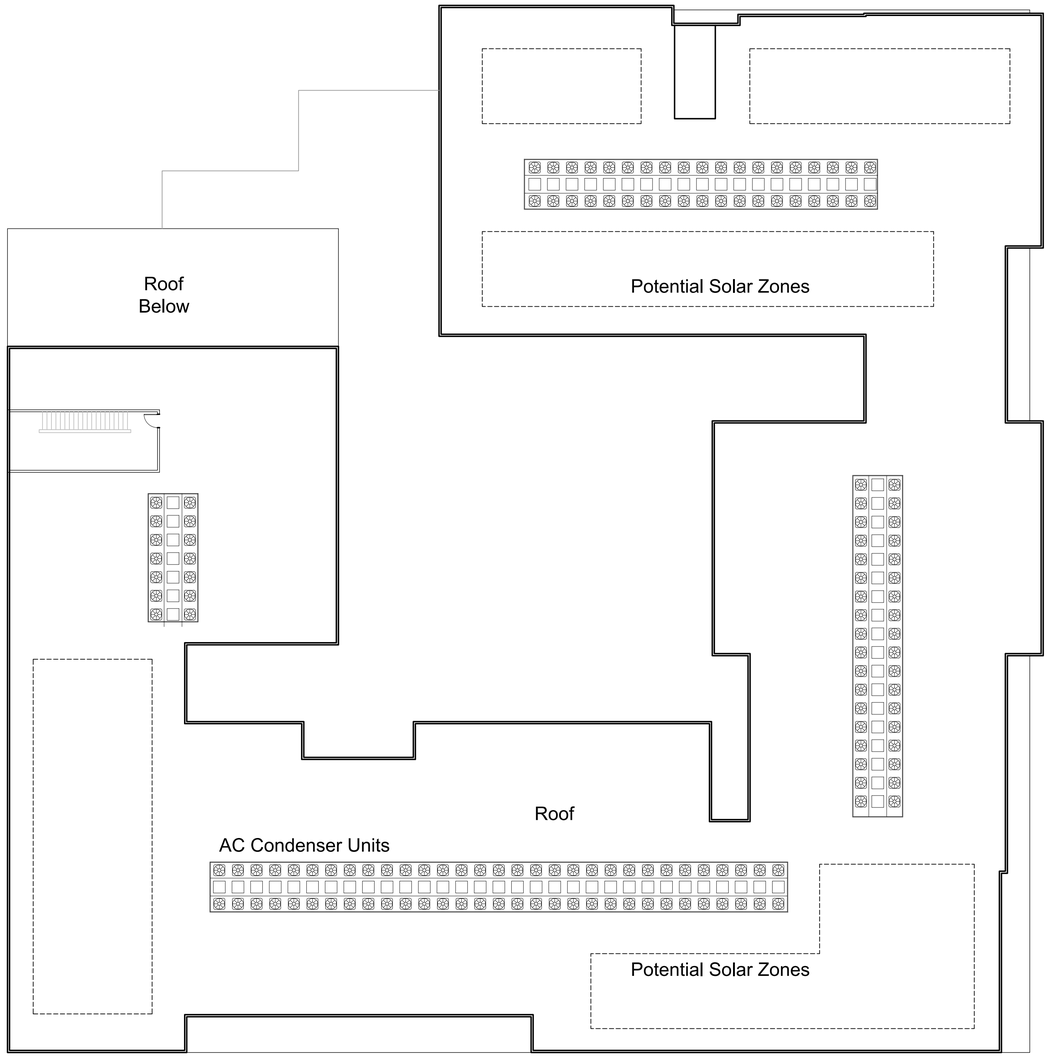
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BUILDING A PLAN
LEVEL 7

A1.1.4



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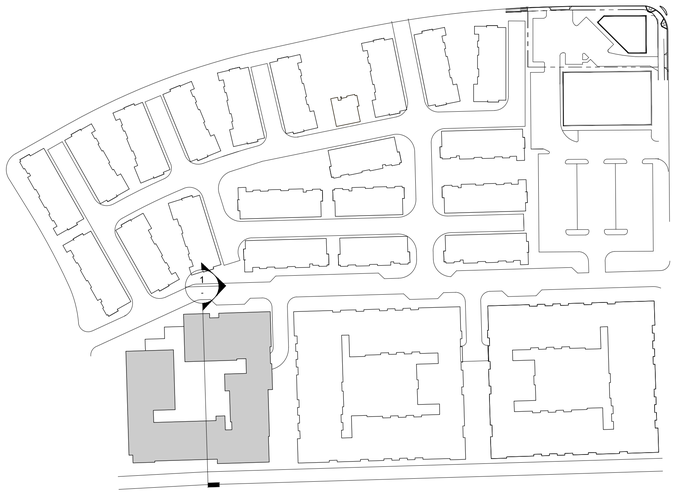
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NOVEMBER 25, 2025

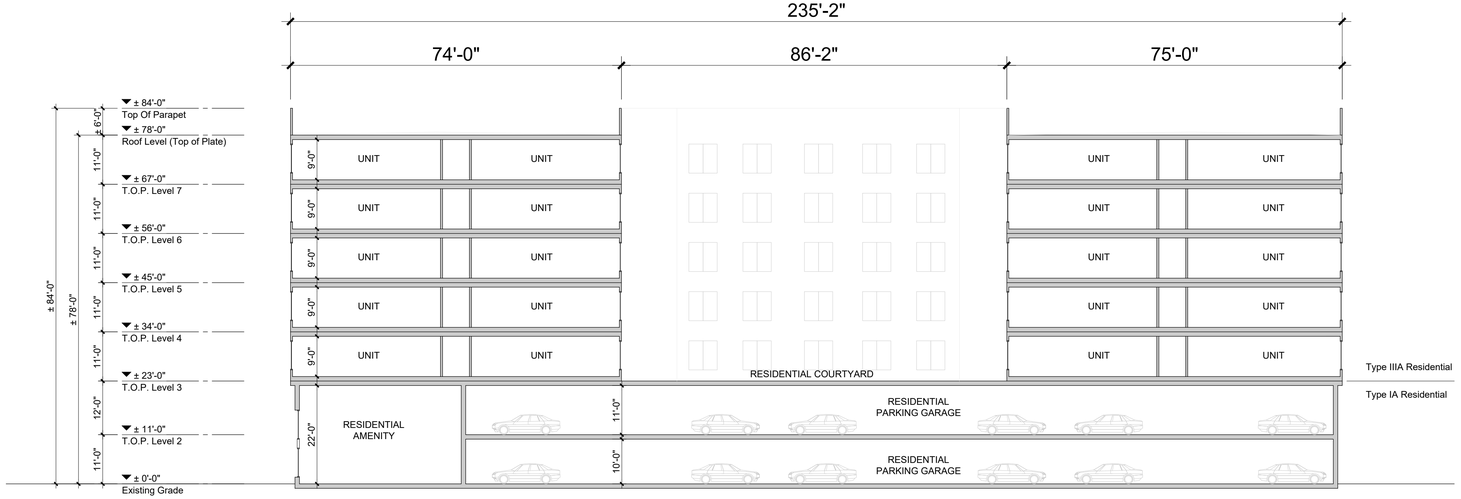
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BUILDING A PLAN
ROOF LEVEL

A1.1.5



Key Plan (NTS)



1. Building A Cross-Section

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BUILDING SECTIONS
BUILDING A

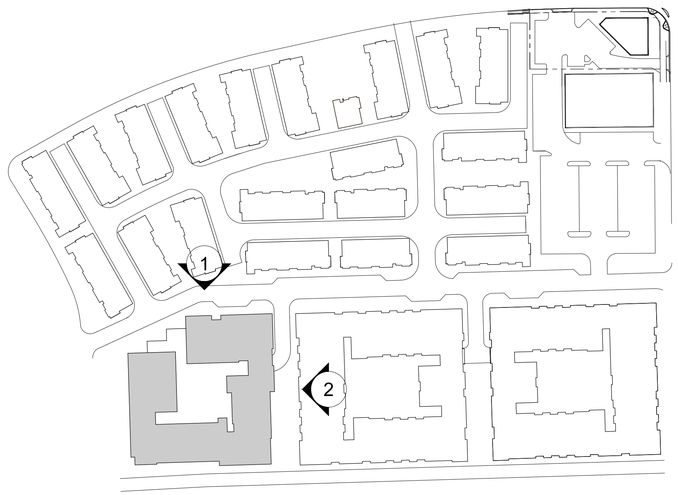
A1.2.0



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	Fiber Cement - Honey

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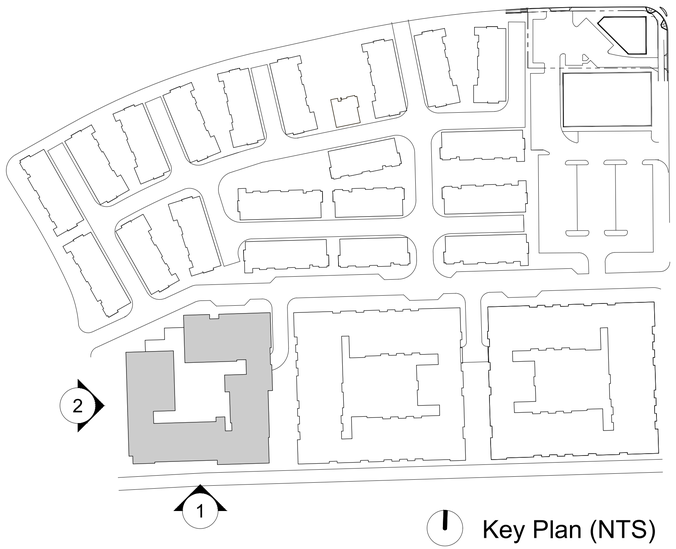
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0 8 16 32

BUILDING ELEVATIONS
BUILDING A



1. South Elevation





2. West Elevation

COLOR & MATERIAL LEGEND*:

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

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BUILDING ELEVATIONS
BUILDING A



1. Building A - North Elevation



2. Building A - West Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

W1

Masonry Block
Brown

P1

Fiber Cement Panel
Honey

S3

Stucco
Dark Brown

S4

Stucco
Light Brown

A1

Metal Awning
Dark Bronze

M2

Metal Vertical Fin
Tan

S5

Stucco
Gray

M1



Metal & Glass Railing Example
Railing to be 50% open.

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

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COLOR AND MATERIAL BOARD
BUILDING A

A1.4.0



BUILDING TOP - CORNICE

BUILDING TOP - PARAPET VARIATION

BUILDING TOP - METAL AWNING

BUILDING TOP - VERTICAL FIN

TYPICAL RECESSED WINDOW

BUILDING MIDDLE - HORIZONTAL BAND

BUILDING MIDDLE - VERTICAL FIN

BUILDING MIDDLE - GROUPED WINDOWS

ALL COLORS AND MATERIALS TRANSITION COLORS AT INSIDE CORNERS

BUILDING A - DETAIL 1



BUILDING MIDDLE -HORIZONTAL BAND

BUILDING MIDDLE - UPPER STORIES OVERHANG

BUILDING BASE - CHANGE OF MATERIALS

BUILDING BASE - METAL AWNING

BUILDING BASE - GARAGE SCREENING

BUILDING BASE - STOREFRONT WINDOWS

BUILDING A - DETAIL 2

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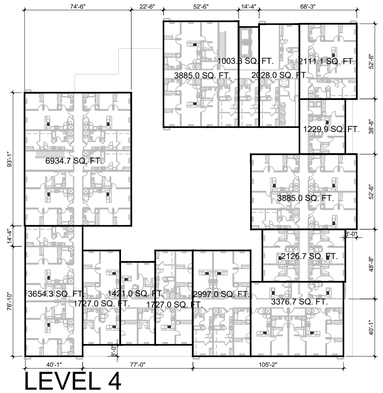
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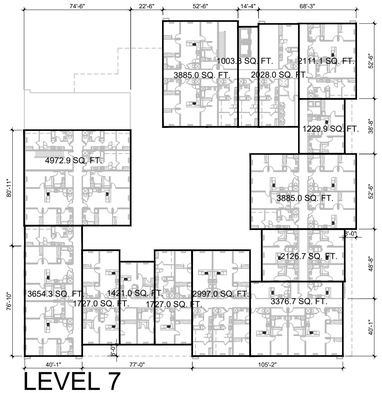
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DETAILS - BUILDING A

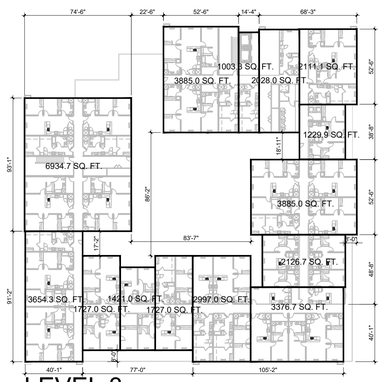
A1.4.1



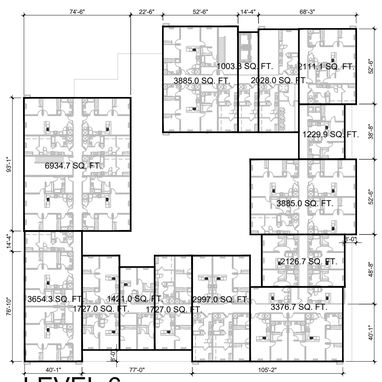
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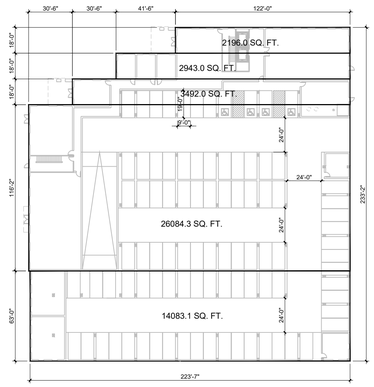
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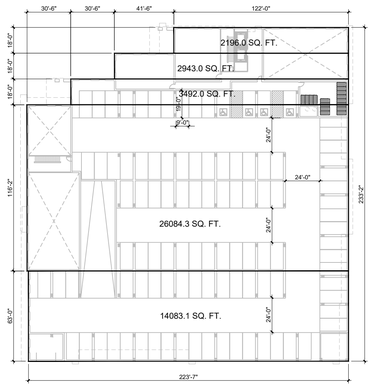
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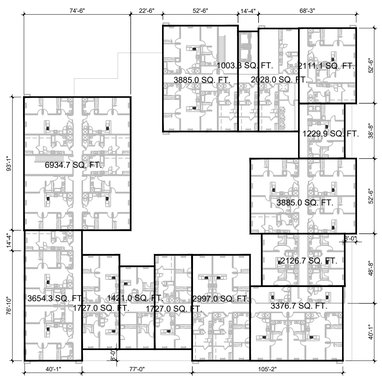
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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NOVEMBER 25, 2025

AREA CALCULATIONS + BLOCKING
BUILDING A

A1.5.0

Construction Type: Type IIIA

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

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

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

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

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

Fire-Resistance Rating Requirements in Type IIIA Construction

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

Building 1 Area Calculations

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

32,712 SF < 48,000 SF

Building 2 Area Calculations

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

26,905 SF < 48,000 SF

Building 3 Area Calculations

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

30,725 SF < 48,000 SF

Building 4 Area Calculations

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

27,510 SF < 48,000 SF

Building 5 Area Calculations

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

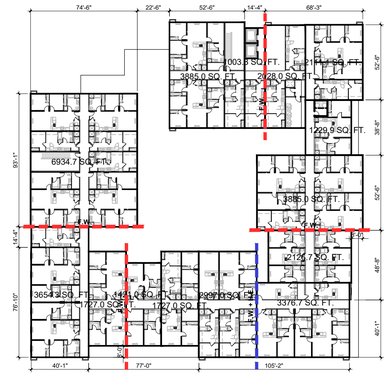
46,265 **SF < 48,000 SF**

Building 6 Area Calculations

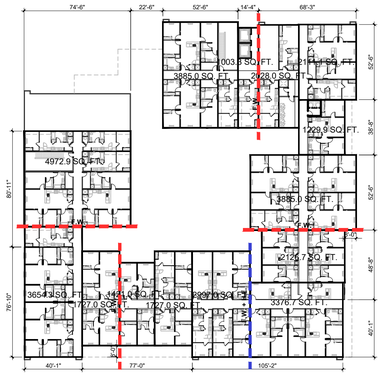
Level	Area
Level 3	4,888 SF
Level 4	4,888 SF
Level 5	4,888 SF
Level 6	4,888 SF
Level 7	4,888 SF
Total	24,440 SF

24,440 SF < 48,000 SF

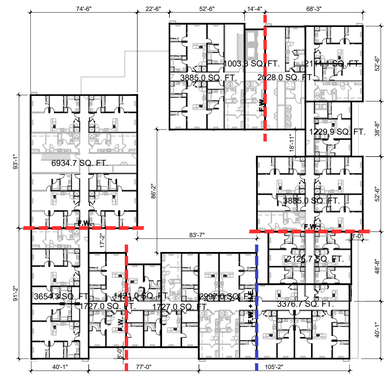
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE, SPRINKLERED BUILDING (CBC 705.8)				
FIRE SEPARATION DISTANCE	**5' TO LESS THAN 10'**	**10' TO LESS THAN 15'**	**15' TO LESS THAN 20'**	**20' TO LESS THAN 25'**
ALLOWABLE AREA OF UNPROTECTED OPENINGS PER CBC 705.8.1 AND TABLE 705.8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



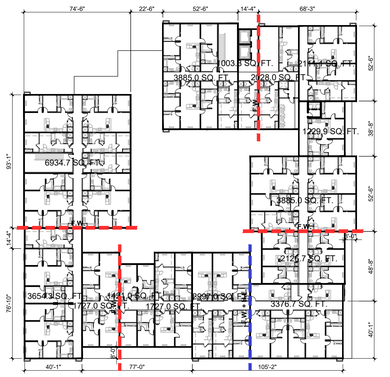
LEVEL 4



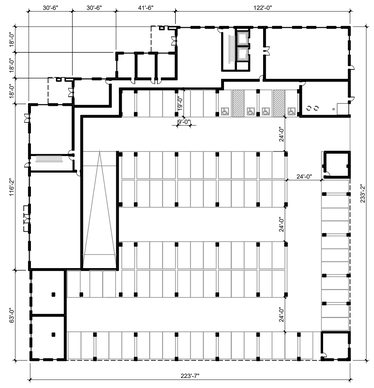
LEVEL 7



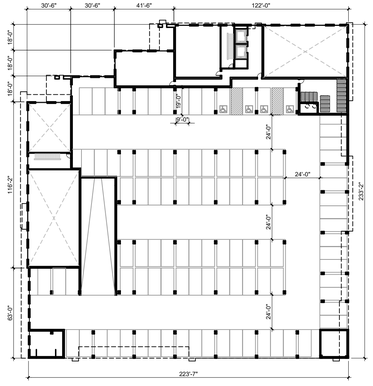
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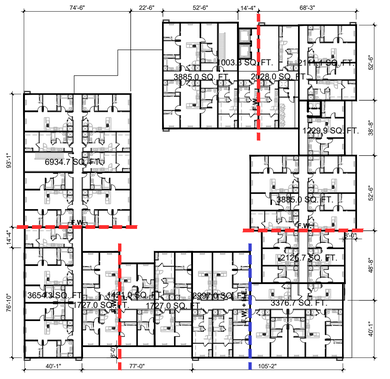
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

ALLOWABLE AREA CALCULATIONS
BUILDING A

A1.5.2

NOTES:

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

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

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

LEGEND

- Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Stair Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- CPT = X' — Common Path of Travel Distance *(CBC Sec. 1006.2.1) from most remote point to where occupants have separate access to two exits*
  CPT < 125' R2
  CPT < 100' S2
- Exit access Travel Distance
- RP#00 = X' — Distance from most Remote Point
- Public Way as defined by CBC Sec. 202.
- 2-Hr Stair Enclosure
- Floor Area (SF) / # of Occupants — Name | 1,000 SF | 300 | 5 occ. | R-2 — Occupant Space / Occupant Load Factor (SF/Occupant) / Occupancy Group
- Wet standpipes at intermediate stair landings



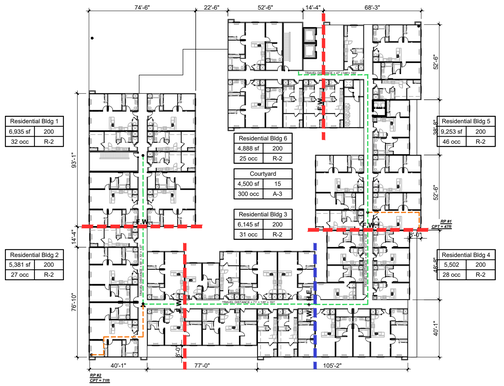
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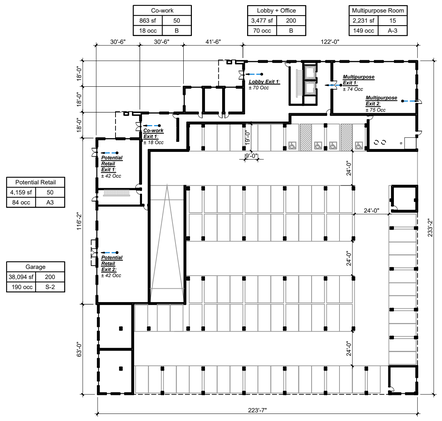
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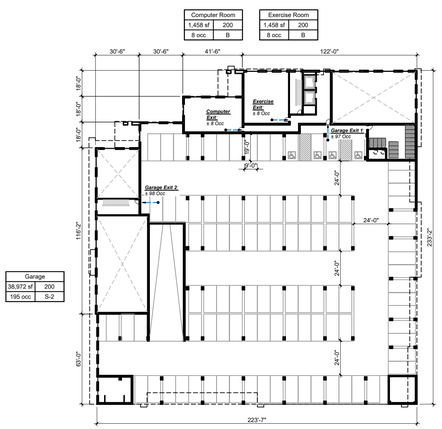
LEVEL 3



LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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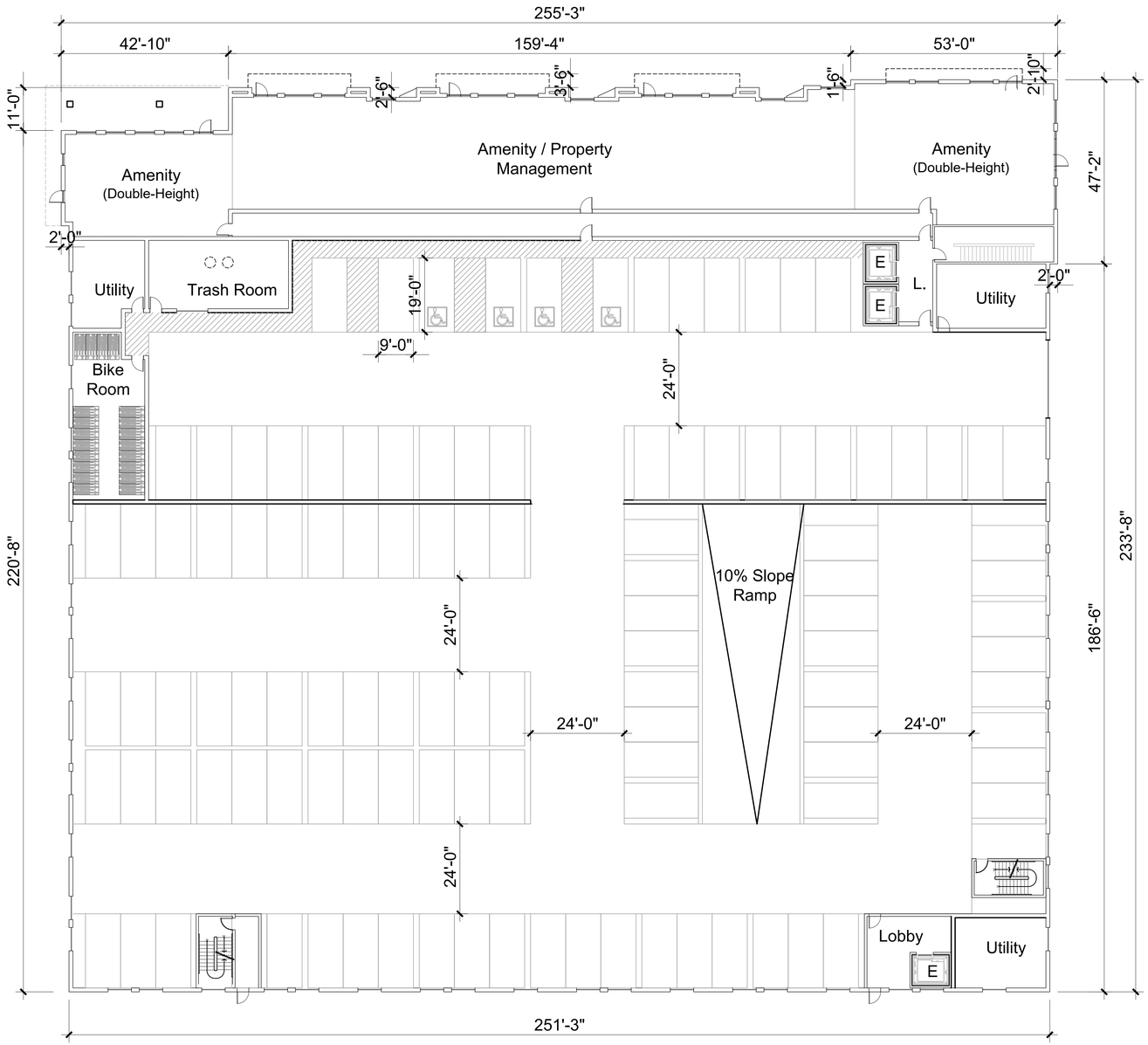
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EXITING EXHIBIT
BUILDING A

A1.5.1



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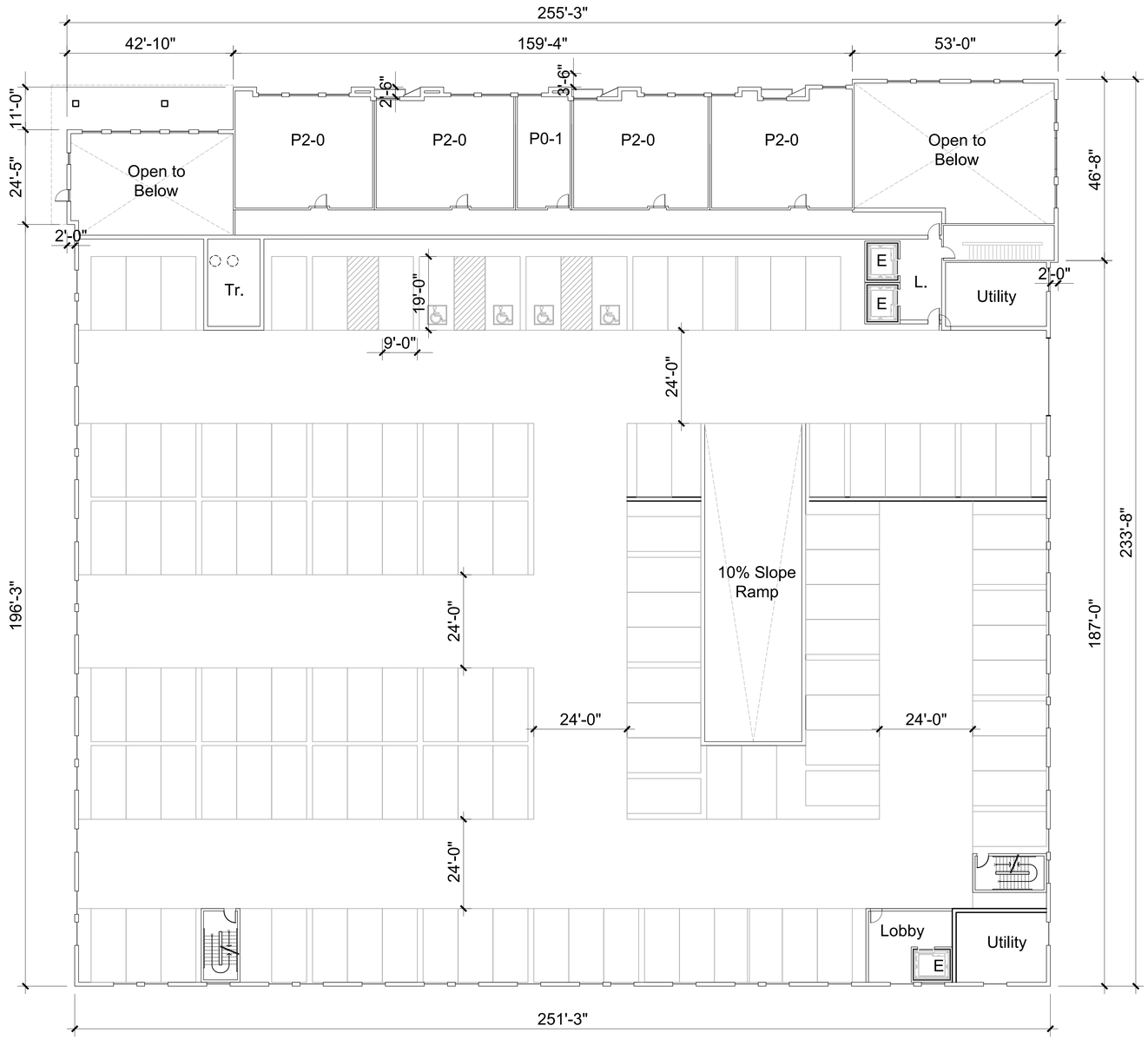
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BUILDING B PLAN
LEVEL 1

A2.1.0



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BUILDING B PLAN
LEVEL 2

A2.1.1



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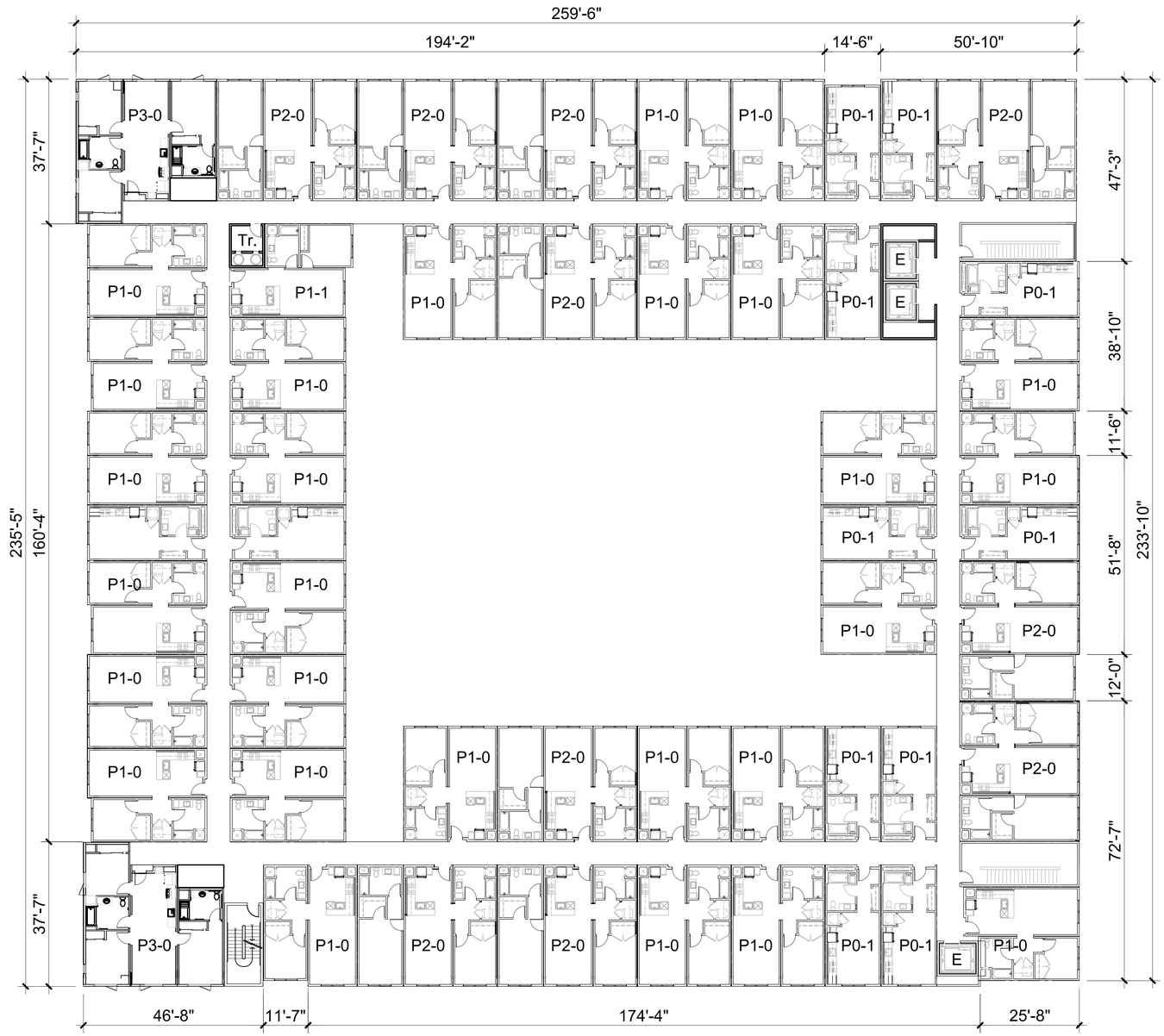
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BUILDING B PLAN
LEVEL 3

A2.1.2



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BUILDING B PLAN
LEVEL 4-6

A2.1.3



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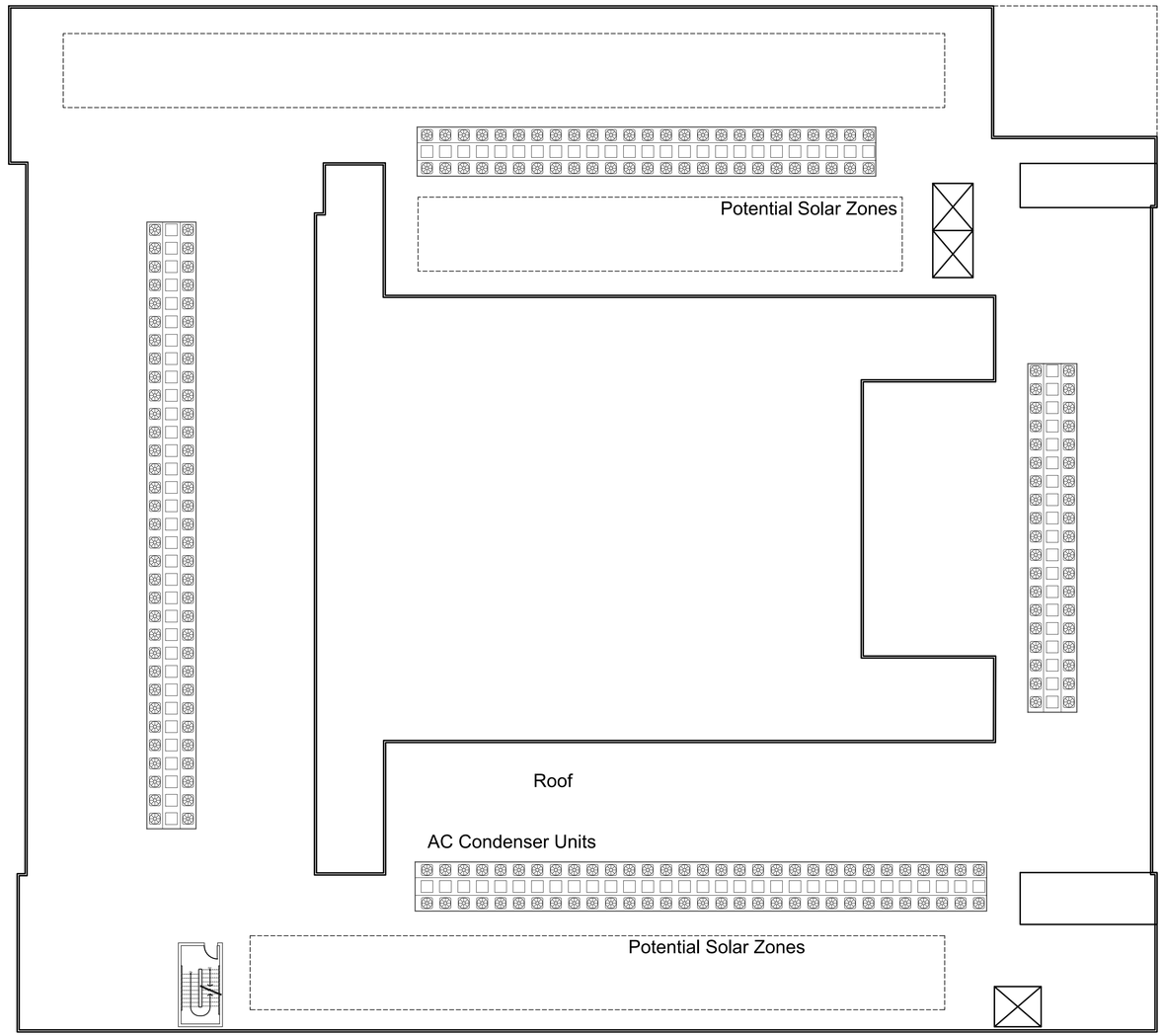
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BUILDING B PLAN
LEVEL 7

A2.1.4



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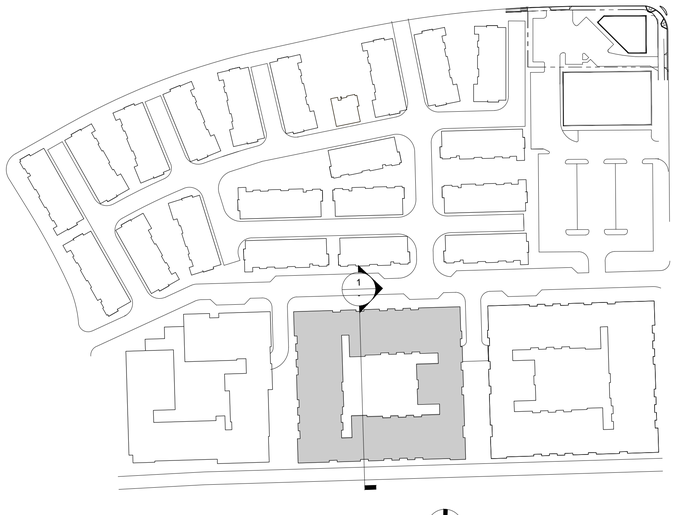
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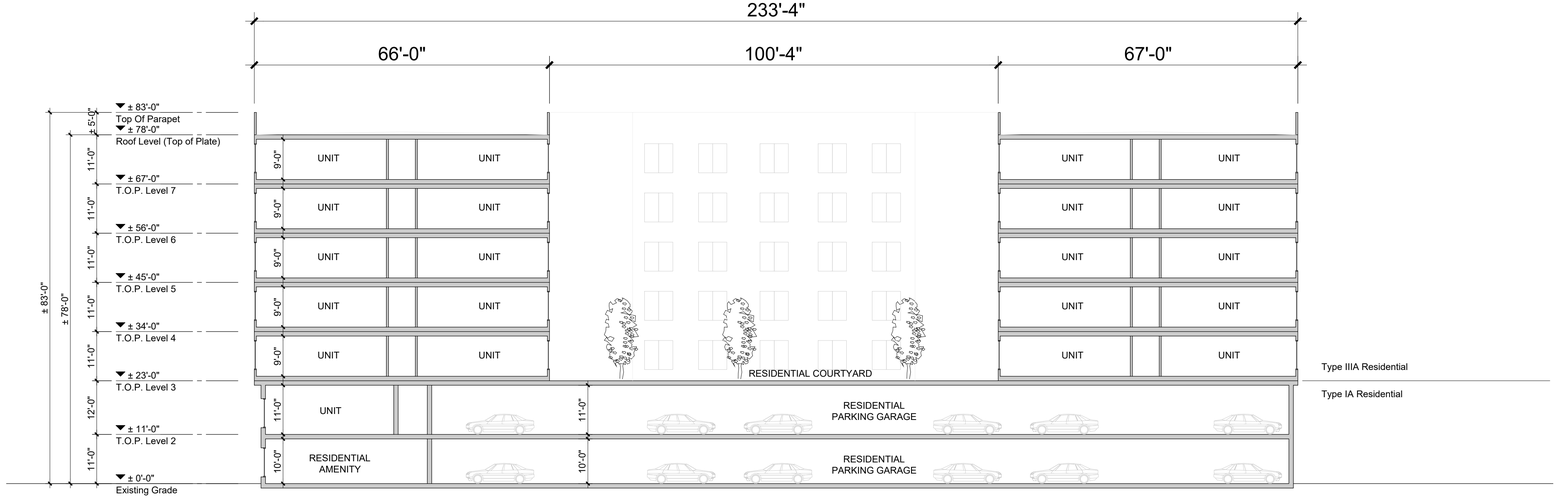
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BUILDING B PLAN
ROOF LEVEL

A2.1.5



Key Plan (NTS)



1. Building B Cross-Section

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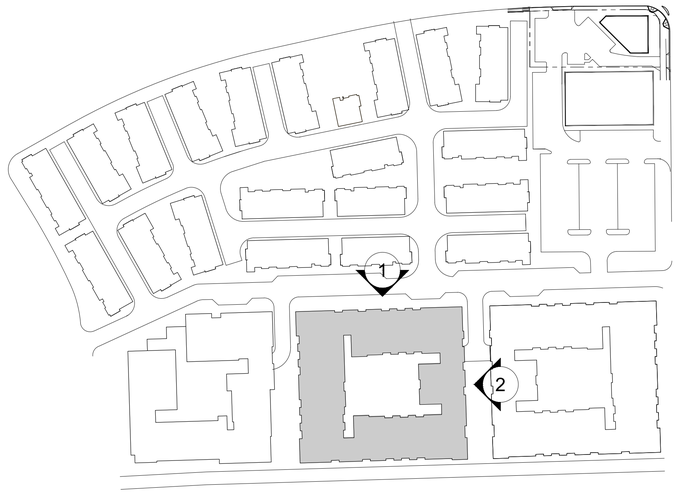
0 8 16 32

BUILDING SECTIONS
BUILDING B

A2.2.0



1. North Elevation



Key Plan (NTS)



2. East Elevation

COLOR & MATERIAL LEGEND*:

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

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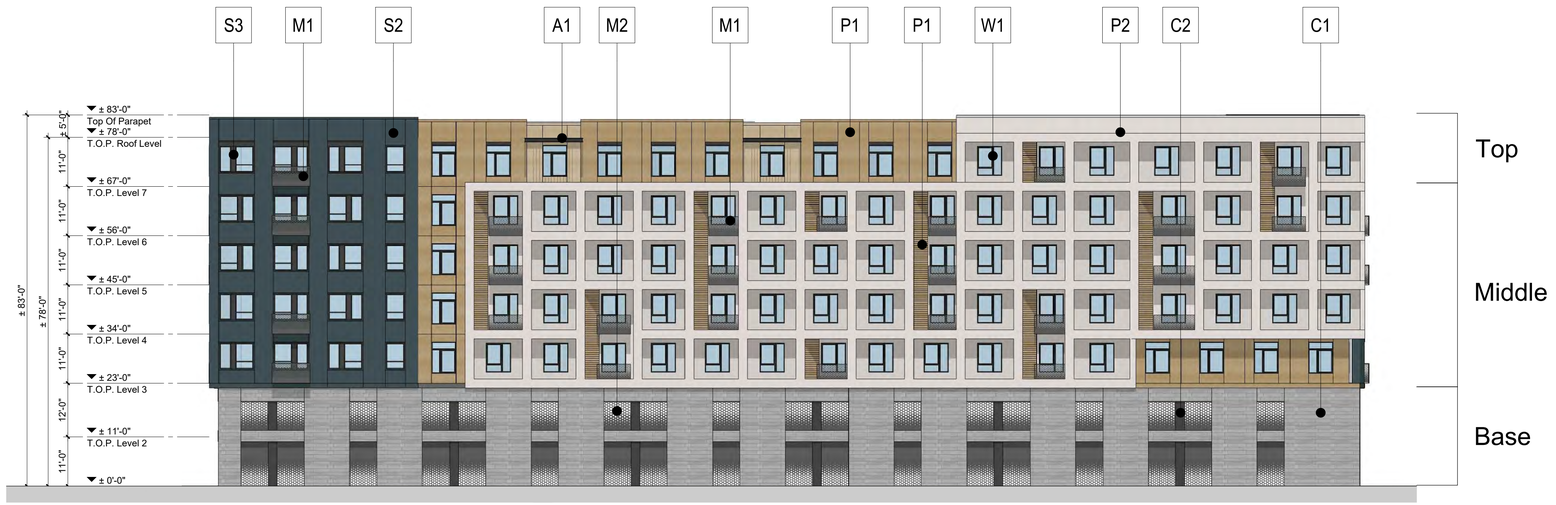
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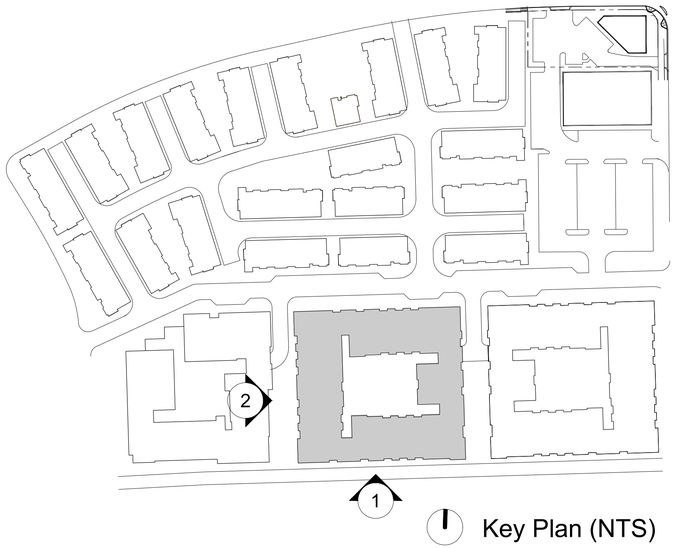
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BUILDING ELEVATIONS
BUILDING B

A2.3.0



1. South Elevation





2. West Elevation

COLOR & MATERIAL LEGEND*:

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

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BUILDING ELEVATIONS
BUILDING B & C

A2.3.1



1. Building B - North Elevation



2. Building B - East Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

S3

Stucco
Dark Gray

P1

Wood Cladding
Beige

P2

Fiber Cement Panel
Off-White

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

A1

Metal Awning
Dark Bronze

M2

Metal Screen
Dark Gray

M1



Metal Railing Example
Railing to be 50% open

C1

Board Form Concrete
Warm Gray

C2

Concrete
Dark Gray

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

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COLOR AND MATERIAL BOARD
BUILDING B

A2.4.0



BUILDING B - DETAIL 1



BUILDING B - DETAIL 2

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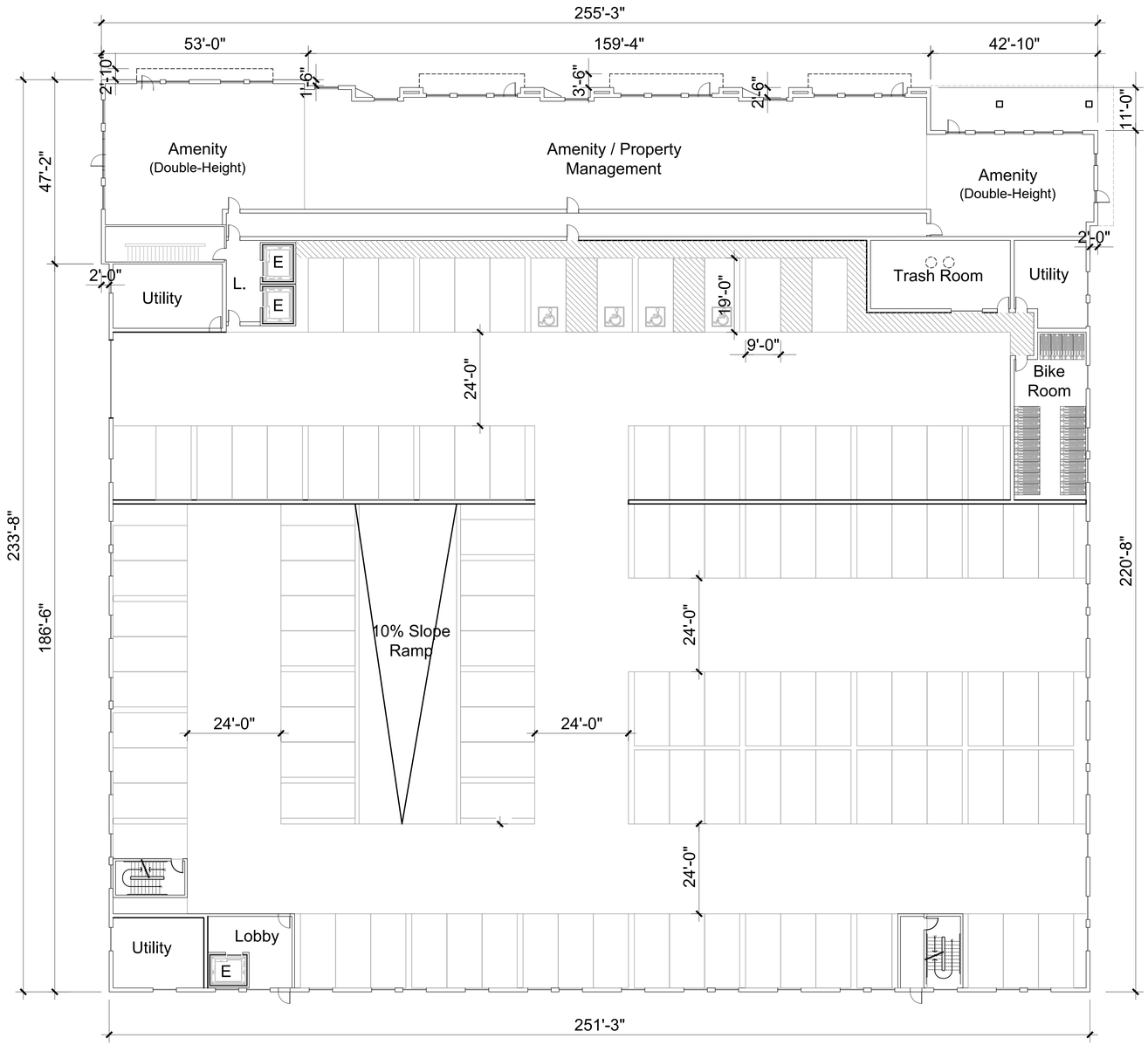
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DETAILS - BUILDING B

A2.4.1



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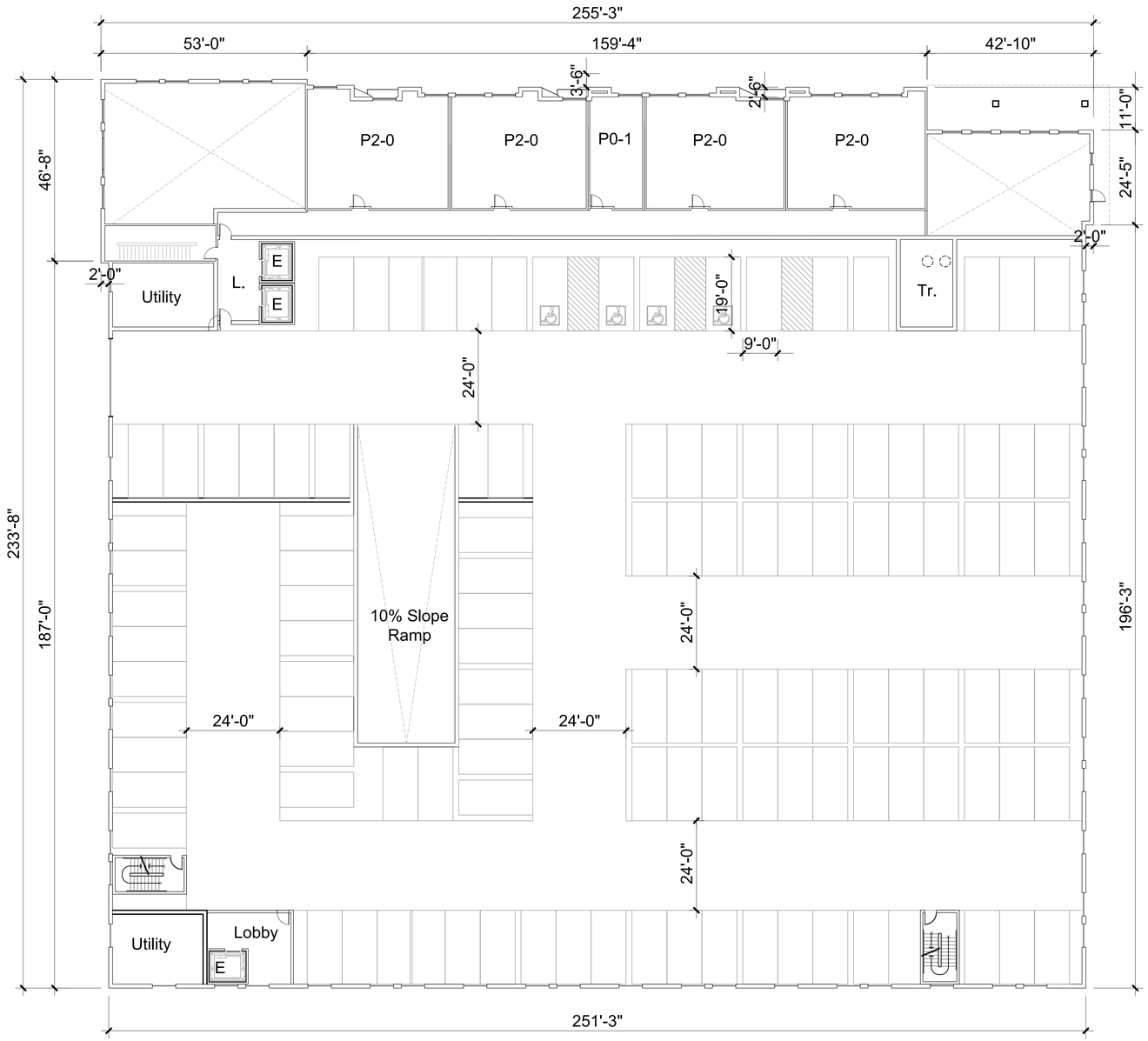
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BUILDING C PLAN
LEVEL 1

A2.5.0



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BUILDING C PLAN
LEVEL 2

A2.5.1



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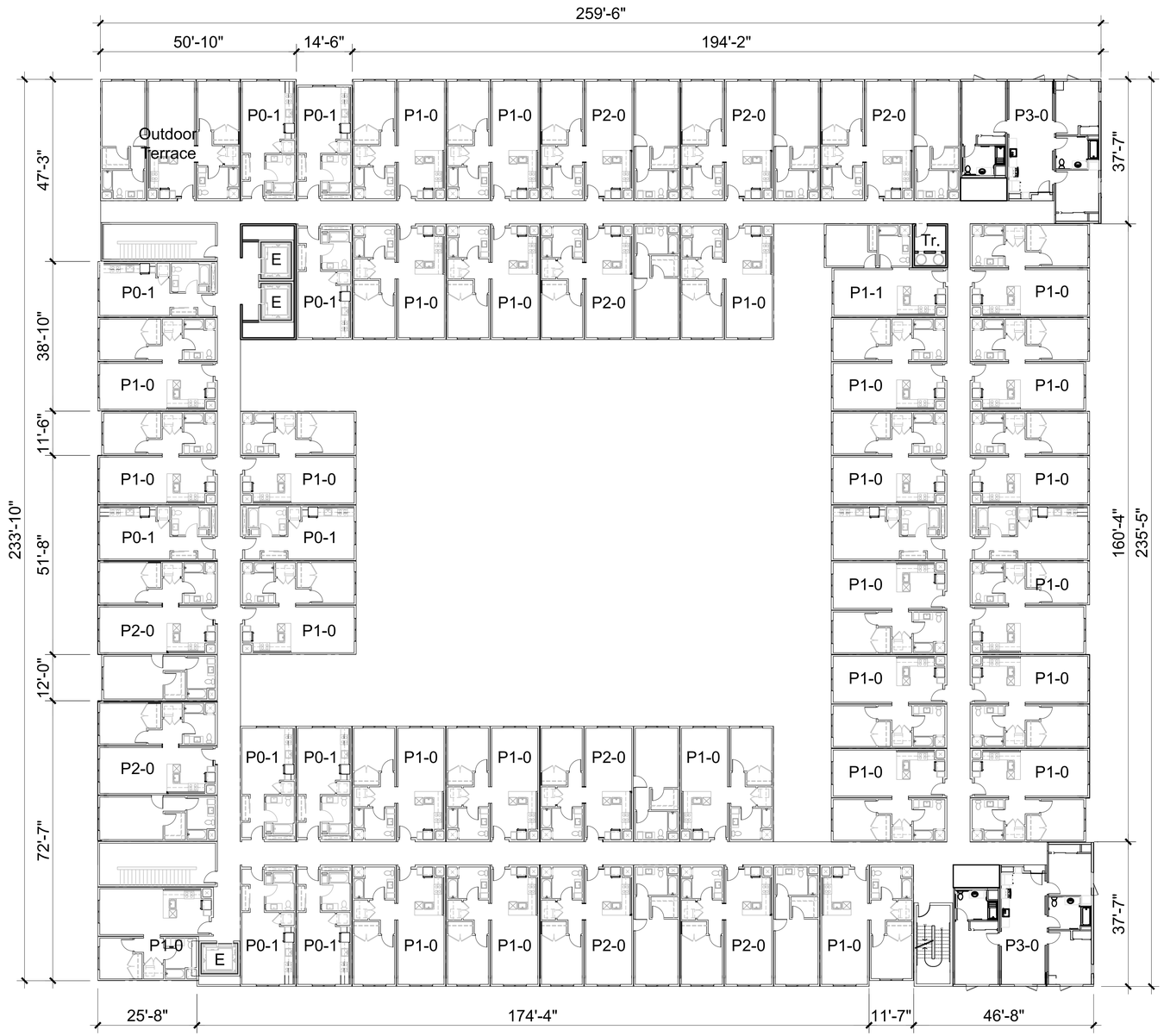
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BUILDING C PLAN
LEVEL 3

A2.5.2



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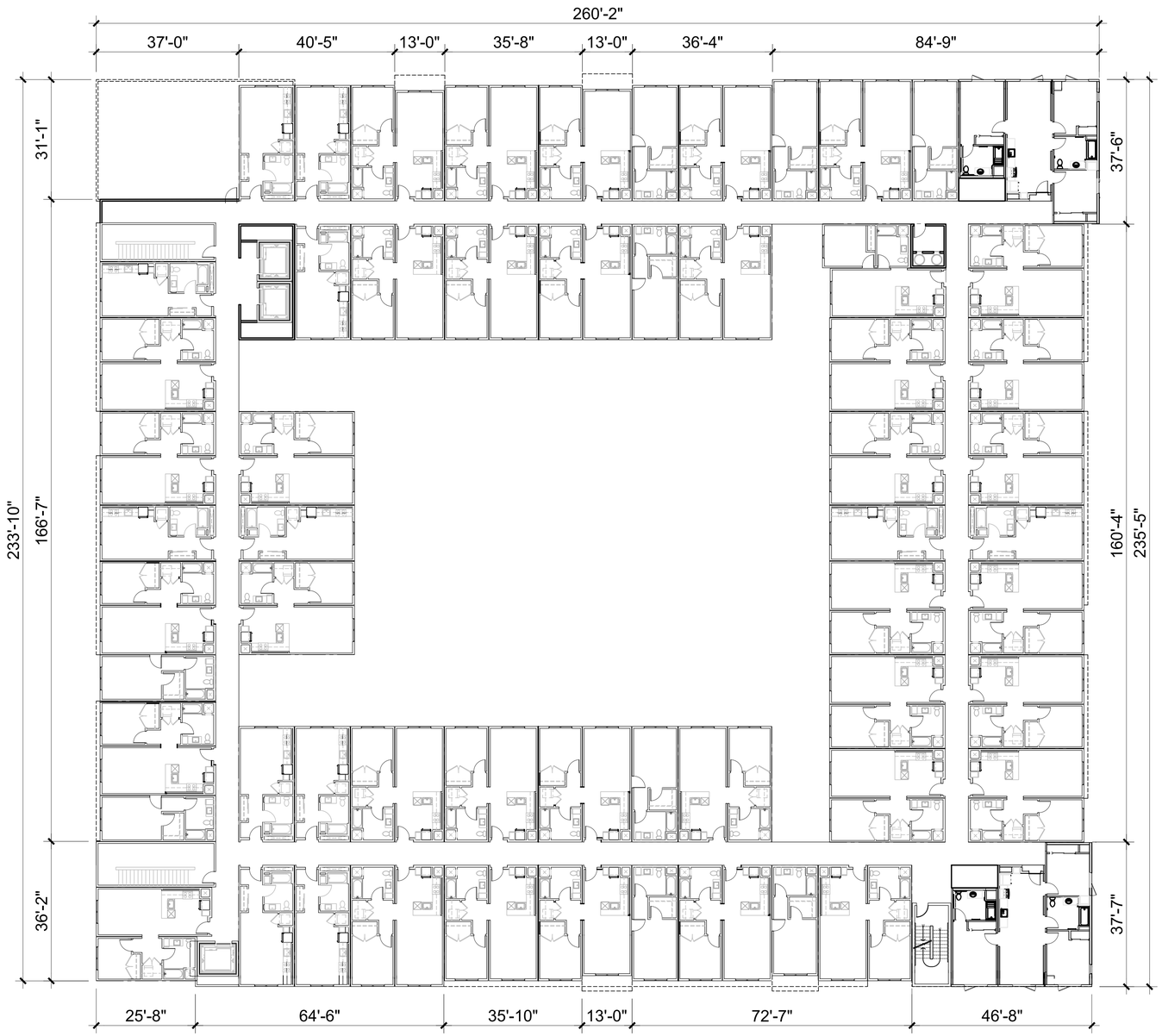
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BUILDING C PLAN
LEVEL 4-6

A2.5.3



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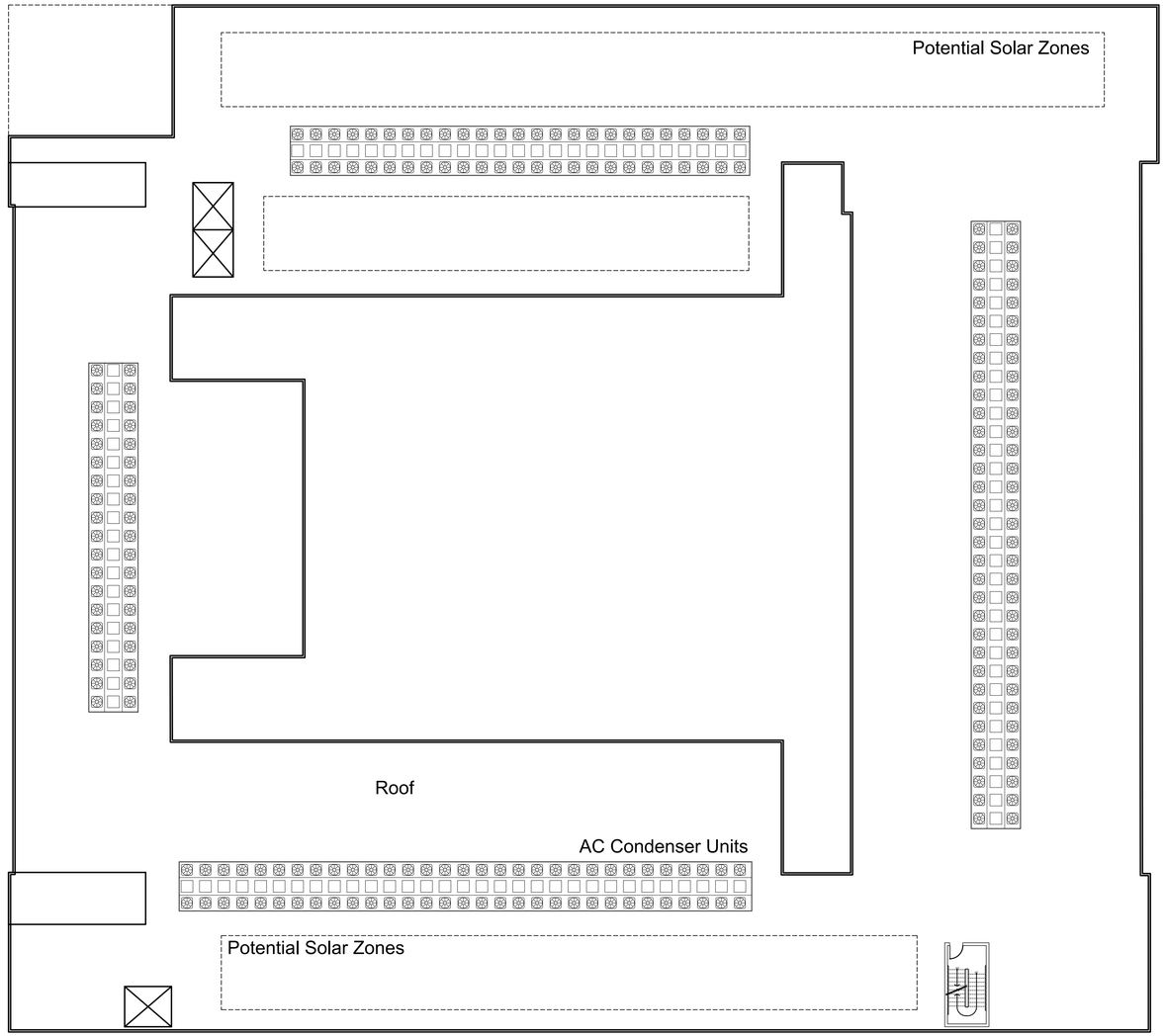
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BUILDING C PLAN
LEVEL 7

A2.5.4



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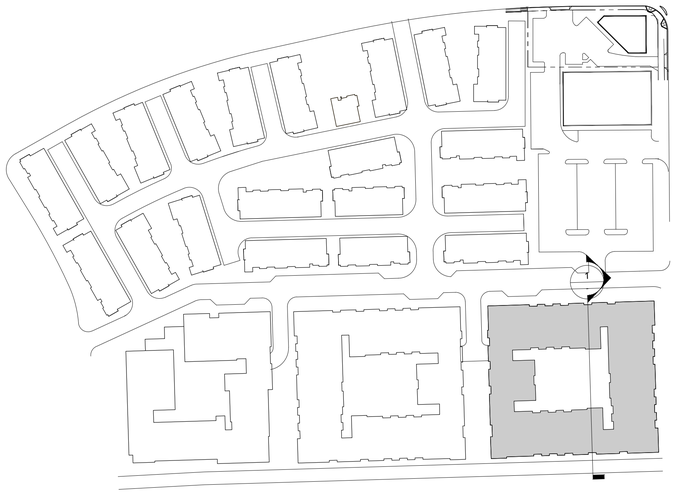
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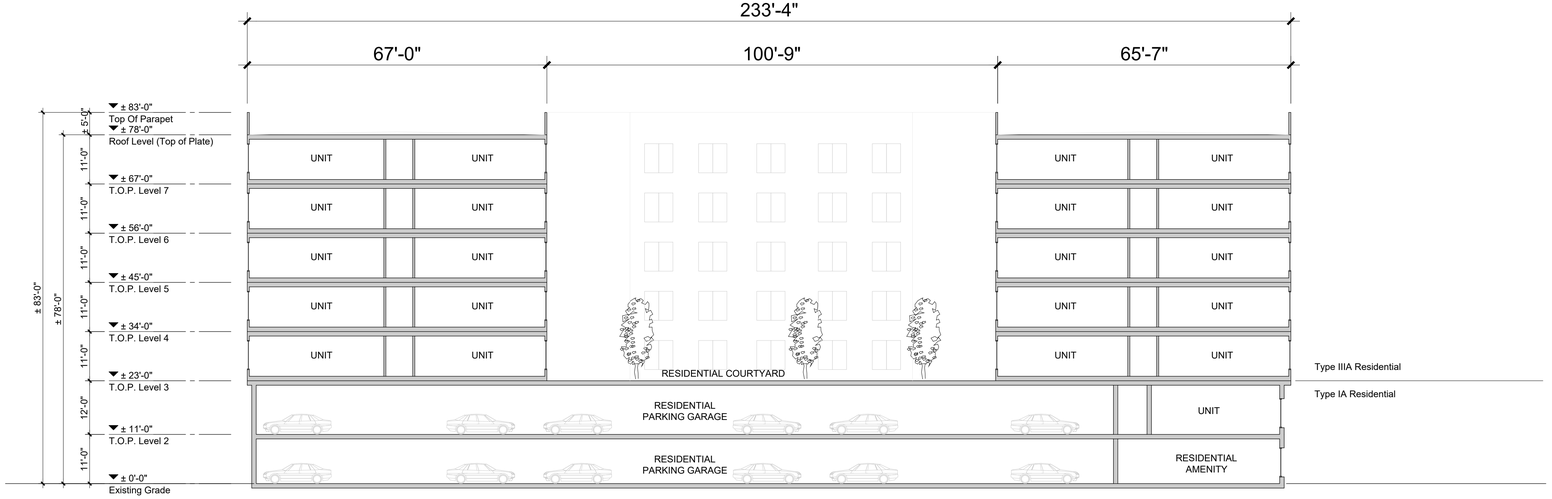
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BUILDING C PLAN
ROOF LEVEL

A2.5.5



Key Plan (NTS)



1. Building B Cross-Section

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BUILDING SECTIONS
BUILDING C

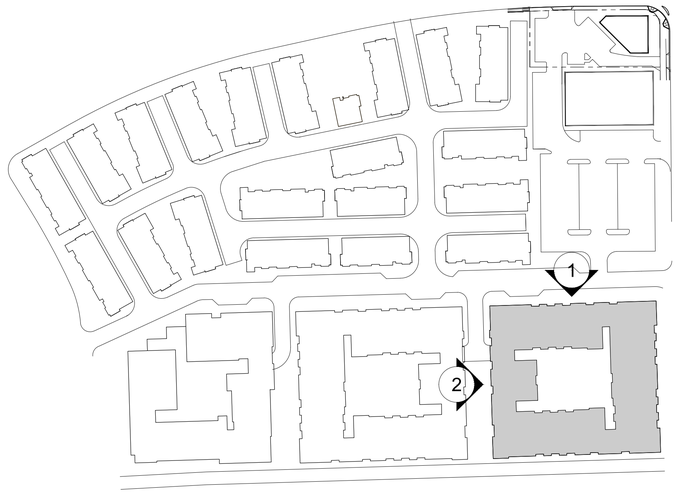
A2.2.0



1. North 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	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
C1	Board Form Concrete- Warm Gray
C2	Concrete- Dark Gray

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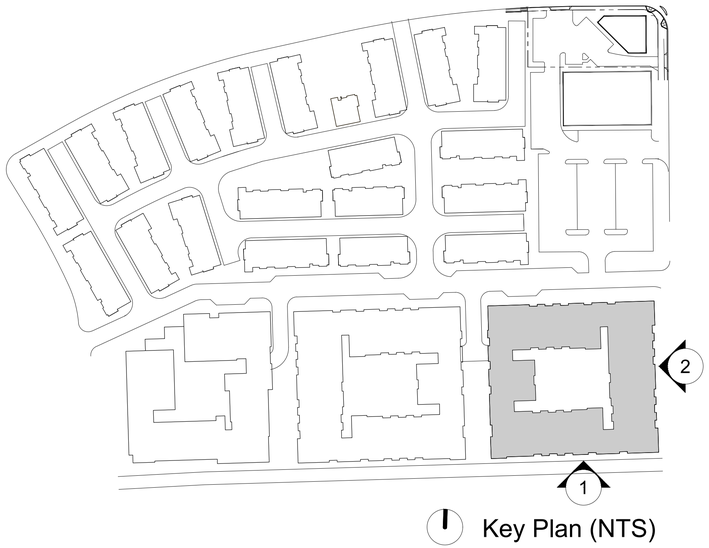
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BUILDING ELEVATIONS
BUILDING C



1. South Elevation



Key Plan (NTS)



2. East Elevation

COLOR & MATERIAL LEGEND*:

S1	Stucco 1 - White
S2	Stucco 2 - Navy Blue
S3	Stucco 3 - Dark Gray
P1	Fiber Cement - Beige
P2	Fiber Cement - Off-White
W1	Vinyl Window - Dark Bronze
W2	Storefront - Dark Bronze
A1	Metal Awning - Dark Bronze
M1	Metal Railing - Dark Gray
M2	Metal Screen - Dark Gray
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BUILDING ELEVATIONS
BUILDING C

A3.3.1



1. Building C - North Elevation



2. Building C - West Elevation

S1

Stucco
White

S2

Stucco
Navy Blue

S3

Stucco
Dark Gray

P1

Wood Cladding
Beige

P2

Fiber Cement Panel
Off-White

W1

Vinyl Window
Dark Bronze

W2

Storefront
Dark Bronze

A1

Metal Awning
Dark Bronze

Metal Screen
Dark Gray



Metal Railing Example
Railing to be 50% open

Board Form Concrete
Warm Gray

Concrete
Dark Gray

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

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COLOR AND MATERIAL BOARD
BUILDING C

A2.8.0



BUILDING C - DETAIL 1



BUILDING C - DETAIL 2

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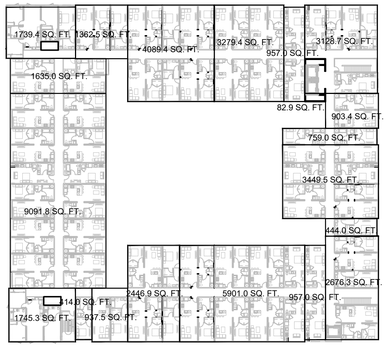
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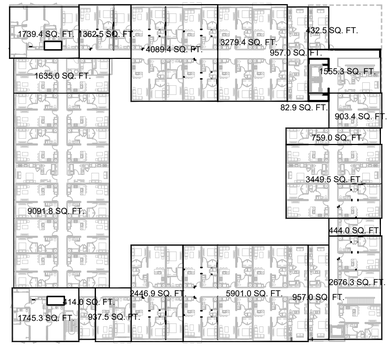
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DETAILS - BUILDING C

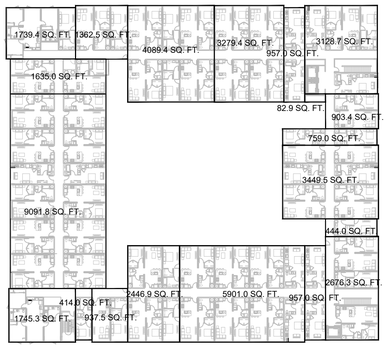
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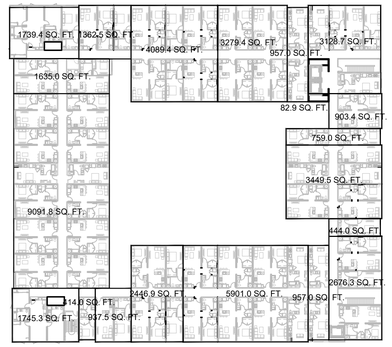
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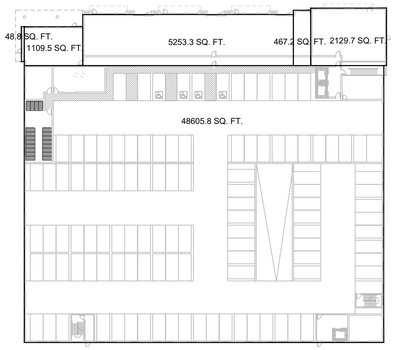
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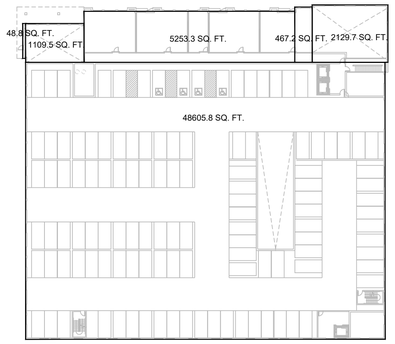
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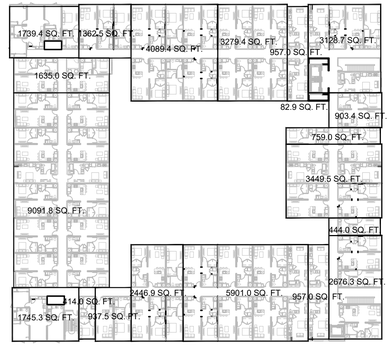
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

AREA CALCULATIONS + BLOCKING
BUILDING B & C

A2.9.0

Construction Type: Type IIIA

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

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

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

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

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

Fire-Resistance Rating Requirements in Type IIIA Construction

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

Building 1 Area Calculations

Level	Area
Level 3	8,825 SF
Level 4	8,825 SF
Level 5	8,825SF
Level 6	8,825 SF
Level 7	8,825 SF
Total	40,097 SF

40,097 < 48,000 SF

Building 2 Area Calculations

Level	Area
Level 3	9,901 SF
Level 4	9,901 SF
Level 5	9,901 SF
Level 6	9,901SF
Level 7	9,901SF
Total	45,455 SF

45,455 SF < 48,000 SF

Building 3 Area Calculations

Level	Area
Level 3	5,542 SF
Level 4	5,542 SF
Level 5	5,542 SF
Level 6	5,542 SF
Level 7	5,542 SF
Total	27,710 SF

27,710 SF < 48,000 SF

Building 4 Area Calculations

Level	Area
Level 3	9,534 SF
Level 4	9,534 SF
Level 5	9,534 SF
Level 6	9,534 SF
Level 7	9,534 SF
Total	47,670

47,670 SF < 48,000 SF

Building 5 Area Calculations

Level	Area
Level 3	5,555 SF
Level 4	5,555 SF
Level 5	5,555 SF
Level 6	5,555 SF
Level 7	5,555 SF
Total	27,775 SF

27,775 **SF < 48,000 SF**

Building 6 Area Calculations

Level	Area
Level 3	7,446 SF
Level 4	7,446 SF
Level 5	7,446 SF
Level 6	7,446 SF
Level 7	7,446 SF
Total	37,230 SF

37,230 SF < 48,000 SF

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



LEVEL 4



LEVEL 7



LEVEL 3



LEVEL 6


LEVEL 1


LEVEL 2



LEVEL 5

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PLANNING APPLICATION - SUBMITTAL #2
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ALLOWABLE AREA CALCULATIONS
BUILDING B & C

A2.9.1

NOTES:

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

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

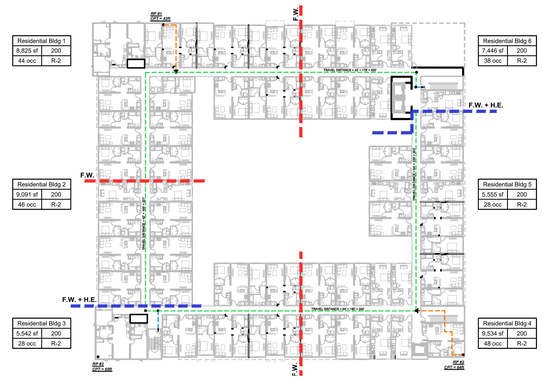
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component. Typical 3'-0" door provides 34.25" of clearance for 228 occupants.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

LEGEND

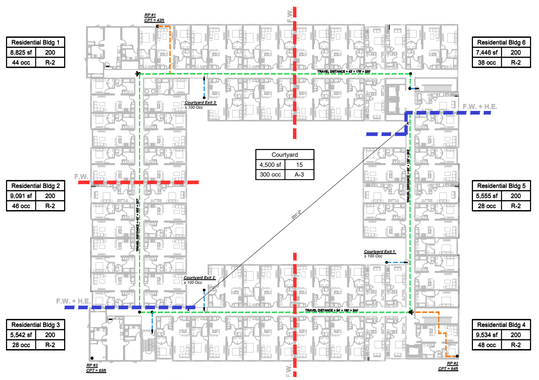
- Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Stair Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- CPT = X' — Common Path of Travel Distance *(CBC Sec. 1006.2.1) from most remote point to where occupants have separate access to two exits*
  CPT < 125' R2
  CPT < 100' S2
- Exit access Travel Distance
- RP#00 = X' — Distance from most Remote Point
- Public Way as defined by CBC Sec. 202.
- 2-Hr Stair Enclosure
- Name | 1,000 SF | 300 — Occupant Load Factor (SF/Occupant)
  Floor Area (SF)
  # of Occupants — 5 occ. | R-2 — Occupancy Group
  Occupant Space
- Wet standpipes at intermediate stair landings



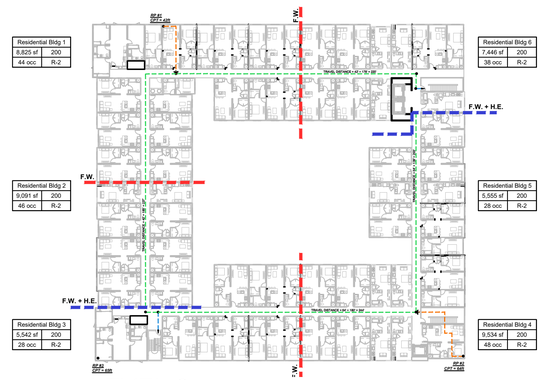
LEVEL 4



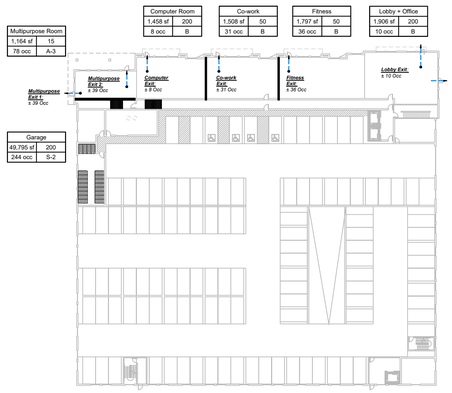
LEVEL 7



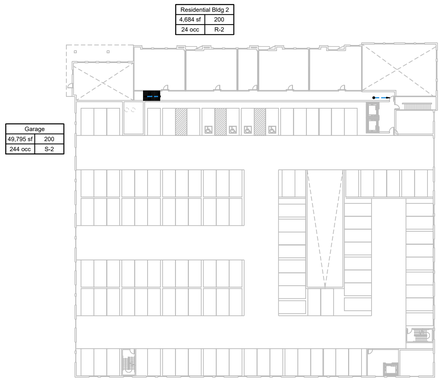
LEVEL 3



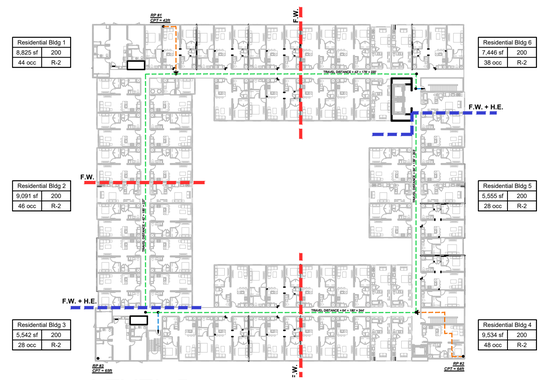
LEVEL 6



LEVEL 1



LEVEL 2



LEVEL 5

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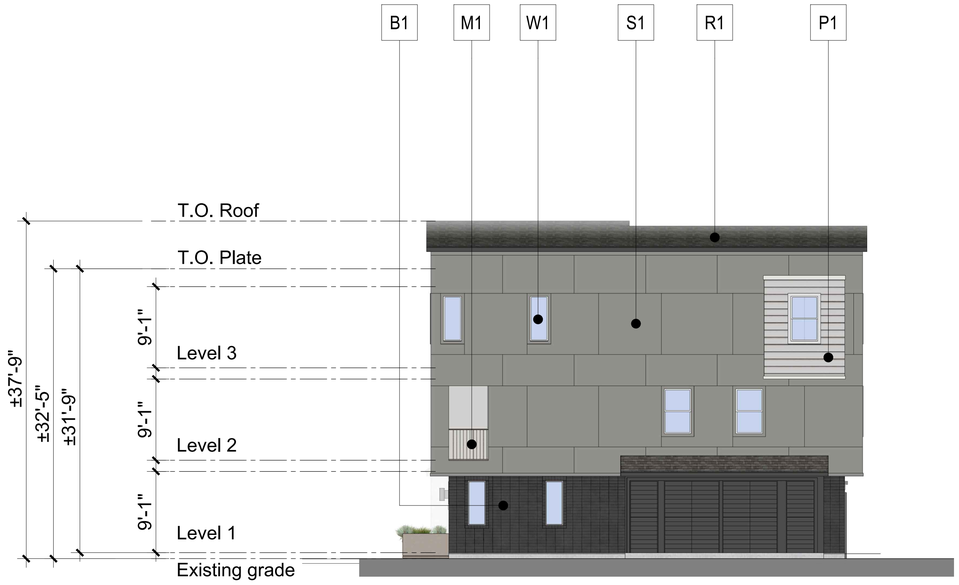
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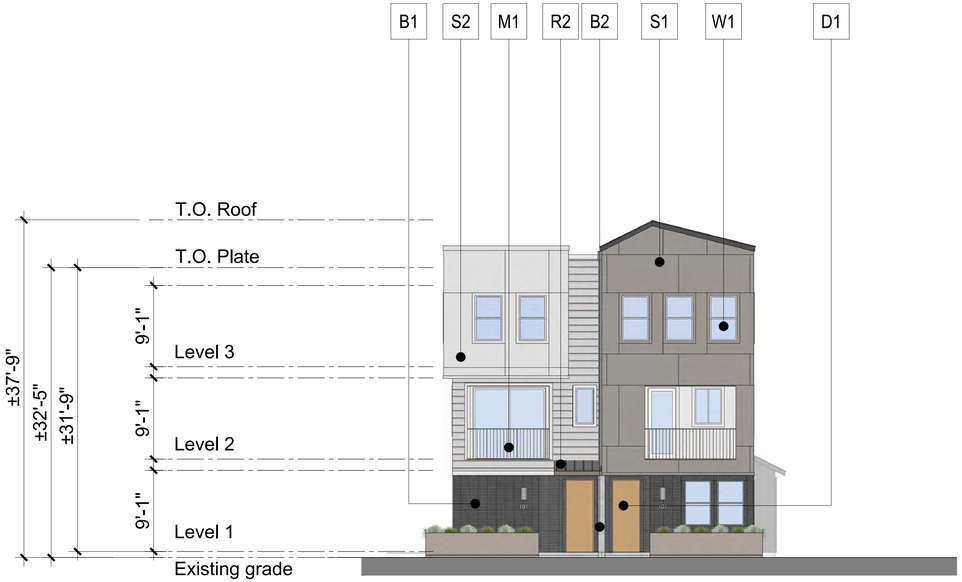
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EXITING EXHIBIT
BUILDING B & C

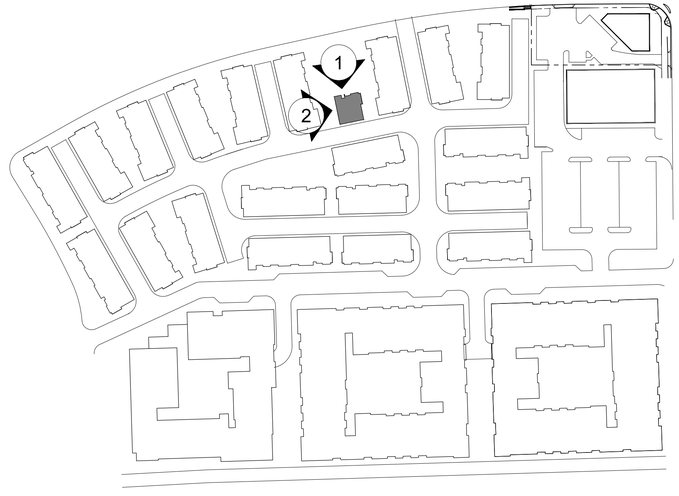
A2.9.2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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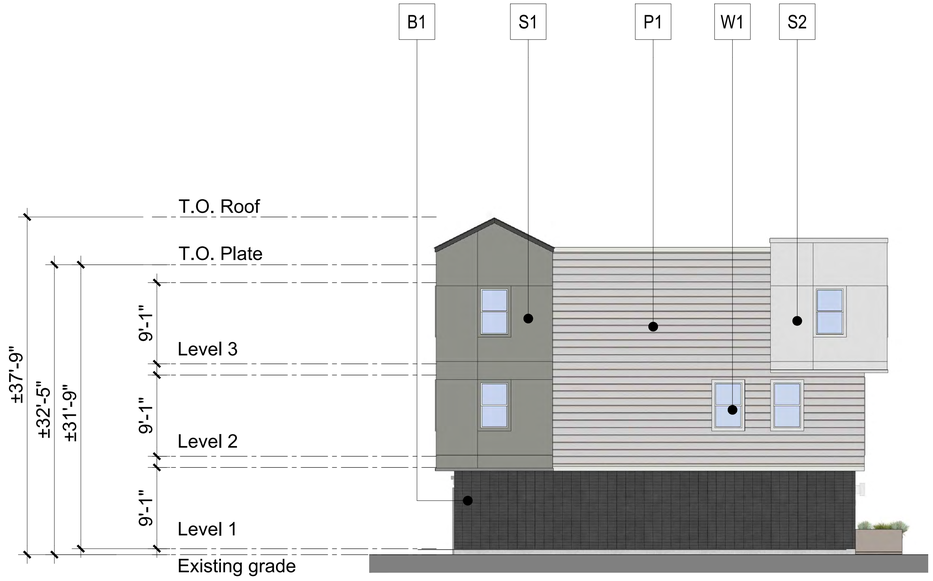
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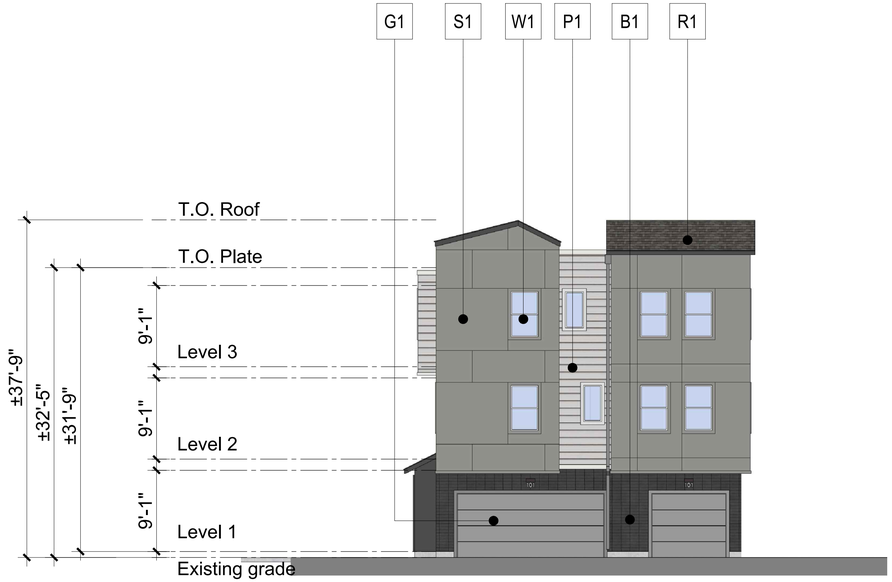
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2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

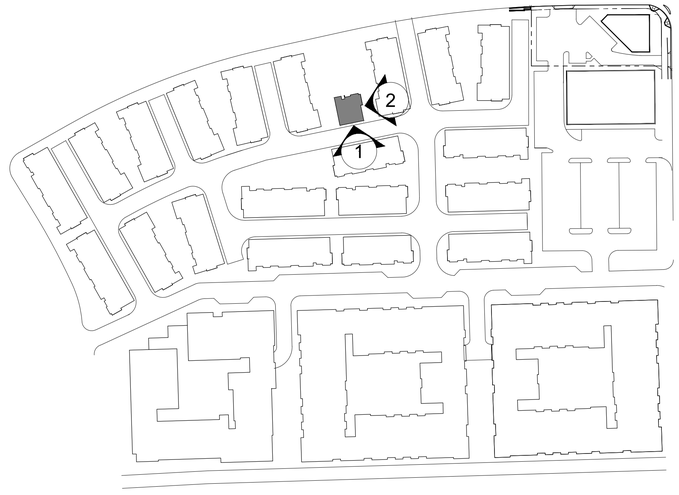
A3.1.0



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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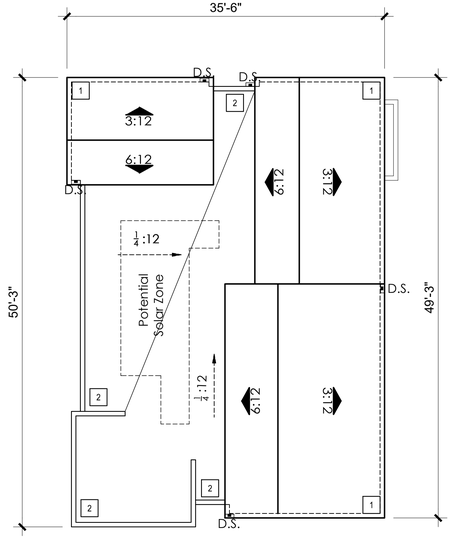
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2-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

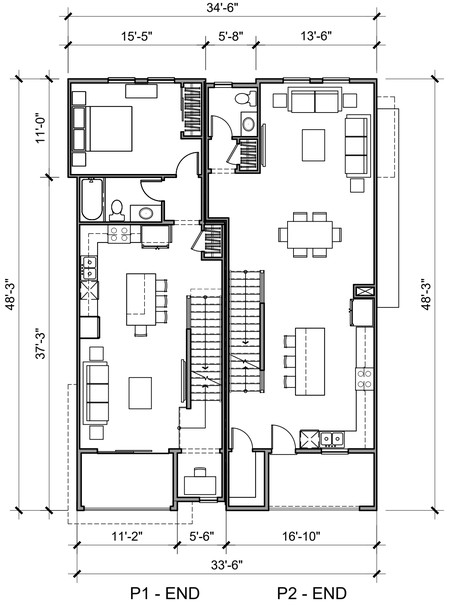
A3.1.1



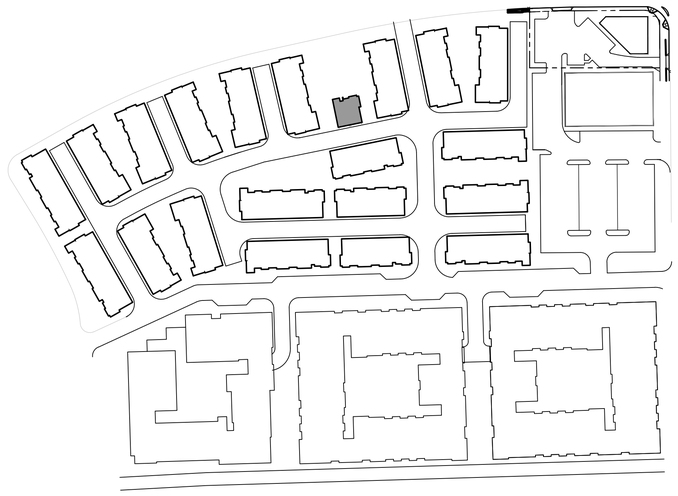
Variation of Roof form for minimum of 30%:

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

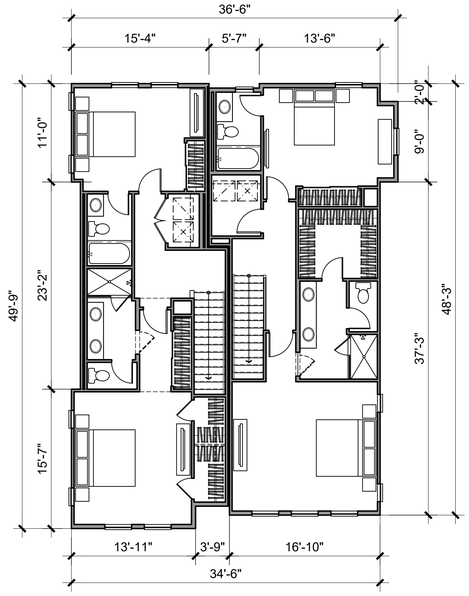
ROOF LEVEL



LEVEL 2

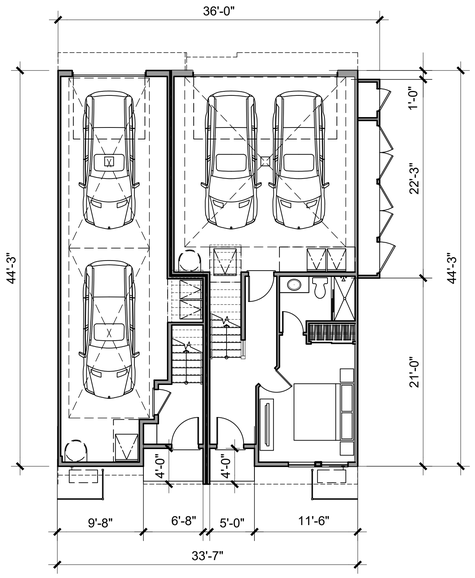


Key Plan (NTS)



P1 - END P2 - END

LEVEL 3



P1 - END P2 - END

LEVEL 1

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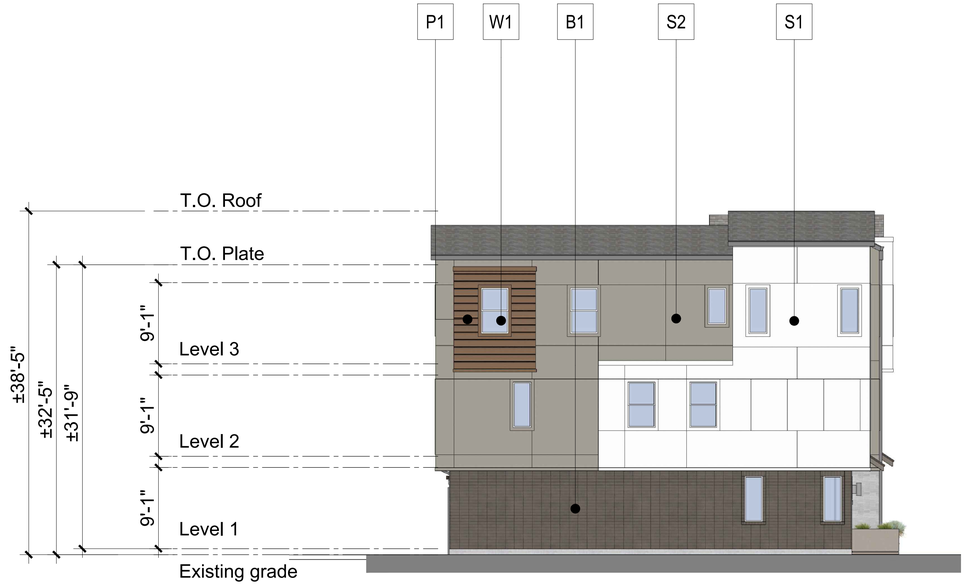
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2-PLEX FLOOR PLANS
ALL LEVELS

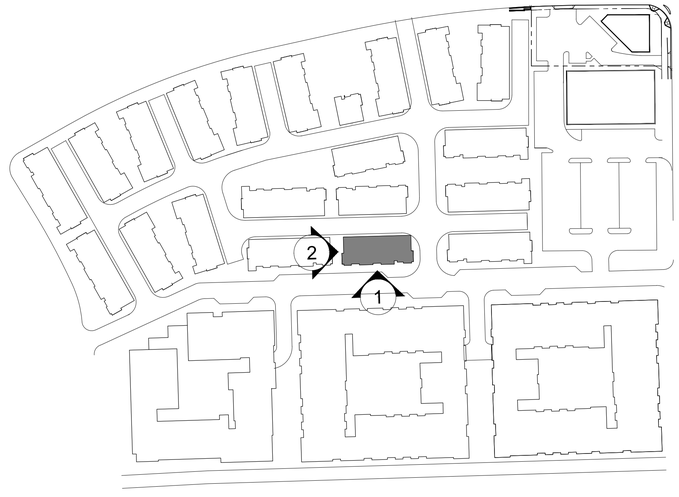
A3.1.2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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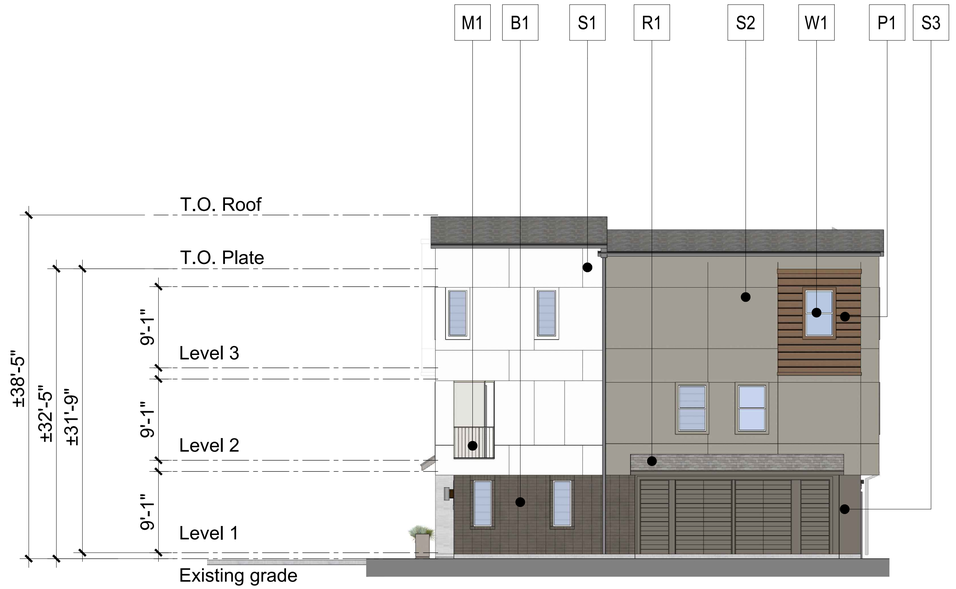
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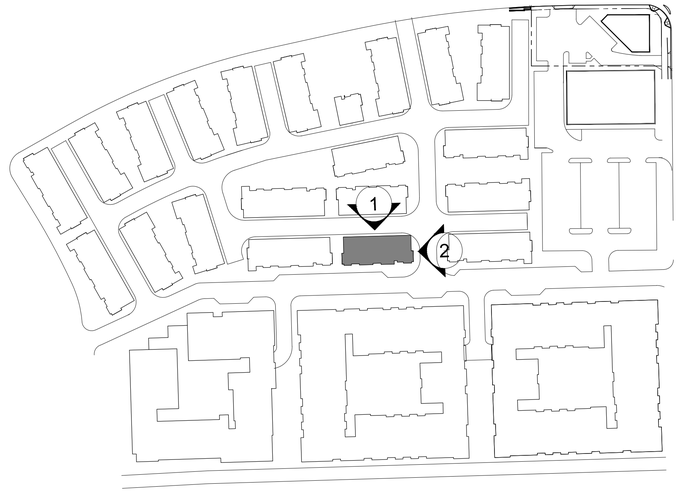
6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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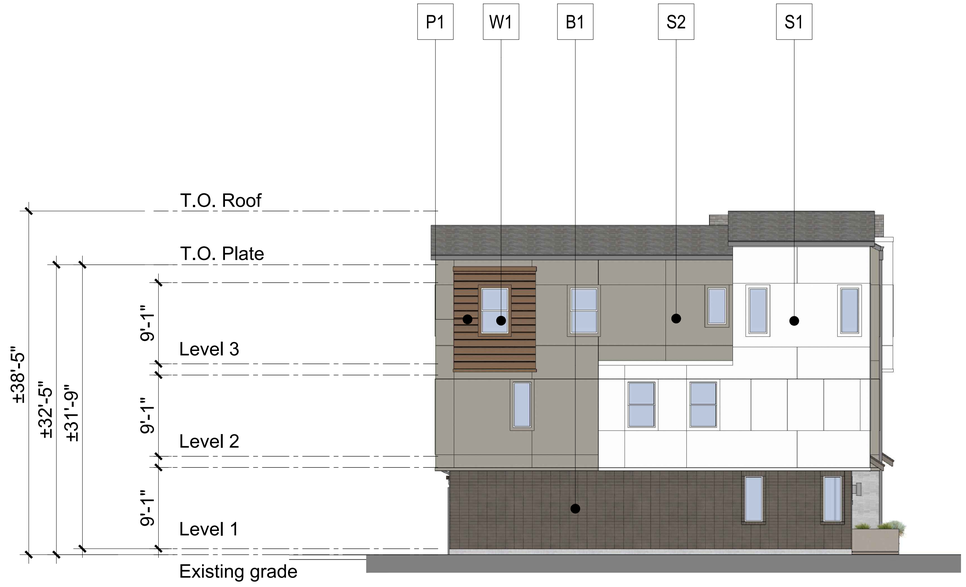
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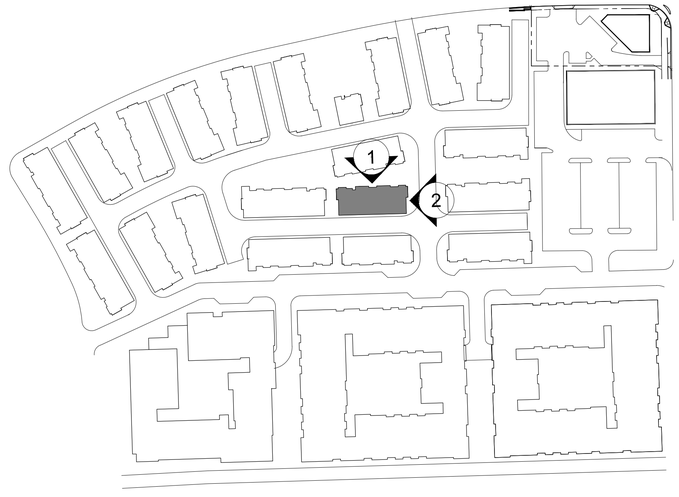
6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
S3	Stucco 3 - Dark Gray
S4	Stucco 2 - Dark Beige
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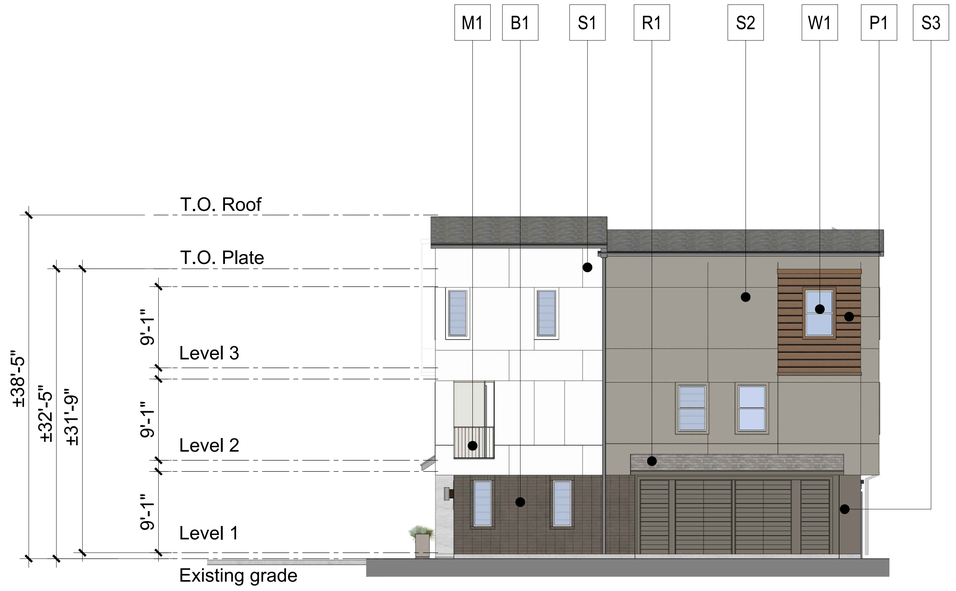
Brookfield Residential | THE PACIFIC COMPANIES

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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

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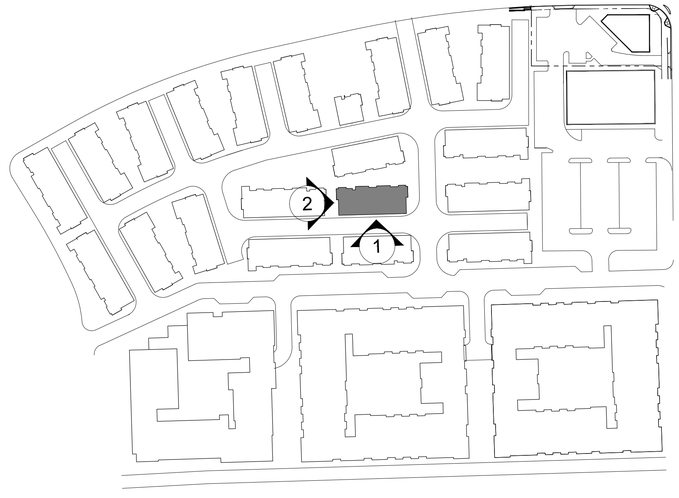
6-PLEX TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Cream
S2	Stucco 2 - Medium Beige
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R2	Roof - Standing Seam Metal
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Notes:

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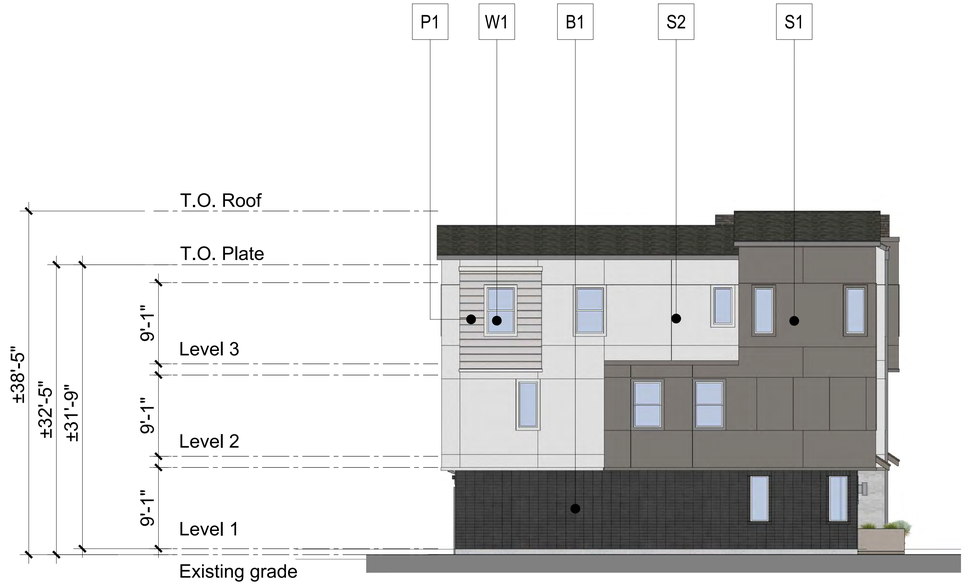
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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

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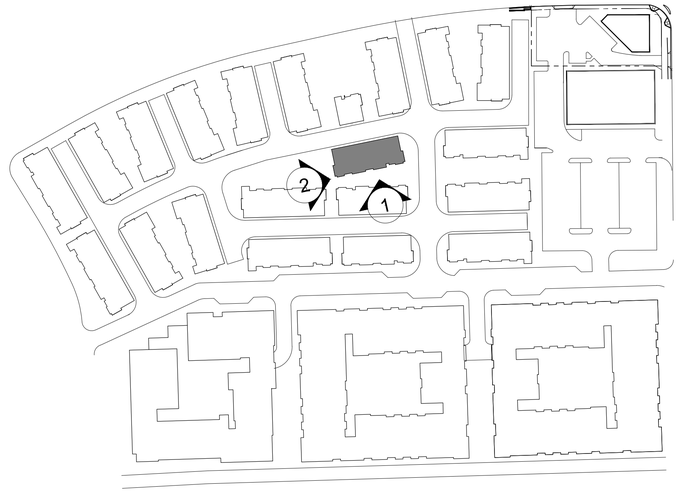
6-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

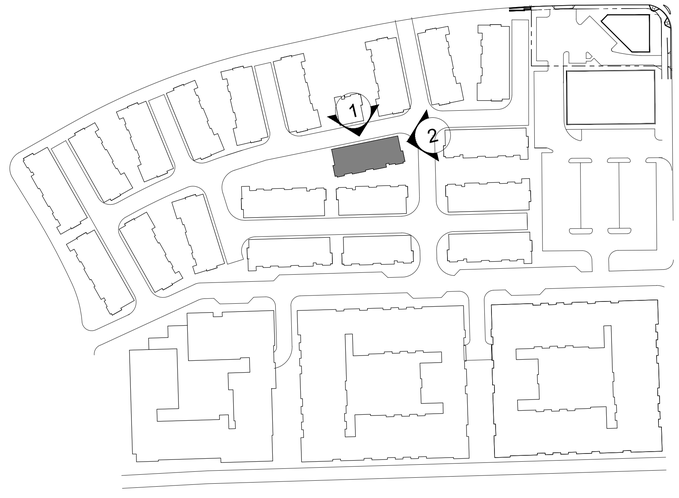
6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

S1	Stucco 1 - Gray
S2	Stucco 2 - Beige
S3	Stucco 3 - Dark Gray
P1	Cementitious Siding
B1	Brick Veneer - Dark Gray
B2	Brick Veneer - Gray
W1	Vinyl Window - White
M1	Decorative Metal Railing - Dark Gray
R1	Roof Shingle - Gray
R2	Roof - Standing Seam Metal
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Notes:

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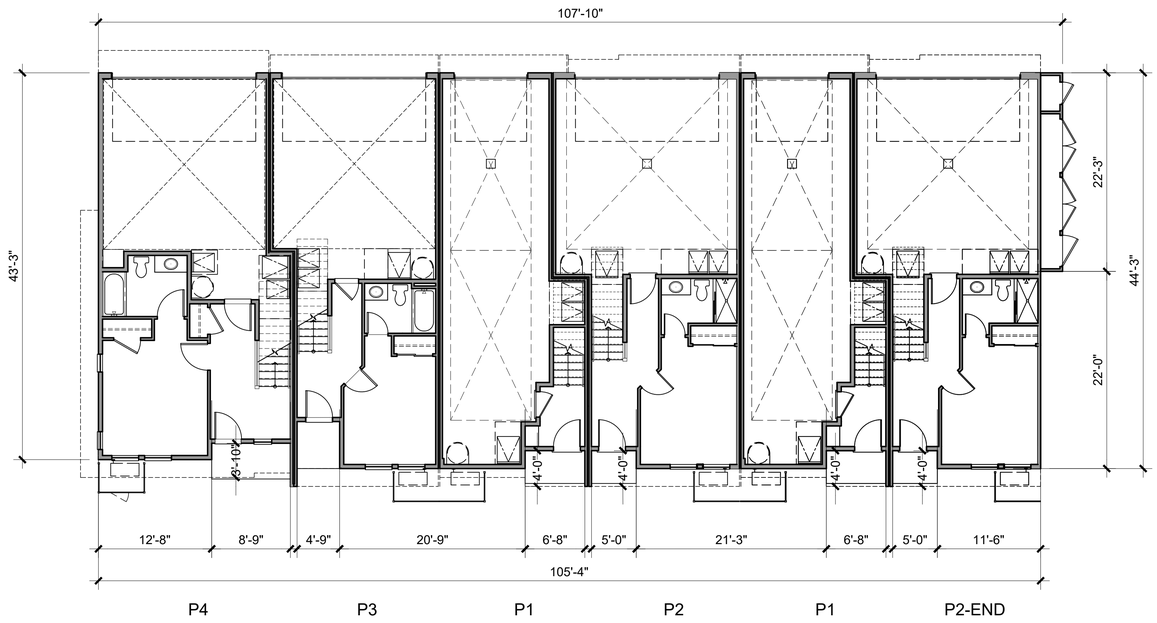
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6-PLEX TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

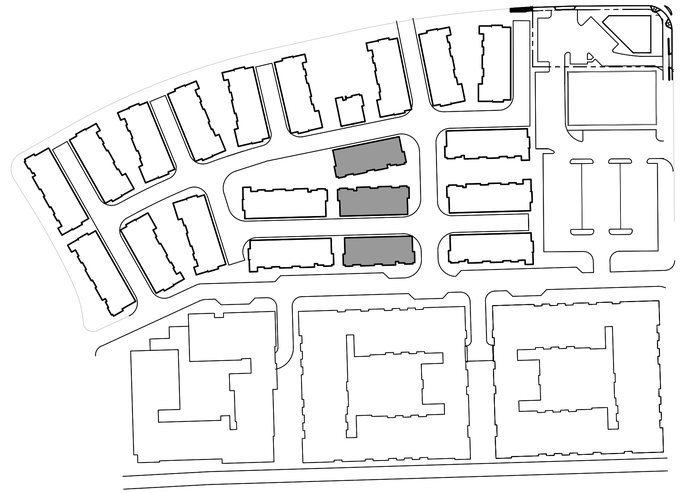
A3.2.5



LEVEL 2



LEVEL 1



Key Plan (NTS)

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

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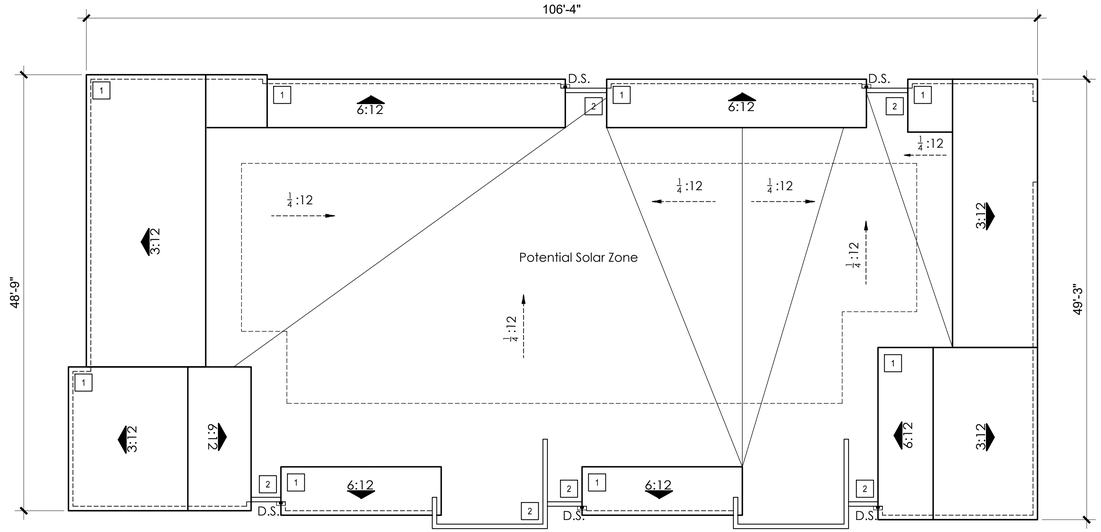
PASSAGE
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NOVEMBER 25, 2025

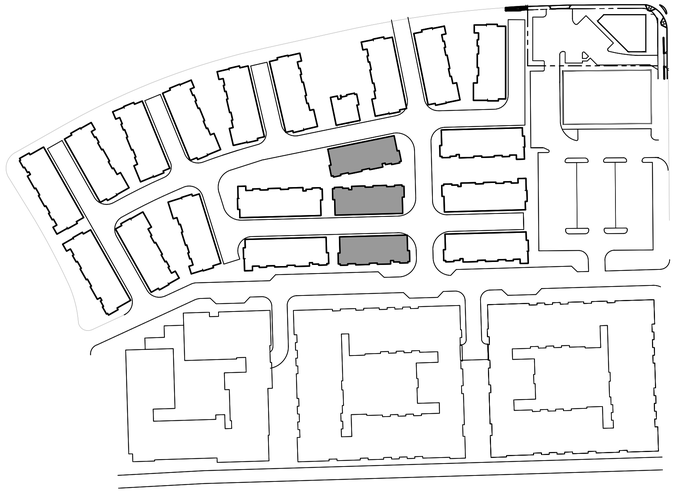
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6-PLEX A FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.2.6

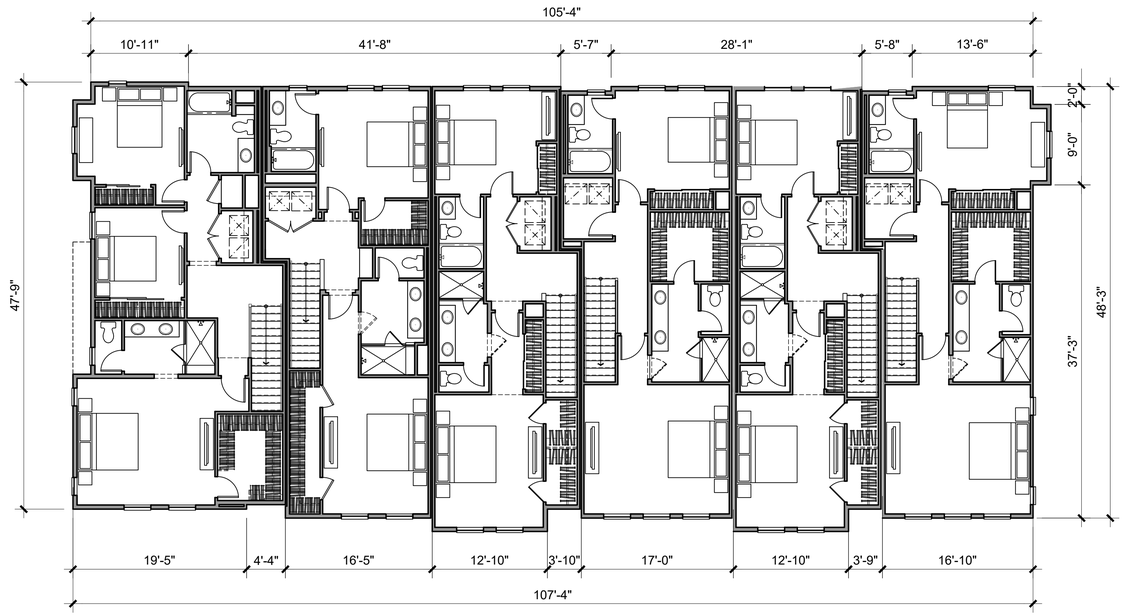


Variation of Roof form for minimum of 30%:
1. Roof type 1 - Pitched
2. Roof type 2 - Flat Parapet



Key Plan (NTS)

ROOF



LEVEL 3

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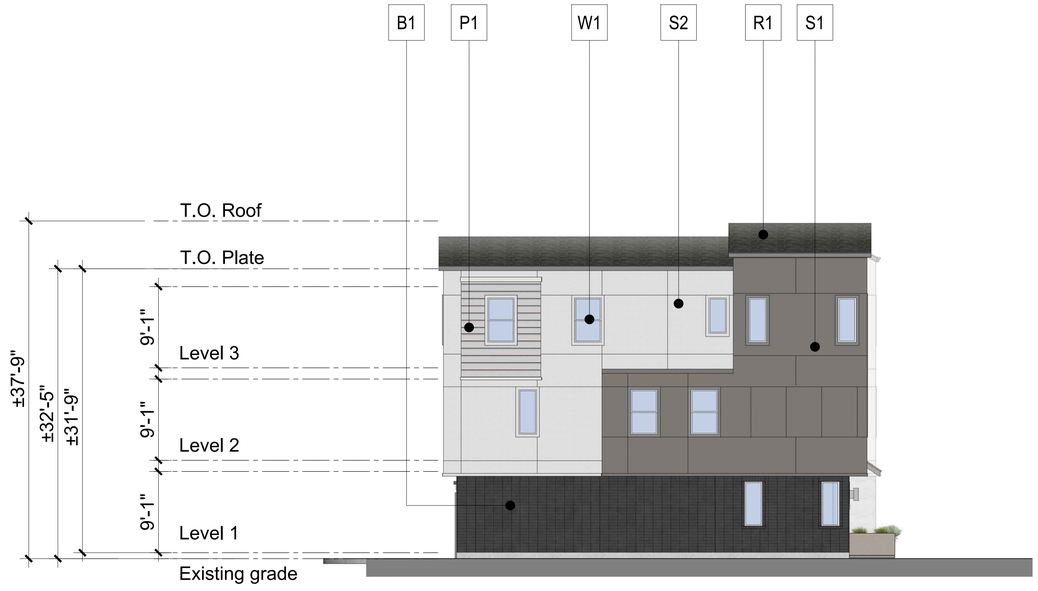
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 4 8 16

6-PLEX A FLOOR PLANS
LEVEL 3 & ROOF

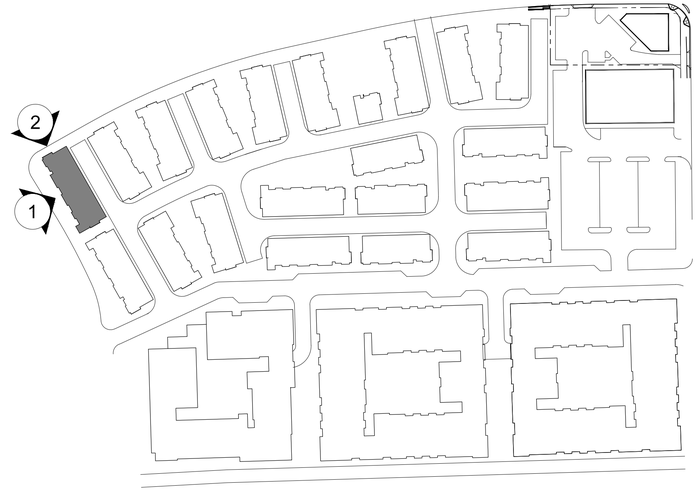
A3.2.7



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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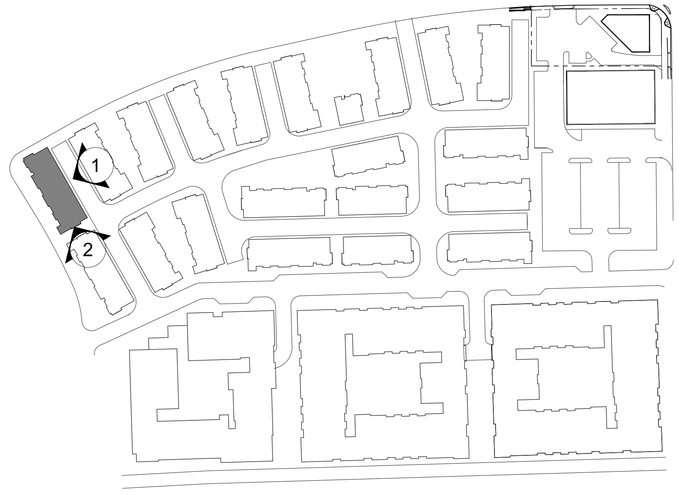
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

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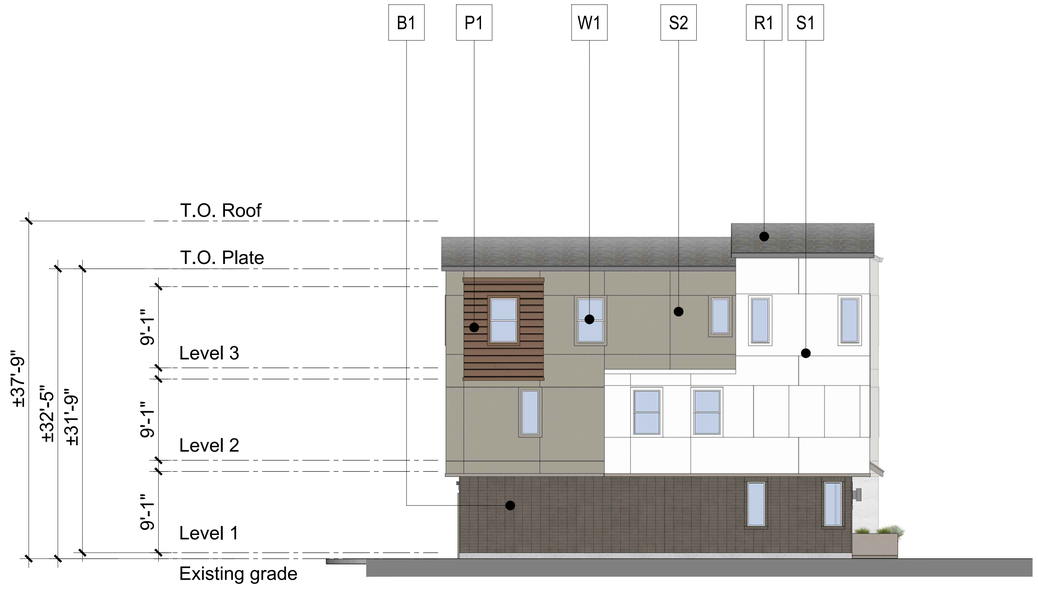
PASSAGE
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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

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7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 1

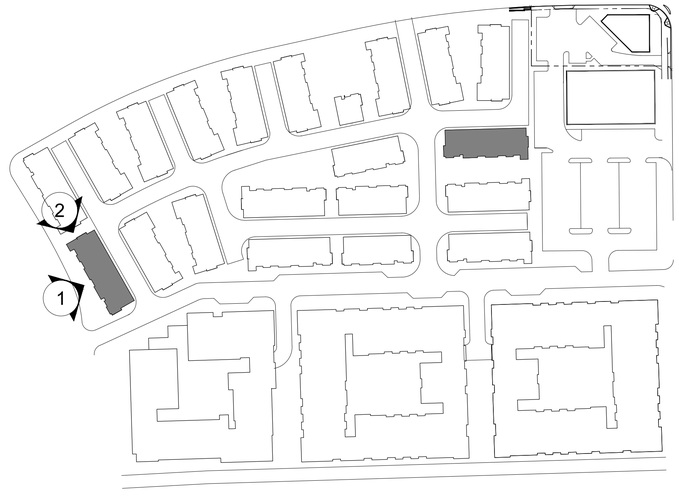
A3.3.1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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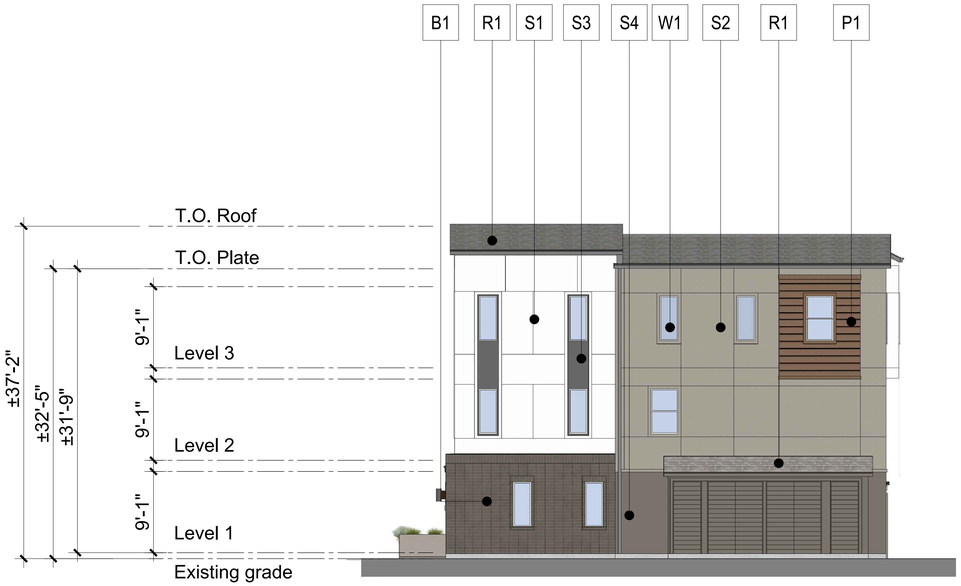
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7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

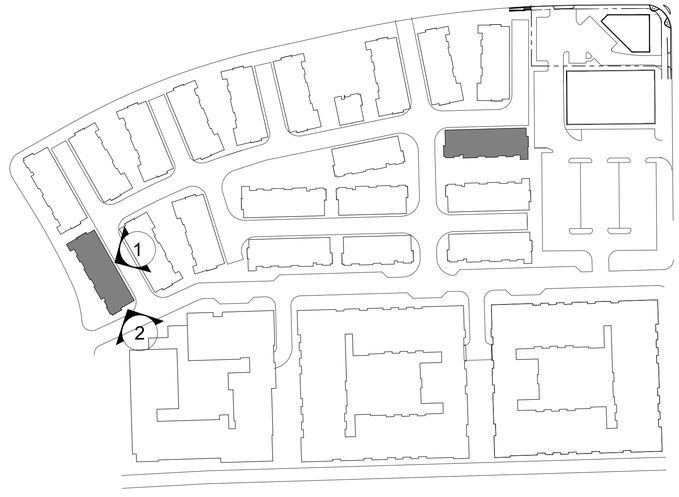
A3.3.2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

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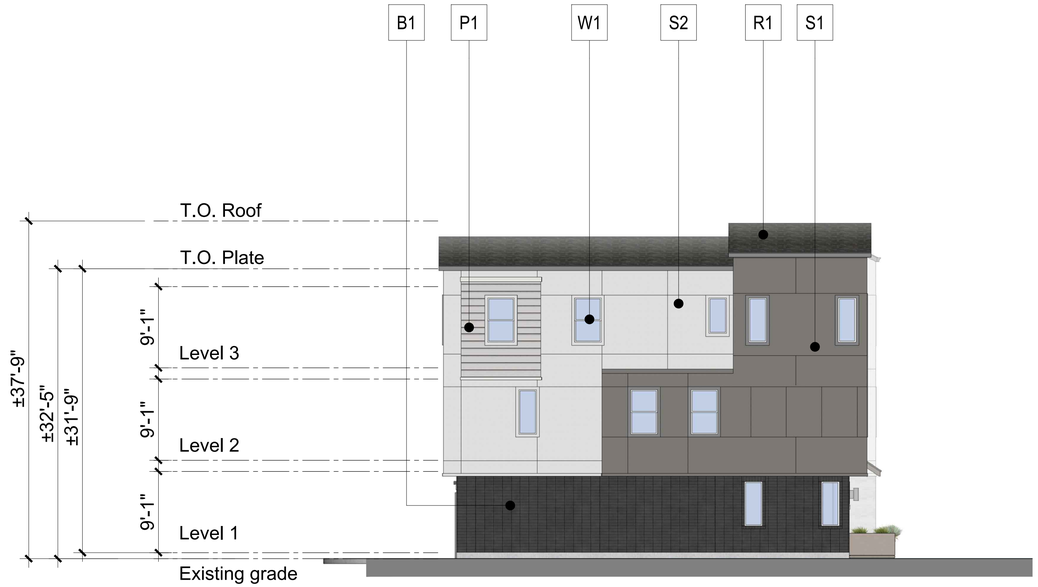
THE PACIFIC COMPANIES

PASSAGE
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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

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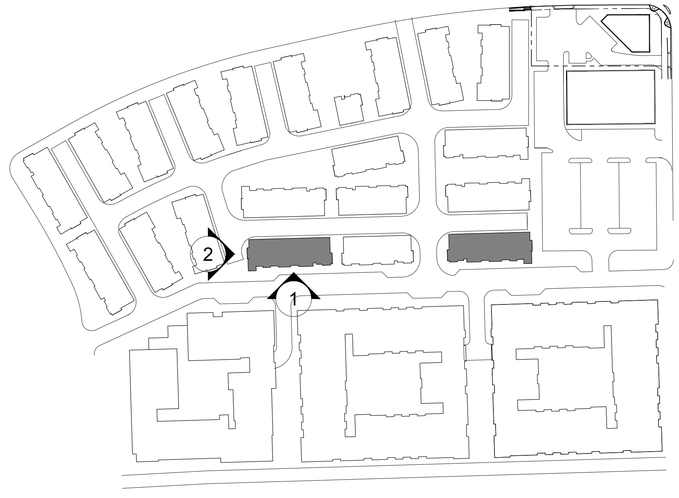
7-PLEX A TOWNHOUSE ELEVATIONS
COLOR SCHEME 2



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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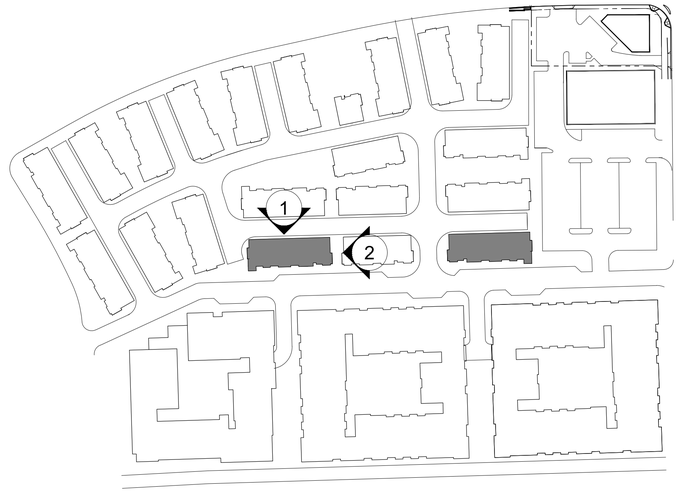
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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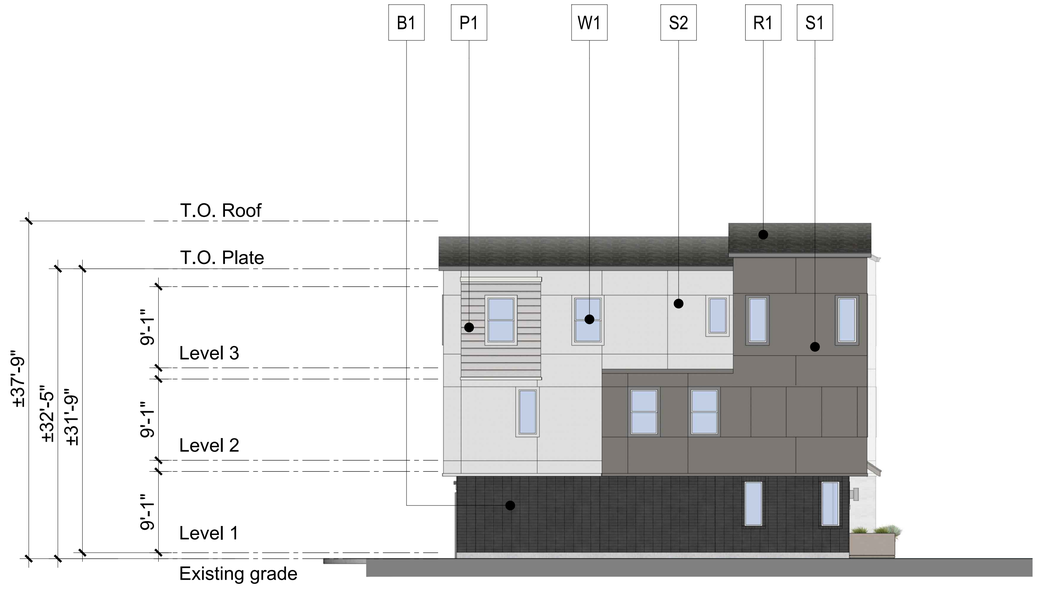
THE PACIFIC COMPANIES

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NOVEMBER 25, 2025

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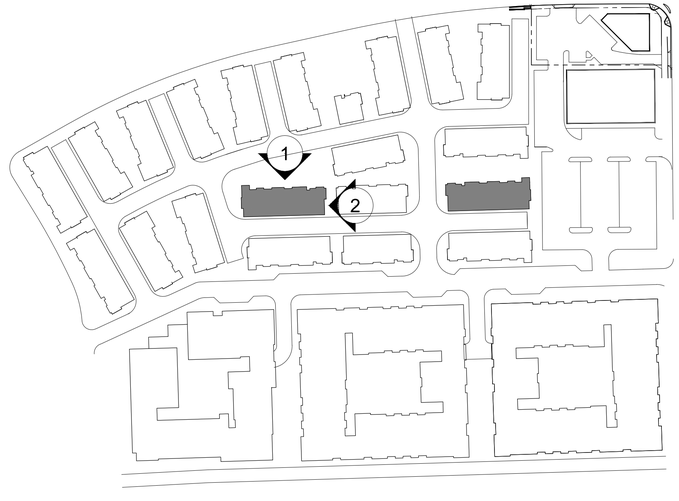
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-1 PER AB130 | COLOR SCHEME 1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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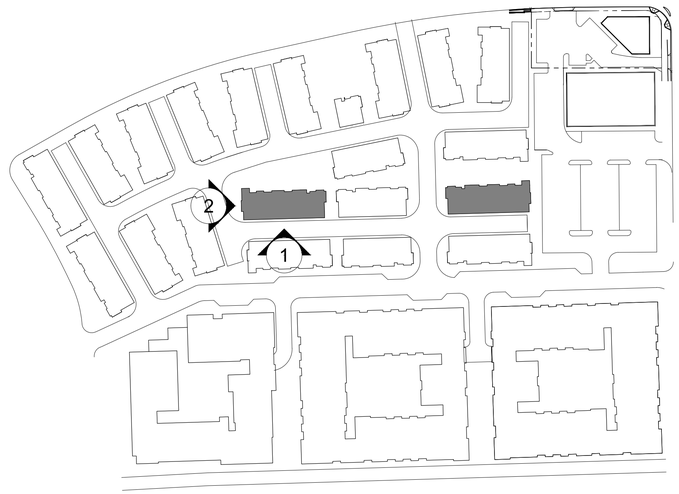
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

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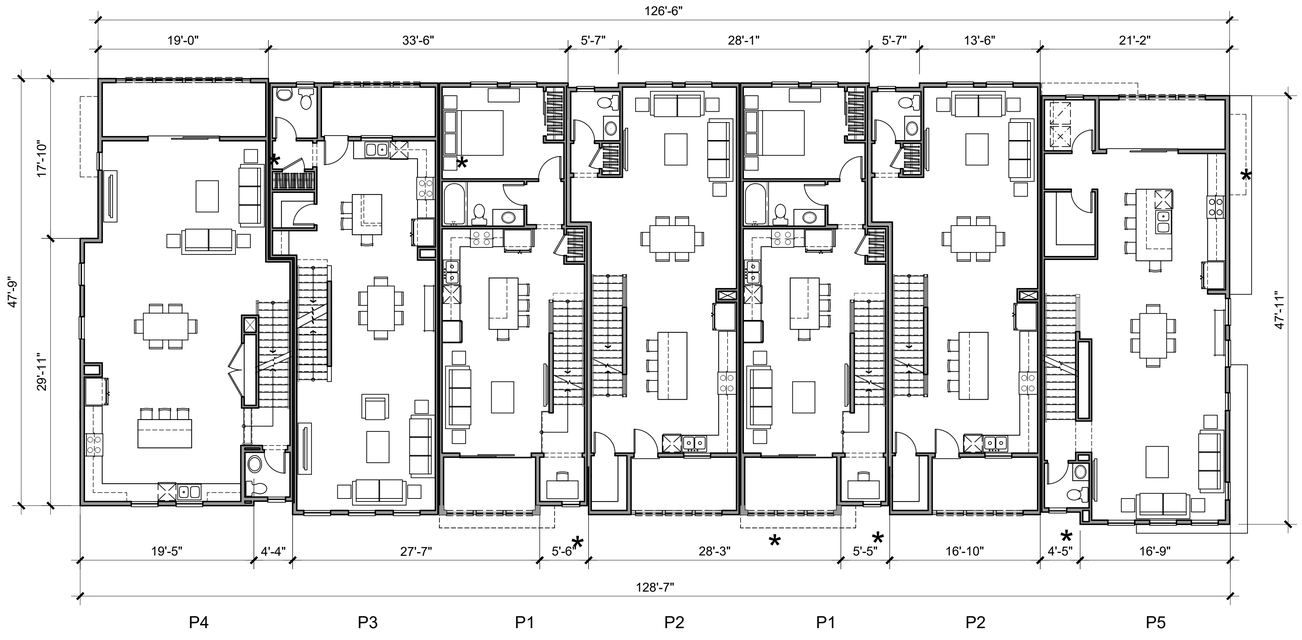
THE PACIFIC COMPANIES

PASSAGE
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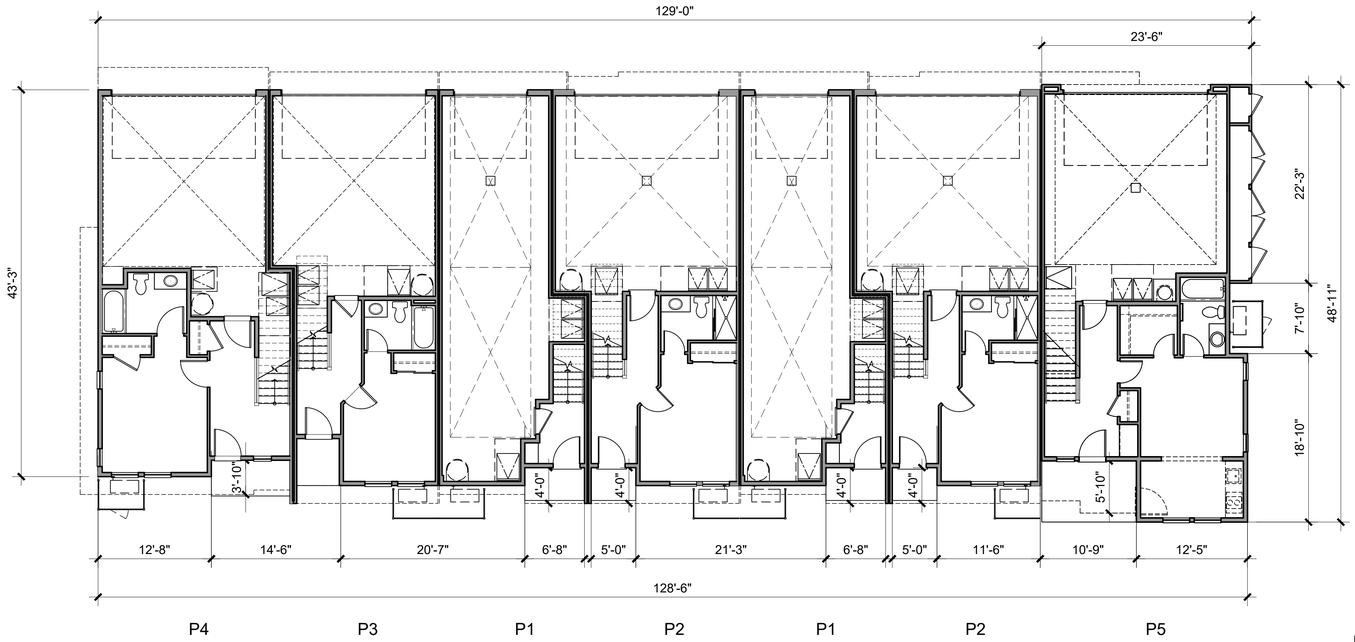
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NOVEMBER 25, 2025

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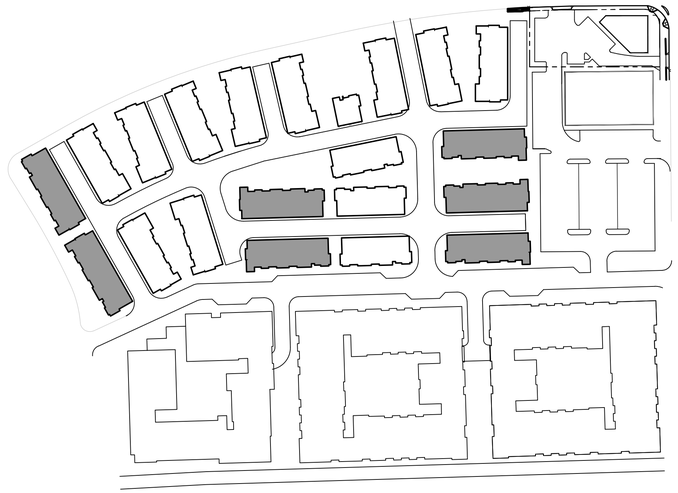
7-PLEX A TOWNHOUSE ELEVATIONS
OPTION A-2 PER AB130 | COLOR SCHEME 1



LEVEL 2



LEVEL 1



Key Plan (NTS)

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

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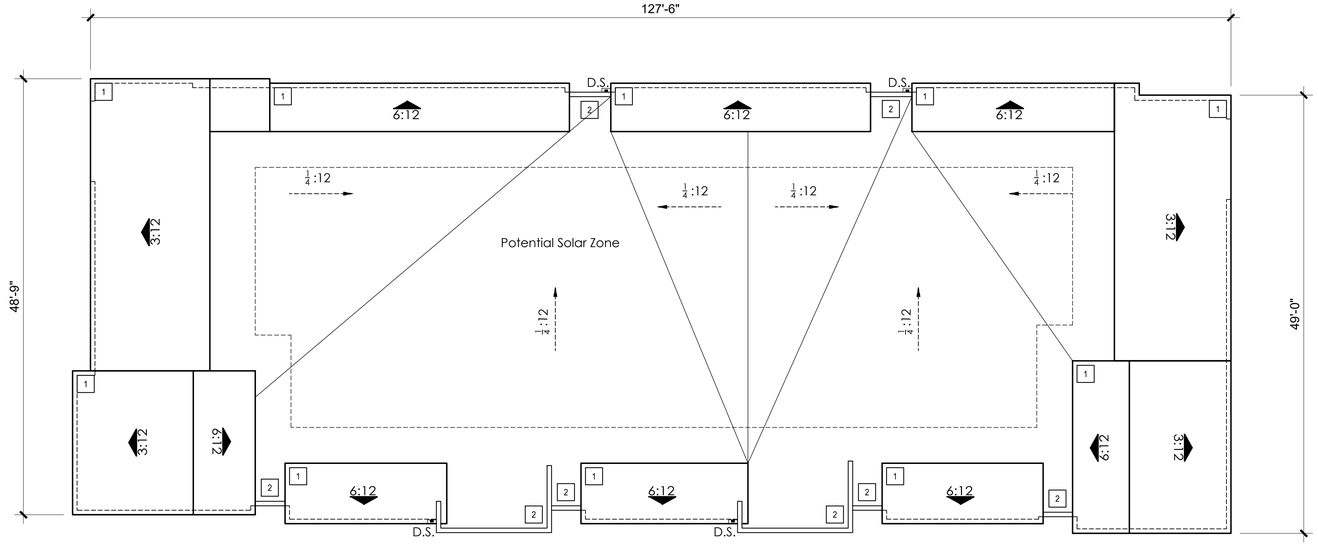
PASSAGE
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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 4 8 16

7-PLEX A FLOOR PLANS
LEVEL 1 & LEVEL 2

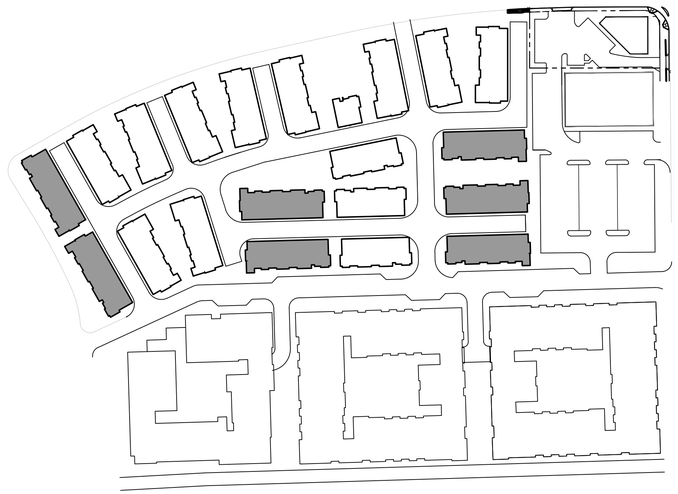
A3.3.8



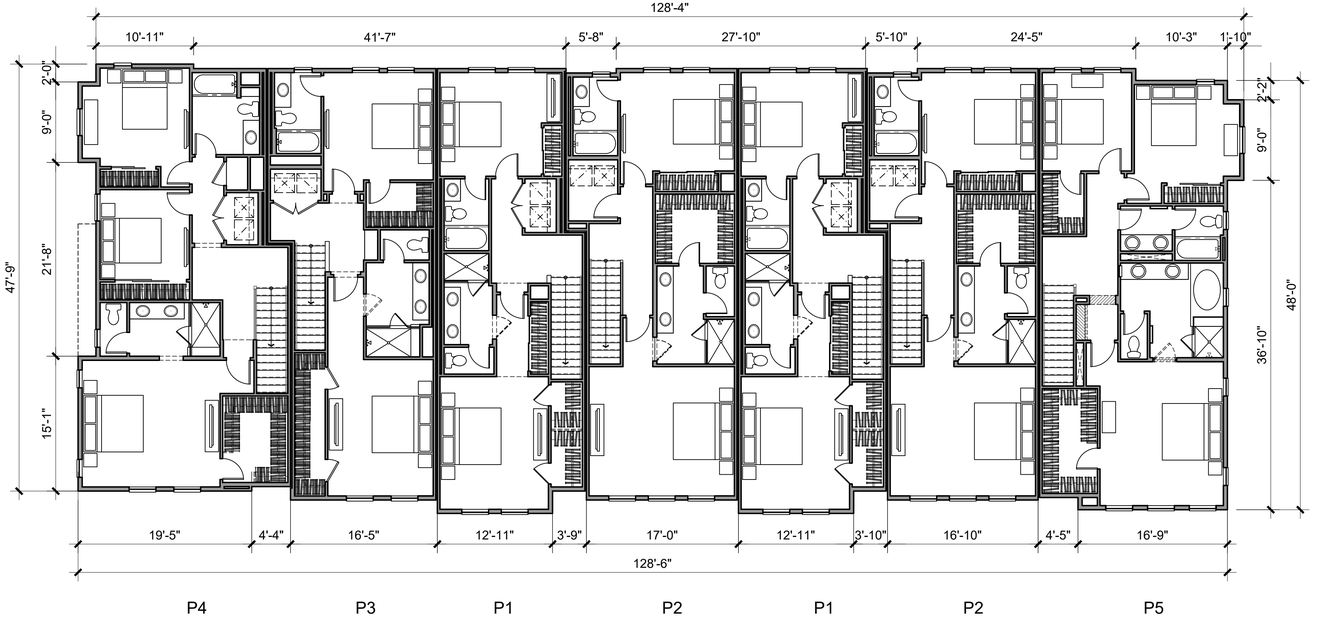
Variation of Roof form for minimum of 30%:

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

ROOF LEVEL



Key Plan (NTS)



LEVEL 3

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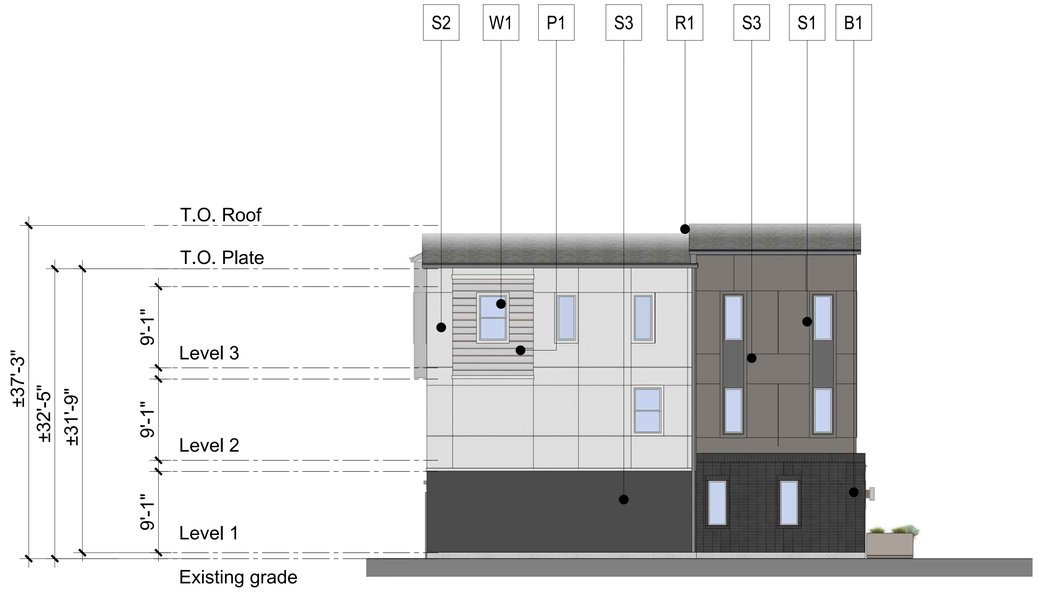
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NOVEMBER 25, 2025

0 4 8 16

7-PLEX A FLOOR PLANS
LEVEL 3 & ROOF

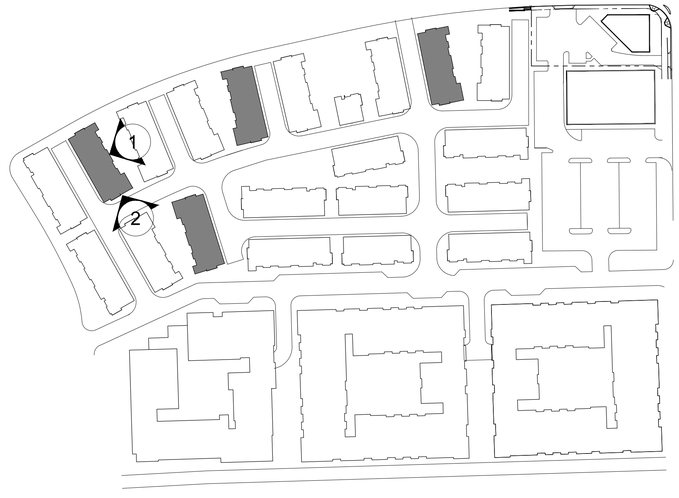
A3.3.9



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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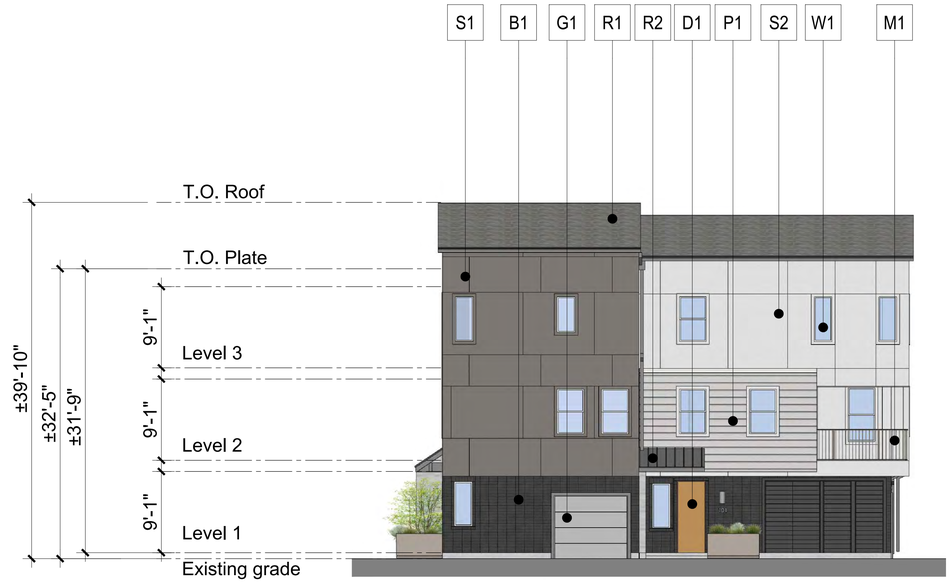
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 4 8 16

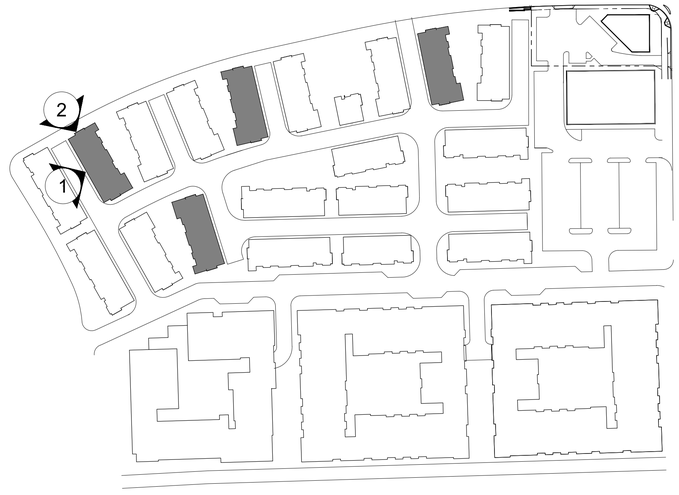
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:
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2. All roof parapets will have a coping on the top and a drip edge.

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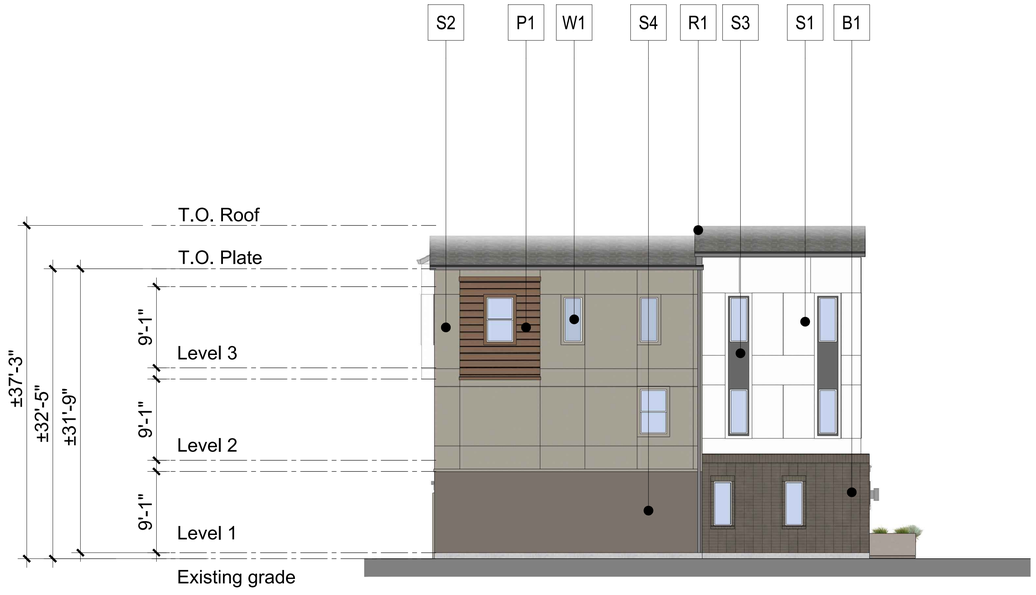
THE PACIFIC COMPANIES

PASSAGE
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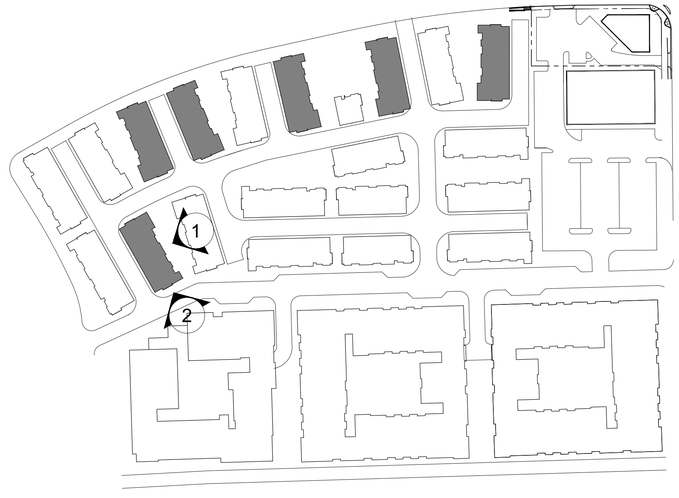
7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 1



2. Left Elevation



1. Front Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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

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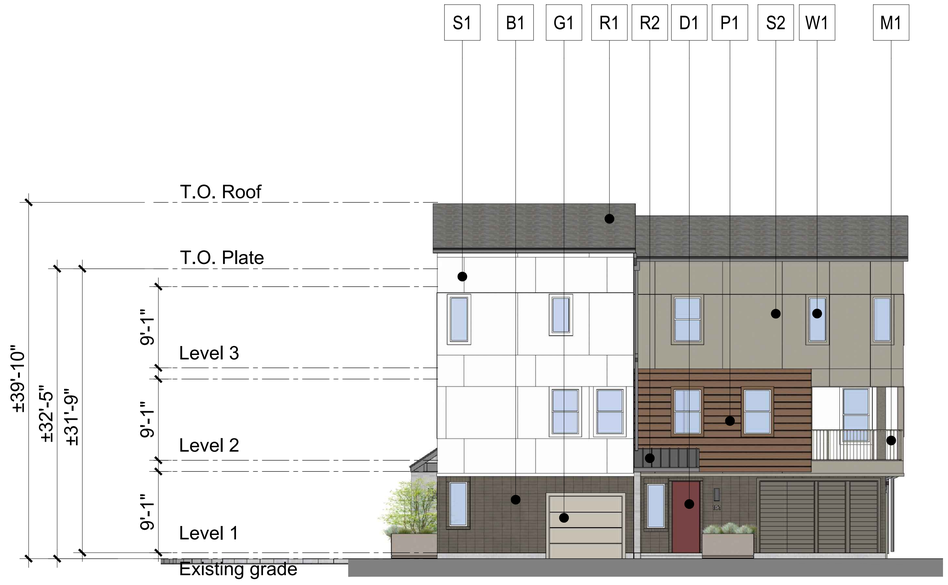
PASSAGE
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0 4 8 16

7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

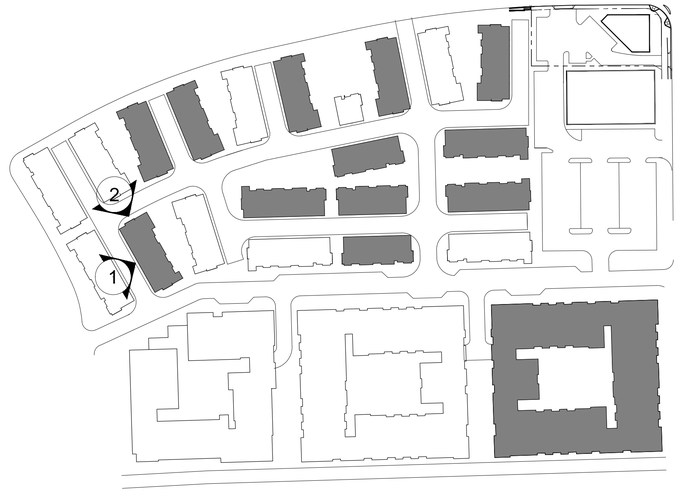
A3.4.2



2. Right Elevation



1. Rear Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

Notes:

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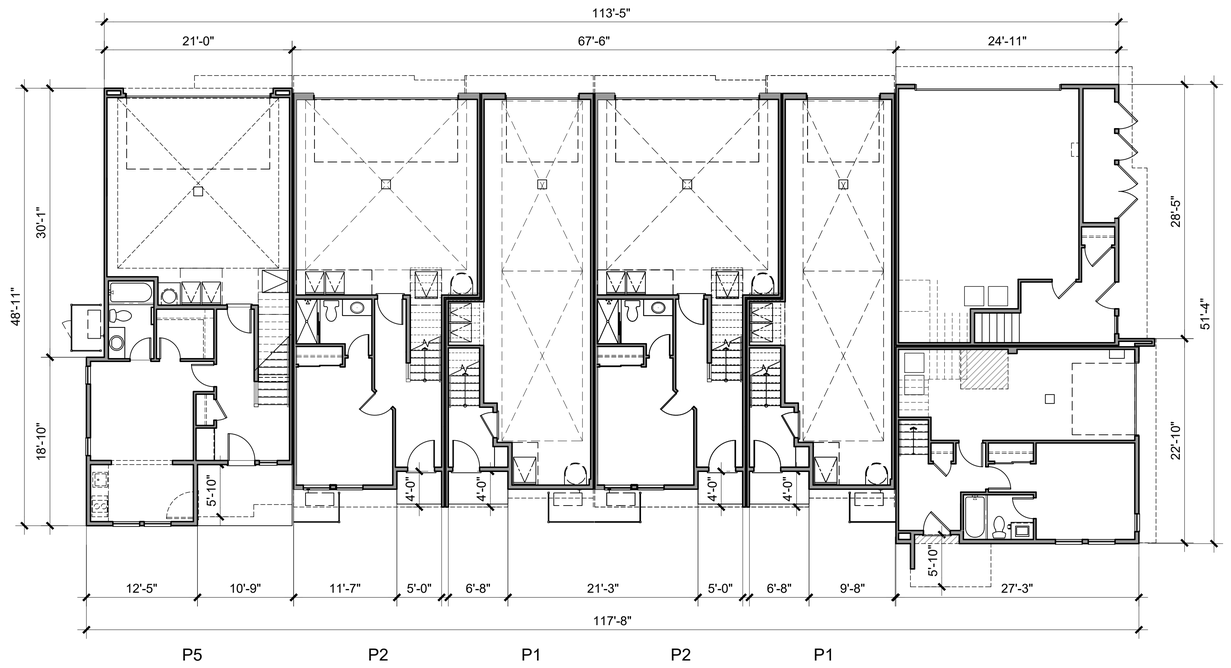
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7-PLEX B TOWNHOUSE ELEVATIONS
COLOR SCHEME 2

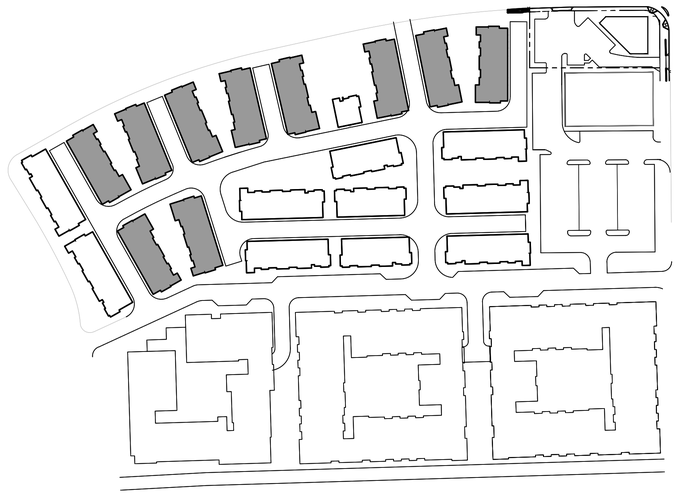
A3.4.3



LEVEL 2



LEVEL 1



Key Plan (NTS)

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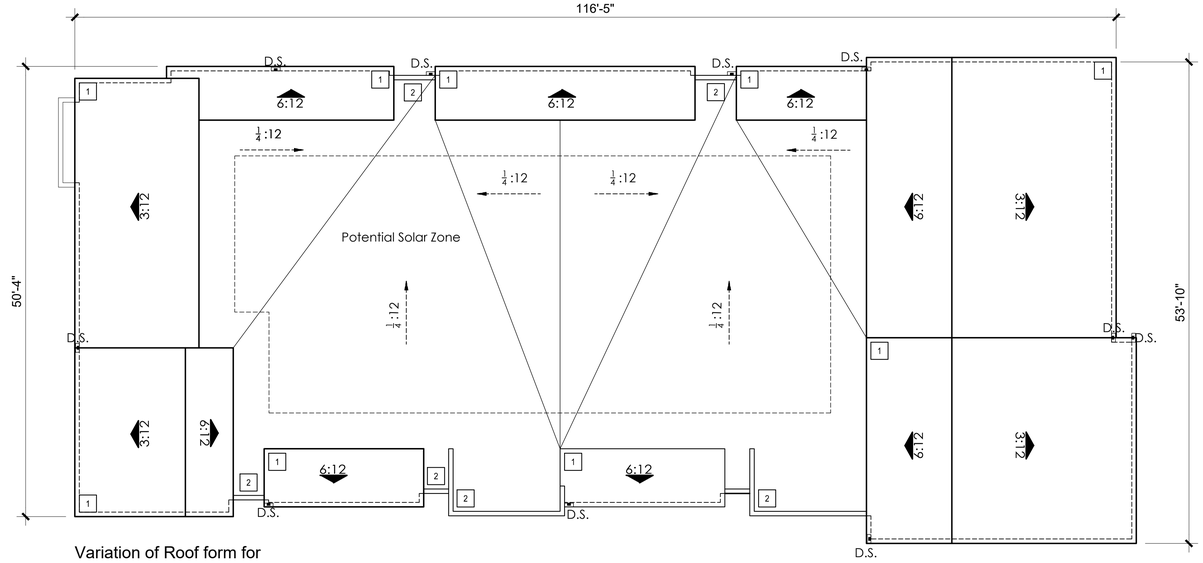
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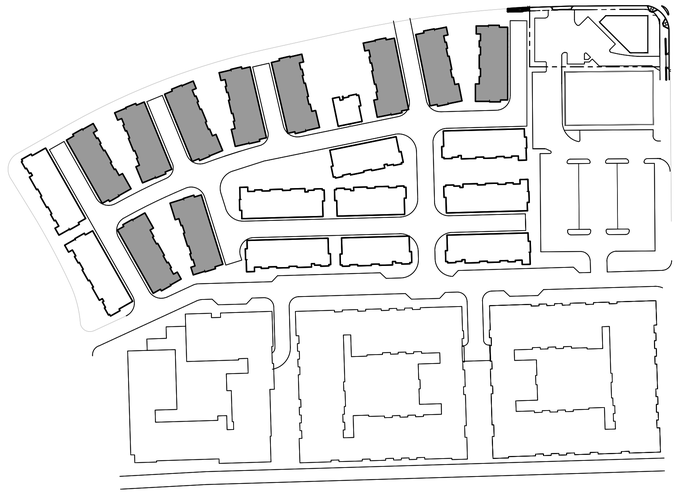
7-PLEX B FLOOR PLANS
LEVEL 1 & LEVEL 2

A3.4.4

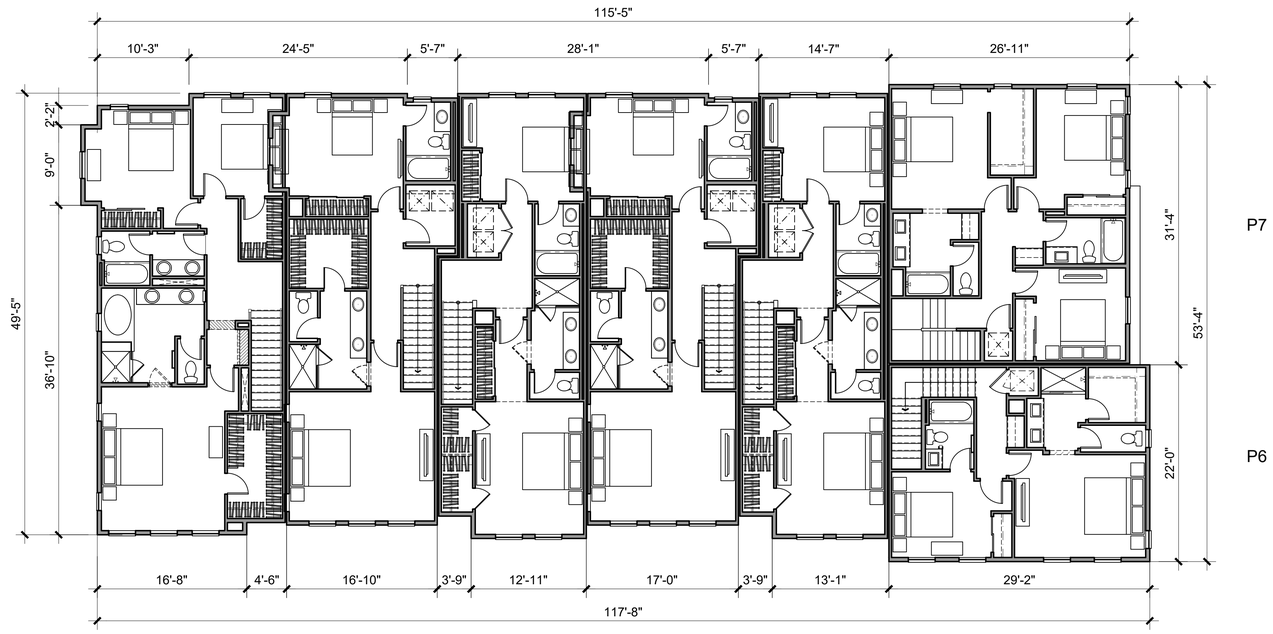


Variation of Roof form for minimum of 30%:

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



Key Plan (NTS)



LEVEL 3

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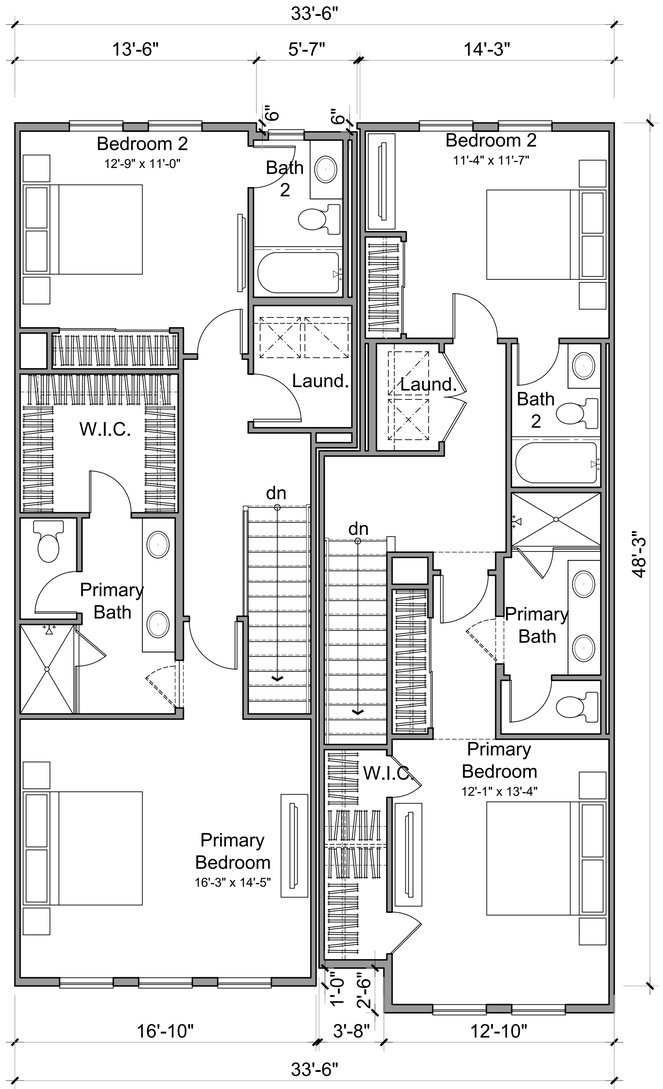
PASSAGE
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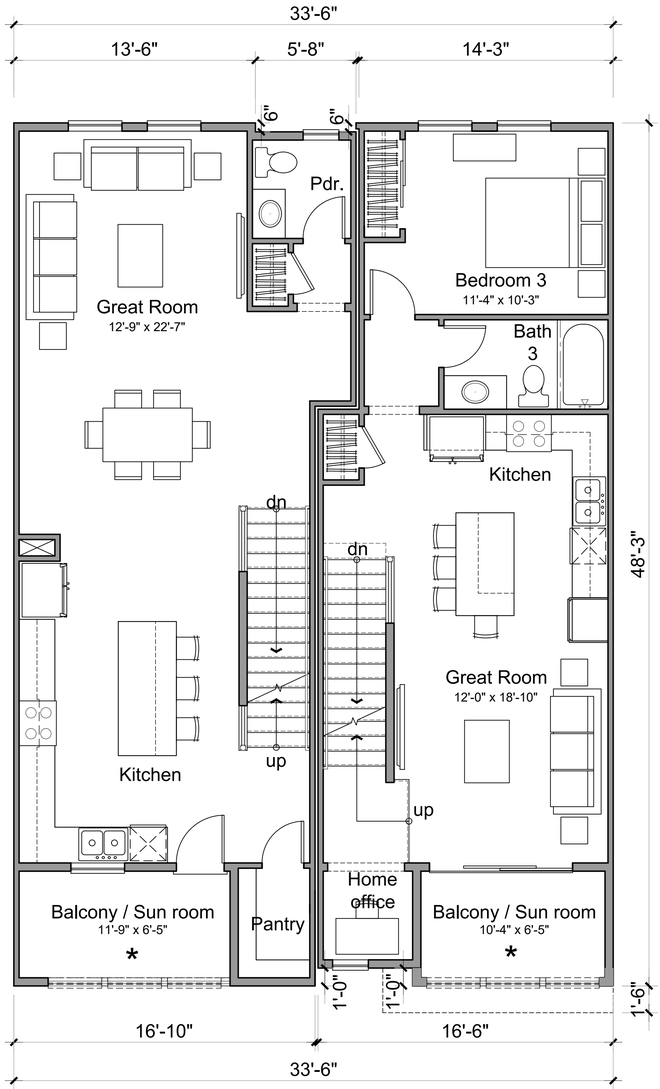
7-PLEX B FLOOR PLANS
LEVEL 3 & ROOF

A3.4.5



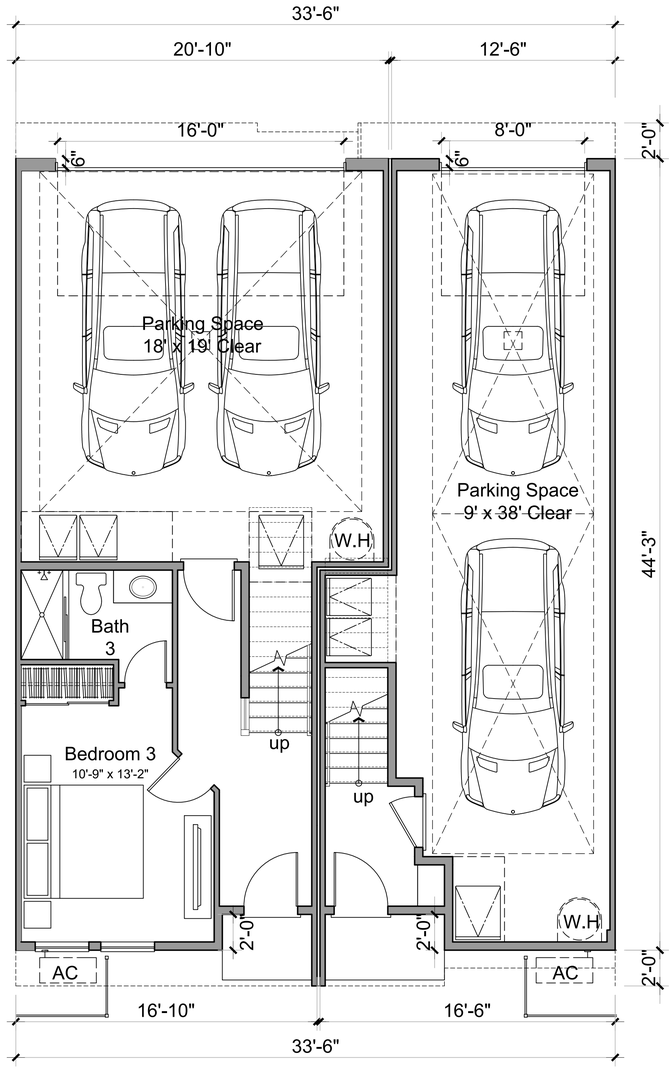
P2 P1

Third Floor



P2 P1

Second Floor



P2 P1

First Floor

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

Plan 2 Summary

4 Bed / 3.5 Bath
1,839 Total n.s.f.

Plan 1 Summary

2 Bed / 2.5 Bath
1,413 Total n.s.f.

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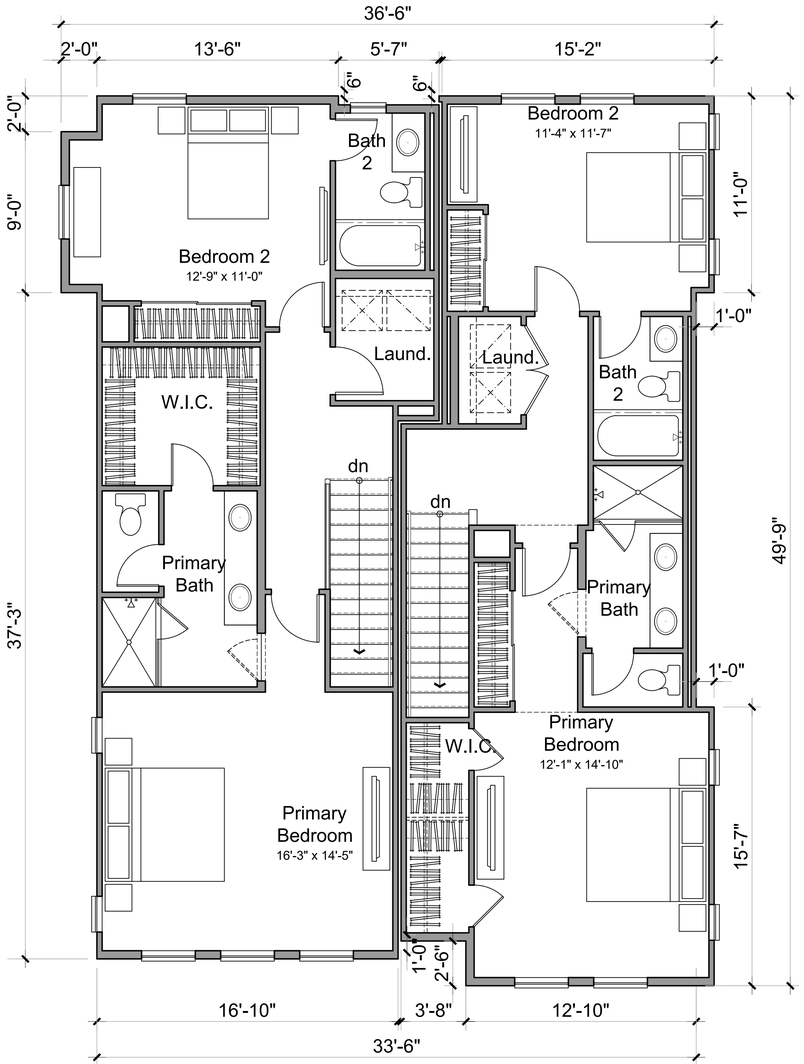
PASSAGE
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0 2 4 8

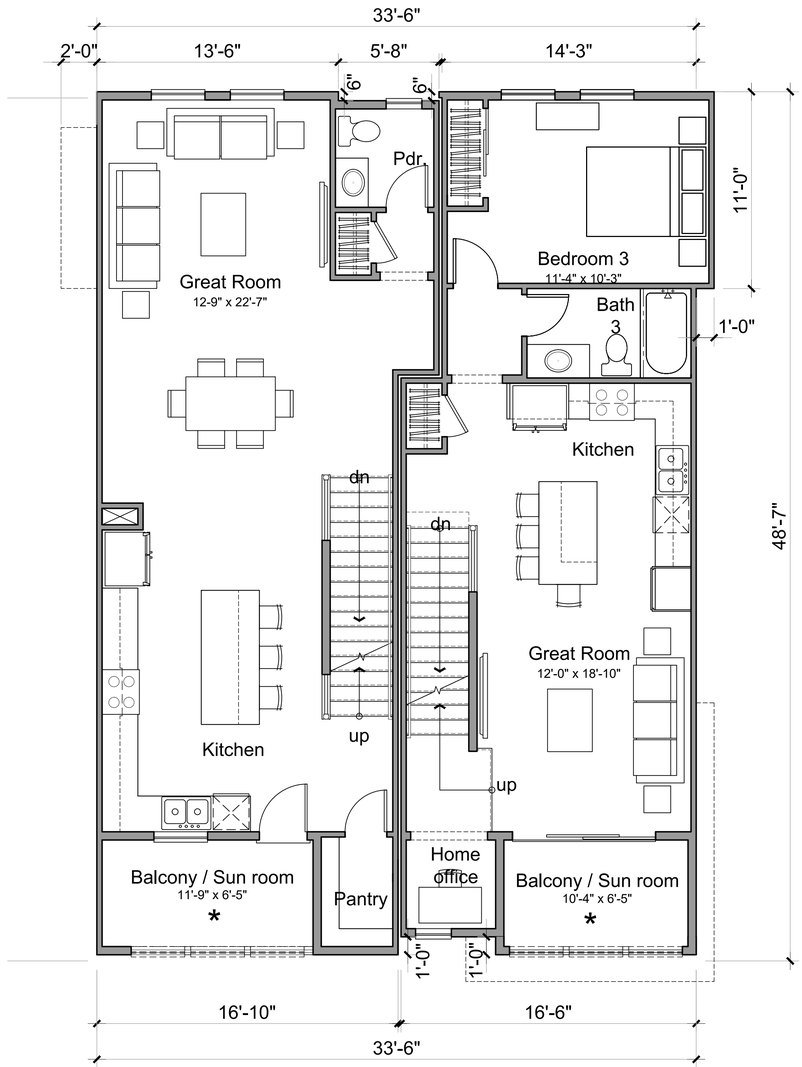
UNIT PLANS - PLANS 1 & 2

A3.5.0



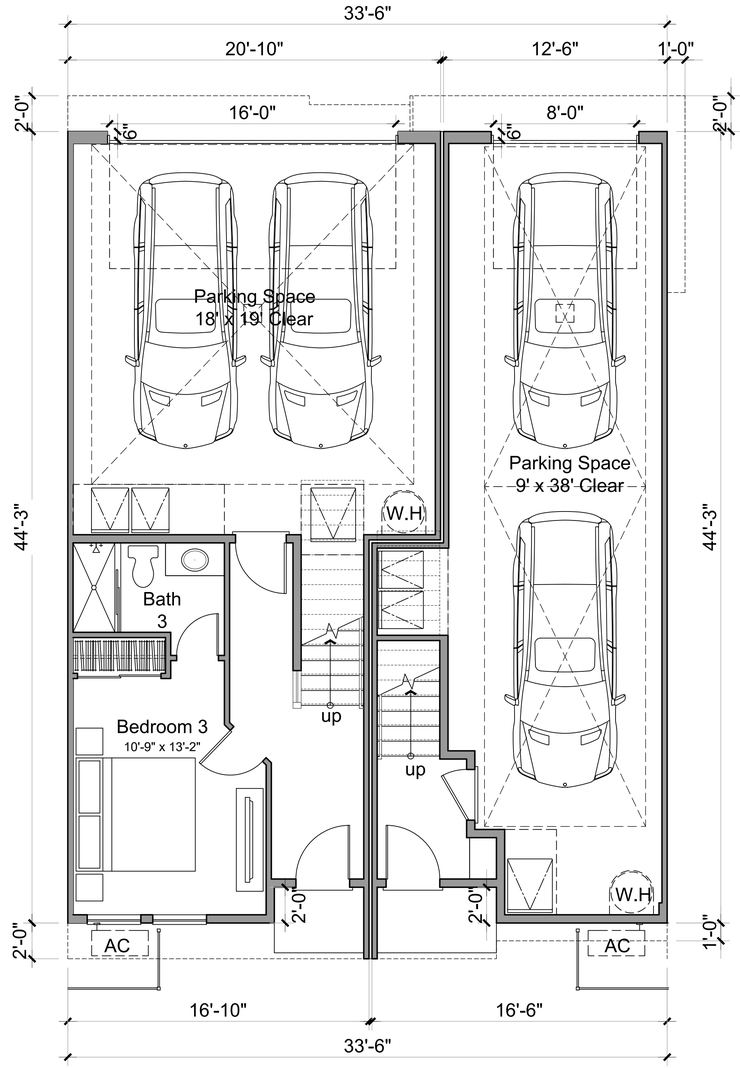
P2 - End P1 - End

Third Floor



P2 - End P1 - End

Second Floor



P2 - End P1 - End

First Floor

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

Plan 2 End Summary

4 Bed / 3.5 Bath
1,854 Total n.s.f.

Plan 1 End Summary

2 Bed / 2.5 Bath
1,449 Total n.s.f.

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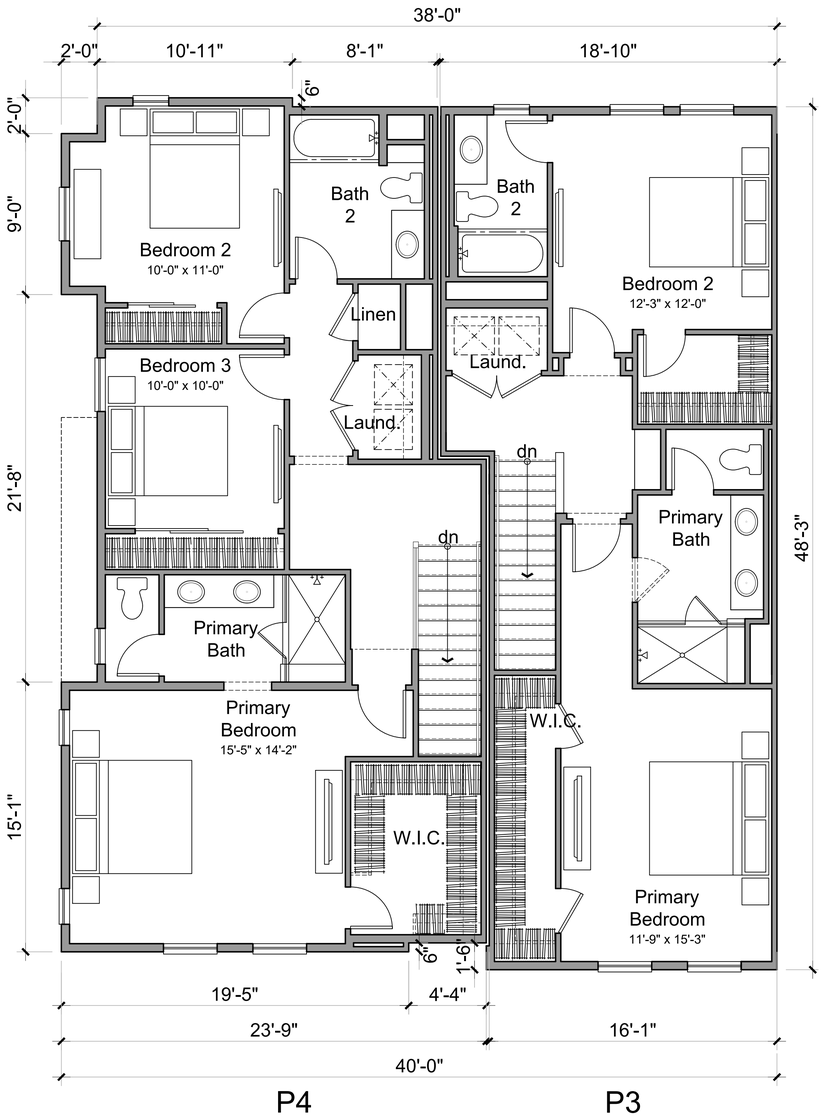
PASSAGE
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NOVEMBER 25, 2025

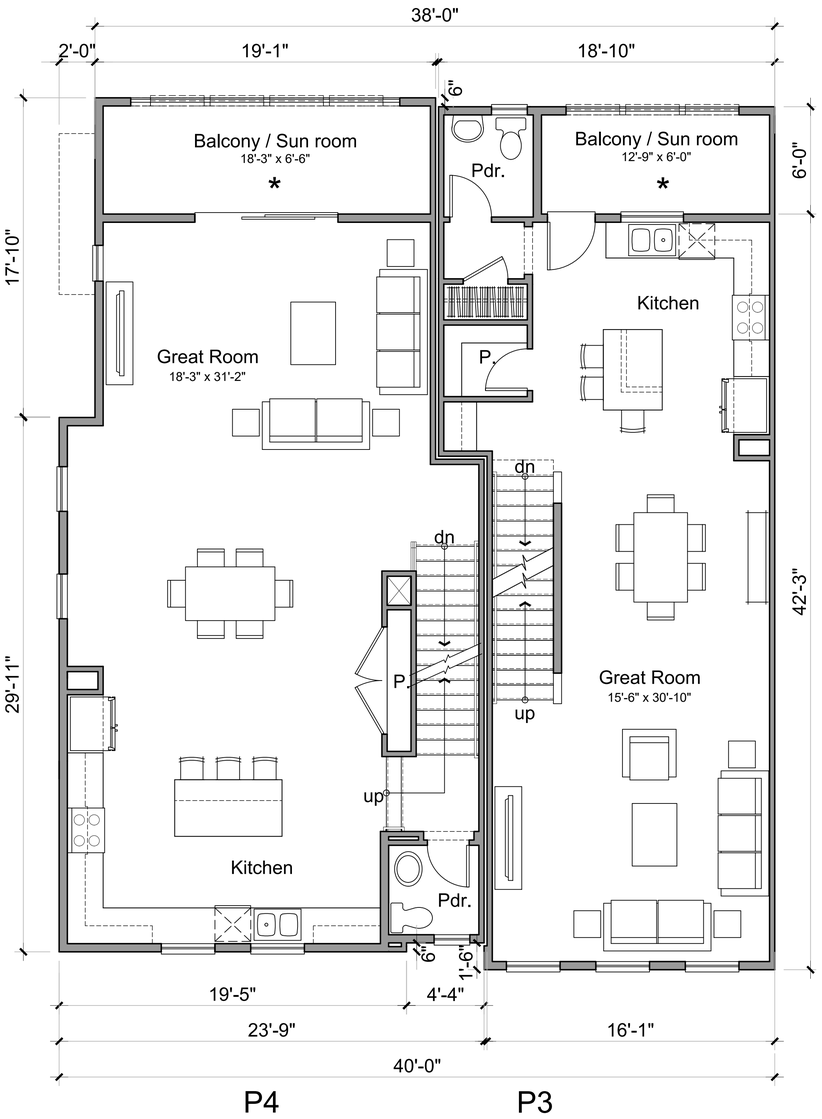
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UNIT PLANS - PLANS 1 & 2 END

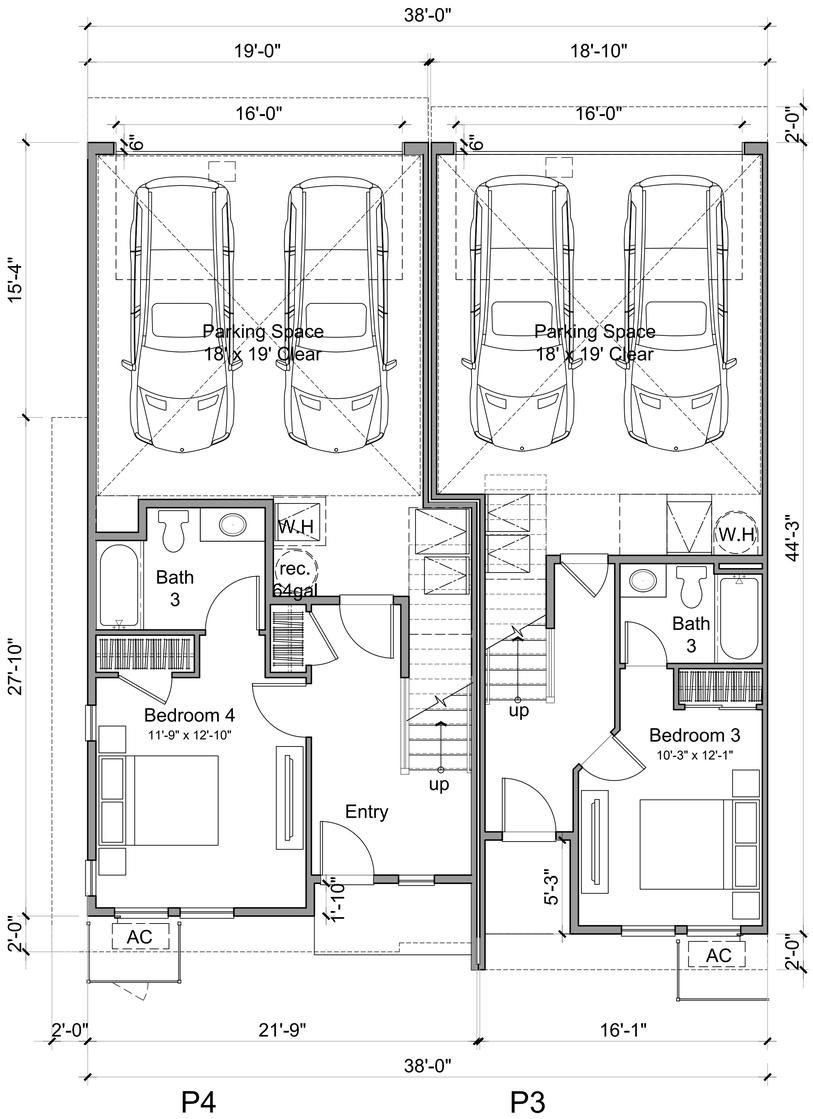
A3.5.1



Third Floor



Second Floor



First Floor

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

Plan 4 Summary

4 Bed / 3.5 Bath
2,194 Total n.s.f.

Plan 3 Summary

3 Bed / 3.5 Bath
1,762 Total n.s.f.

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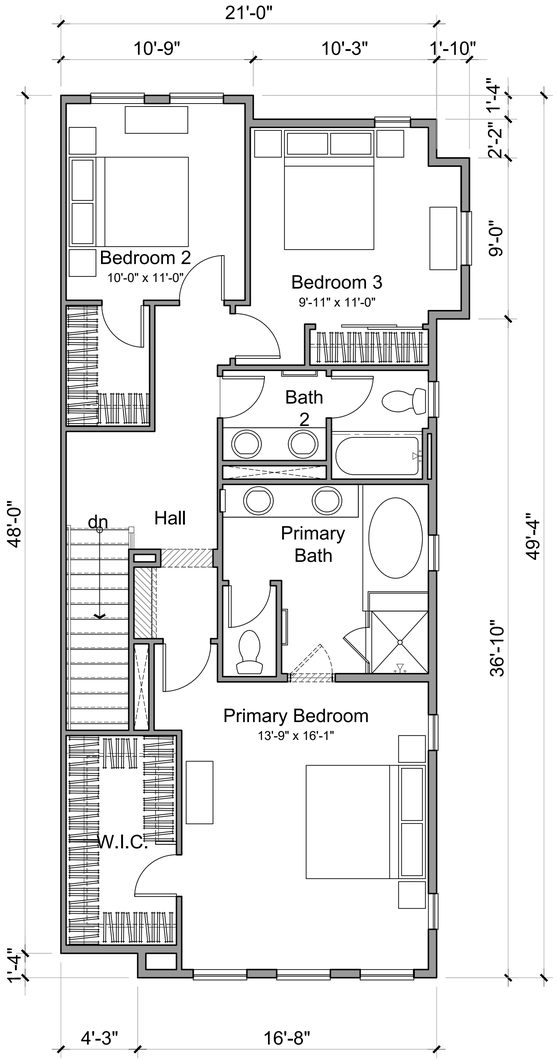
PASSAGE
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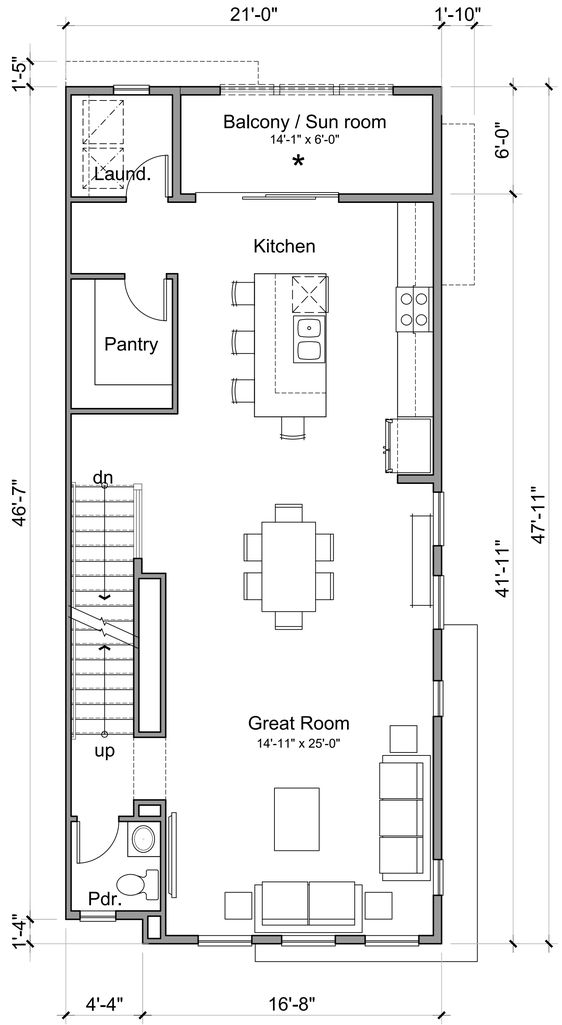
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UNIT PLANS - PLANS 3 & 4

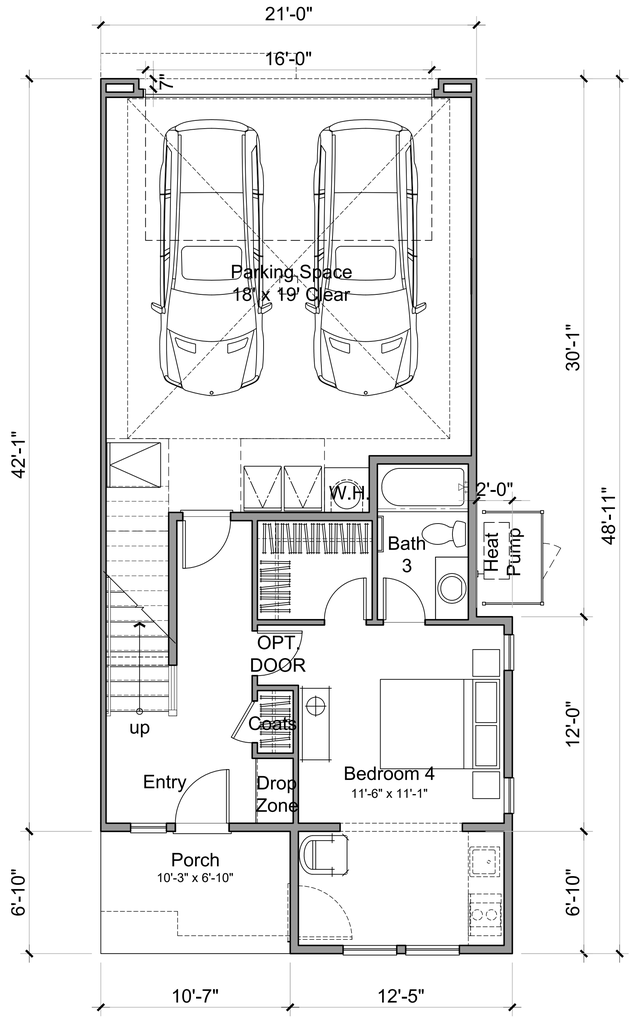
A3.5.2



Third Floor



Second Floor



First Floor

Plan 5 Summary

4 Bed / 3.5 Bath
OPT. ADU
2,264 Total n.s.f.

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

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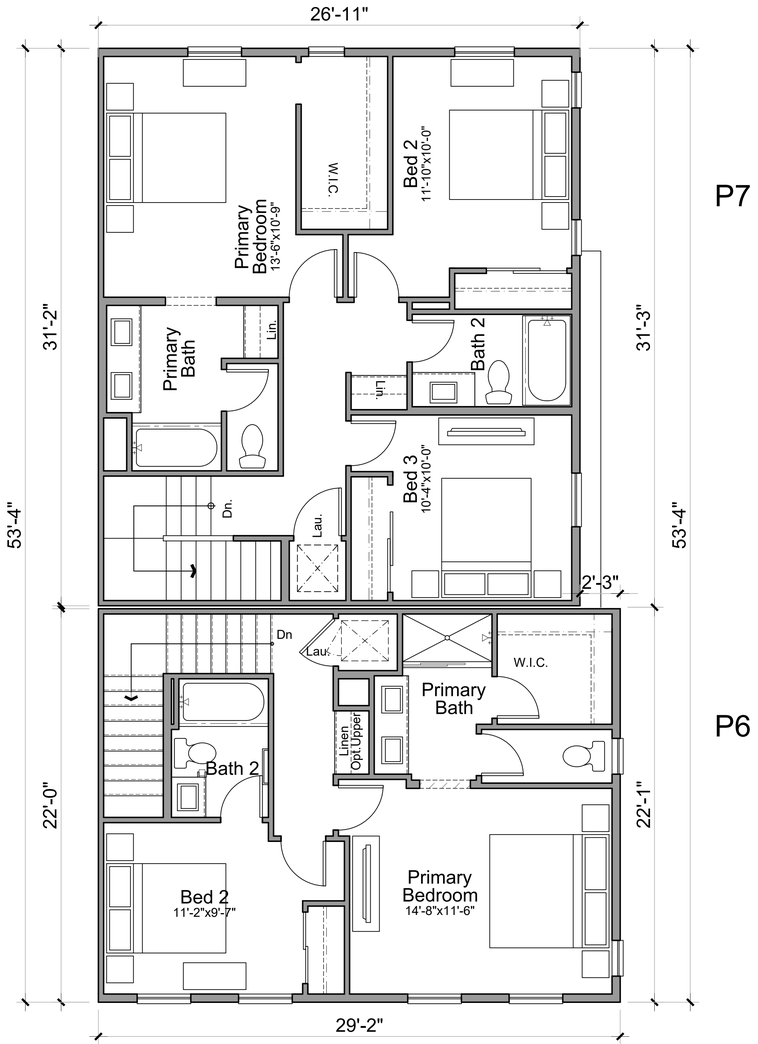
PASSAGE
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0 2 4 8

UNIT PLANS - PLAN 5

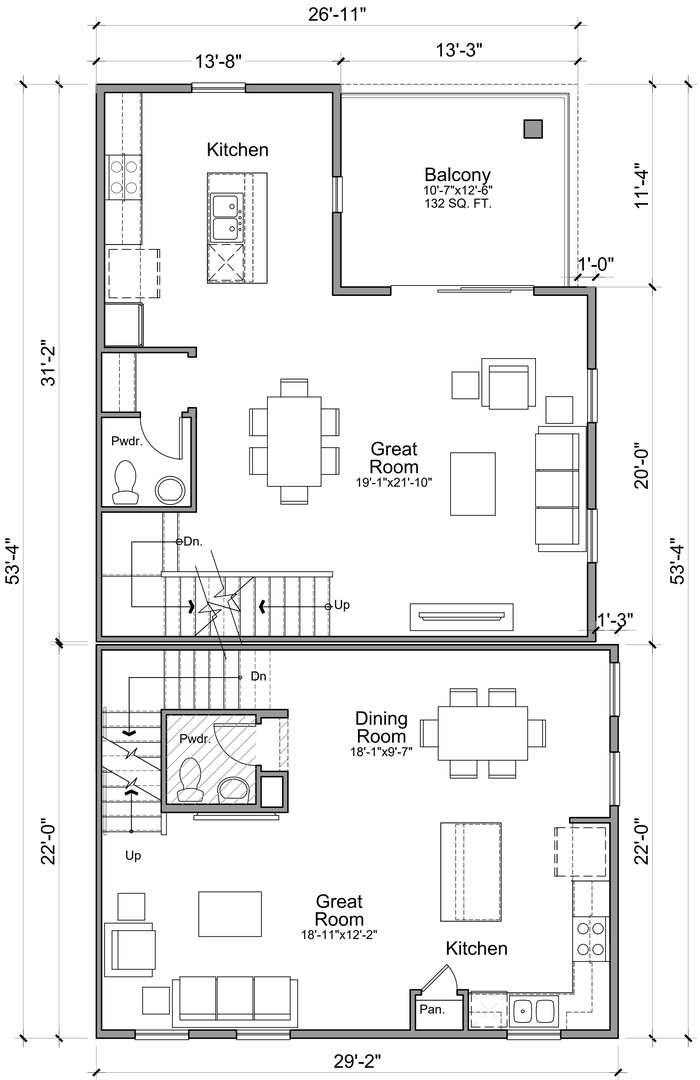
A3.5.3



P7

P6

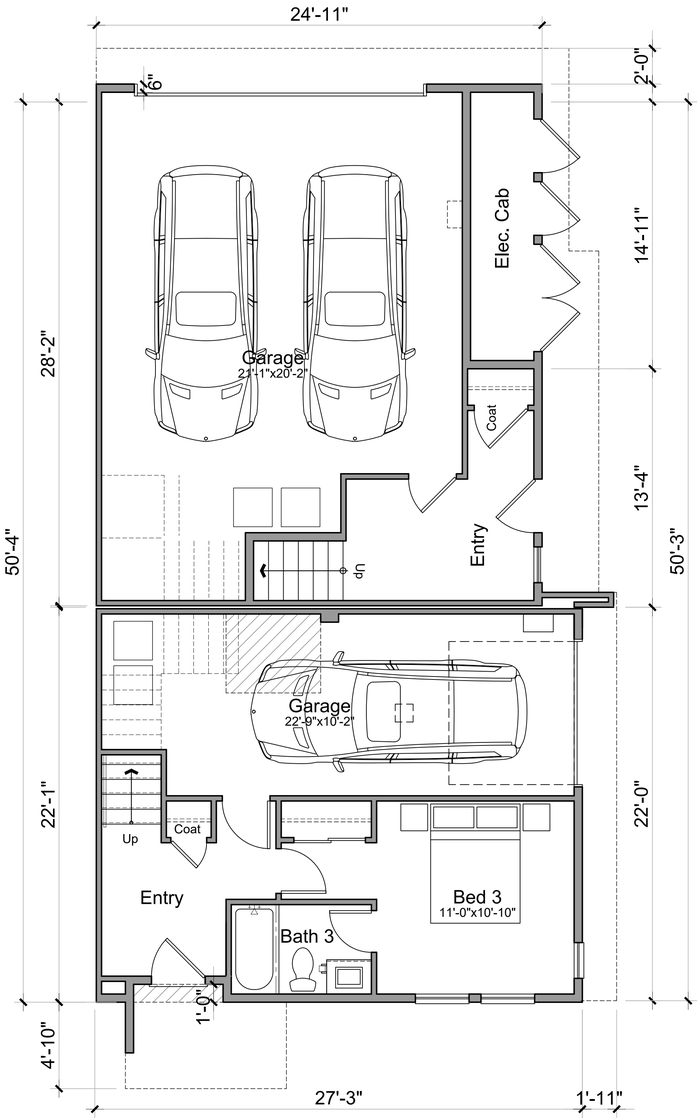
Third Floor



P7

P6

Second Floor



P7

P6

First Floor

Plan 7 Summary

3 Bed / 2.5 Bath
1,539 Total n.s.f.

Plan 6 Summary

3 Bed / 3.5 Bath
1,491 Total n.s.f.

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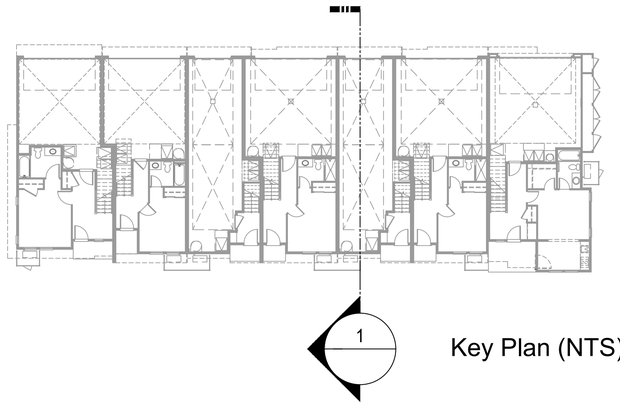
PASSAGE
SAN MATEO, CA

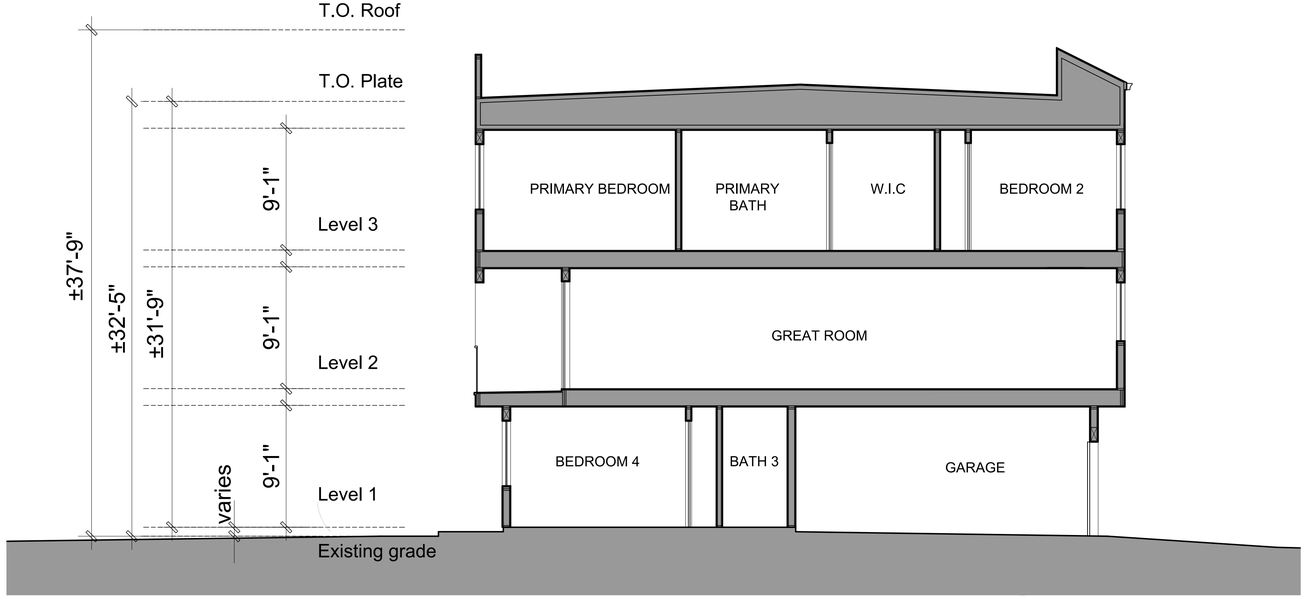
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0 2 4 8

UNIT PLANS - PLANS 6 & 7

A3.5.4





1. Typical Townhouse Section

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0 4 8 16

TOWNHOUSE SECTION

A3.6.0



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



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

S1

Stucco
Light Gray (or sim.)

S2

Stucco
Storm Gray (or sim.)

S3

Stucco
Dark Gray (or sim.)

P1

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

T1

Trim
White (or sim.)

T2

Trim
Gray (or sim.)

F1

Fascia Board
Dark Gray (or sim.)

T3

Trim
Gray (or sim.)

B1

Brick Veneer
Black (or sim.)

B2

Brick Veneer
Gray (or sim.)

R1

Roof Shingle
Gray (or sim.)

R2

Metal Roof
Standing Seam

W1

Vinyl Window
White (or sim.)

D1

Entry Door
Oak (or sim.)

M1

Metal Railing
Dark Gray (or sim.)

G1

Metal Garage Door
Light Gray (or sim.)

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

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COLOR AND MATERIAL BOARD
7-Plex Type A Scheme 1

A3.7.0



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



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

S1

Stucco
White (or sim.)

S2

Stucco
Medium Beige (or sim.)

S3

Stucco
Dark Gray (or sim.)

S4

Stucco
Dark Beige (or sim.)

P1

Cementitious Lap Siding 1
Brown (or sim.)

T1

Trim
Medium Beige (or sim.)

T2

Trim
White (or sim.)

F1

Fascia Board
Dark Gray (or sim.)

B1

Brick Veneer
Dark Brown (or sim.)

B2

Brick Veneer
Gray (or sim.)

R1

Roof Shingle
Gray (or sim.)

R2

Metal Roof
Standing Seam

W1

Vinyl Window
White (or sim.)

D1

Entry Door
Burgundy (or sim.)

M1

Metal Railing
Dark Gray (or sim.)

G1

Metal Garage Door
Biege (or sim.)

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

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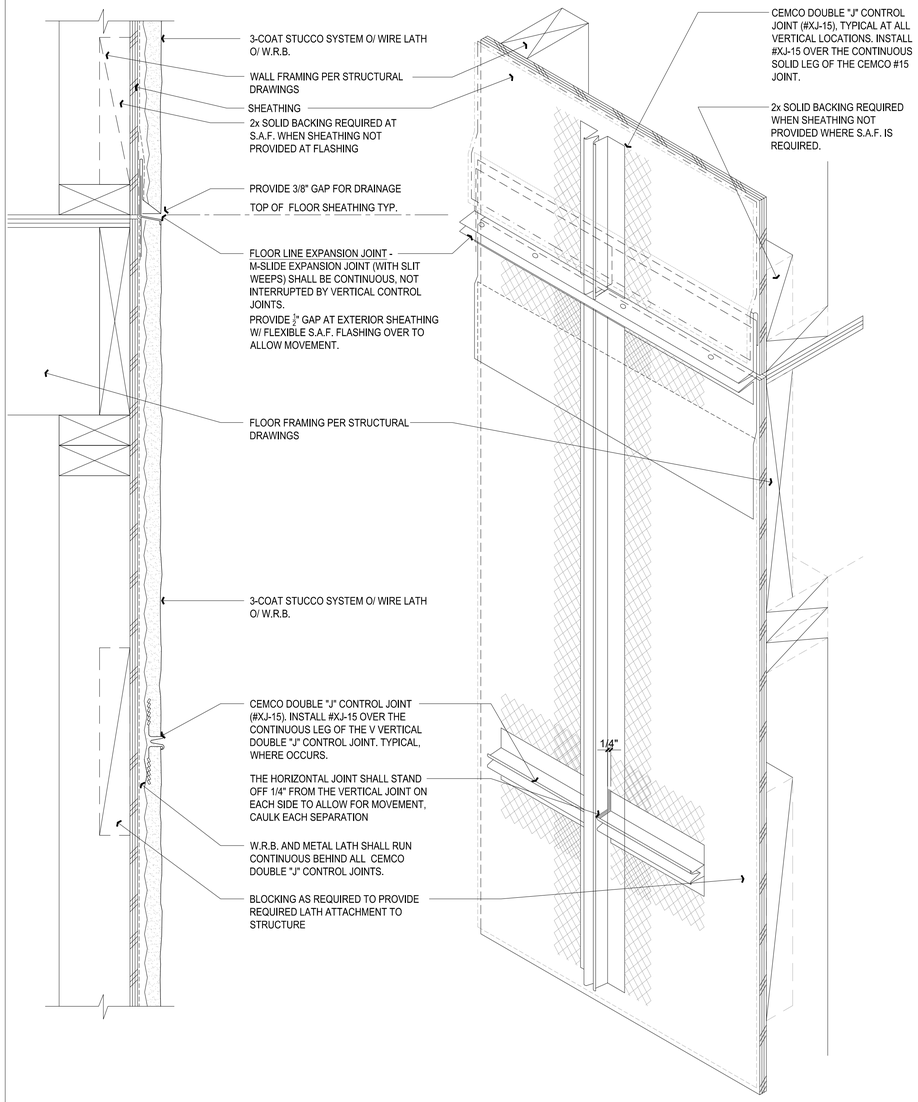
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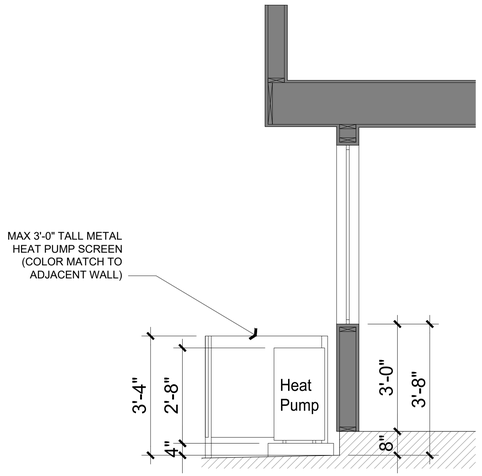
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COLOR AND MATERIAL BOARD
7-Plex Type A Scheme 2

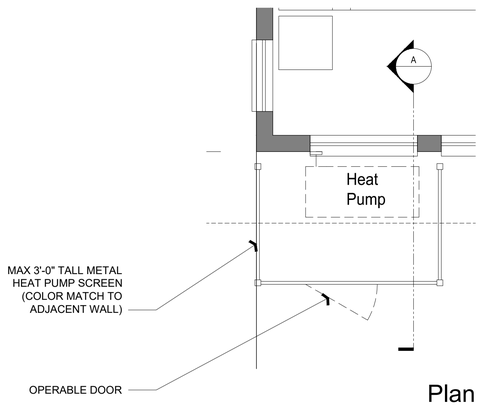
A3.7.1



CONTROL JOINT DETAIL | 4

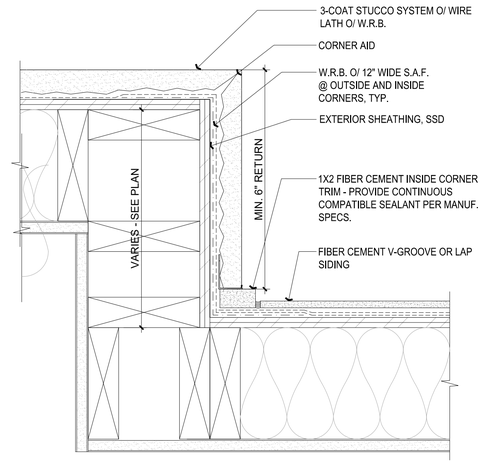


Section A



Plan

HEAT PUMP SCREEN | 3



STUCCO RETURN TO SIDING DETAIL | 2



TYPICAL BALCONY DETAIL | 1

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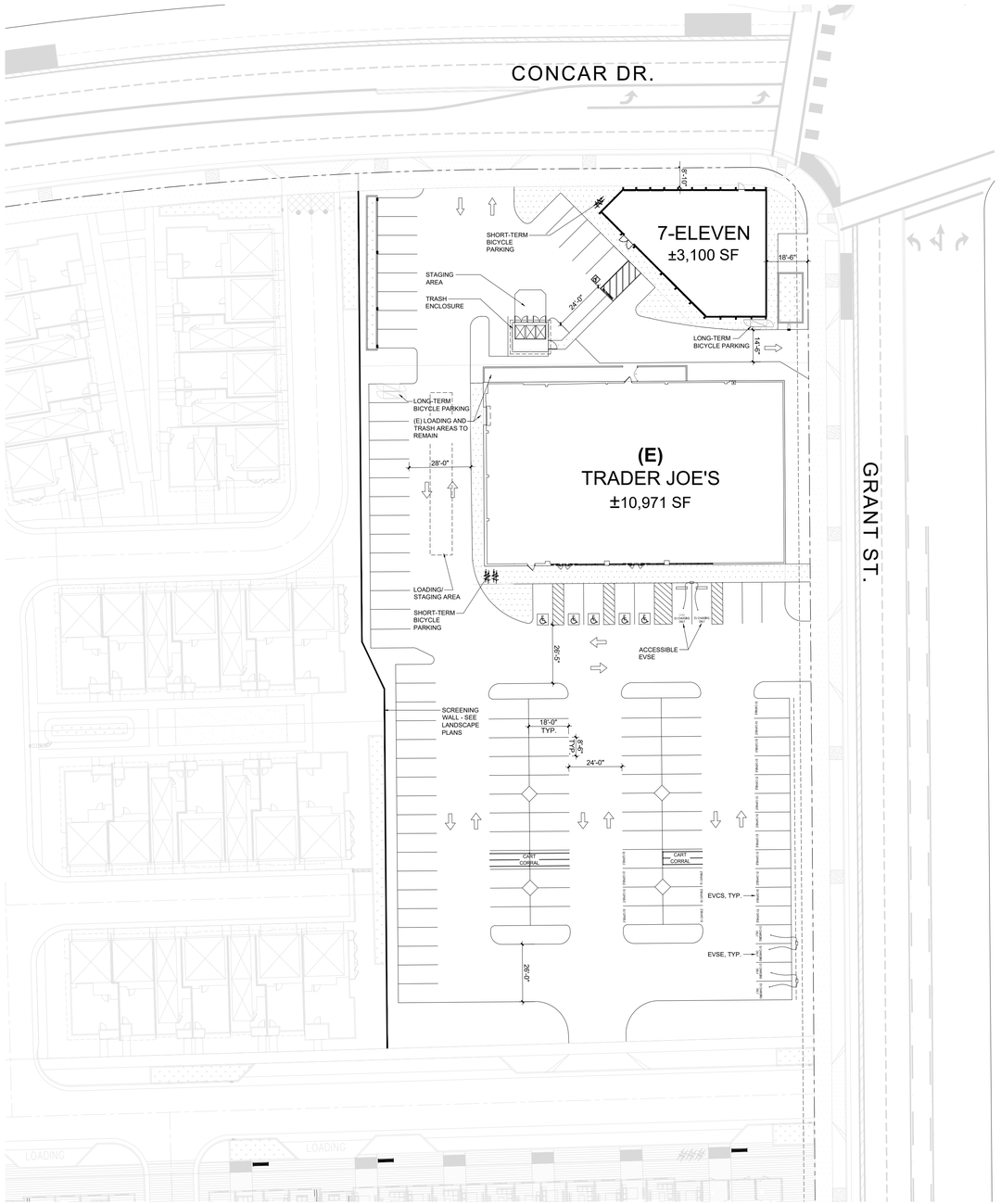
THE PACIFIC COMPANIES

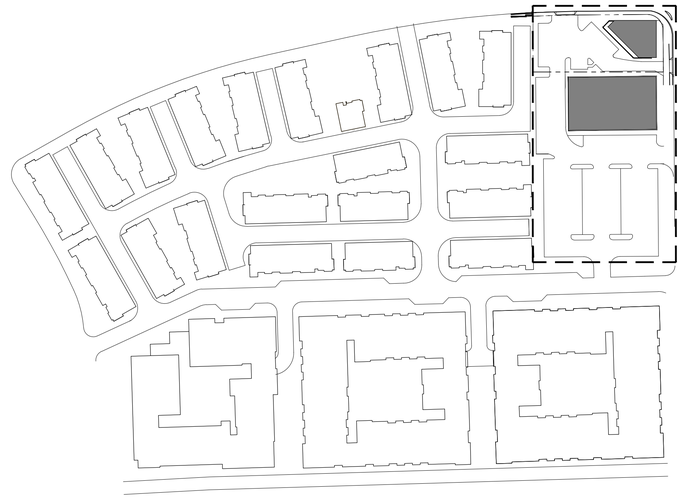
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

BUILDING DETAILS
TOWNHOUSES

A3.7.2





Key Plan (NTS)

RETAIL SITE SUMMARY

RETAIL SITE AREA:	±78,393 SF
RETAIL BUILDING AREA:	±14,071 SF
PARKING REQUIRED:	47 SPACES*
PARKING PROVIDED:	118 SPACES
PARKING RATIO:	8.4/1000
ACCESSIBLE STALLS REQUIRED:	5 SPACES
ACCESSIBLE STALLS PROVIDED:	6 SPACES
EVCS STALLS REQUIRED:	25 SPACES (6 EVSE, 19 EV CAPABLE)
EVCS STALLS PROVIDED:	25 SPACES (6 EVSE, 19 EV CAPABLE)
BICYCLE PARKING REQUIRED	
SHORT-TERM:	6 SPACES
LONG-TERM:	6 SPACES
BICYCLE PARKING PROVIDED	
SHORT-TERM:	6 SPACES
LONG-TERM:	6 SPACES

* PER CITY OF SAN MATEO MUNICIPAL CODE, SECTION 27.64.160:
RETAIL STORES UNDER 20,000 SF: 1/300

** BASED ON 2022 CAGBC TABLE 5.106.5.3.1

*** BASED ON 2022 CAGBC SECTION 5.106.4

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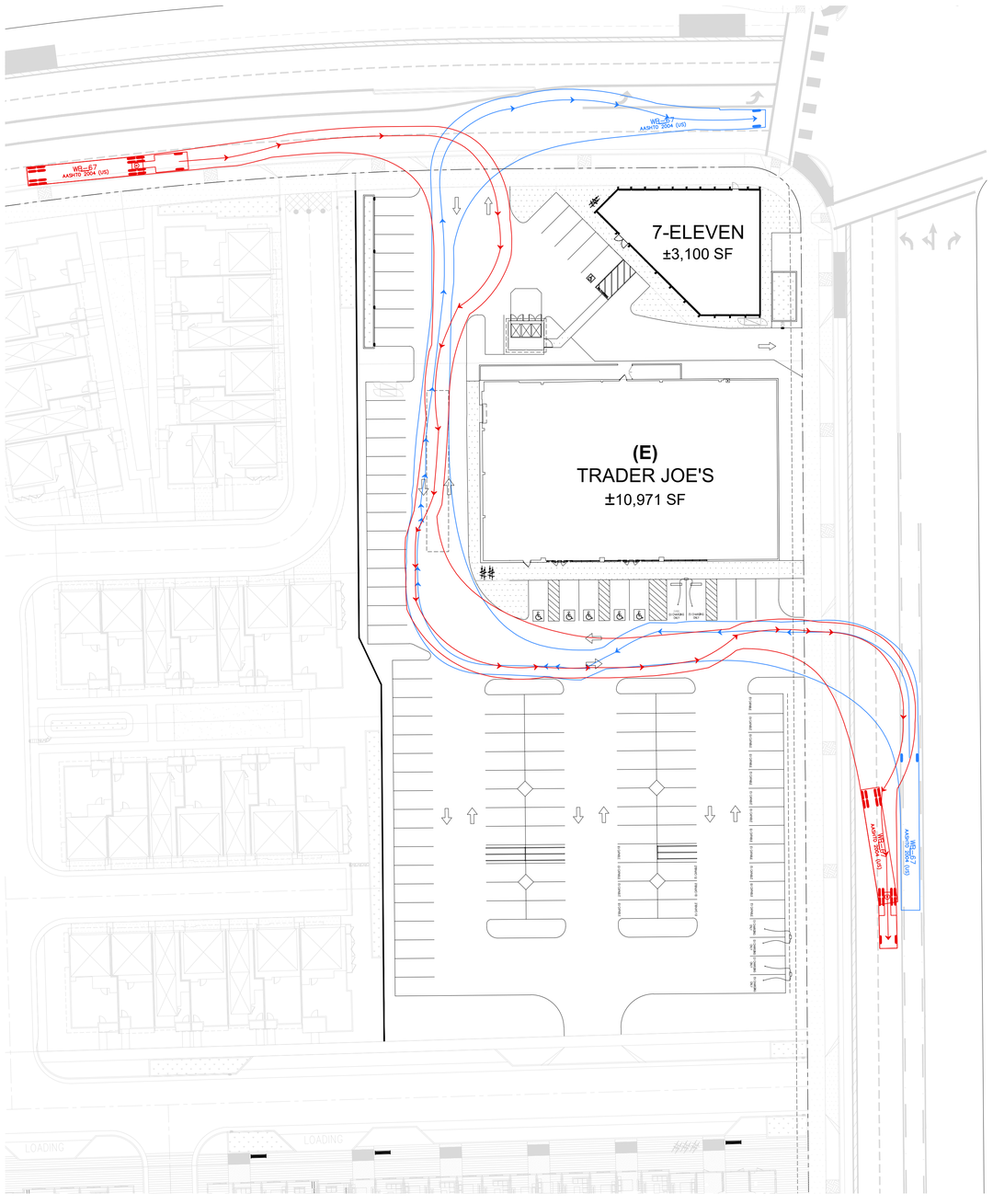
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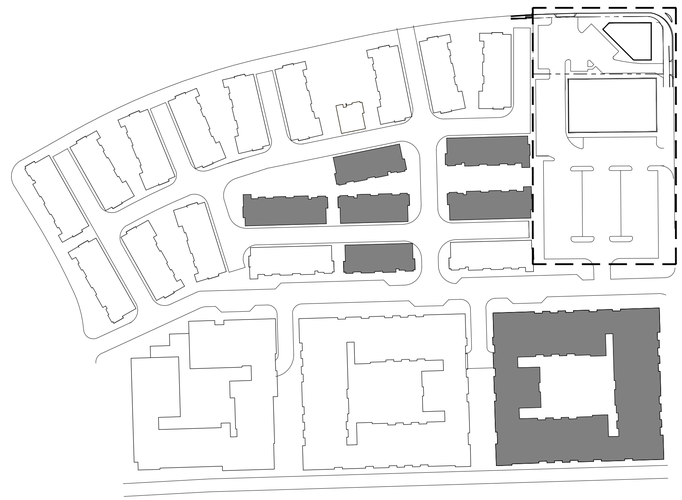
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0 15 30 60

SITE PLAN
RETAIL

A4.1.0





Key Plan (NTS)

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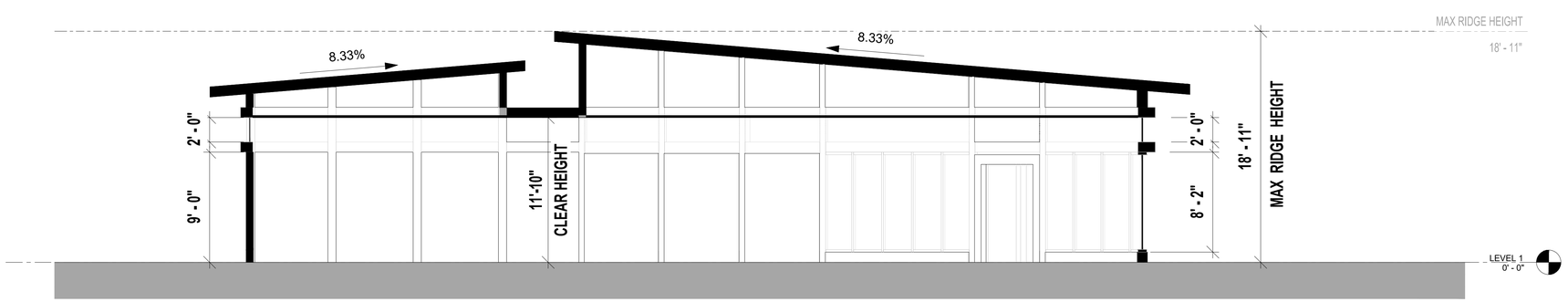
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PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

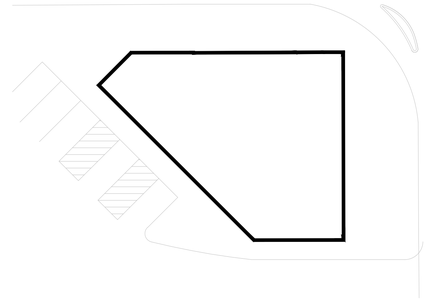
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VEHICLE MANEUVERING
TRADER JOE'S

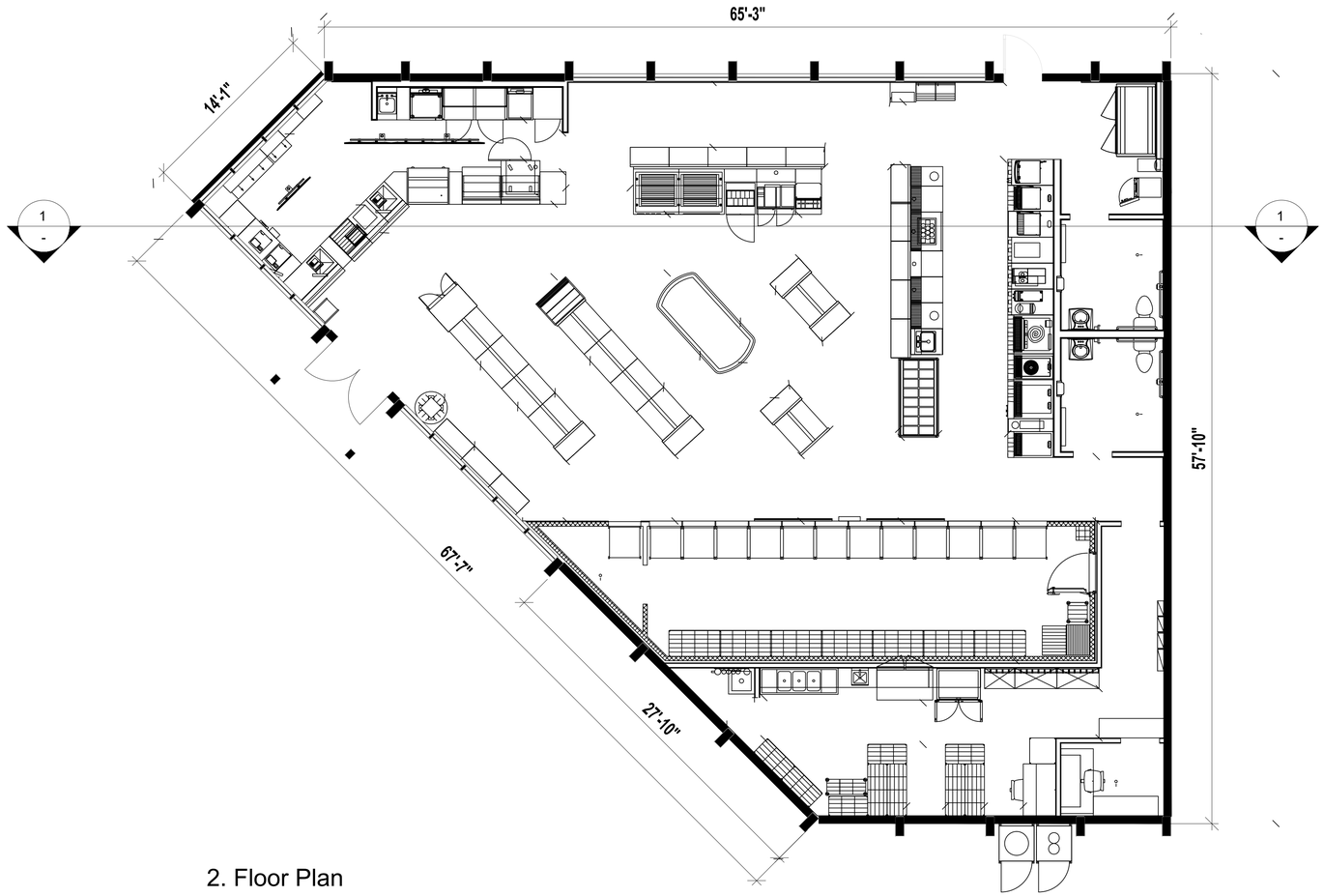
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1. Building Section



Key Plan (NTS)



2. Floor Plan

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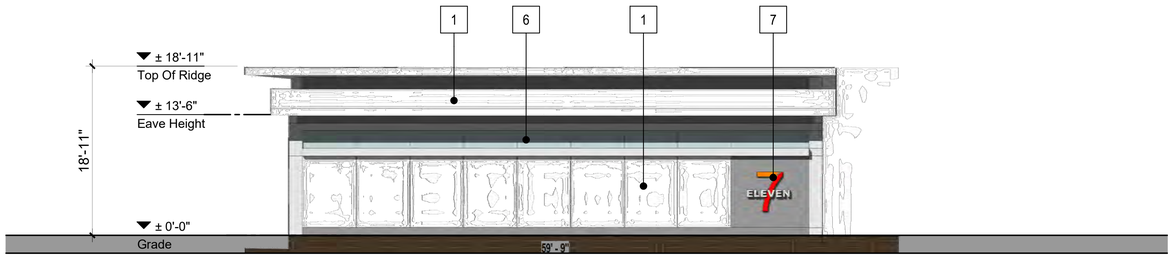
PASSAGE
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NOVEMBER 25, 2025

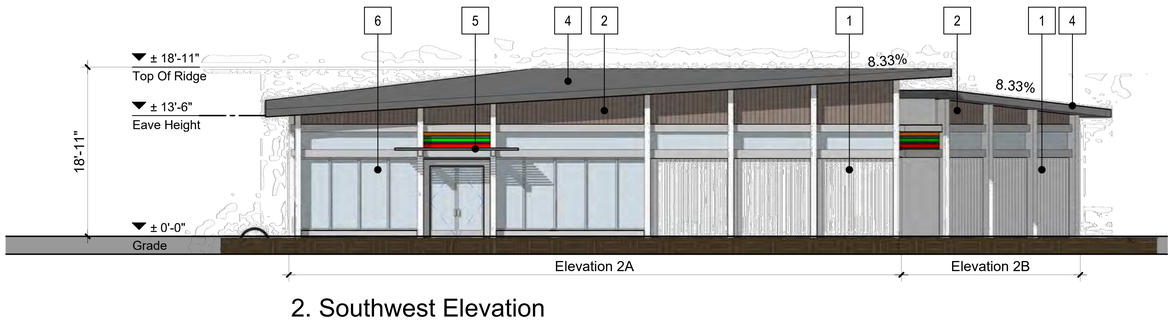
0 4 8 12

FLOOR PLAN & SECTION
7-Eleven

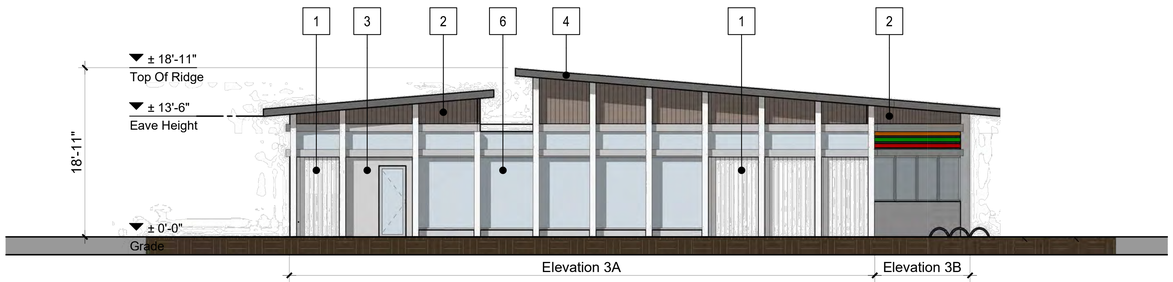
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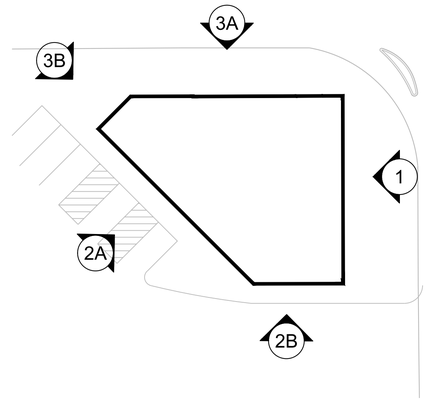
1. East Elevation



2. Southwest Elevation



3. North Elevation



Key Plan (NTS)

COLOR & MATERIAL LEGEND:

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

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

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NOVEMBER 20, 2025

0 8 16 32

BUILDING ELEVATIONS
7-Eleven

A4.3.0



1



2



3



Key Map


4



5

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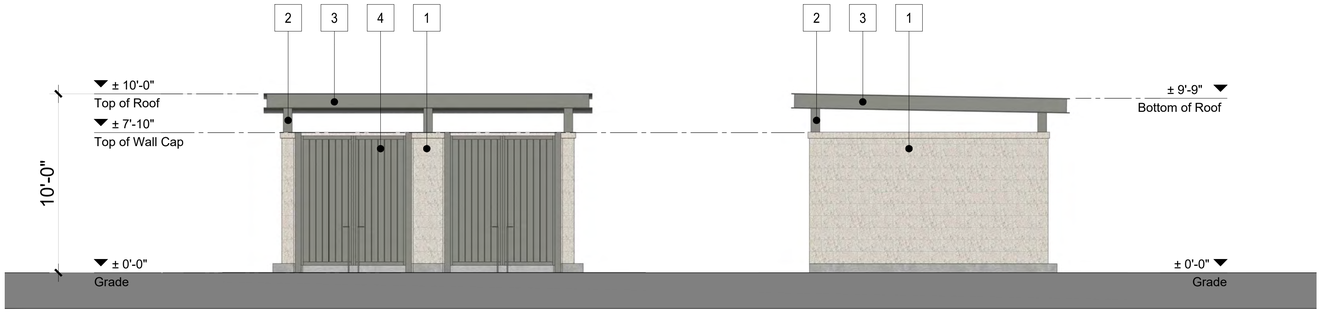
THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 20, 2025

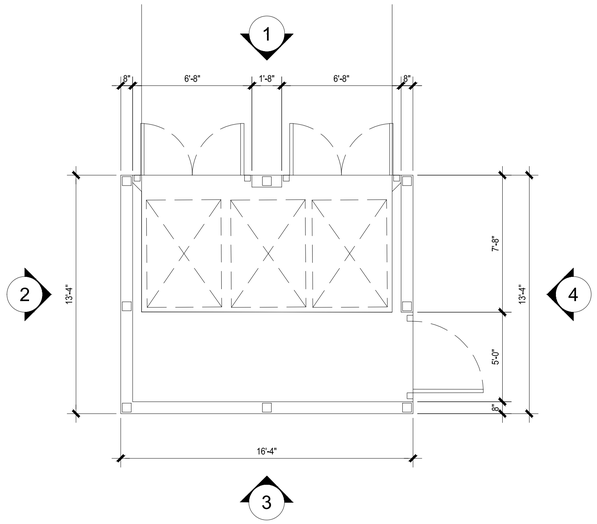
BUILDING PHOTOS
TRADER JOE'S

A4.3.1

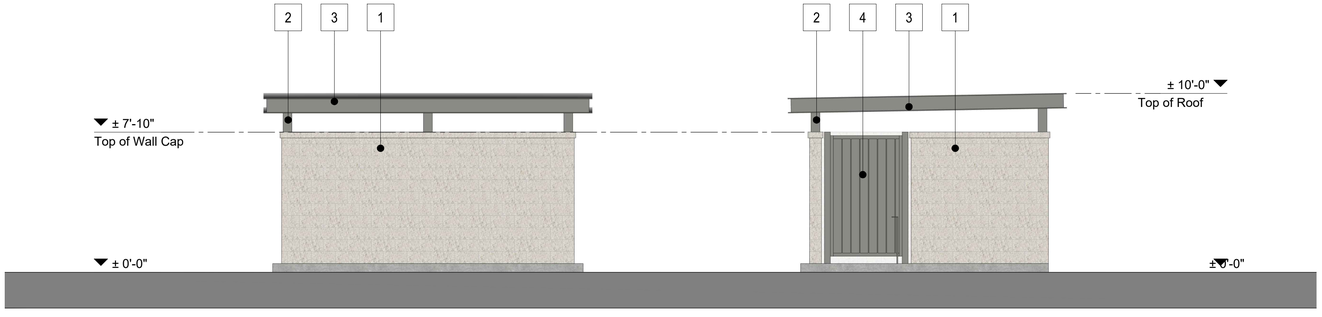


1. North Elevation

2. West Elevation

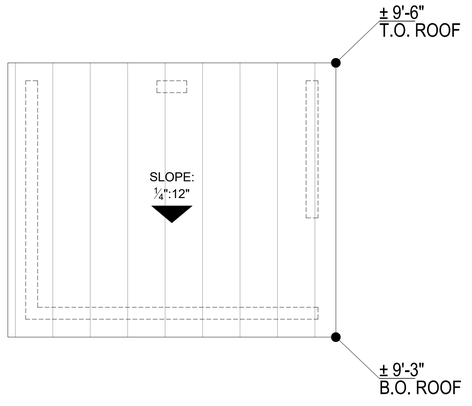


Floor Plan



3. South Elevation

4. East Elevation



Roof Plan

COLOR & MATERIAL LEGEND:

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

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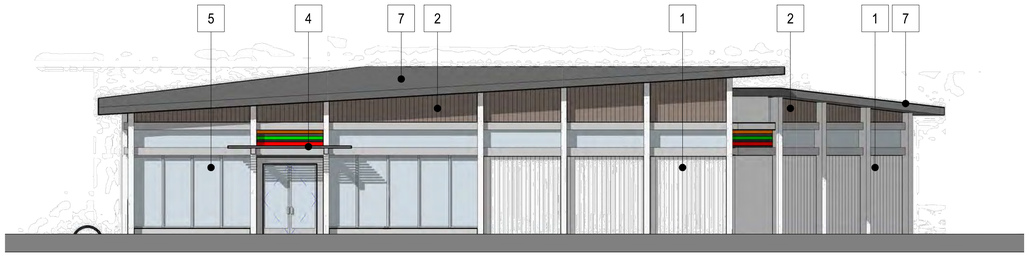
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

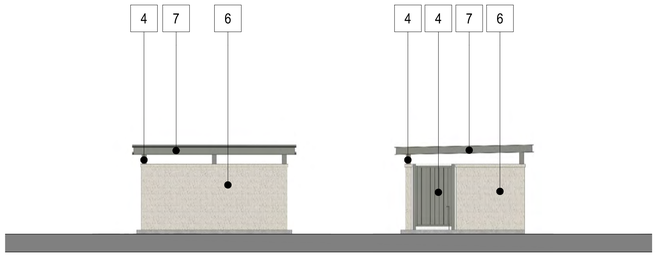
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PLAN & ELEVATIONS
Trash Enclosure

A4.3.2



1. 7-Eleven Southwest Elevation



2. Trash Enclosure South and East Elevation

1



Cementitious Panel
Hardie Panel - Sierra 8
"Arctic White"

2



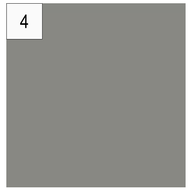
Cementitious Panel
Hardie Panel - Sierra 8
"Timber Bark"

3



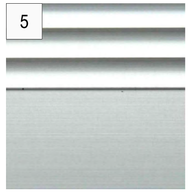
Cementitious Panel
Hardie Panel - Smooth
"Light Mist"

4



Paint
SW 0077
"Classic French Gray"

5



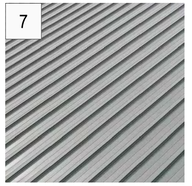
Aluminum Storefront
Arcadia AC2
"Standard Clear #11"

6



CMU Block
Orco Split Face
"White MW"

7



Standing Seam Metal Roof
SW 0077 "Classic French Gray"

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

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PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

COLOR AND MATERIAL BOARD
7-Eleven and Trash Enclosure

A4.4.0

PASSAGE - VESTING TENTATIVE MAP

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.	ASSESSORS 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):	14.5 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.	UTILITIES:	ALL ONSITE STORM AND SANITARY SEWER MAINS WILL BE PRIVATELY OWNED AND MAINTAINED.
17.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
18.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
19.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
20.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
21.	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 EFFECTIVE: JULY 16, 2015
22.	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" ON FILE IN BOOK 42, PAGE 1 THROUGH 4, OF MAPS.
23.	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.
24.	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.
25.	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.

CONTACTS

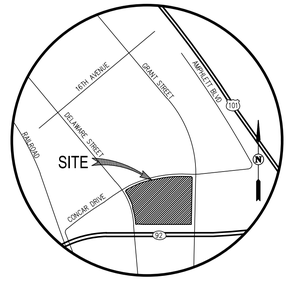
1.	DEVELOPER:	BROOKFIELD PROPERTIES JASON BERNSTEIN 12657 ALCOSTA BOULEVARD, SUITE 250 SAN RAMON, CA 94583 (415) 298-3325
2.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. ANGELO OBERTELLO, P.E., RCE 64345 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
3.	ARCHITECT:	KTGY ARCHITECTS, 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
5.	OWNER:	SEE SHEET C3 FOR OWNERSHIP INFORMATION

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

NOVEMBER 25, 2025
DATE

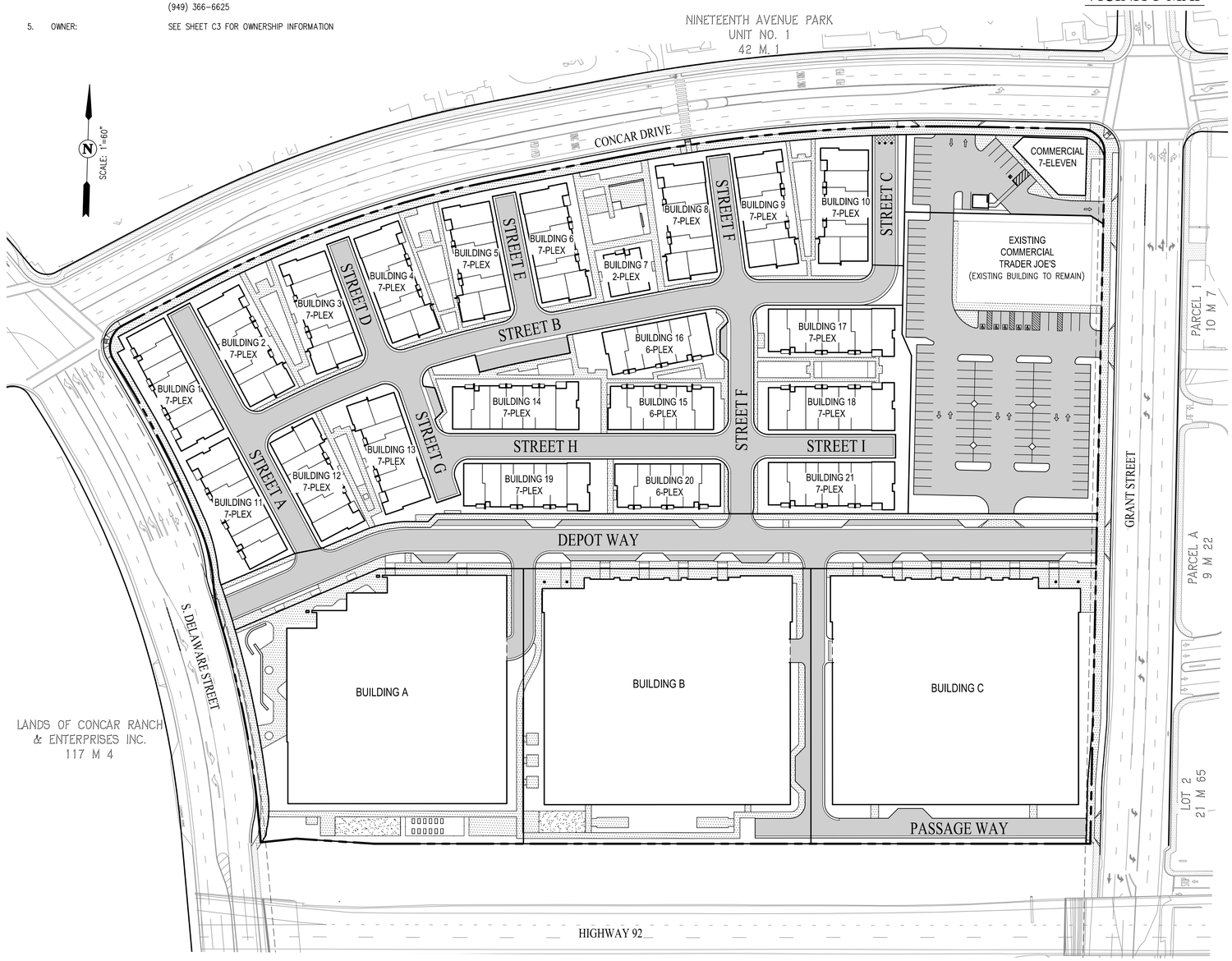
REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64345
CIVIL
STATE OF CALIFORNIA



VICINITY MAP

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
		GRASS PAVERS



ABBREVIATIONS

AC	ACRE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTION
BOV	BLOW-OFF VALVE
BW	BACK OF WALK
CL	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
FW	FIRE WATER
GB	GRADE BREAK
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 ACCESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PR W	PRIVATE WATER
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
TG	TOP OF GRATE
TSC	TOP OF SILVA CELLS
TSM	TOP OF SOIL MIX
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE

CIVIL INDEX OF SHEETS

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

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 30 60 120
Scale 1" = 60'

VESTING TENTATIVE MAP
TITLE SHEET

C1

EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS. SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. PUBLIC ACCESS EASEMENT (PAE) FOR PUBLIC USE OF PARK AMENITIES AND WALKWAYS.
4. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
5. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR ANY ROADWAY LIMITED TO EMERGENCY VEHICLES.

NOTES:

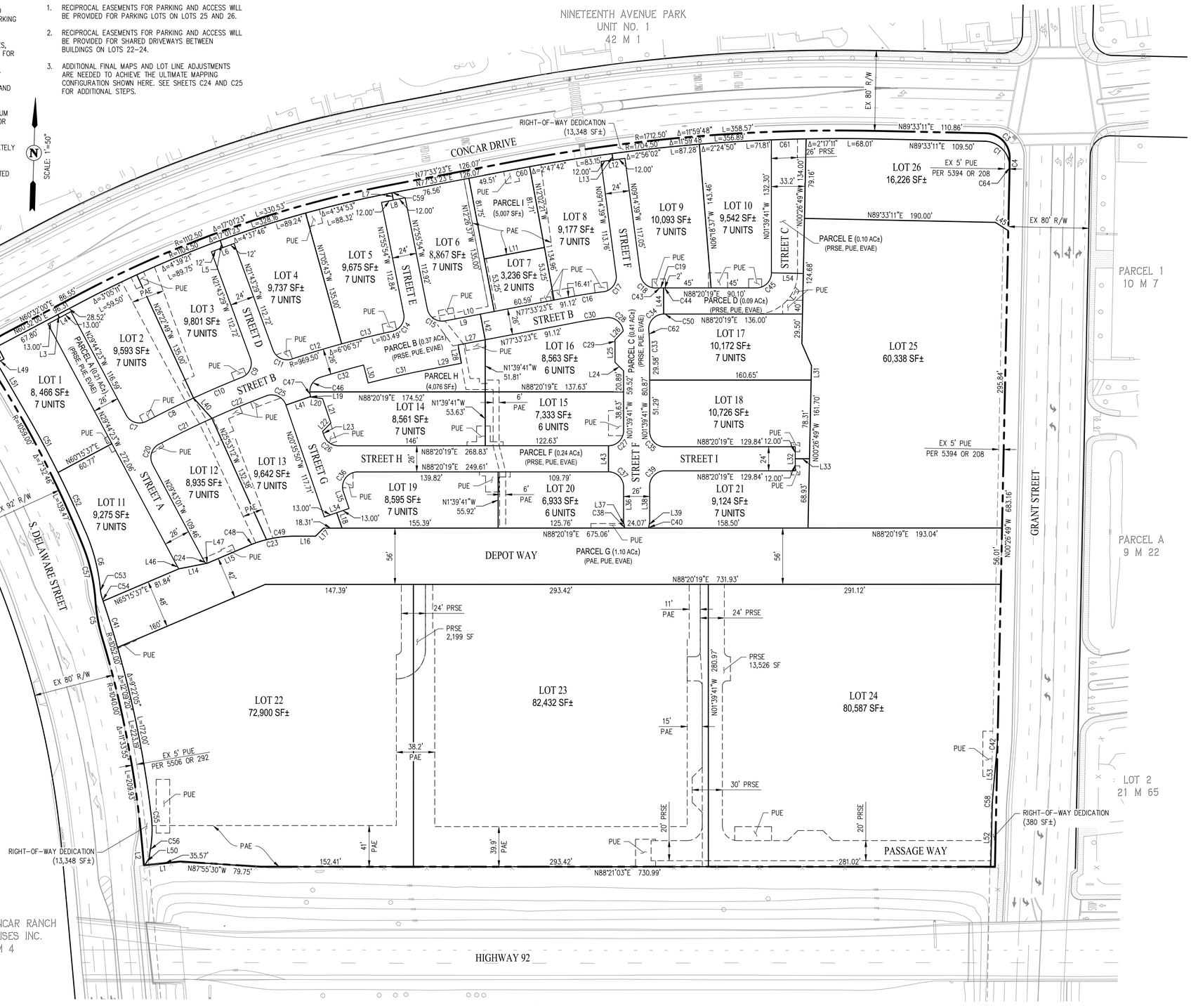
1. RECIPROCAL EASEMENTS FOR PARKING AND ACCESS WILL BE PROVIDED FOR PARKING LOTS ON LOTS 25 AND 26.
2. RECIPROCAL EASEMENTS FOR PARKING AND ACCESS WILL BE PROVIDED FOR SHARED DRIVEWAYS BETWEEN BUILDINGS ON LOTS 22–24.
3. ADDITIONAL FINAL MAPS AND LOT LINE ADJUSTMENTS ARE NEEDED TO ACHIEVE THE ULTIMATE MAPPING CONFIGURATION SHOWN HERE. SEE SHEETS C24 AND C25 FOR ADDITIONAL STEPS.

LARGE LOT UNIT AND PARCEL SUMMARY

LOT	UNITS	PROPOSED LAND USE
LOT 1	7	RESIDENTIAL
LOT 2	7	RESIDENTIAL
LOT 3	7	RESIDENTIAL
LOT 4	7	RESIDENTIAL
LOT 5	7	RESIDENTIAL
LOT 6	7	RESIDENTIAL
LOT 7	2	RESIDENTIAL
LOT 8	7	RESIDENTIAL
LOT 9	7	RESIDENTIAL
LOT 10	7	RESIDENTIAL
LOT 11	7	RESIDENTIAL
LOT 12	7	RESIDENTIAL
LOT 13	7	RESIDENTIAL
LOT 14	7	RESIDENTIAL
LOT 15	6	RESIDENTIAL
LOT 16	6	RESIDENTIAL
LOT 17	7	RESIDENTIAL
LOT 18	7	RESIDENTIAL
LOT 19	7	RESIDENTIAL
LOT 20	6	RESIDENTIAL
LOT 21	7	RESIDENTIAL
LOT 22	186	APARTMENTS
LOT 23	261	APARTMENTS
LOT 24	261	APARTMENTS
LOT 25	–	COMMERCIAL
LOT 26	–	COMMERCIAL
PARCEL A	–	ROADWAY
PARCEL B	–	ROADWAY
PARCEL C	–	ROADWAY
PARCEL D	–	ROADWAY
PARCEL E	–	ROADWAY
PARCEL F	–	ROADWAY
PARCEL G	–	ROADWAY
PARCEL H	–	COMMON AREA
PARCEL I	–	COMMON AREA
TOTAL	847	

LAND USE SUMMARY

LAND USE	EXISTING AREA (AC)	PROPOSED AREA (AC)
COMMERCIAL	14.51	1.76
RESIDENTIAL	–	4.26
APARTMENTS	–	5.42
COMMON AREA	–	0.21
ROADWAY	–	2.54
R/W DEDICATION	–	0.32
TOTAL	14.51	14.51



LINE TABLE		
NO	BEARING	LENGTH
L1	N82°20'45"E	36.39'
L2	S06°45'04"E	20.09'
L3	N29°28'00"W	3.54'
L4	S60°15'37"W	26.00'
L5	N21°43'29"W	7.65'
L6	S68°16'31"W	24.00'
L7	N12°30'49"W	7.31'
L8	S77°04'06"W	24.00'
L9	S77°33'23"W	35.83'
L10	N77°33'23"E	49.94'
L11	N77°33'23"E	60.97'
L12	S80°45'21"W	24.00'
L13	N09°14'39"W	6.38'
L14	S77°11'56"W	28.24'
L15	S65°15'37"W	44.24'
L16	S88°20'19"W	20.26'
L17	S43°20'19"W	11.31'
L18	S20°35'50"E	16.22'
L19	S20°35'50"E	0.52'
L20	N84°01'56"W	11.74'
L21	S20°35'50"E	25.62'
L22	N42°50'15"E	11.74'
L23	N20°35'50"W	4.44'
L24	N46°39'41"W	12.02'
L25	N01°39'41"W	19.37'
L26	N41°48'58"E	11.84'
L27	N77°33'23"E	27.50'
L28	S12°26'37"E	18.50'
L29	S77°33'23"W	34.95'
L30	S16°09'40"E	18.50'
L31	N00°26'49"W	14.46'
L32	N01°39'41"W	24.00'
L33	N88°20'19"E	14.15'
L34	N69°24'10"E	26.00'
L35	N20°35'50"W	17.43'
L36	S01°39'41"E	34.92'
L37	S12°58'17"E	5.10'
L38	N01°39'41"W	35.92'
L39	N09°38'54"E	5.10'
L40	S43°43'19"E	27.27'
L41	S69°24'10"W	26.00'
L42	S12°26'37"E	26.00'
L43	S01°39'41"E	26.00'
L44	N01°54'35"W	26.00'
L45	S58°50'22"E	15.26'
L46	S31°40'33"E	4.25'
L47	S77°11'56"W	0.76'
L48	N29°06'39"W	14.06'
L49	S60°53'21"W	8.14'
L50	S29°51'06"W	8.67'
L51	S31°41'42"E	59.51'
L52	N00°18'19"W	57.34'
L53	N03°22'10"E	46.77'
L54	S89°33'11"W	31.76'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	86°03'09"	38.30'
C3	24.00'	89°15'35"	37.39'
C4	1750.00'	0°44'25"	22.61'
C5	175.00'	12°45'19"	38.96'
C6	187.50'	17°51'46"	58.46'
C7	15.00'	89°43'29"	23.49'
C8	969.50'	3°05'03"	52.19'
C9	15.00'	88°25'42"	23.15'
C10	969.50'	3°05'03"	52.19'
C11	15.00'	88°25'42"	23.15'
C12	969.50'	3°03'29"	51.74'
C13	969.50'	3°03'29"	51.74'
C14	15.00'	88°53'40"	23.27'
C15	15.00'	89°30'43"	23.43'
C16	508.00'	3°43'29"	33.02'
C17	15.00'	90°31'31"	23.70'
C18	15.00'	83°32'43"	21.87'
C19	508.00'	1°07'40"	10.00'
C20	15.00'	90°17'30"	23.64'
C21	943.50'	3°33'41"	58.64'
C22	943.50'	3°33'41"	58.64'
C23	119.00'	23°04'42"	47.93'
C24	15.00'	10°32'42"	2.76'
C25	15.00'	91°43'41"	24.01'
C26	15.00'	71°03'51"	18.60'
C27	15.00'	90°00'00"	23.56'
C28	15.00'	91°07'35"	23.86'
C29	178.50'	0°58'30"	3.04'
C30	482.00'	3°43'46"	31.37'
C31	925.00'	3°43'03"	60.02'
C32	943.50'	2°42'29"	44.59'
C33	213.00'	2°01'08"	7.51'
C34	15.00'	95°03'42"	24.89'
C35	15.00'	90°00'00"	23.56'
C36	15.00'	108°56'09"	28.52'
C37	15.00'	90°00'00"	23.56'
C38	15.00'	3°49'21"	1.00'
C39	15.00'	90°00'00"	23.56'
C40	15.00'	3°49'21"	1.00'
C41	1052.00'	2°37'41"	48.25'
C42	185.50'	3°48'59"	12.36'
C43	508.00'	0°52'46"	7.80'
C44	508.00'	0°14'54"	2.20'
C45	15.00'	90°00'00"	23.56'
C46	15.00'	73°39'33"	19.28'
C47	15.00'	18°04'08"	4.73'
C48	119.00'	9°11'48"	19.10'
C49	119.00'	13°52'53"	28.83'
C50	465.50'	0°15'26"	2.09'
C51	1092.50'	3°26'17"	65.55'
C52	1092.50'	3°28'37"	66.30'
C53	37.50'	13°28'59"	8.82'
C54	1052.00'	0°09'34"	2.93'
C55	112.50'	16°34'11"	32.53'
C56	87.50'	5°35'25"	8.54'
C58	214.50'	3°48'59"	14.29'
C59	1104.50'	0°04'12"	1.35'
C60	1704.50'	0°24'16"	12.03'
C61	1704.50'	1°09'48"	34.60'
C62	213.00'	3°17'47"	12.25'

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PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP

C2

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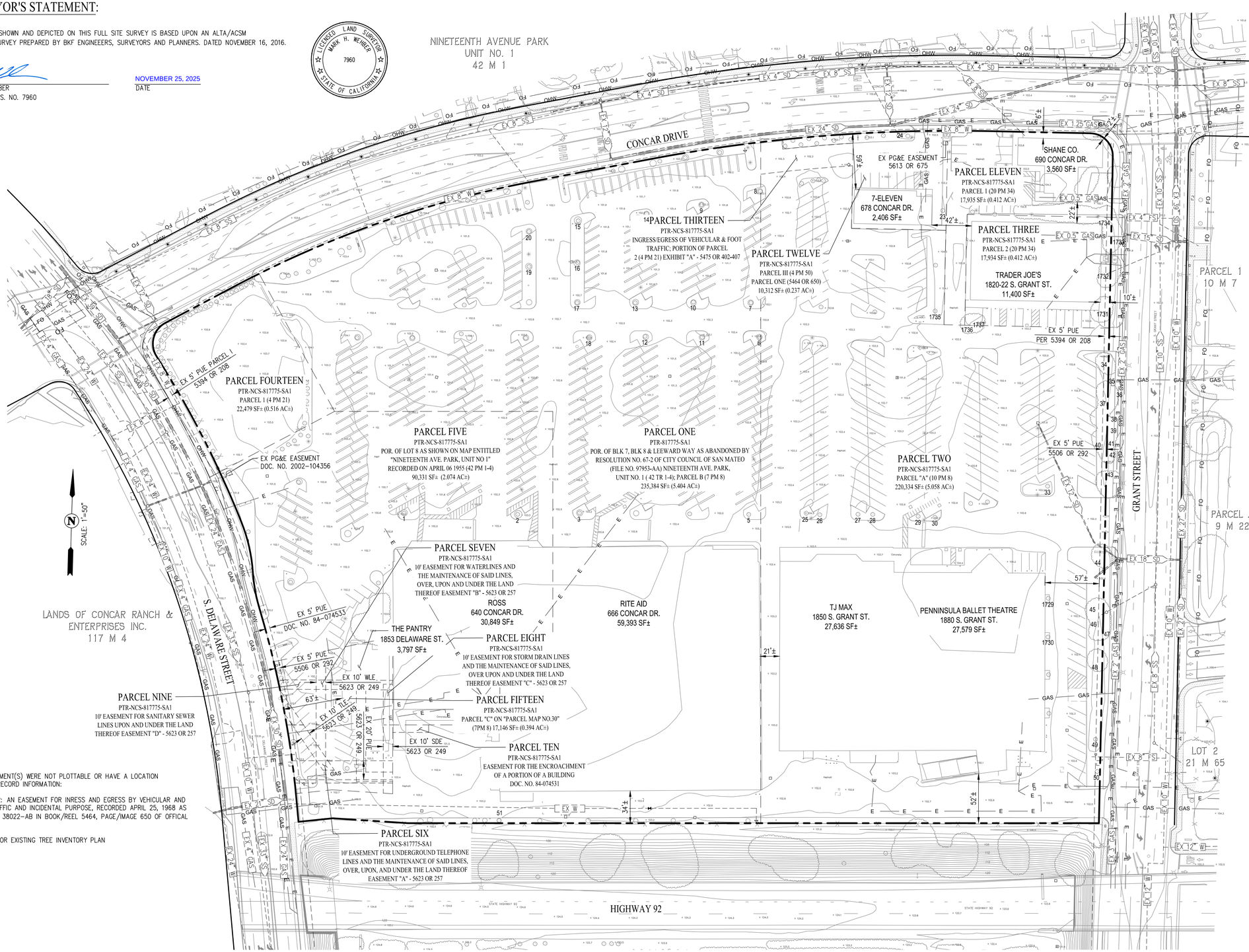
SURVEYOR'S STATEMENT:

INFORMATION SHOWN AND DEPICTED ON THIS FULL SITE SURVEY IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BKF ENGINEERS, SURVEYORS AND PLANNERS. DATED NOVEMBER 16, 2016.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

NOVEMBER 25, 2025
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA



NOTES:

THE FOLLOWING EASEMENT(S) WERE NOT PLOTTABLE OR HAVE A LOCATION UNDETERMINED PER RECORD INFORMATION:

1. OVER PARCEL 12: AN EASEMENT FOR INRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND INCIDENTAL PURPOSE, RECORDED APRIL 25, 1968 AS INSTRUMENT NO. 38022-AB IN BOOK/REEL 5464, PAGE/IMAGE 650 OF OFFICAL RECORDS.
2. SEE SHEET C4 FOR EXISTING TREE INVENTORY PLAN

OWNER INFORMATION (CONTINUED FROM SHEET C1)

PARCEL 1:
666 CD CORPORATION
666 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(650) 743-9158

PARCEL 2 & 13:
1880 SG CORPORATION
1880 S. GRANT STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCEL 3:
1820 SG CORPORATION LESSEE 1820 SG CORP.
1820 S. GRANT STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCEL 5 & 10:
CFT C SAN MATEO LLC CONCAR ENTERPRISES INC. LESSEE
640 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(307) 413-7543

PARCEL 6, 7, 8, 9, 15:
1855 SD CORPORATION
1855 S. DELAWARE STREET, SAN MATEO, CA 94402-2648
(650) 743-9158

PARCEL 11:
690 CD CORPORATION CONCAR RANCH & ENTERPRISES INC.
690 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(655) 743-9158

PARCEL 12:
DEROSE FRANK J TR ET AL SHURTER JOANNE TR
678 CONCAR DRIVE, SAN MATEO, CA 94402-2622
(510) 589-0752

PARCEL 14:
SMITH B PROPERTIES LLC ATTN TERRY KANE
1801 S. DELAWARE STREET, SAN MATEO, CA 94402-7012
(650) 743-9158

LEGEND

18 TREE NUMBER

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SAN MATEO, CA # 2024-0397

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NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
FULL SITE SURVEY

C3

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Myoporum	12	No	1	Low	Raised planter; extensive decay; all but dead
2	Myoporum	14	No	1	Low	Raised planter; extensive decay; all but dead
3	Myoporum	12	No	2	Low	Raised planter; heavy thrip damage; twig dieback.
4	--	--	--	--	--	Removed by 2025
5	Myoporum	12	No	1	Low	Raised planter; all but dead; little live foliage.
6	Myoporum	11	No	1	Low	Raised planter; extensive decay; all but dead
7	Myoporum	10	No	1	Low	Raised planter; twig dieback; little live foliage.
8	Myoporum	6,5,5,5,4	No	2	Low	Raised planter; twig dieback; multiple attachments @ base with decay between attachments.
9	Myoporum	9	No	2	Low	Raised planter; twig dieback & branch dieback; multiple attachments @ 4'.
10	Myoporum	11	No	2	Low	Raised planter; multiple attachments @ 2'; thin canopy; twig dieback.
11	Myoporum	11	No	1	Low	Raised planter; extensive decay.
12	Myoporum	12	No	1	Low	Raised planter; extensive decay.
13	Myoporum	12	No	1	Low	Raised planter; multiple attachments @ 2'; extensive decay.
14	Myoporum	12	No	2	Low	Raised planter; twig dieback; basal decay.
15	Chinese elm	7	No	1	Low	Raised planter; all but dead.
16	Chinese elm	7	No	2	Low	Raised planter; twig & branch dieback.
17	Chinese elm	6	No	2	Low	Raised planter; twig & branch dieback.
18	Myoporum	11	No	1	Low	Raised planter; extensive decay.
19	Chinese elm	8	No	2	Low	Raised planter; multiple attachments @ 3'; significant twig and branch dieback.
20	Chinese elm	6	No	1	Low	Raised planter; extensive trunk wound.
21	--	--	--	--	--	Removed by 2025
22	--	--	--	--	--	Removed by 2025
23	Brazilian pepper	18	Yes	4	Moderate	Full, dense crown; base growing @ fence.
24	Evergreen ash	12	No	2	Low	Topped with extensive sprouts; engulfed in ivy.
25	Crape myrtle	6	No	1	Low	All but dead.
26	Crape myrtle	7	No	1	Low	All but dead.
27	Crape myrtle	7	No	1	Low	All but dead.
28	Crape myrtle	7	No	1	Low	All but dead.
29	Crape myrtle	6	No	2	Low	Very thin; dying back from extremeties.
30	Crape myrtle	6	No	1	Low	All but dead.
31	--	--	--	--	--	Removed by 2025
32	--	--	--	--	--	Removed by 2025
33	Crape myrtle	8	No	3	Moderate	Island planter; slightly thin; moderate twig dieback
34	Pepper tree	14	No	3	Moderate	Codominant @ 5'; thin canopy with dieback.
35	Pepper tree	13	No	4	High	Multiple attachments @ 5'; full crown. Remove tree stake.
36	Bottlebrush	7,6,5,4,4,2	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
37	Bottlebrush	7,6,5,5,4,4,4	No	3	Moderate	Multiple attachments @ base & 3'; full, dense low crown.
38	Pepper tree	10	No	3	Moderate	Codominant @ 5'; thin canopy with dieback. Remove tree stake.
39	Bottlebrush	6,4,4,4,4,3	No	3	Moderate	Multiple attachments @ base; full, dense low crown.
40	Bottlebrush	6,4,4,2,2	No	3	Moderate	Multiple attachments @ 1'; full, dense low crown.
41	Bottlebrush	5,5,4,3	No	3	Low	Multiple attachments @ base; full, dense low crown; poor form & structure.
42	Pepper tree	10	No	3	Moderate	Multiple attachments @ 5'; thinning.
43	Pepper tree	15	No	3	Moderate	Multiple attachments @ 5'; thinning.

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

HORT SCIENCE
BARTLETT CONSULTING

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

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
64345
CIVIL
STATE OF CALIFORNIA

H:\1414.000\ACAD\TENTMAP.DWG

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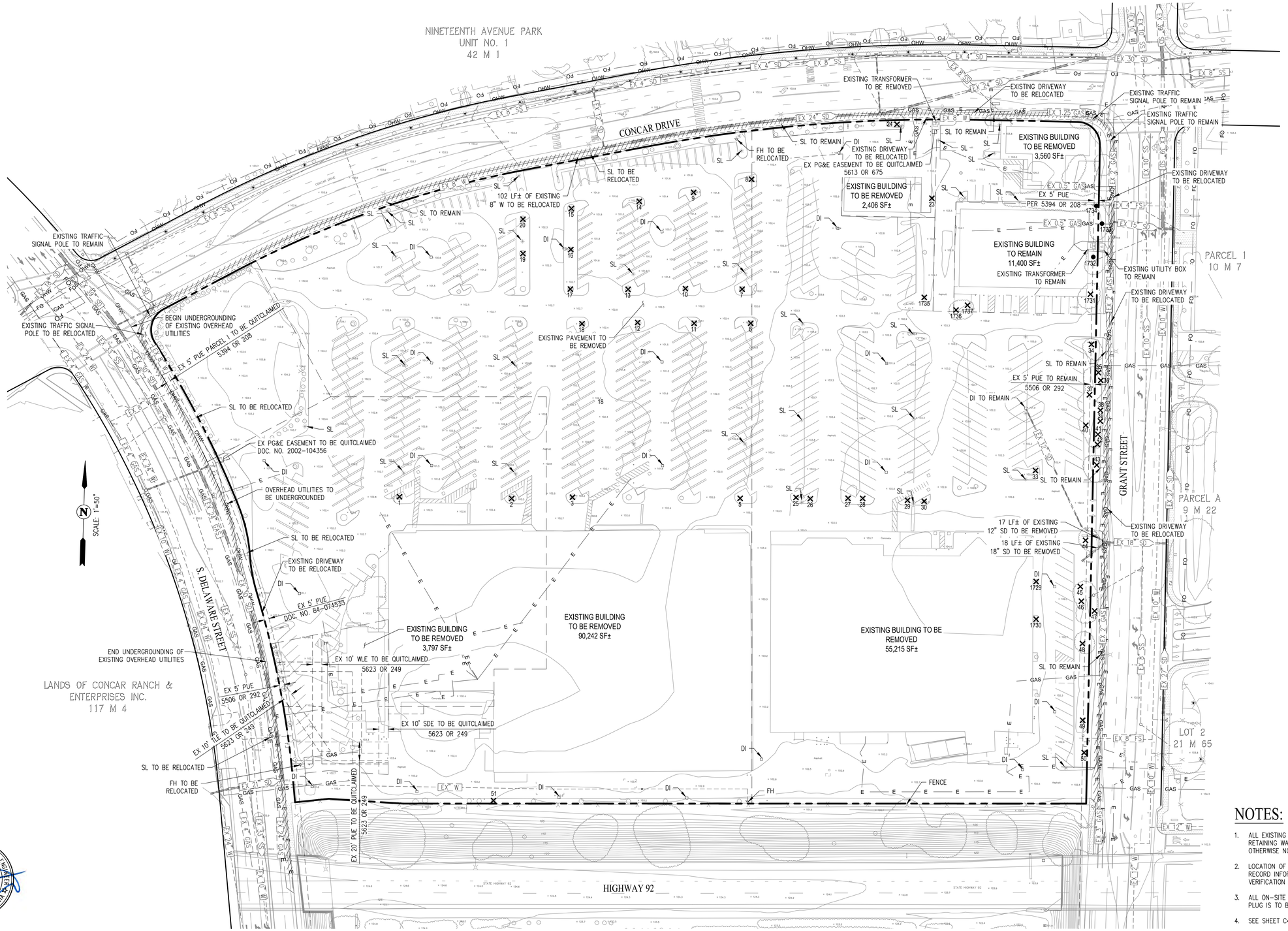
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NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
EXISTING TREE INVENTORY PLAN

C4



LEGEND

- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- 18 — TREE NUMBER
- × — EXISTING TREE TO BE REMOVED
- ● — EXISTING TREE TO REMAIN

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 ON-SITE SANITARY SEWER IS TO BE REMOVED TO THE PROPERTY LINE. A PLUG IS TO BE INSTALLED AT ANY LINE BEING REMOVED.
4. SEE SHEET C4 FOR EXISTING TREE INVENTORY PLAN

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 64366 CIVIL STATE OF CALIFORNIA

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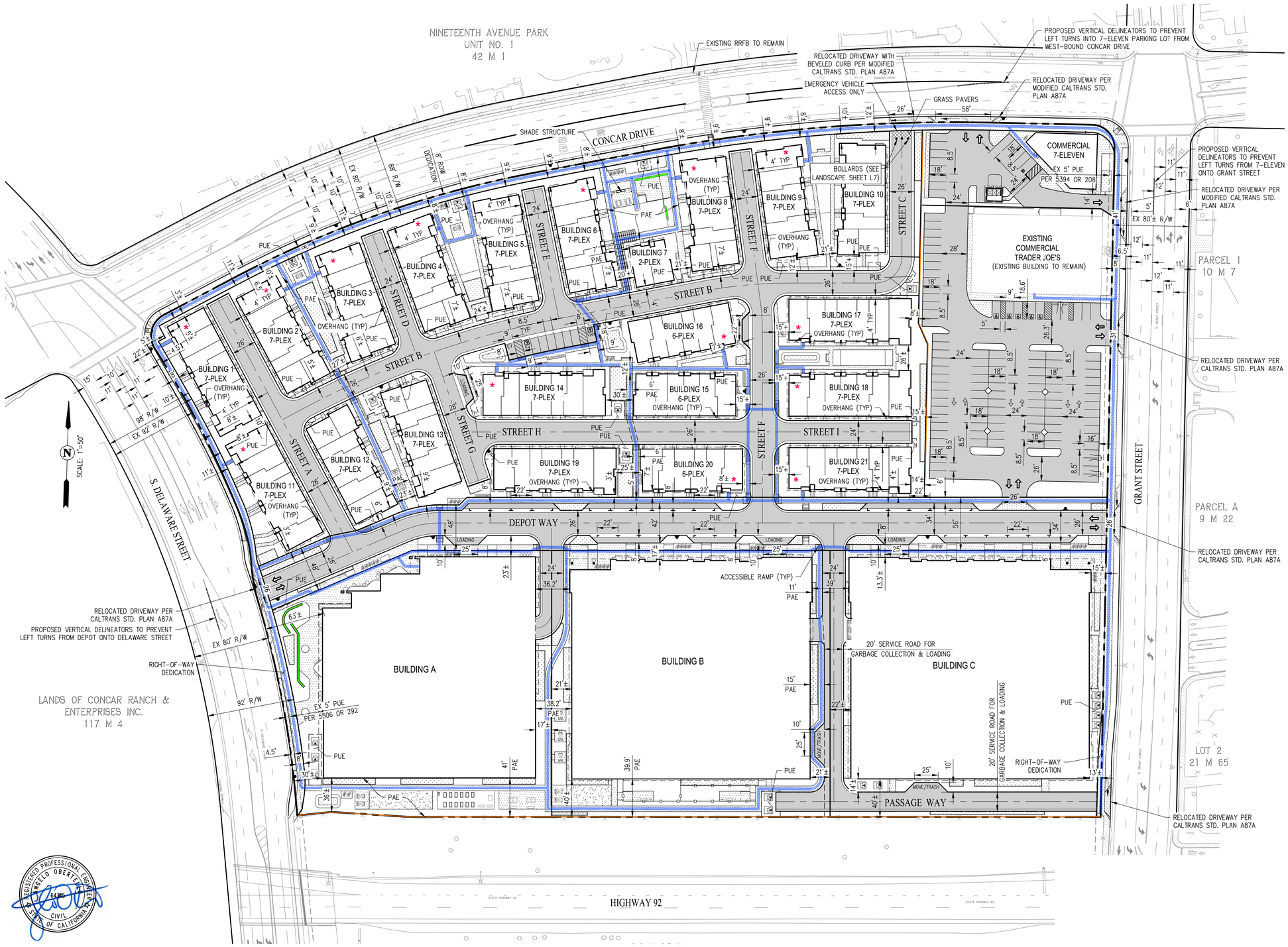
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NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
DEMOLITION PLAN

C5



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 – STANDARD	15
TRADER JOE'S – STANDARD	103
LOADING & MOVE-IN/TRASH ZONES	
TOWNHOMES	1
BUILDING A	1
BUILDING B	2
BUILDING C	2

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

LARGE LOT SUMMARY

PARCEL	AREA (AC±)
TOWNHOMES (30 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

- 4 ' CLEAR ACCESSIBLE PATH OF TRAVEL
- * ACCESSIBLE UNIT
- ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- VAN ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A)
- MOVE/TRASH MOVE-IN/TRASH COLLECTION LOADING ZONE
- EV ELECTRIC VEHICLE CHARGING CAPABLE PARKING STALL PER 2019 GREEN BUILDING CODE SECTION 4.106.4.2
- DIRECTION OF TRAFFIC FLOW
- SCREENING WALL
- SEAT WALL

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 64396 CIVIL STATE OF CALIFORNIA

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SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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Brookfield Residential

THE PACIFIC COMPANIES

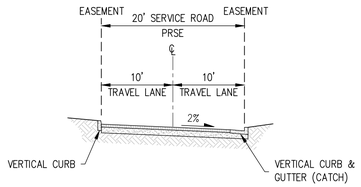
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

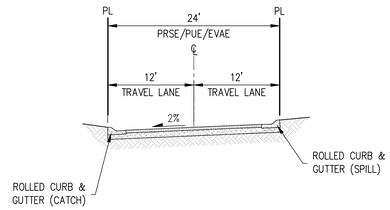
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VESTING TENTATIVE MAP
SITE PLAN

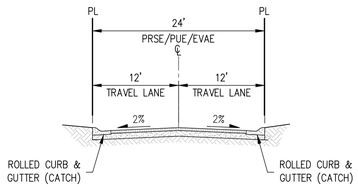
C6



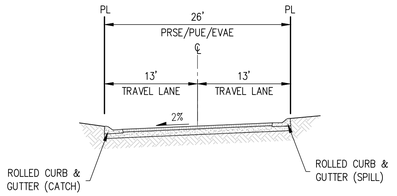
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NOT TO SCALE



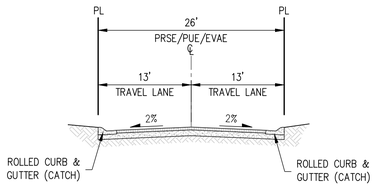
STREET E, STREET I
NOT TO SCALE



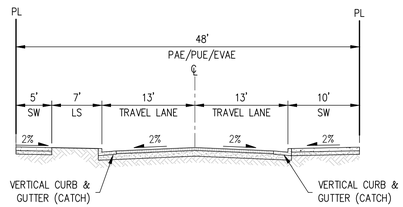
STREET D, STREET F
NOT TO SCALE



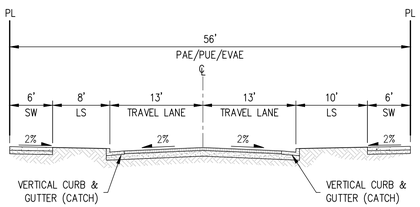
STREET A
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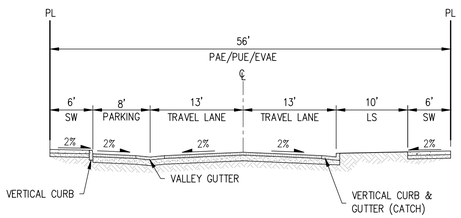
STREET B, STREET C, STREET F,
STREET G, STREET H
NOT TO SCALE



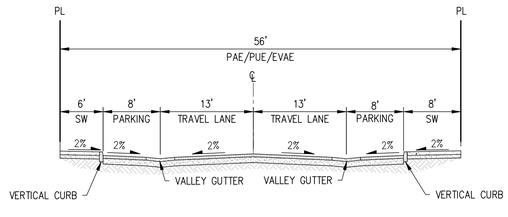
DEPOT WAY ENTRY
NOT TO SCALE



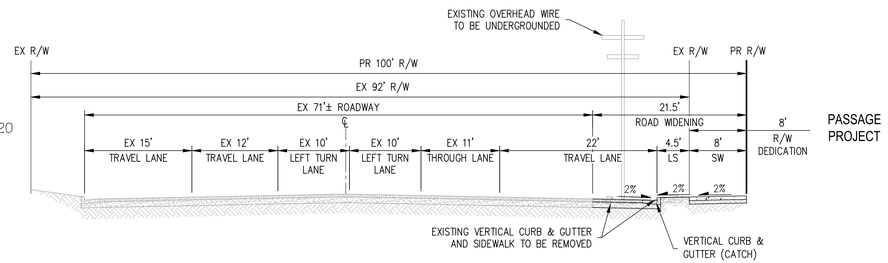
DEPOT WAY
NOT TO SCALE



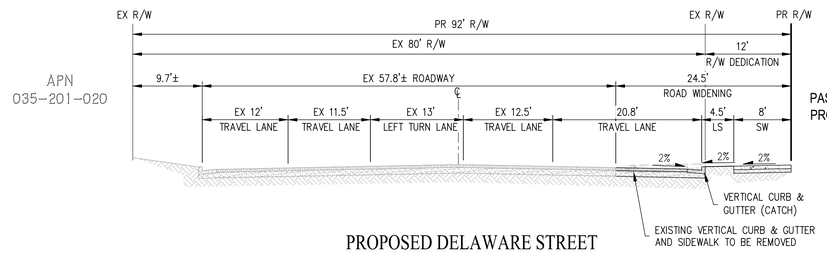
DEPOT WAY WITH PARKING ON
ONE SIDE
NOT TO SCALE



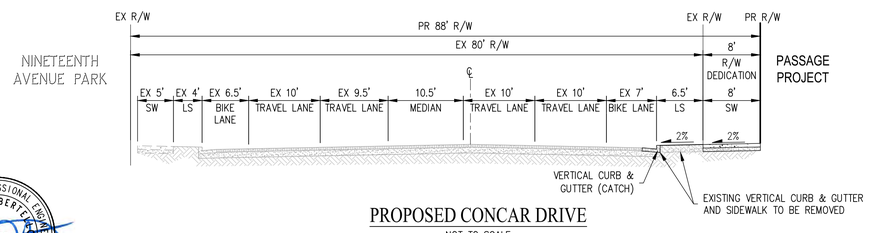
DEPOT WAY WITH PARKING ON
BOTH SIDES
NOT TO SCALE



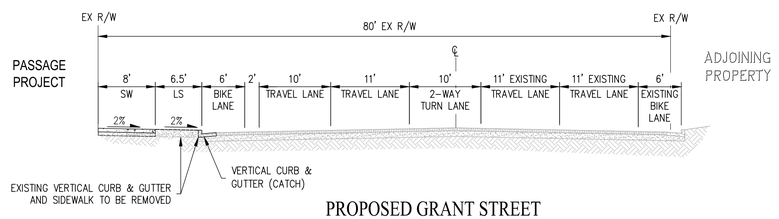
PROPOSED DELAWARE STREET
AT INTERSECTION APPROACH
NOT TO SCALE



PROPOSED DELAWARE STREET
NOT TO SCALE



PROPOSED CONCAR DRIVE
NOT TO SCALE



PROPOSED GRANT STREET
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ARNELO OBERTAS
64366
CIVIL
STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

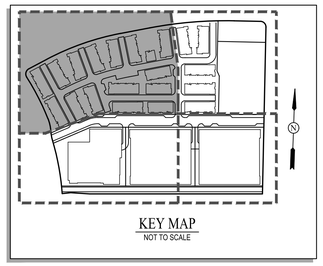
PASSAGE
SAN MATEO, CA # 2024-0397

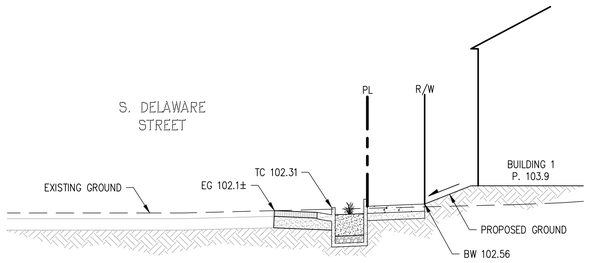
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
STREET SECTIONS

C7





SECTION A
NOT TO SCALE

LEGEND

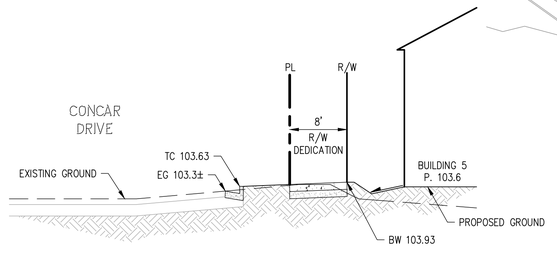
* ACCESSIBLE UNITS

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

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64746
CIVIL
STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

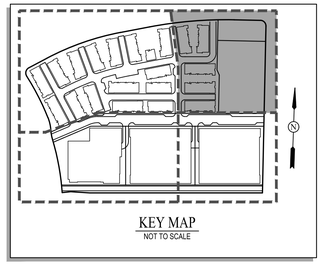
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C8



LEGEND

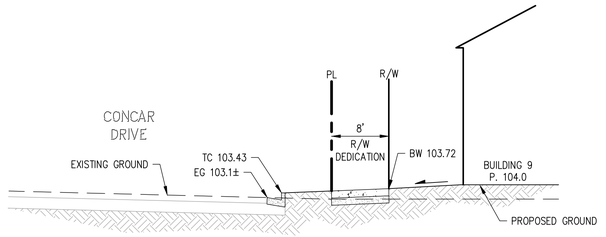
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

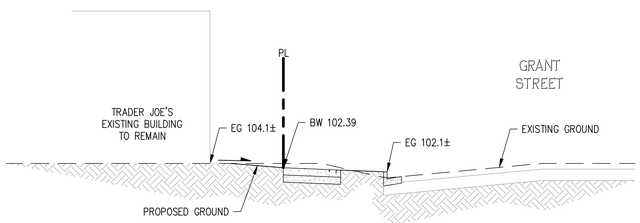
EARTHWORK SUMMARY

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

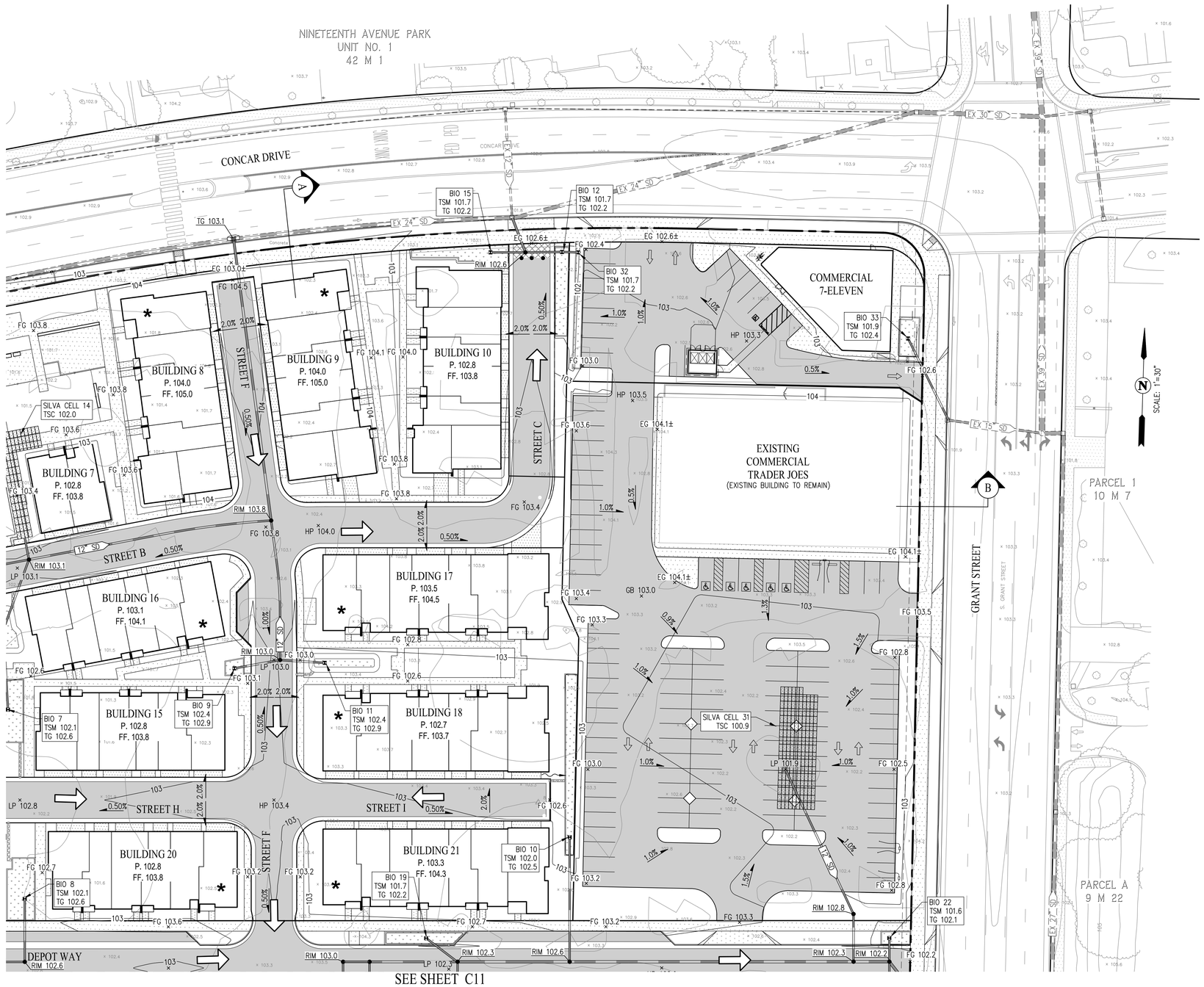
NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE





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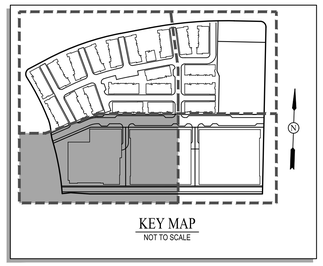
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C9



LEGEND

* ACCESSIBLE UNITS

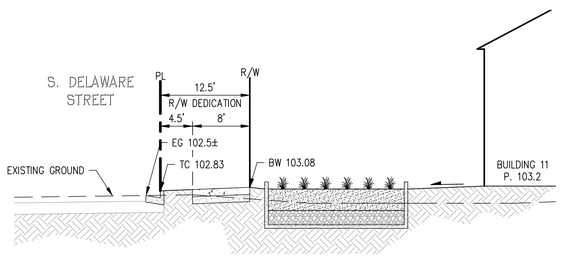
DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY

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

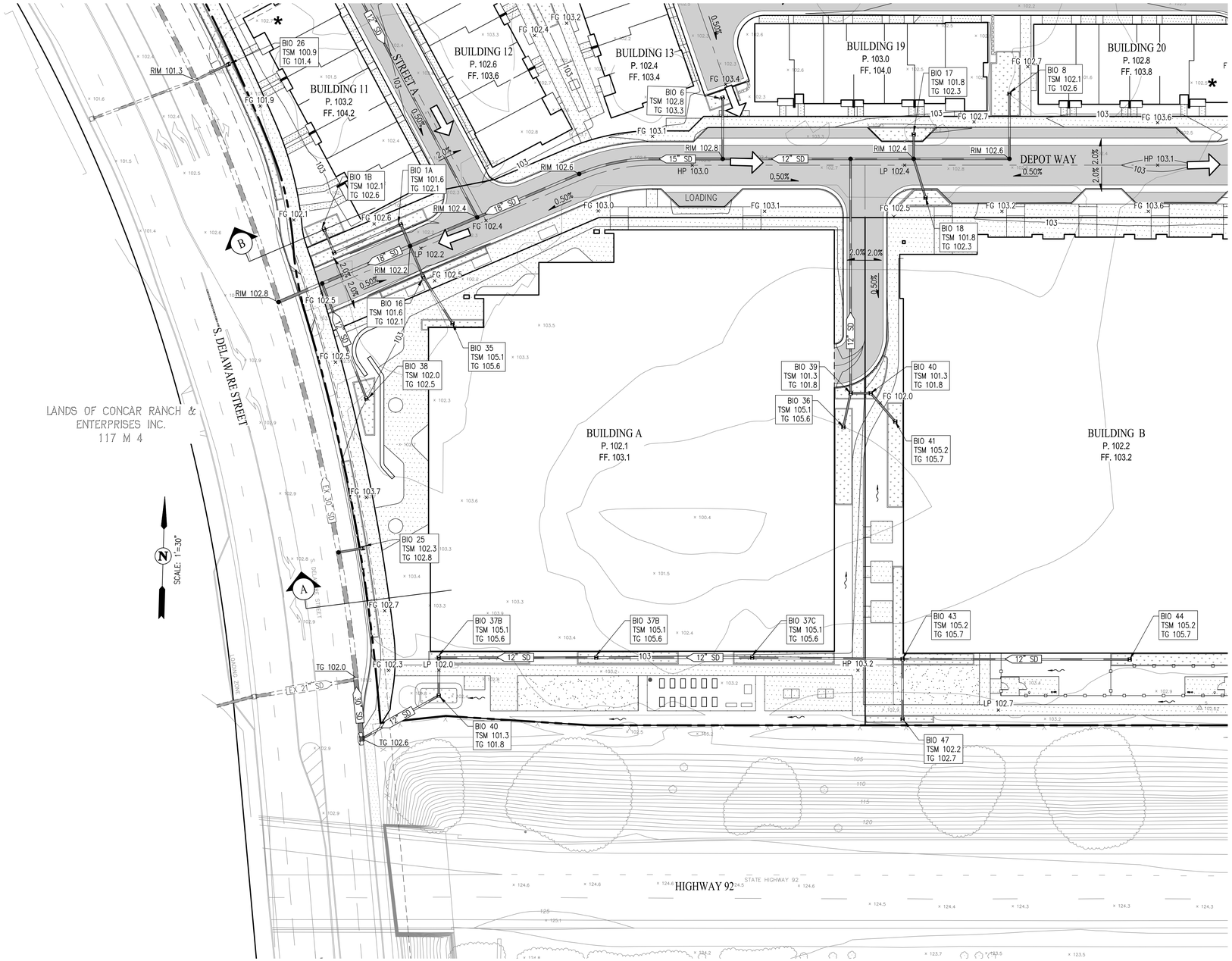
NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.

SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE

SEE SHEET C8



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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

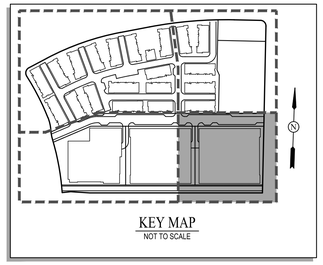
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C10

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LEGEND

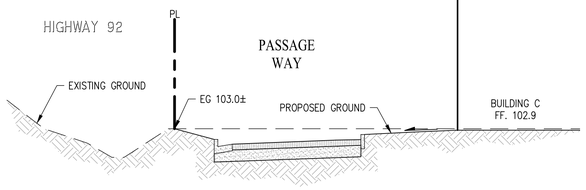
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

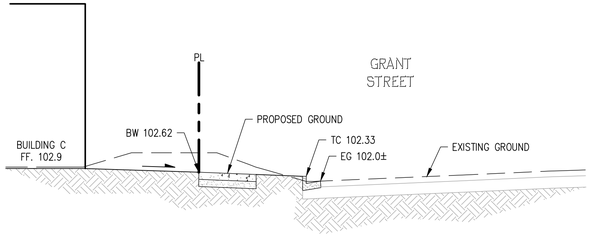
EARTHWORK SUMMARY

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

NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE ONLY.



SECTION A
NOT TO SCALE

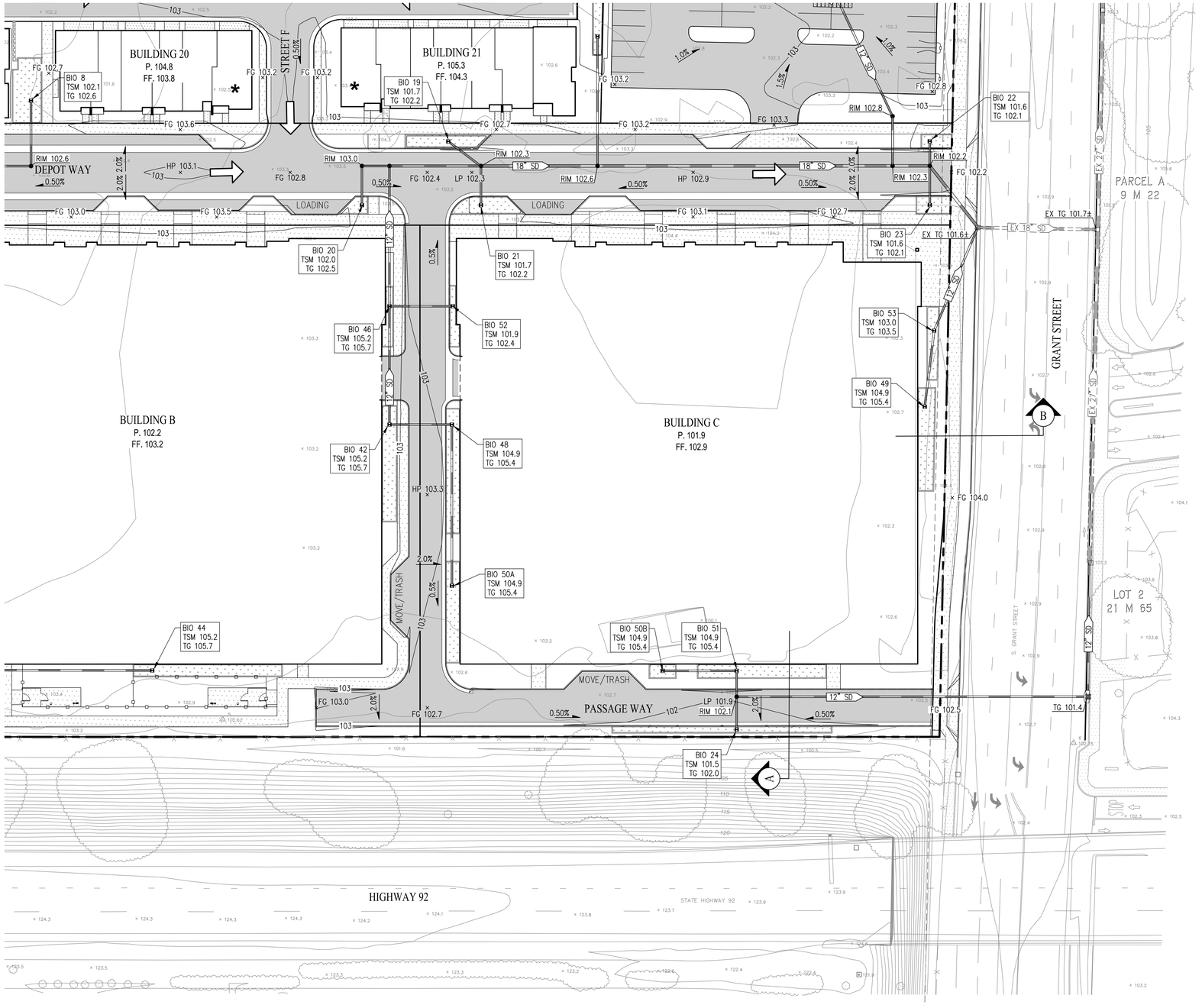


SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
ARNOLD OBERT
64780
CIVIL
STATE OF CALIFORNIA

SEE SHEET C10

SEE SHEET C9



N
SCALE: 1"=30'

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

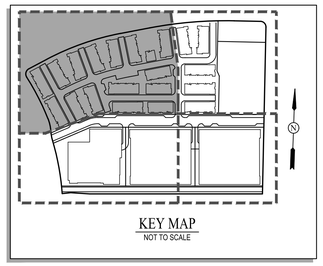
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
GRADING PLAN

C11

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NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C27–C29 FOR PRIVATE STREET PROFILES.

NINETEENTH AVENUE PARK
UNIT NO. 1
42 M 1

CONCAR DRIVE

RELOCATED STREET LIGHT

CONNECT TO EXISTING SD

(EXISTING) 138 LF S=0.0037

(EXISTING) 160 LF S=0.0037

RIM 103.1
EX INV 24" IN 97.5±
INV 15" IN 97.49
EX INV 24" OUT 97.5±

EX 24" SD

EX 8" SS

EX 8" W

BEGIN UNDERGROUNDING OF EXISTING OVERHEAD UTILITIES

RELOCATED TRAFFIC SIGNAL POLE

OVERHEAD UTILITIES TO BE UNDERGROUNDED

EX RIM 101.3±
EX INV 30" IN 96.5±
EX INV 15" IN 97.8±
EX INV 30" OUT 96.5±

S. DELAWARE STREET

LANDS OF CONCAR RANCH & ENTERPRISES INC.
117 M 4

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 19
BUILDING 20

STREET A
STREET B
STREET D
STREET E
STREET F
STREET G
STREET H

SS SERVICE
PUE
8" SS
12" SD
15" SD
18" SD
8" FW
8" PR W
8" W

RIM 104.0
INV 8" OUT 94.72
126 LF S=0.0035

RIM 103.7
INV 8" OUT 95.65
117 LF S=0.0035

RIM 103.3
INV 8" IN 95.04
INV 8" IN 95.24
INV 8" OUT 95.04
34 LF S=0.0035

RIM 103.4
INV 8" IN 94.48
INV 8" IN 94.28
INV 8" OUT 94.28

RIM 103.3
INV 12" IN 97.67
INV 12" OUT 97.67
158 LF S=0.0020
157 LF S=0.0035

RIM 102.4
INV 12" IN 97.35
INV 15" IN 97.10
INV 18" OUT 96.85

RIM 102.3
INV 8" IN 93.53
INV 8" IN 93.73
INV 8" OUT 93.53

RIM 102.8
INV 12" OUT 97.84
159 LF S=0.0035

87 LF S=0.0020

RIM 104.2
INV 8" OUT 96.26
119 LF S=0.0035

RIM 103.4
INV 8" IN 95.64
INV 8" IN 95.84
INV 8" OUT 95.64
214 LF S=0.0035

RIM 103.0
INV 12" OUT 99.22
129 LF S=0.0035

RIM 104.3
INV 8" OUT 97.01
162 LF S=0.0055

RIM 103.8
INV 8" IN 96.39
INV 8" IN 96.59
INV 8" OUT 96.39
120 LF S=0.0035

2" FIRE SERVICE
2" WATER SERVICE W/ 2" METER
SECTIONAL CONTROL VALVE
140 LF S=0.0020

80 LF S=0.0020

RIM 103.8
INV 12" IN 98.63
INV 12" OUT 98.63
INV 15" OUT 98.38

RIM 103.1
INV 12" IN 98.91
INV 12" OUT 98.91

RIM 103.1
INV 8" IN 95.16
INV 8" IN 95.26
INV 8" OUT 95.16
92 LF S=0.0035

158 LF S=0.0020

RIM 103.0
INV 12" OUT 98.79

RIM 103.3
INV 8" IN 96.90
INV 8" OUT 96.90

320 LF S=0.0035

RIM 103.1
INV 8" OUT 95.78
RIM 102.8
INV 12" IN 97.63
INV 15" OUT 97.38
57 LF S=0.0035

RIM 102.4
INV 12" IN 97.84
INV 12" OUT 97.84

RIM 103.6
INV 8" IN 95.78
INV 8" IN 95.58
INV 8" OUT 95.58
93 LF S=0.0035

RIM 102.6
INV 15" IN 97.22
INV 15" OUT 97.22
111 LF S=0.0035

RIM 102.5
INV 12" IN 97.77
INV 12" OUT 97.77
93 LF S=0.0035

RIM 102.6
INV 12" OUT 97.95
168 LF S=0.0035

RIM 102.7
INV 8" IN 93.91
INV 8" OUT 93.91
81 LF S=0.0020

71 LF S=0.0020

RIM 102.5
INV 8" IN 94.24
INV 8" OUT 94.24
35 LF S=0.0020

53 LF S=0.0020

RIM 102.5
INV 8" IN 94.56
INV 8" OUT 94.56

61 LF S=0.0020

8" DDCV PUE

8" MASTER WM & 8" BFP

2" FIRE SERVICE
2" WATER SERVICE W/ 2" METER

DEPOT WAY

LOADING

SEE SHEET C13

SEE SHEET C14

SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64746
CIVIL
STATE OF CALIFORNIA

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Brookfield Residential

THE PACIFIC COMPANIES

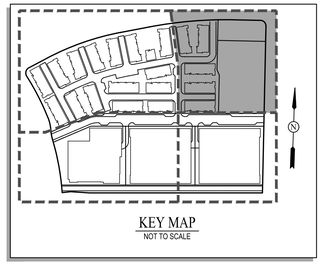
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

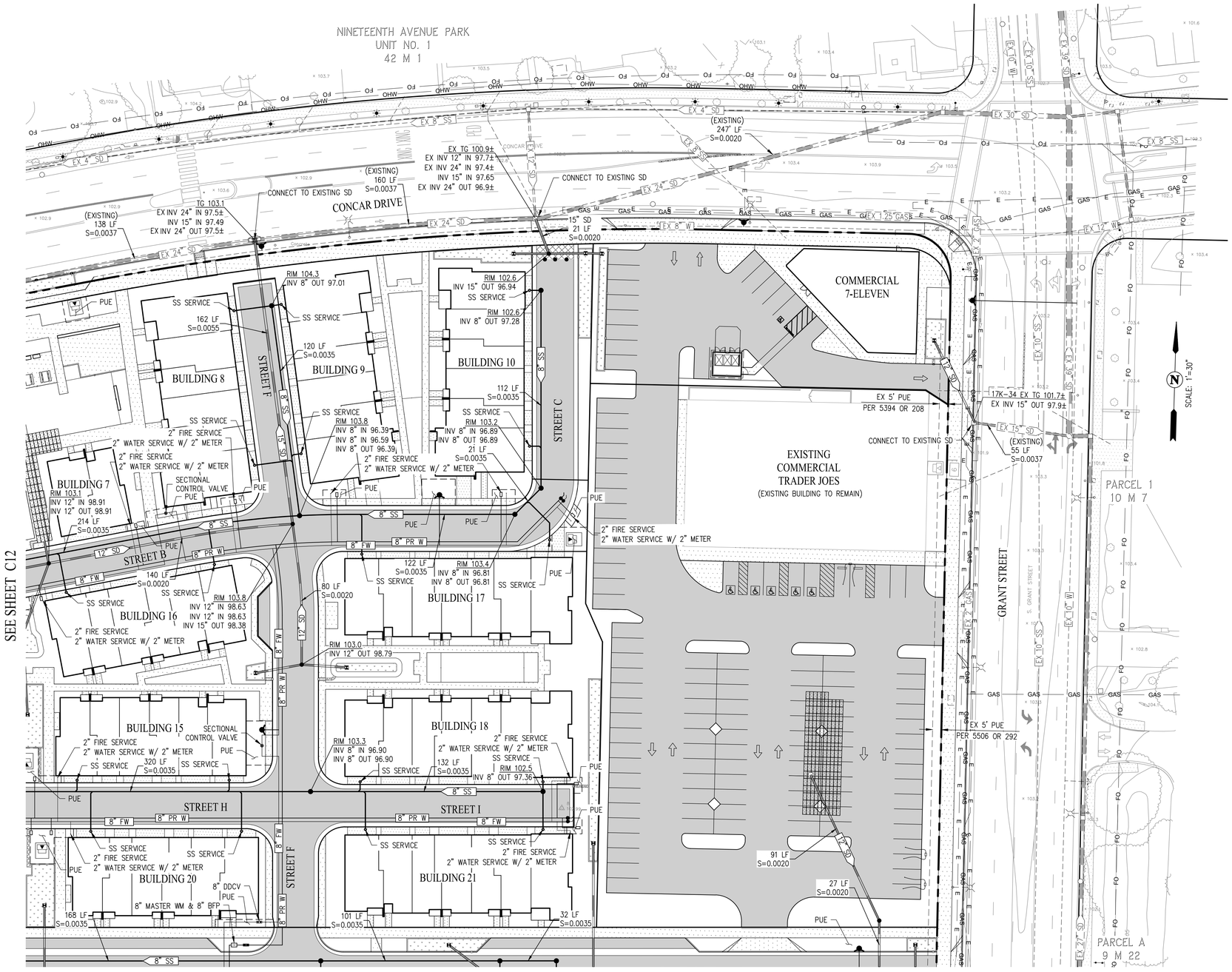
VESTING TENTATIVE MAP
UTILITY PLAN

C12



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C27–C29 FOR PRIVATE STREET PROFILES.





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THE PACIFIC COMPANIES

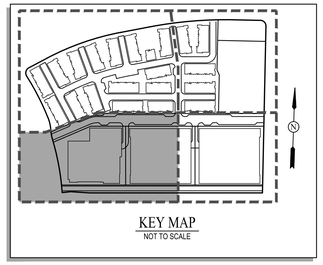
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

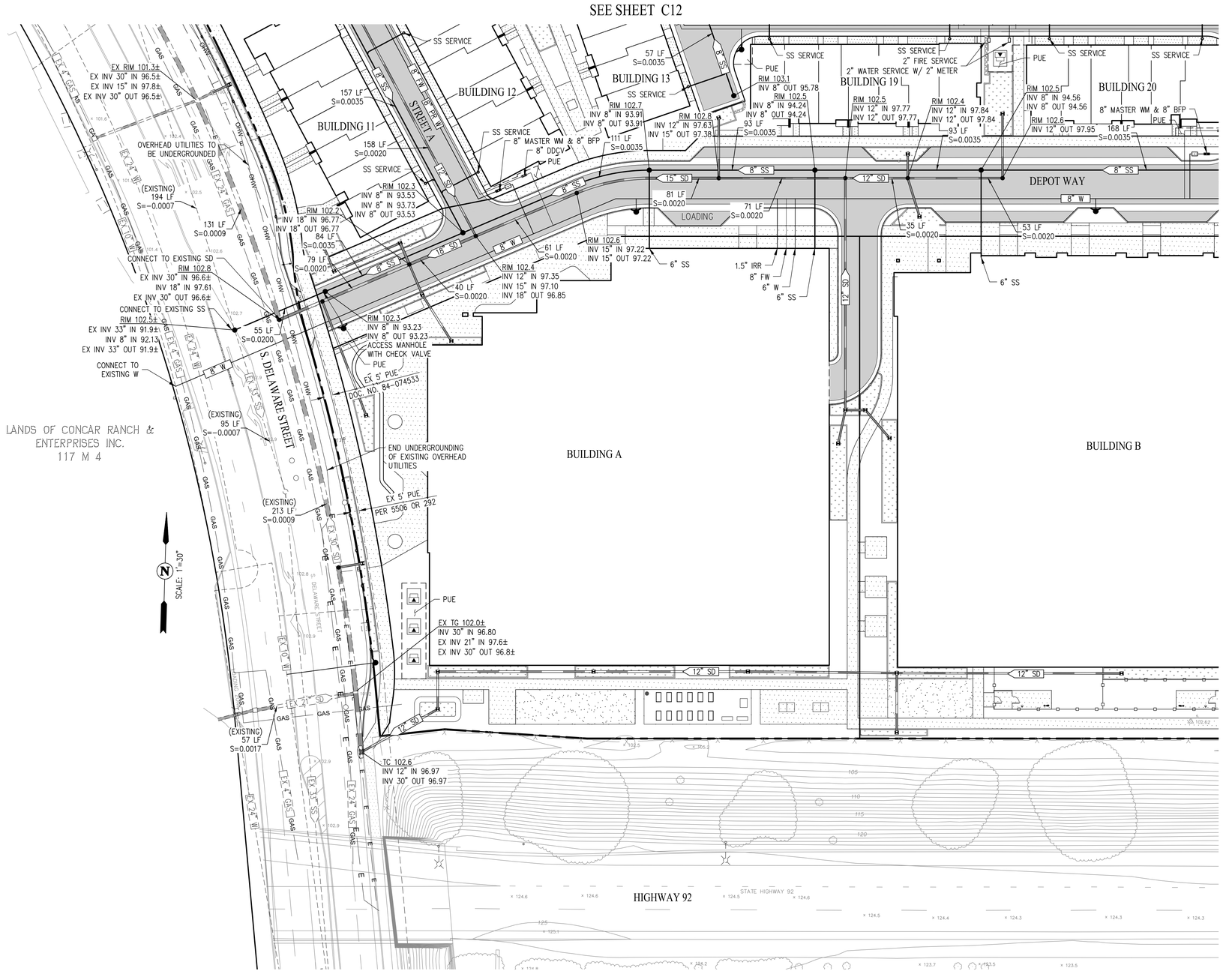
VESTING TENTATIVE MAP
UTILITY PLAN

C13



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C27–C29 FOR PRIVATE STREET PROFILES.



REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 64789 CIVIL STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

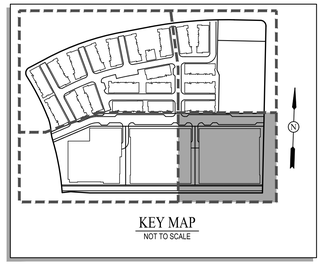
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

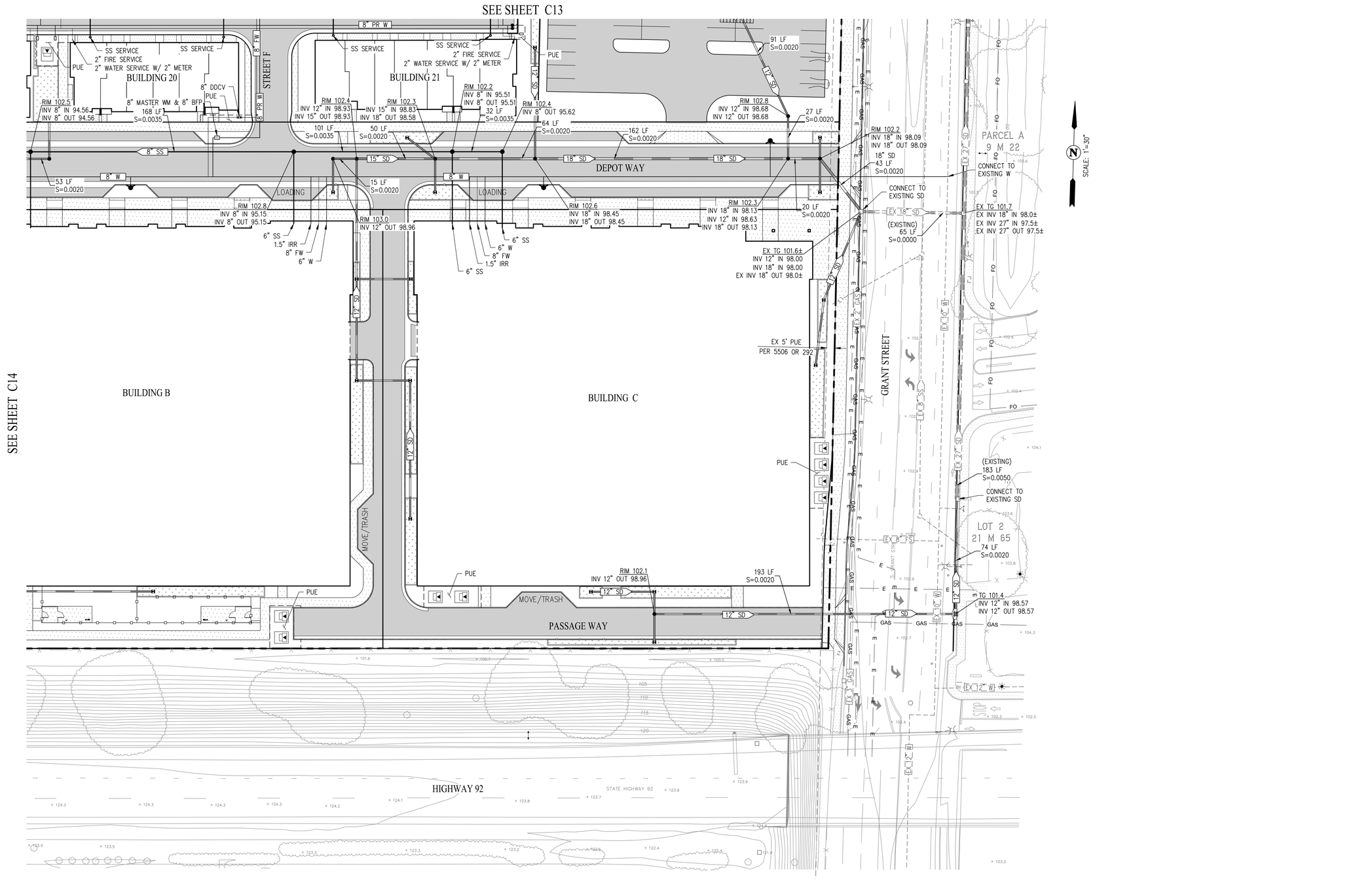
VESTING TENTATIVE MAP
UTILITY PLAN

C14



NOTES:

1. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
2. SEE SHEETS C27–C29 FOR PRIVATE STREET PROFILES.



REGISTERED PROFESSIONAL ENGINEER
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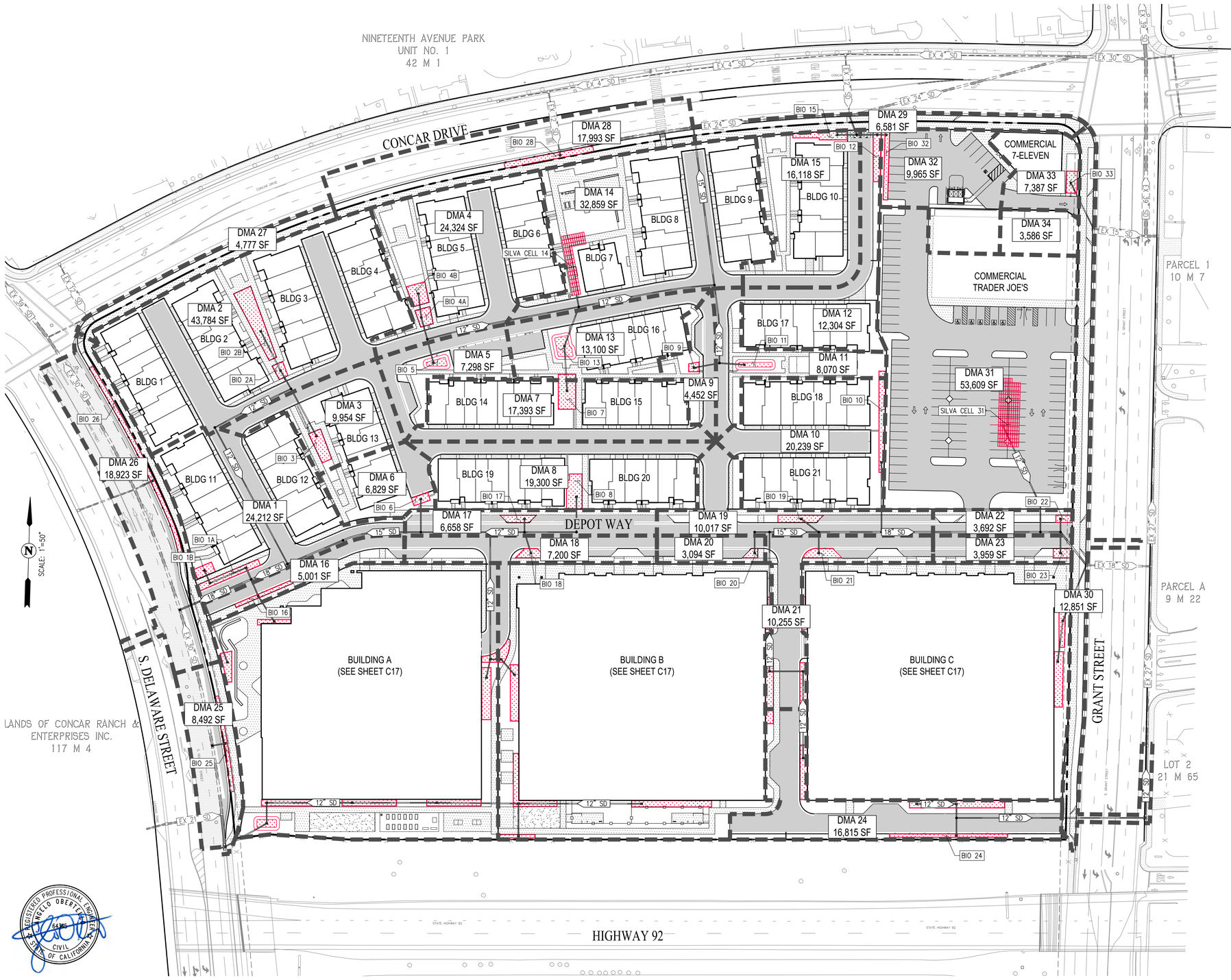
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

VESTING TENTATIVE MAP
UTILITY PLAN

C15



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	3,094	2,768	326	2,801	88	132	Bioretention
21	10,255	8,080	2,175	8,298	255	279	Bioretention
22	3,692	2,928	764	3,004	93	113	Bioretention
23	3,959	3,513	446	3,558	110	162	Bioretention
24	16,815	10,364	6,451	11,009	339	360	Bioretention
OFF SITE ROADS							
25 (Delaware Street)	ACT. 8,492 REQD. 3,490	ACT. 7,802 REQD. 2,800	ACT. 690 REQD. 690	ACT. 7,871 REQD. 2,869	ACT. 242 REQD. 88	342 (154 SF for In Lieu Treatment)	Stormwater Planter
26 (Delaware Street)	ACT. 18,923 REQD. 7,008	ACT. 17,522 REQD. 5,607	ACT. 1,401 REQD. 1,401	ACT. 17,662 REQD. 5,747	ACT. 544 REQD. 177	755 (367 SF for In Lieu Treatment)	Stormwater Planter
27 (Concar Drive)	4,777	3,157	1,620	3,319	102	102	In Lieu Treatment
28 (Concar Drive)	ACT. 17,993 REQD. 6,186	ACT. 15,740 REQD. 3,933	ACT.2,253 REQD. 2,253	ACT. 15,965 REQD. 4,158	ACT. 491 REQD. 128	503 (363 SF for In Lieu Treatment)	Stormwater Planter
29 (Concar Drive)	6,581	4,285	2,296	4,515	139	139	In Lieu Treatment
30 (Grant Street)	12,851	8,339	4,512	8,790	271	271	In Lieu Treatment
RETAIL							
31 (Trader Joes Parking Lot)	53,609	46,190	7,419	46,932	1,445	1,452	Silva Cells
32 (7-Eleven)	9,965	8,558	1,407	7,577	268	276	Bioretention
33 (7-Eleven)	6,216	5,630	586	7,167	175	229	Bioretention
34 (Trader Joes Building)	3,586	3,586	-	3,586	111	111	In Lieu Treatment
APARTMENTS							
Building A	73,204	SEE SHEET C17					
Building B	75,865	SEE SHEET C17					
Building C	64,960	SEE SHEET C17					

LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET C18)
- SILVA CELLS (SEE DETAILS SHEET C18)
- PROPOSED CONCRETE AREA TO BE TREATED
- PROPOSED ASPHALT AREA TO BE TREATED
- EXISTING ASPHALT AREA TO BE TREATED

REGISTERED PROFESSIONAL ENGINEER
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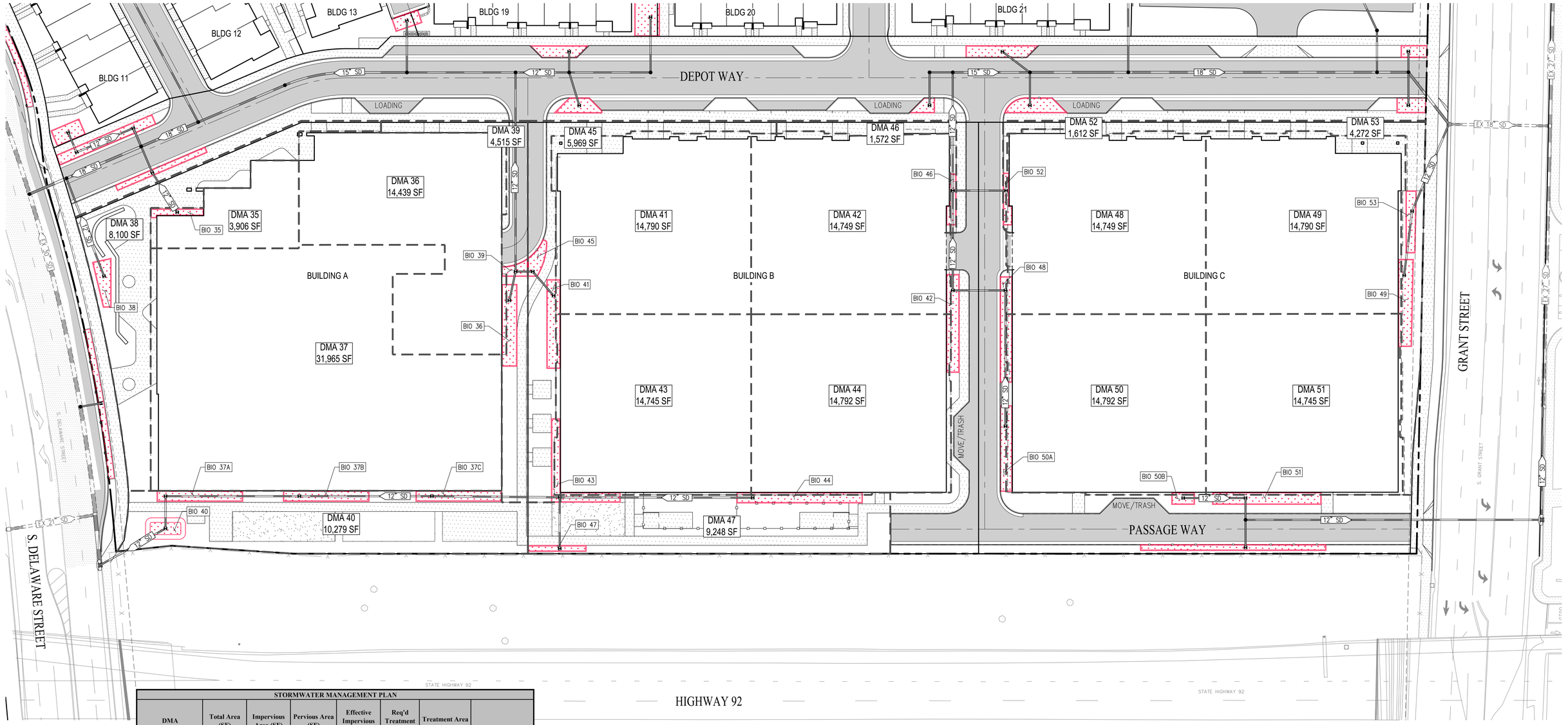
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN

C16



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
35	3,906	3,906	-	3,906	121	121	Flow-Through
36	14,439	14,439	-	14,439	445	472	Flow-Through
37	31,965	31,965	-	31,965	985	990	Flow-Through
38	8,100	5,100	3,000	5,400	167	236	Bioretention
39	4,515	2,768	1,747	2,943	91	114	Bioretention
40	10,279	4,094	6,185	4,713	146	159	Bioretention
41	14,790	14,790	-	14,790	456	456	Flow-Through
42	14,749	14,749	-	14,749	455	472	Flow-Through
43	14,745	14,745	-	14,745	455	482	Flow-Through
44	14,792	14,792	-	14,792	456	486	Flow-Through
45	5,969	3,559	2,410	3,800	117	154	Bioretention
46	1,572	1,177	395	1,217	38	70	Bioretention
47	9,248	2,815	6,433	3,458	107	111	Bioretention
48	14,749	14,749	-	14,749	455	474	Flow-Through
49	14,790	14,790	-	14,790	456	471	Flow-Through
50	14,792	14,792	-	14,792	456	485	Flow-Through
51	14,745	14,745	-	14,745	455	487	Flow-Through
52	1,612	1,352	260	1,378	43	148	Bioretention
53	4,272	1,828	2,444	2,072	64	235	Bioretention

LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET C18)
- SILVA CELLS (SEE DETAILS SHEET C18)
- PROPOSED CONCRETE AREA TO BE TREATED
- PROPOSED ASPHALT AREA TO BE TREATED
- EXISTING ASPHALT AREA TO BE TREATED

REGISTERED PROFESSIONAL ENGINEER — ANGELO OBERTELLI — 64369 — CIVIL — STATE OF CALIFORNIA

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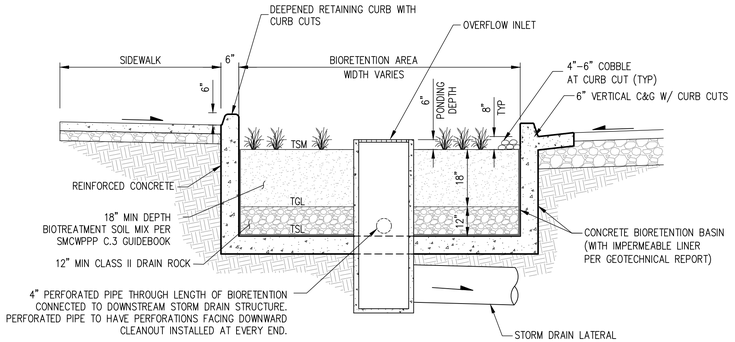
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 15 30 60
Scale 1" = 30'

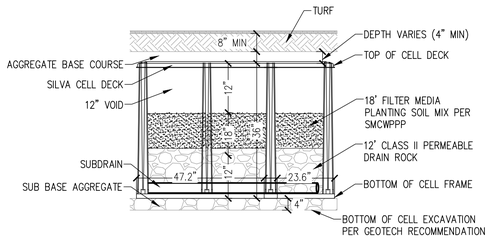
VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN
- APARTMENT BUILDINGS

C17



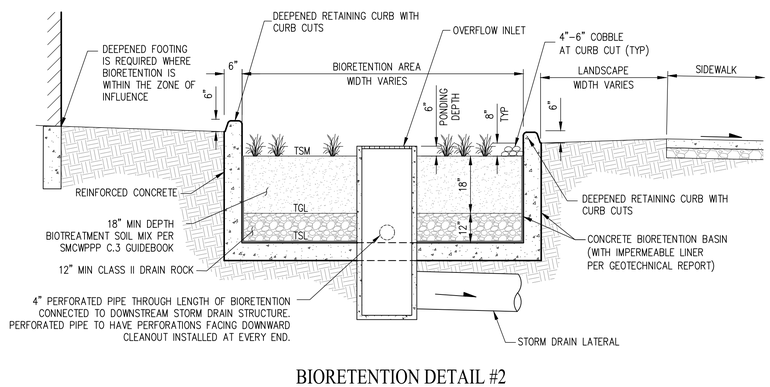
BIORETENTION DETAIL #1

(STORMWATER PLANTER)
BIO: 1A, 6, 12, 16–26, 28, 32, 39, 45, 47, 52
NOT TO SCALE



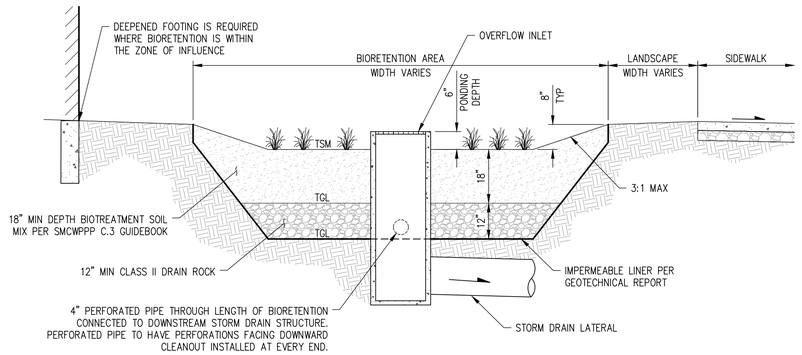
SILVA CELL DETAIL

SILVA CELL: 14, 31
NOT TO SCALE



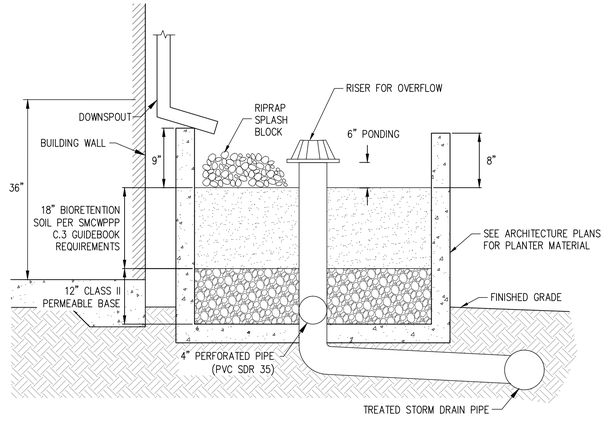
BIORETENTION DETAIL #2

BIO: 1B, 2A, 2B, 3, 4A, 4B, 7–10, 15, 33, 38, 53
NOT TO SCALE



BIORETENTION DETAIL #3

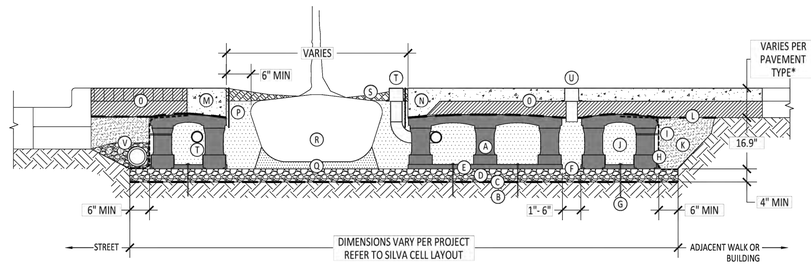
BIO: 5, 11, 13, 40
NOT TO SCALE



BIORETENTION DETAIL #4

(FLOW–THROUGH PLANTER)
BIO: 35, 36, 37A, 37B, 37C, 41, 42, 43, 44, 46, 48, 49, 50A, 50B, 51
NOT TO SCALE

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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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SILVA CELL SYSTEM 1X

NOT TO SCALE
FEET

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
64385
CIVIL
STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
STORMWATER CONTROL PLAN DETAILS

C18

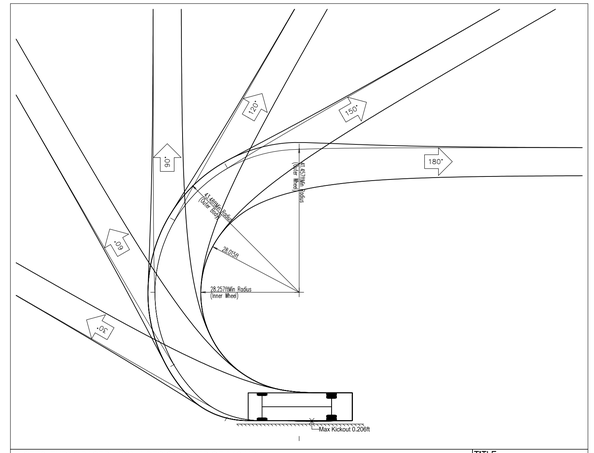
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LEGEND

SU-30 VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

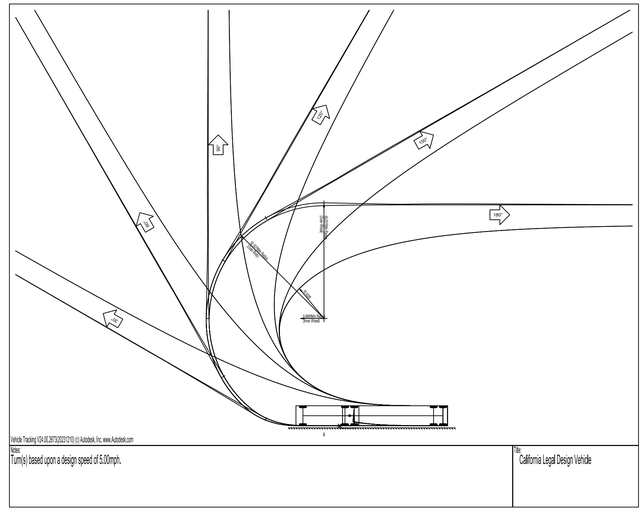
CALTRANS 65' DESIGN VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

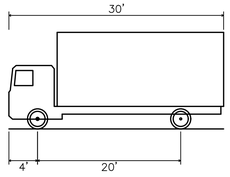




NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

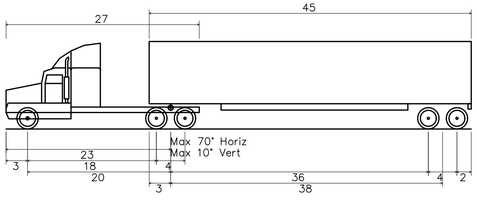
TITLE:
SU-30 -
SINGLE UNIT
TRUCK





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°

SU-30 TRUCK
NOT TO SCALE



CALIFORNIA LEGAL DESIGN VEHICLE	
OVERALL LENGTH	65.000 FT
OVERALL WIDTH	8.500 FT
OVERALL BODY HEIGHT	12.227 FT
MIN BODY GROUND CLEARANCE	1.422 FT
TRACK WIDTH	8.500 FT
LOCK-TO-LOCK TIME	6.00 S
MAX STEERING ANGLE (VIRTUAL)	26.30°

CALTRANS 65' DESIGN TRUCK
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
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PASSAGE
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PLANNING APPLICATION - SUBMITTAL #2
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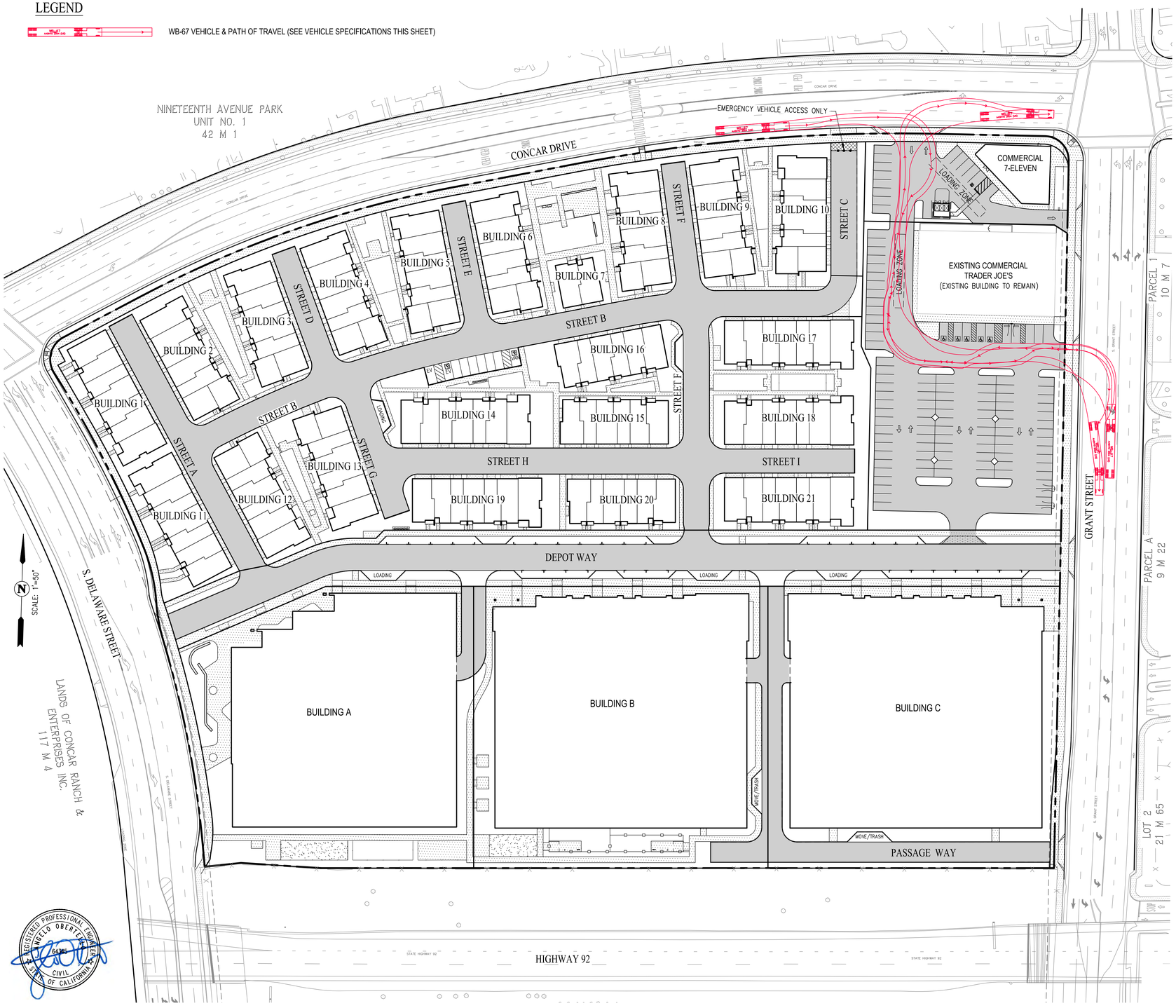
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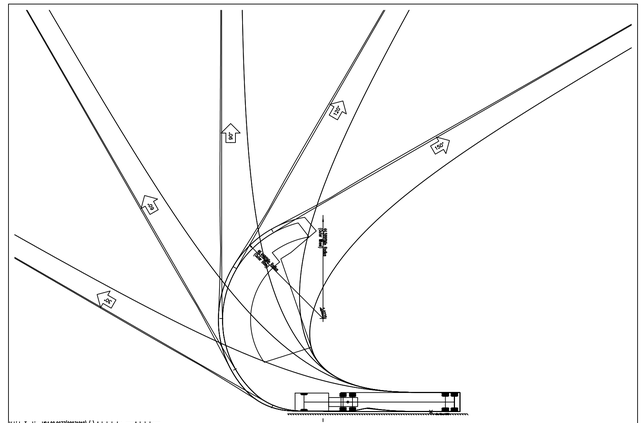
VESTING TENTATIVE MAP
VEHICLE MANUVERING -
DELIVERY TRUCK

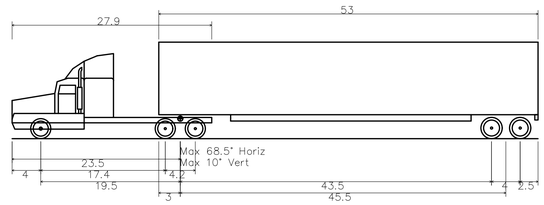
C19

LEGEND

WB-67 VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)







WB-67 – INTERSTATE SEMI-TRAILER	
OVERALL LENGTH	73.501FT
OVERALL WIDTH	8.500FT
OVERALL BODY HEIGHT	13.500FT
MIN BODY GROUND CLEARANCE	1.334FT
MAX TRACK WIDTH	8.500FT
LOCK-TO-LOCK TIME	6.00S
MAX STEERING ANGLE (VIRTUAL)	28.40°

WB-67 INTERSTATE SEMI-TRAILER TRUCK

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
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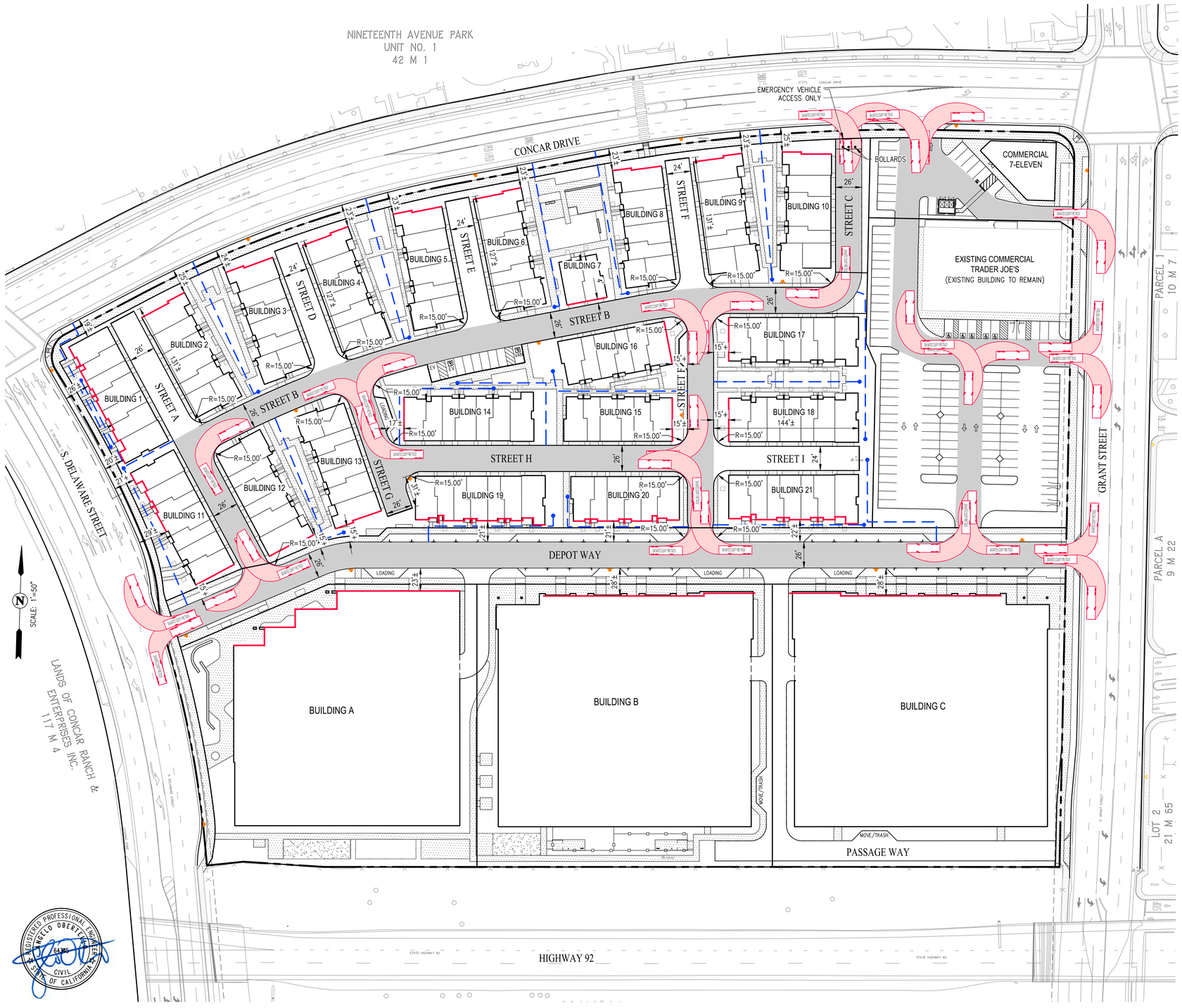
PASSAGE
SAN MATEO, CA # 2024-0397

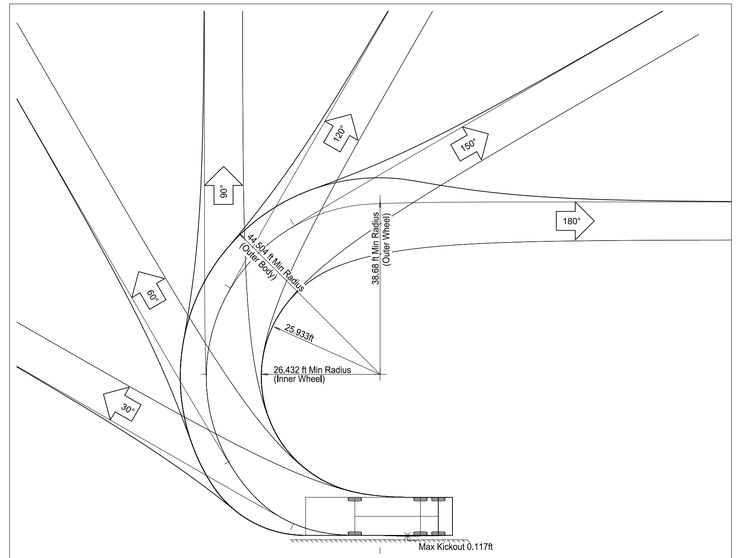
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
VEHICLE MANUVERING - DELIVERY TRUCK

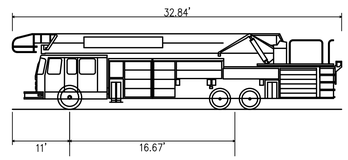
C20





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

TITLE:
SAN MATEO COUNTY FIRE TRUCK



WIDTH	8.5 FT
TRACK	8.5 FT
LOCK TO LOCK TIME	6.0
STEERING ANGLE	31.9°

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)

SAN MATEO COUNTY FIRE TRUCK

NOT TO SCALE

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.

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64769
CIVIL
STATE OF CALIFORNIA

H:\4146.000\ACAD\TENTMAP21.DWG

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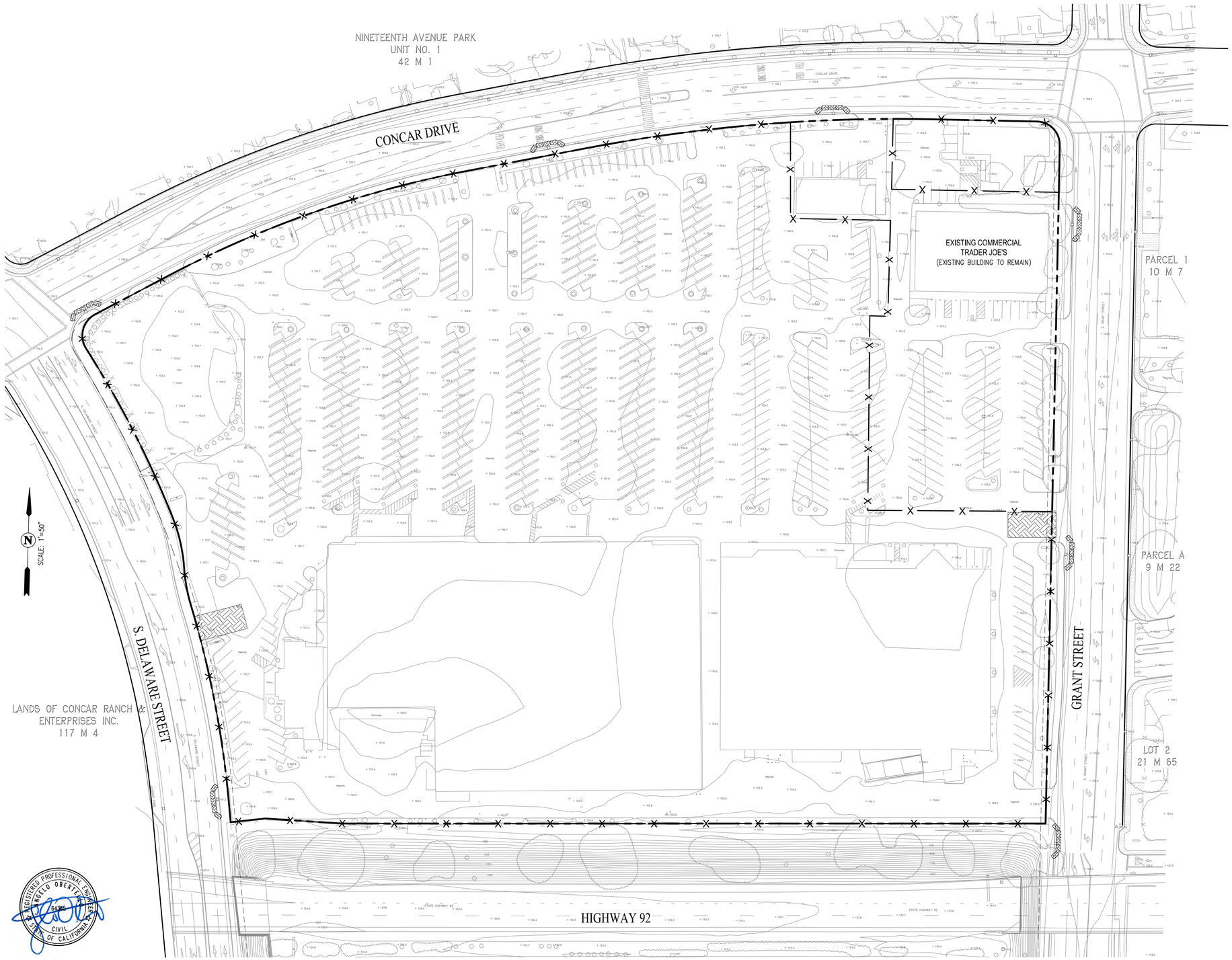
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
VEHICLE MANUVERING FIRE TRUCK & ACCESS PLAN

C21



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.

REGISTERED PROFESSIONAL ENGINEER — ANGELO OBERTELLO — 64360 — CIVIL — STATE OF CALIFORNIA

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SAN MATEO, CA # 2024-0397

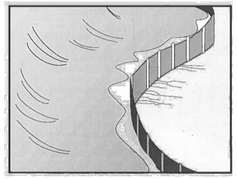
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
EROSION CONTROL PLAN

C22

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

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Description and Purpose

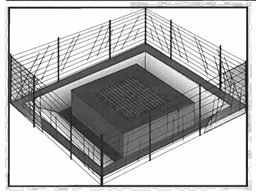
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like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

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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.

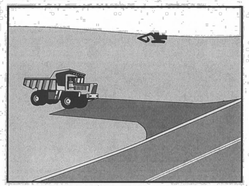
Suitable Applications

- 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

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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

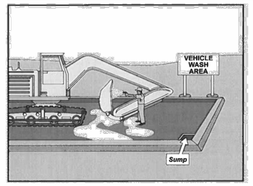
Use at construction sites:

- 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

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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.

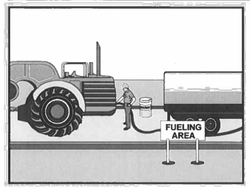
Limitations

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

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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.

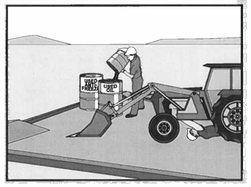
Limitations

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

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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

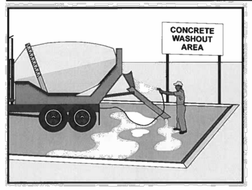
These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

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

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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).

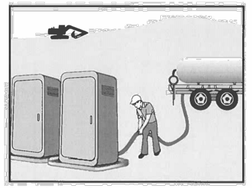
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into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

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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.

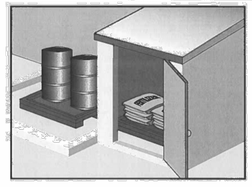
Implementation

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

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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

NOTE: INSTALLATION DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS

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THE PACIFIC COMPANIES

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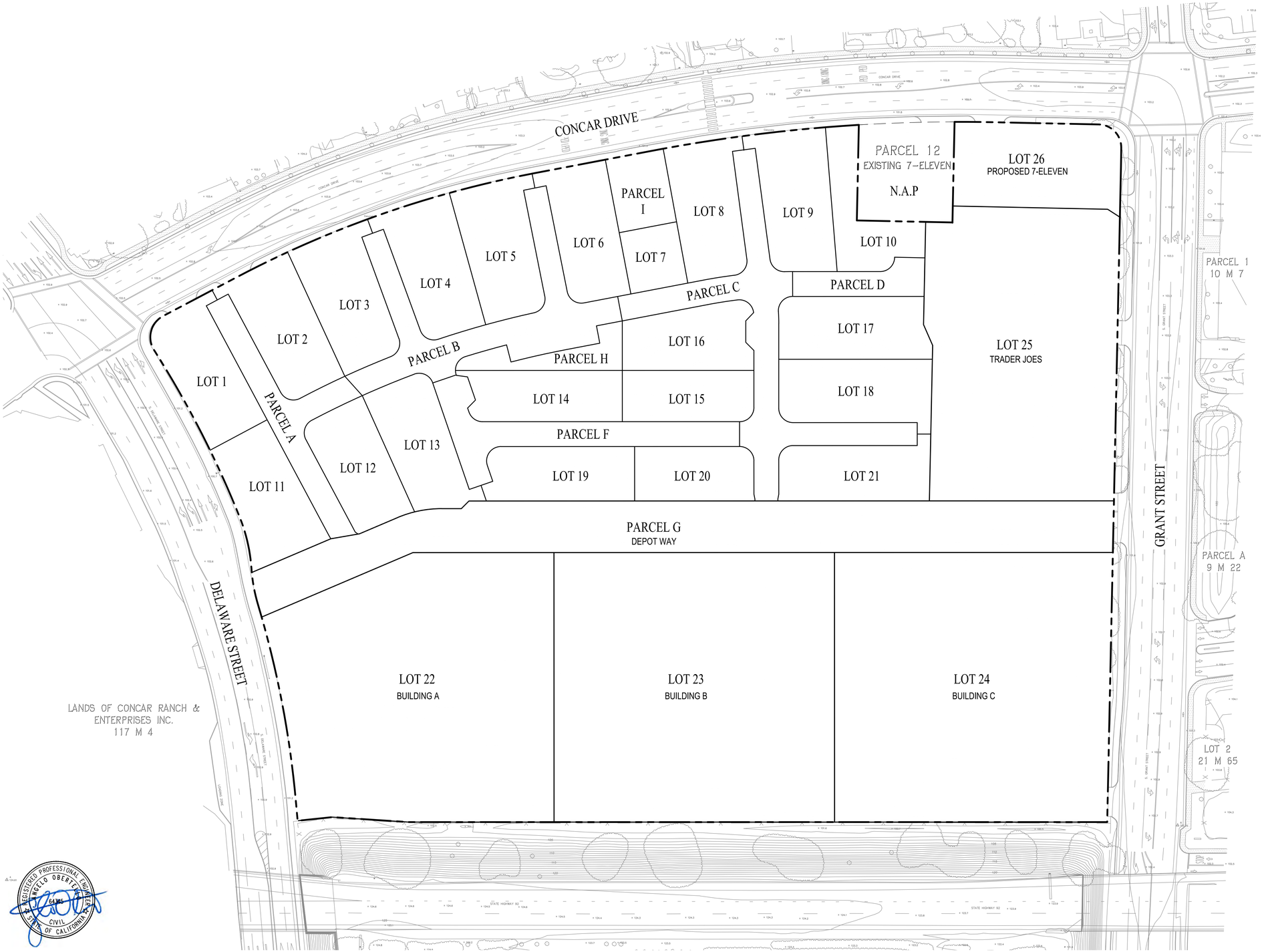
PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
CASQA DETAILS

C23

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 64745 CIVIL STATE OF CALIFORNIA



REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64396
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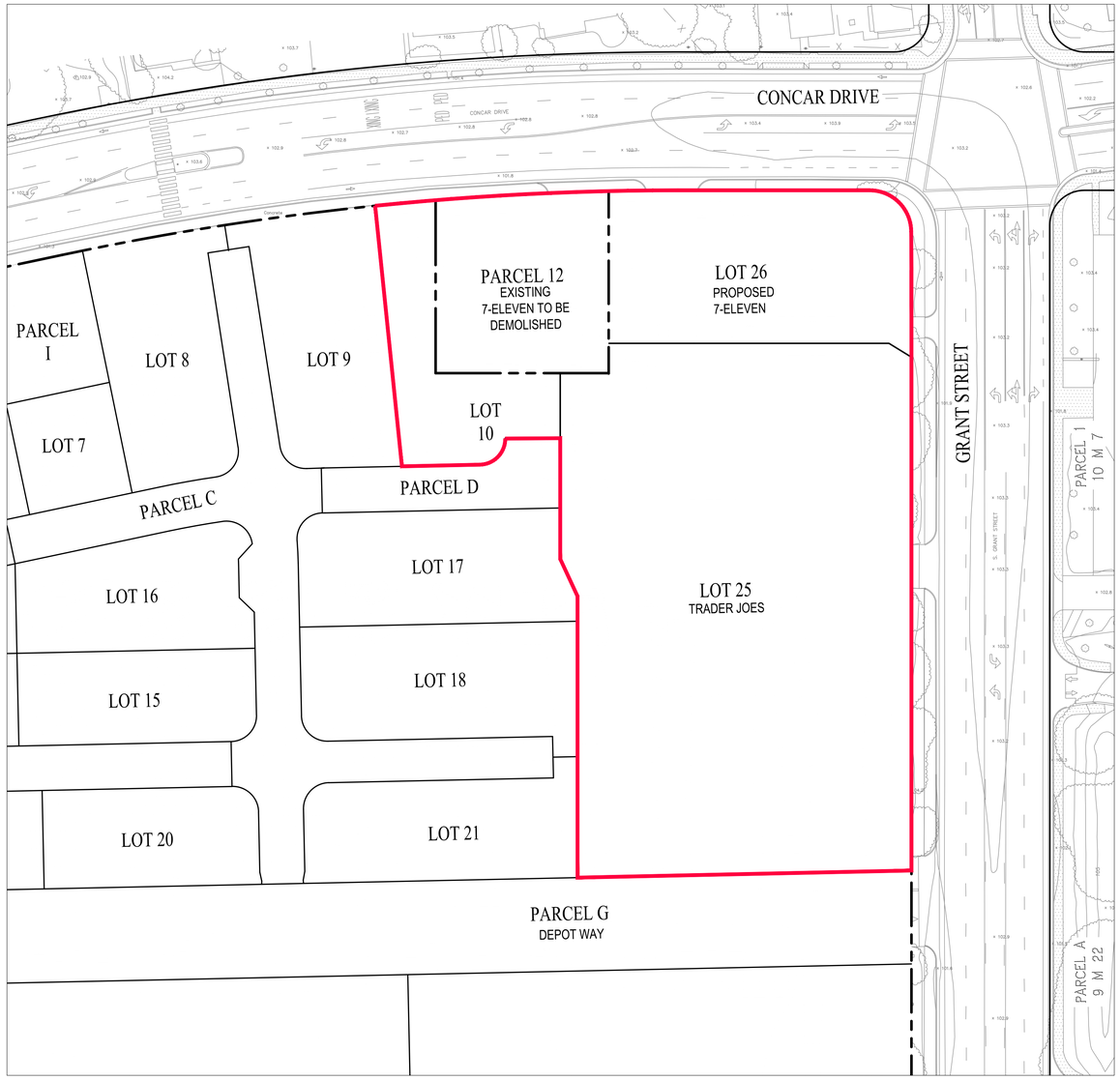
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

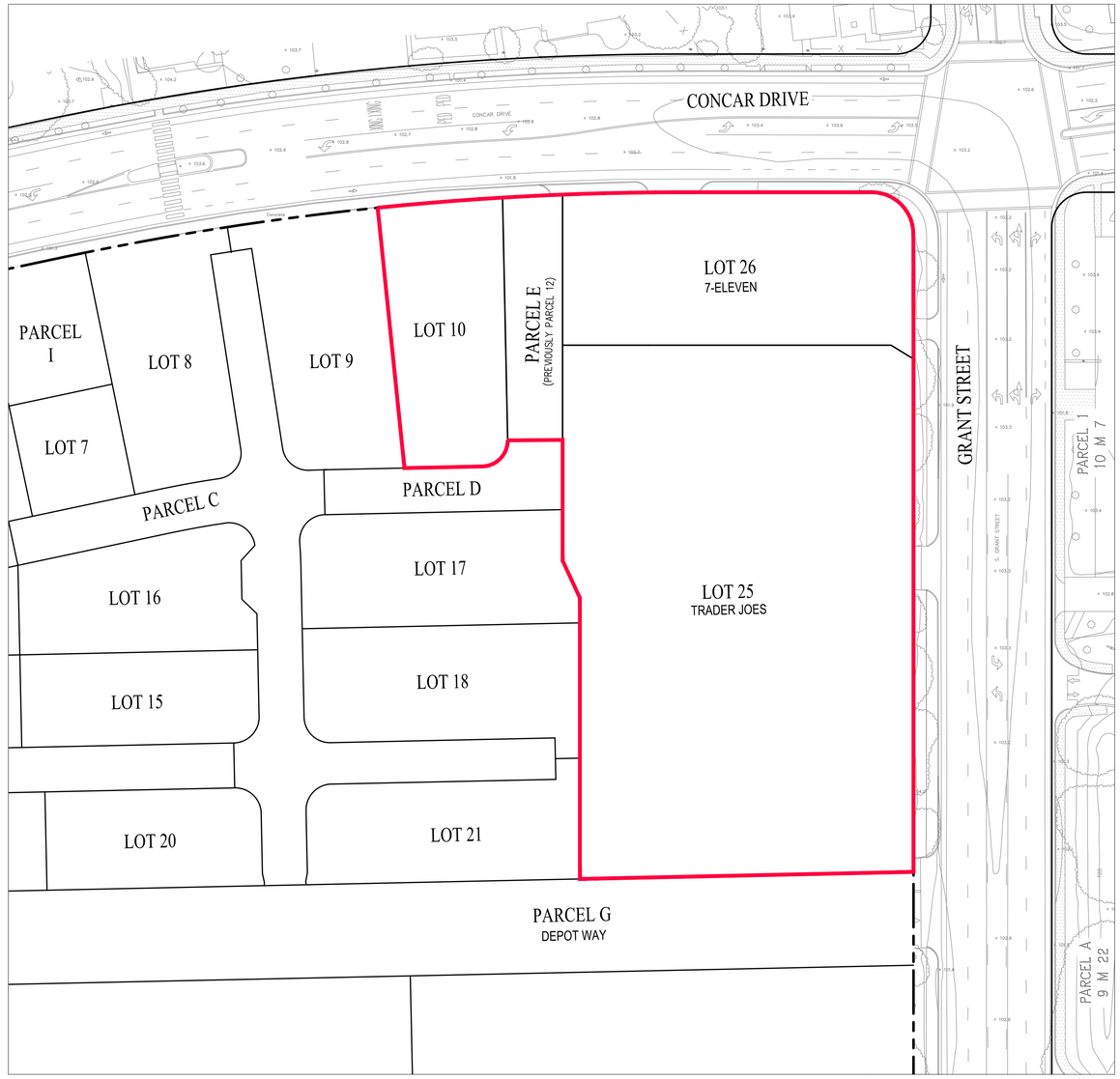
0 25 50 100
Scale 1" = 50'

VESTING TENTATIVE MAP
INITIAL FINAL MAP CONFIGURATION
(PRE- 7-ELEVEN DEMO)

C24



EXISTING



PROPOSED

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
64369
CIVIL
STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 20 40 80
Scale 1" = 40'

VESTING TENTATIVE MAP
LOT LINE ADJUSTMENT
(POST 7-ELEVEN)

C25

NINETEENTH AVENUE PARK
UNIT NO. 1
42 M 1

CONCAR DRIVE

COMMERCIAL
7-ELEVEN

EXISTING COMMERCIAL
TRADER JOE'S
(EXISTING BUILDING TO REMAIN)

PARCEL 1
10 M 7

BUILDING 1
7-PLEX
BUILDING 2
7-PLEX
BUILDING 3
7-PLEX
BUILDING 4
7-PLEX
BUILDING 5
7-PLEX
BUILDING 6
7-PLEX
BUILDING 7
2-PLEX
BUILDING 8
7-PLEX
BUILDING 9
7-PLEX
BUILDING 10
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BUILDING 14
7-PLEX
BUILDING 15
6-PLEX
BUILDING 16
6-PLEX
BUILDING 17
7-PLEX
BUILDING 18
7-PLEX
BUILDING 19
7-PLEX
BUILDING 20
6-PLEX
BUILDING 21
7-PLEX

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00

DEPOT WAY

PASSAGE WAY

BUILDING A
BUILDING B
BUILDING C

S. DELAWARE STREET

GRANT STREET

PARCEL A
9 M 22

LOT 2
21 M 65

LANDS OF CONCAR RANCH &
ENTERPRISES INC.
117 M 4

HIGHWAY 92

SCALE: 1"=50'

NOTE: SEE SHEET C27-C29 FOR PRIVATE STREET PROFILES.

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64386
CIVIL
STATE OF CALIFORNIA

M:\44\005\ACAD\TM\TM26.DWG

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SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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THE PACIFIC COMPANIES

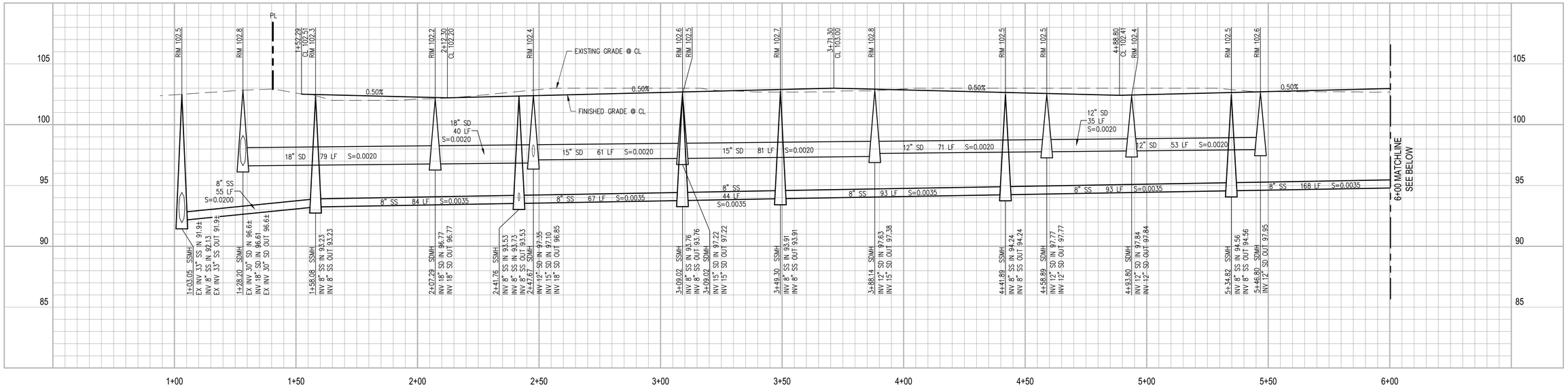
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 25 50 100
Scale 1" = 50'

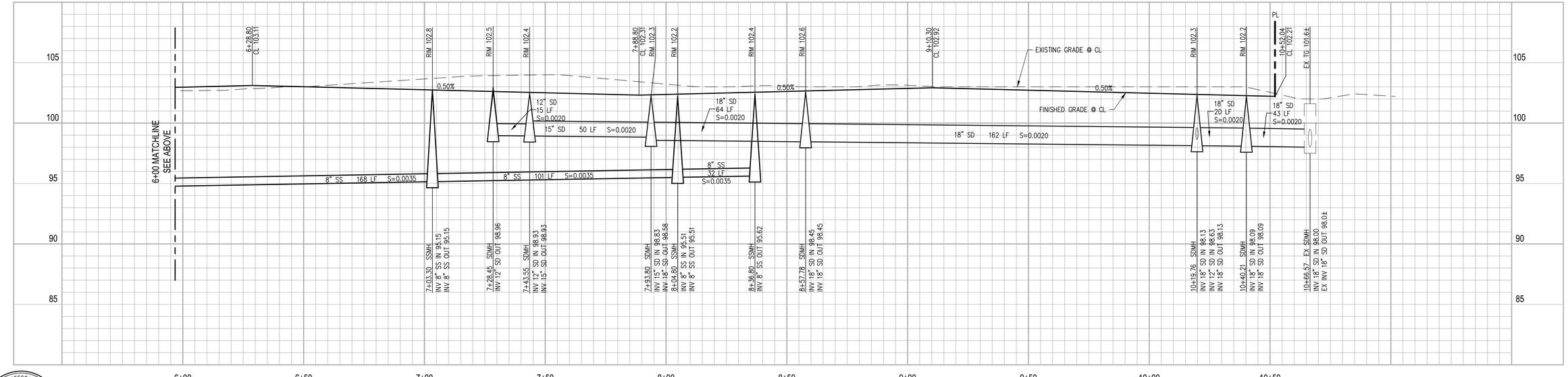
VESTING TENTATIVE MAP
PRIVATE STREETS - PLAN VIEW

C26



DEPOT WAY PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



DEPOT WAY PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLO
64385
CIVIL
STATE OF CALIFORNIA

H:\1444-000\ACAD\TENTMAP2.DWG

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THE PACIFIC COMPANIES

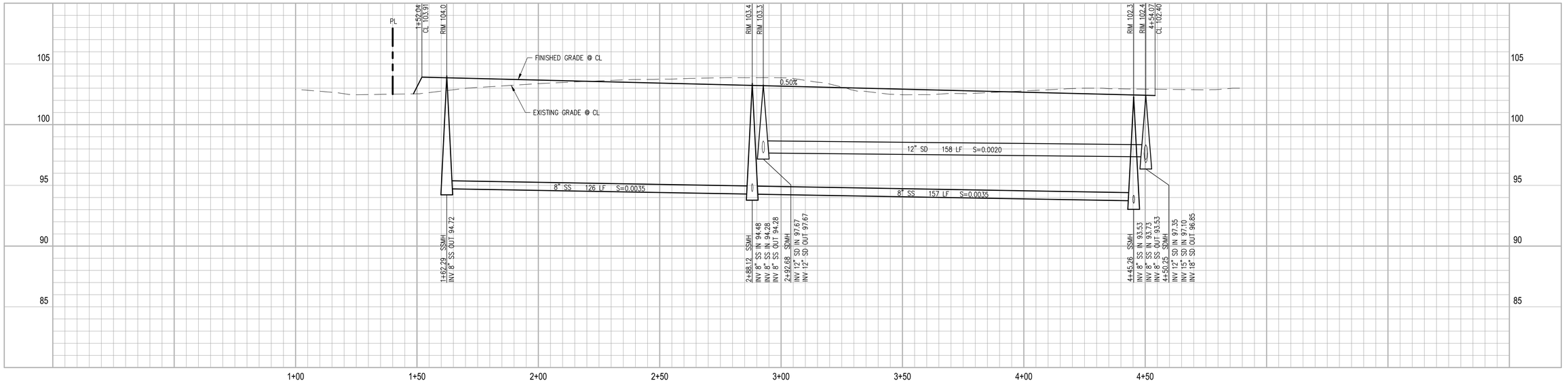
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 10 20 40
Scale 1" = 20'

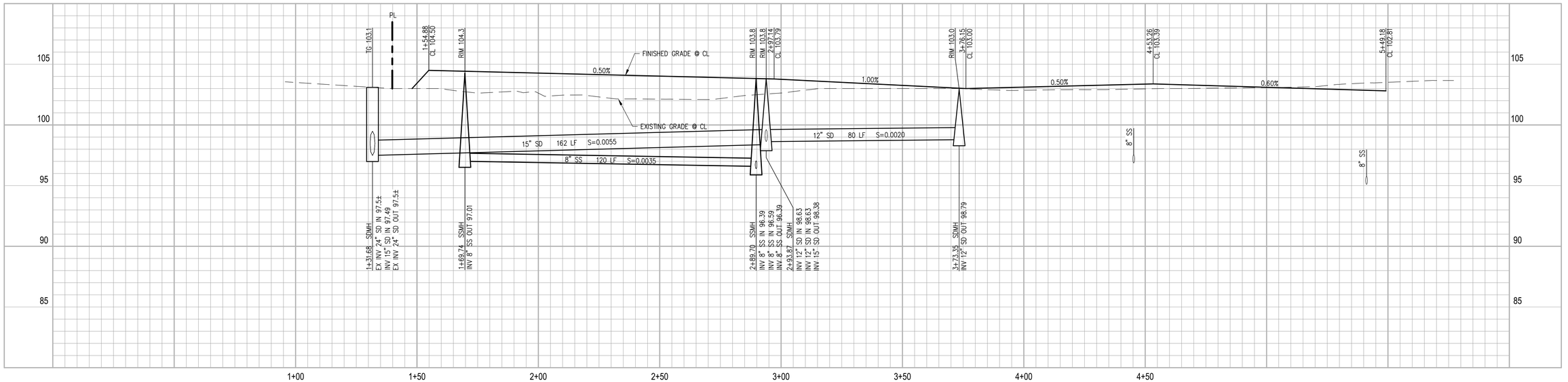
VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C27



STREET A PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET F PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
ANGELO OBERTELLI
64386
CIVIL
STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

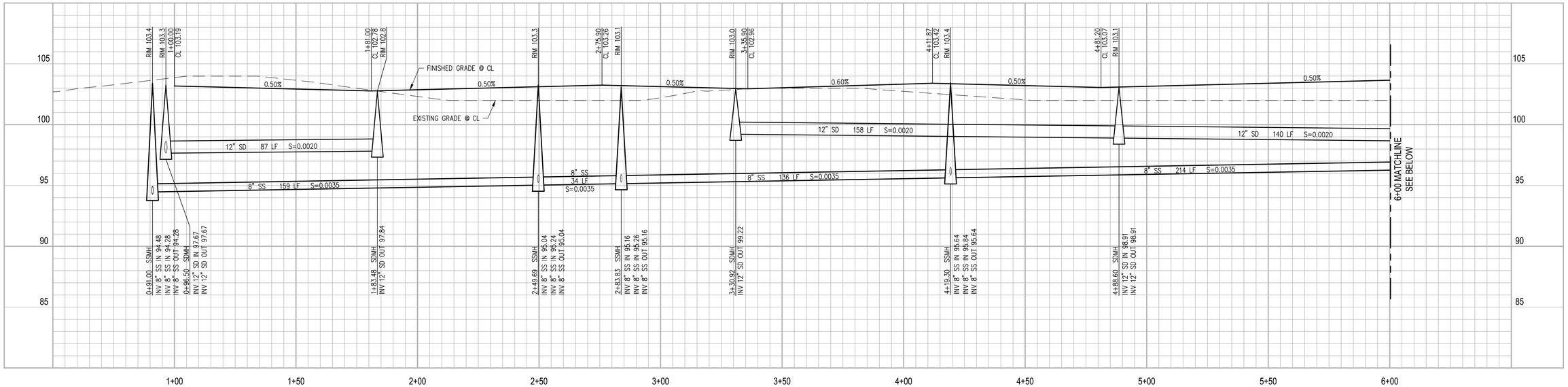
PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 10 20 40
Scale 1" = 20'

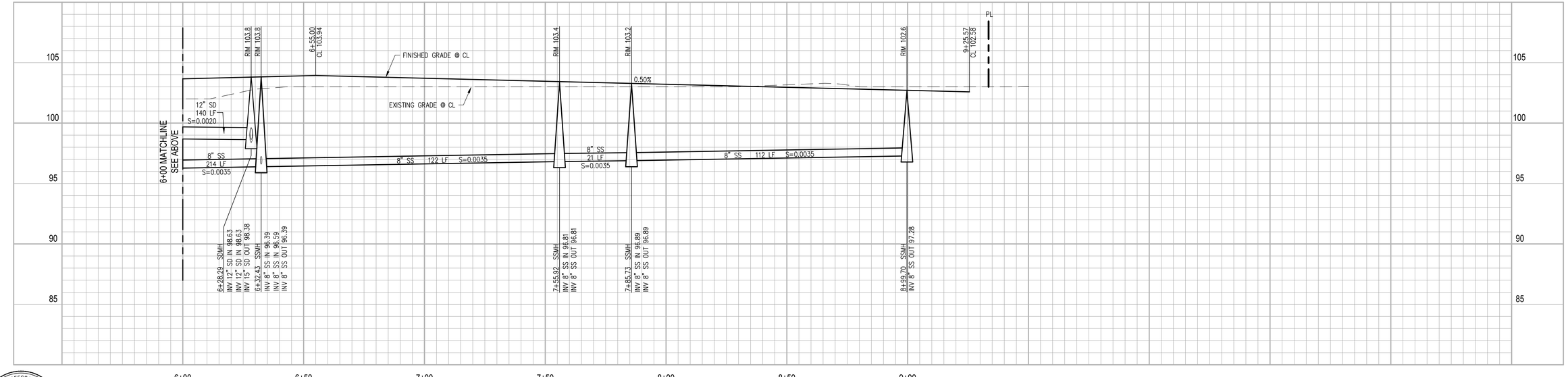
VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C28



STREET B PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



STREET B PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

REGISTERED PROFESSIONAL ENGINEER ANGELO OBERTELLO 64785 CIVIL STATE OF CALIFORNIA

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THE PACIFIC COMPANIES

PASSAGE
SAN MATEO, CA # 2024-0397

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

0 10 20 40
Scale 1" = 20'

VESTING TENTATIVE MAP
PRIVATE STREETS - PROFILE VIEW

C29



LEGEND

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

Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (GROUND LEVEL)

SAN MATEO, CA

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

11.25.25

C2 Collaborative



LEGEND

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

KEYMAP



Brookfield Residential

PASSAGE - CONCEPTUAL SITE PLAN (PODIUM LEVEL)

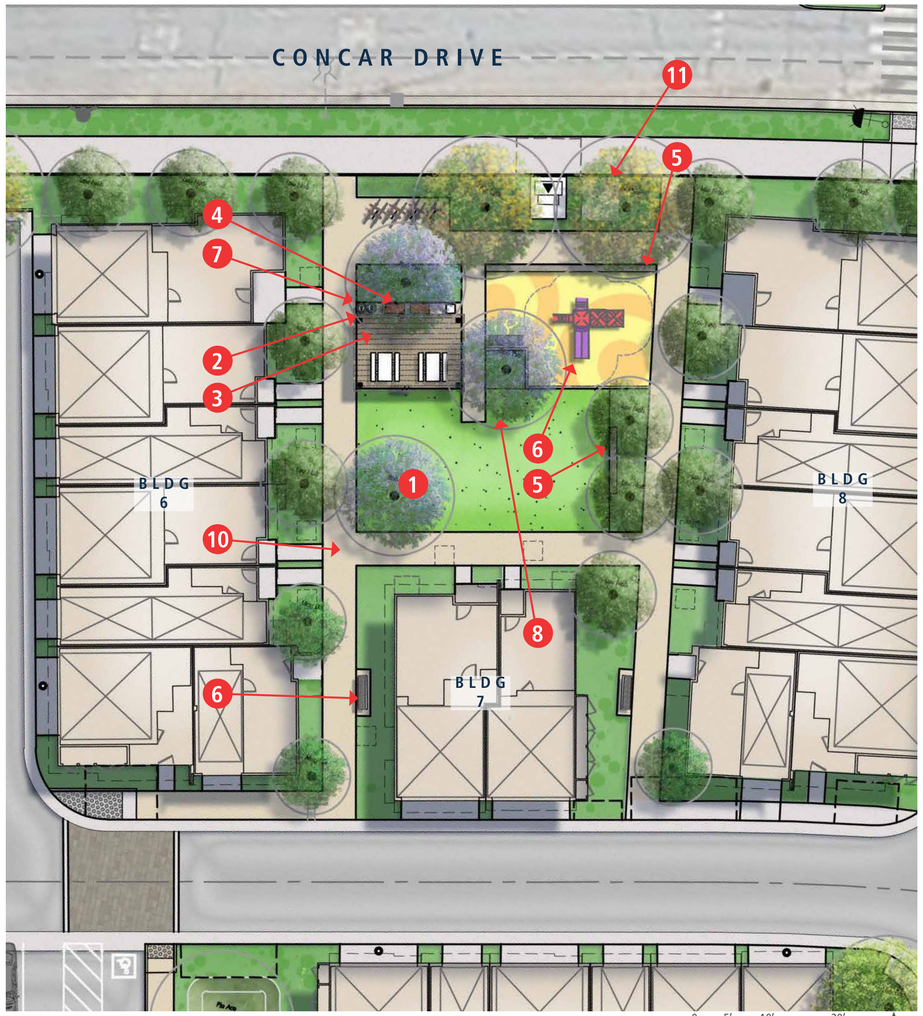
SAN MATEO, CA

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

11.25.25

L-2

C2 Collaborative



ENLARGEMENT A

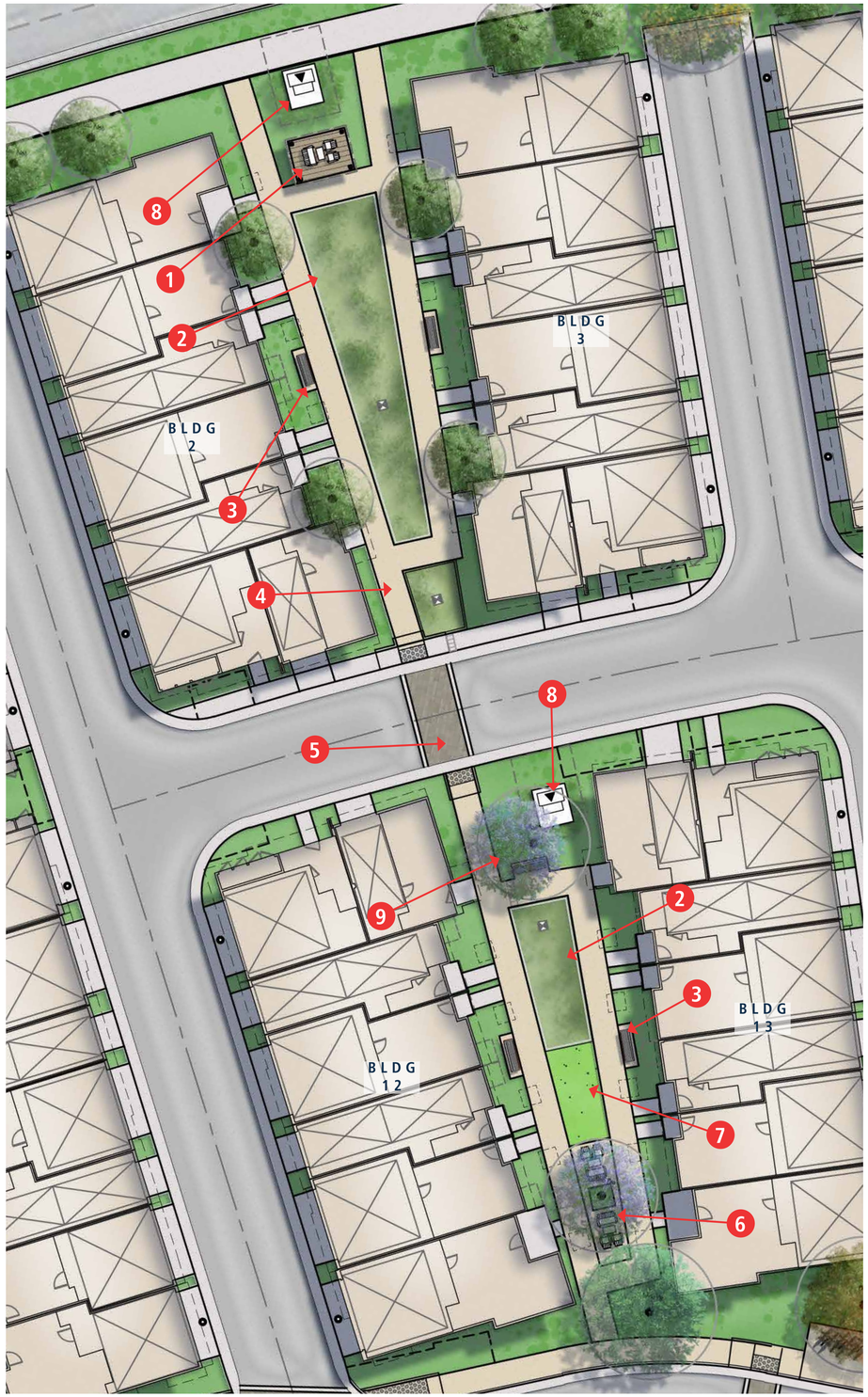
COMMUNITY OPEN SPACE AT CONCAR DR

0 5' 10' 20'

Scale: 1" = 10'-0"

LEGEND

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



ENLARGEMENT B

PUBLIC PAESO

0 5' 10' 20'

Scale: 1" = 10'-0"

LEGEND

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

KEYMAP

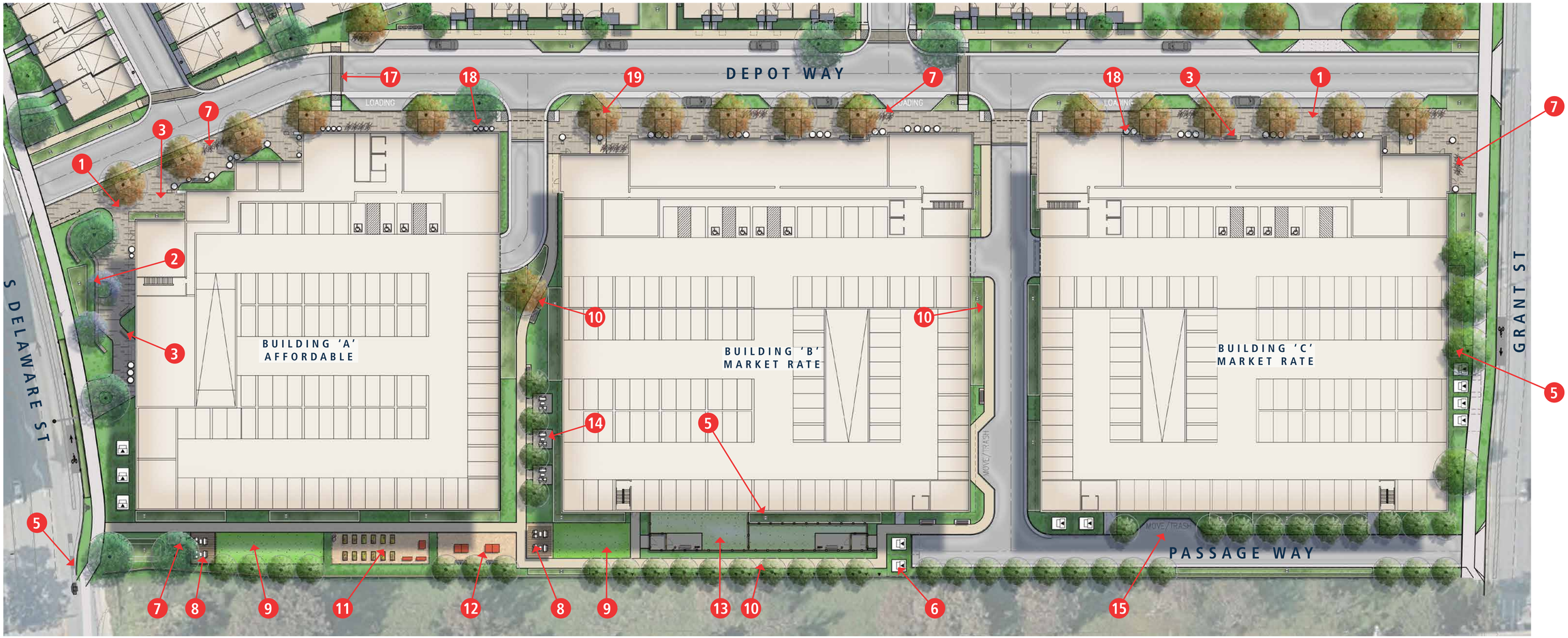


Brookfield Residential

PASSAGE - CONCEPTUAL OPEN SPACE ENLARGEMENTS

SAN MATEO, CA

C2 Collaborative



ENLARGEMENT C

PASSAGE WAY OPEN SPACE

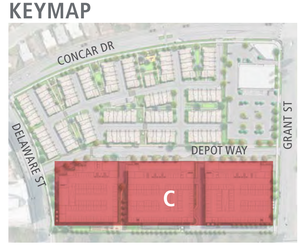
0 10' 20' 40'

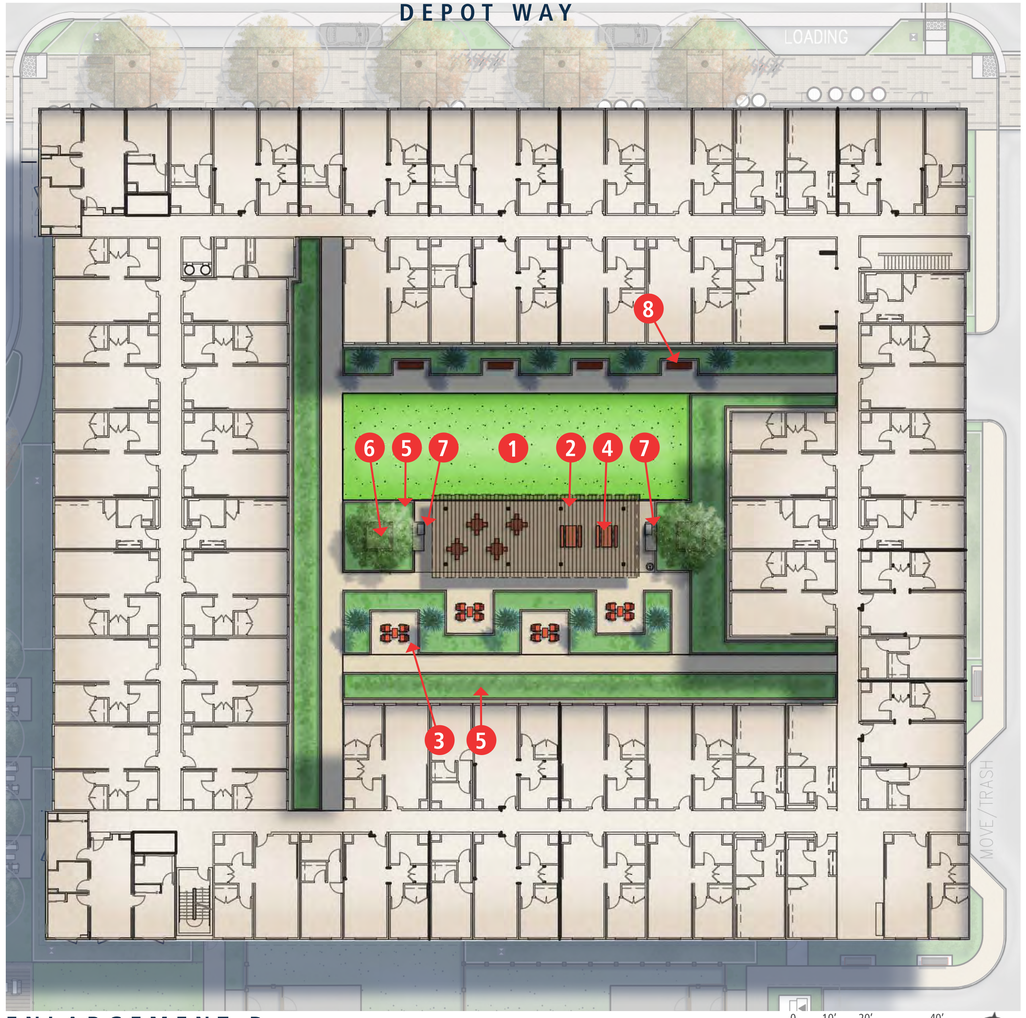
Scale: 1" = 20'-0"

LEGEND

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

KEYMAP





ENLARGEMENT D

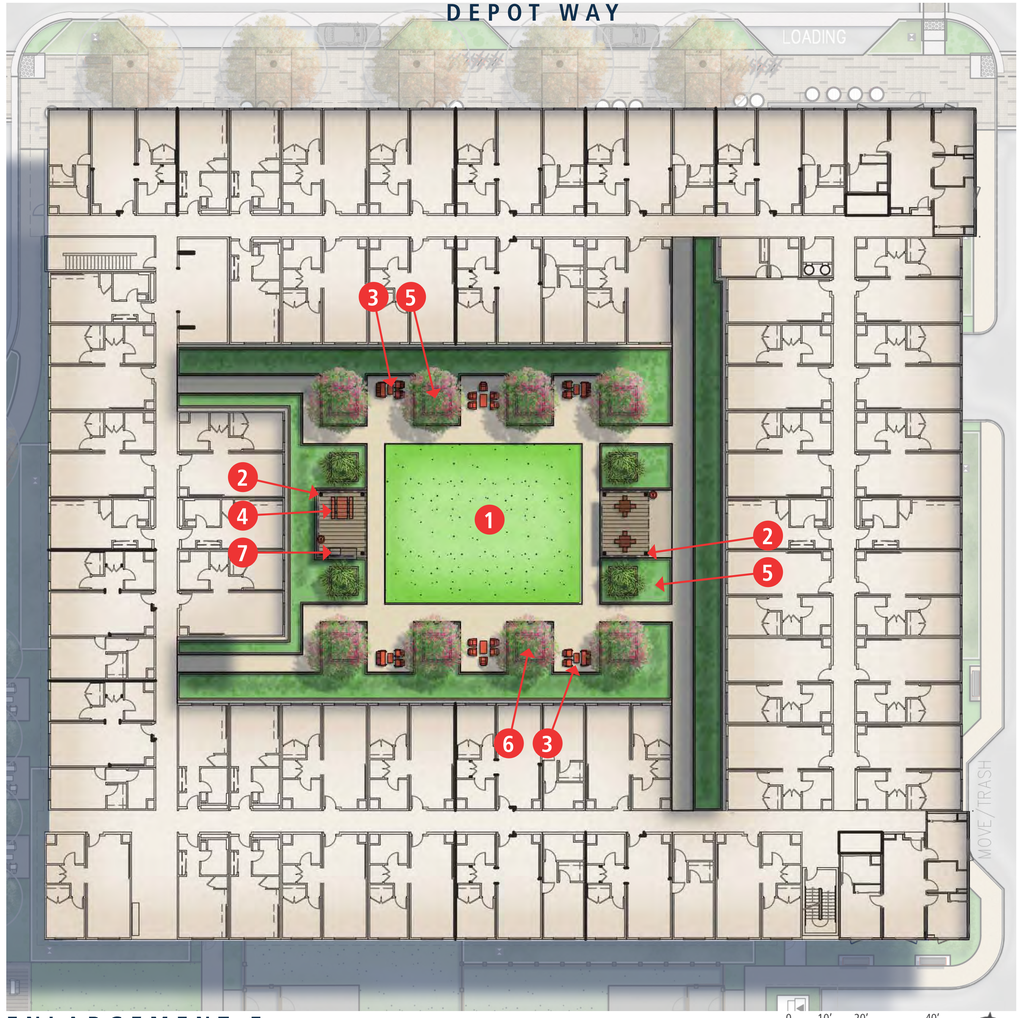
BUILDING B (MARKET RATE) PODIUM

0 10' 20' 40'

Scale: 1" = 20'-0"

LEGEND

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



ENLARGEMENT E

BUILDING C (MARKET RATE) PODIUM

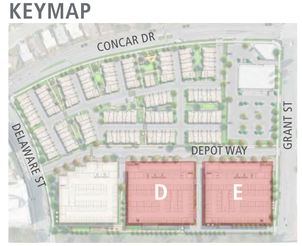
0 10' 20' 40'

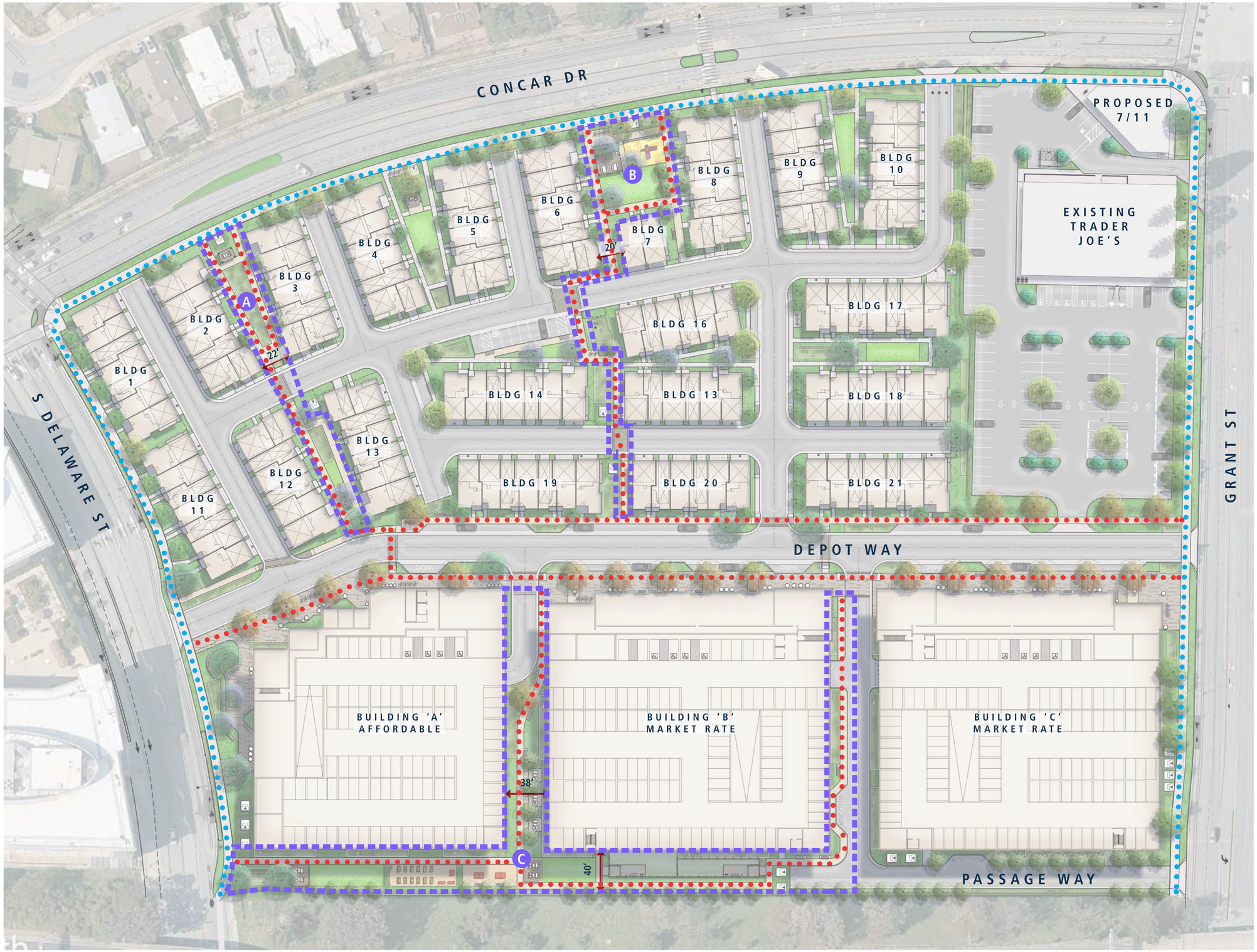
Scale: 1" = 20'-0"

LEGEND

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

KEYMAP





LEGEND

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

A PASEO A [SHEET L-3]

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

B PASEO B [SHEET L-3]

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

C PASEO C [SHEET L-4]

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

Brookfield Residential

PASSAGE - OVERALL PASEO PLAN

SAN MATEO, CA

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

11.25.25

C2 Collaborative



LEGEND

OPEN SPACE CREDIT AREA

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

TOTAL REQUESTED CREDIT: 9,845 SF

**MINIMUM NECESSARY CREDIT: 38,769SF

**Minumum necessary credit is calculated as follows:

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

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

Brookfield Residential

PASSAGE - PARK / OPEN SPACE CREDIT EXHIBIT

SAN MATEO, CA

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

11.25.25

C2 Collaborative



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

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

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

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

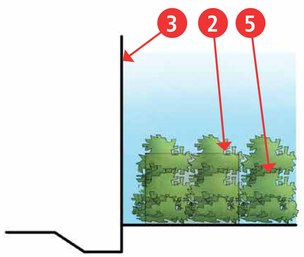
DOG PARK FENCE AND GATE
Material: Black Chainlink w/ Vinyl Mesh
Height: 5'-0" ht.
Gate Locations:

Brookfield Residential

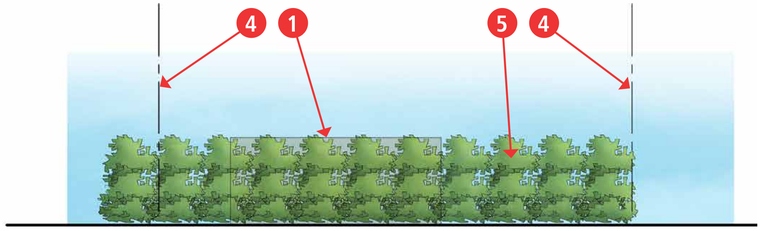
PASSAGE - CONCEPTUAL WALL AND FENCE PLAN
SAN MATEO, CA

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

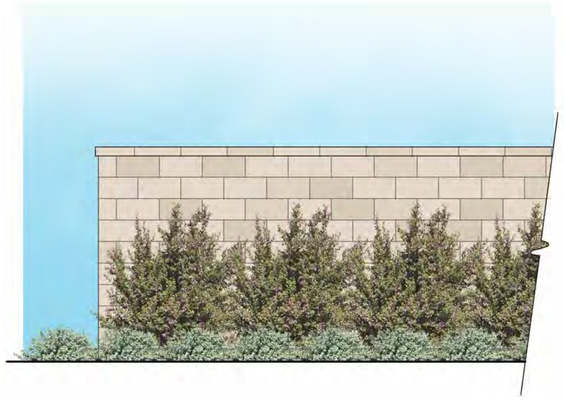
C2 Collaborative



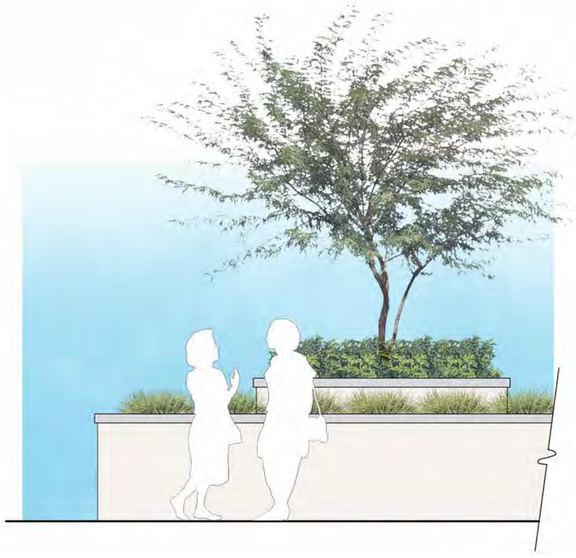
ELEVATION VIEW
AC SCREENING



ELEVATION VIEW
TRANSFORMER SCREENING

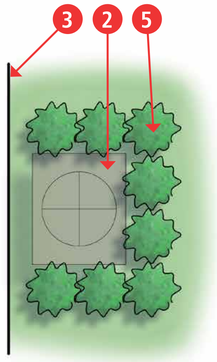


SCREENING WALL
Material: Split-face block w/ Precision Cap
Height: 6’-0” ht.

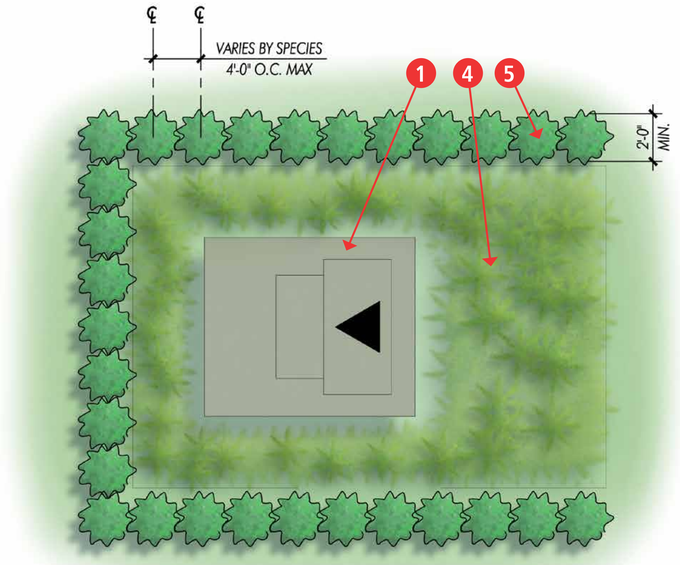


RAISED PLANTER WALL (SHRUB)
Material: Stucco with Concrete Cap
Height: 3’-0” ht.

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



PLAN VIEW
AC SCREENING



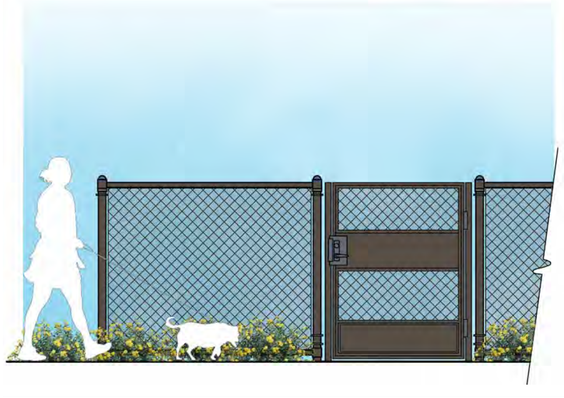
PLAN VIEW
TRANSFORMER SCREENING

LEGEND

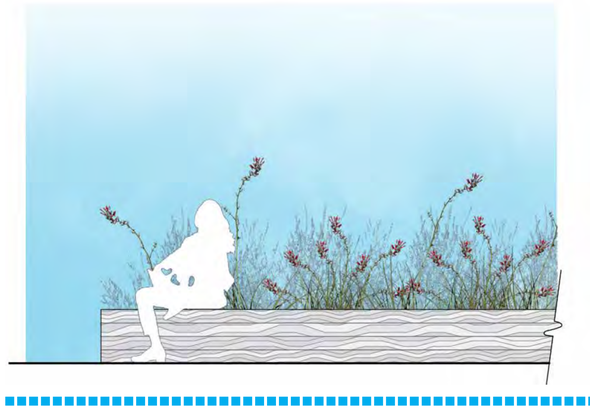
1. Transformer
2. AC Unit
3. Adjacent Building
4. Clear Work Zone (Groundcover or Gravel Only)
5. Screening Hedge (5 gal. minimum, evergreen species)*

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

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



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



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

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



1 PLAY EQUIPMENT
LANDSCAPE STRUCTURES - DESIGN 30



5 PICNIC TABLE
LANDSCAPE FORMS - MULTIPLICITY TABLE/BENCHES

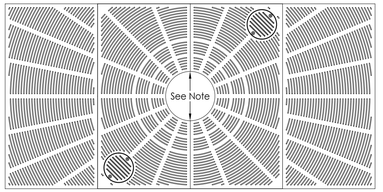




9 LOUNGE SEATING 'A'
LOLL - (2) ADIRONDACK CHAIRS, (1) ADIRONDACK BENCH, (1) LOLLYGAGGER TABLE



12 BIKE RACK
LANDSCAPE FORMS - METRO 40



16 TREE GRATE
IRONWORKS - OLYMPIAN 5X10



2 MAILBOX
SALSBURY INDUSTRIES - CLUSTER BOX UNIT



6 CAFE TABLE
LANDSCAPE FORMS - HARVEST TABLE/STOOLS



13 PLANTER POT
LANDSCAPE FORMS - OFFSET COLLECTION



17 PET WASTE STATION
DOGIPOT - ALUMINUM STATION



3 BARBECUE (PODIUM)
ELECTRICHEF - RUBY 32IN



7 PARK BENCH
LANDSCAPE FORMS - NEOLIVIANO

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



14 GAME TABLE
QCP - PING PONG Q-PP

ENHANCED PAVING SPECIFICATIONS:



PEDESTRIAN PAVERS
ACKERSTONE - 4X24, OFFSET RUNNING BOND



VEHICULAR PAVERS
ACKERSTONE - 6X12, RUNNING BOND



ENHANCED CONCRETE
INTEGRATED COLOR, TOPCAST FINISH, SAWCUT JOINTS



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



8 DOG PARK BENCH
QCP - CALIFORNIA

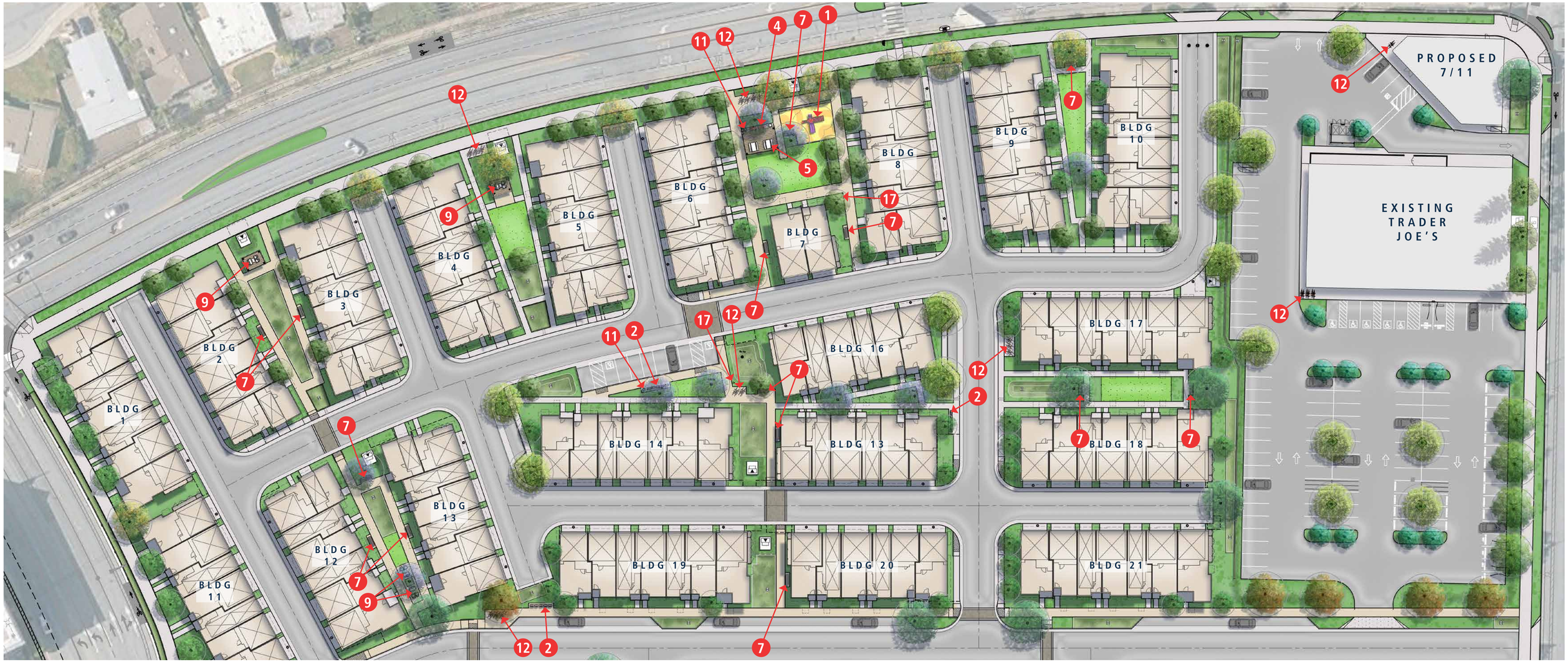


11 WASTE RECEPTACLE
LF - FGP COLLECTION (TRASH AND RECYCLING)



15 DRINKING FOUNTAIN
MOST DEPENDABLE FOUNTAINS - 440

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



LEGEND

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

Brookfield Residential

PASSAGE - CONCEPTUAL SITE FURNISHING PLAN

SAN MATEO, CA

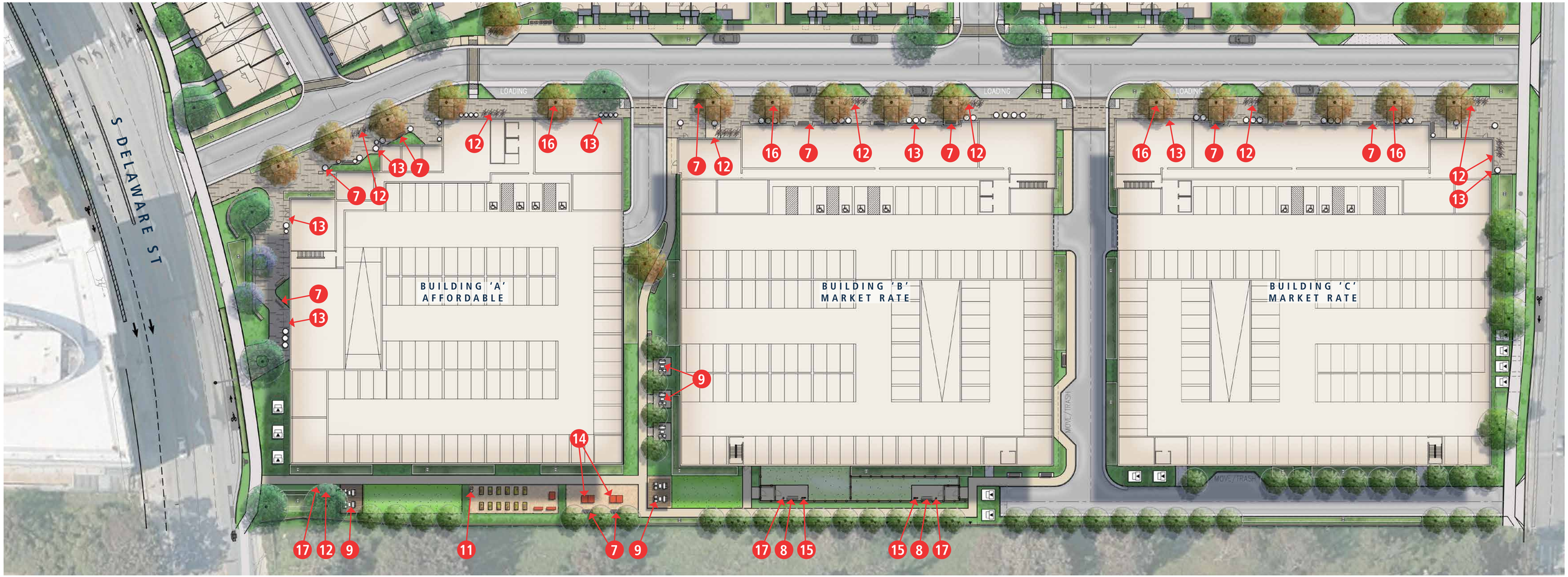
0 15' 30' 60'

Scale: 1" = 30'-0"

11.25.25

L-11

C2 Collaborative



LEGEND

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

Brookfield Residential

PASSAGE - CONCEPTUAL SITE FURNISHING PLAN

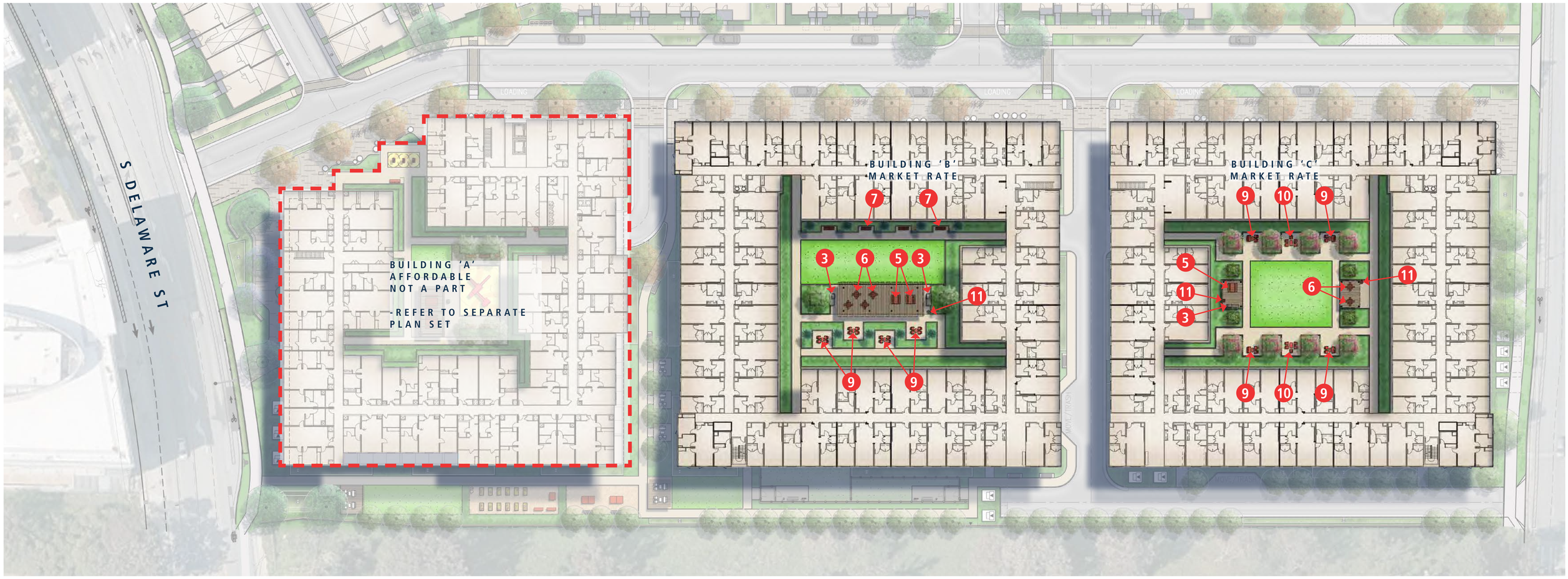
SAN MATEO, CA

0 15' 30' 60'

Scale: 1" = 30'-0"

11.25.25 L-12

C2 Collaborative



LEGEND

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

Brookfield Residential

PASSAGE - CONCEPTUAL SITE FURNISHING PLAN

SAN MATEO, CA

0 15' 30' 60'

Scale: 1" = 30'-0"

11.25.25

C2 Collaborative



LEGEND

BIKE PARKING ORDINANCE [REQUIRED]

Multi-Family

	Short Term	Long Term*
Studio	0.05/unit	1.0/unit
1 Bedroom	0.05/unit	1.0/unit
2 Bedroom	0.10/unit	1.25/unit
3+ Bedroom	0.15/unit	1.5/unit

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

Commercial

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

Public Recreation Use

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

BIKE PARKING ORDINANCE [PROVIDED]

Multi-Family-Townhomes

	Qty.	Short Term
3+ Bedroom	139	21

Multi-Family-Building A

	Qty.	Short Term
Studio	5	1
1 Bedroom	83	4
2 Bedroom	48	5
3+ Bedroom	50	8

Multi-Family-Building B

	Qty.	Short Term
1 Bedroom	198	10
2 Bedroom	53	3
3+ Bedroom	10	2

Multi-Family-Building C

	Qty.	Short Term
1 Bedroom	198	10
2 Bedroom	53	3
3+ Bedroom	10	2

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

Commercial

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

Public Recreation Use

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

NUMBER OF BIKE PARKING SPOTS

CONCAR DR

S DELAWARE ST

GRANT ST

DEPOT WAY

PASSAGE WAY

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

PROPOSED 7/11

EXISTING TRADER JOE'S

BUILDING 'A'
AFFORDABLE
[SEE SEPARATE PLAN SET]

BUILDING 'B'
MARKET RATE

BUILDING 'C'
MARKET RATE

LEGEND



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



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



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



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

POLE LIGHT (PARKING)
TO BE DETERMINED BY LIGHTING CONSULTANT

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

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

Brookfield Residential

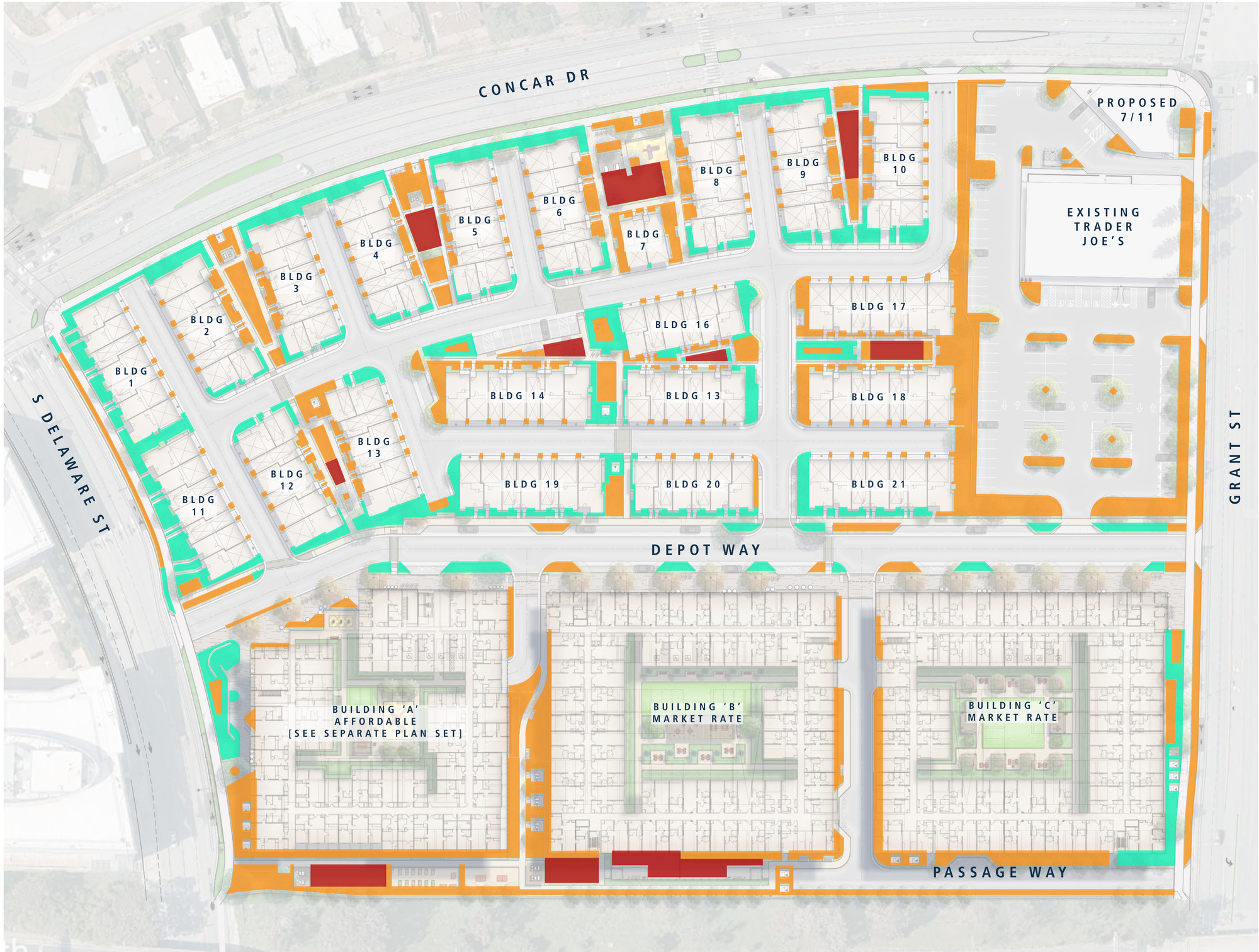
PASSAGE - CONCEPTUAL LIGHTING PLAN

SAN MATEO, CA

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

11.25.25

C2 Collaborative



LEGEND

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

MWELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (ETo) 42.7

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

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

[b] Irrigation Method
overhead spray or drip

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

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

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

ETAF Calculations

Regular Landscape Areas

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

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

All Landscape Areas

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

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

Brookfield Residential

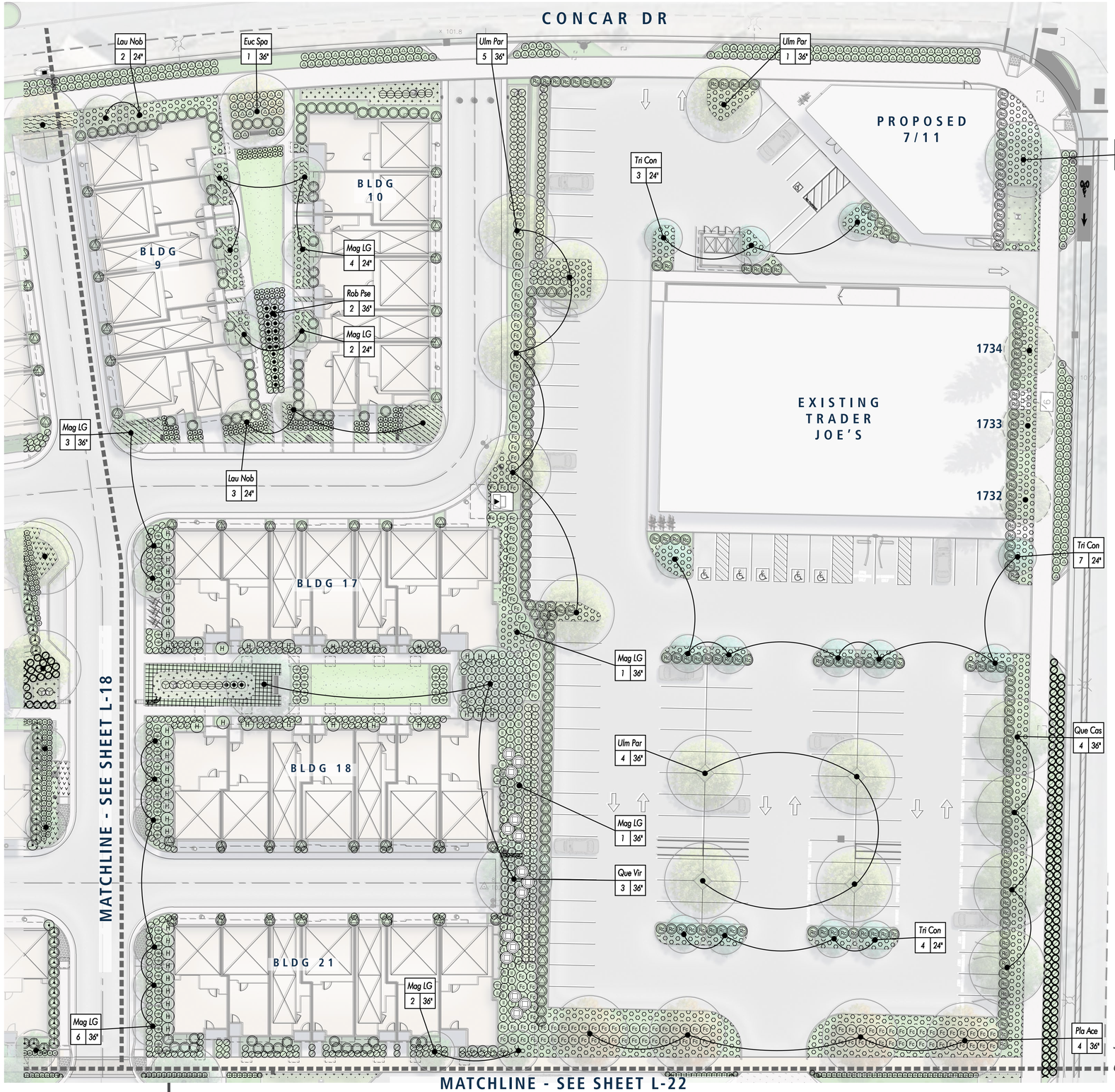
PASSAGE - CONCEPTUAL HYDROZONE AND WATER USE CALCULATIONS

SAN MATEO, CA

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

11.25.25 L-16

C2 Collaborative



LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

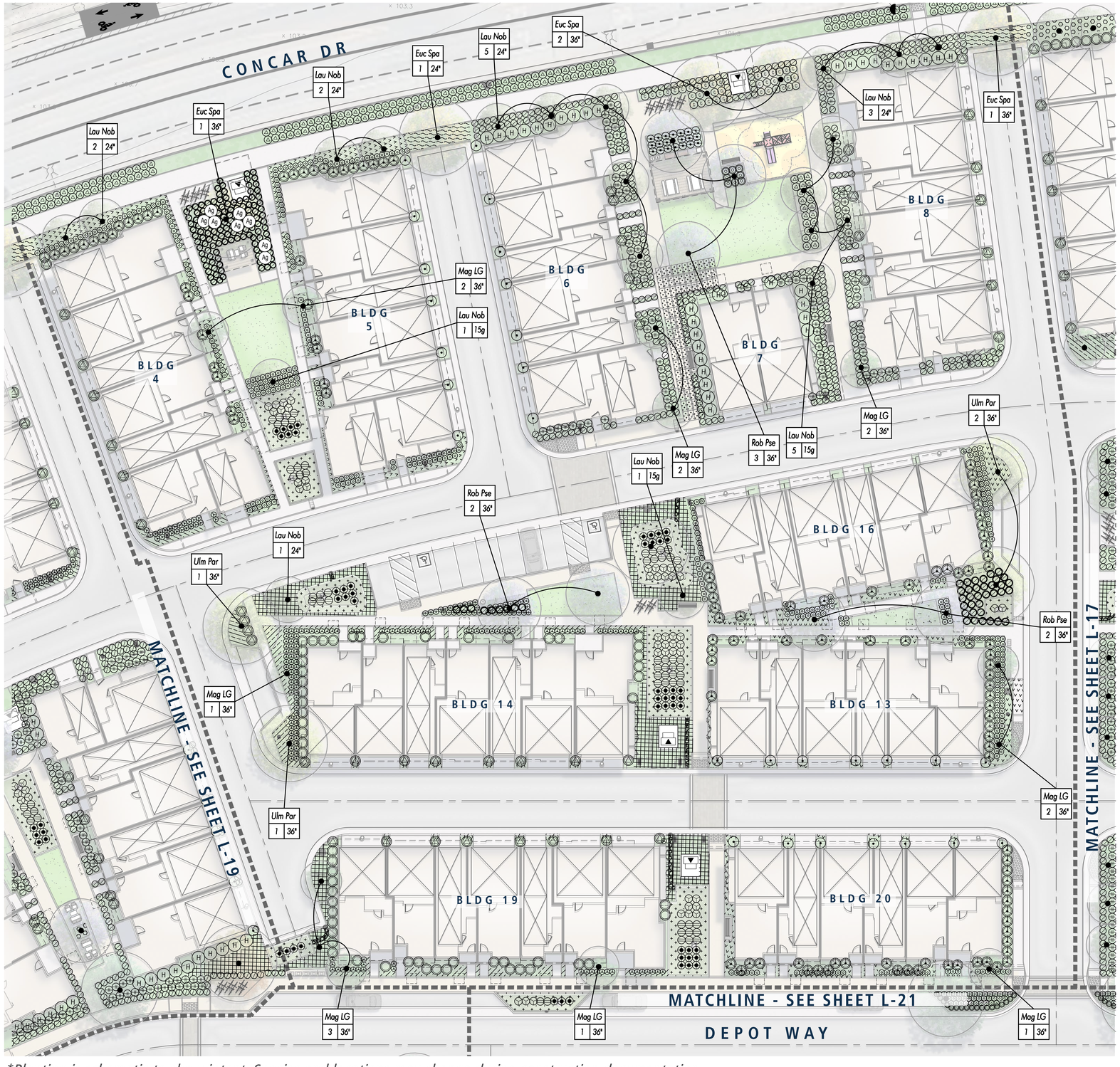
VINE SCHEDULE:

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

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

0 10' 20' 40'

Scale: 1" = 20'-0"



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

LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

VINE SCHEDULE:

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

0 10' 20' 40'

Scale: 1" = 20'-0"

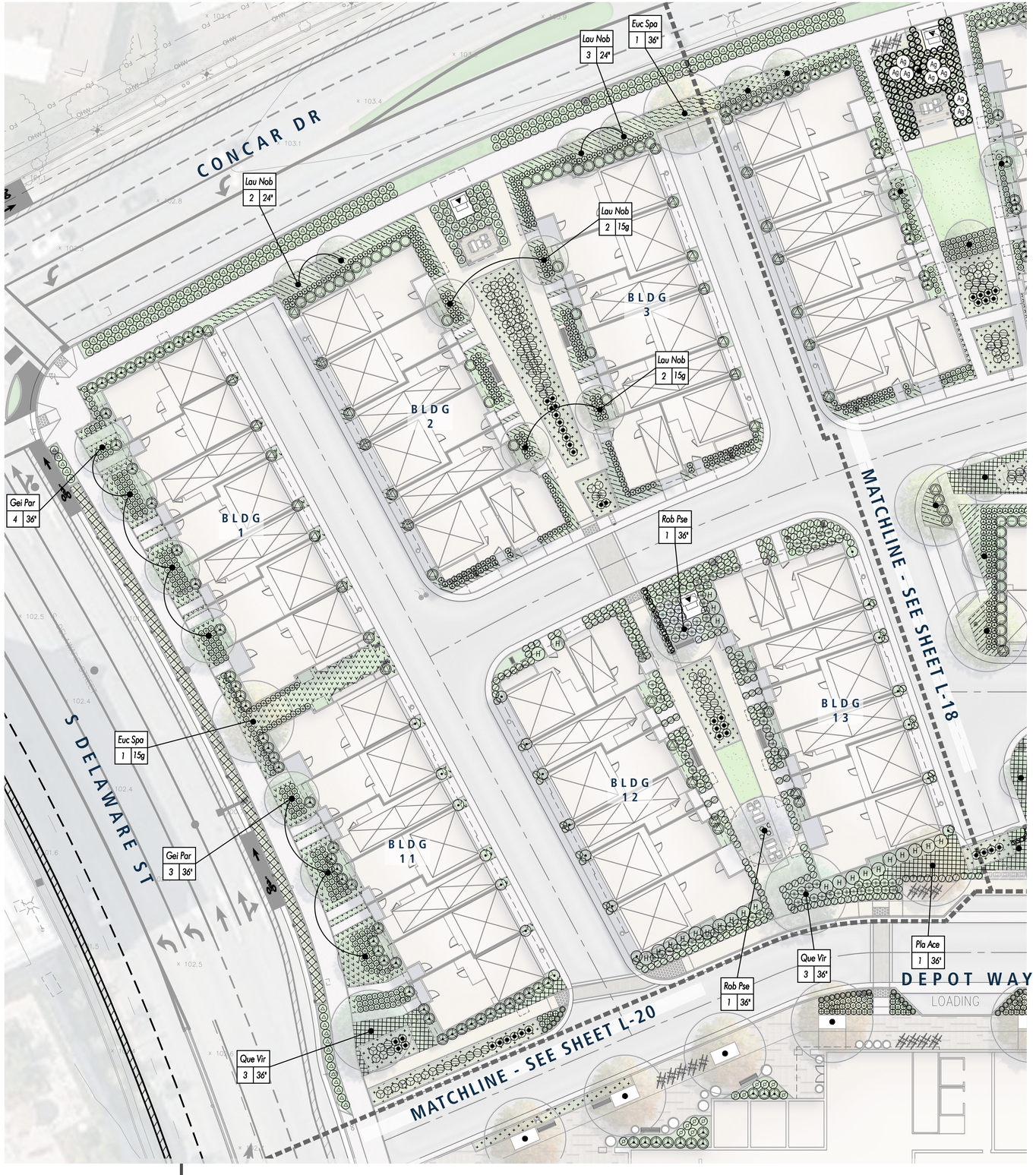
Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

SAN MATEO, CA

11.25.25 L-18

C2 Collaborative



LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

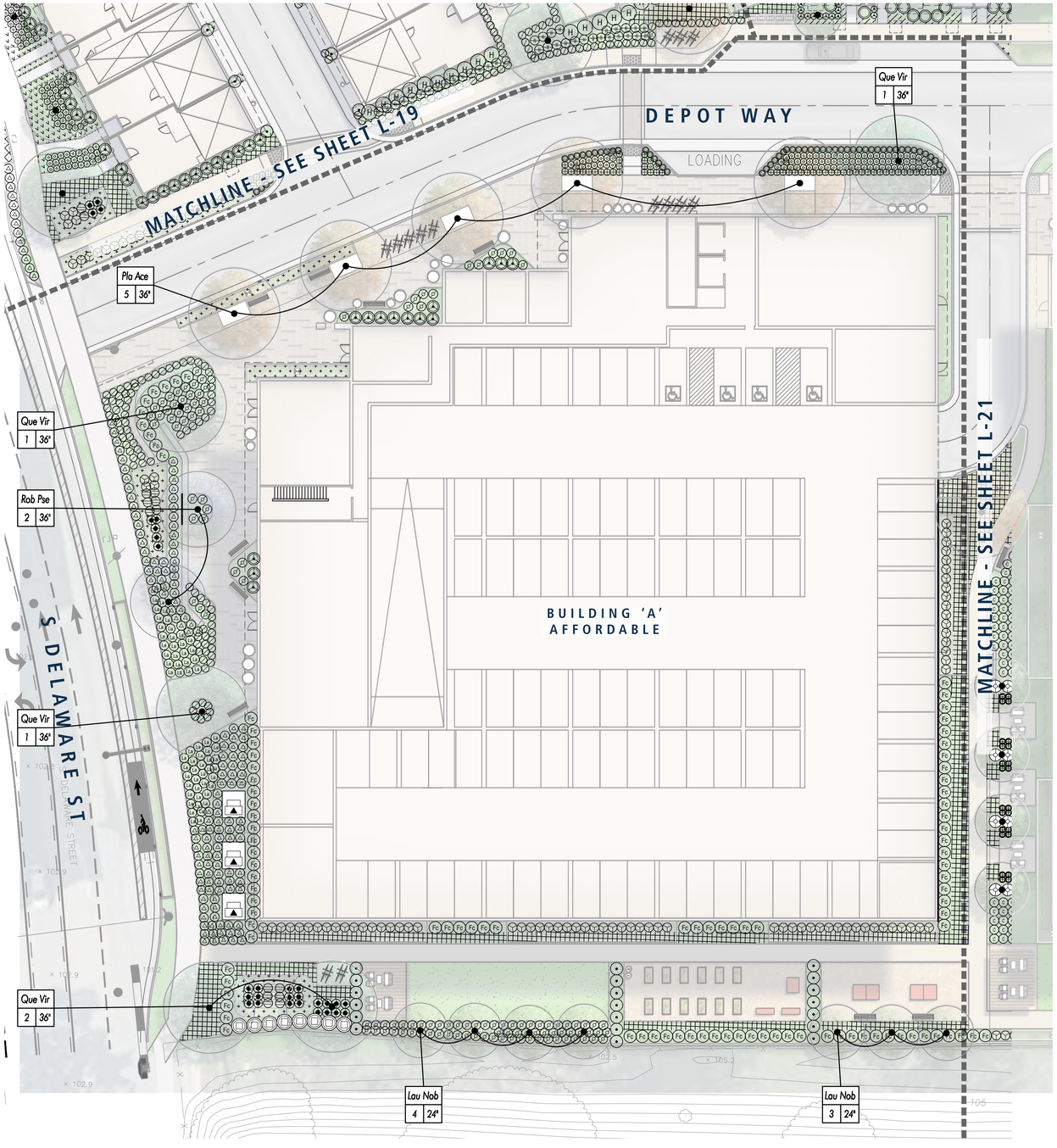
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
	Arctostaphylos 'Emerald Carpet'	*Emerald Carpet Manzanita*	*1 gal*	*30" oc*	VL
	Bouteloua gracilis 'Blonde Ambition'	*Blonde Ambition Blue Grama Grass*	*1 gal*	*18" oc*	VL
	Carex divulsa	*Berkeley Sedge*	*1 gal*	*24" oc*	L
	Carissa macrocarpa 'Green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

VINE SCHEDULE:

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

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

Scale: 1" = 20'-0"



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

LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

VINE SCHEDULE:

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

Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

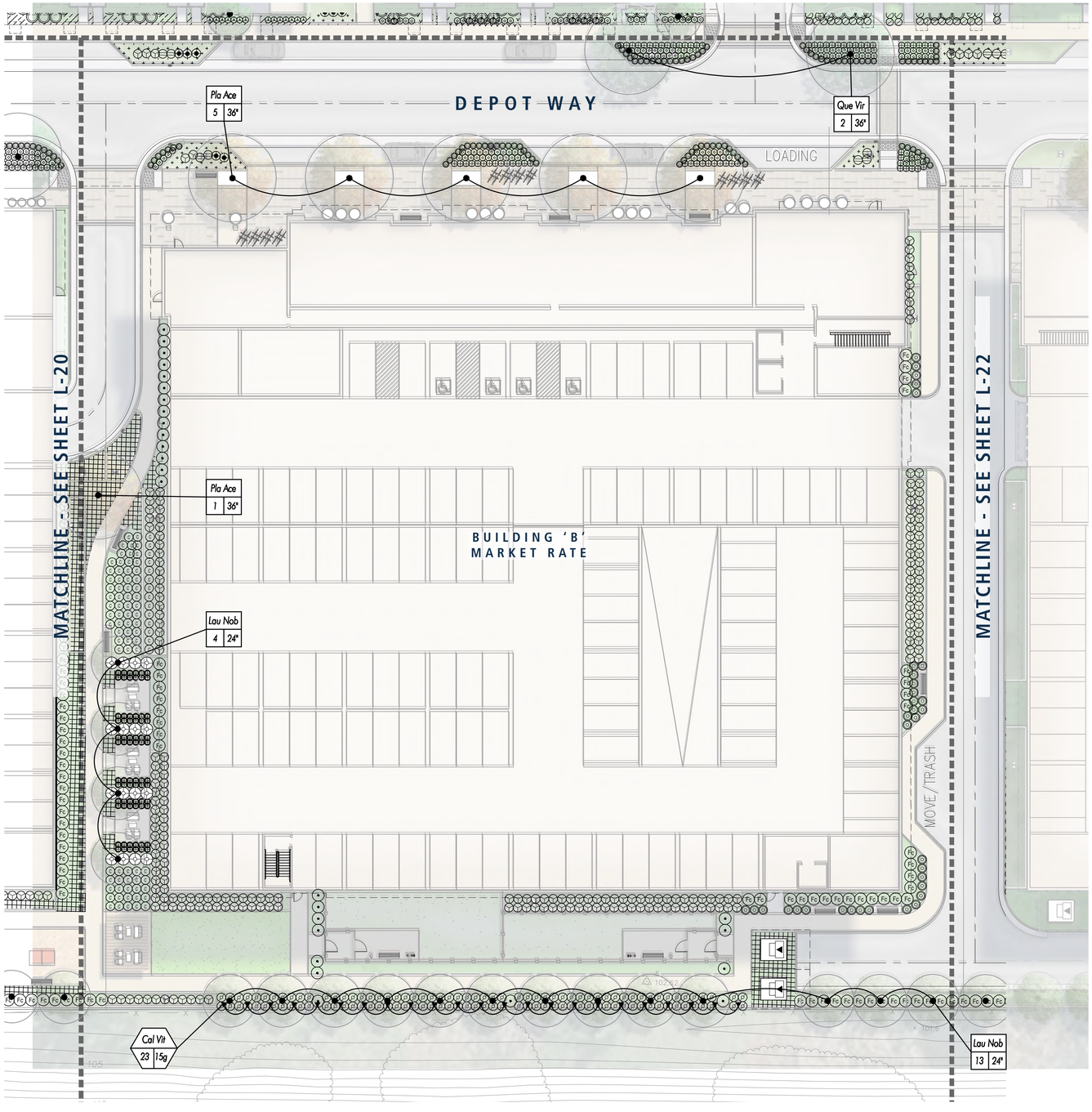
SAN MATEO, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

11.25.25 L-20

C2 Collaborative



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

LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

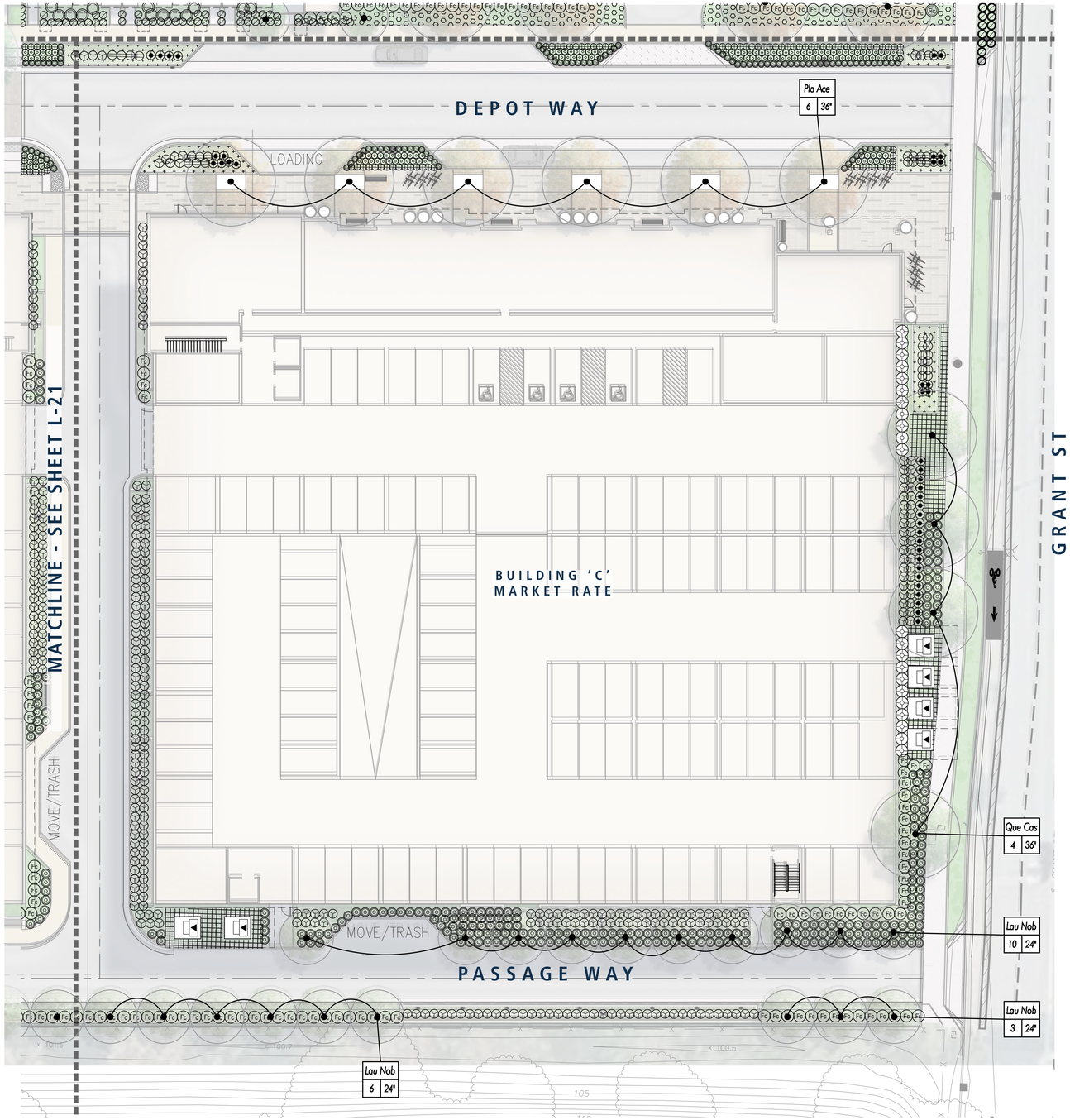
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL
A	Agave americana var. media-picta 'Alba'	White-Striped Century Plant	5 gal	36" oc	VL
Al	Aloe 'Always Red'	Aloe	1 gal	24" oc	L
Ar	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Bearberry Manzanita	1 gal	36" oc	L
Ca	Calamagrostis x acutiflora 'Karl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

GROUNDCOVER SCHEDULE:

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

VINE SCHEDULE:

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



LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

VINE SCHEDULE:

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

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

Brookfield Residential

PASSAGE - CONCEPTUAL PLANTING PLAN

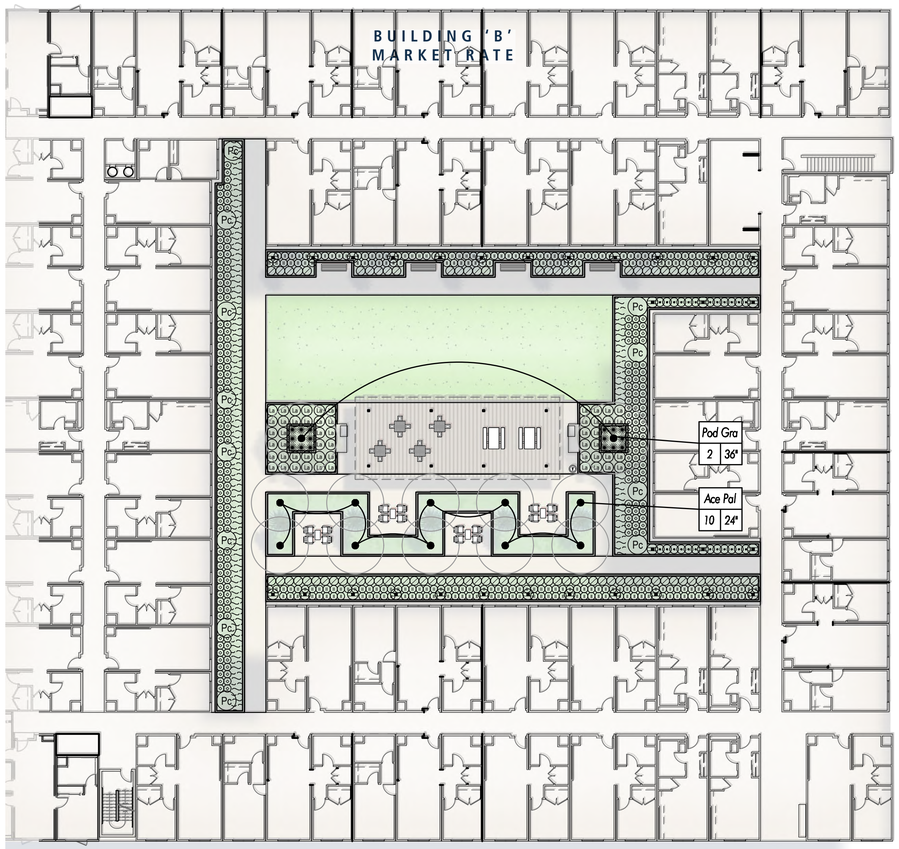
SAN MATEO, CA

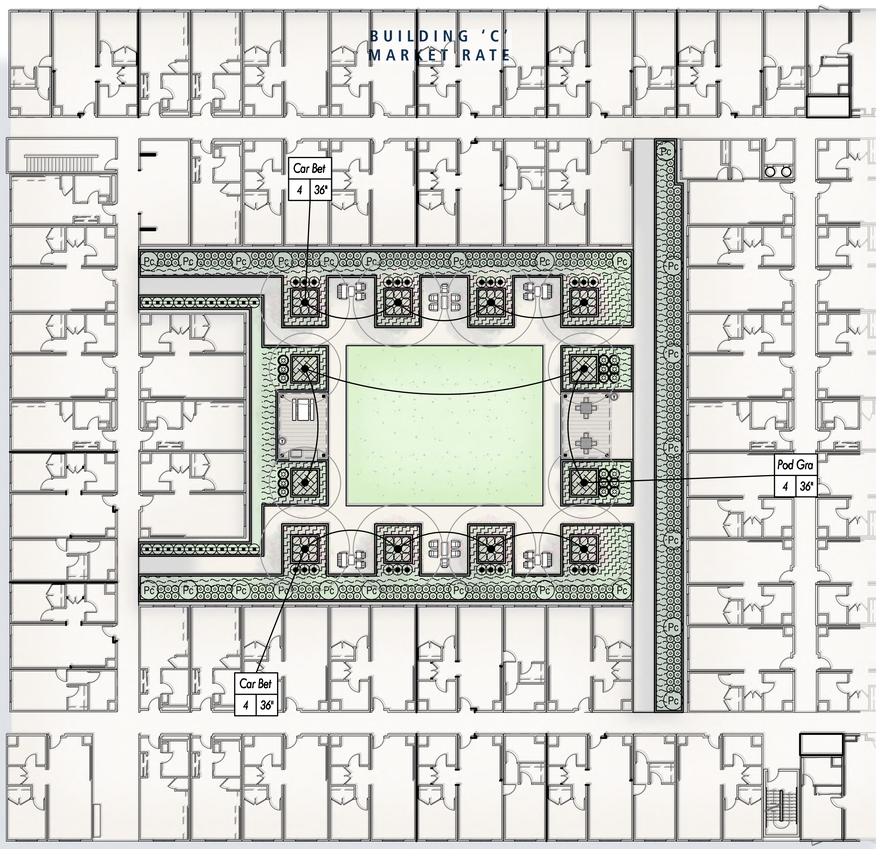
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Scale: 1" = 20'-0"

11.25.25 L-22

C2 Collaborative





LEGEND

TREE SCHEDULE:

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

SHRUB SCHEDULE:

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

GROUNDCOVER SCHEDULE:

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

VINE SCHEDULE:

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

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

Brookfield Residential

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

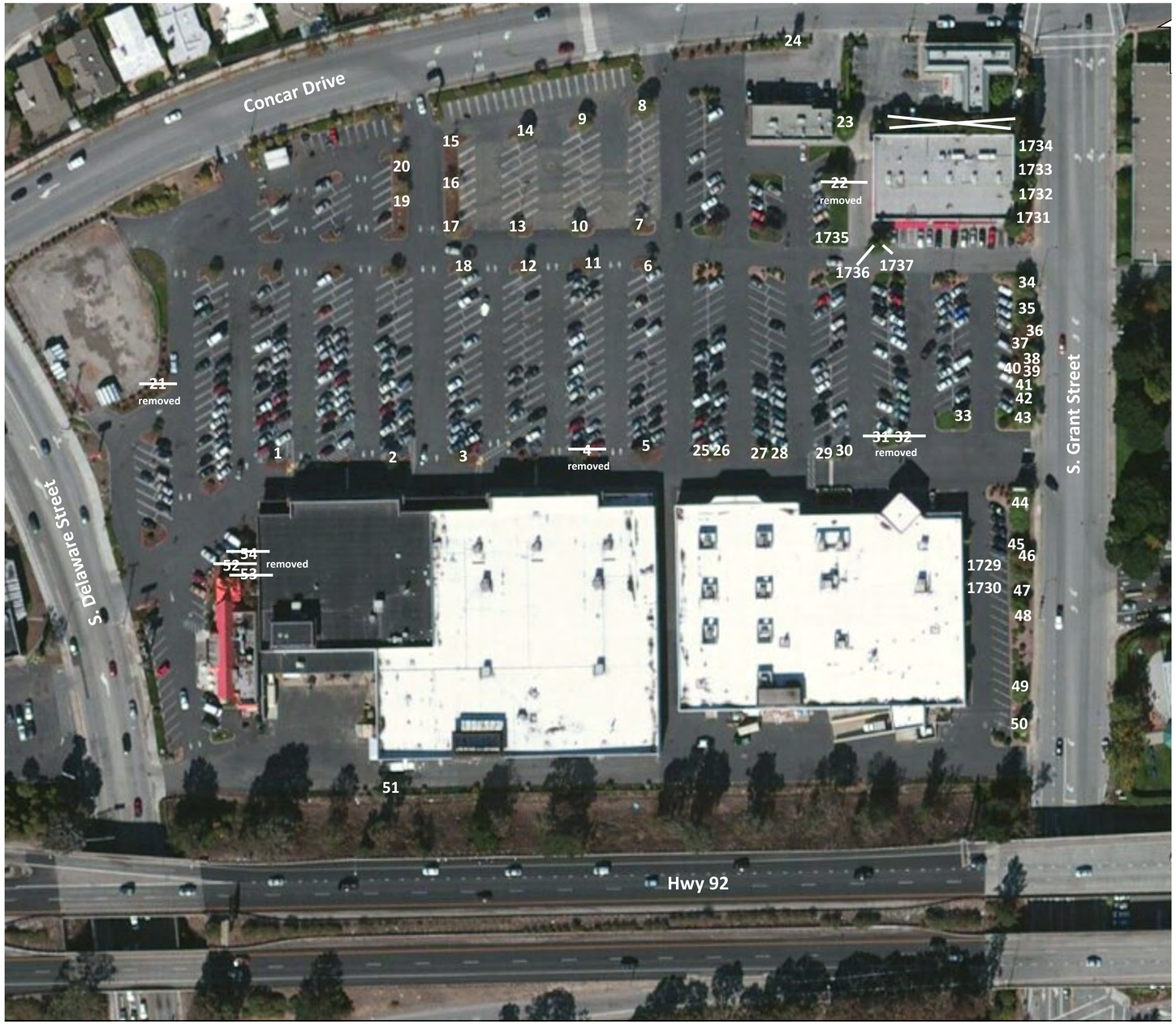
SAN MATEO, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

11.25.25

C2 Collaborative



EXISTING TREE PLAN

NTS

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

LEGEND

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

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

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

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

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

August 2025

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



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

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

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



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

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

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

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

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

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

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

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

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

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

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Attachments

Tree Assessment Form

Tree Assessment Plan

Preliminary Disposition and Estimate of Value Form

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Preliminary Evaluations of Impacts and Recommendations
Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available. I relied on a preliminary plan to inform my evaluation of impacts to trees (*ktgy Architecture + Planning, dated 11/22/2024*).

Plans depict the demolition of all existing structures and the construction of 20 new buildings. Several driveways to S Delaware St., Grant St., and Concar Dr. feed circulation streets and parking areas in the interior. Improvements will fill the entire site, property line to property line. No on-site trees can be preserved under the proposed design. Of the 55 trees to be removed, nine require permits as Heritage Trees.

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Landscape Unit (LU) Calculation

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

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

Based on my observations at the site and assessment of the key factors, I calculated the LU value of the 55 trees to be 240.3 (Table 3, following page).

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

Estimate of Value

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

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

Based on the information gathered, I estimated the reproduction cost for individual trees to range from $250 to $8,650, totaling $116,550. Values per tree are depicted in the ***Preliminary Disposition and Estimate of Value*** exhibit (see exhibits).

Preliminary Tree Preservation Guidelines

All trees were located within the project area. As such, tree preservation guidelines are not applicable to this project. If plans are revised and trees can be preserved, revisit preservation guidelines as appropriate.

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

HortScience | Bartlett Consulting



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ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist #813

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

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

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

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

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

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

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

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

Tree Assessment

Passage (Concar Dr.)
San Mateo
August 2025

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

Preliminary Disposition and Estimate of Value

Passage (Concar Dr.)
San Mateo
August 2025

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

Preliminary Disposition and Estimate of Value

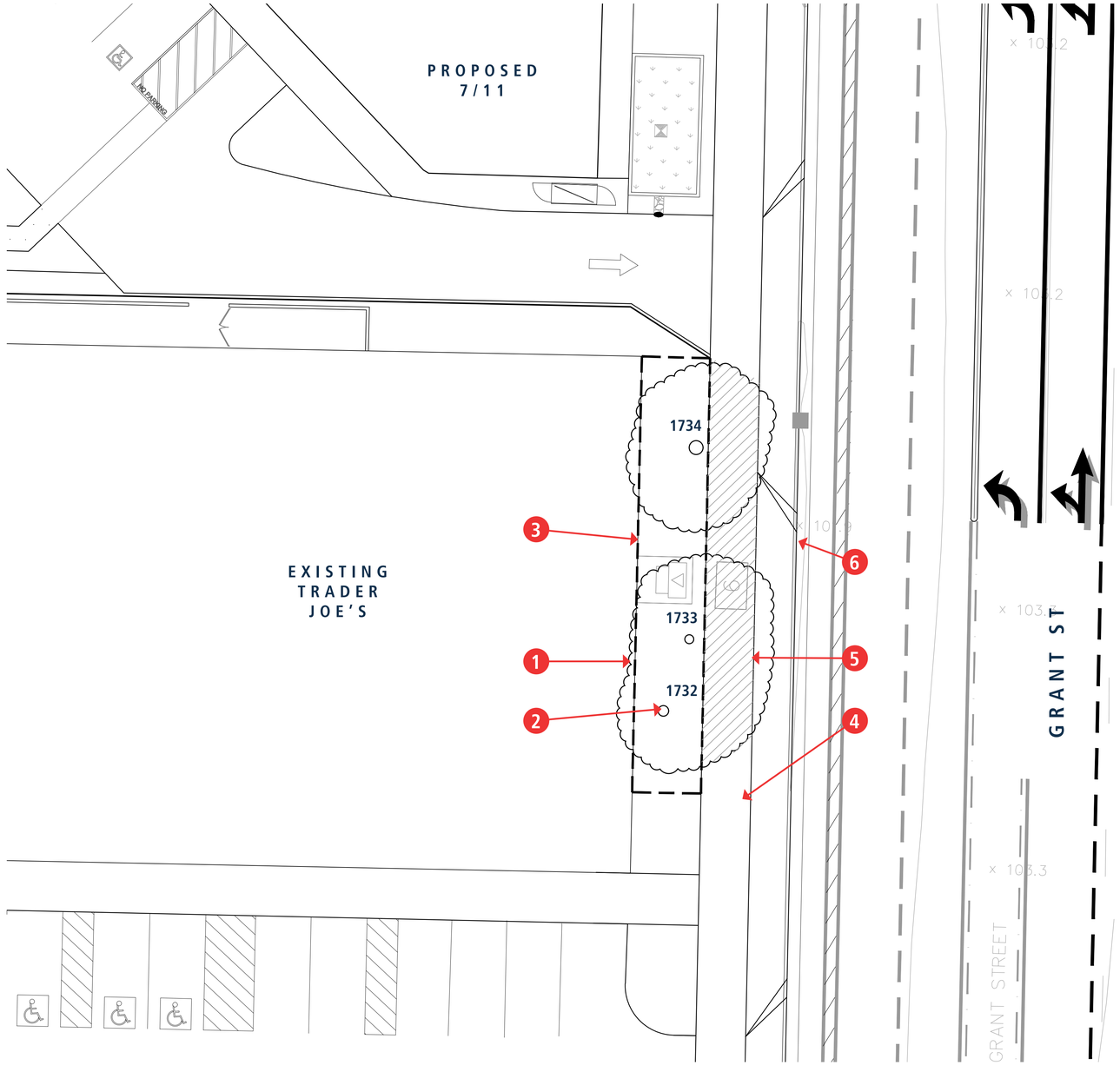
Passage (Concar Dr.)
San Mateo
August 2025

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

Preliminary Disposition and Estimate of Value

Passage (Concar Dr.)
San Mateo
August 2025

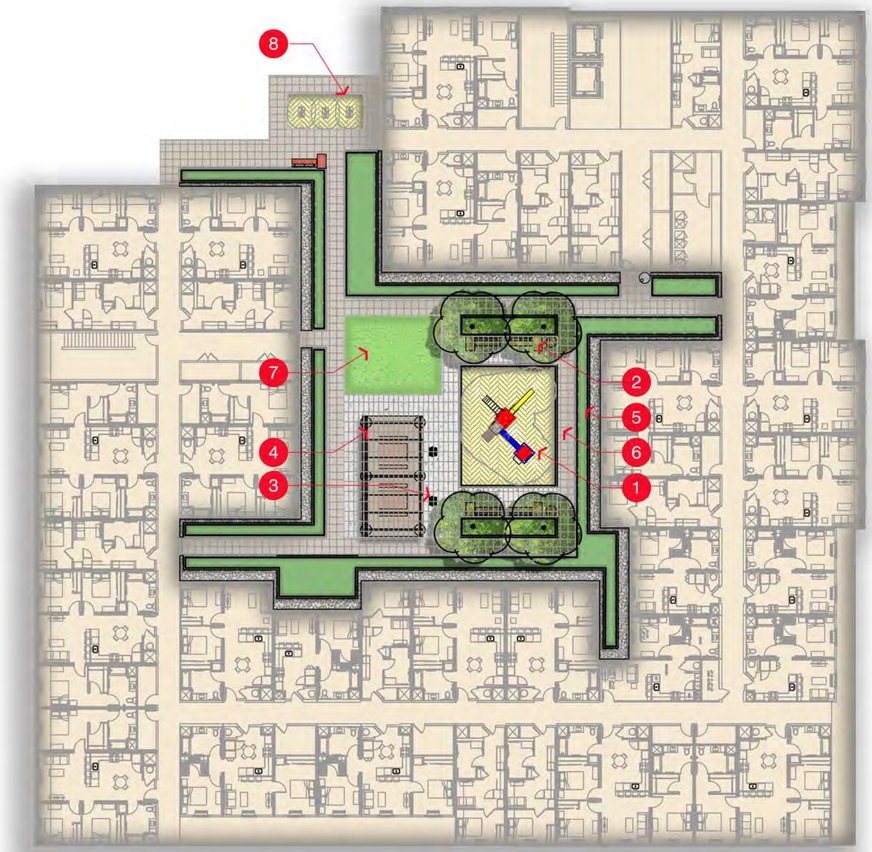
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Preliminary Disposition	Comments	Landscape Unit	Estimated Value (CTLA Guide, 10th Edition)
49	Pepper tree	11	No	Remove	In construction footprint	6.17	$ 3,000
50	Pepper tree	10	No	Remove	In construction footprint	5.49	$ 2,500
51	Silver dollar gum	19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



LEGEND

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

[XXXX] Tree number - Refer to Arborist Report



AFFORDABLE BUILDING A PODIUM

LEGEND

1. PLAYGROUND
2. BENCHES
3. BARBEQUE
4. STEEL TRELLIS SHADE STRUCTURE
5. CMU PLANTER
6. PEDESTAL PAVERS
7. ARTIFICIAL TURF AREA
8. OUTDOOR EXERCISE EQUIPMENT

0 40 80 120 feet

SCALE: 1" = 40'

NORTH

KEYMAP



PASSAGE - CONCEPTUAL OPEN SPACE PLAN

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Oakland, CA 94612
510.272.2910
ktgy.com

Brookfield Residential

THE PACIFIC COMPANIES

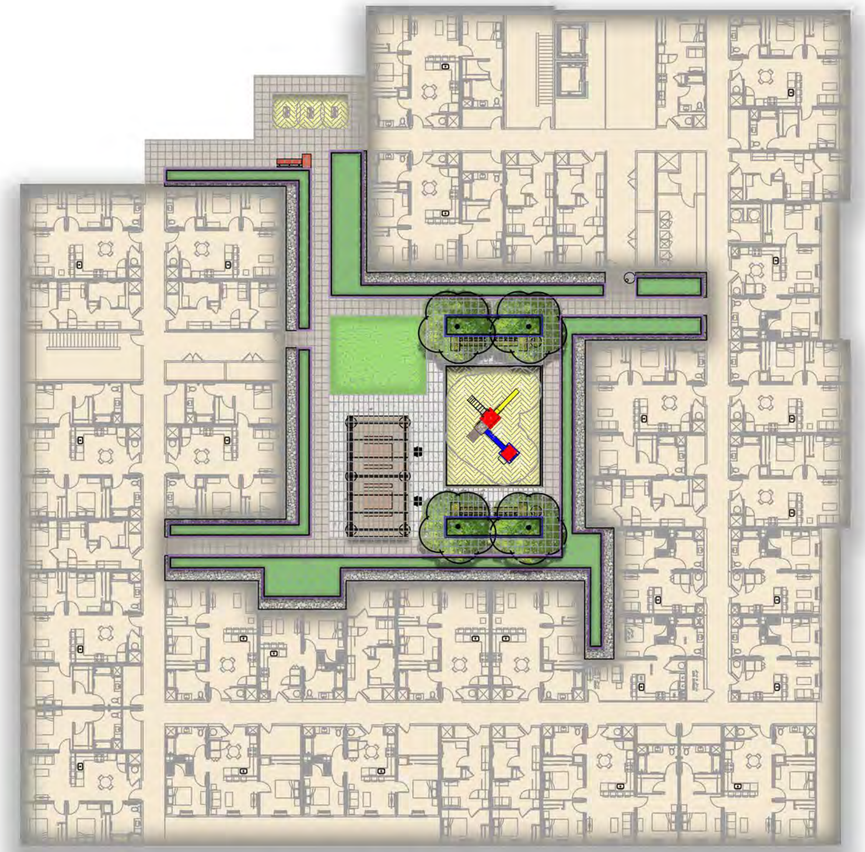
PASSAGE
SAN MATEO, CA

PLANNING APPLICATION - SUBMITTAL #2
NOVEMBER 25, 2025

11.25.25 L-29

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300



AFFORDABLE BUILDING A PODIUM

0 40 80 120 feet

SCALE: 1" = 40'

NORTH

RAISED PLANTER WALL (SHRUB)
Material: Split -Face Concrete Masonry Unit (CMU) With a Concrete Cap
Height: 3'-0" ht.

RAISED PLANTER WALL (TREE)
Material: Split-Face Concrete Masonry Unit (CMU) With a Concrete Cap
Height: 4'-0" ht.

KEYMAP



PASSAGE - CONCEPTUAL WALL AND FENCE PLAN

11.25.25 L-30

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1 PLAYGROUND
MANUFACTURER AND MODEL TBD



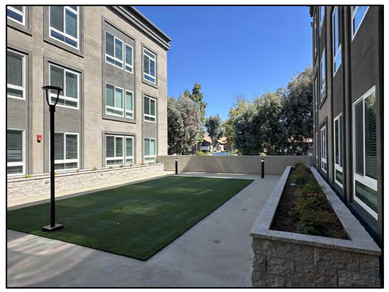
2 BARBEQUE (PODIUM)
ELECTRICHEF - RUBY 32IN



3 BENCHES (PODIUM)
ULINE COURTYARD FURNITURE #H-3018



4 OUTDOOR EXERCISE EQUIPMENT (PODIUM)
MANUFACTURER AND MODEL TBD



5 ARTIFICIAL TURF PLAY AREA
MANUFACTURER AND MODEL TBD



6 CONCRETE MASONRY UNIT PLANTER (PODIUM)



7 STEEL TRELLIS SHADE STRUCTURE (PODIUM)
ULINE COURTYARD FURNITURE #H-3018



8 PEDESTAL PAVERS (PODIUM)
TILE-TECH

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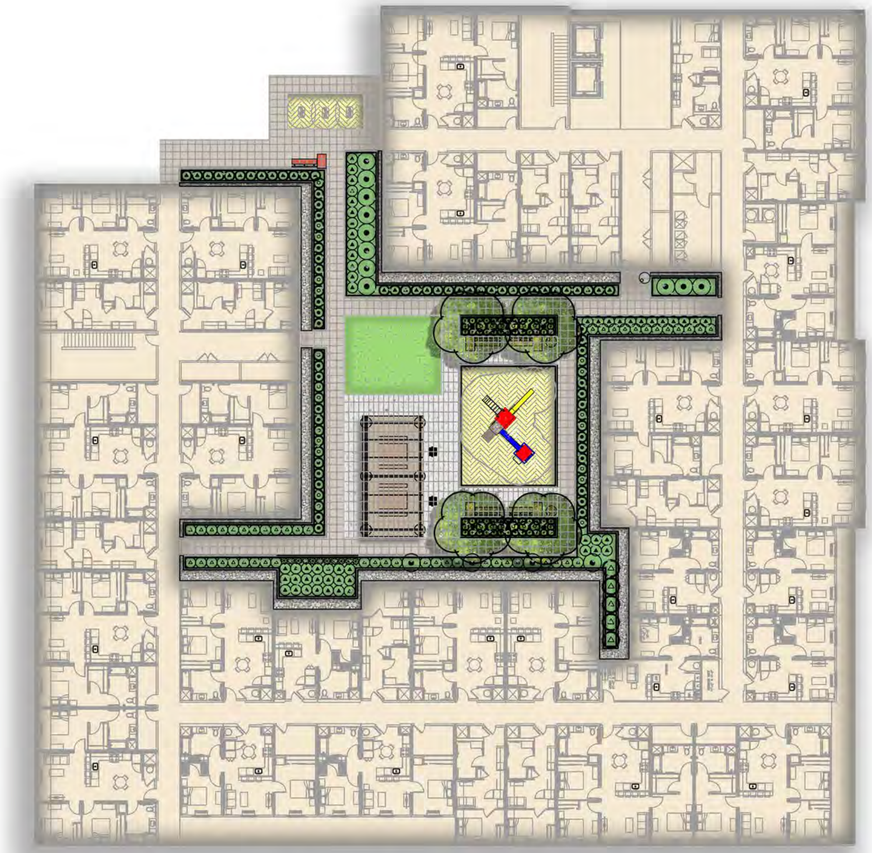
THE PACIFIC COMPANIES

PASSAGE
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AFFORDABLE BUILDING A PODIUM

0 40 80 120 feet
SCALE: 1" = 40'

NORTH

2025-11-24 12:24

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WATER USE
TREES					
	Acer palmatum	*Japanese Maple*	*24" BOX*	*L BRANCHING*	*M*
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**		**SPACING**	**WATER USE**
SHRUBS					
	Calamagrostis x acutiflora 'Karl Foerster'	*Karl Foerster Feather Reed Grass*		*36" o.c.*	*L*
	Dianella revoluta 'DR5000'	*Little Rev™ Flax Lily*		*36" o.c.*	*M*
	Dietes bicolor	*Fortnight Lily*		*36" o.c.*	*L*
	Festuca californica	*California Fescue*		*24" o.c.*	*L*
	Miscanthus sinensis 'Adagio'	*Adagio Eulalia Grass*		*24" o.c.*	*L*
	Muhlenbergia rigens	*Deer Grass*		*60" o.c.*	*L*
	Nandina domestica 'Gulf Stream'	*Gulf Stream Heavenly Bamboo*		*36" o.c.*	*L*
	Philodendron x 'Xanadu'	*Xanadu Philodendron*		*36" o.c.*	*M*
	Prunus caroliniana 'Compacta'	*Compact Carolina Cherry Laurel*		*60" o.c.*	*M*
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**			
SHRUB AREAS					
	Cobble 4-6``	*River Washed Cobble*			

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

KEYMAP



PASSAGE - CONCEPTUAL PLANTING PLAN

11.25.25 L-32

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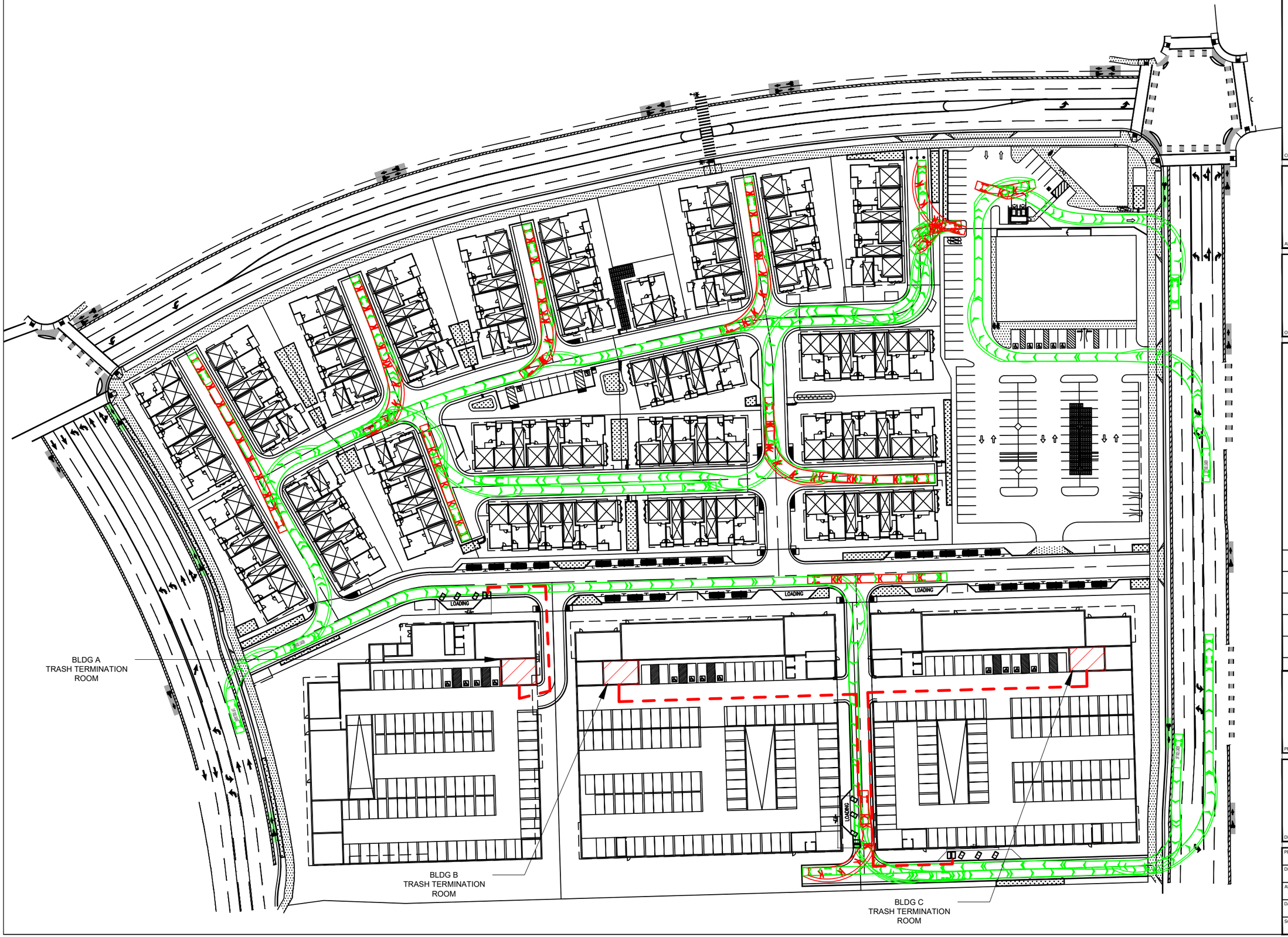
THE PACIFIC COMPANIES

PASSAGE
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NOVEMBER 25, 2025

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CONSULTANT

KTGY
ARCHITECT

Brookfield
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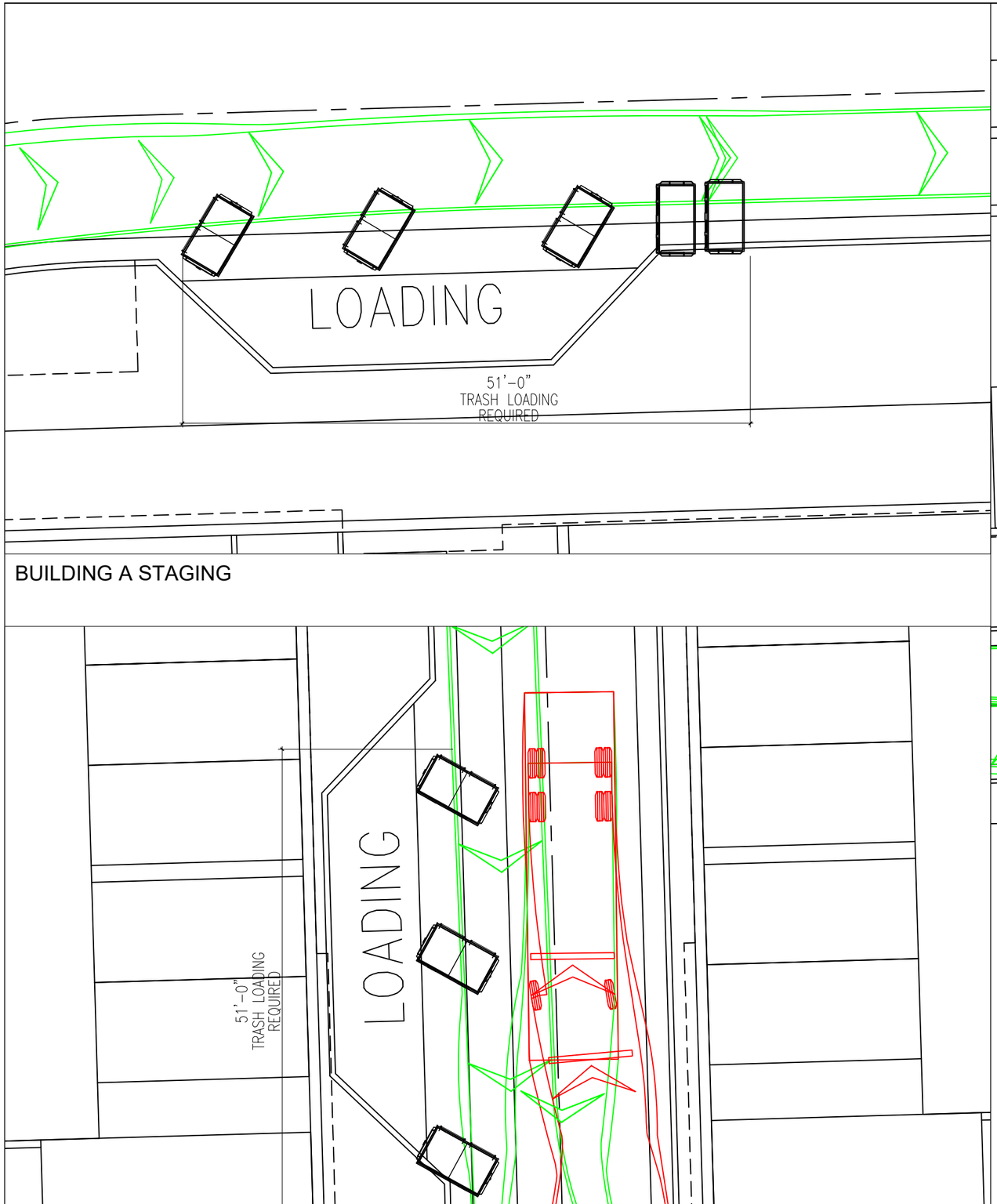
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Passage Way
San Mateo, CA
PROJECT

SITE PLAN &
SIDE LOAD AND
FRONT LOAD
TRUCK STUDY
DRAWING TITLE

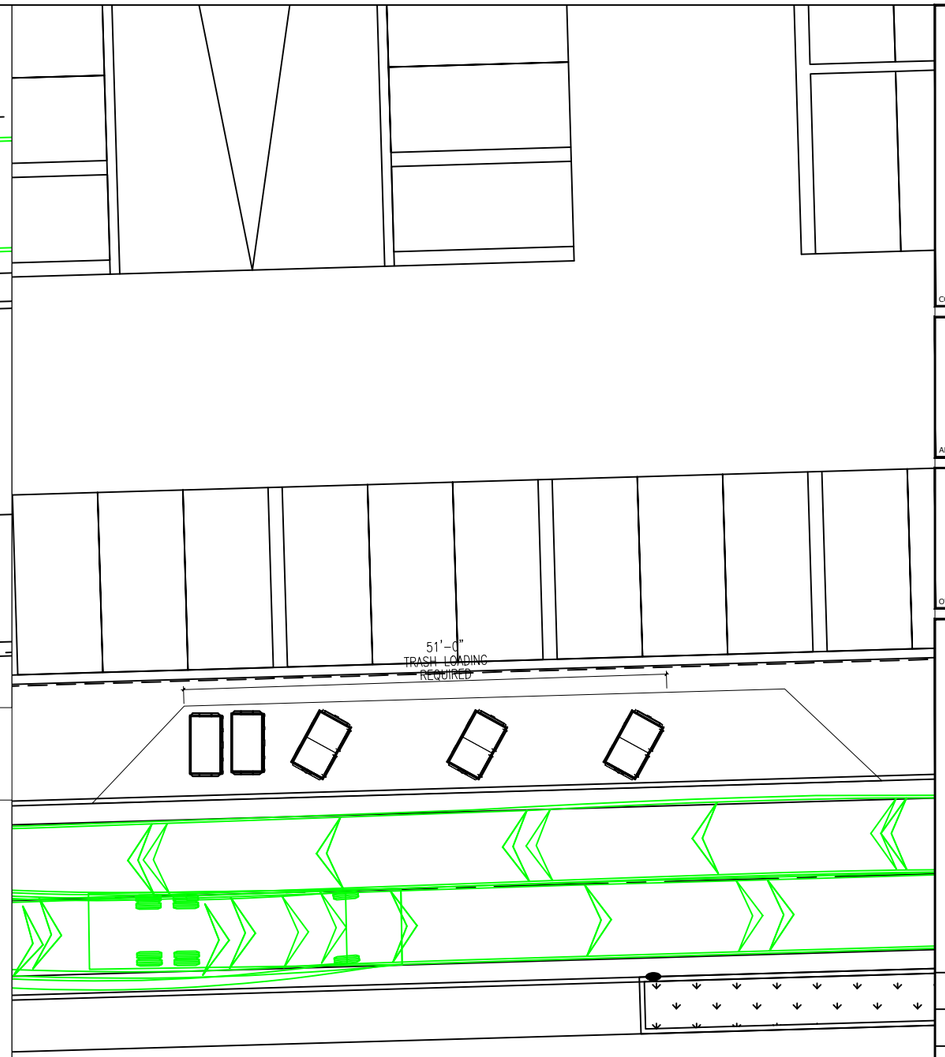
PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	11/25/2025
SCALE	NTS

DRAWING NO.
TR0.1



BUILDING A STAGING

BUILDING B STAGING



BUILDING C STAGING

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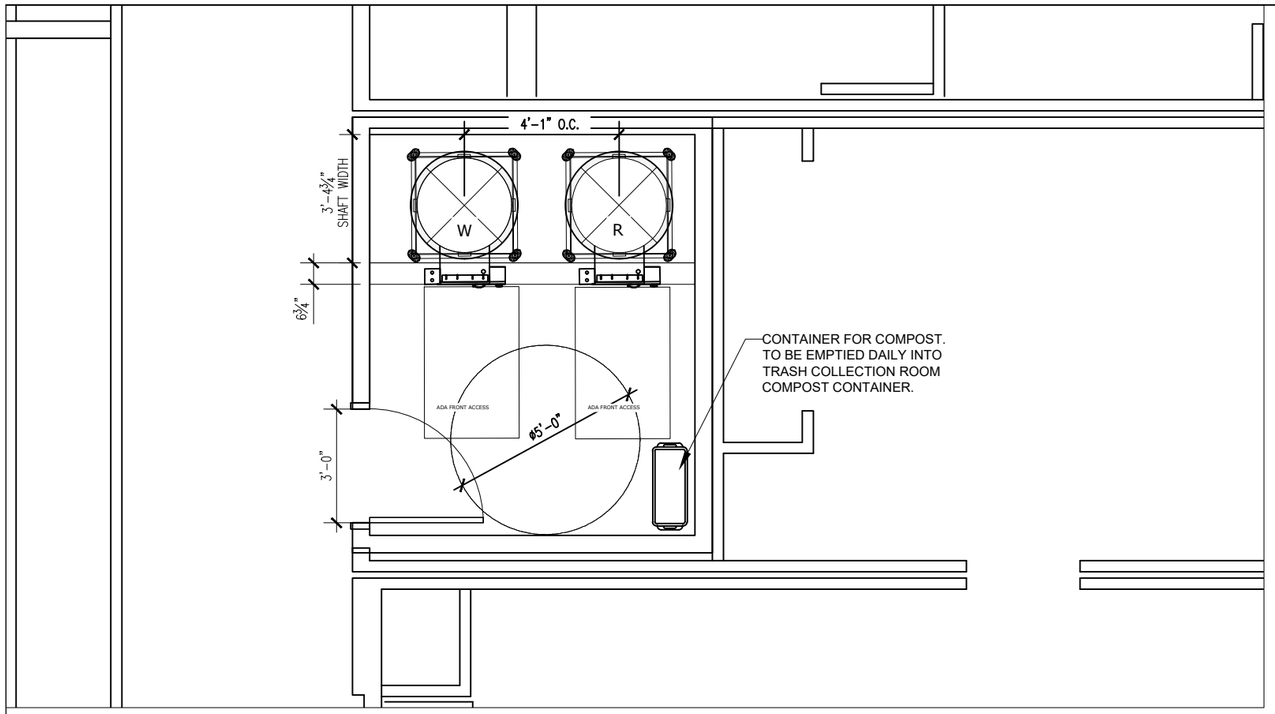
ENLARGED STAGING

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PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	11/25/2025
SCALE	3/32" = 1'-0"

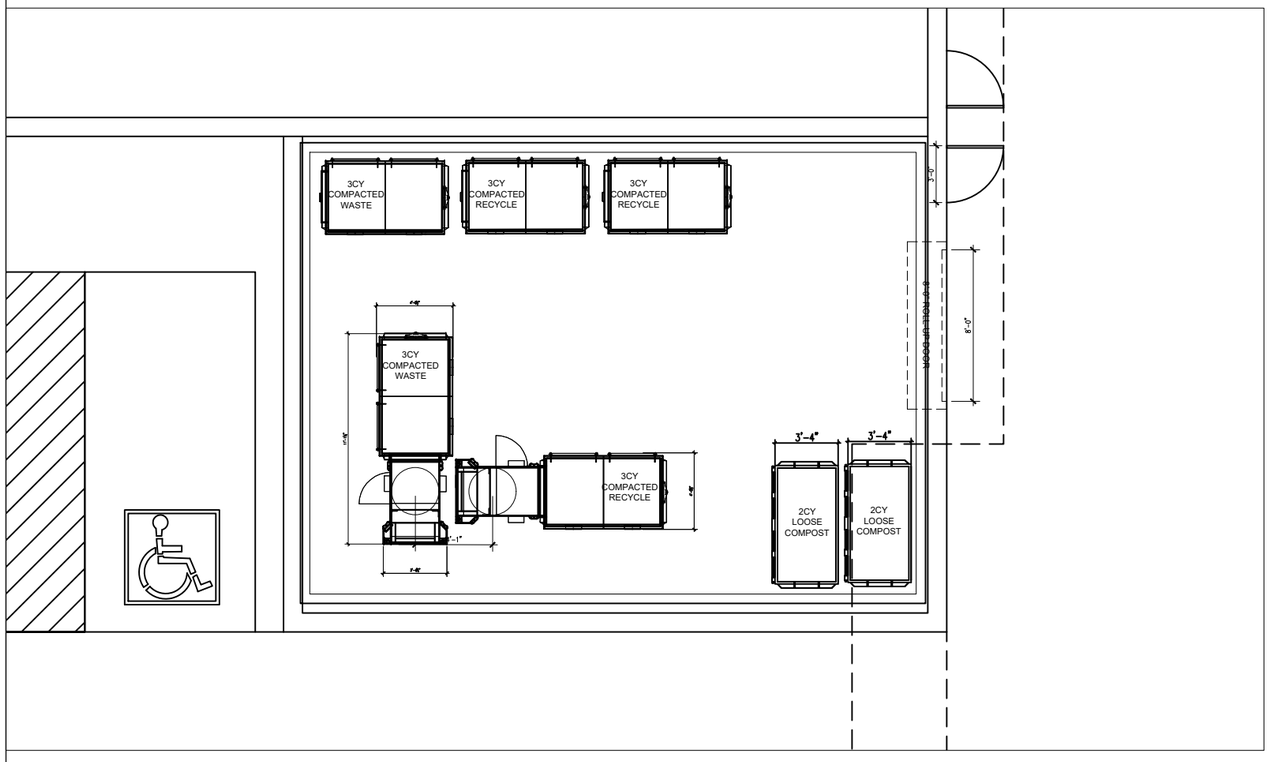
DRAWING NO.

TR0.2



BUILDING A UPPER FLOOR VESTIBULE

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



BUILDING A TRASH TERMINATION ROOM

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

BLDG A RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM

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

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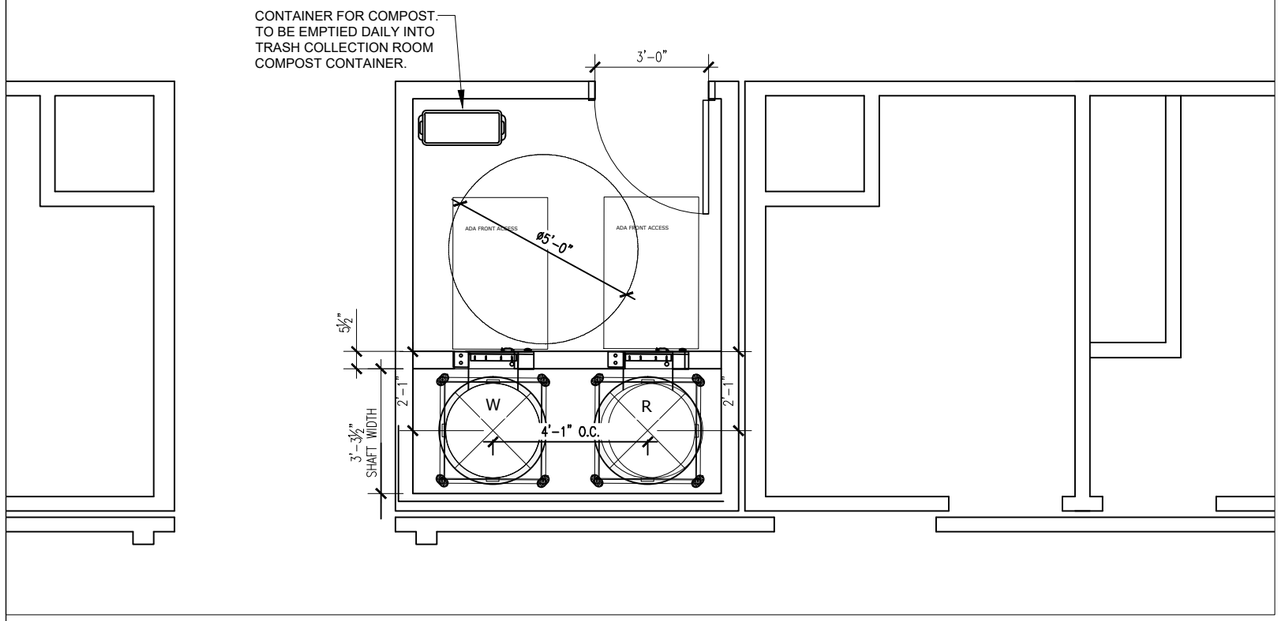
Passage Way
San Mateo, CA

PROJECT

BUILDING A
TRASH TERMINATION ROOM

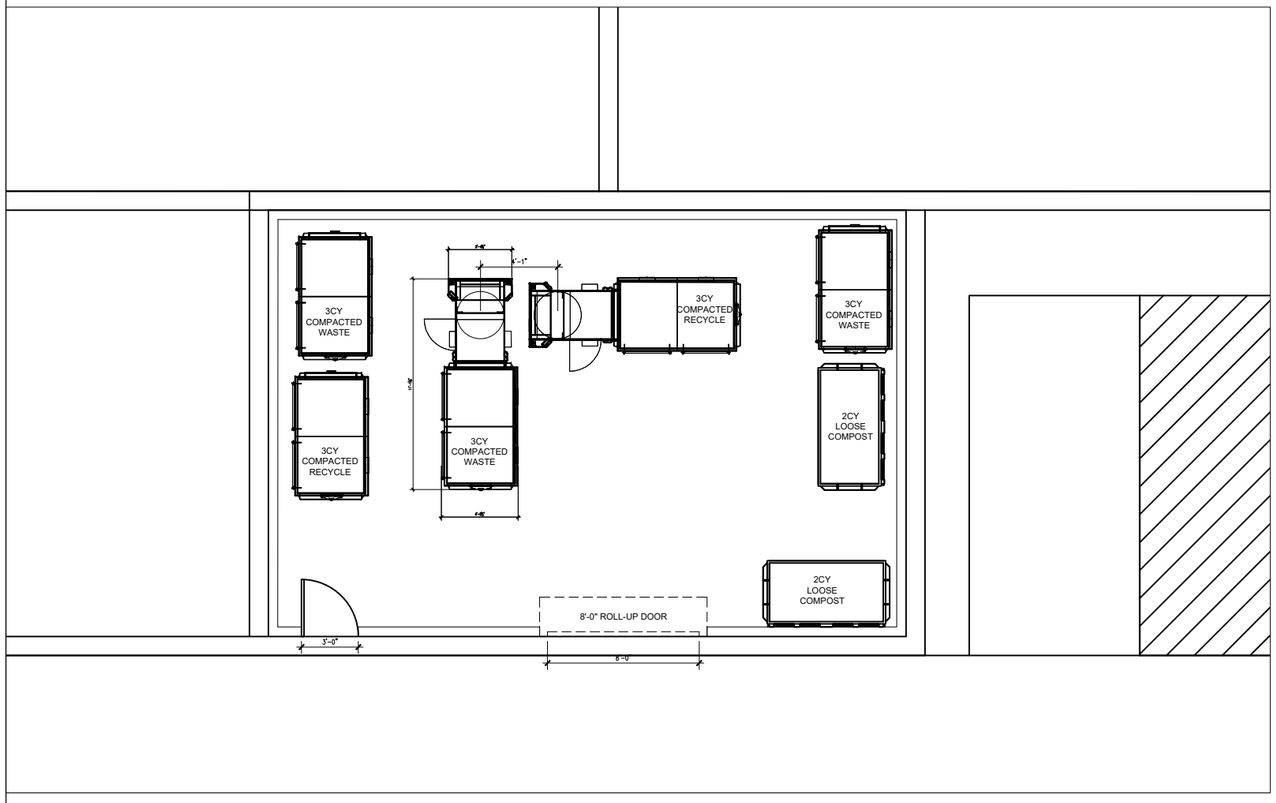
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.0
DRAWN: CM	
APPROVED: CS	
DATE: 11/25/2025	
SCALE: 3/32" = 1'-0"	



BUILDING B UPPER FLOOR VESTIBULE

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



BUILDING B TRASH TERMINATION ROOM

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

BLDG B RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMP WASTE	1	1		1	1		
3CY COMP REC	2		2	1	2		
3CY LOOSE COMPOST	2	1	2		2		
TOTAL	5	2	4	2	5	0	0

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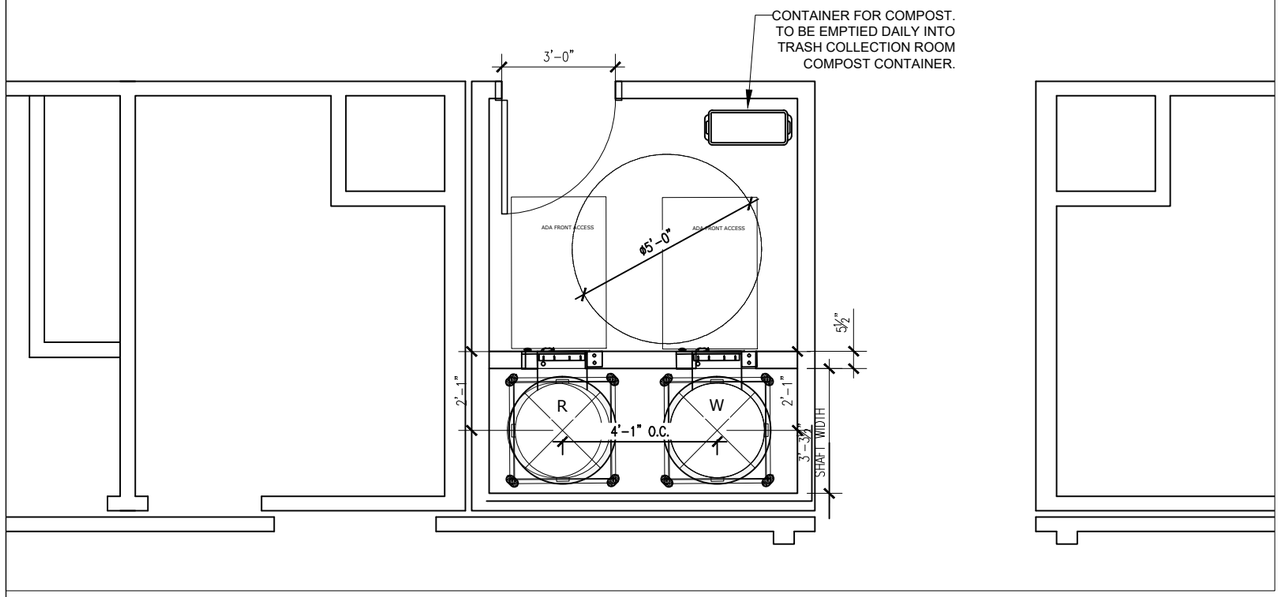
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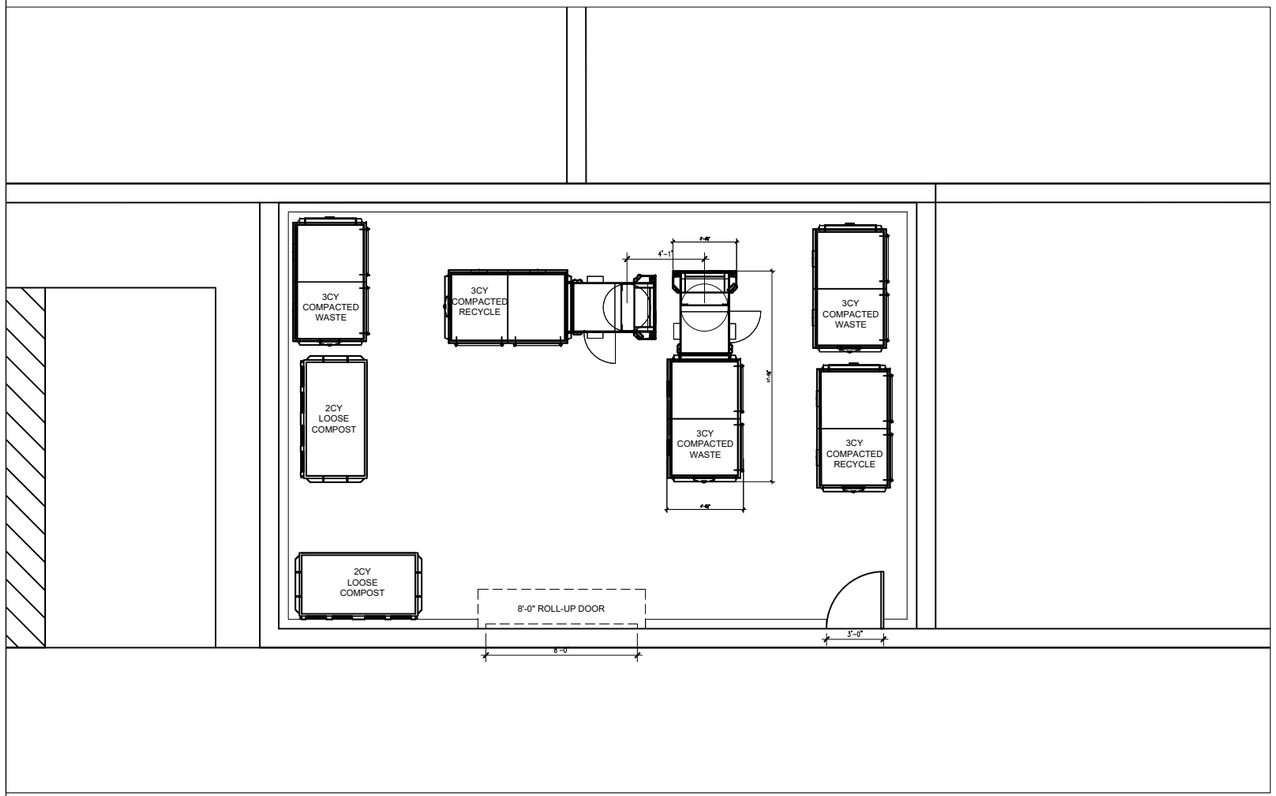
BUILDING B
TRASH TERMINATION ROOM
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.1
DRAWN: CM	
APPROVED: CS	
DATE: 11/25/2025	
SCALE: 3/32" = 1'-0"	



BUILDING C UPPER FLOOR VESTIBULE

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



BUILDING C TRASH TERMINATION ROOM

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

BLDG C RESIDENTIAL TRASH PICKUP SCHEDULE-PODIUM

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

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BUILDING CTRASH TERMINATION ROOM

DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.2
DRAWN CM	
APPROVED CS	
DATE 11/25/2025	
SCALE 3/32" = 1'-0"	



TRASH ENCLOSURE

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

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7 /11
TRASH ENCLOSURE
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	11/25/2025
SCALE	3/32" = 1'-0"

DRAWING NO.
TR2.0