FLOOR AREAS

BLDG. #	LEVEL	OCCUPANCY TYPE	AREA
1	LEVEL 1	A3	3,366 SF
1	LEVEL 1	M	13,400 SF
1	LEVEL 2	R2	36,770 SF
1	LEVEL 3	R2	47,900 SF
1	LEVEL 4	R2	47,899 SF
1	LEVEL 5	R2	41,396 SF
1	LEVEL 1	S2	54,140 SF
1	LEVEL 2	S2	1,720 SF
1	LEVEL 3	S2	1,720 SF
1	LEVEL 4	S2	1,720 SF
1	LEVEL 5	S2	1,680 SF
		BUILDING 1 TOTALS	251,368 SF
2	LEVEL 1	A3	8,880 SF
2	LEVEL 2	A3	19,220 SF
2	LEVEL 3	A3	2,300 SF
2	LEVEL 1	M	20,700 SF
2	LEVEL 2	M	2,010 SF
2	LEVEL 1	R2	14,700 SF
2	LEVEL 2	R2	73,510 SF
2	LEVEL 3	R2	81,300 SF
2	LEVEL 4	R2	75,860 SF
2	LEVEL 5	R2	74,300 SF
2	LEVEL 1	S2	39,450 SF
2	LEVEL 2	S2	3,680 SF
2	LEVEL 3	S2	1,850 SF
2	LEVEL 4	S2	1,830 SF
2	LEVEL 5	S2	1,800 SF
		BUILDING 2 TOTALS	462,518 SF
3	LEVEL 1	A3	4,060 SF
3	LEVEL 2	A3	3,890 SF
3	LEVEL 1	R2	19,420 SF
3	LEVEL 2	R2	37,440 SF
3	LEVEL 3	R2	41,300 SF
3	LEVEL 4	R2	37,180 SF
3	LEVEL 5	R2	37,180 SF
3	LEVEL 1	S2	39,150 SF
3	LEVEL 2	S2	950 SF
3	LEVEL 3	S2	900 SF
3	LEVEL 4	S2	630 SF
3	LEVEL 5	S2	600 SF
		BUILDING 3 TOTALS	219,300 SF
4	LEVEL 1	A3	650 SF
4	LEVEL 2	A3	2,470 SF
4	LEVEL 3	A3	2,470 SF
4	LEVEL 1	R2	42,990 SF
4	LEVEL 2	R2	67,640 SF
4	LEVEL 3	R2	67,670 SF
4	LEVEL 4	R2	58,700 SF
4	LEVEL 5	R2	54,950 SF
4	LEVEL 1	S2	59,440 SF
4	LEVEL 2	S2	1,680 SF
4	LEVEL 3	S2	1,640 SF
4	LEVEL 4	S2	1,640 SF
4	LEVEL 5	S2	1,630 SF
		BUILDING 4 TOTALS	363,450 SF
5	LEVEL 1	A1	1,360 SF
5	LEVEL 1	M	5,360 SF
5	LEVEL 1	R2	3,510 SF
5	LEVEL 2	R2	20,440 SF
5	LEVEL 3	R2	20,440 SF
5	LEVEL 4	R2	20,600 SF
5	LEVEL 5	R2	19,470 SF
5	LEVEL 1	S2	10,900 SF
5	LEVEL 2	S2	450 SF
5	LEVEL 3	S2	400 SF
5	LEVEL 4	S2	450 SF
5	LEVEL 5	S2	450 SF
		BUILDING 5 TOTALS	104,048 SF
7-11	LEVEL 1	M	3,330 SF
			3,330 SF
		SITE TOTALS	1,403,920 SF

UNIT COUNT BY BUILDING

UNIT NAME	UNIT TYPE	COUNT	Area
UNIT A	_STUDIO	8	4,660 SF
UNIT B	_STUDIO	8	4,930 SF
UNIT C1	1 BEDROOM	24	16,333 SF
UNIT D1	1 BEDROOM	18	12,878 SF
UNIT F1	1 BEDROOM	37	25,259 SF
UNIT G1	1 BEDROOM	2	1,580 SF
UNIT G2	2 BEDROOM	15	16,258 SF
UNIT G3	2 BEDROOM	4	4,630 SF
UNIT H5	2 BEDROOM	6	6,480 SF
UNIT H4	2 BEDROOM	4	4,580 SF
UNIT J2	2 BEDROOM	24	25,640 SF
UNIT K	2 BEDROOM	4	3,960 SF
	BUILDING 1 TOTALS	155	132,952 SF
LIVE/WORK STUDIOS	LIVE/WORK	7	7,580 SF
UNIT A	_STUDIO	88	56,598 SF
UNIT B	_STUDIO	14	8,980 SF
UNIT C1	1 BEDROOM	26	17,658 SF
UNIT C2	1 BEDROOM	18	12,809 SF
UNIT D1	1 BEDROOM	36	25,860 SF
UNIT D3	1 BEDROOM + DEN	4	3,780 SF
UNIT E1	1 BEDROOM	8	6,380 SF
UNIT E2	1 BEDROOM	48	43,089 SF
UNIT F1	1 BEDROOM	2	1,580 SF
UNIT G2	2 BEDROOM	8	8,900 SF
UNIT G4	2 BEDROOM	2	2,660 SF
UNIT H5	2 BEDROOM	18	18,669 SF
UNIT J2	2 BEDROOM	28	29,949 SF
	BUILDING 2 TOTALS	300	236,762 SF
UNIT A	_STUDIO	13	7,540 SF
UNIT B	_STUDIO	8	4,910 SF
UNIT C1	1 BEDROOM	13	9,840 SF
UNIT D1	1 BEDROOM	62	46,818 SF
UNIT F1	1 BEDROOM	1	840 SF
UNIT G2	2 BEDROOM	8	8,520 SF
UNIT H5	2 BEDROOM	19	20,589 SF
UNIT J1	1 BEDROOM	1	720 SF
UNIT J2	2 BEDROOM	22	22,599 SF
UNIT K	2 BEDROOM	4	3,970 SF
	BUILDING 3 TOTALS	154	126,026 SF
UNIT A	_STUDIO	38	22,369 SF
UNIT B	_STUDIO	21	13,219 SF
UNIT C1	1 BEDROOM	15	10,759 SF
UNIT D1	1 BEDROOM	106	74,579 SF
UNIT D2	1 BEDROOM + DEN	3	2,580 SF
UNIT F1	1 BEDROOM	18	14,339 SF
UNIT G2	2 BEDROOM	10	11,129 SF
UNIT H1	1 BEDROOM	1	780 SF
UNIT H2	1 BEDROOM	1	800 SF
UNIT H3	2 BEDROOM	28	30,480 SF
UNIT H5	2 BEDROOM	4	4,660 SF
UNIT J1	1 BEDROOM	2	1,440 SF
UNIT J2	2 BEDROOM	15	16,019 SF
UNIT K	2 BEDROOM	12	11,889 SF
	BUILDING 4 TOTALS	274	215,202 SF
UNIT A	AFF - STUDIO	12	7,060 SF
UNIT C1	AFF- 1 BEDROOM	4	2,760 SF
UNIT D1	AFF- 1 BEDROOM	4	2,840 SF
UNIT E2	AFF- 1 BEDROOM	18	14,359 SF
UNIT H3	AFF - 2 BEDROOM	9	9,820 SF
UNIT J1	AFF- 1 BEDROOM	1	720 SF
UNIT J2	AFF - 2 BEDROOM	20	20,849 SF
	BUILDING 5 TOTALS	72	58,310 SF
	SITE TOTALS	961	791,650 SF

PROJECT DESCRIPTION

A MIXED-USE PROJECT WITH 961 RESIDENTIAL UNITS, INCLUDING 73 AFFORDABLE UNITS AND 35,000SF OF RETAIL ON APPROXIMATELY 14.5 ACRES. THE PROPOSED PROJECT WILL CONSIST OF FIVE PODIUM BUILDINGS. ALL BUILDINGS ARE THREE AND FOUR LEVELS OF TYPE V-A CONSTRUCTION OVER TYPE I-A GROUND FLOOR AND SUBTERRANEAN CONSTRUCTION. GROUND FLOOR LINER RESIDENTIAL CONSTRUCTION WILL BE TYPE I-A AND WILL CONCEAL MOST OF THE PARKING GARAGES FROM PUBLIC VIEW. BUILDINGS 1 & 2 ARE MIXED-USE WITH GROUND FLOOR RETAIL, AMENITIES AND LIVE/WORK STUDIOS OVER ONE LEVEL OF SUBTERRANEAN BASEMENT PARKING. ALL BUILDINGS ARE KEPT BELOW 55 FEET WITH MASSING ALONG CONCAR DRIVE REDUCED TO 35 FEET. THE SITE INCLUDES OVER THREE ACRES OF PUBLIC AND PRIVATE PARK, BOTH ON GRADE AND IN ELEVATED CONDITIONS AT PODIUM LEVEL WITH AN ENHANCED GREENBELT CONNECTION TO THE NORTHERN 19TH AVENUE NEIGHBORHOOD AND THE EASTERN YMCA/OFFICE BUILDINGS.

PROJECT INFORMATION

PROPERTY AREA:	14.505 ACRES (APPROX. 631,838SF)
PROPERTY ADDRESS(ES):	645, 655 & 680 CONCAR DRIVE SAN MATEO, CA 1855 SOUTH DELAWARE STREET SAN MATEO, CA 1820 & 1880 SOUTH GRANT STREET SAN MATEO, CA
ASSESSOR'S PARCEL NO:	PARCEL 1: 035-242-140 PARCEL 61: 035-242-180 PARCEL 2: 035-242-170 PARCEL 64: 035-242-220 PARCEL 3: 035-242-200 PARCEL 65: 035-242-160 PARCEL 5: 035-242-210
LOT DESCRIPTION:	SEE CIVIL SHEETS
ZONING:	TRANSIT ORIENTED DEVELOPMENT (TOD)
DENSITY:	UNIT DENSITY 66.2 UNITS PER NET ACRE (MIXED-USE DEVELOPMENT)
FAR:	3.0 MAXIMUM, 2.22 PROPOSED
BUILDING HEIGHT:	35FT OR 55FT
FLOOD ZONE:	ZONE X
STRUCTURAL SYSTEM:	SUBTERRANEAN & GRADE-LEVEL GARAGES WILL BE TYPE I-A, CAST IN PLACE CONCRETE AND CONCRETE MASONRY UNITS ON A MAT FOUNDATION. GROUND FLOOR RETAIL WILL BE TYPE I-A, CONCRETE COLUMNS AND PODIUM DECK SUPPORTING LEVELS ABOVE, WHERE APPLICABLE. RESIDENCES WILL BE TYPE I-A, METAL STUD FRAMING AT GROUND FLOOR, TYPE V-A, WOOD STUD BEARING WALLS, POSTS AND BEAMS AT LEVELS 2 AND ABOVE.
MIXED-USE:	IN ADDITION TO THE 961 RESIDENTIAL UNITS, THE PROJECT CONSISTS OF THE FOLLOWING USES: - RETAIL SPACE; - RESTAURANT SPACE; - RESIDENTIAL AMENITIES
FIRE RESISTIVE RATINGS:	4 LEVELS OF TYPE V-A OVER 2 LEVELS OF TYPE I-A (1 SUBTERRANEAN LEVEL)

TYPE I-A	
BEARING WALLS (EXTERIOR)	1-HOUR
BEARING WALLS (INTERIOR)	1-HOUR
NON-BEARING WALLS (EXTERIOR)	1-HOUR
NON-BEARING WALLS (INTERIOR)	NONE
STRUCTURAL FRAME	1-HOUR
UNIT TO UNIT FIRE BARRIERS	1-HOUR
FIRE WALLS	3-HOUR WITH 160 MINUTE DOORS
ELEVATOR LOBBIES	1-HOUR WITH 20 MINUTE DOORS
SHAFT ENCLOSURES (3 STORIES OR LESS)	1-HOUR
SHAFT ENCLOSURES (4 STORIES OR PENETRATING PODIUM GARAGE)	2-HOUR
MAINTENANCE EQUIP./ STORAGE	1-HOUR

TYPE V-A	
BEARING WALLS (EXTERIOR)	3-HOUR OR AS MODIFIED PER AMAM
BEARING WALLS (INTERIOR)	3-HOUR
NON-BEARING WALLS (EXTERIOR)	1-HOUR LESS THAN 30 FEET
NON-BEARING WALLS (INTERIOR)	NONE
STRUCTURAL FRAME	1-HOUR
PERMANENT PARTITIONS	1-HOUR
SHAFT WALLS THROUGH PODIUM	2-HOUR
TRASH ROOMS	1-HOUR WITH 90MIN. DOORS
ELEVATOR MACHINE ROOM	1-HOUR
ELEVATOR LOBBIES	NON-RATED
GAS METER ROOM	1-HOUR
ELECTRICAL ROOM	1-HOUR
STORAGE ROOM	1-HOUR
OFFICE	1-HOUR
PODIUM SLAB OCCUPANCY SEPERATION	3-HOUR

PROJECT DIRECTORY

OWNER
COASTAL CALIFORNIA PROPERTIES
ATTN: BRIAN MYERS
4 EMBARCADERO
SUITE 1400
SAN FRANCISCO, CA 94111
(415).593.8200

ARCHITECT
MVE+PARTNERS, INC.
ATTN: PIETER BERGER
1900 MAIN STREET
SUITE 800
IRVINE, CA 92614
(949).809.3359

CIVIL ENGINEER
BKF ENGINEERS
ATTN: PATRICK CHAN
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(405).467.9186

LANDSCAPE
FLETCHER STUDIO
ATTN: DAVID FLETCHER
2525 3RD STREET
SUITE 413
SAN FRANCISCO, CA 94107
(415).431.7878

LIGHTING
STUDIO K1
ATTN: SALWA OSMAN
15231 LAGUNA CANYON ROAD
SUITE 100
IRVINE, CA 92618
(213).697.8390

SHEET INDEX

ARCHITECTURAL

GEN-0.01	COVER SHEET - PROJECT DATA	A1-2.1	B1 - WEST ELEVATION
GEN-0.02	ILLUSTRATIVE SITE PLAN	A2-1.0	B2 - BASEMENT
GEN-0.03	FACADE MATERIALS KEY	A2-1.1	B2 - LEVEL 1 FLOOR PLAN
GEN-0.04	FACADE MATERIALS - 1	A2-1.2	B2 - LEVEL 2 FLOOR PLAN
GEN-0.05	FACADE MATERIALS - 2	A2-1.3	B2 - LEVEL 3 FLOOR PLAN
GEN-0.06	FACADE MATERIALS - 3	A2-1.4	B2 - LEVEL 4 FLOOR PLAN
GEN-0.06.1	FACADE MATERIALS - 3 ALTERNATIVE	A2-1.5	B2 - LEVEL 5 FLOOR PLAN
GEN-0.07	FACADE MATERIALS - 4	A2-1.6	B2 - ROOF PLAN
GEN-0.08	FACADE MATERIALS - 5	A2-2.0	B2 - NORTH & SOUTH ELEVATION
GEN-0.09	RENDERING PERSPECTIVES - SEED FOOD HALL	A2-2.1	B2 - EAST & WEST ELEVATION
GEN-0.10	RENDERING PERSPECTIVES - ARTS PLAZA	A3-1.0	B3 - BASEMENT
GEN-0.11	RENDERING PERSPECTIVES - PARK PLAZA	A3-1.1	B3 - LEVEL 1 FLOOR PLAN
GEN-0.12	RENDERING PERSPECTIVES - THE DEPOT	A3-1.2	B3 - LEVEL 2 FLOOR PLAN
GEN-0.13	RENDERING PERSPECTIVES - CONCAR DRIVE	A3-1.3	B3 - LEVEL 3 FLOOR PLAN
GEN-0.14	RENDERING PERSPECTIVES - DELAWARE & GRANT STREET	A3-1.4	B3 - LEVEL 4 FLOOR PLAN
		A3-1.5	B3 - LEVEL 5 FLOOR PLAN
GEN-0.15	TRANSPORTATION	A3-1.6	B3 - ROOF PLAN
GEN-0.17	MASSING DIAGRAM	A3-2.0	B3 - NORTH & EAST ELEVATION
GEN-0.18	ENLARGED PLAZA DIAGRAM	A3-2.1	B3 - SOUTH ELEVATION
GEN-1.0	TRASH MANAGEMENT PLAN	A4-1.0	B4 - BASEMENT
GEN-1.3	ACCESSIBILITY SITE PLAN_LEVEL 1	A4-1.1	B4 - LEVEL 1 FLOOR PLAN
GEN-1.4	ACCESSIBILITY SITE PLAN_LEVEL 2	A4-1.2	B4 - LEVEL 2 FLOOR PLAN
GEN-1.5	ACCESSIBILITY SITE PLAN_LEVEL 3	A4-1.3	B4 - LEVEL 3 FLOOR PLAN
GEN-1.6	ACCESSIBILITY SITE PLAN_LEVEL 4	A4-1.4	B4 - LEVEL 4 FLOOR PLAN
GEN-1.7	ACCESSIBILITY SITE PLAN_LEVEL 5	A4-1.5	B4 - LEVEL 5 FLOOR PLAN
GEN-1.8	FIRE ACCESS PLAN	A4-1.6	B4 - ROOF PLAN
GEN-1.9	FIRE ACCESS PLAN	A4-2.0	B4 - NORTH & SOUTH ELEVATION
GEN-2.1	FLOOR AREA ANALYSIS CALCS (SMMC)	A4-2.1	B4 - EAST & WEST ELEVATION
GEN-2.2	FLOOR AREA ANALYSIS CALCS (SMMC)	A5-1.0	B5 - BASEMENT, LEVEL 1 & LEVEL 2
GEN-2.3	FLOOR AREA ANALYSIS CALCS (SMMC)	A5-1.1	B5 - LEVEL 3, LEVEL 4, 5 FLOOR PLAN & ROOF PLAN
GEN-2.4	FLOOR AREA ANALYSIS CALCS (SMMC)	A5-2.0	B5 - ELEVATIONS
GEN-2.5	FLOOR AREA ANALYSIS CALCS (SMMC)	A6-1.0	SITE SECTIONS
GEN-2.6	FLOOR AREA ANALYSIS CALCS (SMMC)	A6-1.1	HEIGHT DIAGRAM
GEN-2.7	FLOOR AREA ANALYSIS CALCS (SMMC)	A7-1.1	7-ELEVEN SITE
GEN-2.8	FLOOR AREA ANALYSIS CALCS (SMMC)	A7-1.1A	7-ELEVEN SITE - PARKING ALTERNATE
GEN-2.9	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A7-1.2	7-ELEVEN PLAN, ELEVS & SECTION
GEN-2.10	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.0	MARKET HALL - PLAN
GEN-2.11	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.1	ENLARGED PLANS - ROOF DECK AMENITIES
GEN-2.12	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.2	ENLARGED PLANS - ROOF DECK AMENITIES
GEN-2.13	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.3	ENLARGED UNIT PLANS
GEN-2.14	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.4	ENLARGED UNIT PLANS
GEN-2.15	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.5	ENLARGED UNIT PLANS
GEN-2.16	ALLOWABLE AREA ANALYSIS CALCS (CBC)	A8-1.6	ENLARGED UNIT PLANS
GEN-3.1	EXITING DIAGRAMS	A8-1.7	ENLARGED UNIT PLANS
GEN-3.2	EXITING DIAGRAMS	A8-1.8	ENLARGED UNIT PLANS
GEN-3.3	EXITING DIAGRAMS		
GEN-3.4	EXITING DIAGRAMS		
GEN-3.5	EXITING DIAGRAMS		
GEN-3.6	EXITING DIAGRAMS		
GEN-3.7	EXITING DIAGRAMS		
GEN-3.8	EXITING DIAGRAMS		
A0-1.00	SITE PLAN		
A0-1.01	PARCEL LINE DISTINCTION		
A0-1.02	PHASING PLAN		
A0-1.03	SUN / SHADE STUDIES		
A0-1.04	PARKING PLAN		
A0-1.05	BICYCLE STORAGE		
A0-1.06	BICYCLE STORAGE		
A0-1.07	SITE PLAN_BASEMENT		
A0-1.08	SITE PLAN_LEVEL 1		
A0-1.09	SITE PLAN_LEVEL 2		
A0-1.10	SITE PLAN_LEVEL 3		
A0-1.11	SITE PLAN_LEVEL 4		
A0-1.12	SITE PLAN_LEVEL 5		
A0-1.13	SITE PLAN_ROOF		
A0-1.14	ADDRESS PLAN		
A1-1.0	B1 - BASEMENT		
A1-1.1	B1 - LEVEL 1 FLOOR PLAN		
A1-1.2	B1 - LEVEL 2 FLOOR PLAN		
A1-1.3	B1 - LEVEL 3 FLOOR PLAN		
A1-1.4	B1 - LEVEL 4 FLOOR PLAN		
A1-1.5	B1 - LEVEL 5 FLOOR PLAN		
A1-1.6	B1 - ROOF PLAN		
A1-2.0	B1 - NORTH & SOUTH ELEVATION		

CIVIL

C0.0	VESTING TENTATIVE MAP - PROPOSED PARCELIZATION
C0.1	VESTING TENTATIVE MAP - EXISTING CONDITIONS
C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL PRELIMINARY SITE PLAN
C2.1	PRELIMINARY SITE PLAN
C2.2	PRELIMINARY SITE PLAN
C2.3	PRELIMINARY SITE PLAN
C2.3A	PRELIMINARY SITE PLAN - 7-11 PARKING OPTION
C2.4	PRELIMINARY SITE PLAN
C2.5	PRELIMINARY SITE PLAN
C2.6	PRELIMINARY SECTIONS
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING PLAN
C3.2	PRELIMINARY GRADING PLAN
C3.3	PRELIMINARY GRADING PLAN
C3.4	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY UTILITY PLAN
C4.2	PRELIMINARY UTILITY PLAN
C4.3	PRELIMINARY UTILITY PLAN
C4.4	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.2	PRELIMINARY STORMWATER MANAGEMENT PLAN

LANDSCAPE

L000	LANDSCAPE COVER SHEET
L001	COMPOSITE SITE PLAN
L002	SITE KEY PLAN - LEVEL 1
L003	SITE KEY PLAN - ON-STRUCTURE LEVELS 3-5
L101	STREETSCAPE PLAN 01
L102	STREETSCAPE PLAN 02
L103	STREETSCAPE PLAN 03
L104	STREETSCAPE PLAN 04
L105	STREETSCAPE PLAN 05
L106	STREETSCAPE PLAN 06
L107	STREETSCAPE PLAN 07
L108	OVERALL PLAZA & PARK PLAN
L109	ARTS PLAZA MATERIALS PLAN
L110	PARK PLAZA MATERIALS PLAN
L111	SOUTHEAST CORRIDOR
L201	BLDG. 2 - MAYPODIUM & FOOD HALL TERRACE
L202	BLDG. 2 - NORTHEAST PODIUM
L203	BLDG. 2 - SOUTHWEST PODIUM
L204	BLDG. 2 - SOUTHEAST PODIUM
L205	BLDG. 4 - PODIUM A
L206	BLDG. 4 - PODIUM B
L207	BLDG. 1 - PODIUM LEVEL 2
L208	BLDG. 1 - PODIUM LEVEL 3
L209	BLDG. 3 - PODIUM LEVEL 2
L210	BLDG. 3 - ROOF LEVEL 4
L211	BLDG. 4 - ROOF LEVEL 5
L300	SITE MATERIALS
L301	SITE FURNISHINGS
L302	SITE FURNISHINGS
L400	PLANTING LEGEND & NOTES
L601	STREET SECTIONS
L602	STREET SECTIONS
L603	STREET SECTIONS

LIGHTING

L7000	CONCEPTUAL LIGHTING PRESENTATION
L7001	OVERALL SITE LIGHTING
L7002	ARTS PLAZA LIGHTING
L7003	PUBLIC PODIUM COURTYARD LIGHTING
L7004	LIGHT FIXTURE SCALE STUDY
L7005	OFF-SITE PHOTOMETRICS
L7006	ON SITE PHOTOMETRICS
L7007	LIGHT FIXTURE CUTSHEETS
L7008	PUBLIC STREET LIGHTING STANDARDS

RETAIL & INTERIOR AMENITY AREAS

RETAIL:

- TRADER JOE'S (BLDG. 1):	13,460 SF
- RETAIL A (BLDG. 2):	3,250 SF
- PERFORMANCE SPACE (BLDG. 2):	3,280 SF
- RESTAURANT (BLDG. 2)	2,580 SF
- SEED FOOD HALL (BLDG. 2):	5,140 SF
- BALLET (BLDG. 2):	3,220 SF
- DAYCARE (BLDG. 5)	5,360 SF
- 7-ELEVEN	3,130 SF
TOTAL RETAIL:	41,420 SF

INTERIOR AMENITIES:

- BIKE DEPOT (BLDG. 1):	2,490 SF
- DEPOT LOUNGE (BLDG. 2):	4,280 SF
- LEASING (BLDG. 2):	4,030 SF
- CO-OP WORK SPACE (BLDG. 2):	2,480 SF
- MEZZANINE AMENITY	2,280 SF
- FITNESS (BLDG. 2)	2,390 SF
- FITNESS (BLDG. 3):	7,570 SF
- FITNESS (BLDG. 4):	2,470 SF
- RESIDENT LOUNGE (BLDG. 5):	1,080 SF
TOTAL INTERIOR AMENITIES:	29,300 SF

APPLICABLE CODES & STANDARDS

PART 1 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2 2019 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
PART 3 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (IAMPO)
PART 5 2019 CALIFORNIA PLUMBING CODE, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (IAPMO)
PART 6 2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R., CBSC
PART 8 2019 CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24 C.C.R. CBSC
PART 9 2019 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R., CBSC (2018 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL & CALIFORNIA AMENDMENTS)
PART 10 2019 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH AMENDMENTS)
PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.
PART 12 2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R., PART 12, CBSC TITLE 8 C.C.R., CH. 4, SUB-CH. 6 - ELEVATOR SAFETY ORDERS TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS 2019 EDITION (CA AMENDED)
SAN MATEO MUNICIPAL CODE

UNIT MIX SUMMARY

UNIT TYPE	UNIT NAME	COUNT	Area	MIX %
1 BEDROOM	UNIT C1	78	53,016 SF	2%
1 BEDROOM	UNIT C2	18	12,809 SF	2%
1 BEDROOM	UNIT D1	226	164,843 SF	23%
1 BEDROOM	UNIT E1	8	6,380 SF	1%
1 BEDROOM	UNIT E2	48	43,089 SF	5%
1 BEDROOM	UNIT F1	58	44,130 SF	6%
1 BEDROOM	UNIT G1	2	1,580 SF	0%
1 BEDROOM	UNIT H1	1	780 SF	0%
1 BEDROOM	UNIT H2	1	800 SF	0%
1 BEDROOM	UNIT J1	3	2,160 SF	0%
	1 BEDROOM TOTALS	443	331,720 SF	47%
1 BEDROOM + DEN	UNIT D2	3	2,510 SF	0%
1 BEDROOM + DEN	UNIT D3	4	3,780 SF	0%
	1 BEDROOM + DEN TOTALS	7	6,290 SF	1%
2 BEDROOM	UNIT G2	41	44,800 SF	6%
2 BEDROOM	UNIT G3	4	4,630 SF	1%
2 BEDROOM	UNIT G4	2	2,660 SF	0%
2 BEDROOM	UNIT H5	71	77,104 SF	10%
2 BEDROOM	UNIT H4	4	4,580 SF	1%
2 BEDROOM	UNIT H3	4	4,660 SF	1%
2 BEDROOM	UNIT J2	89	89,080 SF	12%
2 BEDROOM	UNIT K	20	19,810 SF	3%
	2 BEDROOM TOTALS	235	250,970 SF	33%
_STUDIO	UNIT A	145	84,700 SF	11%
_STUDIO	UNIT B	51	31,530 SF	4%
	STUDIO TOTALS	196	116,330 SF	15%
AFF- 1 BEDROOM	UNIT C1	4	2,760 SF	0%
AFF- 1 BEDROOM	UNIT D1	4	2,840 SF	0%
AFF- 1 BEDROOM	UNIT E2	18	14,359 SF	2%
AFF- 1 BEDROOM	UNIT J1	1	720 SF	0%
		26	20,660 SF	3%
AFF - 2 BEDROOM	UNIT H3	9	9,820 SF	1%
AFF - 2 BEDROOM	UNIT J2	27	28,849 SF	4%
		36	38,669 SF	5%
AFF - STUDIO	UNIT A	12	7,060 SF	1%
	AFFORDABLE TOTALS	73	7,060 SF	1%
LIVE/WORK	LIVE/WORK STUDIOS	7	7,380 SF	1%
		7	7,380 SF	1%
	SITE TOTALS	961	791,650 SF	100%

NOTES

SOILS REPORT

1. FOR BUILDING PERMIT APPLICATION, PROVIDED DRAFT SOILS REPORT SHALL BE FINALIZED WITH COMPLETE RECOMMENDATIONS FOR SHORING SYSTEM AND BUILDINGS SUPPORT FOUNDATIONS INCLUDING SHORING, FOUNDATION MATS, DEEP PILES, ETC. PROVIDE COMPLETE PLANS AND MONITORING PROGRAM FOR DEWATERING, SHORING, ETC. EFFECT ON THE ADJACENT IMPROVEMENTS. INDICATE SURVEY POINTS AND OBSERVATION/RECHARGE WELLS TO MONITOR MOVEMENT OF SHORING AND SETTLEMENT OF THE ADJACENT GROUND SURFACE DURING EXCAVATION AND DEWATERING PROCEDURE. 2016 CBC SECTION 1803.6

BUILDING DIVISION

1. SHARED OPENINGS ACROSS PROPERTY LINES BETWEEN BUILDINGS 1, 3, AND 5 AND PROPOSED SAFETY MEASURES ARE SUBJECT TO FUTURE ALTERNATIVE MATERIALS, DESIGN & METHOD OF CONSTRUCTION REQUEST (AMMR) WHICH SHALL BE REVIEWED AND APPROVED BY BUILDING OFFICIAL AND FIRE MARSHALL.

VICINITY MAP

PASSAGE
AT SAN MATEO

REVISIONS	
2	03/06/20

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: COVER SHEET - PROJECT DATA

THE DOCUMENT CONTAINED HERE

NORTH

MVE PARTNERS

PROJECT NUMBER 15-10170

SHEET NUMBER .GEN-0.02

SHEET TITLE
ILLUSTRATIVE SITE PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED. © COPYRIGHT 2017.

PROJECT NAME
PASSAGE
San Mateo, California

REVISIONS

PASSAGE AT SAN MATEO

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

Style Summary

To achieve variety and diversity in architecture, 5 distinct yet compatible architectural styles are proposed. Each of them holds a unique identity, while coming together to embrace a public passage across the site in an east/west direction and celebrate the vitality of the neighborhood by shaping a public plaza in the center of the site. A variety of massing compositions and facade articulations are introduced to enhance the pedestrian experience and bring in a dynamic building appearance. Visual interest is achieved through the use of secondary elements, enhanced materials and consistent color palette, which cohesively tie together all the buildings.

The site plan below illustrates where each architectural style is applied.

STYLE 1

↑ STYLE 2
↓ STYLE 3

↑ STYLE 4
↓ STYLE 5

PASSAGE

San Mateo, California

FACADE MATERIALS KEY

.GEN-0.03

16-10179

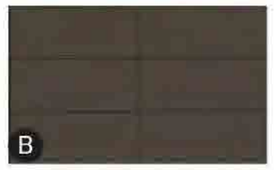
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 2 (LOOKING TOWARDS NORTHWEST DIRECTION)

NICHIHA FIBER CEMENT PANEL
W/ NATURAL WOOD GRAIN LOOK
COLOR: CEDAR

PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY



DRI-DESIGN VM-ZINC METAL PANEL
COLOR: ANTRA-ZINC
SIZE: 24" x 72" & 24" x 120"

DASAGE
PARTNERS

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
FACADE MATERIALS - 1

SHEET NUMBER
.GEN-0.04

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 2 (LOOKING TOWARDS SOUTHEAST DIRECTION)

A — NICHIHA FIBER CEMENT PANEL W/ RIBBED METALLIC LOOK
COLOR: MOTHER OF PEARL

C — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7001 MARSHMALLOW

E — DRI-DESIGN METAL PANEL
COLOR: WEATHERD STEEL
SIZE: VARIOUS

B — BURNISHED CMU BLOCK
RUNNING BOND
COLOR: BEIGE

D — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY

PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF STATE AND LOCAL AGENCY REVIEW. ANY REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART, OR THE DISCLOSURE OF ANY INFORMATION CONTAINED HEREIN TO ANY PERSON OTHER THAN THE PERSONNEL OF THE AGENCY TO WHOM IT IS SUBMITTED, WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. IS PROHIBITED.

SHEET TITLE
FACADE MATERIALS - 2

SHEET NUMBER
.GEN-0.05

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 4 (LOOKING TOWARDS SOUTH DIRECTION)

A — NICHIHA FIBER CEMENT PANEL
W/ NATURAL WOOD GRAIN LOOK
COLOR: CEDAR

B — BURNISHED CMU BLOCK
RUNNING BOND
COLOR: BEIGE

C — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 9101 TRES NATURALE

D — DRI-DESIGN METAL PANEL
COLOR: WEATHERD STEEL
SIZE: VARIOUS

E — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY

NORTH

PASSAGE
DEVELOPMENT

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: FACADE MATERIALS - 3 ALTERNATIVE

THIS DOCUMENT CONTAINS INFORMATION THAT INCORPORATES THE INTELLECTUAL PROPERTY OF MVE + PARTNERS, INC. AND IS PROVIDED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING THE SCOPE OF THE PROJECT. NO OTHER USE OR DISCLOSURE OF THIS DOCUMENT IS AUTHORIZED WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER: GEN-0.06-1

PROJECT NUMBER: 16-10179

MVE + PARTNERS

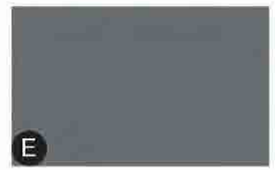
REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 4 (LOOKING TOWARDS SOUTH DIRECTION)

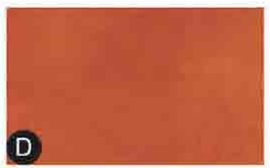
NICHIHA FIBER CEMENT PANEL
W/ NATURAL WOOD GRAIN LOOK
COLOR: CEDAR

PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7001 MARSHMALLOW



PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY

BURNISHED CMU BLOCK
RUNNING BOND
COLOR: BEIGE



DRI-DESIGN METAL PANEL
COLOR: WEATHERD STEEL
SIZE: VARIOUS

PASSAGE
DEVELOPMENT

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
FACADE MATERIALS - 3

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING THE SERVICES OF MVE + PARTNERS, INC. AND IS NOT TO BE REPRODUCED OR DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. REPRODUCTION OF ANY PORTION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC. IS PROHIBITED.

SHEET NUMBER
.GEN-0.06

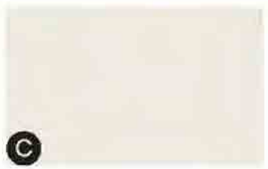
PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 3 (LOOKING TOWARDS EAST DIRECTION)

A — NICHIHA FIBER CEMENT PANEL
W/ NATURAL WOOD GRAIN LOOK
COLOR: ASH



C — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7001 MARSHMALLOW

E — NICHIHA FIBER CEMENT PANEL
W/ RIBBED METALLIC LOOK
COLOR: MOTHER OF PEARL

B — BURNISHED CMU BLOCK
RUNNING BOND
COLOR: BEIGE

D — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY

PASSAGE
San Mateo, California

FACADE MATERIALS - 4

.GEN-0.07

MVE + partners

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BUILDING 2 (LOOKING TOWARDS WEST DIRECTION)

A — NICHIHA FIBER CEMENT PANEL W/ RIBBED METALLIC LOOK
COLOR: MOTHER OF PEARL

B — BURNISHED CMU BLOCK
RUNNING BOND
COLOR: BEIGE

C — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7001 MARSHMALLOW

D — PRIMARY ACCENT STUCCO COLOR
STUCCO / SW 7015 WEB GRAY

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
FACADE MATERIALS - 5

SHEET NUMBER
.GEN-0.08

PROJECT # 18-10170

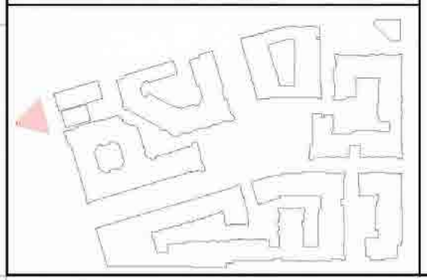
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF SEED FOOD HALL
(LOOKING TOWARDS EAST DIRECTION ACROSS S. DELAWARE STREET)

PERSPECTIVE FROM ENTRYWAY OF SEED FOOD HALL
(LOOKING TOWARDS SOUTHEAST DIRECTION)

KEY PLAN



PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - SEED FOOD HALL

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, SEEKING OR REVIEW THAT MAY RESULT IN A CONTRACT WITH MVE + PARTNERS, INC. OR ITS AFFILIATES. ANY REPRODUCTION OR DISCLOSURE TO OTHERS WITHOUT THE PROPER WRITTEN CONSENT OF MVE + PARTNERS, INC. OR ITS AFFILIATES IS PROHIBITED.

SHEET NUMBER
.GEN-0.09

PROJECT NUMBER
16-10179

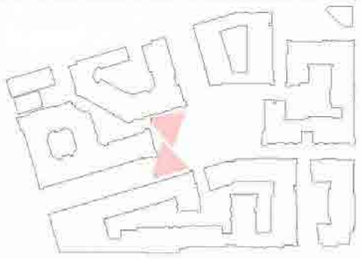
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF ARTS PLAZA FROM BUILDING 2 PUBLIC VIEWING DECK
(LOOKING TOWARDS SOUTHEAST DIRECTION)

PERSPECTIVE OF BOTH ARTS & PARK PLAZAS FROM WEST PASEO
(LOOKING TOWARDS EAST DIRECTION)

KEY PLAN



PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - ARTS PLAZA

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT IS COPYRIGHTED AND ALL RIGHTS ARE RESERVED. THIS DOCUMENT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. USE OF THIS DOCUMENT IS SUBJECT TO THE TERMS OF THE AGREEMENT BETWEEN MVE + PARTNERS, INC. AND THE ORIGINAL RECIPIENT OF THIS DOCUMENT.

SHEET NUMBER
.GEN-0.10

PROJECT NUMBER
16-10179

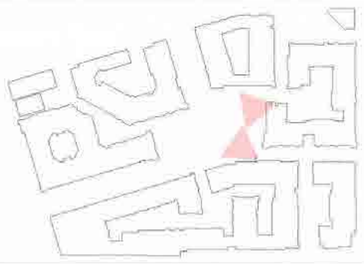
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF ARTS PLAZA FROM BUILDING 4 ROOF DECK
(LOOKING TOWARDS SOUTHEAST DIRECTION)

PERSPECTIVE OF PARK PLAZA FROM EAST PASEO
(LOOKING TOWARDS WEST DIRECTION)

KEY PLAN



PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - PARK PLAZA

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED AT CONFERENCE FOR THE LIMITED PURPOSE OF EVALUATION, SIZING OR REVIEW. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE AND NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE +

SHEET NUMBER
.GEN-0.11

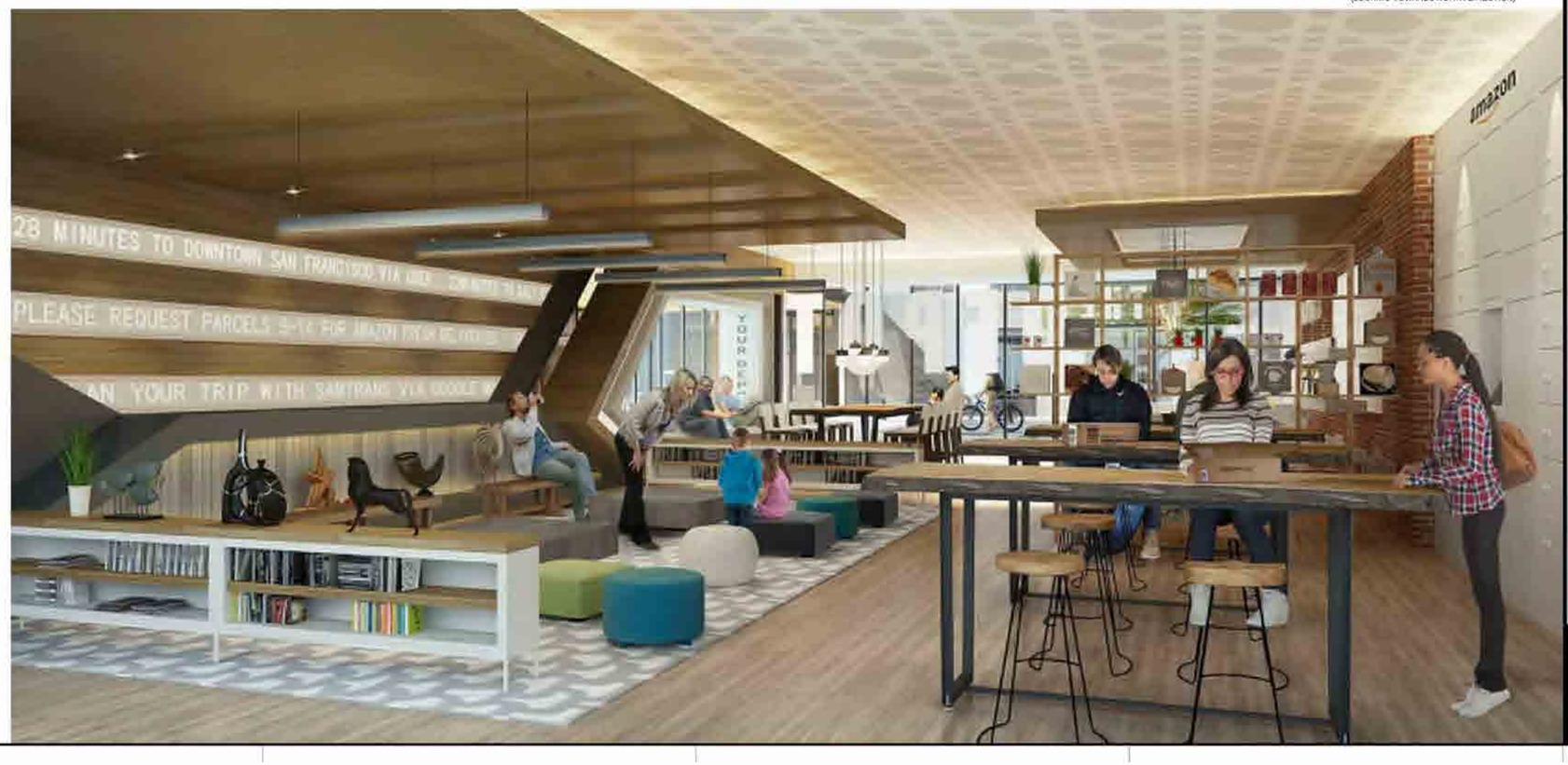
PROJECT NUMBER
16-10179

MVE + PARTNERS

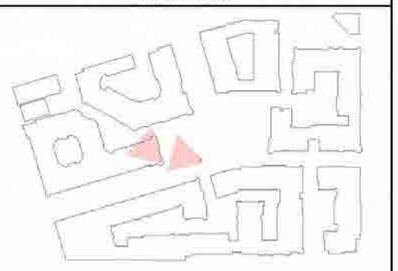
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF THE DEPOT SHUTTLE/UBER/LYFT DROP-OFF & PICK-UP LANDING
(LOOKING TOWARDS NORTHWEST DIRECTION)

INTERIOR PERSPECTIVE OF THE DEPOT LOUNGE
(LOOKING TOWARDS NORTH DIRECTION)



KEY PLAN



PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - THE DEPOT

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED. © MVE + PARTNERS, INC.

SHEET NUMBER
.GEN-0.12

PROJECT NUMBER
16-10179

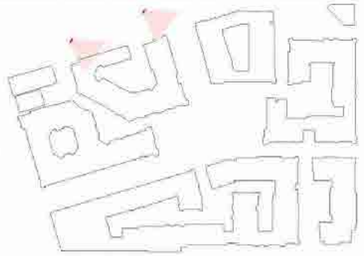
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF CONCAR DRIVE / DEPOT WAY INTERSECTION
(LOOKING TOWARDS SOUTHEAST DIRECTION)

PERSPECTIVE OF PENINSULA BALLET THEATRE ALONG CONCAR DRIVE
(LOOKING TOWARDS SOUTHEAST DIRECTION)

KEY PLAN



PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - CONCAR DRIVE

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS SURRENDER IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THE INFORMATION HEREIN SHALL NOT BE PUBLISHED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN REPRODUCTION OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, AND IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY FURNISHED.

SHEET NUMBER
.GEN-0.13

PROJECT NUMBER
16-10179

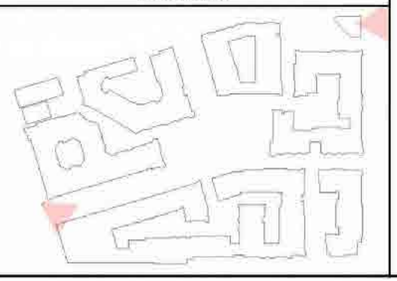
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PERSPECTIVE OF TRADER JOE'S ALONG DELWARE STREET
(LOOKING TOWARDS SOUTHEAST DIRECTION)

PERSPECTIVE OF BUILDING 4 ALONG GRANT STREET
(LOOKING TOWARDS SOUTH DIRECTION)

KEY PLAN



PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
RENDERING PERSPECTIVES - DELAWARE & GRANT STREET

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THE INFORMATION CONTAINED HEREIN SHALL NOT BE DISCLOSED OUTSIDE THE RECIPIENT'S ORGANIZATION, NOR REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. EXCEPT AS NECESSARY FOR THE PURPOSE STATED ABOVE.

SHEET NUMBER
.GEN-0.14

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

THE DEPOT

LEGEND

Loading Zones

- Multi-Use
- Residential
- Retail
- Residential / Retail

- Multi-Use Route
- Neighborhood Shuttle Stop
- Ride Share (Uber, Lyft)Route
- Sam Trans Route 53
- Private Shuttle
- Sam Trans Route 292
- Trader Joe's Loading

Note: Private bus shuttle, delivery services (such as UPS, FedEx, Amazon, etc.), and rideshare providers will use the Depot loading zone as pick up and drop off for the project. The remaining loading zones are to be used solely for residential purposes.

PRIVATE SHUTTLE ROUTE

RESIDENTIAL LOADING ZONE

RESIDENTIAL LOADING ZONE

SHUTTLE / RIDE SHARE

SHUTTLE / DELIVERY / RIDE SHARE LOADING

RESIDENTIAL & RETAIL LOADING ZONE
*RESTRICTIVE RETAIL LOADING HOURS TBD

RESIDENTIAL LOADING ZONE

*NEIGHBORHOOD SHUTTLE STOP (PROVIDER TBD)

TRADER JOE'S LOADING ZONE

RESIDENTIAL LOADING ZONE

461'FT TRAVEL DISTANCE TO LOADING SPACE

557'FT TRAVEL DISTANCE TO LOADING SPACE

200FT TRAVEL DISTANCE TO LOADING SPACE

CONCAR DRIVE

DEPOT WAY

PASSAGE WAY

PASSAGE
AT SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
TRANSPORTATION

SHEET NUMBER
.GEN-0.16

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

LEGEND

Balconies

Juliets

Typical Balcony

Typical Juliet Balcony

PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
BALCONY DIAGRAM

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND OF FORWARD IS CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BEYOND WHICH NO RIGHTS TO THE INFORMATION ARE GRANTED. THIS DOCUMENT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS.

SHEET NUMBER
.GEN-0.17

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SAFETY MEASURES

2

VEHICULAR RAMP TO TRAFFIC TABLE

TO REDUCE VEHICLE SPEED AND SOUND VOLUME

4

PERMEABLE VEHICULAR CONCRETE UNIT PAVER

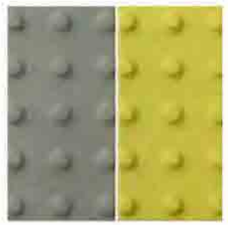
TO INDICATE ENTERING PEDESTRIAN AREAS

6

FLUSH CURB WITH SHRUBS

TO PREVENT PASSENGERS TO CROSS

7



TACTILE PAVERS / TRUNCATED DOMES

TO ASSIST AND WARN PEDESTRIANS ESPECIALLY THOSE WHO ARE BLIND OR VISUALLY IMPIARED

8

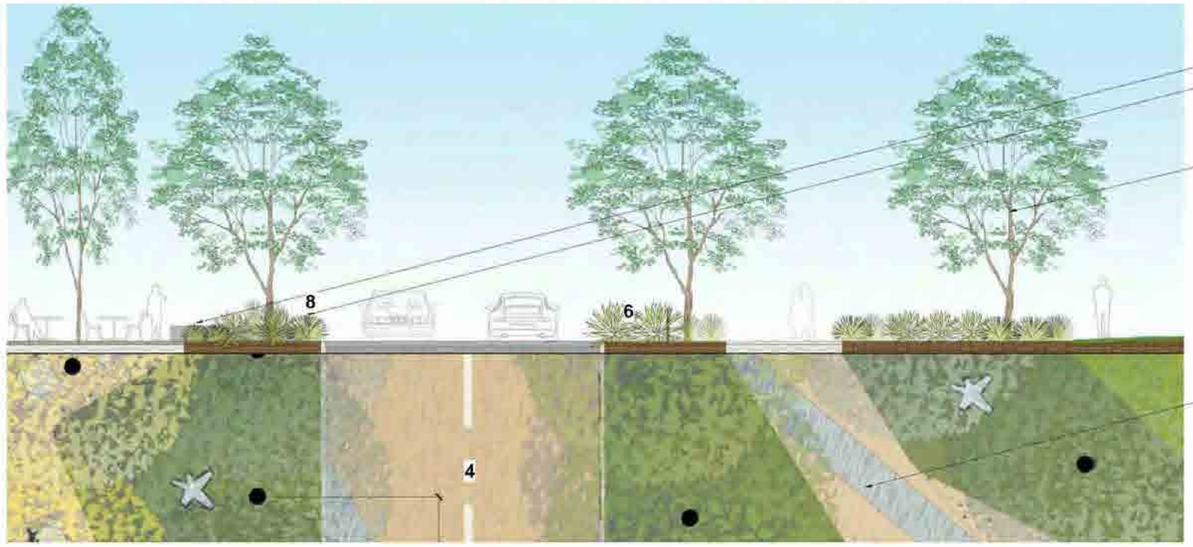
RETRACTABLE BOLLARDS

TO PREVENT VEHICLES TO ENTER AND WARN PEDESTRIANS OF THE VEHICLES

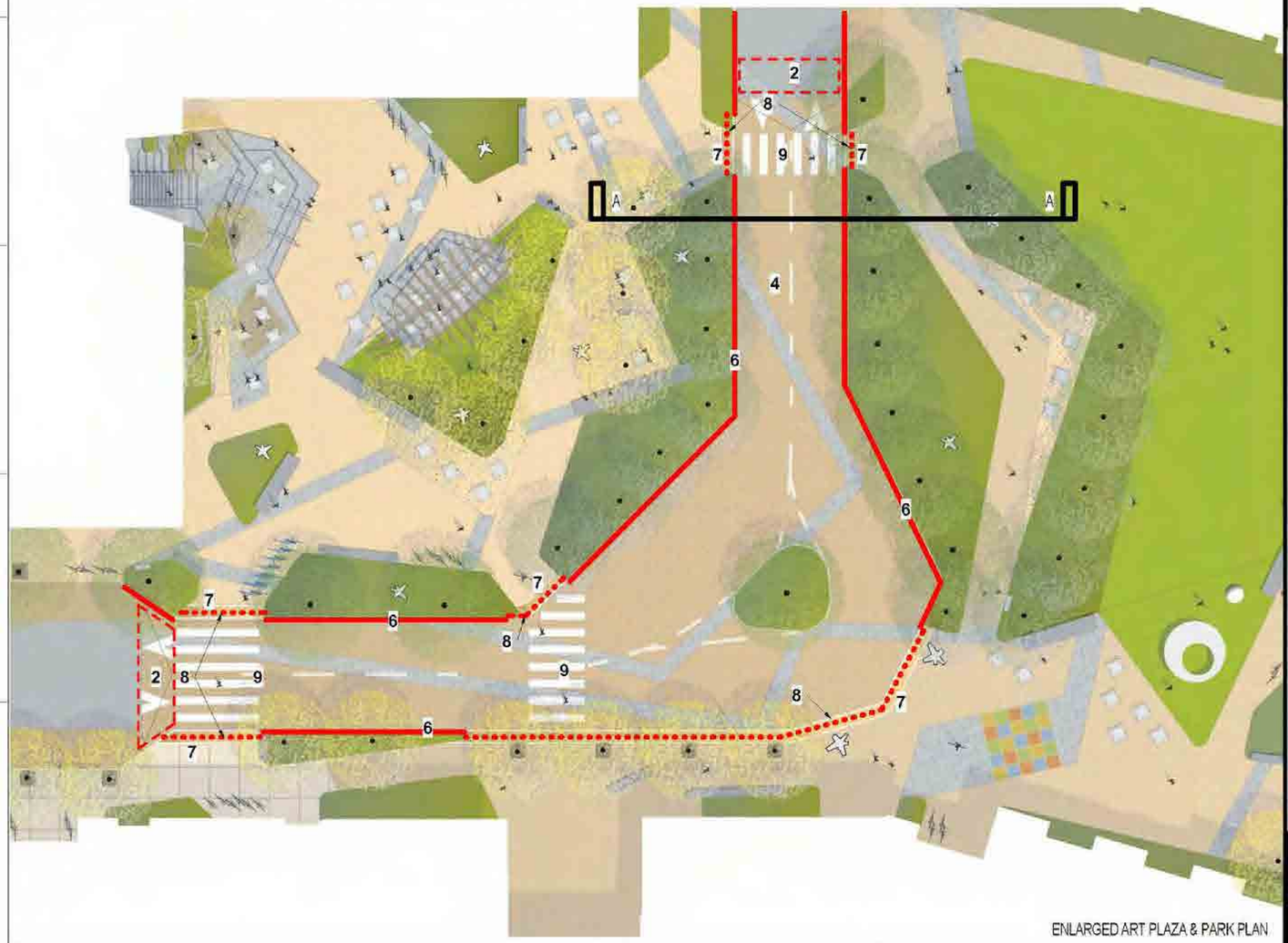
9

HIGH CONTRAST CROSSWALK PAVING

TO INDICATE AREAS DESIGNATED TO CROSS THE STREETS AND RAISE CAUTION OF DRIVERS



SECTION A-A



ENLARGED ART PLAZA & PARK PLAN

PROJECT NAME
PASSAGE
San Mateo, California

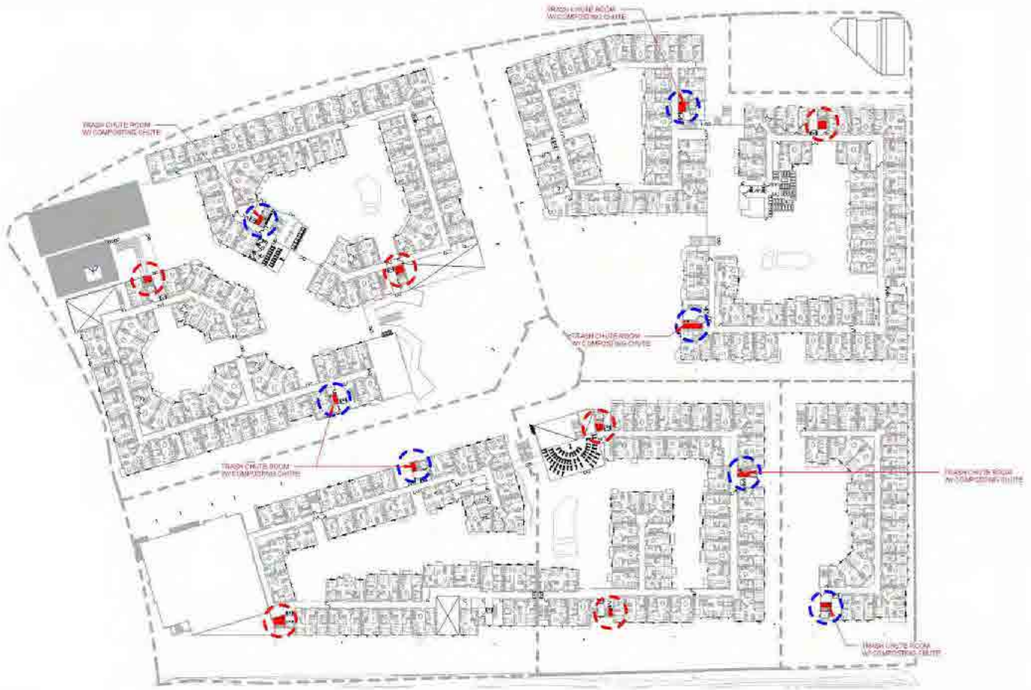
SHEET TITLE
ENLARGED PLAZA DIAGRAM

SHEET NUMBER
.GEN-0.18

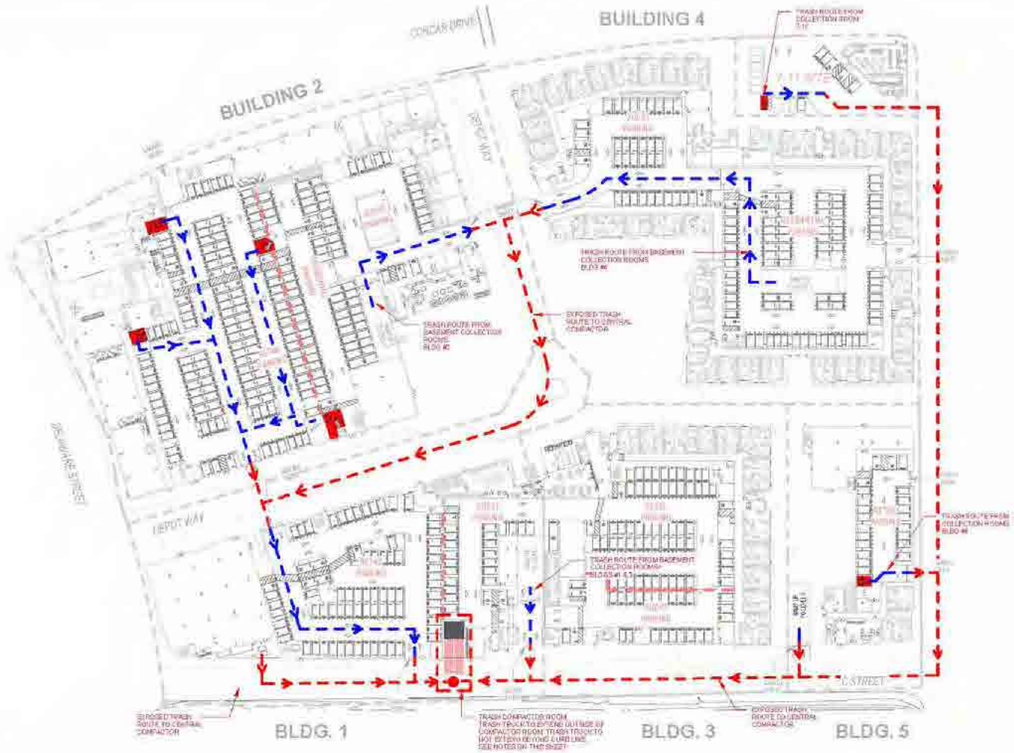
PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



LEVEL 2 - Waste Management Plan | 1" = 80'-0" | 3



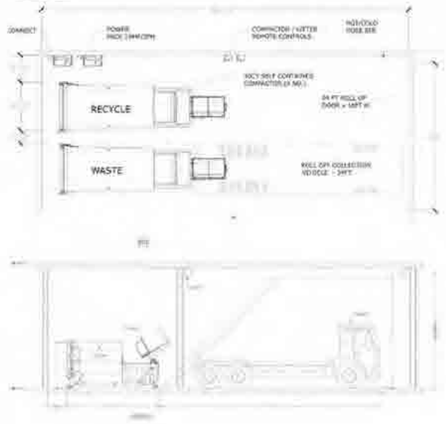
LEVEL 1 - Waste Management Plan | 1" = 80'-0" | 2

1900 Powell Street, Suite 890
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

AMERICAN TRASH MANAGEMENT

Rolloff Service

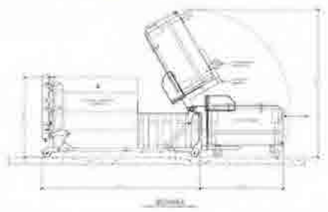
Roll-off compactors for waste and recycling will be located in the loading dock area. Residential compacted bins and carts from the retailers will both be tipped into the compactors. Compost service will provide compost carts directly using a side-load truck. Compost carts will be stored in the central compactor area.



1900 Powell Street, Suite 890
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

AMERICAN TRASH MANAGEMENT

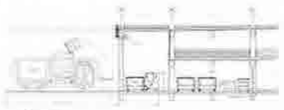
2 CUBIC YARD FRONT-LOAD CONTAINER

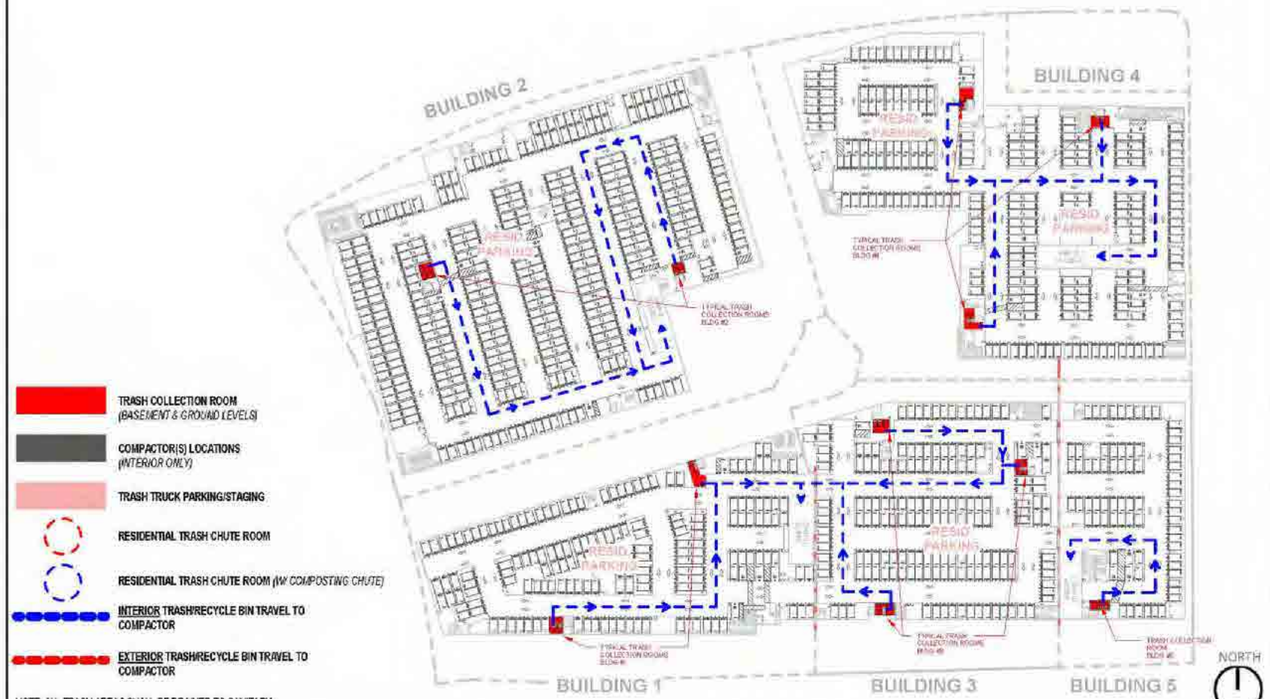


Front load service requires a 21' clear height (no lights, sprinklers or other items within this service area. This is not possible in the loading area given the current FF to heights so all bin service would have to be outside on the project (A, B & C) Streets. We do not recommend front load bin service on the these streets given the project trash volumes, esthetic issue and street congestion.

Location	Decibel Levels
Banging on Bins when Emptying	100
Behind Garbage Truck (while compacting)	89

Example of Front Load Bin Service





LEVEL B - Waste Management Plan | 1" = 80'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

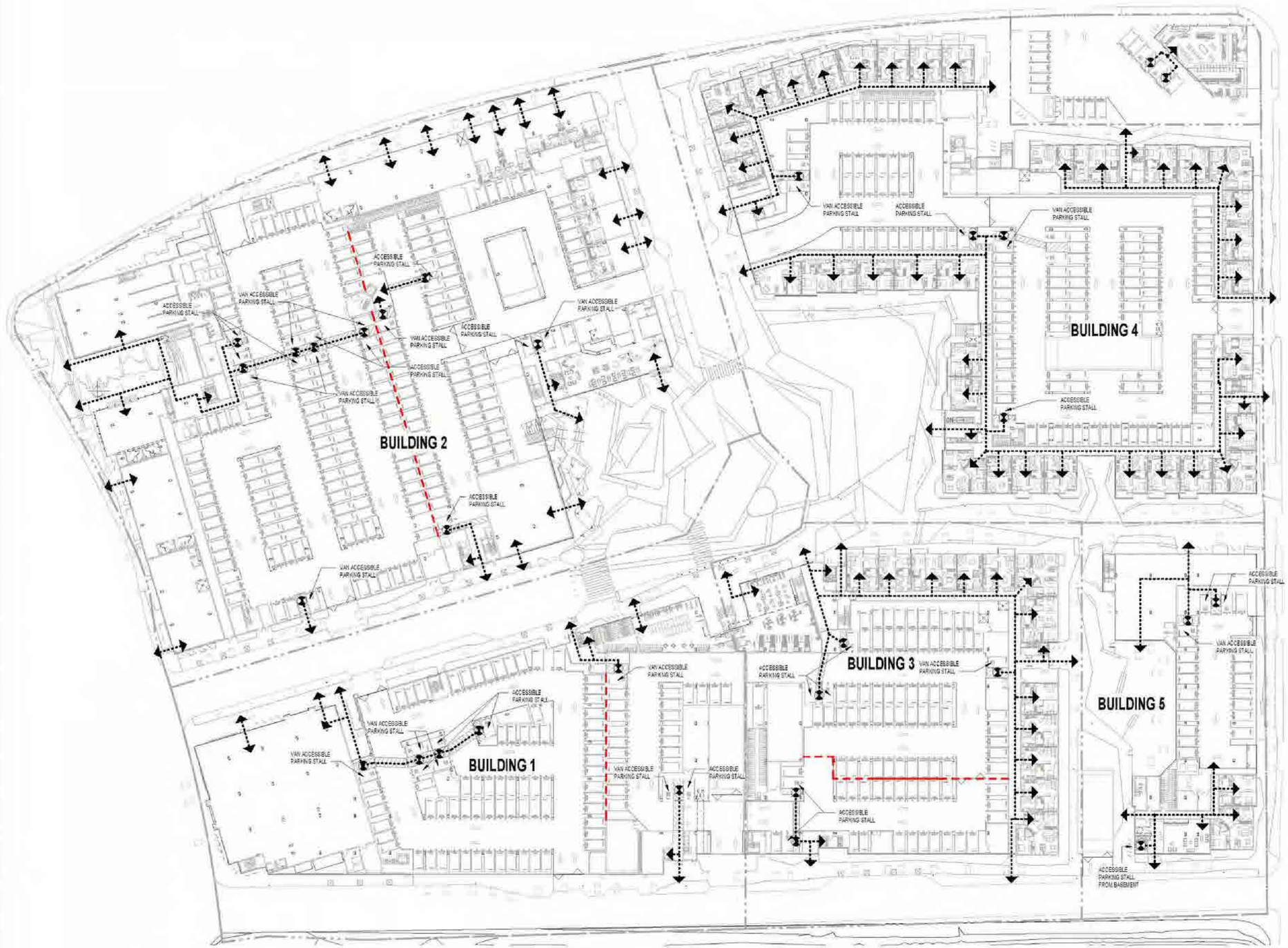
SHEET TITLE: TRASH MANAGEMENT PLAN

SHEET NUMBER: .GEN-1.0

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE ENTRANCE
- ACCESSIBLE PATH START POINT
- ACCESSIBILITY PATH OF TRAVEL

LEVEL 1 - Accessibility Plan | 1" = 40'-0" | 1

PASAGE
at SAN MATEO

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ACCESSIBILITY SITE PLAN_LEVEL 1

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS NOT TO BE USED, REPRODUCED, OR DISCLOSED TO OTHERS EXCEPT AS NOTED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

SHEET NUMBER: .GEN-1.3

PROJECT NUMBER: 18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE ENTRANCE
- ACCESSIBLE PATH START POINT
- ACCESSIBILITY PATH OF TRAVEL

LEVEL 2 - Accessibility Plan | 1" = 40'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ACCESSIBILITY SITE PLAN_LEVEL 2

SHEET NUMBER: .GEN-1.4

PROJECT NUMBER: 16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE ENTRANCE
- ACCESSIBLE PATH START POINT
- ACCESSIBLE PATH OF TRAVEL

NORTH

LEVEL 3 - Accessibility Plan | 1" = 40'-0" | 1

DASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ACCESSIBILITY SITE PLAN_LEVEL 3

SHEET NUMBER: .GEN-1.5

PROJECT NUMBER: 16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE ENTRANCE
- ACCESSIBLE PATH START POINT
- ACCESSIBILITY PATH OF TRAVEL

NORTH

LEVEL 4 - Accessibility Plan | 1" = 40'-0" | 1

PASAGE
San Mateo, California

PROJECT NAME: PASSAGE

SHEET TITLE: ACCESSIBILITY SITE PLAN_LEVEL 4

SHEET NUMBER: .GEN-1.6

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE ENTRANCE
- ACCESSIBLE PATH START POINT
- ACCESSIBILITY PATH OF TRAVEL

NORTH

LEVEL 5 - Accessibility Plan | 1" = 40'-0" | 1

PASAGE
San Mateo, California

SHEET TITLE: ACCESSIBILITY SITE PLAN_LEVEL 5

SHEET NUMBER: .GEN-1.7

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

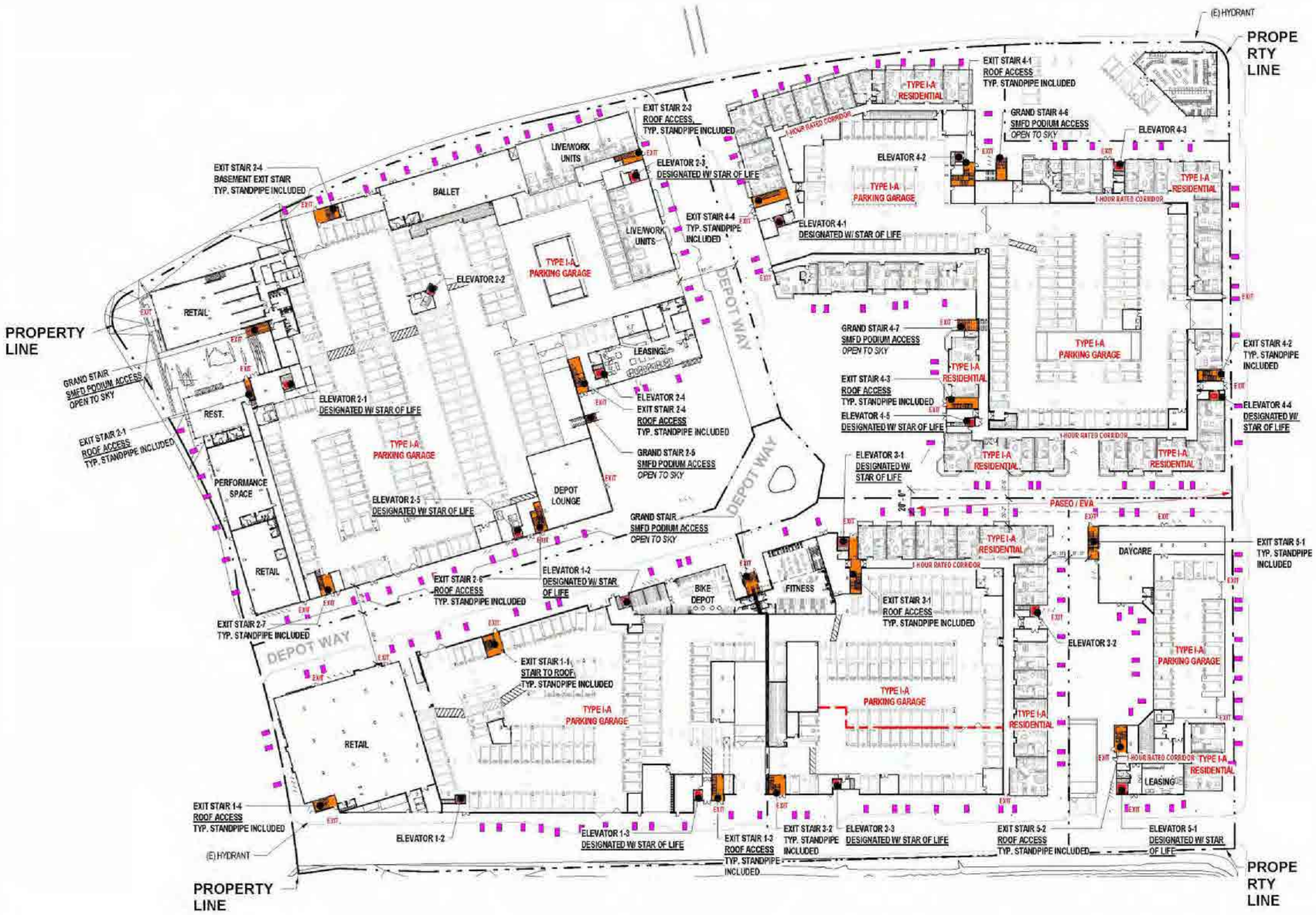
FIRE ACCESS NOTES

SAN MATEO FIRE DEPARTMENT COMMENTS

1. INSTALL A SMOKE CONTROL SYSTEM IN COMPLIANCE WITH NFPA 92 AND SAN MATEO MUNICIPAL CODE 23.39.220.
2. EACH BUILDING SHALL HAVE A FIRE CONTROL ROOM LOCATED ON THE EXTERIOR OF THE BUILDING PER SAN MATEO MUNICIPAL CODE 23.39.160.
3. PROVIDE TWO FULL STAIRWELLS TO THE ROOF PER BUILDING. BUILDINGS 3, 4 (EAST BUILDING), AND 5 DO NOT HAVE TWO FULL STAIRWELLS TO THE ROOF. ROOF HATCHES ARE PERMITTED FOR THE SECONDARY STAIRWELL BUT MUST MEASURE 4 FEET BY 8 FEET, AT A MINIMUM.
4. THE UNDERGROUND FIRE LINE ON PASSAGE STREET SHALL HAVE TWO POINTS OF CONNECTION TO THE CITY MAINS.

CONDITIONS OF APPROVAL FIRE DEPARTMENT COMMENTS

1. INSTALL KNOX KEY BOX(S) ON ALL BUILDINGS TO ALLOW FOR EMERGENCY SERVICES/FIRE DEPARTMENT ACCESS. CONTACT THE BUREAU OF FIRE PROTECTION AND LIFE SAFETY FOR SPECIFIC REQUIREMENTS AND LOCATION APPROVAL. PROVIDE KEYS AS REQUIRED.
2. INSTALL A FIRE ALARM SYSTEM PER CFC CHAPTER 9 AND COMPLYING WITH LOCAL AMENDMENTS. SUBMIT UNDER SEPARATE FIRE PLAN CHECK AND PERMIT. USE INSTALLATION STANDARD NFPA 72.
3. INSTALL PUBLIC HYDRANT AT 250 FT SPACING FOR COMMERCIAL, INDUSTRIAL, MULTI-RESIDENTIAL AND SINGLE-FAMILY DEVELOPMENT. ALL FIRE HYDRANTS IN VICINITY TO THE PROJECT SITE SHALL BE UPGRADED TO A CLOW MODEL 960 OR EQUIVALENT CONSISTING OF (2) 2½ INCH AND (1) 4½ INCH OUTLET. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE. WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA WATER SERVICE SPECIFICATIONS. THE WATER SUPPLY SHALL BE TESTED, FLUSHED AND APPROVED OPERABLE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING PLACED ON THE SITE. PHASED CONSTRUCTION SHALL INSURE THAT THE NECESSARY WATER SUPPLY IS MAINTAINED FROM STAGE TO STAGE IN THE CONSTRUCTION PLANNING.
4. PROVIDE A KEY SWITCH TO DISCONNECT (SHUNT) THE BUILDING ELECTRICAL POWER BY FIRE DEPARTMENT PERSONNEL. CONTACT THE BUREAU OF FIRE PROTECTION AND LIFE SAFETY TO COORDINATE THE EXACT LOCATION FOR SUCH DEVICES. BUILDINGS 1, 4, AND 6 WILL REQUIRE KEY SWITCHES FOR BASEMENT MAIN ELECTRICAL ROOMS.
5. BUILDING S UNDER CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE. ALL ADDITIONAL FIRE PERMITS REQUIRED BY THE CALIFORNIA FIRE CODE SHALL BE OBTAINED FROM THE BUREAU OF FIRE PROTECTION AND LIFE SAFETY.
6. MAINTAIN A 3 FOOT CLEAR SPACE AROUND ALL FIRE HYDRANTS AND ACCESSIBLE HYDRANTS SHALL BE INSTALLED, TESTED, FLUSHED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLE MATERIALS BROUGHT ONTO THE WORK SITE.
7. THE APPLICANT SHALL MAINTAIN A NOT LESS THAN 20 FT. WIDE CLEAR ALL WEATHER SURFACE (PAVING) FOR EMERGENCY VEHICLE ACCESS. THIS ACCESS SHALL BE PROVIDED AND APPROVED BY THE FIRE DEPARTMENT BEFORE ANY CONSTRUCTION OF COMBUSTIBLE MATERIAL WILL BE ALLOWED. ALL REQUIRED EMERGENCY VEHICLE ACCESSWAYS, INCLUDING FED CURBS, CURB LETTERING AND FIRE LANE SIGNS SHALL BE MAINTAINED AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.
8. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF, OR HIS/HER DESIGNEE.
9. INSTALL A COMBINATION FIRE SPRINKLER/STANDPIPE SYSTEM ON EACH LEVEL WITH 2½" X 1½" REDUCER CAPS. SUBMIT UNDER SEPARATE FIRE PLAN CHECK AND PERMIT. USE INSTALLATION STANDARD NFPA 14 AND LOCAL AMENDMENTS.
10. A FIRE DEPARTMENT DRIVEWAY ACCESS SERVING DWELLING/STRUCTURES 30 FT OR LESS IN HEIGHT SHALL HAVE A MINIMUM 20 FOOT UNOBSTRUCTED LINEAR WIDTH. A FIRE DEPARTMENT DRIVEWAY ACCESS SERVING DWELLING/STRUCTURES OVER 30 FT IN HEIGHT SHALL HAVE A MINIMUM 26 FOOT UNOBSTRUCTED LINEAR WIDTH. THESE DRIVEWAYS/ACCESS ROADS SHALL BE DESIGNATED AS FIRE LANES WITH NO PARKING. DRIVEWAY ACCESS ROAD SHALL MEET FIRE DEPARTMENT STANDARD FOR SURFACE TYPE, DISTANCE, WEIGHT LOADS (80,000 LBS), TURN RADIUS (INSIDE TURN RADIUS 28 FT AND OUTSIDE TURN DIAMETER OF 48 FT), GRADES, AND VERTICAL CLEARANCE (13FT-6IN). THE APPLICANT SHALL PROVIDE RED CURBS, CURB LETTERING OR FIRE LANE SIGNS IN ACCORDANCE WITH LOCAL AMENDMENTS.
11. BUILDING(S) UNDER CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH THE CALIFORNIA FIRE CODE. IN ADDITION TO THE REQUIREMENTS OF CHAPTER 14 THE FOLLOWING ITEMS SHALL BE FOLLOWED DURING THE DEMOLITION OF ANY STRUCTURE. WHERE AN EXISTING STANDPIPE EXISTS WITHIN A BUILDING IT SHALL BE MAINTAINED IN OPERABLE CONDITION FOR USE BY THE FIRE DEPARTMENT AT ALL TIMES DURING CONSTRUCTION INCLUDING DURING DEMOLITION. SUCH STANDPIPE SHALL BE REMOUNTED WITH THE BUILDING BUT SHALL NOT BE REMOUNTED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.
12. THE FINAL LOCATION OF FIRE SERVICE BACKFLOW PREVENTORS, FIRE DEPARTMENT CONNECTIONS AND THE JUNCTURE OF FIRE SERVICE LINES TO THE WATER MAIN GRID SHALL BE APPROVED BY FIRE AND DOCUMENTED ON THE FIRE SPRINKLER PLANS.
13. THE APPLICANT SHALL POST AN ADDRESS NUMBER ON EACH BUILDING AT THE PROJECT SITE THAT MUST BE EASILY VISIBLE FROM THE STREET OR FIRE ACCESS ROAD. THIS ADDRESS NUMBER SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND SHALL BE MAINTAINED AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.
14. INSTALL AN N.F.P.A. 13 FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. PROVIDE PERMANENT DRAIN TO SANITARY SEWER FOR ALL SPRINKLER DISCHARGE. SUBMIT UNDER SEPARATE FIRE PLAN CHECK AND PERMIT. SEPARATE PLAN CHECK PERMIT IS REQUIRED FOR THE UNDERGROUND FIRE SERVICE.
15. INSTALLED SECURITY GATES SHALL BE PROVIDED WITH A FIRE DEPARTMENT APPROVED LOCK OR KEY BOX TO ALLOW FIRE DEPARTMENT ACCESS. THE MINIMUM WIDTH OF THE GATES SHALL BE 15 FEET CLEAR WIDTH OPENING. AUTOMATIC OPERATED GATES SHALL BE PROVIDED WITH A MEANS TO PROVIDE ACCESS IN THE EVENT OF POWER LOSS. CONTACT THE BUREAU OF FIRE PROTECTION AND LIFE SAFETY FOR SPECIFIC REQUIREMENTS.
16. ADJACENT BUILDINGS/PROPERTIES SHALL NOT HAVE THEIR REQUIRED EGRESS RESTRICTED OR COMPROMISED AT ANY TIME DURING THE CONSTRUCTION OF THIS PROJECT.
17. PROVIDE PLAN FOR SECONDARY CONTAINMENT AND HAZARDOUS MATERIALS REVIEW IF POOL CHEMICALS ARE KEPT ON SITE.
18. SHOW LOCATION(S) OF LADDER PADS FOR EACH BUILDING ON PLAN SET.
19. APPLICANT SHALL INDICATE ON ALL BUILDING PERMIT PLANS THAT ALL CONSTRUCTION SHALL MEET CURRENT CODE STANDARDS AT THE TIME OF BUILDING PERMIT SUBMITTAL. THE BUILDING PERMIT PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE FIRE MARSHAL OR HIGHER DESIGNEE PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
20. APPLICANT SHALL SUBMIT FORMAL ALTERNATE MEANS AND METHODS REQUEST AT TIME OF PERMIT APPLICATION.



FIRE ACCESS PLAN LEGEND

- LADDER PADS
- ELEVATORS
- STAIRS
- 2HR FIREWALL SEPARATION

NORTH

LEVEL 1 - Fire Access Plan | 1" = 50'-0" | 1

PASSAGE
San Mateo, California

FIRE ACCESS PLAN

.GEN-1.8

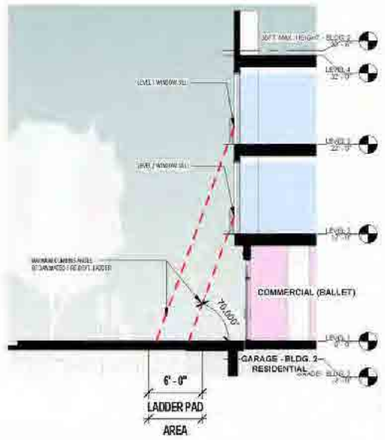
16-10179

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION. BEFORE ANY REPRODUCTION, DISCLOSURE OR USE OF THIS DOCUMENT IN WHOLE OR IN PART, OR THE INFORMATION IT CONTAINS IS MADE, THE RECIPIENT SHALL CONSULT WITH MVE + PARTNERS, INC. AND AGREE IN WRITING TO THE SCOPE OF SUCH REPRODUCTION, DISCLOSURE OR USE AND THE MANNER IN WHICH IT IS TO BE PERFORMED. IF NO AGREEMENT IS REACHED, THE RECIPIENT SHALL RETURN THIS DOCUMENT TO MVE + PARTNERS, INC. IMMEDIATELY UPON REQUEST. IN ACCEPTING THIS DOCUMENT, THE RECIPIENT AGREES TO BE BOUND BY THE FOREGOING RESTRICTIONS.

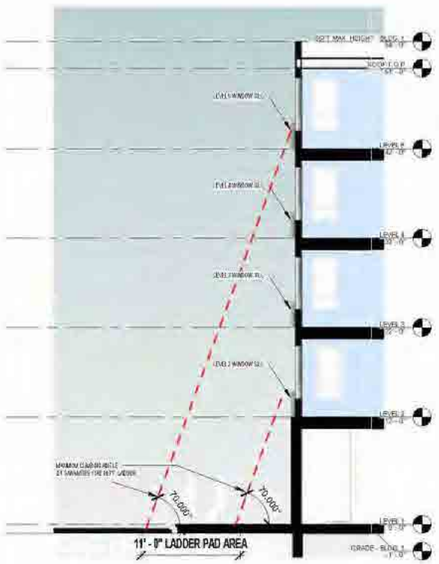
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

FIRE PROTECTION FOR EXTERIOR WALLS

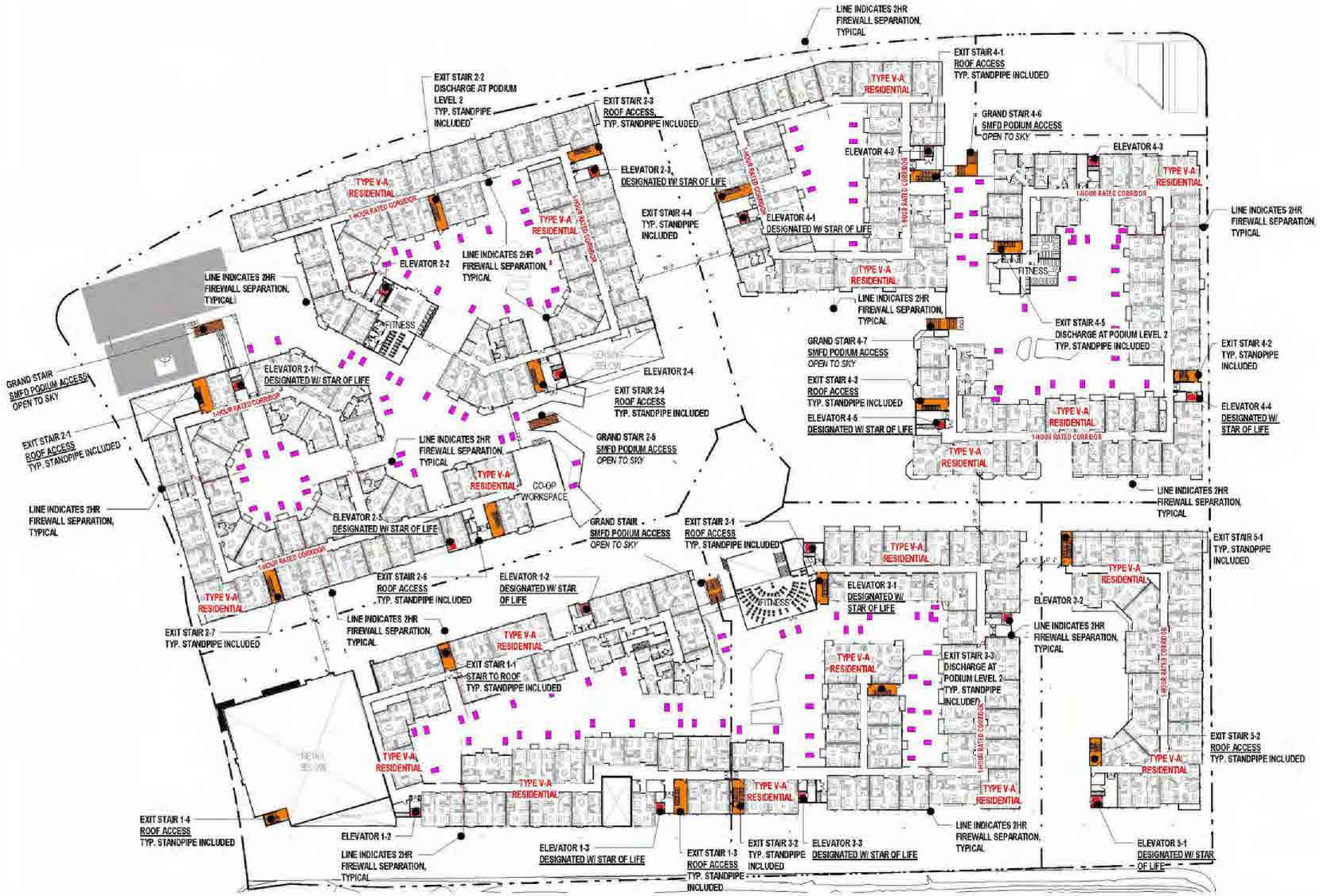
ALL BUILDING EXTERIOR WALLS WILL BE 1-HR FIRE RATED PER CBC SECTION 602.1. FIRE SEPARATION DISTANCES ARE INDICATED FROM EACH BUILDING TO THE PROPERTY LINES.



FIRE LADDER ANGLE - 35FT HEIGHT | 1/8" = 1'-0" | 3



FIRE LADDER ANGLE - 55FT HEIGHT | 1/8" = 1'-0" | 2



NORTH

LEVEL 2 - Fire Access Plan | 1" = 50'-0" | 1

DASAC

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: FIRE ACCESS PLAN

SHEET NUMBER: .GEN-1.9

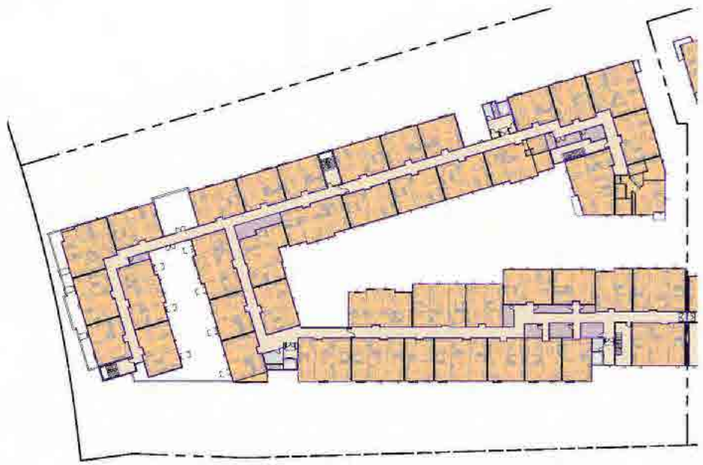
PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

Areas

- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 1 - LEVEL 3 | 1" = 60'-0" | 4

Areas

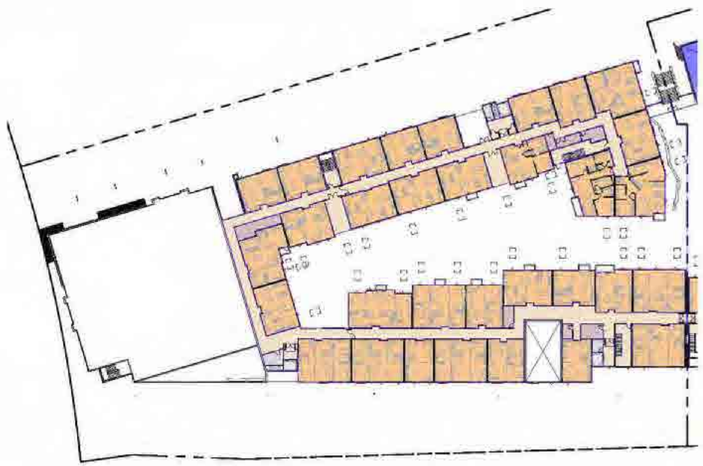
- Gross FA - Amenity
- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Garage
- Gross FA - Retail
- Gross FA - Storage
- Gross FA - Vertical Penetrations

BLDG 1 - LEVEL 1 | 1" = 60'-0" | 2

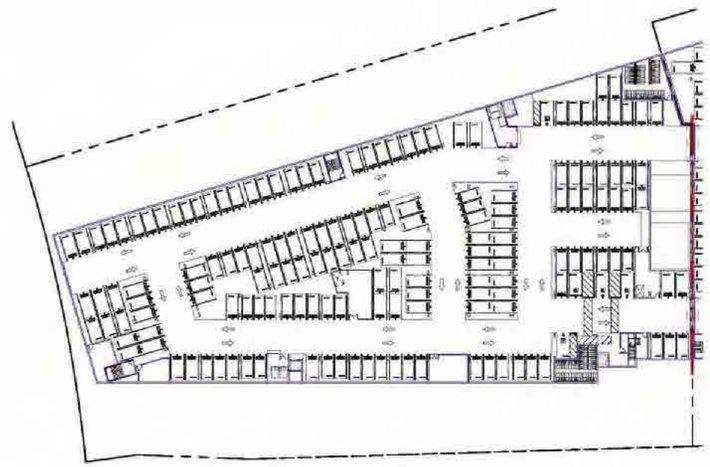
BLDG. #	LEVEL	Name	AREA
1	LEVEL 1	Gross FA - Amenity	3,959 SF
1	LEVEL 1	Gross FA - Building Systems	2,719 SF
1	LEVEL 1	Gross FA - Circulation	2,899 SF
1	LEVEL 1	Gross FA - Garage	45,110 SF
1	LEVEL 1	Gross FA - Retail	13,460 SF
1	LEVEL 1	Gross FA - Storage	513 SF
1	LEVEL 1	Gross FA - Vertical Penetrations	320 SF
			70,980 SF
1	LEVEL 2	Gross FA - Building Systems	290 SF
1	LEVEL 2	Gross FA - Circulation	7,530 SF
1	LEVEL 2	Gross FA - Residential	30,945 SF
1	LEVEL 2	Gross FA - Storage	930 SF
			39,695 SF
1	LEVEL 3	Gross FA - Building Systems	290 SF
1	LEVEL 3	Gross FA - Circulation	8,510 SF
1	LEVEL 3	Gross FA - Residential	30,470 SF
1	LEVEL 3	Gross FA - Storage	1,470 SF
			40,755 SF
1	LEVEL 4	Gross FA - Building Systems	290 SF
1	LEVEL 4	Gross FA - Circulation	8,900 SF
1	LEVEL 4	Gross FA - Residential	30,490 SF
1	LEVEL 4	Gross FA - Storage	1,470 SF
			40,755 SF
1	LEVEL 5	Gross FA - Building Systems	290 SF
1	LEVEL 5	Gross FA - Circulation	7,310 SF
1	LEVEL 5	Gross FA - Residential	33,880 SF
1	LEVEL 6	Gross FA - Storage	1,400 SF
			42,880 SF
			261,390 SF

Areas

- Gross FA - Amenity
- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 1 - LEVEL 2 | 1" = 60'-0" | 3



BLDG 1 - LEVEL B | 1" = 60'-0" | 1

NORTH

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION DEVELOPED BY MVE + PARTNERS, INC. AND IS INTENDED FOR USE ONLY BY THE NAMED RECIPIENT. ANY USE OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC. IS PROHIBITED. ALL RIGHTS RESERVED. THE COPYRIGHT NOTICE ABOVE DOES NOT INDICATE ANY INTENDED PUBLICATION OF THIS DRAWING.

SHEET NUMBER
.GEN-2.1

PROJECT NUMBER
18-10179

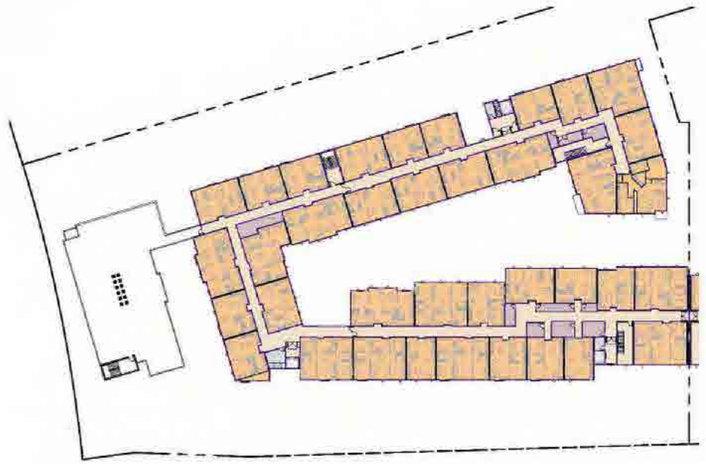
MVE + PARTNERS

REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

Areas

- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage

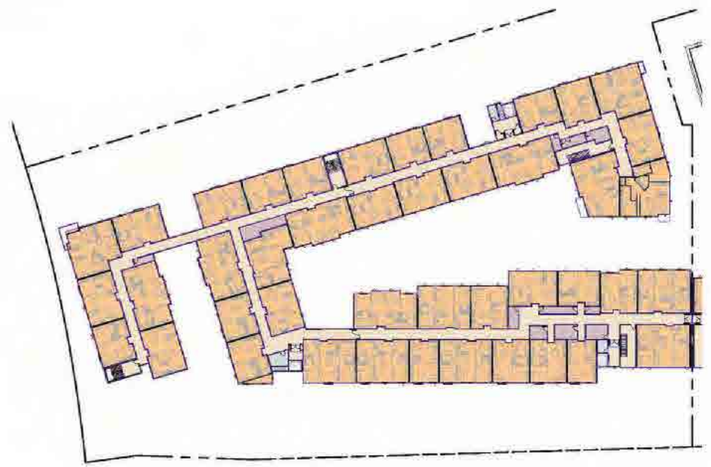


BLDG 1 - LEVEL 5 | 1" = 50'-0" | 2

BLDG. #	LEVEL	Name	AREA
1	LEVEL 1	Gross FA - Amenity	3,300 SF
1	LEVEL 1	Gross FA - Building Systems	2,710 SF
1	LEVEL 1	Gross FA - Circulation	2,890 SF
1	LEVEL 1	Gross FA - Garage	45,110 SF
1	LEVEL 1	Gross FA - Retail	19,465 SF
1	LEVEL 1	Gross FA - Storage	510 SF
1	LEVEL 1	Gross FA - Vertical Penetrations	320 SF
			74,955 SF
1	LEVEL 2	Gross FA - Building Systems	290 SF
1	LEVEL 2	Gross FA - Circulation	7,530 SF
1	LEVEL 2	Gross FA - Residential	29,945 SF
1	LEVEL 2	Gross FA - Storage	930 SF
			38,695 SF
1	LEVEL 3	Gross FA - Building Systems	290 SF
1	LEVEL 3	Gross FA - Circulation	8,510 SF
1	LEVEL 3	Gross FA - Residential	39,475 SF
1	LEVEL 3	Gross FA - Storage	1,470 SF
			49,755 SF
1	LEVEL 4	Gross FA - Building Systems	290 SF
1	LEVEL 4	Gross FA - Circulation	8,500 SF
1	LEVEL 4	Gross FA - Residential	39,495 SF
1	LEVEL 4	Gross FA - Storage	1,470 SF
			49,755 SF
1	LEVEL 5	Gross FA - Building Systems	290 SF
1	LEVEL 5	Gross FA - Circulation	7,310 SF
1	LEVEL 5	Gross FA - Residential	33,890 SF
1	LEVEL 5	Gross FA - Storage	1,400 SF
			42,890 SF
			261,390 SF

Areas

- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 1 - LEVEL 4 | 1" = 50'-0" | 1

NORTH

PASSAGE

San Mateo, California

SHEET TITLE: FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS CONFIDENCE BY THE RECIPIENT. FOR THE RECIPIENT'S PURPOSES AT ITS SOLE DISCRETION, DISCLOSURE OF THIS INFORMATION TO ANY OTHER PARTY OR USE OF THIS INFORMATION FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT IS PROVIDED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MVE + PARTNERS IS STRICTLY PROHIBITED. UNAUTHORIZED DISCLOSURE MAY RESULT IN A CLAIM FOR DAMAGES SUSTAINED BY MVE + PARTNERS AND/OR THE PROJECT OWNER.

SHEET NUMBER: .GEN-2.2

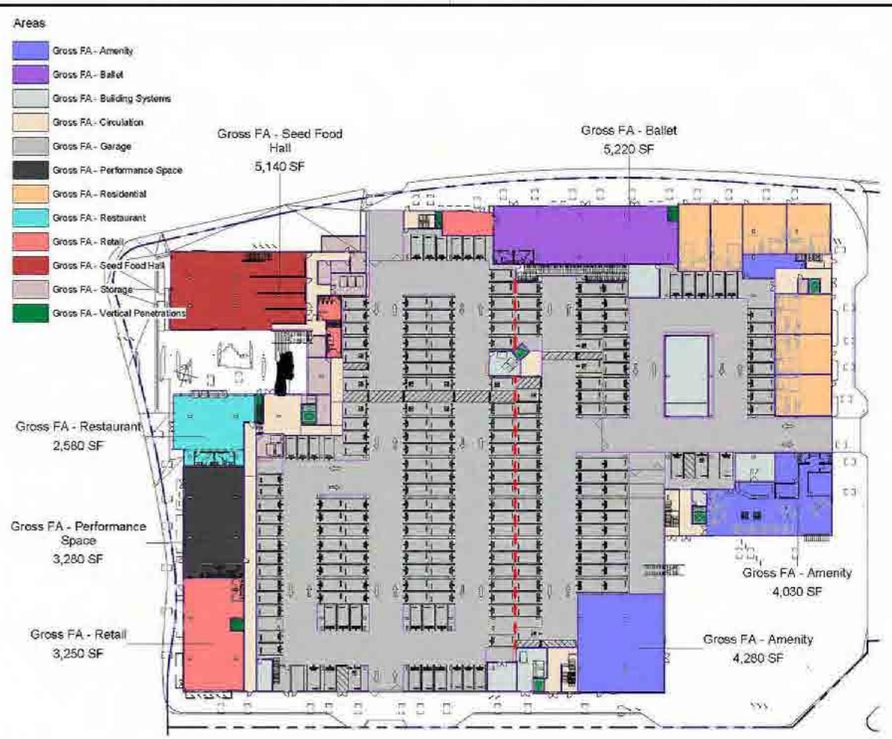
PROJECT NUMBER: 16-10179

MVE + PARTNERS

REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

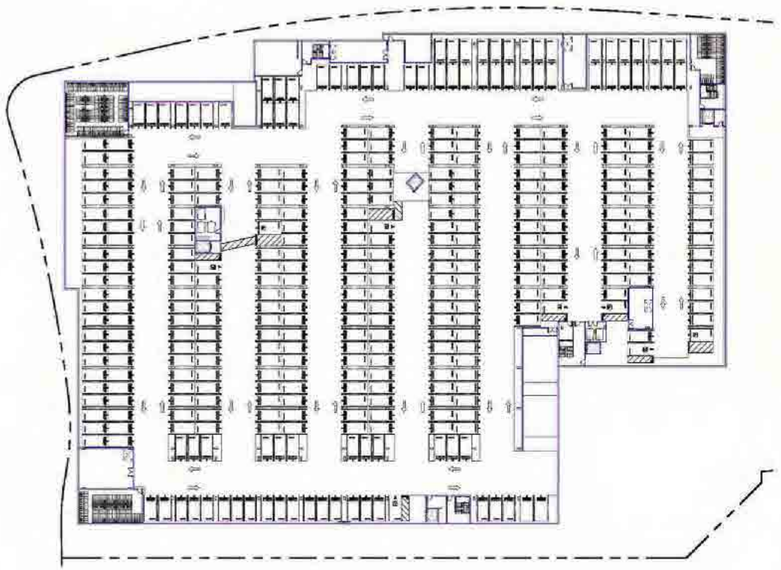
BLDG 2 - LEVEL 3 | 1" = 50'-0" | 4



BLDG 2 - LEVEL 1 | 1" = 50'-0" | 2

BLDG. #	LEVEL	Name	AREA
2	LEVEL 1	Gross FA - Amenity	9,999 SF
2	LEVEL 1	Gross FA - Ballet	5,220 SF
2	LEVEL 1	Gross FA - Building Systems	4,980 SF
2	LEVEL 1	Gross FA - Circulation	6,539 SF
2	LEVEL 1	Gross FA - Garage	51,370 SF
2	LEVEL 1	Gross FA - Performance Space	3,260 SF
2	LEVEL 1	Gross FA - Residential	7,730 SF
2	LEVEL 1	Gross FA - Restaurant	2,580 SF
2	LEVEL 1	Gross FA - Retail	4,488 SF
2	LEVEL 1	Gross FA - Seed Food Hall	5,140 SF
2	LEVEL 1	Gross FA - Storage	2,300 SF
2	LEVEL 1	Gross FA - Vertical Penetrations	950 SF
			133,730 SF
2	LEVEL 2	Gross FA - Amenity	10,220 SF
2	LEVEL 2	Gross FA - Building Systems	778 SF
2	LEVEL 2	Gross FA - Circulation	14,460 SF
2	LEVEL 2	Gross FA - Residential	56,900 SF
2	LEVEL 2	Gross FA - Restaurant	1,870 SF
2	LEVEL 2	Gross FA - Seed Food Hall	2,610 SF
2	LEVEL 2	Gross FA - Storage	1,043 SF
2	LEVEL 2	Gross FA - Vertical Penetrations	140 SF
			88,820 SF
2	LEVEL 3	Gross FA - Amenity	2,300 SF
2	LEVEL 3	Gross FA - Building Systems	1,280 SF
2	LEVEL 3	Gross FA - Circulation	13,760 SF
2	LEVEL 3	Gross FA - Residential	67,520 SF
2	LEVEL 3	Gross FA - Storage	780 SF
			85,640 SF
2	LEVEL 4	Gross FA - Building Systems	1,259 SF
2	LEVEL 4	Gross FA - Circulation	12,880 SF
2	LEVEL 4	Gross FA - Residential	63,200 SF
2	LEVEL 4	Gross FA - Storage	270 SF
2	LEVEL 4	Gross FA - Storage	510 SF
			77,709 SF
2	LEVEL 5	Gross FA - Building Systems	1,259 SF
2	LEVEL 5	Gross FA - Circulation	12,840 SF
2	LEVEL 5	Gross FA - Residential	61,140 SF
2	LEVEL 5	Gross FA - Storage	780 SF
			76,019 SF
			462,918 SF

BLDG 2 - LEVEL 2 | 1" = 50'-0" | 3



BLDG 2 - LEVEL B | 1" = 50'-0" | 1

NORTH

PASSAGE
San Mateo, California

SHEET TITLE
FLOOR AREA ANALYSIS CALCS (SMMC)

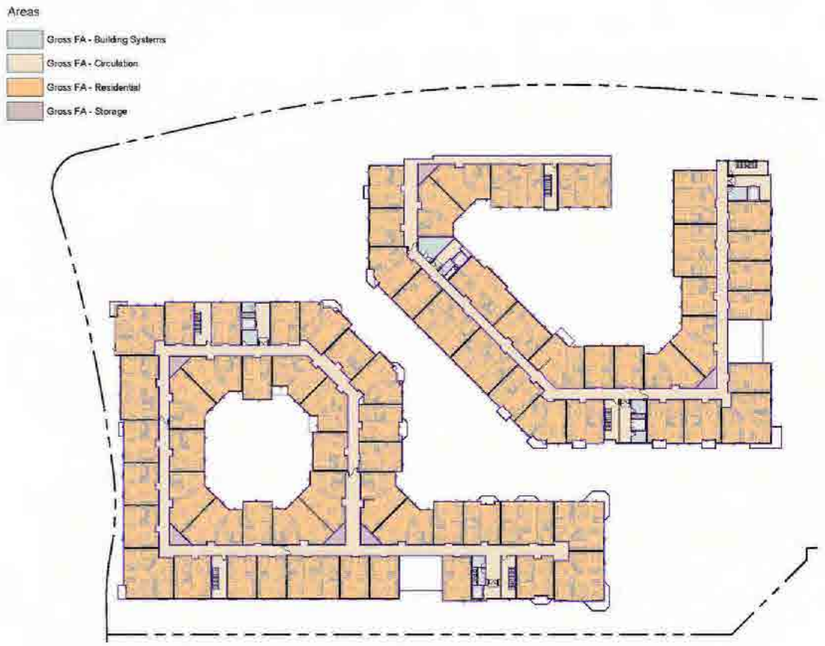
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF REVIEW FOR, AND EXECUTION OF, A CONTRACT WITH MVE + PARTNERS, INC. THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER
.GEN-2.3

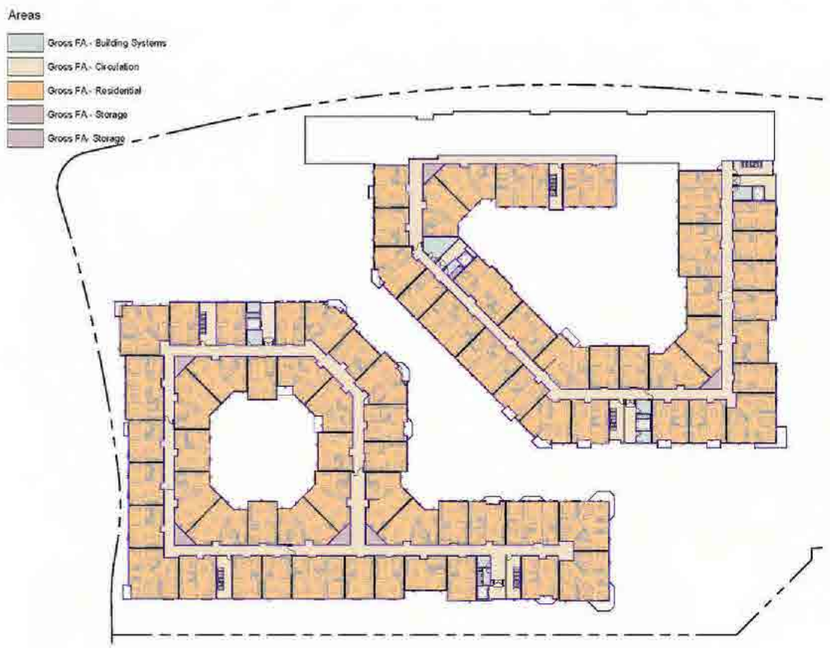
PROJECT NUMBER
18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



BLDG 2 - LEVEL 5 | 1" = 50'-0" | 2



BLDG 2 - LEVEL 4 | 1" = 50'-0" | 1

BLDG. #	LEVEL	Name	AREA
2	LEVEL 1	Gross FA - Amenity	9,869 SF
2	LEVEL 1	Gross FA - Ballet	6,220 SF
2	LEVEL 1	Gross FA - Building Systems	4,660 SF
2	LEVEL 1	Gross FA - Circulation	6,530 SF
2	LEVEL 1	Gross FA - Garage	81,372 SF
2	LEVEL 1	Gross FA - Performance Space	3,280 SF
2	LEVEL 1	Gross FA - Residential	7,730 SF
2	LEVEL 1	Gross FA - Restaurant	2,860 SF
2	LEVEL 1	Gross FA - Retail	4,480 SF
2	LEVEL 1	Gross FA - Shed Food Hall	5,140 SF
2	LEVEL 1	Gross FA - Storage	2,800 SF
2	LEVEL 1	Gross FA - Vertical Penetrations	950 SF
			133,730 SF
2	LEVEL 2	Gross FA - Amenity	10,220 SF
2	LEVEL 2	Gross FA - Building Systems	770 SF
2	LEVEL 2	Gross FA - Circulation	14,480 SF
2	LEVEL 2	Gross FA - Residential	56,900 SF
2	LEVEL 2	Gross FA - Restaurant	1,870 SF
2	LEVEL 2	Gross FA - Shed Food Hall	2,810 SF
2	LEVEL 2	Gross FA - Storage	1,043 SF
2	LEVEL 2	Gross FA - Vertical Penetrations	148 SF
			88,830 SF
2	LEVEL 3	Gross FA - Amenity	2,300 SF
2	LEVEL 3	Gross FA - Building Systems	1,060 SF
2	LEVEL 3	Gross FA - Circulation	13,760 SF
2	LEVEL 3	Gross FA - Residential	67,520 SF
2	LEVEL 3	Gross FA - Storage	780 SF
			85,440 SF
2	LEVEL 4	Gross FA - Building Systems	1,059 SF
2	LEVEL 4	Gross FA - Circulation	12,880 SF
2	LEVEL 4	Gross FA - Residential	58,200 SF
2	LEVEL 4	Gross FA - Storage	273 SF
2	LEVEL 4	Gross FA - Storage	513 SF
			77,706 SF
2	LEVEL 5	Gross FA - Building Systems	1,059 SF
2	LEVEL 5	Gross FA - Circulation	12,840 SF
2	LEVEL 5	Gross FA - Residential	61,740 SF
2	LEVEL 5	Gross FA - Storage	780 SF
			76,219 SF
			462,610 SF

NORTH

PASSAGE

REVISIONS

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHING IN CONFIDENCE, FOR THE LIMITED PURPOSE OF EVALUATION, SUBJECT TO THE AGREEMENT BETWEEN THE RECIPIENT AND MVE + PARTNERS, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER: .GEN-2.4

PROJECT NUMBER: 18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BLDG 3 & 5 - LEVEL 3 | 1" = 50'-0" | 4

BLDG 3 & 5 - LEVEL 1 | 1" = 50'-0" | 2

BLDG. #	LEVEL	Name	AREA
3	LEVEL 1	Gross FA - Amenity	4,000 SF
3	LEVEL 1	Gross FA - Building Systems	5,970 SF
3	LEVEL 1	Gross FA - Circulation	5,360 SF
3	LEVEL 1	Gross FA - Garage	35,570 SF
3	LEVEL 1	Gross FA - Residential	19,690 SF
3	LEVEL 1	Gross FA - Vertical Penetrations	950 SF
			59,930 SF
3	LEVEL 2	Gross FA - Amenity	5,680 SF
3	LEVEL 2	Gross FA - Building Systems	200 SF
3	LEVEL 2	Gross FA - Circulation	6,470 SF
3	LEVEL 2	Gross FA - Residential	29,070 SF
3	LEVEL 2	Gross FA - Storage	390 SF
			41,890 SF
3	LEVEL 3	Gross FA - Building Systems	920 SF
3	LEVEL 3	Gross FA - Circulation	8,850 SF
3	LEVEL 3	Gross FA - Residential	34,710 SF
3	LEVEL 3	Gross FA - Storage	980 SF
			45,260 SF
3	LEVEL 4	Gross FA - Building Systems	940 SF
3	LEVEL 4	Gross FA - Circulation	8,310 SF
3	LEVEL 4	Gross FA - Residential	30,970 SF
3	LEVEL 4	Gross FA - Storage	290 SF
			37,510 SF
3	LEVEL 5	Gross FA - Building Systems	940 SF
3	LEVEL 5	Gross FA - Circulation	8,310 SF
3	LEVEL 5	Gross FA - Residential	30,970 SF
3	LEVEL 5	Gross FA - Storage	290 SF
			37,510 SF
			262,390 SF

BLDG. #	LEVEL	Name	AREA
5	LEVEL 1	Gross FA - Amenity	1,090 SF
5	LEVEL 1	Gross FA - Building Systems	280 SF
5	LEVEL 1	Gross FA - Circulation	1,490 SF
5	LEVEL 1	Gross FA - Daycare	5,360 SF
5	LEVEL 1	Gross FA - Garage	9,950 SF
5	LEVEL 1	Gross FA - Residential	1,890 SF
5	LEVEL 1	Gross FA - Vertical Penetrations	150 SF
5	LEVEL 1	Gross FA - Storage	110 SF
			21,290 SF
5	LEVEL 2	Gross FA - Building Systems	210 SF
5	LEVEL 2	Gross FA - Circulation	2,790 SF
5	LEVEL 2	Gross FA - Residential	17,660 SF
5	LEVEL 2	Gross FA - Storage	240 SF
			20,890 SF
5	LEVEL 3	Gross FA - Building Systems	210 SF
5	LEVEL 3	Gross FA - Circulation	2,790 SF
5	LEVEL 3	Gross FA - Residential	17,660 SF
5	LEVEL 3	Gross FA - Storage	240 SF
			20,890 SF
5	LEVEL 4	Gross FA - Building Systems	480 SF
5	LEVEL 4	Gross FA - Circulation	3,060 SF
5	LEVEL 4	Gross FA - Residential	17,660 SF
			21,060 SF
5	LEVEL 5	Gross FA - Building Systems	210 SF
5	LEVEL 5	Gross FA - Circulation	2,845 SF
5	LEVEL 5	Gross FA - Residential	16,580 SF
5	LEVEL 5	Gross FA - Storage	240 SF
			19,900 SF
			104,049 SF

BLDG 3 & 5 - LEVEL 2 | 1" = 50'-0" | 3

BLDG 3 & 5 - LEVEL B | 1" = 50'-0" | 1

NORTH

PASSAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHING IN CONFIDENCE FOR THE LIMITED PURPOSE OF REVIEW FOR EXECUTION OR RETAINING MVE + PARTNERS, INC. FOR THE PREPARATION OF THE WORK. NO OTHER USE, REPRODUCTION OR DISCLOSURE OF ANY PORTION OF THIS DOCUMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER: .GEN-2.5

PROJECT NUMBER: 16-10179

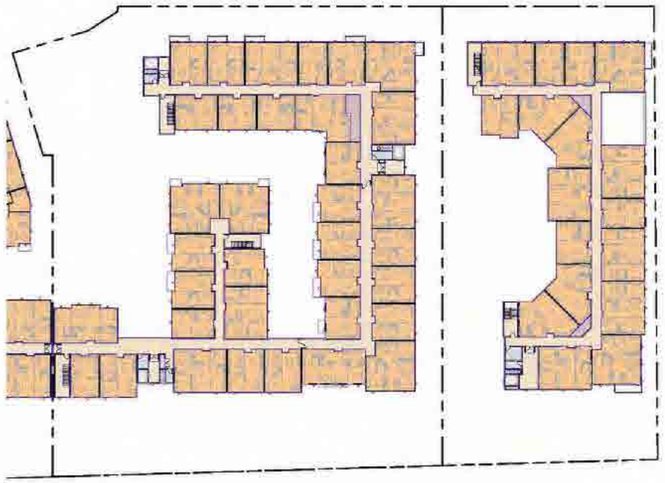
MVE + PARTNERS

REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

Areas

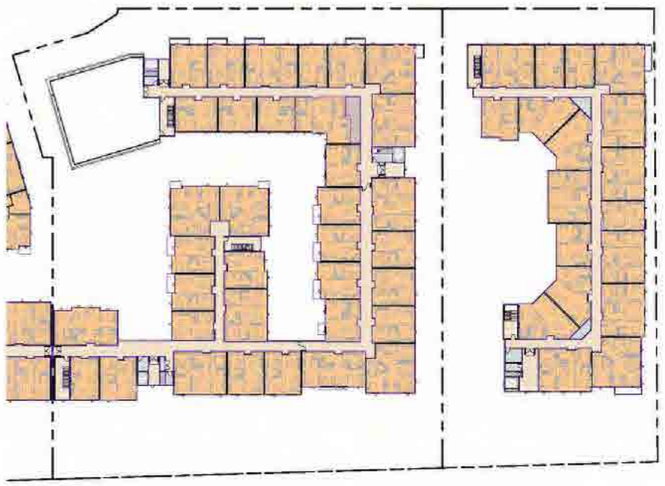
- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 3 & 5 - LEVEL 5 | 1" = 50'-0" | 2

Areas

- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 3 & 5 - LEVEL 4 | 1" = 50'-0" | 1

BLDG. #	LEVEL	Name	AREA
3	LEVEL 1	Gross FA - Amenity	4,000 SF
3	LEVEL 1	Gross FA - Building Systems	5,970 SF
3	LEVEL 1	Gross FA - Circulation	5,360 SF
3	LEVEL 1	Gross FA - Garage	23,570 SF
3	LEVEL 1	Gross FA - Residential	10,690 SF
3	LEVEL 1	Gross FA - Vertical Penetrations	980 SF
			59,970 SF
3	LEVEL 2	Gross FA - Amenity	5,880 SF
3	LEVEL 2	Gross FA - Building Systems	200 SF
3	LEVEL 2	Gross FA - Circulation	6,470 SF
3	LEVEL 2	Gross FA - Residential	29,070 SF
3	LEVEL 2	Gross FA - Storage	290 SF
			41,890 SF
3	LEVEL 3	Gross FA - Building Systems	920 SF
3	LEVEL 3	Gross FA - Circulation	8,650 SF
3	LEVEL 3	Gross FA - Residential	34,710 SF
3	LEVEL 3	Gross FA - Storage	980 SF
			42,260 SF
3	LEVEL 4	Gross FA - Building Systems	940 SF
3	LEVEL 4	Gross FA - Circulation	8,240 SF
3	LEVEL 4	Gross FA - Residential	29,670 SF
3	LEVEL 4	Gross FA - Storage	290 SF
			37,310 SF
3	LEVEL 5	Gross FA - Building Systems	940 SF
3	LEVEL 5	Gross FA - Circulation	8,240 SF
3	LEVEL 5	Gross FA - Residential	29,670 SF
3	LEVEL 6	Gross FA - Storage	290 SF
			37,310 SF
			219,390 SF

BLDG. #	LEVEL	Name	AREA
5	LEVEL 1	Gross FA - Amenity	1,360 SF
5	LEVEL 1	Gross FA - Building Systems	200 SF
5	LEVEL 1	Gross FA - Circulation	1,490 SF
5	LEVEL 1	Gross FA - Daycare	5,360 SF
5	LEVEL 1	Gross FA - Garage	9,650 SF
5	LEVEL 1	Gross FA - Residential	1,280 SF
5	LEVEL 1	Gross FA - Vertical Penetrations	160 SF
5	LEVEL 1	Gross FA - Storage	110 SF
			21,290 SF
5	LEVEL 2	Gross FA - Building Systems	210 SF
5	LEVEL 2	Gross FA - Circulation	2,790 SF
5	LEVEL 2	Gross FA - Residential	17,600 SF
5	LEVEL 2	Gross FA - Storage	240 SF
			20,890 SF
5	LEVEL 3	Gross FA - Building Systems	210 SF
5	LEVEL 3	Gross FA - Circulation	2,790 SF
5	LEVEL 3	Gross FA - Residential	17,650 SF
5	LEVEL 3	Gross FA - Storage	240 SF
			20,890 SF
5	LEVEL 4	Gross FA - Building Systems	480 SF
5	LEVEL 4	Gross FA - Circulation	3,060 SF
5	LEVEL 4	Gross FA - Residential	17,890 SF
			21,260 SF
5	LEVEL 5	Gross FA - Building Systems	210 SF
5	LEVEL 5	Gross FA - Circulation	2,845 SF
5	LEVEL 5	Gross FA - Residential	16,580 SF
5	LEVEL 5	Gross FA - Storage	240 SF
			19,930 SF
			104,049 SF

NORTH

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHING IN CONFIDENCE AND FOR THE LIMITED PURPOSE OF REVIEW BY THE RECIPIENT. THE RECIPIENT AGREES TO MAINTAIN THIS DOCUMENT AND ITS CONTENTS IN CONFIDENCE AND NOT TO REPRODUCE OR DISCLOSE IT TO ANY PERSON EXCEPT AS NECESSARY FOR THE PURPOSE STATED ABOVE WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS.

SHEET NUMBER: .GEN-2.6

PROJECT NUMBER: 18-10179

MVE + PARTNERS

REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

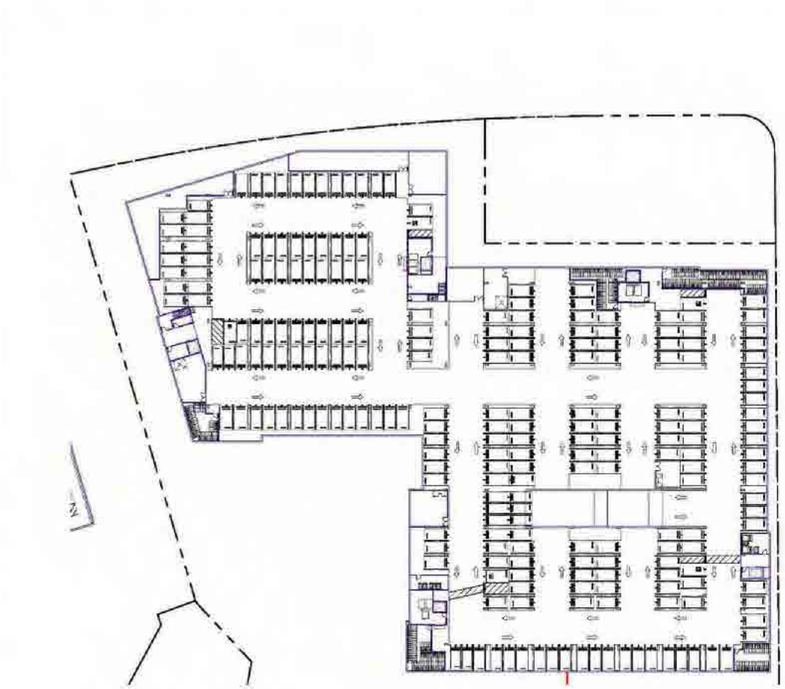
BLDG 4 - LEVEL 3 | 1" = 60'-0" | 4

BLDG 4 - LEVEL 1 | 1" = 60'-0" | 2

BLDG. #	LEVEL	Name	AREA
4	LEVEL 1	Gross FA - Amenity	950 SF
4	LEVEL 1	Gross FA - Building Systems	4,580 SF
4	LEVEL 1	Gross FA - Circulation	12,440 SF
4	LEVEL 1	Gross FA - Garage	54,420 SF
4	LEVEL 1	Gross FA - Residential	30,250 SF
4	LEVEL 1	Gross FA - Storage	150 SF
4	LEVEL 1	Gross FA - Vertical Penetrations	1,100 SF
			103,890 SF
4	LEVEL 2	Gross FA - Amenity	2,470 SF
4	LEVEL 2	Gross FA - Building Systems	760 SF
4	LEVEL 2	Gross FA - Circulation	12,830 SF
4	LEVEL 2	Gross FA - Residential	54,870 SF
4	LEVEL 2	Gross FA - Storage	860 SF
			71,790 SF
4	LEVEL 3	Gross FA - Amenity	2,470 SF
4	LEVEL 3	Gross FA - Building Systems	760 SF
4	LEVEL 3	Gross FA - Circulation	11,290 SF
4	LEVEL 3	Gross FA - Residential	56,930 SF
4	LEVEL 3	Gross FA - Storage	860 SF
			71,790 SF
4	LEVEL 4	Gross FA - Building Systems	760 SF
4	LEVEL 4	Gross FA - Circulation	9,850 SF
4	LEVEL 4	Gross FA - Residential	49,230 SF
4	LEVEL 4	Gross FA - Storage	860 SF
			60,340 SF
4	LEVEL 5	Gross FA - Building Systems	760 SF
4	LEVEL 5	Gross FA - Circulation	8,960 SF
4	LEVEL 5	Gross FA - Residential	45,590 SF
4	LEVEL 5	Gross FA - Storage	950 SF
			56,590 SF

BLDG. #	LEVEL	Name	AREA
7-11	LEVEL 1	Gross FA - Retail	3,130 SF
			3,130 SF
			3,130 SF

BLDG 4 - LEVEL 2 | 1" = 60'-0" | 3



BLDG 4 - LEVEL B | 1" = 60'-0" | 1

NORTH

PASSAGE
San Mateo, California

SHEET TITLE
FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHING IN CONFIDENCE FOR THE LIMITED PURPOSE OF CONSTRUCTION, ESTIMATING OR BIDDING. THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS.

SHEET NUMBER
.GEN-2.7

PROJECT NUMBER
18-10179

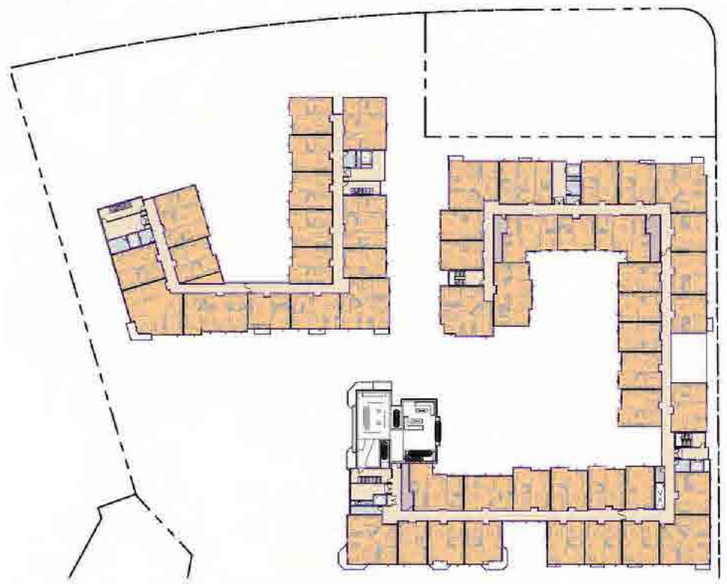
MVE + PARTNERS

REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

Areas

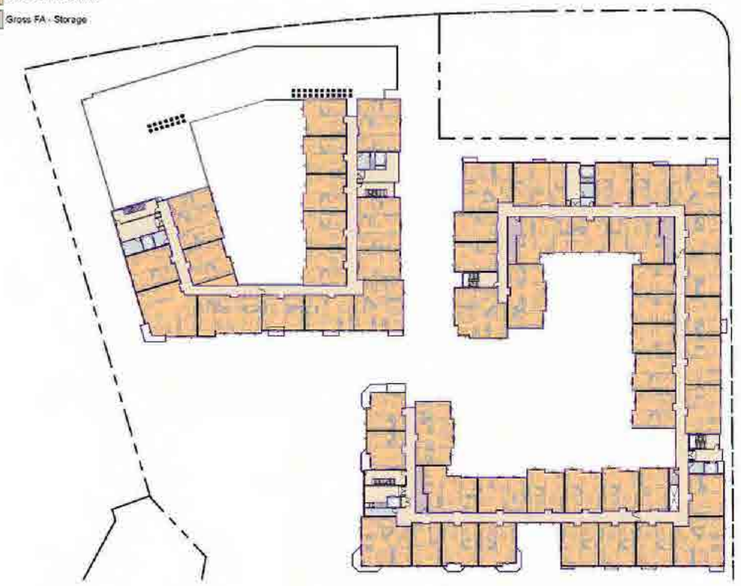
- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 4 - LEVEL 5 | 1" = 50'-0" | 2

Areas

- Gross FA - Building Systems
- Gross FA - Circulation
- Gross FA - Residential
- Gross FA - Storage



BLDG 4 - LEVEL 4 | 1" = 50'-0" | 1

BLDG. #	LEVEL	Name	AREA
4	LEVEL 1	Gross FA - Amenity	950 SF
4	LEVEL 1	Gross FA - Building Systems	4,580 SF
4	LEVEL 1	Gross FA - Circulation	12,440 SF
4	LEVEL 1	Gross FA - Garage	54,420 SF
4	LEVEL 1	Gross FA - Residential	30,529 SF
4	LEVEL 1	Gross FA - Storage	150 SF
4	LEVEL 1	Gross FA - Vertical Penetrations	1,190 SF
			102,906 SF
4	LEVEL 2	Gross FA - Amenity	2,470 SF
4	LEVEL 2	Gross FA - Building Systems	760 SF
4	LEVEL 2	Gross FA - Circulation	12,880 SF
4	LEVEL 2	Gross FA - Residential	54,870 SF
4	LEVEL 2	Gross FA - Storage	960 SF
			71,790 SF
4	LEVEL 3	Gross FA - Amenity	2,470 SF
4	LEVEL 3	Gross FA - Building Systems	760 SF
4	LEVEL 3	Gross FA - Circulation	11,290 SF
4	LEVEL 3	Gross FA - Residential	56,330 SF
4	LEVEL 3	Gross FA - Storage	960 SF
			71,790 SF
4	LEVEL 4	Gross FA - Building Systems	760 SF
4	LEVEL 4	Gross FA - Circulation	9,880 SF
4	LEVEL 4	Gross FA - Residential	49,520 SF
4	LEVEL 4	Gross FA - Storage	960 SF
			60,340 SF
4	LEVEL 5	Gross FA - Building Systems	760 SF
4	LEVEL 5	Gross FA - Circulation	9,960 SF
4	LEVEL 5	Gross FA - Residential	45,590 SF
4	LEVEL 5	Gross FA - Storage	960 SF
			57,270 SF
			363,456 SF

NORTH

PASSAGE

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
FLOOR AREA ANALYSIS CALCS (SMMC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHING IN CONFIDENCE, FOR THE LIMITED PURPOSE OF REVIEWING OR BIDDING ON THE WORK DESCRIBED HEREIN. ANY REPRODUCTION OF THIS DOCUMENT OR PORTIONS THEREOF, OR ANY USE OF THE INFORMATION CONTAINED HEREIN FOR ANY PURPOSE OTHER THAN THE WORK DESCRIBED HEREIN, WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, IS STRICTLY PROHIBITED.

SHEET NUMBER
.GEN-2.8

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3

BLDG 1 - LEVEL 3 | 1" = 50'-0" | **4**

ALLOWABLE AREA ZONES

GARAGE
RETAIL

BLDG 1 -LEVEL 1 | 1" = 50'-0" | **2**

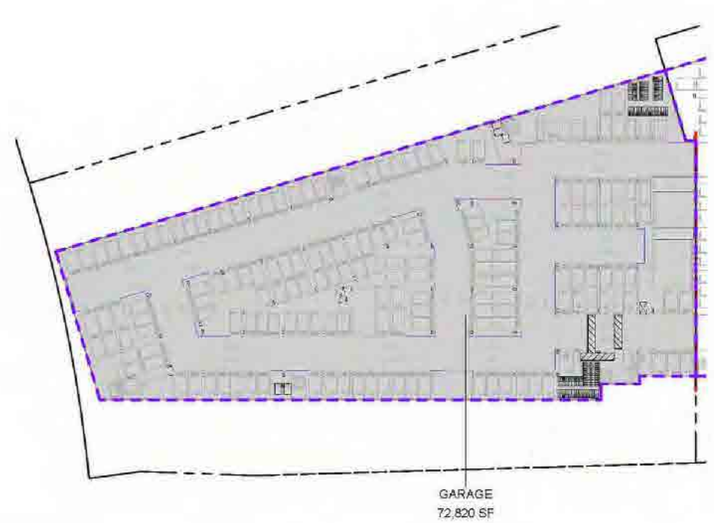
ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3

BLDG 1 - LEVEL 2 | 1" = 50'-0" | **3**

ALLOWABLE AREA ZONES

GARAGE



BLDG 1 - LEVEL B | 1" = 50'-0" | **1**

BLDG 1 AREA CALCS

BUILDING 1 - ALLOWABLE AREA - TYPE IA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL B	BUILDING 1	GARAGE	S2	72,820 SF
				72,820 SF
LEVEL 1	BUILDING 1	GARAGE	S2	57,080 SF
LEVEL 1	BUILDING 1	RETAIL	M	14,640 SF
				71,720 SF
Total S.F.				144,540 SF

BUILDING 1 - ALLOWABLE AREA - TYPE IIA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 2	BUILDING 1	AREA 1	R2	16,090 SF
LEVEL 3	BUILDING 1	AREA 1	R2	16,960 SF
LEVEL 4	BUILDING 1	AREA 1	R2	16,190 SF
LEVEL 5	BUILDING 1	AREA 1	R2	14,740 SF
				63,980 SF
LEVEL 2	BUILDING 1	AREA 2	R2	9,290 SF
LEVEL 3	BUILDING 1	AREA 2	R2	18,270 SF
LEVEL 3	BUILDING 1	AREA 2	R2 (ACCESSORY)	3,670 SF
LEVEL 4	BUILDING 1	AREA 2	R2	18,990 SF
LEVEL 5	BUILDING 1	AREA 2	R2	12,030 SF
				61,810 SF
LEVEL 2	BUILDING 1	AREA 3	R2	16,820 SF
LEVEL 3	BUILDING 1	AREA 3	R2	16,560 SF
LEVEL 4	BUILDING 1	AREA 3	R2	16,430 SF
LEVEL 5	BUILDING 1	AREA 3	R2	16,430 SF
				66,240 SF
Total S.F.				187,240 SF

BUILDING 1 AREA CALCULATIONS PER CBC 508.2.2 MIXED-OCCUPANCY, SINGLE-STORY BUILDING
OCCUPANCY TYPES: M, S2
CONSTRUCTION TYPE: IA

As: UNLIMITED

BUILDING 1 AREA CALCULATIONS PER CBC 508.2.3 SINGLE OCCUPANCY, MULTI-STORY BUILDING:
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: IIA

Aa = [At + (NS x If)] X Sa
Aa = 72,000

AREA 1 = 60,390 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 2 = 61,810 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 3 = 66,040 SF (ACTUAL) <72,000 SF (ALLOWABLE)

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4, EQUATION 5-2

Aa = [At + (NS x If)] X Sa

VARIABLES
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 3

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

W = (L1 x W1 + L2 x W2 + L3 x W3 ...) / F
W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wn = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = [F/P - 0.25] x W/30
If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3, 504.4

LEVELS B-1
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: IIA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

REVISIONS

PROJECT NAME: **PASSAGE**
San Mateo, California

SHEET TITLE: **ALLOWABLE AREA ANALYSIS CALCS (CBC)**

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS ACCEPTED ON THE EXPRESS CONDITION THAT IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND IN THE SPECIFIC FORM CONTEMPLATED AT THE TIME OF ORIGINAL PREPARATION BY MVE + PARTNERS, INC., AND IS NOT TO BE LOANED, COPIED OR REPRODUCED, IN WHOLE OR IN PART, FOR FUTURE USE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER: **.GEN-2.9**

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3

BLDG 1 -LEVEL 5 | 1" = 50'-0" | **2**

ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3

BLDG 1 - LEVEL 4 | 1" = 50'-0" | **1**

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4, EQUATION 5-2

$Aa = [At + (NS \times If)] \times Sa$

(VARIABLES:
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

$If = [(L1 \times W1 + L2 \times W2 + L3 \times W3...) / P - 0.25] \times W/30$

If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
La = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wa = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3 & 504.4

LEVEL 5 B-1
OCCUPANCY TYPE(S): A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA= UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVEL 1-4
OCCUPANCY TYPE(S): R2
CONSTRUCTION TYPE: VA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

PROJECT NAME: **PASSAGE**
San Mateo, California

SHEET TITLE: **ALLOWABLE AREA ANALYSIS CALCS (CBC)**

THIS DOCUMENT CONTAINS INFORMATION DEVELOPED BY MVE + PARTNERS, INC. AND IS ACCORDINGLY IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING OR BIDDING ON THE PROJECT DESCRIBED HEREIN. NO OTHER USE OF THIS DOCUMENT IS AUTHORIZED, AND IT SHALL NOT BE REPRODUCED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS.

SHEET NUMBER: **.GEN-2.10**

PROJECT NUMBER: 16-10179

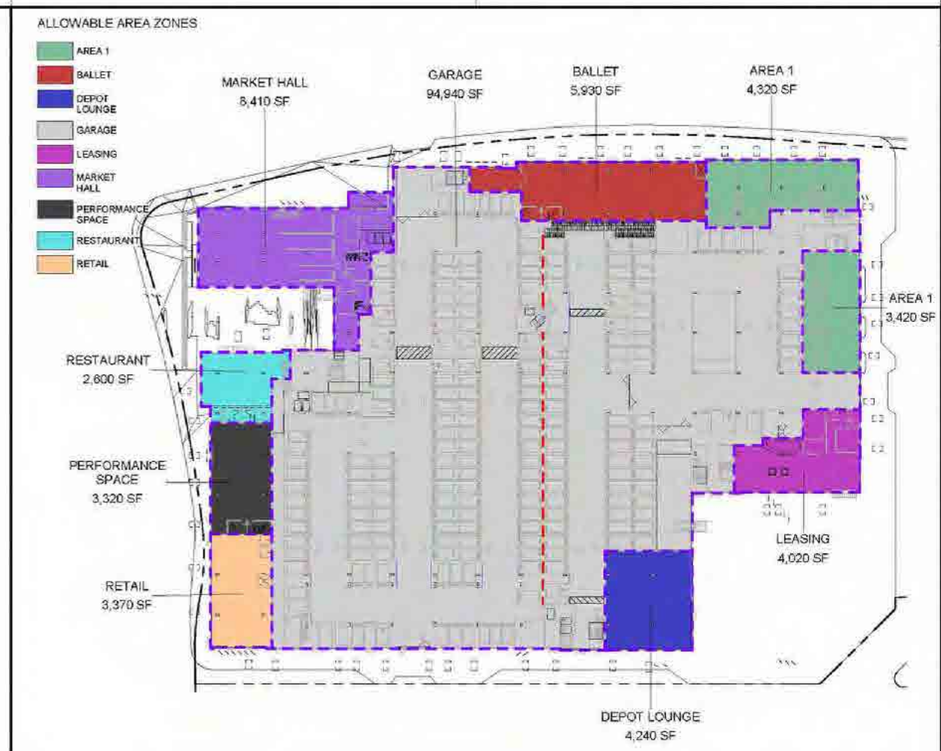
MVE + PARTNERS

REVISIONS

DA SAC

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BLDG 2 - LEVEL 3 | 1" = 50'-0" | 4



BLDG 2 - LEVEL 1 | 1" = 50'-0" | 2

BLDG 2 AREA CALCS

BUILDING 2 - ALLOWABLE AREA - TYPE IB

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL B	BUILDING 2	GARAGE	S2	139,710 SF
				139,710 SF
LEVEL 1	BUILDING 2	GARAGE	S2	94,940 SF
LEVEL 1	BUILDING 2	PERFORMANCE SPACE	A3	3,320 SF
LEVEL 1	BUILDING 2	MARKET HALL	A2	8,410 SF
LEVEL 1	BUILDING 2	DEPOT LOUNGE	A3	4,240 SF
LEVEL 1	BUILDING 2	AREA 1	R2	3,420 SF
LEVEL 1	BUILDING 2	BALLET	B	5,930 SF
LEVEL 1	BUILDING 2	AREA 1	R2	4,320 SF
LEVEL 1	BUILDING 2	RETAIL	M	3,370 SF
LEVEL 1	BUILDING 2	RESTAURANT	A2	2,600 SF
				130,570 SF

BUILDING 2 - ALLOWABLE AREA - TYPE IIIA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 2	BUILDING 2	AREA 1	R2	12,770 SF
LEVEL 2	BUILDING 2	AREA 1	R2 (ACCESSORY)	450 SF
LEVEL 3	BUILDING 2	AREA 1	R2	16,090 SF
LEVEL 4	BUILDING 2	AREA 1	R2	16,310 SF
LEVEL 5	BUILDING 2	AREA 1	R2	16,910 SF
				62,530 SF
LEVEL 2	BUILDING 2	AREA 2	R2	16,280 SF
LEVEL 3	BUILDING 2	AREA 2	R2	17,030 SF
LEVEL 4	BUILDING 2	AREA 2	R2	17,020 SF
LEVEL 5	BUILDING 2	AREA 2	R2	16,300 SF
				66,630 SF
LEVEL 2	BUILDING 2	AREA 3	R2	10,830 SF
LEVEL 3	BUILDING 2	AREA 3	R2	10,590 SF
LEVEL 4	BUILDING 2	AREA 3	R2	10,590 SF
LEVEL 5	BUILDING 2	AREA 3	R2	10,590 SF
				42,590 SF
LEVEL 2	BUILDING 2	AREA 4	R2	5,950 SF
LEVEL 2	BUILDING 2	AREA 4	R2	5,150 SF
LEVEL 3	BUILDING 2	AREA 4	R2	11,730 SF
LEVEL 4	BUILDING 2	AREA 4	R2	13,700 SF
LEVEL 5	BUILDING 2	AREA 4	R2	13,700 SF
				50,229 SF
LEVEL 2	BUILDING 2	AREA 5	R2	14,820 SF
LEVEL 3	BUILDING 2	AREA 5	R2	14,590 SF
LEVEL 4	BUILDING 2	AREA 5	R2	7,445 SF
LEVEL 5	BUILDING 2	AREA 5	R2	7,445 SF
				44,280 SF
LEVEL 2	BUILDING 2	AREA 6	R2	15,620 SF
LEVEL 3	BUILDING 2	AREA 6	R2	18,340 SF
LEVEL 4	BUILDING 2	AREA 6	R2	14,340 SF
LEVEL 5	BUILDING 2	AREA 6	R2	13,610 SF
				61,909 SF

BUILDING 2 AREA CALCULATIONS PER CBC 508.2.2: MIXED OCCUPANCY, SINGLE-STORY BUILDING
OCCUPANCY TYPES: A2, A3, B, R2, M, S2
CONSTRUCTION TYPE: IIIA

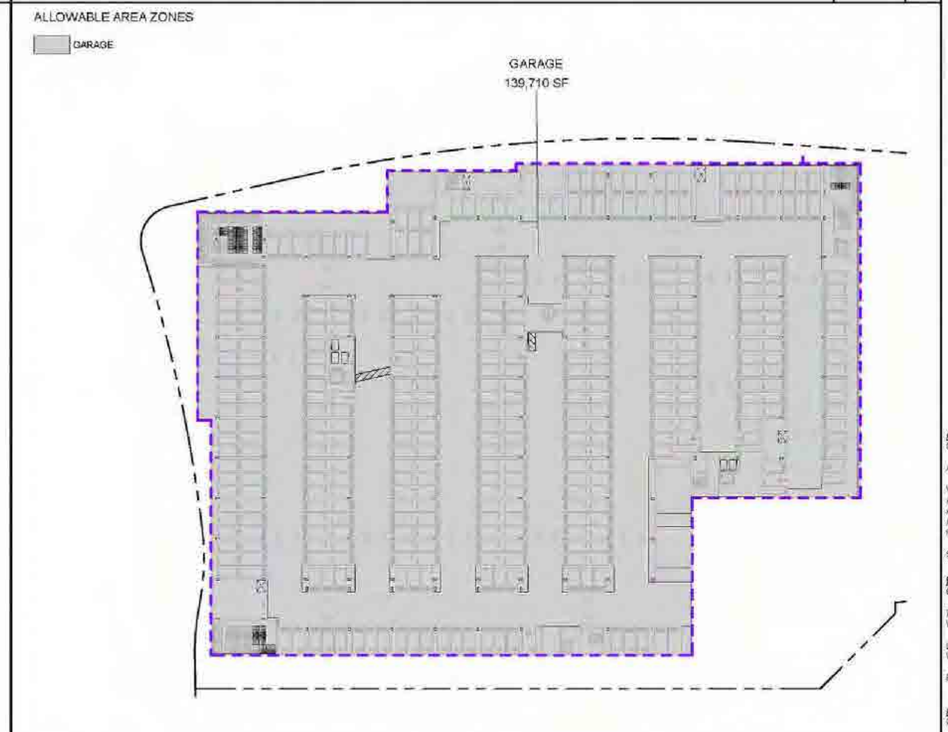
As: UNLIMITED

BUILDING 2 AREA CALCULATIONS PER CBC 508.2.3 SINGLE OCCUPANCY, MULTI-STORY BUILDING:
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: IIIA

Aa = [At + (Na x If)] x Sa
Aa = 72,000

AREA 1 = 62,930 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 2 = 66,630 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 3 = 42,590 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 4 = 50,229 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 5 = 44,280 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 6 = 61,909 SF (ACTUAL) <72,000 SF (ALLOWABLE)

BLDG 2 - LEVEL 2 | 1" = 50'-0" | 3



BLDG 2 - LEVEL B | 1" = 50'-0" | 1

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4, EQUATION 5-2

Aa = [At + (NS x If)] X Sa

VARIABLES:
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

If = [(L1 x W1 + L2 x W2 + L3 x W3...) / P - W] x F / W
W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
Lx = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wx = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = [(P - 0.25) x W] / 30
If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3 & 504.4

LEVELS B-1
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IIIA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: IIIA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
ALLOWABLE AREA ANALYSIS CALCS (CBC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE STATED FOR EXECUTION OR REVIEW OF THE WORK DESCRIBED HEREIN. ALL OTHER USES, REPRODUCTIONS, OR DISCLOSURES ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS.

SHEET NUMBER
.GEN-2.11

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

BLDG 2 - LEVEL 5 | 1" = 50'-0" | 2

BLDG 2 - LEVEL 4 | 1" = 50'-0" | 1

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4, EQUATION 5-2

$Aa = [At + (NS \times If)] \times Sa$

VARIABLES:
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLES 506.2
At = TABULAR ALLOWABLE AREA FACTOR PER TABLES 506.2 FOR A NONSPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

$If = [(L1 \times W1 + L2 \times W2 + L3 \times W3 \ldots) / F - 0.25] \times W30$

W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
L = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
W = WIDTH (≤ 30 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3 & 504.4

LEVELS 0-4
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

DA SAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
ALLOWABLE AREA ANALYSIS CALCS (CBC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE. IT IS THE EXPRESS COPYRIGHT OF MVE + PARTNERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SPECIFIC PURPOSE FOR WHICH IT IS FURNISHED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER
.GEN-2.12

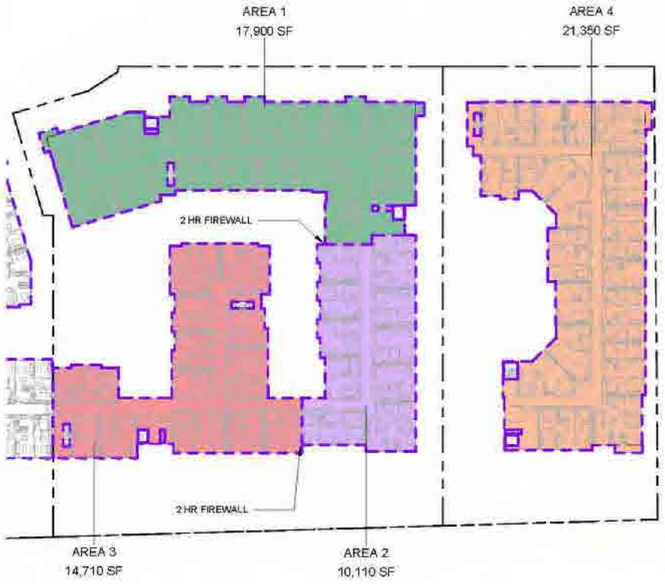
PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ALLOWABLE AREA ZONES

- AREA 1
- AREA 2
- AREA 3
- AREA 4



BLDG 3 & 5 - LEVEL 3 1" = 50'-0" **4**

ALLOWABLE AREA ZONES

- AMENITIES
- AREA 1
- AREA A
- DAYCARE
- GARAGE

BLDG 3 & 5 - LEVEL 1 1" = 50'-0" **2**

BLDG 3 AREA CALCS

BUILDING 3 - ALLOWABLE AREA - TYPE IA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL B-	BUILDING 3	GARAGE	S2	100,500 SF
				100,500 SF
LEVEL 1	BUILDING 3	GARAGE	S2	40,280 SF
LEVEL 1	BUILDING 3	AREA A	R2	16,940 SF
LEVEL 1	BUILDING 3	AMENITIES	A3	3,760 SF
				60,980 SF
LEVEL 2	BUILDING 3	AMENITIES	A3	2,370 SF
				2,370 SF

BUILDING 3 - ALLOWABLE AREA - TYPE VA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 2	BUILDING 3	AREA 1	R2	14,310 SF
LEVEL 3	BUILDING 3	AREA 1	R2	17,900 SF
LEVEL 4	BUILDING 3	AREA 1	R2	13,370 SF
LEVEL 4	BUILDING 3	AREA 1	R2 (ACCESSORY)	4,440 SF
LEVEL 5	BUILDING 3	AREA 1	R2	13,390 SF
				63,420 SF
LEVEL 2	BUILDING 3	AREA 2	R2	10,350 SF
LEVEL 3	BUILDING 3	AREA 2	R2	10,110 SF
LEVEL 4	BUILDING 3	AREA 2	R2	10,110 SF
LEVEL 5	BUILDING 3	AREA 2	R2	10,110 SF
				40,680 SF
LEVEL 2	BUILDING 3	AREA 3	R2	15,300 SF
LEVEL 3	BUILDING 3	AREA 3	R2	14,710 SF
LEVEL 4	BUILDING 3	AREA 3	R2	14,710 SF
LEVEL 5	BUILDING 3	AREA 3	R2	14,710 SF
				59,430 SF

BUILDING 3 AREA CALCULATIONS PER CBC 508.2.3 MIXED-OCCUPANCY, MULTI-STORY BUILDINGS
OCCUPANCY TYPES: A2, A3, B, R2, M, S2
CONSTRUCTION TYPE: IA

As: UNLIMITED

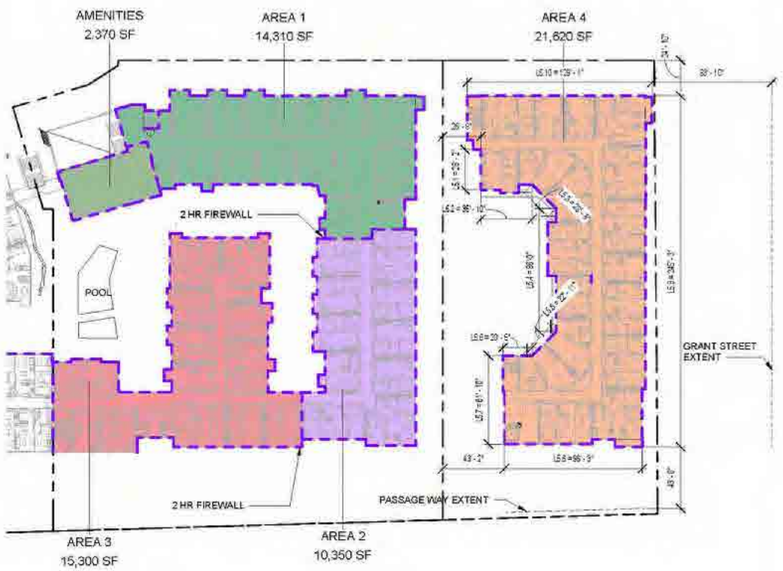
BUILDING 3 AREA CALCULATIONS PER CBC 508.2.2 SINGLE OCCUPANCY, MULTI-STORY BUILDINGS:
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

Aa = [At + (If x Ir)] x Sa
At = 72,000

AREA 1 = 63,420 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 2 = 40,680 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 3 = 59,430 SF (ACTUAL) <72,000 SF (ALLOWABLE)

ALLOWABLE AREA ZONES

- AMENITIES
- AREA 1
- AREA 2
- AREA 3
- AREA 4



BLDG 3 & 5 - LEVEL 2 1" = 50'-0" **3**

ALLOWABLE AREA ZONES

- GARAGE

BLDG 3 & 5 - LEVEL B 1" = 50'-0" **1**

BLDG 5 AREA CALCS

BUILDING 5 - ALLOWABLE AREA - TYPE IA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 1	BUILDING 5	AREA 1	R2	9,820 SF
LEVEL 1	BUILDING 5	GARAGE	S2	11,300 SF
LEVEL 1	BUILDING 5	AMENITIES	A3	1,080 SF
LEVEL 1	BUILDING 5	DAYCARE	I4	5,530 SF
				27,730 SF

BUILDING 5 - ALLOWABLE AREA - TYPE VA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 2	BUILDING 5	AREA 4	R2	21,620 SF
LEVEL 3	BUILDING 5	AREA 4	R2	21,350 SF
LEVEL 4	BUILDING 5	AREA 4	R2	21,350 SF
LEVEL 5	BUILDING 5	AREA 4	R2	20,230 SF
				84,550 SF

BUILDING 5 FRONTAGE INCREASE & AREA CALCULATIONS PER CBC 506.2.3 SINGLE OCCUPANCY, MULTI-STORY BUILDINGS
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = ((29'-2") x 26'-9") + (95'-10" x 30'-0") + (29'-8" x 30'-0") + (66'-0" x 30'-0") + (27'-11" x 30'-0") + (28'-5" x 30'-0") + (61'-10" x 30'-0") + (95'-5" x 30'-0") + (26'-3" x 30'-0") + (128'-1" x 24'-10") / 748.91
W = ([783.48] + (17,785) + (3,205.06)) / 748.1 = 28.99

If = (F/P - .25) W/30
If = ([748.91/833] - .25) (28.99/30) = .85 x .97 = .83

Aa = [At + (If x Ir)] x Sa
Aa = [36,000 + (12,200 x .83)] x 2
Aa = 87,120 MAX SF

AREA 4 = 84,550 SF (ACTUAL) <87,120 SF (ALLOWABLE)

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2 A. EQUATION 5-2

Aa = [At + (NS x If)] X Sa

VARIABLES
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wn = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = (F/P - 0.25) x W/30
If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3 & 504.4

LEVELS B-1
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 30'-0"
STORIES: 4

NORTH

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
ALLOWABLE AREA ANALYSIS CALCS (CBC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE. IT IS NOT TO BE DISCLOSED, COPIED, REPRODUCED, OR USED IN WHOLE OR IN PART FOR ANY PURPOSE EXCEPT AS AUTHORIZED IN WRITING BY MVE + PARTNERS. ACCEPTANCE OF THIS DOCUMENT BY THE RECIPIENT CONSTITUTES AGREEMENT TO THE FOREGOING RESTRICTIONS.

SHEET NUMBER
.GEN-2.13

PROJECT NUMBER
18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ALLOWABLE AREA ZONES

- AREA 1
- AREA 2
- AREA 3
- AREA 4

BLDG 3 & 5 - LEVEL 5 | 1" = 60'-0" | **2**

ALLOWABLE AREA ZONES

- AREA 1
- AREA 2
- AREA 3
- AREA 4

BLDG 3 & 5 - LEVEL 4 | 1" = 60'-0" | **1**

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4 , EQUATION 5-2

$Aa = [At + (As \times If)] \times Sa$

VARIABLES:
Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
As = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

$If = [(L1 \times W1 + L2 \times W2 + L3 \times W3...) / F - 0.25] \times W / 30$

If = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wn = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = AREA FACTOR INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
P = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 506.2 & 504.4

LEVELS B-1
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

PASAGE
San Mateo, California

SHEET TITLE: ALLOWABLE AREA ANALYSIS CALCS (CBC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHING IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING OR BIDDING OR QUOTING ON THE PROJECT OR OPPORTUNITY IDENTIFIED HEREIN. ANY REPRODUCTION IN WHOLE OR IN PART OR ANY DISCLOSURE OF ANY INFORMATION CONTAINED HEREIN FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. IS PROHIBITED.

SHEET NUMBER: .GEN-2.14

PROJECT NUMBER: 18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3
AREA 4
AREA 5

BLDG 4 - LEVEL 3 1" = 50'-0" **4**

ALLOWABLE AREA ZONES

AREA 1
GARAGE
RETAIL

BLDG 4 - LEVEL 1 1" = 50'-0" **2**

BLDG 3 AREA CALCS

BUILDING 4 - ALLOWABLE AREA - TYPE IA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL B	BUILDING 4	GARAGE	S2	107,230 SF
				107,230 SF
LEVEL 1	BUILDING 4	AREA 1	R2	46,670 SF
LEVEL 1	BUILDING 4	GARAGE	S2	58,450 SF
				105,120 SF

BUILDING 4 - ALLOWABLE AREA - TYPE VA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 2	BUILDING 4	AREA 1	R2	15,150 SF
LEVEL 3	BUILDING 4	AREA 1	R2	14,820 SF
LEVEL 4	BUILDING 4	AREA 1	R2	7,360 SF
LEVEL 5	BUILDING 4	AREA 1	R2	7,390 SF
				44,720 SF
LEVEL 2	BUILDING 4	AREA 2	R2	16,410 SF
LEVEL 3	BUILDING 4	AREA 2	R2	15,840 SF
LEVEL 4	BUILDING 4	AREA 2	R2	11,920 SF
LEVEL 5	BUILDING 4	AREA 2	R2	11,910 SF
				56,080 SF
LEVEL 2	BUILDING 4	AREA 3	R2	15,420 SF
LEVEL 3	BUILDING 4	AREA 3	R2	12,650 SF
LEVEL 4	BUILDING 4	AREA 3	R2	15,120 SF
LEVEL 5	BUILDING 4	AREA 3	R2	15,120 SF
				58,300 SF
LEVEL 2	BUILDING 4	AREA 4	R2	12,740 SF
LEVEL 3	BUILDING 4	AREA 4	R2	12,320 SF
LEVEL 4	BUILDING 4	AREA 4	R2	12,200 SF
LEVEL 5	BUILDING 4	AREA 4	R2	11,480 SF
				48,990 SF
LEVEL 2	BUILDING 4	AREA 5	R2	15,590 SF
LEVEL 3	BUILDING 4	AREA 5	R2	15,110 SF
LEVEL 4	BUILDING 4	AREA 5	R2	15,110 SF
LEVEL 5	BUILDING 4	AREA 5	R2	11,960 SF
LEVEL 5	BUILDING 4	AREA 5	R2 (ACCESSORY)	2,810 SF
				60,600 SF

BUILDING 4 AREA CALCULATIONS PER CBC 508.2.2 MIXED OCCUPANCY, SINGLE STORY BUILDINGS
OCCUPANCY TYPES: R2, S2
CONSTRUCTION TYPE: IA

As: UNLIMITED

BUILDING 4 AREA CALCULATIONS PER CBC 508.2.3 SINGLE OCCUPANCY, MULTI-STORY BUILDINGS
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

As = [At + (Ai x I f)] x Sa
As = 72,000

AREA 1 = 44,720 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 2 = 56,080 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 3 = 58,300 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 4 = 48,990 SF (ACTUAL) <72,000 SF (ALLOWABLE)
AREA 5 = 60,600 SF (ACTUAL) <72,000 SF (ALLOWABLE)

ALLOWABLE AREA ZONES

AREA 1
AREA 2
AREA 3
AREA 4
AREA 5

BLDG 4 - LEVEL 2 1" = 50'-0" **3**

ALLOWABLE AREA ZONES

GARAGE

BLDG 4 - LEVEL B 1" = 50'-0" **1**

7-11 AREA CALCS

7-11 - ALLOWABLE AREA - TYPE IA

LEVEL	BUILDING	AREA	OCCUPANCY TYPE	AREA S.F.
LEVEL 1	7-11	RETAIL	M	3,170 SF
				3,170 SF

7-11 AREA CALCULATIONS PER CBC 508.2.2 MIXED OCCUPANCY, SINGLE STORY BUILDINGS
OCCUPANCY TYPES: B, M, S2
CONSTRUCTION TYPE: IA

As: UNLIMITED

ALLOWABLE AREA DETERMINATION
CBC SECTION 506.2.4, EQUATION 5-2

As = [At + (Ai x If)] X Sa

VARIABLES
As = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
Ai = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2 FOR A NON-SPRINKLERED BUILDING
If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
Sa = NUMBER OF BUILDING STORIES ABOVE GRADE NOT EXCEEDING 2

FRONTAGE INCREASE
CBC SECTION 506.3, EQUATION 5-4

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = CALCULATED WIDTH (WEIGHTED AVERAGE) OF THE PUBLIC WAY OR OPEN SPACE
Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wn = WIDTH (≥ 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)

AMOUNT OF INCREASE
CBC SECTION 506.3.3, EQUATION 5-5

If = [(RP - 0.25) x W] / P
If = AREA FACTOR INCREASE DUE TO FRONTAGE
P = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE (WIDTH ≥ 20 FEET)
Pa = PERIMETER OF ENTIRE BUILDING
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (CBC SECTION 506.3.2)

AREA & HEIGHT ANALYSIS
CBC TABLES 504.3, 506.4

LEVELS B-1
OCCUPANCY TYPES: A3, M, R2, S2
CONSTRUCTION TYPE: IA

BASE ALLOWABLE
AREA: UNLIMITED
HEIGHT: UNLIMITED
STORIES: UNLIMITED

LEVELS 2-5
OCCUPANCY TYPES: R2
CONSTRUCTION TYPE: VA

BASE ALLOWABLE
AREA: 72,000 SF
HEIGHT: 60'-0"
STORIES: 4

NORTH

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ALLOWABLE AREA ANALYSIS CALCS (CBC)

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE. IT IS THE LIMITED PURPOSE OF EXPRESSING OUR DESIGN INTENT AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MVE + PARTNERS, INC. AND IS NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF MVE + PARTNERS, INC. ALL COMMON LAW RIGHTS OF PROTECTION AND OTHERWISE ARE HEREBY EXPRESSLY RESERVED. © 2020 MVE + PARTNERS

SHEET NUMBER: .GEN-2.15

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

REVISIONS

BLDG 4 - LEVEL 5 | 1" = 50'-0" | 2

BLDG 4 - LEVEL 4 | 1" = 50'-0" | 1

NORTH

PASAGE

REVISIONS

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ALLOWABLE AREA ANALYSIS CALCS (CBC)

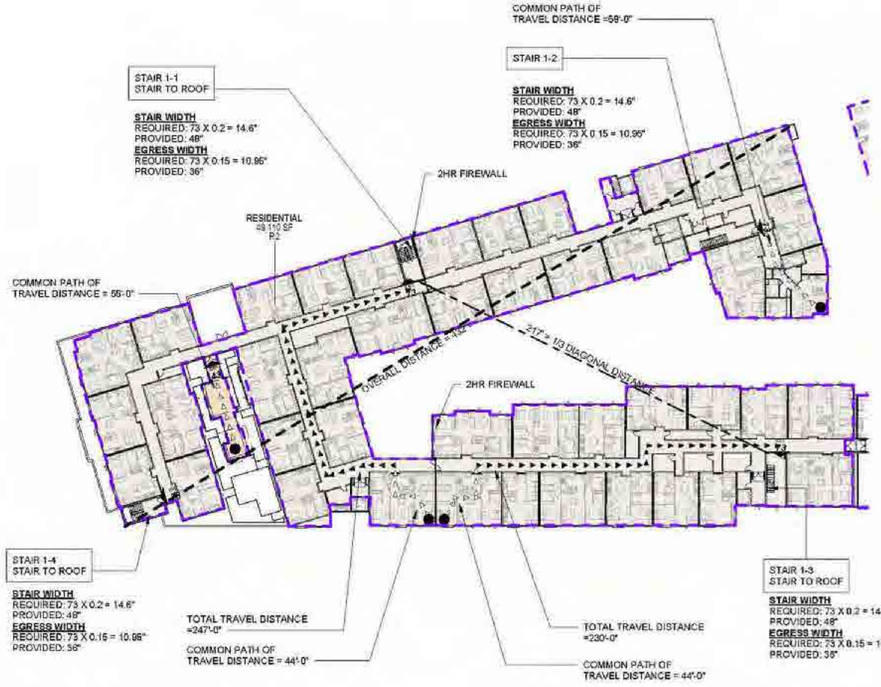
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS SUPPLIED IN CONFIDENCE AND THE EXPECTATION OF EXPRESS CONSENT OR RETURN. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED.

SHEET NUMBER: .GEN-2.16

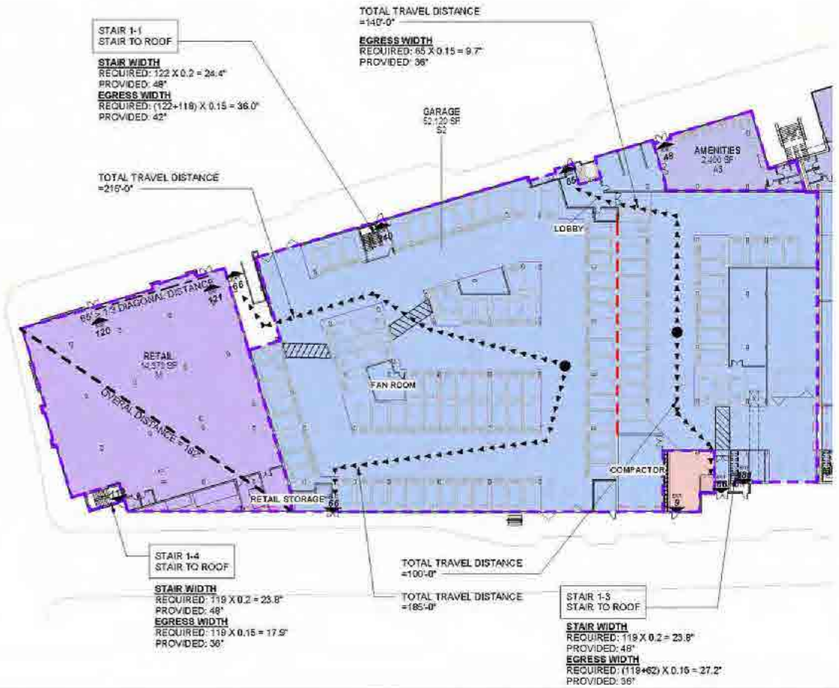
PROJECT NUMBER: 18-10179

MVE + PARTNERS

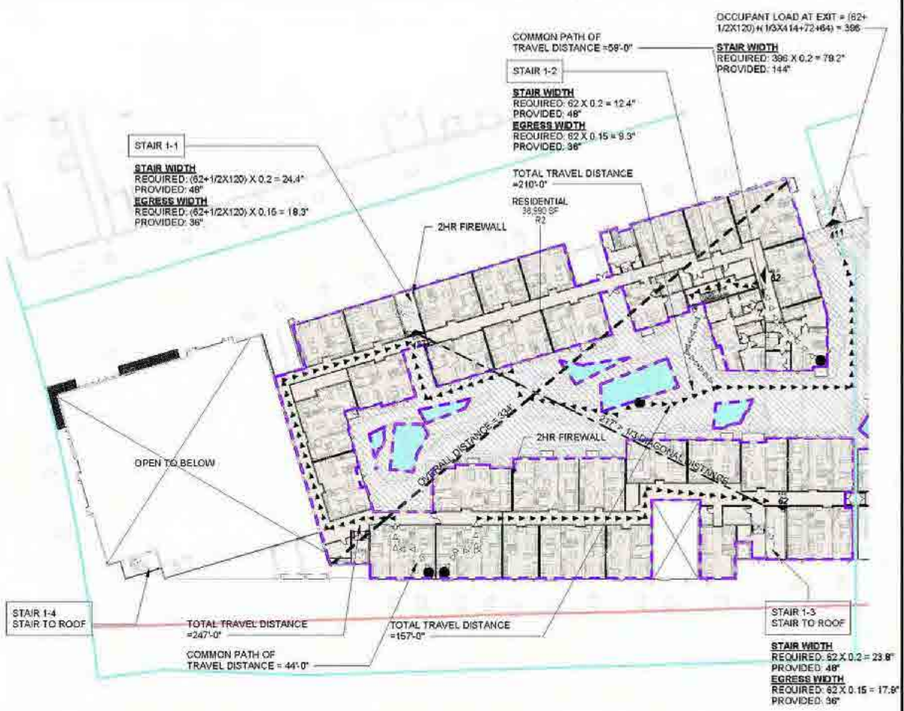
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



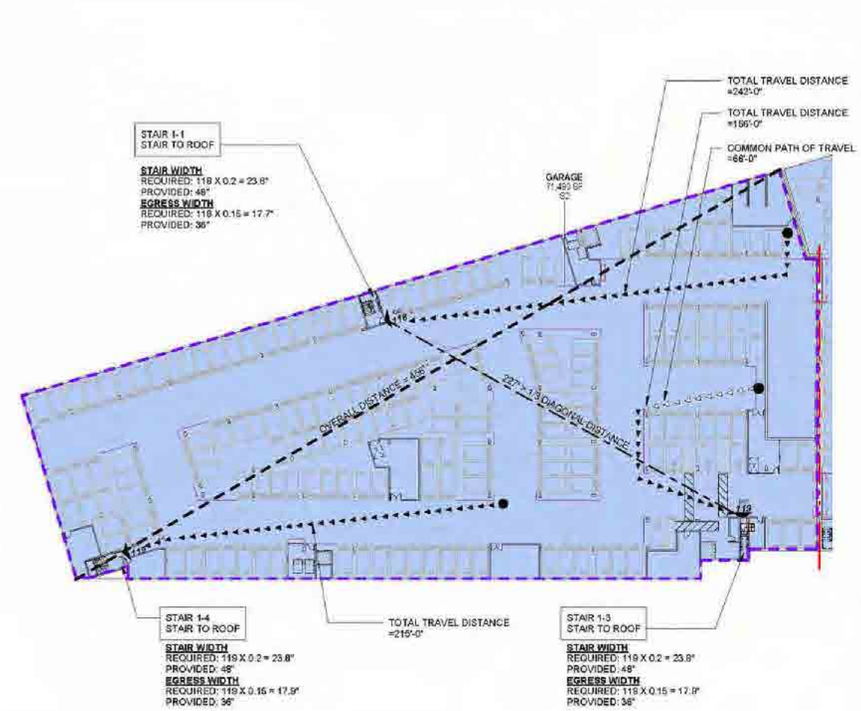
BLDG 1 EXITING PLAN - LEVEL 3 | 1" = 40'-0" | 4



BLDG 1 EXITING PLAN - LEVEL 1 | 1" = 40'-0" | 2



BLDG 1 EXITING PLAN - LEVEL 2 | 1" = 40'-0" | 3



BLDG 1 EXITING PLAN - LEVEL B | 1" = 40'-0" | 1

EXIT DISCHARGE
PRIMARY TRAVEL DISTANCE
COMMON PATH OF TRAVEL
EXIT SIGN
EXIT
OVERALL DIAGONAL DISTANCE
1/3 DIAGONAL DISTANCE
1HR RATED WALL
2HR RATED WALL
NON-OCCUPIABLE SPACE

EXITING PLAN LEGEND

EXITING AREA SCHEDULE - BLDG 1 - LEVEL B

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL B	GARAGE	71,493 SF	S2	200	358
TOTAL		71,493 SF			358

EXITING AREA SCHEDULE - BLDG 1 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 1	AMENITIES	2,400 SF	A3	60	40
LEVEL 1	GARAGE	52,120 SF	S2	200	261
LEVEL 1	MAIL	900 SF	B	100	9
LEVEL 1	RETAIL	14,973 SF	M	60	240
TOTAL		69,790 SF			550

EXITING AREA SCHEDULE - BLDG 1 - LEVEL 2

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 2	PODIUM DECK	410 SF	A3	15	28
LEVEL 2	PODIUM DECK	90 SF	A3	15	6
LEVEL 2	PODIUM DECK	160 SF	A3	15	11
LEVEL 2	PODIUM DECK	210 SF	A3	15	14
LEVEL 2	PODIUM DECK	670 SF	A3	15	45
LEVEL 2	PODIUM DECK	280 SF	A3	15	19
		1,700 SF			120
LEVEL 2	RESIDENTIAL	36,990 SF	R2	200	185
		36,990 SF			185
TOTAL		38,773 SF			305

EXITING AREA SCHEDULE - BLDG 1 - LEVEL 3

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 3	RESIDENTIAL	49,110 SF	R2	200	246
LEVEL 3	ROOF LOUNGE	840 SF	B	15	43
TOTAL		49,783 SF			289

NORTH

PASSAGE
San Mateo, California

EXITING DIAGRAMS

.GEN-3.1

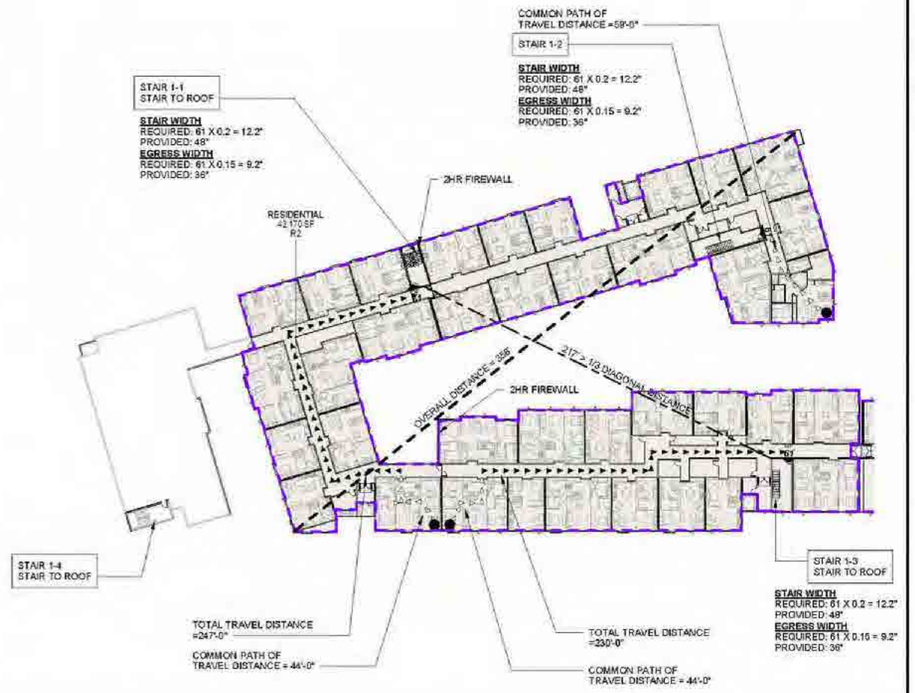
16-10179

MVE + PARTNERS

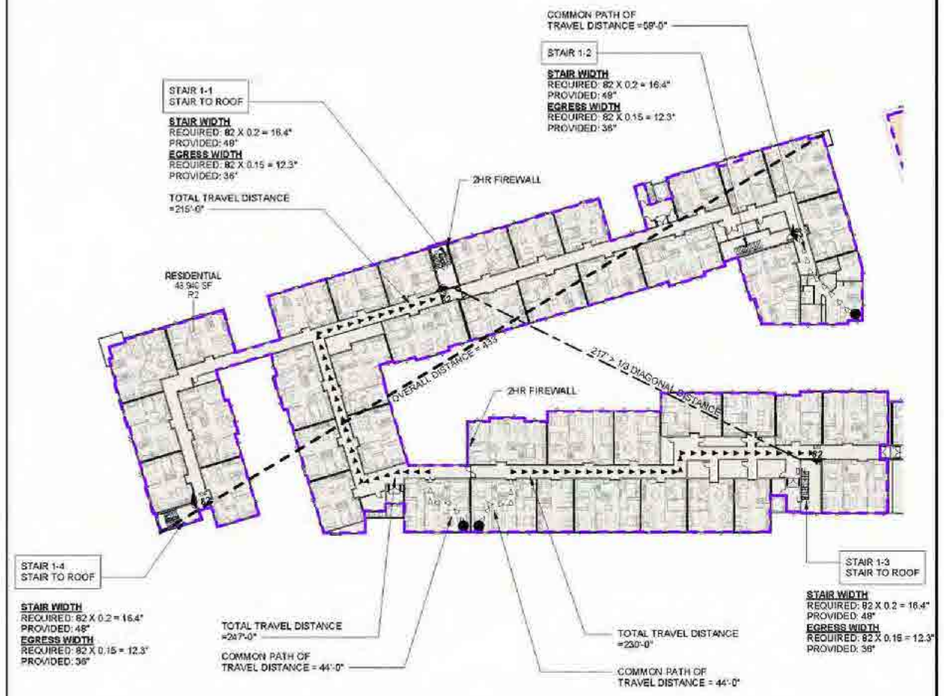
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

EXITING AREA SCHEDULE - BLDG 1 - LEVEL 4					
LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 4	RESIDENTIAL	48,940 SF	R2	200	246
TOTAL		48,940 SF			246

EXITING AREA SCHEDULE - BLDG 1 - LEVEL 5					
LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 5	RESIDENTIAL	42,170 SF	R2	200	211
TOTAL		42,170 SF			211



BLDG 1 EXITING PLAN - LEVEL 5 | 1" = 40'-0" | 2



BLDG 1 EXITING PLAN - LEVEL 4 | 1" = 40'-0" | 1

NORTH

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
EXITING DIAGRAMS

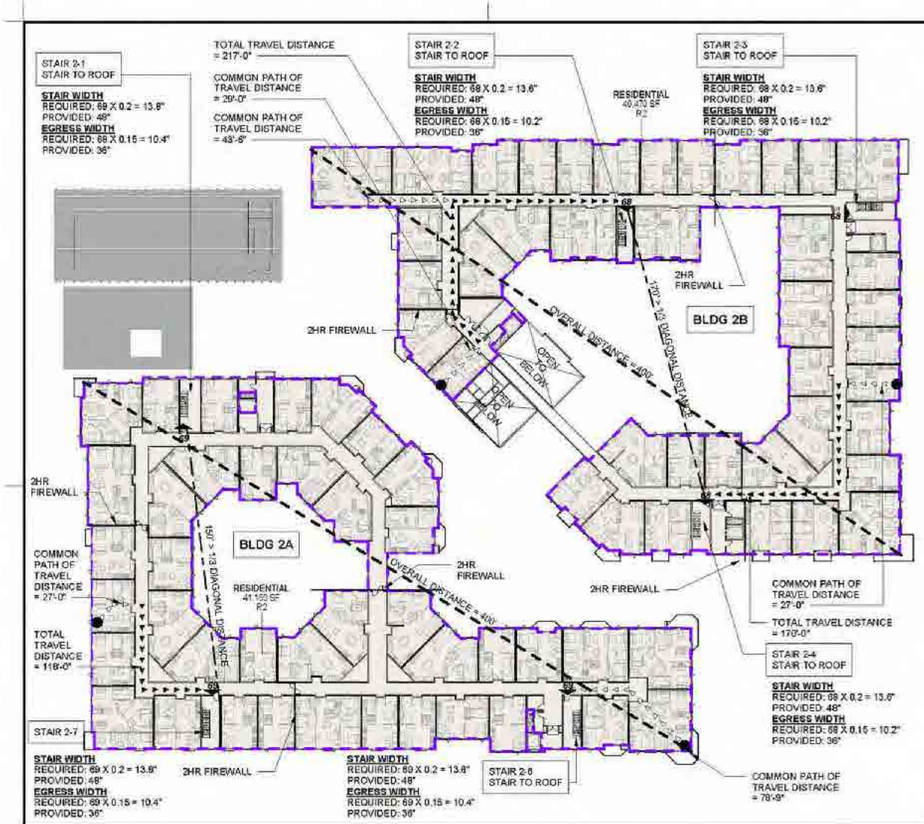
THIS DOCUMENT CONTAINS ARCHITECTURAL WORK PERFORMED BY MVE + PARTNERS, INC., AND IS CONSIDERED AN INSTRUMENT OF SERVICE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR NEGOTIATION. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION, REGULATORY APPROVAL, OR PERMIT PURPOSES. ANY REUSE, REPRODUCTION OR DISCLOSURE TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS IS PROHIBITED.

SHEET NUMBER
.GEN-3.2

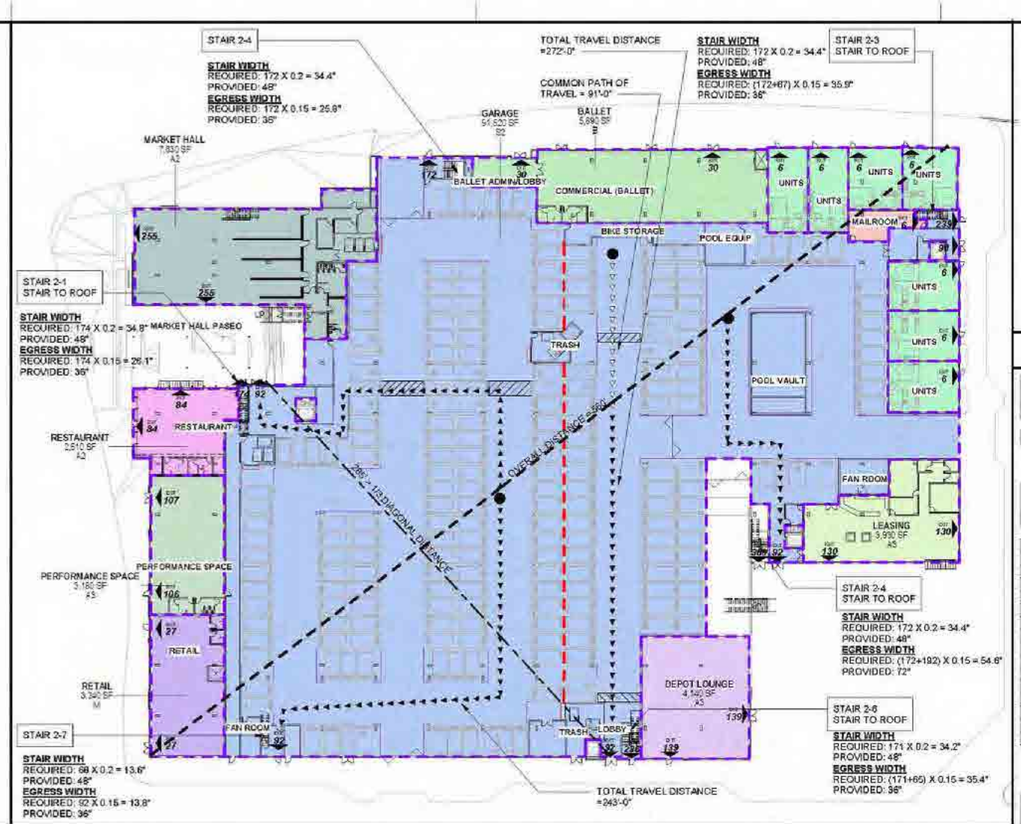
PROJECT NUMBER
16-10179

MVE + PARTNERS

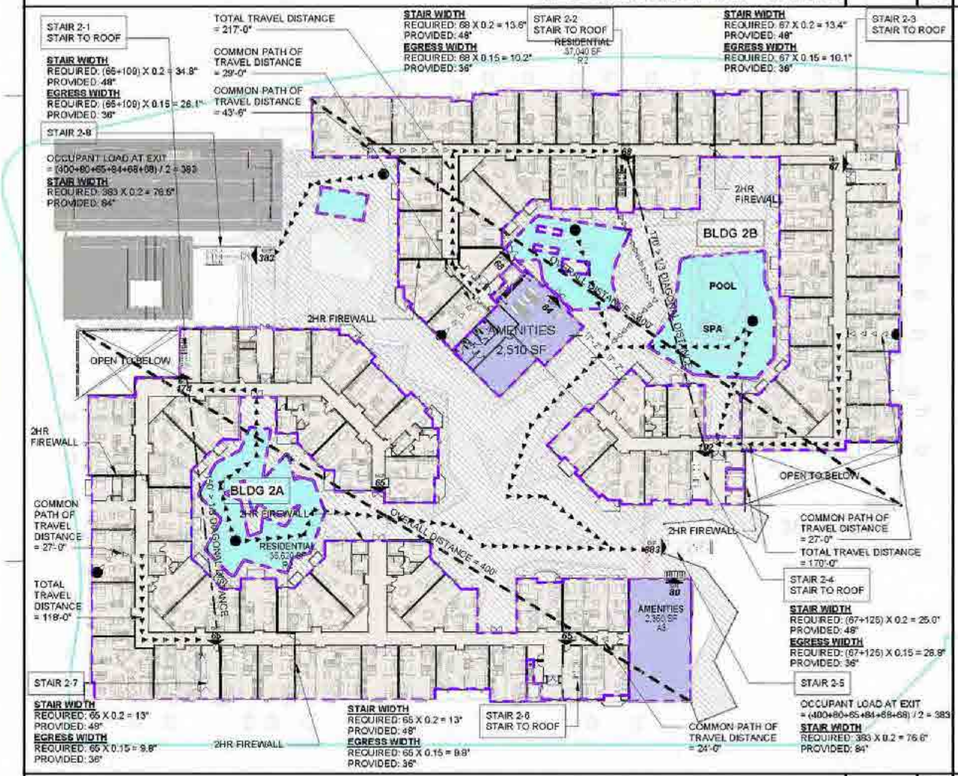
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



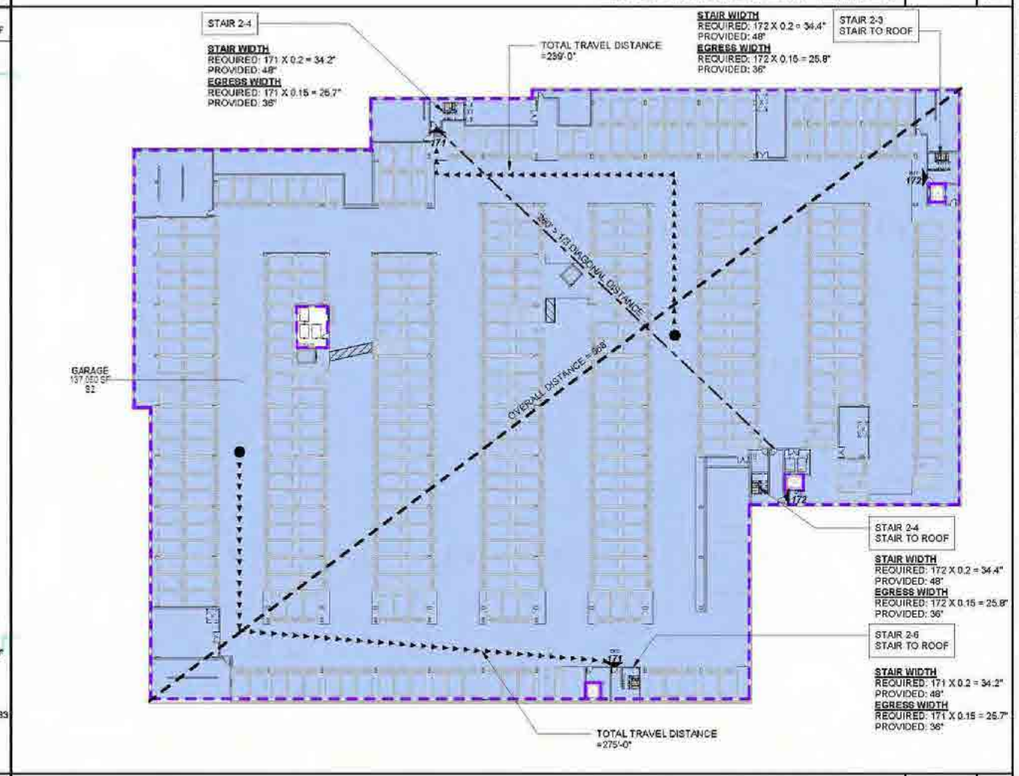
BLDG 2 EXITING PLAN - LEVEL 3 | 1" = 40'-0" | 4



BLDG 2 EXITING PLAN - LEVEL 1 | 1" = 40'-0" | 2



BLDG 2 EXITING PLAN - LEVEL 2 | 1" = 40'-0" | 3



BLDG 2 EXITING PLAN - LEVEL B | 1" = 40'-0" | 1

EXIT DISCHARGE
PRIMARY TRAVEL DISTANCE
COMMON PATH OF TRAVEL
EXIT 3/0"
EXIT
OVERALL DIAGONAL DISTANCE
1/3 DIAGONAL DISTANCE
1HR RATED WALL
2HR RATED WALL
NON-OCCUPIABLE SPACE

EXITING PLAN LEGEND

EXITING AREA SCHEDULE - BLDG 2 - LEVEL B

LEVEL	NAME	AREA	OCC TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL B	GARAGE	137,660 SF	S2	200	688
TOTAL		137,660 SF			688

EXITING AREA SCHEDULE - BLDG 2 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 1	RESTAURANT	2,510 SF	A2	15	168
LEVEL 1	MARKET HALL	7,830 SF	A2	15	526
LEVEL 1	PERFORMANCE SPACE	5,185 SF	A3	15	346
LEVEL 1	LEASING	3,930 SF	A3	15	262
LEVEL 1	DEPOT LOUNGE	4,140 SF	A3	15	277
LEVEL 1	MAIL	600 SF	B	100	6
LEVEL 1	BALLET	5,990 SF	B	100	59
LEVEL 1	RETAIL	3,340 SF	M	60	54
LEVEL 1	LIVE WORK	1,050 SF	R2	200	5
LEVEL 1	LIVE WORK	1,060 SF	R2	200	6
LEVEL 1	LIVE WORK	1,060 SF	R2	200	6
LEVEL 1	LIVE WORK	1,070 SF	R2	200	6
LEVEL 1	LIVE WORK	1,100 SF	R2	200	6
LEVEL 1	LIVE WORK	1,120 SF	R2	200	6
LEVEL 1	LIVE WORK	1,150 SF	R2	200	6
LEVEL 1	GARAGE	91,250 SF	S2	200	456
TOTAL		135,240 SF			2048

EXITING AREA SCHEDULE - BLDG 2 - LEVEL 2

LEVEL	NAME	BUILDING	AREA	OCC TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 2	PODIUM DECK	BUILDING 2 DECK	5,270 SF	A3	15	219
LEVEL 2	PODIUM DECK	BUILDING 2 DECK	990 SF	A3	15	32
LEVEL 2	PODIUM DECK	BUILDING 2 DECK	2,100 SF	A3	15	140
LEVEL 2	PODIUM DECK	BUILDING 2 DECK	3,750 SF	A3	15	249
			9,480 SF			559
LEVEL 2	AMENITIES	BUILDING 2A	2,360 SF	A3	15	157
LEVEL 2	RESIDENTIAL	BUILDING 2A	35,620 SF	R2	200	179
			37,670 SF			336
LEVEL 2	AMENITIES	BUILDING 2B	2,510 SF	A3	15	169
LEVEL 2	RESIDENTIAL	BUILDING 2B	57,040 SF	R2	200	185
			59,550 SF			354
TOTAL			97,000 SF			1323

EXITING AREA SCHEDULE - BLDG 2 - LEVEL 3

LEVEL	BUILDING	NAME	AREA	OCC TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 3	BUILDING 2A	RESIDENTIAL	41,150 SF	R2	200	206
			41,150 SF			206
LEVEL 3	BUILDING 2B	RESIDENTIAL	40,470 SF	R2	200	203
			40,470 SF			203
TOTAL			81,620 SF			409

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
EXITING DIAGRAMS

SHEET NUMBER
.GEN-3.3

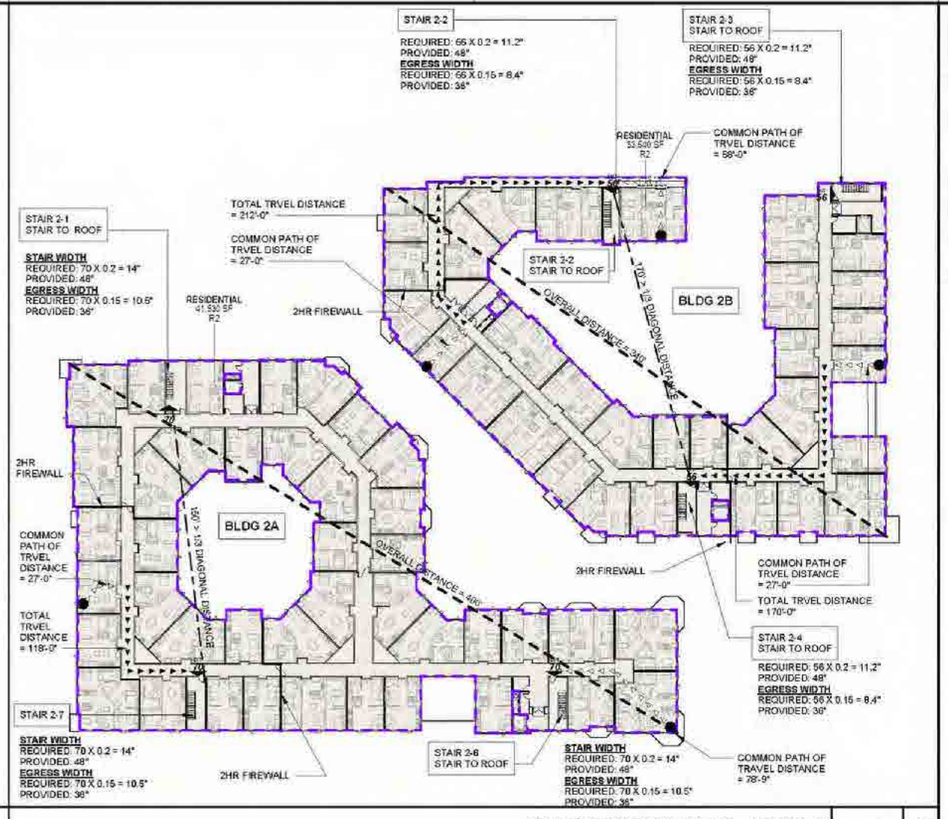
PROJECT NUMBER
16-10179

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHING IN CONFIDENCE FOR THE LIMITED PURPOSE OF EXPERIENCING OR RESPONDING TO A SOLICITATION BY MVE + PARTNERS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MVE + PARTNERS IS PROHIBITED. ANY USE OF THIS INFORMATION BY ANYONE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS EXPRESSLY FURNISHED IS UNAUTHORIZED AND DANGEROUS AND IS FORBIDDEN. IF CONFLICT OR DISPUTE ARISES, NEITHER PARTY MAY KNOWINGLY CONCEAL FACTS FROM THE OTHER.

NORTH

MVE + PARTNERS

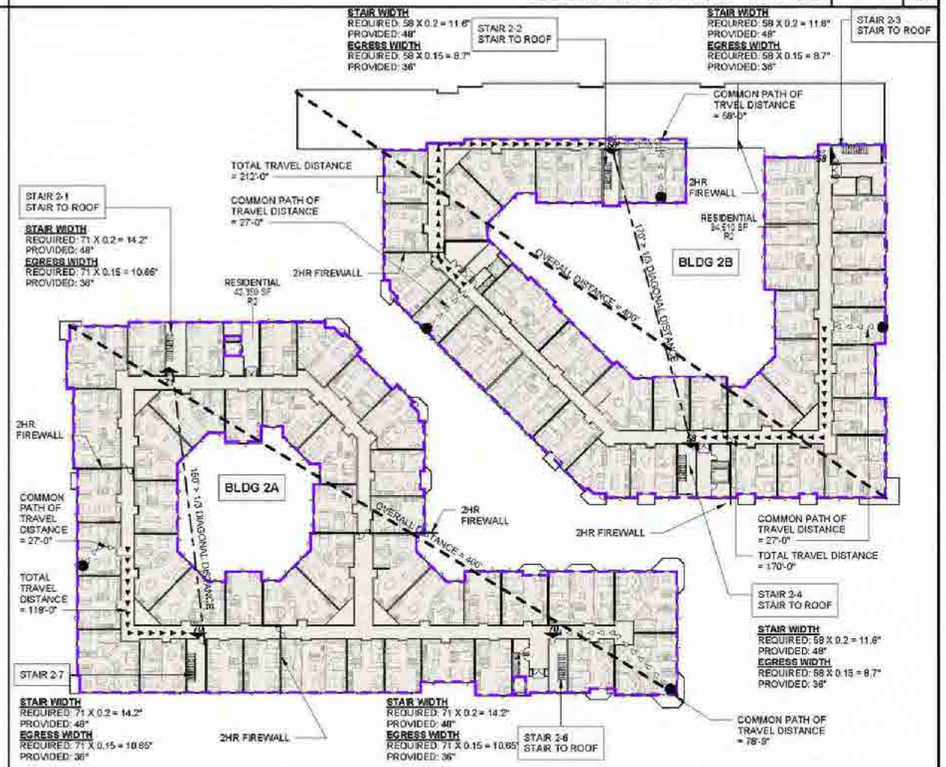
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



BLDG 2 EXITING PLAN - LEVEL 5 | 1" = 40'-0" | 2

EXITING AREA SCHEDULE - BLDG 2 - LEVEL 4					
LEVEL	NAME	BUILDING	AREA	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 4	RESIDENTIAL	BUILDING 2A	42,950 SF	200	212
			42,950 SF		212
LEVEL 4	RESIDENTIAL	BUILDING 2B	34,910 SF	200	175
			34,910 SF		175
TOTAL			76,860 SF		386

EXITING AREA SCHEDULE - BLDG 2 - LEVEL 5					
LEVEL	NAME	BUILDING	AREA	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 5	RESIDENTIAL	BUILDING 2A	41,530 SF	200	208
			41,530 SF		208
LEVEL 5	RESIDENTIAL	BUILDING 2B	33,540 SF	200	169
			33,540 SF		169
TOTAL			75,070 SF		376



BLDG 2 EXITING PLAN - LEVEL 4 | 1" = 40'-0" | 1

NORTH

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
EXITING DIAGRAMS

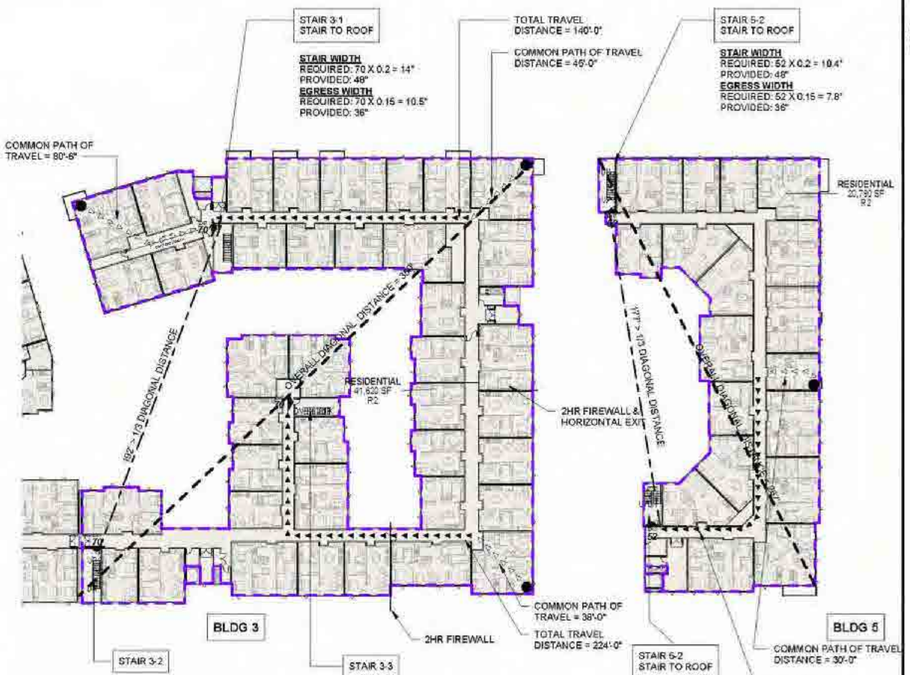
SHEET NUMBER
.GEN-3.4

PROJECT NUMBER
16-10179

MVE + PARTNERS

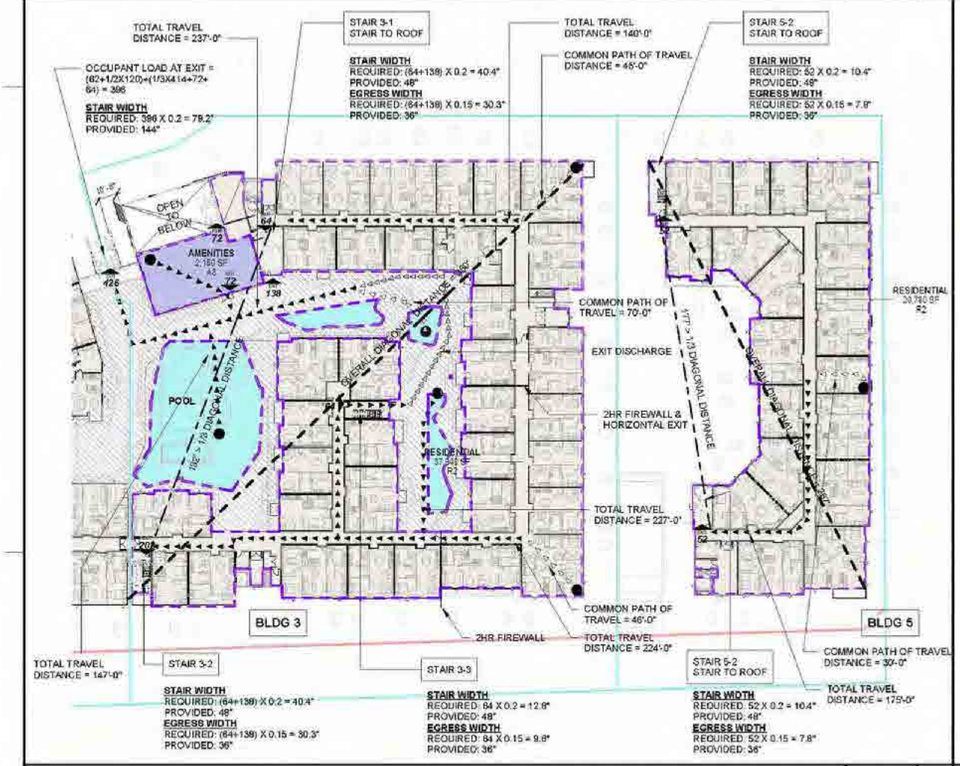
THIS DOCUMENT CONTAINS ARCHITECTURAL WORK PRODUCT BY MVE + PARTNERS, INC., AND IS INTENDED BY MVE FOR USE FOR THE LIMITED PURPOSES OF EVALUATION, BIDDING OR NEGOTIATION. ANY OTHER USE OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS IS PROHIBITED AND ANY UNAUTHORIZED REUSE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO MVE + PARTNERS AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS MVE + PARTNERS FROM ALL CLAIMS ARISING FROM SUCH UNAUTHORIZED REUSE.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

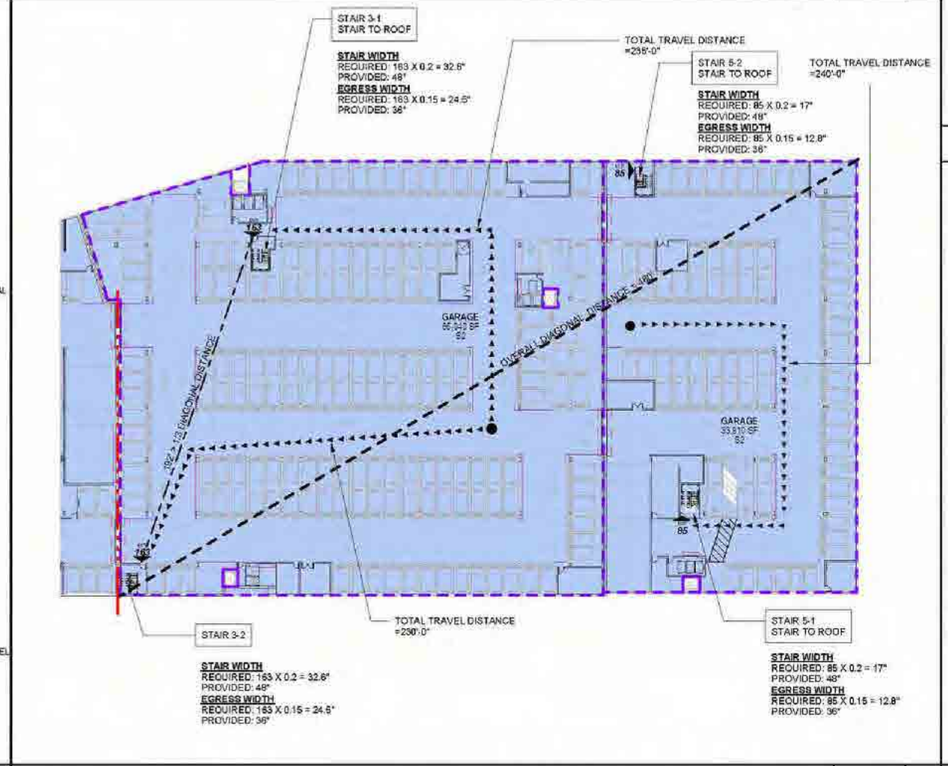


BLDG 3 & 5 EXITING PLAN - LEVEL 3 | 1" = 40'-0" | 4

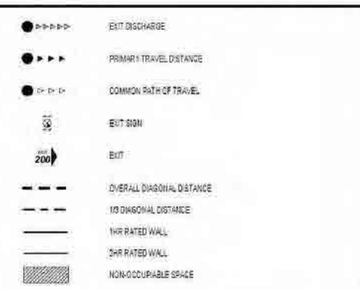
BLDG 3 & 5 EXITING PLAN - LEVEL 1 | 1" = 40'-0" | 2



BLDG 3 & 5 EXITING PLAN - LEVEL 2 | 1" = 40'-0" | 3



BLDG 3 & 5 EXITING PLAN - LEVEL B | 1" = 40'-0" | 1



EXITING PLAN LEGEND

EXITING AREA SCHEDULE - BLDG 3 - LEVEL B

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL B	GARAGE	65,640 SF	S2	200	328
TOTAL		65,640 SF			328

EXITING AREA SCHEDULE - BLDG 3 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 1	AMENITIES	3,340 SF	A3	15	237
LEVEL 1	GARAGE	40,030 SF	S2	200	201
LEVEL 1	MAIL	300 SF	B	100	4
LEVEL 1	RESIDENTIAL	15,850 SF	R2	200	80
TOTAL		59,650 SF			523

EXITING AREA SCHEDULE - BLDG 3 - LEVEL 2

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 2	AMENITIES	2,150 SF	A3	15	144
		2,150 SF			144
LEVEL 2	PODIUM DECK	4,840 SF	A3	15	319
LEVEL 2	PODIUM DECK	590 SF	A3	15	40
LEVEL 2	PODIUM DECK	630 SF	A3	15	42
LEVEL 2	PODIUM DECK	330 SF	A3	15	22
		6,170 SF			414
LEVEL 2	RESIDENTIAL	37,940 SF	R2	200	190
		37,940 SF			190
TOTAL		46,260 SF			748

EXITING AREA SCHEDULE - BLDG 3 - LEVEL 3

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 3	RESIDENTIAL	41,620 SF	R2	200	209
TOTAL		41,620 SF			209

BLDG 3 EXITING SCHEDULES

EXITING AREA SCHEDULE - BLDG 5 - LEVEL B

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL B	GARAGE	33,910 SF	S2	200	170
TOTAL		33,910 SF			170

EXITING AREA SCHEDULE - BLDG 5 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 1	BIKE STORAGE	470 SF	S2	200	3
LEVEL 1	DAYCARE	5,400 SF	I4	35	155
LEVEL 1	GARAGE	10,480 SF	S2	200	53
LEVEL 1	LEASING	1,640 SF	B	100	11
LEVEL 1	MAIL	290 SF	B	100	3
LEVEL 1	RESIDENTIAL	3,450 SF	R2	200	18
TOTAL		21,140 SF			243

EXITING AREA SCHEDULE - BLDG 5 - LEVEL 2

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 2	RESIDENTIAL	20,790 SF	R2	200	104
TOTAL		20,790 SF			104

EXITING AREA SCHEDULE - BLDG 5 - LEVEL 3

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 3	RESIDENTIAL	20,790 SF	R2	200	104
TOTAL		20,790 SF			104

BLDG 5 EXITING SCHEDULES

PASSAGE
San Mateo, California

REVISIONS

SHEET TITLE: EXITING DIAGRAMS

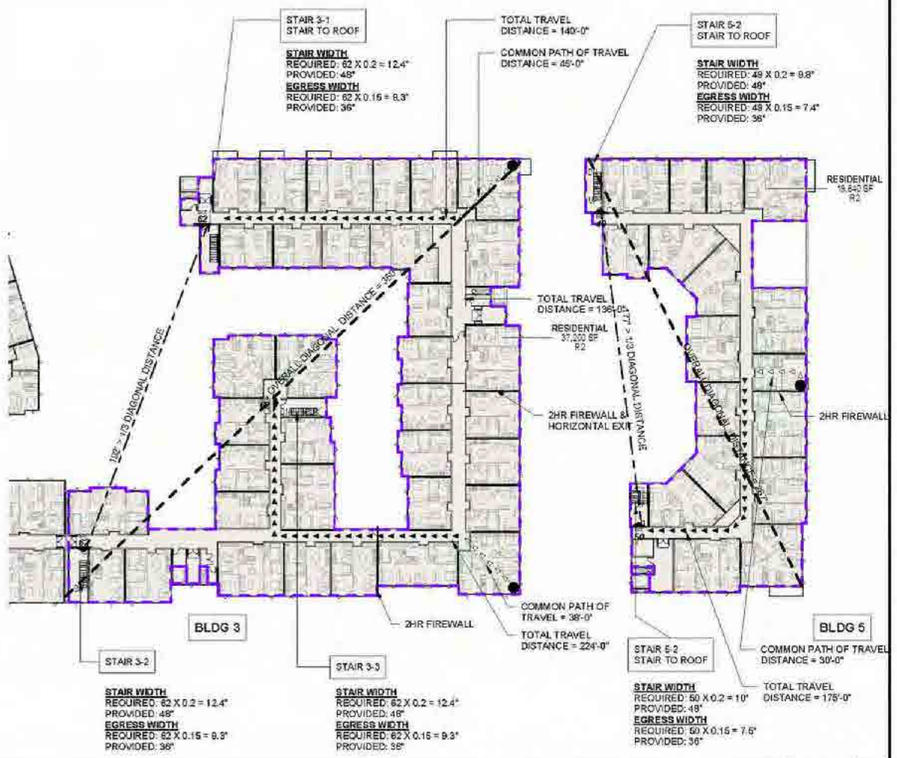
SHEET NUMBER: .GEN-3.5

PROJECT NUMBER: 18-10179

THIS DOCUMENT CONTAINS INFORMATION DISCRETIONARY TO MVE + PARTNERS, AIA. ANY USE, CONTAINING IN COMPLETE, CHANGE OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, AIA, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MVE + PARTNERS, AIA. ALL RIGHTS RESERVED. COPYRIGHT © MVE + PARTNERS, AIA 2020

NORTH

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



BLDG 3 & 5 EXITING PLAN - LEVEL 5 | 1" = 40'-0" | 2

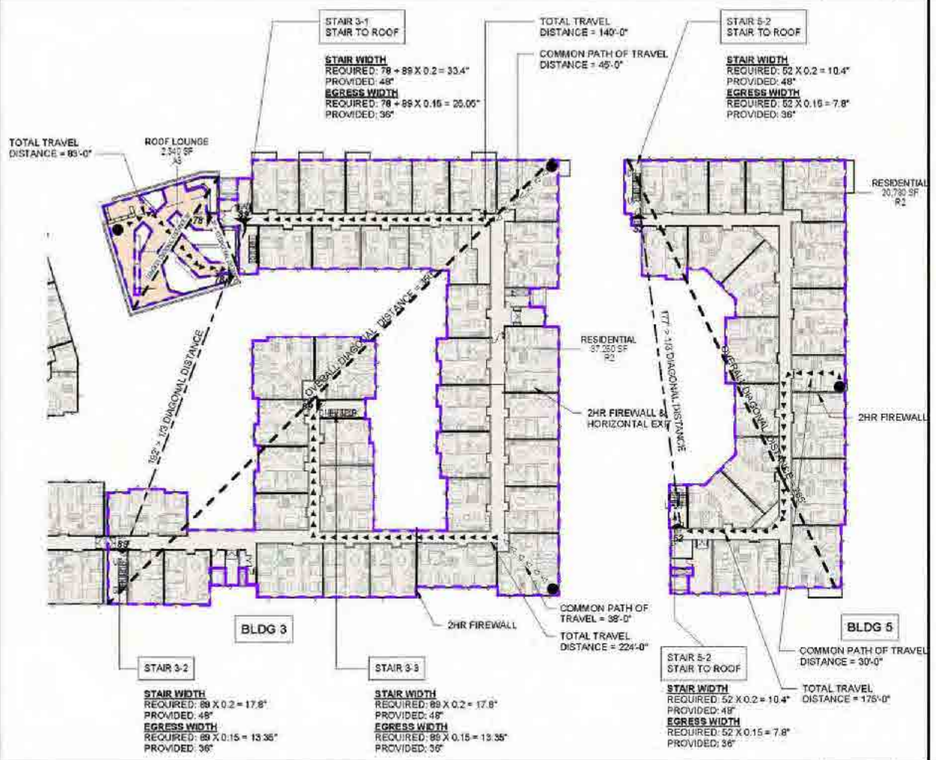
EXITING AREA SCHEDULE - BLDG 3 - LEVEL 4

LEVEL	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 4	RESIDENTIAL	37,260 SF	R2	200	187
LEVEL 4	ROOF LOUNGE	2,340 SF	A3	15	156
TOTAL: 2		39,590 SF			343

EXITING AREA SCHEDULE - BLDG 3 - LEVEL 5

LEVEL	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 5	RESIDENTIAL	37,200 SF	R2	200	186
TOTAL: 1		37,200 SF			186

BLDG 3 EXITING SCHEDULES



BLDG 3 & 5 EXITING PLAN - LEVEL 4 | 1" = 40'-0" | 1

EXITING AREA SCHEDULE - BLDG 5 - LEVEL 4

LEVEL	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 4	RESIDENTIAL	20,780 SF	R2	200	104
TOTAL: 1		20,780 SF			104

EXITING AREA SCHEDULE - BLDG 5 - LEVEL 5

LEVEL	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 5	RESIDENTIAL	19,840 SF	R2	200	99
TOTAL: 1		19,840 SF			99

BLDG 5 EXITING SCHEDULES

NORTH

PROJECT NAME
PASSAGE
San Mateo, California

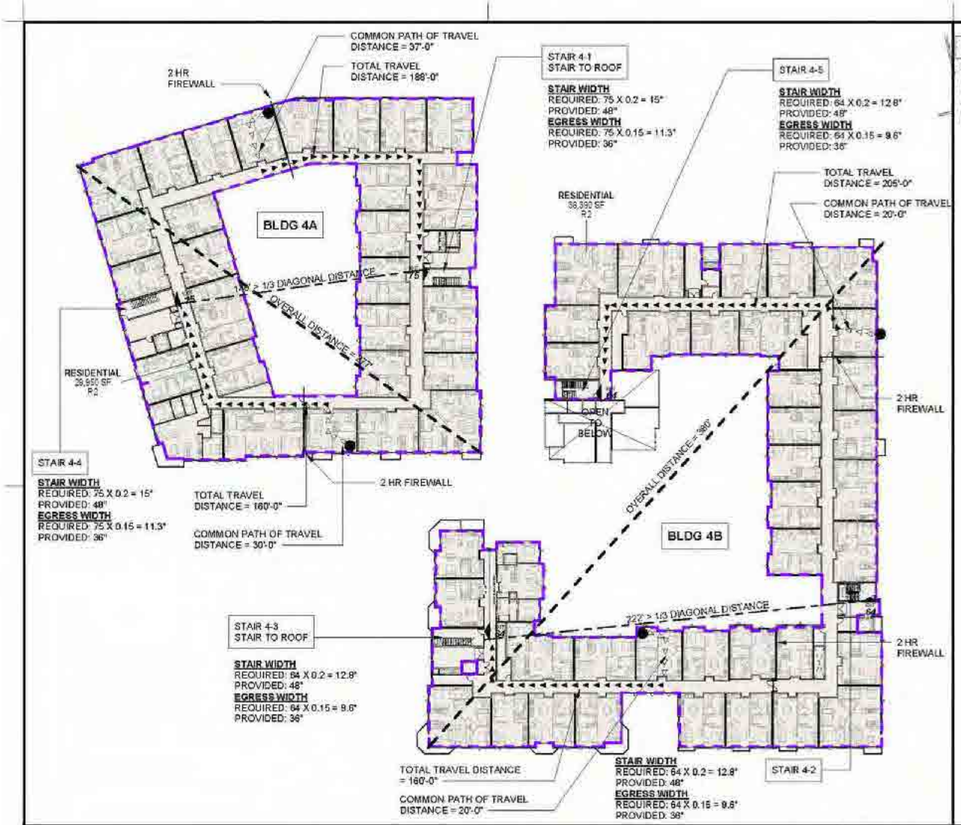
SHEET TITLE
EXITING DIAGRAMS

SHEET NUMBER
.GEN-3.6

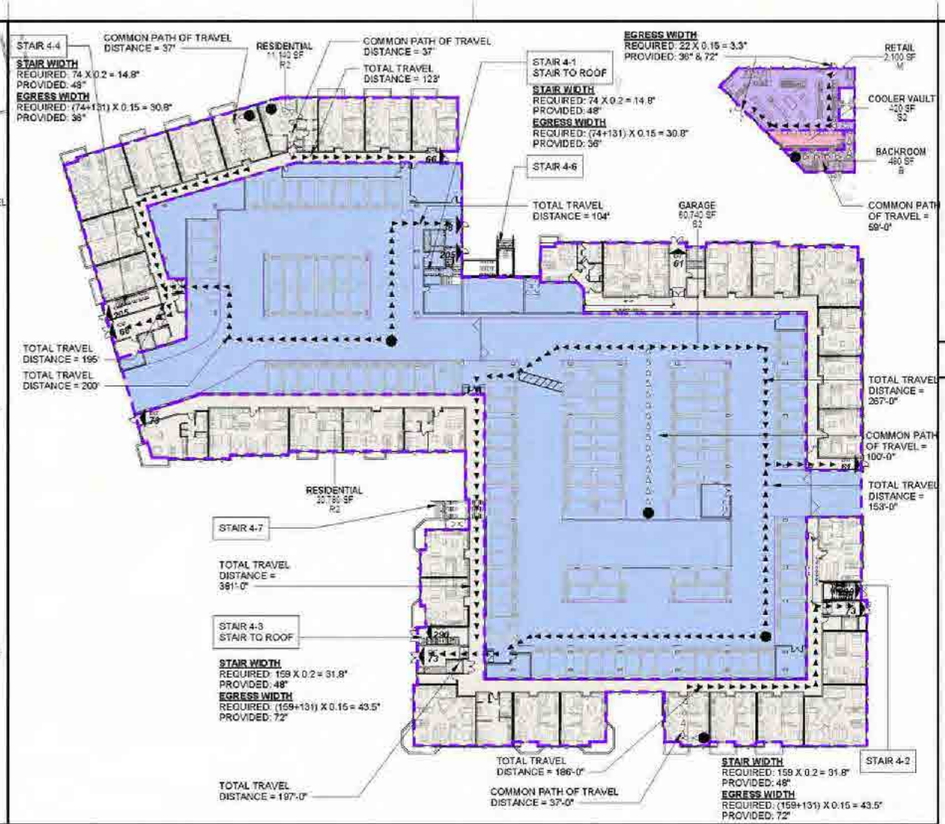
PROJECT NUMBER
16-10179

MVE + PARTNERS

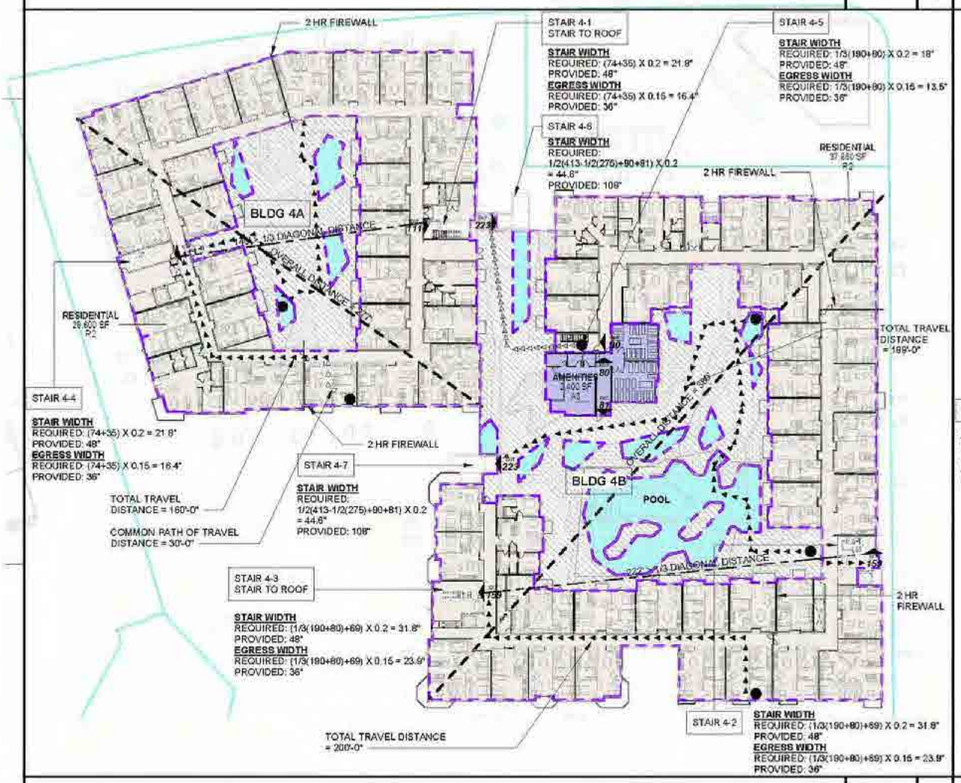
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



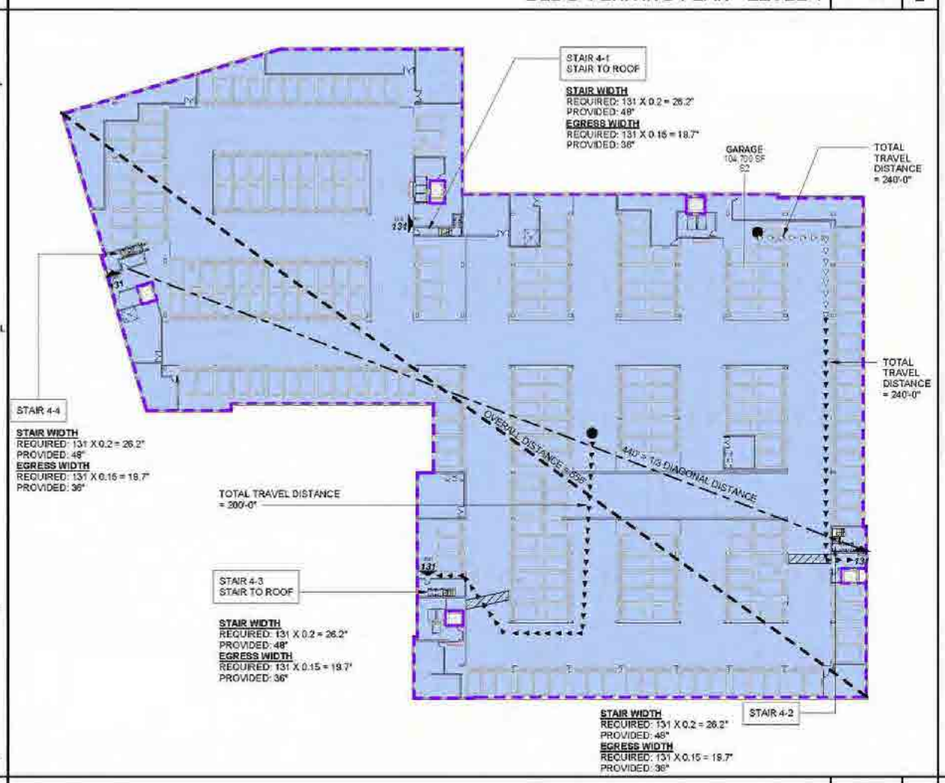
BLDG 4 EXITING PLAN - LEVEL 3 | 1" = 40'-0" | 4



BLDG 4 EXITING PLAN - LEVEL 1 | 1" = 40'-0" | 2



BLDG 4 EXITING PLAN - LEVEL 2 | 1" = 40'-0" | 3



BLDG 4 EXITING PLAN - LEVEL B | 1" = 40'-0" | 1

- EXIT DISCHARGE
- PRIMARY TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- EXIT SIGN
- EXIT
- OVERALL DIAGONAL DISTANCE
- 1/3 DIAGONAL DISTANCE
- 1 HR RATED WALL
- 2 HR RATED WALL
- NON-OCCUPIABLE SPACE

EXITING PLAN LEGEND

EXITING AREA SCHEDULE - BLDG 4 - LEVEL B

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL B	GARAGE	104,700 SF	S2	200	524
TOTAL		104,700 SF			524

EXITING AREA SCHEDULE - BLDG 4 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 1	GARAGE	60,740 SF	S2	200	304
LEVEL 1	RESIDENTIAL	20,760 SF	R2	200	104
LEVEL 1	RESIDENTIAL	11,140 SF	R2	200	56
LEVEL 1	RESIDENTIAL	9,260 SF	R2	200	47
TOTAL		101,910 SF			511

EXITING AREA SCHEDULE - BLDG 4 - LEVEL 2

LEVEL	NAME	BUILDING	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 2	RESIDENTIAL	BUILDING 4A	29,600 SF	R2	200	148
			29,600 SF			148
LEVEL 2	PODIUM DECK	BUILDING 4A DECK	190 SF	A3	15	13
LEVEL 2	PODIUM DECK	BUILDING 4A DECK	410 SF	A3	15	28
LEVEL 2	PODIUM DECK	BUILDING 4A DECK	260 SF	A3	15	18
LEVEL 2	PODIUM DECK	BUILDING 4A DECK	160 SF	A3	15	11
			1,020 SF			70
LEVEL 2	AMENITIES	BUILDING 4B	2,400 SF	A3	15	161
LEVEL 2	RESIDENTIAL	BUILDING 4B	37,860 SF	R2	200	190
			40,260 SF			351
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	470 SF	A3	15	32
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	212 SF	A3	15	14
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	173 SF	A3	15	12
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	80 SF	A3	15	5
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	160 SF	A3	15	11
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	360 SF	A3	15	24
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	225 SF	A3	15	15
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	160 SF	A3	15	11
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	170 SF	A3	15	12
LEVEL 2	PODIUM DECK	BUILDING 4B DECK	4,110 SF	A3	15	275
			6,100 SF			413
TOTAL			79,970 SF			962

EXITING AREA SCHEDULE - BLDG 4 - LEVEL 3

LEVEL	NAME	BUILDING	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 3	RESIDENTIAL	BUILDING 4A	29,600 SF	R2	200	163
			29,600 SF			163
LEVEL 3	RESIDENTIAL	BUILDING 4B	59,390 SF	R2	200	182
			59,390 SF			182
TOTAL			88,940 SF			345

EXITING AREA SCHEDULE - 7-11 - LEVEL 1

LEVEL	NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD
LEVEL 1	BACKROOM	480 SF	B	100	5
LEVEL 1	COOLER VAULT	420 SF	S2	200	3
LEVEL 1	RETAIL	2,100 SF	M	60	35
TOTAL		3,010 SF			43

BLDG 4 EXITING SCHEDULES

NORTH

PROJECT NAME: PASSAGE
San Mateo, California

REVISIONS: 12/06/19

SHEET TITLE: EXITING DIAGRAMS

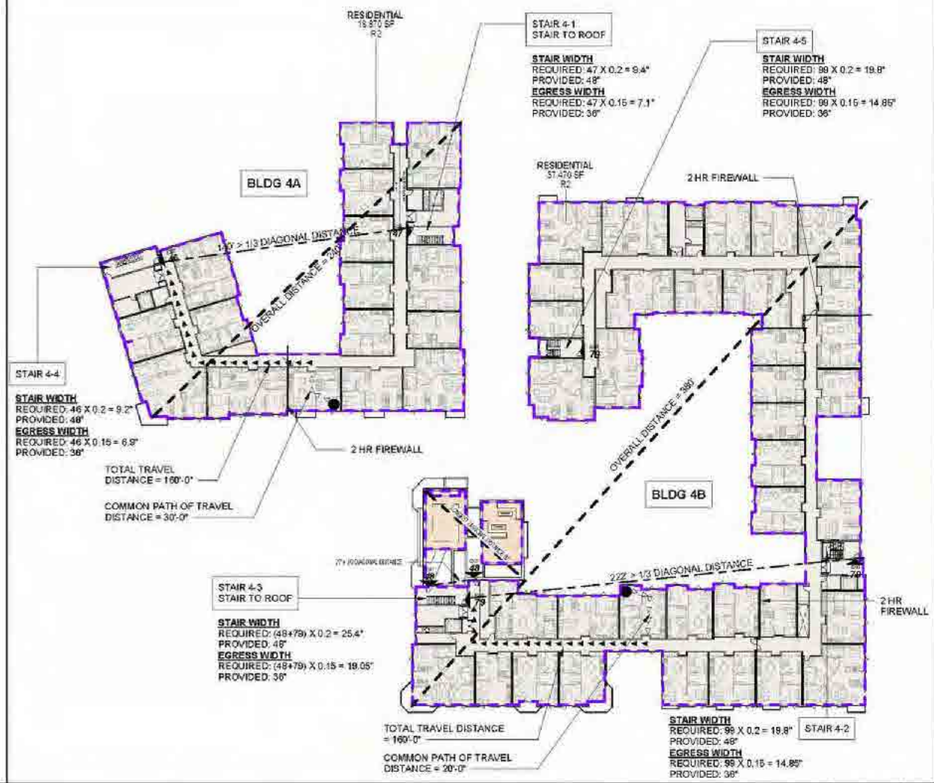
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EXPECTATION SERVICING AND REVIEW. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MVE + PARTNERS, INC. AND ANY USE OF THIS DOCUMENT OR THE INFORMATION CONTAINED THEREIN, EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY MVE + PARTNERS, INC. IS PROHIBITED. RECEIPT OR POSSESSION OF THIS DOCUMENT DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE OR USE ITS CONTENT OR THE INFORMATION CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF MVE + PARTNERS, INC.

SHEET NUMBER: .GEN-3.7

PROJECT NUMBER: 18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



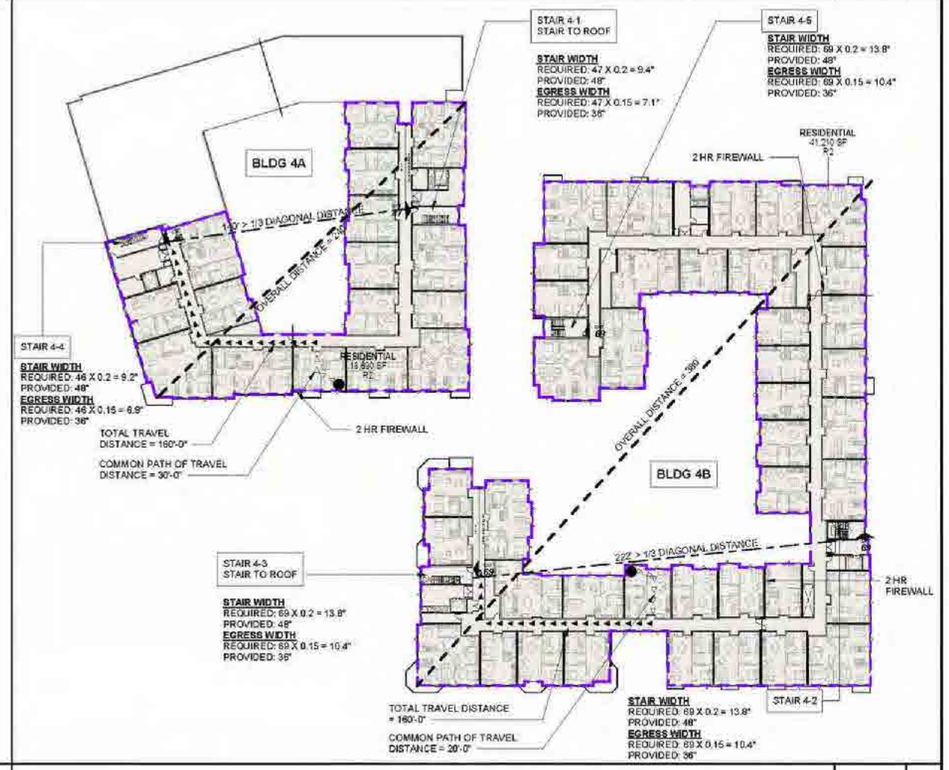
BLDG 4 EXITING PLAN - LEVEL 5 | 1" = 40'-0" | 2

EXITING AREA SCHEDULE - BLDG 4 - LEVEL 4

LEVEL	NAME	BUILDING	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 4	RESIDENTIAL	BUILDING 4A	18,890 SF	R2	200	94
			18,890 SF			94
LEVEL 4	RESIDENTIAL	BUILDING 4B	41,210 SF	R2	200	207
			41,210 SF			207
TOTAL:			59,990 SF			301

EXITING AREA SCHEDULE - BLDG 4 - LEVEL 5

LEVEL	NAME	BUILDING	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 5	RESIDENTIAL	BUILDING 4A	18,870 SF	R2	200	94
			18,870 SF			94
LEVEL 5	RESIDENTIAL	BUILDING 4B	57,470 SF	R2	200	189
LEVEL 5	ROOF LOUNGE	BUILDING 4B	650 SF	B	15	46
LEVEL 5	ROOF LOUNGE	BUILDING 4B	750 SF	B	15	50
			59,900 SF			284
TOTAL:			97,980 SF			378



BLDG 4 EXITING PLAN - LEVEL 4 | 1" = 40'-0" | 1

NORTH

PASSAGE
San Mateo, California

REVISIONS
A 12/08/19

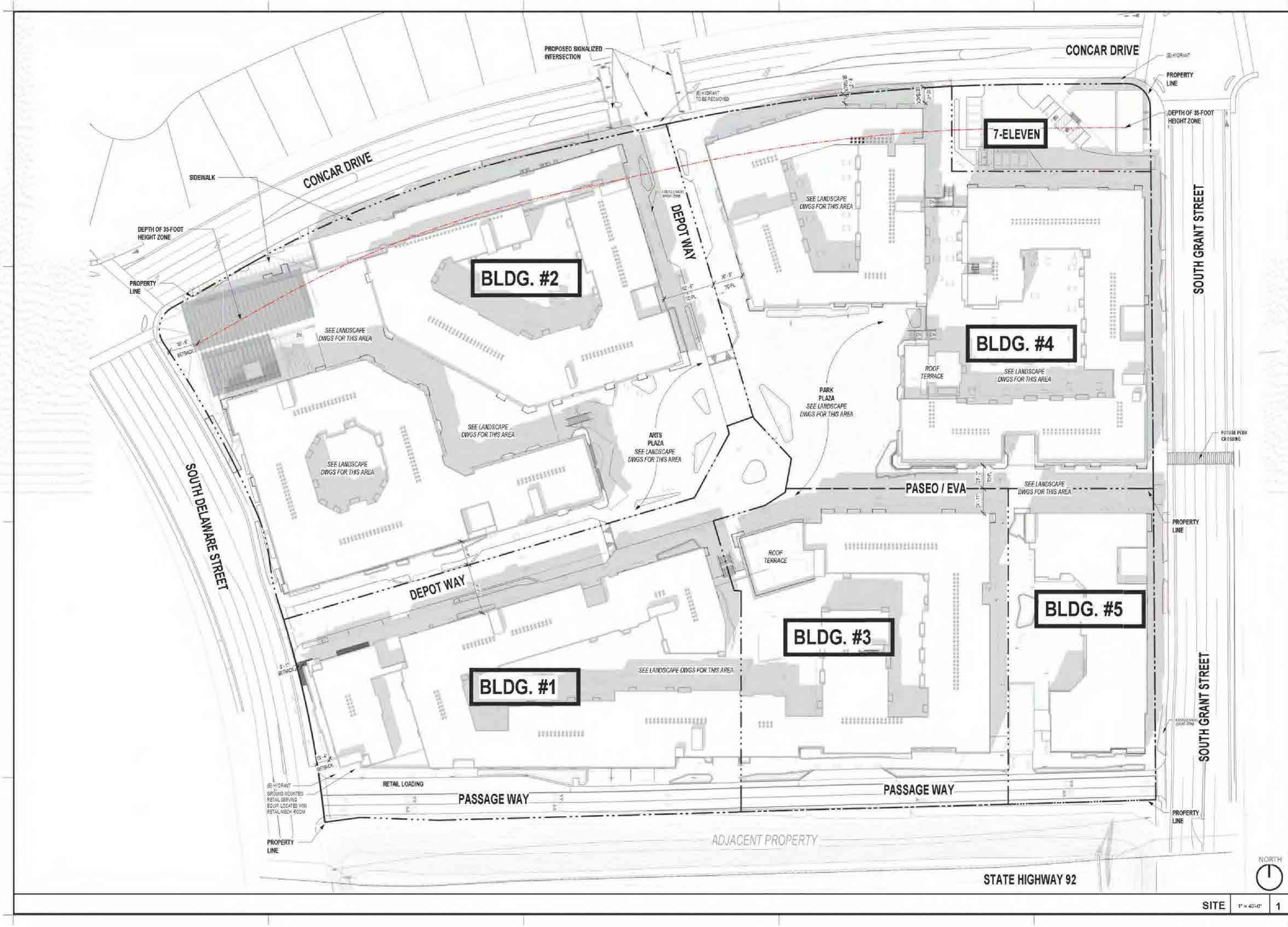
SHEET TITLE: EXITING DIAGRAMS

SHEET NUMBER: .GEN-3.8

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



SITE | 1" = 40'-0" | 1

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0-1.00

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SITE PLAN NOTES

NORTH

PARCEL DISTINCTION | 1" = 40'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

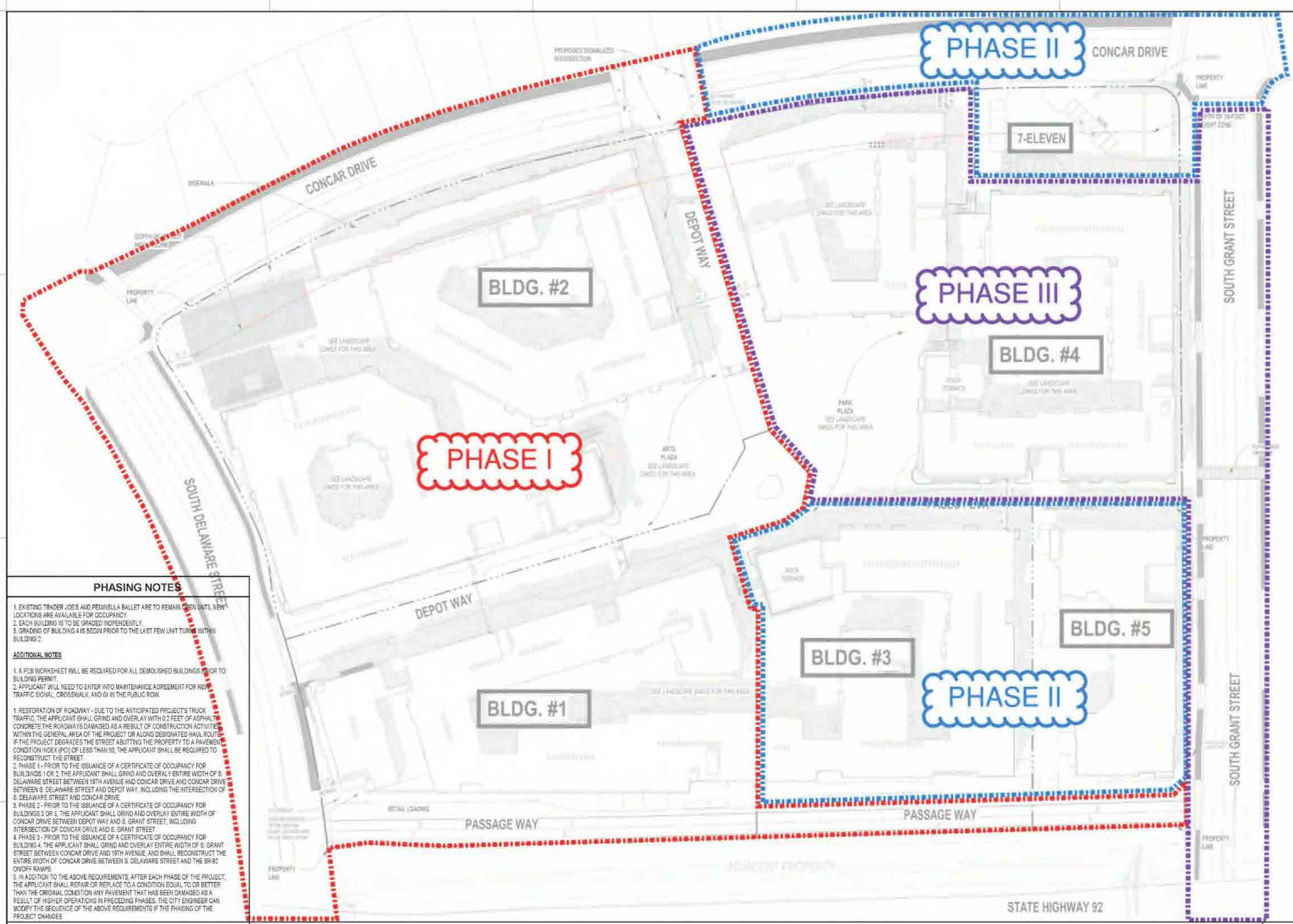
SHEET TITLE: PARCEL LINE DISTINCTION

SHEET NUMBER: A0-1.01

PROJECT NUMBER: 16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



PHASING NOTES

1. EXISTING TRADER JOE'S AND PENINSULA BALLET ARE TO REMAIN OPEN UNTIL NEW LOCATIONS ARE AVAILABLE FOR OCCUPANCY.
2. EACH BUILDING IS TO BE GRADED INDPENDENTLY.
3. GRADING OF BUILDING 4 IS BEGIN PRIOR TO THE LAST FEW UNIT TURNS WITHIN BUILDING 2.

ADDITIONAL NOTES

1. A PCB WORKSHEET WILL BE REQUIRED FOR ALL DEMOLISHED BUILDINGS PRIOR TO BUILDING PERMIT.
2. APPLICANT WILL NEED TO ENTER INTO MAINTENANCE AGREEMENT FOR NEW TRAFFIC SIGNAL, CROSSWALK, AND GI IN THE PUBLIC ROW.

1. RESTORATION OF ROADWAY - DUE TO THE ANTICIPATED PROJECT'S TRUCK TRAFFIC, THE APPLICANT SHALL GRIND AND OVERLAY WITH 0.2 FEET OF ASPHALTIC CONCRETE THE ROADWAYS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES WITHIN THE GENERAL AREA OF THE PROJECT OR ALONG DESIGNATED HAUL ROUTES IF THE PROJECT DEGRADES THE STREET ABUTTING THE PROPERTY TO A PAVEMENT CONDITION INDEX (PCI) OF LESS THAN 50, THE APPLICANT SHALL BE REQUIRED TO RECONSTRUCT THE STREET.
2. PHASE 1 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDINGS 1 OR 2, THE APPLICANT SHALL GRIND AND OVERALY ENTIRE WIDTH OF S. DELAWARE STREET BETWEEN 19TH AVENUE AND CONCAR DRIVE AND CONCAR DRIVE BETWEEN S. DELAWARE STREET AND DEPOT WAY, INCLUDING THE INTERSECTION OF S. DELAWARE STREET AND CONCAR DRIVE.
3. PHASE 2 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDINGS 3 OR 5, THE APPLICANT SHALL GRIND AND OVERLAY ENTIRE WIDTH OF CONCAR DRIVE BETWEEN DEPOT WAY AND S. GRANT STREET, INCLUDING INTERSECTION OF CONCAR DRIVE AND S. GRANT STREET.
4. PHASE 3 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDING 4, THE APPLICANT SHALL GRIND AND OVERLAY ENTIRE WIDTH OF S. GRANT STREET BETWEEN CONCAR DRIVE AND 19TH AVENUE, AND SHALL RECONSTRUCT THE ENTIRE WIDTH OF CONCAR DRIVE BETWEEN S. DELAWARE STREET AND THE SR-92 ON/OFF RAMPS.
5. IN ADDITION TO THE ABOVE REQUIREMENTS, AFTER EACH PHASE OF THE PROJECT, THE APPLICANT SHALL REPAIR OR REPLACE TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION ANY PAVEMENT THAT HAS BEEN DAMAGED AS A RESULT OF HIGHER OPERATIONS IN PRECEDING PHASES. THE CITY ENGINEER CAN MODIFY THE SEQUENCE OF THE ABOVE REQUIREMENTS IF THE PHASING OF THE PROJECT CHANGES.

PHASING PLAN | 1" = 40'-0" | 1

PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
PHASING PLAN

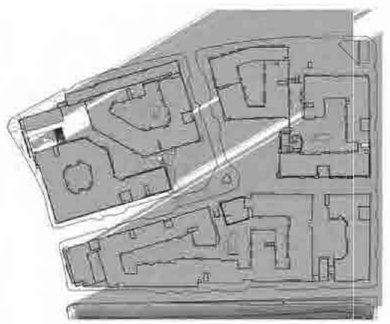
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR REVIEW. THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS.

SHEET NUMBER
A0-1.02

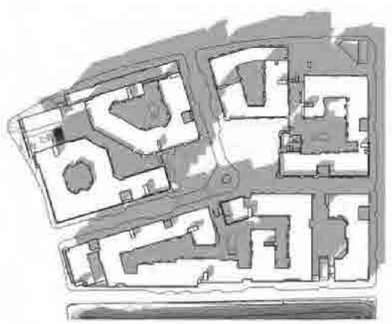
PROJECT NUMBER
16-10179

MVE + PARTNERS

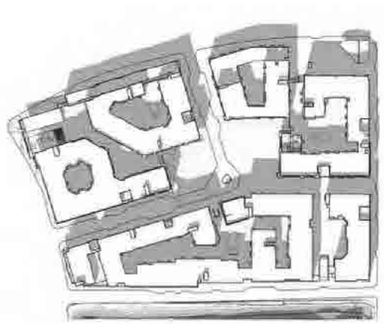
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



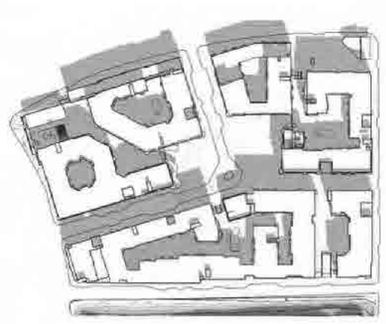
WINTER SOLSTICE 1700 | 15



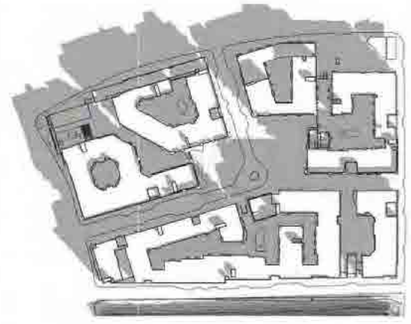
WINTER SOLSTICE 1500 | 14



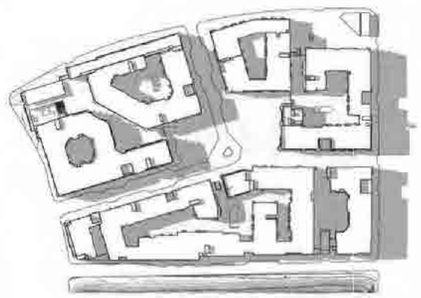
WINTER SOLSTICE 1300 | 13



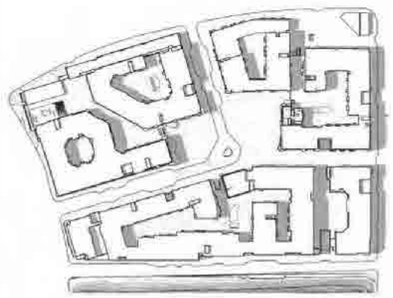
WINTER SOLSTICE 1100 | 12



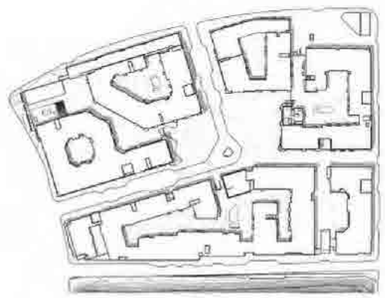
WINTER SOLSTICE 0900 | 11



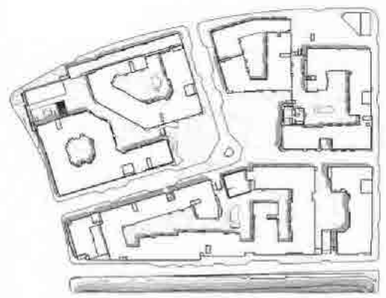
SUMMER SOLSTICE 1700 | 10



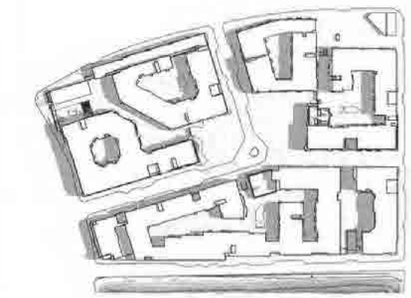
SUMMER SOLSTICE 1500 | 9



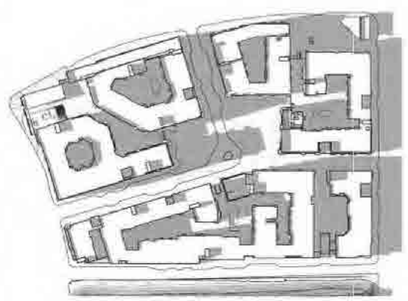
SUMMER SOLSTICE 1300 | 8



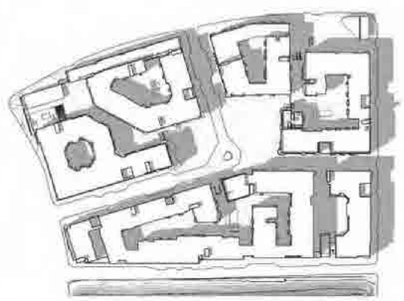
SUMMER SOLSTICE 1100 | 7



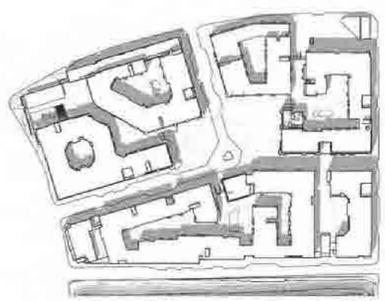
SUMMER SOLSTICE 0900 | 6



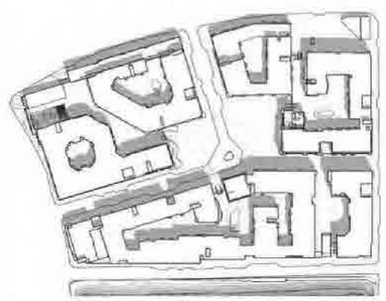
FALL/SPRING EQUINOX 1700 | 5



FALL/SPRING EQUINOX 1500 | 4



FALL/SPRING EQUINOX 1300 | 3



FALL/SPRING EQUINOX 1100 | 2

FALL/SPRING EQUINOX 0900 | 1

NORTH

NOTE: NORTH ARROW DIRECTION APPLICABLE TO ALL VIEWS ON THIS SHEET

DA SAGE
SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SUN / SHADE STUDIES

SHEET NUMBER
A0-1.03

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PARK'G REQ'D - RESIDENTIAL

	Type	Units Per Stack	Parking Ratio	PARKING REQUIRED
1				
	1BR	82	1.5	107
	2BR	57	1.5	86
	Studio	18	1	18
1		156		208
2				
	1BR	143	1.5	186
	1BR+DEN	4	1.5	6
	2BR	56	1.5	84
	Studio	100	1	100
2		303		376
3				
	1BR	82	1.5	107
	2BR	53	1.5	80
	Studio	21	1	21
3		156		207
4				
	1BR	143	1.5	186
	1BR+DEN	3	1.5	4
	2BR	66	1.5	104
	Studio	59	1	59
4		274		352
5				
	1BR	26	1.5	39
	2BR	36	1.5	54
	Studio	12	1	12
5		73		99
	TOTAL UNIT COUNT	961	TOTAL RESID. PARK'G REQ'D	1241

PARKING PROVIDED - RESIDENTIAL

BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	VISITOR STALLS	EV VAN ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL B	82	24	31	3	1	0	1	29	171
1	LEVEL 1	0	0	0	1	1	21	1	0	24
1		82	24	31	4	2	21	2	29	195
2	LEVEL B	248	0	49	5	1	0	2	88	371
2	LEVEL 1	35	2	14	3	1	21	1	1	78
2		283	2	63	8	2	21	3	87	449
3	LEVEL B	88	28	9	1	1	0	1	36	164
3	LEVEL 1	31	17	11	5	0	24	1	0	89
3		117	45	20	6	1	24	2	36	253
4	LEVEL B	135	30	14	3	0	0	2	53	237
4	LEVEL 1	33	45	2	4	2	32	1	0	119
4		168	75	16	7	2	32	3	53	356
5	LEVEL B	40	20	0	1	1	0	1	11	74
5	LEVEL 1	0	0	0	0	0	1	0	0	1
5		40	20	0	1	1	1	1	11	75
		700	166	130	26	6	99	11	186	1325

NOTE: 1,328 PARKING STALLS EQUALS 1.38 STALLS/UNIT RATIO.
THIS INCLUDES RESIDENTIAL GUEST STALLS.

NOTE: ACCESSIBLE STALLS ARE PROVIDED AT 2% OF PROVIDED ASSIGNED RESIDENTIAL PARKING STALLS AND 5% OF VISITOR PARKING STALLS.
1,328 PARKING STALLS REQUIRES 35 ACCESSIBLE STALLS (28 HC + 7 HC VAN)
NOTE: 15% EV CHARGING STALL REQUIREMENT EQUALS 200 STALLS (15% OF 1,328 STALLS) PER 2020 SMMC LOCAL AMENDMENT TO 2019 CGC.

EV CHARGING STALLS

1. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 & 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC, ARTICLE 625. *(CAL GREEN BLDG. STANDARDS CODE: 4.106.4)*

2. NEW MULTIFAMILY DWELLINGS CONTAINING 17 OR MORE UNITS: WHERE 17 OR MORE MULTI-FAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, 10 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES, BUT IN NO CASE LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE EVSE. CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.
(SMMC 23.70.030 LOCAL AMENDMENT TO CALGREEN BLDG. STANDARDS CODE)

3. CONSTRUCTION DOCUMENTS SHALL INDICATE THE LOCATION OF PROPOSED EV SPACES. AT LEAST ONE EV SPACE SHALL BE LOCATED IN COMMON USE AREAS AND AVAILABLE FOR USE BY ALL RESIDENTS. *(CAL GREEN BLDG. STANDARDS CODE: 4.106.4.2.1)*

4. WHEN EV CHARGERS ARE INSTALLED, EV SPACES REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, SHALL COMPLY WITH AT LEAST ONE OF THE FOLLOWING OPTIONS:
(CAL GREEN BLDG. STANDARDS CODE: 4.106.4.2.1)
   A. THE EV SPACE SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM THE ACCESSIBLE PARKING SPACE.
   B. THE EV SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE AS DEFINED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING.

5. THE EV SPACES SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING.
(CAL GREEN BLDG. STANDARDS CODE: 4.106.4.2.2)
   A. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18FEET.
   B. THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9FEET.
   C. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12FEET.

PARK'G REQ'D - NON-RESID.

BLDG.	UNIT NAME	AREA	PARKING RATIO	REQUIRED PARKING
1	RETAIL	13,200 SF	0.00444	59
1		13,200 SF		59
2	RESTAURANT	7,450 SF	0.00444	33
2	RETAIL	11,860 SF	0.00444	53
2		19,390 SF		86
7-Eleven	RETAIL	3,130 SF	0.00444	14
7-Eleven		3,130 SF		14
		35,720 SF		159

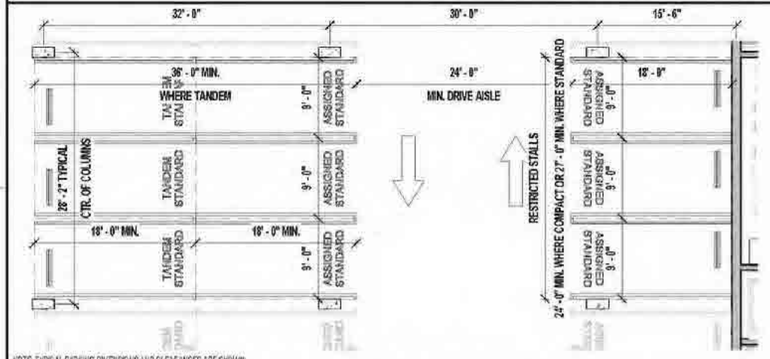
NOTE:
1. PARKING RATIOS FOR NON-RESIDENTIAL EQUALS 1 STALL FOR EVERY 225SF OF RETAIL OR FOOD STORES (SMMC 27.64.160)
2. FLOOR AREA SHALL BE BASED ON PHYSICAL FLOOR SPACE (SMMC 27.04.260 (d))

PARK'G PROVIDED - NON-RESIDENTIAL

BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	EV VAN ACCESSIBLE	EV STANDARD ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL 1	39	22	2	2	1	1	10	77
2	LEVEL 1	66	19	3	4	1	1	16	131
5	LEVEL 1	14	1	1	1	1	0	3	21
7-Eleven	LEVEL 1	11	0	0	1	1	0	2	15
		130	41	6	8	4	2	31	244

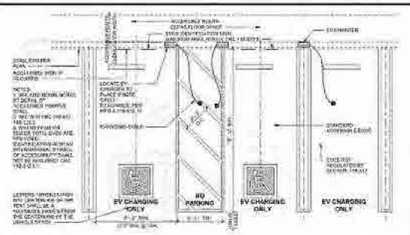
EVSE = ELECTRIC VEHICLE SUPPLY EQUIPMENT
NOTE: 10% EV CAPABLE + 5% EVSE INSTALLED W. TOTAL OF 15% EV CHARGING STALL REQUIREMENT PER 2020 SMMC LOCAL AMENDMENT TO 2019 CGC.
NOTE: PER 2019 CGC 5.106.5.3.5 PJ TURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN 5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES
NOTE: ACCESSIBLE STALLS ARE PROVIDED AT 5% OF PROVIDED NON-RESIDENTIAL PARKING STALLS
NOTE: STANDARD ACCESSIBLE, VAN ACCESSIBLE AND AMBULATORY STALLS FOR EV PARKING ARE PROVIDED PER CBC TABLE 11B-228.3.2.1

PARKING DIMENSION /STRIPING DETAIL

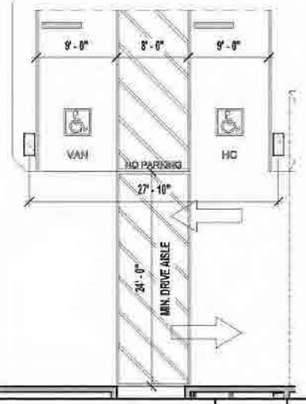


NOTE: TYPICAL PARKING DIMENSIONS AND CLEARANCES ARE SHOWN:
ALL PARKING STALLS, DRIVE AISLES AND CLEARANCES SHALL MEET REQUIREMENTS PROVIDED IN THE "PARKING STANDARD DRAWINGS" DOCUMENT PROVIDED BY CITY OF SAN MATEO PUBLIC WORKS DEPARTMENT.

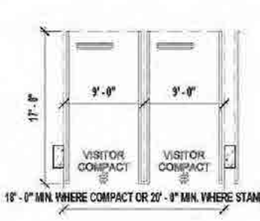
Standard & Restricted Stalls Detail | 1/8" = 1'-0" | 7



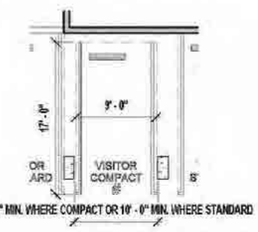
EV Charging Stalls Detail | 1/8" = 1'-0" | 8



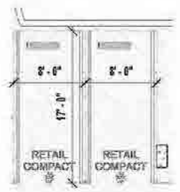
ADA Stalls Detail | 1/8" = 1'-0" | 6



Typ. Adj. Restricted Stalls Detail | 1/8" = 1'-0" | 5

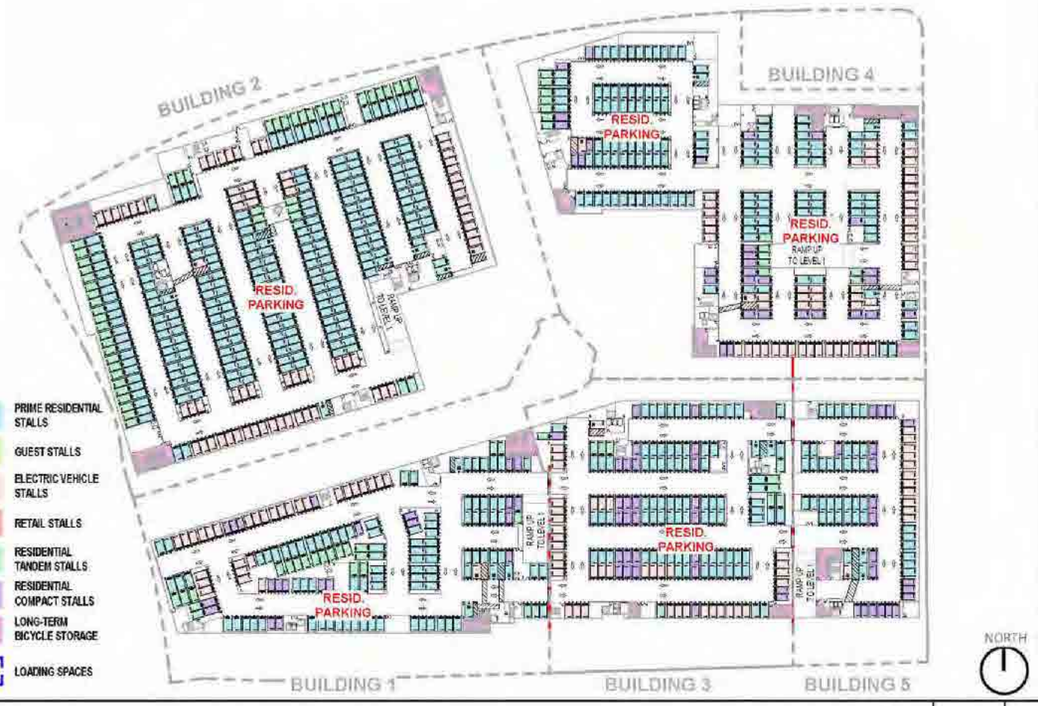


Typical Confined Stall Detail | 1/8" = 1'-0" | 4



Typical Compact Stalls Detail | 1/8" = 1'-0" | 3

LEVEL 1 - Parking Plan | 1" = 80'-0" | 2



LEVEL B | 1" = 80'-0" | 1

DASAGE

REVISIONS
A 12/06/19

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
PARKING PLAN

SHEET NUMBER
A0-1.04

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL BIKE PARKING REQUIRED

Type	Units Per Stack	Long Term - Bicycle Parking Ratio	PARKING REQUIRED
1			
1BP	82	1	82
2BP	57	1.25	71
Studio	16	1	16
	155		169
2			
1BP	149	1	149
1BR+DEN	4	1	4
2BP	56	1.25	70
Studio	100	1	100
	309		317
3			
1BP	82	1	82
2BP	53	1.25	66
Studio	21	1	21
	156		169
4			
1BP	148	1	148
1BR+DEN	3	1	3
2BP	69	1.25	86
Studio	59	1	59
	274		291
5			
1BP	25	1	25
2BP	36	1.25	45
Studio	12	1	12
	73		82
TOTAL UNIT COUNT	961	TOTAL LONG-TERM BICYCLE PARKING REQ'D	1029

LONG-TERM BIKE STORAGE REQUIREMENT FOLLOWS SAN MATEO ZONING CODE SECTION 27.64.250
THIS REQUIREMENT IS MORE RESTRICTIVE THAN 2016 CALGREEN STANDARDS

RESIDENTIAL BIKE PARKING PROVIDED

BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
1	Bike Rack (Wall Mounted)	7	2	14
1	Bike Rack (Wall Mounted)	53	3	159
		59		173
2	Bike Rack (Wall Mounted)	12	2	24
2	Bike Rack (Wall Mounted)	98	3	294
		110		318
3	Bike Rack (Wall Mounted)	7	2	14
3	Bike Rack (Wall Mounted)	52	3	156
		59		170
4	Bike Rack (Wall Mounted)	9	2	18
4	Bike Rack (Wall Mounted)	93	3	279
		102		297
5	Bike Rack (Wall Mounted)	1	2	2
5	Bike Rack (Wall Mounted)	28	3	84
		29		86
		359	TOTAL SECURED LONG-TERM BIKE STORAGE	1041

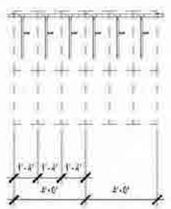
NON-RESID. LONG-TERM BIKE PARKING REQ'D

BUILDING	UNIT NAME	AREA	LONG-TERM BIKE RATIO		REQUIRED PARKING
1	RETAIL	15,200 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	2
		15,200 SF			2
2	RESTAURANT	7,450 SF	0.00005	RATIO: 1.00 SPACE PER 20,000SF	1
2	RETAIL	11,950 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	1
2		19,500 SF			2
7-Eleven	RETAIL	3,130 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	1
7-Eleven		3,130 SF			1
		85,720 SF		TOTAL NON-RESID. LONG-TERM REQ'D	5

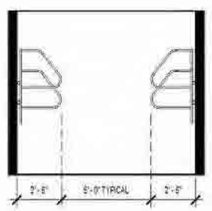
NON-RESID. LONG-TERM BIKE PRK'G. PROVIDED

BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
1	Bike Locker - 2 Tier	48	1	48 LOCATED IN BIKE DEPOT
		48		48
2	Bike Locker - 2 Tier	4	1	4
		4		4
5	Bike Locker - 2 Tier	1	1	1
		1		1
		53		53

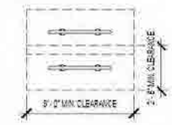
TYPICAL BIKE STORAGE DIMENSIONS



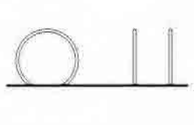
TYPICAL LONG TERM "DERO" BIKE FLOOR PLAN



TYPICAL LONG TERM "DERO" BIKE ELEVATION



TYPICAL SHORT TERM "WELLE" BIKE FLOOR PLAN



TYPICAL SHORT TERM "WELLE" BIKE ELEVATION

NOTE: MINIMUM REQUIRED BICYCLE PARKING SPACES SHALL COMPLY WITH SAN MATEO ZONING CODE 27.64.260

LONG TERM BIKE STORAGE
- DERO "ULTRA SPACE SAVER" WALL MOUNTED BIKE RACKS SHOWN ON FIRST IMAGE ON RIGHT
- SCHEDULE PROVIDES TWO OPTIONS (EITHER A RACK SUPPORTING 2 BIKES OR 3 BIKES)

BIKE ACCESSIBILITY LEGEND

- LONG-TERM BICYCLE STORAGE
- SHORT-TERM BICYCLE STORAGE
- ADDITIONAL SHORT-TERM BICYCLE STORAGE
- BICYCLE ENTRANCES
- BICYCLE ACCESSIBILITY PATH

LEVEL B - Biking Plan | 1" = 40'-0" | 1

PASAGE
San Mateo, California

BICYCLE STORAGE

A0-1.05

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL BIKE PARKING REQUIRED

Type	Units Per Stack	Short Term - Bicycle Parking Ratio	PARKING REQUIRED
1			
1BR	82	0.05	4
2BR	67	0.1	6
Studio	16	0.05	1
	165		11
2			
1BR	143	0.05	7
1BR+DEN	4	0.05	0
2BR	56	0.1	6
Studio	100	0.05	5
	303		18
3			
1BR	82	0.05	4
2BR	63	0.1	6
Studio	21	0.05	1
	166		10
4			
1BR	143	0.05	7
1BR+DEN	3	0.05	0
2BR	69	0.1	7
Studio	59	0.05	3
	274		17
5			
1BR	25	0.05	1
2BR	36	0.1	4
Studio	12	0.05	1
	73		5
TOTAL UNIT COUNT 981		TOTAL SHORT-TERM BICYCLE PARKING REQ'D	82

SHORT-TERM BIKE STORAGE REQUIREMENT FOLLOWS SAN MATEO ZONING CODE SECTION 27.64.262
THIS REQUIREMENT IS MORE RESTRICTIVE THAN 2016 CALGREEN STANDARDS

Type	Units Per Stack	Long Term - Bicycle Parking Ratio	PARKING REQUIRED
1			
1BR	82	1	82
2BR	57	1.25	71
Studio	16	1	16
	165		169
2			
1BR	143	1	143
1BR+DEN	4	1	4
2BR	56	1.25	70
Studio	100	1	100
	303		317
3			
1BR	82	1	82
2BR	53	1.25	66
Studio	21	1	21
	156		169
4			
1BR	143	1	143
1BR+DEN	3	1	3
2BR	69	1.25	86
Studio	59	1	59
	274		291
5			
1BR	25	1	25
2BR	36	1.25	45
Studio	12	1	12
	73		82
TOTAL UNIT COUNT 981		TOTAL LONG-TERM BICYCLE PARKING REQ'D	1029

LONG-TERM BIKE STORAGE REQUIREMENT FOLLOWS SAN MATEO ZONING CODE SECTION 27.64.262
THIS REQUIREMENT IS MORE RESTRICTIVE THAN 2016 CALGREEN STANDARDS

RESIDENTIAL BIKE PARKING PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
1	Bike Rack (Short Term)	6	2	12
2	Bike Rack (Short Term)	10	2	20
3	Bike Rack (Short Term)	5	2	10
4	Bike Rack (Short Term)	11	2	22
5	Bike Rack (Short Term)	5	2	10
		37	TOTAL SECURED SHORT-TERM BIKE STORAGE	74

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
1	Bike Rack (Wall Mounted)	7	2	14
1	Bike Rack (Wall Mounted)	82	3	156
		89		170
2	Bike Rack (Wall Mounted)	12	2	24
2	Bike Rack (Wall Mounted)	98	3	294
		110		318
3	Bike Rack (Wall Mounted)	7	2	14
3	Bike Rack (Wall Mounted)	82	3	156
		89		170
4	Bike Rack (Wall Mounted)	8	2	16
4	Bike Rack (Wall Mounted)	98	3	270
		106		287
5	Bike Rack (Wall Mounted)	1	2	2
5	Bike Rack (Wall Mounted)	28	3	84
		29		86
		350	TOTAL SECURED LONG-TERM BIKE STORAGE	1041

NON-RESID. SHORT-TERM BIKE PARKING REQ'D

BUILDING	UNIT NAME	AREA	SHORT-TERM BIKE RATIO		REQUIRED PARKING
1	RETAIL	13,200 SF	0.0005	RATIO: 1.00 SPACE PER 2,000SF	7
1		13,200 SF			7
2	RESTAURANT	7,450 SF	0.0001	RATIO: 1.00 SPACE PER 10,000SF	1
2	RETAIL	11,950 SF	0.0005	RATIO: 1.00 SPACE PER 2,000SF	6
2		19,390 SF			7
7-Eleven	RETAIL	3,130 SF	0.0005	RATIO: 1.00 SPACE PER 2,000SF	2
7-Eleven		3,130 SF			2
		35,720 SF		TOTAL NON-RESID. SHORT-TERM REQ'D	16

NON-RESID. LONG-TERM BIKE PARKING REQ'D

BUILDING	UNIT NAME	AREA	LONG-TERM BIKE RATIO		REQUIRED PARKING
1	RETAIL	13,200 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	2
1		13,200 SF			2
2	RESTAURANT	7,450 SF	0.00015	RATIO: 1.00 SPACE PER 20,000SF	1
2	RETAIL	11,950 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	1
2		19,390 SF			2
7-Eleven	RETAIL	3,130 SF	0.00012	RATIO: 1.00 SPACE PER 12,000SF	1
7-Eleven		3,130 SF			1
		35,720 SF		TOTAL NON-RESID. LONG-TERM REQ'D	5

NON-RESID. SHORT-TERM BIKE PRK'G. PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS	
1	Bike Rack (Short Term)	4	2	8	
1	Bike Rack (Wall Mounted)	3	2	4	LOCATED IN BIKE DEPOT
1	Bike Rack (Wall Mounted)	1	3	3	LOCATED IN BIKE DEPOT
1	Bike Rack - Hinki (Short Term)	5	3	15	LOCATED IN BIKE DEPOT
		13		30	
2	Bike Rack (Short Term)	19	2	38	
		19		38	
5	Bike Rack (Short Term)	4	2	8	
		4		8	
7-11	Bike Rack (Short Term)	3	2	6	
		3		6	
		39		82	

NON-RESID. LONG-TERM BIKE PRK'G. PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS	
1	Bike Locker - 2Tier	48	1	48	LOCATED IN BIKE DEPOT
		48		48	
2	Bike Locker - 2Tier	4	1	4	
		4		4	
5	Bike Locker - 2Tier	1	1	1	
		1		1	
		53		53	

LONG-TERM BIKE STORAGE:
- 50 DERO BIKE LOCKERS WILL BE PLACED THROUGHOUT THE PROJECT SITE, PROVIDING 50 LONG TERM BIKE STORAGE OPPORTUNITIES.
- DERO LOCKER "300 SERIES"
- SEE ARCH AND LANDSCAPE SITE PLANS FOR LOCATIONS

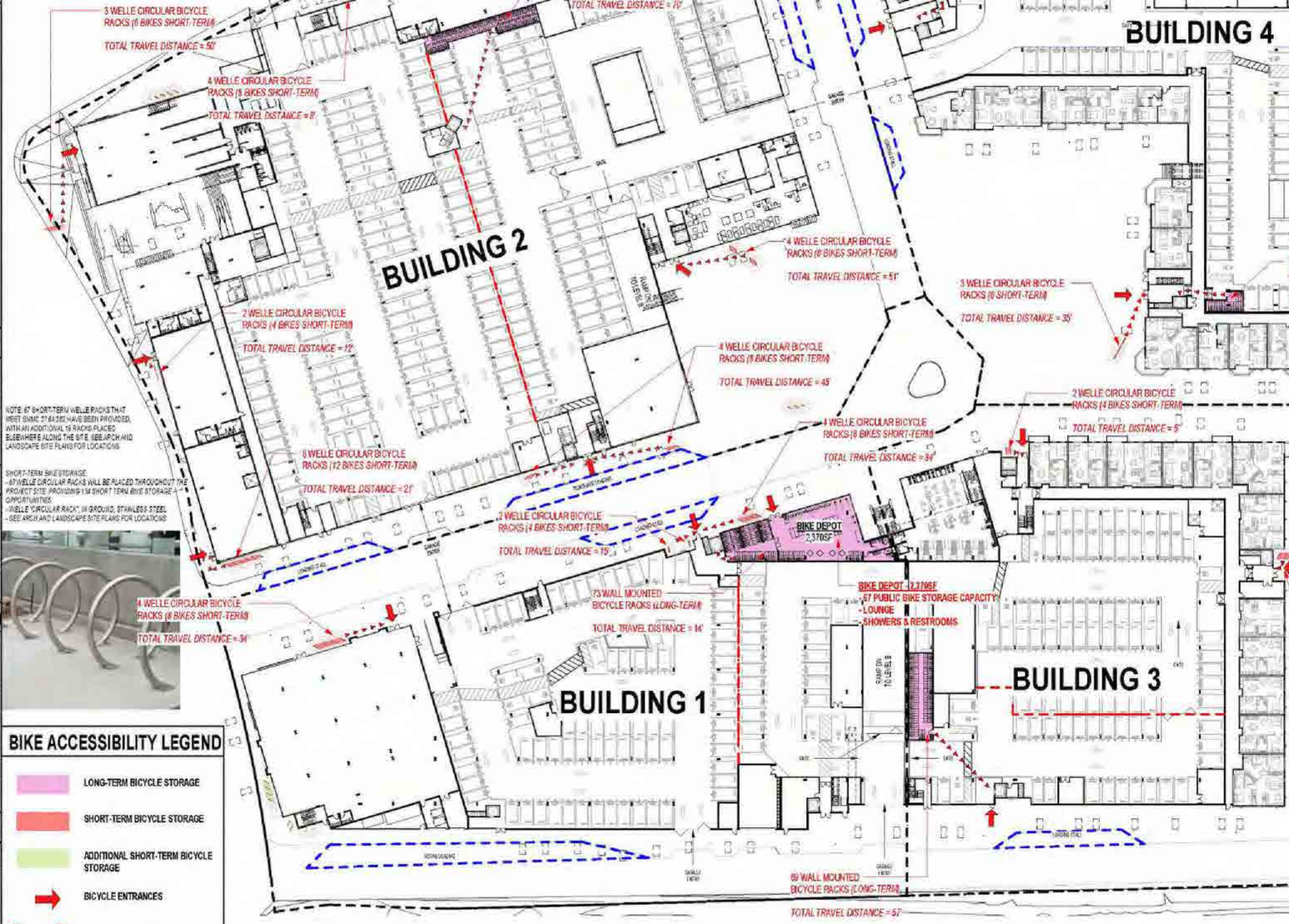
LONG-TERM BIKE STORAGE:
- DERO "ULTRA SPACE SAVER" WALL MOUNTED BIKE RACKS SHOWN (IN FIRST IMAGE OF RIGHT.
- SCHEDULE PROVIDES TWO OPTIONS (EITHER A RACK SUPPORTING 2 BIKES OR 3 BIKES)

NOTE: 67 SHORT-TERM WELLE RACKS THAT MEET SVMC 27.64.262, HAVE BEEN PROVIDED, WITH AN ADDITIONAL 16 RACKS PLACED ELSEWHERE ALONG THE SITE. SEE ARCH AND LANDSCAPE SITE PLANS FOR LOCATIONS

SHORT-TERM BIKE STORAGE:
- 67 WELLE CIRCULAR RACKS WILL BE PLACED THROUGHOUT THE PROJECT SITE, PROVIDING 134 SHORT TERM BIKE STORAGE OPPORTUNITIES.
- WELLE "CIRCULAR RACK", IN GROUND, STAINLESS STEEL
- SEE ARCH AND LANDSCAPE SITE PLANS FOR LOCATIONS

BIKE ACCESSIBILITY LEGEND

- LONG-TERM BICYCLE STORAGE
- SHORT-TERM BICYCLE STORAGE
- ADDITIONAL SHORT-TERM BICYCLE STORAGE
- BICYCLE ENTRANCES
- BICYCLE ACCESSIBILITY PATH



LEVEL 1 - Biking Plan | 1" = 40'-0" | 1

PASAGE
San Mateo, California

BICYCLE STORAGE

A0-1.06

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PARKING PROVIDED - RESIDENTIAL

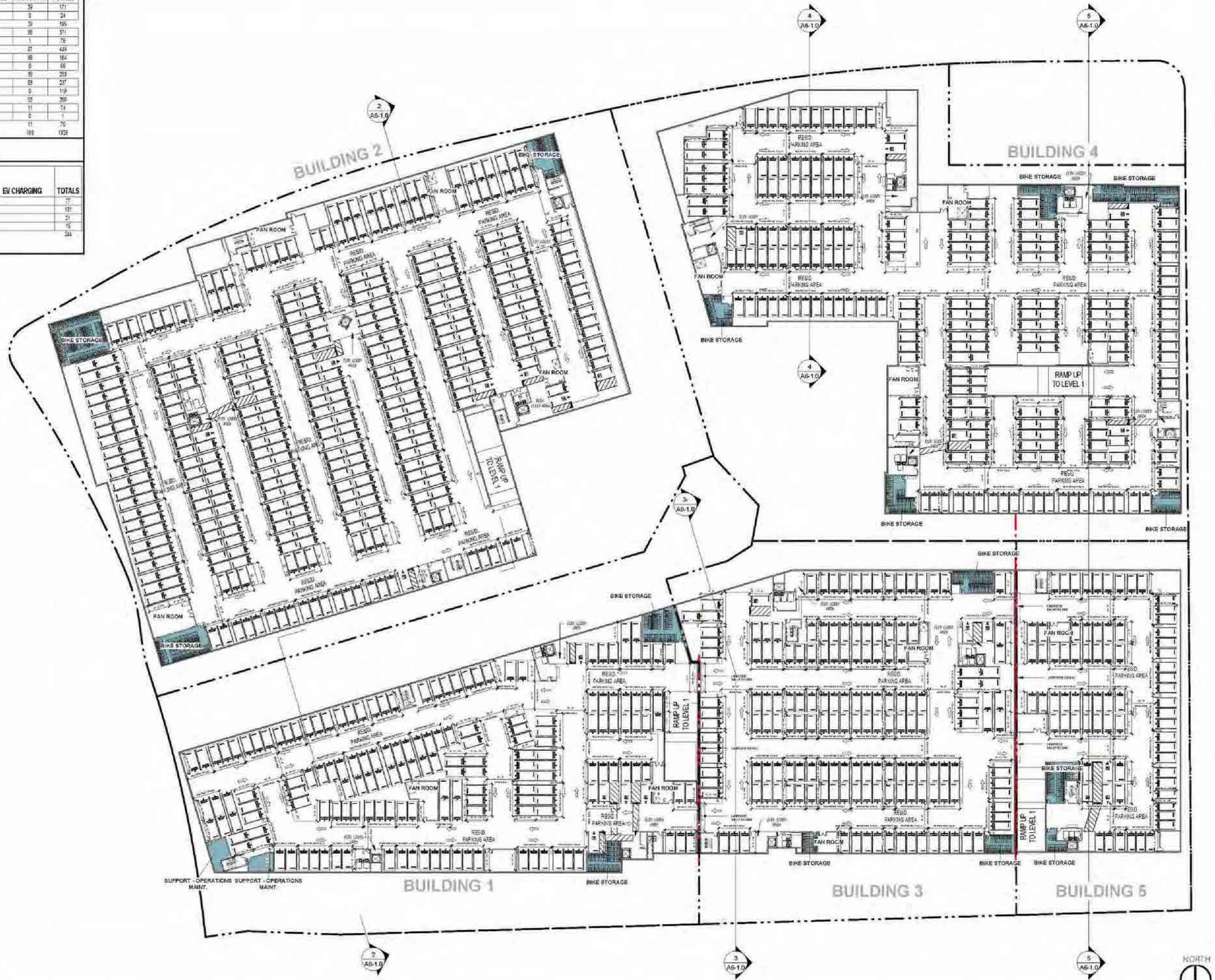
BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	VISITOR STALLS	EV VAN ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL B	92	24	21	3	1	0	1	29	171
1	LEVEL 1	0	0	0	1	1	21	1	0	24
1		92	24	21	4	2	21	2	29	195
2	LEVEL B	246	0	49	6	1	0	2	66	371
2	LEVEL 1	96	2	14	8	1	21	1	1	76
2		282	2	63	6	2	21	3	67	446
3	LEVEL B	66	28	9	1	1	0	1	66	164
3	LEVEL 1	31	17	11	6	0	24	1	0	90
3		117	45	20	6	1	24	2	66	269
4	LEVEL B	186	30	14	5	0	0	2	89	327
4	LEVEL 1	39	45	2	4	2	32	1	0	119
4		186	75	16	7	2	32	3	89	366
5	LEVEL B	49	20	0	1	1	0	1	11	74
5	LEVEL 1	0	0	0	0	0	1	0	0	1
5		49	20	0	1	1	1	1	11	75
		726	166	120	28	8	99	11	198	1930

PARKING PROVIDED - NON-RESIDENTIAL

BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	EV VAN ACCESSIBLE	EV STANDARD ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL 1	99	22	2	2	1	1	10	77
2	LEVEL 1	86	19	3	4	1	1	16	131
5	LEVEL 1	14	1	1	1	1	0	3	21
T-Bike	LEVEL 1	11	0	0	1	1	0	2	15
		192	41	6	8	4	2	33	244

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE



LEVEL B | 1" = 40'-0" | 1

DASAGE

REVISIONS	
4	12/08/19

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: SITE PLAN_BASEMENT

SHEET NUMBER: A0-1.07

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PARKING PROVIDED - RESIDENTIAL

BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	VISITOR STALLS	EV VAN ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL B	92	34	21	5	1	0	1	26	171
1	LEVEL 1	0	0	0	1	1	21	1	0	24
1		92	34	21	4	2	21	2	26	195
2	LEVEL B	248	0	49	5	1	0	3	69	371
2	LEVEL 1	95	2	14	3	1	21	1	1	78
2		293	2	63	8	2	21	3	67	449
3	LEVEL B	68	28	9	1	1	0	1	68	186
3	LEVEL 1	31	17	11	5	0	24	1	0	89
3		117	45	20	6	1	24	2	68	269
4	LEVEL B	156	30	14	3	0	0	2	83	287
4	LEVEL 1	39	45	2	4	2	32	1	0	119
4		195	75	16	7	2	32	3	83	396
5	LEVEL B	43	20	0	1	1	0	1	17	74
5	LEVEL 1	0	0	0	0	0	1	0	0	1
5		43	20	0	1	1	1	1	17	75
		700	186	120	26	6	99	11	186	1928

PARKING PROVIDED - NON-RESIDENTIAL

BLDG. #	LEVEL	STANDARD STALLS	COMPACT STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE	EV VAN ACCESSIBLE	EV STANDARD ACCESSIBLE	EV CHARGING	TOTALS
1	LEVEL 1	39	23	2	2	1	1	10	77
2	LEVEL 1	88	18	3	4	1	1	18	131
3	LEVEL 1	14	1	1	1	1	0	3	21
7-Eleven	LEVEL 1	11	0	0	1	1	0	2	15
		152	41	6	8	4	2	33	244

PLUMBING FIXTURE ANALYSIS

REQUIRED PLUMBING FIXTURES - AMENITIES

NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
AMENITIES	2,150 SF	A3	30	72	36	36	1	2	1	1	1
AMENITIES	3,540 SF	A3	30	118	59	59	1	3	1	1	1
AMENITIES	2,400 SF	A3	30	80	40	40	1	2	1	1	1
AMENITIES	2,510 SF	A3	30	84	42	42	1	2	1	1	1

REQUIRED PLUMBING FIXTURES - BALLET STUDIO

NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
BALLET	5,926 SF	B	200	29	15	15	1	1	1	1	1

REQUIRED PLUMBING FIXTURES - DAY CARE

NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
DAYCARE	5,400 SF	I4	200	27	14	13	1	1	0	1	1

REQUIRED PLUMBING FIXTURES - RETAIL

NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
RETAIL	14,370 SF	M	200	72	36	36	1	1	0	1	1
RETAIL	2,000 SF	M	200	11	6	5	1	1	0	1	1
RETAIL	23,240 SF	M	200	15	8	8	1	1	0	1	1

REQUIRED PLUMBING FIXTURES - PERFORMANCE STUDIO

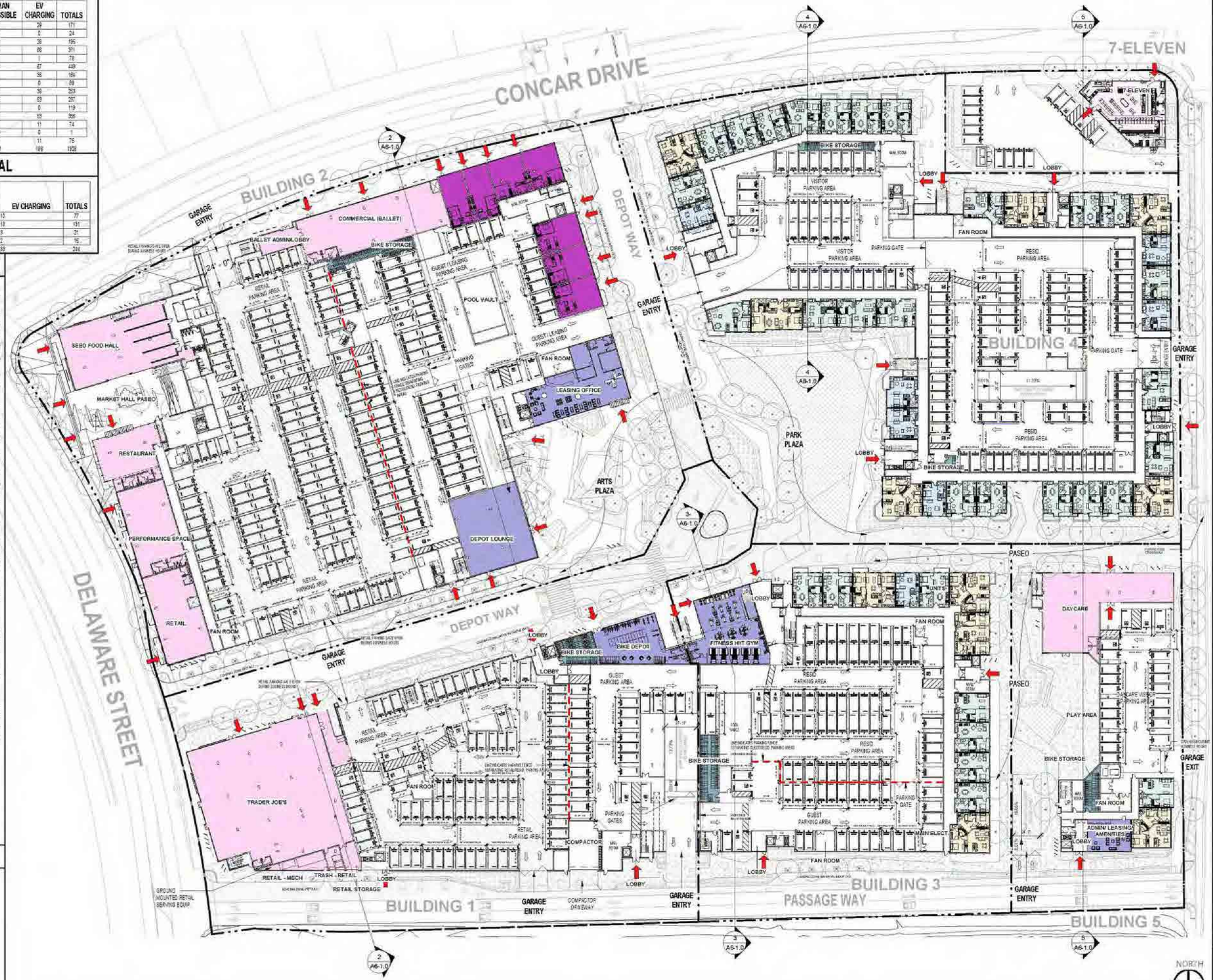
NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
PERFORMANCE SPACE	3,180 SF	A3	30	106	53	53	1	3	1	1	1

REQUIRED PLUMBING FIXTURES - RESTAURANT

NAME	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	MALE	FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	MALE URINALS	LAVATORIES MALE	LAVATORIES FEMALE
MARKET HALL	7,930 SF	A2	15	264	132	132	2	4	1	1	1
RESTAURANT	2,510 SF	A2	15	84	42	42	1	2	1	1	1

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE



LEVEL 1 | 1" = 40'-0" | 1

PASAGE

San Mateo, California

REVISIONS	
A	12/06/19

SHEET TITLE: SITE PLAN_LEVEL 1

SHEET NUMBER: A0-1.08

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

LEVEL 2 | 1" = 40'-0" | 1

DASAGE

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SITE PLAN_LEVEL 2

SHEET NUMBER
A0-1.09

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

LEVEL 3 | 1" = 40'-0" | 1

DASAGE
SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SITE PLAN_LEVEL 3

SHEET NUMBER
A0-1.10

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

1 LEVEL 4
1" = 40'-0"

DASAC

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SITE PLAN_LEVEL 4

SHEET NUMBER
A0-1.11

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

LEVEL 5 | 1" = 40'-0" | 1

PASAGE
San Mateo, California

SHEET TITLE: SITE PLAN_LEVEL 5

SHEET NUMBER: A0-1.12

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(i)1. MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS, & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

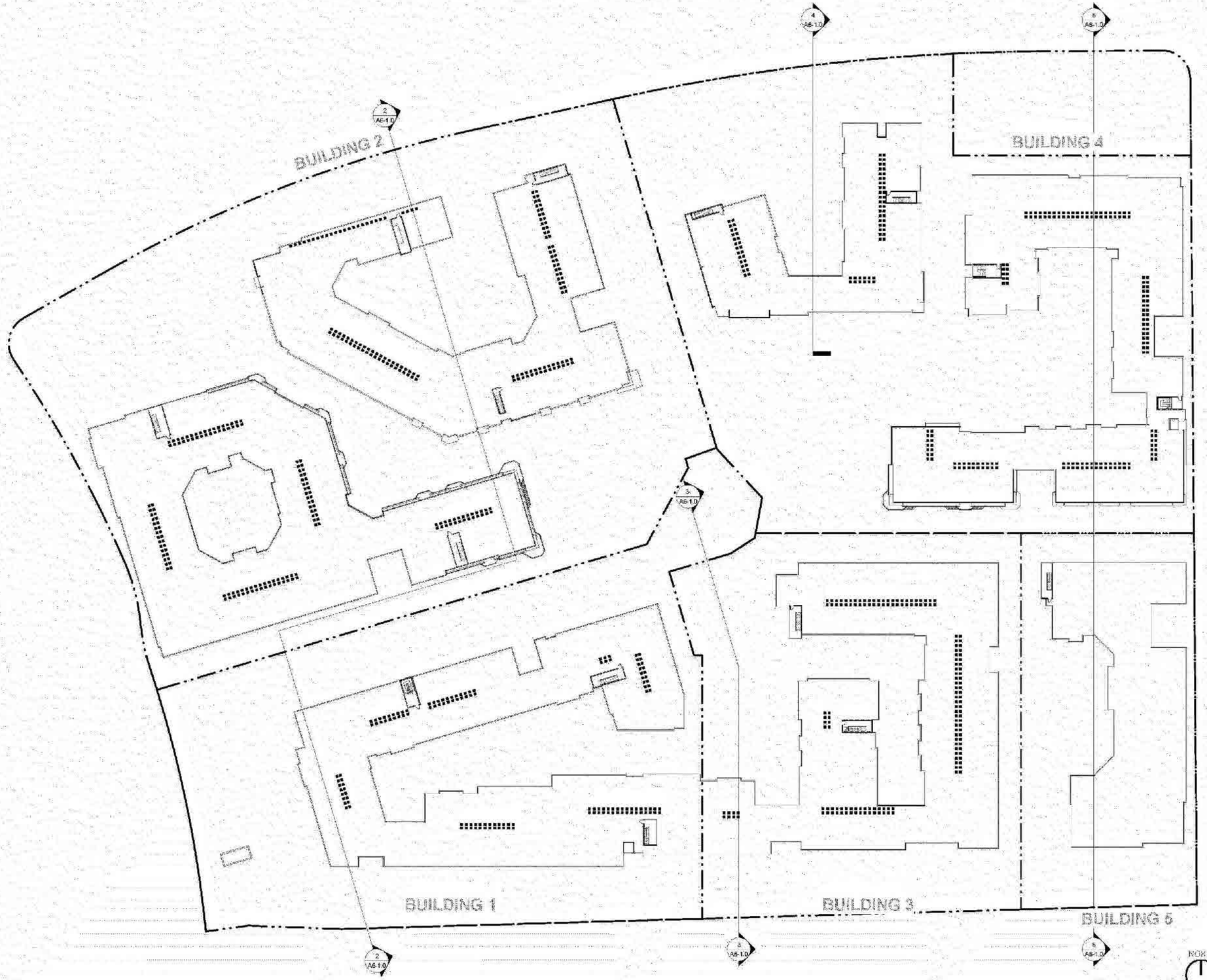
1. THE REQUIREMENTS OF SECTION 110.8(i)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(a)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS.
   - i. *NON-RESIDENTIAL BUILDINGS: NOT APPLICABLE*
   - ii. *HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS: NOT APPLICABLE*
   - iii. LOW-RISE RESIDENTIAL BUILDINGS WITH LOW-SLOPED ROOFS SHALL HAVE A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR A MINIMUM SRI OF 86.
     - EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS OVER THE MEMBRANE WITH A WEIGHT OF AT LEAST 25 lb/ft ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.
     - EXCEPTION 2: ROOF AREA COVERED BY BUILDING INTEGRATED PHOTOVOLTAIC PANELS AND BUILDING INTEGRATED SOLAR THERMAL PANELS IS EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

1. NON-RESIDENTIAL BUILDINGS:
   - a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   - a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   - c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.



ROOF T.O.P | 1/16" = 1'-0" | 1

DA SAGE

PROJECT NAME
PASSAGE
San Mateo, California

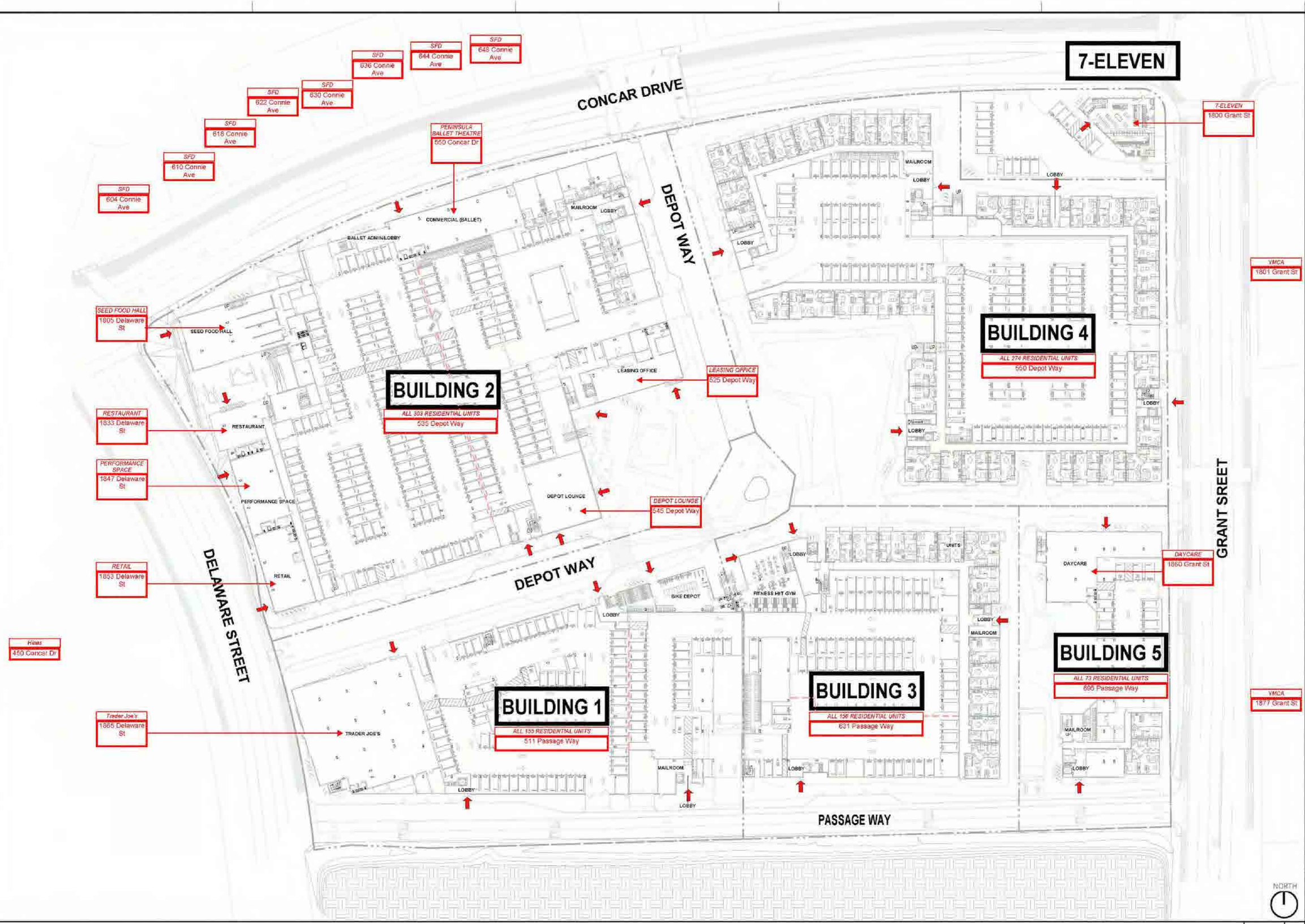
SHEET TITLE
SITE PLAN_ROOF

SHEET NUMBER
A0-1.13

PROJECT NUMBER
16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



LEVEL 1 - ADDRESS PLAN | 1" = 40'-0" | 1

PASSAGE
San Mateo, California

ADDRESS PLAN

A0-1.14

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 3	80	24	21	3	1	28	1	171
LEVEL 1	0	0	0	1	1	0	1	24
	80	24	21	4	2	28	2	195

NON-RESID. PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 1	30	22	2	2	10	1	77
	30	22	2	2	10	1	77

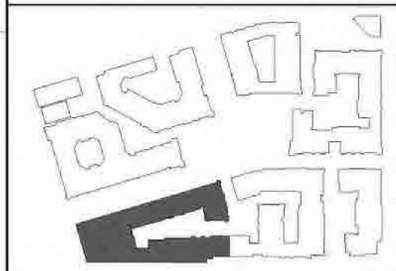
SHORT-TERM RESIDENTIAL BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
1	Bike Rack (Short Term)	6	2	12
		6		12

LONG-TERM RESIDENTIAL BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
1	Bike Rack (Wall Mounted)	7	2	14
1	Bike Rack (Wall Mounted)	52	3	156
		59		170

KEY PLAN



NORTH

B1 - Basement | 1" = 20'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B1 - BASEMENT

SHEET NUMBER: A1-1.0

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 2	92	24	21	3	1	29	1	171
LEVEL 1	0	0	0	1	1	0	1	24
	92	24	21	4	2	29	2	195

NON-RESID. PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 1	39	22	2	3	10	1	77
	39	22	2	3	10	1	77

RESIDENTIAL SHORT-TERM BICYCLE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
1	Bike Rack (Short Term)	6	2	12
		6		12

RESIDENTIAL LONG-TERM BICYCLE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
1	Bike Rack (Wall Mounted)	7	2	14
1	Bike Rack (Wall Mounted)	52	3	156
		59		170

NON-RESID. SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
1	Bike Rack (Short Term)	4	2	8
1	Bike Rack (Wall Mounted)	2	2	4
1	Bike Rack (Wall Mounted)	1	3	3
1	Bike Rack - Hallo (Short Term)	5	3	15
		12		30

NOTE: NON-RESIDENTIAL COUNTS INCLUDE BICYCLE STORAGE OPTIONS LOCATED WITHIN THE BIKE DEPOT ON LEVEL 1

NON-RESID. LONG-TERM BIKE PRK'G PROVIDED

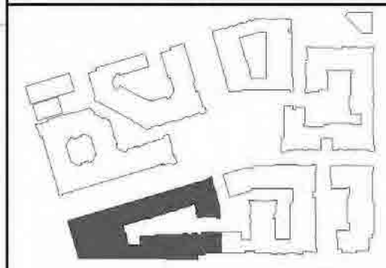
BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
1	Bike Locker - 2Tier	48	1	48
		48		48

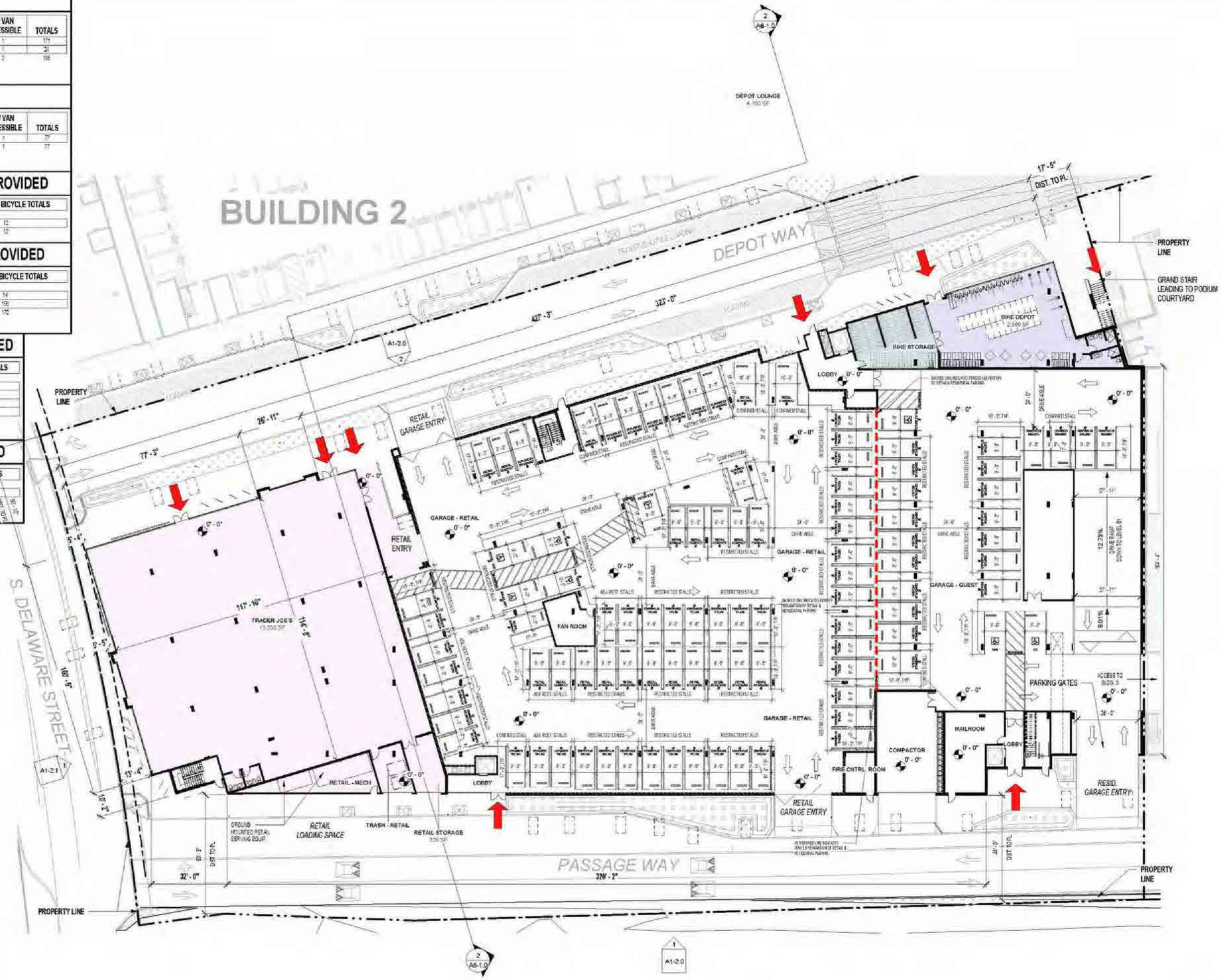
NOTE: NON-RESIDENTIAL COUNTS INCLUDE BICYCLE STORAGE OPTIONS LOCATED WITHIN THE BIKE DEPOT ON LEVEL 1

TOTAL UNIT COUNT - BLDG. 1

BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

KEY PLAN





NORTH

B1 - Level 1 | 1" = 20'-0" | 1

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - LEVEL 1 FLOOR PLAN

SHEET NUMBER
A1-1.1

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

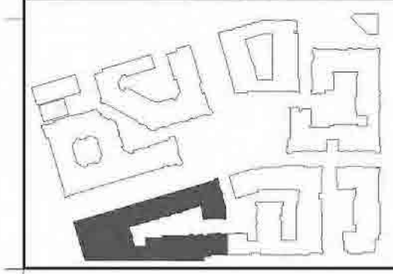
TOTAL UNIT COUNT - BLDG. 1

BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

UNIT COUNT - LEVEL 2

UNIT NAME	UNIT TYPE	COUNT
UNIT A	_STUDIO	2
UNIT B	_STUDIO	2
UNIT C1	1 BEDROOM	4
UNIT D1	1 BEDROOM	4
UNIT F1	1 BEDROOM	7
UNIT G1	1 BEDROOM	2
UNIT G2	2 BEDROOM	1
UNIT G3	2 BEDROOM	1
UNIT H3	2 BEDROOM	1
UNIT H4	2 BEDROOM	1
UNIT J2	2 BEDROOM	8
UNIT K	2 BEDROOM	1
		32

KEY PLAN



NORTH

B1 - Level 2 | 1" = 20'-0" | 1

PASAGE
San Mateo, California

SHEET TITLE: B1 - LEVEL 2 FLOOR PLAN

SHEET NUMBER: A1-1.2

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

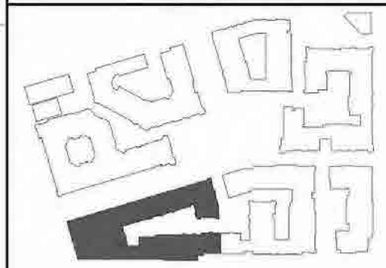
TOTAL UNIT COUNT - BLDG. 1

BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

UNIT COUNT - LEVEL 3

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	2
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	7
UNIT D1	1 BEDROOM	5
UNIT F1	1 BEDROOM	11
UNIT G2	2 BEDROOM	5
UNIT G3	2 BEDROOM	1
UNIT H3	2 BEDROOM	2
UNIT H4	2 BEDROOM	1
UNIT J2	2 BEDROOM	6
UNIT K	2 BEDROOM	1
		43

KEY PLAN



NORTH

B1 - Level 3 | 1" = 20'-0" | 1

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - LEVEL 3 FLOOR PLAN

SHEET NUMBER
A1-1.3

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

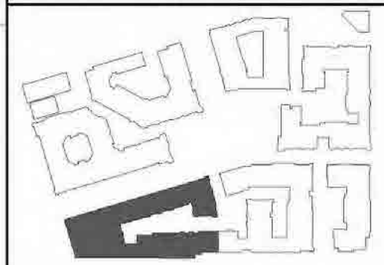
TOTAL UNIT COUNT - BLDG. 1

BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

UNIT COUNT - LEVEL 4

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	2
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	7
UNIT D1	1 BEDROOM	5
UNIT F1	1 BEDROOM	11
UNIT G2	2 BEDROOM	5
UNIT G3	2 BEDROOM	1
UNIT H3	2 BEDROOM	2
UNIT H4	2 BEDROOM	1
UNIT J2	2 BEDROOM	6
UNIT K	2 BEDROOM	1
		43

KEY PLAN



NORTH

B1 - Level 4 | 1" = 20'-0" | 1

DASAGE
SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - LEVEL 4 FLOOR PLAN

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED BY AGREEMENT FOR THE LIMITED PURPOSES OF EVALUATION, BIDDING OR NEGOTIATION. THIS DOCUMENT SHALL NOT BE REPRODUCED, DISCLOSED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH IT IS FURNISHED WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC.

SHEET NUMBER
A1-1.4

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

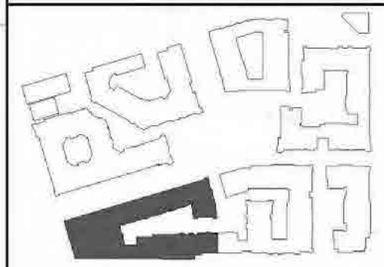
TOTAL UNIT COUNT - BLDG. 1

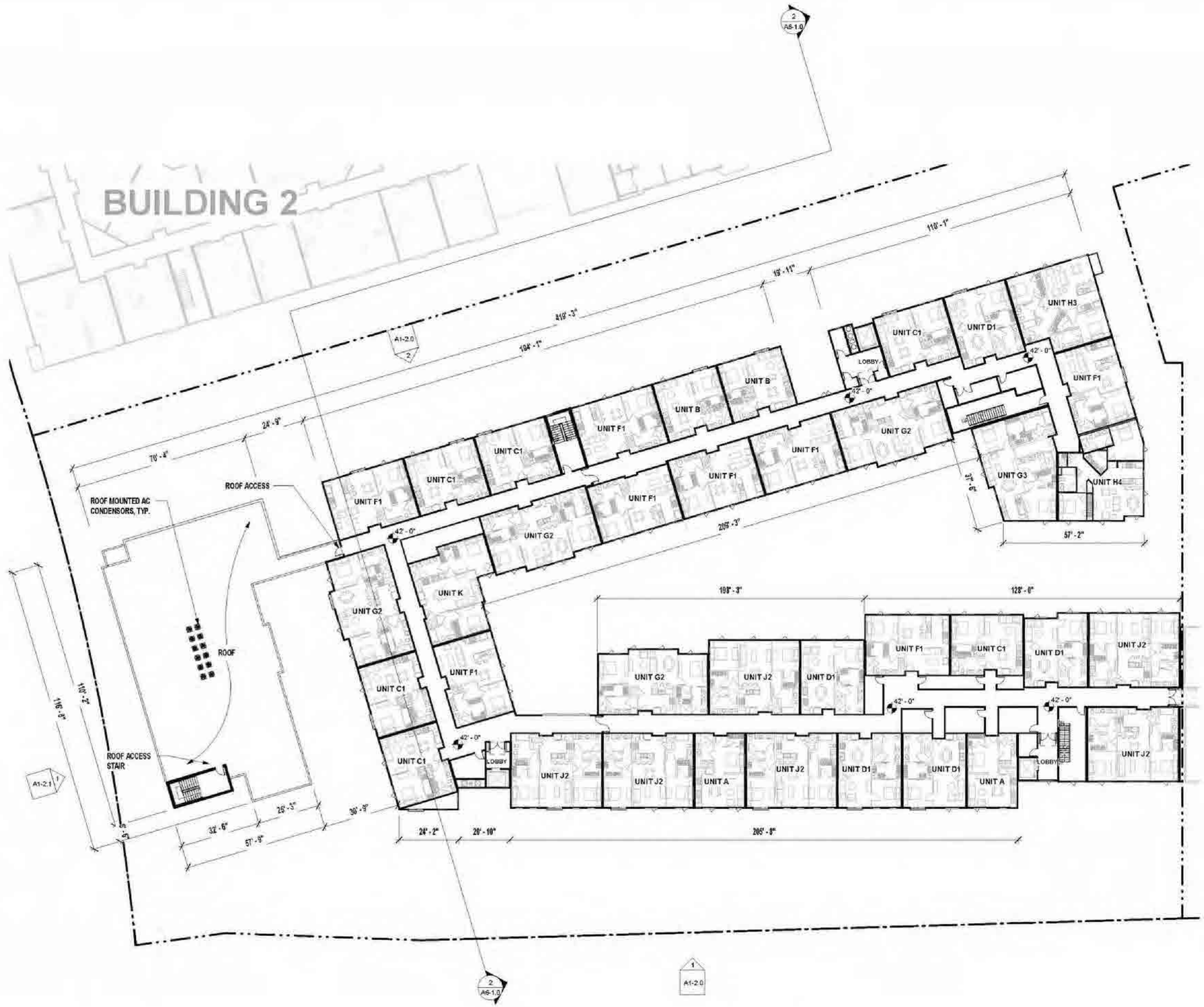
BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

UNIT COUNT - LEVEL 5

UNIT NAME	UNIT TYPE	COUNT
UNIT A	_STUDIO	2
UNIT B	_STUDIO	2
UNIT C1	1 BEDROOM	6
UNIT D1	1 BEDROOM	5
UNIT F1	1 BEDROOM	8
UNIT G2	2 BEDROOM	4
UNIT G3	2 BEDROOM	1
UNIT H3	2 BEDROOM	1
UNIT H4	2 BEDROOM	1
UNIT J2	2 BEDROOM	6
UNIT K	2 BEDROOM	1
		37

KEY PLAN





NORTH

B1 - Level 5 | 1" = 20'-0" | 1

DASAGE

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - LEVEL 5 FLOOR PLAN

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF MVE + PARTNERS AND IS FURNISHED ON CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, SECURING OR METERING THE PROJECT DESCRIBED HEREIN. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE OWNED BY AND THE PROPRIETARY PROPERTY OF MVE + PARTNERS AND SHALL NOT BE USED, DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE PRIOR WRITTEN PERMISSION OF MVE + PARTNERS.

SHEET NUMBER
A1-1.5

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(j)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(j)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS.
   - *i. NON-RESIDENTIAL BUILDINGS:* ***NOT APPLICABLE***
   - *ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS:* ***NOT APPLICABLE***
   - iii. LOW-RISE RESIDENTIAL BUILDINGS WITH LOW-SLOPED ROOFS SHALL HAVE A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR A MINIMUM SRI OF 85.
     - EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS OVER THE MEMBRANE WITH A WEIGHT OF AT LEAST 25 lb/ft ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.
     - EXCEPTION 2: ROOF AREA COVERED BY BUILDING INTEGRATED PHOTOVOLTAIC PANELS AND BUILDING INTEGRATED SOLAR THERMAL PANELS IS EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

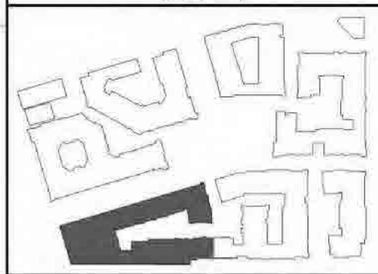
1. NON-RESIDENTIAL BUILDINGS:
   - a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   - a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   - c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

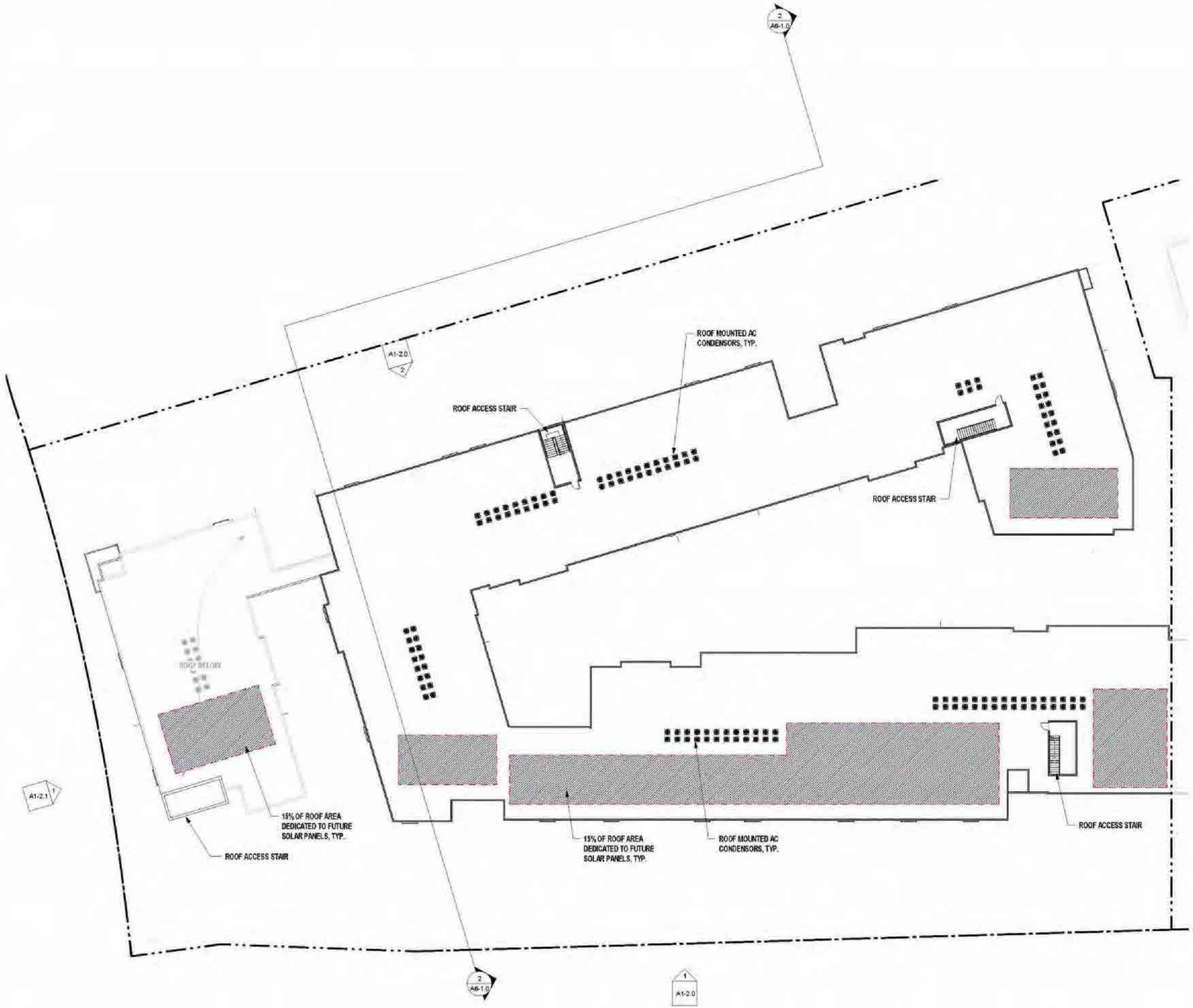
EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

TOTAL UNIT COUNT - BLDG. 1

BUILDING	UNIT NAME	UNIT TYPE	COUNT
1	Unit A	Studio	8
1	Unit B	Studio	8
1	Unit C1	1BR	24
1	Unit D1	1BR	19
1	Unit F1	1BR	37
1	Unit G1	1BR	2
1	Unit G2	2BR	15
1	Unit G3	2BR	4
1	Unit H3	2BR	6
1	Unit H4	2BR	4
1	Unit J2	2BR	24
1	Unit K	2BR	4
			155

KEY PLAN





NORTH

B1 - Roof Plan | 1" = 20'-0" | 1

DASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B1 - ROOF PLAN

SHEET NUMBER: A1-1.6

PROJECT NUMBER: 16-10179

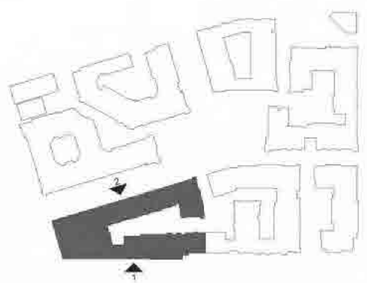
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B1 - North Elevation | 1/16" = 1'-0" | 2

B1 - South Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PASSAGE
AT SAN MATTEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - NORTH & SOUTH ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED AS A CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, SIZING OR REVIEW. THIS DOCUMENT IS NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT AGREES TO BE BOUND BY THE FOREGOING RESTRICTIONS.

SHEET NUMBER
A1-2.0

PROJECT NUMBER
16-10179

MVE + PARTNERS

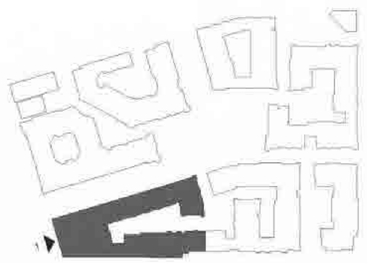
REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B1 - West Elevation | 1/16" = 1'-0" | 1

PERSPECTIVE OF BUILDING 1, TRADER JOE'S
(LOOKING TOWARDS NORTHEAST DIRECTION FROM UNDERPASS)

KEY PLAN



PASSAGE AT SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B1 - WEST ELEVATION

SHEET NUMBER
A1-2.1

PROJECT NUMBER
16-10179

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR REVIEW. THIS DOCUMENT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART NOR SHALL ITS CONTENTS BE REVEALED IN ANY MANNER TO PERSONS OTHER THAN THOSE TO WHOM IT IS FURNISHED, WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. © COPYRIGHT MVE + PARTNERS, INC.

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 2	248	0	49	5	1	68	2	371
LEVEL 1	36	2	14	3	1	1	1	78
	285	2	63	8	2	87	3	449

NON-RESID. PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 1	96	19	5	4	16	1	151
	96	19	5	4	16	1	151

RESID. SHORT-TERM BICYCLE PRK'G PROVIDED

BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
2	Bike Rack (Short Term)	10	2	20
		10		20

RESID. LONG-TERM BICYCLEPRK'G PROVIDED

BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
2	Bike Rack (Wall Mounted)	12	2	24
2	Bike Rack (Wall Mounted)	99	3	294
		110		318
		110		318

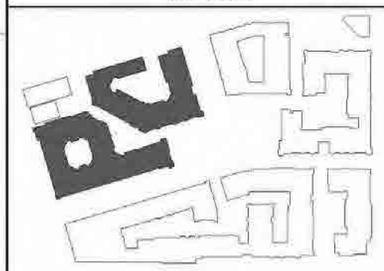
NON-RESID. SHORT-TERM BICYCLE PRK'G PROVIDED

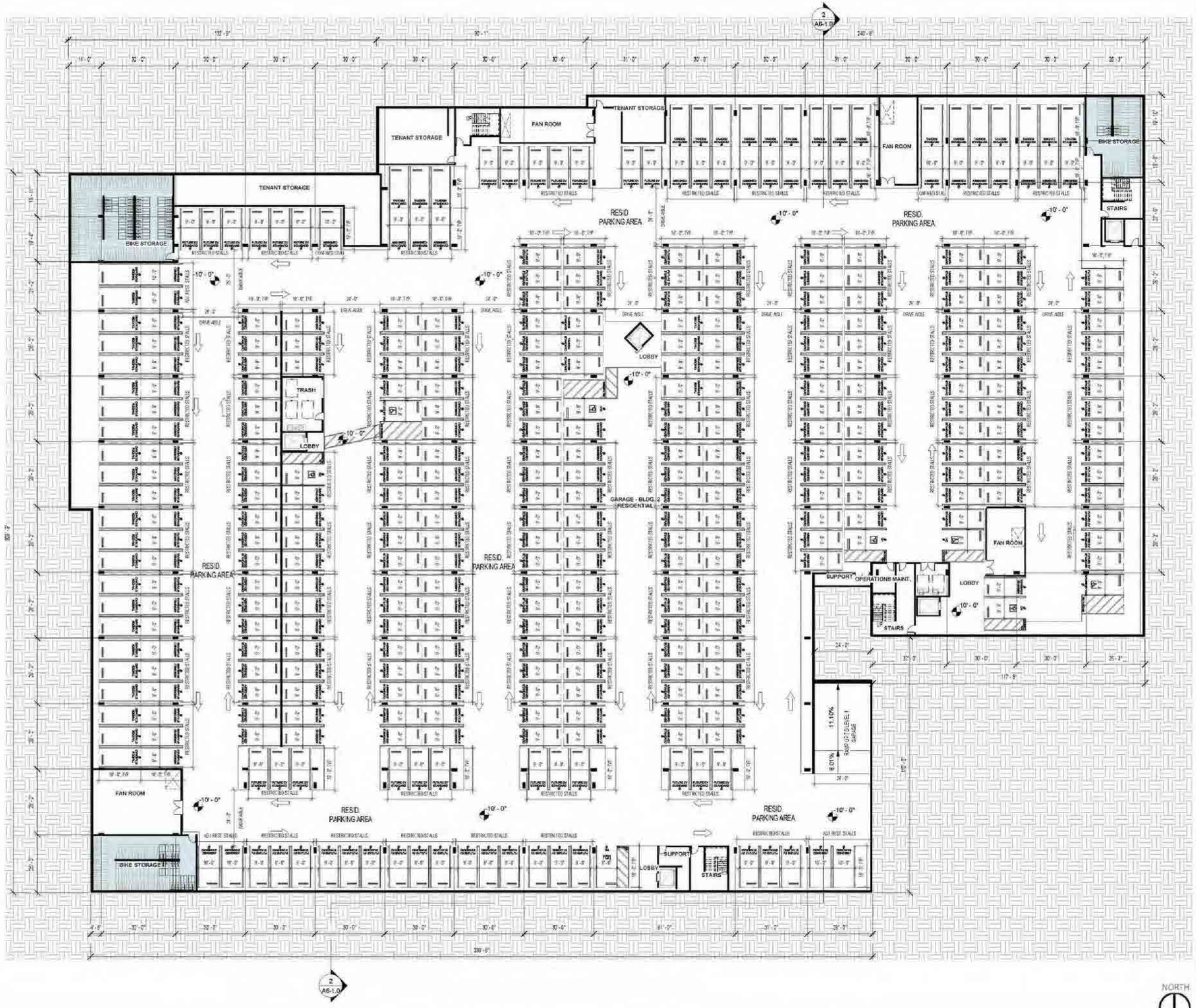
BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
2	Bike Rack (Short Term)	19	2	38
		19		38

NON-RESID. SHORT-TERM BICYCLE PRK'G PROVIDED

BLDG.#	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
2	Bike Locker - 2 Tier	4	1	4
		4		4

KEY PLAN





NORTH

B2 - Basement | 1" = 20'-0" | 1

PASSAGE

San Mateo, California

B2 - BASEMENT

A2-1.0

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

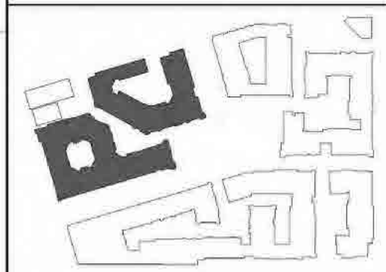
TOTAL UNIT COUNT - BLDG. 2

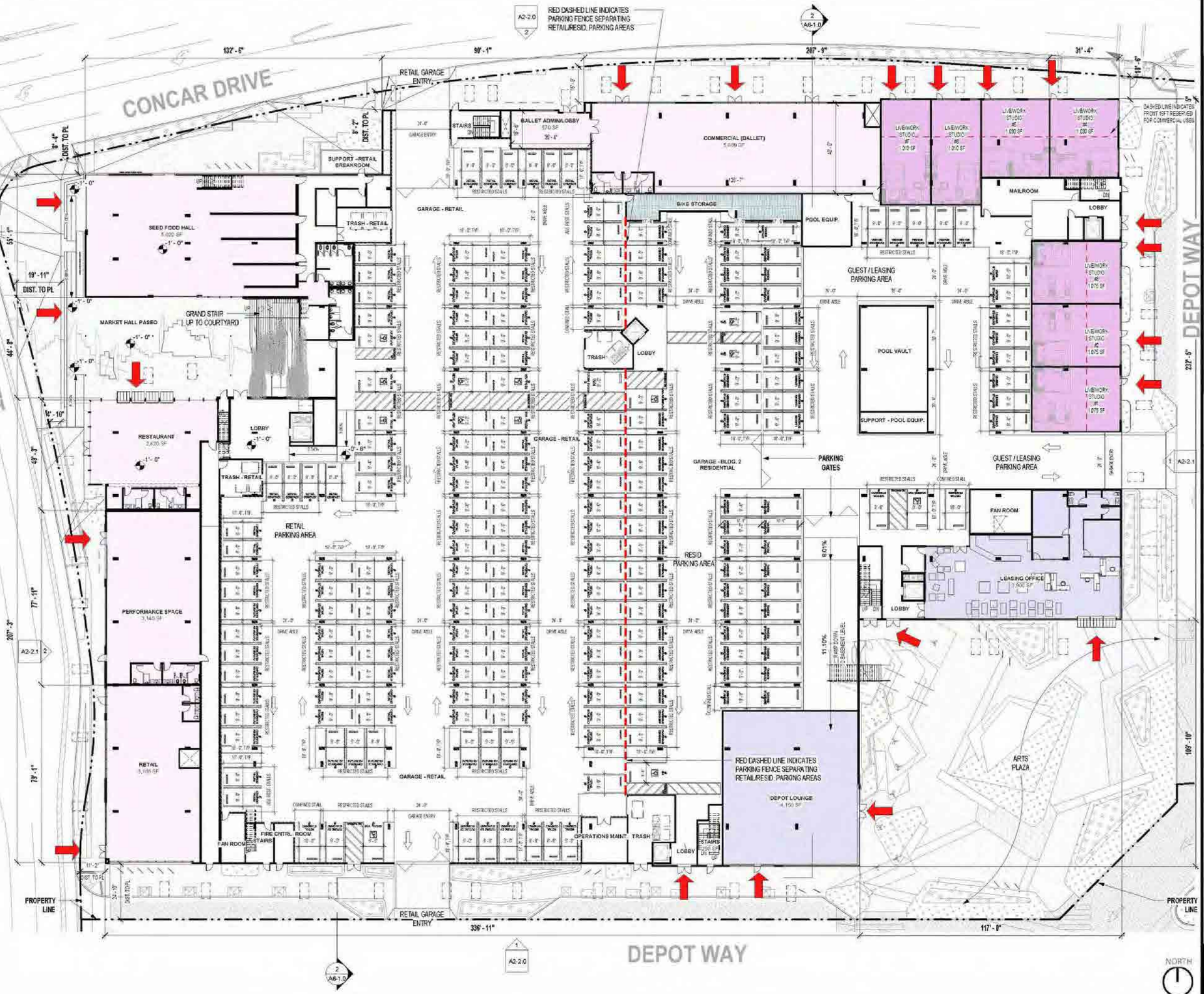
BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			686

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

KEY PLAN





PROJECT NAME: **PASSAGE**
San Mateo, California

SHEET TITLE: **B2 - LEVEL 1 FLOOR PLAN**

SHEET NUMBER: **A2-1.1**

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B2 - Level 1 | 1" = 20'-0" | 1

NORTH

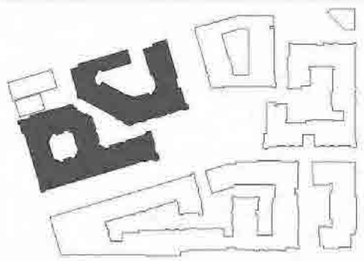
TOTAL UNIT COUNT - BLDG. 2

BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			303

UNIT COUNT - LEVEL 2

UNIT NAME	UNIT TYPE	COUNT
UNIT A	_STUDIO	21
UNIT B	_STUDIO	3
UNIT C1	1 BEDROOM	7
UNIT C2	1 BEDROOM	4
UNIT D1	1 BEDROOM	9
UNIT D3	1 BEDROOM + DEN	1
UNIT E1	1 BEDROOM	2
UNIT E2	1 BEDROOM	12
UNIT G2	2 BEDROOM	2
UNIT G4	2 BEDROOM	1
UNIT H3	2 BEDROOM	2
UNIT J2	2 BEDROOM	6
		70

KEY PLAN



B2 - Level 2 | 1" = 20'-0" | 1

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B2 - LEVEL 2 FLOOR PLAN

SHEET NUMBER
A2-1.2

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

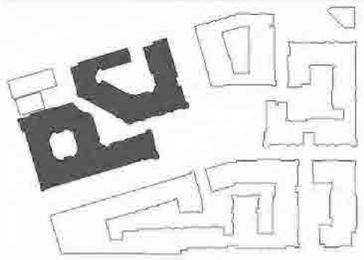
TOTAL UNIT COUNT - BLDG. 2

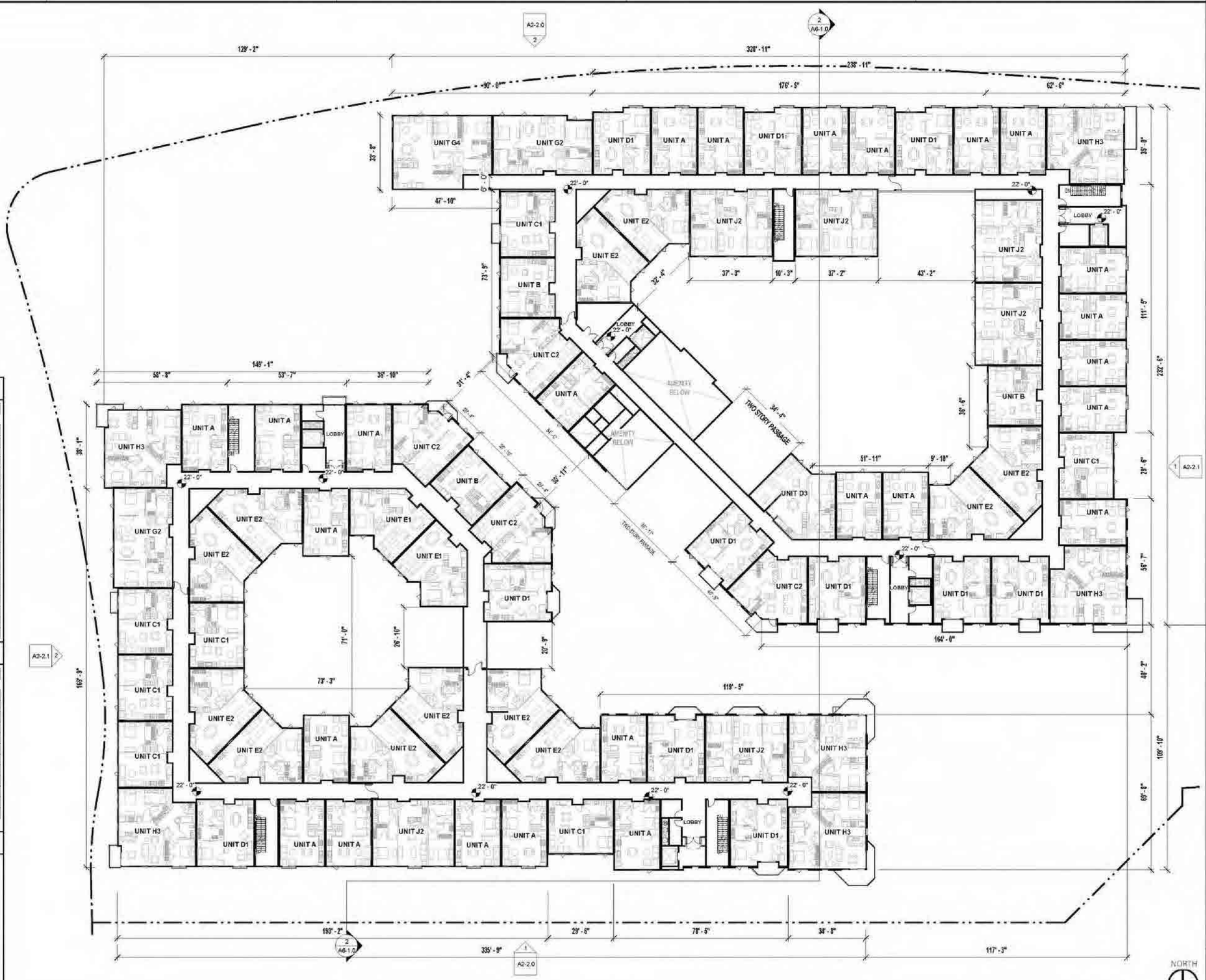
BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			303

UNIT COUNT - LEVEL 3

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	25
UNIT B	STUDIO	3
UNIT C1	1 BEDROOM	7
UNIT C2	1 BEDROOM	4
UNIT D1	1 BEDROOM	11
UNIT D3	1 BEDROOM + DEN	1
UNIT E1	1 BEDROOM	2
UNIT E2	1 BEDROOM	12
UNIT G2	2 BEDROOM	2
UNIT G4	2 BEDROOM	1
UNIT H3	2 BEDROOM	6
UNIT J2	2 BEDROOM	6
		80

KEY PLAN





NORTH

B2 - Level 3 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B2 - LEVEL 3 FLOOR PLAN

SHEET NUMBER: A2-1.3

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

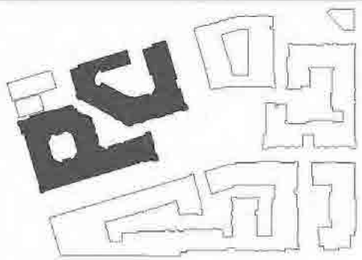
TOTAL UNIT COUNT - BLDG. 2

BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			303

UNIT COUNT - LEVEL 4

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	28
UNIT B	STUDIO	4
UNIT C1	1 BEDROOM	7
UNIT C2	1 BEDROOM	4
UNIT D1	1 BEDROOM	8
UNIT D3	1 BEDROOM - DEN	1
UNIT E1	1 BEDROOM	2
UNIT E2	1 BEDROOM	12
UNIT F1	1 BEDROOM	1
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	5
UNIT J2	2 BEDROOM	8
		74

KEY PLAN



NORTH

B2 - Level 4 | 1" = 20'-0" | 1

PASSAGE

San Mateo, California

B2 - LEVEL 4 FLOOR PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR REVIEW IN CONNECTION WITH A PROJECT WITH MVE + PARTNERS, INC. BY ACCEPTANCE OF THIS DOCUMENT THE USER AGREES THAT IT WILL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. AND THAT IT WILL BE RETURNED UPON REQUEST.

A2-1.4

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

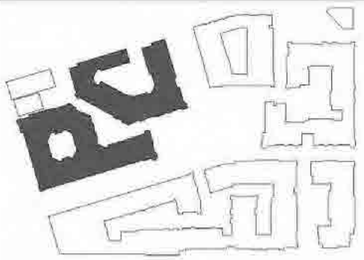
TOTAL UNIT COUNT - BLDG. 2

BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			303

UNIT COUNT - LEVEL 5

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	20
UNIT B	STUDIO	4
UNIT C1	1 BEDROOM	5
UNIT C2	1 BEDROOM	4
UNIT D1	1 BEDROOM	8
UNIT D3	1 BEDROOM + DEN	1
UNIT E1	1 BEDROOM	2
UNIT E2	1 BEDROOM	12
UNIT F1	1 BEDROOM	1
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	5
UNIT J2	2 BEDROOM	8
		72

KEY PLAN



B2 - Level 5 | 1" = 20'-0" | 1

PASAGE

San Mateo, California

B2 - LEVEL 5 FLOOR PLAN

A2-1.5

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(i)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(i)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS:
   - *i. NON-RESIDENTIAL BUILDINGS:* ***NOT APPLICABLE***
   - *ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS:* ***NOT APPLICABLE***
   - iii. LOW-RISE RESIDENTIAL BUILDINGS WITH LOW-SLOPED ROOFS SHALL HAVE A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR A MINIMUM SRI OF 85.
     - EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS OVER THE MEMBRANE WITH A WEIGHT OF AT LEAST 25 lb/ft² ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.
     - EXCEPTION 2: ROOF AREA COVERED BY BUILDING INTEGRATED PHOTOVOLTAIC PANELS AND BUILDING INTEGRATED SOLAR THERMAL PANELS IS EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

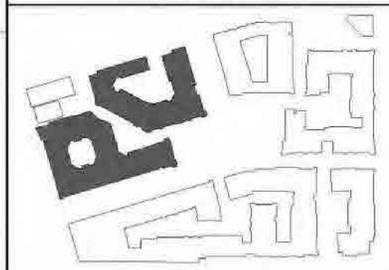
1. NON-RESIDENTIAL BUILDINGS:
   - a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   - a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   - c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

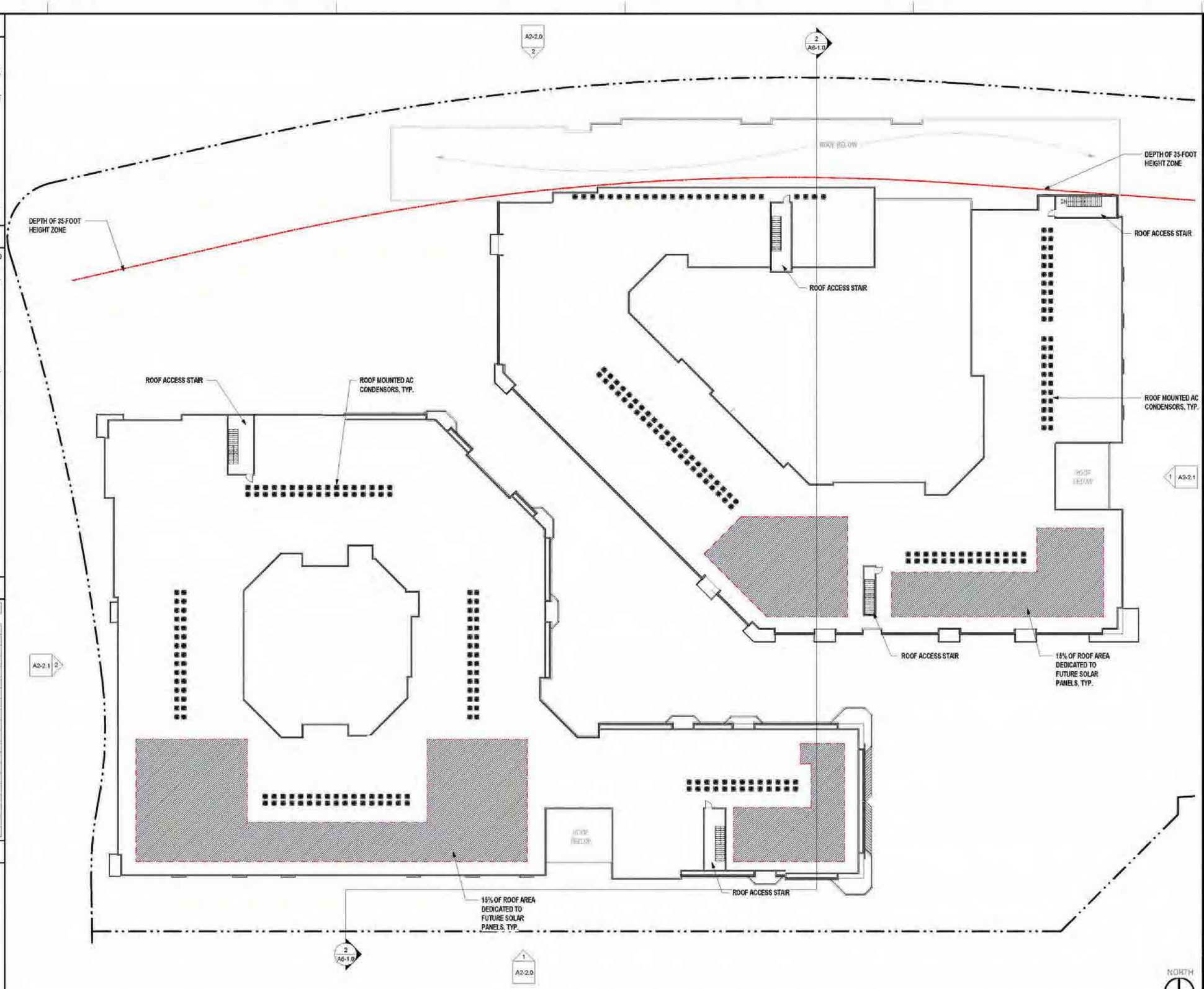
EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

TOTAL UNIT COUNT - BLDG. 2

BUILDING	UNIT NAME	UNIT TYPE	COUNT
2	LIVE/WORK STUDIO 1	1BR	1
2	LIVE/WORK STUDIO 2	1BR	1
2	LIVE/WORK STUDIO 3	1BR	1
2	LIVE/WORK STUDIO 4	1BR	1
2	LIVE/WORK STUDIO 5	1BR	1
2	LIVE/WORK STUDIO 6	1BR	1
2	LIVE/WORK STUDIO 7	1BR	1
2	Unit A	Studio	86
2	Unit B	Studio	14
2	Unit C1	1BR	26
2	UNIT C2	1BR	16
2	Unit D1	1BR	36
2	Unit D3	1BR+DEN	4
2	Unit E1	1BR	8
2	Unit E2	1BR	48
2	Unit F1	1BR	2
2	Unit G2	2BR	8
2	Unit G4	2BR	2
2	Unit H3	2BR	18
2	Unit J2	2BR	28
			303

KEY PLAN





B2 - Roof Plan | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B2 - ROOF PLAN

SHEET NUMBER: A2-1.6

PROJECT NUMBER: 16-10179

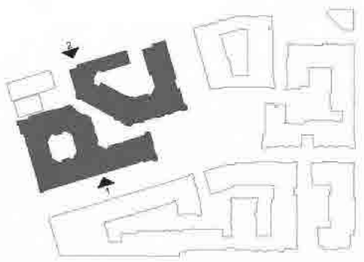
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B2 - North Elevation | 1/16" = 1'-0" | 2

B2 - South Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PASSAGE AT SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B2 - NORTH & SOUTH ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT IS NOT TO BE REPRODUCED, IN WHOLE OR IN PART, OR USED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. © COPYRIGHT MVE + PARTNERS, INC. 2020

SHEET NUMBER
A2-2.0

PROJECT NUMBER
16-10179

MVE + PARTNERS

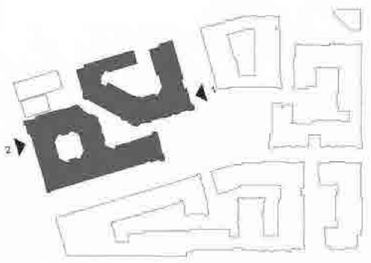
REVISIONS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B2 - West Elevation | 1/16" = 1'-0" | **2**

B2 - East Elevation | 1/16" = 1'-0" | **1**

KEY PLAN



PERSPECTIVE OF SEED FOOD HALL
(LOOKING TOWARDS EAST DIRECTION FROM ACROSS DELAWARE)

PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B2 - EAST & WEST ELEVATION

THIS DOCUMENT CONTAINS INFORMATION TO WHICH MVE & PARTNERS, INC. HAS OR CLAIMS COPYRIGHT AND OTHER PROPRIETARY RIGHTS. IT IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW OR APPROVAL OF THE PROJECT IDENTIFIED HEREIN AND MAY NOT BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION OR DISCLOSURE TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE & PARTNERS, INC. IS STRICTLY PROHIBITED.

SHEET NUMBER
A2-2.1

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL B	68	28	8	1	1	39	1	184
LEVEL 1	51	17	11	5	0	0	1	89
	117	45	20	6	1	39	2	265

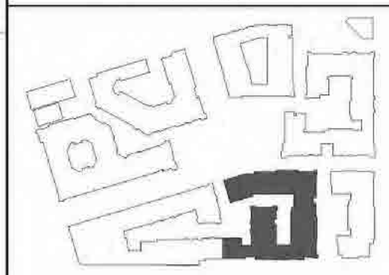
SHORT-TERM BIKE PRK'G PROVIDED

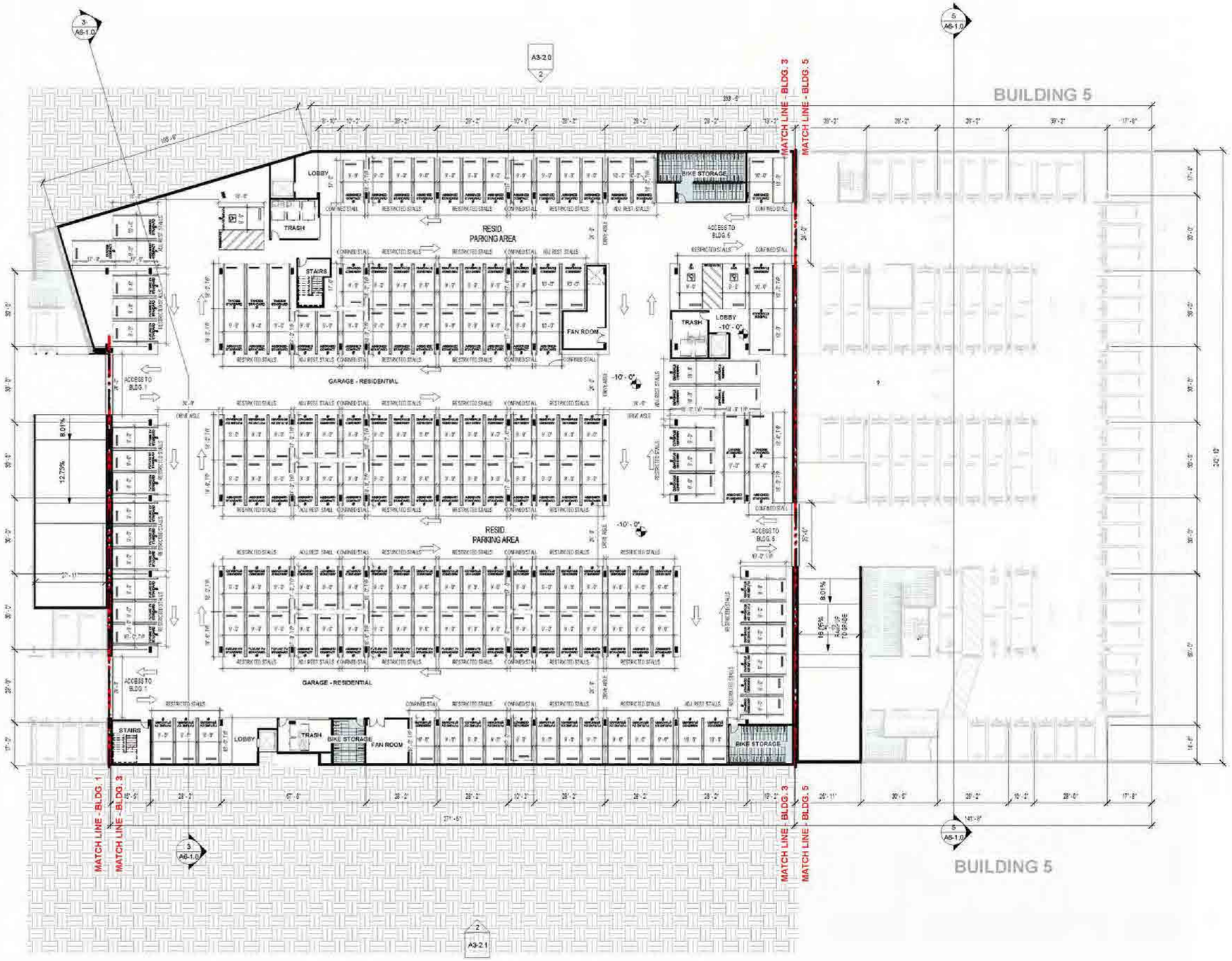
BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
3	Bike Rack (Short Term)	5	2	10
		5		10

LONG-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
3	Bike Rack (Wall Mounted)	7	2	14
3	Bike Rack (Wall Mounted)	52	3	156
		59		170
		59		170

KEY PLAN





NORTH

B3 - Basement | 1" = 20'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B3 - BASEMENT

SHEET NUMBER: A3-1.0

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL B	68	28	9	1	1	36	1	184
LEVEL 1	91	17	11	5	0	2	1	99
	117	45	20	6	1	38	2	283

SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
3	Bike Rack (Short Term)	5	2	10
		5		10

LONG-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
3	Bike Rack (Wall Mounted)	7	2	14
3	Bike Rack (Wall Mounted)	52	3	156
		59		170
		59		170

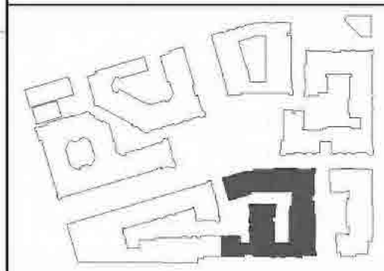
TOTAL UNIT COUNT - BLDG. 3

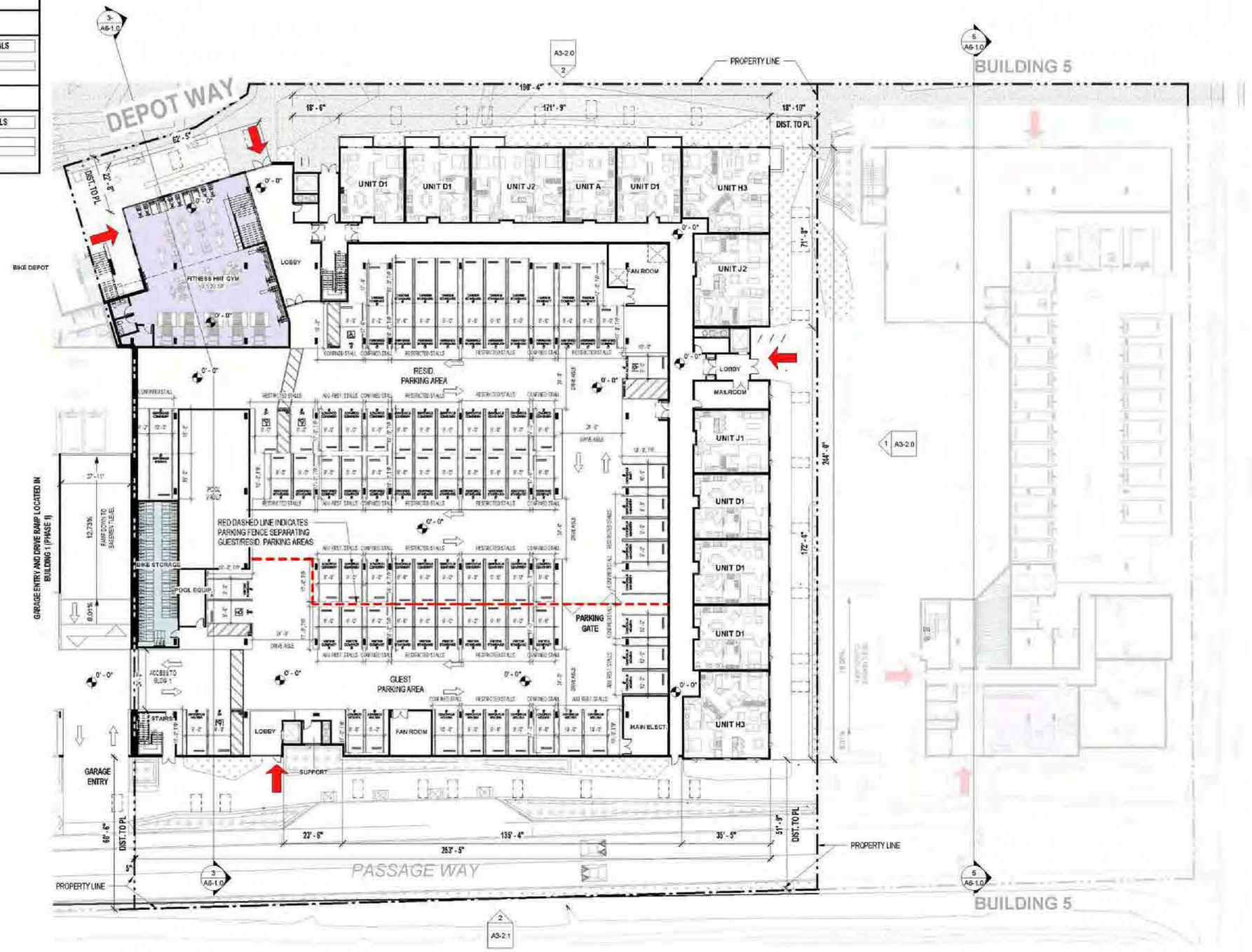
BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

UNIT COUNT - LEVEL 1

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	1
UNIT D1	1 BEDROOM	6
UNIT H3	2 BEDROOM	2
UNIT J1	1 BEDROOM	1
UNIT J2	2 BEDROOM	2
		12

KEY PLAN





NORTH

B3 - Level 1	1" = 20'-0"	1

PROJECT NAME
PASSAGE
San Mateo, California

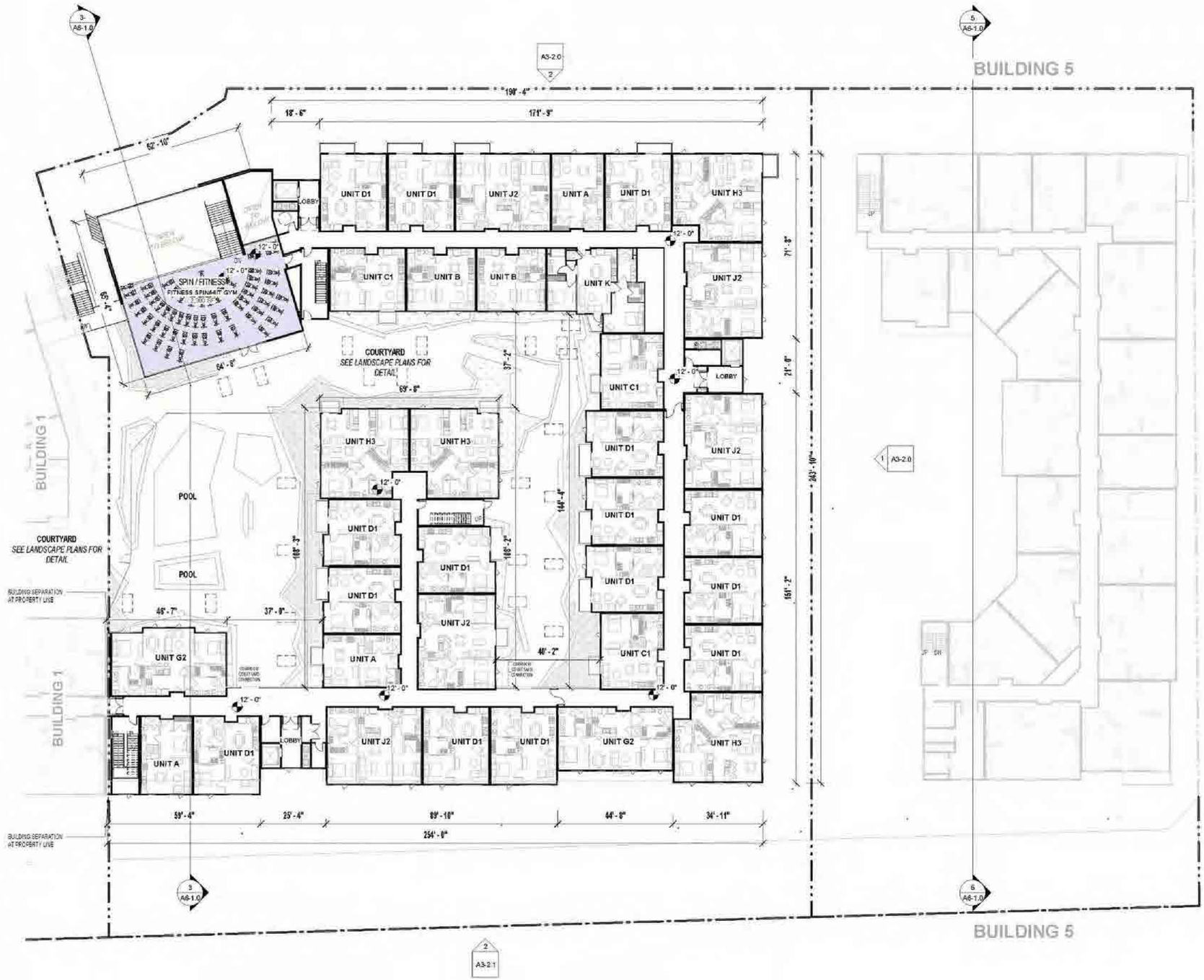
SHEET TITLE
B3 - LEVEL 1 FLOOR PLAN

SHEET NUMBER
A3-1.1

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



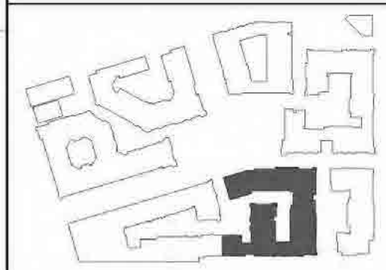
TOTAL UNIT COUNT - BLDG. 3

BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

UNIT COUNT - LEVEL 2

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	3
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	15
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	4
UNIT J2	2 BEDROOM	5
UNIT K	2 BEDROOM	1
		35

KEY PLAN



NORTH

B3 - Level 2 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B3 - LEVEL 2 FLOOR PLAN

SHEET NUMBER: A3-1.2

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

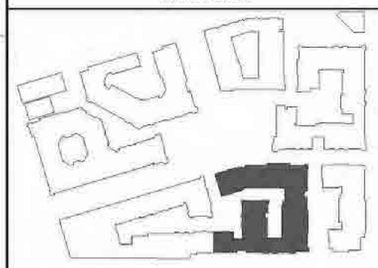
TOTAL UNIT COUNT - BLDG. 3

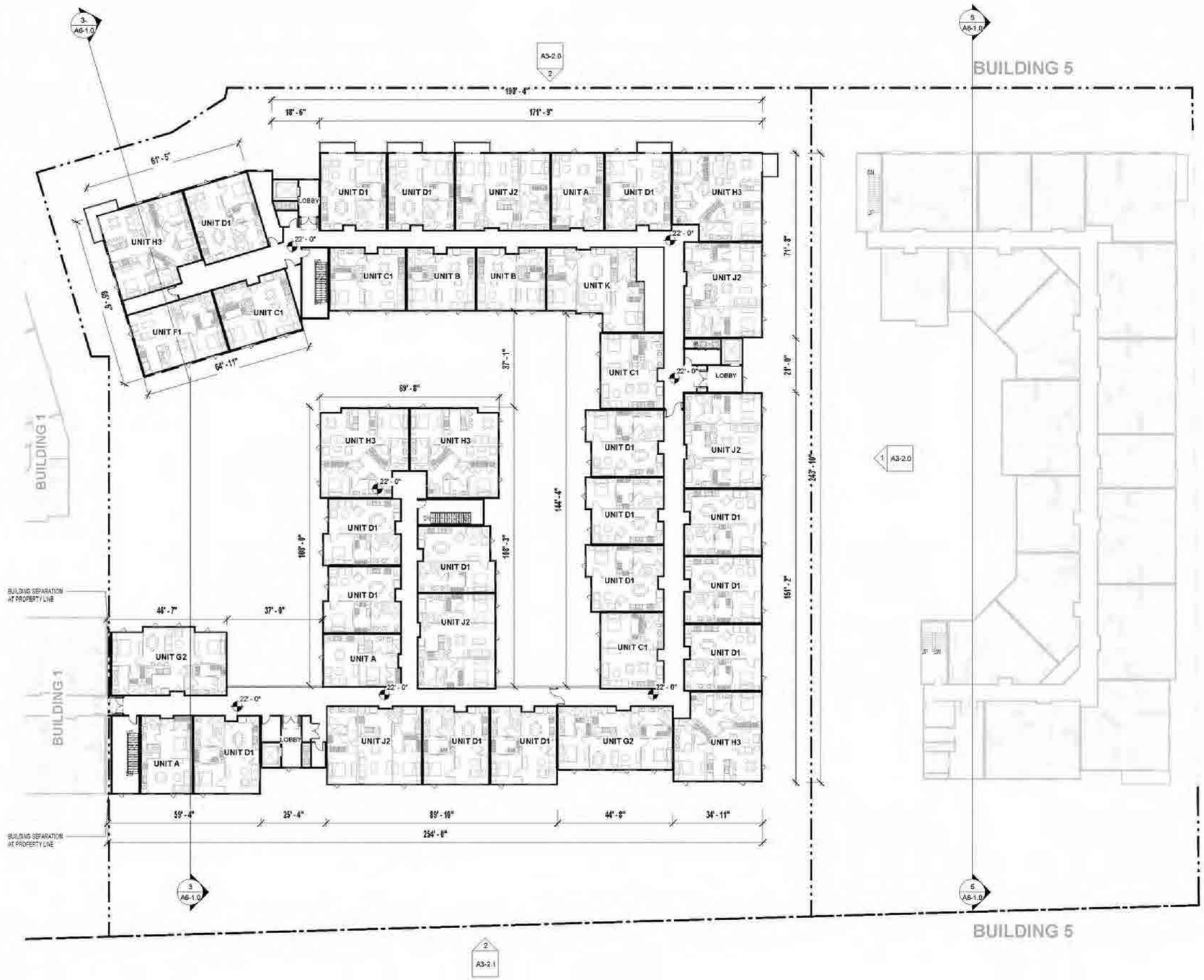
BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

UNIT COUNT - LEVEL 3

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	3
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	4
UNIT D1	1 BEDROOM	16
UNIT F1	1 BEDROOM	1
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	5
UNIT J2	2 BEDROOM	5
UNIT K	2 BEDROOM	1
		39

KEY PLAN





NORTH

B3 - Level 3 | 1" = 20'-0" | 1

PASSAGE

PROJECT NAME: PASSAGE
San Mateo, California

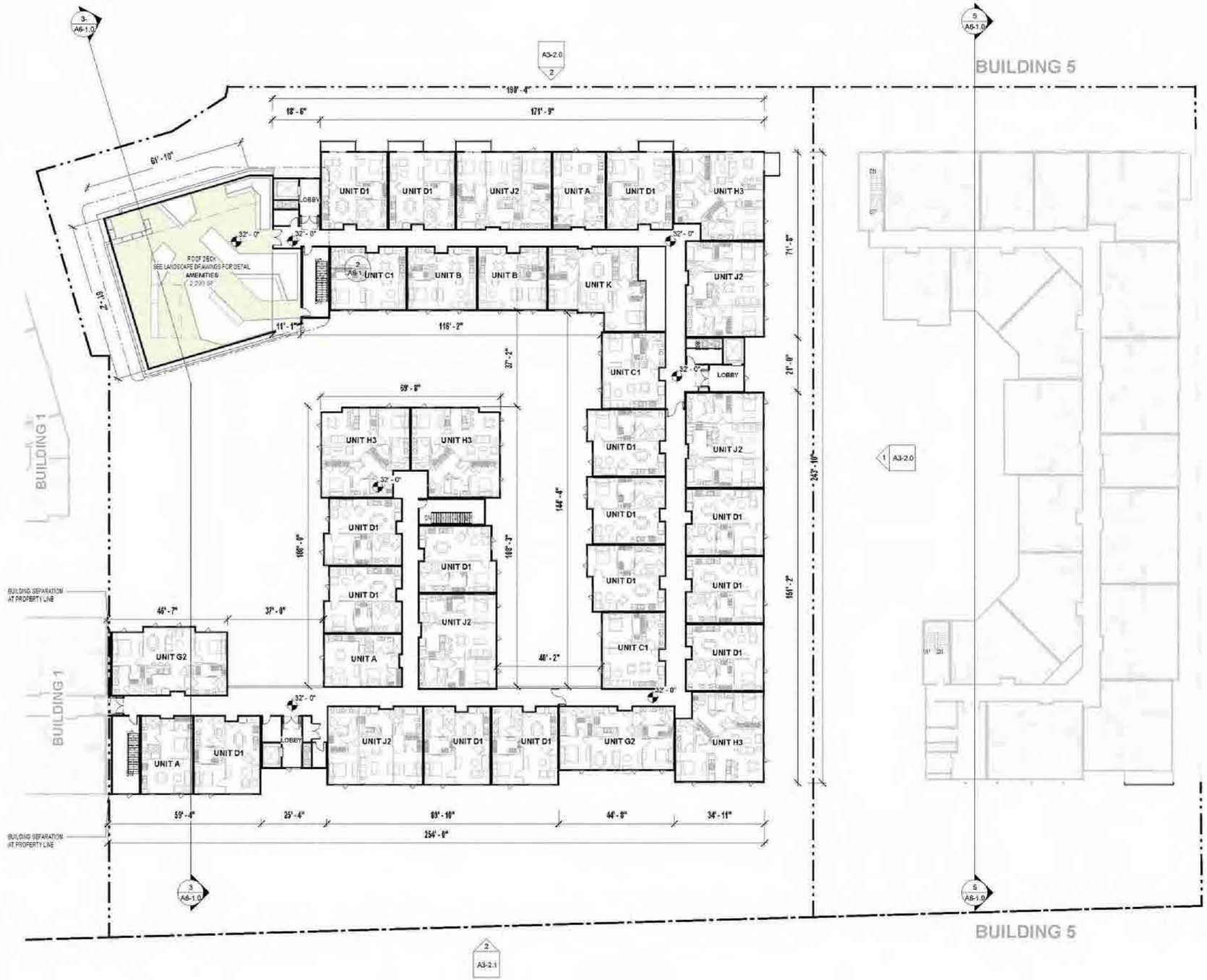
SHEET TITLE: B3 - LEVEL 3 FLOOR PLAN

SHEET NUMBER: A3-1.3

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



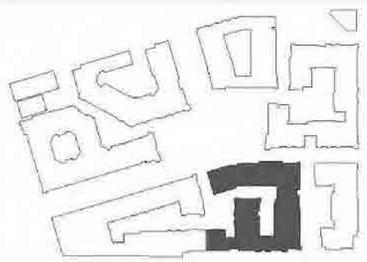
TOTAL UNIT COUNT - BLDG. 3

BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

UNIT COUNT - LEVEL 4

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	3
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	15
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	4
UNIT J2	2 BEDROOM	5
UNIT K	2 BEDROOM	1
		35

KEY PLAN



NORTH

B3 - Level 4 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B3 - LEVEL 4 FLOOR PLAN

SHEET NUMBER: A3-1.4

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

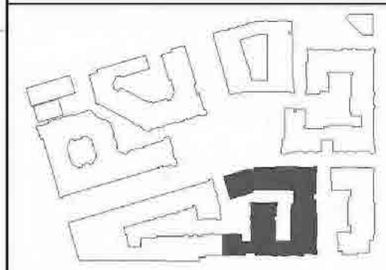
TOTAL UNIT COUNT - BLDG. 3

BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

UNIT COUNT - LEVEL 5

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	3
UNIT B	STUDIO	2
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	15
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	4
UNIT J2	2 BEDROOM	5
UNIT K	2 BEDROOM	1
		35

KEY PLAN



NORTH

B3 - Level 5 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B3 - LEVEL 5 FLOOR PLAN

SHEET NUMBER: A3-1.5

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(i)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(i)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS:
   - *i. NON-RESIDENTIAL BUILDINGS: NOT APPLICABLE*
   - *ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS: NOT APPLICABLE*
   - iii. LOW-RISE RESIDENTIAL BUILDINGS WITH LOW-SLOPED ROOFS SHALL HAVE A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR A MINIMUM SRI OF 85.
     - EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS OVER THE MEMBRANE WITH A WEIGHT OF AT LEAST 25 lb/ft ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.
     - EXCEPTION 2: ROOF AREA COVERED BY BUILDING INTEGRATED PHOTOVOLTAIC PANELS AND BUILDING INTEGRATED SOLAR THERMAL PANELS IS EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

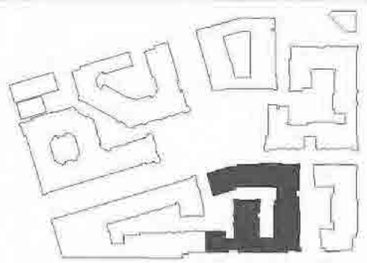
1. NON-RESIDENTIAL BUILDINGS:
   - a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   - a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   - c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

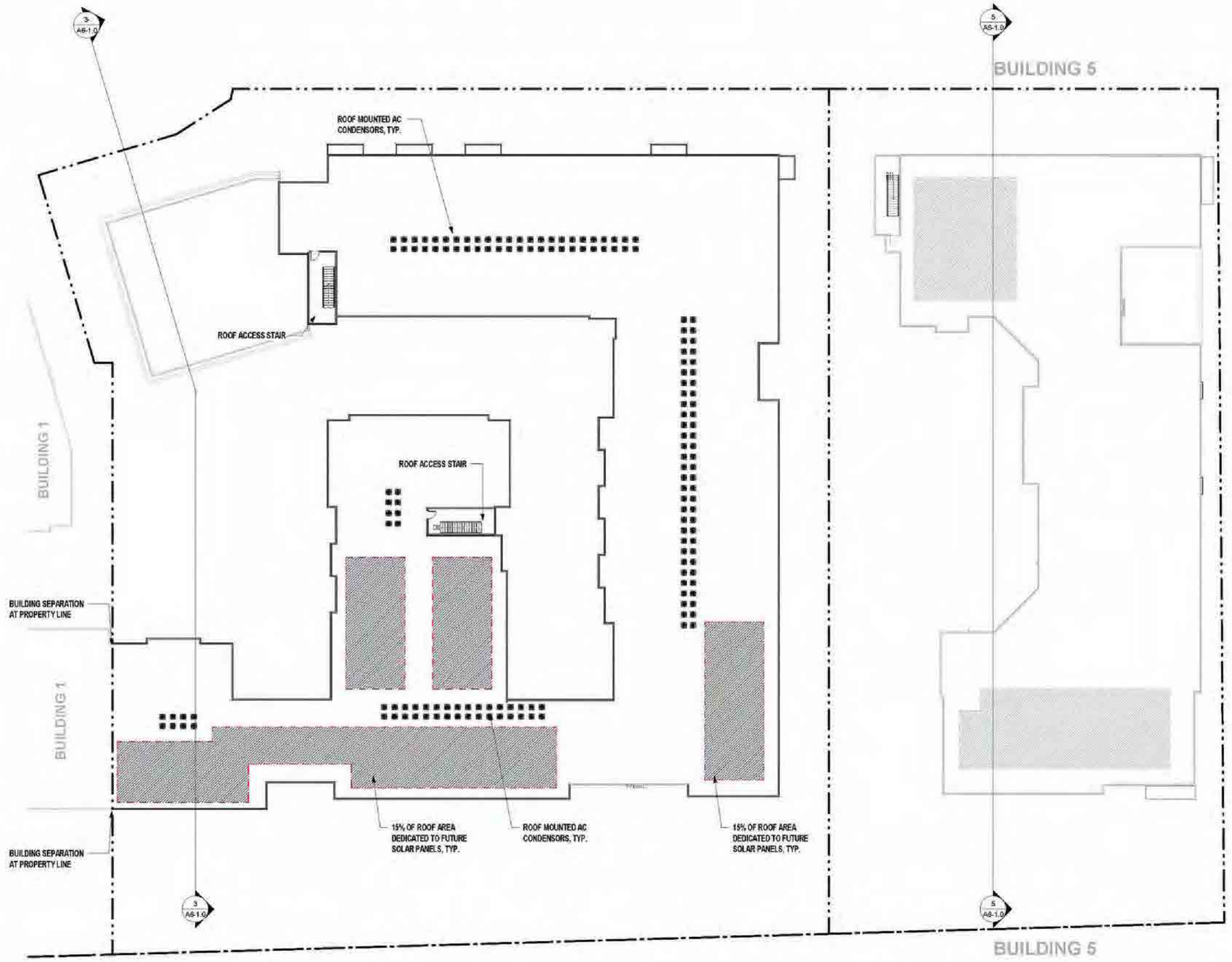
EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

TOTAL UNIT COUNT - BLDG. 3

BUILDING	UNIT NAME	UNIT TYPE	COUNT
3	Unit A	Studio	13
3	Unit B	Studio	8
3	Unit C1	1BR	13
3	Unit D1	1BR	67
3	Unit F1	1BR	1
3	Unit G2	2BR	8
3	Unit H3	2BR	19
3	Unit J1	1BR	1
3	Unit J2	2BR	22
3	Unit K	2BR	4
			156

KEY PLAN





NORTH

B3 - Roof Plan | 1" = 20'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B3 - ROOF PLAN

SHEET NUMBER: A3-1.6

PROJECT NUMBER: 16-10179

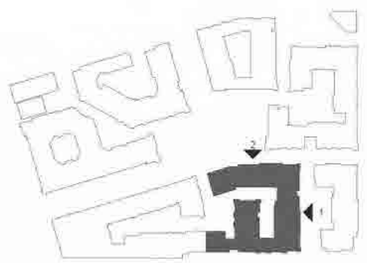
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B3 - North Elevation | 1/16" = 1'-0" | 2

B3 - East Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PASSAGE
AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B3 - NORTH & EAST ELEVATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED AS A CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT OR ANY PORTION THEREOF MAY NOT BE DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC., AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. © 2020 MVE + PARTNERS, INC.

SHEET NUMBER
A3-2.0

PROJECT NUMBER
16-10179

MVE + PARTNERS

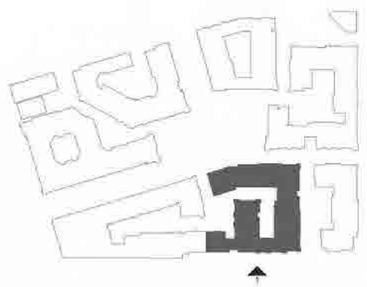
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B3 - South Elevation | 1/16" = 1'-0" | 2

PERSPECTIVE OF BUILDING 3
(LOOKING TOWARDS NORTHWEST DIRECTION FROM HWY 92)

PERSPECTIVE OF BUILDING 3
(LOOKING TOWARDS NORTHEAST DIRECTION FROM HWY 92)

KEY PLAN



PASSAGE
AT SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B3 - SOUTH ELEVATION

THIS DOCUMENT CONTAINS VARIOUS COPYRIGHTED MATERIALS OWNED BY MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW OR BIDDING AND IS NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS. ALL RIGHTS RESERVED. UNPUBLISHED WORK © MVE + PARTNERS

SHEET NUMBER
A3-2.1

PROJECT NUMBER
16-10179

MVE
+ PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL B	156	80	14	5	0	53	2	237
LEVEL 1	33	45	2	4	2	0	1	119
	189	75	16	7	2	53	3	356

SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
4	Bike Rack (Short Term)	11	2	22
		11		22

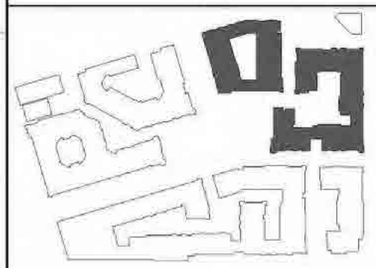
LONG-TERM BIKE PRK'G PROVIDED

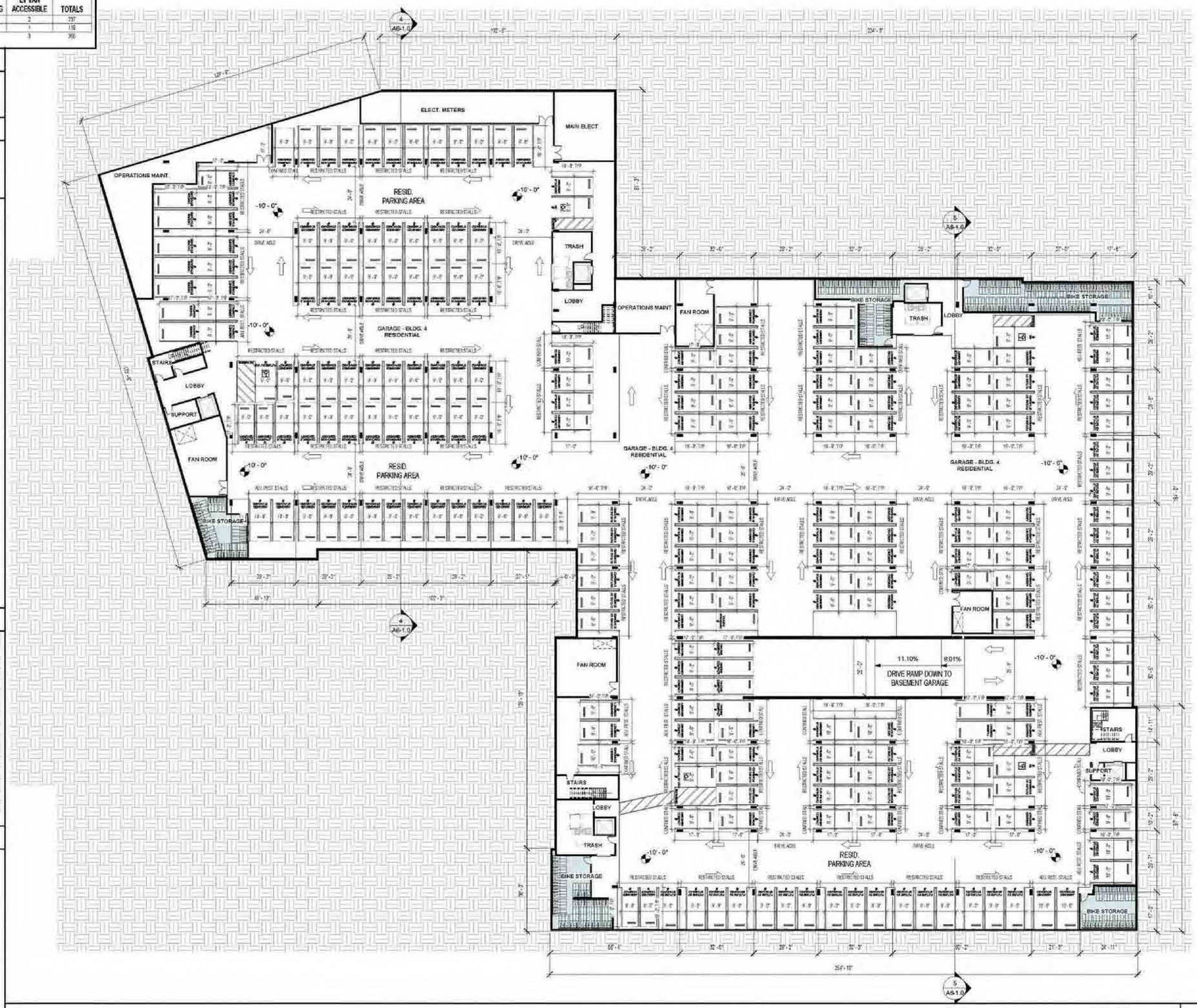
BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
4	Bike Rack (Wall Mounted)	9	2	18
4	Bike Rack (Wall Mounted)	89	3	279
		121		297
		102		297

TOTAL UNIT COUNT - BLDG. 4

BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

KEY PLAN





B4 - Basement | 1" = 20'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B4 - BASEMENT

SHEET NUMBER: A4-1.0

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL B	156	90	14	3	0	53	2	237
LEVEL 1	38	45	2	4	2	0	1	119
	188	75	16	7	2	53	3	356

SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
4	Bike Rack (Short Term)	11	2	22
		11		22

LONG-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
4	Bike Rack (Wall Mounted)	9	2	18
4	Bike Rack (Wall Mounted)	93	3	279
		102		297
		102		297

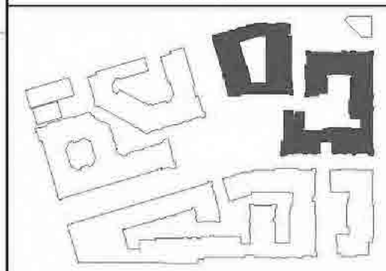
TOTAL UNIT COUNT - BLDG. 4

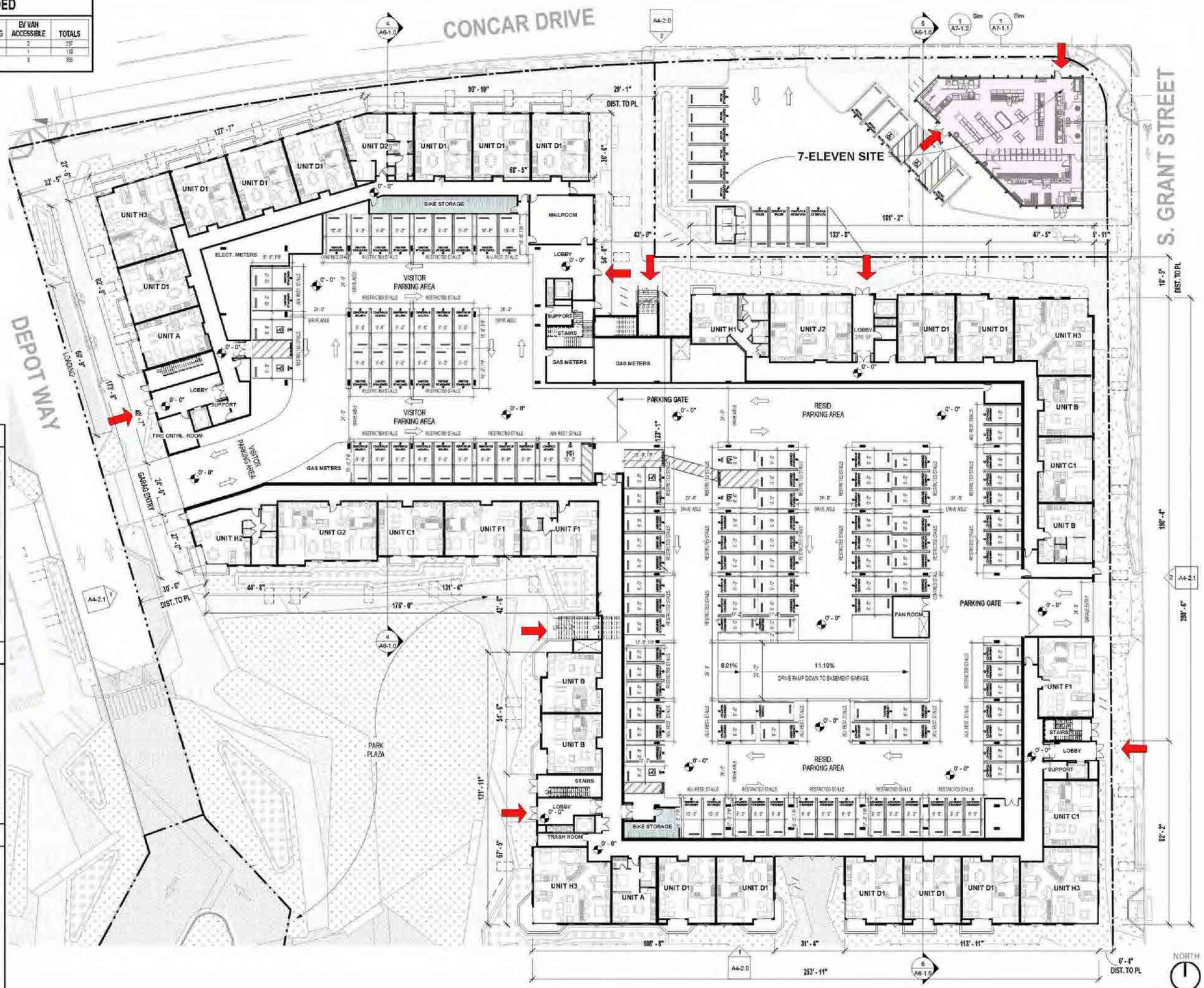
BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

UNIT COUNT - LEVEL 1

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	2
UNIT B	STUDIO	4
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	14
UNIT D2	1 BEDROOM + DEN	1
UNIT F1	1 BEDROOM	3
UNIT G2	2 BEDROOM	1
UNIT H1	1 BEDROOM	1
UNIT H2	1 BEDROOM	1
UNIT H3	2 BEDROOM	4
UNIT J2	2 BEDROOM	1
		35

KEY PLAN





B4 - Level 1 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

B4 - LEVEL 1 FLOOR PLAN

A4-1.1

16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

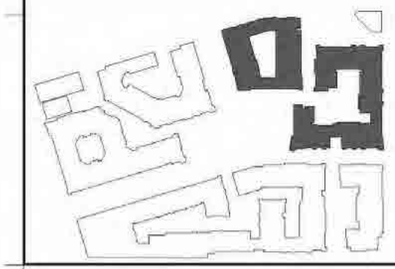
TOTAL UNIT COUNT - BLDG. 4

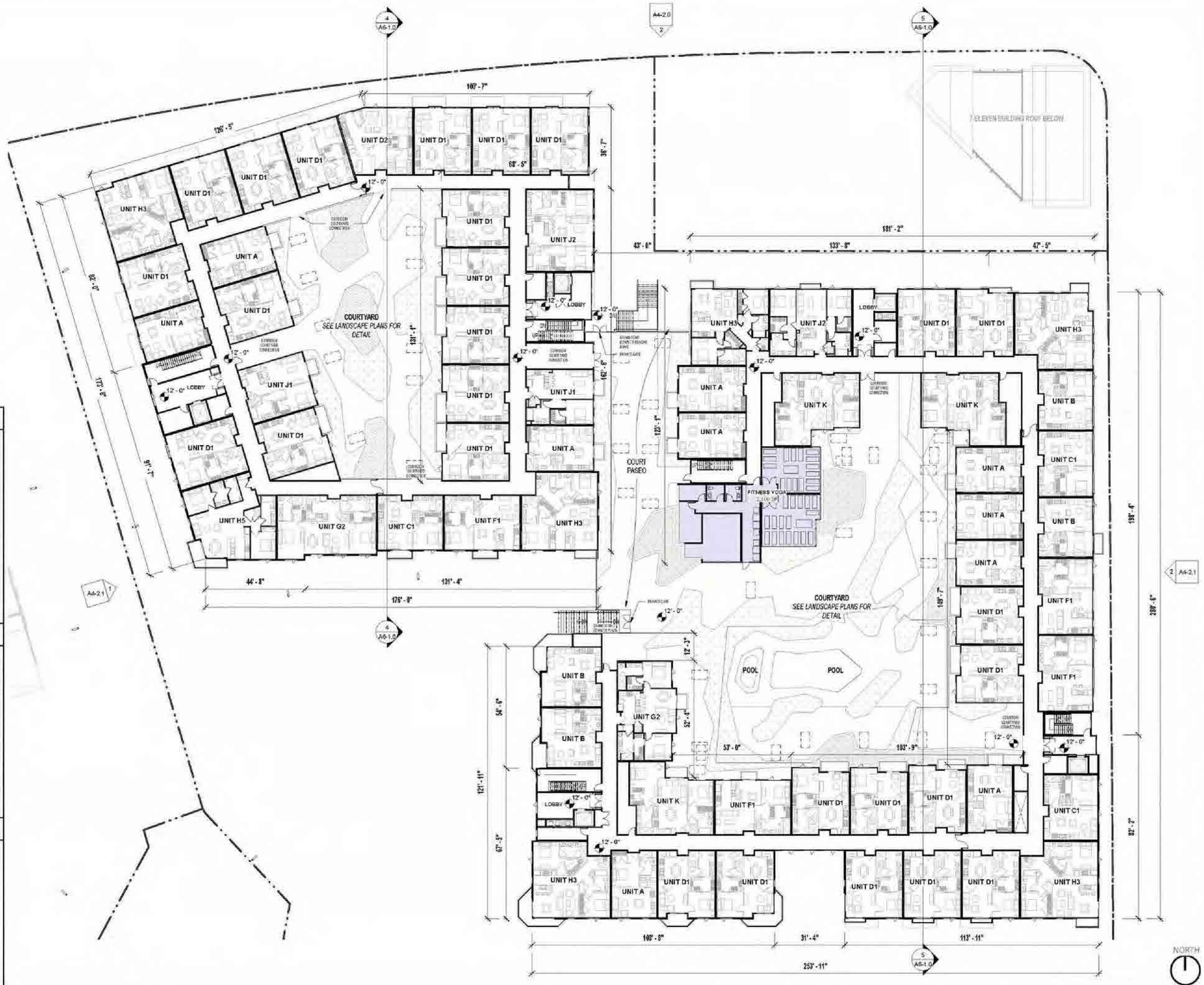
BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	16
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

UNIT COUNT - LEVEL 2

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	10
UNIT B	STUDIO	4
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	27
UNIT D2	1 BEDROOM + DEN	1
UNIT F1	1 BEDROOM	4
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	6
UNIT H5	2 BEDROOM	1
UNIT J1	1 BEDROOM	2
UNIT J2	2 BEDROOM	2
UNIT K	2 BEDROOM	3
		65

KEY PLAN





B4 - Level 2 | 1/8" = 20'-0" | 1

PASSAGE
San Mateo, California

B4 - LEVEL 2 FLOOR PLAN

A4-1.2

16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

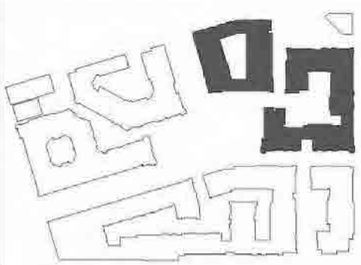
TOTAL UNIT COUNT - BLDG. 4

BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	36
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

UNIT COUNT - LEVEL 3

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	10
UNIT B	STUDIO	5
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	27
UNIT D2	1 BEDROOM + DEN	1
UNIT F1	1 BEDROOM	4
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	6
UNIT H5	2 BEDROOM	1
UNIT J2	2 BEDROOM	4
UNIT K	2 BEDROOM	3
		66

KEY PLAN



B4 - Level 3 | 1" = 20'-0" | 1

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B4 - LEVEL 3 FLOOR PLAN

SHEET NUMBER: A4-1.3

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

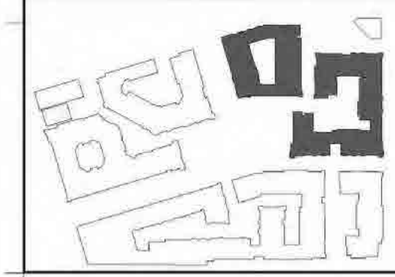
TOTAL UNIT COUNT - BLDG. 4

BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

UNIT COUNT - LEVEL 4

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	8
UNIT B	STUDIO	5
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	19
UNIT F1	1 BEDROOM	4
UNIT G2	2 BEDROOM	3
UNIT H3	2 BEDROOM	6
UNIT H5	2 BEDROOM	1
UNIT J2	2 BEDROOM	4
UNIT K	2 BEDROOM	3
		56

KEY PLAN



B4 - Level 4 | 1" = 20'-0" | 1

PASSAGE
San Mateo, California

SHEET TITLE: B4 - LEVEL 4 FLOOR PLAN

SHEET NUMBER: A4-1.4

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

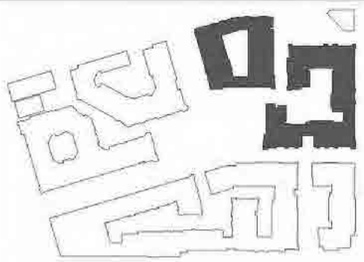
TOTAL UNIT COUNT - BLDG. 4

BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

UNIT COUNT - LEVEL 5

UNIT NAME	UNIT TYPE	COUNT
UNIT A	STUDIO	8
UNIT B	STUDIO	3
UNIT C1	1 BEDROOM	3
UNIT D1	1 BEDROOM	19
UNIT F1	1 BEDROOM	3
UNIT G2	2 BEDROOM	2
UNIT H3	2 BEDROOM	6
UNIT H5	2 BEDROOM	1
UNIT J2	2 BEDROOM	4
UNIT K	2 BEDROOM	3
		52

KEY PLAN



B4 - Level 5 | 1" = 20'-0" | 1

DA SAGE
DEVELOPMENT

REVISIONS	
1	12/06/19

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B4 - LEVEL 5 FLOOR PLAN

THIS DOCUMENT CONTAINS PROPRIETARY TO MVE + PARTNERS, INC. AND IS ARCHITECTURAL WORK PRODUCT FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ANY USE OF THIS DOCUMENT OR THE ARCHITECTURAL WORK PRODUCT CONTAINED HEREIN FOR ANY OTHER PROJECT OR ADDITIONS TO THIS PROJECT, OR THE REPRODUCTION OF THIS DOCUMENT OR THE ARCHITECTURAL WORK PRODUCT CONTAINED HEREIN, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. IS PROHIBITED.

SHEET NUMBER
A4-1.5

PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(j)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(j)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS.
   - *i. NON-RESIDENTIAL BUILDINGS: NOT APPLICABLE*
   - *ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS: NOT APPLICABLE*
   - iii. LOW-RISE RESIDENTIAL BUILDINGS WITH LOW-SLOPED ROOFS SHALL HAVE A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR A MINIMUM SRI OF 85.
     - EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS OVER THE MEMBRANE WITH A WEIGHT OF AT LEAST 25 lb/ft ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.
     - EXCEPTION 2: ROOF AREA COVERED BY BUILDING INTEGRATED PHOTOVOLTAIC PANELS AND BUILDING INTEGRATED SOLAR THERMAL PANELS IS EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

1. NON-RESIDENTIAL BUILDINGS:
   - a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   - a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   - b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   - c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

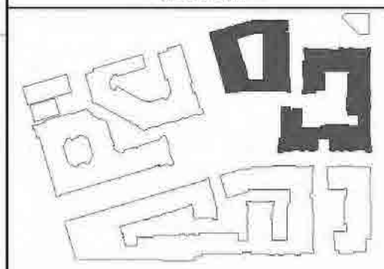
TOTAL UNIT COUNT - BLDG. 4

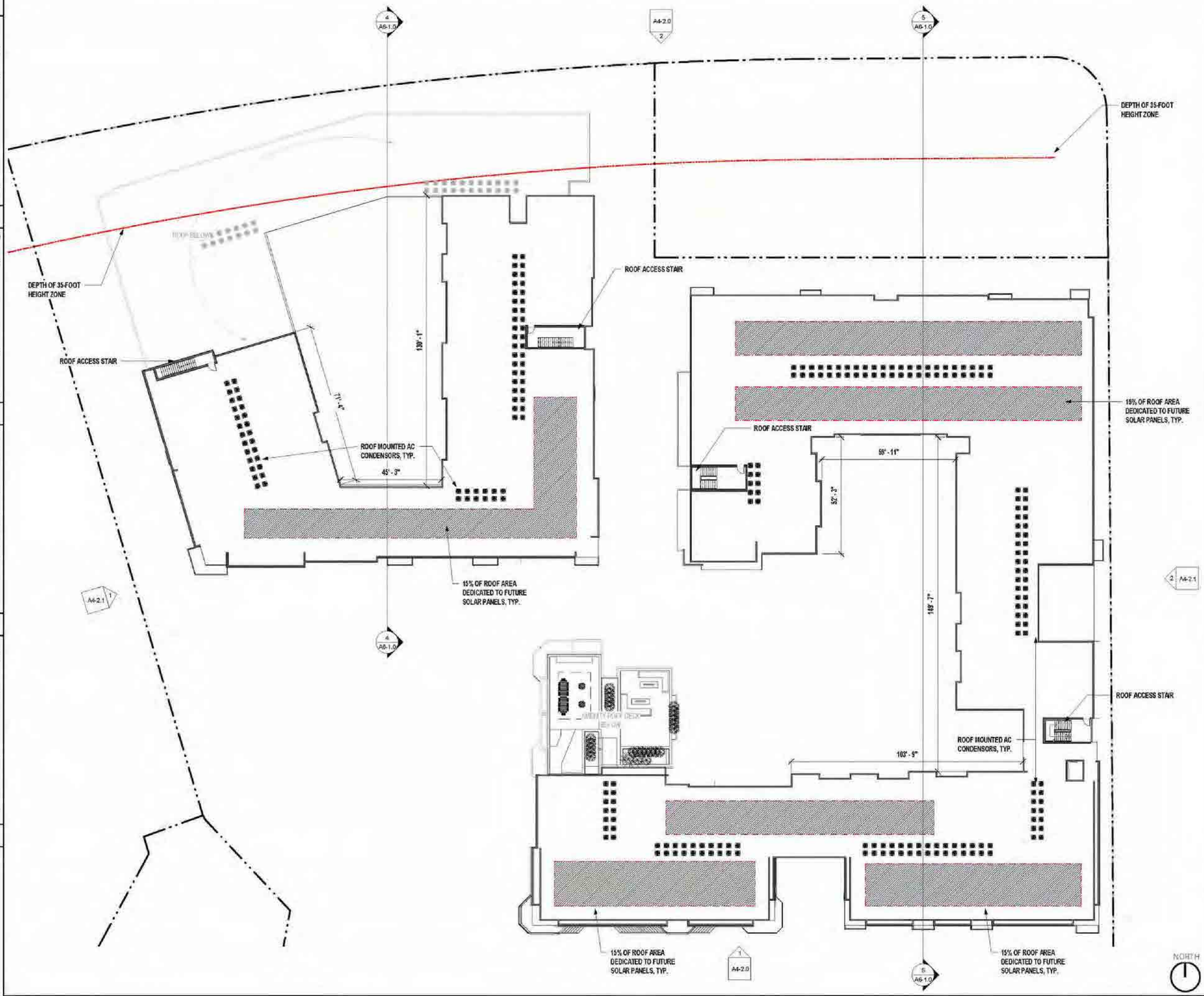
BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

TOTAL UNIT COUNT - BLDG. 4

BUILDING	UNIT NAME	UNIT TYPE	COUNT
4	Unit A	Studio	38
4	Unit B	Studio	21
4	Unit C1	1BR	15
4	Unit D1	1BR	106
4	Unit D2	1BR+DEN	3
4	Unit F1	1BR	18
4	Unit G2	2BR	10
4	Unit H1	1BR	1
4	Unit H2	1BR	1
4	Unit H3	2BR	28
4	Unit H5	2BR	4
4	Unit J1	1BR	2
4	Unit J2	2BR	15
4	Unit K	2BR	12
			274

KEY PLAN





B4 - Roof Plan | 1" = 20'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B4 - ROOF PLAN

SHEET NUMBER: A4-1.6

PROJECT NUMBER: 16-10179

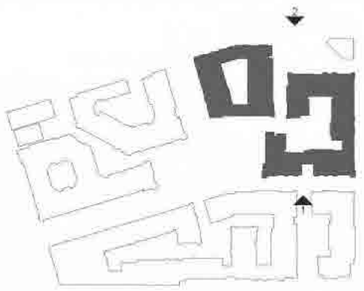
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B4 - North Elevation | 1/16" = 1'-0" | 2

B4 - South Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PERSPECTIVE OF BUILDING 4 COURTYARD

NOTE: COURTYARD IS TYPICAL REPRESENTATION OF ALL INTERIOR COURTYARDS

PASSAGE AT SAN MATEO

PROJECT NAME: **PASSAGE**
San Mateo, California

SHEET TITLE: **B4 - NORTH & SOUTH ELEVATION**

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED AS CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR BEYOND THIS AGREEMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MVE + PARTNERS, INC. AND SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED.

SHEET NUMBER: **A4-2.0**

PROJECT NUMBER: 16-10179

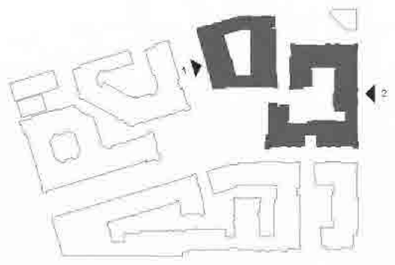
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B4 - East Elevation | 1/16" = 1'-0" | 2

B4 - West Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B4 - EAST & WEST ELEVATION

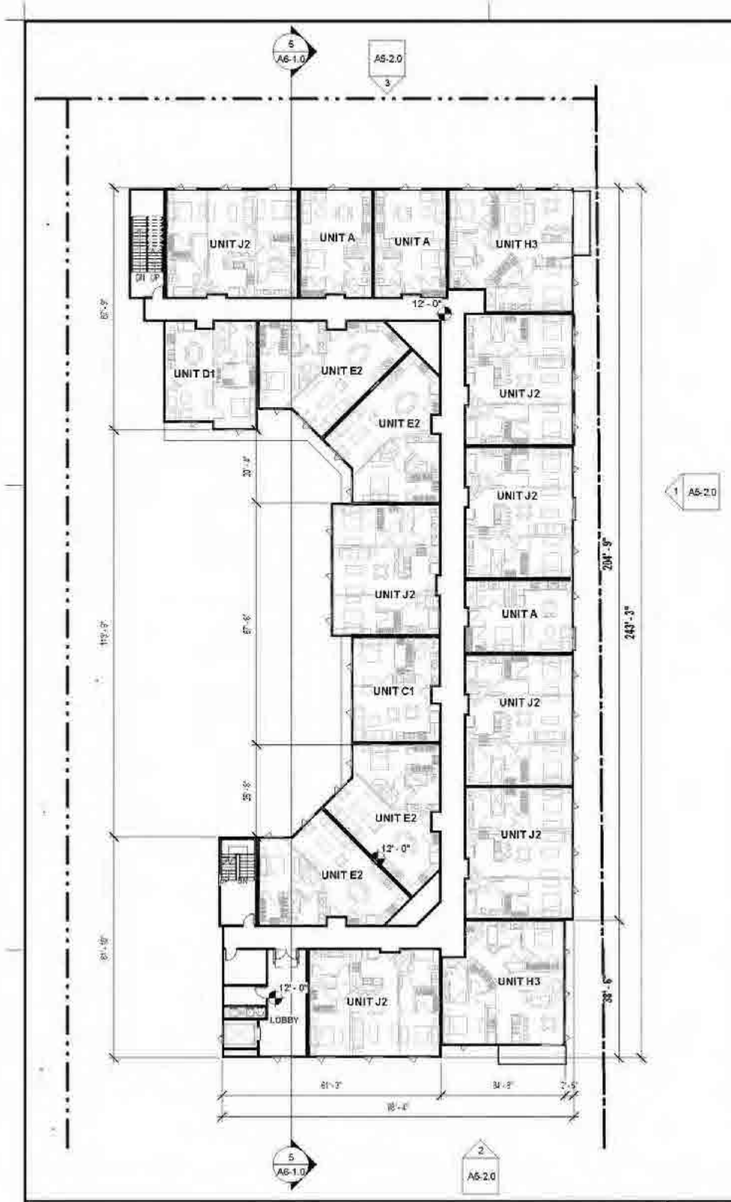
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC. AND IS SUPPLIED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR IS ANY RIGHT TO BE CONFERRED TO REPRODUCE OR DISCLOSE TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. AND WITHOUT AN EXPRESS AGREEMENT WITH MVE + PARTNERS, INC.

SHEET NUMBER
A4-2.1

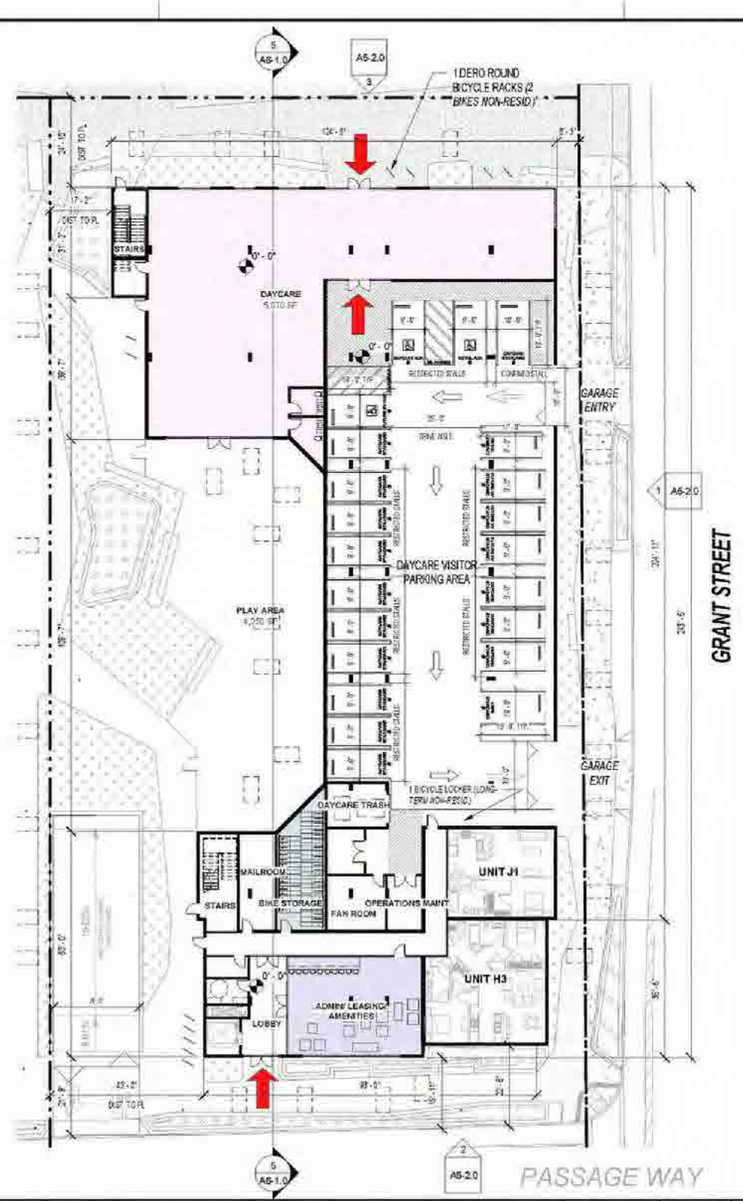
PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



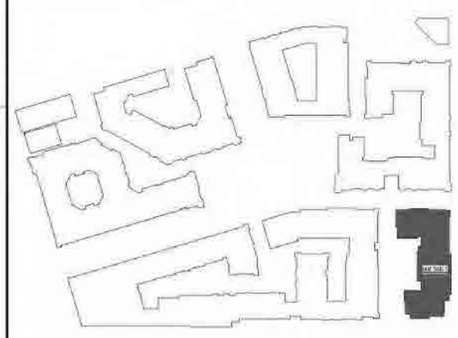
B5 - Level 2 | 1" = 20'-0" | 3



B5 - Level 1 | 1" = 20'-0" | 2

B5 - Basement | 1" = 20'-0" | 1

KEY PLAN



TOTAL UNIT COUNT - BLDG. 5

BUILDING	UNIT NAME	UNIT TYPE	COUNT
5	Unit A	Studio	12
5	Unit C1	1BR	4
5	Unit D1	1BR	4
5	Unit E2	1BR	16
5	Unit H3	2BR	9
5	Unit J1	1BR	1
5	Unit J2	2BR	27
			73

UNIT COUNT - LEVEL 1

UNIT NAME	UNIT TYPE	COUNT
UNIT H3	AFF. - 2 BEDROOM	1
UNIT J1	AFF. 1 BEDROOM	1
		2

UNIT COUNT - LEVEL 2

UNIT NAME	UNIT TYPE	COUNT
UNIT A	AFF. - STUDIO	3
UNIT C1	AFF. 1 BEDROOM	1
UNIT D1	AFF. 1 BEDROOM	1
UNIT E2	AFF. 1 BEDROOM	4
UNIT H3	AFF. - 2 BEDROOM	2
UNIT J2	AFF. - 2 BEDROOM	7
		18

RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL B	49	20	0	1	1	11	1	74
LEVEL 1	0	0	0	0	0	0	0	0
	49	20	0	1	1	11	1	74

NON-RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 1	14	1	1	1	3	1	21
	14	1	1	1	3	1	21

RESID. SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
5	Bike Rack (Short Term)	5	2	10
		5		10

NOTE: NON-RESID. & RESIDENTIAL SHORT-TERM BICYCLE PARKING IS COMBINED, BUT LOCATED TO MEET ENTRY POINT DISTANCE REQUIREMENTS.
NOTE: ALL 5 BUILDINGS EXCEED MINIMUM NON-RESID & RESIDENTIAL SHORT-TERM BICYCLE PARKING REQUIREMENTS.

RESID. LONG-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	LONG-TERM BICYCLE TOTALS
5	Bike Rack (Wall Mounted)	1	2	2
5	Bike Rack (Wall Mounted)	28	3	84
		29		86
		29		86

NON-RESID. SHORT-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
5	Bike Rack (Short Term)	4	2	8
		4		8

NON-RESID. LONG-TERM BIKE PRK'G PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
5	Bike Locker - 2Tier	1	1	1
		1		1

NORTH

PASSAGE

San Mateo, California

SHEET TITLE: B5 - BASEMENT, LEVEL 1 & LEVEL 2

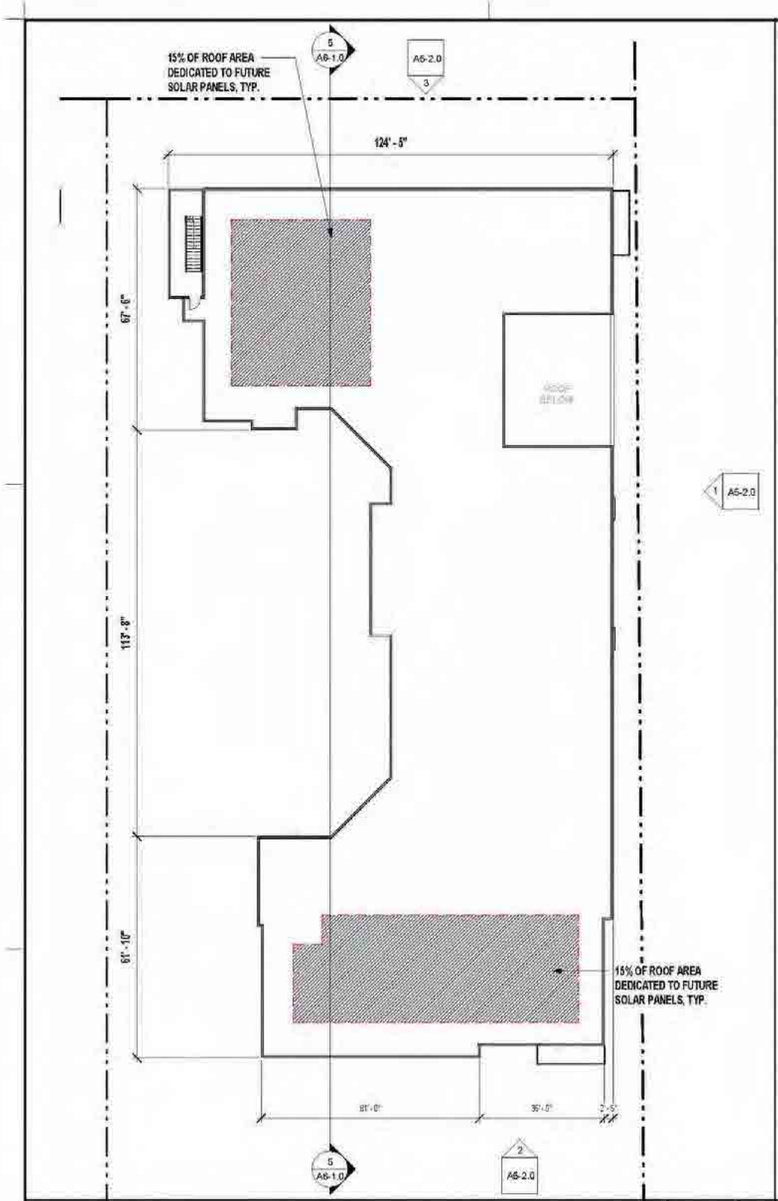
SHEET NUMBER: A5-1.0

PROJECT NUMBER: 16-10179

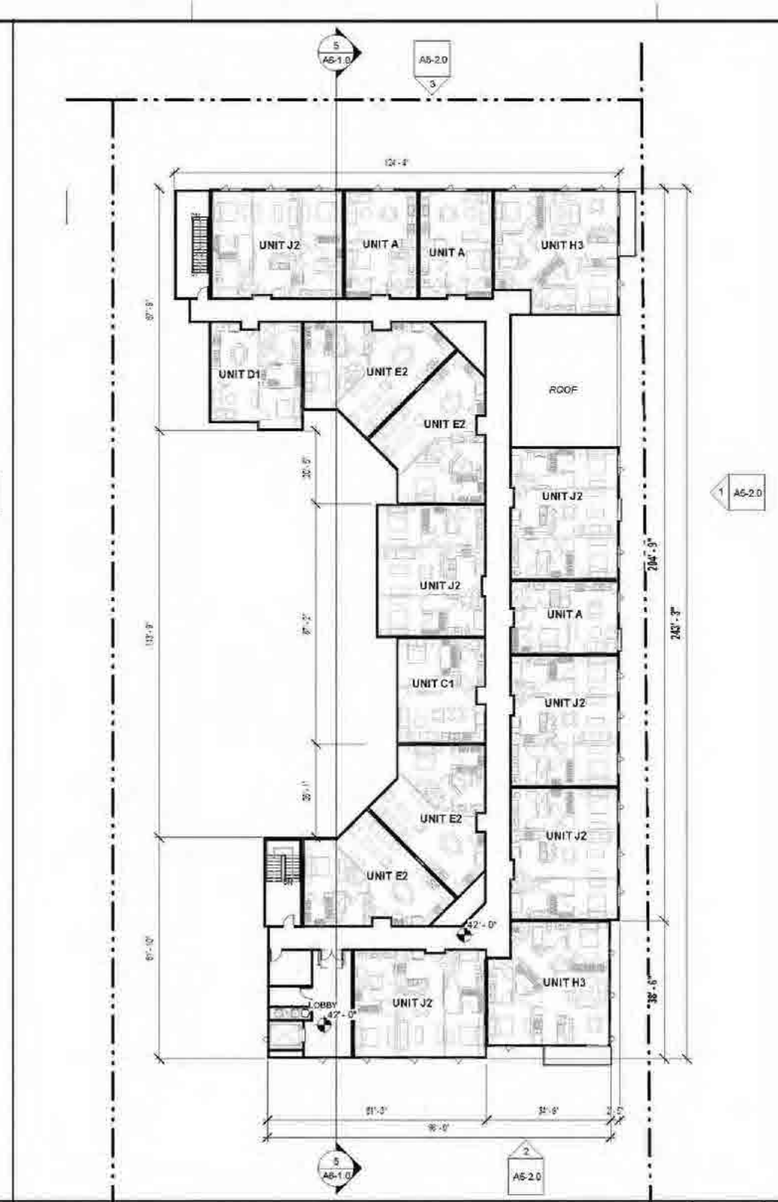
MVE + PARTNERS

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF MVE + PARTNERS, INC. AND IS PROTECTED BY COPYRIGHT LAW. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND DEVELOPED AS AN INSTRUMENT OF SERVICE. IT SHALL NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF MVE + PARTNERS, INC. © 2020 MVE + PARTNERS, INC.

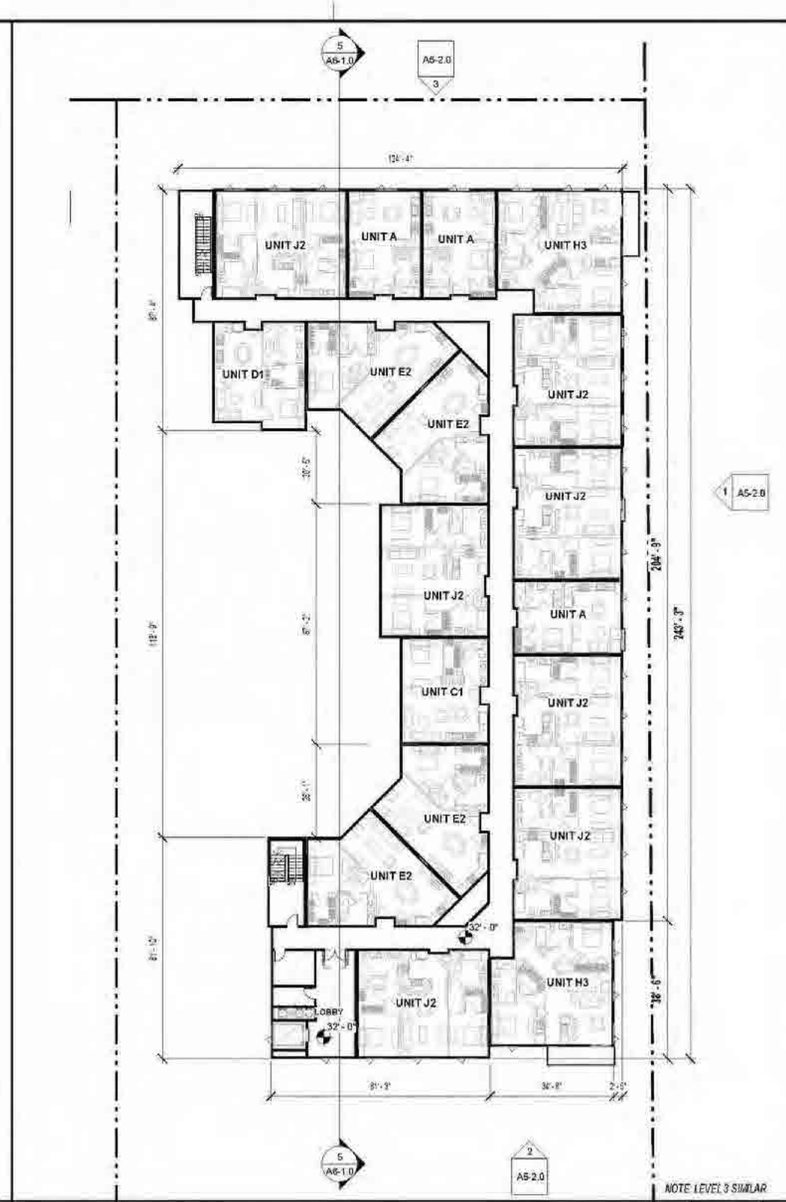
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



B5 - Roof Plan | 1" = 20'-0" | 3



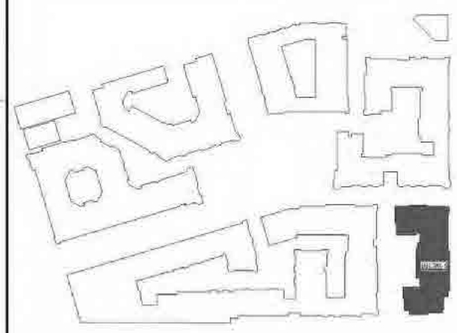
B5 - Level 5 | 1" = 20'-0" | 2



NOTE: LEVEL 3 SIMILAR

B5 - Level 4 | 1" = 20'-0" | 1

KEY PLAN



TOTAL UNIT COUNT - BLDG. 5

BUILDING	UNIT NAME	UNIT TYPE	COUNT
5	Unit A	Studio	12
5	Unit C1	1BR	4
5	Unit D1	1BR	4
5	Unit E2	1BR	16
5	Unit H3	2BR	9
5	Unit J1	1BR	1
5	Unit J2	2BR	27
			73

UNIT COUNT - LEVEL 3

UNIT NAME	UNIT TYPE	COUNT
UNIT A	AFF. - STUDIO	3
UNIT C1	AFF. 1 BEDROOM	1
UNIT D1	AFF. 1 BEDROOM	1
UNIT E2	AFF. 1 BEDROOM	4
UNIT H3	AFF. - 2 BEDROOM	2
UNIT J2	AFF. - 2 BEDROOM	7
		18

UNIT COUNT - LEVEL 4

UNIT NAME	UNIT TYPE	COUNT
UNIT A	AFF. - STUDIO	3
UNIT C1	AFF. 1 BEDROOM	1
UNIT D1	AFF. 1 BEDROOM	1
UNIT E2	AFF. 1 BEDROOM	4
UNIT H3	AFF. - 2 BEDROOM	2
UNIT J2	AFF. - 2 BEDROOM	7
		18

UNIT COUNT - LEVEL 5

UNIT NAME	UNIT TYPE	COUNT
UNIT A	AFF. - STUDIO	3
UNIT C1	AFF. 1 BEDROOM	1
UNIT D1	AFF. 1 BEDROOM	1
UNIT E2	AFF. 1 BEDROOM	4
UNIT H3	AFF. - 2 BEDROOM	2
UNIT J2	AFF. - 2 BEDROOM	6
		17

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

1. NON-RESIDENTIAL BUILDINGS:
   a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS:
   a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(i)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(i)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b)- A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS:
   i. NON-RESIDENTIAL BUILDINGS:
      a. LOW-SLOPED ROOFS SHALL HAVE:
         1. A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85; OR
         2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85.

   EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS WITH A WEIGHT OF AT LEAST 25lb/ft OVER THE ROOF MEMBRANE ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

   EXCEPTION 2: AN AGED SOLAR REFLECTANCE LESS THAN 0.70 IS ALLOWED PROVIDED THE MAXIMUM ROOF/CEILING U-FACTOR IN TABLE 140.3-B IS NOT EXCEEDED.

   ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS: NOT APPLICABLE
   iii. LOW-RISE RESIDENTIAL BUILDINGS: NOT APPLICABLE

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: B5 - LEVEL 3, LEVEL 4, 5 FLOOR PLAN & ROOF PLAN

SHEET NUMBER: A5-1.1

PROJECT NUMBER: 16-10179

MVE + PARTNERS

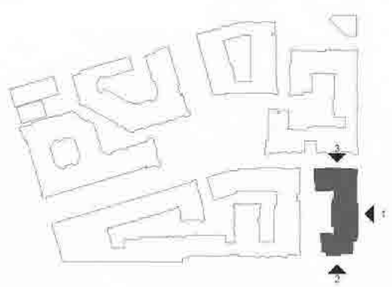
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

B5 - North Elevation | 1/16" = 1'-0" | 3

B5 - South Elevation | 1/16" = 1'-0" | 2

B5 - East Elevation | 1/16" = 1'-0" | 1

KEY PLAN



PERSPECTIVE OF BUILDING 5
(LOOKING TOWARDS WEST DIRECTION FROM ACROSS GRANT)

PASSAGE
AT SAN MATEO

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
B5 - ELEVATIONS

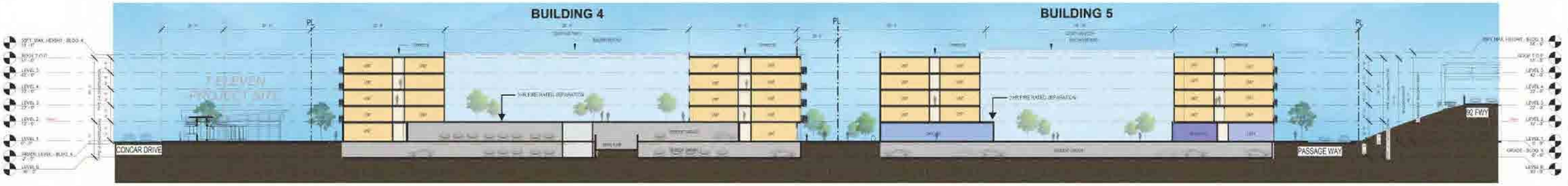
SHEET NUMBER
A5-2.0

PROJECT NUMBER
16-10179

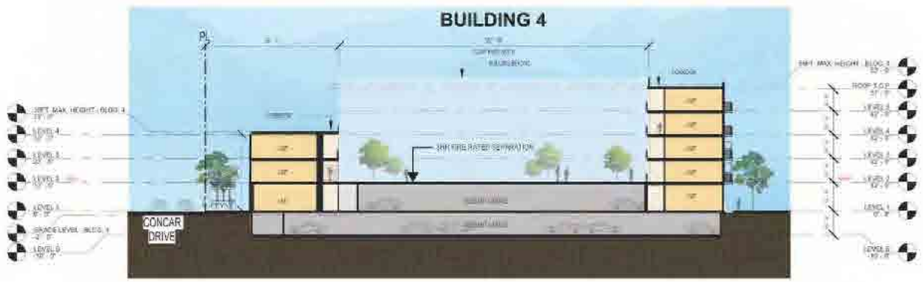
MVE + PARTNERS

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED AS CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, SIGNING OR REVIEW. THIS DOCUMENT OR ANY PORTION THEREOF MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. COPYRIGHT © 2020 MVE + PARTNERS, INC.

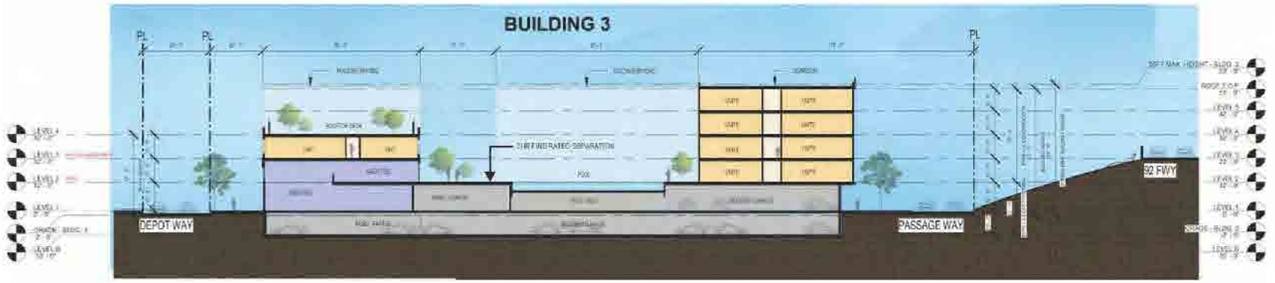
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



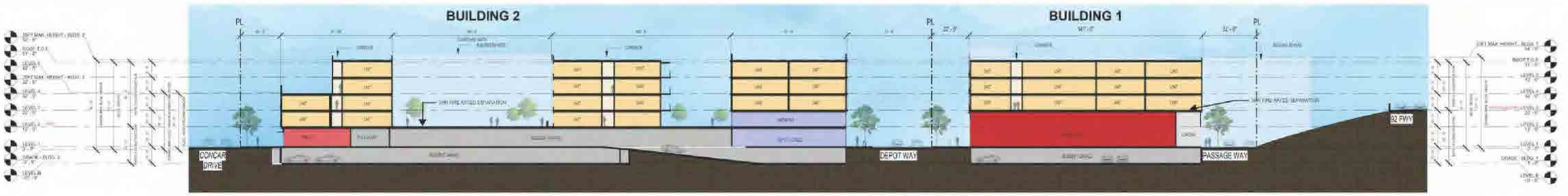
SITE SECTION - NORTH/SOUTH - BLDGS 4 & 5 | 1" = 30'-0" | 5



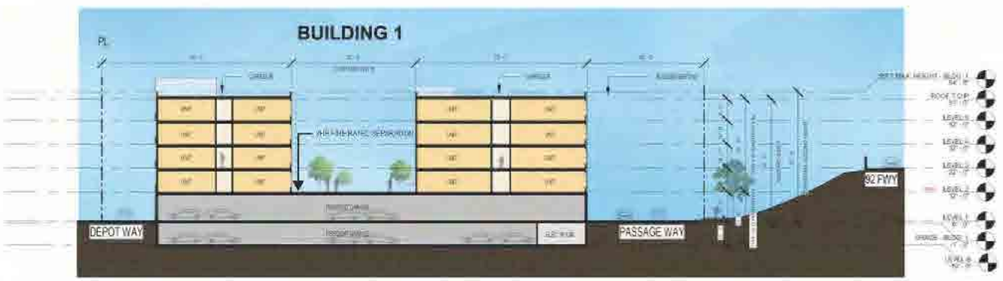
SITE SECTION - NORTH/SOUTH - BLDG. 4 | 1" = 30'-0" | 4



SITE SECTION - NORTH/SOUTH - BLDG. 3 | 1" = 30'-0" | 3



SITE SECTION - NORTH/SOUTH - BLDGS. 1 & 2 | 1" = 30'-0" | 2



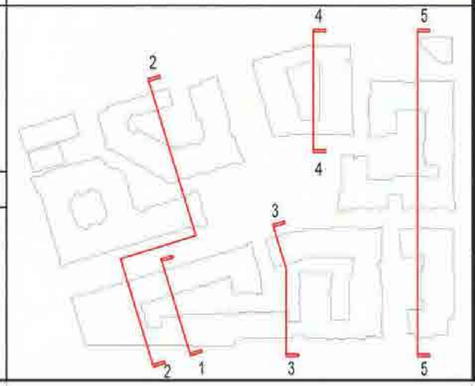
SITE SECTION - NORTH/SOUTH - BLDG. 1 | 1" = 30'-0" | 1

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- CORRIDOR
- UNITS
- GARAGE

ZONING HEIGHT NOTES

"BUILDING HEIGHT" MEANS THE VERTICAL DISTANCE, MEASURED FROM EXISTING GRADE AT ANY POINT ALONG THE PERIMETER OF A BUILDING, TO THE HIGHEST PLATE LINE OF THE STRUCTURE DIRECTLY ABOVE THAT POINT, REGARDLESS OF WHETHER THAT POINT IS ON THE SAME PLANE AS THE BUILDING WHERE IT TOUCHES THE GROUND.
DIFFERENT SETBACK REQUIREMENTS AS A RESULT OF DIFFERENT BUILDING HEIGHTS SHALL BE APPLIED TO DIFFERENT PORTIONS OF THE BUILDING. SETBACK REQUIREMENTS DETERMINED BY BUILDING HEIGHT MAY UTILIZE THE HEIGHT OF AN INTERMEDIATE PLATE HEIGHT OF THE BUILDING PLANE THAT TOUCHES THE GROUND WHERE THE BUILDING ABOVE THAT INTERMEDIATE PLATE HEIGHT IS SET BACK A DISTANCE EQUAL TO 25% OF THE WIDTH OF THE STRUCTURE AT WHICH POINT FROM THE BUILDING PLANE THAT MEETS THE GROUND.



PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
A6-1.0

PROJECT NUMBER
16-10179

MVE + PARTNERS

THIS DOCUMENT CONTAINS GRAPHICAL DATA PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION. SECOND DERIVATIVE USE OF THE GRAPHICAL DATA CONTAINED HEREIN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED IS PROHIBITED. REPRODUCTION OF DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS IS PROHIBITED. © 2020 MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

HEIGHT DIAGRAM NOTES

35 FOOT MAXIMUM HEIGHT ZONE
ALONG DELAWARE STREET THE 35-FOOT MAXIMUM HEIGHT ZONE EXTENDS 45-FEET WESTWARD FROM THE DELAWARE STREET RIGHT-OF-WAY BOUNDARY, AND ALONG CONCAR DRIVE, THE 35-FOOT MAXIMUM HEIGHT ZONE EXTENDS 45-FEET SOUTHWARD FROM THE CONCAR DRIVE RIGHT-OF-WAY BOUNDARY.

55 FOOT MAXIMUM HEIGHT ZONE
THE 55-FOOT MAXIMUM HEIGHT ZONE ENCOMPASSES THE MAJORITY OF THE HAYWARD PARK STATION TOD ZONE, GENERALLY BOUNDED BY THE 35-FOOT MAXIMUM HEIGHT ZONE ALONG DELAWARE STREET, PACIFIC AVENUE, LESLIE STREET, AND 16TH AVENUE CHANNEL. IT ALSO INCLUDES THE AREA BOUNDED BY CONCAR DRIVE, DELAWARE STREET, SOUTH GRANT AVENUE, AND SR92, AND TH EAREA BOUNDED BY SR92, DELAWARE STREET, AND PACIFI AVENUE.

WITHIN THE HAYWARD PARK TOD ZONE, THIS HEIGHT ZONE IS INTENDED TO MEET THE NEEDS OF THE MOST TRANSIT SUPPORTIVE DEVELOPMENT DENSITIES, INCLUDING FOUR OR FIVE STORY MULTI-FAMILY RESIDENTIAL BUILDINGS, WITH AT LEAST ONE LEVEL OF PARKING BELOW (OR FULL OR HALF A LEVEL BELOW GRADE), WHILE MINIMIZING ANY POTENTIAL ADVERSE EFFECTS ON ADJACENT NEIGHBORHOODS

HEIGHT DIAGRAM LEGEND

- Reduced height per regulations
- Reduced height beyond the regulations

UNIT TYPE LEGEND

- AMENITIES
- RETAIL
- STUDIO - 213 TOTAL UNITS
- 1 BEDROOM - 470 TOTAL UNITS
- 2 BEDROOM - 271 TOTAL UNITS
- LIVE/WORK - 7 TOTAL UNITS
- SECURED BIKE STORAGE

DASAGE
SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
HEIGHT DIAGRAM

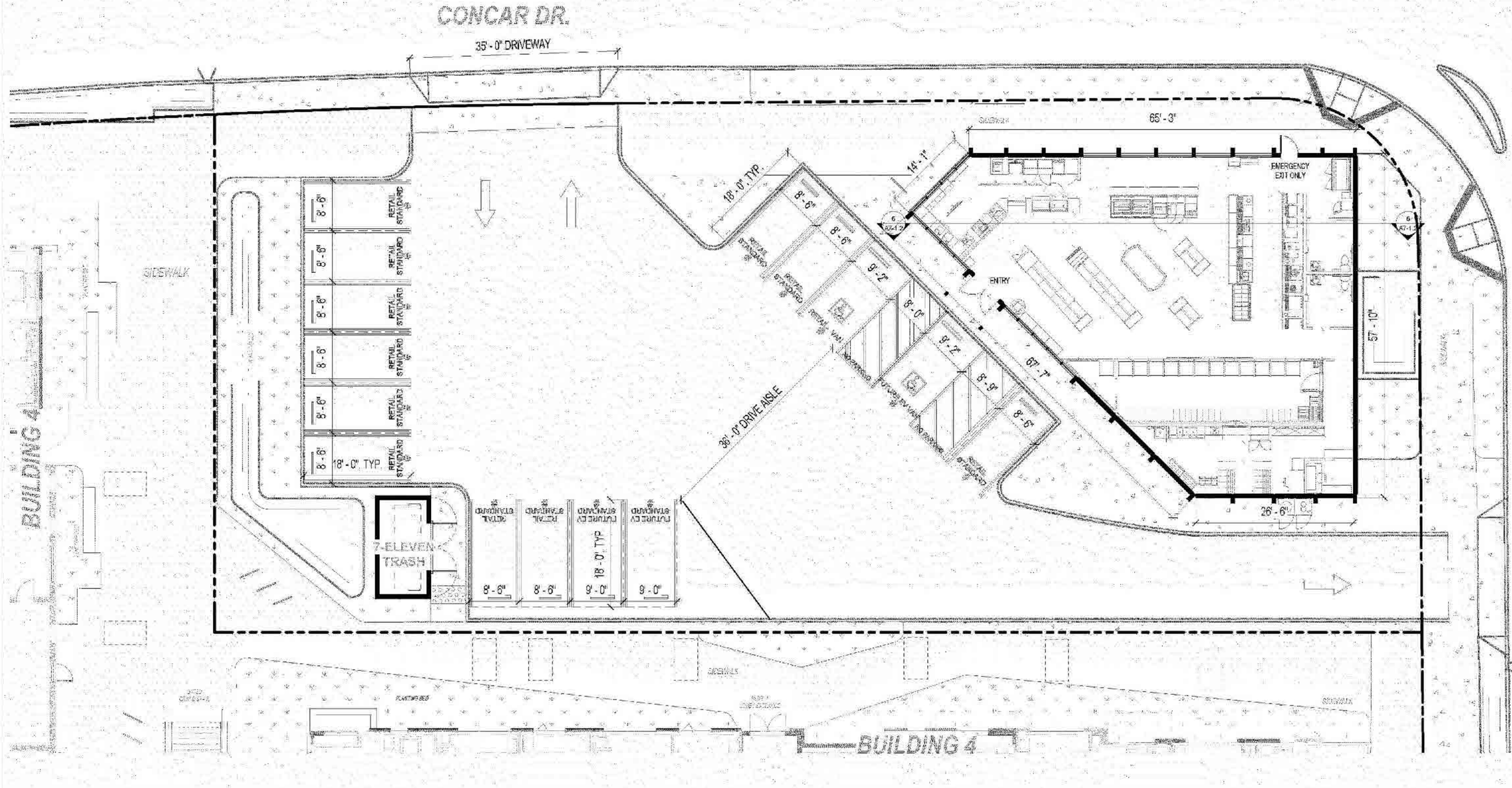
THIS DOCUMENT CONTAINS SKETCHES AND DESIGNS THAT ARE COPYRIGHTED BY MVE + PARTNERS, INC., AND IS FOR USE ONLY FOR THE PURPOSE OF EVALUATING THE FEASIBILITY, SCHEDULING OR PRICING OF THE PROJECT DESCRIBED HEREIN. THIS DOCUMENT SHALL NOT BE USED FOR ANY OTHER PURPOSE AND IS NOT TO BE DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. IT SHALL BE RETURNED UPON REQUEST.

SHEET NUMBER
A6-1.1

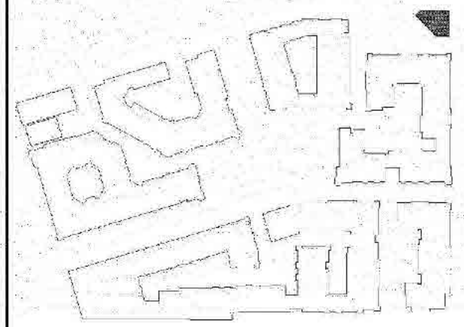
PROJECT NUMBER
16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



KEY PLAN



LEVEL 1 - 7-11 Site 1/8" = 1'-0" **1**

NORTH

BASAGE

NO	REVISIONS	DATE
1		12/06/19

PROJECT NAME
PASSAGE
San Mateo, California

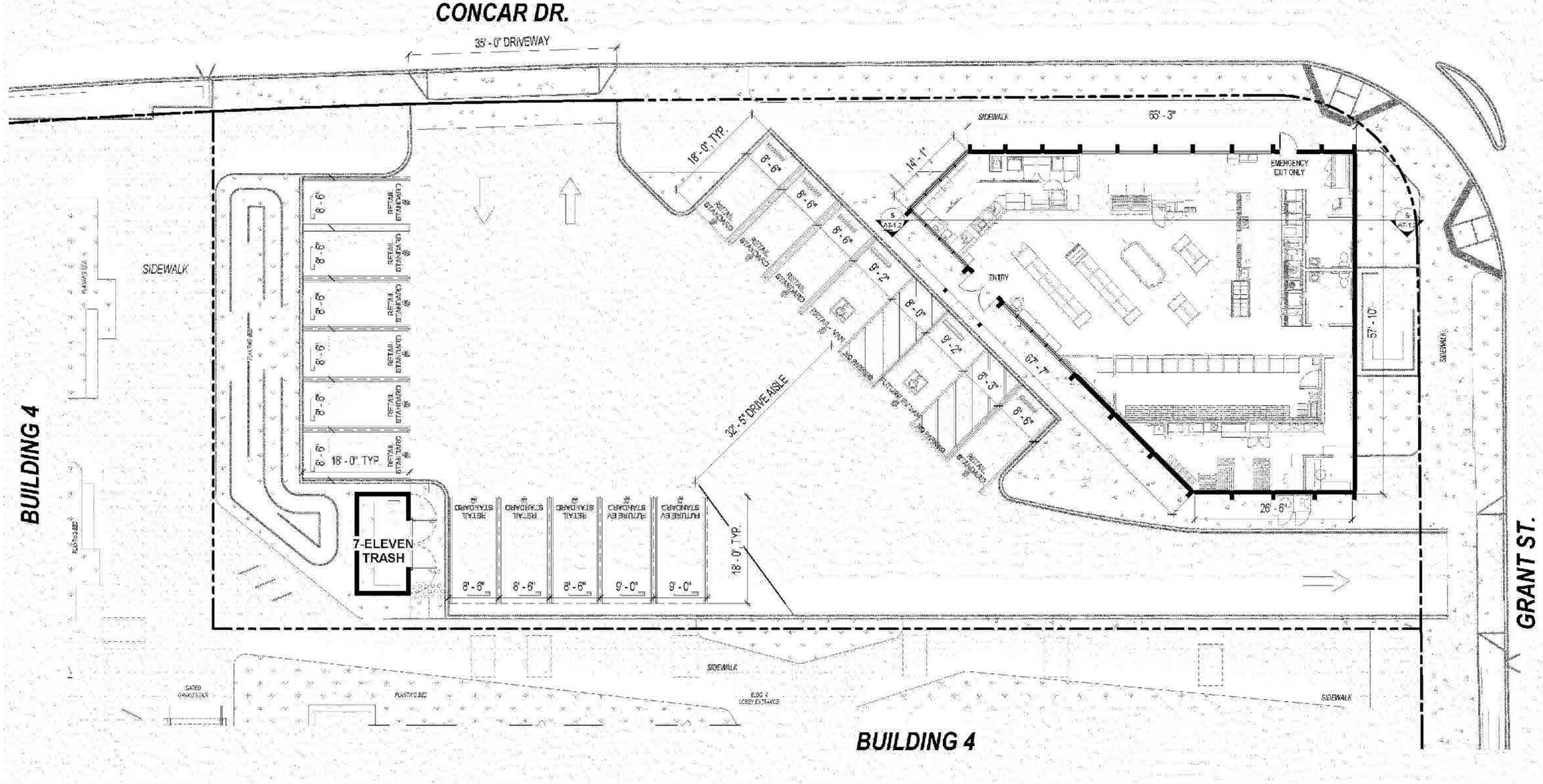
SHEET TITLE
7-ELEVEN SITE

SHEET NUMBER
A7-1.1

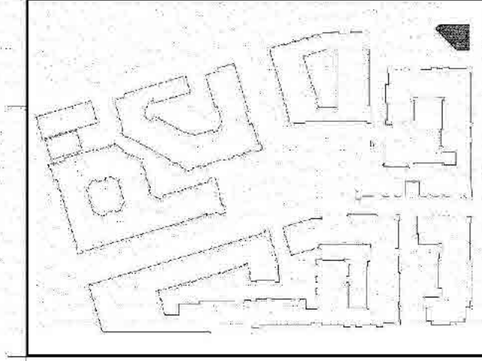
PROJECT NUMBER
16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



KEY PLAN



LEVEL 1 - 7-11 Proposed Site Alternate | 1/8" = 1'-0" | 1

NOTE:
PER OWNERSHIP, TWO ADDITIONAL PARKING STALLS HAVE BEEN PROVIDED IN THE IN 7-ELEVEN SITE PLAN ABOVE AS ALTERNATE DEVIATION FROM SHEET A7.1.1 (15 TO 17 TOTAL STALLS). PROPOSED DESIGN ALTERNATE IS ABOVE CODE MINIMUM.

NORTH

PASAGE
San Mateo, California

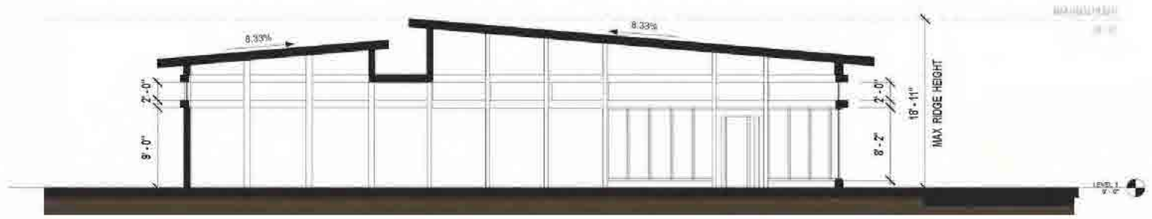
7-ELEVEN SITE - PARKING ALTERNATE

SHEET NUMBER
A7-1.1A

PROJECT NUMBER
18-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

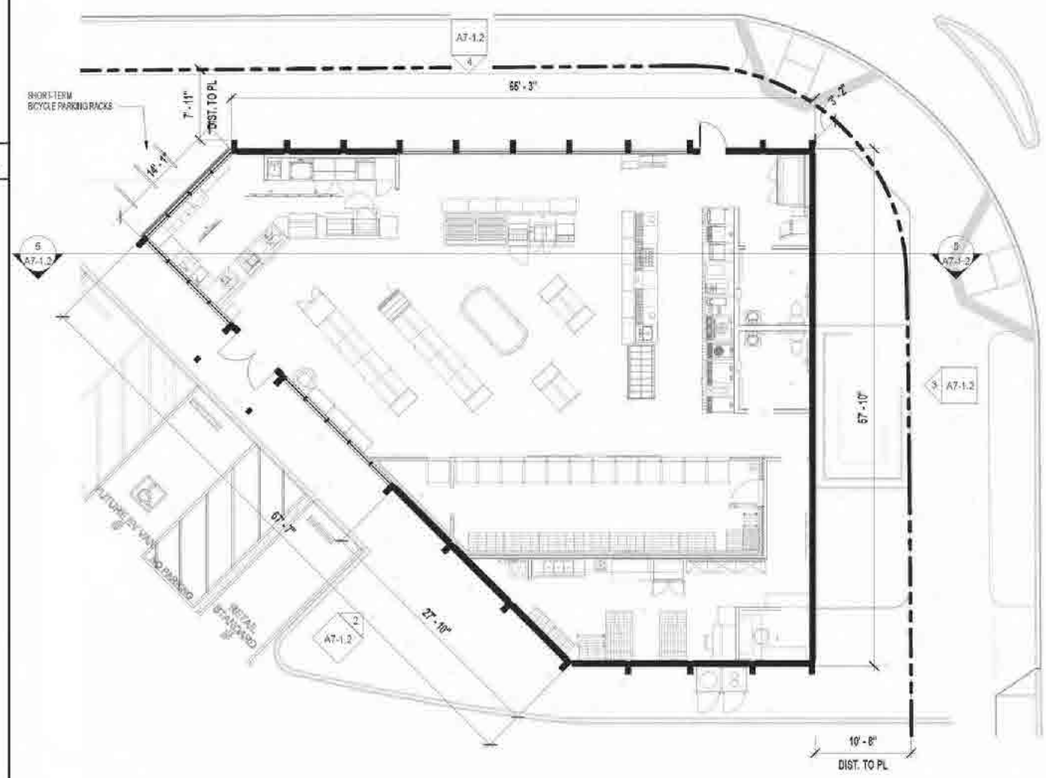


7/11 SECTION - EAST/WEST | 1/8" = 1'-0" | 5

7/11 - NORTH ELEVATION | 1/8" = 1'-0" | 4

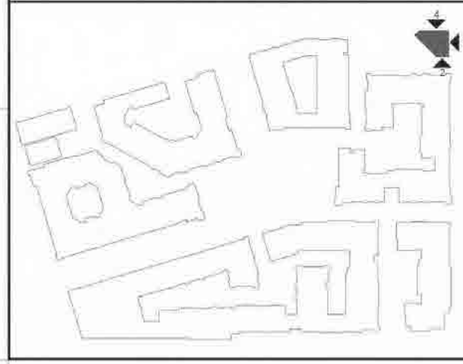
7/11 - EAST ELEVATION | 1/8" = 1'-0" | 3

7/11 - SOUTHWEST ELEVATION | 1/8" = 1'-0" | 2



LEVEL 1 - 7-11 BLDG. | 1/8" = 1'-0" | 1

KEY PLAN



NON-RESIDENTIAL PARKING PROVIDED

LEVEL	STANDARD STALLS	COMPACT STALLS	HC STALLS	HC VAN	EV CHARGING	EV VAN ACCESSIBLE	TOTALS
LEVEL 1	11	0	0	1	2	1	15
	11	0	0	1	2	1	15

NON-RESIDENTIAL BICYCLE PRK'G. PROVIDED

BLDG. #	BIKE RACK STYLE	RACK COUNT	BIKES PER RACK	SHORT-TERM BICYCLE TOTALS
7-11	Bike Rack (Short Term)	3	2	6
		3		6

SOLAR NOTES

SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED ON BOTH NON-RESIDENTIAL AND RESIDENTIAL BUILDING TYPES AS FOLLOWS:

1. NON-RESIDENTIAL BUILDINGS:
   a. NEW NON-RESIDENTIAL BUILDINGS WITH LESS THAN 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.
   b. NEW NON-RESIDENTIAL BUILDINGS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE A MINIMUM OF A 5 KILOWATT PHOTOVOLTAIC SYSTEM.
2. RESIDENTIAL BUILDINGS
   a. NEW SINGLE-FAMILY BUILDINGS, INCLUDING TOWNHOMES AND DUPLEXES, SHALL PROVIDE A MINIMUM OF A 1 KILOWATT PHOTOVOLTAIC SYSTEM.
   b. NEW MULTI-FAMILY BUILDINGS CONTAINING BETWEEN 3 & 16 UNITS SHALL PROVIDE A MINIMUM OF A 2 KILOWATT PHOTOVOLTAIC SYSTEM.
   c. NEW MULTI-FAMILY BUILDINGS CONTAINING 17 OR MORE UNITS SHALL PROVIDE A MINIMUM OF A 3 KILOWATT PHOTOVOLTAIC SYSTEM.

EXCEPTION: AS AN ALTERNATIVE TO A SOLAR PHOTOVOLTAIC SYSTEM, ALL OF THE BUILDING TYPES LISTED ABOVE MAY PROVIDE A SOLAR HOT WATER SYSTEM (SOLAR THERMAL) WITH A MINIMUM COLLECTOR AREA OF 40 SQUARE FEET.

COOL ROOF NOTES

2016 CALIFORNIA ENERGY CODE SECTION 110.8(j)1, MANDATORY REQUIREMENTS FOR INSULATION, ROOFING PRODUCTS & RADIANT BARRIERS IS AMENDED AS FOLLOWS:

1. THE REQUIREMENTS OF SECTION 110.8(j)1 SUPERSEDE THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE REQUIREMENTS OF SECTIONS 140.1, 140.2, 140.3(b)2B, 150.1(c)11, 150.2(b)1H or 150.2(b). A ROOFING PRODUCT'S THERMAL EMITTANCE AND AN AGED SOLAR REFLECTANCE SHALL BE CERTIFIED AND LABELED ACCORDING TO THE REQUIREMENTS OF SECTION 10-113, AND MEET THE FOLLOWING REQUIREMENTS
   i. NON-RESIDENTIAL BUILDINGS
      a. LOW-SLOPED ROOFS SHALL HAVE:
         1. A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85; OR
         2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85.

      EXCEPTION 1: ROOF CONSTRUCTIONS THAT HAVE THERMAL MASS WITH A WEIGHT OF AT LEAST 25 lb/ft OVER THE ROOF MEMBRANE ARE EXEMPT FROM THE MINIMUM REQUIREMENTS FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE OR SRI.

      EXCEPTION 2: AN AGED SOLAR REFLECTANCE LESS THAN 0.70 IS ALLOWED PROVIDED THE MAXIMUM ROOF/CEILING (U-FACTOR IN TABLE 140.3-B IS NOT EXCEEDED.

ii. HIGH-RISE RESID. BUILDINGS, HOTELS AND MOTELS: ***NOT APPLICABLE***

iii. LOW-RISE RESIDENTIAL BUILDINGS: ***NOT APPLICABLE***

NORTH

PASSAGE AT SAN MATEO

REVISIONS

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: 7-ELEVEN PLAN, ELEVS. & SECTION

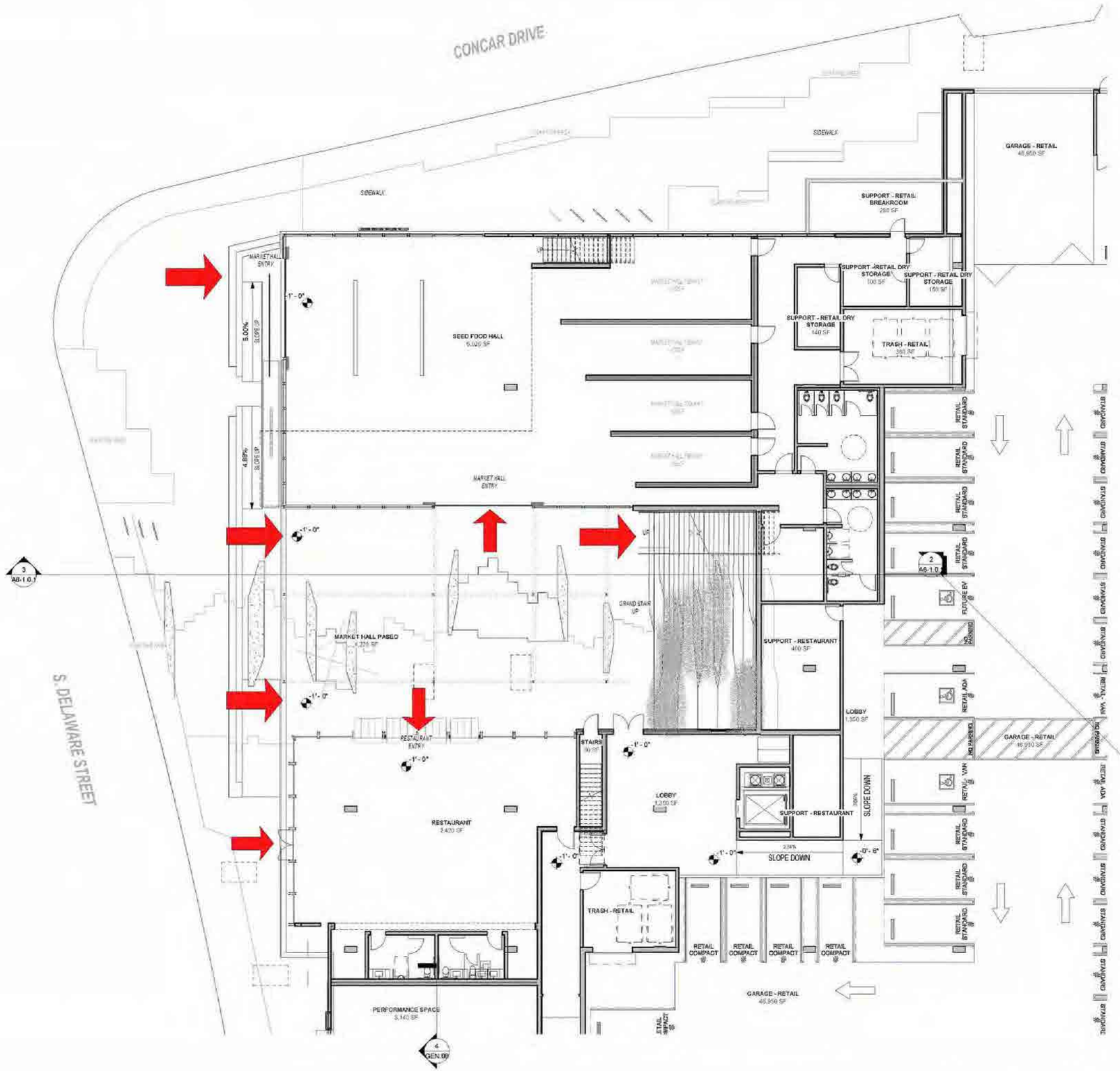
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING SECTION OF REVIEW. THIS DOCUMENT SHALL NOT BE REPRODUCED, PUBLISHED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE+. REPRODUCTION OF DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE+. © COPYRIGHT MVE + PARTNERS

SHEET NUMBER: A7-1.2

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



LEVEL 1 - Market Hall Design | 1" = 10'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: MARKET HALL - PLAN

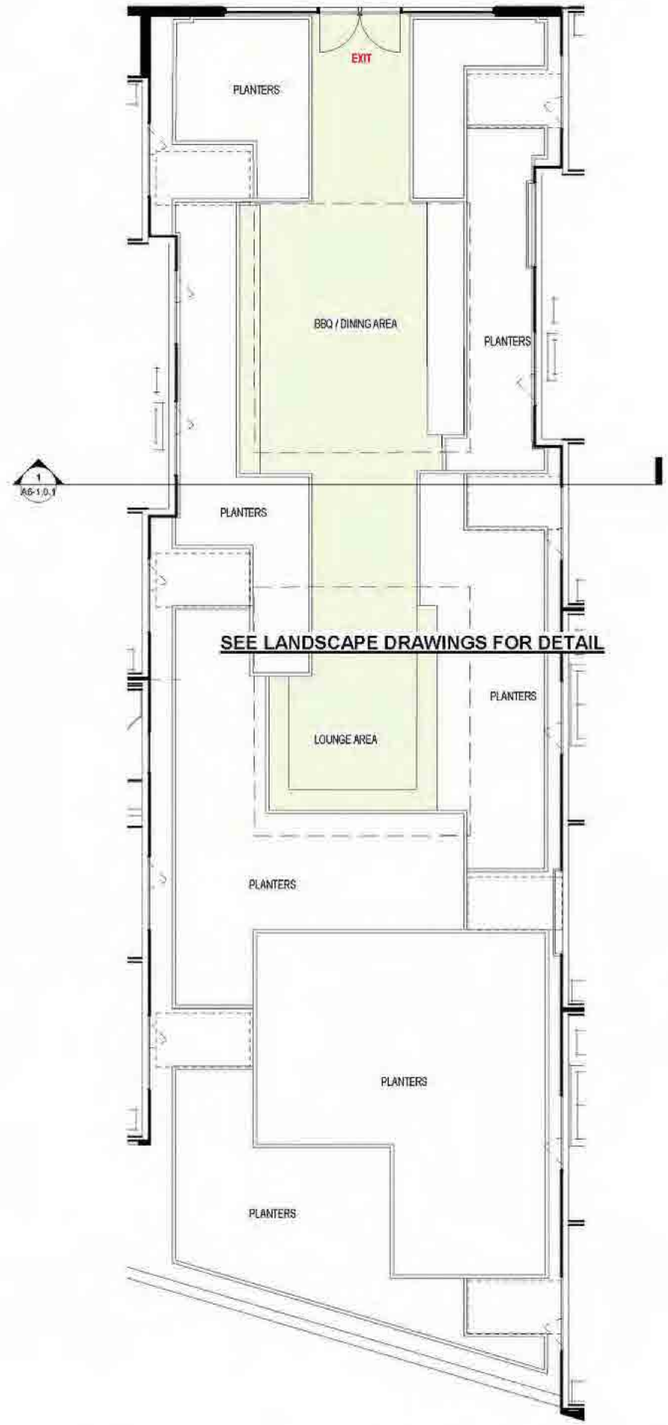
SHEET NUMBER: A8-1.0

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

LEVEL 4 - Roof Deck Amenity - Bldg. 3 | 3/16" = 1'-0" | 2



LEVEL 3 - Roof Deck Amenity - Bldg. 1 | 3/16" = 1'-0" | 3

NORTH

PASAGE
San Mateo, California

PROJECT NAME: PASSAGE

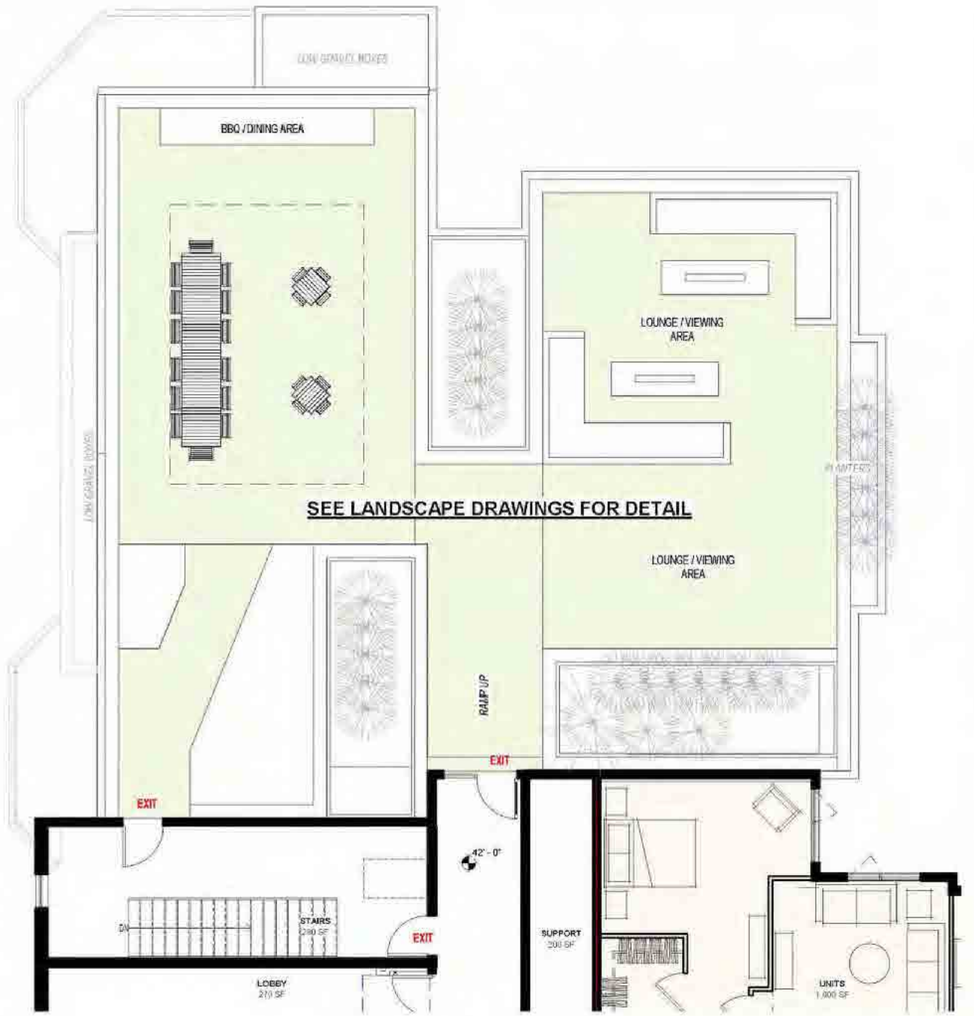
SHEET TITLE: ENLARGED PLANS - ROOF DECK AMENITIES

SHEET NUMBER: A8-1.1

PROJECT NUMBER: 16-10179

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



NORTH

LEVEL 5 - Roof Deck Amenity - Bldg. 4 | 3/16" = 1'-0" | 2

PASAGE
at SAN MATEO

REVISIONS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
ENLARGED PLANS - ROOF DECK AMENITIES

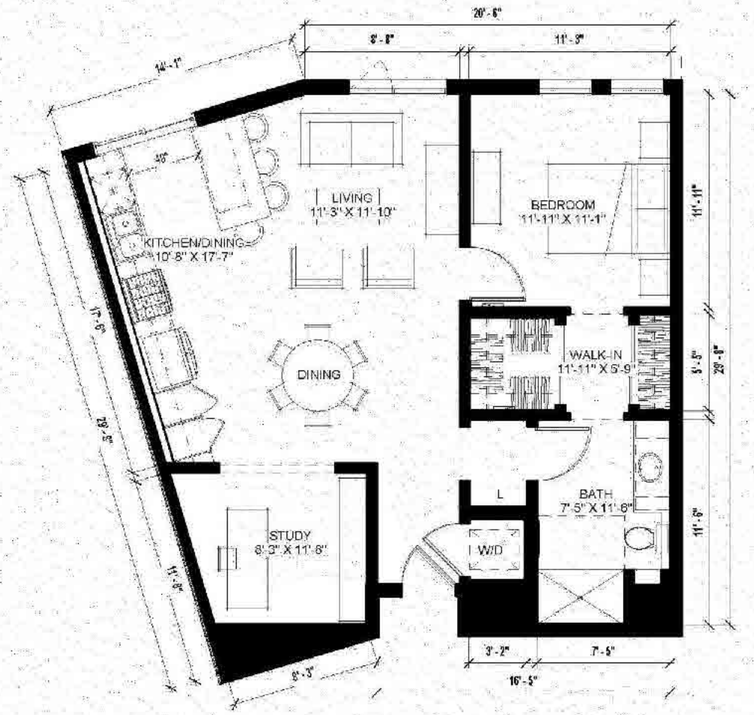
THIS DOCUMENT CONTAINS BEYOND THE PROPRIETARY TO MVE + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BEING AS BEYOND THE EXPRESSED AS AGREED TO BY MVE + PARTNERS, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED.

SHEET NUMBER
A8-1.2

PROJECT NUMBER
18-10179

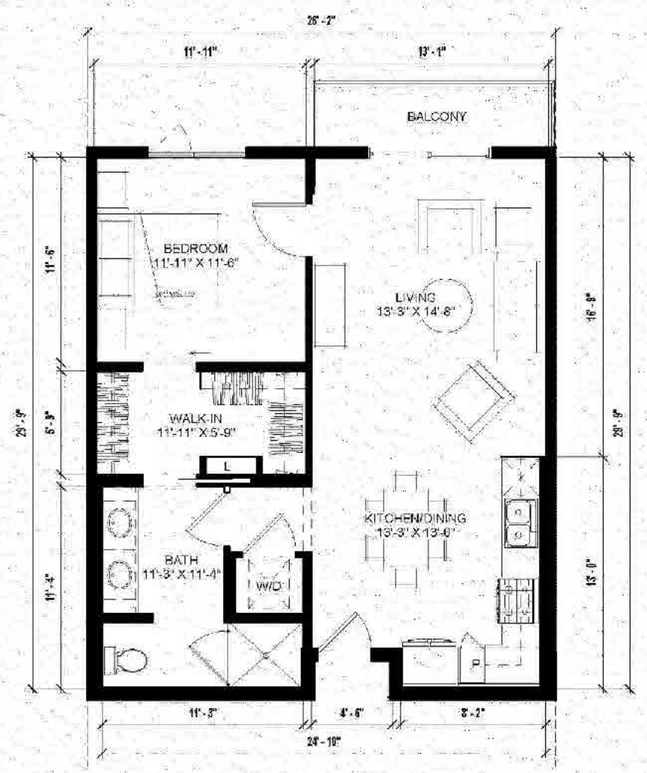
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



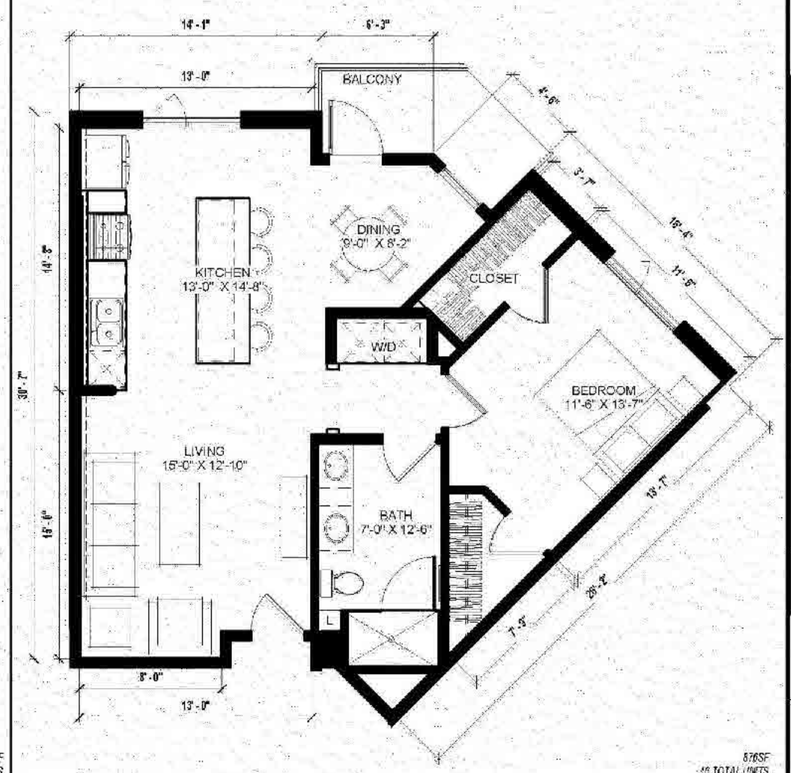
901SF
9 TOTAL UNITS

UNIT D2 1/4" = 1'-0" **6**



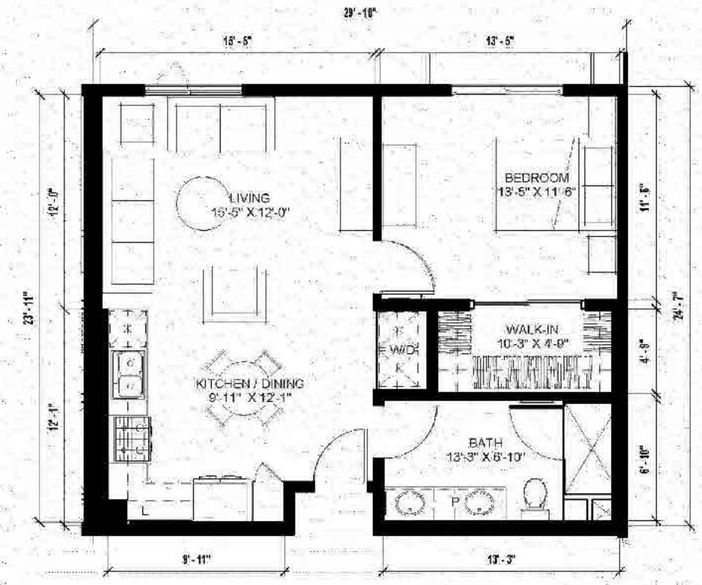
772SF
232 TOTAL UNITS

UNIT D1 1/4" = 1'-0" **5**



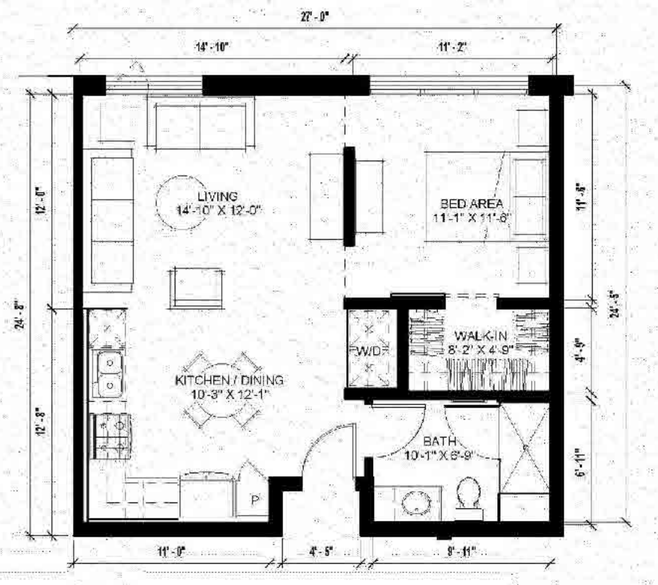
876SF
16 TOTAL UNITS

UNIT C2 1/4" = 1'-0" **4**



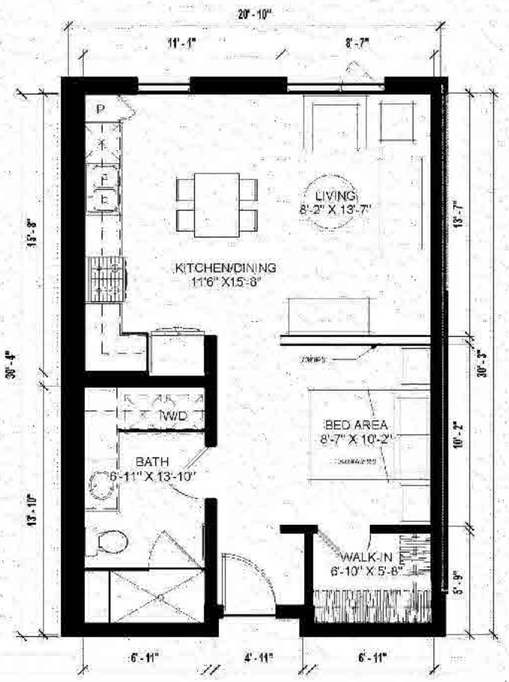
735SF
82 TOTAL UNITS

UNIT C1 1/4" = 1'-0" **3**



677SF
81 TOTAL UNITS

UNIT B 1/4" = 1'-0" **2**



531SF
157 TOTAL UNITS

UNIT A 1/4" = 1'-0" **1**

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

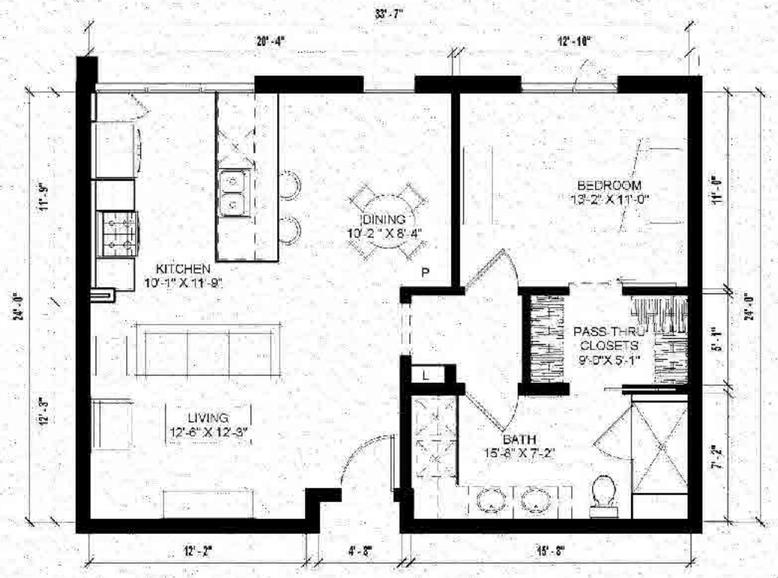
SHEET TITLE
ENLARGED UNIT PLANS

SHEET NUMBER
A8-1.3

PROJECT NUMBER
16-10178

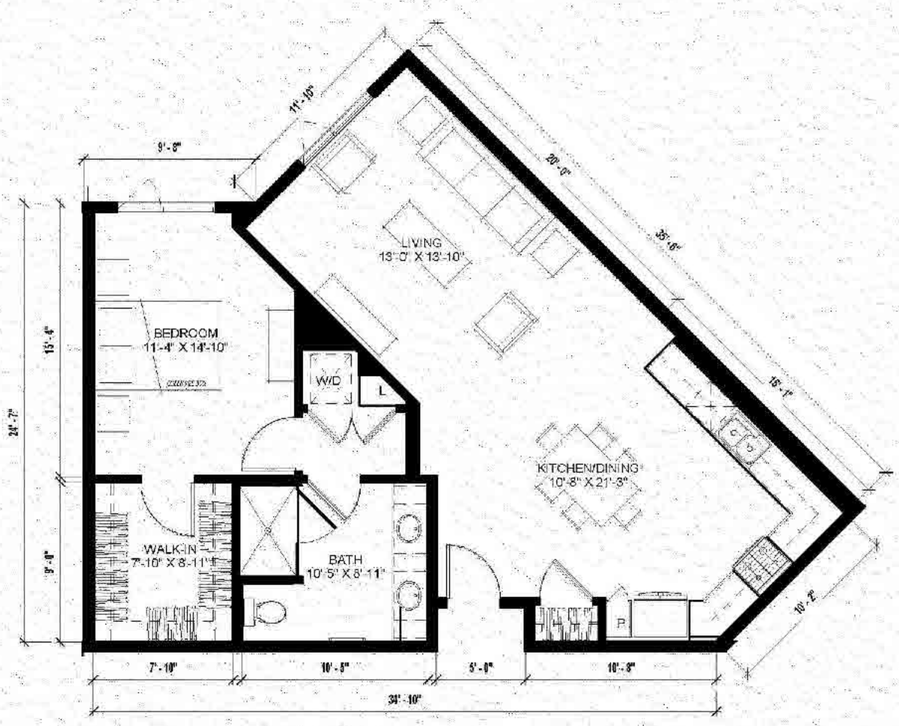
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



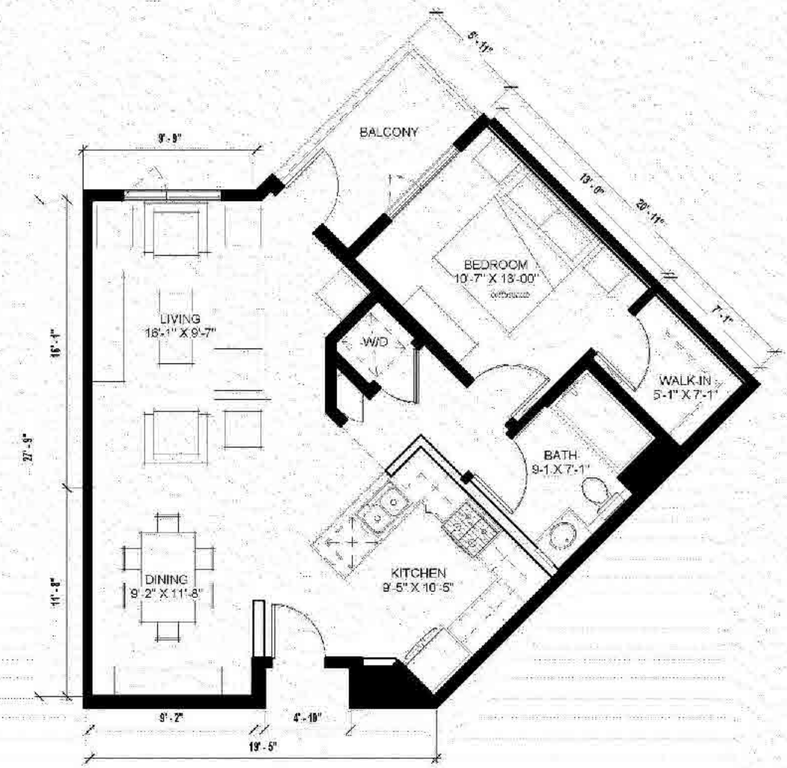
875SF
58 TOTAL UNITS

UNIT F1 | 1/4" = 1'-0" | **4**



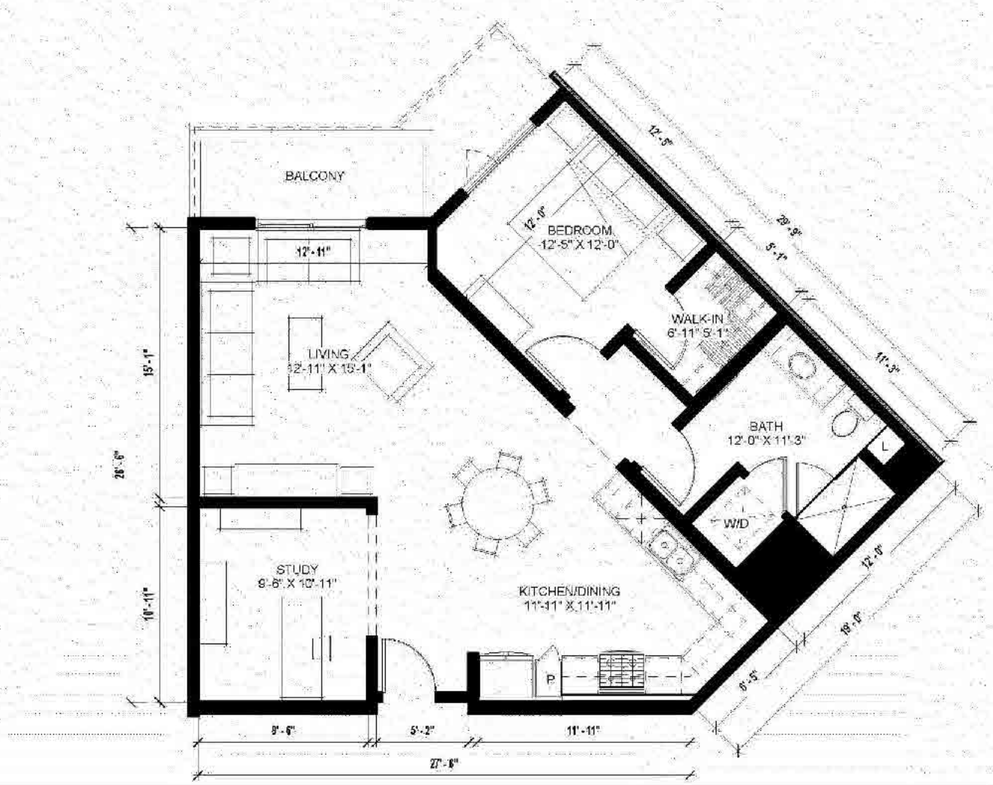
972SF
54 TOTAL UNITS

UNIT E2 | 1/4" = 1'-0" | **3**



856SF
8 TOTAL UNITS

UNIT E1 | 1/4" = 1'-0" | **2**



1,067SF
4 TOTAL UNITS

UNIT D3 | 1/4" = 1'-0" | **1**

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

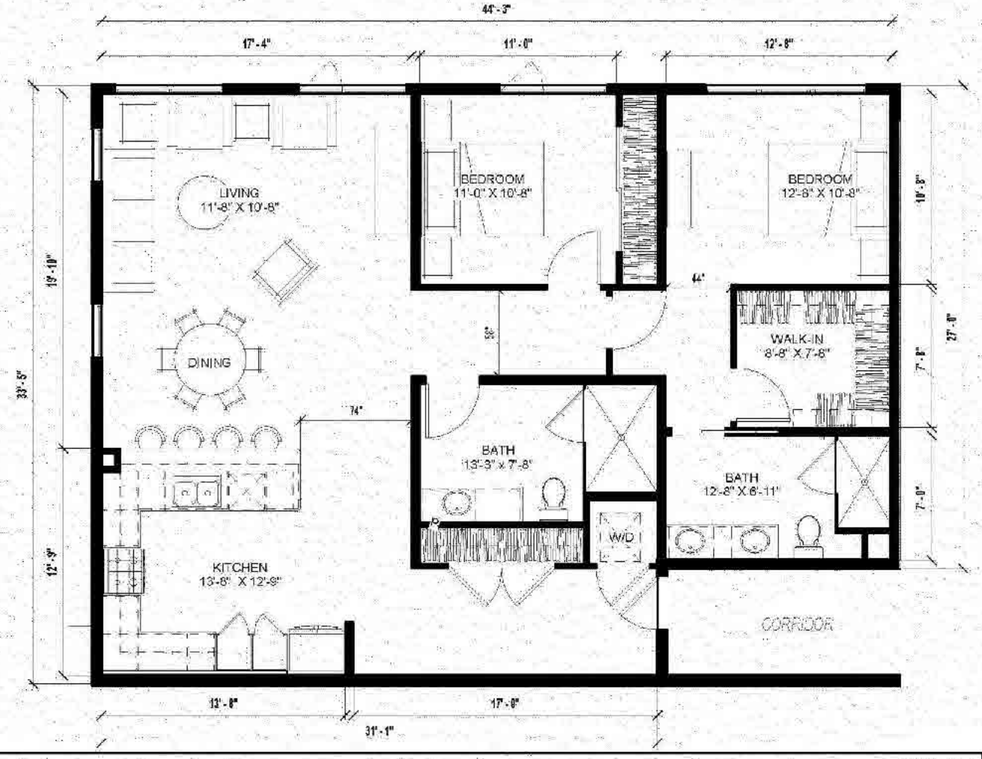
SHEET TITLE
ENLARGED UNIT PLANS

SHEET NUMBER
A8-1.4

PROJECT NUMBER
16-10178

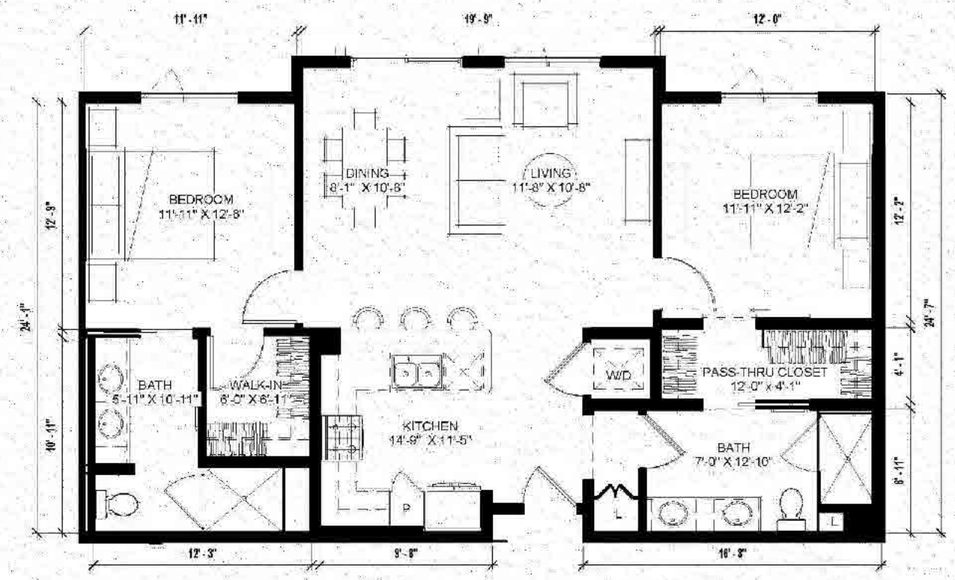
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



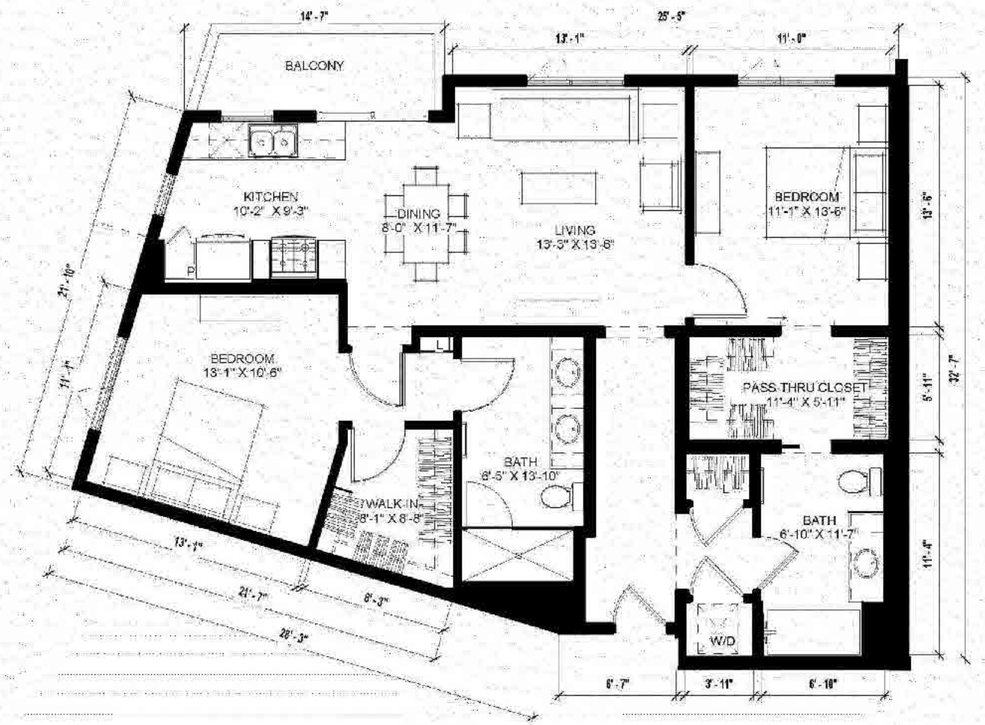
1,134SF
2 TOTAL UNIT

UNIT G4 | 1/4" = 1'-0" | 4



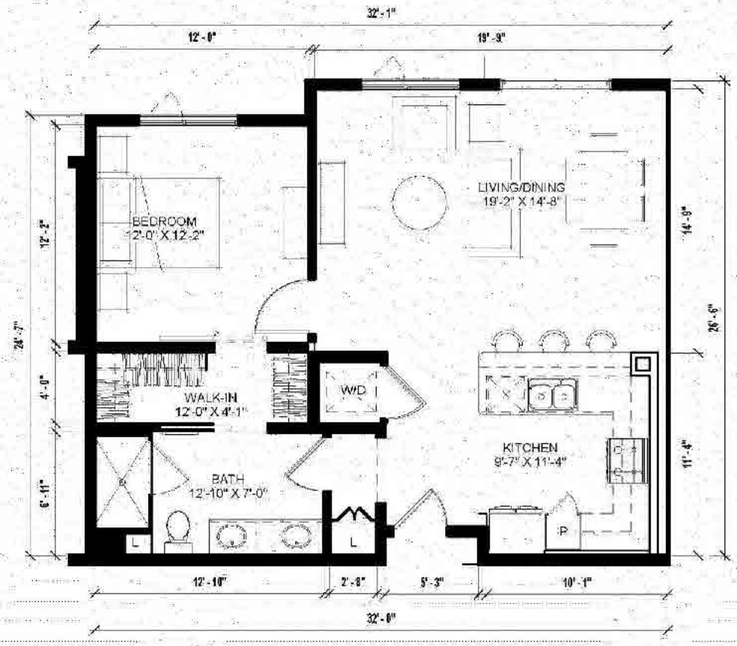
1,213SF
41 TOTAL UNITS

UNIT G2 | 1/4" = 1'-0" | 3



1,160SF
4 TOTAL UNITS

UNIT G3 | 1/4" = 1'-0" | 2



839SF
2 TOTAL UNITS

UNIT G1 | 1/4" = 1'-0" | 1

PASSAGE
San Mateo, California

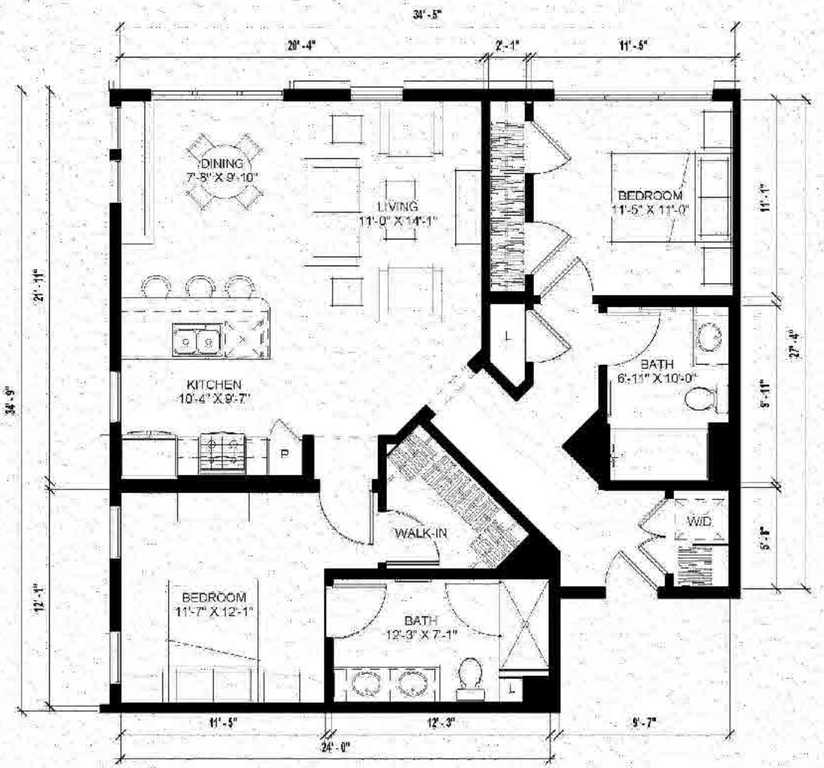
ENLARGED UNIT PLANS

A8-1.5

16-10178

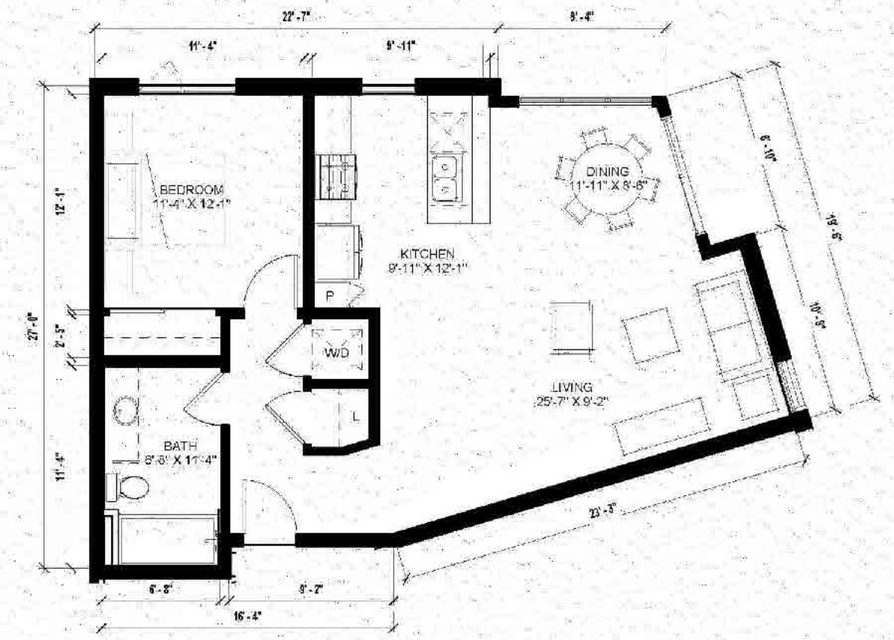
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



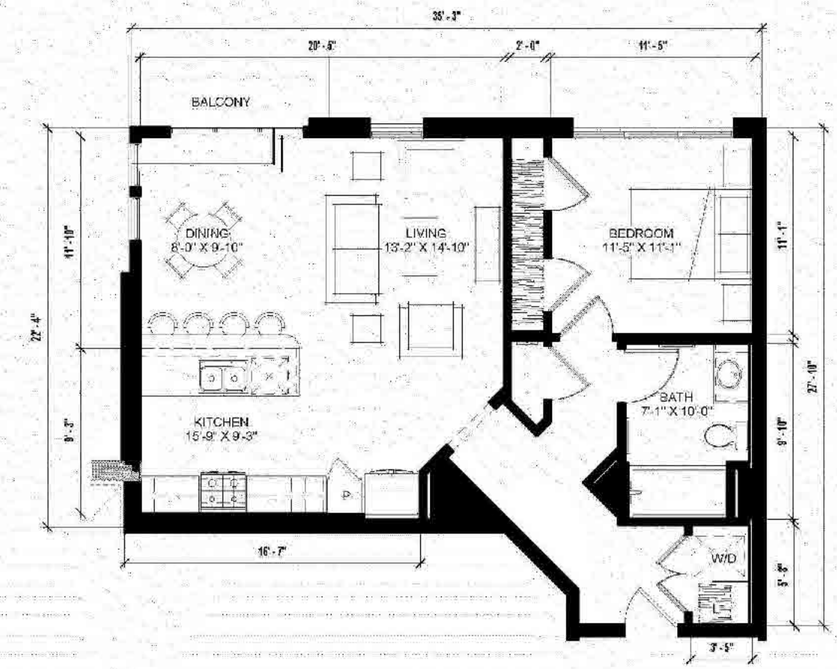
1,160SF
80 TOTAL UNITS

UNIT H3 | 1/4" = 1'-0" | 3



860SF
1 TOTAL UNIT

UNIT H2 | 1/4" = 1'-0" | 2



846SF
1 TOTAL UNIT

UNIT H1 | 1/4" = 1'-0" | 1

PASAGE

PROJECT NAME: PASSAGE
San Mateo, California

SHEET TITLE: ENLARGED UNIT PLANS

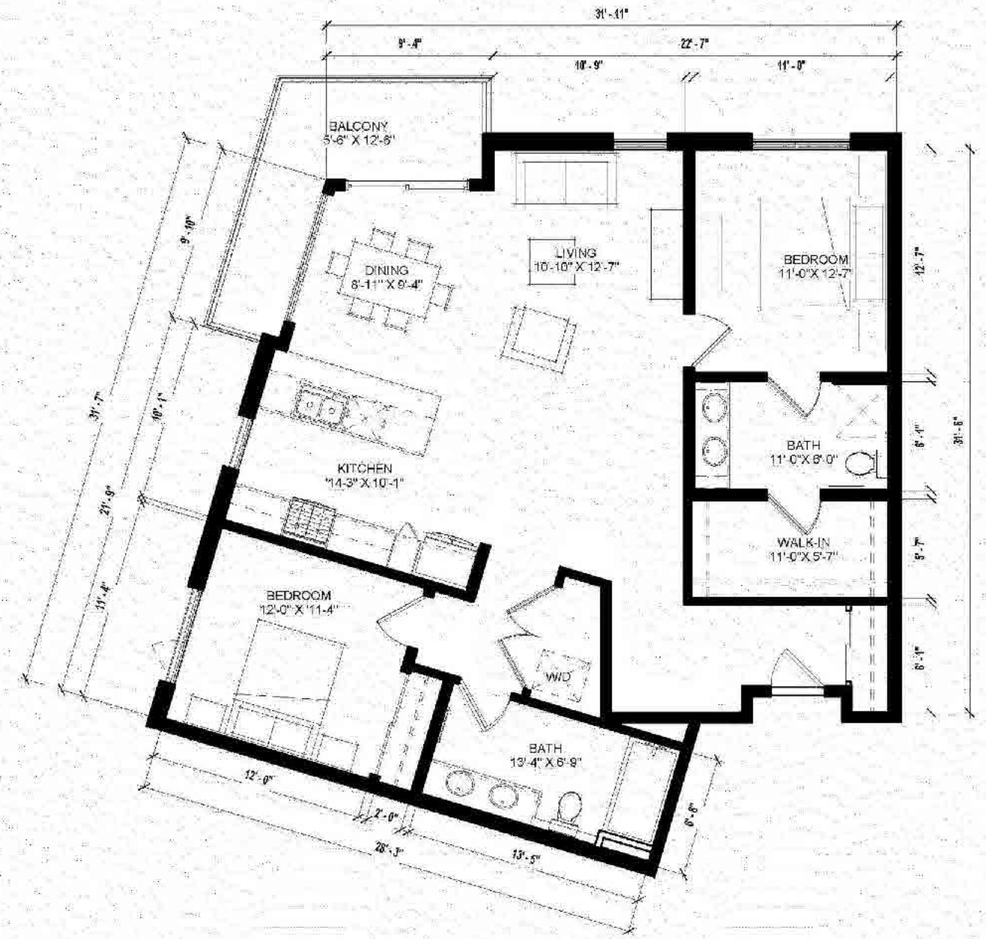
SHEET NUMBER: A8-1.6

PROJECT NUMBER: 16-10178

MVE + PARTNERS

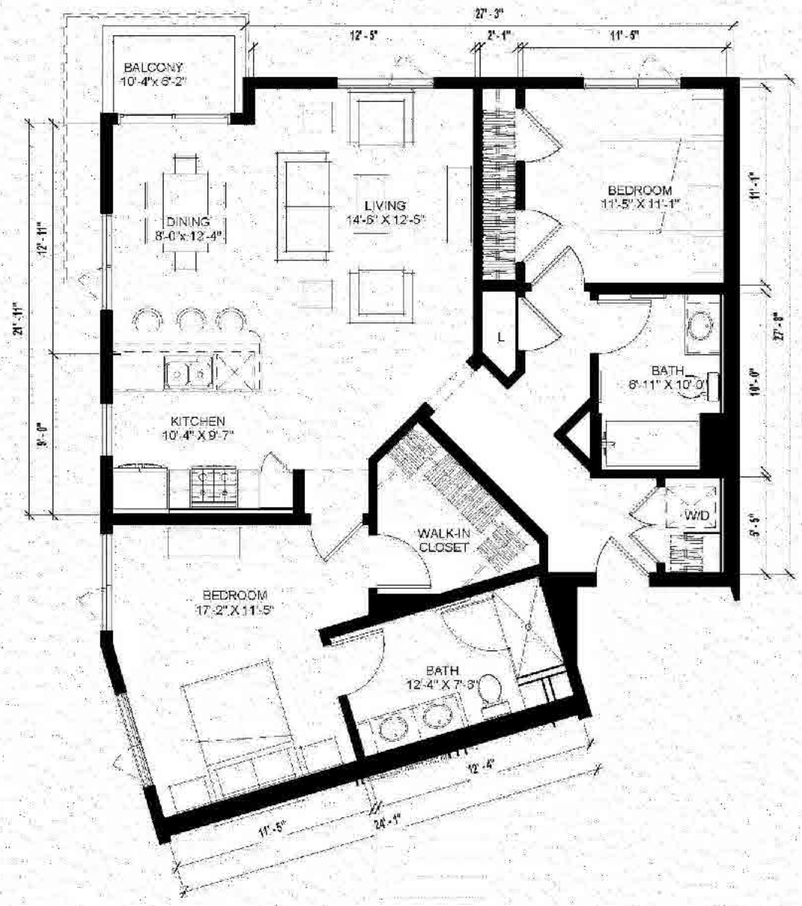
THESE DOCUMENTS CONTAIN CONFIDENTIAL AND PROPRIETARY INFORMATION AND ARE THE PROPERTY OF MVE + PARTNERS, INC. AND IS PROTECTED BY COPYRIGHT LAWS. THESE DOCUMENTS ARE NOT TO BE USED, REPRODUCED, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF MVE + PARTNERS, INC. ALL COMMUNICATIONS AND ARTWORK COPYRIGHTED HEREIN SHALL REMAIN THE PROPERTY OF MVE + PARTNERS, INC. AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1,310SF
4 TOTAL UNITS

UNIT H5 | 1/4" = 1'-0" | **2**



1,245SF
4 TOTAL UNITS

UNIT H4 | 1/4" = 1'-0" | **1**

PASAGE

PROJECT NAME
PASSAGE
San Mateo, California

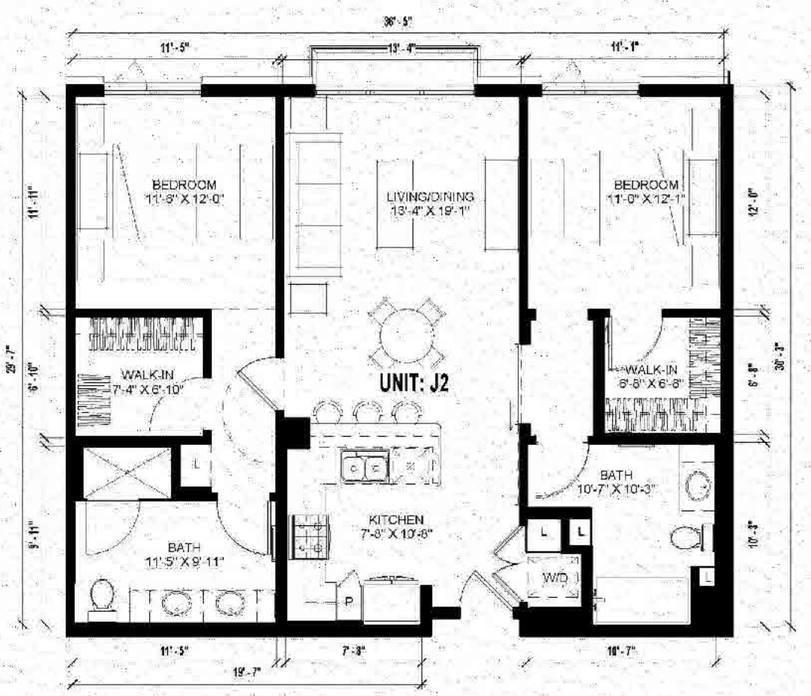
SHEET TITLE
ENLARGED UNIT PLANS

SHEET NUMBER
A8-1.7

PROJECT NUMBER
16-10178

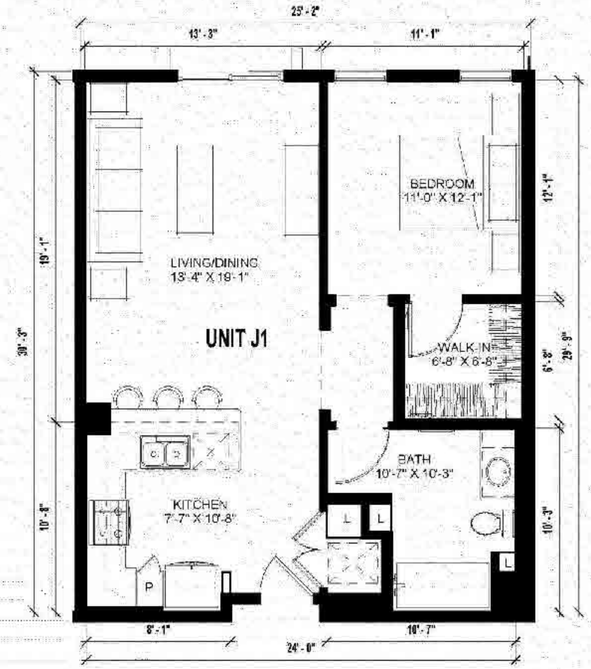
MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



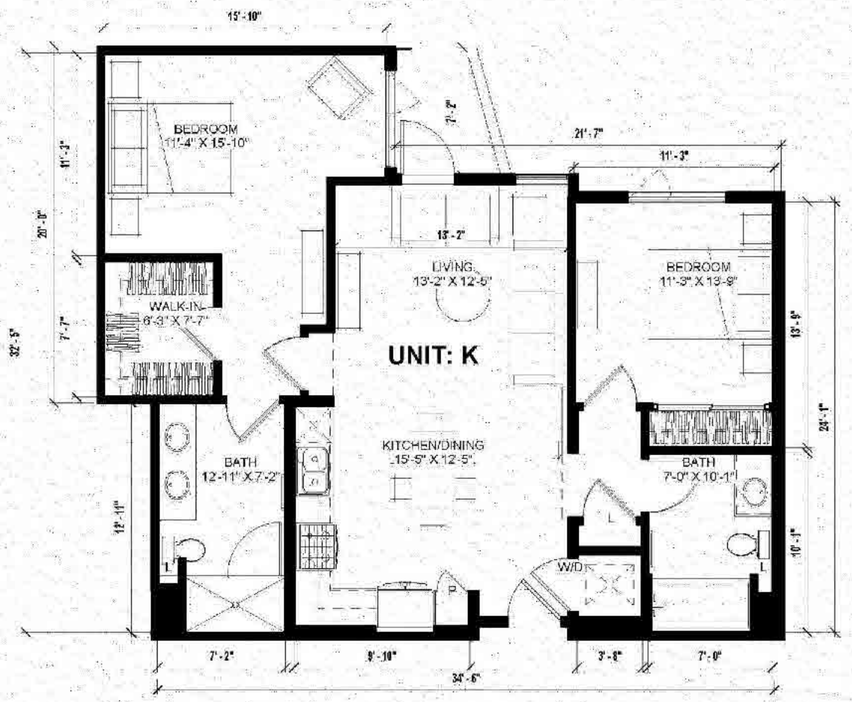
1,132SF
116 TOTAL UNITS

UNIT J2 | 1/4" = 1'-0" | 3



774SF
7 TOTAL UNITS

UNIT J1 | 1/4" = 1'-0" | 2



1,056SF
20 TOTAL UNITS

UNIT K | 1/4" = 1'-0" | 1

DA SACHS

PROJECT NAME
PASSAGE
San Mateo, California

SHEET TITLE
ENLARGED UNIT PLANS

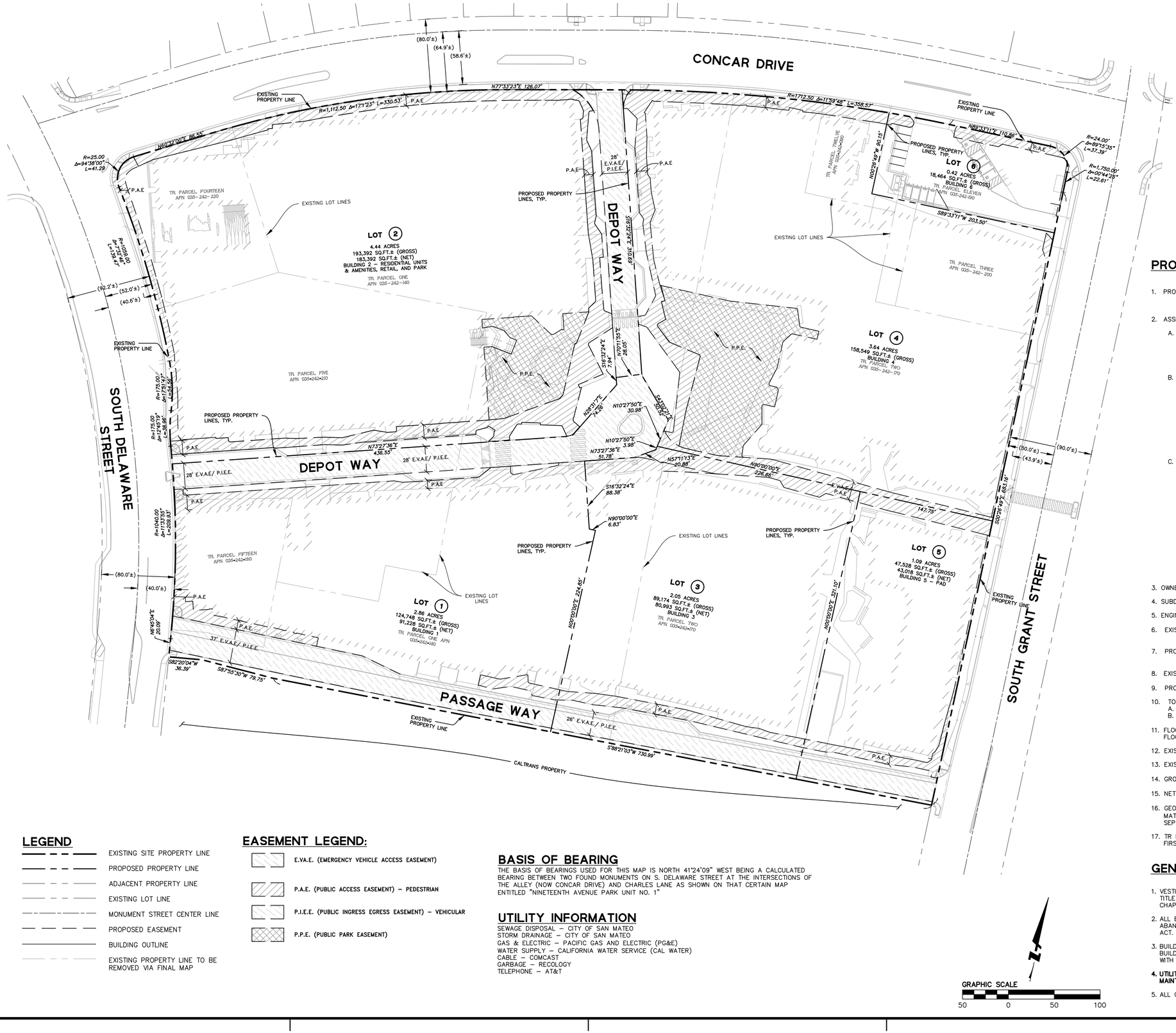
SHEET NUMBER
A8-1.8

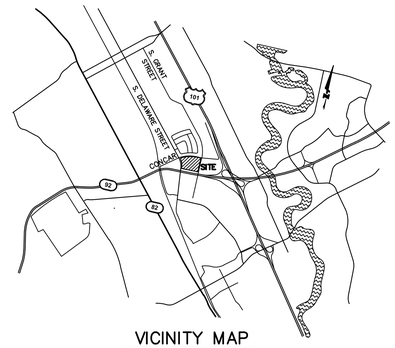
PROJECT NUMBER
16-10178

MVE + PARTNERS

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS





VICINITY MAP
NO SCALE

PROJECT INFORMATION

1. PROJECT ADDRESS: 640, 666, 690 CONCAR DRIVE, SAN MATEO, CA
   1855 SOUTH DELAWARE STREET, SAN MATEO, CA
   1820 & 1880 SOUTH GRANT STREET, SAN MATEO, CA

2. ASSESSORS PARCEL NO.:

   A. THE EXISTING CONDITION CONSISTS OF 8 PARCELS LISTED BELOW;

035-242-140 (TR. PARCEL ONE)	035-242-190 (TR. PARCEL ELEVEN)
035-242-170 (TR. PARCEL TWO)	035-242-090 (TR. PARCEL TWELVE)
035-242-200 (TR. PARCEL THREE)	035-242-220 (TR. PARCEL FOURTEEN)
035-242-210 (TR. PARCEL FIVE)	035-242-160 (TR. PARCEL FIFTEEN)

   B. THE PROPOSED CONDITION WILL CONSIST OF 6 LOTS, TO BE CREATED VIA MULTIPLE FINAL MAPS, AS PART OF A PHASED SUBDIVISION, IN ACCORDANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

   - LOTS 1, 3, AND 5 CONSIST OF A COMMON SUBTERRANEAN BASEMENT PARKING STRUCTURE WITH A SEISMIC JOINT ALONG THE PROPOSED PROPERTY LINE. LOTS 2 AND 4 CONSIST OF INDEPENDENT SUBTERRANEAN BASEMENT PARKING STRUCTURES.
   - A PUBLIC INGRESS EGRESS EASEMENT OVER DEPOT WAY (PRIVATELY OWNED ROAD) WILL BE PROVIDED OVER LOT 1 & 2 TO ALLOW PUBLIC VEHICULAR ACCESS.
   - A PUBLIC INGRESS EGRESS EASEMENT OVER PASSAGE WAY (PRIVATELY OWNED ROAD) WILL BE PROVIDED OVER LOTS 1, 3, & 5 TO ALLOW PUBLIC VEHICULAR ACCESS.

   C. IN ORDER TO REACH THE PROPOSED LOT CONFIGURATION SHOWN ON THIS SHEET, THE SUBDIVISION WILL BE DIVIDED INTO THE FOLLOWING FOUR (4) PHASES:

   1. INTERIM LOTS 1 & 2 ARE CREATED VIA FINAL MAP, MAINTAINING THE EXISTING WESTERLY SIDELINE OF TR. PARCEL TWO.

   2A. INTERIM LOTS A1 AND B1 ARE CREATED VIA FINAL MAP, BY THE MERGING AND RESUBDIVIDING OF TR. PARCELS TWO, ELEVEN & TWELVE. TR. PARCEL THREE REMAINS UNAFFECTED.

   2B. LOT 6 (SHOWN HERE) AND INTERIM LOT A2 ARE CREATED VIA FINAL MAP, BY THE MERGING AND RESUBDIVIDING OF INTERIM LOT A1, INTERIM LOT B1, AND EXISTING TR. PARCEL THREE.

   3. FINAL LOTS 1, 2, 3, 4, AND 5 (SHOWN HERE) ARE CREATED VIA FINAL MAP, BY THE MERGING AND RESUBDIVIDING OF INTERIM LOT A2, INTERIM LOT 1, AND INTERIM LOT 2.

3. OWNER OF EXISTING LOTS: SEE SHEET C0.1 LIST FOR OWNERSHIP INFORMATION
4. SUBDIVIDER INFORMATION: BRIAN J. MYERS, NUQUEST VENTURES, LLC, 415-593-8200
5. ENGINEER INFORMATION: PATRICK CHAN-RE C83189, BKF ENGINEERS, 408-467-9100
6. EXISTING LAND USE: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD), REGIONAL RETAIL
7. PROPOSED LAND USE: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD), MIXED USE (RESIDENTIAL UNITS AND AMENITIES, RETAILS & RESTAURANT)
8. EXISTING ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD)
9. PROPOSED ZONING: HAYWARD PARK STATION TRANSIT-ORIENTED DEVELOPMENT (TOD)
10. TOTAL NUMBER OF PROPOSED APARTMENT UNITS: 961
    A. RESIDENTIAL APARTMENT UNITS: 888
    B. AFFORDABLE UNITS: 73
11. FLOOD ZONE X (OTHER AREAS): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. EXISTING BUILDING AREA = 168,252 SF
13. EXISTING LANDSCAPE AREA = 72,008 SF
14. GROSS AREA = 631,856 SF± (TOTAL INCL. PASSAGE WAY & DEPOT WAY)
15. NET AREA = 575,702 SF± (NOT INCL. PASSAGE WAY & DEPOT WAY)
16. GEOTECHNICAL INVESTIGATION REPORT: "GEOTECHNICAL INVESTIGATION, PASSAGE AT SAN MATEO, CALIFORNIA" BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC DATED SEPTEMBER 14, 2018
17. TR PARCEL NUMBERS NOTED ON THIS PLAN IS BASED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NCS-817775-SA1 DATED JANUARY 19, 2018.

GENERAL NOTES

1. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH TITLE 26, CHAPTER 26.48 OF THE SAN MATEO CITY CHARTER AND MUNICIPAL CODE AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. ALL EXISTING PUBLIC EASEMENTS WITHIN THE BOUNDS OF THIS SUBDIVISION ARE TO BE ABANDONED VIA FINAL MAP IN ACCORDANCE WITH SECTION 66499.20.1 OF THE SUBDIVISION MAP ACT.
3. BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS.
4. **UTILITIES: IT IS ANTICIPATED THAT ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.**
5. ALL ON-SITE TREES ARE TO BE REMOVED DURING DEMOLITION PER ARBORIST RECOMMENDATIONS.

LEGEND

- EXISTING SITE PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING LOT LINE
- MONUMENT STREET CENTER LINE
- PROPOSED EASEMENT
- BUILDING OUTLINE
- EXISTING PROPERTY LINE TO BE REMOVED VIA FINAL MAP

EASEMENT LEGEND:

- E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT)
- P.A.E. (PUBLIC ACCESS EASEMENT) – PEDESTRIAN
- P.I.E.E. (PUBLIC INGRESS EGRESS EASEMENT) – VEHICULAR
- P.P.E. (PUBLIC PARK EASEMENT)

BASIS OF BEARING

THE BASIS OF BEARINGS USED FOR THIS MAP IS NORTH 41°24'09" WEST 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"

UTILITY INFORMATION

SEWAGE DISPOSAL – CITY OF SAN MATEO
STORM DRAINAGE – CITY OF SAN MATEO
GAS & ELECTRIC – PACIFIC GAS AND ELECTRIC (PG&E)
WATER SUPPLY – CALIFORNIA WATER SERVICE (CAL WATER)
CABLE – COMCAST
GARBAGE – RECOLOGY
TELEPHONE – AT&T

GRAPHIC SCALE
50 0 50 100

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (FAX)
408-467-9199
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
VESTING TENTATIVE MAP:
PROPOSED PARCELIZATION

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT IS TO BE RETURNED UPON REQUEST AND IS NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE + PARTNERS, INC. ALL RIGHTS RESERVED. © COPYRIGHT 2017

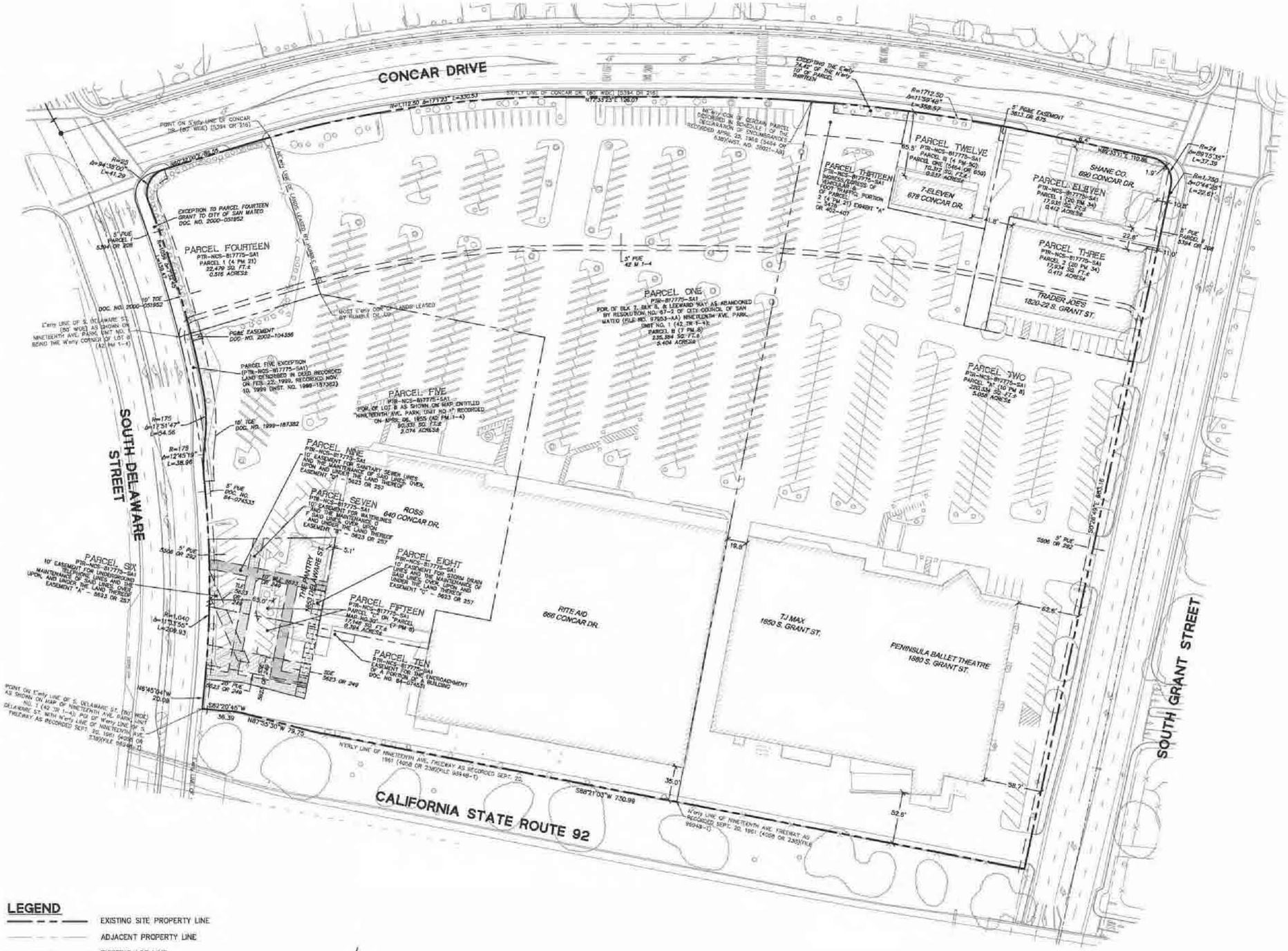
SHEET NUMBER
C0.0

PROJECT NUMBER
15-6120

FORMAL PLANNING

DRAWING NAME: V:\BKF\Civil\15120\15120 Concar Development - San Mateo\Land\MAPS\SHEETS\FINAL\00_0-SHEET_INDEX.dwg
PLOT DATE: 08/14/20
PLOT BY: Jay

© BKF ENGINEERS


CONCAR DRIVE
SOUTH DELAWARE STREET
SOUTH GRANT STREET
CALIFORNIA STATE ROUTE 92
PARCEL ONE
PARCEL TWO
PARCEL THREE
PARCEL FOUR
PARCEL FIVE
PARCEL SIX
PARCEL SEVEN
PARCEL EIGHT
PARCEL NINE
PARCEL TEN
PARCEL ELEVEN
PARCEL TWELVE
PARCEL THIRTEEN
PARCEL FOURTEEN
PARCEL FIFTEEN
7-ELEVEN 678 CONCAR DR.
SHANE CO. 690 CONCAR DR.
TRADER JOE'S 1820-24 S. GRANT ST.
ROSS 640 CONCAR DR.
RITE AID 666 CONCAR DR.
T.J. MAX 1650 S. GRANT ST.
PENINSULA BALLET THEATRE 1680 S. GRANT ST.
5' PG&E EASEMENT 5613 OR 875
5' PUE 42 M 1-4
5' PUE DOC. NO. 84-074533
5' PUE 5306 OR 292
5' PUE 5306 OR 292
5' PUE 5306 OR 292

© BKF ENGINEERS

CONCAR DRIVE

SOUTH DELAWARE STREET

SOUTH GRANT STREET

CALIFORNIA STATE ROUTE 92

PARCEL ONE
PARCEL TWO
PARCEL THREE
PARCEL FOUR
PARCEL FIVE
PARCEL SIX
PARCEL SEVEN
PARCEL EIGHT
PARCEL NINE
PARCEL TEN
PARCEL ELEVEN
PARCEL TWELVE
PARCEL THIRTEEN
PARCEL FOURTEEN
PARCEL FIFTEEN

7-ELEVEN
678 CONCAR DR.

SHANE CO.
690 CONCAR DR.

ROSS
640 CONCAR DR.

RITE AID
666 CONCAR DR.

TRADER JOE'S
1820-22 S. GRANT ST.

TJ MAX
1850 S. GRANT ST.

PENINSULA BALLET THEATRE
1880 S. GRANT ST.

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- MONUMENT STREET CENTERLINE
- EASEMENT LINE
- GAS MAIN
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT UTILITY TRENCH
- OVER HEAD WIRE
- UNDERGROUND TELEPHONE
- CABLE TV
- AT&T
- STREET LIGHT ELECTRIC
- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC PULLBOX
- GAS METER
- SANITARY SEWER MANHOLE

ABBREVIATIONS

BLDG	BUILDING
BP	BACKFLOW PREVENTOR (SSCO)
BW	BACK OF WALK
CONC	CONCRETE
CTV	CABLE TELEVISION
DWY	DRIVEWAY
FL	FLOW LINE
FNC	FENCE
GI	GREEN INFRASTRUCTURE
GRD	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
LG	LIP OF GUTTER
LT	LIGHT
MPOE	MINIMUM POINT OF ENTRY
O/H	OVERHEAD ELECTRIC
O/D	OVERFLOW DRAIN
SDCB	STORM DRAIN CATCH BASIN
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
SIG	SIGNAL
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TCD	TRASH CAPTURE DEVICE
TR	TREE
V	VAULT
WB	WATER BOX
WO	WOOD

GRAPHIC SCALE
50 0 50 100

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

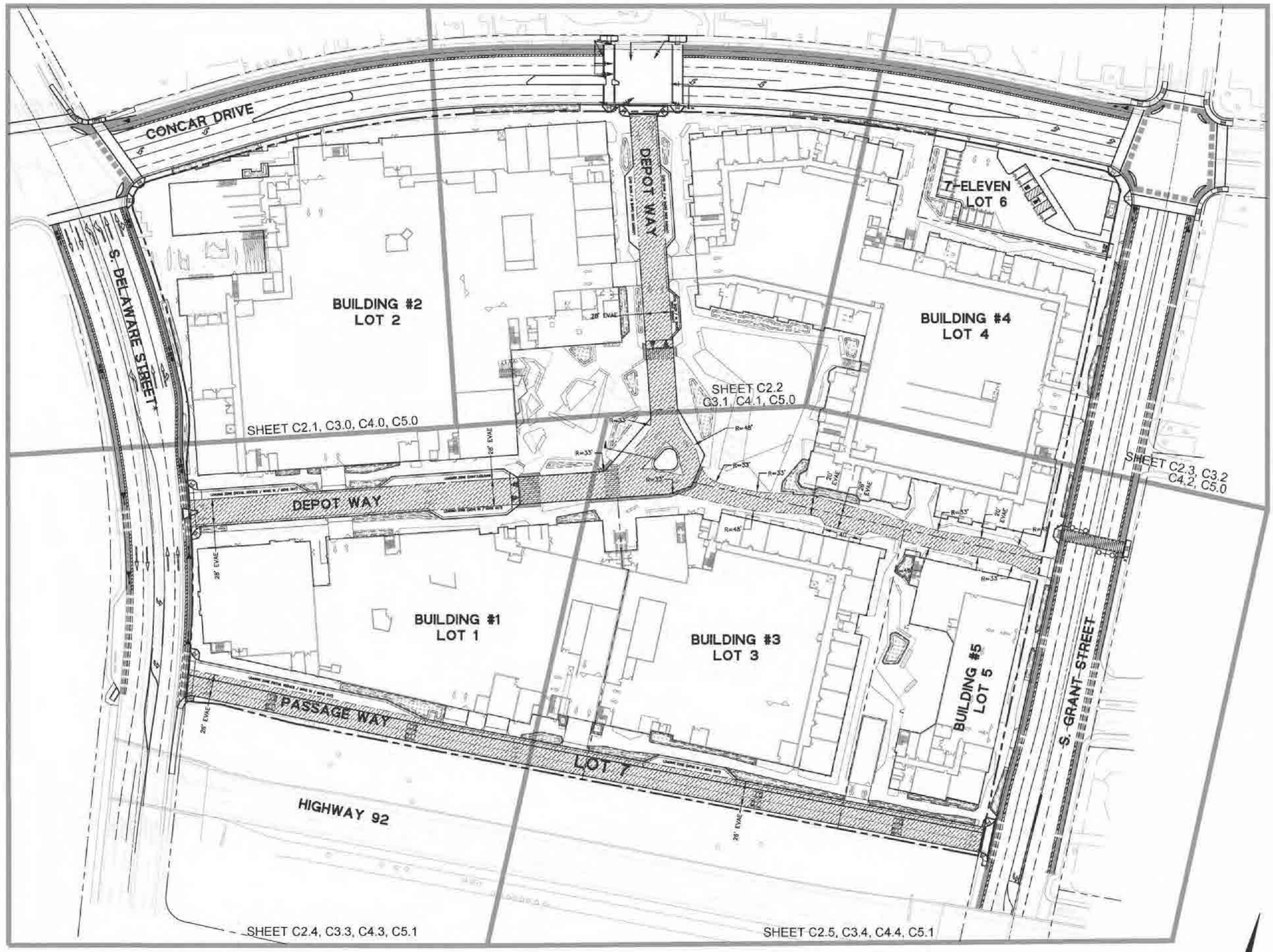
SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C1.0

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)

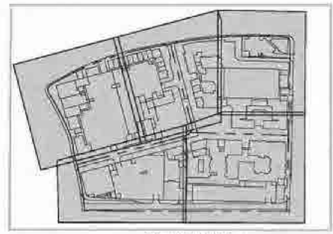
NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 28' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTRIAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

*DELAWARE ST NOTE:

PER SAN MATEO BICYCLE MASTER PLAN ADOPTED IN APRIL 2020, CLASS IV "CYCLE TRACK" BIKE LANES SHALL BE REQUIRED ALONG THE DELAWARE ST. FRONTAGE. DESIGN OF THESE BIKE FACILITIES IN CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR IMPROVEMENTS ALONG DELAWARE ST, BUT WILL NOT CONFLICT WITH THE PROPOSED BUILDINGS. THE IMPROVEMENTS SHALL MEET APPLICABLE STANDARDS FOR LANE WIDTHS AND CYCLE TRACK DIMENSIONS.

GRAPHIC SCALE
50 0 50 100



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHX)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

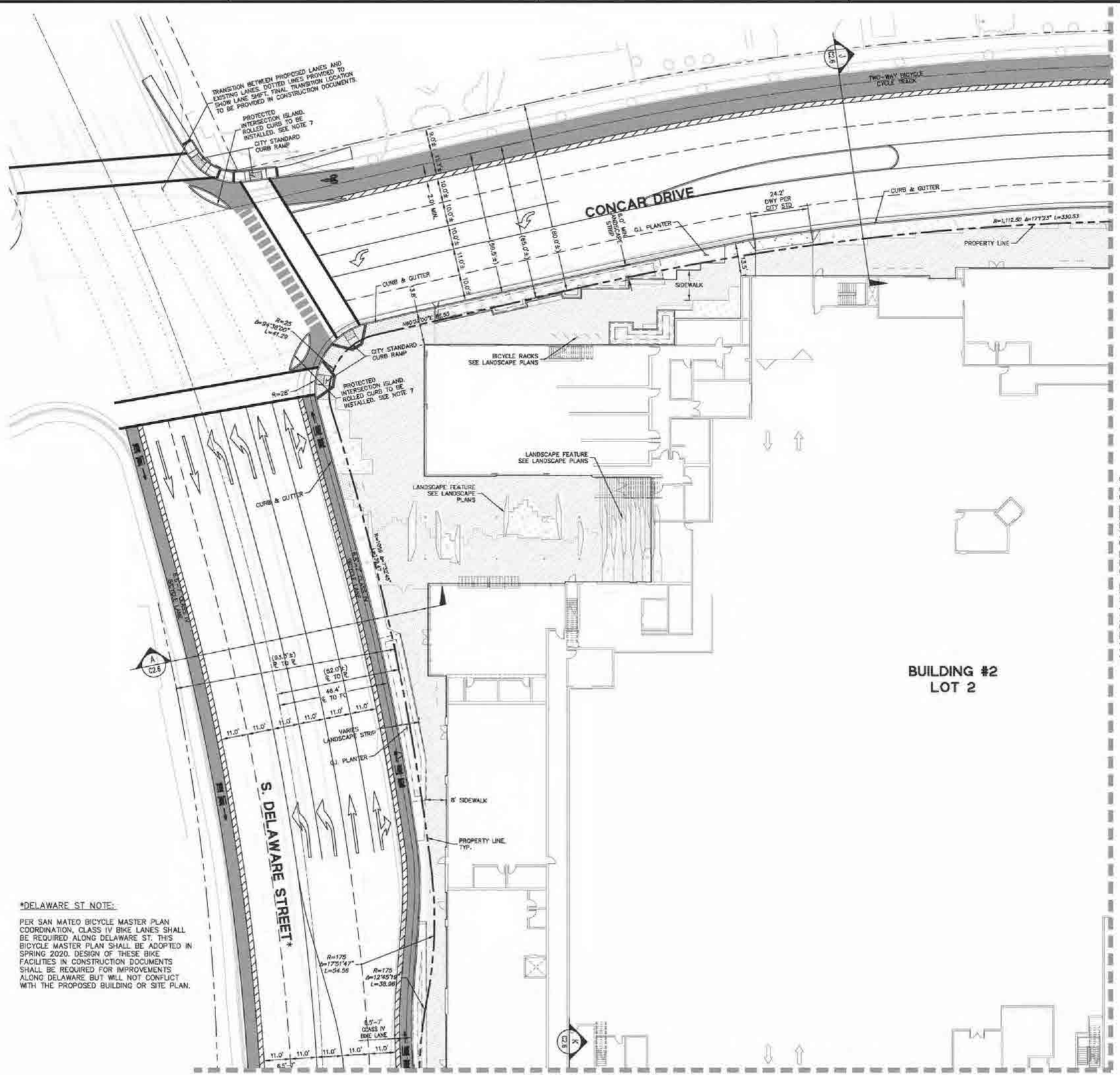
SHEET TITLE
OVERALL PRELIMINARY SITE PLAN

SHEET NUMBER
C2.0

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION, 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING, 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

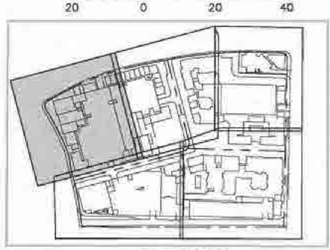
NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 28' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTRIAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

*DELAWARE ST NOTE:

PER SAN MATEO BICYCLE MASTER PLAN COORDINATION, CLASS IV BIKE LANES SHALL BE REQUIRED ALONG DELAWARE ST. THIS BICYCLE MASTER PLAN SHALL BE ADOPTED IN SPRING 2020. DESIGN OF THESE BIKE FACILITIES IN CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR IMPROVEMENTS ALONG DELAWARE BUT WILL NOT CONFLICT WITH THE PROPOSED BUILDING OR SITE PLAN.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHONE)
408-467-9199 (FAX)

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

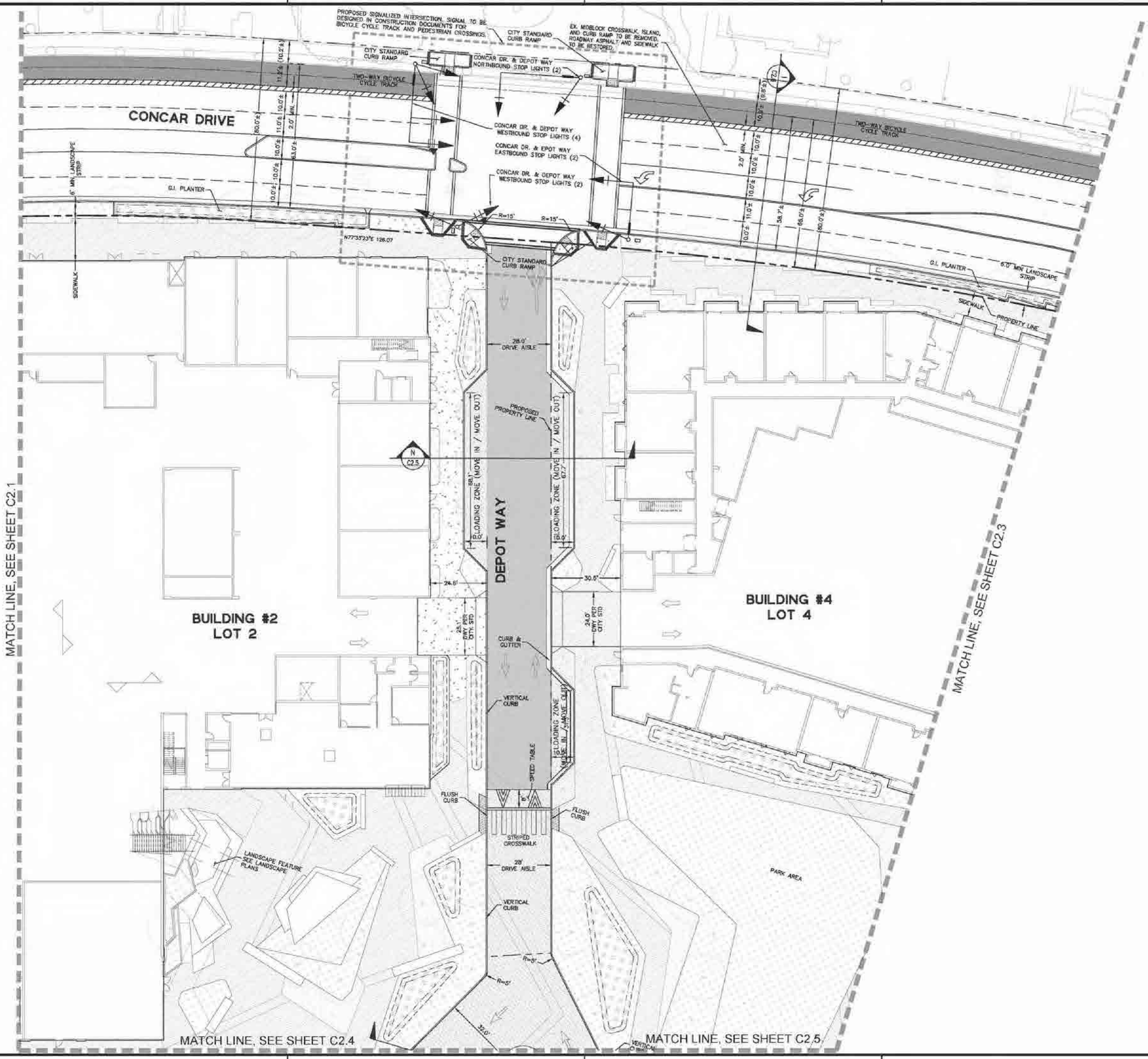
SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2.1

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



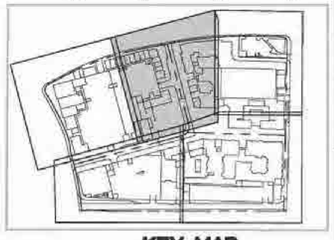
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION. 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING. 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 28' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTRIAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHX)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

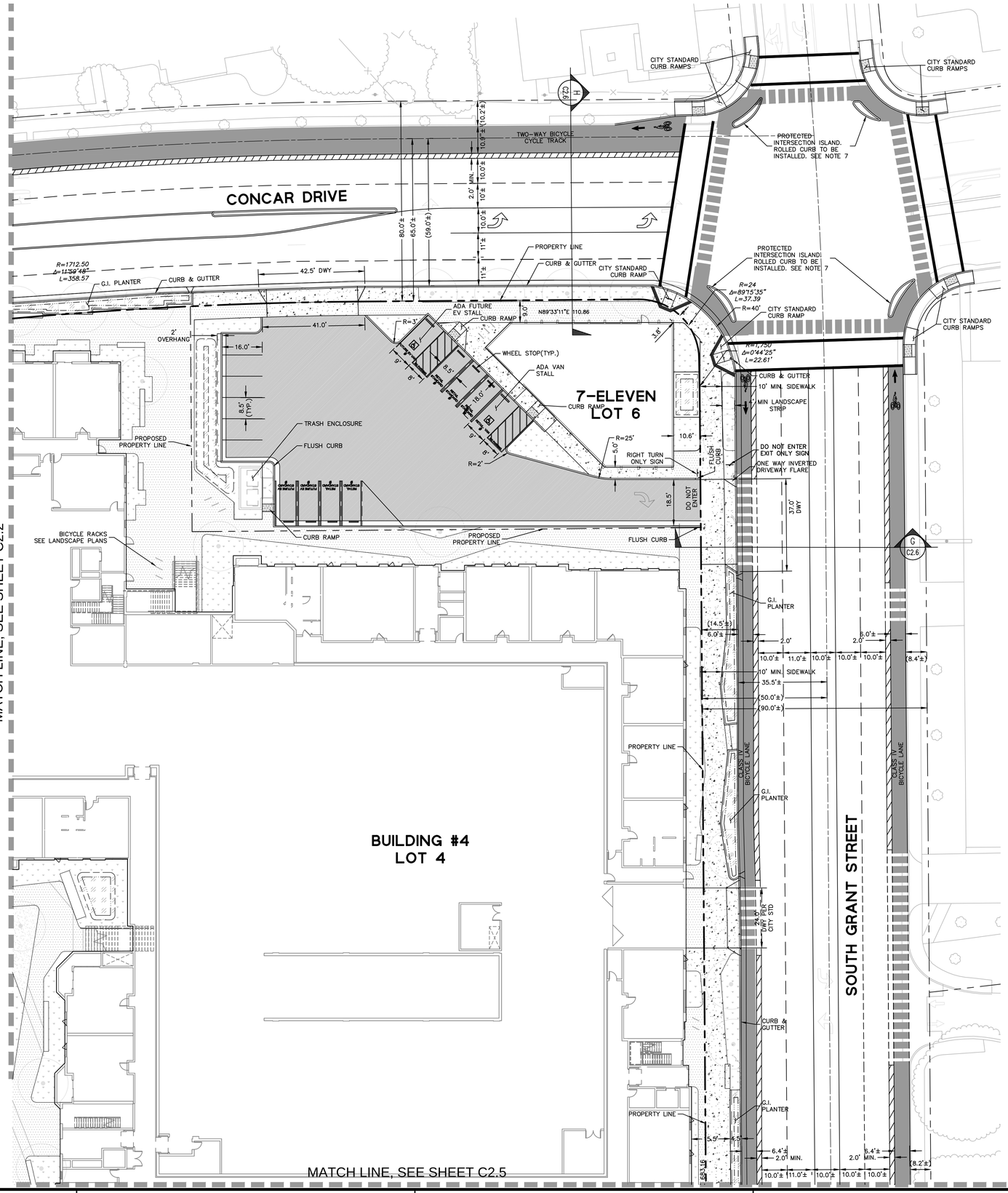
SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2.2

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



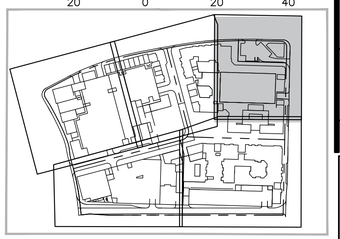
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION. 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING. 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 26' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTIRAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PH)
408-467-9199 (FAX)
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY SITE PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO BKF ENGINEERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED FOR ANY OTHER PURPOSE OR REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF BKF ENGINEERS. ALL RIGHTS RESERVED. © COPYRIGHT 2021

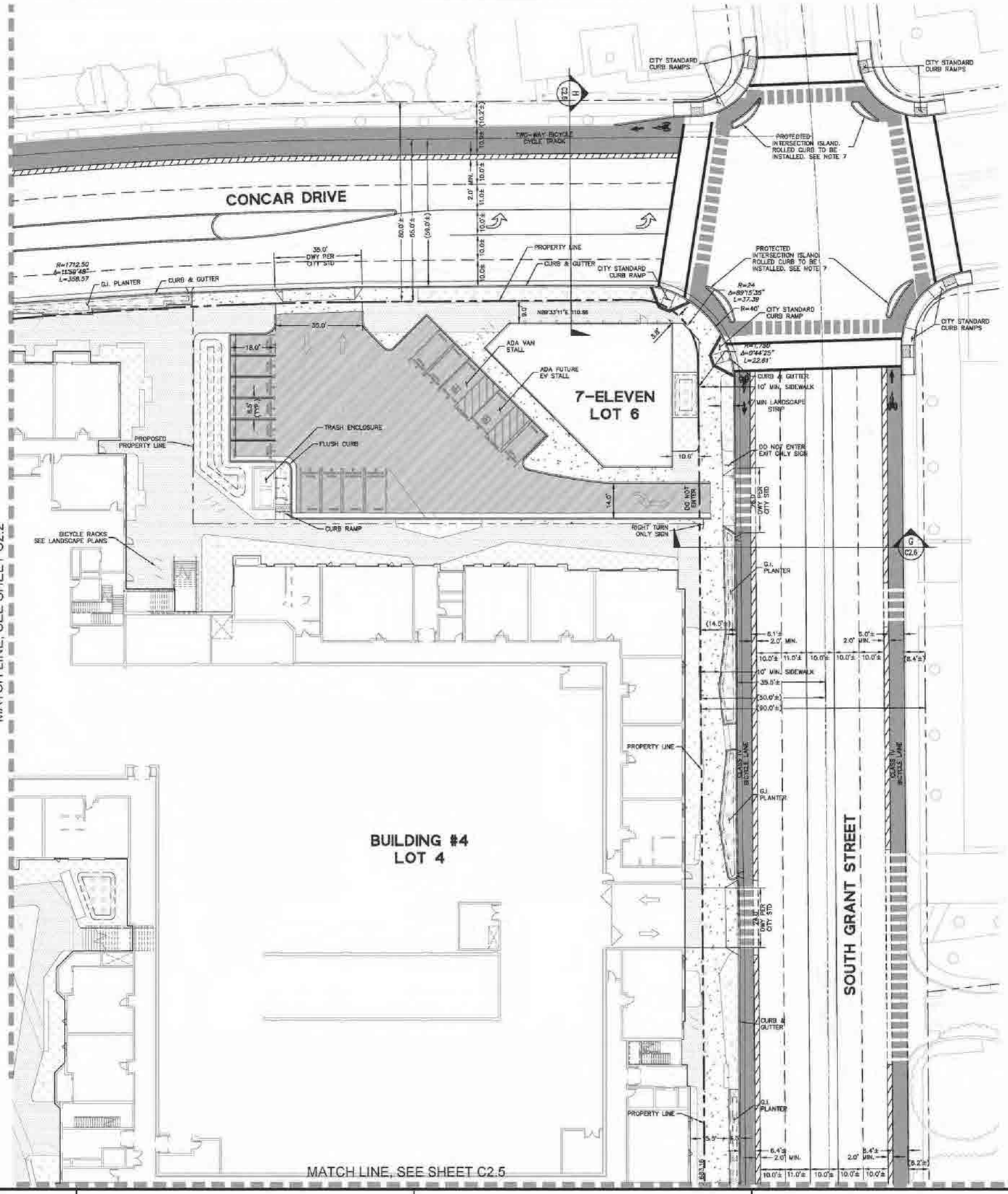
SHEET NUMBER
C2.3

PROJECT NUMBER
15-6120

FORMAL PLANNING

DRAWING NAME: \\BKF-SJ\Civil\PROJECTS\15120 Concar Drive\CAD\PLANNING\SHEETS\PSMA\C02.3-PSMP.dwg
PLOT DATE: 04/14/20
PLOT BY: Eric

© BKF ENGINEERS



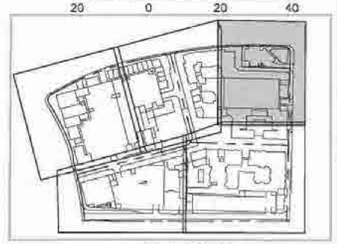
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION, 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING, 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 28' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTRIAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

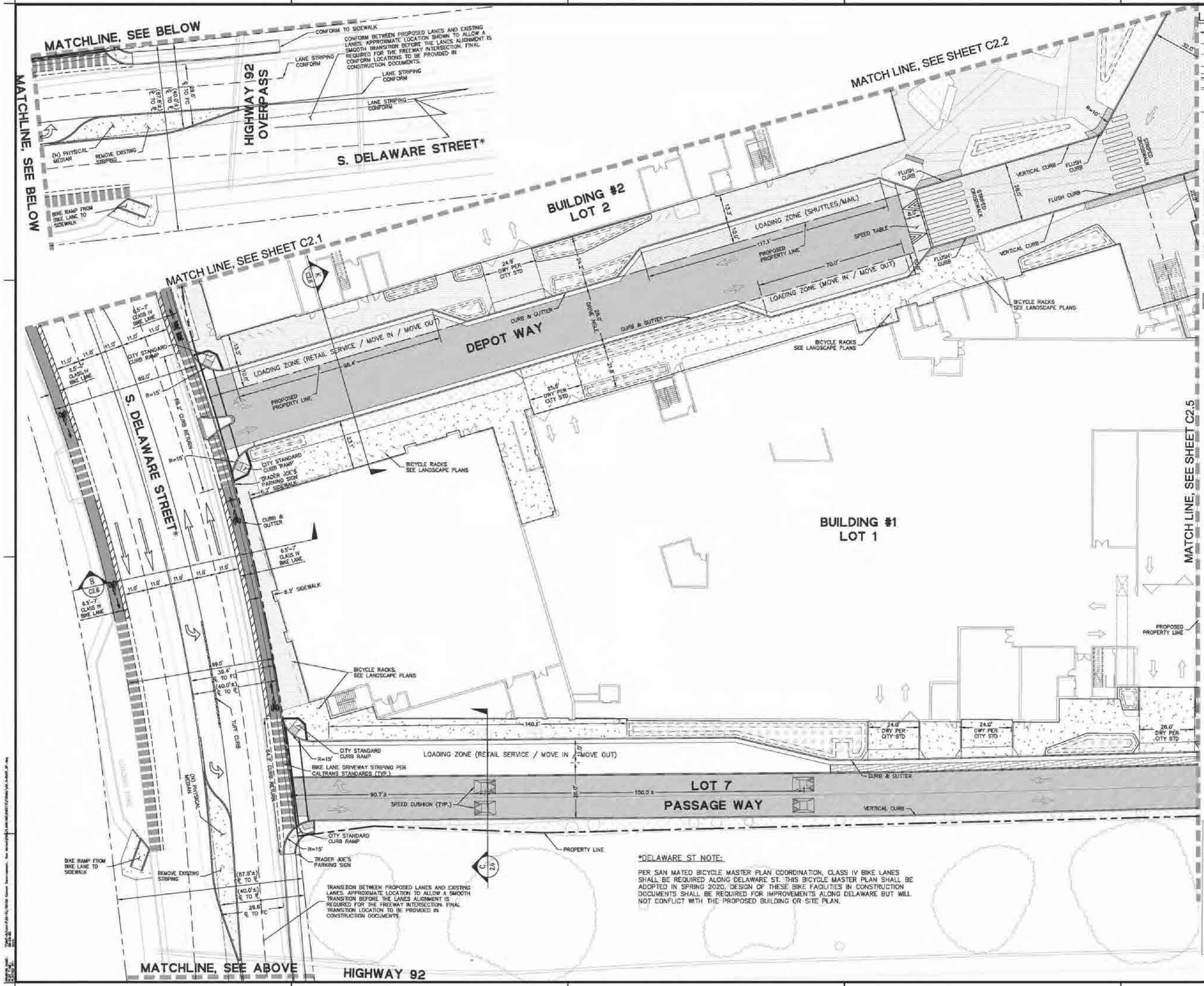
SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2.3A

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION. 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING. 8" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

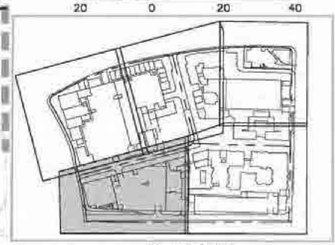
NOTES

1. WEIGHT RATING FOR EVAE PER CITY OF SAN MATEO ORDINANCE REQUIREMENTS IS MINIMUM OF 68,000 POUNDS FOR THE FIRST LIFT OF PAVEMENT APPLIED WHICH SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS.
2. PUBLIC HALF STREET OVERLAY SHALL BE SHOWN AS PAVEMENT RESTORATION ALONG THE PROPERTY FRONTAGES AND FULL STREET OVERLAY SHALL BE NEEDED WHERE DEEMED NECESSARY BY CITY INSPECTOR.
3. SETBACKS FROM THE BUILDINGS TO ALL PROPERTY LINES ARE PROVIDED, INCLUDING INTERIOR PROPERTY LINES.
4. PER COORDINATION WITH SAMTRANS, IT WAS DETERMINED THAT A BUS SHELTER/STOPS ALONG CONCAR AND DELAWARE WILL NOT BE NEEDED. THE ON-SITE TRANSIT HUB WILL HELP SHUTTLE RESIDENTS TO AND FROM ANY PUBLIC TRANSPORTATION IN THE AREA.
5. ALL FIRE ACCESS LANES ARE MINIMUM 20' WIDE WITH 26' FOR AERIAL ACCESS AND WHERE ADJACENT TO A HYDRANT.
6. THE INSTALLATION OR USE OF BARRICADES, FENCES, OR GATES ACROSS EMERGENCY VEHICLE ACCESS ROADS DURING CONSTRUCTION SHALL HAVE PRIOR APPROVAL OF THE CITY OF SAN MATEO FIRE CHIEF.
7. PER COORDINATION WITH TRAFFIC GROUP AND DEVELOPER, IMPROVEMENT TO ACCESSIBILITY BY BIKES AND PEDESTRIANS WERE RECOMMENDED FOR PROTECTED INTERSECTIONS AT CONCAR/DELAWARE & GRANT/CONCAR, CYCLE TRACK ON CONCAR, HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO. THE IMPROVEMENTS ON DELAWARE ARE PENDING BASED ON RECOMMENDATIONS FROM THE BICYCLE MASTER PLAN. CONCEPTUAL DESIGN IS PROVIDED FOR CITY'S REVIEW FOR THE PROTECTED INTERSECTIONS, SIGNALIZED INTERSECTION, AND HAWK SIGNAL ON GRANT MIDBLOCK ALIGNED WITH THE PASEO.
8. HARDSCAPE BARRIER WAS PROVIDED ON DELAWARE TO RESTRICT LEFT TURNS FROM PASSAGE WAY TO DELAWARE. HINES DRIVEWAY SHALL NOT HAVE ANY RESTRICTIONS.
9. CONCEPTUAL SIGNALIZED INTERSECTION IS PROVIDED ON DEPOT WAY/CONCAR.
10. PEDESTRIAN CROSSING ON GRANT, TRAFFIC SIGNAL ON CONCAR AT DEPOT, PEDESTRIAN CROSSWALK REMOVAL ON CONCAR, BIKE & PEDESTRIAN IMPROVEMENTS AT CONCAR/DELAWARE AND CONCAR/GRANT SIGNALIZED INTERSECTIONS ARE PROVIDED HEREON.

*DELAWARE ST NOTE:

PER SAN MATEO BICYCLE MASTER PLAN COORDINATION, CLASS IV BIKE LANES SHALL BE REQUIRED ALONG DELAWARE ST. THIS BICYCLE MASTER PLAN SHALL BE ADOPTED IN SPRING 2020. DESIGN OF THESE BIKE FACILITIES IN CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR IMPROVEMENTS ALONG DELAWARE BUT WILL NOT CONFLICT WITH THE PROPOSED BUILDING OR SITE PLAN.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOICE)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2.4

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

MATCH LINE, SEE SHEET C2.2

MATCH LINE, SEE SHEET C2.3

MATCH LINE, SEE SHEET C2.4

BUILDING #4
LOT 4

BUILDING #1
LOT 1

BUILDING #3
LOT 3

BUILDING #5.
LOT 5

LOT 7
PASSAGE WAY

DEPOT WAY

S. GRANT STREET

HIGHWAY 92

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT STREET CENTER LINE
- EMERGENCY VEHICLE ACCESS EASEMENT LINE
- CURB AND GUTTER
- VERTICAL CURB
- SFPUC G.I. CURB CUT WITH GUTTER MODIFICATION
- BUILDING OUTLINE
- DRIVEWAY PER CITY STANDARDS
- BIORETENTION AREA
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- RUBBERFORM BRAND MODULAR SPEED CUSHION, 78"x120" CONFIGURATION SHOWN, DEVELOPER TO DETERMINE BEST FIT.
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING. 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.

VERTICAL CURB
ROLLED CURB
FLUSH CURB
STRIPED CROSSWALK
BICYCLE RACKS SEE LANDSCAPE PLANS
PROPOSED PROPERTY LINE
INFORMATIONAL SIGN "PEDESTRIAN & BICYCLE ACCESS THROUGH PLAZA TO DEPOT WAY STREET"
PROPOSED HAWK SIGNAL SEE NOTE 7
NEW MID-BLOCK CROSSING SEE NOTE 7
CURB RAMP WIDENED FOR BICYCLE ACCESS
PROPOSED HAWK SIGNAL
6" TO 3" CURB TRANSITION
COLLAPSIBLE BOLLARDS
20.0' WIDE FIRE ACCESS ONLY
G.I. PLANTER
CLASS IV BICYCLE LANE
BIKE LANE DRIVEWAY STRIPING PER CALTRANS STANDARDS (TYP.)
10' MIN. SIDEWALK & LANDSCAPE STRIP
24.0' DWY PER CITY STD
26.0' DWY PER CITY STD
LOADING ZONE (MOVE IN / MOVE OUT)
SPEED CUSHION (TYP.)
26.0' DRIVE AISLE
CURB & GUTTER
VERTICAL CURB
CITY STANDARD CURB RAMP
49.0' CURB RETURN
BICYCLE RACKS SEE LANDSCAPE PLANS
GRAPHIC SCALE
20 0 20 40
KEY MAP NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOICE)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

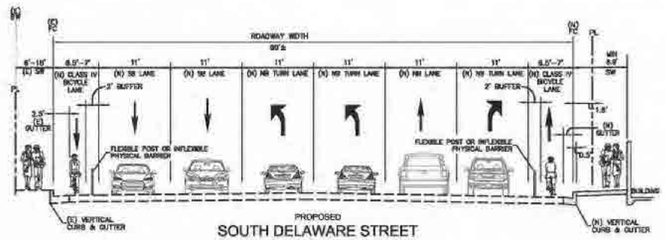
SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2.5

PROJECT NUMBER
15-8120

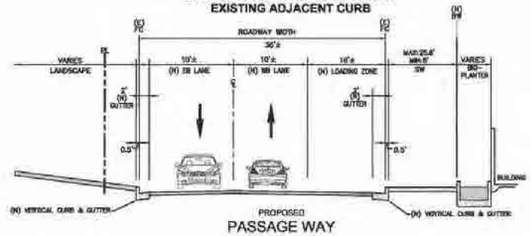
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



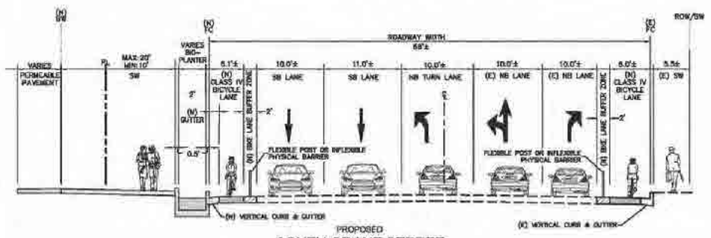
PROPOSED
SOUTH DELAWARE STREET
(LOOKING NORTH)

TYPICAL SECTION — A
SCALE: NTS
EXISTING TWO-LANE ROADWAY WITH SEPARATED BIKE LANE-1 WAY EXISTING ADJACENT CURB



PROPOSED
PASSAGE WAY
(LOOKING WEST)

TYPICAL SECTION — D
SCALE: NTS
PROPOSED TWO-LANE ROADWAY

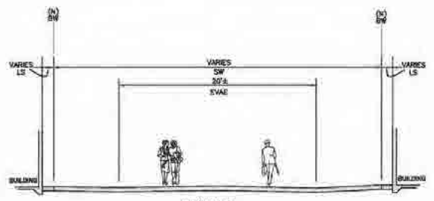


PROPOSED
SOUTH GRANT STREET
(LOOKING NORTH)

TYPICAL SECTION — G
SCALE: NTS
EXISTING TWO-LANE ROADWAY

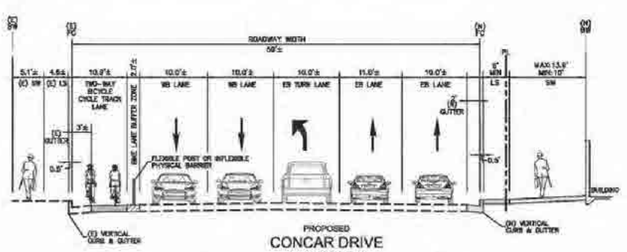
PROPOSED
CONCAR DRIVE
(LOOKING EAST)

TYPICAL SECTION — J
SCALE: NTS
EXISTING TWO-LANE ROADWAY



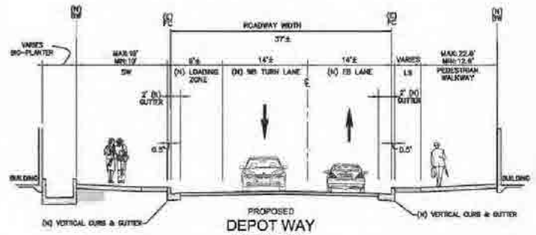
PROPOSED
COURT YARD
(LOOKING EAST)

TYPICAL SECTION — M
SCALE: NTS
PROPOSED WALKWAY



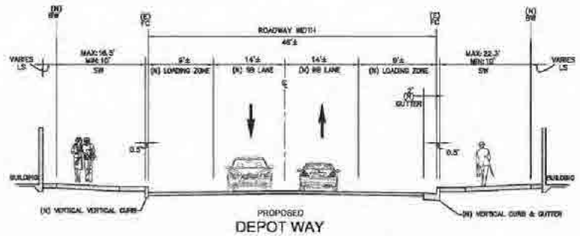
PROPOSED
CONCAR DRIVE
(LOOKING EAST)

TYPICAL SECTION — H
SCALE: NTS
EXISTING TWO-LANE ROADWAY



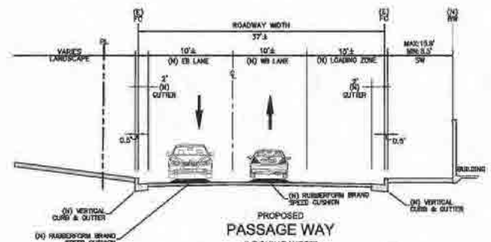
PROPOSED
DEPOT WAY
(LOOKING EAST)

TYPICAL SECTION — K
SCALE: NTS
PROPOSED TWO-LANE ROADWAY



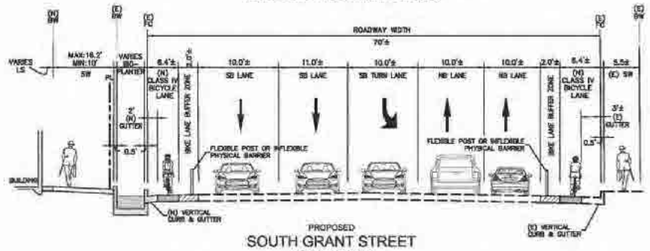
PROPOSED
DEPOT WAY
(LOOKING NORTH)

TYPICAL SECTION — N
SCALE: NTS
PROPOSED TWO-LANE ROADWAY



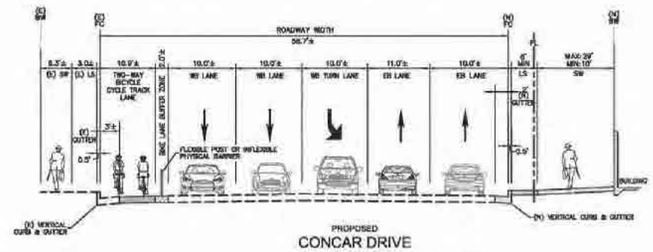
PROPOSED
PASSAGE WAY
(LOOKING WEST)

TYPICAL SECTION — C
SCALE: NTS
PROPOSED TWO-LANE ROADWAY



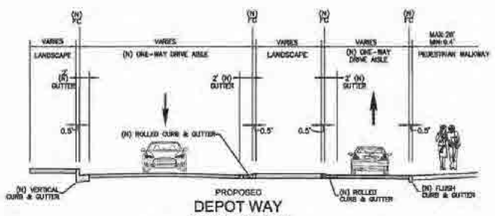
PROPOSED
SOUTH GRANT STREET
(LOOKING NORTH)

TYPICAL SECTION — F
SCALE: NTS
EXISTING TWO-LANE ROADWAY



PROPOSED
CONCAR DRIVE
(LOOKING EAST)

TYPICAL SECTION — I
SCALE: NTS
EXISTING TWO-LANE ROADWAY



PROPOSED
DEPOT WAY
(LOOKING NORTHEAST)

TYPICAL SECTION — L
SCALE: NTS
PROPOSED ONE-LANE ROUNDABOUT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (TEL)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY SECTIONS

SHEET NUMBER
C2.6

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

CONCAR DRIVE

S. DELAWARE STREET

BUILDING #2
LOT 2

FIRST FLOOR:
FF=103.8

FIRST FLOOR:
FF=101.7

MATCH LINE, SEE SHEET C3.1

MATCH LINE, SEE SHEET C3.3

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CURB AND GUTTER
- VERTICAL CURB
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- AD — AREA DRAIN
- JB — JUNCTION BOX
- (TC XX.XX+) — EXISTING ELEVATION
- TC XX.XX — PROPOSED ELEVATION

GRAPHIC SCALE
20 0 20 40

KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C3.0

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

CONCAR DRIVE

DEPOT WAY

BUILDING #2
LOT 2

BUILDING #4
LOT 4

FIRST FLOOR: FF=103.0

FIRST FLOOR: FF=102.7

FIRST FLOOR: FF=103.3

FIRST FLOOR: FF=103.8

MATCH LINE, SEE SHEET C3.0

MATCH LINE, SEE SHEET C3.2

MATCH LINE, SEE SHEET C3.3

MATCH LINE, SEE SHEET C3.4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CURB AND GUTTER
- VERTICAL CURB
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- AD — AREA DRAIN
- JB — JUNCTION BOX
- (TC XX.XX±) — EXISTING ELEVATION
- TC XX.XX — PROPOSED ELEVATION

GRAPHIC SCALE
20 0 20 40

KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHONE)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

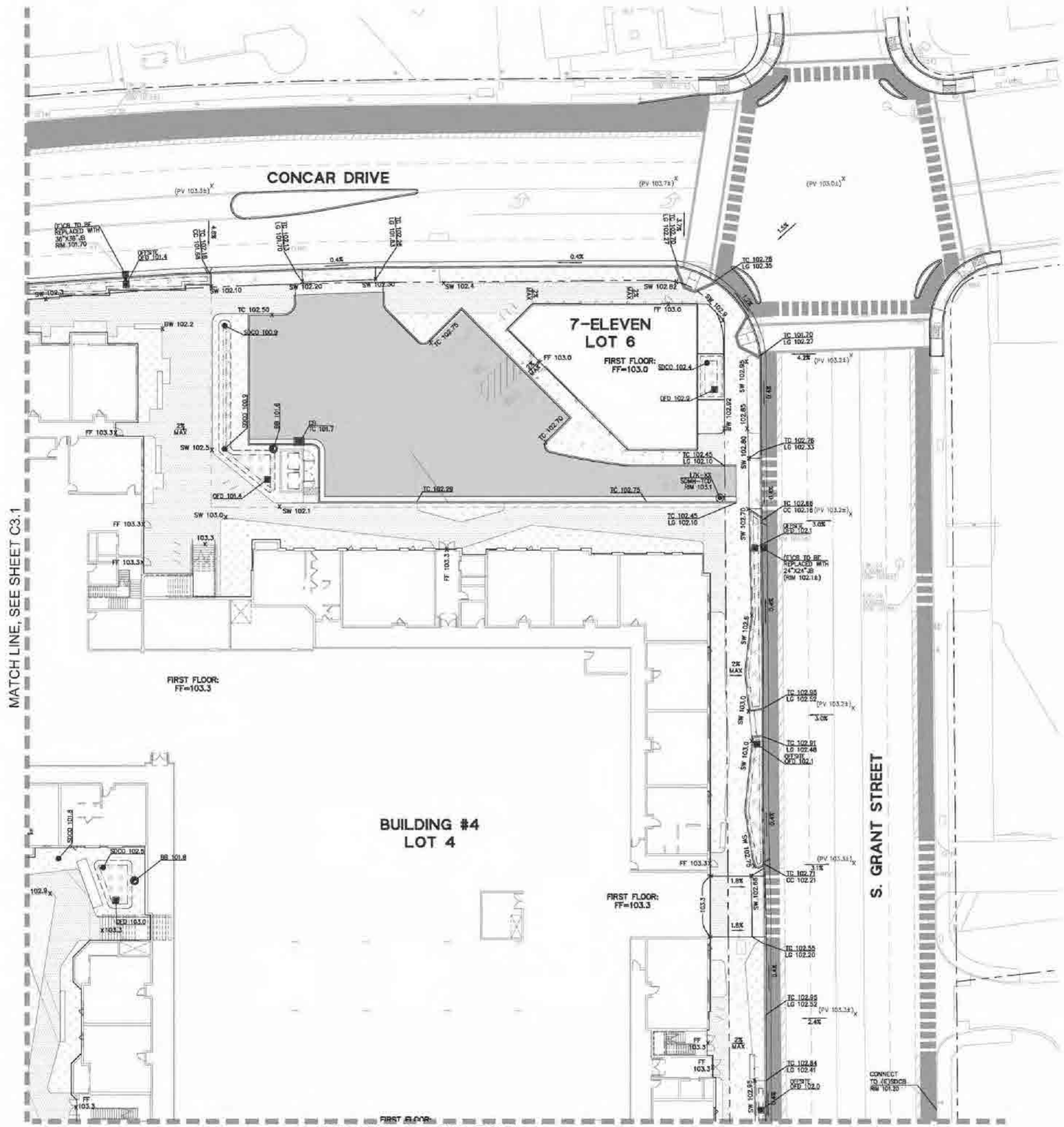
SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C3.1

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

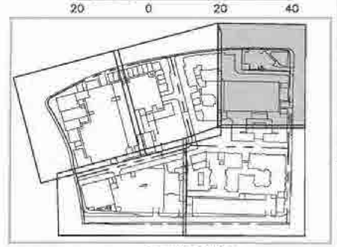
© BKF ENGINEERS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CURB AND GUTTER
- VERTICAL CURB
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- AD — AREA DRAIN
- JB — JUNCTION BOX
- (TC XX.XX+) — EXISTING ELEVATION
- TC XX.XX — PROPOSED ELEVATION

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PH)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C3.2

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

MATCH LINE, SEE SHEET C3.0

MATCH LINE, SEE SHEET C3.1

FIRST FLOOR: FF=103.8

BUILDING #2
LOT 2

DEPOT WAY

FIRST FLOOR: FF=103.8

BUILDING #1
LOT 1

LOT 7
PASSAGE WAY

S. DELAWARE STREET

BIKE RAMP FROM BIKE LANE TO SIDEWALK, MAX. 5% SLOPE. GRADING TO CONFORM TO EXISTING SIDEWALK GRADES IN CONSTRUCTION DOCUMENTS.

MATCH LINE, SEE SHEET C3.4

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CURB AND GUTTER
- VERTICAL CURB
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- AD — AREA DRAIN
- JB — JUNCTION BOX
- (TC XX.XX±) — EXISTING ELEVATION
- TC XX.XX — PROPOSED ELEVATION

GRAPHIC SCALE
20 0 20 40

KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C3.3

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

MATCH LINE, SEE SHEET C3.1

MATCH LINE, SEE SHEET C3.2

MATCH LINE, SEE SHEET C3.3

BUILDING #4
LOT 4
FIRST FLOOR:
FF=103.3

BUILDING #5
LOT 5
FIRST FLOOR:
FF=103.0

BUILDING #3
LOT 3
FIRST FLOOR:
FF=103.5

DEPOT WAY

LOT 7
PASSAGE WAY

S. GRANT STREET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CURB AND GUTTER
- VERTICAL CURB
- SLOPE TO DRAIN (LANDSCAPE)
- SLOPE TO DRAIN (HARDSCAPE)
- PATH OF OVERLAND RELEASE
- SDMH — STORM DRAIN MANHOLE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- AD — AREA DRAIN
- JB — JUNCTION BOX
- (TC XX.XX±) — EXISTING ELEVATION
- TC XX.XX — PROPOSED ELEVATION

GRAPHIC SCALE
20 0 20 40

KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHONE)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

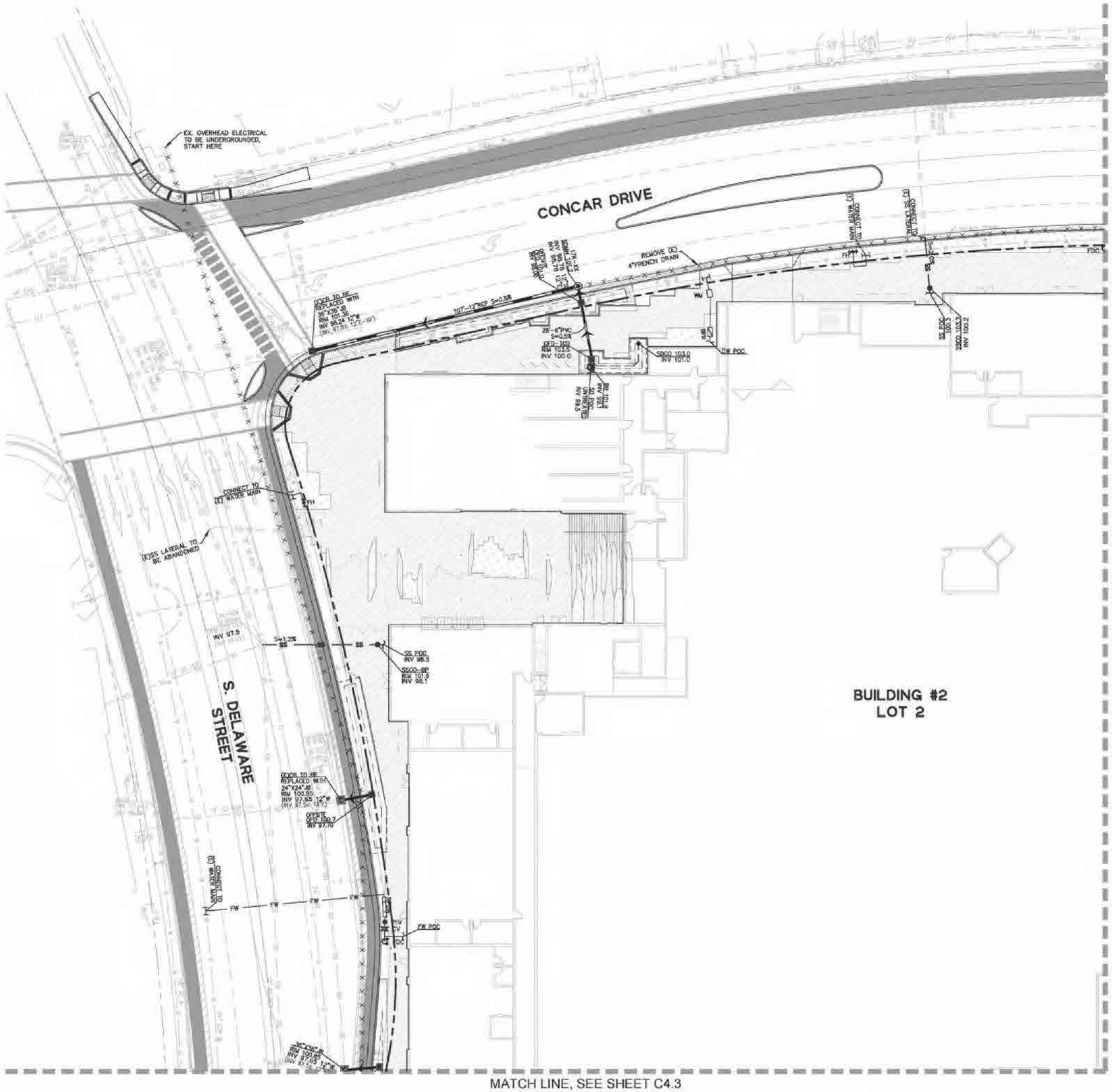
SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NUMBER
C3.4

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



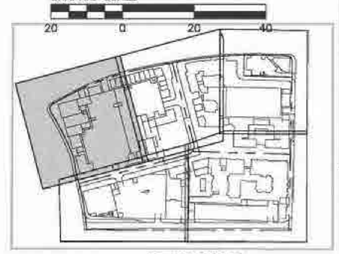
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- JT — JOINT TRENCH
- W — DOMESTIC WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- DI — DRAIN INLET
- OFD — OVERFLOW DRAIN
- AD — AREA DRAIN
- SDCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- BB — BUBBLER BOX
- JB — JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- RPPA — REDUCED PRESSURE PRINCIPLE ASSEMBLY
- UCD — TRANSFORMER (BY OTHERS)

UTILITY NOTES

1. ABANDONED EXISTING LATERALS SHALL BE CAPPED AT THE MAIN AND GROUT FILLED.
2. BACKFLOW PREVENTORS WILL BE INSTALLED IN ALL SEWER LATERAL STRUCTURE WHEN THEIR RIM ELEVATION IS LOWER THEN EXISTING PUBLIC SEWER STRUCTURE RIM ELEVATION AND WILL BE ABBREVIATED BY "BP".
3. ALL SD AND SS LATERALS WILL BE REQUIRED TO CCTV TO DETERMINE CONDITION AND REPAIRS NEEDED.
4. A UFES PROJECT WILL BE REQUIRED TO BE COMPLETED PRIOR TO CONCAR PASSAGE PROJECT IN ORDER TO PREVENT SSO.
5. TRASH CAPTURE DEVICES TO BE INSTALLED ON ON-SITE STORM DRAIN STRUCTURES THAT SHALL BE LEAVING THE SITE AND SHALL BE ABBREVIATED BY "TCD". TCD SHALL BE FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NUMBER
C4.0

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

CONCAR DRIVE

DEPOT WAY

BUILDING #2
LOT 2

BUILDING #4
LOT 4

(E)SS LATERAL TO BE ABANDONED

(E)MH TO BE REPLACED WITH 36"X36" MH RIM 102.75 (INV 95.65± 6"W) (INV 95.65± 12"W)

OFFSITE QFD 101.8 INV 98.62

145'-12"RCP S=0.2%

CONNECT TO (E) WATER MAIN

(E)CB TO BE REPLACED WITH 24"X24" CB (INV 98.5±)

BELOW GRADE TRANSFORMER (BY OTHERS)

MPOE (BY OTHERS)

QFD 102.0 INV 98.0

SDCO 101.5 INV 99.5

SDCO 100.7 INV 95.7

(E) FH

FDC

PIV RPDA

BFP

SS POC

SSCO 102.2

SD POC UNTREATED INV 99.5

BB 101.8 INV 99.1

SDMH 103.2 INV 99.13

QFD 103.5 INV 100.6

40'-6"PERF S=0.5%

SDCO 103.0 INV 101.0

SDCO 102.7 INV 100.7

18'-6"PERF S=0.5%

QFD 102.8 INV 99.5

45'-6"PVC S=0.5%

37'-8"PVC S=0.5%

52'-6"PVC S=0.5%

QFD 102.8 INV 99.4

BB 103.0 INV 98.3

QFD 102.5 INV 99.8

QFD 102-3 INV 100.3

<-180'-16"PVC S=0.5%

QFD 101.0 INV 100.0

SD POC UNTREATED INV 99.5

SDCO 102.5 INV 100.5

SDCO 101.4 INV 99.4

SDCO 102.8 INV 100.0

BB 101.8 INV 99.1

SD POC UNTREATED INV 99.5

SD POC TREATED INV 99.5

QFD 103.0 INV 100.0

MATCH LINE, SEE SHEET C4.0

MATCH LINE, SEE SHEET C4.2

MATCH LINE, SEE SHEET C4.3

MATCH LINE, SEE SHEET C4.4

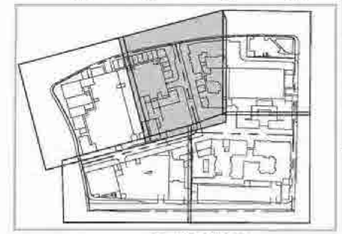
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- JT — JOINT TRENCH
- W — DOMESTIC WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- DI — DRAIN INLET
- OFD — OVERFLOW DRAIN
- AD — AREA DRAIN
- SDCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- BB — BUBBLER BOX
- JB — JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- RPPA — REDUCED PRESSURE PRINCIPLE ASSEMBLY
- UCD — TRANSFORMER (BY OTHERS)

UTILITY NOTES

1. ABANDONED EXISTING LATERALS SHALL BE CAPPED AT THE MAIN AND GROUT FILLED.
2. BACKFLOW PREVENTORS WILL BE INSTALLED IN ALL SEWER LATERAL STRUCTURE WHEN THEIR RIM ELEVATION IS LOWER THEN EXISTING PUBLIC SEWER STRUCTURE RIM ELEVATION AND WILL BE ABBREVIATED BY "BP".
3. ALL SD AND SS LATERALS WILL BE REQUIRED TO CCTV TO DETERMINE CONDITION AND REPAIRS NEEDED.
4. A UFES PROJECT WILL BE REQUIRED TO BE COMPLETED PRIOR TO CONCAR PASSAGE PROJECT IN ORDER TO PREVENT SSO.
5. TRASH CAPTURE DEVICES TO BE INSTALLED ON ON-SITE STORM DRAIN STRUCTURES THAT SHALL BE LEAVING THE SITE AND SHALL BE ABBREVIATED BY "TCD". TCD SHALL BE FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

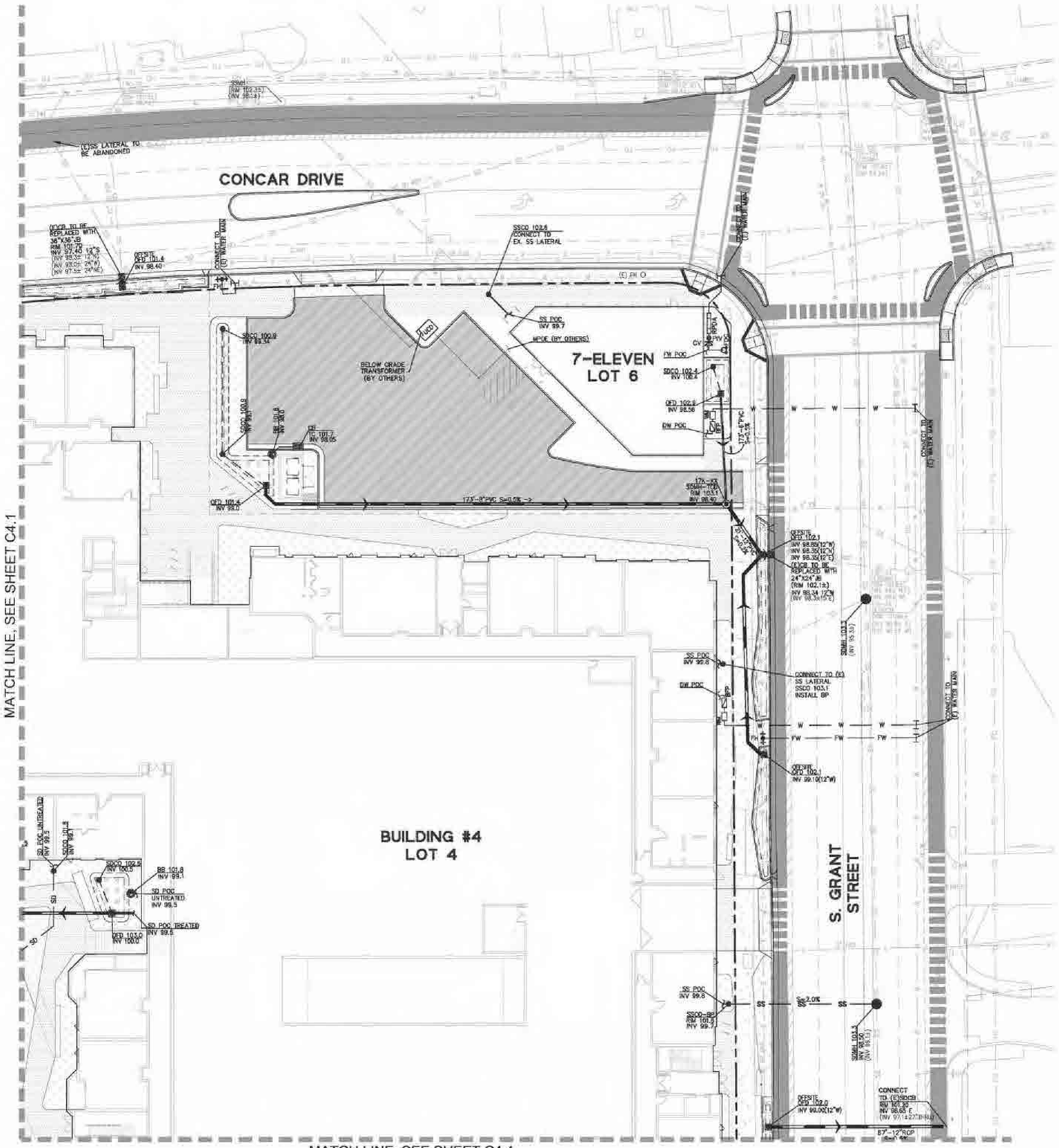
SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NUMBER
C4.1

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS



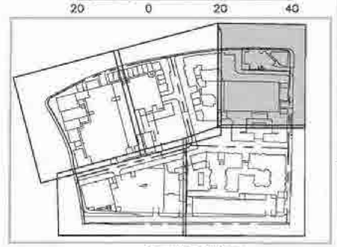
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- JT — JOINT TRENCH
- W — DOMESTIC WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- DI — DRAIN INLET
- OFD — OVERFLOW DRAIN
- AD — AREA DRAIN
- SSCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- BB — BUBBLER BOX
- JB — JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- RPPA — REDUCED PRESSURE PRINCIPLE ASSEMBLY
- UCD — TRANSFORMER (BY OTHERS)

UTILITY NOTES

1. ABANDONED EXISTING LATERALS SHALL BE CAPPED AT THE MAIN AND GROUT FILLED.
2. BACKFLOW PREVENTORS WILL BE INSTALLED IN ALL SEWER LATERAL STRUCTURE WHEN THEIR RIM ELEVATION IS LOWER THEN EXISTING PUBLIC SEWER STRUCTURE RIM ELEVATION AND WILL BE ABBREVIATED BY "BP".
3. ALL SD AND SS LATERALS WILL BE REQUIRED TO CCTV TO DETERMINE CONDITION AND REPAIRS NEEDED.
4. A UFES PROJECT WILL BE REQUIRED TO BE COMPLETED PRIOR TO CONCAR PASSAGE PROJECT IN ORDER TO PREVENT SSD.
5. TRASH CAPTURE DEVICES TO BE INSTALLED ON ON-SITE STORM DRAIN STRUCTURES THAT SHALL BE LEAVING THE SITE AND SHALL BE ABBREVIATED BY "TCD". TCD SHALL BE FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT.

GRAPHIC SCALE
20 0 20 40



KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHONE)
408-467-9199 (FAX)

PROJECT NAME	PASSAGE AT SAN MATEO Concar Dr San Mateo, CA 94402
SHEET TITLE	PRELIMINARY UTILITY PLAN
SHEET NUMBER	C4.2
PROJECT NUMBER	15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

MATCH LINE, SEE SHEET C4.0

MATCH LINE, SEE SHEET C4.1

MATCH LINE, SEE SHEET C4.4

BUILDING #2
LOT 2

BUILDING #1
LOT 1

DEPOT WAY

PASSAGE WAY

S. DELAWARE STREET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- JT — JOINT TRENCH
- W — DOMESTIC WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- DI — DRAIN INLET
- OFD — OVERFLOW DRAIN
- AD — AREA DRAIN
- SDCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- BB — BUBBLER BOX
- JB — JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- RPPA — REDUCED PRESSURE PRINCIPLE ASSEMBLY
- UCD — TRANSFORMER (BY OTHERS)

UTILITY NOTES

1. ABANDONED EXISTING LATERALS SHALL BE CAPPED AT THE MAIN AND GROUT FILLED.
2. BACKFLOW PREVENTORS WILL BE INSTALLED IN ALL SEWER LATERAL STRUCTURE WHEN THEIR RIM ELEVATION IS LOWER THEN EXISTING PUBLIC SEWER STRUCTURE RIM ELEVATION AND WILL BE ABBREVIATED BY "BP".
3. ALL SD AND SS LATERALS WILL BE REQUIRED TO CCTV TO DETERMINE CONDITION AND REPAIRS NEEDED.
4. A UFES PROJECT WILL BE REQUIRED TO BE COMPLETED PRIOR TO CONCAR PASSAGE PROJECT IN ORDER TO PREVENT SSO.
5. TRASH CAPTURE DEVICES TO BE INSTALLED ON ON-SITE STORM DRAIN STRUCTURES THAT SHALL BE LEAVING THE SITE AND SHALL BE ABBREVIATED BY "TCD". TCD SHALL BE FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT.

GRAPHIC SCALE
20 0 20 40

KEY MAP
NTS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHX)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NUMBER
C4.3

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

MATCH LINE, SEE SHEET C4.2

MATCH LINE, SEE SHEET C4.1

MATCH LINE, SEE SHEET C4.3

BUILDING #4
LOT 4

BUILDING #3
LOT 3

BUILDING #5
LOT 5

DEPOT WAY

S. GRANT STREET

LOT 7 PASSAGE WAY

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- JT — JOINT TRENCH
- W — DOMESTIC WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- CB — CATCH BASIN WITH FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT
- DI — DRAIN INLET
- OFD — OVERFLOW DRAIN
- AD — AREA DRAIN
- SSCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- BB — BUBBLER BOX
- JB — JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- WM — WATER METER
- BFP — BACK FLOW PREVENTER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- RPPA — REDUCED PRESSURE PRINCIPLE ASSEMBLY
- UCD — TRANSFORMER (BY OTHERS)

UTILITY NOTES

1. ABANDONED EXISTING LATERALS SHALL BE CAPPED AT THE MAIN AND GROUT FILLED.
2. BACKFLOW PREVENTORS WILL BE INSTALLED IN ALL SEWER LATERAL STRUCTURE WHEN THEIR RIM ELEVATION IS LOWER THEN EXISTING PUBLIC SEWER STRUCTURE RIM ELEVATION AND WILL BE ABBREVIATED BY "BP".
3. ALL SD AND SS LATERALS WILL BE REQUIRED TO CCTV TO DETERMINE CONDITION AND REPAIRS NEEDED.
4. A UFES PROJECT WILL BE REQUIRED TO BE COMPLETED PRIOR TO CONCAR PASSAGE PROJECT IN ORDER TO PREVENT SSO.
5. TRASH CAPTURE DEVICES TO BE INSTALLED ON ON-SITE STORM DRAIN STRUCTURES THAT SHALL BE LEAVING THE SITE AND SHALL BE ABBREVIATED BY "TCD". TCD SHALL BE FLO GARD PLUS CATCH BASIN FILTER INSERT OR APPROVED EQUIVALENT.

KEY MAP
NTS

GRAPHIC SCALE
20 0 20 40

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PH)
408-467-9199 (FAX)

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NUMBER
C4.4

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (VOX)
408-467-9199 (FAX)

CONCAR DRIVE
S. DELAWARE STREET
DEPOT WAY
PASSAGE WAY
S. GRANT STREET

BUILDING #1 LOT 1
BUILDING #2 LOT 2
BUILDING #3 LOT 3
BUILDING #4 LOT 4
BUILDING #5 LOT 5

LEGEND

- A-X — DRAINAGE AREA BOUNDARY
- (BM) — POINT OF TREATMENT OF DRAINAGE AREA
- ⇐ — MULTIPLE DRAINAGE AREAS TO SINGLE TCM
- (BM) ⇐ — ULTIMATE POINT OF STORM WATER DISCHARGE
- BIORETENTION TREATMENT AREA
- PODIUM PLANTER TREATMENT AREA
- PP-# — FLOW THROUGH PODIUM PLANTER DESIGNATION
- CONCRETE SIDEWALK
- ASPHALT CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- DG (SEE LANDSCAPE PLANS)
- VEHICULAR PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- PERMEABLE CONCRETE PAVERS (SEE LANDSCAPE PLANS)
- SFPUC G.I. BIORETENTION PLANTER WITHOUT PARKING. 6" CURB TO BE PROVIDED ALONG SIDEWALK EDGE.
- DIRECTION OF FLOW
- DRAINAGE SLOPE
- DI ■ — DROP INLET
- BB ■ — BUBBLER BOX
- CB ■ — CATCH BASIN
- SDMH ● — STORM DRAIN MANHOLE
- SDTD — STORM DRAIN TREATMENT DEVICE
- INTERCEPTOR TREE

NOTES

1. TRASH CAPTURE DEVICES ARE REQUIRED ON ALL STORM DRAINAGE COLLECTION STRUCTURES ONSITE. THESE DEVICES WILL BE INCLUDED IN THE STORMWATER MANAGEMENT AGREEMENT.

GRAPHIC SCALE
40 0 40 80

KEY MAP
NTS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C5.0

PROJECT NUMBER
15-6120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

TREATMENT CONTROL MEASURE SUMMARY

AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	TREATMENT AREAS
						REQUIRED (SF)	PROVIDED (SF)		
A-1	10,990	5,655	LANDSCAPE	5,335	PODIUM/ROOF	214 (4% METHOD)	220	BIORETENTION	BR-A1
A-2	46,560	3,505	LANDSCAPE	43,055	ROOF	1722 (4% METHOD)	1,722	PODIUM PLANTING	PP-A2
A-3	34,380	2,250	LANDSCAPE	32,110	ROOF	1285 (4% METHOD)	1,290	PODIUM PLANTING	PP-A3
A-4	25,620	7,152	PLANTERS (LANDSCAPE)	18,468	PODIUM WALKWAYS	739 (4% METHOD)	740	BIORETENTION	BR-A4
A-5	13,090	2,576	LANDSCAPE	10,514	PODIUM WALKWAYS	421 (4% METHOD)	425	BIORETENTION	BR-A5
A-6	16,950	13,099	LANDSCAPE/PERVIOUS PAVEMENT	3,851	STREET & SIDEWALK	154 (4% METHOD)	160	BIORETENTION	BR-A6
A-7	29,980	16,860	LANDSCAPE	13,120	STREET & SIDEWALK	525 (4% METHOD)	530	BIORETENTION	BR-A7
A-8	9,590	370	LANDSCAPE	9,220	ROOF	369 (4% METHOD)	370	BIORETENTION	BR-A8
AR-1	12,840	12,840	LANDSCAPE	-	SIDEWALK	-	-	PERVIOUS PAVEMENT	-
B-1	15,745	-	LANDSCAPE	15,745	ROOF	630 (4% METHOD)	630	BIORETENTION	BR-B1
B-2	7,980	4,610	PARK (LANDSCAPE)	3,370	PODIUM WALKWAYS	135 (4% METHOD)	135	BIORETENTION	BR-B1
B-3	15,900	-	LANDSCAPE	15,900	ROOF	636 (4% METHOD)	640	BIORETENTION	BR-B3
B-4	6,450	6,450	LANDSCAPE/PERVIOUS PAVERS	-	SIDEWALK	-	-	PERVIOUS PAVEMENT	-
B-5	45,425	40,175	LANDSCAPE/PERVIOUS PAVEMENT	5,250	STREET & SIDEWALK	210 (4% METHOD)	210	BIORETENTION / PERVIOUS PAVEMENT	BR-B5
B-6	23,545	-	LANDSCAPE	23,545	ROOF	942 (4% METHOD)	965	PODIUM PLANTING (ON PODIUM)	PP-B6
B-7	9,610	3,860	LANDSCAPE	5,750	PODIUM WALKWAYS	230 (4% METHOD)	230	BIORETENTION	BR-B7
B-8	10,945	-	LANDSCAPE	10,945	ROOF	438 (4% METHOD)	440	BIORETENTION	BR-B8
B-9	9,900	-	LANDSCAPE	9,900	ROOF	396 (4% METHOD)	396	PODIUM PLANTING	PP-B9
B-10	11,840	3,100	LANDSCAPE	8,740	PODIUM WALKWAYS	350 (4% METHOD)	350	BIORETENTION	BR-B8
BR-1	4,330	4,330	LANDSCAPE/PERVIOUS PAVERS	-	STREET & SIDEWALK	-	-	PERVIOUS PAVEMENT	-
BR-2	2,135	2,055	LANDSCAPE/PERVIOUS PAVERS	80	STREET & SIDEWALK	80 (INTERCEPTOR TREE)	100	PERVIOUS PAVEMENT / TREE INTERCEPTOR CREDIT	DECIDUOUS TREE
C-1	12,040	962	LANDSCAPE	11,078	STREET & SIDEWALK	443 (4% METHOD)	445	BIORETENTION	BR-C1
C-2	3,130	-	LANDSCAPE	3,130	ROOF	125 (4% METHOD)	130	BIORETENTION	BR-C2
CR-1	2,790	2,790	LANDSCAPE/PERVIOUS PAVEMENT	-	STREET & SIDEWALK	-	-	PERVIOUS PAVEMENT	-
D-1	38,220	1,470	LANDSCAPE	36,750	ROOF	1470 (4% METHOD)	1,470	PODIUM PLANTING	PP-D1
D-2	14,890	3,412	LANDSCAPE	11,478	PODIUM	459(4% METHOD)	460	BIORETENTION	BR-D2
D-3	18,110	-	LANDSCAPE	18,110	ROOF	724 (4% METHOD)	725	BIORETENTION	BR-D3
D-4	16,415	3,188	LANDSCAPE	13,227	PODIUM	529 (4% METHOD)	535	BIORETENTION	BR-D4
D-5	47,055	9,301	LANDSCAPE	37,754	STREET & SIDEWALK	1510 (4% METHOD)	1,515	BIORETENTION	BR-D5
D-6	26,916	13,682	LANDSCAPE	13,234	STREET & SIDEWALK	529 (4% METHOD)	530	BIORETENTION	BR-D6
D-7	44,440	1,710	LANDSCAPE	42,730	STREET & SIDEWALK	1710 (4% METHOD)	1,710	PODIUM PLANTING	PP-D7
DR-1	1,065	1,065	PERVIOUS PAVEMENT	-	SIDEWALK	-	-	PERVIOUS PAVEMENT	-
E-1	19,120	7,370	LANDSCAPE	11,750	STREET & SIDEWALK	470 (4% METHOD)	475	BIORETENTION	BR-E1
E-2	21,725	-	LANDSCAPE	21,725	ROOF	869 (4% METHOD)	870	BIORETENTION	BR-E2
ER-1	2,155	100	LANDSCAPE	2,055	STREET & SIDEWALK	100 (INTERCEPTOR TREE)	100	PERVIOUS PAVEMENT / TREE INTERCEPTOR CREDIT	DECIDUOUS TREE
Total	631,856	179,937		457,919					

LID TREATMENT AREA SUMMARY

LID TREATMENT AREA	631,856	PERCENTAGE (45% REQUIRED)	100%

TREATMENT CONTROL MEASURES MATRIX

TREATMENT CONTROL MEASURES (TCM)	TREATMENT AREA SIZE (SF)	DRAINAGE MANAGEMENT AREAS TREATED (DMA)	DMA TREATMENT AREA REQUIRED (SF)
TCM BR-A1 (BIORETENTION AREA)	220	DMA A-1	214(4% METHOD)
TCM PP-A2 (PODIUM PLANTER)	1,722	DMA A-2	1722 (4% METHOD)
TCM PP-A3 (PODIUM PLANTER)	1,290	DMA A-3	1285 (4% METHOD)
TCM BR-A4 (BIORETENTION AREA)	740	DMA A-4	739 (4% METHOD)
TCM BR-A5 (BIORETENTION AREA)	425	DMA A-5	421 (4% METHOD)
TCM BR-A6 (BIORETENTION AREA)	160	DMA A-6	154 (4% METHOD)
TCM BR-A7 (BIORETENTION AREA)	530	DMA A-7	525 (4% METHOD)
TCM BR-A8 (BIORETENTION AREA)	370	DMA A-8	369 (4% METHOD)
TCM - PERVIOUS PAVEMENT	-	DMA AR-1	-
TCM BR-B1 (BIORETENTION AREA)	768	DMA B-1, B-2	768 (4% METHOD)
TCM BR-B3 (BIORETENTION AREA)	640	DMA B-3	636 (4% METHOD)
TCM - PERVIOUS PAVEMENT	-	DMA B-4	-
TCM BR-B5 (BIORETENTION AREA/PERVIOUS PAVERS)	210	DMA B-5	210 (4% METHOD)
TCM PP-B6 (PODIUM PLANTER)	965	DMA B-6	942 (4% METHOD)
TCM BR-B7 (BIORETENTION AREA)	230	DMA B-7	230 (4% METHOD)
TCM BR-B8 (BIORETENTION AREA)	790	DMA B-8, B-10	788 (4% METHOD)
TCM PP-B9 (PODIUM PLANTER)	396	DMA B-9	396 (4% METHOD)
TCM - PERVIOUS PAVEMENT	-	DMA BR-1	-
TCM - PERVIOUS PAVEMENT/TREE INTERCEPTOR CREDIT	100	DMA BR-2	80 (INTERCEPTOR TREE)
TCM BR-C1 (BIORETENTION AREA)	445	DMA C-1	443 (4% METHOD)
TCM BR-C2 (BIORETENTION AREA)	130	DMA C-2	125 (4% METHOD)
TCM - PERVIOUS PAVEMENT	-	DMA CR-1	-
TCM PP-D1 (PODIUM PLANTER)	1,470	DMA D-1	1470 (4% METHOD)
TCM BR-D2 (BIORETENTION AREA)	460	DMA D-2	459(4% METHOD)
TCM BR-D3 (BIORETENTION AREA)	725	DMA D-3	724 (4% METHOD)
TCM BR-D4 (BIORETENTION AREA)	535	DMA D-4	529 (4% METHOD)
TCM BR-D5 (BIORETENTION AREA)	1,515	DMA D-5	1510 (4% METHOD)
TCM BR-D6 (BIORETENTION AREA)	530	DMA D-6	529 (4% METHOD)
TCM PP-D7 (PODIUM PLANTER)	1,710	DMA D-7	1710 (4% METHOD)
TCM - PERVIOUS PAVEMENT	-	DMA DR-1	-
TCM BR-E1 (BIORETENTION AREA)	475	DMA E-1	470 (4% METHOD)
TCM BR-E2 (BIORETENTION AREA)	870	DMA E-2	869 (4% METHOD)
TCM - PERVIOUS PAVEMENT/TREE INTERCEPTOR CREDIT	100	DMA ER-1	100 (INTERCEPTOR TREE)

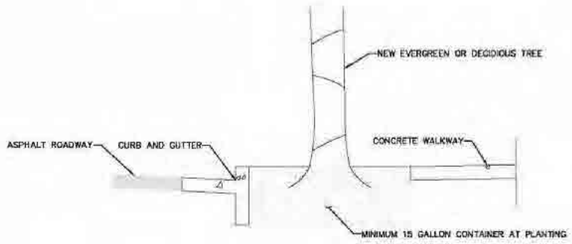


Table 6-1
Stormwater Treatment Credits for Interceptor Trees

	New Evergreen Trees	New Deciduous Trees	Existing Trees
Credit: For new and existing trees that meet minimum tree minimum requirements	200 square feet	100 square feet	Square footage under the tree canopy for: • Trees with an average DBH of less than 12 in • Trees with an average DBH of 12 inches or more

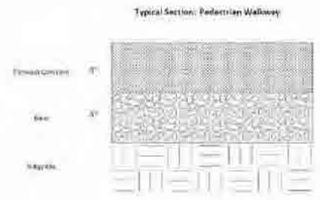
Source: BASMAA Feasibility Report (which based its tree credit system on the tree credit system in the Stormwater Design Guidance Manual (Portland Bureau for Environmental Services)

C.3 STORMWATER TECHNICAL GUIDANCE REQUIREMENTS:

1. PLANT TREE WITHIN 25 FEET OF GROUND-LEVEL IMPERVIOUS SURFACE.
2. MAINTAIN APPROPRIATE DISTANCE FROM INFRASTRUCTURE AND OTHER STRUCTURES THAT COULD BE DAMAGED BY ROOTS; AVOID OVERHEAD POWER LINES, UNDERGROUND UTILITIES, SEPTIC SYSTEMS, SIDEWALKS, CURBS, PATIOS, ETC.
3. SPACE TREES SO CROWNS DO NOT OVERLAP AT 15 YEARS OF GROWTH.
4. SPECIFIED TREES MUST BE 15 GALLON CONTAINER MINIMUM SIZE AT PLANTING.
5. DWARF SPECIES ARE NOT ACCEPTABLE; NATIVE SPECIES AND TREES WITH A LARGE CANOPY AT MATURITY ARE PREFERRED.
6. CLEARLY LABEL ON PROJECT PLANS THE TREES DESIGNATED FOR STORMWATER INTERCEPTOR TREE CREDITS.
7. DRAINAGE AND SOIL TYPE MUST SUPPORT SELECTED TREE SPECIES.
8. AVOID COMPACTION OF SOIL IN PLANTING AREAS.
9. AVOID CONTAMINATION OF PLANTING AREAS BY CONSTRUCTION AND RELATED MATERIALS SUCH AS LIME OR LIMESTONE GRAVEL.
10. INSTALL TURF GRASS NO CLOSER THAN 24 INCHES FROM TRUNK.
11. ADD 4–8 INCHES DEEP OF HARDWOOD MULCH, 6 INCHES AWAY FROM TRUNK
12. PERMANENT IRRIGATION SYSTEM MAY BE REQUIRED
13. AVOID EXCESS IRRIGATION DUE TO MOSQUITO ISSUES
14. PRUNING AND REMOVAL AND REPLACEMENT OF DISEASED/DAMAGED TREE MAY BE REQUIRED.
15. IF CONSTRUCTION IS ONGOING, INSTALL HIGH-VISIBILITY PROTECTIVE FENCING AT THE OUTER LIMIT OF CRITICAL ROOT ZONE AREA.

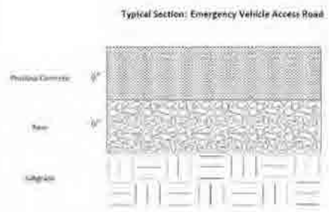
TREE INTERCEPTOR DETAIL

SCALE: NTS



PEDESTRIAN WALKWAY DETAIL

SCALE: NTS



EMERGENCY VEHICLE ACCESS ROAD DETAIL

SCALE: NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (FAX)
BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C5.1

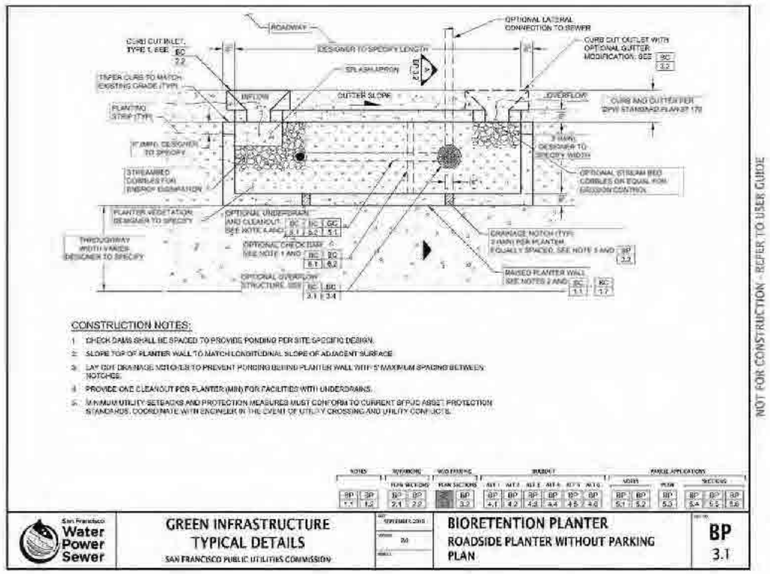
PROJECT NUMBER
158120

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

© BKF ENGINEERS

OFF-SITE TREATMENT CONTROL MEASURE SUMMARY

AREAS DRAINAGE	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS (GREEN INFRASTRUCTURE-BIORETENTION)
						REQUIRED (SF) (4% METHOD)	PROVIDED (SF)	
OFF-1	8,094	348	LANDSCAPE	7,746	STREET & SIDEWALK	310	310	OFF-BR1
OFF-2	15,510	1,700	LANDSCAPE	13,810	STREET & SIDEWALK	552	572	OFF-BR2
OFF-3	15,360	350	LANDSCAPE	15,010	STREET & SIDEWALK	600	610	OFF-BR3
OFF-4	15,990	1,066	LANDSCAPE	14,924	STREET & SIDEWALK	597	610	OFF-BR4
OFF-5	16,035	587	LANDSCAPE	15,448	STREET & SIDEWALK	618	621	OFF-BR5
OFF-6	8,463	250	LANDSCAPE	8,213	STREET & SIDEWALK	329	335	OFF-BR6
OFF-7	6,050	105	LANDSCAPE	5,945	STREET & SIDEWALK	238	240	OFF-BR7
OFF-8	4,370	212	LANDSCAPE	4,158	STREET & SIDEWALK	166	168	OFF-BR8
OFF-9	5,850	300	LANDSCAPE	5,550	STREET & SIDEWALK	222	226	OFF-BR9
OFF-10	4,465	285	LANDSCAPE	4,180	STREET & SIDEWALK	167	167	OFF-BR10
OFF-11	6,630	83	LANDSCAPE	6,547	STREET & SIDEWALK	262	270	OFF-BR11
TOTAL:	106,817	5,286		101,531				



CONSTRUCTION NOTES:

1. CHECK DAMS SHALL BE SPACED TO PROVIDE PONDING PER SITE SPECIFIC DESIGN.
2. SLOPE TOP OF PLANTER WALL TO MATCH LONGITUDINAL SLOPE OF ADJACENT SURFACE.
3. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL WITH 5' MAXIMUM SPACING BETWEEN NOTCHES.
4. PROVIDE ONE CLEANOUT PER PLANTER (MIN) FOR FACILITIES WITH UNDERDRAINS.
5. MINIMUM UTILITY SETBACKS AND PROTECTION MEASURES MUST CONFORM TO CURRENT SFPUC ASSET PROTECTION STANDARDS. COORDINATE WITH ENGINEER IN THE EVENT OF UTILITY CROSSING AND UTILITY CONFLICTS.

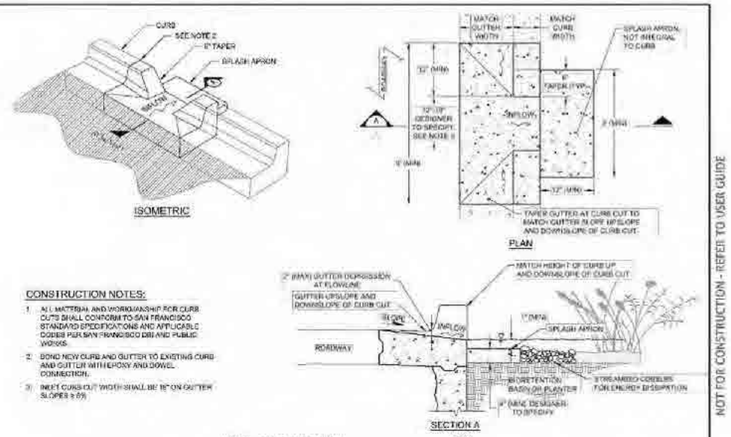
San Francisco Water Power Sewer

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION PLANTER
ROADSIDE PLANTER WITHOUT PARKING PLAN

BP 3.1

NOT FOR CONSTRUCTION - REFER TO USER GUIDE



CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CURB CUTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES FOR SAN FRANCISCO DPW AND PUBLIC WORKS.
2. BOND NEW CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH EPOXY AND DOWEL CONNECTION.
3. INLET CURB CUT WIDTH SHALL BE 18" ON GUTTER SLOPES ≥ 6%

INLET - CURB CUT TYPE 1

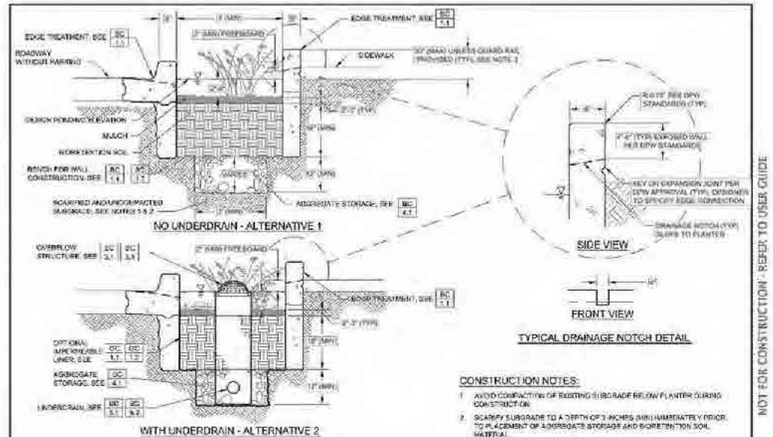
San Francisco Water Power Sewer

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION COMPONENTS
INLETS
CURB CUT WITH GUTTER MODIFICATION

BC 2.2

NOT FOR CONSTRUCTION - REFER TO USER GUIDE



BIORETENTION PLANTER WITHOUT PARKING

CONSTRUCTION NOTES:

1. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER DURING CONSTRUCTION.
2. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIAL.
3. MAXIMUM DROP FROM TOP OF CURB TO TOP OF BIORETENTION SOIL SHALL INCLUDE CONSIDERATIONS FOR BIORETENTION SOIL SETTLEMENT

San Francisco Water Power Sewer

GREEN INFRASTRUCTURE TYPICAL DETAILS
SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BIORETENTION PLANTER
ROADSIDE PLANTER WITHOUT PARKING SECTIONS

BP 3.2

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (PHONE)
408-467-9199 (FAX)

REVISIONS

PROJECT NAME
PASSAGE AT SAN MATEO
Concar Dr
San Mateo, CA 94402

SHEET TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN

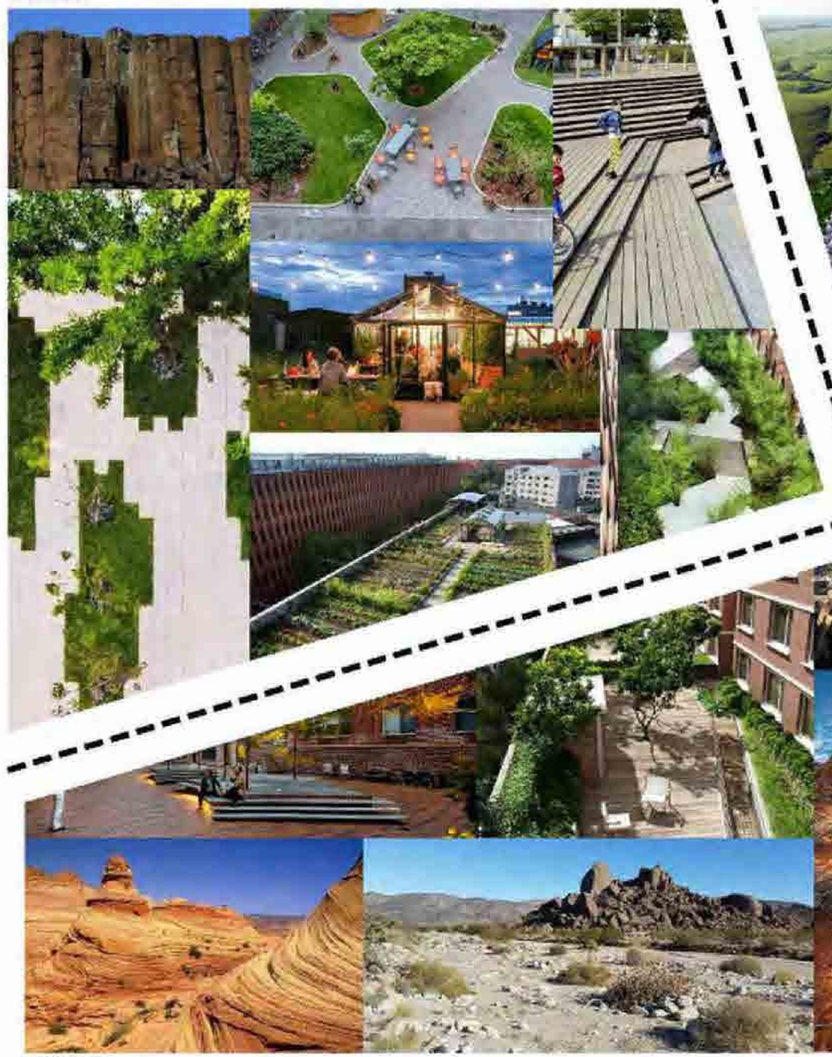
PREPARED UNDER MY SUPERVISION FOR BKF ENGINEERS. THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF BKF ENGINEERS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OR CIRCUMSTANCE OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF BKF ENGINEERS. ANY REUSE WITHOUT SUCH CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BKF ENGINEERS. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF BKF ENGINEERS' COPYRIGHT OR OTHER RESERVED RIGHTS.

SHEET NUMBER
C5.2

PROJECT NUMBER
15-8120

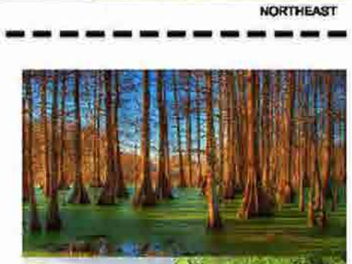
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

NORTHWEST



MIDWEST

NORTHEAST



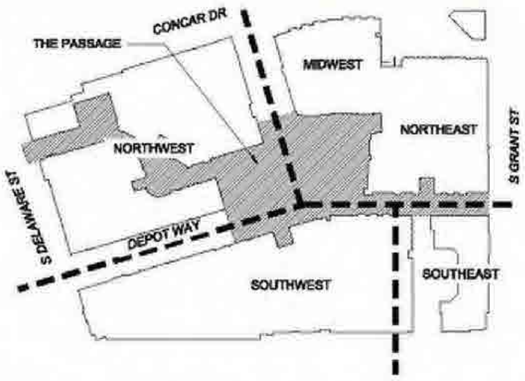
SOUTHWEST

SOUTHEAST

3 CONCEPT IMAGERY (BY SITE AREA)

N.T.S.

2 PASSAGE IMAGERY



1 PUBLIC PASSAGE

0 75 150 300'

FLETCHER STUDIO

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
LANDSCAPE COVER SHEET

SHEET NUMBER
L000

PROJECT NUMBER
19-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 COMPOSITE SITE PLAN

LANDSCAPE SHEET INDEX

L000 LANDSCAPE COVER SHEET
L001 COMPOSITE SITE PLAN
L002 SITE KEY PLAN - LVL 1
L003 SITE KEY PLAN - ON-STRUCTURE LVL2-5
L101 STREETSCAPE PLAN 01
L102 STREETSCAPE PLAN 02
L103 STREETSCAPE PLAN 03
L104 STREETSCAPE PLAN 04
L105 STREETSCAPE PLAN 05
L106 STREETSCAPE PLAN 06
L107 STREETSCAPE PLAN 07
L108 OVERALL PLAZA & PARK PLAN
L109 ARTS PLAZA MATERIAL PLAN
L110 PARK PLAZA MATERIALS PLAN
L111 SE CORRIDOR
L201 BLDG2 - NW PODIUM & FOOD HALL TERRACE
L202 BLDG2 - NE PODIUM
L203 BLDG2 - SW PODIUM
L204 BLDG2 - SE PODIUM
L205 BLDG4 PODIUM-A
L206 BLDG4 PODIUM-B
L207 BLDG1 PODIUM LVL 2
L208 BLDG1 PODIUM LVL3
L209 BLDG3 PODIUM LVL2
L210 BLDG1 ROOF LVL4
L211 BLDG3 ROOF LVL 5
L300 SITE MATERIALS
L301 SITE FURNISHINGS
L302 SITE FURNISHINGS
L400 PLANTING LEGEND & NOTES
L601 STREET SECTIONS
L602 STREET SECTIONS
L603 STREET SECTIONS

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 413
san francisco ca 94107
p 415 621 2870

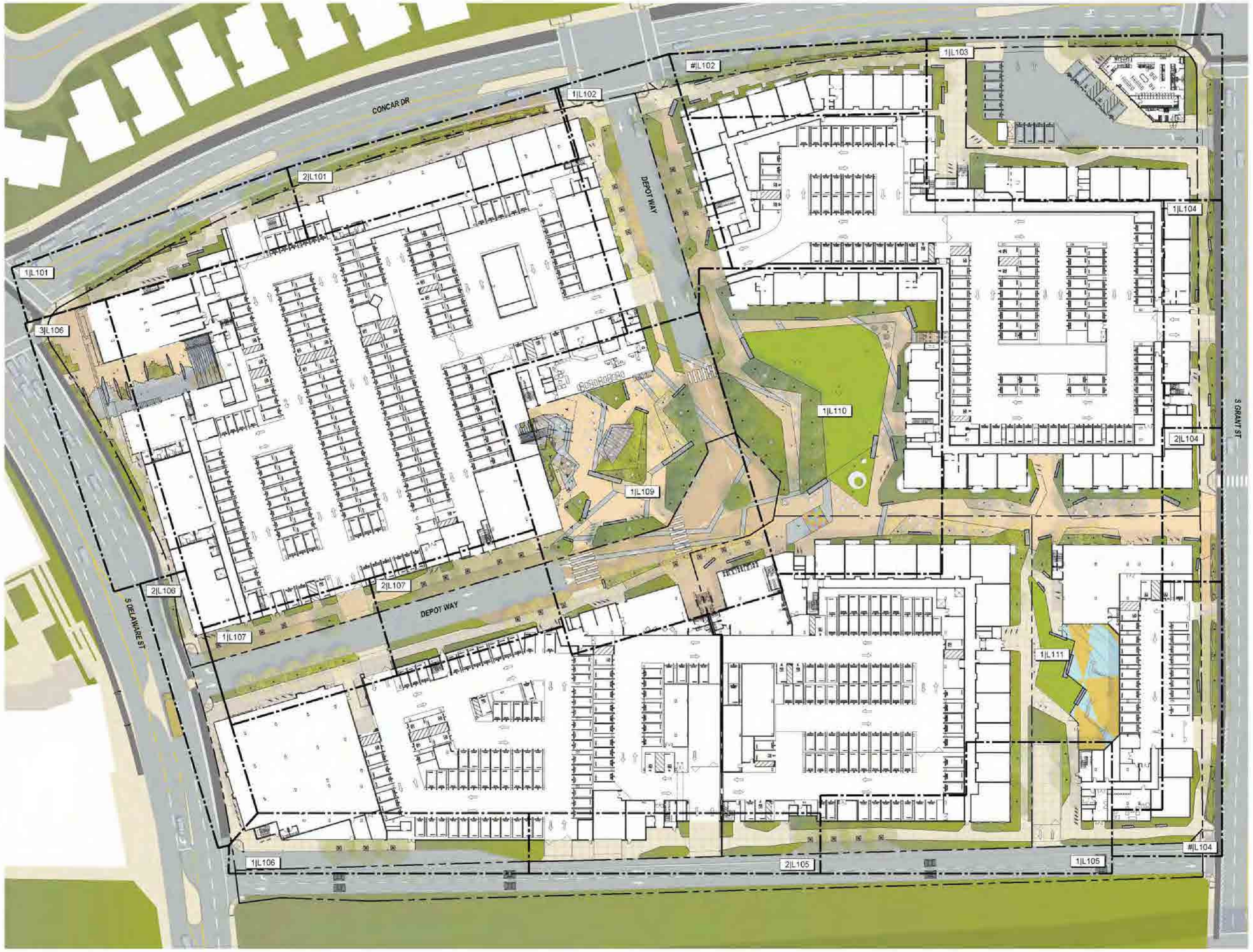
PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
COMPOSITE SITE PLAN

SHEET NUMBER
L001

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

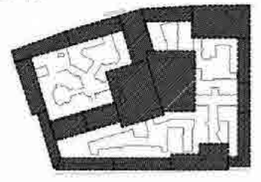


1 SITE KEY PLAN - LVL 1

0 20 40 80'

NORTH

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
3320 3rd street suite 613
san francisco ca 94107
p 415.601.2679
e office@fletcherstudio.com

NO	DESCRIPTION	DATE
1		07/10/2019
2		08/01/2019
3		12/06/2019
4		03/05/2020
5		05/01/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
SITE KEY PLAN - LVL 1

ALL DESIGNS, DRAWINGS AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF FLETCHER STUDIO, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DEVELOPED. NO CHANGES OR MODIFICATIONS MAY BE MADE TO THESE PLANS, SPECIFICATIONS, OR COPYRIGHTED MATERIAL WITHOUT THE EXPRESS WRITTEN CONSENT AND APPROVAL OF FLETCHER STUDIO. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF FLETCHER STUDIO SHALL BE AT THE SOLE RISK AND LIABILITY OF THE PERSON OR ENTITY MAKING SUCH USE.

SHEET NUMBER
L002

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

2 SITE KEY PLAN - LVL 2

0 20 40 80'

NORTH

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco, ca 94107
p 415.957.2979
e office@fletcherstudio.com

NO	DESCRIPTION	DATE
1	100% DD	12/20/2019
2	100% DD	04/06/2020
3	100% DD	07/17/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
SITE KEY PLAN - ON-STRUCTURE LVL2-5

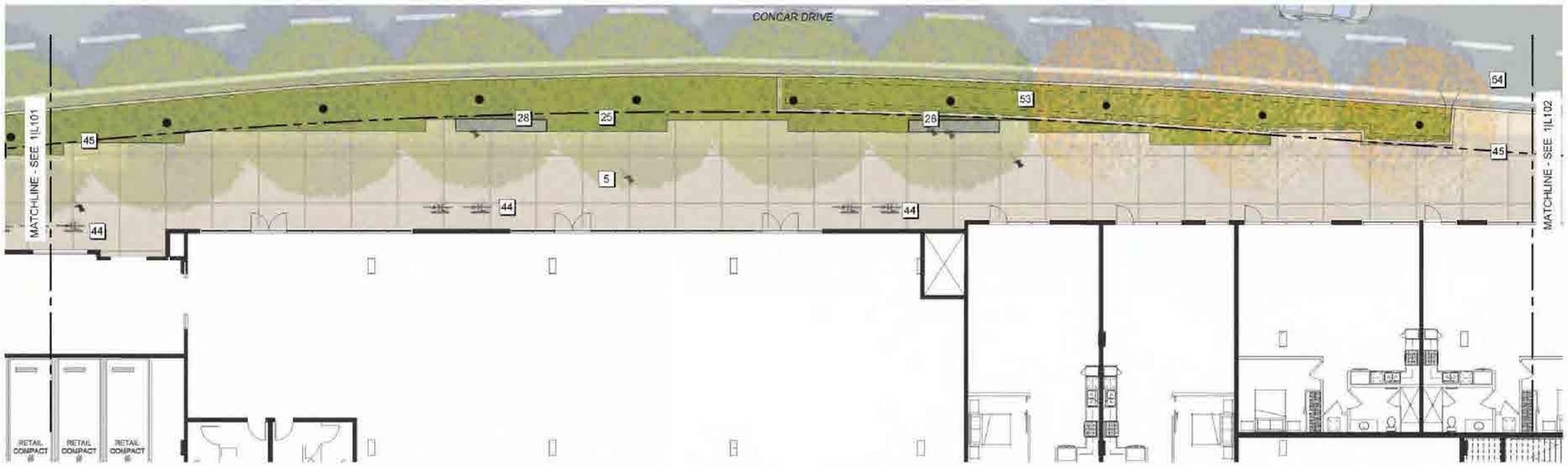
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO FSWG + JUSTHOUSE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. ANY REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART OR THE USE OF THIS DESIGN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS FURNISHED IS PROHIBITED UNLESS OTHERWISE AUTHORIZED IN WRITING BY FSWG + JUSTHOUSE. ALL RIGHTS RESERVED. © COPYRIGHT 2021

SHEET NUMBER
L003

PROJECT NUMBER
16-10179

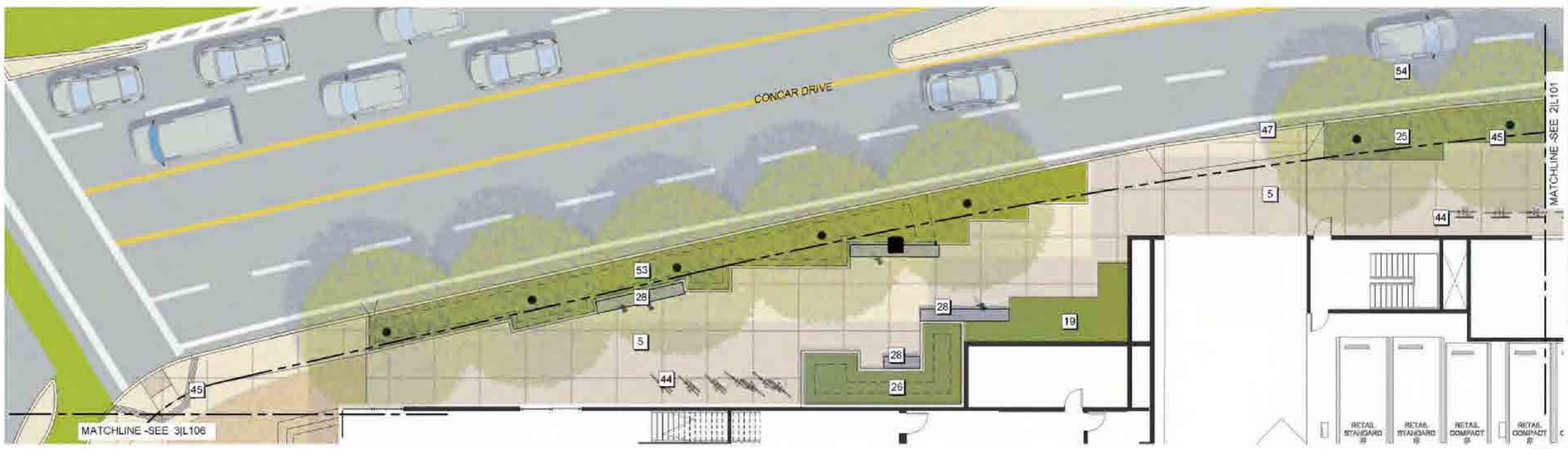
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	13
PARKING SPACES	170	24



2 STREETSCAPE - NC

1" = 10'
0 5 10 20 NORTH

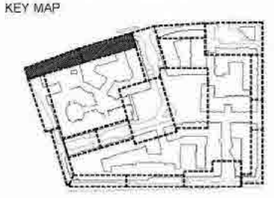


1 STREETSCAPE - NW

1" = 10'
0 5 10 20 NORTH

LEGEND	
1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2320 3rd street, suite 413
san francisco ca 94107
p 415.621.2670
e office@fletcherstudio.com

NO.	DESCRIPTION	DATE
1		07/10/2019
2		08/07/2019
3		12/06/2019
4		01/24/2020
5		04/24/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
STREETSCAPE PLAN 01

SHEET NUMBER
L101

PROJECT NUMBER
16-10179

THIS DRAWING CONTAINS WORK PRODUCT PREPARED BY FLETCHER STUDIO, INC. AND IS NOT TO BE USED, REPRODUCED, OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO, INC. ALL RIGHTS RESERVED.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	2
PARKING SPACES	170	4

2 STREETSCAPE - NC

1" = 10'
0 5 10 20

1 STREETSCAPE - C

1" = 10'
0 5 10 20

LEGEND	
1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 413
san francisco ca 94107
p 415 621 2870
e office@fletcherstudio.com

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
STREETSCAPE PLAN 02

SHEET NUMBER
L102

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	9
PARKING SPACES	170	18

1 STREETSCAPE - NE

1" = 10'

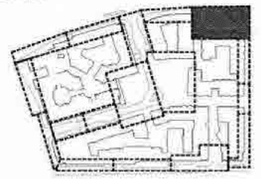
0 5 10 20

NORTH

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco ca 94107
p 415.401.7678
e office@fletcherstudio.com

REVISIONS:	
1	07/10/2019
2	08/12/2019
3	12/06/2019
4	03/04/2020
5	05/01/2020

PROJECT NAME: **PASSAGE**

Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE: **STREETSCAPE PLAN 03**

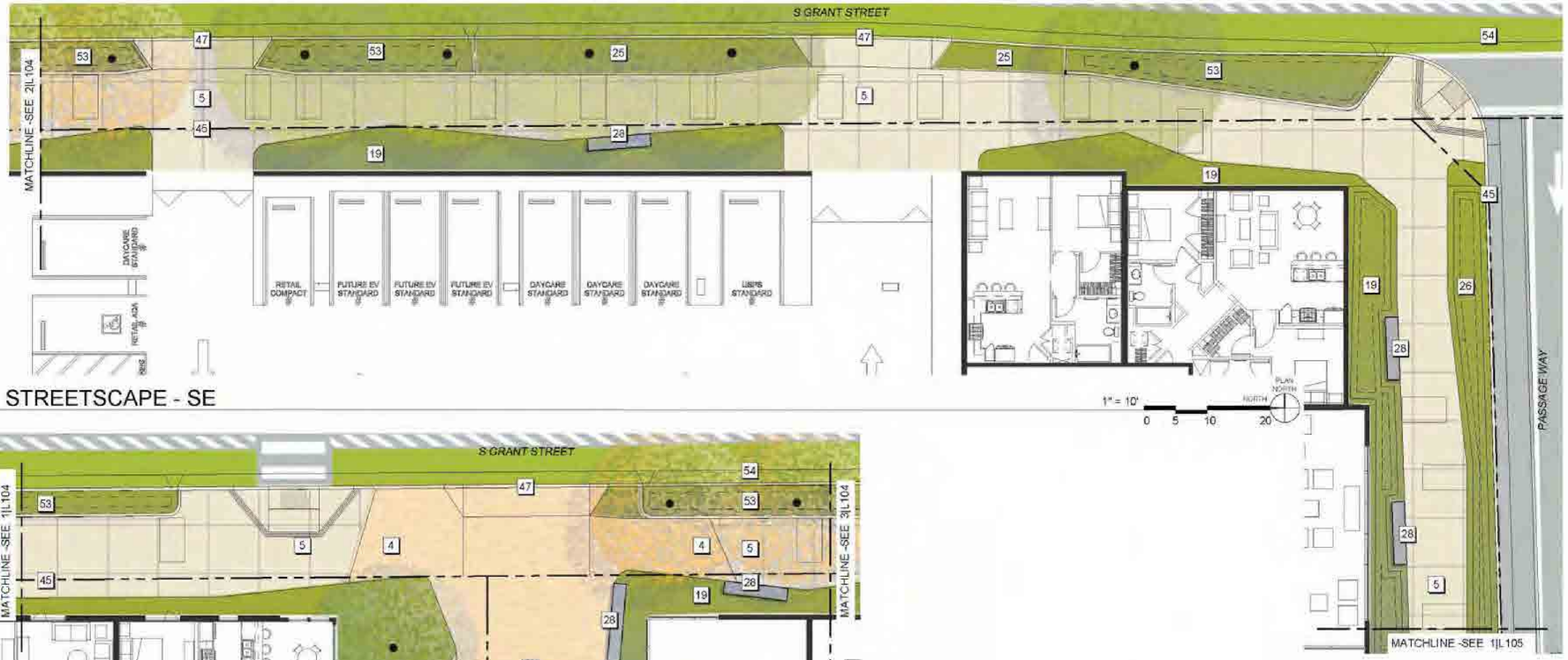
SHEET NUMBER: **L103**

PROJECT NUMBER: 16-10179

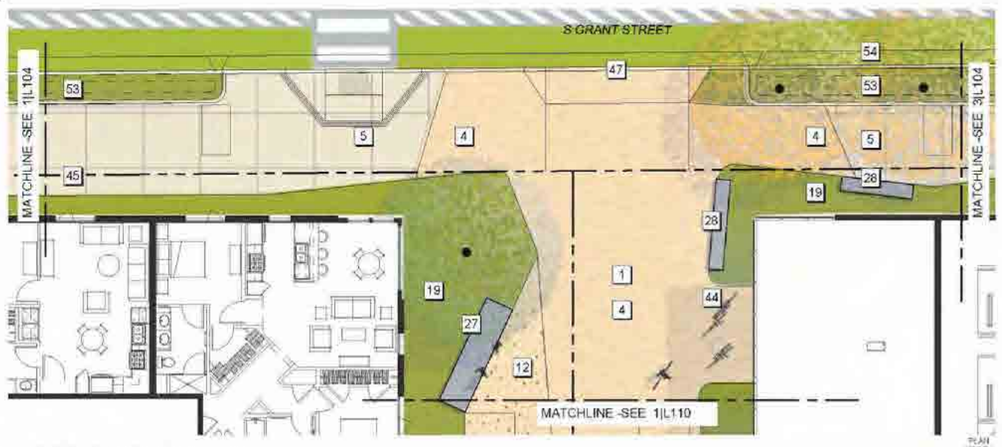
THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF FLETCHER STUDIO AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE PROJECT SHOWN HEREON WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO. ALL RIGHTS RESERVED.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

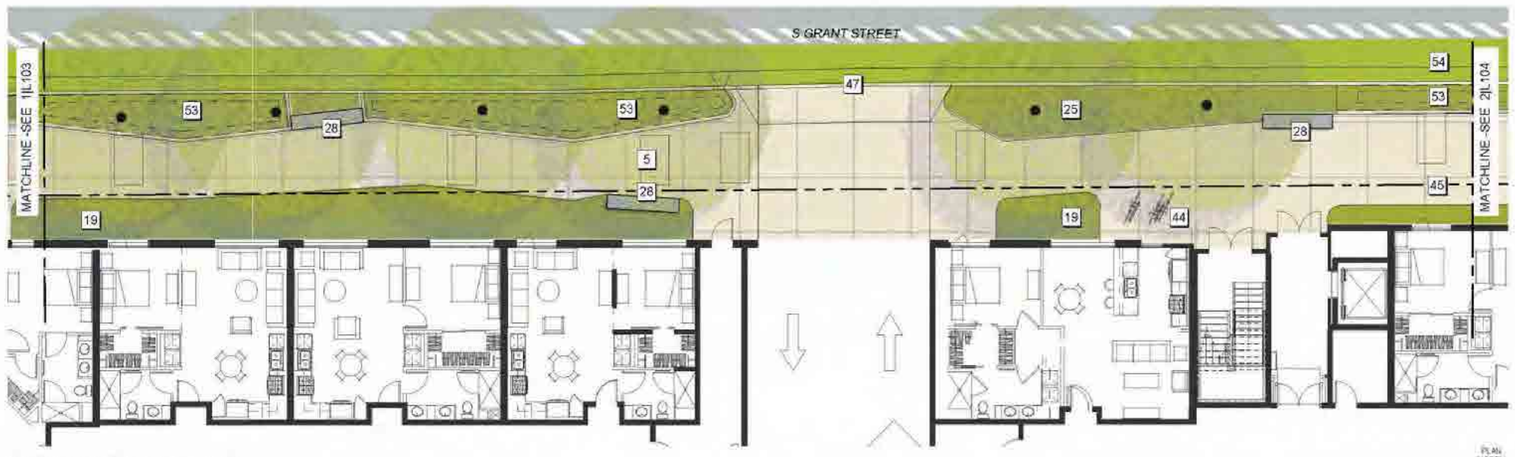
SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	86	4
PARKING SPACES	170	8



3 STREETSCAPE - SE



2 STREETSCAPE - E

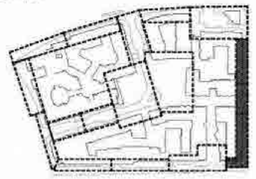


1 STREETSCAPE -NE

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2300 3rd street, suite 413
san francisco ca 94107
p 415.621.2676
e info@fletcherstudio.com

REVISIONS	
1	07/10/2019
2	08/07/2019
3	10/08/2019
4	03/04/2020
5	06/30/2020

PROJECT NAME: **PASSAGE**
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE: **STREETSCAPE PLAN 04**

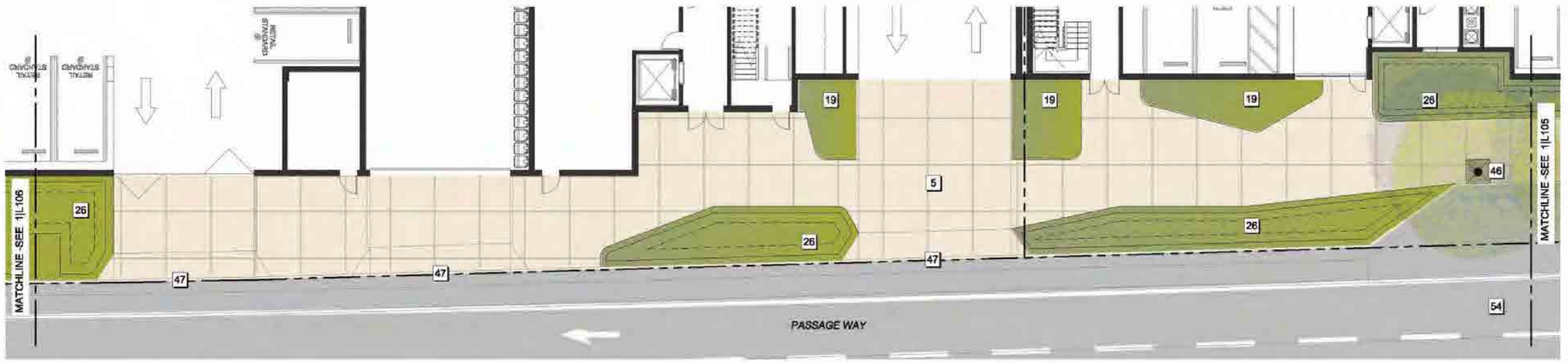
SHEET NUMBER: **L104**

PROJECT NUMBER: 16-10179

THE DESIGNS CONTAINED HEREIN ARE PROPRIETARY AND ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ALL DRAWINGS & CONCEPTS ARE THE EXCLUSIVE PROPERTY OF FLETCHER STUDIO INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO INC. ALL DRAWINGS & CONCEPTS ARE TO BE RETURNED UPON REQUEST OR UPON COMPLETION OF THE PROJECT FOR WHICH THEY WERE PREPARED. ALL DRAWINGS & CONCEPTS REMAIN THE PROPERTY OF FLETCHER STUDIO INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	5
PARKING SPACES	170	10



2 STREETSCAPE - S

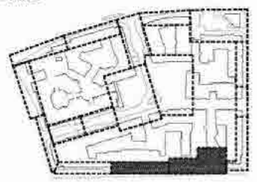
1" = 10'

1 STREETSCAPE - SE

1" = 10'

LEGEND	
1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 413
san francisco ca 94107
p 415.601.2670
e office@fletcherstudio.com

PROJECT NAME: **PASSAGE**
Southeast Corner of South Delaware Street and Concar Drive

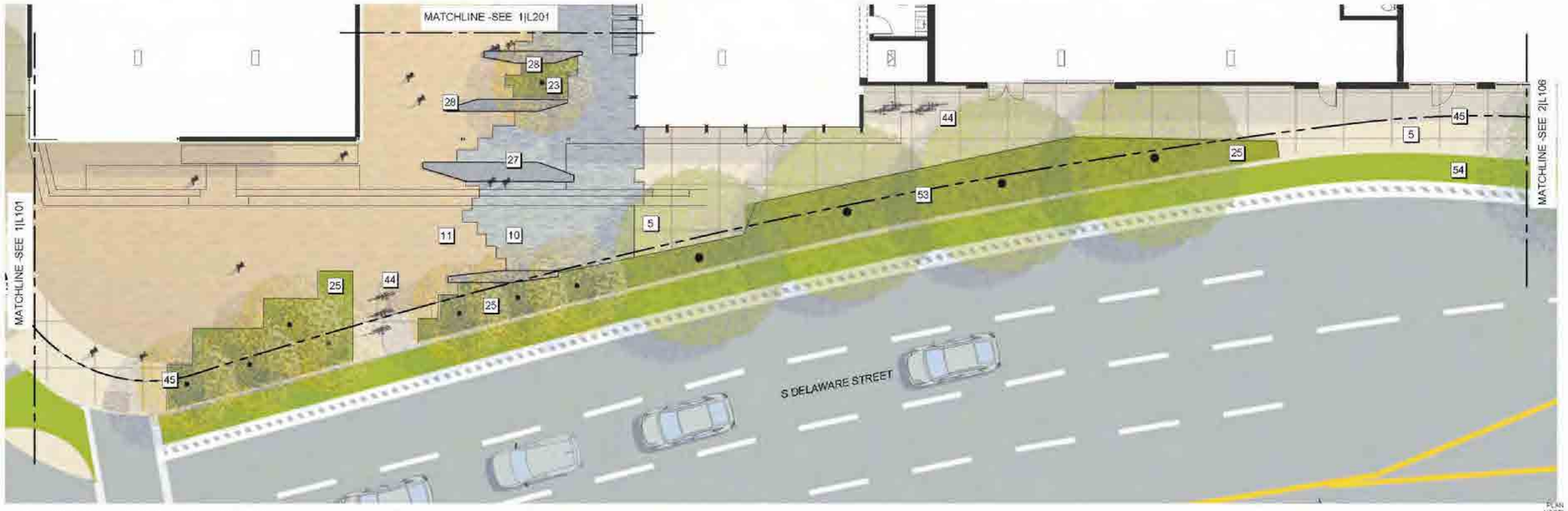
SHEET TITLE: **STREETSCAPE PLAN 05**

SHEET NUMBER: **L105**

PROJECT NUMBER: 16-10179

THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO FSWC + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION. BEYOND DISCLOSURE WITHIN YOUR ORGANIZATION, NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF FSWC + PARTNERS, INC. ALL RIGHTS RESERVED. © COPYRIGHT 2017

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

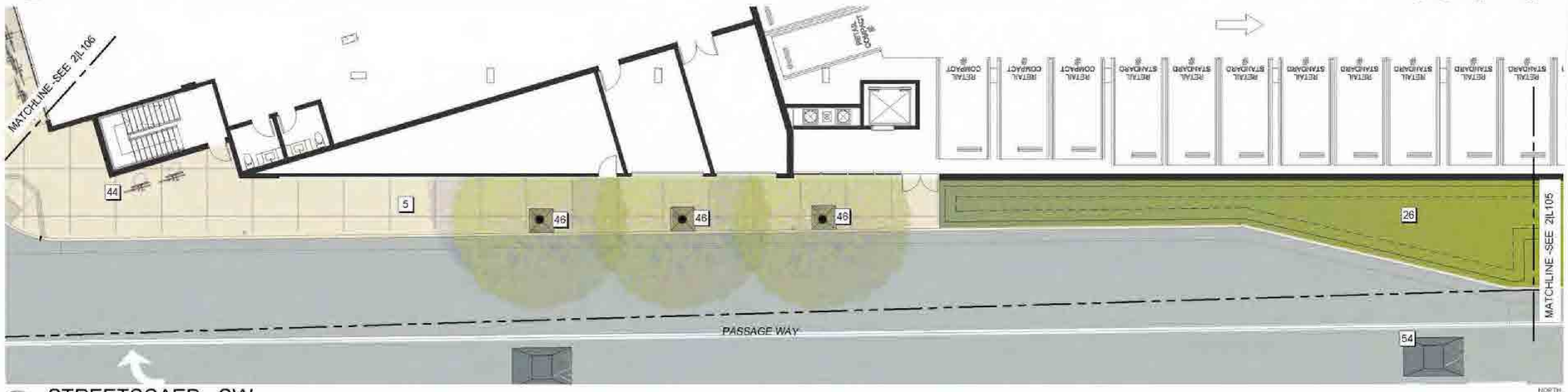


3 STREETSCAPE - NW

1" = 10'

2 STREETSCAPE - W

1" = 10'



1 STREETSCAEP - SW

1" = 10'

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	12
PARKING SPACES	170	24

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
1330 3rd street, suite 413
san francisco, ca 94107
p 415.621.2870
e office@fletcherstudio.com

REVISIONS	
1	8/13/2019
2	10/8/2019
3	12/6/2019
4	01/03/2020
5	03/31/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

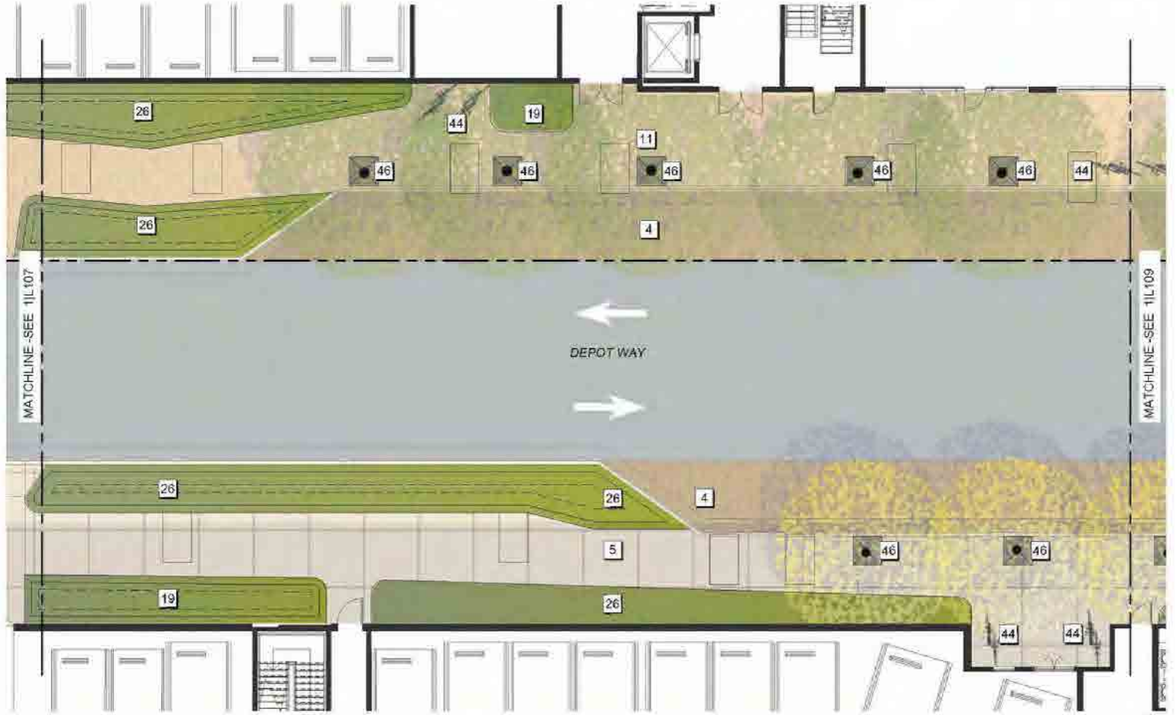
SHEET TITLE
STREETSCAPE PLAN 06

SHEET NUMBER
L106

PROJECT NUMBER
16-10179

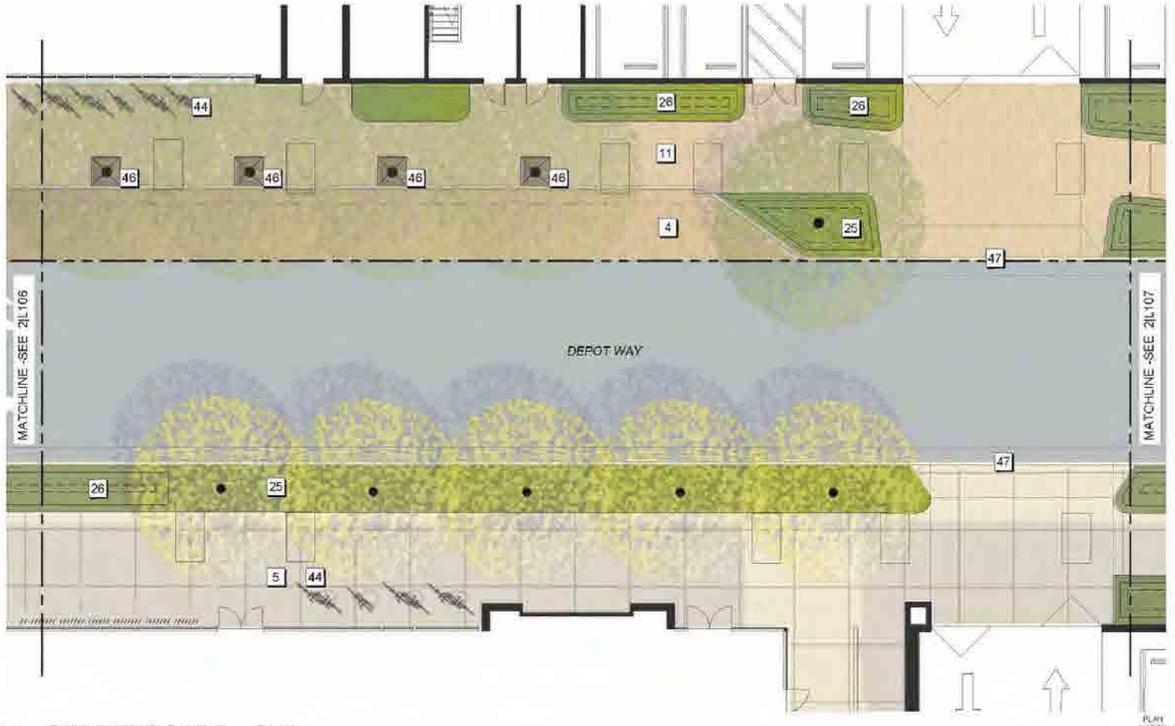
RECORDED COPIES MADE BY ANY PHOTOGRAPHIC PROCESS OR IN ELECTRONIC MEDIA. ANY ALTERATIONS OR MODIFICATIONS TO THIS DRAWING BY ANY METHOD WHATSOEVER BY ANY PRINTING OR OTHER REPRODUCTION PROCESS OR BY ANY AGENT OR EMPLOYEE OF THE OWNER OR OTHER PERSON WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO AND WITHOUT APPROPRIATE DEDICATION AS SHOWN BELOW IS PROHIBITED. ANY REUSE OF THESE DRAWINGS FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO IS PROHIBITED.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



2 STREETSCAPE - C

1" = 10'



1 STREETSCAPE - CW

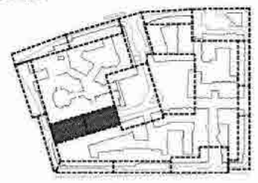
1" = 10'

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	14
PARKING SPACES	170	28

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco, ca 94107
p 415.401.7870
e info@fletcherstudio.com

NO.	DATE
1	07/10/2019
2	10/07/2019
3	12/06/2019
4	03/04/2020
5	05/29/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
STREETSCAPE PLAN 07

SHEET NUMBER
L107

PROJECT NUMBER
16-10179

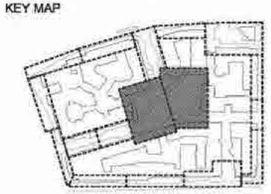
THESE PLANS AND DESIGNS INCORPORATED HEREIN ARE THE EXCLUSIVE PROPERTY AND COPYRIGHT OF FLETCHER STUDIO INC. AND SHALL NOT BE REPRODUCED OR PUBLISHED OR CHANGED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO INC. ANY UNAUTHORIZED USE SHALL BE FULLY LIABLE FOR ALL DAMAGES RESULTING THEREFROM.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 OVERALL PLAZA & PARK PLAN

1" = 20'
0 10 20 40'
NORTH

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco, ca 94107
p 415.487.2672
e office@fletcherstudio.com

NO	REVISIONS	DATE
1	1ST REVISION	04/17/2020
2	2ND REVISION	05/29/2020
3	3RD REVISION	06/26/2020
4	4TH REVISION	07/17/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
OVERALL PLAZA & PARK PLAN

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO FSMC + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR PERFORMING WORK FOR FSMC + PARTNERS, INC. THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF FSMC + PARTNERS, INC. © ALL RIGHTS RESERVED. COPYRIGHT 2020.

SHEET NUMBER
L108

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	12
PARKING SPACES	170	24

MATCHLINE -SEE 1|L102

MATCHLINE -SEE 1|L110

MATCHLINE -SEE 1|L110

DEPOT WAY

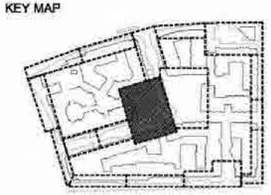
MATCHLINE -SEE 2|L107

1 ARTS PLAZA MATERIAL PLAN

1" = 10'
0 5 10 20
NORTH

LEGEND	
1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-8" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco ca 94107
p 415.621.2870
e info@fletcherstudio.com

REVISIONS

NO	DATE
1	07/17/2020
2	12/20/2019
3	08/30/2019
4	03/29/2019

PROJECT NAME: PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE: ARTS PLAZA MATERIAL PLAN

THE DRAWINGS CONTAINED HEREIN ARE PROPRIETARY TO FLETCHER STUDIO, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING BIDDING OR PRICING THEREOF. NEITHER THE DRAWINGS NOR THE INFORMATION CONTAINED THEREIN SHALL BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO, INC. ALL RIGHTS RESERVED, COPYRIGHT 2017.

SHEET NUMBER: L109

PROJECT NUMBER: 16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 ARTS PLAZA MATERIAL PLAN

1" = 10'

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	5
PARKING SPACES	170	10

KEY MAP

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-8" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-8" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2300 3rd street suite 413
san francisco ca 94107
p 415.671.2870
e info@fletcherstudio.com

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

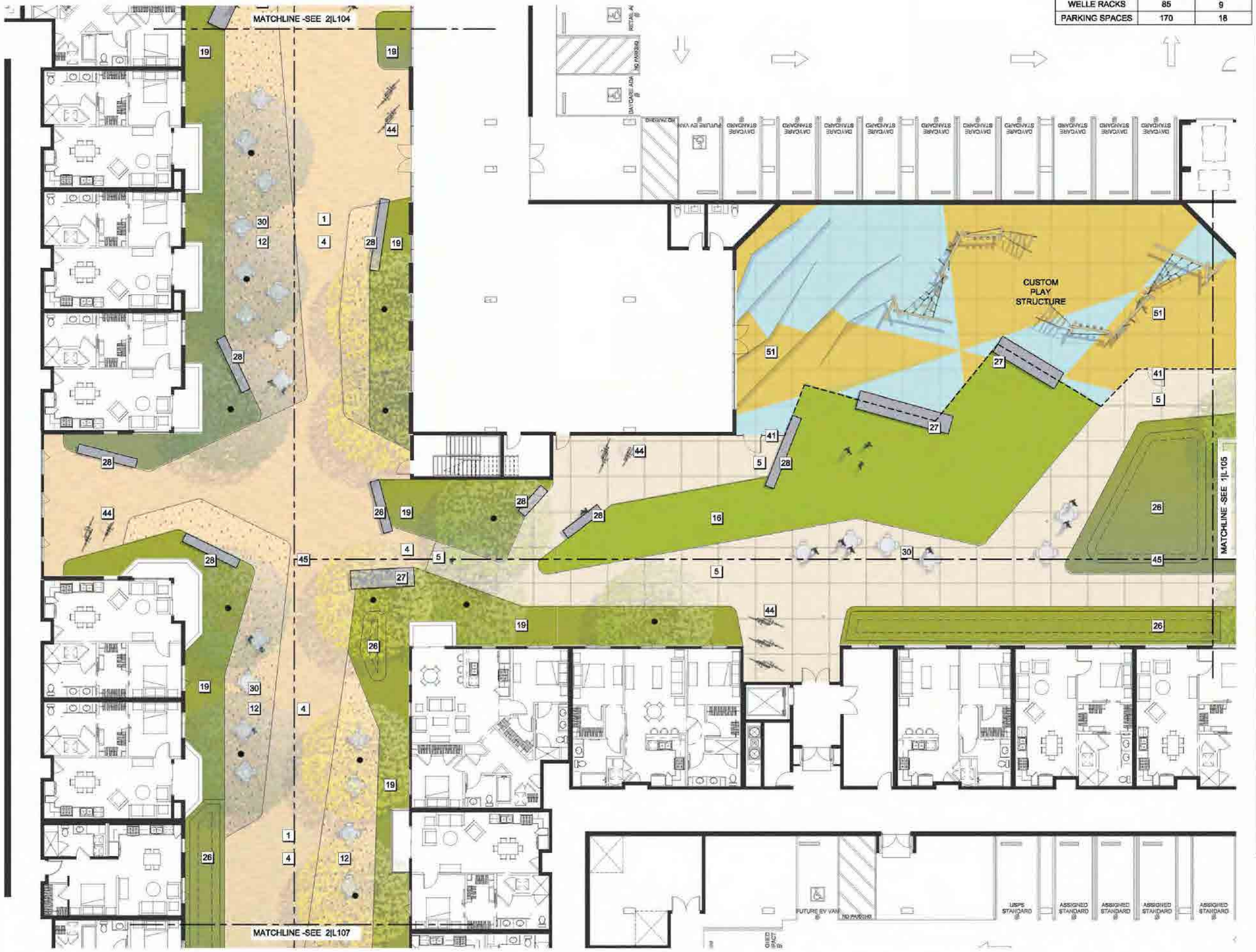
SHEET TITLE
PARK PLAZA MATERIALS PLAN

THE DRAWINGS CONTAINED HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF FLETCHER STUDIO AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF FLETCHER STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO. ALL SUCH RIGHTS ARE RESERVED UNDER FEDERAL COPYRIGHT LAWS. © COPYRIGHT 2019.

SHEET NUMBER
L110

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1 SE CORRIDOR

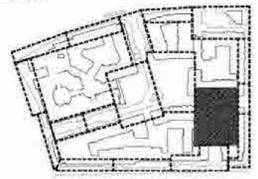
1" = 10'
0 5 10 20
PLAN NORTH
NORTH

SHORT TERM BIKE PARKING		
	SITE TOTAL	THIS SHEET
WELLE RACKS	85	9
PARKING SPACES	170	18

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
1320 3rd street, suite 413
san francisco, ca 94107
p 415.601.2670
e office@fletcherstudio.com

REVISIONS

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
SE CORRIDOR

THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO FPC + PARTNERS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS INFORMATION SHALL NOT BE DISCLOSED TO OTHERS OR USED OR REPRODUCED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF FPC + PARTNERS, INC. ALL RIGHTS RESERVED. © COPYRIGHT 2011.

SHEET NUMBER
L111

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 2 - NW PODIUM

1" = 10'
0 5 10 20 NORTH

LEGEND

1 20' EVA
2 VEHICULAR RAMP TO TRAFFIC TABLE
3 TRAFFIC ROUNDABOUT
4 PERMEABLE VEHICULAR CONC. UNIT PAVERS
5 CONCRETE SIDEWALK
6 FLUSH CURB
7 TACTILE PAVERS/ TRUNCATED DOMES
8 RETRACTABLE BOLLARDS
9 HIGH CONTRAST CROSSWALK PAVING
10 PERMEABLE CONCRETE UNIT PAVER TYPE A
11 PERMEABLE CONCRETE UNIT PAVER TYPE B
12 DECOMPOSED GRANITE
13 GRAVEL
14 WATER FEATURE
15 THERMALLY MODIFIED DECKING
16 NATURAL TURF LAWN
17 SLOPED LAWN, 5% OR LESS
18 SYNTHETIC TURF
19 PLANTING AREA - LOW WATER USE PLANTING
20 CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21 CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22 GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23 CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24 LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25 STREETSCAPE PLANTING, TYPICAL
26 BIORETENTION AREA, SEE CIVIL DRAWINGS
27 CONCRETE PLATFORM, 4'-0" WIDE
28 CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29 CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30 OUTDOOR FLEXIBLE SEATING
31 OUTDOOR DINING AREA
32 COMMUNITY TABLE
33 OUTDOOR KITCHEN / GRILL
34 PUBLIC ART
35 DEMONSTRATION GARDEN
36 GREENHOUSE-STYLE COMMUNITY SPACE
37 FLEXIBLE USE COMMUNITY SPACE
38 FIRE FEATURE
39 POOL
40 SPA
41 SECURE GATE & FENCE
42 POOL FURNITURE
43 CUSTOM PERGOLA
44 SHORT TERM BIKE PARKING
45 PROPERTY LINE
46 TREE WELL, TREE GRATE
47 CURB RAMPS/DRIVEWAY, SEE CIVIL
48 ARTS PAVILLION
49 BIKE SHARE STATION
50 PAINTED COURT GAMES
51 RUBBER PLAY SURFACE
52 BUILDING OVERHANG
53 GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54 OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2300 3rd street, suite 413
san francisco, ca 94107
p 415.431.2670
e info@fletcherstudio.com

NO.	ISSUE/DATE
1	07/17/2019
2	08/07/2019
3	12/06/2019
4	03/04/2020
5	05/04/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG2 - NW PODIUM & FOOD HALL TERRACE

THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO FLETCHER STUDIO AND IS TO BE USED ONLY FOR THE PURPOSE OF EVALUATION, BIDDING OR EXECUTION OF WORK BY FLETCHER STUDIO OR ANY OF ITS AUTHORIZED AGENTS. ANY OTHER USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, TO THIS DRAWING REMAIN WITH FLETCHER STUDIO.

SHEET NUMBER
L201

PROJECT NUMBER
18-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 2 - NE PODIUM

1" = 10'
0 5 10 20

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 413
san francisco, ca 94107
p 415.431.2678
e office@fletcherstudio.com

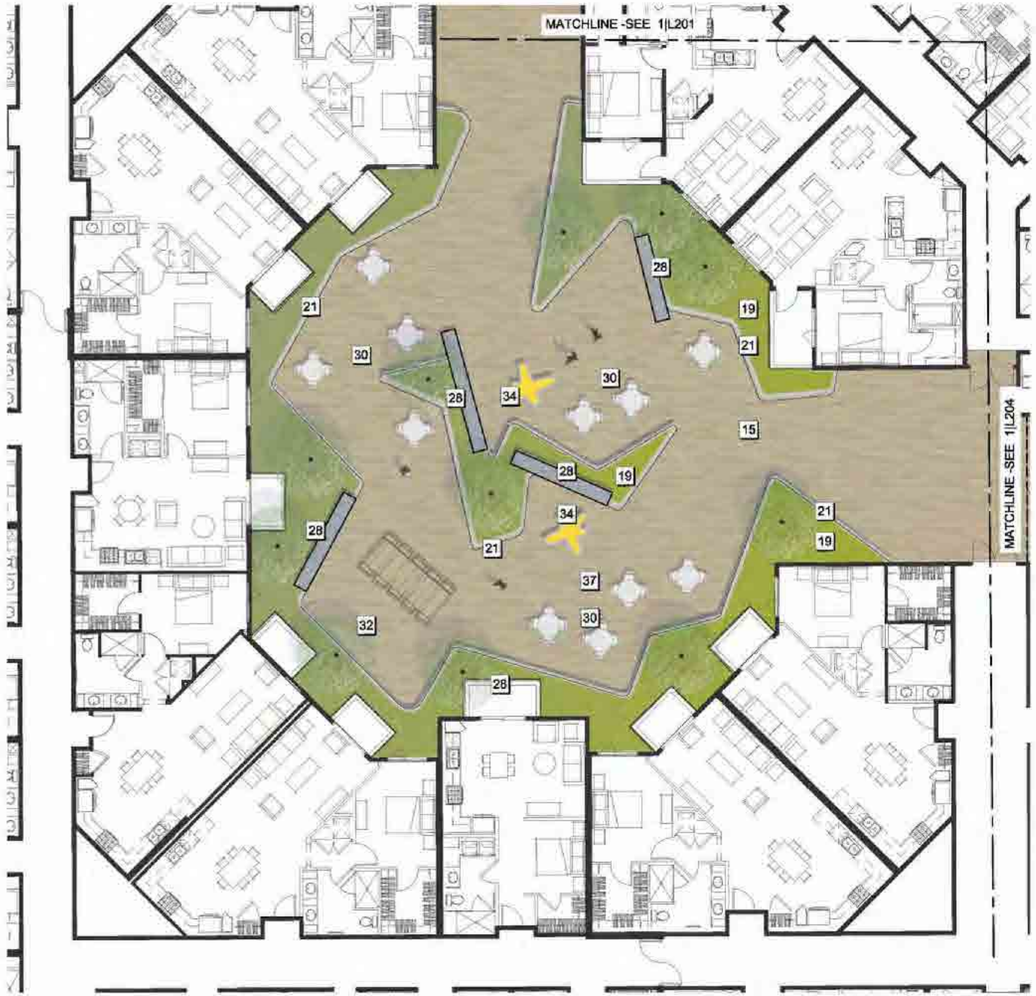
PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG2 - NE PODIUM

SHEET NUMBER
L202

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1 BUILDING 2 - SW PODIUM

1" = 10'
0 5 10 20 NORTH

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd Street, Suite 419
San Francisco, CA 94107
p 415.621.2870
contact@fletcherstudio.com

REVISIONS	
1	07/15/2020
2	08/17/2020
3	12/02/2020
4	03/05/2020
5	04/30/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG2 - SW PODIUM

THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO FSWC + PARTNERS, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR RESTORE THIS DOCUMENT OR ANY PORTION THEREOF MAY BE MADE BY ANY AGENCY WITHOUT THE PRIOR WRITTEN CONSENT OF FSWC + PARTNERS, INC. ALL RIGHTS RESERVED, © COPYRIGHT 2017

SHEET NUMBER
L203

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 2 - SE PODIUM

1" = 10'
0 5 10 20
NORTH

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2323 3rd Street, suite 413
san francisco, ca 94107
p 415.621.2878
e office@fletcherstudio.com

NO.	DESCRIPTION	DATE
1	100% DD	10/31/2019
2	100% DD	12/20/2019
3	100% DD	03/03/2020
4	100% DD	06/30/2020

PROJECT NAME: **PASSAGE**
Southeast Corner of South Delaware Street and Concar Drive

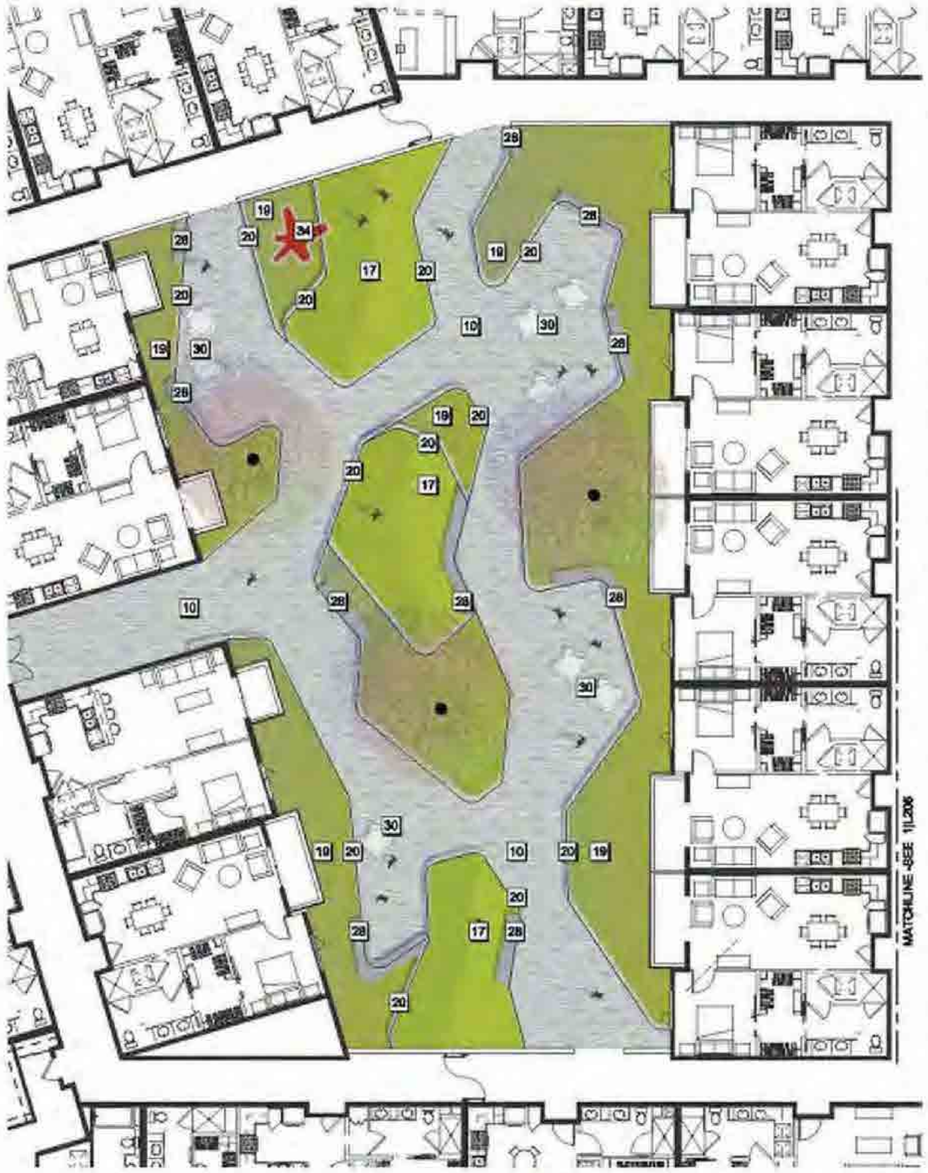
SHEET TITLE: **BLDG2 - SE PODIUM**

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO SWA GROUP, PC, AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING, BIDDING OR REVIEW THIS DOCUMENT IS NOT TO BE USED, REPRODUCED OR DISCLOSED TO OTHERS FOR PURPOSES NOT EXPRESSLY AUTHORIZED, WITHOUT THE PRIOR WRITTEN CONSENT OF SWA GROUP, PC. ALL RIGHTS RESERVED. © COPYRIGHT SWA GROUP, PC.

SHEET NUMBER: **L204**

PROJECT NUMBER: 16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1 BUILDING 4 - W PODIUM

1" = 10'

0 5 10 20

LEGEND

1 20' EVA
2 VEHICULAR RAMP TO TRAFFIC TABLE
3 TRAFFIC ROUNDABOUT
4 PERMEABLE VEHICULAR CONC. UNIT PAVERS
5 CONCRETE SIDEWALK
6 FLUSH CURB
7 TACTILE PAVERS/ TRUNCATED DOMES
8 RETRACTABLE BOLLARDS
9 HIGH CONTRAST CROSSWALK PAVING
10 PERMEABLE CONCRETE UNIT PAVER TYPE A
11 PERMEABLE CONCRETE UNIT PAVER TYPE B
12 DECOMPOSED GRANITE
13 GRAVEL
14 WATER FEATURE
15 THERMALLY MODIFIED DECKING
16 NATURAL TURF LAWN
17 SLOPED LAWN, 5% OR LESS
18 SYNTHETIC TURF
19 PLANTING AREA - LOW WATER USE PLANTING
20 CONCRETE PLANTER, 0'-8" WIDE, 1'-8" HIGH
21 CONCRETE PLANTER, 0'-8" WIDE, HEIGHT VAR.
22 GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23 CORTEN CURB PLANTER, 0'-4" - 2'-8" HIGH
24 LANDFORM RIDGES, UP TO 3'-8" HIGH AT PLANTER CENTER
25 STREETSCAPE PLANTING, TYPICAL
26 BIORETENTION AREA, SEE CIVIL DRAWINGS
27 CONCRETE PLATFORM, 4'-0" WIDE
28 CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-16" HIGH
29 CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-16" HIGH
30 OUTDOOR FLEXIBLE SEATING
31 OUTDOOR DINING AREA
32 COMMUNITY TABLE
33 OUTDOOR KITCHEN / GRILL
34 PUBLIC ART
35 DEMONSTRATION GARDEN
36 GREENHOUSE-STYLE COMMUNITY SPACE
37 FLEXIBLE USE COMMUNITY SPACE
38 FIRE FEATURE
39 POOL
40 SPA
41 SECURE GATE & FENCE
42 POOL FURNITURE
43 CUSTOM PERGOLA
44 SHORT TERM BIKE PARKING
45 PROPERTY LINE
46 TREE WELL, TREE GRATE
47 CURB RAMPS/DRIVEWAY, SEE CIVIL
48 ARTS PAVILLION
49 BIKE SHARE STATION
50 PAINTED COURT GAMES
51 RUBBER PLAY SURFACE
52 BUILDING OVERHANG
53 GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54 OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

BLDG4 PODIUM-A

L205

16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

MATCHLINE - SEE 11L205

1 BUILDING 4 - E PODIUM

1" = 10'

0 5 10 20

NORTH

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-8" WIDE, 1'-8" HIGH
21	CONCRETE PLANTER, 0'-8" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-8" HIGH
24	LANDFORM RIDGES, UP TO 3'-8" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-16" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ART$ PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

LEED-HB STUDIO

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG4 PODIUM-B

L206

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
9	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-8" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-8" WIDE, HEIGHT VAR
22	GRANITE CURB PLANTER, 3'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-8" HIGH
24	LANDFORM RIDGES, UP TO 3'-8" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

1 BUILDING 1 - W PODIUM

1" = 10'

0 5 10 20

PLETCHER STUDIO
Landscape Architecture Studio
2301 Sansom Street, Suite 213
Philadelphia, PA 19103
215.219.3676
info@pletcherstudio.com

NO.	DESCRIPTION	DATE
1	2ND SUBMISSION	04/30/20
2	3RD SUBMISSION	06/19/20
3	4TH SUBMISSION	07/17/20

PROJECT NAME: **PASSAGE**

Southeast Corner of South Delaware Avenue and Concar Drive Street and Concar Drive

SHEET TITLE: **BLDG1 PODIUM LVL 2**

SHEET NUMBER: **L207**

PROJECT NUMBER: 16-10173

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 3 - W PODIUM

1" = 10'

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG3 PODIUM LVL2

SHEET NUMBER
L209

PROJECT NUMBER
18-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 1 PODIUM LVL 3 1"=10' 0 5 10 20

LEGEND

1 20' EVA
2 VEHICULAR RAMP TO TRAFFIC TABLE
3 TRAFFIC ROUNDABOUT
4 PERMEABLE VEHICULAR CONC. UNIT PAVERS
5 CONCRETE SIDEWALK
6 FLUSH CURB
7 TACTILE PAVERS/ TRUNCATED DOMES
8 RETRACTABLE BOLLARDS
9 HIGH CONTRAST CROSSWALK PAVING
10 PERMEABLE CONCRETE UNIT PAVER TYPE A
11 PERMEABLE CONCRETE UNIT PAVER TYPE B
12 DECOMPOSED GRANITE
13 GRAVEL
14 WATER FEATURE
15 THERMALLY MODIFIED DECKING
16 NATURAL TURF LAWN
17 SLOPED LAWN, 5% OR LESS
18 SYNTHETIC TURF
19 PLANTING AREA - LOW WATER USE PLANTING
20 CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21 CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22 GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23 CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24 LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25 STREETSCAPE PLANTING, TYPICAL
26 BIORETENTION AREA, SEE CIVIL DRAWINGS
27 CONCRETE PLATFORM, 4'-0" WIDE
28 CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-16" HIGH
29 CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-16" HIGH
30 OUTDOOR FLEXIBLE SEATING
31 OUTDOOR DINING AREA
32 COMMUNITY TABLE
33 OUTDOOR KITCHEN / GRILL
34 PUBLIC ART
35 DEMONSTRATION GARDEN
36 GREENHOUSE-STYLE COMMUNITY SPACE
37 FLEXIBLE USE COMMUNITY SPACE
38 FIRE FEATURE
39 POOL
40 SPA
41 SECURE GATE & FENCE
42 POOL FURNITURE
43 CUSTOM PERGOLA
44 SHORT TERM BIKE PARKING
45 PROPERTY LINE
46 TREE WELL, TREE GRATE
47 CURB RAMPS/DRIVEWAY, SEE CIVIL
48 ARTS PAVILLION
49 BIKE SHARE STATION
50 PAINTED COURT GAMES
51 RUBBER PLAY SURFACE
52 BUILDING OVERHANG
53 GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54 OFF SITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP

FLETCHER STUDIO

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG1 PODIUM LVL3

SHEET NUMBER
L208

PROJECT NUMBER
19-0179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 BUILDING 3 - LEVEL 4 ROOF DECK

NORTH

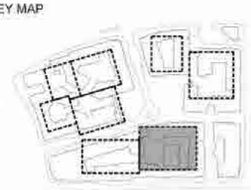
1" = 10'

0 5 10 20

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 413
san francisco ca 94107
p 415.431.2879
e office@fletcherstudio.com

REVISIONS

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
BLDG1 ROOF LVL4

THE DRAWINGS, DESIGNS, PLANS AND SPECIFICATIONS AND THE RIGHTS OF REPRODUCTION THEREOF CONSIDERED AT ALL TIMES THE PROPERTY OF FLETCHER STUDIO AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF FLETCHER STUDIO. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FLETCHER STUDIO IS A VIOLATION OF APPLICABLE COPYRIGHT LAWS.

SHEET NUMBER
L210

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

MATCHLINE -SEE 1|L207

1 BUILDING 4 - LEVEL 5 ROOF DECK

NORTH

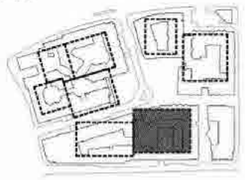
1" = 10'

0 5 10 20

LEGEND

1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2305 3rd street, suite 413
san francisco ca 94107
p 415.601.2670
mail@fletcherstudio.com

NO.	DESCRIPTION	DATE
1	90% CD	07/10/2019
2	100% CD	08/07/2019
3	100% CD REVISED	12/06/2019
4	100% CD REVISED	03/04/2020
5	100% CD REVISED	06/24/2020

PROJECT NAME: **PASSAGE**
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE: **BLDG3 ROOF LVL 5**

SHEET NUMBER: **L211**

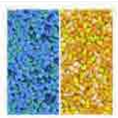
PROJECT NUMBER: 16-10179

THIS DRAWING IS AN INSTRUMENT OF SERVICE FOR THIS PROJECT, AND, AS SUCH, IS THE PROPERTY OF THE ARCHITECT. ALL COPYRIGHTS IN THIS DRAWING ARE RESERVED BY THE ARCHITECT. UNAUTHORIZED USE AND/OR REPRODUCTION IS PROHIBITED.

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

LEGEND	
1	20' EVA
2	VEHICULAR RAMP TO TRAFFIC TABLE
3	TRAFFIC ROUNDABOUT
4	PERMEABLE VEHICULAR CONC. UNIT PAVERS
5	CONCRETE SIDEWALK
6	FLUSH CURB
7	TACTILE PAVERS/ TRUNCATED DOMES
8	RETRACTABLE BOLLARDS
9	HIGH CONTRAST CROSSWALK PAVING
10	PERMEABLE CONCRETE UNIT PAVER TYPE A
11	PERMEABLE CONCRETE UNIT PAVER TYPE B
12	DECOMPOSED GRANITE
13	GRAVEL
14	WATER FEATURE
15	THERMALLY MODIFIED DECKING
16	NATURAL TURF LAWN
17	SLOPED LAWN, 5% OR LESS
18	SYNTHETIC TURF
19	PLANTING AREA - LOW WATER USE PLANTING
20	CONCRETE PLANTER, 0'-6" WIDE, 1'-6" HIGH
21	CONCRETE PLANTER, 0'-6" WIDE, HEIGHT VAR.
22	GRANITE CURB PLANTER, 0'-4" WIDE, 0'-4" HIGH
23	CORTEN CURB PLANTER, 0'-4" - 2'-6" HIGH
24	LANDFORM RIDGES, UP TO 3'-6" HIGH AT PLANTER CENTER
25	STREETSCAPE PLANTING, TYPICAL
26	BIORETENTION AREA, SEE CIVIL DRAWINGS
27	CONCRETE PLATFORM, 4'-0" WIDE
28	CUSTOM CONCRETE SEAT WALL, 2'-0" WIDE, 0'-18" HIGH
29	CUSTOM WOOD SLAT BENCH, 2'-0" WIDE, 0'-18" HIGH
30	OUTDOOR FLEXIBLE SEATING
31	OUTDOOR DINING AREA
32	COMMUNITY TABLE
33	OUTDOOR KITCHEN / GRILL
34	PUBLIC ART
35	DEMONSTRATION GARDEN
36	GREENHOUSE-STYLE COMMUNITY SPACE
37	FLEXIBLE USE COMMUNITY SPACE
38	FIRE FEATURE
39	POOL
40	SPA
41	SECURE GATE & FENCE
42	POOL FURNITURE
43	CUSTOM PERGOLA
44	SHORT TERM BIKE PARKING
45	PROPERTY LINE
46	TREE WELL, TREE GRATE
47	CURB RAMPS/DRIVEWAY, SEE CIVIL
48	ARTS PAVILLION
49	BIKE SHARE STATION
50	PAINTED COURT GAMES
51	RUBBER PLAY SURFACE
52	BUILDING OVERHANG
53	GREEN INFRASTRUCTURE, SEE CIVIL DRAWINGS
54	OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS

HARDSCAPE SCHEDULE

IMAGE	SYMBOL	MATERIAL / MFR	MFR / COLOR	SIZE
	4	PERMEABLE VEHICULAR CONCRETE UNIT PAVER	HANOVER PERMEABLE / 50% MATRIX #115 OR SIMILAR, 50% MATRIX #1171 OR SIMILAR	4" X 8" X 3"
	5	CONCRETE SIDEWALK	CITY STANDARD	N/A
	7	TACTILE PAVERS / TRUNCATED DOMES	QCP FLATWORX / 'ADA GRAY' OR 'ADA YELLOW'	TBD
	10	PERMEABLE CONCRETE UNIT PAVER - TYPE A	HANOVER PERMEABLE COLOR: 50% 'CHARCOAL' OR SIMILAR, 50% 'SUPER BLACK' OR SIMILAR	3.25" X 18" X 4"
	11	PERMEABLE CONCRETE UNIT PAVER - TYPE B	HANOVER PERMEABLE COLOR: 50% MATRIX #115 OR SIMILAR, 50% MATRIX #1171 OR SIMILAR	3.25" X 18" X 4"
	12	DECOMPOSED GRANITE, STABILIZED FINES	LYNGSO COLOR: 'SUNSET GOLD'	N/A
	15	THERMALLY MODIFIED DECKING	THERMORY / COLOR: 'ASH'	4" BOARDS
	18	SYNTHETIC TURF	TIGER TURF COLOR: 'FIELD GREEN'	N/A
	27	INTEGRAL COLOR CONCRETE PLATFORM	DAVIS COLORS COLOR: 50% 'GRAPHITE' #8084, 50% 'PALOMINO' #5447	4'-0" W X HT TBD X LENGTH AS SHOWN
	28	INTEGRAL COLOR CONCRETE SEAT WALL	DAVIS COLORS COLOR: 50% 'GRAPHITE' #8084, 50% 'HARVEST GOLD' #5084	2'-0" W X 0'-18" HT X LENGTH AS SHOWN
	51	RUBBER PLAY SURFACE	SURFACE AMERICA POUR-IN-PLACE RUBBER PLAY SURFACE COLOR: 50% CUSTOM BLUE MIX, 50% CUSTOM YELLOW MIX	DEPTH TBD

1 HARDSCAPE DIAGRAM

0 32 64 120

PRECEDENT IMAGES

2 VEHICULAR RAMP TO TRAFFIC TABLE

19 LOW WATER USE PLANTING

26 STORMWATER MANAGEMENT AREA

36 GREENHOUSE-STYLE COMMUNITY SPACE

8 RETRACTABLE BOLLARDS

25 STREETSCAPE PLANTING, TYPICAL

35 DEMONSTRATION GARDEN

46 TREE WELL, TREE GRATE

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd Street, suite 412
San Francisco, ca 94107
p 415.431.7514
mail@fletcherstudio.com

REVISIONS	
1	12.14.2020
2	10/02/2019
3	12/06/2019
4	2/10/2020
5	06/26/2020

PROJECT NAME: PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE: SITE MATERIALS

SHEET NUMBER: L300

PROJECT NUMBER: 16-10179

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO FLETCHER STUDIO, INC. AND IS INTENDED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT AND SITE FOR WHICH IT WAS PREPARED. ANY REPRODUCTION, PUBLICATION, OR USE OF THIS DOCUMENT IN WHOLE OR IN PART, OR THE DISCLOSURE OF ANY INFORMATION CONTAINED HEREIN, FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO, INC. IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.

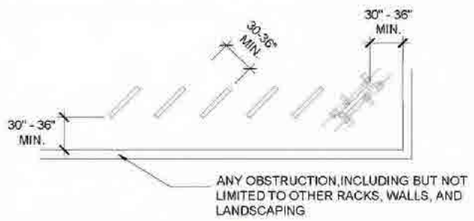
FORMAL PLANNING SUBMITTAL - JULY 17, 2020

SITE FURNISHINGS				
GROUP	SYMBOL	MANUFACTURER / STYLE	COLOR	SIZE
GROUP F1: STREETSCAPE				
F1	1	MMCITÉ / CRYSTAL	STAINLESS STEEL	SINGLE: 260X260 X985 MM TRIPLE: 775X260 X985 MM
F1	2	WELLE™ RACKS / CIRCULAR (IN GROUND)	STAINLESS	36X2X32 IN
GROUP F2: THE PASSAGE				
F2 F3 F4 F5	3	LANDSCAPEFORMS / MULTIPLICITY LITTER	TITANIUM METALLIC	DOUBLE: 15X26X47 IN, SINGLE: 14X15X47 IN
F2	4	ESCOFET / RAVAL	BEIGE	76X12X99 CM
F2	5	ESCOFET / NIGRA	BEIGE, GREY	50X55X45 CM
F2	6	LANDSCAPEFORMS / PARC CENTRE ARMLESS	BLUE ASH	21X19X33 IN
F2	7	LANDSCAPE FORMS / PARC CENTRE TABLE	BLUE ASH	24 IN ROUND, 30 IN ROUND
F2	8	QCP / KERNAL, BOG	FRENCH GRAY, ADOBE TAUPE	SMALL, LARGE
F2	9	ESCOFET / LUNGO MAR	BEIGE	400X200 CM, 200X200 CM
F2	10	ESCOFET / GRASSHOPPER BENCH	BEIGE	TABLE: 35X75X29 IN, BENCH: 18X69X18 IN
F2	11	ESCOFET / PLAY	LDPE KHAKI	58X79X194 CM
F2	12	URBAN ACCESSORIES / CASCADE	100% RECYCLED GREY IRON ‡	4' X 4'
GROUP F3: BUILDING 2 COURTYARDS				
F3	13	EXTREMIS / HOPPER COMBO	IROKO HARDWOOD, EARTH	300 CM
F3	14	GALANTER & JONES / HELIOS LOUNGE	OCEAN, BRASS	94X35X30 IN
F3	15	GALANTER & JONES / HELIOS LOVE CHAIR	OCEAN, BRASS	46X35X28 IN
F3	16	GALANTER & JONES / KOSMOS TABLE	CHARCOAL	18X18IN, 28X16IN
F3	17	LANDSCAPE FORMS / PARC CENTRE ARMLESS	FLAMBE ORANGE	21X19X33 IN
F3	18	LANDSCAPE FORMS / PARC CENTRE TABLE	FLAMBE ORANGE	24 IN ROUND, 30 IN ROUND
F3	19	REGENCY FIREPLACE PRODUCTS / PTO30	CUSTOM	17X41.5 IN
GROUP F4: BUILDING 4 & 5 COURTYARDS				
F4	20	LEBELLO / PLANK TABLE ROUND LEGS	CL CREEK, CANE GREEN	100X100X75 CM
F4	21	LEBELLO / CHAIR 7	CANE GREEN	22X16.9X33 IN
F4	22	CONCRETEWORKS / NOMAD	FOG	22X14 IN
F4	23	ACAPULCO ROCKING CHAIR	GRAY	36.5X30 75X39.75 IN
F4	24	LUJO / FREE-STANDING HAMMOCK	SPA	SINGLE: 153X49X48 IN
GROUP F5: BUILDINGS 1 & 3 COURTYARDS				
F5	25	LANDSCAPEFORMS / MULTIPLICITY TABLE	BUTTERCUP, JARRAH	35X95X29 IN
F5	26	THE ITALIAN LAB / URBAN RELAX S	WOOD PLASTIC COMPOSITE, GALVANIZED POWDER COATED STEEL	1800X1330 X993 MM
F5	27	THE ITALIAN LAB / URBAN SHELTER RELAX	WOOD PLASTIC COMPOSITE, GALVANIZED POWDER COATED STEEL	2345X1800 X2250 MM
F5	28	BLU DOT / HOT MESH CHAIR	AQUA	19X21X31 IN
GROUPS F3, F4, & F5: BUILDINGS 1, 2, 3, 4, & 5 COURTYARDS				
F3 F4 F5	29	TUCCI / PLANTATION SERIES HEXAGON	NATURAL, NATURAL	109X126X99 IN
F3 F4 F5	30	FIRE MAGIC / AURORA BUILT-IN	STAINLESS STEEL	24X22 IN

F1 STREETSCAPE

1

2



F2 THE PASSAGE (CONT.)

12

F2 THE PASSAGE

3

4

5

6 7

8

9

10

11

F3 BUILDING 2 COURTYARDS

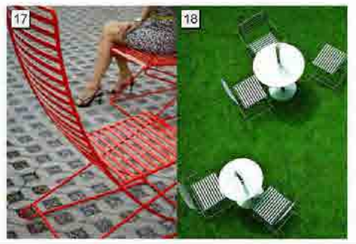
13

14

15

16

17 18



19

F4 BUILDINGS 4 & 5 COURTYARDS

20

21

22

23

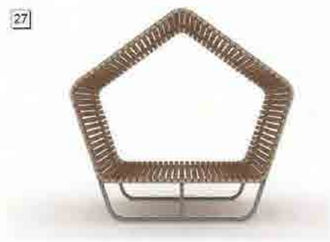
24

F5 BUILDINGS 1 & 3 COURTYARDS

25

26

27



28

F3 F4 F5 BUILDINGS 1, 2, 3, 4, & 5 COURTYARDS

29

30

3

FLETCHER STUDIO
CURRICULUM ARCHITECTURE
2325 3rd street suite 412
san francisco ca 94107
p 415.431.7978
e office@fletcherstudio.com

REVISIONS					
	07/08/2019	10/02/2019	12/02/2019	03/06/2020	06/08/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive
San Mateo, California

SHEET TITLE
SITE FURNISHINGS

SHEET NUMBER
L301

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

1 SITE FURNISHINGS PLAN

0 20 40 80'

NORTH

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 413
san francisco ca 94107
p 415.487.2870
e office@fletcherstudio.com

NO	ISSUE/DESC	DATE
1		07/10/2019
2		08/12/2019
3		07/08/2019
4		03/04/2020
5		05/01/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
SITE FURNISHINGS

THIS CONCEPT DESIGN SYSTEM IS PRESENTED TO WELL ENHANCE INC. AND IS INTENDED TO BE USED ONLY FOR THE LIMITED PURPOSE OF EVALUATING BIDDING OR PERMITTING FOR THE SPECIFIC PROJECT AND SITE IDENTIFIED HEREIN. THIS DESIGN SYSTEM IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE ANY RIGHTS TO BE CONFERRED, WITHOUT THE PRIOR WRITTEN CONSENT OF WELL ENHANCE INC.

SHEET NUMBER
L302

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020

PLANTING GROUPS

GROUP A

PHORMIUM TENAX
NEW ZEALAND PHLAX

ARCTOSTAPHYLOS SPP.
MANZANITA

R. OFFICIANALIS
ROSEMARY

LAVANDULA SPP.
LAVENDER

PITTOSPORUM SPP.
PITTOSPORUM

GROUP B

CAREX NUDATA
DUDLEY'S SEDGE

CHOND. TECTORUM
'CAPE RUSH'

VACCINIUM OVATUM
CA HUCKLEBERRY

MYRICA CALIFORNICA
CALIFORNIA WAX MYRTLE

POLY. MUNITUM
'WESTERN SWORD FERN'

GROUP C

ARISTIDA PURPUREA
'PURPLE THREE-AWN'

FESTUCA CALIFORNICA
'CALIFORNIA FESCUE'

CALYCANTHUS OCCID.
'WESTERN SPICEBUSH'

PHYSOCARPUS CAPITUS
'WESTERN NINEBARK'

THYMUS
PSEUDOLANUGINOSUS
'WOOLY THYME'

GROUP D

GREEN INFRA-STRUCTURE

JUNCUS PATENS
'BLUE RUSH'

CHONDROPETALUM
TECTORUS
'CAPE RUSH'

LIMONIUM
CALIFORNICUM
'MARSH ROSEMARY'

MIMULUS CARDINALIS
'SCARLET
MONKEYFLOWER'

PROPOSED TREES

ZS-V — ZELKOVA SERRATA 'VILLAGE GREEN'
VILLAGE GREEN ZELKOVA
QTY: 29, SIZE: 24" BOX

ZS-G — ZELKOVA SERRATA 'GREEN VASE'
GREEN VASE ZELKOVA
QTY: 25, SIZE: 24" BOX

TC — TRISTANIA CONFERTA
BRISBANE BOX
QTY: 7, SIZE: 24" BOX

GB-P — GINKGO BILOBA 'PRINCETON SENTRY'
PRINCETON SENTRY GINGKO
QTY: 33, SIZE: 24" BOX

GB-G — GINKGO BILOBA 'GOLDEN COLONNADE'
GOLDEN COLONNADE GINGKO
QTY: 6, , SIZE: 24" BOX

GB-S — GINKGO BILOBA 'SARATOGA'
SARATOGA GINGKO
QTY: 5, SIZE: 24" BOX

PA — PLATANUS ACERIFOLIA 'COLUMBIA
COLUMBIA SYCAMORE
QTY: 48, SIZE: 24" BOX

AM / JC — ARCTOSTAPHYLOS MANZANITA
COMMON MANZANITA
QTY: 8, SIZE: 24" BOX

AM / JC — JUNIPERUS CALIFORNICA
CALIFORNIA JUNIPER
QTY: 8, SIZE: 24" BOX

OE — OLEA EUROPA ' SWAN HILL'
SWAN HILL OLIVE
QTY: 37, SIZE: 24" BOX

LN — LAURIS NOBILIS 'SARATOGA'
SARATOGA BAY LAUREL
QTY: 30, SIZE: 24" BOX

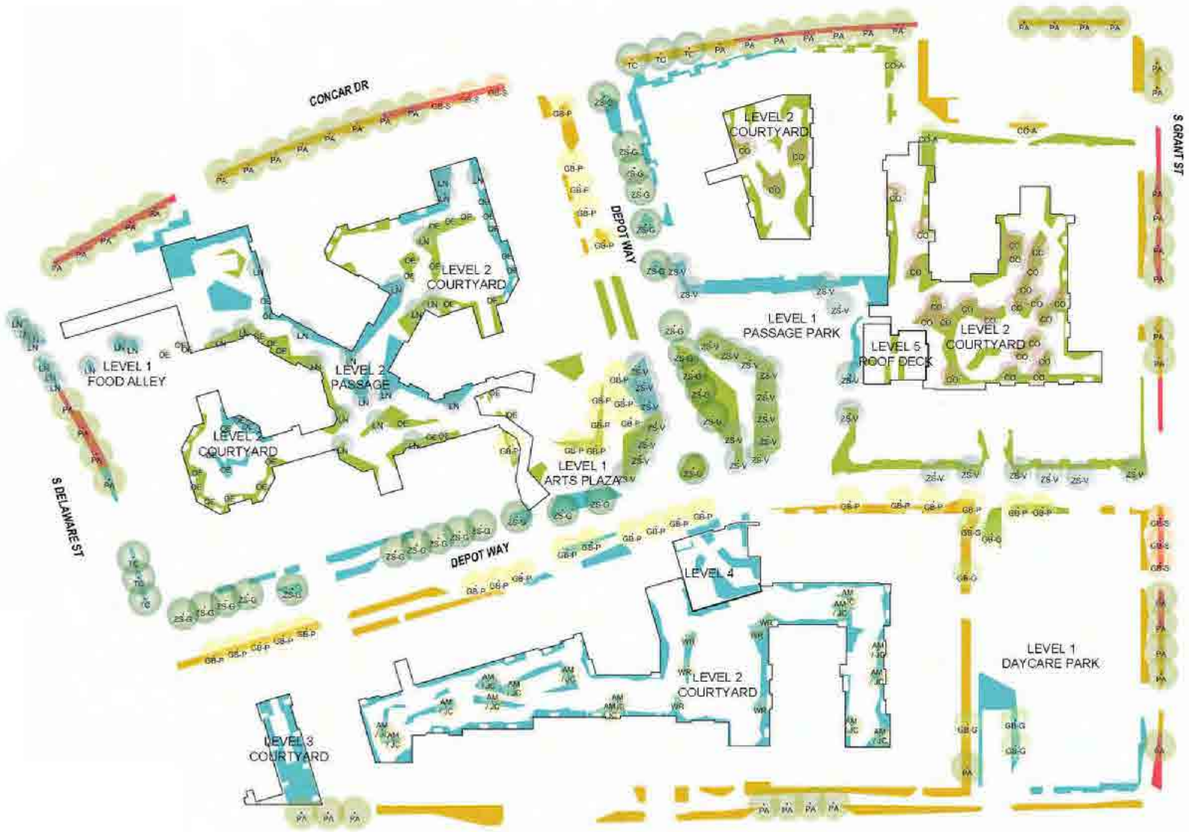
CO — CERIC OCCIDENTALIS
WESTERN REDBUD
QTY: 26, SIZE: 24" BOX

CO-A — CERCIS OCCIDENTALIS 'ALBA'
WHITE WESTERN REDBUD
QTY: 3, SIZE: 24" BOX

WR — WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
QTY: 6, SIZE: 24" BOX

PLANTING LEGEND

GROUP	BOTANICAL NAME / COMMON NAME	PLANTED SIZE	MATURE SIZE	W.U.COLS
A	PHORMIUM TENAX 'NEW ZEALAND FLAX'	5 G	5' X 5'	LOW
A	ARCTOSTAPHYLOS SP. MANZANITA	1 G - 5 G	VARIES	LOW
A	ROSMARINUS OFFICIANALIS 'ROSEMARY'	3 G - 5 G	4' X 4'	LOW
A	LAVANDULA OFFICIANALIS 'LAVENDER'	1 G	3' X 3'	LOW
A	PITTOSPORUM SP.	5 G - 10 G	VARIES	LOW
B	CAREX NUDATA 'DUDLEY'S SEDGE'	1 G	2'-6" X 2'-6"	LOW
B	CHONDROPETALUM TECTORUM 'CAPE RUSH'	1 G	1' X 3'	LOW
B	VACCINIUM OVATUM 'CALIFORNIA HUCKLEBERRY'	1 G - 5 G	3' X 3'	MODERATE
B	MYRICA CALIFORNICA 'CALIFORNIA WAX MYRTLE'	5 G	3' W X 6' T	MODERATE
B	POLYSTICHUM MUNITUM 'WESTERN SWORD FERN'	1 G - 5 G	3' X 3'	MODERATE
C	ARISTIDA PURPUREA 'PURPLE THREE-AWN'	1 G	1.6' - 3.3' T X 2' W	LOW
C	FESTUCA CALIFORNICA 'CALIFORNIA FESCUE'	1 G	1.3' - 4' T X 3' W	LOW
C	CALYCANTHUS OCCIDENTALIS 'WESTERN SPICE BUSH'	5 G - 10 G	4' X 6'	MODERATE
C	PHYSOCARPUS CAPITUM 'WESTERN NINEBARK'	5 G	3' X 6'	LOW
C	THYMUS PSEUDOLANUGINOS 'WOOLY THYME'	1 G	1' T X 2' W	LOW
D	JUNCUS PATENS 'BLUE RUSH'	1 G	1.5' X 1.5'	LOW
D	CHONDROPETALUM TECTORUM 'CAPE RUSH'	1 G	1' X 3'	LOW
D	LIMONIUM CALIFORNICUM 'MARSH ROSEMARY'	1 G	1.5' X 1.5'	LOW
D	MIMULUS CARDINALIS 'SCARLET MONKEYFLOWER'	1 G	2' W X 3' T	LOW



PLANTING PRECEDENTS

ORNAMENTAL PLANTING

STREETSCAPE PLANTING

STORMWATER PLANTING

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2300 3rd street, suite 413
san francisco, ca 94107
p 415.487.2670
e info@fletcherstudio.com

NO.	ISSUANCE	DATE
1	1ST SUBMITTAL	07/12/2019
2	2ND SUBMITTAL	09/27/2019
3	3RD SUBMITTAL	12/06/2019
4	4TH SUBMITTAL	03/04/2020
5	5TH SUBMITTAL	05/29/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

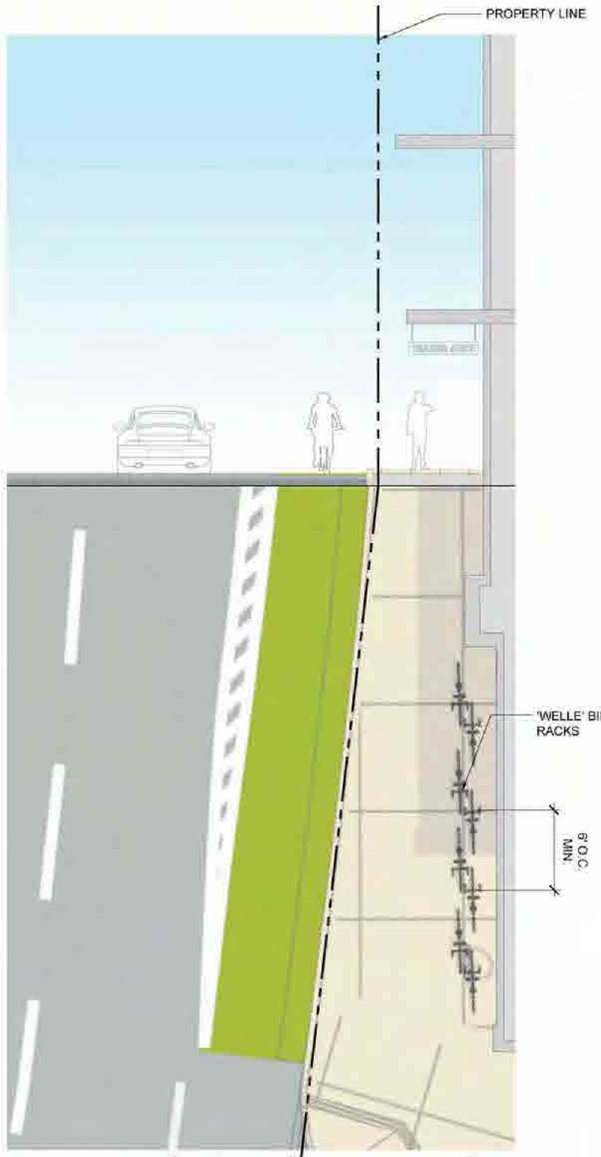
SHEET TITLE
PLANTING LEGEND & NOTES

THIS DRAWING CONTAINS UNPUBLISHED MATERIAL OWNED BY FLETCHER STUDIO, INC. AND IS PROTECTED BY COPYRIGHT LAW. ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION OF THIS DRAWING IS EXPRESSLY PROHIBITED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE ANY RIGHTS TO BE CONVEYED, WHETHER BY IMPLICATION OR OTHERWISE, WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO, INC.

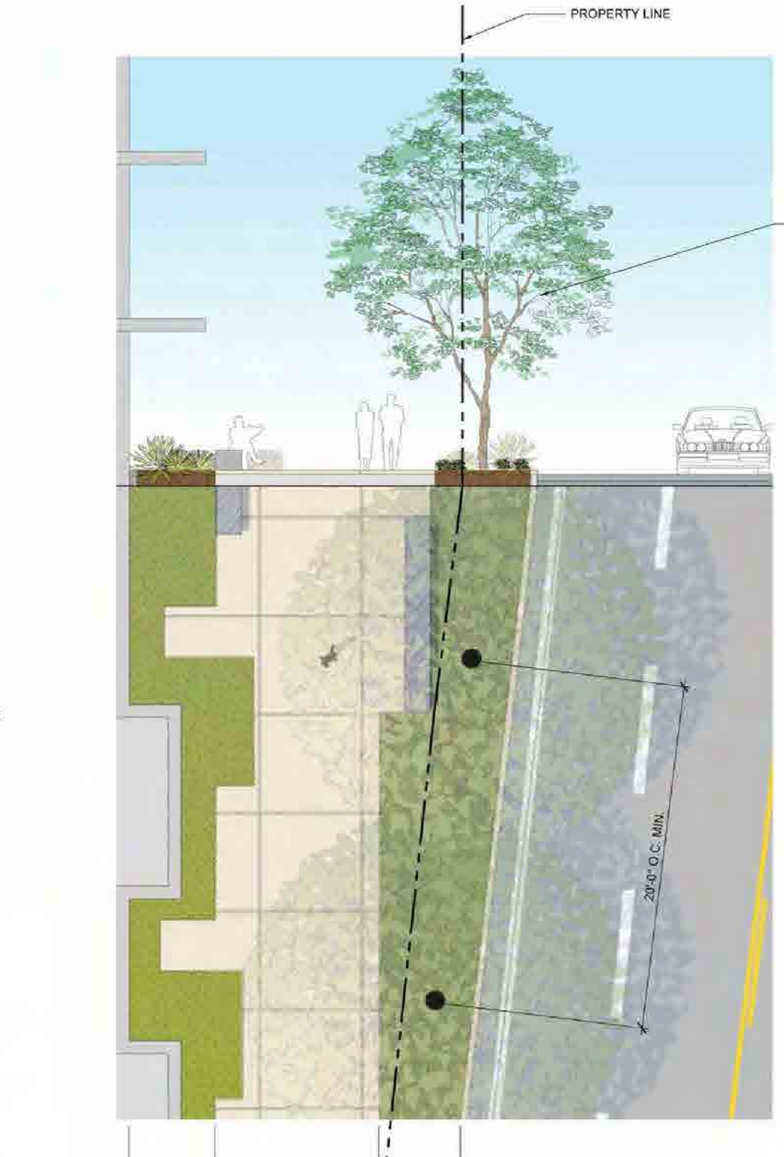
SHEET NUMBER
L400

PROJECT NUMBER
16-10179

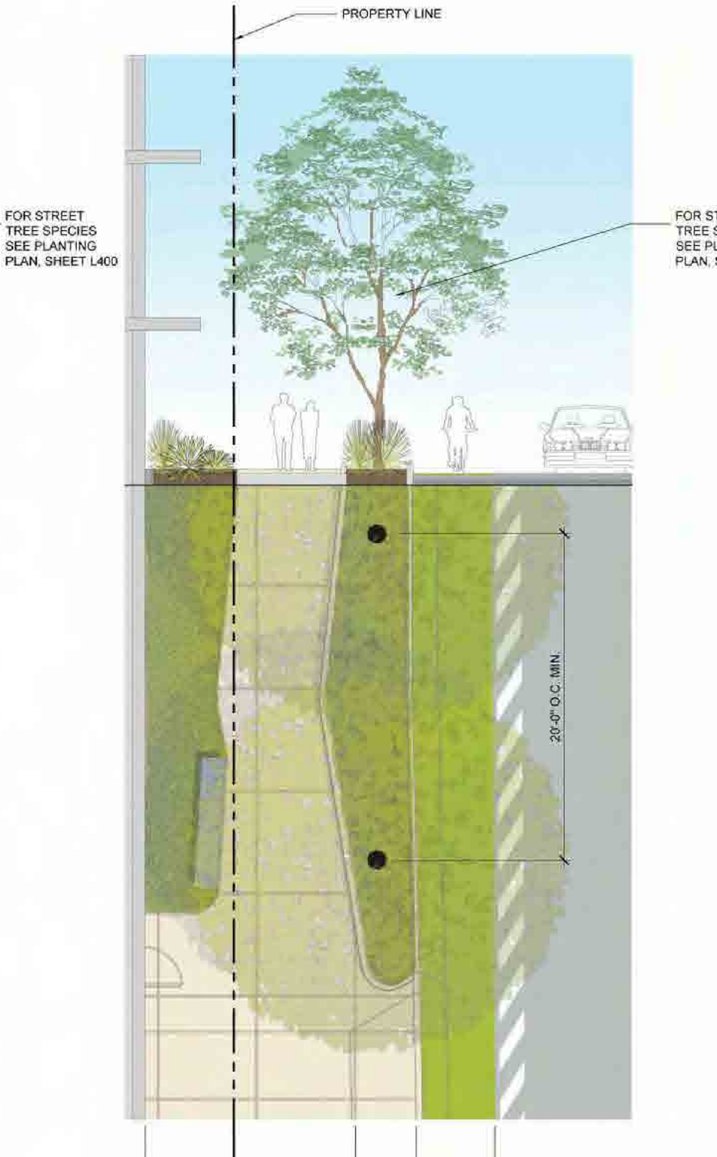
FORMAL PLANNING SUBMITTAL - JULY 17, 2020



3 DELAWARE ST. (TRADER JOE'S) 3/16" = 1'-0"

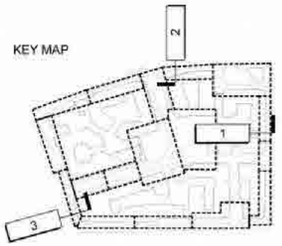


2 CONCAR DR. 3/16" = 1'-0"



1 S. GRANT ST. 3/16" = 1'-0"

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 418
san francisco ca 94107
p 415.401.2879
e office@fletcherstudio.com

REVISIONS
1 07/10/2019
2 10/21/2019
3 12/02/2019
4 03/04/2020
5 04/24/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

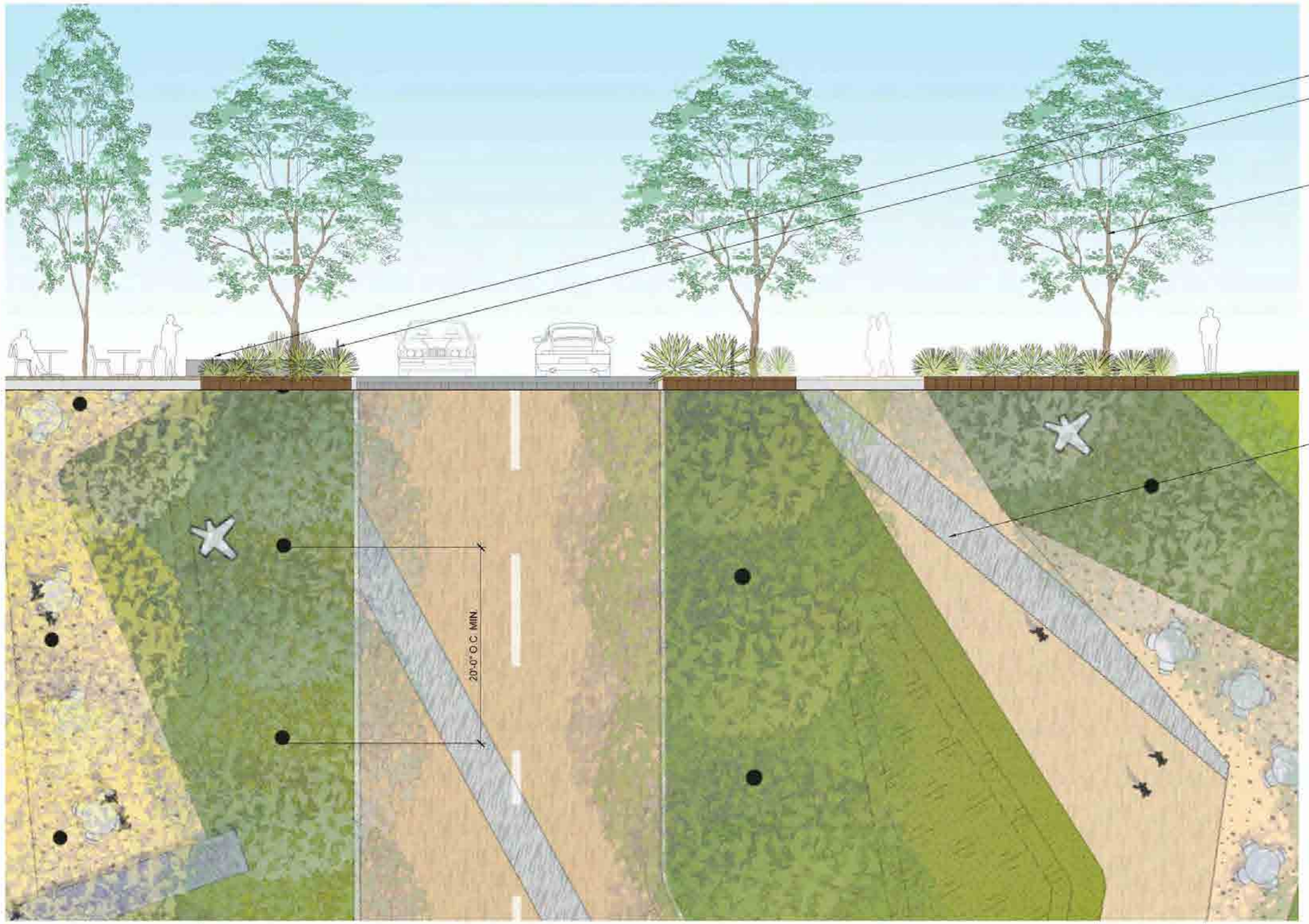
SHEET TITLE
STREET SECTIONS

THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO FLETCHER STUDIO, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR AWARD OF THIS PROJECT. ALL OTHER USE, DISCLOSURE OR REPRODUCTION WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO, INC. IS PROHIBITED. RECIPIENT AGREES TO PROTECT THE INFORMATION CONTAINED HEREIN FROM LOSS, DISCLOSURE, MODIFICATION AND UNAUTHORIZED USE.

SHEET NUMBER
L601

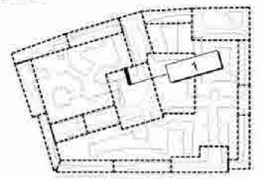
PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1 RAISED TRAFFIC TABLE 3/16" = 1'-0"

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street suite 418
san francisco ca 94107
p 415.431.2879
e info@fletcherstudio.com

NO.	DESCRIPTION	DATE
1		07/15/2019
2		10/07/2019
3		12/06/2019
4		03/04/2020
5		04/24/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

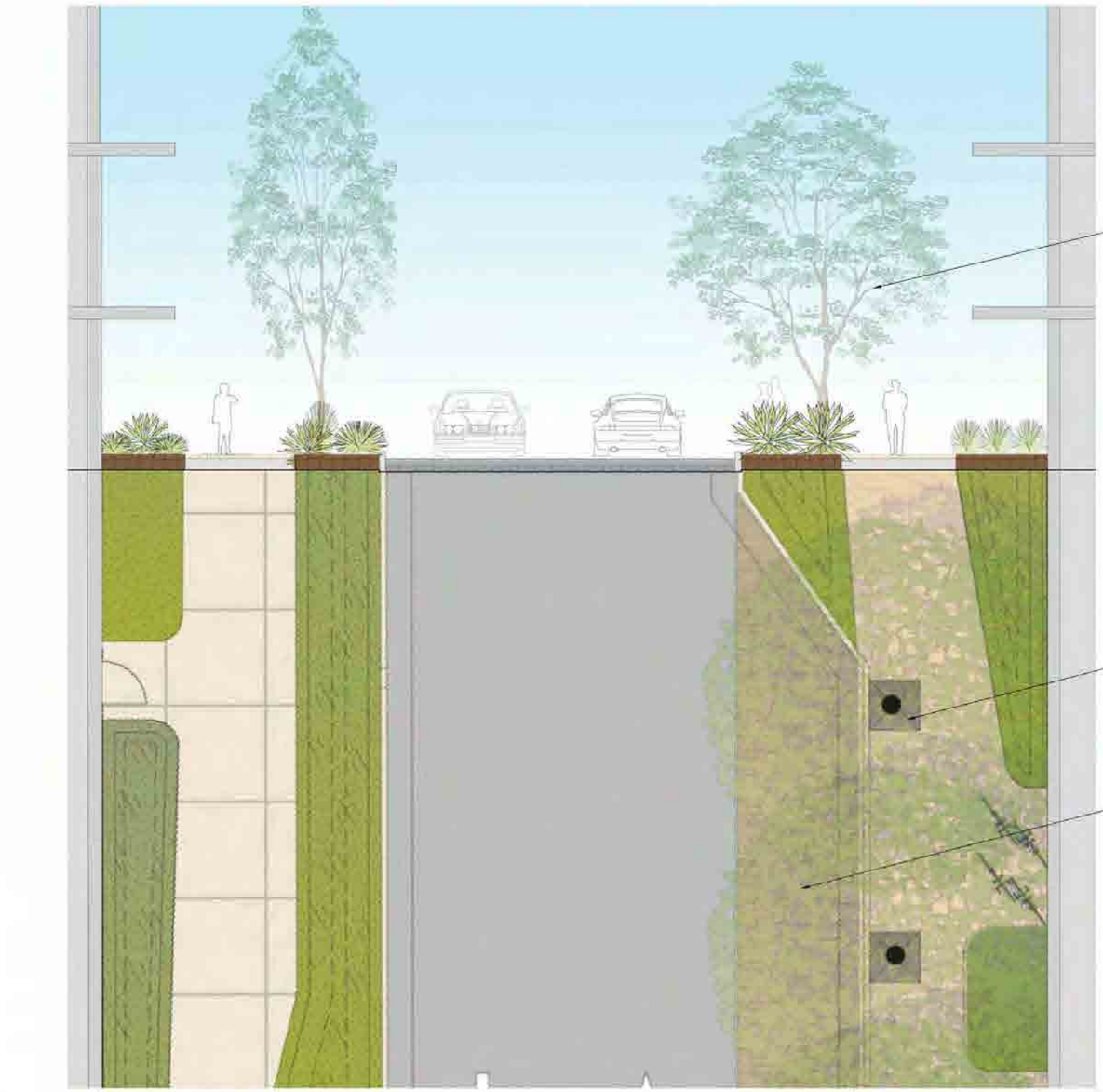
SHEET TITLE
STREET SECTIONS

THE DRAWINGS CONTAINED ARE PART OF COPYRIGHTED COPYRIGHT © 2019 FLETCHER STUDIO, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE LIMITED PURPOSE OF EVALUATION, BIDDING OR PERMIT AS DESCRIBED IN THE STANDARD AGREEMENT FOR THE PROJECT. ANY OTHER USE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO IS STRICTLY PROHIBITED. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER
L602

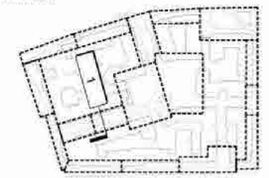
PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020



1 DRIVE AISLE 3/16" = 1'-0"

KEY MAP



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd street, suite 418
san francisco, ca 94107
p 415.431.2879
info@fletcherstudio.com

NO.	DATE
1	07/10/2019
2	10/07/2019
3	12/06/2019
4	03/02/2020
5	06/30/2020

PROJECT NAME
PASSAGE
Southeast Corner of South Delaware Street and Concar Drive

SHEET TITLE
STREET SECTIONS

THE DOCUMENT CONTAINED HEREIN CONSTITUTES COPYRIGHTED MATERIAL OF FLETCHER STUDIO, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION BUSINESS. USE OF ANY OF THE INFORMATION CONTAINED HEREIN FOR ANY PURPOSE OTHER THAN THE EVALUATION OF THIS PROPOSAL IS PROHIBITED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF FLETCHER STUDIO, INC. ALL RIGHTS RESERVED. COPYRIGHT © 2020

SHEET NUMBER
L603

PROJECT NUMBER
16-10179

FORMAL PLANNING SUBMITTAL - JULY 17, 2020