<table>
<thead>
<tr>
<th>Sheet Index</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Architectural</strong></td>
<td></td>
</tr>
<tr>
<td>A0.0.1 Sheet Index</td>
<td>A5.0.0 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.0 Conceptual Site Plan</td>
<td>A5.0.1 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.1 Project Data</td>
<td>A5.0.2 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.2 Master Plan Use Diagram</td>
<td>A5.0.3 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.3 Massing Comparisons</td>
<td>A5.0.4 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.4 Massing Comparisons</td>
<td>A5.0.5 Unit Plans - Townhome Plans</td>
</tr>
<tr>
<td>A1.0.5 Fire Access Diagram</td>
<td>A5.1.0 Unit Plans - Workforce Plans</td>
</tr>
<tr>
<td>A1.0.6 Site Plan Diagrams</td>
<td>A5.1.1 Unit Plans - Workforce Plans</td>
</tr>
<tr>
<td>A3.0.0 Building Plans - Building A</td>
<td>A6.0.0 Architectural Character Imagery - Townhomes</td>
</tr>
<tr>
<td>A3.0.1 Building Plans - Building B</td>
<td>A6.1.0 Architectural Character Imagery - Workforce Housing</td>
</tr>
<tr>
<td>A3.0.2 Building Plans - Building C</td>
<td></td>
</tr>
<tr>
<td>A3.0.3 Building Plans - Building D</td>
<td></td>
</tr>
<tr>
<td>A3.0.4 Building Plans - Building E</td>
<td></td>
</tr>
<tr>
<td>A3.0.5 Building Plans - Building F</td>
<td></td>
</tr>
<tr>
<td>A3.0.6 Building Plans - Building G</td>
<td></td>
</tr>
<tr>
<td>A3.0.7 Building Plans - Building H</td>
<td></td>
</tr>
<tr>
<td>A3.0.8 Building Plans - Building I</td>
<td></td>
</tr>
<tr>
<td>A3.0.9 Building Plans - Building J</td>
<td></td>
</tr>
<tr>
<td>A3.0.10 Building Plans - Building K</td>
<td></td>
</tr>
<tr>
<td>A3.1.0 Building Plans - Workforce Housing Building A</td>
<td></td>
</tr>
<tr>
<td>A3.1.1 Building Plans - Workforce Housing Building A</td>
<td></td>
</tr>
<tr>
<td>A3.1.2 Building Plans - Workforce Housing Building A</td>
<td></td>
</tr>
</tbody>
</table>

**Landscape**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>L1.0 Conceptual Landscape Plan</td>
<td></td>
</tr>
<tr>
<td>L1.1 Conceptual Park Plan</td>
<td></td>
</tr>
<tr>
<td>L1.2 Calypso Lane Streetscape</td>
<td></td>
</tr>
<tr>
<td>L1.3 Parklet and Plaza Enlargements</td>
<td></td>
</tr>
<tr>
<td>L2.0 Conceptual Park Imagery</td>
<td></td>
</tr>
<tr>
<td>L3.1 Conceptual Sections</td>
<td></td>
</tr>
<tr>
<td>L3.2 Conceptual Sections</td>
<td></td>
</tr>
</tbody>
</table>

Aerial Key Map (N.T.S.)
**PROJECT DATA**

**PARK SUMMARY**

- **Park Area:** 0.22 AC (Park Area Included in Project Sites)
- **SP AC** (Park Area Not Included in Project Sites): 0.18 AC Total Park Area

**TOWNHOME SUMMARY**

- **Townhome Parcel Area:** 4.10 AC (5.17 AC Southern Parcel + 1.01 AC Northern Parcel)
- **Dwelling Units:** 75 (20 for Townhome Parcel)
- **Townhome Density:** 15.75 DU/AC

**PARCEL SUMMARY**

- Townhome Parcel Area: 4.10 AC (5.17 AC Southern Parcel + 1.01 AC Northern Parcel)
- Dwelling Units: 75 (20 for Townhome Parcel)
- Townhome Density: 15.75 DU/AC

**UNIT SUMMARY**

<table>
<thead>
<tr>
<th>Unit Plan</th>
<th>Plan Type</th>
<th>Net Area (1)</th>
<th>Quantity (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan 1</td>
<td>2BD/2.5BA</td>
<td>1,450</td>
<td>5%</td>
</tr>
<tr>
<td>Plan 2</td>
<td>3BD/3.5BA</td>
<td>1,710</td>
<td>4%</td>
</tr>
<tr>
<td>Plan 3</td>
<td>4BD/3.5BA</td>
<td>1,900</td>
<td>5%</td>
</tr>
<tr>
<td>Plan 4</td>
<td>5BD/3.5BA</td>
<td>2,000</td>
<td>7%</td>
</tr>
<tr>
<td>Plan 5</td>
<td>6BD/3.5BA</td>
<td>1,000</td>
<td>6%</td>
</tr>
<tr>
<td>Plan 6</td>
<td>7BD/3.5BA</td>
<td>2,000</td>
<td>1%</td>
</tr>
</tbody>
</table>

| Subtotal  | 7BD/3.5BA | **57**        | **16%**      |

*All net area measured to inside face of wall and excludes garage and balcony area. Includes 2" eave overhangs.

**BUILDING SUMMARY**

<table>
<thead>
<tr>
<th>BLDG Type</th>
<th>Plan 1</th>
<th>Plan 2</th>
<th>Plan 3</th>
<th>Plan 4</th>
<th>Plan 5</th>
<th>Plan 6</th>
<th>Total Units Per Building</th>
<th># of Story</th>
<th>Site Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>B</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>C</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>D</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>E</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>F</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>G</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>6</td>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>H</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>7</td>
<td>1</td>
<td>17</td>
</tr>
</tbody>
</table>

| Subtotal  | 18        | 79      |

**PARKING SUMMARY**

<table>
<thead>
<tr>
<th>Parking Required and Provided</th>
<th>Total Parking Required</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential - Covered</td>
<td>2 spaces</td>
<td>140 spaces</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>112 spaces</td>
<td></td>
</tr>
<tr>
<td>Total Residential</td>
<td>252 spaces</td>
<td></td>
</tr>
<tr>
<td>Guest - Uncovered</td>
<td>0.5 spaces</td>
<td>20 spaces</td>
</tr>
<tr>
<td>Total</td>
<td>350 spaces</td>
<td></td>
</tr>
</tbody>
</table>

**SITE PARKING SUMMARY**

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Total Parking</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Townhomes</td>
<td>20</td>
<td>170 spaces</td>
<td>170 spaces</td>
</tr>
<tr>
<td>Workshops</td>
<td>20</td>
<td>130 spaces</td>
<td>130 spaces</td>
</tr>
<tr>
<td></td>
<td>41 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>41 spaces</td>
<td>300 spaces</td>
<td>300 spaces</td>
</tr>
</tbody>
</table>

**WORKFORCE HOUSING SUMMARY**

- **Workforce Housing Parcel Area:** 0.6 AC
- **Dwelling Units:** 22 DU for Workforce Housing Parcel
- **Workforce Housing Density:** 36.67 DU/AC

**UNIT SUMMARY**

<table>
<thead>
<tr>
<th>Unit Plan</th>
<th>Plan Type</th>
<th>Net Area (1)</th>
<th>Quantity (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BD/1BA</td>
<td>900</td>
<td>900</td>
<td>6%</td>
</tr>
<tr>
<td>1BD/1.5BA</td>
<td>900</td>
<td>900</td>
<td>6%</td>
</tr>
<tr>
<td>1BD/2BA</td>
<td>900</td>
<td>900</td>
<td>6%</td>
</tr>
<tr>
<td>1BD/2.5BA</td>
<td>900</td>
<td>900</td>
<td>6%</td>
</tr>
</tbody>
</table>

| Subtotal  | 900        | 900          | 6%           |

*All net area measured to inside face of wall and excludes garage area. Includes 2" eave overhangs.

**BUILDING SUMMARY**

<table>
<thead>
<tr>
<th>BLDG Type</th>
<th>W.F. Plan 1</th>
<th>W.F. Plan 2</th>
<th>W.F. Plan 3</th>
<th>W.F. Plan 4</th>
<th>W.F. Plan 5</th>
<th>W.F. Plan 6</th>
<th>Total Units Per Building</th>
<th># of Story</th>
<th>Site Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

| Subtotal  | 0           | 0           | 0           | 0           | 0           | 0           | 0                       | 0          | 0               |

**LOCATION OF PARKING REQUIRED AND PROVIDED**

| Residential - Covered | 2 spaces | 140 spaces |
| Sidewalk | 112 spaces |
| Total Residential | 252 spaces |
| Guest - Uncovered | 0.5 spaces | 20 spaces |
| Total | 350 spaces |

**Total**: 350 spaces

**TOTAL WORKFORCE HOUSING PARKING**: 41 spaces

Section 17.36.800 of the Porter City Municipal Code allows the Planning Commissioner to grant up to a 10% reduction from the parking requirements in P3, Planned Development Districts.
2. 2018/08 Master Plan Use Diagram N.T.S.

1. Proposed Master Plan Use Diagram

1. Proposed Master Plan Use Diagram

PTP III
FOSTER CITY, CA
# 2017-1063

Schematic Design
July 16, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan
1. Massing Along Pilgrim Drive - Existing Plan

2. Massing Along Pilgrim Drive - Proposed
1. Massing Along E. Hillsdale Blvd. - Existing Plan

2. Massing Along E. Hillsdale Blvd. - Proposed

PTP III
FOSTER CITY, CA    # 2017-1063

Architecture + Planning
Office: 415.946.5849
ktgy.com

Sares|Regis of Northern CA
901 Mariners Island Blvd.
San Mateo, CA 94404

SCHEMATIC DESIGN
June 15, 2018
Planning Commission - Major Amendment to the Pilgrim Tract Master Plan

MASSING COMPARISONS
3. Activating Street Frontage

2. Connectivity - Connection to both the Park and the Canal

1. Breaking down scale of city blocks

PTP III
FOSTER CITY, CA  # 2017-1063

SCHEMATIC DESIGN
July 19, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan

SITE PLAN DIAGRAMS A1.0.6
Plan 4
Plan 3
Plan 3
Plan 3
Plan 3
Plan 3
Third Floor

PTP III
FOSTER CITY, CA
# 2017-1063

SCHEMATIC DESIGN
July 19, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan.
Plan 3
- First Floor
  - 4 Bedroom / 3.5 Bath
  - 1,960 SF

- Second Floor

- Third Floor
  - Bedroom 4
    - 10'-9" X 12'-2"

- Entry
- Bath 3
- Kitchen
- Pwdr.
- Deck
- 13'-5" X 5'-4"

- Bedroom 2
  - 10'-1" X 13'-1"

- Bedroom 3
  - 10'-1" X 10'-11"

- M. Bath
- 14'-0" X 14'-0"

- M.Bedroom
- 14'-0" X 14'-0"

- Great Room
  - 20'-5" X 22'-0"

- Tankless W.H.

- W/D
- Linen P.
- Coat C
- T R

- Garage
- 20'-6" X 21'-5"

- Plan 3 - First Floor
  - 4 Bedroom / 3.5 Bath
  - 1,960 SF

Architecture + Planning
ktgy.com
888.456.5849
ktgy.com
Sares|Regis of Northern CA
901 Mariners Island Blvd.
San Mateo, CA 94404

Planning Commission - Major Amendment to the Pilgrim Triton Master Plan
July 19, 2018

SCHEMATIC DESIGN

A5.0.2

UNIT PLANS
Plan 4 - First Floor
4 Bedroom / 3.5 Bath
2,050 SF

Second Floor

Third Floor

M.Bedroom
15'-6" X 15'-0"

Bedroom 2
11'-10" X 12'-1"

Bedroom 3
10'-1" X 10'-11"

Bath 2
20'-0" X 20'-0"

Garage
41'-6 1/2"

Great Room
22'-3" X 21'-11"

M.Bedroom
15'-6" X 15'-0"

M. Bath

Bedroom 4
10'-0" X 11'-0"

Bath 3

Deck
13'-9" X 4'-4"

Kitchen

Pwdr.

Garage
44'-0" X 44'-0"

Entry

W.I.C.

Garage

Bedroom 2

Bedroom 3

W/D

Tankless

W.H.

Linen

M. Bath

Bedroom 4

Coat

P. C

T R

Architecture + Planning
888.456.5849
ktgy.com

Sares|Regis of Northern CA
901 Mariners Island Blvd.
San Mateo, CA 94404

Schematic Design
July 19, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan

UNiT PLANS
TOWnHOMe PLANS
A5.0.3
Plan 5 & 6 - First Floor

Plan 5: 2 Bedroom / 2.5 Bath, 1,250 SF

Plan 6: 3 Bedroom / 2.5 Bath, 1,480 SF

Second Floor

Third Floor

Plan 5
Plan 6 - First Floor

Plan 5: 2 Bedroom / 2.5 Bath, 1,250 SF
Plan 6: 3 Bedroom / 2.5 Bath, 1,480 SF
Plan 7 - First Floor

- 4 Bedroom / 3.5 Bath
- 2,030 SF

Second Floor

- Bedroom 2
  - 10'-1" x 13'-1"
- Bedroom 3
  - 10'-1" x 10'-11"
- M. Bedroom
  - 14'-10" x 14'-10"
- M. Bath
- Bath 2
- Kitchen
- Deck
- Great Room
  - 27'-0" x 22'-0"
- Tankless W.H.
- W/D
- Linen P.
- Coat C
- T
- R
- Deck
  - 6'-2" x 12'-4"

Third Floor

- Bedroom 4
  - 16'-10" x 12'-2"
- M. Bath
- W.I.C.
- Bath 3
- Entry

Schematic Design
July 19, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan
A6.1.0 ARCHITECTURAL CHARACTER IMAGERY

WORKFORCE HOUSING

PTP III
FOSTER CITY, CA # 2017-1063

SCHEMATIC DESIGN
July 19, 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan

ARCHITECTURAL CHARACTER IMAGERY
WORKFORCE HOUSING
LEGEND
1. 8' Wide Public Sidewalk with Street Trees in Tree Grates
2. 4' Wide Public Sidewalk with Street Trees in Pavement Strip
3. Corner Plazas with Accent Paving
4. Driveway Entry with Accent Paving
5. City Standard Public Sidewalk and Street Trees
6. Accent Walls with Plasters
7. Pedestrian Walkways with Colored Concrete
8. Accent Paved Pedestrian Crossings
9. Pedestrian Plaza Areas with Accent Paving
10. Mailboxes
11. Bench Seating
12. Picnic Table Seating
13. Bike Racks
14. Street Lights
15. Pedestrian Scale Pole Lights
16. Rolland Lights
17. Conceptual Transformer Locations with Landscape Screening
18. Potential Stormwater Treatment Areas
19. Stoops and Patios at Unit Entries
20. Monument Signage
21. Accent Pole Lights

SCHEMATIC DESIGN
July 19, 2018
PTP III
FOSTER CITY, CA
# 2017-1883

CONCEPTUAL LANDSCAPE PLAN
L1.0
July 19 2018
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan
Planning Commission - Major Amendment to the Pilgrim Triton Master Plan

SECTION A

SECTION B

SECTION C

THE GUZARDO PARTNERSHIP
Landscape Architects - Land Planners
501 Greenough Street
San Francisco, CA 94113
415-272-1273

PTP III
901 Mariners Island Blvd.
San Mateo, CA 94404

SCHEMATIC DESIGN
July 19, 2018

CONCEPTUAL SECTIONS

L3.1