

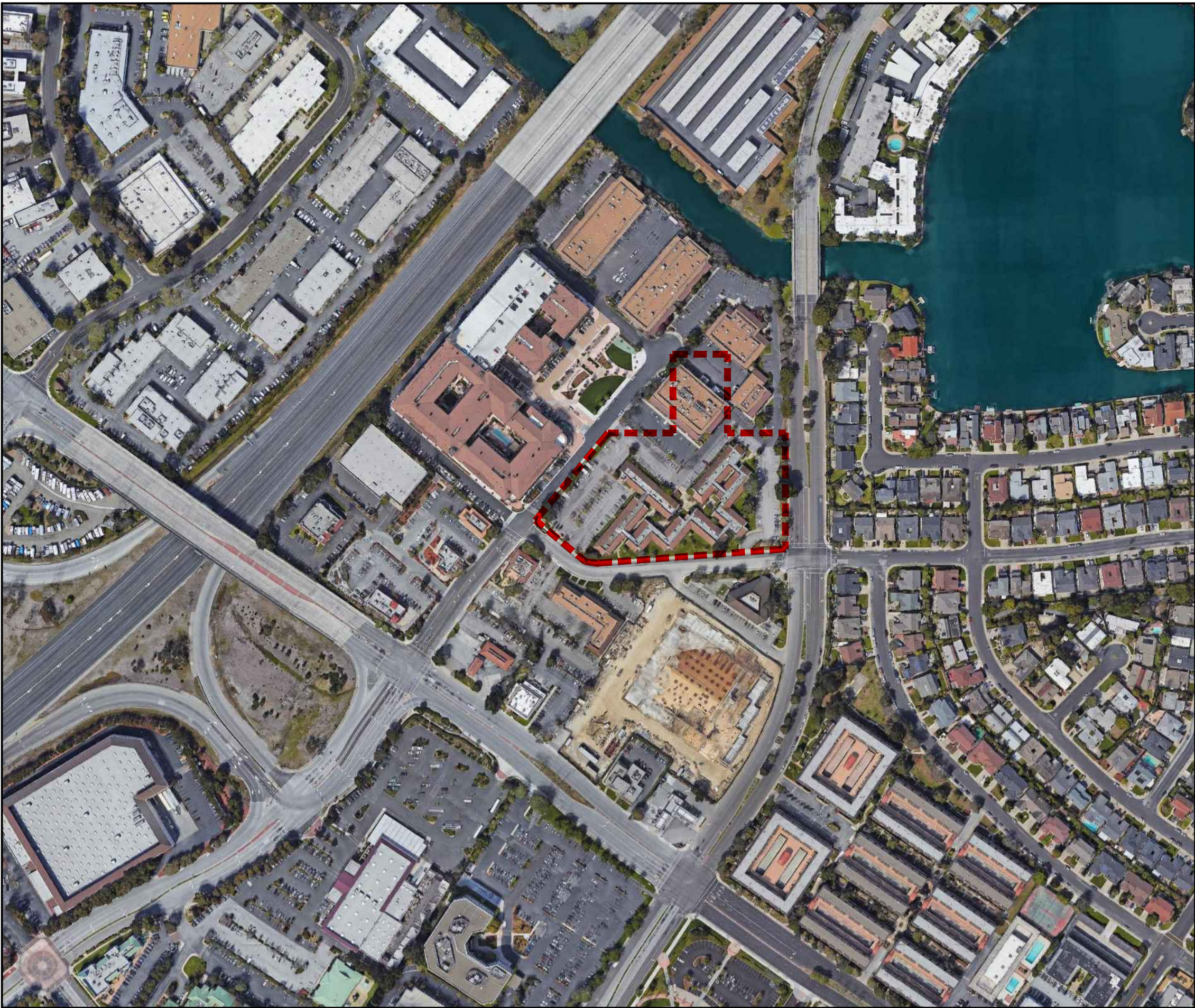
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Landscape

L1.0	Conceptual Landscape Plan
L2.0	Conceptual Park Plan
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Aerial Key Map (N.T.S.)



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FOSTER CITY, CA # 2017-1063

SCHEMATIC DESIGN  
May 17, 2018  
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SHEET INDEX

A0.0.1







PROJECT DATA

PARK SUMMARY

Park Area:	0.22 AC (Park Area Included in Project Site)
	0.97 AC (Park Area Not Included in Project Site)
	1.19 AC Total Park Area

TOWNHOME SUMMARY

PARCEL SUMMARY

Townhome Parcel Area:	4.18 AC (3.17 AC Southern Parcel + 1.01 AC Northern Parcel)
Dwelling Units:	70 DU for Townhome Parcel
Townhome Density:	16.75 DU/AC

UNIT SUMMARY

Unit Count				
Unit Plan	Plan Type	Net Area* (+/- SF)	Quantity	%
Plan 1	2 bd / 2.5 ba	1,430	9	13%
Plan 2	3 bd / 2.5 ba	1,710	3	4%
Plan 3	4 bd / 3.5 ba	1,960	38	54%
Plan 4	4 bd / 3.5 ba	2,050	5	7%
Plan 5	2 bd / 2.5 ba	1,220	7	10%
Plan 6	3 bd / 2.5 ba	1,480	7	10%
Plan 7	4 bd / 3.5 ba	2,030	1	1%
Subtotal			70	100%

\*Net Area measured to inside face of stud and excludes garage area. Excludes 2" airgap between units.

BUILDING SUMMARY

Bldg. Type	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Total Units Per Building	# of Bldgs	Site Total Units
A	2	1	0	0	0	0	0	3	1	3
B	0	0	2	1	0	0	0	3	1	3
C	3	1	0	0	0	0	0	4	1	4
D	0	0	3	1	0	0	0	4	2	8
E	0	0	2	0	1	1	0	4	4	16
F	4	1	0	0	0	0	0	5	1	5
G	0	0	5	1	0	0	0	6	2	12
H	0	0	4	0	1	1	0	6	2	12
I	0	0	4	0	1	1	1	7	1	7
Subtotal									15	70

PARKING SUMMARY

Parking Required and Provided				
Unit Type	# of Units	Parking Ratio Requirement	Total Parking Required	Parking Provided
2+ Bedrooms	70	2 stalls/unit	140 stalls	140 stalls
Guest Parking*	70	0.5 stalls/unit	35 stalls	38 stalls
Total			175 stalls	178 stall

\*11 parallel parking stalls on Pilgrim Drive (public street) are not counted pursuant to Section 2.1.6 of the Development Agreement.

Location of Parking Required and Provided			
Type		Total Parking Required	Parking Provided
Residential - Covered		2 stalls/unit	140 stalls
	Side-by-Side Garage		112 stalls
	Tandem Garage		28 stalls
Total Residential			140 stalls
Guest - Uncovered		0.5 stalls/unit	35 stalls
	Parallel on Starfish Lane (private street)		9 uncovered stalls
	Parallel on Calypso Lane (private street)		21 uncovered stalls
	Starfish Lane (private street)		1 uncovered stalls
Total Guest			30 stalls + 1 motorcycle stall
TOTAL TOWNHOME PARKING			170 STALLS + 1 MC STALL

WORKFORCE HOUSING SUMMARY

PARCEL 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

Unit Count				
Unit Plan	Plan Type	Net Area* (+/- SF)	Quantity	%
W.F. Plan 1	1 bd / 1 ba	760	6	27%
W.F. Plan 2	1 bd / 1 ba	760	3	14%
W.F. Plan 3	1 bd / 1 ba + den	995	4	18%
W.F. Plan 4	2 bd / 2 ba	1,030	3	14%
W.F. Plan 5	2 bd / 2 ba	1,045	2	9%
W.F. Plan 6	2 bd / 2 ba	1,110	4	18%
Subtotal			22	100%

\*Net Rentable area measured to outside face of stud and excludes garage and baloncy area. Includes 1" airgap between units.

BUILDING SUMMARY

Bldg. Type	W.F. Plan 1	W.F. Plan 2	W.F. Plan 3	W.F. Plan 4	W.F. Plan 5	W.F. Plan 6	Total Units Per Building	# of Bldgs	Site Total Units
Workforce	6	3	4	3	2	4	22	1	22
Subtotal								1	22

PARKING SUMMARY

Parking Required and Provided				
Unit Type	# of Units	Parking Ratio Requirement	Total Parking Required	Parking Provided
1 bedroom	9	1.5 stalls/unit	13.5 stalls	
1 bedroom + den	4	1.5 stalls/unit	6 stalls	
2 bedroom	9	2 stalls/unit	18 stalls	
Guest Parking*	22	0.7 stalls/unit	15.4 stalls	
Total			52.9 stalls	41 stalls

\*For developments less than 25 units, the required ratio for guest parking is 0.7 stalls/unit. Staff has taken the more conservative approach of considering the Workforce Housing and Townhouses as separate projects for the purposes of calculating guest parking required. If they were calculated as one project using 0.5 stalls/unit for all the units, the Workforce Housing would required 11 guest stalls instead of 15 guest stalls.

Location of Parking Required and Provided			
Type		Total Parking Required	Parking Provided
Residential -		37.5 stalls	
			10 covered stalls
			12 uncovered stalls
Total Residential			22 stalls
Guest - Uncovered		0.7 stalls/unit	15.4 stalls
	Head-In on Triton Drive (private street)		19 uncovered stalls
Total Guest			19 stalls
TOTAL WORKFORCE HOUSING PARKING			41 STALLS

SITE PARKING SUMMARY

Unit Type	# of Units	Total Parking Required	Parking Provided
Townhouses	70	175 stalls	170 stalls
Workforce	22	53 stalls	41 stalls
Total per Municipal Code	92	228 stalls	211 stalls
Parallel Parking on Pilgrim Drive (not counted by Municipal Code)			15 stalls
Total shown on plans			226 total stalls provided

Section 17.36.060 of the Foster City Municipal Code allows the Planning Commission to grant up to a 10% deviation from the parking requirements in PD, Planned Development Districts.



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May 17, 2018  
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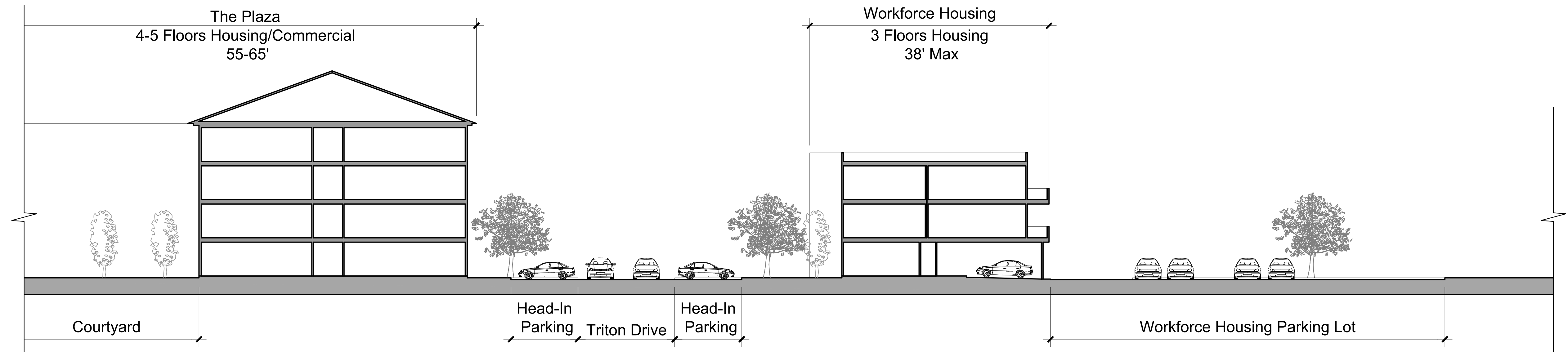
PROJECT DATA

A1.0.1

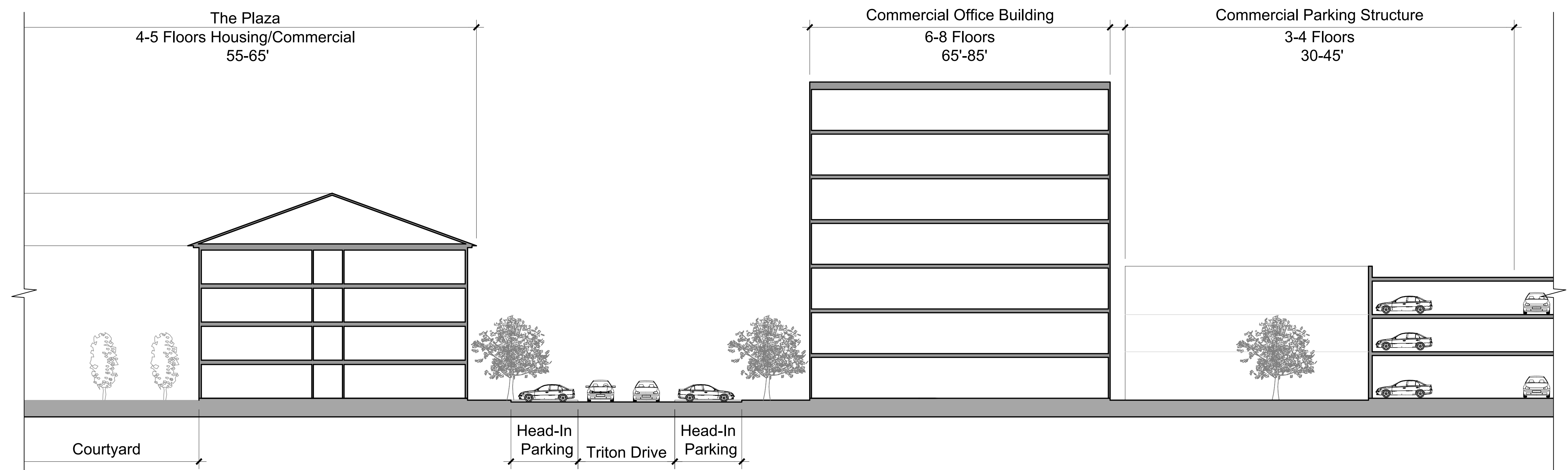






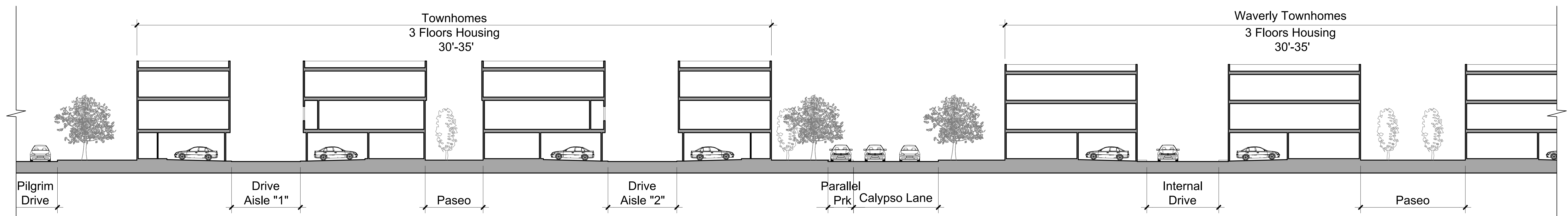


2. Massing Along Pilgrim Drive - Proposed

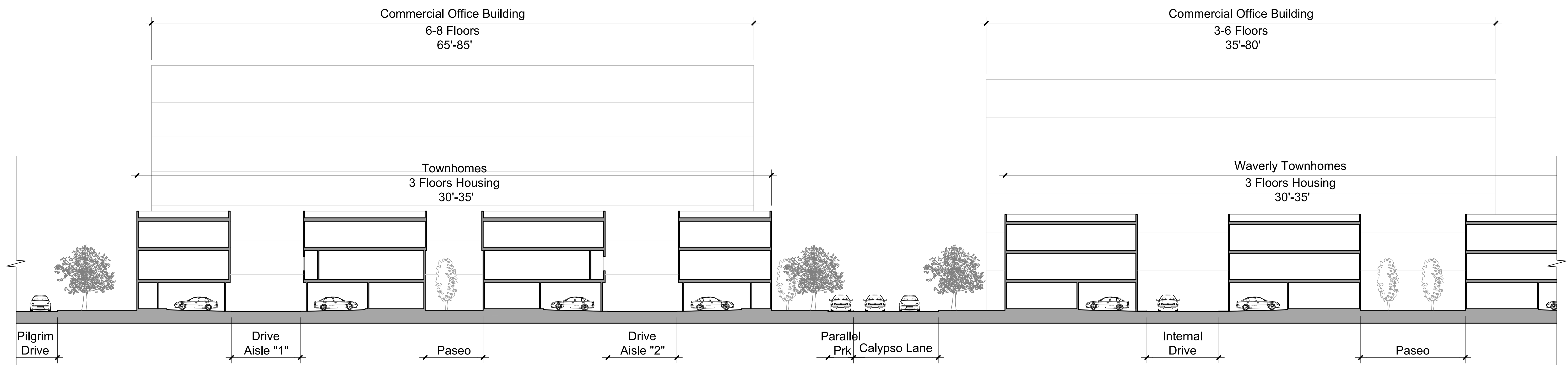


1. Massing Along Pilgrim Drive - Existing Plan



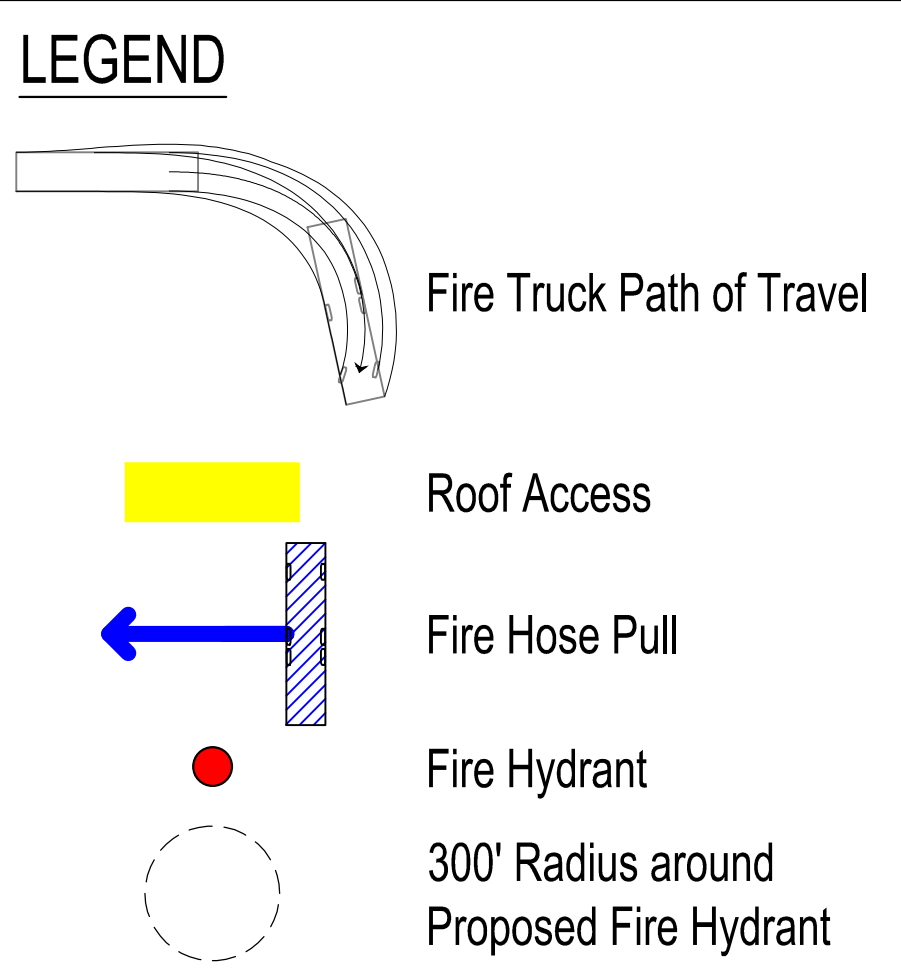


2. Massing Along E. Hillsdale Blvd. - Proposed



1. Massing Along E. Hillsdale Blvd. - Existing Plan









3. Activating Street Frontage

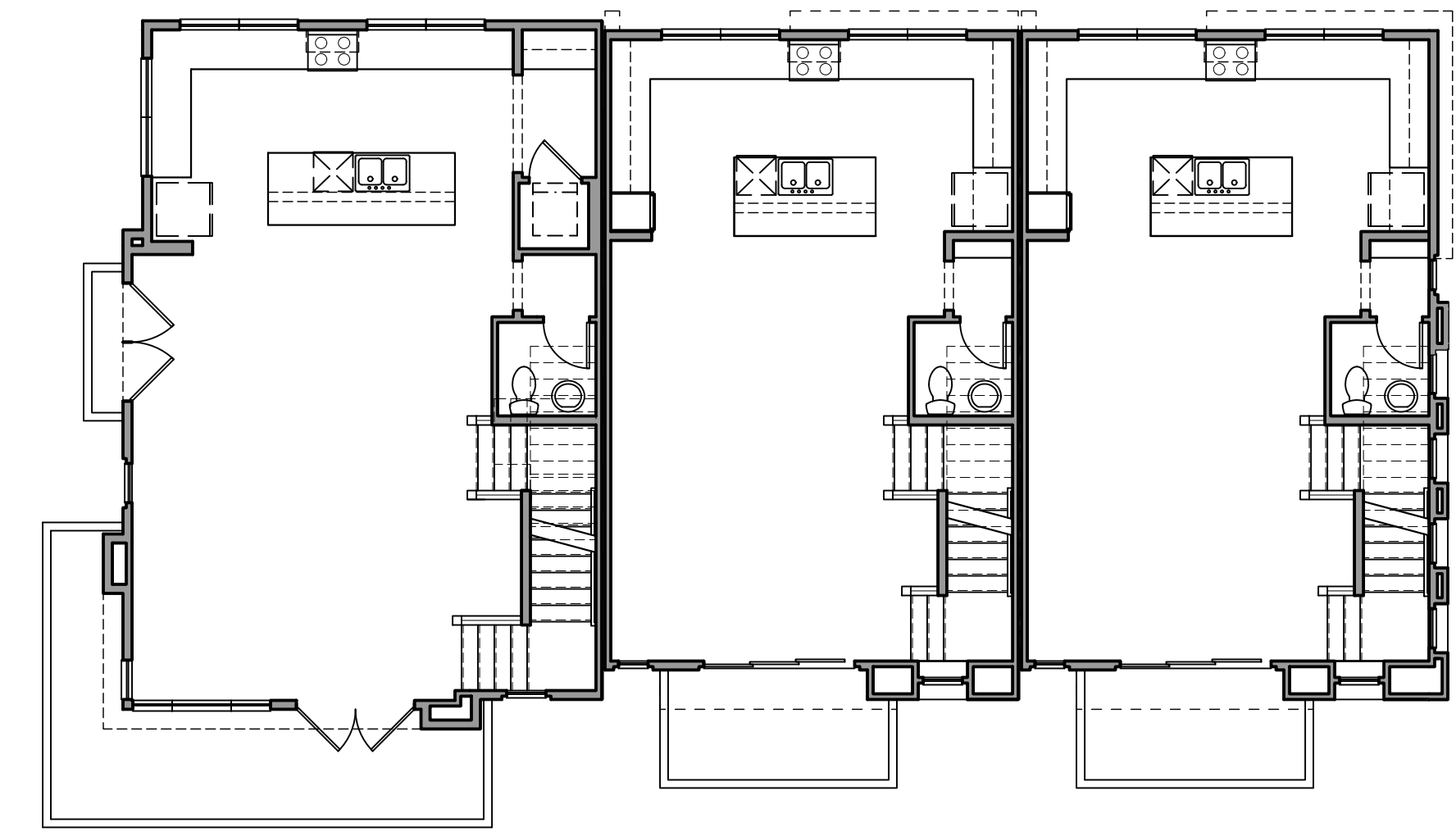


2. Connectivity - Connection to both the Park and the Canal

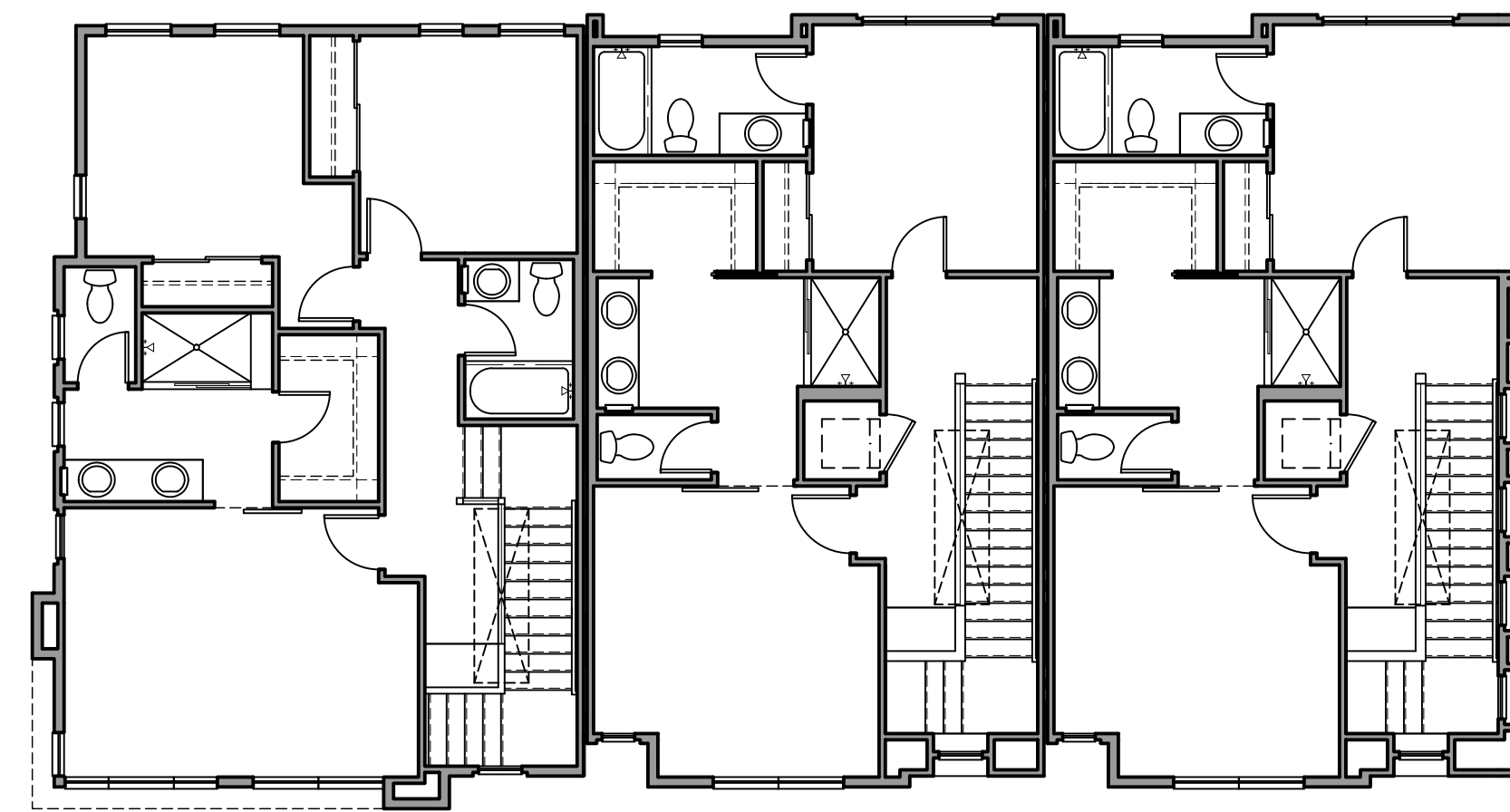


1. Breaking down scale of city blocks

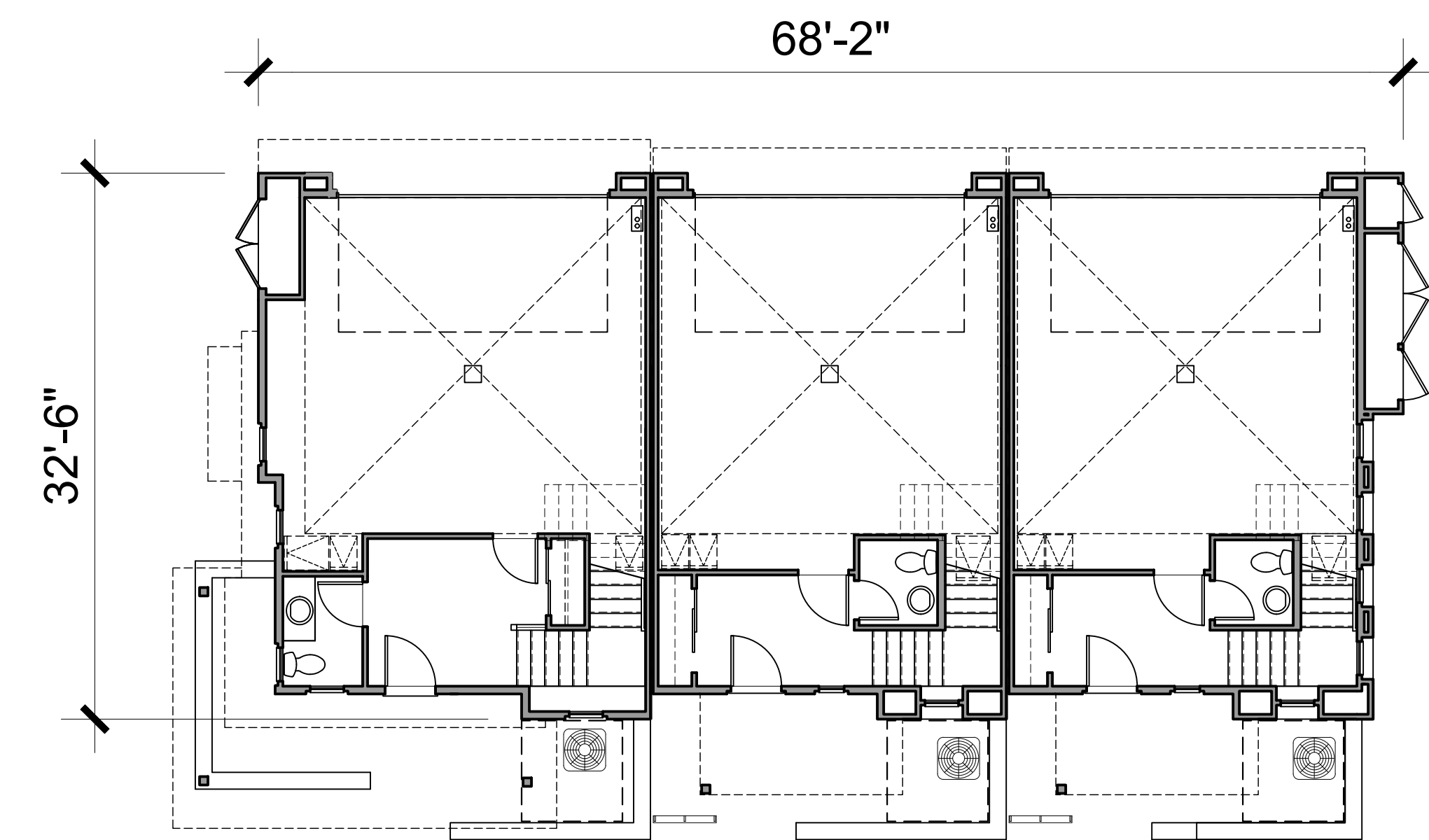




Plan 2 Plan 1 Plan 1  
Second Floor

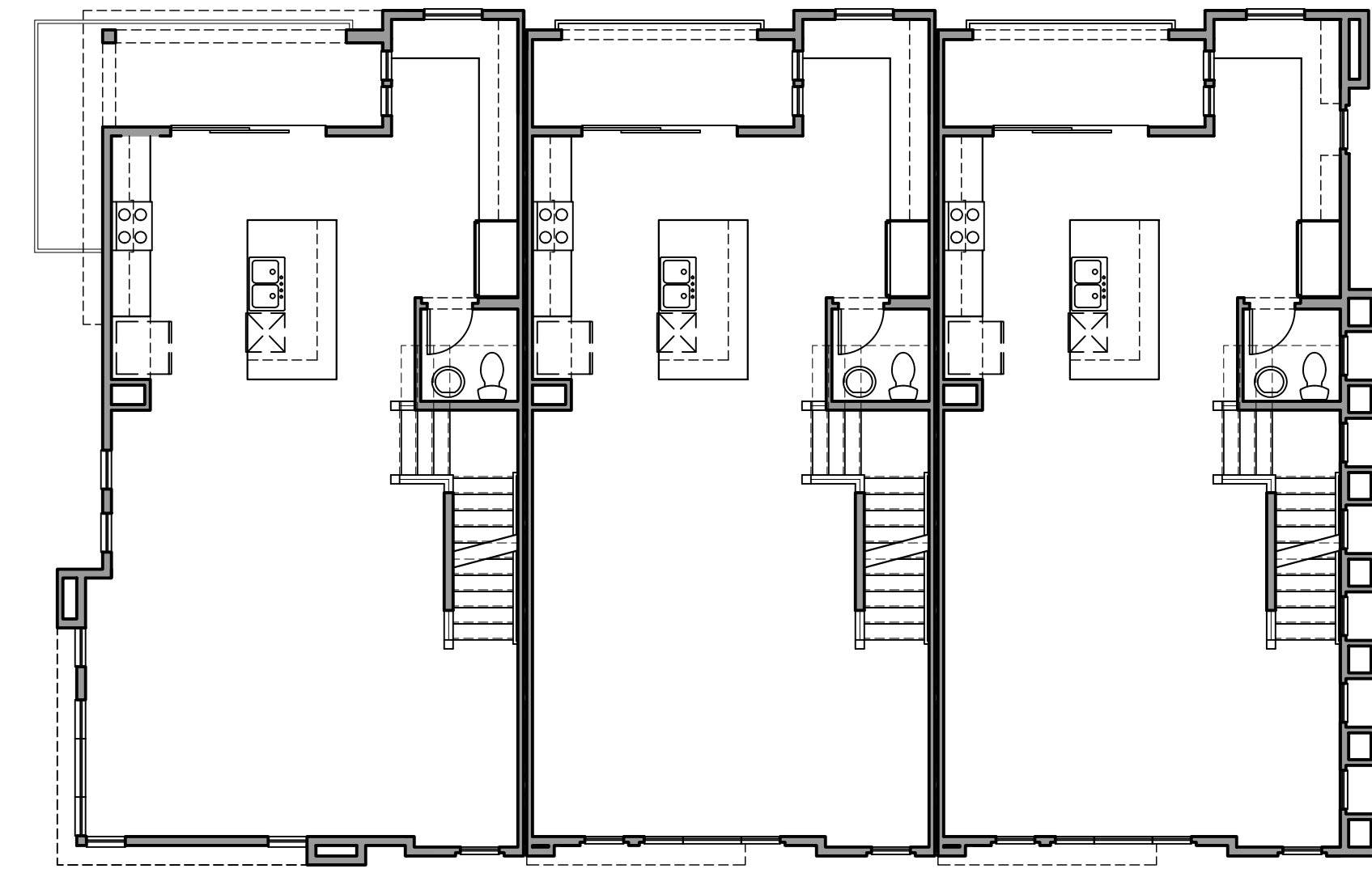


Plan 2 Plan 1 Plan 1  
Third Floor

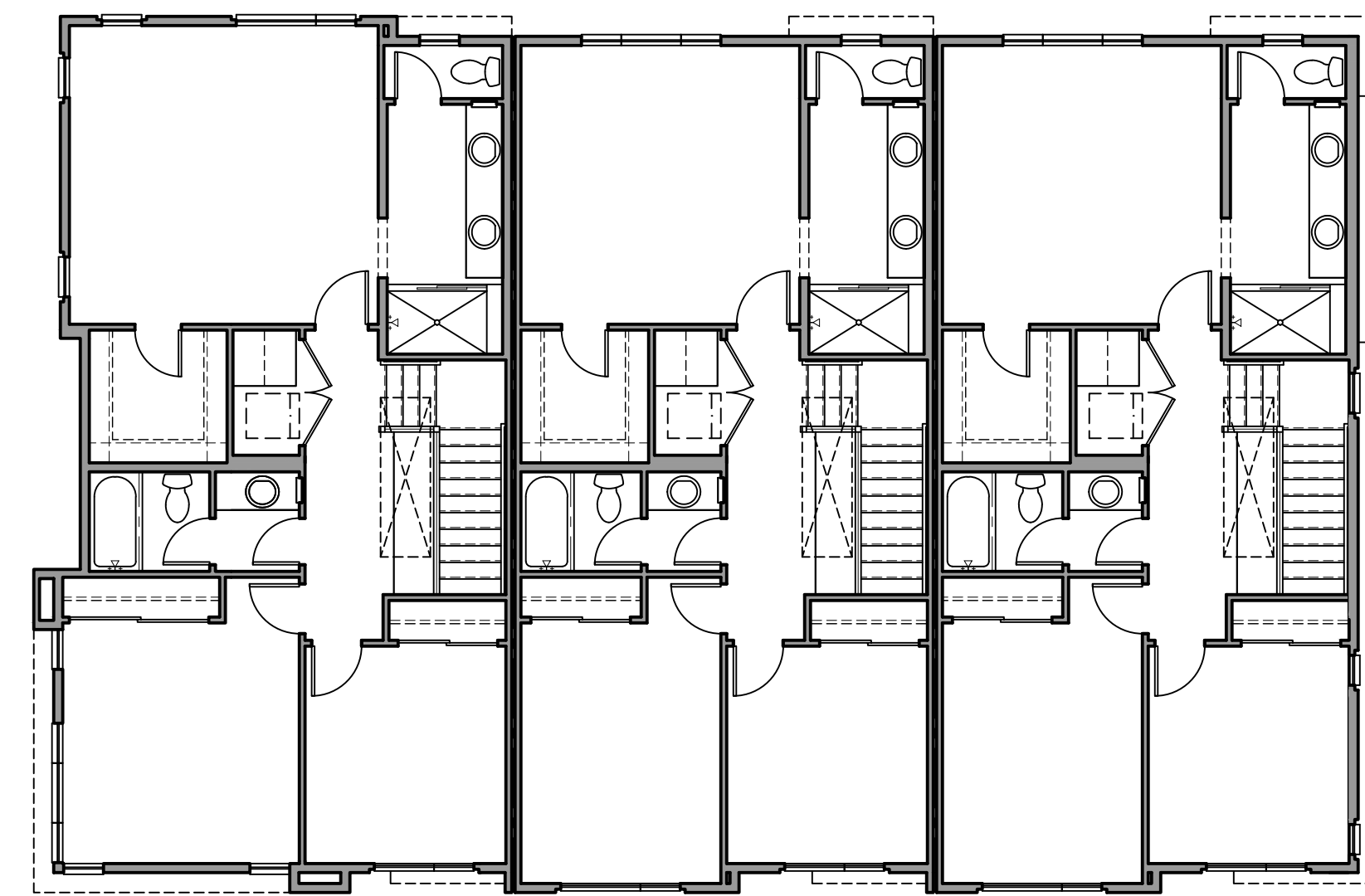


Plan 2 Plan 1 Plan 1  
First Floor

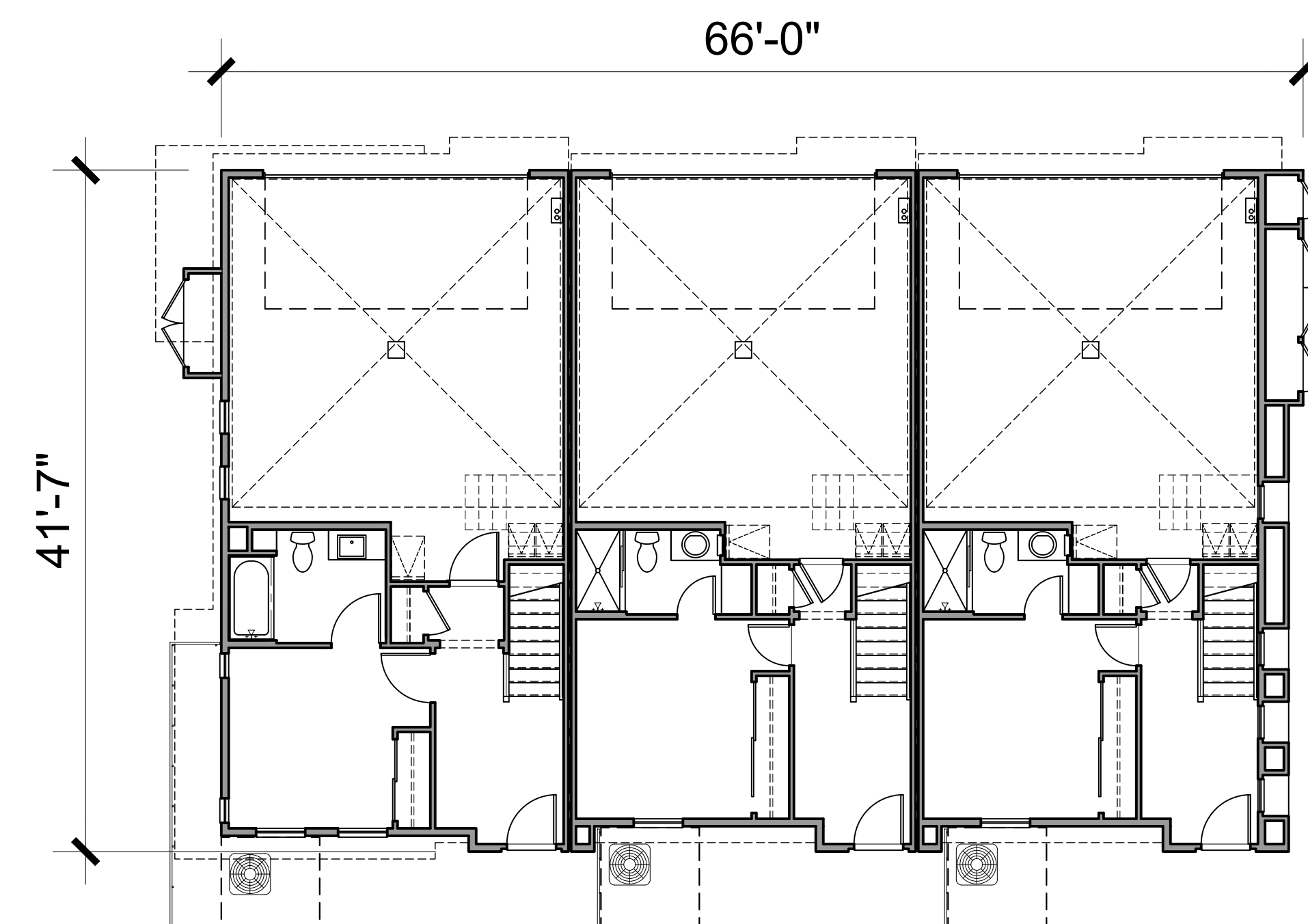




Plan 4 Plan 3 Plan 3  
Second Floor

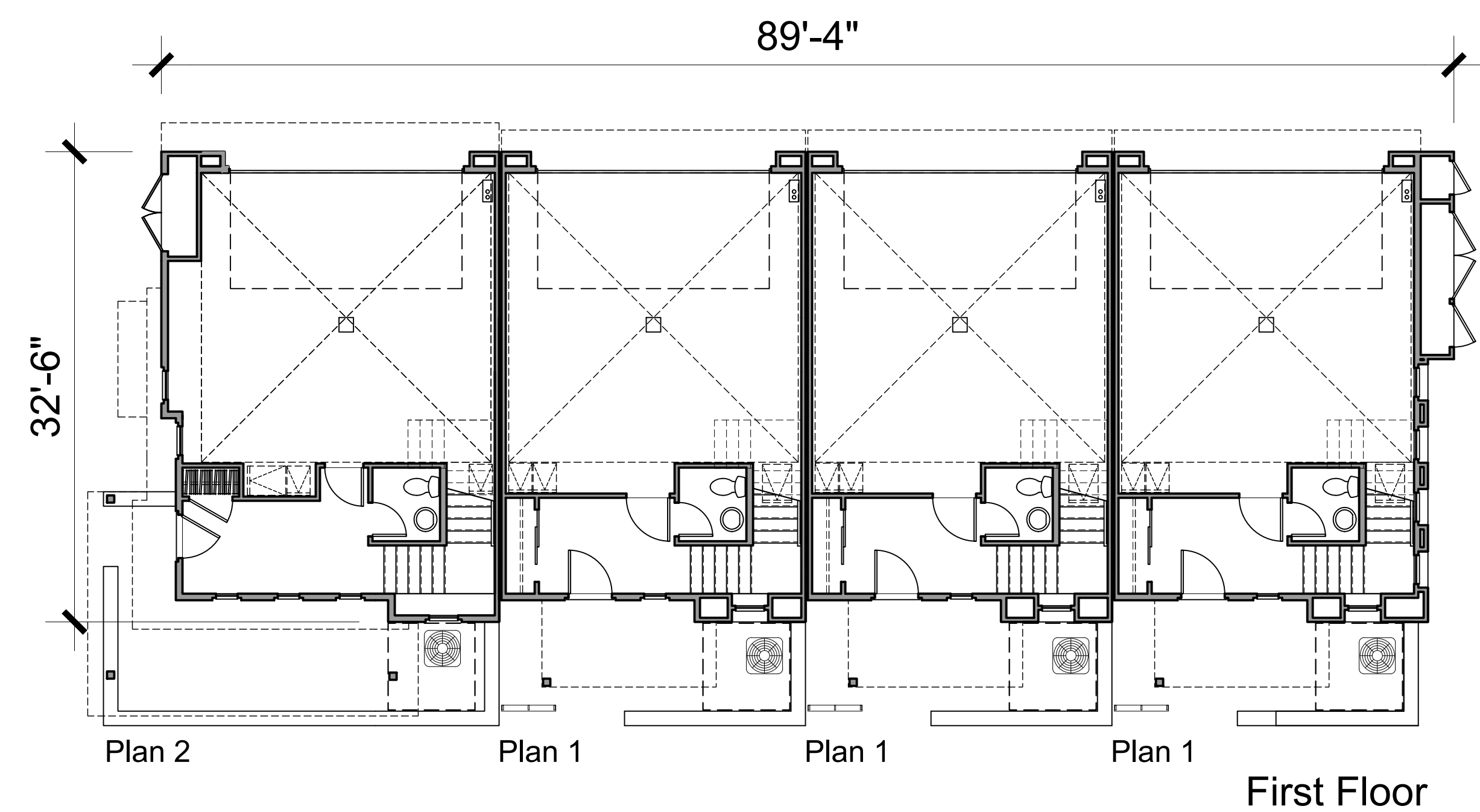
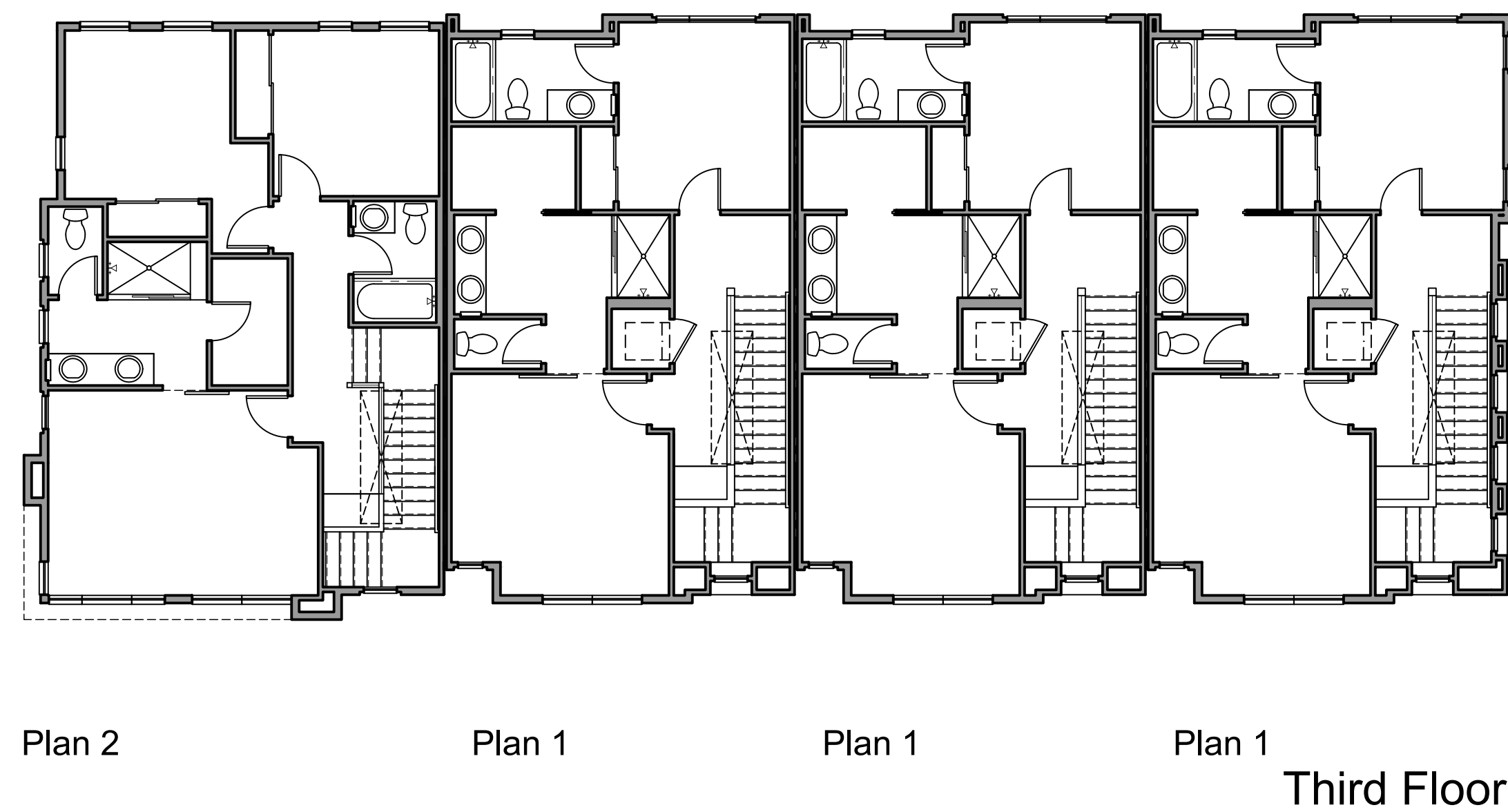
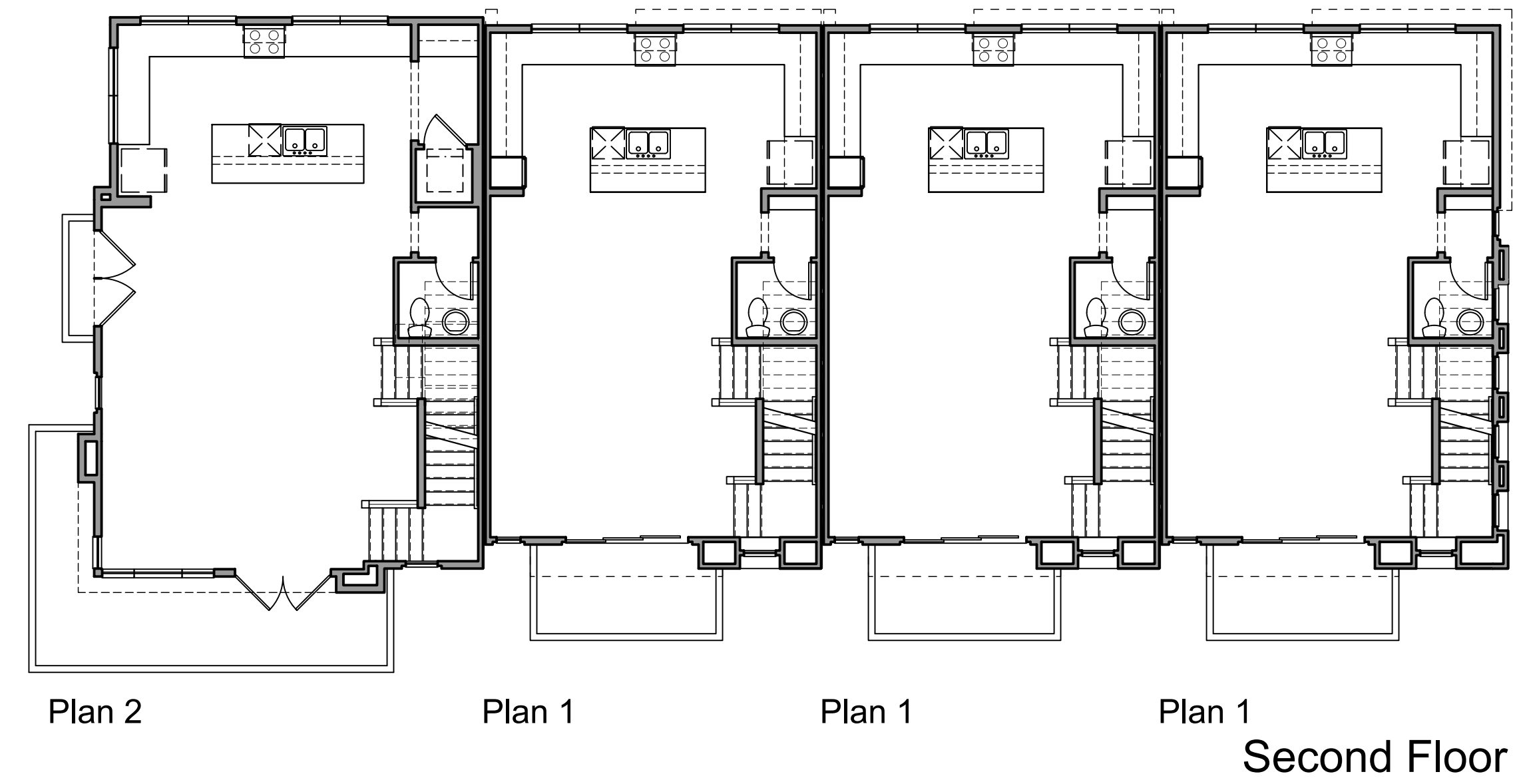


Plan 4 Plan 3 Plan 3  
Third Floor

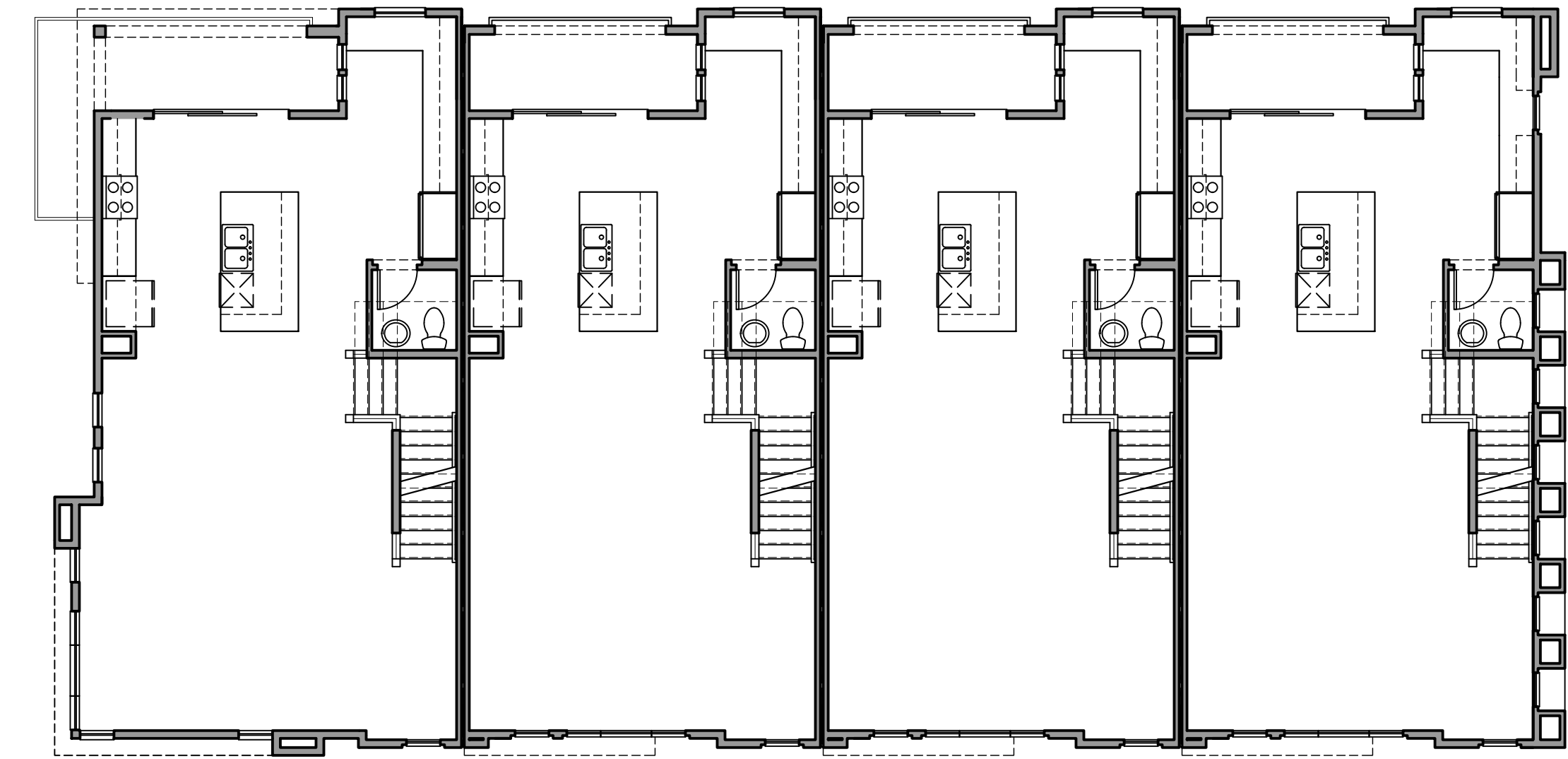


Plan 4 Plan 3 Plan 3  
First Floor

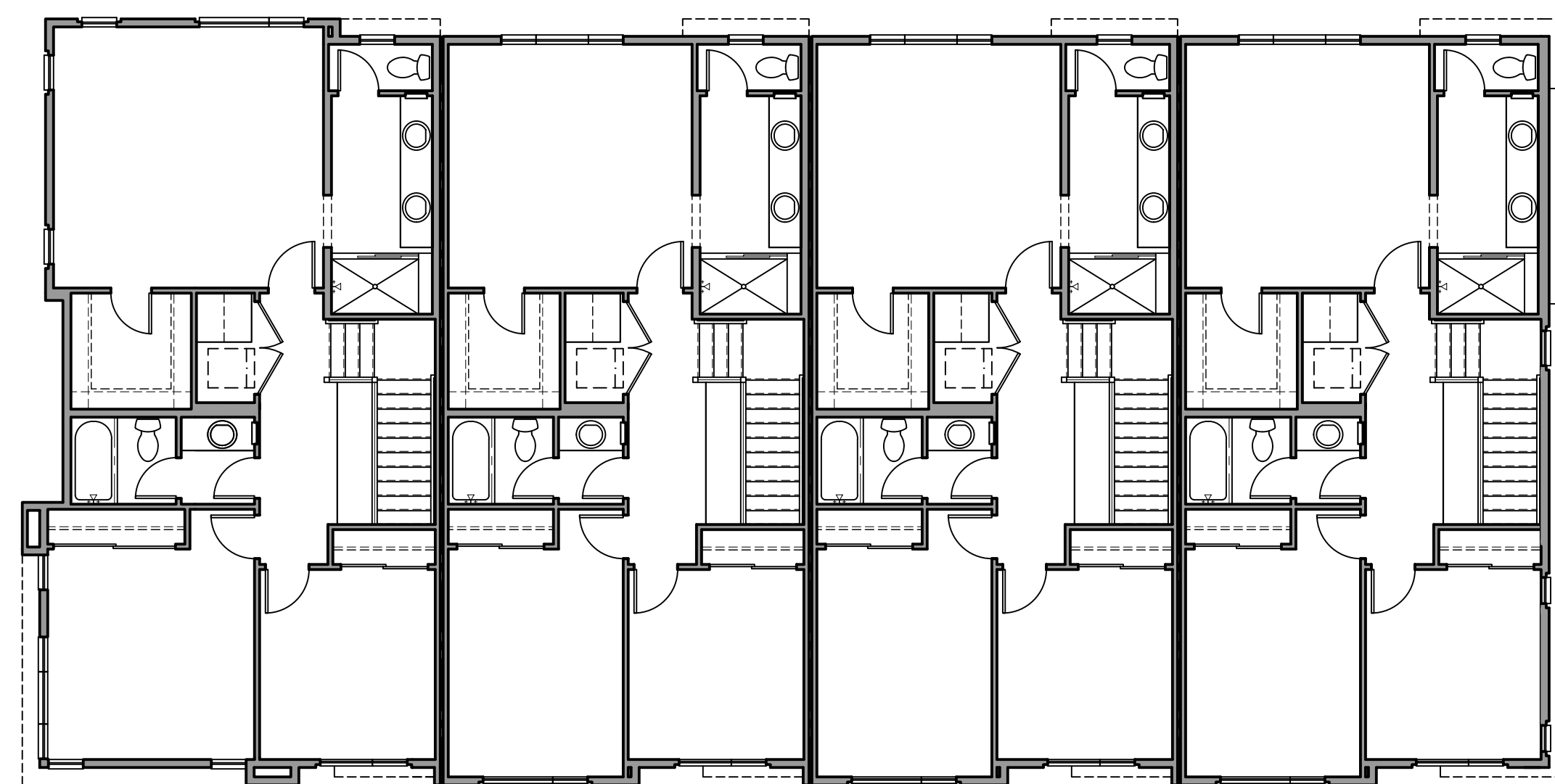




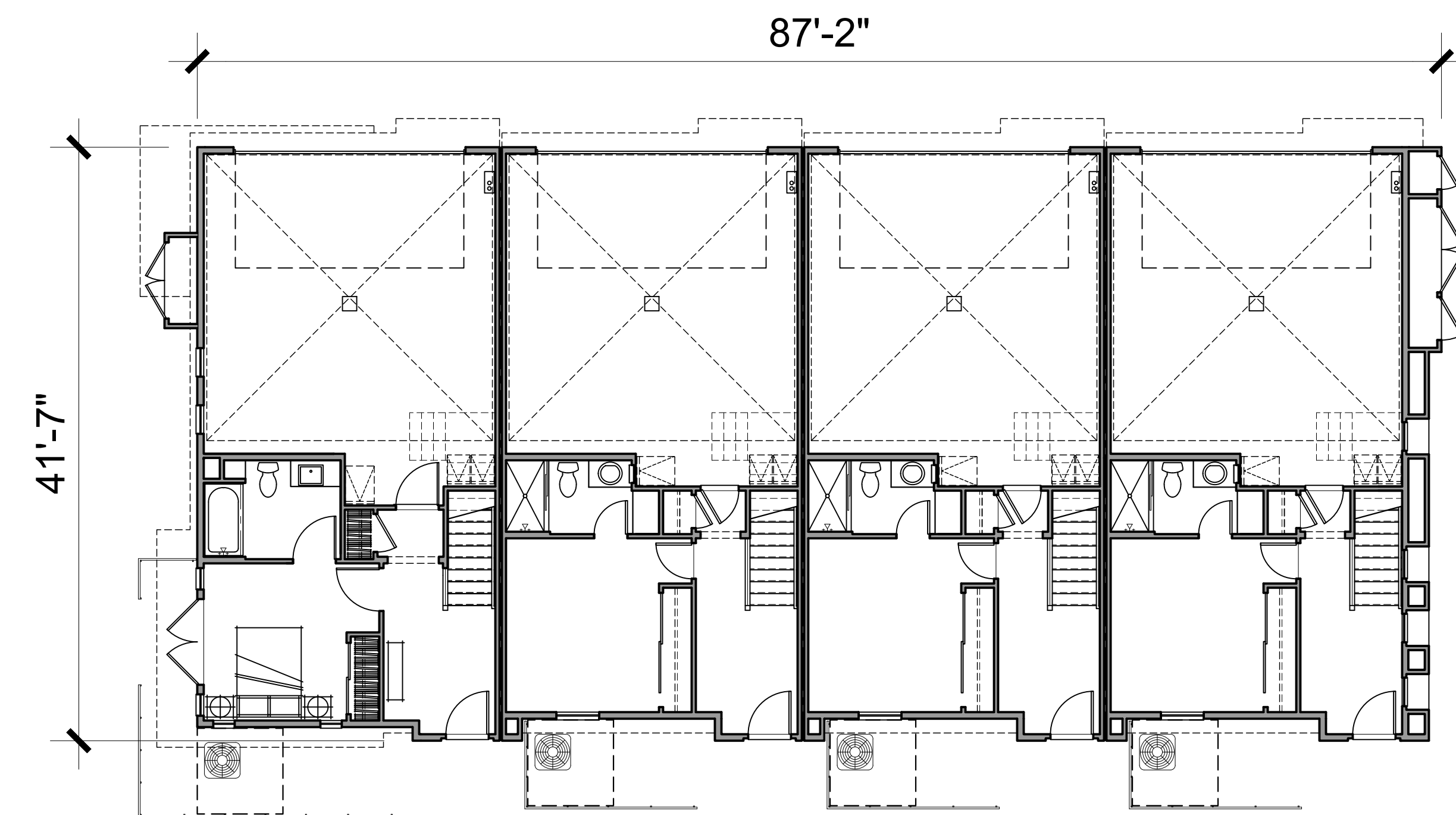




Plan 4      Plan 3      Plan 3      Plan 3  
Second Floor

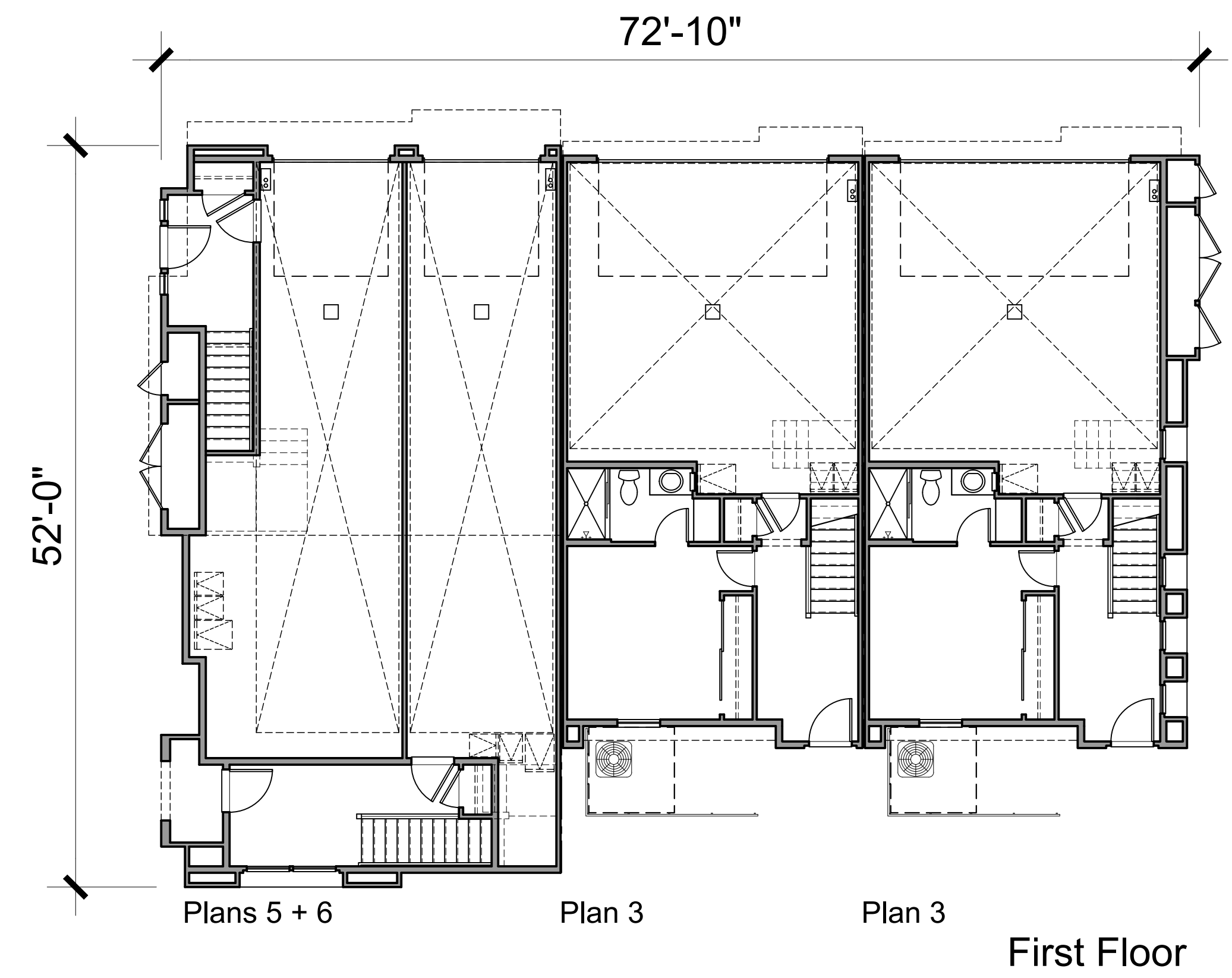
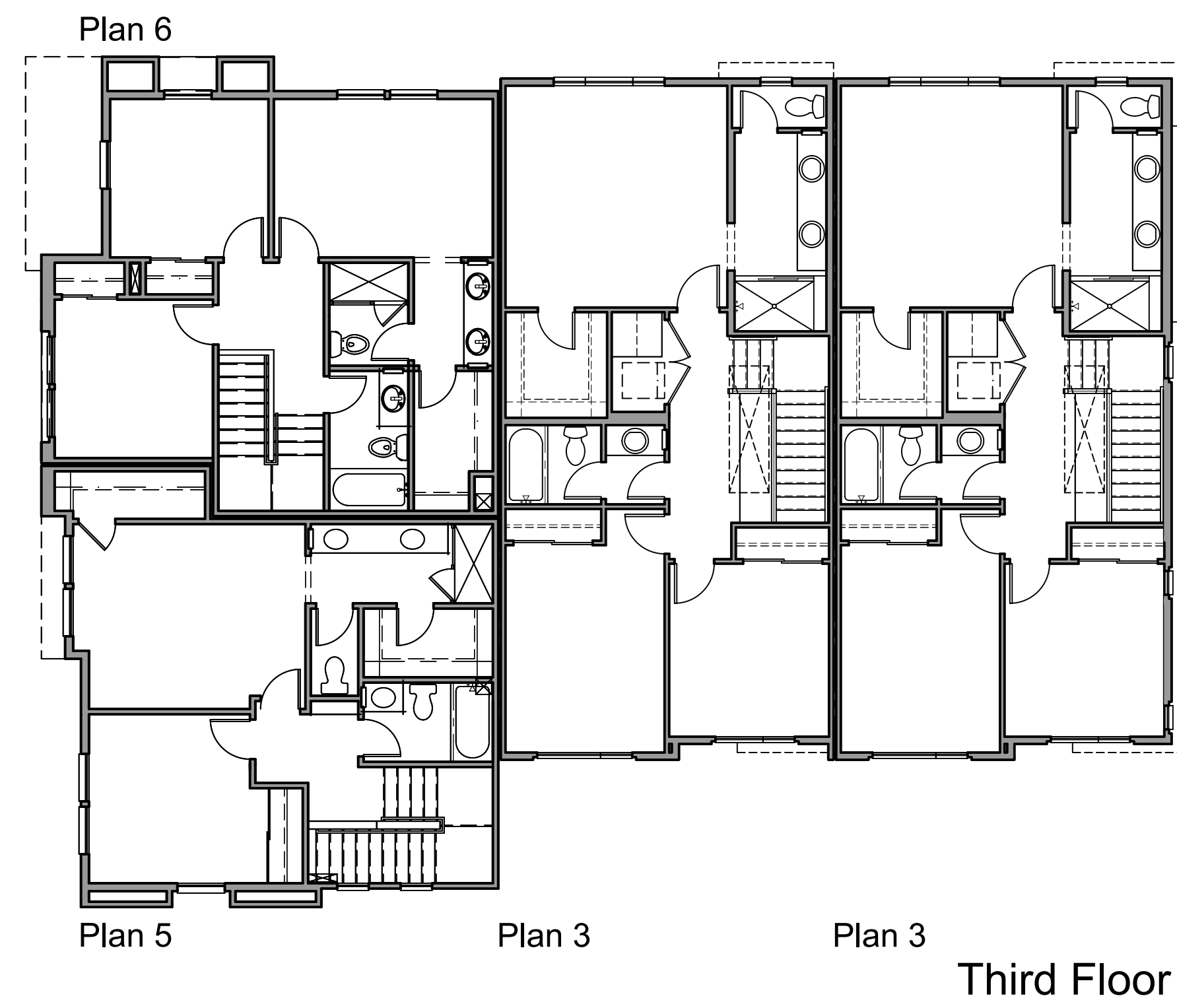
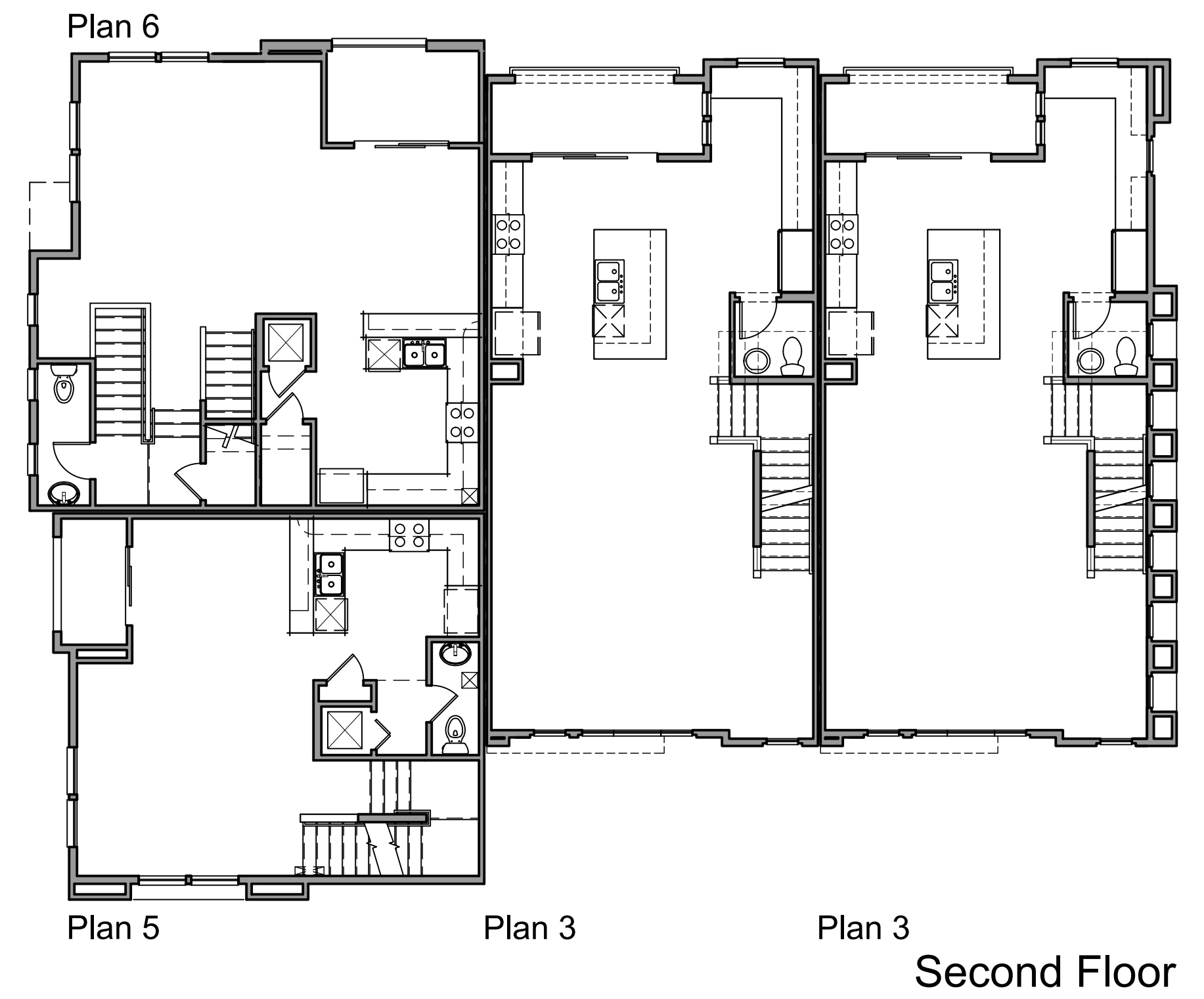


Plan 4      Plan 3      Plan 3      Plan 3  
Third Floor

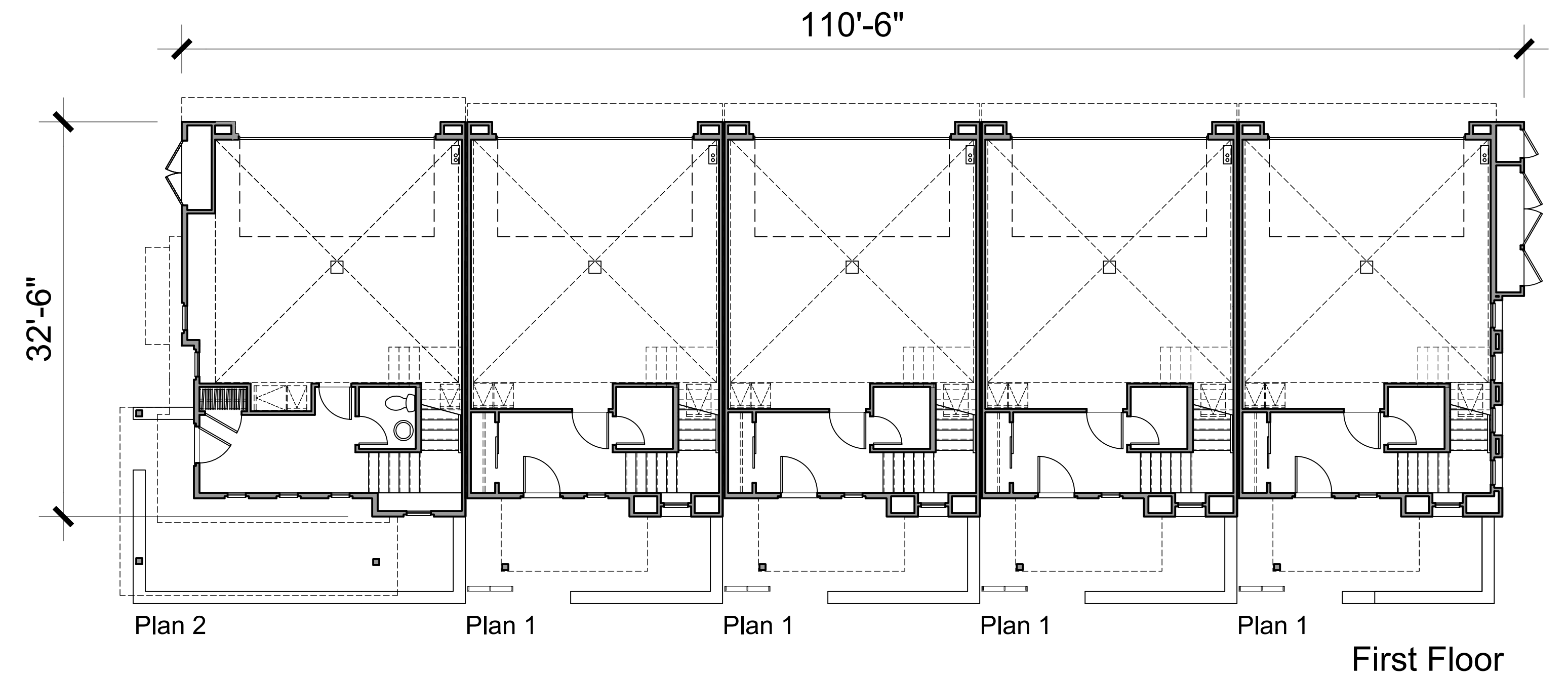
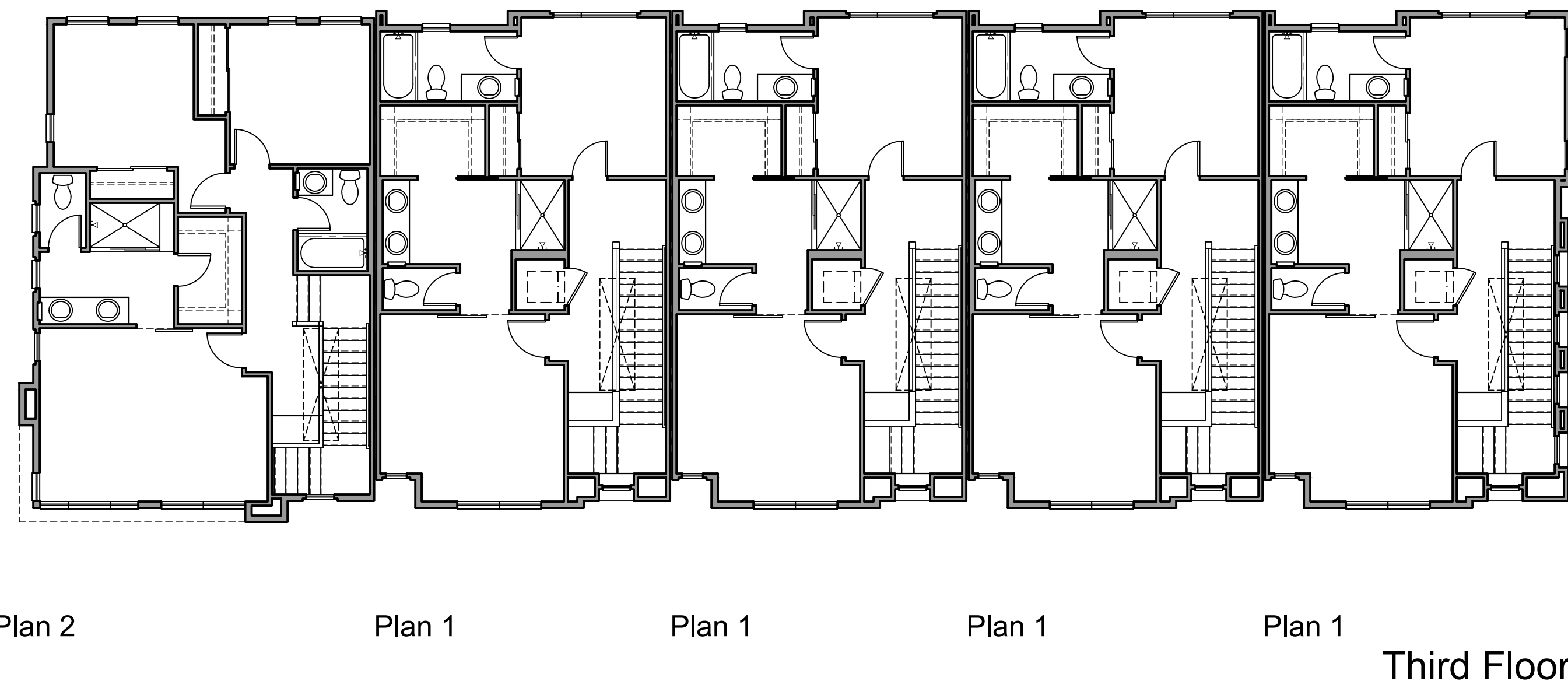
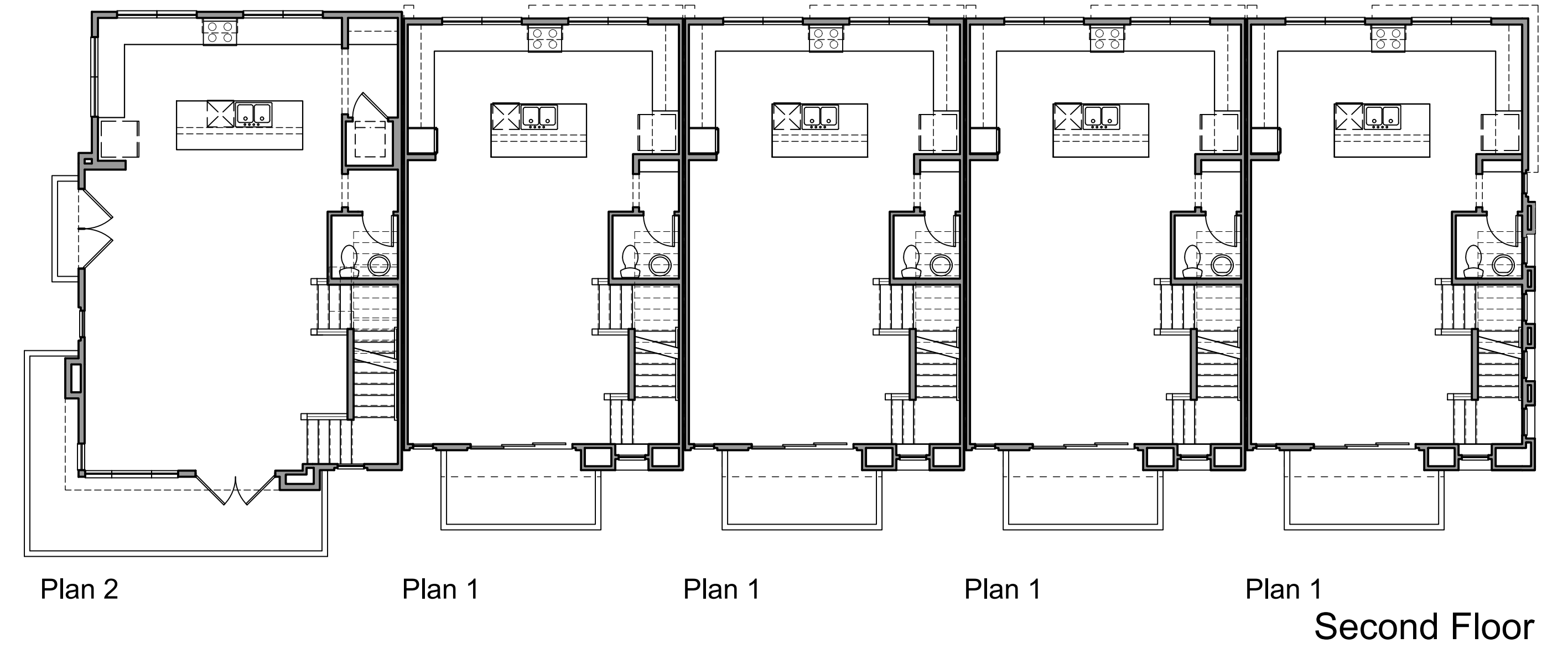


Plan 4      Plan 3      Plan 3      Plan 3  
First Floor

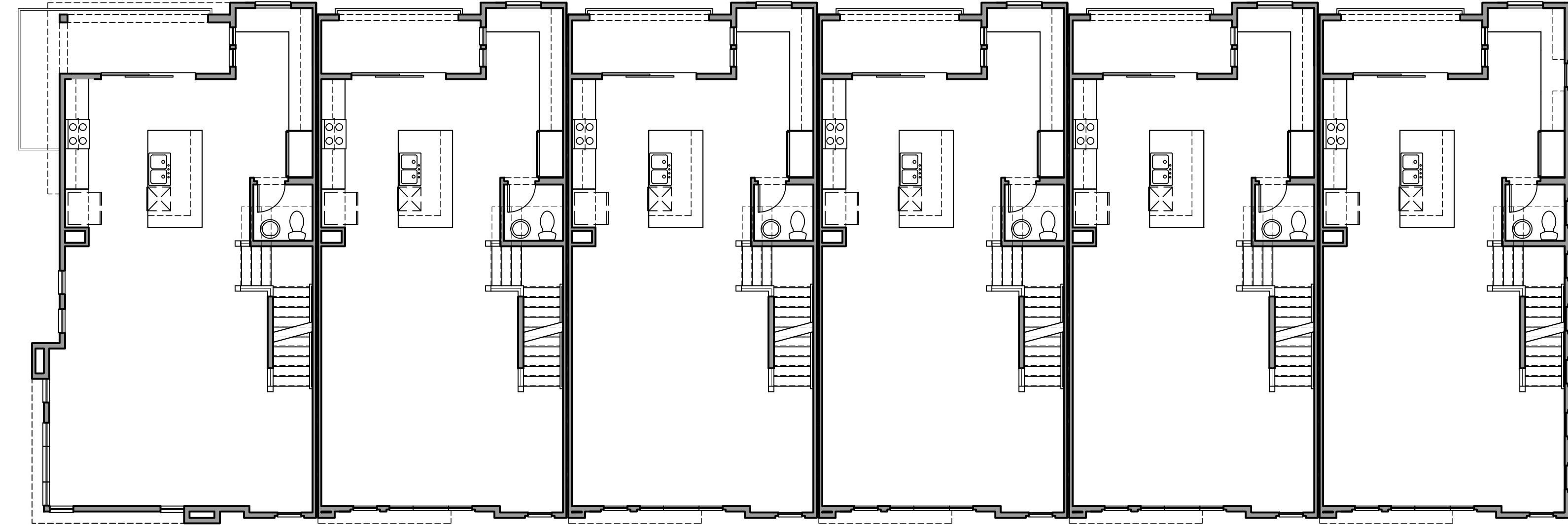












Plan 4

Plan 3

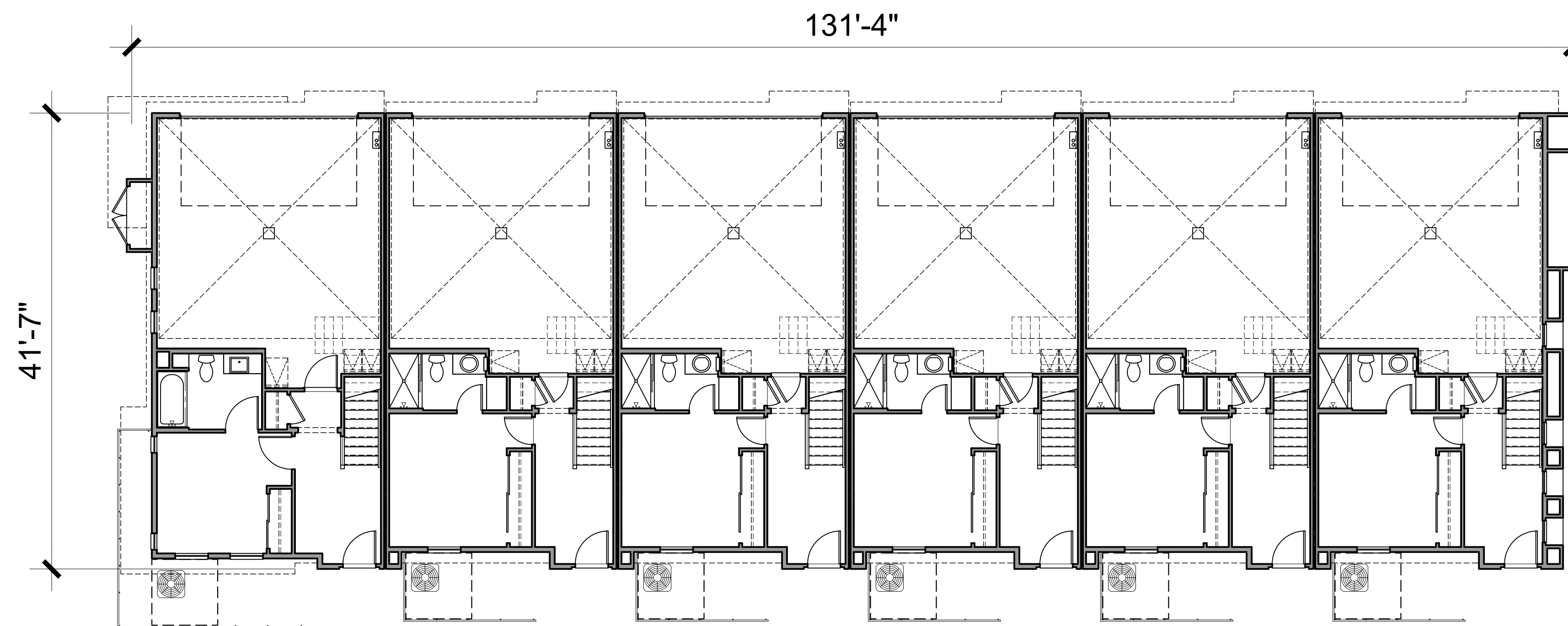
Plan 3

Plan 3

Plan 3

Plan 3

Second Floor



Plan 4

Plan 3

Plan 3

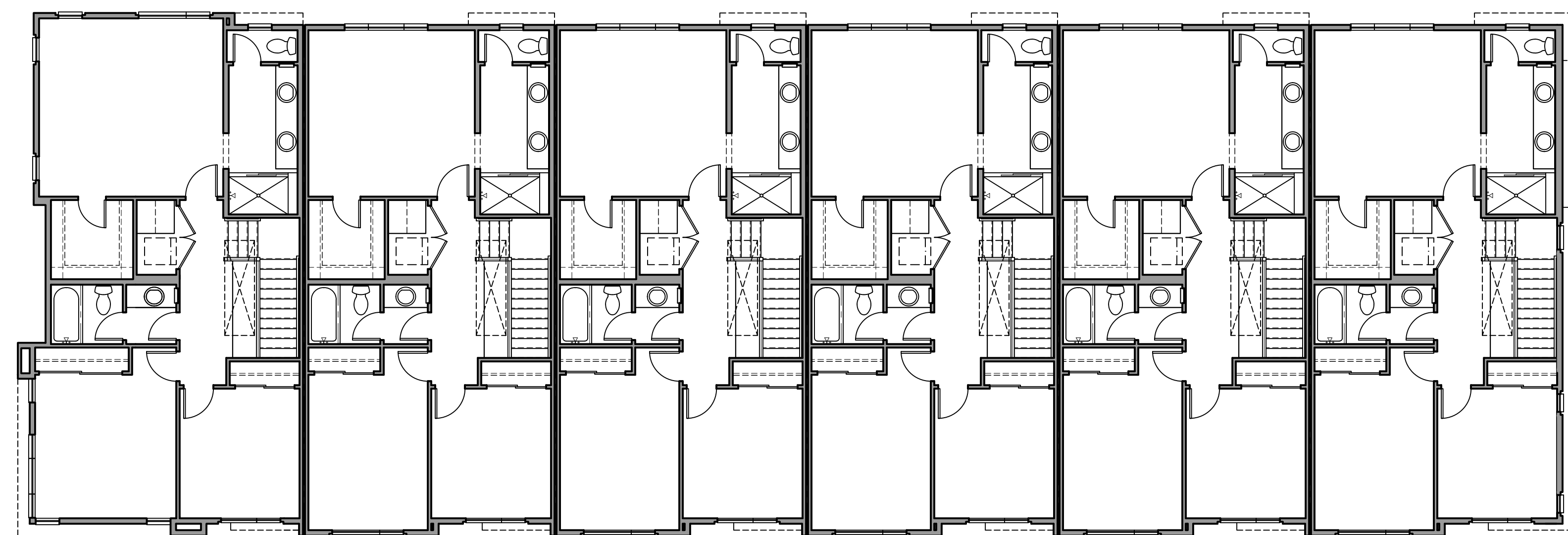
Plan 3

Plan 3

Plan 3

First Floor





Plan 4

Plan 3

Plan 3

Plan 3

Plan 3

Plan 3

Third Floor

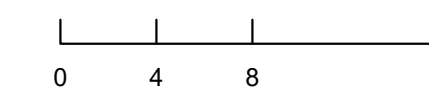


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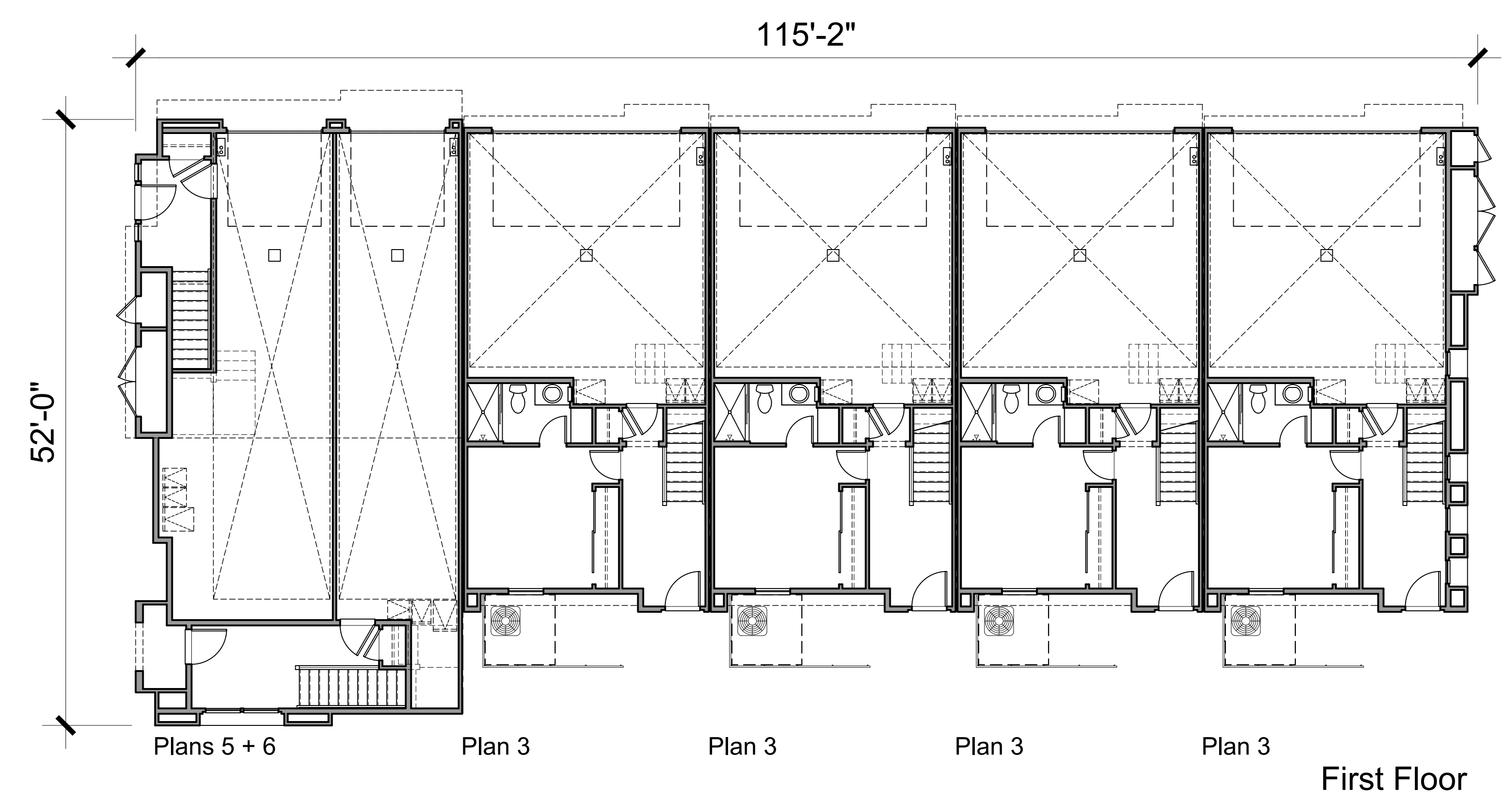
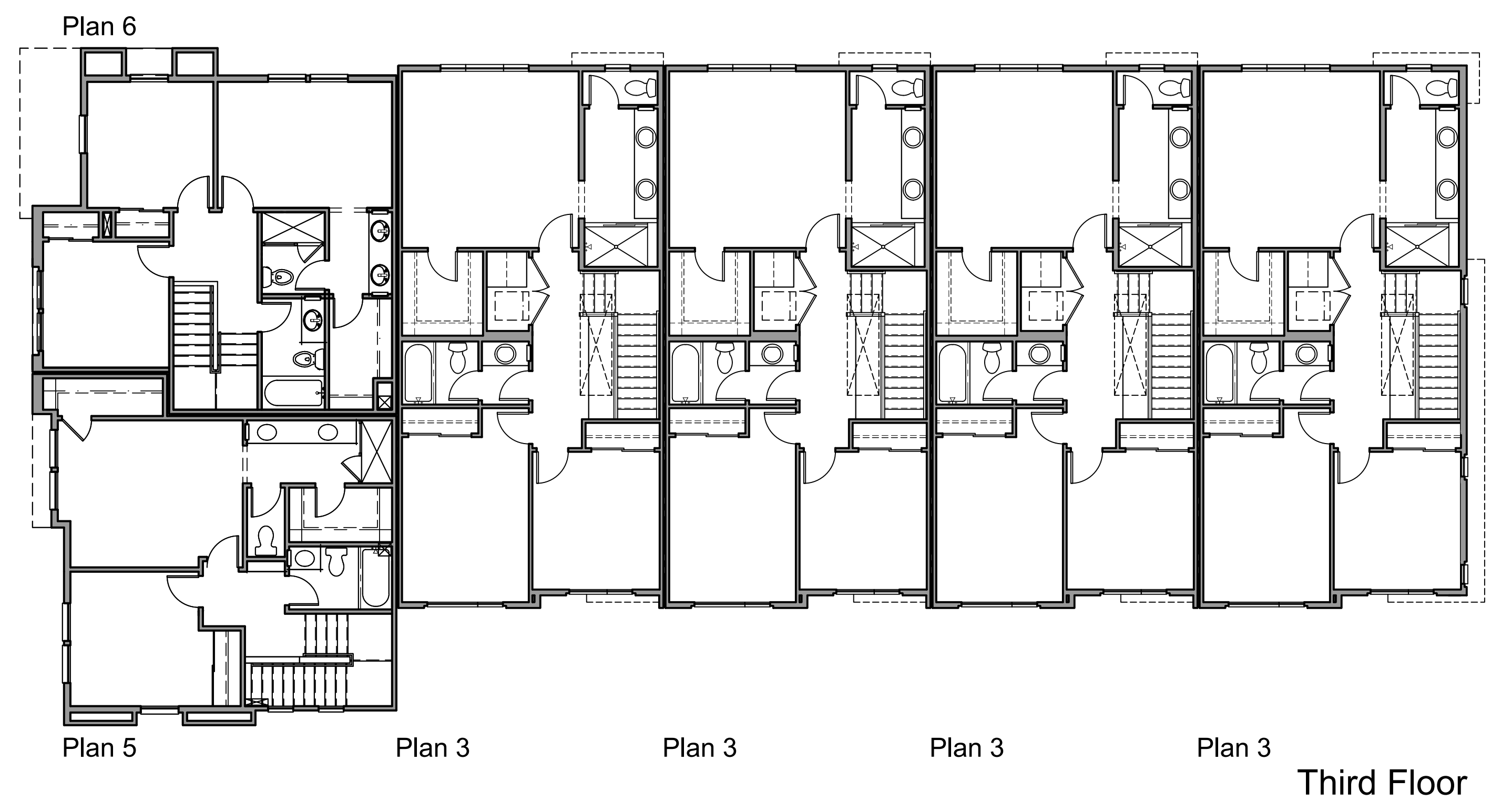
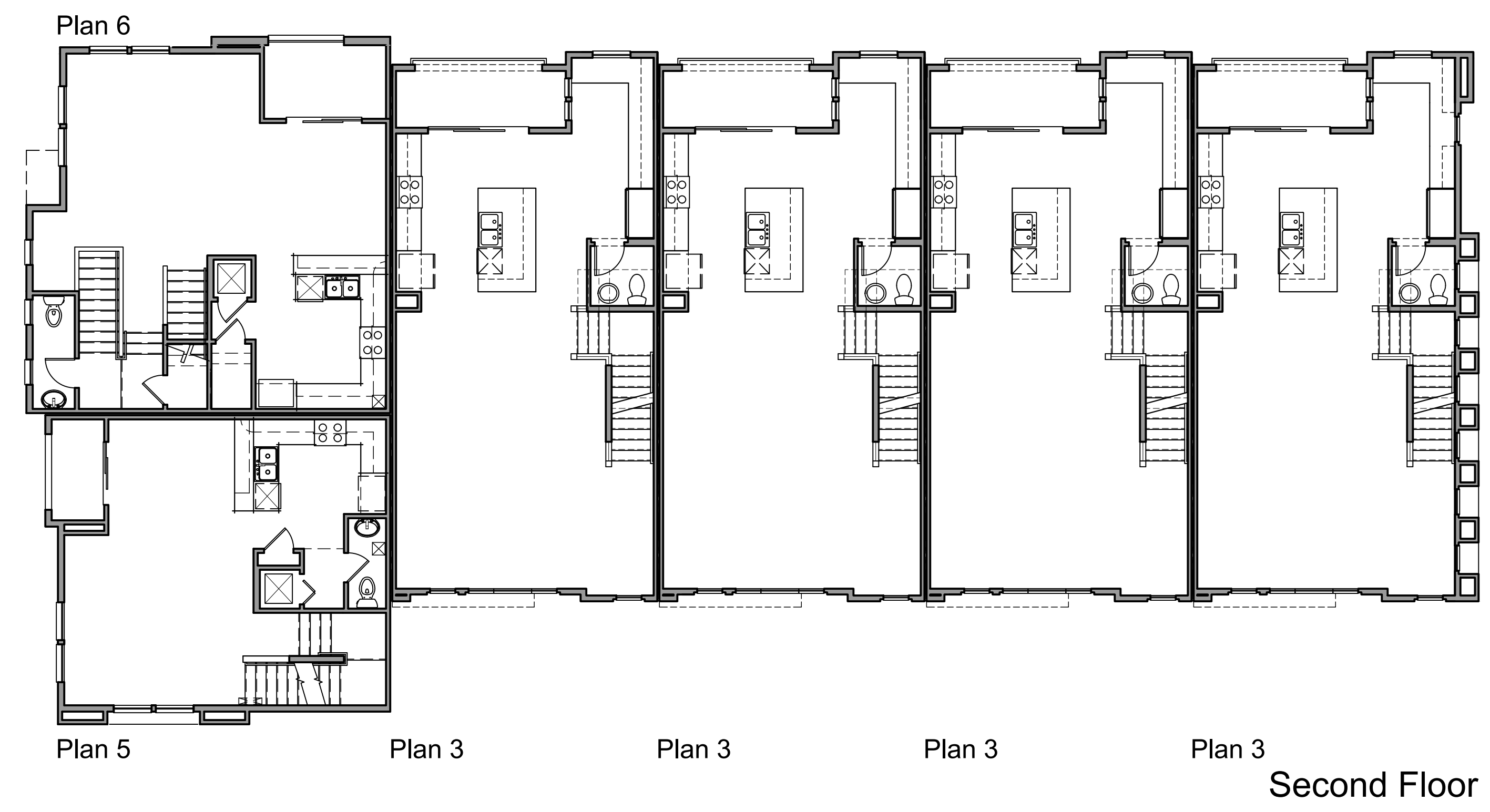
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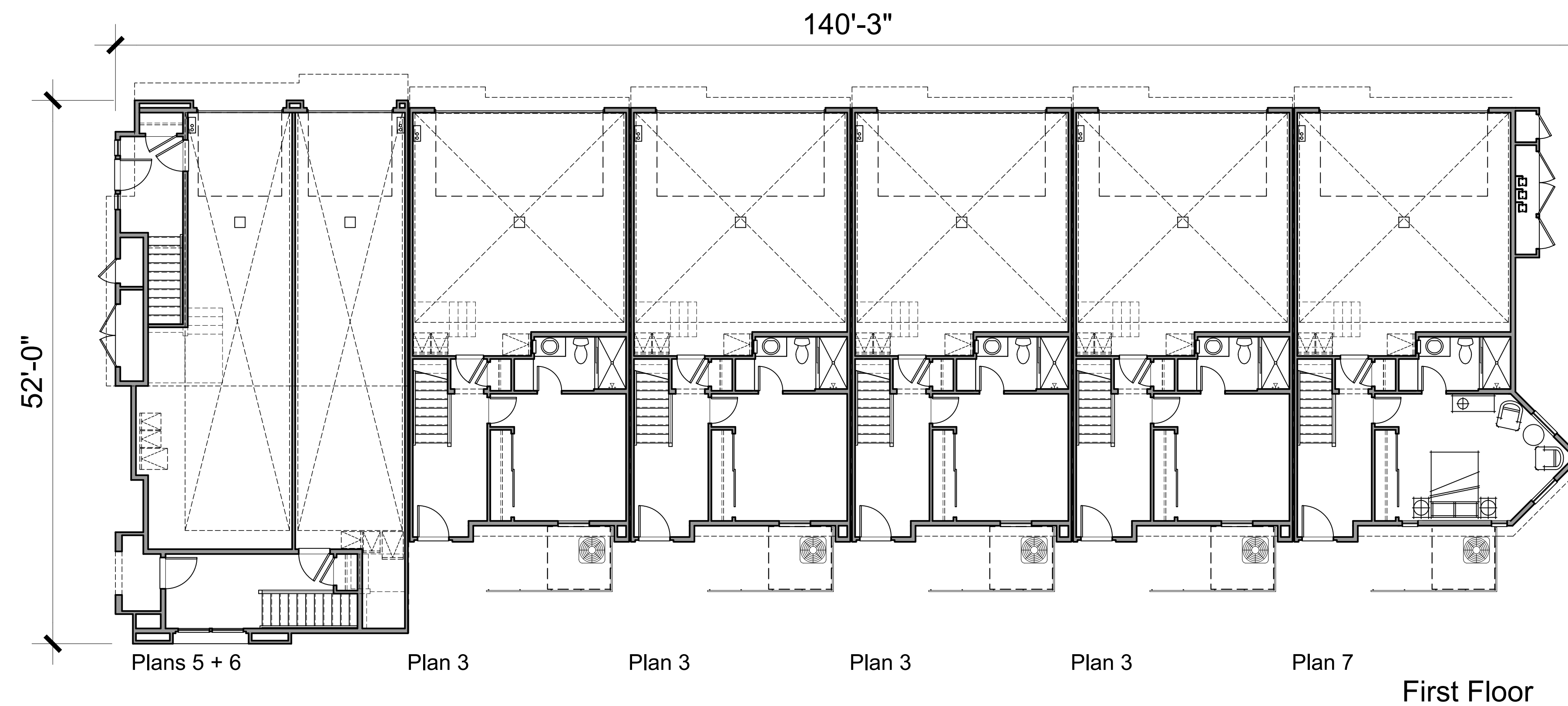
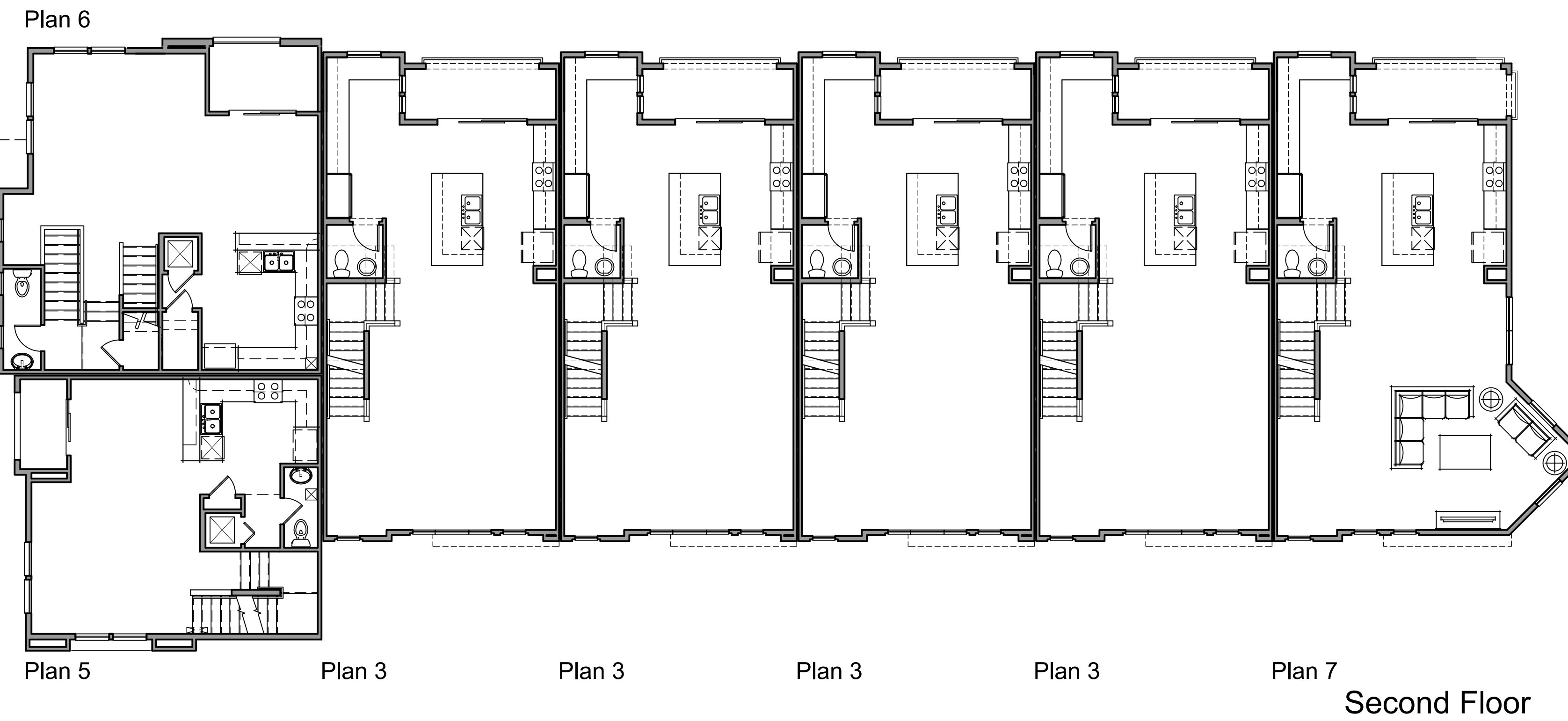
**BUILDING PLANS**  
BUILDING G

**A3.0.7**

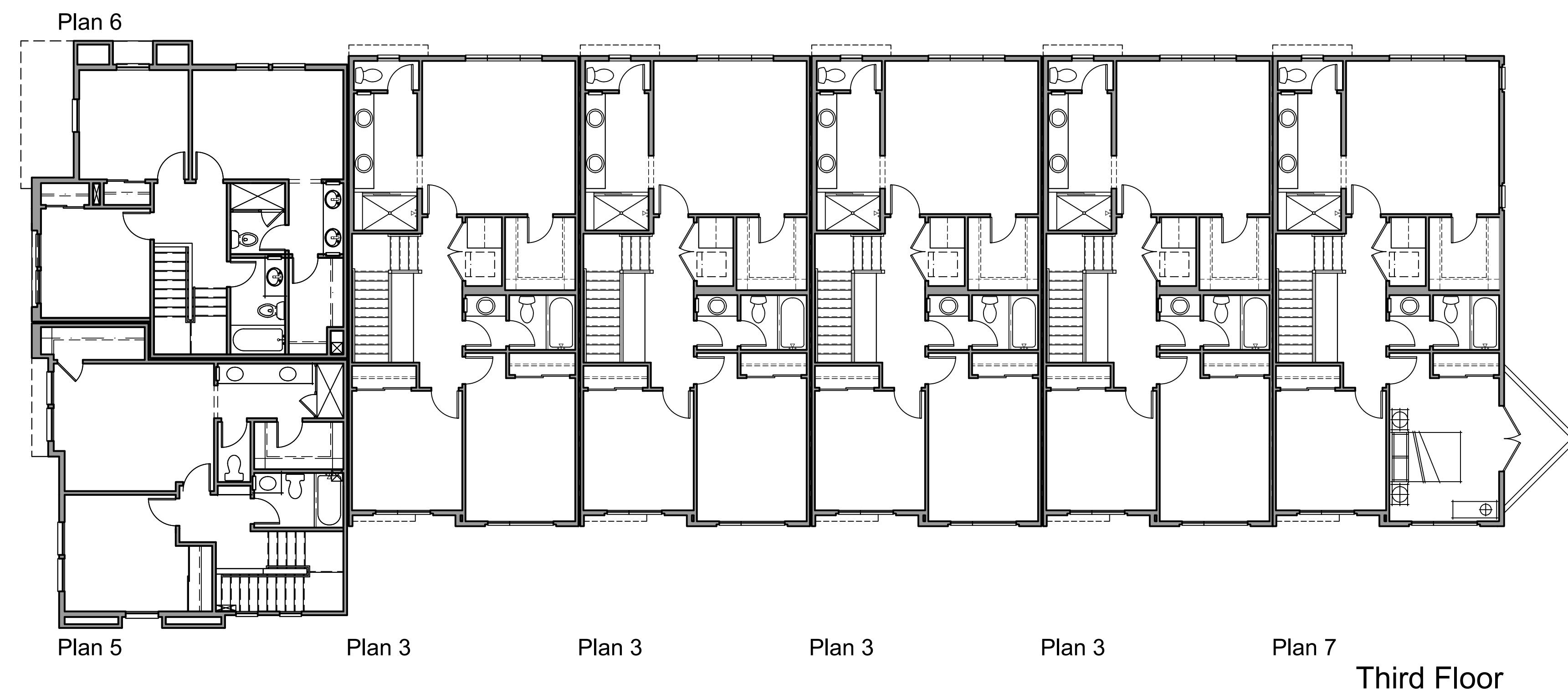




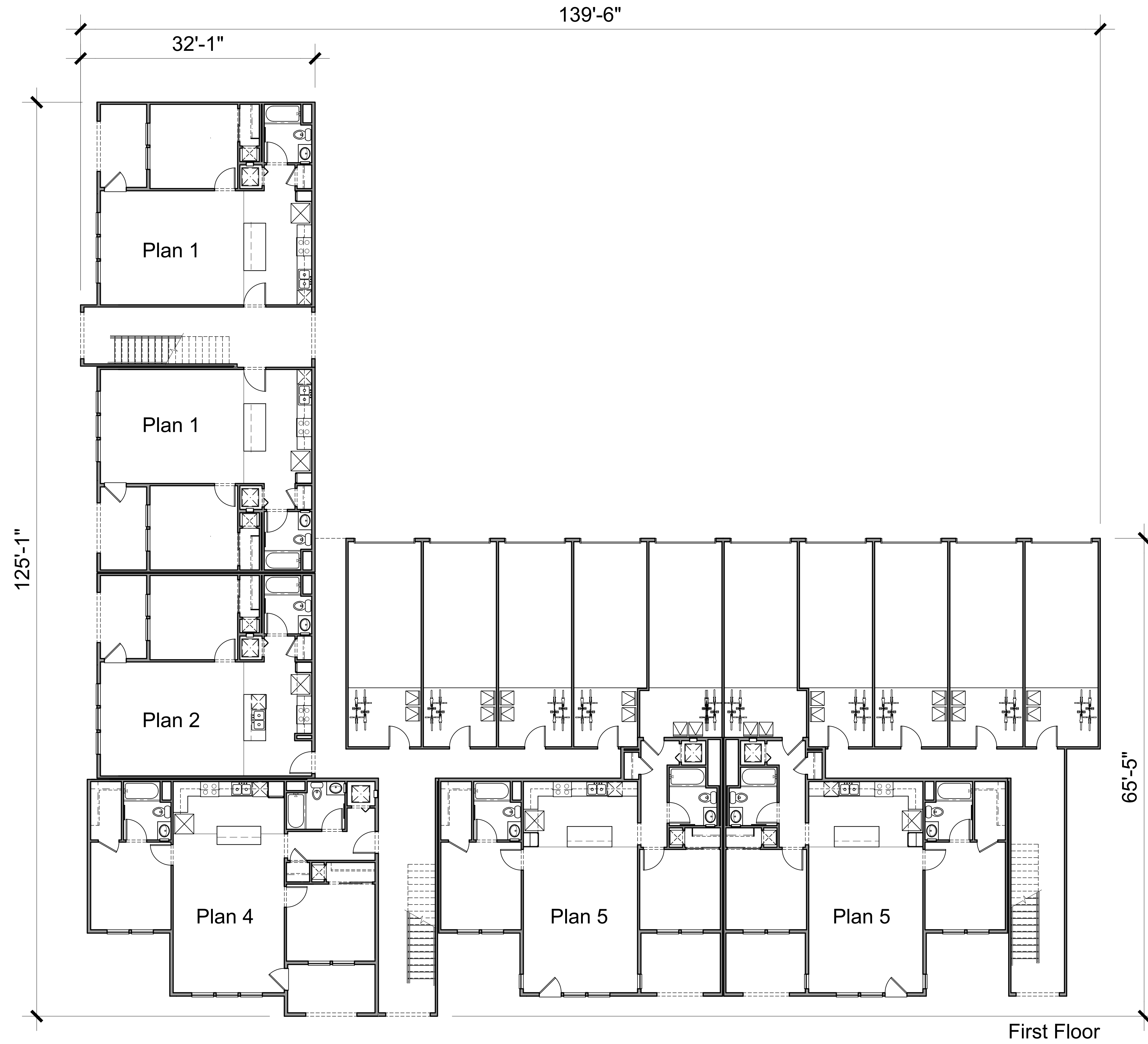




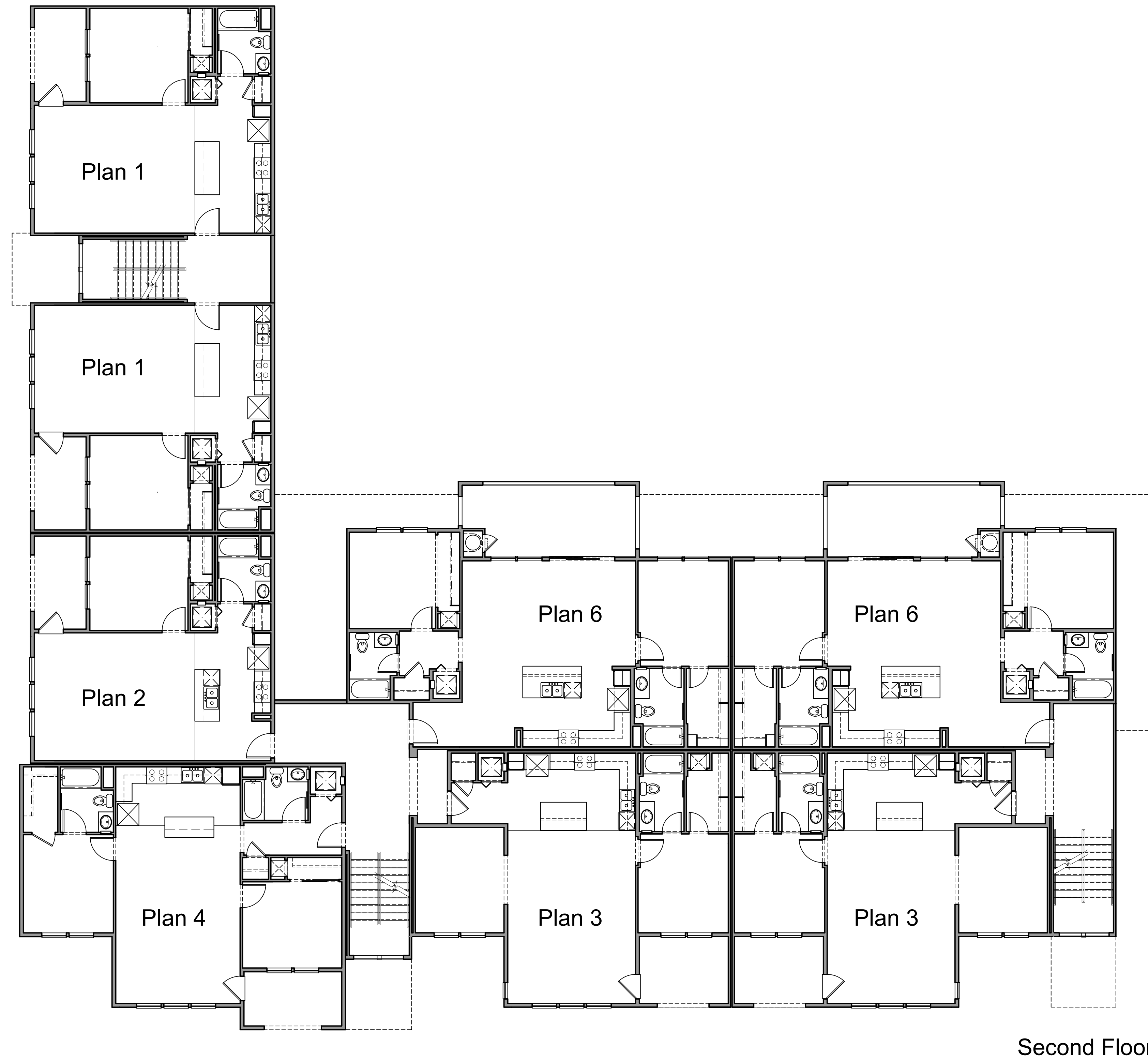






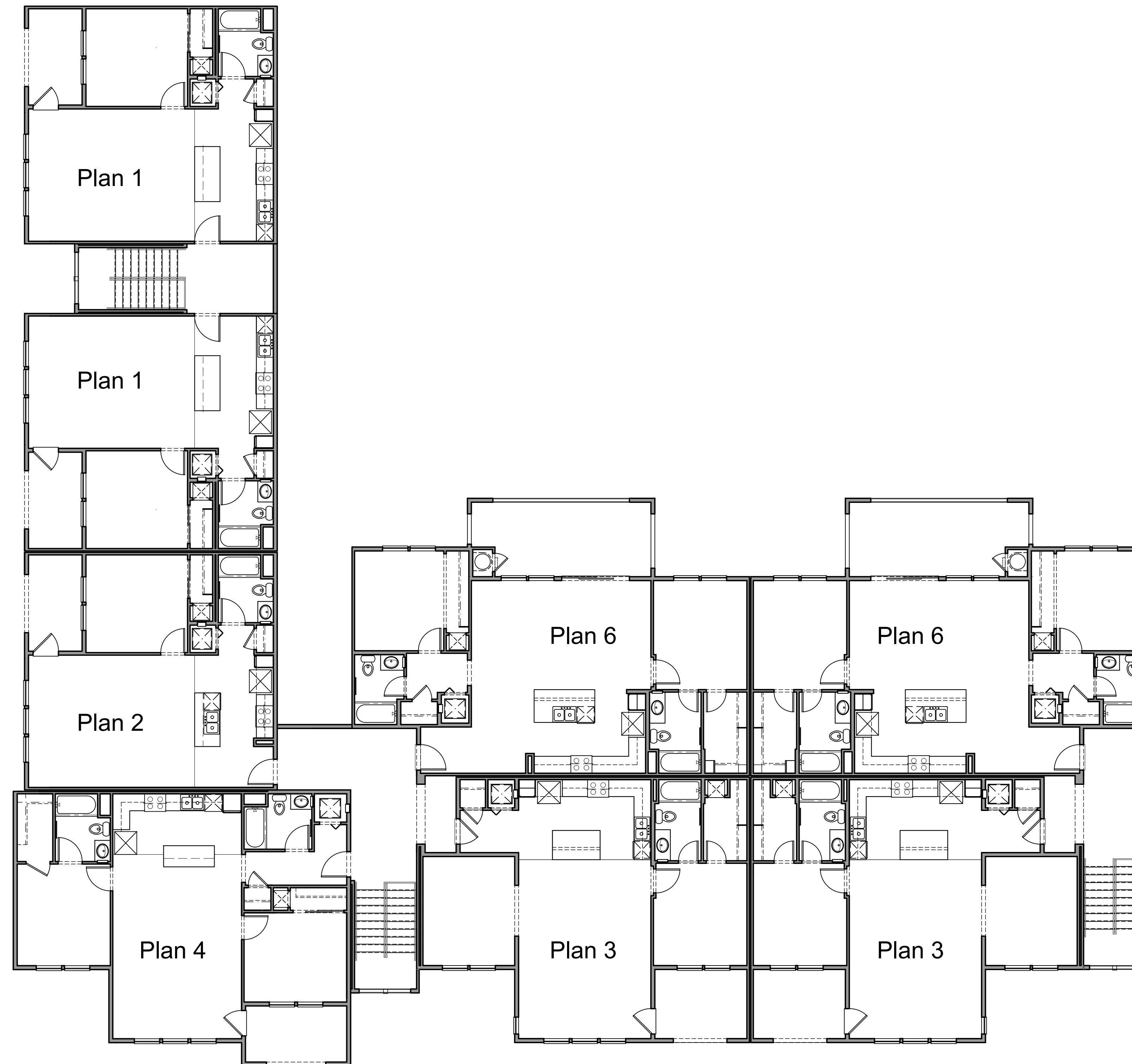






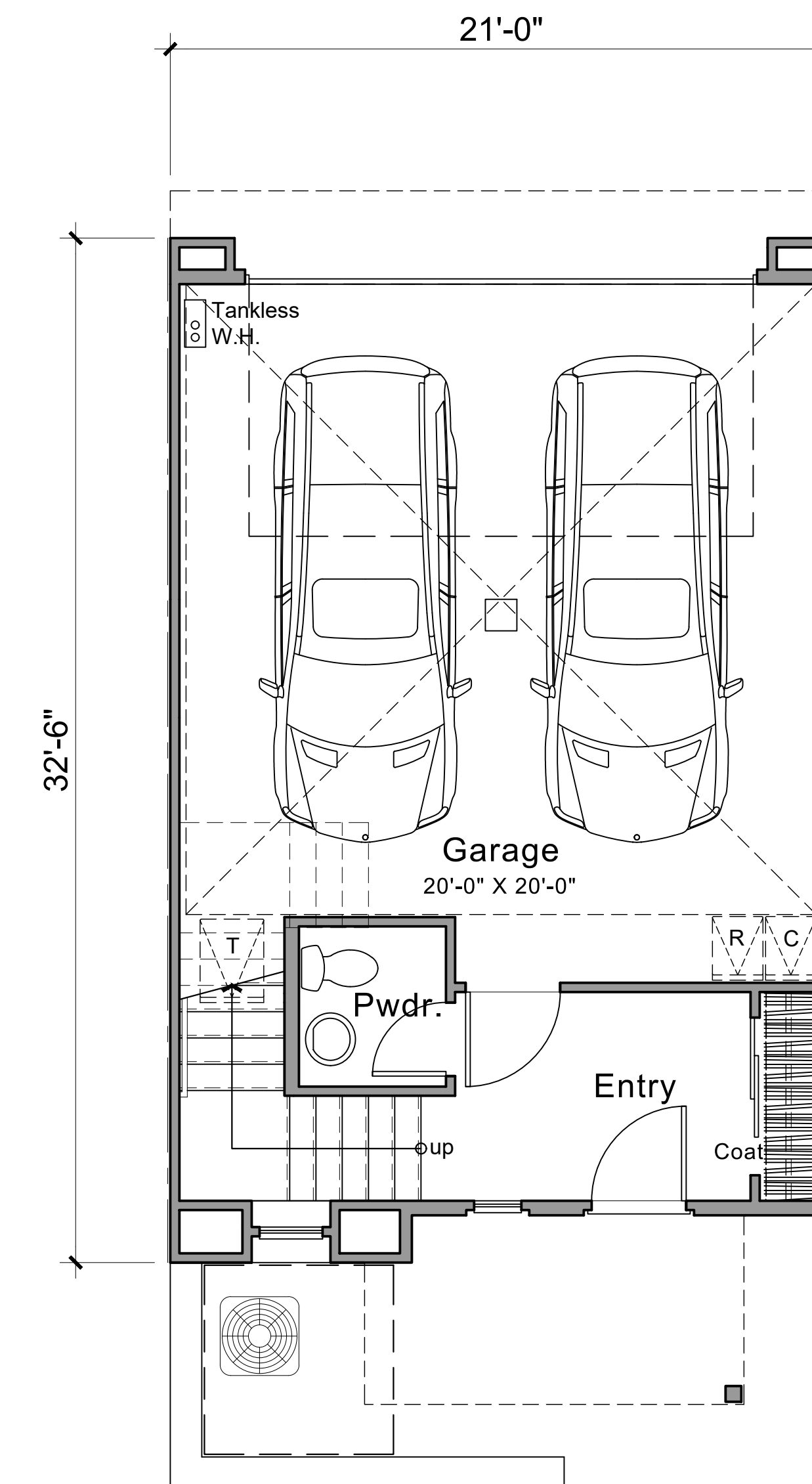
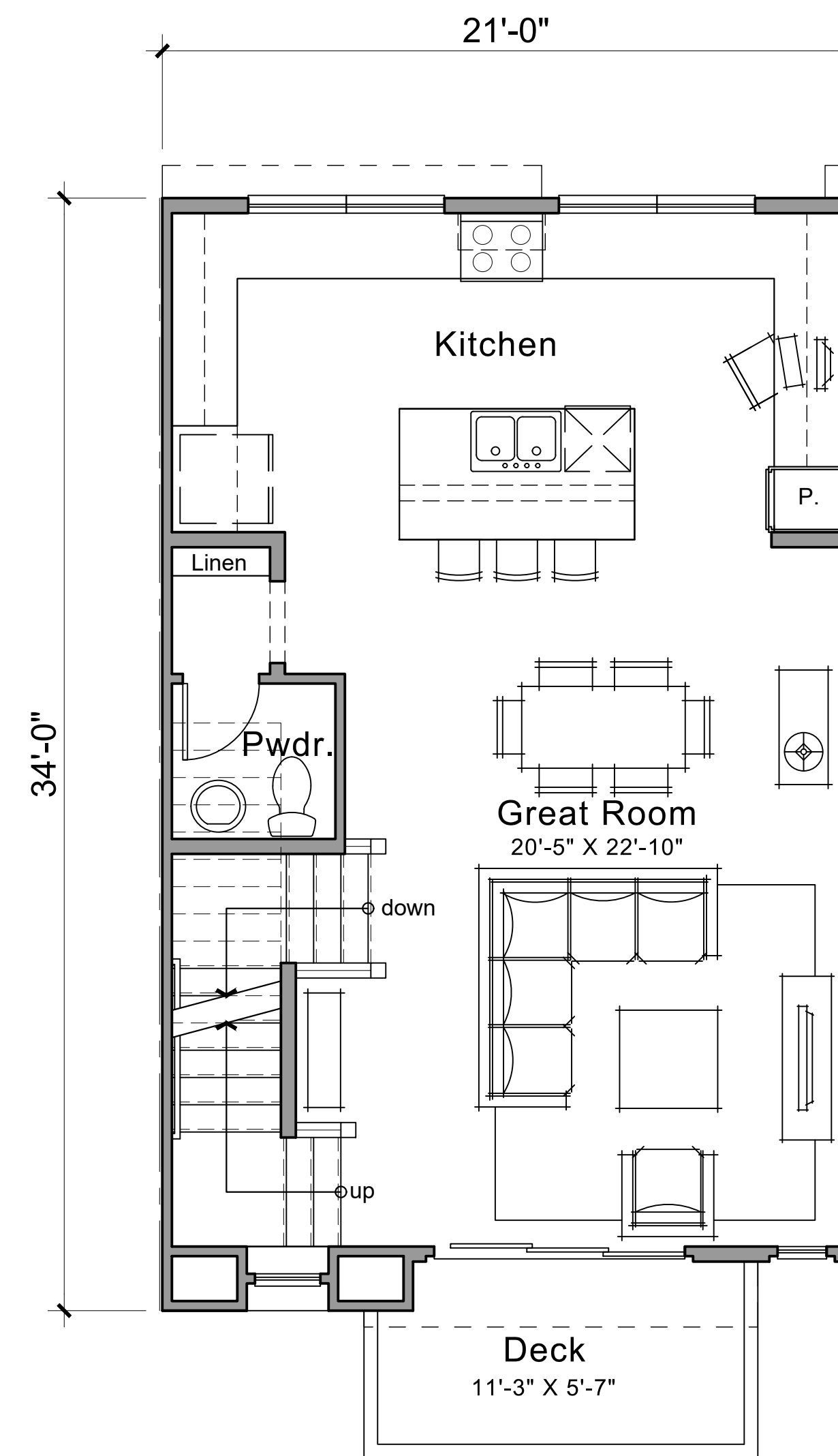
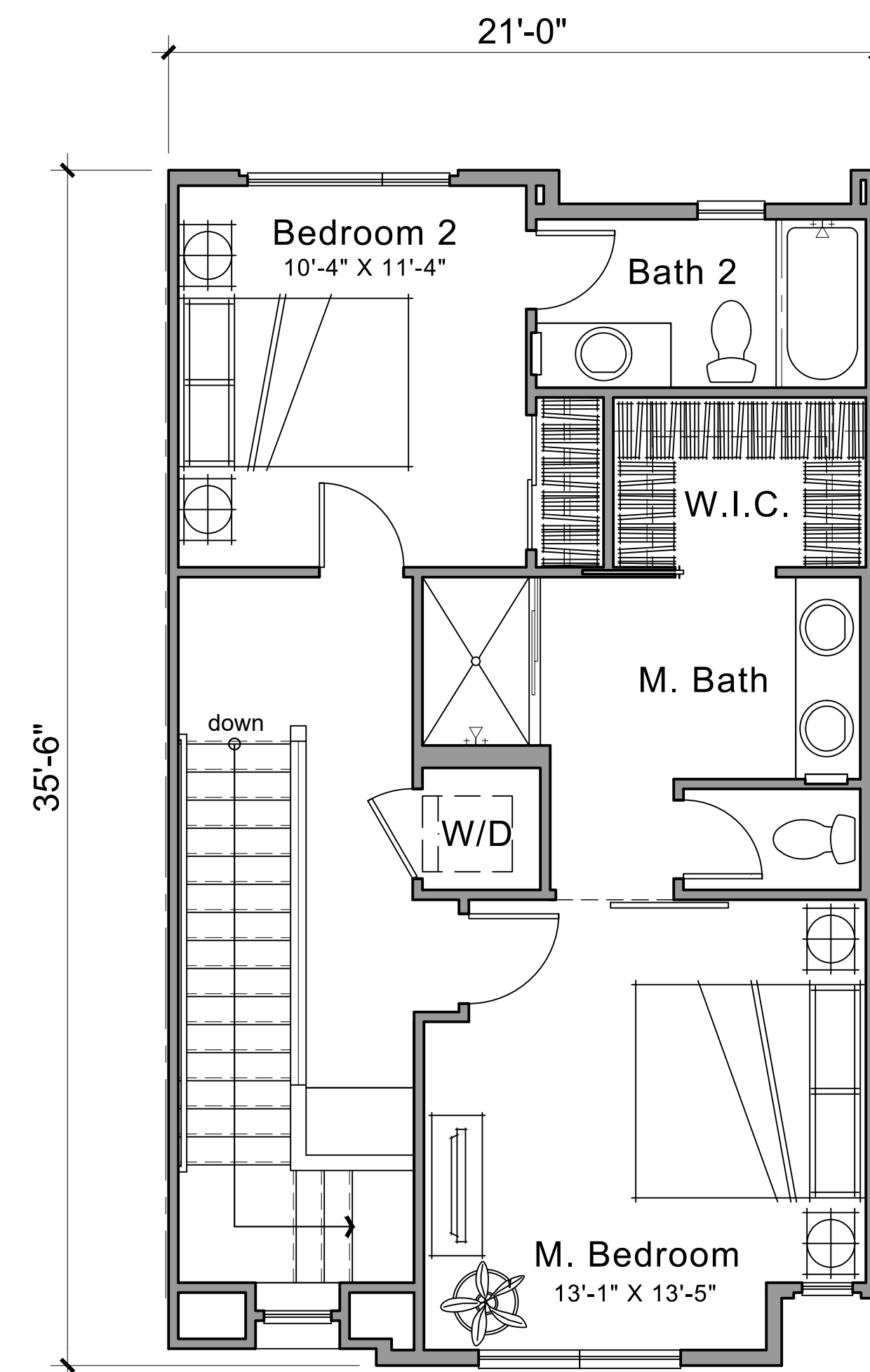
Second Floor





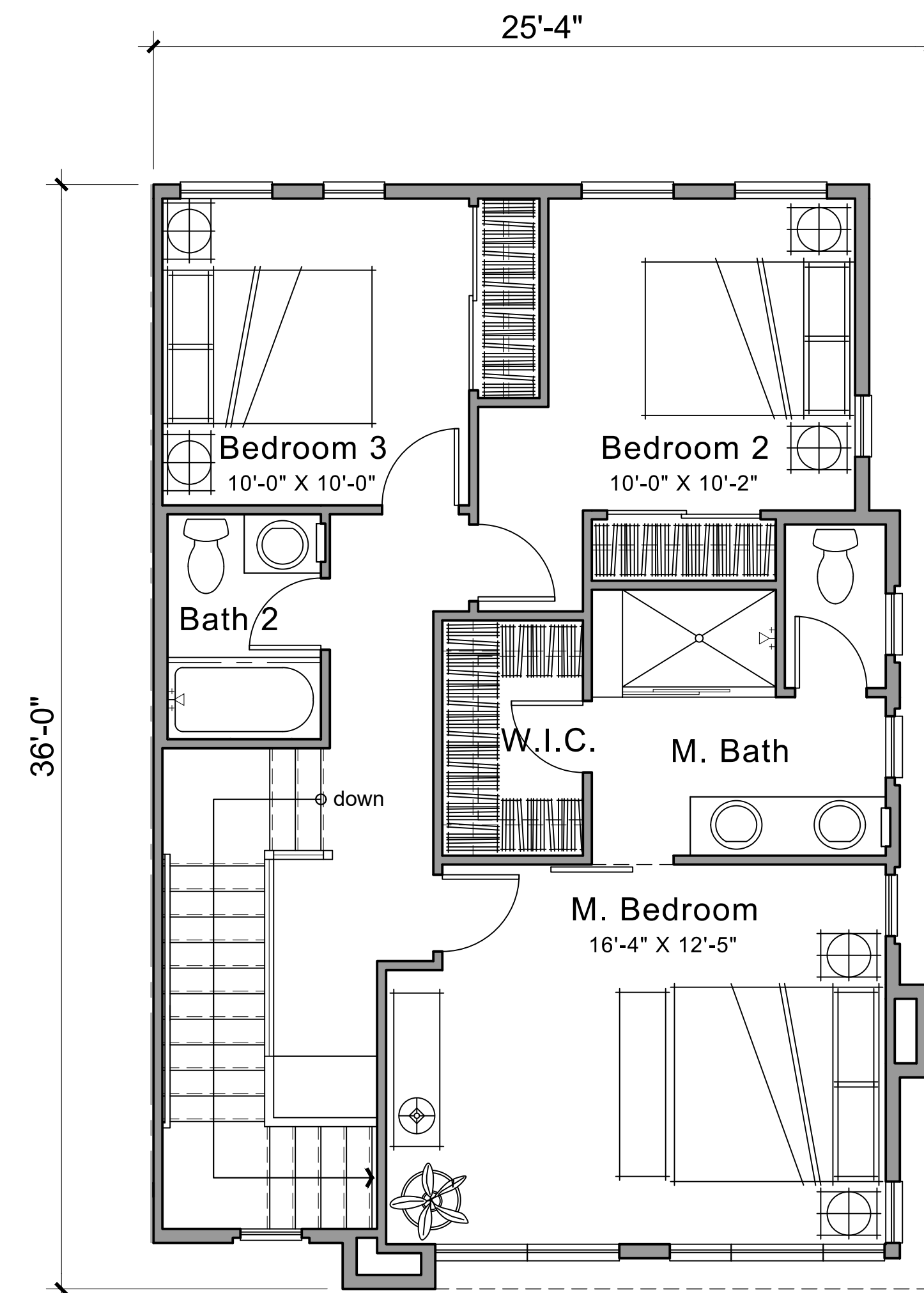
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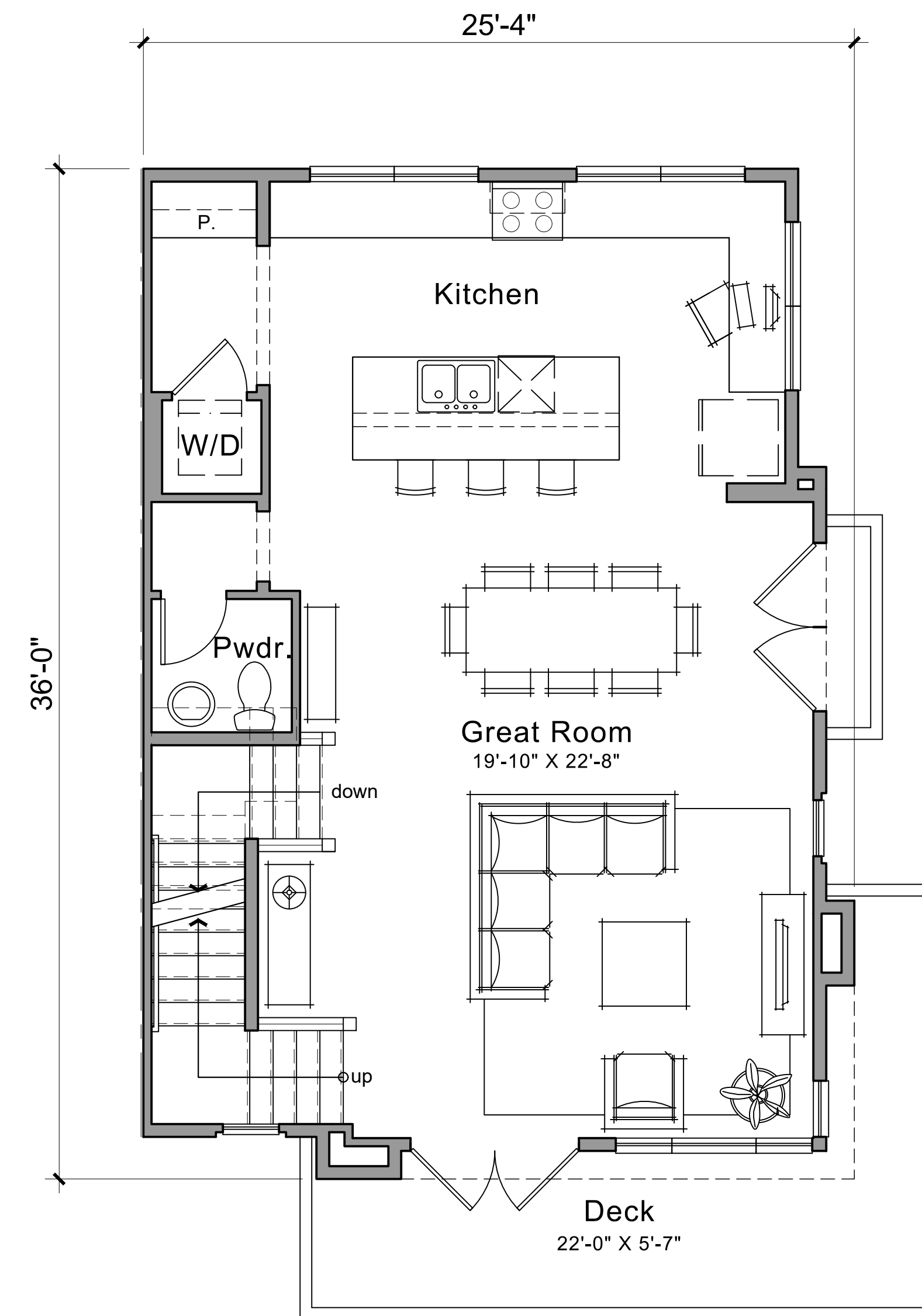


2 Bedroom / 2.5 Bath  
1,430 SF

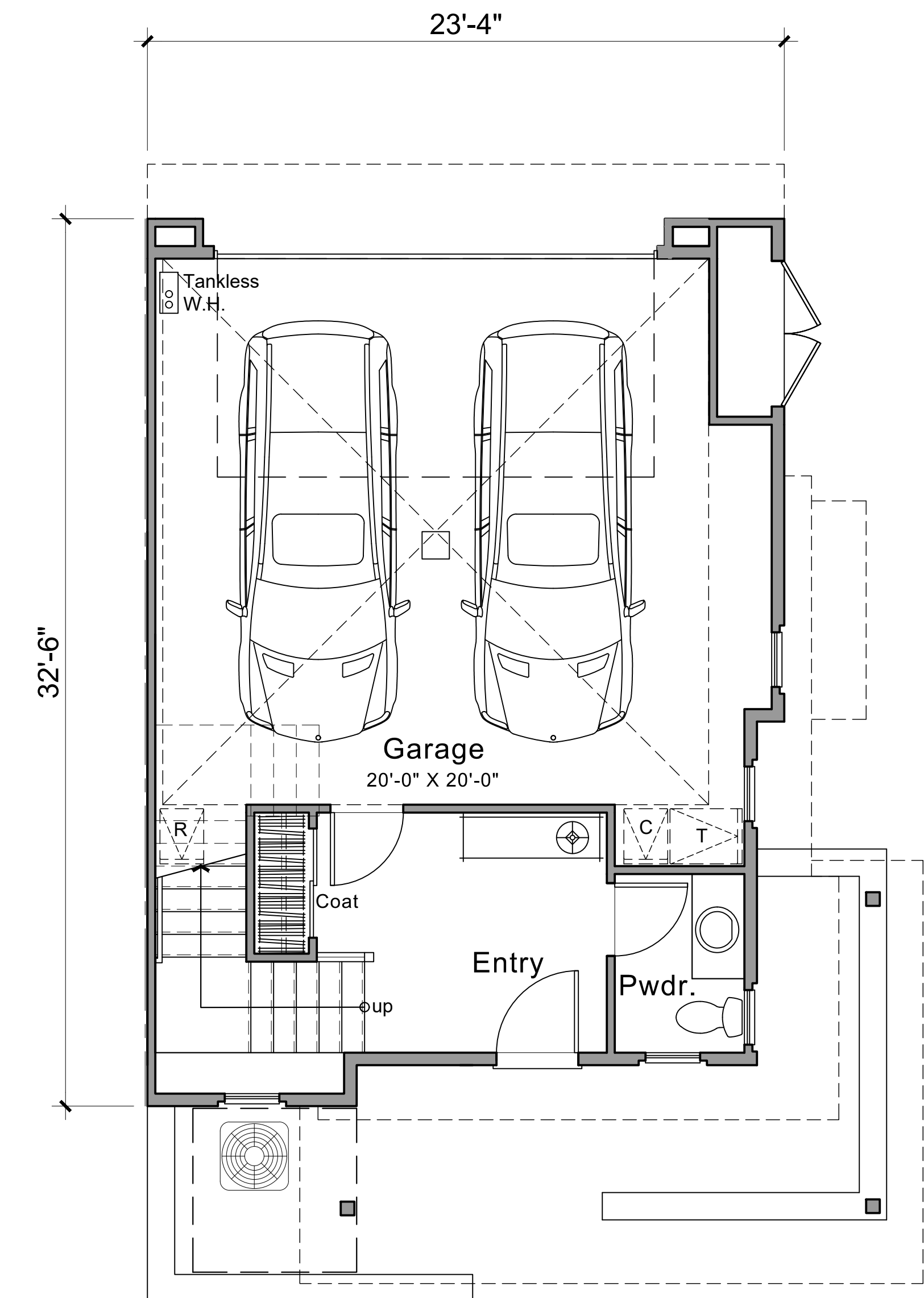




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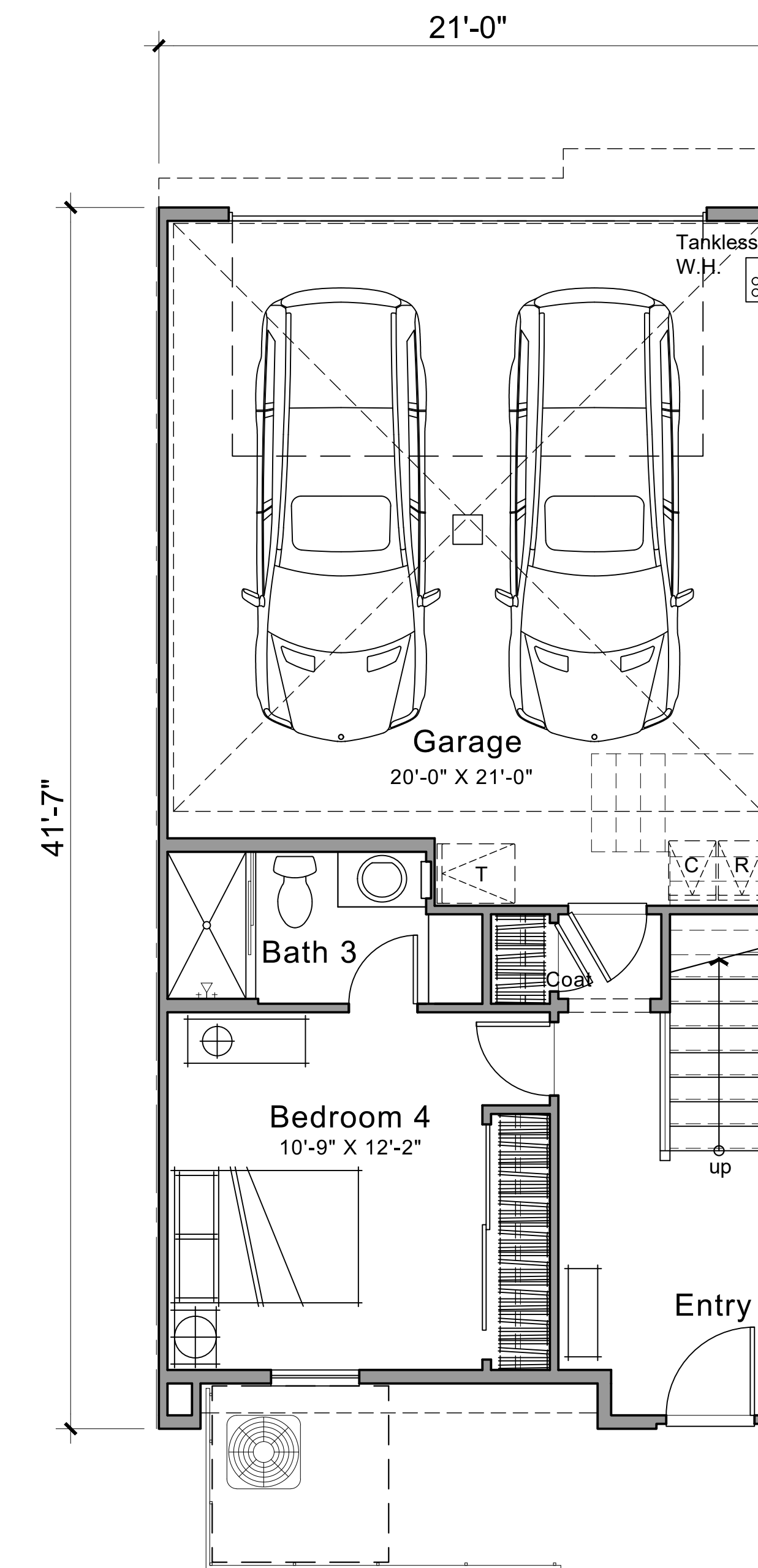
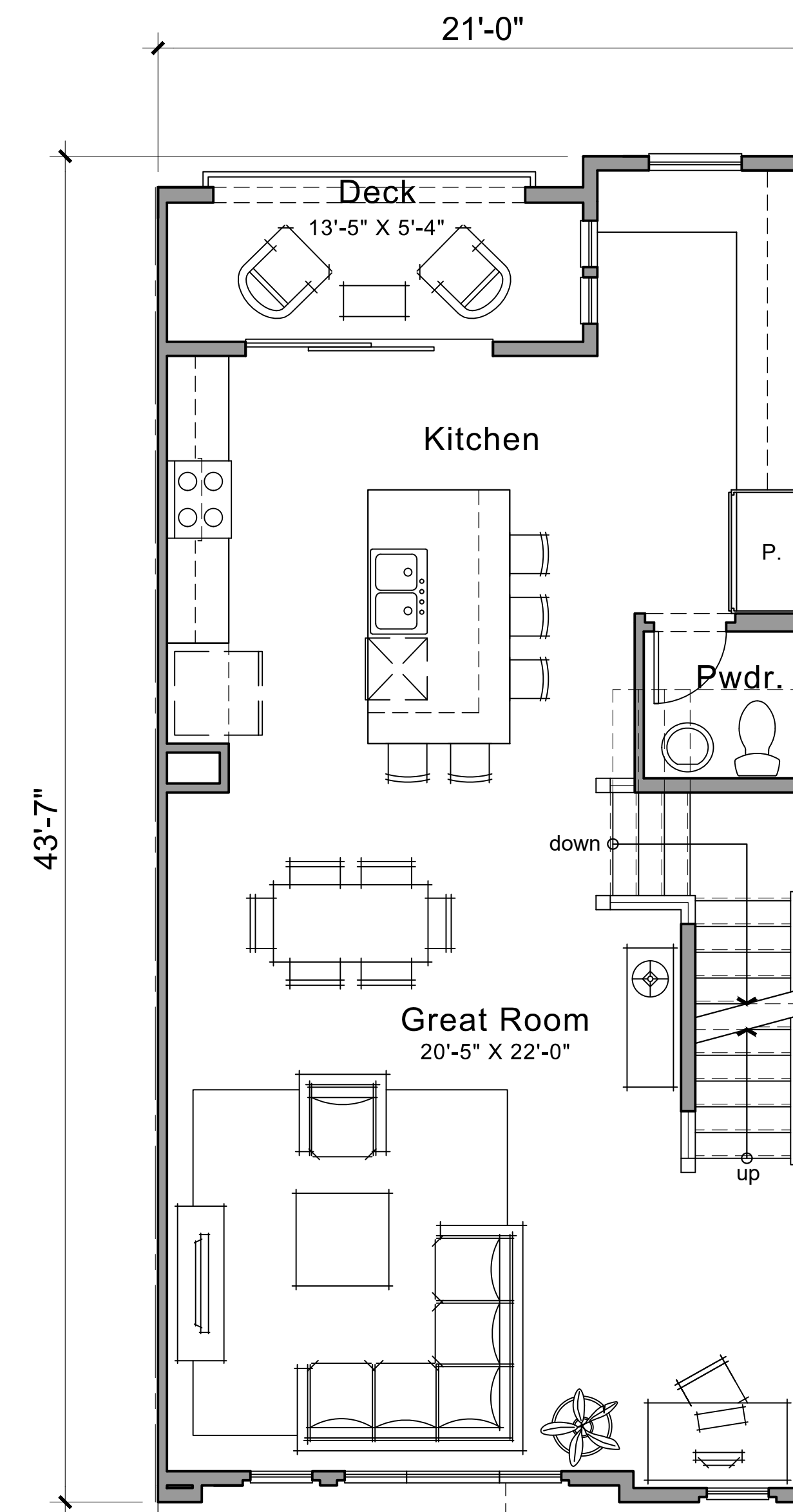
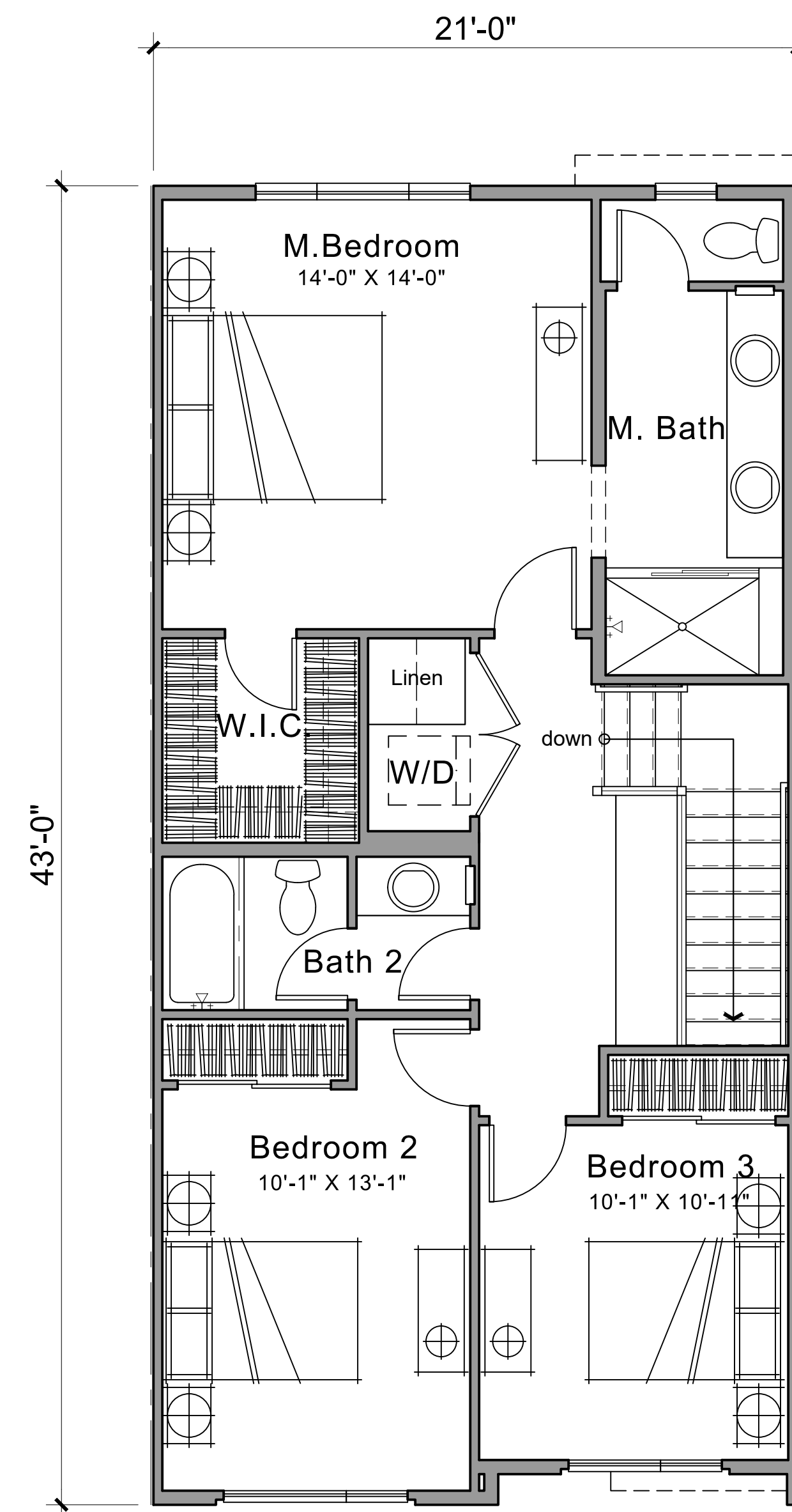


Second Floor

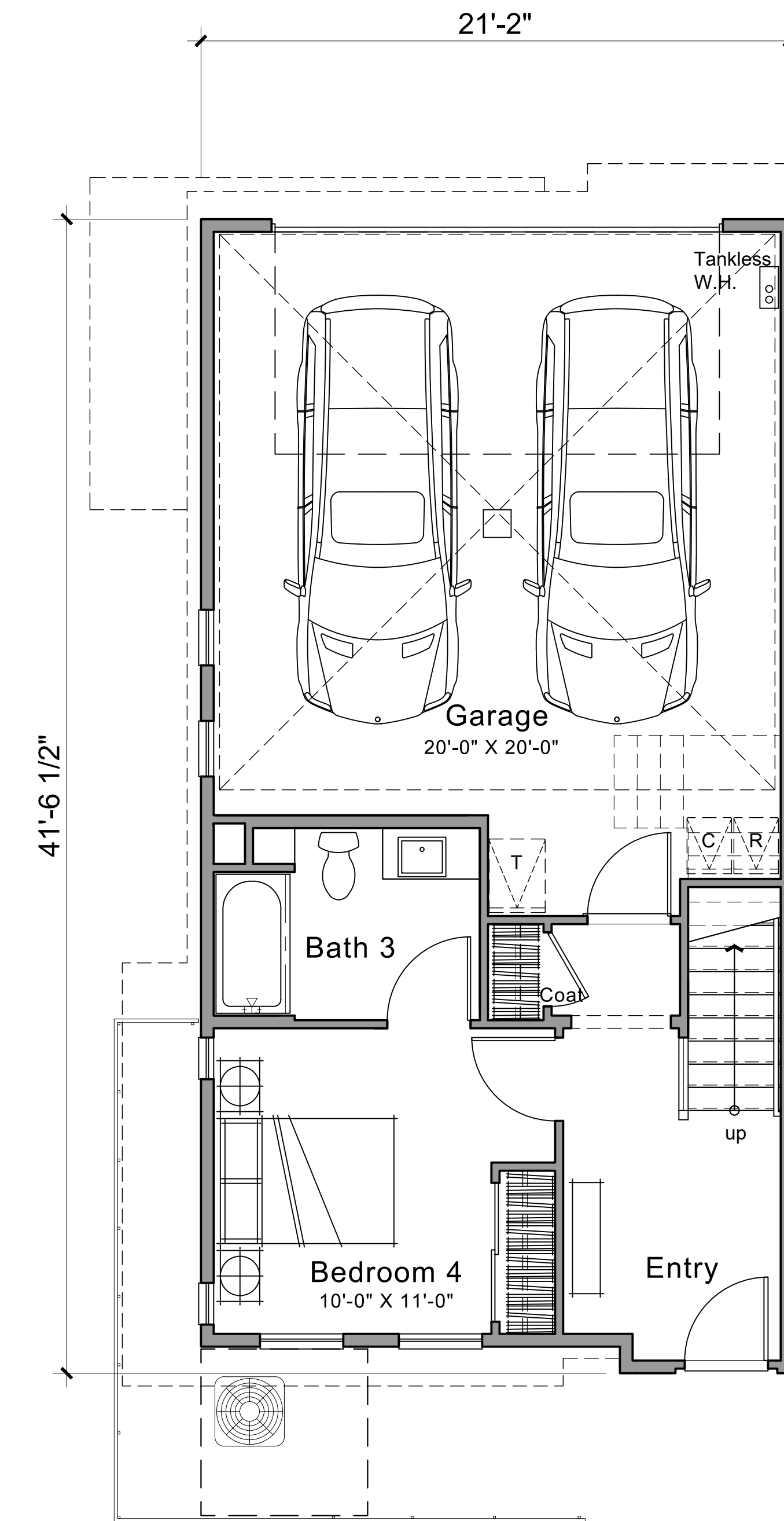
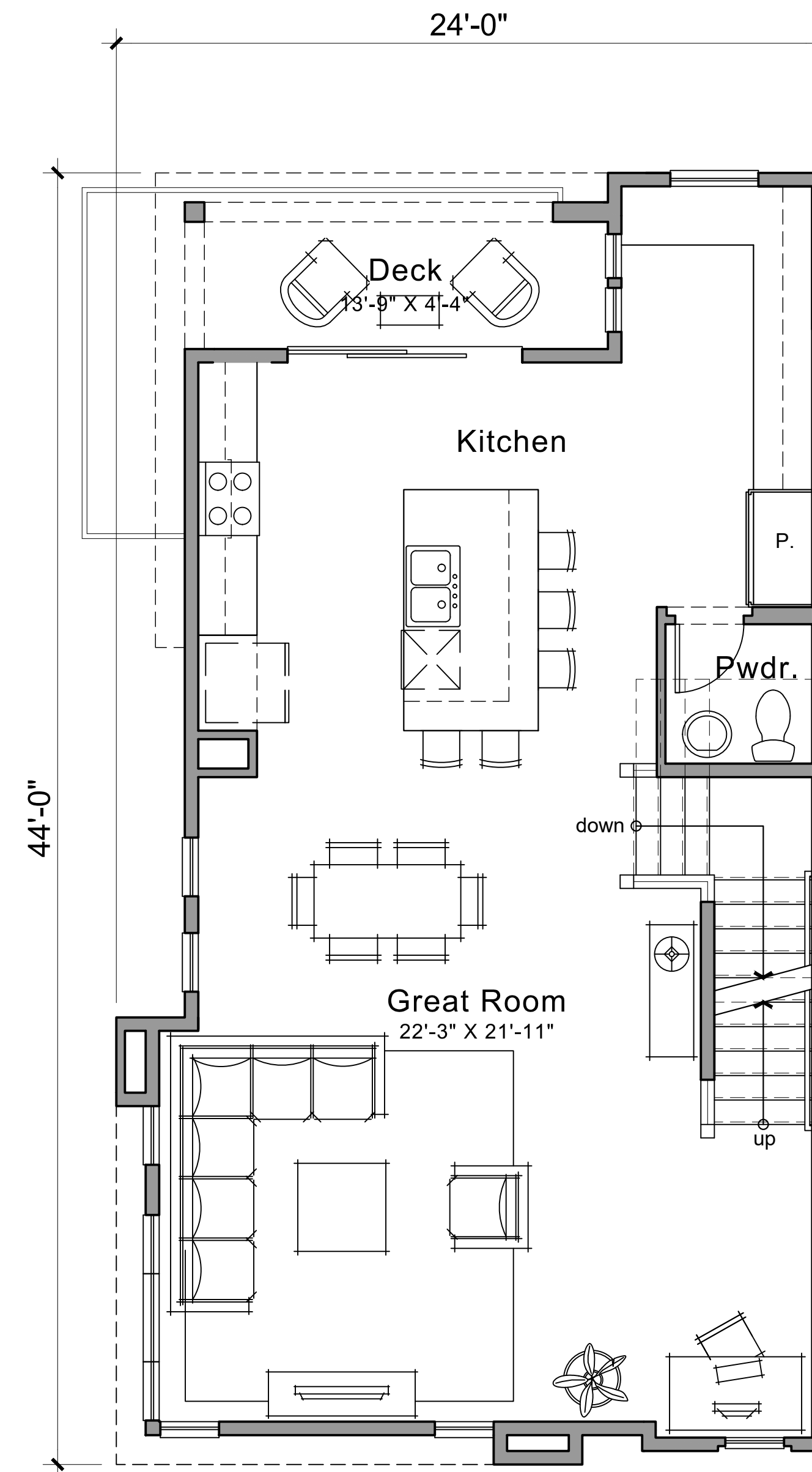
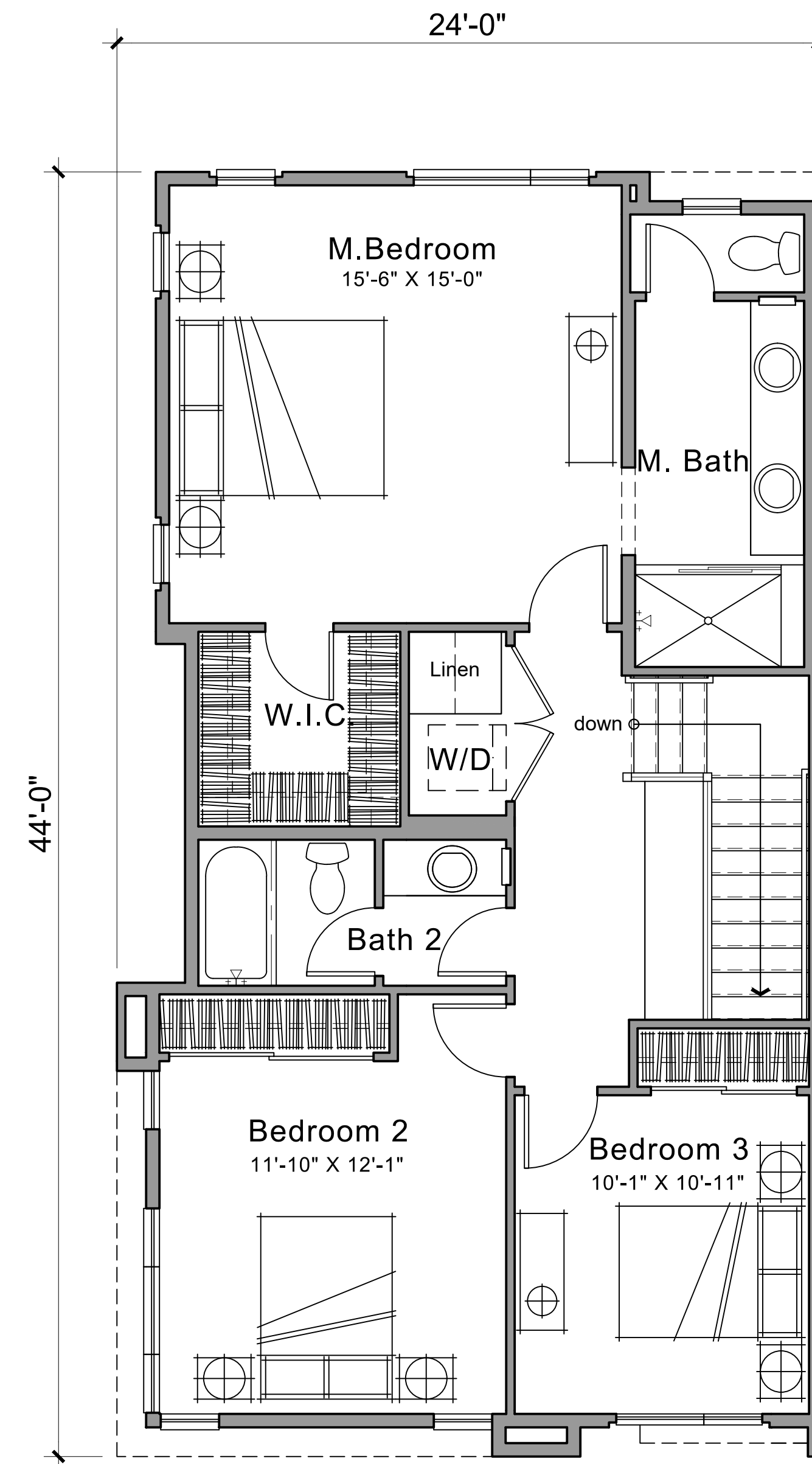


Plan 2 - First Floor  
3 Bedroom / 2.5 Bath  
1,710 SF



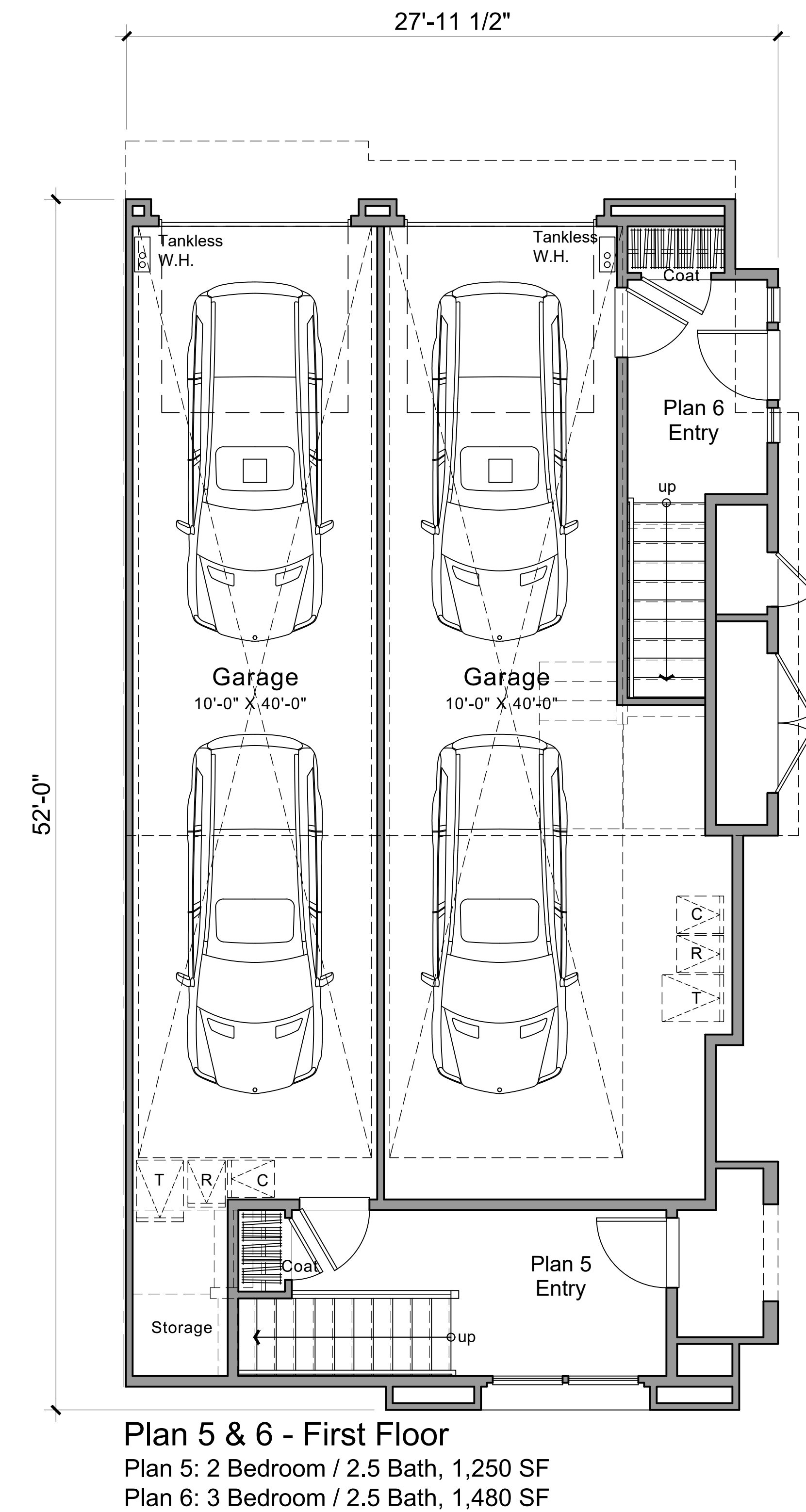
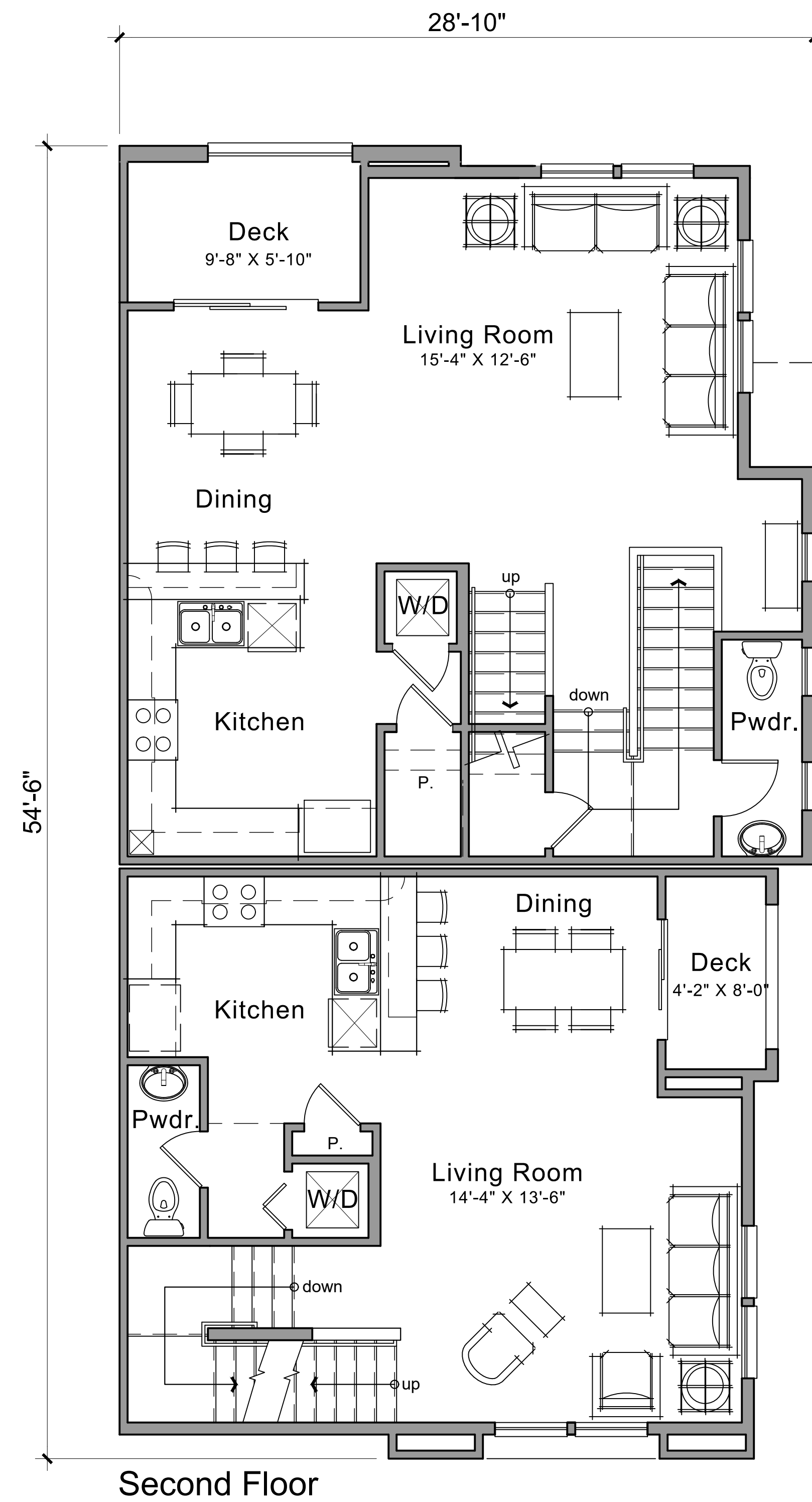
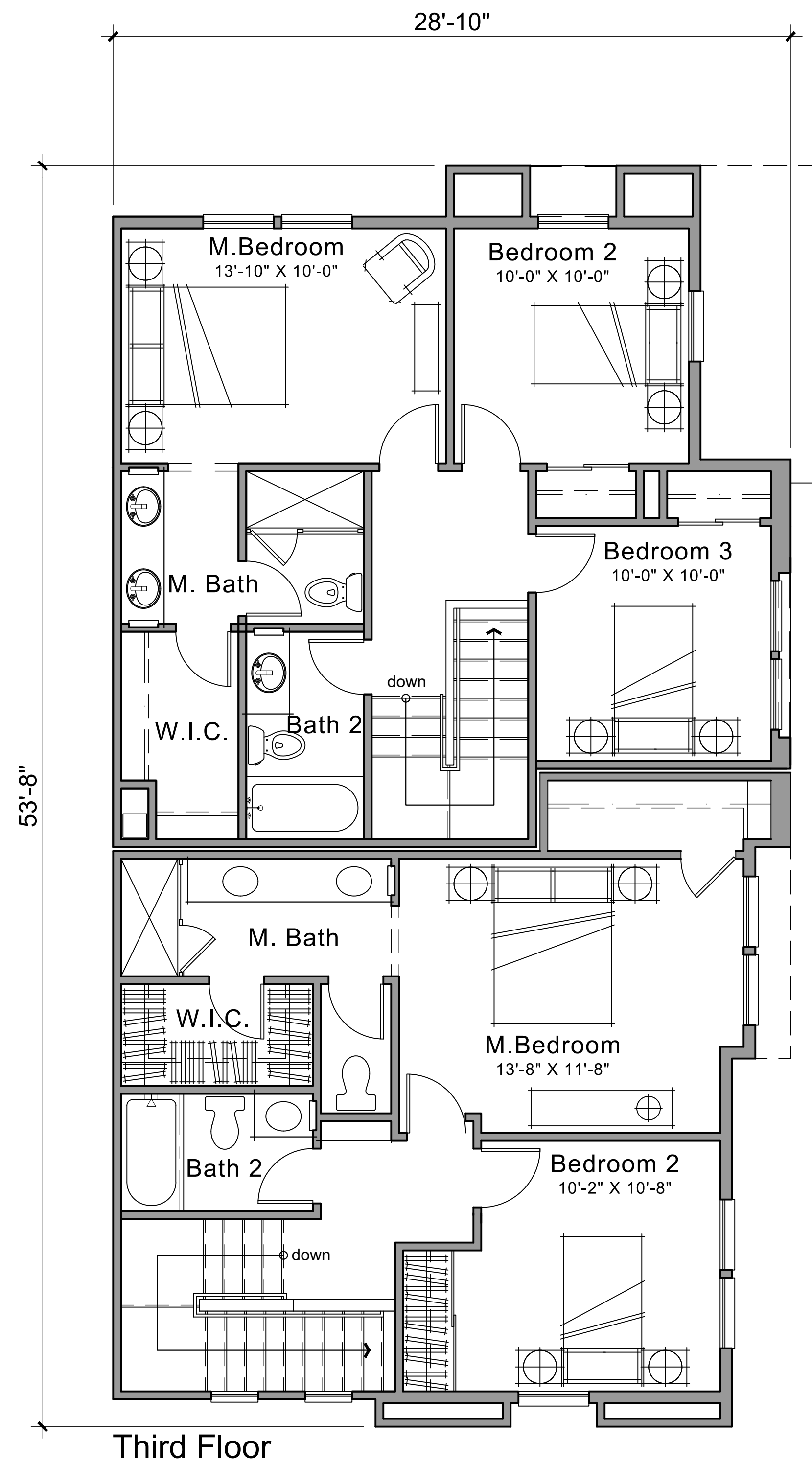




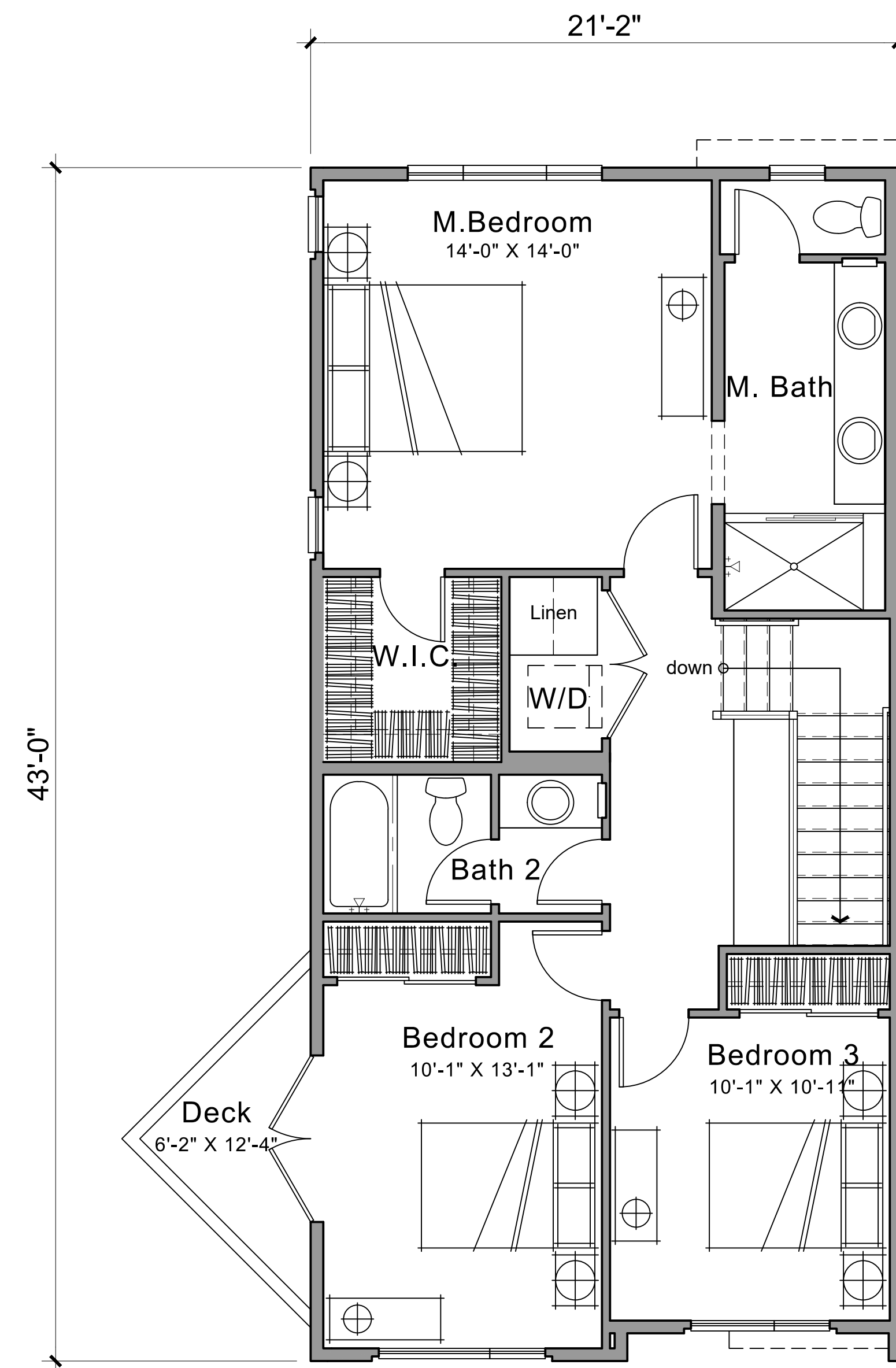


4 Bedroom / 3.5 Bath  
2,050 SF

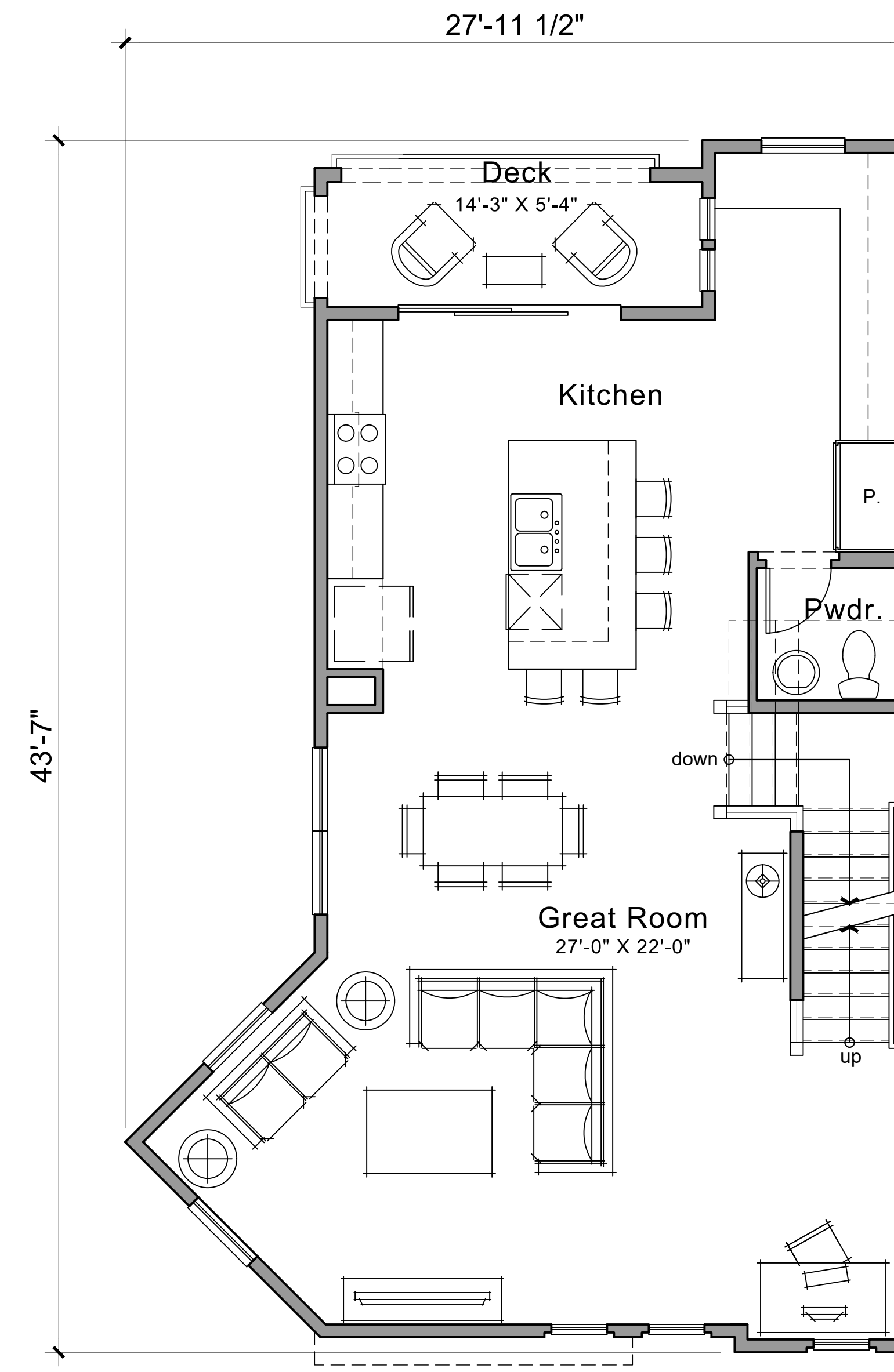




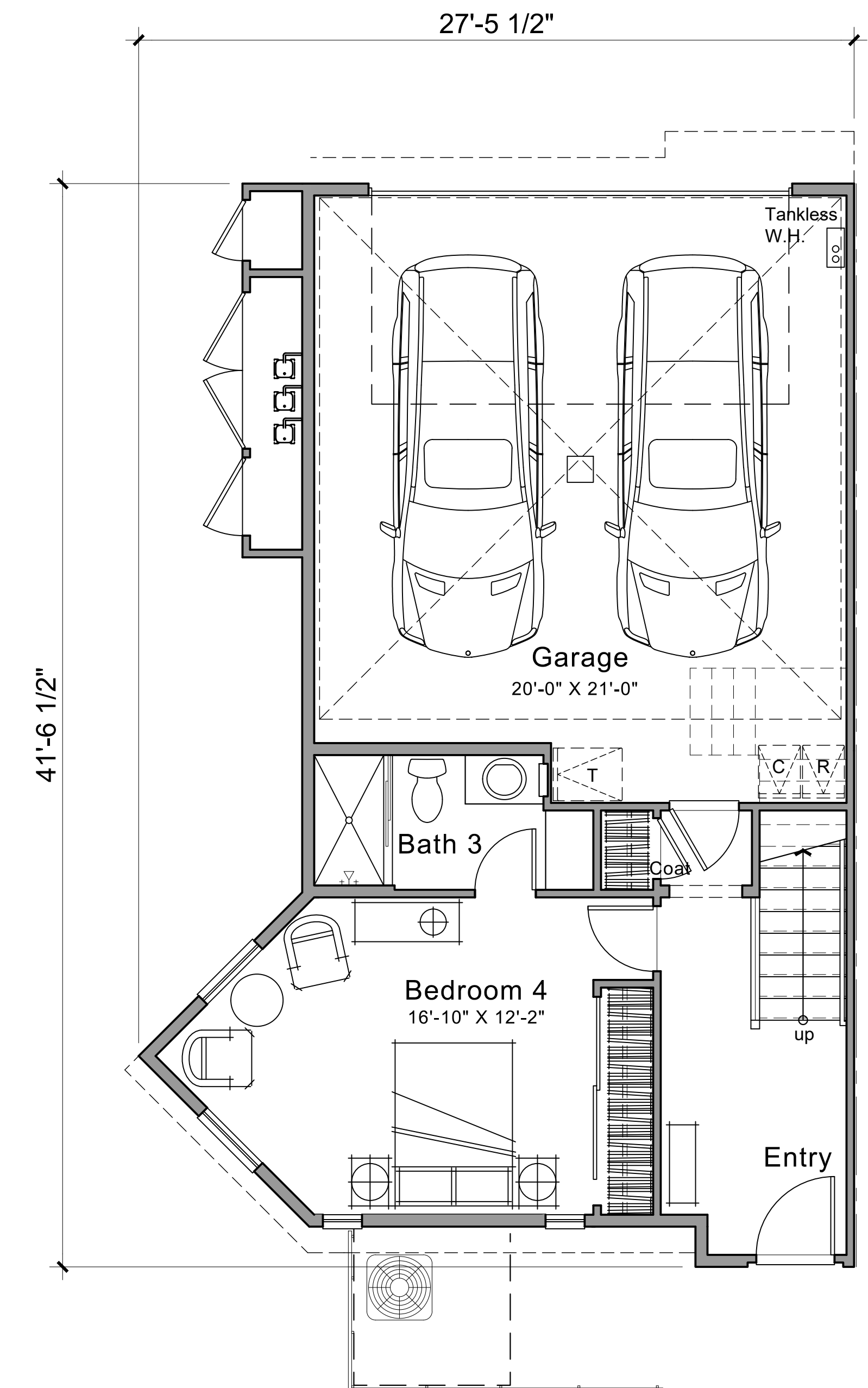




Third Floor

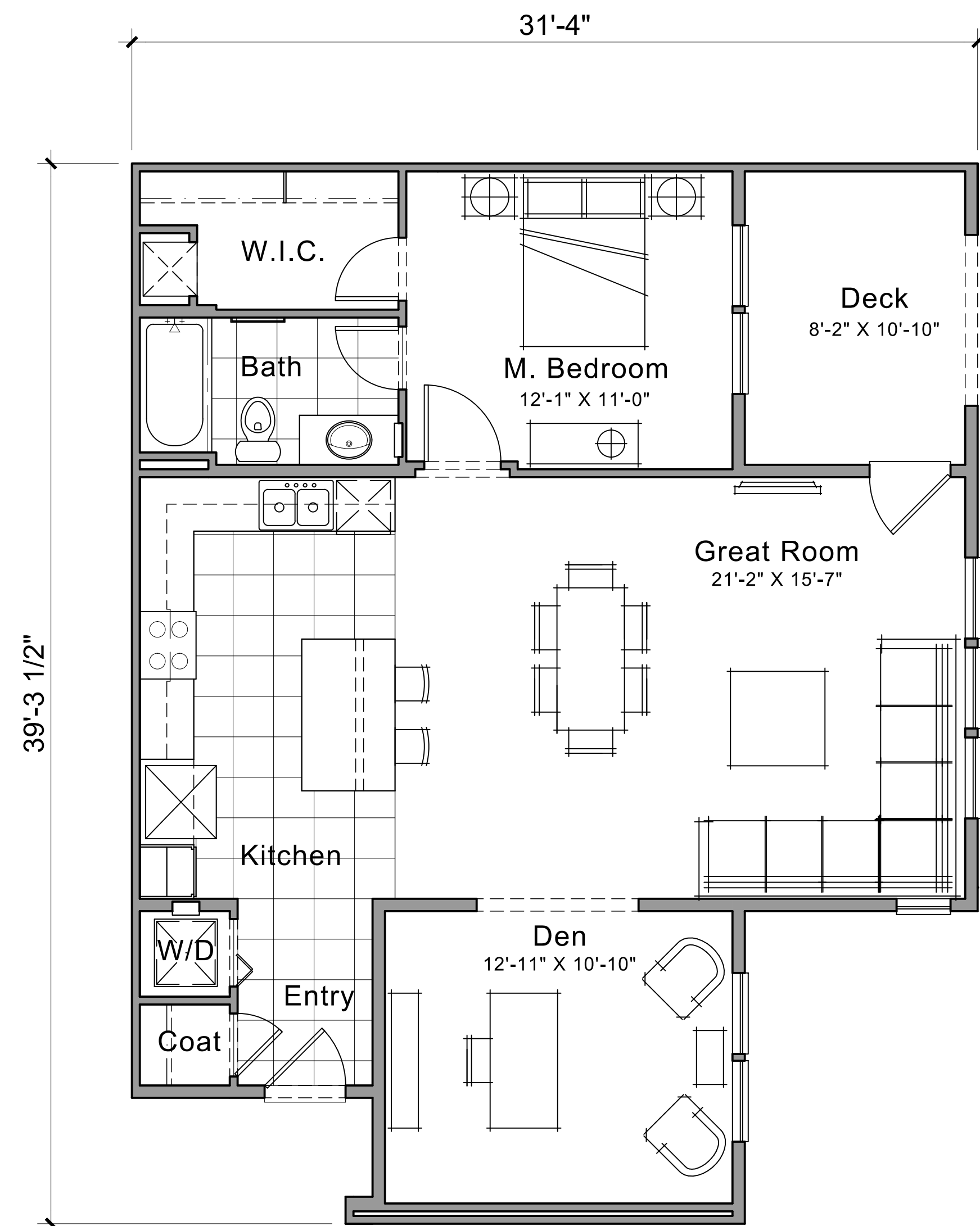


Second Floor

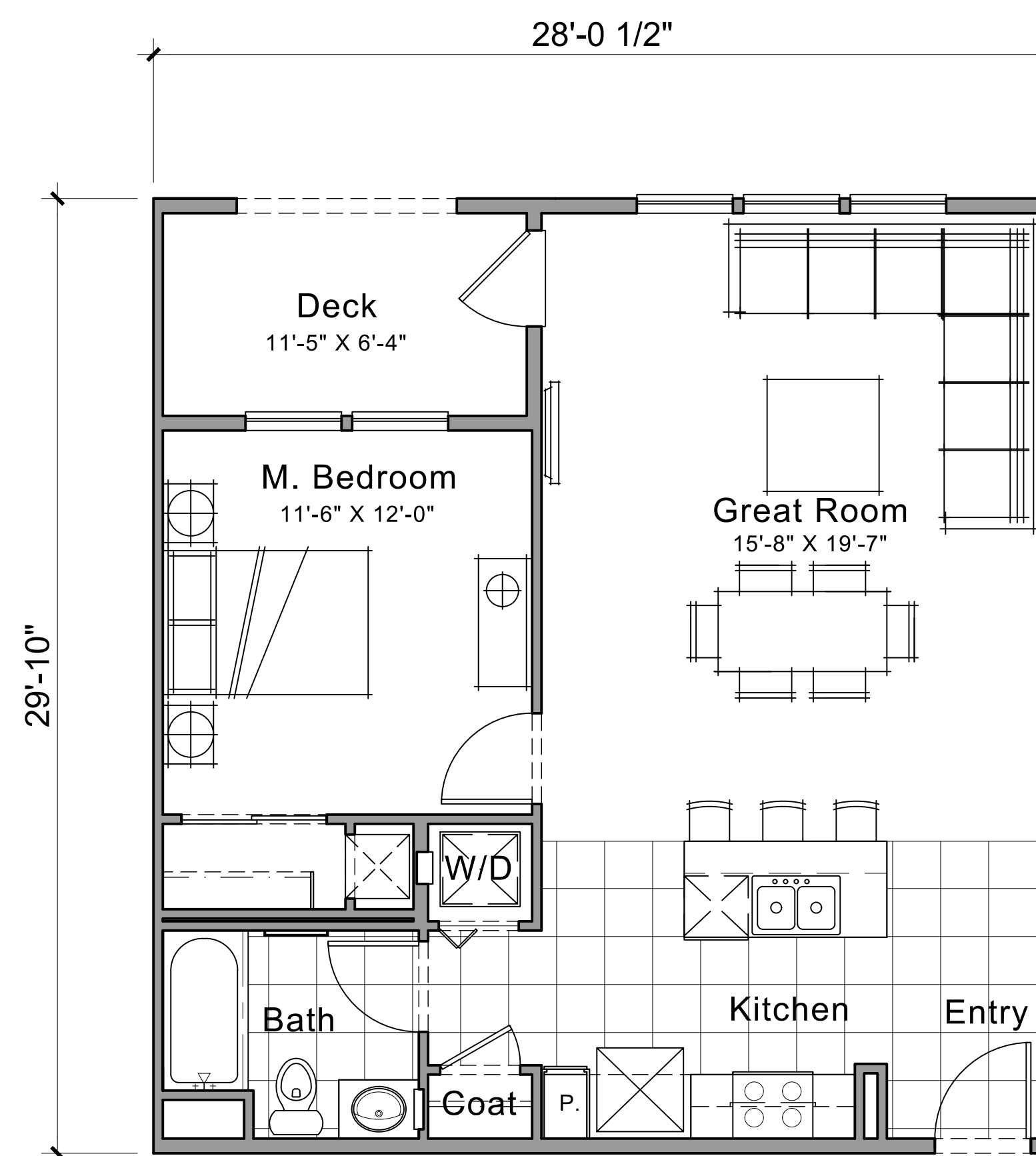


Plan 7 - First Floor  
4 Bedroom / 3.5 Bath  
2,030 SF

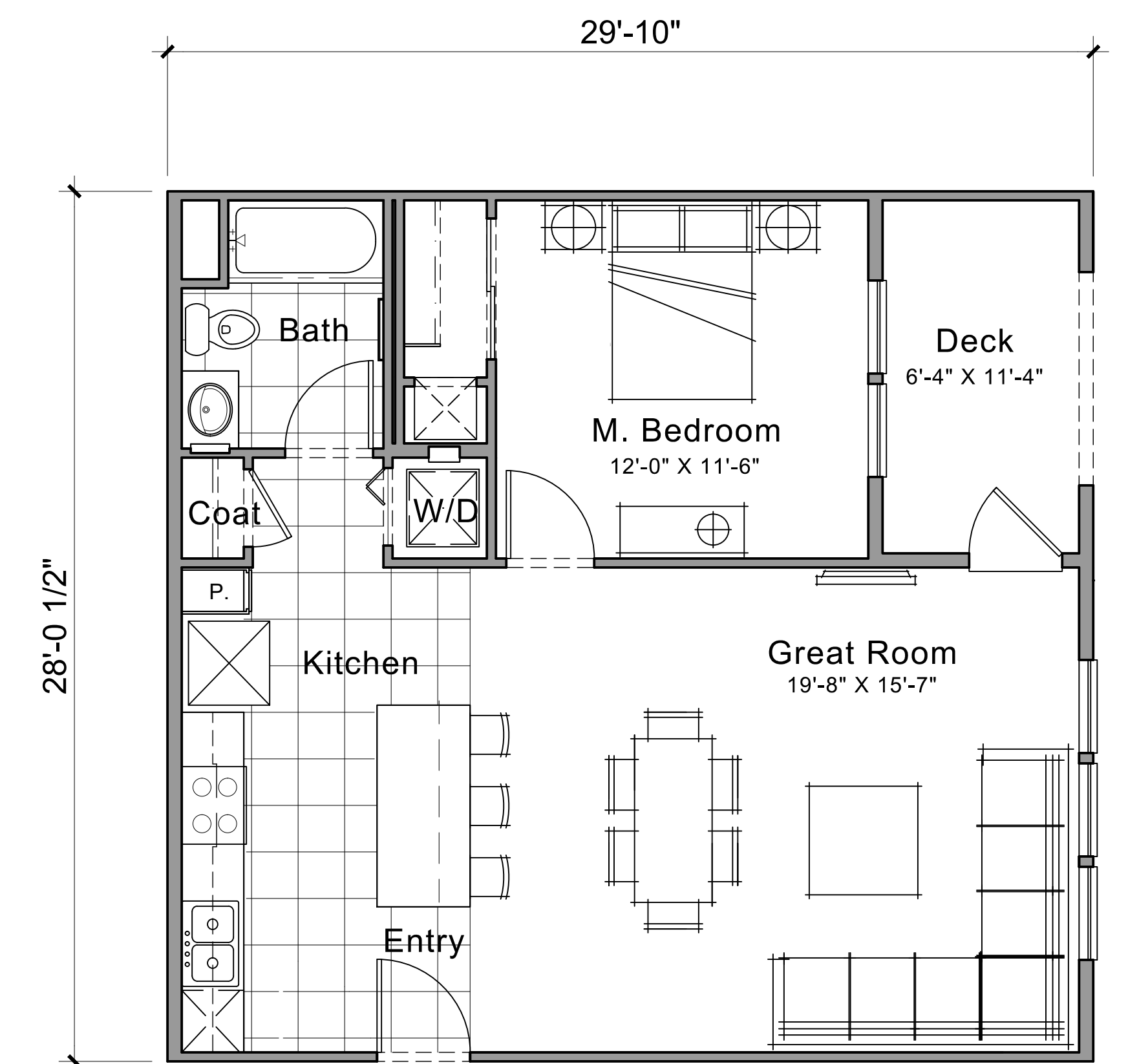




**Workforce Plan 3**  
1 Bedroom / 1 Bath + Den  
995 SF

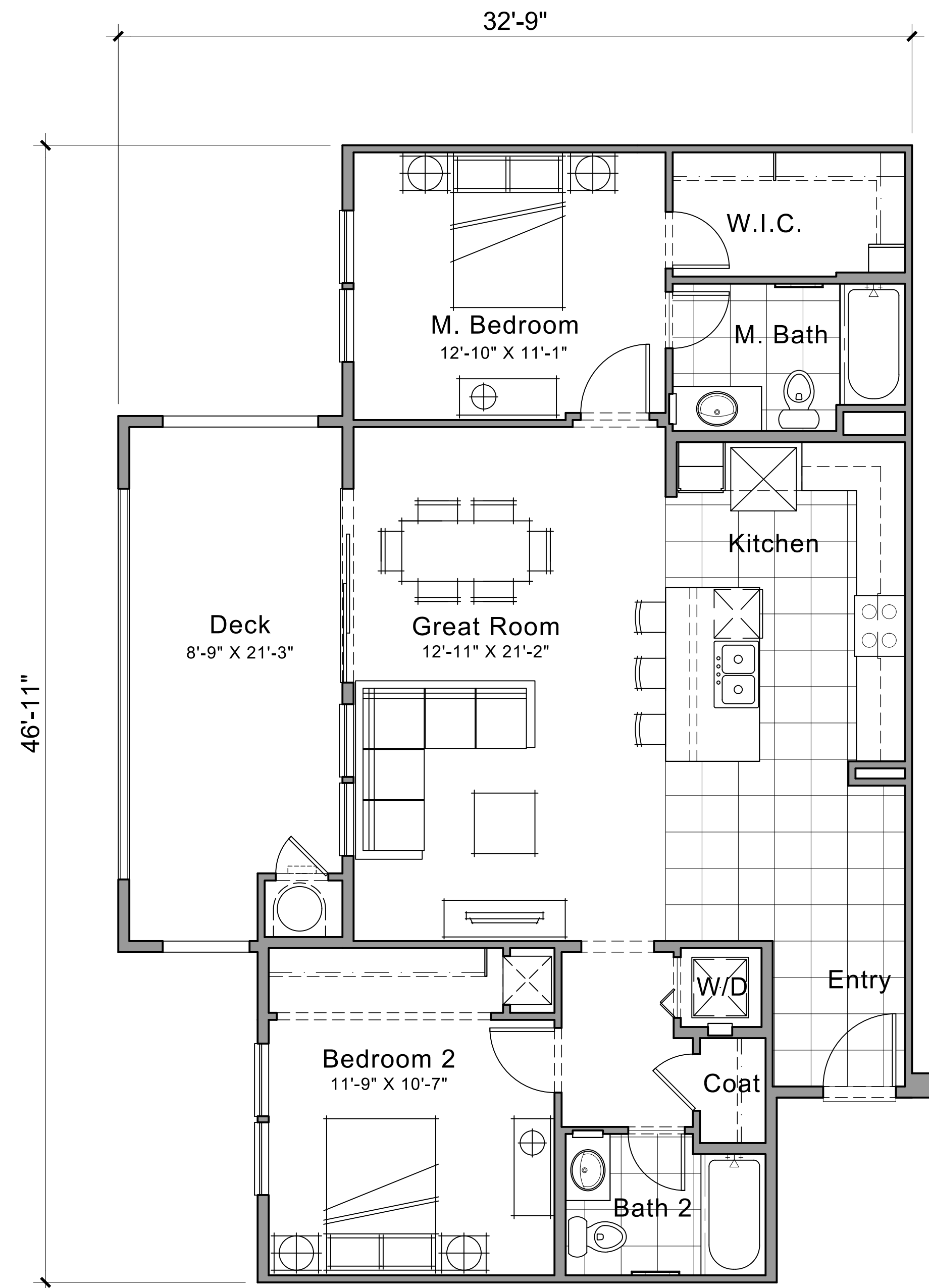


**Workforce Plan 2**  
1 Bedroom / 1 Bath  
760 SF

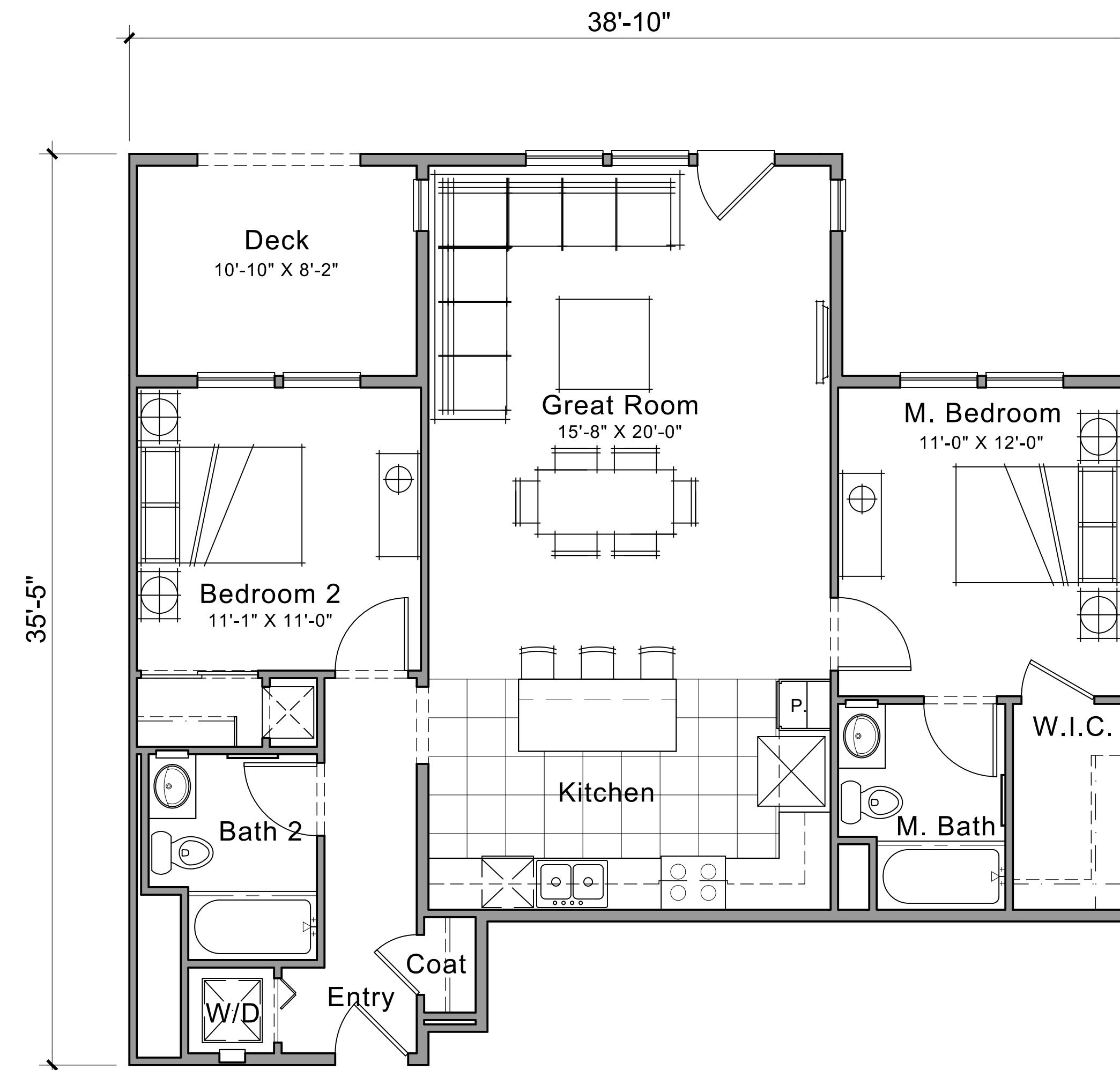


**Workforce Plan 1**  
1 Bedroom / 1 Bath  
760 NRSF

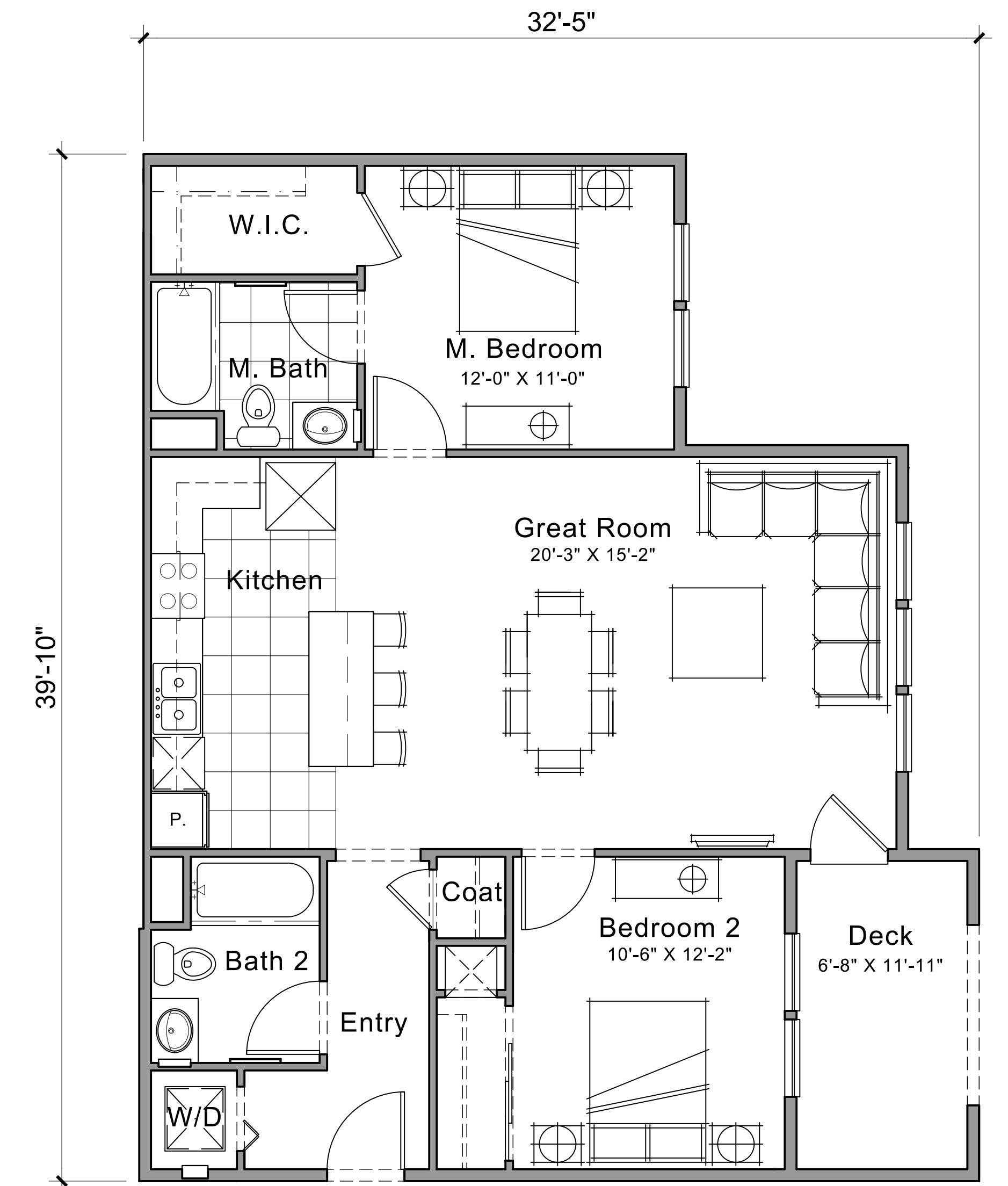




**Workforce Plan 6**  
2 Bedroom / 2 Bath  
1,110 SF



**Workforce Plan 5**  
2 Bedroom / 2 Bath  
1,045 SF

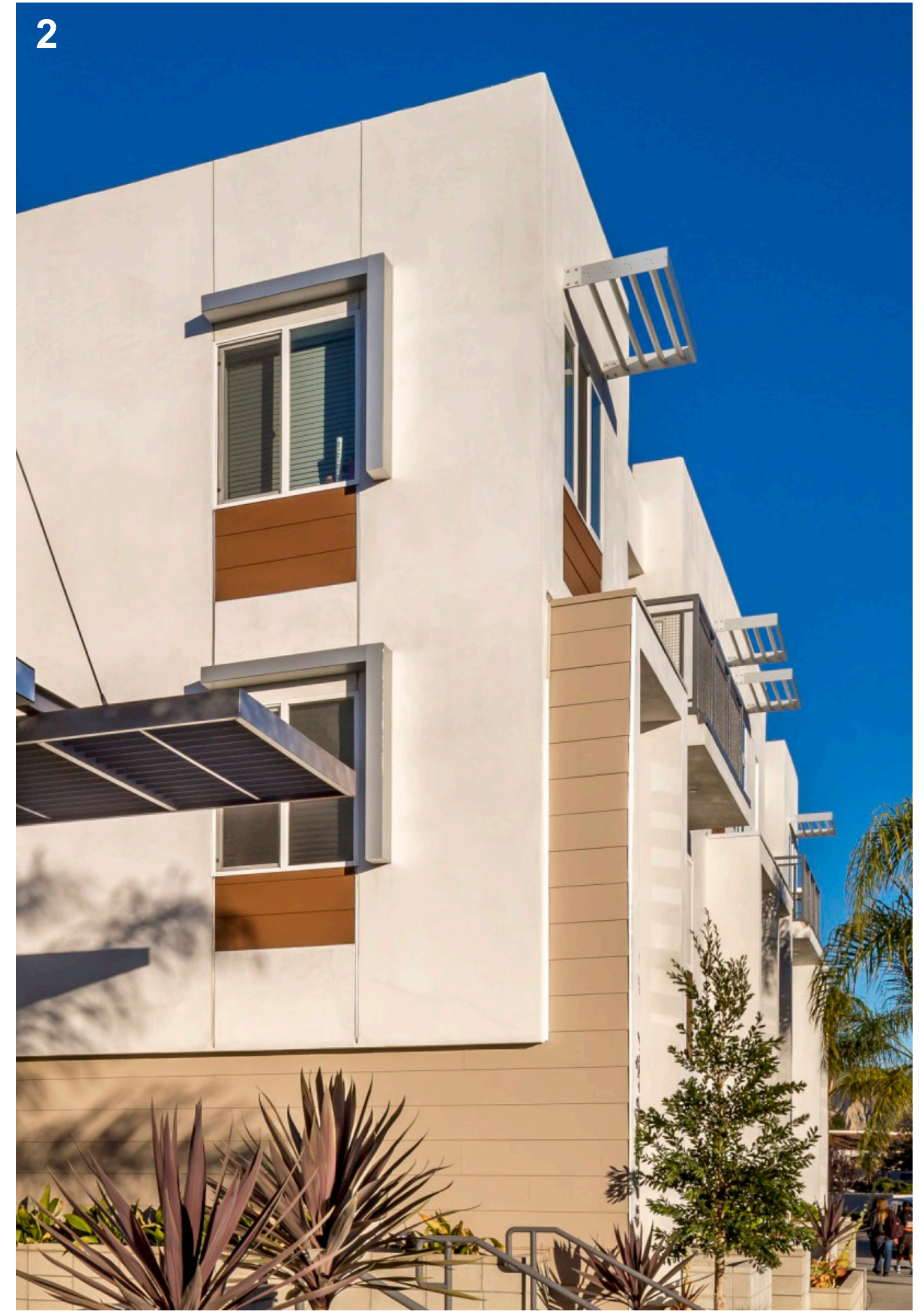


**Workforce Plan 4**  
2 Bedroom / 2 Bath  
1,030 SF









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San Mateo, CA 94404

**PILGRIM TRITON**  
FOSTER CITY, CA # 2017-1063

**SCHEMATIC DESIGN**  
May 17, 2018  
Study Session

**ARCHITECTURAL CHARACTER IMAGERY**  
WORKFORCE HOUSING

**A6.1.0**



## LEGEND

1. 8' Wide Public Sidewalk with Street Trees in Tree Grates
2. 4' Wide Public Sidewalk with Street Trees in Parkway 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 Pilasters
7. Pedestrian Walkways with Colored Concrete
8. Accent Paved Pedestrian Crossings
9. Pedestrian Plaza Areas with Accent Paving
10. BBQ Cooking Station (Charcoal)
11. Bench Seating
12. Picnic Table Seating
13. Bike Racks
14. Street Lights
15. Pedestrian Scale Pole Lights
16. Bollard 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



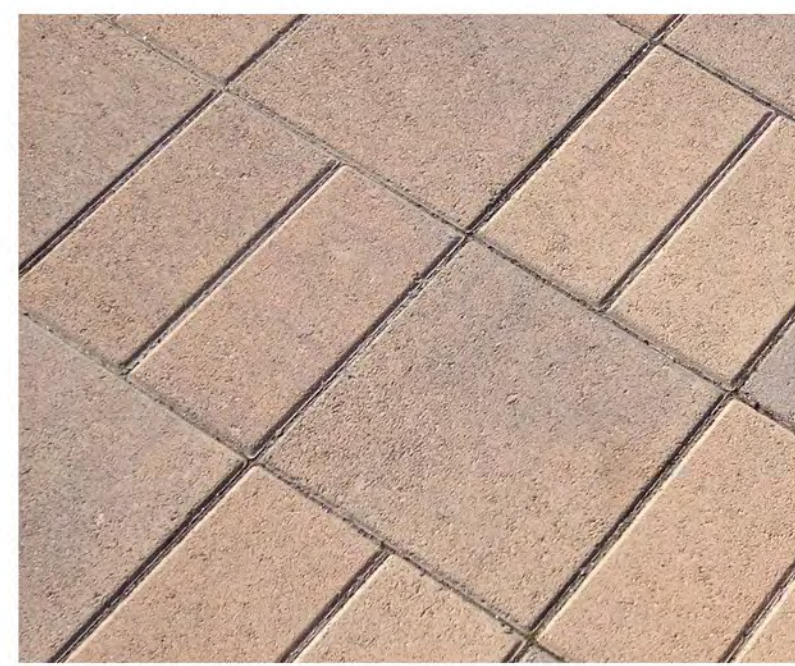




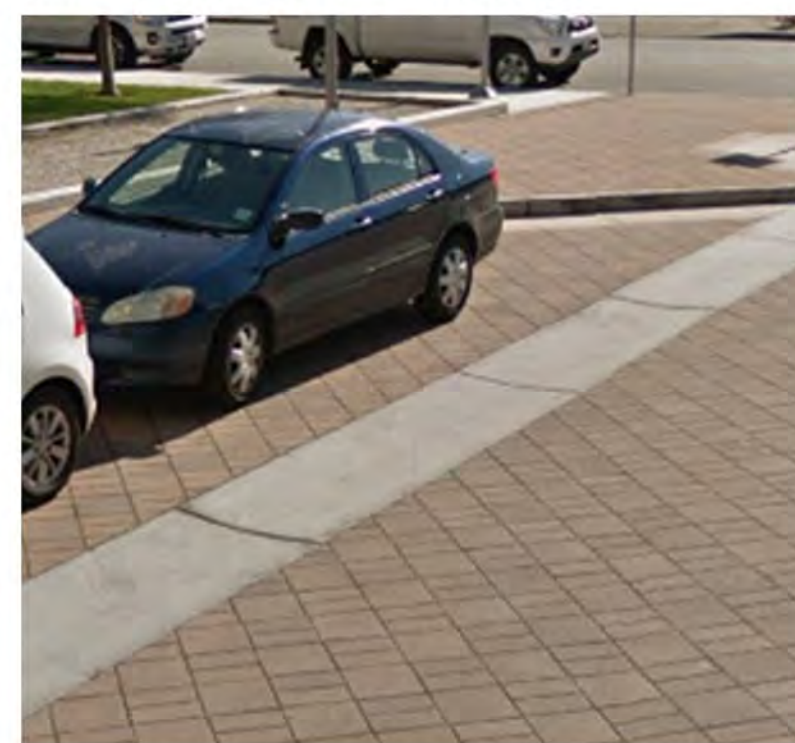




10 - NEW TREE IN GRATES



11 - ACCENT PAVING



12 - VEHICULAR PAVING



5 - ACCENT LIGHT



6 - POLE LIGHTS



7 - BIKE SHARE



KEY PLAN  
1" = 20'



4 - SHADE STRUCTURE



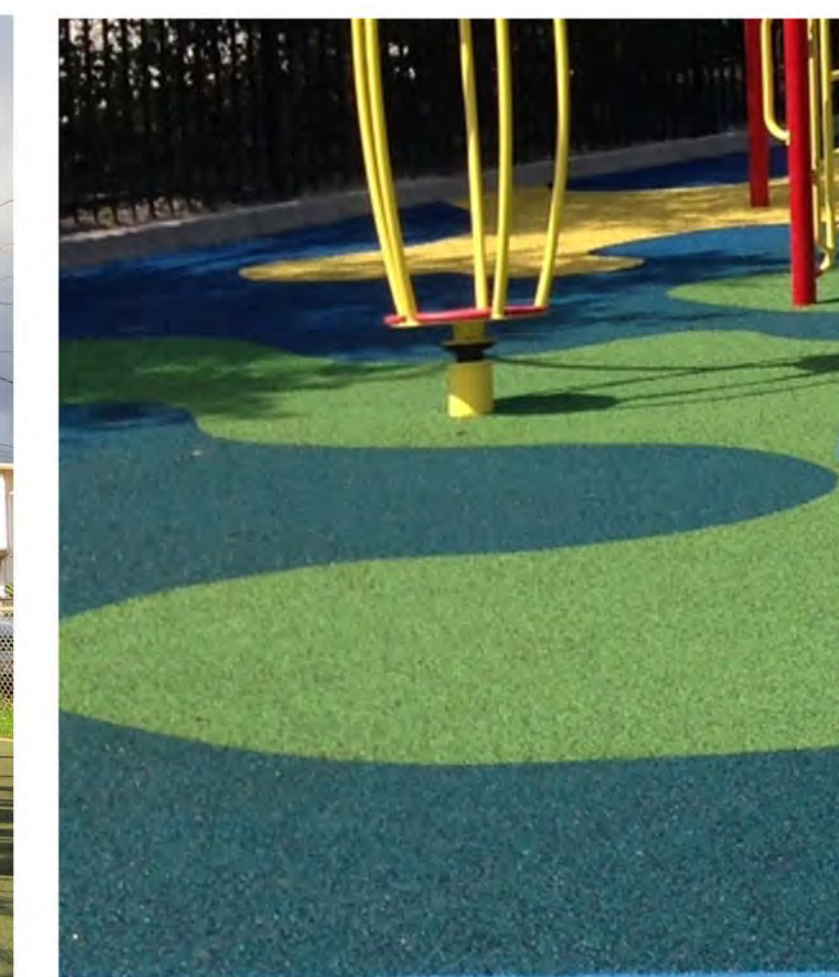
8 - BENCH SEATING



9 - BIKE RACKS



1 - PLAY STRUCTURES



2 - PLAY SURFACE



3 - ENCLOSURE AT PLAY AREA (TO MATCH EXISTING)





