

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

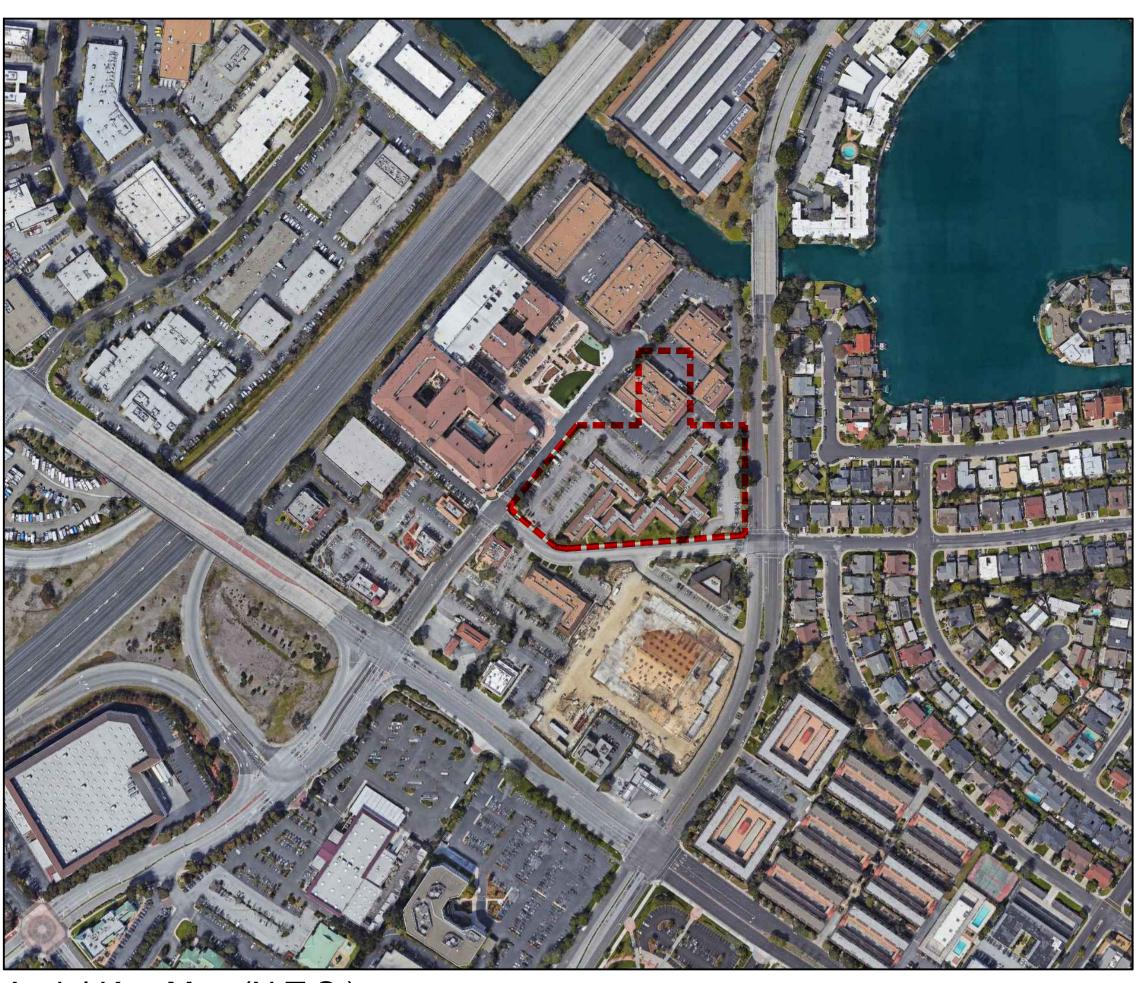


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Aerial Key Map (N.T.S.)

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A0.0.1





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CONCEPTUAL SITE PLAN





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PARK SL		,								
PARN JU										
Park Area:		0.97		rea Included rea Not Inclu P ark Area		•				
TOWNHC	OME SUN	IMARY								
PARCEL	SUMMA	<u>RY</u>								
Townhome	Parcel Area	a:	4.18	AC (3.17 AC	C Southern	Parcel + 1	.01 AC North	nern Parce	l)	
Dwelling Ur Townhome				DU for Tow DU/AC	nhome Par	cel				
UNIT SU	MMARY									
Unit Count										
Unit Plan		Plan Type		Net	: Area* (+/-	SF)	Quantity	%		
Plan 1 Plan 2		$\frac{2 \text{ bd}}{2 \text{ bd}}$			1,430		9	13%		
Plan 2 Plan 3		3 bd / 2.5 ba 4 bd / 3.5 ba			1,710 1,960		3	4% 54%		
Plan 3 Plan 4		4 bd / 3.5 ba 4 bd / 3.5 ba			2,050		5	54% 7%		
Plan 4 Plan 5		$\frac{4}{2}$ bd / 3.5 ba			1,220		7	10%		
Plan 6		$\frac{2}{3}$ bd / 2.5 ba			1,220		7	10 %		
Plan 7		4 bd / 3.5 ba			2,030		1	1%		
Subtotal		2.0 M			, - 		70	100%		
*Net Area mea	asured to insi	de face of stu	d and exclud	les garage are	ea. Excludes	2" airgap be				
BUILDIN	G SUMM	<u>ARY</u>								
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
	0	0	4	0	1	1	1	7	1	7
Subtotal PARKING	SUMM	ARY							15	70
Parking Red	quired and	Provided								
Lipit Turno		# of Units		g Ratio		Parking uired	Park	ing Provid	ded	
Unit Type			•	rement	Kequ		440	stalls		
2+ Bedroom		70	2	stalls/unit	140	stalls			-	
2+ Bedroom Guest Parkir		70 70	2		140 35	stalls	38	stalls		
2+ Bedroom Guest Parkir Total *11 parallel pa	ng*	70	2 0.5	stalls/unit stalls/unit	140 35 175	stalls stalls	38 178	stalls stall	nt	
2+ Bedroom Guest Parkin Total *11 parallel pa Agreement. Location of	ng* Irking stalls o	70 n Pilgrim Driv	2 0.5 e (public stre	stalls/unit stalls/unit et) are not co	140 35 175	stalls stalls	38 178	stalls stall	nt	
2+ Bedroom Guest Parkir Total *11 parallel pa Agreement.	ng* Irking stalls o	70 n Pilgrim Driv	2 0.5 e (public stre	stalls/unit stalls/unit et) are not co	140 35 175 unted pursua Total F	stalls stalls	38 178 n 2.1.6 of the	stalls stall		
2+ Bedroom Guest Parkin Total 11 parallel pa Agreement. Location of Type	ng* Irking stalls o Parking Re - Covered	70 n Pilgrim Driv equired and	2 0.5 e (public stre	stalls/unit stalls/unit et) are not co	140 35 175 unted pursua Total F Requ	stalls stalls int to Sectio Parking	38 178 n 2.1.6 of the Park	stalls stall Developmer		
2+ Bedroom Guest Parkin Total 11 parallel pa Agreement. Location of Type	ng* Irking stalls o Parking Re - Covered Side-by-Sid	70 n Pilgrim Driv equired and	2 0.5 e (public stre	stalls/unit stalls/unit et) are not co	140 35 175 unted pursua Total F Requ	stalls stalls int to Sectio Parking uired	38 178 n 2.1.6 of the Park	stalls stall Developmer		
2+ Bedroom Guest Parkir Total 11 parallel pa Agreement. Location of Type Residential	ng* Irking stalls o Parking Re - Covered Side-by-Sid Tandem G	70 n Pilgrim Driv equired and	2 0.5 e (public stre	stalls/unit stalls/unit et) are not co	140 35 175 unted pursua Total F Requ	stalls stalls int to Sectio Parking uired	38 178 n 2.1.6 of the Park 112 28	stalls stall Developmer		
2+ Bedroom Guest Parkin Total 11 parallel pa Agreement. Location of Type Residential	ng* Irking stalls o Parking Re - Covered Side-by-Sid Tandem Ga ential	70 n Pilgrim Driv equired and de Garage arage	2 0.5 e (public stre I Provided 2 stal	stalls/unit stalls/unit et) are not co	140 35 175 unted pursua Total F Requ 140	stalls stalls int to Sectio Parking uired	38 178 n 2.1.6 of the Park 112 28	stalls stall Developmer		
2+ Bedroom Guest Parkin Total 11 parallel pa Agreement. Location of Type Residential	ng* Irking stalls o Parking Re - Covered Side-by-Sid Tandem Ga ential covered Parallel on Lane (priva	70 n Pilgrim Driv equired and de Garage arage Starfish ite street)	2 0.5 e (public stre I Provided 2 stal	stalls/unit stalls/unit et) are not co Is/unit	140 35 175 unted pursua Total F Requ 140	stalls stalls int to Section Parking uired stalls	38 178 n 2.1.6 of the Park 112 28 140	stalls stall Developmer	ded	
2+ Bedroom Guest Parkin Total *11 parallel pa Agreement. Location of Type Residential	ng* rking stalls o Parking Re - Covered Side-by-Sid Tandem Ga ential covered Parallel on Lane (priva Parallel on Lane (priva	70 n Pilgrim Driv equired and de Garage arage Starfish ite street) Calypso ite street)	2 0.5 e (public stre I Provided 2 stal	stalls/unit stalls/unit et) are not co Is/unit	140 35 175 unted pursua Total F Requ 140	stalls stalls int to Section Parking uired stalls	38 178 n 2.1.6 of the Park 112 28 140 9	stalls stall Developmer	ded d stalls	
2+ Bedroom Guest Parkir Total *11 parallel pa Agreement. Location of Type Residential Total Resid Guest - Unc	ng* Irking stalls o Parking Re - Covered Side-by-Side Tandem Gate intial covered Parallel on Lane (private Parallel on Lane (private Starfish Late Starfish La	70 n Pilgrim Driv equired and de Garage arage Starfish ite street) Calypso ite street)	2 0.5 e (public stre I Provided 2 stal	stalls/unit stalls/unit et) are not co Is/unit	140 35 175 unted pursua Total F Requ 140	stalls stalls int to Section Parking uired stalls	38 178 n 2.1.6 of the Park 112 28 140 9 21	stalls stall Developmer ing Provid stalls stalls stalls uncovered uncovered	ded d stalls d stalls d stalls	
2+ Bedroom Guest Parkir Total *11 parallel pa Agreement.	ng* Irking stalls o Parking Re - Covered Side-by-Side Tandem Gate intial covered Parallel on Lane (private Parallel on Lane (private Starfish Late Starfish La	70 n Pilgrim Driv equired and de Garage arage Starfish ite street) Calypso ite street)	2 0.5 e (public stre I Provided 2 stal	stalls/unit stalls/unit et) are not co Is/unit	140 35 175 unted pursua Total F Requ 140	stalls stalls int to Section Parking uired stalls	38 178 n 2.1.6 of the Park 112 28 140 9 21 30 stalls +	stalls stall Developmer ing Provid stalls stalls stalls uncovered uncovered	ded d stalls d stalls d stalls gcle stall	

PARCEL	SUMMA	RY							
Workforce I	-	arcel Area:		AC					
Dwelling Ur					rkforce Hou	sing Parcel			
Workforce I	Housing De	ensity:	36.67	DU/AC					
<u>UNIT SUI</u>	MMARY								
Unit Count									
Unit Plan		Plan Type		Ne	t 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 + d	en		995		4	18%	
W.F. Plan 4		2 bd / 2 ba			1,030		3	14%	
W.F. Plan 5 W.F. Plan 6		2 bd / 2 ba			1,045 1,110		2 4	9% 18%	
Subtotal		2 bd / 2 ba			1,110		22	107%	
*Net Rentable between units		red to outside	face of stud	and excludes	garage and	baloncy area			
BUILDING		ARY							
							Total		Site
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	Units Per Building	# of Bldgs	Tota
Workforce	6	3	4	3	2	4	22	1	22
Subtotal	1							1	22
Parking Red Unit Type	quired and	Provided # of Units	Parkin	g Ratio	Total F	Parking			
Unit Type		# of Units	Deart			•			
			Requi	rement	Req	uired	Park	ing Provi	aea
1 bedroom		9	•	rement stalls/unit	-	-		ing Provi	aea
1 bedroom +	· den	4	1.5 1.5	stalls/unit stalls/unit	13.5	uired stalls stalls			aea
1 bedroom + 2 bedroom		4	1.5 1.5 2	stalls/unit stalls/unit stalls/unit	13.5 6 18	uired stalls stalls stalls			
1 bedroom + 2 bedroom Guest Parkir Total *For developm	ng* hents less that	4 9 22 an 25 units, the	1.5 1.5 2 0.7 e required rat	stalls/unit stalls/unit stalls/unit stalls/unit	13.5 6 18 15.4 52.9 parking is 0.7	stalls stalls stalls stalls stalls stalls stalls	41 Staff has taker	stalls	
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type	ng* lents less that pproach of co est parking re d required 11 Parking R o	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in	1.5 1.5 2 0.7 e required rat Workforce H were calculationstead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 52.9 50 50 50 50 50 50 50 50 50 50 50 50 50	uired stalls stalls stalls stalls stalls stalls/unit. Stalls/unit. Stalls/unit. Stalls/unit. Stalls	41 Staff has taker projects for the it for all the un	stalls the more purposes	of rkforce
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential	ng* ents less that pproach of co est parking re d required 11 Parking Ro -	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in	1.5 1.5 2 0.7 e required rat Workforce H were calculationstead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 52.9 50 50 50 50 50 50 50 50 50 50 50 50 50	uired stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parking 10 12	stalls the more purposes its, the Wo	of rkforce ded
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential	ng* ents less that pproach of co est parking re d required 11 Parking Ro -	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in	1.5 1.5 2 0.7 e required rat Workforce H v were calcula istead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5	stalls stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parking 10 12	stalls the more purposes its, the Wo	of rkforce ded
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential	ng* ents less that pproach of co est parking re d required 11 Parking Ro -	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and	1.5 1.5 2 0.7 e required rat Workforce H v were calcula istead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5	uired stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parking 10 12	stalls the more purposes its, the Wo	of rkforce ded
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential	ents less that pproach of co est parking re d required 11 Parking Re - ential covered	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and	1.5 1.5 2 0.7 e required rat Workforce H v were calcula istead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5	stalls stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parki 10 12 22	stalls the more purposes its, the Wo	of rkforce ded stalls d stalls
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential	ents less that pproach of co est parking re d required 11 Parking Ro - ential covered Head-In on Drive (priva	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and	1.5 1.5 2 0.7 e required rat Workforce H v were calcula istead of 15 g	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5	stalls stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parki 10 12 22 19	stalls the more purposes its, the Wo ing Provid covered s uncovere stalls	of rkforce ded stalls d stalls
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1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential Total Resid Guest - Und Total Guest TOTAL WOI	ents less that pproach of co est parking re d required 11 Parking Ro - ential covered Head-In on Drive (priva t	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and a Triton ate street) HOUSING	1.5 1.5 2 0.7 e required rat Workforce H were calcula istead of 15 g I Provided	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls.	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5	stalls stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/uni	A1 Staff has taker projects for the it for all the un Parki 10 12 22 19 19	stalls the more purposes its, the Wo ing Provid covered s uncovere stalls uncovere stalls	of rkforce ded stalls d stalls
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1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential Guest - Und Total Guest Total Guest SITE PAF Unit Type Townhouses	ents less that pproach of co est parking re d required 11 Parking Re - ential covered Head-In on Drive (priva t RKFORCE	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and a Triton ate street) HOUSING UMMARY # of Units 70	1.5 1.5 2 0.7 e required rate Workforce H were calculate instead of 15 g I Provided 0.7 0.7 0.7 PARKING	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls. stalls/unit	13.5 6 18 15.4 52.9 0arking is 0.7 5 5 5 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7	vired stalls stalls stalls stalls stalls stalls/unit. S stalls/unit. S as separate p 0.5 stalls/unit Parking uired stalls stalls	41 Staff has taker projects for the it for all the un 10 12 22 19 19 19 19	stalls the more purposes its, the Wo ing Provid covered s uncovere stalls uncovere stalls	of rkforce ded stalls d stalls
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential Guest - Und Total Guest Total Guest SITE PAF Unit Type	ents less that pproach of co est parking re- d required 11 Parking Ro - ential covered Head-In on Drive (priva t RKFORCE RKFORCE	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and a Triton ate street) HOUSING UMMARY # of Units	1.5 1.5 2 0.7 e required rat Workforce H were calculations e required rat 0.7 I Provided 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7	stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls. stalls/unit	13.5 6 18 15.4 52.9 Darking is 0.7 Total F Requ 37.5 15.4 15.4 15.4	vired stalls stalls stalls stalls stalls stalls/unit. S as separate p 0.5 stalls/un Parking uired stalls stalls	41 Staff has taker projects for the it for all the un 10 12 22 19 19 19 19	stalls the more purposes its, the Wo ing Provid covered s uncovere stalls uncovere stalls	of rkforce ded stalls d stalls
1 bedroom + 2 bedroom Guest Parkin Total *For developm conservative a calculating gue Housing would Location of Type Residential Guest - Und Total Resid Guest - Und SITE PAF Unit Type Townhouses Workforce Total per M	ents less that pproach of co est parking re- d required 11 Parking Re- ential covered Head-In on Drive (priva t RKFORCE RKFORCE RKING S unicipal	4 9 22 an 25 units, the onsidering the equired. If they guest stalls in equired and a Triton ate street) HOUSING HOUSING # of Units 70 22	1.5 1.5 2 0.7 e required rat Workforce H were calculations e required rat 0.7 I Provided 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7	stalls/unit stalls/unit stalls/unit stalls/unit stalls/unit tio for guest p lousing and T ated as one p guest stalls. stalls/unit stalls/unit stalls/unit stalls stalls	13.5 6 18 15.4 52.9 Darking is 0.7 Townhouses a project using Total F Requ 37.5 15.4 15.4 170 41 211	stalls stalls stalls stalls stalls stalls stalls/unit. S stalls/unit. S as separate p 0.5 stalls/uni Parking uired stalls stalls stalls	41 Staff has taker projects for the it for all the un 10 12 22 19 19 19 19	stalls the more purposes its, the Wo ing Provid covered s uncovere stalls uncovere stalls	of rkforce ded stalls d stalls

PROJECT DATA

A1.0.1



2. 2/18/08 Master Plan Use Diagram N.T.S.



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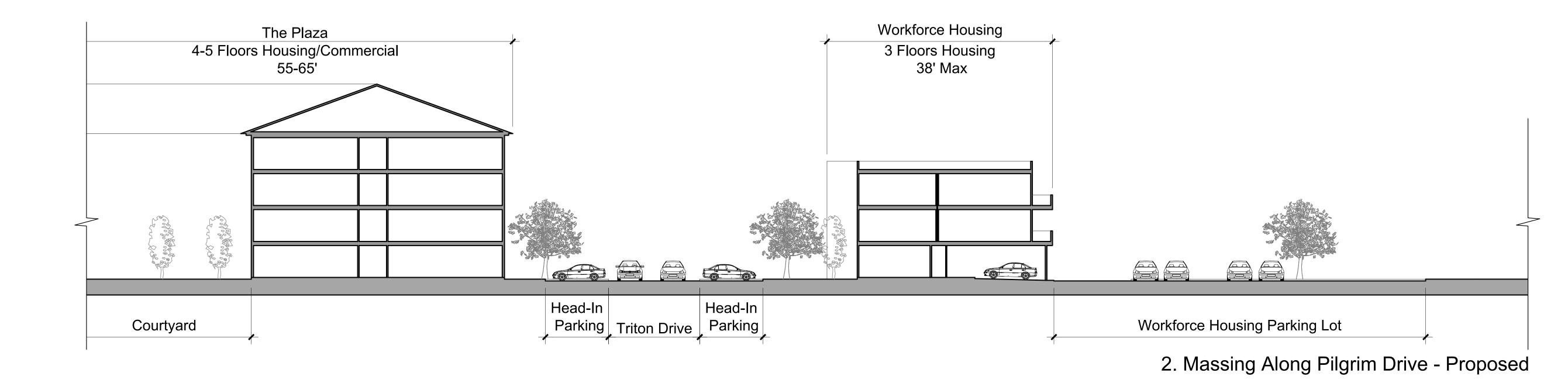


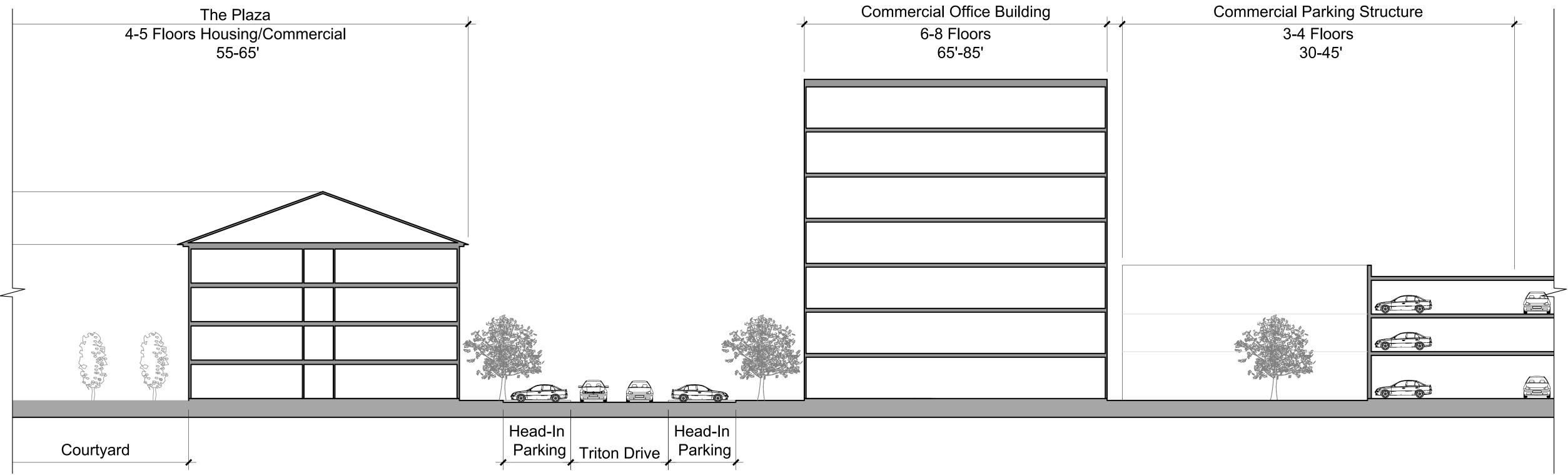


SCHEMATIC DESIGN May 17, 2018 Study Session 1. Proposed Master Plan Use Diagram

A1.0.2

 MASTER PLAN USE DIAGRAM







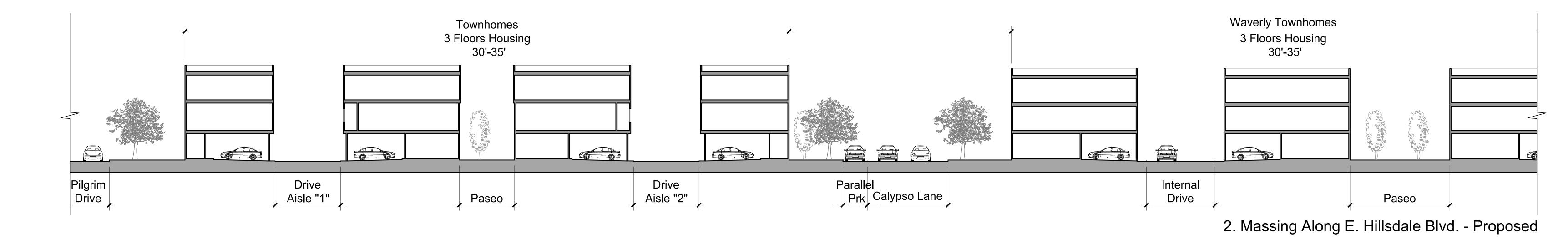
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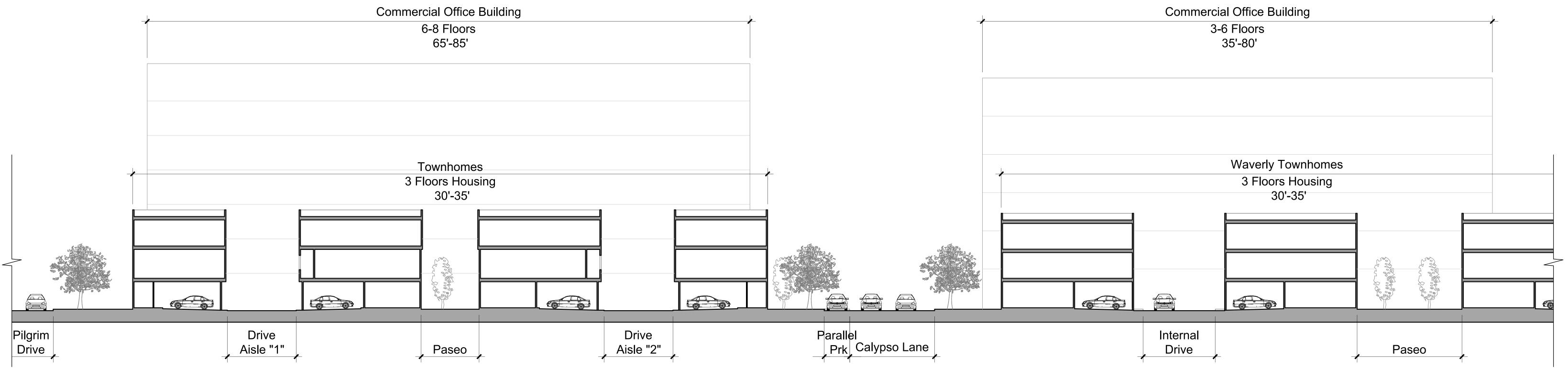


SCHEMATIC DESIGN May 17, 2018 Study Session 1. Massing Along Pilgrim Drive - Existing Plan

A1.0.3

MASSING COMPARISONS







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SCHEMATIC DESIGN May 17, 2018 Study Session 1. Massing Along E. Hillsdale Blvd. - Existing Plan

A1.0.4

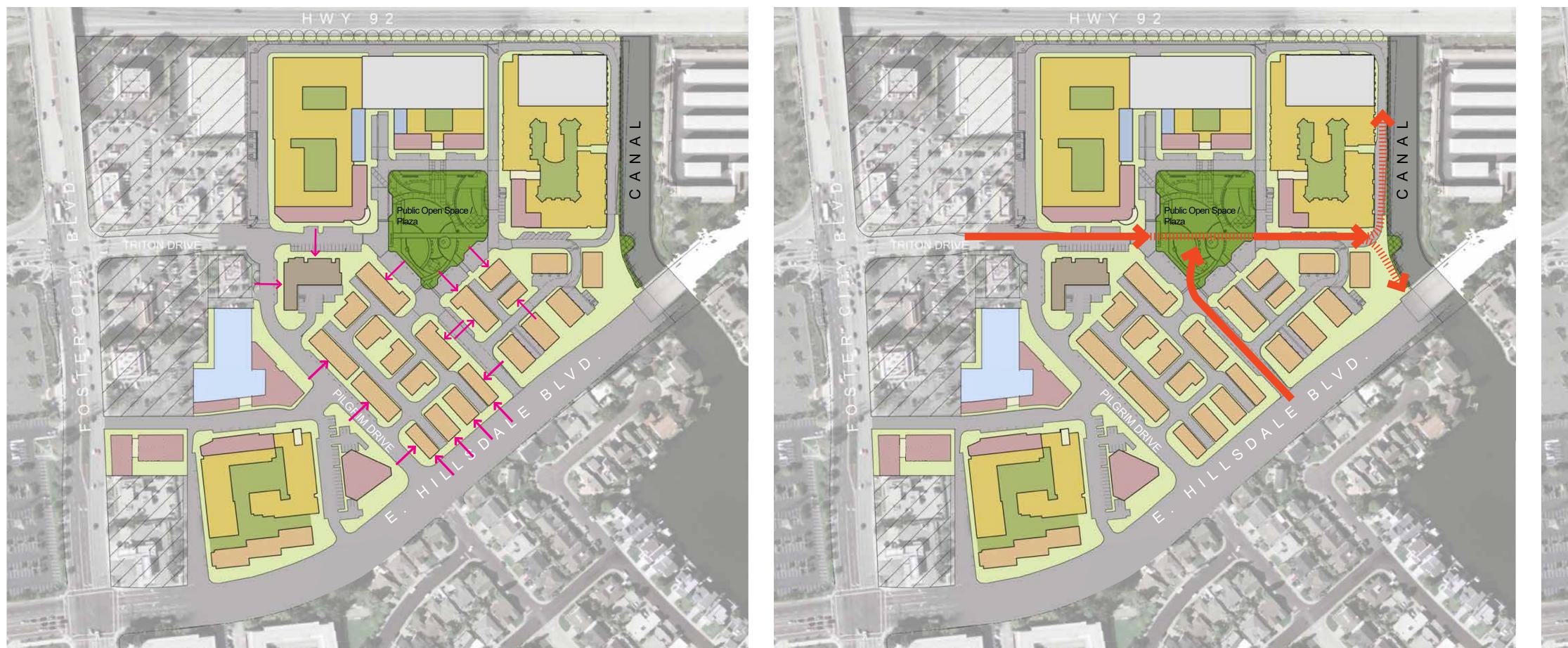
MASSING COMPARISONS







May 17, 2018 Study Session



3. Activating Street Frontage



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

1. Breaking down scale of city blocks

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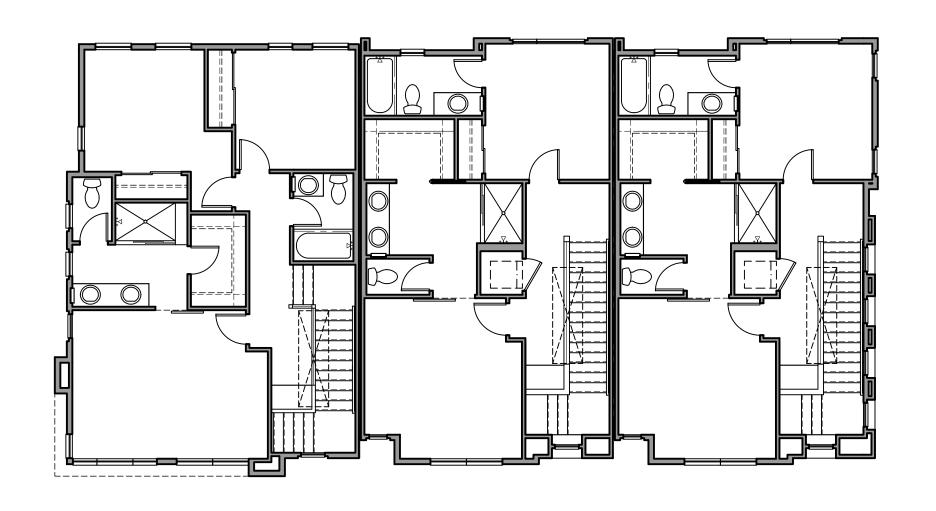
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SITE PLAN DIAGRAMS

A1.0.6



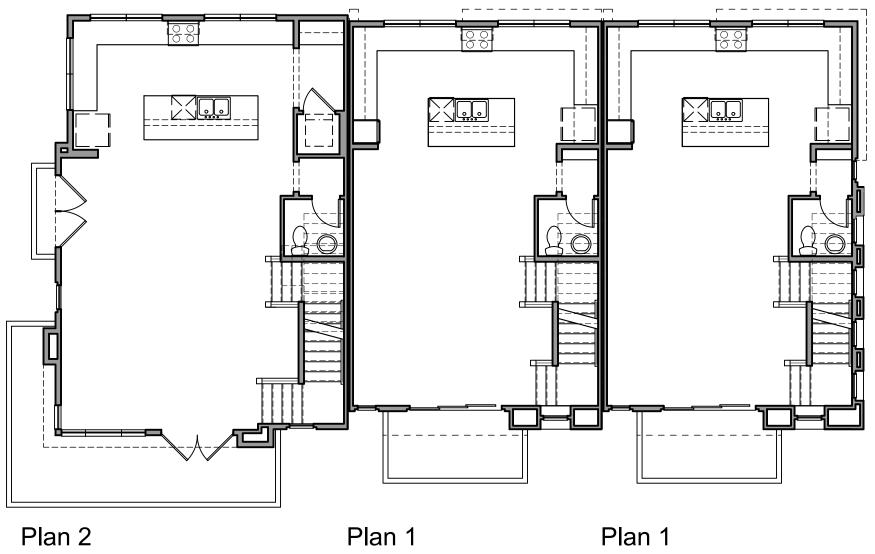
Plan 1



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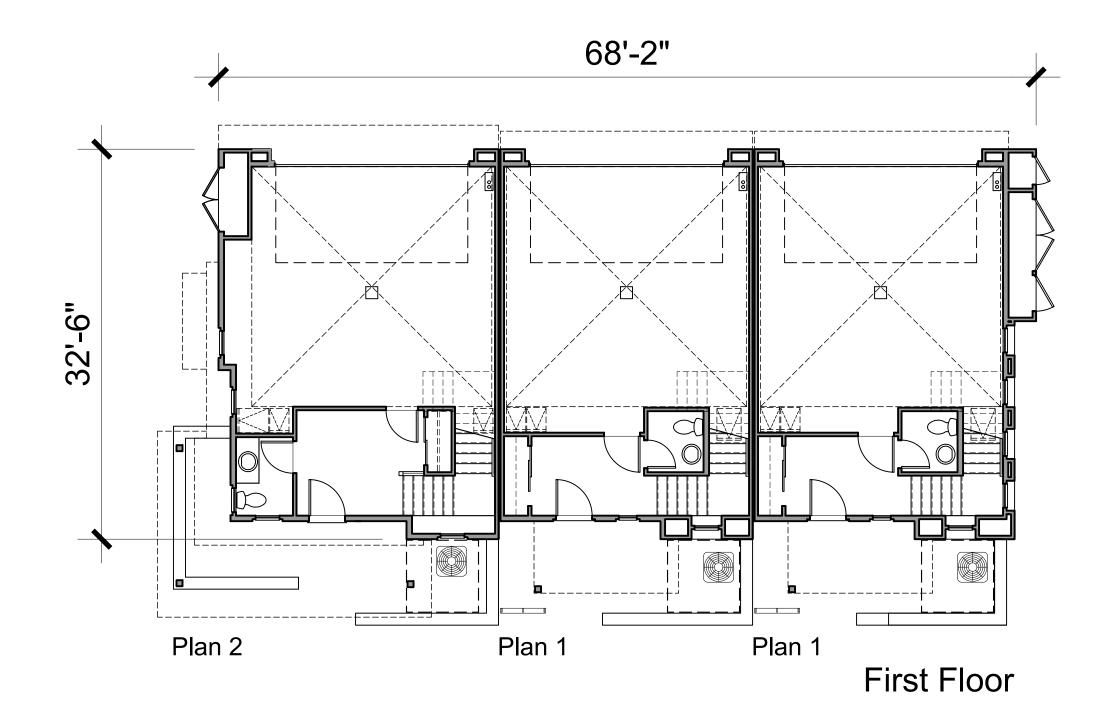












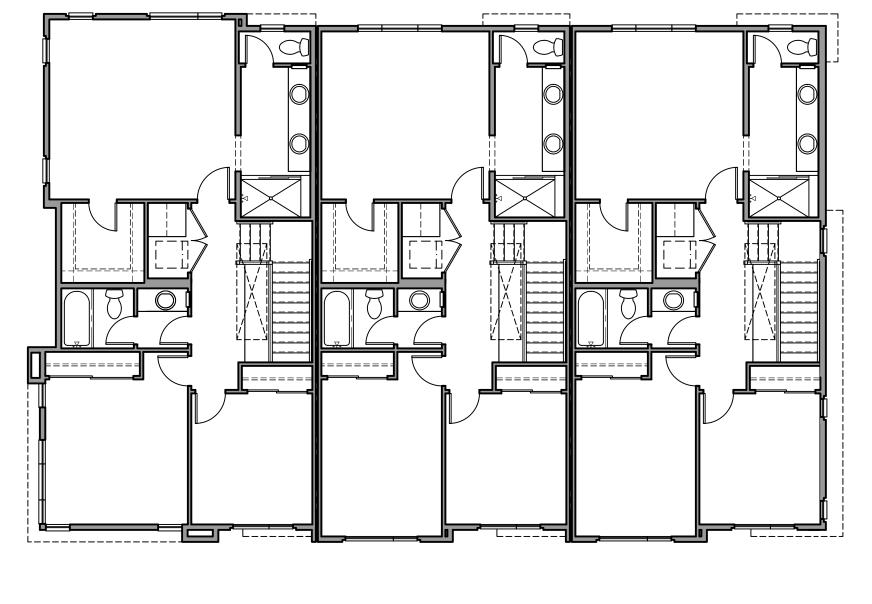
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BUILDING PLANS BUILDING A

16



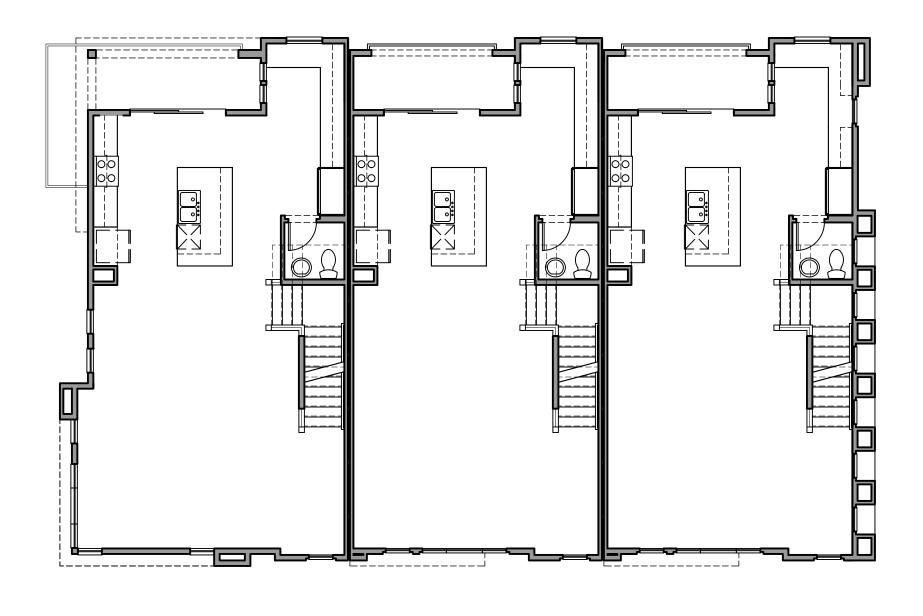
Plan 3



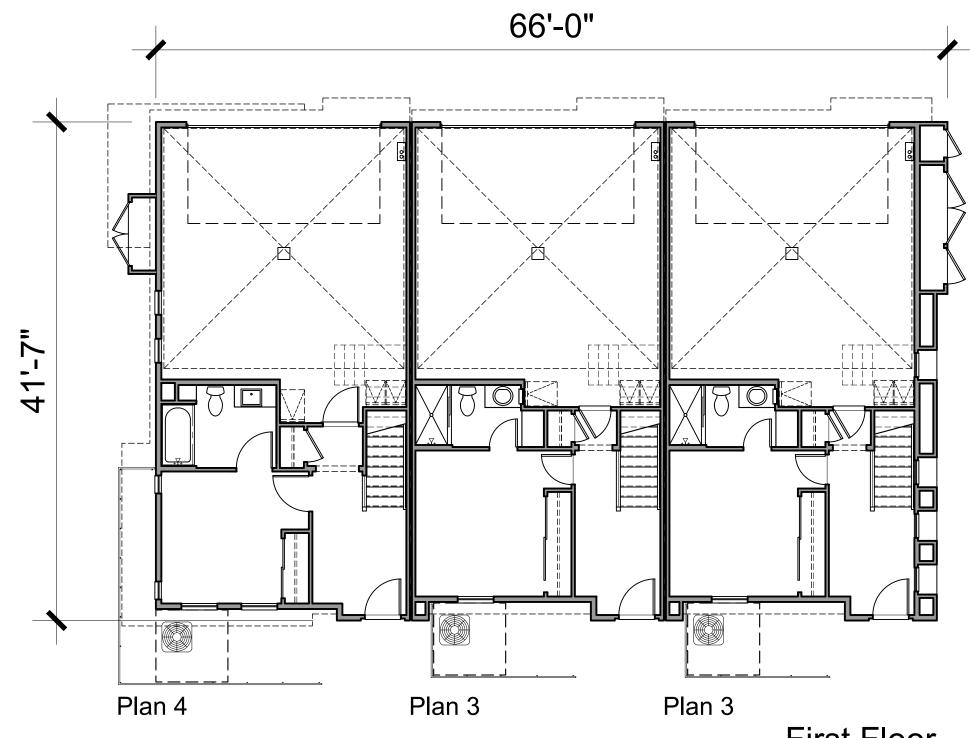
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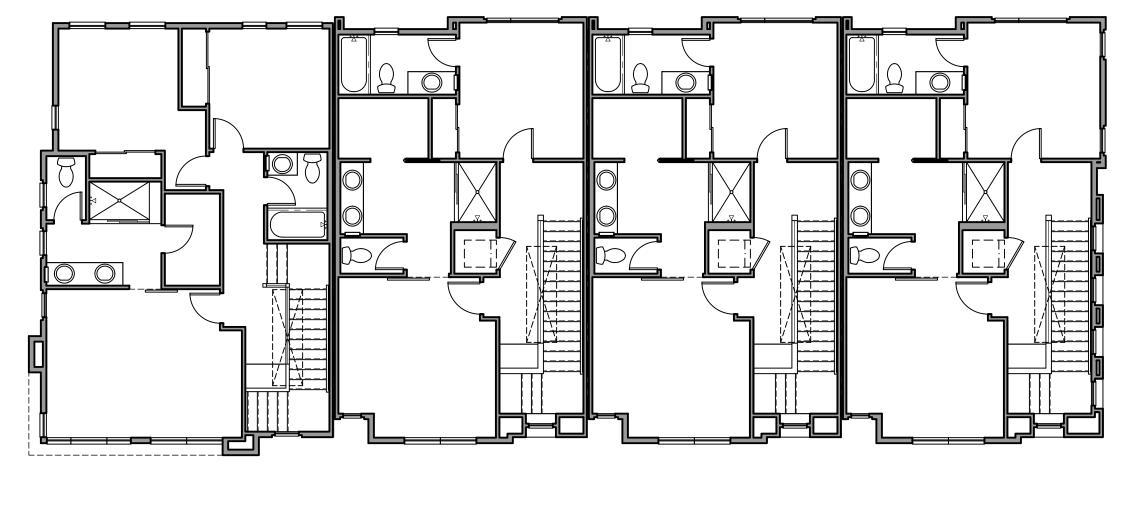




BUILDING PLANS BUILDING B



0 4 8



Plan 1

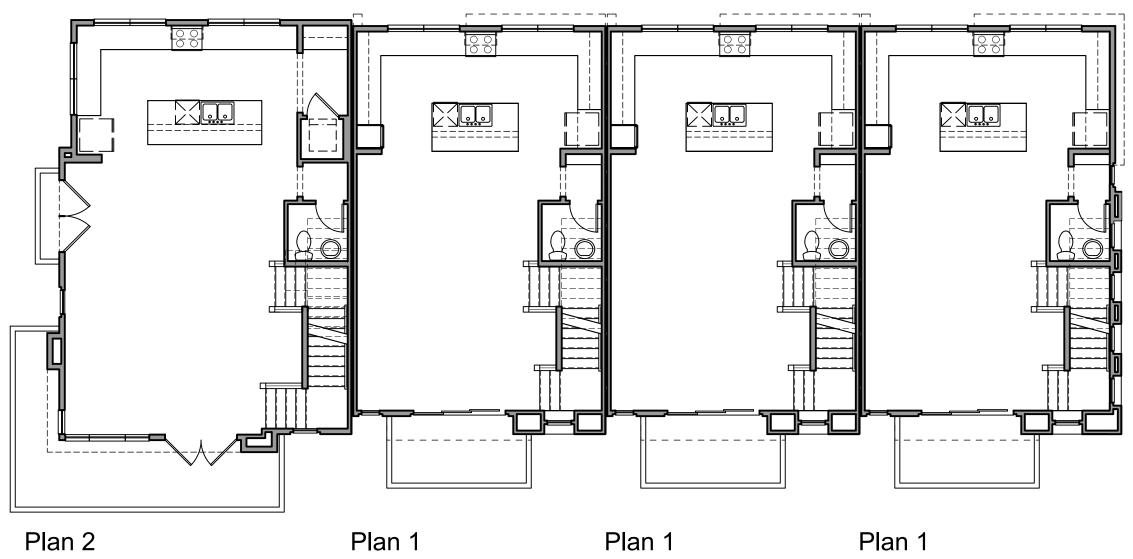
Plan 1



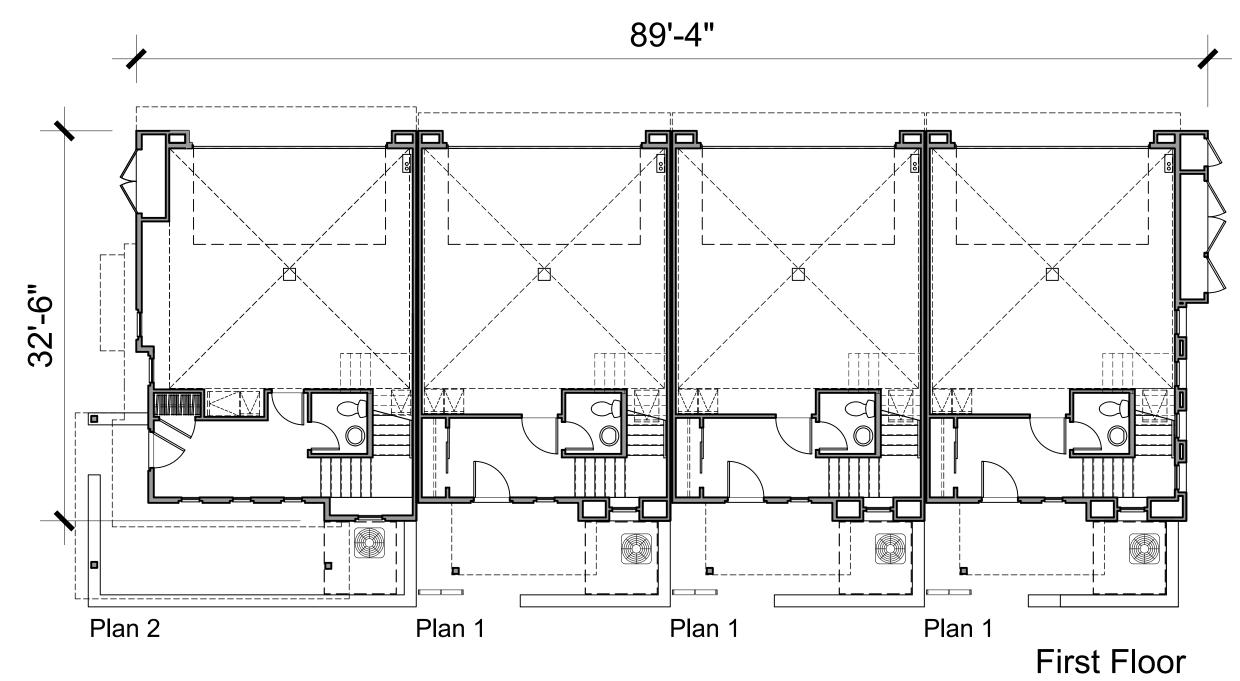
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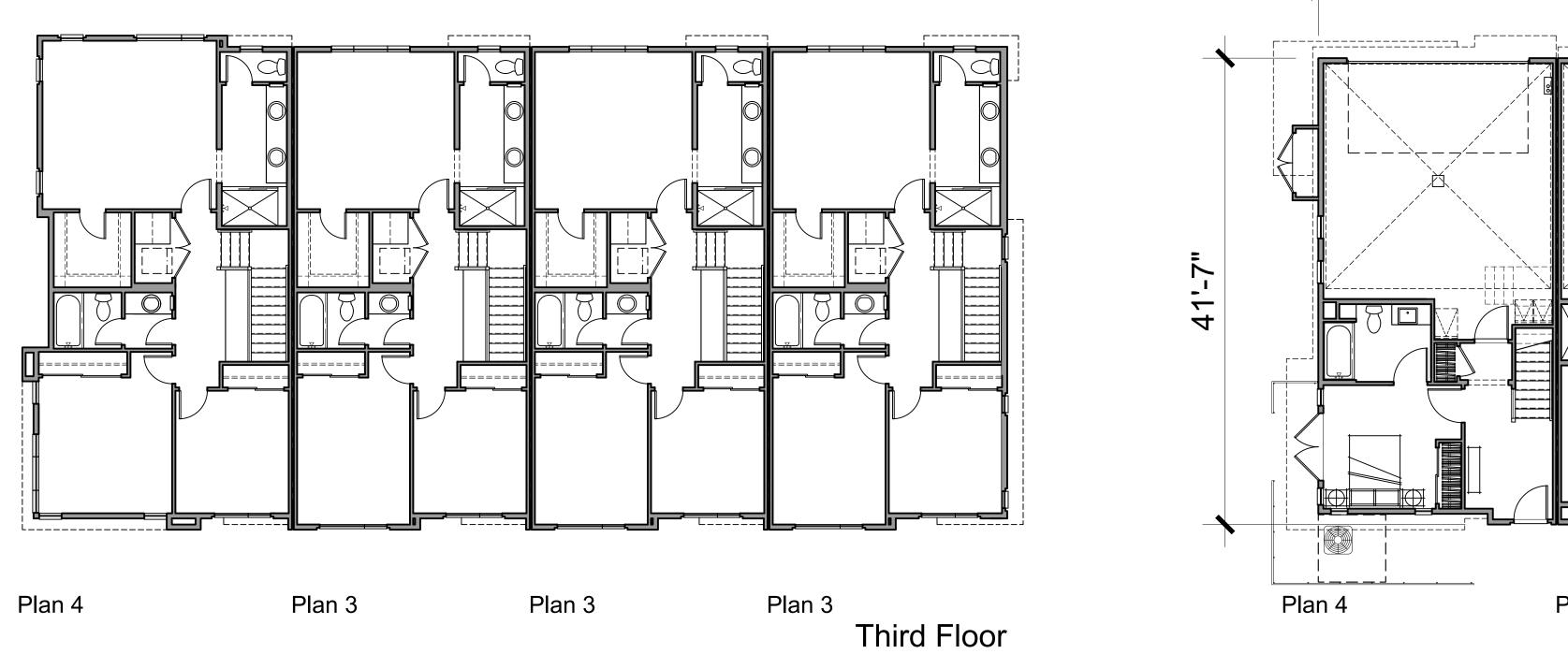


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0 4 8



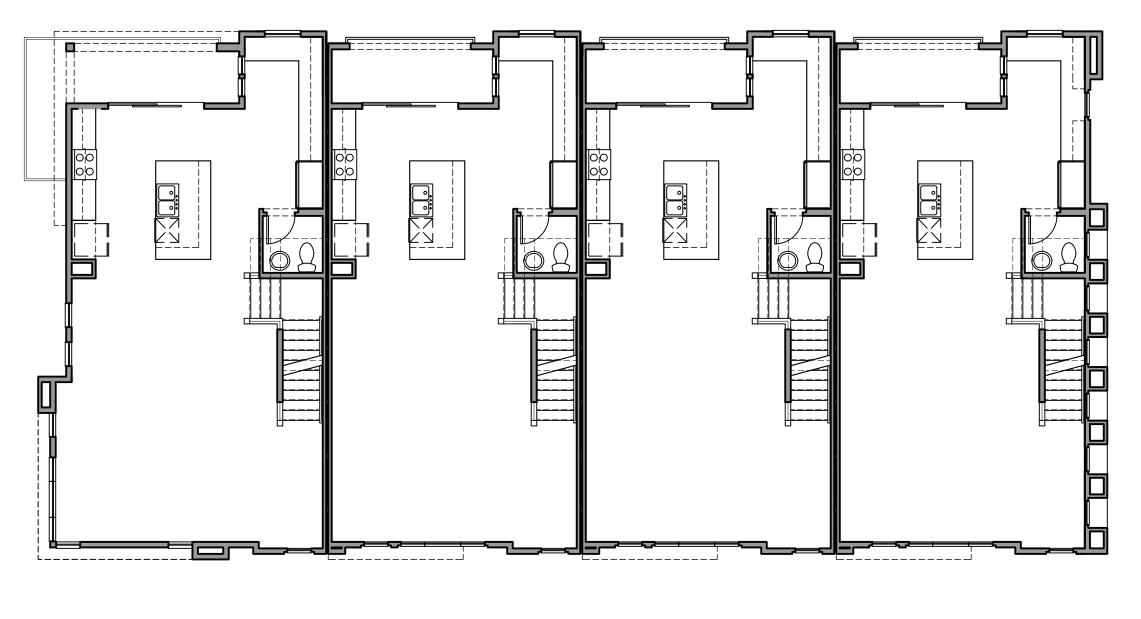
BUILDING PLANS BUILDING C





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Plan 3

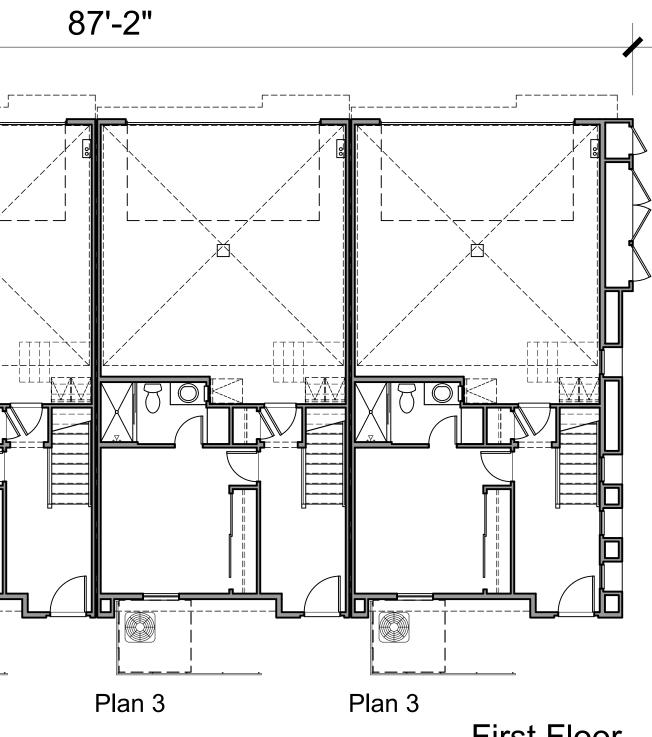
SCHEMATIC DESIGN May 17, 2018 Study Session

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Plan 3



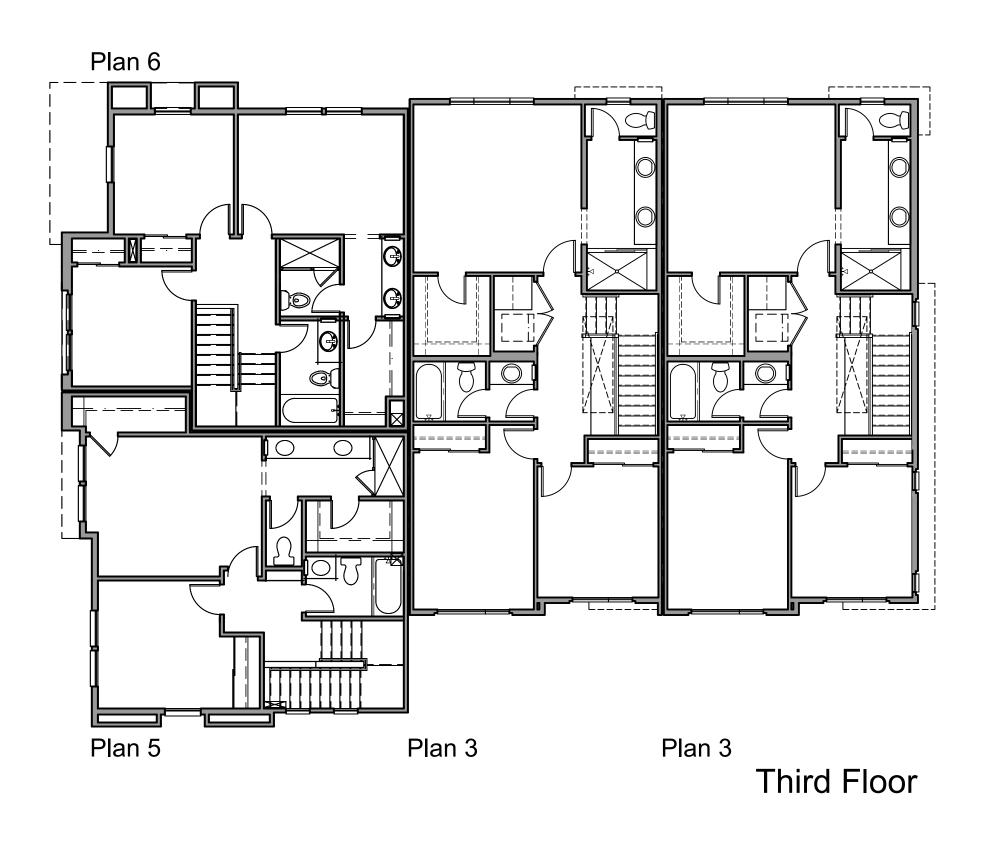




First Floor

BUILDING PLANS BUILDING D

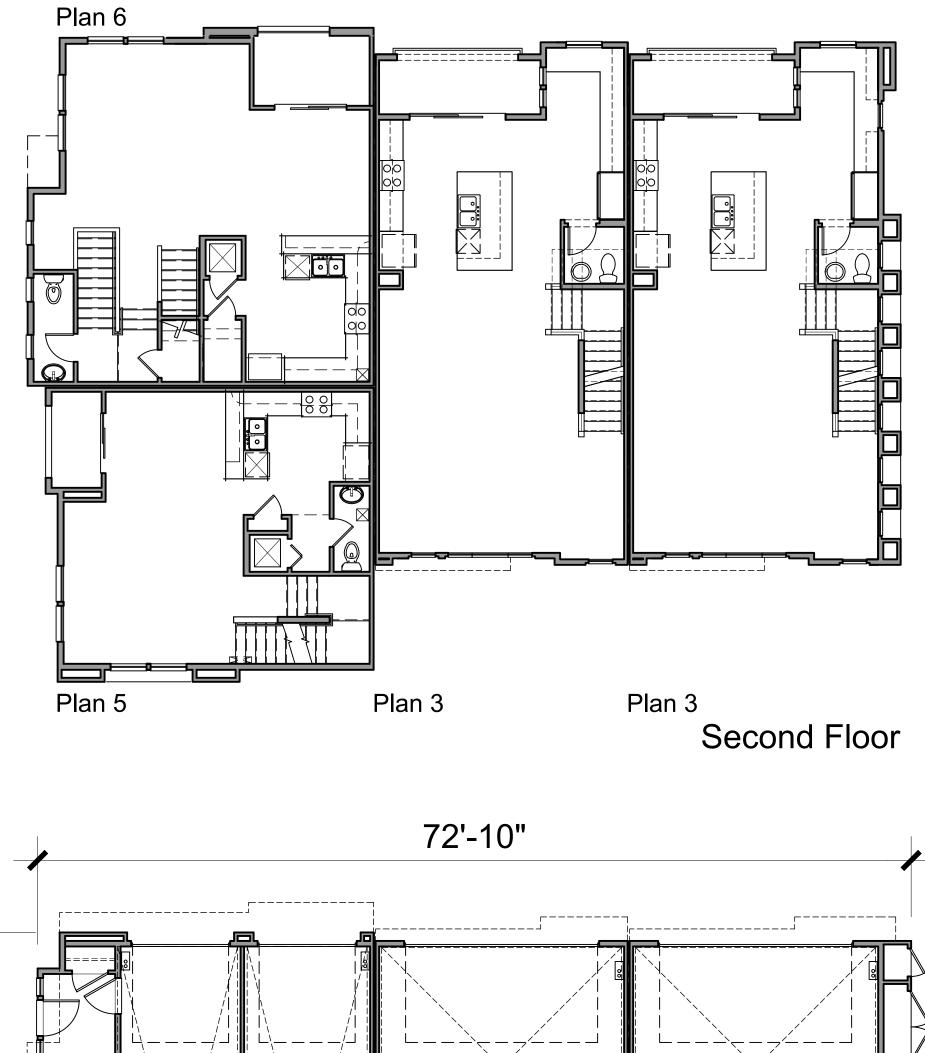


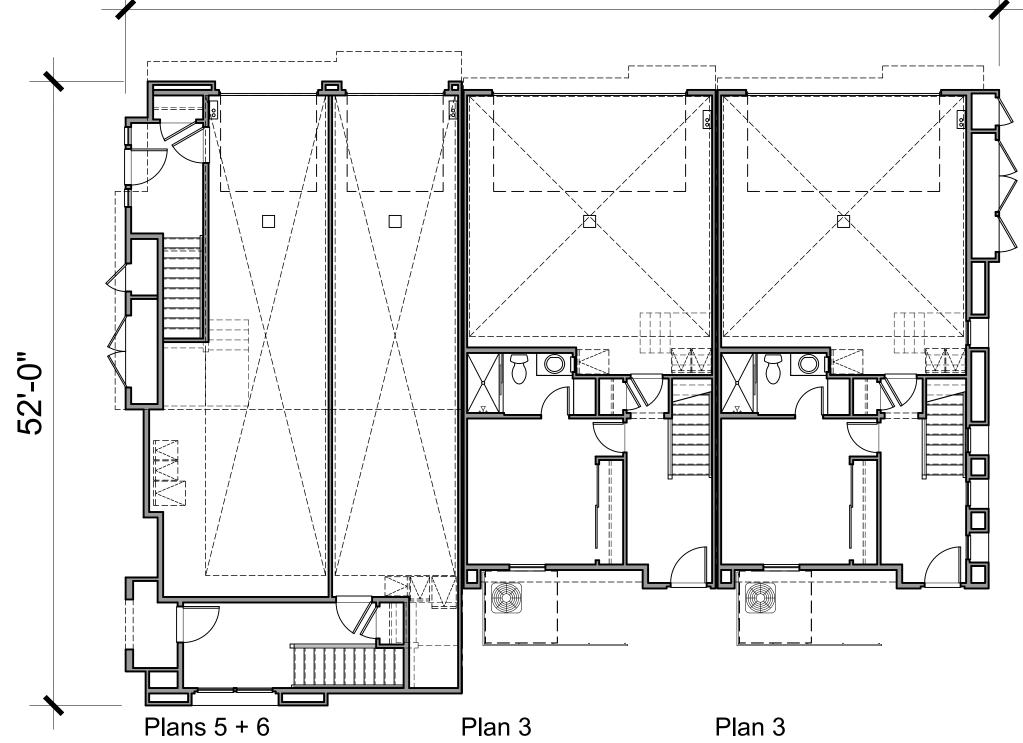




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PILGRIM TRITON FOSTER CITY, CA # 2017-1063





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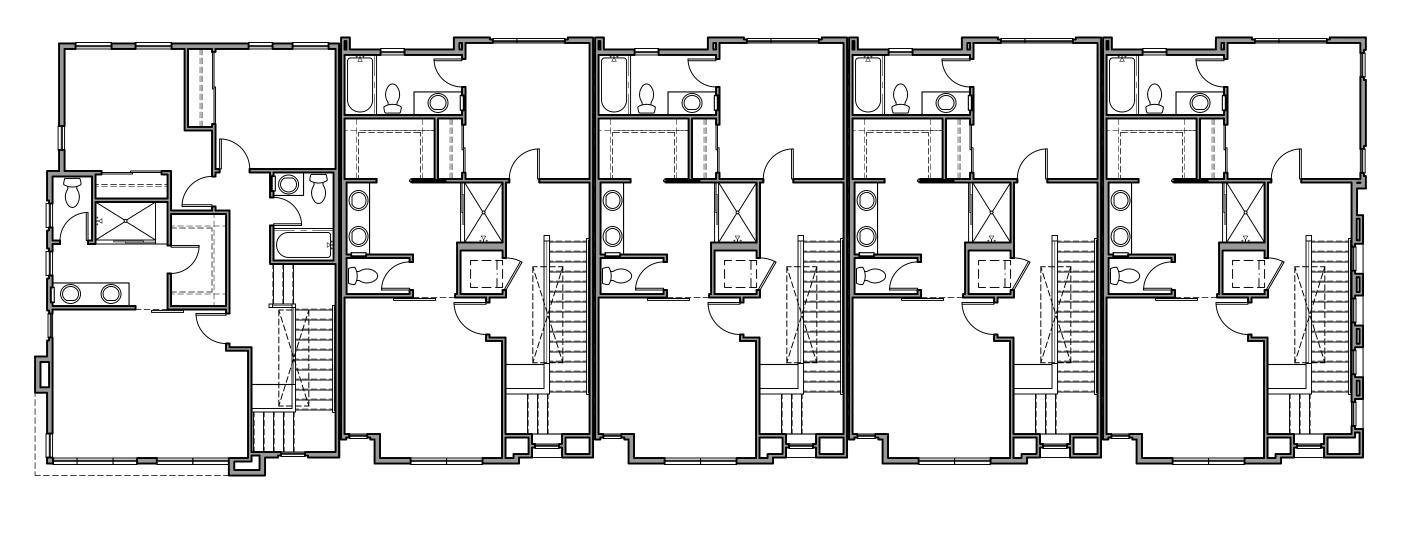




BUILDING PLANS BUILDING E

A3.0.4

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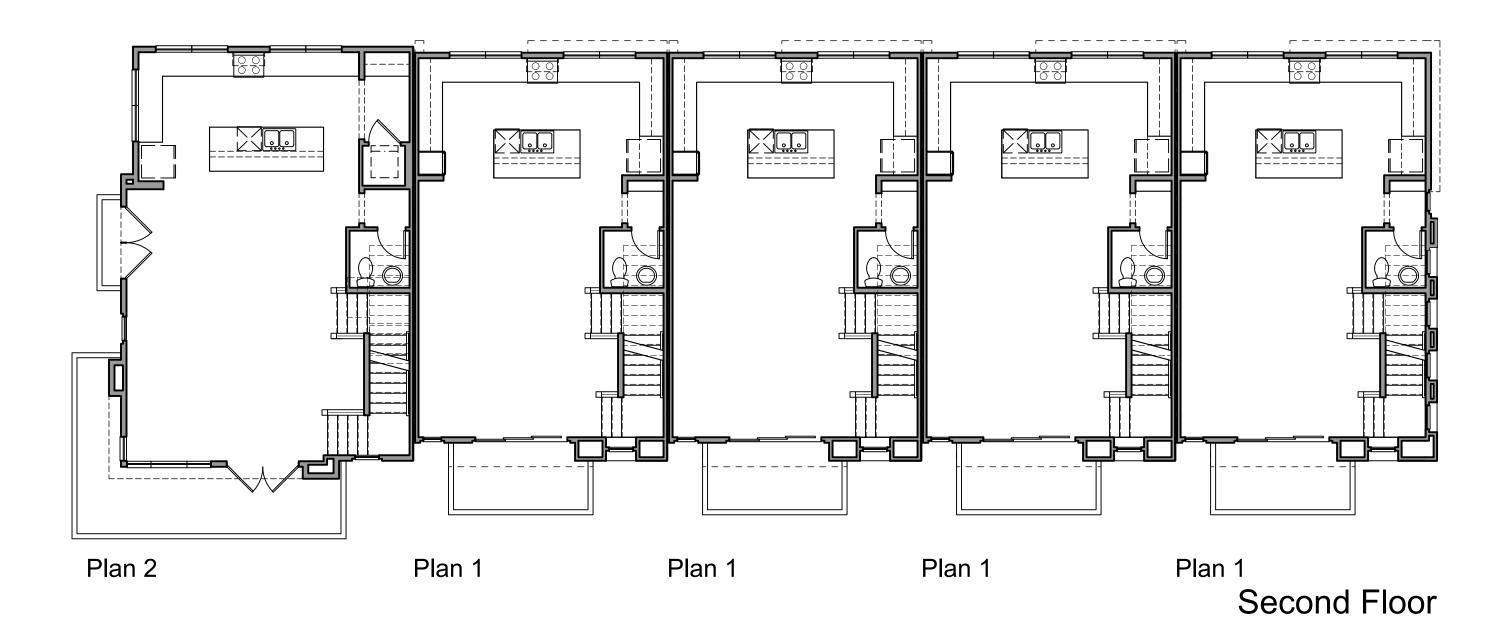
Plan 1

Plan 1

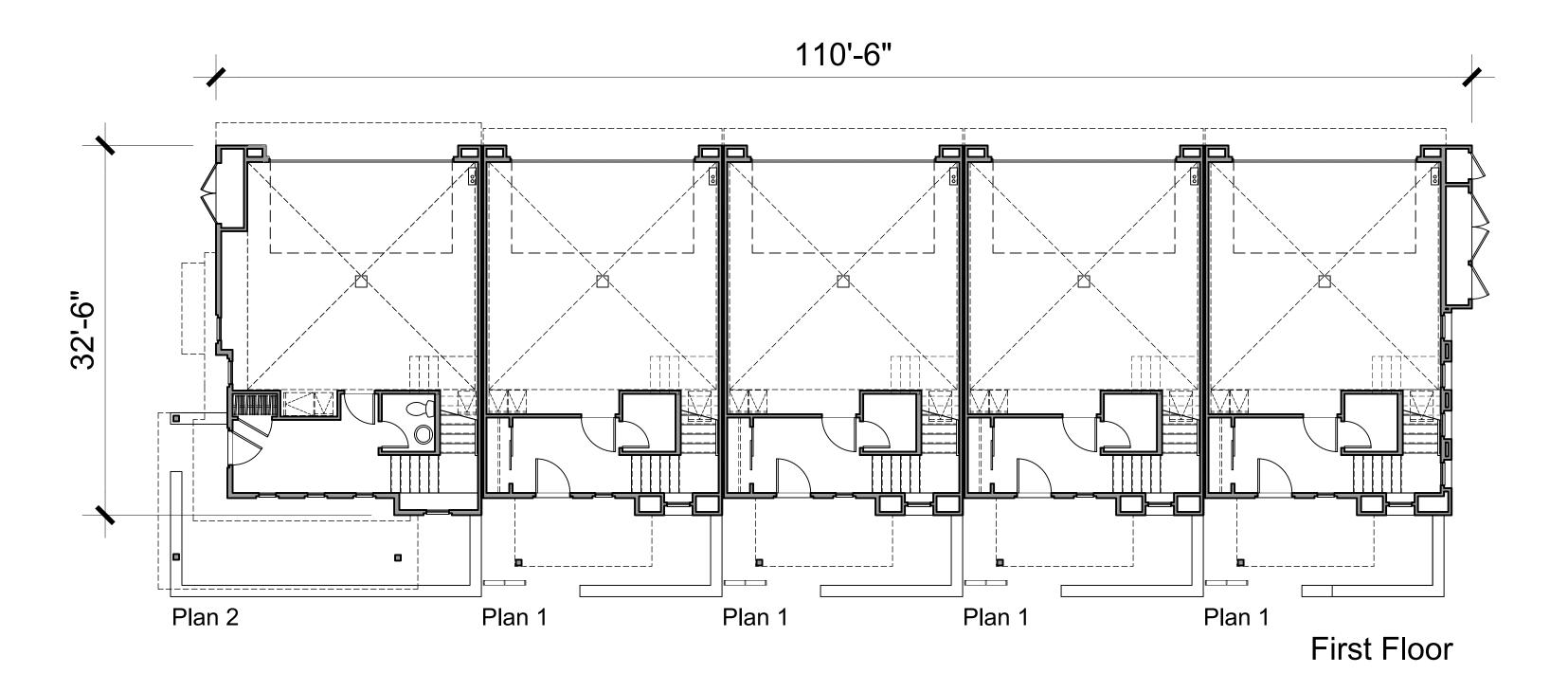


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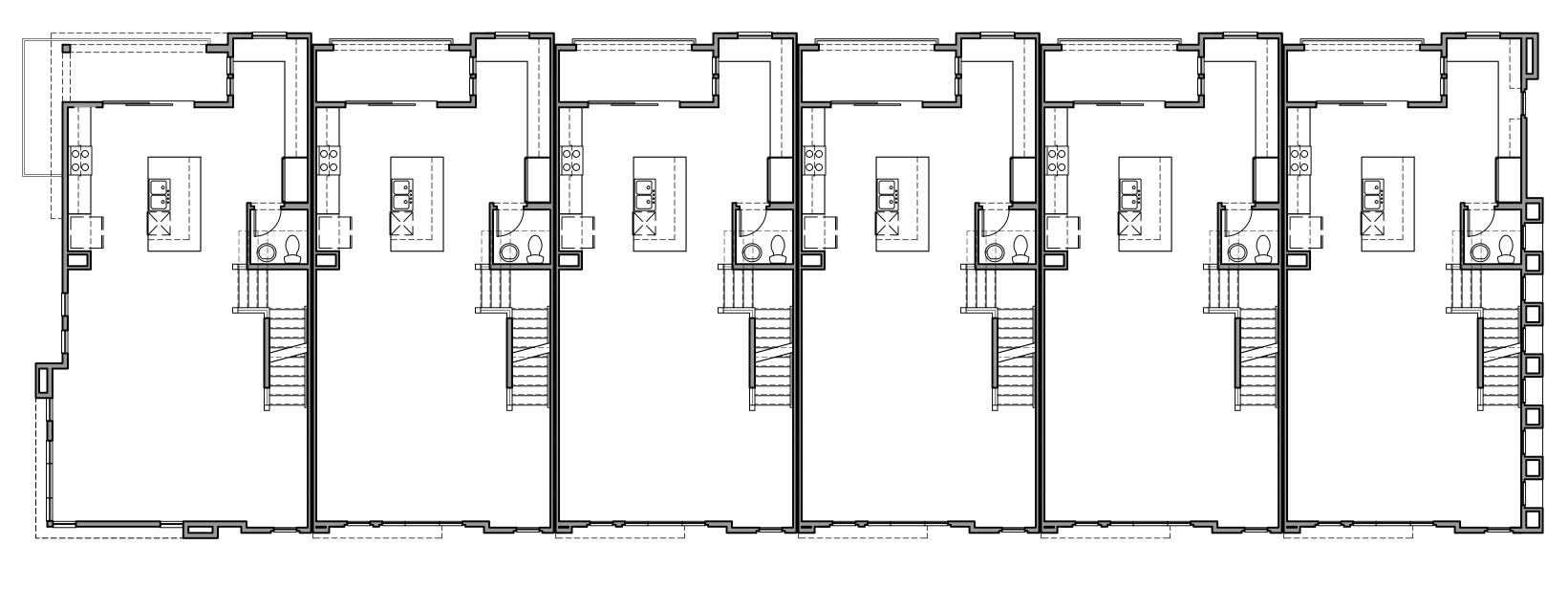


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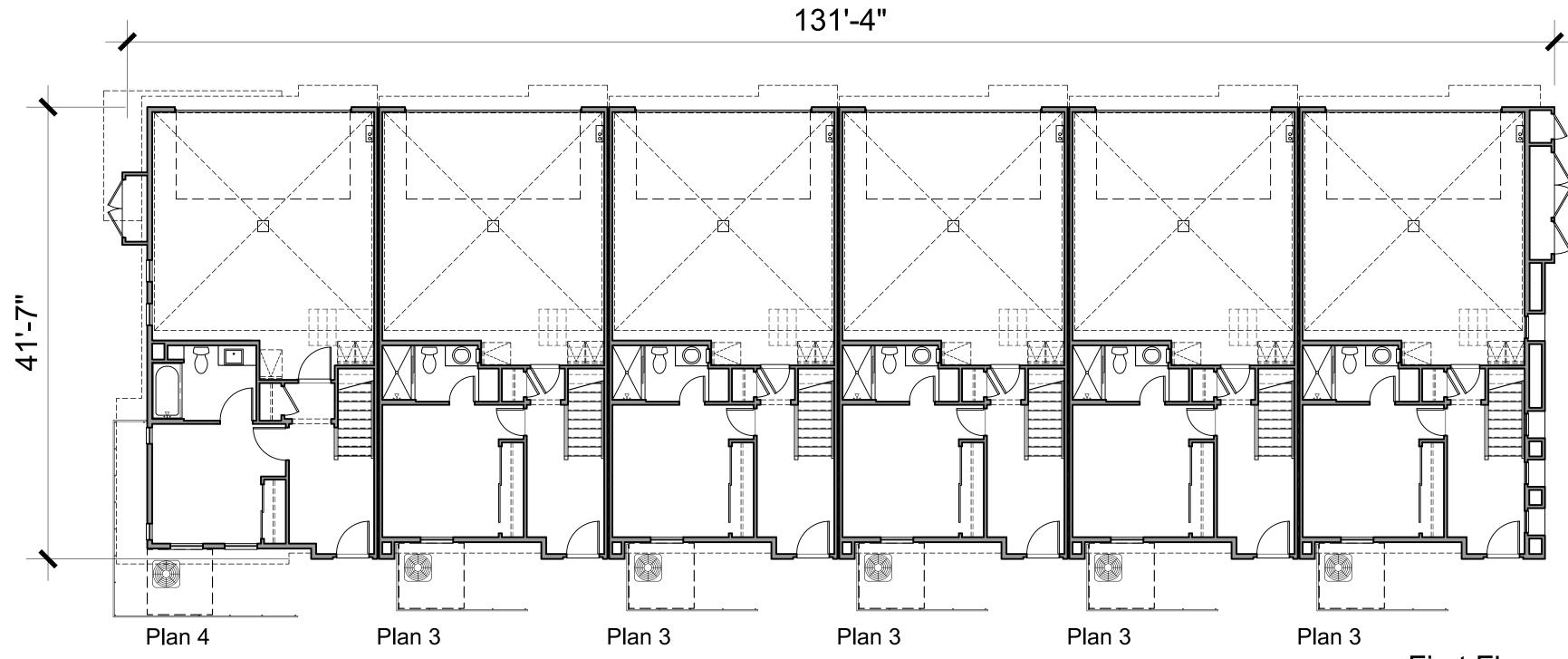
0 4 8

A3.0.5

BUILDING PLANS BUILDING F









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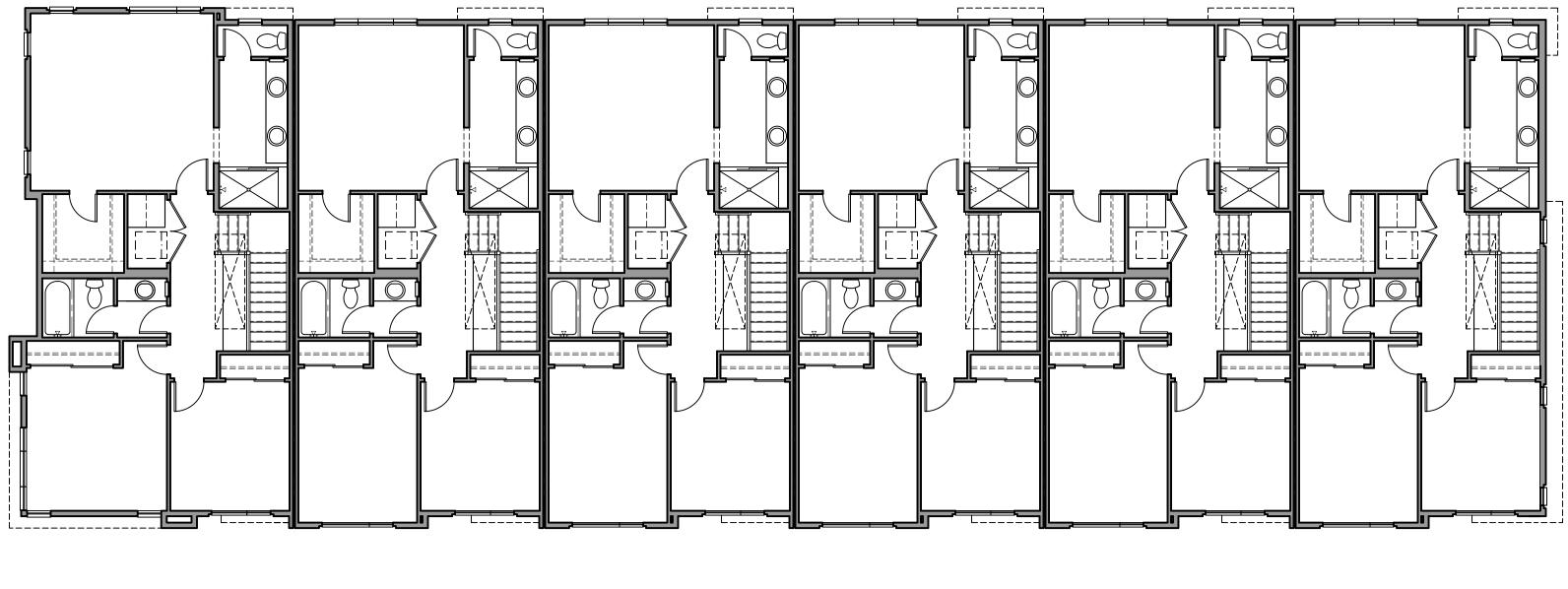
Second Floor

First Floor





0 4 8



Plan 4



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Plan 3

_____ _____ г----л r-----

Plan 3

Plan 3

0 4 8

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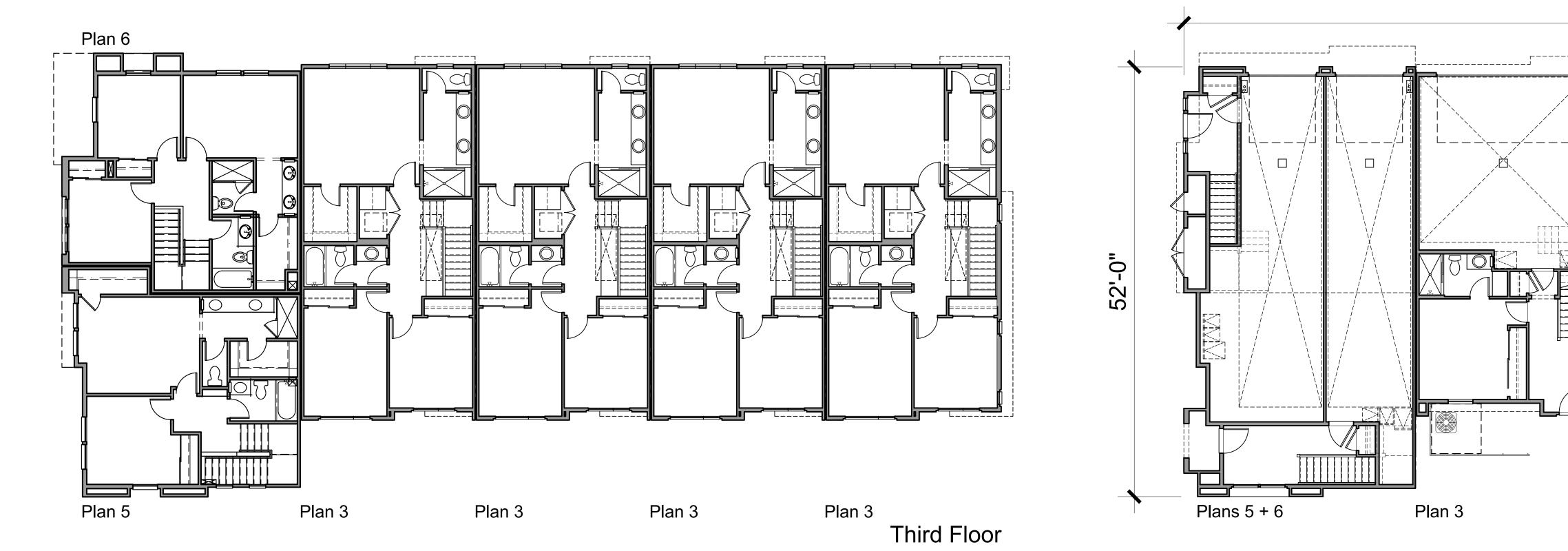
Plan 3

Plan 3

Third Floor



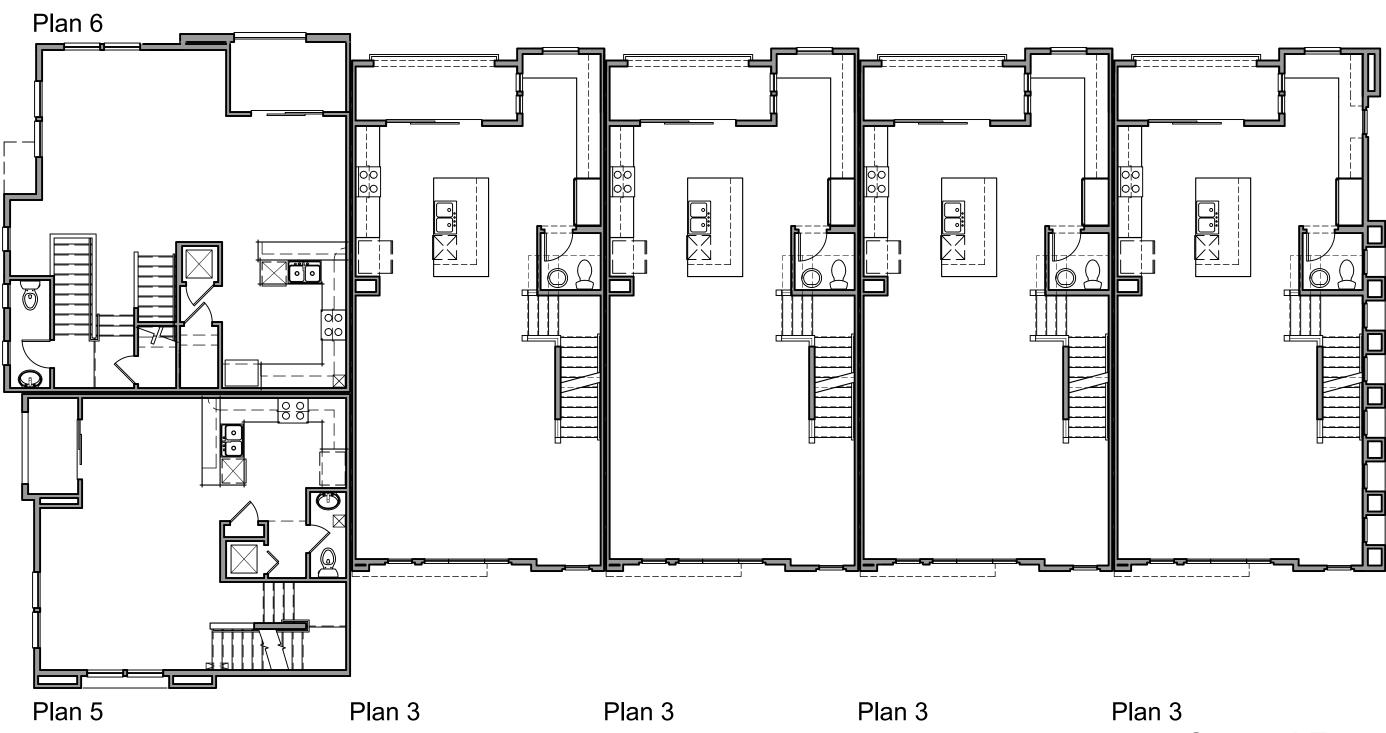






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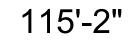


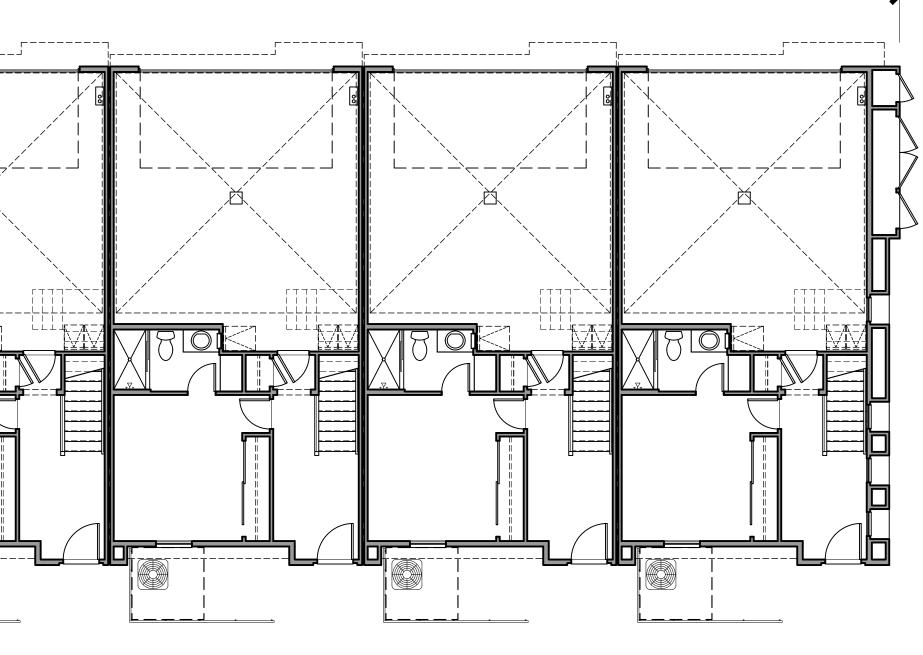


SCHEMATIC DESIGN May 17, 2018 Study Session

0 4 8







Plan 3



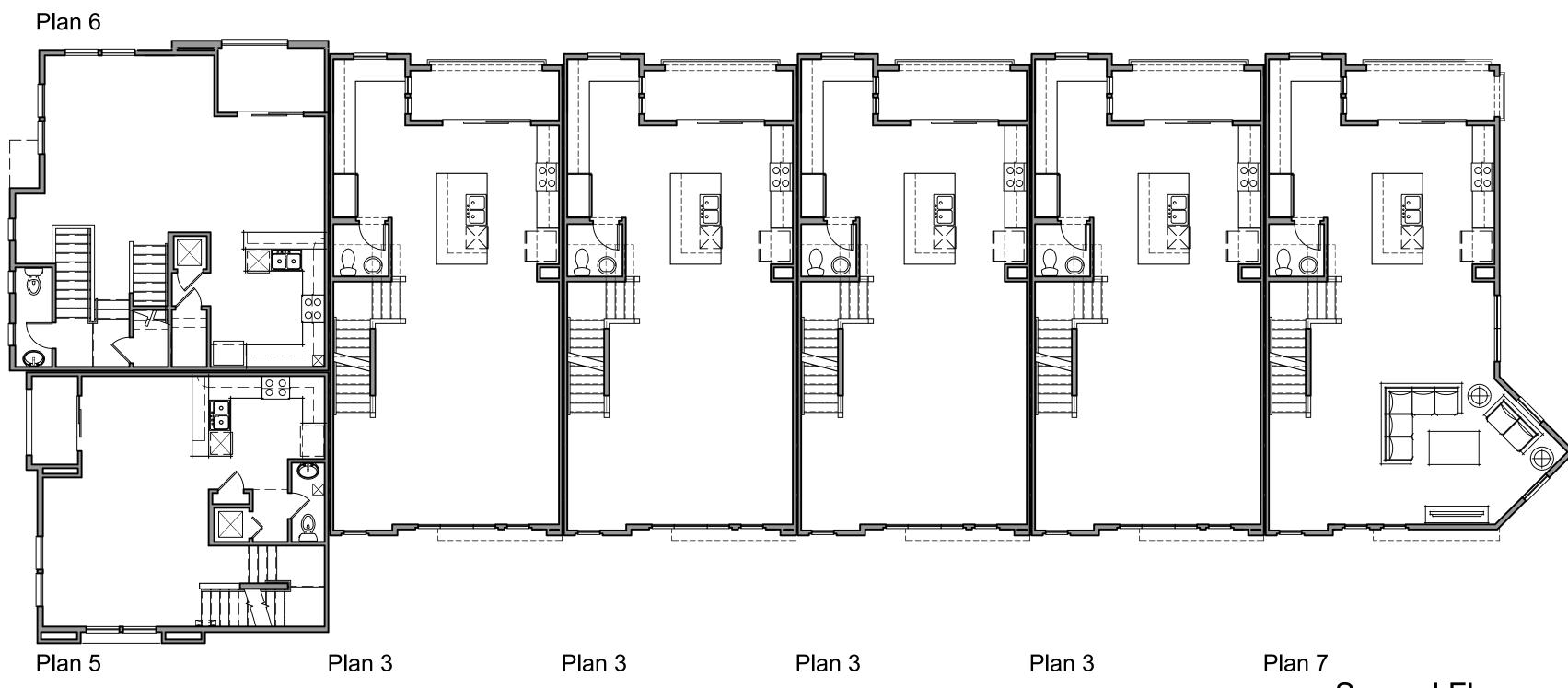
Plan 3

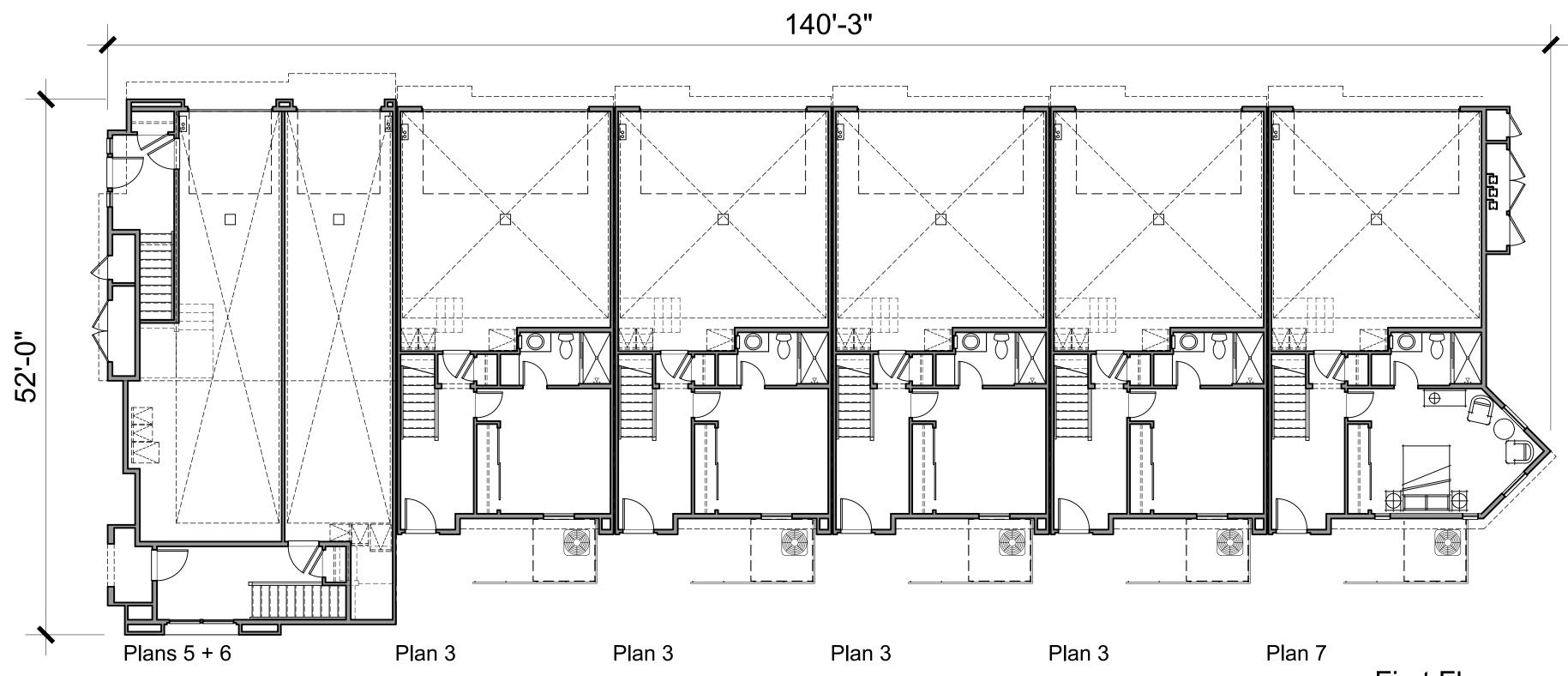
First Floor



BUILDING PLANS BUILDING H

Plan 3







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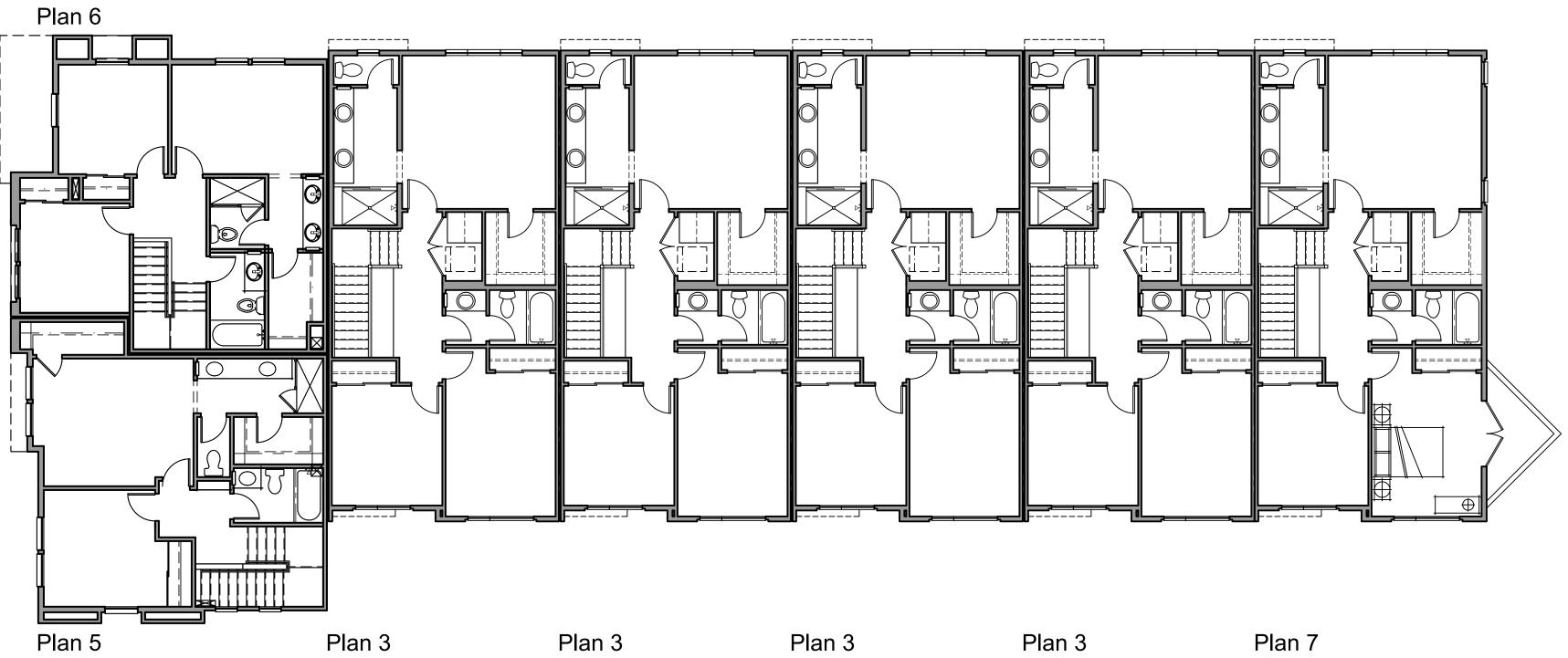
Second Floor

First Floor





0 4 8





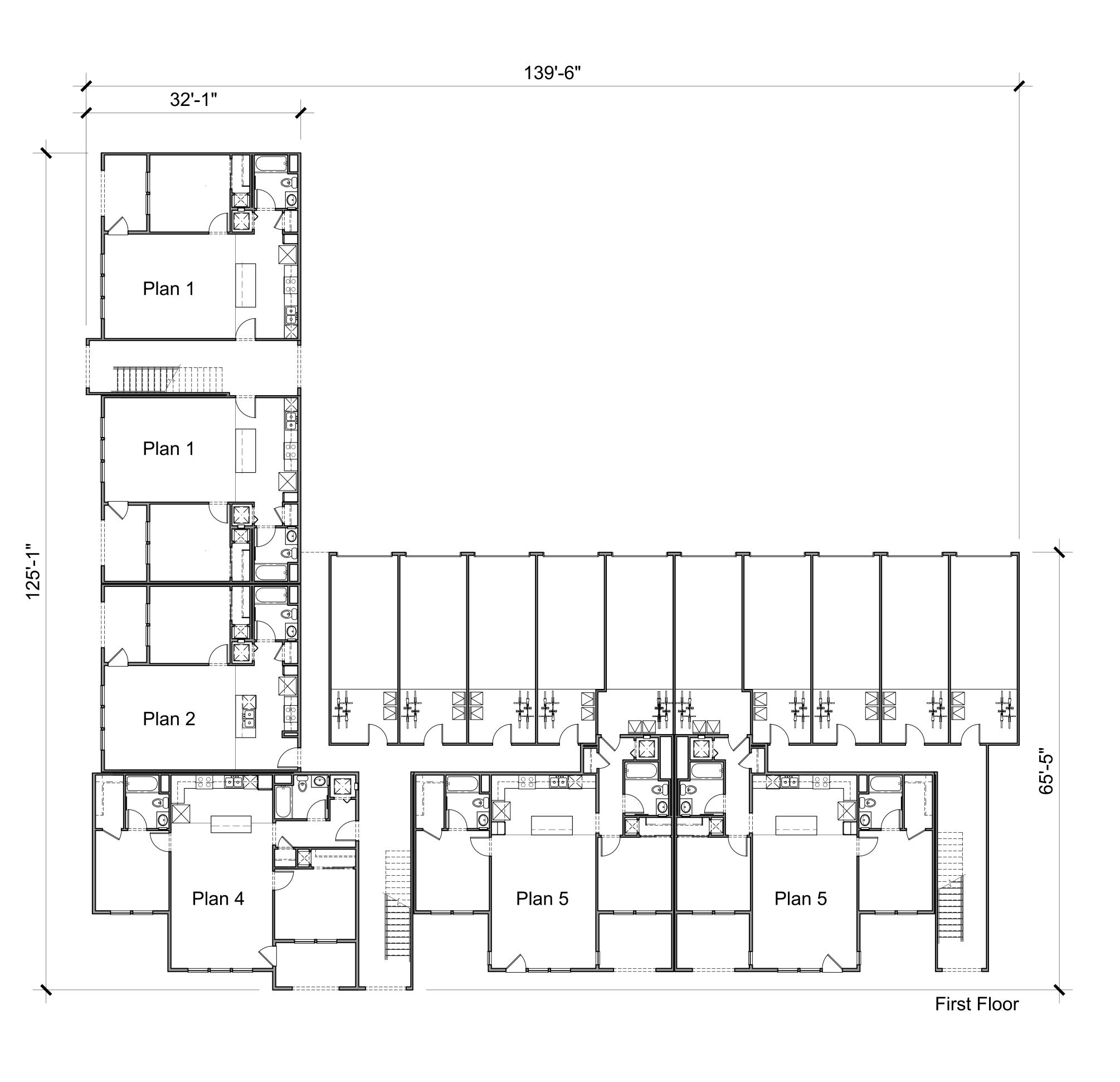
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Third Floor









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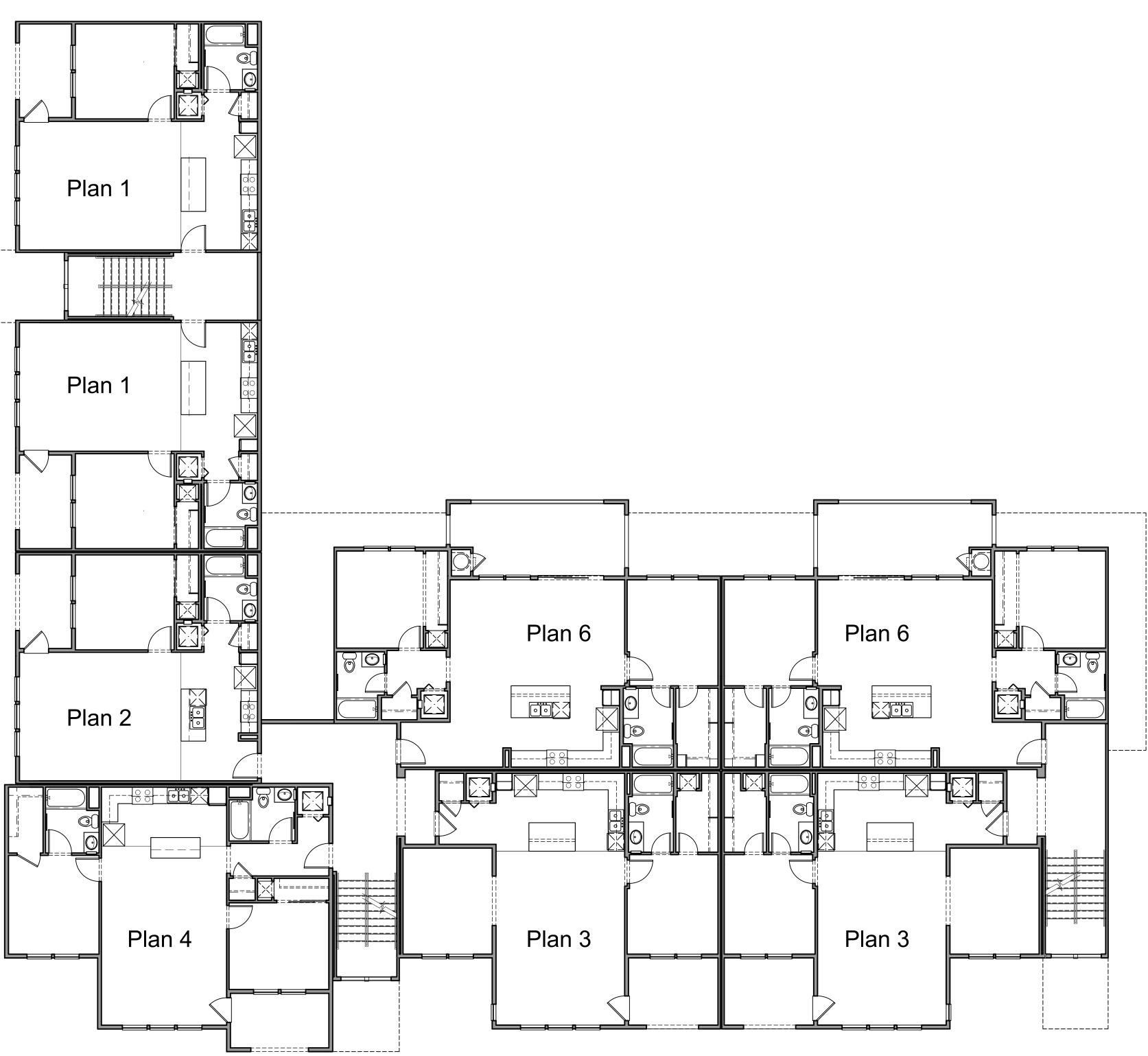
SCHEMATIC DESIGN May 17, 2018 Study Session





16

0 4 8





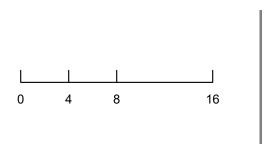
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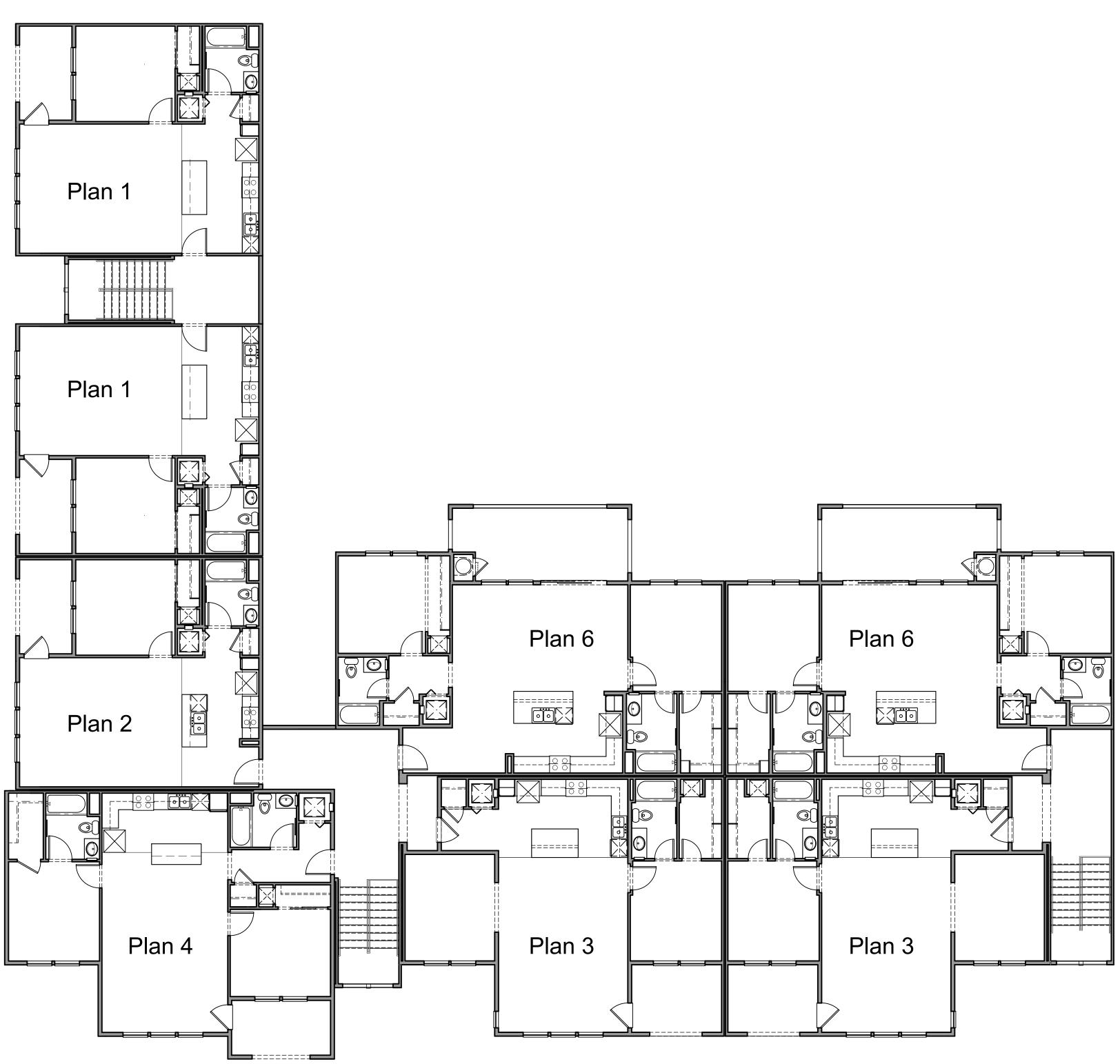


Second Floor



BUILDING PLANS WORKFORCE HOUSING BUILDING A







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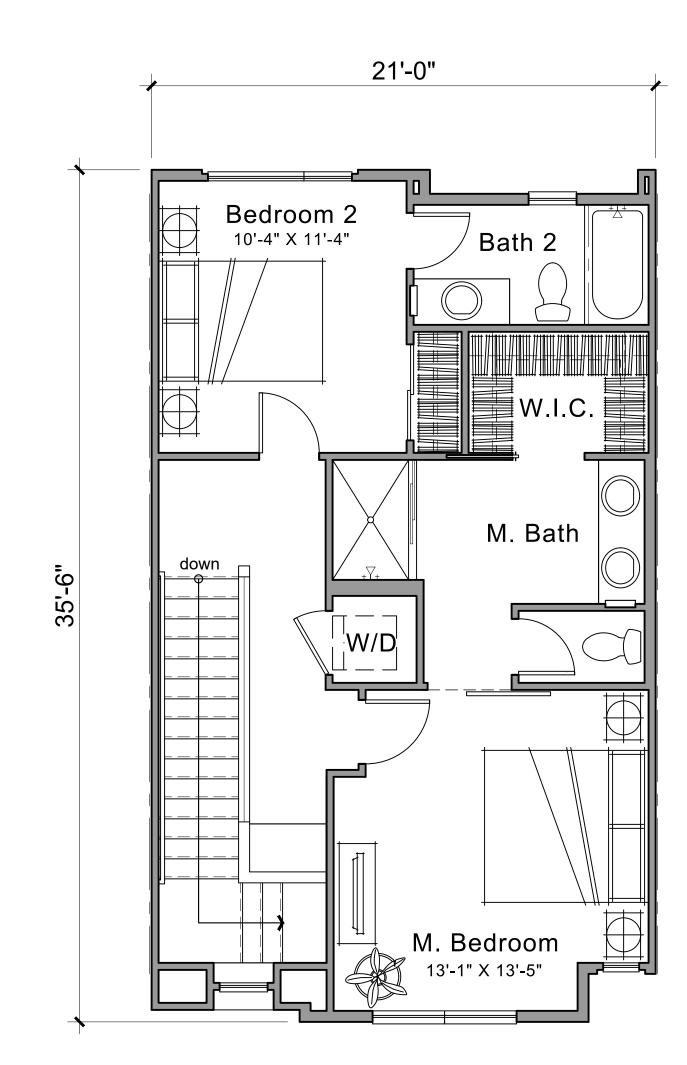
SCHEMATIC DESIGN May 17, 2018 Study Session

Third Floor





A3.1.2

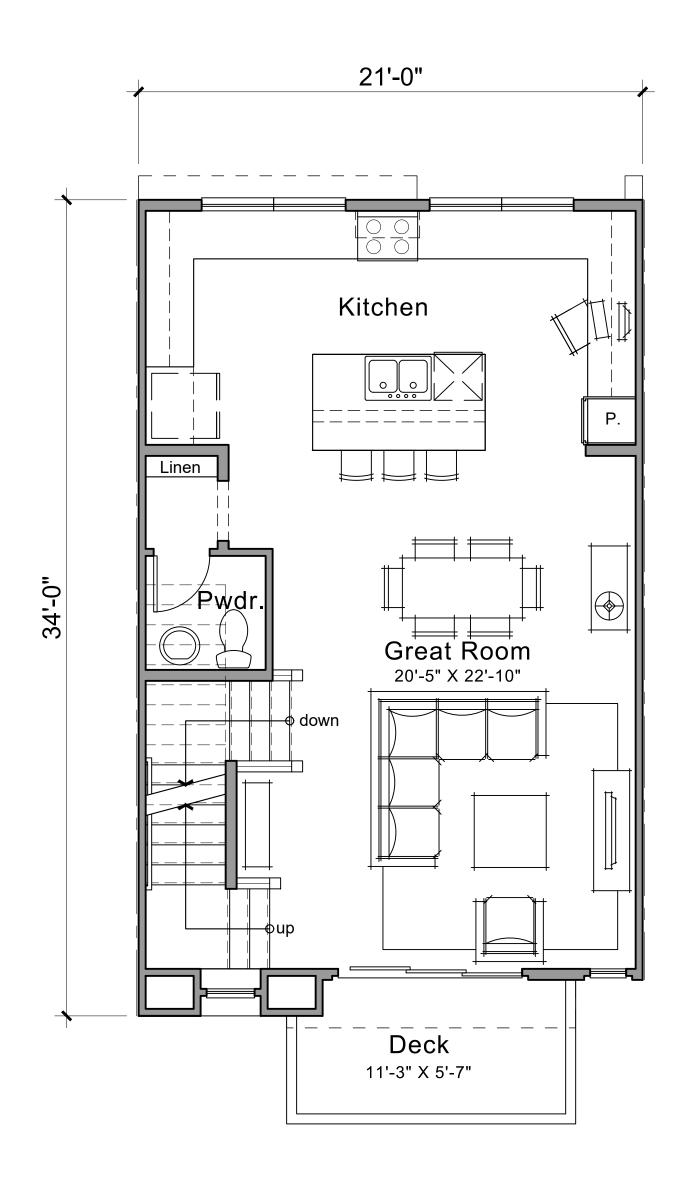


Third Floor



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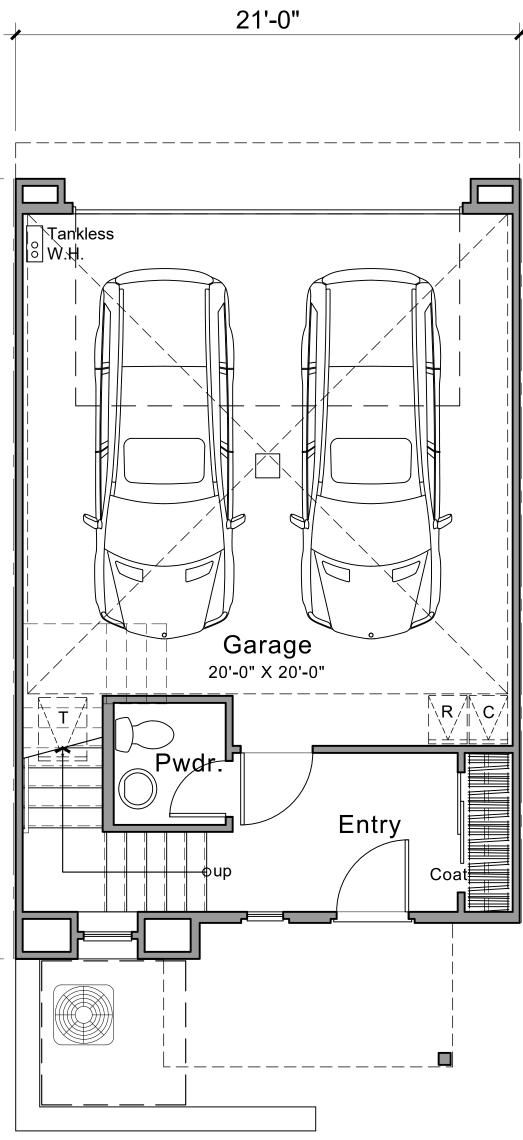
Second Floor





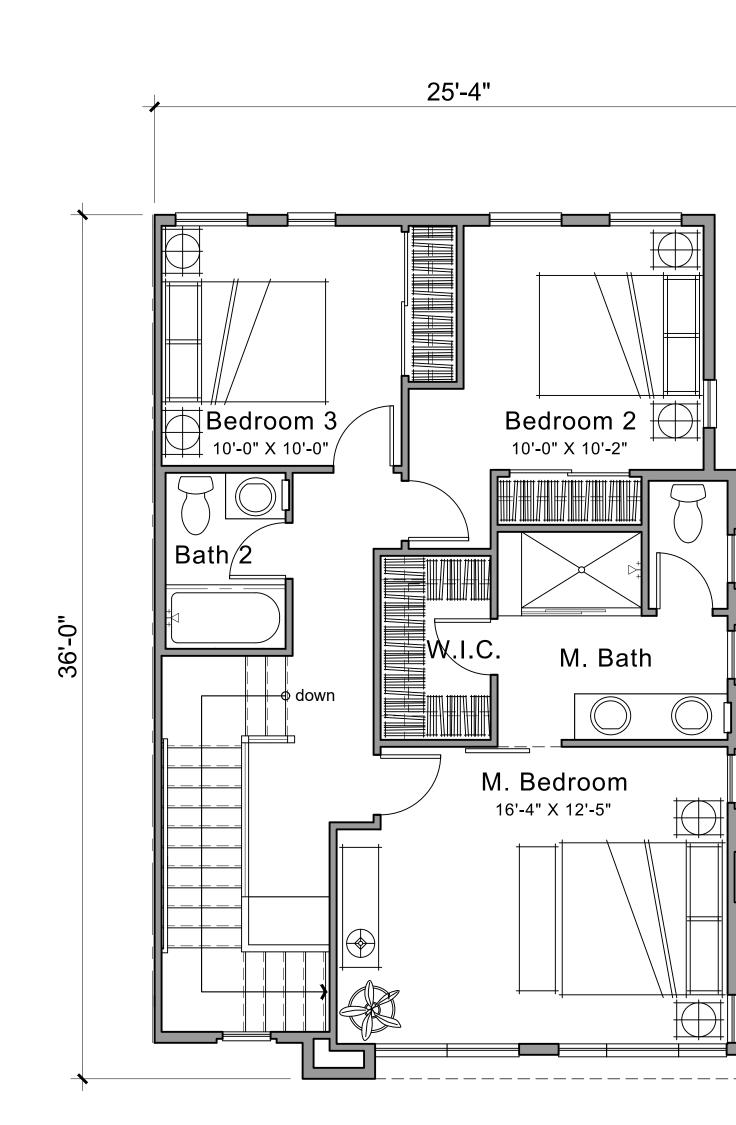
0 2 4

8



Plan 1 - First Floor 2 Bedroom / 2.5 Bath 1,430 SF

UNIT PLANS TOWNHOME PLANS

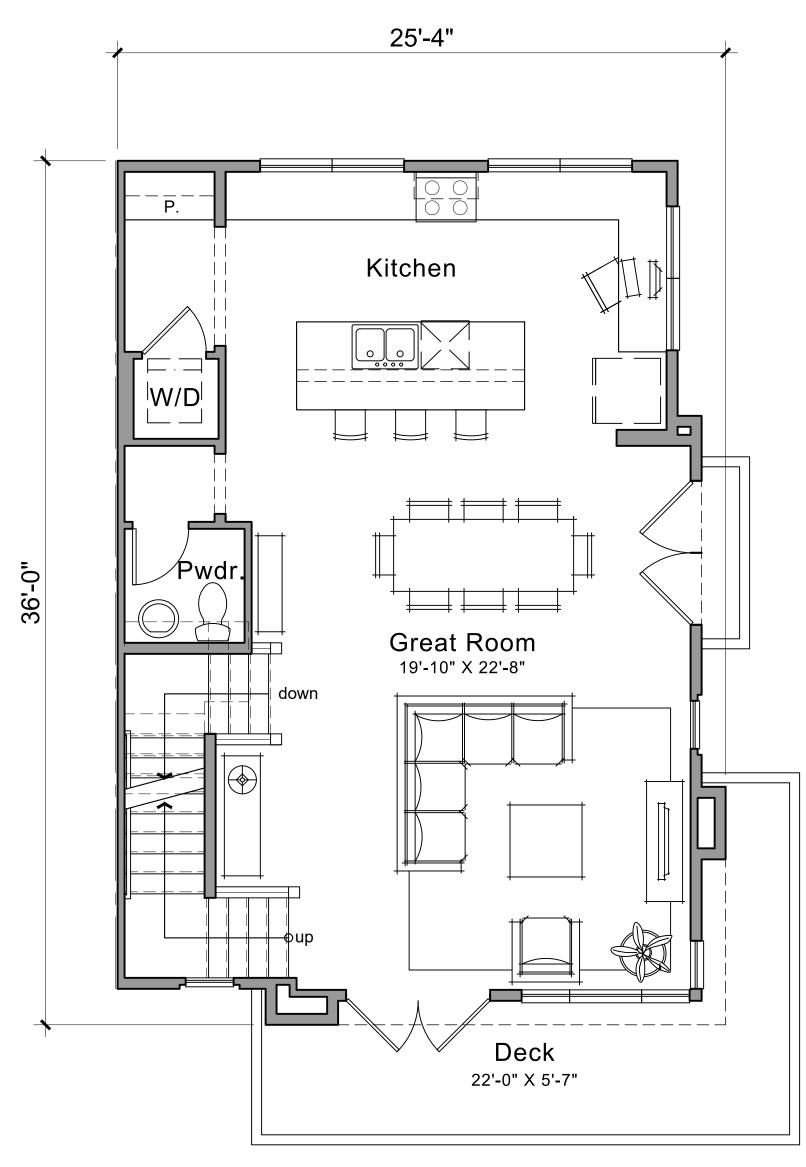




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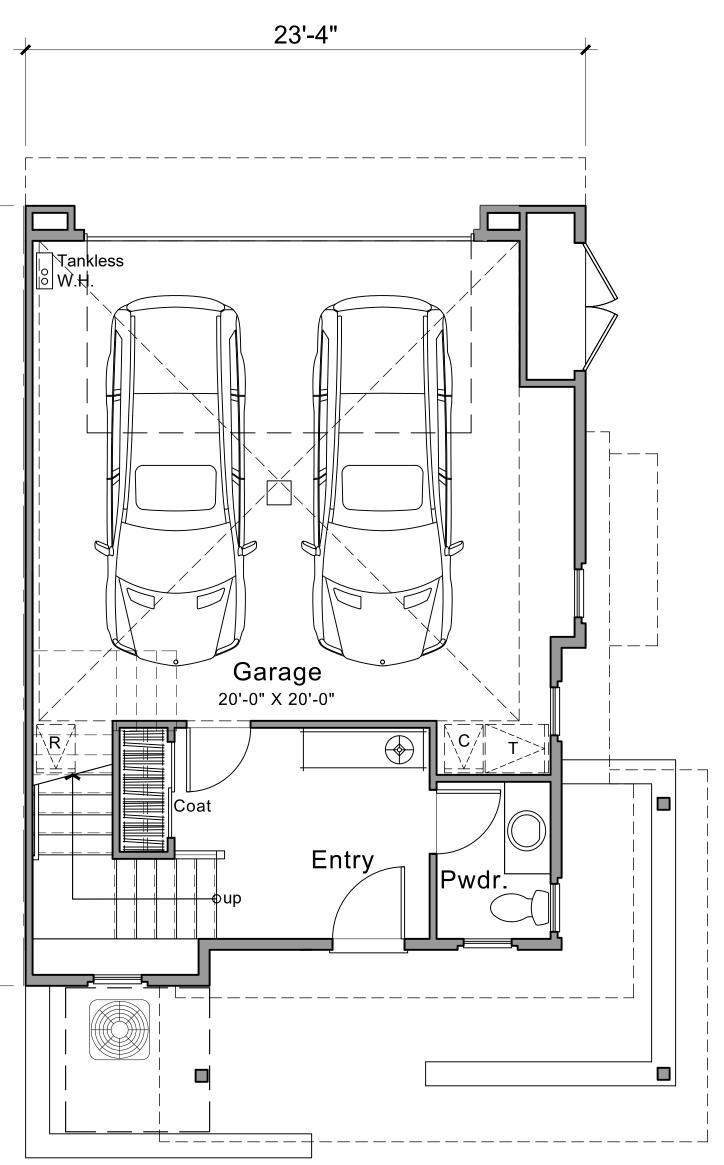


32'-6"

-

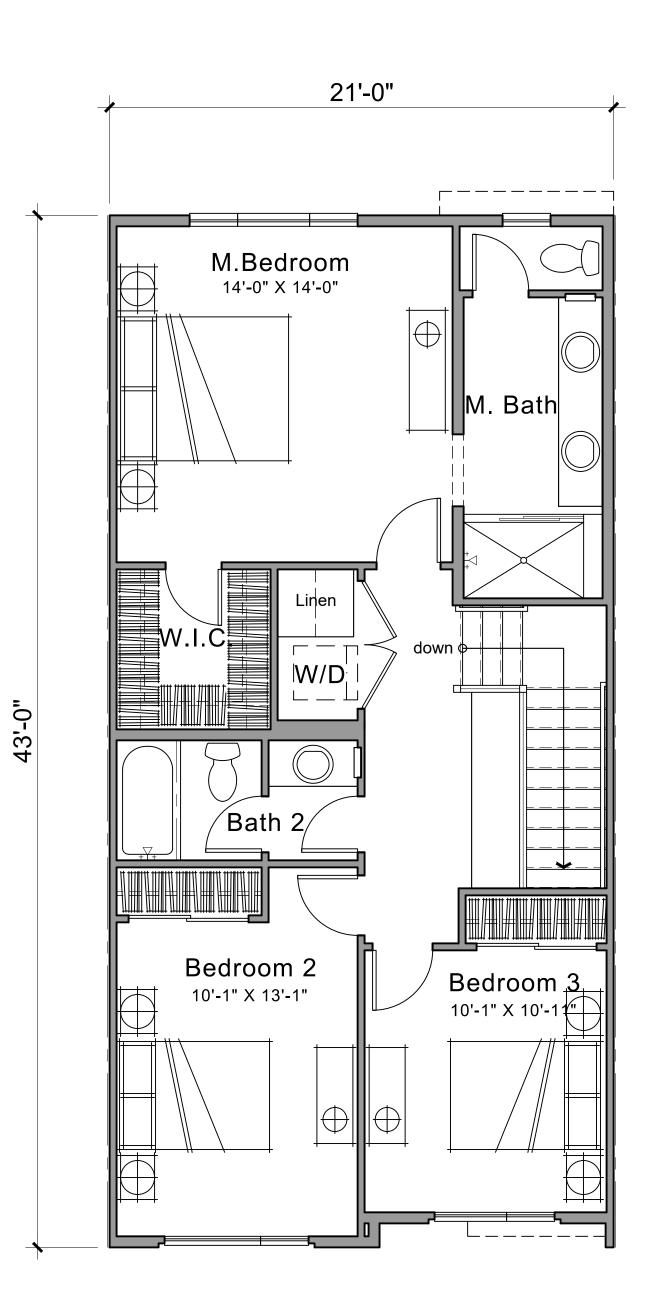
0 2 4

8



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

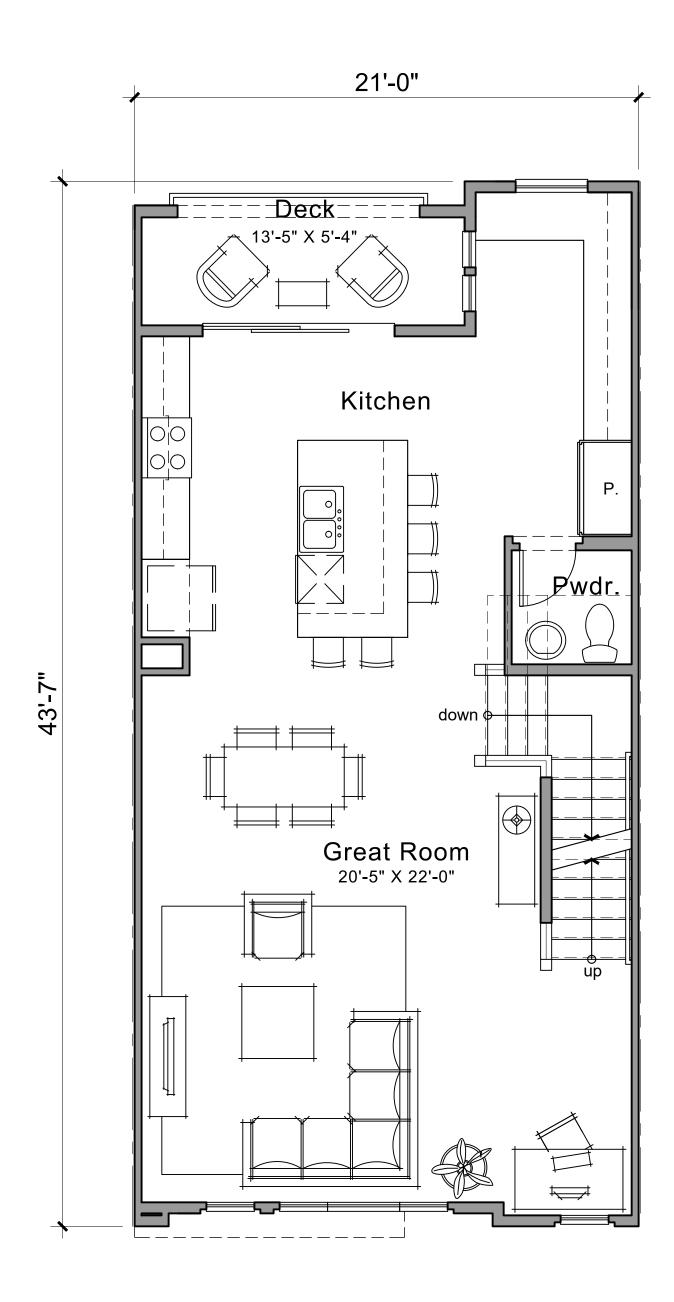
UNIT PLANS TOWNHOME PLANS





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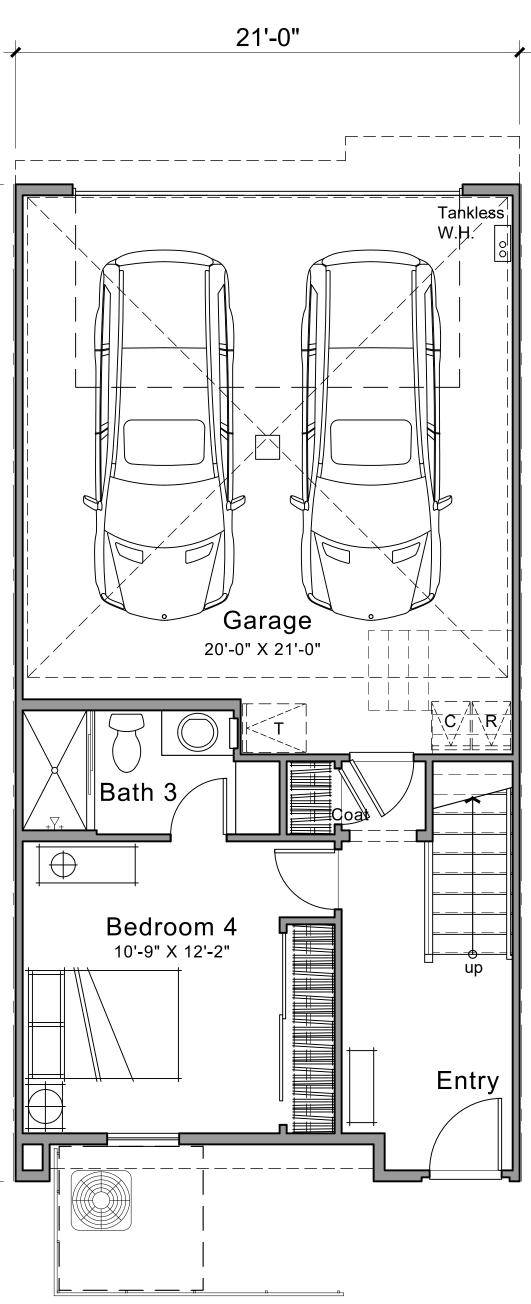


Second Floor

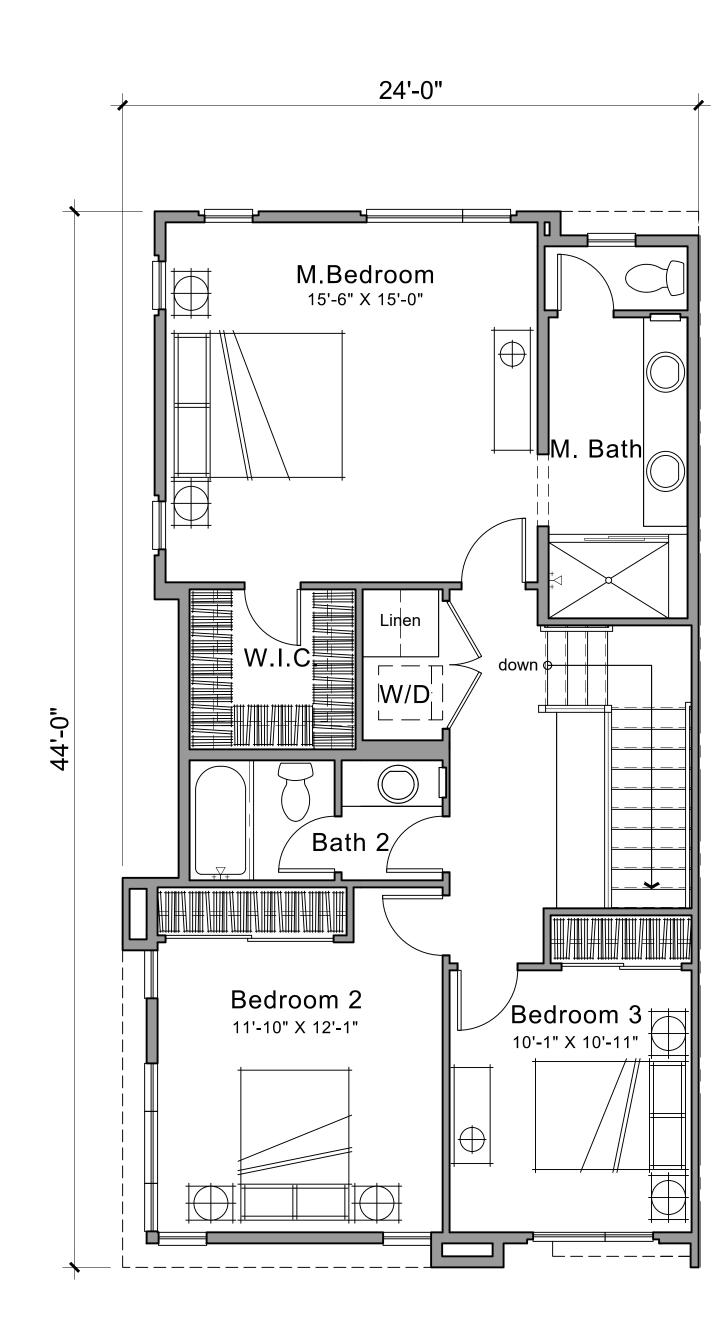


41'-7"

8



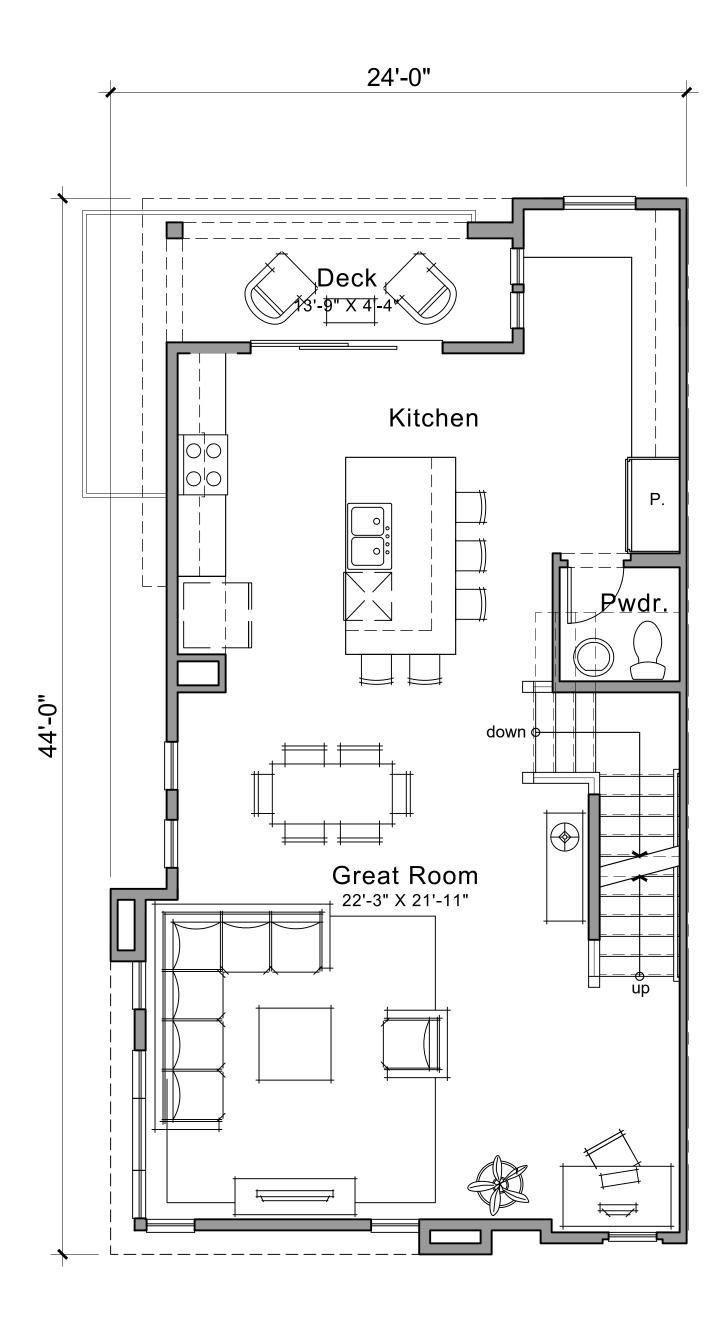
Plan 3 - First Floor 4 Bedroom / 3.5 Bath 1,960 SF





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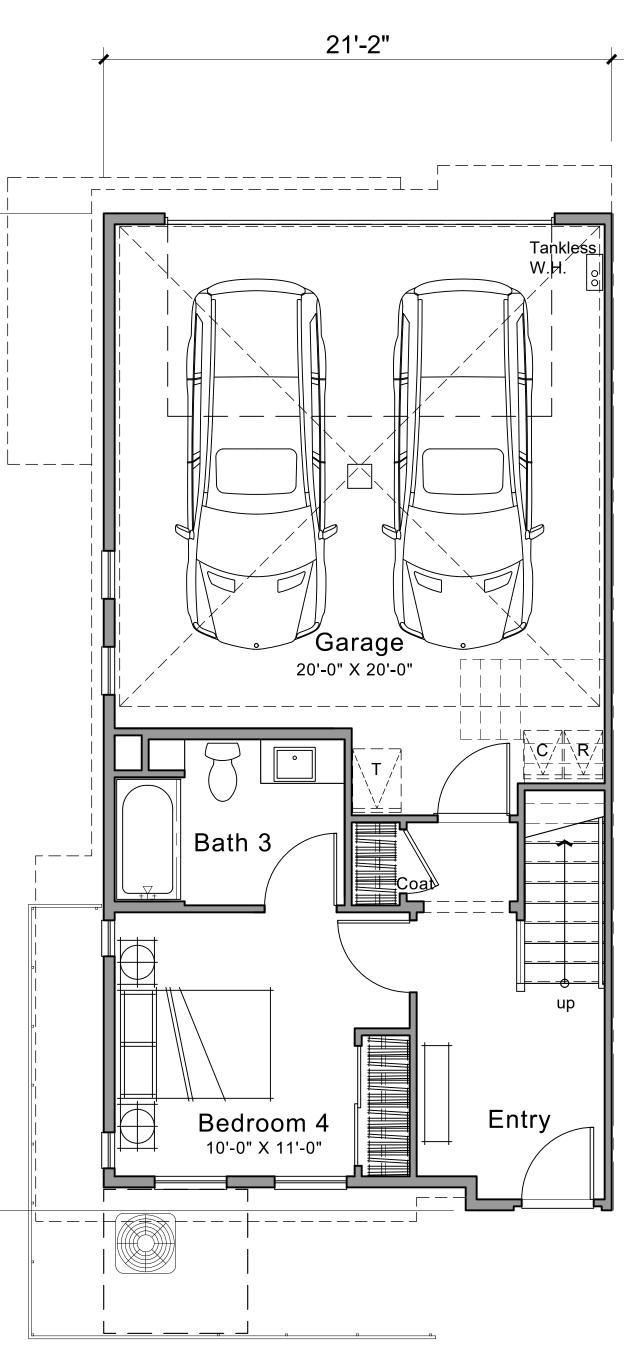
Second Floor



41'-6 1/2"

0 2 4

8



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

UNIT PLANS TOWNHOME PLANS

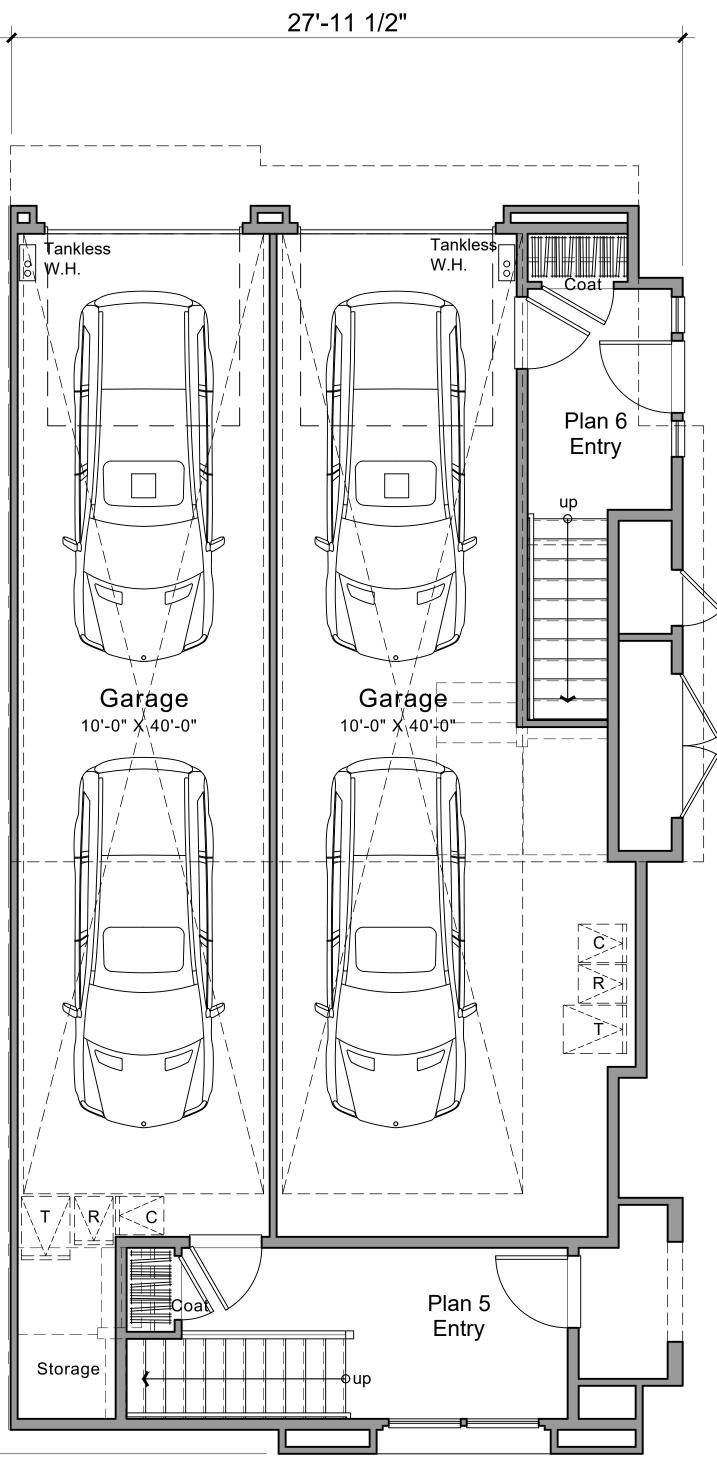






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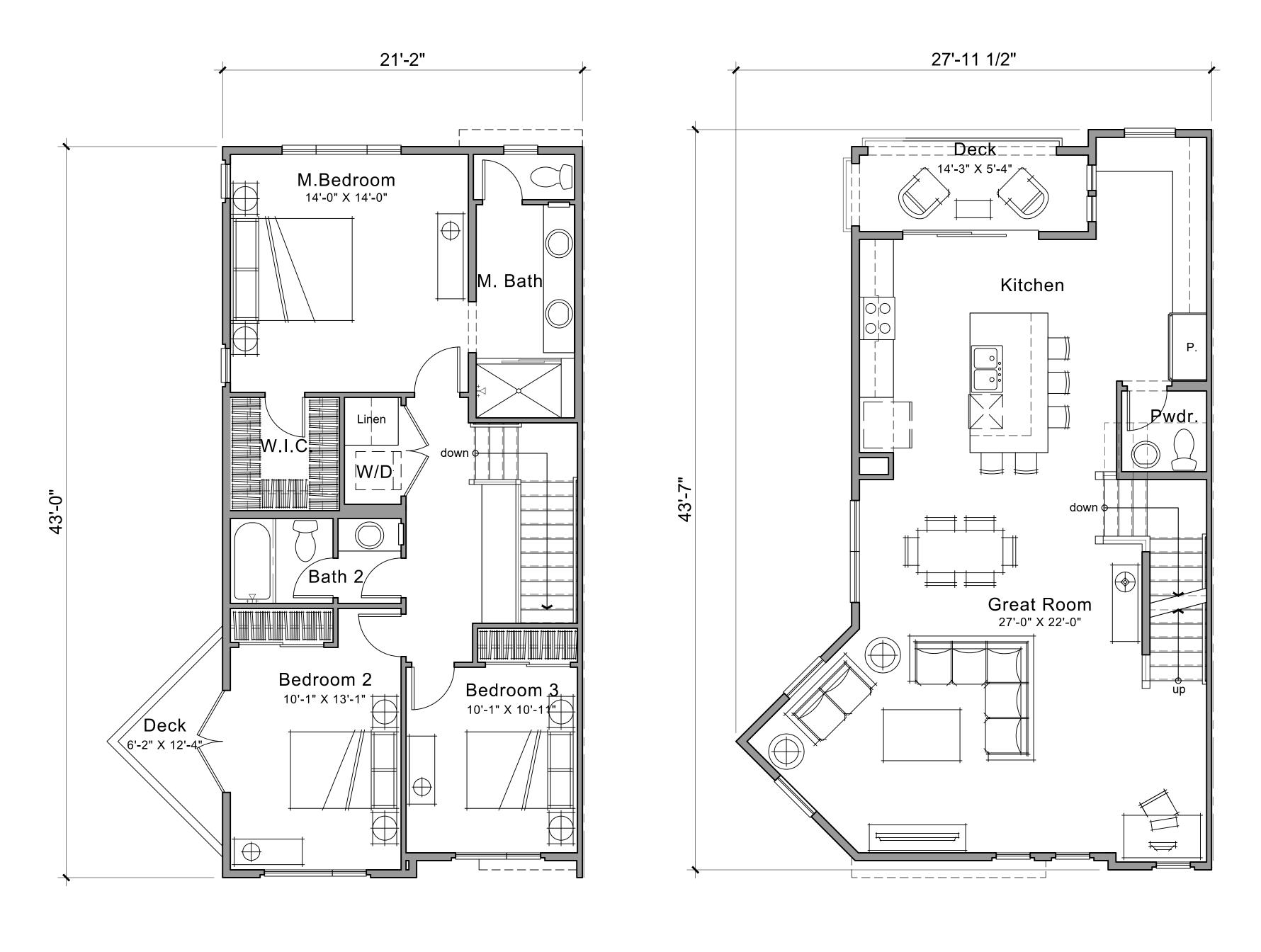


Plan 5 & 6 - First Floor Plan 5: 2 Bedroom / 2.5 Bath, 1,250 SF Plan 6: 3 Bedroom / 2.5 Bath, 1,480 SF

0 2 4

8

UNIT PLANS TOWNHOME PLANS



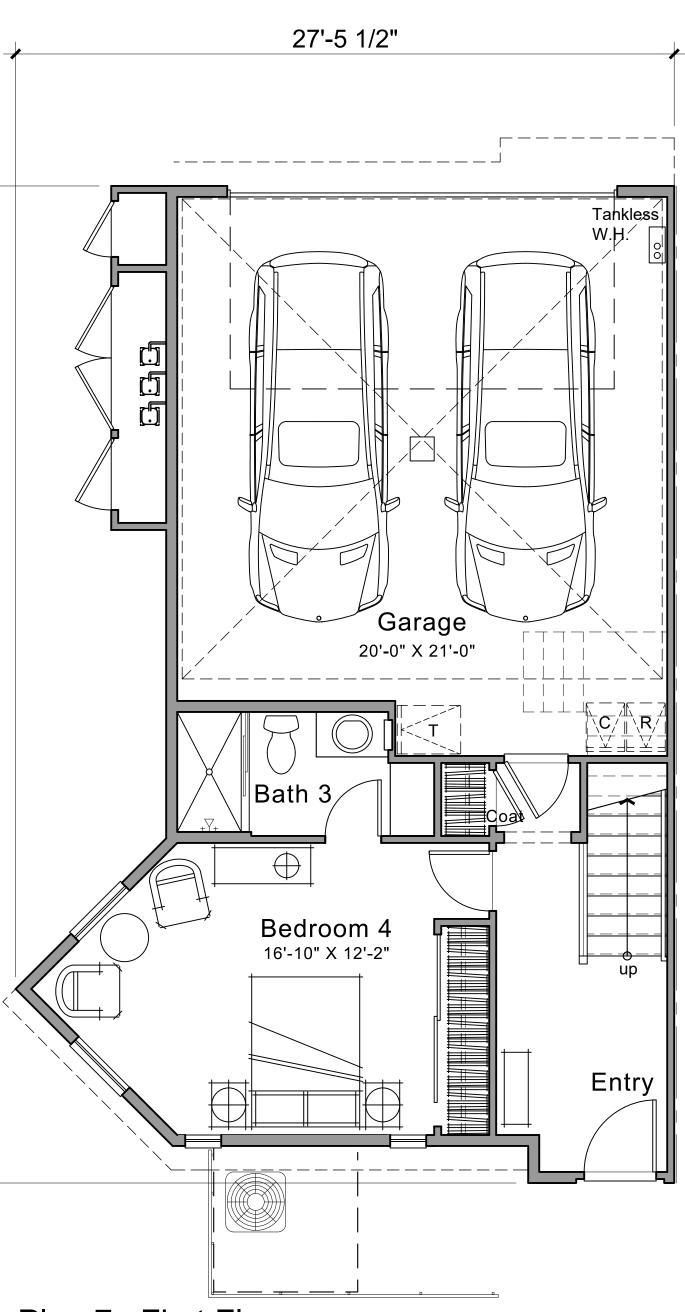


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Second Floor

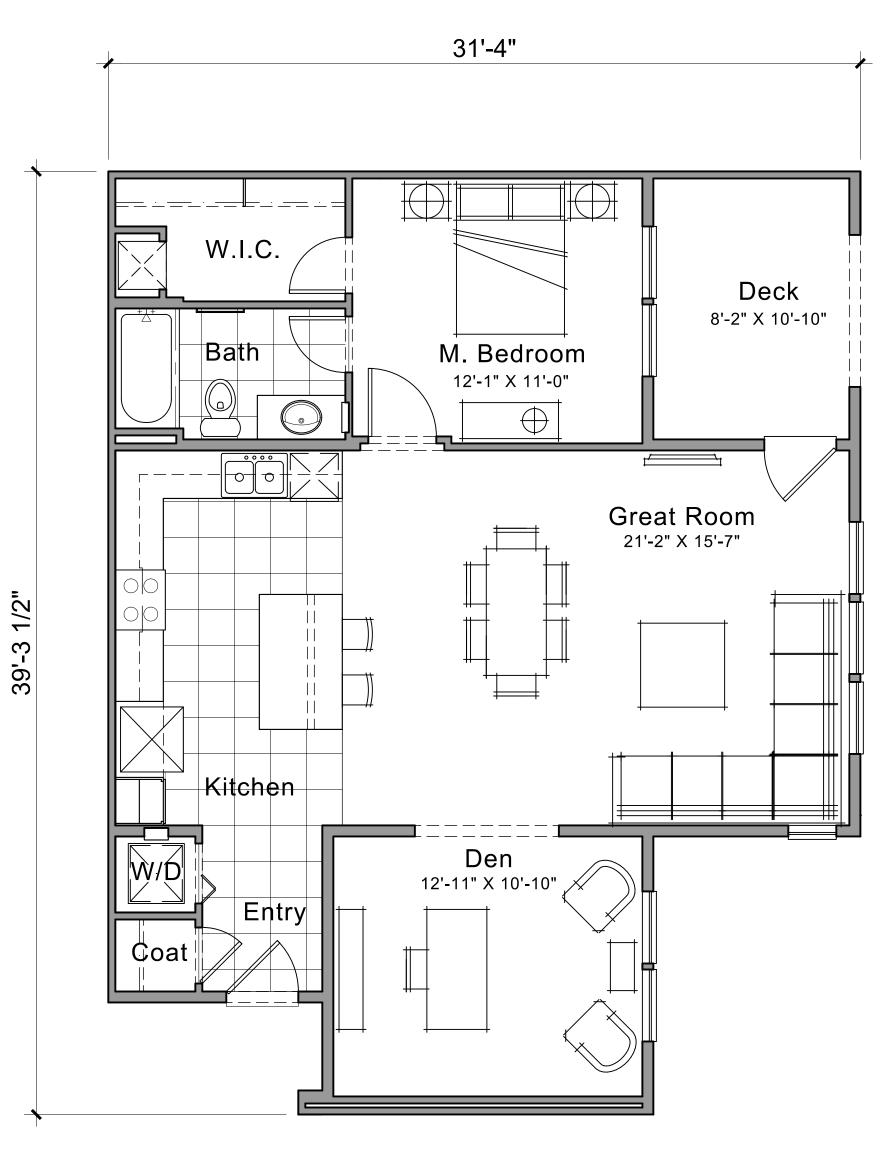
SCHEMATIC DESIGN May 17, 2018 Study Session 41'-6 1/2"



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

UNIT PLANS TOWNHOME PLANS

0 2 4

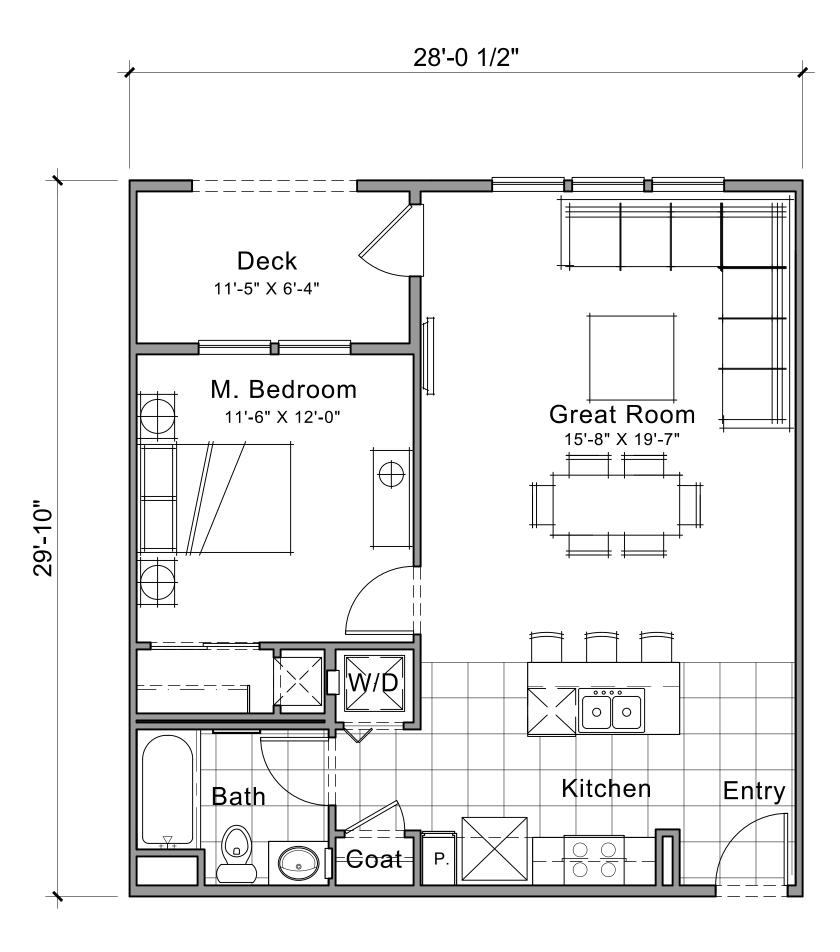


Workforce Plan 3 1 Bedroom / 1 Bath + Den 995 SF



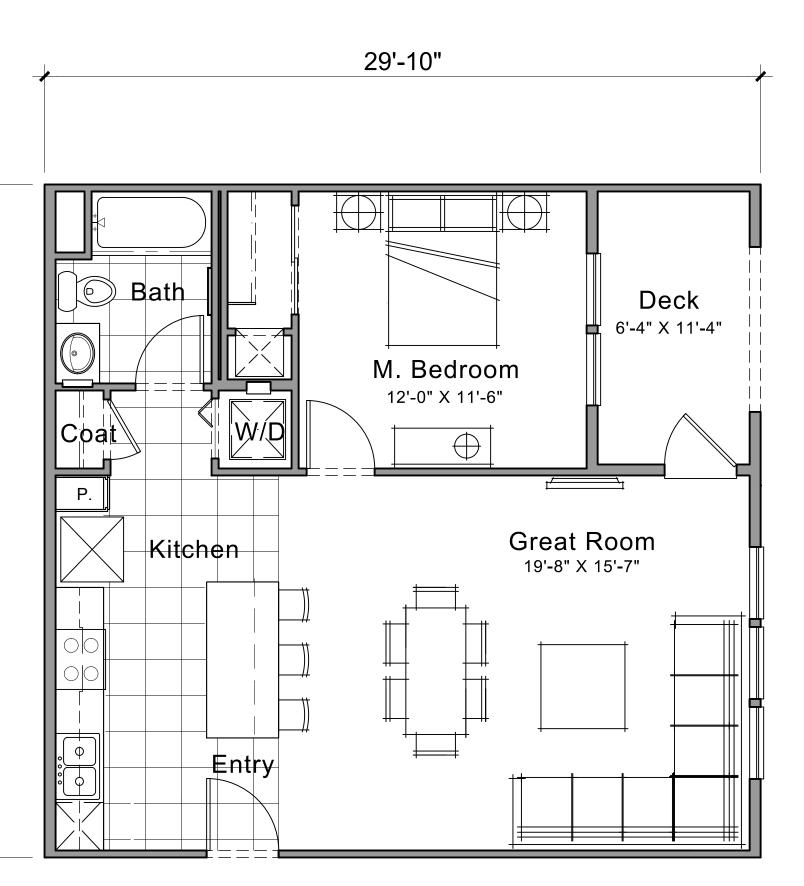
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Workforce Plan 2 1 Bedroom / 1 Bath 760 SF

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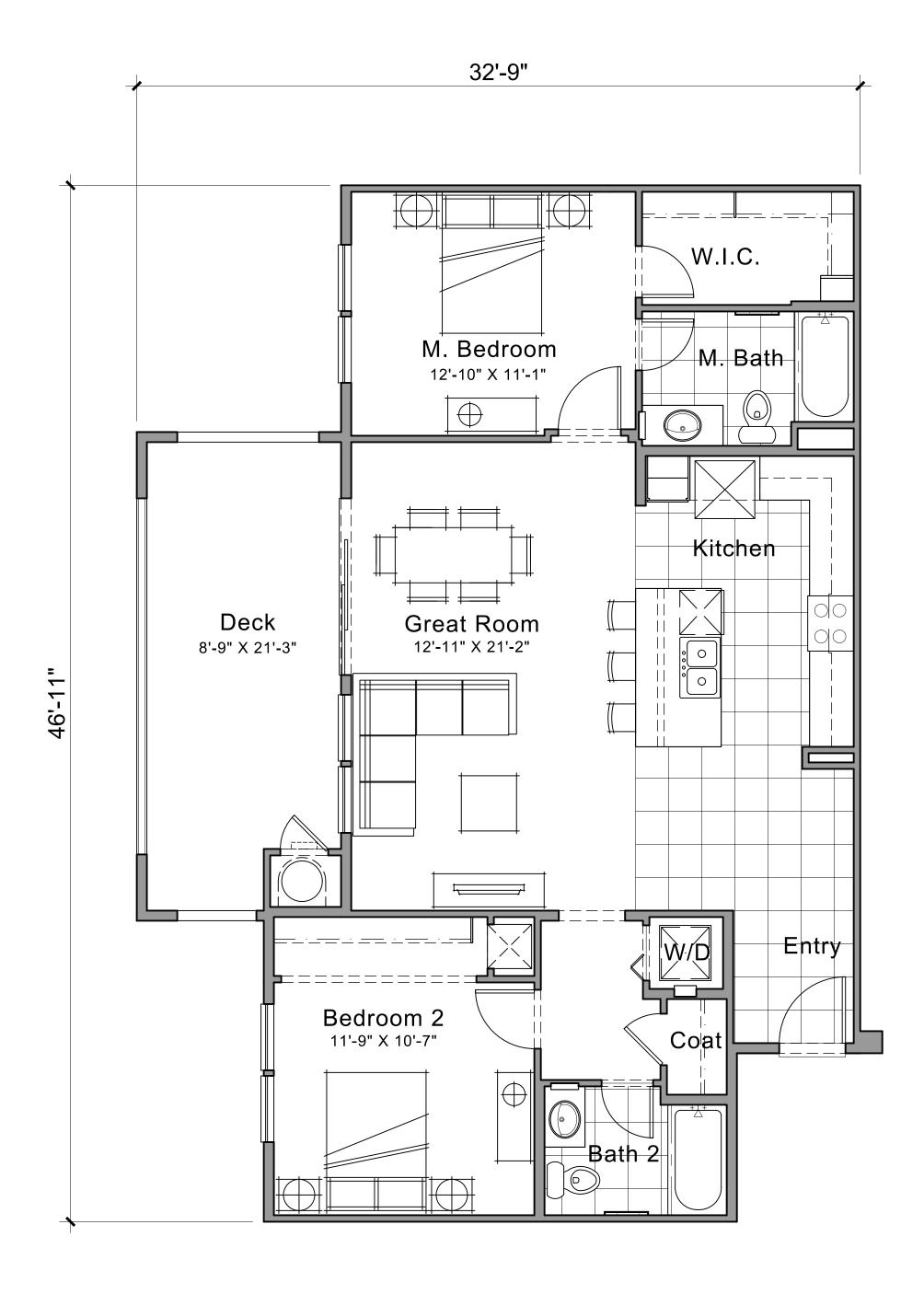
Workforce Plan 1 1 Bedroom / 1 Bath 760 NRSF

> UNIT PLANS WORKFORCE PLANS

A5.1.0

0 2 4

8



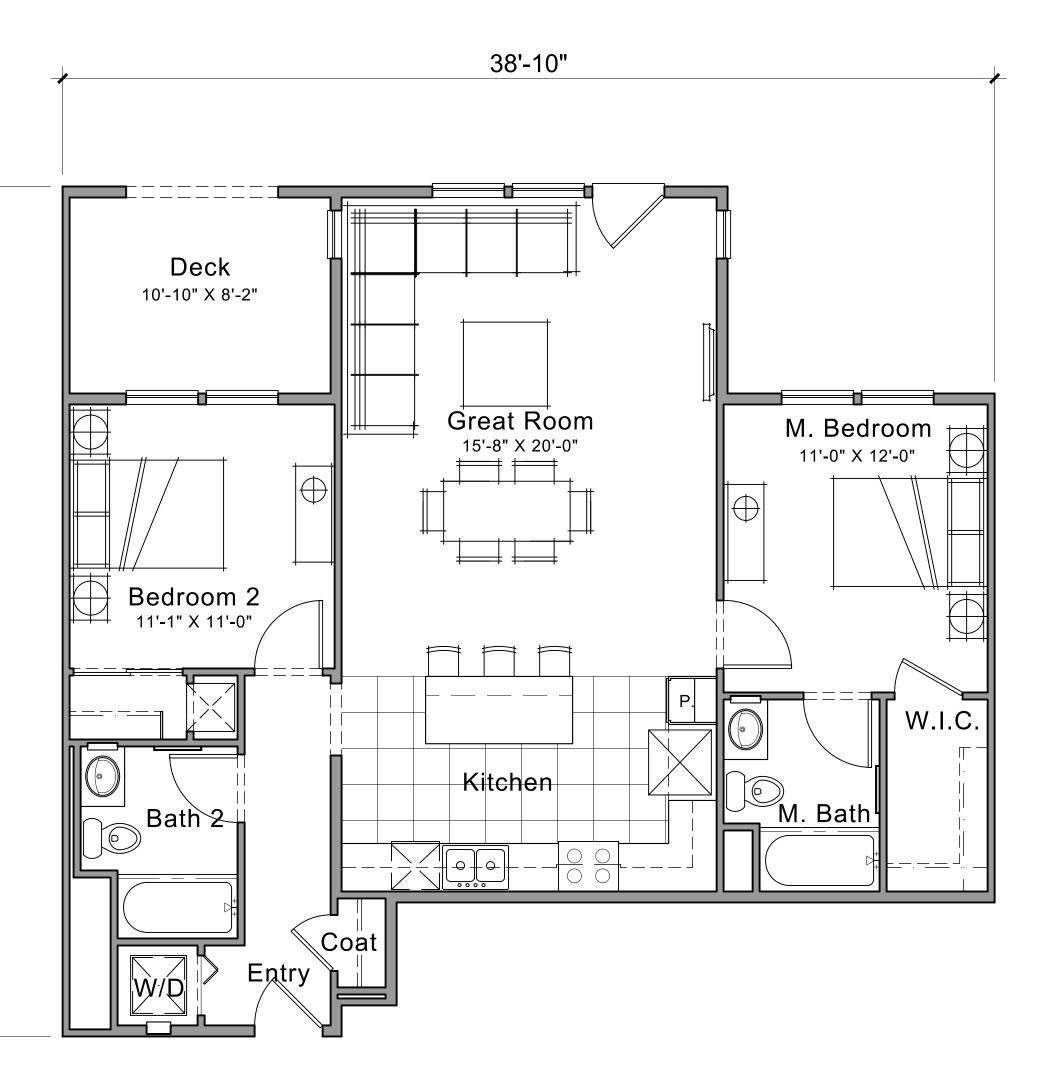
Workforce Plan 6 2 Bedroom / 2 Bath 1,110 SF



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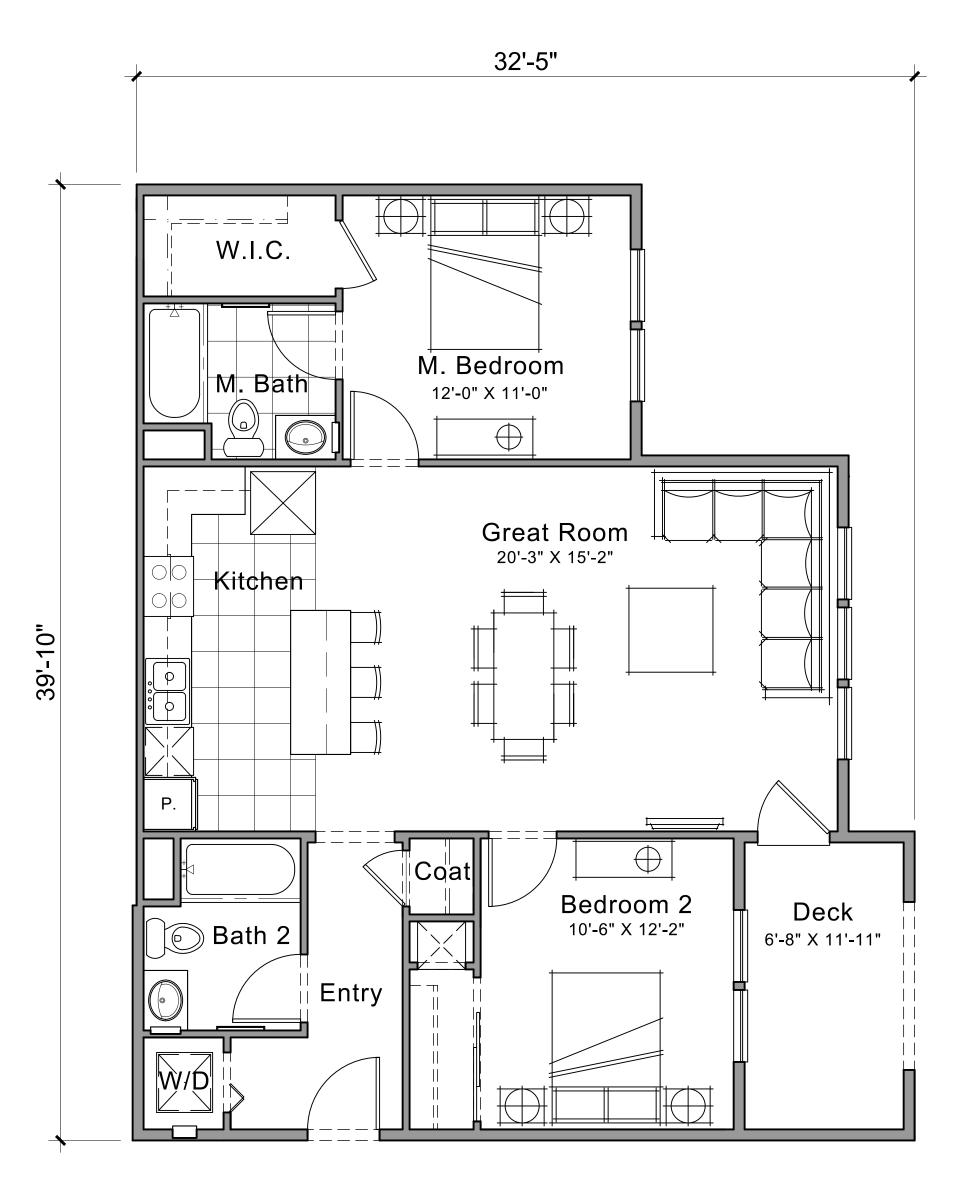




Workforce Plan 5 2 Bedroom / 2 Bath 1,045 SF

> SCHEMATIC DESIGN May 17, 2018 Study Session

5'-5"



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

0 2 4

8

UNIT PLANS WORKFORCE PLANS

A5.1.1







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ARCHITECTURAL CHARACTER IMAGERY TOWNHOMES







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ARCHITECTURAL CHARACTER IMAGERY WORKFORCE HOUSING



LEGEND

- 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

THE GUZZARDO PARTNERSHIPINC. Landscape Architects • Land Planners F 415 433 5003

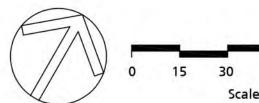
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12101 DRIVE













10 - NEW TREE IN GRATES



11 - ACCENT PAVING



12 - VEHICULAR PAVING



KEY PLAN 1" = 20'

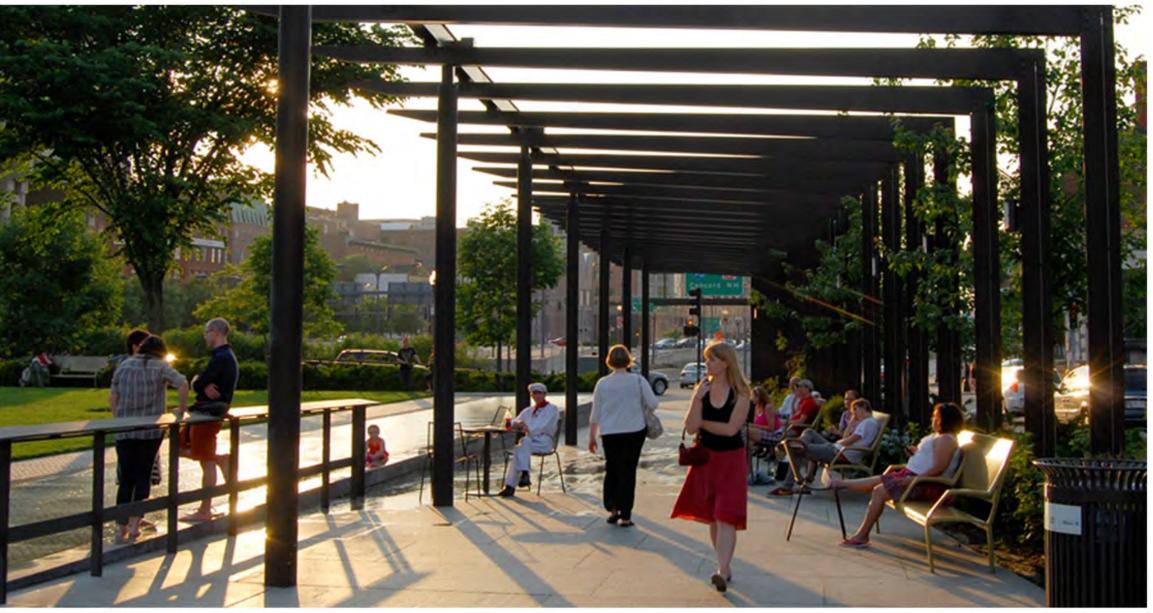


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PILGRIM TRITON FOSTER CITY, CA # 2017-1063



5 - ACCENT LIGHT

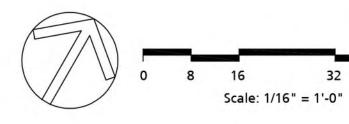


4 - SHADE STRUCTURE



1 - PLAY STRUCTURES









7 - BIKE SHARE



8 - BENCH SEATING



9 - BIKE RACKS



2 - PLAY SURFACE



3 - ENCLOSURE AT PLAY AREA (TO MATCH EXISTING)

CONCEPTUAL PARK IMAGERY

L2.1

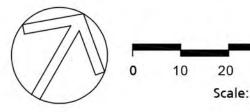




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May 1, 2018 PTP Phase C: Major Amendment to the Pilgrim Triton Master Development Agreement



40 Scale: 1" = 20'

60

CALYPSO LANE STREETSCAPE

L2.2