

HILLSDALE REIMAGINED

Project Address

358 East Sailer Drive, San Mateo, CA 94403

Applicant / Owner:

HSC Property Owner LLC
60 E 31st Avenue, San Mateo, CA 94403

David D. Bohannon II
david.bohannon@ddbo.com
650-358-3220

Andrew Turco
aturco@srgnc.com
650-377-5808



Prepared By



Issued Information
SB - 330 Preliminary Application

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Entities List

HSC PROPERTY OWNER LLC

	
BOHANNON COMPANIES	NORTHWOOD INVESTORS
60 E 31ST AVENUE,	ONE BUSH STREET, SUITE 600
SAN MATEO, CA 94403	SAN FRANCISCO, CA 94104

Gehl

GEHL STUDIO INC.
1211 FOLSOM STREET, 4TH FLOOR
SAN FRANCISCO, CA 94103
415-636-9130



HELLMUTH, OBATA, & KASSABAUM, INC.
ONE BUSH STREET, SUITE 200
SAN FRANCISCO, CA 94104
415-243-0555

KimleyHorn

KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
925-398-4852

Project Square Footage (Calculated per San Mateo Municipal Code Floor Area)

	Non-Residential GSF (includes above grade covered parking)	Residential GSF (includes above grade covered parking)	Total Residential Units
EXISTING	1,490,331	0	0
PROPOSED	2,059,000	1,905,000	1,392
NET NEW	568,669	1,905,000	1,392
Net New Residential vs. Non-Residential %	23%	77%	

Project Square Footage of Construction (Calculated per SB330's California Building Standards Code)

	Non-Residential GSF (includes above grade covered parking and underground parking)	Residential GSF (includes above grade covered parking and underground parking)	Total Residential Units
EXISTING	1,848,331	0	0
PROPOSED	3,246,000	2,176,000	1,392
NET NEW	1,397,669	2,176,000	1,392
Net New Residential vs. Non-Residential %	39%	61%	

Gross square footages include below grade parking, which are not required to be included in calculations per San Mateo Municipal Code.

Affordable Housing

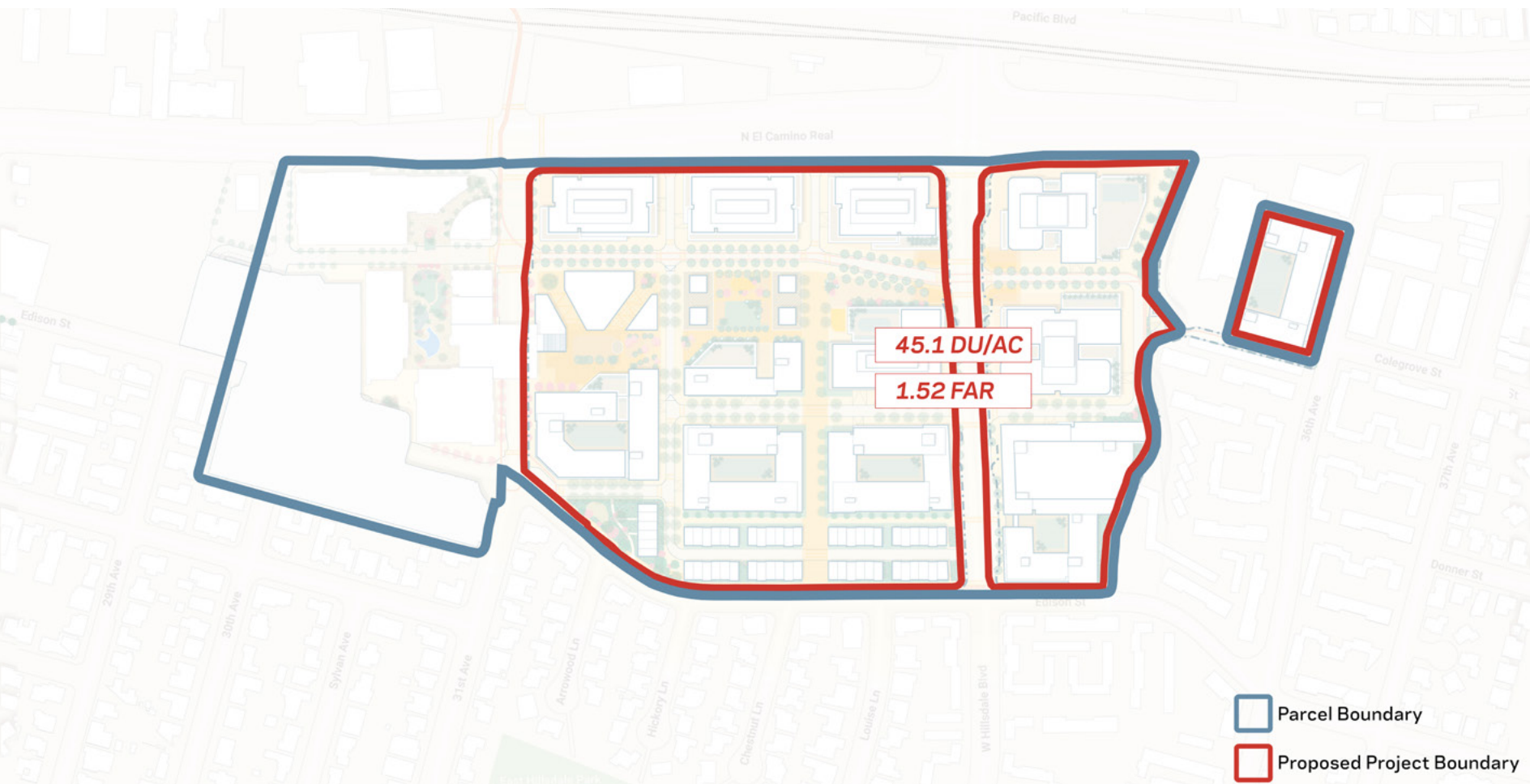
	Affordable Housing Ratio	Total Residential Units	Affordable Housing Units
EXISTING	0%	0	0
PROPOSED	15%	1,392	209
NET NEW	15%	1,392	209

Total Parking Stalls

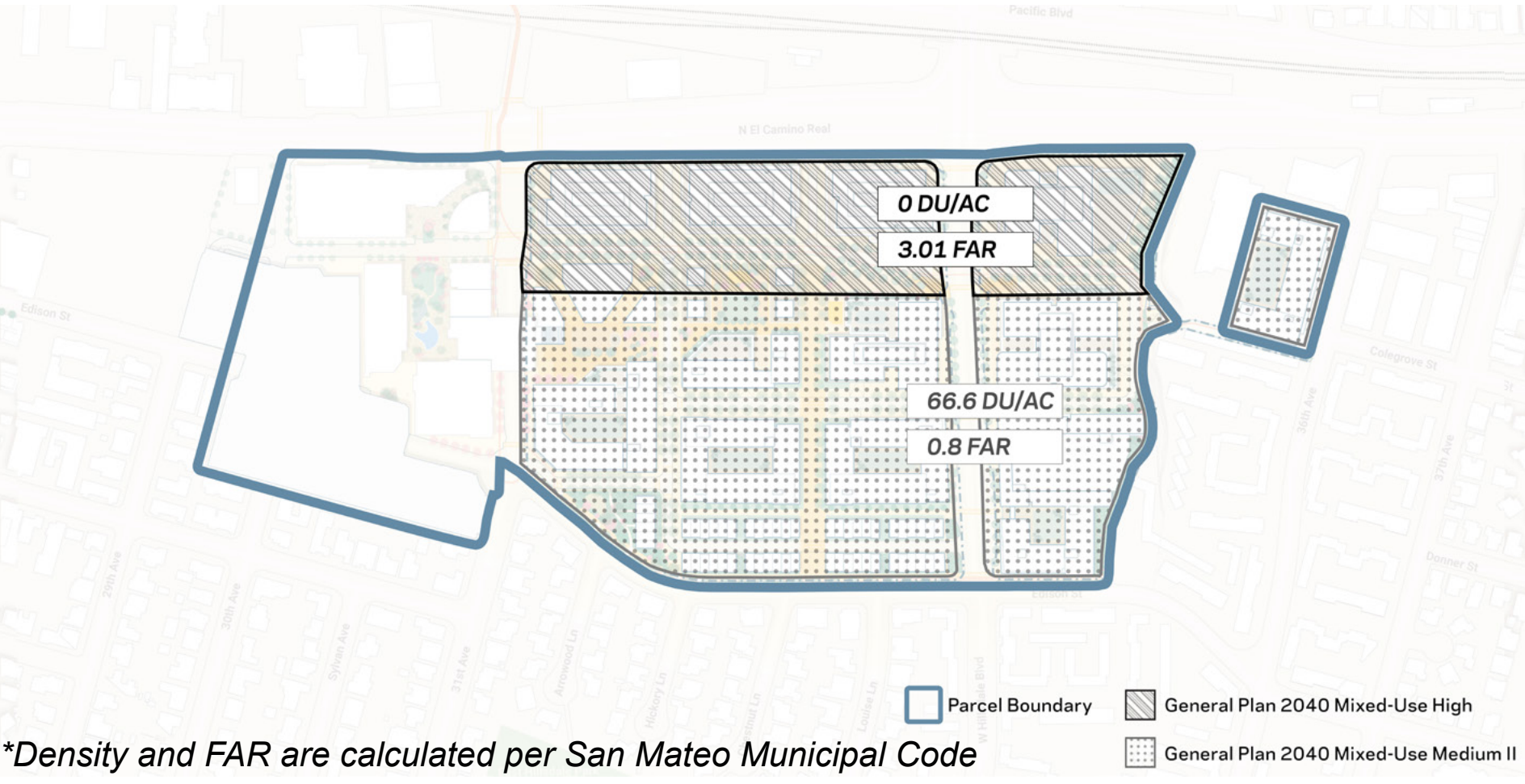
	Total Parking Stalls Provided (includes above and below grade parking)
EXISTING	3,399
PROPOSED	5,390
NET NEW	1,991

Project Density and FAR

Overall Project Density and FAR



General Plan Land Use Designation-Specific Density and FAR



*Density and FAR are calculated per San Mateo Municipal Code

Project Location



Existing Site Condition of Environmental Site Features



Project Description

PROPOSED MIXED-USE PROJECT WITH A TOTAL OF 1,392 NEW RESIDENTIAL UNITS, 568,669 GROSS SQUARE FEET OF NET NEW COMMERCIAL AND RETAIL USES, AND 1,991 NET NEW PARKING STALLS.

GROSS SQUARE FOOTAGES ARE CALCULATED PER SAN MATEO MUNICIPAL CODE

Project Information

PROJECT NAME: HILLSDALE REIMAGINED

ADDRESS: 358 EAST SAILER DRIVE, SAN MATEO, CA, 94403

OWNER: HSC PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

CONSTRUCTION TYPE: TYPE I, TYPE III, TYPE V

APN:042-121-060

APN:039-490-170

APN:039-490-050

PARCEL BOUNDARY AREA: 44.69 AC

PROJECT BOUNDARY AREA: 32.66 AC

HSC Property Owner LLC



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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04

Sheet Title:

PROJECT INFORMATION

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G1.01

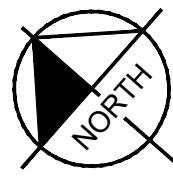
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1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXISTING SITE PLAN AND
CONDITIONS

K:\BAY_DEV\197543001 - Hillside Redevelopment - MONITOR CAD\DEVELOPMENT\SB-330 Application\Existing Conditions Map.dwg Exd Map Jan 24, 2025



GRAPHIC SCALE IN FEET
0 50 100 200

HILLSDALE SHOPPING CENTER EXISTING CONDITIONS MAP

01/24/2025

LEGEND

- PROPOSED PROJECT BOUNDARY
- PARCEL BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- INGRESS AND EGRESS EASEMENT
- NO-BUILD EASEMENT
- UNDERGROUND UTILITY EASEMENT

- UNDERGROUND UTILITY EASEMENT (PG&E)
- STORM DRAIN EASEMENT
- STREET LIGHTING EASEMENT
- GAS PIPELINE EASEMENT
- POLE LINE EASEMENT
- TRASH RACK EASEMENT
- FIRE ACCESS EASEMENT

TITLE REPORT NOTE

EASEMENTS AND OTHER TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON THE PRELIMINARY REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MAY 13, 2021 IDENTIFIED AS ORDER NUMBER NCS-1004791-SM

Kimley»Horn

Hillsdale, Reimagined.

Hillsdale will become a renowned model for new mixed-use development in California.

A walkable neighborhood of unparalleled quality.

Safe, green, well-connected, anchored by vibrant businesses, services and amenities – always within reach by foot or bike.

An extraordinary place to work, live, and shop.

Hillsdale will fill the demand for high quality mixed-income housing and creative office.

An epicenter of community.

Hillsdale will reaffirm its role as the heart of the Peninsula.

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

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VISION

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No.	Description	Date
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Sheet Title:

**SITE CONTEXT AND
SURROUNDING PROGRAM**

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PROPOSED PROGRAM
CONCEPT



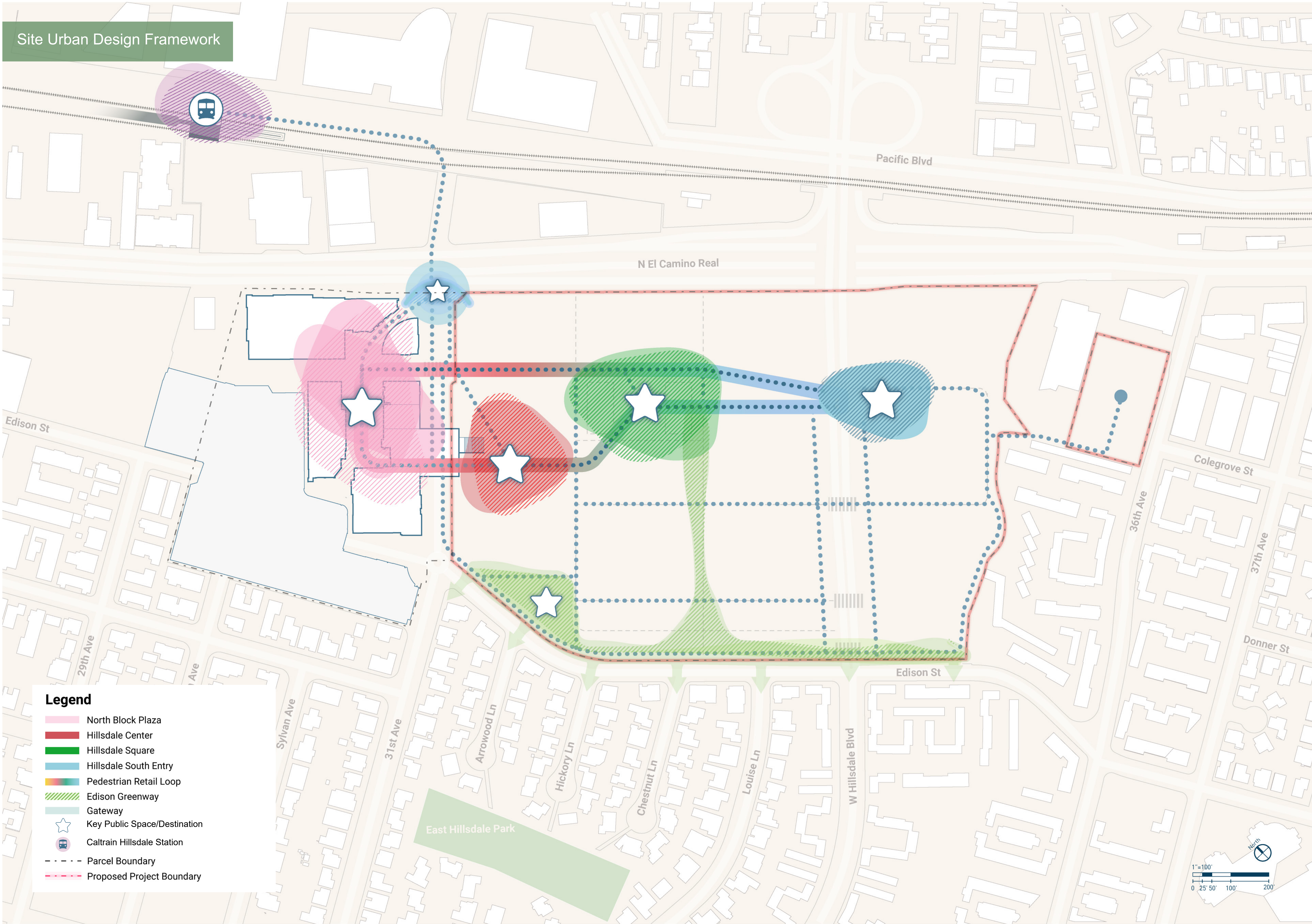
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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

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**SITE URBAN
DESIGN MOVES**

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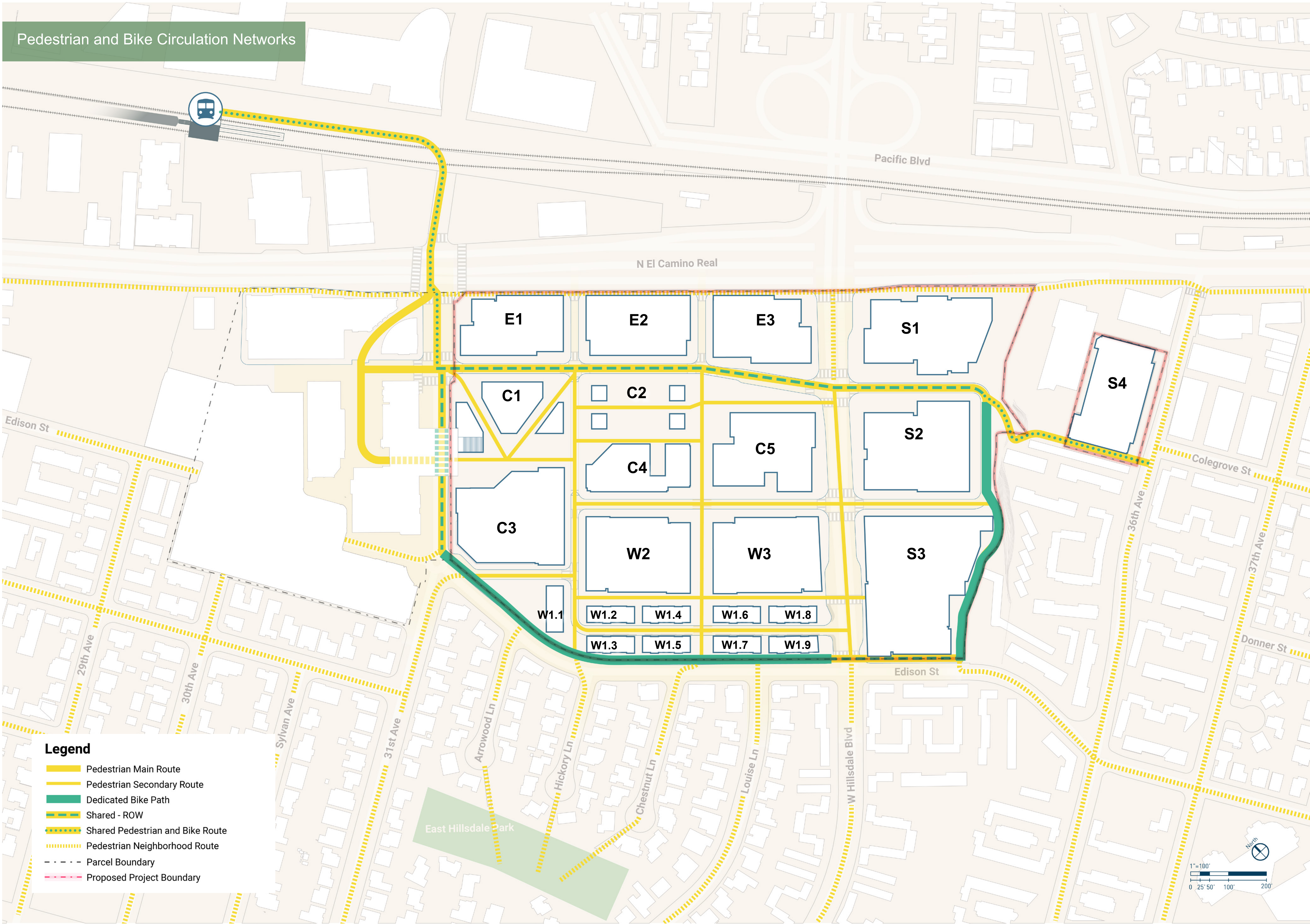
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PEDESTRIAN AND BIKE
CIRCULATION NETWORKS

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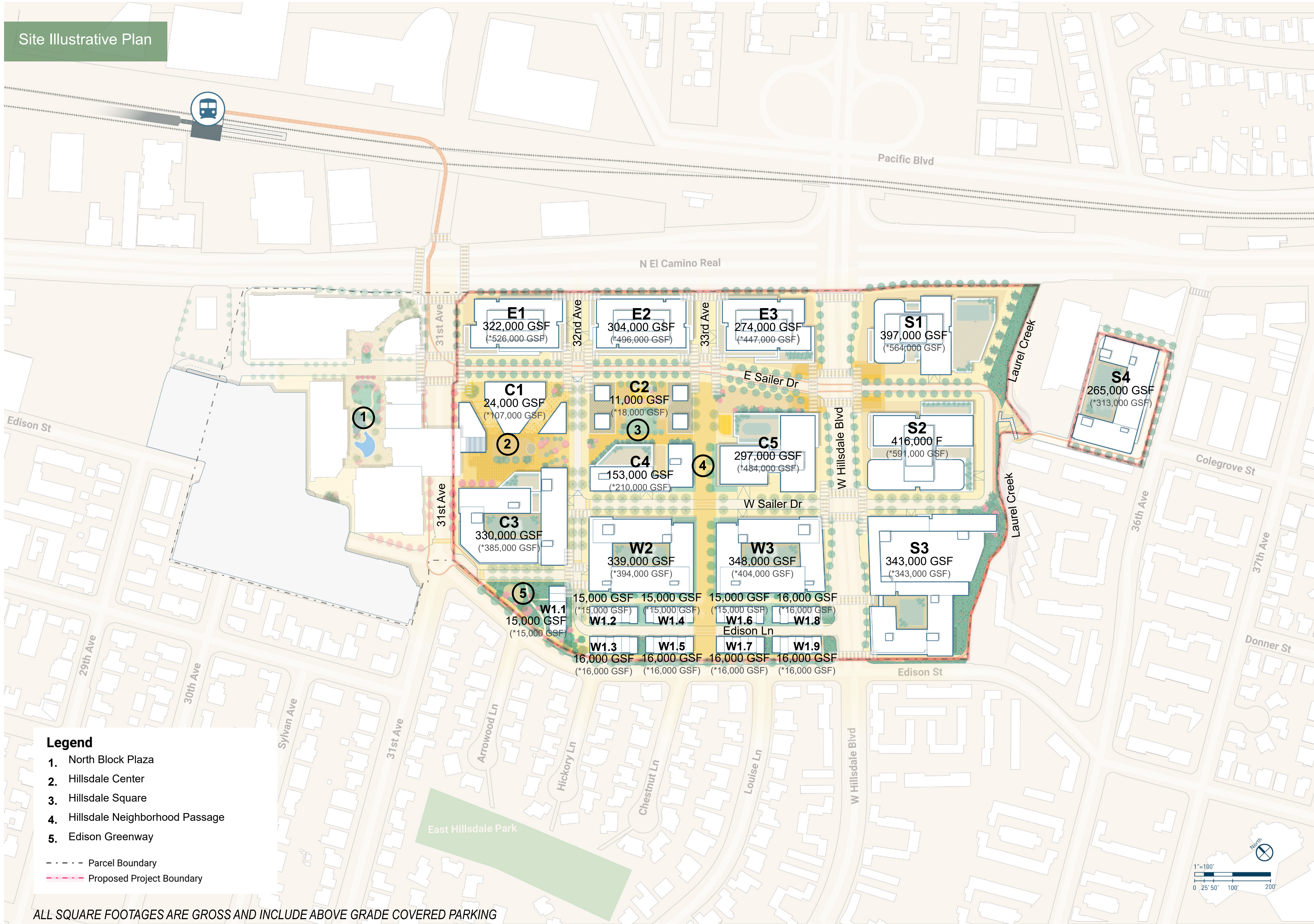
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ILLUSTRATIVE SITE PLAN

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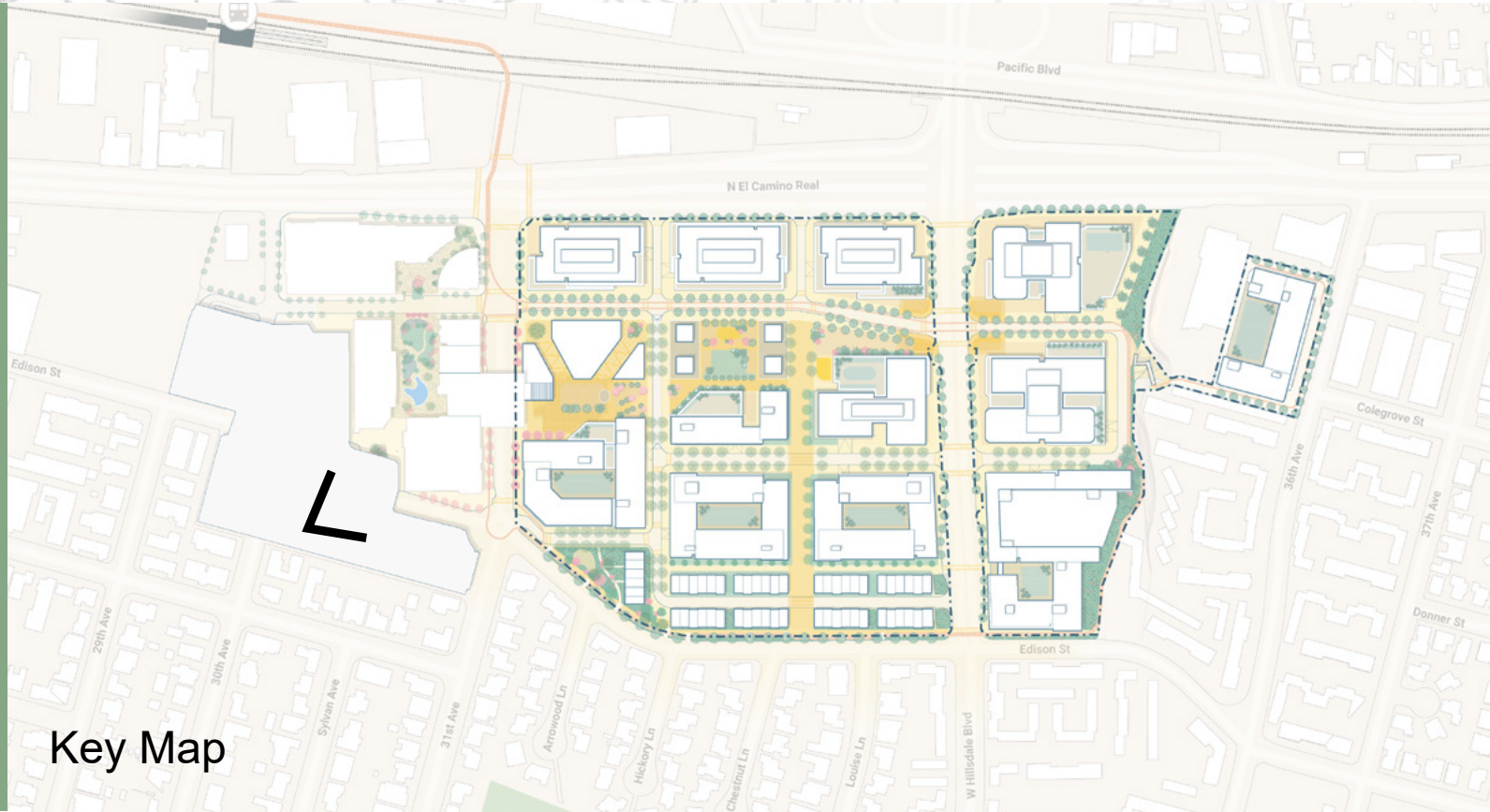
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**HILLSDALE REIMAGINED:
BIRDS-EYE VIEW**

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Hillside Reimagined: Birds-Eye View



Key Map

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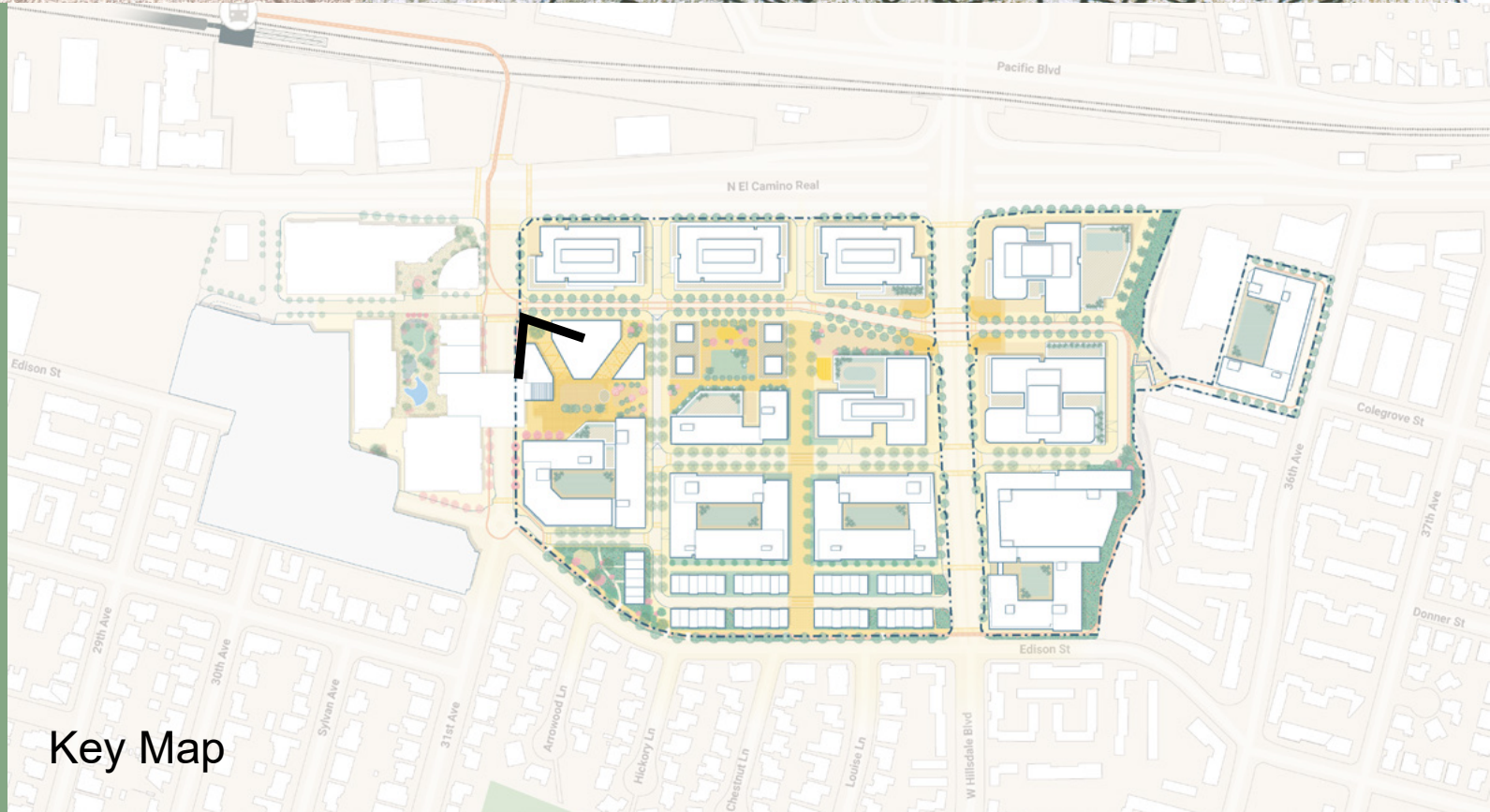
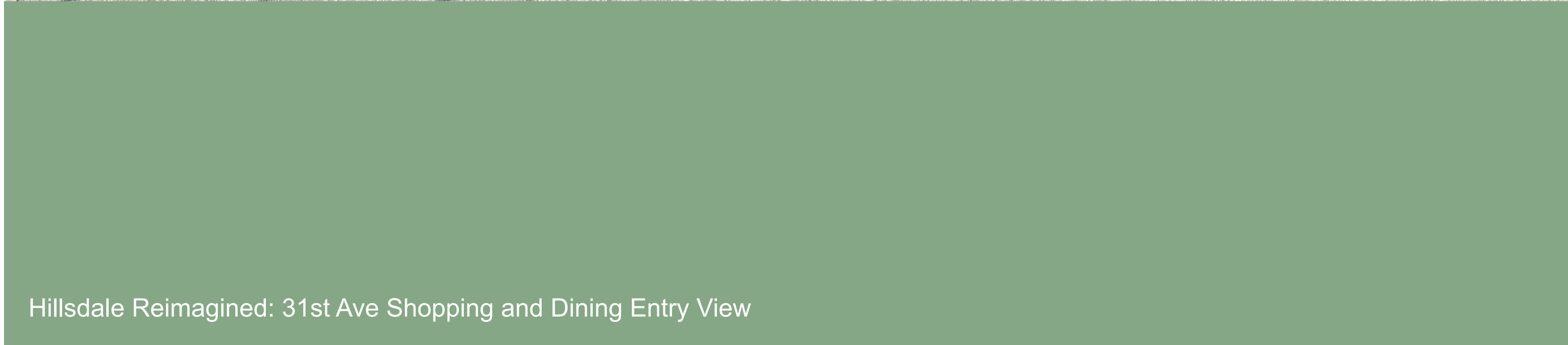
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HILLSDALE REIMAGINED:
31ST AVE SHOPPING AND
DINING ENTRY VIEW

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G1.11



Hillsdale Reimagined: 31st Ave Shopping and Dining Entry View

Key Map

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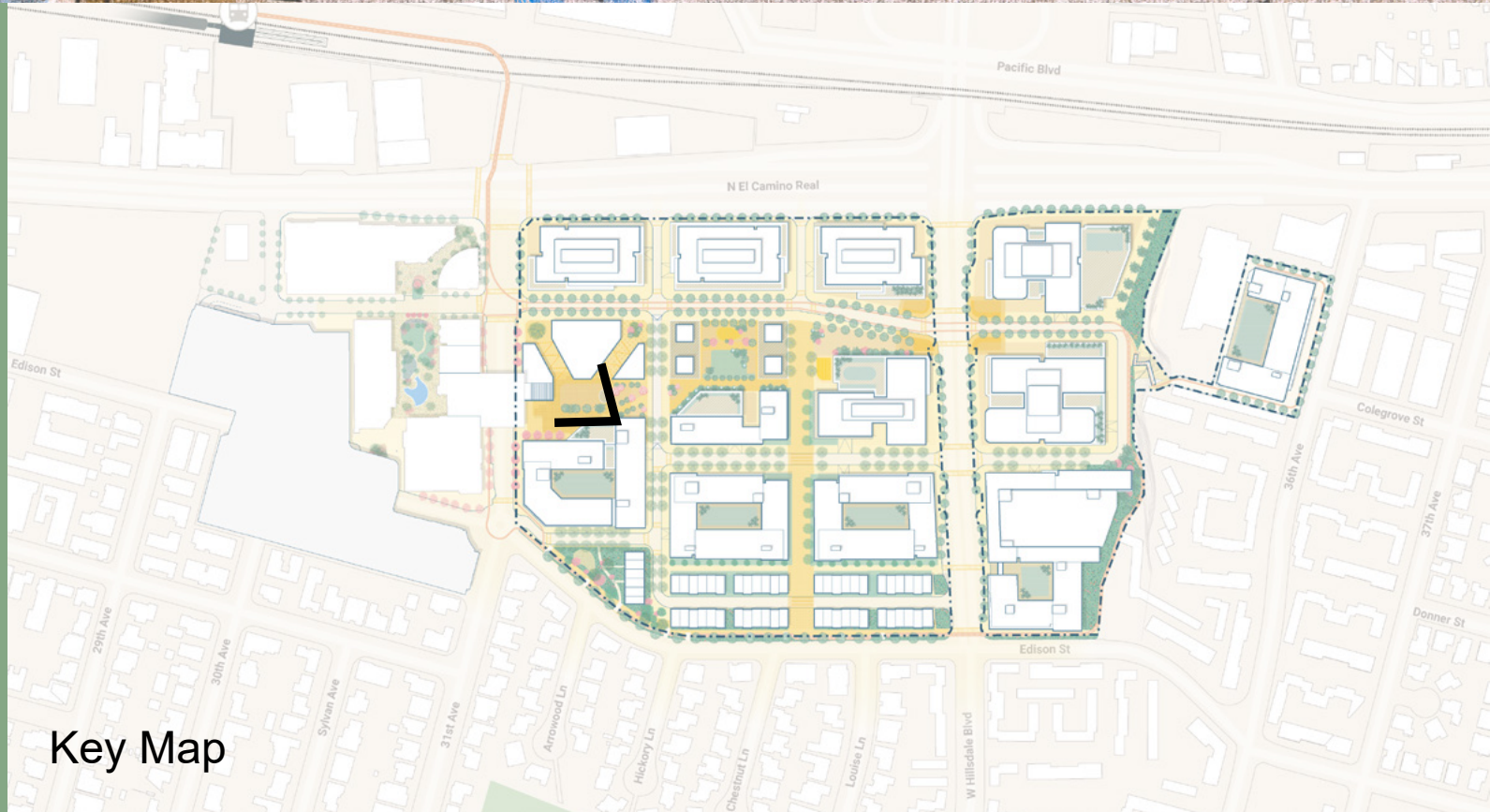
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**HILLSDALE REIMAGINED:
HILLSDALE CENTER VIEW**

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Hillsdale Reimagined: Hillsdale Center View

Key Map

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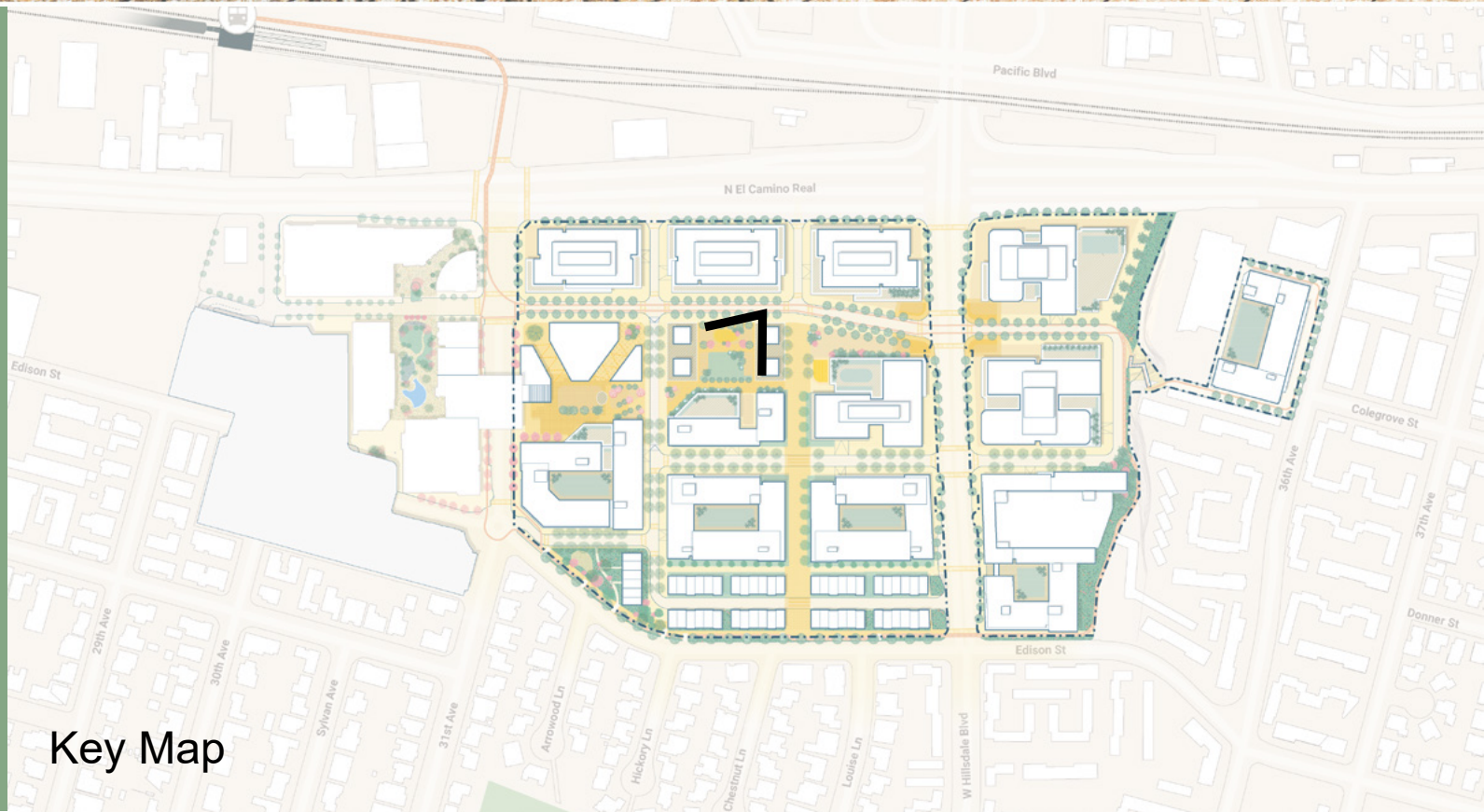
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HILLSDALE REIMAGINED:
HILLSDALE SQUARE VIEW

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Hillsdale Reimagined: Hillside Square View

Key Map

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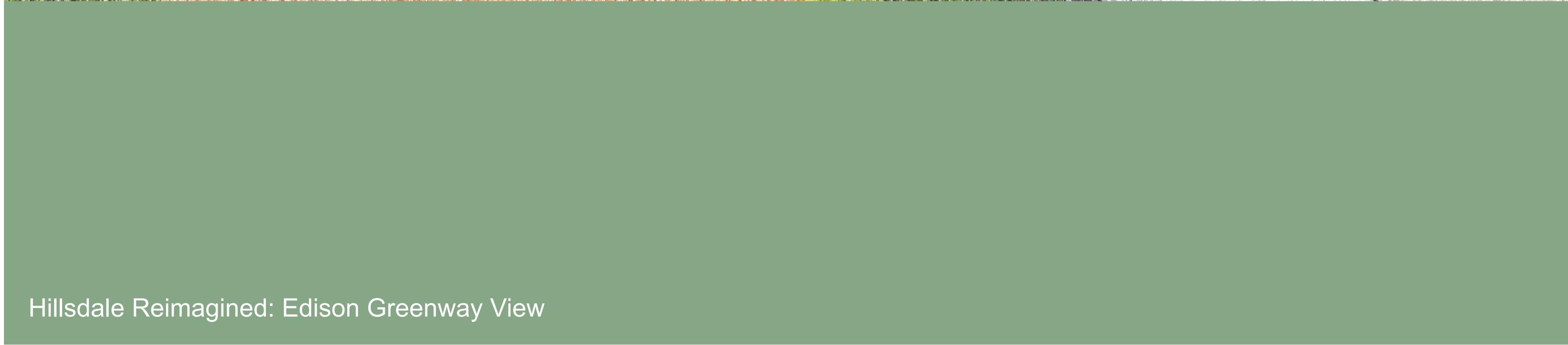
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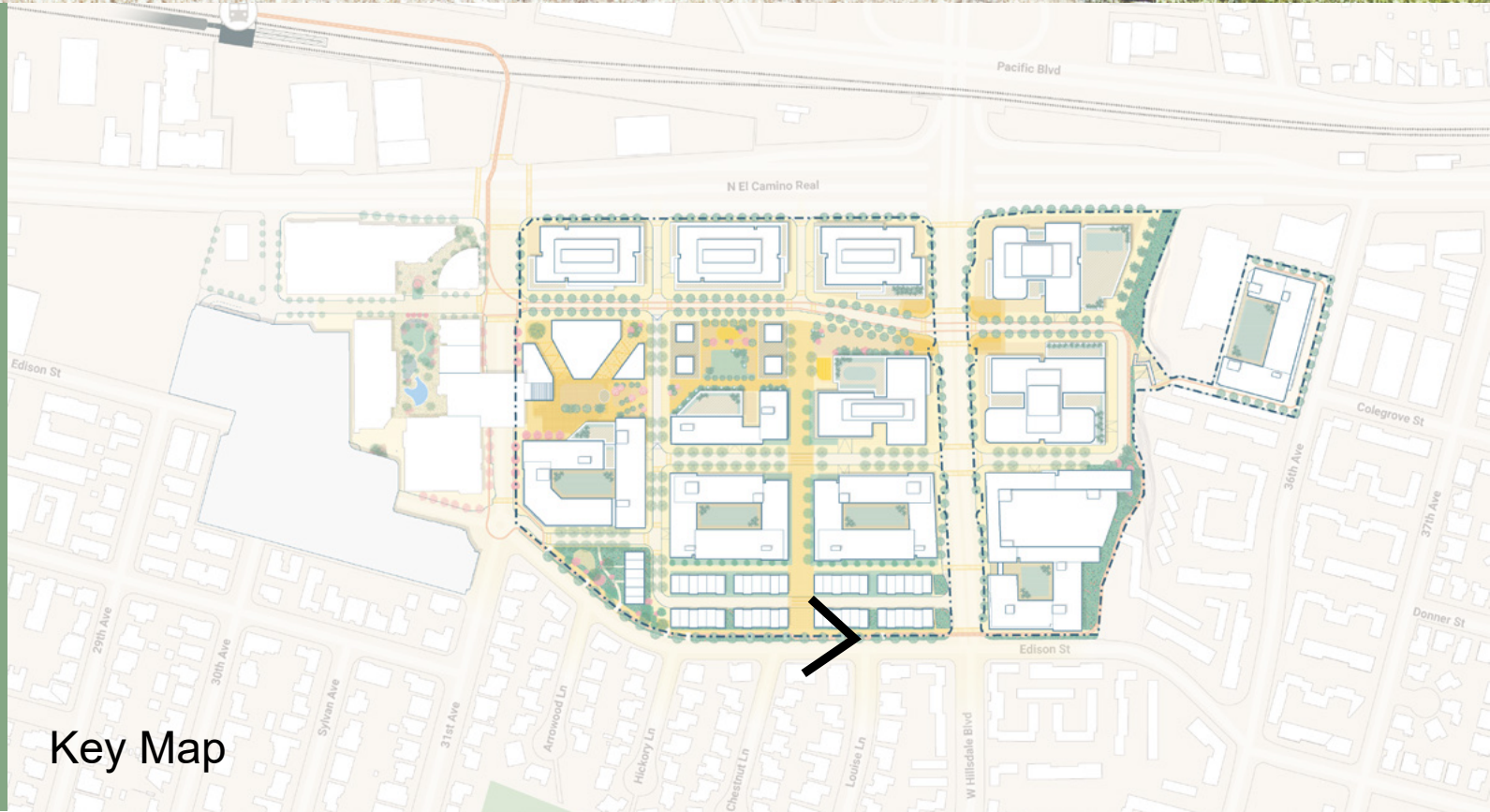
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**HILLSDALE REIMAGINED:
EDISON GREENWAY VIEW**

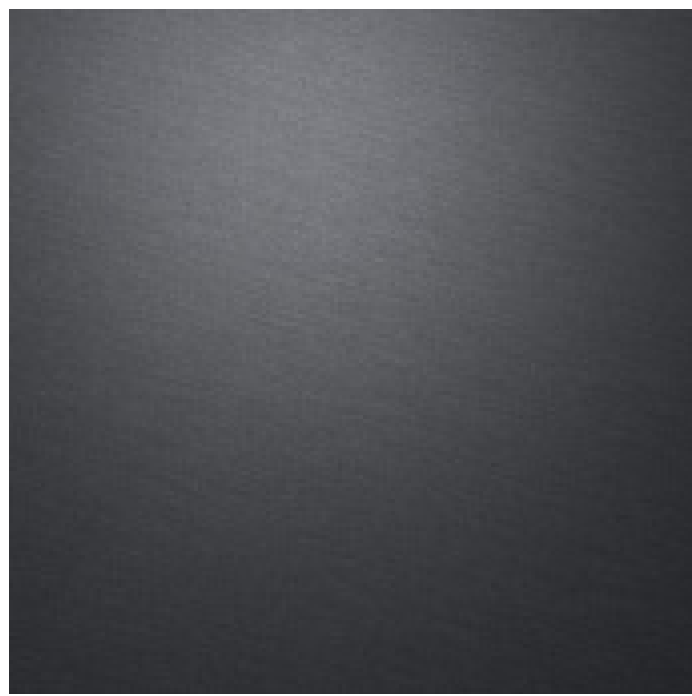
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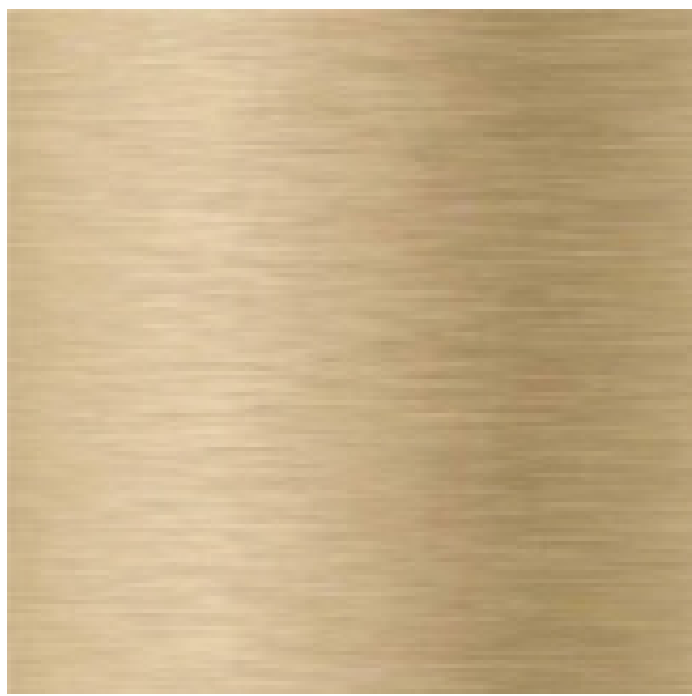
Hillsdale Reimagined: Edison Greenway View



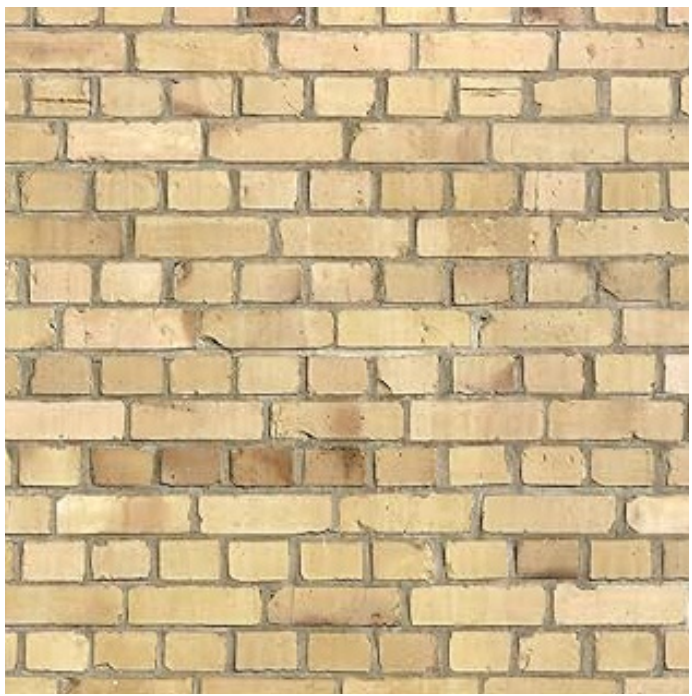
Key Map



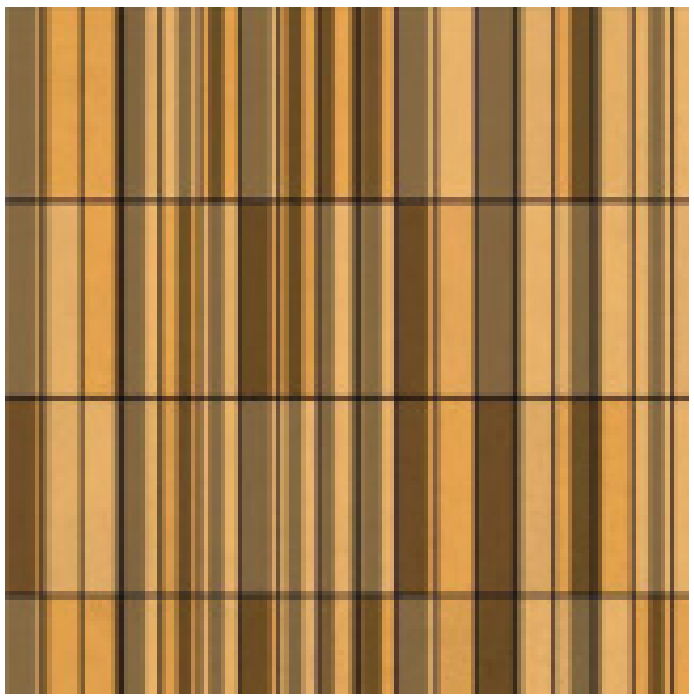
01 METAL: DARK COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



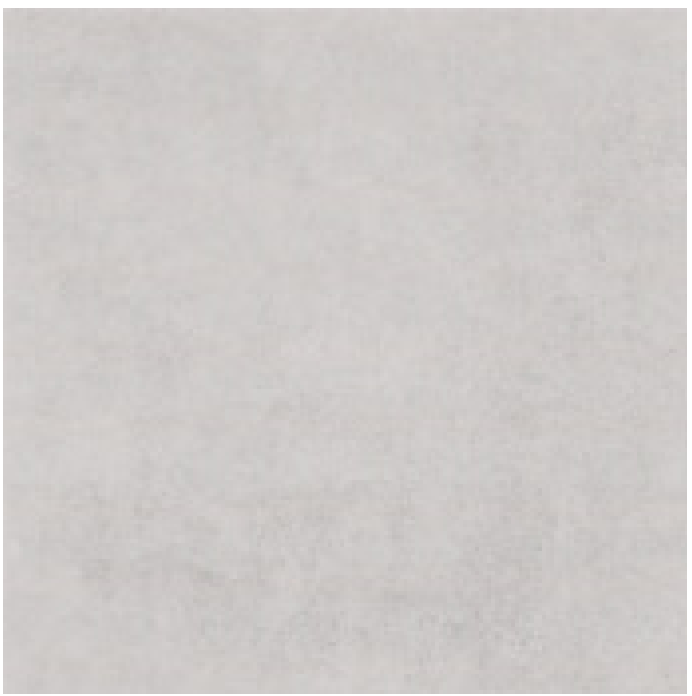
05 METAL: LIGHT COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



09 BRICK: LIGHT COLOR
(CLADDING)



13 TERRACOTTA: TEXTURED,
LIGHT COLOR (CLADDING)



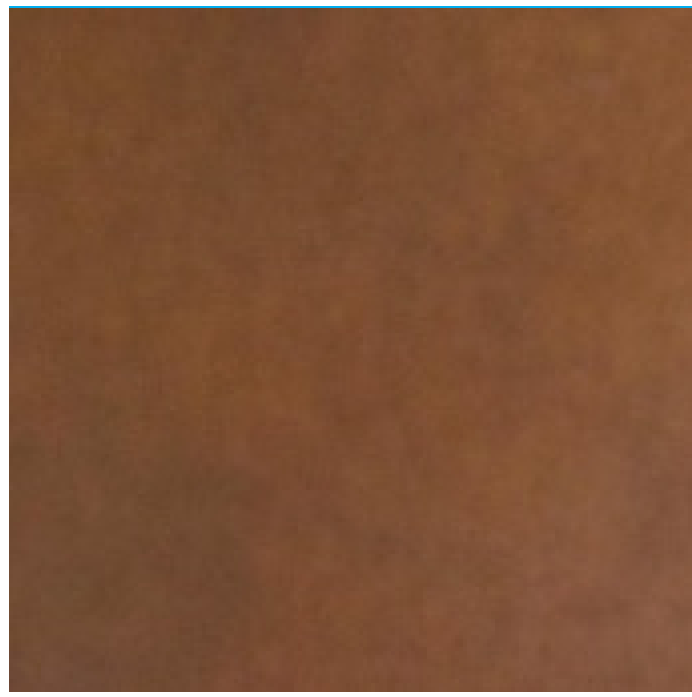
17 FIBER CEMENT PANEL: COOL
COLOR (CLADDING)



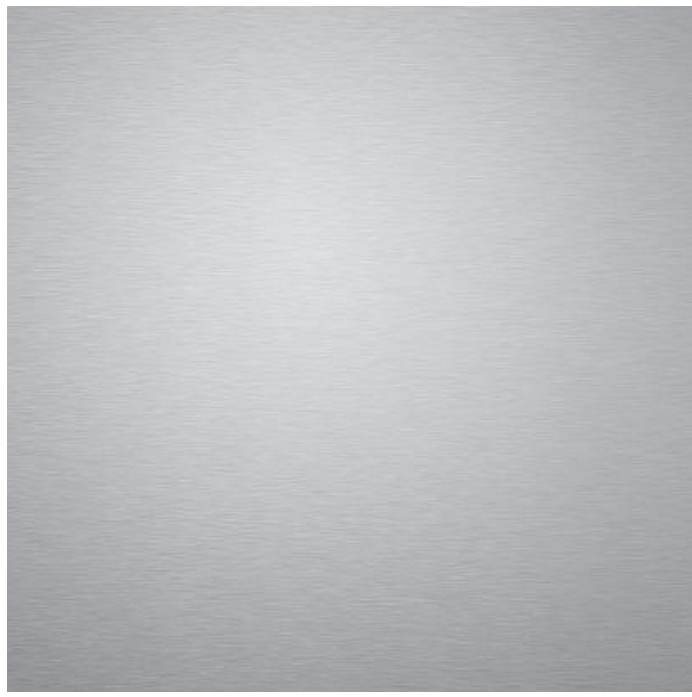
21 FIBER CEMENT SIDING: LIGHT
COLOR (CLADDING)



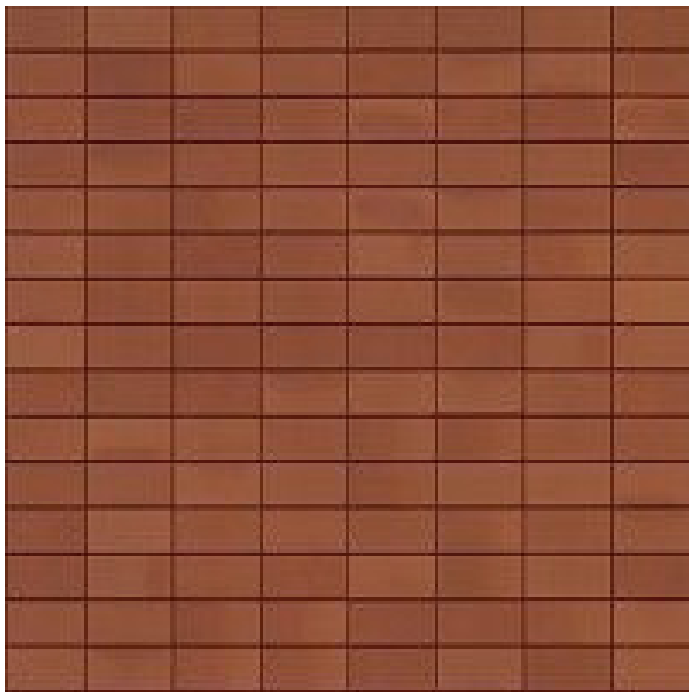
25 PLASTER: WARM COLOR
(EXTERIOR FINISH)



02 METAL: WARM COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



06 METAL: COOL COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



10 TERRACOTTA: DARK COLOR
(CLADDING)



14 TERRACOTTA: COOL COLOR
(CLADDING)



18 WOOD LOOK MATERIAL:
NATURAL COLOR (CLADDING)



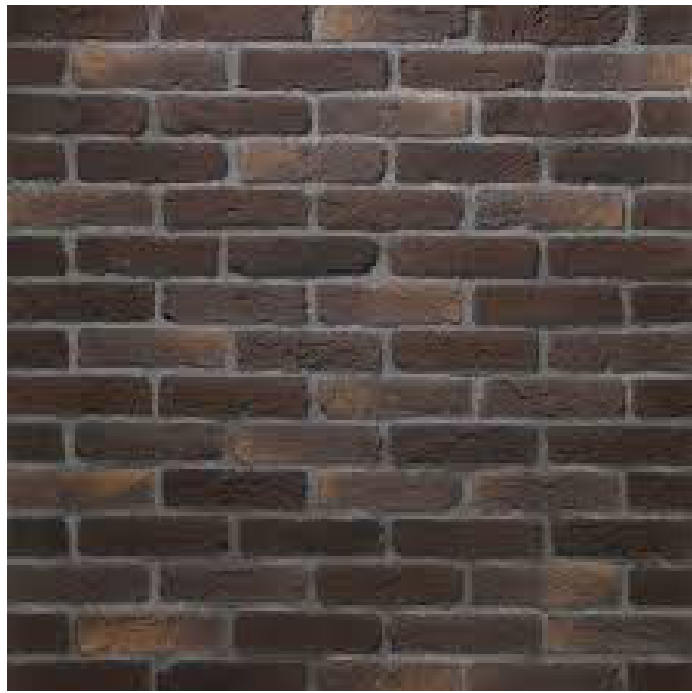
22 GLASS: CLEAR GLASS COLOR
(WITHIN CURTAIN WALL,
STOREFRONT, WINDOWS,
DOORS, RAILINGS, ETC.)



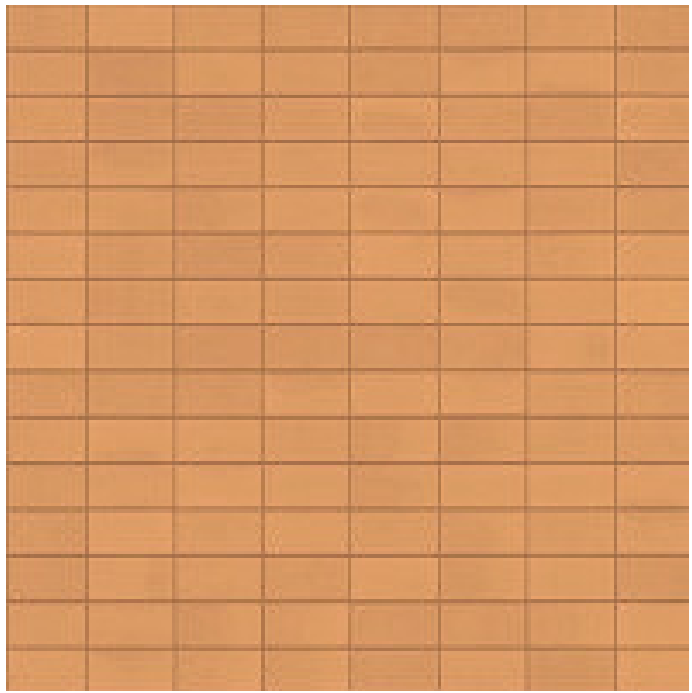
26 PLASTER: LIGHT COLOR
(EXTERIOR FINISH)



03 METAL: PATINA COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



07 BRICK: DARK COLOR
(CLADDING)



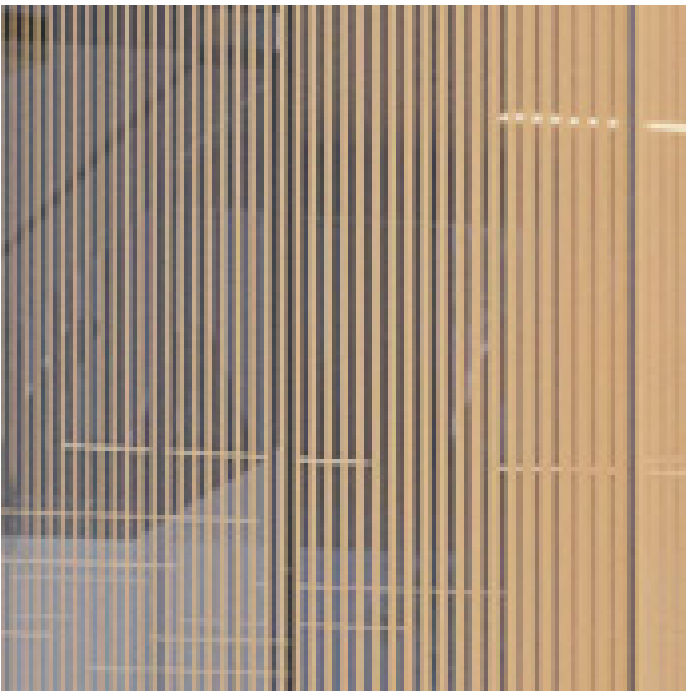
11 TERRACOTTA: WARM COLOR
(CLADDING)



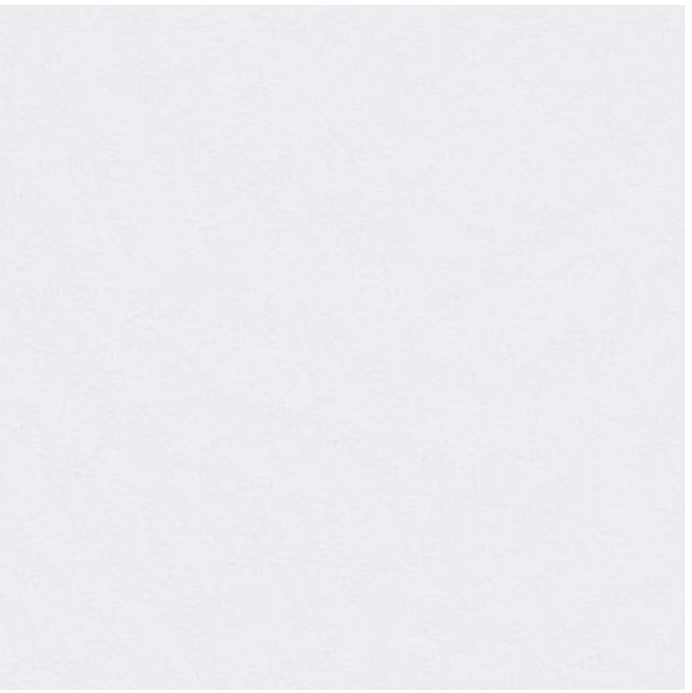
15 CONCRETE: COOL COLOR
(CLADDING, STRUCTURAL
ELEMENTS)



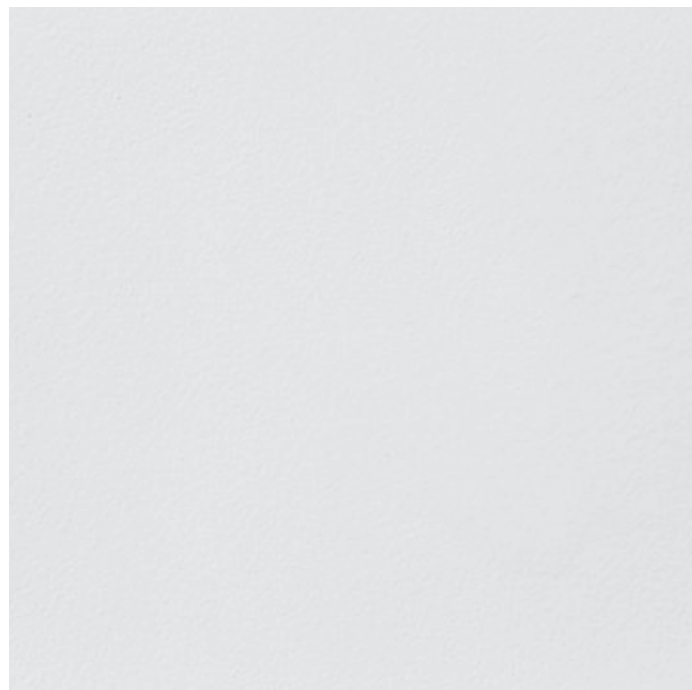
19 WOOD LOOK MATERIAL: LIGHT
COLOR (CLADDING)



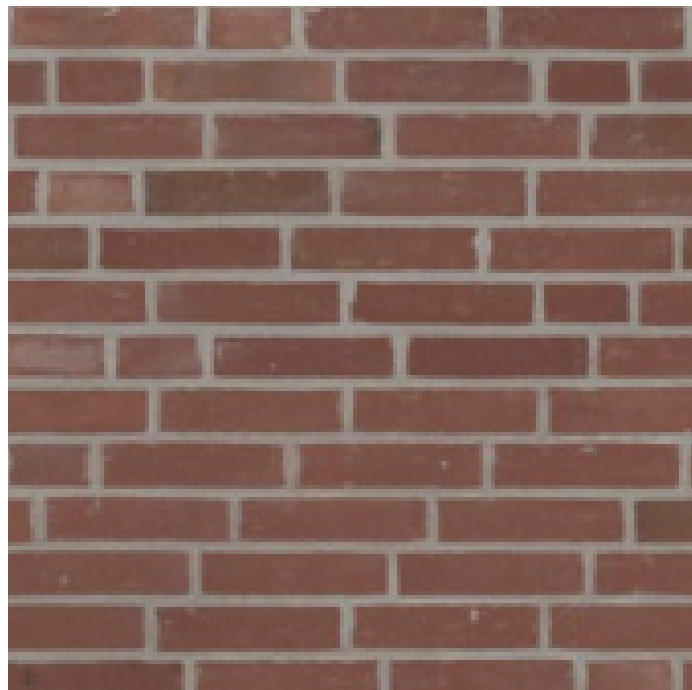
23 FRITTED GLASS: COLOR
VARIES (WITHIN CURTAIN WALL,
STOREFRONT, WINDOWS,
DOORS, RAILINGS, ETC.)



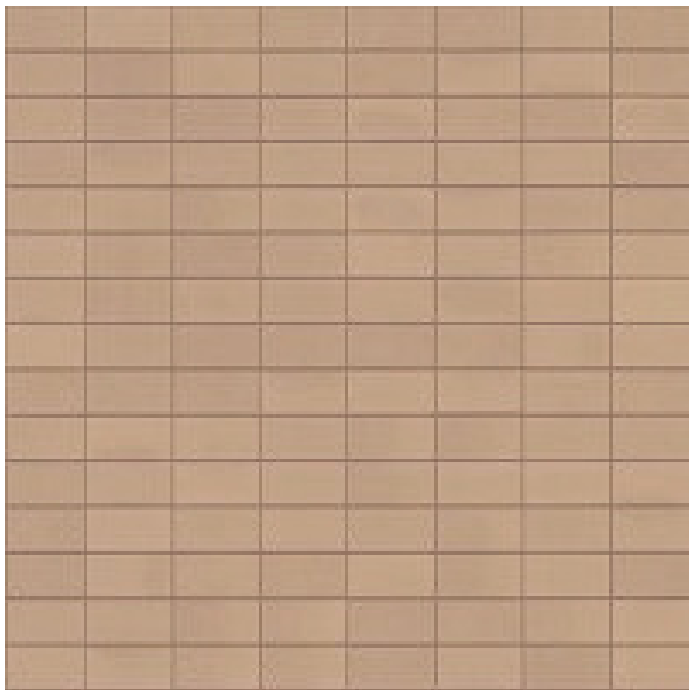
27 VINYL: LIGHT COLOR
(WINDOW AND DOOR FRAMES)



04 METAL: LIGHT COLOR
(WINDOW AND DOOR FRAMES,
CLADDING, ETC.)



08 BRICK: WARM COLOR
(CLADDING)



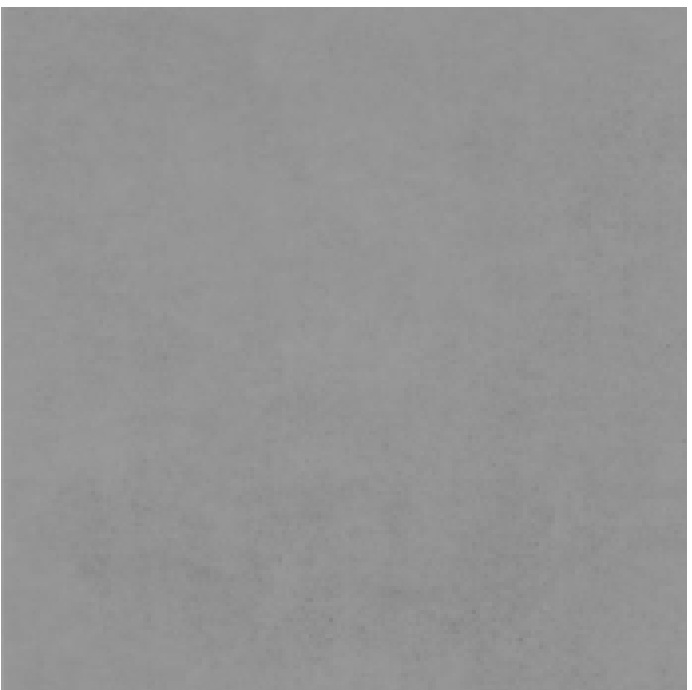
12 TERRACOTTA: LIGHT COLOR
(CLADDING)



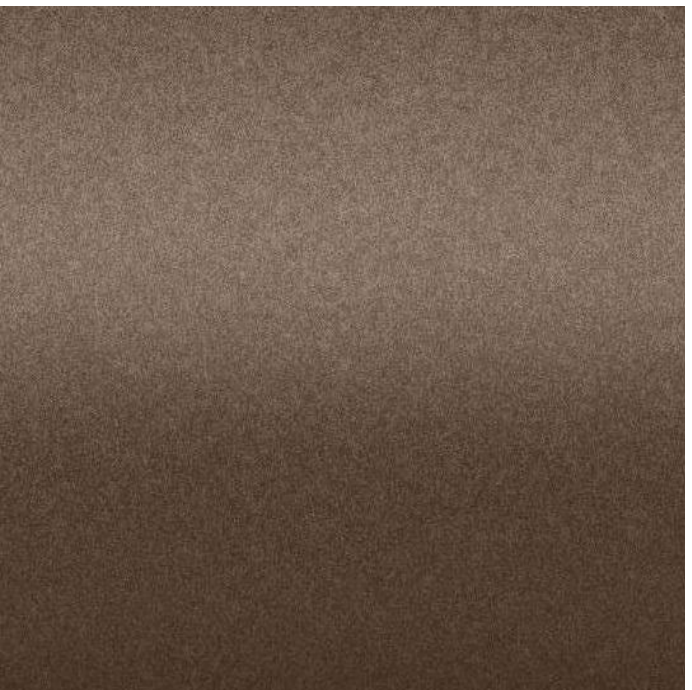
16 PRECAST CONCRETE: COLOR
VARIES (CLADDING)



20 PHENOLIC MATERIAL: DARK
COLOR (CLADDING)



24 PLASTER: COOL COLOR
(EXTERIOR FINISH)



28 VINYL: DARK COLOR
(WINDOW AND DOOR FRAMES)

01 MATERIAL PALETTE

1. GENERAL NOTE: PLEASE SEE ELEVATIONS FOR COLOR REPRESENTATION.

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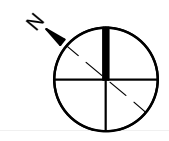
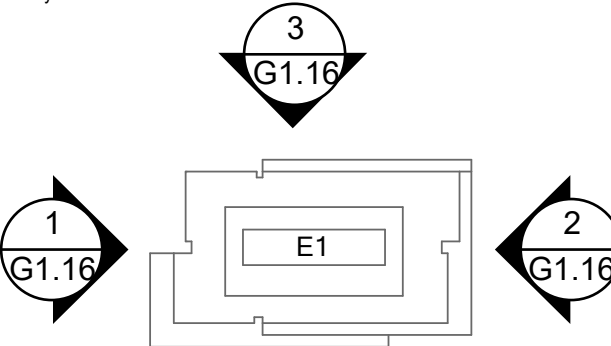
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COLOR AND MATERIALS

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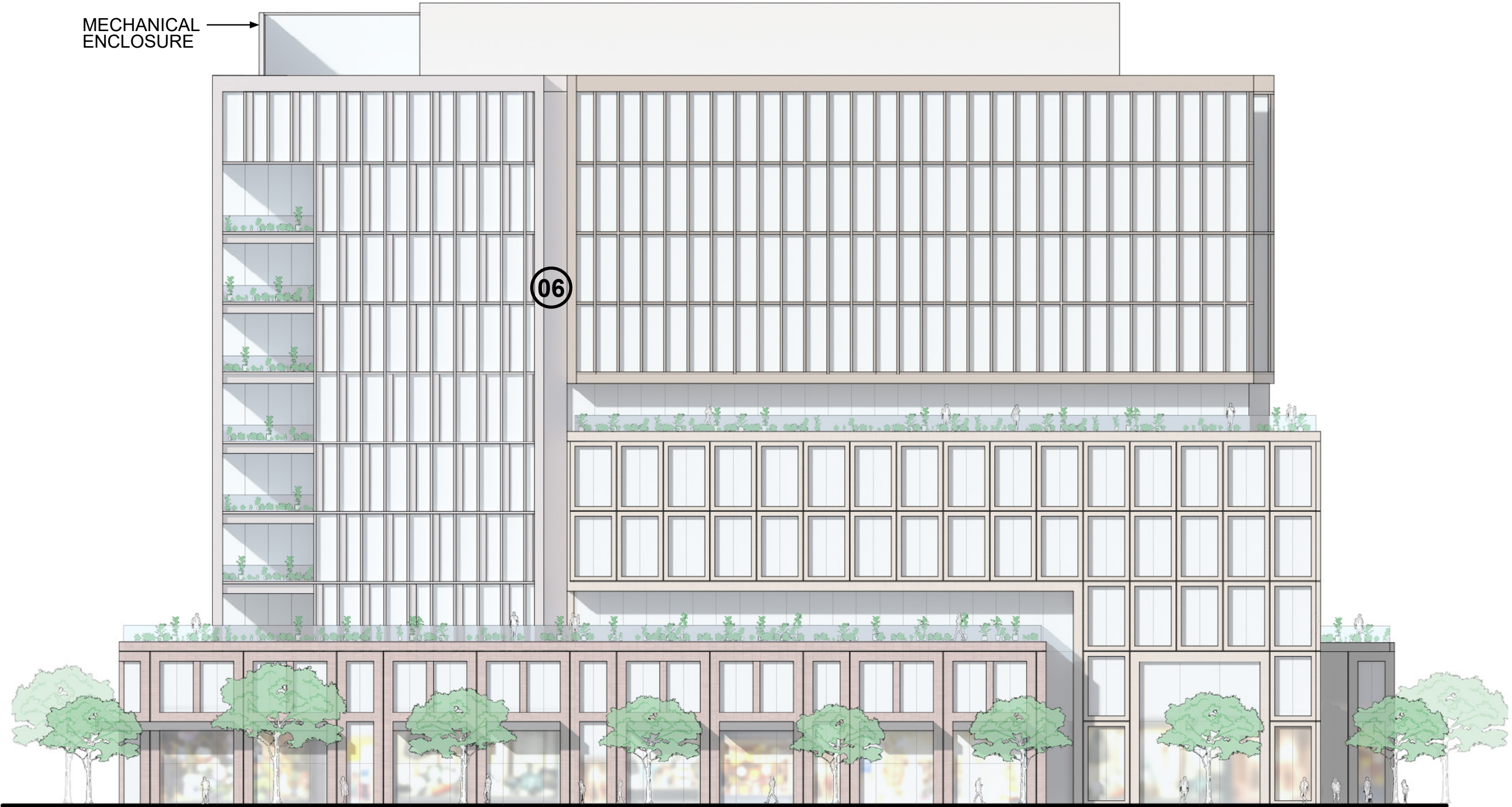


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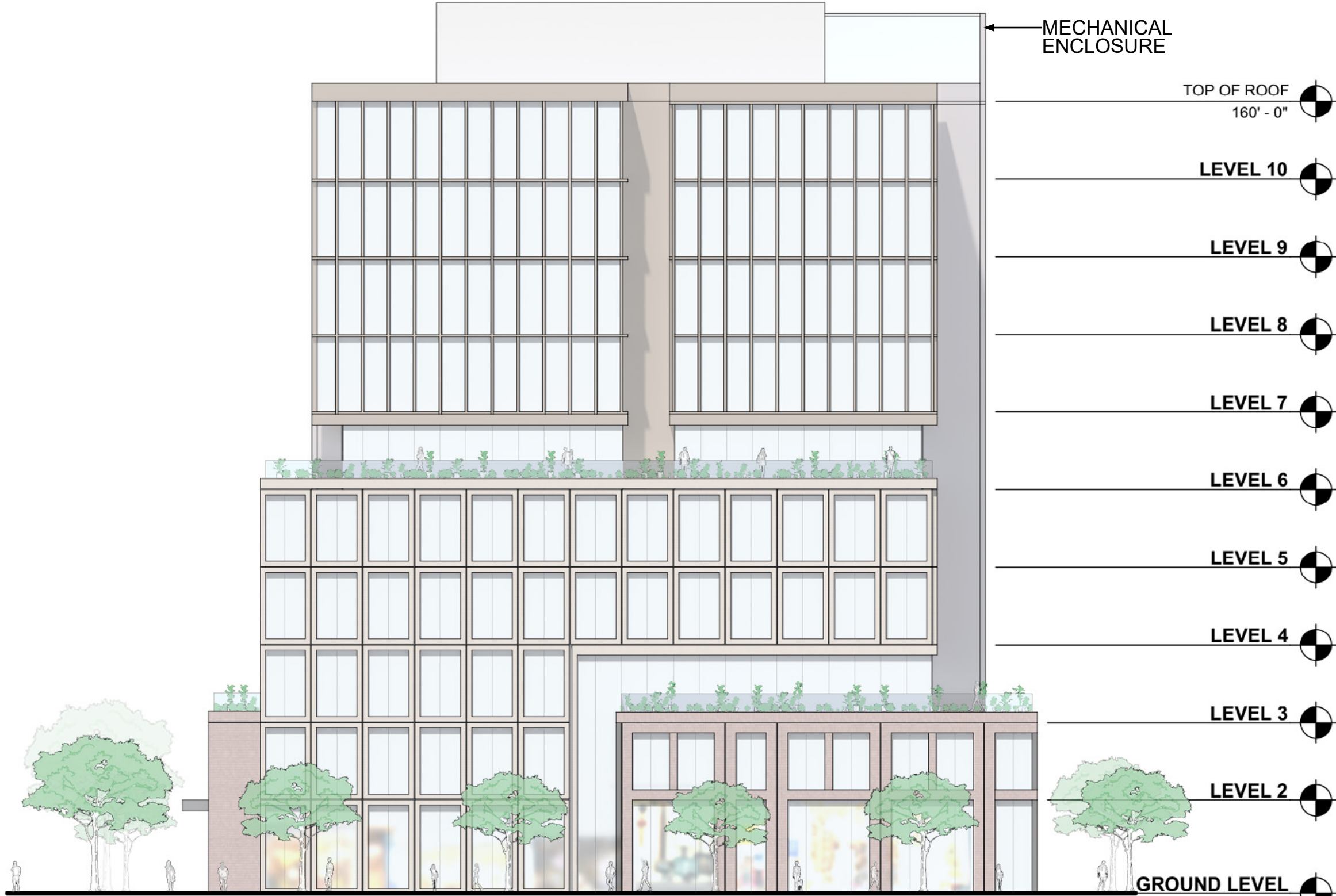
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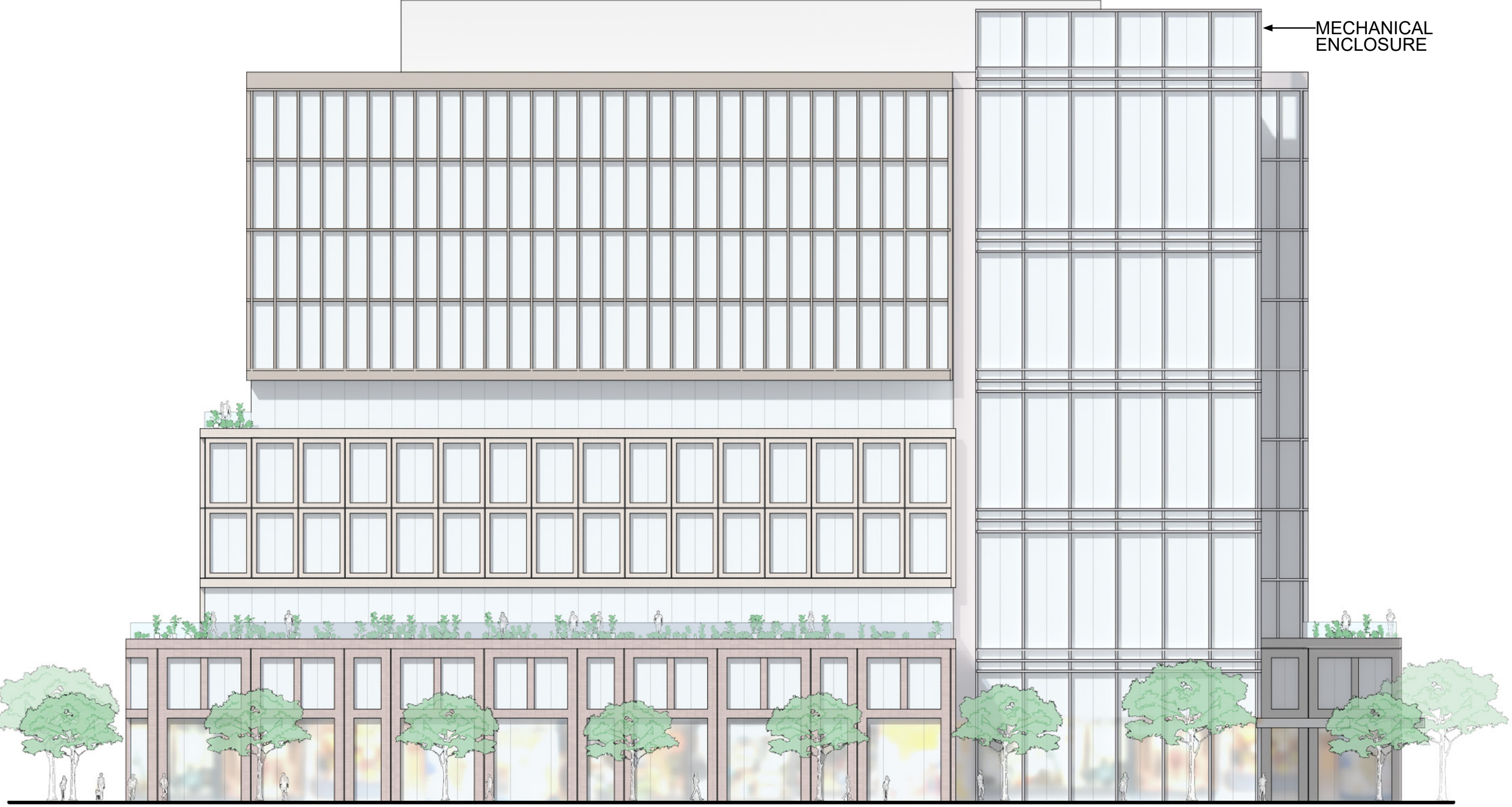
EXTERIOR ELEVATIONS - E1



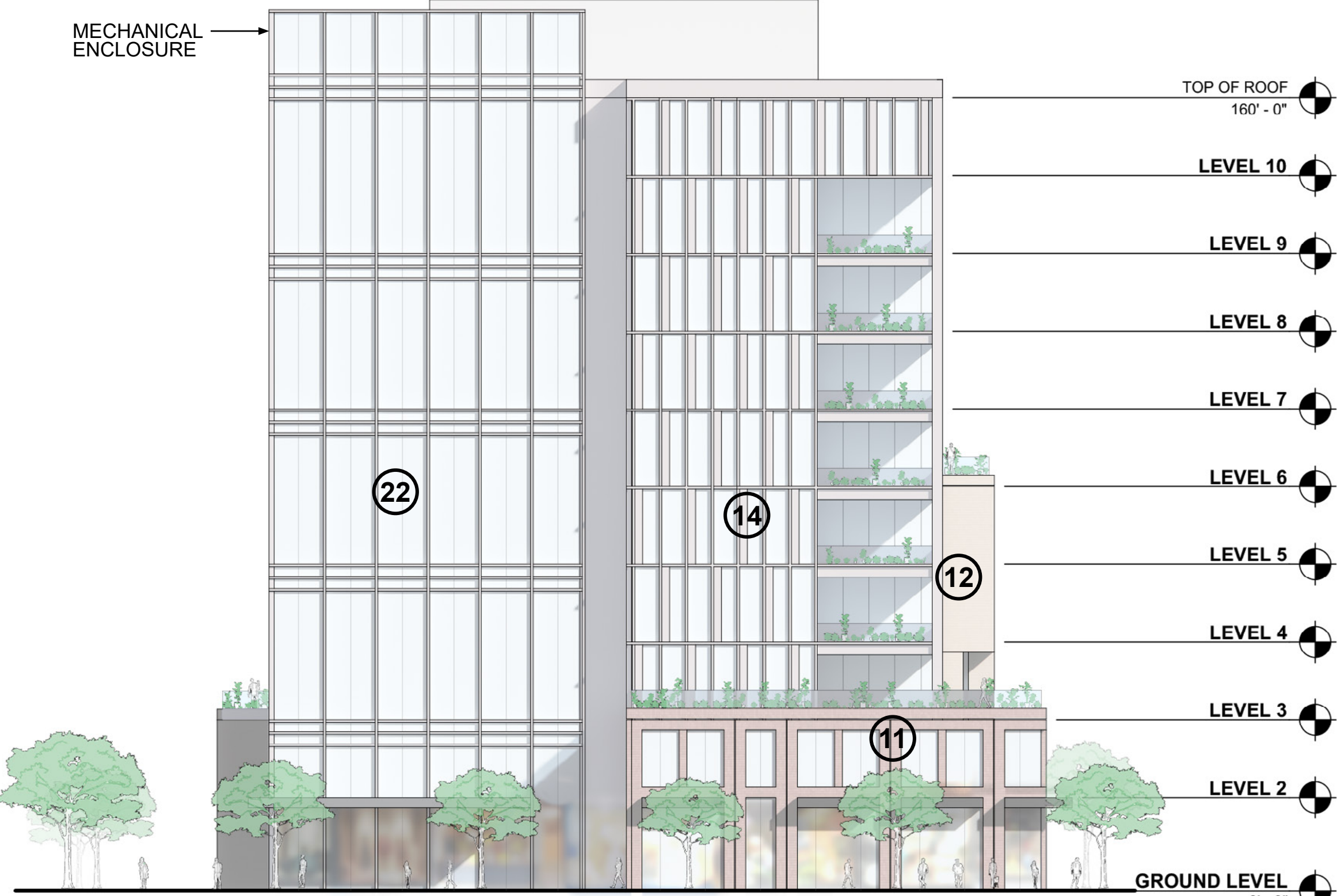
04 E1 EAST SAILER DR ELEVATION
3/64" = 1'-0"



02 E1 32ND AVE ELEVATION
3/64" = 1'-0"



03 E1 EL CAMINO REAL ELEVATION
3/64" = 1'-0"



01 E1 31ST AVE ELEVATION
3/64" = 1'-0"

- 01** METAL: DARK COLOR

02 METAL: WARM COLOR

03 METAL: PATINA COLOR

04 METAL: LIGHT COLOR
- 05** METAL: LIGHT COLOR

06 METAL: COOL COLOR

07 BRICK: DARK COLOR

08 BRICK: WARM COLOR
- 09** BRICK: LIGHT COLOR

10 TERRACOTTA: DARK COLOR

11 TERRACOTTA: WARM COLOR

12 TERRACOTTA: LIGHT COLOR
- 13** TERRACOTTA: TEXTURED, LIGHT COLOR

14 TERRACOTTA: COOL COLOR

15 CONCRETE: COOL COLOR

16 PRECAST CONCRETE: COLOR VARIES
- 17** FIBER CEMENT PANEL: COOL COLOR

18 WOOD LOOK MATERIAL: NATURAL COLOR

19 WOOD LOOK MATERIAL: LIGHT COLOR

20 PHENOLIC MATERIAL: DARK COLOR
- 21** FIBER CEMENT SIDING: LIGHT COLOR

22 GLASS: CLEAR GLASS COLOR

23 FRITTED GLASS: COLOR VARIES

24 PLASTER: COOL COLOR
- 25** PLASTER: WARM COLOR

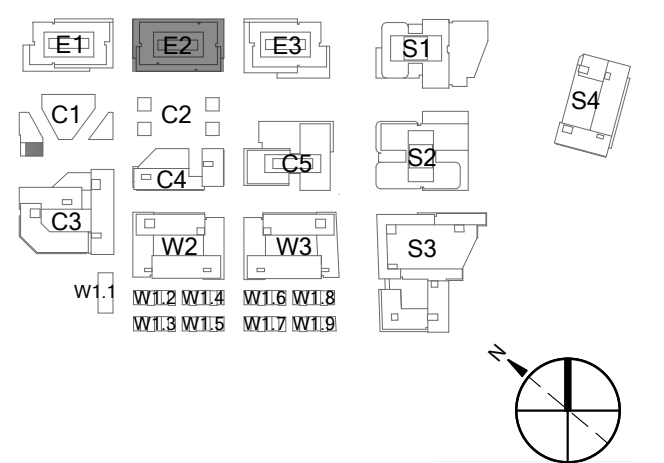
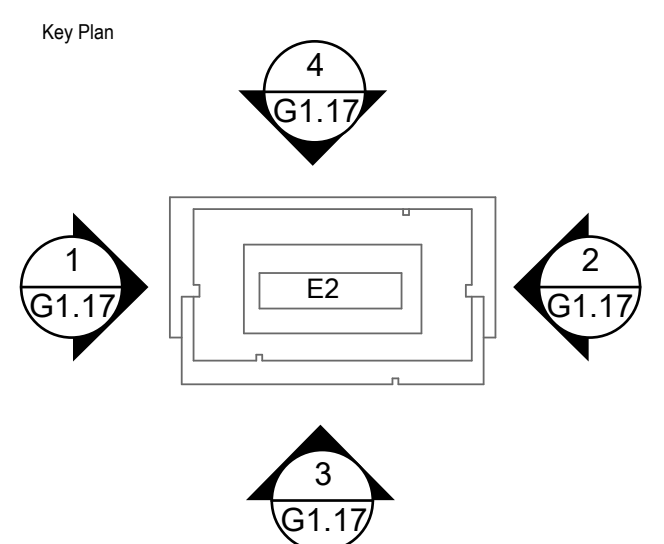
26 PLASTER: LIGHT COLOR

27 VINYL: LIGHT COLOR

28 VINYL: DARK COLOR



- | | | | | | | |
|------------------------|-----------------------|----------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------|
| 01 METAL: DARK COLOR | 05 METAL: LIGHT COLOR | 09 BRICK: LIGHT COLOR | 13 TERRACOTTA: TEXTURED, LIGHT COLOR | 17 FIBER CEMENT PANEL: COOL COLOR | 21 FIBER CEMENT SIDING: LIGHT COLOR | 25 PLASTER: WARM COLOR |
| 02 METAL: WARM COLOR | 06 METAL: COOL COLOR | 10 TERRACOTTA: DARK COLOR | 14 TERRACOTTA: COOL COLOR | 18 WOOD LOOK MATERIAL: NATURAL COLOR | 22 GLASS: CLEAR GLASS COLOR | 26 PLASTER: LIGHT COLOR |
| 03 METAL: PATINA COLOR | 07 BRICK: DARK COLOR | 11 TERRACOTTA: WARM COLOR | 15 CONCRETE: COOL COLOR | 19 WOOD LOOK MATERIAL: LIGHT COLOR | 23 FRITTED GLASS: COLOR VARIES | 27 VINYL: LIGHT COLOR |
| 04 METAL: LIGHT COLOR | 08 BRICK: WARM COLOR | 12 TERRACOTTA: LIGHT COLOR | 16 PRECAST CONCRETE: COLOR VARIES | 20 PHENOLIC MATERIAL: DARK COLOR | 24 PLASTER: COOL COLOR | 28 VINYL: DARK COLOR |



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[illegible]

Project No: 23.04025.04

EXTERIOR ELEVATIONS - E2

Original is 36x24. Do not scale contents of this drawing

Sheet Number

G1.17



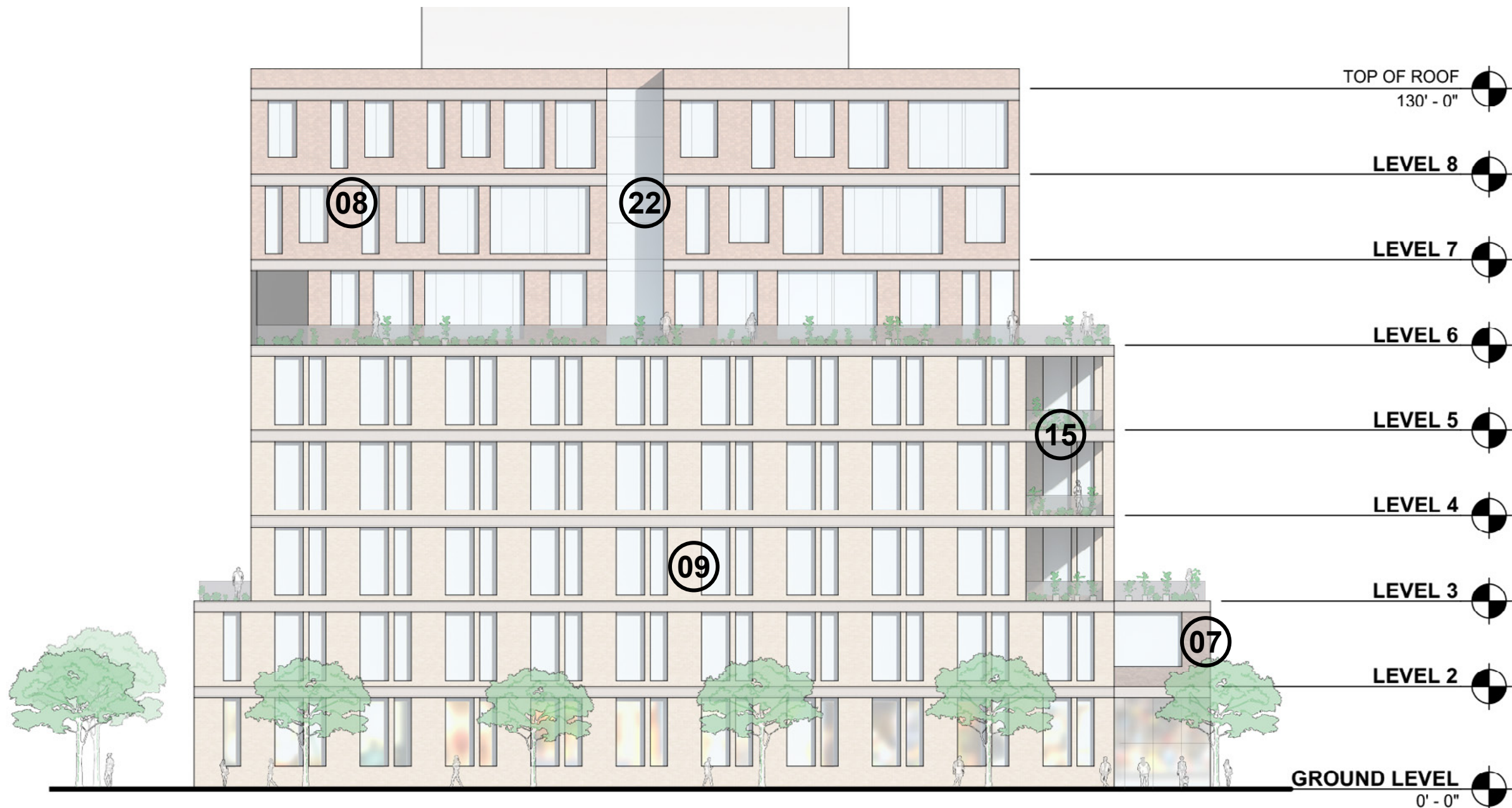
04 E3 EAST SAILER DR ELEVATION
3/64" = 1'-0"



02 E3 HILLSDALE BLVD ELEVATION
3/64" = 1'-0"

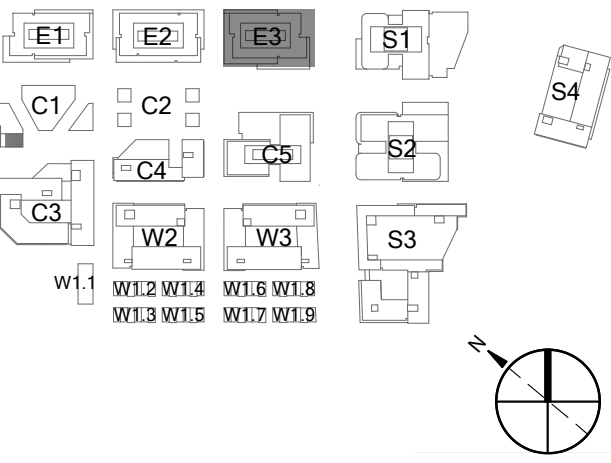
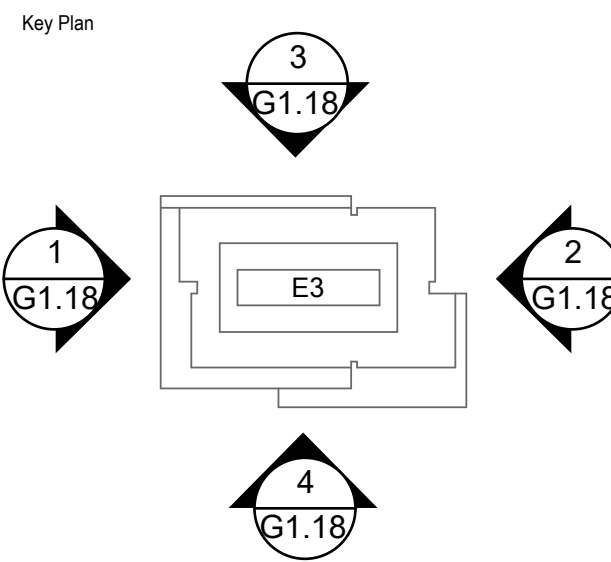


03 E3 EL CAMINO REAL ELEVATION
3/64" = 1'-0"



01 E3 33RD AVE ELEVATION
3/64" = 1'-0"

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - E3

Original is 36x24. Do not scale contents of this drawing
Sheet Number

G1.18

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

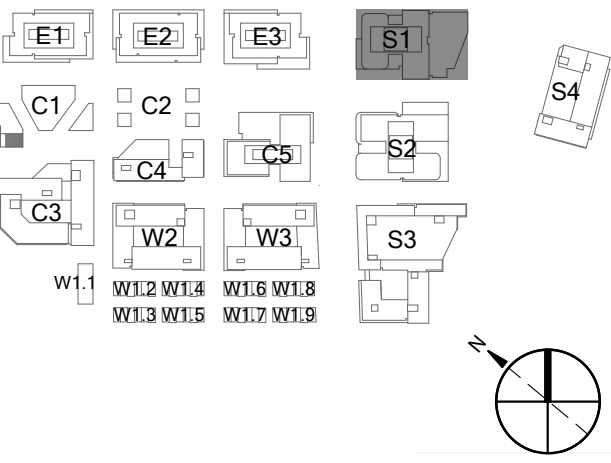
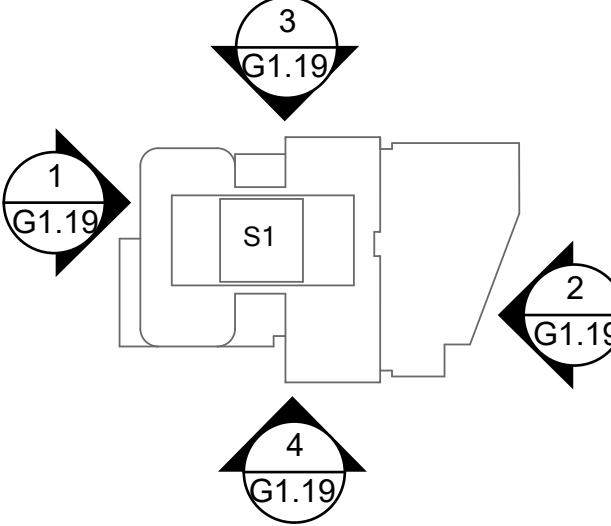
- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR

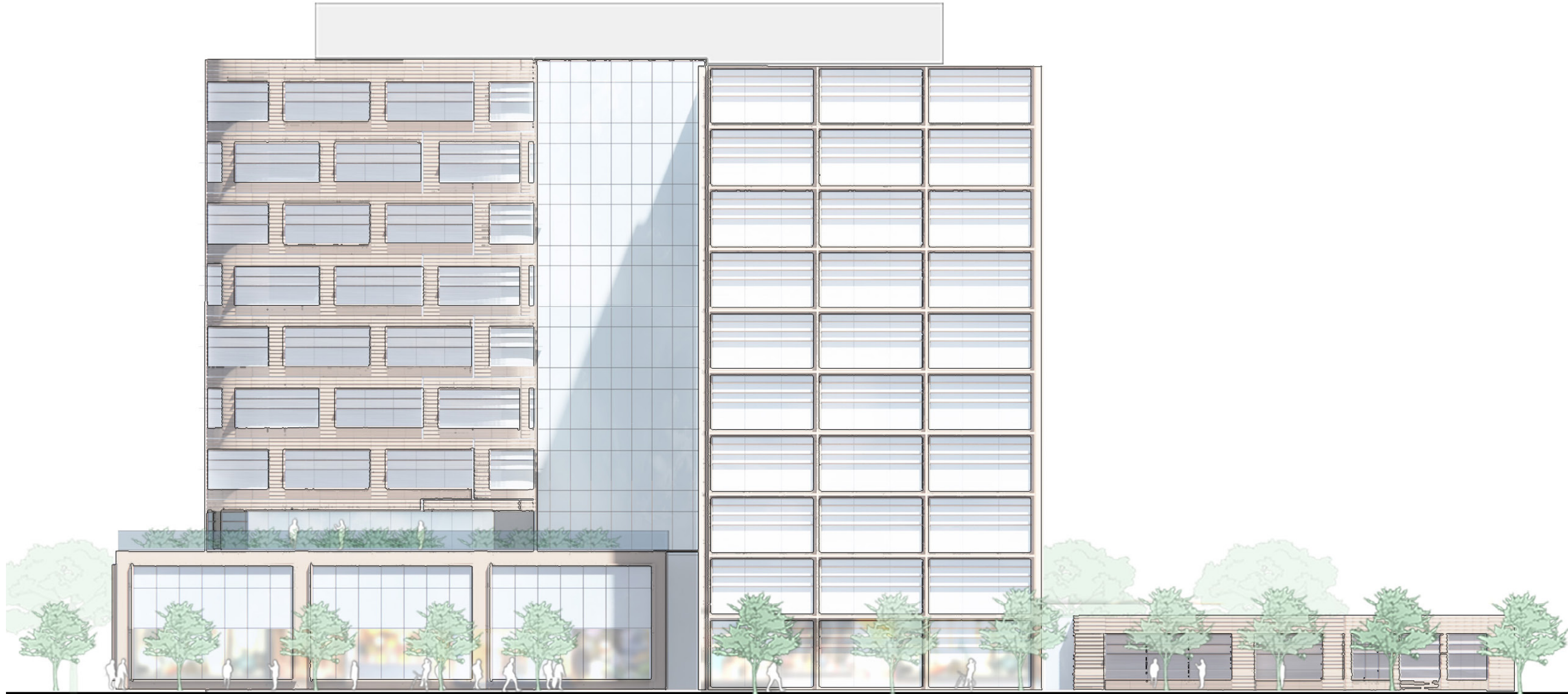


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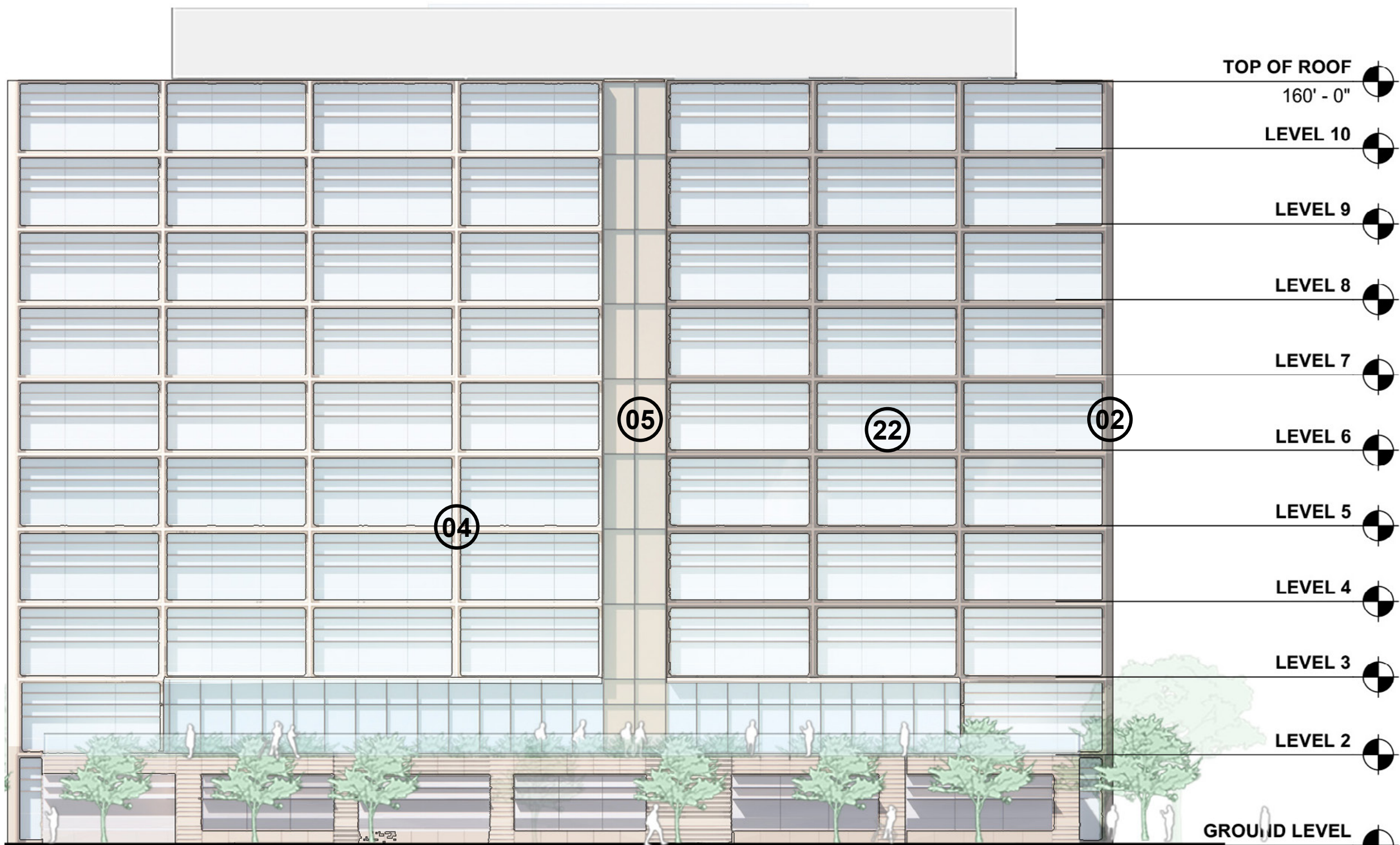
No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

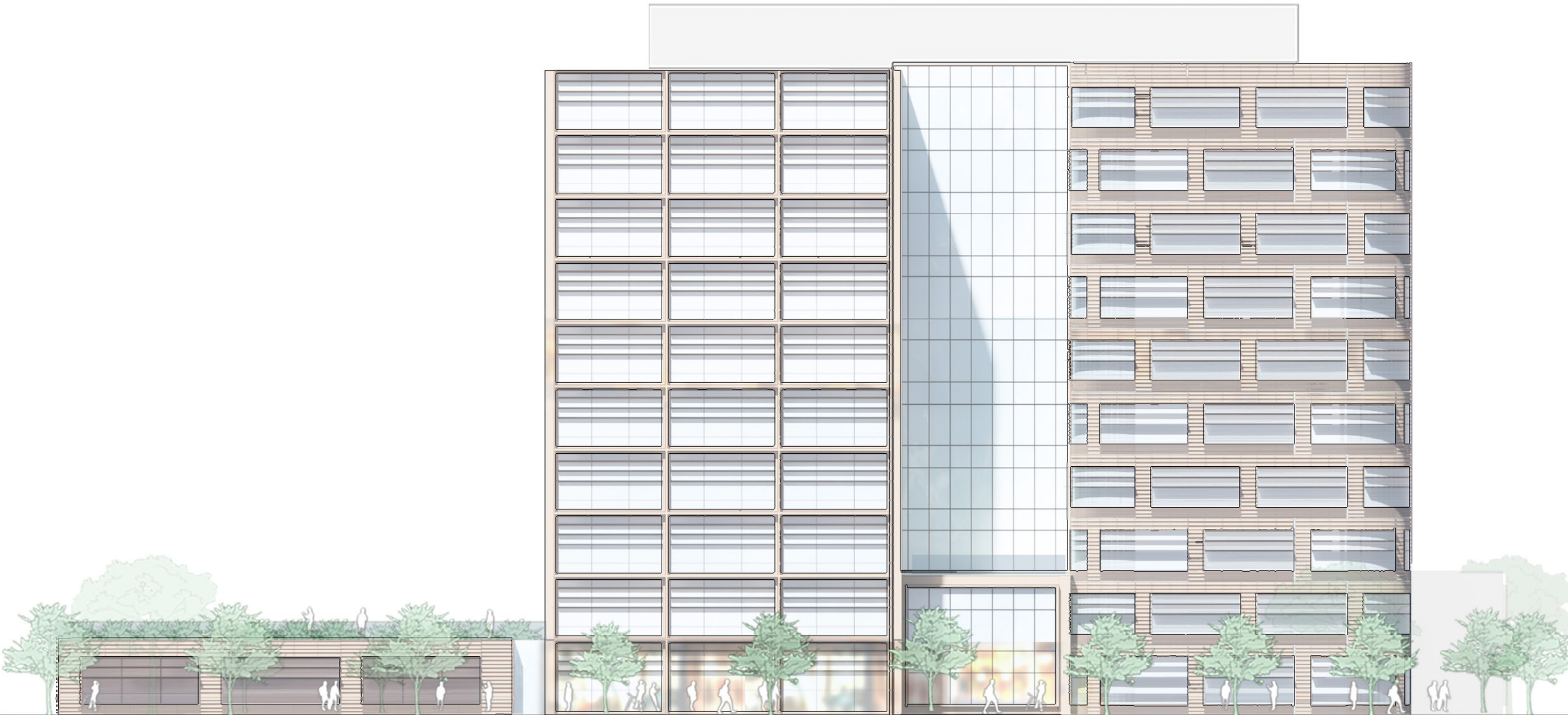
EXTERIOR ELEVATIONS - S1



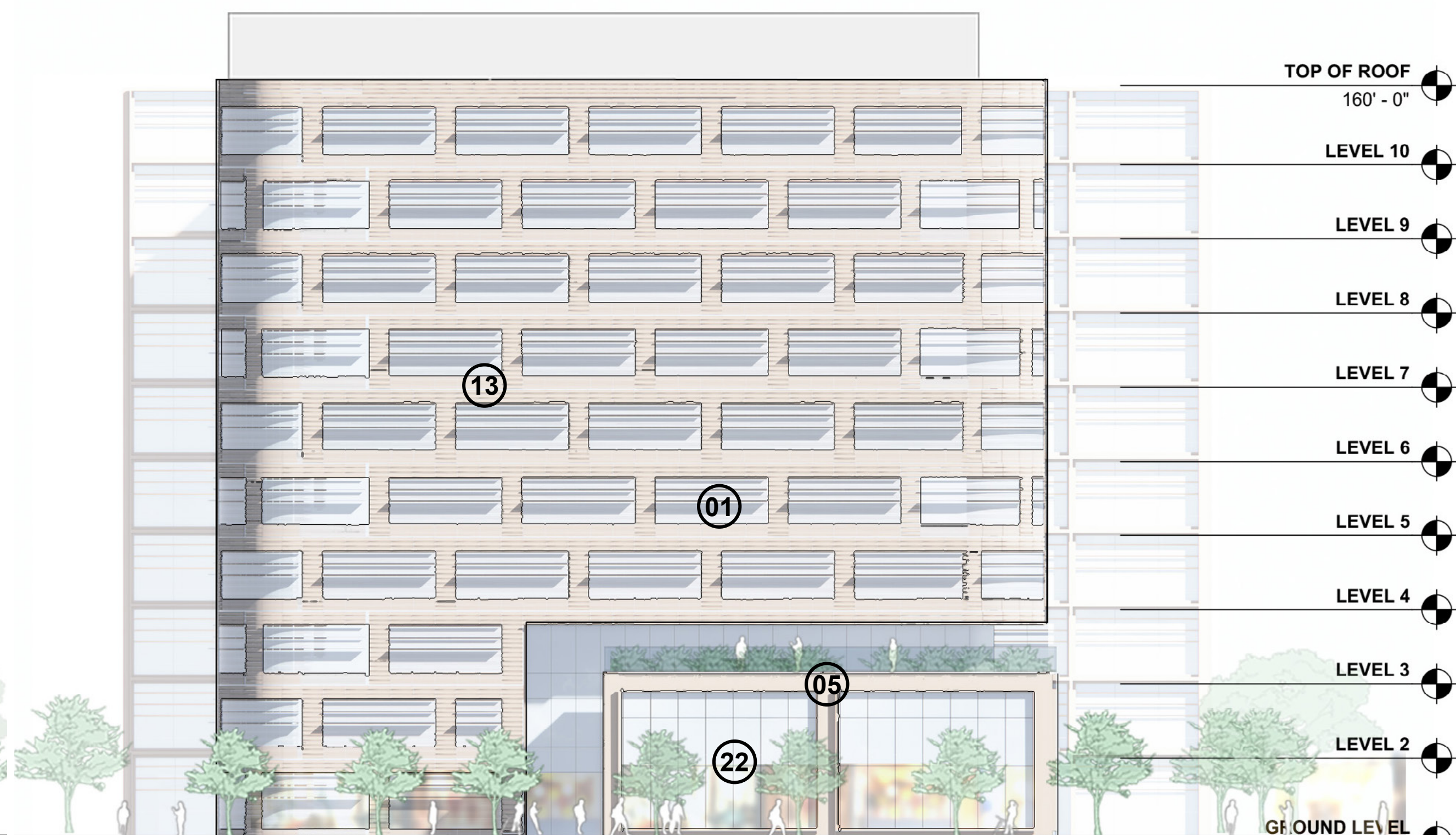
04 S1 EAST SAILER DR ELEVATION
3/64" = 1'-0"



02 S1 SOUTHEAST ELEVATION
3/64" = 1'-0"



03 S1 EL CAMINO REAL ELEVATION
3/64" = 1'-0"



01 S1 HILLSDALE BLVD ELEVATION
3/64" = 1'-0"

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

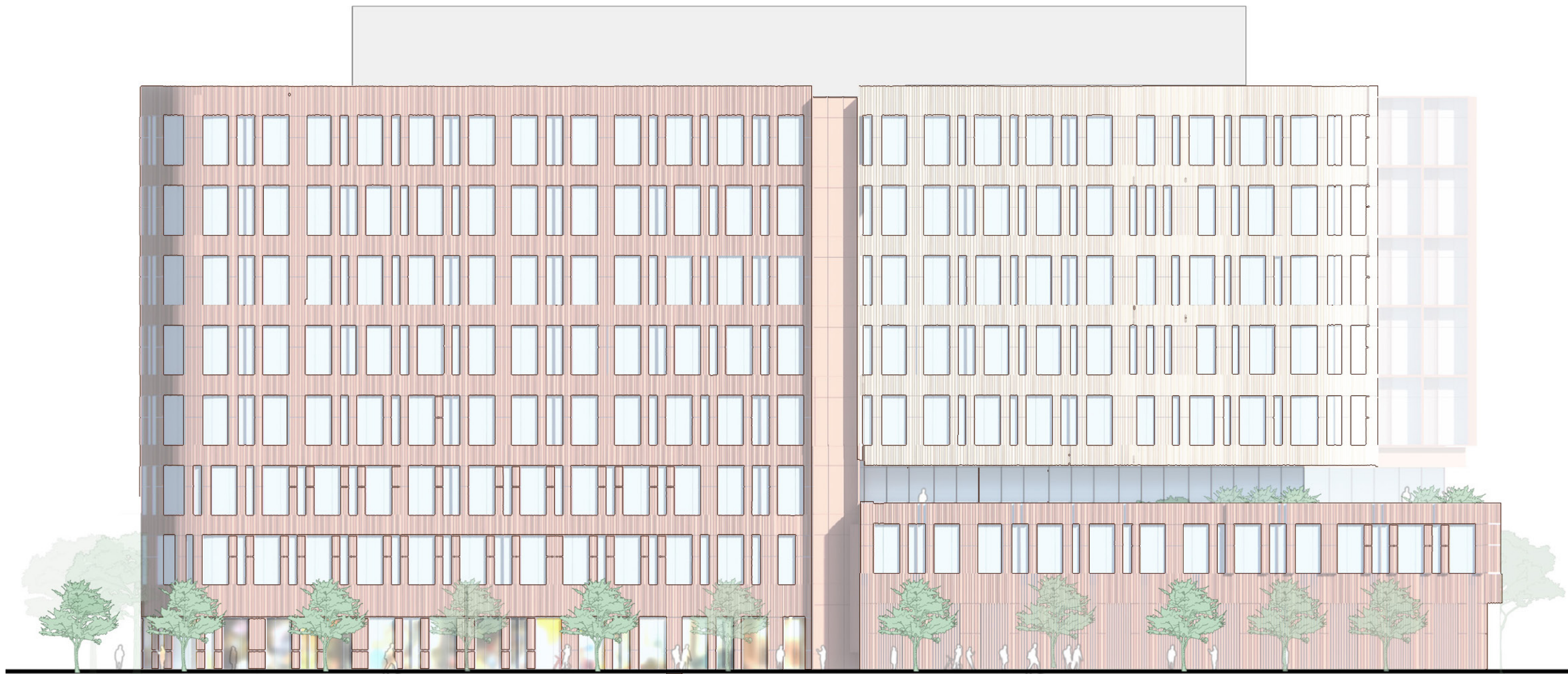
- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

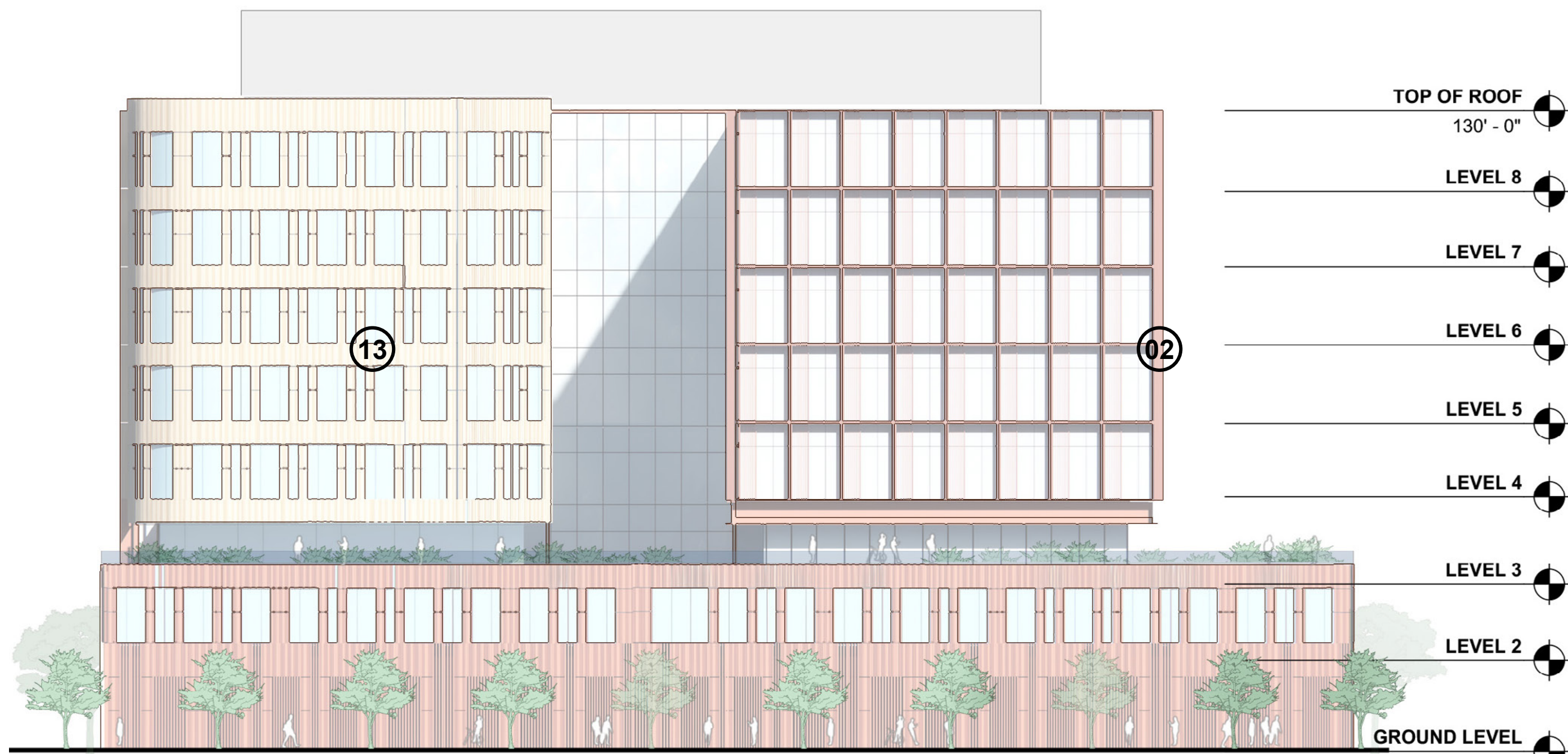
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

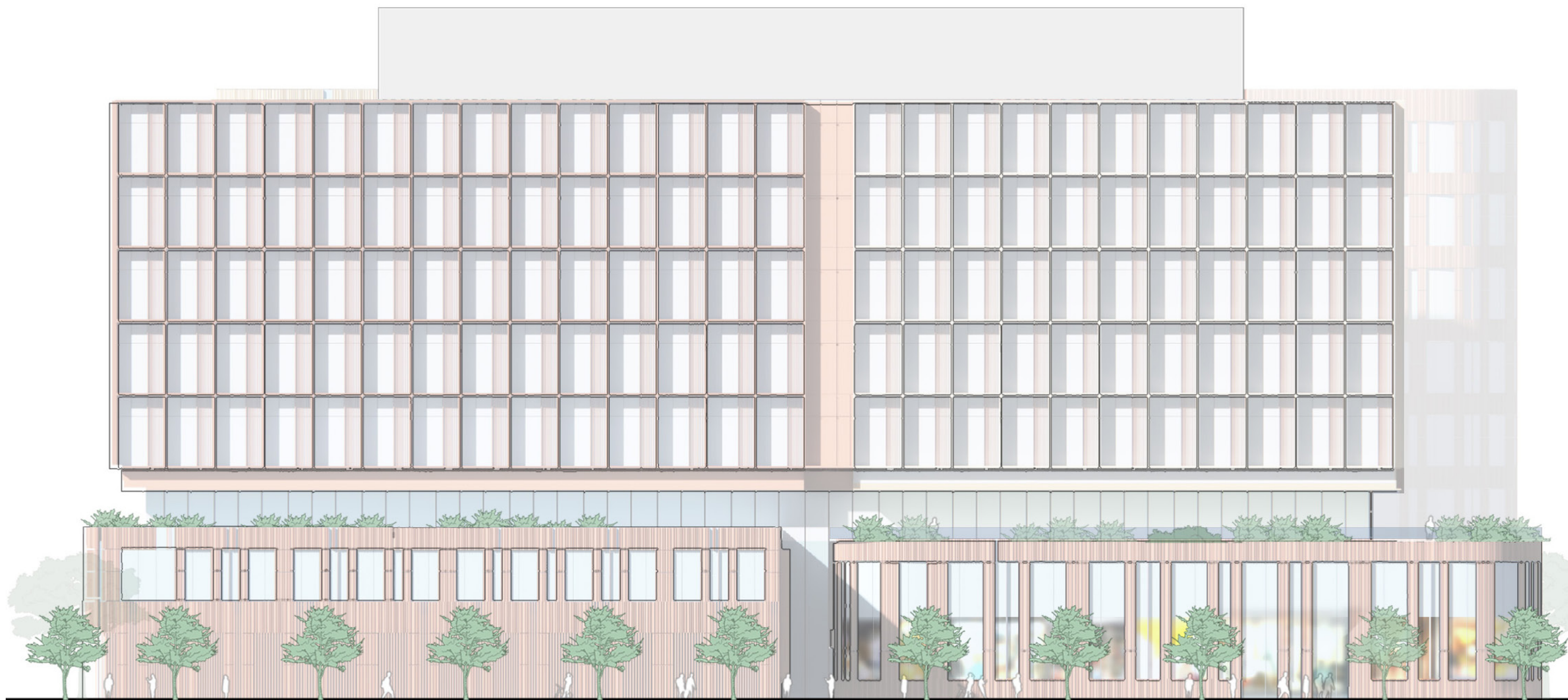
- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR



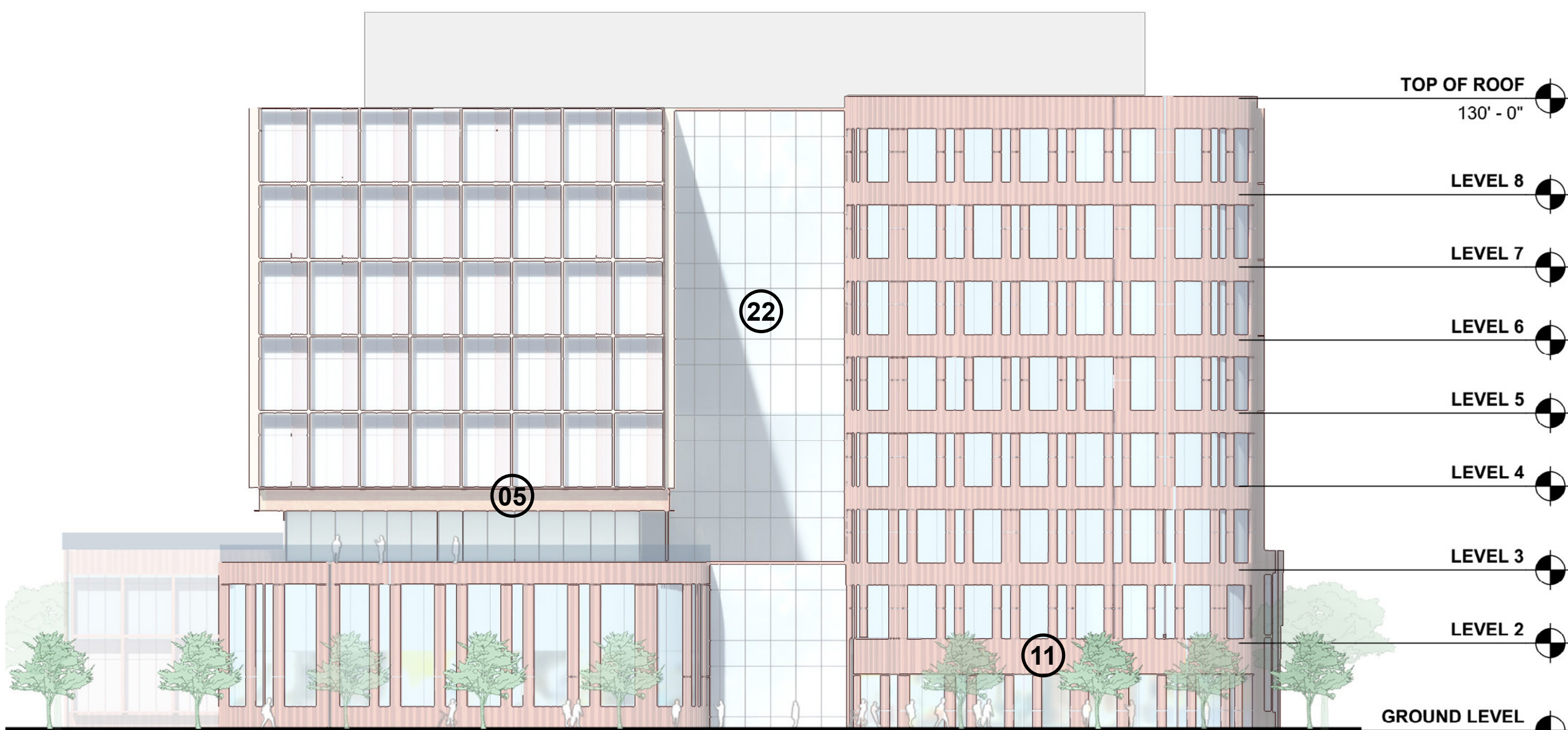
04 S2 WEST SAILER DR ELEVATION
3/64" = 1'-0"



02 S2 SOUTHEAST ELEVATION
3/64" = 1'-0"

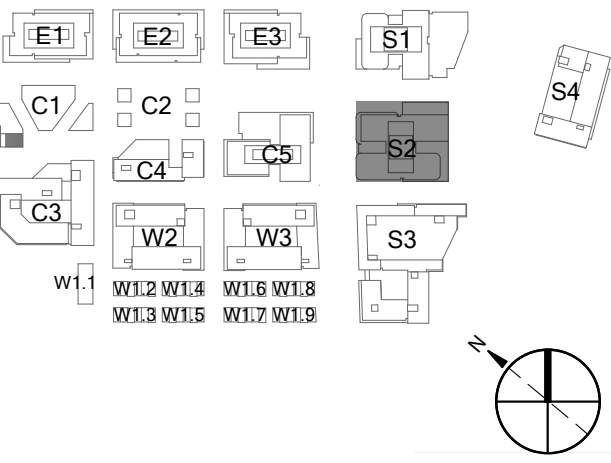
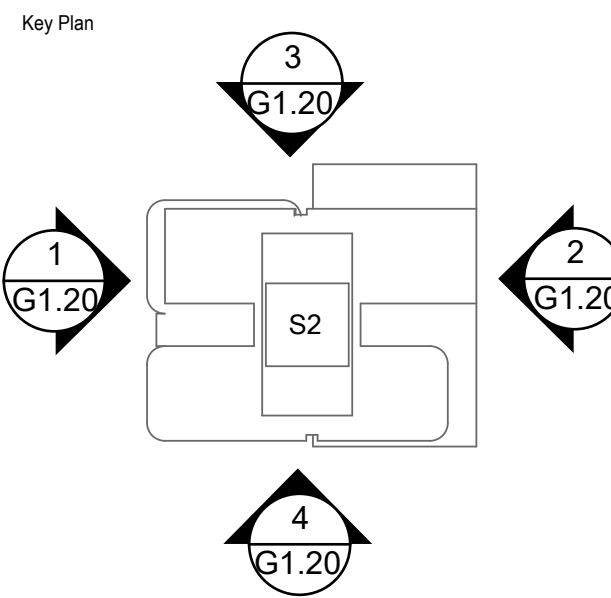


03 S2 EAST SAILER DR ELEVATION
3/64" = 1'-0"



01 S2 HILLSDALE BLVD ELEVATION
3/64" = 1'-0"

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - S2

Original is 36x24. Do not scale contents of this drawing
Sheet Number

- 01 METAL: DARK COLOR

02 METAL: WARM COLOR

03 METAL: PATINA COLOR

04 METAL: LIGHT COLOR
- 05 METAL: LIGHT COLOR

06 METAL: COOL COLOR

07 BRICK: DARK COLOR

08 BRICK: WARM COLOR
- 09 BRICK: LIGHT COLOR

10 TERRACOTTA: DARK COLOR

11 TERRACOTTA: WARM COLOR

12 TERRACOTTA: LIGHT COLOR
- 13 TERRACOTTA: TEXTURED, LIGHT COLOR

14 TERRACOTTA: COOL COLOR

15 CONCRETE: COOL COLOR

16 PRECAST CONCRETE: COLOR VARIES
- 17 FIBER CEMENT PANEL: COOL COLOR

18 WOOD LOOK MATERIAL: NATURAL COLOR

19 WOOD LOOK MATERIAL: LIGHT COLOR

20 PHENOLIC MATERIAL: DARK COLOR
- 21 FIBER CEMENT SIDING: LIGHT COLOR

22 GLASS: CLEAR GLASS COLOR

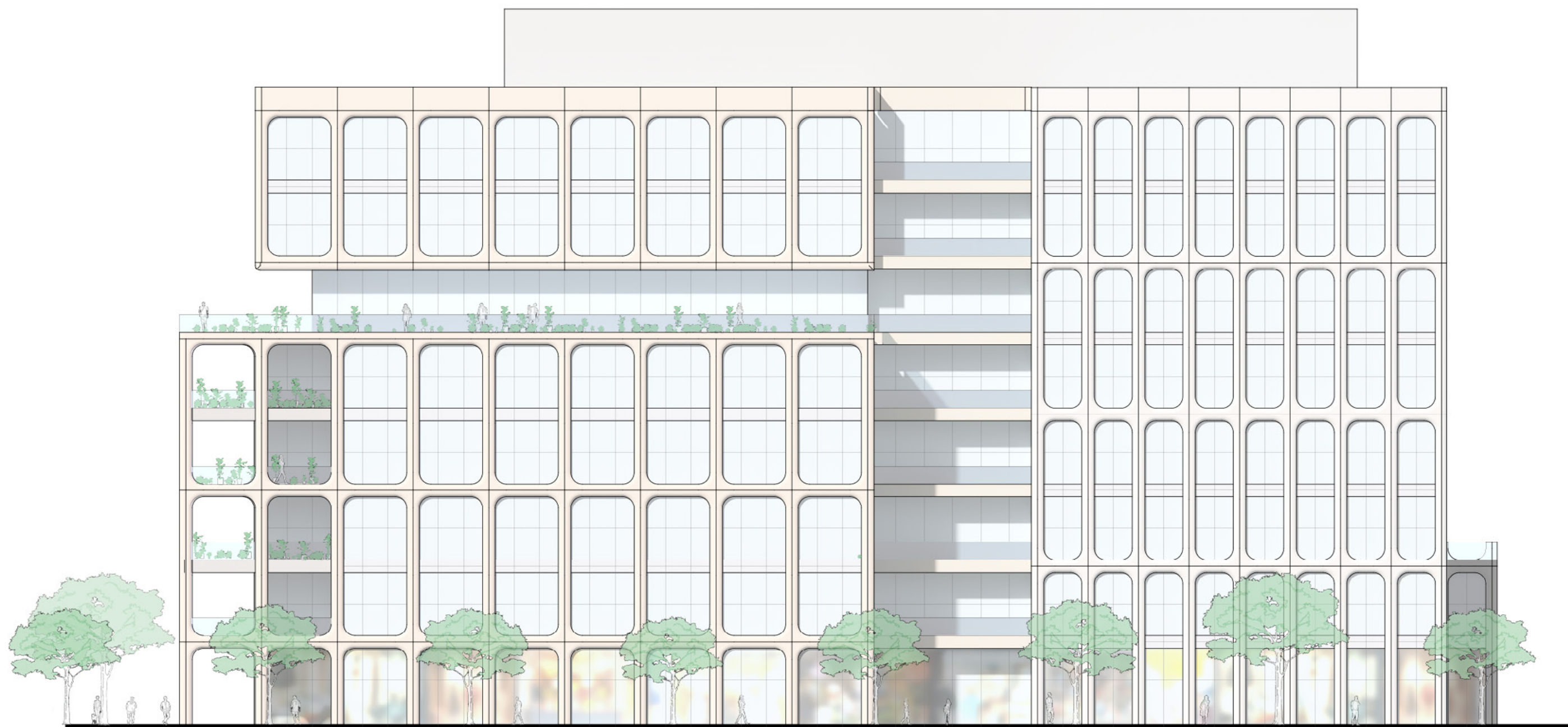
23 FRITTED GLASS: COLOR VARIES

24 PLASTER: COOL COLOR
- 25 PLASTER: WARM COLOR

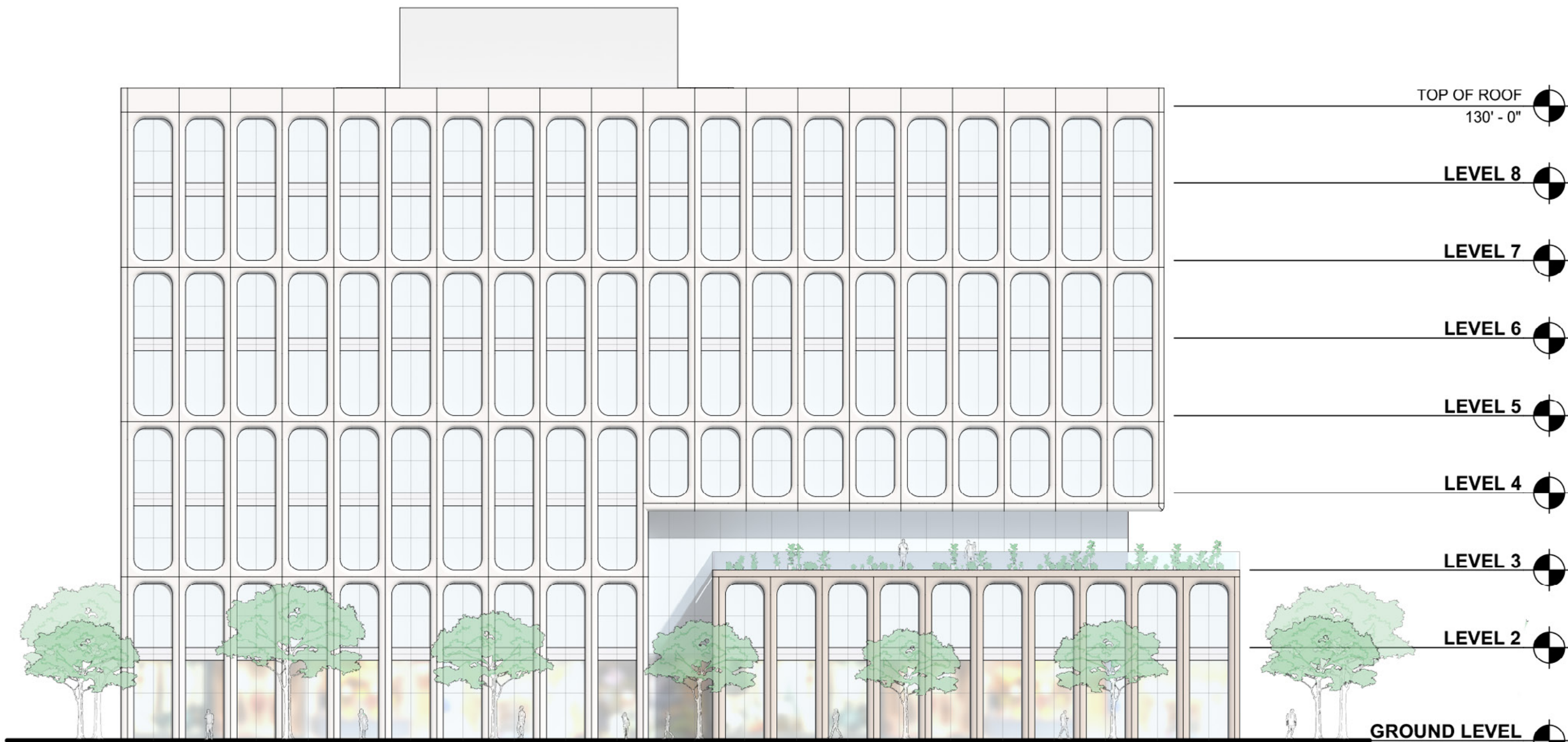
26 PLASTER: LIGHT COLOR

27 VINYL: LIGHT COLOR

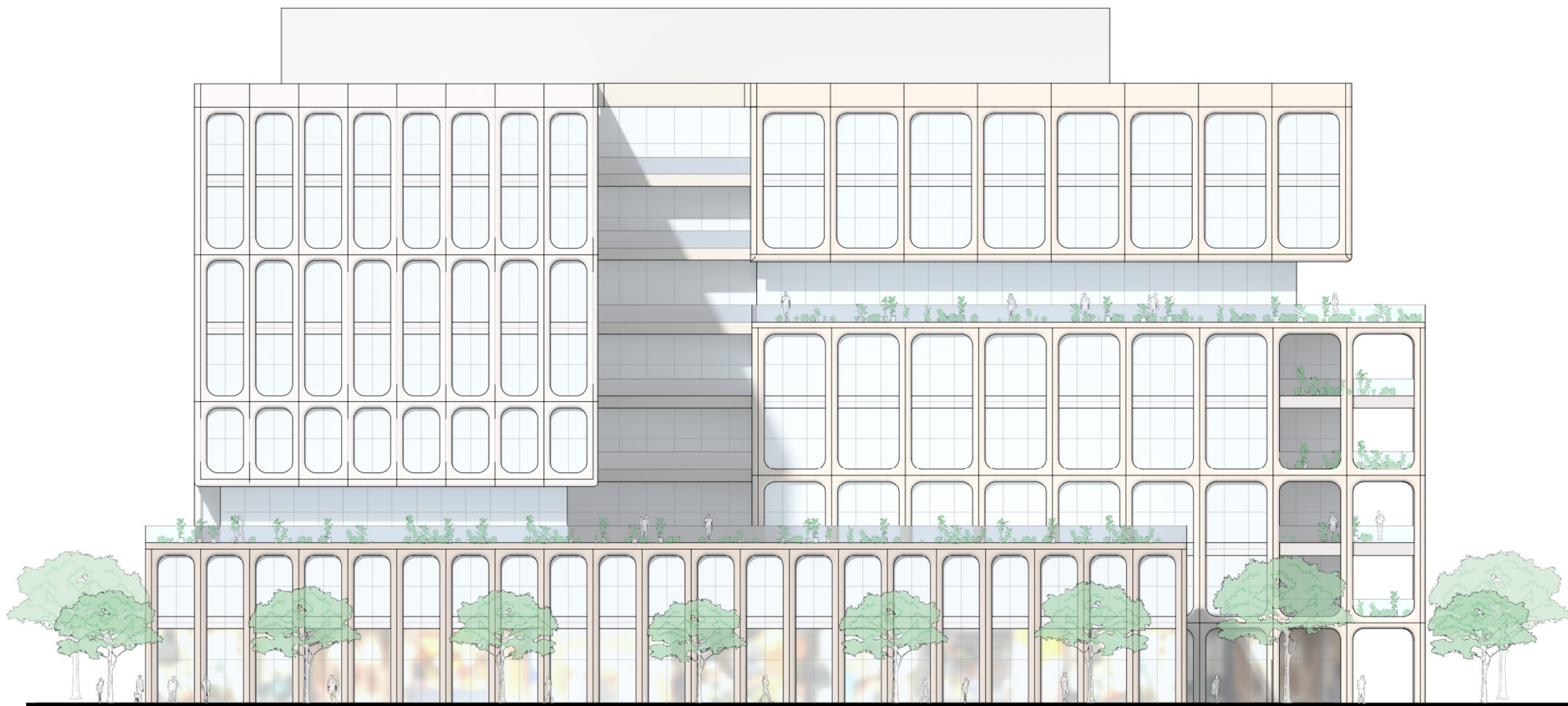
28 VINYL: DARK COLOR



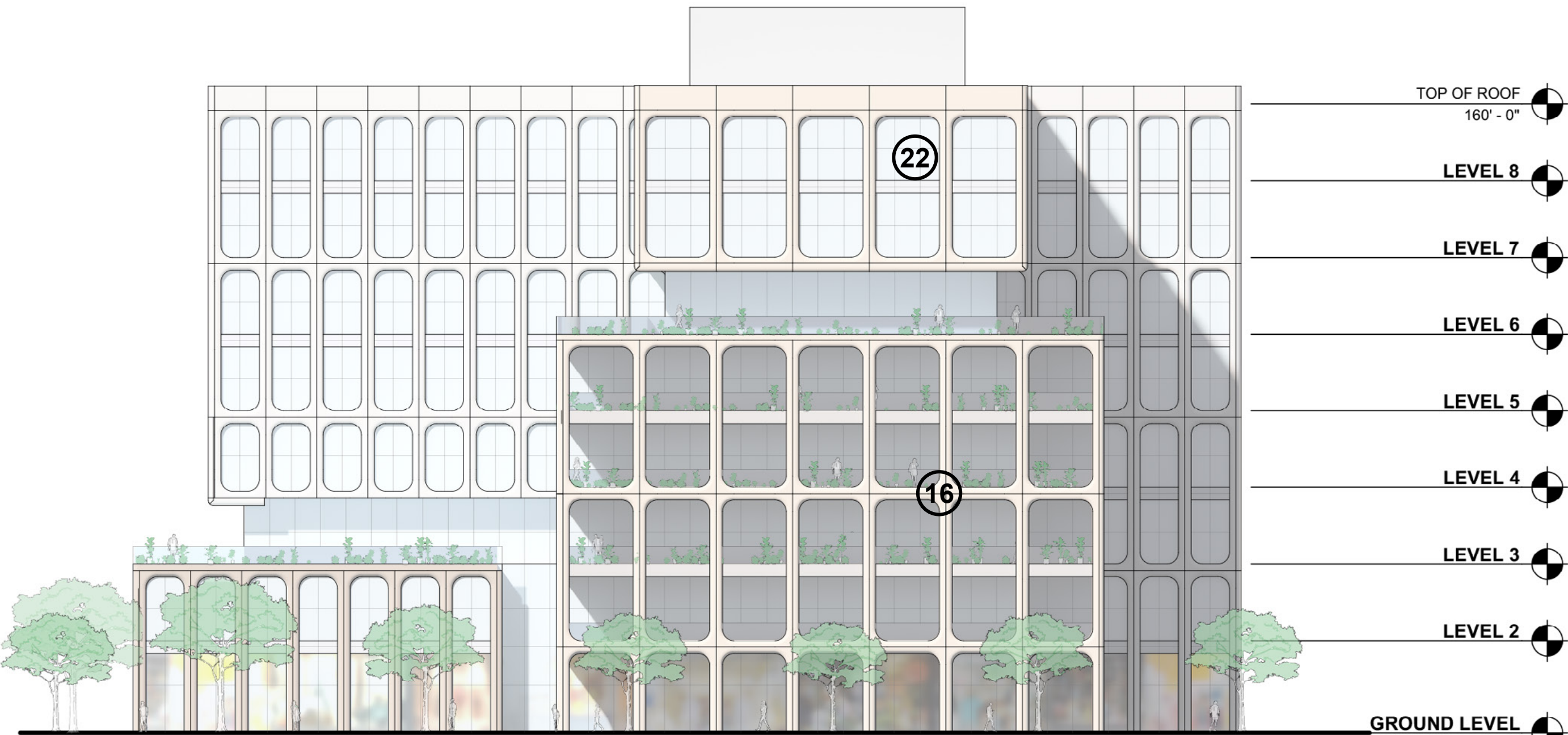
04 C5 WEST SAILER DR ELEVATION
3/64" = 1'-0"



02 C5 HILLSDALE BLVD ELEVATION
3/64" = 1'-0"



03 C5 EAST SAILER DR ELEVATION
3/64" = 1'-0"



01 C5 NEIGHBORHOOD PASSAGE ELEVATION
3/64" = 1'-0"

- | | | | | | | |
|------------------------|-----------------------|----------------------------|--------------------------------------|--------------------------------------|-------------------------------------|-------------------------|
| 01 METAL: DARK COLOR | 05 METAL: LIGHT COLOR | 09 BRICK: LIGHT COLOR | 13 TERRACOTTA: TEXTURED, LIGHT COLOR | 17 FIBER CEMENT PANEL: COOL COLOR | 21 FIBER CEMENT SIDING: LIGHT COLOR | 25 PLASTER: WARM COLOR |
| 02 METAL: WARM COLOR | 06 METAL: COOL COLOR | 10 TERRACOTTA: DARK COLOR | 14 TERRACOTTA: COOL COLOR | 18 WOOD LOOK MATERIAL: NATURAL COLOR | 22 GLASS: CLEAR GLASS COLOR | 26 PLASTER: LIGHT COLOR |
| 03 METAL: PATINA COLOR | 07 BRICK: DARK COLOR | 11 TERRACOTTA: WARM COLOR | 15 CONCRETE: COOL COLOR | 19 WOOD LOOK MATERIAL: LIGHT COLOR | 23 FRITTED GLASS: COLOR VARIES | 27 VINYL: LIGHT COLOR |
| 04 METAL: LIGHT COLOR | 08 BRICK: WARM COLOR | 12 TERRACOTTA: LIGHT COLOR | 16 PRECAST CONCRETE: COLOR VARIES | 20 PHENOLIC MATERIAL: DARK COLOR | 24 PLASTER: COOL COLOR | 28 VINYL: DARK COLOR |

TOP OF ROOF
130' - 0"

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

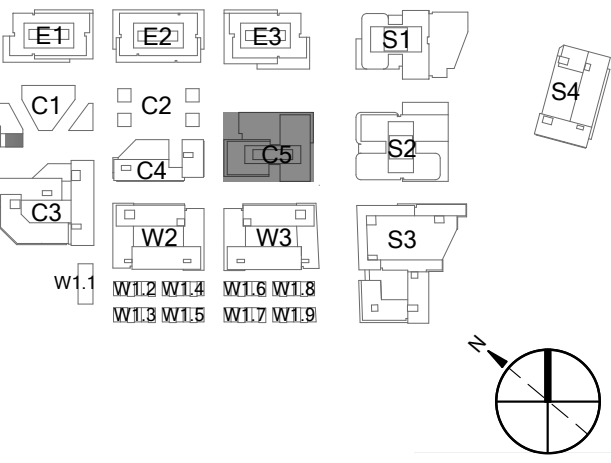
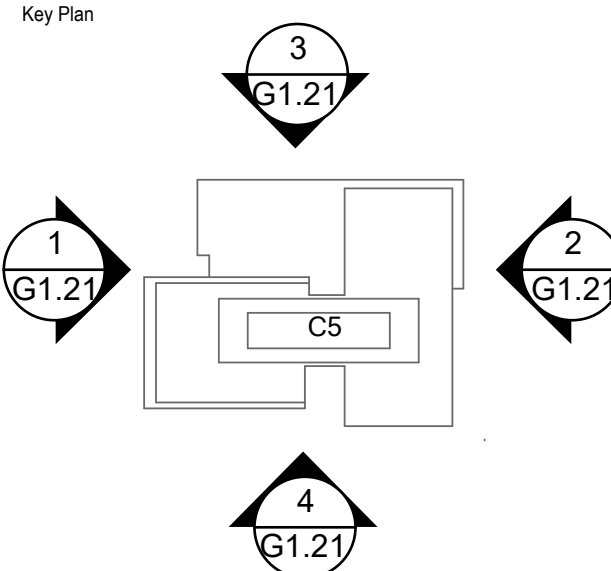
LEVEL 4

LEVEL 3

LEVEL 2

GROUND LEVEL
0' - 0"

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - C5

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Sheet Number

G1.21



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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - C1, C2

Original is 36x24. Do not scale contents of this drawing
Sheet Number

G1.22



12 C2 SOUTHWEST ELEVATION
3/64" = 1'-0"



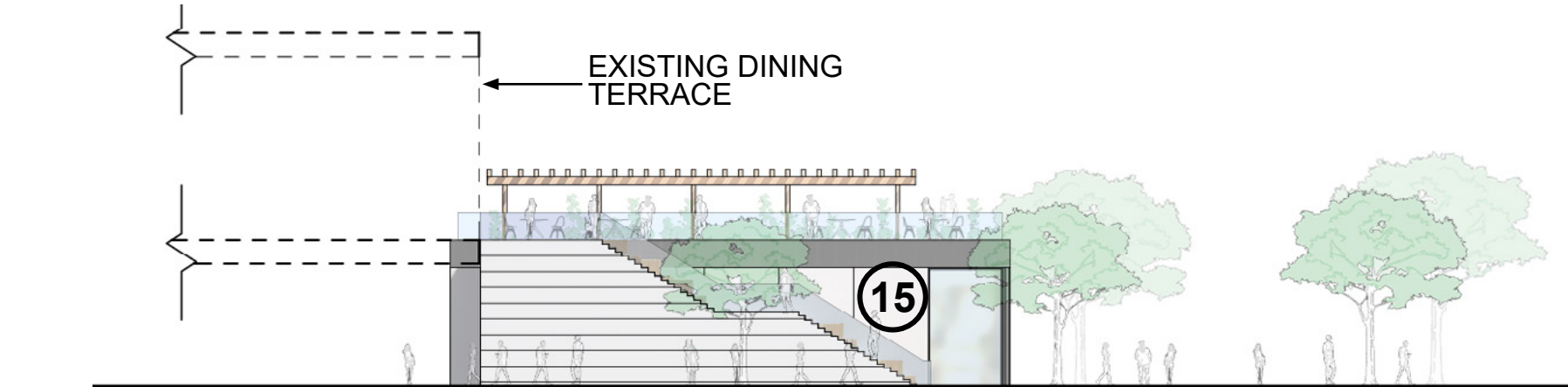
11 C2 EAST SAILER DR ELEVATION
3/64" = 1'-0"



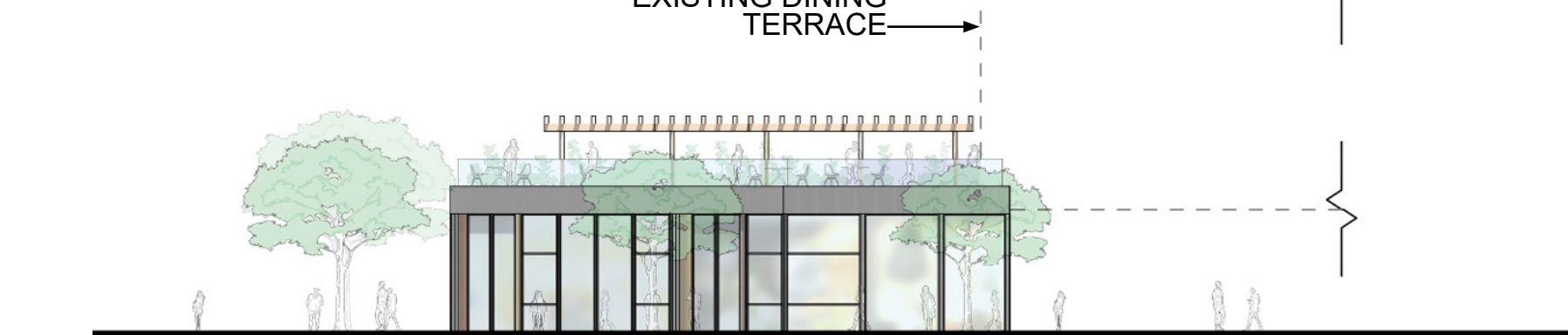
10 C1 SOUTHWEST ELEVATION
3/64" = 1'-0"



09 C1 EAST SAILER DR ELEVATION
3/64" = 1'-0"



08 C1 CONNECTOR SOUTHWEST ELEVATION
3/64" = 1'-0"



07 C1 CONNECTOR EAST SAILER DR ELEVATION
3/64" = 1'-0"



06 C2 NEIGHBORHOOD PASSAGE ELEVATION
3/64" = 1'-0"



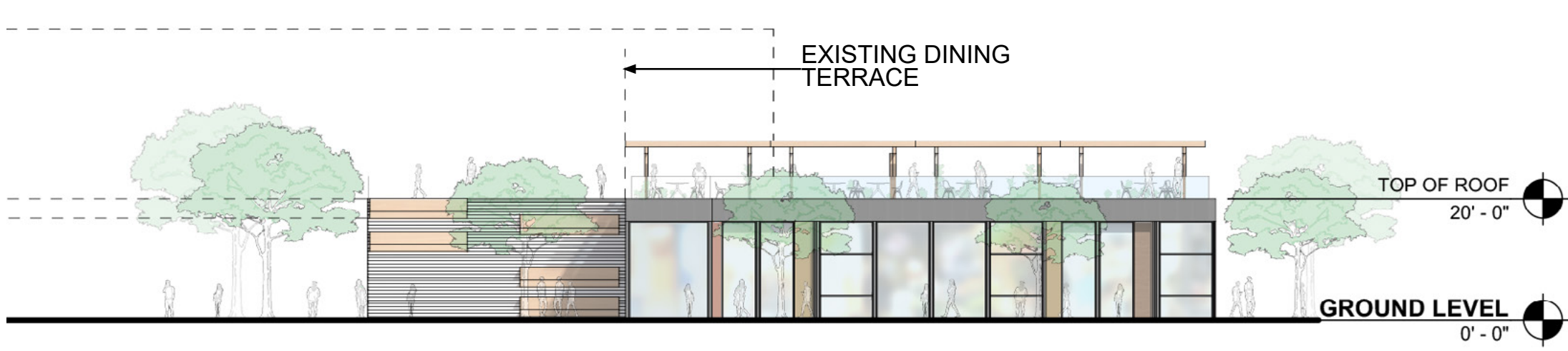
05 C2 32ND AVE ELEVATION
3/64" = 1'-0"



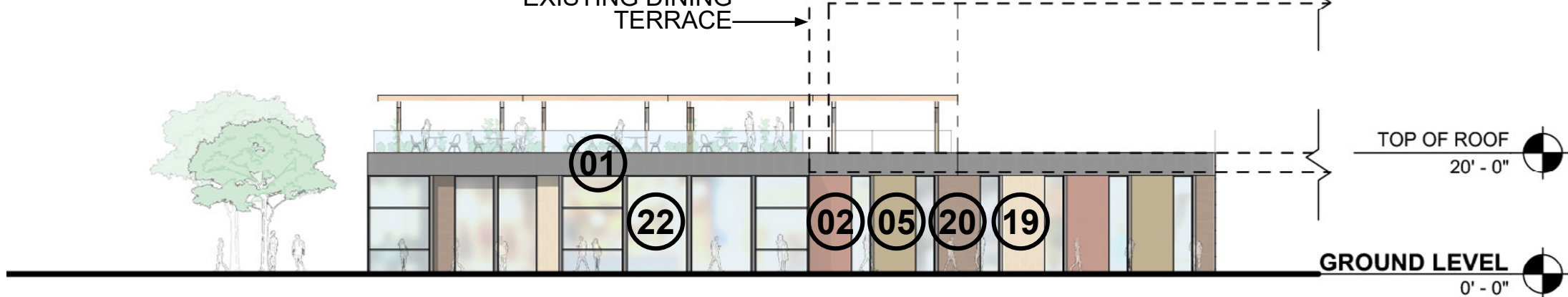
04 C1 32ND AVE ELEVATION
3/64" = 1'-0"



03 C1 31ST AVE ELEVATION
3/64" = 1'-0"



02 C1 CONNECTOR 32ND AVE ELEVATION
3/64" = 1'-0"



01 C1 CONNECTOR 31ST AVE ELEVATION
3/64" = 1'-0"

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

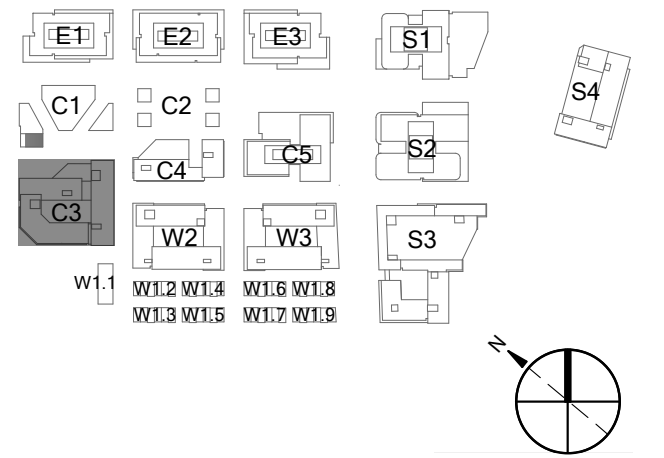
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR



-
- The Key Plan shows a central building labeled 'C3'. Surrounding the building are four access points, each marked with a number in a circle and a gate symbol (G1.23) with an arrow indicating the direction of travel:
- 1**: Access point on the left side of the building.
 - 2**: Access point on the right side of the building.
 - 3**: Access point at the top of the building.
 - 4**: Access point at the bottom of the building.



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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04

Sheet Title:

EXTERIOR ELEVATIONS - C3

Original is 36x24. Do not scale contents of this drawing

Sheet Number

G1.23



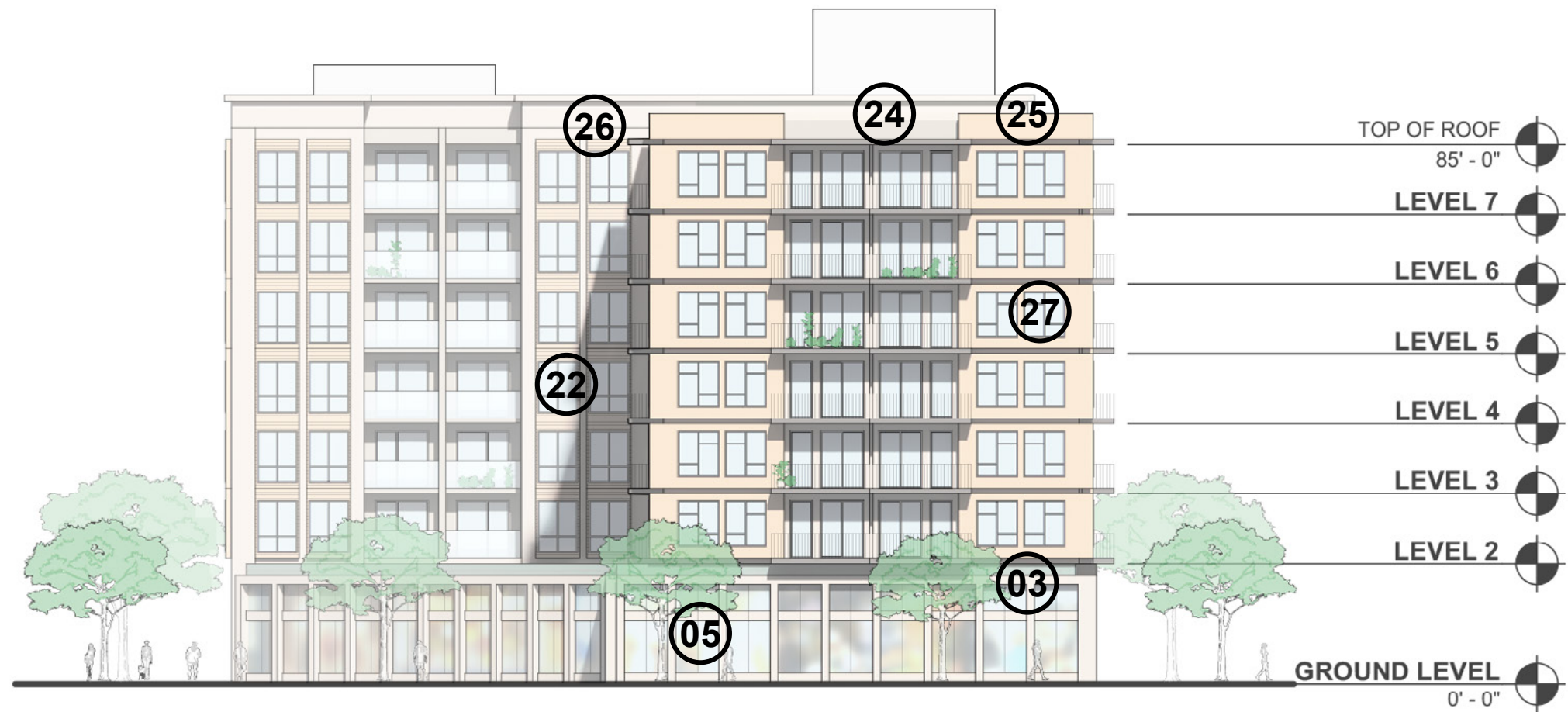
04 C4 WEST SAILER ELEVATION
3/64" = 1'-0"



02 C4 NEIGHBORHOOD PASSAGE ELEVATION
3/64" = 1'-0"

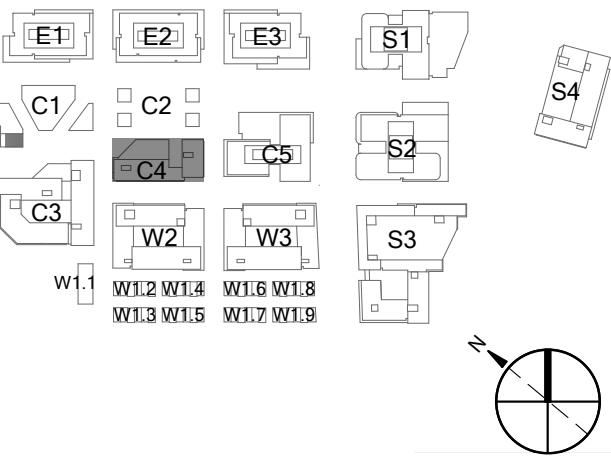
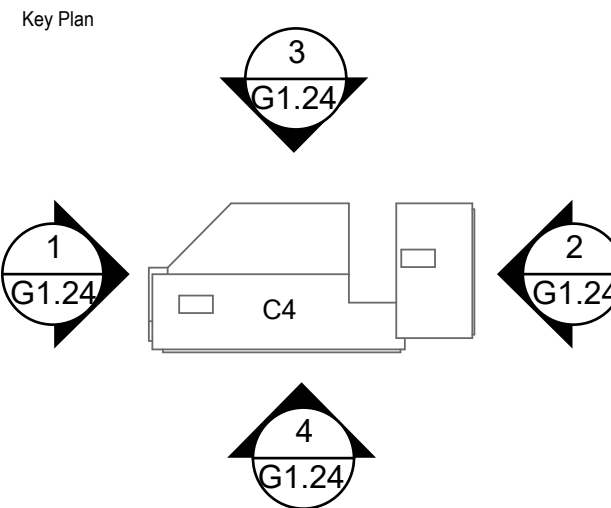


03 C4 HILLSDALE SQUARE ELEVATION
3/64" = 1'-0"



01 C4 32ND AVE ELEVATION
3/64" = 1'-0"

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - C4

Original is 36x24. Do not scale contents of this drawing.
Sheet Number

G1.24

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

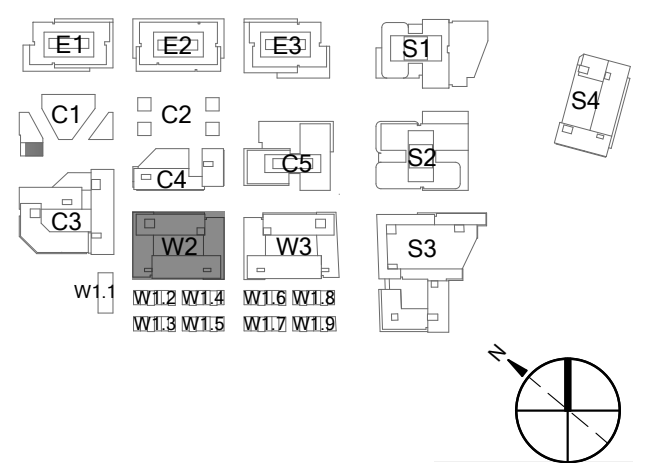
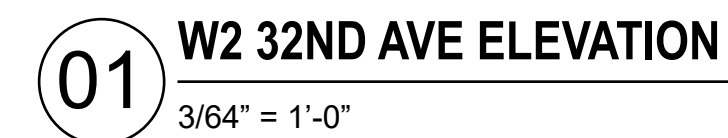
- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR



Professional Seals

No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04

Sheet Title:

EXTERIOR ELEVATIONS - W2

Original is 36x24. Do not scale contents of this drawing

Sheet Number

G1.25

- | | | | | | | | | | | | | | |
|----|---------------------|----|--------------------|----|-------------------------|----|-----------------------------------|----|-----------------------------------|----|----------------------------------|----|----------------------|
| 01 | METAL: DARK COLOR | 05 | METAL: LIGHT COLOR | 09 | BRICK: LIGHT COLOR | 13 | TERRACOTTA: TEXTURED, LIGHT COLOR | 17 | FIBER CEMENT PANEL: COOL COLOR | 21 | FIBER CEMENT SIDING: LIGHT COLOR | 25 | PLASTER: WARM COLOR |
| 02 | METAL: WARM COLOR | 06 | METAL: COOL COLOR | 10 | TERRACOTTA: DARK COLOR | 14 | TERRACOTTA: COOL COLOR | 18 | WOOD LOOK MATERIAL: NATURAL COLOR | 22 | GLASS: CLEAR GLASS COLOR | 26 | PLASTER: LIGHT COLOR |
| 03 | METAL: PATINA COLOR | 07 | BRICK: DARK COLOR | 11 | TERRACOTTA: WARM COLOR | 15 | CONCRETE: COOL COLOR | 19 | WOOD LOOK MATERIAL: LIGHT COLOR | 23 | FRITTED GLASS: COLOR VARIES | 27 | VINYL: LIGHT COLOR |
| 04 | METAL: LIGHT COLOR | 08 | BRICK: WARM COLOR | 12 | TERRACOTTA: LIGHT COLOR | 16 | PRECAST CONCRETE: COLOR VARIES | 20 | PHENOLIC MATERIAL: DARK COLOR | 24 | PLASTER: COOL COLOR | 28 | VINYL: DARK COLOR |



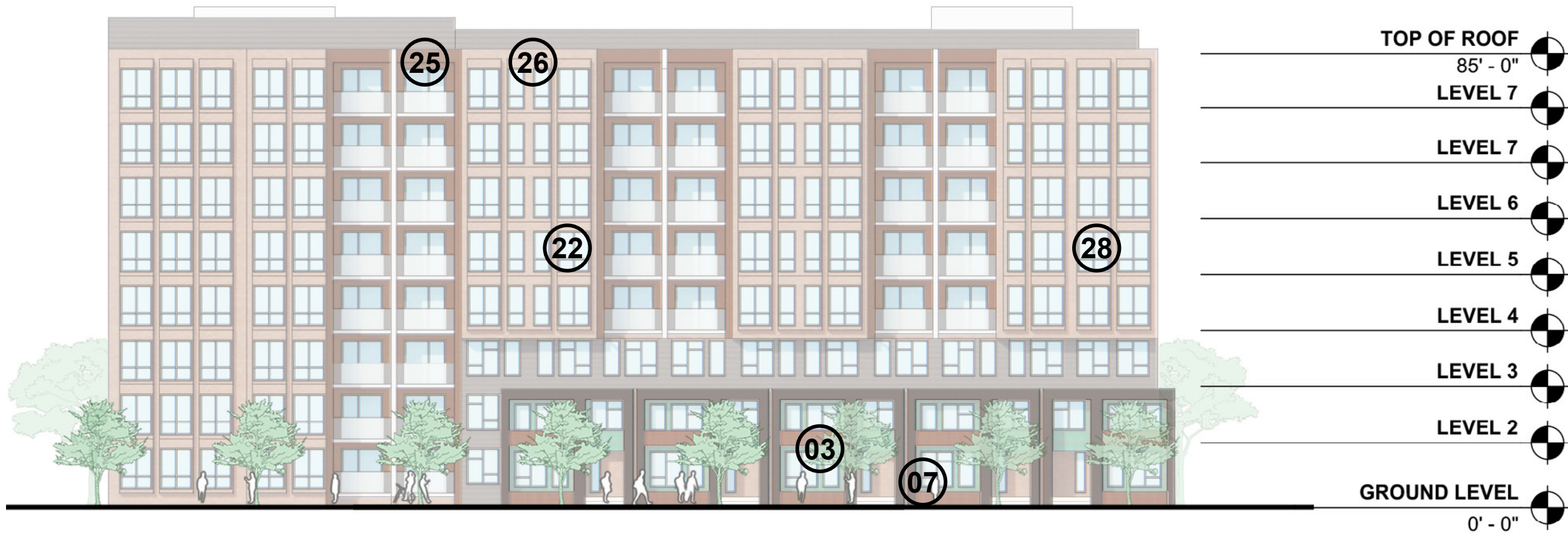
04 W3 SOUTHWEST ELEVATION
3/64" = 1'-0"



02 W3 HILLSDALE BLVD ELEVATION
3/64" = 1'-0"

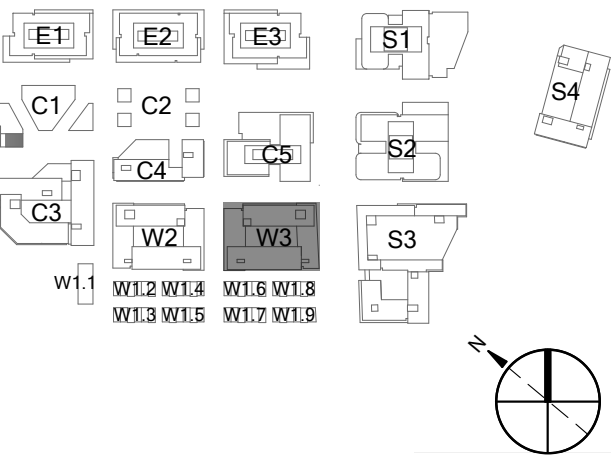
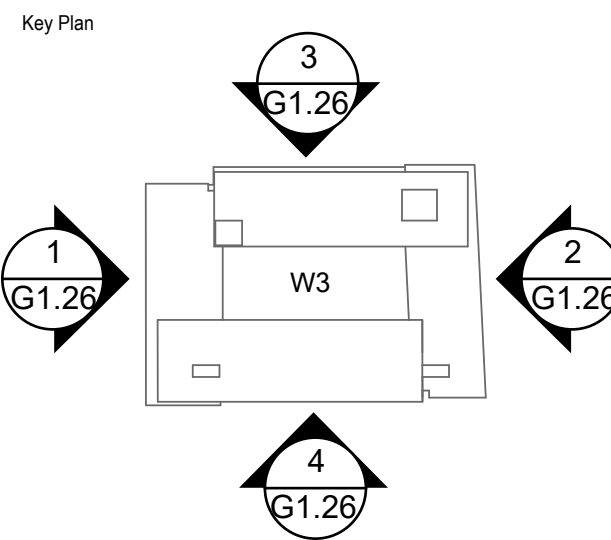


03 W3 WEST SAILER DR ELEVATION
3/64" = 1'-0"



01 W3 NEIGHBORHOOD PASSAGE ELEVATION
3/64" = 1'-0"

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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - W3

Original is 36x24. Do not scale contents of this drawing.
Sheet Number

G1.26

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

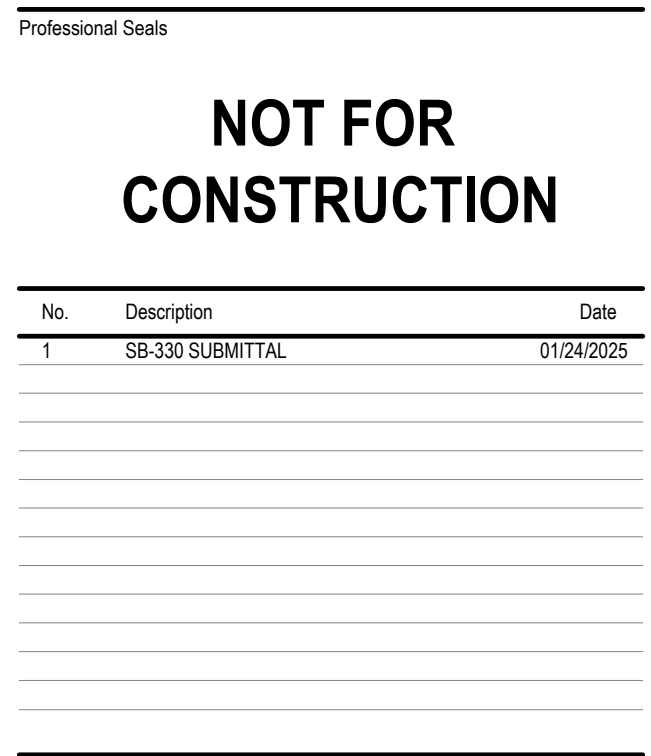
- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR



EXTERIOR ELEVATIONS - S3

G1.27

- 2025-01-24



04 S4 ALLEY (COLEGROVE CONTINUATION) ELEVATION
3/64" = 1'-0"



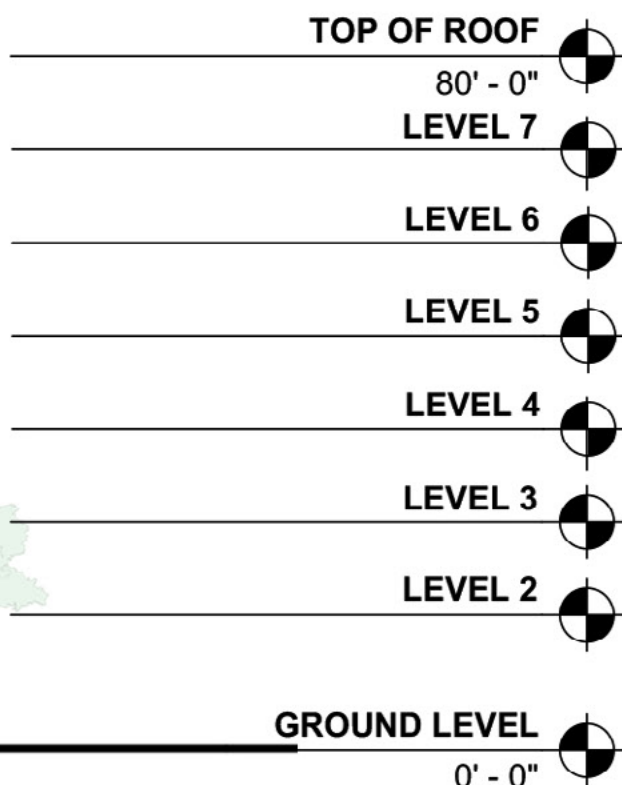
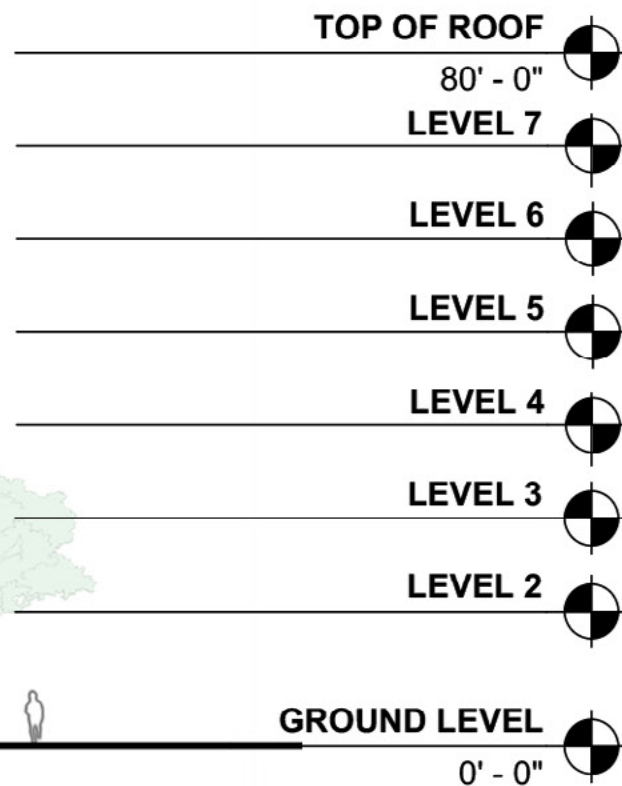
02 S4 36TH AVE ELEVATION
3/64" = 1'-0"



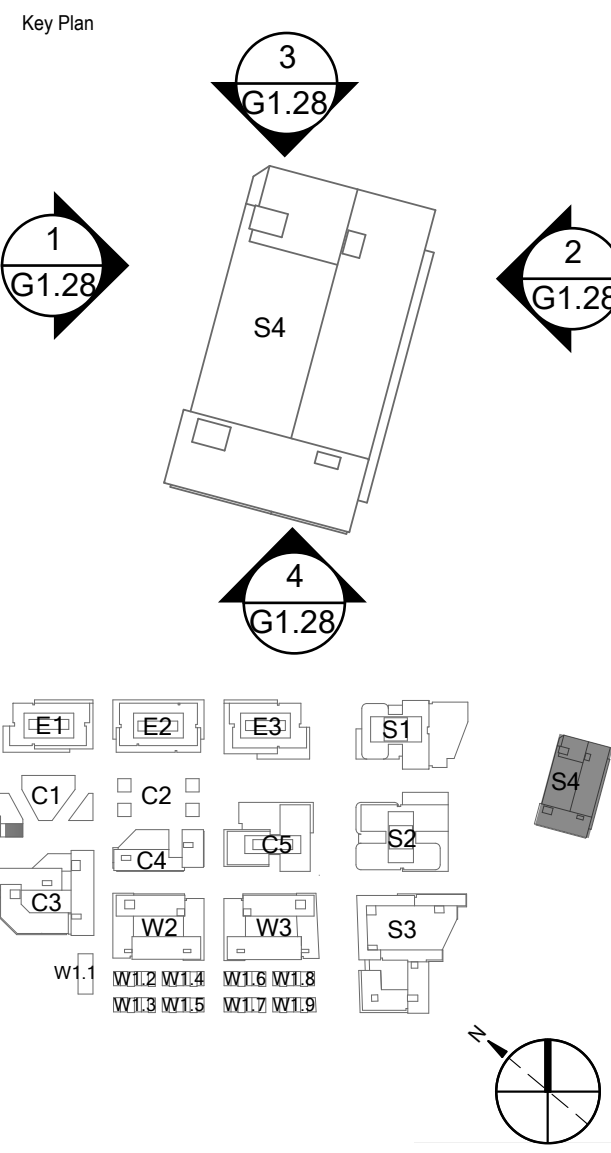
03 S4 ALLEY (EL CAMINO REAL SIDE) ELEVATION
3/64" = 1'-0"



01 S4 ALLEY (ADJACENT PETSMART) ELEVATION
3/64" = 1'-0"



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1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - S4

Original is 36x24. Do not scale contents of this drawing
Sheet Number

G1.28

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
- 07 BRICK: DARK COLOR
- 08 BRICK: WARM COLOR

- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

- 13 TERRACOTTA: TEXTURED, LIGHT COLOR
- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

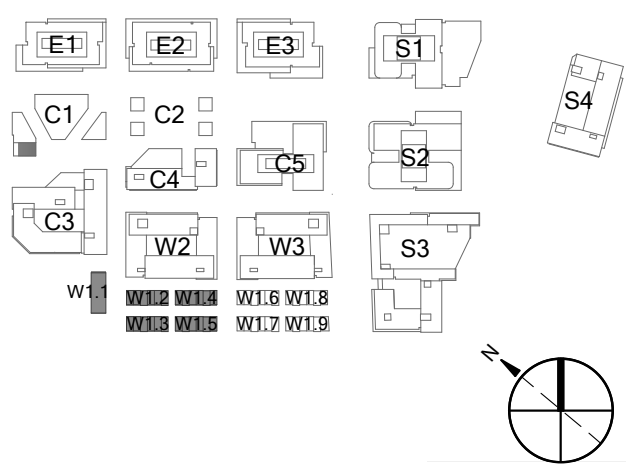
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR



Key Plan



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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025



- | | | | | | | | | | | | | | |
|----|---------------------|----|--------------------|----|-------------------------|----|-----------------------------------|----|-----------------------------------|----|----------------------------------|----|----------------------|
| 01 | METAL: DARK COLOR | 05 | METAL: LIGHT COLOR | 09 | BRICK: LIGHT COLOR | 13 | TERRACOTTA: TEXTURED, LIGHT COLOR | 17 | FIBER CEMENT PANEL: COOL COLOR | 21 | FIBER CEMENT SIDING: LIGHT COLOR | 25 | PLASTER: WARM COLOR |
| 02 | METAL: WARM COLOR | 06 | METAL: COOL COLOR | 10 | TERRACOTTA: DARK COLOR | 14 | TERRACOTTA: COOL COLOR | 18 | WOOD LOOK MATERIAL: NATURAL COLOR | 22 | GLASS: CLEAR GLASS COLOR | 26 | PLASTER: LIGHT COLOR |
| 03 | METAL: PATINA COLOR | 07 | BRICK: DARK COLOR | 11 | TERRACOTTA: WARM COLOR | 15 | CONCRETE: COOL COLOR | 19 | WOOD LOOK MATERIAL: LIGHT COLOR | 23 | FRITTED GLASS: COLOR VARIES | 27 | VINYL: LIGHT COLOR |
| 04 | METAL: LIGHT COLOR | 08 | BRICK: WARM COLOR | 12 | TERRACOTTA: LIGHT COLOR | 16 | PRECAST CONCRETE: COLOR VARIES | 20 | PHENOLIC MATERIAL: DARK COLOR | 24 | PLASTER: COOL COLOR | 28 | VINYL: DARK COLOR |

EXTERIOR ELEVATIONS -
W1.1,W1.2,W1.3,W1.4, W1.5

Original is 36x24. Do not scale contents of this drawing

Sheet Number

G1.29



04 W1.7 & W1.9 EDISON ST ELEVATION
3/64" = 1'-0"



03 W1.7 & W1.9 EDISON LN ELEVATION
3/64" = 1'-0"



02 W1.6 & W1.8 EDISON LN ELEVATION
3/64" = 1'-0"



01 W1.6 & W1.8 EDISON GREENWAY / EDISON ST ELEVATION
3/64" = 1'-0"

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Key Plan



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Sheet Title:

EXTERIOR ELEVATIONS -
W1.4, W1.5

Original is 36x24. Do not scale contents of this drawing.
Sheet Number

- 01 METAL: DARK COLOR
- 02 METAL: WARM COLOR
- 03 METAL: PATINA COLOR
- 04 METAL: LIGHT COLOR

- 05 METAL: LIGHT COLOR
- 06 METAL: COOL COLOR
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- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

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- 14 TERRACOTTA: COOL COLOR
- 15 CONCRETE: COOL COLOR
- 16 PRECAST CONCRETE: COLOR VARIES

- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR