

HILSDALE 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
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650-377-5808



Prepared By



Issued Information

SB - 330 Preliminary Application

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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

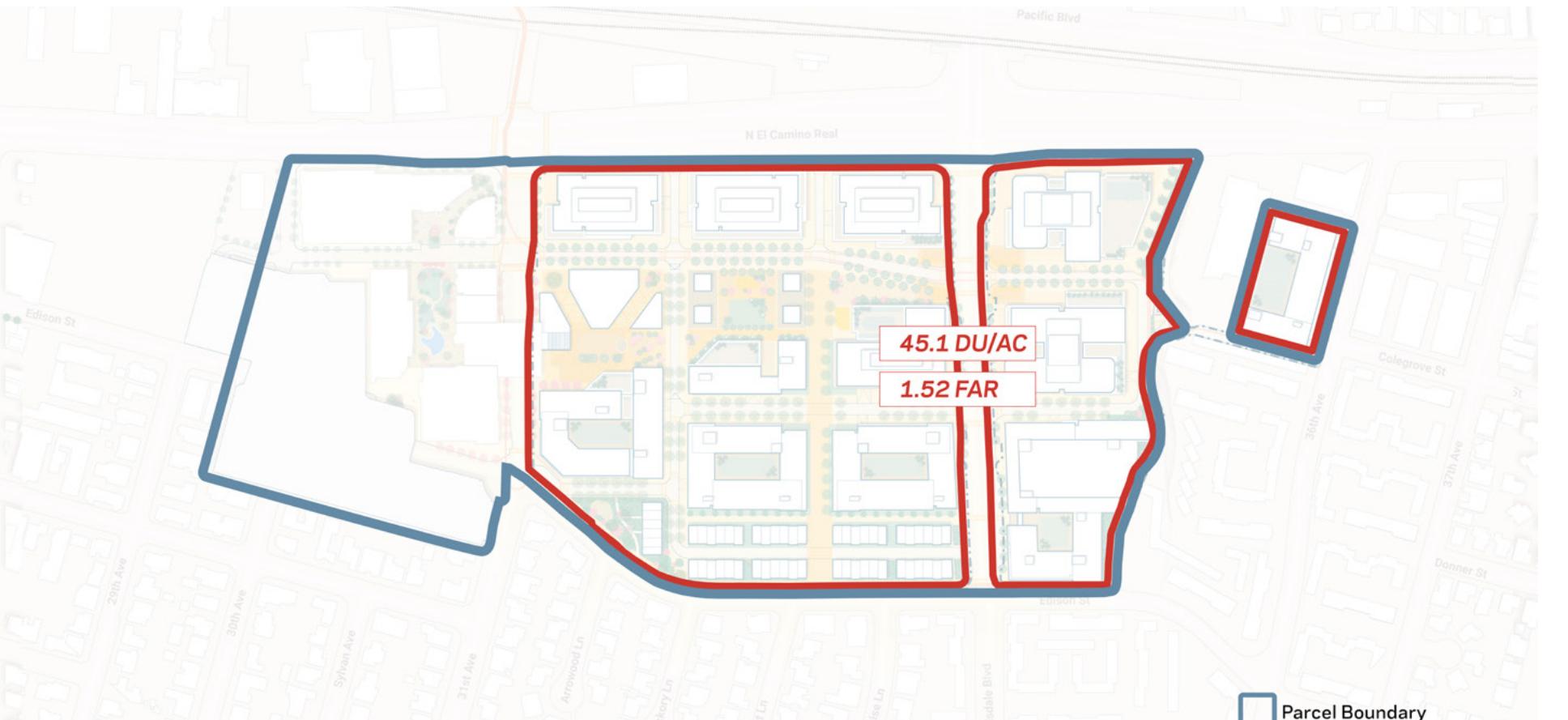
	Affordable Housing Ratio	Total Residential Units	Affordable Housing Units
EXISTING	0%	0	0
PROPOSED	15%	1,392	209
NET NEW	15%	1,392	209

Total Parking Stalls

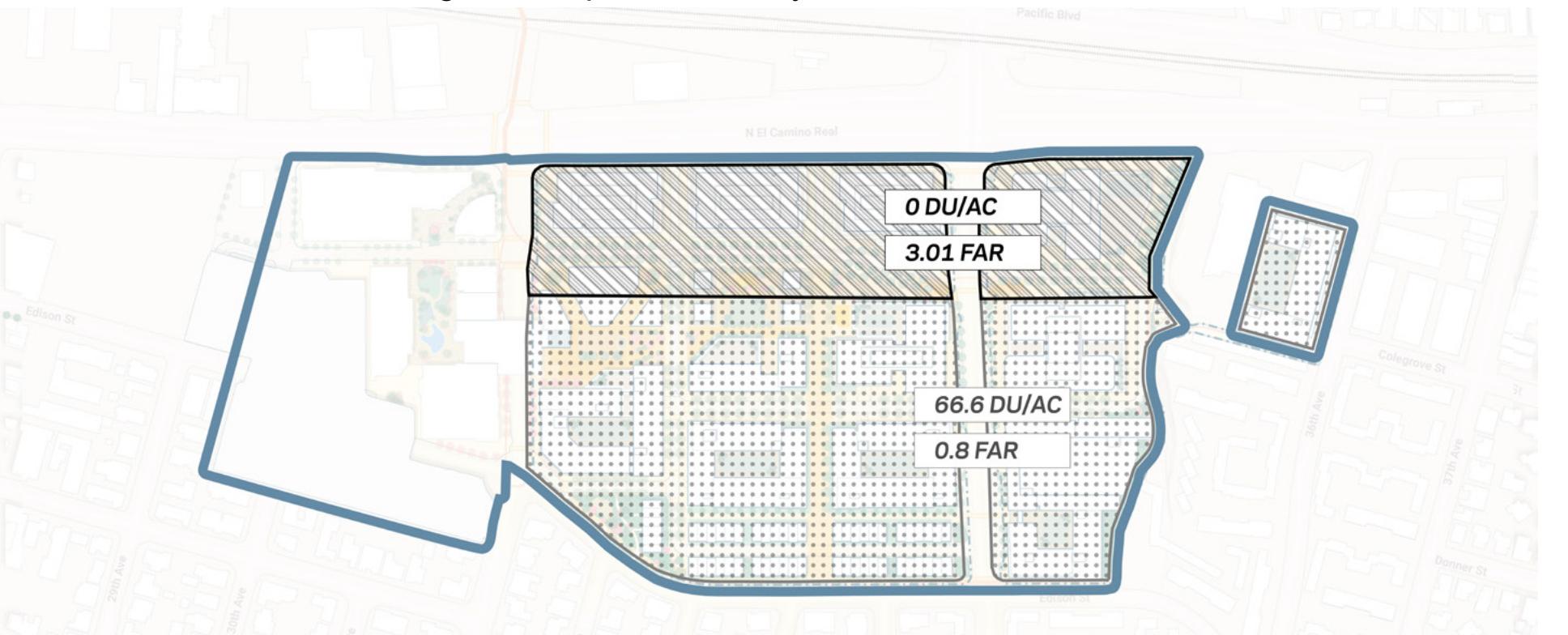
	Total Parking Stalls Provided (includes above and below grade parking)
EXISTING	3,399
PROPOSED	5,390
NET NEW	1,991

Project Density and FAR

Overall Project Density and FAR



General Plan Land Use Designation-Specific Density and FAR

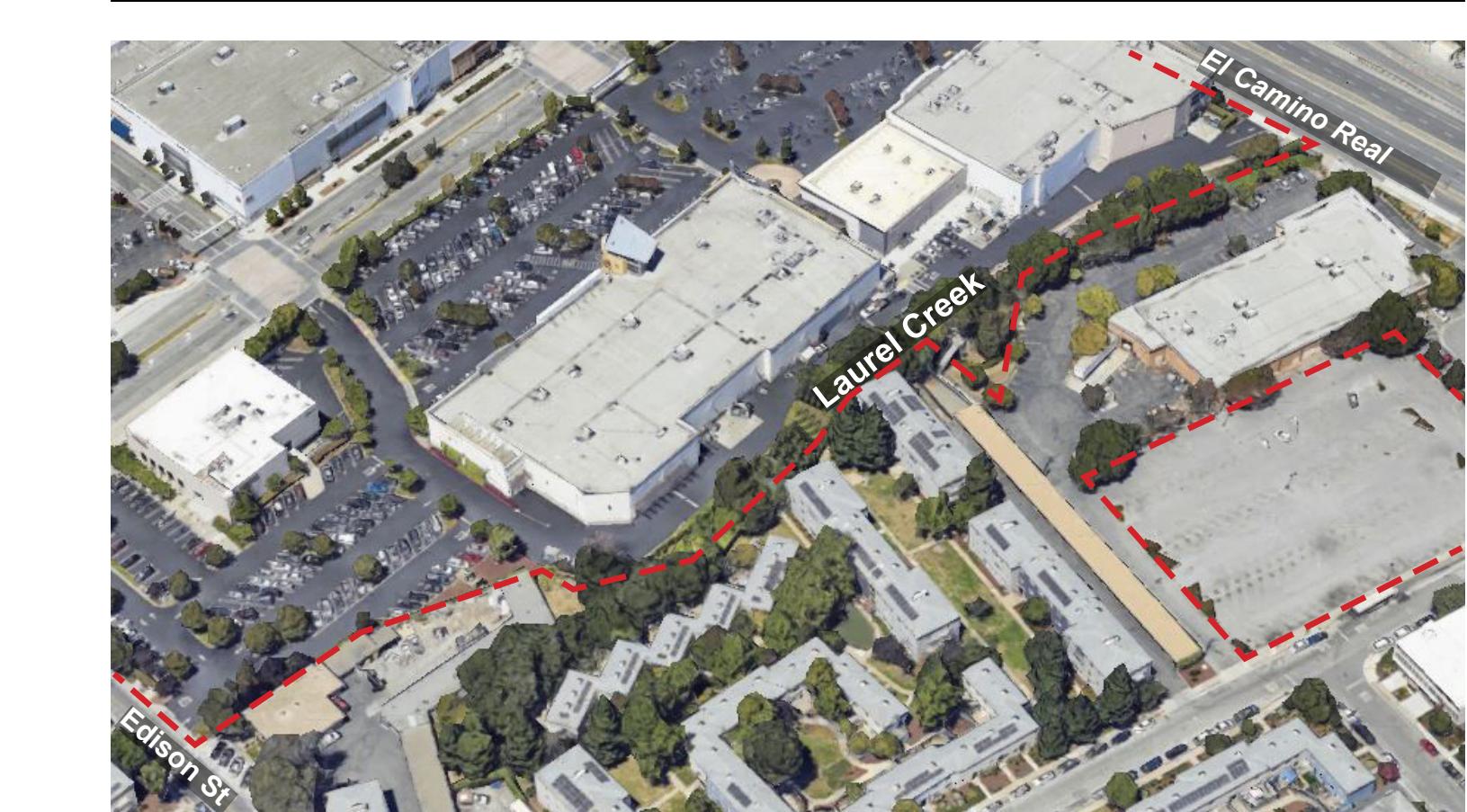


*Density and FAR are calculated per San Mateo Municipal Code

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

NOT FOR CONSTRUCTION

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

Project No: 23.04025.04
Sheet Title:

PROJECT INFORMATION

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

G1.01

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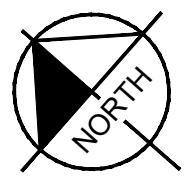
NOT FOR CONSTRUCTION

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

Sheet No: 23.04025.04

EXISTING SITE PLAN AND CONDITIONS

K:\BAY_LDEV\197543001 - Hillsdale Redevelopment - MCM\03 CADD\Exhibits\01 SB330 Application\Existing Conditions Map.dwg Exist Map Jan 24, 2025



U.S. SDA

HILSDALE SHOPPING CENTER EXISTING CONDITIONS MAP

01/24/2025

LEGEND

A legend consisting of seven entries, each with a colored line segment followed by a text label. The entries are: PROPOSED PROJECT BOUNDARY (purple), PARCEL BOUNDARY (blue dashed), PROPERTY LINE (black solid), EASEMENT LINE (black dashed), INGRESS AND EGRESS EASEMENT (orange), NO-BUILD EASEMENT (red), and UNDERGROUND UTILITY EASEMENT (yellow).

	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-33 SUBMITTAL	01/24/2025

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VISION

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

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SITE CONTEXT AND SURROUNDING PROGRAM

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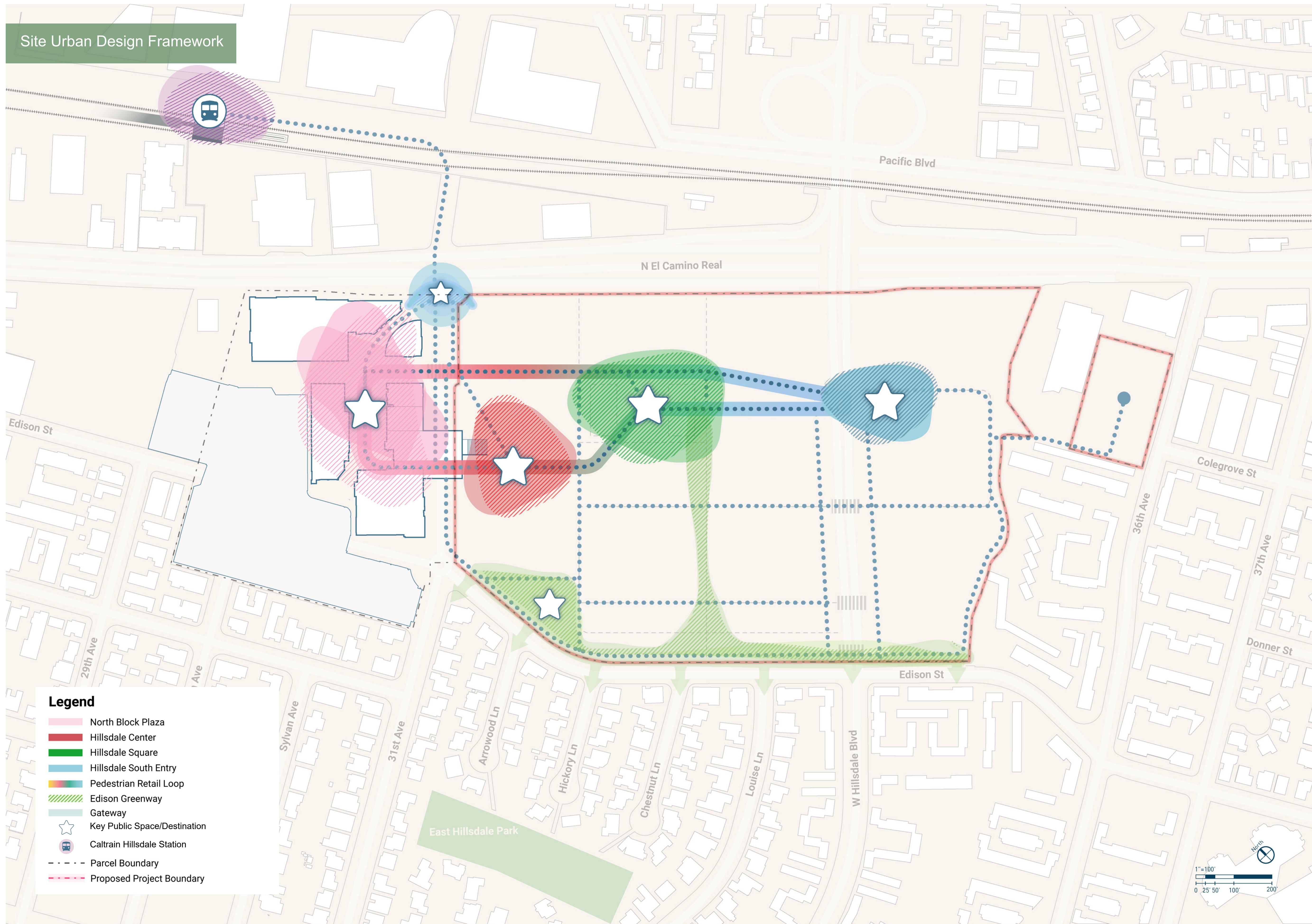
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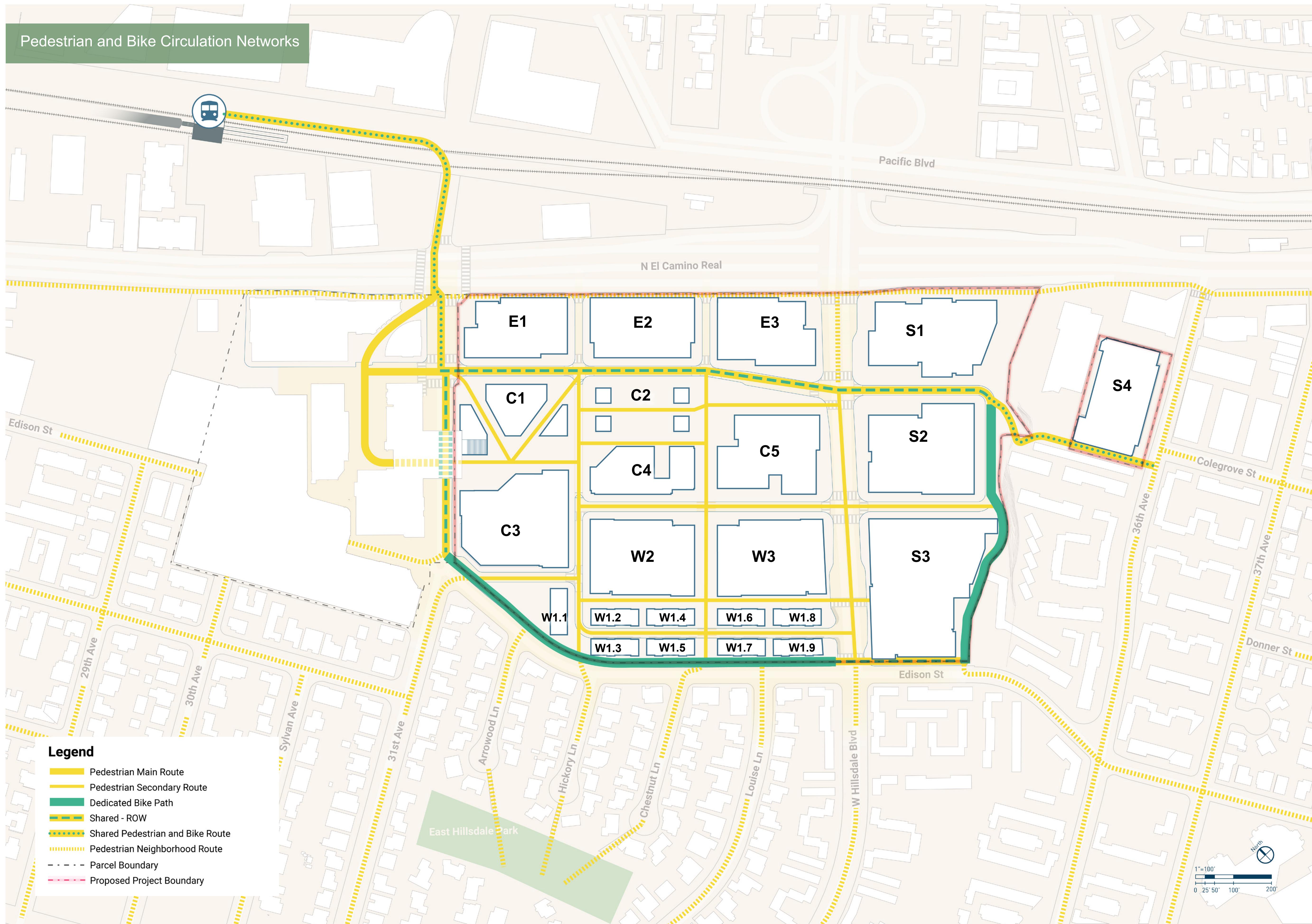
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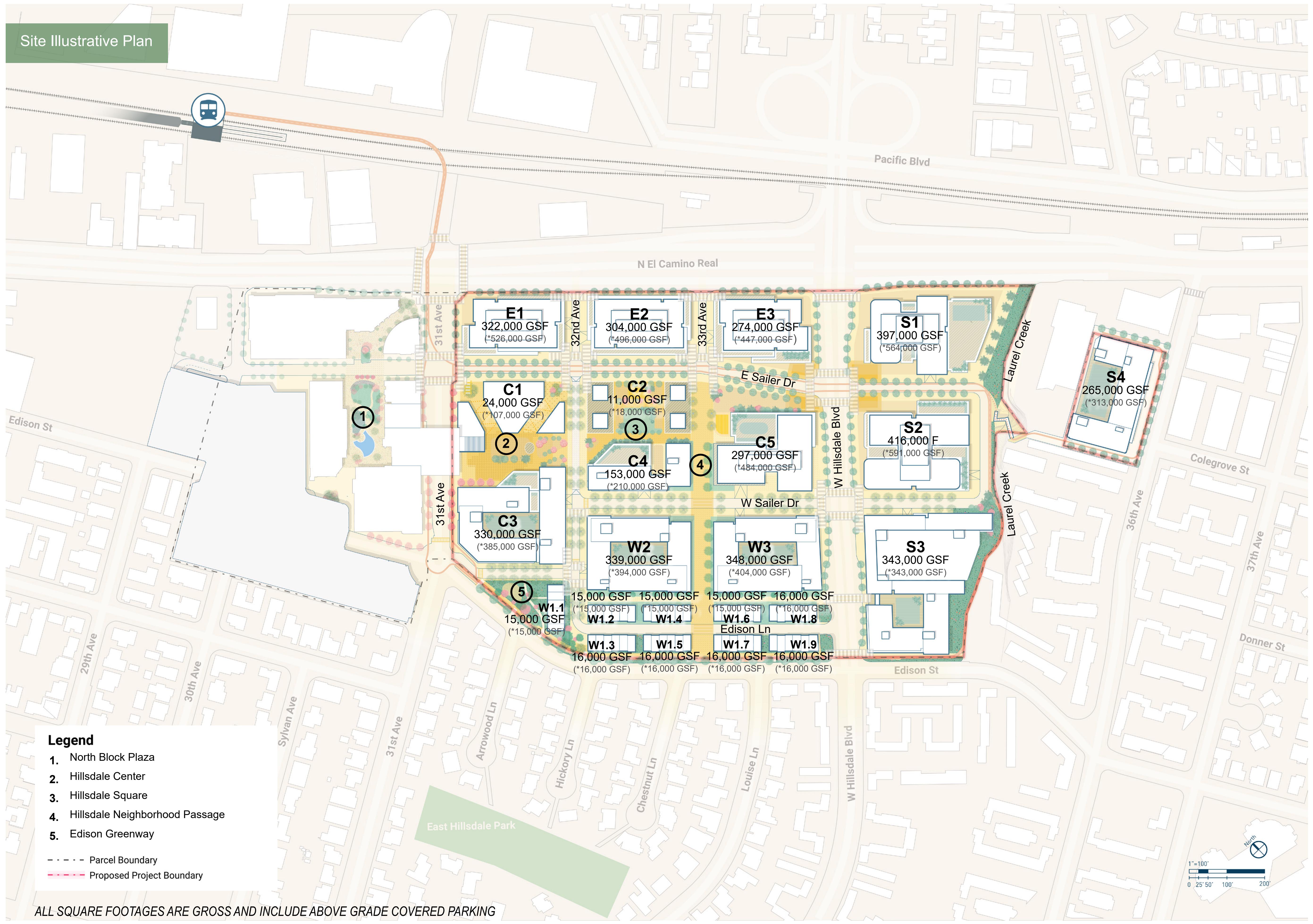
PROPOSED PROGRAM CONCEPT

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G1.06







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

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**HILLSDALE REIMAGINED:
BIRDS-EYE VIEW**

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Key Map

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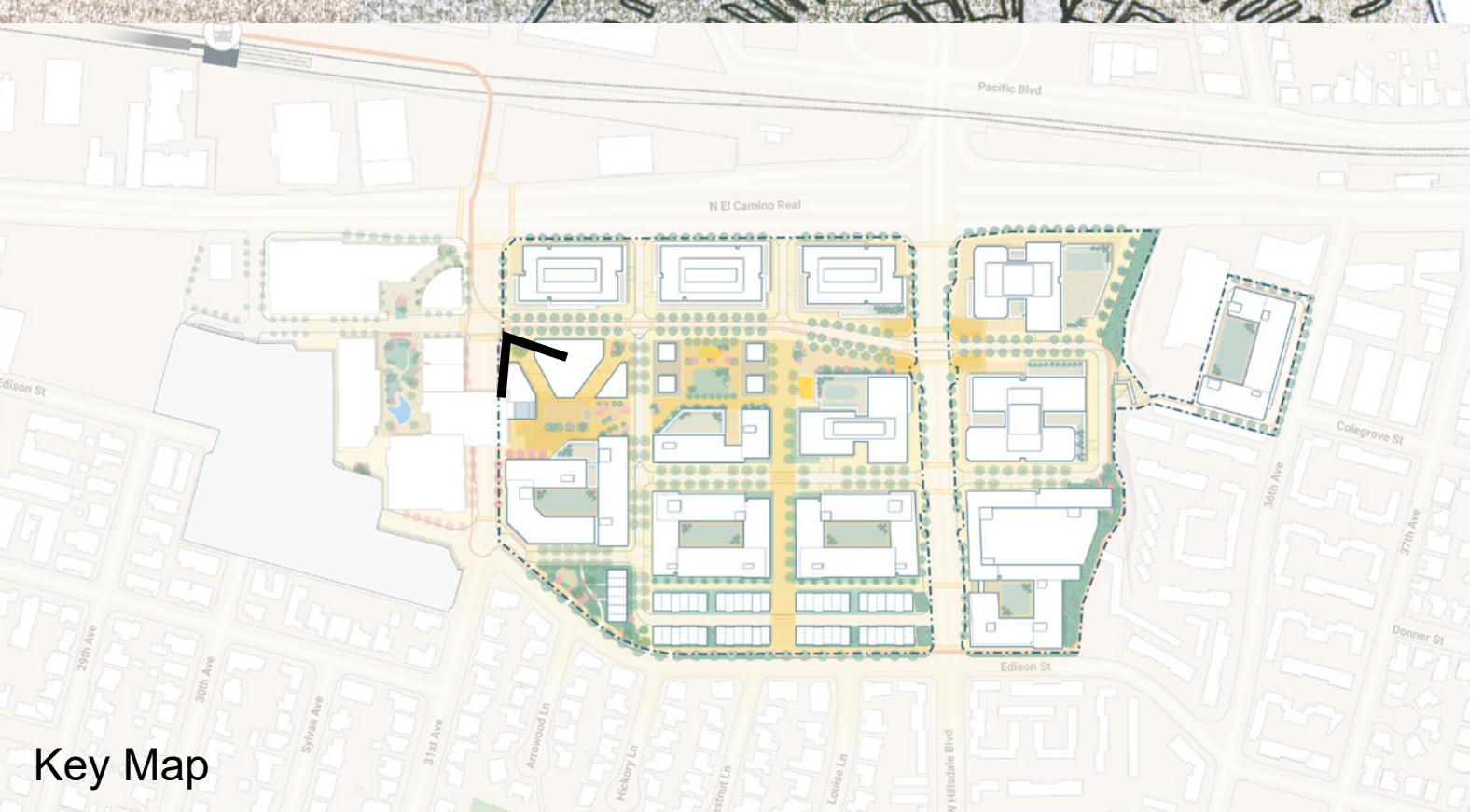
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 Project No: 23.04025.04
 Sheet Title:

**HILLSDALE REIMAGINED:
31ST AVE SHOPPING AND
DINING ENTRY VIEW**

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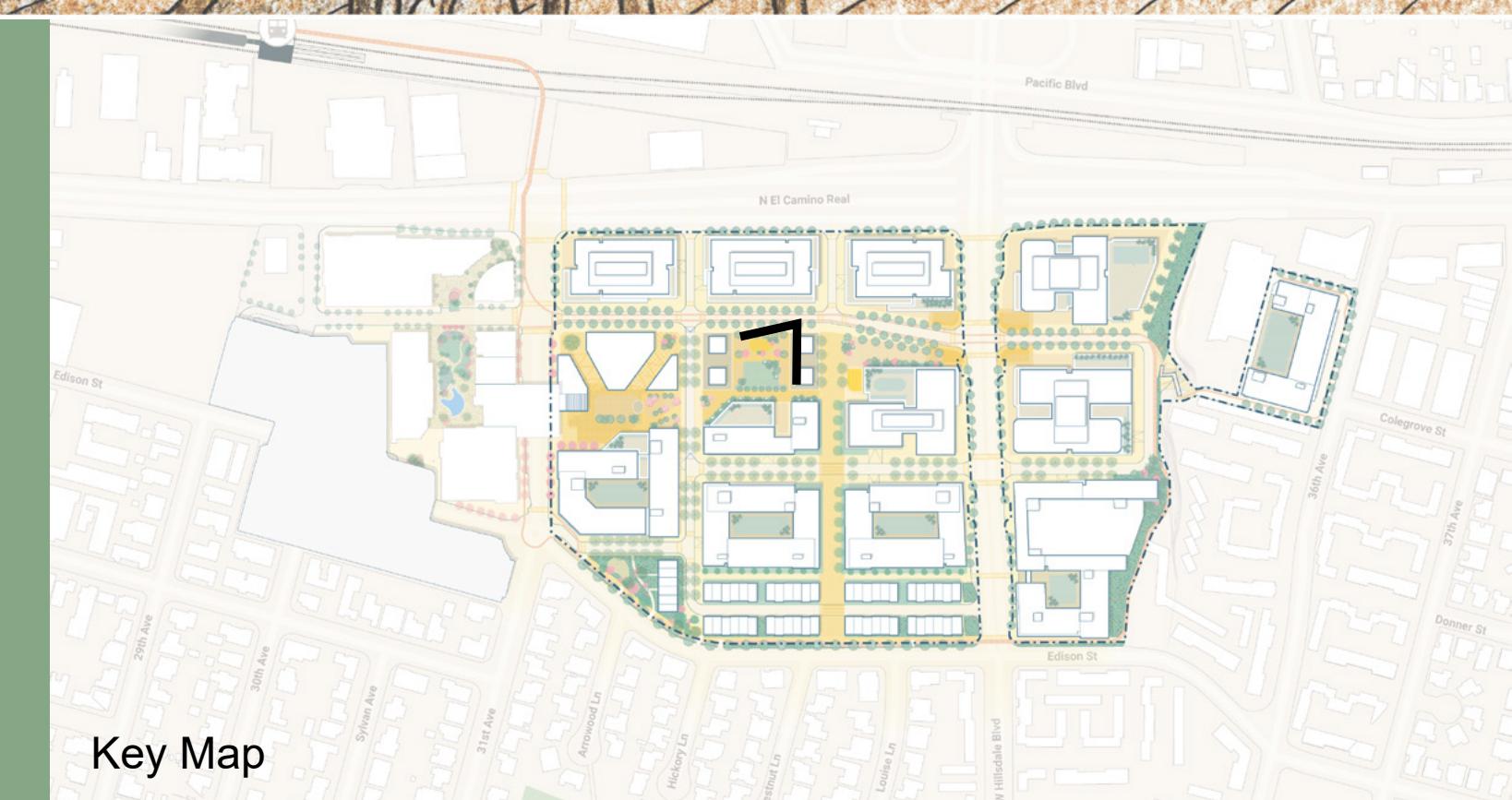
Hillsdale Reimagined: 31st Ave Shopping and Dining Entry View

Key Map



Hillsdale Reimagined: Hillsdale Square View

2025-01-24



Key Map

Project No: 23.04025.04
Sheet Title:

**HILLSDALE REIMAGINED:
HILLSDALE SQUARE VIEW**

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Sheet Number

G1.13



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CONSTRUCTION**

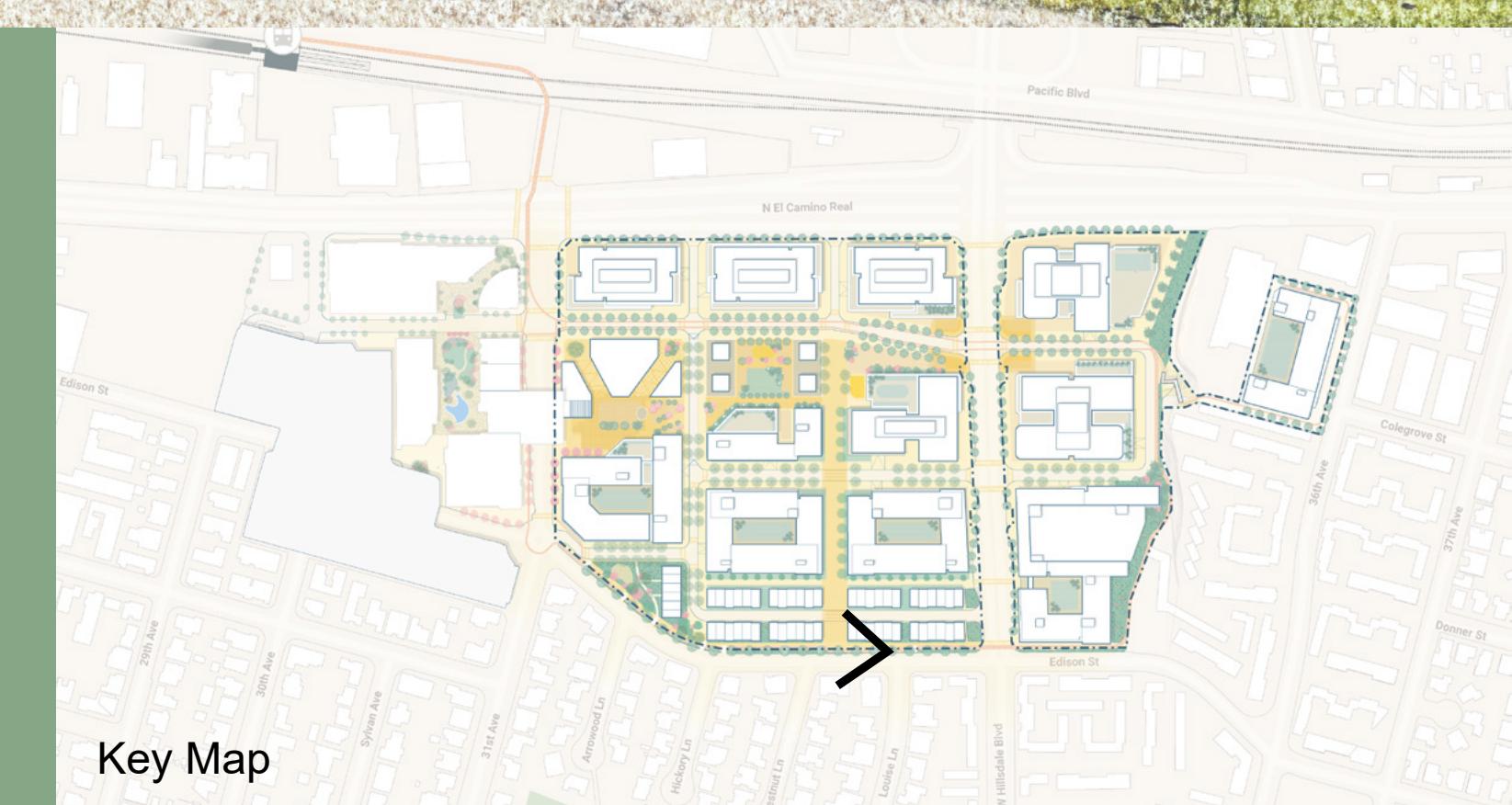
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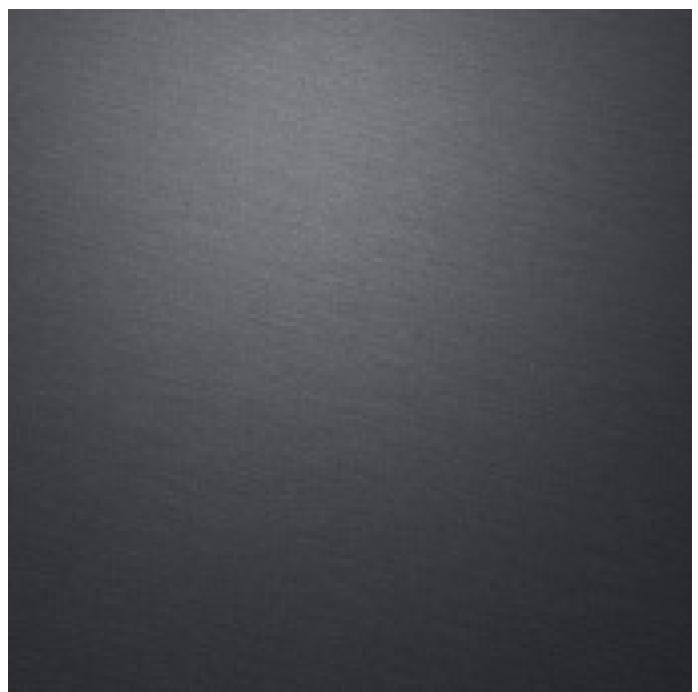
HILLSDALE REIMAGINED:
 EDISON GREENWAY VIEW

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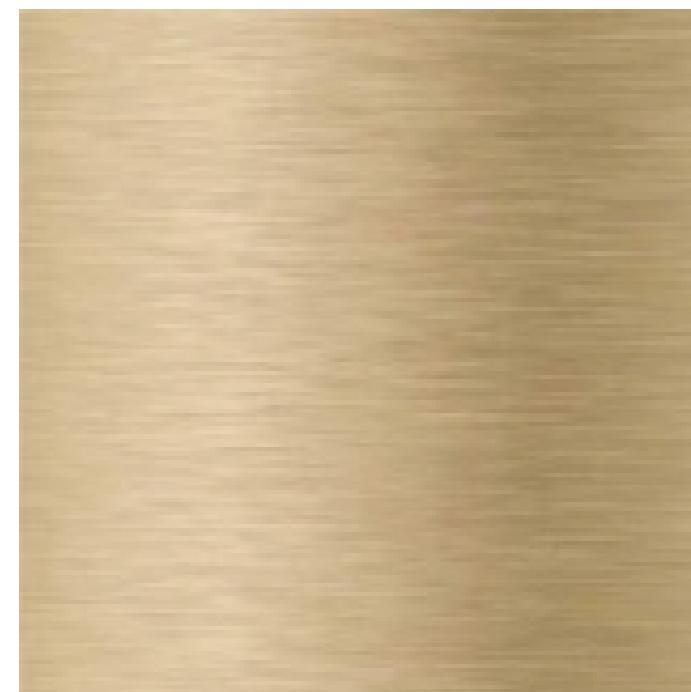
Hillsdale Reimagined: Edison Greenway View



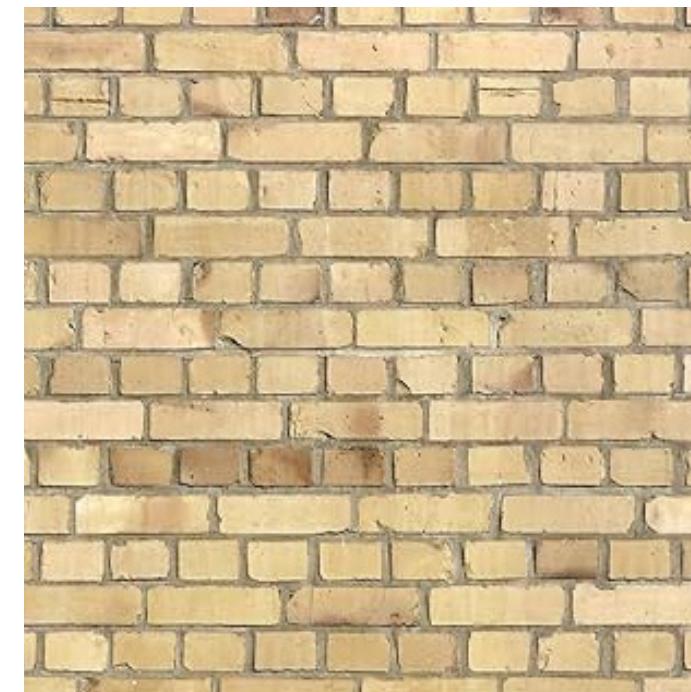
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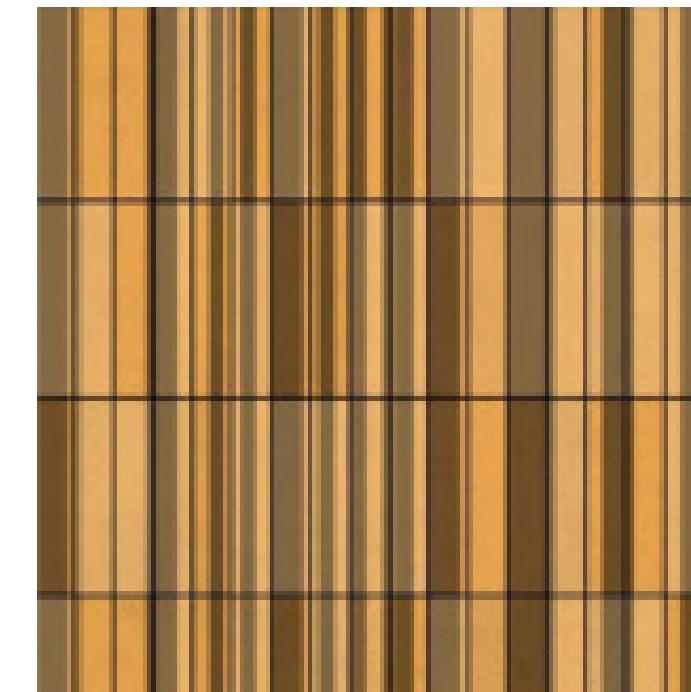
01 METAL: DARK COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



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



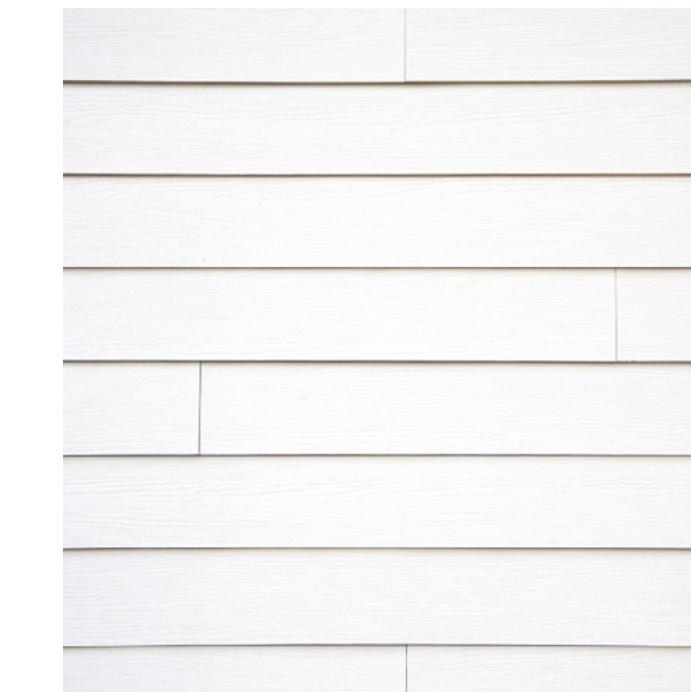
09 BRICK: LIGHT COLOR (CLADDING)



13 TERRACOTTA: TEXTURED, LIGHT COLOR (CLADDING)



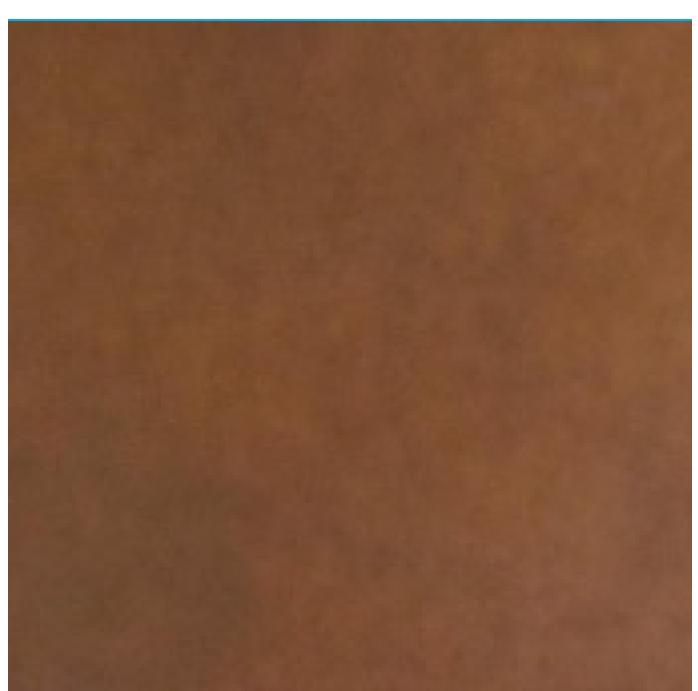
17 FIBER CEMENT PANEL: COOL COLOR (CLADDING)



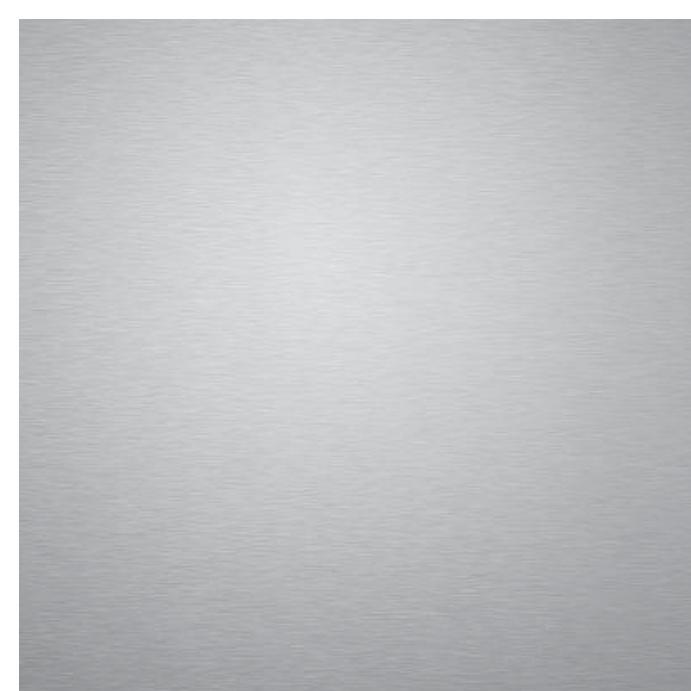
21 FIBER CEMENT SIDING: LIGHT COLOR (CLADDING)



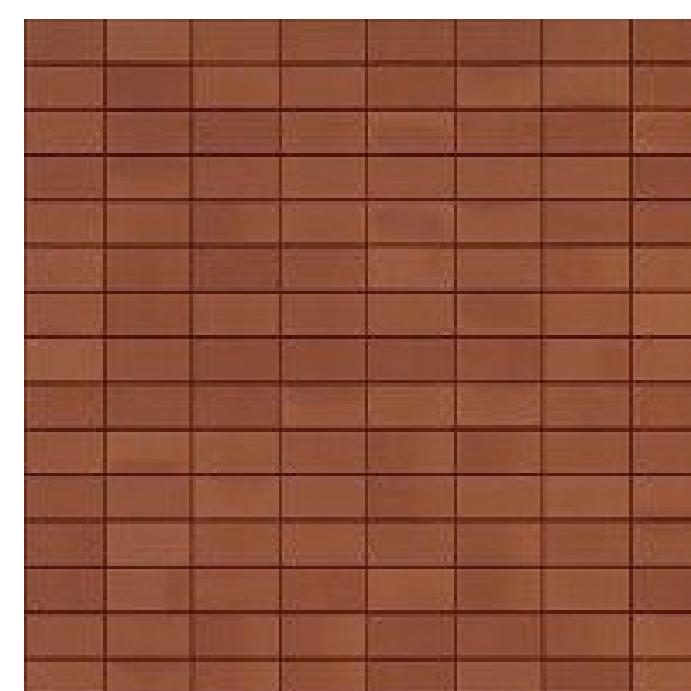
25 PLASTER: WARM COLOR (EXTERIOR FINISH)



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



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



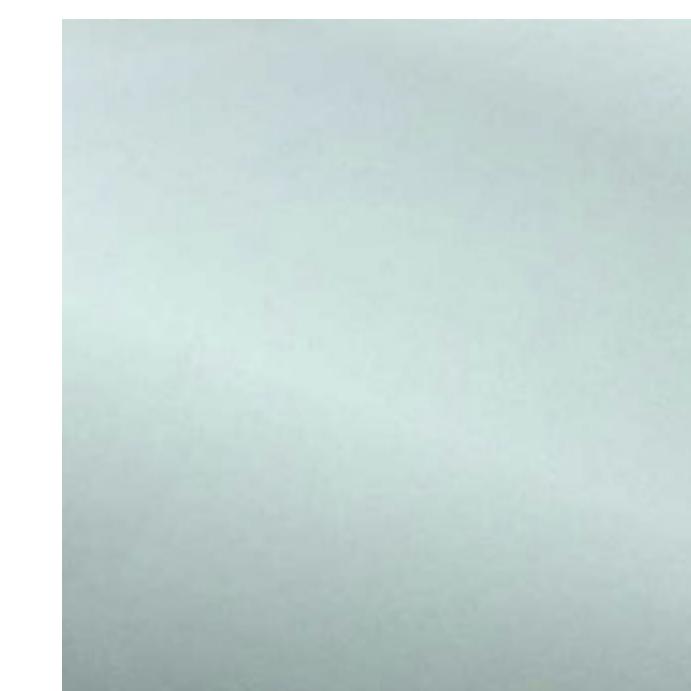
10 TERRACOTTA: DARK COLOR (CLADDING)



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.)



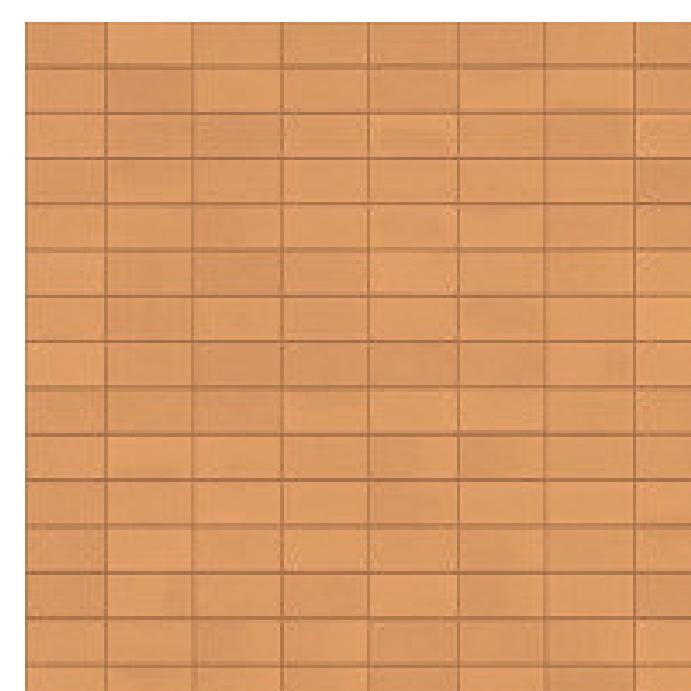
26 PLASTER: LIGHT COLOR (EXTERIOR FINISH)



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



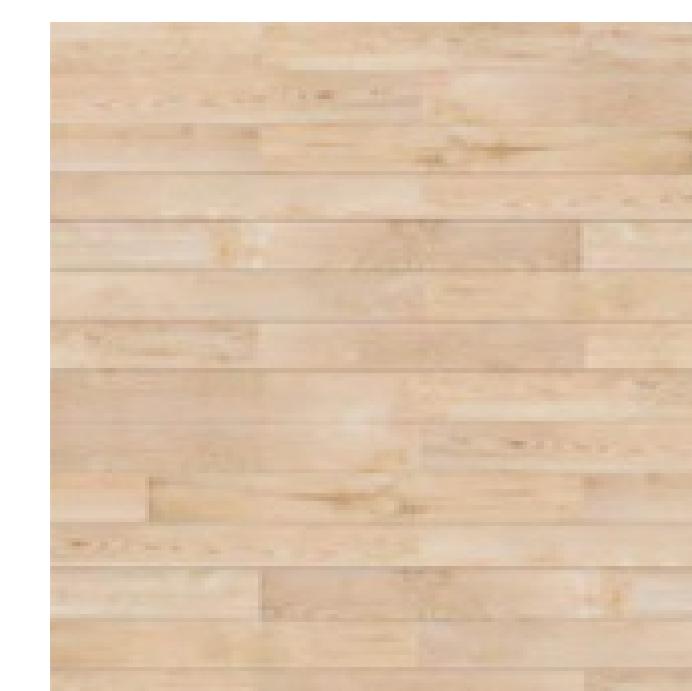
07 BRICK: DARK COLOR (CLADDING)



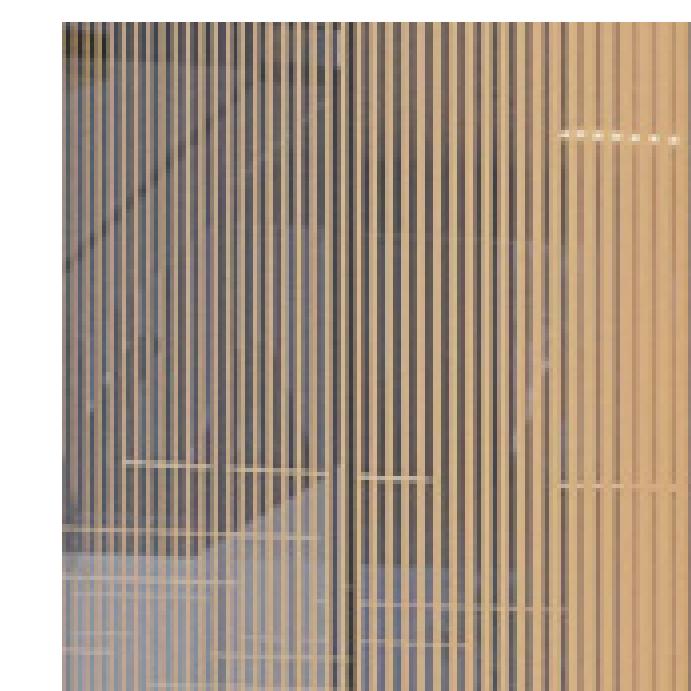
11 TERRACOTTA: WARM COLOR (CLADDING)



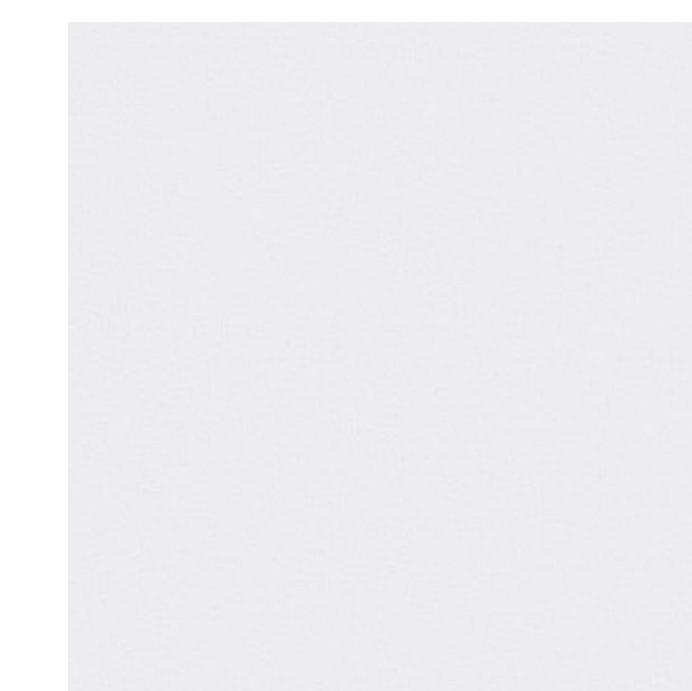
15 CONCRETE: COOL COLOR (CLADDING, STRUCTURAL ELEMENTS)



19 WOOD LOOK MATERIAL: LIGHT COLOR (CLADDING)



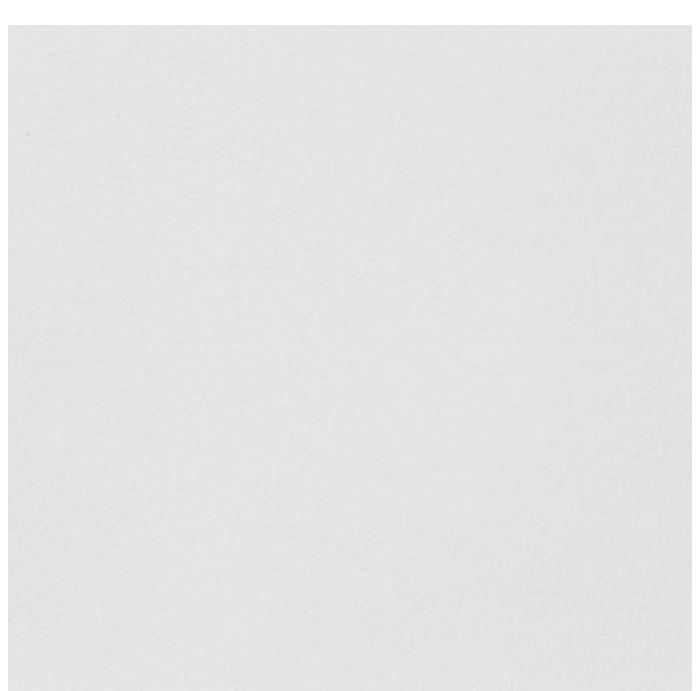
23 FRITTED GLASS: COLOR VARIES (WITHIN CURTAIN WALL, STOREFRONT, WINDOWS, DOORS, RAILINGS, ETC.)



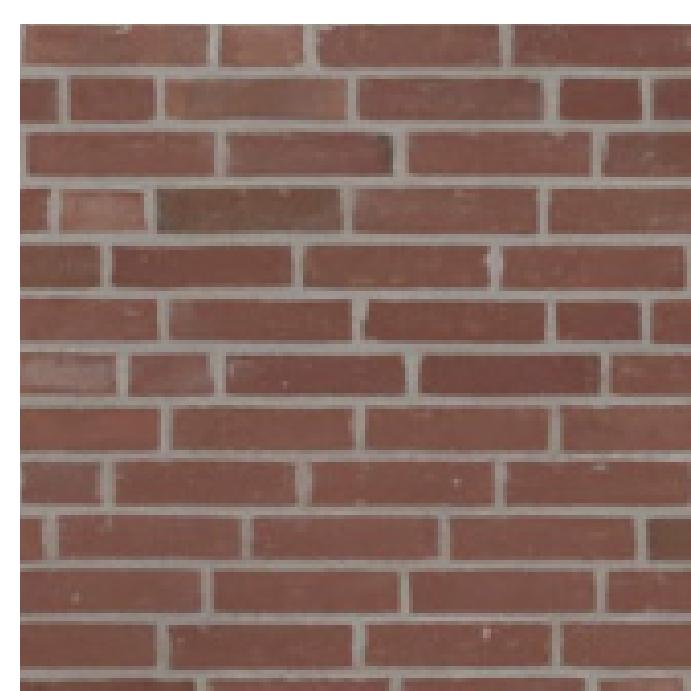
27 VINYL: LIGHT COLOR (WINDOW AND DOOR FRAMES)

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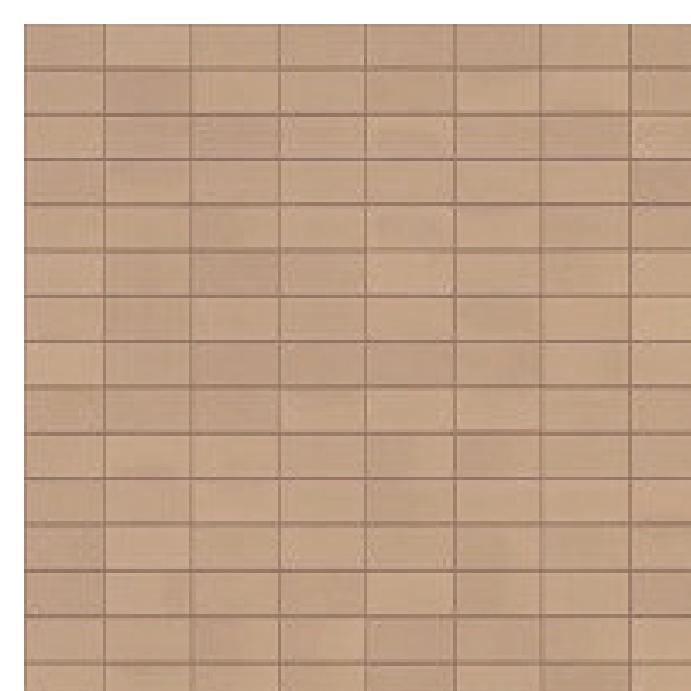
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04 METAL: LIGHT COLOR (WINDOW AND DOOR FRAMES, CLADDING, ETC.)



08 BRICK: WARM COLOR (CLADDING)



12 TERRACOTTA: LIGHT COLOR (CLADDING)



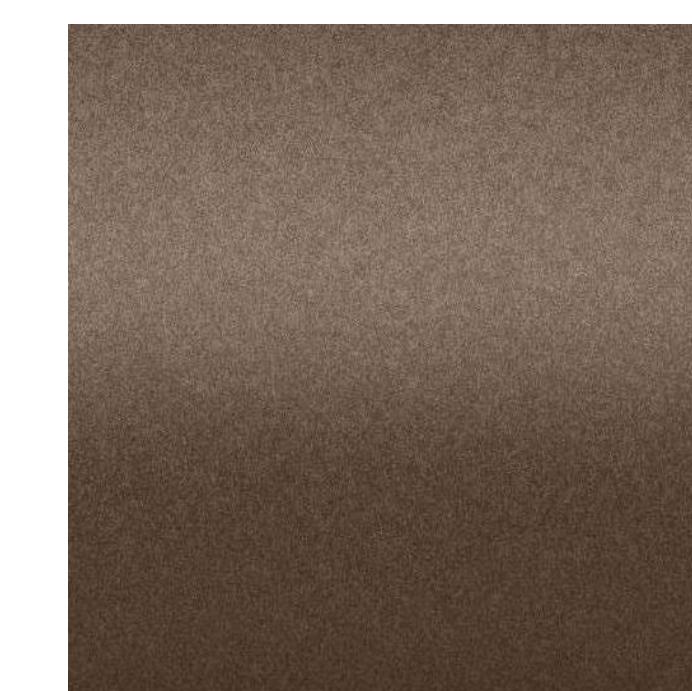
16 PRECAST CONCRETE: COLOR VARIES (CLADDING)



20 PHENOLIC MATERIAL: DARK COLOR (CLADDING)



24 PLASTER: COOL COLOR (EXTERIOR FINISH)



28 VINYL: DARK COLOR (WINDOW AND DOOR FRAMES)

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No	Description	Date
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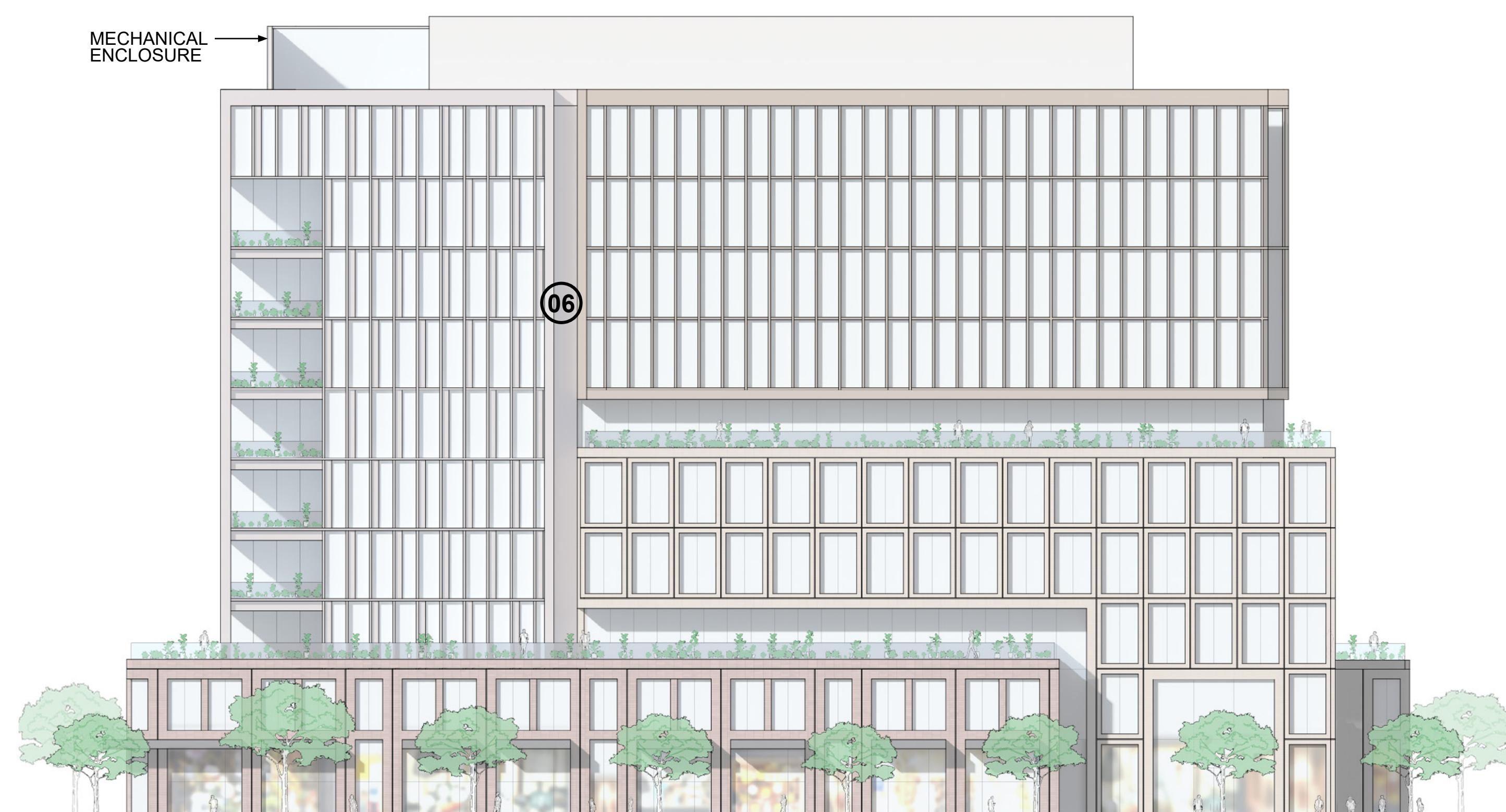
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Sheet Title:

COLOR AND MATERIALS

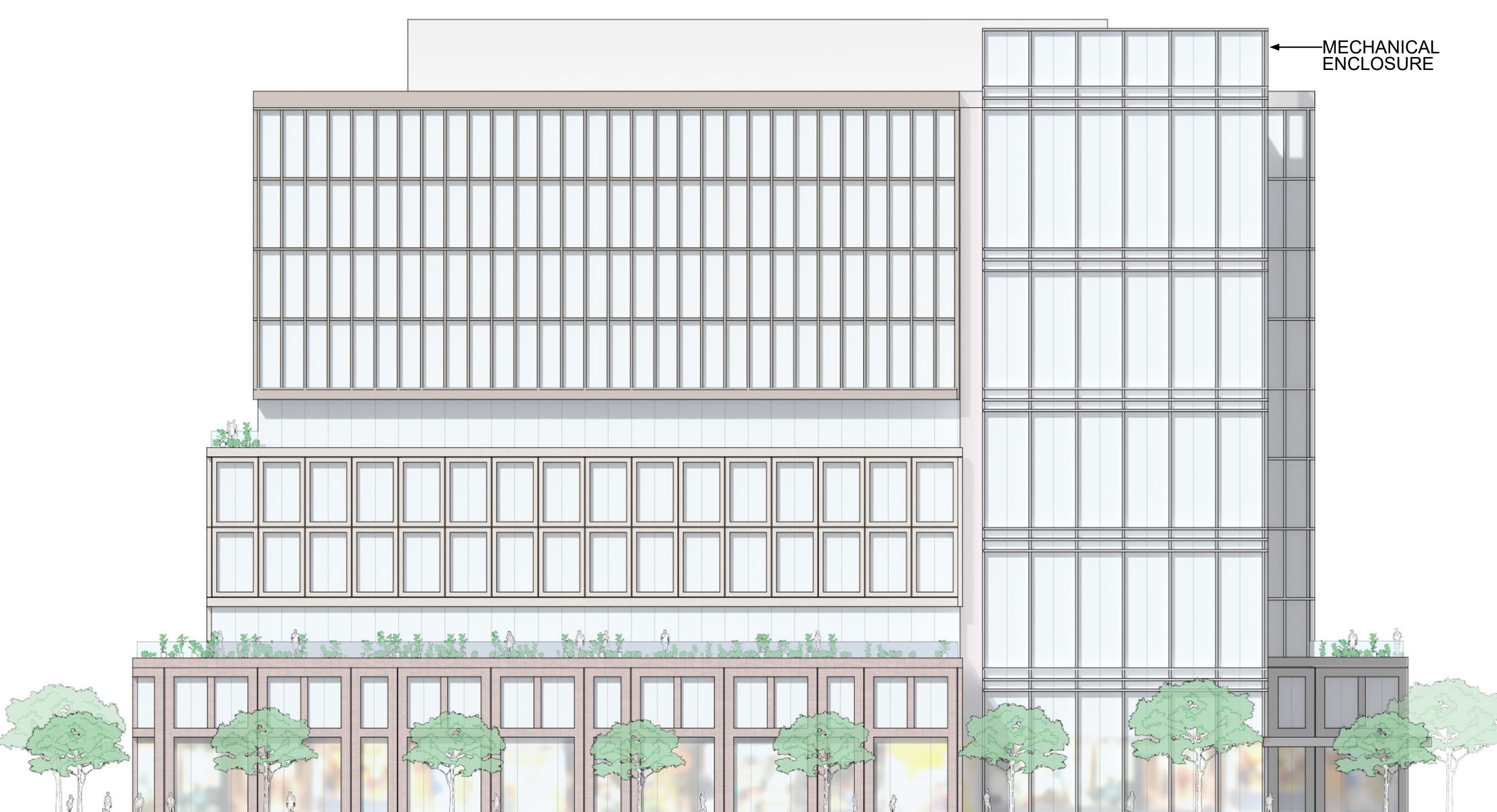
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Sheet Number:

01 MATERIAL PALETTE

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



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



03 E1 EL CAMINO REAL 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

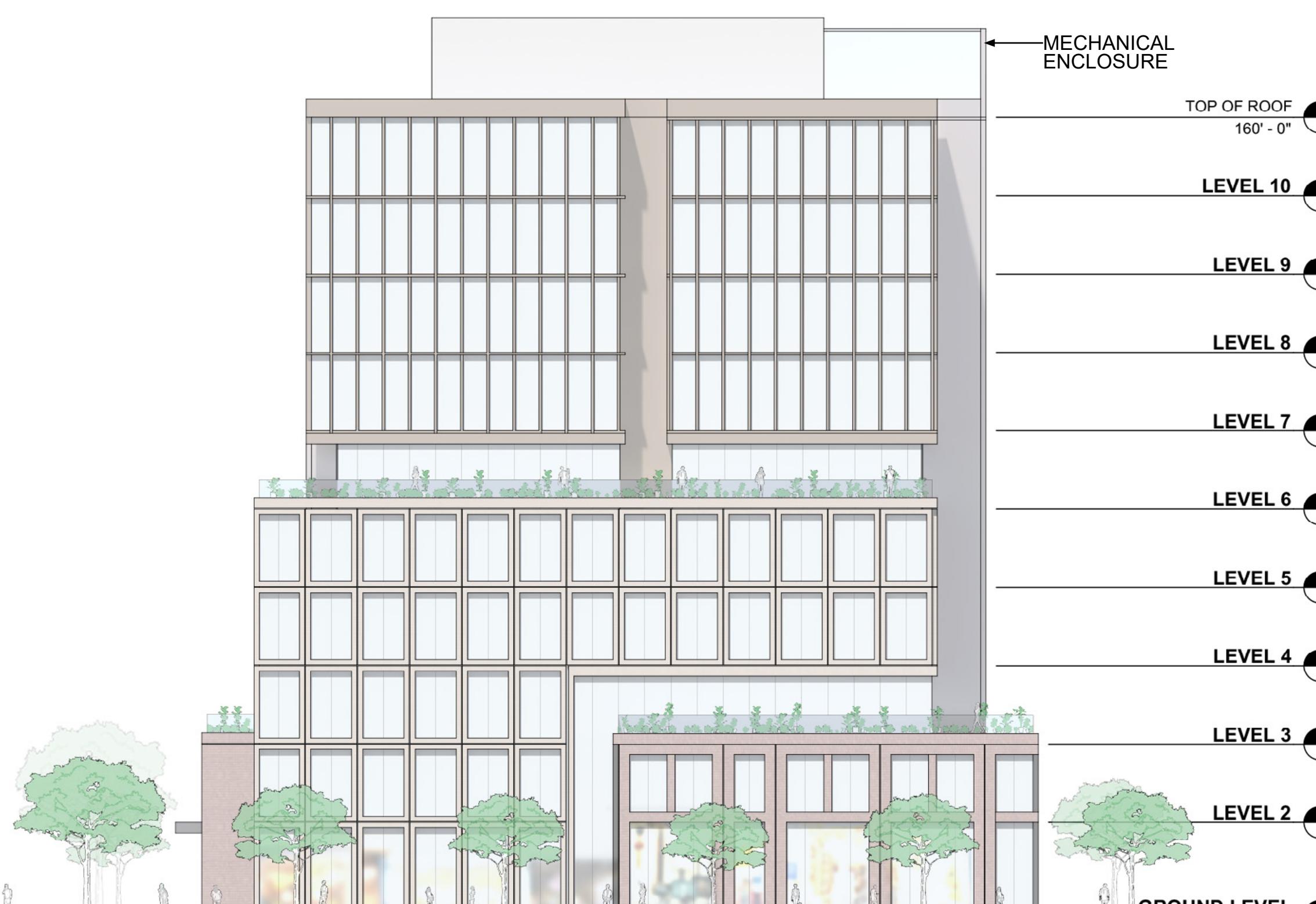
- 09 BRICK: LIGHT COLOR
- 10 TERRACOTTA: DARK COLOR
- 11 TERRACOTTA: WARM COLOR
- 12 TERRACOTTA: LIGHT COLOR

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

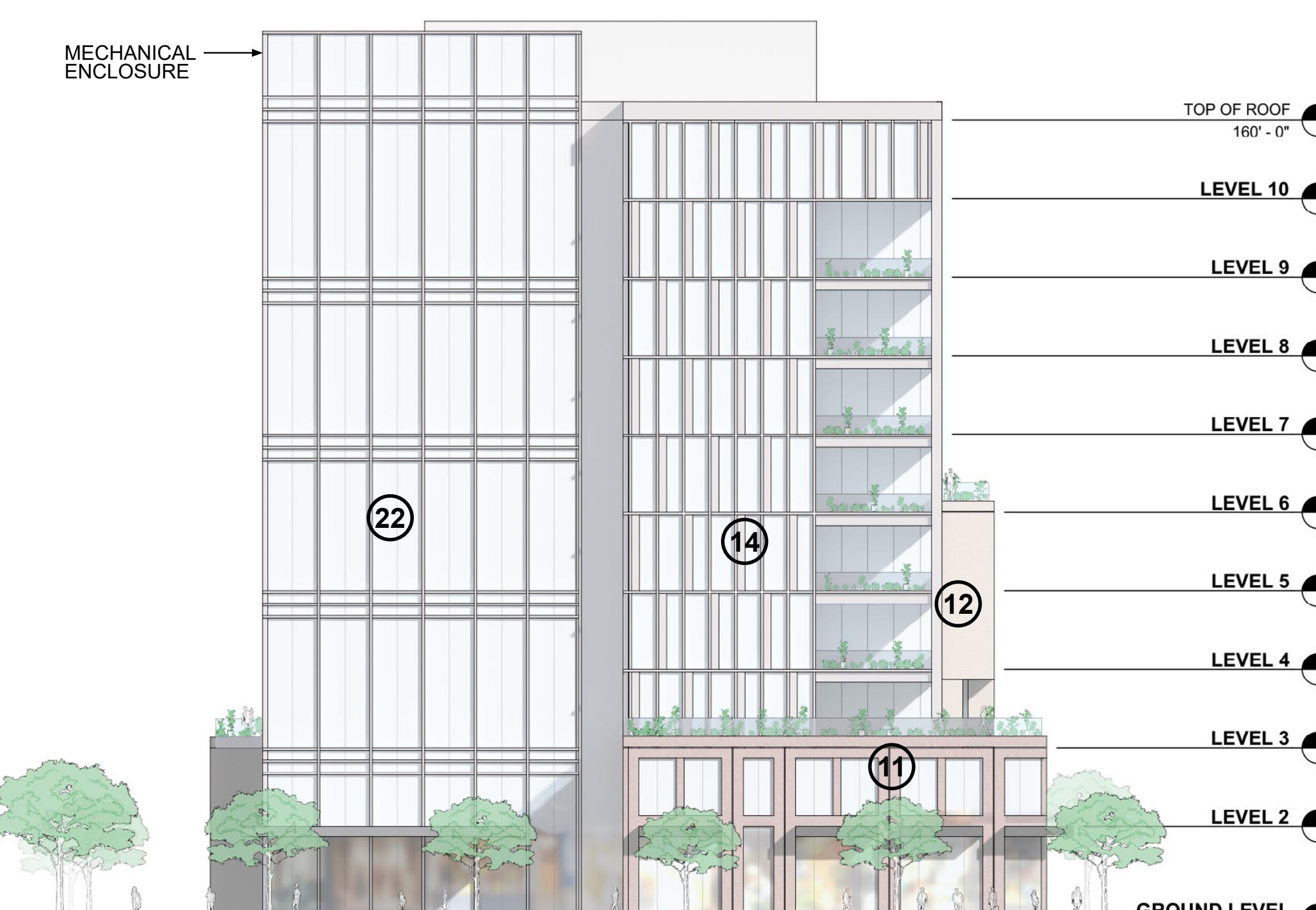
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 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



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



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

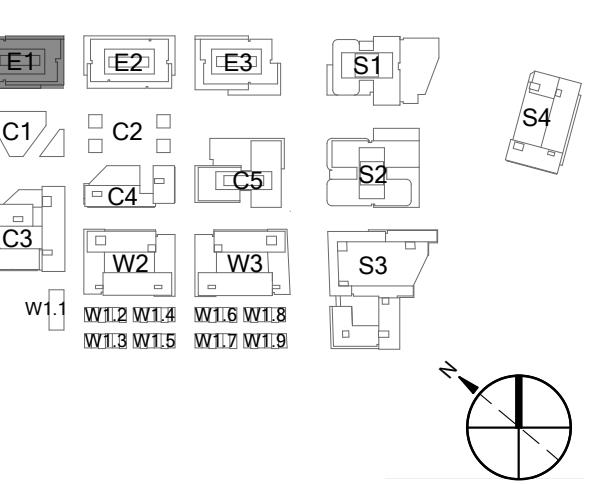
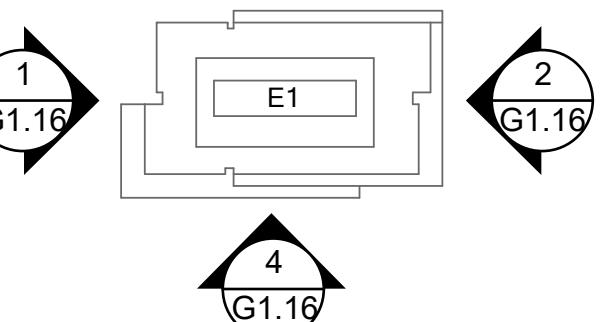
HSC Property Owner LLC

BOHANNON™

NORTHWOOD INVESTORS

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Key Plan



Professional Seals

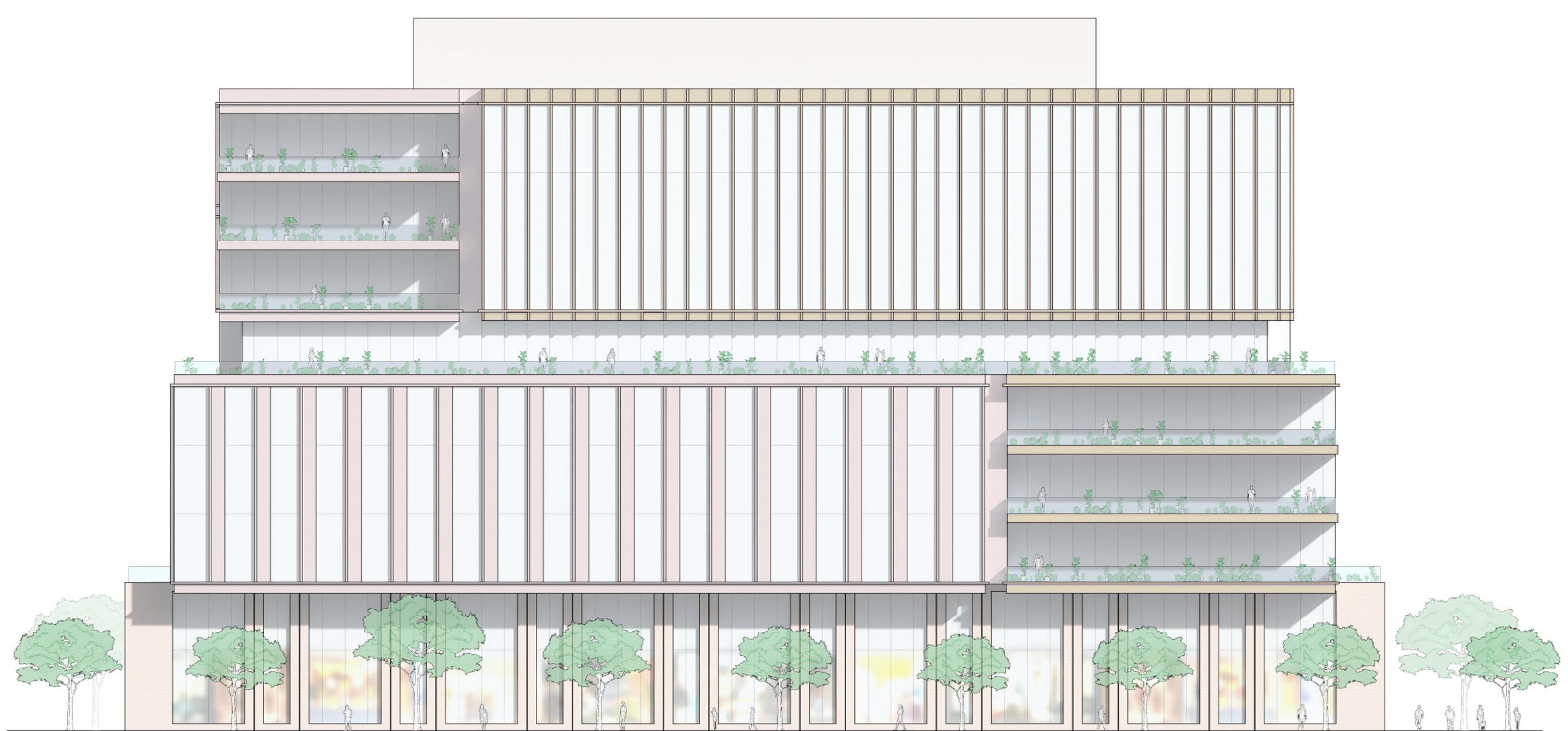
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No. Description Date
1 SB-330 SUBMITTAL 01/24/2025

Project No: 23.04025.04
Sheet Title: EXTERIOR ELEVATIONS - E1

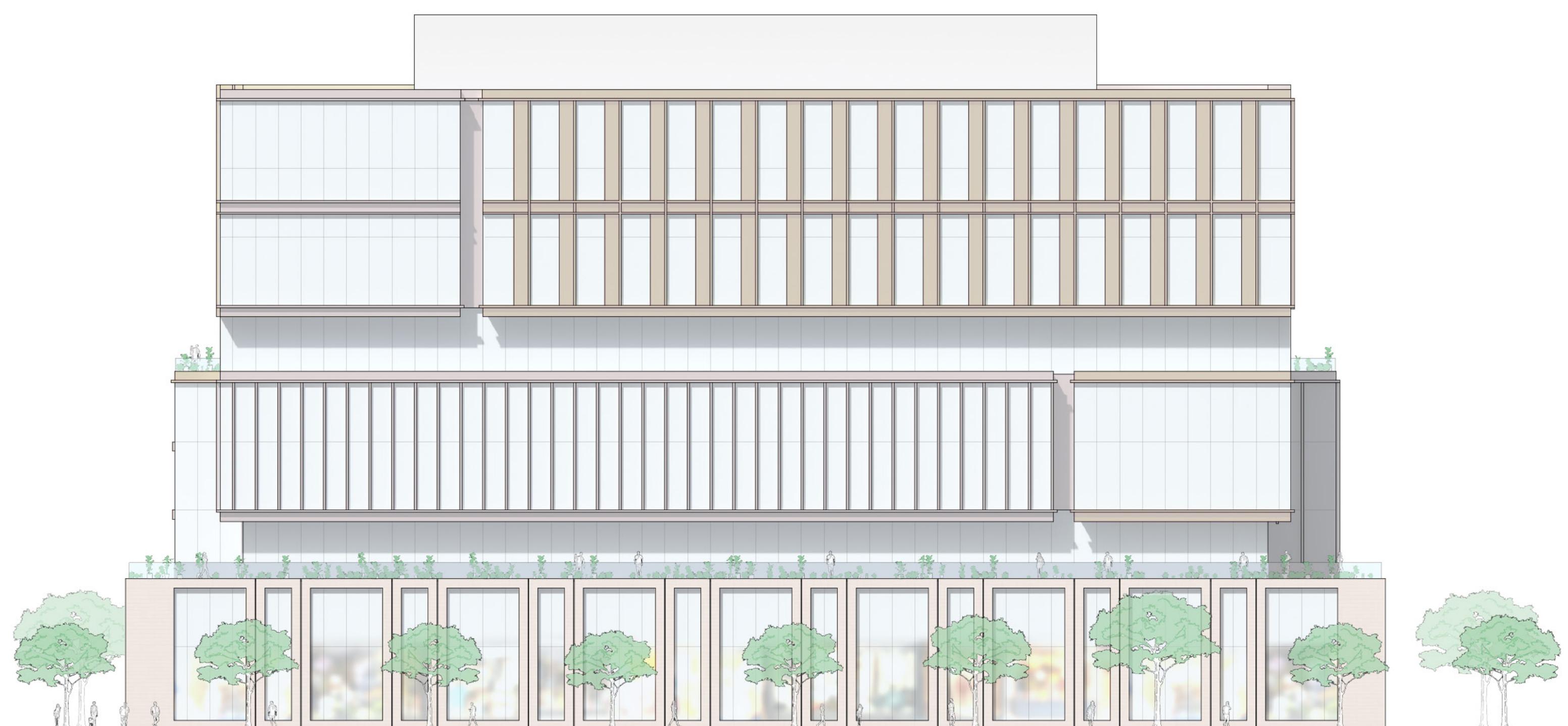
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G1.16



04 E2 EAST SAILER DR ELEVATION

3/64" = 1'-0"



03 E2 EL CAMINO REAL 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

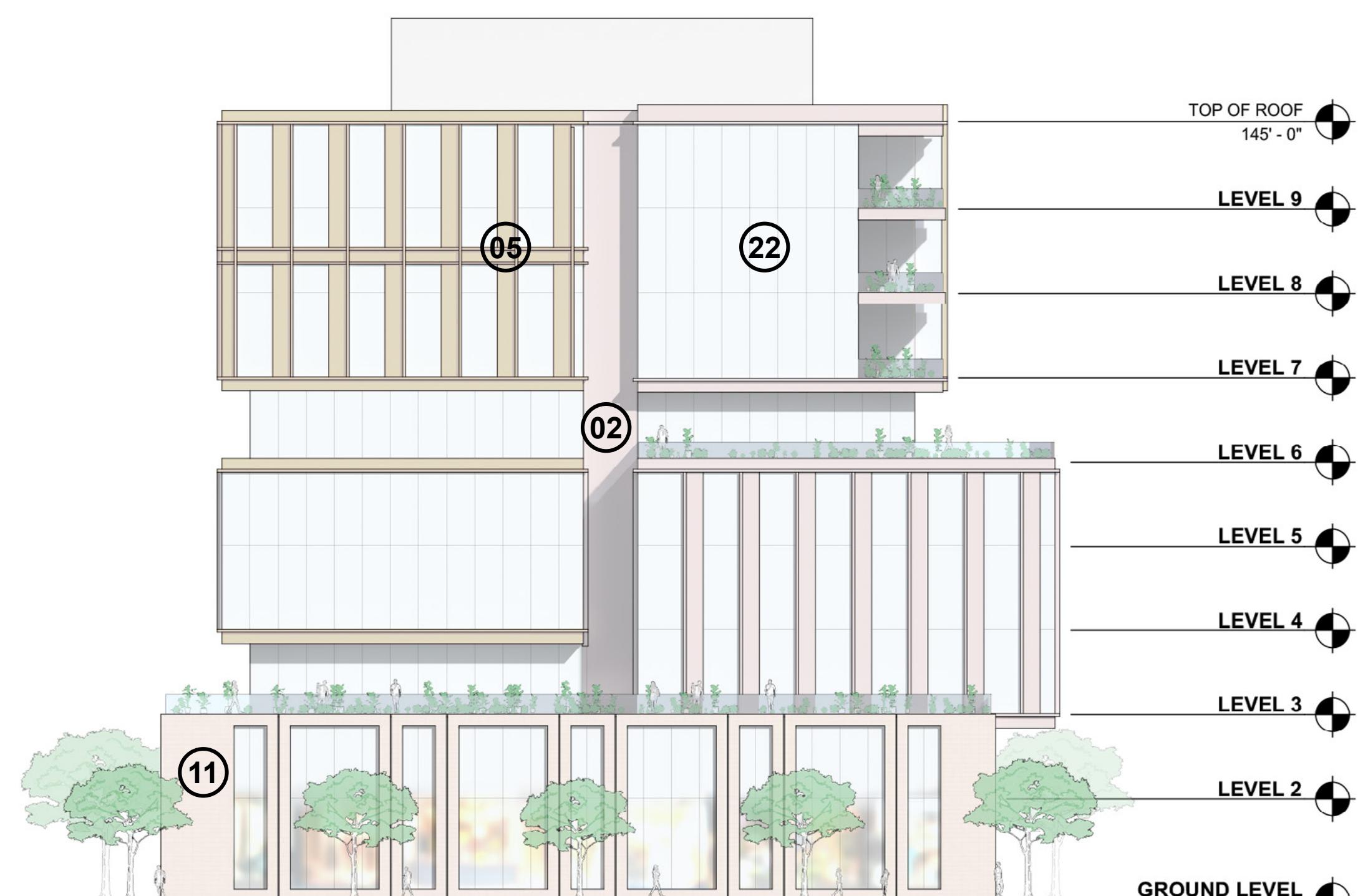
- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

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



02 E2 33RD AVE ELEVATION

3/64" = 1'-0"

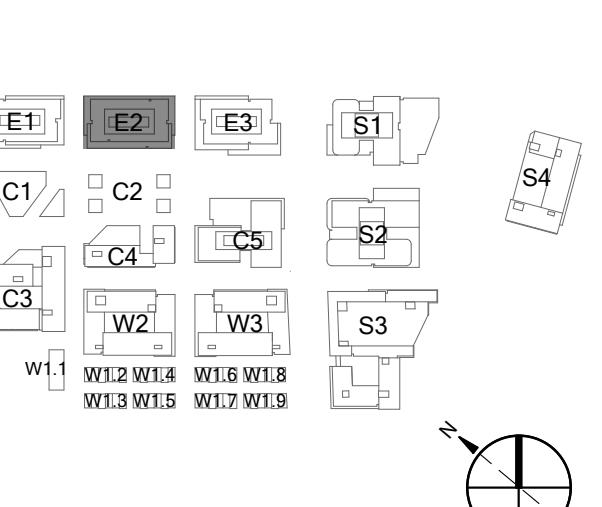
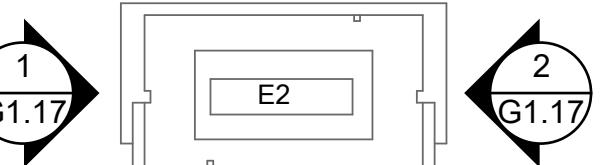


01 E2 32ND AVE ELEVATION

3/64" = 1'-0"

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Key Plan



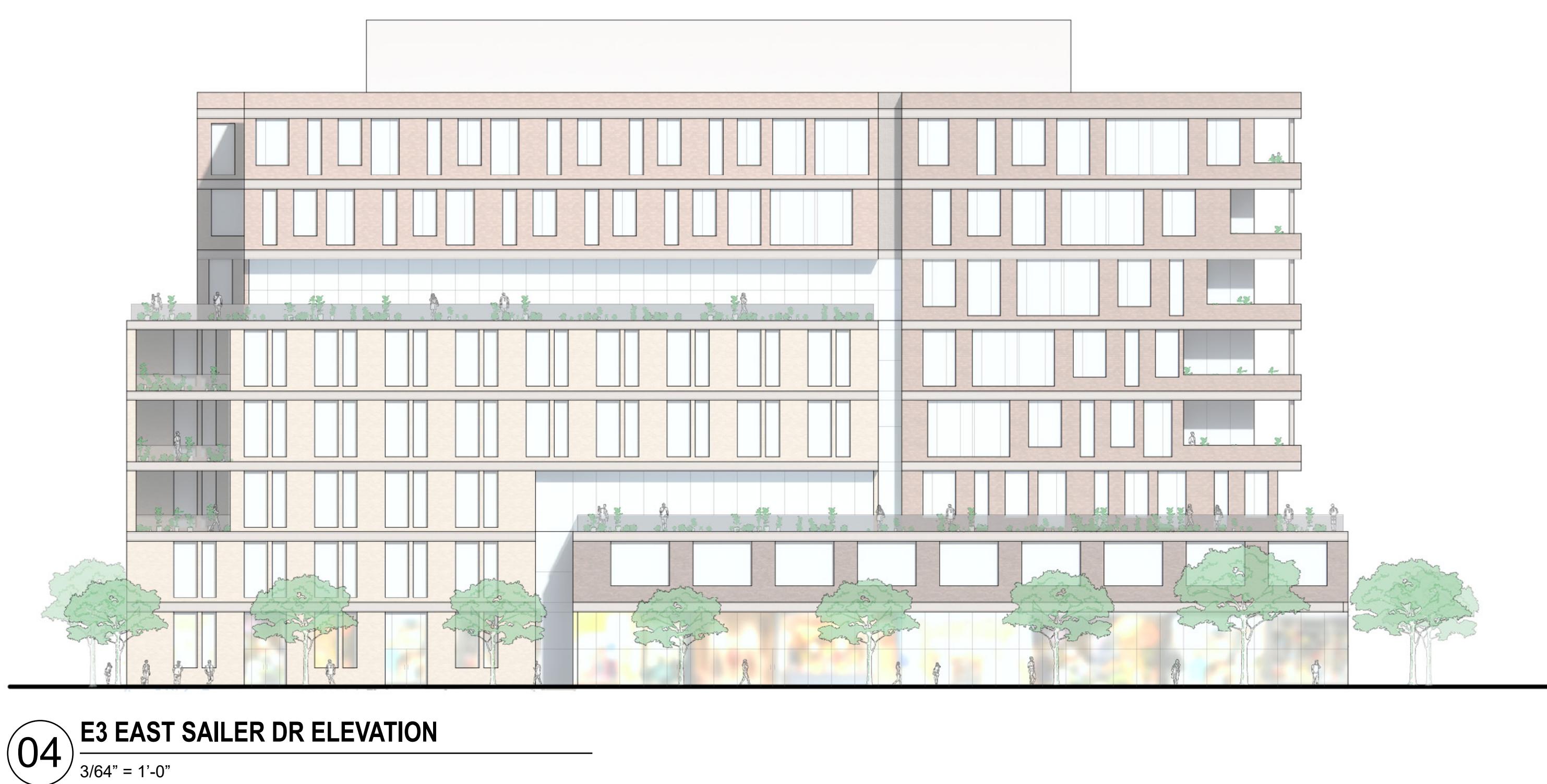
Professional Seals

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

Project No: 23.04025.04
Sheet Title: EXTERIOR ELEVATIONS - E2

Original is 36x24. Do not scale contents of this drawing
Sheet Number: G1.17



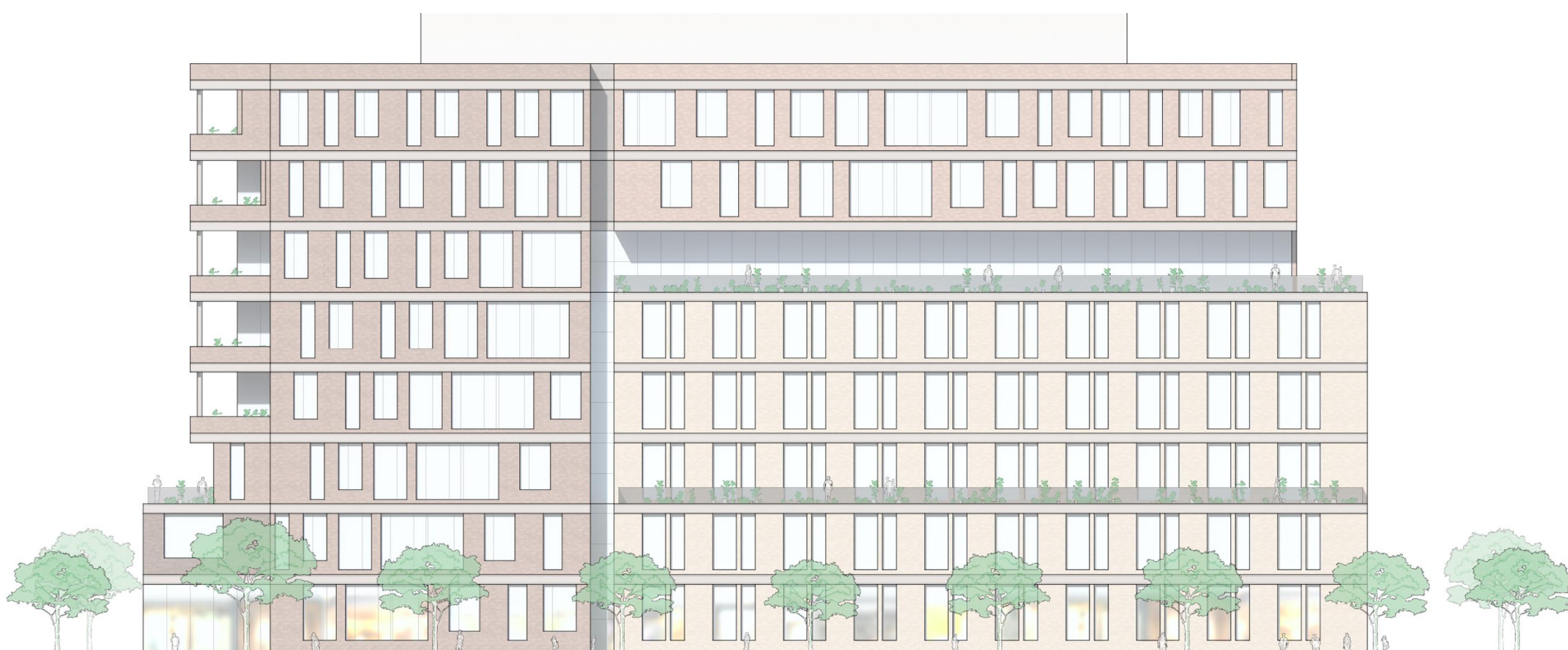
04 E3 EAST SAILER DR ELEVATION

3/64" = 1'-0"



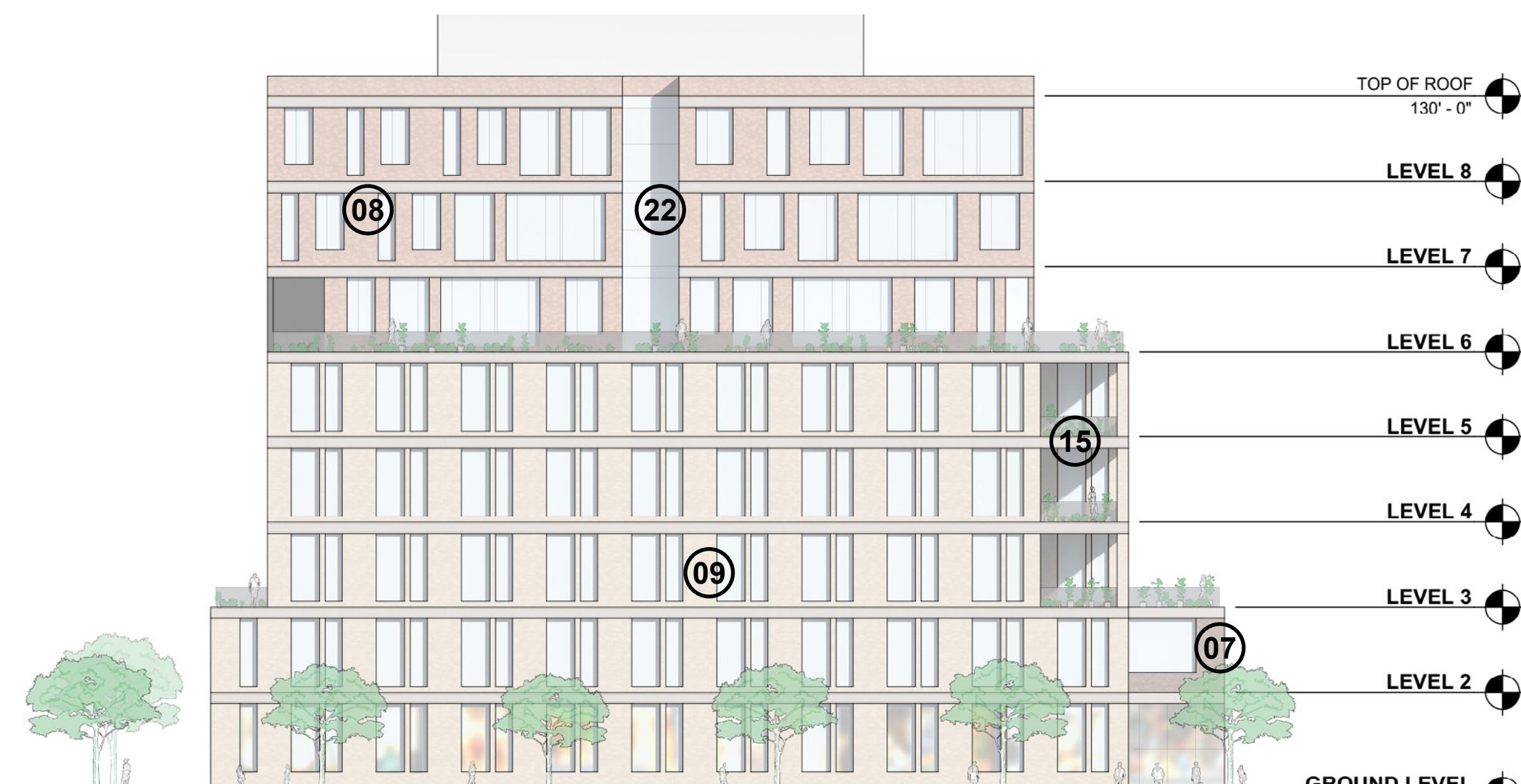
02 E3 HILLSDALE BLVD ELEVATION

3/64" = 1'-0"



03 E3 EL CAMINO REAL ELEVATION

3/64" = 1'-0"



01 E3 33RD AVE ELEVATION

3/64" = 1'-0"

- 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

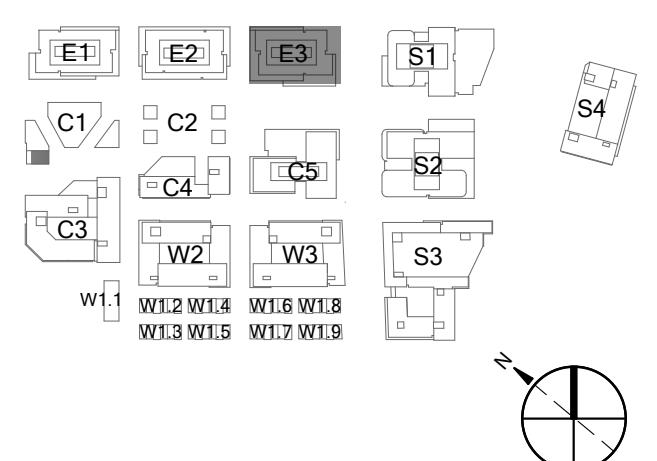
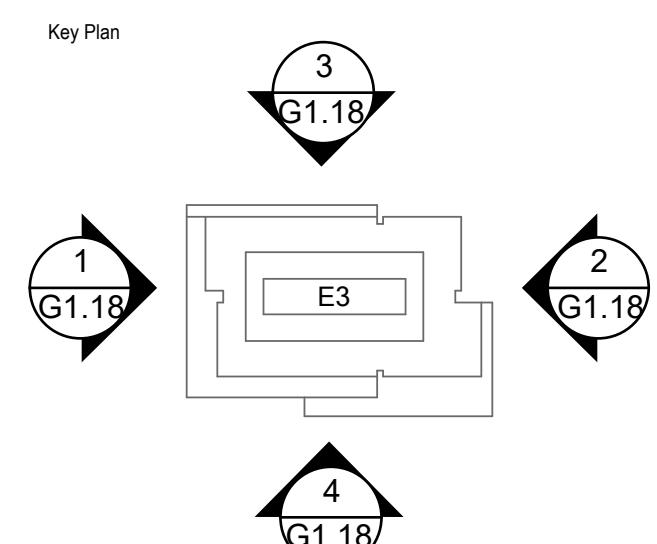
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 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

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

G1.18



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

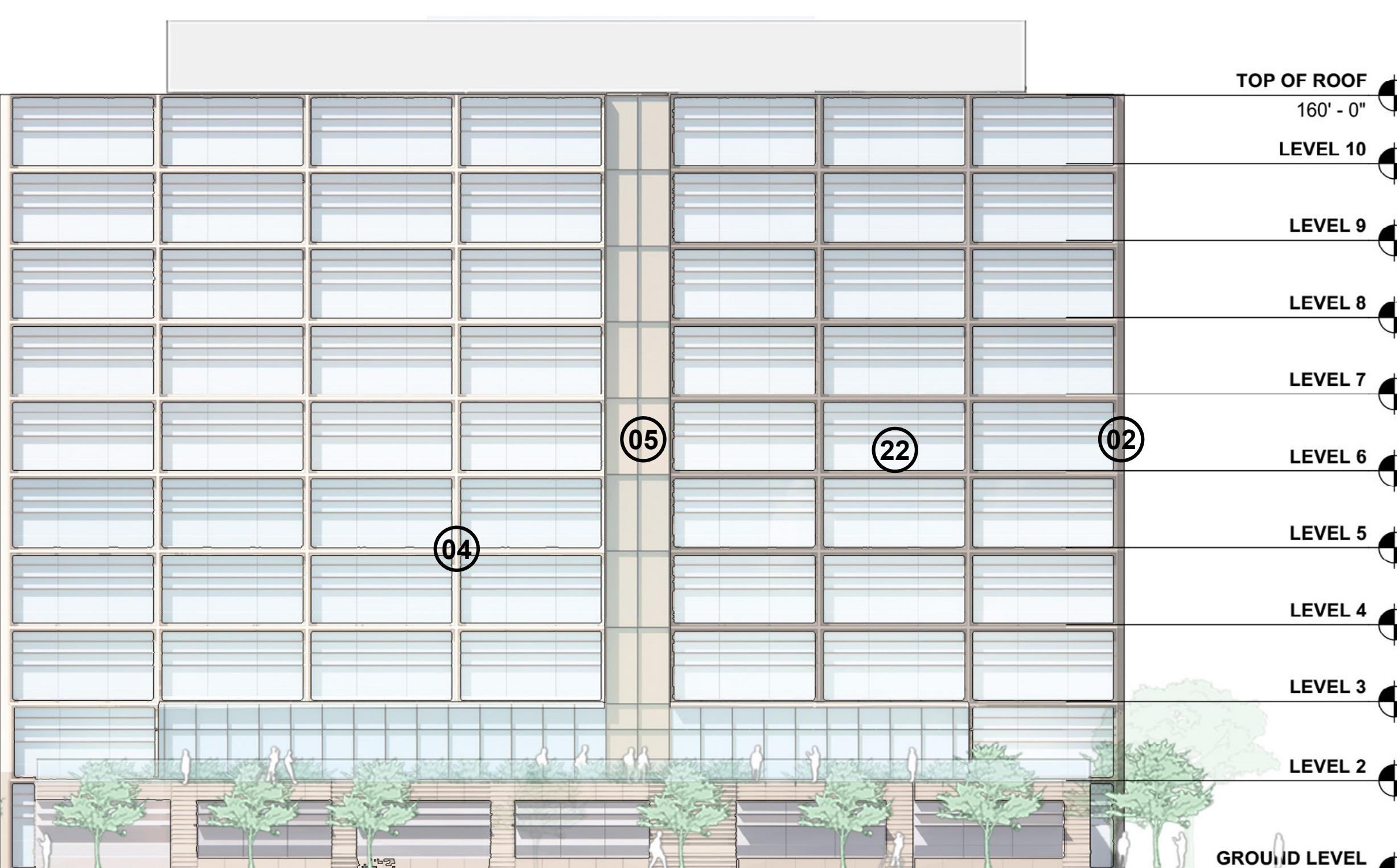
Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - E3



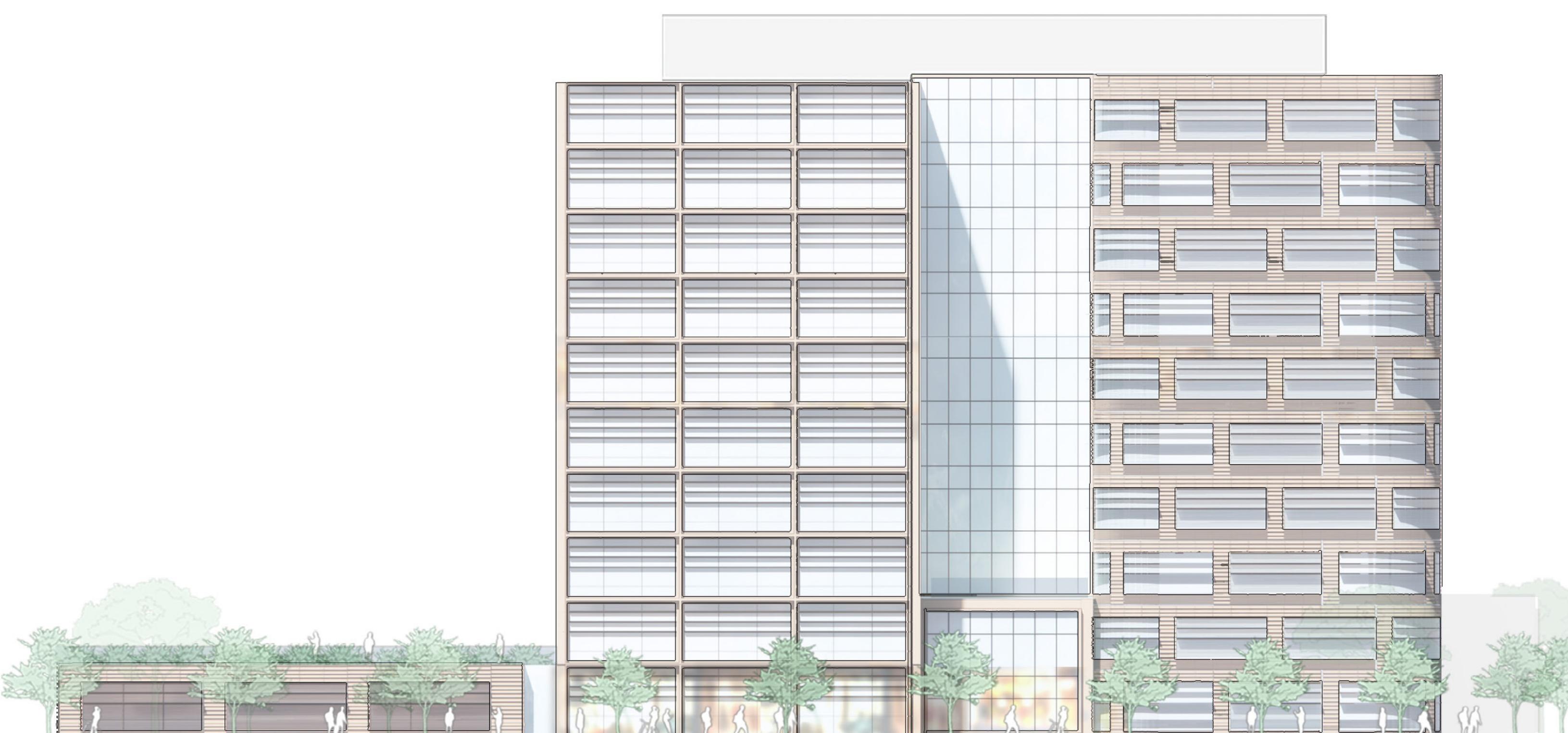
04 S1 EAST SAILER DR ELEVATION

3/64" = 1'-0"



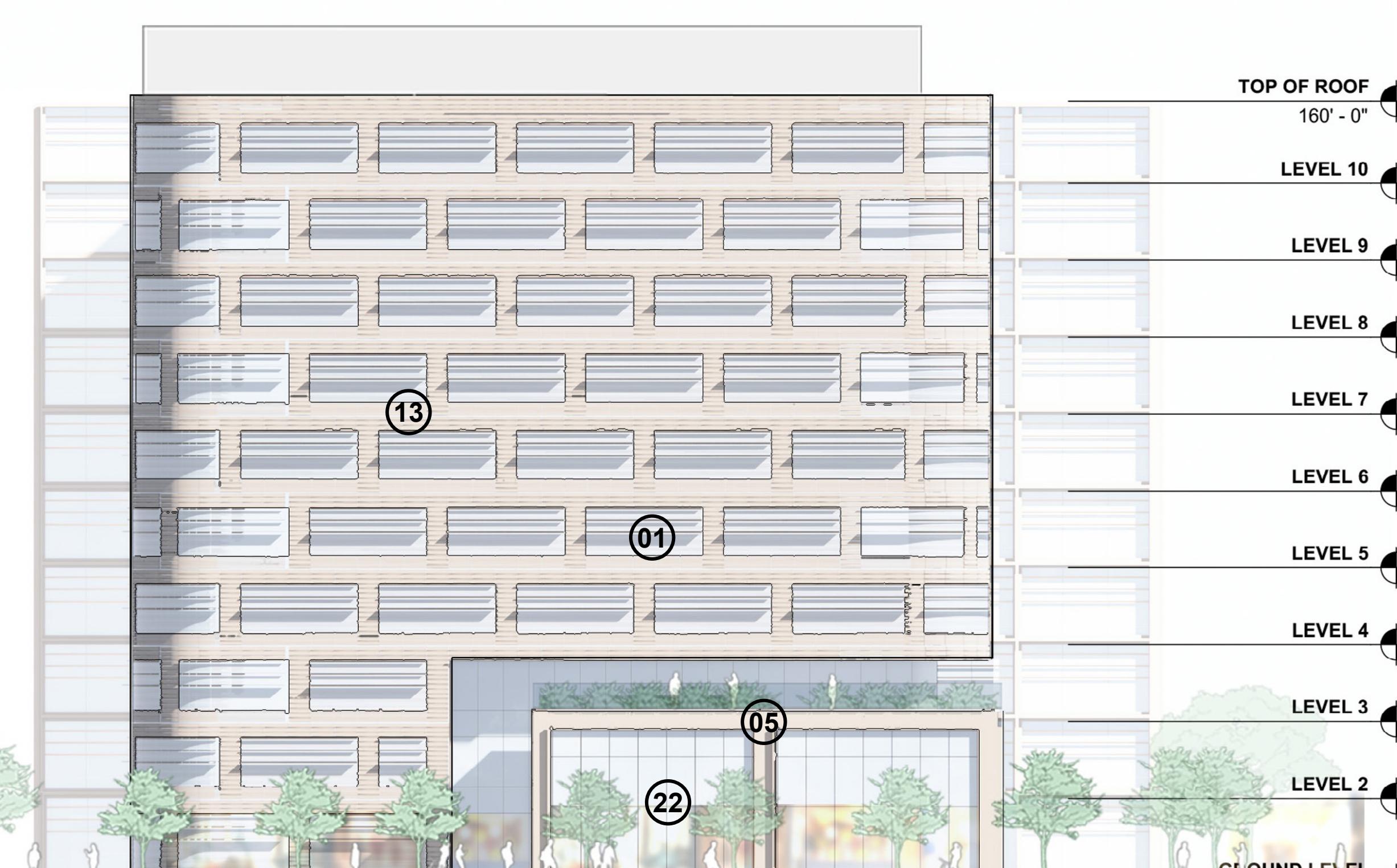
02 S1 SOUTHEAST ELEVATION

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

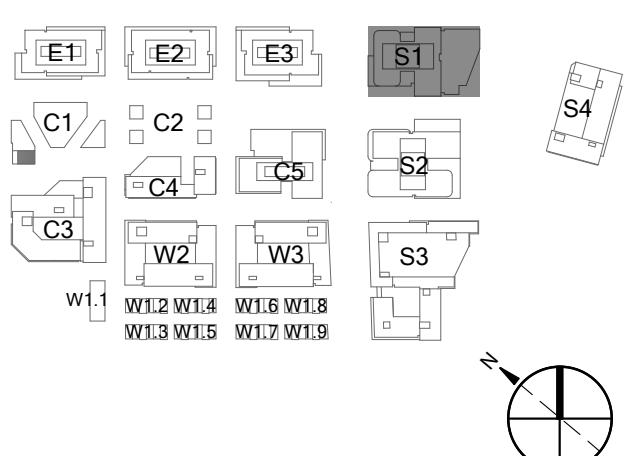
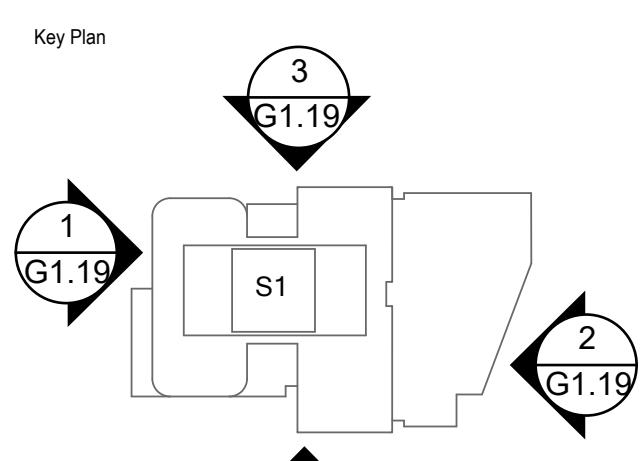
- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR

Original is 36x24. Do not scale contents of this drawing
Sheet Number: 23.04025.04

EXTERIOR ELEVATIONS - S1

G1.19

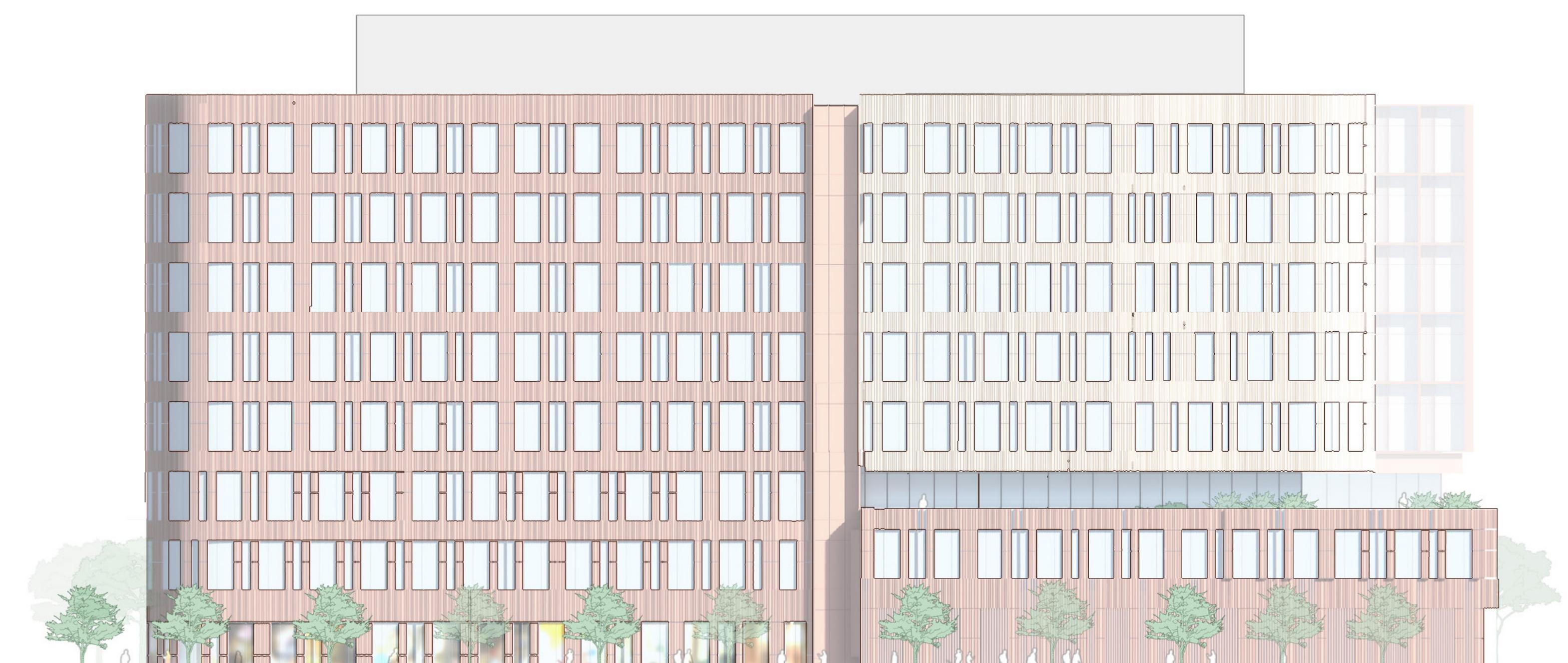
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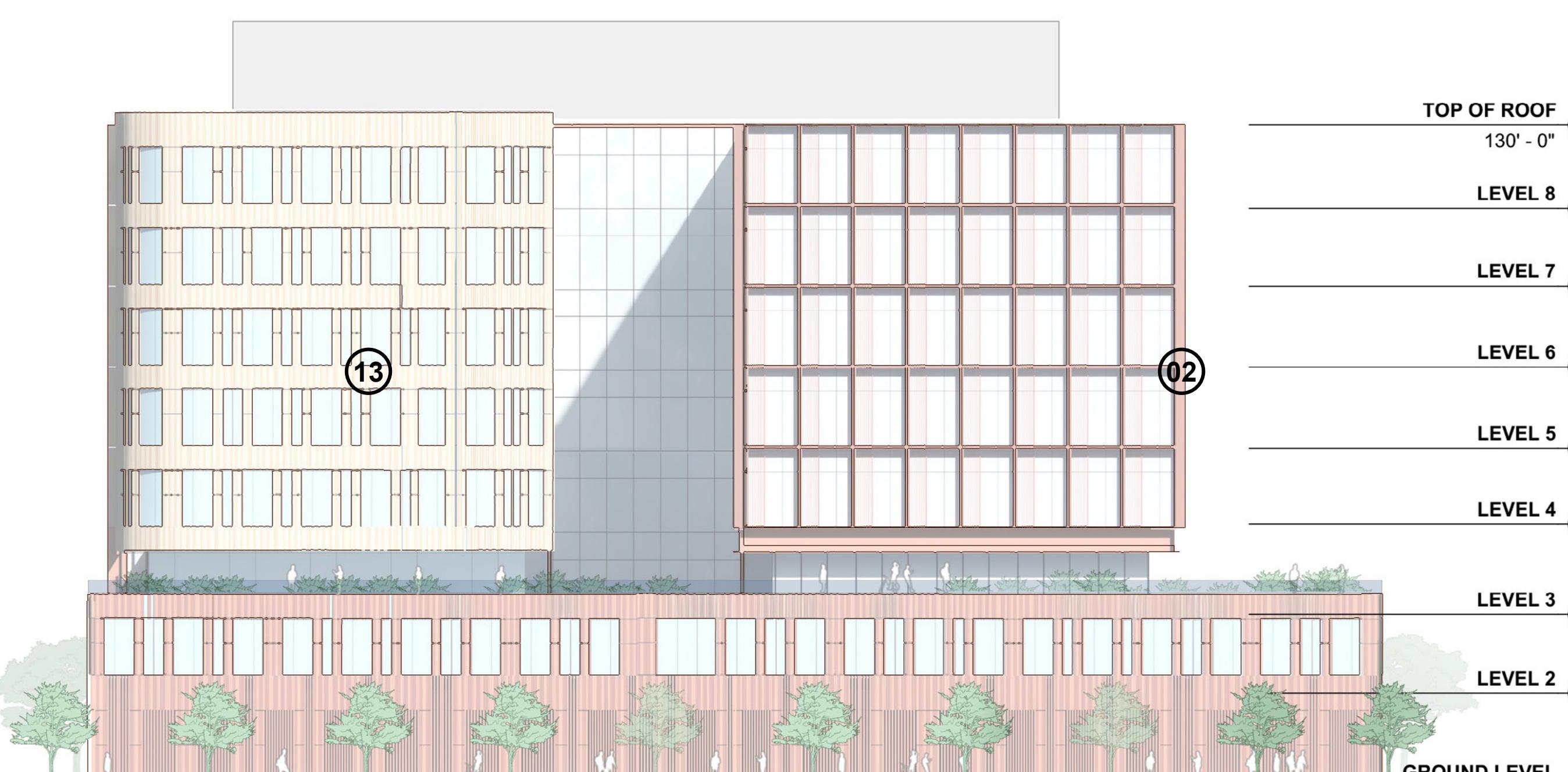
No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title: G1.19



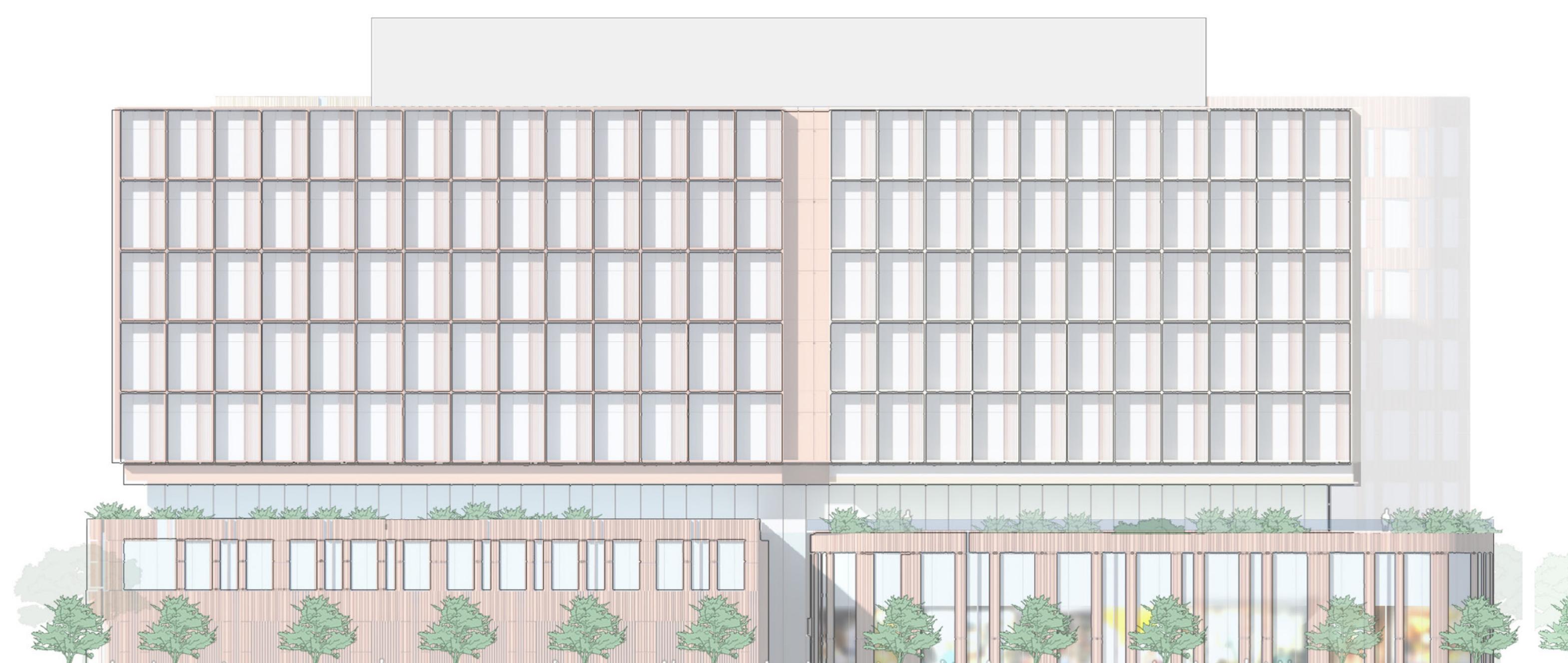
04 S2 WEST SAILER DR ELEVATION

3/64" = 1'-0"



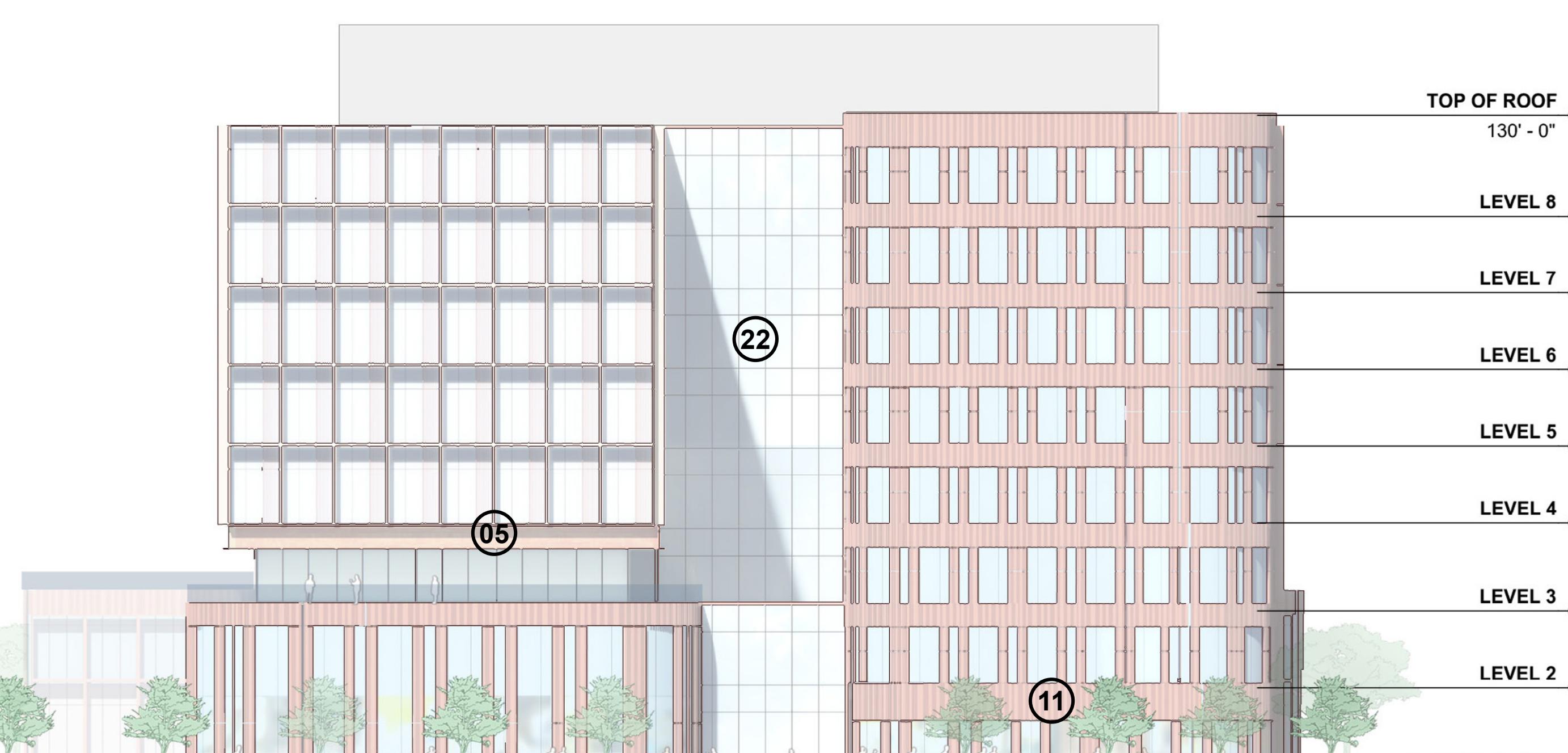
02 S2 SOUTHEAST ELEVATION

3/64" = 1'-0"



03 S2 EAST SAILER DR ELEVATION

3/64" = 1'-0"



01 S2 HILLSDALE BLVD ELEVATION

3/64" = 1'-0"

- 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

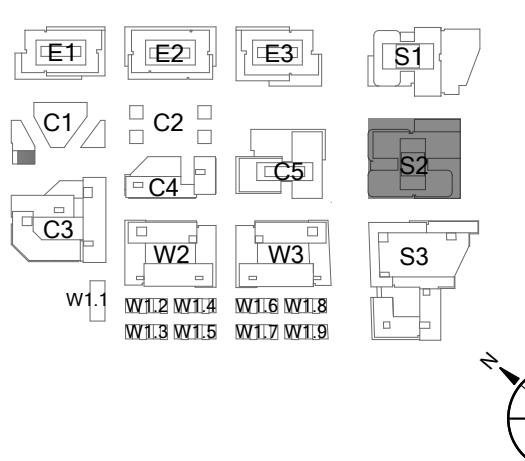
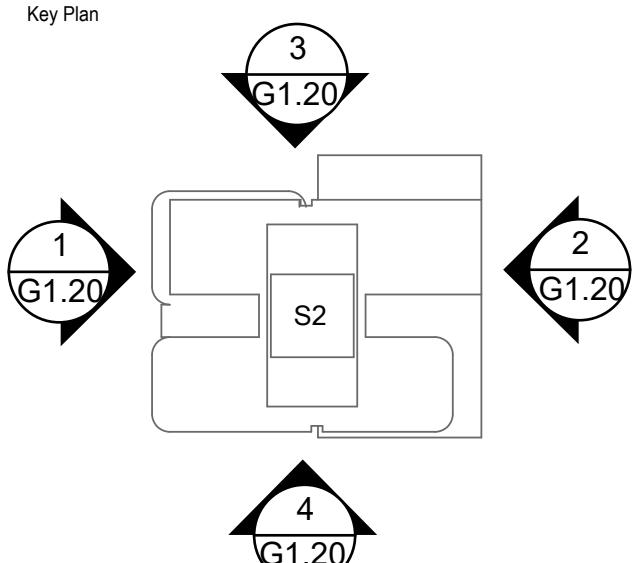
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 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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Key Plan



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No. Description Date

1 SB-330 SUBMITTAL 01/24/2025

Project No: 23.04025.04
Sheet Title: *Exterior Elevation - S2*

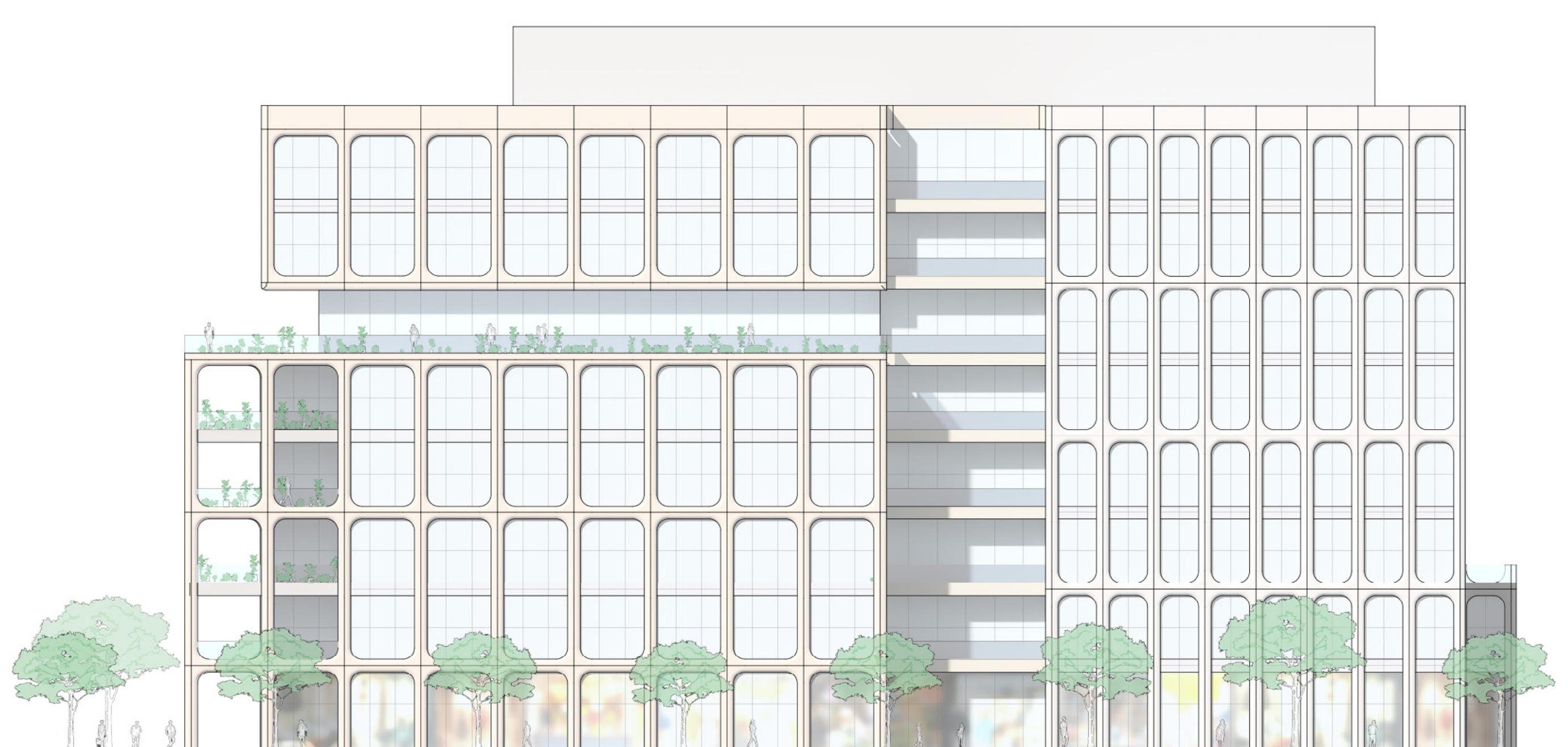
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Sheet Number

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

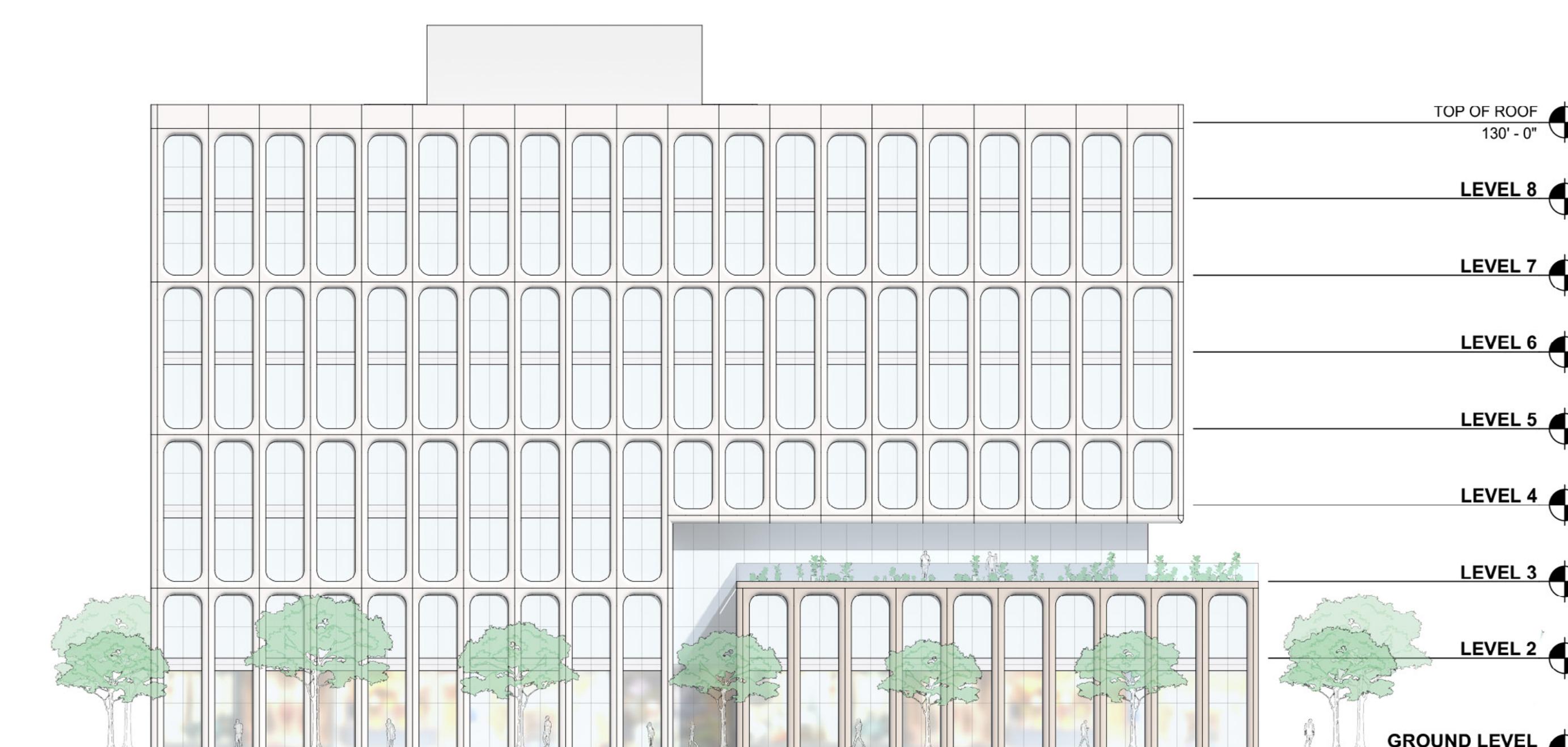
Sheet Number

G1.20



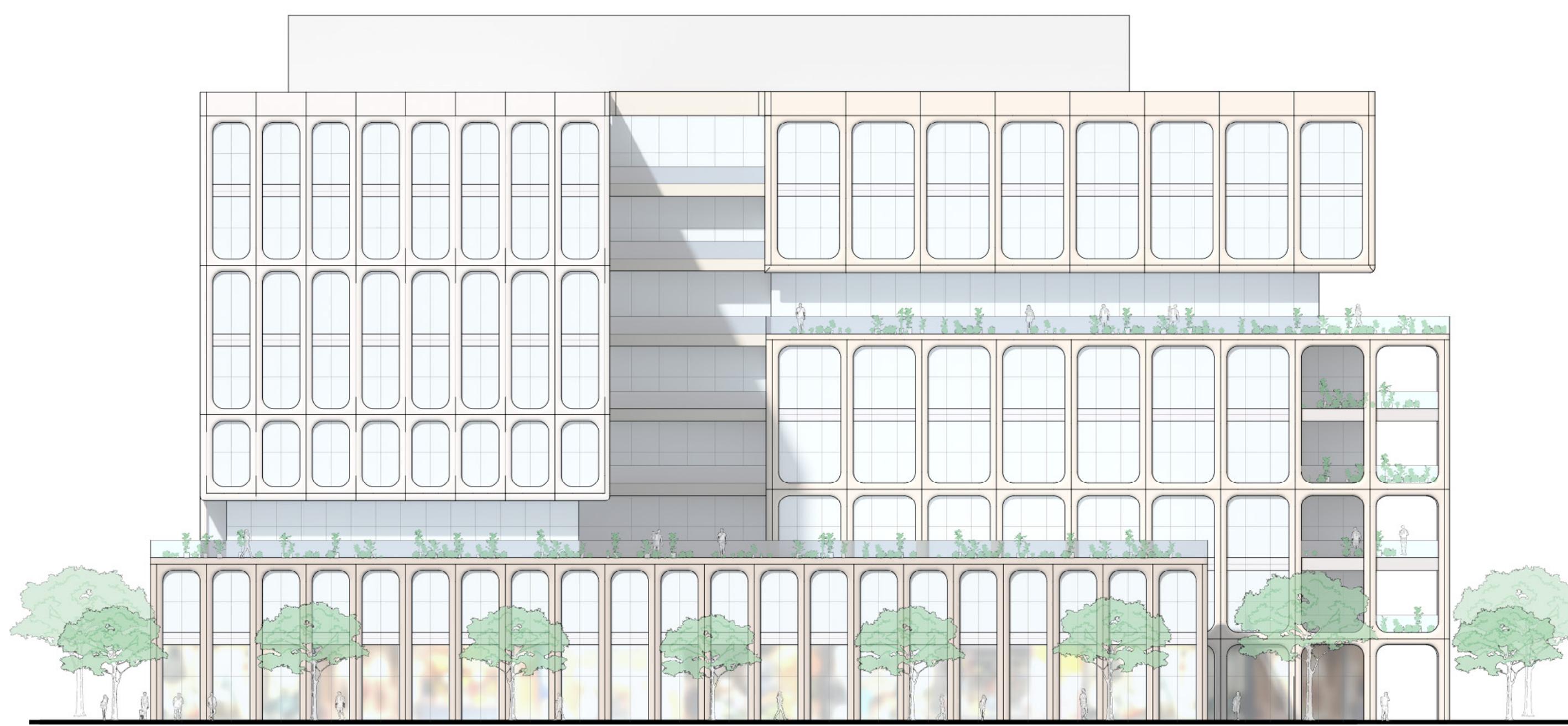
04 C5 WEST SAILER DR ELEVATION

3/64" = 1'-0"



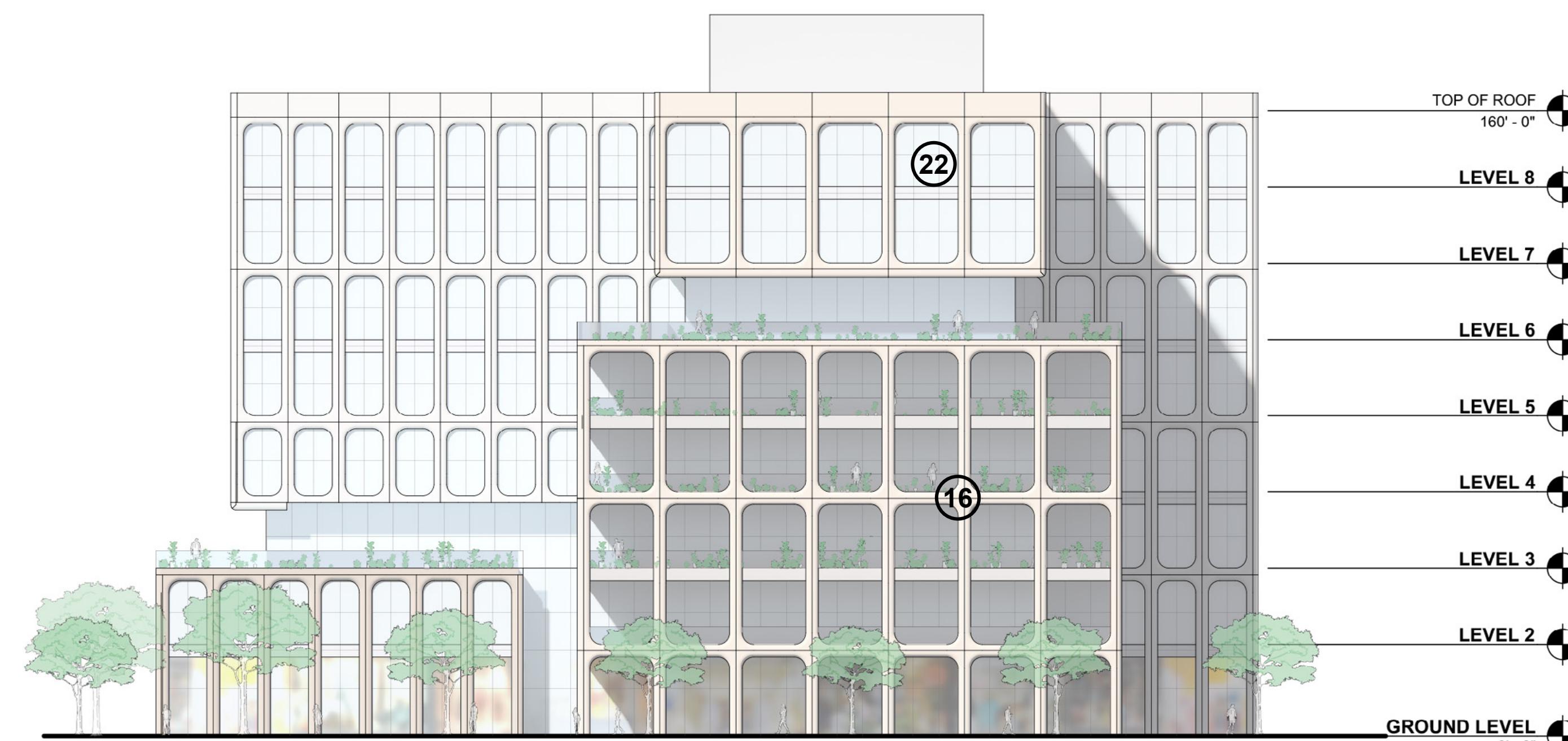
02 C5 HILLSDALE BLVD ELEVATION

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
- 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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Sheet Number:

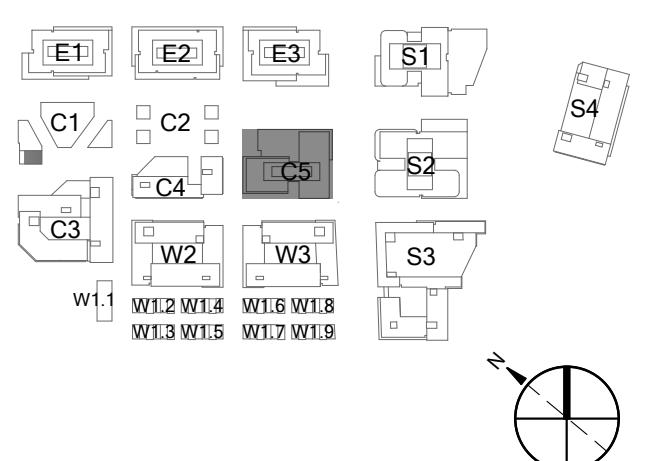
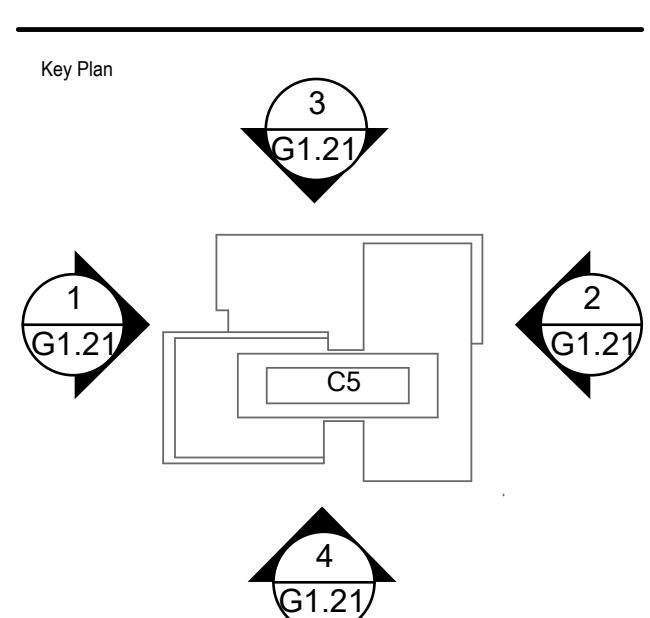
G1.21

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

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - C5

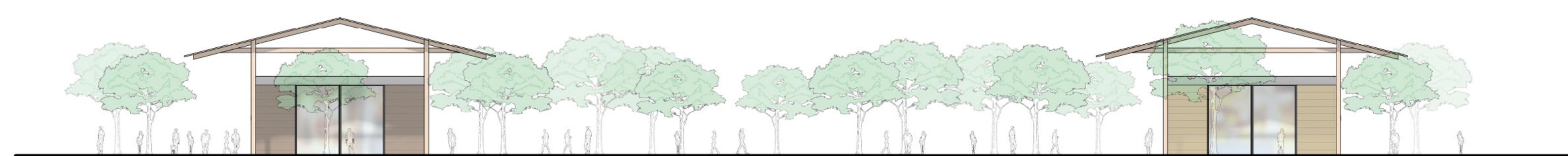


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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

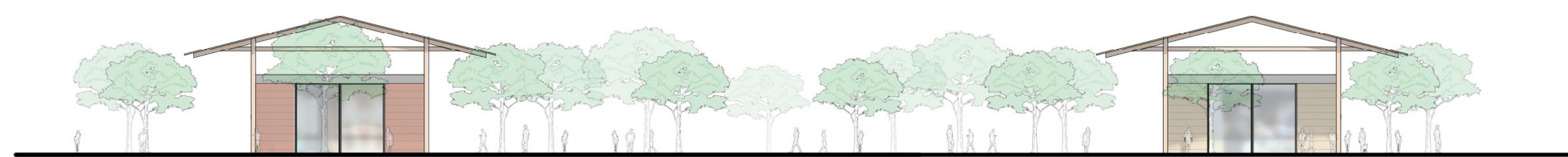
Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - C5



12 C2 SOUTHWEST ELEVATION

3/64" = 1'-0"



11 C2 EAST SAILER DR ELEVATION

3/64" = 1'-0"



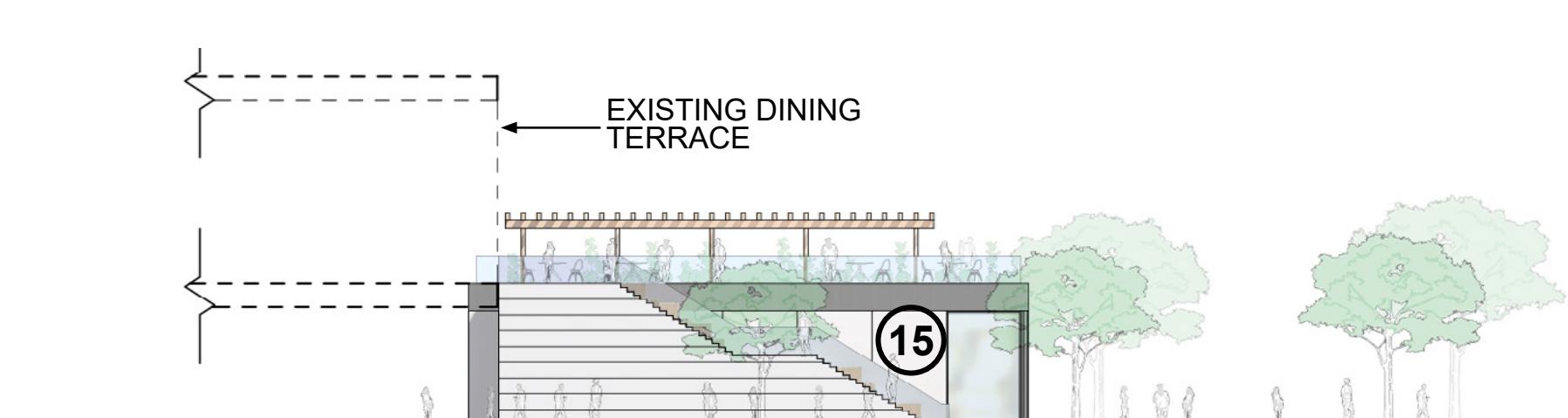
10 C1 SOUTHWEST ELEVATION

3/64" = 1'-0"



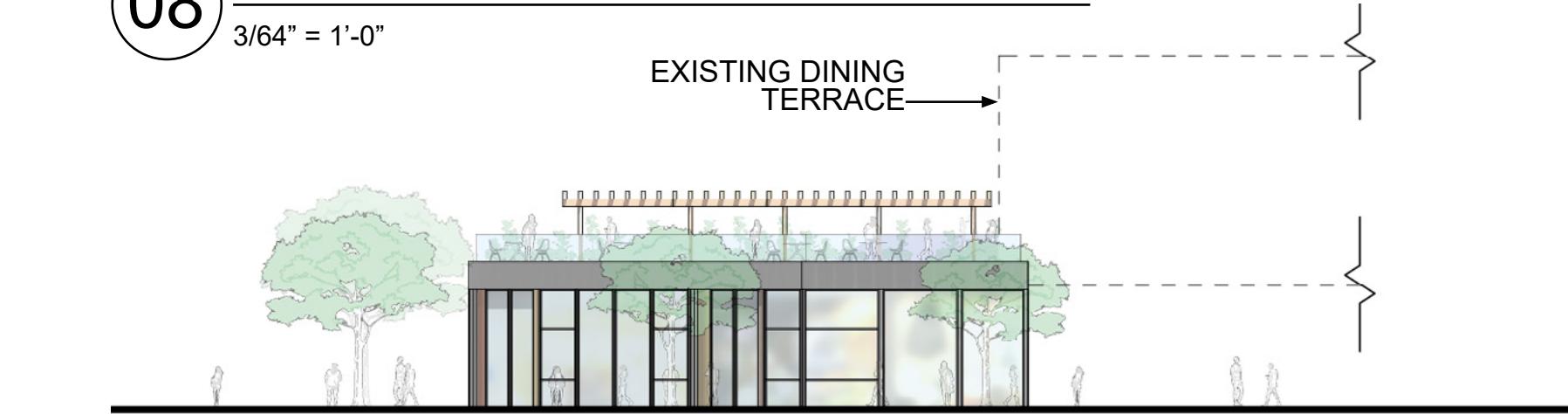
09 C1 EAST SAILER DR ELEVATION

3/64" = 1'-0"



08 C1 CONNECTOR SOUTHWEST ELEVATION

3/64" = 1'-0"



07 C1 CONNECTOR EAST SAILER DR ELEVATION

3/64" = 1'-0"

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

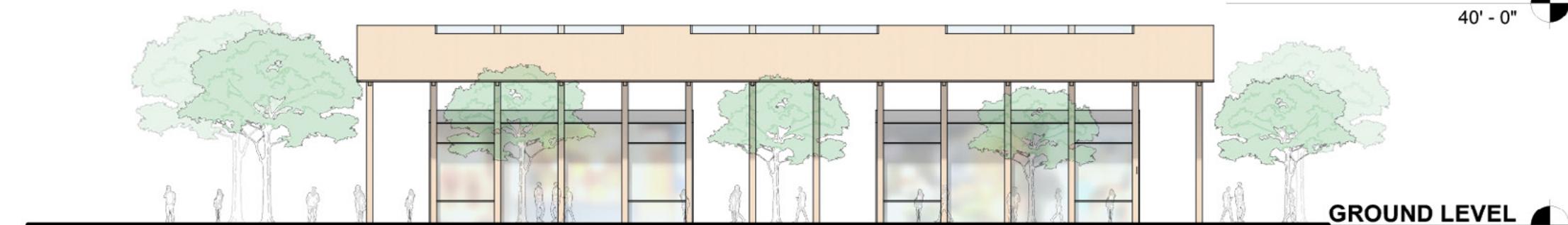
12 TERRACOTTA: LIGHT COLOR

13 TERRACOTTA: TEXTURED, LIGHT COLOR

14 TERRACOTTA: COOL COLOR

15 CONCRETE: COOL COLOR

16 PRECAST CONCRETE: COLOR VARIES



06 C2 NEIGHBORHOOD PASSAGE ELEVATION

3/64" = 1'-0"



05 C2 32ND AVE ELEVATION

3/64" = 1'-0"



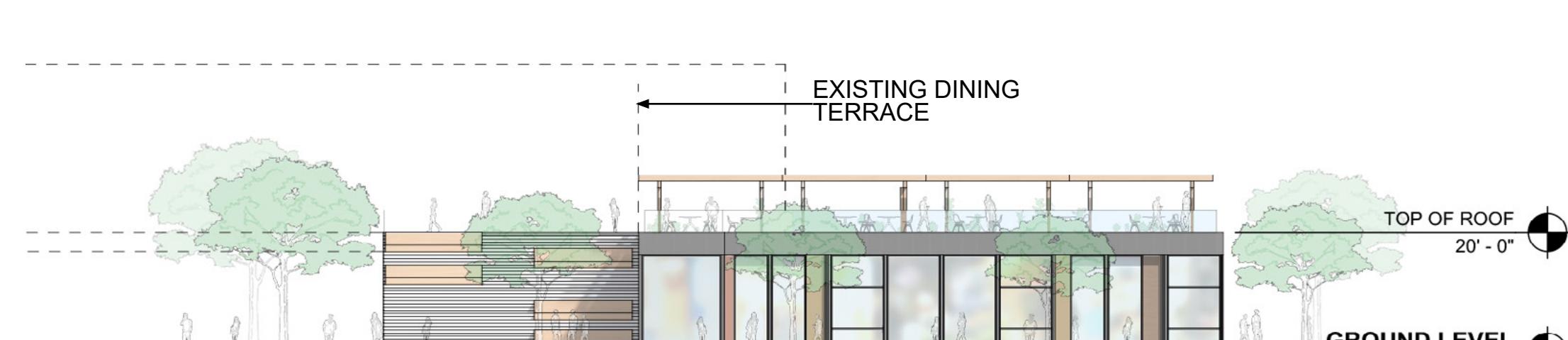
04 C1 32ND AVE ELEVATION

3/64" = 1'-0"



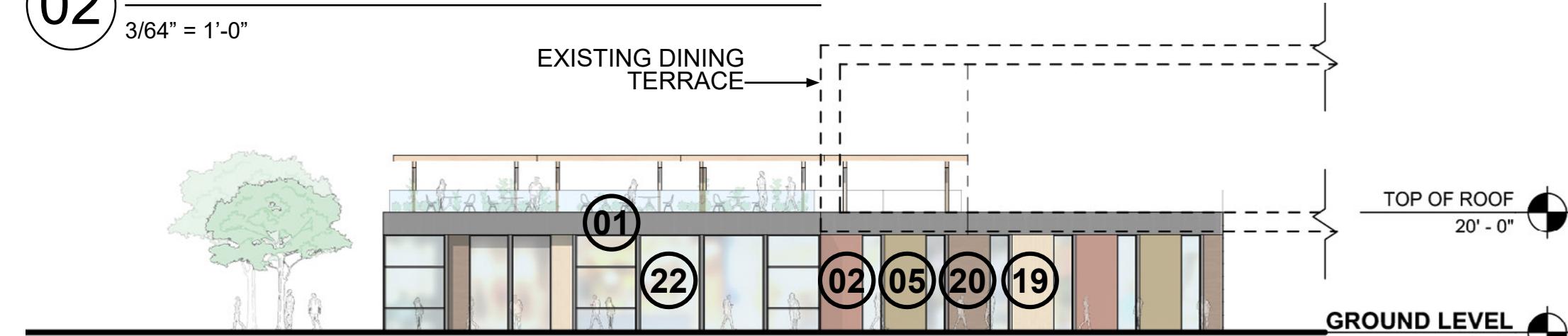
03 C1 31ST AVE ELEVATION

3/64" = 1'-0"



02 C1 CONNECTOR 32ND AVE ELEVATION

3/64" = 1'-0"



01 C1 CONNECTOR 31ST AVE ELEVATION

3/64" = 1'-0"

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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Key Plan

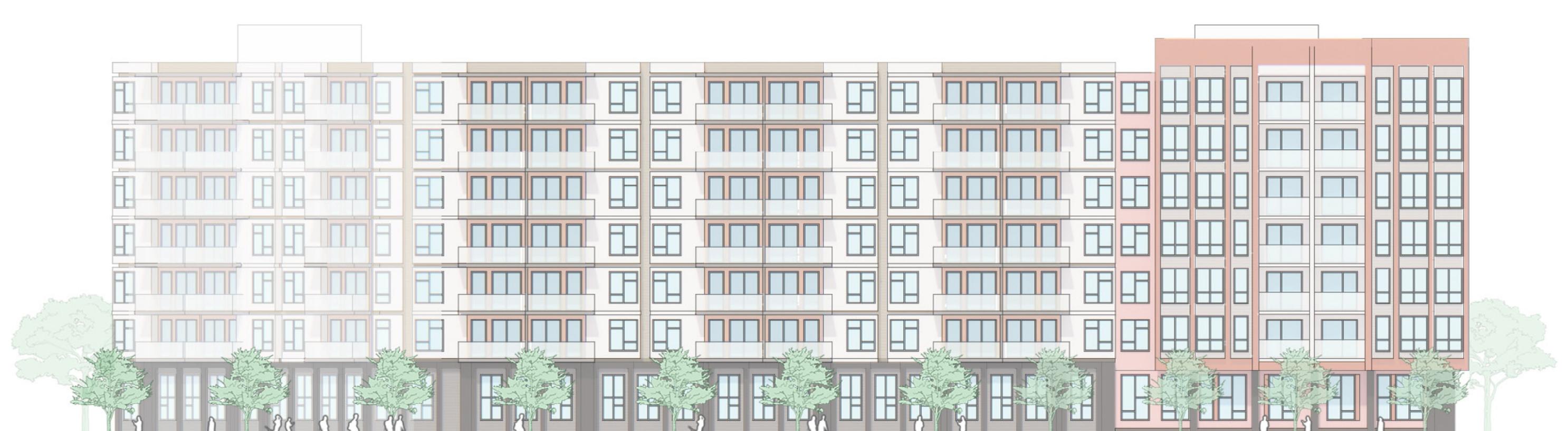


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No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title: EXTERIOR ELEVATIONS - C1, C2

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Sheet Number: G1.22



04 C3 SOUTHWEST ELEVATION

3/64" = 1'-0"



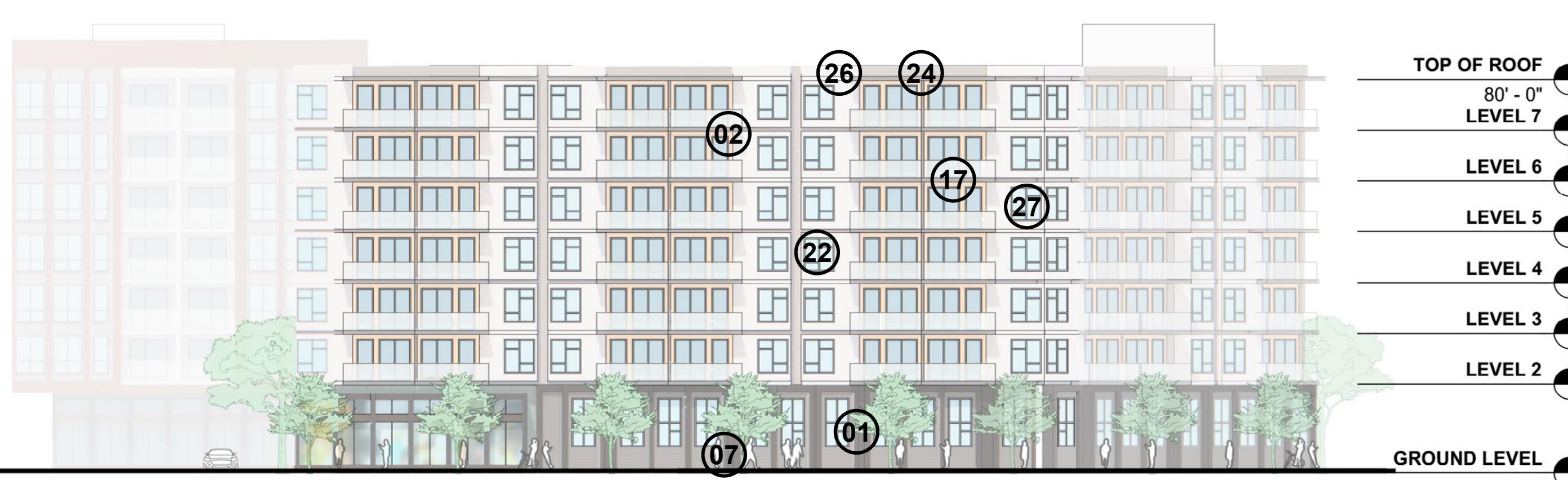
02 C3 32ND AVE ELEVATION

3/64" = 1'-0"



03 C3 HILLSDALE CENTER ELEVATION

3/64" = 1'-0"

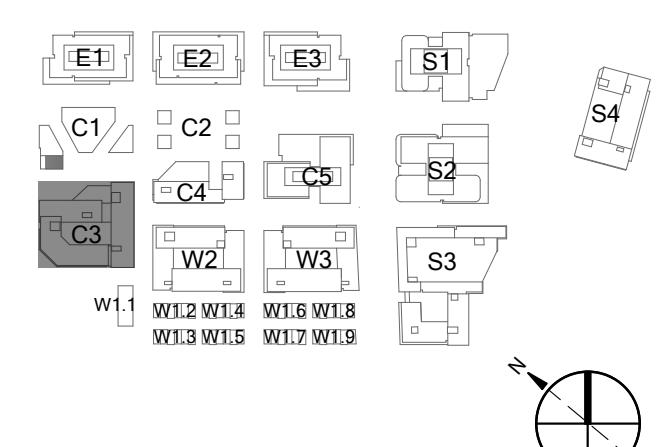
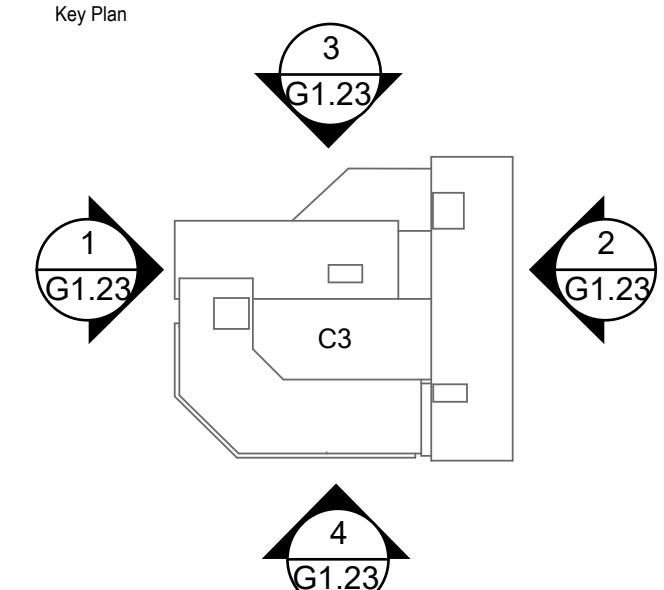


01 C3 31ST AVE ELEVATION

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 - C3

- 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

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

G1.23



04 C4 WEST SAILER ELEVATION

3/64" = 1'-0"



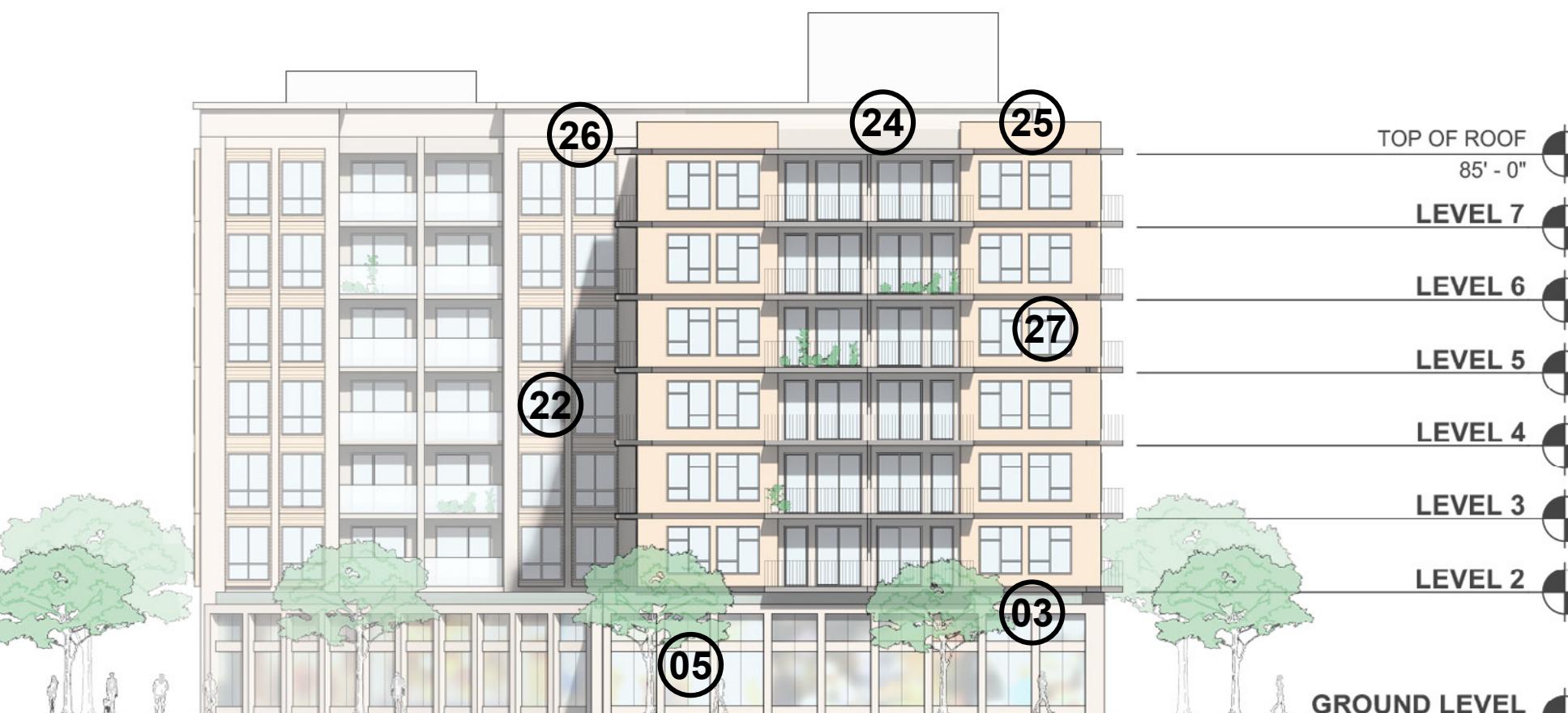
03 C4 HILLSDALE SQUARE ELEVATION

3/64" = 1'-0"



02 C4 NEIGHBORHOOD PASSAGE 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

- 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

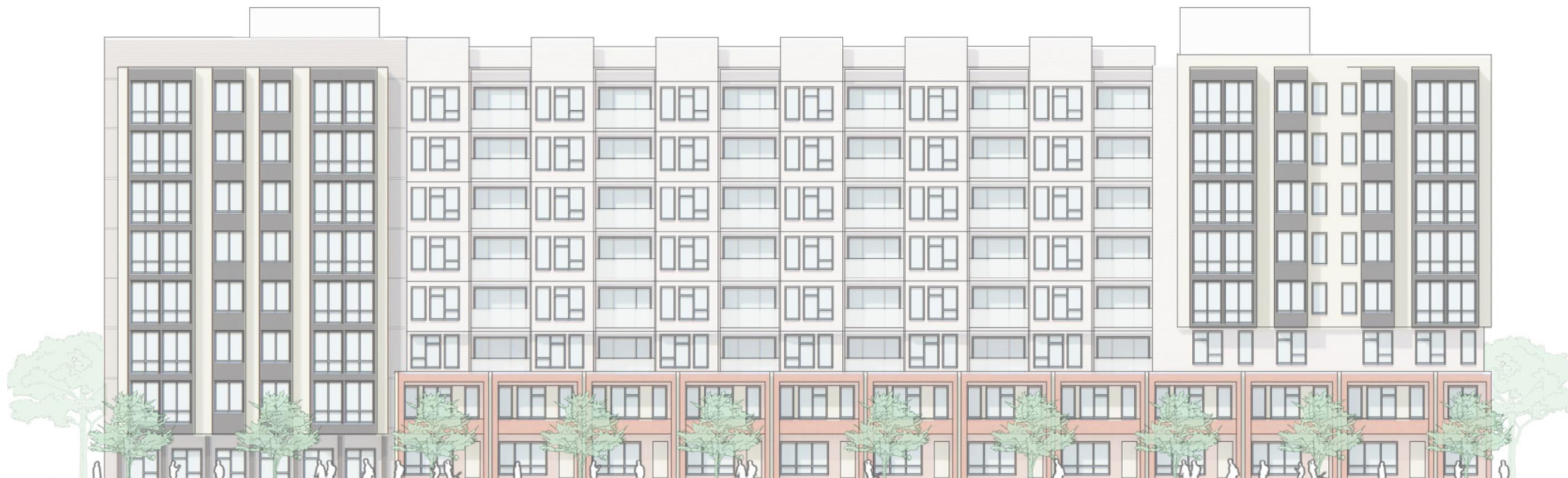
- 17 FIBER CEMENT PANEL: COOL COLOR
- 18 WOOD LOOK MATERIAL: NATURAL COLOR
- 19 WOOD LOOK MATERIAL: LIGHT COLOR
- 20 PHENOLIC MATERIAL: DARK COLOR

- 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

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

G1.24



04 W2 SOUTHWEST ELEVATION

3/64" = 1'-0"



02 W2 NEIGHBORHOOD PASSAGE ELEVATION

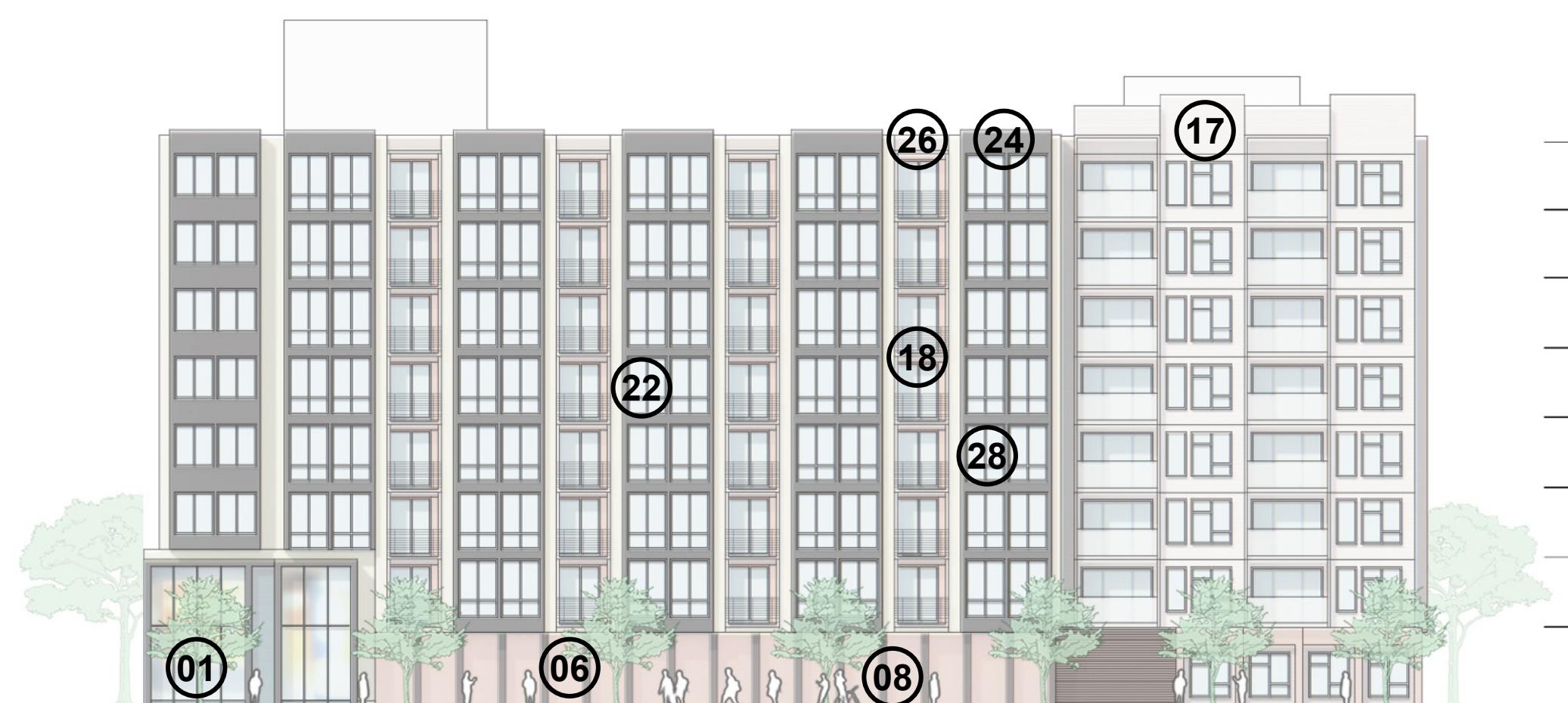
3/64" = 1'-0"

TOP OF ROOF
85' - 0"
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
GROUND LEVEL
0' - 0"



03 W2 WEST SAILER DR ELEVATION

3/64" = 1'-0"



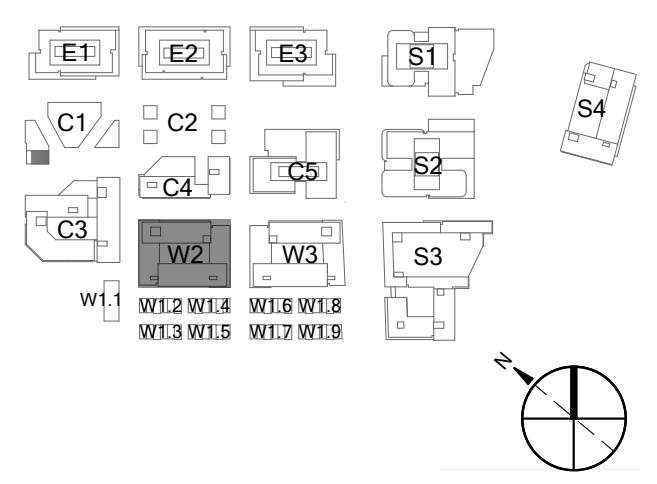
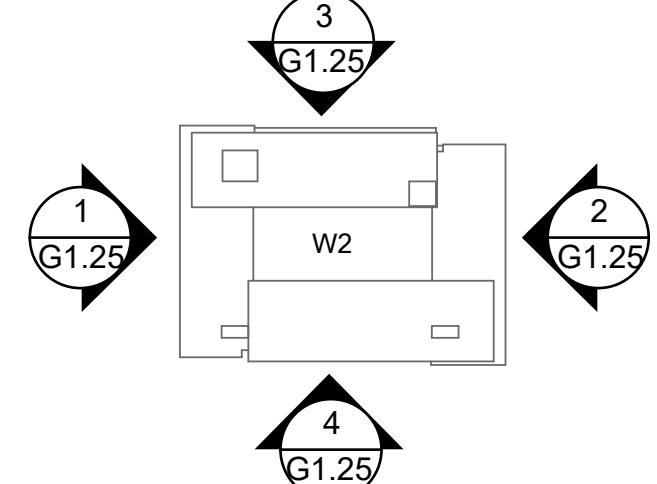
01 W2 32ND AVE ELEVATION

3/64" = 1'-0"

TOP OF ROOF
85' - 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 - W2

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

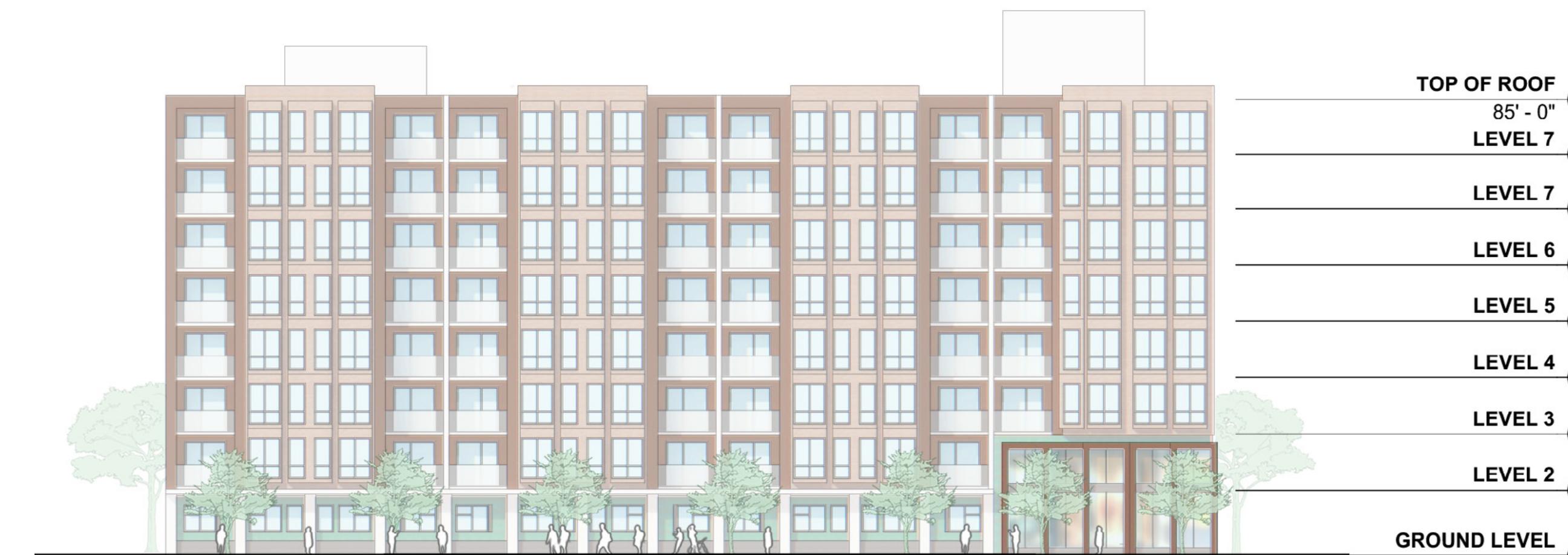
- 21 FIBER CEMENT SIDING: LIGHT COLOR
- 22 GLASS: CLEAR GLASS COLOR
- 23 FRITTED GLASS: COLOR VARIES
- 24 PLASTER: COOL COLOR

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

G1.25

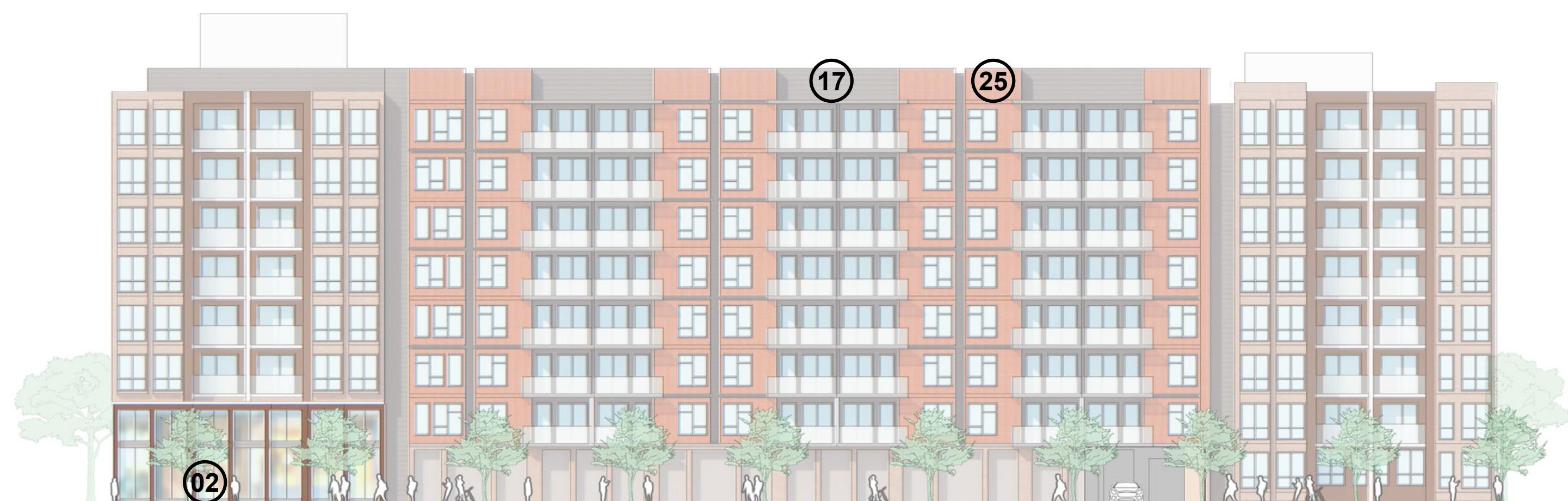
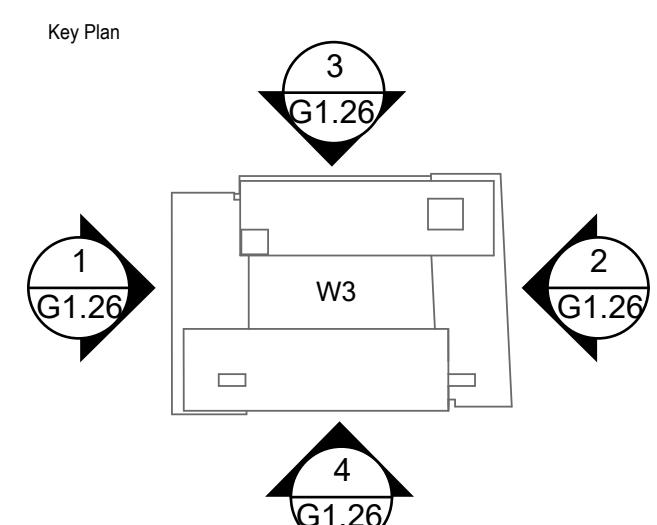


04 W3 SOUTHWEST ELEVATION
3/64" = 1'-0"



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

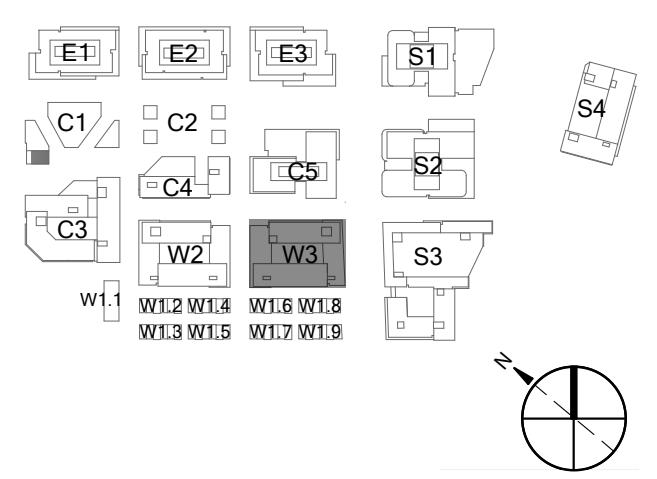
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03 W3 WEST SAILER DR ELEVATION
3/64" = 1'-0"



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



Professional Seals

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

Project No: 23.04025.04
Sheet Title: EXTERIOR ELEVATIONS - W3

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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



- 01 METAL: DARK COLOR
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- 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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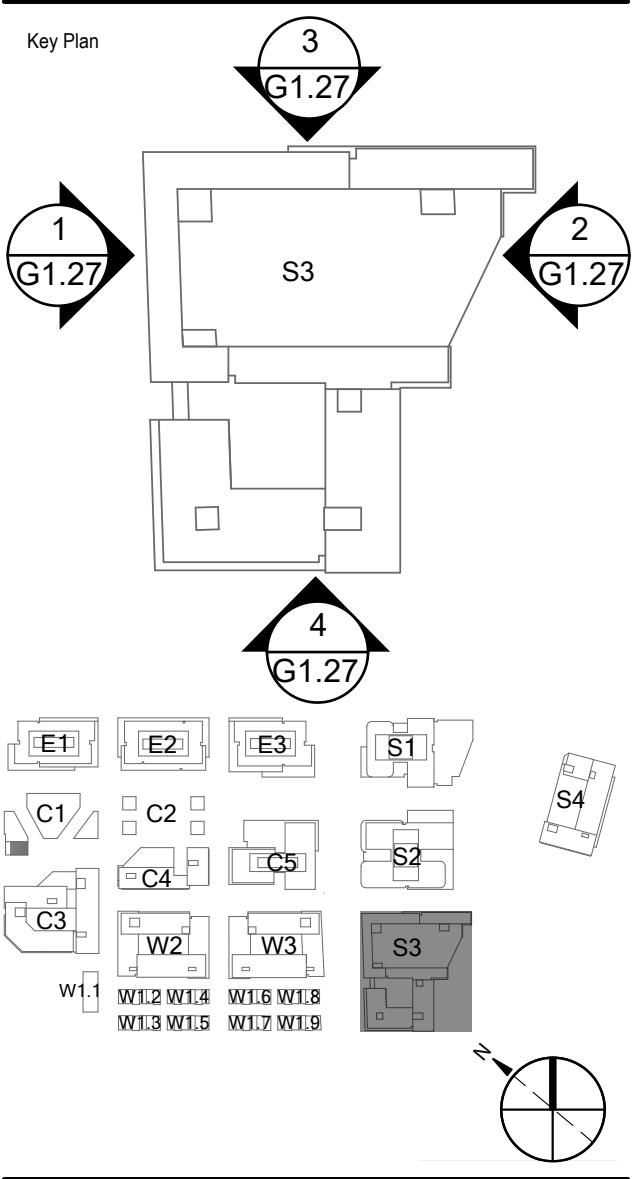
No.	Description	Date
1	SB-330 SUBMITTAL	01/24/2025

Project No: 23.04025.04
Sheet Title: EXTERIOR ELEVATIONS - S3

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

G1.27

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Professional Seals



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



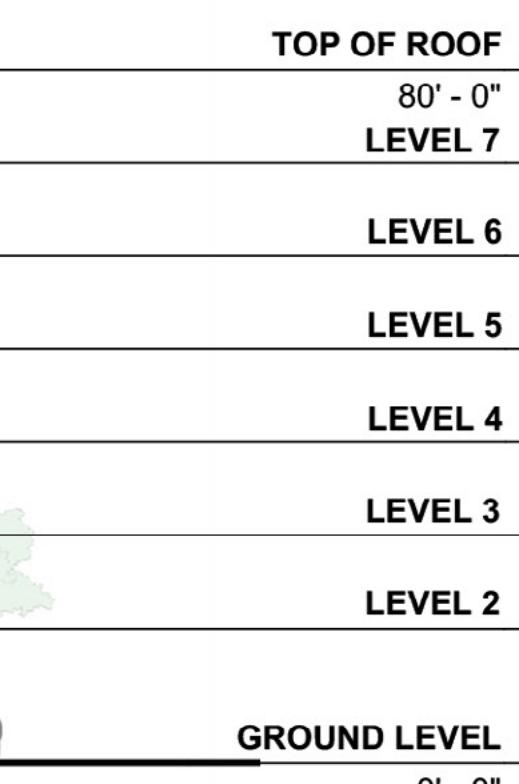
03 S4 ALLEY (EL CAMINO REAL SIDE) ELEVATION
3/64" = 1'-0"



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

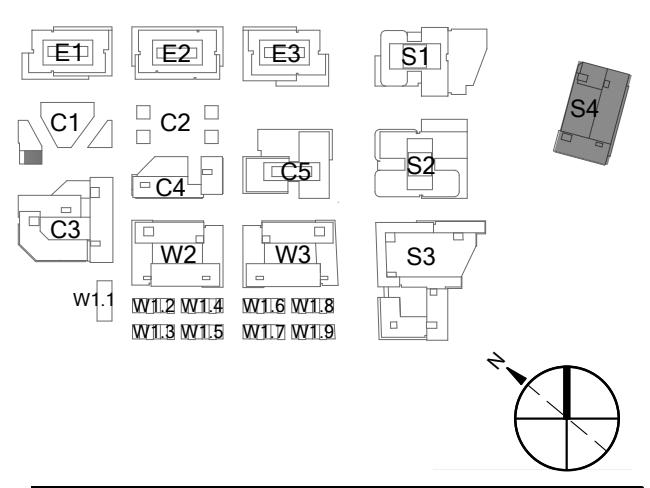
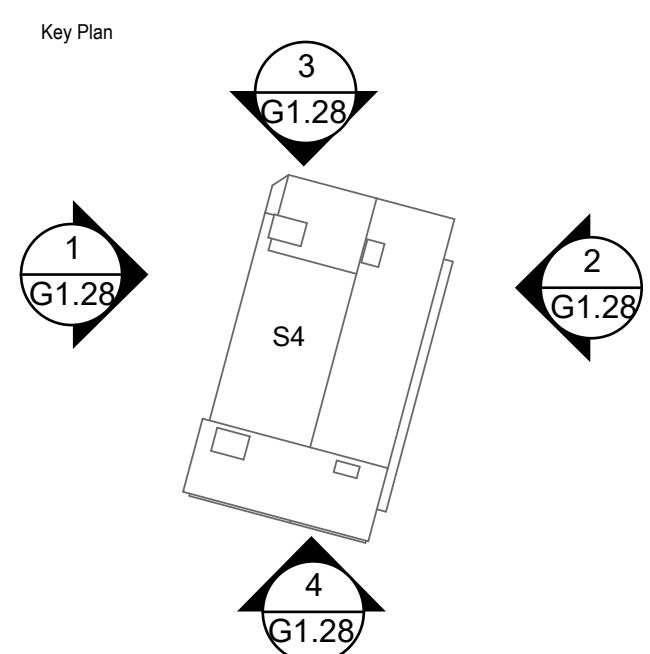


01 S4 ALLEY (ADJACENT PETSMART) ELEVATION
3/64" = 1'-0"



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Key Plan



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

Project No: 23.04025.04
Sheet Title:

EXTERIOR ELEVATIONS - S4

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Sheet Number:

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- 23 FRITTED GLASS: COLOR VARIES
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- 25 PLASTER: WARM COLOR
- 26 PLASTER: LIGHT COLOR
- 27 VINYL: LIGHT COLOR
- 28 VINYL: DARK COLOR

G1.28



05 W1.3 & W1.5 EDISON GREENWAY / EDISON ST ELEVATION
3/64" = 1'-0"



04 W1.3 & W1.5 EDISON LN ELEVATION
3/64" = 1'-0"

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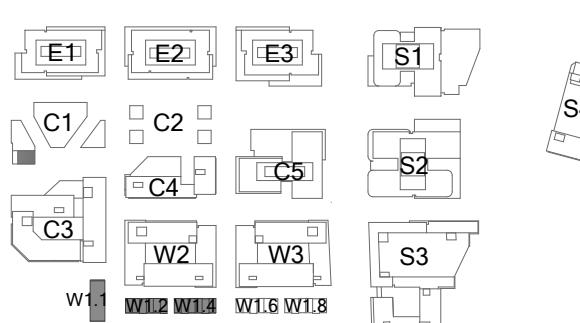


03 W1.2 & W1.4 EDISON LN ELEVATION
3/64" = 1'-0"



02 W1.2 & W1.4 EDISON GREENWAY / EDISON ST ELEVATION
3/64" = 1'-0"

Key Plan



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08 W1.1 SOUTH EDISON LANE ELEVATION
3/64" = 1'-0"



07 W1.1 NORTH EDISON GREENWAY / EDISON ST ELEVATION
3/64" = 1'-0"



06 W1.1 THRU W1.9 TYPICAL END ELEVATION 2
3/64" = 1'-0"



01 W1.1 THRU W1.9 TYPICAL END ELEVATION 1
3/64" = 1'-0"

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

Project No: 23.04025.04
Sheet Title:

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

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Sheet Number:



04 W1.7 & W1.9 EDISON ST ELEVATION

3/64" = 1'-0"



03 W1.7 & W1.9 EDISON LN ELEVATION

3/64" = 1'-0"

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Key Plan



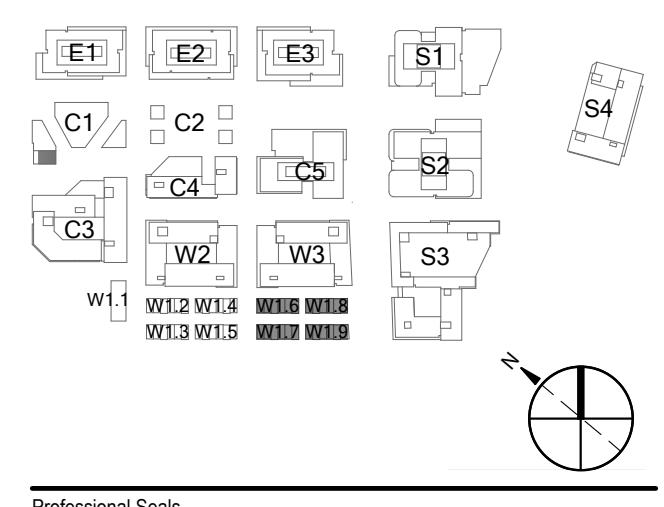
02 W1.6 & W1.8 EDISON LN ELEVATION

3/64" = 1'-0"



01 W1.6 & W1.8 EDISON GREENWAY / EDISON ST ELEVATION

3/64" = 1'-0"



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No.	Description	Date
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Project No: 23.04025.04
Sheet Title:EXTERIOR ELEVATIONS -
W1.4, W1.5Original is 36x24. Do not scale contents of this drawing
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G1.30