

WEST BAYSHORE-NEWELL IMPROVEMENTS

SB 330 APPLICATION

PROJECT DESCRIPTION

With **no displacement**, this project proposes to update or replace aging, outdated structures west of Highway 101 and south of University Avenue, by a) substantially renovating several apartment buildings, b) building new for-sale townhomes, and c) building new mixed-income apartment buildings. We will retain and renovate rent-stabilized units, increase the housing supply, and provide better parking and mobility options.

VICINITY MAP



PROJECT DIRECTORY

OWNER /DEVELOPER:

Sand Hill Property Company
2600 El Camino Real, Suite 410
Palo Alto, CA 94306
ATTN: Michael Kramer
T: 650.772.4319
E: mkramer@shpco.com

PLANNING CONSULTANT:

Rhoades Planning Group
2140 Shattuck Ave, Suite 705
Berkeley, CA 94704
ATTN: Mark Rhoades
T: 510.545.4341
E: mark@rhoadesplanninggroup.com

PROJECT DIRECTORY

ARCHITECT:

David Baker Architects
461 2nd St, Loft C-127
San Francisco, CA 94107
T: 415.896.6700
ATTN: Daniel Simons, FAIA
danielsimons@dbarchitect.com

ARCHITECT:

Dahlin Architecture
461 Second Street Loft c127
San Francisco CA 94107
T: 415.896.6700
ATTN: Justin Doull
justin.doull@dahlingroup.com

LANDSCAPE ARCHITECT:

GLS Landscape Architecture
2677 Mission St #200
San Francisco CA 94110
ATTN: Gary Strang
T: 415.285.3614
E: gary@glisarch.com

CIVIL ENGINEER:

BKF
150 California Street, Suite 600
San Francisco CA 94111
ATTN: Jacob Nguyen
T: 415.930.7900
E: jnguyen@bkf.com

City Of East Palo Alto
Community Development Department

DEC 09 REC'D

RECEIVED



David Baker Architects



SAND HILL PROPERTY COMPANY

WEST BAYSHORE-NEWELL
IMPROVEMENTS

TITLESHEET

scale (printed at 22x34): 22507
date: 2025-12-04

G-000

SOUTH SITE OVERALL:

GENERAL	
G-000	TITLESHEET
G-001	SHEET INDEX
G-003	DEVELOPMENT SUMMARY
ARCHITECTURE	
A-0-000	EXISTING CONDITIONS - SITE PLAN
A-0-001	APARTMENT BUILDINGS - SITE PLAN
A-0-002	ALL BUILDINGS - SITE PLAN

RENOVATION BUILDINGS :

ARCHITECTURE	
R-1-6-100	RENOVATION SITE PLAN - 1-6 NEWELL COURT
R-1-200	RENOVATION - 1 NEWELL COURT
R-2-200	RENOVATION - 2 NEWELL COURT
R-3-200	RENOVATION - 3 NEWELL COURT
R-4-200	RENOVATION - 4 NEWELL COURT
R-5-200	RENOVATION - 5 NEWELL COURT
R-6-200	RENOVATION - 6 NEWELL COURT
R-45-55-100	RENOVATION SITE PLAN - 45-55 NEWELL ROAD
R-45-200	RENOVATION - 45 NEWELL ROAD
R-55-200	RENOVATION - 55 NEWELL ROAD

TOWNHOMES :

ARCHITECTURE	
A-T-001	WPM IMPROVEMENTS - SITE PLAN
A-T-200	5 PLEX TRADITIONAL TYPE A - ELEVATIONS
A-T-201	7 PLEX CONTEMPORARY TYPE B - ELEVATIONS
A-T-202	8 PLEX CONTEMPORARY TYPE C - ELEVATIONS

APARTMENT BUILDINGS

BUILDING 1 :

ARCHITECTURE	
A-33-001	BUILDING 3 - SITE PLAN
A-33-200	BUILDING 3 - ELEVATIONS - SOUTH
A-33-201	BUILDING 3 - ELEVATIONS - NORTH EAST
A-33-202	BUILDING 3 - ELEVATIONS - EAST
A-33-203	BUILDING 3 - ELEVATIONS - WEST

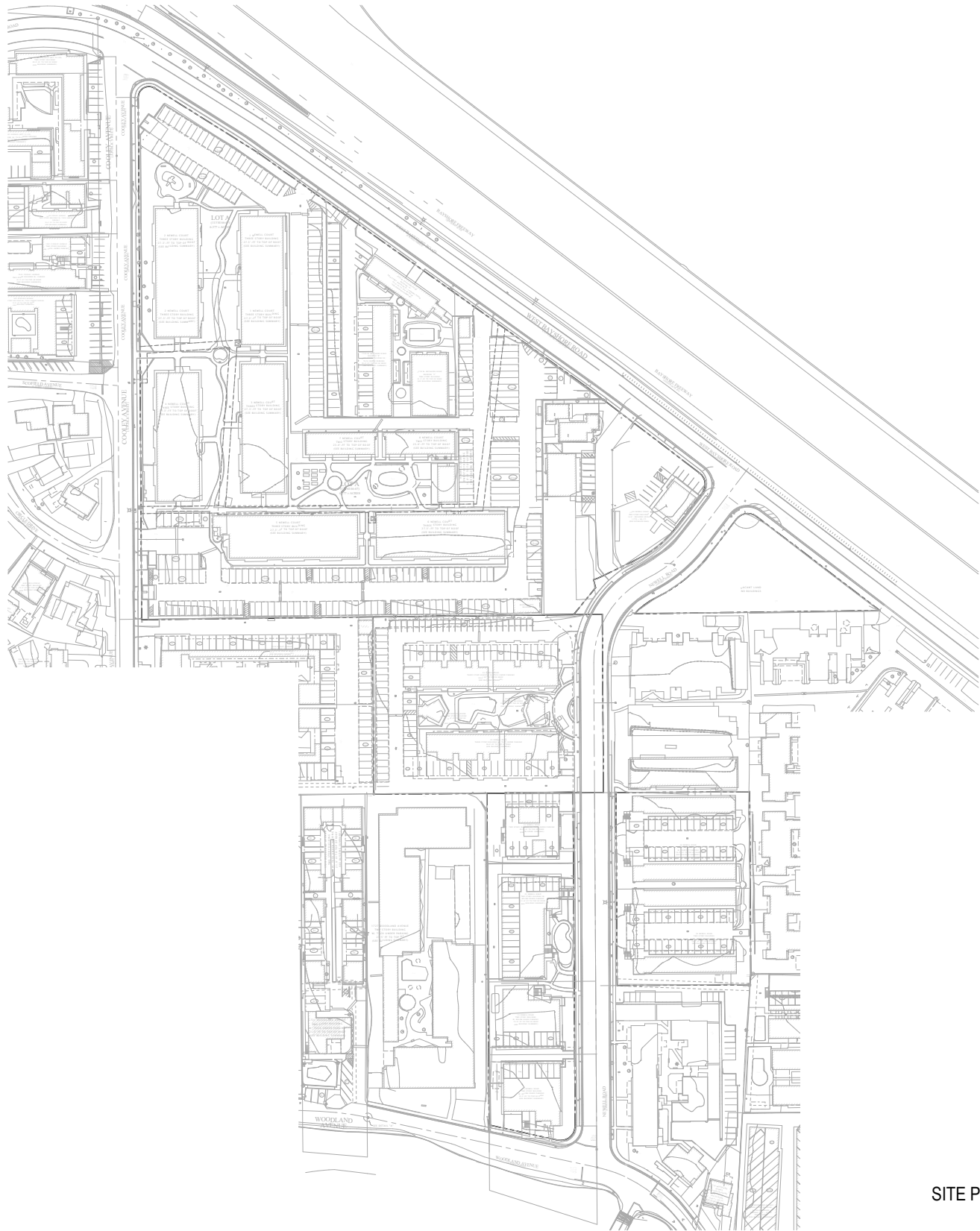
BUILDING 2 :

ARCHITECTURE	
A-2-001	BUILDING 2 - SITE PLAN
A-2-200	BUILDING 2 - ELEVATIONS - SOUTH EAST
A-2-201	BUILDING 2 - ELEVATIONS - SOUTH WEST
A-2-202	BUILDING 2 - ELEVATIONS - NORTH EAST
A-2-203	BUILDING 2 - ELEVATIONS - NORTH WEST
A-2-204	MATERIAL BOARD

SITE INFORMATION, DENSITY CALCULATIONS (MAXIMUM, MAXIMUM WITH DENSITY BONUS), UNIT TOTALS

PARCEL NO.	ADDRESS	ZONING	ACRES (Source: Owner Procured Surveys)
63513820	1 Newell Court	R-HD-5	6.377
63513880	2 Newell Court	R-HD-5	
	3 Newell Court	R-HD-5	
	4 Newell Court	R-HD-5	
	5 Newell Court	R-HD-5	
	6 Newell Court	R-HD-5	
	7 Newell Court	R-HD-5	
	8 Newell Court	R-HD-5	
	9 Newell Court	R-HD-5	
63513660	1720 W. Bayshore Rd	R-HD-5	0.976
63513710	1750 W. Bayshore Rd	C-N	0.150
63513720	77 Newell Rd	C-N	0.114
63513730	No address assigned	C-N	0.253
63513740	95 Newell Rd	C-N	0.382
	Private Road	C-N	0.127
63513380	45 Newell Rd	R-HD-5	1.829
	55 Newell Rd	R-HD-5	
63515170	No address assigned	C-N	0.533
63513460	35 Newell Road	R-HD-5	0.271
63513450	25 Newell Road	R-HD-5	0.456
63513440	15 Newell Road	R-HD-5	0.281
63513350	5 Newell Road	R-HD-5	0.305
	40 Newell Road	R-HD-5	0.578
63515360	30 Newell Road	R-HD-5	0.577

DENSITY CALCULATIONS				
ZONING	TOTAL AREA	MAX DENSITY (DU/AC)	MAX DENSITY (UNITS)	DENSITY BONUS MAX (1.5x MAX)
R-HD-5	11.65	43	501	752
C-N	1.56	22	35	53
SUM	13.21	-	536	805



SITE PLAN - EXISTING CONDITIONS

1" = 100'-0"
1



David Baker Architects



SAND HILL PROPERTY COMPANY

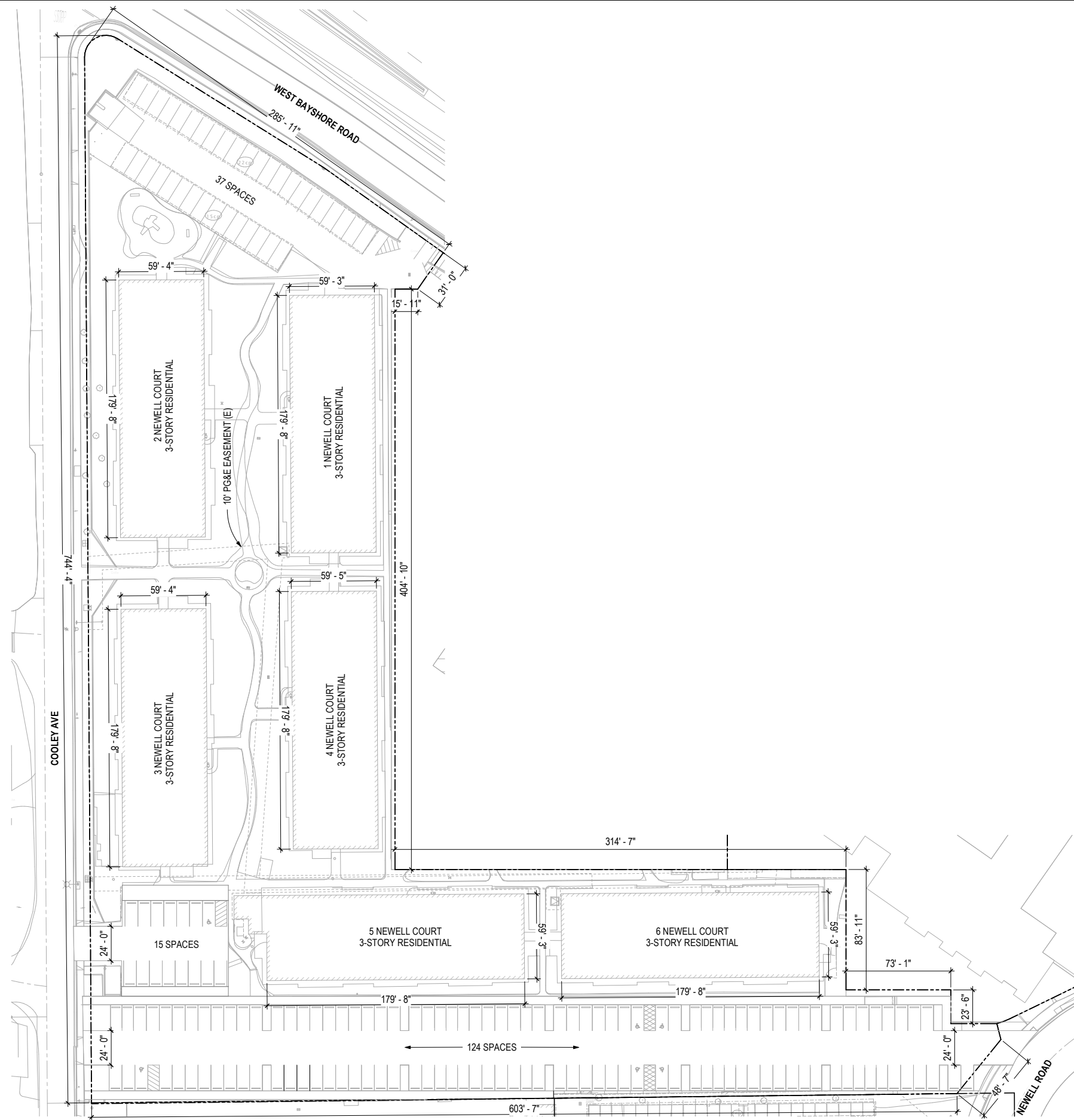
WEST BAYSHORE-NEWELL IMPROVEMENTS

EXISTING CONDITIONS - SITE PLAN

scale (printed at 22x34):
date:

22507
1" = 100'-0"
2025-12-04

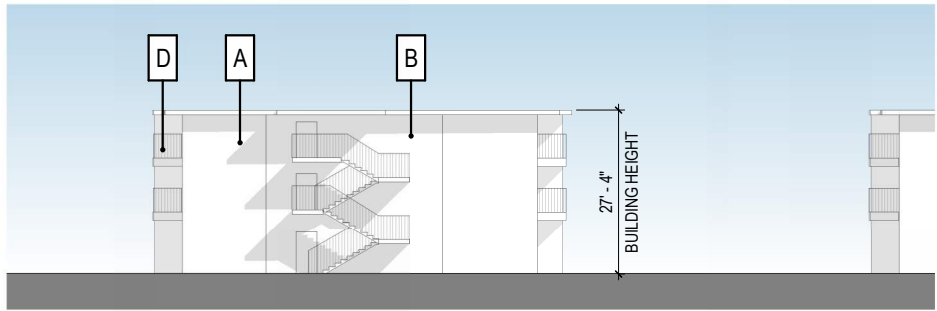
A-0-000



1-6 NEWELL COURT - SITE PLAN

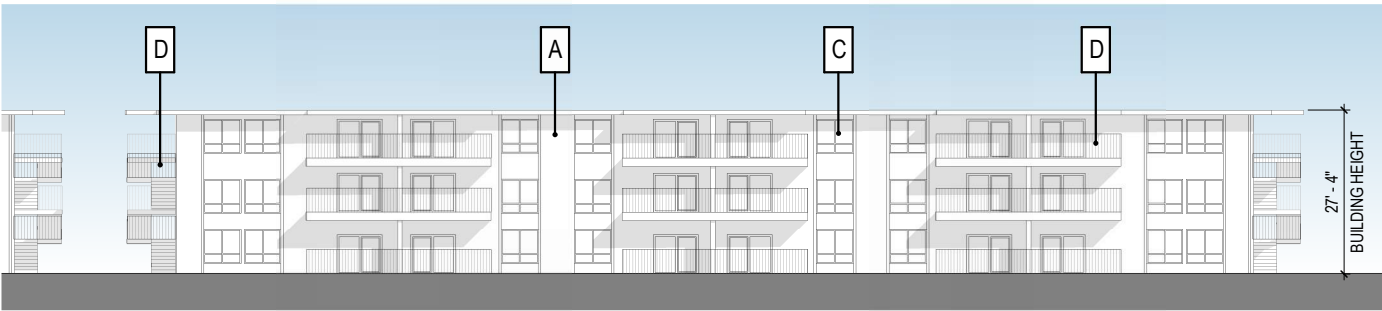
1" = 40'-0"

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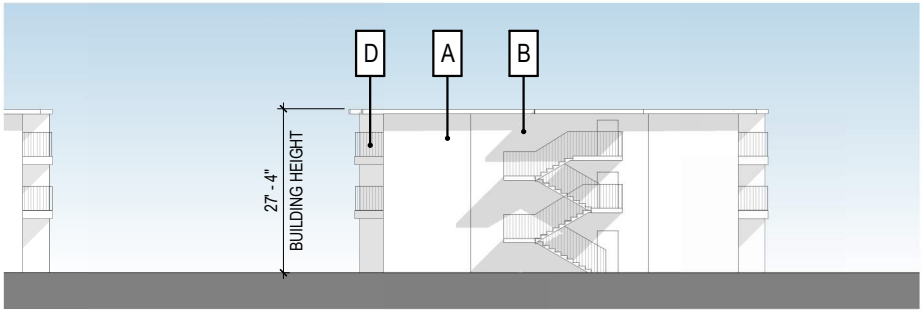
1 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



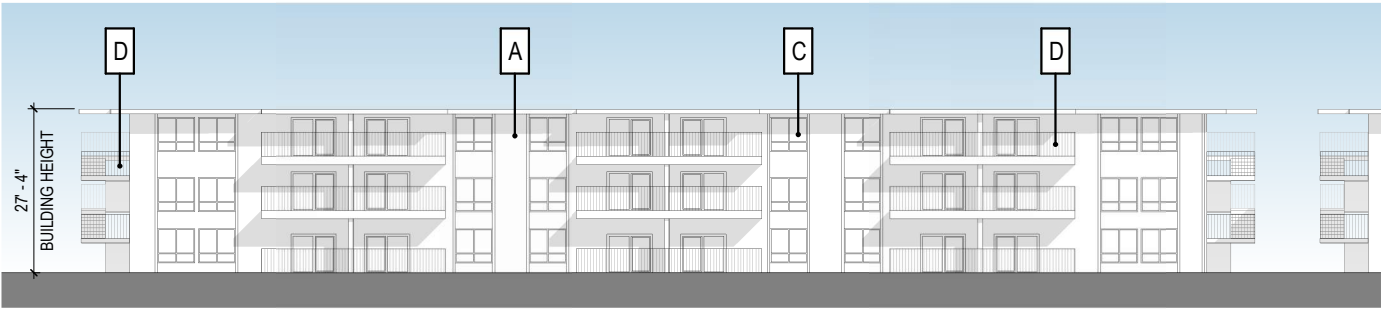
1 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



1 NEWELL COURT SOUTH ELEVATION

1/16" = 1'-0"
3



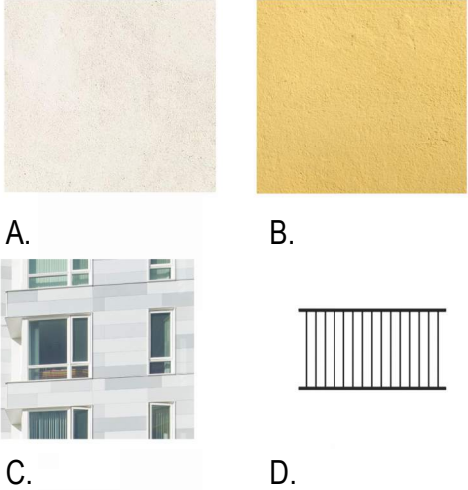
1 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

EXISTING CONDITION PHOTOS:

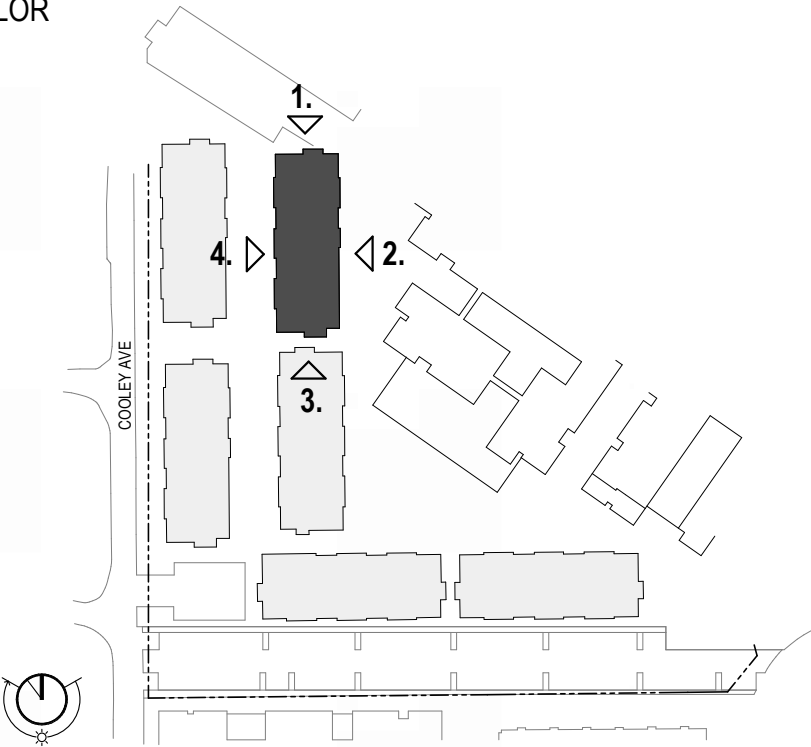


EXTERIOR MATERIAL PALETTE:



- A. PAINTED STUCCO
- B. PAINTED STUCCO COLOR
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

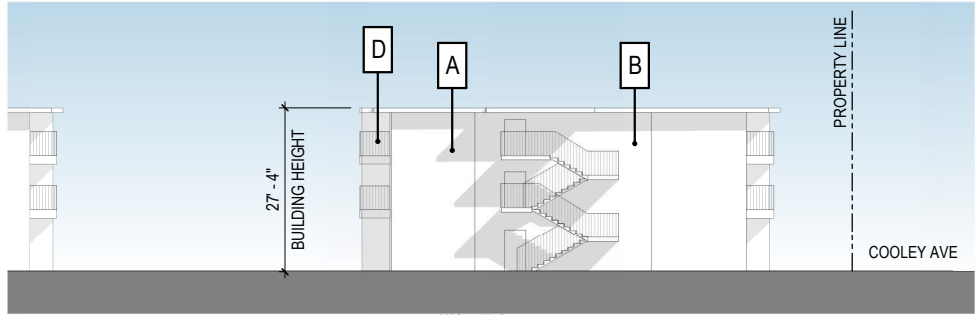
KEY PLAN:



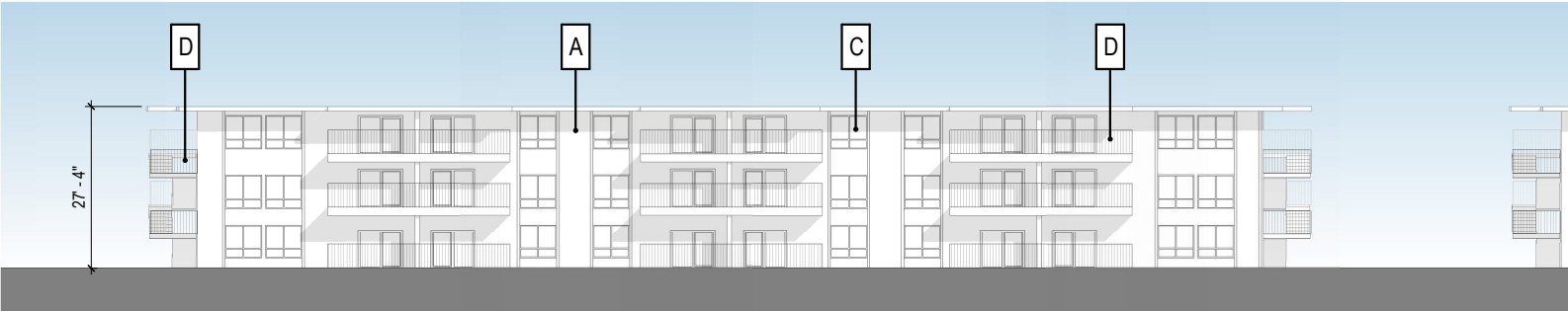
PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

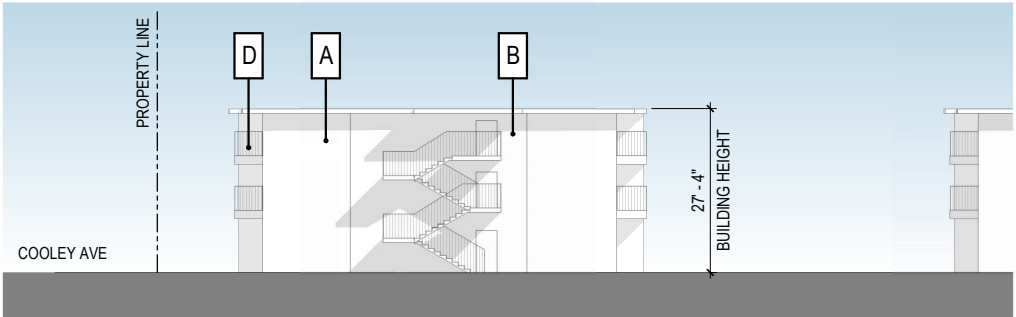
GROSS SQUARE FOOTAGE: 31,941 SF



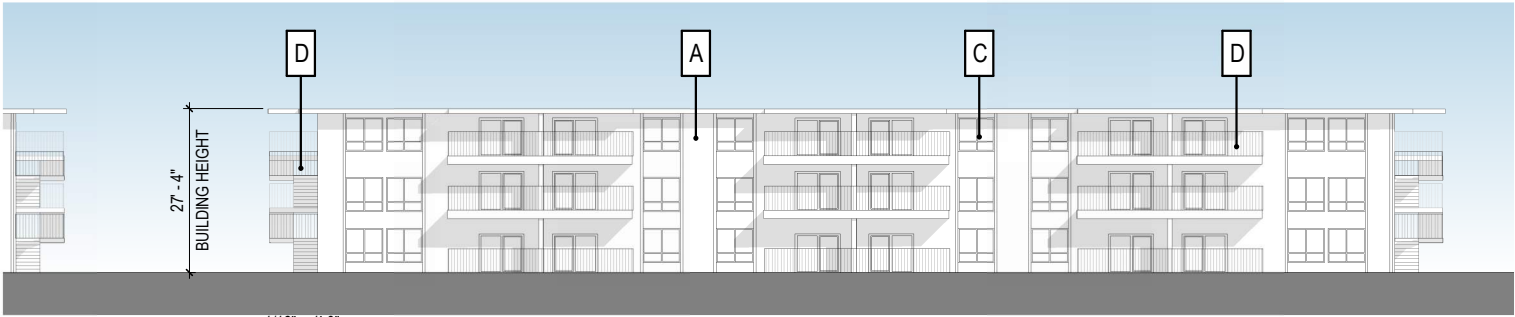
2 NEWELL COURT - NORTH ELEVATION 1



2 NEWELL COURT - EAST ELEVATION 2



2 NEWELL COURT - SOUTH ELEVATION 3

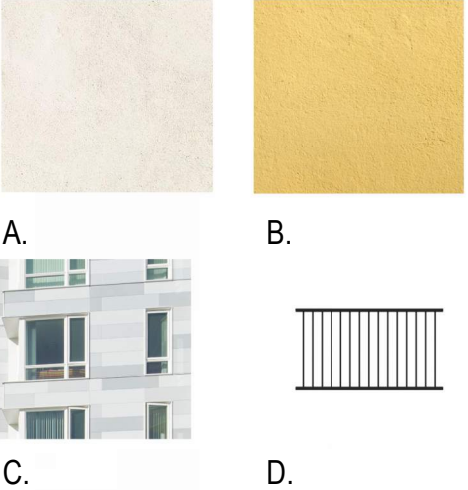


2 NEWELL COURT - WEST ELEVATION 4

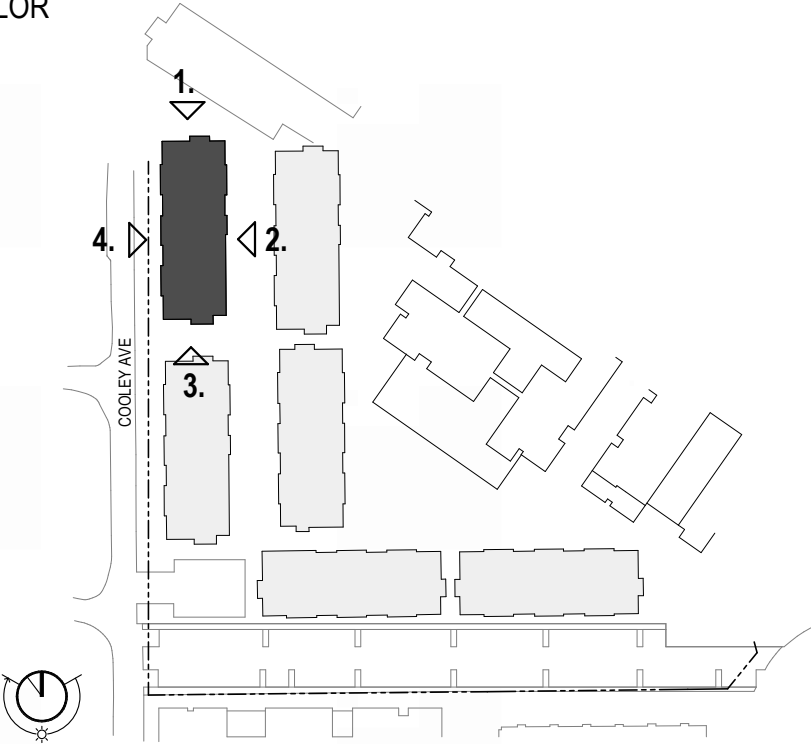
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



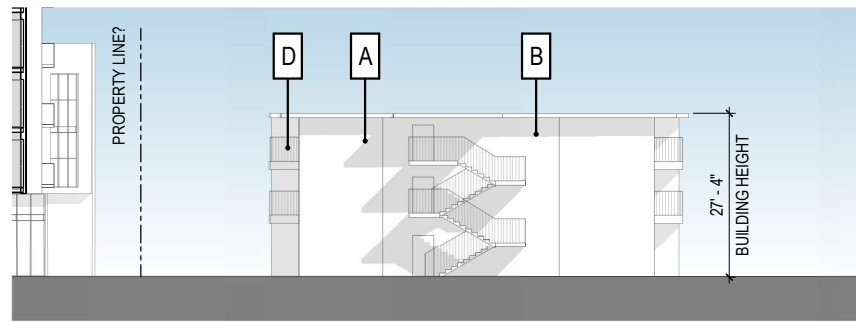
KEY PLAN:



PROPOSED IMPROVEMENTS:

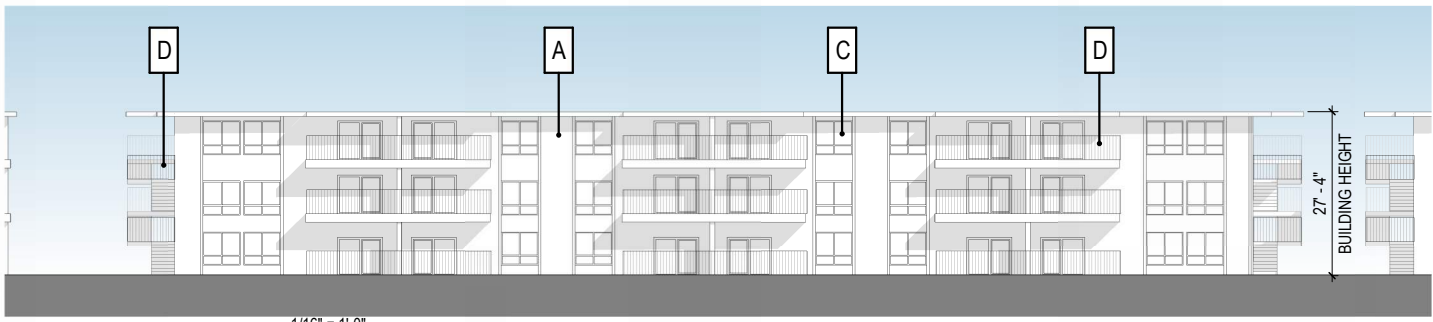
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GROSS SQUARE FOOTAGE: 31,941 SF



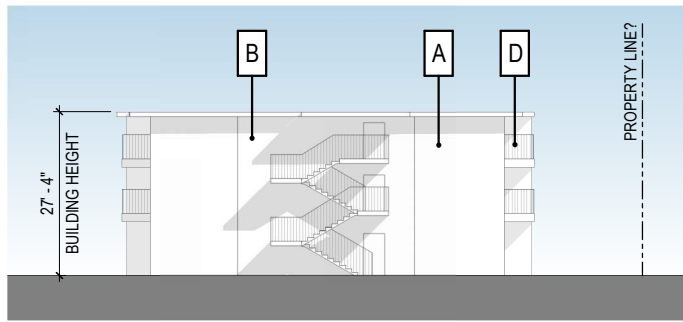
3 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



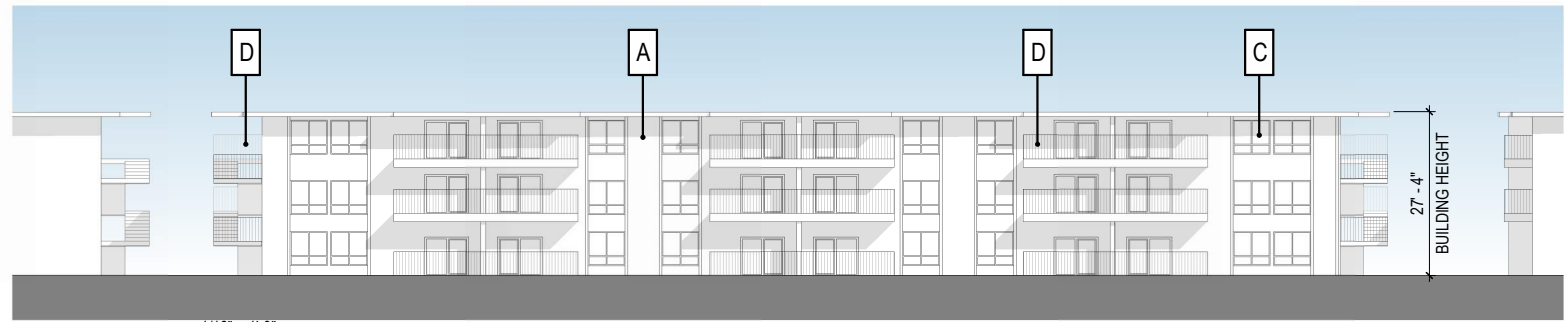
3 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



3 NEWELL COURT - SOUTH ELEVATION

1/16" = 1'-0"
3



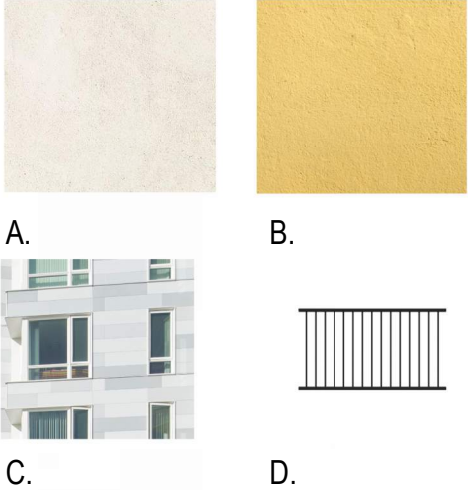
3 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

EXISTING CONDITION PHOTOS:

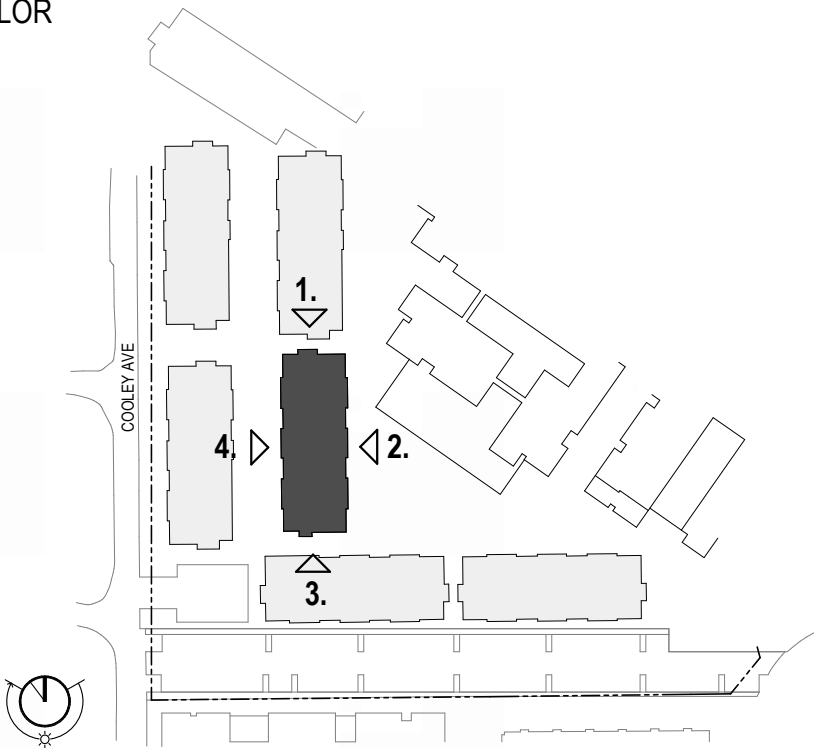


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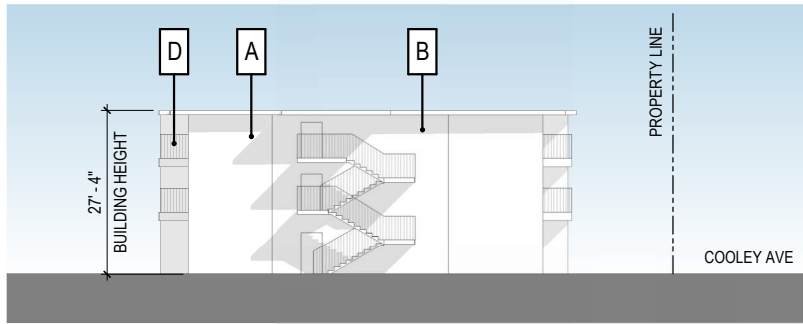
KEY PLAN:



PROPOSED IMPROVEMENTS:

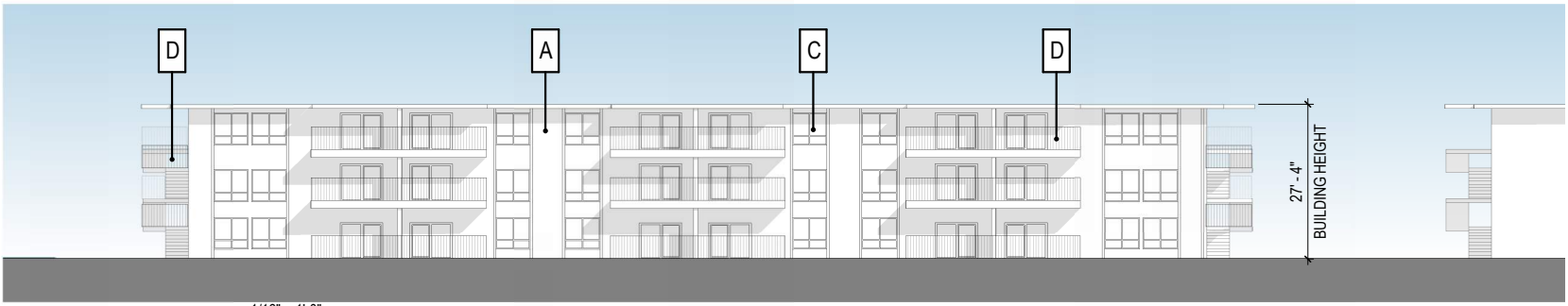
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GROSS SQUARE FOOTAGE: 31,941 SF



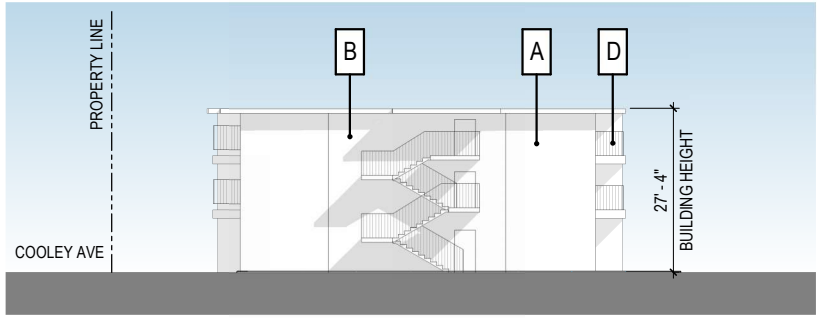
4 NEWELL COURT - NORTH ELEVATION

1



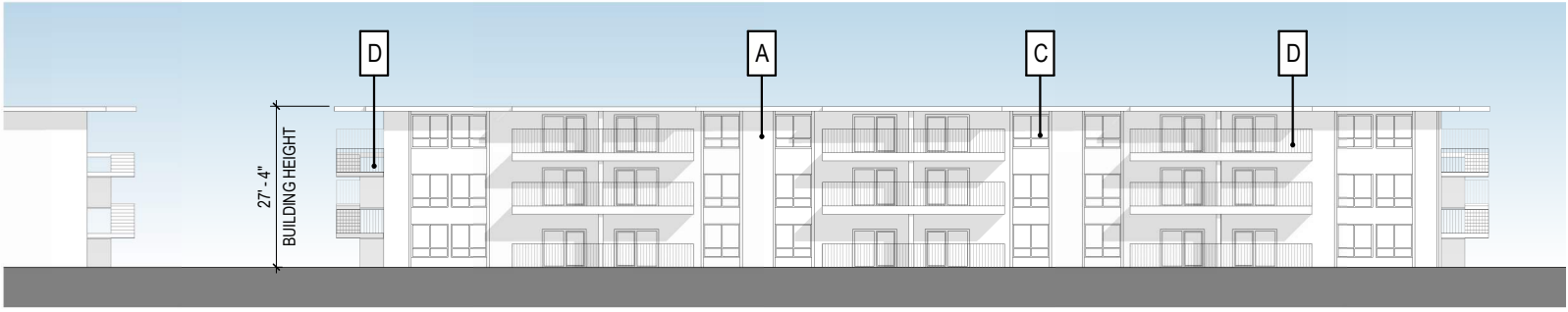
4 NEWELL COURT - EAST ELEVATION

2



4 NEWELL COURT - SOUTH ELEVATION

3



4 NEWELL COURT - WEST ELEVATION

4

EXISTING CONDITION PHOTOS:

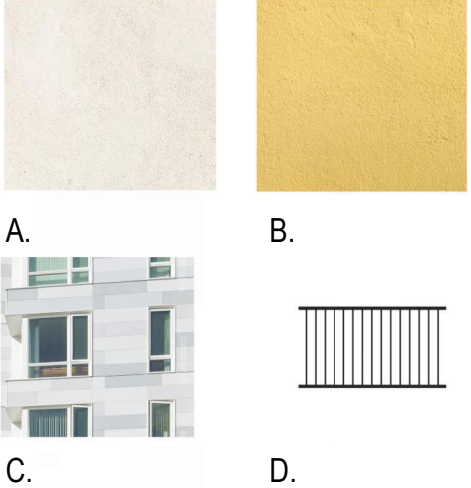


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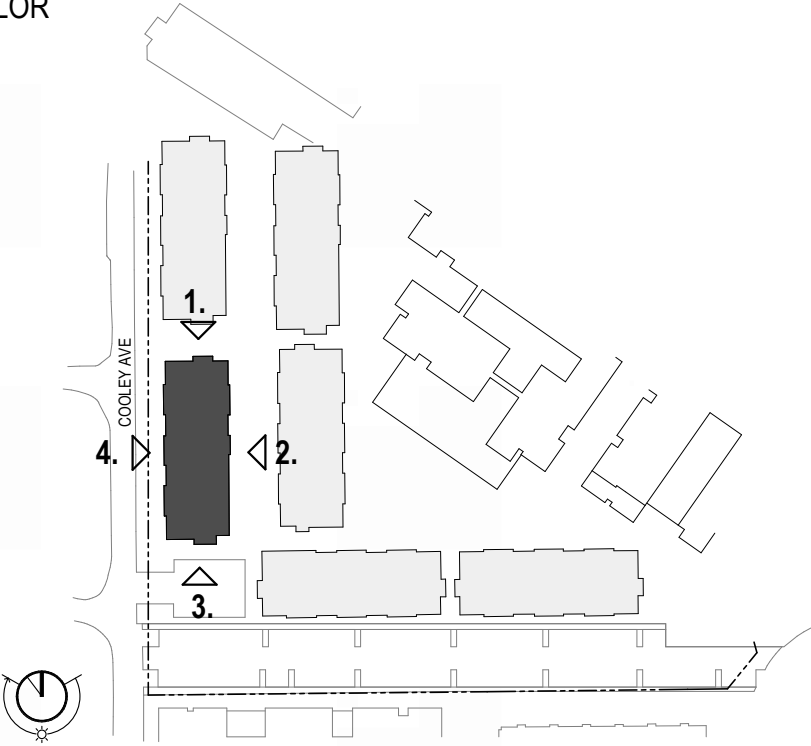
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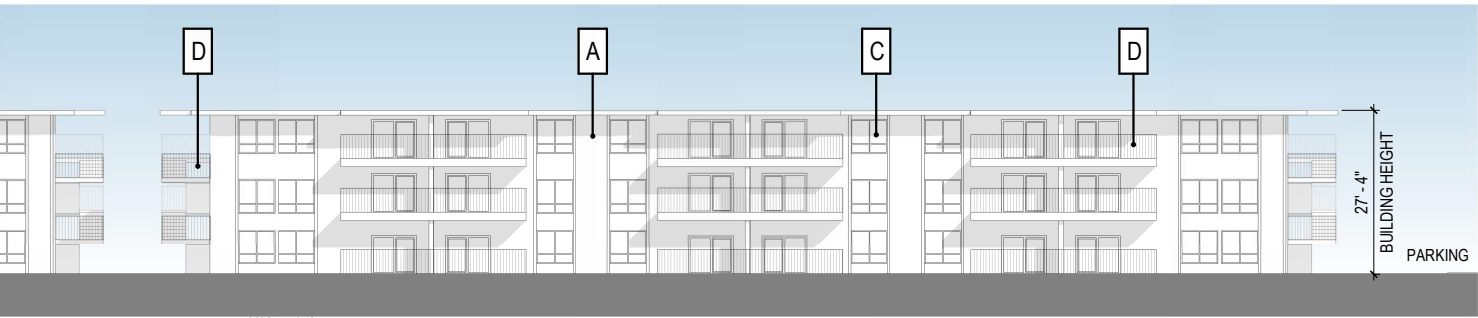
GROSS SQUARE FOOTAGE: 31,941 SF

EXTERIOR MATERIAL PALETTE:



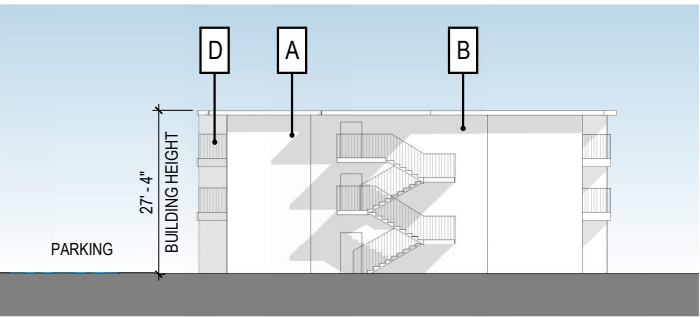
KEY PLAN:





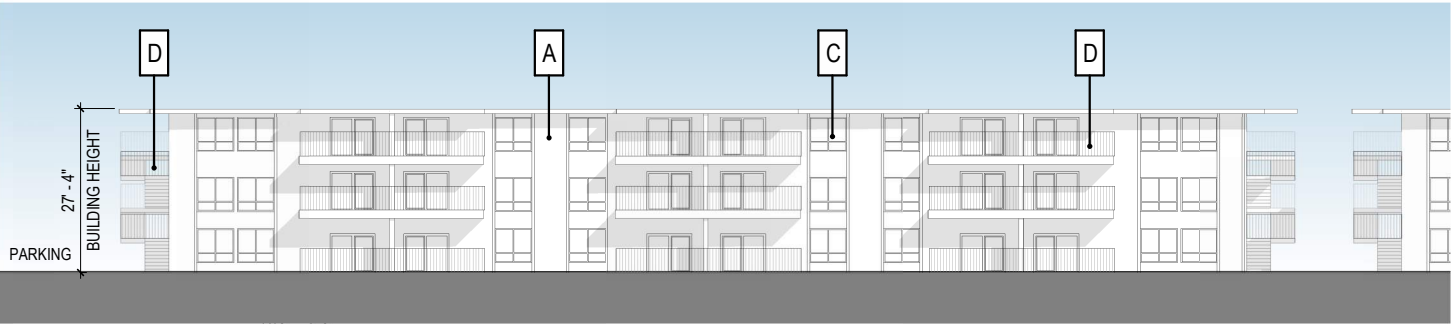
5 NEWELL COURT - NORTH ELEVATION

1



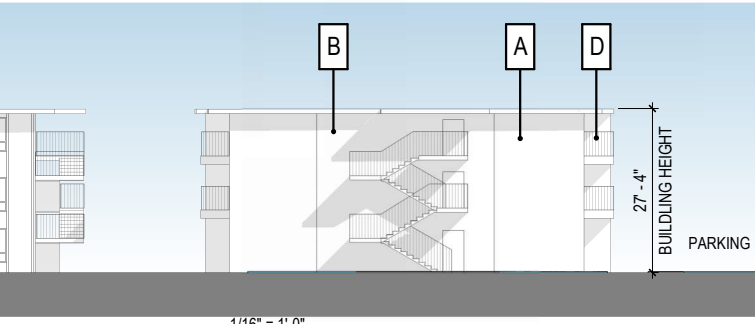
5 NEWELL COURT - EAST ELEVATION

2



5 NEWELL COURT - SOUTH ELEVATION

3



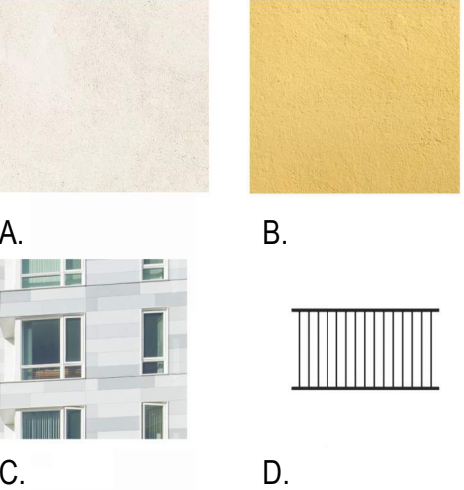
5 NEWELL COURT - WEST ELEVATION

4

EXISTING CONDITION PHOTOS:

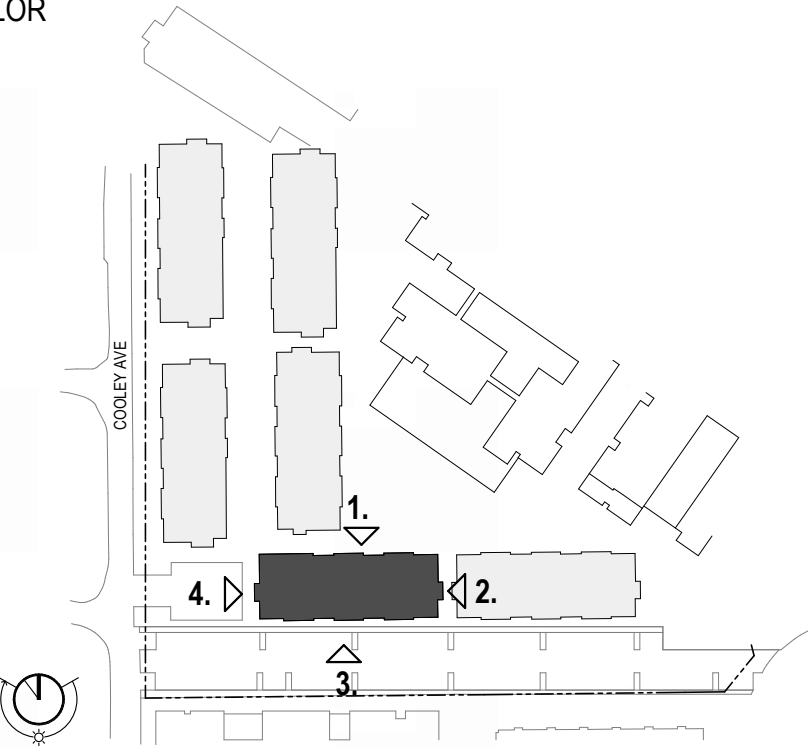


EXTERIOR MATERIAL PALETTE:



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KEY PLAN:



PROPOSED IMPROVEMENTS:

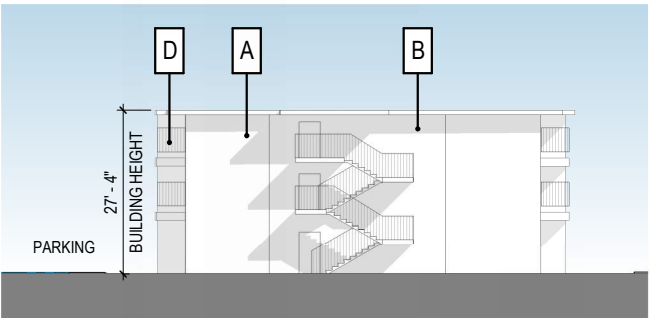
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GROSS SQUARE FOOTAGE: 31,941 SF



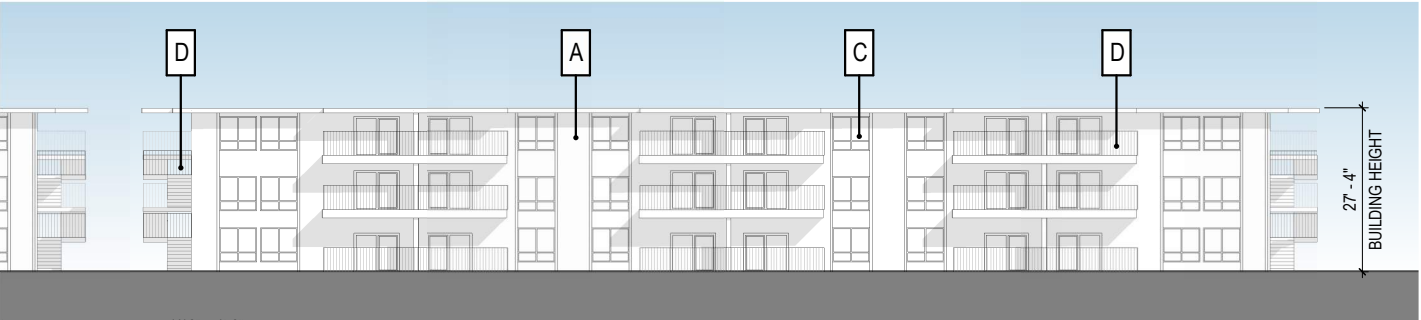
6 NEWELL COURT - NORTH ELEVATION

1



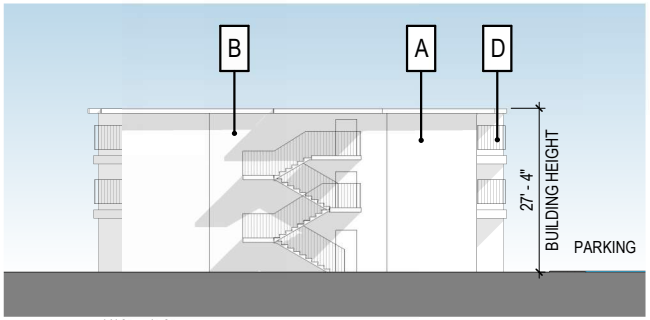
6 NEWELL COURT - EAST ELEVATION

2



6 NEWELL COURT - SOUTH ELEVATION

3



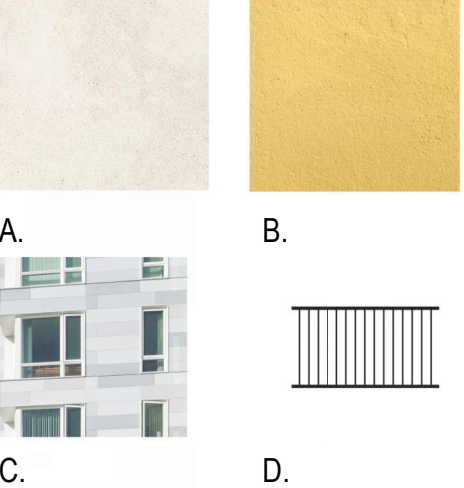
6 NEWELL COURT - WEST ELEVATION

4

EXISTING CONDITION PHOTOS:

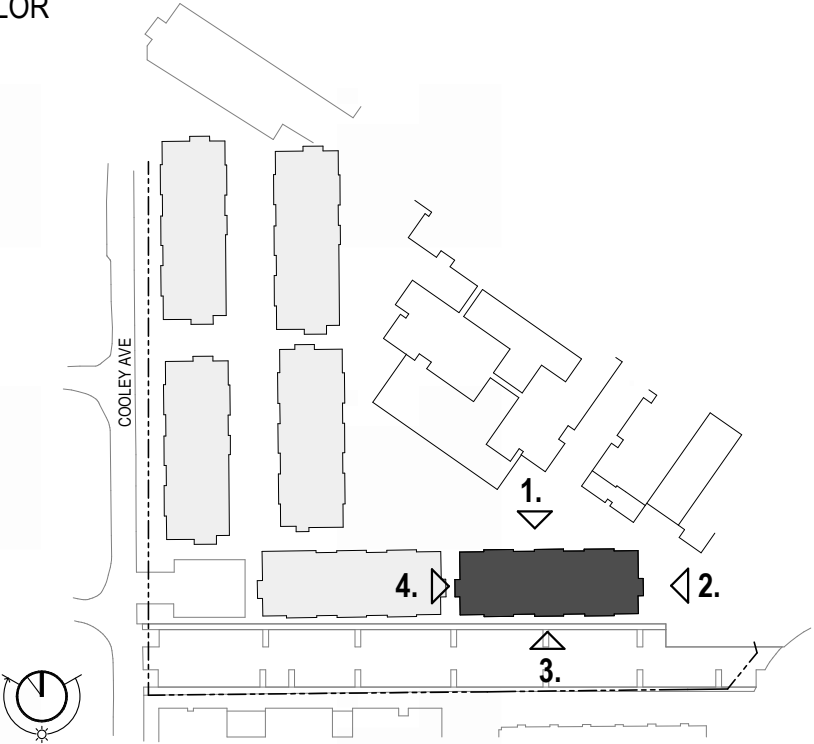


EXTERIOR MATERIAL PALETTE:



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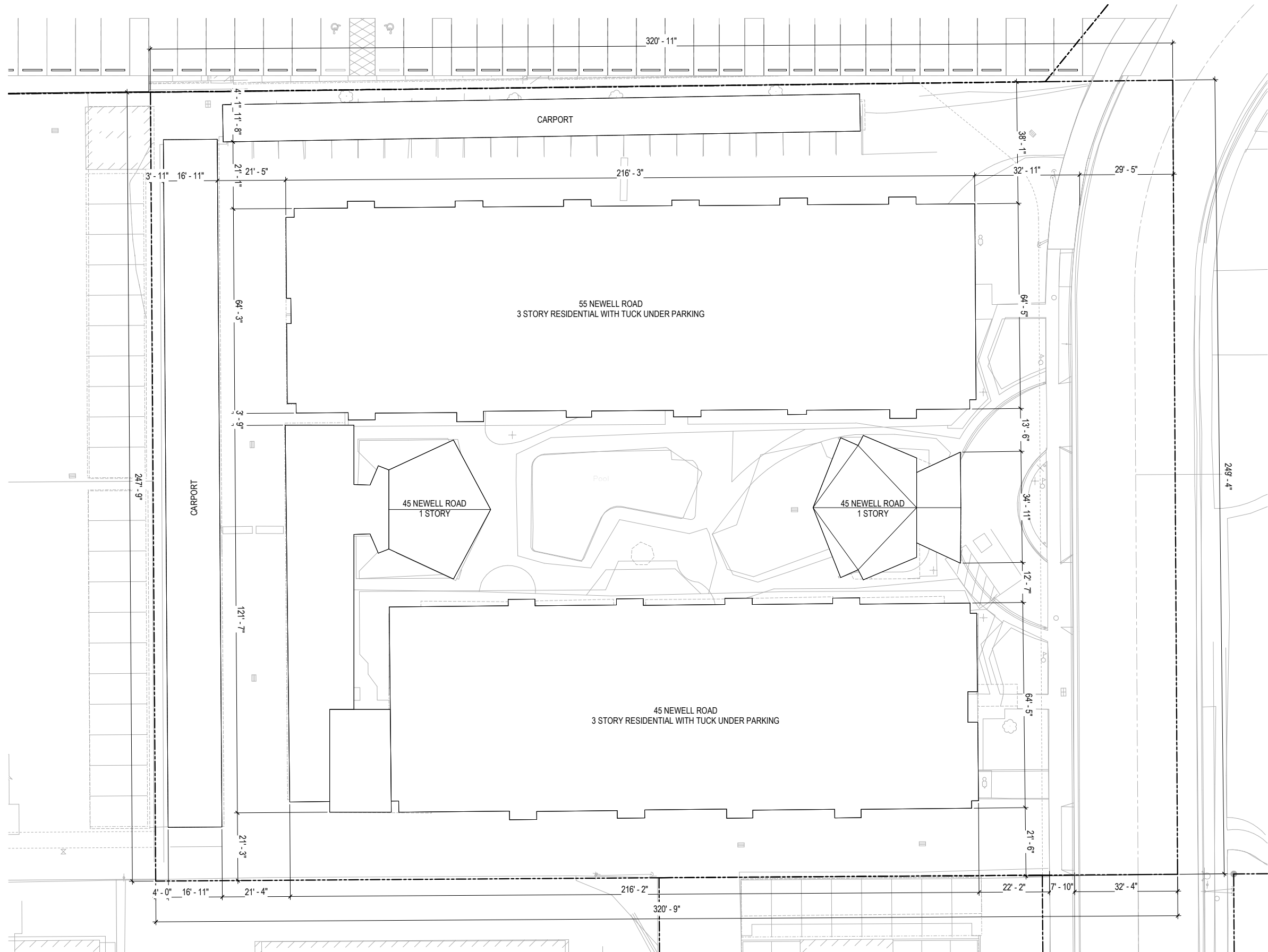
KEY PLAN:



PROPOSED IMPROVEMENTS:

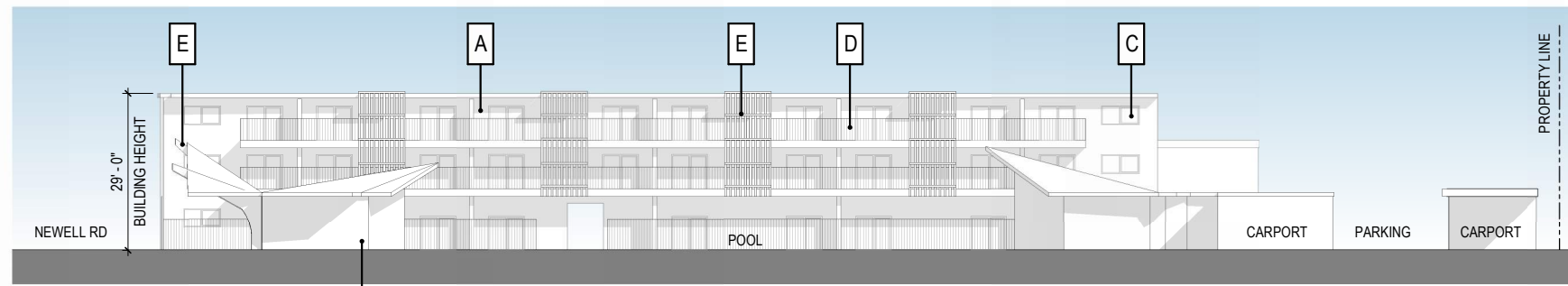
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,941 SF



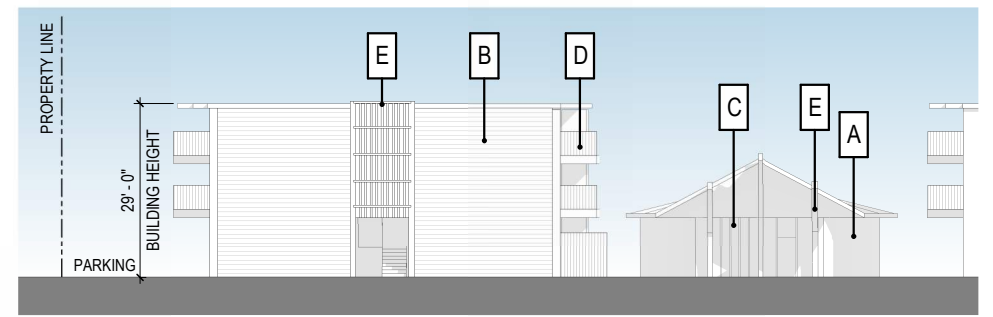
45-55 NEWELL ROAD - SITE PLAN

1/16" = 1'-0"
1



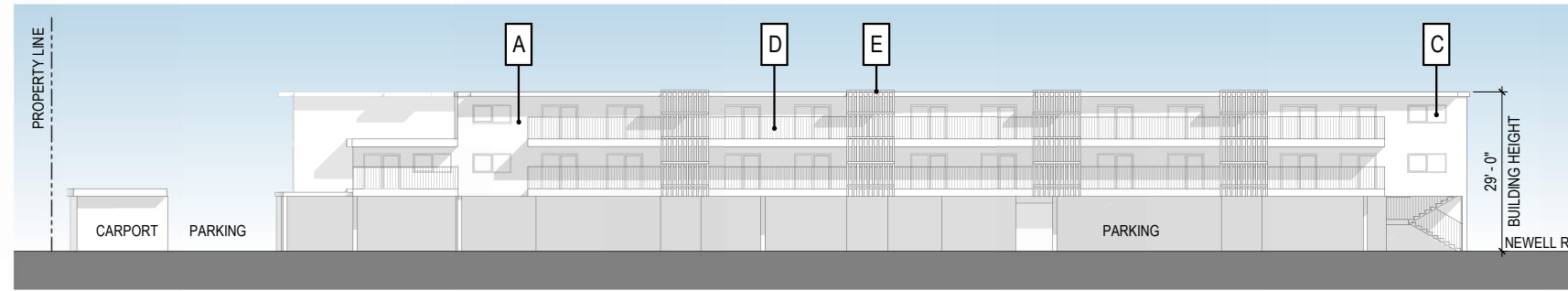
45 NEWELL ROAD - NORTH ELEVATION

1



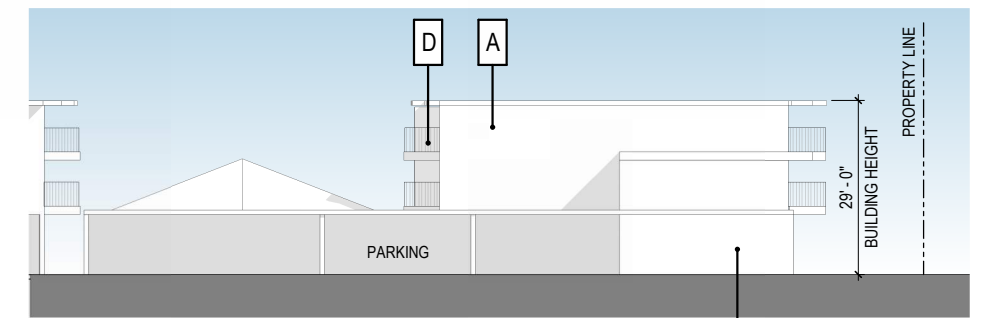
45 NEWELL ROAD - EAST ELEVATION

2



45 NEWELL ROAD - SOUTH ELEVATION

3



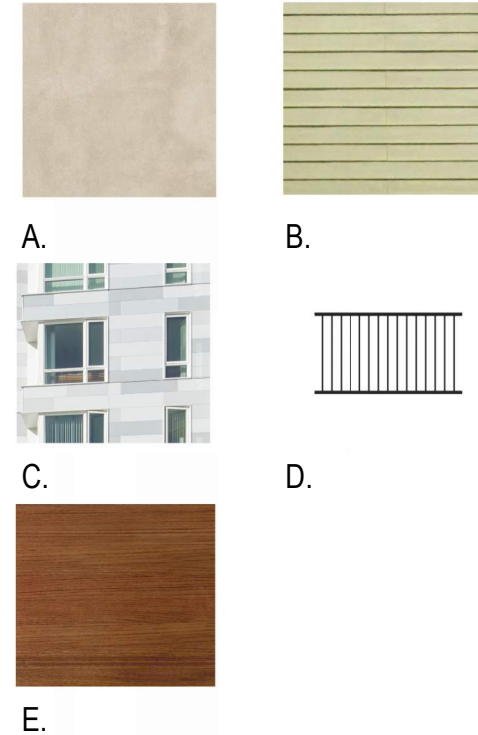
45 NEWELL ROAD - WEST ELEVATION

4

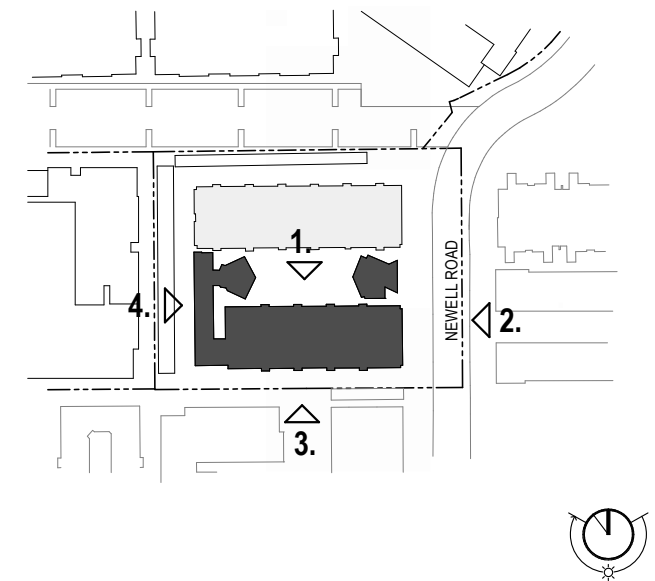
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



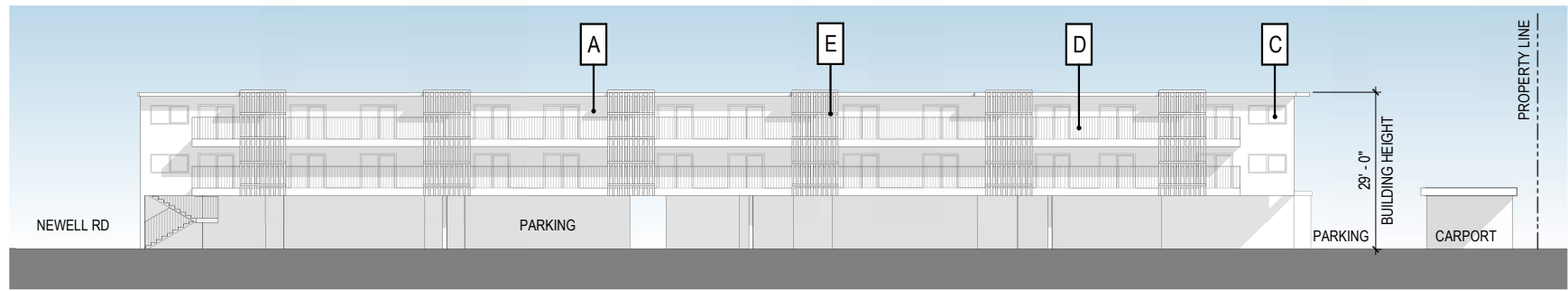
KEY PLAN:



PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

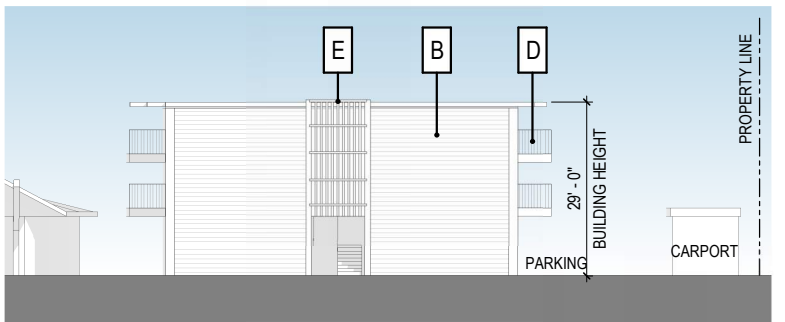
GROSS SQUARE FOOTAGE: 28,989 SF



55 NEWELL ROAD - NORTH ELEVATION

1/16" = 1'-0"

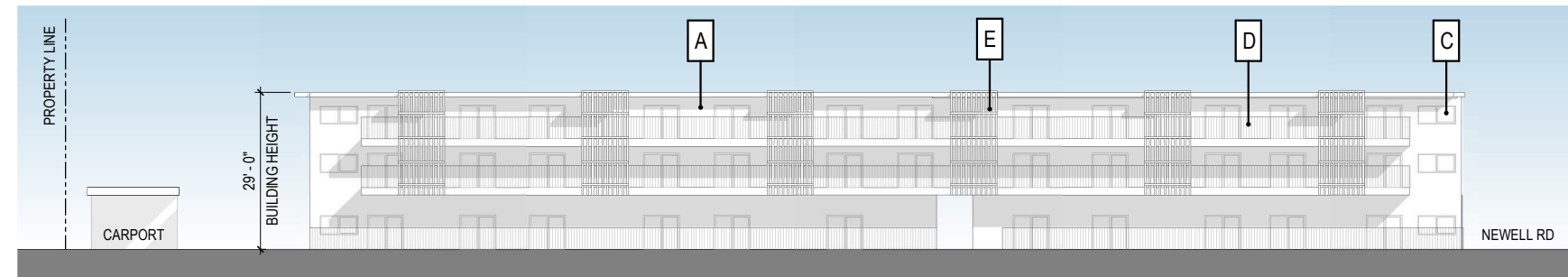
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55 NEWELL ROAD - EAST ELEVATION

1/16" = 1'-0"

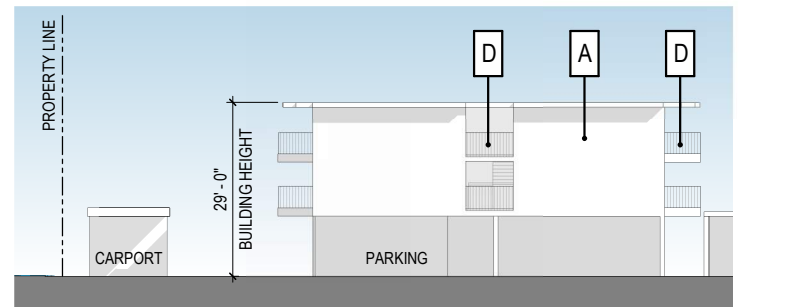
2



55 NEWELL ROAD - SOUTH ELEVATION

1/16" = 1'-0"

3



55 NEWELL ROAD - WEST ELEVATION

1/16" = 1'-0"

4

EXISTING CONDITION PHOTOS:

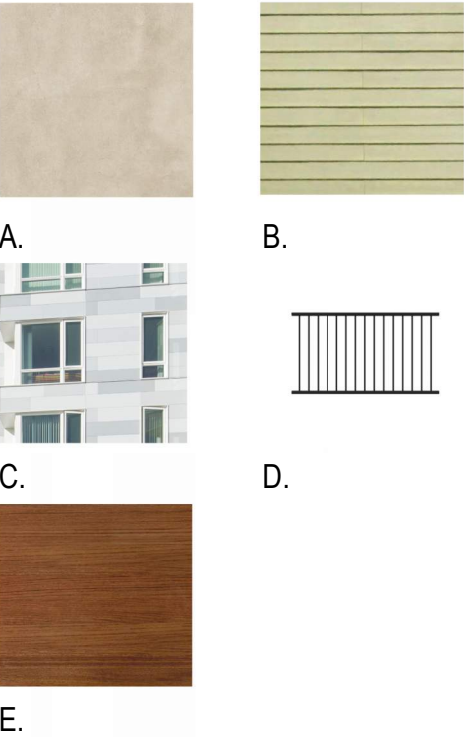


PROPOSED IMPROVEMENTS:

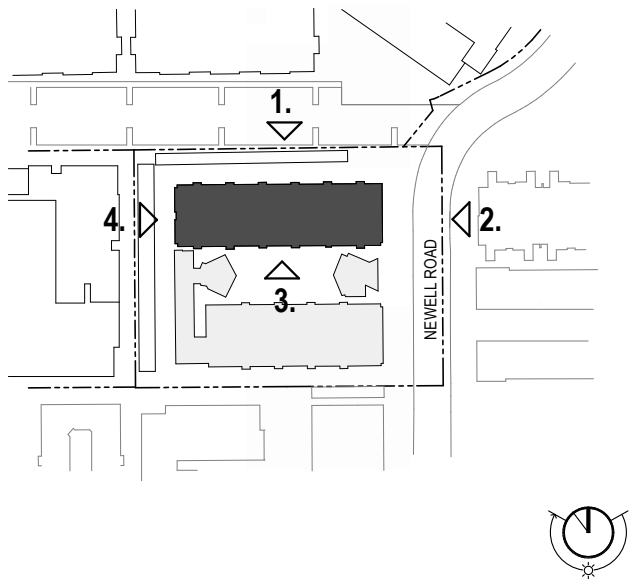
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,909 SF

EXTERIOR MATERIAL PALETTE:



KEY PLAN:





PROJECT INFORMATION

BUILDING NUMBER	Description	GROSS BUILDING FLOOR AREA
T-1	5PLEX (TYPE A)	11,050 SF
T-2	5PLEX (TYPE A)	11,050 SF
T-3	5PLEX (TYPE A)	11,050 SF
T-4	5PLEX (TYPE A)	11,050 SF
T-5	5PLEX (TYPE A)	11,050 SF
T-6	5PLEX (TYPE A)	11,050 SF
T-7	8PLEX (TYPE C)	17,950 SF
T-8	7PLEX (TYPE B)	15,700 SF
T-9	7PLEX (TYPE B)	15,700 SF
T-10	8PLEX (TYPE C)	17,950 SF
PROJECT SF TOTAL		133,600 SF



WEST BAYSHORE-NEWELL TOWNHOMES SITE PLAN IMPROVEMENTS

638.009
scale (printed at 22x34) 1" = 50'-0"
date: 2025-12-04

A-T-001

COLORS

1

BODY COLOR 1

STILL WATER
SHERWIN-WILLIAMS
SW 6223

2

BODY COLOR 2

COLONNADE GRAY
SHERWIN-WILLIAMS
SW 7641

3

BODY COLOR 3

PURE WHITE
SHERWIN-WILLIAMS
SW 7005

4

BODY COLOR 4

SAND CASTLE
WOODTONE

5

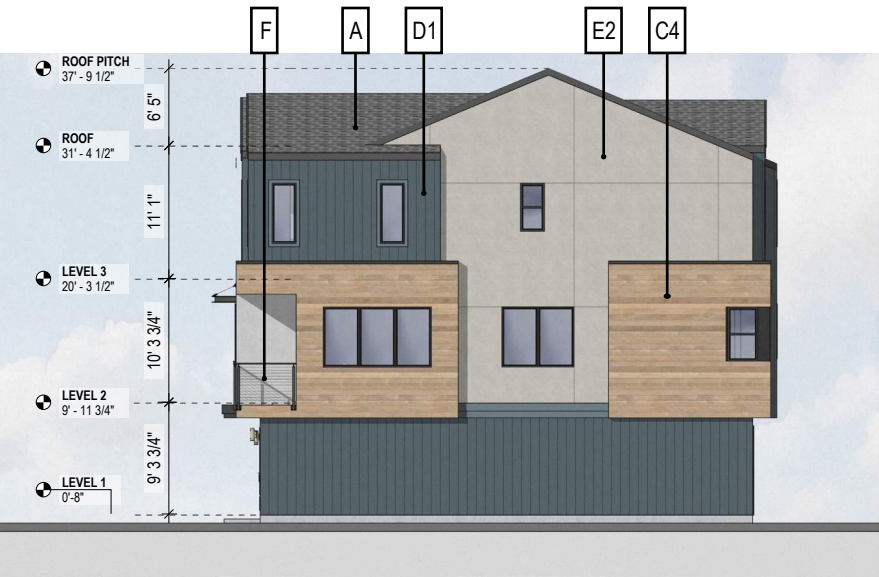
ACCENT COLOR 1

FIERY BROWN
SHERWIN-WILLIAMS
SW 6055

6

ACCENT COLOR 2

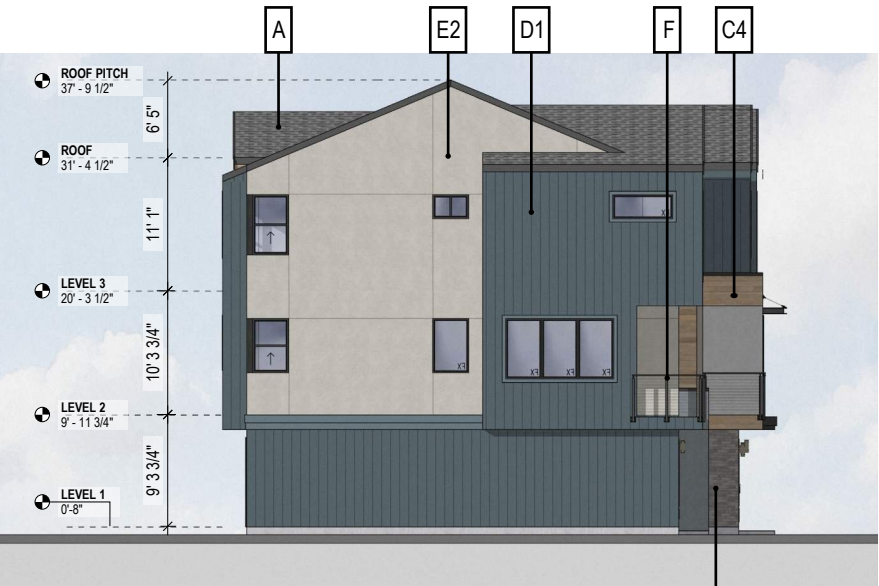
BLCK MAGIC
SHERWIN-WILLIAMS
SW 6991



5PLEX TRADITIONAL - RIGHT ELEVATION

1/8" = 1'-0"

3



5PLEX TRADITIONAL - LEFT ELEVATION

1/8" = 1'-0"

4



5PLEX TRADITIONAL - FRONT ELEVATION

1/8" = 1'-0"

1



5PLEX TRADITIONAL - REAR ELEVATION

2

MATERIALS

A
ROOF MATERIAL

COMPOSITION
SHINGLES



B
ADHERED
MASONRY VENEER

BRICK - RAINCLOUD
CREATIVE MINES



C
HORIZONTAL
LAP SIDING

7.25" SIDING W/ 6" EXP.



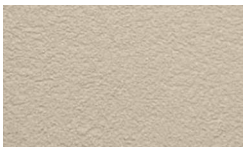
D
VERTICAL ARTISAN
SIDING

8.25" SIDING W/ 7"EXP.

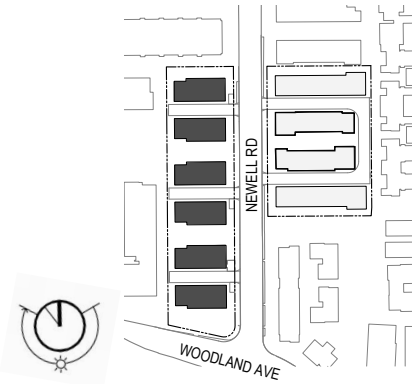


E
STUCCO

LIGHT SAND FINISH



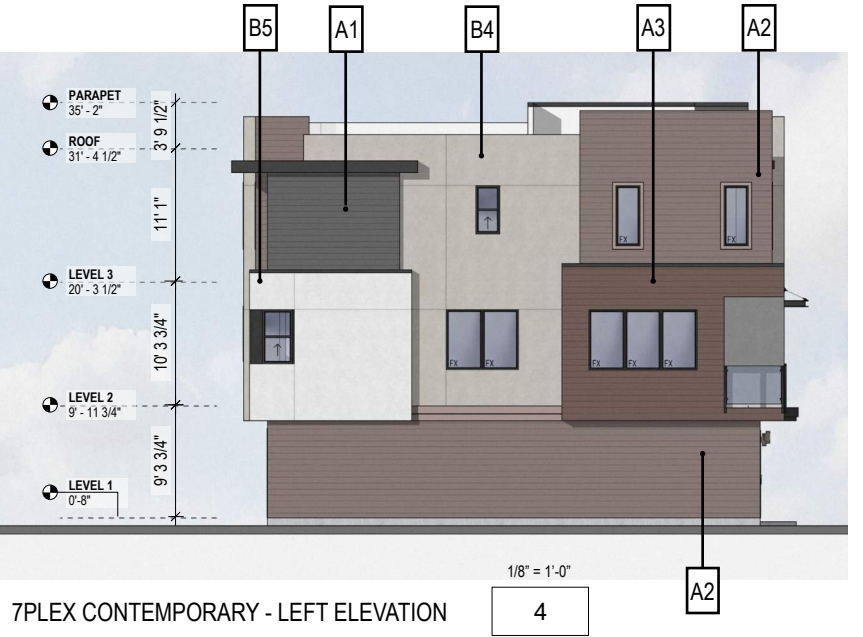
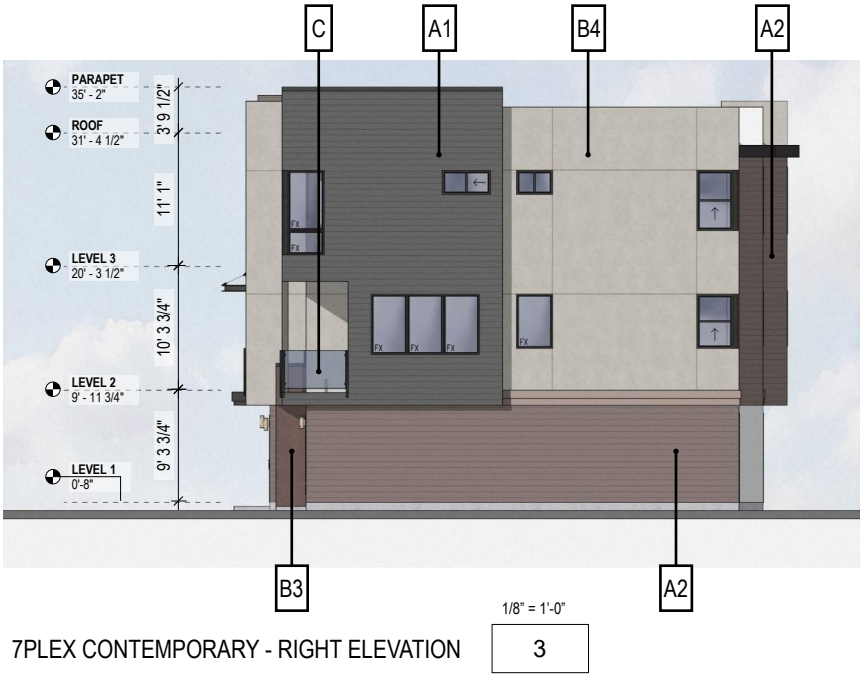
F
CABLE
RAILING



WEST BAYSHORE-NEWELL
IMPROVEMENTS

5PLEX - TRADITIONAL
TYPE A - ELEVATIONS

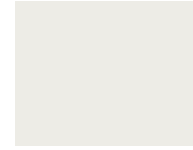
638.009
scale (printed at 22x34)
date: 2025-12-04

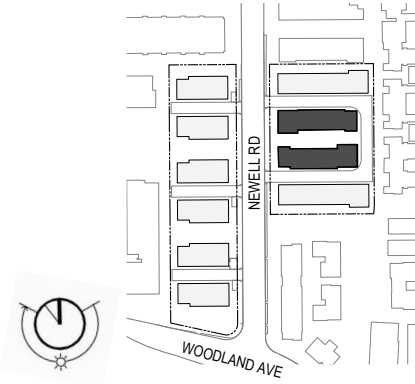


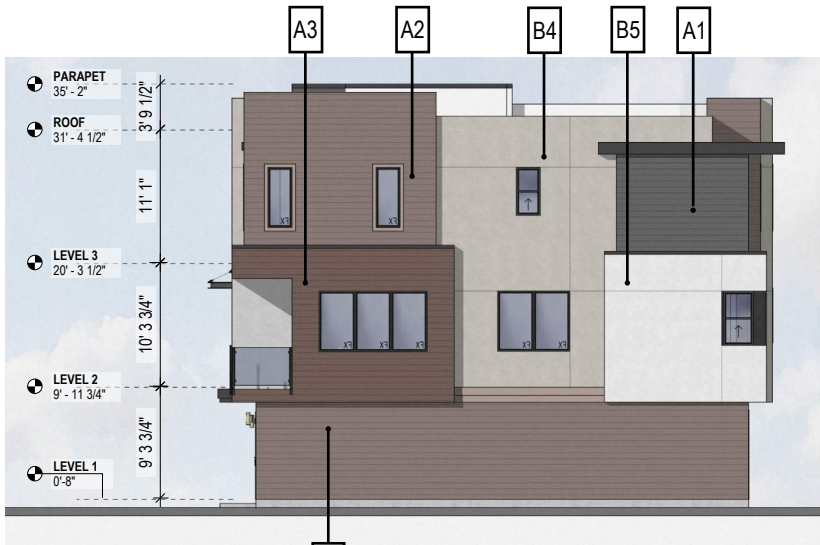
MATERIALS

A	B	C
HORIZONTAL LAP SIDING 7.25" SIDING W/ 6" EXP.	STUCCO LIGHT SAND FINISH	OUTDOOR GLASS RAILING
		

COLORS

1	2	3	4	5	6	7
BODY COLOR 1	BODY COLOR 2	BODY COLOR 3	BODY COLOR 4	BODY COLOR 5	ACCENT COLOR	ACCENT COLOR
GRIZZLE GRAY SHERWIN-WILLIAMS SW 7068	CHINCHILLA SHERWIN-WILLIAMS SW 6011	BATEAU BROWN SHERWIN-WILLIAMS SW 6033	COLONNADE GRAY SHERWIN-WILLIAMS SW 7641	PURE WHITE SHERWIN-WILLIAMS SW 7005	REVEL BLUE SHERWIN-WILLIAMS SW 6530	BLACK MAGIC SHERWIN-WILLIAMS SW 6991
						





8PLEX CONTEMPORARY - RIGHT ELEVATION

1/8" = 1'-0"

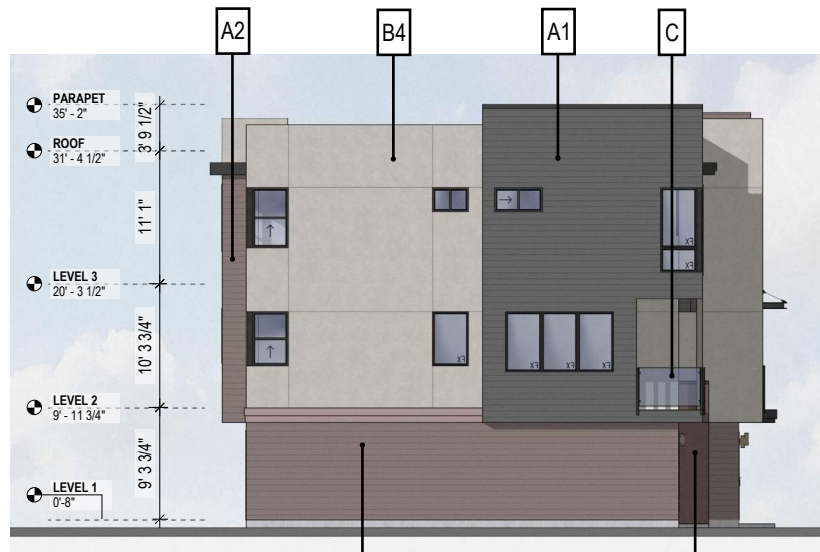
3



8PLEX CONTEMPORARY - FRONT ELEVATION

1/8" = 1'-0"

1



8PLEX CONTEMPORARY - LEFT ELEVATION

1/8" = 1'-0"

4



8PLEX CONTEMPORARY - REAR ELEVATION

1/8" = 1'-0"

2

MATERIALS

A

HORIZONTAL LAP SIDING

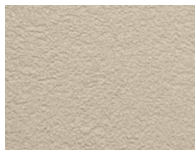
7.25" SIDING
W/ 6" EXP.



B

STUCCO

LIGHT SAND
FINISH



C

OUTDOOR GLASS RAILING



COLORS

1

BODY COLOR 1

GRIZZLE GRAY
SHERWIN-WILLIAMS
SW 7068



2

BODY COLOR 2

CHINCHILLA
SHERWIN-WILLIAMS
SW 6011



3

BODY COLOR 3

BATEAU BROWN
SHERWIN-WILLIAMS
SW 6033



4

BODY COLOR 4

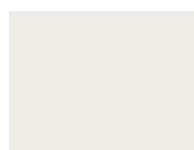
COLONNADE GRAY
SHERWIN-WILLIAMS
SW 7641



5

BODY COLOR 5

PURE WHITE
SHERWIN-WILLIAMS
SW 7005



6

ACCENT COLOR

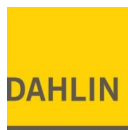
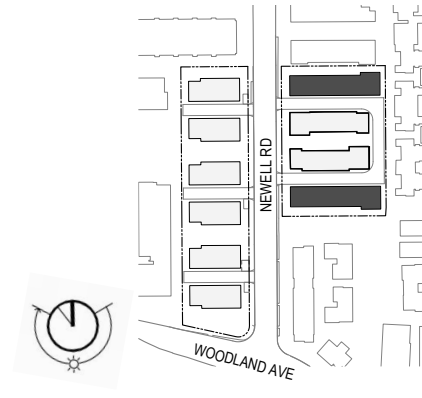
REVEL BLUE
SHERWIN-WILLIAMS
SW 6530



7

ACCENT COLOR

BLACK MAGIC
SHERWIN-WILLIAMS
SW 6991



WEST BAYSHORE-NEWELL
IMPROVEMENTS

8PLEX - CONTEMPORARY
TYPE C - ELEVATIONS

scale (printed at 22x34)

date:

638.009

1/8" = 1'-0"

2025-12-04

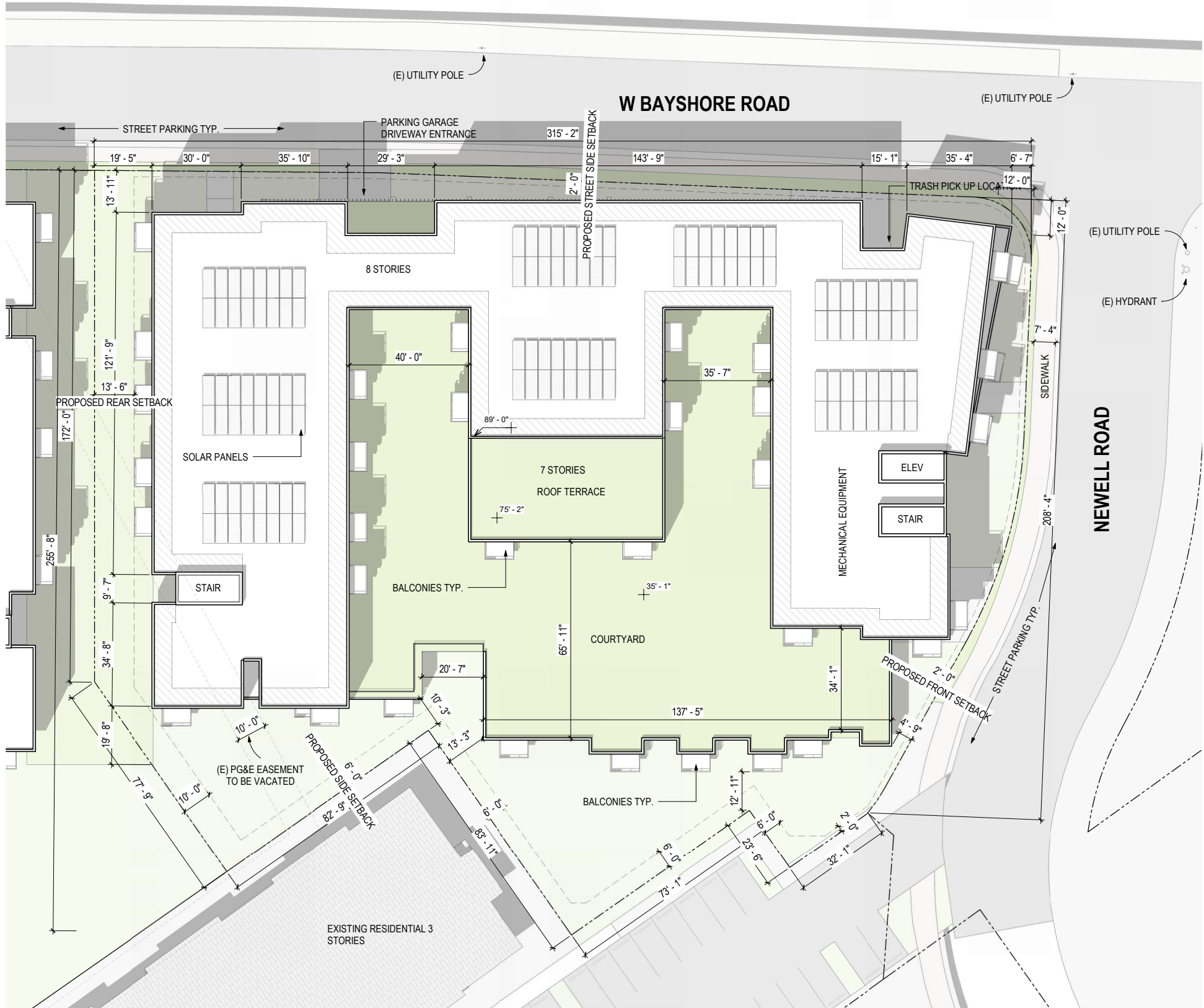
A-T-202



SOUTH APARTMENTS SITE PLAN

1" = 40'-0"
1





SOUTH BUILDING 1 - SITE PLAN

1" = 20'-0"
1

OCCUPANCY - GROSS FLOOR AREA -...	
BUILDING AREA	GROSS FLOOR AREA

CIRCULATION	21,000 SF
COMMON	8,200 SF
GARAGE	78,000 SF
RESIDENTIAL	152,100 SF
RETAIL	2,200 SF
SERVICE	4,500 SF
VERTICAL CIRCULATION	6,400 SF

PROJECT SF TOTAL 272,400 SF
272,400 SF



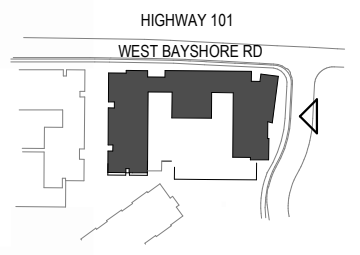
SOUTH BUILDING 3 - SOUTH EAST ELEVATION

1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





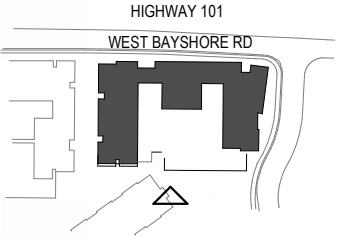
SOUTH BUILDING 3 - SOUTH WEST ELEVATION

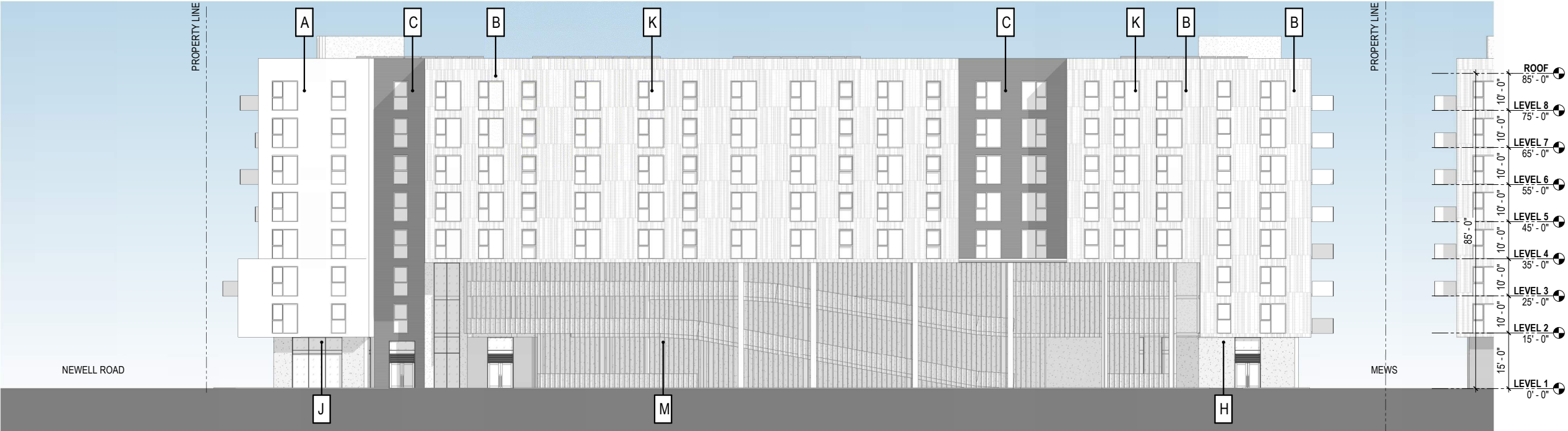
1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





SOUTH BUILDING 3 - NORTH EAST ELEVATION

1/16" = 1'-0"

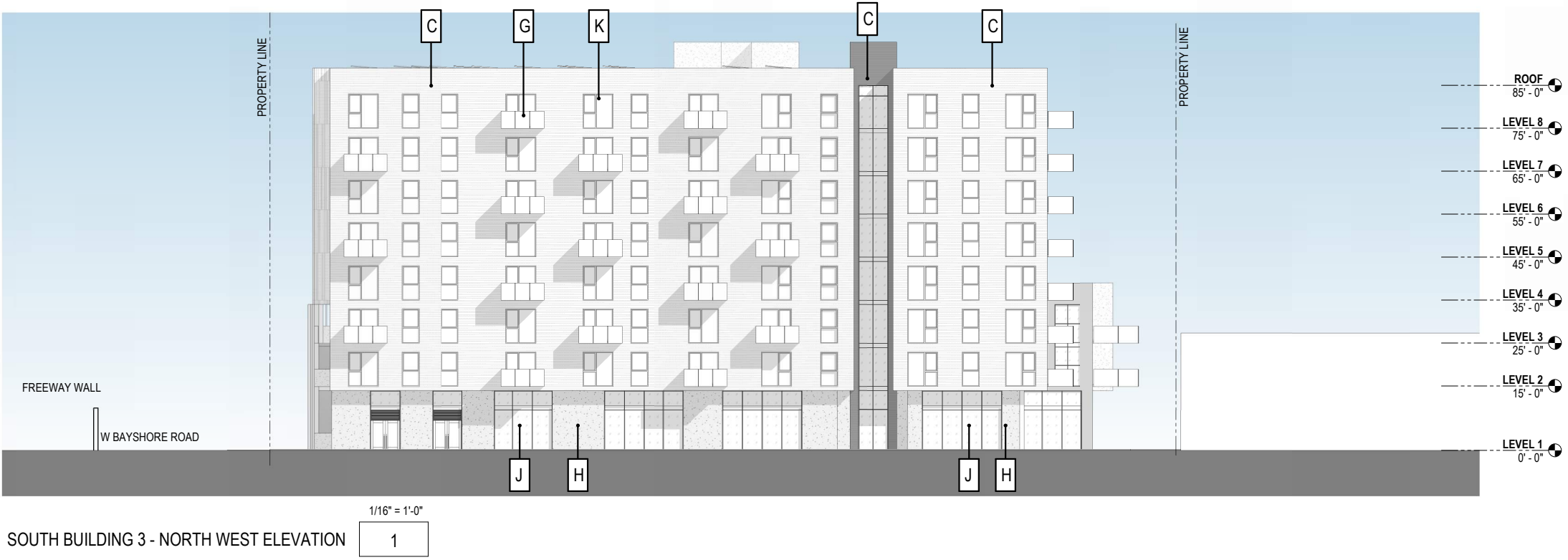
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EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)

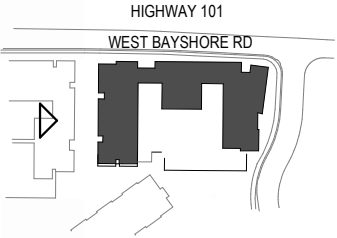


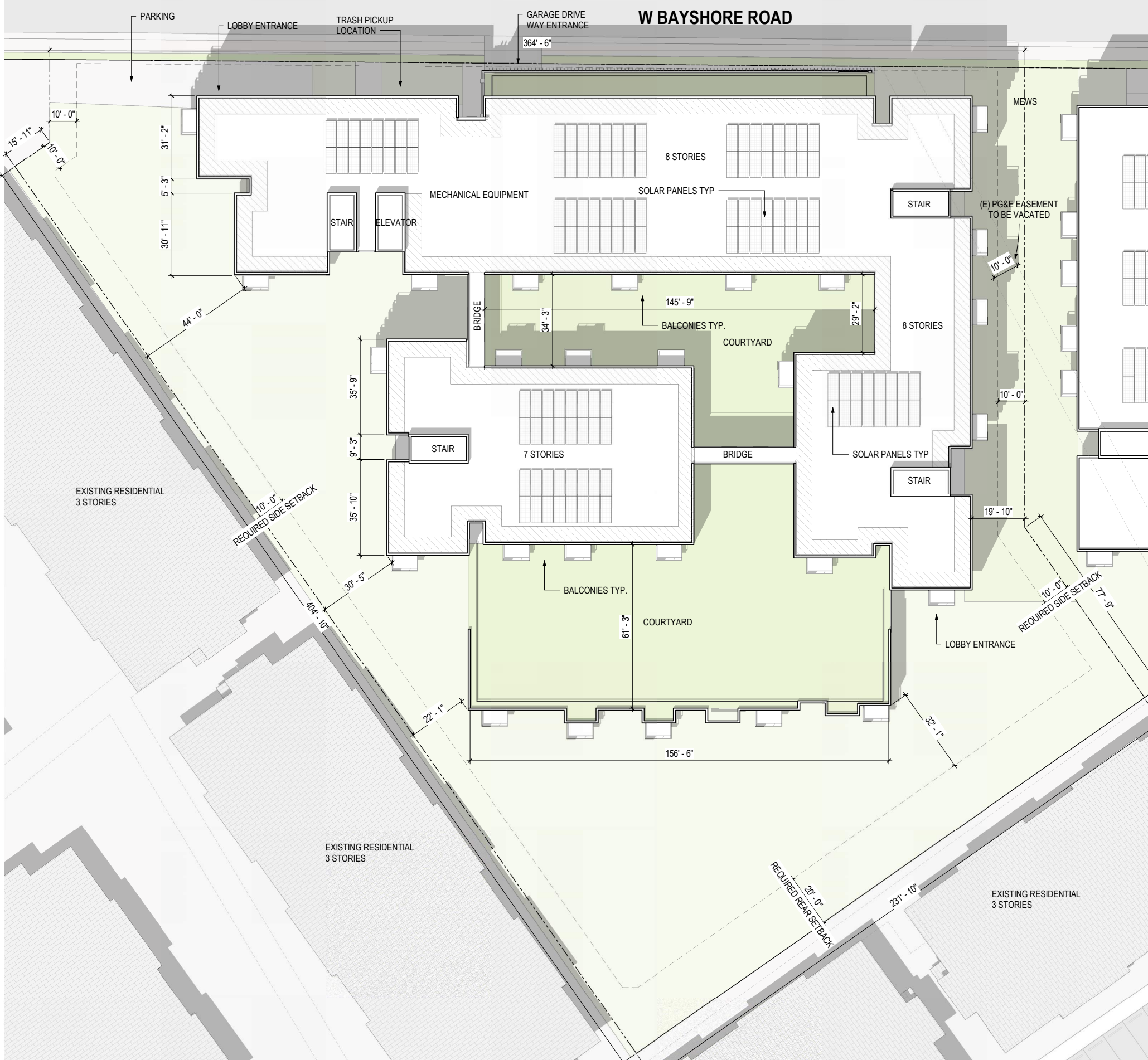


EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





OCCUPANCY - GROSS FLOOR AREA - ...	
BUILDING AREA	GROSS FLOOR AREA

CIRCULATION	28,900 SF
COMMON	12,000 SF
GARAGE	86,800 SF
RESIDENTIAL	167,000 SF
SERVICE	3,700 SF
VERTICAL CIRCULATION	10,200 SF

PROJECT SF TOTAL	308,600 SF
------------------	------------

1" = 20'-0"
1



SOUTH BUILDING 2 - SOUTH EAST ELEVATION

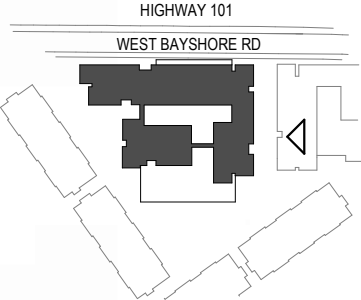
1/16" = 1'-0"

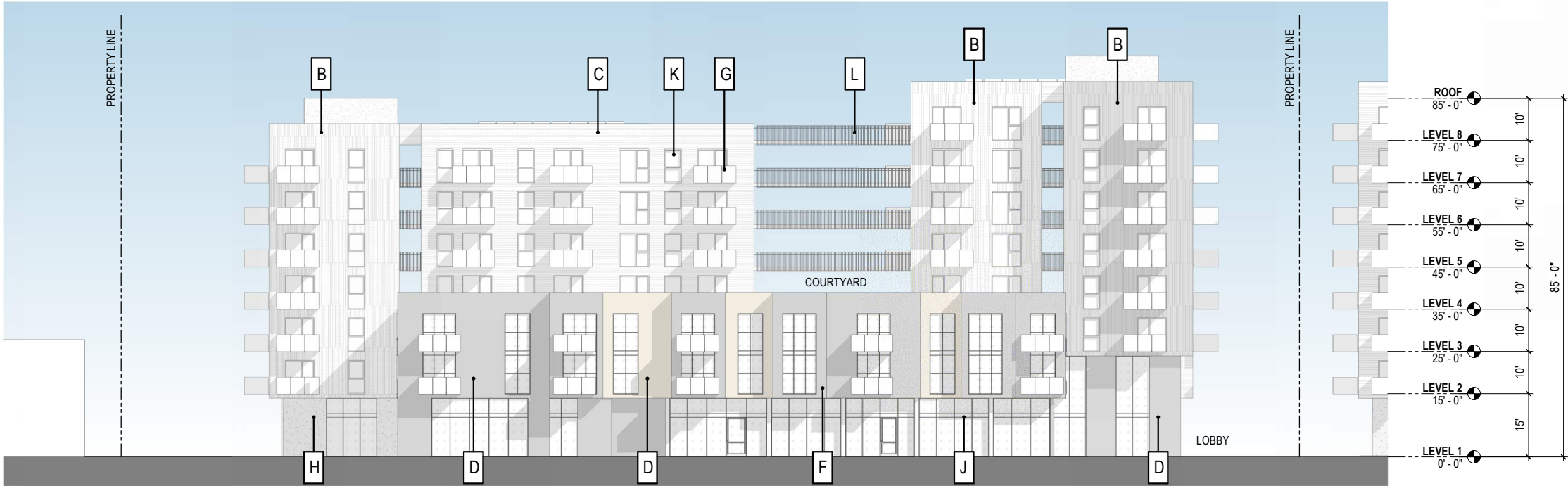
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EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





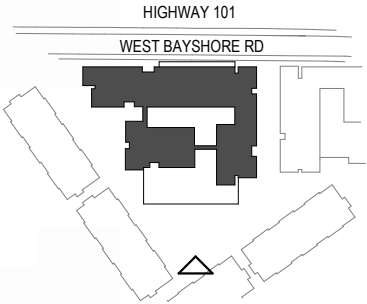
SOUTH BUILDING 2 - SOUTH WEST ELEVATION

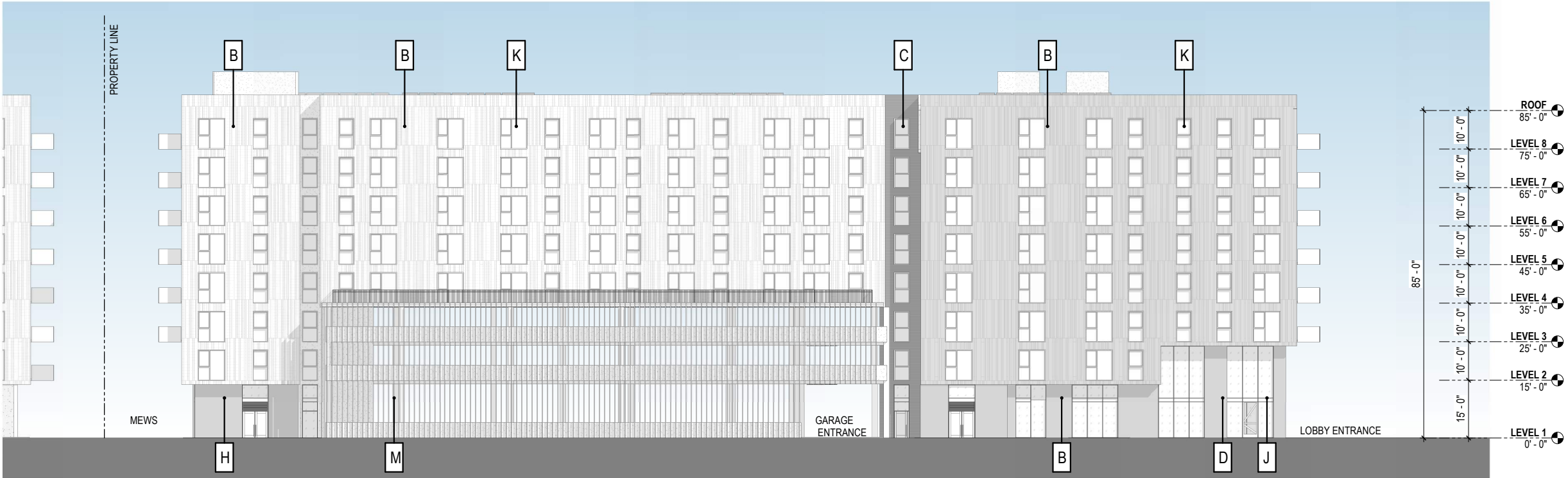
1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





SOUTH BUILDING 2 - NORTH EAST ELEVATION

1/16" = 1'-0"

1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





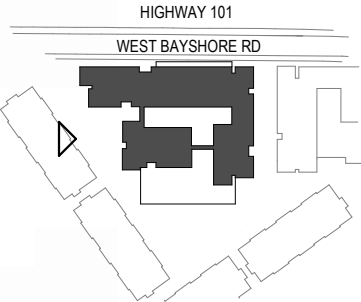
SOUTH BUILDING 2 - NORTH WEST ELEVATION

1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:

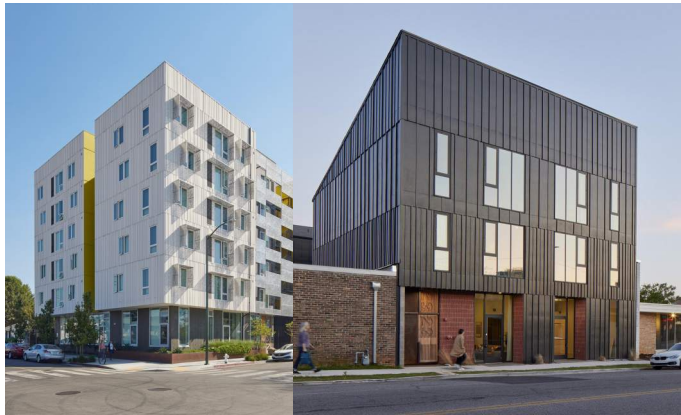


- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
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- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





CORTEN



RANDOM BATTON SIDING (LIGHT AND DARK)



FIBER CEMENT PANELS



TEXTURED CONCRETE



GLAZED WALKWAYS, WOOD SLAT
SCREEN, TEXTURED CONCRETE

COLOR PALETTE



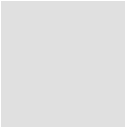
DARK RBS: DARK COLOR



LIGHT RBS: LIGHT COLOR



CORTEN: BROWN



STANDING SEAM: LIGHT GRAY



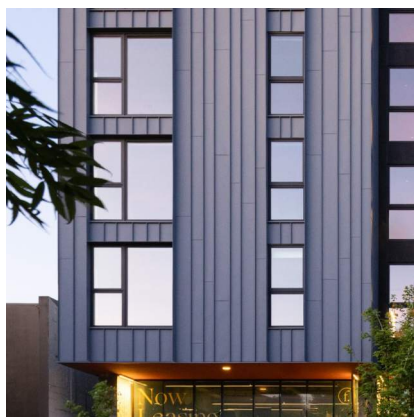
WOOD ACCENT = WARM COLOR



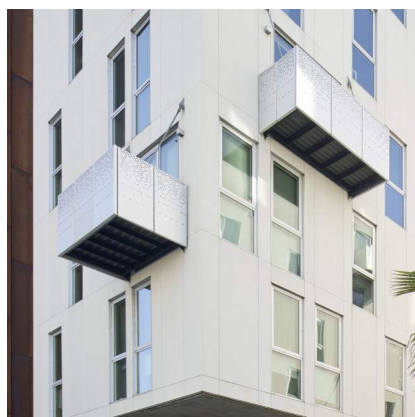
GLAZED BRICK TILES



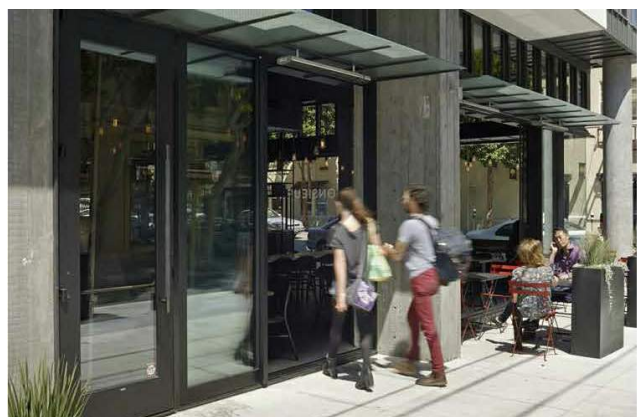
WOOD SIDING ACCENTS



METAL PANELS



BALCONIES



ALUMINUM STOREFRONT



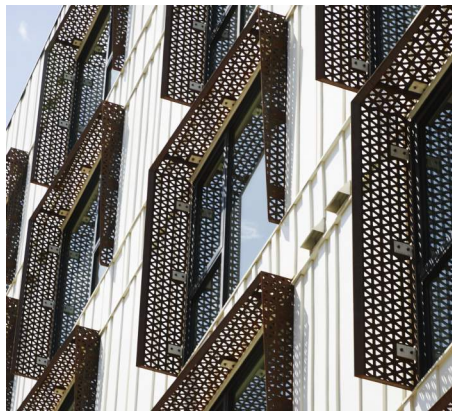
VINYL WINDOWS



STEEL GUARDRAIL



VERTICAL SCREENING



SUNSHADES



PERFORATED METAL SCREENING



David Baker Architects



SAND HILL PROPERTY COMPANY

WEST BAYSHORE-NEWELL
IMPROVEMENTS

MATERIAL BOARD

22507
scale (printed at 22x34): 3/8" = 1'-0"
date: 2025-12-04

UNIVERSITY AVE

SCOFIELD AVE

COOLEY AVE

HIGHWAY 101
WEST BAYSHORE ROAD

NEWELL ROAD

WOODLAND AVE

R-2

R-1

A-2

R-3

R-4

A-1

R-5

R-6

R-7

R-8

T-1

T-2

T-3

T-4

T-5

T-6

T-7

T-8

T-9

T-10

SOUTH OVERALL SITE PLAN

1" = 100'-0"

1

