

Plot Date: Dec. 7, 2016 File Location: K:\2015\21539 - 280 Metro Center\01\01\_Reference\InDesign\2016\_11\_22\_Pre-App\_Package.indd



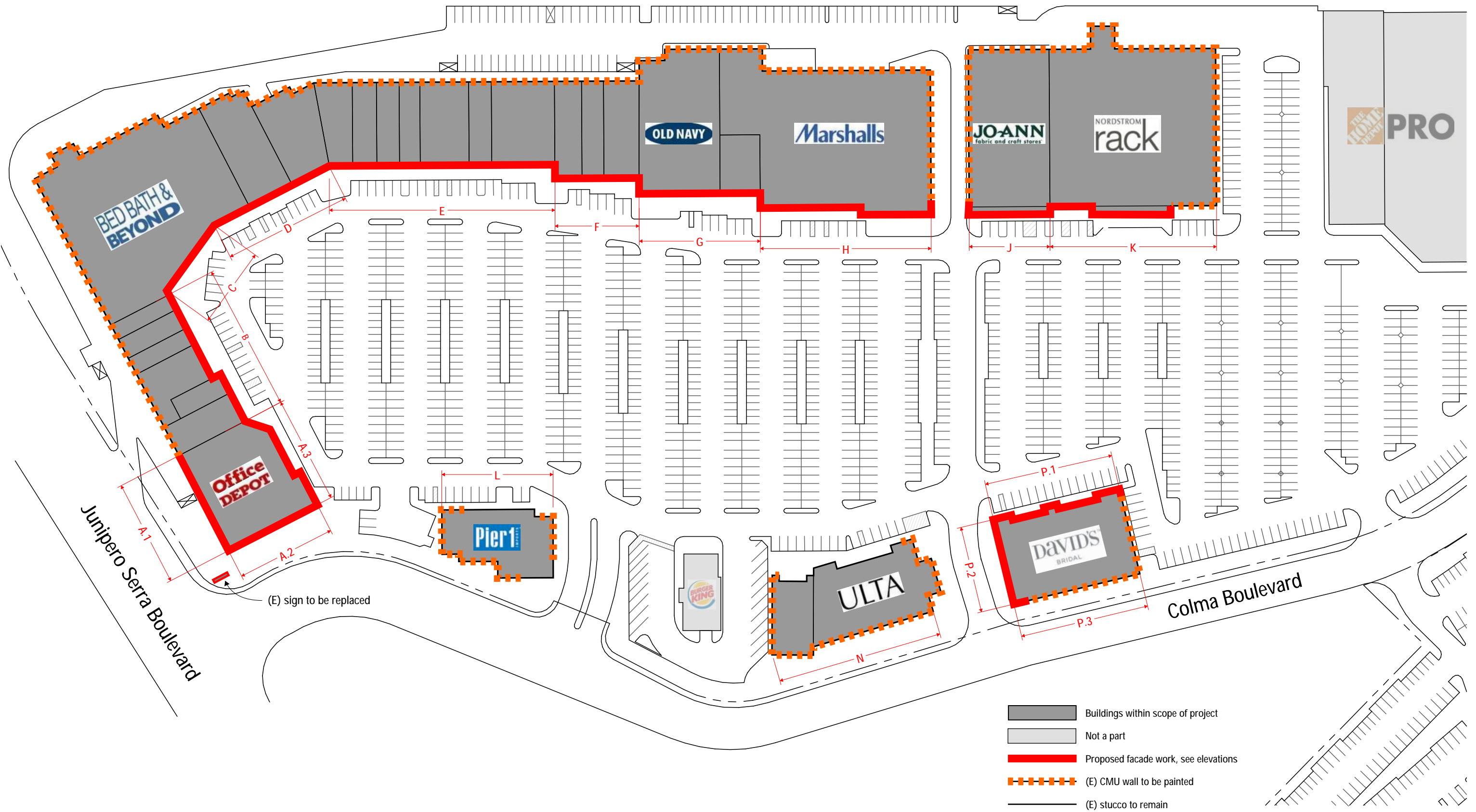
Area Map

# 280 Metro Center Colma, California

# Aerial Site View



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Plot Date: Dec. 7, 2016



# 280 Metro Center Colma, California

# Site Plan





# 280 Metro Center Colma, California

# Aerial Perspective – Existing

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# 280 Metro Center Colma, California

# Aerial Perspective – Proposed



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**280 Metro Center** Colma, California

**Aerial Perspective – Existing**



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# 280 Metro Center Colma, California

# Aerial Perspective – Proposed





# 280 Metro Center Colma, California

# Eye Level Perspective – Existing





# 280 Metro Center Colma, California

# Eye Level Perspective – Proposed



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**280 Metro Center** Colma, California

**Eye Level Perspective – Existing**



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**280 Metro Center** Colma, California

**Eye Level Perspective – Proposed**





**280 Metro Center** Colma, California

**Eye Level Perspective – Existing**



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**280 Metro Center** Colma, California

**Eye Level Perspective – Proposed**





**280 Metro Center** Colma, California

**Eye Level Perspective – Existing**





**280 Metro Center** Colma, California

**Eye Level Perspective – Proposed**





**280 Metro Center** Colma, California

**Eye Level Perspective – Existing**





**280 Metro Center** Colma, California

**Eye Level Perspective – Proposed**



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**280 Metro Center** Colma, California

**Eye Level Perspectives at Pad "L" (Pier One Imports) – Existing**



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**280 Metro Center** Colma, California

**Eye Level Perspectives at Pad "L" (Pier One Imports) – Proposed**





**280 Metro Center** Colma, California

**Eye Level Perspective at Pad "N" (Ulta/Vitamin Shoppe) – Existing**





**280 Metro Center** Colma, California

**Eye Level Perspective at Pad "N" (Ulta/Vitamin Shoppe) – Proposed**



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**280 Metro Center** Colma, California

**Eye Level Perspective at Pad "P" (David's Bridal) – Existing**



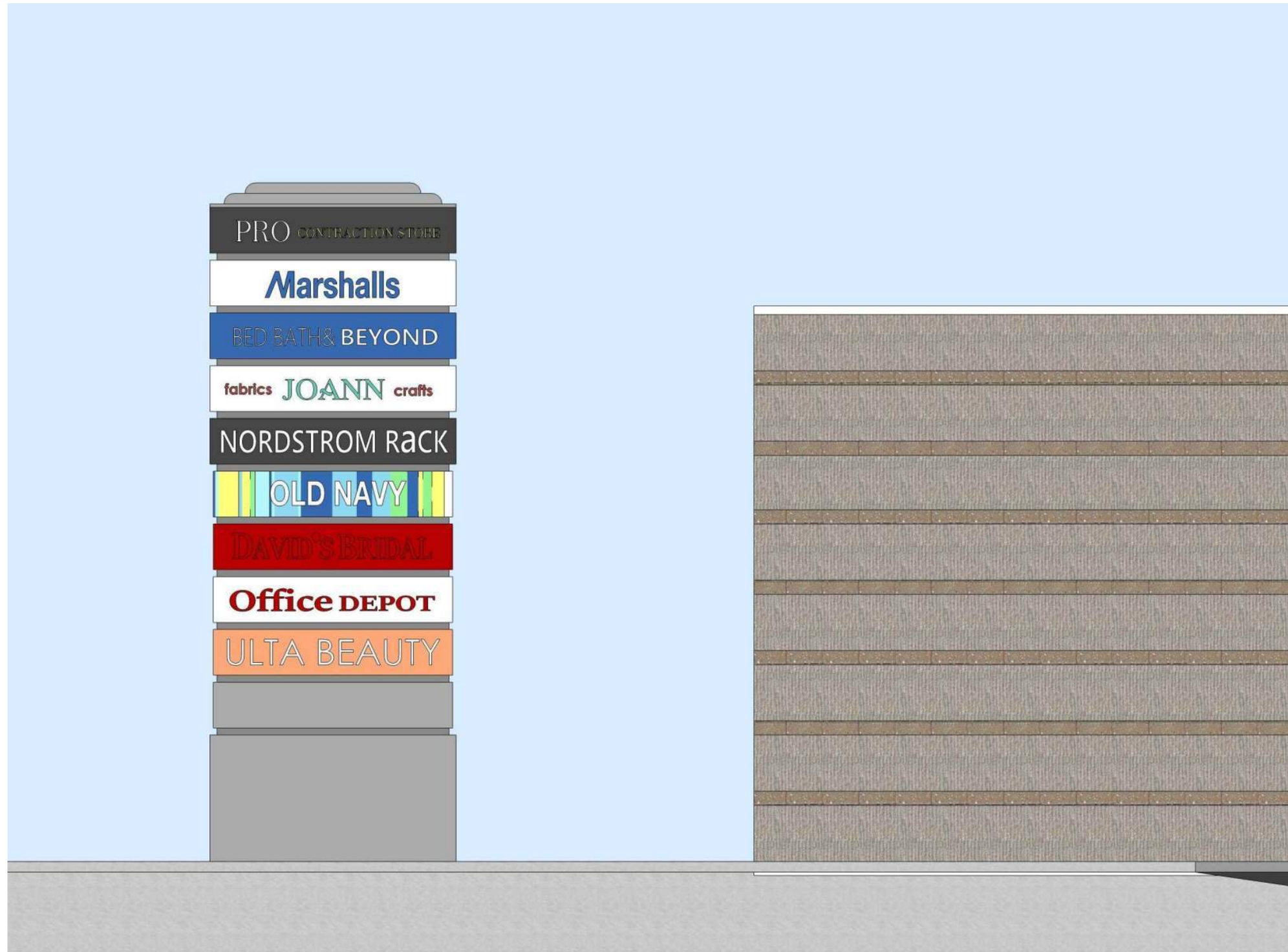
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**280 Metro Center** Colma, California

**Eye Level Perspective at Pad "P" (David's Bridal) – Proposed**





**280 Metro Center** Colma, California

**Signage Elevation – Existing**



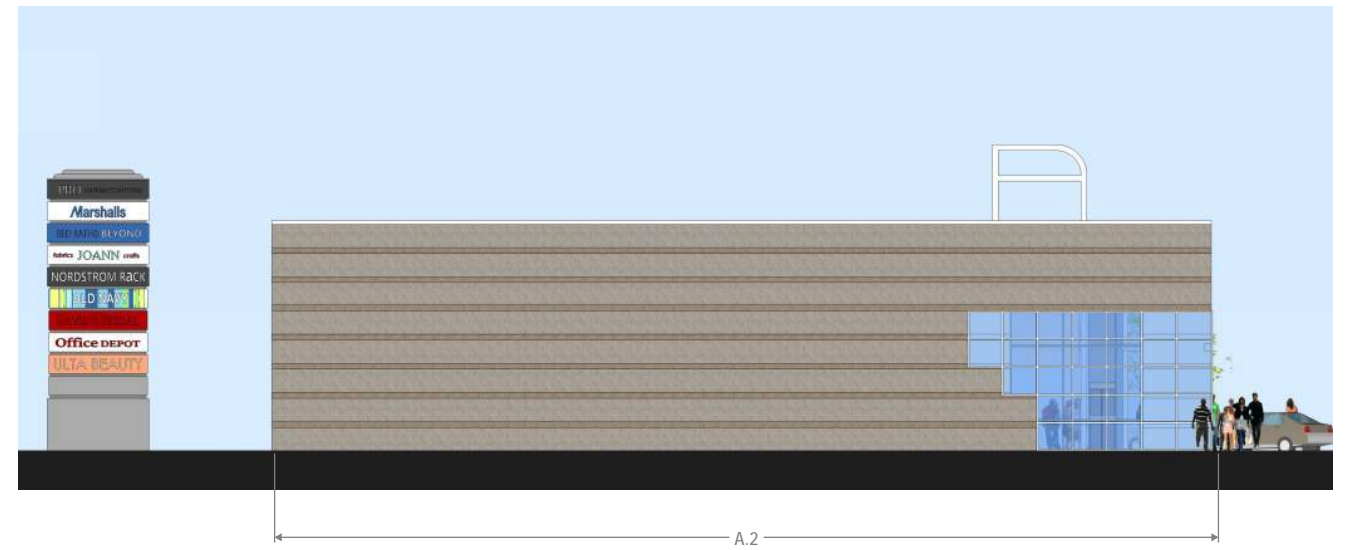
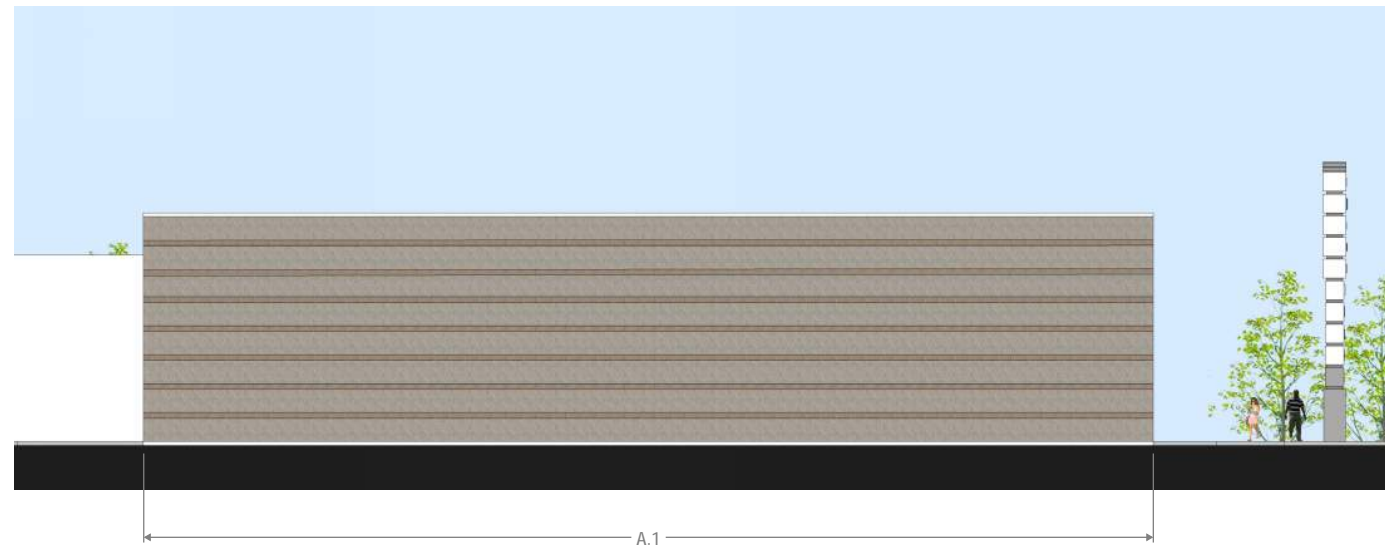


**280 Metro Center** Colma, California

**Signage Elevation – Proposed**



Plot Date: Dec. 7, 2016 File Location: K:\2015\21539 - 280 Metro Center\P-01\01\_Reference\InDesign\2016\_11\_22\_Pre-App\_Package.indd

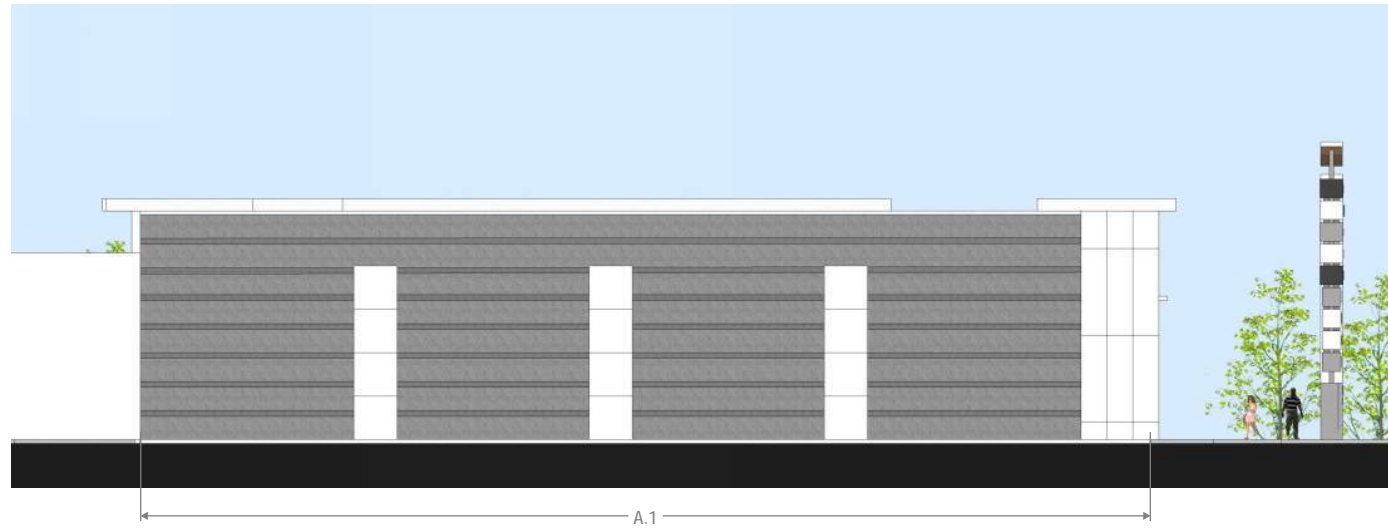


# 280 Metro Center Colma, California

# Elevations A, B – Existing



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# 280 Metro Center Colma, California

# Elevations A, B – Proposed

Project No: 21539 – P01

11 . 22 . 2016



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# 280 Metro Center Colma, California

# Elevations B, C, D, E, F – Existing

Project No: 21539 – P01

11 . 22 . 2016



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# 280 Metro Center Colma, California

# Elevations B, C, D, E, F – Proposed



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# 280 Metro Center Colma, California

# Elevations G, H, J, K – Existing

Project No: 21539 – P01

11 . 22 . 2016



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# 280 Metro Center Colma, California

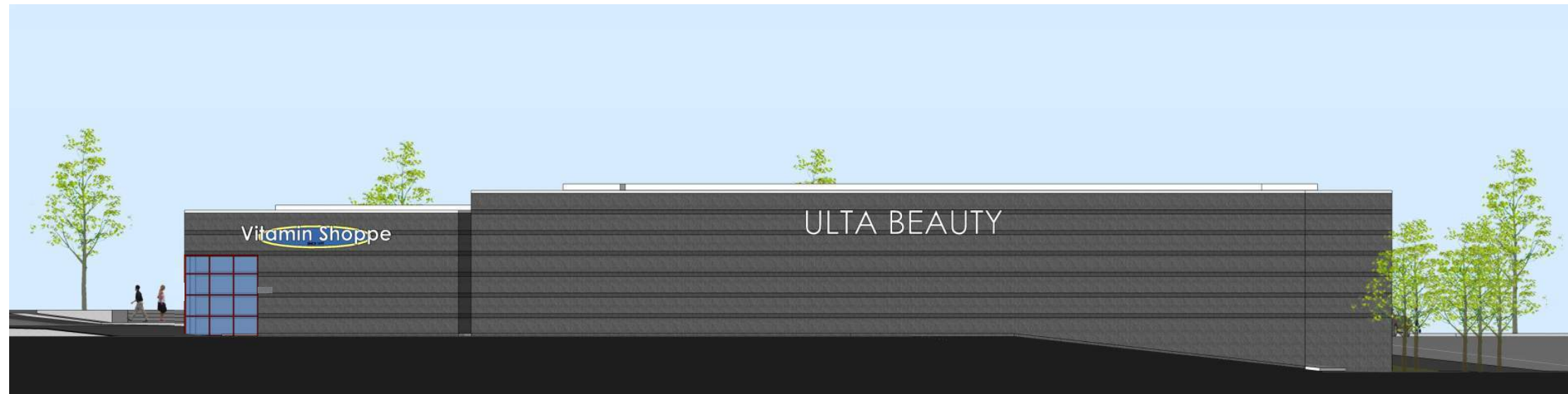
# Elevations G, H, J, K – Proposed





**280 Metro Center** Colma, California

**Elevations at Pad "L" (Pier One Imports) & Pad "N" (Ulta/Vitamin Shoppe) – Existing**

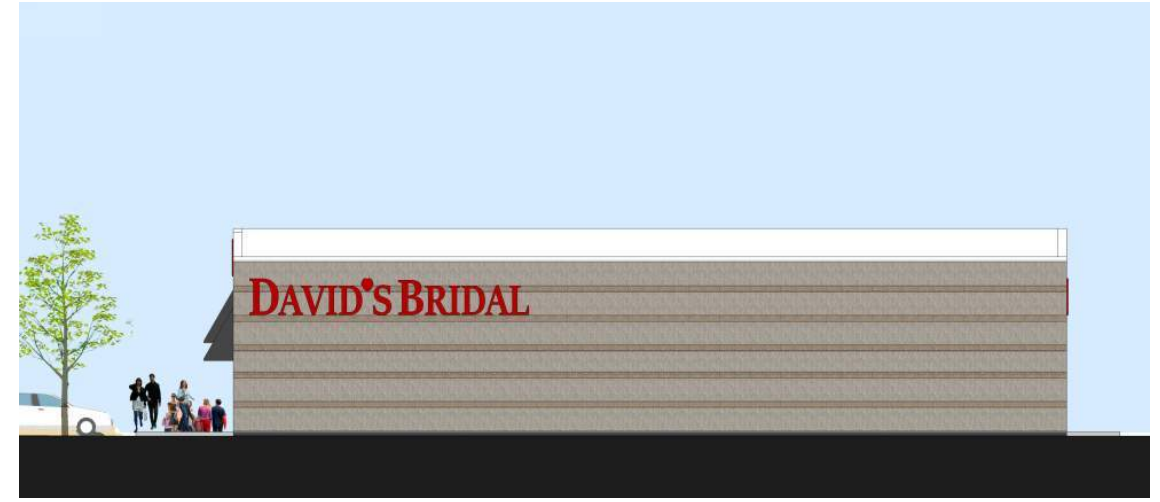


**280 Metro Center** Colma, California

**Elevations at Pad "L" (Pier One Imports) & Pad "N" (Ulta/Vitamin Shoppe) – Proposed**



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**280 Metro Center** Colma, California

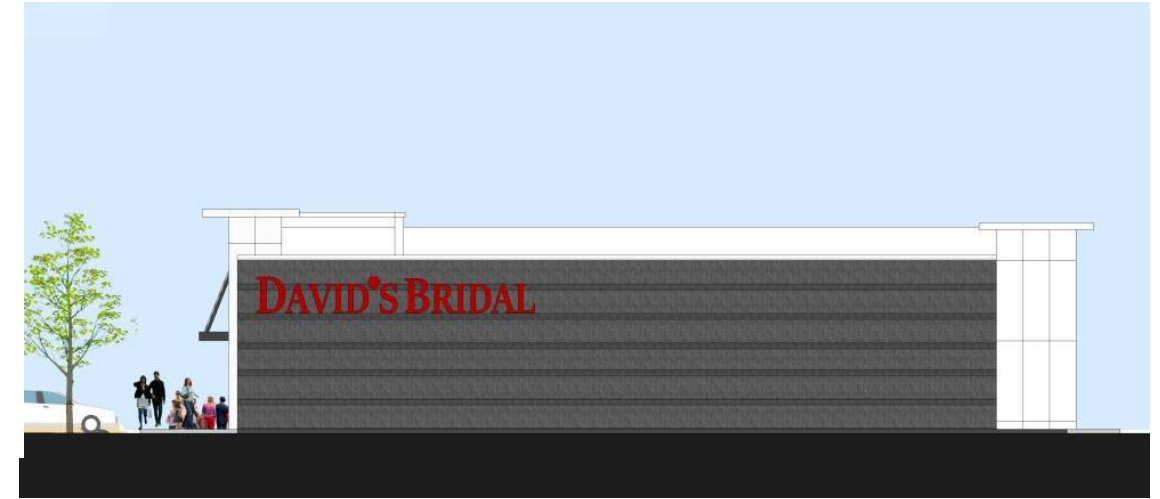
**Elevations at Pad "P" (David's Bridal) – Existing**

Project No: 21539 – P01

11 . 22 . 2016



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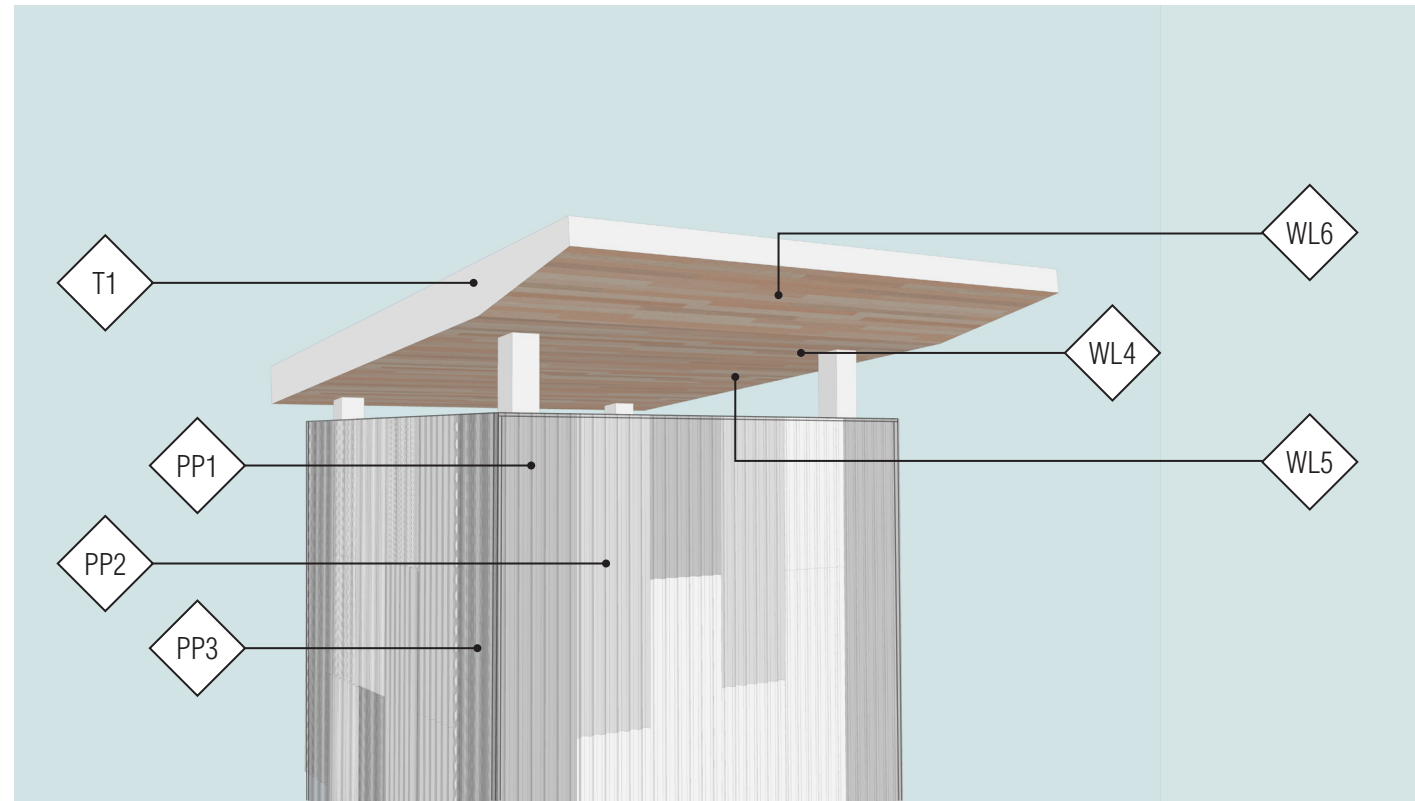


**280 Metro Center** Colma, California

**Elevations at Pad "P" (David's Bridal) – Proposed**



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## MATERIALS & COLORS

### CORRUGATED PERFORATED ALUMINUM PANELS

Centria Profile Series EcoScreen Perforated Screen Wall  
 PP1 regal white  
 PP2 chromium gray  
 PP3 fashion gray

### CORRUGATED ALUMINUM PANELS

Centria CASCADE Horizontal Metal Panels  
 CP1 regal white

### DECORATIVE HIGH-PRESSURE COMPACT LAMINATE

Trespa Meteon HPL Wood Decors  
 WL1 core ash, matt  
 WL2 elegant oak, matt  
 WL3 halmstad, matt  
 WL4 loft brown, matt  
 WL5 french walnut, matt  
 WL6 milano terra, matt

### DECORATIVE HIGH-PRESSURE COMPACT LAMINATE

Trespa Meteon HPL Uni Colours  
 UL1 pure white, satin

### CONCRETE MASONRY BLOCK (SPLIT FACE)

Benjamin Moore  
 PB1 Gray

### CONCRETE MASONRY BLOCK (SMOOTH FACE)

Benjamin Moore  
 MB1 Gray

### METAL FASCIA/TRIM

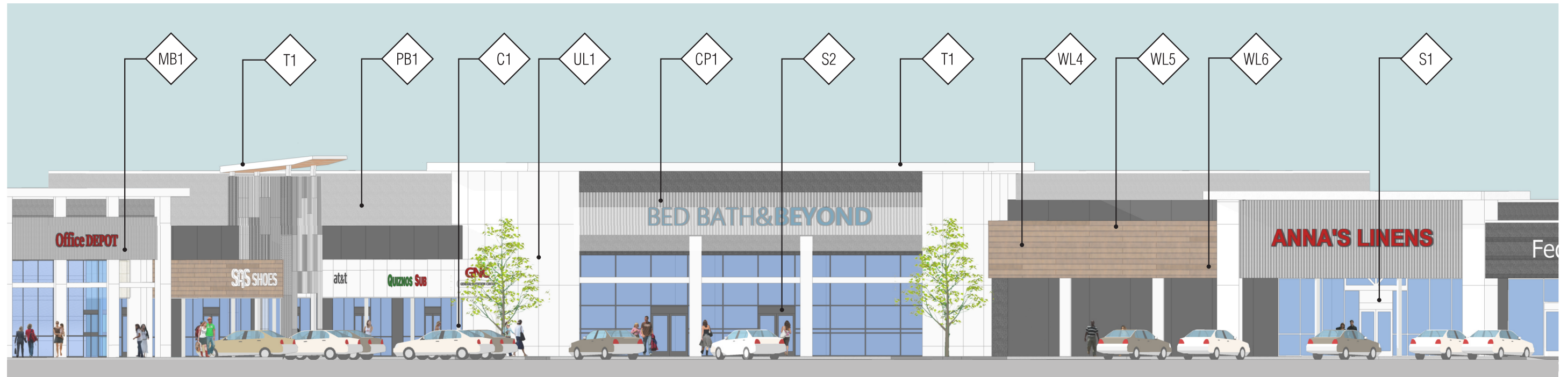
Benjamin Moore  
 T1 Icicle

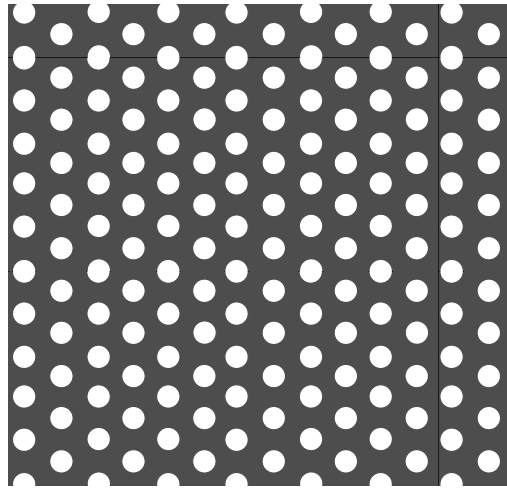
### METAL COLUMN

Benjamin Moore  
 C1 Icicle

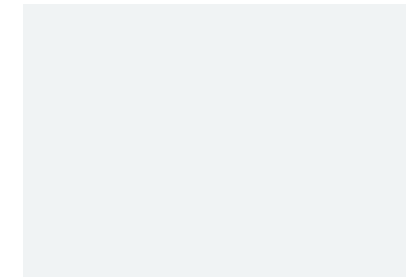
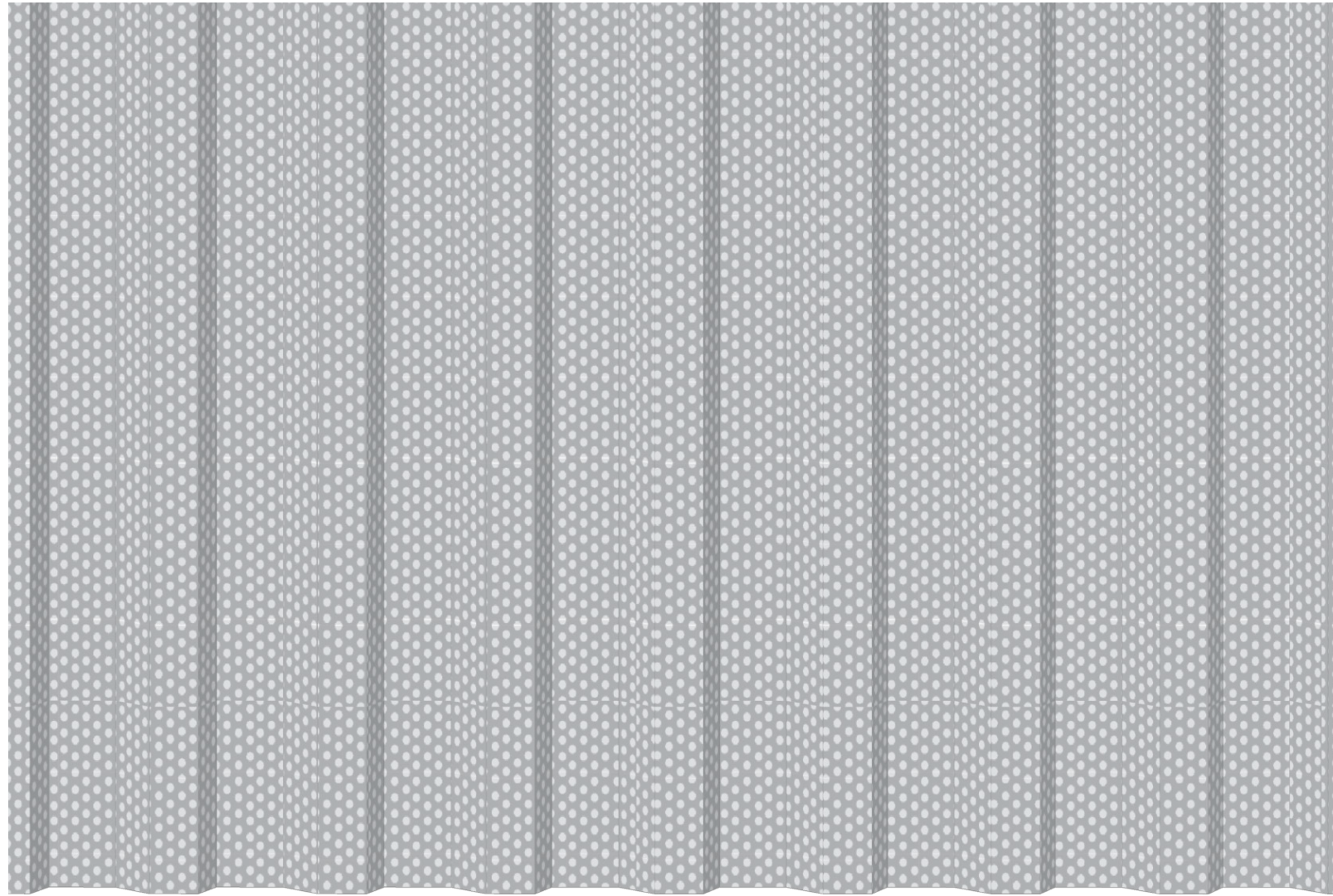
### METAL STOREFRONT

Benjamin Moore  
 S1 Icicle  
 S2 Gray





1/8" staggered pattern



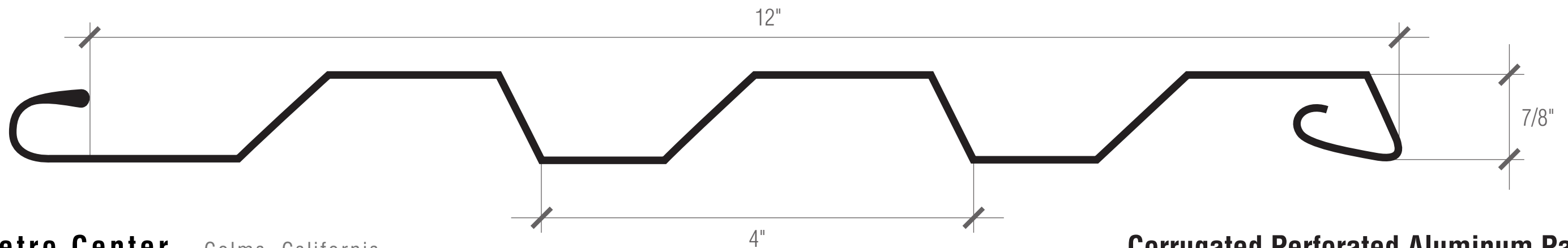
PP1 CENTRIA PROFILE SERIES ECOSCREEN regal white, 179



PP2 CENTRIA PROFILE SERIES ECOSCREEN fashion gray, 9919



PP3 CENTRIA PROFILE SERIES ECOSCREEN steel gray, 9922

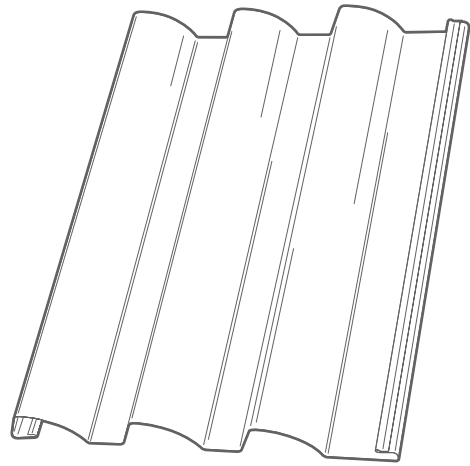


**280 Metro Center** Colma, California

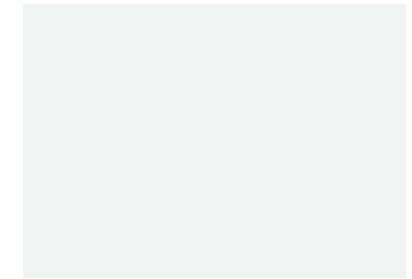
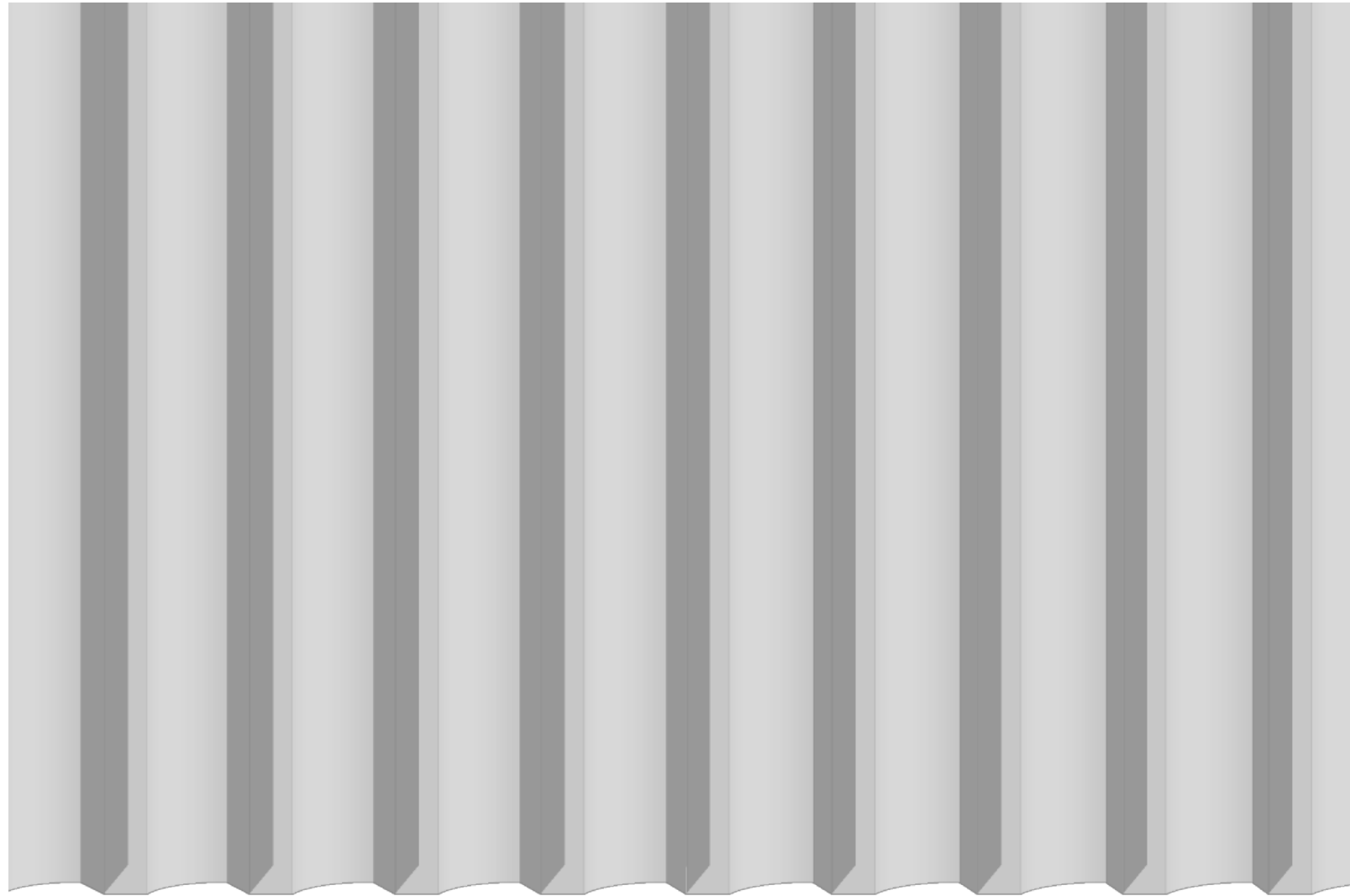
**Corrugated Perforated Aluminum Panels**



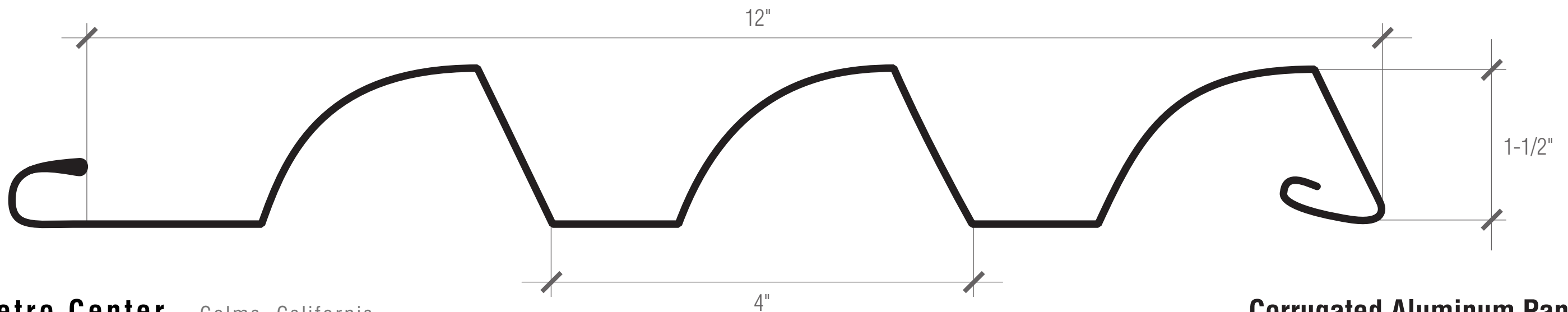
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solid panel



PP1 CENTRIA PROFILE SERIES ECOSCREEN regal white, 179

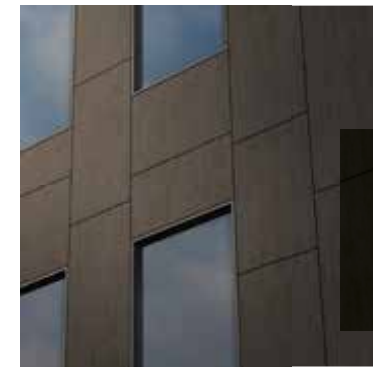


**280 Metro Center** Colma, California

**Corrugated Aluminum Panels**



NW03  
HARMONY OAK



NW22  
SLATE WOOD



# 280 Metro Center Colma, California

# Decorative High-Pressure Compact Laminate – Design Inspiration



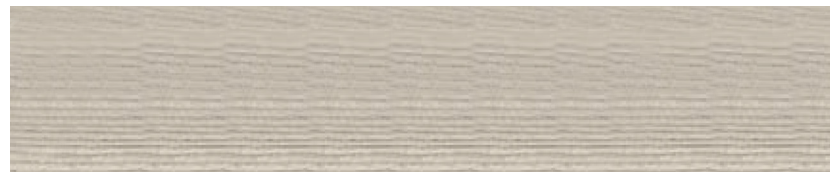
## WOOD DECORS



WL1 TRESPA METEON  
Core Ash NW26, matt



WL2 TRESPA METEON  
Elegant Oak NW02, matt



WL3 TRESPA METEON  
Halmstad NW28, matt



WL4 TRESPA METEON  
Loft Brown NW05, matt



WL5 TRESPA METEON  
French Walnut NW14, matt



WL6 TRESPA METEON  
Milano Terra NW16, matt

## UNI COLOURS



UL1 TRESPA METEON  
Pure White A05.0.0, satin

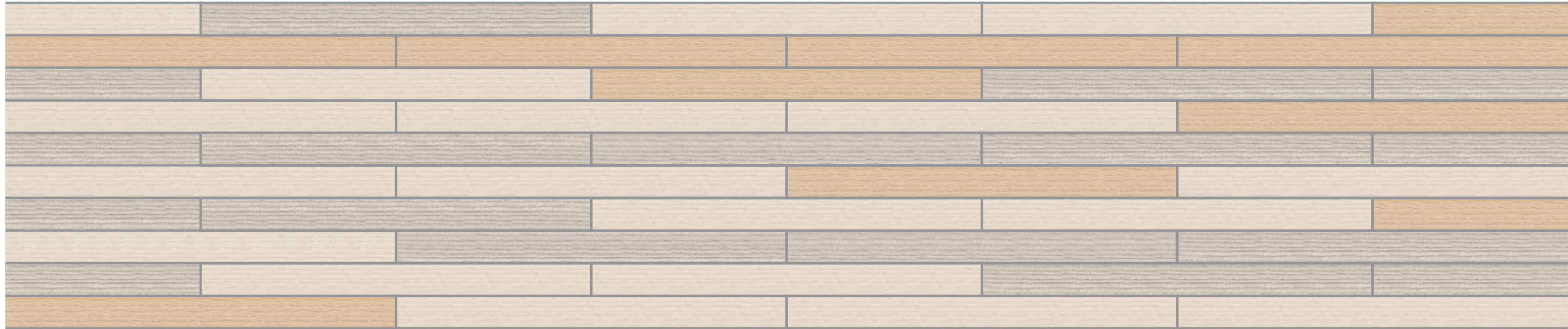
## FINISHES



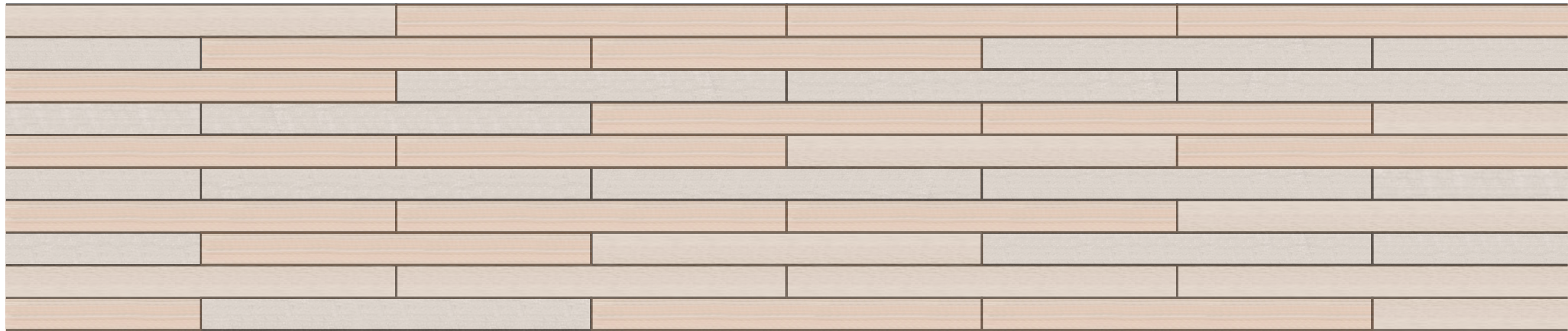
satin



matt

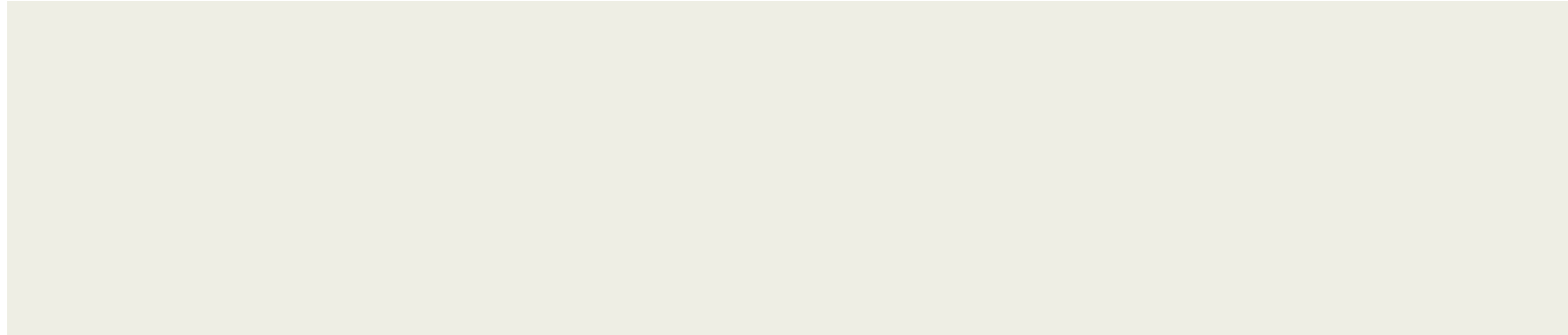


WL1, WL2, WL3



WL4, WL5, WL6





T1, C1, S1

BENJAMIN MOORE  
icicle, 2142-70



MB1, PB1, S2

BENJAMIN MOORE  
gray, 2121-10

**280 Metro Center** Colma, California

**Benjamin Moore Paint Chips**



**LEGEND:**

- Planter Pots
- Low Planting (Shrubs, grasses, groundcover, perennials)
- Foundation Planting (Medium - Tall Shrubs/ Conifers)
- Entry Planting (Seasonal Color w/ texture and patterns)

**WUCOLS LEGEND:**

- L Low Water Use
- M Medium Water Use

**PRELIMINARY PLANT LEGEND**

| Trees | Botanical / Common Name  | Size    | WUCOLS | Comments          |
|-------|--|---------|--------|-------------------|
|       | Existing Street Tree to Remain                                 |         |        |                   |
|       | New Street Tree to Match Existing                              |         |        |                   |
|       | <i>Acer rubrum</i> 'October Glory' / October Glory Red Maple   | 24" box | M      | Matched Standards |
|       | <i>Pistacea chinensis</i> 'Keith Davey' / Keith Davey Pistache | 24" box | L      | Matched Standards |

| SHRUBS: | Botanical / Common Name  | Size   | WUCOLS | Comments |
|---------|--|--------|--------|----------|
|         | <i>Abelia x grandiflora</i> / Glossy Abelia                          | 5 gal. | M      |          |
|         | <i>Caryopteris incana</i> 'Jason' / Sunshrine Blue Bluebeard         | 5 gal. | L      |          |
|         | <i>Berberis thunbergii</i> 'Lime Glow' / Lime Glow Japanese Barberry | 5 gal. | M      |          |

| PERENNIALS/ SUCCULENTS: | Botanical / Common Name                                       | Size   | WUCOLS | Comments |
|-------------------------|---|--------|--------|----------|
|                         | <i>Artemisia x 'Powis Castle'</i> / Powis Castle Artemisia    | 1 gal. | L      |          |
|                         | <i>Agave attenuata</i> / Fox Tail Agave                       | 5 gal. | L      |          |
|                         | <i>Anigozanthos</i> 'Bush Sunset' / Bush Sunset Kangaroo Paws | 5 gal. | L      |          |
|                         | <i>Asparagus densiflorus</i> 'Nana' / Dwarf Asparagus Fern    | 1 gal. | M      |          |
|                         | <i>Chondropetalum tectorum</i> / Cape Rush                    | 1 gal. | L      |          |
|                         | <i>Dianella revolute</i> 'Little Rev' / Little Rev Dianella   | 4"pot  | M      |          |
|                         | <i>Lomandra longifolia</i> 'Breeze' / Dwarf Mat Rush          | 1 gal. | L      |          |

**GROUND COVERS:**

| Botanical / Common Name   | Size   | WUCOLS | Comments |
|---|--------|--------|----------|
| <i>Arctostaphylos uva-ursi</i> 'Massachusetts' / Massachusetts Kinnikinnick | 1 gal. | M      |          |
| <i>Baccharis magellanica</i> / Christmas Bush                               | 1 gal. | L      |          |
| <i>Bougainvillea</i> 'Singapore White' / Ms. Alice Bougainvillea            | 1 gal. | L      |          |

**ORNAMENTAL GRASSES:**

| Botanical / Common Name   | Size   | WUCOLS | Comments |
|---|--------|--------|----------|
| <i>Carex glauca</i> / Blue Sedge  | 1 gal. | M      |          |
| <i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Foerster's Feather Reed Grass | 5 gal. | M      |          |
| <i>Festuca glauca</i> 'Elijah Blue' / Elijah Blue Fescue                          | 1 gal. | L      |          |
| <i>Pennisetum orientale</i> / Oriental Fountain Grass                             | 1 gal. | M      |          |

\* Denotes Drought Tolerant

**Irrigation system statement**

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

**280 Metro Center** Colma, California

**Preliminary Landscape Plan**





# 280 Metro Center Colma, California

# Landscape Design Concepts